EXHIBIT A

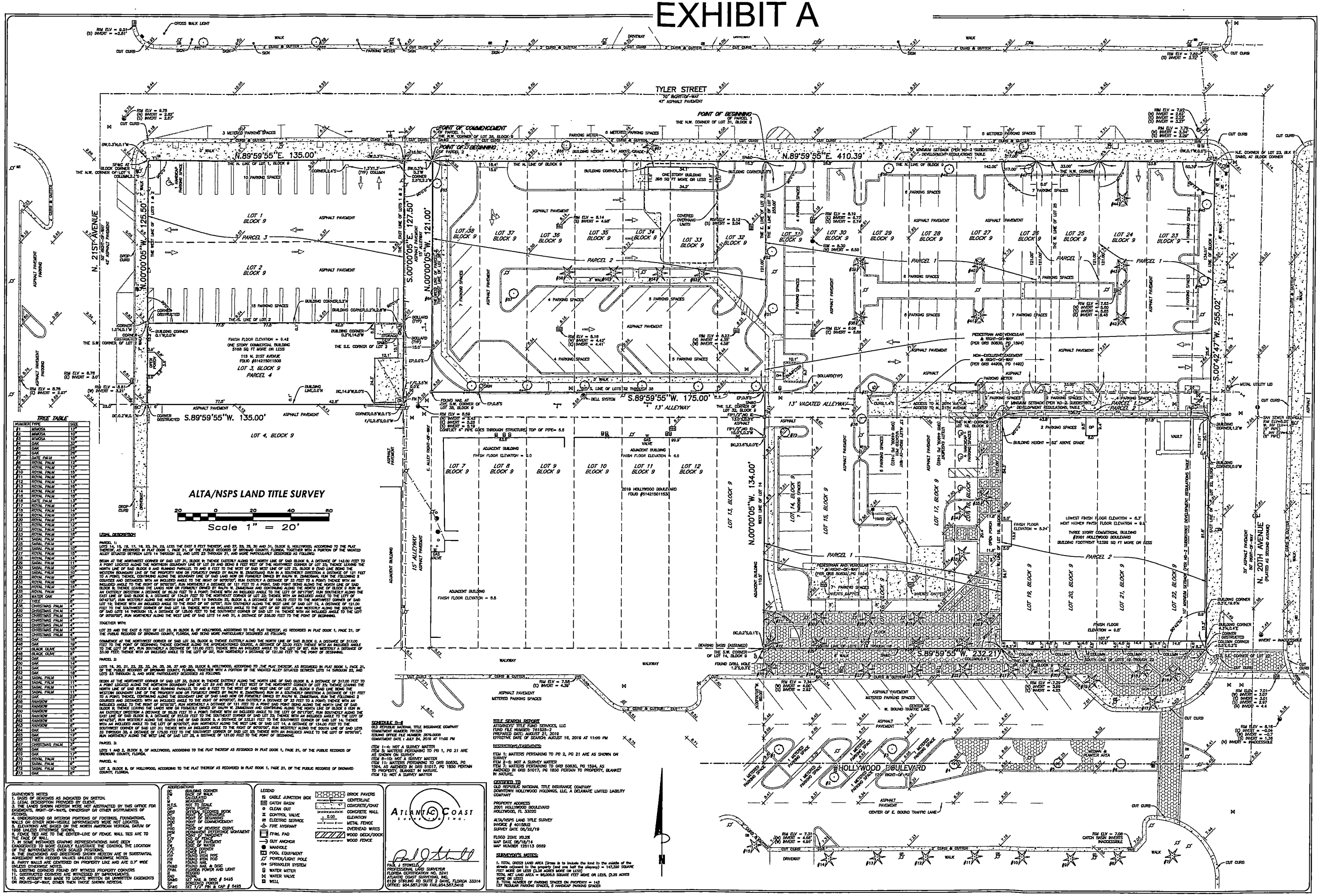

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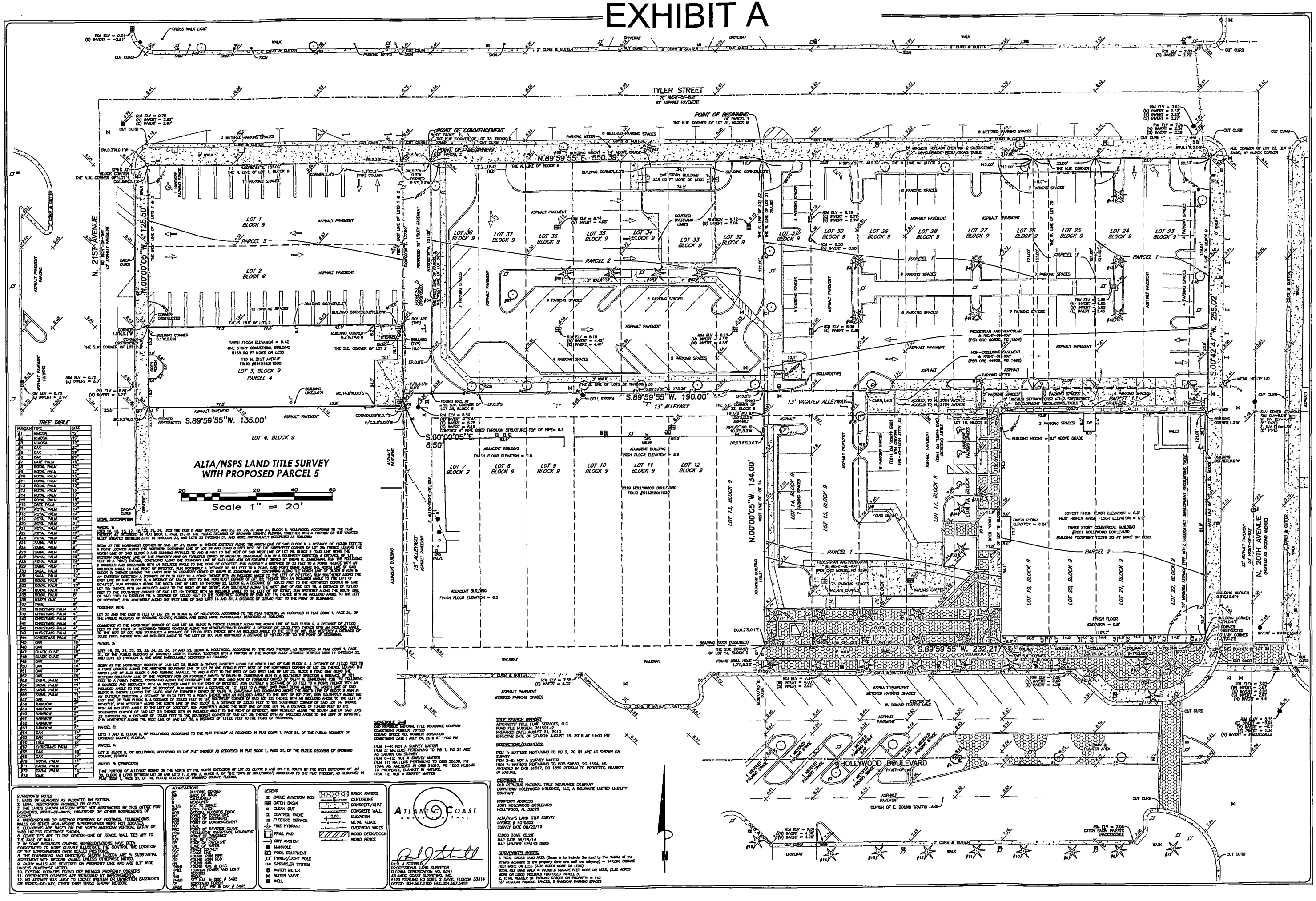
EXHIBIT A



TREE TABLE		
NUMBER	TYPE	SIZE
#1	MIMOSA	12"
#2	MIMOSA	11"
#3	MIMOSA	10"
#4	OAK	32"
#5	OAK	28"
#6	OAK	26"
#7	GATE PALM	18"
#8	ROYAL PALM	12"
#9	ROYAL PALM	12"
#10	ROYAL PALM	15"
#11	ROYAL PALM	16"
#12	ROYAL PALM	13"
#13	ROYAL PALM	15"
#14	ROYAL PALM	13"
#15	DATE PALM	13"
#16	ROYAL PALM	14"
#17	ROYAL PALM	14"
#18	ROYAL PALM	16"
#19	ROYAL PALM	16"
#20	ROYAL PALM	21"
#21	ROYAL PALM	12"
#22	ROYAL PALM	12"
#23	ROYAL PALM	16"
#24	SABAL PALM	8"
#25	SABAL PALM	8"
#26	SABAL PALM	10"
#27	ROYAL PALM	13"
#28	ROYAL PALM	14"
#29	SABAL PALM	14"
#30	SABAL PALM	10"
#31	SABAL PALM	10"
#32	ROYAL PALM	18"
#33	ROYAL PALM	18"
#34	ROYAL PALM	18"
#35	ROYAL PALM	8"
#36	WATER OAK	8"
#37	TREE	8"
#38	CHRISTMAS PALM	4"
#39	CHRISTMAS PALM	4"
#40	CHRISTMAS PALM	4"
#41	CHRISTMAS PALM	4"
#42	CHRISTMAS PALM	4"
#43	CHRISTMAS PALM	4"
#44	CHRISTMAS PALM	4"
#45	OAK	18"
#46	OAK	18"
#47	BLACK OLIVE	18"
#48	BLACK OLIVE	18"
#49	OAK	18"
#50	OAK	16"
#51	OAK	12"
#52	OAK	18"
#53	SABAL PALM	11"
#54	SABAL PALM	11"
#55	SABAL PALM	11"
#56	SABAL PALM	11"
#57	OAK	23"
#58	RAINBOW	9"
#59	RAINBOW	9"
#60	RAINBOW	9"
#61	RAINBOW	9"
#62	RAINBOW	9"
#63	RAINBOW	9"
#64	OAK	14"
#65	OAK	12"
#66	TREE	12"
#67	CHRISTMAS PALM	3"
#68	OAK	18"
#69	OAK	17"
#70	ROYAL PALM	11"
#71	SABAL PALM	9"
#72	SABAL PALM	9"
#73	OAK	8"

LEGAL DESCRIPTION

PARCEL 1:

LOTS 14, 15, 16, 17, 18, 23, 24, 25, LESS THE EAST 6 FEET THEREOF, AND 27, 28, 29, 30 AND 31, BLOCK 9, HOLLYWOOD, according to the plat thereof, as recorded in plat book 1, page 21, of the public records of broward county, florida, together with a portion of the vacated alley situated between lots 14 through 23, and lots 23 through 31, and more particularly described as follows:

begin at the northwest corner of said lot 31, block 9; thence easterly along the north line of said block 9, a distance of 190.00 feet to a point located along the northern boundary line of lot 28 and being 6 feet west of the northwest corner of lot 25; thence leaving the north line of said block 9 and running parallel to and 6 feet to the west of said west line of lot 25, block 9 (and line being the western boundary line of the property now or formerly owned by ralph w. zimmerman) run in a southerly direction a distance of 121 feet to a point; thence, continuing along the boundary line of said land now or formerly owned by ralph w. zimmerman, run the following 2 courses and distances: with an included angle to the right of 90°00'00", run easterly a distance of 33 feet to a point; thence with an included angle to the right of 90°00'00", run northerly a distance of 121 feet to a point, said point being along the north line of said block 9; thence leaving the lands now or formerly owned by ralph w. zimmerman and continuing along the north line of said block 9 run in an easterly direction a distance of 550.39 feet to a point; thence with an included angle to the left of 90°00'00", run southerly along the east line of said block 9, a distance of 134.34 feet to the northwest corner of lot 13, block 9; thence with an included angle to the left of 90°42'52", run westerly along the north line of lots 13 through 23, block 9, a distance of 255.02 feet to the northwest corner of said lot 18; thence with an included angle to the right of 90°00'00", run southerly along the west line of said lot 18, a distance of 121.00 feet to the southwest corner of said lot 18; thence with an included angle to the right of 90°00'00", run westerly along the south line of said lots 14 through 18, a distance of 125.00 feet to the southeast corner of said lot 14; thence with an included angle to the left of 90°00'00", run northerly along the west line of said lots 14 and 31, a distance of 255.00 feet to the point of beginning.

TOGETHER WITH:

LOT 23 AND THE EAST 6 FEET OF LOT 25, IN BLOCK 9, OF HOLLYWOOD, according to the plat thereof, as recorded in plat book 1, page 21, of the public records of broward county, florida, and being more particularly described as follows:

commence at the northwest corner of said lot 30, block 9; thence easterly along the north line of said block 9, a distance of 317.00 feet to the point of beginning; thence continue along the north line of said block 9, a distance of 33.00 feet; thence with an included angle to the left of 90°, run southerly a distance of 121.00 feet; thence with an included angle to the left of 90°, run westerly a distance of 33.00 feet; thence with an included angle to the left of 90°, run northerly a distance of 121.00 feet to the point of beginning.

PARCEL 2:

LOTS 18, 20, 21, 22, 32, 33, 34, 35, 36, 37 AND 38, BLOCK 9, HOLLYWOOD, according to the plat thereof, as recorded in plat book 1, page 21, of the public records of broward county, florida, together with a portion of the vacated alley situated between lots 14 through 22, and lots 33 through 3, and more particularly described as follows:

begin at the northwest corner of said lot 38, block 9; thence easterly along the north line of said block 9, a distance of 317.00 feet to a point located along the northern boundary line of lot 25 and being 6 feet west of the northwest corner of lot 23; thence leaving the north line of said block 9 and running parallel to and 6 feet to the west of said west line of lot 23, block 9 (and line being the western boundary line of the property now or formerly owned by ralph w. zimmerman) run in a southerly direction a distance of 121 feet to a point; thence, continuing along the boundary line of said land now or formerly owned by ralph w. zimmerman, run the following 2 courses and distances: with an included angle to the right of 90°00'00", run easterly a distance of 33 feet to a point; thence with an included angle to the right of 90°00'00", run northerly a distance of 121 feet to a point said point being along the north line of said block 9; thence leaving the lands now or formerly owned by ralph w. zimmerman and continuing along the north line of block 9 run in an easterly direction a distance of 550.39 feet to a point; thence with an included angle to the left of 90°00'00", run southerly along the east line of said block 9, a distance of 255.02 feet to the southeast corner of said lot 22; thence with an included angle to the left of 90°42'52", run westerly along the south line of said block 9, a distance of 232.21 feet to the southwest corner of said lot 14; thence with an included angle to the left of 90°00'00", run northerly along the west line of said lot 14, a distance of 134.00 feet to the southwest corner of said lot 31; thence with an included angle to the right of 90°00'00", run westerly along the south line of said lots 32 through 38, a distance of 175.00 feet to the southwest corner of said lot 38; thence with an included angle to the left of 90°00'00", run northerly along the west line of said lot 38, a distance of 121.00 feet to the point of beginning.

PARCEL 3:

LOTS 1 AND 2, BLOCK 9, OF HOLLYWOOD, according to the plat thereof as recorded in plat book 1, page 21, of the public records of broward county, florida.

PARCEL 4:

LOT 3, BLOCK 9, OF HOLLYWOOD, according to the plat thereof as recorded in plat book 1, page 21, of the public records of broward county, florida.

PARCEL 5: (PROPOSED)

THAT PORTION OF ALLEYWAY BOUND ON THE NORTH BY THE NORTH EXTENSION OF LOT 30, BLOCK 9 AND ON THE SOUTH BY THE WEST EXTENSION OF LOT 29, BLOCK 9 LYING BETWEEN LOT 30 AND LOTS 1, 2 AND 3, BLOCK 9, OF "THE TOWN OF HOLLYWOOD", according to the plat thereof, as recorded in plat book 1, page 21, of the public records of broward county, florida.

SURVEYOR'S NOTES
1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
6. PROPERTIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES DRAWING REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. DESTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WITHIN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

ABBREVIATIONS

BC	BUILDING CORNER
BM	BENCH MARK
C	CALCULATED
M	MEASURED
N.T.S.	NOT TO SCALE
OR	OFFICIAL RECORDS
ORB	OFFICIAL RECORDS BOOK
ORD	ORDINANCE NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
C/L	CENTER LINE
F/P	EDGE OF PAVEMENT
E/W	EDGE OF WATER
F/C	EDGE OF CONCRETE
F/G	EDGE OF GRASS
FND	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FNAD	FOUND NAIL & DISC
FPAL	FLORIDA POWER AND LIGHT
SIR	SET IRON ROD
SNAD	SET NAIL & DISC
SP	SCREENED PORCH
SPRC	SET 1/2" PIN & CAP # 5495

LEGEND

CABLE JUNCTION BOX	BRICK PAVERS
CATCH BASIN	CENTERLINE
CLEAN OUT	CONCRETE/CHAT
CONTROL VALVE	CONCRETE WALL
ELECTRIC SERVICE	ELEVATION
FIRE HYDRANT	METAL FENCE
FPAL PAD	OVERHEAD WIRES
GUY ANCHOR	WOOD DECK/DOCK
MANHOLE	WOOD FENCE
POOL EQUIPMENT	
POWER/LIGHT POLE	
SPRINKLER SYSTEM	
WATER METER	
WATER VALVE	
WELL	

ATLANTIC COAST SURVEYING INC.

PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6120 STIRLING RD. SUITE 2 DAVIE, FLORIDA 33314
OFFICE: 954.587.2100 FAX:954.587.5418

SCHEDULE B-II
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 7815253
COVERED OFFICE FILE NUMBER: 3079.00005
COMMITMENT DATE: JULY 24, 2019 AT 11:00 PM

ITEM 1-4: NOT A SURVEY MATTER
ITEM 5: MATTERS PERTAINING TO PB 1, PG 21 ARE AS SHOWN ON SURVEY
ITEM 6-10: NOT A SURVEY MATTER
ITEM 11: MATTERS PERTAINING TO ORB 50830, PG 1584, AS AMENDED IN ORB 51017, PG 1850 PERTAIN TO PROPERTY, BLANKET IN NATURE.
ITEM 12: NOT A SURVEY MATTER

TITLE SEARCH REPORT
ATTORNEYS' TITLE FUND SERVICES, LLC
FUND FILE NUMBER: 7815253
PREPARED DATE: AUGUST 21, 2019
EFFECTIVE DATE OF SEARCH: AUGUST 16, 2019 AT 11:00 PM

RESTRICTIONS/EASEMENTS:
ITEM 1: MATTERS PERTAINING TO PB 2, PG 21 ARE AS SHOWN ON SURVEY
ITEM 2-6: NOT A SURVEY MATTER
ITEM 7: MATTERS PERTAINING TO ORB 50830, PG 1584, AS AMENDED IN ORB 51017, PG 1850 PERTAIN TO PROPERTY, BLANKET IN NATURE.

CERTIFIED TO:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
DOWNTOWN HOLLYWOOD HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

PROPERTY ADDRESS:
2001 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

ALTA/NSPS LAND TITLE SURVEY
INVOICE # 40158012
SURVEY DATE: 08/22/19

FLOOD ZONE: X0.2K
MAP DATE: 08/18/14
MAP NUMBER: 12511S 0559

SURVEYOR'S NOTES:
1. TOTAL GROSS LAND AREA (Gross is to include the land to the middle of the streets adjacent to the property (and one half the alleyway) – 147,306 SQUARE FEET MORE OR LESS (3.38 ACRES MORE OR LESS)
TOTAL NET LAND AREA = 99,815.5 SQUARE FEET MORE OR LESS, (2.25 ACRES MORE OR LESS) INCLUDING PARCEL 5.
2. TOTAL NUMBER OF PARKING SPACES ON PROPERTY = 142
137 REGULAR PARKING SPACES, 5 HANDICAP PARKING SPACES

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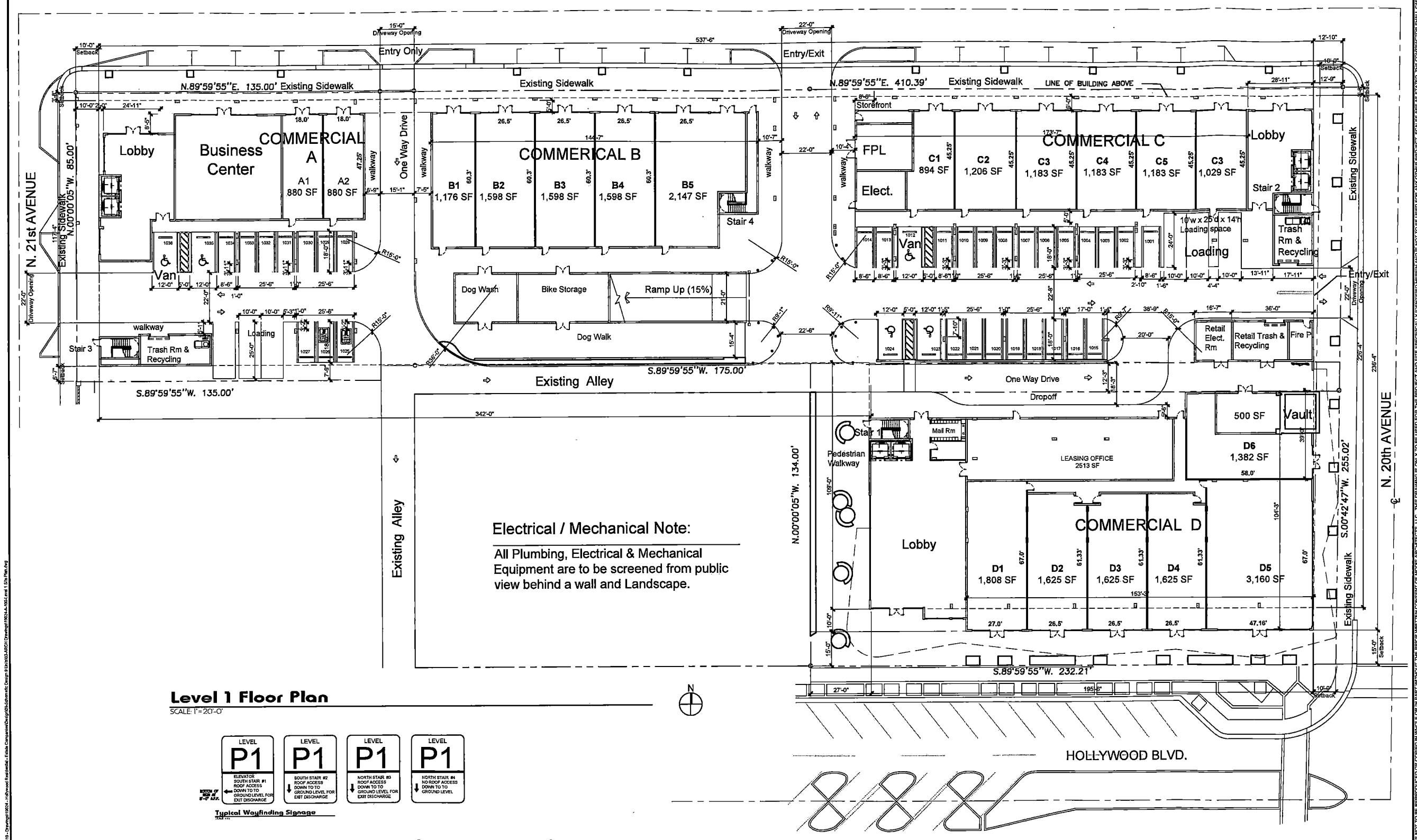
EXHIBIT B



Level 1 Floor Plan

SCALE: 1"=20'-0"

Typical Wayfinding Signage

Electrical / Mechanical Note:

All Plumbing, Electrical & Mechanical Equipment are to be screened from public view behind a wall and Landscape.

DEDICATION/EASEMENT NOTE:

For all Dedication and Easement Plan, See Thomas Engineering Sheet "Easement & Alley Vacation Plan"

CRA Note:

Streetscape Design and Materials will be coordinated with CRA

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
Florida Corp.
t. 786.879.8882
f. 786.350.1515
AA#26001777
e. MODIS@MODISarchitects.com

project info :

Soleste Hollywood Blvd.
2001 Hollywood Blvd.
Hollywood, Florida

seal :

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

revisions :

Updating Units	01.07.2021	
ReSubmit	324 Units	04-01*2021

drawing data :

LEVEL 1 FLOOR PLAN

project number : #19024
drawing scale : As Shown
drawing date : 01/07/2021
phase : Final TAC
sheet number : **A1.00**

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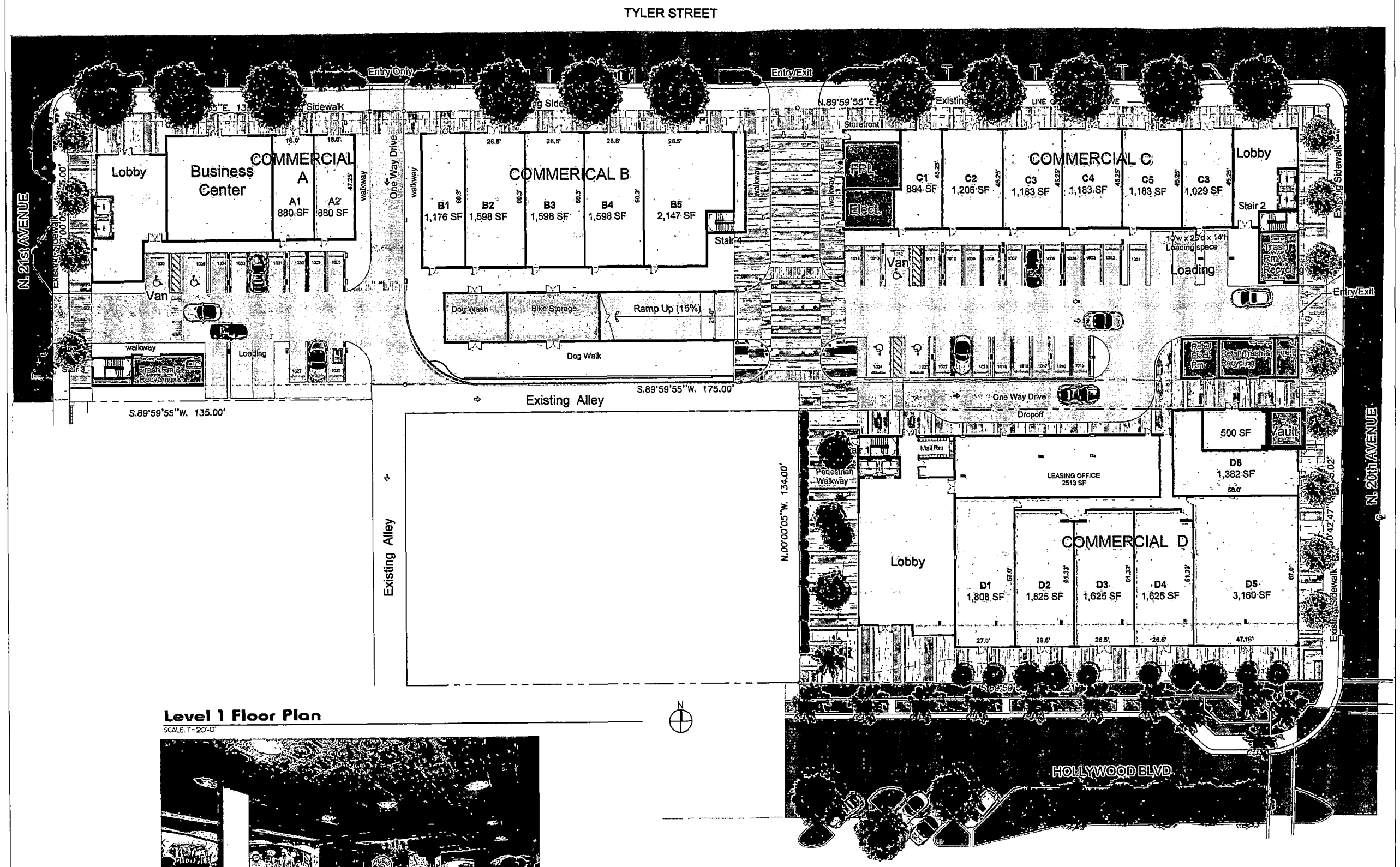
EXHIBIT B



Level 1 Floor Plan

SCALE 1"=20'-0"

Vault and Interior Restaurant

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
Florida Corp.
e. MODIS@MODISarchitects.com
t. 786.879.8882
f. 786.350.1515
AAF26001777

project info :

Soleste
Hollywood Blvd.
2001 Hollywood Blvd.
Hollywood, Florida

seal :

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

revisions :

drawing data :

COLOR
SITE PLAN
LEVEL 1

project number : #19024

drawing scale : As Shown

drawing date : 04/20/2020

phase : Final TAC

sheet number : A1.01c

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EXHIBIT B

Description			Required/ Permitted	Proposed
Property Zoning:				
			ND-3 & RC-2	
Future Land Use				
		Regional Activity Center		
Lot Area				
Gross Lot Area	147,399 sf	3.38 Acres		
Net Lot Area	99,822 sf	2.29 Acres		
Density	147,399 sf			324 Units
FAR				
	Gross Lot Area		**Permitted**	**Proposed**
ND-3	120,233 sf	Max F.A.R. (3)	360,699	
RC-2	27,166 sf	Max F.A.R. (3)	81,498	
Total			442,197	349,331
Impervious & Pervious				
Impervious		55,278 sf		37.50%
Pervious		8,978 sf		6.09%
Building Area		83,143 sf		56.41%
Total Gross Lot Area		147,399 sf		100.00%
Building Height				
	Max Height		140'-0"	74'-0"
	Number of Stories		10 Story	8 Story
Setbacks				
Hollywood Blvd			10'-0"	15'-0"
20th Ave			10'-0"	10'-0"
Tyler Street			10'-0"	3'-8"
N. 21st Avenue			10'-0"	10'-0"
Side Interior			0'-0"	26'-6"
Alley			5'-0"	0'-0"

Parking Requirements					
	Units			**Required**	**Provided**
Total Units	324 DU	1.0 SP/DU		324 spaces	347 spaces
Visitor		1 sp / 10 Units		32 spaces	35 spaces
Retail		.0 SP/DU		0 spaces	spaces
Extra Spaces assign to 2 BD Units				spaces	87 spaces
Total Parking				356 spaces	469 spaces
Max. Parking Space per Unit				2.5 Space per Unit	1.45 Space per Unit
Parking Per Level					
	Standard	**HC**	**Tandem**		
Level 1	31	5 (2 Van)	0		36
Level 2	167	2	28		197
Level 3	215	2	19		236
Total Parking Provided	413	9	47		
Total Parking Provided					469 spaces
Required Loading					
Off Street Loading Space Requirements - 10'w x 25'L x 14' Vertical Clearance					
Retail	25,000 - 59,999 sf = (2) 10'w x 25'L x 14' clear height				
Units	Tower: 50-100 Units + 1 for each add'l 100 Units or major Fraction				
Provided:	Retail Space - 29,838 sf = (2)10'w x 25'L x 14' clear height				2 spaces
	Tower - 347 units - (4)10'w x 25'L x 14' clear height)				4 spaces
	Total Loading space provided				6 spaces

Total Building Area											
	Non-FAR			**Total Non-FAR**		**FAR**					**Total FAR**	**Total Gross Area**
Levels	**Garage**	**FPL, Elect.Rm, Trash**	**Amenity Deck**			**Unit Area**	**Circulation**	**Mech/Elect.**	**Amenities**	**Retail**	**Total**	
Level 1	27,167 sf	4,505 sf		31,672 sf		0 sf	22,268 sf	0 sf	0 sf	29,203 sf	51,471 sf	83,143 sf
Level 2	69,967 sf	0 sf		69,967 sf		9,696 sf	4,623 sf	110 sf	0 sf	0 sf	14,429 sf	84,396 sf
Level 3	69,967 sf	0 sf		69,967 sf		9,696 sf	4,623 sf	110 sf	0 sf	0 sf	14,429 sf	84,396 sf
Level 4	0 sf	0 sf	30,389 sf	30,389 sf		35,723 sf	8,690 sf	785 sf	8,809 sf	0 sf	54,007 sf	84,396 sf
Level 5	0 sf	0 sf		0 sf		44,442 sf	8,690 sf	1,090 sf	0 sf	0 sf	54,222 sf	54,185 sf
Level 6	0 sf	0 sf		0 sf		44,442 sf	8,690 sf	1,090 sf	0 sf	0 sf	54,222 sf	54,185 sf
Level 7	0 sf	0 sf		0 sf		44,442 sf	8,690 sf	1,090 sf	0 sf	0 sf	54,222 sf	54,185 sf
Level 8	0 sf	0 sf	1,856 sf	1,856 sf		42,549 sf	8,690 sf	1,090 sf	0 sf	0 sf	52,329 sf	54,185 sf
Total	**167,101 sf**	**4,505 sf**		**203,851 sf**		**99,557 sf**	**74,964 sf**	**2,095 sf**	**8,809 sf**	**29,203 sf**	**349,331 sf**	**553,071 sf**

Tower 1 Unit Area Calculation											
		Studio	**A1 (1bd)**	**A3 (1bd)**	**A4 (1-bd+Den)**	**B1 (2-bd)**	**B2 (2-bd+Den)**	**B3 (2-bd)**	**B4 (2 bd+Den)**	**Total Units per Floor**	**Total Area Floor Plate Above 55'0"**
Leasable Area		399 sf	591 sf	606 sf	753 sf	828 sf	1,232 sf	957 sf	1,074 sf		
Balc./Terr.		27 sf	30 sf	42 sf	53 sf	30 sf	84 sf	75 sf	75 sf		
Level 1		0	0	0	0	0	0	0	0	0	
Level 2		0	8	0	0	6	0	0	0	14	
Level 3		0	8	0	0	6	0	0	0	14	
Level 4		2	14	4	2	14	1	0	0	37	33,320 sf
Level 5		2	16	4	2	14	1	0	0	39	33,320 sf
Level 6		2	16	4	2	14	1	0	0	39	33,320 sf
Level 7		2	16	4	2	14	1	0	0	39	33,320 sf
Level 8		2	17	4	2	11	1	0	0	37	31,272 sf
Sub Total		10 Units	95 Units	20 Units	10 Units	79 Units	5 Units	0 Units	0 Units		
								Total Units in Tower 1		**219 Units**	

Tower 2 Unit Area Calculation											
		Studio	**A1 (1bd)**	**A3 (1bd)**	**A4 (1-bd+Den)**	**B1 (2-bd)**	**B2 (2-bd+Den)**	**B3 (2-bd)**	**B4 (2 bd+Den)**	**Total Units per Floor**	**Total Area Floor Plate Above 55'0"**
Leasable Area		414 sf	621 sf	606 sf	753 sf	828 sf	1,210 sf	957 sf	1,074 sf		
Balc./Terr.		27 sf	30 sf	30 sf	53 sf	30 sf	80 sf	75 sf	75 sf		
Level 1		0	0	0	0	0	0	0	0	0	
Level 2		0	0	0	0	0	0	0	0	0	
Level 3		0	0	0	0	0	0	0	0	0	
Level 4		1	4	0	0	6	0	1	1	13	20,865 sf
Level 5		2	6	1	1	10	1	1	1	23	20,865 sf
Level 6		2	6	1	1	10	1	1	1	23	20,865 sf
Level 7		2	6	1	1	10	1	1	1	23	20,865 sf
Level 8		2	6	1	1	10	1	1	1	23	20,865 sf
Sub Total		9 Units	28 Units	4 Units	4 Units	46 Units	4 Units	5 Units	5 Units		
								Total Units For Tower 2		**105**	

Total Units for Tower 1 & Tower 2	324 DU

Variance		
	Required	**Proposed**
Tyler Street Setback	10'-0"	3'-8"
Alley Setback	5'-0"	0'-0"

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seal :

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Updating Units		01.07.2021
ReSubmit	324 Units	04-01*2021

drawing data :

ZONING DATA

project number : #19024

drawing scale : As Shown

drawing date : 01/07/2021

phase : Final TAC

sheet number : A1.02

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EXHIBIT B

GENERAL NOTES:

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

SITE LIGHTING NOTE:

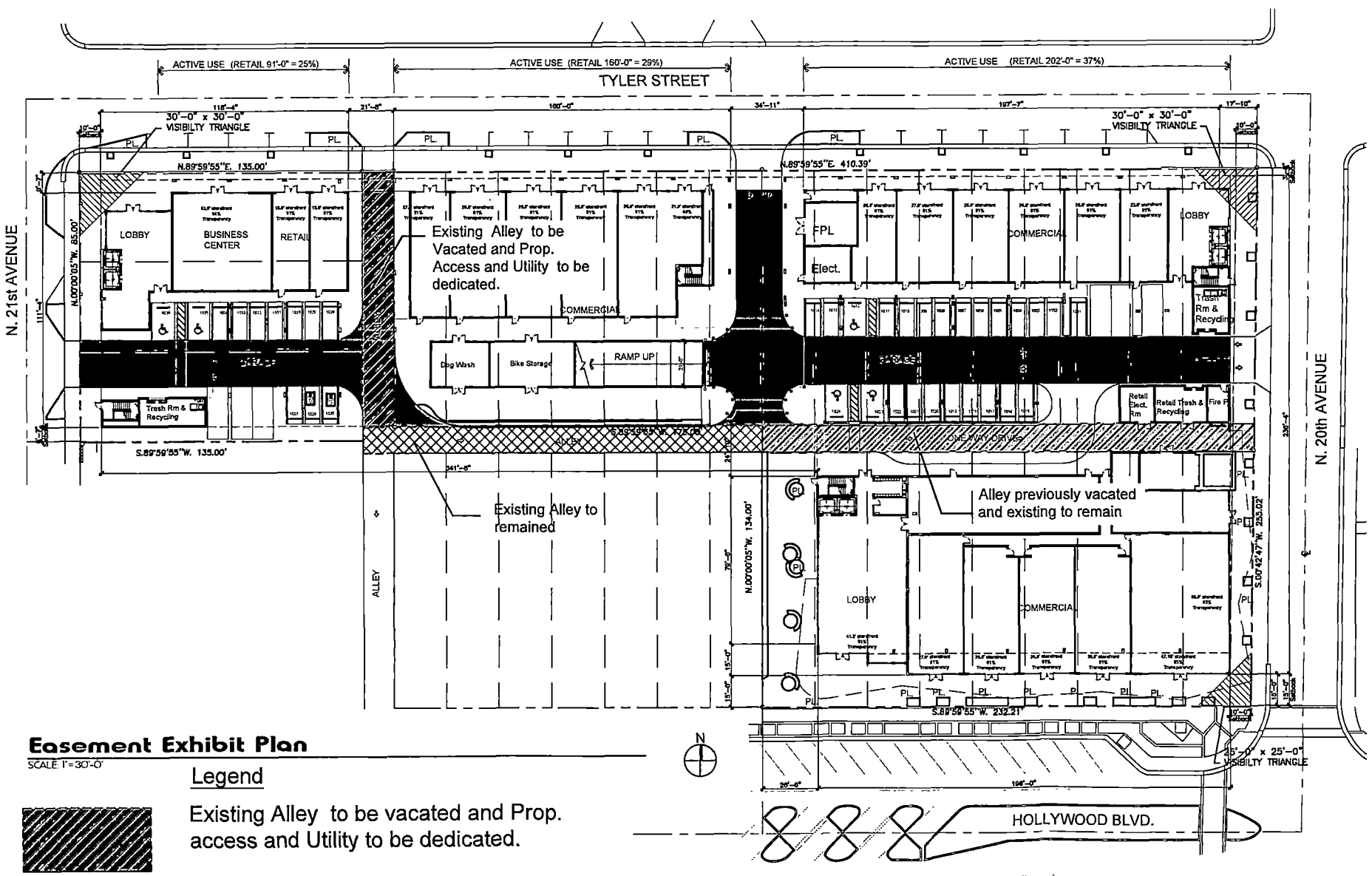
1. SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREA. EXTERNAL LIGHTS TO BE SHEILDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.
2. TURTLE LIGHTING ORDINANCE – N/A
3. THE MAXIMUM FOOT-CANDLE LEVEL AT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

GREEN BUILDING PRACTICES:

1. PROJECT TO ACHIEVE LEED CERTIFICATION OR GREEN GLOBE CERTIFICATION.
2. ENERGY EFFICIENT LOW E WINDOW
3. DOORS: INSULATED AND FIRE RATED
4. PROGRAMABLE THERMOSTATS.
5. ENERGY STAR APPLIANCES.
6. MERV 8 A/C FILTERS ON ALL A/C UNITS.
7. DUAL FLUSH TOILETS
8. ALL ENERGY EFFICIENT OUTDOOR LIGHTING.
9. ALL HOT WATER PIPE INSULATED.
10. ONE LOW FLOW SHOWERHEAD
11. BICYCLE ROOM STORAGE AND RESTROOM/CHANGING ROOM.
12. DEDICATED RECYCLING ROOM.
13. ELECTRIC VEHICLE CHARGING STATION
14. ROOFING MATERIAL IS ENERGY STAR (COOL ROOF).
15. LOW VOC MATERIALS WILL BE TO THE GREATEST EXTENT POSSIBLE. 901.9 & 901.10 – THE USE OF LOW-VOC PAINTS, COATINGS AND SEALANTS
16. SUSTAINABLE BUILDING MATERIALS WILL BE USED TO THE GREATEST EXTENT POSSIBLE.
    RECYCLE MATERIALS FROM DEMOLITION OF EXISTING STRUCTURES TO THE GREATEST EXTENT POSSBILE. RECYCLE WASTE MATERIALS FROM CONSTRUCTION AS WELL.
    605.1, 605.2 & 605.3 – RECYCLING THE C&D WASTE SHOULD BE SPECED AND REQUIRED BY THE BUILDER. NGBS PRACTICE WE WILL TRACK IT AS REQUIRED BY THE THAT COVERS C&D WASTE MANAGEMENT.
17. KITCHENS WILL PROVIDE SPACE UNDER SINK FOR RECYCLE BINS.

ELECTRIC VEHICULE CHARGING STATION:

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



Easement Exhibit Plan

SCALE 1"=30'-0"

Legend

Existing Alley to be vacated and Prop. access and Utility to be dedicated.

Existing Alley to remained

Alley previously vacated and existing access to remain

Property Access to be Dedicated

CRA Note:
Streetscape Design and Materials will be coordinated with CRA

LEGAL DESCRIPTION

PARCEL 1:

LOTS 14, 15, 16, 17, 18, 23, 24, 26, LESS THE EAST 8 FEET THEREOF, AND LOTS 27, 28, 29, 30 AND 31, BLOCK 9, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE VACATED VALLEY SITUATED BETWEEN LOTS 14 THROUGH 22, AND LOTS 23 THROUGH 31, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 31, BLOCK 9; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 142.00 FEET TO A POINT LOCATED ALONG THE NORTHERN BOUNDARY LINE OF LOT 26 AND BEING 8 FEET WEST OF THE NORTHWEST CORNER OF LOT 25; THENCE LEAVING THE NORTH LINE OF SAID BLOCK 9 AND RUNNING PARALLEL TO AND 8 FEET TO THE WEST OF SAID WEST LINE OF LOT 25, BLOCK 9 (SAID LINE BEING THE WESTERN BOUNDARY LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN) RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 121 FEET TO A POINT; THENCE, CONTINUING ALONG THE BOUNDARY LINE OF SAID LAND NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN, RUN THE FOLLOWING 2 COURSES AND DISTANCES: WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN EASTERLY A DISTANCE OF 33 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN NORTHERLY A DISTANCE OF 121 FEET TO A POINT SAID POINT BEING ALONG THE NORTH LINE OF SAID BLOCK 9; THENCE LEAVING THE LANDS NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN AND CONTINUING ALONG THE NORTH LINE OF BLOCK 9 RUN IN AN EASTERLY DIRECTION A DISTANCE OF 60.39 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 89°17'08", RUN SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 9, A DISTANCE OF 134.01 FEET TO THE NORTHEAST CORNER OF LOT 22; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°42'52", RUN WESTERLY ALONG THE NORTH LINE OF LOTS 19 THROUGH 22, BLOCK 9, A DISTANCE OF 108.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN SOUTHERLY ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 134.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°00'00", RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOTS 14 THROUGH 18, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°00'00", RUN NORTHERLY ALONG THE WEST LINE OF SAID LOTS 14 AND 31, A DISTANCE OF 255.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOT 25 AND THE EAST 8 FEET OF LOT 26, BLOCK 9, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 38, BLOCK 9; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 317.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED COURSE, A DISTANCE OF 33.00 FEET; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°, RUN SOUTHERLY A DISTANCE OF 121.00 FEET; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°, RUN WESTERLY A DISTANCE OF 33.00 FEET; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°, RUN NORTHERLY A DISTANCE OF 121.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 19, 20, 21, 22, 32, 33, 34, 35, 36, 37 AND 38, BLOCK 9, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE VACATED VALLEY SITUATED BETWEEN LOTS 14 THROUGH 22, AND LOTS 23 THROUGH 31, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 38, BLOCK 9; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 317.00 FEET TO A POINT LOCATED ALONG THE NORTHERN BOUNDARY LINE OF LOT 26 AND BEING 8 FEET WEST OF THE NORTHWEST CORNER OF LOT 25; THENCE LEAVING THE NORTH LINE OF SAID BLOCK 9 AND RUNNING PARALLEL TO AND 8 FEET TO THE WEST OF SAID WEST LINE OF LOT 25, BLOCK 9 (SAID LINE BEING THE WESTERN BOUNDARY LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN) RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 121 FEET TO A POINT; THENCE, CONTINUING ALONG THE BOUNDARY LINE OF SAID LAND NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN, RUN THE FOLLOWING 2 COURSES AND DISTANCES: WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN EASTERLY A DISTANCE OF 33 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN NORTHERLY A DISTANCE OF 121 FEET TO A POINT SAID POINT BEING ALONG THE NORTH LINE OF SAID BLOCK 9; THENCE LEAVING THE LANDS NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN AND CONTINUING ALONG THE NORTH LINE OF BLOCK 9 RUN IN AN EASTERLY DIRECTION A DISTANCE OF 60.39 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 89°17'08", RUN SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 9, A DISTANCE OF 255.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°42'52", RUN WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK 9, A DISTANCE OF 232.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°00'00", RUN NORTHERLY ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 134.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOTS 32 THROUGH 38, A DISTANCE OF 175.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 38; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°00'00", RUN NORTHERLY ALONG THE WEST LINE OF SAID LOT 38, A DISTANCE OF 121.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

LOTS 1 AND 2, BLOCK 9, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4:

LOT 3, BLOCK 9, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Updating Units		01.07.2021
ReSubmit	324 Units	04-01*2021
2020-09-04		

drawing data :

EASEMENT EXHIBIT & SITE PLAN NOTES

project number : #19024

drawing scale : As Shown

drawing date : 01/07/2021

phase : Final TAC

sheet number : A1.03

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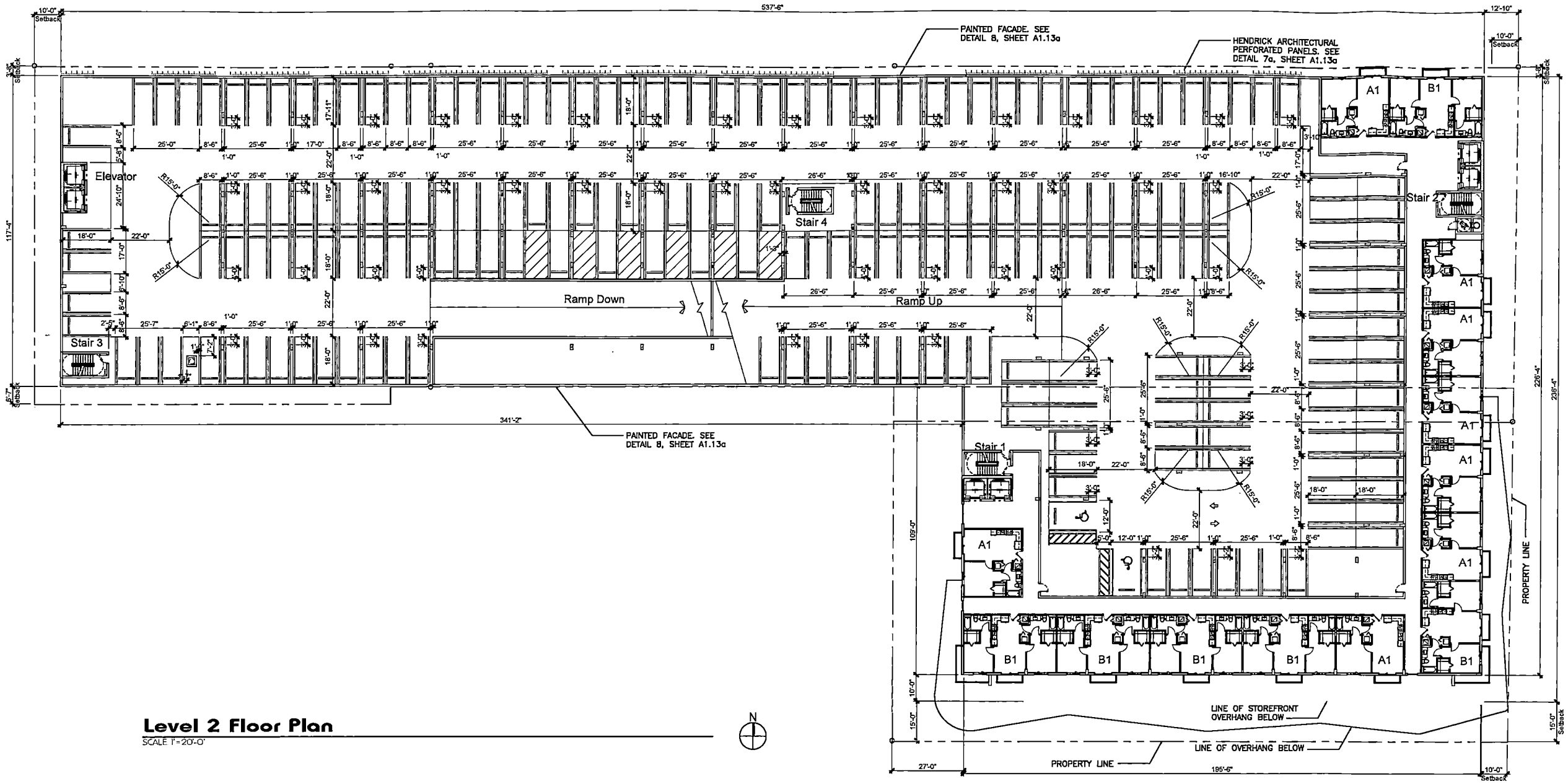
EXHIBIT B



Level 2 Floor Plan

SCALE 1"=20'-0"

Tower 1 Unit Area Calculation											
		Studio	A1 (1bd)	A3 (1bd)	A4 (1-bd+Den)	B1 (2-bd)	B2 (2-bd+Den)	B3 (2-bd)	B4 (2 bd+Den)	Total Units per Floor	Total Area Floor Plate Above 55'0"
Leasable Area		399 sf	591 sf	606 sf	753 sf	828 sf	1,232 sf	957 sf	1,074 sf		
Balc./Terr.		27 sf	30 sf	42 sf	63 sf	30 sf	84 sf	75 sf	75 sf		
Level 1		0	0	0	0	0	0	0	0	0	
Level 2		0	8	0	0	6	0	0	0	14	
Level 3		0	8	0	0	6	0	0	0	14	
Level 4		2	14	4	2	14	1	0	0	37	33,320 sf
Level 5		2	16	4	2	14	1	0	0	39	33,320 sf
Level 6		2	16	4	2	14	1	0	0	39	33,320 sf
Level 7		2	16	4	2	14	1	0	0	39	33,320 sf
Level 8	0	2	17	4	2	11	1	0	0	37	31,372 sf
Sub Total	Units	10 Units	98 Units	20 Units	10 Units	79 Units	6 Units	0 Units	0 Units		
								Total Units in Tower 1		219 Units	

Tower 2 Unit Area Calculation											
		Studio	A1 (1bd)	A3 (1bd)	A4 (1-bd+Den)	B1 (2-bd)	B2 (2-bd+Den)	B3 (2-bd)	B4 (2 bd+Den)	Total Units per Floor	Total Area Floor Plate Above 55'0"
Leasable Area		414 sf	621 sf	606 sf	753 sf	828 sf	1,210 sf	957 sf	1,074 sf		
Balc./Terr.		27 sf	30 sf	30 sf	63 sf	30 sf	80 sf	75 sf	75 sf		
Level 1		0	0	0	0	0	0	0	0	0	
Level 2		0	0	0	0	0	0	0	0	0	
Level 3		0	0	0	0	0	0	0	0	0	
Level 4		1	4	0	0	6	0	1	1	13	20,865 sf
Level 5		2	6	1	1	10	1	1	1	23	20,865 sf
Level 6		2	6	1	1	10	1	1	1	23	20,865 sf
Level 7		2	6	1	1	10	1	1	1	23	20,865 sf
Level 8		2	6	1	1	10	1	1	1	23	20,865 sf
Sub Total		9 Units	28 Units	4 Units	4 Units	46 Units	4 Units	5 Units	5 Units		
								Total Units For Tower 2		105	
			Total Units for Tower 1 & Tower 2				324 DU				

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revisions :

Updating Units	01.07.2021	
ReSubmit 324 Units	04-01*2021	

drawing data :

LEVEL 2
FLOOR PLAN

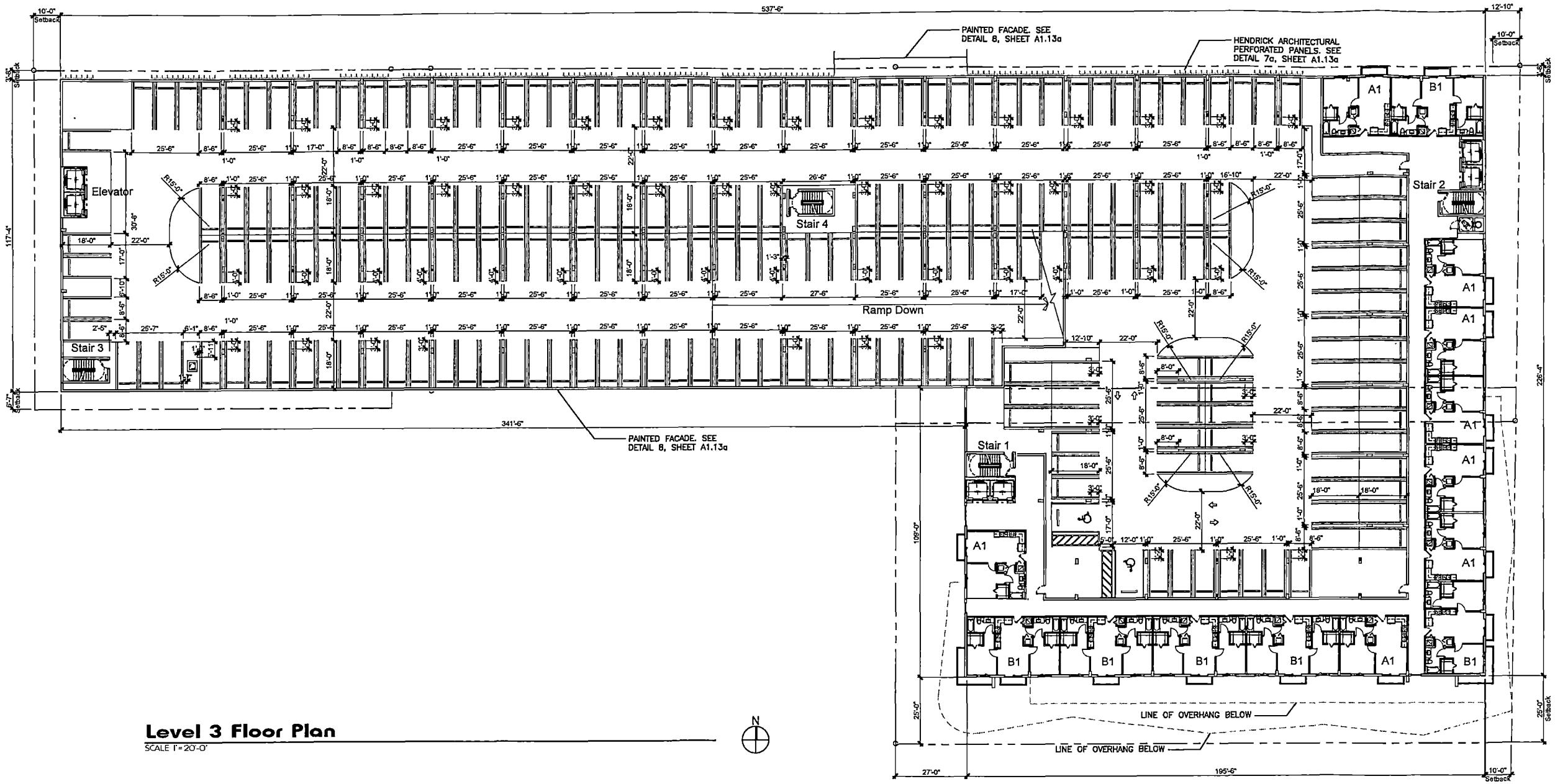
project number : #19024

drawing scale : As Shown

drawing date : 01/07/2021

phase : Final TAC

sheet number : A1.05



Level 3 Floor Plan

SCALE 1"=20'-0"

N

Tower 1 Unit Area Calculation

		Studio	A1 (1bd)	A3 (1bd)	A4 (1-bd+Den)	B1 (2-bd)	B2 (2-bd+Den)	B3 (3-bd)	B4 (2 bd+Den)	Total Units per Floor	Total Area Floor Plate Above 60'0"
Leasable Area		399 sf	691 sf	606 sf	763 sf	829 sf	1,232 sf	957 sf	1,074 sf		
Balc./Terr.		27 sf	30 sf	42 sf	53 sf	30 sf	64 sf	75 sf	75 sf		
Level 1		0	0	0	0	0	0	0	0	0	
Level 2		0	8	0	0	6	0	0	0	14	
Level 3		0	8	0	0	6	0	0	0	14	
Level 4		2	14	4	2	14	1	0	0	37	33,320 sf
Level 5		2	16	4	2	14	1	0	0	39	33,320 sf
Level 6		2	16	4	2	14	1	0	0	39	33,320 sf
Level 7		2	16	4	2	14	1	0	0	39	33,320 sf
Level 8	0	2	17	4	2	11	1	0	0	37	31,272 sf
Sub Total	Units	10 Units	95 Units	20 Units	10 Units	79 Units	6 Units	0 Units	0 Units		
								Total Units in Tower 1		219 Units	

Tower 2 Unit Area Calculation

		Studio	A1 (1bd)	A3 (1bd)	A4 (1-bd+Den)	B1 (2-bd)	B2 (2-bd+Den)	B3 (2-bd)	B4 (2 bd+Den)	Total Units per Floor	Total Area Floor Plate Above 60'0"
Leasable Area		414 sf	821 sf	606 sf	763 sf	829 sf	1,210 sf	957 sf	1,074 sf		
Balc./Terr.		27 sf	30 sf	30 sf	53 sf	30 sf	60 sf	75 sf	75 sf		
Level 1		0	0	0	0	0	0	0	0	0	
Level 2		0	0	0	0	0	0	0	0	0	
Level 3		0	0	0	0	0	0	0	0	0	
Level 4		1	4	0	0	6	0	1	1	13	20,066 sf
Level 5		2	6	1	1	10	1	1	1	23	20,065 sf
Level 6		2	6	1	1	10	1	1	1	23	20,065 sf
Level 7		2	6	1	1	10	1	1	1	23	20,065 sf
Level 8		2	6	1	1	10	1	1	1	23	20,066 sf
Sub Total		9 Units	28 Units	4 Units	4 Units	48 Units	4 Units	5 Units	6 Units		
								Total Units For Tower 2		105	
				Total Units for Tower 1 & Tower 2			324 DU				

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ReSubmit	324 Units	04-01*2021

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LEVEL 3
FLOOR PLAN

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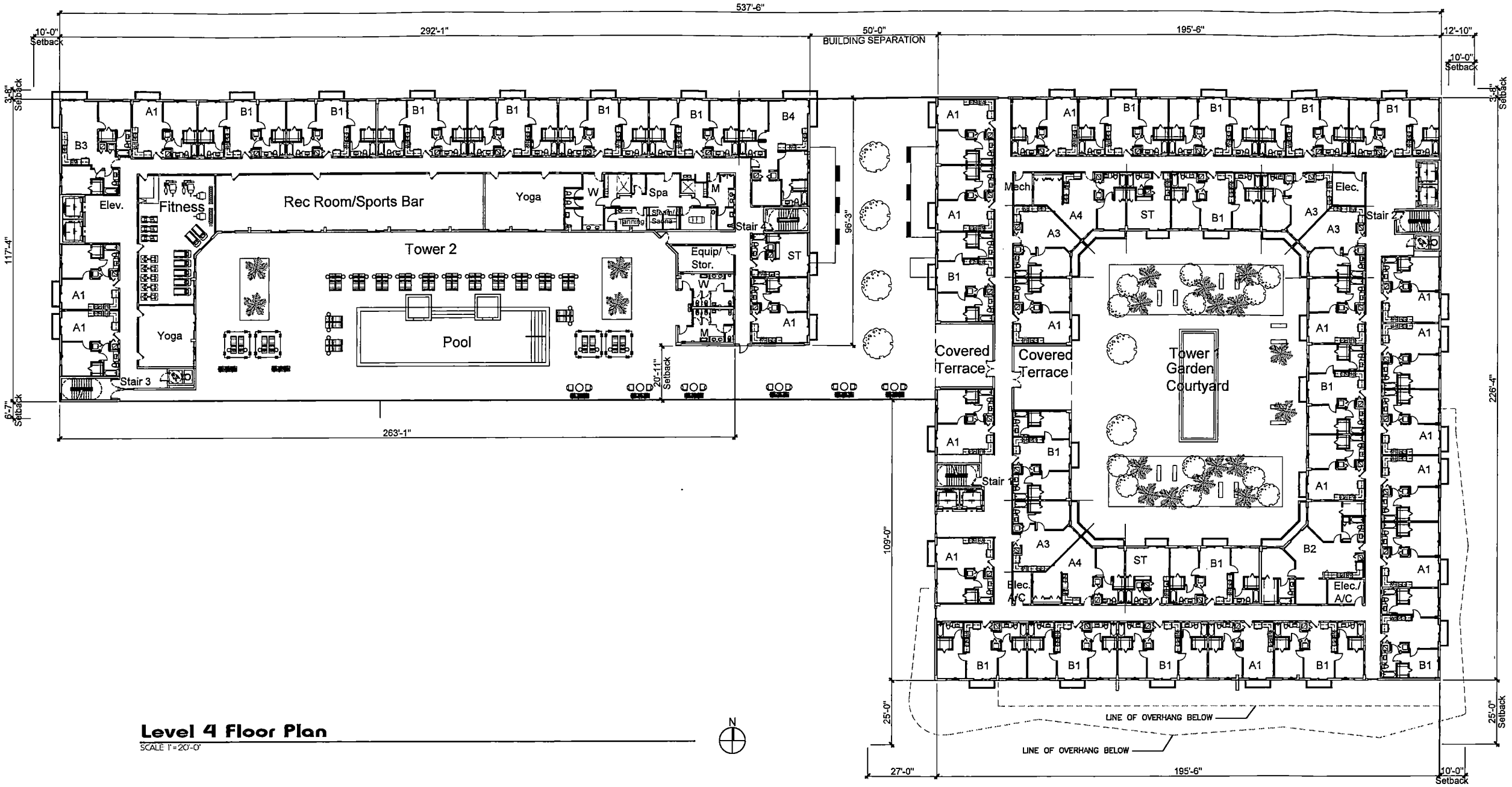
phase : Final TAC

sheet number : A1.06

EXHIBIT B



Level 4 Floor Plan

SCALE 1"=20'-0"

N

Tower 1 Unit Area Calculation											
		Studio	A1 (1bd)	A3 (1bd)	A4 (1-bd+Den)	B1 (2-bd)	B2 (2-bd+Den)	B3 (2-bd)	B4 (2 bd+Den)	Total Units per Floor	Total Area Floor Plate Above 65'0"
Leasable Area		399 sf	591 sf	606 sf	753 sf	828 sf	1,232 sf	967 sf	1,074 sf		
Balc./Terr.		27 sf	30 sf	42 sf	63 sf	30 sf	84 sf	75 sf	75 sf		
Level 1		0	0	0	0	0	0	0	0	0	
Level 2		0	8	0	0	6	0	0	0	14	
Level 3		0	8	0	0	6	0	0	0	14	
Level 4		2	14	4	2	14	1	0	0	37	33,920 sf
Level 5		2	16	4	2	14	1	0	0	39	33,920 sf
Level 6		2	16	4	2	14	1	0	0	39	33,920 sf
Level 7		2	16	4	2	14	1	0	0	39	33,920 sf
Level 8	0	2	17	4	2	11	1	0	0	37	31,272 sf
Sub Total	Units	10 Units	86 Units	20 Units	10 Units	79 Units	6 Units	0 Units	0 Units		
								Total Units in Tower 1		219 Units	

Tower 2 Unit Area Calculation											
		Studio	A1 (1bd)	A3 (1bd)	A4 (1-bd+Den)	B1 (2-bd)	B2 (2-bd+Den)	B3 (2-bd)	B4 (2 bd+Den)	Total Units per Floor	Total Area Floor Plate Above 65'0"
Leasable Area		414 sf	921 sf	606 sf	753 sf	828 sf	1,210 sf	967 sf	1,074 sf		
Balc./Terr.		27 sf	30 sf	30 sf	63 sf	30 sf	89 sf	75 sf	75 sf		
Level 1		0	0	0	0	0	0	0	0	0	
Level 2		0	0	0	0	0	0	0	0	0	
Level 3		0	0	0	0	0	0	0	0	0	
Level 4		1	4	0	0	8	0	1	1	13	20,865 sf
Level 5		2	6	1	1	10	1	1	1	23	20,865 sf
Level 6		2	6	1	1	10	1	1	1	23	20,865 sf
Level 7		2	6	1	1	10	1	1	1	23	20,865 sf
Level 8		2	6	1	1	10	1	1	1	23	20,865 sf
Sub Total		9 Units	23 Units	4 Units	4 Units	46 Units	4 Units	6 Units	6 Units		
								Total Units For Tower 2		105	
				Total Units for Tower 1 & Tower 2			324 DU				

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revisions :

Updating Units		01.07.2021
ReSubmit	324 Units	04-01*2021

drawing data :

LEVEL 4
FLOOR PLAN

project number : #19024

drawing scale : As Shown

drawing date : 01/07/2021

phase : Final TAC

sheet number : A1.07

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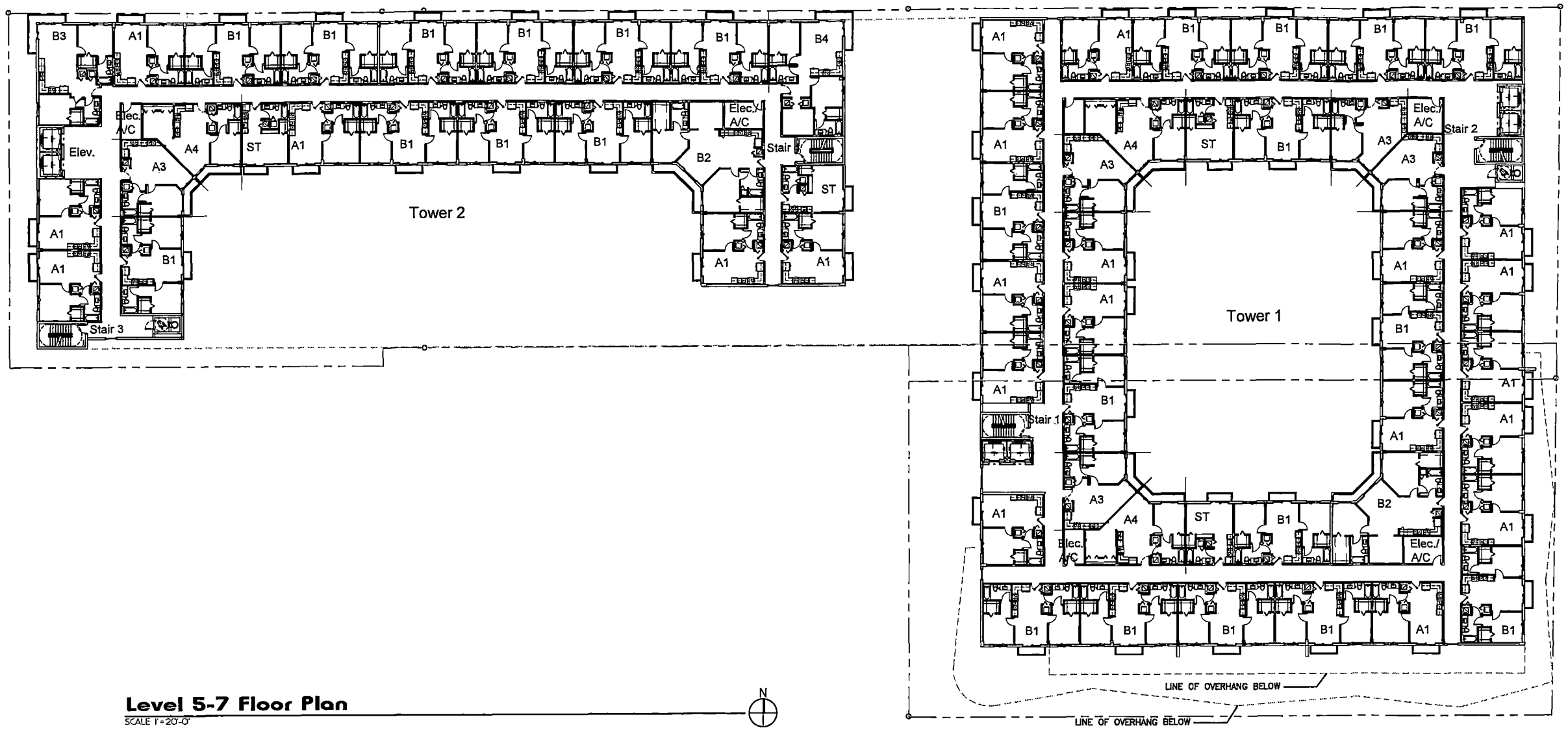
EXHIBIT B



Level 5-7 Floor Plan

SCALE 1"=20'-0"

N

Tower 1 Unit Area Calculation

	Studio	A1 (1bd)	A3 (1bd)	A4 (1-bd+Den)	B1 (2-bd)	B2 (2-bd+Den)	B3 (3-bd)	B4 (3 bd+Den)	Total Units per Floor	Total Area Floor Plate Above 85'0"
Leasable Area	399 sf	691 sf	606 sf	763 sf	828 sf	1,232 sf	957 sf	1,074 sf		
Balc./Terr.	27 sf	30 sf	42 sf	53 sf	30 sf	84 sf	75 sf	75 sf		
Level 1	0	0	0	0	0	0	0	0	0	
Level 2	0	5	0	0	6	0	0	0	14	
Level 3	0	8	0	0	6	0	0	0	14	
Level 4	2	14	4	2	14	1	0	0	37	33,320 sf
Level 5	2	16	4	2	14	1	0	0	39	33,320 sf
Level 6	2	16	4	2	14	1	0	0	39	33,320 sf
Level 7	2	16	4	2	14	1	0	0	39	33,320 sf
Level 8	2	17	4	2	11	1	0	0	37	31,272 sf
Sub Total	10 Units	96 Units	20 Units	10 Units	79 Units	6 Units	0 Units	0 Units		
							Total Units in Tower 1		219 Units	

Tower 2 Unit Area Calculation

	Studio	A1 (1bd)	A3 (1bd)	A4 (1-bd+Den)	B1 (2-bd)	B2 (2-bd+Den)	B3 (2-bd)	B4 (2 bd+Den)	Total Units per Floor	Total Area Floor Plate Above 85'0"
Leasable Area	414 sf	821 sf	606 sf	763 sf	828 sf	1,210 sf	957 sf	1,074 sf		
Balc./Terr.	27 sf	30 sf	30 sf	53 sf	30 sf	60 sf	75 sf	75 sf		
Level 1	0	0	0	0	0	0	0	0	0	
Level 2	0	0	0	0	0	0	0	0	0	
Level 3	0	0	0	0	0	0	0	0	0	
Level 4	1	4	0	0	6	0	1	1	13	20,665 sf
Level 5	2	6	1	1	10	1	1	1	23	20,665 sf
Level 6	2	6	1	1	10	1	1	1	23	20,665 sf
Level 7	2	6	1	1	10	1	1	1	23	20,665 sf
Level 8	2	6	1	1	10	1	1	1	23	20,665 sf
Sub Total	8 Units	28 Units	4 Units	4 Units	46 Units	4 Units	6 Units	6 Units		
							Total Units For Tower 2		105	
		Total Units for Tower 1 & Tower 2				*** 324 DU ***				

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revisions :

Updating Units		01.07.2021
ReSubmit	324 Units	04-01*2021

drawing data :

LEVEL 5-7 FLOOR PLAN

project number : #19024

drawing scale : As Shown

drawing date : 01/07/2021

phase : Final TAC

sheet number : **A1.08**

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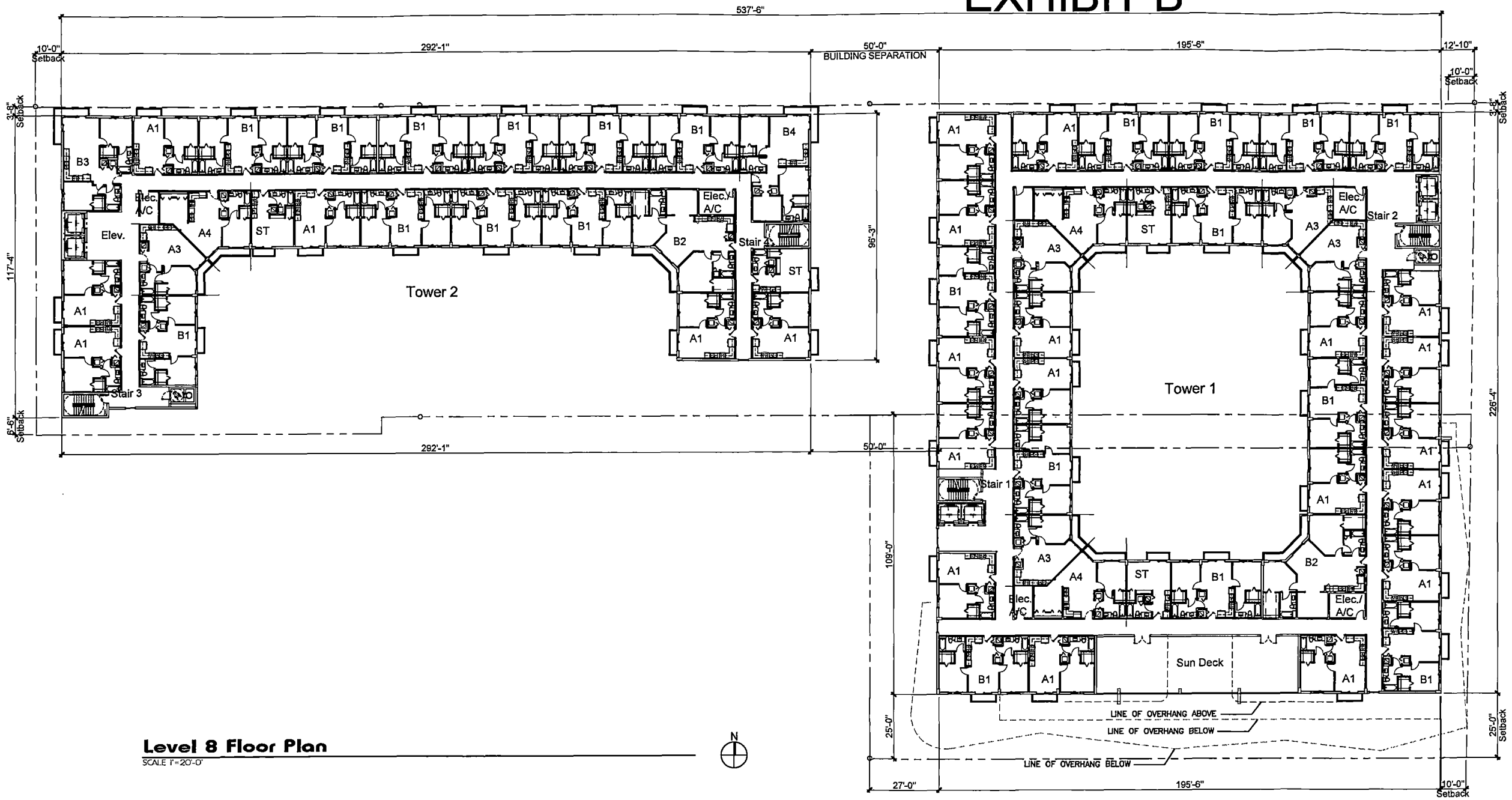

Level 8 Floor Plan

SCALE 1"=20'-0"

N

Tower 1 Unit Area Calculation

	Studio	A1 (1bd)	A3 (1bd)	A4 (1-bd+Den)	B1 (2-bd)	B2 (2-bd+Den)	B3 (2-bd)	B4 (2 bd+Den)	Total Units per Floor	Total Area Floor Plate Above 55'0"
Leasable Area	309 sf	591 sf	606 sf	753 sf	828 sf	1,202 sf	957 sf	1,074 sf		
Balc./Terr.	27 sf	30 sf	42 sf	53 sf	30 sf	84 sf	76 sf	76 sf		
Level 1	0	0	0	0	0	0	0	0	0	
Level 2	0	8	0	0	6	0	0	0	14	
Level 3	0	8	0	0	6	0	0	0	14	
Level 4	2	14	4	2	14	1	0	0	37	33,320 sf
Level 5	2	16	4	2	14	1	0	0	39	33,320 sf
Level 6	2	16	4	2	14	1	0	0	39	33,320 sf
Level 7	2	16	4	2	14	1	0	0	39	33,320 sf
Level 8	2	17	4	2	11	1	0	0	37	31,272 sf
Sub Total	10 Units	95 Units	20 Units	10 Units	79 Units	6 Units	0 Units	0 Units		
							Total Units in Tower 1		219 Units	

Tower 2 Unit Area Calculation

	Studio	A1 (1bd)	A3 (1bd)	A4 (1-bd+Den)	B1 (2-bd)	B2 (2-bd+Den)	B3 (2-bd)	B4 (2 bd+Den)	Total Units per Floor	Total Area Floor Plate Above 55'0"
Leasable Area	414 sf	621 sf	606 sf	763 sf	828 sf	1,210 sf	957 sf	1,074 sf		
Balc./Terr.	27 sf	30 sf	30 sf	53 sf	30 sf	80 sf	76 sf	76 sf		
Level 1	0	0	0	0	0	0	0	0	0	
Level 2	0	0	0	0	0	0	0	0	0	
Level 3	0	0	0	0	0	0	0	0	0	
Level 4	1	4	0	0	6	0	1	1	13	20,865 sf
Level 5	2	6	1	1	10	1	1	1	23	20,865 sf
Level 6	2	6	1	1	10	1	1	1	23	20,865 sf
Level 7	2	6	1	1	10	1	1	1	23	20,865 sf
Level 8	2	6	1	1	10	1	1	1	23	20,865 sf
Sub Total	8 Units	28 Units	4 Units	4 Units	49 Units	4 Units	5 Units	5 Units		
							Total Units For Tower 2		105	
			Total Units for Tower 1 & Tower 2			324 DU				

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revisions :

Updating Units		01.07.2021
ReSubmit	324 Units	04-01*2021

drawing data :

LEVEL 8 FLOOR PLAN

project number : #19024

drawing scale : As Shown

drawing date : 01/07/2021

phase : Final TAC

sheet number : **A1.09**

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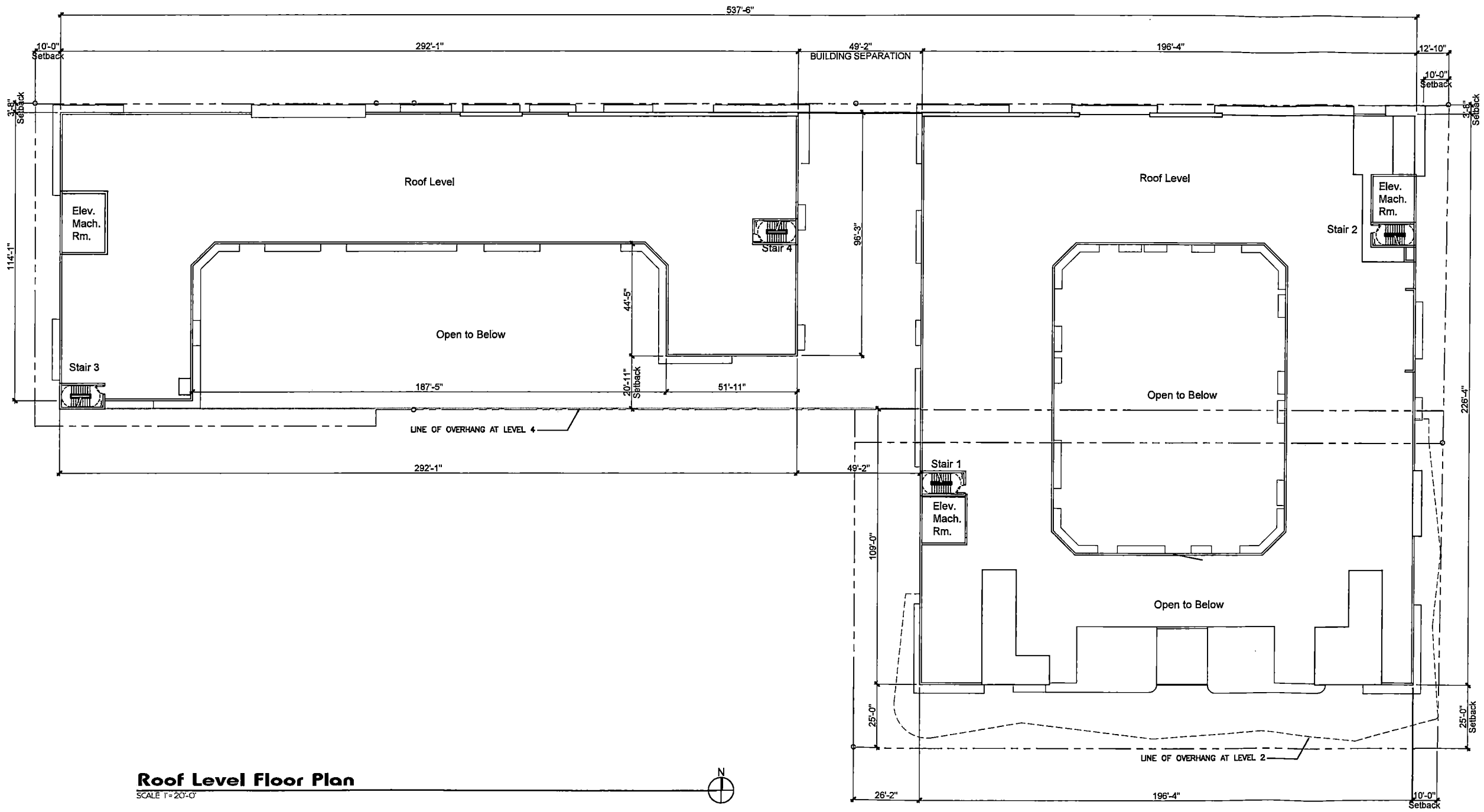

Roof Level Floor Plan

SCALE 1"=20'-0"

N

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revisions :

Updating Units		01.07.2021
ReSubmit	324 Units	04-01*2021

drawing data :

LEVEL 8 FLOOR PLAN

project number : #19024

drawing scale : As Shown

drawing date : 01/07/2021

phase : Final TAC

sheet number : **A1.10**

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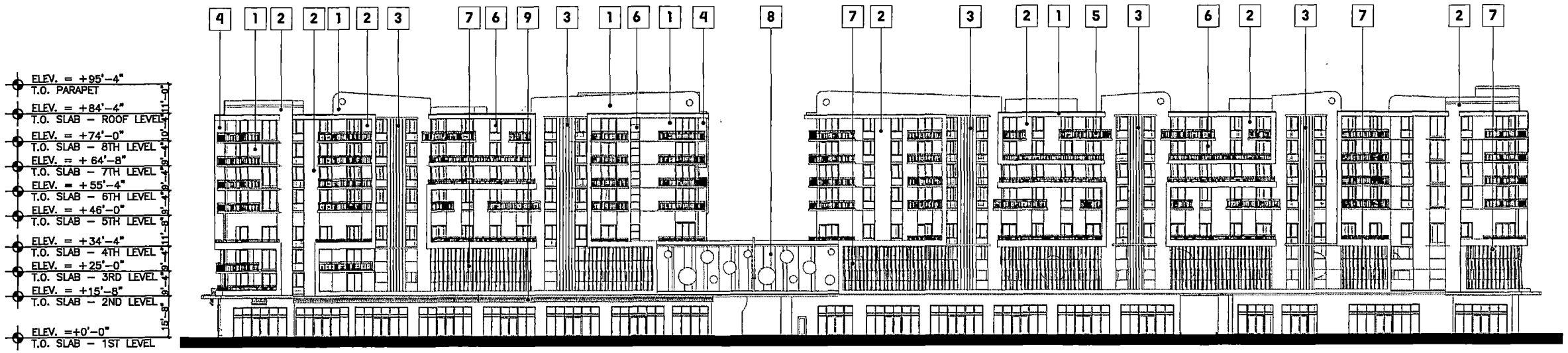
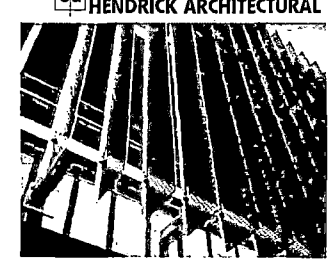
1 WHITE CHRISTMAS 872 BENJAMIN MOORE
2 MARINA GRAY 1599 BENJAMIN MOORE
3 BLUE JEAN 2062-50 BENJAMIN MOORE
4 PALM COAST TEAL 733 BENJAMIN MOORE
5 MESH RAILING
6 IMPACT GLASS DOOR & WINDOW
7 PERFORATED PANELS HENDRICK ARCHITECTURAL
8 PAINTED FACADE GARAGE
9 HORIZONTAL LOUVERS



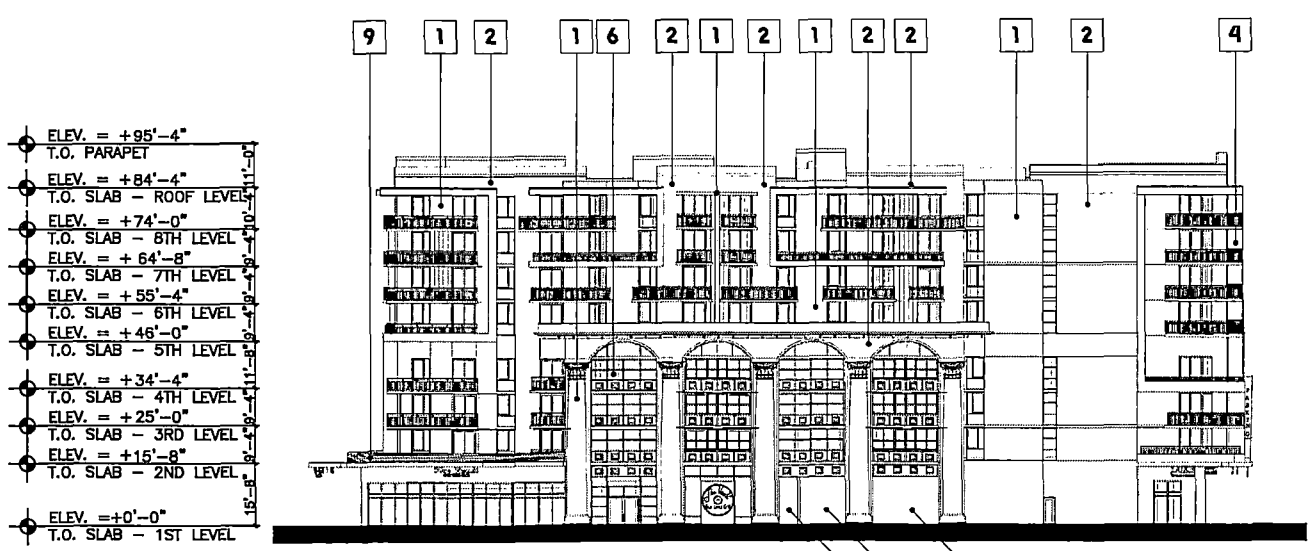
01 Proposed North Elevation

SCALE: 1/32"=1'-0"

6a PERFORATED PANELS HENDRICK ARCHITECTURAL



- Aluminum panel thickness of .125" or .190"
- Standard panel widths of 36", 42" or 48"
- Standard panel lengths of 72", 96" or 120"
- 12 standard round perforated patterns with open areas ranging from 23% to 77%
- Designed to withstand sustained winds up to 165 mph (Category 5)
- Multiple finish options offered to ensure the highest quality finish for your project
- Finish warranty options are available up to 20 years
- Concealed fastener panel system design
- All hardware supplied is solid stainless steel



02 Proposed East Elevation

SCALE: 1/32"=1'-0"

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revisions :

drawing data :

NORTH AND EAST ELEVATIONS

project number : #19024

drawing scale : As Shown

drawing date : 04/20/2020

phase : Final TAC

sheet number : A1.13a

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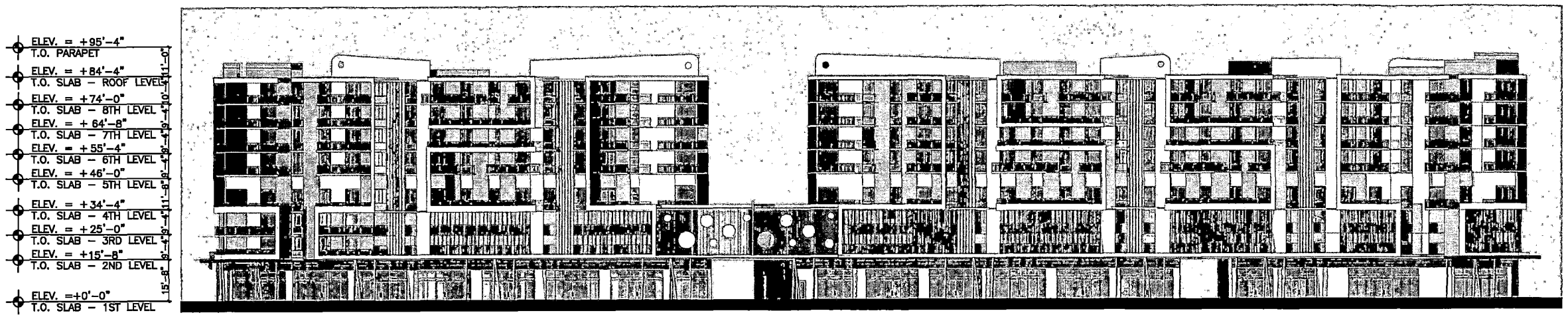
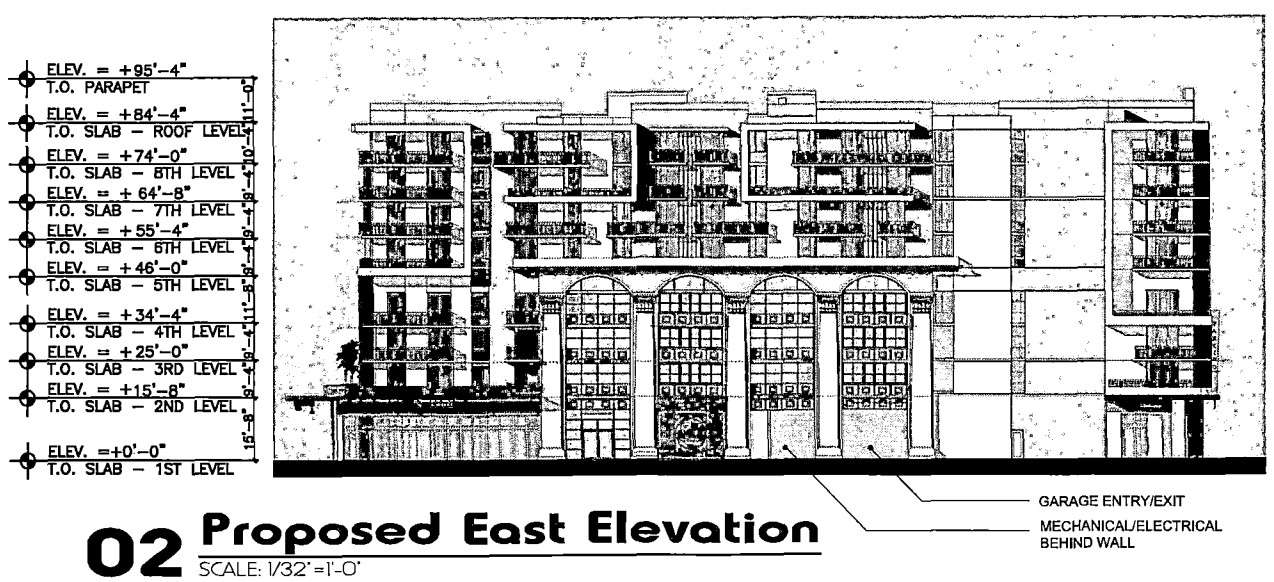


01 Proposed North Elevation

SCALE: 1/32"=1'-0"



02 Proposed East Elevation

SCALE: 1/32"=1'-0"

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revisions :

drawing data :

NORTH
AND EAST
ELEVATIONS

project number : #19024

drawing scale : As Shown

drawing date : 04/20/2020

phase : Final TAC

sheet number : A1.13

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EXHIBIT B

1 WHITE CHRISTMAS 872 BENJAMIN MOORE
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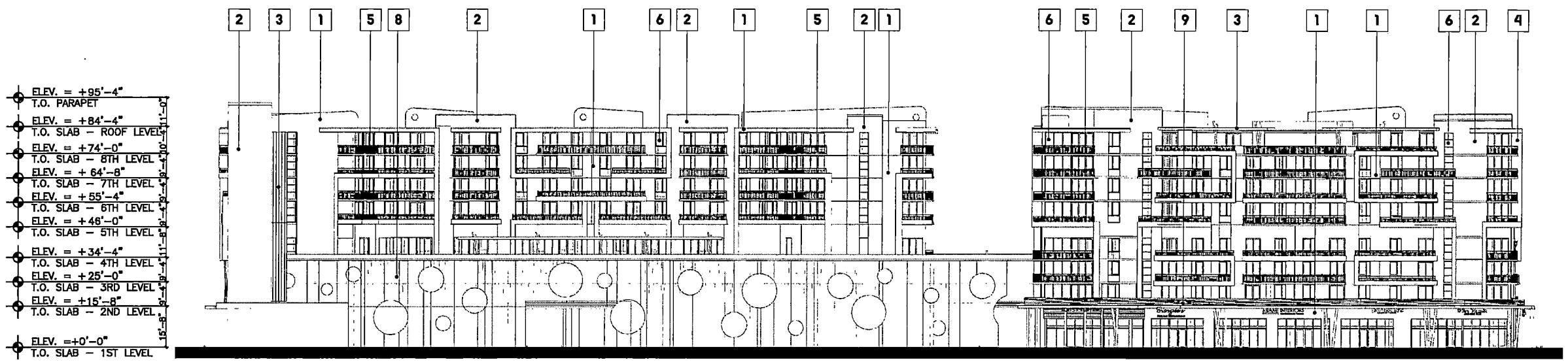
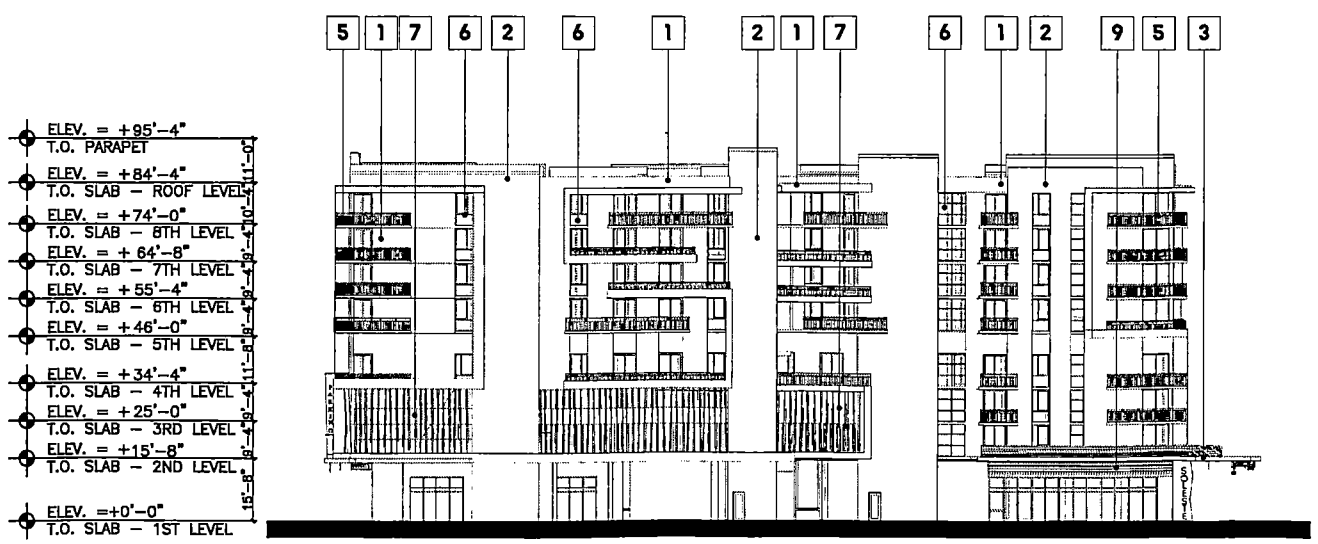


03 Proposed South Elevation

SCALE: 1/32"=1'-0"



04 Proposed West Elevation

SCALE: 1/32"=1'-0"

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

SOUTH AND WEST ELEVATIONS

project number : #19024

drawing scale : As Shown

drawing date : 04/20/2020

phase : Final TAC

sheet number : A1.14a

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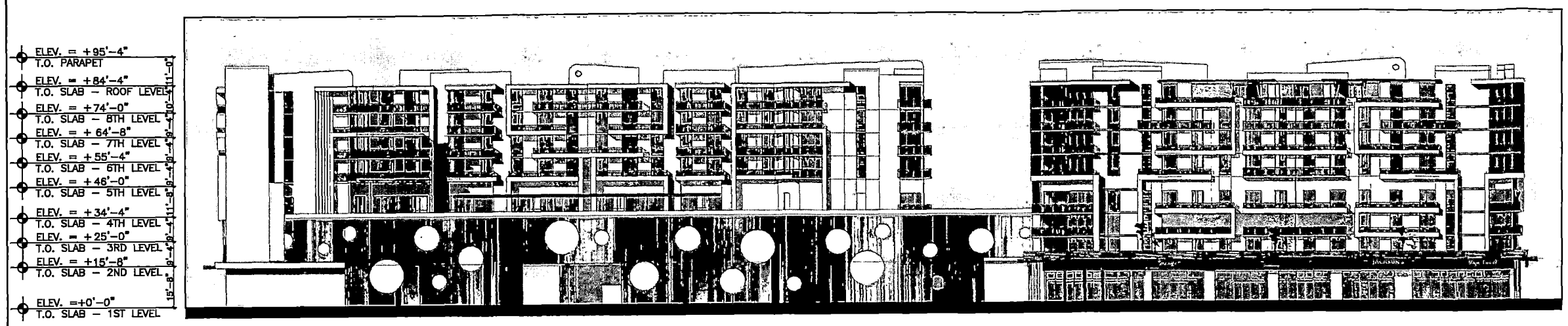
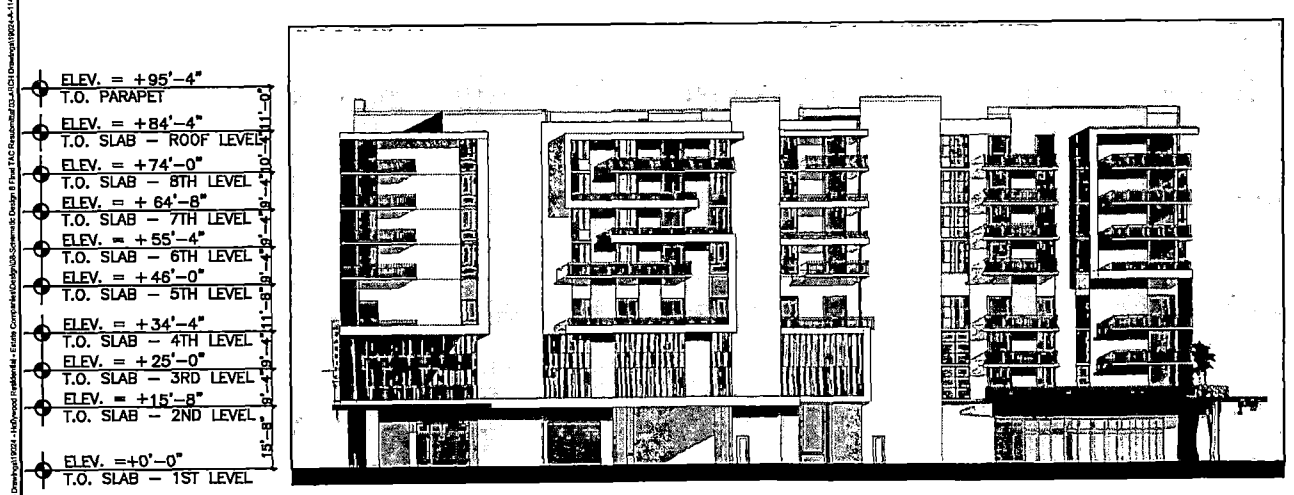
EXHIBIT B



03 Proposed South Elevation

SCALE: 1/32"=1'-0"



04 Proposed West Elevation

SCALE: 1/32"=1'-0"

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

SOUTH AND WEST ELEVATIONS

project number : #19024

drawing scale : As Shown

drawing date : 04/20/2020

phase : Final TAC

sheet number : **A1.14**

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EXHIBIT B

01 **View from Hollywood Blvd. Walkway**
SCALE: 1/32"=1'-0"

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

3D MODEL

project number : #19024

drawing scale : As Shown

drawing date : 04/20/2020

phase : Final TAC

sheet number : A1.15

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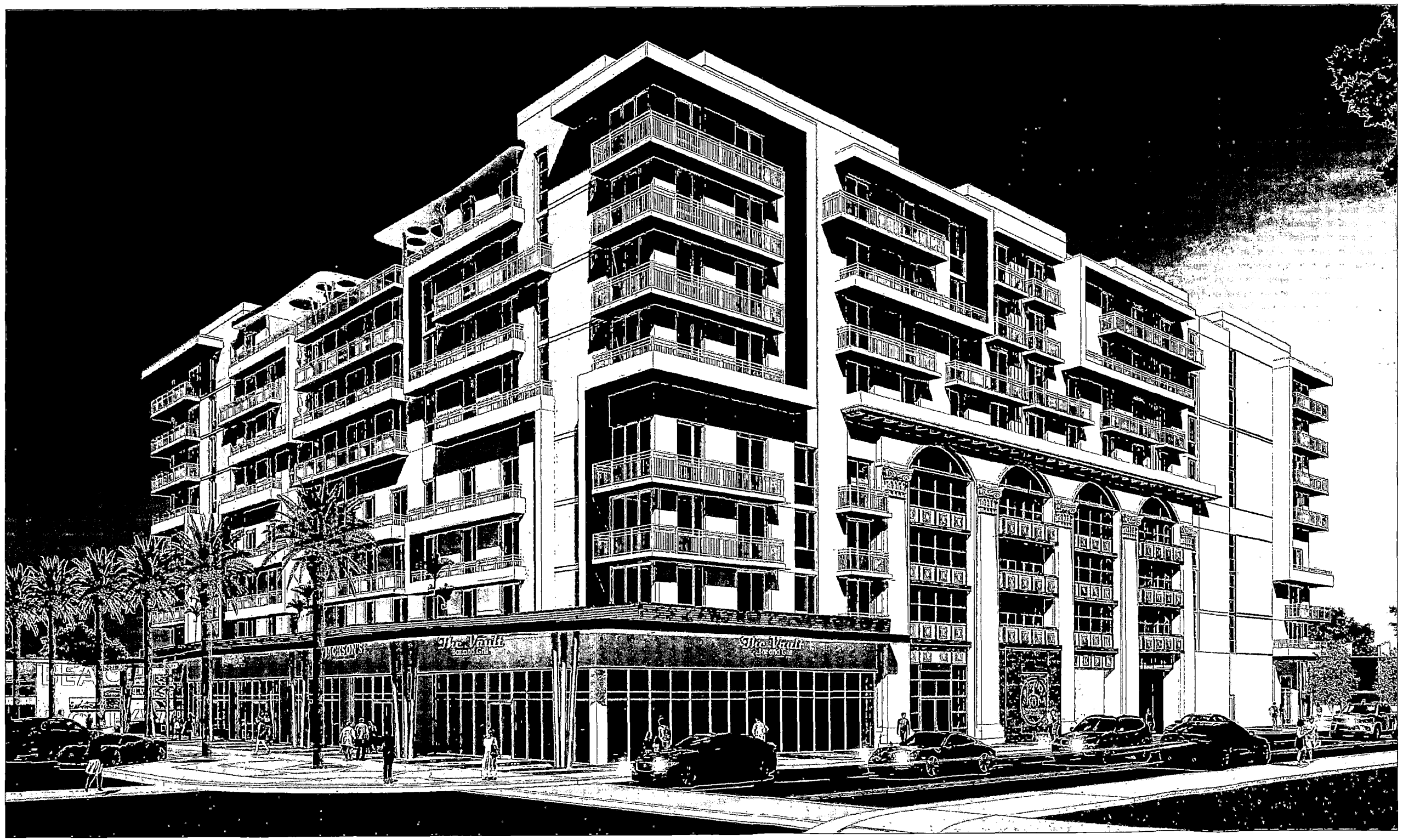

02 View from Hollywood Blvd. & N. 20th Avenue

SCALE: 1/32" = 1'-0"

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revisions :

drawing data :

3D MODEL

project number : #19024

drawing scale : As Shown

drawing date : 04/20/2020

phase : Final TAC

sheet number : A1.16

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03 **View from Tyler Street**
SCALE: 1/32"=1'-0"

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revisions :

drawing data :

3D MODEL

project number : #19024
drawing scale : As Shown
drawing date : 04/20/2020
phase : Final TAC
sheet number : **A1.17**

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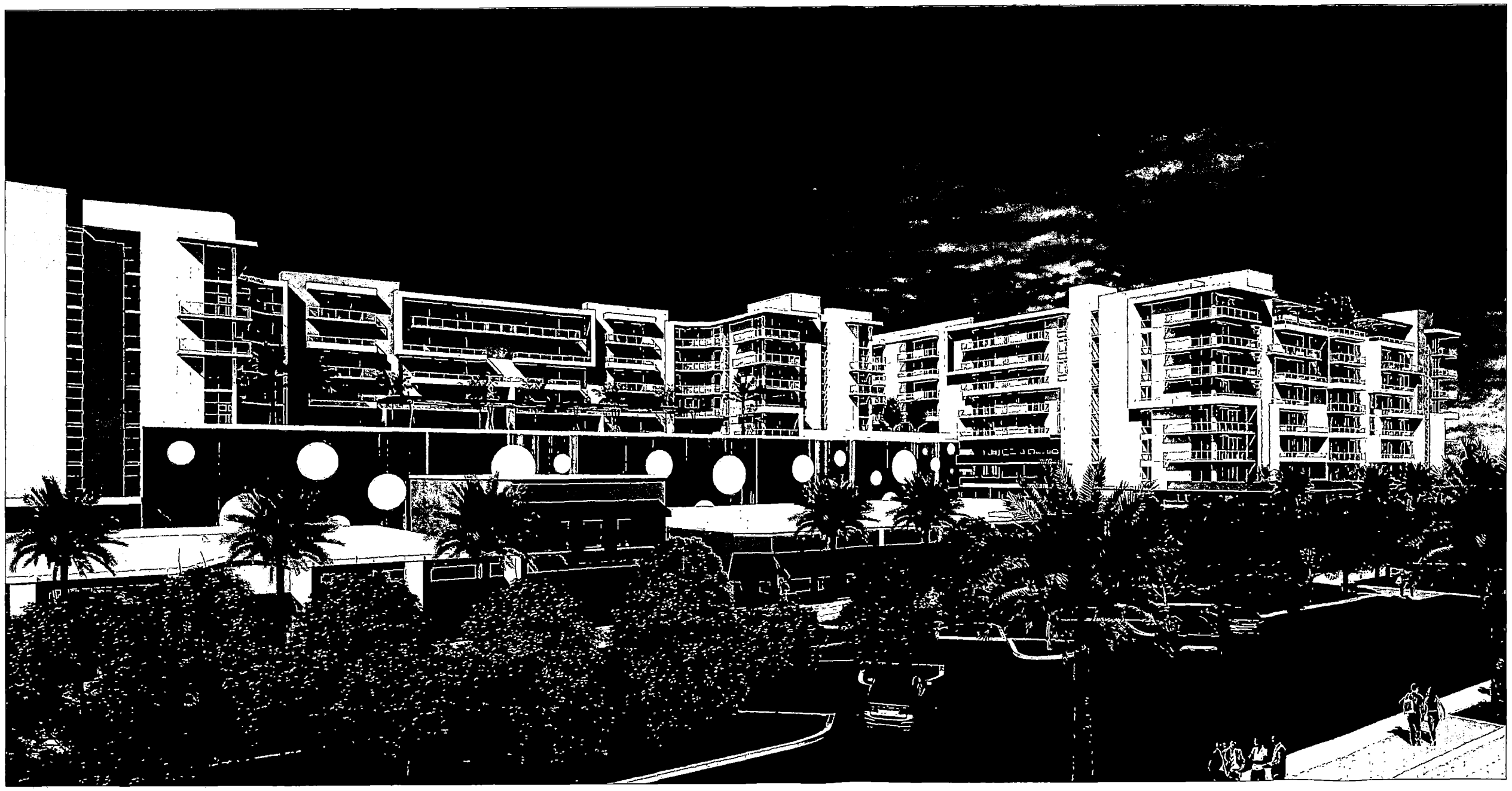

04 View from Hollywood Blvd.

SCALE: 1/32"=1'-0"

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revisions :

drawing data :

3D MODEL

project number : #19024

drawing scale : As Shown

drawing date : 04/20/2020

phase : Final TAC

sheet number : **A1.18**

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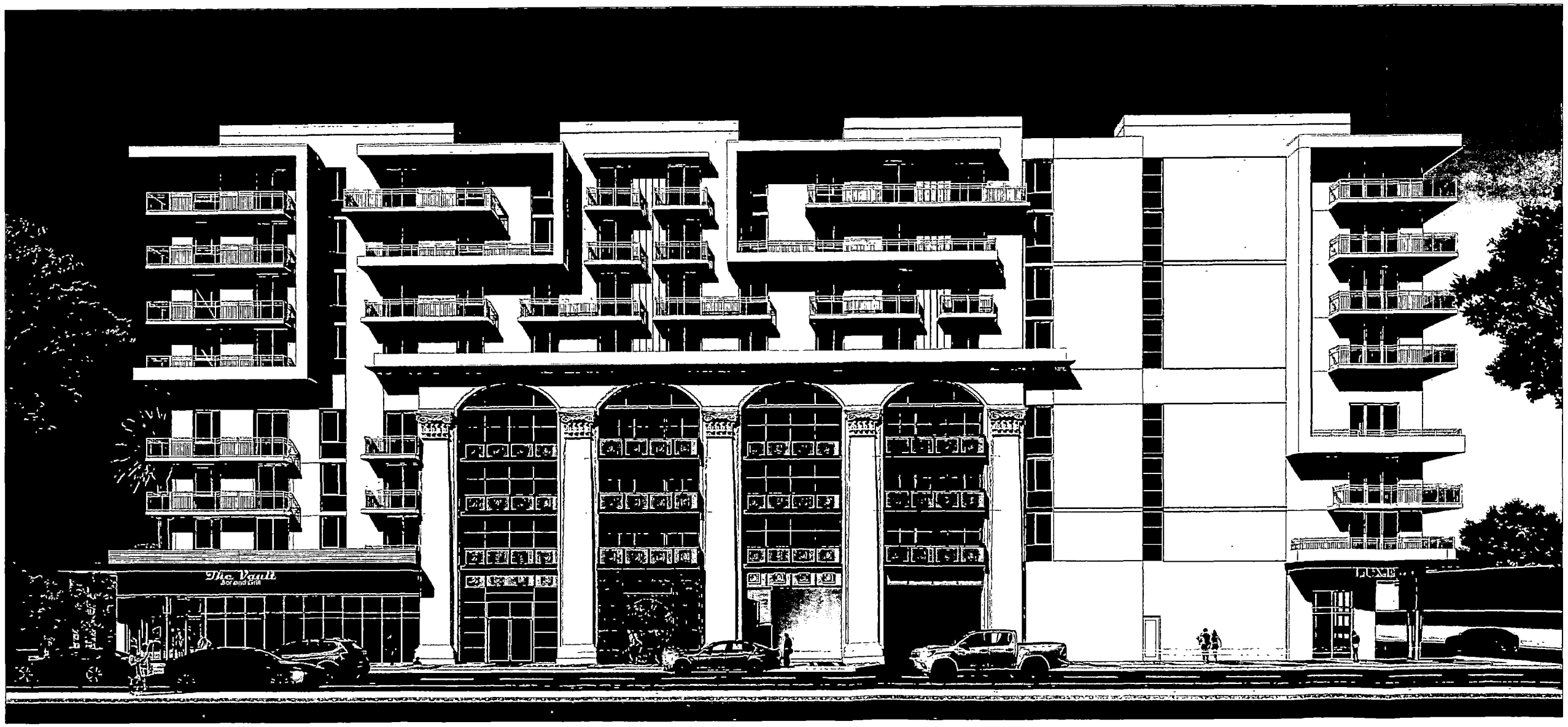

05 East Facade (Historic Facade)

SCALE: 1/32" = 1'-0"

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revisions :

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3D MODEL

project number : #19024

drawing scale : As Shown

drawing date : 04/20/2020

phase : Final TAC

sheet number : A1.19

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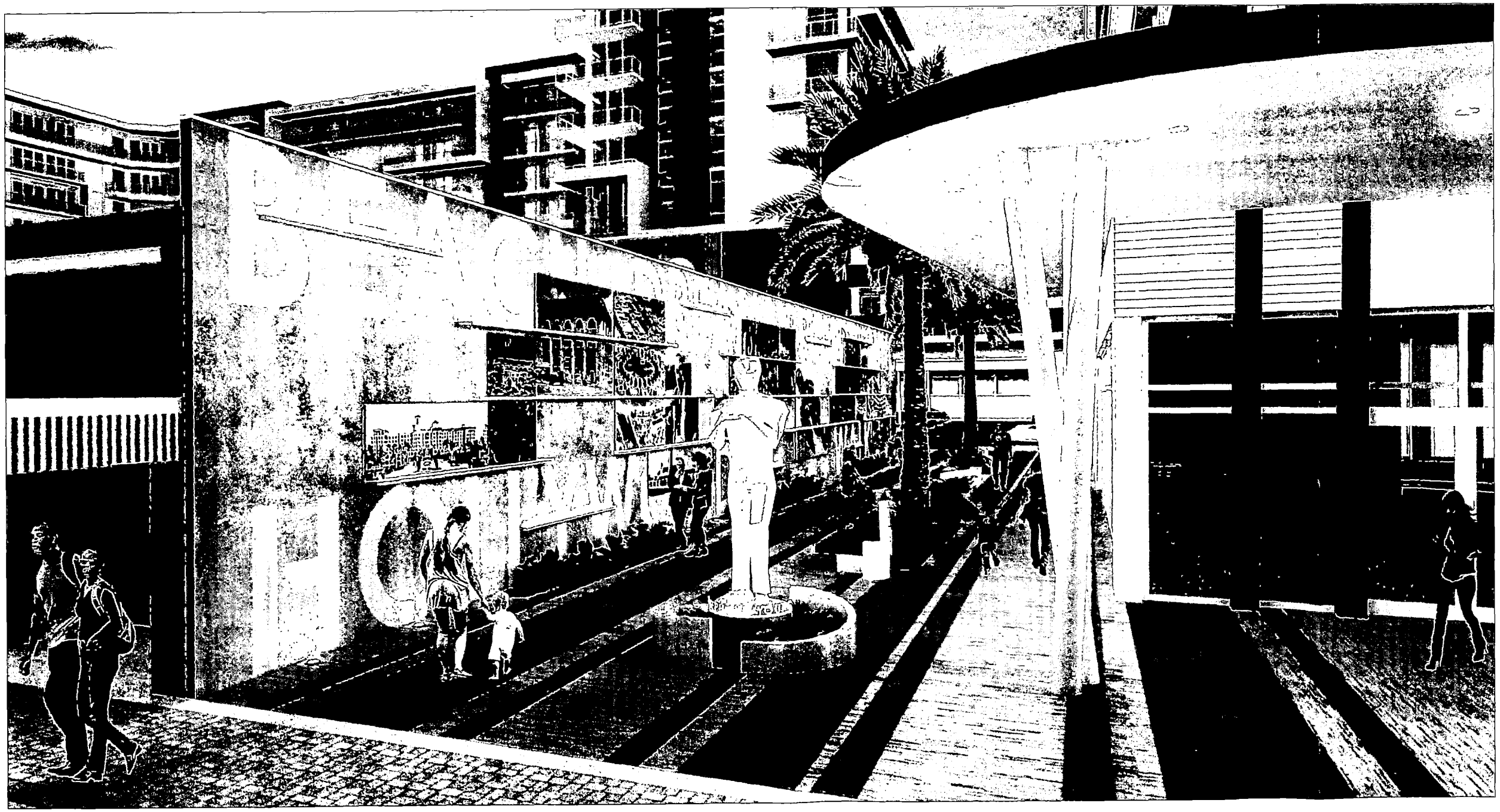

06 **Pedestrian Walk**
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