

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.

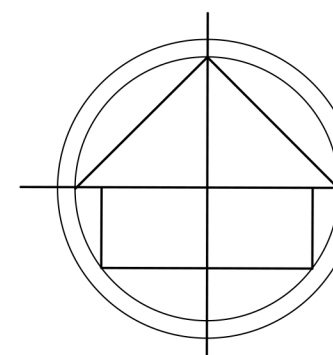
LESS AND EXCEPT THEREFROM

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				
UPDATE SURVEY	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				
REVISED PER ATTORNEY'S COMMENTS	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

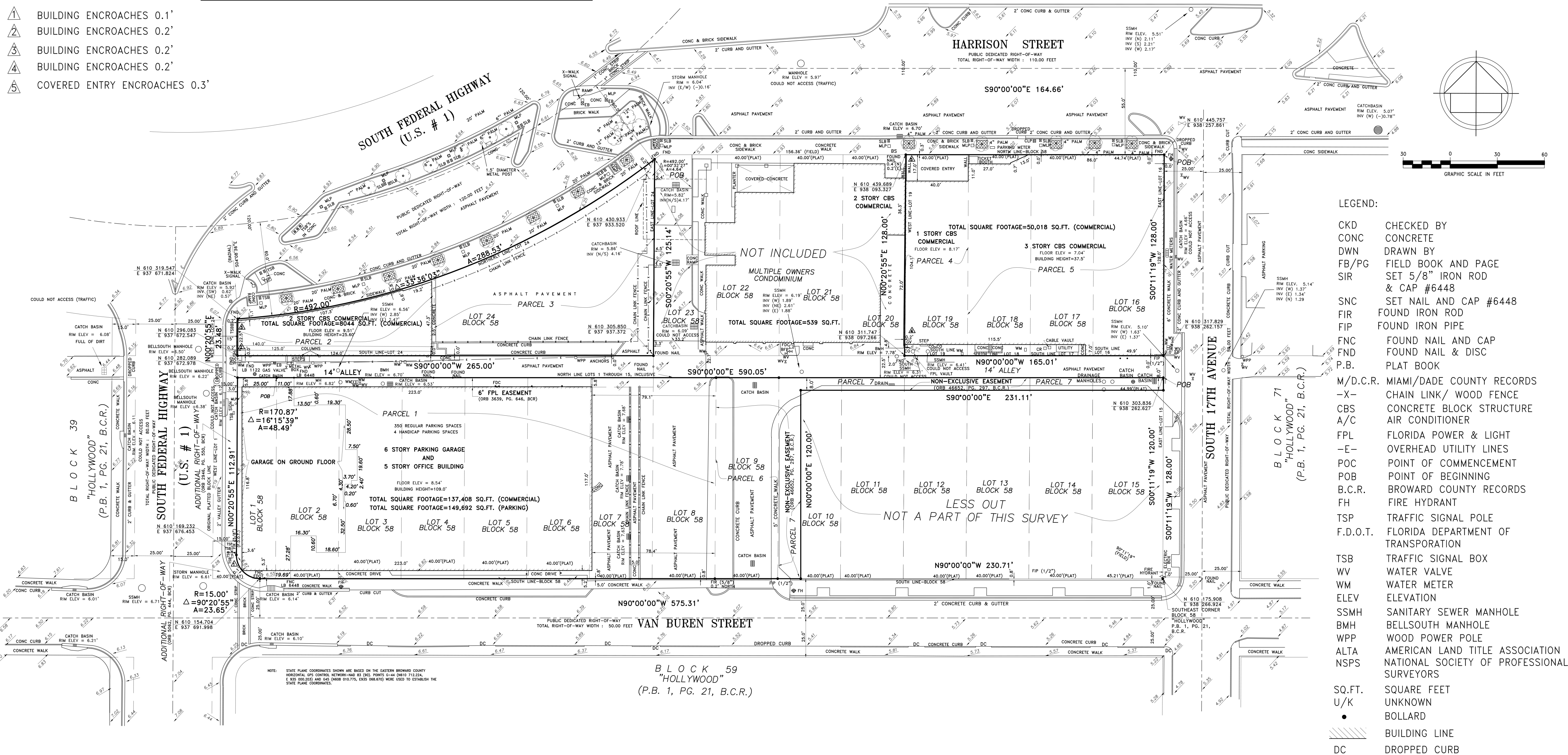
SCALE : 1" = 30'

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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 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :
 MG3 HOLLYWOOD LLC

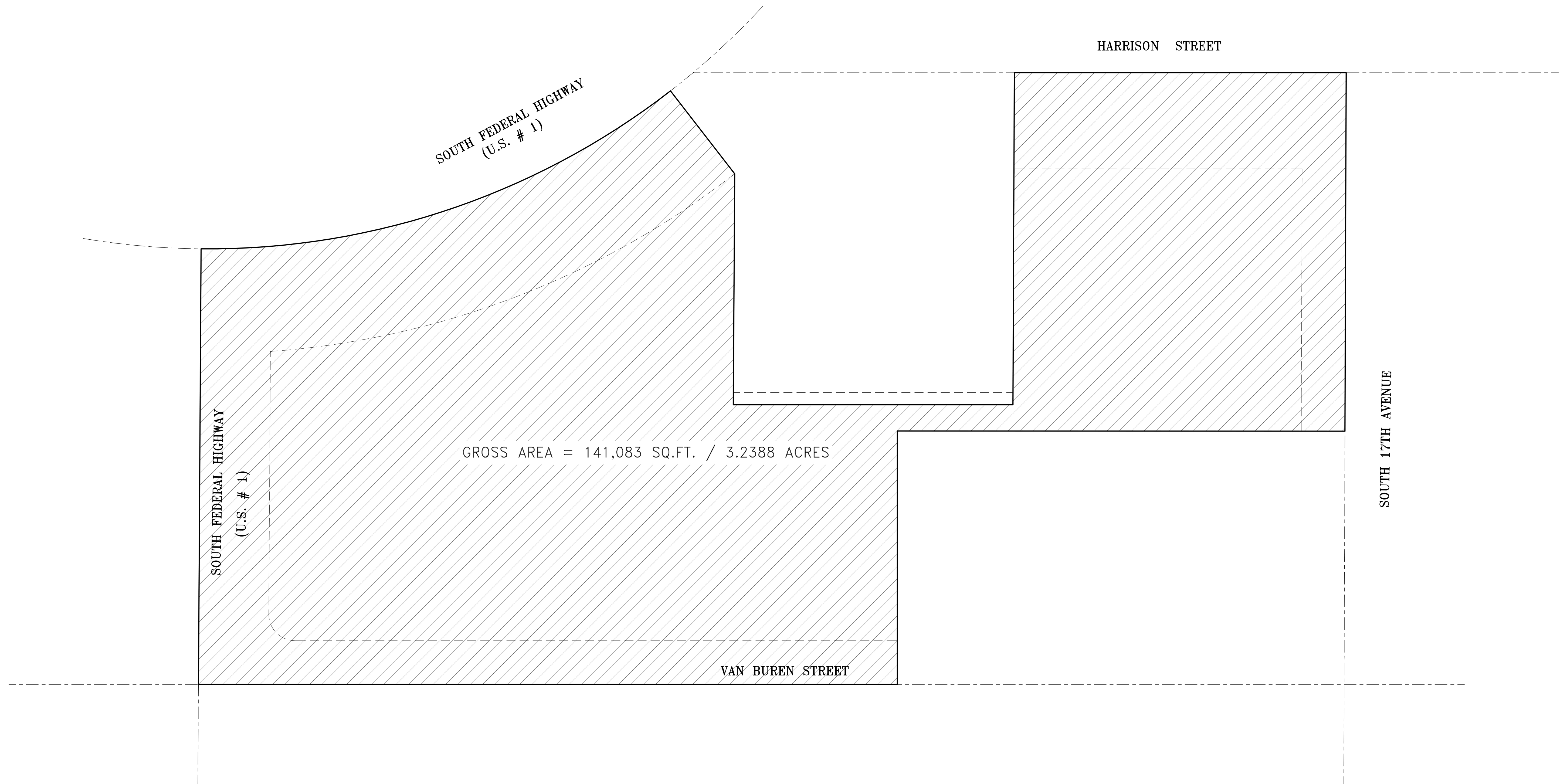
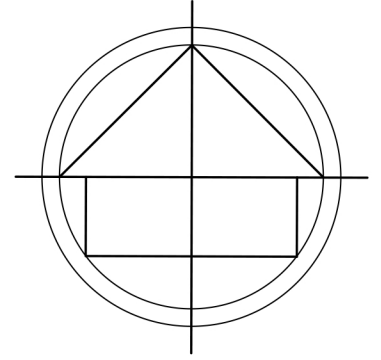
PARC PLACE
 PORTION OF BLOCK 58
 HOLLYWOOD, FLORIDA

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
REVISED PER UPDATED OWNER & ENCUMBRANCE SEARCH REPORT	01/17/17	-----	JD REC
ADDED SECTION, TOWNSHIP AND RANGE	08/11/17	-----	AC REC

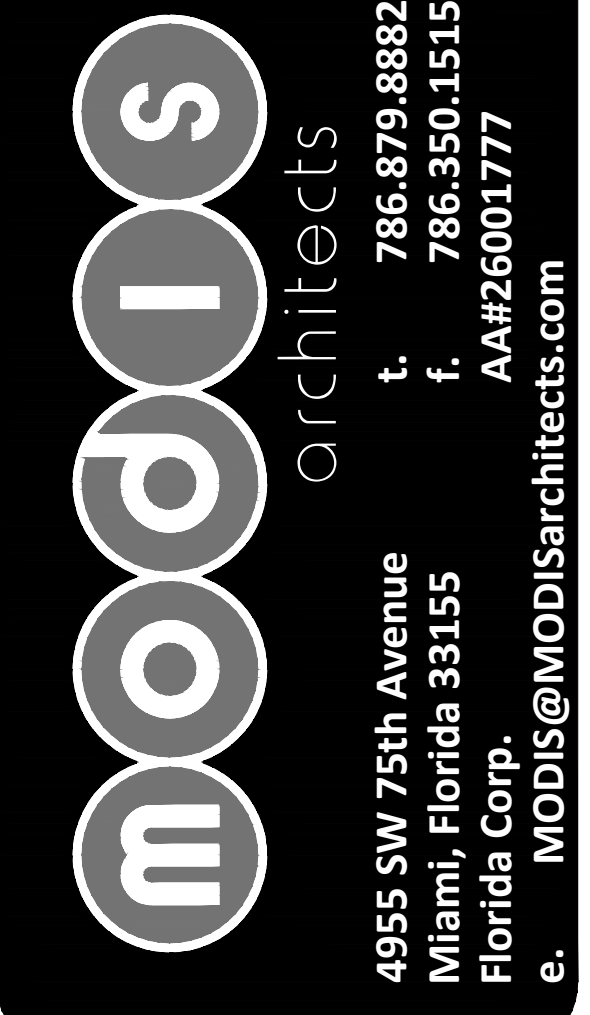
PROJECT NUMBER : 5418-05
 SCALE : 1" = 30'

SHEET
 2 OF
 3
 SHEETS



GROSS AREA = 141,083 SQ.FT. / 3.2388 ACRES

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



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

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

revisions :

drawing data :
ZONING DATA
project number : #19092
drawing scale : As Shown
drawing date : 08/19/2019
phase : Final TAC
sheet number : **A0.01**

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 (Tower)		Phase 2 (East Garage)	
		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
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)		65,194 SQ.FT. (1.49 ACRES)		21,098 SQ.FT. (0.4843 ACRES)
Land Use:	RAC Zone	RAC Zone	Land Use:	RAC Zone					
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			51,090 sq.ft. (78.3%)		17,531 sq.ft. (81.0%)
Building Height & Stories:	Building Heights:	Approx. Parcel A & C 25 Stories/ 246'8"	FAR		88,292 SQ.FT. (2.026 ACRES)	397,314 sf (4.5)	764,685 SF (8.6)	397,314 sf (4.5)	192,732 SF (2.7)
Principal Building Size, Setbacks & Spacing:	Building Length	Approx. Parcel B (East) 8 Stories/ 87'8"	Building Height & Stories:	Building Heights:		MAX. 230'-0"	25 Stories/ 273'-0" T.O PARAPET	MAX. 230'-0"	11 Stories / 125'-6" T.O PARAPET
	Front Setback		Principal Building Size, Setbacks & Spacing:						
	Rear Setback			Front Setback		10'-0"	5'-0"	10'-0"	10'-0"
	Side Setback (WEST)			Rear Setback		5'-0"	0'-0"	5'-0"	0'-0"
	Side Setback (EAST)			Side Setback (WEST)		10'-0"	11'-4"	5'-0"	0'-0"
				Side Setback (EAST)		15'-0"	4'-1"	15'-0"	10'-5"
Building & Unit Tabulations:	Project Data		Building & Unit Tabulations:	Project Data			Refer to table per phase Sheet A1.00		Refer to table per phase Sheet A2.00
Commercial Retail:	Total Sq ft	Approx. 30,000 Sq Ft	Commercial Retail:	Total Sq ft	26,196 Sq Ft		16,251 Sq Ft		9,945 Sq Ft
Commerical Office:	Total Sq ft	Approx. 50,000 Sq Ft	Commerical Office:	Total Sq ft	None		N/A		N/A
Total Units:	Per Phase	Approx. Parcel A & C 420 Units Parcel B- Office use only	Total Units:	Per Phase	433		433		0
Parking Provided:	Per Phase	Approx. Parcel A & C- 614 Parking Approx. Parcel B- 131 Parking	Parking Provided:	Per Phase			560 Parking		330 Parking
Parking Overall Total:		Approx. 745 Parking Provided	Parking Overall Total:				890 Parking		

Copyright © 2017 | MODIS ARCHITECTS, LLC | All Rights Reserved | 1 | MODIS | Drawing 2019.12 | Drawings 19092 - Block 38 - Hollywood Towers Phase 1 & 2 - Zoning Data.dwg

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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 SIGNS ILLUMINATED BY NEON OR OTHER MEANS SHALL REQUIRE A SEPARATE ELECTRICAL PERMITS AND INSPECTION.
- 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 TWO-WAY RADIO COMMUNICATION SIGNAL REQUIREMENTS.
- ALL SIGNAGE SHALL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
- ALL TRASH ROOM TO HAVE AREA FOR RECYCLING.
- PROJECT TO FOLLOW NFPA 1, 12.3.2.
- RETAIN RAINWATER ON SITE FOR IRRIGATION AND NON-POTABLE WATER USES IN THE BUILDING.

SITE LIGHTING NOTE:

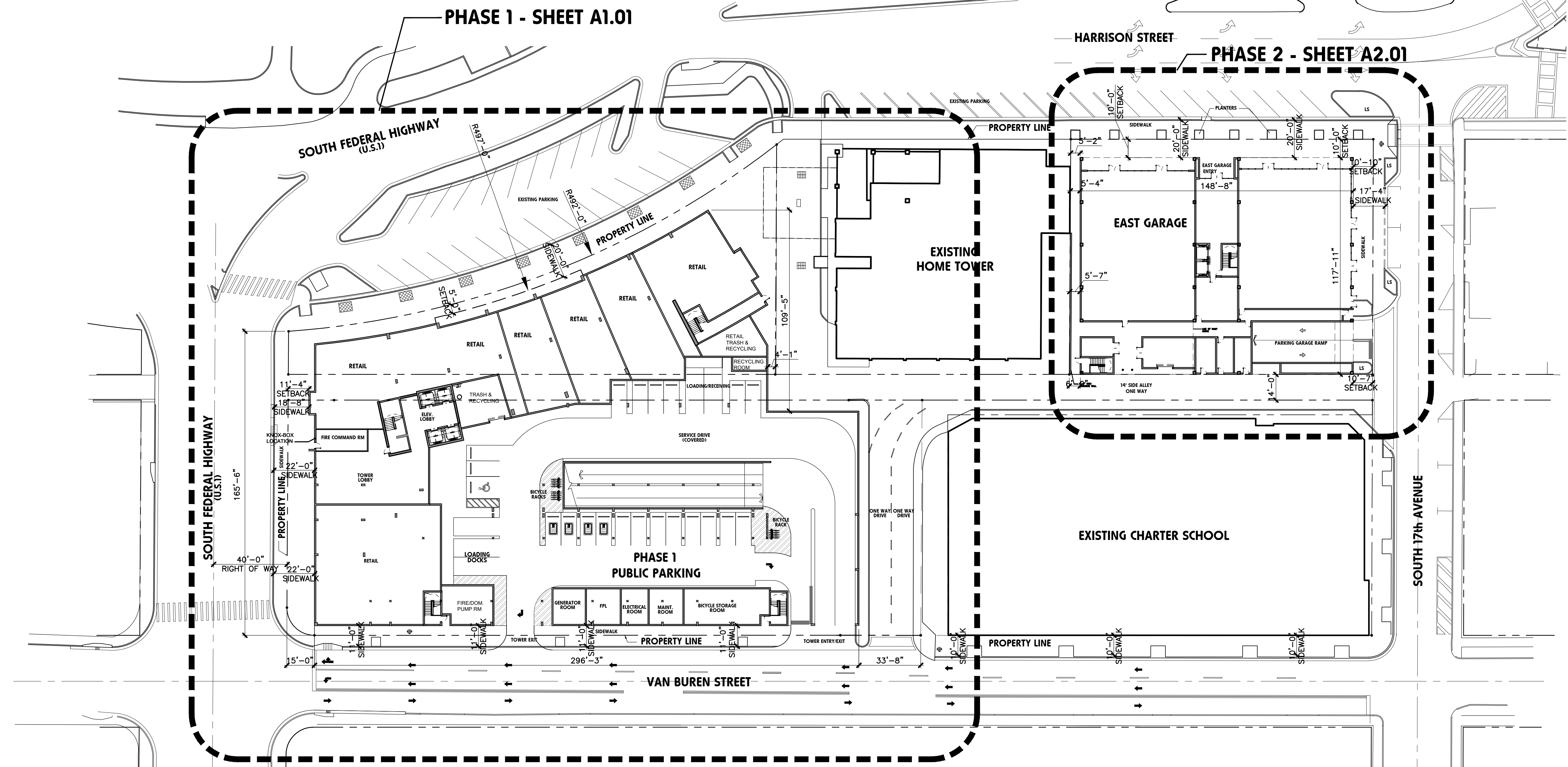
- SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREA. EXTERNAL LIGHTS TO BE SHIELDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.
- TURTLE LIGHTING ORDINANCE - N/A
- THE MAXIMUM FOOT-CANDLE LEVEL AT ALL 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 RESTROOM/CHANGING ROOM.
- DEDICATED RECYCLING ROOM.
- ELECTRIC VEHICLE CHARGING STATION
- ROOFING MATERIAL IS ENERGY STAR (COOL ROOF).
- LOW VOC MATERIALS WILL BE TO THE GREATEST EXTENT POSSIBLE. 901.9 & 901.10 - THE USE OF LOW-VOC PAINTS, COATINGS AND SEALANTS
- SUSTAINABLE BUILDING MATERIALS WILL BE USED TO THE GREATEST EXTENT POSSIBLE. RECYCLE MATERIALS FROM DEMOLITION OF EXISTING STRUCTURES TO THE GREATEST EXTENT POSSIBLE. RECYCLE WASTE MATERIALS FROM CONSTRUCTION AS WELL
- 605.1, 605.2 & 605.3 - RECYCLING THE C&D WASTE SHOULD BE SPECIFIED AND REQUIRED BY THE BUILDER. NGBS PRACTICE WE WILL TRACK IT AS REQUIRED BY THE THAT COVERS C&D WASTE MANAGEMENT.
- KITCHENS WILL PROVIDE SPACE UNDER SINK FOR RECYCLE BINS.

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"

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 Florida Corp. AA#26001777
 e. MODIS@MODISarchitects.com

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

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

revisions:

drawing data:
OVERALL SITE PLAN

project number: #19092
 drawing scale: As Shown
 drawing date: 08/19/2019
 phase: Final TAC
 sheet number: **A0.03**

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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.

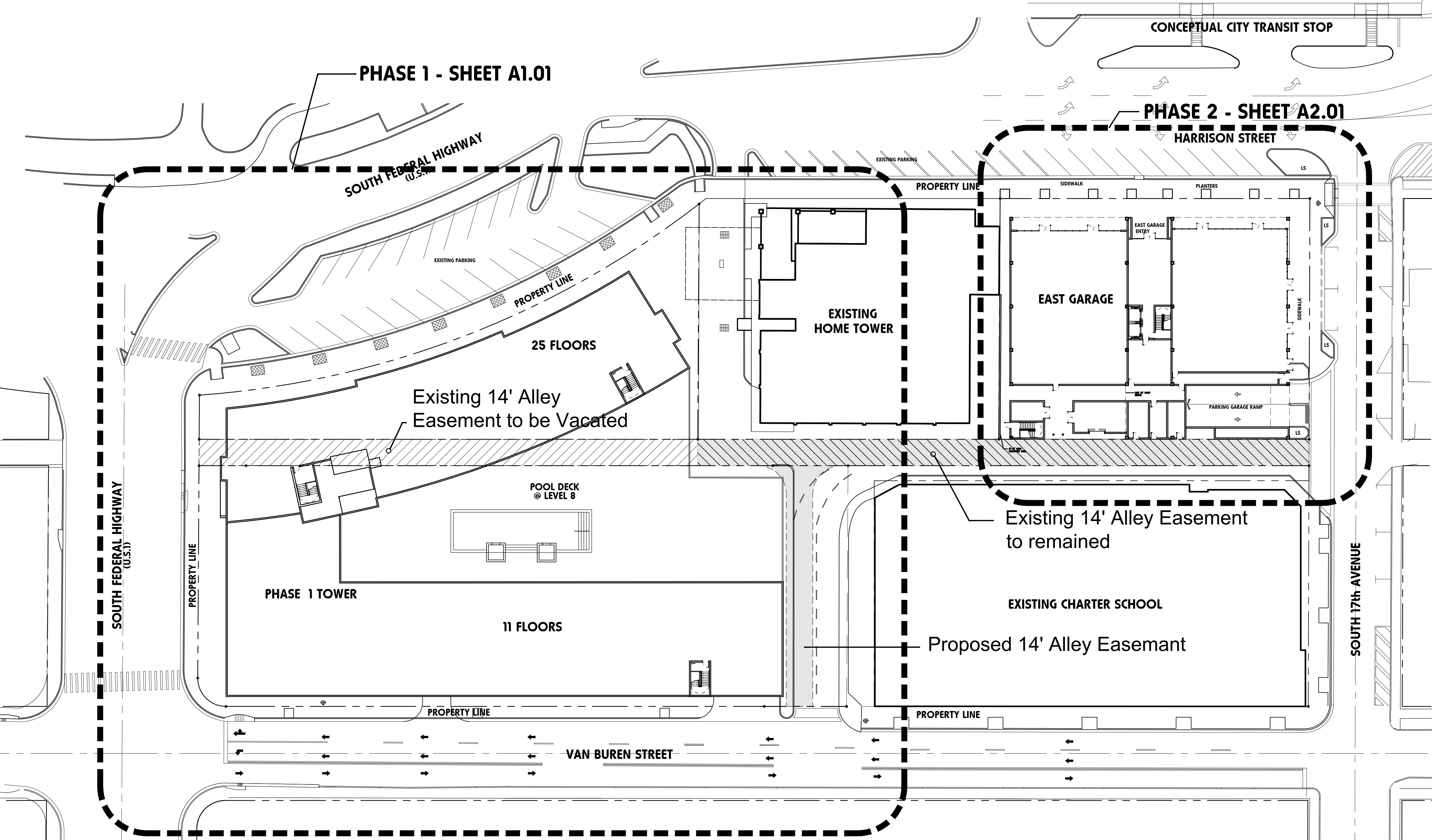
PARCEL 4:
 LOT 19, BLOCK 58 OF "THE TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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.

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.



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	
Phase 1	Tower	152	200	81	433	16,251	470	560	273'-0" T.O PARAPET	
Phase 2	East Garage	0	0	0	0	9,945	0	330	125'-6" T.O PARAPET	
	Total	152	200	81	433	26,196	470	890		

- Legend**
- Existing 14' Alley Easement to be vacated
 - Existing 14' Alley Easement to be remained
 - Proposed 14' Alley Easement

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MASTER DEVELOPMENT PLAN

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