

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 1 THROUGH 8, IN BLOCK 58, OF THE "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT:

THE WEST 15 FEET OF LOT 1, WHICH WAS CONVEYED TO THE CITY OF HOLLYWOOD FOR ROAD PURPOSES BY QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2946, PAGE 550.

FURTHER LESS AND EXCEPT : ROAD RIGHT-OF-WAY FOR U.S. 1.

FURTHER LESS AND EXCEPT: THAT PART OF LOT 1, IN BLOCK 58, OF THE "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15-FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF LOT 1 AND TANGENT TO A LINE WHICH IS 15 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 1. THIS PROPERTY WAS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 5062, PAGE 444.

PARCEL 2:

THE EAST 125.0 FEET OF THE WEST 140.0 FEET OF LOT 24, IN BLOCK 58, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

LOT 24, LESS THE WEST 140 FEET, IN BLOCK 58, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4:

LOT 19, BLOCK 58 OF "THE TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 5:

LOTS 16, 17 AND 18, BLOCK 58 OF "THE TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 6:

LOT 9, BLOCK 58 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 7:

LOTS 10, 11, 12, 13, 14 AND 15 BLOCK 58 OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

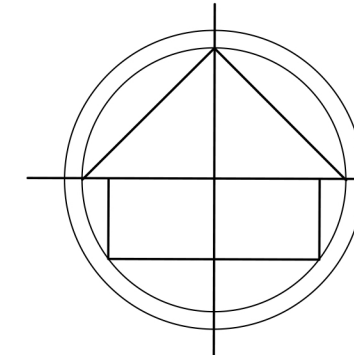
LESS AND EXCEPT THEREFROM

A PORTION OF LOTS 10 THROUGH 15, INCLUSIVE, BLOCK 58 "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK 58; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID BLOCK 58, A DISTANCE OF 230.71 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 90°00'00" EAST ALONG A LINE 8.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 10 THROUGH 15, INCLUSIVE, A DISTANCE OF 231.11 FEET; THENCE SOUTH 00°11'19" WEST ALONG THE EAST LINE OF SAID BLOCK 58, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.



LOCATION MAP (NTS)
SECTION 15, TOWNSHIP 51S, RANGE 42E



NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR OWNERS POLICY ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY. POLICY NO. OF6-8110847
DATE OF POLICY : FEBRUARY 8, 2013 AT 11:37 A.M.
ALSO BASED ON:
OWNER & ENCUMBRANCE SEARCH REPORT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. FILE NUMBER : 17003757
PERIOD SEARCHED: SEPTEMBER 14, 1921 TO JANUARY 8, 2017 @ 8:00 A.M.
- THIS SURVEY WAS DONE SOLELY TO SHOW BOUNDARY INFORMATION AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE INITIAL LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ JEFFERSON STREET AND 16TH AVENUE. ELEVATION = 4.19'(NAVD88)
- BEARINGS SHOWN HEREON ARE ASSUMED. THE SOUTH LINE OF BLOCK 58 BEARS N90°00'00"E.
- PROPERTY IS ZONED : PD-YC-B58 (A PLANNED DEVELOPMENT)
- PARKING COUNT :
REGULAR SPACES = 350
HANDICAP SPACES = 4
TOTAL SPACES = 354

TITLE NOTES

THE FOLLOWING ITEMS ARE REFERENCED TO SCHEDULE B OF THE OWNERS POLICY ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NUMBER : OF6-8110847; DATE OF POLICY: FEBRUARY 8, 2013 @ 11:37 A.M.

- ITEM # 3 - ALL MATTERS CONTAINED ON THE PLAT OF "HOLLYWOOD", PER PLAT BOOK 1, PAGE 21, B.C.R. (AFFECTS / PLOTTED)
- ITEM # 4 - EASEMENT PER ORB 3639, PG. 646, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST PER ORB 16262, PG. 848. (AFFECTS / PLOTTED)
- ITEM # 5 - COVENANT RUNNING WITH THE LAND AS CONTAINED IN QUIT CLAIM DEED, PER ORB 28645, PG. 660. (AFFECTS / NOT PLOTTABLE)
- ITEM # 6 - RESOLUTION PER ORB 40658, PG. 1280. (AFFECTS / NOT PLOTTABLE)
- ITEM # 7 - DEVELOPMENT AGREEMENT PER ORB 44077, PG. 762, TOGETHER WITH ORB 46052, PG. 713. (AFFECTS / NOT PLOTTABLE)
- ITEM # 8 - RESOLUTION PER ORB 45074, PG. 1212. (AFFECTS / NOT PLOTTABLE)
- ITEM # 9 - EASEMENT PER ORB 46652, PG. 297. (AFFECTS / PLOTTED)
- ITEM #10 - EASEMENT AGREEMENT PER ORB 37506, PG. 510. (AFFECTS / NOT PLOTTABLE)

ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

OWNER & ENCUMBRANCE DOCUMENTS OF RECORD

THE FOLLOWING ITEMS ARE DOCUMENTS OF RECORD OF THE OWNER & ENCUMBRANCE SEARCH REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER : 16051724; PERIOD SEARCHED : FROM SEPTEMBER 14, 1921 TO MAY 8, 2016 @ 8:00 A.M.

SPECIAL WARRANTY DEED FROM YOUNG CIRCLE LLC, A DELAWARE LIMITED LIABILITY COMPANY TO MG3 HOLLYWOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED ON FEBRUARY 8, 2013 IN OFFICIAL RECORDS BOOK 49494, PAGE 461, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
(AFFECTS / NOT PLOTTABLE)

SURVEYOR'S CERTIFICATION

MG3 HOLLYWOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
REISMAN LAW GROUP, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A) (NOT PROVIDED BY CLIENT), 6(B) (NOT PROVIDED BY CLIENT), 7(A), 7(B), 7(C), 8, 9, 11 AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
THE FIELD WORK WAS COMPLETED ON MAY 16, 2016.

DATED: 05/20/16 FOR THE FIRM BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

MG3 HOLLYWOOD LLC

PARC PLACE
PORTION OF BLOCK 58
HOLLYWOOD, FLORIDA

REVISIONS	DATE	FB/PG	DWN	CKD
UPDATE SURVEY	01/30/13	SKETCH	AM	REC
UPDATE SURVEY	11/20/13	SKETCH	JD	REC
UPDATE SURVEY	08/27/14	SKETCH	REC	REC
REVISED ZONING INFORMATION	04/18/16	-----	REC	REC
ADDED TOTAL GROSS AREA	04/21/16	-----	AM	REC
UPDATE SURVEY	05/16/16	-----	AM	REC

REVISIONS	DATE	FB/PG	DWN	CKD
REVISED PER ATTORNEY'S COMMENTS	05/20/16	-----	AM	REC
REVISED PER UPDATED OWNER & ENCUMBRANCE SEARCH REPORT	06/07/16	-----	JD	REC
REVISED PER UPDATED OWNER & ENCUMBRANCE SEARCH REPORT	01/17/17	-----	JD	REC
ADDED SECTION, TOWNSHIP AND RANGE	08/11/17	-----	AC	REC

PROJECT NUMBER : 5418-05

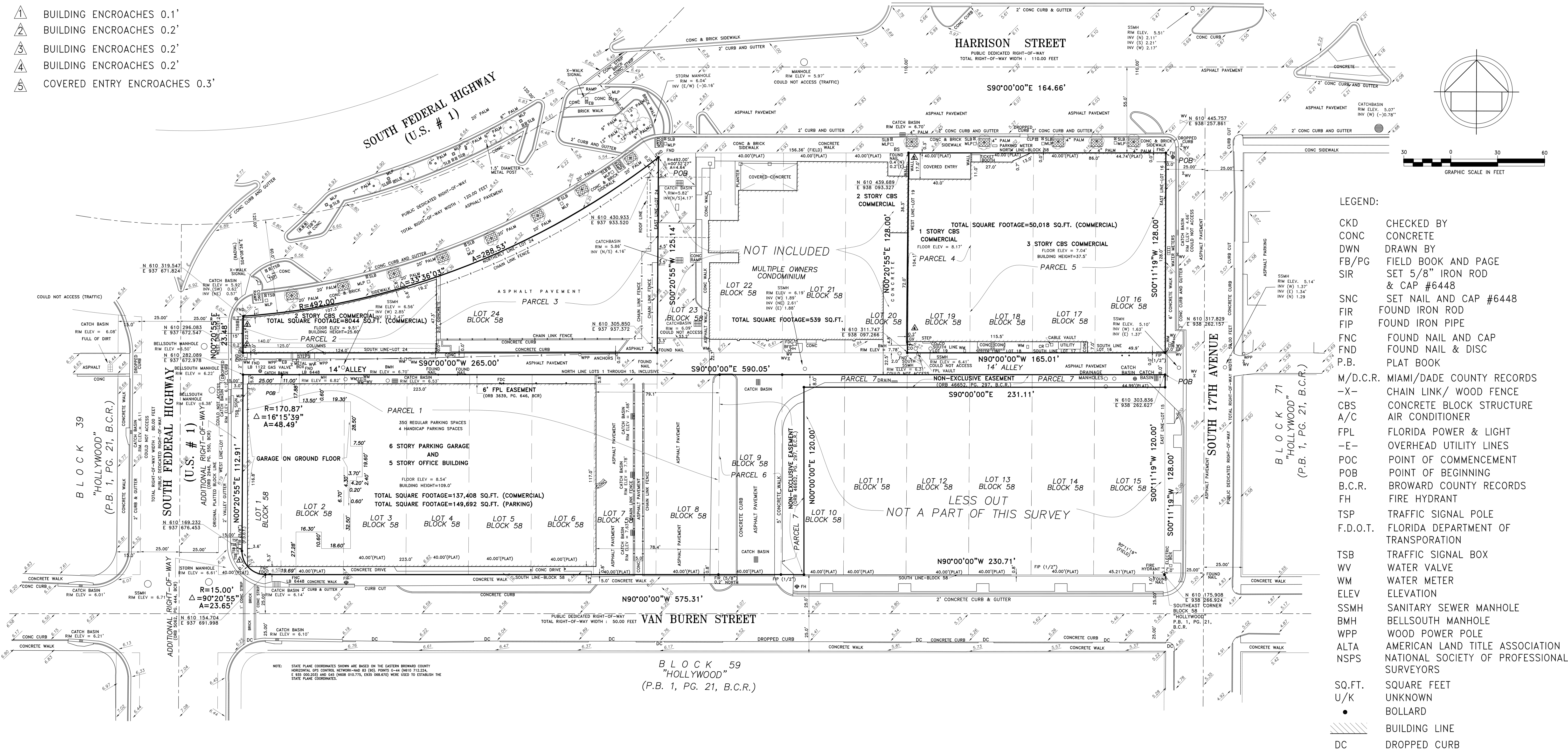
SCALE : 1" = 30'

SHEET
1
OF
3
SHEETS

ALTA/NSPS LAND TITLE SURVEY

ENCROACHMENTS

- 1 BUILDING ENCROACHES 0.1'
- 2 BUILDING ENCROACHES 0.2'
- 3 BUILDING ENCROACHES 0.2'
- 4 BUILDING ENCROACHES 0.2'
- 5 COVERED ENTRY ENCROACHES 0.3'



- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET 5/8" IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - X- CHAIN LINK/ WOOD FENCE
 - CBS CONCRETE BLOCK STRUCTURE
 - A/C AIR CONDITIONER
 - FPL FLORIDA POWER & LIGHT
 - E- OVERHEAD UTILITY LINES
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - B.C.R. BROWARD COUNTY RECORDS
 - FH FIRE HYDRANT
 - TSP TRAFFIC SIGNAL POLE
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - TSB TRAFFIC SIGNAL BOX
 - WV WATER VALVE
 - WM WATER METER
 - ELEV ELEVATION
 - SSMH SANITARY SEWER MANHOLE
 - BMH BELLSOUTH MANHOLE
 - WPP WOOD POWER POLE
 - ALTA AMERICAN LAND TITLE ASSOCIATION
 - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 - SQ.FT. SQUARE FEET
 - U/K UNKNOWN
 - BOLLARD
 - ▨ BUILDING LINE
 - DC DROPPED CURB

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	0.2 PCT
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

NET AREA			
PARCEL A	AREA =	75,500 SQ.FT.	/ 1.7332 ACRES
PARCEL B	AREA =	21,098 SQ.FT.	/ 0.4843 ACRES
PARCEL C	AREA =	15,693 SQ.FT.	/ 0.3606 ACRES
LESS OUT	=	27,709 SQ.FT.	/ 0.6361 ACRES
TOTAL NET AREA	=	84,582 SQ.FT.	/ 1.9419 ACRES
TOTAL GROSS AREA	=	141,083 SQ.FT.	/ 3.2388 ACRES

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CLIENT :
 MG3 HOLLYWOOD LLC

PARC PLACE
 PORTION OF BLOCK 58
 HOLLYWOOD, FLORIDA

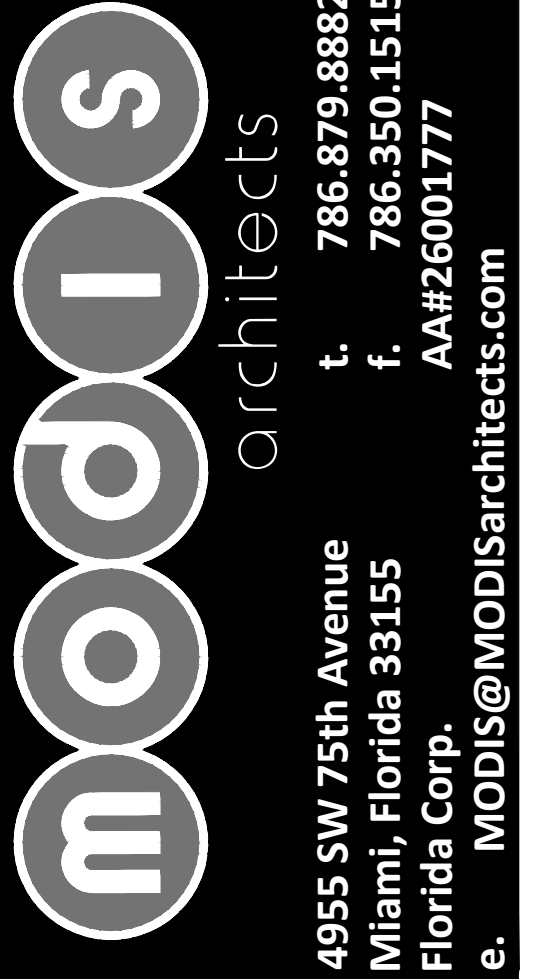
REVISIONS	DATE	FB/PG	DWN	CKD
UPDATE SURVEY	01/30/13	SKETCH	AM	REC
UPDATE SURVEY	11/20/13	SKETCH	JD	REC
UPDATE SURVEY	08/27/14	SKETCH	REC	REC
REVISED ZONING INFORMATION	04/18/16	-----	REC	REC
ADDED TOTAL GROSS AREA	04/21/16	-----	AM	REC
UPDATE SURVEY	05/16/16	-----	AM	REC

REVISIONS	DATE	FB/PG	DWN	CKD
REVISED PER ATTORNEY'S COMMENTS	05/20/16	-----	AM	REC
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ADDED SECTION, TOWNSHIP AND RANGE	08/11/17	-----	AC	REC

PROJECT NUMBER : 5418-05
 SCALE : 1" = 30'

SHEET
 2 OF
 3
 SHEETS

Zoning Site Data		WSG Hollywood Development LLC	Zoning Site Data		Parc Place Towers Phase Breakdown						
Title	Description	Development Agreement May 18, 2007	Title	Description	Parc Place Project Overall Totals	Phase 1 (East Garage)		Phase 2 (South & West Towers)		Phase 3 (North Tower)	
		Previous Approved Site Plan			NEW PROPOSED SITE PLAN	REQUIRED/ ALLOWED UNDER YC-B58	PROPOSED & ALLOWED PER PD ZONING	REQUIRED/ ALLOWED UNDER YC-B58	PROPOSED & ALLOWED PER PD ZONING	REQUIRED/ ALLOWED UNDER YC-B58	PROPOSED & ALLOWED PER PD ZONING
Legal Description:	Refer to Survey	Refer to Survey	Legal Description:	Refer to Survey							
Gross Lot Area:		141,083 SQ.FT. (3.2388 ACRES)	Gross Lot Area:		141,083 SQ.FT. (3.2388 ACRES)						
Net Lot Area:		84,582 SQ.FT. (1.9419 ACRES)	Net Lot Area:		88,292 SQ.FT. (2.026 ACRES)		21,098 SQ.FT. (0.4843 ACRES)		47,791 SQ.FT. (1.097 ACRES)		15,693 SQ.FT. (.3602 ACRES)
Land Use:	RAC Zone	RAC Zone	Land Use:	RAC Zone							3,710 SQ FT (.085 ACRES) ALLEY
Zoning District:	PD-YC-B58	PD-YC-B58	Zoning District:	PD-YC-B58							
Density/Acres:	Per Phase										
Lot Coverage:	Lot Coverage Principal Building		Lot Coverage:	Lot Coverage Principal Building							
Building Height & Stories:	Building Heights:	Approx. Parcel A & C 25 Stories/ 248'8"	Building Height & Stories:	Building Heights:		17,531 sq.ft. (81.0%)		40,056 sq.ft. (83.8%)		16,487 sq.ft. (84.9%)	
		Approx. Parcel B (East) 8 Stories/ 87'8"	FAR		88,292 SQ.FT. (2.026 ACRES)	397,314 sf (4.5)	192,732 SF (2.7)	397,314 sf (4.5)	364,319 SF (4.12)	397,314 sf (4.5)	356,800 SF (4.04)
Principal Building Size, Setbacks & Spacing:	Building Length		Building Height & Stories:	Building Heights:		MAX. 230'-0"	11 Stories / 125'-6" T.O PARAPET	MAX. 230'-0"	11 Stories/ 128'-5" T.O PARAPET (West Tower)	MAX. 230'-0"	25 Stories/ 273'-0" T.O PARAPET
	Front Setback								17 Stories/ 179'-2" T.O PARAPET (South Tower)		
	Rear Setback		Principal Building Size, Setbacks & Spacing:	Front Setback		10'-0"	10'-0"	10'-0"	5'-3"	10'-0"	5'-0"
	Side Setback (WEST)			Rear Setback		Harrison St		Van Buren St.		North (South Federal Highway)	
	Side Setback (EAST)			Side Setback (WEST)		5'-0"	0'-0"	5'-0"	0'-0"	10'-0"	0'-0"
				Side Setback (EAST)		South (Alley)		North (Alley)		South (Alley)	
						5'-0"	0'-0"	10'-0"	12'-9"	10'-0"	36'-10"
						West		South Federal Highway		West South Federal Highway	
Building & Unit Tabulations:	Project Data			Side Setback (EAST)		15'-0"	10'-5"	0'-0"	0'-0"	0'-0"	10'-0"
Commercial Retail:	Total Sq ft	Approx. 30,000 Sq Ft				17th Avenue		East		East (Alley)	
Commercial Office:	Total Sq ft	Approx. 50,000 Sq Ft	Building & Unit Tabulations:	Project Data			Refer to table per phase Sheet A1.00		Refer to table per phase Sheet A2.00		Refer to table per phase Sheet A3.00
Total Units:	Per Phase	Approx. Parcel A & C 420 Units	Commercial Retail:	Total Sq ft	20,160 Sq Ft		9,945 Sq Ft		3,153 Sq Ft		7,062 Sq Ft
		Parcel B- Office use only	Commercial Office:	Total Sq ft	None		N/A		N/A		N/A
Parking Provided:	Per Phase	Approx. Parcel A & C- 614 Parking	Total Units:	Per Phase	433 Units		0		35 units (West Tower)		296 units
		Approx. Parcel B- 131 Parking							102 units (South Tower)		
Parking Overall Total:		Approx. 745 Parking Provided	Parking Provided:	Per Phase			330 Parking		151 Parking		456 Parking
									326 Parking		456 Parking
			Parking Overall Total:				786 Parking				



project info :

Parc Place
Phase 1, 2 & 3
Hollywood, Florida

seal :

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

revisions :

Rev 1 06/28/2018

drawing data :

ZONING DATA

project number :

#15197

drawing scale :

As Shown

drawing date :

06/18/2018

phase :

Final TAC

sheet number :

A0.01

GENERAL NOTES:

- SEE ENLARGED PLANS FOR FURTHER DIMS AND NOTES.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- ALL SIGNAGE UNDER SEPARATE PERMIT AND WILL MEET ZONING AND LAND DEVELOPMENT REGULATIONS.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- SEE CIVIL DRAWINGS FOR ON-STREET PARKING AND PAVING INFORMATION.
- SEE LANDSCAPE DRAWINGS FOR SIDEWALK AND PLANTING INFORMATION.
- ALL BUILDING WILL COMPLY WITH NFPA 1, 11, 10 TO MEET THE MINIMUM TW-WAY RADIO COMMUNICATION SIGNAL REQUIREMENTS.
- ALL SIGNAGE SHALL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.

SITE LIGHTING NOTE:

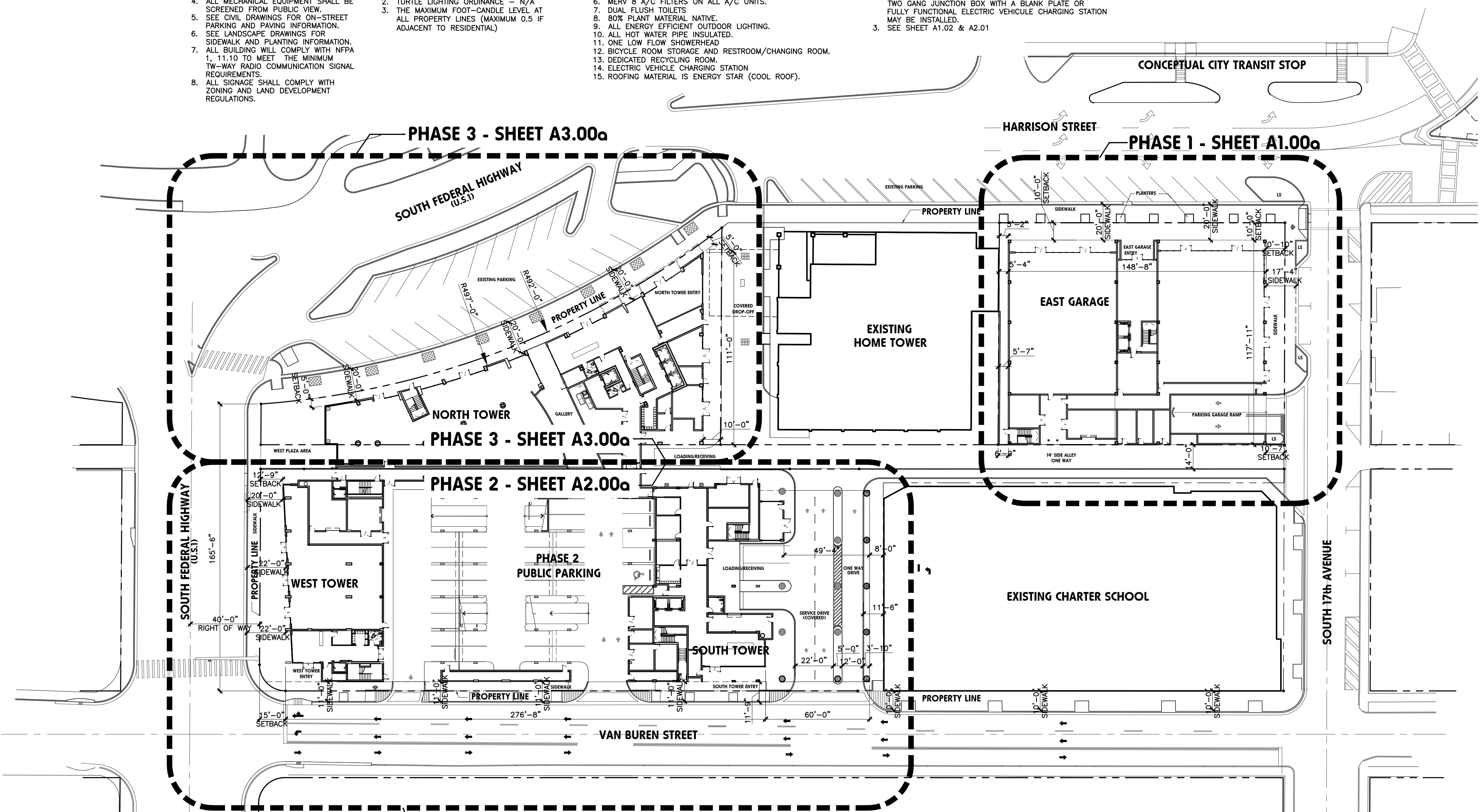
- SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREA. EXTERNAL LIGHTS TO BE SHIELDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.
- TURTLE LIGHTING ORDINANCE - N/A
- THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL)

GREEN BUILDING PRACTICES:

- PROJECT TO ACHIEVE LEED CERTIFICATION OR GREEN GLOBE CERTIFICATION DOCUMENTATION WILL BE PROVIDED AT TIME OF BUILDING PERMIT.
- ENERGY EFFICIENT LOW E WINDOW
- DOORS: INSULATED AND FIRE RATED
- PROGRAMMABLE THERMOSTATS.
- ENERGY STAR APPLIANCES.
- MERV 8 A/C FILTERS ON ALL A/C UNITS.
- DUAL FLUSH TOILETS
- 80% PLANT MATERIAL NATIVE.
- ALL ENERGY EFFICIENT OUTDOOR LIGHTING.
- ALL HOT WATER PIPE INSULATED.
- ONE LOW FLOW SHOWERHEAD
- BICYCLE ROOM STORAGE AND RESTROOM/CHANGING ROOM.
- DEDICATED RECYCLING ROOM
- ELECTRIC VEHICLE CHARGING STATION
- ROOFING MATERIAL IS ENERGY STAR (COOL ROOF).

ELECTRIC VEHICLE CHARGING STATION:

- IN COMPLIANCE WITH CITY ORDINANCES, ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE IS PROVIDED AT BOTH GARAGES OF EAST TOWER AND SOUTH/WEST TOWER.
- MINIMALLY THE FOLLOWING SHALL BE INSTALLED:
EMPTY 3" RACEWAY FROM BRANCH CIRCUIT PANEL BOARD TO A LOCATION IN THE GARAGE OR PARKING AREA, WITH TWO GANG JUNCTION BOX WITH A BLANK PLATE OR FULLY FUNCTIONAL ELECTRIC VEHICLE CHARGING STATION MAY BE INSTALLED.
- SEE SHEET A1.02 & A2.01



Overall Site Plan
SCALE: 1" = 30'-0"

LEGAL DESCRIPTION

PARCEL 1:
LOTS 1 THROUGH 8, IN BLOCK 58, OF THE "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LESS AND EXCEPT:
THE WEST 15 FEET OF LOT 1, WHICH WAS CONVEYED TO THE CITY OF HOLLYWOOD FOR ROAD PURPOSES BY QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2946, PAGE 550.
FURTHER LESS AND EXCEPT: ROAD RIGHT-OF-WAY FOR U.S. 1.
FURTHER LESS AND EXCEPT: THAT PART OF LOT 1, IN BLOCK 58, OF THE "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15'-FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF LOT 1 AND TANGENT TO A LINE WHICH IS 15 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 1. THIS PROPERTY WAS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 5062, PAGE 444.

PARCEL 2:
THE EAST 125.0 FEET OF THE WEST 140.0 FEET OF LOT 24, IN BLOCK 58, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK 58; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID BLOCK 58, A DISTANCE OF 230.71 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 90°00'00" EAST ALONG A LINE 8.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 10 THROUGH 15, INCLUSIVE, A DISTANCE OF 231.11 FEET; THENCE SOUTH 00°11'19" WEST ALONG THE EAST LINE OF SAID BLOCK 58, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

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AA#26001777
MODIS@MODISarchitects.com

project info:
Parc Place
Phase 1, 2 & 3
Hollywood, Florida

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

revisions:

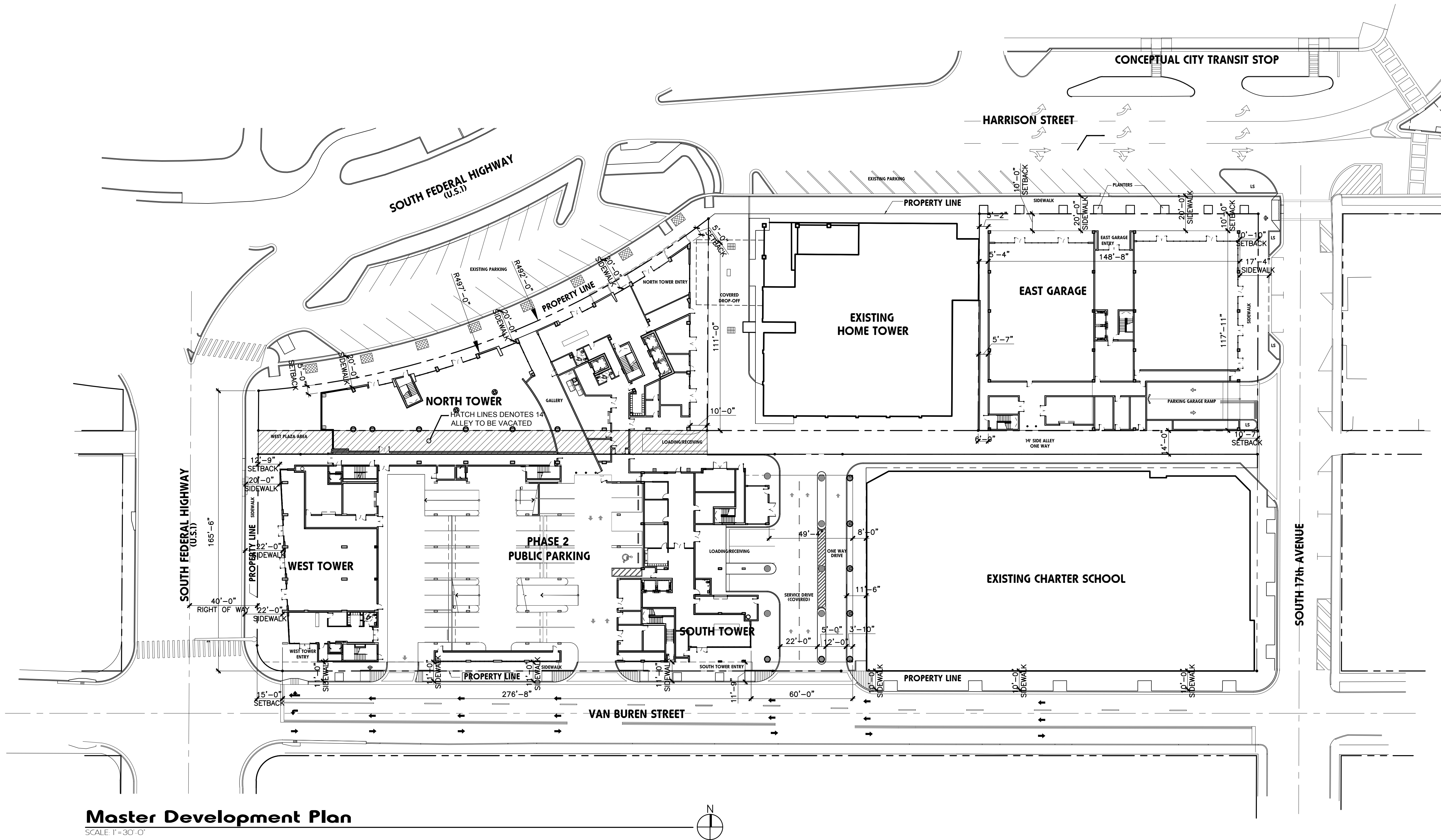
drawing data:
OVERALL SITE PLAN

project number: #15197
drawing scale: As Shown
drawing date: 06/18/2018
phase: Final TAC
sheet number:

A0.02

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Master Development Plan

SCALE: 1" = 30'-0"

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project info :

Parc Place
Phase 1, 2 & 3
Hollywood, Florida

seal :

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

revisions :

Rev 1	06/28/2018
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drawing data :

MASTER DEVELOPMENT PLAN IN BLACK & WHITE

project number : #15197

drawing scale : As Shown

drawing date : 06/18/2018

phase : Final TAC

sheet number : **A0.02d**

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