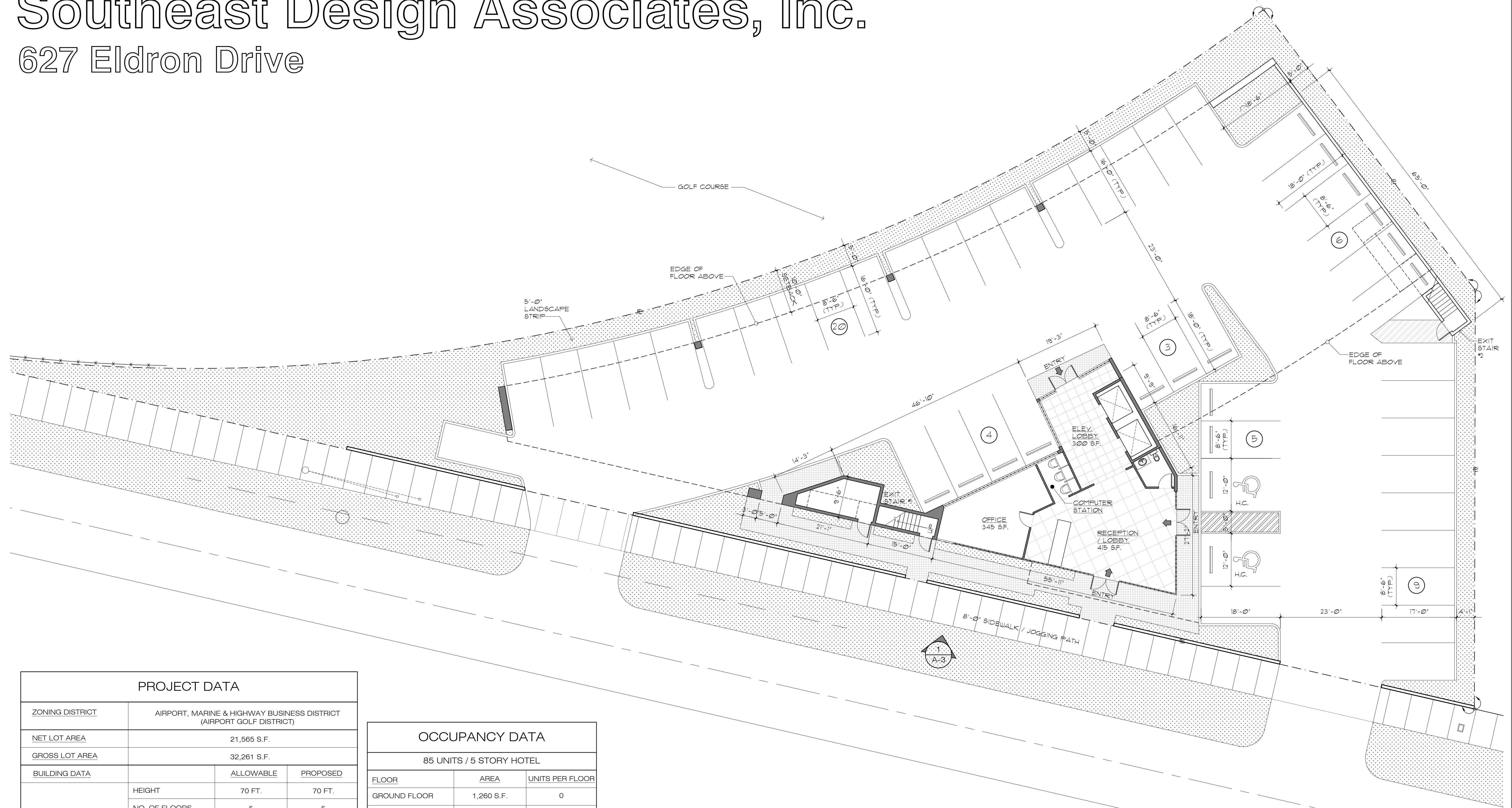


Proposed 85 Units Hotel

Southeast Design Associates, Inc.

627 Eldron Drive



PROJECT DATA			
ZONING DISTRICT	AIRPORT, MARINE & HIGHWAY BUSINESS DISTRICT (AIRPORT GOLF DISTRICT)		
NET LOT AREA	21,565 S.F.		
GROSS LOT AREA	32,261 S.F.		
BUILDING DATA	ALLOWABLE	PROPOSED	
	HEIGHT	70 FT.	70 FT.
NO. OF FLOORS	5	5	
	PARKING CALCULATIONS		
(1 SPACE/ 1ST 20 UNITS 1 SPACE FOR 2 UNITS AFTER 20 UNITS.)	(85-20 = 65 UNITS) 1ST 20 UNITS = 20 SPACES 65 UNITS/2 = 33 SPACES ----- 53 SPACES	REQUIRED 53 SPACES	PROPOSED 47 SPACES
SETBACKS	REQUIRED	PROPOSED	
FRONT	10'-0" MIN.	10'-0"	
REAR	10'-0" MIN.	10'-0"	
SIDE	5'-0" MIN.	5'-0"	

OCCUPANCY DATA		
85 UNITS / 5 STORY HOTEL		
FLOOR	AREA	UNITS PER FLOOR
GROUND FLOOR	1,260 S.F.	0
SECOND FLOOR	10,450 S.F.	19
THIRD FLOOR	10,450 S.F.	22
FOURTH FLOOR	10,450 S.F.	22
FIFTH FLOOR	10,450 S.F.	22
	43,060 S.F. TOTAL	85 UNITS
DENSITY CALCULATION		
FLOOR AREA RATIO	(43,060 / 21,565) = 2.0	

1 GROUND FLOOR PLAN
A-1
SCALE 3/32" = 1'-0"
N

PROGRESS PRINT
FOR REVIEW ONLY
DATE: 11/03/16

SOUTHEAST DESIGN ASSOCIATES, INC.
Architectural Planning Design
State Certified Architect Corporation Lic. No.: AR-0002237
Manuel Perez-Vichot, A.I.A.
5800 NW 36 Street, Suite 327, Miami, FL 33122
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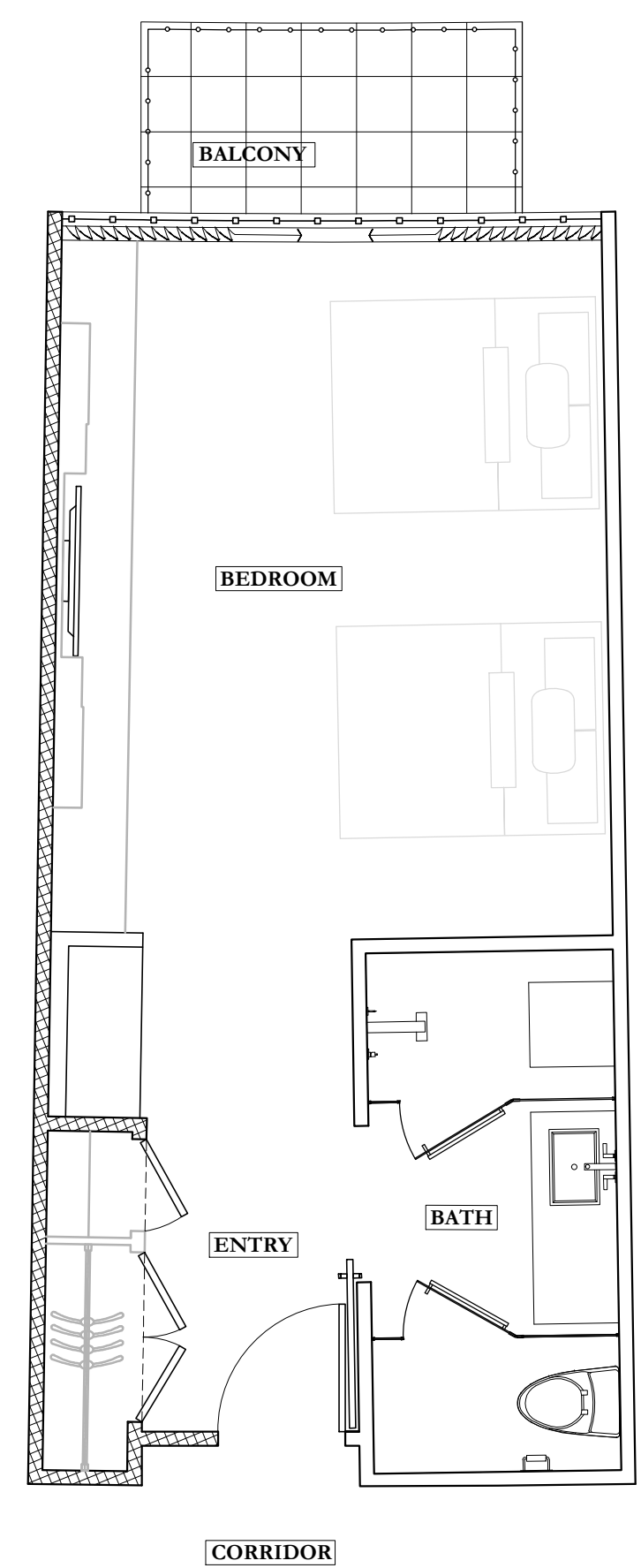
Consultant:

Project: Proposed 85 Units Hotel
Southeast Design Associates, Inc.
627 Eldron Drive
Miami Springs, FL 33166
Owner: Manuel Perez-Vichot

Seal:

NO.	REVISIONS	DATE

COMMISSION NO.: 1214
CADD FILE NAME: 1214-A1
ISSUED DATE: 10/07/14
SCALE: AS SHOWN
DRAWN BY: OS
DRAWING TITLE: GROUND FL./PROJ. DATA
SHEET NO. A-1
OF A-X
SHEET 1 OF X



2 3RD/4TH/5TH FLOOR PLAN
 TYPICAL
 SCALE 3/32" = 1'-0"



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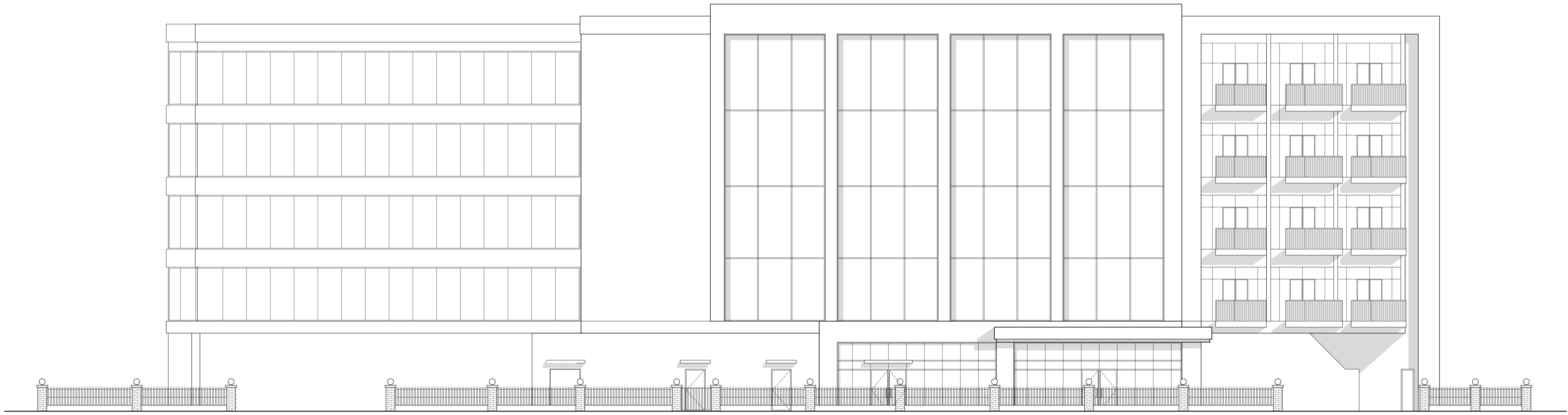
Consultant:

Project: Proposed 25 Units Hotel
 Southeast Design Associates, Inc.
 621 Eldon Drive
 Miami Springs, FL 33166
 Owner: Manuel Perez-Vichot

Seal:

NO.	REVISIONS	DATE

COMMISSION NO.: 1214
 CADD FILE NAME: 1214-A2
 ISSUED DATE: 10/07/14
 SCALE: AS SHOWN
 DRAWN BY: OS
 DRAWING TITLE: SECOND FLOOR PLAN
 SHEET NO. A-2
 OF A-X
 SHEET 2 OF X



1 FRONT ELEVATION
A-3 SCALE N.T.S.

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Consultant:

Project: Proposed 14 Units Hotel
Southeast Design Associates, Inc.
627 Eldon Drive
Miami Springs, FL 33166
Owner: Manuel Perez-Vichot

Seal:

NO.	REVISIONS	DATE

COMMISSION NO.:
1214
CADD FILE NAME:
1214-A5
ISSUED DATE:
10/07/14
SCALE:
AS SHOWN
DRAWN BY:
OS
DRAWING TITLE:
ELEVATION
SHEET NO.
A-5
OF A-X
SHEET 5 OF X