

**ATTACHMENT I**  
Application Package



# 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.

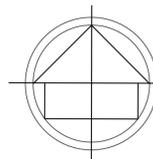
**LESS AND EXCEPT THEREFROM**

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 :**

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. 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.
3. THIS SURVEY WAS DONE SOLELY TO SHOW BOUNDARY INFORMATION AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE INITIAL LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ JEFFERSON STREET AND 16TH AVENUE. ELEVATION = 4.19'(NAVD88)
8. BEARINGS SHOWN HEREON ARE ASSUMED. THE SOUTH LINE OF BLOCK 58 BEARS N90°00'00"E.
9. PROPERTY IS ZONED : PD-YC-B58 (A PLANNED DEVELOPMENT)
10. 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

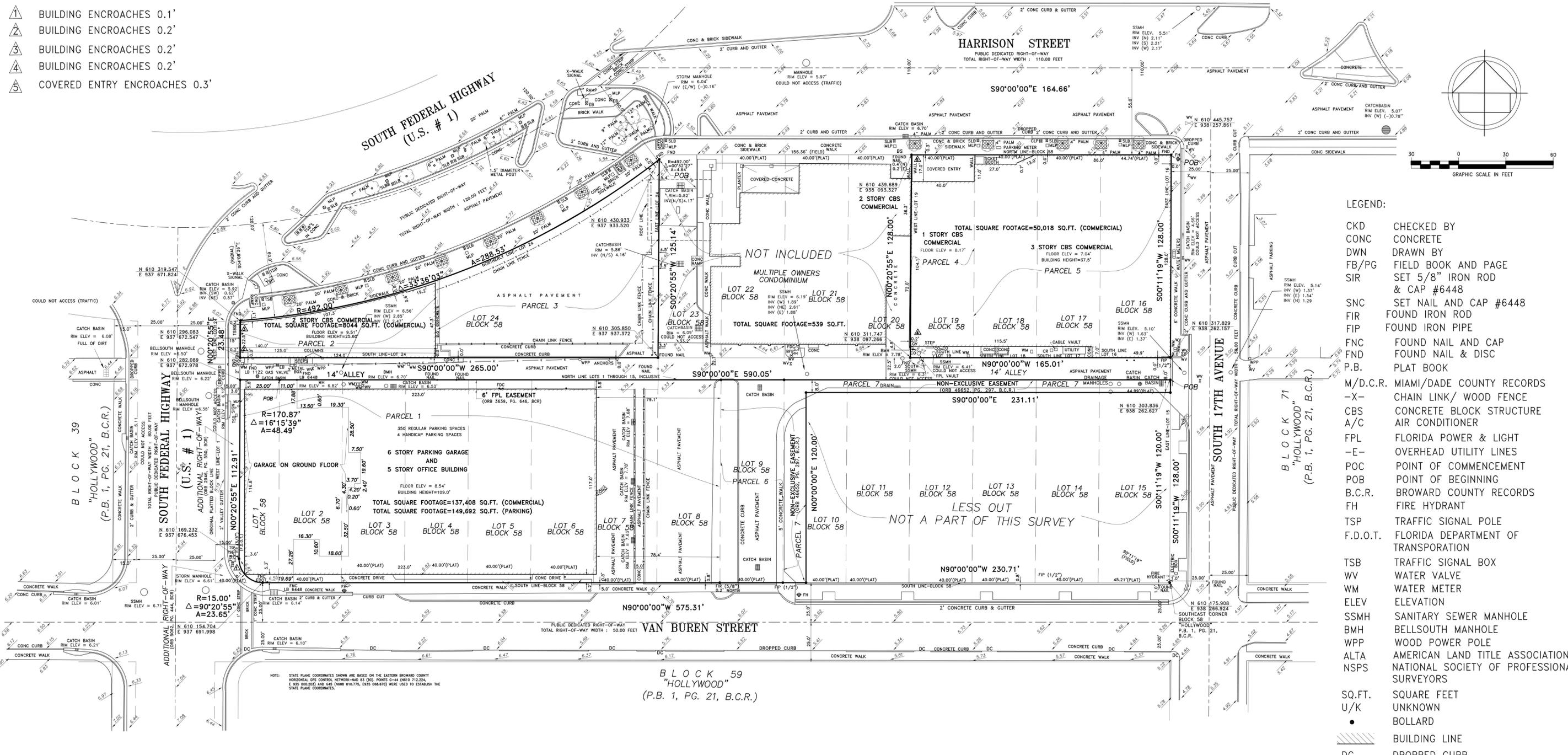
SCALE : 1" = 30'

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

**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**

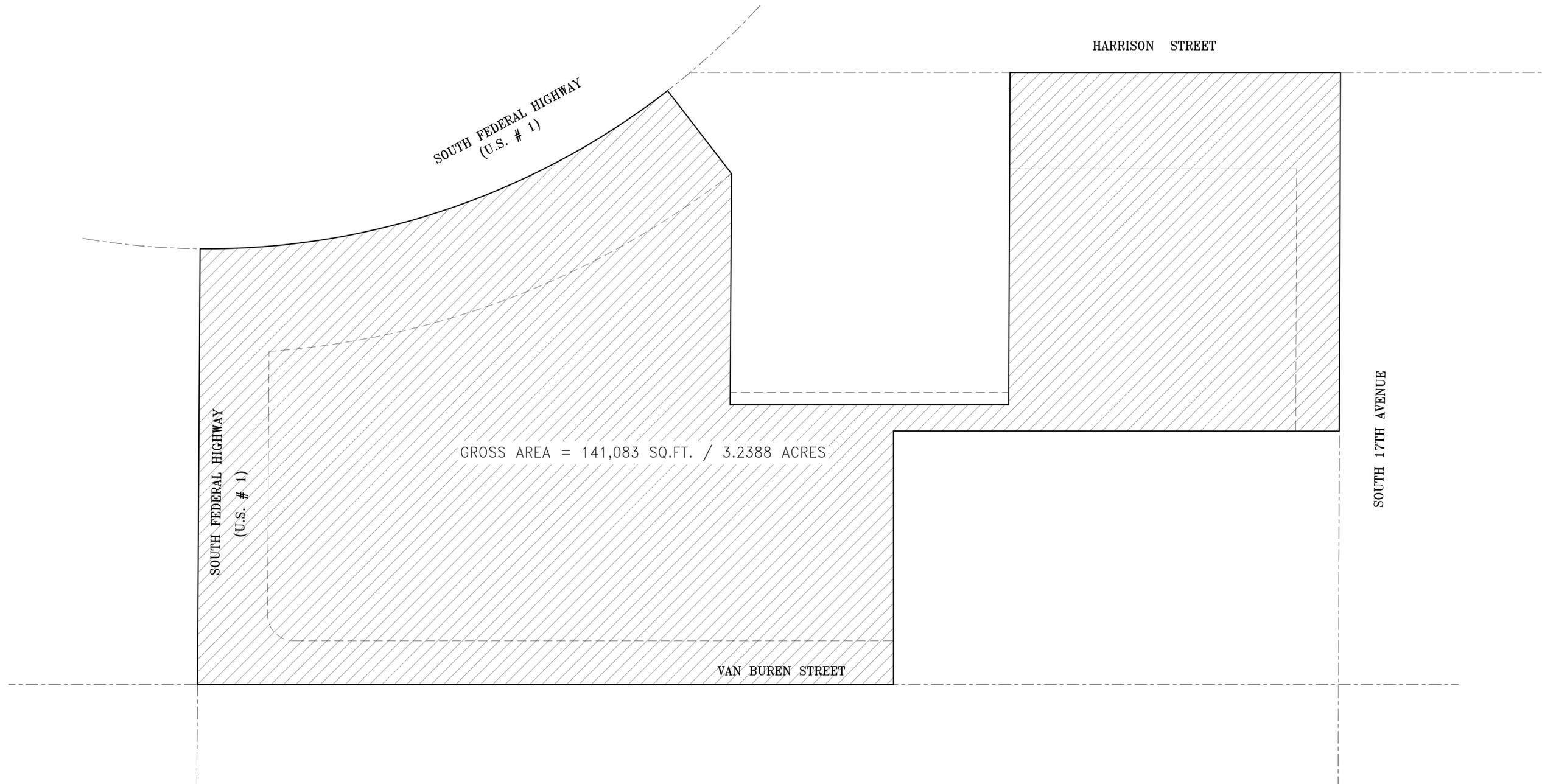
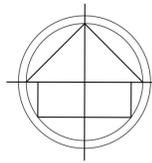
**PARC PLACE**  
 PORTION OF BLOCK 58  
 HOLLYWOOD, FLORIDA

REVISIONS			
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			
REVISED PER ATTORNEY'S COMMENTS	05/20/16	-----	AM REC
REVISED PER UPDATED OWNER & ENCUMBRANCE SEARCH REPORT	06/07/16	-----	JD 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



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**PARC PLACE**  
 PORTION OF BLOCK 58  
 HOLLYWOOD, FLORIDA

GROSS LAND AREA

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
ADDED SECTION, TOWNSHIP AND RANGE		08/11/17	-----	AC	REC

PROJECT NUMBER : 5418-05

SCALE : 1" = 30'

SHEET  
 3  
 OF  
 3  
 SHEETS

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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	
<b>Legal Description:</b>	Refer to Survey	Refer to Survey	<b>Legal Description:</b>	Refer to Survey								
<b>Gross Lot Area:</b>		141,083 SQ.FT. (3.2388 ACRES)	<b>Gross Lot Area:</b>		141,083 SQ.FT. (3.2388 ACRES)							
<b>Net Lot Area:</b>		84,582 SQ.FT. (1.9419 ACRES)	<b>Net Lot Area:</b>		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)	
<b>Land Use:</b>	RAC Zone	RAC Zone	<b>Land Use:</b>	RAC Zone							3,710 SQ FT (.085 ACRES) ALLEY	
<b>Zoning District:</b>	PD-YC-B58	PD-YC-B58	<b>Zoning District:</b>	PD-YC-B58								
<b>Density/Acres:</b>	Per Phase											
<b>Lot Coverage:</b>	Lot Coverage Principal Building		<b>Lot Coverage:</b>	Lot Coverage Principal Building								
<b>Building Height &amp; Stories:</b>	Building Heights:	Approx. Parcel A & C 25 Stories/ 248'8"	<b>Building Height &amp; Stories:</b>	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"	<b>FAR</b>		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)	
<b>Principal Building Size, Setbacks &amp; Spacing:</b>	Building Length		<b>Building Height &amp; Stories:</b>	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		<b>Principal Building Size, Setbacks &amp; Spacing:</b>	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		
<b>Building &amp; Unit Tabulations:</b>	Project Data			Side Setback (EAST)		15'-0"	10'-5"	0'-0"	0'-0"	0'-0"	10'-0"	
<b>Commercial Retail:</b>	Total Sq ft	Approx. 30,000 Sq Ft				17th Avenue		East		East (Alley)		
<b>Commercial Office:</b>	Total Sq ft	Approx. 50,000 Sq Ft	<b>Building &amp; Unit Tabulations:</b>	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		Refer to table per phase Sheet A3.00	
<b>Total Units:</b>	Per Phase	Approx. Parcel A & C 420 Units	<b>Commercial Retail:</b>	Total Sq ft	20,160 Sq Ft		<b>9,945 Sq Ft</b>	<b>3,153 Sq Ft</b>	<b>7,062 Sq Ft</b>			
		Parcel B- Office use only	<b>Commercial Office:</b>	Total Sq ft	None		N/A	N/A	N/A			
<b>Parking Provided:</b>	Per Phase	Approx. Parcel A & C- 614 Parking	<b>Total Units:</b>	Per Phase	433 Units		0	<b>35 units (West Tower)</b>	<b>102 units (South Tower)</b>		<b>296 units</b>	
		Approx. Parcel B- 131 Parking										
<b>Parking Overall Total:</b>		Approx. 745 Parking Provided	<b>Parking Provided:</b>	Per Phase			<b>330 Parking</b>	<b>151 Parking</b>	<b>456 Parking</b>	<b>326 Parking</b>	<b>456 Parking</b>	
			<b>Parking Overall Total:</b>									
							<b>786 Parking</b>					



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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

drawing data :

## ZONING DATA

project number : #15197

drawing scale : As Shown

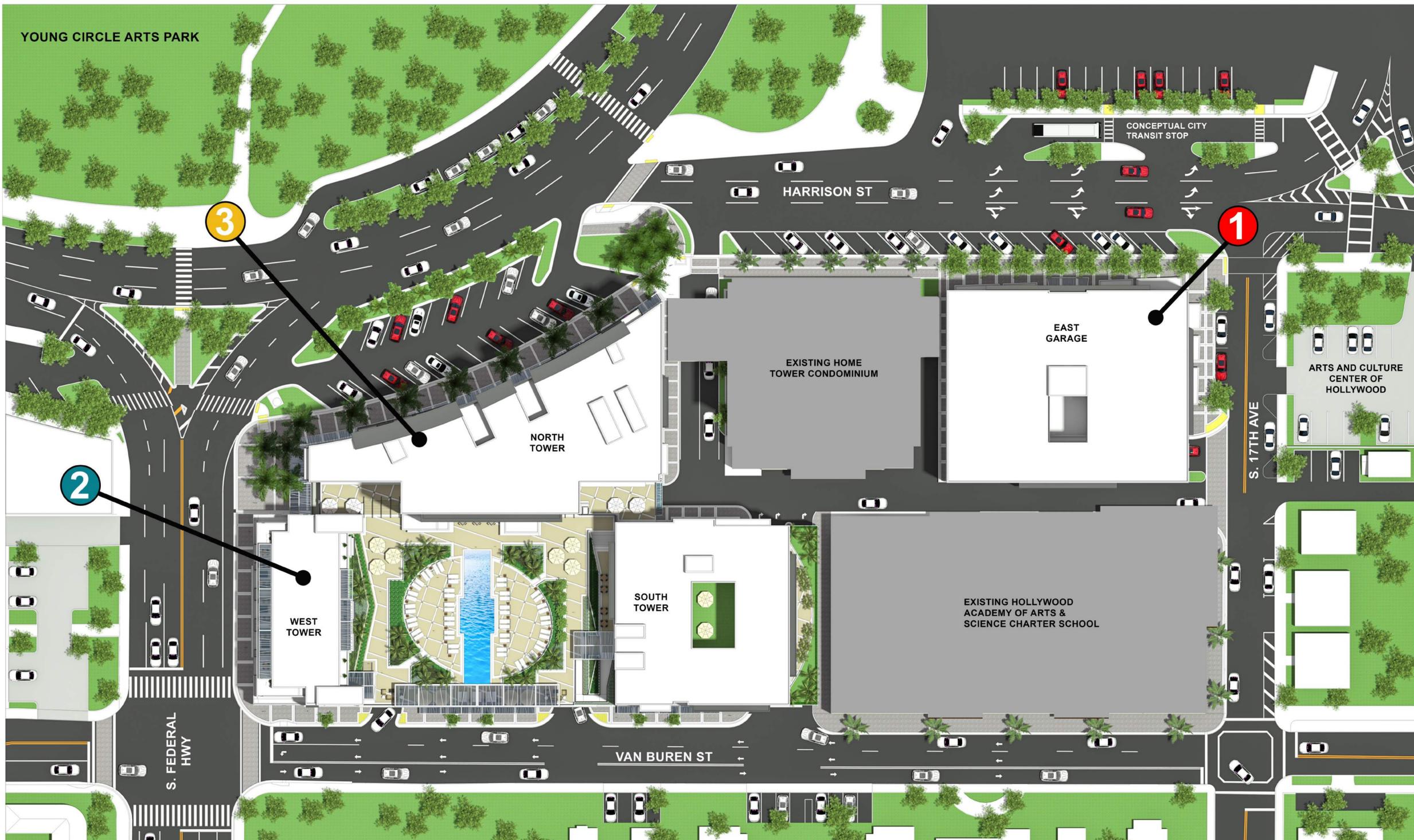
drawing date : 06/18/2018

phase : Final TAC

sheet number : **A0.01**

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**Master Development Plan**

SCALE: 1"=30'-0"



Master Site Plan Summary										
Phase		Studio	1BD	2BD	Total Units	Retail Sq Ft.	Parking Req'd	Parking Provided	Building Heights	
1	Phase 1	East Garage	0	0	0	9,945	0	330	125'-6" T.O PARAPET	
		South Tower	10	28	64				179'-2" T.O PARAPET	
2	Phase 2	West Tower	12	23	35	3,153	151		128'-5" T.O PARAPET	
3	Phase 3	North Tower	4	155	137	7,062	326	456	273'-0" T.O PARAPET	
Total			26	206	201	433	20,160	476	786	

**EXISTING SURROUNDING SITE CONDITIONS**



CORNER OF SOUTH FEDERAL HWY



CORNER OF SOUTH YOUNG CIRCLE



VIEW OF EAST YOUNG CIRCLE FROM HARRISON STREET



VIEW OF HARRISON STREET



VIEW OF SOUTH 17TH AVE



VIEW OF VAN BUREN STREET



VIEW OF VAN BUREN STREET

**modis** architects

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f. 786.350.1515  
AA#26001777

e. MODIS@MODISarchitects.com

project info :

**Parc Place**  
Phase 1, 2 & 3  
Hollywood, Florida

seal :

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP  
FLORIDA REGISTERED ARCHITECT # AR 93239

revisions :

Rev 1 06/28/2018

drawing data :

**MASTER DEVELOPMENT PLAN IN COLOR**

project number : #15197

drawing scale : As Shown

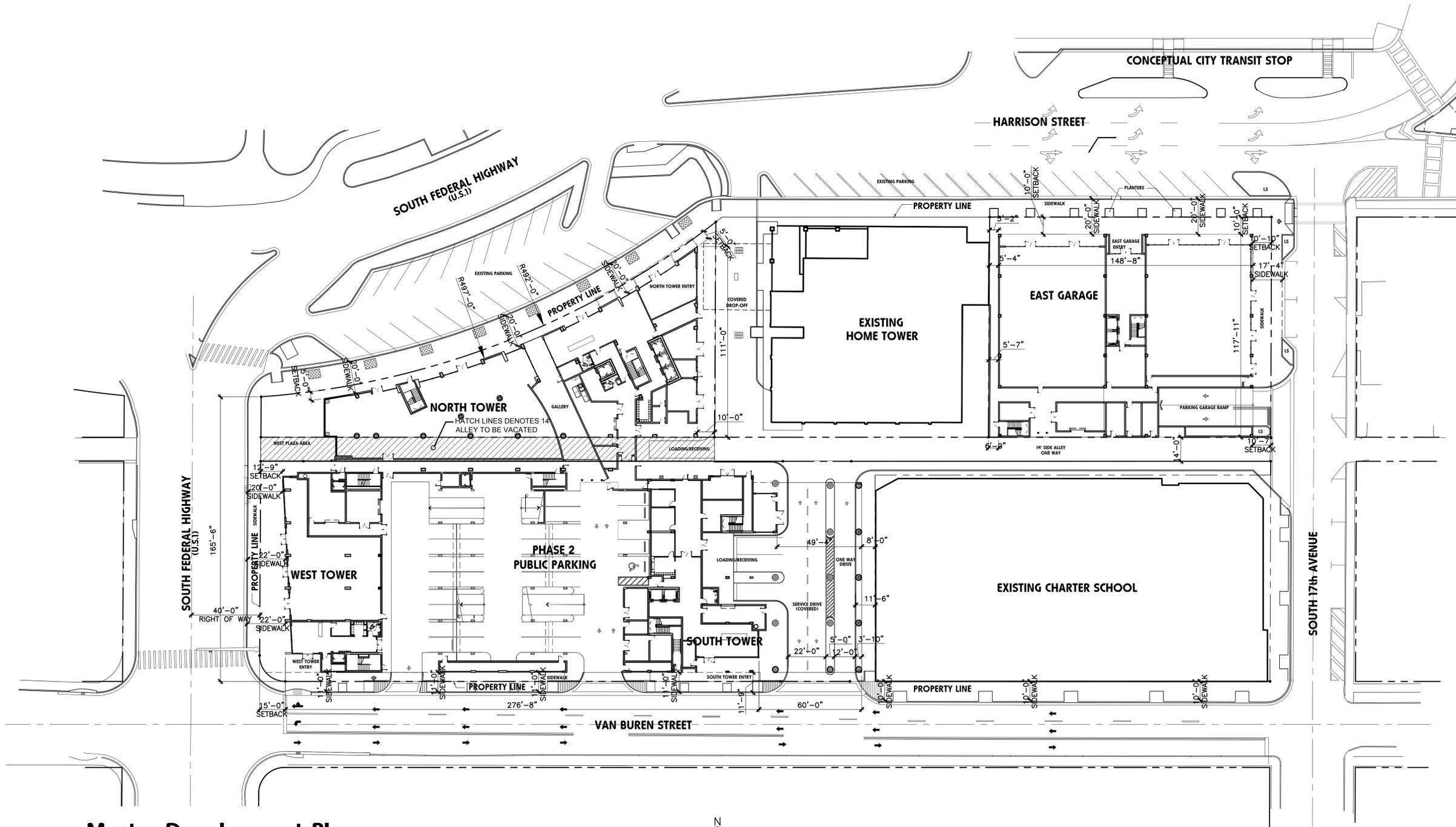
drawing date : 06/18/2018

phase : Final TAC

sheet number : **A0.02C**

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**Master Development Plan**

SCALE: 1" = 30'-0"

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 Phase 1, 2 & 3  
 Hollywood, Florida

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

revisions :

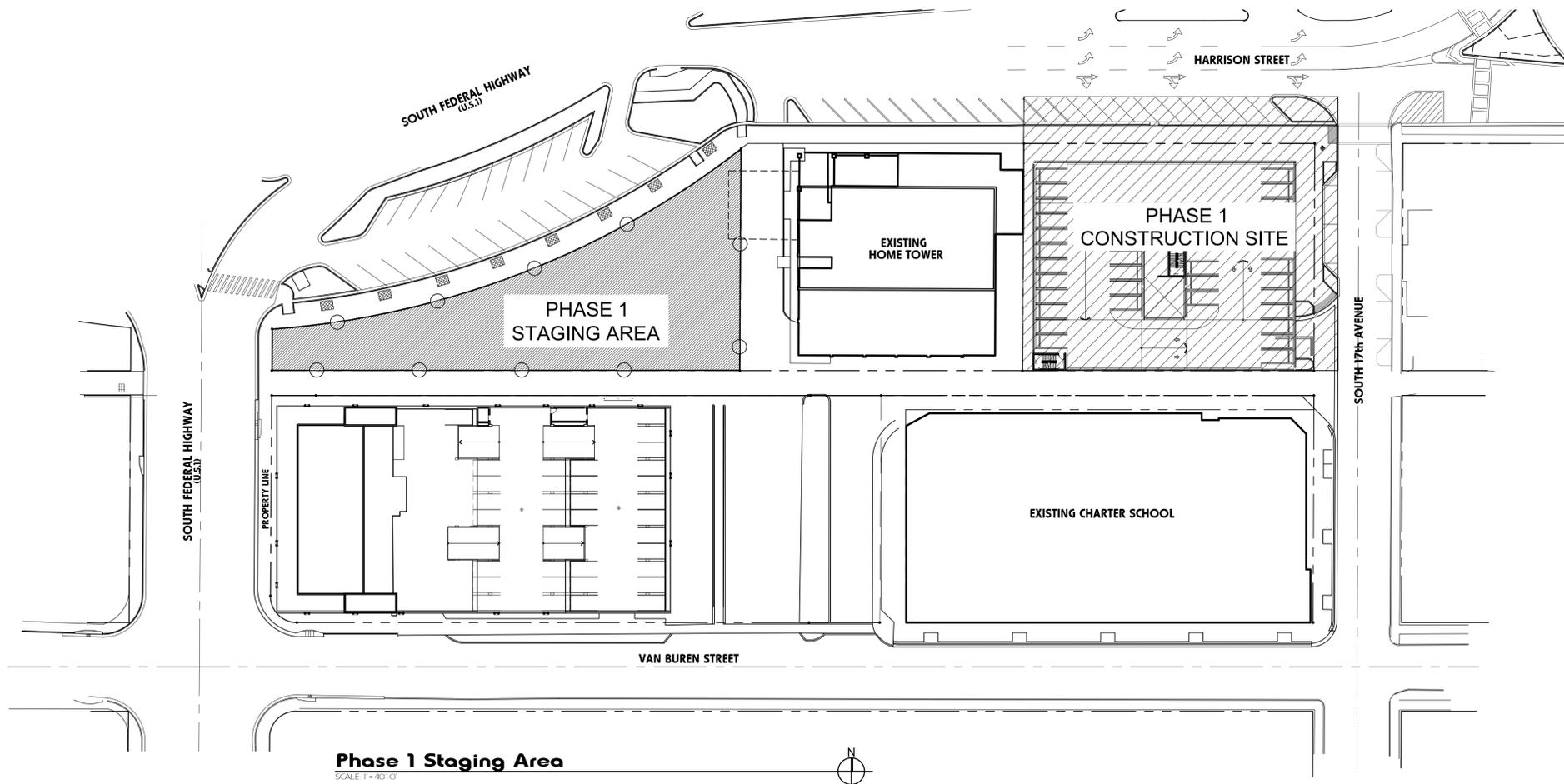
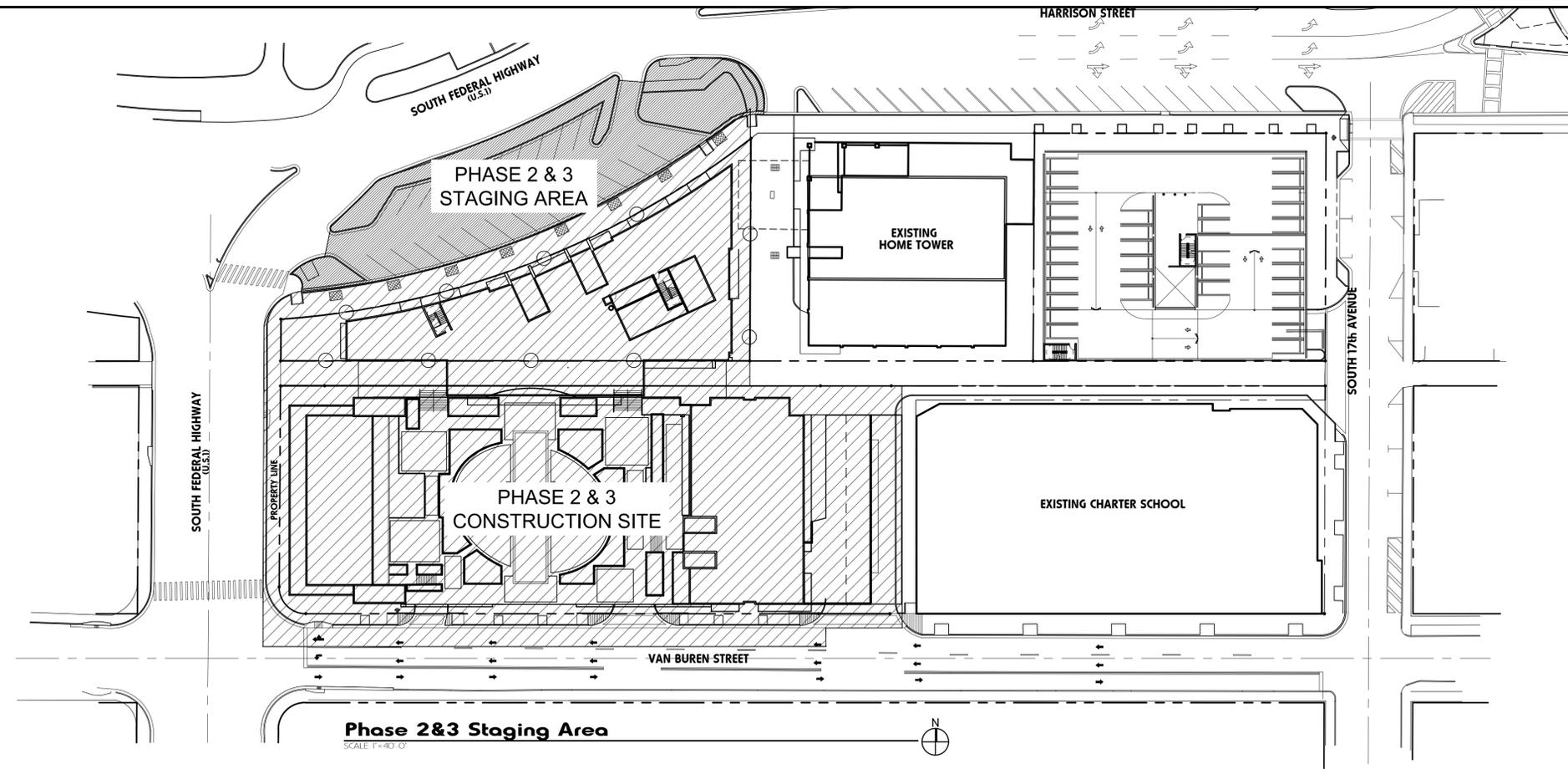
Rev 1	06/28/2018

drawing data :  
**MASTER DEVELOPMENT PLAN IN BLACK & WHITE**

project number :	#15197
drawing scale :	As Shown
drawing date :	06/18/2018
phase :	Final TAC
sheet number :	<b>A0.02d</b>







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 FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev 1	06/28/2018

drawing data :  
**CONSTRUCTION STAGING PLAN**

project number :	#15197
drawing scale :	As Shown
drawing date :	06/18/2018
phase :	Final TAC
sheet number :	<b>A0.05</b>

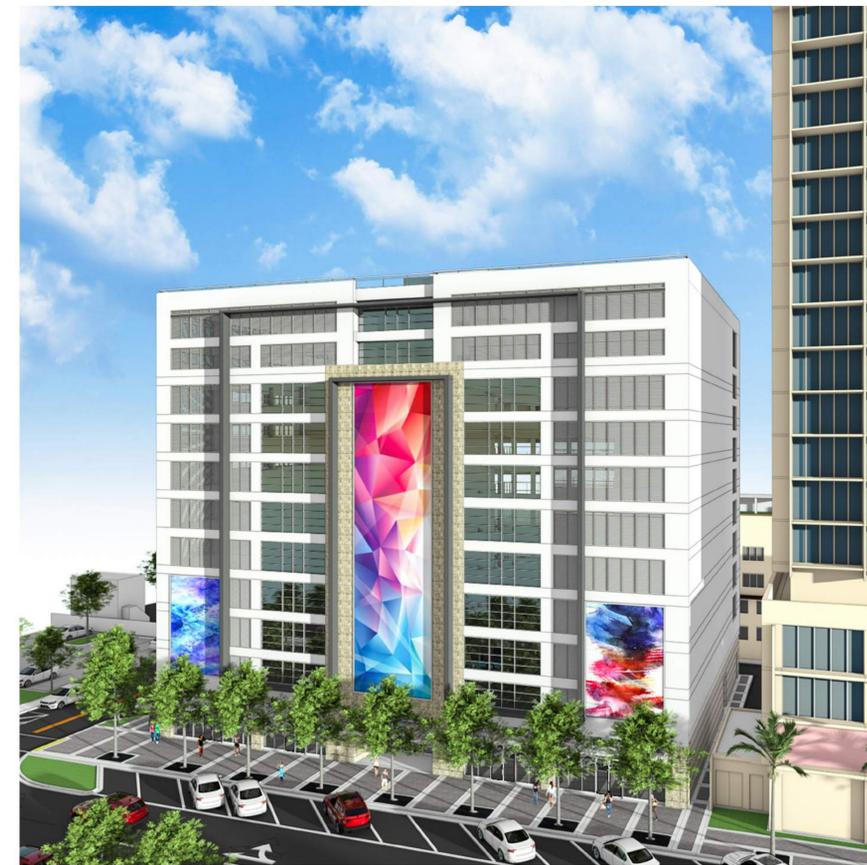
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# PHASE 1: EAST GARAGE PROJECT ANALYSIS

East Parking Garage SQ FT by Floor							
Unit Types							
		Non Leasable (cores, Elevator, stairs)	Garage		Retail	Open Atrium	Total
Level 1	0	1228	4714	0	9945	535	16422
Level 2	0	600	16396	0	0	535	17531
Level 3	0	600	16396	0	0	535	17531
Level 4	0	600	16396	0	0	535	17531
Level 5	0	600	16396	0	0	535	17531
Level 6	0	600	16396	0	0	535	17531
Level 7	0	600	16396	0	0	535	17531
Level 8	0	600	16396	0	0	535	17531
Level 9	0	600	16396	0	0	535	17531
Level 10	0	600	16396	0	0	535	17531
Level 11	0	600	16396	0	0	535	17531
<b>Total</b>	<b>sf</b>	<b>7,228 sf</b>	<b>168,674 sf</b>	<b>sf</b>	<b>9,945 sf</b>	<b>5,885 sf</b>	<b>191,732 sf</b>

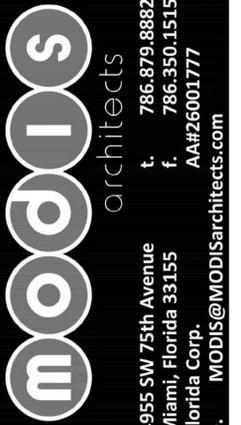
East Parking Garage Breakdown by Floor							
Levels				Retail	Retail HC	EV	Total Provided
Level 1				0	0	0	0
Level 2				0	0	0	0
Level 3				31	1 (VAN)	4	36
Level 4				35	1	0	36
Level 5				35	1	0	36
Level 6				35	1	0	36
Level 7				35	1	0	36
Level 8				35	1	0	36
Level 9				35	1	0	36
Level 10				35	1	0	36
Level 11				42	0	0	42
<b>Total</b>				<b>318 sp</b>	<b>8 sp</b>	<b>4 sp</b>	<b>330 sp</b>

Required loading	
Off Street Loading Space Requirements - 10'w x 25'L x 14' Vertical Clearance	
Required:	Retail Space: less Than 10,000 sf. = none Retail Space = 9,945 s.f. = none
Provided:	none



## PHASE 1: PARC PLACE | EAST GARAGE

### LOCATION MAP



#### project info :

**Parc Place**  
**Phase 1**  
**East Tower**  
 1700-1716 Harrison Street  
 Hollywood, Florida

#### seal :

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

#### revisions :

#### drawing data :

**PHASE 1**  
**LOCATION**  
**PLAN**

#### project number :

#15197

#### drawing scale :

As Shown

#### drawing date :

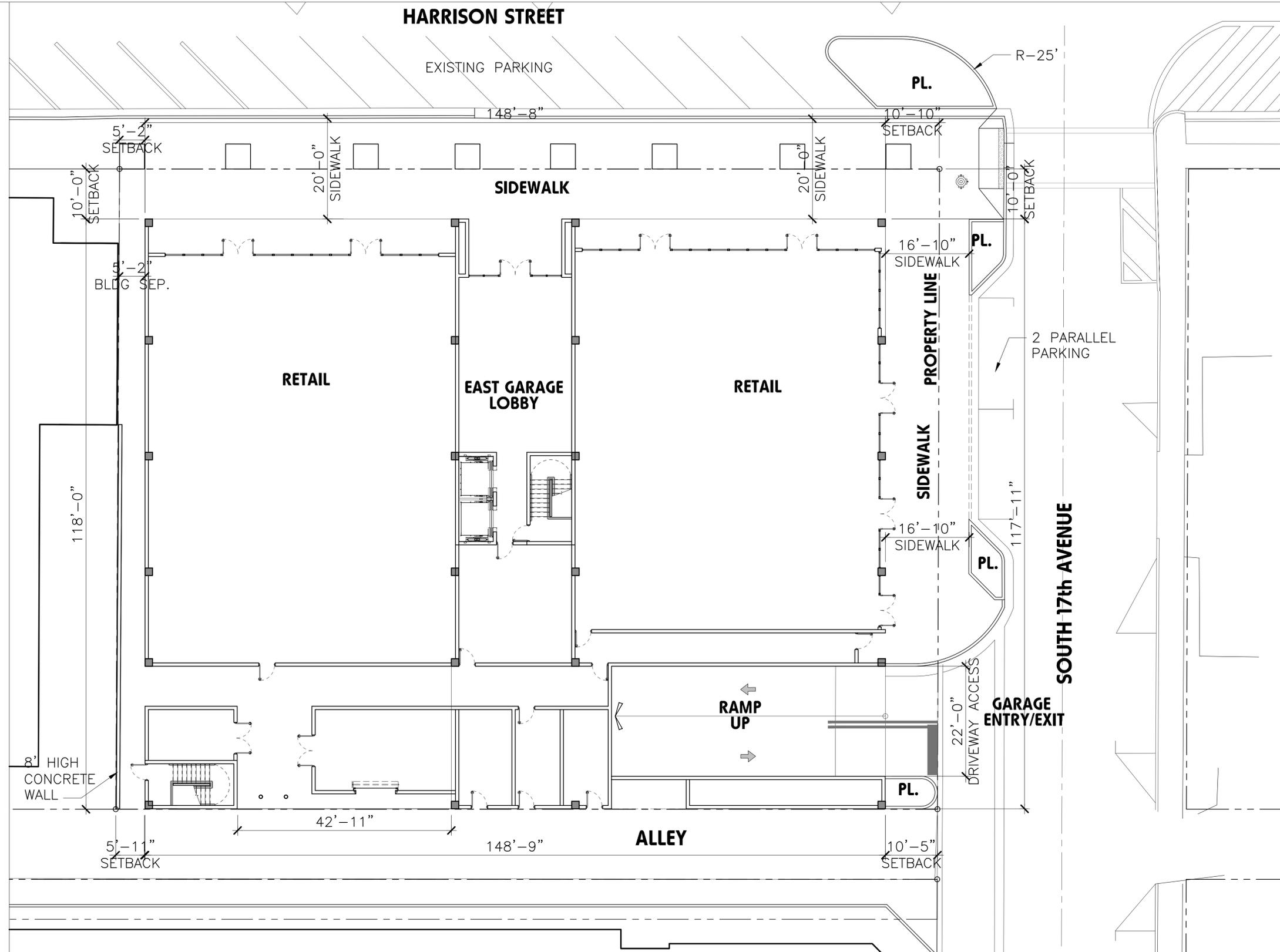
06/18/2018

#### phase :

Final TAC

#### sheet number :

**A1.00**



# Site Plan

SCALE: 1" = 20'-0"



## GENERAL NOTES:

1. SEE ENLARGED PLANS FOR FURTHER DIMS AND NOTES. SHEET A1.01

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Hollywood, Florida

seal :

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :


drawing data :

**PHASE 1  
EAST GARAGE  
SITE PLAN**

project number : #15197

drawing scale : As Shown

drawing date : 06/18/2018

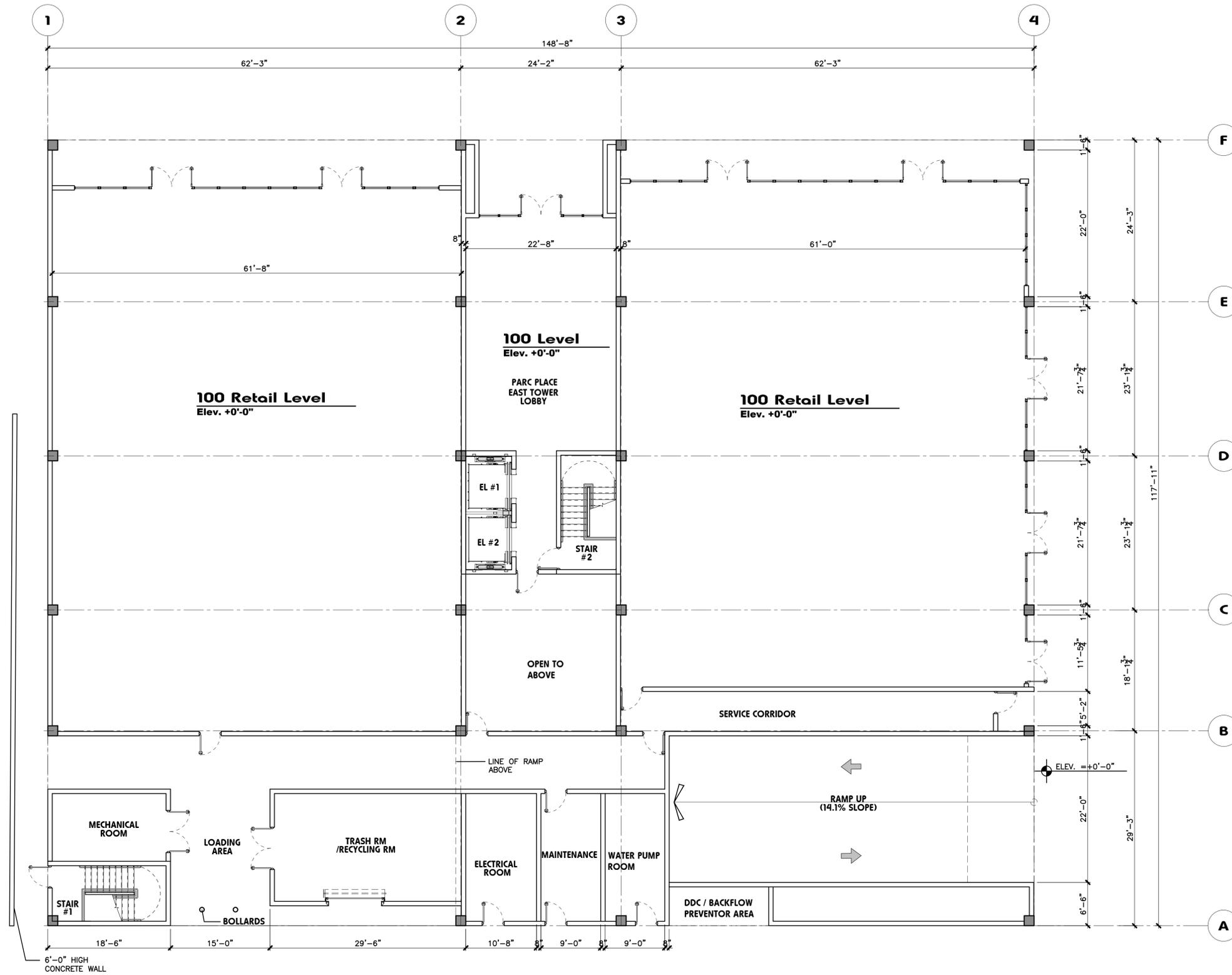
phase : Final TAC

sheet number : **A1.00a**

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**Level 1 Floor Plan**  
SCALE: 1/8" = 1'-0"

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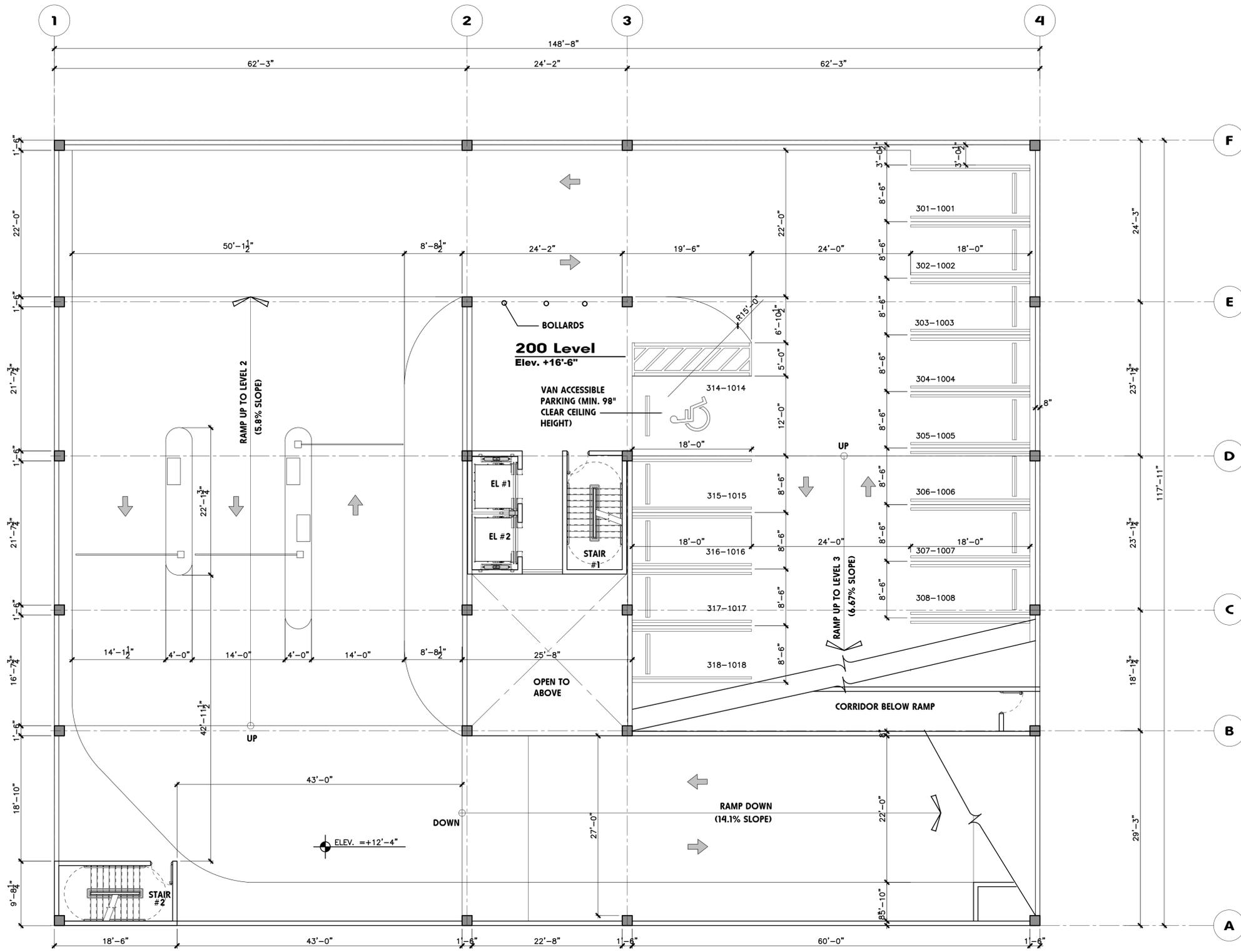
revisions :

NO.	DESCRIPTION

drawing data :  
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**EAST GARAGE**  
**LEVEL 1**

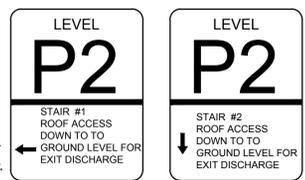
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 drawing date : 06/18/2018  
 phase : Final TAC  
 sheet number : **A1.01**

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**Level 2 Floor Plan (P2 PARKING)**

SCALE: 1/8" = 1'-0"



**Typical Wayfinding Signage**

SCALE: n.t.s.

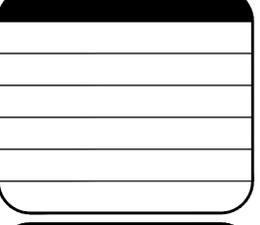
East Parking Garage Breakdown by Floor					
Levels	Retail	Retail HC	EV	Total Provided	
Level 1	0	0	0	0	0
Level 2	0	0	0	0	0
Level 3	31	1 (VAN)	4	36	
Level 4	35	1	0	36	
Level 5	35	1	0	36	
Level 6	35	1	0	36	
Level 7	35	1	0	36	
Level 8	35	1	0	36	
Level 9	35	1	0	36	
Level 10	35	1	0	36	
Level 11	42	0	0	42	
<b>Total</b>	<b>318 sp</b>	<b>8 sp</b>	<b>4 sp</b>	<b>330 sp</b>	
<b>Required loading</b>					
Off Street Loading Space Requirements - 10'w x 25'L x 14' Vertical Clearance					
Required:	Retail Space: less Than 10,000 sf. = none				
	Retail Space = 9,945 s.f. = none				
Provided:	none				

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 Phase 1  
**East Parking Garage**  
 1700-1716 Harrison Street  
 Hollywood, Florida

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 FLORIDA REGISTERED ARCHITECT # AR 93259



**PHASE 1**  
**EAST GARAGE**  
**LEVEL 2**

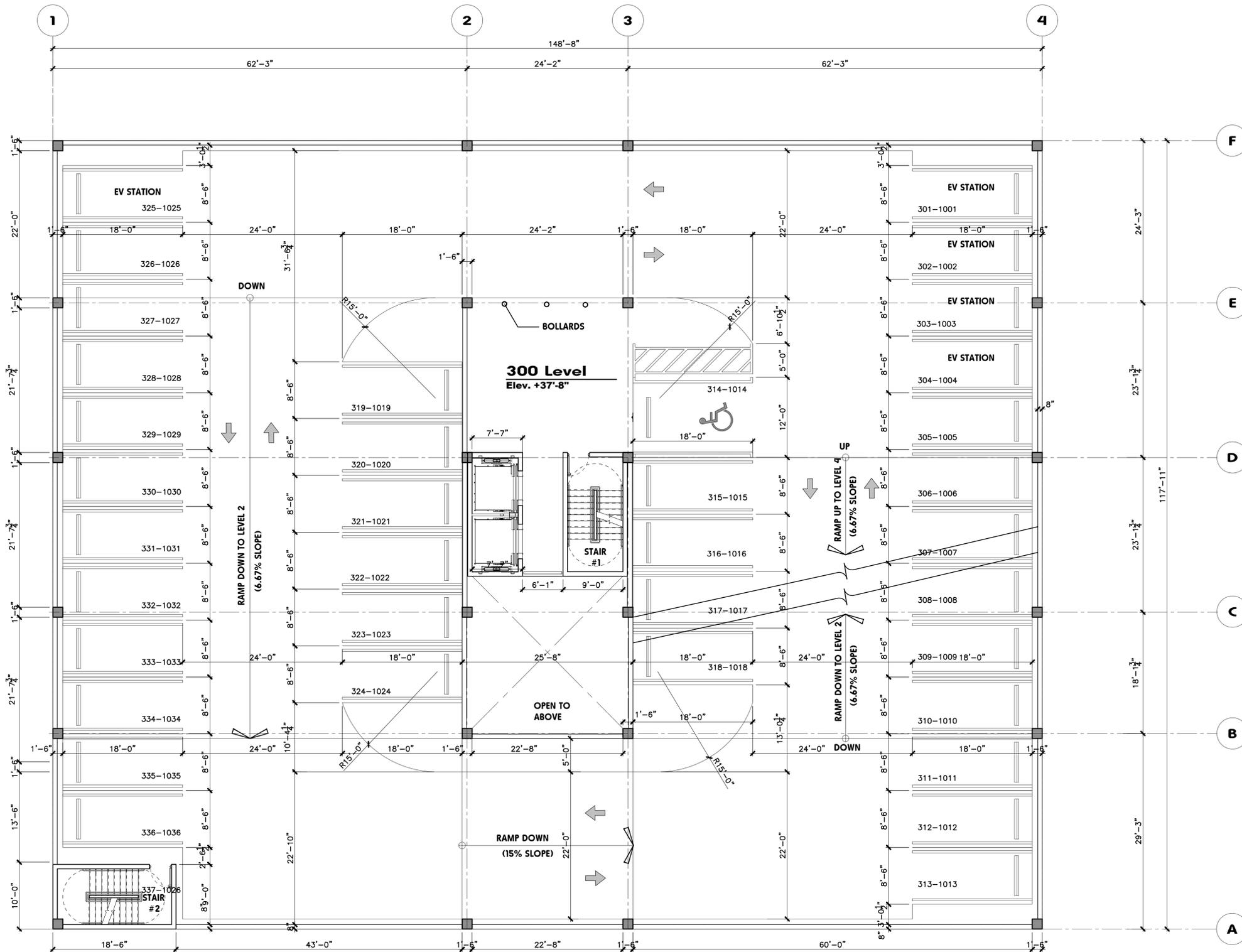
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As Shown

06/18/2018

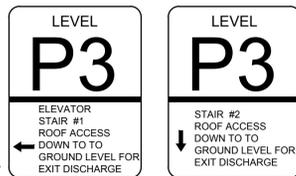
Final TAC

**A1.02**



**Level 3 - 10 Floor Plan (P3 - P10 PARKING)**

SCALE: 1/8" = 1'-0"



**Typical Wayfinding Signage**

SCALE: nts

East Parking Garage Breakdown by Floor				
Levels	Retail	Retail HC	EV	Total Provided
Level 1	0	0	0	0
Level 2	0	0	0	0
Level 3	31	1 (VAN)	4	36
Level 4	35	1	0	36
Level 5	35	1	0	36
Level 6	35	1	0	36
Level 7	35	1	0	36
Level 8	35	1	0	36
Level 9	35	1	0	36
Level 10	35	1	0	36
Level 11	42	0	0	42
<b>Total</b>	<b>318 sp</b>	<b>8 sp</b>	<b>4 sp</b>	<b>330 sp</b>

Required loading	
Required:	Provided:
Retail Space: less Than 10,000 sf. = none	Retail Space = 9,945 s.f. = none
	none

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**East Parking Garage**  
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 Hollywood, Florida

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 FLORIDA REGISTERED ARCHITECT # AR 93259

revisions:


drawing data:  
**PHASE 1**  
**EAST GARAGE**  
**LEVEL 3-22**

project number:  
 #15197

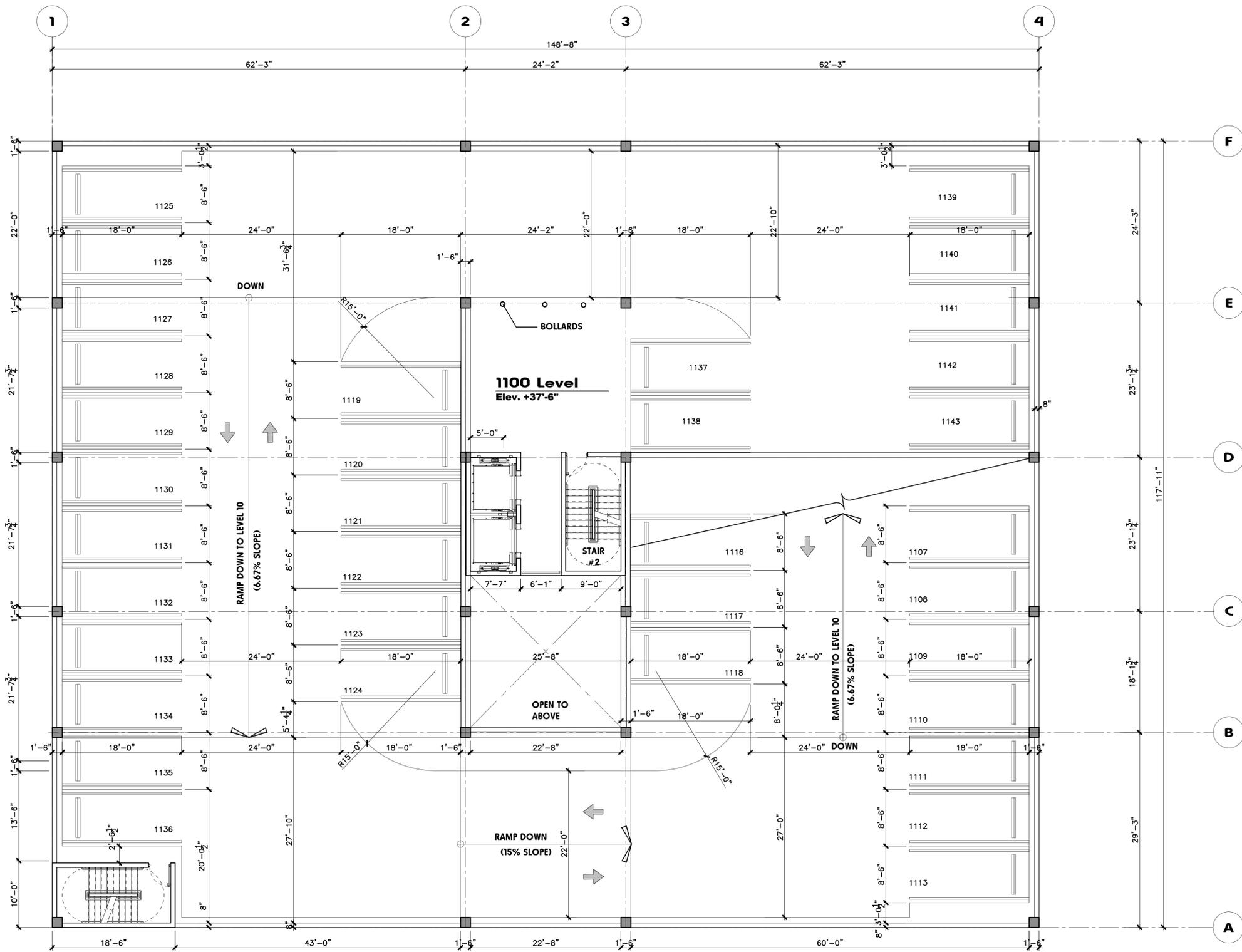
drawing scale:  
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drawing date:  
 06/18/2018

phase:  
 Final TAC

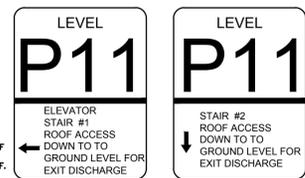
sheet number:  
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**Level 11 Floor Plan (P11 PARKING)**

SCALE: 1/8"=1'-0"



**Typical Wayfinding Signage**

SCALE: n.t.s.

East Parking Garage Breakdown by Floor					
Levels	Retail	Retail HC	EV	Total Provided	
Level 1	0	0	0	0	0
Level 2	0	0	0	0	0
Level 3	31	1 (VAN)	4	36	36
Level 4	35	1	0	36	36
Level 5	35	1	0	36	36
Level 6	35	1	0	36	36
Level 7	35	1	0	36	36
Level 8	35	1	0	36	36
Level 9	35	1	0	36	36
Level 10	35	1	0	36	36
Level 11	42	0	0	42	42
<b>Total</b>	<b>318 sp</b>	<b>8 sp</b>	<b>4 sp</b>	<b>330 sp</b>	<b>330 sp</b>
Required loading					
Off Street Loading Space Requirements - 10'w x 25'L x 14' Vertical Clearance					
Required:	Retail Space: less Than 10,000 sf. = none				
	Retail Space = 9,945 s.f. = none				
Provided:	none				

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**Phase 1**  
**East Parking Garage**  
 1700-1716 Harrison Street  
 Hollywood, Florida

seal:  
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 FLORIDA REGISTERED ARCHITECT # AR 932359

revisions:


drawing data:  
**PHASE 1**  
**EAST GARAGE**  
**LEVEL 11**

project number: #15197  
 drawing scale: As Shown  
 drawing date: 06/18/2018  
 phase: Final TAC  
 sheet number: **A1.04**

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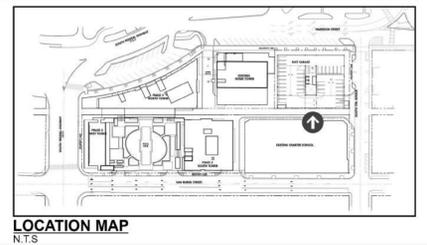
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T.O. PARAPET
- ELEV. = +112'-6"  
T.O. SLAB - 11TH LEVEL
- ELEV. = +101'-10"  
T.O. SLAB - 10TH LEVEL
- ELEV. = +91'-2"  
T.O. SLAB - 9TH LEVEL
- ELEV. = +80'-6"  
T.O. SLAB - 8TH LEVEL
- ELEV. = +69'-10"  
T.O. SLAB - 7TH LEVEL
- ELEV. = +59'-2"  
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"  
16'-6"



**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.

**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 METAL RAILING
- 7 CONCRETE EYEBROW

**project info :**

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

**seal :**

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD-C, CDP  
FLORIDA REGISTERED ARCHITECT # AR 93259

**revisions :**


**drawing data :**

**PHASE 1**  
**EAST GARAGE**  
**SOUTH**  
**ELEVATION**

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

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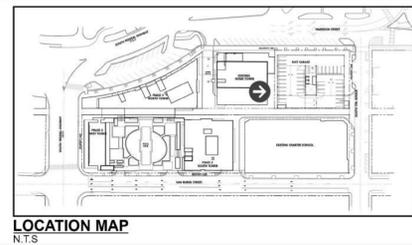
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ELEV. = +125'-6"	T.O. PARAPET	13'-0"
ELEV. = +112'-6"	T.O. SLAB - 11TH LEVEL	
ELEV. = +101'-10"	T.O. SLAB - 10TH LEVEL	
ELEV. = +91'-2"	T.O. SLAB - 9TH LEVEL	
ELEV. = +80'-6"	T.O. SLAB - 8TH LEVEL	
ELEV. = +69'-10"	T.O. SLAB - 7TH LEVEL	
ELEV. = +59'-2"	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	16'-6"



**PHASE 1: WEST 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 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  
3/25" Thick
- 7 ALUMINUM LOUVER WITH ESP FINISH

**project info :**

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

**seal :**

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

**revisions :**


**drawing data :**

**PHASE 1  
EAST GARAGE  
WEST  
ELEVATION**

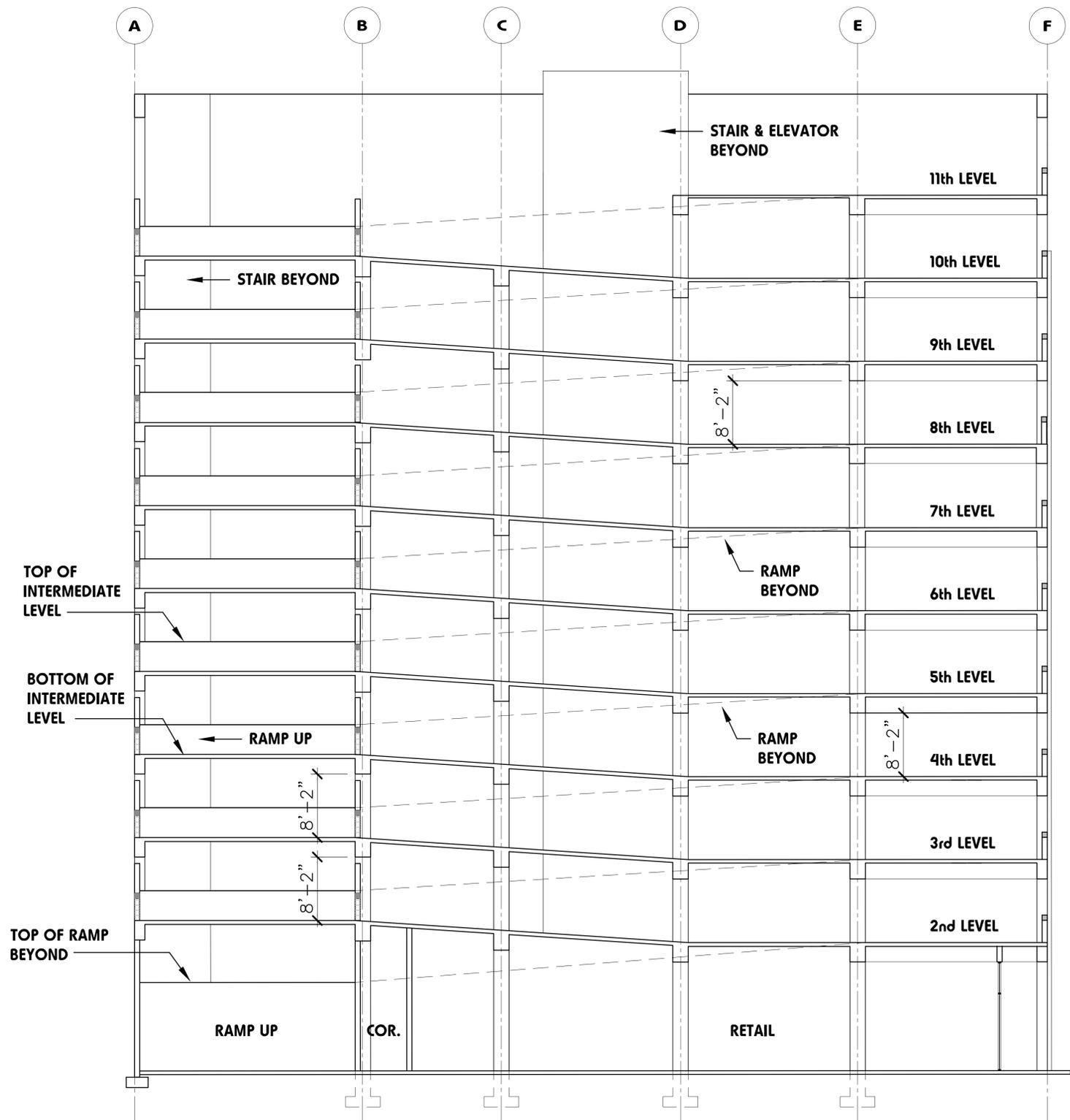
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drawing date : 06/18/2018  
phase :  
**Final TAC**  
sheet number :

**A1.08**

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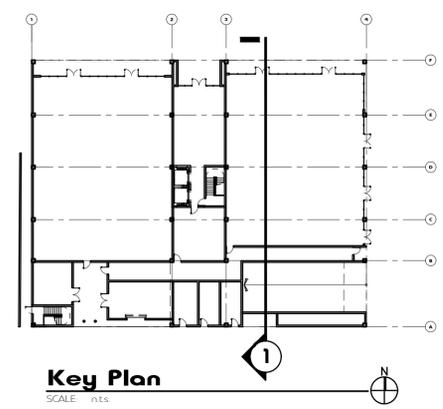
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ELEV. = + 125'-6"	T.O. PARAPET	13'-0"
ELEV. = + 112'-6"	T.O. SLAB - 11TH LEVEL	10'-8"
ELEV. = + 101'-10"	T.O. SLAB - 10TH LEVEL	10'-8"
ELEV. = + 91'-2"	T.O. SLAB - 9TH LEVEL	10'-8"
ELEV. = + 80'-7"	T.O. SLAB - 8TH LEVEL	10'-8"
ELEV. = + 69'-10"	T.O. 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	

**1** Cross Section Thru Garage  
SCALE: 1/8" = 1'-0"



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 Phase 1  
 East Parking Garage  
 1700-1716 Harrison Street  
 Hollywood, Florida

seal :  
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 FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :


drawing data :  
**PHASE 1**  
**EAST GARAGE**  
**CROSS SECTION**

project number :	#15197
drawing scale :	As Shown
drawing date :	06/18/2018
phase :	Final TAC
sheet number :	<b>A1.10</b>

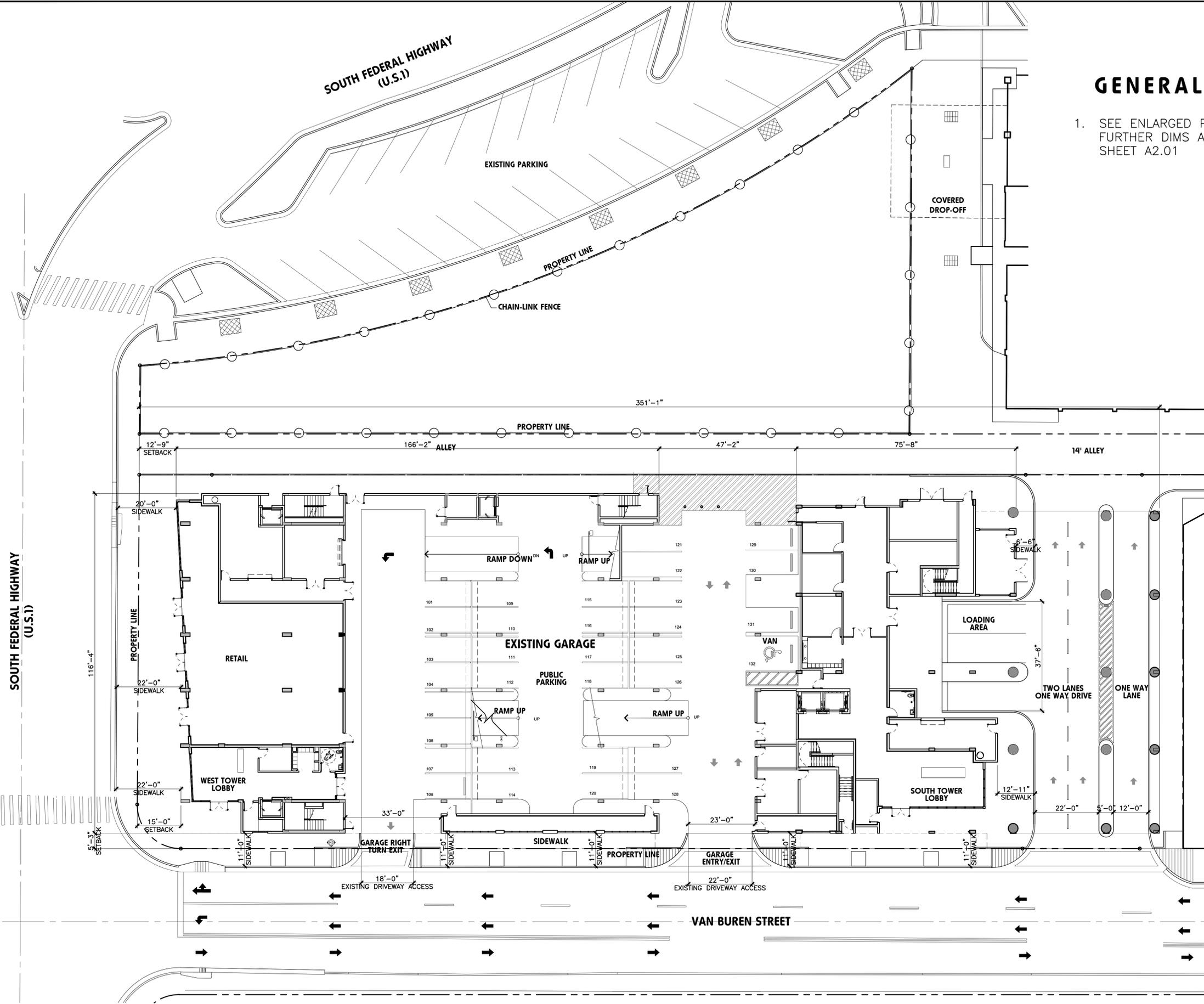
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**SOUTH FEDERAL HIGHWAY  
(U.S.1)**

**SOUTH FEDERAL HIGHWAY  
(U.S.1)**



**Site Plan**  
SCALE: 1/16" = 1'-0"



**GENERAL NOTES:**

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

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 FLORIDA REGISTERED ARCHITECT # AR 93259

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 :	<b>A2.00a</b>

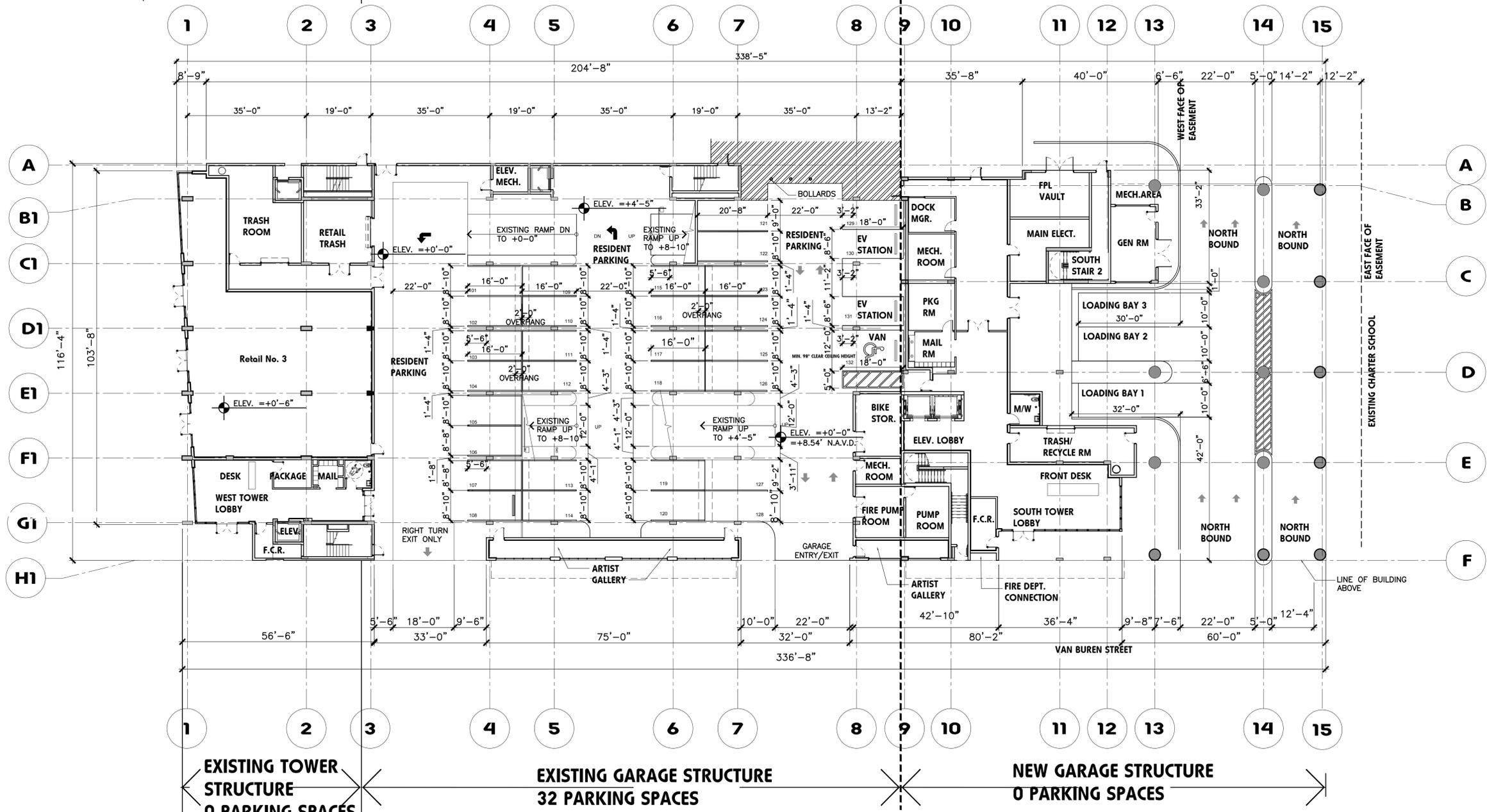
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EXISTING TOWER  
STRUCTURE  
0 PARKING SPACES

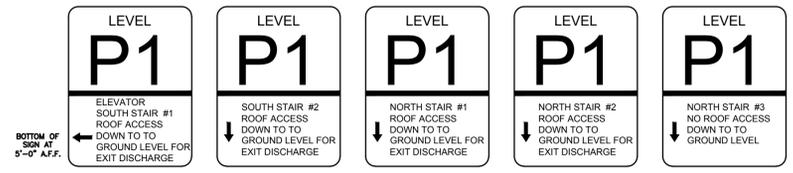
EXISTING GARAGE STRUCTURE  
32 PARKING SPACES

NEW GARAGE STRUCTURE  
0 PARKING SPACES



Level 1 Floor Plan (P1 Parking)

SCALE: 1/16" = 1'-0"



Typical Wayfinding Signage

Phase 2 + Phase 3 Parking summary

Levels	South & West Tower (Phase 2)	South & West Tower HC	South & West Tower Visitor	Retail	Retail HC	EV	North Tower (Phase 3)	North Tower HC	North Tower Visitor	Total Provided
Level 1	0	0	0	1 (VAN)	0	2	29	0	0	32
Level 2	0	1	0	0	0	0	58	4	0	71
Level 3	0	3	0	0	0	0	87	0	0	90
Level 4	0	0	0	0	0	0	89	2	0	91
Level 5	60	0	0	0	0	0	33	0	0	93
Level 6	79	0	0	0	0	0	0	0	0	79
<b>Total</b>	<b>139 sp</b>	<b>4 sp</b>	<b>8 sp</b>	<b>1 sp</b>	<b>2 sp</b>	<b>296 sp</b>	<b>6 sp</b>	<b>sp</b>		<b>466 sp</b>

EV= Electric Vehicle Parking Space | HC= Handicapped Parking Space

\*8 City parking spaces located on Van Buren street has been accommodated inside the garage on the ground level

Required Loading	Provided
Off Street Loading Space Requirements - 10'w x 25'L x 14' Vertical Clearance	Phase 2 Retail Space - 3153 sf = none South/West Tower - 137 units - (1)10'w x 25'L x 14' clear height
Required: Retail Space less Than 10,000 sf. = none Tower: 50-100 Units + 1 for each add'l 100 Units or major Fraction	Phase 3 Retail Space - 7062 sf = none North Tower - 296 Units - (3) 10'w x 25'L x 14' clear height

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project info :

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Phase 2  
South & West Towers**  
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Hollywood, Florida

seal :

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev 1	06/28/2018
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drawing data :

**PHASE 2  
SOUTH & WEST  
TOWER  
LEVEL 1**

project number : #15197

drawing scale : As Shown

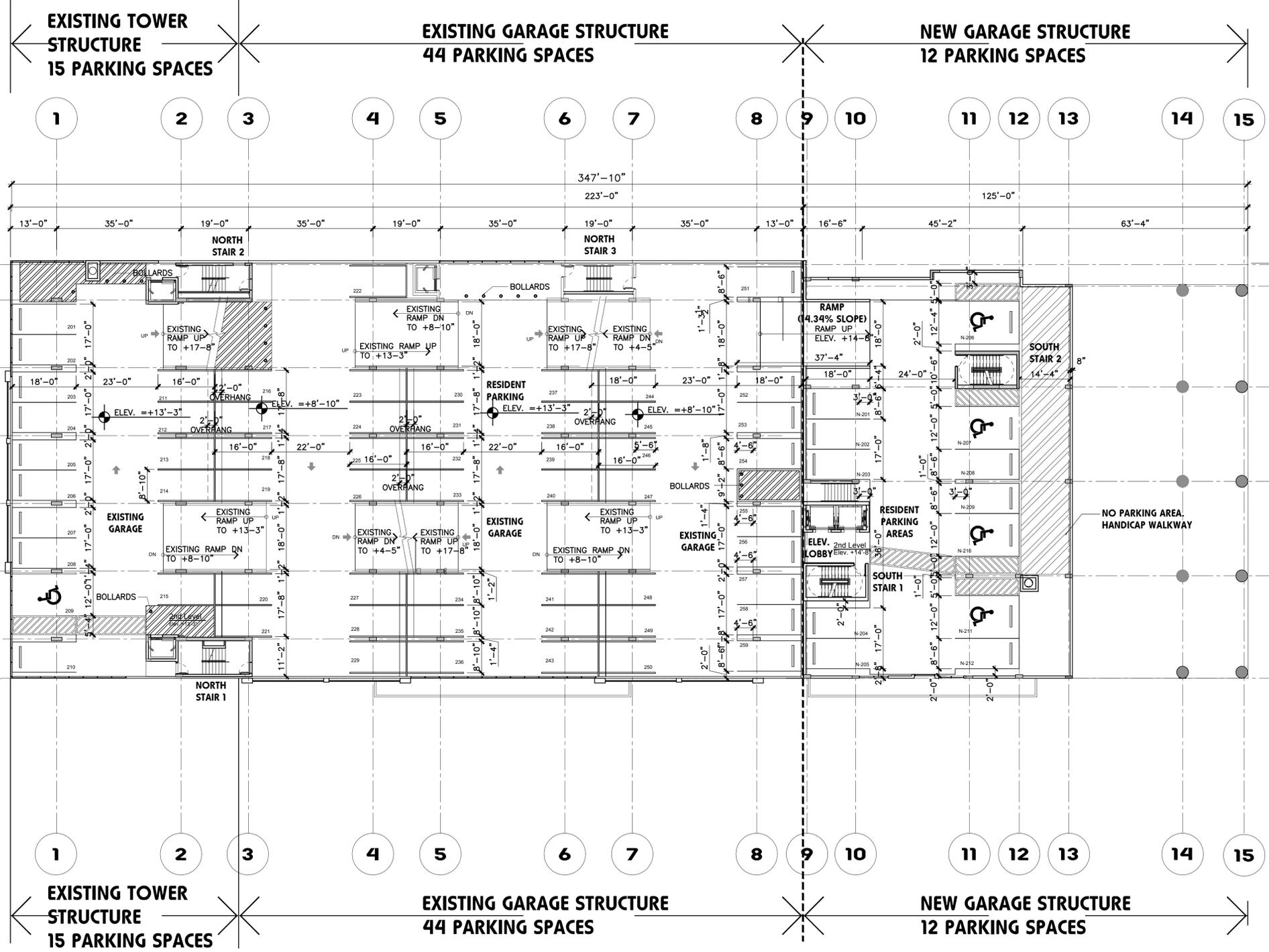
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phase : Final TAC

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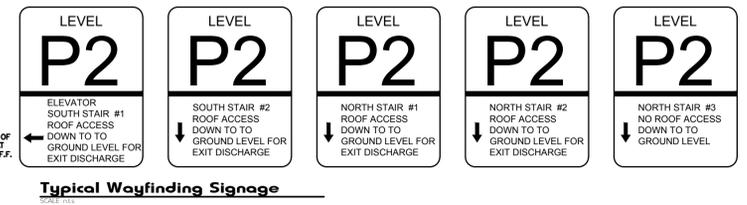
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**Level 2 Floor Plan (P2-Parking)**  
SCALE: 1/16" = 1'-0"

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Phase 2 + Phase 3 Parking Summary										
Levels	South & West Tower (Phase 2)	South & West Tower HC	South & West Tower Visitor	Retail	Retail HC	EV	North Tower (Phase 3)	North Tower HC	North Tower Visitor	Total Provided
Level 1	0	0	0	0	1 (VAN)	2	29	0	0	32
Level 2	0	1	8	0	0	0	58	4	0	71
Level 3	0	3	0	0	0	0	87	0	0	90
Level 4	0	0	0	0	0	0	89	2	0	91
Level 5	60	0	0	0	0	0	33	0	0	93
Level 6	79	0	0	0	0	0	0	0	0	79
<b>Total</b>	<b>139 sp</b>	<b>4 sp</b>	<b>8 sp</b>	<b>1 sp</b>	<b>2 sp</b>	<b>296 sp</b>	<b>6 sp</b>	<b>sp</b>		<b>456 sp</b>

EV- Electric Vehicle Parking Station | HC- handicapped Parking Space  
\*8 City parking spaces located on Van Buren street has been accommodated inside the garage on the ground level

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project info :  
**Parc Place**  
Phase 2  
**South & West Towers**  
1727-1745 Van Buren St.  
Hollywood, Florida

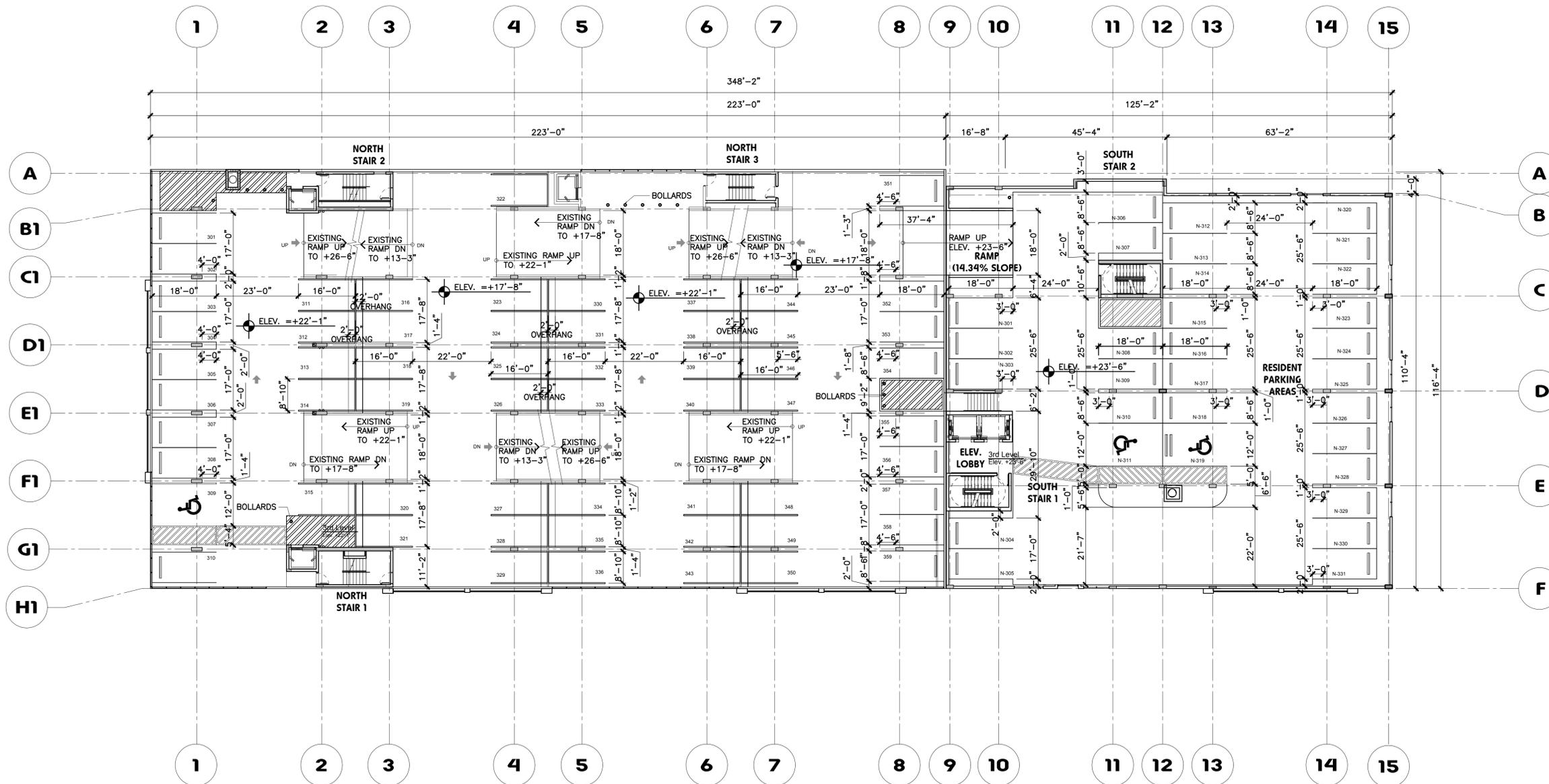
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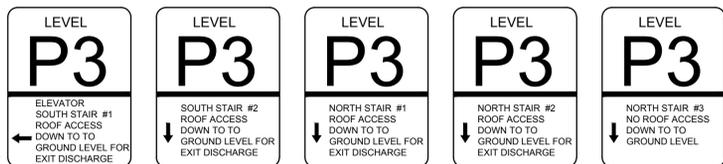
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drawing scale : As Shown  
drawing date : 06/18/2018  
phase : Final TAC  
sheet number : **A2.02**

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### Level 3 Floor Plan (P3 Parking)

SCALE: 1/16" = 1'-0"



Typical Wayfinding Signage

Phase 2 + Phase 3 Parking summary										
Levels	South & West Tower (Phase 2)	South & West Tower HC	South & West Tower Visitor	Retail	Retail HC	EV	North Tower (Phase 3)	North Tower HC	North Tower Visitor	Total Provided
Level 1	0	0	0	*	1 (VAN)	2	29	4	0	32
Level 2	0	1	0	0	0	0	58	0	0	71
Level 3	0	3	0	0	0	0	87	0	0	90
Level 4	0	0	0	0	0	0	88	2	0	91
Level 5	60	0	0	0	0	0	33	0	0	93
Level 6	79	0	0	0	0	0	0	0	0	79
<b>Total</b>	<b>139 sp</b>	<b>4 sp</b>	<b>0 sp</b>	<b>0 sp</b>	<b>1 sp</b>	<b>2 sp</b>	<b>296 sp</b>	<b>6 sp</b>	<b>0 sp</b>	<b>456 sp</b>

EV= Electric Vehicle Parking Station | HC= handicapped Parking Space  
 \*8 City parking spaces located on Van Buren street has been accommodated inside the garage on the ground level

Required Loading	
Off Street Loading Space Requirements - 10'w x 25'L x 14' Vertical Clearance	
Required:	Retail Space: less Than 10,000 sf = none Tower: 50-100 Units + 1 for each (not 100 Units or major Fraction)
Phase 2	Provided: Retail Space - 3153 sf = none SouthWest Tower - 137 units - (1)10'w x 25'L x 14' clear height)
Phase 3	Provided: Retail Space - 7062 sf = none North Tower - 296 Units - (3) 10'w x 25'L x 14' clear height

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South & West Towers  
1727-1745 Van Buren St.  
Hollywood, Florida

seal:

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions:

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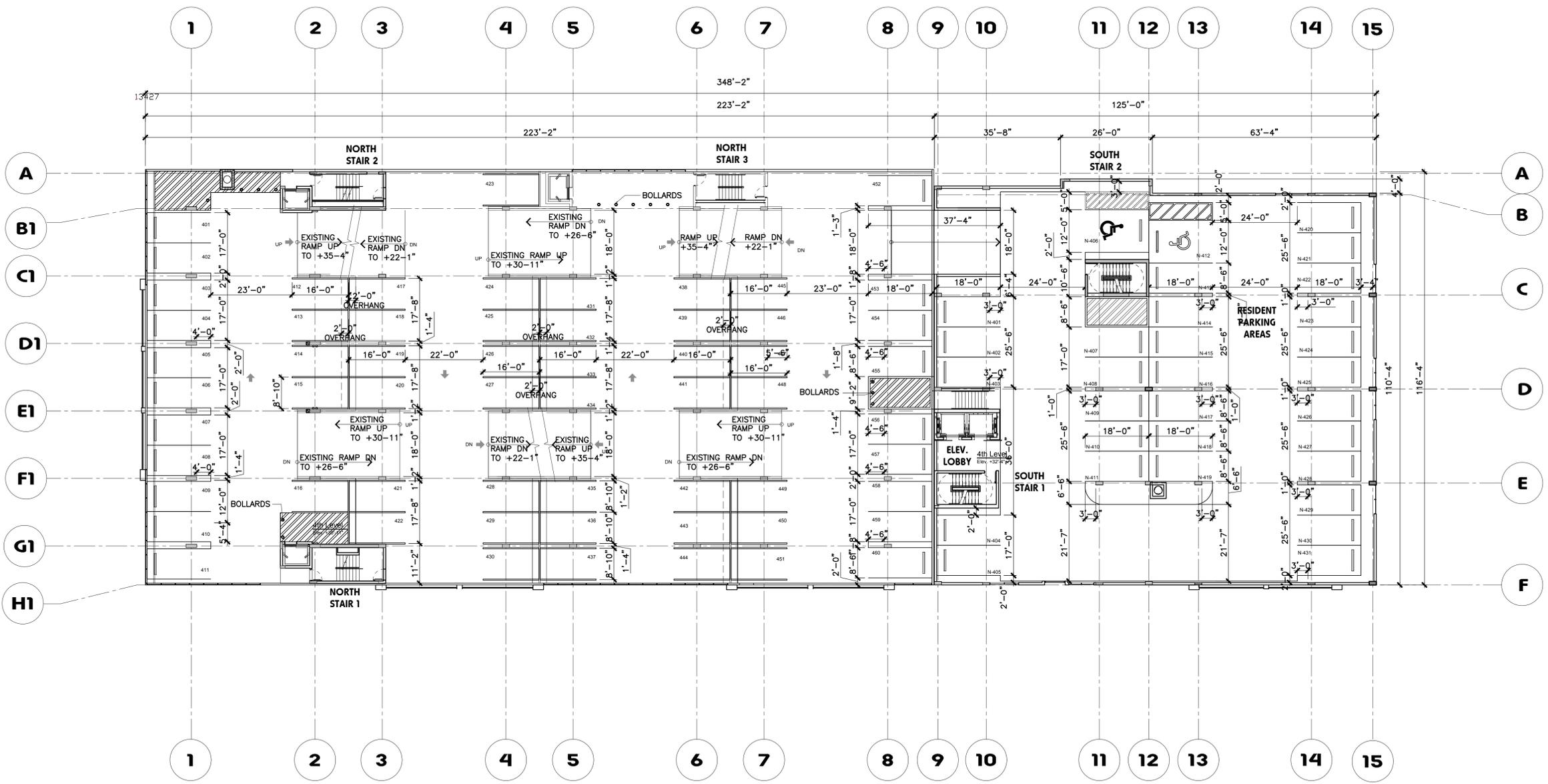
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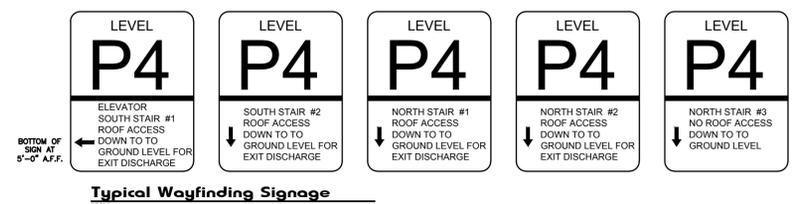
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phase: Final TAC  
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**Level 4 Floor Plan (P4 Parking)**  
SCALE: 1/16" = 1'-0"



Phase 2 + Phase 3 Parking Summary

Levels	South & West Tower (Phase 2)	South & West Tower HC	South & West Tower Visitor	Retail	Retail HC	EV	North Tower (Phase 3)	North Tower HC	North Tower Visitor	Total Provided
Level 1	0	0	0	0	1 (VAN)	2	23	0	0	32
Level 2	0	1	8	0	0	0	58	4	0	71
Level 3	0	3	0	0	0	0	87	0	0	90
Level 4	0	0	0	0	0	0	89	2	0	91
Level 5	60	0	0	0	0	0	33	0	0	93
Level 6	79	0	0	0	0	0	0	0	0	79
<b>Total</b>	<b>139 sp</b>	<b>4 sp</b>	<b>8 sp</b>	<b>0 sp</b>	<b>1 sp</b>	<b>2 sp</b>	<b>296 sp</b>	<b>6 sp</b>	<b>0 sp</b>	<b>456 sp</b>

EV= Electric Vehicle Parking Station | HC= handicapped Parking Space  
\*8 City parking spaces located on Van Buren street has been accommodated inside the garage on the ground level

**Required Loading**

Off Street Loading Space Requirements	Required	Provided
10'w x 25'L x 14' Vertical Clearance	Retail Space: less Than 10,000 sf = none Tower: 50-100 Units = 1 for each add'l 100 Units or major Fraction	Phase 2: Retail Space - 3153 sf = none Phase 3: Retail Space - 7082 sf = none

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**project info :**  
**Parc Place**  
**Phase 2**  
**South & West Towers**  
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**seal :**  
ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDF  
FLORIDA REGISTERED ARCHITECT # AR 93259

**revisions :**

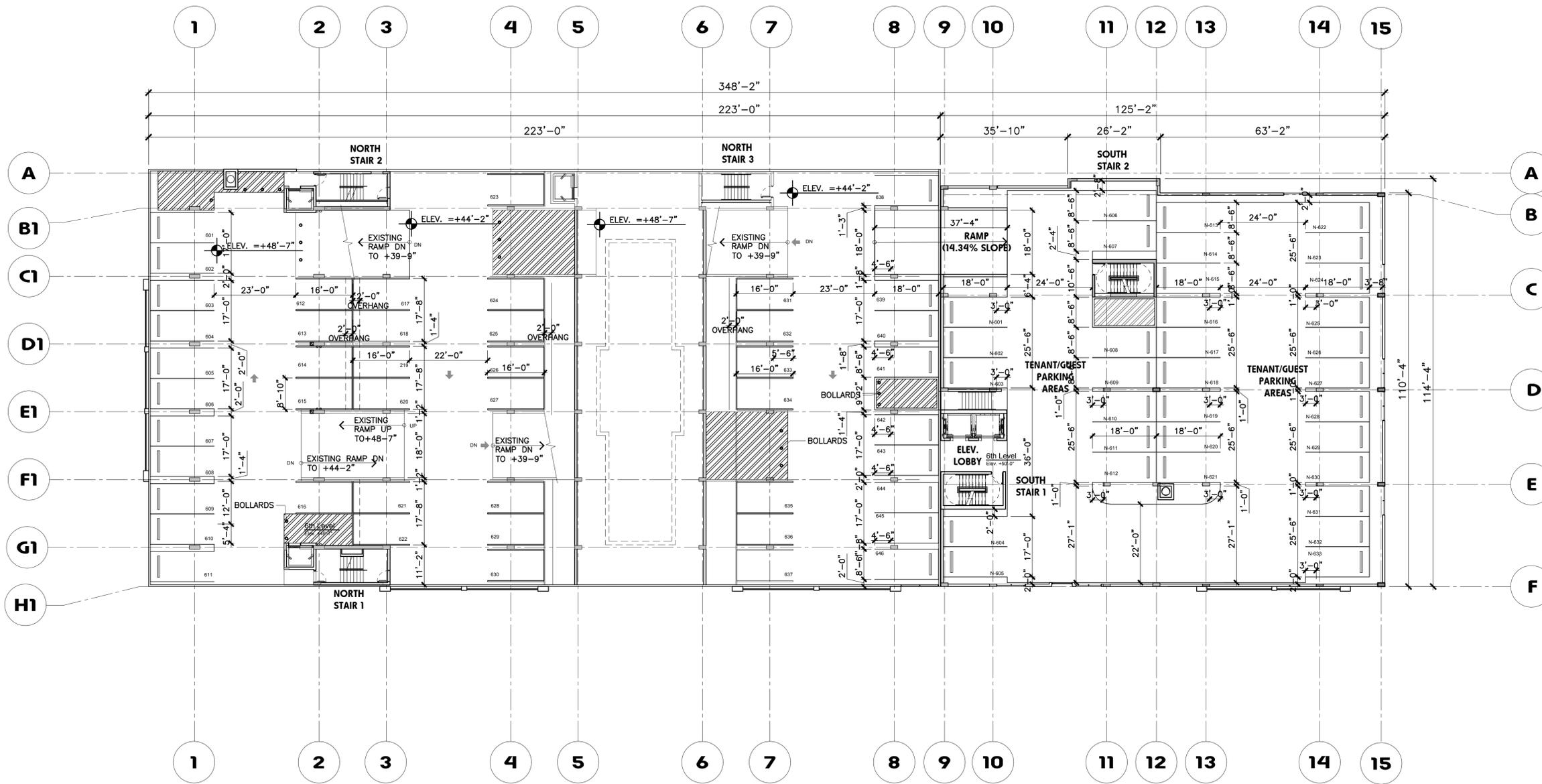
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Rev 1	06/28/2018

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drawing date : 06/18/2018  
phase : Final TAC  
sheet number : **A2.04**

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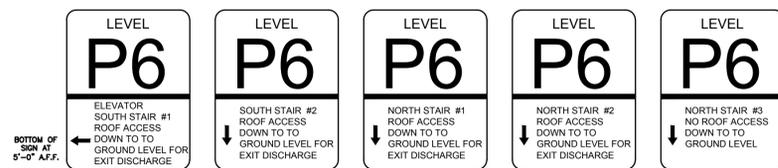
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**Level 6 Floor Plan (P6-Parking)**

SCALE: 1/16" = 1'-0"



**Typical Wayfinding Signage**

Phase 2 + Phase 3 Parking Summary										
Levels	South & West Tower (Phase 2)	South & West Tower HC	South & West Tower Visitor	Retail	Retail HC	EV	North Tower (Phase 3)	North Tower HC	North Tower Visitor	Total Provided
Level 1	0	0	0	0	1 (VAN)	2	29	0	0	32
Level 2	0	1	8	0	0	0	58	4	0	71
Level 3	0	3	0	0	0	0	87	0	0	90
Level 4	0	0	0	0	0	0	89	2	0	91
Level 5	60	0	0	0	0	0	33	0	0	93
Level 6	79	0	0	0	0	0	0	0	0	79
<b>Total</b>	<b>139 sp</b>	<b>4 sp</b>	<b>8 sp</b>	<b>sp</b>	<b>1 sp</b>	<b>2 sp</b>	<b>296 sp</b>	<b>6 sp</b>	<b>sp</b>	<b>456 sp</b>

EV= Electric Vehicle Parking Station | HC= handicapped Parking Space  
 \*8 City parking spaces located on Van Buren street has been accommodated inside the garage on the ground level

Required Loading	
Off Street Loading Space Requirements - 10'w x 25'L x 14' Vertical Clearance	
Required:	Retail Space: less than 10,000 sf. = none Tower: 50-100 Units + 1 for each add'l 100 units or major fraction
Provided:	Phase 2 Retail Space - 3153 sf = none South/West Tower - 137 units - (1)10'w x 25'L x 14' clear height
Provided:	Phase 3 Retail Space - 7062 sf = none North Tower - 296 Units - (3) 10'w x 25'L x 14' clear height

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project info:  
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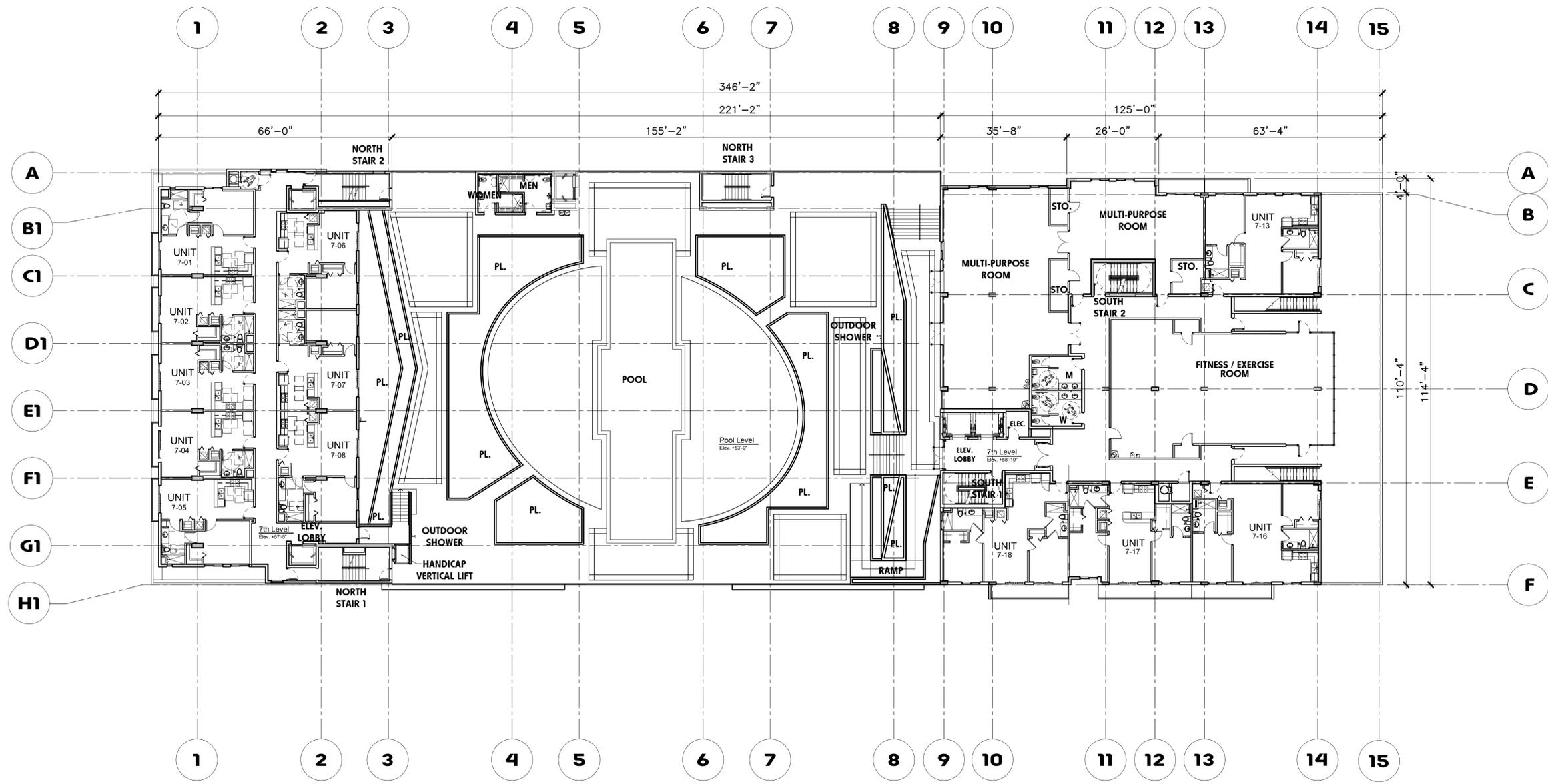
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**SOUTH & WEST**  
**TOWER**  
**LEVEL 6**

project number: #15197  
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 phase: Final TAC  
 sheet number: **A2.06**

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**Level 7 Floor Plan**

SCALE: 1/16"=1'-0"

8 DU.



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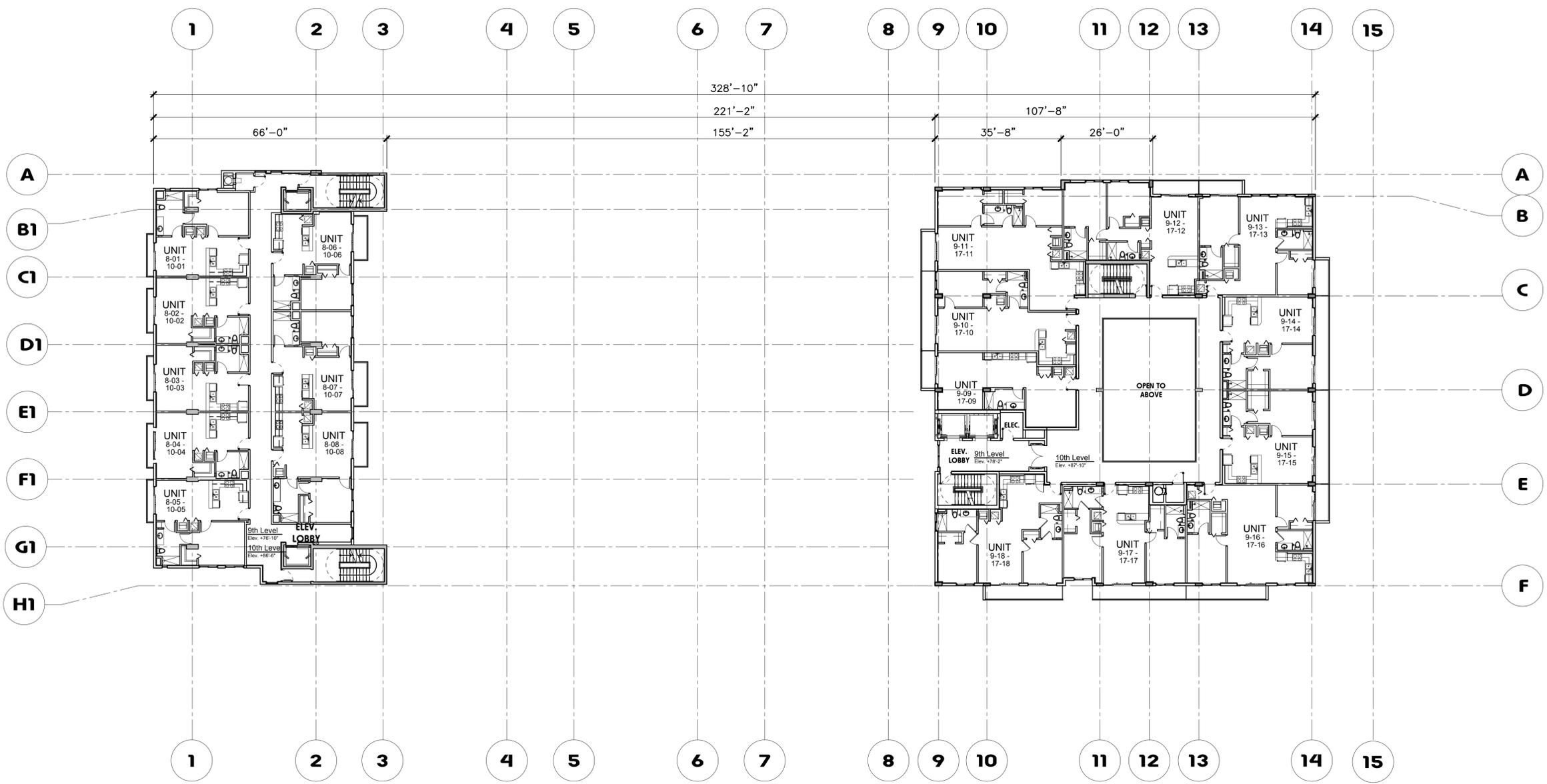
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drawing data :  
**PHASE 2**  
**SOUTH & WEST**  
**TOWER**  
**LEVEL 7**

project number :	#15197
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drawing date :	06/18/2018
phase :	Final TAC
sheet number :	<b>A2.07</b>



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**Level 9-10 Floor Plan**

SCALE: 1/8" = 1'-0"  
15 DU. X 2 FLRS = 30 DU.

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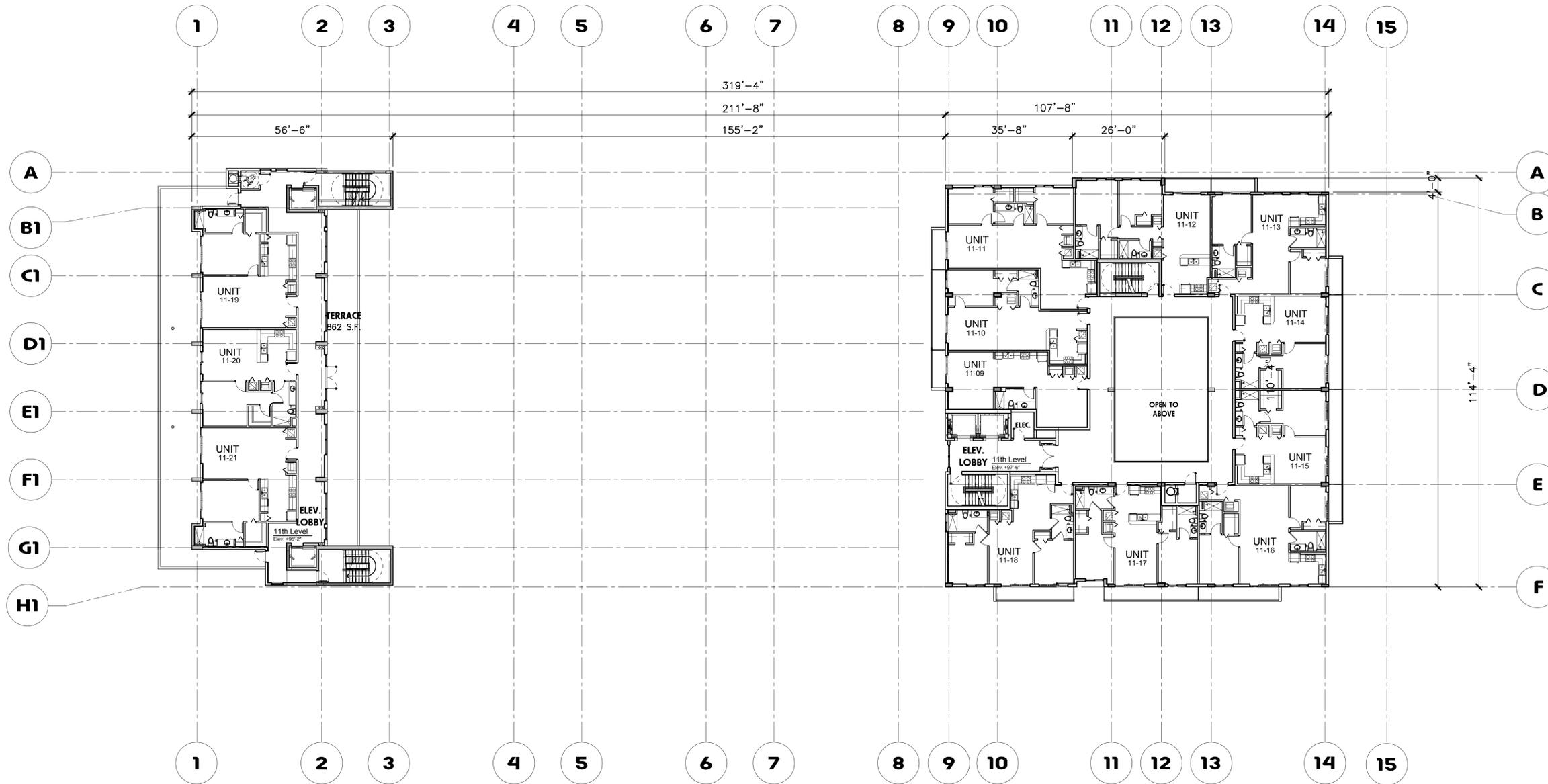
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revisions :


drawing data :  
**PHASE 2**  
**SOUTH & WEST**  
**TOWER**  
**LEVELS 9-10**

project number : #15197  
 drawing scale : As Shown  
 drawing date : 06/18/2018  
 phase : Final TAC  
 sheet number : **A2.09**



**Level 11 Floor Plan**

SCALE: 1/16" = 1'-0"

10 DU.



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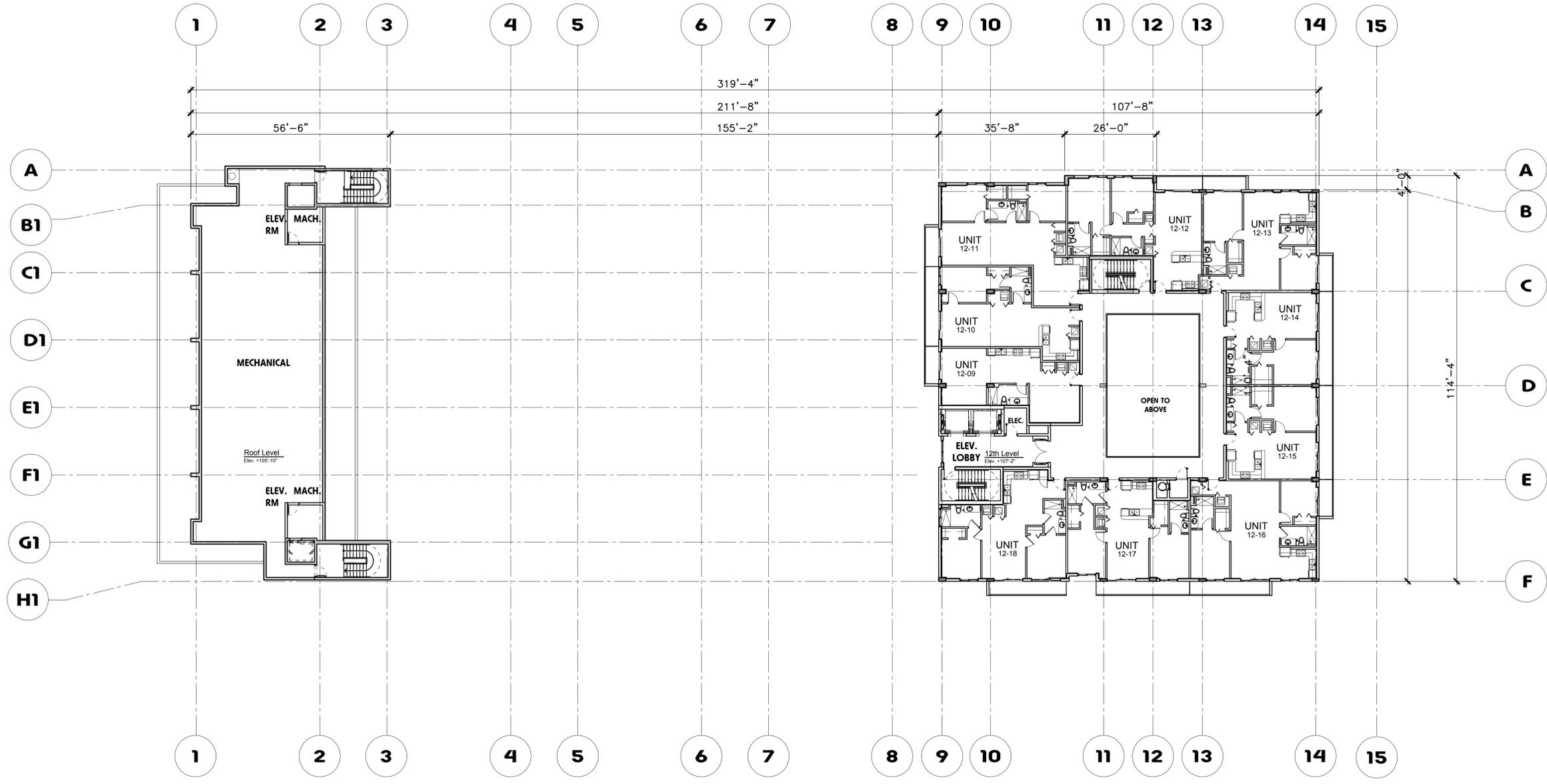
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**PHASE 2**  
**SOUTH & WEST**  
**TOWER**  
**LEVEL 11**

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drawing date :	06/18/2018
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**Level 12 Floor Plan**

SCALE: 1/16"=1'-0"

7 DU.



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revisions :


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**SOUTH & WEST**  
**TOWER**  
**LEVEL 12**

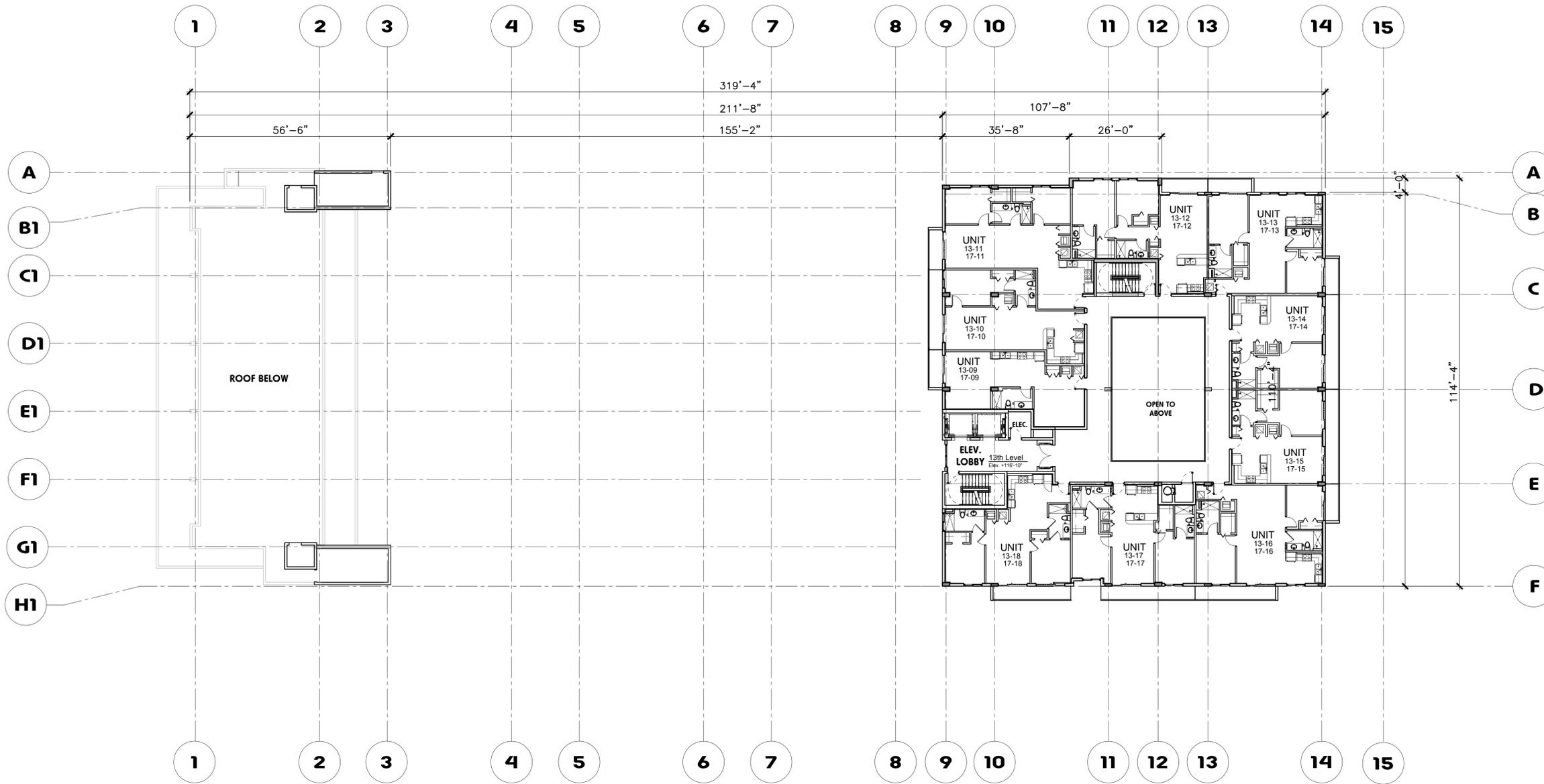
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drawing scale : As Shown

drawing date : 01/30/2018

phase : Final TAC

sheet number : **A2.11**



**Level 13-17 Floor Plan**

SCALE: 1/16" = 1'-0"

7 DU.



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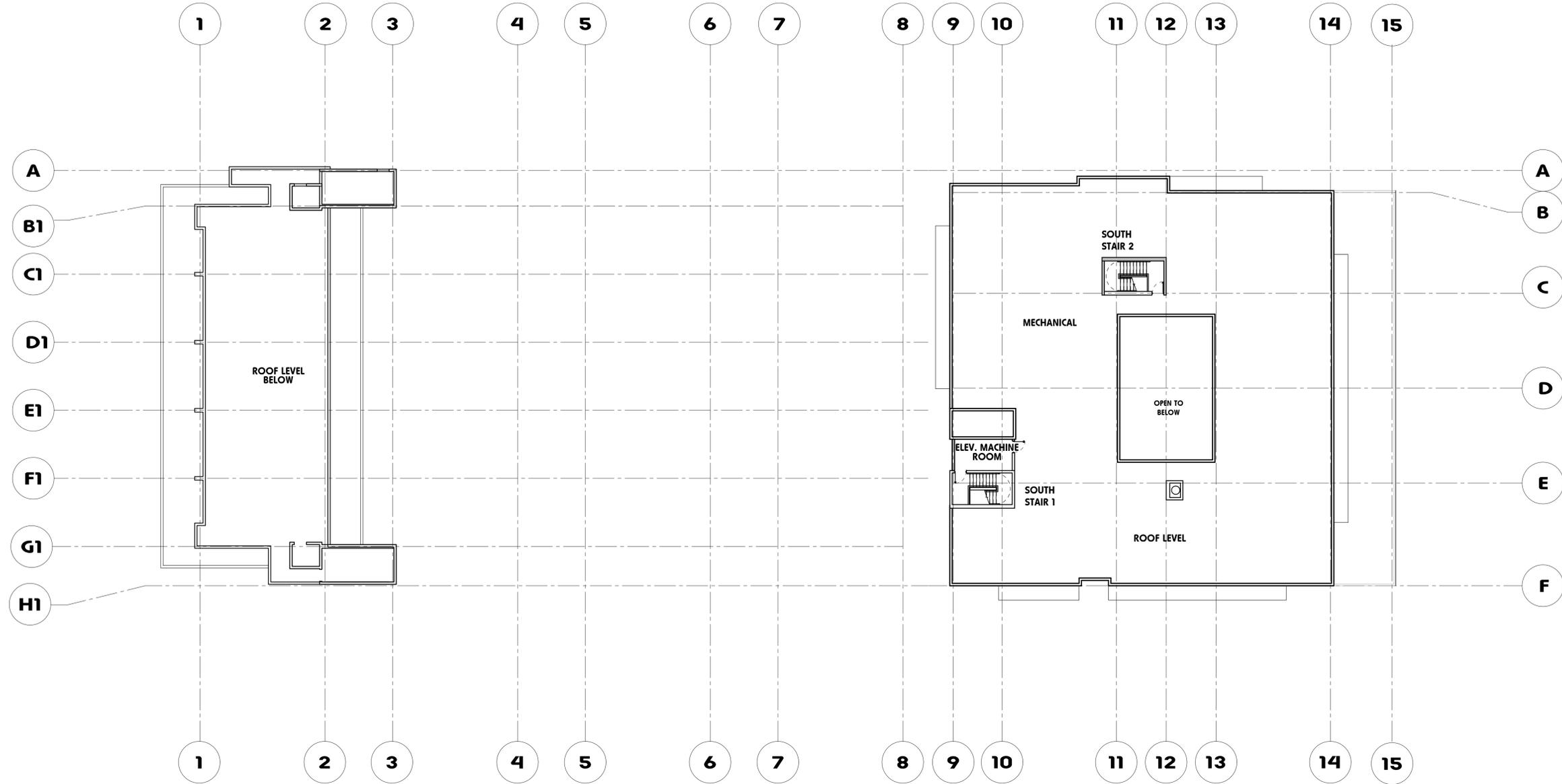
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 SOUTH & WEST  
 TOWER  
 LEVELS 13-17**

project number : #15197  
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**Roof Level Floor Plan**  
SCALE: 1/16" = 1'-0"



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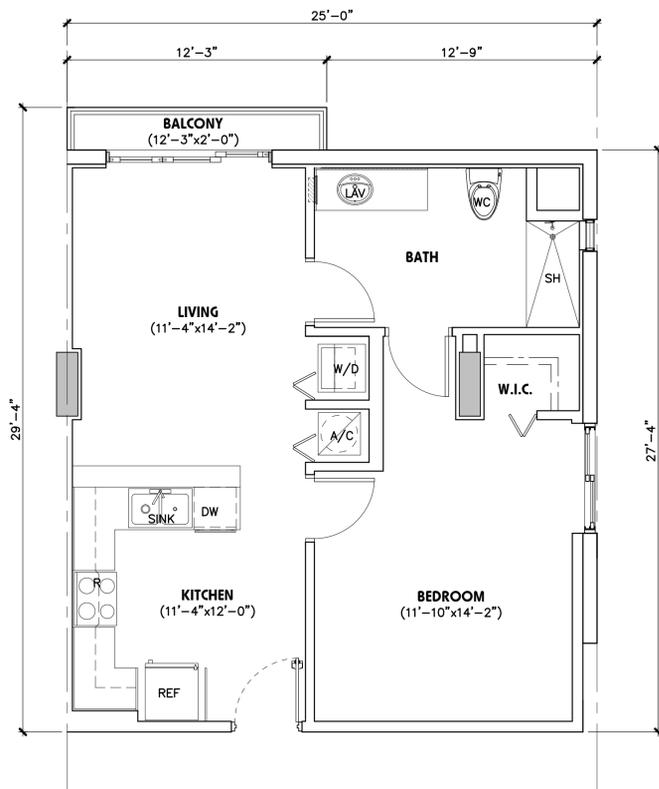
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**TOWER**  
**ROOF LEVEL**

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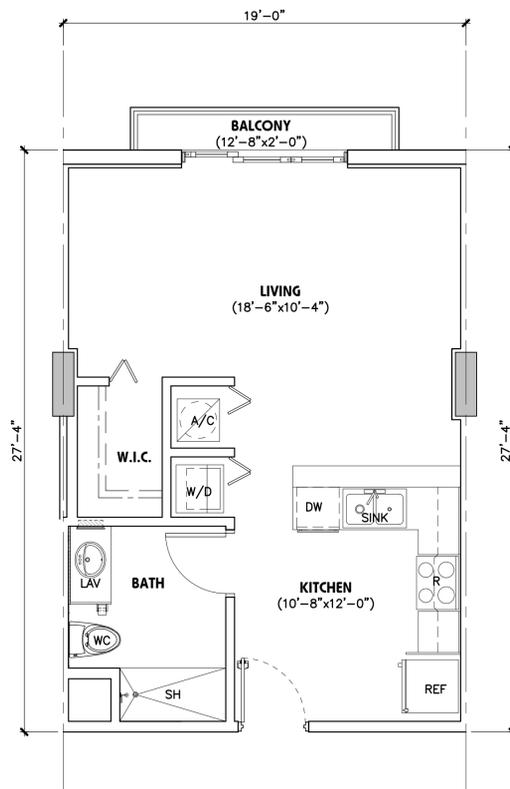
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**Unit-01**

18D/18  
681 SF

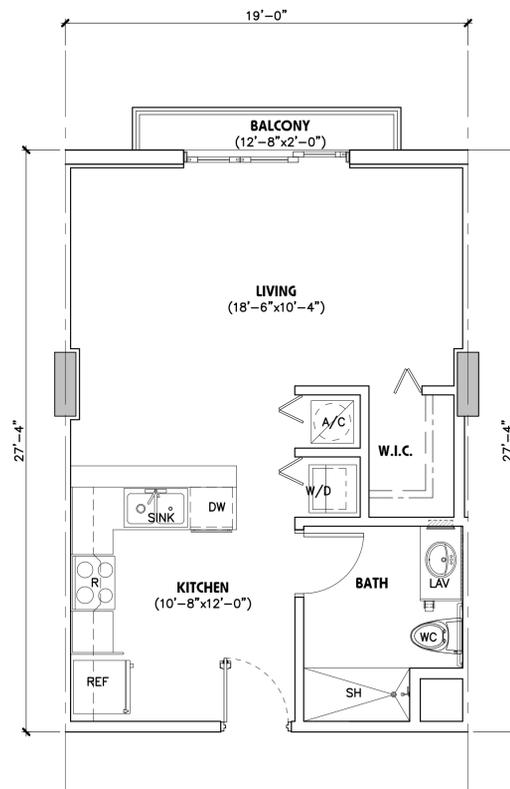
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**Unit-02**

STUDIO  
519 SF

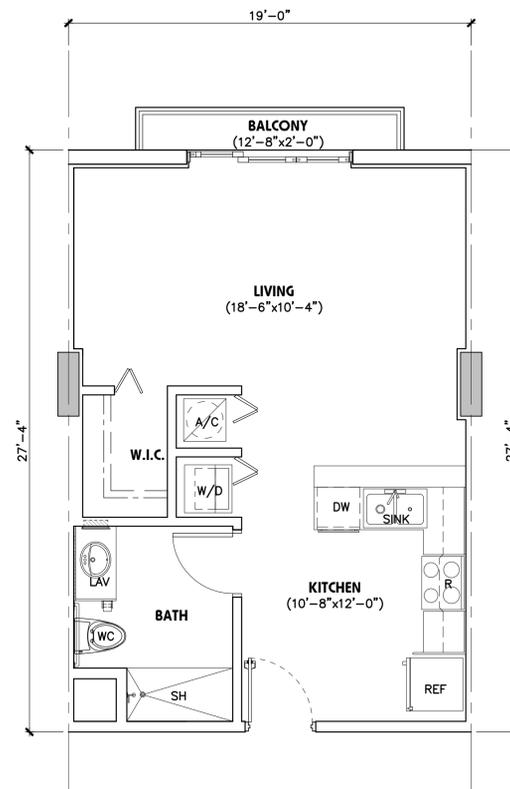
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**Unit-03**

STUDIO  
520 SF

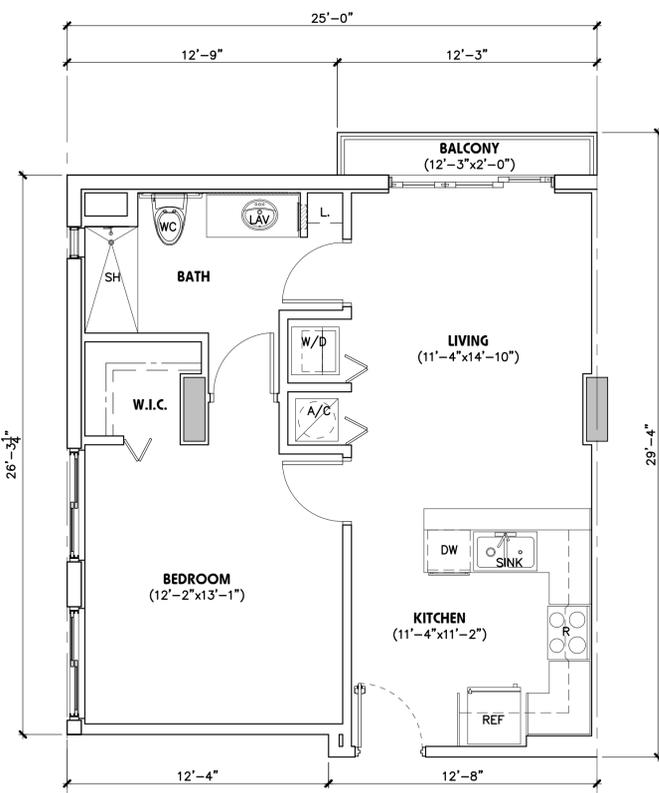
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**Unit-04**

STUDIO  
520 SF

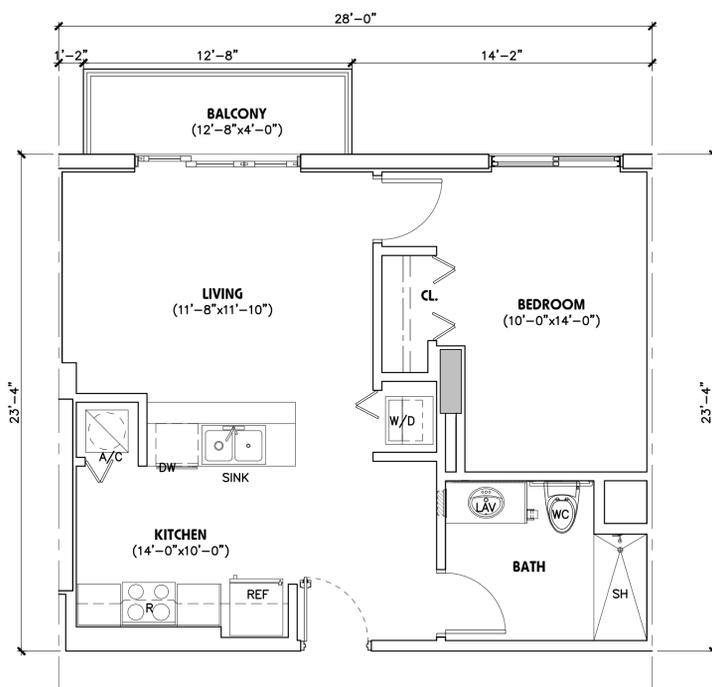
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**Unit-05**

18D/18  
671 SF

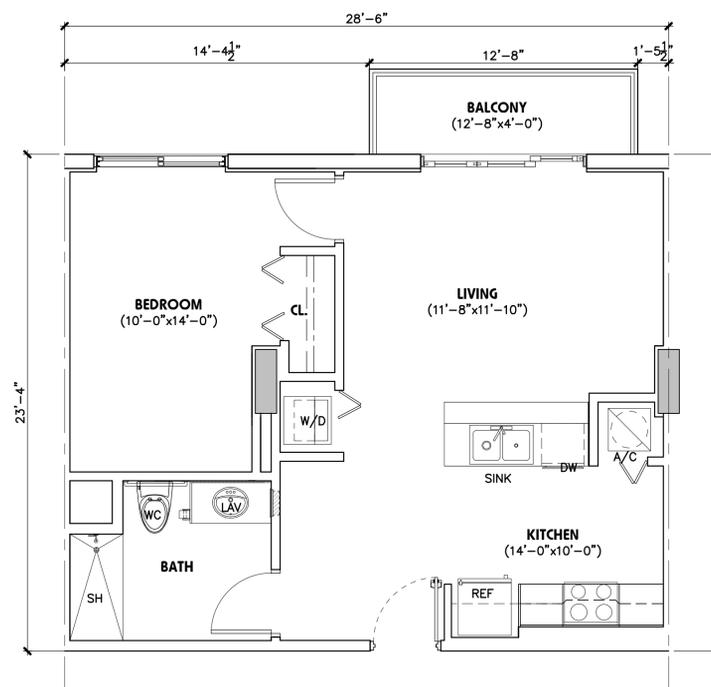
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**Unit-06**

18D/18  
653 SF

SCALE: 1/4"=1'-0"



**Unit-07**

18D/18  
665 SF

SCALE: 1/4"=1'-0"

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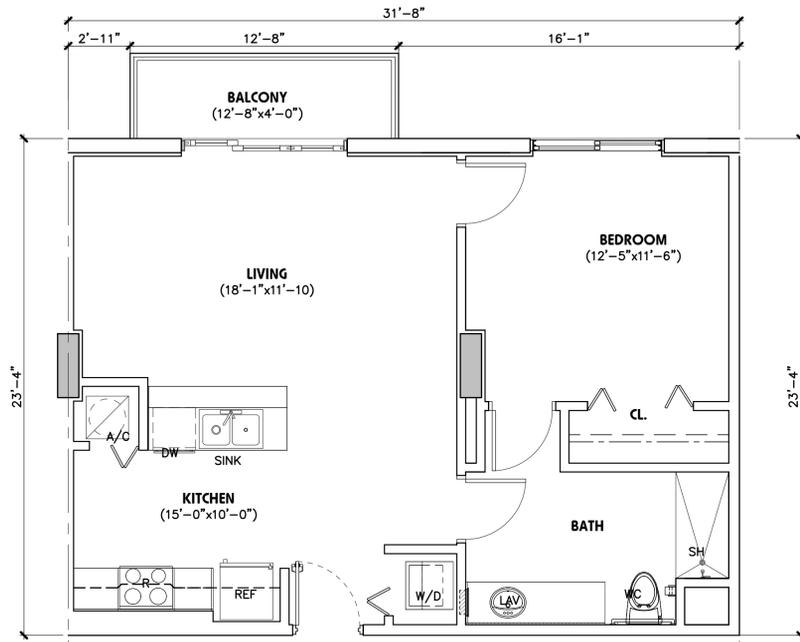
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revisions :

Rev 1	06/28/2018

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**SOUTH & WEST**  
**TOWER**  
**UNIT PLANS**

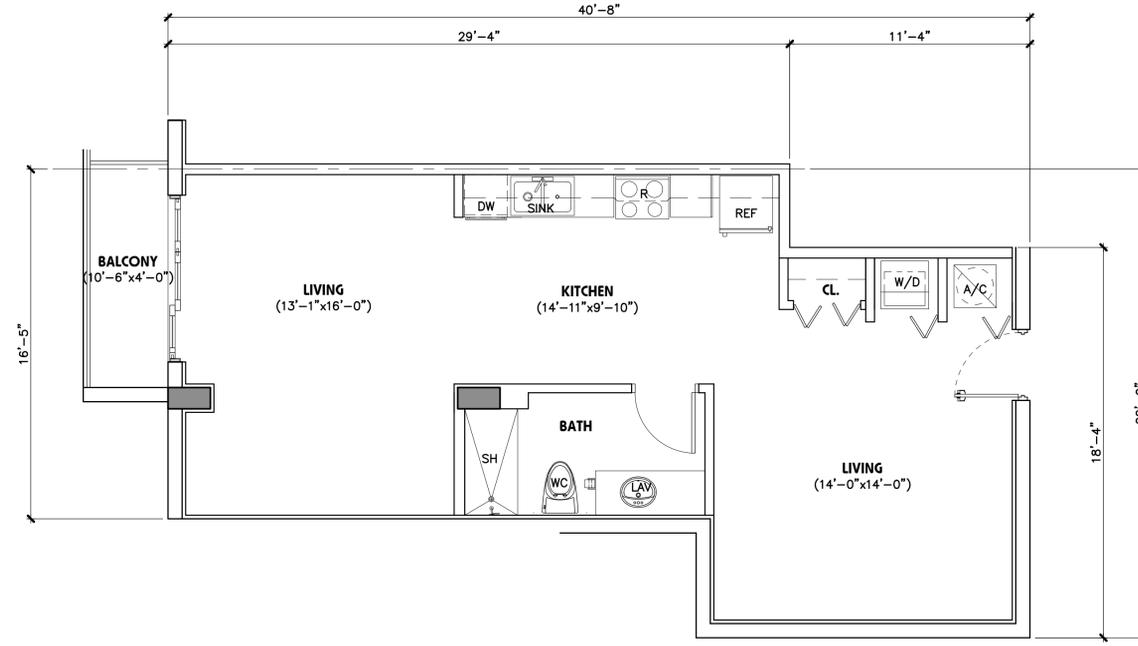
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**Unit-08**

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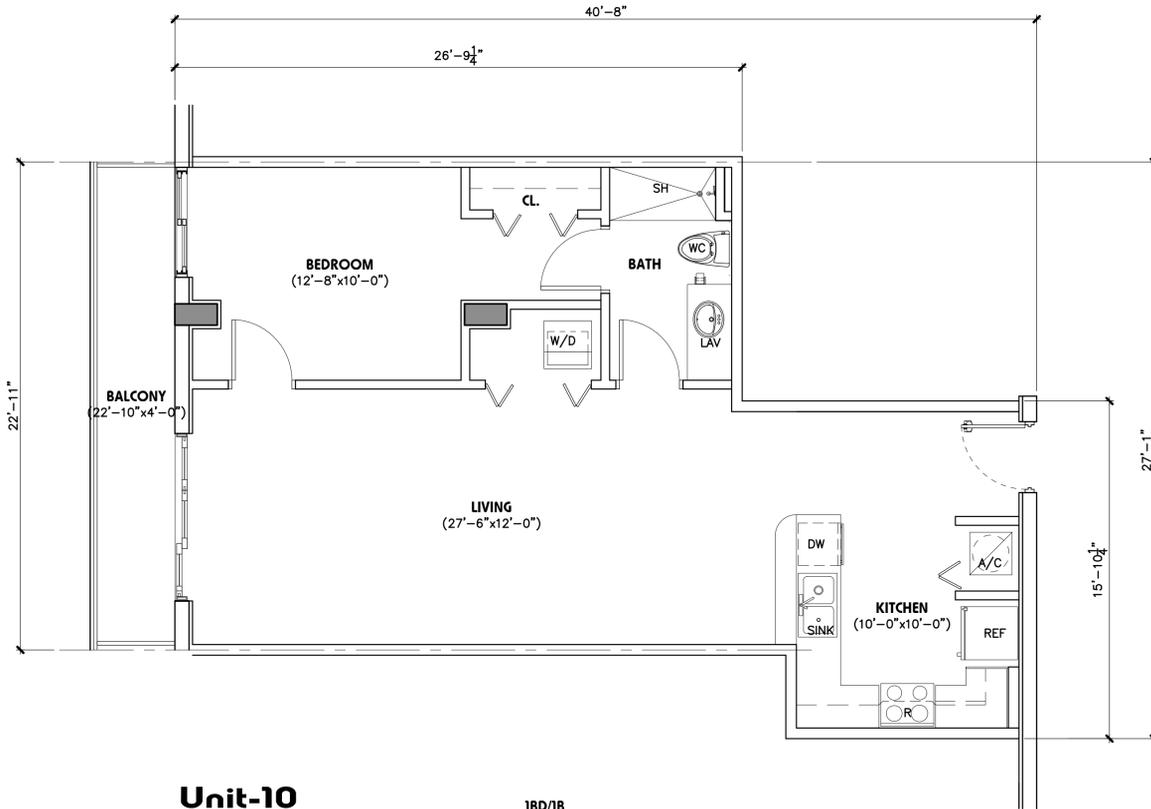
18D/18  
739 SF



**Unit-09**

SCALE: 1/4"=1'-0"

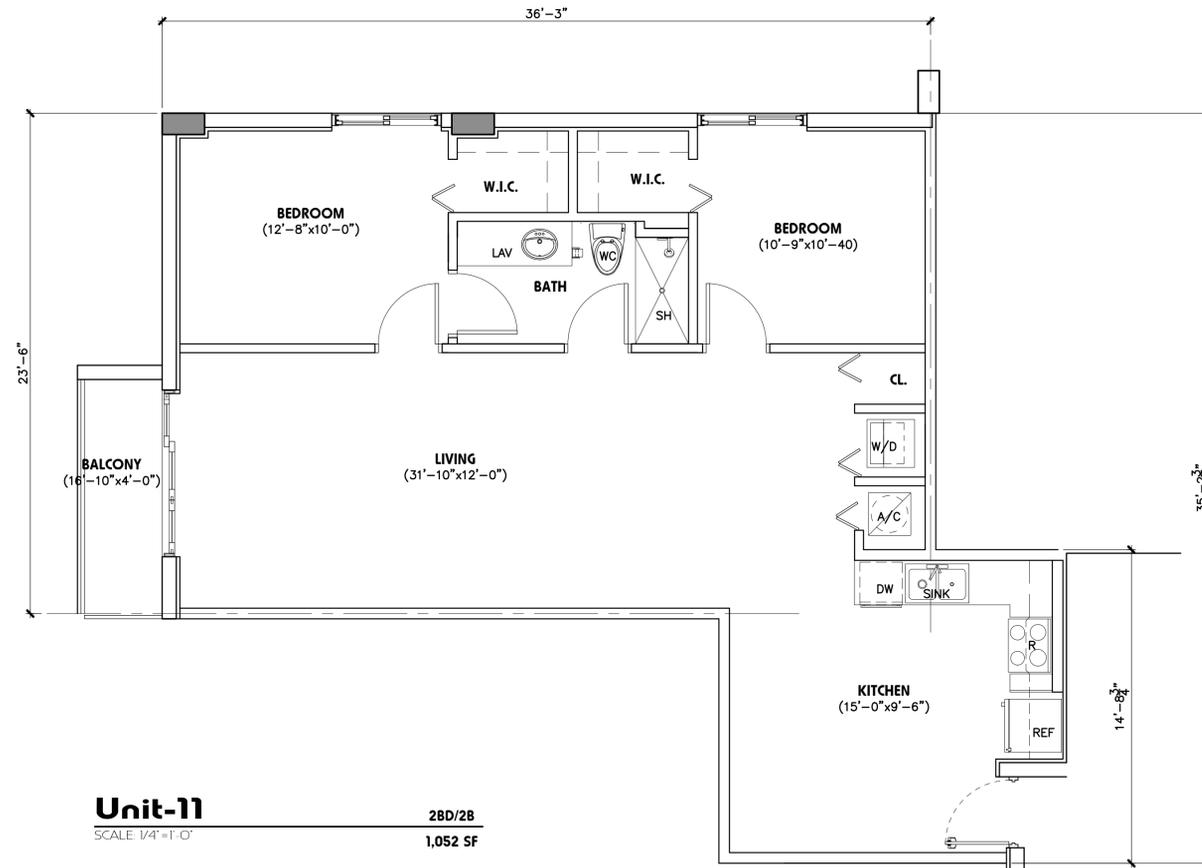
STUDIO  
712 SF



**Unit-10**

SCALE: 1/4"=1'-0"

18D/18  
815 SF



**Unit-11**

SCALE: 1/4"=1'-0"

28D/28  
1,052 SF

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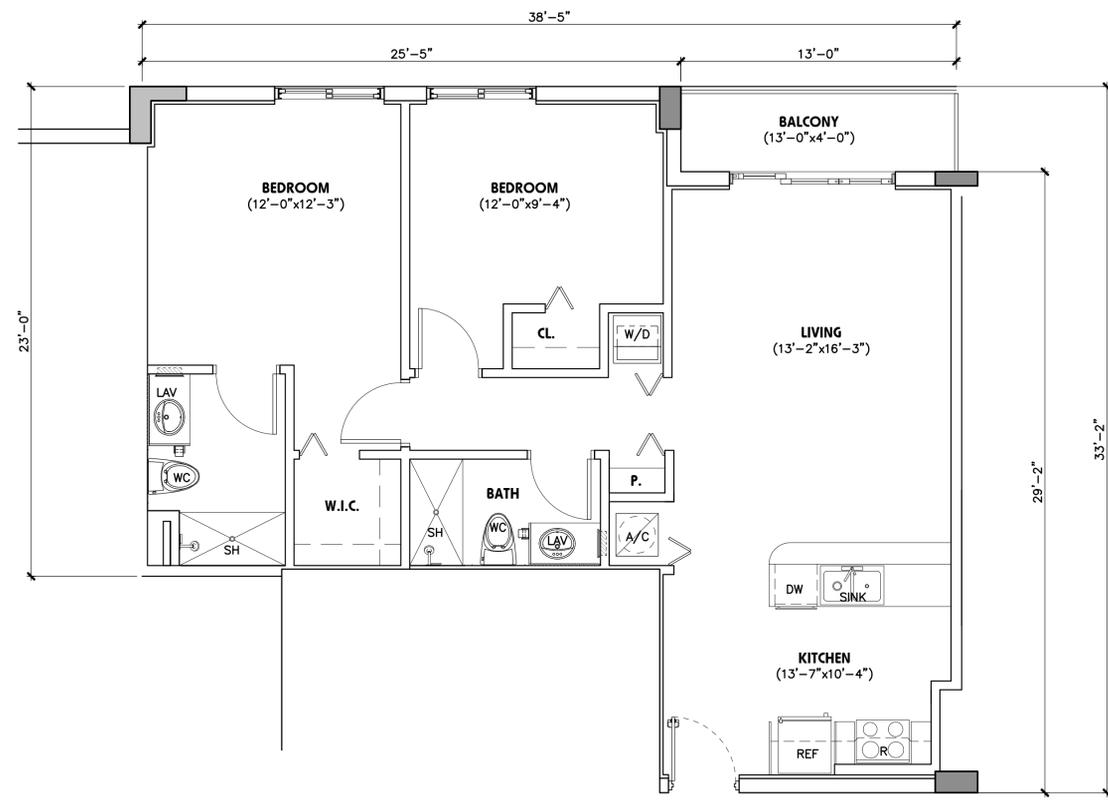
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drawing data:  
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**SOUTH & WEST**  
**TOWER**  
**UNIT PLANS**

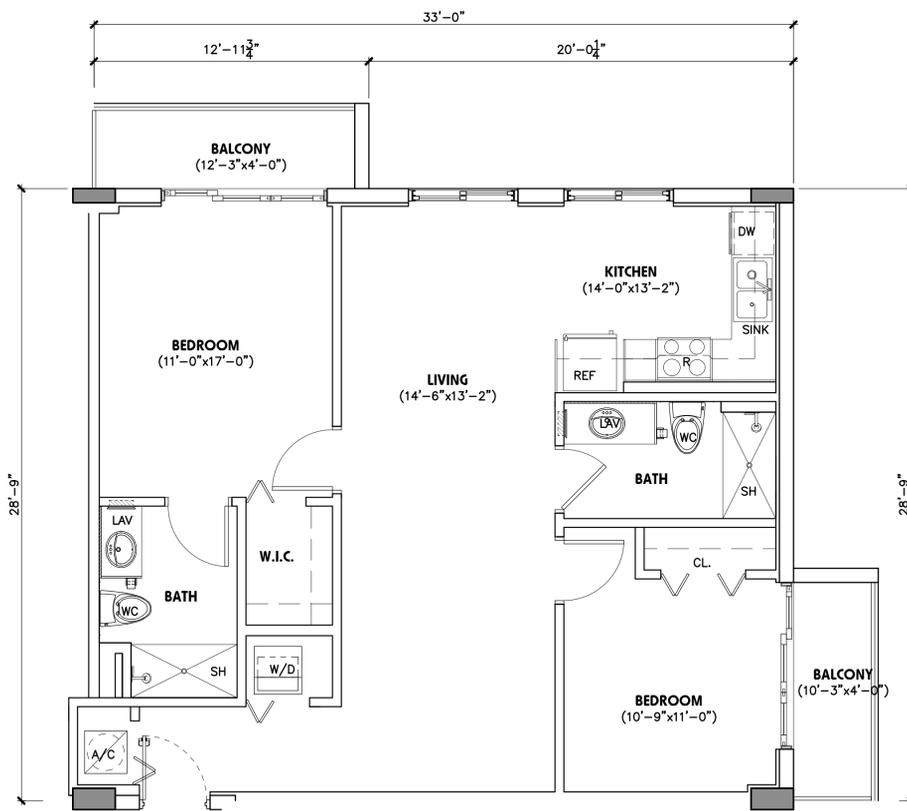
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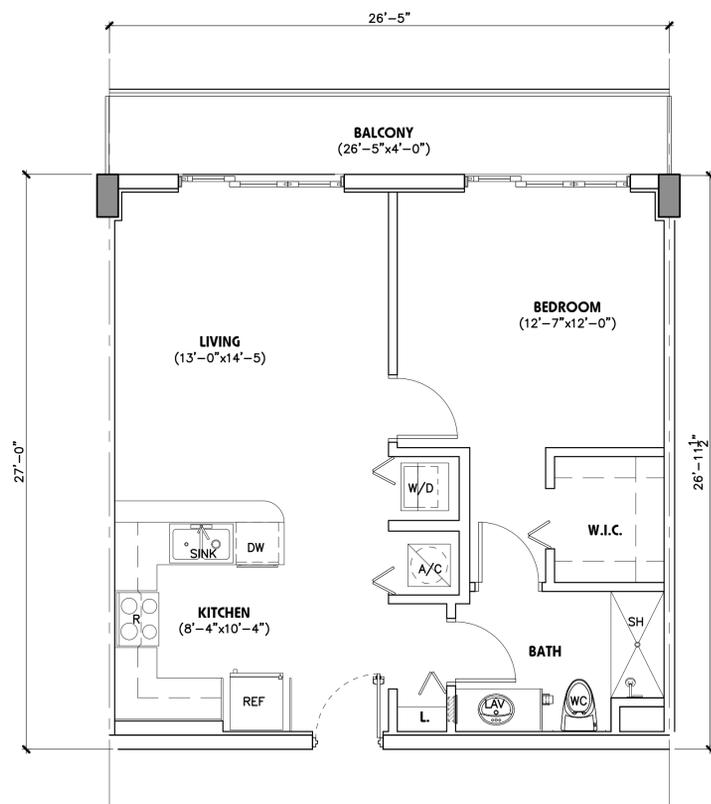
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SCALE: 1/4"=1'-0"

28D/2B  
963 SF



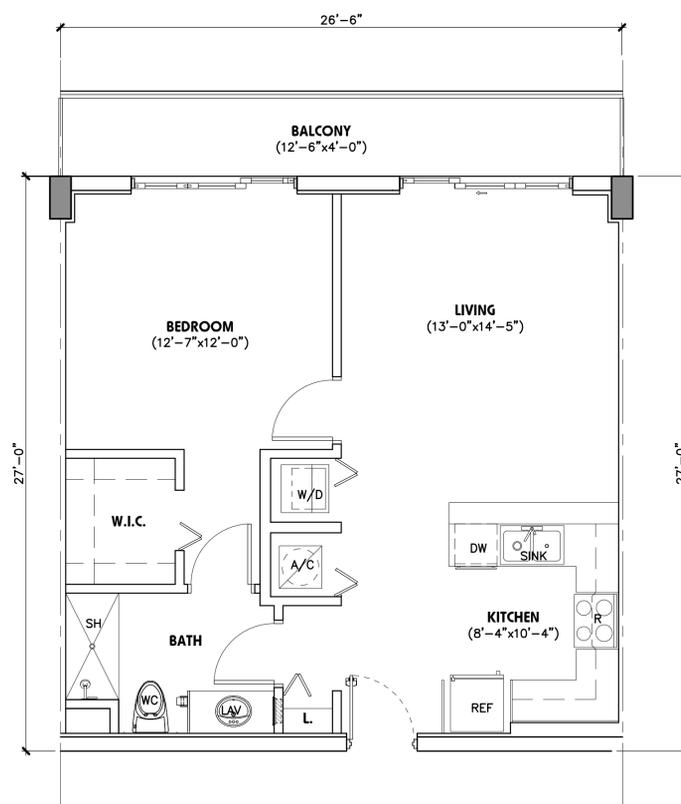
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28D/2B  
956 SF



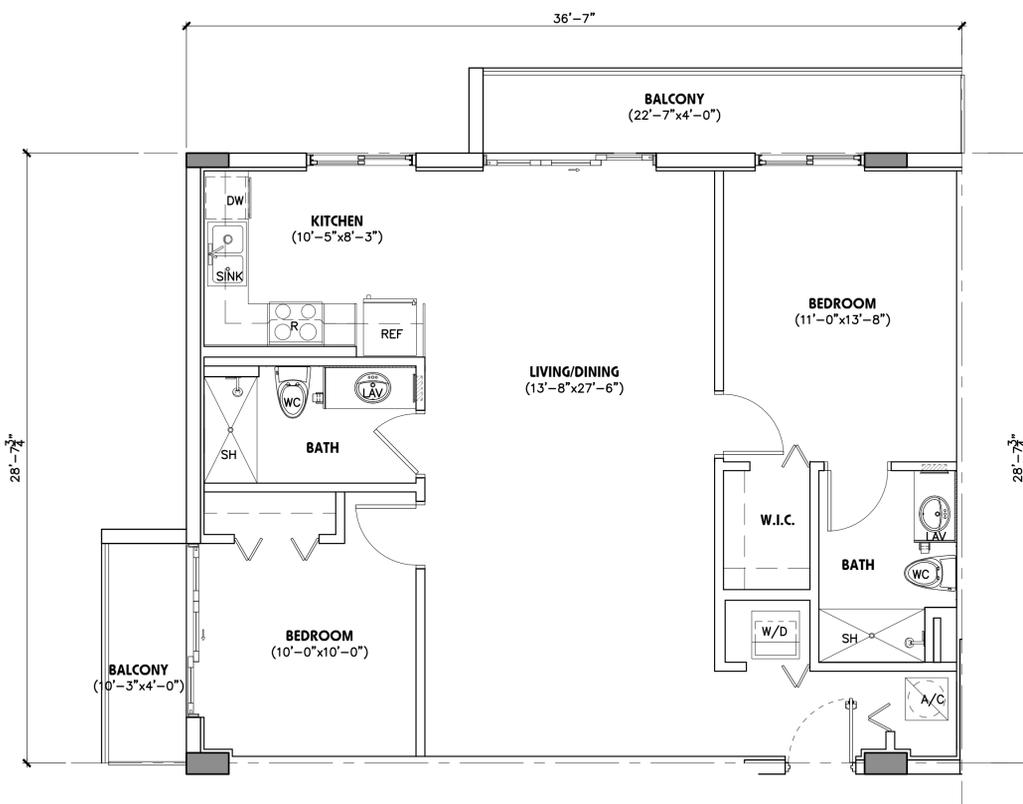
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18D/1B  
713 SF



**Unit-15**  
SCALE: 1/4"=1'-0"

18D/1B  
717 SF



**Unit-16**  
SCALE: 1/4"=1'-0"

28D/2B  
1,052 SF

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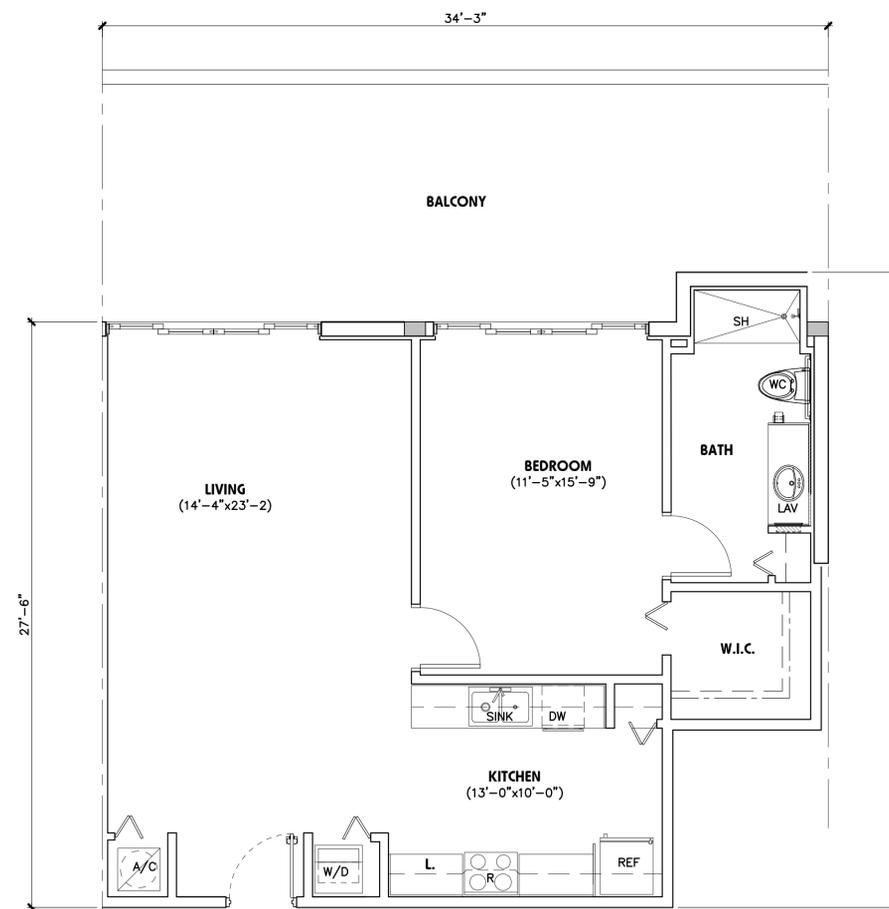
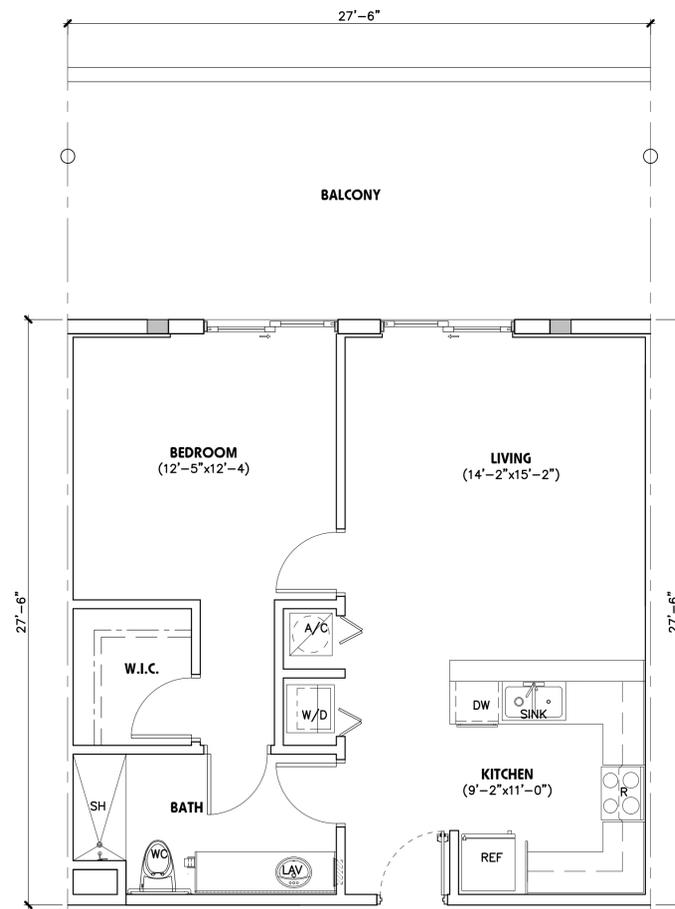
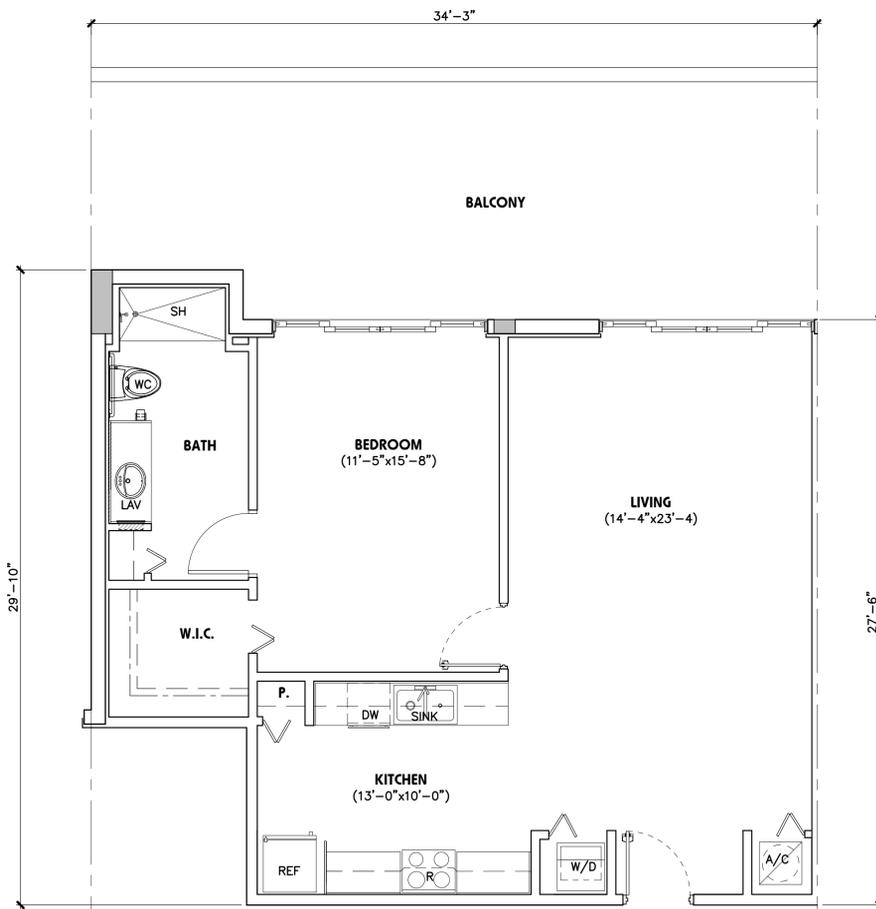
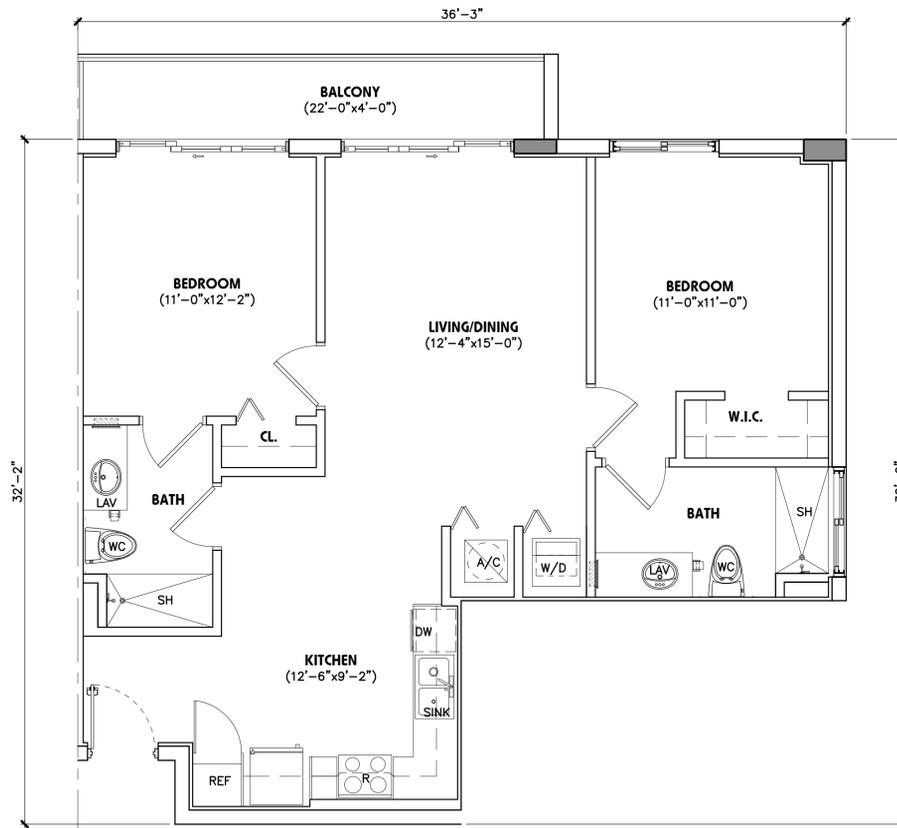
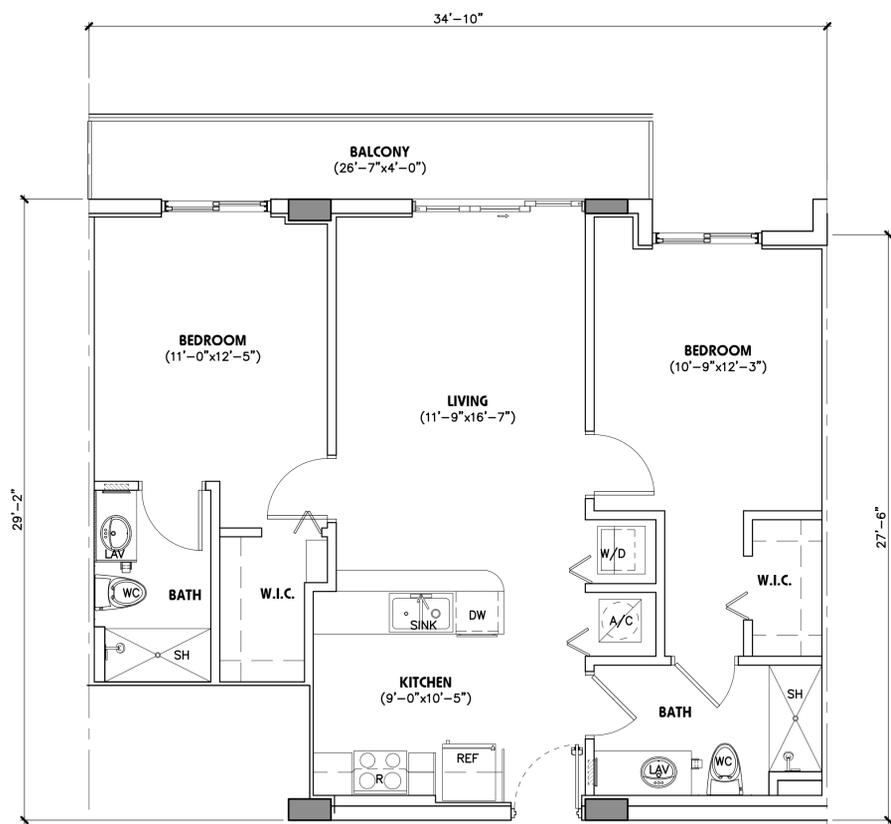
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**PHASE 2**  
**SOUTH & WEST**  
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**UNIT PLANS**

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 drawing date: 06/18/2018  
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 sheet number: **A2.16**

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revisions:


drawing data:

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**SOUTH & WEST**  
**TOWER**  
**UNIT PLANS**

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drawing scale: As Shown  
drawing date: 06/18/2018  
phase: Final TAC  
sheet number: **A2.17**

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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

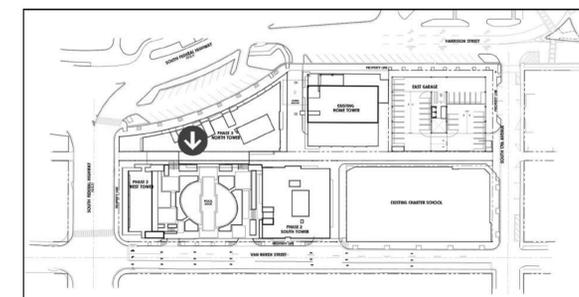
**PHASE 2: NORTH ELEVATION**



**ELEVATION KEYNOTES:**

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



**LOCATION MAP**  
N.T.S.

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**project info:**  
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**Phase 2**  
**South & West Towers**  
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 Hollywood, Florida

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

**revisions:**


**drawing data:**  
**PHASE 2**  
**SOUTH-WEST**  
**TOWER**  
**NORTH**  
**ELEVATION**

project number:	#15197
drawing scale:	As Shown
drawing date:	06/18/2018
phase:	Final TAC
sheet number:	<b>A2.19</b>

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1 PARC PLACE SOUTH + WEST TOWERS | VIEW FROM CORNER OF SOUTH FEDERAL HWY AND VAN BUREN STREET



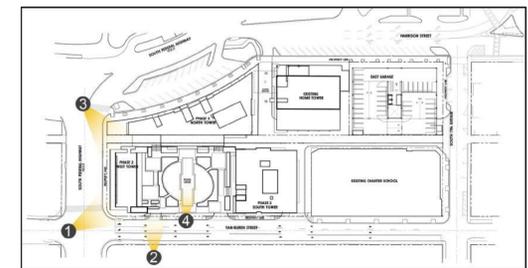
2 PARC PLACE SOUTH + WEST TOWERS | VIEW FROM VAN BUREN STREET



3 PARC PLACE SOUTH + WEST TOWERS | VIEW ALONG EAST YOUNG CIRCLE



4 PARC PLACE SOUTH + WEST TOWERS | VIEW OF POOL DECK



LOCATION MAP  
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revisions :

drawing data :

**PHASE 2  
 SOUTH-WEST  
 TOWER  
 RENDERINGS**

project number :

#15197

drawing scale :

As Shown

drawing date :

06/18/2018

phase :

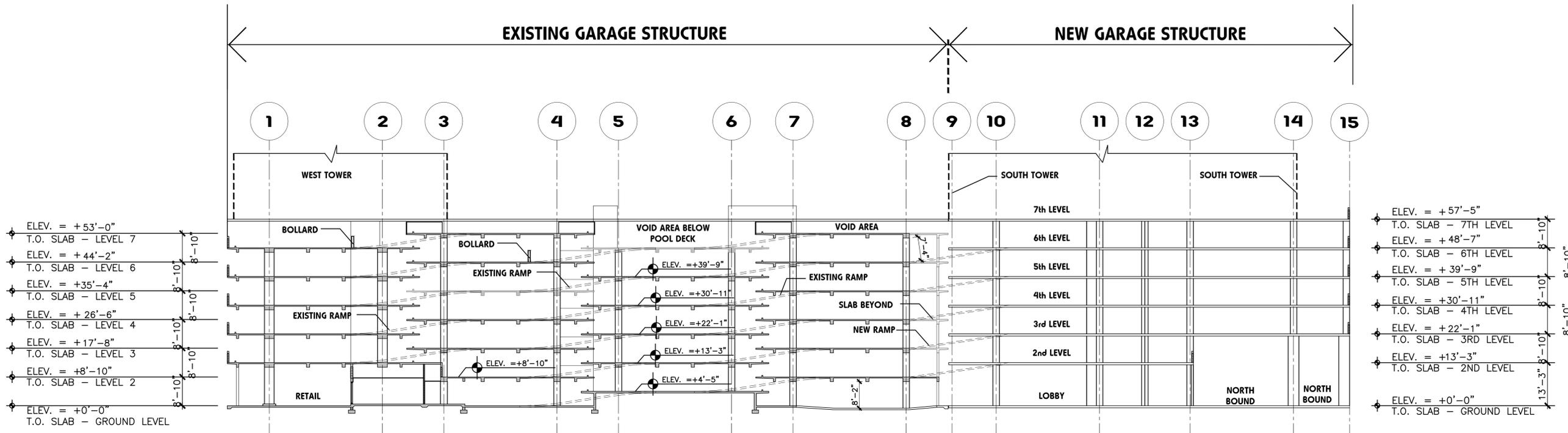
Final TAC

sheet number :

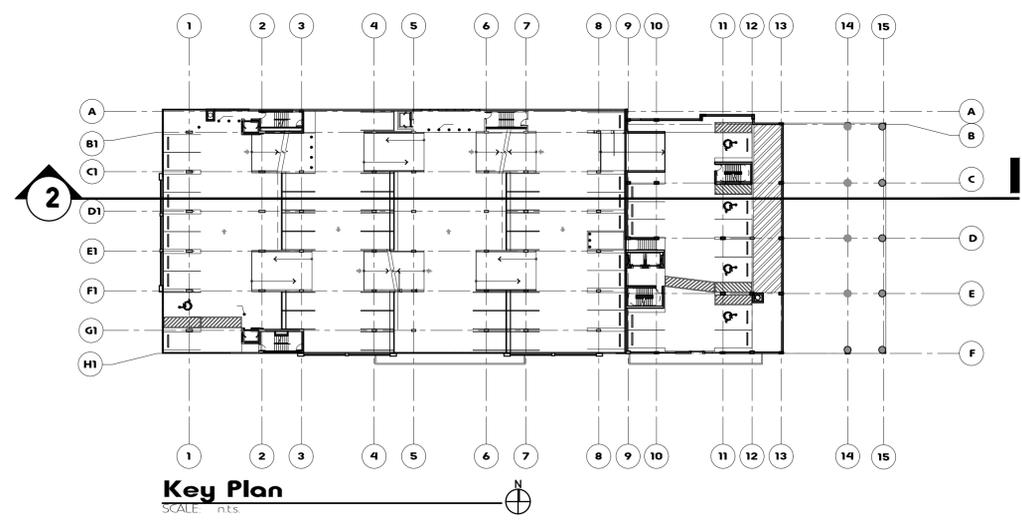
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**2 Cross Section Thru Garage**  
SCALE: 1/6" = 1'-0"



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revisions :


drawing data :

**PHASE 2  
SOUTH & WEST  
GARAGE  
CROSS SECTION**

project number : #15197

drawing scale : As Shown

drawing date : 06/18/2018

phase : Final TAC

sheet number : **A2.24**

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