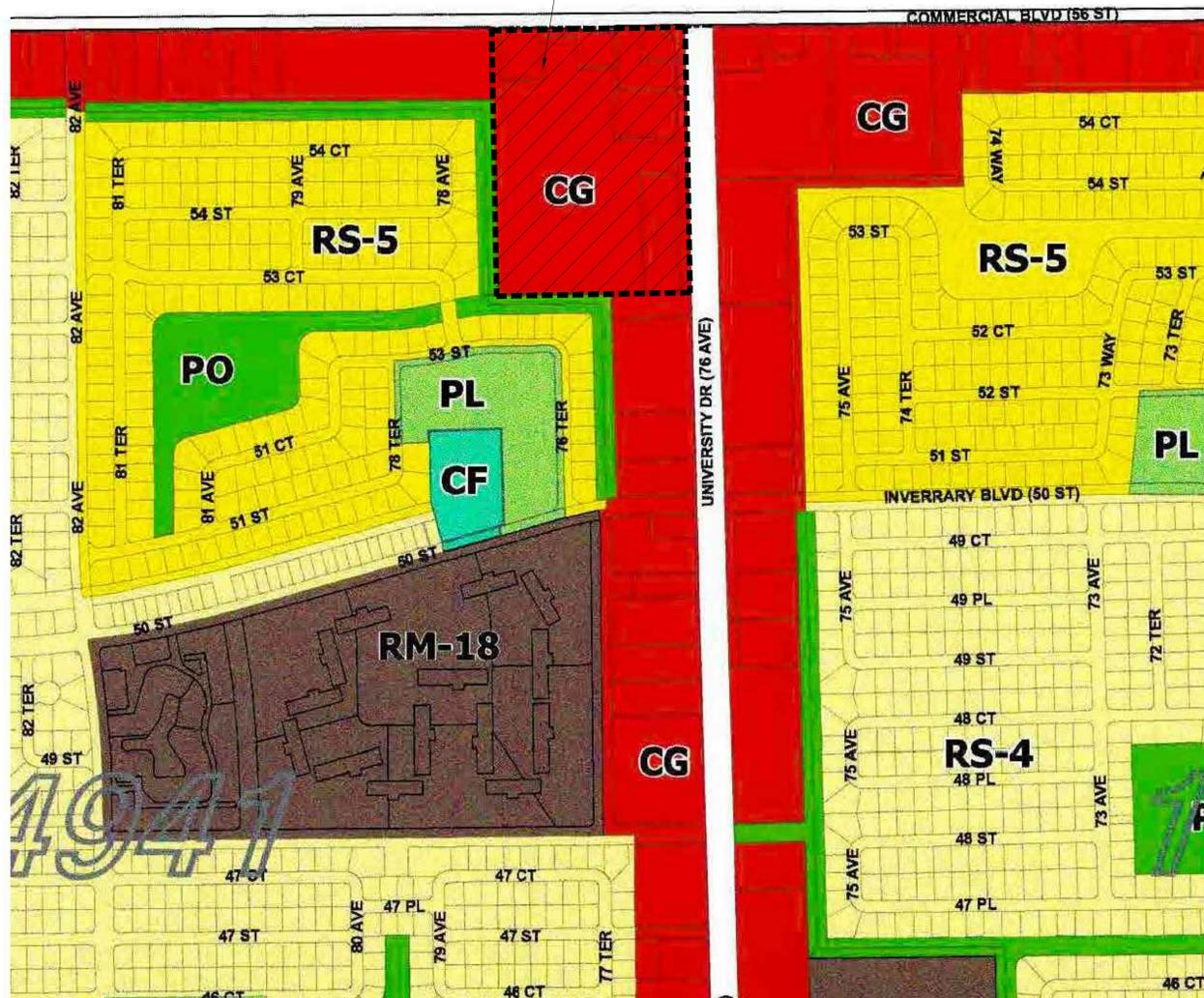




**Unit Mix Breakdown:**

| Overall Development Unit Mix |             |            |          |      |
|------------------------------|-------------|------------|----------|------|
| Unit Type                    | Total Units | Gross SF   | % Totals |      |
| STUDIO                       | 37 units    | 16,650 sf  | 7%       | 7%   |
| STUDIO-L/W                   | 3 units     | 1,350 sf   | 1%       |      |
| 1BD - A1                     | 135 units   | 91,800 sf  | 25%      |      |
| 1BD +D - A2                  | 123 units   | 85,116 sf  | 23%      | 49%  |
| 1BD - A1-L/W                 | 8 units     | 5,440 sf   | 1%       |      |
| 2BD - B1                     | 185 units   | 167,610 sf | 34%      | 36%  |
| 2BD - B1-L/W                 | 9 units     | 8,154 sf   | 2%       |      |
| 3BD - C1                     | 41 units    | 46,904 sf  | 8%       | 8%   |
| 3BD - C1-L/W                 | 3 units     | 3,432 sf   | 1%       |      |
| Grand Total                  | 544 units   | 426,456 sf | 100%     | 100% |

**PROJECT LOCATION**



**01 Zoning Map**

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



**Project Zoning Data :**

| SITE INFORMATION   |                     |                          |            |
|--|---------------------|--------------------------|------------|
| Site Area:   | Square Footage (sf) | Acres (ac)               |            |
| Overall Site Area  | 806,957.00 sf       | 18.53 ac                 |            |
| This Project Site Area (Residential)                                     | 597,744.63 sf       | 13.72 ac                 |            |
| Existing Zoning: General Commercial (CG)                                 |                     |                          |            |
| Proposed Zoning: RM-40   |                     |                          |            |
| Required Density:  | 45 du/ac            | 618 units                |            |
| Proposed Density:  | 40 du/ac            | 544 units                |            |
| REGULATORY GUIDELINES  |                     |                          |            |
| <b>Building Setbacks</b>   | Required            | Proposed                 |            |
| East - University Drive (Front)  | 61'-0"              | 255'-5"                  |            |
| West - Rear  | 51'-4"              | 80'-3"                   |            |
| North - Commercial Blvd. (Street Side)                                   | N/A                 | N/A                      |            |
| South - Interior Side  | 51'-4"              | 86'-10"                  |            |
| <b>Site Calculations</b>   | Required            | Proposed                 |            |
| Overall Development Lot Coverage   | 209,211 sf 35%      | 19.0%                    | 113,787 sf |
| FAR  | N/A                 | 0.94                     | 559,632 sf |
| Open Space (Pervious-Landscape)  | N/A                 | 14.2%                    | 84,720.63  |
| Open Space Impervious (Sidewalks, pool deck)                             | N/A                 | 9.9%                     | 59,286 sf  |
| Open Space ( Incl. Sidewalks, pool deck, Landscape)                      | N/A                 | 24.1%                    | 144,007 sf |
| VUA (Vehicular Use Area)   | N/A                 | 56.9%                    | 339,951 sf |
| <b>Building Height</b>   | Required            | Proposed (TOS-Main Roof) |            |
| Bldg Type 1  |                     | (8 Stories) 70'-0"       |            |
| Bldg Type 2  |                     | (4 Stories) 51'-4"       |            |
| Bldg Type 3  | 8 Story 100         | (8 Stories) 70'-0"       |            |
| Bldg Type 4  |                     | (8 Stories) 70'-0"       |            |
| Club House   |                     | (2 Stories) 22'-4"       |            |
| <b>Required - Off-Street Parking Ratio based on Smart Code (Zone T5)</b> |                     |                          |            |
|  | # DU or sf          | # Spaces                 |            |
| <b>Residential Uses</b>  |                     |                          |            |
| STUDIO @ 1.0 sp/unit   | 40 units            | 40.0 sp                  |            |
| 1BD Units @ 1.0 sp/unit  | 266 units           | 266.0 sp                 |            |
| 2BD Units @ 1.0 sp/unit  | 194 units           | 194.0 sp                 |            |
| 3BD Units @ 1.0 sp/unit  | 44 units            | 44.0 sp                  |            |
| <b>SubTotal</b>  | <b>544 units</b>    | <b>544 sp</b>            |            |
| <b>Total Required :</b>  |                     | <b>544.0 sp</b>          |            |
| <b>Proposed - Off-Street Parking Ratio</b>                               |                     |                          |            |
| <b>Residential Uses</b>  |                     |                          |            |
| STUDIO @ 1.0 sp/unit   | 37 units            | 37.0 sp                  |            |
| STUDIO-L/W @ 1.0 sp/unit   | 3 units             | 3.0 sp                   |            |
| 1BD Units @ 1.0 sp/unit  | 135 units           | 135.0 sp                 |            |
| 1BD+D Units @ 1.0 sp/unit  | 123 units           | 123.0 sp                 |            |
| 1BD-L/W Units @ 1.0 sp/unit  | 8 units             | 8.0 sp                   |            |
| 2BD Units @ 2.0 sp/unit  | 185 units           | 370.0 sp                 |            |
| 2BD-L/W Units @ 2.0 sp/unit  | 9 units             | 18.0 sp                  |            |
| 3BD Units @ 2.0 sp/unit  | 41 units            | 82.0 sp                  |            |
| 3BD-L/W Units @ 2.0 sp/unit  | 3 units             | 6.0 sp                   |            |
| Visitor Parking 1sp/15 units   | 544 units           | 36.3 sp                  |            |
| <b>SubTotal</b>  |                     | <b>818 sp</b>            |            |
| <b>Total Proposed Parking :</b>  |                     | <b>818 sp</b>            |            |
| <b>Provided (Off-Street Parking)</b>                                     | Standard            | HC                       |            |
| Existing (Surface)   | 167 sp              | sp                       |            |
| Proposed (Surface)   | 656 sp              | 21 sp                    |            |
| <b>Grand Total Provided :</b>  |                     | <b>844 sp</b>            |            |
| <b>Off-Street Loading Spaces</b>   | Required            | Proposed                 |            |
|  | 6 sp 10'x25'        | 7 sp 10'x20'             |            |

**MODIS architects**

4955 SW 75th Avenue  
Miami, Florida 33155  
Florida Corp. AA#26001777  
e. MODIS@MODISarchitects.com  
t. 786.879.8862  
f. 786.350.1515

**project info :**

**1778 Lauderdale Hill Residential New Construction**  
Lauderhill, FL

**seal :**

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP  
FLORIDA REGISTERED ARCHITECT # AR 93259

**revisions :**

|   |            |                    |
|---|------------|--------------------|
| 1 | 09.24.2019 | DRC SUBMITTAL      |
| 2 | 01.06.2020 | DRC RESUBMITTAL #1 |

**drawing data :**

**OVERALL DEVELOPMENT & ZONING DATA**

**project number :** #18181

**drawn by :** AT proj. manager : PA

**drawing scale :** As Shown **drawing date :** 02/13/2020

**phase :** REVISED SITE PLAN

**sheet number :** **A002**

Copyright © 2020 | MODIS ARCHITECTS, LLC | All Rights Reserved | M: MODIS - Drawing 02/13 - Drawing 02/13 - Lauderdale Hill Residential - Final - ComputerAidedDesign/02/13/2020 - Overall Dev & Zoning - Data.dwg

THIS DRAWING IS THE PROPERTY OF MODIS ARCHITECTS, LLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF MODIS ARCHITECTS, LLC. THE DRAWING IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED FOR ANY OTHER PROJECT. SCALES ARE AS STATED. THE CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN HEREIN AND NOTIFY THE ARCHITECT AS TO ANY DISCREPANCIES, OMISSIONS, AND/OR INCONSISTENCIES BEFORE ANY CONSTRUCTION BEGINS. MODIS ARCHITECTS, LLC IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

