

# ATTACHMENT I

## Application Package

# PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

## GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



### APPLICATION TYPE (CHECK ONE):

- ☐ Technical Advisory Committee ☐ Historic Preservation Board  
☒ City Commission ☐ Planning and Development Board

Date of Application: 09-04-19

Location Address: 1727-1745 VanBuren St, 1700-1716 Harrison St, 1740-1760 S. Young Circle

Lot(s): \_\_\_\_\_ Block(s): 58 Subdivision: \_\_\_\_\_

Folio Number(s): 51421502-1190, 1150, 1170, 1113, 1111, 1220, 1140, 1110, 1200, 1230

Zoning Classification: PD-YC-B58 Land Use Classification: RAC Zone

Existing Property Use: Commercial, Office, Parking Garage, Vacant Sq Ft/Number of Units: 35,017

Is the request the result of a violation notice? ( ) Yes ( ) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Ordinance No. 0-2011-12 5/12/2011

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board  
☒ City Commission ☐ Planning and Development

Explanation of Request: Site plan revision. City Commission approval of Amended PD.

Number of units/rooms: 433 Sq Ft: Approx 913,536

Value of Improvement: TBD Estimated Date of Completion: \_\_\_\_\_

Will Project be Phased? (X) Yes ( ) No If Phased, Estimated Completion of Each Phase  
Residential to be built as one phase prior to Harrison Street property

Name of Current Property Owner: MG3 Hollywood, LLC

Address of Property Owner: 1915 Harrison Street, Hollywood, FL 33020

Telephone: 954-929-5229 Fax: 954-929-5226 Email Address: hisonoff@mg3developer.com

Name of Consultant/Representative/Tenant (circle one): Keith M. Pollakoff, Esquire

Address: 200 E. Las Olas Blvd., Ste 1000, Ft. Lauderdale 33301 Telephone: 954-713-7644

Fax: 954-208-8204 Email Address: keith.pollakoff@saul.com

Date of Purchase: 2/7/13 Is there an option to purchase the Property? Yes (X) No ( )

If Yes, Attach Copy of the Contract. (Contract: attorney/client privilege)

List Anyone Else Who Should Receive Notice of the Hearing: Noah Breakstone, BTI Partners, LLC,

Address: 450 E Las Olas Blvd., Suite 1870,

Ft. Lauderdale, FL 33301 Email Address: nbreakstone@btipartners.com

# PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: \_\_\_\_\_

Date: 9/5/19

PRINT NAME: Hernan Leonoff

Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_

Date: 9/5/19

PRINT NAME: Keith M. Poliakoff

Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

Date: \_\_\_\_\_

### Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for rezoning/site plan approval \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing Keith M. Poliakoff to be my legal representative before the City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 5th day of Sept

Louise M. Myers  
Notary Public

State of Florida

My Commission Expires: \_\_\_\_\_ (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



Signature of Current Owner

Print Name

## **Block 58 Narrative**

**September 9, 2019**

Block 58 is located at the Southern intersection of Young Circle and Federal Highway, on the current Hollywood Bread Building site. This application is a revision to the design approved in 2018. These revisions respect the previously approved entitlements and design spirit.

The 2018 development submittal proposed several building phases. These included: a new multi-level parking garage as a first phase; renovation of the existing garage; renovation and repurposing of the office building for residential multi-family use, with a residential tower expansion to the East as a second phase; and lastly a 25 story residential tower to the North, fronting Young Circle Park as a third phase.

The instant plan consolidates the project into two phases. The East garage building will remain, for now, as previously approved, but will be part of a second phase. The new Phase 1 will now include demolishing the existing bread building and garage and developing one brand new 25-story residential Tower. This new design concept will allow for a more efficient building design and optimal parking for the proposed residential and retail/restaurant tenants lining the ground level.

Below please find a more detailed explanation of the building design and adherence to the previous application.

### **Building Density**

The 2018 application included 433 units in three separate buildings, in three different phases. The current design will maintain the same unit count of 433 units but will be contained in one single phase and will be integrated with the brand new garage structure.

### **Building Design & Massing**

The 2018 design was to incorporate the existing and outdated office building and garage structure. Repurposing, the existing building, saved money, but it was going to provide substandard residential units and parking spaces, which would not meet current automobile standards. Moreover, the existing building would maintain the massive garage structure on a prominent corner of the project with only the ability to provide some basic skinning. The proposed building design internalizes the garage structure and provides more liner units in an 11-story building along Federal Highway and Van Buren, matching the former Bread Building structure.

The 2018 design included a 17-story residential tower along Van Buren, which was going to be an expansion to the existing Bread Building Parking Garage. This structure and phase will now be replaced with the proposed 11 story portion of the building also facing Van Buren. The previous South Tower design also extended over the proposed loading area and charter school drop off and pick up access lanes. The new design will maintain a 33' setback from the charter school, allowing for full access to the remaining alley, school lanes, and Home building.



Block 58 Narrative  
September 9, 2019

The 25 Story tower portion of the development will remain the same height and along the North side, facing Young Circle Park, but will now have a cleaner curve design further enhancing the geometry of Young Circle. The façade has been updated to create a more iconic look on the Circle and we have designed a new opening in the façade to allow for views to and from the upper level pool deck.

### **Parking Structure**

The new integral parking structure will provide 560 parking spaces, which is an increase of approximately 72 parking spaces from the original approval of 458 spaces in the existing garage. The new spaces will meet current parking standards and will provide direct access to the residents from the garage floor to their residential levels and lobby. In addition, the added parking will provide more convenience parking for guests and retail/restaurant customers.

A critical element of the new garage design will be the internal circulation for the parking ramp, trash collection and service and loading for the retail, restaurants and residents. This will provide a significant improvement to project's circulation and will allow for minimal disruption to the Charter school and Home Tower. All retail tenants will be serviced from the interior of the loading area and the ground level will also provide service and temporary parking spaces.

### **Amenities & Retail**

Some additional improvements to the project, which exceed the originally approved design, include additional retail area and enhanced amenity spaces. The overall retail and restaurant area has increased from 10,215 sf to 26,196 sf, for a net gain of 15,900 sf of additional retail area. In addition, the retail frontage along both Young Circle and Federal Highway has also increased by 231 linear ft, from 189 ft to 420 ft, providing more pedestrian uses and activity on the ground level.

Amenities for the project have also greatly improved. A larger and more expansive amenities deck is located on the 9<sup>th</sup> level and is open to the East and North facades, providing additional ventilation and views of Hollywood Boulevard and Young Circle Park. Enhanced resident amenities may include a sundeck, pool, cabanas, hot tubs, spa, business center, lounge space, several multi-purpose rooms, dog play area, outdoor gathering spaces, gardens, and covered seating.

In conclusion we feel that while keeping the overall spirit and entitlements of the previously approved development, the proposed plan has provided a major improvement in the aesthetics, overall massing, amenities, circulation, parking, service access, additional retail and ground level pedestrian activities. The project will complement the adjacent existing and future developments along Hollywood Boulevard and serve as an icon for the City of Hollywood.

September 17, 2019

Justin Onorato  
Chief Investment Officer  
BTI Partners  
401 East Las Olas Boulevard, Suite 1870  
Fort Lauderdale, Florida 33301

Re: Block 58 Parc Place

Mr. Onorato:

Upon award of the referenced project, Abney + Abney Green Solutions will provide complete National Green Building Standard (NGBS) services to earn a third-party green building certification. Below is our standard scope of work that we intend to implement for this project.

- Serve as the conduit and 'Point of Contact' for coordinating, organizing and assisting in the implementation of the NGBS Certification criteria.
- Development of the NGBS Certification Plan - detailing each NGBS practices that will be claimed, associated point requirements, development of strategies to meet the point requirements, and action steps required by the responsible parties.
- Assist owner, architect, builder and subcontractors in understanding of means, methods and materials to meet the NGBS Certification requirements.
- Facilitate, moderate and coordinate all NGBS-related meetings as necessary throughout the design and construction phases.
- Perform rough (pre-drywall) field verifications of all NGBS practices in each unit, common areas and project site.
- Perform final field verifications of all NGBS practices in each unit, common areas and project site.
- Submission of all required documentation for a NGBS Certification review by the Home Innovation Research Labs.

Please let me know if you have any questions or need anything further.

Respectfully,



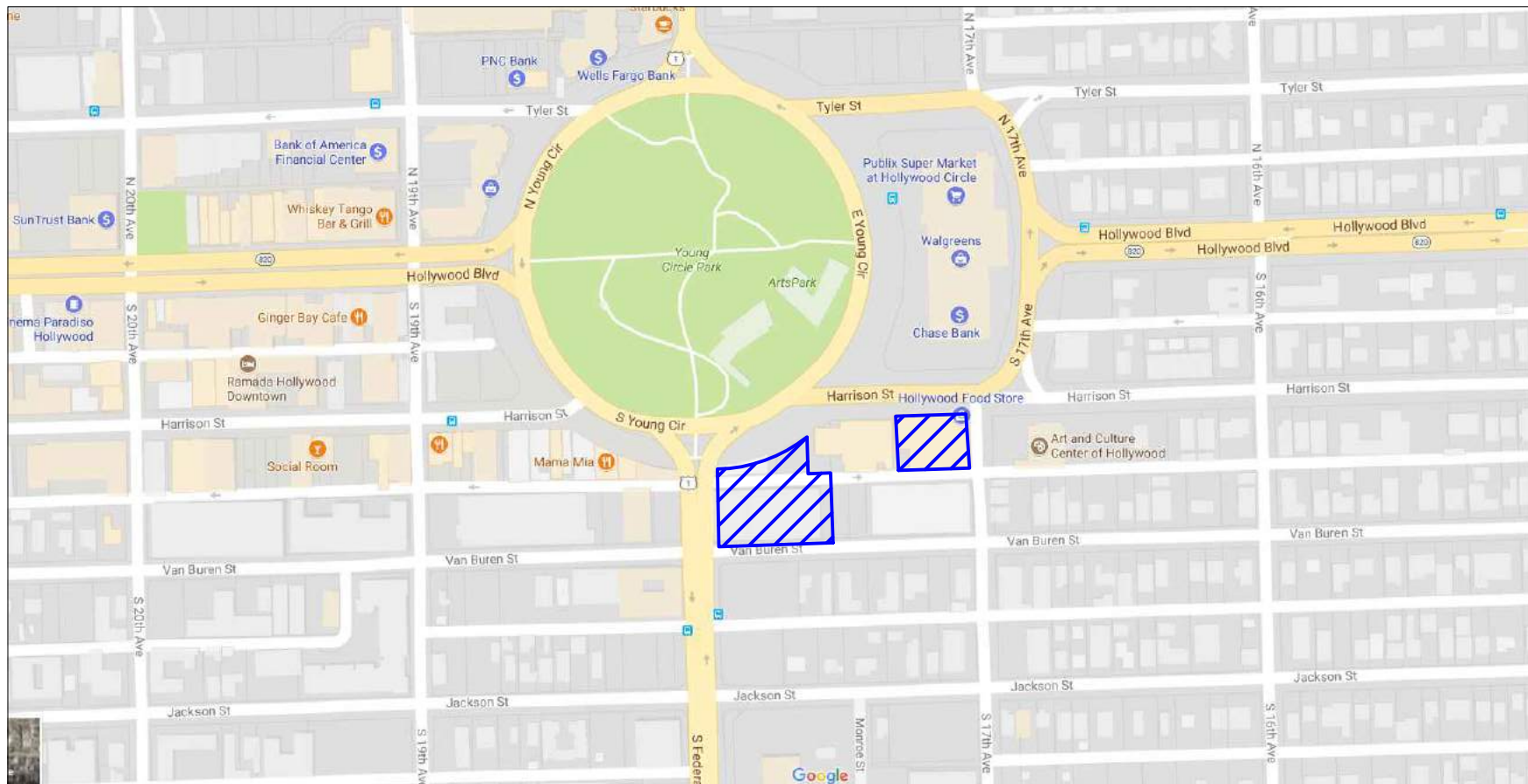
Kyle M. Abney  
Vice President



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## PARC PLACE



LOCATION MAP (n.t.s.)

### FINAL TECHNICAL ADVISORY COMMITTEE

September 9, 2019

### CITY COMMISSION MEETING

October 2, 2019



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#### DEVELOPER



BTI PARTNERS

401 EAST LAS OLAS BOULEVARD  
SUITE 1870  
FORT LAUDERDALE, FLORIDA 33301

OFFICE 305.441.2117  
DIRECT 786.693.6553

WWW.BTIPARTNERS.COM

E. JONORATO@BTIPARTNERS.COM

#### ARCHITECT



Modis Architects, LLC

4955 Southwest 75th Avenue  
Miami, Florida 33155

T. 786-879-8882  
F. 786-350-1515  
Florida Corp. AA# 26001777

Contact: Ivo Fernandez, Leed AP  
BD+C, CDP  
E. Ivo@modisarchitects.com

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#### LANDSCAPE ARCHITECT



DSBOCA Design Studio

2300 Corporate Blvd.  
NW, Suite 214  
Boca Raton, Florida 33431

T. 561-955-8623  
F. 561-362-4749

Contact: Mark T. Jacobsen,  
Principal

E. mark@dsboca.com

#### CIVIL ENGINEERING



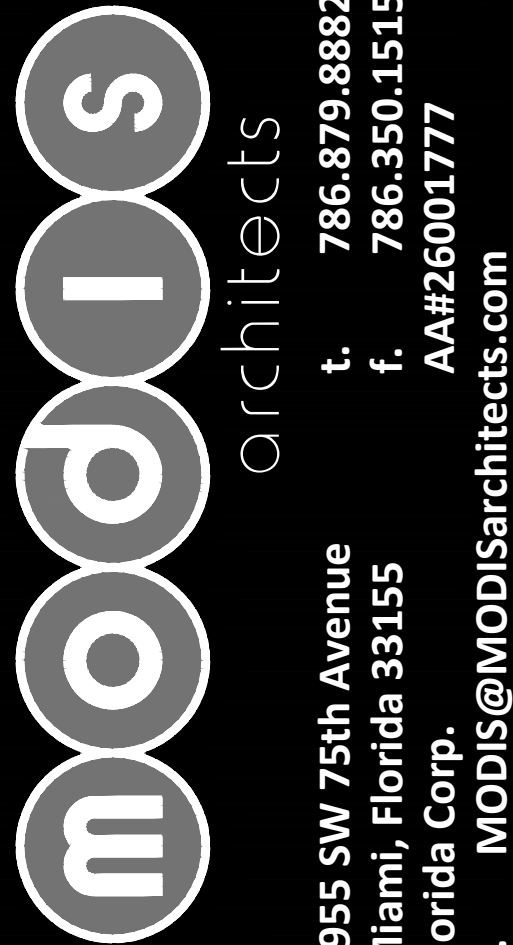
Louis Berger

470 South Andrews Avenue,  
Suite 206  
Pompano Beach, Florida 33069

T. 786-362-8527

Contact: Rodrigo Mazuera, PE.

E. rmazuera@louisberger.com



#### project info :

Parc Place  
Phase 1  
1740-1760 South Young Cir.  
Hollywood, Florida

#### seal :

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

#### revisions :

#### drawing data :

### COVER

#### project number :

#19092

#### drawing scale :

As Shown

#### drawing date :

08/19/2019

#### phase :

Final TAC

#### sheet number :



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:

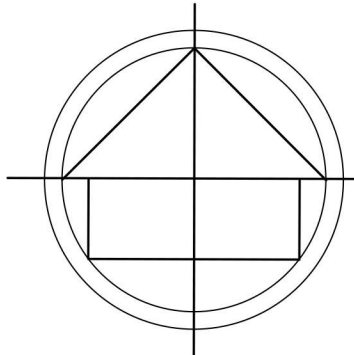
BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK 58; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID BLOCK 58, A DISTANCE OF 230.71 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 90°00'00" EAST ALONG A LINE 8.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 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.

ALTA/NSPS LAND TITLE SURVEY



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

| R E V I S I O N S          |  |  |  | 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 |

| R E V I S I O N S                                     |  |  |  | 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'

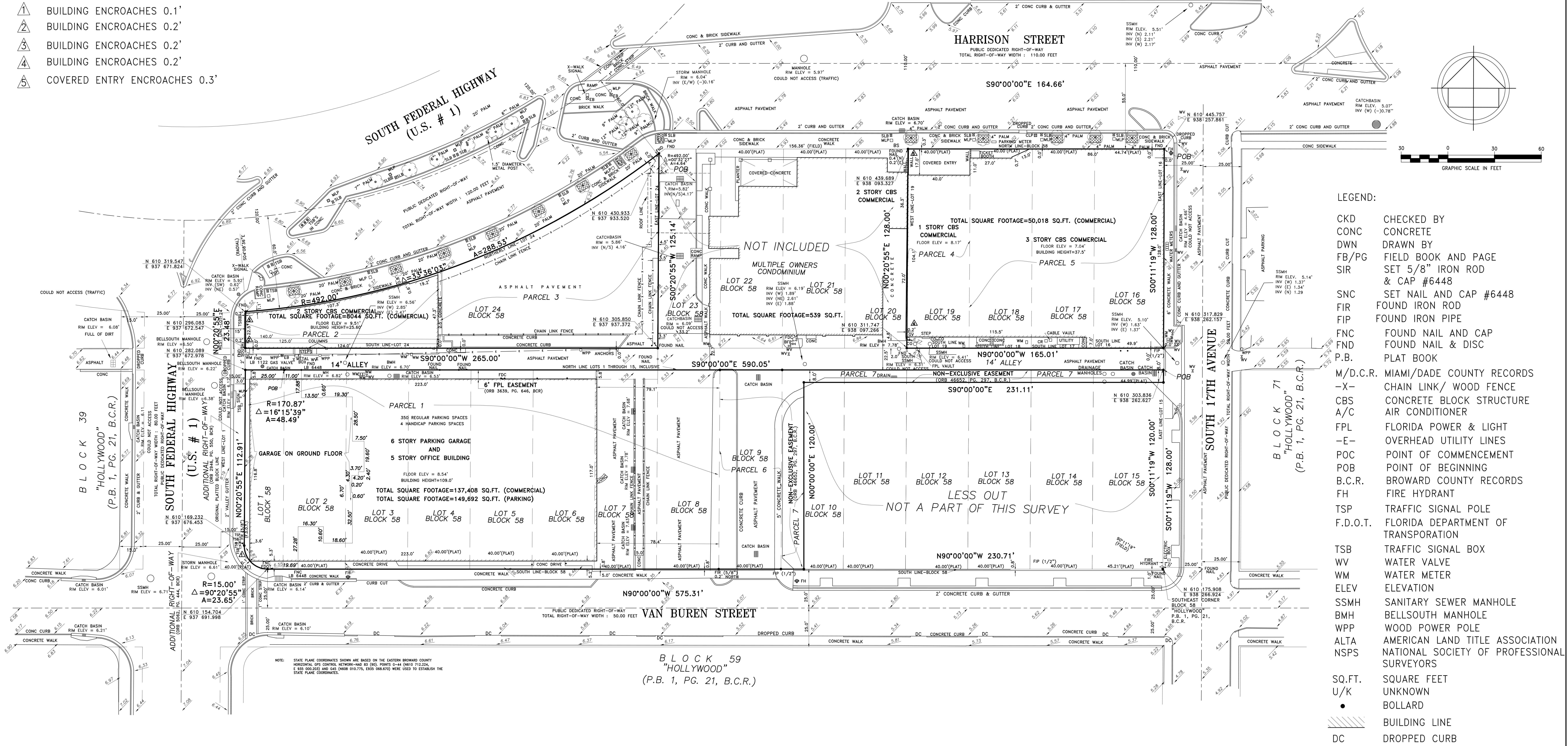
SHEET  
1  
OF  
3  
SHEETS



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'

ALTA/NSPS LAND TITLE SURVEY



| 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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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 |
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| UPDATE SURVEY              | 05/16/16 | -----  | AM  | REC |

REVISIONS

| REVISED PER ATTORNEY'S COMMENTS                       | DATE     | FB/PG | DWN | CKD |
|-------------------------------------------------------|----------|-------|-----|-----|
| REVISED PER UPDATED OWNER & ENCUMBRANCE SEARCH REPORT | 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

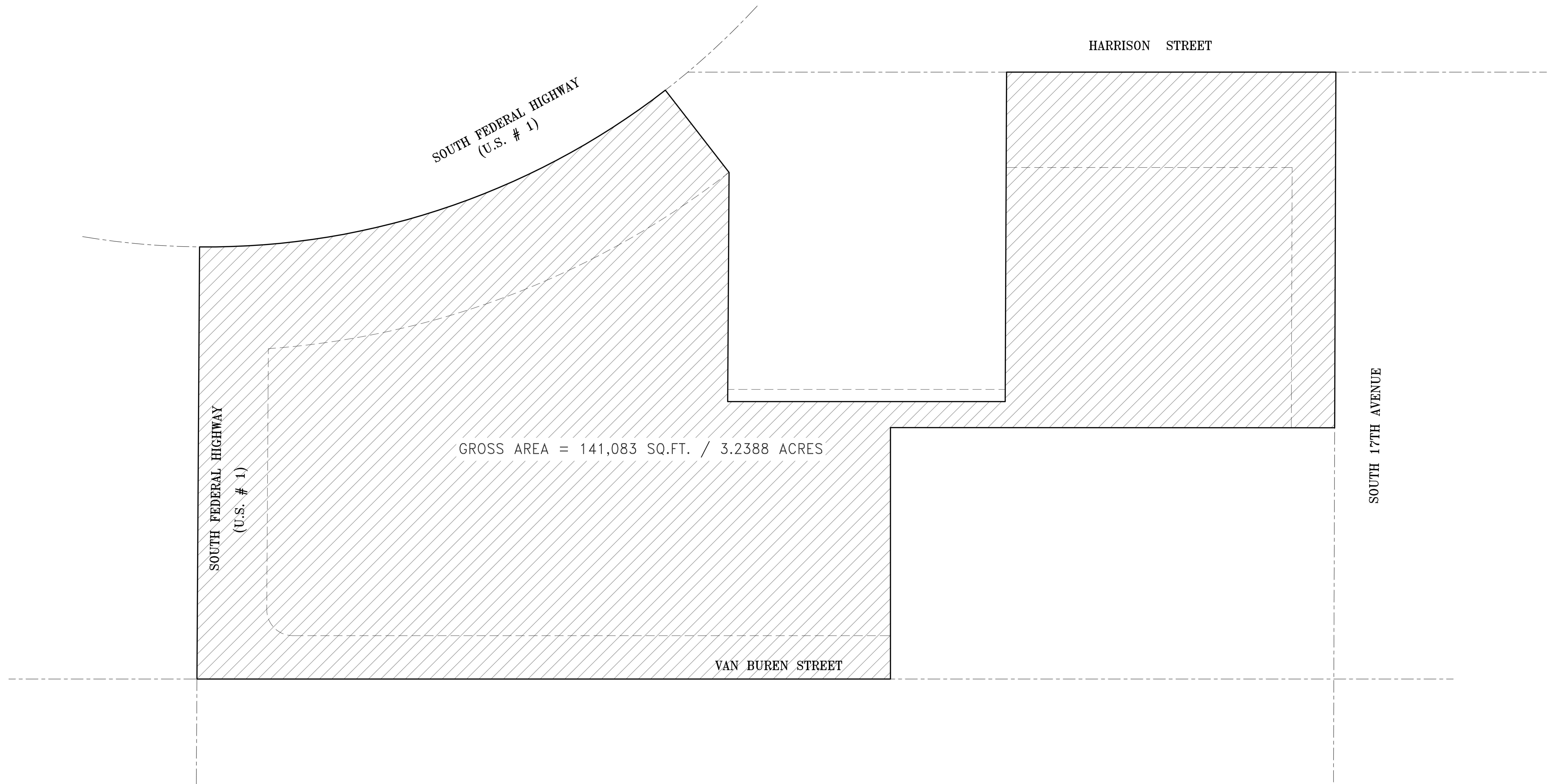
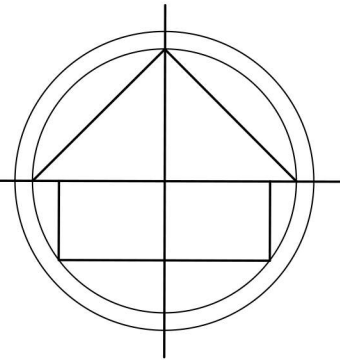
2

OF

3

SHEETS

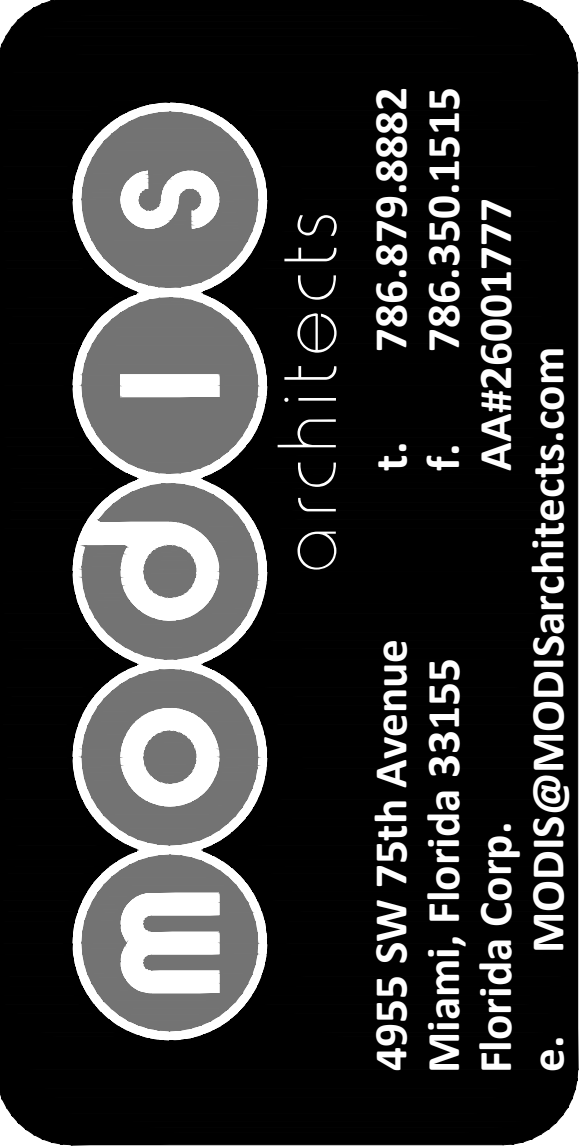




| R E V I S I O N S                 |  |  |  | DATE     | FB/PG  | DWN | CKD |
|-----------------------------------|--|--|--|----------|--------|-----|-----|
| UPDATE SURVEY                     |  |  |  | 01/30/13 | SKETCH | AM  | REC |
| UPDATE SURVEY                     |  |  |  | 11/20/13 | SKETCH | 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 |



| 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                                 |                                              |                                 |                                   |                                |                                      |  |                                |                                      |
| Zoning District:                             | PD-YC-B58                       | PD-YC-B58                                | Land Use:                                    | RAC Zone                        |                                   |                                |                                      |  |                                |                                      |
| Density/Acres:                               | Per Phase                       |                                          | Zoning District:                             | PD-YC-B58                       |                                   |                                |                                      |  |                                |                                      |
| Lot Coverage:                                | Lot Coverage Principal Building |                                          |                                              |                                 |                                   |                                |                                      |  |                                |                                      |
| Building Height & Stories:                   | Building Heights:               | Approx. Parcel A & C 25 Stories/ 246'8"  | Lot Coverage:                                | Lot Coverage Principal Building |                                   |                                | 51,090 sq.ft. (78.3%)                |  |                                | 17,531 sq.ft. (81.0%)                |
|                                              |                                 | Approx. Parcel B (East) 8 Stories/ 87'8" | 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                 |                                          | 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"                               |
|                                              |                                 |                                          |                                              |                                 |                                   | Harrison St                    |                                      |  | Harrison St                    |                                      |
|                                              | Side Setback (WEST)             |                                          |                                              | Rear Setback                    |                                   | 5'-0"                          | 0'-0"                                |  | 5'-0"                          | 0'-0"                                |
|                                              |                                 |                                          |                                              |                                 |                                   | South (Alley)                  |                                      |  | South (Alley)                  |                                      |
|                                              | Side Setback (EAST)             |                                          |                                              | Side Setback (WEST)             |                                   | 10'-0"                         | 11'-4"                               |  | 5'-0"                          | 0'-0"                                |
|                                              |                                 |                                          |                                              |                                 |                                   | West                           |                                      |  | West                           |                                      |
| Building & Unit Tabulations:                 | Project Data                    |                                          |                                              | Side Setback (EAST)             |                                   | 15'-0"                         | 4'-1"                                |  | 15'-0"                         | 10'-5"                               |
| Commercial Retail:                           | Total Sq ft                     | Approx. 30,000 Sq Ft                     |                                              |                                 |                                   | 17th Avenue                    |                                      |  | 17th Avenue                    |                                      |
| Commercal 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 |
| Total Units:                                 | Per Phase                       | Approx. Parcel A & C 420 Units           | Commercial Retail:                           | Total Sq ft                     | 26,196 Sq Ft                      |                                | 16,251 Sq Ft                         |  |                                | 9,945 Sq Ft                          |
|                                              |                                 | Parcel B- Office use only                | Commercal Office:                            | Total Sq ft                     | None                              |                                | N/A                                  |  |                                | N/A                                  |
| Parking Provided:                            | Per Phase                       | Approx. Parcel A & C- 614 Parking        | Total Units:                                 | Per Phase                       | 433                               |                                | 433                                  |  |                                | 0                                    |
|                                              |                                 | Approx. Parcel B- 131 Parking            |                                              |                                 |                                   |                                |                                      |  |                                |                                      |
| Parking Overall Total:                       |                                 | Approx. 745 Parking Provided             | Parking Provided:                            | Per Phase                       |                                   |                                | 560 Parking                          |  |                                | 330 Parking                          |
|                                              |                                 |                                          |                                              |                                 |                                   |                                |                                      |  |                                |                                      |
|                                              |                                 |                                          | Parking Overall Total:                       |                                 |                                   | 890 Parking                    |                                      |  |                                |                                      |



**project info :**

# Parc Place Phase 1 & 2 Hollywood, Florida

seal :

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C  
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



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:

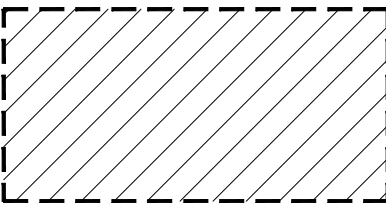
BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK 58; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID BLOCK 58, A DISTANCE OF 230.71 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 90°00'00" EAST ALONG A LINE 8.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 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

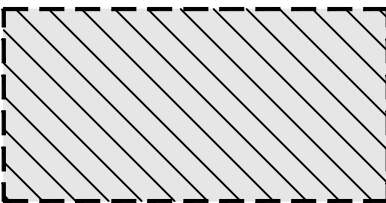
SCALE: 1"=30'-0"

| 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<br>PARAPET |
| Phase 2                  | East Garage | 0      | 0   | 0   | 0           |  | 9,945         |  | 0             | 330              | 125'-6" T.O<br>PARAPET |
|                          |             |        |     | 0   |             |  |               |  |               |                  |                        |
| Total                    |             | 152    | 200 | 81  | 433         |  | 26,196        |  | 470           | 890              |                        |

Legend



Existing 14' Alley Easement to be vacated



Existing 14' Alley Easement to remained



Proposed 14' Alley Easemant

modis

architects

4955 SW 75th Avenue

Miami, Florida 33155

Florida Corp.

t. 786.879.8882

f. 786.350.1515

AA#26001777

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 :

MASTER  
DEVELOPMENT  
PLAN

project number :

#19092

drawing scale :

As Shown

drawing date :

08/19/2019

phase :

Final TAC

sheet number :

A0.02



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

SITE LIGHTING NOTE:

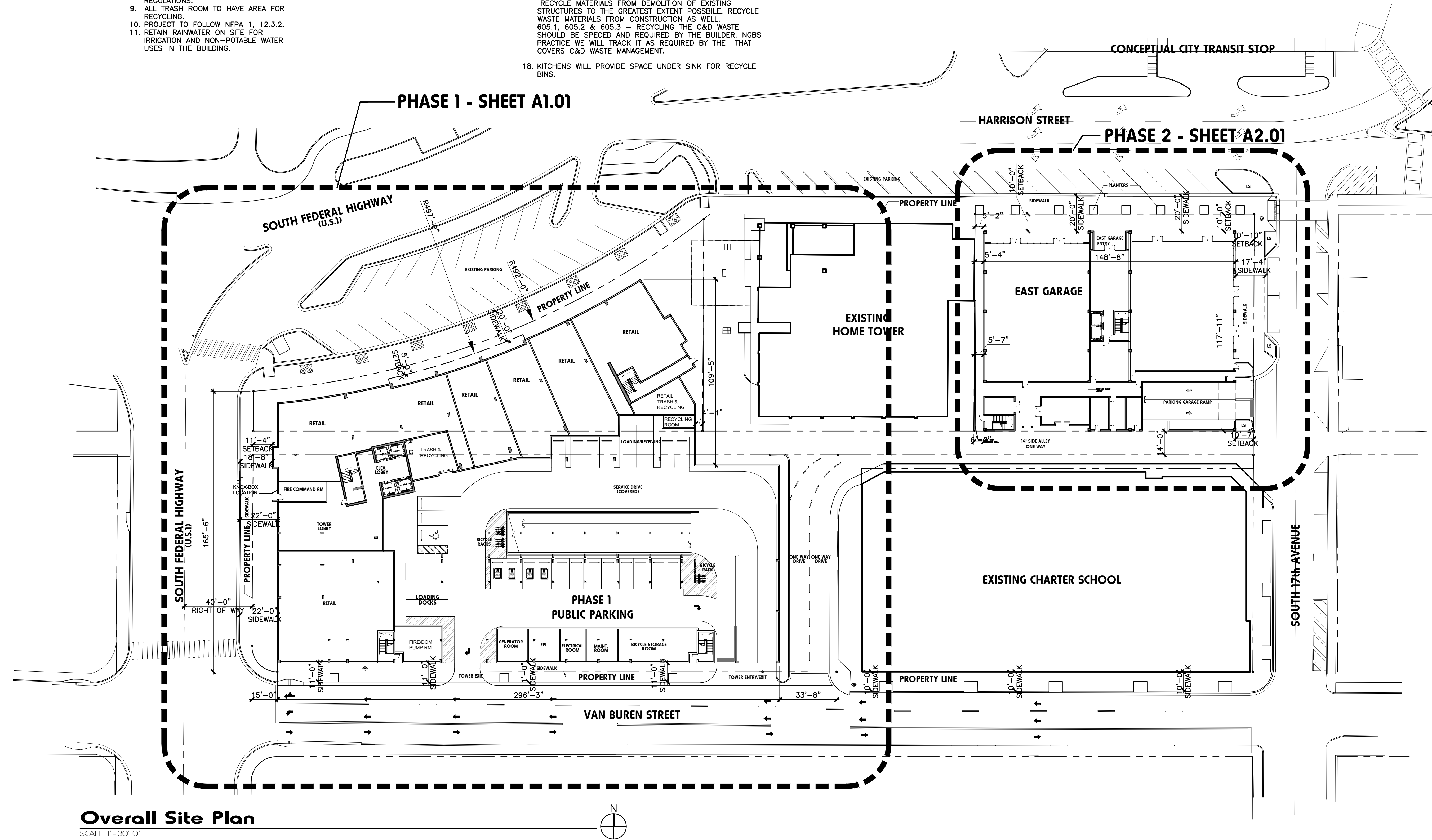
1. SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY USED AREA. EXTERNAL LIGHTS TO BE SHIELDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.
2. TURTLE LIGHTING ORDINANCE – N/A
3. THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM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

GREEN BUILDING PRACTICES:

1. PROJECT TO ACHIEVE LEED CERTIFICATION OR GREEN GLOBE CERTIFICATION DOCUMENTATION WILL BE PROVIDED AT TIME OF BUILDING PERMIT.
2. ENERGY EFFICIENT LOW E WINDOW
3. DOORS: INSULATED AND FIRE RATED
4. PROGRAMABLE THERMOSTATS.
5. ENERGY STAR APPLIANCES.
6. MERV 8 A/C FILTERS ON ALL A/C UNITS.
7. DUAL FLUSH TOILETS
8. 80% PLANT MATERIAL NATIVE.
9. ALL ENERGY EFFICIENT OUTDOOR LIGHTING.
10. ALL HOT WATER PIPE INSULATED.
11. ONE LOW FLOW SHOWERHEAD
12. BICYCLE ROOM STORAGE AND RESTROOM/CHANGING ROOM.
13. DEDICATED RECYCLING ROOM.
14. ELECTRIC VEHICLE CHARGING STATION
15. ROOFING MATERIAL IS ENERGY STAR (COOL ROOF).
16. LOW VOC MATERIALS WILL BE TO THE GREATEST EXTENT POSSIBLE. 901.9 & 901.10 – THE USE OF LOW-VOC PAINTS, COATINGS AND SEALANTS
17. 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 SPEECED AND REQUIRED BY THE BUILDER. NGBS PRACTICE WE WILL TRACK IT AS REQUIRED BY THE THAT COVERS C&D WASTE MANAGEMENT.
18. KITCHENS WILL PROVIDE SPACE UNDER SINK FOR RECYCLE BINS.

ELECTRIC VEHICLE CHARGING STATION:

1. IN COMPLIANCE WITH CITY ORDINANCES, ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE IS PROVIDED AT BOTH GARAGES OF EAST TOWER AND SOUTH/WEST TOWER.
2. MINIMALLY THE FOLLOWING SHALL BE INSTALLED:  
EMPTY 3" RACEWAY FROM BRANCH CIRCUIT PANEL BOARD TO A LOCATION IN THE GARAGE OR PARKING AREA, WITH TWO GANG JUNCTION BOX WITH A BLANK PLATE OR FULLY FUNCTIONAL ELECTRIC VEHICLE CHARGING STATION MAY BE INSTALLED.
3. SEE SHEET A1.02 & A2.01



Overall Site Plan  
SCALE: 1"=30'-0"

**modis** architects

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e. MODIS@MODISarchitects.com

project info :

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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

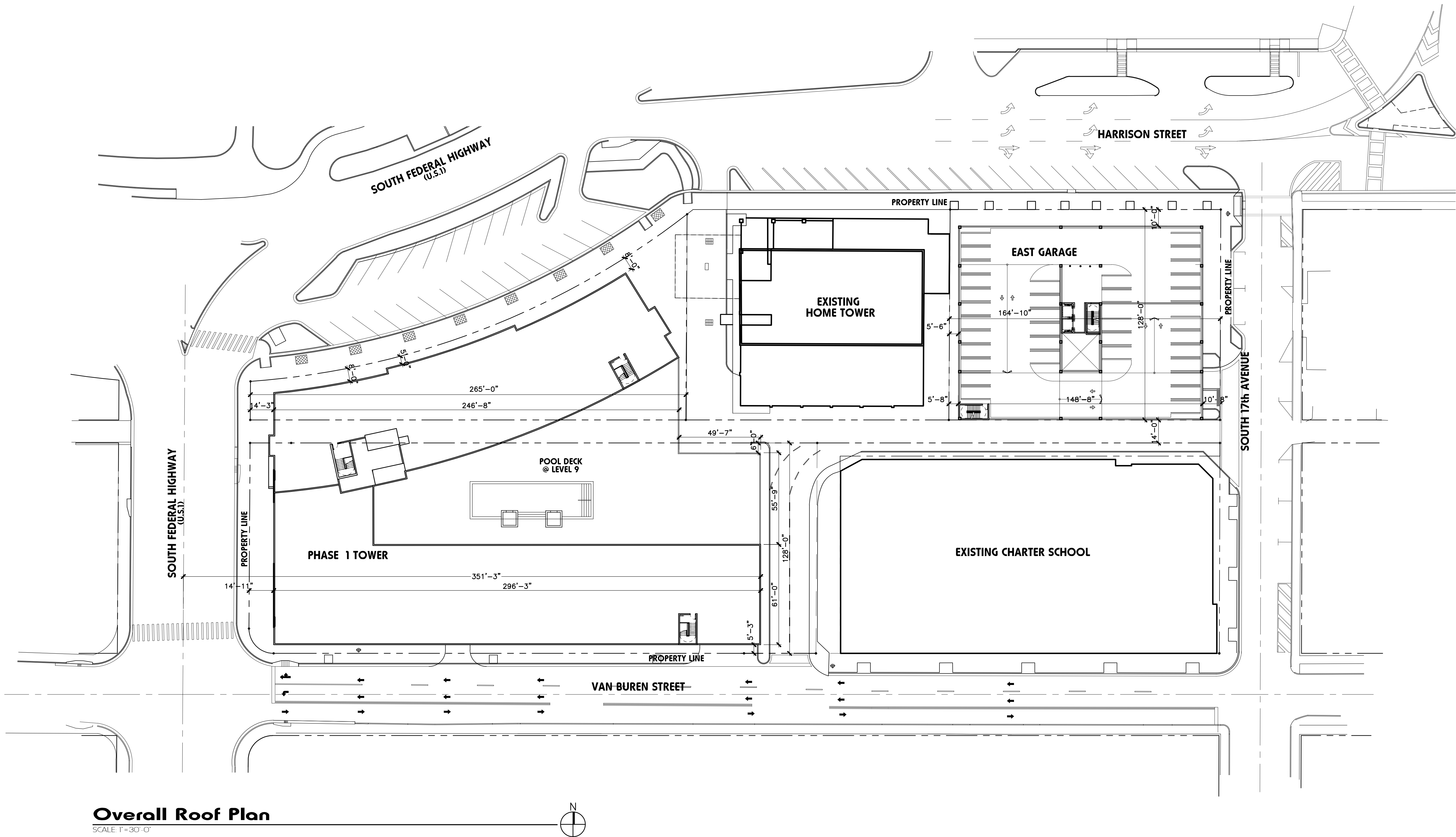
phase :

Final TAC

sheet number :

**A0.03**





Overall Roof Plan

SCALE: 1"=30'-0"



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**modis** architects

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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  
ROOF PLAN  
PLAN**

project number :

#19092

drawing scale :

As Shown

drawing date :

08/19/2019

phase :

Final TAC

sheet number :

**A0.04**











# Parc Place Phase 1

1740-1760 South Young Cir.  
Hollywood, Florida

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

A blank sheet of white paper with horizontal ruling lines. The bottom corners of the paper are rounded. There are six visible horizontal lines, creating seven rows of writing space.

## SITE PLAN

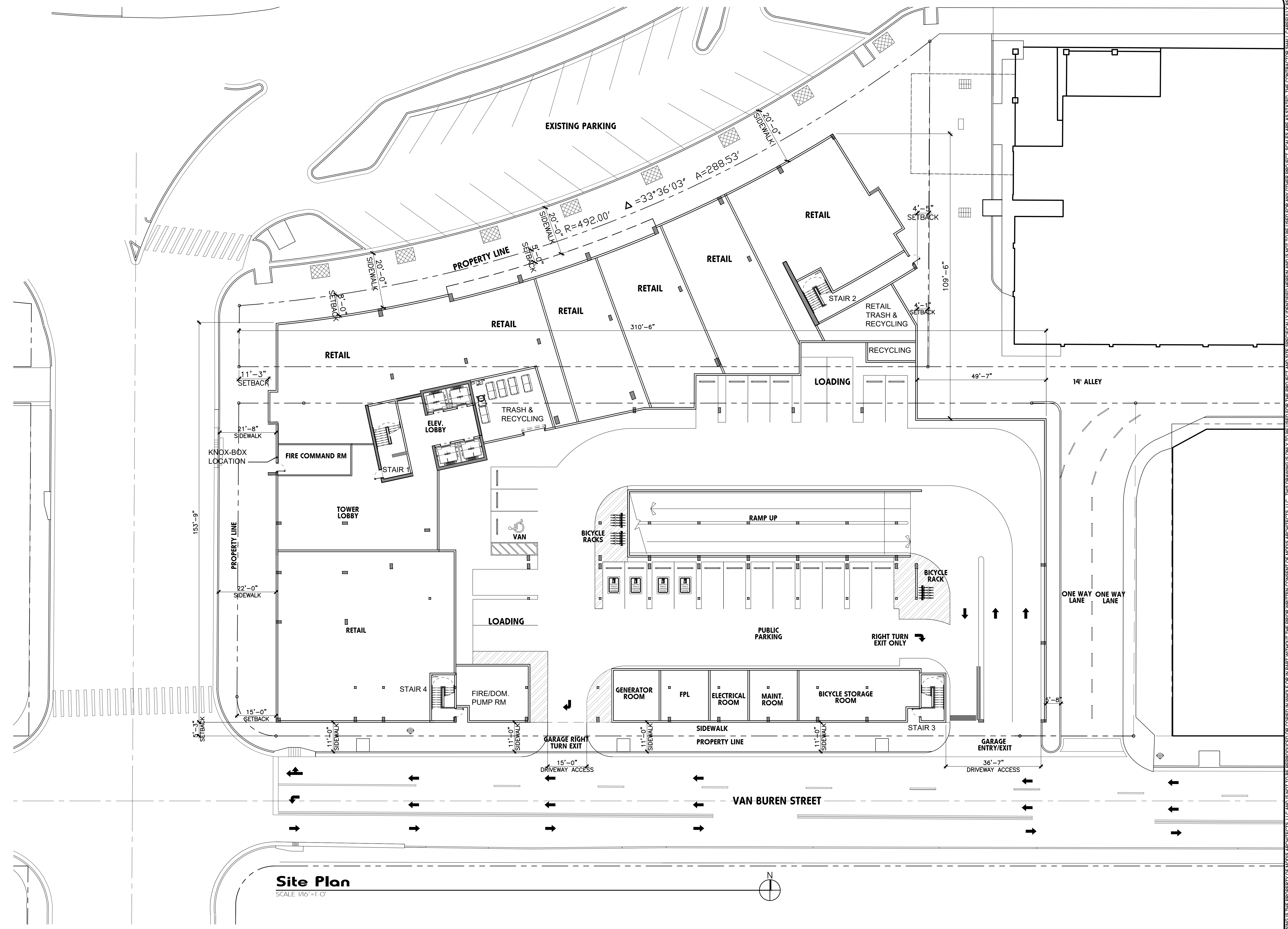
#19092

As Shown

08/19/2019

Final TAC

# A1.01



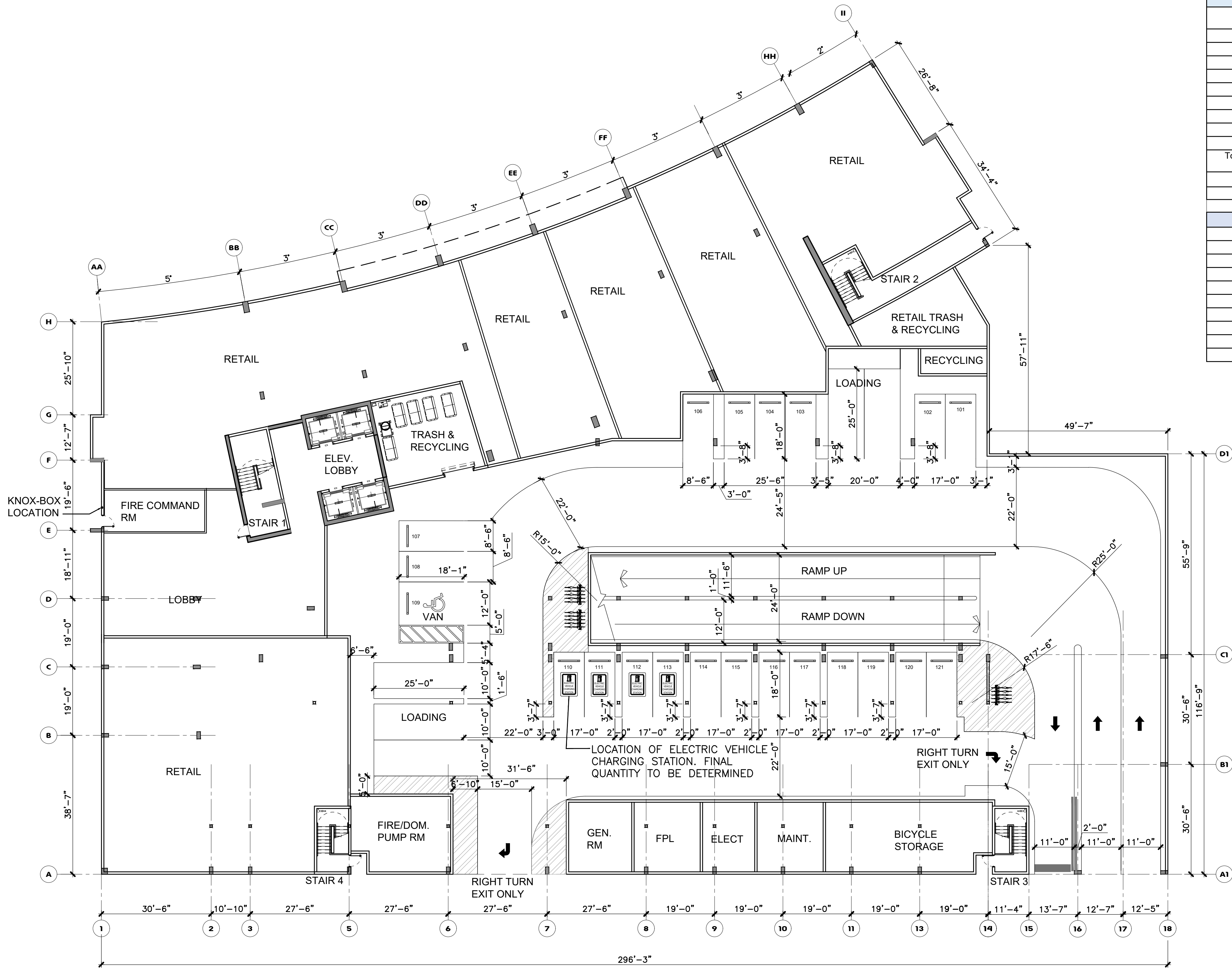
# Site Plan

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

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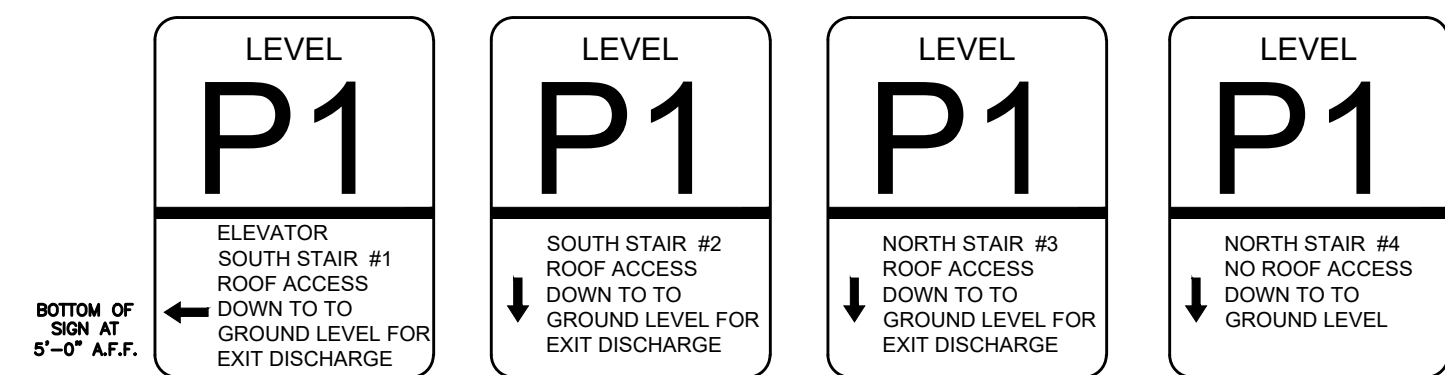


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## Level 1

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



Typical Wayfinding Signage

| Parking Provided                                                             |                                                                    |       |        |                    |            |
|------------------------------------------------------------------------------|--------------------------------------------------------------------|-------|--------|--------------------|------------|
|                                                                              | Standard                                                           | HC    | Tandem | Electrical Vehicle |            |
| Level 1                                                                      | 16                                                                 | 1 Van | 0      | 4                  | 21         |
| Level 2                                                                      | 45                                                                 | 1     | 9      | 0                  | 55         |
| Level 3                                                                      | 80                                                                 | 2     | 14     | 0                  | 96         |
| Level 4                                                                      | 80                                                                 | 2     | 14     | 0                  | 96         |
| Level 5                                                                      | 80                                                                 | 2     | 14     | 0                  | 96         |
| Level 6                                                                      | 80                                                                 | 2     | 14     | 0                  | 96         |
| Level 7                                                                      | 84                                                                 | 2     | 14     | 0                  | 100        |
| Total Parking Provided                                                       | 465                                                                | 12    | 79     |                    |            |
| Total Parking Provided                                                       |                                                                    |       |        |                    | 560 spaces |
|                                                                              |                                                                    |       |        |                    | 1.29 SP/DU |
| 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                          |       |        |                    |            |
|                                                                              | 10,000 sf - 24,999 sf = (1)10'w x 25'L x 14' clear height          |       |        |                    |            |
|                                                                              | Tower: 50-100 Units + 1 for each add'l 100 Units or major Fraction |       |        |                    |            |
| Provided:                                                                    | Phase 1                                                            |       |        |                    |            |
|                                                                              | Retail Space - 17,000 sf = (1)10'w x 25'L x 14' clear height       |       |        |                    |            |
|                                                                              | Tower - 418 units - (4)10'w x 25'L x 14' clear height              |       |        |                    |            |

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### seal :

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FLORIDA REGISTERED ARCHITECT #AR 93259

### revisions :

### drawing data :

## LEVEL 1

### project number :

#19092

### drawing scale :

As Shown

### drawing date :

08/19/2019

### phase :

Final TAC

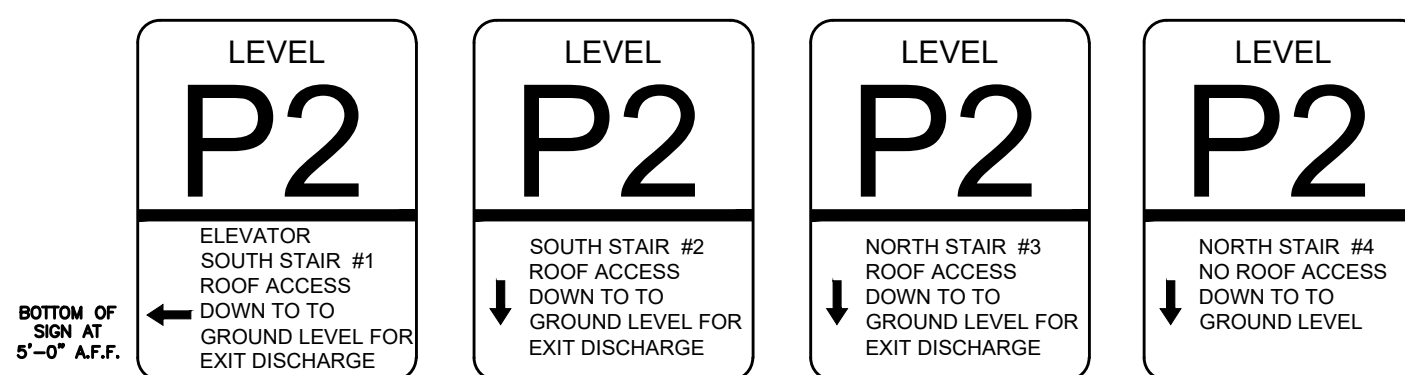
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SCALE: 1/6" = 1'-0"



### Typical Wayfinding Signage

| Parking Provided                                                             |                                                                    |       |        |                    |                   |
|------------------------------------------------------------------------------|--------------------------------------------------------------------|-------|--------|--------------------|-------------------|
|                                                                              | Standard                                                           | HC    | Tandem | Electrical Vehicle |                   |
| Level 1                                                                      | 16                                                                 | 1 Van | 0      | 4                  | 21                |
| Level 2                                                                      | 45                                                                 | 1     | 9      | 0                  | 55                |
| Level 3                                                                      | 80                                                                 | 2     | 14     | 0                  | 96                |
| Level 4                                                                      | 80                                                                 | 2     | 14     | 0                  | 96                |
| Level 5                                                                      | 80                                                                 | 2     | 14     | 0                  | 96                |
| Level 6                                                                      | 80                                                                 | 2     | 14     | 0                  | 96                |
| Level 7                                                                      | 84                                                                 | 2     | 14     | 0                  | 100               |
|                                                                              |                                                                    |       |        |                    |                   |
|                                                                              |                                                                    |       |        |                    |                   |
| Total Parking Provided                                                       | 465                                                                | 12    | 79     |                    |                   |
| <b>Total Parking Provided</b>                                                |                                                                    |       |        |                    | <b>560 spaces</b> |
|                                                                              |                                                                    |       |        |                    | <b>1.29 SP/DU</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                          |       |        |                    |                   |
|                                                                              | 10,000 sf - 24,999 sf = (1)10'w x 25'L x 14' clear height)         |       |        |                    |                   |
|                                                                              | Tower: 50-100 Units + 1 for each add'l 100 Units or major Fraction |       |        |                    |                   |
|                                                                              |                                                                    |       |        |                    |                   |
|                                                                              | Phase 1                                                            |       |        |                    |                   |
| Provided:                                                                    | Retail Space - 17,000 sf = (1)10'w x 25'L x 14' clear height)      |       |        |                    |                   |
|                                                                              | Tower - 418 units - (4)10'w x 25'L x 14' clear height)             |       |        |                    |                   |
|                                                                              |                                                                    |       |        |                    |                   |

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**Revisions :**

Drawing data :

## EVEL 2

**Project number :**

19092

**Drawing scale :**

Shown

Drawing date :

3/19/2019

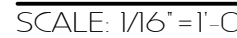
### Phase :

inal TAC

Sheet number :

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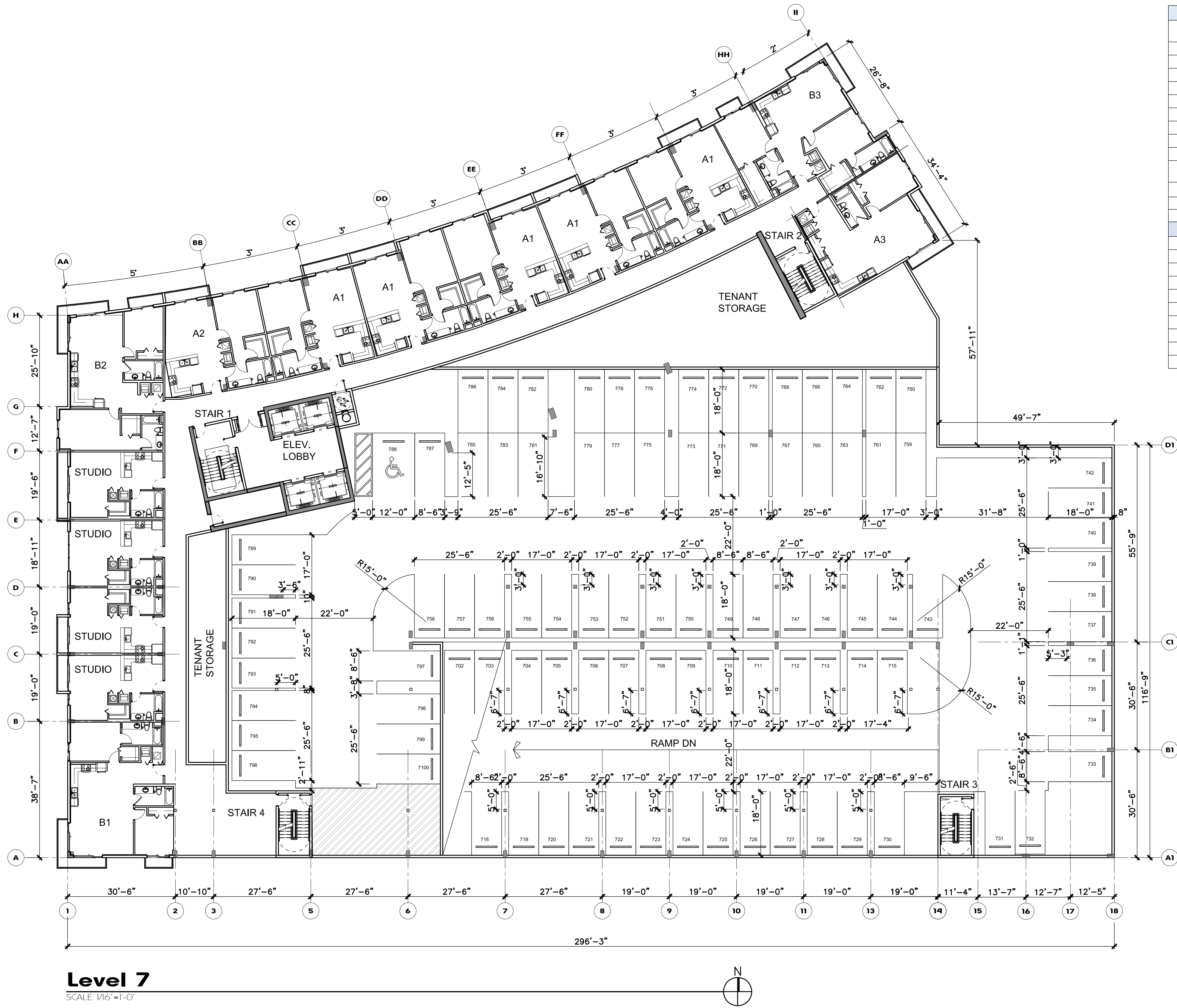


|           |                                                              |  |
|-----------|--------------------------------------------------------------|--|
|           | Phase 1                                                      |  |
| Provided: | Retail Space - 17,000 sf = (1)10'w x 25'L x 14' clear height |  |
|           | Tower - 418 units - (4)10'w x 25'L x 14' clear height        |  |
|           |                                                              |  |

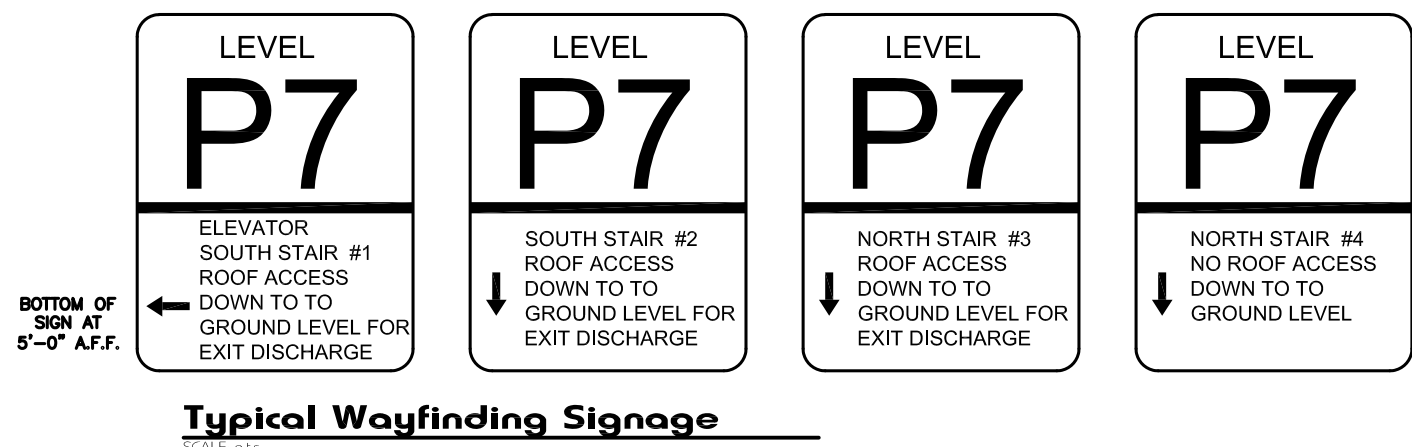
# A1.04

NORTH STAIR #4  
NO ROOF ACCESS  
DOWN TO TO  
GROUND LEVEL





**Level 7**  
SCALE 1/16" = 1'-0"



| Parking Provided                                                             |                                                                    |       |        |                    |            |
|------------------------------------------------------------------------------|--------------------------------------------------------------------|-------|--------|--------------------|------------|
|                                                                              | Standard                                                           | HC    | Tandem | Electrical Vehicle |            |
| Level 1                                                                      | 16                                                                 | 1 Van | 0      | 4                  | 21         |
| Level 2                                                                      | 45                                                                 | 1     | 9      | 0                  | 55         |
| Level 3                                                                      | 80                                                                 | 2     | 14     | 0                  | 96         |
| Level 4                                                                      | 80                                                                 | 2     | 14     | 0                  | 96         |
| Level 5                                                                      | 80                                                                 | 2     | 14     | 0                  | 96         |
| Level 6                                                                      | 80                                                                 | 2     | 14     | 0                  | 96         |
| Level 7                                                                      | 84                                                                 | 2     | 14     | 0                  | 100        |
|                                                                              |                                                                    |       |        |                    |            |
| Total Parking Provided                                                       | 465                                                                | 12    | 79     |                    |            |
| Total Parking Provided                                                       |                                                                    |       |        |                    | 560 spaces |
|                                                                              |                                                                    |       |        |                    | 1.29 SP/DU |
| 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                          |       |        |                    |            |
|                                                                              | 10,000 sf - 24,999 sf = (1)10'w x 25'L x 14' clear height)         |       |        |                    |            |
|                                                                              | Tower: 50-100 Units + 1 for each add'l 100 Units or major Fraction |       |        |                    |            |
|                                                                              |                                                                    |       |        |                    |            |
| Phase 1                                                                      |                                                                    |       |        |                    |            |
| Provided:                                                                    | Retail Space - 17,000 sf = (1)10'w x 25'L x 14' clear height)      |       |        |                    |            |
|                                                                              | Tower - 418 units - (4)10'w x 25'L x 14' clear height)             |       |        |                    |            |
|                                                                              |                                                                    |       |        |                    |            |

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

**LEVEL 7**

project number :

#19092

drawing scale :

As Shown

drawing date :

08/19/2019

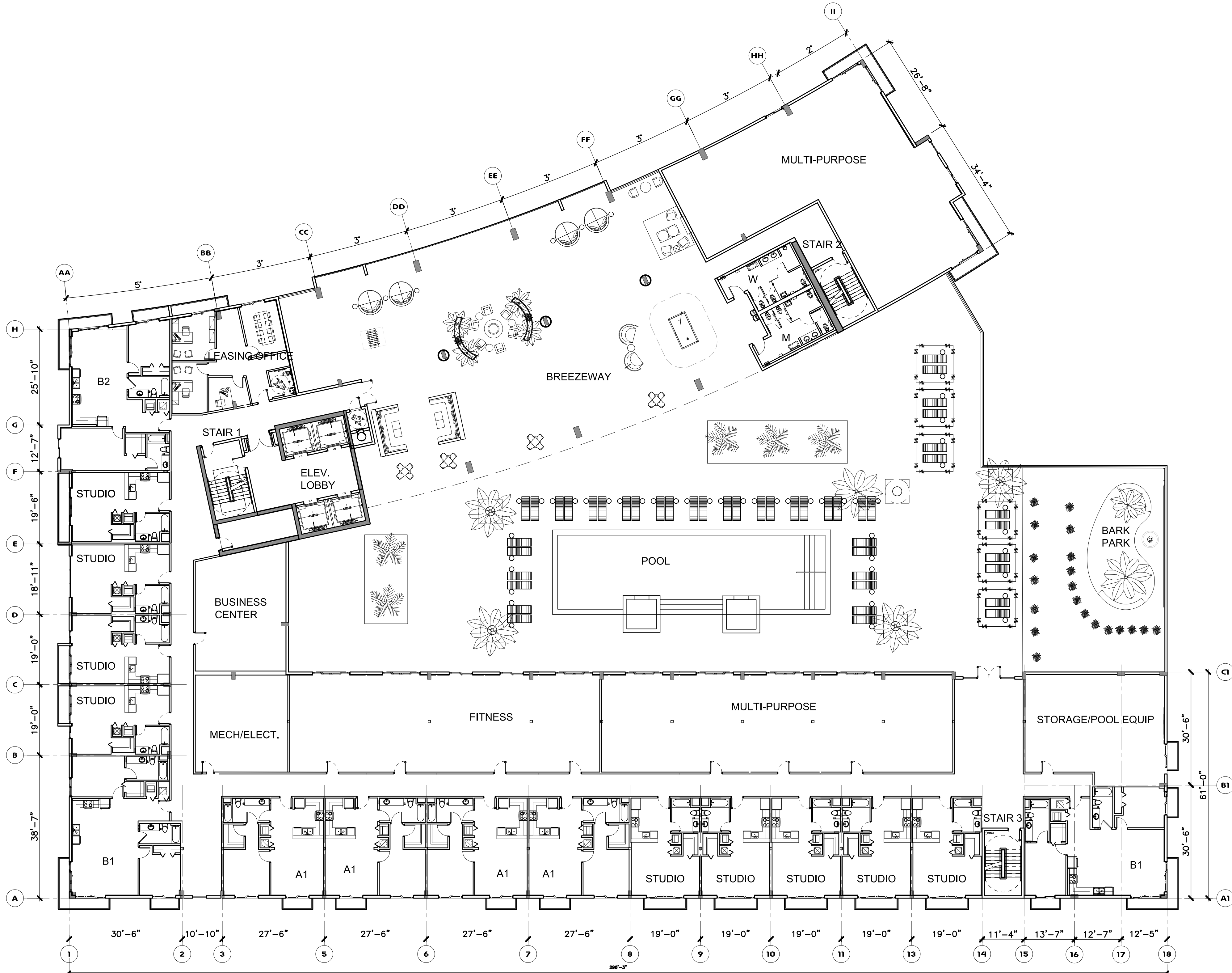
phase :

Final TAC

sheet number :

**A1.05**





**Level 8**  
SCALE: 1/16" = 1'-0"

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revisions :

drawing data :

LEVEL 8

project number :

#19092

drawing scale :

As Shown

drawing date :

08/19/2019

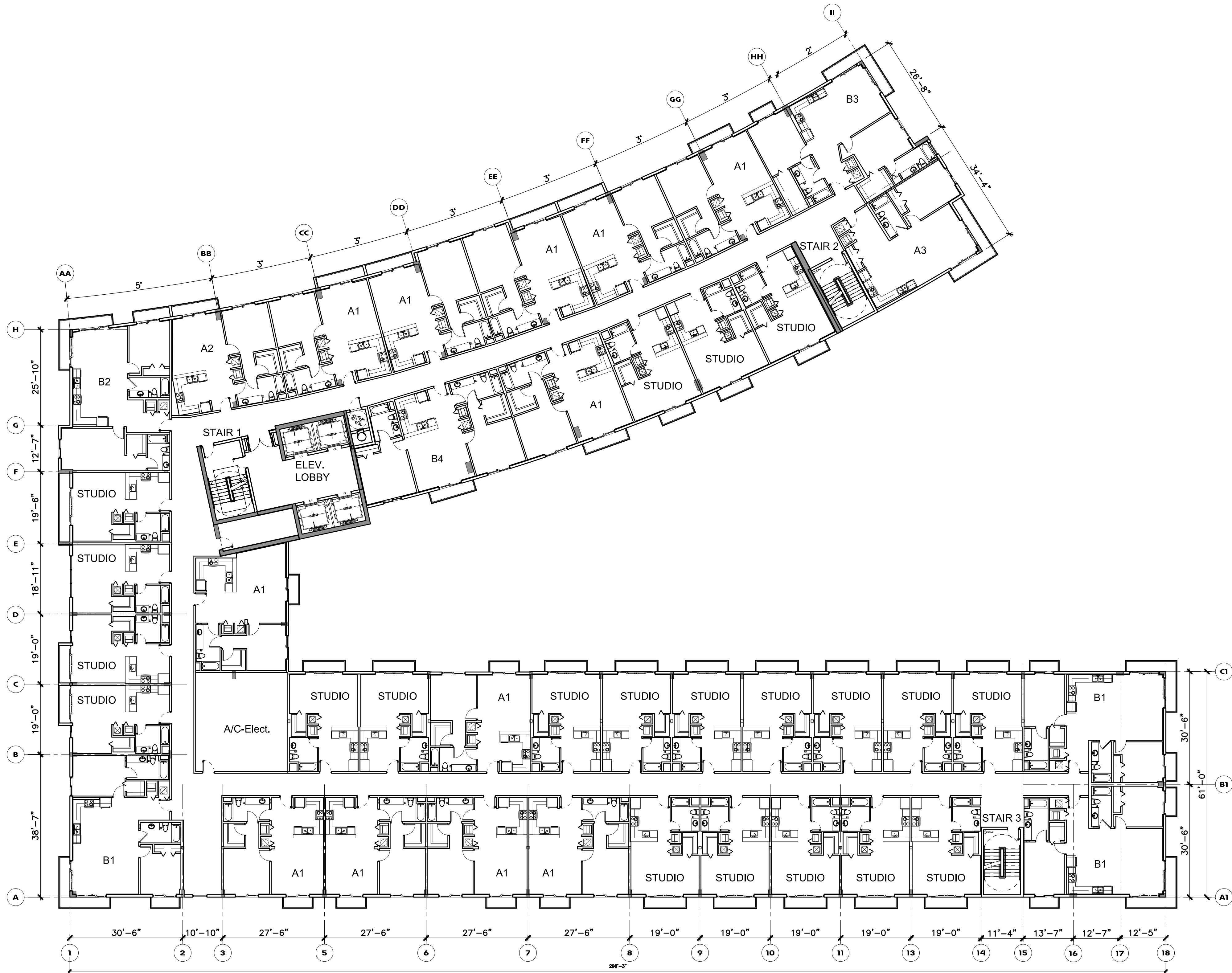
phase :

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sheet number :

A1.06





## Level 9-11

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



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### seal :

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FLORIDA REGISTERED ARCHITECT # AR 93259

### revisions :

### drawing data :

**LEVEL 09-11**

### project number :

#19092

### drawing scale :

As Shown

### drawing date :

08/19/2019

### phase :

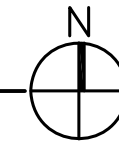
Final TAC

### sheet number :

**A1.07**



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



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

**LEVEL 12-25**

#19092

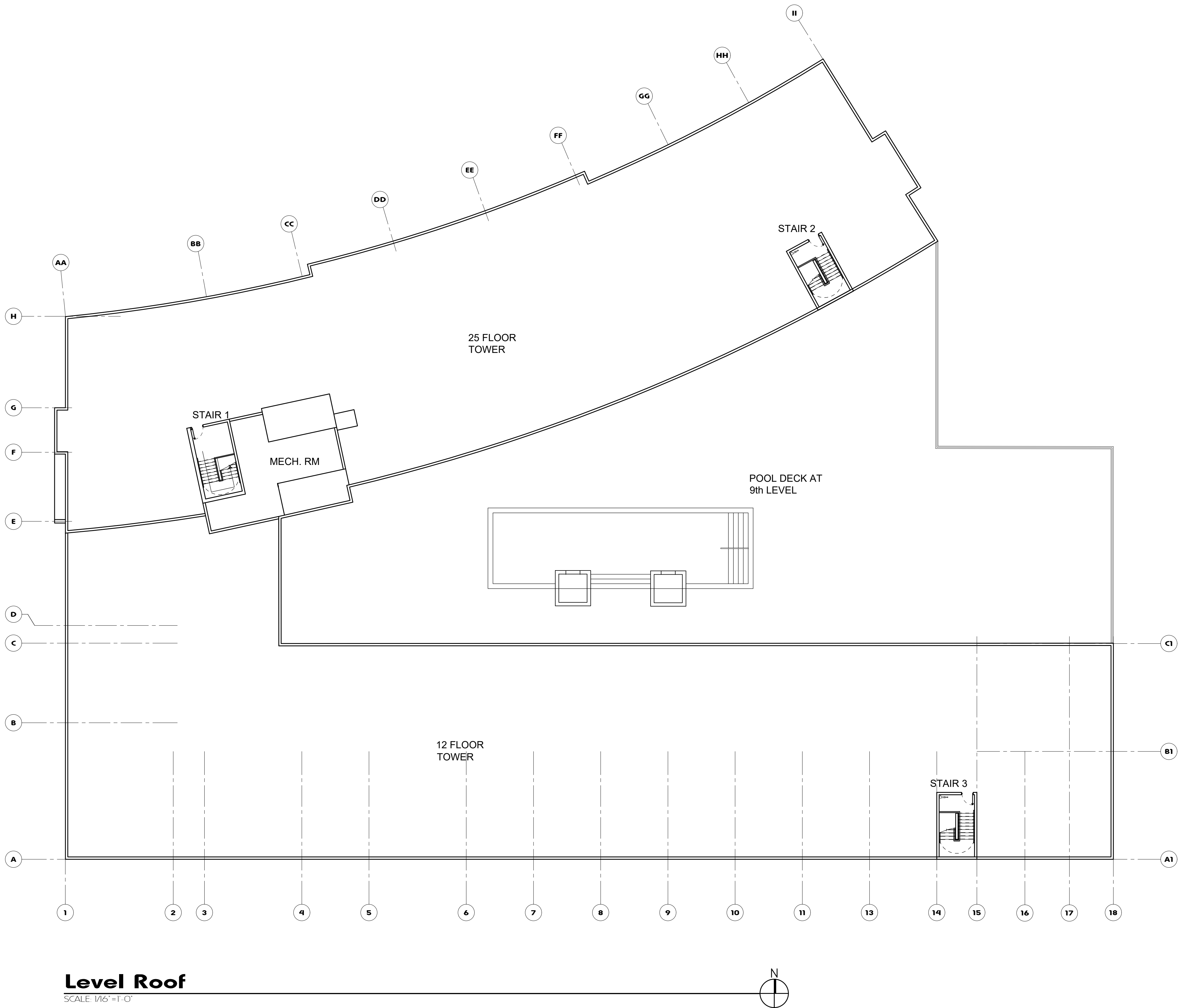
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## A1.08





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

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FLORIDA REGISTERED ARCHITECT #AR 93259

revisions :

drawing data :

**ROOF LEVEL**

project number :

#19092

drawing scale :

As Shown

drawing date :

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phase :

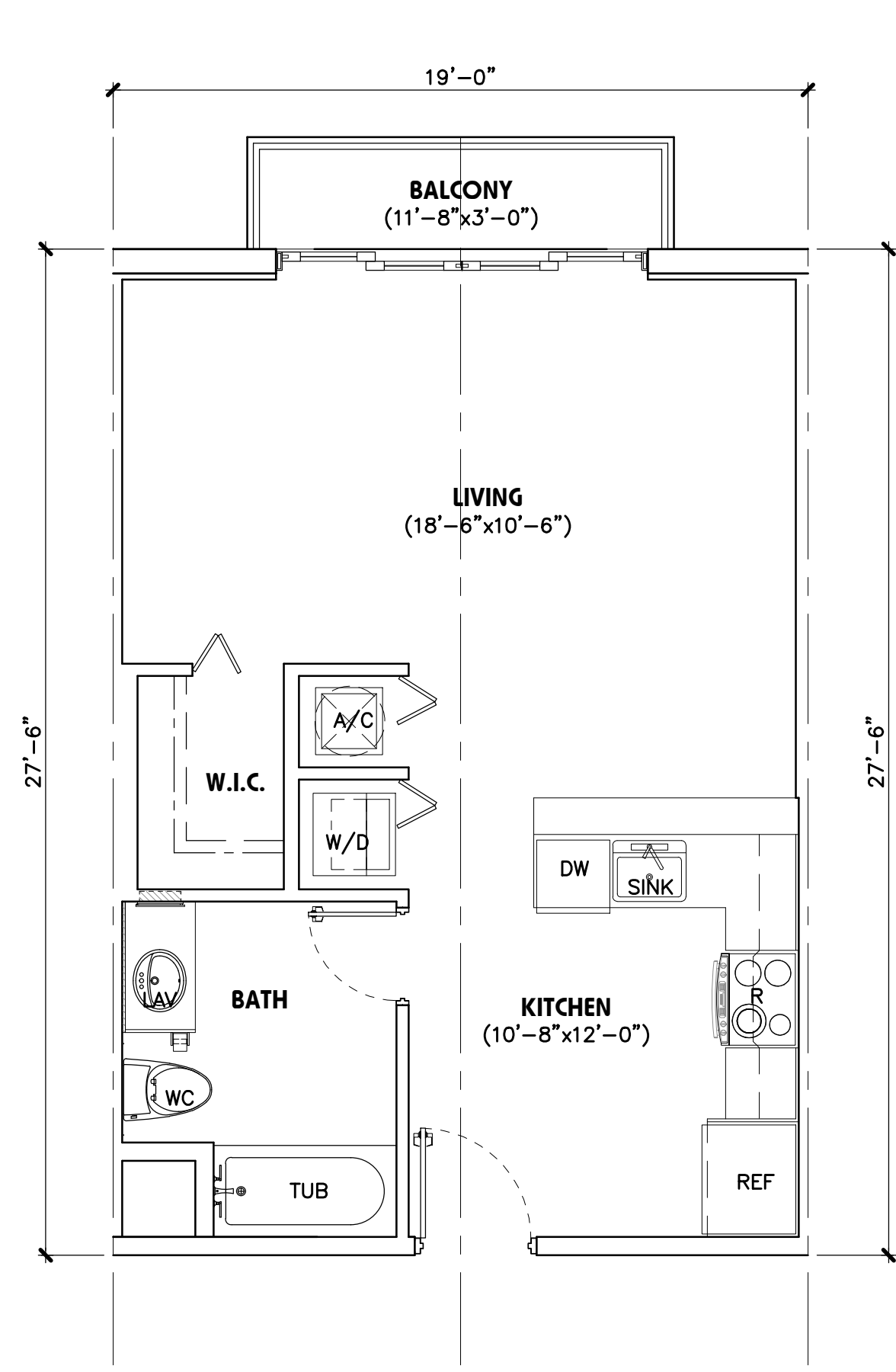
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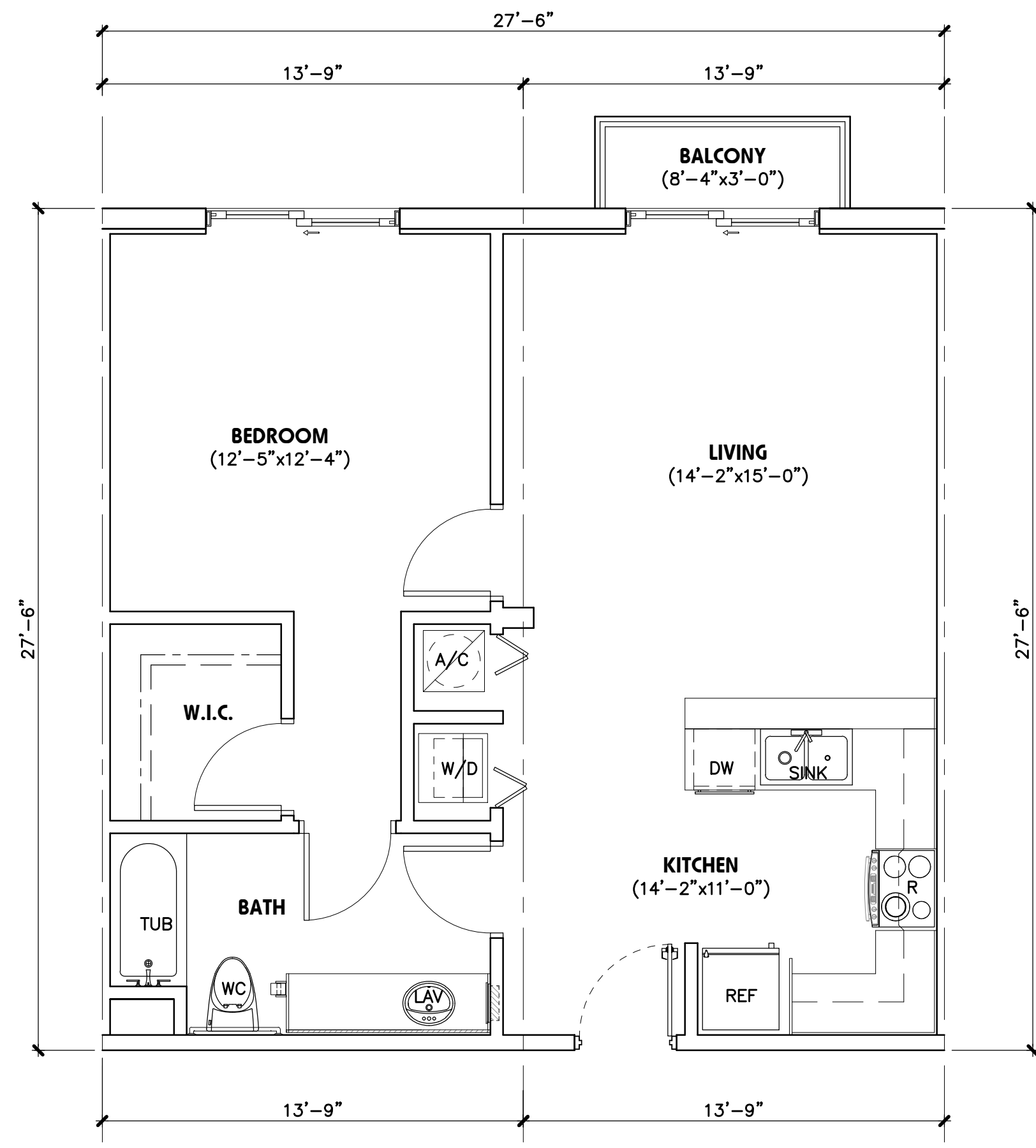
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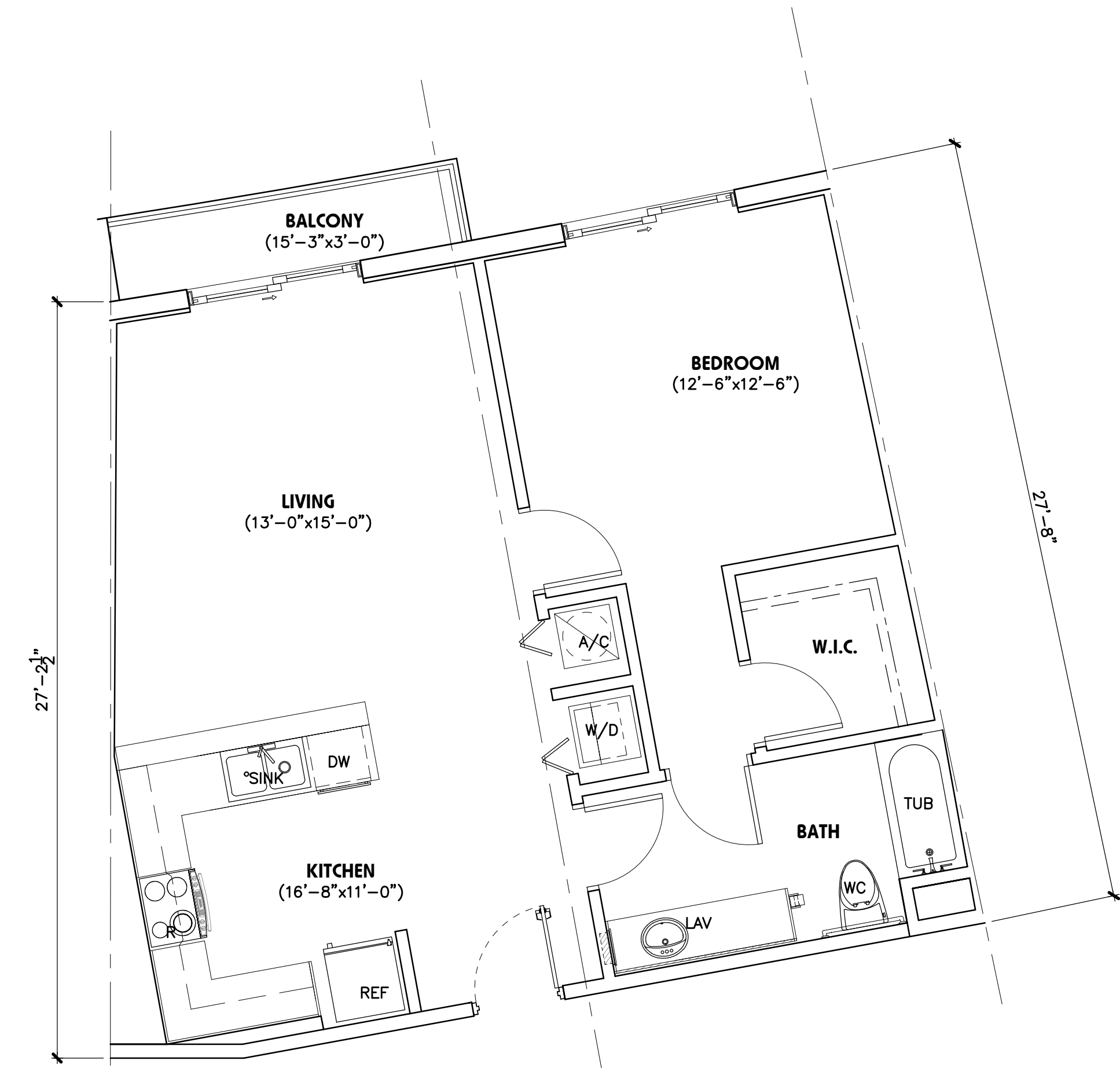
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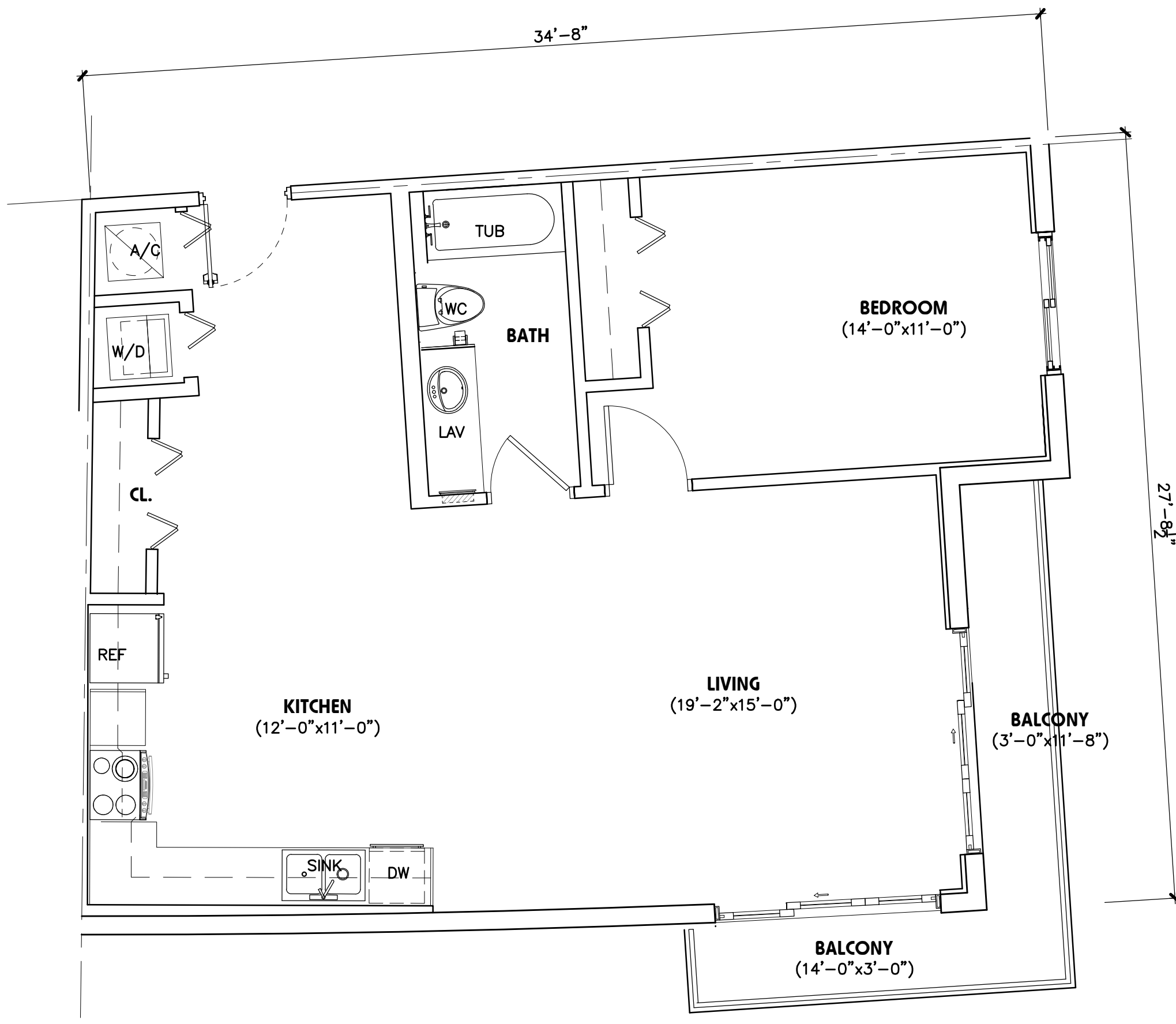
**Unit-Studio**  
SCALE: 1/4"=1'-0"  
STUDIO  
522 SF



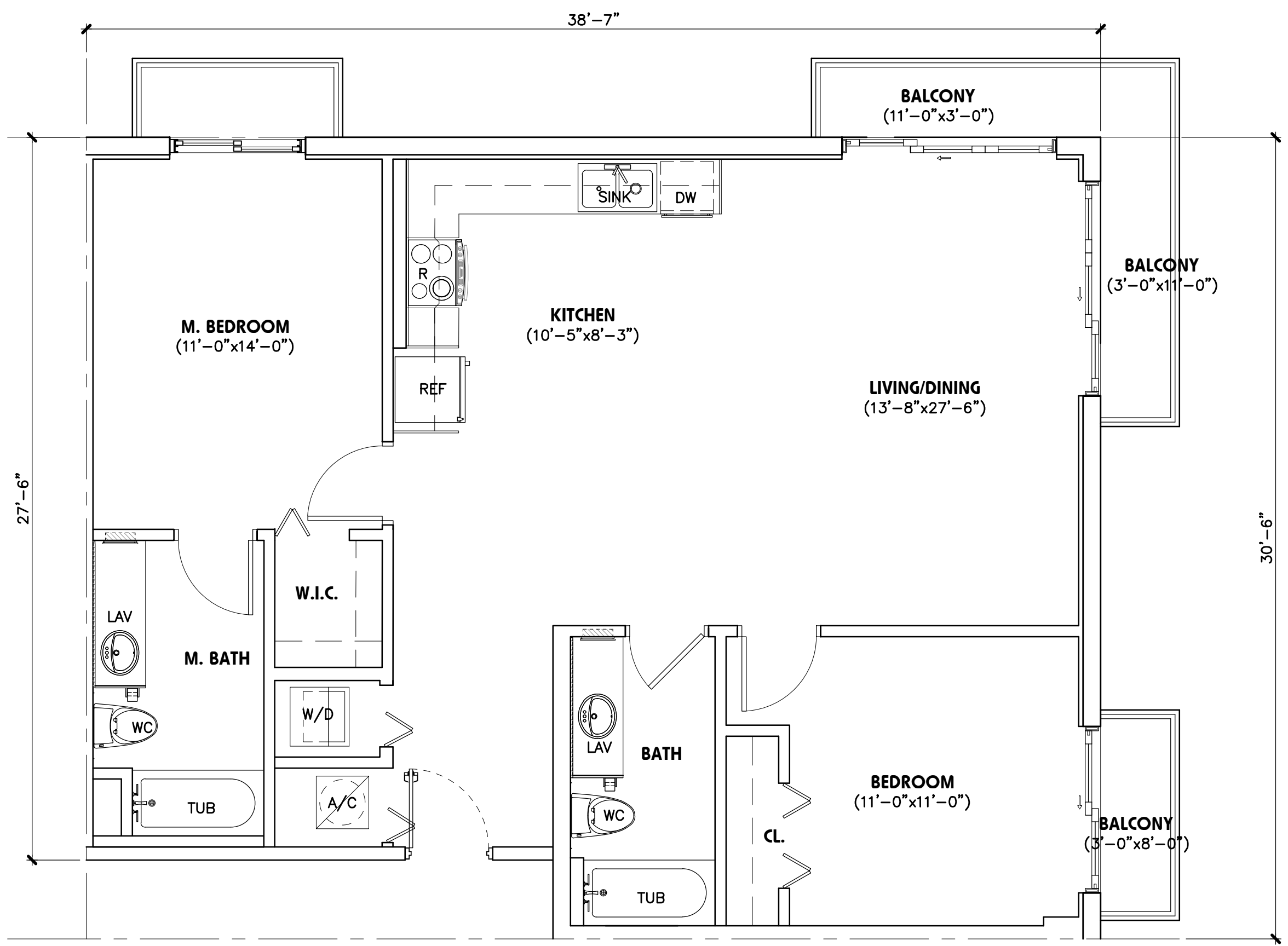
**Unit-A1**  
SCALE: 1/4"=1'-0"  
18D/1B  
756 SF



**Unit-A2**  
SCALE: 1/4"=1'-0"  
18D/1B  
800 SF



**Unit-A3**  
SCALE: 1/4"=1'-0"  
18D/1B  
908 SF



**Unit-B1**  
SCALE: 1/4"=1'-0"  
28D/2B  
1,121 SF

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revisions :

|  |  |
|--|--|
|  |  |
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|  |  |
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drawing data :

UNITS

project number :

#19092

drawing scale :

As Shown

drawing date :

08/19/2019

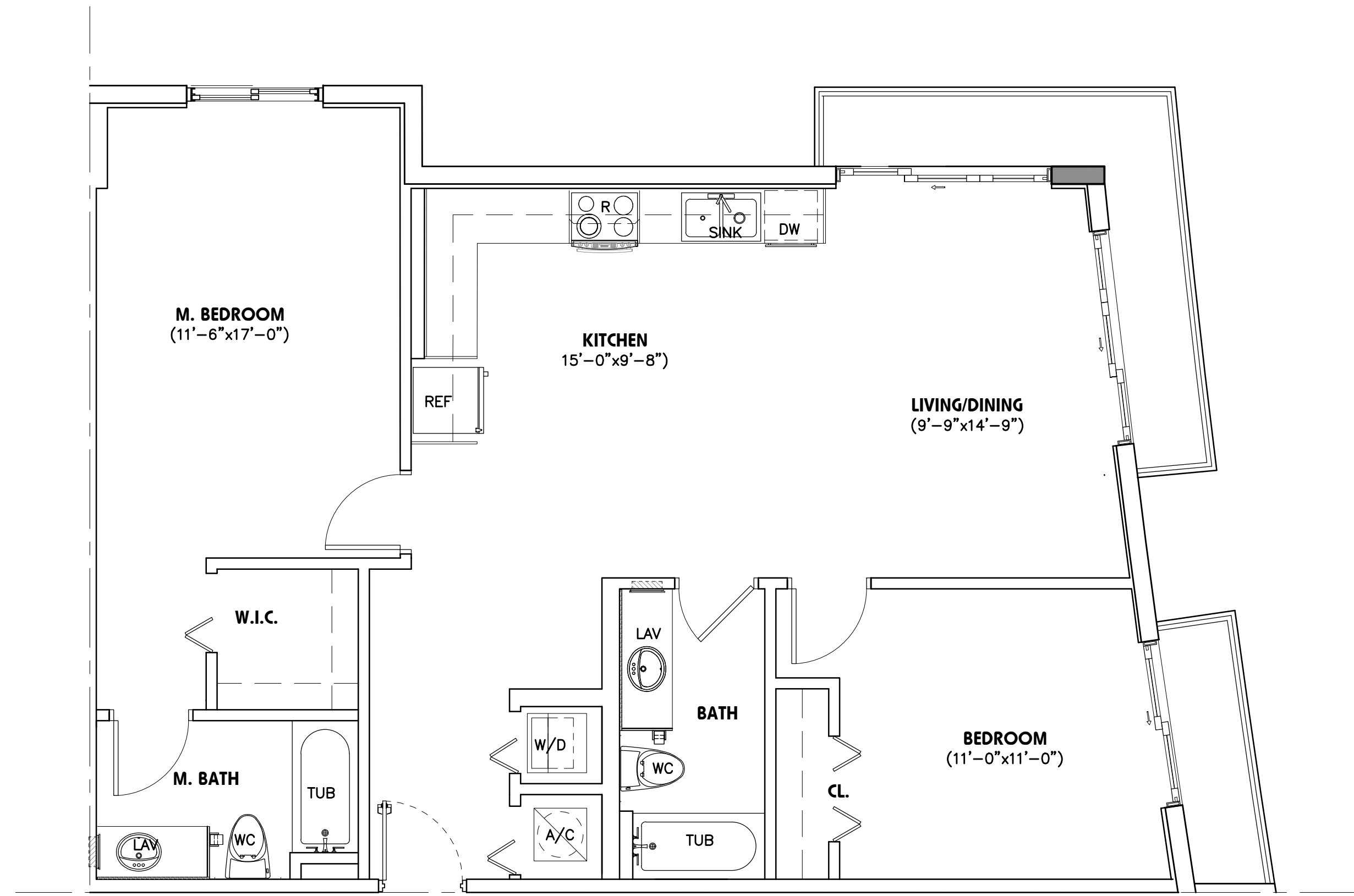
phase :

Final TAC

sheet number :

A1.10

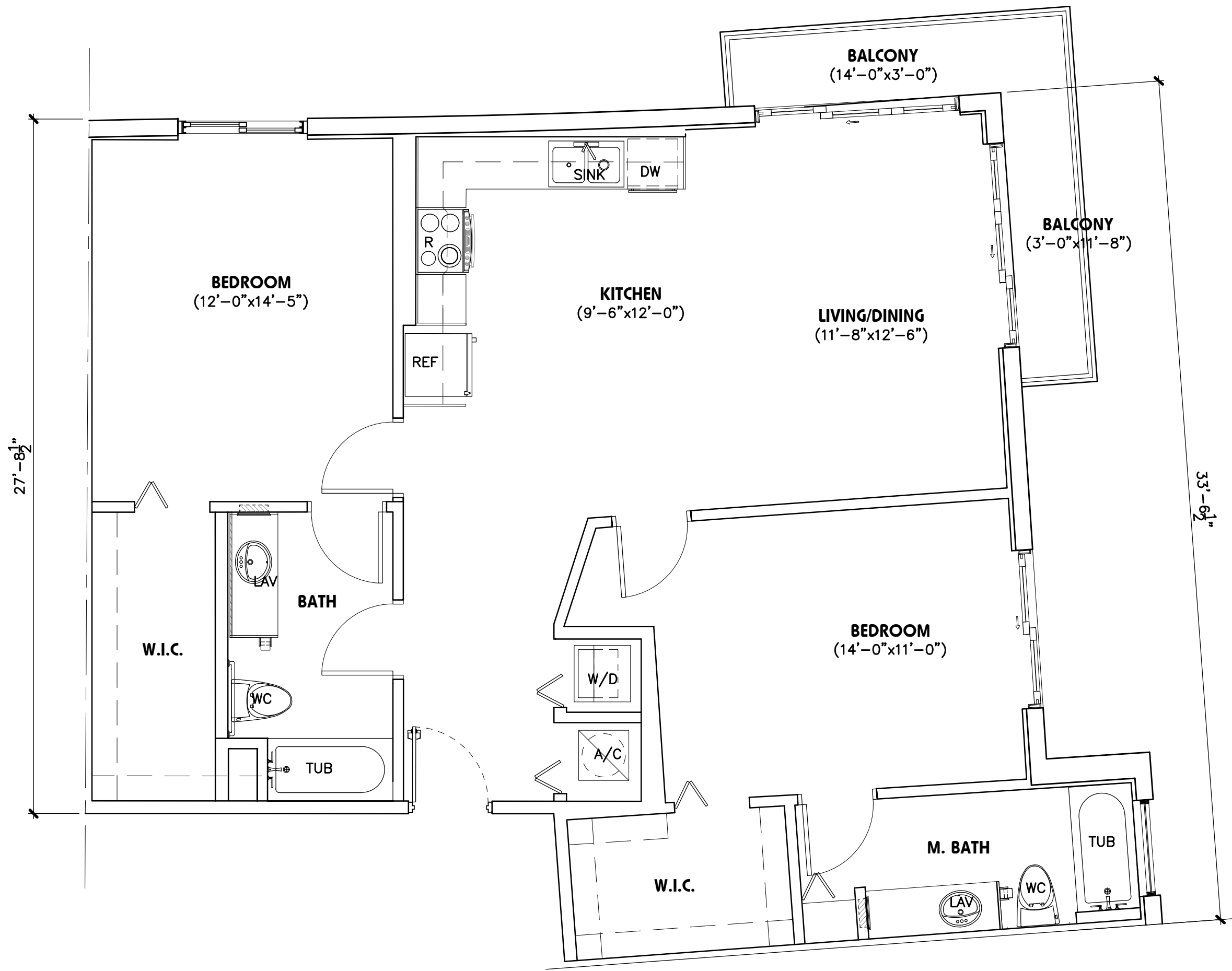




Unit-B2

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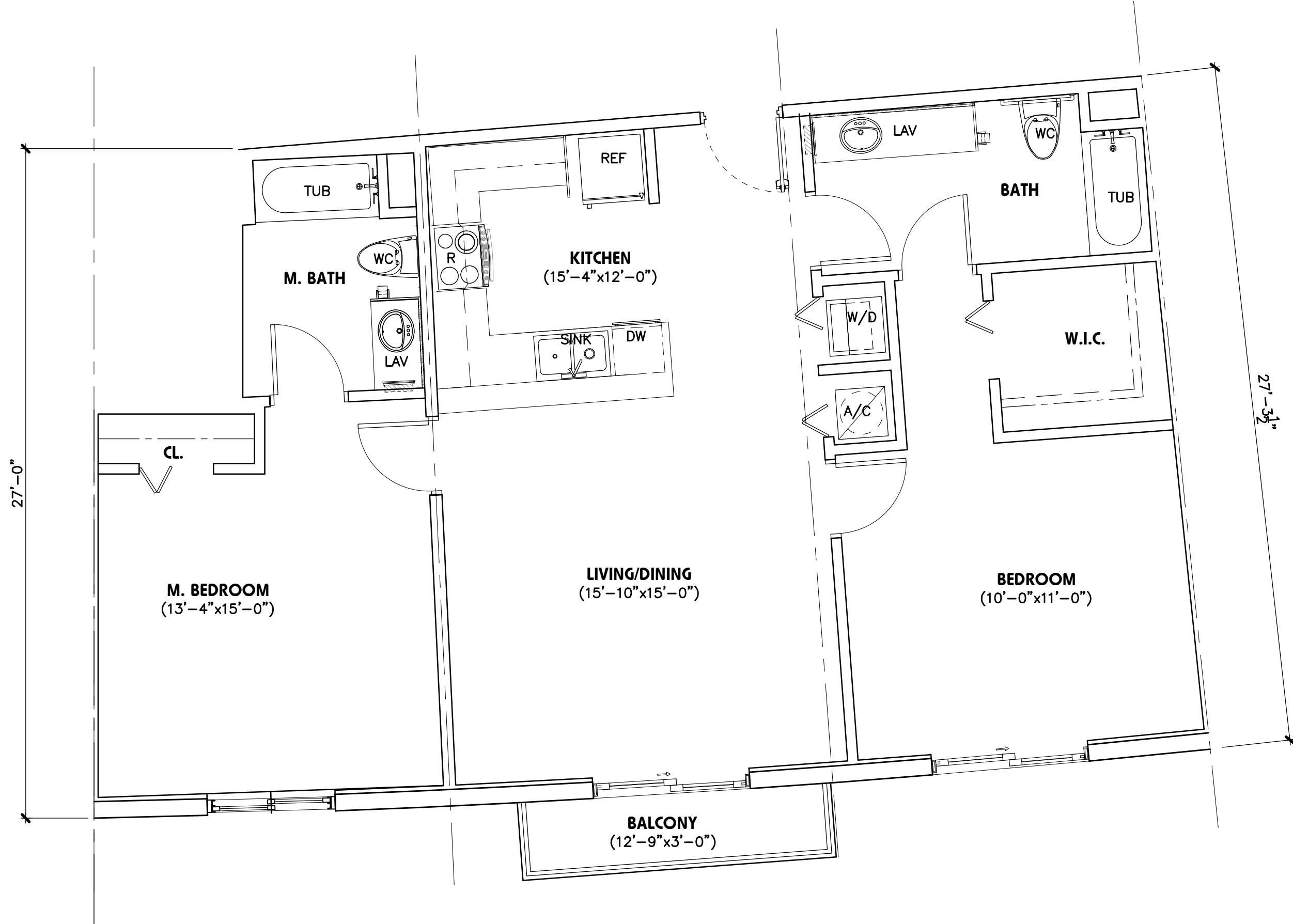
28D/28  
964 SF



Unit-B3

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

28D/28  
1,184 SF



Unit-B4

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

28D/28  
1,128 SF

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revisions :

drawing data :

UNITS

project number :

#19092

drawing scale :

As Shown

drawing date :

08/13/2019

phase :

Final TAC

sheet number :

A1.11



|                   |                        |
|-------------------|------------------------|
| ELEV. = +273'-0"  | T.O. PARAPET           |
| ELEV. = +262'-0"  | T.O. SLAB - ROOF LEVEL |
| ELEV. = +251'-0"  | T.O. SLAB - 25TH LEVEL |
| ELEV. = +237'-10" | T.O. SLAB - 24TH LEVEL |
| ELEV. = +228'-1"  | T.O. SLAB - 23RD LEVEL |
| ELEV. = +218'-5"  | T.O. SLAB - 22ND LEVEL |
| ELEV. = +208'-9"  | T.O. SLAB - 21ST LEVEL |
| ELEV. = +199'-1"  | T.O. SLAB - 20TH LEVEL |
| ELEV. = +189'-5"  | T.O. SLAB - 19TH LEVEL |
| ELEV. = +179'-9"  | T.O. SLAB - 18TH LEVEL |
| ELEV. = +170'-1"  | T.O. SLAB - 17TH LEVEL |
| ELEV. = +160'-5"  | T.O. SLAB - 16TH LEVEL |
| ELEV. = +150'-9"  | T.O. SLAB - 15TH LEVEL |
| ELEV. = +141'-0"  | T.O. SLAB - 14TH LEVEL |
| ELEV. = +131'-4"  | T.O. SLAB - 13TH LEVEL |
| ELEV. = +121'-8"  | T.O. SLAB - 12TH LEVEL |
| ELEV. = +112'-0"  | T.O. SLAB - 11TH LEVEL |
| ELEV. = +102'-4"  | T.O. SLAB - 10TH LEVEL |
| ELEV. = +92'-8"   | T.O. SLAB - 9TH LEVEL  |
| ELEV. = +76'-0"   | T.O. SLAB - 8TH LEVEL  |
| ELEV. = +66'-4"   | T.O. SLAB - 7TH LEVEL  |
| ELEV. = +56'-8"   | T.O. SLAB - 6TH LEVEL  |
| ELEV. = +47'-0"   | T.O. SLAB - 5TH LEVEL  |
| ELEV. = +37'-4"   | T.O. SLAB - 4TH LEVEL  |
| ELEV. = +27'-8"   | T.O. SLAB - 3RD LEVEL  |
| ELEV. = +18'-0"   | T.O. SLAB - 2ND LEVEL  |
| ELEV. = +0'-0"    | T.O. SLAB - 1ST LEVEL  |



Pure White  
OC-64  
BENJAMIN MOORE

1

Marina Gray  
1599  
BENJAMIN MOORE

2

Thousand  
Oceans  
1645  
BENJAMIN MOORE

3

WOOD FINISH WALL

4

CONCRETE FINISH WALL

5



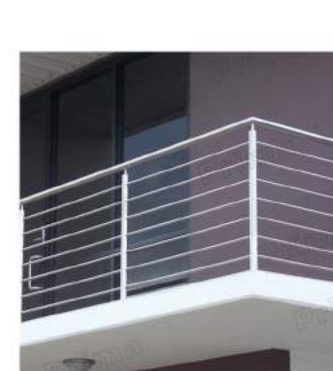
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MEDIUM GREY TINTED SLIDING  
GLASS DOOR IN ALUM. FRAME  
WITH WHITE ESP FINISH

7

ALUMINUM LOUVER WITH  
ESP FINISH

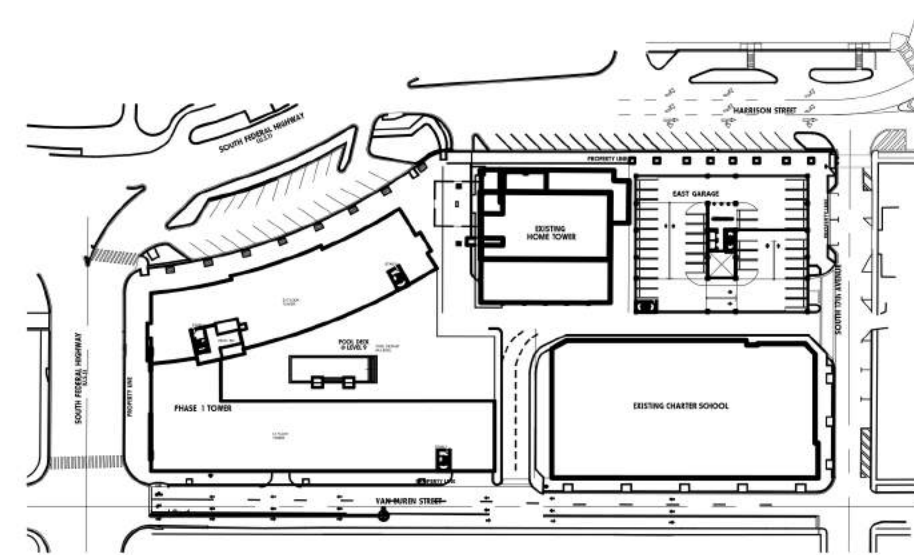
8



9

MEDIUM GRAY STOREFRONT  
GLASS WITH ALUM. MULLIONS  
WITH WHITE ESP FINISH

10



LOCATION MAP  
N.T.S.



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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 1  
NORTH  
ELEVATION

project number :

#19092

drawing scale :

As Shown

drawing date :

08/19/2019

phase :

Final TAC

sheet number :

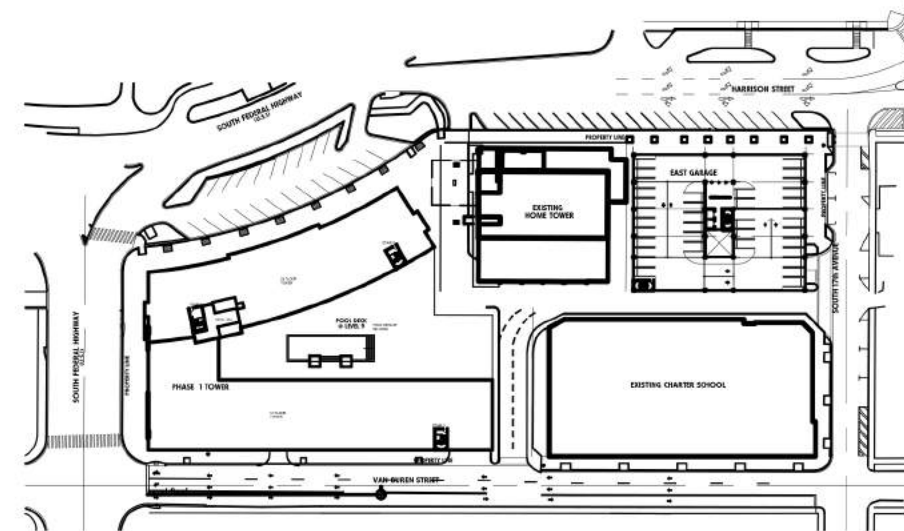
A1.12



- ELEV. = +273'-0"  
T.O. PARAPET
- ELEV. = +262'-0"  
T.O. SLAB - ROOF LEVEL
- ELEV. = +251'-0"  
T.O. SLAB - 25TH LEVEL
- ELEV. = +237'-10"  
T.O. SLAB - 24TH LEVEL
- ELEV. = +228'-1"  
T.O. SLAB - 23RD LEVEL
- ELEV. = +218'-5"  
T.O. SLAB - 22ND LEVEL
- ELEV. = +208'-9"  
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- ELEV. = +199'-1"  
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- ELEV. = +189'-5"  
T.O. SLAB - 19TH LEVEL
- ELEV. = +179'-9"  
T.O. SLAB - 18TH LEVEL
- ELEV. = +170'-1"  
T.O. SLAB - 17TH LEVEL
- ELEV. = +160'-5"  
T.O. SLAB - 16TH LEVEL
- ELEV. = +150'-9"  
T.O. SLAB - 15TH LEVEL
- ELEV. = +141'-0"  
T.O. SLAB - 14TH LEVEL
- ELEV. = +131'-4"  
T.O. SLAB - 13TH LEVEL
- ELEV. = +121'-8"  
T.O. SLAB - 12TH LEVEL
- ELEV. = +112'-0"  
T.O. SLAB - 11TH LEVEL
- ELEV. = +102'-4"  
T.O. SLAB - 10TH LEVEL
- ELEV. = +92'-8"  
T.O. SLAB - 9TH LEVEL
- ELEV. = +76'-0"  
T.O. SLAB - 8TH LEVEL
- ELEV. = +66'-4"  
T.O. SLAB - 7TH LEVEL
- ELEV. = +56'-8"  
T.O. SLAB - 6TH LEVEL
- ELEV. = +47'-0"  
T.O. SLAB - 5TH LEVEL
- ELEV. = +37'-4"  
T.O. SLAB - 4TH LEVEL
- ELEV. = +27'-8"  
T.O. SLAB - 3RD LEVEL
- ELEV. = +18'-0"  
T.O. SLAB - 2ND LEVEL
- ELEV. = +0'-0"  
T.O. SLAB - 1ST LEVEL



- 1 Pure White OC-64 BENJAMIN MOORE
- 2 Marina Gray 1599 BENJAMIN MOORE
- 3 Thousand Oceans 1645 BENJAMIN MOORE
- 4 WOOD FINISH WALL
- 5 CONCRETE FINISH WALL
- 6 MEDIUM GREY TINTED SLIDING GLASS DOOR IN ALUM. FRAME WITH WHITE ESP FINISH
- 7 STUCCO SCORE LINE
- 8 ALUMINUM LOUVER WITH ESP FINISH
- 9 METAL RAILING
- 10 MEDIUM GRAY STOREFRONT GLASS WITH ALUM. MULLIONS WITH WHITE ESP FINISH
- 11 Vutek Speaker Mesh Brushing Art Banner Material in alum. frame with esp finish



LOCATION MAP  
N.T.S.

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seal :  
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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :  
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11

drawing data :  
**PHASE 1  
SOUTH  
ELEVATION**  
project number : #19092  
drawing scale : As Shown  
drawing date : 08/19/2019  
phase : Final TAC  
sheet number : **A1.13**

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- ELEV. = +273'-0"
- T.O. PARAPET
- ELEV. = +262'-0"
- T.O. SLAB - ROOF LEVEL
- ELEV. = +251'-0"
- T.O. SLAB - 25TH LEVEL
- ELEV. = +237'-10"
- T.O. SLAB - 24TH LEVEL
- ELEV. = +228'-1"
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- ELEV. = +66'-4"
- T.O. SLAB - 7TH LEVEL
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- T.O. SLAB - 6TH LEVEL
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- T.O. SLAB - 5TH LEVEL
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- T.O. SLAB - 4TH LEVEL
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- T.O. SLAB - 3RD LEVEL
- ELEV. = +18'-0"
- T.O. SLAB - 2ND LEVEL
- ELEV. = +0'-0"
- T.O. SLAB - 1ST LEVEL



Pure White  
OC-64  
BENJAMIN MOORE

1

Marina Gray  
1599  
BENJAMIN MOORE

2

Thousand  
Oceans  
1645  
BENJAMIN MOORE

3

WOOD FINISH WALL

4

CONCRETE FINISH WALL

5



6

MEDIUM GREY TINTED SLIDING  
GLASS DOOR IN ALUM. FRAME  
WITH WHITE ESP FINISH



7

STUCCO SCORE LINE



8

ALUMINUM LOUVER WITH  
ESP FINISH



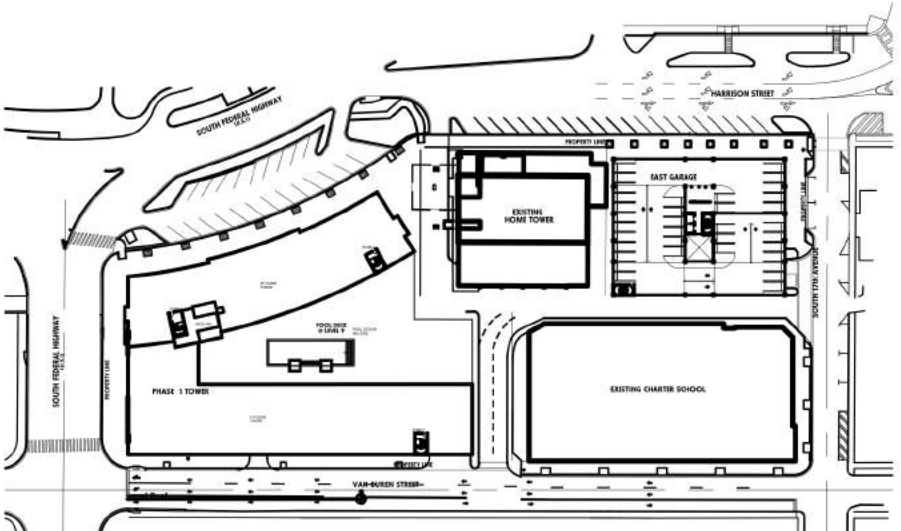
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METAL RAILING

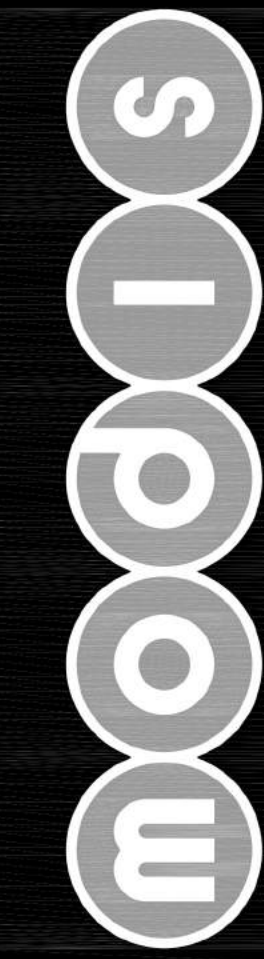


10

MEDIUM GRAY STOREFRONT  
GLASS WITH ALUM. MULLIONS  
WITH WHITE ESP FINISH



LOCATION MAP  
N.T.S.



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seal :

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

PHASE 1  
WEST  
ELEVATION

project number :

#19092

drawing scale :

As Shown

drawing date :

08/19/2019

phase :

Final TAC

sheet number :

A1.14

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This architectural rendering depicts a modern, multi-story residential building complex under a blue sky with scattered clouds. The building features a mix of light blue and white facades, large glass windows, and balconies with glass railings. A central vertical element, possibly a stairwell or elevator shaft, is highlighted in white. The building is surrounded by landscaping, including palm trees and other greenery. Numbered callouts (1-11) are placed throughout the image, pointing to specific architectural features: 1 points to a balcony railing, 2 to a window frame, 3 to a balcony railing, 4 to a balcony railing, 5 to a balcony railing, 6 to a balcony railing, 7 to a balcony railing, 8 to a balcony railing, 9 to a balcony railing, 10 to a balcony railing, and 11 to a balcony railing.

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|------------------|------------|
| drawing data :   |            |
| <b>PHASE 1</b>   |            |
| <b>EAST</b>      |            |
| <b>ELEVATION</b> |            |
|                  |            |
| project number : |            |
|                  | #19092     |
| drawing scale :  |            |
|                  | As Shown   |
| drawing date :   |            |
|                  | 08/19/2019 |
| phase :          |            |
| Final TAC        |            |
| sheet number :   |            |
| <b>A1.15</b>     |            |



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seal :

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

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drawing data :

PROJECT  
RENDERING

project number :  
#19092

drawing scale :  
As Shown

drawing date :  
08/19/2019

phase :  
Final TAC

sheet number :  
**A1.16**







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revisions :

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drawing data :

PROJECT  
RENDERING

project number :  
#19092

drawing scale :  
As Shown

drawing date :  
08/19/2019

phase :  
Final TAC

sheet number :  
**A1.18**







