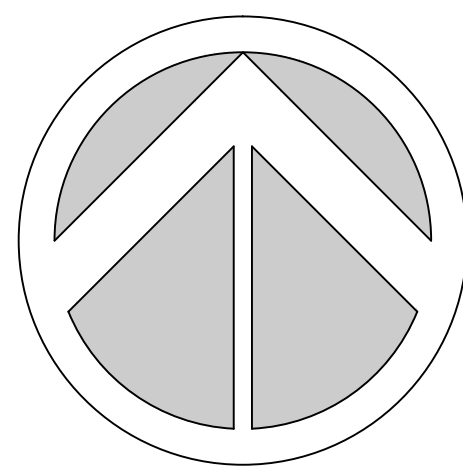
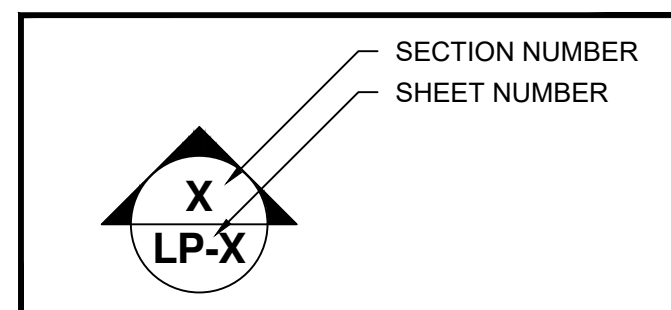


LAYOUT NOTES

1. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
2. ALL CURB RADI AND SIDEWALK RETURNS ARE 3' UNLESS NOTED OTHERWISE.
3. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT AND CIVIL ENGINEERING CONTRACT DOCUMENTS.
4. BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PROVIDED BY CAULFIELD & WHELER INC DATED 12/6/2024. REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
5. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS
6. SEE CIVIL ENGINEERING PLANS FOR PROPOSED PAVING, GRADING, DRAINAGE, AND UTILITY IMPROVEMENT.
7. TO THE BEST OF THE ARCHITECTS OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND FLORIDA BUILDING CODE.

Application Name	THE SATORI	
Property Address	4211 N FEDERAL HIGHWAY	
Folio No.	4843-18-00-0380	
	4843-18-00-0351	
	4843-18-00-0410	
Gross Site Area	2.71 ac / 118,416 SF	
Existing Land Use Designation	C-Commercial	
Existing Zoning Designation	B-3 - General Business	
Proposed Land Use Designation	C-Commercial	
Proposed Zoning Designation	B-3 - General Business	
Overlay	None	
Neighborhood	Highlands Neighborhood	
Existing Uses	Vacant 61 Room Motel	
Proposed Uses	Mixed Use	
	Residential	288,019 SF (187 Units)
	Office	1,705 SF
	Retail	2,507 SF
	Total Area Under Air	292,232 SF
Site Data	B-3 General Business	PROVIDED
155.3304.C&D - General Business (B-3)		
Min. Lot Area (SF)	10,000 SF	118,416 SF
Max Lot Area (SF)	5 ac/217,800 SF	2.71 ac / 118,416 SF
Min. Lot Width (Ft)	100'	137.25'
Max. Density (du/ac) - per LDC	Max 46 du/ac (124 units)	69 du/ac - 187 units
Bonus Density per Broward County Policy 2.16.13	23 units/ac (64 units)	(with 27 WFH units)
Max. Lot Coverage (%of Lot Area) 118,416 x 60% = 71,050 SF	60% / 71,050 SF	47% / 55,809 SF
Min. Pervious Area (% of Lot Area) 118,416 x 20% = 23,683 SF	20% / 23,683 SF	29,910 SF Total (25%)
		(2,965 SF) Under Canopy
		26,945 SF Credit (22%)
Max Height (Ft)	105'	90' (8-Stories)
Min. Front Yard Setback (east)	0'	26.6'
Min. Interior Side Setback (north)	10'	14.1'
Min. Interior Side Setback (south)	10'	14.4'
Min. Rear Yard Setback (west)	10'	10'
155.5203.D.3 - Perimeter Landscaping Strips		
North (Type A Buffer, Option 1)	10'	10'
South (Type C Buffer, Option 1)	10'	27.3' (with wall)
East (Type A Buffer, Option 1)	10'	10'
West (Type A Buffer, Option 1)	10'	10'
155.5203.D.5 - Landscape Between VUA and Building		
8' W for first 15' HT + 1' for each additional 2' of building height (Max 24') 90' Height Building	24' Wide	12' Wide w/ Superior Landscaping (see landscape plan)
Unit Count (Multifamily Units)		
1 BD Units (777-950 sf)		55
2 BD Units (1,053-1,394 sf)		105
3 BD Units (1,470-1,798 sf)		27
Total # of Units		187
155.4202.A.2.c.i - Minimum Floor Area Per Dwelling Unit		
1 Bedroom	650 sf	814 sf
2 Bedroom	750 sf	1,141 sf
3 Bedroom	850 sf	1,719 sf
155.5102.D.1 - Parking		
1 BD Units: 1.5 space per DU (1.5 x 55) = 83 Spaces	83	83
2 BD Units: 1.5 space per DU (1.5 x 105) = 158 Spaces	158	158
3 BD Units: 2.0 space per DU (2 x 27) = 54 Spaces	54	54
Guest Spaces: 1 per 5 DU (187 DU / 5) = 38 Spaces	38	41
Office: 1.0 space per 400 sf (1,705 sf/400) = 5 - 3 shared spaces = 2 spaces	2	2
Retail: 1.0 space per 300 sf (2,507 sf / 300) = 9 - 6 shared spaces = 3 spaces	3	3
Total Parking Spaces	338	341
ADA Parking Spaces (FBC: 208.2) 301-400 = 8 Spaces (Not included in total)		
Compact Spaces (max 20%)	Max 68	63 (18.5%)
155.5102.L - Bicycle Parking		
4 bicycles for each 10 parking spaces (Max 20 Bike Spaces) : 336 / 10 = 20 spaces	20	20

NOTE: SEE ARCHITECTURE PLANS FOR GARAGE PARKING LAYOUT



0 15 30 60

SCALE: 1" = 30'