

BEACH STREET RESIDENCES

SOUTH BEACH STREET at WILDER BOULEVARD DAYTONA BEACH, FLORIDA



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A-0.00	COVER SHEET
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A-4.22	FLOOR 2-4 PLAN - TYPE II
A-5.01	BUILDING SECTION

PRINT RECORD	
DATE	DESCRIPTION
2010-08-31	HUD 221(d)(4) PRE-APPLICATION PACKAGE

ACCESSIBILITY COMPLIANCE:

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, ABILITY AND CONTROL THAT THE RESIDENTIAL DESIGNS PRESENTED HEREIN COMPLY WITH THE REQUIREMENTS OF THE FAIR HOUSING GUIDELINES AND THE REQUIREMENTS OF THE 2004 FLORIDA BUILDING CODE - AS AMENDED.

MARTIN W. KOCH, ARCHITECT
AR 13331

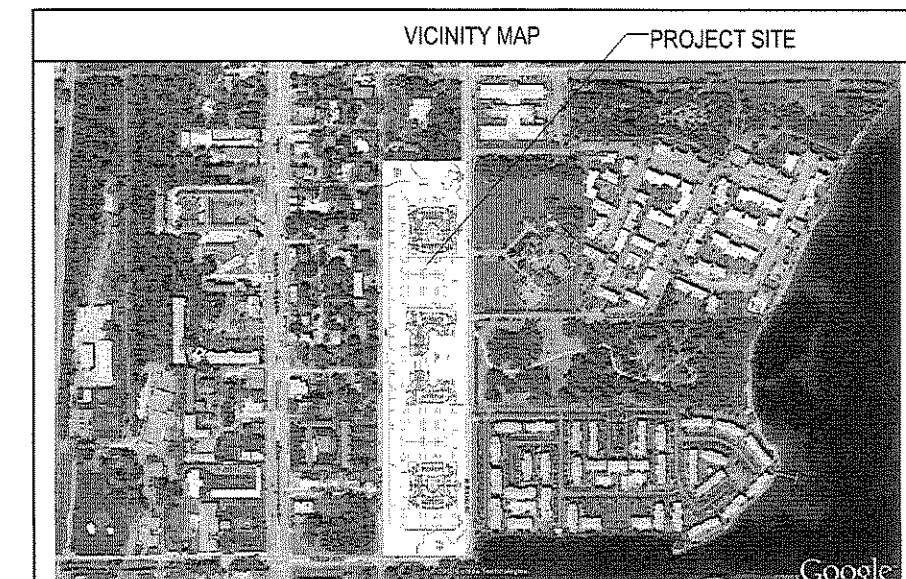
ARCHITECT:



HUMPHREYS & PARTNERS ARCHITECTS | FLORIDA LLC
561 EAST HORATIO AVENUE
MAITLAND, FLORIDA 32751
407.339.9323 | 407.339.8266 FAX
DALLAS - CHARLOTTE - IRVINE - NEW ORLEANS - ORLANDO - CHENNAI - DUBAI
WWW.HUMPHREYS.COM
ARCHITECT OF RECORD - MARTIN W. KOCH

OWNER:

BEACH STREET RESIDENCES, LLC
23 North Beach Road
Jupiter Island, FL 33455
tel : 772.945.9525



CONTACTS:

CIVIL ENGINEER	LANDSCAPE ARCHITECT	STRUCTURAL ENGINEER	MEP	FIRE SUPPRESSION	AUTHORITY HAVING JURISDICTION
ZEV COHEN & ASSOCIATES, INC. 300 INTERCHANGE BOULEVARD ORMOND BEACH, FLORIDA 32174	TBD	TBD	TBD	TBD	CITY OF DAYTONA BEACH - BUILDING DEPARTMENT 301 SOUTH RIDGEGOOD AVENUE DAYTONA BEACH, FLORIDA 32114
CONTACT: RANDY HUDAK, P.E. PHONE: 386.677.2482 FAX: 386.677.2505 EMAIL: rHUDAK@zevcohen.com					CONTACT: MARK CRISWELL PHONE: 386.671.8140 FAX: 386.671.8620 E-MAIL:

Drawn By: _____
Checked By: _____
Date Plotted: 8/31/10
Issue Dates: _____

Issue for Pricing / Bidding: _____
Issue for Permit Application: _____
Issue for Construction: _____

Revisions:

#	DATE	COMMENTS

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DAYTONA BEACH, FL

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CERTIFICATE #AA 000327

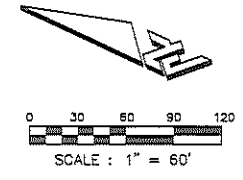


SHEET CONTENTS:
COVER SHEET

SHEET NO.
A-0.00

2010178

HUD PRE-APPLICATION SUBMITTAL 2010-08-31



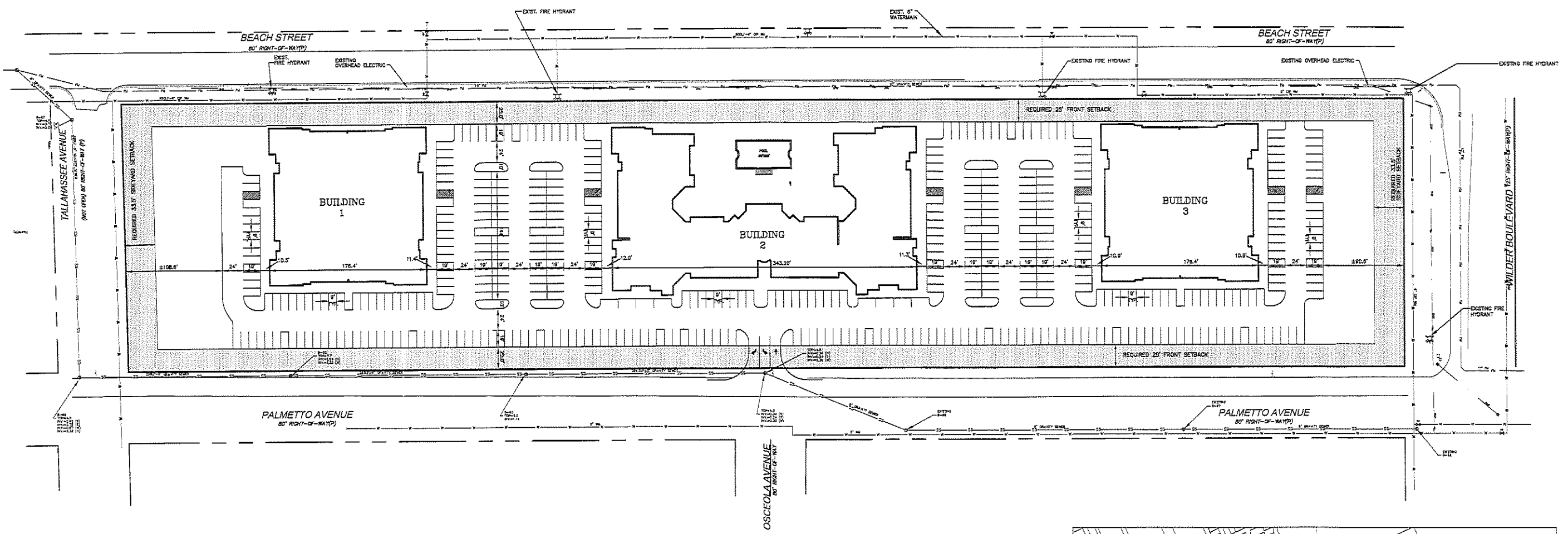
ZEV COHEN & ASSOCIATES, INC.
 300 WINTERGARDEN BLVD. ORLANDO, FL 32803
 (407) 777-2827 FAX (407) 777-2555
 4175 U.S. 1 S. STE. 404 FT. LAUDERDALE, FL 33309
 (954) 797-1610 FAX (954) 797-4159
 AMELIA ISLAND
 401 CENTRE ST. STE. 207 FORTUNA, FL 32043
 (904) 971-1555 FAX (904) 971-8110

NO.	DATE	REVISIONS

BEACH STREET SKYLINE
 SKETCH PLAN
 VALUASA COUNTY, FLORIDA
 CITY OF DAYTONA BEACH

ZEV COHEN & ASSOCIATES, INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS PLANNERS • TRANSPORTATION • ENVIRONMENTAL WWW.ZEVCOHEN.COM	PROJECT NO. 10042 ISSUE DATE 9/27/10 DESIGNED BY: BMH	DRAWN BY: EGS CHECKED BY: SCH IN CHARGE: J.E. O'DONOGHUE VICE PRESIDENT: HENNING
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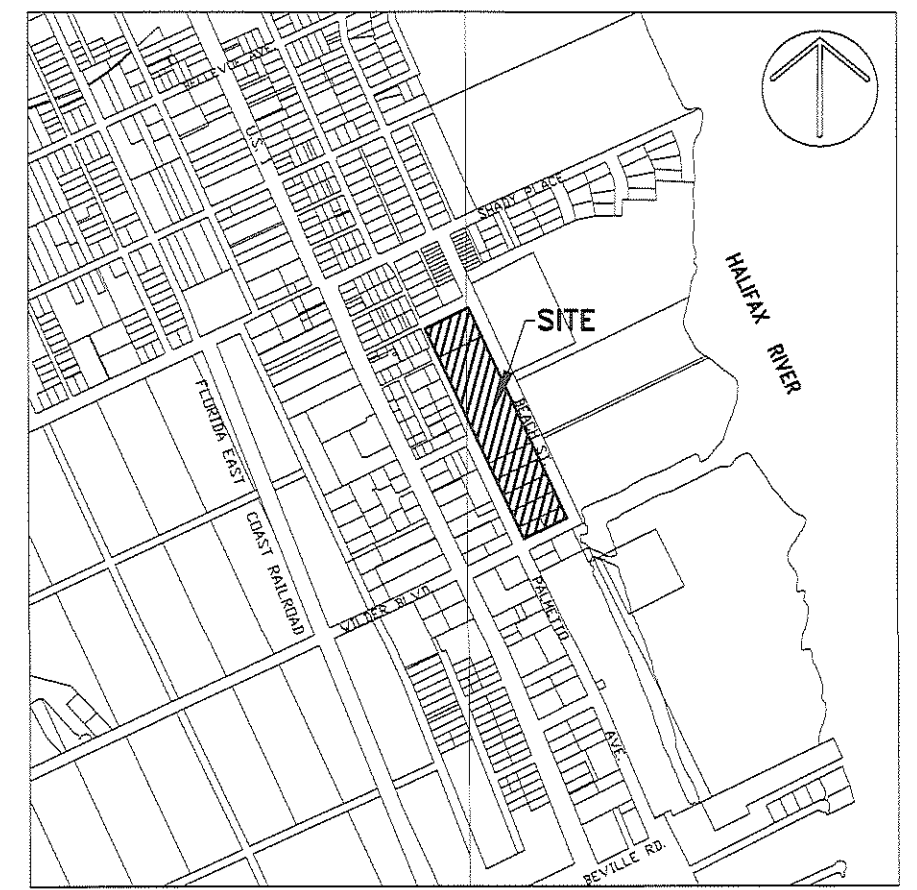
FILE LOCATION: _____
 NOT VALID WITHOUT EMBOSSED SEAL
 SCALE: 1" = 60'
 SHEET 1 OF 1



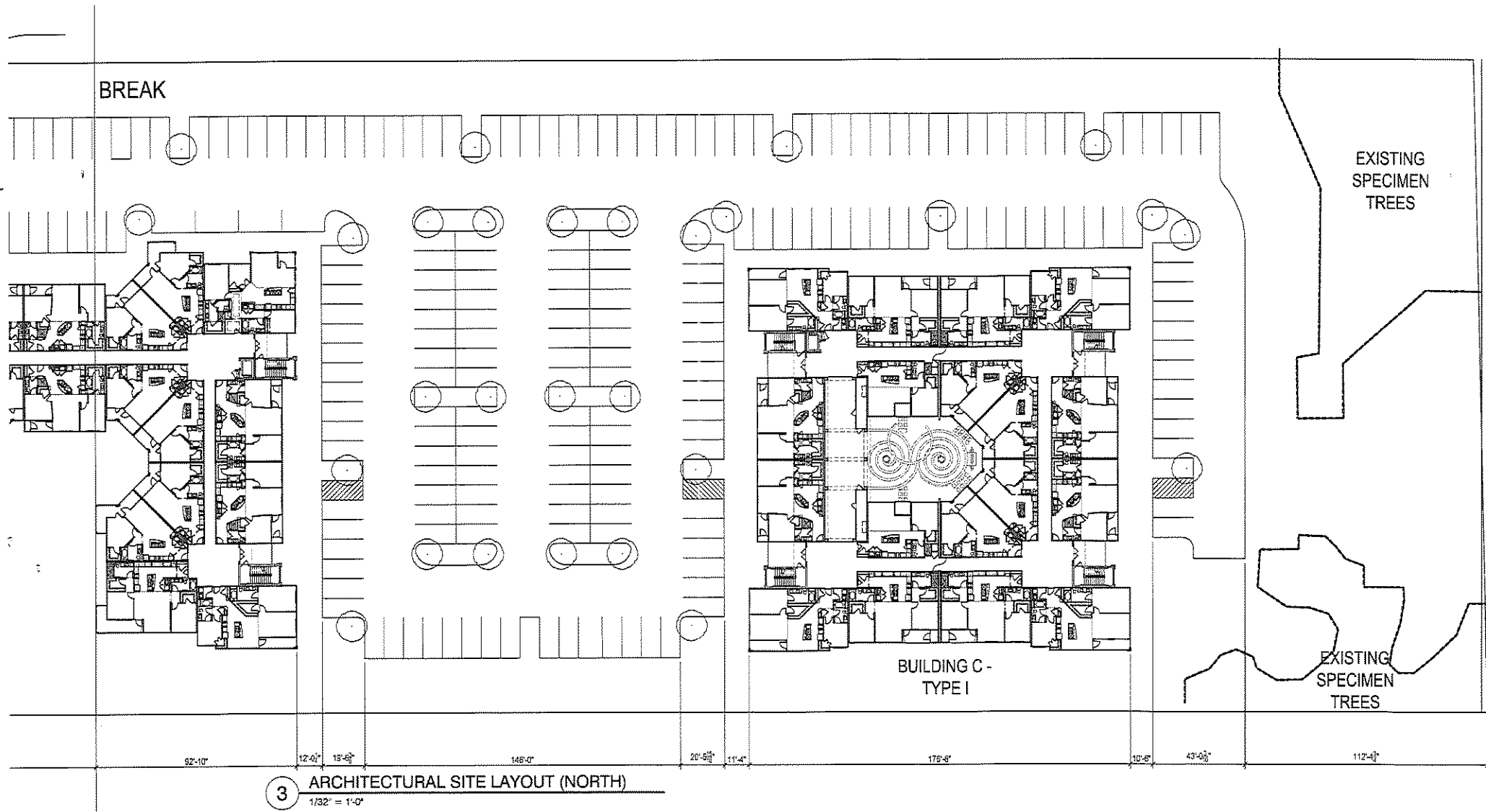
TOTAL PARKING PROVIDED: 454 SPACES
 TOTAL PARKING REQUIRED: 452 SPACES

LEGEND

REQUIRED SETBACK



VICINITY MAP
 SCALE: 1" = 600'



Summary Building A

UNIT NAME	UNIT TYPE	NO. PARKING SPACES	NO. DRIVES	BALCONY SQ. FT.	UNIT COUNT	PERCENT	TOTAL RENTABLE AREA	UNIT MIX
E1	CONDO	100	0	0	1	1.7%	2,224	17%
A1-AB	CONDO	222	182	47	14	23.5%	12,142	93%
A2	CONDO	273	229	44	8	13.2%	9,510	29%
B1	CONDO	188	174	45	14	23.5%	11,844	91%
B2	CONDO	138	124	31	18	29.5%	23,244	91%
B2-AB	CONDO	138	124	31	8	13.2%	9,510	29%
B3	CONDO	138	124	31	18	29.5%	18,720	91%
C1	CONDO	390	300	55	3	5.1%	10,710	83%
TOTALS		1,577	1,457	263	76	13.0%	81,144	83%

Summary Building B

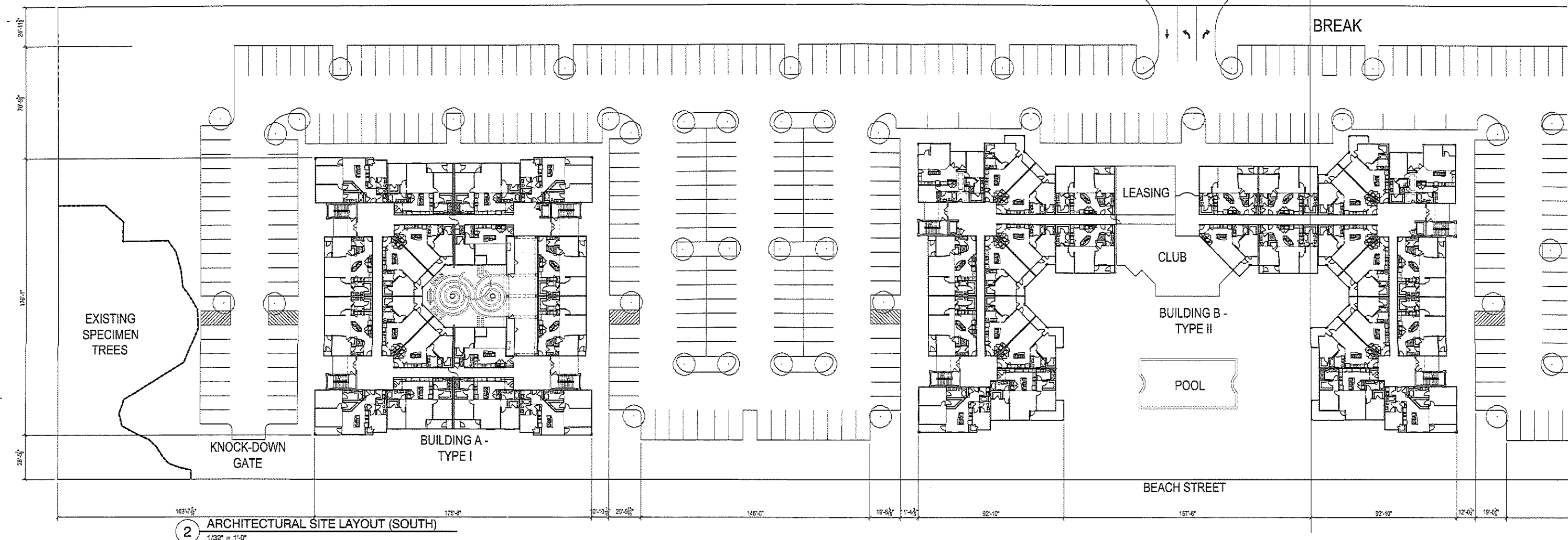
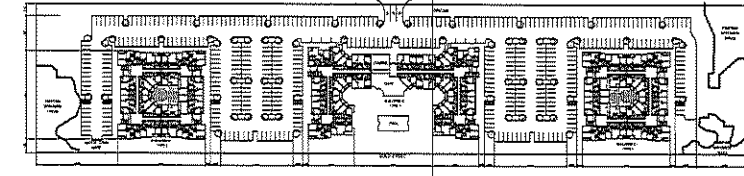
UNIT NAME	UNIT TYPE	NO. PARKING SPACES	NO. DRIVES	BALCONY SQ. FT.	UNIT COUNT	PERCENT	TOTAL RENTABLE AREA	UNIT MIX
E1	CONDO	100	0	0	1	1.7%	2,224	17%
A1-AB	CONDO	222	182	47	14	23.5%	12,142	93%
A2	CONDO	273	229	44	8	13.2%	9,510	29%
B1	CONDO	188	174	45	14	23.5%	11,844	91%
B2	CONDO	138	124	31	18	29.5%	23,244	91%
B2-AB	CONDO	138	124	31	8	13.2%	9,510	29%
B3	CONDO	138	124	31	18	29.5%	18,720	91%
C1	CONDO	390	300	55	3	5.1%	10,710	83%
TOTALS		1,577	1,457	263	76	13.0%	81,144	83%

Summary Building C

UNIT NAME	UNIT TYPE	NO. PARKING SPACES	NO. DRIVES	BALCONY SQ. FT.	UNIT COUNT	PERCENT	TOTAL RENTABLE AREA	UNIT MIX
E1	CONDO	100	0	0	1	1.7%	2,224	17%
A1-AB	CONDO	222	182	47	14	23.5%	12,142	93%
A2	CONDO	273	229	44	8	13.2%	9,510	29%
B1	CONDO	188	174	45	14	23.5%	11,844	91%
B2	CONDO	138	124	31	18	29.5%	23,244	91%
B2-AB	CONDO	138	124	31	8	13.2%	9,510	29%
B3	CONDO	138	124	31	18	29.5%	18,720	91%
C1	CONDO	390	300	55	3	5.1%	10,710	83%
TOTALS		1,577	1,457	263	76	13.0%	81,144	83%

OVERALL SUMMARY - ALL BUILDINGS

UNIT NAME	UNIT TYPE	NO. PARKING SPACES	NO. DRIVES	BALCONY SQ. FT.	UNIT COUNT	PERCENT	TOTAL RENTABLE AREA	UNIT MIX
E1	CONDO	300	0	0	3	4.3%	6,666	8%
A1-AB	CONDO	666	546	141	42	56.3%	36,426	45%
A2	CONDO	819	687	176	24	31.2%	18,774	23%
B1	CONDO	564	522	135	46	60.5%	31,410	39%
B2	CONDO	414	372	93	54	70.7%	46,488	57%
B2-AB	CONDO	414	372	93	24	31.2%	18,774	23%
B3	CONDO	414	372	93	54	70.7%	46,488	57%
C1	CONDO	1,170	900	165	9	11.8%	31,938	40%
TOTALS		7,115	6,741	723	186	245.5%	187,482	233%



Drawn By: _____
Checked By: _____
Date Plotted: 8/31/10
Issue Date: _____

Issue for Pricing / Bidding: _____
Issue for Permit Application: _____
Issue for Construction: _____

Revisions:

#	DATE	COMMENTS
1		
2		
3		
4		
5		

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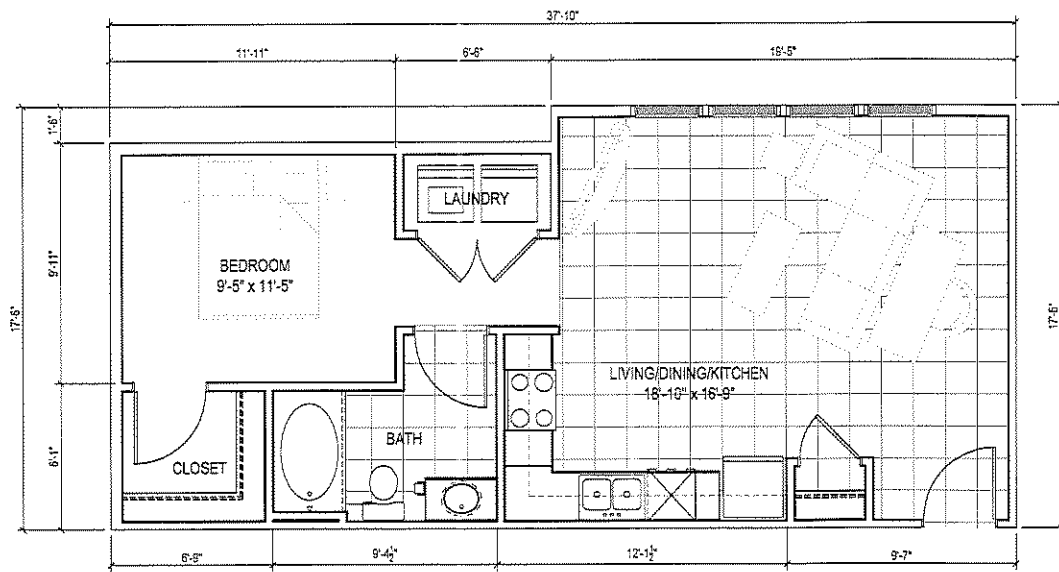
BEACH STREET RESIDENCES
DAYTONA BEACH, FL

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CERTIFICATE #AA 0003227

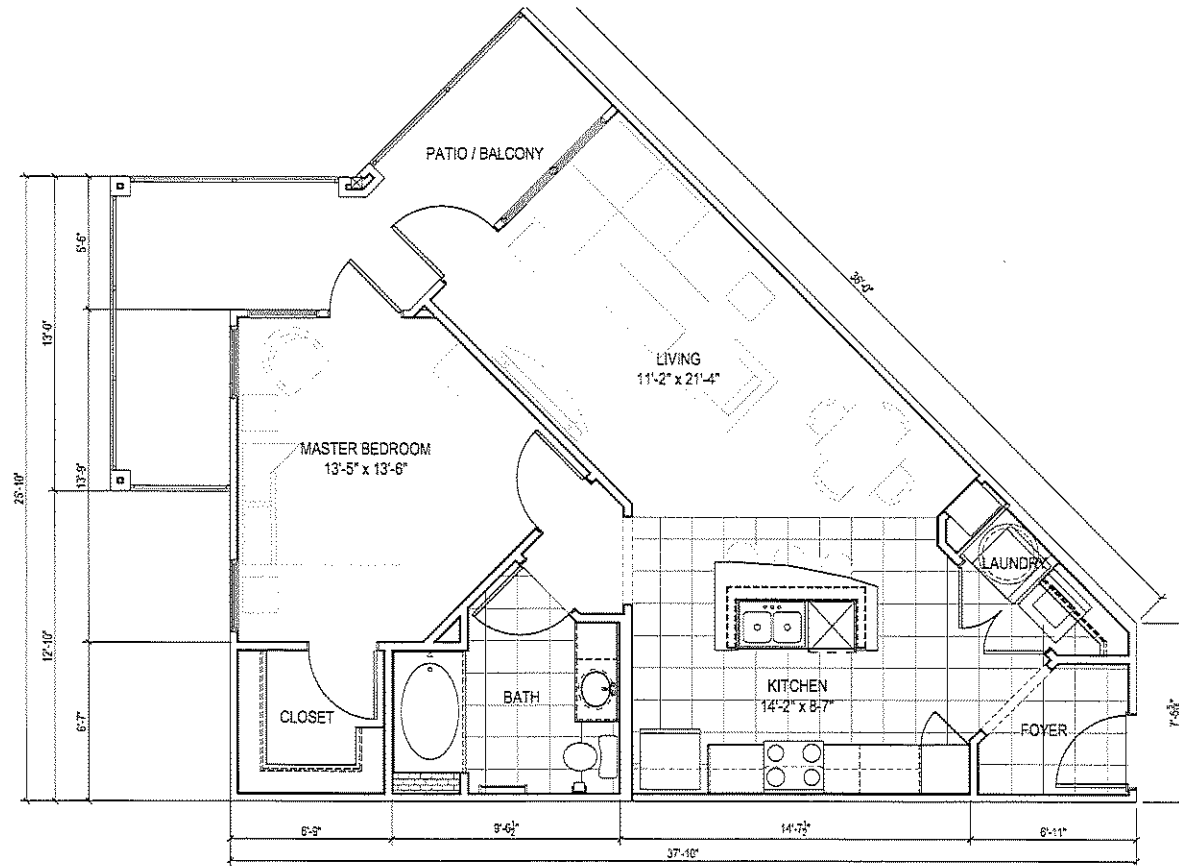
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ARCHITECTURAL SITE LAYOUT
SHEET NO.

A-2.01
2010178

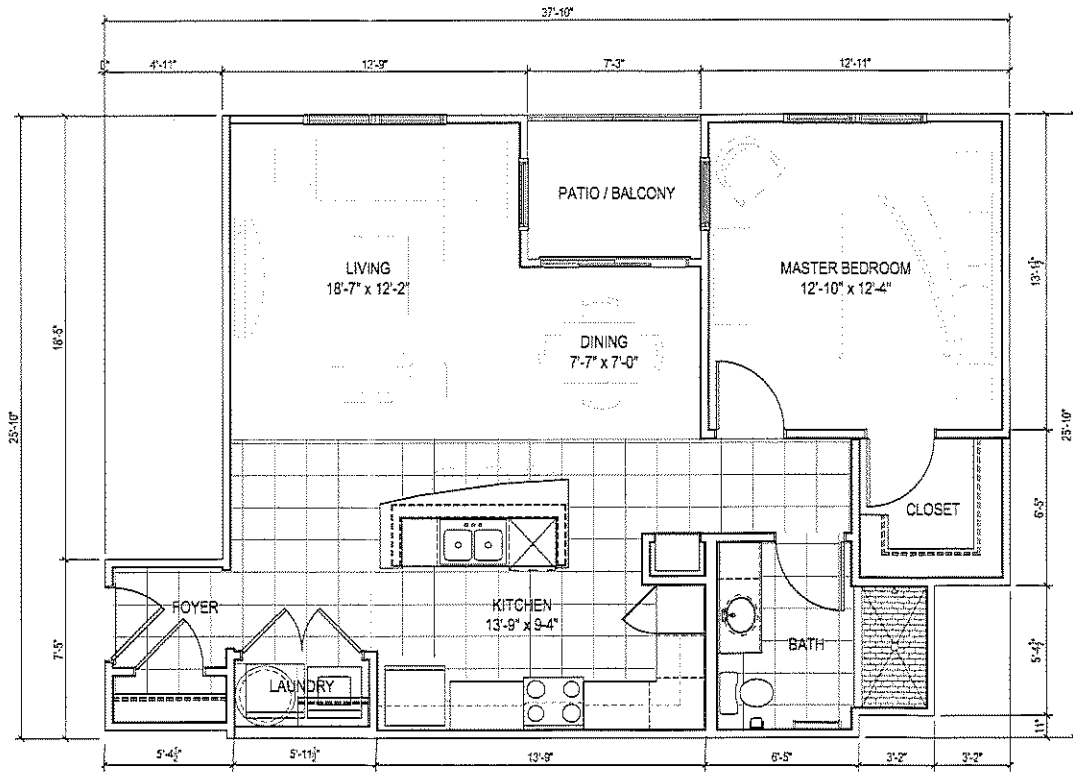
HUD PRE-APPLICATION SUBMITTAL 2010-08-31



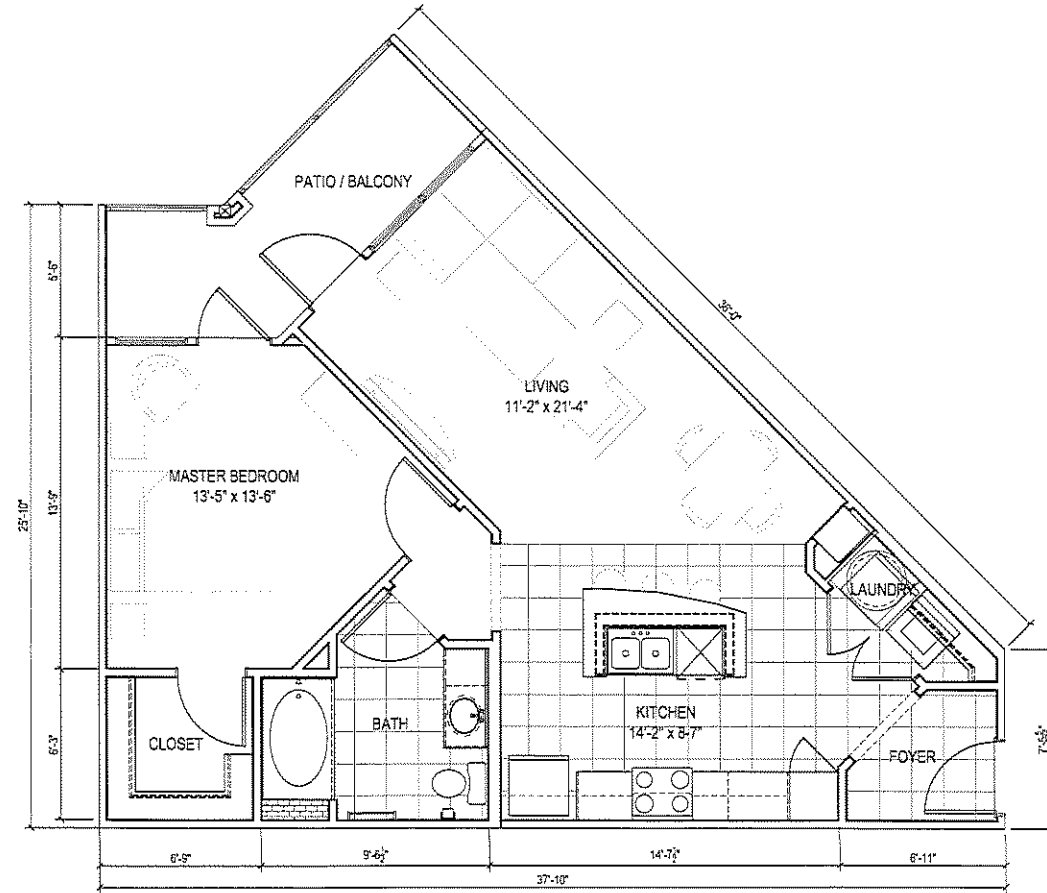
4 UNIT E1
1/4" = 1'-0"



2 UNIT A1-Ait
1/4" = 1'-0"



3 UNIT A2
1/4" = 1'-0"



1 UNIT A1
1/4" = 1'-0"

Drawn By: _____
 Checked By: _____
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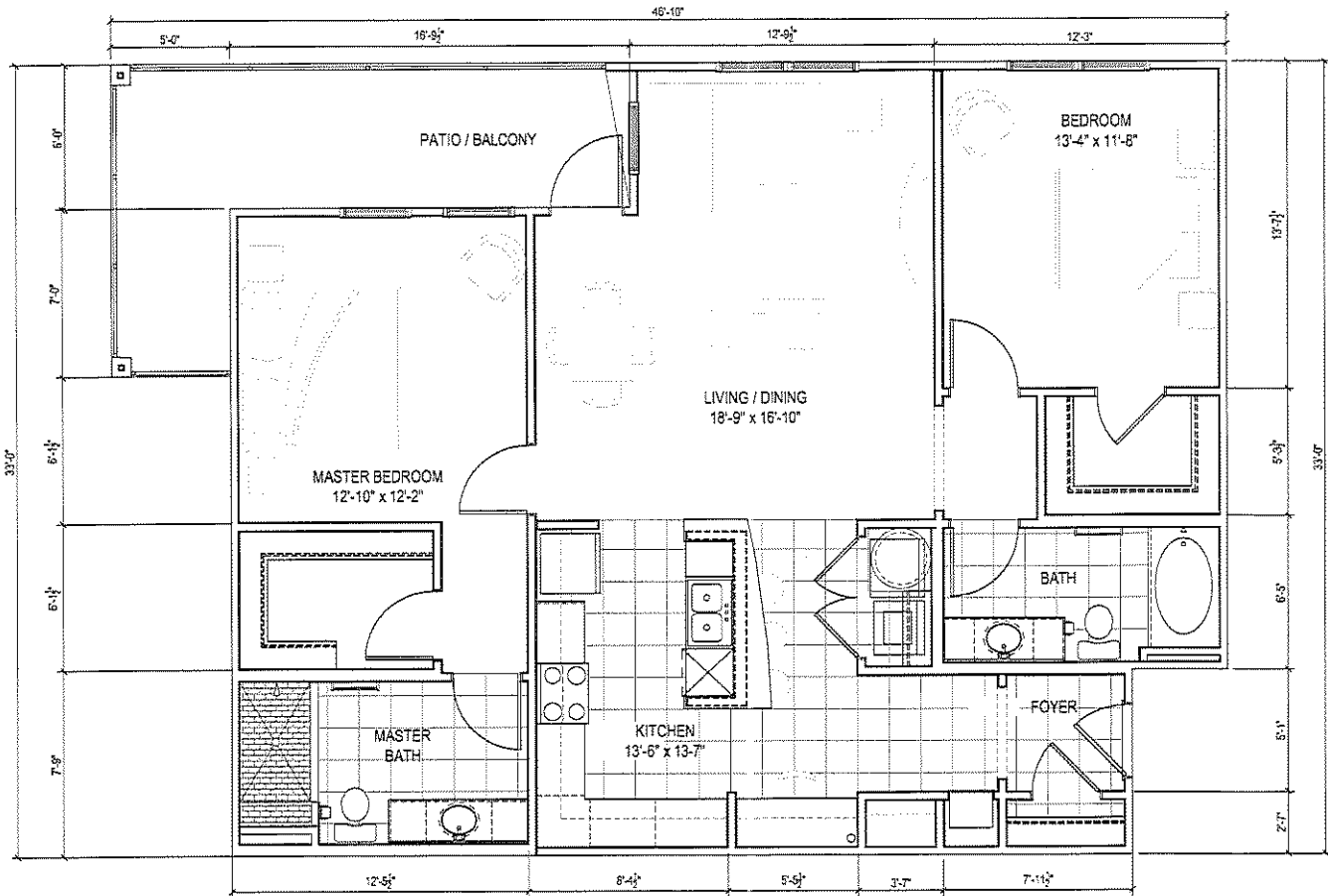
SHEET CONTENTS:
 ONE BEDROOM
 UNIT PLANS

SHEET NO.

A-3.10

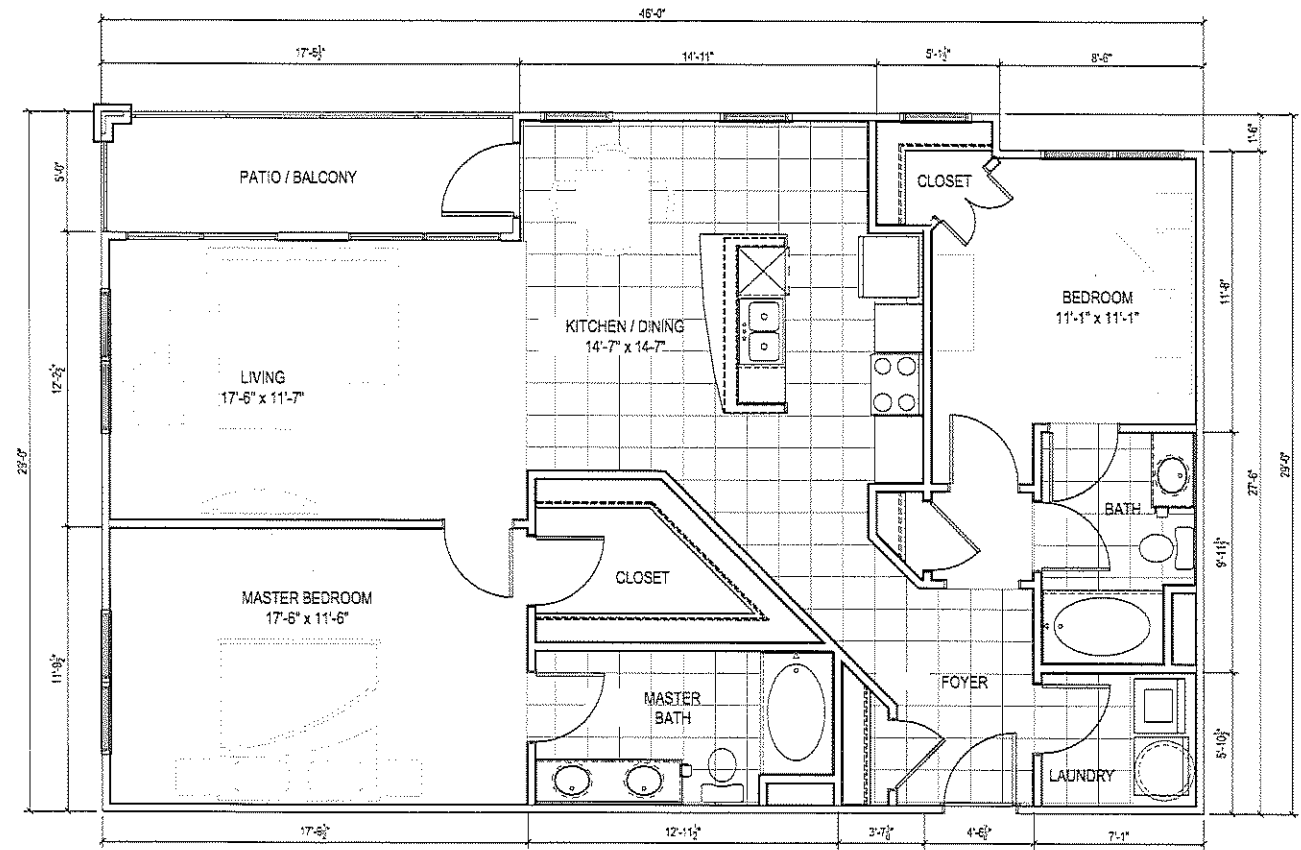
2010178

HUD PRE-APPLICATION SUBMITTAL 2010-08-31



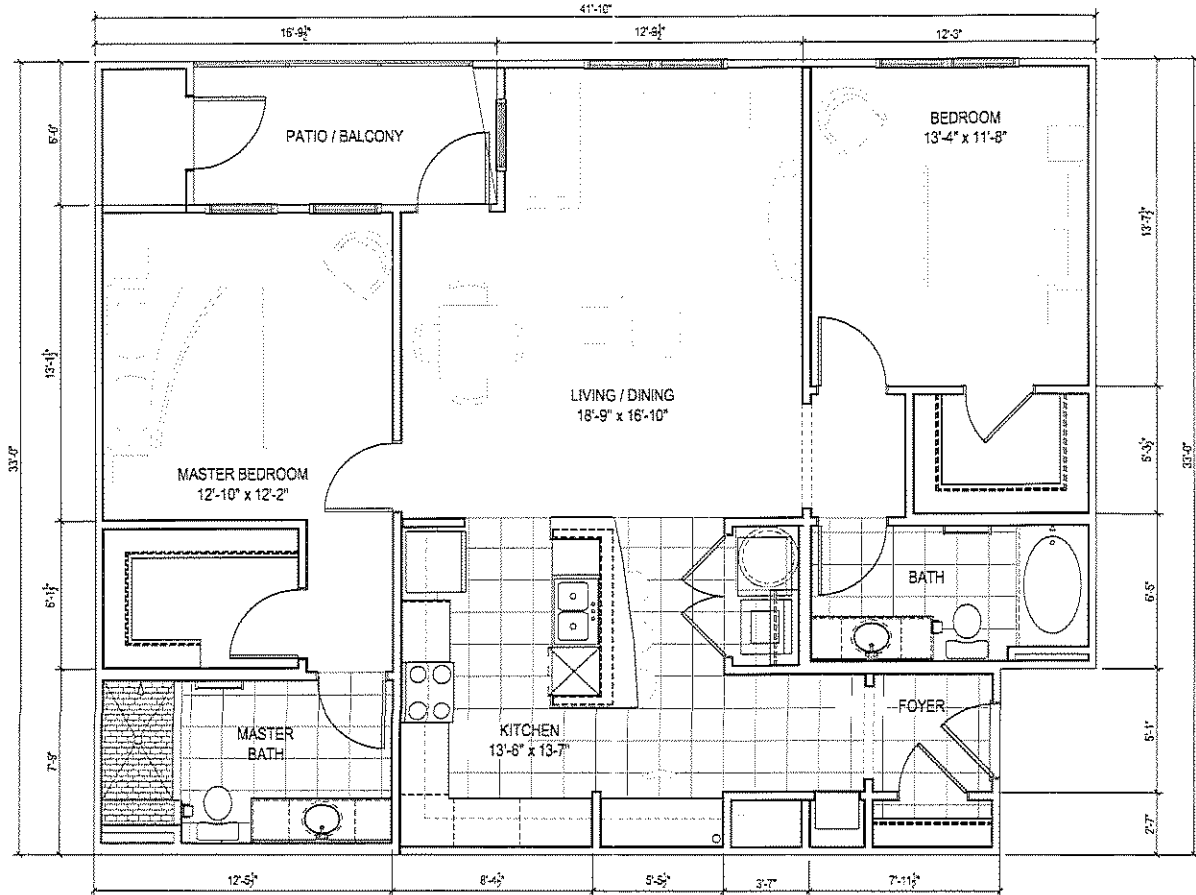
4 UNIT B2-A1t
1/4" = 1'-0"

UNIT-B2-A1t	
1198 SQ. FT.	HUD P.T.P.
1274 SQ. FT.	HUD GROSS
197 SQ. FT.	BALCONY



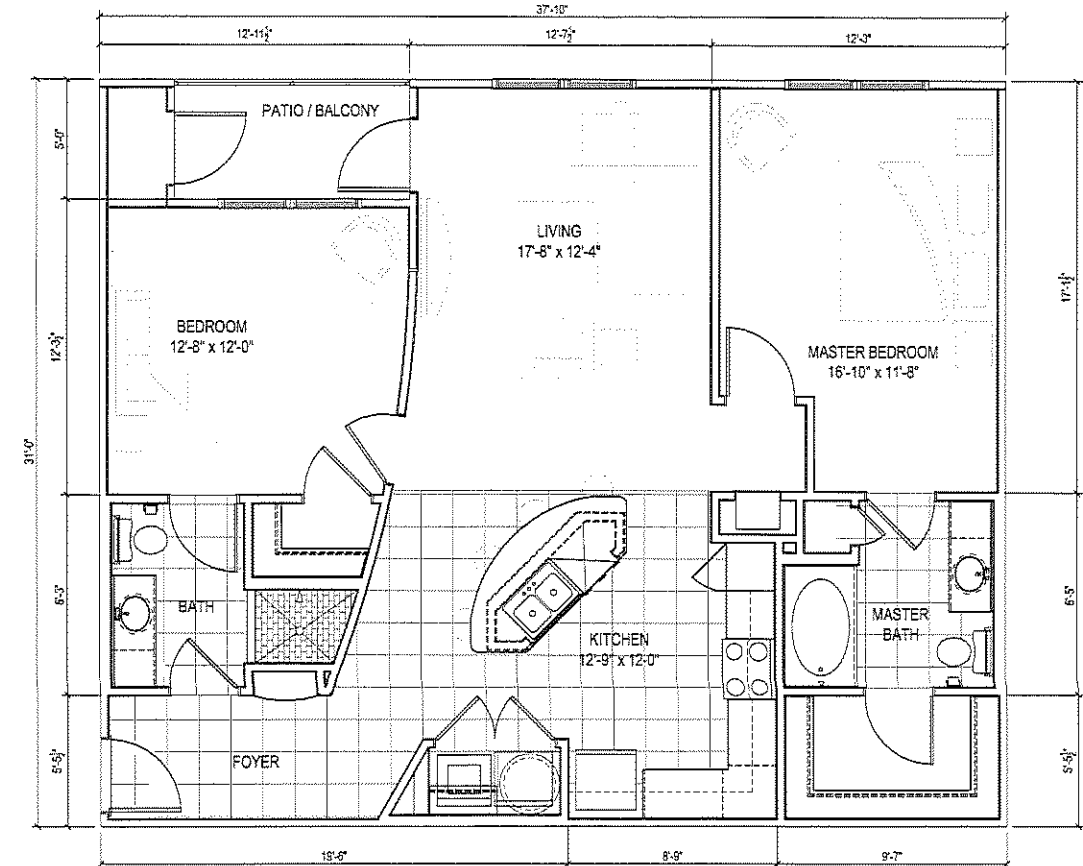
3 UNIT B3
1/4" = 1'-0"

UNIT-B3	
1184 SQ. FT.	HUD P.T.P.
1238 SQ. FT.	HUD GROSS
86 SQ. FT.	BALCONY



2 UNIT B2
1/4" = 1'-0"

UNIT-B2	
1198 SQ. FT.	HUD P.T.P.
1274 SQ. FT.	HUD GROSS
75 SQ. FT.	BALCONY



1 UNIT B1
1/4" = 1'-0"

UNIT-B1	
1091 SQ. FT.	HUD P.T.P.
1124 SQ. FT.	HUD GROSS
48 SQ. FT.	BALCONY

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**BEACH STREET
RESIDENCES**
DAYTONA BEACH, FL

**HUMPHREYS & PARTNERS
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CERTIFICATE #AA 000327



SHEET CONTENTS:
TWO BEDROOM
UNIT PLANS

SHEET NO.

A-3.20

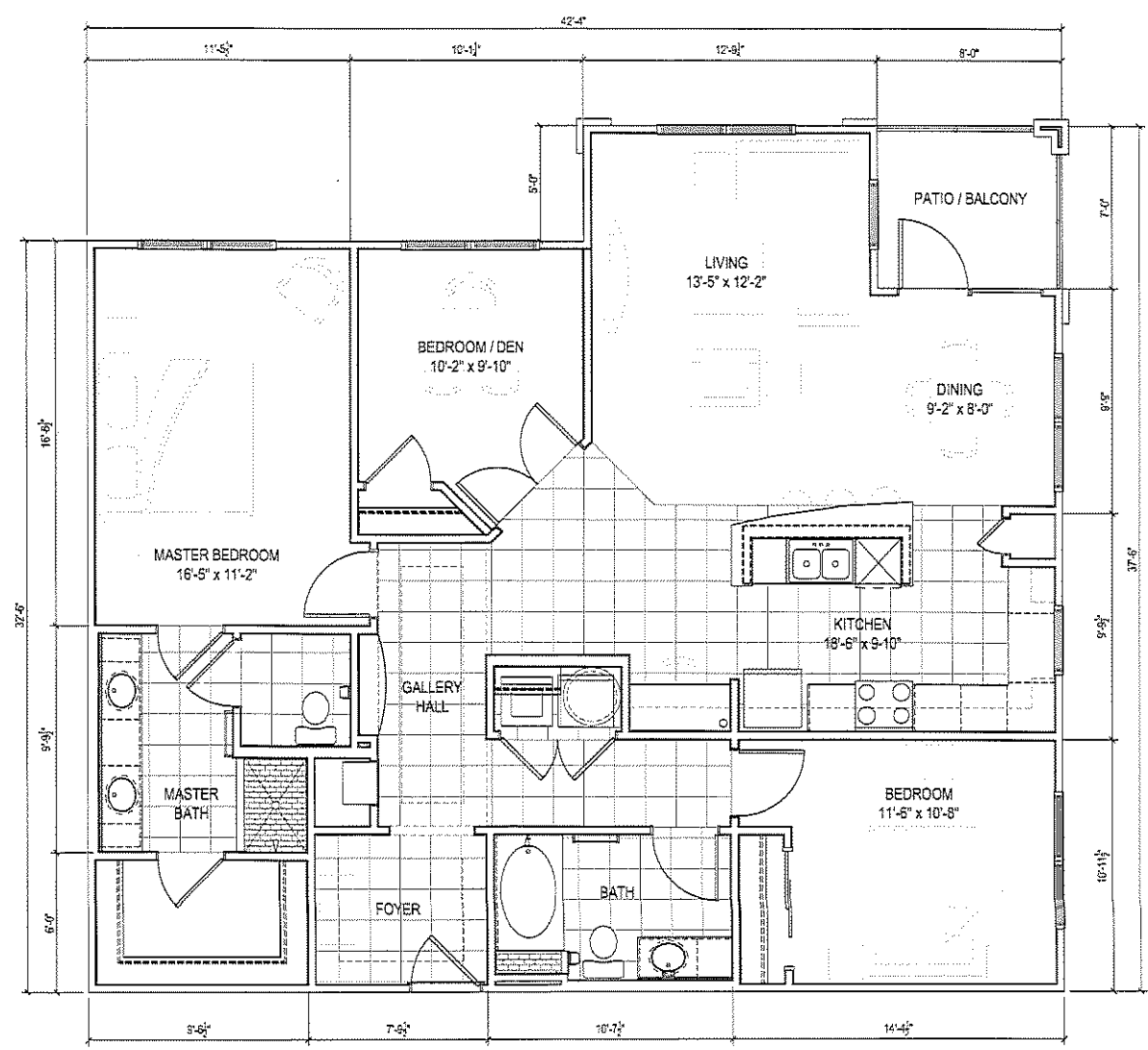
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1 UNIT C1
 1/4" = 1'-0"

UNIT-C1		
1369 SQ. FT.	HUD P.T.P.	
1424 SQ. FT.	HUD GRSS	
59 SQ. FT.	BALCONY	

**BEACH STREET
 RESIDENCES**
 DAYTONA BEACH, FL

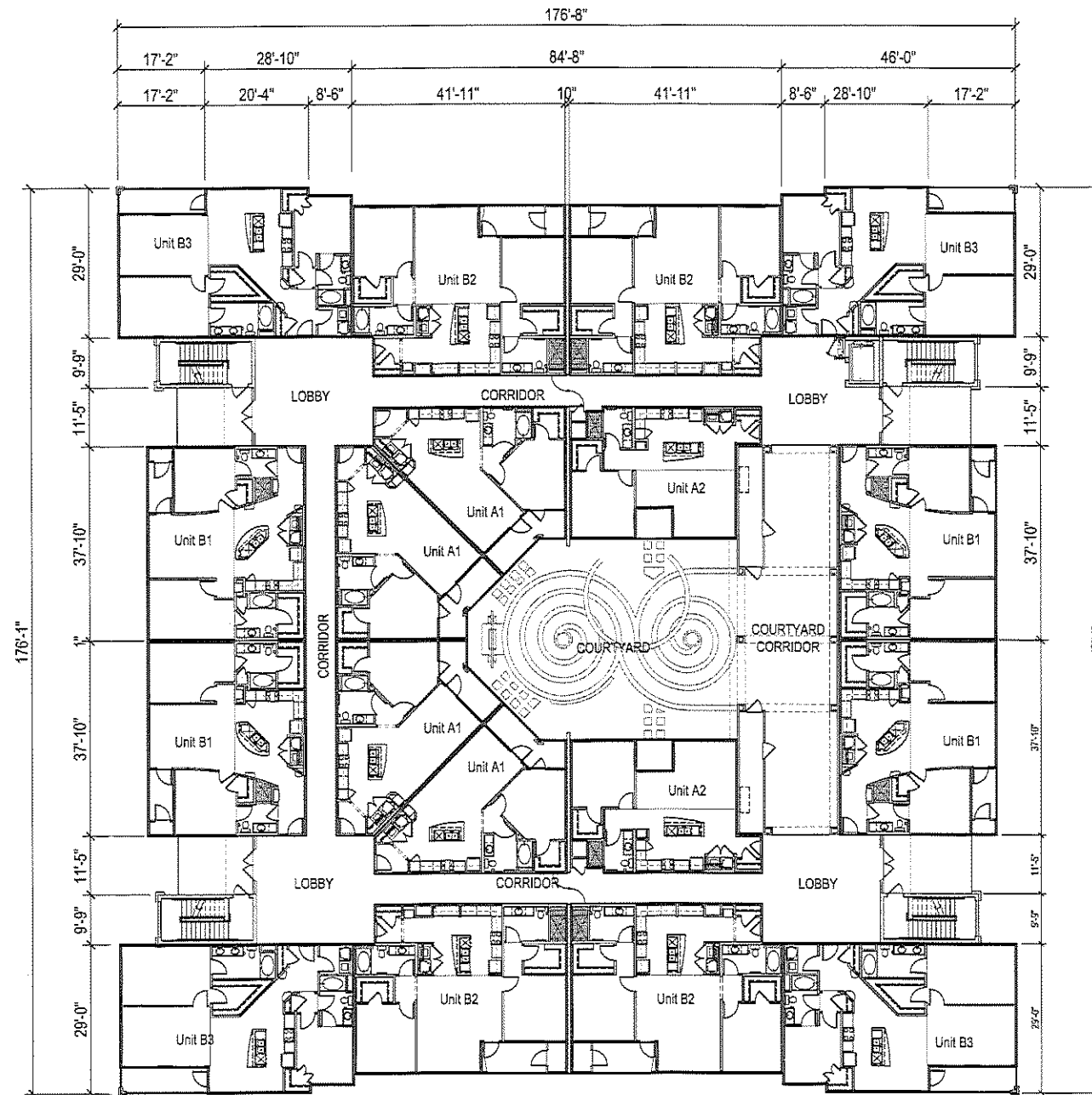
HUMPHREYS & PARTNERS
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 561 EAST HORATIO AVENUE, - MIAMI, FL 33131
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 LAS VEGAS - IRVINE - NEW ORLEANS
 CERTIFICATE #AA 0003227



SHEET CONTENTS:
 THREE BEDROOM
 UNIT PLAN
 SHEET NO.

A-3.30

HUD PRE-APPLICATION SUBMITTAL 2010-08-31



1 BUILDING TYPE I - GROUND FLOOR PLAN
1/16" = 1'-0"

Drawn By: _____
 Checked By: _____
 Date Plotted: 8/31/10
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 DAYTONA BEACH, FL

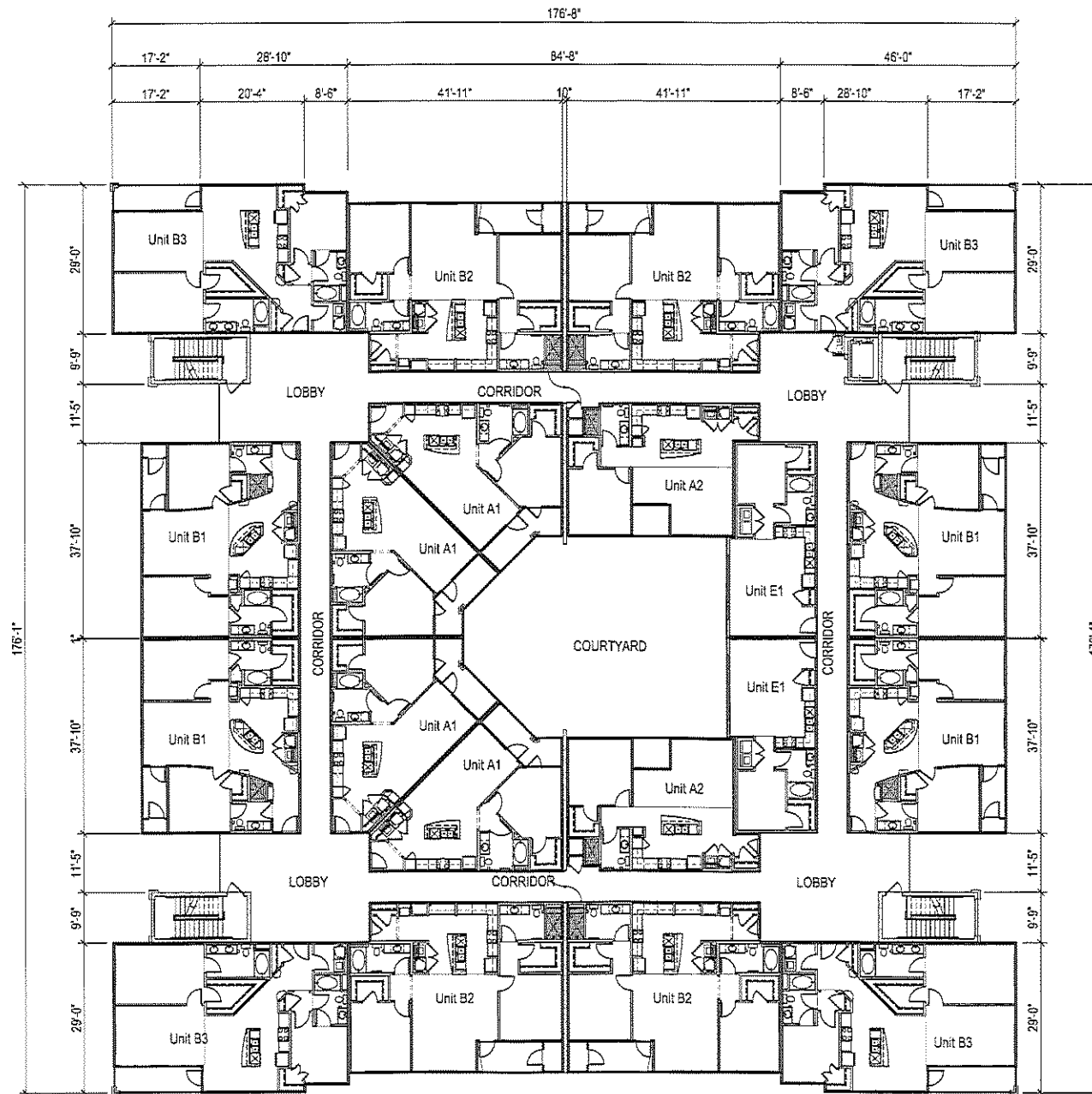
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SHEET CONTENTS:
 GROUND FLOOR
 PLAN - TYPE I
 SHEET NO.

A-4.11

HUD PRE-APPLICATION SUBMITTAL 2010-08-31



1 BUILDING TYPE I - FLOOR 2-4 PLAN
3/32" = 1'-0"

Drawn By: _____
 Checked By: _____
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Issue for Pricing / Bidding: _____
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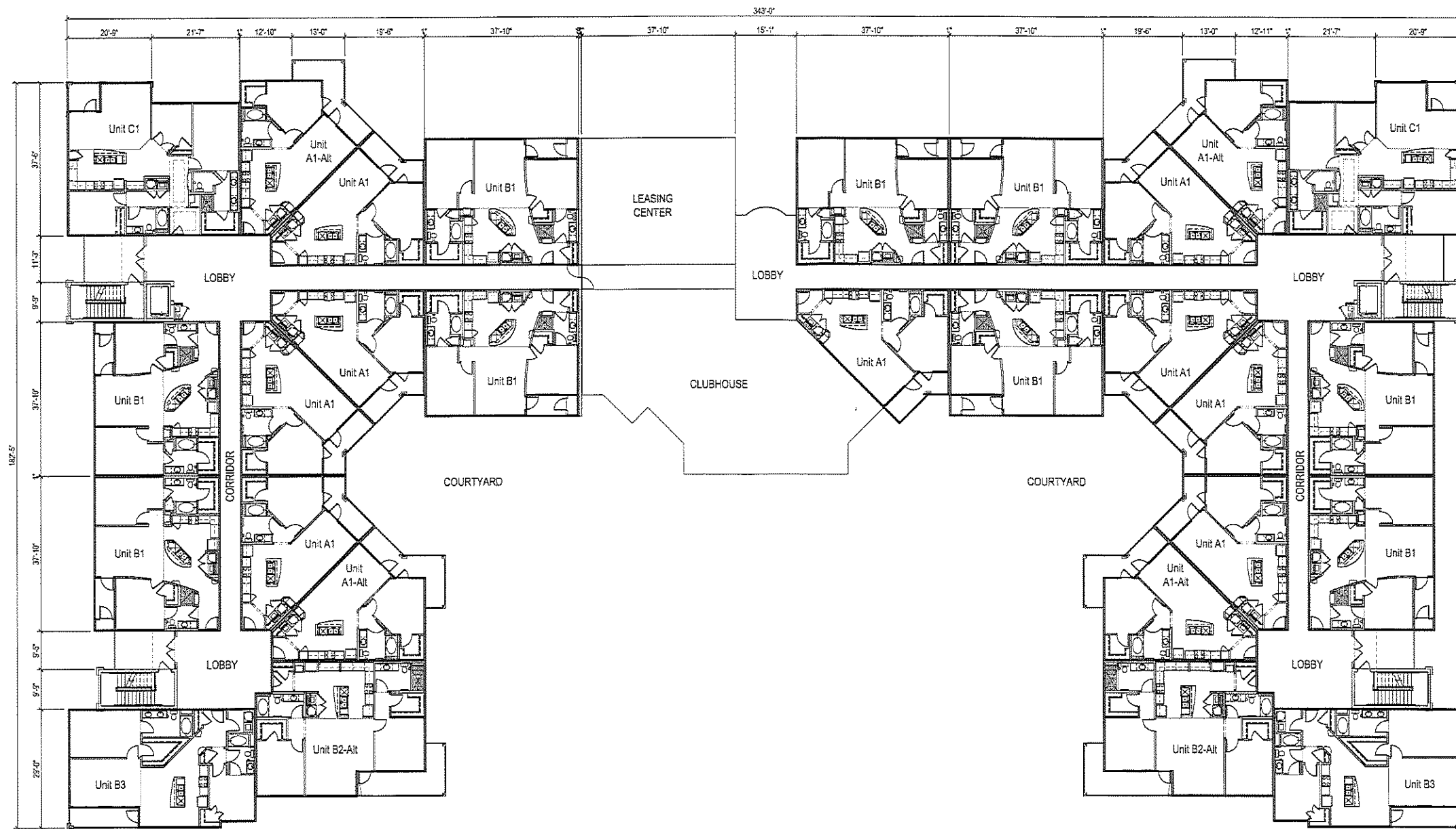
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SHEET CONTENTS:
 FLOOR 2-4
 PLAN - TYPE I

SHEET NO.

A-4.12



1 BUILDING TYPE II - GROUND FLOOR PLAN
1/16" = 1'-0"

Drawn By: _____
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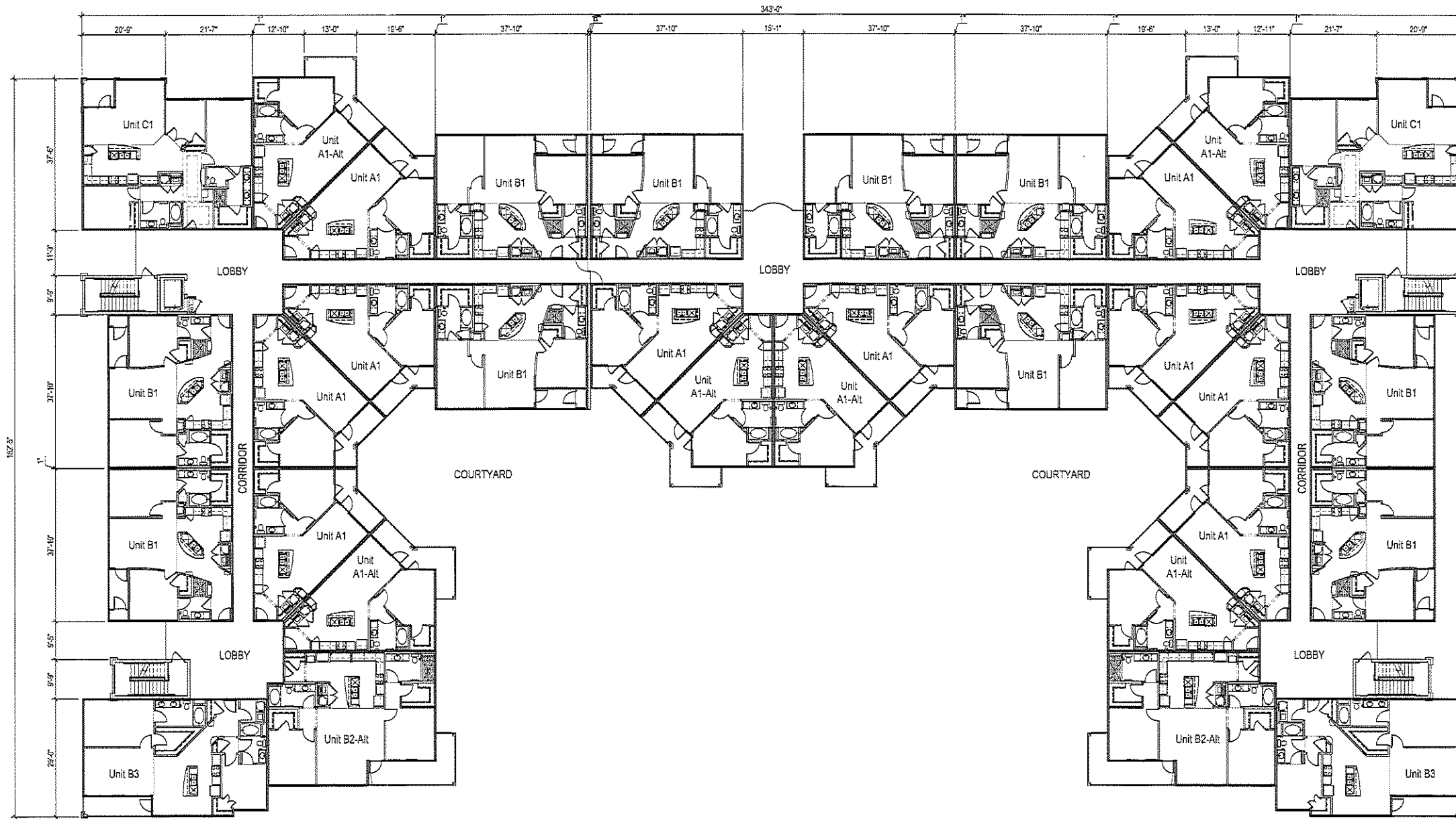
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 CERTIFICATE #AA 000327



SHEET CONTENTS:
 GROUND FLOOR PLAN - TYPE II
 SHEET NO.

A-4.21

HUD PRE-APPLICATION SUBMITTAL 2010-08-31



1 BUILDING TYPE II - FLOOR 2-4 PLAN
1/16" = 1'-0"

Drawn By: _____
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#	DATE	COMMENTS

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**BEACH STREET
 RESIDENCES**
 DAYTONA BEACH, FL

HUMPHREYS & PARTNERS
 ARCHITECTS / FLORIDA L.L.C.
 661 EAST HORATIO AVENUE, - MAITLAND, FL 32751
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 DALLAS - ORLANDO - CHARLOTTE
 LAS VEGAS - IRVINE - NEW ORLEANS
 CERTIFICATE #AA 0003227



SHEET CONTENTS:
 FLOOR 2-4
 PLAN - TYPE II
 SHEET NO.

A-4.22

2010178

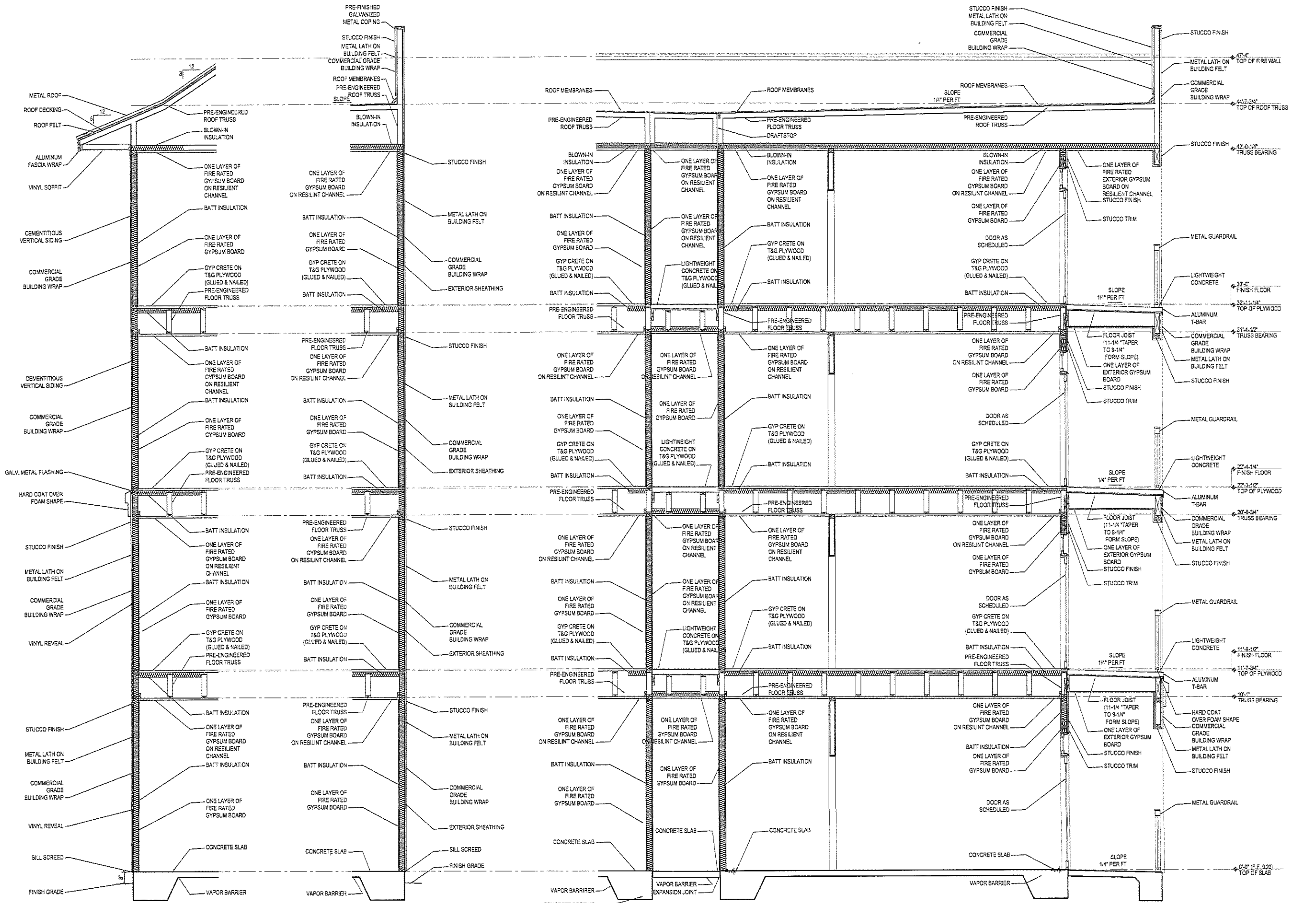
HUD PRE-APPLICATION SUBMITTAL 2010-08-31

Drawn By: _____
 Checked By: _____
 Date Plotted: 8/21/10
 Issue Dates: _____

Issue for Pricing / Bidding: _____
 Issue for Permit Application: _____
 Issue for Construction: _____

Revisions:		
#	DATE	COMMENTS

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3 SECTION AT EXTERIOR WALL
 SCALE: 3/8" = 1'-0"

2 SECTION AT EXTERIOR WALL
 SCALE: 3/8" = 1'-0"

1 BUILDING SECTION (TYPICAL AT BALCONY)
 SCALE: 3/8" = 1'-0"

BEACH STREET RESIDENCES

DAYTONA BEACH, FL

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SHEET CONTENTS:
 BUILDING SECTIONS
 SHEET NO.

A-5.01

HUD PRE-APPLICATION SUBMITTAL 2010-08-31