





CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: August 14, 2012

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

FROM: Corinne Lajoie, AICP, LEED Green Associate, Principal Planner 

SUBJECT: VA-35-12 / SP-34-11 - The applicant, Bermello, Ajamil & Partners, Inc., is requesting variances and site plan approval for the construction of a 181 unit, 12-story, residential development at property located east of SE 5 Avenue on Dania Beach Boulevard.

VARIANCE

1. To provide a zero foot setback between the east property line and the vehicle use area; code requires a five (5) feet minimum, per Section 275-90(2).
2. To provide zero trees between the east property line and the vehicle use area; code requires one (1) tree for each forty (40) linear feet, per Section 275-90(2).

SITE PLAN

To allow the construction of a 181-unit, 12-story, residential development and associated parking garage.

PROPERTY INFORMATION

EXISTING ZONING:	Gateway-Mixed Use (GTWY-MU)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
OVERLAY DISTRICT:	Community Redevelopment Agency (CRA) Commercial Arterial Design District

The subject property is the location of the former San Soucey motel on East Dania Beach Boulevard. The property owner obtained site plan approval for the construction of a new hotel on this property in 2010. Since the change in the economy, the applicant now plans to construct an apartment building on the property, which requires approval of a new site plan. The proposed project footprint, landscaping and architecture is substantially the same as was previously approved.

This property is located within the CRA. This application has the support of the CRA Executive Director.

VARIANCE

The applicant is proposing to provide a zero foot setback between the east property line and the vehicle use area. The Land Development Code requires a five (5) foot minimum buffer. The Code also required planting one (1) tree for each forty (40) linear feet between the east property line and the vehicle use area. The applicant is unable to meet these requirements because of the placement of the building and the need to provide fire department access completely around the building. The stabilized surface provided for fire department access

extends from the building to the east property, which prohibited the applicant from meeting this code section.

Section 625-40 of the Land Development Code states, the city commission or planning and zoning board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
- (2) The special conditions and circumstances do not result from the actions of the applicant;
- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, buildings or structures in this same zoning district;
- (4) Literal interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this code and would work unnecessary and undue hardship on the applicant;
- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- (6) The variance granted will be in harmony with the general intent and purpose of this [Land Development Code](#), and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

SITE PLAN

Site plan approval is being requested to allow the construction of a 181 unit, 12-story residential building with an associated parking garage on a site approximately 2 acres in size. The total project area is 407,607 gross square feet, including the garage. The proposed project footprint, landscaping and architecture is substantially the same as was previously approved.

The applicant has a pre-application letter from FDOT approving the 2 curb cuts on Dania Beach Boulevard, which is valid through May 24, 2013. In addition, the applicant has FAA determination that the structure, built to a height of 133' above ground level (AGL) or 140 feet above mean sea level (AMSL) would not be a hazard to air navigation, with conditions. This determination is valid through November 3, 2012 unless extended.

The project utilizes a 5-level parking garage. The Unified Land Development Code requires the city commission to consider the following issues when reviewing an application for development approval which includes a structured parking facility, utilizing the standards and principles set forth in this article:

- (1) Appearance and architectural treatments to minimize visual impacts, including the use of false facades, liner buildings, or opaque or substantially opaque screening along the perimeter of such structures to conceal parked vehicles from public view
- (2) Effectiveness of landscaping proposed for the top and sides of the structure at reducing the perception of bulk, enhancing the façade, screening the view of parked cars and internal views of the structure; and tying in with other landscape materials used on site to the extent applicable;
- (3) Effectiveness of landscaping, screening and buffering from adjacent single-family and duplex residential zoning districts and uses;

- (4) Lighting;
- (5) Compatibility with adjacent structures, including mass and bulk of structure;
- (6) Vehicular and pedestrian orientation and circulation; and
- (7) Safety and convenience of ingress and egress.

Signage for the property will be submitted and reviewed separately, at the applicant's request.

The applicant has indicated that they will be participating in the Sustainable Building Practices Incentive and the Public Parking Incentive to achieve the maximum unit and building height allowed in the GTWY-MU zoning district. To date, the applicant has not provided all of the required information required by code to meet the Sustainable Building Incentive. Therefore, the site plan as submitted cannot be approved because it exceeds the permitted height and density.

Participation in the Public Parking Incentive will require the applicant to construct 30 public parking spaces on site, or pay \$6,500 per parking space, which equals \$195,000. The applicant has indicated that they will participate through the payment-in-lieu of parking and pay the \$195,000 prior to issuance of a building permit.

The Land Development Code requires residential development to provide public park dedication as identified in Section 805-110. Based on the code requirements, the applicant is required to provide .98 acres of dedicated park land. The applicant has indicated that they would like to participate in the private open space credit and payment in lieu of providing park land. The site plan shows a 6,760 square foot recreation deck on the top level of the parking garage. Provided the applicant records a covenant which runs with the land, in a form acceptable to the city attorney, a credit can be applied, which would result in .82 acres of park land required. Payment in lieu of park land is permitted, the cost of which is to be determined by the City Commission, based upon current appraisals. To date, the applicant has not provided a current appraisal of the subject property and therefore staff cannot determine an accurate value of the land required for dedication.

An environmental assessment of the property was conducted that showed the site has been altered by past development and does not contain any natural systems or native un-altered habitat due to adjacent developments and exotic vegetation encroachment.

The applicant received the Final School Capacity Availability Determination from Broward County School Board that determined the new development would result in no new students to the school system.

Approval of this site plan will return the 240 previously approved hotel rooms back to the RAC, resulting in 278 hotel rooms available. In addition, 1,418 high rise units are currently available in the RAC. Site plan approval of this project will reduce this number to 1,237 high rise units available.

The site plan was reviewed by the Fire Marshal, Public Services, the City's landscape consultant and the Planning Division. The following staff comments must be addressed by the applicant prior to issuance of a building permit:

1. Provide copy of recorded r-o-w dedication prior to issuance of a building permit (Planning).

2. DEDICATION OF PARK LAND: Per Section 805-110, please identify park acreage required for dedication along with calculations. If payment in lieu of dedication is proposed, provide a current appraisal of the subject property (Planning).
3. Height: Identify how this project meets the sustainable building practices outlined in Section 305-50 to qualify for the incentive bonus for 4-stories of building height and 1-story granted through the public parking incentive proposed in text amendment (Planning).
4. Density: 35 du/ac permitted by right; 63 units possible if bonuses are earned. Provide gross area of lot including to center line of street to confirm these calculations. Identify how this project meets the sustainable building practices outlined in Section 305-50 to qualify for the incentive bonus for additional 28 d/u per acre and the public parking incentive for the addition 12 d/u per acre needed. Provide calculations accordingly (Planning).
5. Construction of 30 public parking spaces on site, or pay \$6,500 per parking space, which equals \$195,000, is required to participate in the Public Parking Incentive which qualifies the property for 12 additional units per acre and one (1) additional story. Payment is required prior to issuance of a building permit (Planning).
6. Identify how Section 309-10(C)(1) entitled 'Construction of on-street parking, sidewalk and street furniture required' is being complied with. This section requires installation of street furniture. Please see the attached hardscape material descriptions provided in the CRA Redevelopment Plan (Planning).
7. Minimum floor area, Sec. 230-40(A), identify square footage of units to insure compliance with code (Planning).
8. Provide wall along east property line as required by Section 275-90(2) or request a variance (Planning).
9. Provide written statement identifying the review option selected demonstrating formal third-party certification of the project, per Section 305-50(F)(2) Planning).
10. Provide a narrative explanation to accompany the green building checklist illustrating how the green building measure is being incorporated, per Section 305-50(F)(3) (Planning).
11. Provide a notarized affidavit from the project architect demonstrating that the approved green building measures have been incorporated into the project plans, per Section 305-50(5) (Planning).
12. Provide project site and engineering plans clearly detailing all green building measures which are intended to qualify for incentives, per Section 305-50(6)(Planning).
13. Provide a notarized affidavit certifying that a green building expert professional certifies or accredited by a third-party green building rating organization is a part of the development team and shall remain part of the project team throughout its duration, per Section 305-50(F)(7)(Planning).

14. Must provide payment of \$2,300.00 for the variance application (Planning).
15. Need fire flow requirement for buildings (Fire Marshal).
16. Approved water supply – hydrant flow test (Fire Marshal).
17. The referenced code editions and some code sections on sheet FP3 are incorrect. Please see the attached document and reference the correct editions and code sections where those sections have changed (Fire Marshal).
18. Provide a note on the plan that the plan(s) shall comply with all requirements of the Florida Fire Prevention Code, 2010 Edition, The Broward County Amendments to the Florida Fire Prevention Code, 2012 Edition, N.F.P.A. 101 (Life Safety Code, 2009 Edition and N.F. P.A. 1 (Uniform Fire Code), 2009 Edition (Fire Marshal).
19. Written notes located on page Fp-3 need to be reflected on page A-1.0 (Fire Marshal).
20. Fire lane locations:
 - a. The inner edge (side closest to the building) of required fire lanes must be a minimum of 10 feet from the building.
 - b. Maximum of 30 feet from the building (1:18.2.3.1.5)
 - c. Fire Department access roads shall have an unobstructed width of not less than 20 feet (1:18.2.3.4.1.1)
 - d. Move in area not wide enough. Needs to be at least 30 feet in width. "NO PARKING: signs on both sides of road (Fire Marshal).
21. There are still three bald cypresses proposed in the north east corner of the site. Consider using a more salt-tolerant species (Landscape Consultant).
22. The umbrella tree (Tree 34) is still listed as a tree to remain. However, per discussion with the landscape architect for this project, the tree is on the neighboring property and can remain (Landscape Consultant).
23. There does not appear to be irrigation coverage for green buttonwood on the south side of the site. Please indication how these trees will be watered and become established (Landscape Consultant).
24. Provide water demand estimates per AWWA M22 for preliminary sizing of water meter. Please provide information in the attached worksheet. This is necessary to determine anticipated size of water meter which will give you an estimate of required impact fees (Engineering).
25. Verify adequacy of existing 6" sanitary lateral to meet your requirement. Provide existing sanitary profile showing lateral slope and type of material including invert elevations and length of pipe (Engineering).

CITY COMMISSION PREVIOUS ACTION

On July 24, 2012, the City Commission approved, on first reading, the plat note amendment, changing the use from hotel.

STAFF RECOMMENDATION

Continue this item to allow the applicant additional time to address the outstanding staff comments, including dedication of public park land and Sustainable Building Practice incentive requirements.



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 x3643
(954) 922-2687 Fax

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Plat Delegation Request
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____



Date Rec'd: 7/31/12

Petition No.: VA-35-12

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City's Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 480 East Dania Beach Boulevard

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: Hobal Plat

Folio Number(s): 504235230010 Legal Description: Parcel A of Hobal Plat as recorded in Plat Book 179, Page 98

Applicant/Consultant/Legal Representative (circle one): Scott A. Bakos

Address of Applicant: Bermello Ajamil & Partners, Inc.

Business Telephone: (954) 627-5109 Home: (305) 989-9953 Fax: (954) 467-1116

Name of Property Owner: Dania Beach Developers LLC

Address of Property Owner: 1450 Brickell Avenue, Suite 1420, Miami, FL 33131

Business Telephone: (305) 371-5254 Home: (305) 975-3365 Fax: (305) 371-4642

Explanation of Request: Request variance from minimum setback and tree placement requirements pursuant to Code Section 275-90(2)

For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Section 625.40 of the land Development Code.

Prop. Net Acreage: 2.16 Gross Acreage: 2.4 Prop. Square Footage: 104,544

Existing Use: vacant Proposed Use: 181 high rise units

Is property owned individually, by a corporation, or a joint venture? The property is owned by a limited liability company

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Bermello Ajamil & Partners, Inc. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner Agent signature*)

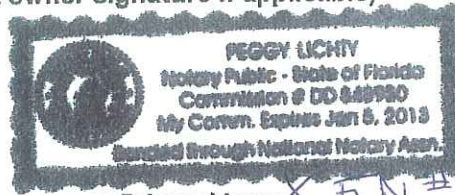
BEFORE ME THIS 31 DAY OF July, 2012

By:

Scott Sakos
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public - State of Florida)



Personally known _____ or Produced Identification _____ or Drivers License X FDL # B22078167181

*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING

**ALL APPLICATIONS MUST BE DETERMINED COMPLETED BY STAFF
BEFORE PROCESSING OCCURS**

SAN SOUCI VARIANCE JUSTIFICATION STATEMENT
Relief from Minimum Required Landscaping Adjacent to Abutting Property
(Land Development Code Section 275-90(B)(2))

Dania Beach Developers LLC, as property owner and applicant (“Applicant”), is requesting relief from Section 275-90(B)(2), Required Landscaping Adjacent to Abutting Property, of the City’s Land Development Code (“Code”) to facilitate the redevelopment of the subject property located at 480 East Dania Beach Boulevard (“Property”). Specifically, the Applicant is requesting a variance from the strict application of the minimum setback and tree placement requirements between abutting properties. Section 275-90(B)(2) requires a landscaped strip of land, a minimum of five (5) feet in depth, be located between the abutting property and the vehicular use area. Also, Section 275-90(B)(2) requires that the aforementioned landscaping include one (1) tree for each forty (40) linear feet, or fraction thereof, as measured along the abutting property. Due to circumstances beyond the Applicant’s control, as discussed below, the redevelopment of the Property will not accommodate the five (5) foot landscaped strip between the east property line and vehicle use area. As a result, the Applicant is requesting a variance from the requirements of Section 275-90(B)(2) to eliminate the aforementioned minimum five (5) foot landscaped strip requirement between the east property line and vehicle use area.

As outlined in detail below, the Applicant has demonstrated that the requested variance meets the criteria set forth in Section 625-40 of the Code as follows:

- 1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.**

The Property was improved with an aging hotel. The Applicant is proposing to redevelop the site with a 181 unit high rise apartment building, providing improved aesthetics for this parcel which is located on one of the main boulevards in the City.

The redevelopment of the Property is restricted both vertically and horizontally within the existing Property lines based on the following reasons:

1. The FAA has restricted the total building height for this Property due to the fact that the Property is situated within the flight path of one of Fort Lauderdale International Airport’s runways; and
2. There are two (2) very large areas of existing wetlands located on the Property which must be preserved. These two (2) areas total approximately 21,891 square feet and shall remain intact which limits the allowable building area on the Property.

As a result of the existence of these special conditions, the narrow width of the Property and the linear shape of the Property, the requested variance is warranted.

- 2. That the special conditions and circumstances do not result from the actions of the applicant.**

The requested variance is not the result of the Applicant's actions. Any alleged hardship has not been self-created by any person having an interest in the Property nor is it the result of a

mere disregard for or in ignorance of the provisions of the zoning ordinances of the City. The Applicant has, to the extent possible, provided the maximum amount of landscaped area on the Property. Due to fire and emergency vehicle access requirements, and the aforementioned FAA and wetlands restrictions, it is not possible to provide the minimum five (5) foot landscaped strip between the east property line and the vehicle use area.

A further consideration is that the adjacent property to the east already has a substantial landscape buffer abutting the Property; therefore, from a visual perspective, neither the public nor the adjacent property owner will be impacted by the elimination of the required landscape buffer along the Property's eastern property line to accommodate fire and emergency vehicle access.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, buildings or structures in the same zoning district.

Granting of the requested variance will not provide a special privilege to the Applicant. The Applicant's request for variance falls within the criteria listed under Section 625-40 of the Code. The Applicant has attempted, to the extent possible, to comply with all Code requirements. Due to life safety access requirements, and the special conditions on the Property discussed above, the Property is unique from other properties in the same zoning district; therefore, the requested variance, if granted, does not confer special privilege on the Applicant. Granting of the variance will allow the Applicant to redevelop the Property in a reasonable manner while providing the required fire and emergency vehicle access.

4. That literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Code and would work unnecessary and undue hardship on the applicant.

Literal interpretation of the provisions of the Code would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district that do not have the special conditions listed above. If the variance is not granted, the Applicant will suffer unnecessary and undue hardship as the wetland preservation, FAA regulations and life safety access requirements are totally beyond the Applicant's control. If the variance is not granted, the redevelopment of the Property will not be feasible.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The Applicant has worked to develop a site plan that minimizes the variance requested, to the extent possible. Due to the existing site configuration, no additional landscaped area is necessary along the east property line. As discussed above, the adjacent property to the east already has a substantial landscape buffer abutting the Property; therefore, from a visual perspective, neither the public nor the adjacent property owner will be impacted by the elimination of the required landscape buffer along the Property's eastern property line to accommodate fire and emergency vehicle access.

6. **That the grant of the variance will be in harmony with the general intent and purpose of this Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

Although the Applicant is requesting a variance to the minimum landscape buffer area requirements, the total amount of landscaping and open space provided on the site is in excess of the amount required by the Code. In keeping with the spirit of the Code, the Applicant is ensuring no net loss of landscaping or open space. Therefore, the overall objective to provide adequate landscaping and open space on the Property will be met, and the relief requested will not negatively affect the Property, the adjacent properties or the public welfare.



City of Dania Beach, Florida
 Department of Community Development
 Planning and Zoning Division
 (954) 924-6805 X3643
 (954) 922-2687 Fax



Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: Site Plan Revision

Date Rec'd: _____

Petition No.: SP-14-12

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 480 East Dania Beach Boulevard

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: Portion of SW 1/4 of SW 1/4 Section 35-50-42

Folio Number(s): 5042 35 23 0010 Legal Description: See attached Survey

Applicant/Consultant/Legal Representative (**circle one**) Bermello Ajamil & Partners, Inc.

Address of Applicant: 900 Southeast 3rd Avenue, Suite 203, Fort Lauderdale FL 33316

Business Telephone: (954) 626-5109 Home: N/A Fax: (954) 467-1116

E-mail address: sbakos@bermelloajamil.com

Name of Property Owner: Dania Beach Developers, LLC

Address of Property Owner: 1450 Brickell Avenue, Suite 1420, Miami FL 33131

Business Telephone: (305) 371-5254 Home: N/A Fax: (305) 371-4642

Explanation of Request: Site Plan Revision

*For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: N/A

Gross Acreage: 2.165

Prop. Square Footage: 430,110 s.f.

Existing Use: Hotel

Proposed Use: Apartments

Is property owned individually, by a corporation, association, or a joint venture? Joint Venture

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Scott A. Bakos / Bermello Ajamil & Partners, Inc. to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

DANIA BEACH DEVELOPERS, LLC

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Alan Ojeda
(Owner / Agent signature*)

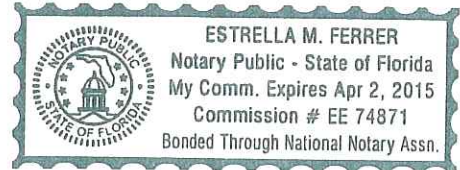
BEFORE ME THIS 29th DAY OF MARCH, 2012

By:

ALAN OJEDA
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of FLORIDA)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.



Bermello Ajamil & Partners, Inc.

Architecture
Engineering
Planning
Interior Design
Landscape Architecture

August 2nd 2012

Sent via email /PDF

Corinne Lajoie
Principal Planner, City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004
E-mail: cchurch@ci.dania-beach.fl.us

re: San Souci Apartment Project SP-14-12 – Variance for Landscape Buffer.

Dear Corinne:

As you know, as part of the Site Plan Application for the San Souci Apartment project, we are now seeking a variance due per Section 275-90(2) of the Dania Beach Zoning Ordinance regarding the required landscape buffer along the east property line.

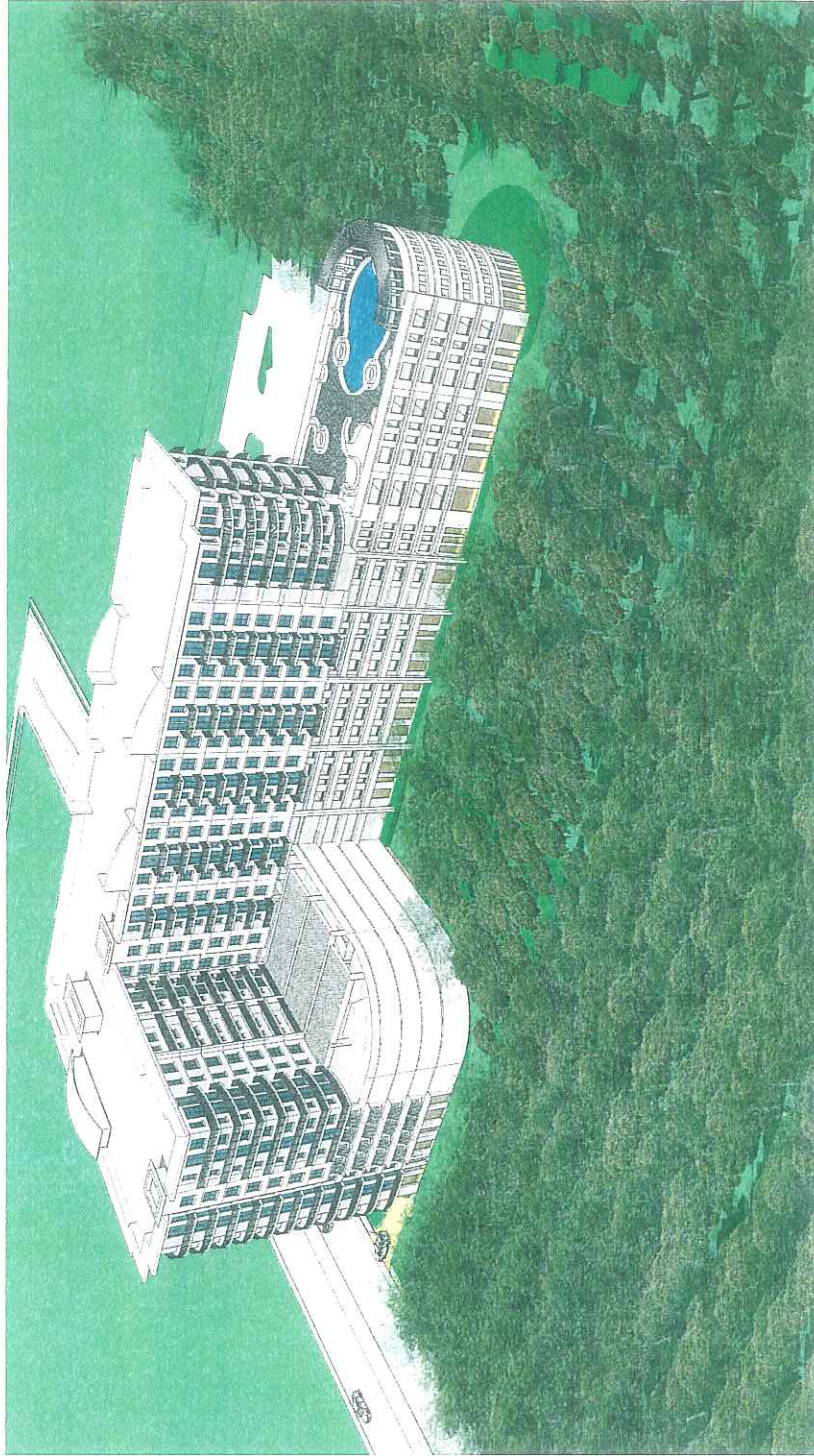
We acknowledge that said variance requires an application fee of \$2,300.00. I will request the required check for process, however I will not be able to accomplish this now as my client is currently out of the country for approximately (2) two weeks. This letter is to inform you in writing that we will provide you the required application fee upon his return. Please contact me should you have any questions regarding this matter.

Warmest personal regards,

Scott A. Bakos
Partner / Project Manager

cc: Dwayne Dickerson, Greenspoon Marder

SAN SOUCI APARTMENT PROJECT



DRAWING LIST

- COVER SHEET / DRAWING NAME
- BOUNDARY AND TOPOGRAPHIC SURVEY
- ARCHITECTURE
- 0.00 CONCEPT PLAN AND PROJECT CRITERIA
- 0.10 CONCEPT SITE PLAN
- 0.20 CONCEPT SITE PLAN - PARKING GARAGE LEVELS
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- 4.80 CONCEPT SITE PLAN - PARKING GARAGE LEVELS
- 4.90 CONCEPT SITE PLAN - PARKING GARAGE LEVELS
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- 10.00 CONCEPT SITE PLAN - PARKING GARAGE LEVELS

SITE PLAN MODIFICATION SUBMITTAL

FIRST SUBMISSION - APRIL 30 2012
 RESUBMISSION - JUNE 7 2012 PER STAFF COMMENTS
 (full size sets + 11 x 17 w/ added drawings per staff request)

480 EAST DANIA BEACH BOULEVARD
 DANIA BEACH, FLORIDA 33004



STVA TECH ENGINEERS, INC.
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 WWW: WWW.STVA-TECH.COM

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 WWW: WWW.BA-ASSOCIATES.COM

RGA GROUP
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 DENVER, CO 80202
 PHONE: (303) 733-1111 FAX: (303) 733-1111
 WWW: WWW.RGAGROUP.COM

MC
 1100 WEST 17TH AVENUE, SUITE 100
 DENVER, CO 80202
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 WWW: WWW.MC-CORP.COM

SPASCO lighting
 1100 WEST 17TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: (303) 733-1111 FAX: (303) 733-1111
 WWW: WWW.SPASCO.COM



RGA GROUP
 10000 W. BOCA RATON BLVD., SUITE 1000
 BOCA RATON, FL 33433
 PHONE: 561.331.1777
 FAX: 561.331.1778
 WWW.RGAGROUP.COM

ba
 BERTELLO AJAMIL &
 PARTNERS INC.
 10000 W. BOCA RATON BLVD., SUITE 1000
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 PHONE: 561.331.1777
 FAX: 561.331.1778
 WWW.BAARCHITECTS.COM

MC
 MARINO CURRAL
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 FAX: 561.331.1778
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STARCH
 STARCH PARTNERS INC.
 10000 W. BOCA RATON BLVD., SUITE 1000
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 PHONE: 561.331.1777
 FAX: 561.331.1778
 WWW.STARCHARCHITECTS.COM

SESCO Lighting
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 BOCA RATON, FL 33433
 PHONE: 561.331.1777
 FAX: 561.331.1778
 WWW.SESCO.COM

REVISIONS:

NO.	DESCRIPTION	DATE

SITE PLAN
RESUBMISSION
 JUNE 2012

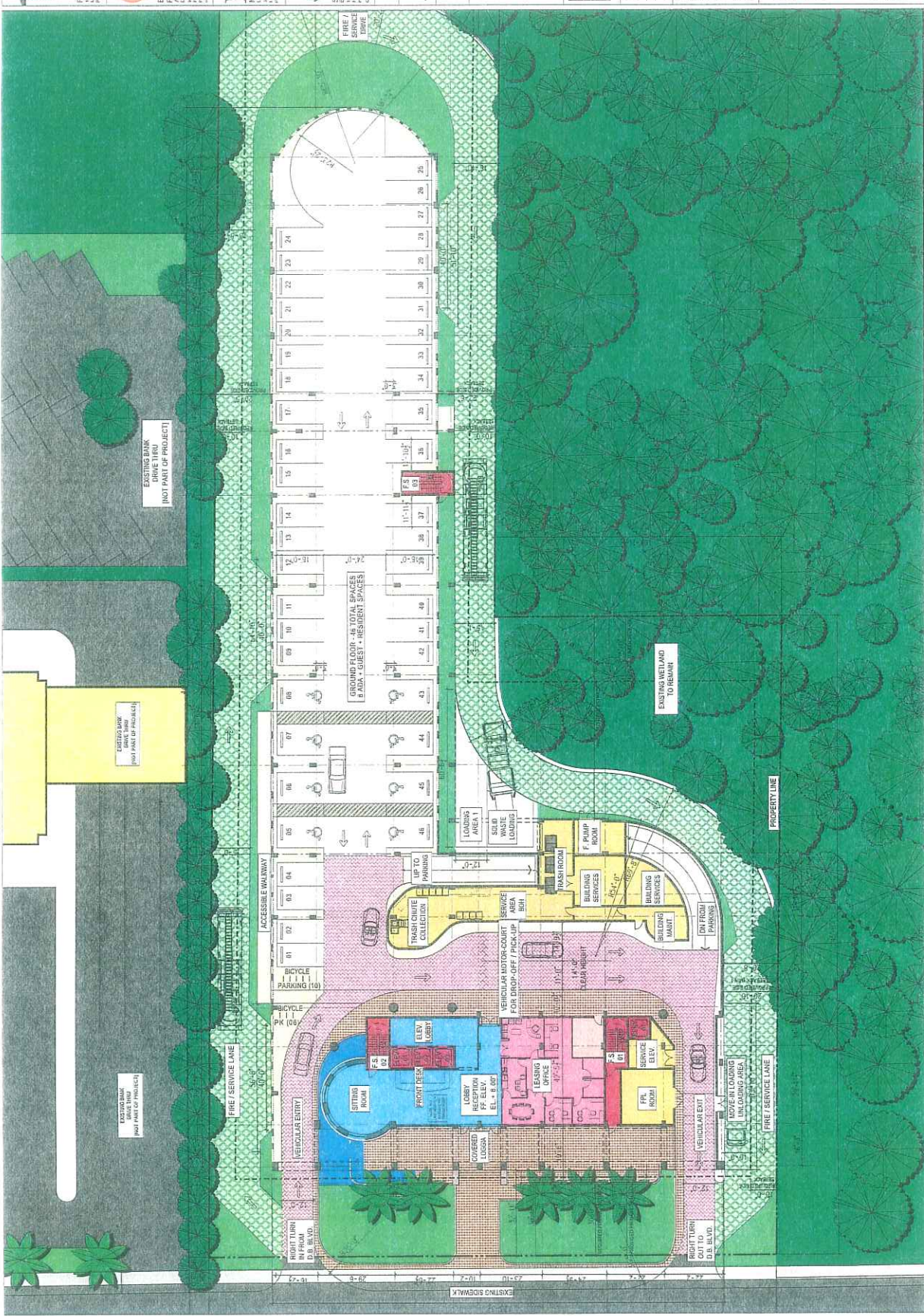
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SAN SOLU APARTMENT
PROJECT
DANIA BEACH, FLORIDA

PROJECT ADDRESS:
 10000 W. BOCA RATON BLVD., SUITE 1000
 BOCA RATON, FL 33433

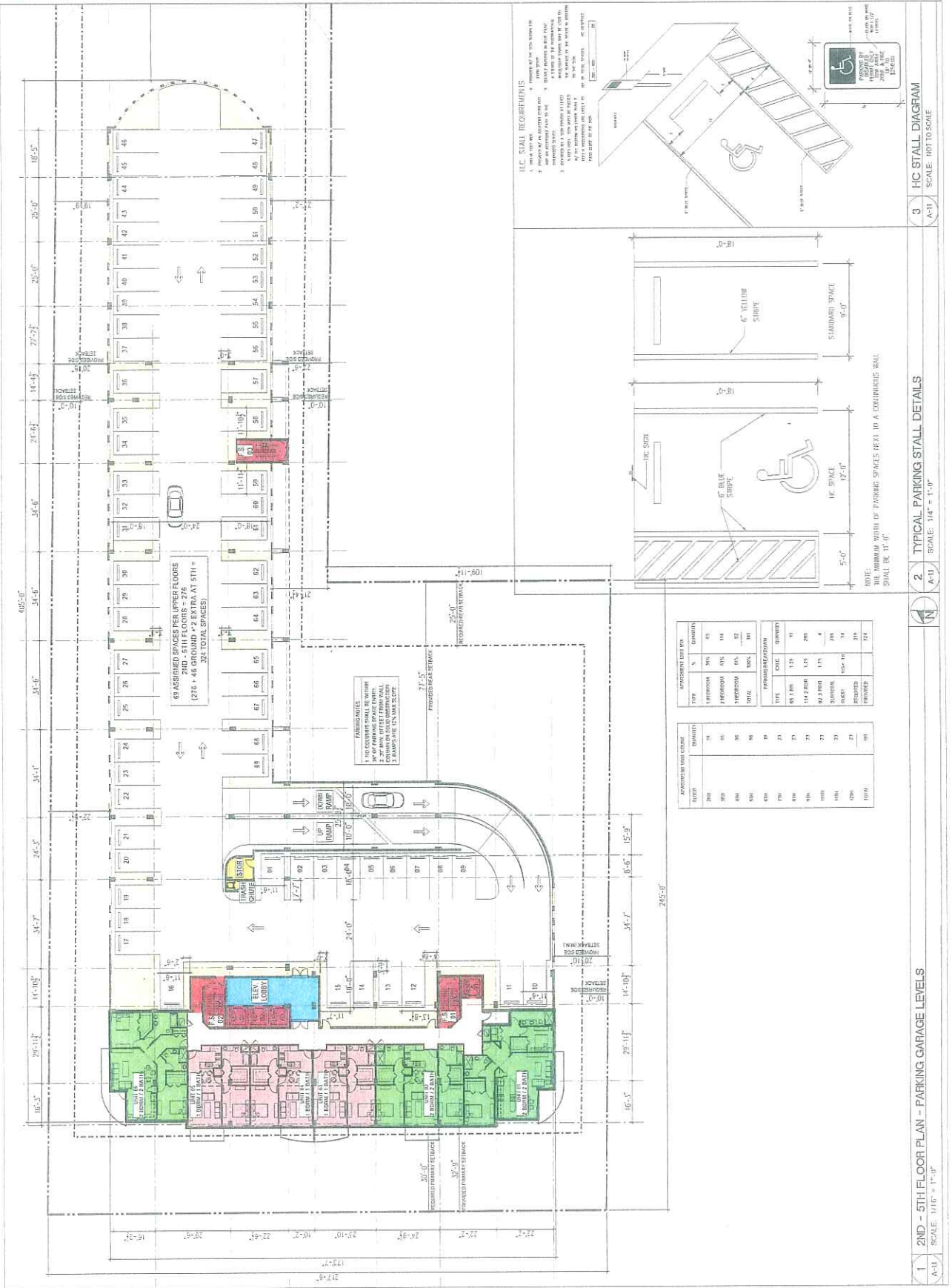
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SCALE
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DESIGNER
CHECKED
DATE FILE

DRAWING TITLE:
GROUND FLOOR
PLAN

SHEET NO.:
A-1.0



1
GROUND FLOOR PLAN
A-1.0
SCALE: 1/16" = 1'-0"





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 MIAMI, FL 33130
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BERMEJO AMARIL A
 1000 N. MILITARY AVENUE, SUITE 1400
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SUNTECH ENGINEERING, INC.
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sesco lighting
 1000 N. MILITARY AVENUE, SUITE 1400
 MIAMI, FL 33130
 PHONE: 305.375.1100 FAX: 305.375.1101



SITE PLAN
RESUBMISSION
 JUNE 2012

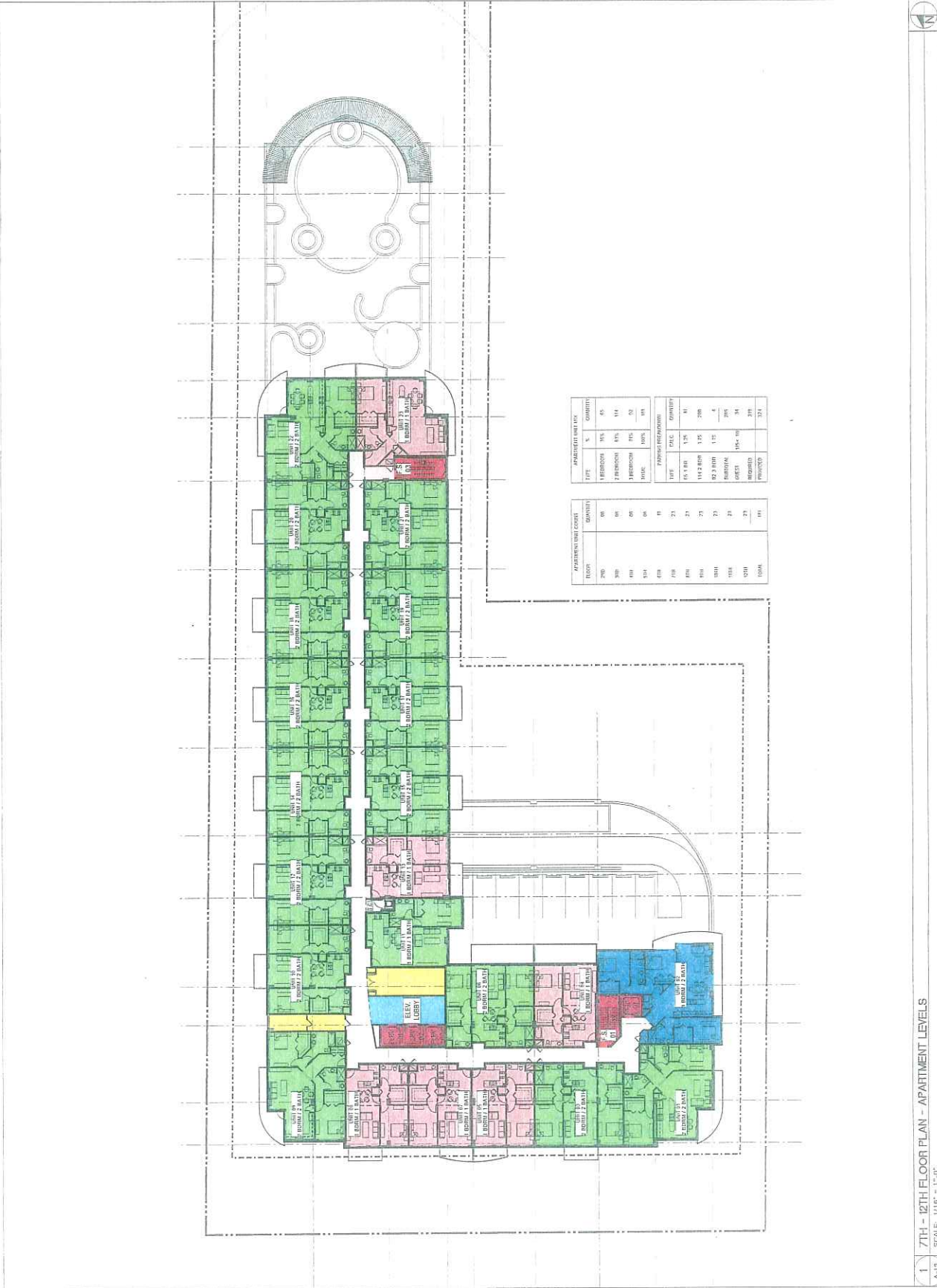
PROJECT NAME:
SAN SOUCI APARTMENT
PROJECT
DANIA BEACH, FLORIDA

DESIGNED BY:
 BERMEJO AMARIL A
 ARCHITECTURE ASSOCIATES

SCALE:
 DATE:
 PERSON:
 DISCRIPTION:
 DISCIPLINE:

DRAWING TITLE:
7TH - 12TH FLOOR
PLANS - APARTMENT
LEVELS

SHEET NO:
A-1.3



APARTMENT UNIT COUNT		APARTMENT UNIT MIX	
FLOOR	QUANTITY	TYPE	% QUANTITY
7th	86	1 BEDROOM	100%
8th	86	2 BEDROOM	100%
9th	86	3 BEDROOM	100%
10th	86	4 BEDROOM	100%
11th	86	5 BEDROOM	100%
12th	86	6 BEDROOM	100%

APARTMENT UNIT MIX		APARTMENT UNIT COUNT	
TYPE	% QUANTITY	QUANTITY	PERCENTAGE
1 BEDROOM	100%	86	100%
2 BEDROOM	100%	86	100%
3 BEDROOM	100%	86	100%
4 BEDROOM	100%	86	100%
5 BEDROOM	100%	86	100%
6 BEDROOM	100%	86	100%

1 7TH - 12TH FLOOR PLAN - APARTMENT LEVELS
 SCALE: 1/16" = 1'-0"



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 Phone: 954.575.1200 Fax: 954.575.1201



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 Architectural Engineering Consulting Services
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 Phone: 954.575.1200 Fax: 954.575.1201

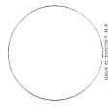


MAMANO CORRAL
 ARCHITECTS ASSOCIATES
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SUNTECH ENGINEERS, INC.
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rescco lighting
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 Phone: 954.575.1200 Fax: 954.575.1201



**SITE PLAN
 RESUBMISSION
 JUNE 2012**

PROJECT NAME:
**SAN SOUJI APARTMENT
 PROJECT
 DANIA BEACH, FLORIDA**

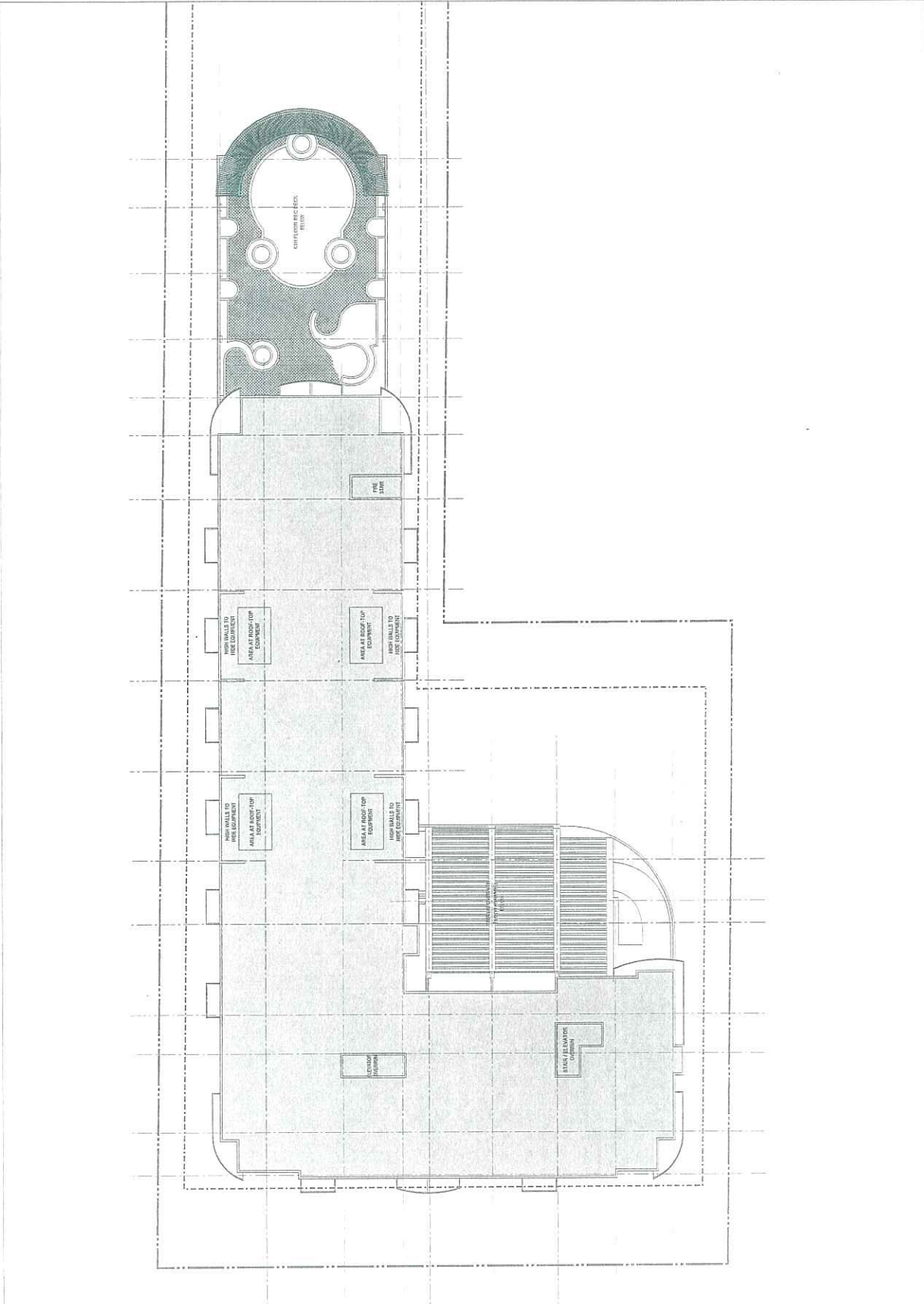
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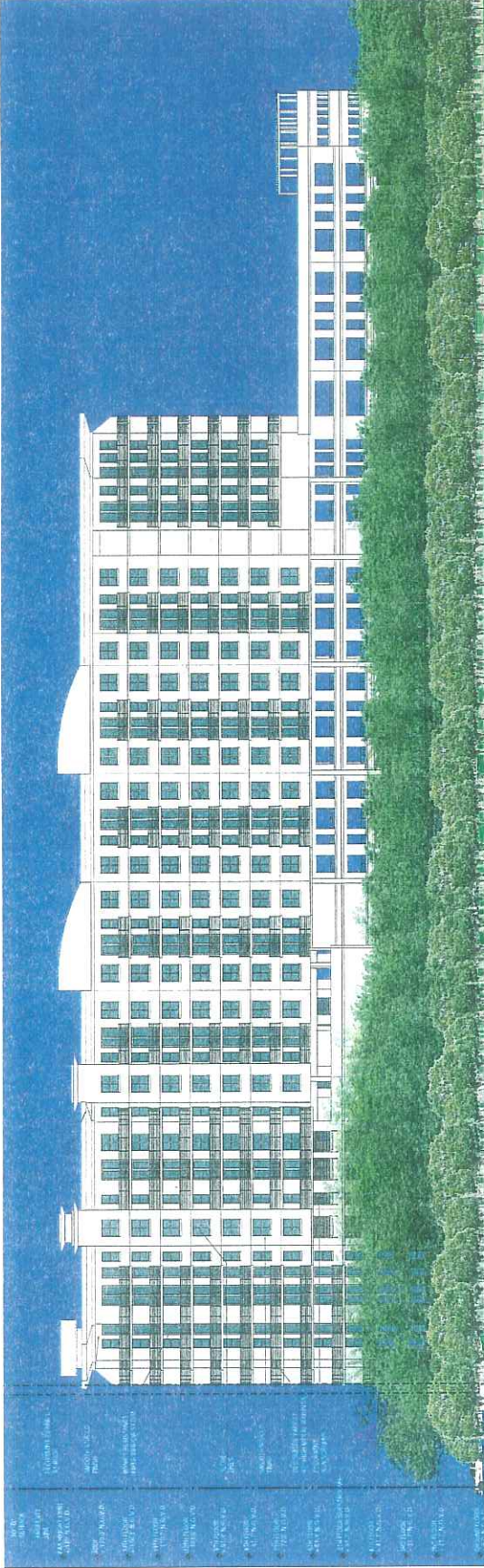
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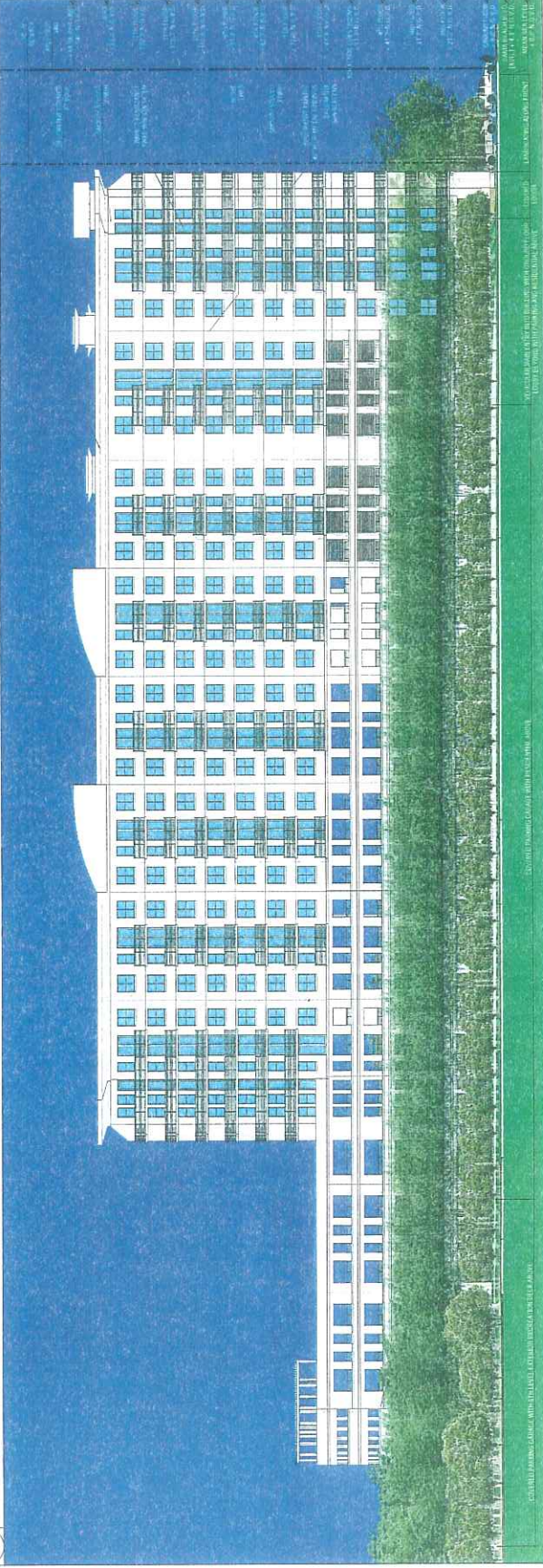
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1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

NOTE: PLEASE REFER TO THE LANDSCAPING DRAWINGS FOR ALL PROPOSED LANDSCAPE AND HARDSCAPE DESIGNS WHICH MAY NOT BE FULLY DEPICTED IN THIS DRAWING



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"

NOTE: PLEASE REFER TO THE LANDSCAPING DRAWINGS FOR ALL PROPOSED LANDSCAPE AND HARDSCAPE DESIGNS WHICH MAY NOT BE FULLY DEPICTED IN THIS DRAWING

 <p>RILEA GROUP ARCHITECTURE INTERIORS 1000 N. W. 10TH AVENUE, SUITE 1000 MIAMI, FL 33136 PH: 305.575.1100 FAX: 305.575.1000</p>	 <p>BERMELO AZAVILA, A ARCHITECTURE 1000 N. W. 10TH AVENUE, SUITE 1000 MIAMI, FL 33136 PH: 305.575.1100 FAX: 305.575.1000</p>	 <p>MARIANO CORRAL LANDSCAPE ARCHITECTS 1000 N. W. 10TH AVENUE, SUITE 1000 MIAMI, FL 33136 PH: 305.575.1100 FAX: 305.575.1000</p>	 <p>SUNTECH ENGINEERING, INC. 1000 N. W. 10TH AVENUE, SUITE 1000 MIAMI, FL 33136 PH: 305.575.1100 FAX: 305.575.1000</p>	 <p>sasco lighting 1000 N. W. 10TH AVENUE, SUITE 1000 MIAMI, FL 33136 PH: 305.575.1100 FAX: 305.575.1000</p>	 <p>SITE PLAN RESUBMISSION JUNE 2017</p>	<p>PROJECT NAME: SAM SOUCI APARTMENT PROJECT DARLIA BEACH, FLORIDA</p> <p>ARCHITECT: RILEA GROUP 1000 N. W. 10TH AVENUE, SUITE 1000 MIAMI, FL 33136</p> <p>SCALE: DATE: DRAWN: CHECKED: DESIGNED:</p>	<p>REVISIONS:</p>	<p>REVISION TITLE: EAST AND WEST ELEVATIONS</p>	<p>SHEET NO: A-2.1</p>
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BERNARDINI ASSOCIATES, INC.
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SITE PLAN
RESUBMISSION
 JUNE 2017

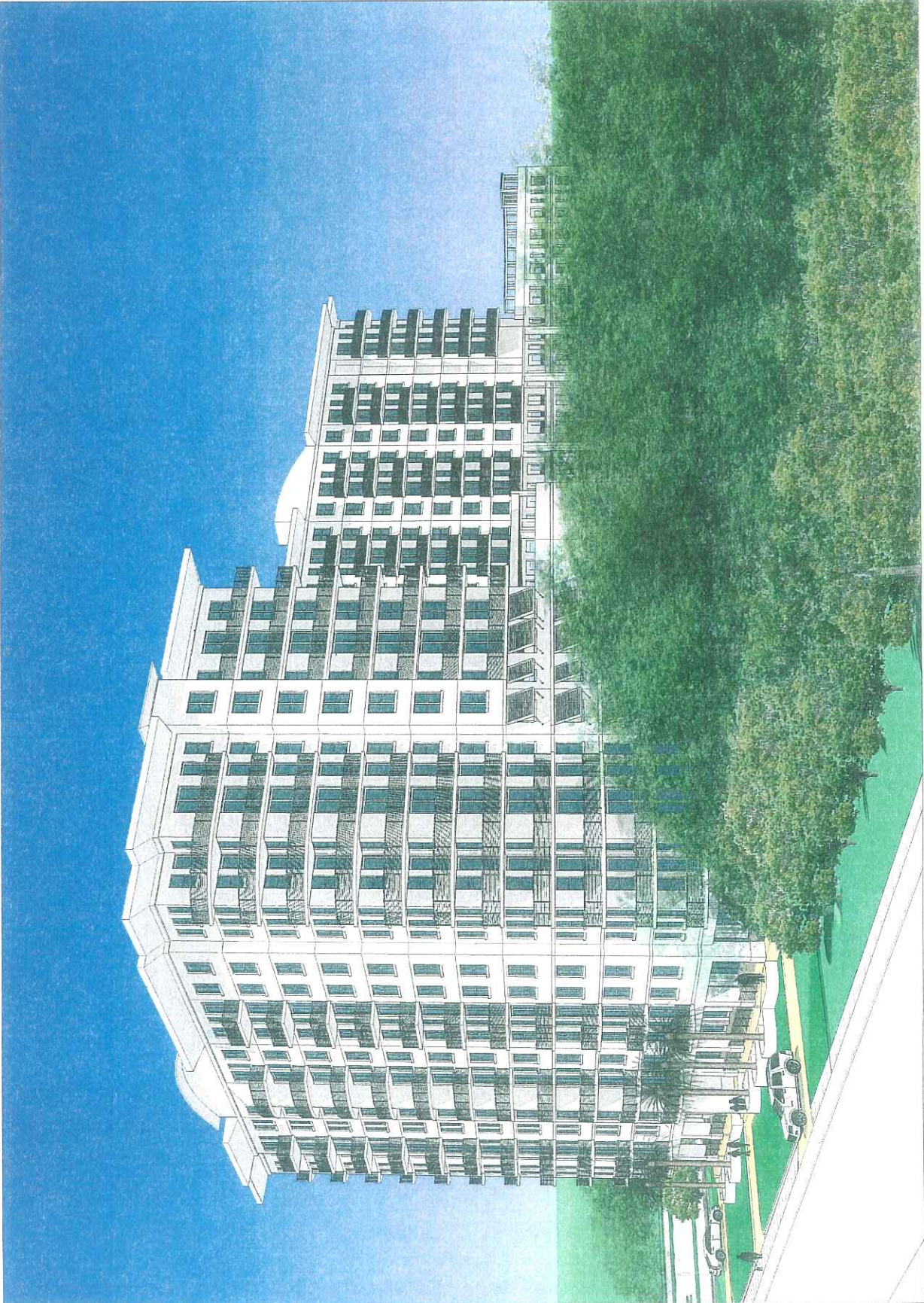
PROJECT NAME:
SAN SOUCI APARTMENT
PROJECT
DANIA BEACH, FLORIDA

PROJECT ARCHITECT:
 BERNARDINI ASSOCIATES, INC.
 1000 N. W. 10th Ave., Suite 1100
 Fort Lauderdale, FL 33304

SCALE:
DATE:
BY:
REVISION:
CHECKED:

DRAWING TITLE:
PERSPECTIVE
VIEW FROM DANIA
BEACH BOULEVARD

SHEET NO.
A-3.0



1 PERSPECTIVE VIEW FROM DANIA BEACH BOULEVARD
 SCALE: 1/1.5
 NOTE: PLEASE REFER TO THE LANDSCAPING DRAWINGS FOR ALL PROPOSED LANDSCAPE AND HORTICULTURE DESIGN, WHICH MAY NOT BE FULLY DEPICTED IN THIS DRAWING



<p>RG RILEY GROUP 1000 W. KELLY AVENUE, SUITE 1000 DADE COUNTY, FL 33134 PHONE: 305.575.2274 FAX: 305.575.2075 WWW.RILEYGROUP.COM</p> <p>ba BREMELLO & AMICI, A BREMELLO & AMICI ARCHITECTS ARCHITECTS 1000 W. KELLY AVENUE, SUITE 1000 DADE COUNTY, FL 33134 PHONE: 305.575.2274 FAX: 305.575.2075 WWW.BREMELLOANDAMICI.COM</p> <p>MC MARINO CENTRAL LANDSCAPE ARCHITECTS 1000 W. KELLY AVENUE, SUITE 1000 DADE COUNTY, FL 33134 PHONE: 305.575.2274 FAX: 305.575.2075 WWW.MARINOCENTRAL.COM</p> <p>STC SUN TECH ENGINEERING, INC. 1000 W. KELLY AVENUE, SUITE 1000 DADE COUNTY, FL 33134 PHONE: 305.575.2274 FAX: 305.575.2075 WWW.SUNTECHENGINEERING.COM</p> <p>sesco lighting 1000 W. KELLY AVENUE, SUITE 1000 DADE COUNTY, FL 33134 PHONE: 305.575.2274 FAX: 305.575.2075 WWW.SESCO.COM</p>	<p>DATE: 06/20/17 BY: [Signature]</p>	<p>SITE PLAN RESUBMISSION JUNE 2017</p>	<p>PROJECT NAME: SAN SOUCI APARTMENT PROJECT DANIA BEACH, FLORIDA</p> <p>PROJECT ADDRESS: 1000 W. KELLY AVENUE, SUITE 1000 DADE COUNTY, FL 33134</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 06/20/17</p> <p>BY: [Signature]</p> <p>DESIGNED BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>DATE: 06/20/17</p>	<p>PREPARED BY: PERSPECTIVE VIEW OF ENTRY PLAZA</p> <p>SHEET NO: A-3.1</p>
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1 PERSPECTIVE VIEW OF ENTRY PLAZA
SCALE: 1/8" = 1'-0"
NOTE: PLEASE REFER TO THE LANDSCAPING DRAWINGS FOR ALL PROPOSED LANDSCAPE AND HARDSCAPE DETAILS WHICH MAY NOT BE FULLY DEPICTED IN THIS DRAWING.

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sasco lighting
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PROJECT NAME
SAN SOLUCI APARTMENT PROJECT
DANIA BEACH, FLORIDA

PROJECT NUMBER
1000 N. MILITARY AVENUE, SUITE 1000
MIAMI, FL 33130

DATE
JUNE 2017

REVISIONS

DESIGNED BY
ARCHITECT

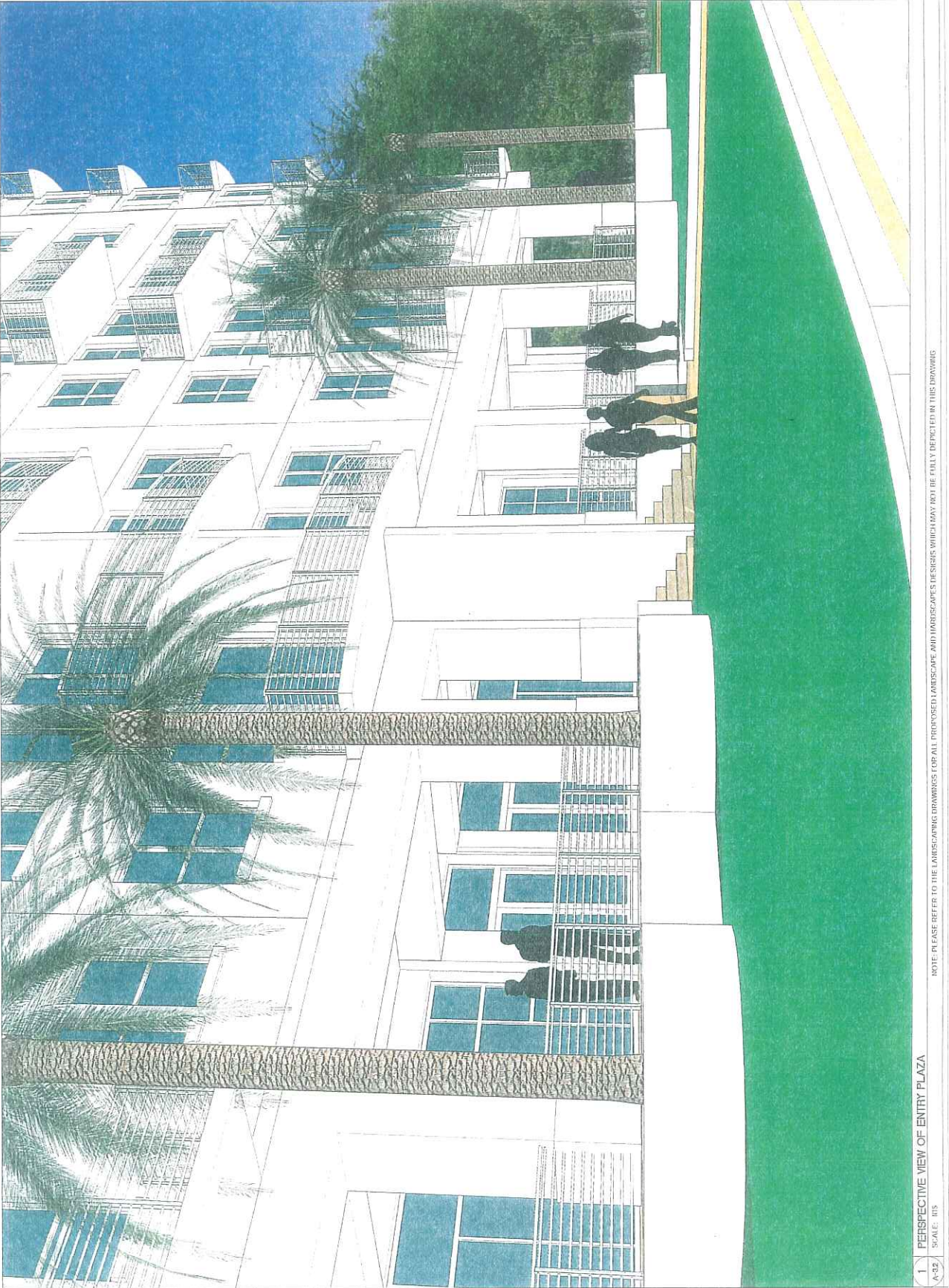
DRAWN BY
ARCHITECT

CHECKED BY
ARCHITECT

DATE
JUNE 2017

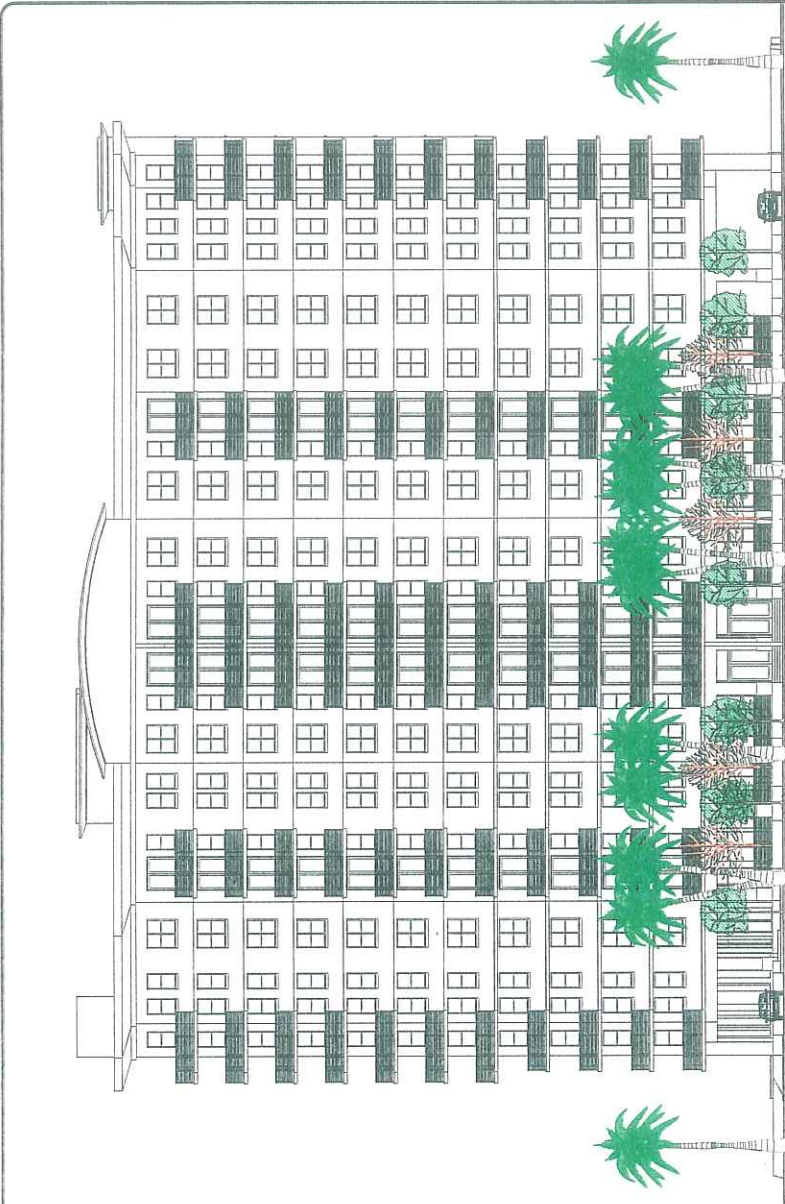
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PERSPECTIVE VIEW OF ENTRY PLAZA

SHEET NO.
A-3.2

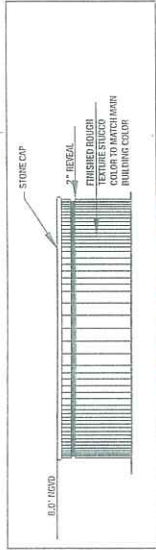


1 PERSPECTIVE VIEW OF ENTRY PLAZA
SCALE: 015

NOTE: PLEASE REFER TO THE LANDSCAPING DRAWINGS FOR ALL PROPOSED LANDSCAPE AND HIRDSCAPE DESIGNS WHICH MAY NOT BE FULLY DEPICTED IN THIS DRAWING

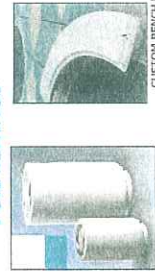


FRONT ELEVATION
SCALE: 1/8"=1'-0"



MAIN PLANTER WALL
SCALE: 1/8"=1'-0"

PROPOSED SITE FURNISHINGS



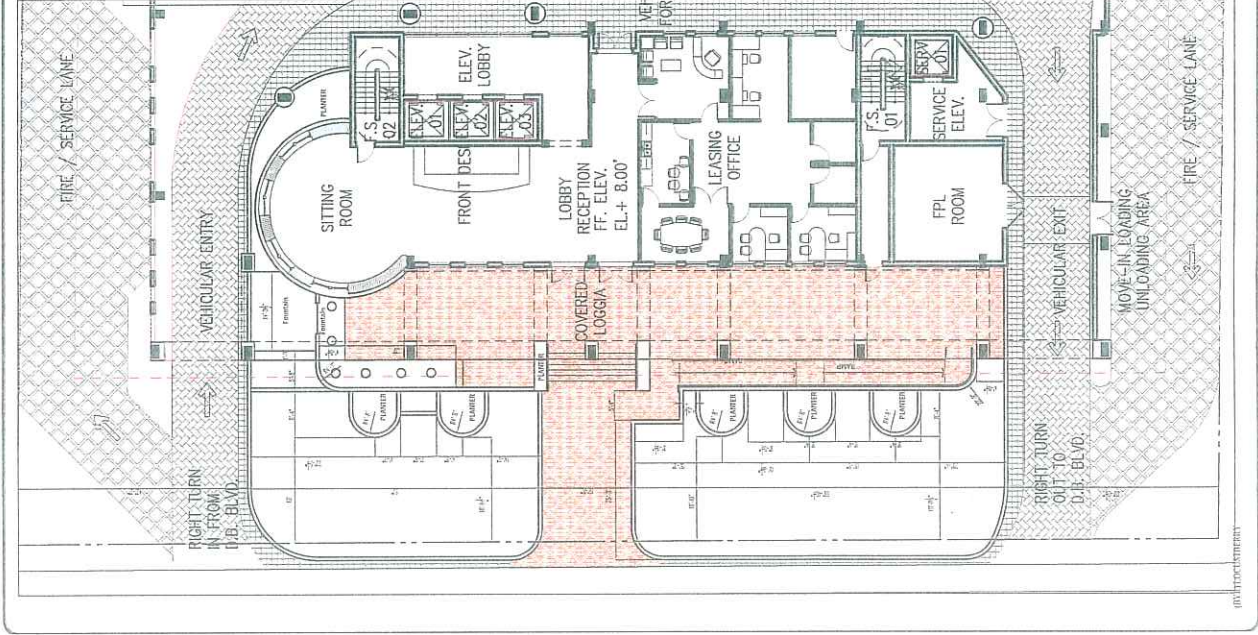
CUSTOM BENCH BY DURIA ART STONE

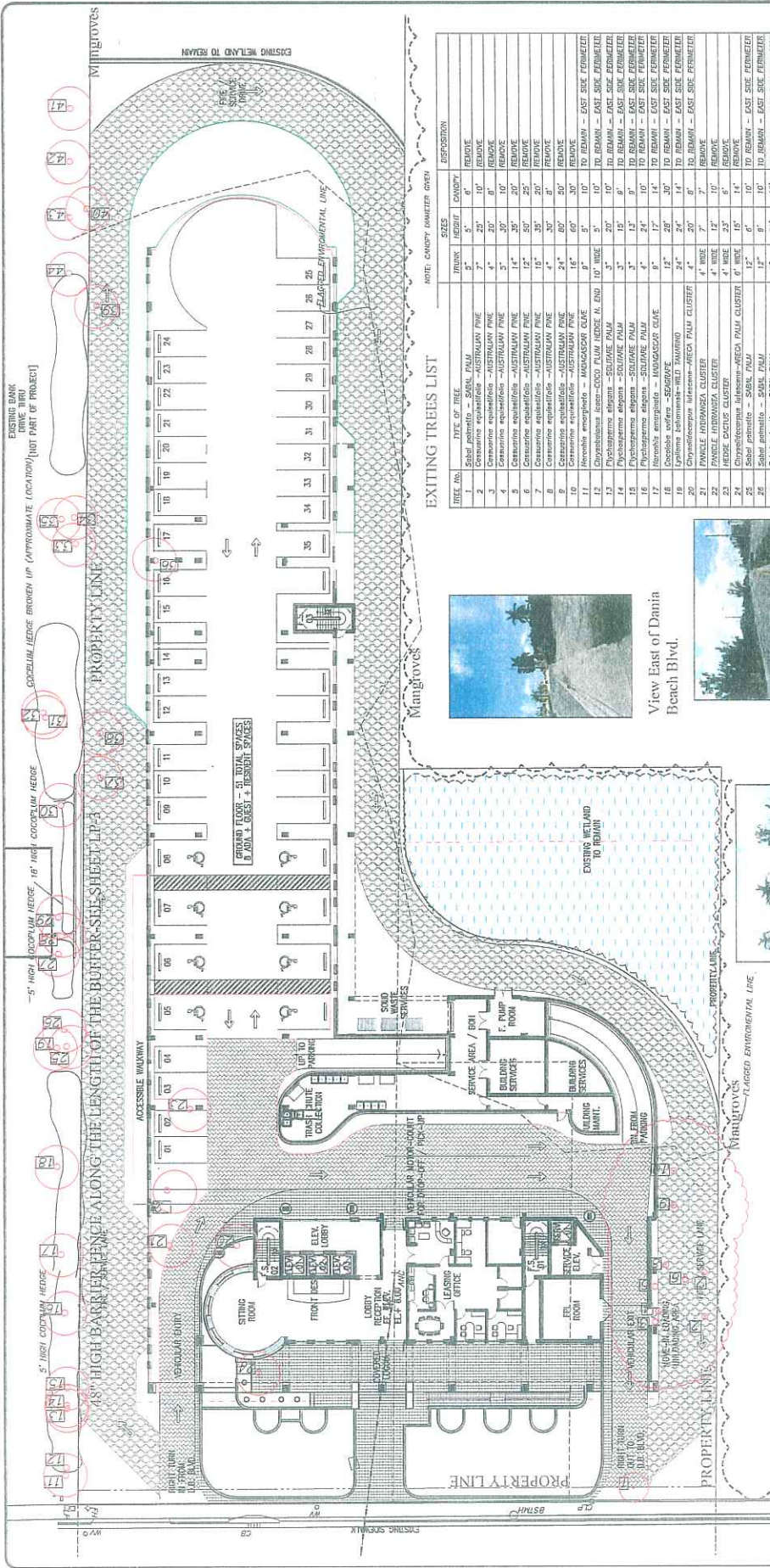
THE CLASSIC TRASH BIN AND ASH URNS BY DURIA ART STONE MODEL NUMBER TR-B ROUND/TRAISH RECEPTABLE AND AU-B-ROUND ASH URN

PROJECT CRITERIA	
PAVING	CONCRETE PAVING WITH INTERLOCKING PAVING STONES
SEATING	CONCRETE BENCHES WITH CURVED BACKRESTS
TRASH	CLASSIC TRASH BINS AND ASH URNS BY DURIA ART STONE
PLANTING	LANDSCAPING WITH PALM TREES, SHRUBS, AND FLOWERING PLANTS
WATER	WATER FOUNTAINS AND WATER WALLS
ART	ART STONE BENCHES AND TRASH BINS
ILLUMINATION	WALL MOUNTED LIGHTS AND FLOOR MOUNTED LIGHTS
ACCESSIBILITY	WALKWAYS WITH CURBS AND RAMPWAYS
SAFETY	WALKWAYS WITH CURBS AND RAMPWAYS
MAINTENANCE	WALKWAYS WITH CURBS AND RAMPWAYS
ENVIRONMENTAL	WALKWAYS WITH CURBS AND RAMPWAYS
CONSTRUCTION	WALKWAYS WITH CURBS AND RAMPWAYS
OPERATION	WALKWAYS WITH CURBS AND RAMPWAYS
REPAIR	WALKWAYS WITH CURBS AND RAMPWAYS
REPLACE	WALKWAYS WITH CURBS AND RAMPWAYS
REMOVE	WALKWAYS WITH CURBS AND RAMPWAYS
INSTALL	WALKWAYS WITH CURBS AND RAMPWAYS
TEST	WALKWAYS WITH CURBS AND RAMPWAYS
APPROVE	WALKWAYS WITH CURBS AND RAMPWAYS
CONTRACT	WALKWAYS WITH CURBS AND RAMPWAYS
PERFORM	WALKWAYS WITH CURBS AND RAMPWAYS
COMPLETE	WALKWAYS WITH CURBS AND RAMPWAYS

FRONT ENTRY HARDSCAPE PLAN

SCALE: 1"=10'-0"



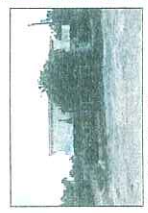


EXISTING LANDSCAPE OVER PROPOSED DEVELOPMENT PLAN

SCALE: 1/16"=1'-0"



Looking South - You can see Sabal Palm #1 and the Australian Pines #2-10 on tree list



Looking South - East at Front of Property - Aveca Palm Cluster #24



View West from Bank side of East side Property of buffer to protect.



View West from Bank side of East side Property of buffer to protect.



View West from Bank side of East side Property of buffer to protect.



View East of Dania Beach Blvd.



West View of Dania Beach Blvd.

EXISTING TREES LIST

TREE NO.	TREE TYPE	TRUNK	HEIGHT	DIAMETER	DISPOSITION
1	Sabal palm	5"	6'	10"	REMOVE
2	Casuarina equisetifolia - AUSTRALIAN PINE	7"	25'	6"	REMOVE
3	Casuarina equisetifolia - AUSTRALIAN PINE	7"	25'	6"	REMOVE
4	Casuarina equisetifolia - AUSTRALIAN PINE	7"	25'	6"	REMOVE
5	Casuarina equisetifolia - AUSTRALIAN PINE	7"	25'	6"	REMOVE
6	Casuarina equisetifolia - AUSTRALIAN PINE	7"	25'	6"	REMOVE
7	Casuarina equisetifolia - AUSTRALIAN PINE	7"	25'	6"	REMOVE
8	Casuarina equisetifolia - AUSTRALIAN PINE	7"	25'	6"	REMOVE
9	Casuarina equisetifolia - AUSTRALIAN PINE	7"	25'	6"	REMOVE
10	Casuarina equisetifolia - AUSTRALIAN PINE	7"	25'	6"	REMOVE
11	Avicennia marina - MANGROVE PALM	8"	5'	10"	TO REMAIN - EAST SIDE FERNETTER
12	Physalis peruviana - SCUTELLERA	3"	20'	6"	TO REMAIN - EAST SIDE FERNETTER
13	Physalis peruviana - SCUTELLERA	3"	20'	6"	TO REMAIN - EAST SIDE FERNETTER
14	Physalis peruviana - SCUTELLERA	3"	20'	6"	TO REMAIN - EAST SIDE FERNETTER
15	Physalis peruviana - SCUTELLERA	3"	20'	6"	TO REMAIN - EAST SIDE FERNETTER
16	Physalis peruviana - SCUTELLERA	3"	20'	6"	TO REMAIN - EAST SIDE FERNETTER
17	Physalis peruviana - SCUTELLERA	3"	20'	6"	TO REMAIN - EAST SIDE FERNETTER
18	Physalis peruviana - SCUTELLERA	3"	20'	6"	TO REMAIN - EAST SIDE FERNETTER
19	Physalis peruviana - SCUTELLERA	3"	20'	6"	TO REMAIN - EAST SIDE FERNETTER
20	Physalis peruviana - SCUTELLERA	3"	20'	6"	TO REMAIN - EAST SIDE FERNETTER
21	Physalis peruviana - SCUTELLERA	3"	20'	6"	TO REMAIN - EAST SIDE FERNETTER
22	Physalis peruviana - SCUTELLERA	3"	20'	6"	TO REMAIN - EAST SIDE FERNETTER
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44	Physalis peruviana - SCUTELLERA	3"	20'	6"	TO REMAIN - EAST SIDE FERNETTER



PG
Pavement Group



BEMELLO
BERMELLO ALAMI &
ARCHITECTS, INC.



MC
MARIANO CORRAL
ARCHITECTS, INC.



STECH
STRUCTURAL TECHNOLOGIES, INC.



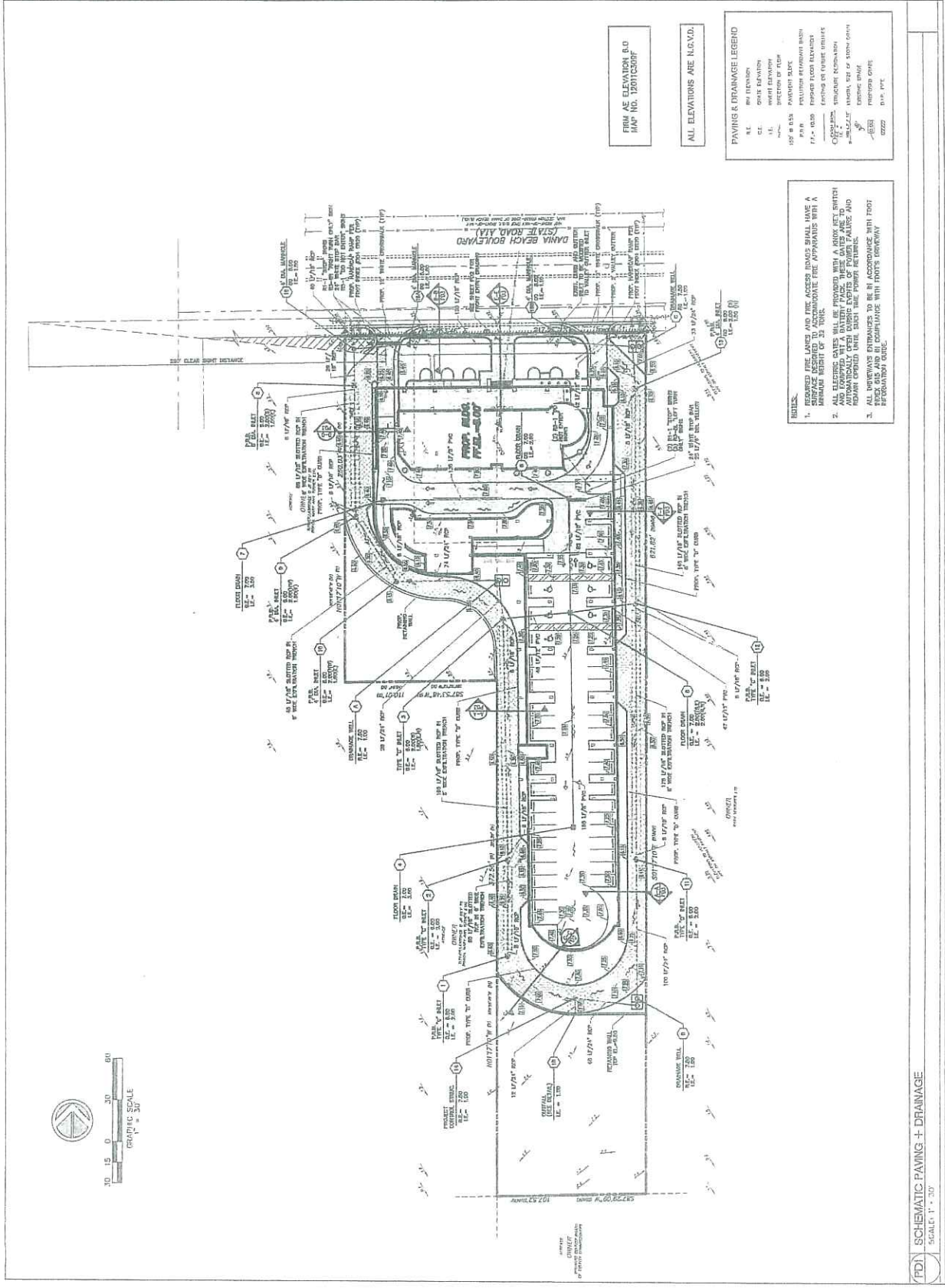
June 14, 2012
Professional Engineer
Civil Engineering
No. 12010






SITE PLAN SUBMITTAL
12.02.09

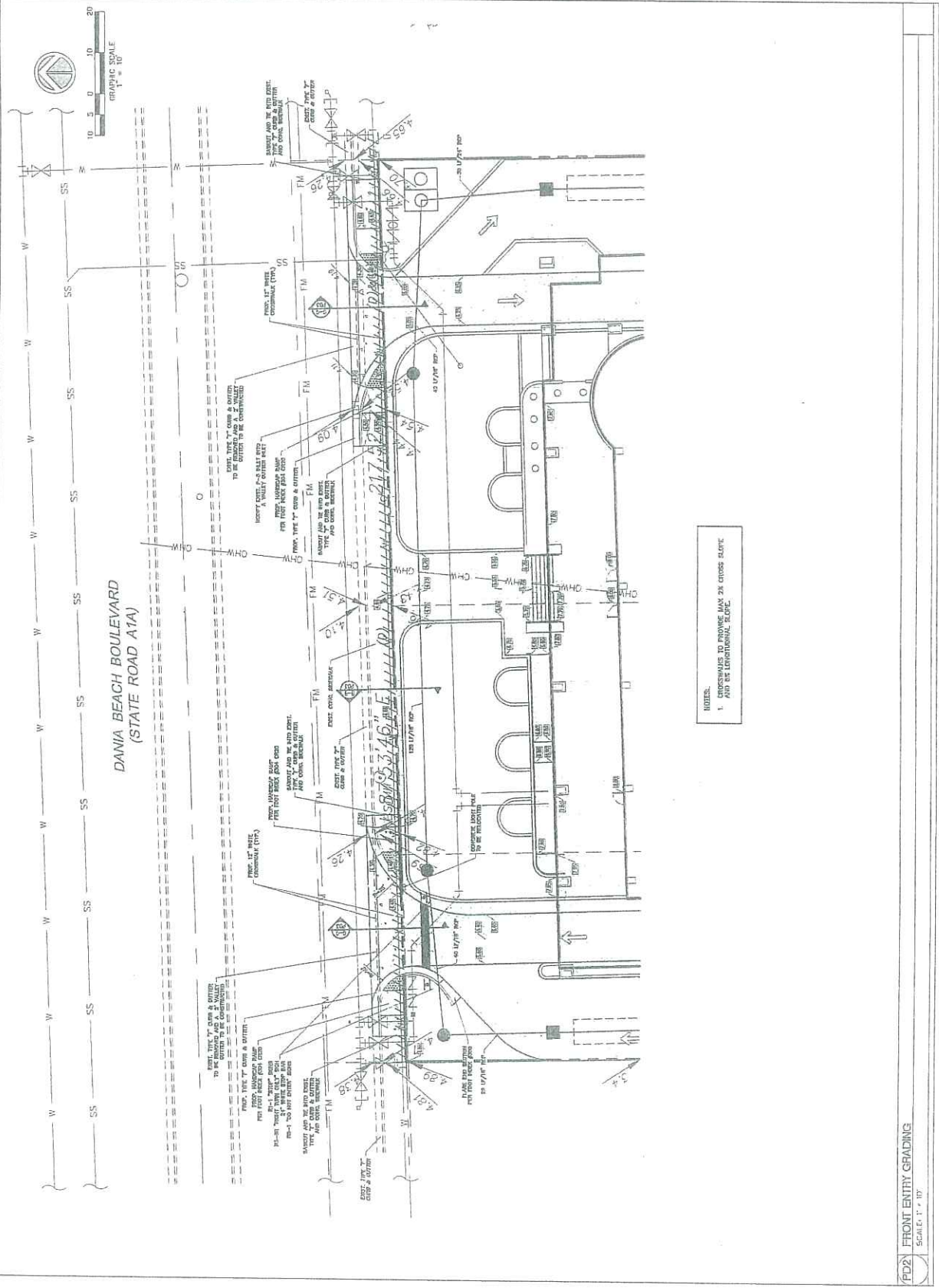
PROJECT NAME:
SAN SOLUCI HOTEL PROJECT
DANIA BEACH, FLORIDA

PROJECT ADDRESS:
1. 250/251 N.W. 10th St.

CONTRACT NO.: 12-02-09
DATE: 06/14/12
SCALE: 1" = 30'



 <p>RG GROUP 1000 BAYVIEW AVENUE, SUITE 101 MIAMI BEACH, FLORIDA 33139 Phone: 305.371.1000 Fax: 305.371.1001</p>	 <p>BIA BERNARDO ANJIL A 1000 BAYVIEW AVENUE, SUITE 101 MIAMI BEACH, FLORIDA 33139 Phone: 305.371.1000 Fax: 305.371.1001</p>	 <p>MC MARIANO CONTROL 1000 BAYVIEW AVENUE, SUITE 101 MIAMI BEACH, FLORIDA 33139 Phone: 305.371.1000 Fax: 305.371.1001</p>	 <p>SNTech SCIENTECH ENGINEERING, INC. 1000 BAYVIEW AVENUE, SUITE 101 MIAMI BEACH, FLORIDA 33139 Phone: 305.371.1000 Fax: 305.371.1001</p>	 <p>SNTech SCIENTECH ENGINEERING, INC. 1000 BAYVIEW AVENUE, SUITE 101 MIAMI BEACH, FLORIDA 33139 Phone: 305.371.1000 Fax: 305.371.1001</p>	<p>DATE: JUN 04 2012 BY: [Signature] CHECKED BY: [Signature]</p>	<p>SITE PLAN SUBMITTAL 12.02.09</p>	<p>PROJECT NAME: SAN SOUJO CENTER PROJECT DANIA BEACH, FLORIDA</p> <p>PROJECT ADDRESS: 1000 BAYVIEW AVENUE, SUITE 101 MIAMI BEACH, FLORIDA 33139</p> <p>OWNER: SANTO SOUJO CENTER</p> <p>DESIGNED BY: SANTO SOUJO CENTER</p> <p>CHECKED BY: SANTO SOUJO CENTER</p> <p>DATE: JUN 04 2012</p>	<p>PROJECT NO.: 12.02.09</p> <p>DATE: JUN 04 2012</p> <p>BY: SANTO SOUJO CENTER</p> <p>CHECKED BY: SANTO SOUJO CENTER</p> <p>DATE: JUN 04 2012</p>
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NOTES:
1. CROSSSECTIONS TO PROVIDE MAX 2% CROSS SLOPE AND 6% LONGITUDINAL SLOPE.



RGA GROUP
 10000 W. BOULEVARD
 SUITE 100
 BOCA RATON, FL 33433
 (561) 991-1000
 WWW.RGAGROUP.COM



BARNHILL GROUP
 10000 W. BOULEVARD
 SUITE 100
 BOCA RATON, FL 33433
 (561) 991-1000
 WWW.BARNHILLGROUP.COM



MC
 MCCONNELL ENGINEERING
 10000 W. BOULEVARD
 SUITE 100
 BOCA RATON, FL 33433
 (561) 991-1000
 WWW.MCCONNELL-ENG.COM



SUN-TECH ENGINEERING, INC.
 10000 W. BOULEVARD
 SUITE 100
 BOCA RATON, FL 33433
 (561) 991-1000
 WWW.SUNTECH-ENG.COM



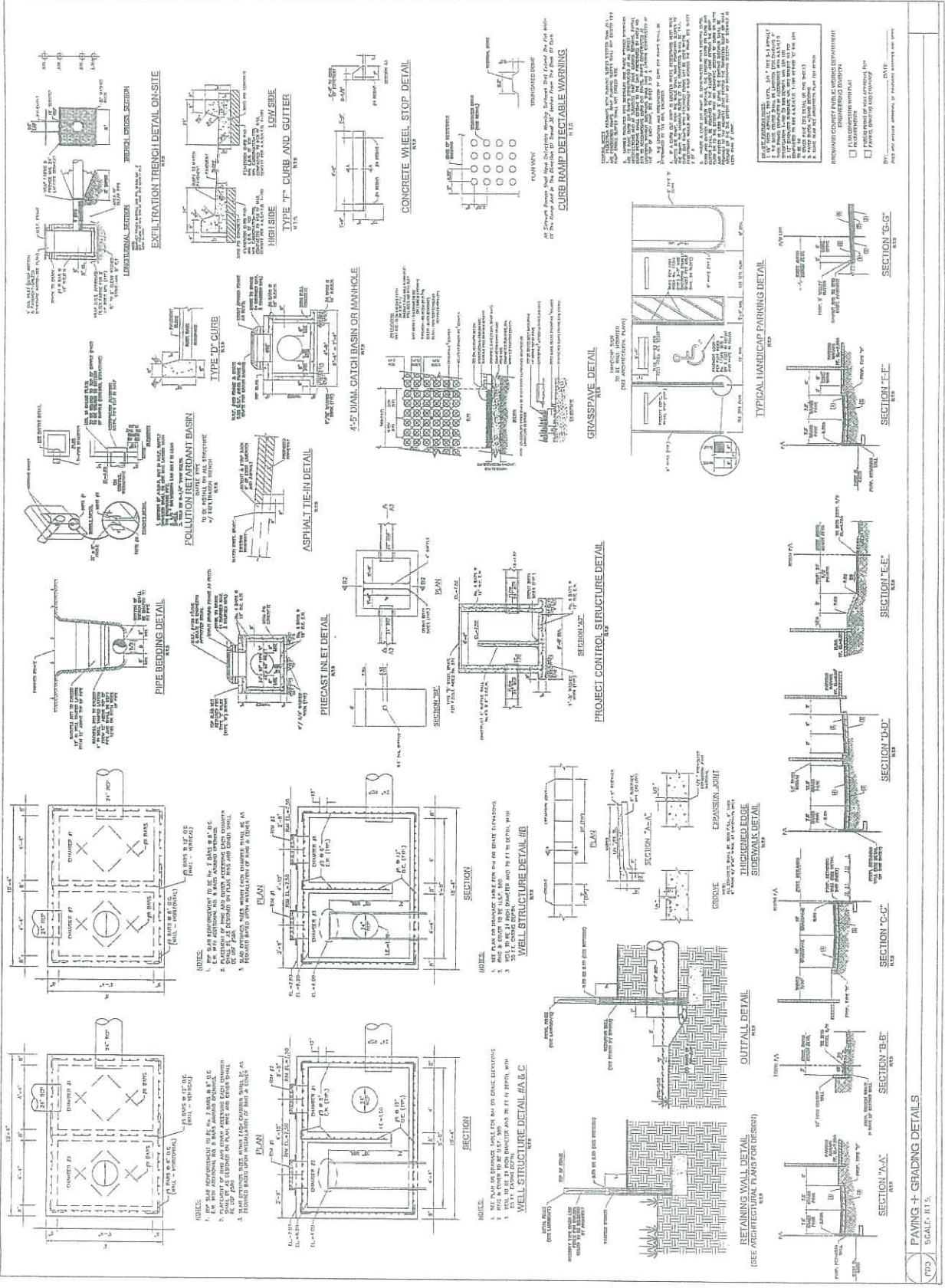
ENGINEERING & CONSTRUCTION
 10000 W. BOULEVARD
 SUITE 100
 BOCA RATON, FL 33433
 (561) 991-1000
 WWW.ENG-CON.COM

DATE: 08/13/2013
TIME: 10:00 AM
PROJECT: SAN SOUCI HOTEL PROJECT
LOCATION: DANIA BEACH, FLORIDA

SITE PLAN SUBMITTAL
 12.00.00

CONTRACT NO.: 12.00.00
DATE: 08/13/2013
SCALE: AS SHOWN
PROJECT: SAN SOUCI HOTEL PROJECT
LOCATION: DANIA BEACH, FLORIDA

CONTRACTOR: PAVING & DRAINAGE
DETAILS:



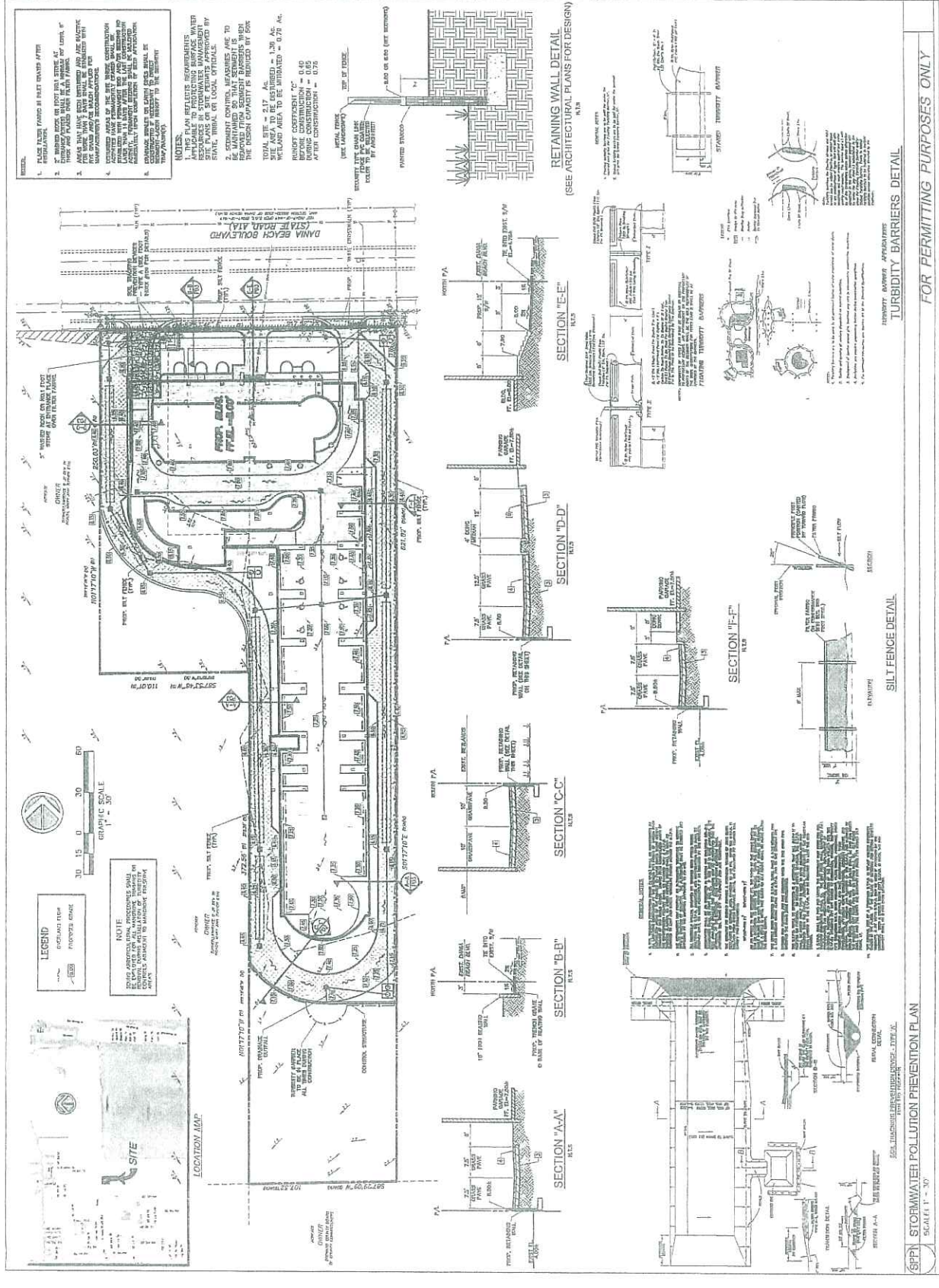
MC
MAGNUS CORRAL
200 W. WASHINGTON ST.
SUITE 200
DANIA BEACH, FL 33019
TEL: 954.344.1111
WWW.MCENGINEERING.COM

STVA TECH
STRUCTURAL STEEL FABRICATING
INC.
1001 W. UNIVERSITY BLVD.
SUITE 100
DANIA BEACH, FL 33019
TEL: 954.344.1111
WWW.STVATECH.COM

ENGINEERING
1001 W. UNIVERSITY BLVD.
SUITE 100
DANIA BEACH, FL 33019
TEL: 954.344.1111
WWW.ENR.COM

DATE JUN 04 2012
BY J. J. JAZZAR, P.E.
PROJECT NAME STORMWATER POLLUTION PREVENTION PLAN
PROJECT ADDRESS DANIA BEACH, FLORIDA

SHEET NO. SPP1
DATE 06/04/2012
SCALE AS SHOWN
DESIGNED BY J. JAZZAR, P.E.
CHECKED BY J. JAZZAR, P.E.
DATE 06/04/2012



THE BROTHERS OF
THE BROTHERS OF
THE BROTHERS OF
THE BROTHERS OF

BERMELLO AJAMIL & PARTNERS INC.
MARINO CORRAL

SUN TECH ENGINEERS, INC.

SITE PLAN SUBMITTAL
 12/2018

PROJECT: **SAN SOUCI HOTEL PROJECT**
DANIA BEACH, FLORIDA

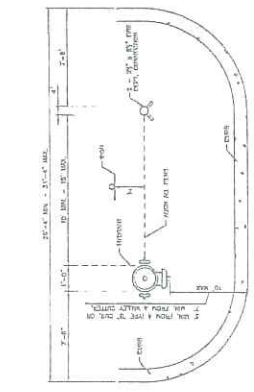
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SCALE: **AS SHOWN**

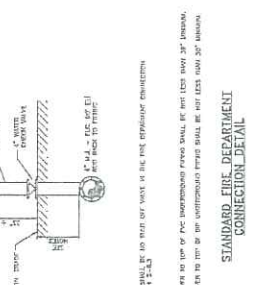
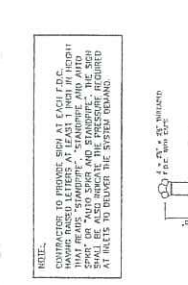
DRAWN BY: **JUL**

CHECKED BY: **JUL**

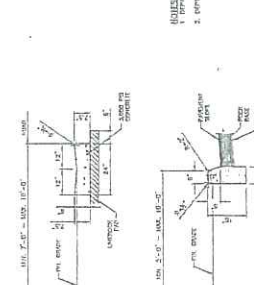
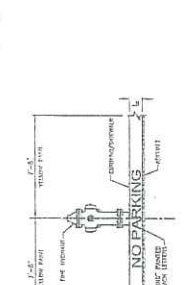
DATE: **JUL 10, 2017**



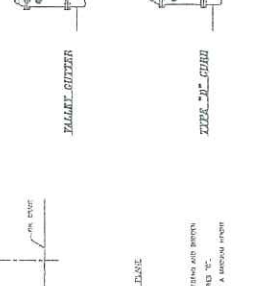
TOP FIRE HYDRANT FIRE DEPT. CONNECTION AND DETAIL (PLAN VIEW)



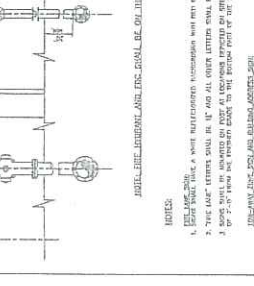
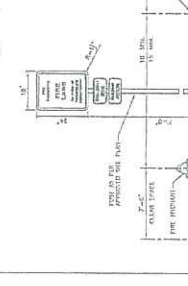
STANDARD FIRE DEPARTMENT CONNECTION DETAIL



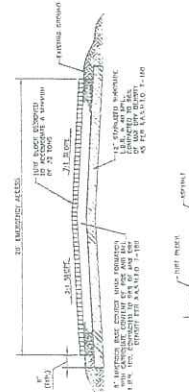
STANDARD FIRE HYDRANT PLACEMENT DETAIL



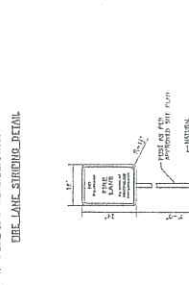
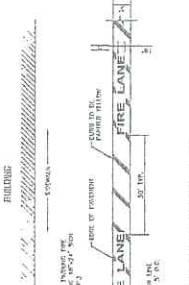
FIRE HYDRANT-FIRE DEPT. CONNECTION DETAIL



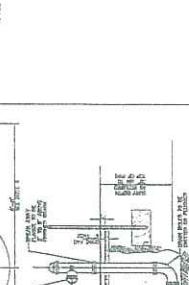
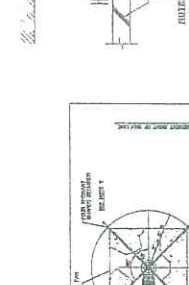
STANDARD FIRE DEPT. CONNECTION DETAIL



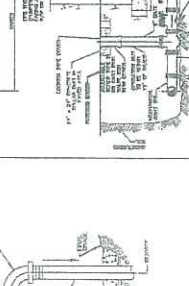
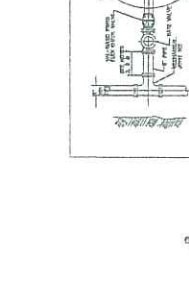
EMERGENCY ACCESS ROADWAY DETAIL



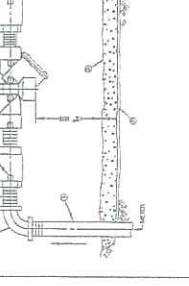
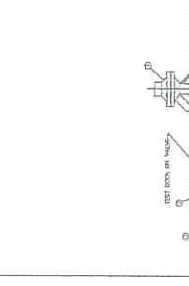
FIRE LANE DETAIL



DIAGONAL STRIKING DETAIL



SIGNAL DETAIL



FIRE HYDRANT INSTALLATION

NOTES:

- CONNECTIONS TO FIRE DEPT. SHALL BE AT LEAST 1" FROM ANY CURB OR WALL.
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NOTES:

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- CONNECTIONS TO FIRE DEPT. SHALL BE AT LEAST 1" FROM ANY CURB OR WALL.



RGA GROUP
1000 BROADWAY, SUITE 1400
NEW YORK, NY 10018
Phone: (212) 512-2000 Fax: (212) 512-2002



oa
ARCHITECTURE PLANNING

BERARLO AJAMIL & PARTNERS INC.
1000 BROADWAY, SUITE 1400
NEW YORK, NY 10018
Phone: (212) 512-2000 Fax: (212) 512-2002

MC
1000 BROADWAY, SUITE 1400
NEW YORK, NY 10018
Phone: (212) 512-2000 Fax: (212) 512-2002

SLAM TECH
1000 BROADWAY, SUITE 1400
NEW YORK, NY 10018
Phone: (212) 512-2000 Fax: (212) 512-2002

SESCO Lighting
1000 BROADWAY, SUITE 1400
NEW YORK, NY 10018
Phone: (212) 512-2000 Fax: (212) 512-2002

SITE PLAN MODIFICATION
MAY 2012

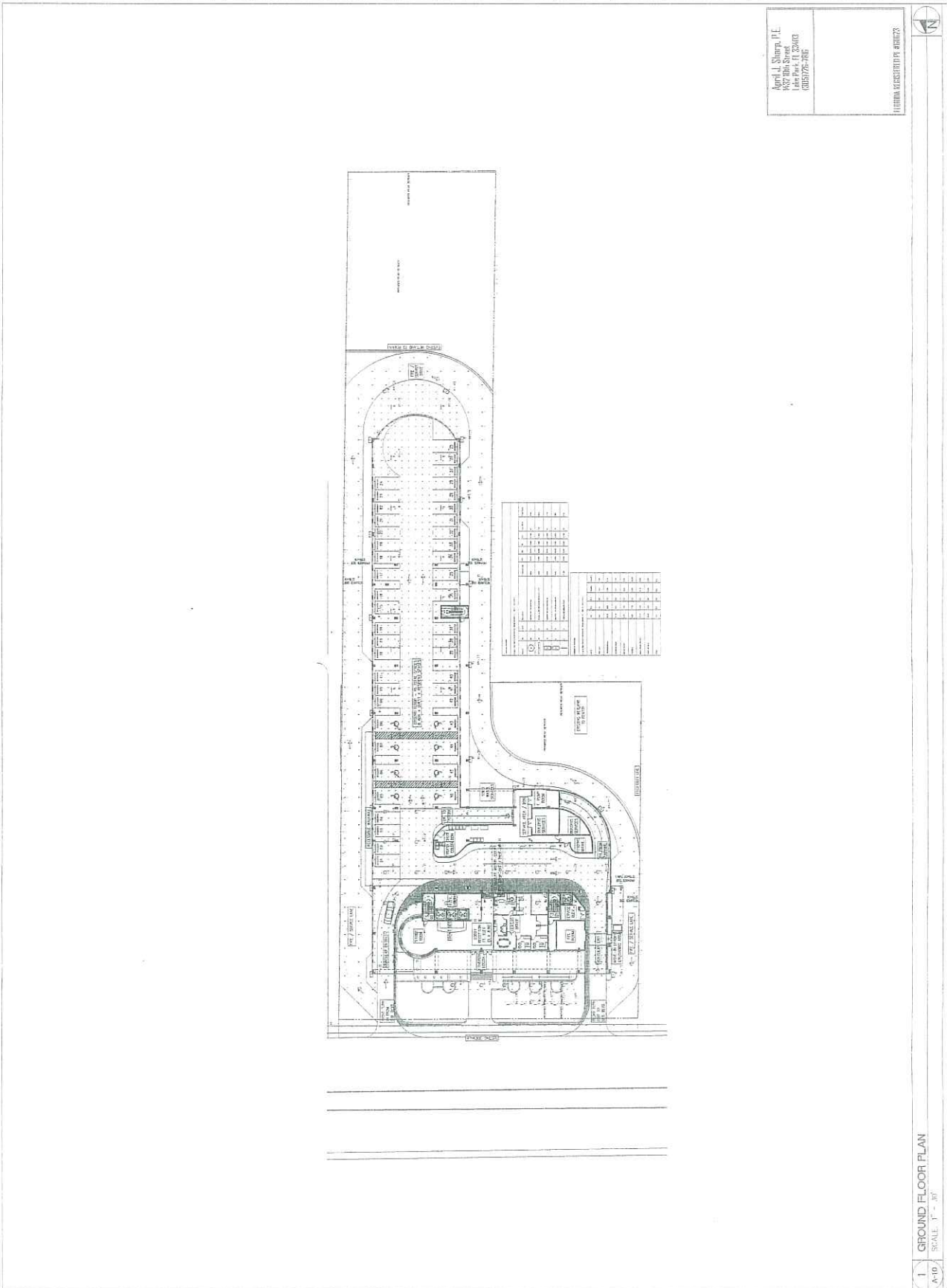
PROJECT NAME:
SAN SOUCI APARTMENT PROJECT
DANIA BEACH, FLORIDA

PROJECT ADDRESS:
1000 BROADWAY, SUITE 1400
NEW YORK, NY 10018

OWNER:
RGA GROUP
SCALE:
AS SHOWN
DESIGNED BY:
oa
CHECKED BY:
EA/TFE

REVISIONS:

NO.	DATE	DESCRIPTION



April J. Shinn, P.E.
1857 9th Street
Lake Park, FL 32055
(407) 926-1881

FLORIDA REGISTERED PROFESSIONAL ENGINEER

