





PHASE 1 PARC PLACE PROJECT ANALYSIS

							To	wer Unit Area	Calculation Optio	n (25 Levels)						IINI	/ \	
	Studio	Studio-1	Studio-2	Studio-3	A1 (1-bd)	A2 (1 bd)	A3 (1-bd)	A4 (1-bd)	A5 (1-bd)	A6 (1-bd)	A7 (1-bd)	A8 (1-bd)	A10 (1-bd)	B1 (2-bd)	B2 (2-bd)	B3 (2-bd)	B4 (2-bd)	Total
easable Area	537 sf	529 sf	590 sf	620 sf	756 sf	800 sf	908 sf	782 sf	821 sf	778 sf	826 sf	892 sf	1,070 sf	1,061 sf	1,138 sf	1,184 sf	1,191 sf	
Level 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Level 2	4	1	0	1	0	1	1	2	2	1	0	0	1	1	1	1	0	17
Level 3	4	1	0	1	0	1	1	2	2	1	0	0	1	1	1	1	0	17
Level 4	4	1	0	1	0	1	1	2	2	1	0	0	1	1	1	1	0	17
Level 5	4	1	0	1	0	1	1	2	2	1	0	0	1	1	1	1	0	17
Level 6	4	1	0	1	0	1	1	2	2	1	0	0	1	1	1	1	0	17
Level 7	4	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	6
Level 8	0	2	1	1	0	1		2	2	- 1	1	0	0	0	1	11	1	15
Level 9	0	2	1	1. —	0	1		2	2	1 - 1 - 1	1	0	0	0	1	1	1 -	15
Level 10	0	2	1	1	.0	1	1	2	2	-1	1	0	0	0	1	1	1	15
Level 11	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 12	0	2		1	0	1	1	2	2	- 4	1	0	0	0	1	(1)	1	15
Level 13	0	2	- 1	1	0	1	1	2	2	1 - 1	1	0	- 0	0	1	1	1	15
Level 14	0	2	1	1	0	1	1 -1	2	2	1	1	0	0	0	1	and the second	1	15
Level 15	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 16	0	2	1	1	0	1	1	2	2	1	-1	0	0	0	1	1	1	15
Level 17	0	2	1	1	0	1	1	2	2	. 1	1	0	0	0	1	1	1	15
Level 18	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 19	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 20	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 21	0	2	1	1	0	-1	1	2	2	1	1	.0	0	0	1	10	1	15
Level 22	0	2	1	1.	0	1	1	2	2	1 1	1	0	0	0	1	1	1	15
Level 23	0	2	1	1	0	1	4	2	2		1	0	0	0	1	(1)	1	15
Level 24	0	2	1	1	0	1	1	2	2	1	1	0	0	0	1	1	1	15
Level 25	0	2	-1	1	0	-1	1	2	2	11 11	1	0	0	0	1	11	1	15
Sub Total	24 Units	41 Units	18 Units	23 Units	Units	23 Units	23 Units	46 Units	46 Units	23 Units	18 Units	Units	5 Units	6 Units	24 Units	23 Units	18 Units	361 E

			Building Area							
Levels	Leasable Area	Non Leasable	Garage	Amenities	Retail / Storage	Amenity Deck	Total			
	D sf					Amenity Deck	, , , , , , ,			
Level 1		5,223 sf	24,575 sf	0 sf	17,000 sf		46,798 sf			
Level 2	13,442 sf	2,918 sf	29,193 sf	0 sf	1,245 sf		46,798 sf			
Level 3	13,442 sf	2,918 sf	29,193 sf	0 sf	1,245 sf		46,798 sf			
Level 4	13,442 sf	2,918 sf	29,193 sf	0 sf	1,245 sf		46,798 sf			
Level 5	13,442 sf	2,918 sf	29,193 sf	0 sf	1,245 sf		46,798 sf			
Level 6	13,442 sf	2,918 sf	29,193 sf	0 sf	1,245 sf		46,798 sf			
Level 7	4,347 sf	4,049 sf		8,089 sf		25,198 sf	41,683 sf			
Level 8	12,299 sf	2,821 sf					15,120 sf			
Level 9	12,299 sf	2,821 sf					15,120 sf			
Level 10	12,299 sf	2,821 sf					15,120 sf			
Level 11	12,299 sf	2,821 sf	L			6.5	15,120 sf			
Level 12	12,299 sf	2,821 sf]		()	15,120 sf			
Level 13	12,299 sf	2,821 sf					15,120 sf			
Level 14	12,299 sf	2,821 sf					15,120 sf			
Level 15	12,299 sf	2,821 sf				11	15,120 sf			
Level 16	12,299 sf	2,821 sf					15,120 sf			
Level 17	12,299 sf	2,821 sf			100	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1	15,120 sf			
Level 18	12,299 sf	2,821 sf					15,120 sf			
Level 19	12,299 sf	2,821 sf			-	1	15,120 sf			
Level 20	12,299 sf	2,821 sf					15,120 sf			
Level 21	12,299 sf	2,821 sf					15,120 sf			
Level 22	12,299 sf	2,821 sf					15,120 sf			
Level 23	12,299 sf	2,821 sf					15,120 sf			
Level 24	12,299 sf	2,821 sf					15,120 sf			
Level 25	12,299 sf	2,821 sf					15,120 sf			
Total	292.939 sf	74,640 sf	170.540 sf	8.089 sf	23,225 sf	25.198 sf	594.631 s			

		Parking Require	ements	-
Studio	106 DU	1.00 SP/DU	29.36%	106 spaces
1 BD	184 DU	1.00 SP/DU	50.97%	184 spaces
2 BD	71 DU	1.00 SP/DU	19.67%	71 spaces
				-
otal Units	361 DU	3	100%	
	Sub-Total			361 spaces
Visitor		1 sp / 10 Units		36 spaces
Retail		17,000 sf	+	
		SubT	otal	397 spaces
-	397 spaces			

		Parking Pro	vided		
	Standard	HC	Tandem	Electrical Vehicule	
Level 1	24	1 Van	0	4	29
Level 2	55	2	5	0	62
Level 3	89	2	5	.0	96
Level 4	89	2	5	0	96
Level 5	89	2	- 5	0	96
Level 6	92	2	5	0	99
Total Parking Provided	438	11	25		
	Total Parking	Provided			478 spaces
					1.32 SP/DU
		Required Lo	ading		
	Off Street Loading Spar	ce Requirements -	10'w x 25'L x 14' Ve	ertical Clearance	
Required:	Reta	il Space: less Than	10,000 sf. = none		
	10,000 sf - 1	24,999 sf = (1)10'w	x 25'L x 14' clear h	eight)	
	Tower: 50-100 U	nits + 1 for each ac	dd'i 100 Units or ma	jor Fraction	
		Phase 1			
Provided:	Retail Space - 17,000 s				
	Tower - 3	369 units - (3)10 w x	25'L x 14' clear he	ight)	

PHASE 1 PARC PLACE PROJECT ANALYSIS

			Towe	r Unit Area Cald	culation (25 Leve	els)	3		
	Studio	A1 (1-bd)	A2 (1 bd)	A3 (1-bd)	B1 (2-bd)	B2 (2-bd)	B3 (2-bd)	B4 (2-bd)	Total
Leasable Area	537 sf	756 sf	800 sf	908 sf	1,121 sf	1,138 sf	1,184 sf	1,128 sf	
Level 1	0	0	0	0	0	0	0	0	0
Level 2	4	5	1	1	1	1	1	0	14
Level 3	4	5	1	1	1		1	0	14
Level 4	4	5	4	1	1	1	1	0	14
Level 5	4	5	1	4	1	1	1	0	14
Level 6	4	5	1	1	1	1	1	0	14
Level 7	4	5	- 1	1	1	1.	1	0	14
Level 8	9	4	0	0	2	1	0	0	16
Level 9	21	12	1	1	3	1	1	1	41
Level 10	21	12		1	3	1	1	1	41
Level 11	21	12	1	1	3	1	1	1	41
Level 12	4	6	1	1	0	- 1	1	1	15
Level 13	4	6		1	0	1	1	1	15
Level 14	4	6	1	1	0	1	1	1	15
Level 15	4	6	- 1	1	0	1	1	1	15
Level 16	4	6	1	1	0	- 1	-1	1	15
Level 17	4	6	1	1	0	1	1	1	15
Level 18	4.	6	1	1 - 11 - 1	0	1	1	1	15
Level 19	4	6	1	1	0	1	- 1	1	15
Level 20	4	8	1	1	0	1	1	1	15
Level 21	4	6	1	1	0	1	1	1	15
Level 22	4	- 6	1	1	0	1	1	1	15
Level 23	4	6	1	1	0	f	1	1	15
Level 24	4	6	1	1	0	i	1	1	15
Level 25	4	6	1	1	0	1	1	1	15
Sub Total	152 Units	154 Units	23 Units	23 Units	17 Units	24 Units	23 Units	17 Units	433 DI
Total	Inits	433 DU		75.00					

Building Area								
Levels	Leasable Area	Non Leasable	Garage	Amenities	Retail / Storage	Amenity Deck	Total	
Level 1	0 sf	7.995 sf	26.090 sf	0 sf	17.000 sf	,	51.085 s	
Level 2	11.079 sf	5.318 sf	32.719 sf		1.969 sf		51,085 s	
Level 3	11.079 sf	4,926 sf	31.610 sf		3.470 sf		51,085 s	
Level 4	11.079 sf	4.926 sf	31.610 sf		3.470 sf		51.085 s	
Level 5	11.079 sf	4.926 sf	31.610 sf		3.470 sf		51.085 s	
Level 6	11,079 sf	4,928 sf	31,610 sf		3,470 sf		51,085 s	
Level 7	11,079 sf	4,926 sf	31,610 sf		3,470 sf		51,085 s	
Level 8	11,237 sf	30,295 sf		9,553 sf		23,316 sf	51,085 s	
Level 9	28,870 sf	6,272 sf					35,142 s	
Level 10	28,870 sf	6,272 sf		e e e e e e e e e e e e e e e e e e e	_ /		35,142 s	
Level 11	28,870 sf	6,272 sf					35,142 s	
Level 12	11,842 sf	3,214 sf					15,056 s	
Level 13	11,842 sf	3,214 sf				2.3	15,056 s	
Level 14	11,842 sf	3,214 sf		Ä			15,056 s	
Level 15	11,842 sf	3,214 sf				7	15,056 s	
Level 16	11,842 sf	3,214 sf		Ý.		> 4	15,056 s	
Level 17	11,842 sf	3,214 sf			-	>	15,056 s	
Level 18	11,842 sf	3,214 sf					15,056 s	
Level 19	11,842 sf	3,214 sf					15,056 s	
Level 20	11,842 sf	3,214 sf					15,056 s	
Level 21	11,842 sf	3,214 sf				-	15,056 s	
Level 22	11,842 sf	3,214 sf		Ä.			15,056 s	
Level 23	11,842 sf	3,214 sf					15,056 s	
Level 24	11,842 sf	3,214 sf			- 4	2	15,056 s	
Level 25	11,842 sf	3,214 sf				¿	15,056 s	
Total	330,109 sf	132,050 sf	216,859 sf	9,553 sf	36,319 sf	23,316 sf	724,890 s	

		Parking Require	ements	-
Studio	152 DU	1.00 SP/DU	35.10%	152 spaces
1 BD	200 DU	1.00 SP/DU	46.19%	200 spaces
2 BD	81 DU	1.00 SP/DU	18.71%	81 spaces
total Units	433 DU	- 1	100%	
	Sub-Total			433 spaces
Vis	itor	1 sp / 10 Units		43 spaces
Retail		17,000 sf		
		SubT	otal	476 spaces
	476 spaces			



PHASE 1 PARC PLACE | TOWER

LOCATION MAP



		Parking Pro	vided			
	Standard	HC	Tandem			
Level 1	20	1 Van		21		
Level 2	45	1	9	55		
Level 3	81	2	13	96		
Level 4	81	2	13	96		
Level 5	81	2	13	96		
Level 6	81	2	13	96		
Level 7	84	2	13	99		
Level 8	0	0	0	D		
Total Parking Provided	473	12	74			
	Total Parking I	Provided		559 spaces		
			1	1.29 SP/DU		
		Required Lo	pading			
(Off Street Loading Space	e Requirements -	10'w x 25'L x 14' Vertical Cle	earance		
Required:	Required: Retail Space: less Than 10,000 sf. = none					
-	10,000 sf - 2	4,999 sf = (1)10'w	x 25'L x 14' clear height)			
	Tower: 50-100 Ur	nits + 1 for each ac	ld'I 100 Units or major Fracti	on		
- 4						
		Phase 1				
Provided: F	Retail Space - 17,000 st	= (1)10'w x 25'L >	: 14' clear height)			
	Tower - 4	18 units - (4)10'w x	25'L x 14' clear height)			



Parc Place
Phase 1
1727-1745 Van Buren St.
Hollywood, Florida

IK, MORBETTE, AIA, NCAVS, LSED APRIDIC DIEDA REGISTERED ANCHETECT IF AIR 93298 STORES *

drawing data:

PHASE 1 LOCATION PLAN

> project number : #: drawing scale : As S

drawing date: 08

Final TAC

A1.00