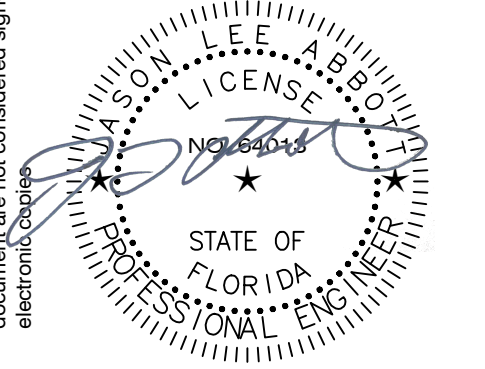


ISSUE FOR CONSTRUCTION

DOCUMENT HISTORY

Table with 3 columns: REV, DATE, DESCRIPTION. Row 1: 1, 06/23/2023, ENGINEERING REVISION

VIERA - HOMEWOOD SUITES BY HILTON
5487 ONATE LN, MELBOURNE FL, 32940
HOSPITALITY PROJECT SERVICES LLC



ARCH/ENGR OF RECORD
JASON LEE ABBOTT
FL PE 64013

DESIGNED BY
YORIO
DRAWN BY
YORIO

PROJECT NUMBER
C08706.001/C-121.DWG

DATE
06/23/2023

TITLE
OVERALL SITE PLAN

DRAWING NO.
C-120

SITE DATA

PROJECT NAME: VIERA HOMEWOOD SUITES

PROPOSED HOTEL PARCEL: 4.66 ACRES
PARCEL ID: 25-36-33-50-B-2.02
TAX PARCEL NUMBER: 3030134

PROPOSED ACCESS DRIVEWAY: 0.4 ACRES
PARCEL ID: 25-36-33-50-B-2.03
TAX PARCEL NUMBER: 3030352

TOTAL PROPOSED SITE WORK: 5.06 ACRES
EXISTING IMPERVIOUS: 0 ACRES (0%)
EXISTING PERVIOUS: 5.06 ACRES (100%)
PROPOSED IMPERVIOUS: 3.23 ACRES (63.8%)
PROPOSED PERVIOUS: 1.83 ACRES (36.2%)

EXISTING ZONING: PUD (BU-1)
EXISTING FLUM: DRI 3

FLOOD ZONE: ZONE X (COMMUNITY PANEL NO. 123092,
EFFECTIVE DATE 1/29/21)

BASE FLOOD ELEVATIONS: 10-YR: 26.0 (NGVD29)
PEAK STAGES OF MASTER: 25-YR: 26.3 (NGVD29)
STORMWATER LAKE WBVII-1: 100-YR: 27.0 (NGVD29)

BUILDING A (HOTEL 131 UNITS): 24,409 - SF (FLOOR 1)
24,335 - SF (FLOORS 2-4)

BUILDING B (POOL RV/
EQUIPMENT): 440 - SF

GROSS FLOOR AREA: 97,854 - SF

REQUIRED PARKING COUNT: GUESTS AND STAFF: 1.33 SPACES PER UNIT = 175 SPACES
(FOR HOTEL FACILITIES)

PROVIDED PARKING COUNT: 169 STANDARD SPACES, 7 ACCESSIBLE PER ADA, 4 BUS SPACES
TOTAL: 180 SPACES

NUMBER OF STORIES: 4 STORIES

MAXIMUM BUILDING HEIGHT: 60'
PROPOSED BUILDING HEIGHT: 54'-9"

SETBACKS/BUFFERS: LAKE ANDREW DR (EAST): 25 FT, 48'-9"
PORADA DR (SOUTH): 25 FT, 52'-0"
ACCESS ROAD (WEST): 15 FT, 19'-7"
(NORTH): 5 FT, 15'-0"

SIGNAGE (MAX ALLOWED FOR
WALL AND FREESTANDING): 1,140 SF

GENERAL CIVIL STATEMENT:

SCOPE INCLUDES: THE PROPOSED HOMEWOOD SUITES INCLUDES THE
DEVELOPMENT OF A 131 ROOM, 4 FLOOR HOTEL (97,414 SF) WITH A BREAKFAST ONLY
SERVING AREA AND A POOL AND POOL BUILDING (440 SF) WITH A DECK FOR HOTEL
GUESTS ONLY.

THE SITE WILL TIE INTO AN EXISTING STORM WATER MASTER PLAN PREVIOUSLY
PERMITTED AND CONSTRUCTED. NO WETLAND OR ENVIRONMENTAL IMPACTS ARE
ANTICIPATED.

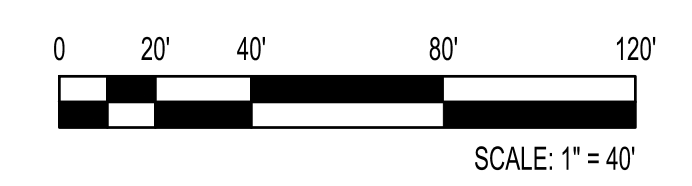
WATER SERVICES (FIRE AND DOMESTIC) WILL BE PROVIDED THROUGH THE CITY OF
COCOA.

PROPOSED SANITARY SEWER WILL CONNECT TO BREVARD COUNTY UTILITIES.

THIS PROJECT COMPLIES WITH BREVARD COUNTY'S PERFORMANCE STANDARDS
DEFINED BY SECTION 62-2251 THROUGH 62-2272 OF BREVARD COUNTY LAND
DEVELOPMENT REGULATIONS.



OVERALL SITE PLAN



E
D
C
B
A

1 2 3 4 5 6