

FIRE PREVENTION NOTES:
THE SITE IS COMPLETELY POPULATED WITH THE BUILDING.
FIRE DEPARTMENT TRUCK ACCESS IS NOT FEASIBLE OR DESIRED. THE DEPTH OF THE SITE IS 120'-0" WHICH IS LESS THAN 400 FT.
THE DEPTH OF THE SITE FROM THE ROAD IS 141 FT WHICH IS LESS THAN 150 FT.
THE ACCESS TO THE MAIN ENTRANCE FROM THE ROAD IS 25 FT WHICH IS LESS THAN 50 FT.
THE BUILDING SHALL BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM TO COMPLY WITH NFPA 13R.
THE MAIN DRIVEWAY TO THE BUILDING IS 24 FT 8 IN WIDE WHICH IS LARGER THAN 20 FT.
THE SITE IS RELATIVELY FLAT AND DOES NOT EXCEED THE ANGLE OF APPROACH.
THE PROJECT DOES NOT HAVE ANY ROADWAYS AND THEREFORE TRAFFIC CALMING DEVICES ARE NOT REQUIRED.

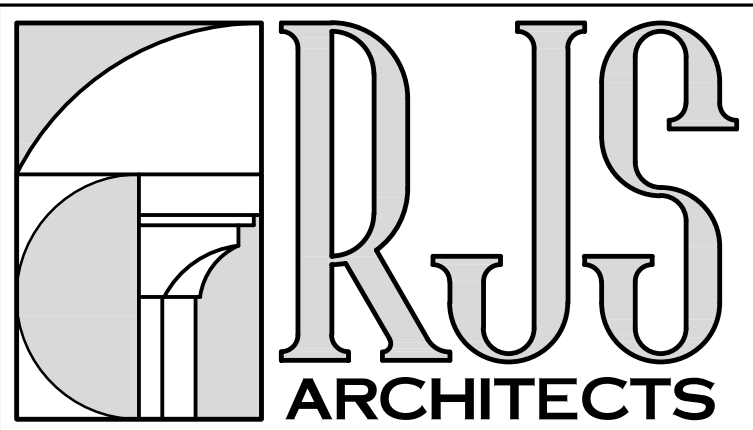
BUILDING INFORMATION:
OCCUPANCY TYPE: R-2 (MULTI-FAMILY RESIDENTIAL - APARTMENTS)
BUILDING TYPE: II (000)
AREA: 6,718 SQ. FT.
NUMBER OF APARTMENTS: 7
NUMBER OF FLOORS: 3
HEIGHT OF BUILDING: 41 FT
HEIGHT OF HIGHEST OCCUPABLE FLOOR: 21 FT 11 IN

FIRE FLOW REQUIREMENTS:
NFPA 1 - CH 18 TABLE 18.4.5.2.1 REQUIRES 1,750 GPM @ 2 HR DURATION.

WAIVER REQUEST:
(BICYCLE ACCESS AND CIRCULATION IS UNNEEDED OR UNDESIRABLE IN THE PROPOSED DEVELOPMENT OR THAT COMPLIANCE WITH THE REQUIRED BICYCLE IMPROVEMENTS IS INFEASIBLE.)
DUE TO THE CONSTRAINTS OF THE SITE AND NUMBER OF UNITS, WE FIND OUR SITE IS UNABLE TO ACCOMMODATE THE REQUIRED BICYCLE PATHS, LANES AND STORAGE WITHIN THE SITE.
THIS SHALL NOT HINDER THE TENANTS FROM USING AND/OR STORING BICYCLES IN THEIR STORAGE UNITS OR WITHIN THEIR APARTMENTS.

Life Safety Site Plan - Ground Floor Plan

Scale: 1"=10'-0"

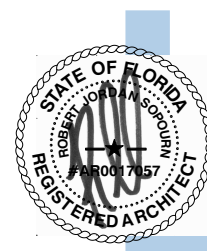


11019 Northwest 19th Street
Coral Springs, Florida 33071

Corp Lic: AA-26001293
Robert Jordan Sopoun III
Arch Lic: AR-0017057
O: 954.753.0018
E: jordy@rjsarchitects.com

A Building For:
Juan Elias

216 SE 23 Avenue
Pompano Beach, Florida 33062



Digitally signed by Robert J Sopoun III
DN: CN=Robert J Sopoun III, E=jordy@rjsarchitects.com, O=RJS Architects, C=US
Location: Coral Springs, FL
Reason: I am the author of this document.
Contact Info: 9547530018
Date: 2024.11.19 14:33:38-0500

ISSUANCE OF DOCUMENTATION:

Description:	Date:
<input checked="" type="checkbox"/> PRELIMINARY DESIGN	7.20.2023
<input type="checkbox"/> CLIENT APPROVAL	
<input type="checkbox"/> LANDLORD APPROVAL	
<input type="checkbox"/> BIDDING	
<input type="checkbox"/> PERMIT	

REVISIONS:

Number:	Date:	Description:
1		
2		
3		
4		
5		

LIFE SAFETY SITE PLAN

Project Number: 23053
Principal: RJS
Project Manager: RJS
Drawn by: RJS



Date: 2024.11.19 14:33:38-0500
Title: Principal

P224-12000023
12/18/2024