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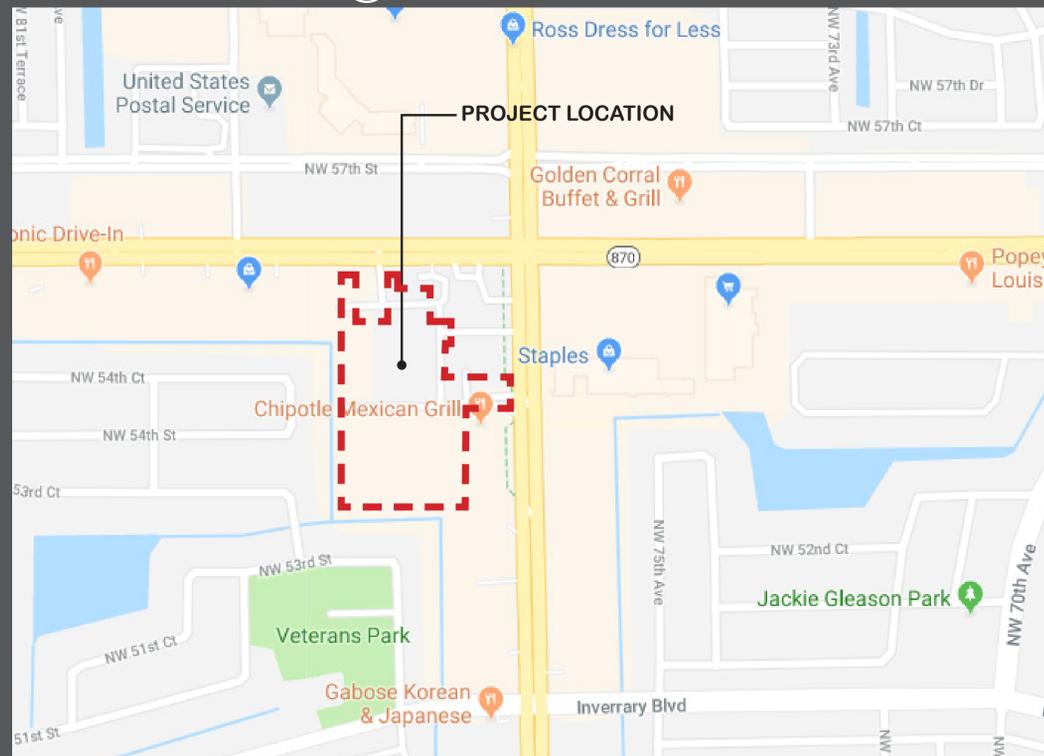
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PROJECT LOCATION



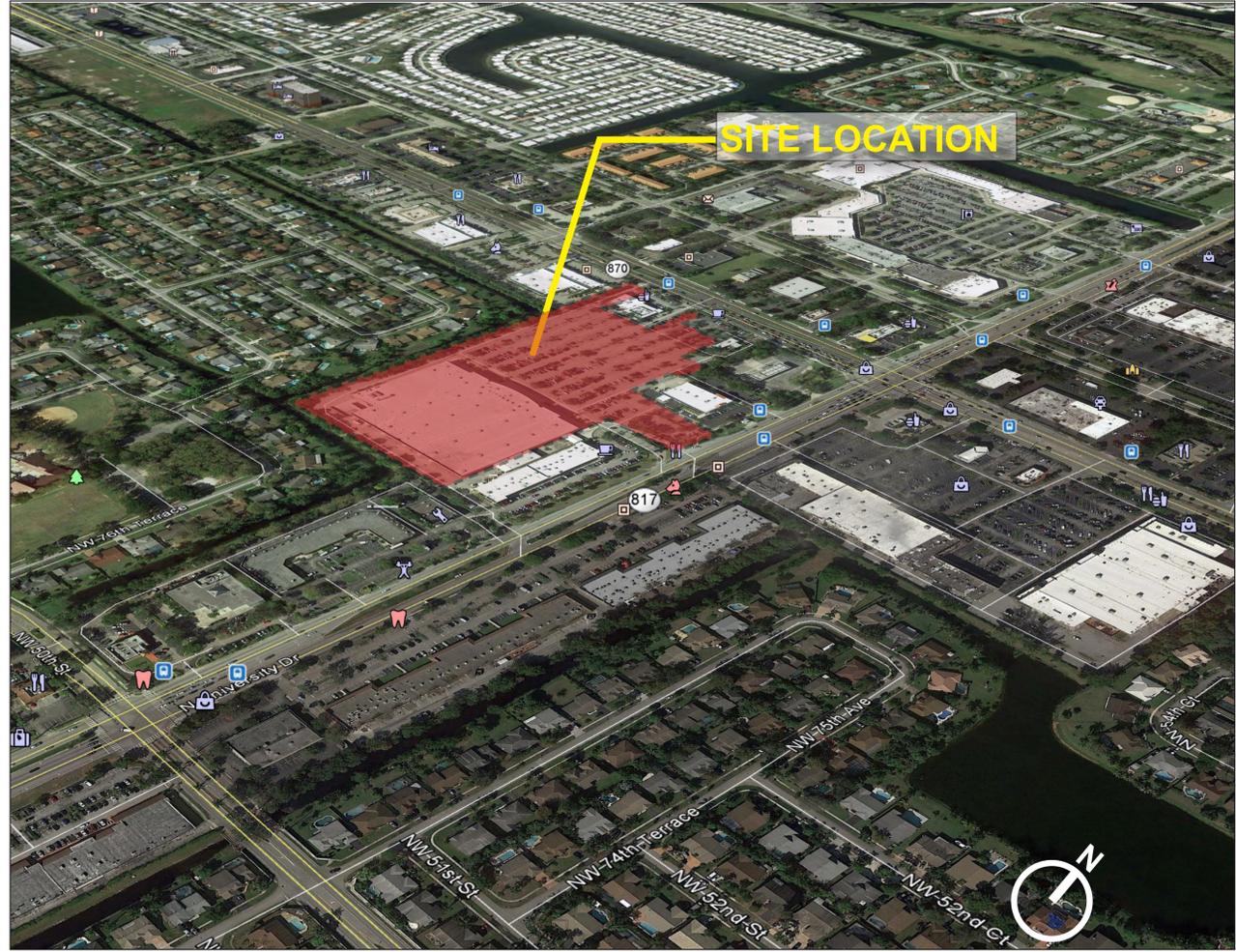
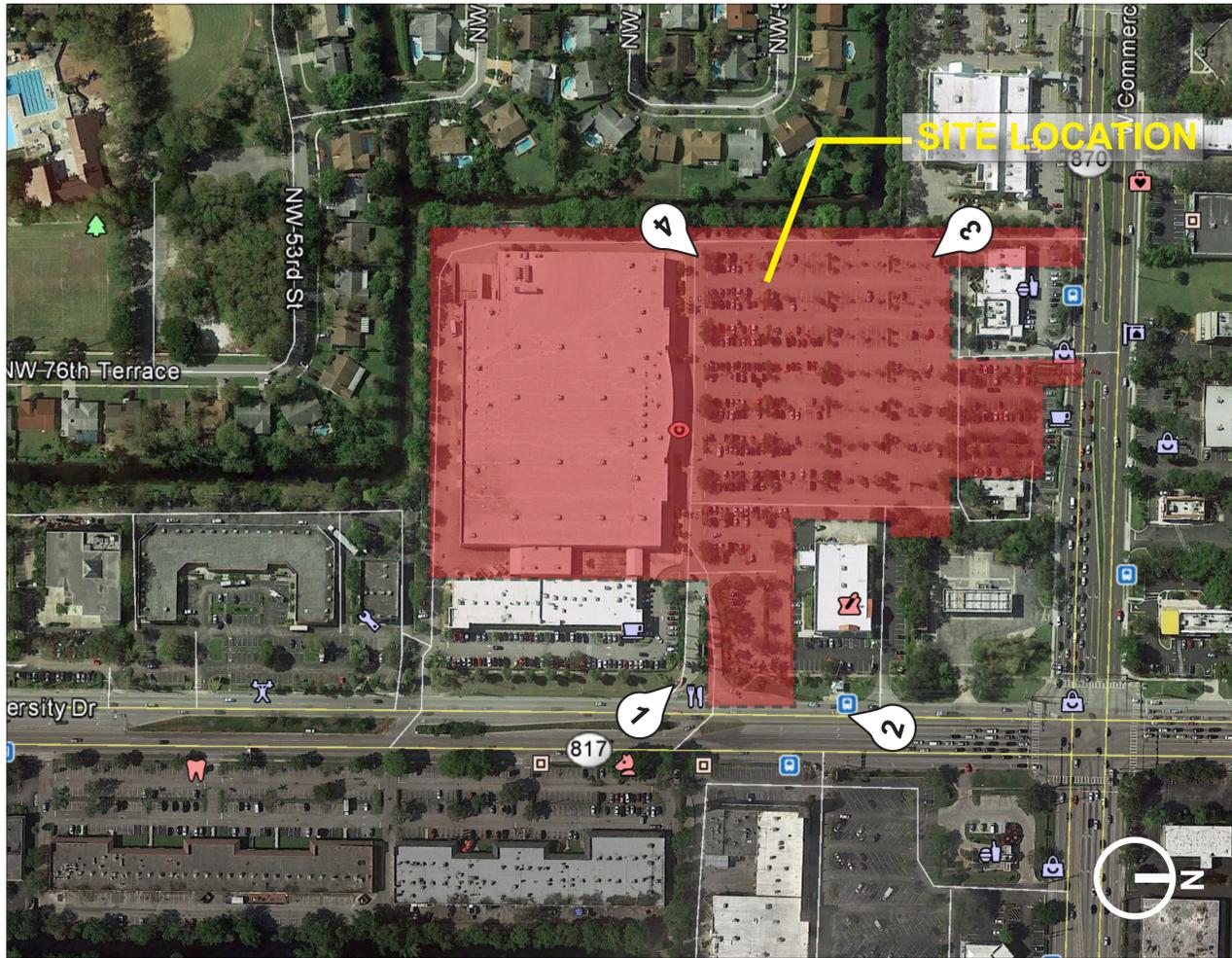
4955 SW 75th Avenue
 Miami, Florida 33155
 T. 786.879.8882
 F. 786.350.1515

www.modisarchitects.com

1778 LAUDERHILL RESIDENTIAL

DRC RESUBMITTAL #3 10/29/2020

LAUDERHILL, FLORIDA
 PROJECT 18181



(1)



(2)



(3)



(4)

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4955 SW 75th Avenue
Miami, Florida 33155
Florida Corp.
t. 786.879.8882
f. 786.350.1515
AA#26001777
e. MODIS@MODISarchitects.com

project info :

1778 Lauderdalehill
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
3	08.03.2020	DRC RESUBMITTAL #2
4	10.27.2020	DRC RESUBMITTAL #3

drawing data :

**SITE IMAGES AND
CONTEXT MAP**

project number :

#18181

drawn by :

proj. manager :

AT PA

drawing scale :

drawing date :

As Shown 10/27/2020

phase :

DRC RESUBMITTAL #3

sheet number :

A001

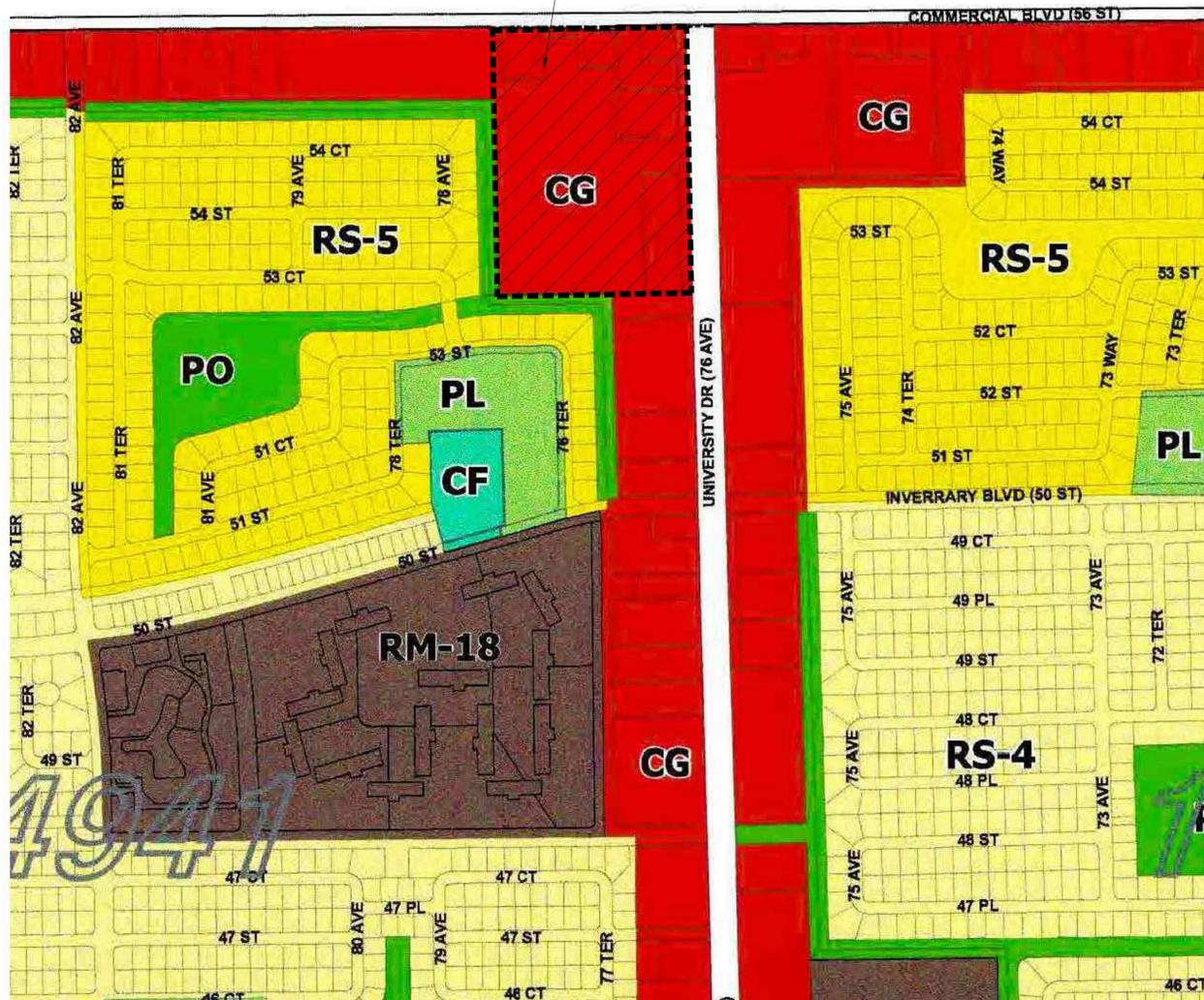
Unit Mix Breakdown:

Overall Development Unit Mix					
Unit Type	SF/Unit Required (Under RM-40)	SF/Unit Provided	Total Units	Gross SF	% Totals
STUDIO	n/a	468 sf	34 units	15,912 sf	7%
STUDIO-L/W	n/a	468 sf	3 units	1,404 sf	1%
1BD - A1	600 sf	663 sf	138 units	91,494 sf	28%
1BD +D - A2	600 sf	744 sf	110 units	81,840 sf	22%
1BD - A1-L/W	600 sf	663 sf	8 units	5,304 sf	2%
2BD - B1	800 sf	912 sf	158 units	144,096 sf	32%
2BD - B1-L/W	800 sf	912 sf	9 units	8,208 sf	2%
3BD - C1	1,000 sf	1,120 sf	38 units	42,560 sf	8%
3BD - C1-L/W	1,000 sf	1,120 sf	3 units	3,360 sf	1%
Grand Total			501 units	394,178 sf	100%

Project Zoning Data :

SITE INFORMATION		
Site Area:	Square Footage (sf)	Acres (ac)
Gross Site Area	806,957.00 sf	14.16 ac
Net Site Area	597,744.63 sf	13.72 ac
Existing Zoning: General Commercial (CG)		
Proposed Zoning: RM-40		
Required Density:	40 du/ac	566.4 units
Proposed Density:	35 du/ac	501 units
REGULATORY GUIDELINES		
Building Setbacks	Required	Proposed
East - University Drive (Front)	61'-0"	225'-4"
West - Rear	51'-4"	94'-10"
North - Commercial Blvd. (Street Side)	N/A	N/A
South - Interior Side	51'-4"	91'-10"
Site Calculations	Required	Proposed
Overall Development Lot Coverage	209,211 sf 35%	18.9% 113,048 sf
FAR	N/A	0.94 559,632 sf
Open Space (Pervious-Landscape)	N/A	16.7% 99,644.63
Open Space Impervious (Sidewalks, pool deck)	N/A	8.1% 48,360 sf
Open Space (Incl. Sidewalks, pool deck, Landscape)	N/A	24.8% 148,005 sf
VUA (Vehicular Use Area)	N/A	56.3% 336,692 sf
Building Height	Required	Proposed (TOS-Main Roof)
Bldg Type 1		(6 Stories) 61'-0"
Bldg Type 2		(4 Stories) 41'-8"
Bldg Type 3	8 Story 100	(5 Stories) 51'-4"
Bldg Type 4		(6 Stories) 61'-0"
Bldg Type 5		(6 Stories) 61'-0"
Club House		(2 Stories) 22'-4"
Required Off-Street Parking - Transect Zone 4	# DU or sf	# Spaces
Residential Uses		
Min 1.5 sp/unit	501 units	751.5 sp
Total Required :		751.5 sp
Provided (Off-Street Parking)	Standard	HC
Surface Parking	855 sp	18 sp
Grand Total Provided :		873 sp
Off-Street Loading Spaces - Transect Zone 4	Required	Proposed
Residential (1/100 Units + 1/each additional 100 units)	1(420 sf) + 4(200 sf) = 5	9(240 sf) 12'x20'

PROJECT LOCATION



01 Zoning Map
SCALE 1/8" = 1'-0"



MODIS architects
 t. 786.879.8882
 f. 786.350.1515
 AA#26001777
 e. MODIS@MODISarchitects.com

4955 SW 75th Avenue
 Miami, Florida 33155

project info :

1778 Lauderdalehill Residential New Construction
 Lauderdalehill, 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
3	08.03.2020	DRC RESUBMITTAL #2
4	10.27.2020	DRC RESUBMITTAL #3

drawing data :

OVERALL DEVELOPMENT DATA

project number : #18181

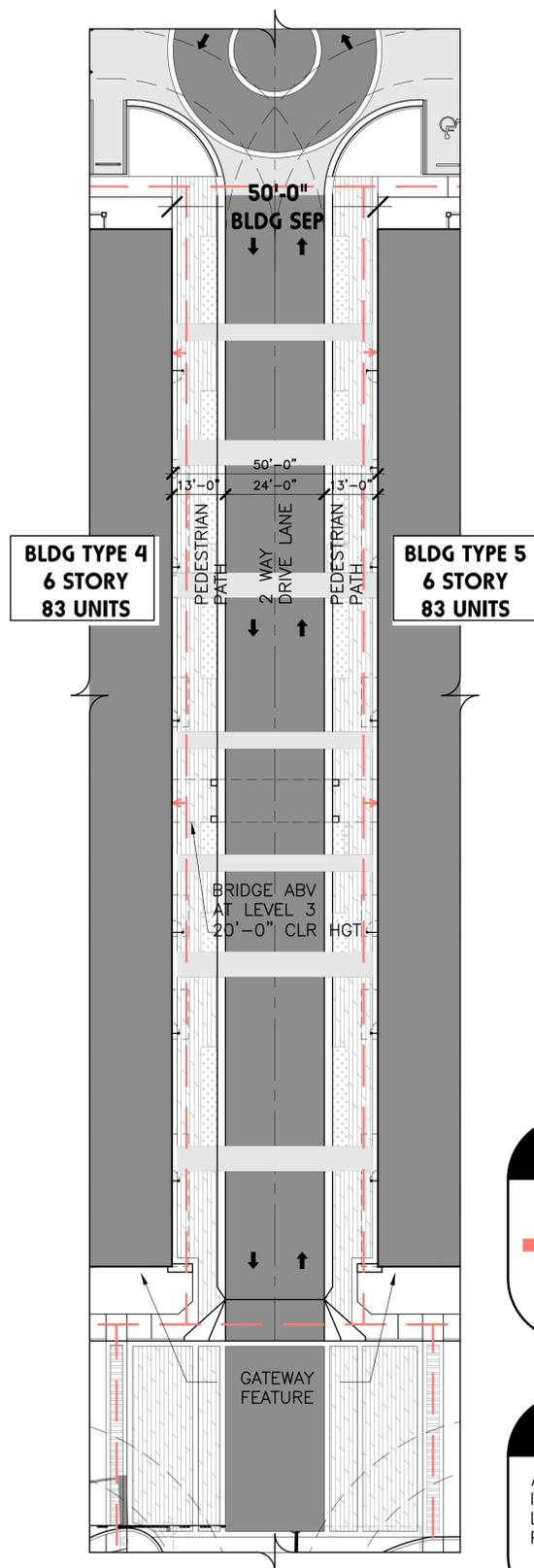
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drawing scale : As Shown **drawing date :** 10/27/2020

phase : DRC RESUBMITTAL #3

sheet number : **A002**

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Gateway Feature

N.T.S.



Proposed Art Installation at Bridge

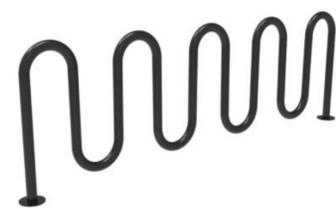
N.T.S.

Legend :

 PEDESTRIAN PATHWAY
MIN. (5) FEET WIDE

Notes :

ALL PROPOSED SITE FURNISHING IS ILLUSTRATIVE. FINAL FINISH, LOCATION AND QUANTITY SHALL BE PROVIDED AT TIME OF PERMITTING.



Imagery of Proposed Site Furnishing

N.T.S.

01 Main Entry Drive Enlarged Plan

SCALE: 1" = 30'-0"



modis architects

4955 SW 75th Avenue
Miami, Florida 33155
e. MODIS@MODISarchitects.com

t. 786.879.8882
f. 786.350.1515
AA#26001777

project info :

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

seal :

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP
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4	10.27.2020	DRC RESUBMITTAL #3

drawing data :

SITE DETAILS

project number : #18181

drawn by : AT	proj. manager : PA
drawing scale : As Shown	drawing date : 10/27/2020

phase : DRC RESUBMITTAL #3

sheet number : **A006**

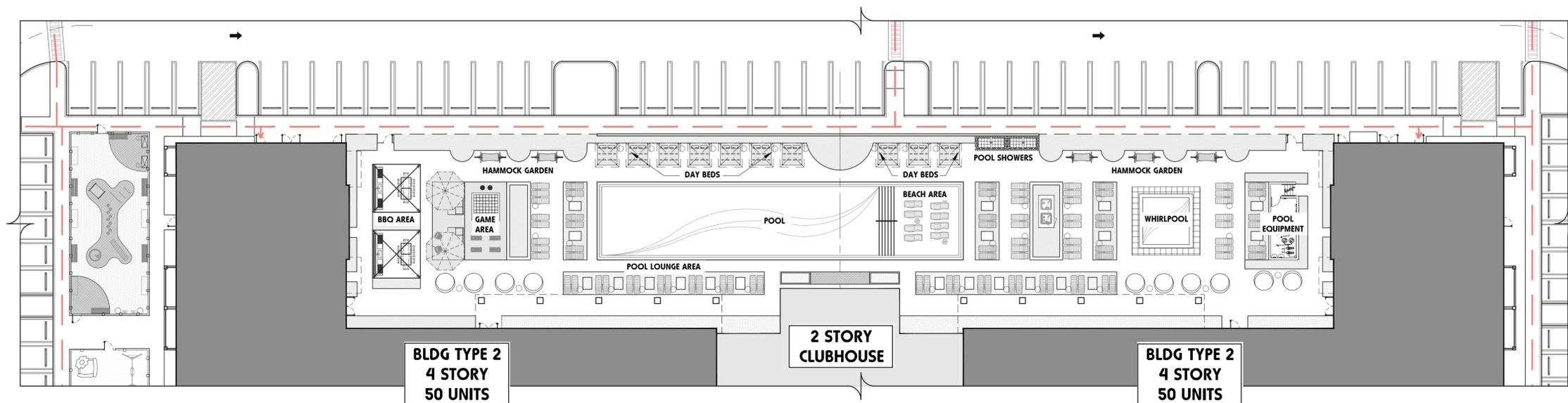
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Imagery of Proposed Site Furnishing

N.T.S.



Notes :

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Legend :

— PEDESTRIAN PATHWAY MIN. (5) FEET WIDE

03 Pool Deck Enlarged Plan

SCALE: 1"=30'-0"



4955 SW 75th Avenue
Miami, Florida 33155
t. 786.879.8882
f. 786.350.1515
e. MODIS@MODISarchitects.com
AA#26001777

project info :

1778 Lauderdale
Residential
New Construction
Lauderhill, FL

seal :

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP
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4	10.27.2020	DRC RESUBMITTAL #3

drawing data :

SITE DETAILS

project number :

#18181

drawn by : proj. manager :

AT PA

drawing scale : drawing date :

As Shown 10/27/2020

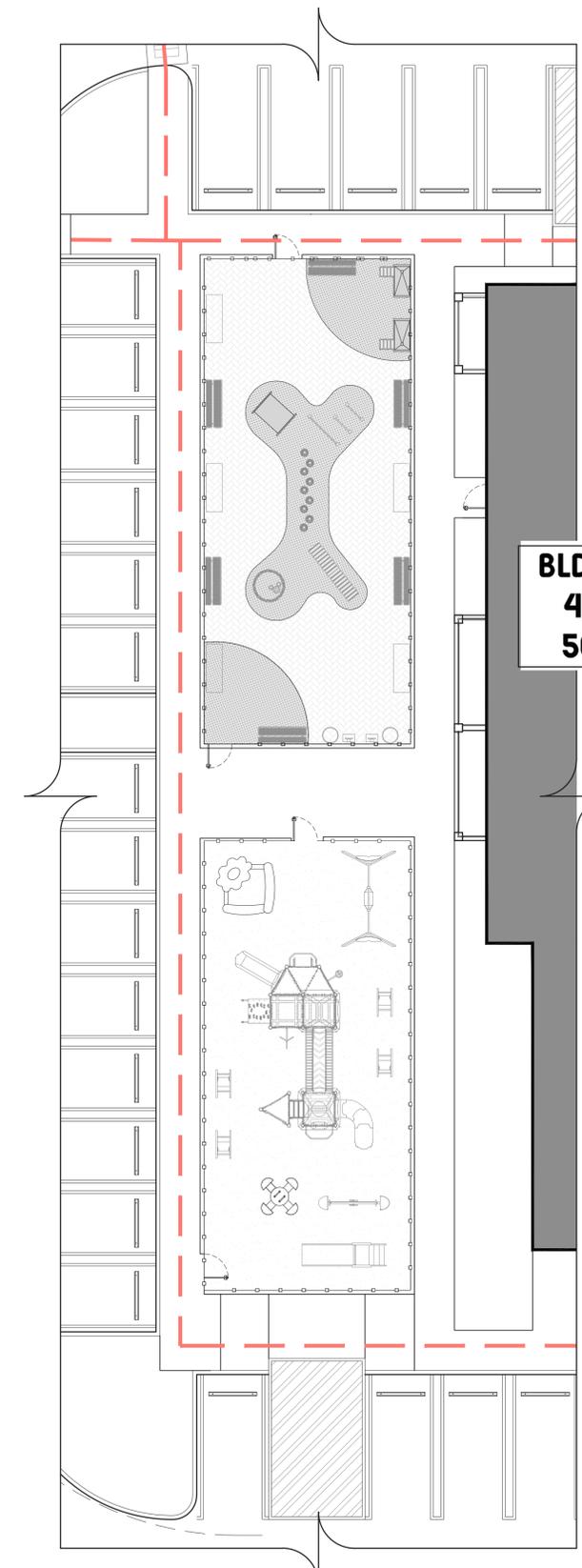
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**BLDG TYPE 2
4 STORY
50 UNITS**

Legend :

— PEDESTRIAN PATHWAY MIN. (5) FEET WIDE

Notes :

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04 Kids Playground & Dog Park Enlarged Plan
SCALE: 1"=10'-0"



Imagery of Proposed Site Furnishing
N.T.S.

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
t. 786.879.8882
f. 786.350.1515
e. MODIS@MODISarchitects.com
AA#26001777

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4	10.27.2020	DRC RESUBMITTAL #3

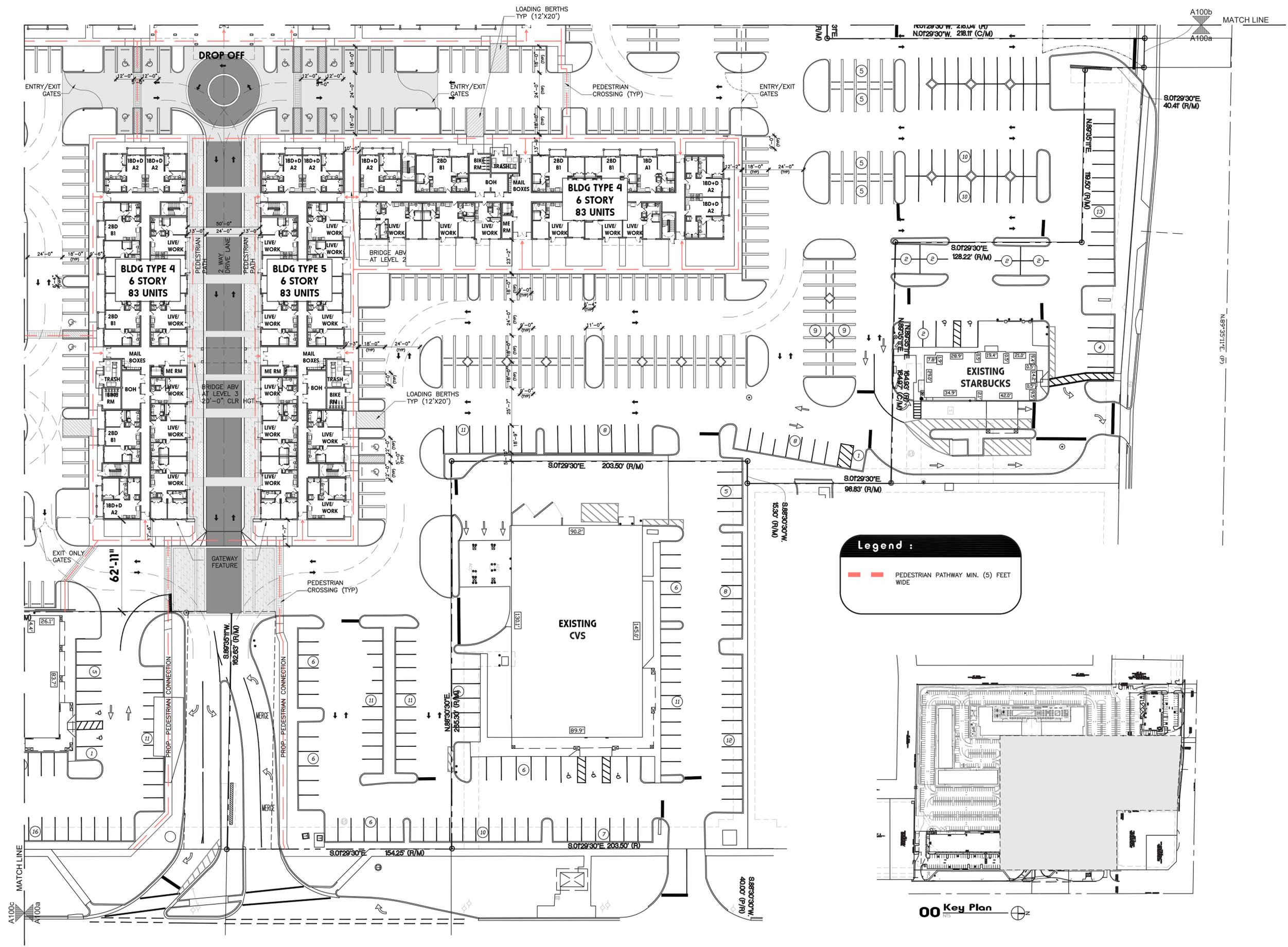
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SITE DETAILS

project number : #18181
drawn by : AT proj. manager : PA
drawing scale : As Shown drawing date : 10/27/2020
phase : DRC RESUBMITTAL #3
sheet number : **A009**

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16 Enlarged Partial Site Plan
SCALE: 1"=30'-0"

modis architects
 4955 SW 75th Avenue
 Miami, Florida 33155
 Florida Corp.
 e. MODIS@MODISarchitects.com
 t. 786.879.8882
 f. 786.350.1515
 AA#26001777

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3	08.03.2020	DRC RESUBMITTAL #2
4	10.27.2020	DRC RESUBMITTAL #3

drawing data :

PARTIAL ENLARGED SITE PLAN

project number : #18181

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

drawing scale : As Shown **drawing date :** 10/27/2020

phase : DRC RESUBMITTAL #3

sheet number : **A100a**

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