

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.

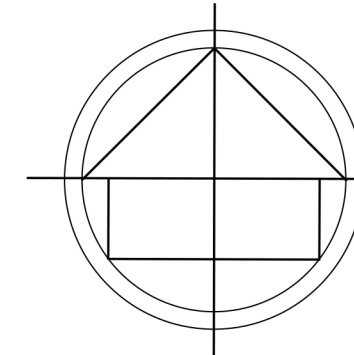
LESS AND EXCEPT THEREFROM

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

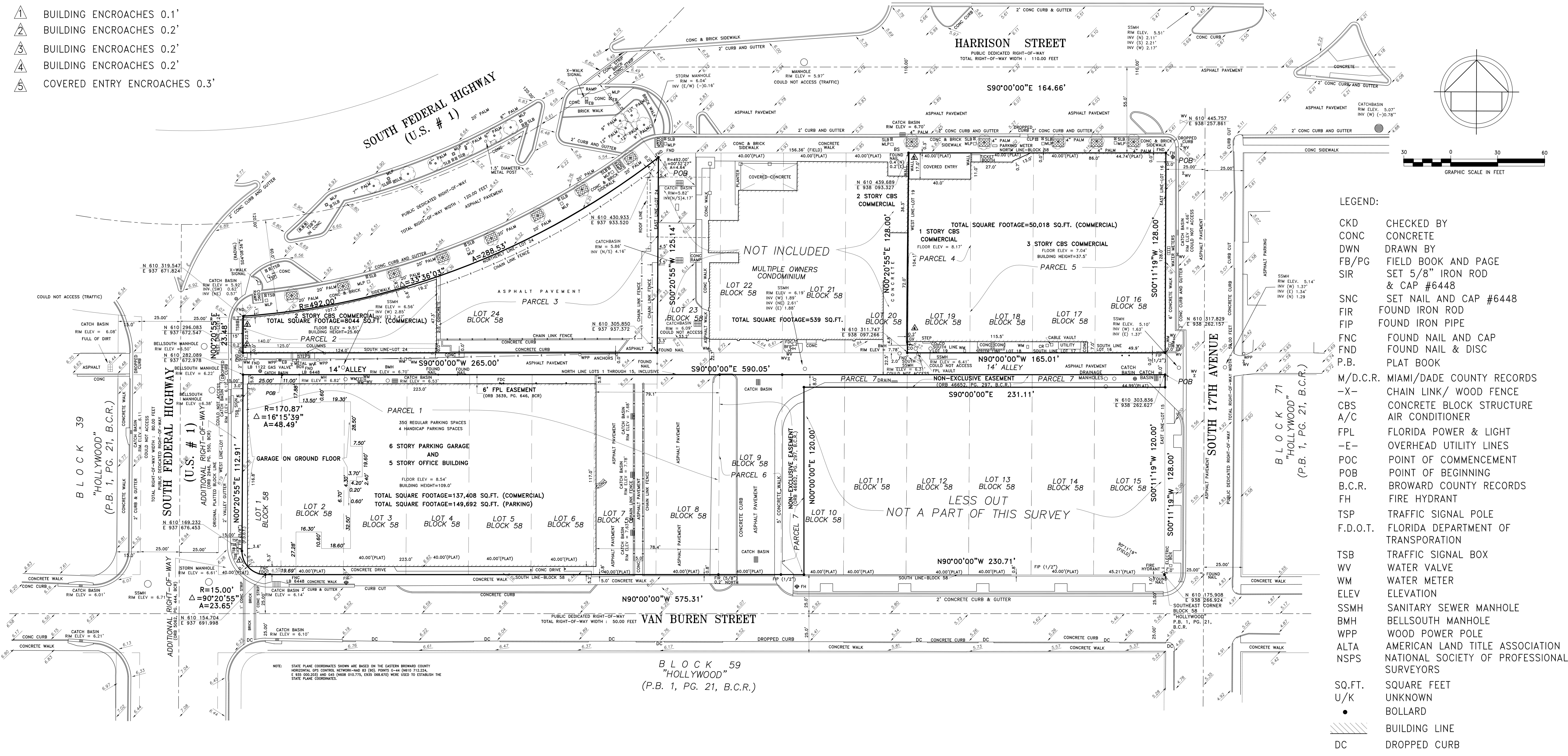
SCALE : 1" = 30'

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

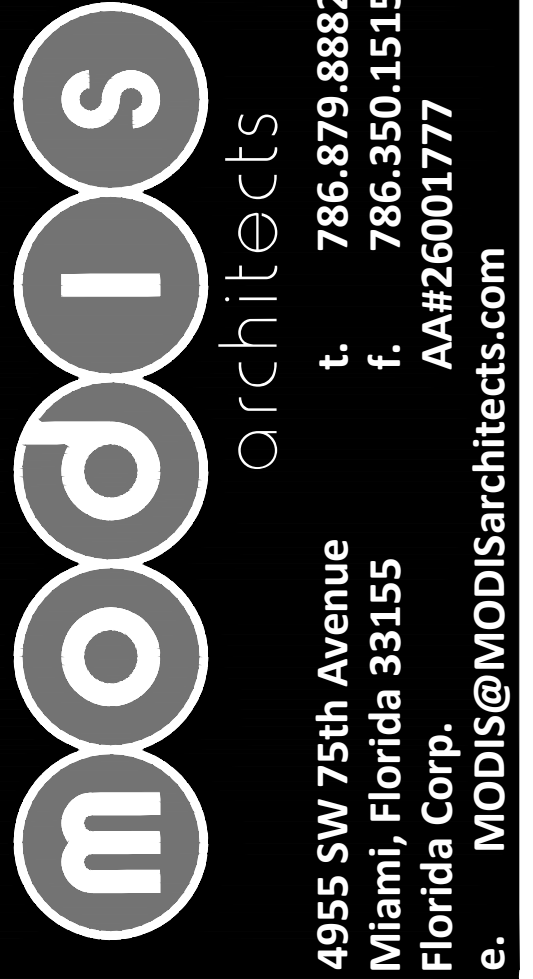
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| UPDATE SURVEY | 08/27/14 | SKETCH | REC | REC |
| REVISED ZONING INFORMATION | 04/18/16 | ----- | REC | REC |
| ADDED TOTAL GROSS AREA | 04/21/16 | ----- | AM | REC |
| UPDATE SURVEY | 05/16/16 | ----- | AM | REC |

| REVISIONS | DATE | FB/PG | DWN | CKD |
|---|----------|-------|-----|-----|
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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 | |
| | | | | | | | | | 456 Parking | | 326 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:

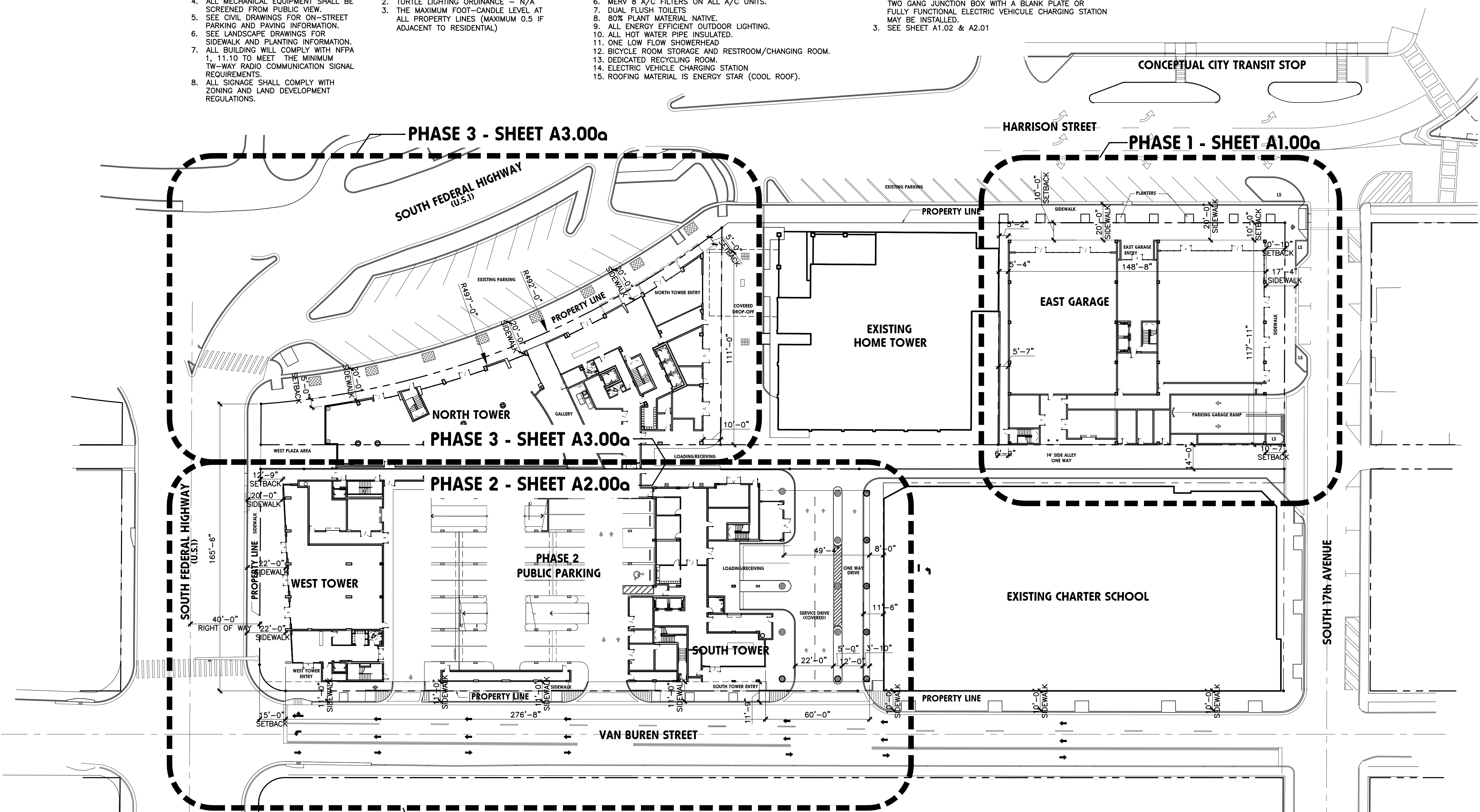
- SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREA. EXTERNAL LIGHTS TO BE SHIELDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.
- TURTLE LIGHTING ORDINANCE - N/A
- THE MAXIMUM FOOT-CANDLE LEVEL AT ALL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

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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.

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