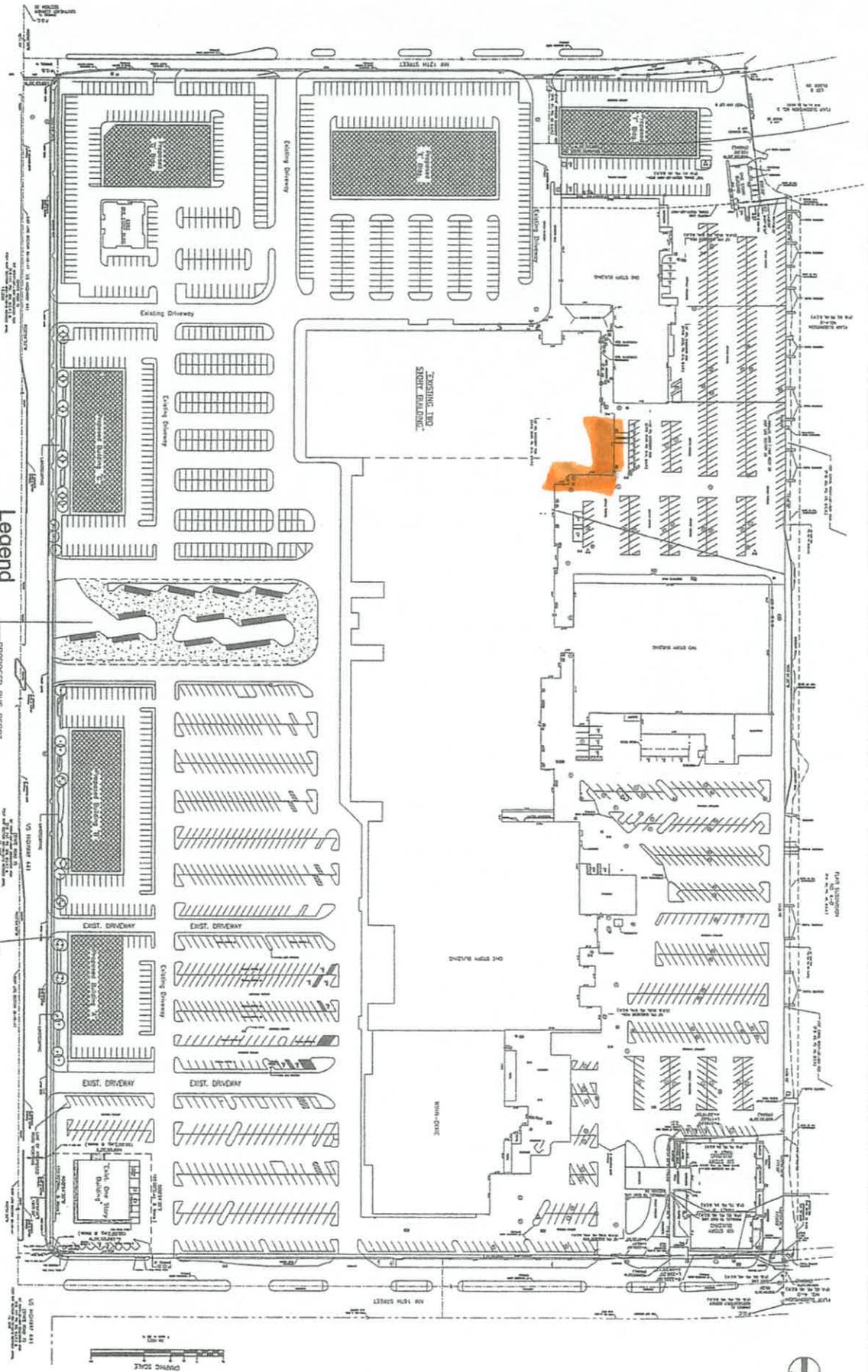




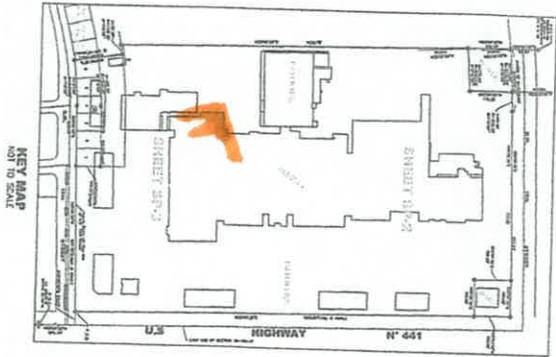
- Legend**
- APPROVED BUILD AREAS
 - BLDG. A = 70'x150' = 10,500 SF
 - BLDG. B = 70'x200' = 14,000 SF
 - BLDG. C = 70'x210' = 14,700 SF
 - BLDG. D = 80'x160' = 12,800 SF
 - BLDG. E = 80'x235' = 18,800 SF
 - BLDG. F = 60'x200' = 12,000 SF
- 82,800 SF X 2 FLOORS = 165,600 SF TOTAL

Proposed Future Out-Parcel Development

A. J. Cohen & Associates
Architects & Planners



SITE DATA



SITE DATA:

- I. ZONING DATA:**
 A. EXISTING ZONING: CC COMMUNITY COMMERCIAL - SMART ZONE T-6
 B. PROPOSED ZONING: CC COMMUNITY COMMERCIAL - SMART ZONE T-6
 C. EXISTING LAND USE: CC COMMUNITY COMMERCIAL - SMART ZONE T-6
 D. PROPOSED LAND USE: CC COMMUNITY COMMERCIAL - SMART ZONE T-6

BUILDING DATA:

- I. MALL AREA**
 A. GROUND FLOOR MALL
 456,105 SQ. FT.
 47,250 SQ. FT. WEST 2 STY RETAIL OFFICE BLDG
 47,250 SQ. FT. WEST 2 STY RETAIL OFFICE BLDG
 300,800 SQ. FT. TOTAL GROUND FLOOR
- B. SECOND FLOOR MALL**
 70,000 SQ. FT. CORNER
 60,000 SQ. FT. WEST 2 STY RETAIL OFFICE BLDG
 10,000 SQ. FT. TOTAL SECOND FLOOR
- C. TOTAL MALL AREA**
 596,250 SQ. FT. GROUND FLOOR
 + 190,000 SQ. FT. SECOND FLOOR
 636,250 SQ. FT. TOTAL AREA
- II. SIX STORY OFFICE BUILDING**
 12,500 SQ. FT. / FLOOR X 6 = 77,400 SQ. FT.
- III. 1599 BUILDING**
 7,109 SQ. FT.
- N. 2 STORY OFFICE BUILDING**
 4,300 SQ. FT. GROUND FLOOR
 + 3,000 SQ. FT. SECOND FLOOR
 7,300 SQ. FT. TOTAL AREA
- V. PROPOSED RETAIL BUILDINGS AT GROUND FLOOR**
 BUILDING 'X' = 9,600 SQ. FT.
 BUILDING 'B' = 14,700 SQ. FT.
 BUILDING 'C' = 14,700 SQ. FT.
 BUILDING 'D' = 12,600 SQ. FT.
 BUILDING 'E' = 16,800 SQ. FT.
 BUILDING 'F' = 12,000 SQ. FT.
 TOTAL AREA = 81,700 SQ. FT.
- VI. PROPOSED SECOND FLOOR OFFICES**
 91,772 SQ. FT.
- VII. TOTAL BUILDING AREA AT GROUND FLOOR**
 596,250 SQ. FT. GROUND FLOOR MALL
 12,500 SQ. FT. GROUND FLOOR 6 STY OFFICE BLDG
 7,109 SQ. FT. 1599 BUILDING
 4,300 SQ. FT. GROUND FLOOR 2 STORY OFFICE BLDG
 + 81,700 SQ. FT. PROPOSED RETAIL BUILDINGS
 614,559 SQ. FT. TOTAL AT GROUND FLOOR
- VIII. TOTAL BUILDING AREA AT UPPER FLOORS**
 130,000 SQ. FT. 2 STY RETAIL OFFICE & 2ND FLOOR MALL
 64,500 SQ. FT. 2ND - 6TH FLOORS 6 STY OFFICE BLDG
 3,000 SQ. FT. 2ND FLOOR 2 STORY OFFICE BLDG
 + 81,700 SQ. FT. PROPOSED OFFICE BUILDINGS
 279,200 SQ. FT. TOTAL AT GROUND FLOOR
- IX. TOTAL GROSS FLOOR AREA**
 614,559 SQ. FT. GROUND FLOOR AREA
 + 279,200 SQ. FT. UPPER FLOOR AREA
 894,219 SQ. FT. TOTAL AREA

PARKING DATA:

- I. PARKING FOR MALL AREA**
 A. GROUND FLOOR MALL (COMMERCIAL USE)
 456,105 SQ. FT.
 47,250 SQ. FT.
 47,250 SQ. FT.
 + 81,640 SQ. FT. WEST 2 STY RETAIL OFFICE BLDG
 508,650 SQ. FT. TOTAL GROUND FLOOR @ 3 PER 1000 SQ. FT. = 1526.7 SPACES REQUIRED
- B. SECOND FLOOR MALL (OFFICE USE)**
 70,000 SQ. FT. CORNER
 60,000 SQ. FT. WEST 2 STY RETAIL OFFICE BLDG
 10,000 SQ. FT. TOTAL SECOND FLOOR @ 2 PER 1000 SQ. FT. = 260 / 1.2 SHARING = 216 SPACES REQUIRED
- TOTAL PARKING FOR MALL = 1742.7 SPACES REQUIRED**
- II. PARKING FOR SIX STORY OFFICE BUILDING (OFFICE USE)**
 12,500 SQ. FT. / FLOOR X 6 = 77,400 SQ. FT. @ 2 PER 1000 SQ. FT. = 154.8 SPACES REQUIRED
- III. PARKING FOR 1599 BUILDING (COMMERCIAL USE)**
 7,109 SQ. FT. @ 3 PER 1000 SQ. FT. = 21.3 SPACES REQUIRED
- IV. PARKING FOR 2 STORY OFFICE BUILDING (OFFICE USE)**
 4,300 SQ. FT. GROUND FLOOR
 + 3,000 SQ. FT. SECOND FLOOR
 7,300 SQ. FT. TOTAL AREA @ 2 PER 1000 SQ. FT. = 14.6 SPACES REQUIRED
- V. PARKING FOR PROPOSED RETAIL BUILDINGS AT GROUND FLOOR (COMMERCIAL USE)**
 BUILDING 'X' = 9,600 SQ. FT.
 BUILDING 'B' = 14,700 SQ. FT.
 BUILDING 'C' = 14,700 SQ. FT.
 BUILDING 'D' = 12,600 SQ. FT.
 BUILDING 'E' = 16,800 SQ. FT.
 BUILDING 'F' = 12,000 SQ. FT.
 TOTAL AREA = 81,700 SQ. FT. @ 3 PER 1000 SQ. FT. = 245.3 SPACES REQUIRED
- VI. PARKING FOR PROPOSED SECOND FLOOR OFFICES (OFFICE USE)**
 91,772 SQ. FT. @ 2 PER 1000 SQ. FT. = 183.5 / 1.2 SHARING = 153.3 SPACES REQUIRED
- VII. TOTAL PARKING AT GROUND FLOOR (COMMERCIAL & OFFICE USE)**
 596,250 SQ. FT. GROUND FLOOR MALL (COMMERCIAL)
 7,109 SQ. FT. 1599 BLDG (COMMERCIAL)
 + 81,700 SQ. FT. PROPOSED RETAIL BUILDINGS (COMMERCIAL)
 597,769 SQ. FT. TOTAL RETAIL GROUND FLOOR @ 3 PER 1000 SQ. FT. = 1793.4 SPACES REQUIRED
- VIII. TOTAL PARKING AT UPPER FLOORS**
 130,000 SQ. FT. 2 STY RETAIL OFFICE BLDG & 2ND FLOOR MALL
 + 81,700 SQ. FT. PROPOSED OFFICE BUILDINGS
 211,700 SQ. FT. TOTAL AT SECOND FLOOR (SHARED USE) @ 2 PER 1000 SQ. FT. = 423.5 / 1.2 = 352.9 SPACES REQUIRED
- TOTAL PARKING REQUIRED AT GROUND FLOOR = 1877.8 SPACES REQUIRED**
- IX. TOTAL PARKING REQUIRED**
 130,000 SQ. FT. 2ND - 6TH FLOORS 6 STY OFFICE BLDG
 64,500 SQ. FT. 2ND FLOOR 2 STORY OFFICE BLDG
 67,500 SQ. FT. TOTAL AT SECOND FLOOR (NON-SHARED USE) @ 2 PER 1000 SQ. FT. = 135 SPACES REQUIRED
- TOTAL PARKING REQUIRED FOR UPPER FLOORS = 487.9 SPACES REQUIRED**
- X. PARKING PROVIDED**
 EXISTING PARKING 2021 SPACES
 PROPOSED PARKING 2123 SPACES
- PROPOSED PARKING RATIO:** 603,919 SQ. FT. / 2024 = 441.6
 1 SPACE PER 441.6 SQ. FT. (2.25 CARS PER 1000 SQ. FT.)

PROPOSED SITE PLAN FOR
LAUDERHILL MALL
 1267 N.W. 40th AVENUE
 LAUDERHILL, FL 33313

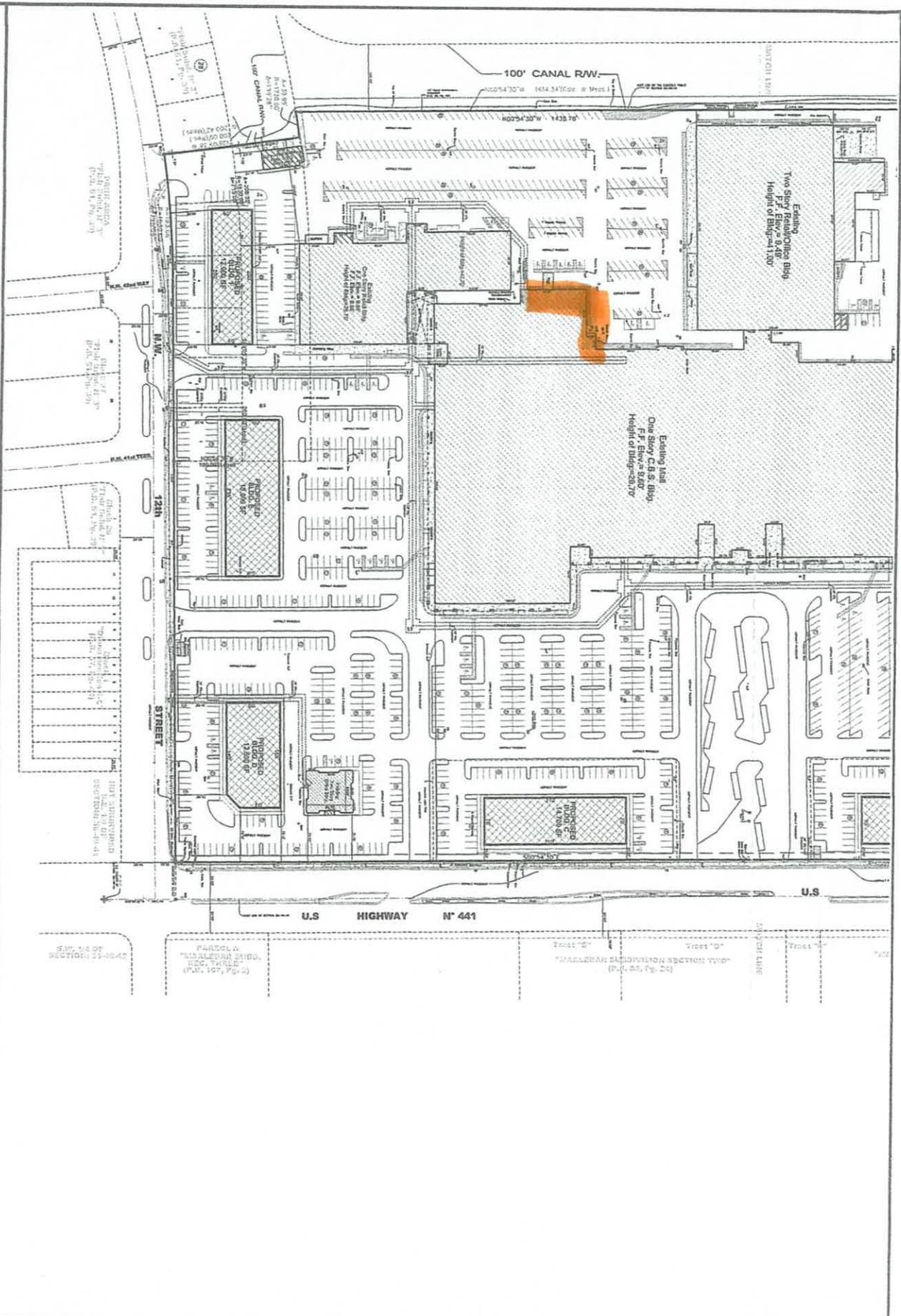
A.J. COHEN & ASSOCIATES
 architects & planners
 7430 Carmela Way, Delray Beach,
 Florida 33446
 305/(295)-7843 email: arassoc@hotmail.com



DATE	12-11-13
SCALE	12-090
DESIGN BY	DBK
DESIGNED BY	AJC
PROJECT NO.	12-090
PROJECT NAME	LAUDERHILL MALL
CLIENT	A.J. Cohen & Associates
PROJECT LOCATION	1267 N.W. 40th Ave., Lauderhill, FL 33313

SP-1
 of

PARTIAL SITE PLAN - SOUTH SECTION SCALE 1" = 600'



SP-3
of

DATE: 12-11-13
CONTRACT NO.: 12-090
DRAWN BY: MJC
CHECKED BY: MJC

Prepared for:
A.J. Cohen & Associates, P.A.
7430 Carmela Way, Delray Beach, FL 33446
Tel: 561-278-0000
Fax: 561-278-0001

PROPOSED SITE PLAN FOR:
LAUDERHILL MALL
1267 N.W. 40th AVENUE
LAUDERHILL, FL 33313

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