

GENERAL NOTES:

1. SEE ENLARGED PLANS FOR FURTHER DIMS AND NOTES.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
3. ALL SIGNAGE UNDER SEPARATE PERMIT AND WILL MEET ZONING AND LAND DEVELOPMENT REGULATIONS.
4. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
5. SEE CIVIL DRAWINGS FOR ON-STREET PARKING AND PAVING INFORMATION.
6. SEE LANDSCAPE DRAWINGS FOR SIDEWALK AND PLANTING INFORMATION.
7. ALL BUILDING WILL COMPLY WITH NFPA 1, 11.10 TO MEET THE MINIMUM TW-WAY RADIO COMMUNICATION SIGNAL REQUIREMENTS.
8. ALL SIGNAGE SHALL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.

SITE LIGHTING NOTE:

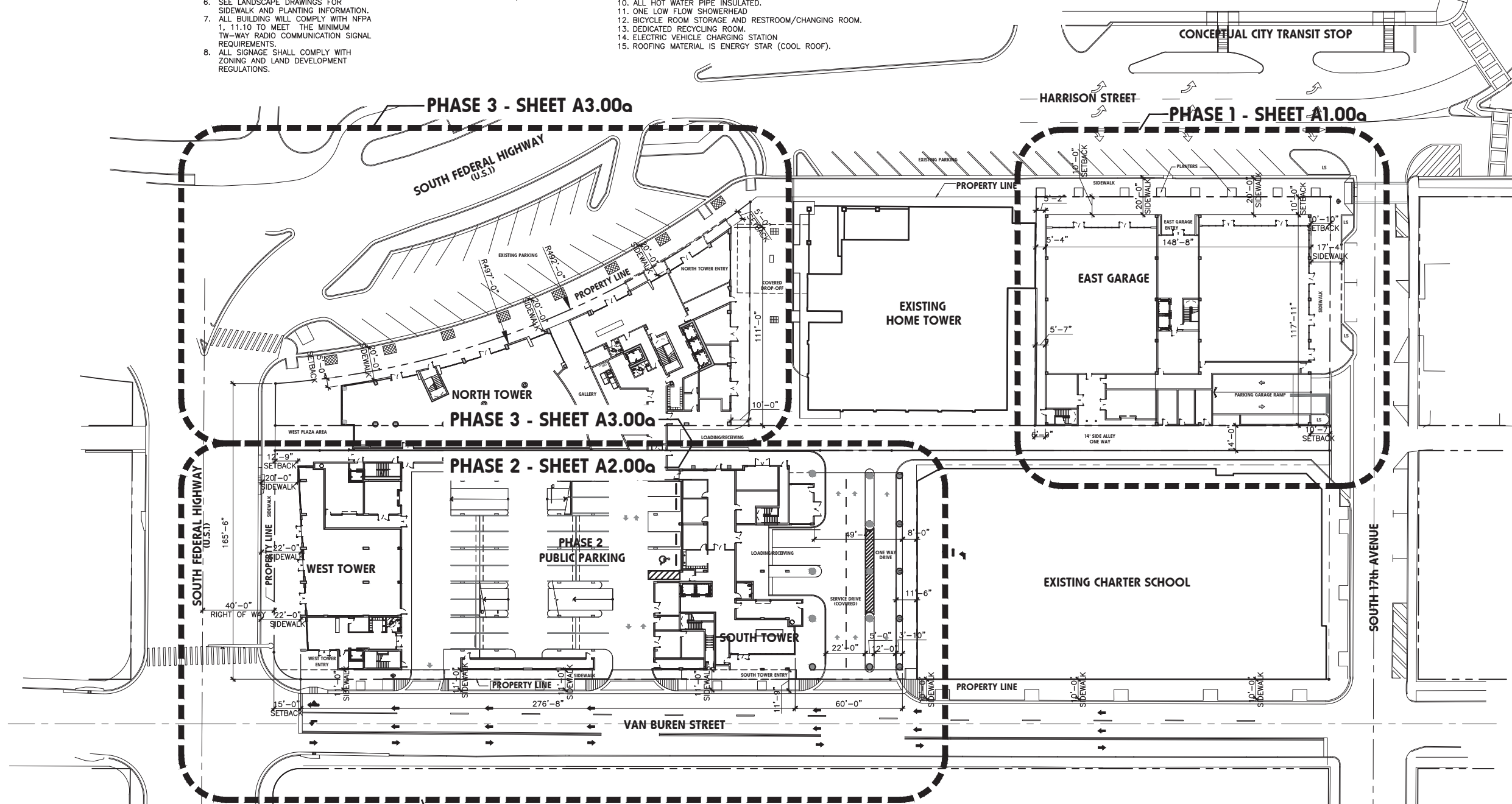
1. SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREA. EXTERNAL LIGHTS TO BE SHIELDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.
2. TURTLE LIGHTING ORDINANCE - N/A
3. THE MAXIMUM FOOT-CANDLE LEVEL AT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

GREEN BUILDING PRACTICES:

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

ELECTRIC VEHICLE CHARGING STATION:

1. IN COMPLIANCE WITH CITY ORDINANCES, ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE IS PROVIDED AT BOTH GARAGES OF EAST TOWER AND SOUTH/WEST TOWER.
2. 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.
3. 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.

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.

project info :

Parc Place
Phase 1, 2 & 3
Hollywood, Florida

seal :

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FLORIDA REGISTERED ARCHITECT # AR 93929

revisions :

drawing data :

OVERALL SITE PLAN

project number : #15197

drawing scale : As Shown

drawing date : 06/18/2018

phase : Final TAC

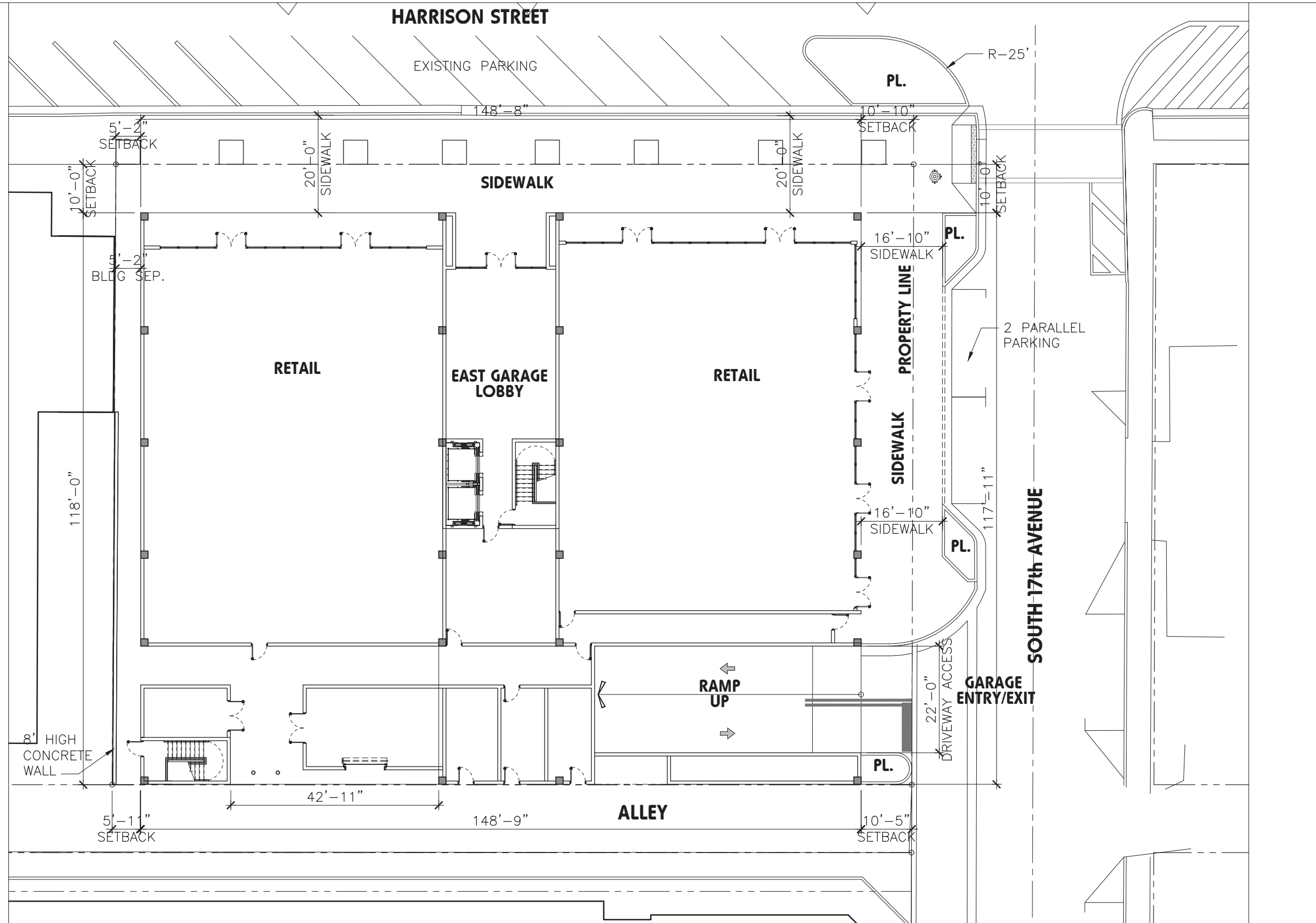
sheet number : A0.02



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Site Plan
SCALE: 1" = 20'-0"



- GENERAL NOTES:**
1. SEE ENLARGED PLANS FOR FURTHER DIMS AND NOTES. SHEET A1.01

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revisions :

drawing data :

PHASE 1 EAST GARAGE SITE PLAN

project number : #15197
 drawing scale : As Shown
 drawing date : 06/18/2018
 phase : Final TAC
 sheet number : **A1.00a**

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ELEVATION KEYNOTES:

1 Pure White SW 7005
SHERWIN-WILLIAMS
Smooth Flat Finish Stucco

2 Perle Noir SW 9154
SHERWIN-WILLIAMS
Smooth Flat Finish Stucco

3 Slab Travertine Wall Panels
3/8" Thick

4 Vutek Speaker Mesh
Decorative Art Banner Material
in alum. frame with esp finish

5 DECORATIVE LIGHT FIXTURE

6 MEDIUM GREY STOREFRONT GLASS
WITH ALUM. MULLIONS WITH WHITE
ESP FINISH

7 CONCRETE EYEBROW

8 STUCCO SCORE LINE

9 ALUMINUM LOUVER WITH ESP FINISH

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revisions:

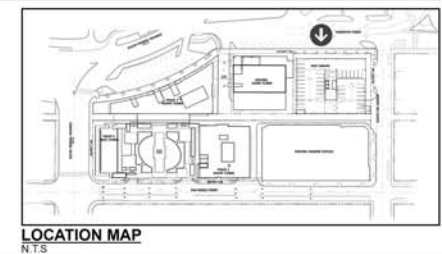
drawing data:
**PHASE 1
EAST GARAGE
NORTH
ELEVATION**
project number: #15197
drawing scale: As Shown
drawing date: 06/18/2018
phase: Final TAC
sheet number: **A1.05**

- ELEV. = +125'-6"
T.O. PARAPET
- ELEV. = +112'-6"
T.O. SLAB - 11TH LEVEL
- ELEV. = +101'-10"
T.O. SLAB - 10TH LEVEL
- ELEV. = +91'-2"
T.O. SLAB - 9TH LEVEL
- ELEV. = +80'-6"
T.O. SLAB - 8TH LEVEL
- ELEV. = +69'-10"
T.O. SLAB - 7TH LEVEL
- ELEV. = +59'-2"
T.O. SLAB - 6TH LEVEL
- ELEV. = +48'-6"
T.O. SLAB - 5TH LEVEL
- ELEV. = +37'-10"
T.O. SLAB - 4TH LEVEL
- ELEV. = +27'-2"
T.O. SLAB - 3RD LEVEL
- ELEV. = +16'-6"
T.O. SLAB - 2ND LEVEL
- ELEV. = +0'-0"
T.O. SLAB - 1ST LEVEL



PHASE 1: NORTH ELEVATION

NOTE:
ALL PROJECT SIGNAGE/ ART DISPLAYS
WILL BE UNDER SEPARATE PERMIT
AND WILL MEET ZONING AND
LAND DEVELOPMENT REGULATIONS.



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ELEVATION KEYNOTES:

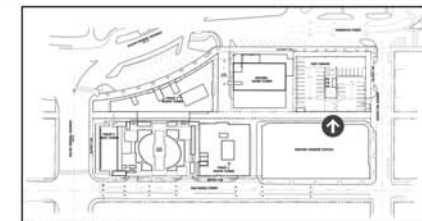
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SHERWIN-WILLIAMS
Smooth Float Finish Stucco
- 2 Agreeable Gray SW 7029
SHERWIN-WILLIAMS
Smooth Float Finish Stucco
- 3 Perle Noir SW 9154
SHERWIN-WILLIAMS
Smooth Float Finish Stucco
- 4 CONCRETE EYEBROW
- 5 STUCCO SCORE LINE
- 6 METAL RAILING
- 7 CONCRETE EYEBROW

- ELEV. = +125'-6"
T.O. PARAPET
- ELEV. = +112'-6"
T.O. SLAB - 11TH LEVEL
- ELEV. = +101'-10"
T.O. SLAB - 10TH LEVEL
- ELEV. = +91'-2"
T.O. SLAB - 9TH LEVEL
- ELEV. = +80'-6"
T.O. SLAB - 8TH LEVEL
- ELEV. = +69'-10"
T.O. SLAB - 7TH LEVEL
- ELEV. = +59'-2"
T.O. SLAB - 6TH LEVEL
- ELEV. = +48'-6"
T.O. SLAB - 5TH LEVEL
- ELEV. = +37'-10"
T.O. SLAB - 4TH LEVEL
- ELEV. = +27'-2"
T.O. SLAB - 3RD LEVEL
- ELEV. = +16'-6"
T.O. SLAB - 2ND LEVEL
- ELEV. = +0'-0"
T.O. SLAB - 1ST LEVEL



PHASE 1: SOUTH ELEVATION

NOTE:
ALL PROJECT SIGNAGE/ART DISPLAYS
WILL BE UNDER SEPARATE PERMIT
AND WILL MEET ZONING AND
LAND DEVELOPMENT REGULATIONS.



LOCATION MAP
N.T.S.

project info :

Parc Place
Phase 1
EAST GARAGE
1700-1716 Harrison Street
Hollywood, Florida

seal :

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revisions :

drawing data :

**PHASE 1
EAST GARAGE
SOUTH
ELEVATION**

project number :

#15197

drawing scale :

As Shown

drawing date :

06/18/2018

phase :

Final TAC

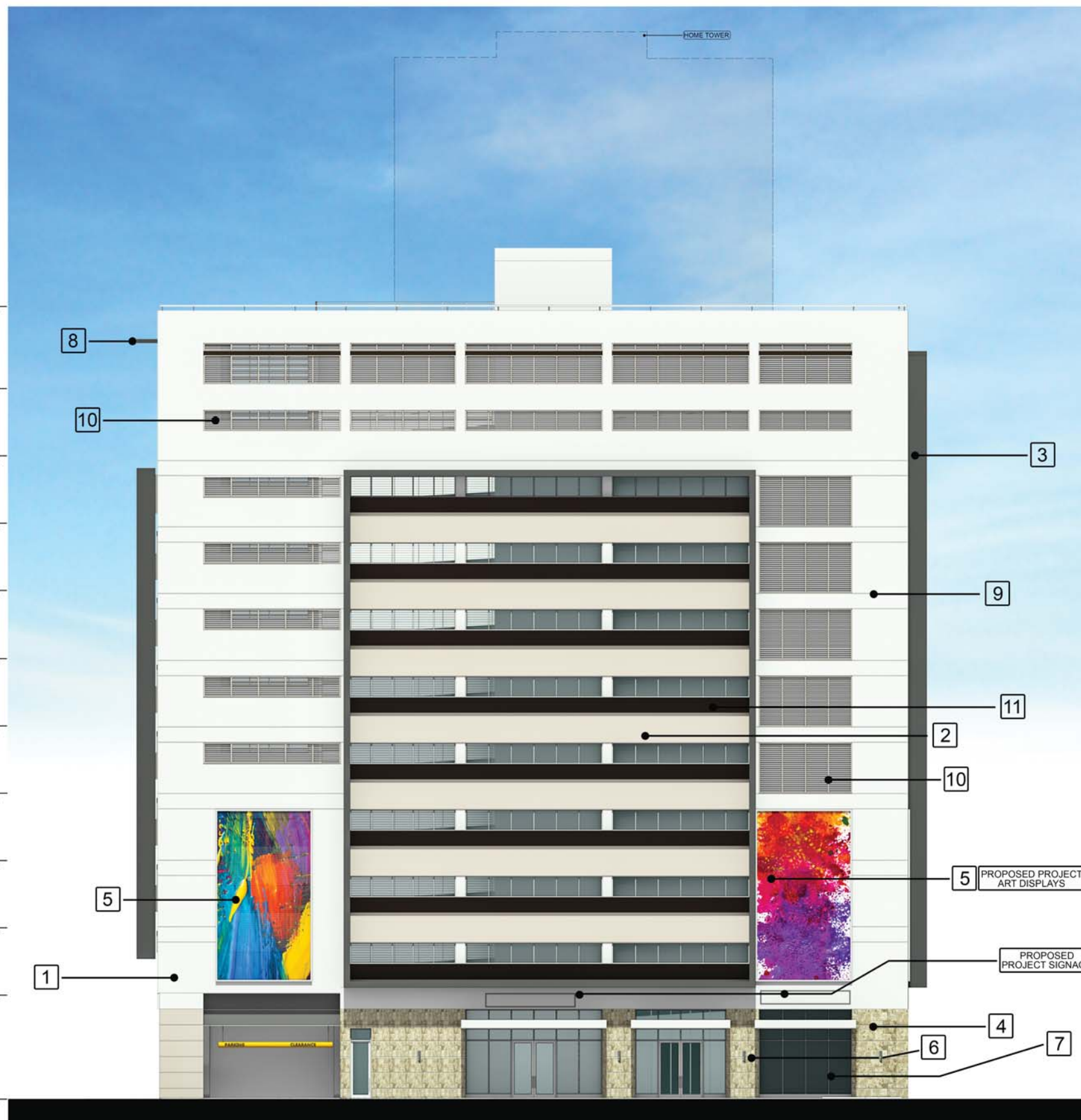
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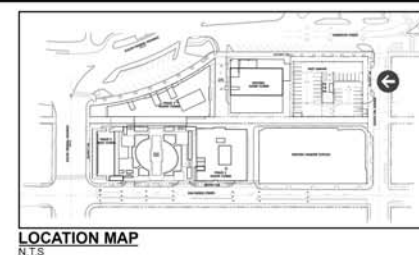
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- ELEV. = +125'-6"
T.O. PARAPET
 - ELEV. = +112'-6"
T.O. SLAB - 11TH LEVEL
 - ELEV. = +101'-10"
T.O. SLAB - 10TH LEVEL
 - ELEV. = +91'-2"
T.O. SLAB - 9TH LEVEL
 - ELEV. = +80'-6"
T.O. SLAB - 8TH LEVEL
 - ELEV. = +69'-10"
T.O. SLAB - 7TH LEVEL
 - ELEV. = +59'-2"
T.O. SLAB - 6TH LEVEL
 - ELEV. = +48'-6"
T.O. SLAB - 5TH LEVEL
 - ELEV. = +37'-10"
T.O. SLAB - 4TH LEVEL
 - ELEV. = +27'-2"
T.O. SLAB - 3RD LEVEL
 - ELEV. = +16'-6"
T.O. SLAB - 2ND LEVEL
 - ELEV. = +0'-0"
T.O. SLAB - 1ST LEVEL
- 13'-0"
10'-8"
10'-8"
10'-8"
10'-8"
10'-8"
10'-8"
10'-8"
10'-8"
10'-8"
10'-8"
10'-8"
10'-8"
16'-6"



PHASE 1: EAST ELEVATION

NOTE:
ALL PROJECT SIGNAGE/ART DISPLAYS
WILL BE UNDER SEPARATE PERMIT
AND WILL MEET ZONING AND
LAND DEVELOPMENT REGULATIONS.



ELEVATION KEYNOTES:

- 1** Pure White
SW 7005
SHERWIN-WILLIAMS
Smooth Flat Finish Stucco
- 2** Agreeable
Gray
SW 7029
SHERWIN-WILLIAMS
Smooth Flat Finish Stucco
- 3** Perle Noir
SW 9154
SHERWIN-WILLIAMS
Smooth Flat Finish Stucco
- 4** Slab Travertine
Wall Panels
3/23 - 1004
- 5** Vutek Speaker
Mesh
Breathable Art Banner Material
- 6** DECORATIVE LIGHT FIXTURE
- 7** MEDIUM GREY STOREFRONT GLASS
WITH ALUM. MULLIONS WITH WHITE
ESP FINISH
- 8** CONCRETE EYEBROW
- 9** STUCCO SCORE LINE
- 10** ALUMINUM LOUVER WITH ESP FINISH
- 11** French
Roast
SW 6069
SHERWIN-WILLIAMS
Smooth Flat Finish Stucco

project info :

**Parc Place
Phase 1
EAST GARAGE**
1700-1716 Harrison Street
Hollywood, Florida

seal :

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FLORIDA REGISTERED ARCHITECT #AR 93259

revisions :

drawing data :

**PHASE 1
EAST GARAGE
EAST
ELEVATION**

project number :

#15197

drawing scale :

As Shown

drawing date :

06/18/2018

phase :

Final TAC

sheet number :

A1.07

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ELEVATION KEYNOTES:

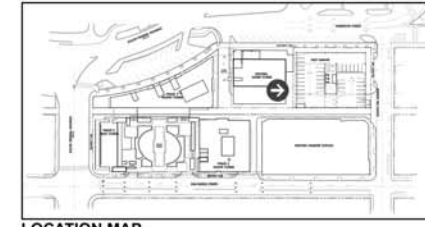
- 1 Pure White SW 7005
SHERWIN-WILLIAMS
Smooth Float Finish Stucco
- 2 Agreeable Gray SW 7029
SHERWIN-WILLIAMS
Smooth Float Finish Stucco
- 3 Perle Noir SW 9154
SHERWIN-WILLIAMS
Smooth Float Finish Stucco
- 4 CONCRETE EYEBROW
- 5 STUCCO SCORE LINE
- 6 Slab Travertine Wall Panels
300" Thick
- 7 ALUMINUM LOUVER WITH ESP FINISH

ELEV. = +125'-6"	T.O. PARAPET	13'-0"
ELEV. = +112'-6"	T.O. SLAB - 11TH LEVEL	10'-8"
ELEV. = +101'-10"	T.O. SLAB - 10TH LEVEL	10'-8"
ELEV. = +91'-2"	T.O. SLAB - 9TH LEVEL	10'-8"
ELEV. = +80'-6"	T.O. SLAB - 8TH LEVEL	10'-8"
ELEV. = +69'-10"	T.O. SLAB - 7TH LEVEL	10'-8"
ELEV. = +59'-2"	T.O. SLAB - 6TH LEVEL	10'-8"
ELEV. = +48'-6"	T.O. SLAB - 5TH LEVEL	10'-8"
ELEV. = +37'-10"	T.O. SLAB - 4TH LEVEL	10'-8"
ELEV. = +27'-2"	T.O. SLAB - 3RD LEVEL	10'-8"
ELEV. = +16'-6"	T.O. SLAB - 2ND LEVEL	16'-6"
ELEV. = +0'-0"	T.O. SLAB - 1ST LEVEL	



PHASE 1: WEST ELEVATION

NOTE:
ALL PROJECT SIGNAGE/ ART DISPLAYS
WILL BE UNDER SEPARATE PERMIT
AND WILL MEET ZONING AND
LAND DEVELOPMENT REGULATIONS.



LOCATION MAP
N.T.S.

project info :

**Parc Place
Phase 1
EAST GARAGE**
1700-1716 Harrison Street
Hollywood, Florida

seal :

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FLORIDA REGISTERED ARCHITECT #AR 93259

revisions :

drawing data :

**PHASE 1
EAST GARAGE
WEST
ELEVATION**

project number : #15197

drawing scale : As Shown

drawing date : 06/18/2018

phase : Final TAC

sheet number : **A1.08**

modis
architects

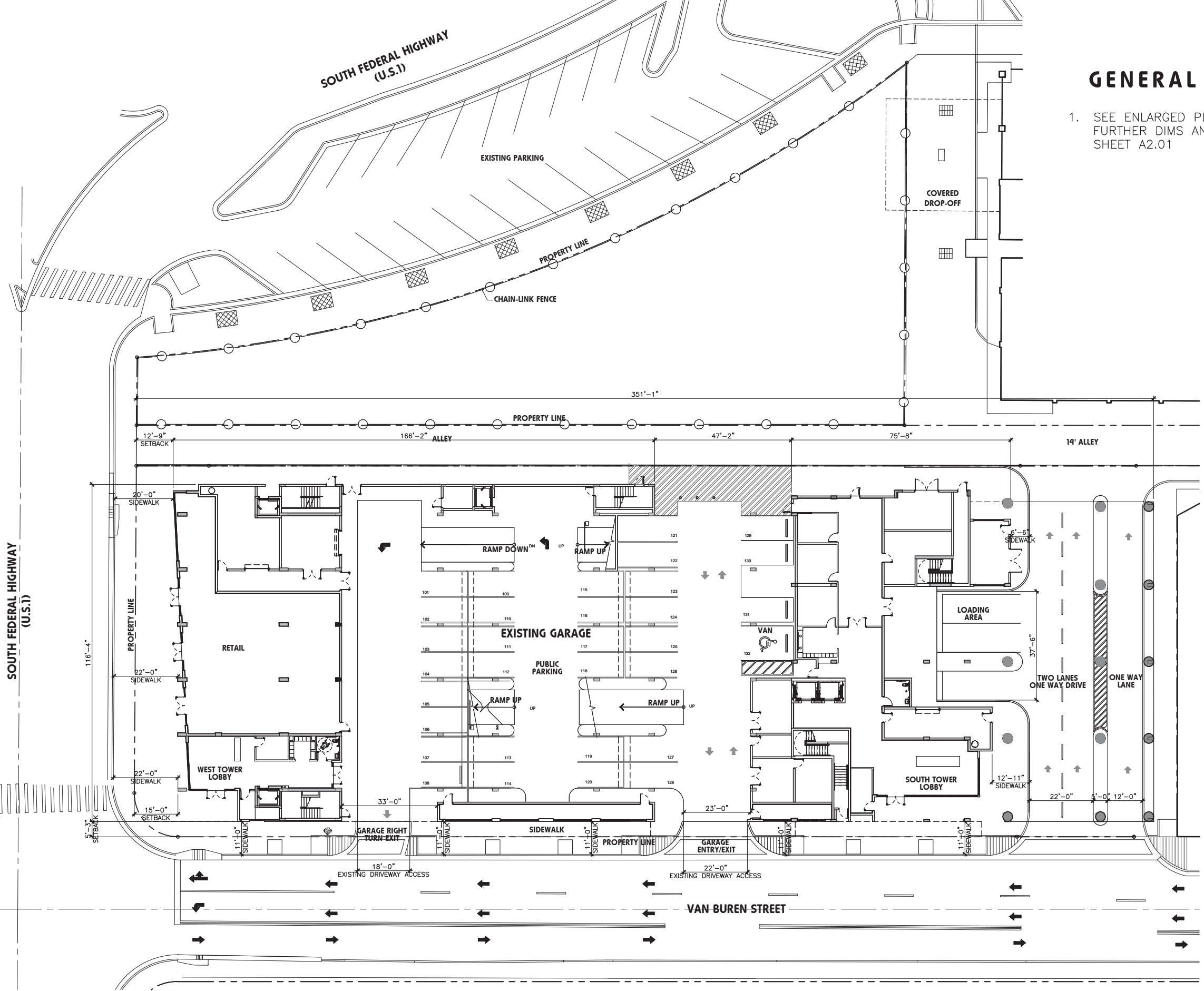
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EXHIBIT "B"



GENERAL NOTES:

- 1. SEE ENLARGED PLANS FOR FURTHER DIMS AND NOTES. SHEET A2.01

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seal:

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 FLORIDA REGISTERED ARCHITECT # AR 93929

revisions:

drawing data:

**PHASE 2
 SOUTH & WEST
 TOWER
 SITE PLAN**

project number: #15197

drawing scale: As Shown

drawing date: 06/18/2018

phase: Final TAC

sheet number: **A2.00a**

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WEST TOWER HEIGHTS

ELEV. = +128'-5"	T.O. PARAPET	11'-0"
ELEV. = +117'-6"	T.O. SLAB - ROOF LEVEL	11'-6"
ELEV. = +106'-0"	T.O. SLAB - 11TH LEVEL	11'-6"
ELEV. = +94'-6"	T.O. SLAB - 10TH LEVEL	11'-6"
ELEV. = +83'-0"	T.O. SLAB - 9TH LEVEL	11'-6"
ELEV. = +71'-6"	T.O. SLAB - 8TH LEVEL	11'-6"
ELEV. = +59'-11"	T.O. SLAB - 7TH LEVEL	11'-4"
ELEV. = +48'-7"	T.O. SLAB - 6TH LEVEL	8'-10"
ELEV. = +39'-9"	T.O. SLAB - 5TH LEVEL	8'-10"
ELEV. = +30'-11"	T.O. SLAB - 4TH LEVEL	8'-10"
ELEV. = +22'-1"	T.O. SLAB - 3RD LEVEL	8'-10"
ELEV. = +13'-3"	T.O. SLAB - 2ND LEVEL	8'-10"
ELEV. = +0'-6"	T.O. SLAB - GROUND LEVEL	13'-3"

SOUTH TOWER HEIGHTS

ELEV. = +179'-2"	T.O. PARAPET	11'-0"
ELEV. = +168'-2"	T.O. SLAB - ROOF LEVEL	11'-8"
ELEV. = +158'-6"	T.O. SLAB - 17TH LEVEL	9'-8"
ELEV. = +148'-10"	T.O. SLAB - 16TH LEVEL	9'-8"
ELEV. = +139'-2"	T.O. SLAB - 15TH LEVEL	9'-8"
ELEV. = +129'-6"	T.O. SLAB - 14TH LEVEL	9'-8"
ELEV. = +119'-10"	T.O. SLAB - 13TH LEVEL	9'-8"
ELEV. = +110'-2"	T.O. SLAB - 12TH LEVEL	9'-8"
ELEV. = +100'-6"	T.O. SLAB - 11TH LEVEL	9'-8"
ELEV. = +90'-10"	T.O. SLAB - 10TH LEVEL	9'-8"
ELEV. = +81'-2"	T.O. SLAB - 9TH LEVEL	9'-8"
ELEV. = +71'-6"	T.O. SLAB - 8TH LEVEL	9'-8"
ELEV. = +58'-10"	T.O. SLAB - 7TH LEVEL	12'-8"
ELEV. = +50'-0"	T.O. SLAB - 6TH LEVEL	8'-10"
ELEV. = +41'-2"	T.O. SLAB - 5TH LEVEL	8'-10"
ELEV. = +32'-4"	T.O. SLAB - 4TH LEVEL	8'-10"
ELEV. = +23'-6"	T.O. SLAB - 3RD LEVEL	8'-10"
ELEV. = +14'-8"	T.O. SLAB - 2ND LEVEL	14'-8"
ELEV. = +0'-0"	T.O. SLAB - GROUND LEVEL	

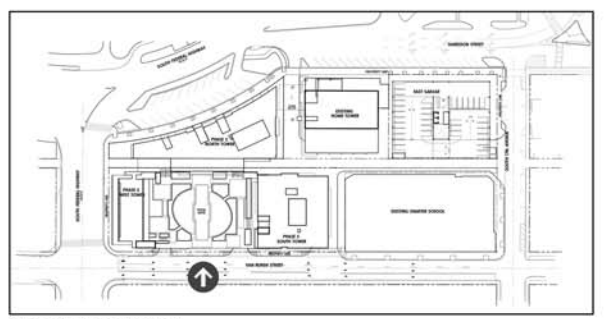


PHASE 2: SOUTH ELEVATION

ELEVATION KEYNOTES:

1	2	3	4	5	6	7	8	9	10	11	12

NOTE:
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 FLORIDA REGISTERED ARCHITECT #AB 93259

revisions:

drawing data:
PHASE 2 SOUTH-WEST TOWER SOUTH ELEVATION
 project number: #15197
 drawing scale: As Shown
 drawing date: 06/18/2018
 phase: Final TAC
 sheet number: **A2.18**

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SOUTH TOWER HEIGHTS

ELEV. = +179'-2"	T.O. PARAPET
ELEV. = +168'-2"	T.O. SLAB - ROOF LEVEL
ELEV. = +158'-6"	T.O. SLAB - 17TH LEVEL
ELEV. = +148'-10"	T.O. SLAB - 16TH LEVEL
ELEV. = +139'-2"	T.O. SLAB - 15TH LEVEL
ELEV. = +129'-6"	T.O. SLAB - 14TH LEVEL
ELEV. = +119'-10"	T.O. SLAB - 13TH LEVEL
ELEV. = +110'-2"	T.O. SLAB - 12TH LEVEL
ELEV. = +100'-6"	T.O. SLAB - 11TH LEVEL
ELEV. = +90'-10"	T.O. SLAB - 10TH LEVEL
ELEV. = +81'-2"	T.O. SLAB - 9TH LEVEL
ELEV. = +71'-6"	T.O. SLAB - 8TH LEVEL
ELEV. = +58'-10"	T.O. SLAB - 7TH LEVEL
ELEV. = +50'-0"	T.O. SLAB - 6TH LEVEL
ELEV. = +41'-2"	T.O. SLAB - 5TH LEVEL
ELEV. = +32'-4"	T.O. SLAB - 4TH LEVEL
ELEV. = +23'-6"	T.O. SLAB - 3RD LEVEL
ELEV. = +14'-8"	T.O. SLAB - 2ND LEVEL
ELEV. = +0'-0"	T.O. SLAB - GROUND LEVEL

WEST TOWER HEIGHTS

ELEV. = +128'-5"	T.O. PARAPET
ELEV. = +117'-6"	T.O. SLAB - ROOF LEVEL
ELEV. = +106'-0"	T.O. SLAB - 11TH LEVEL
ELEV. = +94'-6"	T.O. SLAB - 10TH LEVEL
ELEV. = +83'-0"	T.O. SLAB - 9TH LEVEL
ELEV. = +71'-6"	T.O. SLAB - 8TH LEVEL
ELEV. = +59'-11"	T.O. SLAB - 7TH LEVEL
ELEV. = +48'-7"	T.O. SLAB - 6TH LEVEL
ELEV. = +39'-9"	T.O. SLAB - 5TH LEVEL
ELEV. = +30'-11"	T.O. SLAB - 4TH LEVEL
ELEV. = +22'-1"	T.O. SLAB - 3RD LEVEL
ELEV. = +13'-3"	T.O. SLAB - 2ND LEVEL
ELEV. = +0'-6"	T.O. SLAB - GROUND LEVEL

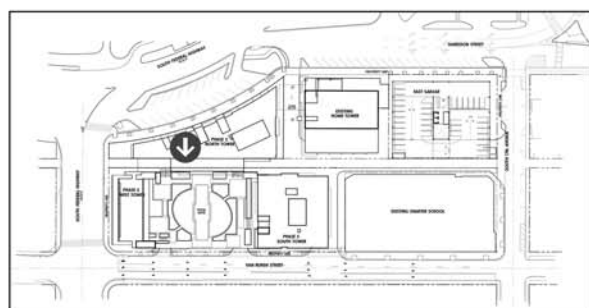


PHASE 2: NORTH ELEVATION

ELEVATION KEYNOTES:

--	--	--	--	--	--	--	--	--	--	--	--

NOTE:
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LAND DEVELOPMENT REGULATIONS.



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FLORIDA REGISTERED ARCHITECT # AB 93259

revisions:

drawing data:
PHASE 2
SOUTH-WEST
TOWER
NORTH
ELEVATION

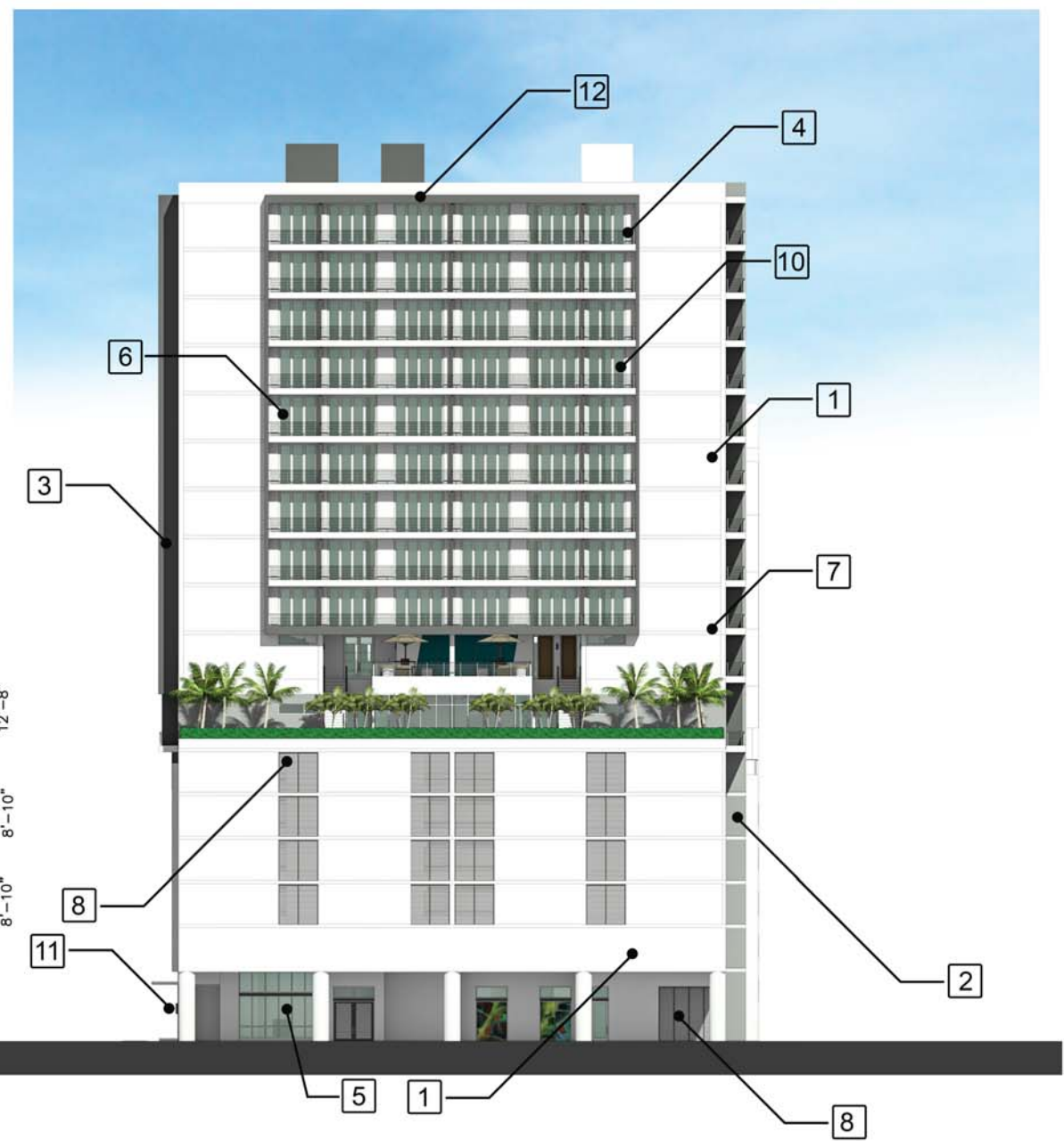
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drawing scale: As Shown
drawing date: 06/18/2018
phase: Final TAC
sheet number: **A2.19**

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SOUTH TOWER HEIGHTS

ELEV. = +179'-2"	T.O. PARAPET	11'-0"
ELEV. = +168'-2"	T.O. SLAB - ROOF LEVEL	11'-8"
ELEV. = +158'-6"	T.O. SLAB - 17TH LEVEL	9'-8"
ELEV. = +148'-10"	T.O. SLAB - 16TH LEVEL	9'-8"
ELEV. = +139'-2"	T.O. SLAB - 15TH LEVEL	9'-8"
ELEV. = +129'-6"	T.O. SLAB - 14TH LEVEL	9'-8"
ELEV. = +119'-10"	T.O. SLAB - 13TH LEVEL	9'-8"
ELEV. = +110'-2"	T.O. SLAB - 12TH LEVEL	9'-8"
ELEV. = +100'-6"	T.O. SLAB - 11TH LEVEL	9'-8"
ELEV. = +90'-10"	T.O. SLAB - 10TH LEVEL	9'-8"
ELEV. = +81'-2"	T.O. SLAB - 9TH LEVEL	9'-8"
ELEV. = +71'-6"	T.O. SLAB - 8TH LEVEL	12'-8"
ELEV. = +58'-10"	T.O. SLAB - 7TH LEVEL	8'-10"
ELEV. = +50'-0"	T.O. SLAB - 6TH LEVEL	8'-10"
ELEV. = +41'-2"	T.O. SLAB - 5TH LEVEL	8'-10"
ELEV. = +32'-4"	T.O. SLAB - 4TH LEVEL	8'-10"
ELEV. = +23'-6"	T.O. SLAB - 3RD LEVEL	8'-10"
ELEV. = +14'-8"	T.O. SLAB - 2ND LEVEL	14'-8"
ELEV. = +0'-0"	T.O. SLAB - GROUND LEVEL	

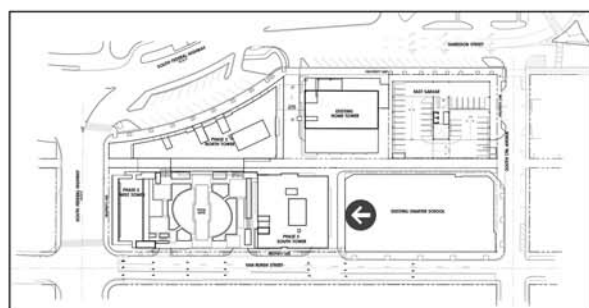


PHASE 2: EAST ELEVATION

ELEVATION KEYNOTES:

										
1	2	3	4	5	6	7	8	10	11	12

NOTE:
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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

**PHASE 2
SOUTH-WEST
TOWER
EAST
ELEVATION**

project number : #15197

drawing scale : As Shown

drawing date : 06/18/2018

phase : Final TAC

sheet number : **A2.20**

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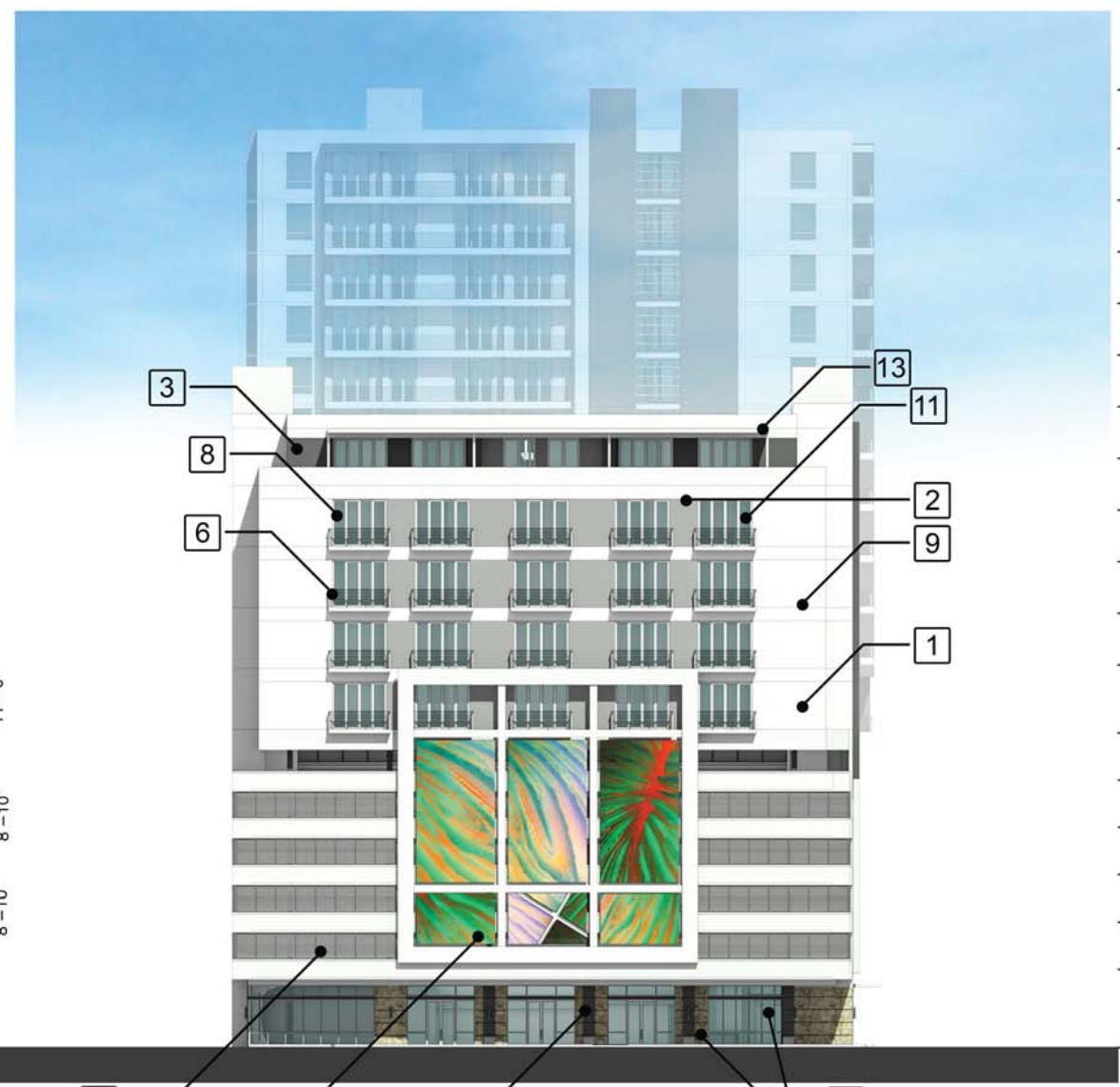
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WEST TOWER HEIGHTS

ELEV. = +128'-5"	T.O. PARAPET	11'-0"
ELEV. = +117'-6"	T.O. SLAB - ROOF LEVEL	11'-6"
ELEV. = +106'-0"	T.O. SLAB - 11TH LEVEL	11'-6"
ELEV. = +94'-6"	T.O. SLAB - 10TH LEVEL	11'-6"
ELEV. = +83'-0"	T.O. SLAB - 9TH LEVEL	11'-6"
ELEV. = +71'-6"	T.O. SLAB - 8TH LEVEL	11'-6"
ELEV. = +59'-11"	T.O. SLAB - 7TH LEVEL	11'-4"
ELEV. = +48'-7"	T.O. SLAB - 6TH LEVEL	11'-4"
ELEV. = +39'-9"	T.O. SLAB - 5TH LEVEL	8'-10"
ELEV. = +30'-11"	T.O. SLAB - 4TH LEVEL	8'-10"
ELEV. = +22'-1"	T.O. SLAB - 3RD LEVEL	8'-10"
ELEV. = +13'-3"	T.O. SLAB - 2ND LEVEL	8'-10"
ELEV. = +0'-6"	T.O. SLAB - GROUND LEVEL	13'-3"

SOUTH TOWER HEIGHTS

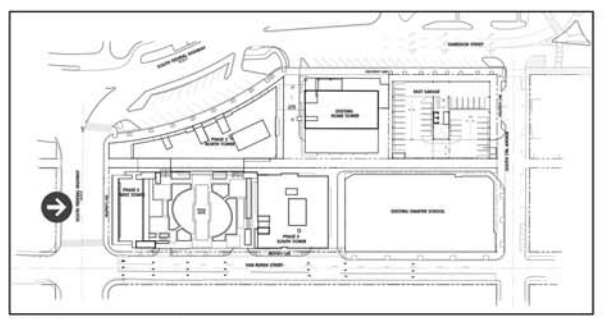
ELEV. = +179'-2"	T.O. PARAPET	11'-0"
ELEV. = +168'-2"	T.O. SLAB - ROOF LEVEL	11'-0"
ELEV. = +158'-6"	T.O. SLAB - 17TH LEVEL	9'-8"
ELEV. = +148'-10"	T.O. SLAB - 16TH LEVEL	9'-8"
ELEV. = +139'-2"	T.O. SLAB - 15TH LEVEL	9'-8"
ELEV. = +129'-6"	T.O. SLAB - 14TH LEVEL	9'-8"
ELEV. = +119'-10"	T.O. SLAB - 13TH LEVEL	9'-8"
ELEV. = +110'-2"	T.O. SLAB - 12TH LEVEL	9'-8"
ELEV. = +100'-6"	T.O. SLAB - 11TH LEVEL	9'-8"
ELEV. = +90'-10"	T.O. SLAB - 10TH LEVEL	9'-8"
ELEV. = +81'-2"	T.O. SLAB - 9TH LEVEL	9'-8"
ELEV. = +71'-6"	T.O. SLAB - 8TH LEVEL	9'-8"
ELEV. = +58'-10"	T.O. SLAB - 7TH LEVEL	12'-8"
ELEV. = +50'-0"	T.O. SLAB - 6TH LEVEL	8'-10"
ELEV. = +41'-2"	T.O. SLAB - 5TH LEVEL	8'-10"
ELEV. = +32'-4"	T.O. SLAB - 4TH LEVEL	8'-10"
ELEV. = +23'-6"	T.O. SLAB - 3RD LEVEL	8'-10"
ELEV. = +14'-8"	T.O. SLAB - 2ND LEVEL	8'-10"
ELEV. = +0'-0"	T.O. SLAB - GROUND LEVEL	14'-8"



PHASE 2: WEST ELEVATION

ELEVATION KEYNOTES:

NOTE:
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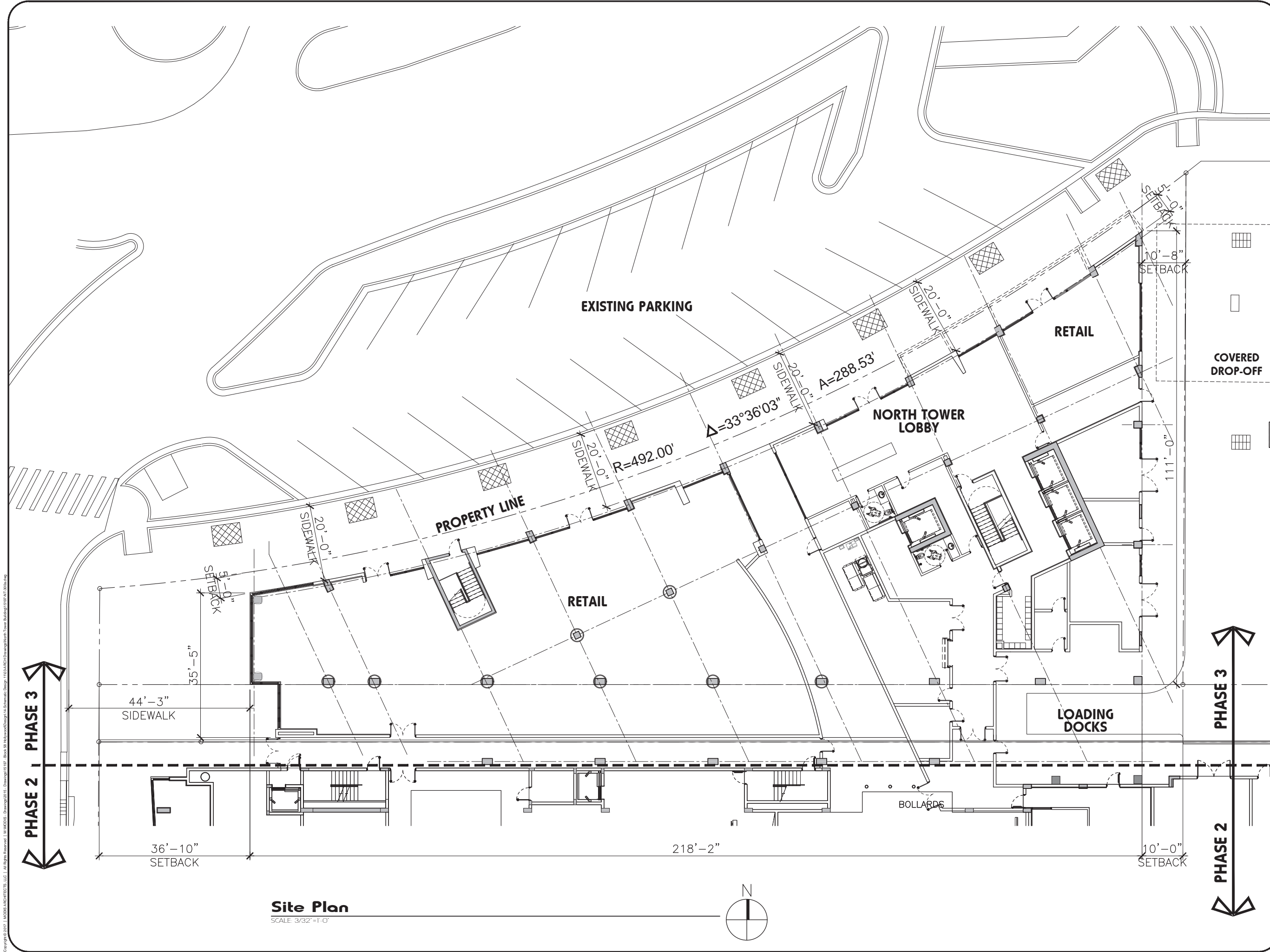
seal:
 ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, COP
 FLORIDA REGISTERED ARCHITECT # 88 93259

revisions:

drawing data:
**PHASE 2
 SOUTH-WEST
 TOWER
 WEST
 ELEVATION**
 project number: #15197
 drawing scale: As Shown
 drawing date: 06/18/2018
 phase: Final TAC
 sheet number: **A2.21**

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Site Plan
SCALE: 3/32"=1'-0"

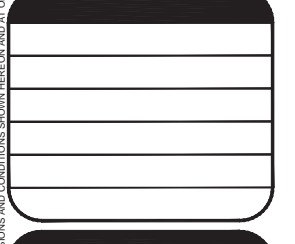


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FLORIDA REGISTERED ARCHITECT # AR 93329



**PHASE 3
NORTH TOWER
SITE PLAN**

#15197

As Shown

06/18/2018

Final TAC

A3.00a

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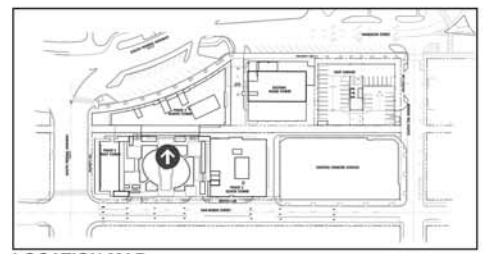


PHASE 3: SOUTH ELEVATION

ELEVATION KEYNOTES:

 1	 2	 3	 4	 5	 6	 7	 8	 9	 10	 11
---	---	--	---	---	---	---	---	---	--	--

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 FLORIDA REGISTERED ARCHITECT #AR 93259

revisions :

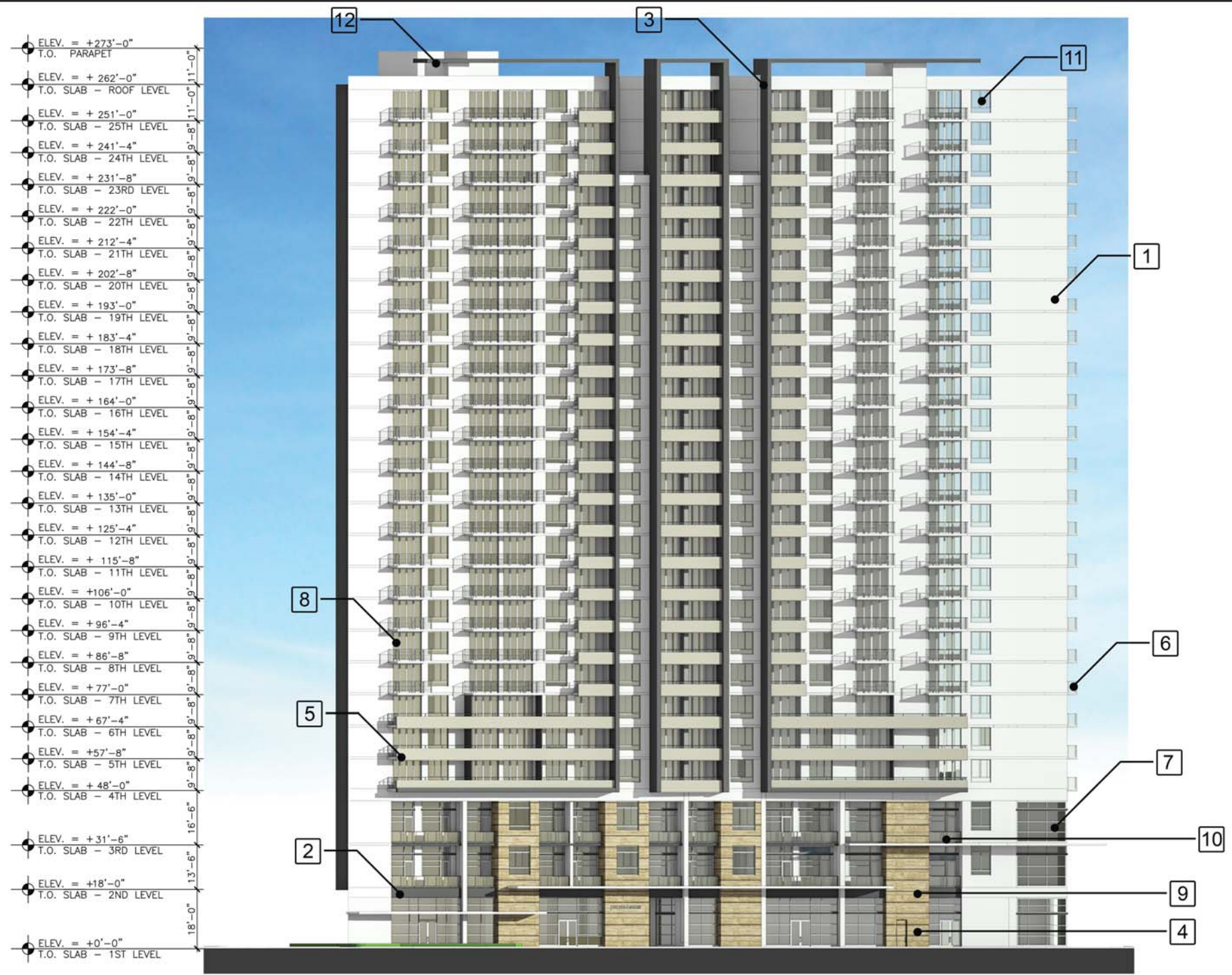
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PHASE 3
NORTH TOWER
SOUTH
ELEVATION

project number : #15197
drawing scale : As Shown
drawing date : 06/18/2018
phase : Final TAC
sheet number : **A3.17**

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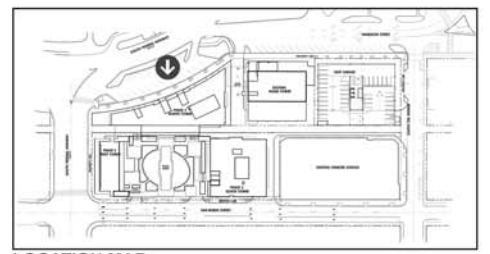


PHASE 3: NORTH ELEVATION

ELEVATION KEYNOTES:

- 1** Pure White SW 7005
SHERWIN-WILLIAMS
Smooth Float Finish Stucco
- 2** March Wind SW 7668
SHERWIN-WILLIAMS
Smooth Float Finish Stucco
- 3** Perle Noir SW 9154
SHERWIN-WILLIAMS
Smooth Float Finish Stucco
- 4** Slab Travertine Wall Panels
3/8" Thick
- 5** Grecian Ivory SW 7541
SHERWIN-WILLIAMS
Smooth Float Finish Stucco
- 6** METAL RAILING
- 7** MEDIUM GREY STOREFRONT GLASS WITH ALUM. MULLIONS WITH WHITE ESP FINISH
- 8** MEDIUM GREY TINTED SLIDING GLASS DOOR IN ALUM. FRAME WITH WHITE ESP FINISH
- 9** STUCCO SCORE LINE
- 10** GLASS METAL RAILING
- 11** MEDIUM GREY TINTED GLASS IN ALUM. FRAME WITH ESP FINISH
- 12** CONCRETE EYEBROW

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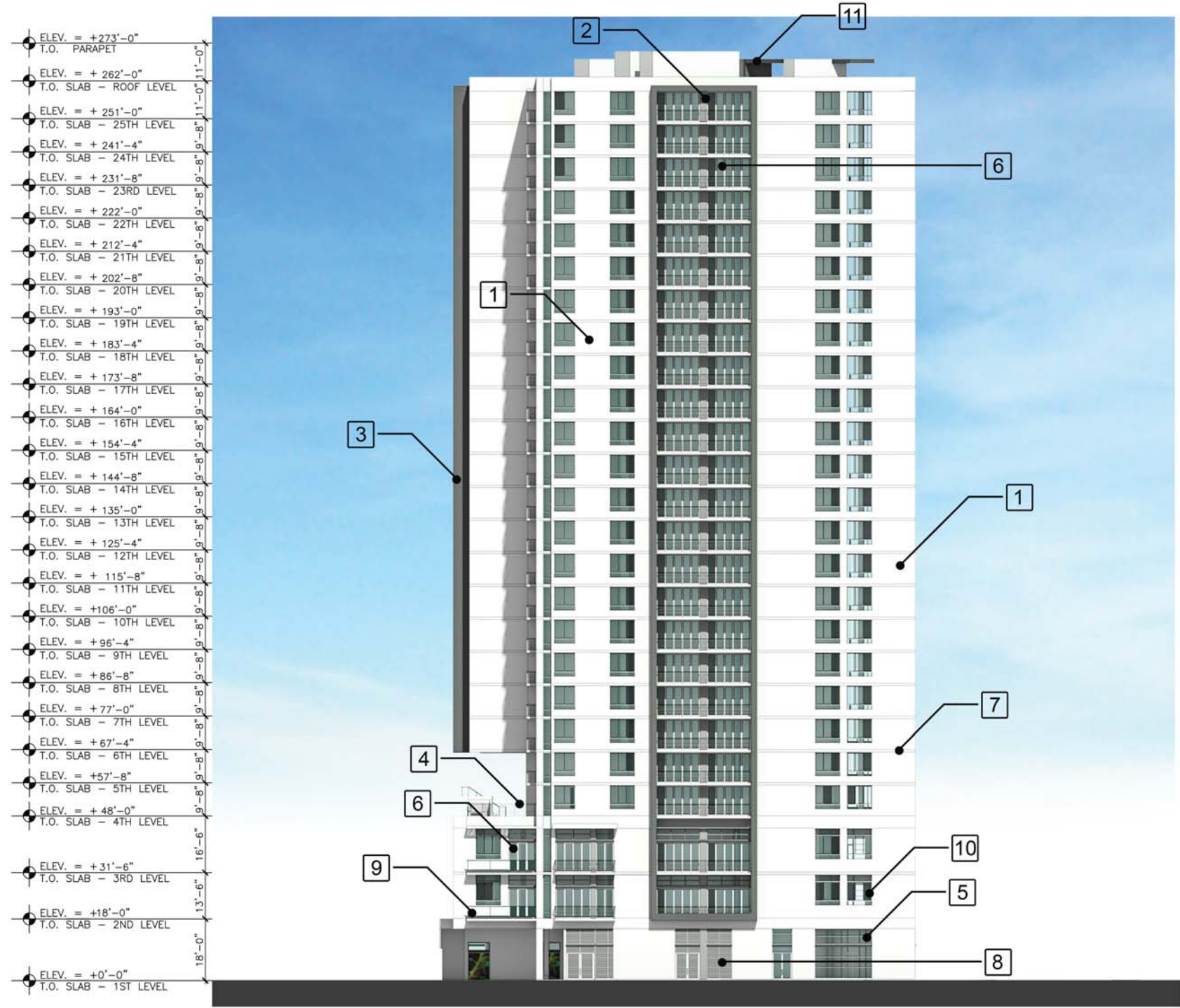
revisions :

drawing data :
PHASE 3 NORTH TOWER NORTH ELEVATION
 project number : #15197
 drawing scale : As Shown
 drawing date : 06/18/2018
 phase : Final TAC
 sheet number : **A3.18**

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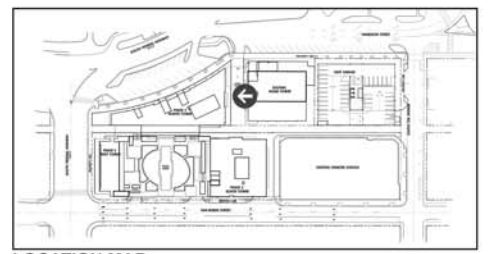


PHASE 3: EAST ELEVATION

ELEVATION KEYNOTES:

- 1 Pure White SW 7005
SHERWIN-WILLIAMS
Smooth Float Finish Stucco
- 2 March Wind SW 7668
SHERWIN-WILLIAMS
Smooth Float Finish Stucco
- 3 Perle Noir SW 9154
SHERWIN-WILLIAMS
Smooth Float Finish Stucco
- 4 METAL RAILING
- 5 MEDIUM GREY STOREFRONT GLASS WITH ALUM. MULLIONS WITH WHITE ESP FINISH
- 6 MEDIUM GREY TINTED SLIDING GLASS DOOR IN ALUM. FRAME WITH WHITE ESP FINISH
- 7 STUCCO SCORE LINE
- 8 ALUMINUM LOUVER WITH ESP FINISH
- 9 GLASS METAL RAILING
- 10 MEDIUM GREY TINTED GLASS IN ALUM. FRAME WITH ESP FINISH
- 11 CONCRETE EYEBROW

NOTE:
ALL PROJECT SIGNAGE/ ART DISPLAYS WILL BE UNDER SEPARATE PERMIT AND WILL MEET ZONING AND LAND DEVELOPMENT REGULATIONS.



LOCATION MAP
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seal :
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 FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

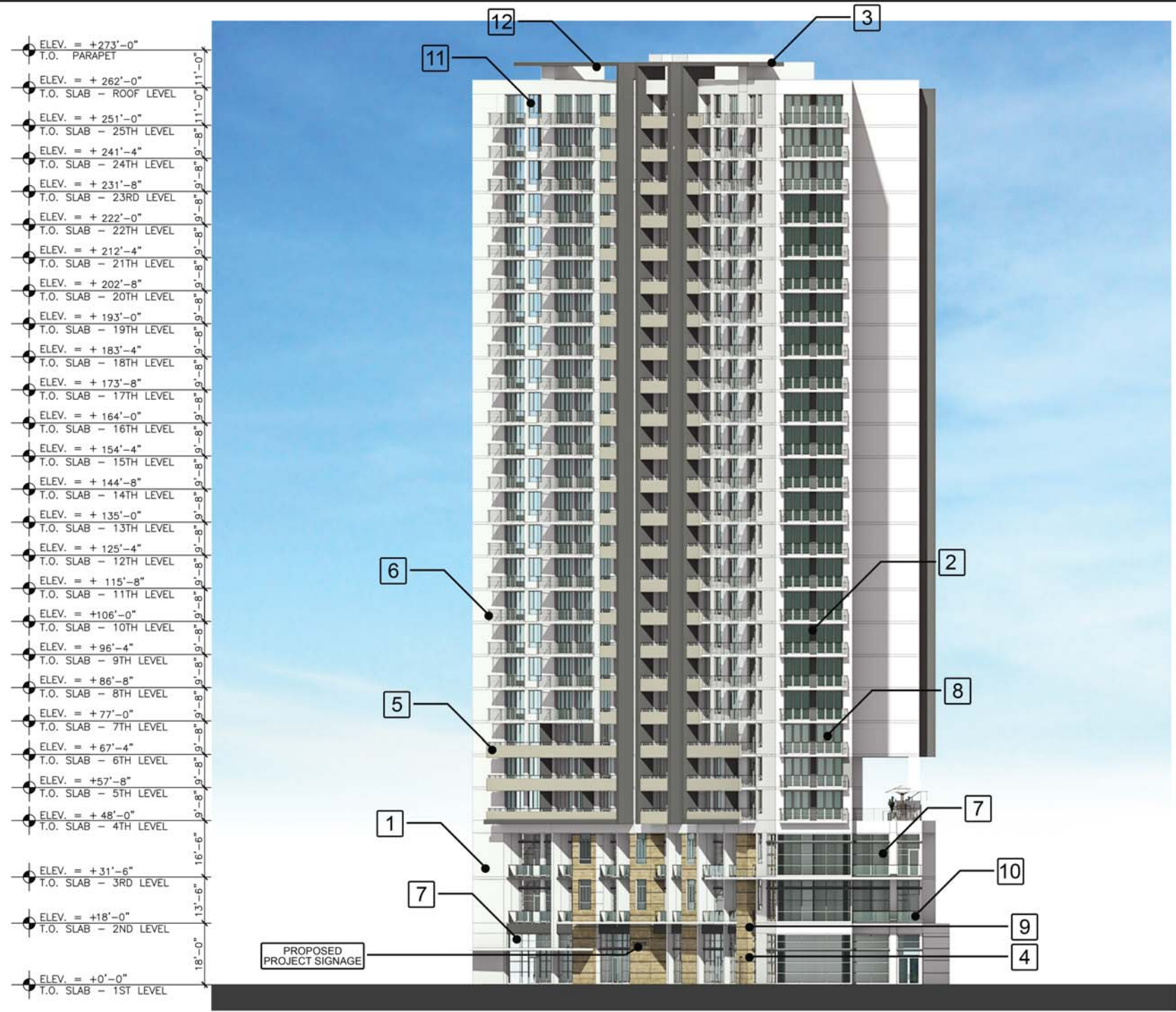
drawing data :
PHASE 3
NORTH TOWER
EAST
ELEVATION

project number : #15197
drawing scale : As Shown
drawing date : 06/18/2018
phase : Final TAC
sheet number : **A3.19**

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EXHIBIT "B"

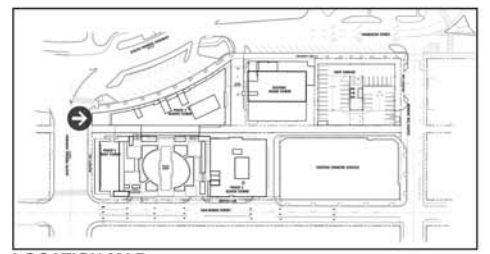


PHASE 3: WEST ELEVATION

ELEVATION KEYNOTES:

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NOTE:
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**PHASE 3
 NORTH TOWER
 WEST
 ELEVATION**

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

A3.20

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