LEGAL DESCRIPTION:

- ADDRESS: 101-117 MONROE UDELL STREET, DANIA BEACH, FL 33004
LOT 1, 2 AND 4, BLOCK 26, "MAP OF THE TOWN OF MODELO (NOW DANIA)", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA.

- ADDRESS: 110 PARK AVENUE EAST, DANIA BEACH, FL 33004
PARCEL "A" LOTS 3 AND 8, BLOCK 26, "MAP OF THE TOWN OF MODELO (NOW DANIA)", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA.
PARCEL "B" LOT 6, BLOCK 26, "MAP OF THE TOWN OF MODELO (NOW DANIA)", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA.
PARCEL "C" LOT 12, BLOCK 26, "MAP OF THE TOWN OF MODELO (NOW DANIA)", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA.

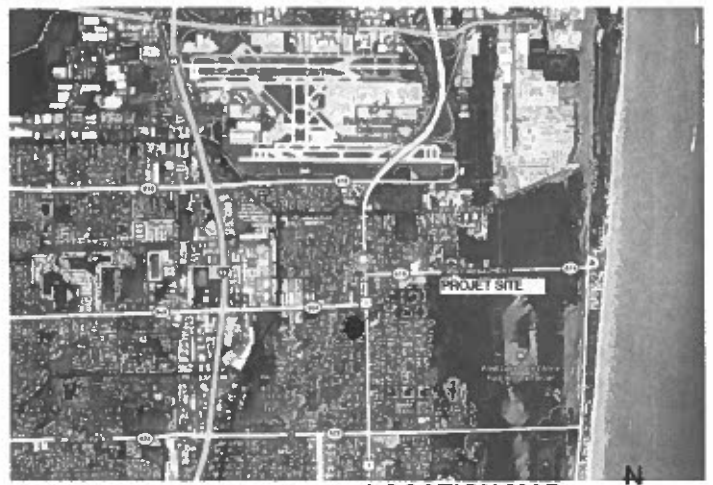
- ADDRESS: 105 SW 1ST COURT, DANIA BEACH, FL 33004
LOT 3, IN BLOCK 26, OF "TOWN OF MODELO, NOW DANIA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- ADDRESS: 111 SW 1ST COURT, DANIA BEACH, FL 33004
LOT 5, BLOCK 26, OF "THE TOWN OF MODELO (NOW DANIA)", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

- ADDRESS: 119 SW 1ST COURT, DANIA BEACH, FL 33004
LOT 10, BLOCK 26, OF "TOWN OF MODELO (NOW DANIA)", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", AT PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

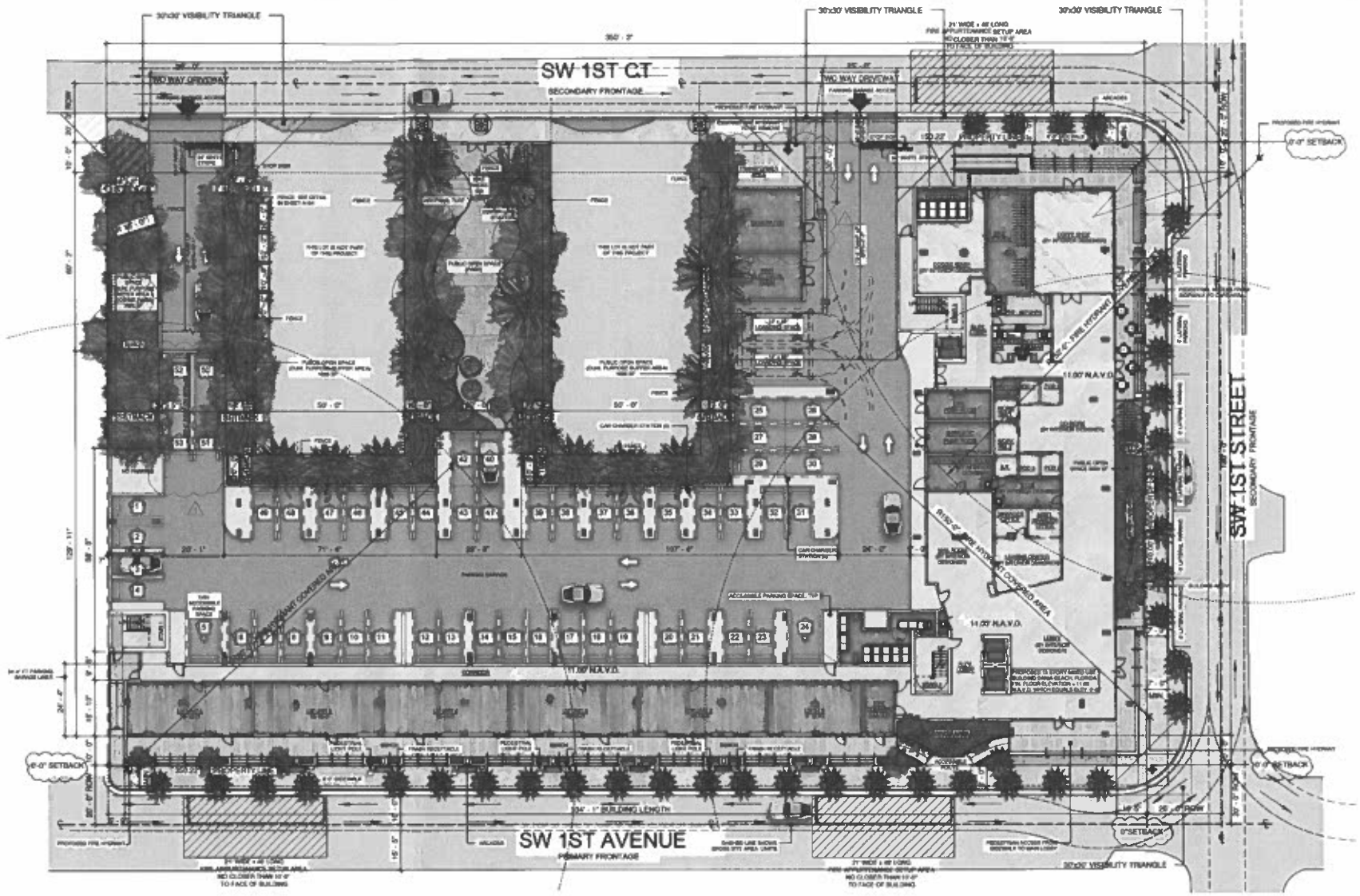
- ADDRESS: 125-127 SW 1ST COURT, DANIA BEACH, FL 33004
LOT 14, BLOCK 26, OF "THE TOWN OF MODELO (NOW DANIA)", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- ADDRESS: 126 SW 1ST AVENUE, DANIA BEACH, FL 33004
LOT 13, BLOCK 26, OF "TOWN OF MODELO (NOW DANIA)", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", AT PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION MAP
SCALE: N.T.S

LOCATION MAP DETAILS
SCALE: N.T.S



IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM

NEW BUILDINGS SHALL COMPLY WITH "IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM" IN ACCORDANCE WITH FFPC 510.10

THIS BUILDING IS EQUIPED WITH A ROOM, 2-HR. FIRE PROTECTED WITH EMERGENCY POWER & AIR CONDITIONING FOR EQUIPMENT INSTALLATION AT TOP LEVEL (ROOF) AND A 2-HOUR FIRE RATED VERTICAL SHAFT ALL THE WAY DOWN TO GROUND LEVEL WITH ACCESS PANEL AT EVERY LEVEL FOR FUTURE USE

THE PROPOSED BUILDING DESIGN WILL PROVIDE 99% FLOOR AREA RADIO COVERAGE IN CRITICAL AREAS AS DESCRIBED IN NFPA 72 - 24.5.2.2.1 AND 95% FLOOR AREA RADIO COVERAGE IN GENERAL BUILDINGS AREAS AS DESCRIBED IN NFPA 72 - 24.5.2.2.2" OR A TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEM SHALL BE INSTALLED AS REQUIRED BY FLORIDA FIRE PREVENTION CODE (SEVENTH EDITION) NFPA 1, 11.10

PROFESSIONAL ENGINEER IN RADIO COVERAGE AND RADIO ENHANCEMENTS SY ITEMS WILL PROVIDE SEPARATE PERMIT WITH THE REQUIRED RADIO SIGNAL LEVEL TESTING GRID FOR EACH FLOOR LEVEL THAT CONTAINS A GRID AS DESCRIBED IN NFPA 72 A.14.4.12.1.3 FOR THE NECESSARY TESTING THAT WILL BE REQUIRED PRIOR TO ISSUANCE OF A C.O. OR FOR THE TWO WAY COMMUNICATION ENHANCEMENT SYSTEM

ACCESSIBLE ROUTES AND CHANGES IN ELEVATION

BUILDING ENTRANCES AND WALKING SURFACES IN ALONG OF EGRESS SHALL BE ON AN ACCESSIBLE ROUTE WITH CHANGES IN ELEVATION NOT EXCEEDING 1/4". CHANGES IN ELEVATION GREATER THAN 1/4" BUT NOT EXCEEDING 1/2" SHALL BE BEVELED WITH A SLOPE OF 1 IN 2 AS PER FFPC 101 7.1.8.2

THE SLOPE OF A WALKING SURFACE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1 IN 20. UNLESS THE RAMP REQUIREMENTS ARE MET AS PER FFPC 101 7.1.8.3

THE SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1 IN 48 AS PER FFPC 101 7.1.8.3

ALL ACCESSIBLE MEANS OF EGRESS REQUIRE A HARD SURFACE THAT IS MINIMUM OF 36" WIDE (OR 44" IF THE OCCUPANT LOAD IS GREATER THAN 50 PERSONS

REFER TO FLOOR PLANS FOR SPECIFIC GRADES AT ALL PUBLIC WAY CONNECTIONS WITH BUILDING AND ACCESSIBLE PARKING SPOTS AT PARKING GARAGE.

FIRE PUMP:

STANDARD INSTALLATION (IF STATIONARY PUMPS FOR FIRE PROTECTION SHALL BE IN COMPLIANCE WITH NFPA 20 LATEST EDITION

FIRE PUMP F.F.E. IS IN COMPLIANCE WITH REQUIREMENT TO BE ABOVE THE 100 YEAR FLOOR LEVEL

SITE PLAN

SCALE: 1" = 20'-0"

N

REFER TO FLOOR PLANS FOR SPECIFIC GRADES AT ALL PUBLIC WAY CONNECTIONS WITH BUILDING AND ACCESSIBLE PARKING SPOTS AT PARKING GARAGE.

PARKING GARAGE PAVEMENT MARKINGS ARE SHOWN IN THE ARCHITECTURAL PLANS SHEETS A-201, A-202, & A-203A AND DETAILS PROVIDED ON SHEET A-104
REFER TO CIVIL PLANS FOR ALL ON-STREET PAVEMENT MARKINGS

10,318 SF OPEN SPACE

1. TANDEM PARKING AREN'T MORE THAN TWO (2) SPACES DEEP.
2. TANDEM SPACES WILL BE DESIGNATED TO A TWO- OR MORE BEDROOM RESIDENTIAL UNITS ONLY.
3. BOTH TANDEM SPACES WILL BE RESERVED FOR THE SAME DWELLING UNIT.
4. TANDEM SPACES AREN'T COUNTING AS GUEST PARKING.

PROPOSED

SITE PLAN

		REV #	DATE
PROJECT No.		1	02-03-2023 SITE PLAN MODIFICATION
DESIGNED BY	C.M.	2	
DRAWN BY		3	
CHECKED BY	C.M.	4	
ISSUE DATE	04-03-2023	5	
DRAWING SCALE:	AS SHOWN	6	
		7	
		8	
		9	
		10	

101 DANIA BEACH

MIXED USE BUILDING

THE APOLLO COMPANIES

CARMARES MARTIN
Architecture & Engineering Design
AA 26001182 CA 27132
5081 SW 7 ath CT, Ste 102
Miami, FL 33155
Ph (305) 669 0066 Fax
(305) 669-0061
www.carmaresdesign.com

ARCH. CARMEN T. DIAZ
LIC # AR 95880
3551 S.W. 74th COURT
SUITE 102
MIAMI, FL 33155
TEL. (305) 669 0066
FAX (305) 669-0061

Carmen T Diaz
Digitally signed by Carmen T Diaz
Date: 2023.07.19 14:00:16 -04'00'

STATE OF FLORIDA
CARMEN T. DIAZ
AR 95880
REGISTERED ARCHITECT

SHEET No.
A100