ONE-STORY FRAME
ROOF HEIGHT=24.12

LOT 19

LOT 20

ASPHALT PARKING

N90D00'00"E 202.00'

LANDSCAPE AREA

N.W. 1st AVENUE (COPENHAGEN AVE.-PLAT)

(40' RIGHT-OF-WAY)

20' ASPHALT PAVING

N00D03'30"W 100.00'

5' CONC. WALK

GRASS

FIRE PUMP ROOM
DOMESTIC WATER PUMP

ELECTRIC ROOM

WATER HEATERS

OFFICE

PHONE COMP.

MEN

WOMEN

CORR.

WORK ROOM

PANTRY

SERVICE AREA

REG. DESK

BREAKFAST AREA

BAG STORE ROOM

VEST.

LOBBY
F.F.E. 15.60' NGVD

ENTRANCE

ARCADE

LOT 24

BUSINESS CENTER

MEETING ROOM

SITTING AREA

ELEVATOR LOBBY

A/C CL.

STAIR 2

STAIR 1

ELEV. 1

ELEV. 2

ELEV MACH.

DUMPSTER LOCATION

15 SPACES 1ST FLOOR

FIRST FLOOR GARAGE

RAMP UP

24'-0"

1 2 3 4 5 6

7 8 9 10 11 12 13 14 15

4'-4"

N90D00'00"W 202.00'

8' CONC. WALK

24'-0"

SIGN: NO PARKING FIRE LANE, BY ORDER OF FIRE DEPARTMENT. SEE DETAIL

20'-0"

13'-0"

33.0'

PROPERTY LINE

(66' RIGHT-OF-WAY)
6' ASPHALT PAVING
NORTH FEDERAL HIGHWAY
- (U.S. #1)

20' ASPHALT PAVING

(40' RIGHT-OF-WAY)

N.W. 2nd STREET (HURON ST.-PLAT)

86.0'

1816.1 Termite protection. Termite protection shall be provided by registered termiticides, including soil-applied pesticides, baiting systems and pesticides applied to wood, or other approved methods of termite protection labeled for such purpose by the state agency having jurisdiction prior to new construction. Section 202. Registered Termiticide. Upon completion of the application of the termite protective treatment, a certificate of compliance shall be issued to the building department by the licensed pest control company that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

SITE PLAN:
SCALE: 1:10

12"X18" SIGN WITH WHITE BACKGROUND AND RED LETTERS: "NO PARKING, FIRE LANE BY ORDER OF FIRE DEPARTMENT". BOTTOM OF SIGN MAX 7'-0" ABOVE ROADWAY. SPACE SIGNS MAX. 40'-0" APART ALONG RIGHT-OF-WAY

7'-0"

FIRE SIGN DETAIL
NO SCALE

SITE AREA:
20,200 SQUARE FEET±
0.4637 ACRES±

N.W. 1st Ave. (Copenhagen Ave.-Plat.)

	14	13	
5.0'	15	16	
5.0'	18	17	
5.0'	19	20	
5.0'	22	21	
5.0'	23	24	

North Federal Highway (U.S. #1)

(Chicago Ave. - Plat)

N.W. 2nd STREET (Huron St.-Plat)

LEGAL DESCRIPTION:

Lots 21, 22, 23, and 24, less the East 8 feet of Lots 21 and 24, Block 1, TOUN OF MODELO, according to the plat thereof, as recorded in Plat Book "B", Page 49, of the public records of Dade County, Florida.

SITE DATA:

	PROPOSED	REQUIRED
LAND USE DESIGNATION:	COMMERCIAL	N/A
ZONING DESIGNATION:	TOD	N/A
OCCUPANCY	GROUP R-1	N/A
SITE AREA: NET/GROSS	20,200 SQ. FT./ 30,600 SQFT 0.4637 ACRES/0.713 ACRES	21,780 SQ. FT./.50 ACRES
BUILDING FOOTPRINT(S) TOTAL:	15,881 SQ. FT.	N/A
LOT COVERAGE (FAR)	79 %	90.00%
PARKING	67 SPACES TOTAL (ADA SPACES: 3 SPACES)	83 SPACES @1.1 PER ROOM (ADA SPACES: 4 SPACES)
BUILDING HT.: (FT. ABOVE GRADE)	67'-0"	90'-0"
NUMBER OF STORIES:	6	8 (MAX.)
IMPERVIOUS AREA	15,881 SQ. FT./.37 ACRES (79%)	0.25538 ACRES (50.00%)
PERVIOUS AREA	4,319 SQFT/.10 ACRES (21%)	0.03282 ACRES (10.00%)

VEHICULAR USE AREA 9780 / SQ. FT.

LANDSCAPE AREA (IN SQ. FT.) 4,319 / SQ. FT.
(OPEN SPACE -NON- VEHICULAR USE)

**NOTE:
THERE ARE NO KNOWN EASEMENTS OF RECORD OR OTHER MATTERS OF TITLE EFFECTING THE PROPERTY.

PEDESTRAIN ARCADE PROVIDED ALONG EAST PROPERTY LINE (FEDERAL HIGHWAY)

FEDERAL HIGHWAY GLASS CALCULATIONS
LENGTH OF WALL ALONG FEDERAL HIGHWAY = 86'-0"
WALL HEIGHT TO CEILING = 12'-0"
REQUIRED GLASS: 86'-0" X 12'-0" X 70% = 723 SQ. FT.
PROVIDED GLASS: 64'-11" X 12'-0" = 779.32 SQFT > 70 %
ALL GLASS SHALL BE HURRICANE IMPACT RESISTANT

PROPOSED 6 STORY HOTEL. THREE STORIES OF PARKING WITH THREE STORIES OF HOTEL ROOMS
TOTAL OF 75 ROOMS, 38 KING GUESTROOMS, 33 DOUBLE QUEEN GUESTROOMS, 2 DOUBLE QUEEN ACCESSIBLE ROOMS
2 KING ACCESSIBLE GUESTROOMS, LOBBY AND ACCESORY SPACES ON FIRST FLOOR.

SETBACKS:	REQUIRED	PROVIDED
NORTH	10'-0"	10'-0"
EAST	15'-0"	15'-0" (FROM CURB)
SOUTH	10'-0"	4'-0"
WEST	15±-0"	10'-4"

Date: JUNE 30, 2008
Project #:28001
Drawn: gfw

Reg. # : 9531
Revisions:
April 10, 2009
June 20, 2011
1 12 2012 title
site data revised
added termite notes
2.13.2012
east setback, additional 6'-0" per city comments

LUCKEY'S MOTEL INC., HOLIDAY INN EXPRESS & SUITES
205 NORTH FEDERAL HIGHWAY
DANIA BEACH, FLORIDA

George F. White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467 561-997-6698

A-3