

# Florida Park Residences

560 East Dania Beach BLVD, Florida  
09-29-2015 - REVISION 2

DRAWING INDEX					
DWG Number	Scale	SHEET DESCRIPTION	DRC 08/06/2015	DRC-REV1 09/03/15	DRC-REV2 09/29/15
<b>ARCHITECTURAL</b>					
COVER	N.T.S.	PROJECT TITLE & DRAWING LIST	•	•	•
A-001	N.T.S.	RENDERING - 3D VIEW	•	•	•
A-002	N.T.S.	RENDERING - 3D VIEW	•	•	•
A-003	N.T.S.	RENDERING - 3D VIEW	•	•	•
A-010	N.T.S.	CODE ANALYSIS	•	•	•
A-020	N.T.S.	SURVEY	•	•	•
A-060	1"=25'	OVERALL SITE PLAN	•	•	•
A-080	1/16" = 1'-0"	SITE PLAN	•	•	•
A-090	N.T.S.	PHOTOMETRIC PLAN	•	•	•
A-201	1/16" = 1'-0"	GROUND FLOOR PLAN	•	•	•
A-202	1/16" = 1'-0"	2ND FLOOR PLAN	•	•	•
A-203	1/16" = 1'-0"	3RD FLOOR PLAN	•	•	•
A-204	1/16" = 1'-0"	4TH FLOOR PLAN	•	•	•
A-205	1/16" = 1'-0"	5TH TO 14TH FLOOR - TYPICAL PLAN	•	•	•
A-206	1/16" = 1'-0"	ROOF PLAN	•	•	•
A-501	1/16" = 1'-0"	EAST AND WEST ELEVATIONS	•	•	•
A-502	1/16" = 1'-0"	NORTH AND SOUTH ELEVATIONS	•	•	•
A-550	1/16" = 1'-0"	TRANSVERSAL SECTION	•	•	•
A-701	VARIES	PERMITTED HEIGHT PROFILE STUDY	•	•	•
A-702	VARIES	SIGN DETAILS & STREETScape	•	•	•
LS-01	1/16" = 1'-0"	LIFE SAFETY PLAN - GROUND FLOOR	•	•	•
LS-02	1/16" = 1'-0"	LIFE SAFETY PLAN - 2ND FLOOR	•	•	•
LS-03	1/16" = 1'-0"	LIFE SAFETY PLAN - 3RD FLOOR	•	•	•
LS-04	1/16" = 1'-0"	LIFE SAFETY PLAN - 4TH FLOOR	•	•	•
LS-05	1/16" = 1'-0"	LIFE SAFETY PLAN - 5TH FLOOR	•	•	•
<b>CIVIL</b>					
C-1	N.T.S.	COVER SHEET	•	•	•
C-2	N.T.S.	GENERAL NOTES AND SPECIFICATIONS	•	•	•
C-3	N.T.S.	SOIL EROSION CONTROL PLAN	•	•	•
C-4	N.T.S.	PAVING, GRADING & DRAINAGE PLAN	•	•	•
C-5	N.T.S.	PAVING, GRADING & DRAINAGE DETAILS	•	•	•
C-6	N.T.S.	CROSS SECTION	•	•	•
C-7	1"=40'	UTILITIES PLAN	•	•	•
C-8	N.T.S.	UTILITY DETAILS	•	•	•
C-9	N.T.S.	PAVEMENT, MARKING AND SIGNAGE PLAN	•	•	•
<b>LANDSCAPE</b>					
L-1	1"=40'	LANDSCAPE PLAN	•	•	•
L-2	N.T.S.	DETAILS & NOTES	•	•	•
L-3	N.T.S.	GREEN WALLS PLANTING PLAN	•	•	•
L-4	N.T.S.	GENERAL NOTES	•	•	•
L-5	N.T.S.	IRRIGATION PLAN	•	•	•
L-6	N.T.S.	IRRIGATION DETAILS & NOTES	•	•	•
LD-1	N.T.S.	DISPOSITION PLAN	•	•	•



293 UNIT CONDOMINIUM DEVELOPMENT, DANIA BEACH FL

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ARCHITECTURE & CONSTRUCTION

YM DESIGN, INC.  
1680 Michigan Ave.  
Suite 700  
Miami Beach FL 33139  
305.777.2233

**THOMAS**  
ENGINEERING GROUP

THOMAS ENG. GROUP  
1000 Corporate Drive  
Suite 250  
Fort Lauderdale, FL 33334  
954-202-7000  
<http://www.thomasengineeringgroup.com>

**DHI**  
Structural Engineers

DHI Structural Group  
11098 Biscayne Blvd.,  
Suite 204  
Miami, Florida 33161  
305-285-7800  
[www.dhise.com](http://www.dhise.com)

**MFL**  
DEVELOPMENT

MFL Development  
1680 Michigan Ave.  
Suite 700  
Miami Beach FL 33139  
305-777-2233  
[www.mfldevelopment.com](http://www.mfldevelopment.com)

internationaldesign

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engineeringarchitecture

20900 NE 30th Ave., Suite 914  
Aventura, FL 33180  
Tel.: (305) 792-0015  
Fax: (305) 931-0279

**1 AERIAL IMAGES**



OVERVIEW MAP



STREET VIEW FROM EAST DANIA BEACH BLVD



AERIAL VIEW OF SITE

**2 GENERAL SITE INFORMATION**

LOT SIZE	178,772 SQ. FT. (4.0985 ACRES)	LOT COVERED BY ROOF:	70,393 SF
TOTAL GROSS AREA	180,081 SQ. FT. (4.1341 ACRES)	TOTAL BUILDING AREA:	616,419 SF
COUNTY	BROWARD	VEHICULAR AREA:	184,665 SF (on 3 floors)
CITY	DANIA BEACH	PERVIOUS AREA:	97,932 SF (45.1%)
ZONING	GTWY-MU; BEACH GATEWAY MIXED-USE DISTRICT (SAME AS PROPERTIES WITHIN 200' RADIUS OF THIS PROPERTY)	IMPERVIOUS AREA:	80,597 SF (54.9%)
CATEGORY	RESIDENTIAL - COMMERCIAL - INSTITUTIONAL	OPEN SPACE AREA:	34,742 SF
		WETLAND PRESERVE AREA:	91,082 SF

DESCRIPTION	VALUE	CHARTER CODE	REQUIRED PERMITTED	PROVIDED
DENSITY	50 UNITS PER ACRE UP TO 100 UNITS PER ACRE WITH DENSITY BONUS	303-70	50' x 4.10 = 205 UNITS + BONUS 206 UNITS TOTAL: 411 UNITS	293 DWELLING UNITS
F.A.R.	MAXIMUM: 8.0		8.0' x 178,772 SF = 1,430,176 SF	616,419 SF
MINIMUM LOT WIDTH			MIN. 100 FT LOT WIDTH	222.73 FT LOT WIDTH
MINIMUM LOT DEPTH			MIN. 100 FT LOT DEPTH	625.21 FT LOT DEPTH
MINIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT 2 FEET FOR EACH 1 FOOT OF HORIZONTAL DISTANCE FROM STREET LINES AND PROPERTY LINES. 7 STORIES, 80 FEET BY RIGHT AND UP TO AN ADDITIONAL 7 STORIES, 70 FEET WITH INCENTIVES. THE PROJECT PROPOSES A TOTAL OF 14 STORIES, 150 FEET AND 71.5 DWELLING UNITS PER ACRE BY OBTAINING A THIRD PARTY GREEN BUILDING CERTIFICATION. PETITIONER IS SEEKING NATIONAL GREEN BUILDING STANDARD (NGBC) CERTIFICATION TO OBTAIN 4 STORIES AND 21.5 DWELLING UNITS PER ACRE IN ACCORDANCE WITH SECTION 305-50(G)(1). SECTION 305-50(G)(1) PERMITS AN ADDITIONAL 4 STORIES AND 28 DWELLING UNITS PER ACRE BY OBTAINING A THIRD PARTY GREEN BUILDING CERTIFICATION. PETITIONER IS SEEKING NATIONAL GREEN BUILDING STANDARD (NGBC) CERTIFICATION TO OBTAIN 4 STORIES AND 21.5 DWELLING UNITS PER ACRE IN ACCORDANCE WITH SECTION 305-50(G)(1). SECTION 305-50 PERMITS ONE (1) ADDITIONAL STORY AND FIVE (5) DWELLING UNITS PER ACRE FOR PAYMENT IN LIEU OF EACH TEN (10) OFF-STREET PARKING SPACES PROVIDED TO THE CITY. PETITIONER IS SEEKING AN ADDITIONAL 3 STORIES FOR PAYMENT IN LIEU OF THIRTY (30) OFF-STREET PARKING SPACES IN ACCORDANCE WITH SECTION 305-60.	BY RIGHT: 7 STORIES, 80'-0" ADOTL BONUS: 7 STORIES, 70'-0" TOTAL: MAX. 14 STORIES MAX. 150 FT	BY RIGHT: 7 STORIES, 80'-0" ADOTL BONUS: 7 STORIES, 70'-0" TOTAL: 14 STORIES 150 FT	
MINIMUM PERVIOUS LOT AREA	MIN. 25% LANDSCAPED PERVIOUS AREA. CAN BE REDUCED TO 20% WITH INCENTIVE BONUSES.		MIN. 25% PERVIOUS AREA	97,932 SF (45.1%)

**3 SETBACKS**

DESCRIPTION	VALUE	CHARTER CODE	REQUIRED PERMITTED	PROVIDED
FRONTAGE	30 FT MIN. FROM A PRIMARY STREET ADDITIONAL CONDITION: 2 FT FOR EACH 1 FT OF HORIZONTAL DISTANCE FROM A PROPERTY LINE.	303-70	MIN. 30'-0"	51'-4"
SIDE	10 FT ADJACENT TO SECONDARY STREET (WEST SIDE) INTERIOR ADJOINING RESIDENTIAL ZONED PROPERTY: 15 FT (EAST SIDE)		EAST: 15'-0" WEST: 10'-0"	EAST: 15'-0" WEST: 5'-9" *REG. DESIGN VARIATION
REAR	25 FT MIN. FROM PROPERTY LINE		MIN. 25'-0"	227'-2"

**5 PARKING DATA**

DESCRIPTION	VALUE	CHARTER CODE	REQUIRED PERMITTED	PROVIDED
PARKING SPACE DIMENSION	PERPENDICULAR PARKING MIN. DEPTH ON 18 FEET AND MINIMUM WIDTH OF 9 FEET	265-20	9'-0" X 18'-0"	9'-0" X 18'-0"
	PARALLEL PARKING MIN. DEPTH ON 10 FEET AND MINIMUM WIDTH OF 23 FEET		10'-0" X 23'-0"	10'-0" X 23'-0"
ACCESSWAY	ACCESSWAYS LEADING TO OFF-STREET PARKING SPACES SHALL NOT BE LESS THAN: TWO-WAY ACCESS: 24' MIN. ONE-WAY ACCESS: 12' MIN.	265-150	MIN. 24'-0" MIN. 12'-0"	24'-0" 13'-0"
	ACCESSWAYS AT THE STREETS SPACES NOT BE LESS THAN: TWO-WAY ACCESS: 25' MIN. ONE-WAY ACCESS: 15' MIN.		MIN. 25'-0" MIN. 15'-0"	25'-0" 15'-0"
PARKING COUNT	CONDO: 92 UNITS: 1.25 P.S. / ONE-BEDROOM UNIT 157 UNITS: 1.75 P.S. / TWO-BEDROOM UNIT 44 UNITS: 1.75 P.S. / THREE-BEDROOM UNIT	02 REV	92*1.25 = 115 157*1.75 = 274.75 44*1.75 = 77 466.75	478 TOTAL
	ADDITIONAL GUEST PARKING: 1 PER 5 DWELLING UNIT	265-50	293 / 5 = 58.6	58.6
	POSSIBLE REDUCTION OF PARKING COUNT BASED ON SECTION 265-60 ALTERNATE PARKING STANDARDS	265-60	10% REDUCTION 526 - 52.6 = 473.4	473.4
EMPLOYEES PARKING SPACES	MINIMUM 3 EMPLOYEES PARKING SPACES REQUIRED		3	3 *INCLUDED IN TOTAL ABOVE
	ELECTRIC SHUTTLE CAR		0	0 *INCLUDED IN TOTAL ABOVE
TANDEM PARKING SPACES COUNT	TANDEM PARKING SPACES WILL BE ASSIGNED TO 2 AND 3 BEDROOM UNITS.			90 TANDEM P.S.
ADA PARKING COUNT	MINIMUM REQUIRED ACCESSIBLE PARKING: 9	FBC 2014 208.2	MIN. 9 ADA P.S.	9
ADA PARKING SPACE DIMENSION	MINIMUM DEPTH ON 18 FEET AND MINIMUM WIDTH OF 12 FEET ADDITIONAL 5 FT ACCESS AISLE	FBC 2014 502.	18'-0" X (12'+5")	18'-0" X (12'+5")
VERTICAL CLEARANCE	ON GROUND FLOOR: VERTICAL CLEARANCE SHALL BE A MINIMUM OF 14 FT.	265-140	MIN. 14'-0" CLEAR	14'-0"
	ON OTHER FLOOR: VERTICAL CLEARANCE SHALL BE A MINIMUM OF 7 FT. 2 INCHES.		MIN. 7'-2" CLEAR	8'-0"
VALET PARKING	MAX. 10% OF THE REQUIRED TOTAL P.S. MAY BE PROVIDED AS VALET PARKING.	265-120	MIN. 10% OF 526 = 52.6	50 OF 526 = 9.5%
VALET PARKING DIMENSIONS	MIN VALET PARKING DIMENSIONS	265-120	MIN. 8'-6" X 18'-0"	8'-6" X 18'-0"
BICYCLE P.S. REQUIREMENT	FOR RESIDENTIAL USE: MIN. 5% OF REQUIRED AUTOMOBILE SPACES	265-50 (A)	MIN. 5% OF 526 = 26.3	27 BICYCLE RACKS

**6 DWELLING UNITS**

DESCRIPTION	VALUE	CHARTER CODE	REQUIRED PERMITTED	PROVIDED
MIN. DWELLING UNIT FLOOR AREA	ONE-BEDROOM UNITS MIN. 750 SF	230-40	MIN. 750 SF	MIN. 817 SF
	TWO-BEDROOM UNITS MIN. 900 SF		MIN. 900 SF	MIN. 1,112 SF
	THREE-BEDROOM UNITS MIN. 1,150 SF		MIN. 1,150 SF	MIN. 1,367 SF

**7 UNIT AND BEDROOM COUNT**

LEVELS	BEDROOM COUNT PER UNIT			TOTAL
	1 BD	2 BD	3 BD	
03	3	3	1	7
04	9	14	3	26
05	8	14	4	26
06	8	14	4	26
07	8	14	4	26
08	8	14	4	26
09	8	14	4	26
10	8	14	4	26
11	8	14	4	26
12	8	14	4	26
13	8	14	4	26
14	8	14	4	26
TOTAL	92	157	44	293

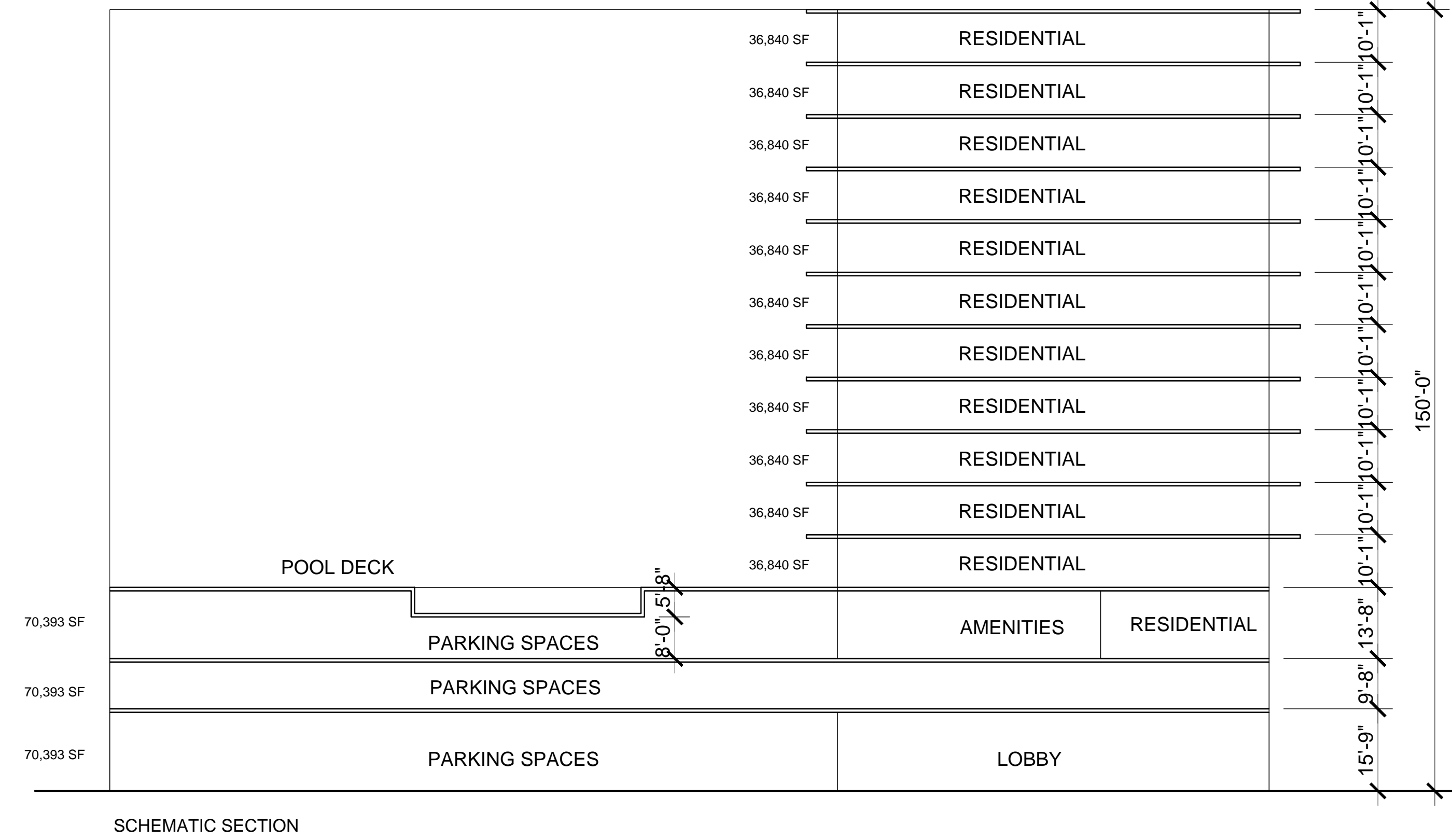
**8 TYPICAL FLOORS AREA**

4TH FLOOR			10 X TYPICAL FLOOR (5 TO 14)		
UNIT #	AREA (SF)	# BD	UNIT #	AREA (SF)	# BD
01	1,368	3	01	1,367	3
02	1,128	2	02	1,129	2
03	1,149	1	03	1,130	1
04	1,306	2	04	1,304	2
05	1,295	2	05	1,292	2
06	1,156	2	06	1,159	2
07	1,357	2	07	1,363	2
08	1,227	2	08	1,225	2
09	952	1	09	947	1
10	886	1	10	875	1
11	930	1	11	929	1
12	1,330	2	12	1,329	2
13	1,452	2	13	1,444	2
14	1,119	1	14	1,123	1
15	1,633	3	15	1,633	3
16	1,516	2	16	1,683	3
17	1,345	2	17	1,346	2
18	1,448	2	18	1,447	2
19	1,240	2	19	1,429	2
20	1,114	2	20	1,112	2
21	819	1	21	817	1
22	1,216	2	22	1,239	2
23	1,042	1	23	1,364	2
24	1,181	1	24	1,060	1
25	861	1	25	1,038	1
26	1,504	3	26	1,506	3
TOTAL	31,574		TOTAL	32,290	
CIRC.	5,266		CIRC.	4,550	
TOTAL	36,840		TOTAL	36,840	

3RD FLOOR		
UNIT #	AREA (SF)	# BD
01	1,523	2
02	1,637	3
03	1,122	1
04	1,439	2
05	1,325	2
06	930	1
07	905	1
men's spa	450	
women's spa	618	
gym	1,220	
m-p room	636	
TOTAL	11,805	
CIRC.	2,236	
TOTAL	14,041	

**9 DISCLAIMER**

ZONING INFORMATION ON THIS DOCUMENT IS BASED ON THE DANIA BEACH MUNI CODE UNLESS OTHERWISE NOTED.  
ALL INFORMATION HAS BEEN OBTAINED FROM THE FOLLOWING SOURCES:  
1. MUNICODE - DANIA BEACH, FLORIDA



international design  
**idea**  
engineering architecture  
20900 NE 30<sup>th</sup> Ave., Suite 914  
Aventura, FL 33180  
Tel.: (305) 792-0015  
Fax: (305) 931-0279  
WWW.ABSOLUTE-IDEA.COM

Seal  
STEPHANE L'ECUYER  
AR 93637

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REV.	DATE	DESCRIPTION	Prepared By	Verified By
01	09-03-15	CITY COMMENTS	JFG	SL
02	09-29-15	CITY COMMENTS	JFG	SL

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**SITE PLAN SUBMITTAL**  
- REVISION 2 -

Client  
**MFL**  
DEVELOPMENT

Project  
**FLORIDA PARK RESIDENCES**  
560 EAST DANIA BEACH BLVD.  
DANIA BEACH, FLORIDA

Title  
**CODE ANALYSIS**

Drawn <b>IDEA</b>	Field <b>ARCHITECTURE</b>
Verified <b>J.F.G.</b>	Scale
Approved <b>S. L'Ecuyer</b>	Date <b>08-04-2015</b>
Project Manager <b>M-A.L.</b>	Dwg. no.
Project <b>15-833US</b>	<b>A-010</b>



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engineeringarchitecture

ENG. CA No. 28757 ARCH. LICENSE NBR. A20001856  
 20900 NE 30<sup>th</sup> Ave., Suite 914  
 Aventura, FL 33180  
 Tel.: (305) 792-0015  
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**3D VIEW**

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Project Manager <b>M-A.L.</b>	Dwg. no. <b>A-001</b>
Project <b>15-833US</b>	



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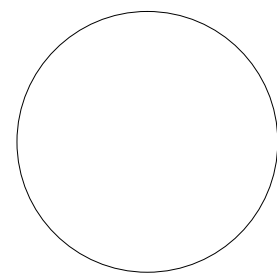


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ENG. CA No. 28787 ARCH LICENSE NBR A42001856  
 20900 NE 30<sup>th</sup> Ave., Suite 914  
 Aventura, FL 33180  
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Project Manager <b>M-A.L.</b>	Dwg. no. <b>A-002</b>
Project <b>15-833US</b>	



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ENG. CA No. 28787 ARCH LICENSE NBR A42001056

20900 NE 30<sup>th</sup> Ave., Suite 914  
Aventura, FL 33180  
Tel.: (305) 792-0015  
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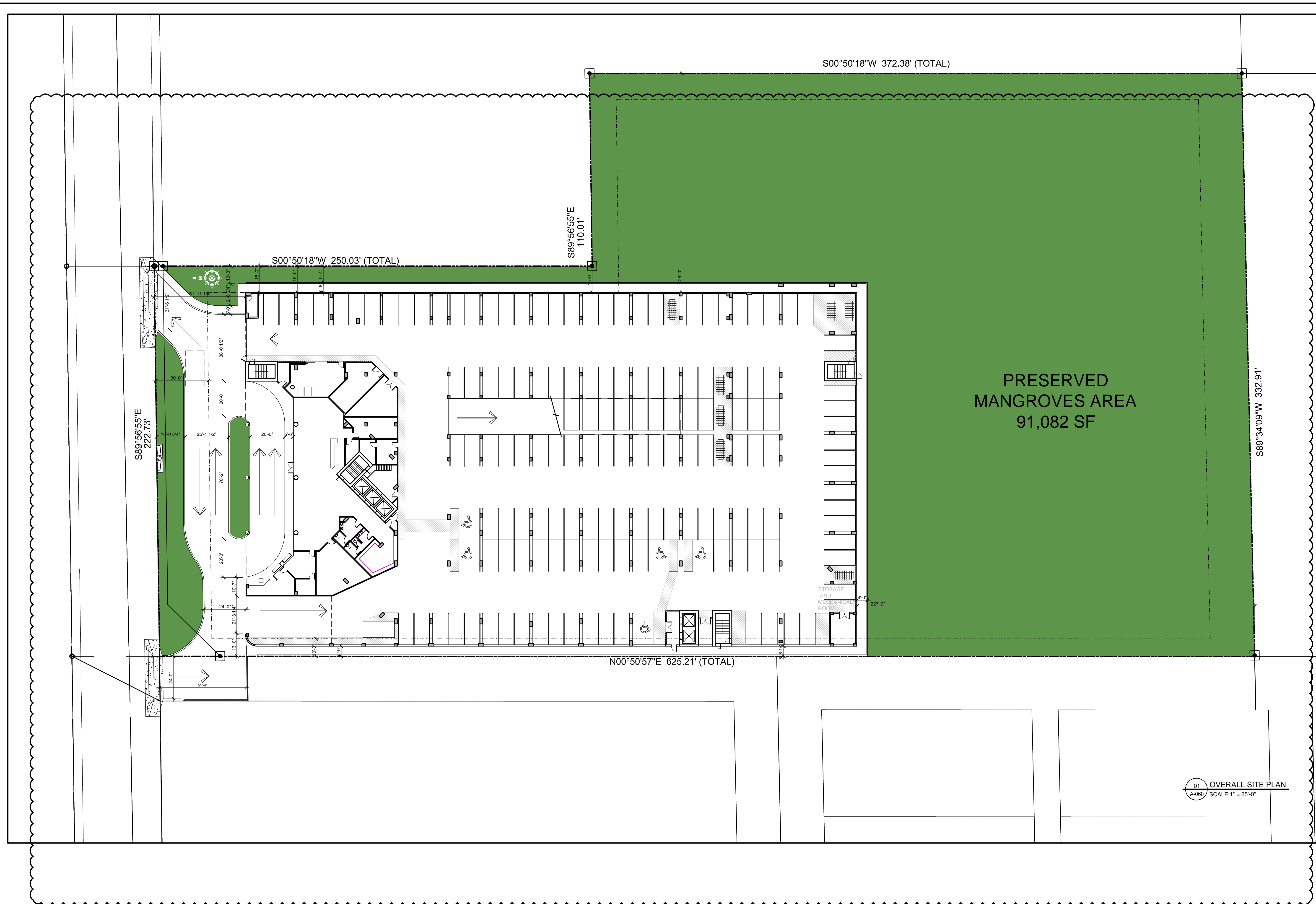
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Project <b>15-833US</b>	



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 ENG. CA No. 28787 ARCH. LICENSE NBR. A20001856  
 20900 NE 30<sup>th</sup> Ave., Suite 914  
 Aventura, FL 33180  
 Tel.: (305) 792-0015  
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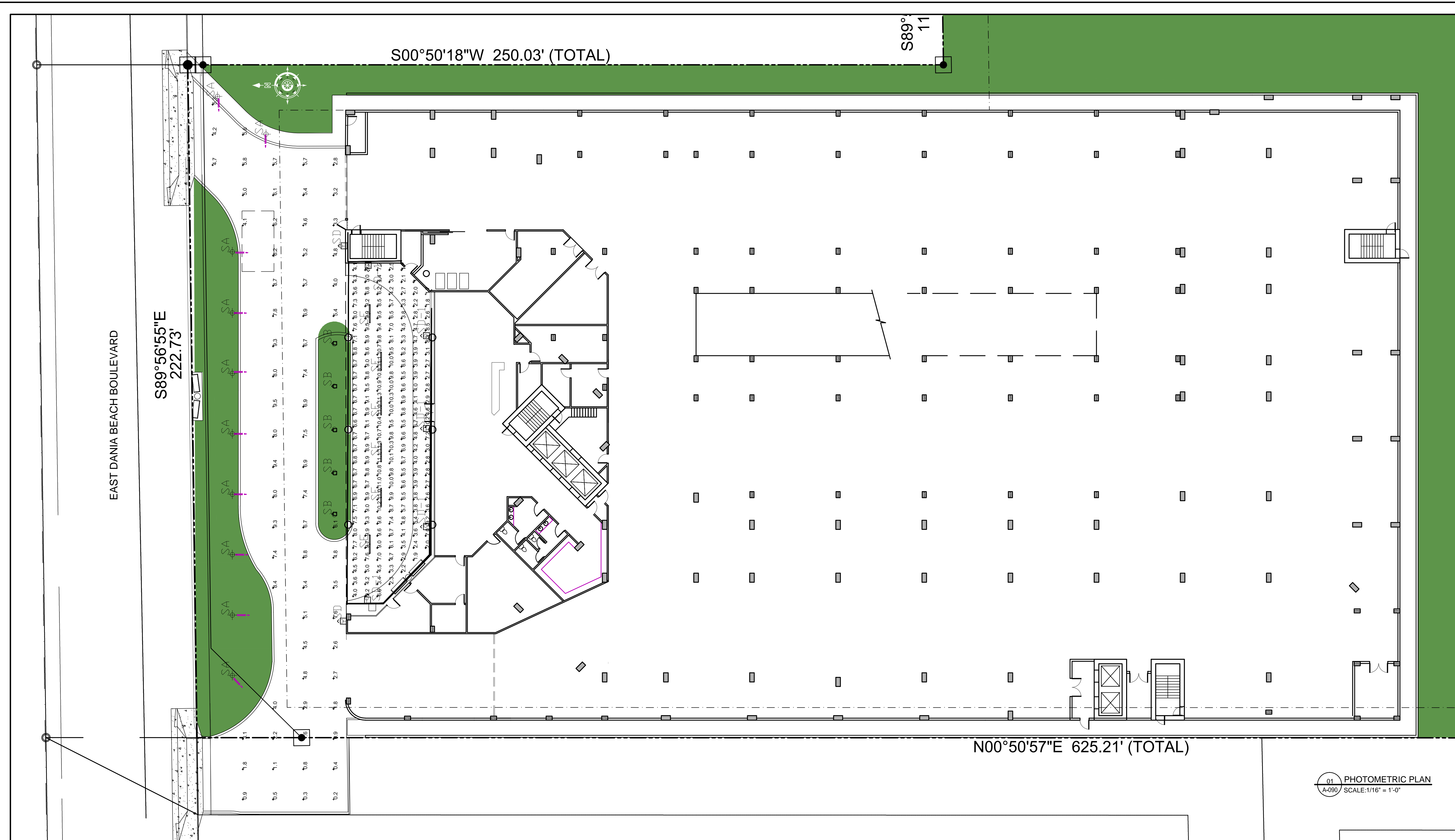
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**OVERALL SITE PLAN**

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Project Manager <b>M-A.L.</b>	Dwg. no. <b>A-060</b>
Project <b>15-833US</b>	

01 REV  
 02 REV

01 OVERALL SITE PLAN  
 A-060 / SCALE: 1" = 25'-0"





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 ENG. CA No. 28787 ARCH LICENSE NBR A420001856  
 20900 NE 30<sup>th</sup> Ave., Suite 914  
 Aventura, FL 33180  
 Tel.: (305) 792-0015  
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REV.	DATE	DESCRIPTION	Prepared By	Verified By

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.  
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Notes  
**SITE PLAN SUBMITTAL - REVISION 2-**

Client  
**MFL**  
 DEVELOPMENT

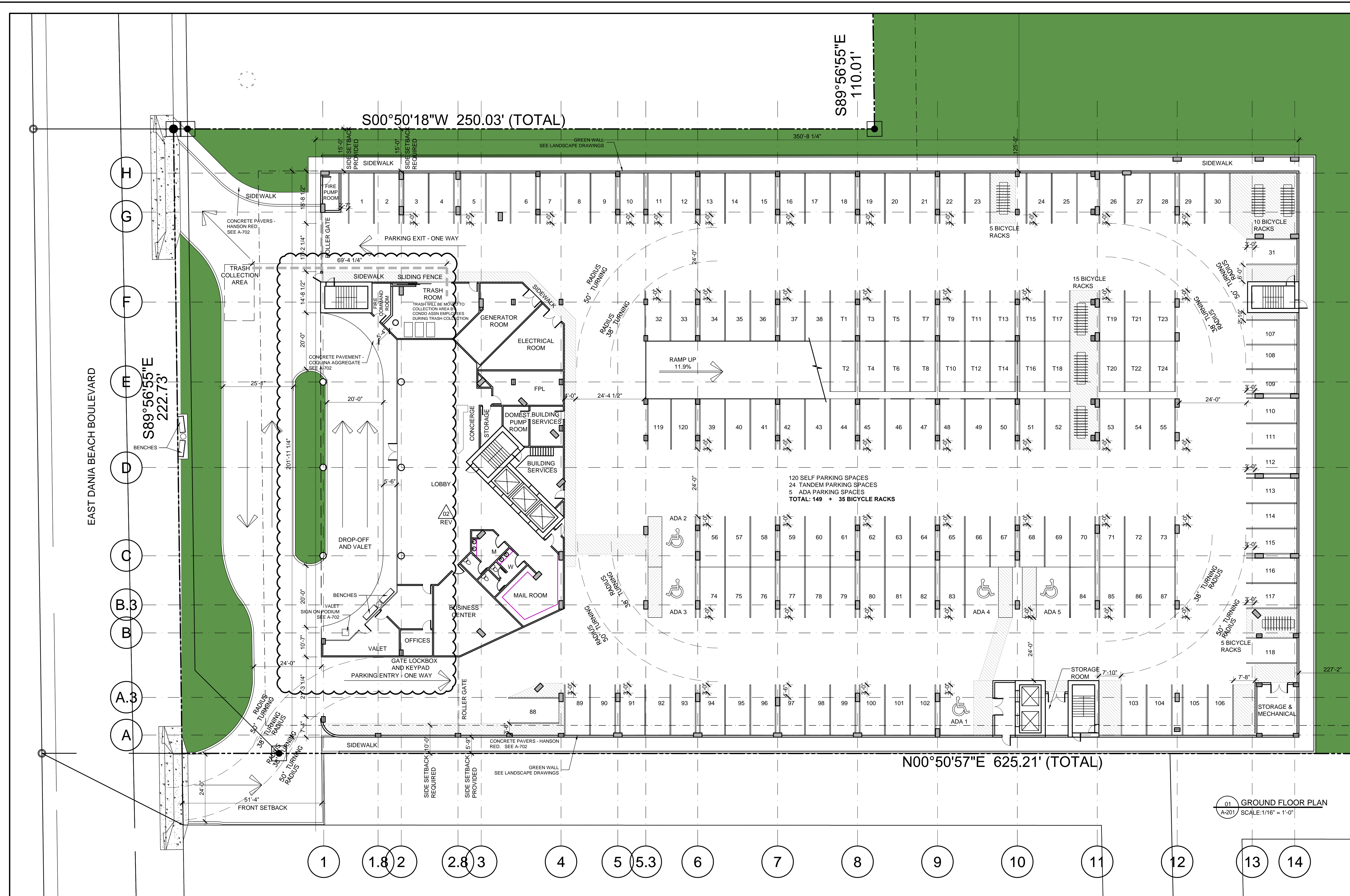
Project  
  
**FLORIDA PARK RESIDENCES**  
 560 EAST DANIA BEACH BLVD.  
 DANIA BEACH, FLORIDA  
 Title  
**PHOTOMETRIC PLAN**

Drawn <b>IDEA</b>	Field <b>ARCHITECTURE</b>
Verified <b>J.F.G.</b>	Scale
Approved <b>S. L'Ecuyer</b>	Date <b>08-04-2015</b>
Project Manager <b>M-A.L.</b>	Dwg. no.
Project <b>15-833US</b>	<b>A-090</b>

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
CANOPY	+	6.5 fc	11.3 fc	1.7 fc	6.6:1
DRIVE	+	5.0 fc	9.5 fc	0.2 fc	47.5:1

LUMINAIRE SCHEDULE					
Symbol	Label	Catalog Number	Lumens	LLF	Watts
+	SA	K4X-T4-7040 POLE MOUNTED 18' AFF	Absolute	0.85	75
□	SB	DALS 9307	Absolute	0.85	14.4
□	SC	ALF 12LU 5K	Absolute	0.00	13.8
□	SD	0221 LED MOUNTED 8' AFF	Absolute	0.85	13.8
□	SD1	0221 LED MOUNTED 8' AFF	Absolute	0.85	13.8
□	SE	L125-1L35-40-LJ-F-03-120 SURFACE MOUNTED 15' AFF	Absolute	0.85	34.85





EAST DANIA BEACH BOULEVARD

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02	09-29-15	CITY COMMENTS	JFG	SL

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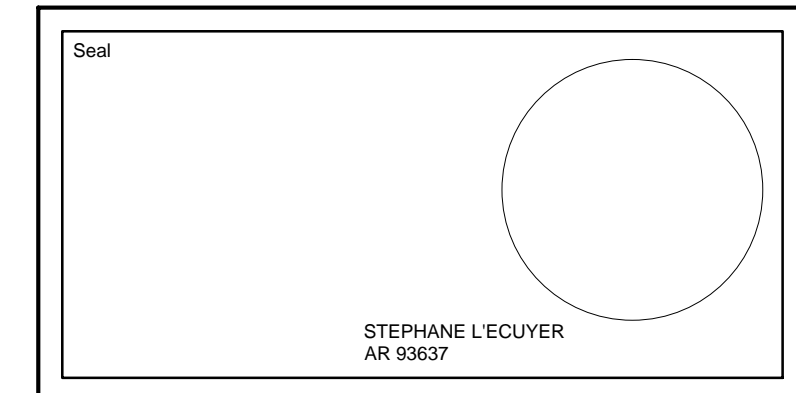
**SITE PLAN SUBMITTAL - REVISION 2-**

Client  
**MFL**  
 DEVELOPMENT

Project  
**FLORIDA PARK RESIDENCES**  
 560 EAST DANIA BEACH BLVD.  
 DANIA BEACH, FLORIDA

**GROUND FLOOR PLAN**

Drawn <b>IDEA</b>	Field <b>ARCHITECTURE</b>
Verified <b>J.F.G.</b>	Scale
Approved <b>S. L'Ecuyer</b>	Date <b>08-04-2015</b>
Project Manager <b>M-A.L.</b>	Dwg. no.
Project <b>15-833US</b>	<b>A-201</b>



REV.	DATE	DESCRIPTION	Prepared By	Verified By
01	09-03-15	CITY COMMENTS	JFG	SL
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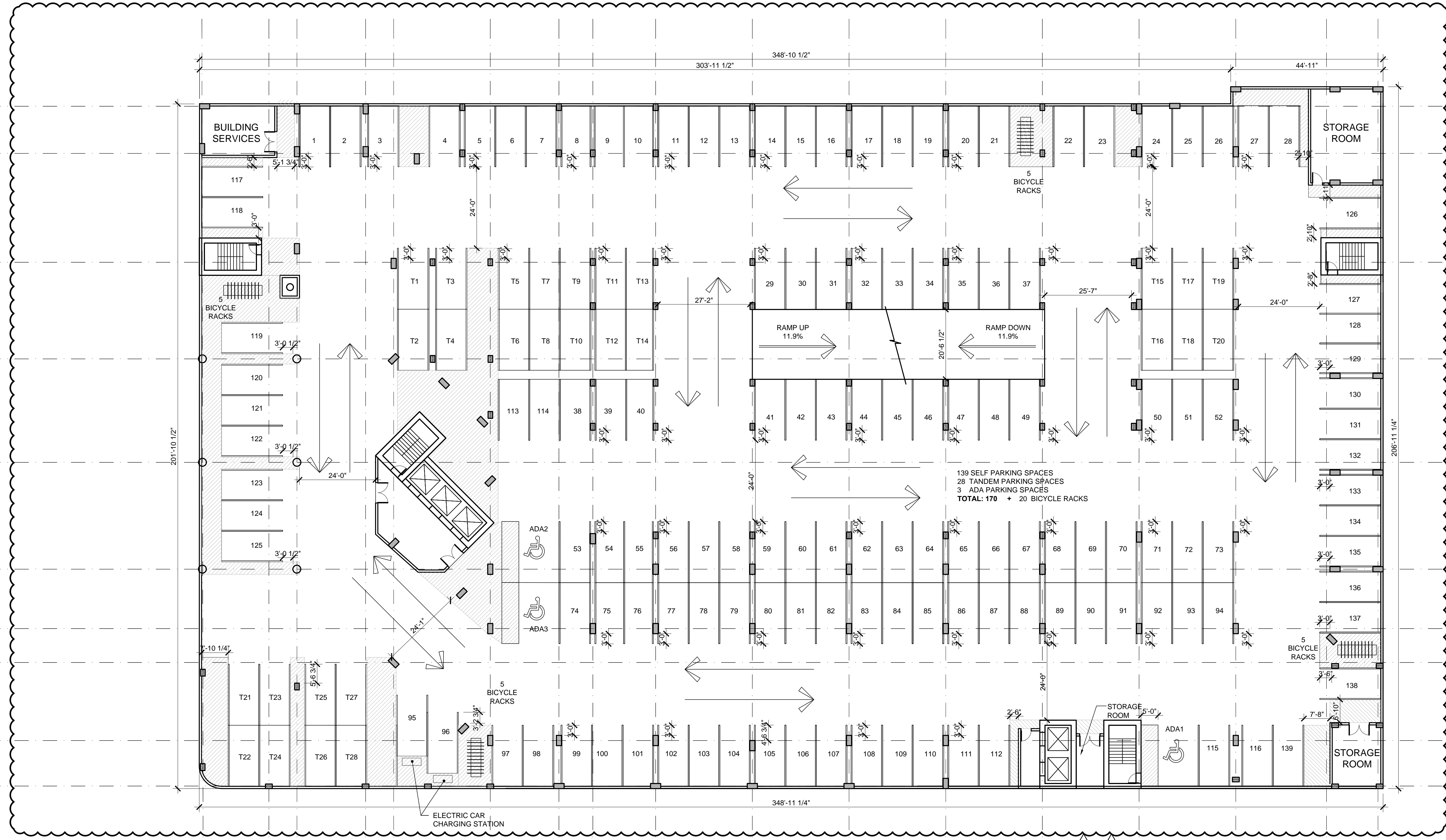
**SITE PLAN SUBMITTAL  
 - REVISION 2 -**



Project  
**FLORIDA PARK RESIDENCES**  
 560 EAST DANIA BEACH BLVD.  
 DANIA BEACH, FLORIDA

**2ND FLOOR PLAN**

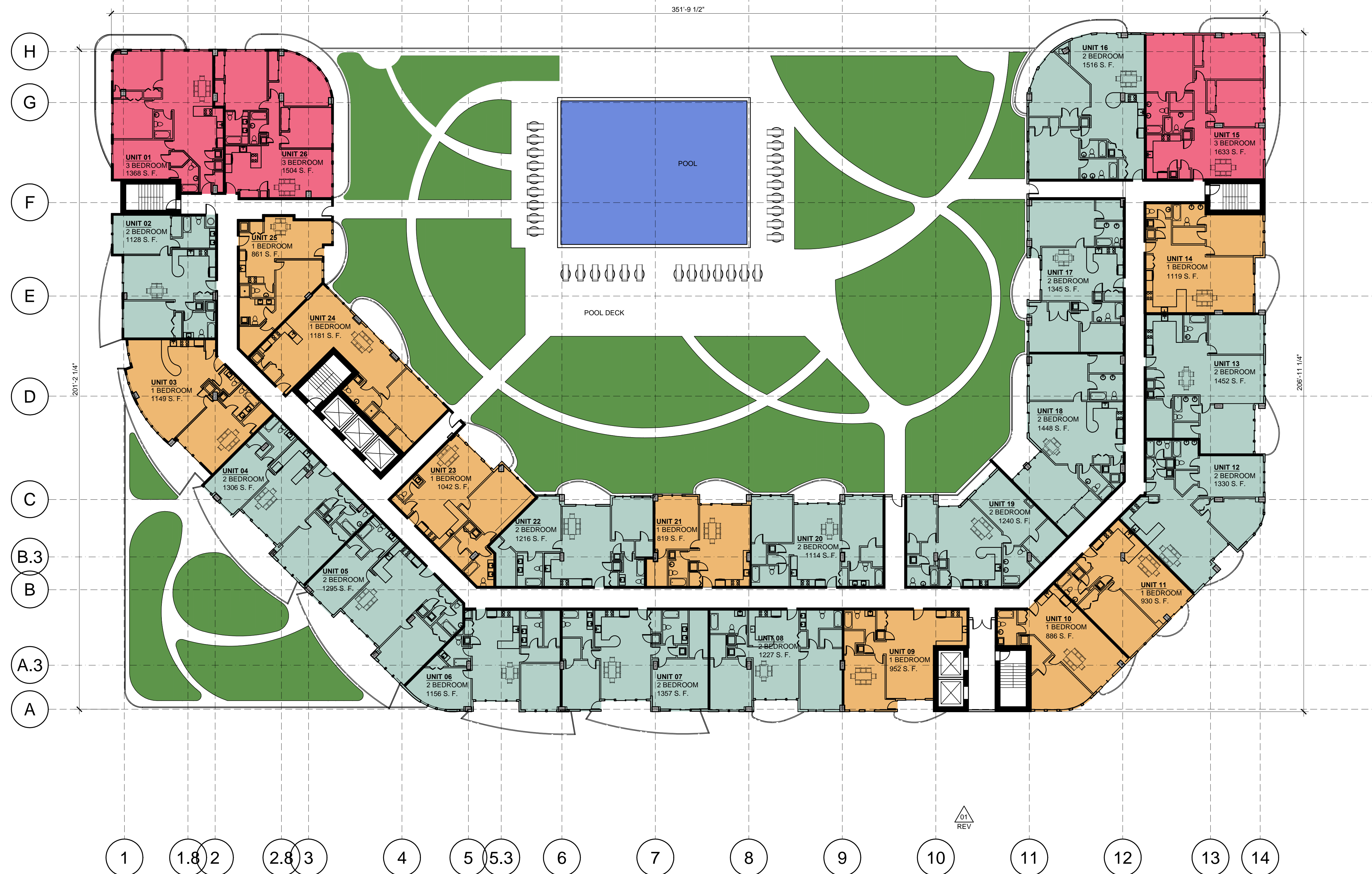
Drawn <b>IDEA</b>	Field <b>ARCHITECTURE</b>
Verified <b>J.F.G.</b>	Scale
Approved <b>S. L'Ecuyer</b>	Date <b>08-04-2015</b>
Project Manager <b>M-A.L.</b>	Dwg. no. <b>A-202</b>
Project <b>15-833US</b>	



139 SELF PARKING SPACES  
 28 TANDEM PARKING SPACES  
 3 ADA PARKING SPACES  
**TOTAL: 170 + 20 BICYCLE RACKS**

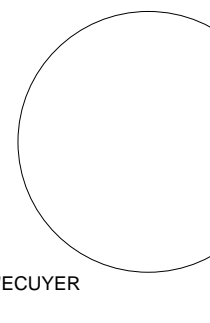
01 2ND FLOOR PLAN  
 A-202 SCALE: 1/16" = 1'-0"





- LEGEND**
- 1 BEDROOM UNIT
  - 2 BEDROOM UNIT
  - 3 BEDROOM UNIT

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REV.	DATE	DESCRIPTION	Prepared By	Verified By
01	09-03-15	CITY COMMENTS	JFG	SL
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**SITE PLAN SUBMITTAL  
 - REVISION 2 -**

Client  
**MFL**  
 DEVELOPMENT

Project  

**FLORIDA PARK RESIDENCES**  
 560 EAST DANIA BEACH BLVD.  
 DANIA BEACH, FLORIDA

Title  
**4TH FLOOR**

Drawn <b>IDEA</b>	Field <b>ARCHITECTURE</b>
Verified <b>J.F.G.</b>	Scale
Approved <b>S. L'Ecuyer</b>	Date <b>08-04-2015</b>
Project Manager <b>M-A.L.</b>	Dwg. no. <b>A-204</b>
Project <b>15-833US</b>	

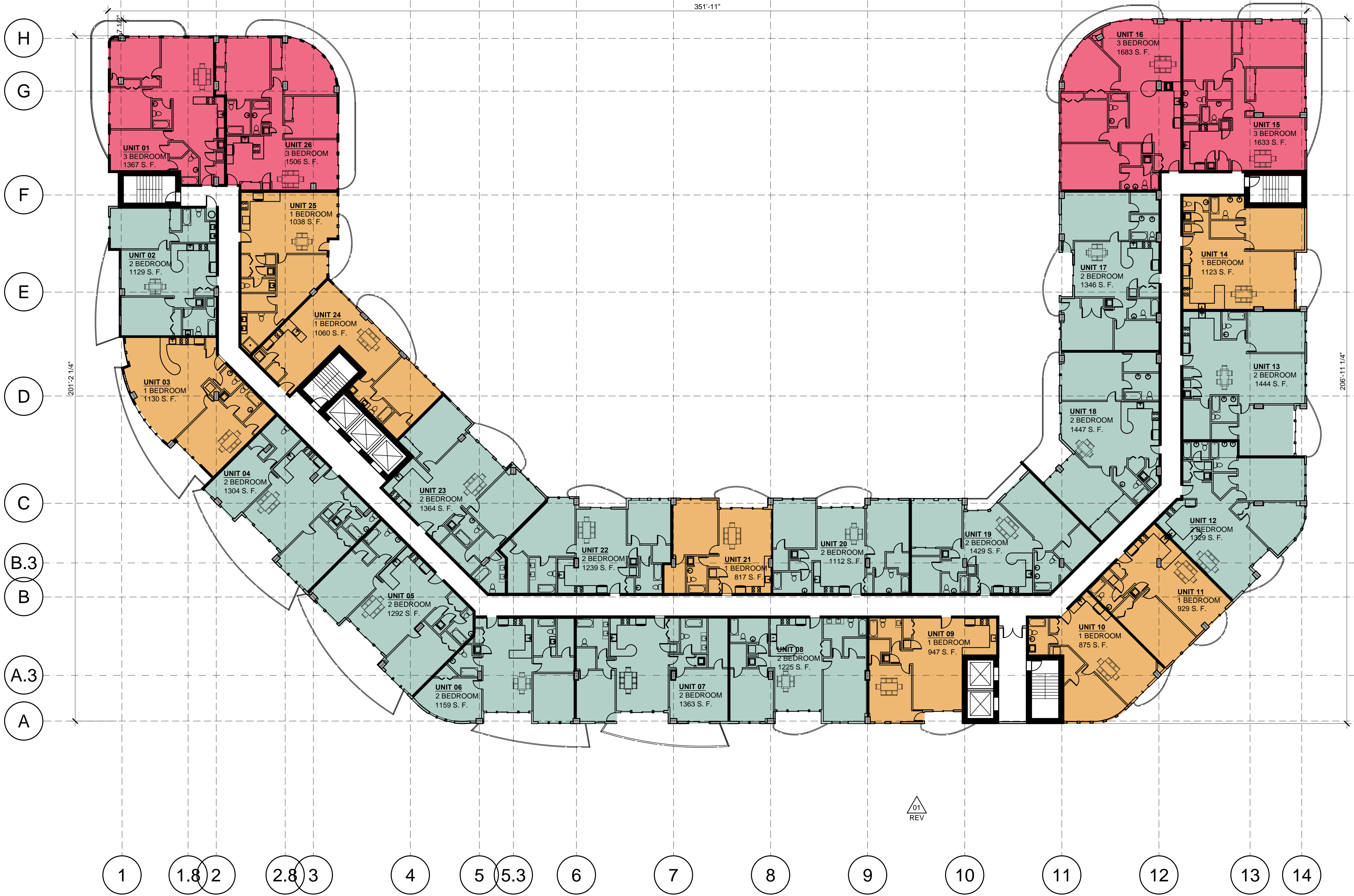
**01 4TH FLOOR PLAN**  
 A-204 SCALE: 1/16" = 1'-0"

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

**GREEN BUILDING MEASURES APPLIED  
NATIONAL GREEN BUILDING STANDARD:**

- THE NUMBER OF RECESSED LUMINAIRES THAT PENETRATE THE THERMAL ENVELOPE ARE LESS THAN 1 PER 400 SF OF TOTAL CONDITIONED FLOOR AREA.
- WHOLE-DWELLING UNIT DEVICE IS INSTALLED THAT CONTROLS ENERGY CONSUMPTION.
- ALL UNITS ARE EQUIPPED WITH A WASHING MACHINE WHICH HAS A WATER FACTOR OF 6 OR BETTER.
- TOTAL MAXIMUM FLOW OF ALL COMBINED SHOWERHEADS WITHIN A UNIT IS LESS THAN 2.5 GPM.
- ALL EXHAUST FANS ARE ENERGY STAR.
- ALL APPLIANCES ARE ENERGY STAR.
- ALL HVAC DUCT, PLENUMS AND TRUNKS ARE IN A CONDITIONED SPACE.
- ALL DUCT ARE INSULATED TO A MINIMUM OF R-4.
- ALL WATER CLOSETS ARE INSTALLED WITH AN EFFECTIVE FLUSH VOLUME OF 1.28 GALLONS OR LESS.
- BUILDING OWNER IS FAMILIAR WITH THE ROLE OF OCCUPANTS IN ACHIEVING GREEN GOALS. ON-SITE TRAINING IS PROVIDED TO THE RESPONSIBLE PARTIES REGARDING EQUIPMENT OPERATION AND MAINTENANCE THAT WILL IMPROVE THE ENVIRONMENTAL PERFORMANCE OF THE BUILDING.
- AN OPERATION MANUAL WILL BE CREATED AND DISTRIBUTED TO ALL RESPONSIBLE PARTIES.
- AT LEAST 95% OF HARD-WIRED LIGHTING QUALIFY AS ENERGY STAR.
- AT LEAST 80% OF EXTERIOR LIGHTING HAS A MINIMUM EFFICIENCY OF 40 LUMENS PER WATT.



02 REV

01 REV

01 TYPICAL FLOOR PLAN  
SCALE: 1/16" = 1'-0"

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01	09-03-15	CITY COMMENTS	JFG	SL
02	09-29-15	CITY COMMENTS	JFG	SL

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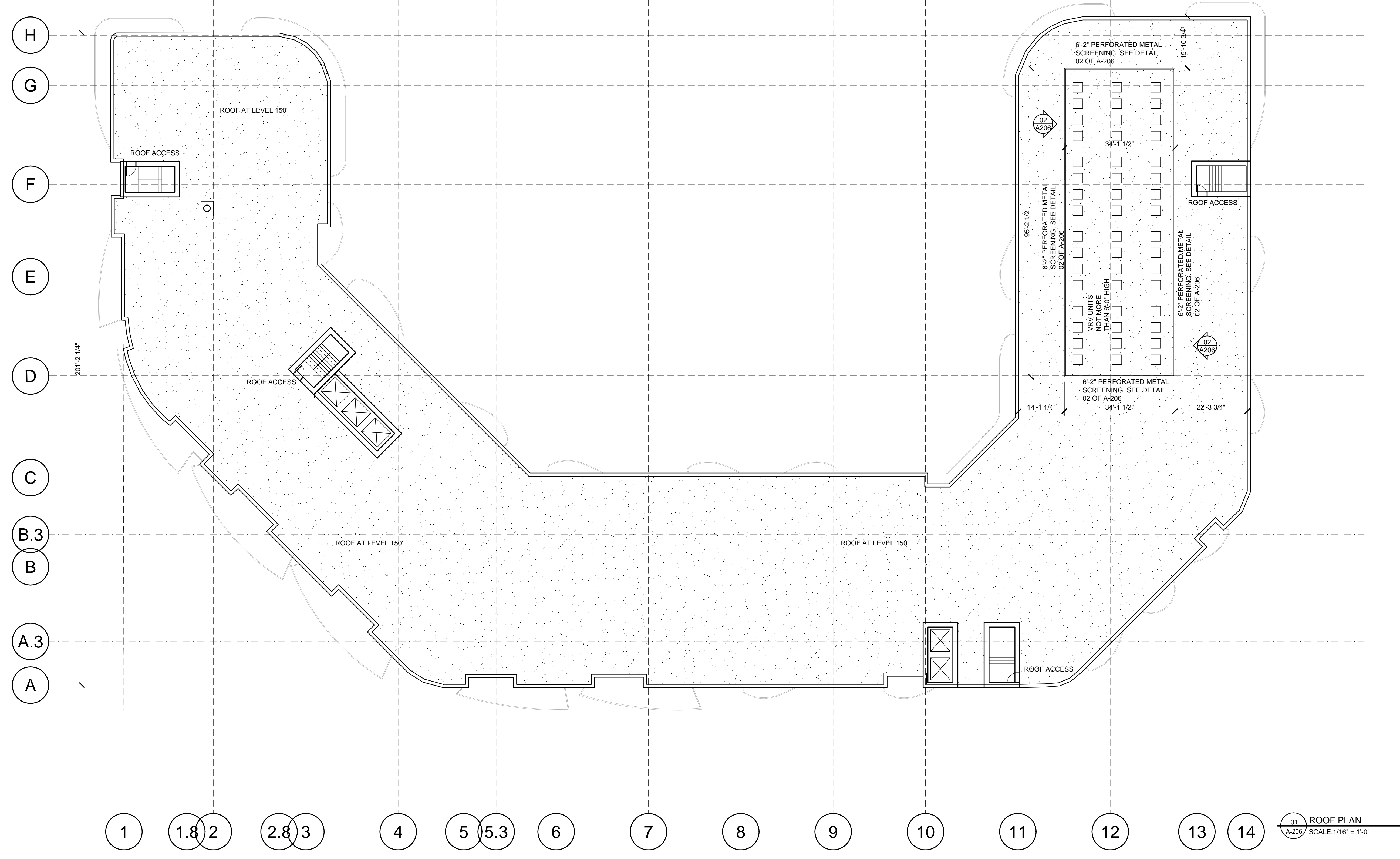
**SITE PLAN SUBMITTAL  
- REVISION 2 -**

Client  
**MFL**  
DEVELOPMENT

Project  
**FLORIDA PARK RESIDENCES**  
560 EAST DANIA BEACH BLVD.  
DANIA BEACH, FLORIDA

**TYPICAL RESIDENTIAL FLOOR  
LEVELS 5 TO 14**

Drawn <b>IDEA</b>	Field <b>ARCHITECTURE</b>
Verified <b>J.F.G.</b>	Scale <b>08-04-2015</b>
Approved <b>S. L'Ecuyer</b>	Date
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Project <b>15-833US</b>	



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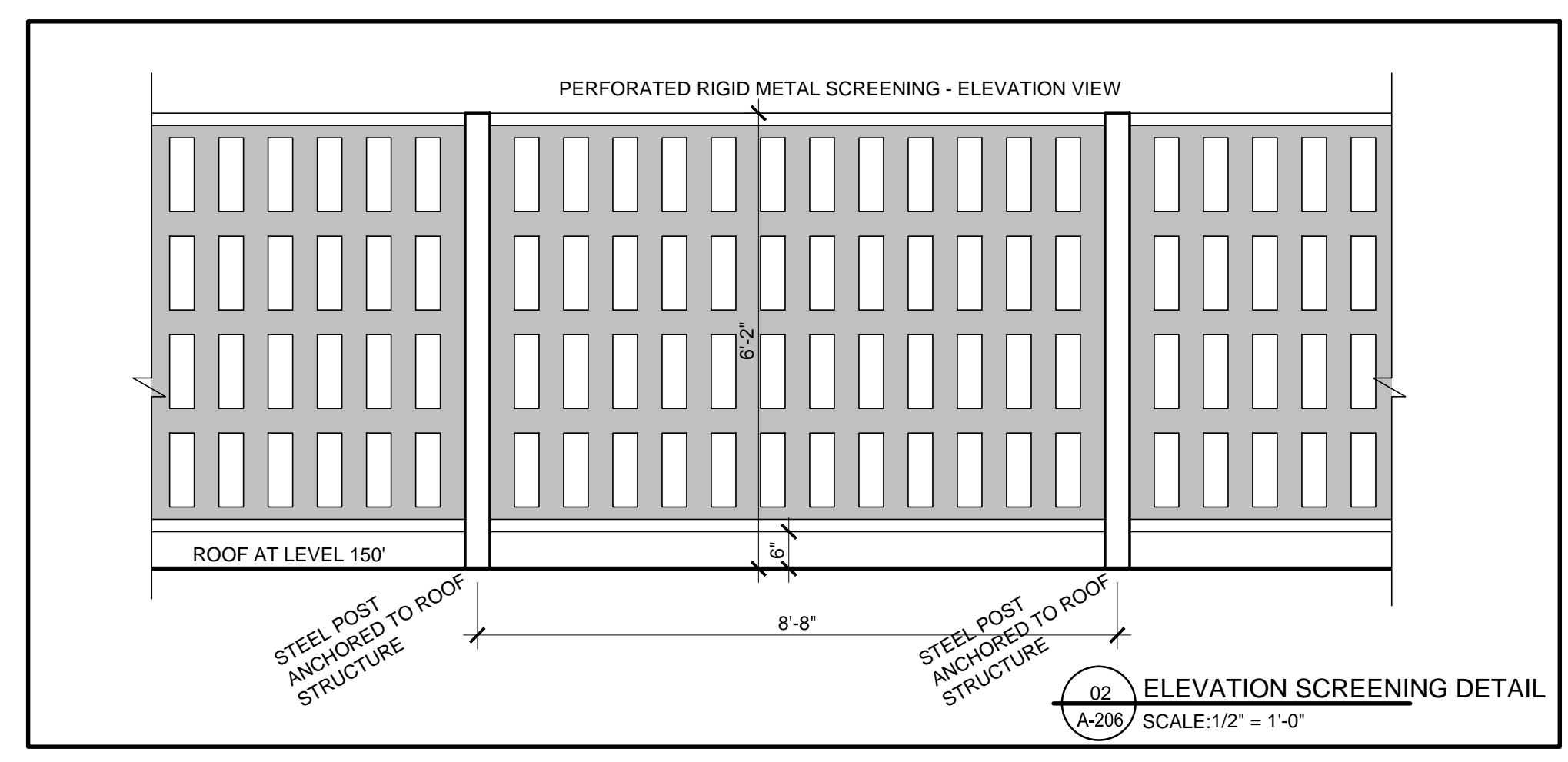
Notes  
**SITE PLAN SUBMITTAL  
 - REVISION 2-**

Client  
**MFL**  
 DEVELOPMENT

Project  
**FLORIDA PARK RESIDENCES**  
 560 EAST DANIA BEACH BLVD.  
 DANIA BEACH, FLORIDA

Title  
**ROOF PLAN**

Drawn <b>IDEA</b>	Field <b>ARCHITECTURE</b>
Verified <b>J.F.G.</b>	Scale Date
Approved <b>S. L'Écuyer</b>	08-04-2015
Project Manager <b>M-A.L.</b>	Dwg. no. <b>A-206</b>
Project <b>15-833US</b>	



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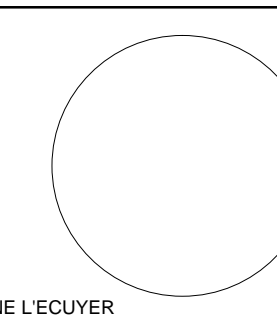
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01	08-03-15	CITY COMMENTS	JFG	SL
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Notes

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- REVISION 2 -**

Client

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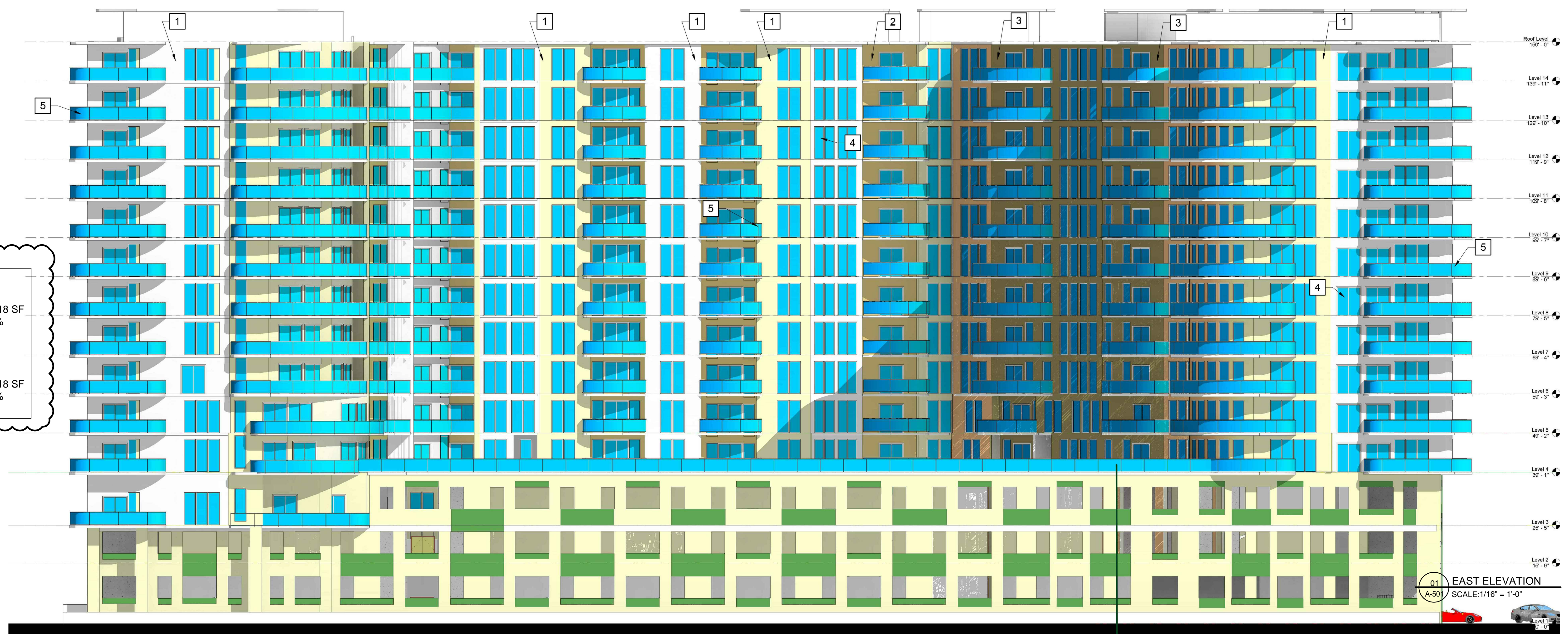
Project

**FLORIDA PARK RESIDENCES**  
560 EAST DANIA BEACH BLVD.  
DANIA BEACH, FLORIDA

Title

**EAST AND WEST ELEVATIONS**

Drawn <b>IDEA</b>	Field <b>ARCHITECTURE</b>
Verified <b>J.F.G.</b>	Scale Date
Approved <b>S. L'Ecuyer</b>	08-04-2015
Project Manager <b>M-A.L.</b>	Dwg. no. <b>A-501</b>
Project <b>15-833US</b>	



02 REV

**EAST ELEVATION:**  
AREA OF GARAGE LEVELS ELEVATION: 10,218 SF  
TOTAL AREA OF OPENINGS: 5,644 SF = 55.2%

**WEST ELEVATION:**  
AREA OF GARAGE LEVELS ELEVATION: 10,218 SF  
TOTAL AREA OF OPENINGS: 5,314 SF = 52.0%

**LEGEND:**

1 STUCCO, COLOR: BENJAMIN MOORE 2148-701 MOUNTAIN PEAK WHITE


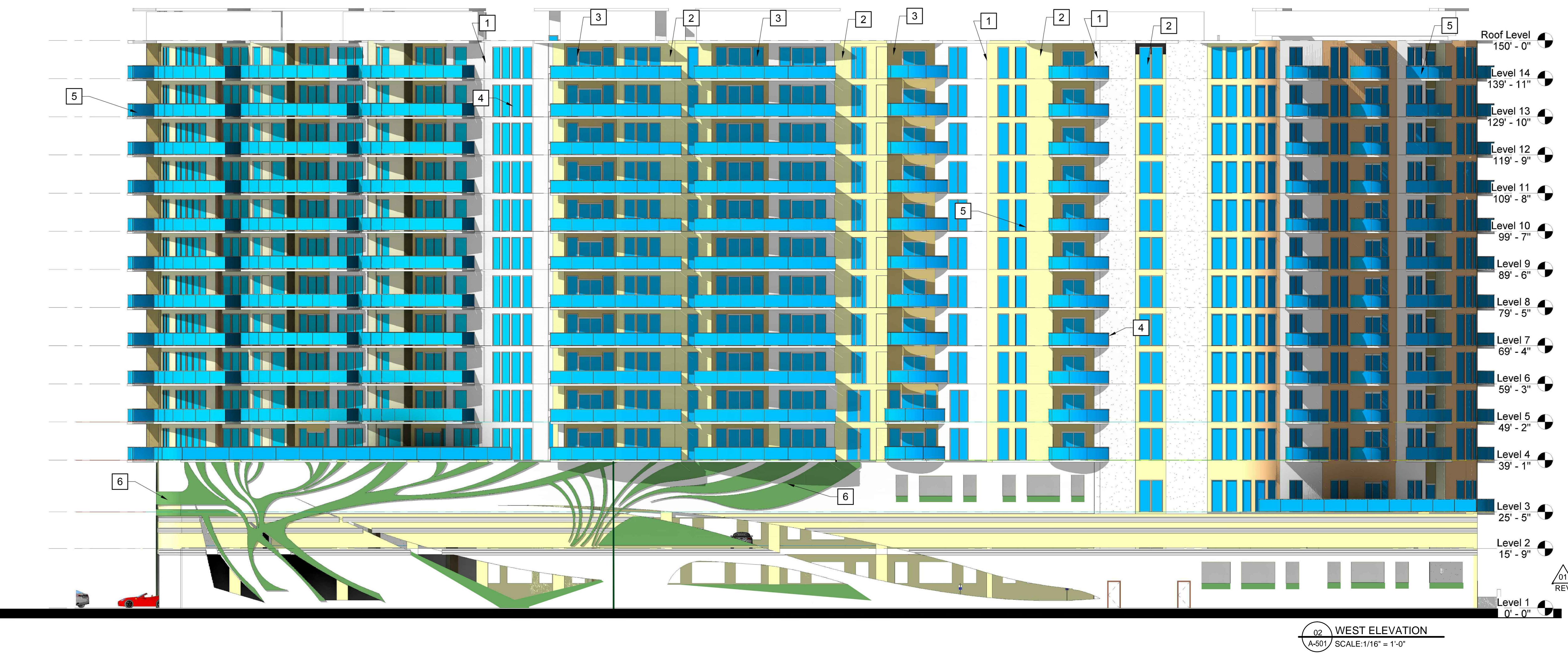
2 STUCCO, COLOR: BENJAMIN MOORE 2020-50 MELLOW YELLOW

3 STUCCO, COLOR: BENJAMIN MOORE 2155-40 SEMOLINA

4 **WINDOW:**  
FRAME: ALUMINUM-WHITE  
GLASS: COLOR: BLUE PACIFICA MANUF: VISTACOOOL

5 **RAILING:**  
FRAME: ALUMINUM -WHITE  
GLASS: COLOR: BLUE PACIFICA VISTACOOOL

6 GREEN WALL: SEE DETAILS ON LANDSCAPE DRAWING

02 REV

**SOUTH ELEVATION:**

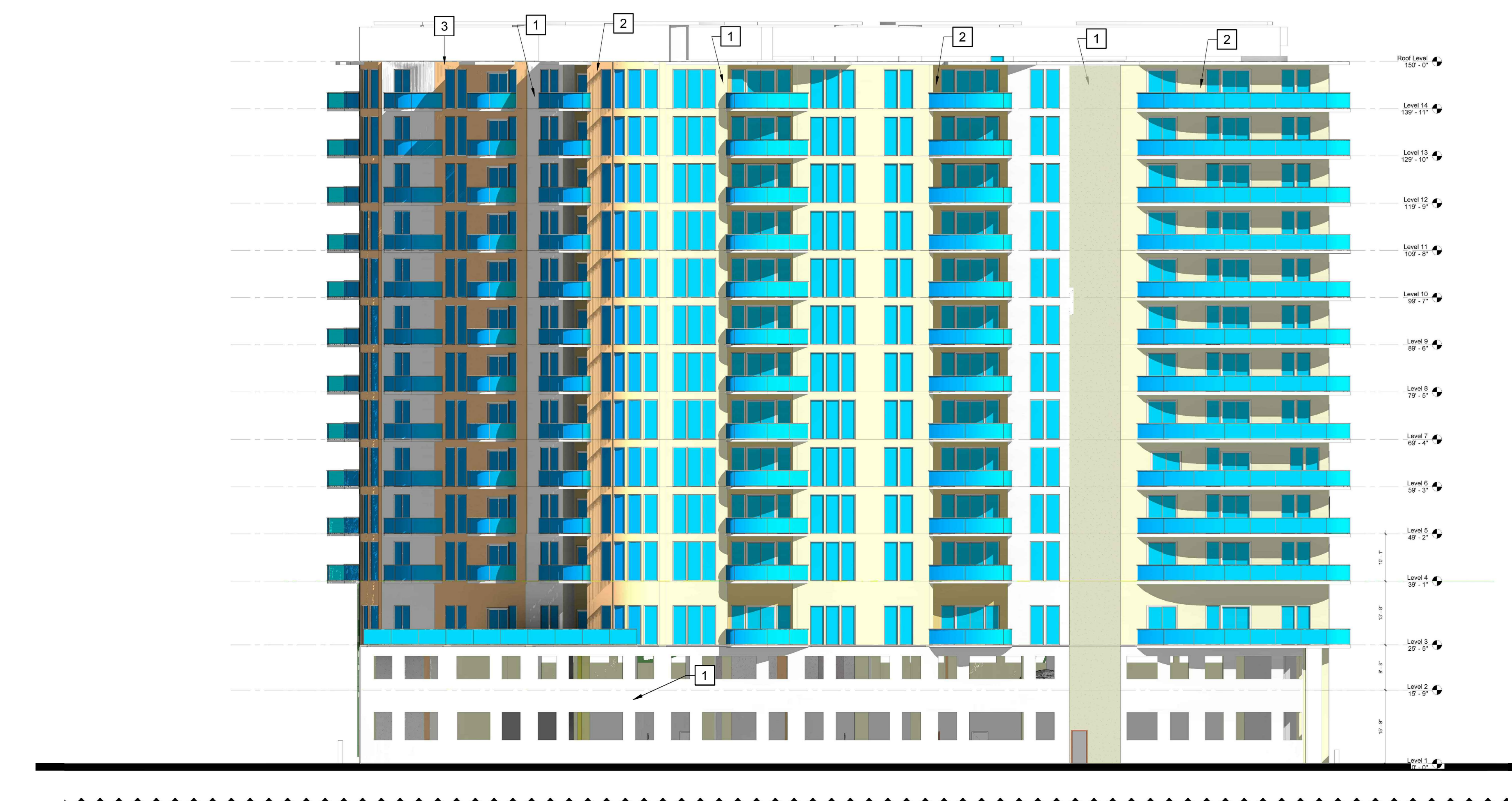
AREA OF GARAGE LEVELS ELEVATION: 5,086 SF  
 TOTAL AREA OF OPENINGS: 2,721 SF = 53.5%

**PRINCIPAL FACADE FENESTRATION**

REQUIRED GLASS FACADE AREA SHALL BE AT LEAST 35% BETWEEN A HEIGHT OF 2.5' TO 8' ABOVE ABUTTING GRADE. SEE NORTH ELEVATION.

THIS AREA MEASURE 1116 SF WITHIN THIS AREA, 574 SF (51.4%) IS COVERED OF GLASS MATERIAL

- LEGEND:**
- 1 STUCCO, COLOR: BENJAMIN MOORE 2148-701 MOUNTAIN PEAK WHITE
  - 2 STUCCO, COLOR: BENJAMIN MOORE 2020-50 MELLOW YELLOW
  - 3 STUCCO, COLOR: BENJAMIN MOORE 2155-40 SEMOLINA
  - 4 **WINDOW:**  
 FRAME: ALUMINUM-WHITE  
 GLASS: COLOR: BLUE PACIFICA  
 MANUF: VISTACOOOL
  - 5 **RAILING:**  
 FRAME: ALUMINUM -WHITE  
 GLASS: COLOR: BLUE PACIFICA  
 VISTACOOOL
  - 6 GREEN WALL:  
 SEE DETAILS ON LANDSCAPE DRAWING



01 NORTH ELEVATION  
 A-502 SCALE: 1/16" = 1'-0"

02 SOUTH ELEVATION  
 A-502 SCALE: 1/16" = 1'-0"

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Notes

**SITE PLAN SUBMITTAL - REVISION 2-**

Client

**MFL**  
 DEVELOPMENT

Project

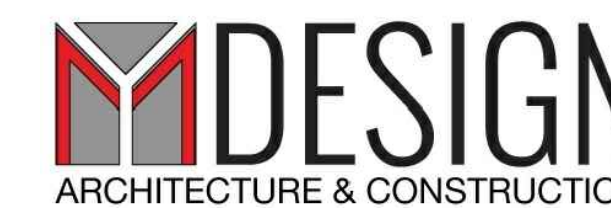
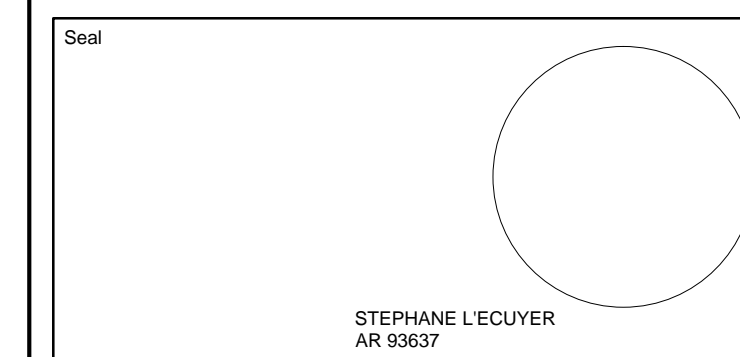
**FLORIDA PARK RESIDENCES**  
 560 EAST DANIA BEACH BLVD.  
 DANIA BEACH, FLORIDA

Title

**NORTH AND SOUTH ELEVATIONS**

Drawn <b>IDEA</b>	Field <b>ARCHITECTURE</b>
Verified <b>J.F.G.</b>	Scale
Approved <b>S. L'Ecuyer</b>	Date <b>08-04-2015</b>
Project Manager <b>M-A.L.</b>	Dwg. no. <b>A-502</b>
Project <b>15-833US</b>	





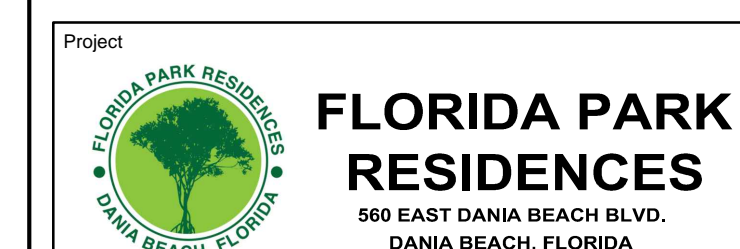
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Notes

**SITE PLAN SUBMITTAL  
- REVISION 2 -**



**TRANSVERSAL SECTION**

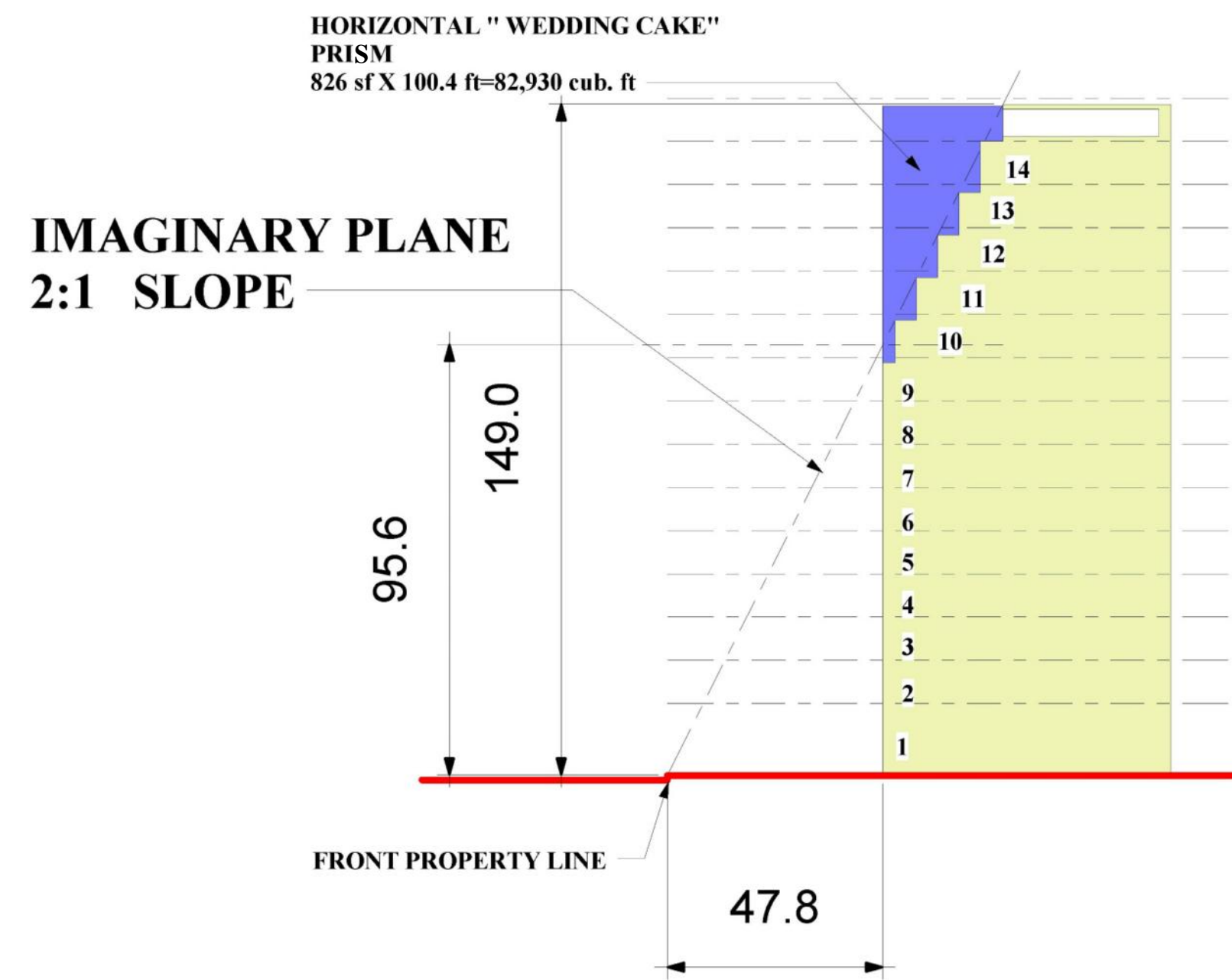
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Verified <b>J.F.G.</b>	Scale
Approved <b>S. L'Ecuyer</b>	Date <b>08-04-2015</b>
Project Manager <b>M-A.L.</b>	Dwg. no. <b>A-550</b>
Project <b>15-833US</b>	



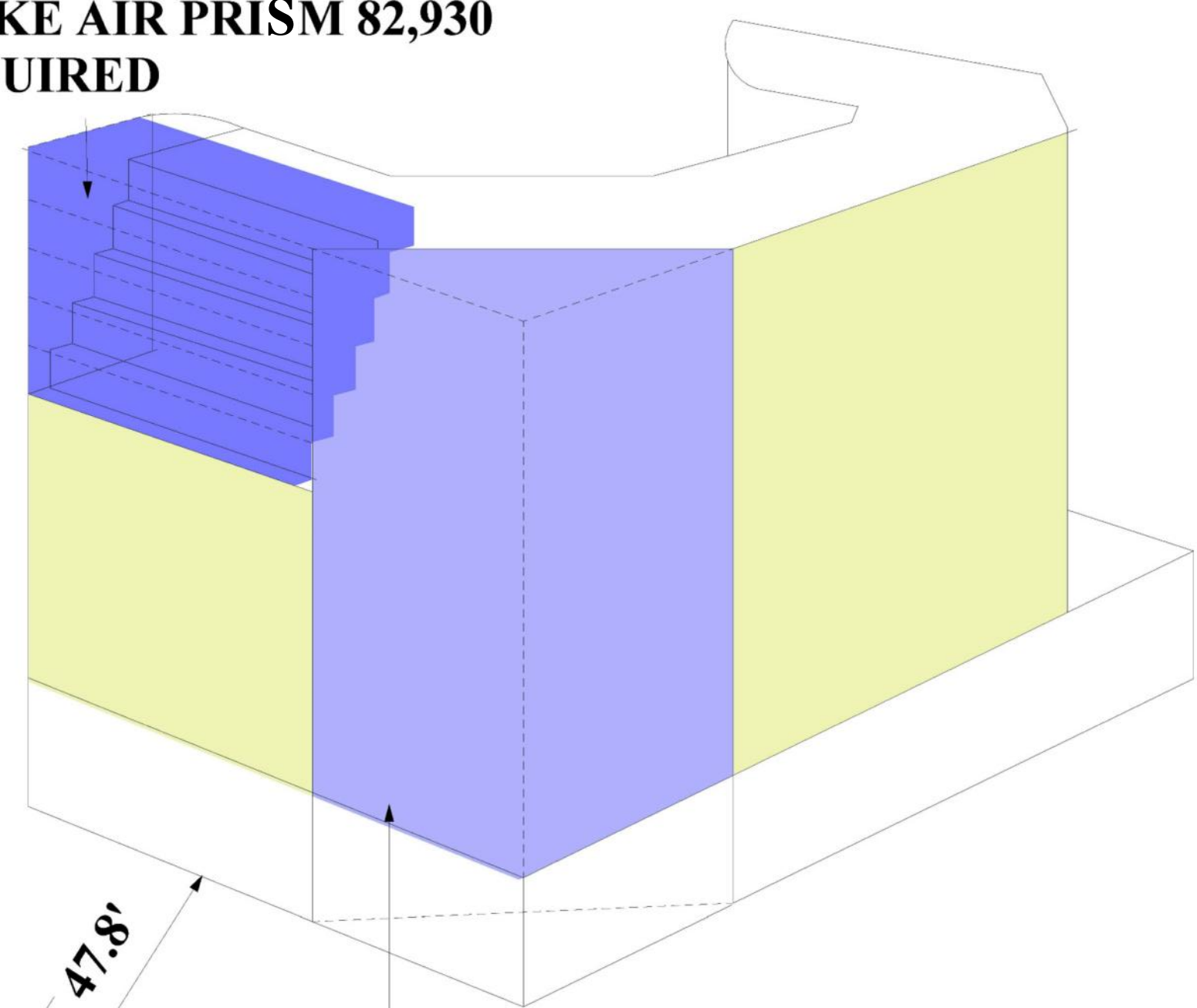
01 TRANSVERSAL SECTION  
A-550 SCALE: 1/16" = 1'-0"

**PERMITTED HEIGHT PROFILE STUDY**

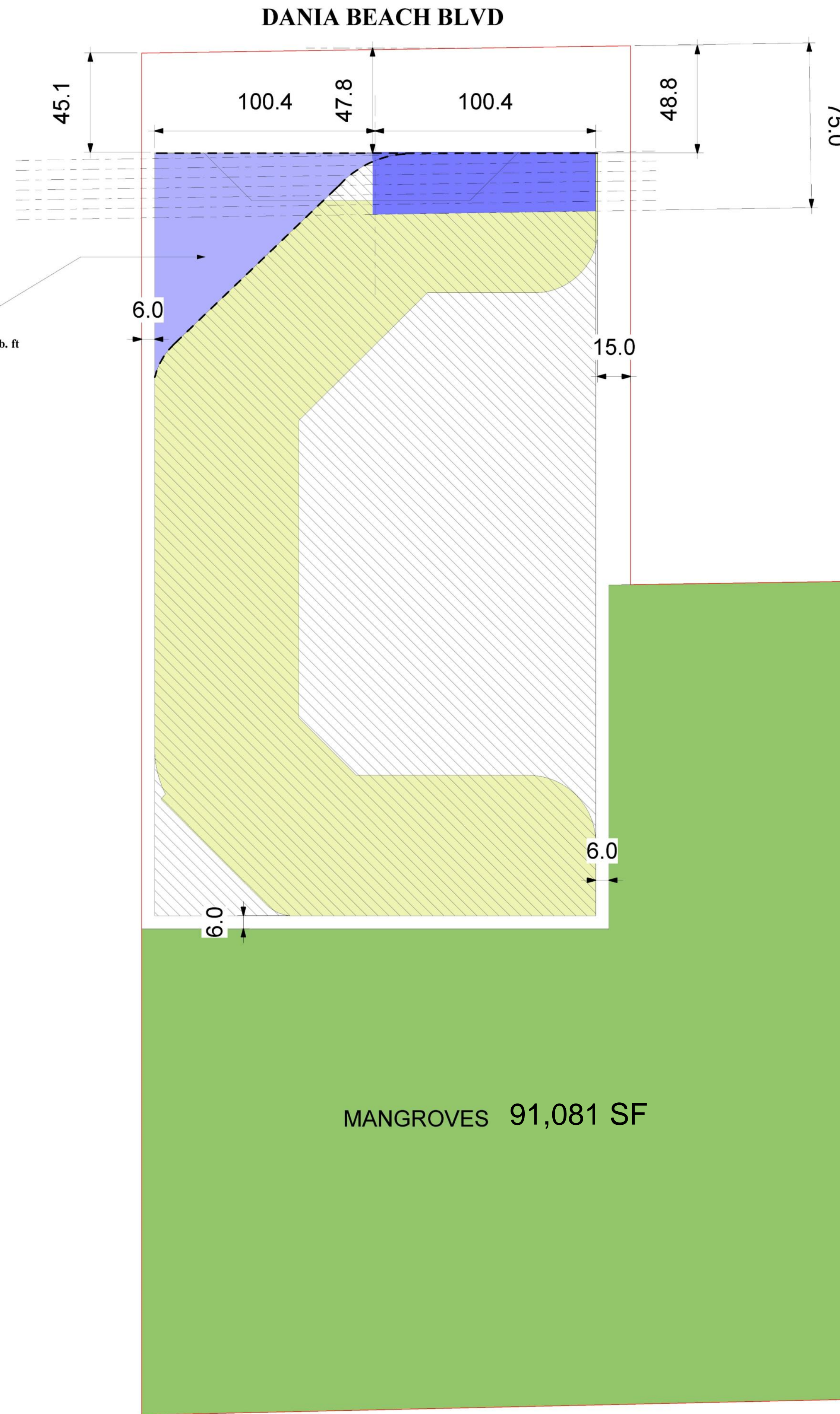
**551,080 cub. ft of air provided >82,930 cub ft. of air required**



**WEDDING CAKE AIR PRISM 82,930 CUB. FT - REQUIRED**



**TRIANGULAR AIR PRISM**  
**551,080 CUB. FT - PROVIDED**



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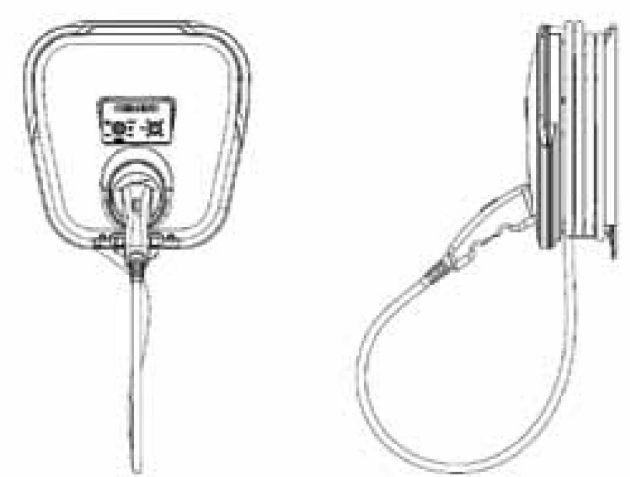
Client  
**MFL**  
DEVELOPMENT

Project  
**FLORIDA PARK RESIDENCES**  
560 EAST DANIA BEACH BLVD.  
DANIA BEACH, FLORIDA

Title  
**PERMITTED HEIGHT PROFILE STUDY**

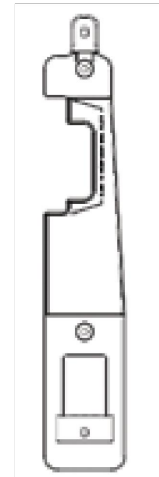
Drawn <b>IDEA</b>	Field <b>ARCHITECTURE</b>
Verified <b>J.F.G.</b>	Scale
Approved <b>S. L'Écuyer</b>	Date <b>08-04-2015</b>
Project Manager <b>M-A.L.</b>	Dwg. no. <b>A-701</b>
Project <b>15-833US</b>	

**Wall Mounted EVSE**



16.5" x 16.5" x 6.5" (front of unit excluding connector)  
15" minimum clearance recommended for connector when inserted

**Mounting Bracket**



2.5" x 16.9"  
Installed 18"-48" off ground

**Technical details - VersiCharge and VersiCharge SG**

Electrical	30A models	70A models
Input voltage	208 - 240 V <sub>ac</sub>	208-240 V <sub>ac</sub>
Circuit requirement	40 Amperes	90 Amperes
Output power	Up to 7.2 kW	Up to 16.8 kW
Input power connections	Line 1, Line 2, Earth Ground	Line 1, Line 2, Earth Ground
Recommended branch breaker	40 Ampere double pole for Permanent Installation (Siemens PIN Q240) 40 Ampere double pole GFCI for added protection (Siemens PIN QF240)	90A Double Pole (PIN Q290) (Permanent installation only)

Mechanical	Safety and Operational
Dimensions	16.5" x 16.5" x 6.5"
Standards compliance	UL (Summer 2013 for VersiCharge SG)
Wall weight	21 lbs
EMC compliance	FCC Part 15 Class B
Enclosure	NEMA 4
Operating temperature	-30° C to +50° C
Storage temperature	-40° C to +60° C
Operating humidity	Maximum 95% non-condensing

**VersiCharge Electric Vehicle Chargers - 30A Models (Available Now)**

Part number	Model	Output amperage	Color	Feed location
VC30BLKR	VersiCharge	30 A	Black	Rear
VC30BLKB	VersiCharge	30 A	Black	Bottom

**VersiCharge SG Electric Vehicle Chargers - 30A Models (Available 2014)**

Part number	Model	Output amperage	Color	Feed location
VCSG30BLKR	VersiCharge SG	30 A	Black	Rear
VCSG30GRYR	VersiCharge SG	30 A	Grey	Rear
VCSG30BGER	VersiCharge SG	30 A	Beige	Rear
VCSG30BLKB	VersiCharge SG	30 A	Black	Bottom
VCSG30GRYB	VersiCharge SG	30 A	Grey	Bottom
VCSG30BGBE	VersiCharge SG	30 A	Beige	Bottom

**VersiCharge Electric Vehicle Chargers - 70A Models (Launch date TBD)**

Part number	Model	Output amperage	Color	Feed location
VC70BLKR	VersiCharge	70 A	Black	Rear
VC70BLKB	VersiCharge	70 A	Black	Bottom

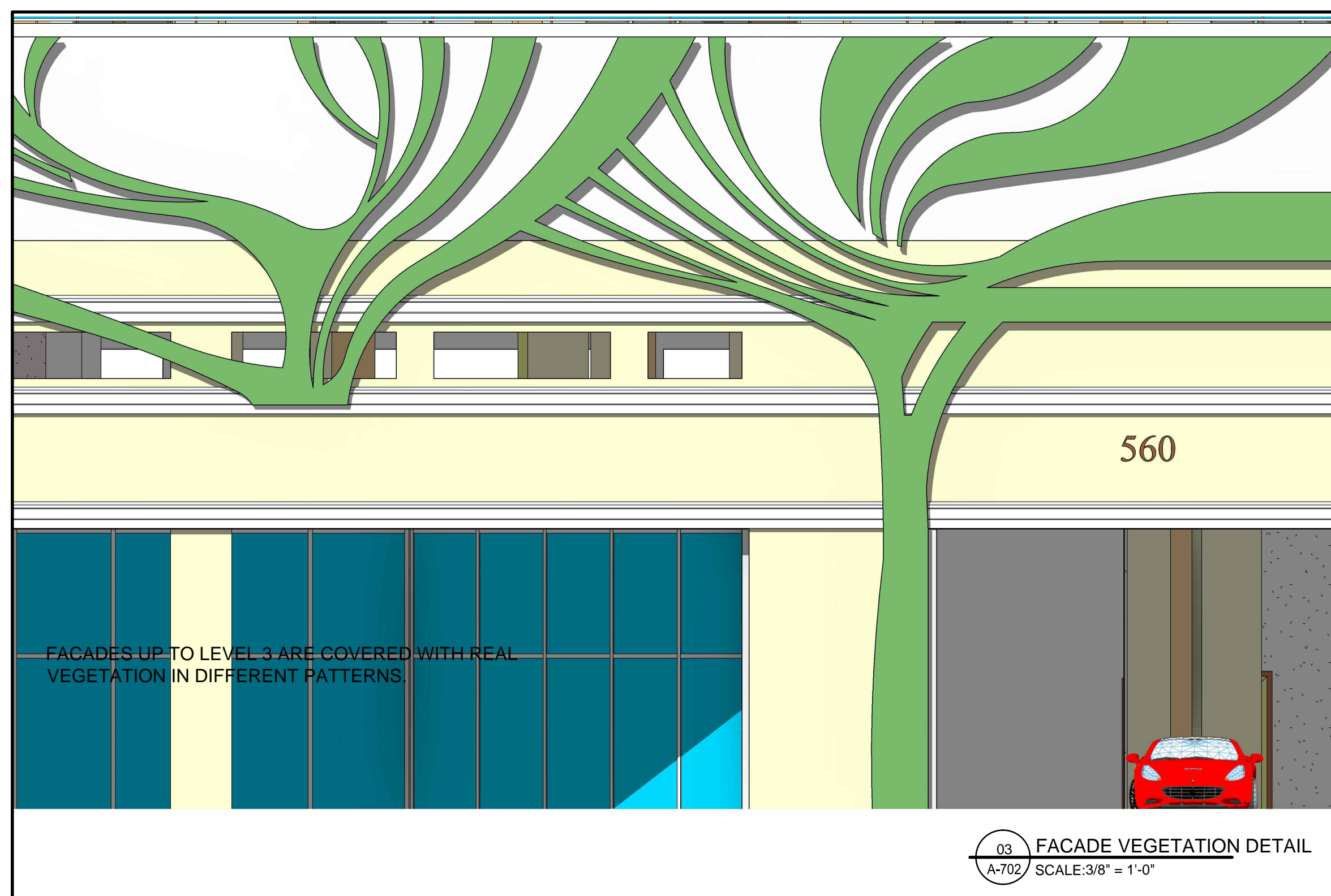
**VersiCharge SG Electric Vehicle Chargers - 70A Models (Launch date TBD)**

Part number	Model	Output amperage	Color	Feed location
VCSG70BLKR	VersiCharge SG	70 A	Black	Rear
VCSG70GRYR	VersiCharge SG	70 A	Grey	Rear
VCSG70BGER	VersiCharge SG	70 A	Beige	Rear
VCSG70BLKB	VersiCharge SG	70 A	Black	Bottom
VCSG70GRYB	VersiCharge SG	70 A	Grey	Bottom
VCSG70BGBE	VersiCharge SG	70 A	Beige	Bottom

**Accessories**

Part Number	Description
VCMNTGBRK	Mounting Bracket for VersiCharge and VersiCharge SG
VCWIFIMOD	Wi-fi expansion module for VersiCharge SG (Launch date TBD)

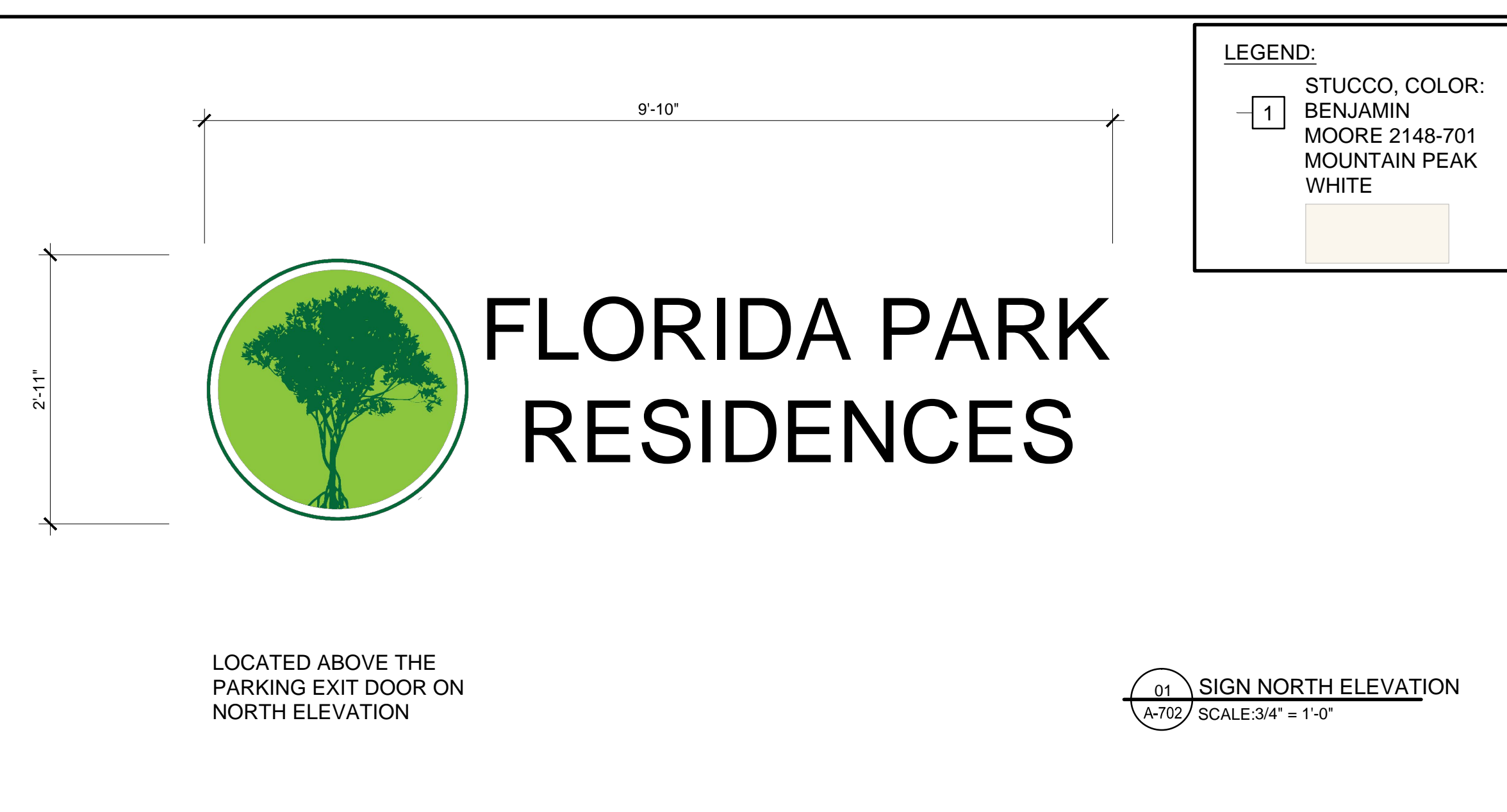
04 ELECTRIC CAR CHARGING STATION  
A-702 SCALE: 3/4" = 1'-0"



FACADES UP TO LEVEL 3 ARE COVERED WITH REAL VEGETATION IN DIFFERENT PATTERNS.

03 FACADE VEGETATION DETAIL  
A-702 SCALE: 3/8" = 1'-0"

01 REV



LEGEND:  
1 STUCCO, COLOR: BENJAMIN MOORE 2148-701 MOUNTAIN PEAK WHITE

LOCATED ABOVE THE PARKING EXIT DOOR ON NORTH ELEVATION

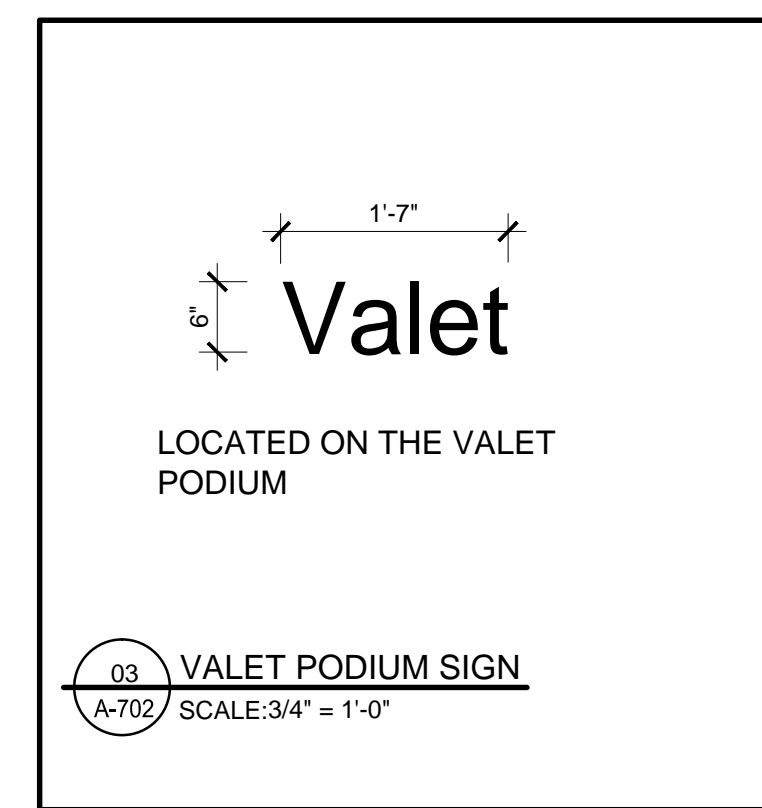
01 SIGN NORTH ELEVATION  
A-702 SCALE: 3/4" = 1'-0"



LOCATED ABOVE THE PARKING ENTRY DOOR ON NORTH ELEVATION

02 ADDRESS SIGN NORTH ELEVATION  
A-702 SCALE: 3/4" = 1'-0"

ADDRESS SIGN AREA PERMITTED BY SEC 505-40	2 SF PERMITTED MAX.
SIGN AREA	0.56 SF PROVIDED
SIGN AREA TALLEST POINT	6"
LETTER HEIGHT	6"
LETTER FONT	NEW TIME ROMAN
LETTER MATERIAL	ALUMINUM
LETTER COLOR	ANODIZED DARK BRONZE
PROTRUSION	3" FROM FACE OF THE WALL
ILLUMINATION	LED LIGHT BEHIND THE LETTERS



LOCATED ON THE VALET PODIUM

03 VALET PODIUM SIGN  
A-702 SCALE: 3/4" = 1'-0"

SIGN AREA PERMITTED BY SEC 505-90	222.7 FEET * 1.5 = 334.05 SF PERMITTED MAX.
SIGN AREA	28.68 SF PROVIDED
SIGN AREA TALLEST POINT	2'-11"
LETTER HEIGHT	8"
LETTER FONT	VERDANA
LETTER MATERIAL	ALUMINUM
LETTER COLOR	ANODIZED DARK BRONZE
LOGO DIAMETER	2'-11"
LOGO MATERIAL	ALUMINUM
LOGO COLOR	ANODIZED GREEN
PROTRUSION	3" FROM FACE OF THE WALL
ILLUMINATION	LED LIGHT BEHIND THE LETTERS OF THE SIGN

VALET SIGN AREA: 0.79 SF  
PROJECT NAME SIGN AREA: 28.68 SF  
TOTAL SIGN AREA: 29.47 SF  
TOTAL PERMITTED: 334.05 SF

VALET SIGN AREA PERMITTED BY SEC 265-120	222.7 FEET * 1.5 = 334.05 SF PERMITTED MAX.
SIGN AREA	0.79 SF PROVIDED
SIGN AREA TALLEST POINT	6"
LETTER HEIGHT	6"
LETTER FONT	NEW TIME ROMAN
LETTER MATERIAL	ALUMINUM
LETTER COLOR	ANODIZED DARK BRONZE
PROTRUSION	1" FROM FACE OF THE WALL
ILLUMINATION	NO ILLUMINATION

**HARDSCAPE MATERIALS:**



BENCH - LANDSCAPE FORMS - LAKESIDE BENCH BACKED



CONCRETE PAVERS - HANSON RED

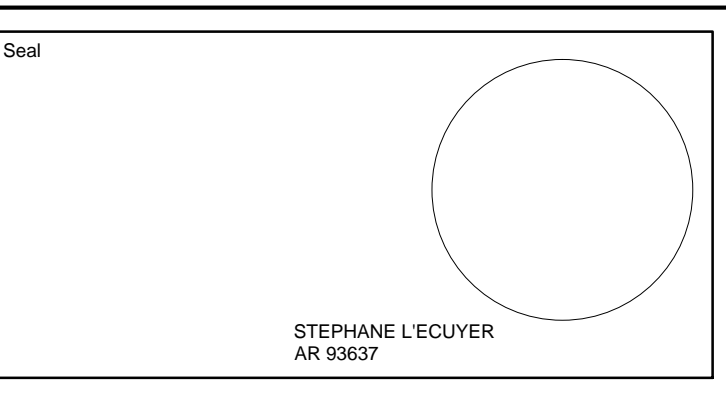


CONCRETE PAVEMENT - COQUINA AGGREGATE / SANDBLASTED FINISH



RECEPTACLES - VICTOR STANLEY - IRONSITES/S-42 RECEPTACLE

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engineeringarchitecture  
ENG. CA No. 28757 ARCH. LICENSE NBR. A20001856  
20900 NE 30<sup>th</sup> Ave., Suite 914  
Aventura, FL 33180  
Tel.: (305) 792-0015  
Fax: (305) 931-0279  
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ARCHITECTURE & CONSTRUCTION  
**THOMAS**  
ENGINEERING GROUP

REV.	DATE	DESCRIPTION	Prepared By	Verified By
01	09-03-15	CITY COMMENTS	JFG	SL
02	09-29-15	CITY COMMENTS	JFG	SL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.  
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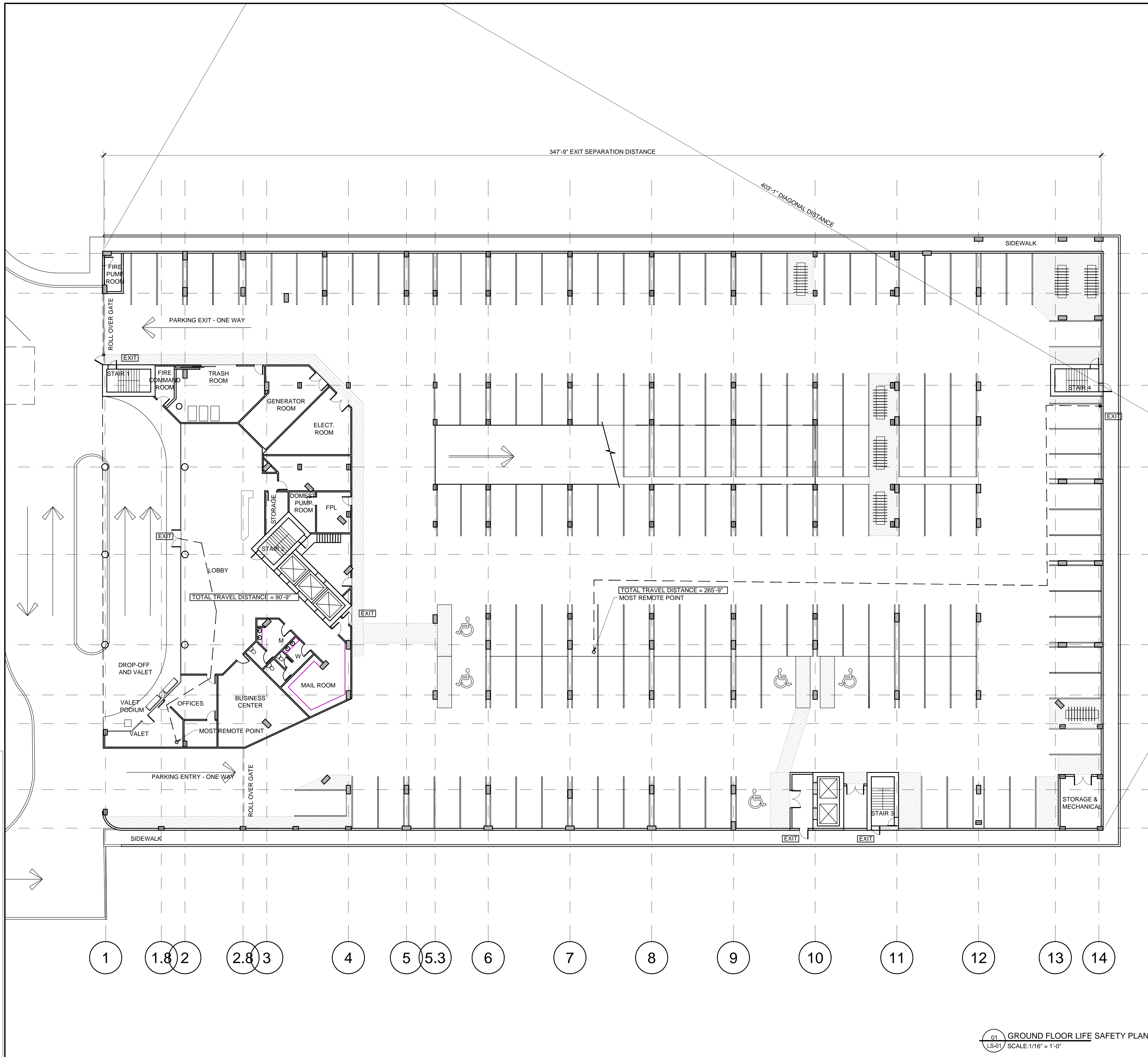
**SITE PLAN SUBMITTAL - REVISION 2-**

Client  
**MFL**  
DEVELOPMENT

Project  
**FLORIDA PARK RESIDENCES**  
560 EAST DANIA BEACH BLVD.  
DANIA BEACH, FLORIDA

**SIGN DETAILS & STREETSCAPE**

Drawn Verified Approved	IDEA J.F.G. S. L'Ecuyer	Field Scale Date	ARCHITECTURE Date 08-04-2015
Project Manager	M-A.L.	Dwg. no.	<b>A-702</b>
Project	15-833US		



**CODE SUMMARY**

GROUND FLOOR			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
ASSEMBLY SPRINKLERED DEAD END CORRIDOR	20'-0"	N/A	FBC BLDG. 1018.4
ASSEMBLY SPRINKLERED MAX. TRAVEL DISTANCE	250'-0"	90'-9"	FBC BLDG. 1016.1
S-2 DEAD END CORRIDOR NON-SPRINKLERED SPRINKLERED	20'-0" 50'-0"	N/A	FBC BLDG. 1018.4
STORAGE OCCUPANCIES-PARKING STRUCTURES COMMON PATH	50'-0"	N/A	NFPA 101 30.2.5.3.2
S-2 MAX. TRAVEL DISTANCE NON-SPRINKLERED SPRINKLERED	300'-0" 400'-0"	265'-9"	FBC BLDG. 1016.1
MAX. BUILDING DIAGONAL DISTANCE		403'-1"	
SEPERATION DISTANCE OF EXITS		MIN. REQ. 403'-1" / 3 = 134'-4"	PROVIDED - 347'-9"
FBC 2014 CHAP 10 - 1015.2.1			

PARKING GARAGE FLOOR 2			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
S-2 DEAD END CORRIDOR NON-SPRINKLERED SPRINKLERED	20'-0" 50'-0"	N/A	FBC BLDG. 1018.4
STORAGE OCCUPANCIES-PARKING STRUCTURES COMMON PATH	50'-0"	N/A	NFPA 101 30.2.5.3.2
S-2 MAX. TRAVEL DISTANCE NON-SPRINKLERED SPRINKLERED	300'-0" 400'-0"	209'-4"	FBC BLDG. 1016.1
MAX. BUILDING DIAGONAL DISTANCE		403'-1"	
STAIRS SEPERATION BETWEEN S1 & S4		MIN. REQ. 403'-1" / 4 = 100'-9"	PROVIDED - 312'-3"
FBC 2014 CHAP 4 - 403.5.1			
SEPERATION DISTANCE OF EXITS S1 & S4		MIN. REQ. 403'-1" / 3 = 134'-4"	PROVIDED - 312'-3"
FBC 2014 CHAP 10 - 1015.2.1			

PARKING GARAGE FLOOR 3			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
S-2 DEAD END CORRIDOR NON-SPRINKLERED SPRINKLERED	20'-0" 50'-0"	18'-4" (MAX.)	FBC BLDG. 1018.4
STORAGE OCCUPANCIES-PARKING STRUCTURES COMMON PATH	50'-0"	18'-4" (MAX.)	NFPA 101 30.2.5.3.2
S-2 MAX. TRAVEL DISTANCE NON-SPRINKLERED SPRINKLERED	300'-0" 400'-0"	202'-10"	FBC BLDG. 1016.1
NEW APARTMENT BDGS. SPRINKLERED COMMON PATH	50'-0"	18'-4" (MAX.)	NFPA 101 30.2.5.3.2
R-2 SPRINKLERED MAX. TRAVEL DISTANCE	200'-0"	91'-10"	FBC BLDG. 1016.1
R-2 SPRINKLERED MAX. TRAVEL DISTANCE WITHIN A DWELLING UNIT	125'-0"	78'-6" (MAX.)	FBC BLDG. 1014.3
R-2 SPRINKLERED DEAD END CORRIDOR	50'-0"	18'-4" (MAX.)	FBC BLDG. 1018.4
MAX. BUILDING DIAGONAL DISTANCE		407'-3"	
STAIRS SEPERATION BETWEEN S1 & S4		MIN. REQ. 407'-3" / 4 = 101'-10"	PROVIDED - 312'-3"
FBC 2014 CHAP 4 - 403.5.1			
SEPERATION DISTANCE OF EXITS S1 & S4		MIN. REQ. 407'-3" / 3 = 135'-7"	PROVIDED - 312'-3"
FBC 2014 CHAP 10 - 1015.2.1			

AMENITIES/RESIDENTIAL FLOOR 4			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
ASSEMBLY SPRINKLERED MAX. TRAVEL DISTANCE	250'-0"	248'-1"	FBC BLDG. 1016.2
ASSEMBLY SPRINKLERED DEAD END CORRIDOR	20'-0"	18'-7" (MAX.)	FBC BLDG. 1018.4
NEW APARTMENT BDGS. SPRINKLERED COMMON PATH	50'-0"	18'-7" (MAX.)	NFPA 101 30.2.5.3.2
R-2 SPRINKLERED MAX. TRAVEL DISTANCE	200'-0"	118'-8"	FBC BLDG. 1016.1
R-2 SPRINKLERED MAX. TRAVEL DISTANCE WITHIN A DWELLING UNIT	125'-0"	70'-2" (MAX.)	FBC BLDG. 1014.3
R-2 SPRINKLERED DEAD END CORRIDOR	50'-0"	18'-7" (MAX.)	FBC BLDG. 1018.4
MAX. BUILDING DIAGONAL DISTANCE		383'-1"	
STAIRS SEPERATION BETWEEN S1 & S4		MIN. REQ. 383'-1" / 4 = 70'-9"	PROVIDED - 312'-3"
FBC 2014 CHAP 4 - 403.5.1			
SEPERATION DISTANCE OF EXITS S1 & S4		MIN. REQ. 383'-1" / 3 = 94'-4"	PROVIDED - 312'-3"
FBC 2014 CHAP 10 - 1015.2.1			

RESIDENTIAL FLOORS 5-14			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
NEW APARTMENT BDGS. SPRINKLERED COMMON PATH	50'-0"	18'-7" (MAX.)	NFPA 101 30.2.5.3.2
R-2 SPRINKLERED MAX. TRAVEL DISTANCE	200'-0"	118'-8"	FBC BLDG. 1016.1
R-2 SPRINKLERED MAX. TRAVEL DISTANCE WITHIN A DWELLING UNIT	125'-0"	82'-0" (MAX.)	FBC BLDG. 1014.3
R-2 SPRINKLERED DEAD END CORRIDOR	50'-0"	18'-7" (MAX.)	FBC BLDG. 1018.4
MAX. BUILDING DIAGONAL DISTANCE		383'-1"	
STAIRS SEPERATION BETWEEN S1 & S4		MIN. REQ. 383'-1" / 4 = 70'-9"	PROVIDED - 312'-3"
FBC 2014 CHAP 4 - 403.5.1			
SEPERATION DISTANCE OF EXITS S1 & S4		MIN. REQ. 383'-1" / 3 = 94'-4"	PROVIDED - 312'-3"
FBC 2014 CHAP 10 - 1015.2.1			

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20900 NE 30<sup>th</sup> Ave., Suite 914  
Aventura, FL 33180  
Tel.: (305) 792-0015  
Fax: (305) 931-0279  
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STEPHANE L'ECUYER  
AR 93637

**MDESIGN**  
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**HOMAS**  
ENGINEERING GROUP

REV.	DATE	DESCRIPTION	Prepared By	Verified By
01	09-03-15	CITY COMMENTS	JFG	SL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.  
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**SITE PLAN SUBMITTAL - REVISION 2-**

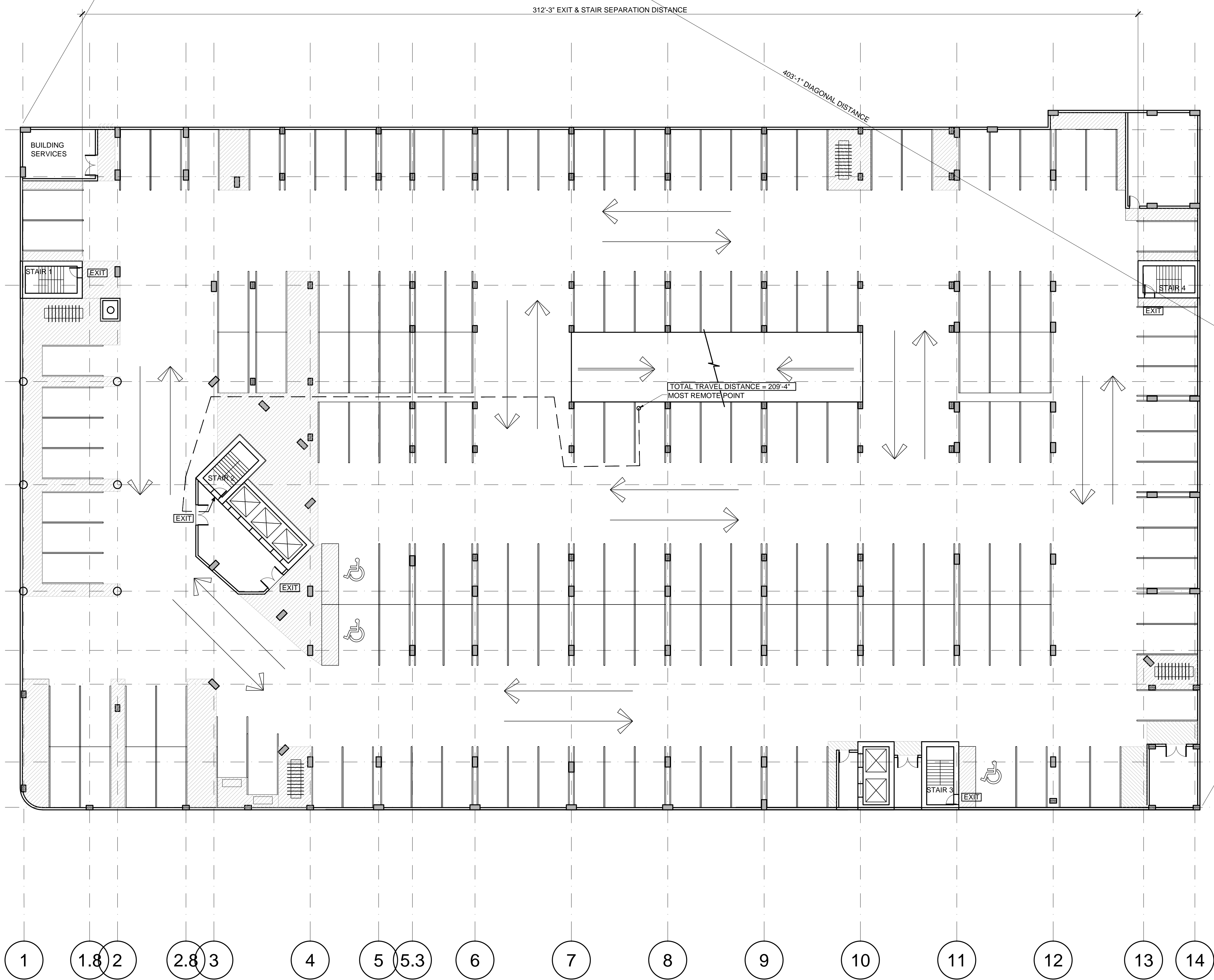
Client  
**MFL**  
DEVELOPMENT

Project  
**FLORIDA PARK RESIDENCES**  
560 EAST DANIA BEACH BLVD.  
DANIA BEACH, FLORIDA

**GROUND FLOOR LIFE SAFETY PLAN**

Drawn <b>IDEA</b>	Field <b>ARCHITECTURE</b>
Verified <b>J.F.G.</b>	Scale
Approved <b>S. L'Ecuyer</b>	Date <b>08-04-2015</b>
Project Manager <b>M-A.L.</b>	Dwg. no.
Project <b>15-833US</b>	<b>LS-01</b>

01 GROUND FLOOR LIFE SAFETY PLAN  
LS-01 SCALE: 1/16" = 1'-0"



**CODE SUMMARY**

GROUND FLOOR			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
ASSEMBLY SPRINKLERED DEAD END CORRIDOR	20'-0"	N/A	FBC BLDG. 1018.4
ASSEMBLY SPRINKLERED MAX. TRAVEL DISTANCE	250'-0"	90'-9"	FBC BLDG. 1016.1
S-2 DEAD END CORRIDOR NON-SPRINKLERED SPRINKLERED	20'-0" 50'-0"	N/A	FBC BLDG. 1018.4
STORAGE OCCUPANCIES-PARKING STRUCTURES COMMON PATH	50'-0"	N/A	NFPA 101 30.2.5.3.2
S-2 MAX. TRAVEL DISTANCE NON-SPRINKLERED SPRINKLERED	300'-0" 400'-0"	265'-9"	FBC BLDG. 1016.1
MAX. BUILDING DIAGONAL DISTANCE		403'-1"	
SEPERATION DISTANCE OF EXITS		MIN. REQ. 403'-1" / 3 = 134'-4"	PROVIDED - 347'-9"
FBC 2014 CHAP 10 - 1015.2.1			

PARKING GARAGE FLOOR 2			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
S-2 DEAD END CORRIDOR NON-SPRINKLERED SPRINKLERED	20'-0" 50'-0"	N/A	FBC BLDG. 1018.4
STORAGE OCCUPANCIES-PARKING STRUCTURES COMMON PATH	50'-0"	N/A	NFPA 101 30.2.5.3.2
S-2 MAX. TRAVEL DISTANCE NON-SPRINKLERED SPRINKLERED	300'-0" 400'-0"	209'-4"	FBC BLDG. 1016.1
MAX. BUILDING DIAGONAL DISTANCE		403'-1"	
STAIRS SEPERATION BETWEEN S1 & S4		MIN. REQ. 403'-1" / 4 = 100'-9"	PROVIDED - 312'-3"
FBC 2014 CHAP 4 - 403.5.1			
SEPERATION DISTANCE OF EXITS S1 & S4		MIN. REQ. 403'-1" / 3 = 134'-4"	PROVIDED - 312'-3"
FBC 2014 CHAP 10 - 1015.2.1			

PARKING GARAGE FLOOR 3			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
S-2 DEAD END CORRIDOR NON-SPRINKLERED SPRINKLERED	20'-0" 50'-0"	18'-4" (MAX.)	FBC BLDG. 1018.4
STORAGE OCCUPANCIES-PARKING STRUCTURES COMMON PATH	50'-0"	18'-4" (MAX.)	NFPA 101 30.2.5.3.2
S-2 MAX. TRAVEL DISTANCE NON-SPRINKLERED SPRINKLERED	300'-0" 400'-0"	202'-10"	FBC BLDG. 1016.1
NEW APARTMENT BDGS. SPRINKLERED COMMON PATH	50'-0"	18'-4" (MAX.)	NFPA 101 30.2.5.3.2
R-2 SPRINKLERED MAX. TRAVEL DISTANCE	200'-0"	91'-10"	FBC BLDG. 1016.1
R-2 SPRINKLERED MAX. TRAVEL DISTANCE WITHIN A DWELLING UNIT	125'-0"	78'-6" (MAX.)	FBC BLDG. 1014.3
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FBC 2014 CHAP 10 - 1015.2.1			

AMENITIES/RESIDENTIAL FLOOR 4			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
ASSEMBLY SPRINKLERED MAX. TRAVEL DISTANCE	250'-0"	248'-1"	FBC BLDG. 1016.2
ASSEMBLY SPRINKLERED DEAD END CORRIDOR	20'-0"	18'-7" (MAX.)	FBC BLDG. 1018.4
NEW APARTMENT BDGS. SPRINKLERED COMMON PATH	50'-0"	18'-7" (MAX.)	NFPA 101 30.2.5.3.2
R-2 SPRINKLERED MAX. TRAVEL DISTANCE	200'-0"	118'-8"	FBC BLDG. 1016.1
R-2 SPRINKLERED MAX. TRAVEL DISTANCE WITHIN A DWELLING UNIT	125'-0"	70'-2" (MAX.)	FBC BLDG. 1014.3
R-2 SPRINKLERED DEAD END CORRIDOR	50'-0"	18'-7" (MAX.)	FBC BLDG. 1018.4
MAX. BUILDING DIAGONAL DISTANCE		383'-1"	
STAIRS SEPERATION BETWEEN S1 & S4		MIN. REQ. 383'-1" / 4 = 70'-9"	PROVIDED - 312'-3"
FBC 2014 CHAP 4 - 403.5.1			
SEPERATION DISTANCE OF EXITS S1 & S4		MIN. REQ. 383'-1" / 3 = 94'-4"	PROVIDED - 312'-3"
FBC 2014 CHAP 10 - 1015.2.1			

RESIDENTIAL FLOORS 5-14			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
NEW APARTMENT BDGS. SPRINKLERED COMMON PATH	50'-0"	18'-7" (MAX.)	NFPA 101 30.2.5.3.2
R-2 SPRINKLERED MAX. TRAVEL DISTANCE	200'-0"	118'-8"	FBC BLDG. 1016.1
R-2 SPRINKLERED MAX. TRAVEL DISTANCE WITHIN A DWELLING UNIT	125'-0"	82'-0" (MAX.)	FBC BLDG. 1014.3
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FBC 2014 CHAP 4 - 403.5.1			
SEPERATION DISTANCE OF EXITS S1 & S4		MIN. REQ. 383'-1" / 3 = 94'-4"	PROVIDED - 312'-3"
FBC 2014 CHAP 10 - 1015.2.1			

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 20900 NE 30<sup>th</sup> Ave., Suite 914  
 Aventura, FL 33180  
 Tel.: (305) 792-0015  
 Fax: (305) 931-0279  
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 STEPHANE L'ECUYER  
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**MDESIGN**  
 ARCHITECTURE & CONSTRUCTION  
**HOMAS**  
 ENGINEERING GROUP

REV.	DATE	DESCRIPTION	Prepared By	Verified By
01	09-03-15	CITY COMMENTS	JFG	SL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.  
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**SITE PLAN SUBMITTAL - REVISION 2-**

Client  
**MFL**  
 DEVELOPMENT

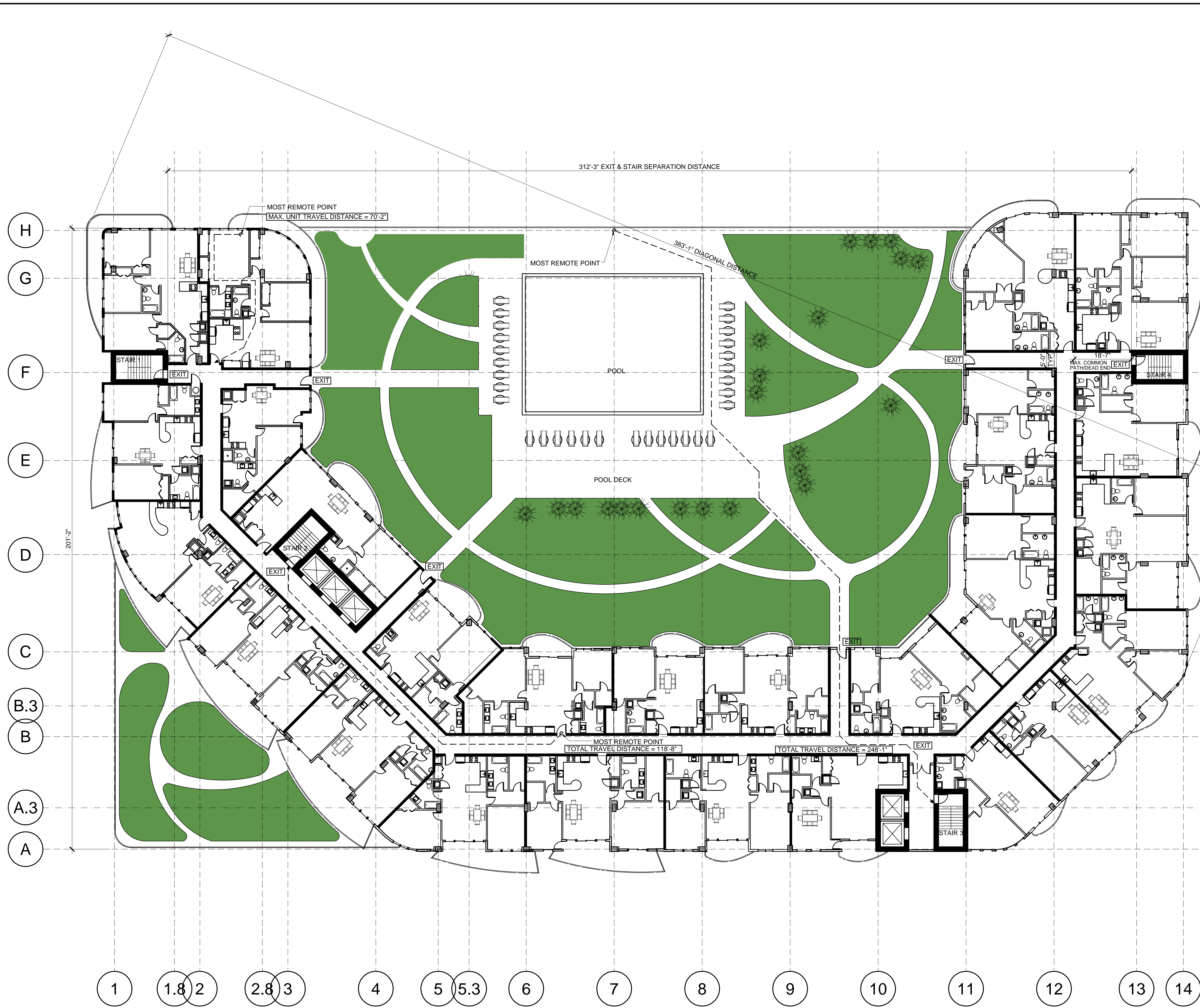
Project  
**FLORIDA PARK RESIDENCES**  
 560 EAST DANIA BEACH BLVD.  
 DANIA BEACH, FLORIDA

**2ND FLOOR LIFE SAFETY PLAN**

Drawn <b>IDEA</b>	Field <b>ARCHITECTURE</b>
Verified <b>J.F.G.</b>	Scale
Approved <b>S. L'Ecuyer</b>	Date <b>08-04-2015</b>
Project Manager <b>M-A.L.</b>	Dwg. no. <b>LS-02</b>
Project <b>15-833US</b>	

01 2ND FLOOR LIFE SAFETY PLAN  
 LS-02 SCALE: 1/16" = 1'-0"





**CODE SUMMARY**

GROUND FLOOR			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
ASSEMBLY SPRINKLERED DEAD END CORRIDOR	20'-0"	N/A	FBC BLDG. 1018.4
ASSEMBLY SPRINKLERED MAX. TRAVEL DISTANCE	250'-0"	90'-9"	FBC BLDG. 1016.1
S-2 DEAD END CORRIDOR NON-SPRINKLERED SPRINKLERED	20'-0" 50'-0"	N/A	FBC BLDG. 1018.4
STORAGE OCCUPANCIES- PARKING STRUCTURES COMMON PATH	50'-0"	N/A	NFPA 101 30.2.5.3.2
S-2 MAX. TRAVEL DISTANCE NON-SPRINKLERED SPRINKLERED	300'-0" 400'-0"	265'-9"	FBC BLDG. 1016.1
MAX. BUILDING DIAGONAL DISTANCE		403'-1"	
SEPERATION DISTANCE OF EXITS FBC 2014 CHAP 10 - 1015.2.1		MIN. REQ. 403'-1" / 3 = 134'-4" PROVIDED - 347'-9"	

PARKING GARAGE FLOOR 2			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
S-2 DEAD END CORRIDOR NON-SPRINKLERED SPRINKLERED	20'-0" 50'-0"	N/A	FBC BLDG. 1018.4
STORAGE OCCUPANCIES- PARKING STRUCTURES COMMON PATH	50'-0"	N/A	NFPA 101 30.2.5.3.2
S-2 MAX. TRAVEL DISTANCE NON-SPRINKLERED SPRINKLERED	300'-0" 400'-0"	209'-4"	FBC BLDG. 1016.1
MAX. BUILDING DIAGONAL DISTANCE		403'-1"	
STAIRS SEPERATION BETWEEN S1 & S4 FBC 2014 CHAP 4 - 403.5.1		MIN. REQ. 403'-1" / 4 = 100'-9" PROVIDED - 312'-3"	
SEPERATION DISTANCE OF EXITS S1 & S4 FBC 2014 CHAP 10 - 1015.2.1		MIN. REQ. 403'-1" / 3 = 134'-4" PROVIDED - 312'-3"	

PARKING GARAGE FLOOR 3			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
S-2 DEAD END CORRIDOR NON-SPRINKLERED SPRINKLERED	20'-0" 50'-0"	18'-4" (MAX.)	FBC BLDG. 1018.4
STORAGE OCCUPANCIES- PARKING STRUCTURES COMMON PATH	50'-0"	18'-4" (MAX.)	NFPA 101 30.2.5.3.2
S-2 MAX. TRAVEL DISTANCE NON-SPRINKLERED SPRINKLERED	300'-0" 400'-0"	202'-10"	FBC BLDG. 1016.1
NEW APARTMENT BDGS. SPRINKLERED COMMON PATH	50'-0"	18'-4" (MAX.)	NFPA 101 30.2.5.3.2
R-2 SPRINKLERED MAX. TRAVEL DISTANCE	200'-0"	91'-10"	FBC BLDG. 1016.1
R-2 SPRINKLERED MAX. TRAVEL DISTANCE WITHIN A DWELLING UNIT	125'-0"	78'-6" (MAX.)	FBC BLDG. 1014.3
R-2 SPRINKLERED DEAD END CORRIDOR	50'-0"	18'-4" (MAX.)	FBC BLDG. 1018.4
MAX. BUILDING DIAGONAL DISTANCE		407'-3"	
STAIRS SEPERATION BETWEEN S1 & S4 FBC 2014 CHAP 4 - 403.5.1		MIN. REQ. 407'-3" / 4 = 101'-10" PROVIDED - 312'-3"	
SEPERATION DISTANCE OF EXITS S1 & S4 FBC 2014 CHAP 10 - 1015.2.1		MIN. REQ. 407'-3" / 3 = 135'-7" PROVIDED - 312'-3"	

AMENITIES/RESIDENTIAL FLOOR 4			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
ASSEMBLY SPRINKLERED MAX. TRAVEL DISTANCE	250'-0"	248'-1"	FBC BLDG. 1016.2
ASSEMBLY SPRINKLERED DEAD END CORRIDOR	20'-0"	18'-7" (MAX.)	FBC BLDG. 1018.4
NEW APARTMENT BDGS. SPRINKLERED COMMON PATH	50'-0"	18'-7" (MAX.)	NFPA 101 30.2.5.3.2
R-2 SPRINKLERED MAX. TRAVEL DISTANCE	200'-0"	118'-8"	FBC BLDG. 1016.1
R-2 SPRINKLERED MAX. TRAVEL DISTANCE WITHIN A DWELLING UNIT	125'-0"	70'-2" (MAX.)	FBC BLDG. 1014.3
R-2 SPRINKLERED DEAD END CORRIDOR	50'-0"	18'-7" (MAX.)	FBC BLDG. 1018.4
MAX. BUILDING DIAGONAL DISTANCE		383'-1"	
STAIRS SEPERATION BETWEEN S1 & S4 FBC 2014 CHAP 4 - 403.5.1		MIN. REQ. 383'-1" / 4 = 70'-9" PROVIDED - 312'-3"	
SEPERATION DISTANCE OF EXITS S1 & S4 FBC 2014 CHAP 10 - 1015.2.1		MIN. REQ. 383'-1" / 3 = 94'-4" PROVIDED - 312'-3"	

RESIDENTIAL FLOORS 5-14			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
NEW APARTMENT BDGS. SPRINKLERED COMMON PATH	50'-0"	18'-7" (MAX.)	NFPA 101 30.2.5.3.2
R-2 SPRINKLERED MAX. TRAVEL DISTANCE	200'-0"	118'-8"	FBC BLDG. 1016.1
R-2 SPRINKLERED MAX. TRAVEL DISTANCE WITHIN A DWELLING UNIT	125'-0"	82'-0" (MAX.)	FBC BLDG. 1014.3
R-2 SPRINKLERED DEAD END CORRIDOR	50'-0"	18'-7" (MAX.)	FBC BLDG. 1018.4
MAX. BUILDING DIAGONAL DISTANCE		383'-1"	
STAIRS SEPERATION BETWEEN S1 & S4 FBC 2014 CHAP 4 - 403.5.1		MIN. REQ. 383'-1" / 4 = 70'-9" PROVIDED - 312'-3"	
SEPERATION DISTANCE OF EXITS S1 & S4 FBC 2014 CHAP 10 - 1015.2.1		MIN. REQ. 383'-1" / 3 = 94'-4" PROVIDED - 312'-3"	

internationaldesign  
**idea**  
engineeringarchitecture  
ENG. CA No. 28797 ARCH. LICENSE NBR A200018056  
20900 NE 30<sup>th</sup> Ave., Suite 914  
Aventura, FL 33180  
Tel.: (305) 792-0015  
Fax: (305) 931-0279  
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Seal  
STEPHANE L'ECUYER  
AR 93637

**MDESIGN**  
ARCHITECTURE & CONSTRUCTION  
**THOMAS**  
ENGINEERING GROUP

REV.	DATE	DESCRIPTION	Prepared By	Verified By
01	09-03-15	CITY COMMENTS	JFG	SL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.  
ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS. NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM THIS DRAWING.

**SITE PLAN SUBMITTAL - REVISION 2-**

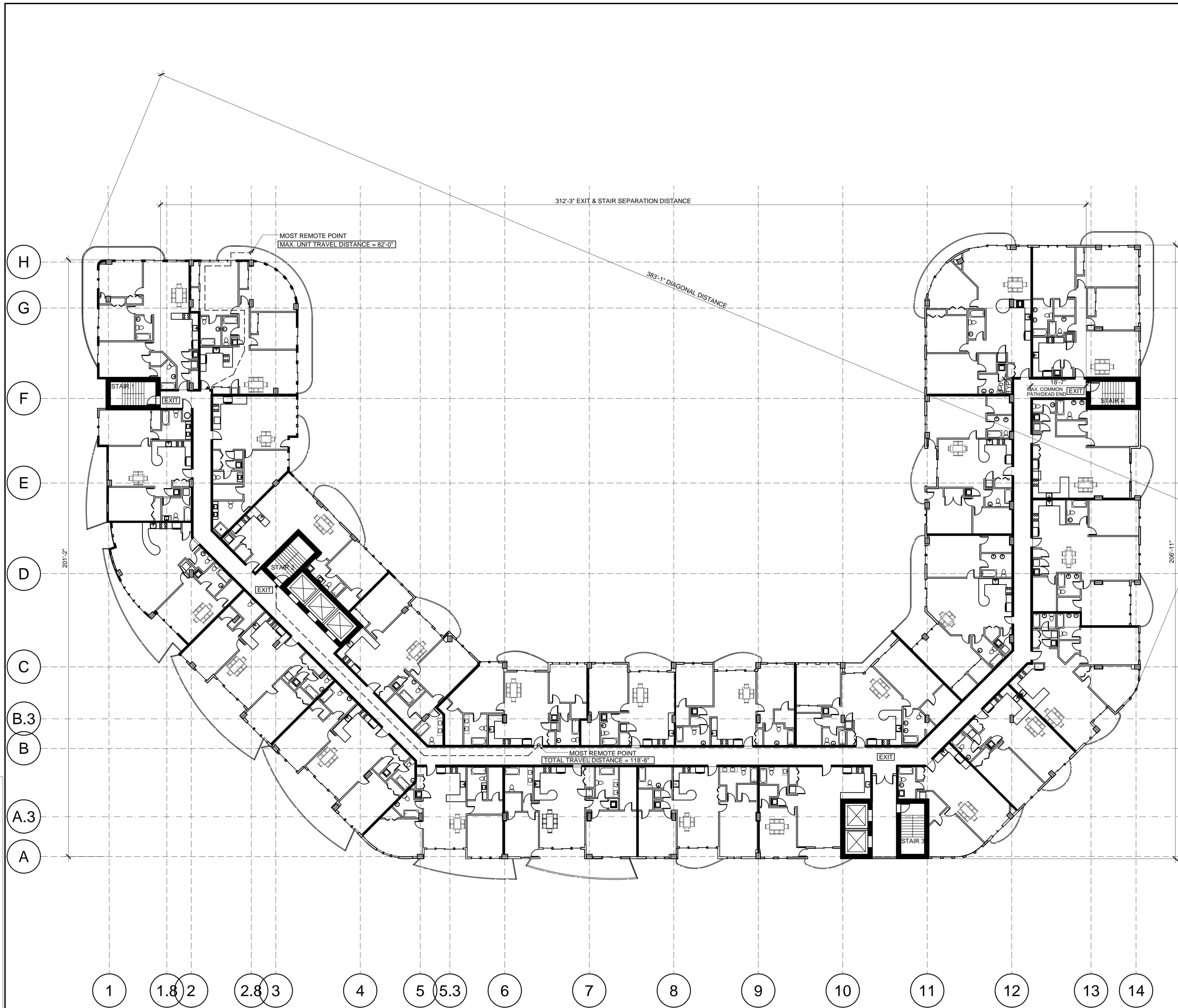
Client  
**MFL**  
DEVELOPMENT

Project  
**FLORIDA PARK RESIDENCES**  
560 EAST DANIA BEACH BLVD.  
DANIA BEACH, FLORIDA

**4TH FLOOR - LIFE SAFETY PLAN**

Drawn Verified Approved Project Manager	<b>IDEA</b> <b>J.F.G.</b> <b>S. L'Ecuyer</b> <b>M-A.L.</b>	Field Scale Date Dwg. no.	<b>ARCHITECTURE</b>  <b>08-04-2015</b>  <b>LS-04</b>
Project	<b>15-833US</b>		

01 4TH FLOOR LIFE SAFETY PLAN  
LS-04 SCALE: 1/16" = 1'-0"



**CODE SUMMARY**

GROUND FLOOR			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
ASSEMBLY SPRINKLERED DEAD END CORRIDOR	20'-0"	N/A	FBC BLDG. 1018.4
ASSEMBLY SPRINKLERED MAX. TRAVEL DISTANCE	250'-0"	90'-9"	FBC BLDG. 1016.1
S-2 DEAD END CORRIDOR NON-SPRINKLERED SPRINKLERED	20'-0" 50'-0"	N/A	FBC BLDG. 1018.4
STORAGE OCCUPANCIES-PARKING STRUCTURES COMMON PATH	50'-0"	N/A	NFPA 101 30.2.5.3.2
S-2 MAX. TRAVEL DISTANCE NON-SPRINKLERED SPRINKLERED	300'-0" 400'-0"	265'-9"	FBC BLDG. 1016.1
MAX. BUILDING DIAGONAL DISTANCE		403'-1"	
SEPERATION DISTANCE OF EXITS FBC 2014 CHAP 10 - 1015.2.1		MIN. REQ. 403'-1" / 3 = 134'-4" PROVIDED - 347'-9"	

PARKING GARAGE FLOOR 2			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
S-2 DEAD END CORRIDOR NON-SPRINKLERED SPRINKLERED	20'-0" 50'-0"	N/A	FBC BLDG. 1018.4
STORAGE OCCUPANCIES-PARKING STRUCTURES COMMON PATH	50'-0"	N/A	NFPA 101 30.2.5.3.2
S-2 MAX. TRAVEL DISTANCE NON-SPRINKLERED SPRINKLERED	300'-0" 400'-0"	209'-4"	FBC BLDG. 1016.1
MAX. BUILDING DIAGONAL DISTANCE		403'-1"	
STAIRS SEPERATION BETWEEN S1 & S4 FBC 2014 CHAP 4 - 403.5.1		MIN. REQ. 403'-1" / 4 = 100'-9" PROVIDED - 312'-3"	
SEPERATION DISTANCE OF EXITS S1 & S4 FBC 2014 CHAP 10 - 1015.2.1		MIN. REQ. 403'-1" / 3 = 134'-4" PROVIDED - 312'-3"	

PARKING GARAGE FLOOR 3			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
S-2 DEAD END CORRIDOR NON-SPRINKLERED SPRINKLERED	20'-0" 50'-0"	18'-4" (MAX.)	FBC BLDG. 1018.4
STORAGE OCCUPANCIES-PARKING STRUCTURES COMMON PATH	50'-0"	18'-4" (MAX.)	NFPA 101 30.2.5.3.2
S-2 MAX. TRAVEL DISTANCE NON-SPRINKLERED SPRINKLERED	300'-0" 400'-0"	202'-10"	FBC BLDG. 1016.1
NEW APARTMENT BDGS. SPRINKLERED COMMON PATH	50'-0"	18'-4" (MAX.)	NFPA 101 30.2.5.3.2
R-2 SPRINKLERED MAX. TRAVEL DISTANCE	200'-0"	91'-10"	FBC BLDG. 1016.1
R-2 SPRINKLERED MAX. TRAVEL DISTANCE WITHIN A DWELLING UNIT	125'-0"	78'-6" (MAX.)	FBC BLDG. 1014.3
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AMENITIES/RESIDENTIAL FLOOR 4			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
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SEPERATION DISTANCE OF EXITS S1 & S4 FBC 2014 CHAP 10 - 1015.2.1		MIN. REQ. 383'-1" / 3 = 94'-4" PROVIDED - 312'-3"	

RESIDENTIAL FLOORS 5-14			
TRAVEL DISTANCES	REQUIRED	PROVIDED	CODE REF.
NEW APARTMENT BDGS. SPRINKLERED COMMON PATH	50'-0"	18'-7" (MAX.)	NFPA 101 30.2.5.3.2
R-2 SPRINKLERED MAX. TRAVEL DISTANCE	200'-0"	118'-8"	FBC BLDG. 1016.1
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internationaldesign  
**idea**  
 engineeringarchitecture  
 ENG. CA No. 28787 ARCH LICENSE NBR A20001856  
 20900 NE 30<sup>th</sup> Ave., Suite 914  
 Aventura, FL 33180  
 Tel.: (305) 792-0015  
 Fax: (305) 931-0279  
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 STEPHANE L'ECUYER  
 AR 93637

**MDESIGN**  
 ARCHITECTURE & CONSTRUCTION  
**THOMAS**  
 ENGINEERING GROUP

REV.	DATE	DESCRIPTION	Prepared By	Verified By
01	09-03-15	CITY COMMENTS	JFG	SL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.  
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**SITE PLAN SUBMITTAL - REVISION 2-**

Client  
**MFL**  
 DEVELOPMENT

Project  
**FLORIDA PARK RESIDENCES**  
 560 EAST DANIA BEACH BLVD.  
 DANIA BEACH, FLORIDA  
 Title  
**FLOORS 5-14 - LIFE SAFETY PLANS**

Drawn <b>IDEA</b>	Field <b>ARCHITECTURE</b>
Verified <b>J.F.G.</b>	Scale
Approved <b>S. L'Ecuyer</b>	Date <b>08-04-2015</b>
Project Manager <b>M-A.L.</b>	Dwg. no. <b>LS-05</b>
Project <b>15-833US</b>	

01 5-14 FLOOR LIFE SAFETY PLANS  
 LS-05 SCALE: 1/16" = 1'-0"