

An architectural rendering of a modern building with a large, colorful, abstract facade. The facade is composed of many rectangular panels, each displaying a different vibrant color and pattern, creating a mosaic-like effect. The building is set against a sky with soft, wispy clouds. In the foreground, there is a paved area with some landscaping and a small figure of a person for scale.

the  
HILL

Lauderhill, FL

JANUARY 2026



# Concept Site Plan

## Legend

- ① CONNECTION TO EXISTING ROUNDABOUT
- ② RETAIL KIOSKS (3)
- ③ FLEX LAWN
- ④ RETAIL PLAZA
- ⑤ INTERACTIVE DOME
- ⑥ HOTEL DROP OFF
- ⑦ CONNECTION TO EXISTING RIGHT IN RIGHT OUT
- ⑧ RESIDENTIAL AMENITIES | GROUND FLOOR
- ⑨ HOTEL AMENITIES (POOL AND BAR) | ROOFTOP
- ⑩ HIGH TECH SCREENS
- ⑪ COMMERCIAL KITCHEN (3,000 SF)



# Site Calculations

- HOTEL TOWER:**  
+/- 120 KEYS  
4 FLOORS
- HOTEL LOBBY, BALLROOM, AND AMENITIES:**  
GROUND FLOOR LOBBY  
BALLROOM: 25,000 SF  
ROOFTOP AMENITIES  
3 FLOORS
- RETAIL:**  
38,000 SF  
1 FLOOR
- DINING:**  
16,000 SF  
1 FLOOR
- TOWNHOUSES:**  
+/- 19 UNITS  
2 FLOORS
- APARTMENTS:**  
+/- 250 UNITS  
7 FLOORS
- PARKING GARAGE**

## Parking Calculations

- REQUIRED PARKING: 1,360 SPACES
- TOWNHOUSES: 12 UNITS | 24 SPACES
- RESTAURANT: 16,000 SF | 160 SPACES
- COMMERCIAL: 38,000 SF | 126 SPACES
- HOTEL: 120 KEYS | 150 SPACES
- APARTMENTS: 250 UNITS | 500 SPACES
- LPAC PARKING GARAGE: +/- 113 SPACES PER FLOOR | 4 FLOORS | 400 SPACES
- PARKING GARAGE A: +/- 113 SPACES PER FLOOR | 4 FLOORS | 452 SPACES
- PARKING GARAGE B: +/- 74 SPACES PER FLOOR | 7 FLOORS | 518 SPACES
- STREET PARKING: 100 SPACES

## Parking Requirement Assumptions

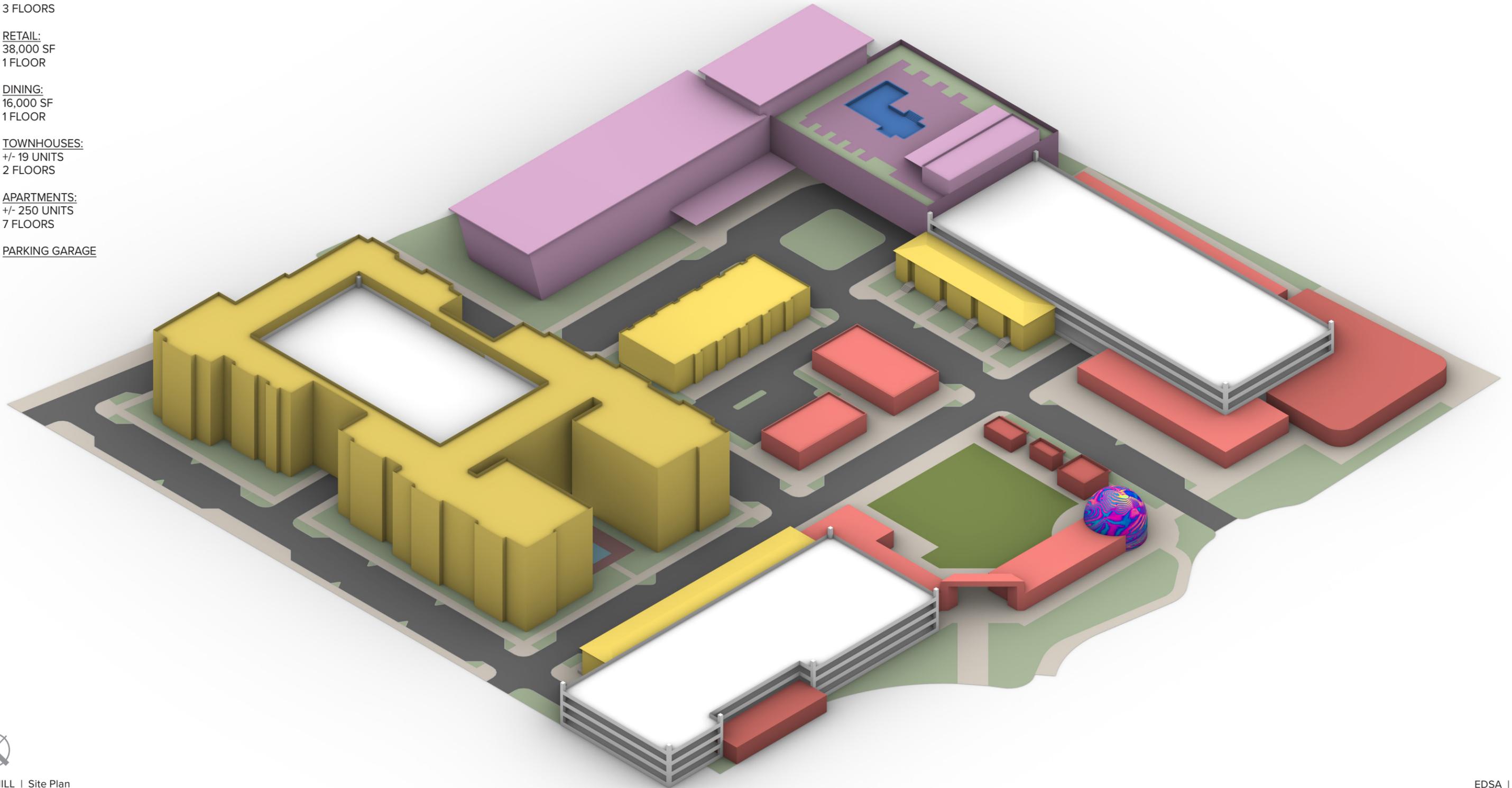
- STRUCTURED PARKING GARAGE: 350 SF PER PARKING STALL
- TOWNHOUSES: AVG. 2 SPACES PER UNIT
- HOTEL: 1.25 SPACES PER KEY
- RETAIL: 1 SPACE PER 300 SF
- RESTAURANT: 1 SPACE PER 100 SF
- BAR/LOUNGE: 1 SPACE PER 30 SF
- APARTMENTS: AVG. 2 SPACES PER UNIT



# Height & Density

NE AXON

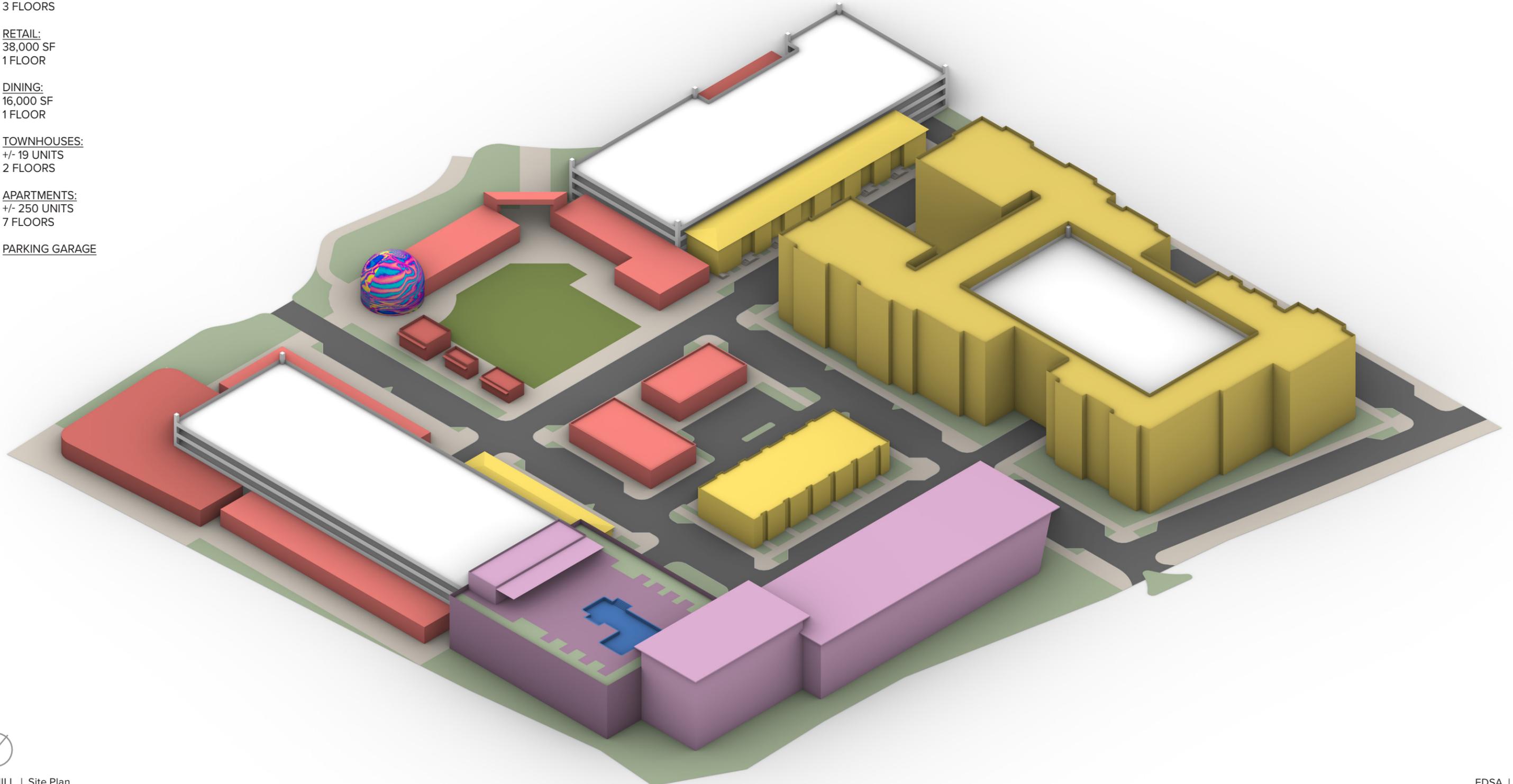
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+/- 120 KEYS  
4 FLOORS
-  HOTEL LOBBY, BALLROOM, AND AMENITIES:  
GROUND FLOOR LOBBY  
BALLROOM: 25,000 SF  
ROOFTOP AMENITIES  
3 FLOORS
-  RETAIL:  
38,000 SF  
1 FLOOR
-  DINING:  
16,000 SF  
1 FLOOR
-  TOWNHOUSES:  
+/- 19 UNITS  
2 FLOORS
-  APARTMENTS:  
+/- 250 UNITS  
7 FLOORS
-  PARKING GARAGE



# Height & Density

SW AXON

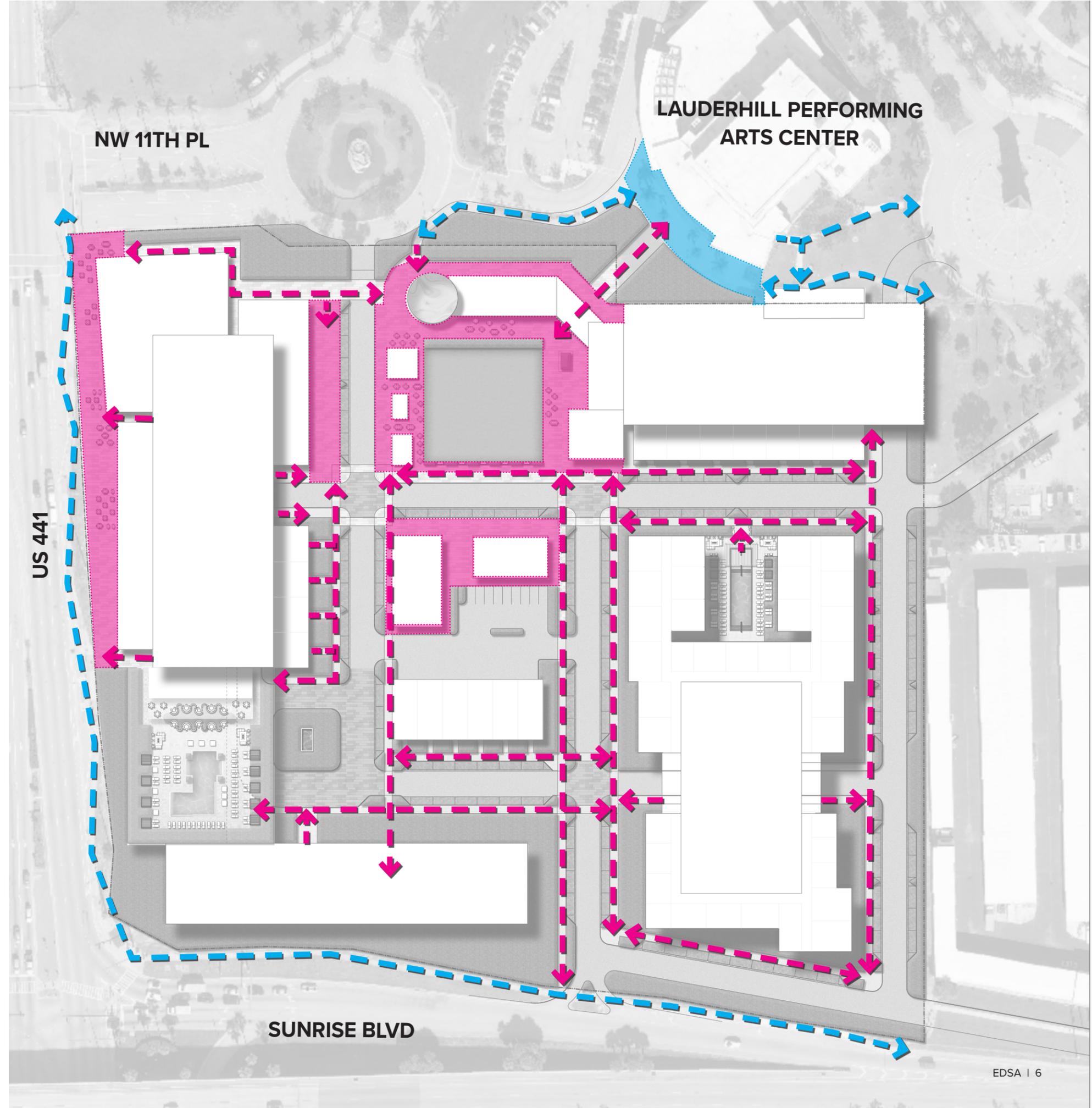
-  HOTEL TOWER:  
+/- 120 KEYS  
4 FLOORS
-  HOTEL LOBBY, BALLROOM, AND AMENITIES:  
GROUND FLOOR LOBBY  
BALLROOM: 25,000 SF  
ROOFTOP AMENITIES  
3 FLOORS
-  RETAIL:  
38,000 SF  
1 FLOOR
-  DINING:  
16,000 SF  
1 FLOOR
-  TOWNHOUSES:  
+/- 19 UNITS  
2 FLOORS
-  APARTMENTS:  
+/- 250 UNITS  
7 FLOORS
-  PARKING GARAGE



# Public Spaces Diagram

## Legend

-  PROPOSED PUBLIC GATHERING AREA
-  EXISTING PUBLIC GATHERING AREA
-  PROPOSED PEDESTRIAN WALK
-  EXISTING PEDESTRIAN WALK



# Road Typologies Diagram

## Legend

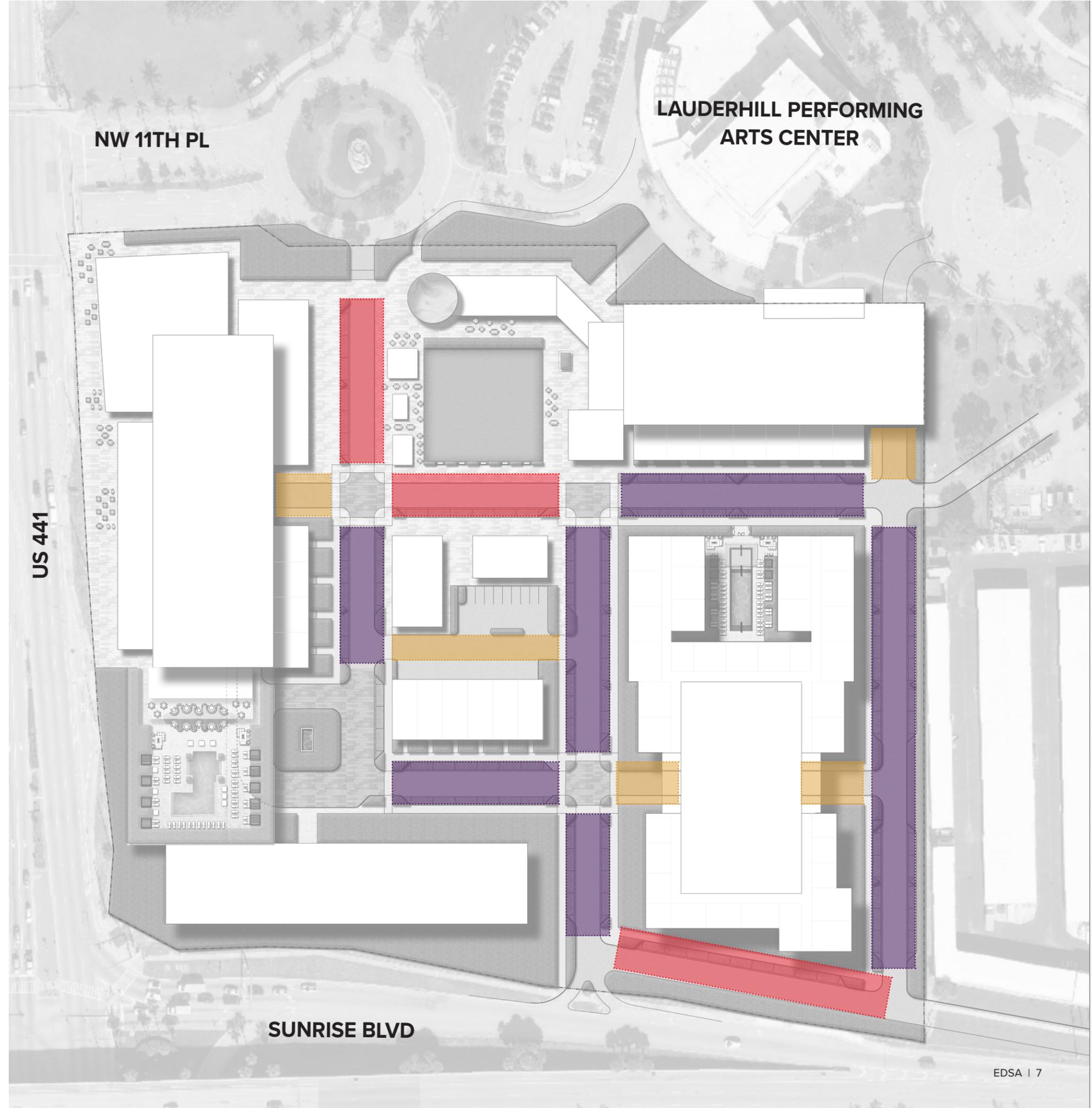
ALL ROADS WITHIN A 60' ROW

ALL ROADS 24' WIDE

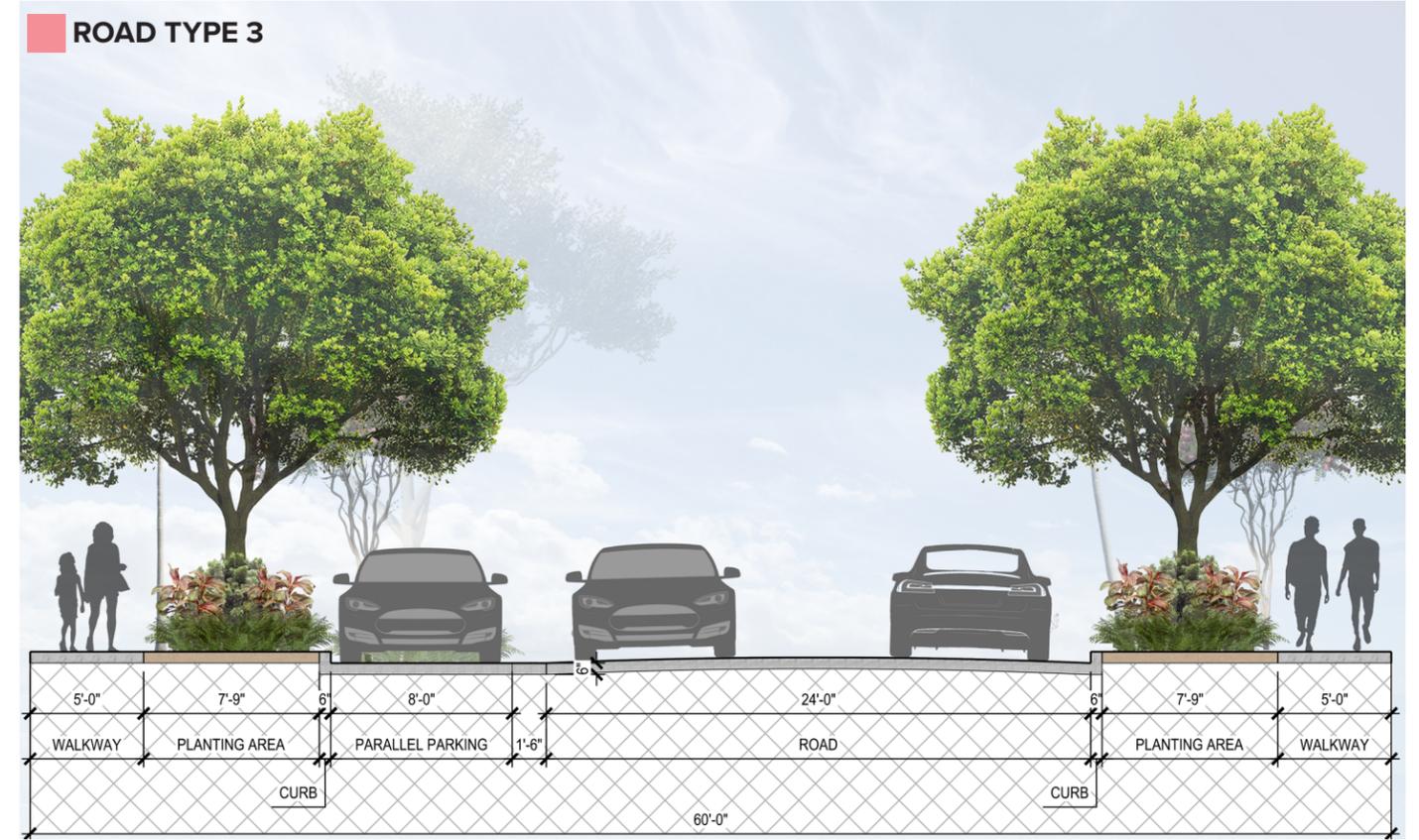
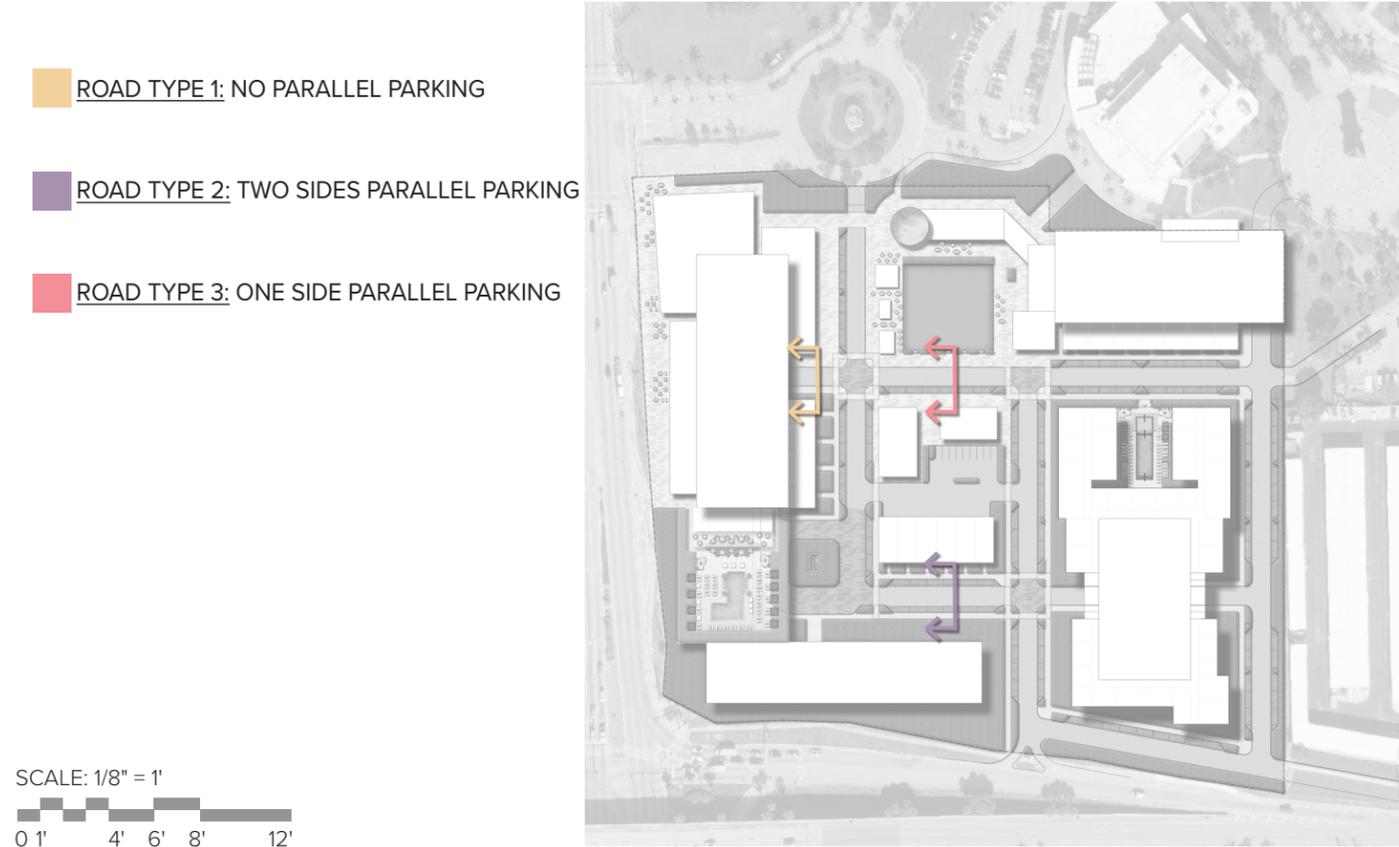
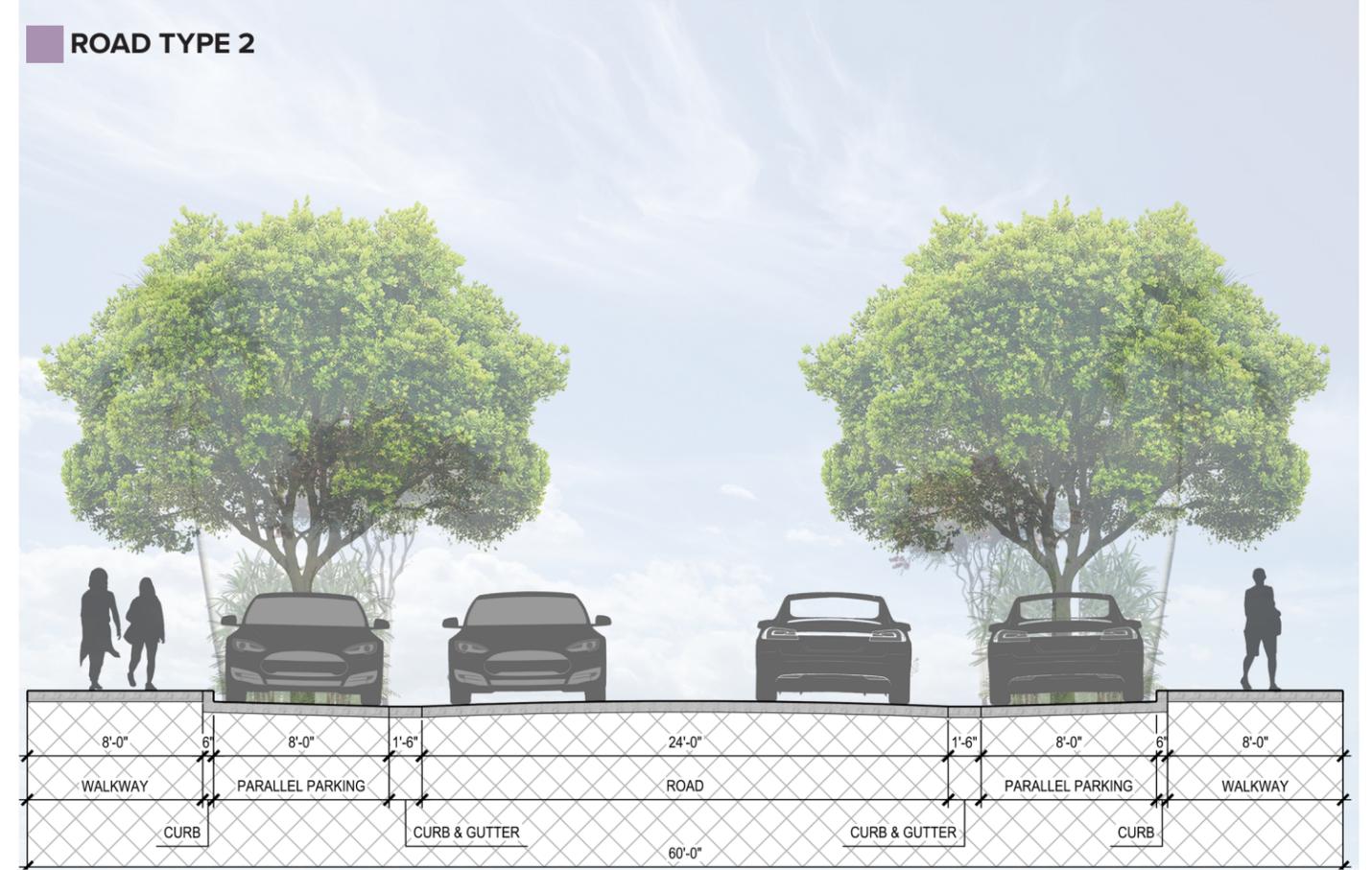
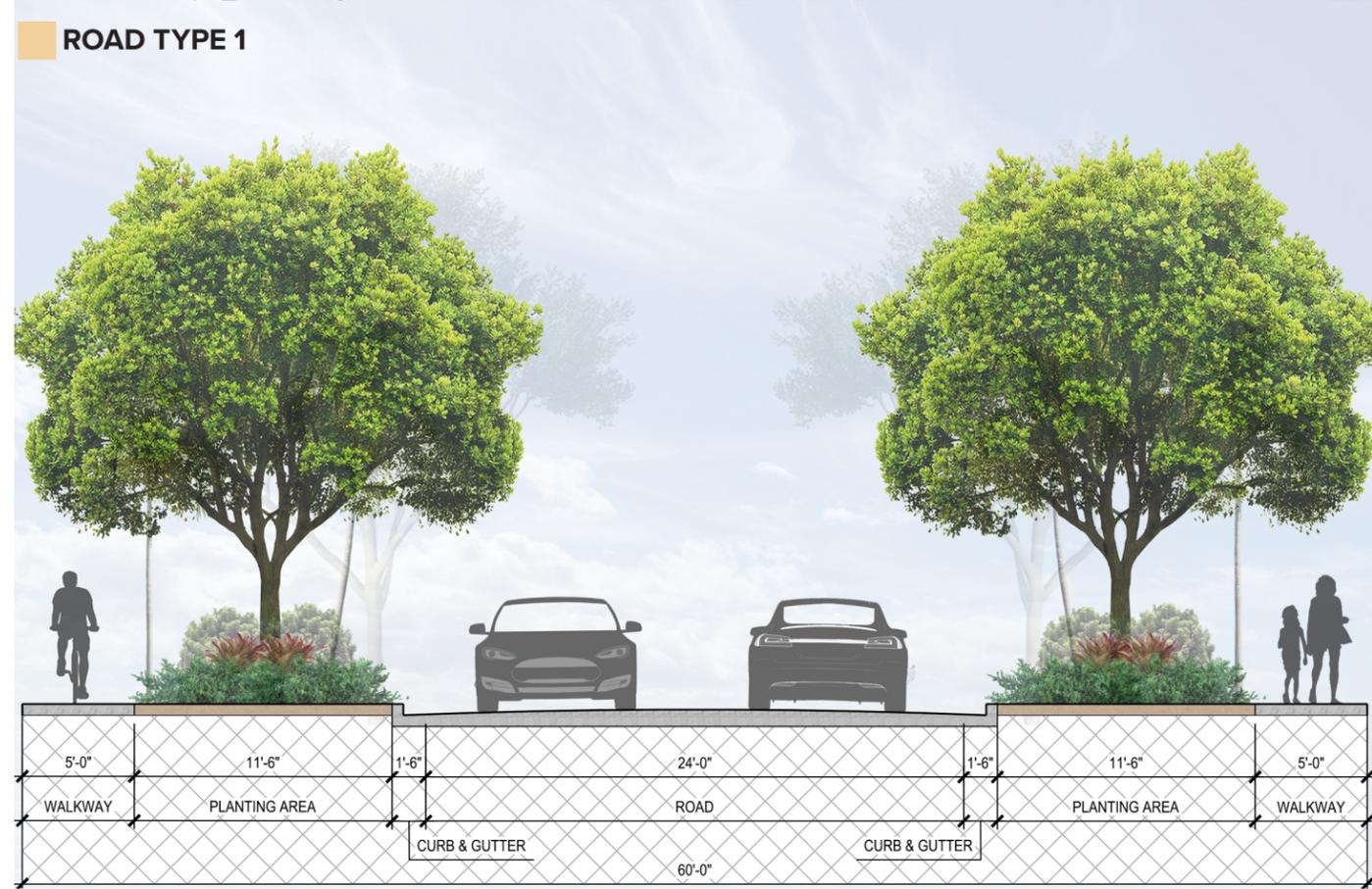
 ROAD TYPE 1: NO PARALLEL PARKING

 ROAD TYPE 2: TWO SIDES PARALLEL PARKING

 ROAD TYPE 3: ONE SIDE PARALLEL PARKING



# Road Typologies Sections



SCALE: 1/8" = 1'

0' 1' 4' 6' 8' 12'

the HILL | Site Plan

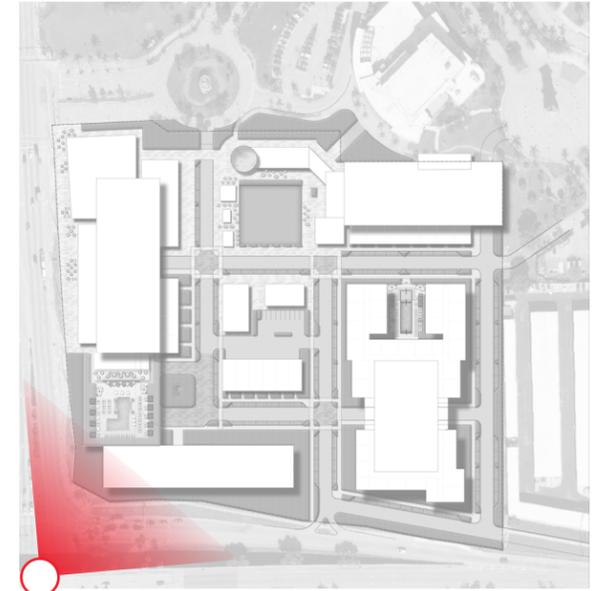
Character Imagery



# Character Imagery

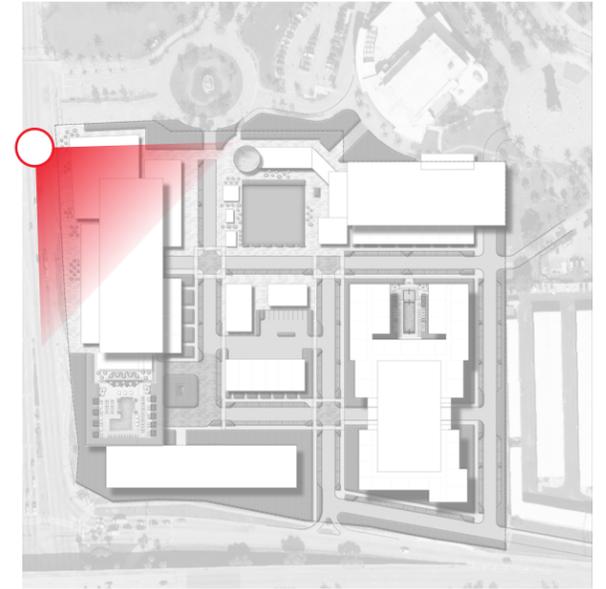


# Perspectives



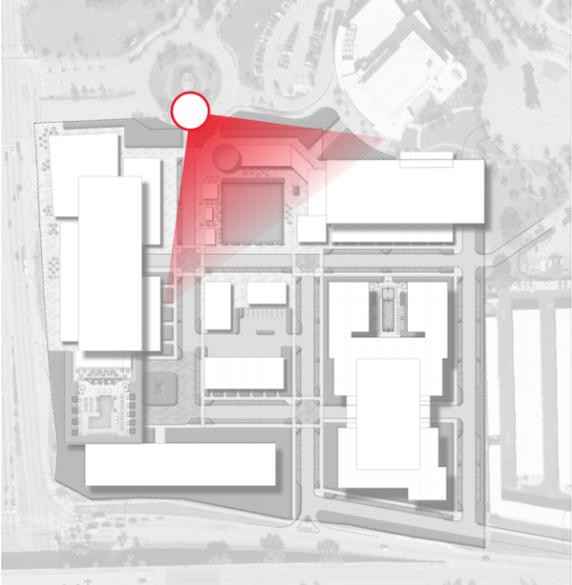
KEY PLAN - NTS

# Perspectives



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RENDERINGS FOR VISUALIZATION PURPOSES ONLY

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SITE PLAN / JANUARY 2026

