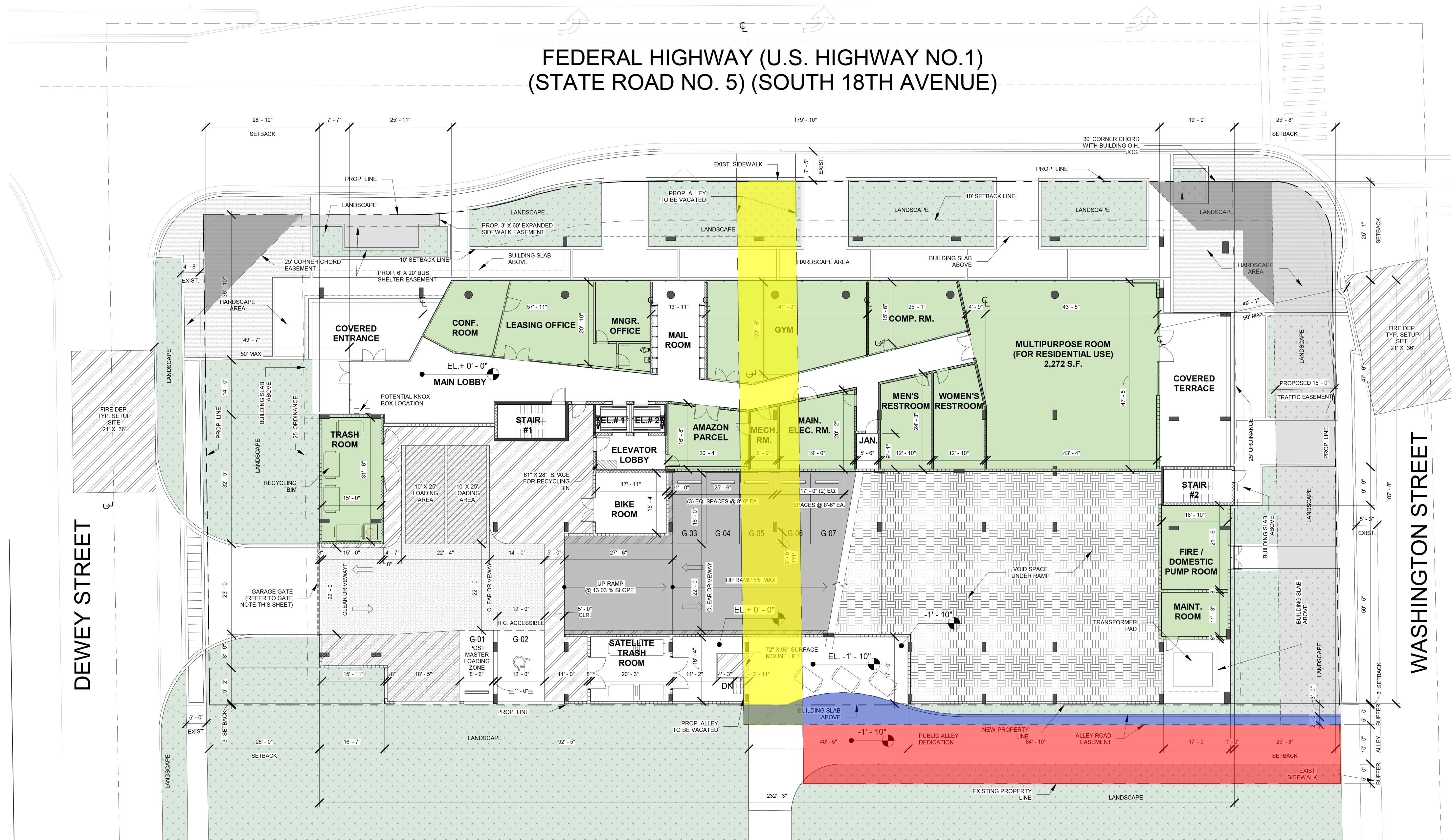
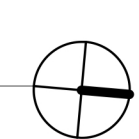




SITE GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"



- Alley Vacation
- New Alley Dedication
- Perpetual Access Easement
- Corner Chords
- 15' Trafficways Easement

GATE NOTES

- OWNER TO CONFIRM SECURITY GATE OR OTHER SECURITY DEVICE TO BE INSTALLED. ELECTRICAL CONNECTIONS SHALL BE PROVIDED. SEPARATE PERMIT SHALL BE SUBMITTED. REFER TO GATE AND SECURITY SUBMITTAL FOR DETAILS.
- SECURITY CONSULTANT TO CONFIRM PROPOSED TELE READER OR KEYPAD LOCATION BASED ON OPERATIONAL REQUIREMENTS. 8'-2" MIN. CLEAR HEADROOM TO BE PROVIDED FOR HC ACCESSIBLE VEHICLES.
- AUTOMATIC VEHICULAR GATES SHALL COMPLY WITH FBC 3110.2. VEHICULAR GATES INTENDED FOR AUTOMATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS AS ASTM F 2200 AND 2017 FBC & 3110.4. VEHICULAR GATE OPENERS, WHEN PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325

NOTE

- MAXIMUM FOOT CANDLE : 0.5 AT ALL PROPERTY LINES
- THIS PROJECT TO BE NGBS CERTIFIED
- RECYCLE MATERIALS FROM DEMOLITION OF THE EXISTING STRUCTURES TO THE GREATEST EXTENT POSSIBLE. RECYCLE WASTE MATERIALS FROM CONSTRUCTION AS WELL. FLORIDA'S GOAL IS A 75% RECYCLING RATE BY 2020, WHICH INCLUDES CONSTRUCTION AND DEMOLITION DEBRIS.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATION.

LEGAL DESCRIPTION:

LOT 1, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS

ALL THAT PART OF SAID LOT 1, BLOCK 8, IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST WHICH LIES WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 24.50 TO THE POINT OF BEGINNING; THENCE RUN NORTH 01°18'58" WEST A DISTANCE OF 52.60 FEET TO A POINT OF CURVE WHICH IS CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 100 FEET THROUGH A CENTRAL ANGLE OF 16°45'51" AND ARC DISTANCE OF 29.26 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHERLY ALONG SAID REVERSE CURVE HAVING A RADIUS OF 100 FEET THROUGH A CENTRAL ANGLE OF 16°45'51" AND ARC DISTANCE OF 29.26 FEET TO THE END OF SAID REVERSE CURVE; THENCE RUN NORTH 01°18'58" WEST A DISTANCE OF 24.97 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 AND THE END OF THE HEREIN DESCRIBED LINE; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 33.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, ALL AS SHOWN ON THE RIGHT OF WAY MAP FOR SECTION 88010-2510, STATE ROAD NO. 5.

AND

LOTS 2, 3 AND WEST HALF OF LOT 4, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOTS 27, 28, 29 AND 30, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS

THE WESTERLY 7 FEET OF LOT 30, BLOCK 8 OF "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING THAT PART OF SAID LOT 30 WHICH LIES WITHIN 40 FEET EAST OF THE CENTERLINE OF RIGHT OF WAY AND CENTERLINE OF CONSTRUCTION FOR STATE ROAD NO. 5, ACCORDING TO THE RIGHT OF WAY MAP FOR SECTION 88010-2510.

AND LESS

THAT PART OF LOT 30, BLOCK 8 OF "HOLLYWOOD SOUTH SIDE ADDITION" WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE NORTH LINE OF SAID LOT 30 AND TANGENT TO A LINE WHICH IS 7 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 30.

SITE DATA

FUTURE LAND USE DESIGNATION:	RAC : REGIONAL ACTIVITY CENTER	
ZONING DISTRICT:	FH-2 FEDERAL HIGHWAY MEDIUM-HIGH INTENSITY MIXED USE DISTRICT	
LOT AREA:	EXISTING : 38,106 SF (0.87 AC)	PROPOSED: 37,374 SF (0.858 AC) NET
RESIDENTIAL UNITS:	96 UNITS (53 - 1 BEDROOM & 43 - 2 BEDROOMS)	
HEIGHT:	REQUIRED	PROVIDED
BASE:	45' - 0"	33' - 6"
TOWER:	140' - 0" (10 STORIES)	72' - 2" (8 STORIES)
SETBACKS:	REQUIRED	PROVIDED
BASE:	10' - 0" ALL FRONTAGES	16' - 6" (WEST)
		28' - 0" (SOUTH)
		25' - 8" (NORTH)
		0' - 3" (EAST)
TOWER:	10' - 0" ALL FRONTAGES	0' - 3" (EAST) *WAIVER AGREEMENT
		14' - 1" (WEST)
		26' - 4" (SOUTH)
		25' - 8" (NORTH)
TOWER:	10' - 0" SIDE INTERIOR	9' - 5" (EAST)
		0' - 3" (EAST) *WAIVER AGREEMENT
		0' - 3" (EAST) *WAIVER AGREEMENT
		0' - 3" (EAST) *WAIVER AGREEMENT
MAXIMUM FAR:	REQUIRED	PROVIDED
	3.00	2.74
BLDG. FOOTPRINT	25,462 SF (0.585 AC) 68.13%	
OPEN AREA	11,912 SF (0.273 AC) 31.87%	
PERVIOUS AREA	8,771 SF	
IMPERVIOUS AREA	1,279 SF	

PARKING BREAKDOWN

	REQUIRED	PROVIDED
DENSITY: units x 1	96 X 1 = 96	96
VISITOR: 10 per unit	96 / 10 = 10	28
TOTAL SPACES	106	124
ACCESSIBLE: 5% of unit spaces 2 % of visitor spaces 1 space for leasing	96 X 0.05 = 5 10 X .02 = 1 1 = 7 spaces totl.	8
ACCESSIBLE VAN: 1 for every 6 spc.	1	1
OFF-STREET LOADING: 60,000-119,999 = 3 (50-100 units = 1)	3 - 1 = 2 spaces	2

UNIT BREAKDOWN

UNIT #	AREA (SF GROSS)	BALCONY AREA (SF)
A-1	709 SF	72 SF
A-2	709 SF	40 SF
A-3	709 SF	40 SF
A-4	709 SF	40 SF
A-5	685 SF	48 SF
A-6	695 SF	47 SF
A-7	654 SF	39 SF
A-8	653 SF	38 SF
A-9	660 SF	38 SF
A-10	711 SF	79 SF
A-11	734 SF	79 SF
B-1	985 SF	51 SF
B-2	1,003 SF	46 SF
B-3	1,052 SF	43 SF
B-4	1,037 SF	39 SF
B-5	1,035 SF	90 SF
B-6	1,026 SF	44 SF
B-7	1,058 SF	60 SF
B-8	1,086 SF	81 SF
B-9	1,014 SF	91 SF
AVERAGE UNIT AREA:	845 SF	

TOTAL AREA BREAKDOWN

GROSS AREA			
	A/C AREA	NON A/C AREA	TERRACE / BALCONIES
GROUND FLOOR	7,971 SF	14,188 SF	3,303 SF
SECOND FLOOR (GARAGE)	180 SF	25,074 SF	0 SF
THIRD FLOOR (GARAGE)	180 SF	4,411 SF	0 SF
4TH - 8TH FLOOR	(18,820 SF X 4) + 15,385 SF = 90,675 SF	(702 SF X 5) 3,510 SF	ALL BALC. 6,425 SF (702 SF X 5) 16,653 SF
TOTAL	99,006 SF	47,183 SF	16,653 SF
TOTAL BUILDING GROSS AREA	162,842 SF		

COMMON AREA BREAKDOWN

GROSS AREA			
LEASING OFFICE	1,140 SF	MECHANICAL ROOM	121 SF
GYM	975 SF	TRASH ROOM	533 SF
COMPUTER ROOM	394 SF	SATELLITE TRASH ROOM	550 SF
MULTIPURPOSE ROOM	2,272 SF	BIKE ROOM	288 SF
RESTROOMS	680 SF	PUMP ROOM	395 SF
AMAZON PARCEL	355 SF	MAINT. ROOM	220 SF
MAIN ELCT. ROOM	383 SF		

LEGEND

	DENOTES 14' VERTICAL CLEARANCE
	DENOTES PARKING STRIPPING
	DENOTES LANDSCAPE AREA
	DENOTES SOIL UNDERNEATH FLOOR SLAB
	DENOTES EASEMENT AREA



CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

Fiori Village
901 SOUTH FEDERAL HIGHWAY
HOLLYWOOD, FL

OWNER:

HTG
Housing Trust Group
3225 AVIATION AVENUE
STE. 602.
MIAMI FL. 33133

SITE GROUND FLOOR PLAN

PHASE:

Final Site Plan
Review
PERMIT No.:

REVISIONS

Revision #	Revision Description	Date

SEAL:



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