

ATTACHMENT I

Application Package

April 16, 2021

In response to the City of Hollywood's request for: A narrative of the Design changes; the previous elevations (from February) did not have such ornate columns where the arch windows have been added. In addition, the railings now proposed on that façade seem more ornate and are not in line with the contemporary design. The narrative should explain how the latest version came to be.

Response

As part of our compromise with the Historical Group we have incorporated a Historical looking facade for the original bank building. The submittal in February drew on the scale and overall massing of the original building. As we developed the building elevations we determined that the lack of ornamentation left the facade confusing and did not clearly portray the intent of paying homage to the original design by Joseph Young.

Our team provided some additional layers of historical details, which we feel are more inline with the narrative of the history of the original building. The new articulated "Historical" facade provides a clearer juxtaposition between the new Modern Streamline design of the main structure. While we did not try to replicate the original building's design, we provided specific details that tell a better story, these include raised Ionic column pilasters with decorative capital accentuated bases; window & glazing scaled to resemble the original four panel look of the original facade, raised stucco low wall banding at window base for scale and texture, arches with raised banding, relief eave element with decorative brackets. The paint scheme for the "historic" portion of the facade is proposed to be painted primarily in white with grey color to accentuate some of the more decorative elements. We believe this will allow the facade to be more integrated to the overall elevation and give the appearance that the new building was built around the original structure.

Sincerely,

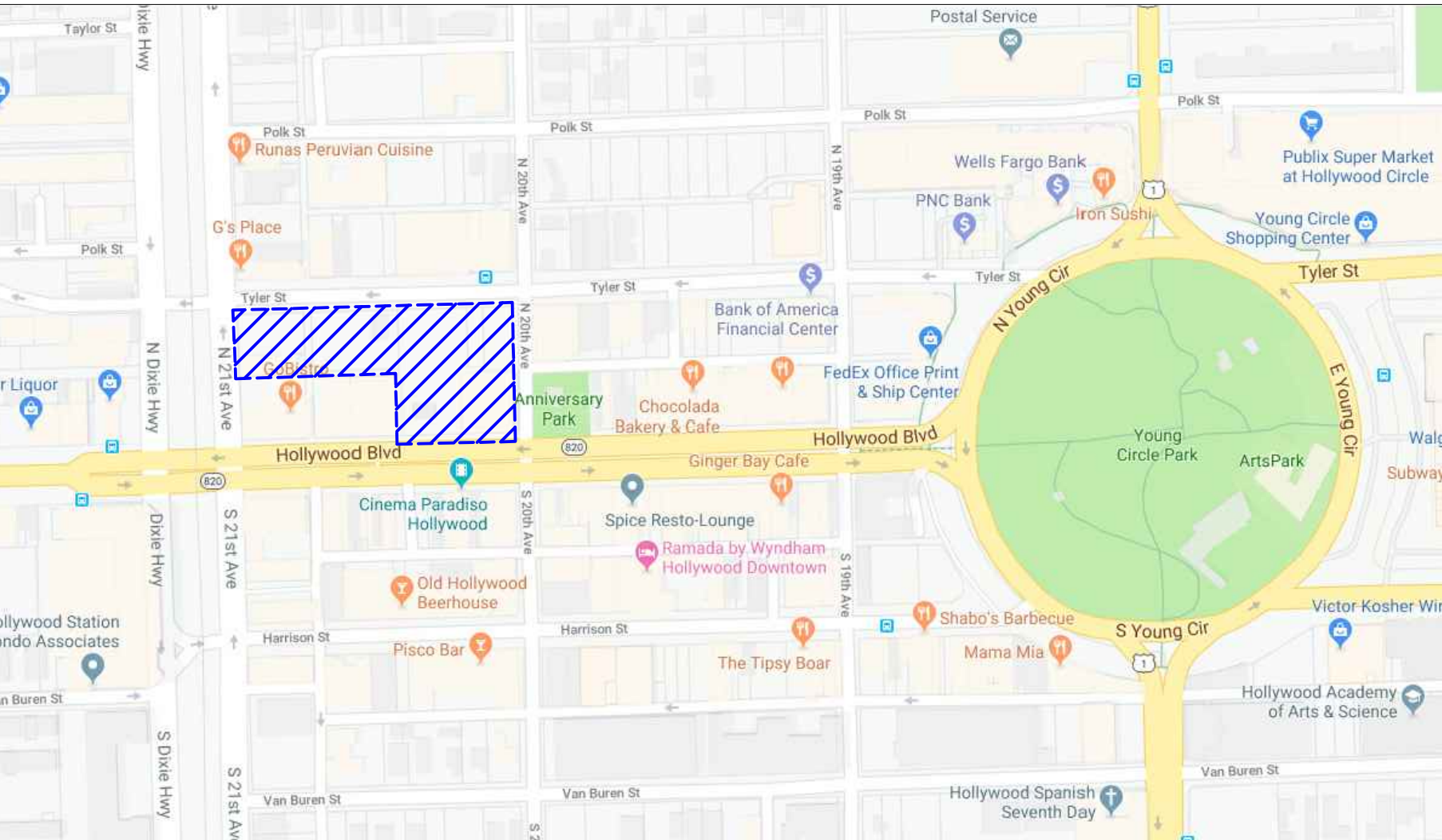
Ivo Fernandez, Jr., LEED AP
Principal



Modis Architects LLC



SOLESTE HOLLYWOOD BLVD.



LOCATION MAP (N.T.S.)

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PRELIMINARY TECHNICAL ADVISORY COMMITTEE
JANUARY 13, 2020

FINAL TECHNICAL ADVISORY COMMITTEE
FEBRUARY 18, 2020

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project info :

Soleste
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2001 Hollywood Blvd.
Hollywood, Florida

seal :

ROBERT K. MORISSETTE, 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 :

COVER

project number : #19024

drawing scale : As Shown

drawing date : 01/07/2021

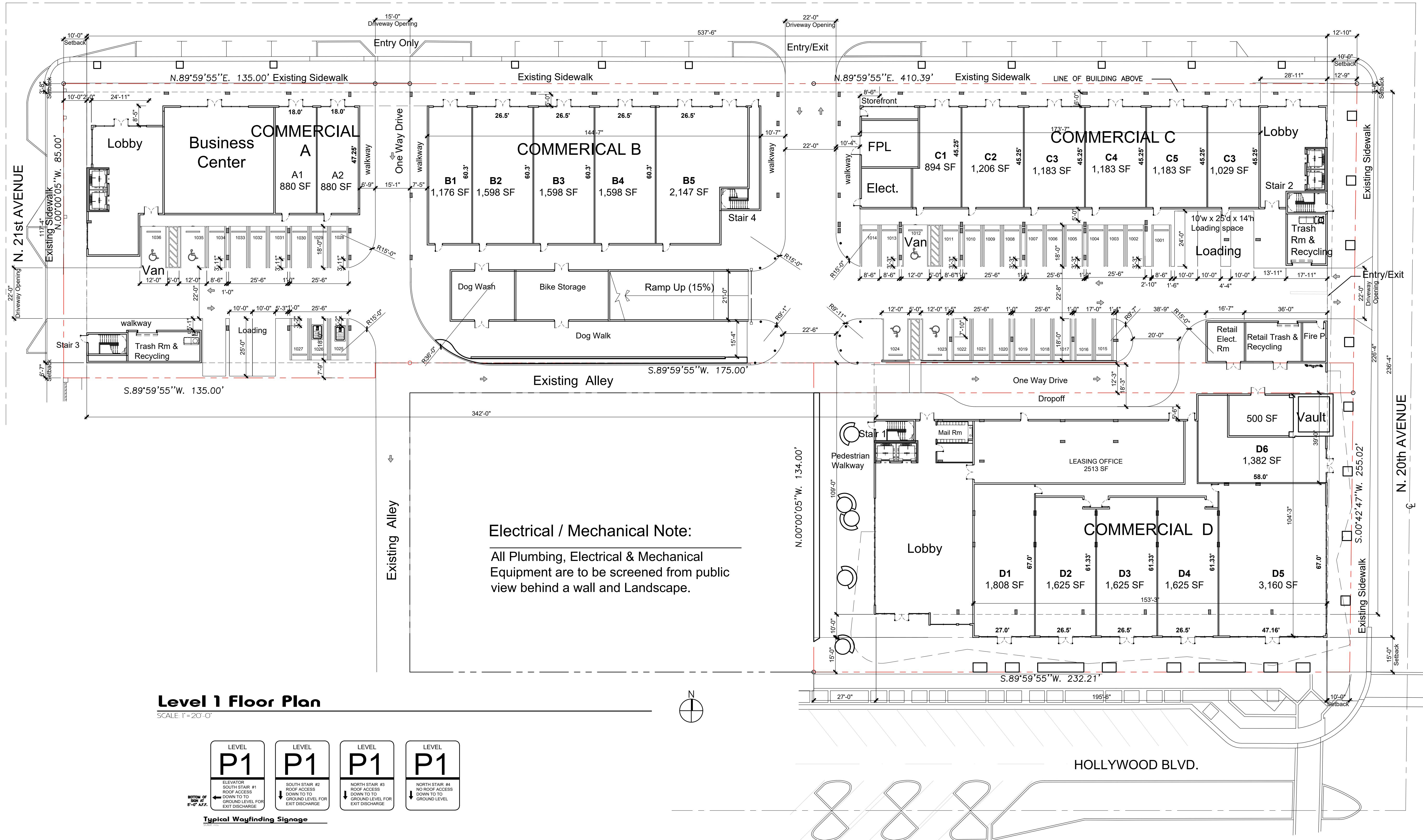
phase : Final TAC

sheet number :

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TYLER STREET



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

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LEVEL 1 FLOOR PLAN

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phase :

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A1.00

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Level 1 Floor Plan

SCALE: 1"=20'-0"



Vault and Interior Restaurant

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FLORIDA REGISTERED ARCHITECT #AR 93259

revisions :

drawing data :

COLOR

SITE PLAN

LEVEL 1

project number :

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drawing scale :

As Shown

drawing date :

04/20/2020

phase :

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A1.01c

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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
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
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
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
Level 5	0 sf	0 sf		0 sf		44,442 sf	8,690 sf	1,090 sf	0 sf	0 sf	54,222 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
Level 7	0 sf	0 sf		0 sf		44,442 sf	8,690 sf	1,090 sf	0 sf	0 sf	54,222 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
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

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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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 :
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sheet number :
A1.02

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GENERAL NOTES:

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

SITE LIGHTING NOTE:

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

GREEN BUILDING PRACTICES:

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

ELECTRIC VEHICLE CHARGING STATION:

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

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°40'52", 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 FOREMENTIONED 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:

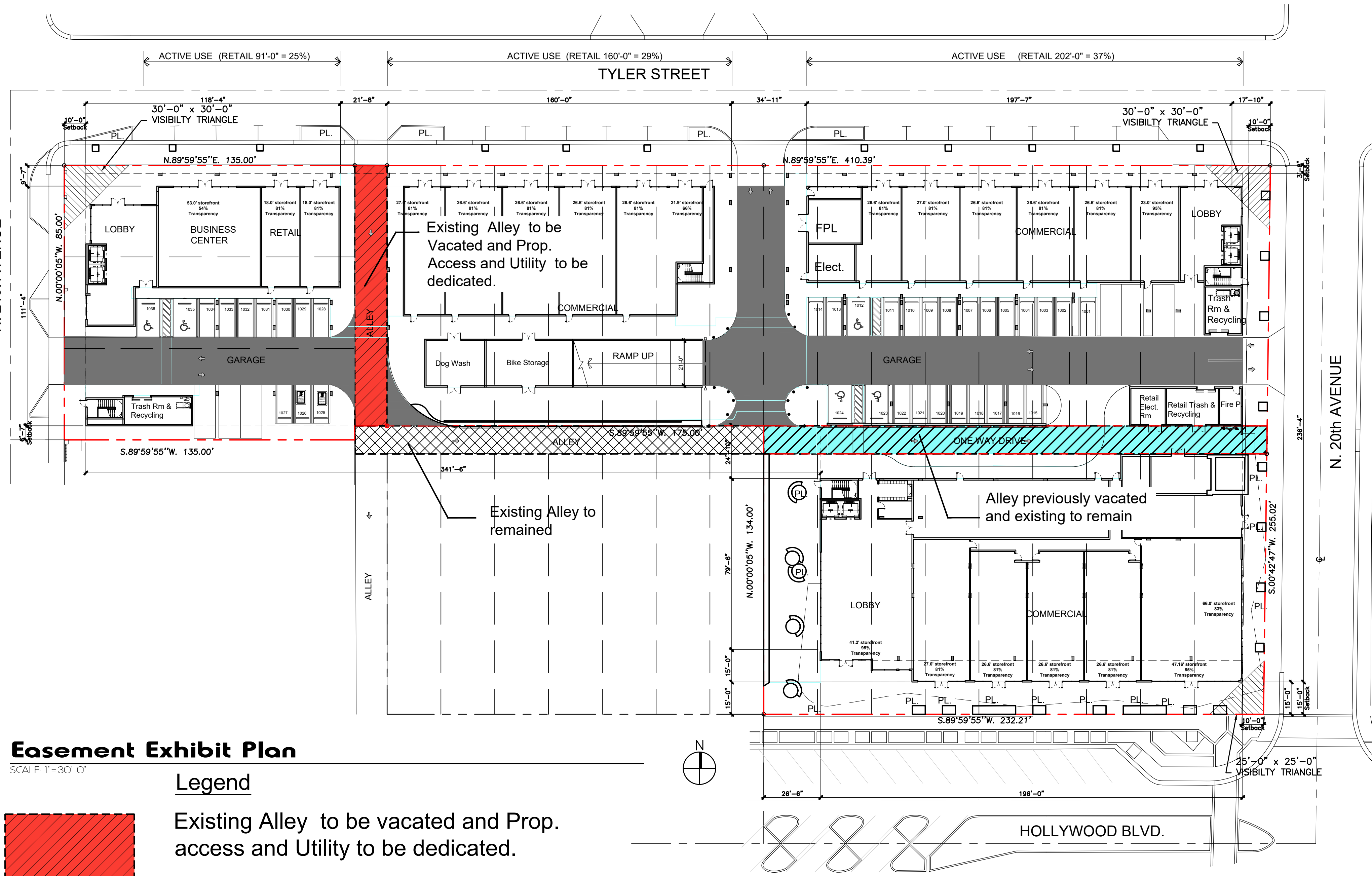
BEGIN AT THE NORTHWEST CORNER OF SAID LOT 38, BLOCK 9; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 317.00 FEET TO A POINT LOCATED ALONG THE NORTHERN BOUNDARY LINE OF LOT 26 AND BEING 8 FEET WEST OF THE NORTHWEST CORNER OF LOT 25; THENCE LEAVING THE NORTH LINE OF SAID BLOCK 9 AND 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:

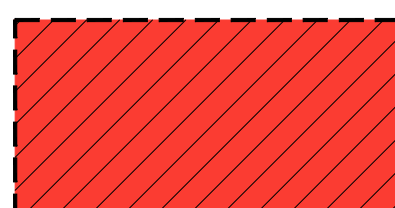
LOT 3, BLOCK 9, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



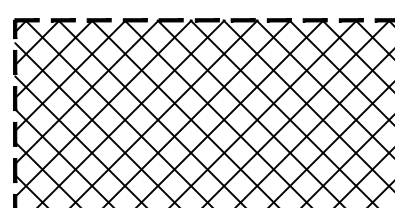
Easement Exhibit Plan

SCALE: 1"=30'-0"

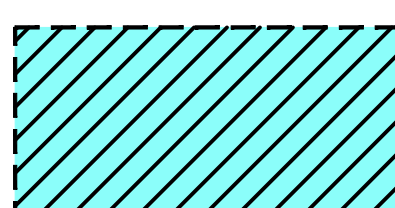
Legend



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



Existing Alley to remained

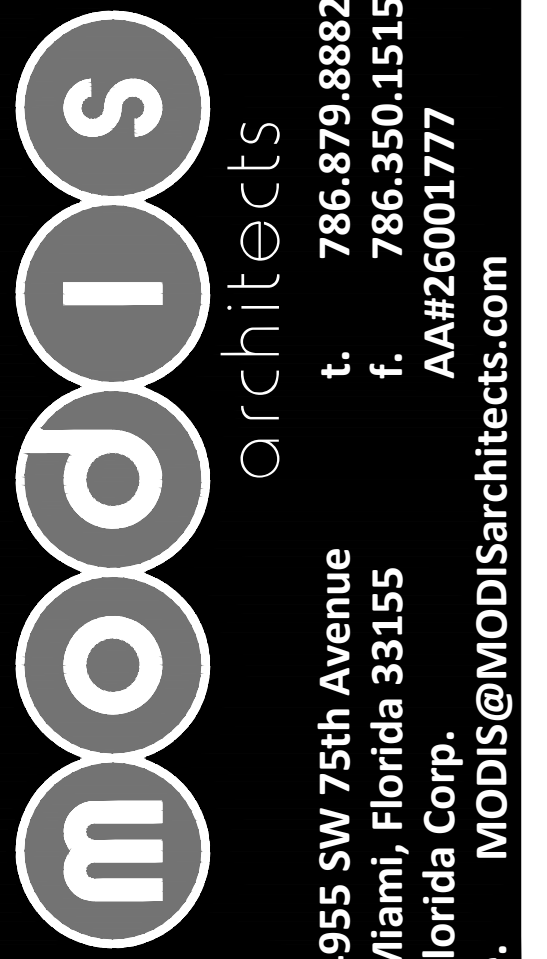


Alley previously vacated and existing access to remain



Property Access to be Dedicated

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



project info :

Soleste
Hollywood Blvd.
2001 Hollywood Blvd.
Hollywood, Florida

seal :

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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 :

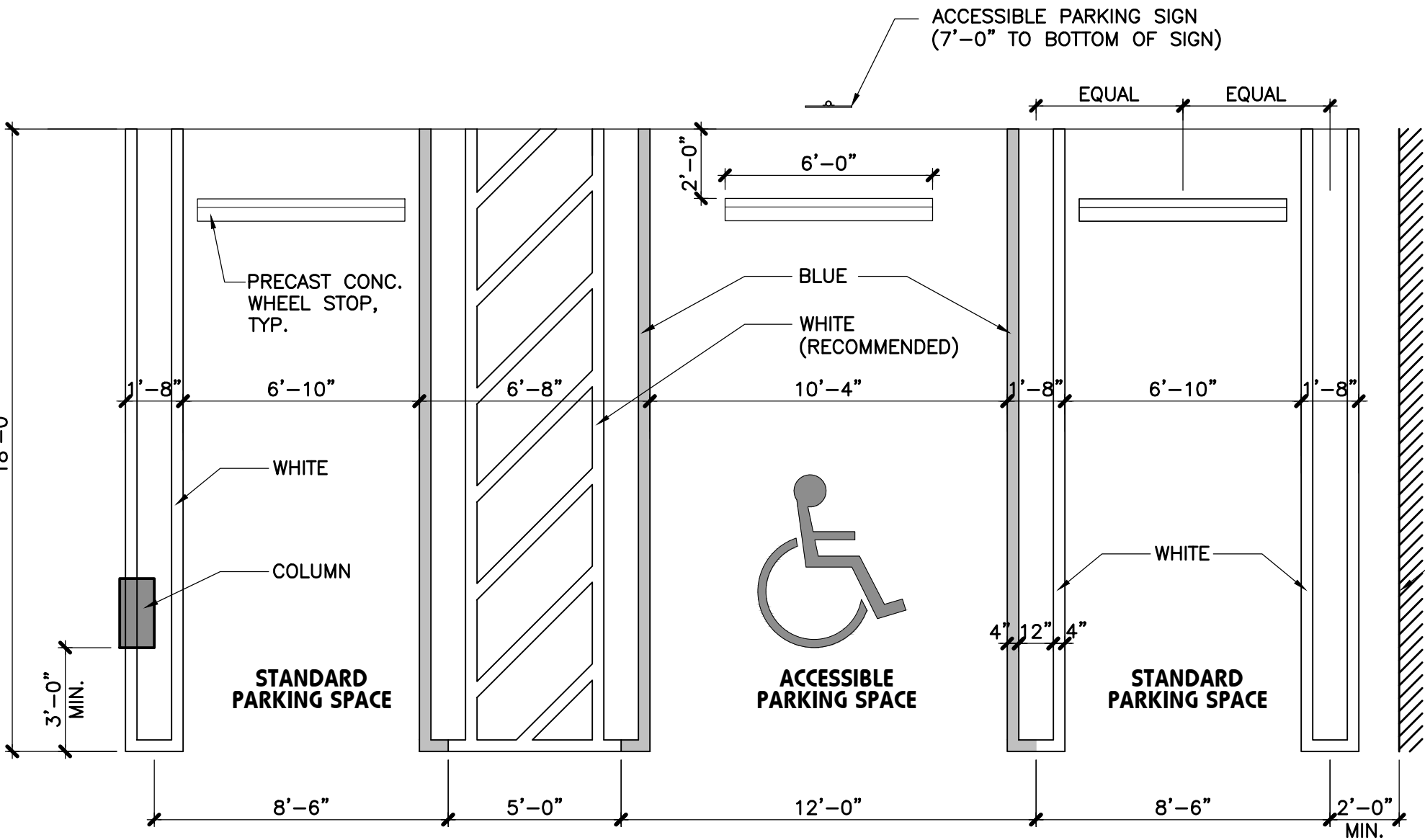
01/07/2021

phase :

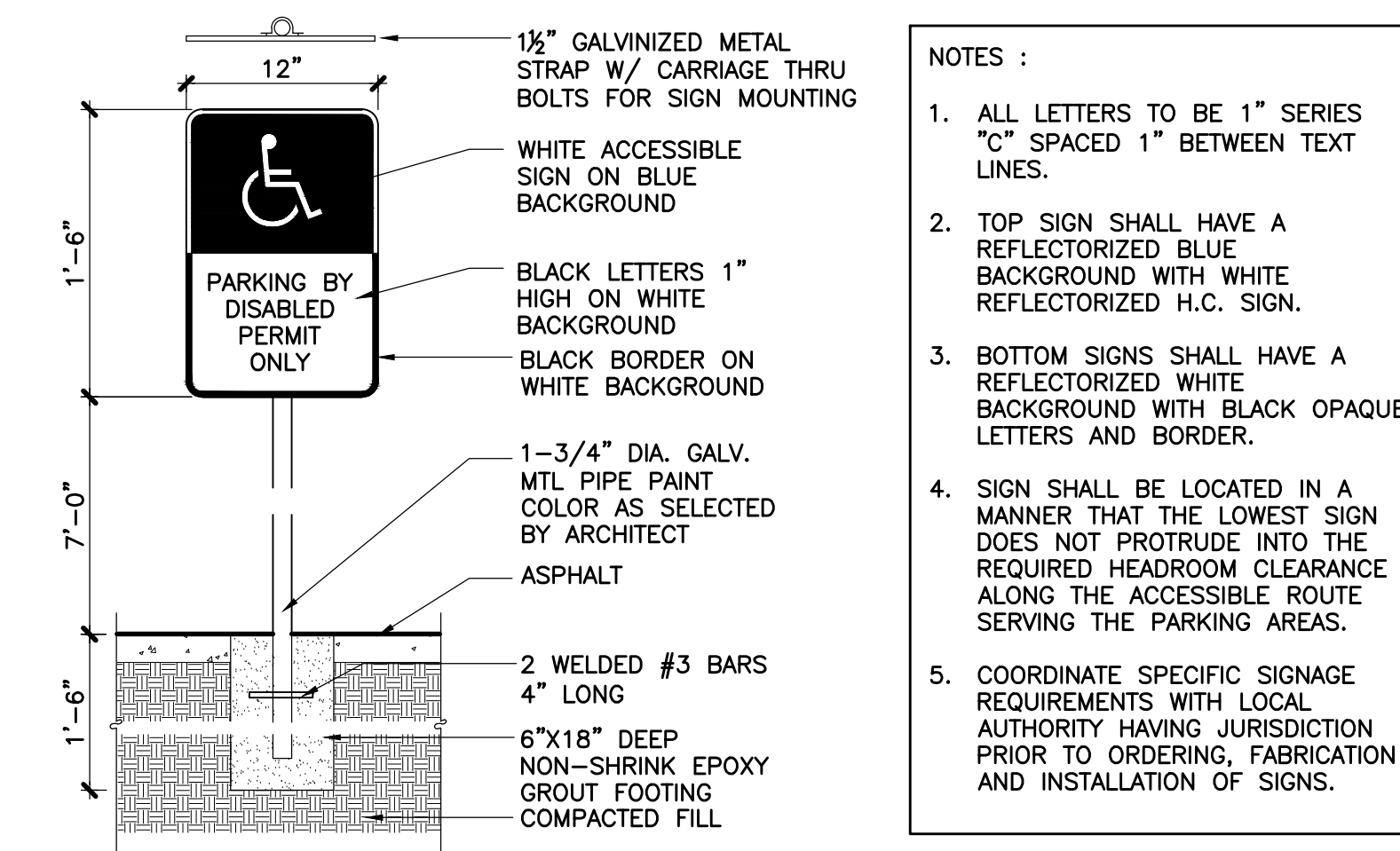
Final TAC

sheet number :

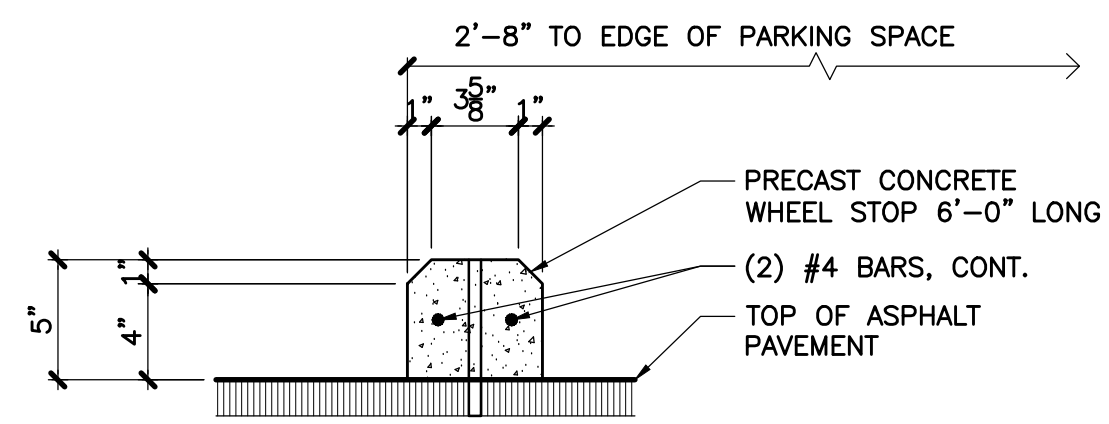
A1.03



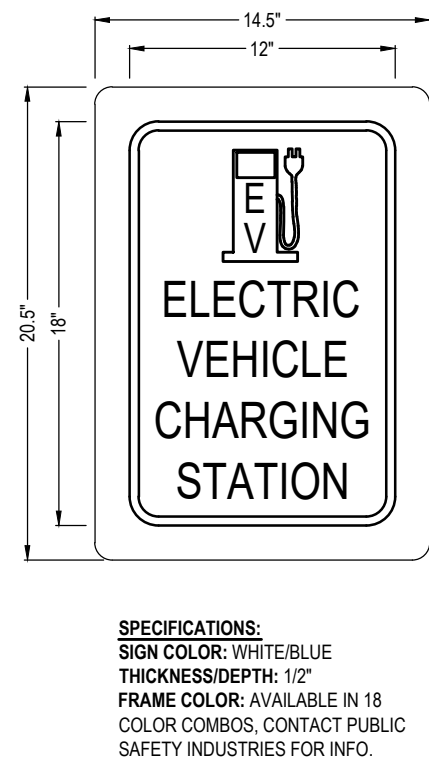
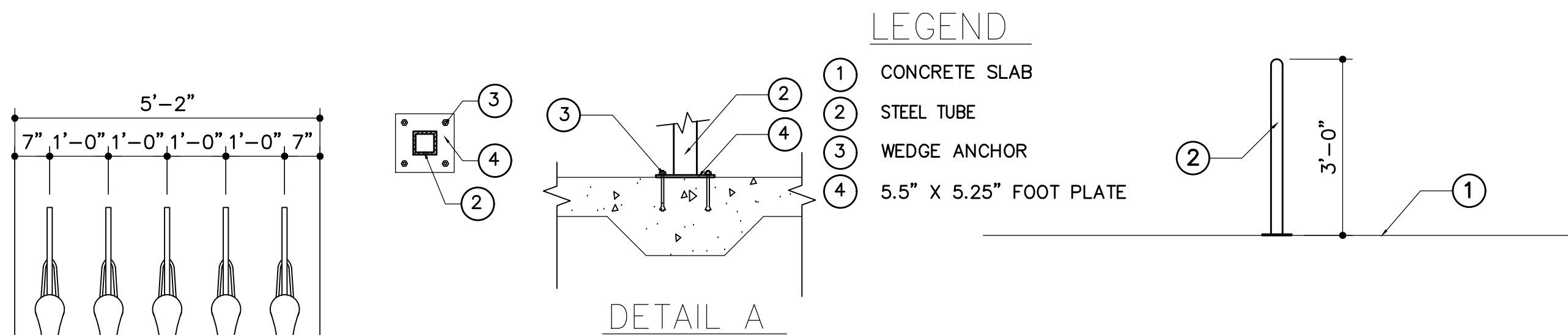
01 Typical Standard & Accessible Parking Spaces
SCALE: 1/4"=1'-0"



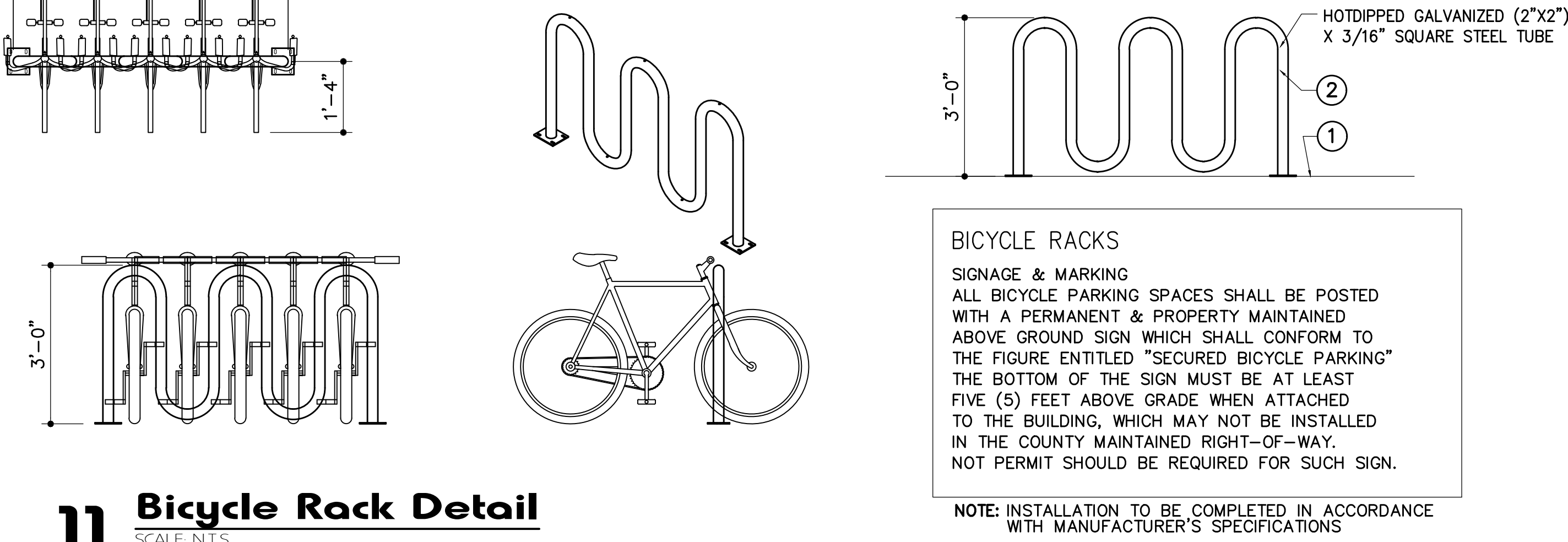
03 Typical Accessible Parking Sign Det.
SCALE: 3/4"=1'-0"



05 Typ. Wheel Stop Detail
SCALE: 1-1/2"=1'-0"



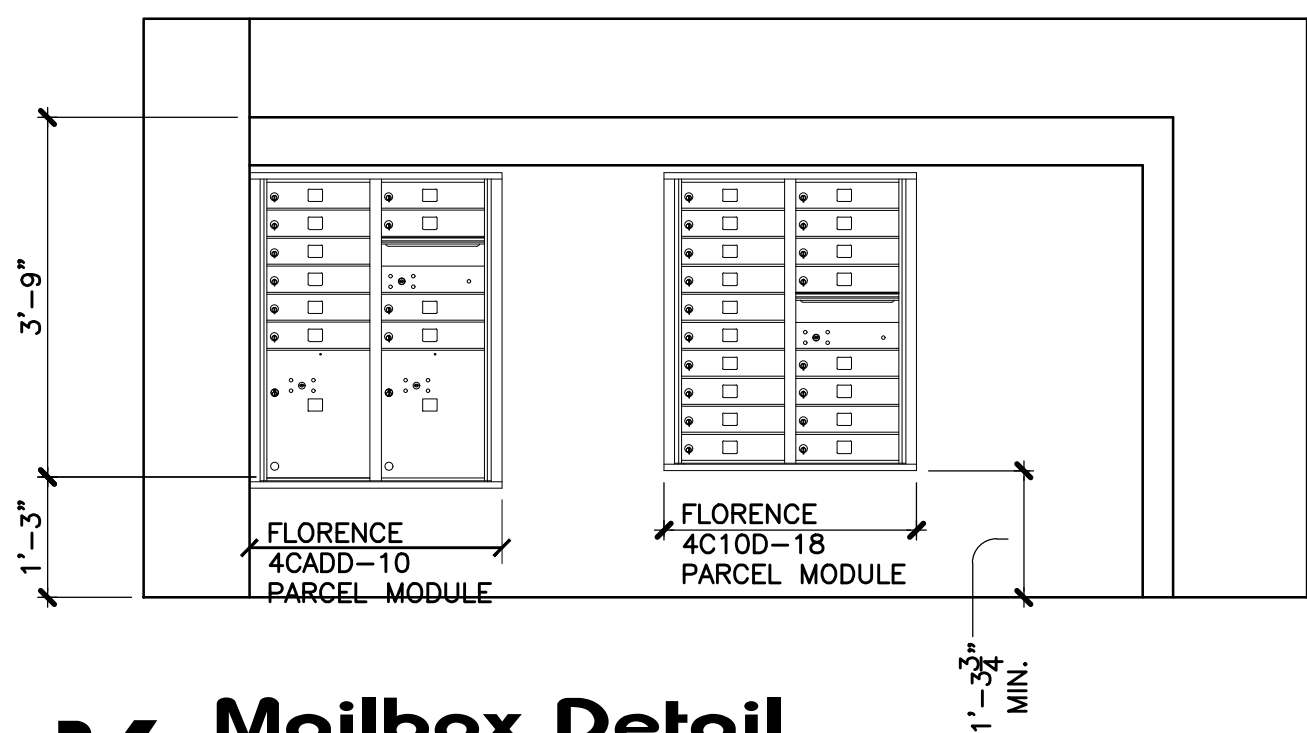
09 Electric Vehicle Charging Station Signage
SCALE: 3/8"=1'-0"



BICYCLE RACKS
SIGNAGE & MARKING
ALL BICYCLE PARKING SPACES SHALL BE POSTED WITH A PERMANENT & PROPERTY MAINTAINED ABOVE GROUND SIGN WHICH SHALL CONFORM TO THE FIGURE ENTITLED "SECURED BICYCLE PARKING" THE BOTTOM OF THE SIGN MUST BE AT LEAST FIVE (5) FEET ABOVE GRADE WHEN ATTACHED TO THE BUILDING, WHICH MAY NOT BE INSTALLED IN THE COUNTY MAINTAINED RIGHT-OF-WAY. NOT PERMIT SHOULD BE REQUIRED FOR SUCH SIGN.
NOTE: INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

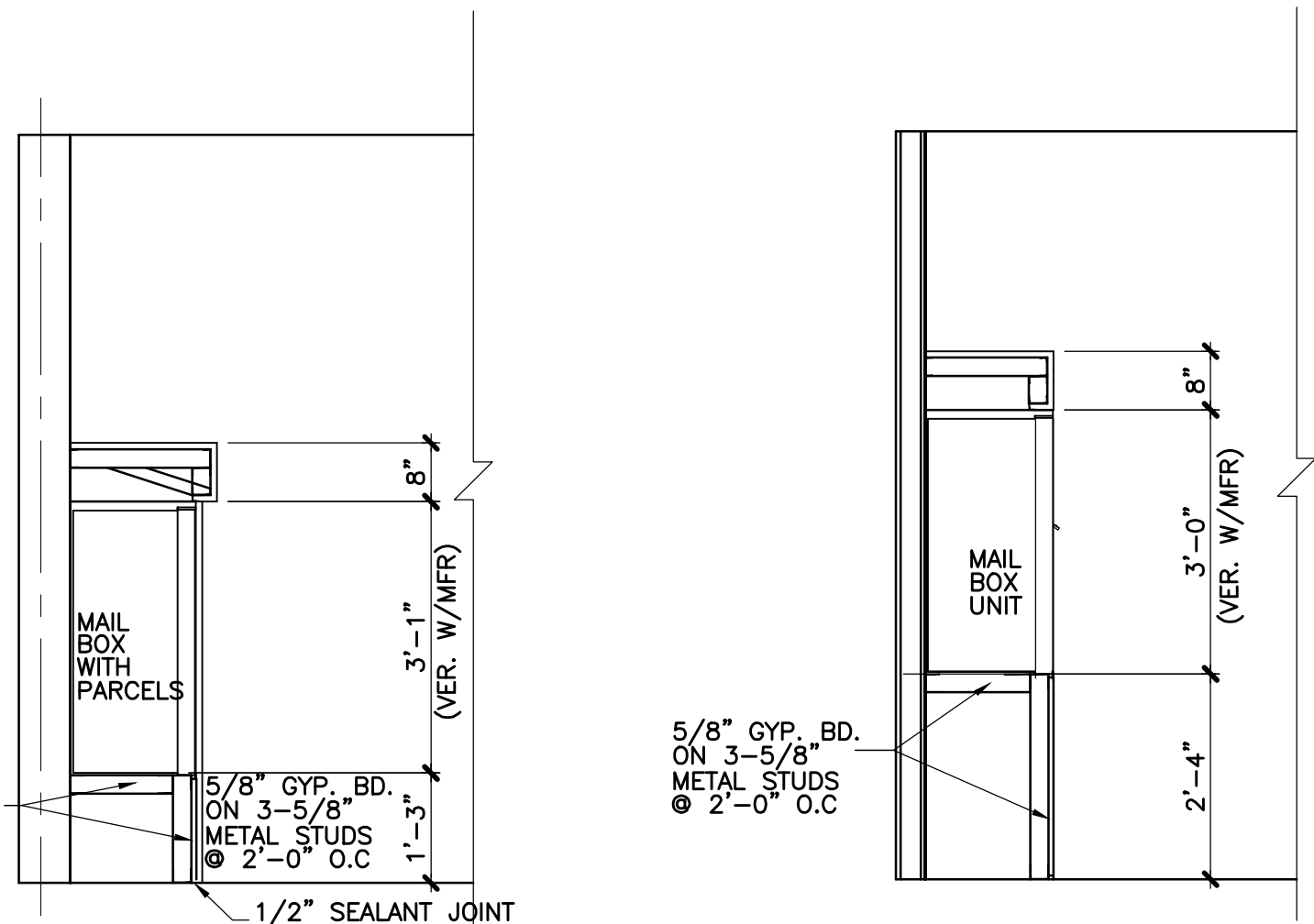


DKS
1601 LIFT GATE 1/2 HP
15"W x 18"H x 15"D



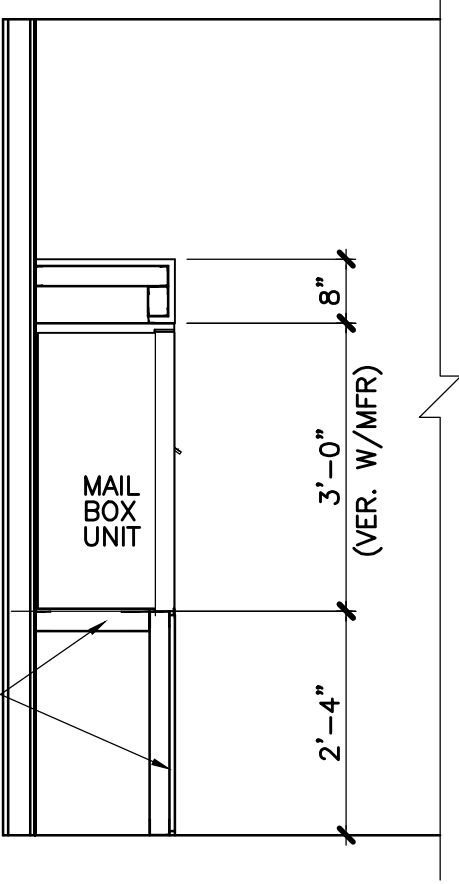
16 Mailbox Detail
SCALE: N.T.S.

ALL MAILBOXES TO COMPLY WITH AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES



17 Section
SCALE: N.T.S.

4CADD-10
PARCEL MODULE



19 Section
SCALE: N.T.S.

4C10D-18
PARCEL MODULE

SITE ACCESSIBILITY NOTES

ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH FOLLOWING:

SLOPE AND RISE

THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN.

CLEAR WIDTH

1 - MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44" CLEAR.
2 - IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES.

LANDINGS

RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP AND AT EACH RAMP RUN.
1 - LANDING SHALL HAVE THE FOLLOWING FEATURES.
2 - IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES.
3 - IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY FBC ACCESSIBILITY 2014.

HANDRAILS

IF A RAMP RUN HAS A RISE GREATER THAN 6 IN. OR A HORIZONTAL PROJECTION GREATER THAN 72 IN. THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 4.26 OF THE ADA CODE AND SHALL HAVE THE FOLLOWING FEATURES:
1 - HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS. THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS.
2 - HANDRAILS ON RAMPS WHICH ARE NOT CONTINUOUS SHALL EXTEND NOT LESS THAN 18" BEYOND THE SLOPED SEGMENT AT BOTH THE TOP AND BOTTOM, AND SHALL BE PARALLEL TO THE FLOOR OR GROUND SURFACE.
3 - THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL 1-1/2 INCH.
4 - GRIPPING SURFACES SHALL BE CONTINUOUS.
5 - TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN. AND 38 IN. ABOVE RAMP SURFACES.
6 - ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST.
7 - HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

CROSS SLOPE SURFACES

THE CROSS SLOPE SURFACES SHALL BE NO GREATER THAN 1:50. RAMP SURFACES SHALL COMPLY W/ CHAPTER 4 OF THE FBC 2010 ACCESSIBILITY CODE.

EDGE PROTECTION

RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, RAILINGS OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OF THE RAMP. CURBS SHALL BE A MINIMUM OF 2 IN. HIGH.

OUTDOOR CONDITIONS

OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



CALL BOX DETAIL
AE200PLUS TELEPHONE ENTRY
15.25"W x 19"H x 4"D

20 Life Gate Detail
SCALE: 3/16"=1'-0"

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

project info :

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FLORIDA REGISTERED ARCHITECT #AR 93259

revisions :

Updating Units	01.07.2021
ReSubmit	324 Units 04-01*2021

drawing data :

SITE PLAN DETAILS

project number :

#19024

drawing scale :

As Shown

drawing date :

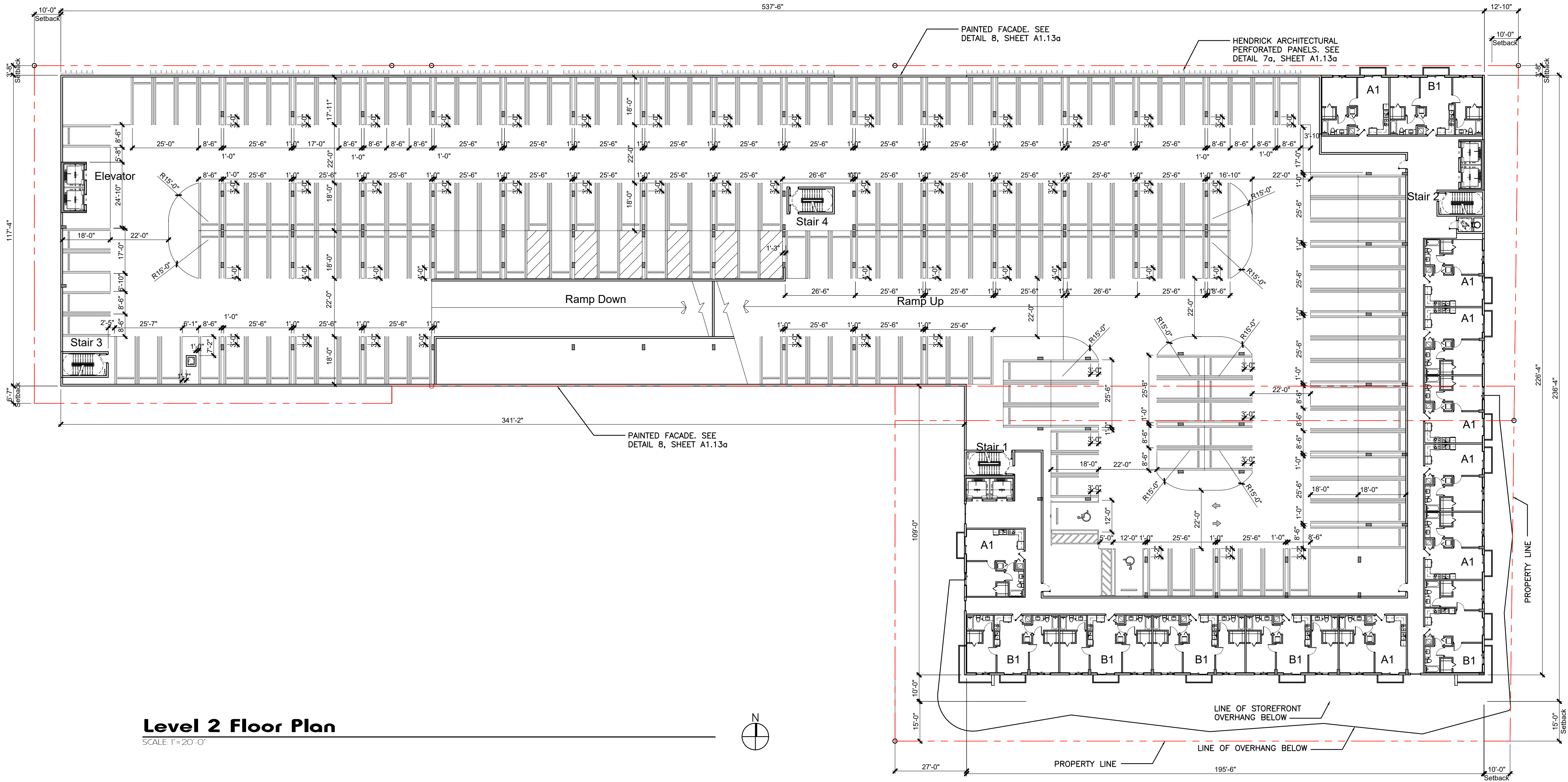
01/07/2021

phase :

Final TAC

sheet number :

A1.04



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	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	0	2	17	4	2	11	1	0	37	31,272 sf
Sub Total	Units	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	

project info :

Soleste
Hollywood Blvd.
2001 Hollywood Blvd.
Hollywood, Florida

seal :

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FLORIDA REGISTERED ARCHITECT # AR 93259

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 :

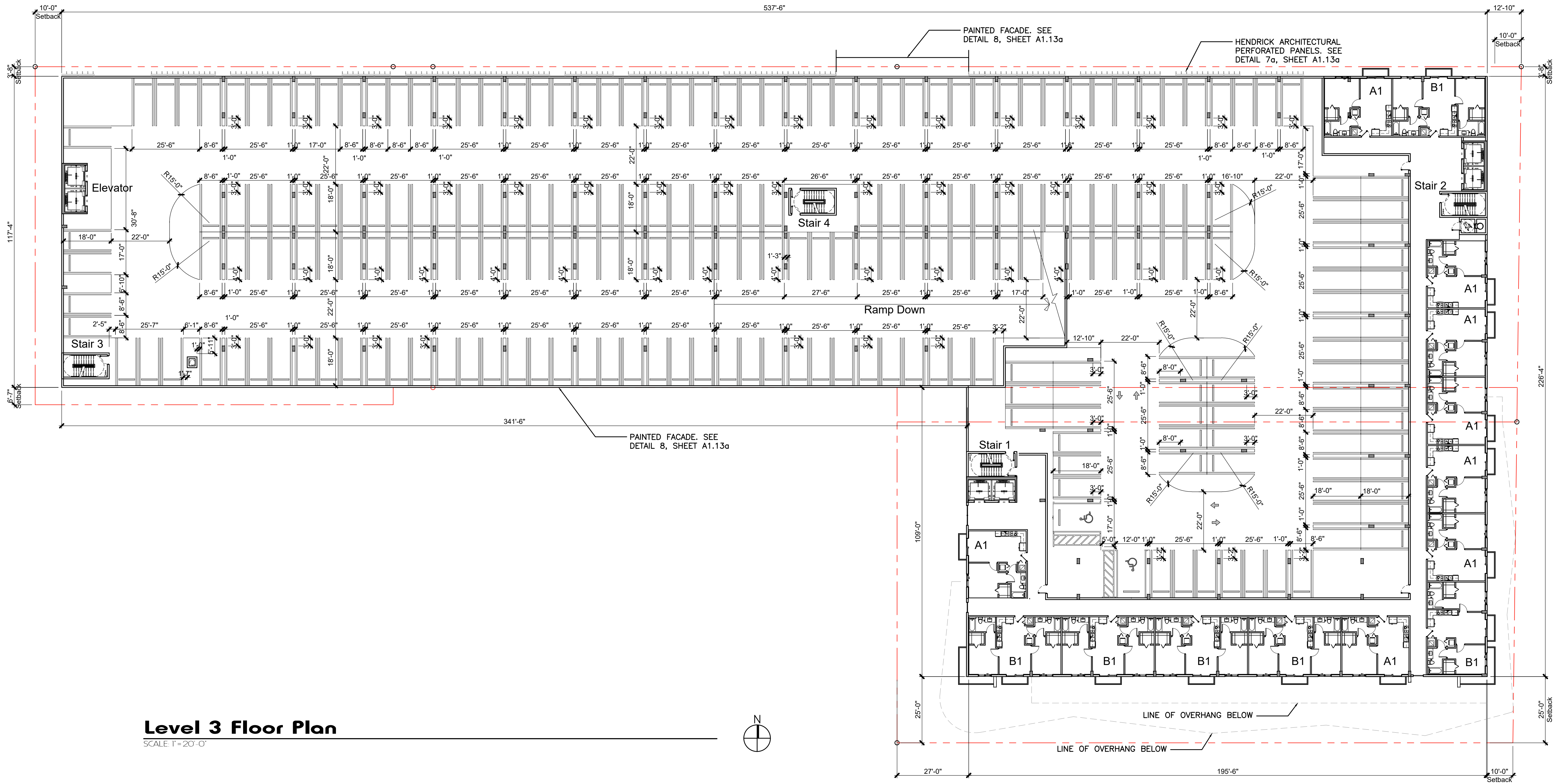
01/07/2021

phase :

Final TAC

sheet number :

A1.05



Level 3 Floor Plan

SCALE 1"=20'-0"

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	14	14	
Level 3	0	8	0	0	6	0	0	14	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	37	31,272 sf
Sub Total	Units	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 1 & Tower 2	324 DU

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revisions :

Updating Units	01.07.2021
ReSubmit	324 Units 04-01*2021

drawing data :

LEVEL 3 FLOOR PLAN

project number :

#19024

drawing scale :

As Shown

drawing date :

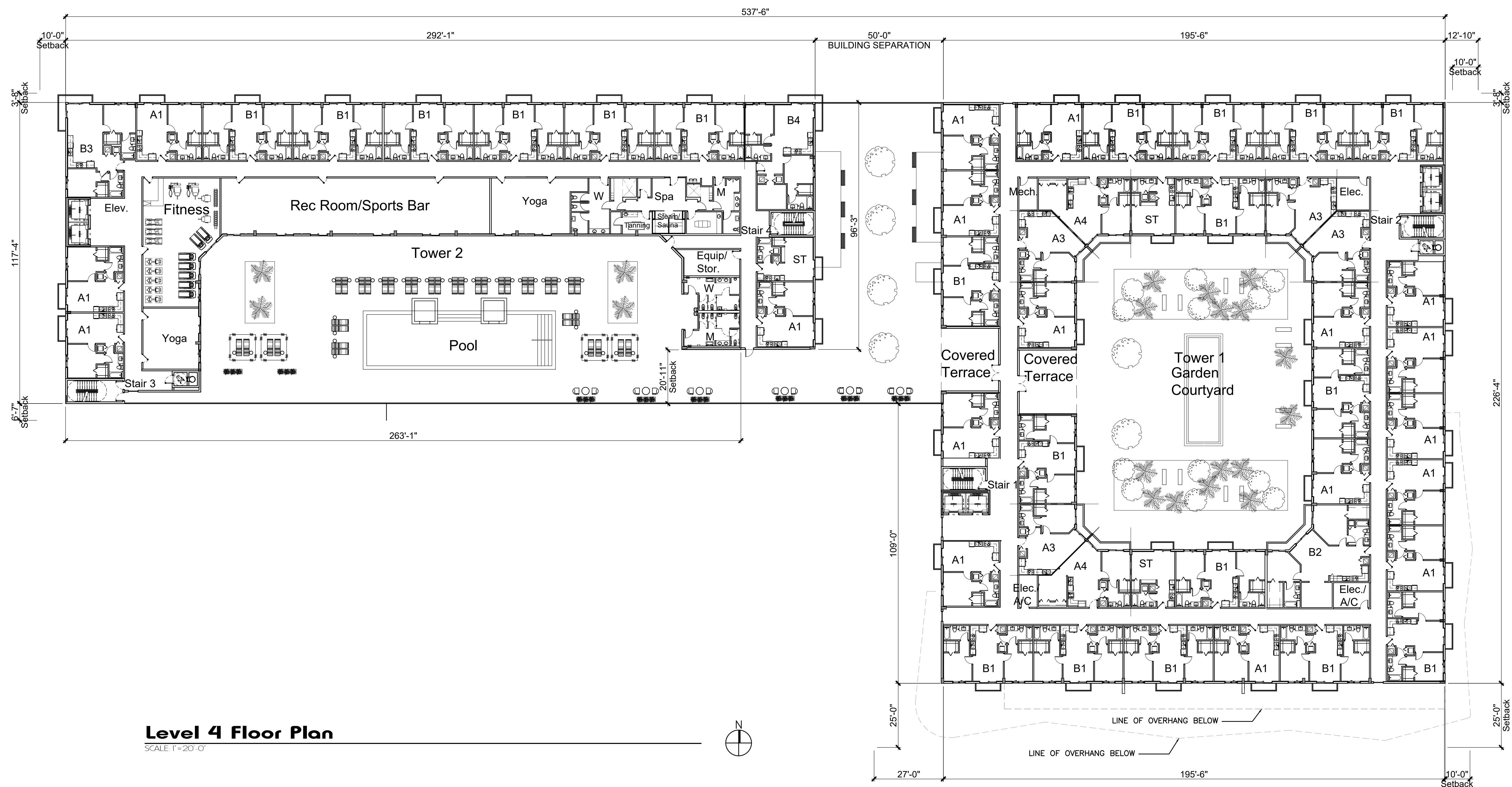
01/07/2021

phase :

Final TAC

sheet number :

A1.06



Tower 1 Unit Area Calculation												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"				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	1,074 sf	957 sf	1,074 sf		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	84 sf	42 sf	75 sf	75 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	0		Level 1	0	0	0	0	0	0	0	0	0	0	0	0
Level 2	0	0	8	0	0	6	0	0	0	14		Level 2	0	0	0	0	0	0	0	0	0	0	0	0
Level 3	0	0	8	0	0	6	0	0	0	14		Level 3	0	0	0	0	0	0	0	0	0	0	0	0
Level 4	2	14	4	2	2	14	1	0	0	37	33,320 sf	Level 4	1	4	0	0	6	0	1	1	1	1	13	20,865 sf
Level 5	2	16	4	2	2	14	1	0	0	39	33,320 sf	Level 5	2	6	1	1	10	1	1	1	1	1	23	20,865 sf
Level 6	2	16	4	2	2	14	1	0	0	39	33,320 sf	Level 6	2	6	1	1	10	1	1	1	1	1	23	20,865 sf
Level 7	2	16	4	2	2	14	1	0	0	39	33,320 sf	Level 7	2	6	1	1	10	1	1	1	1	1	23	20,865 sf
Level 8	0	2	17	4	2	11	1	0	0	37	31,272 sf	Level 8	2	6	1	1	10	1	1	1	1	1	23	20,865 sf
Sub Total	Units	10 Units	95 Units	20 Units	10 Units	79 Units	5 Units	0 Units	0 Units	219 Units		Sub Total	9 Units	28 Units	4 Units	4 Units	46 Units	4 Units	5 Units	5 Units	105			
Total Units in Tower 1												Total Units For Tower 2												
219 Units												105												



Tower 1 Unit Area Calculation											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"			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			Leasable Area	414 sf	621 sf	606 sf	753 sf	828 sf	1,210 sf	957 sf	1,074 sf			
Ball/Terr.	27 sf	30 sf	42 sf	53 sf	30 sf	84 sf	75 sf	75 sf			Ball/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 1	0	0	0	0	0	0	0	0	0	0	
Level 2	0	8	0	0	6	0	0	0	14		Level 2	0	0	0	0	0	0	0	0	0	0	
Level 3	0	8	0	0	6	0	0	0	14		Level 3	0	0	0	0	0	0	0	0	0	0	
Level 4	2	14	4	2	14	1	0	0	37	33,320 sf	Level 4	1	4	0	0	6	0	1	1	13	20,865 sf	
Level 5	2	16	4	2	14	1	0	0	39	33,320 sf	Level 5	2	6	1	1	10	1	1	1	23	20,865 sf	
Level 6	2	16	4	2	14	1	0	0	39	33,320 sf	Level 6	2	6	1	1	10	1	1	1	23	20,865 sf	
Level 7	2	16	4	2	14	1	0	0	39	33,320 sf	Level 7	2	6	1	1	10	1	1	1	23	20,865 sf	
Level 8	2	17	4	2	11	1	0	0	37	31,272 sf	Level 8	2	6	1	1	10	1	1	1	23	20,865 sf	
Sub Total	10 Units	95 Units	20 Units	10 Units	79 Units	5 Units	0 Units	0 Units			Sub Total	9 Units	28 Units	4 Units	4 Units	46 Units	4 Units	5 Units	5 Units			
Total							Total Units in Tower 1		219 Units							Total Units for Tower 1 & Tower 2		324 DU				

[illegible]

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AA#26001777

e. MODIS@MODISarchitects.com

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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 :

LEVEL 8 FLOOR PLAN

project number :

#19024

drawing scale :

As Shown

drawing date :

01/07/2021

phase :

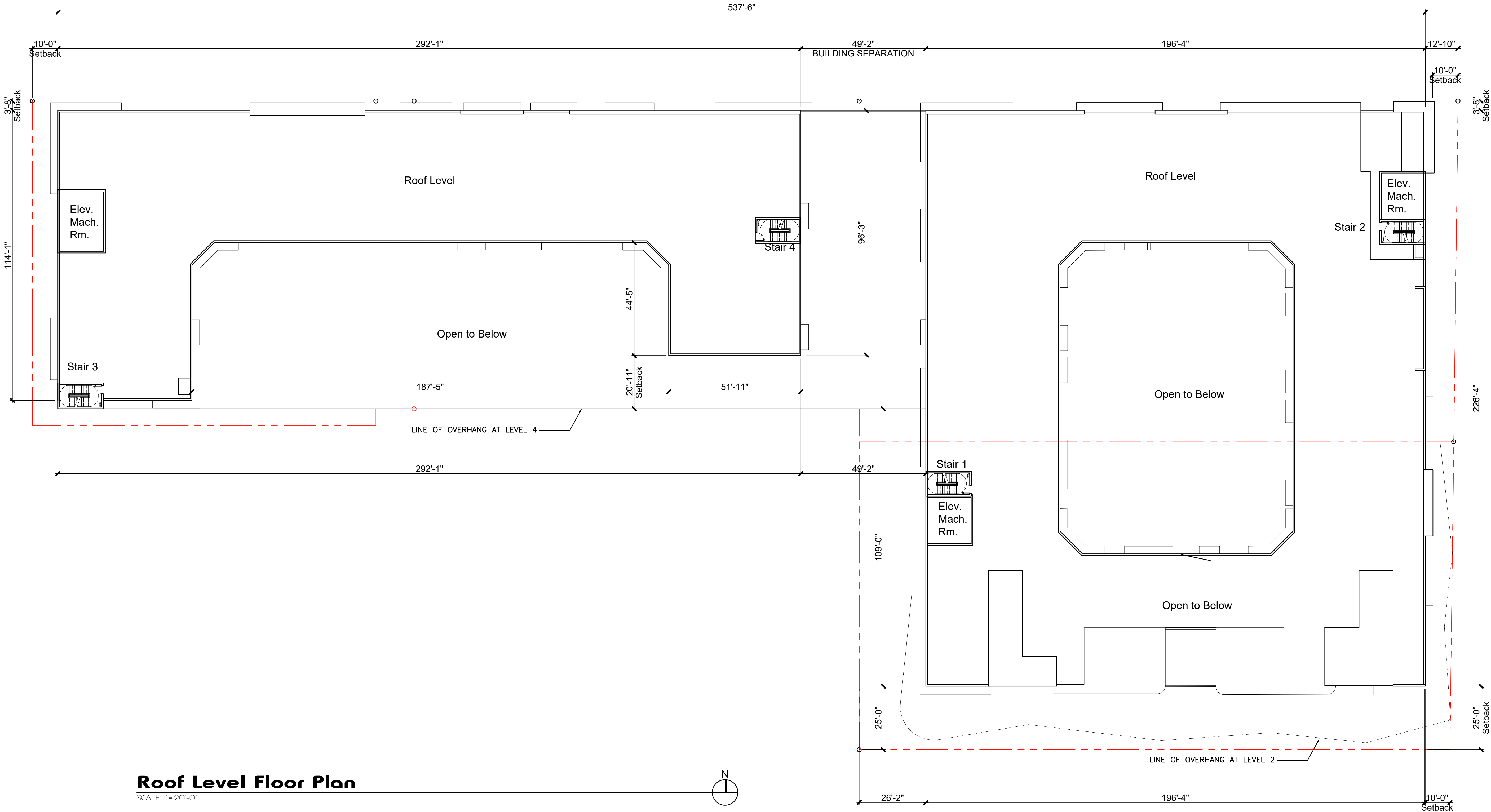
Final TAC

sheet number :

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revisions :

Updating Units	01.07.2021
ReSubmit	324 Units 04-01*2021

drawing data :

LEVEL 8
FLOOR PLAN

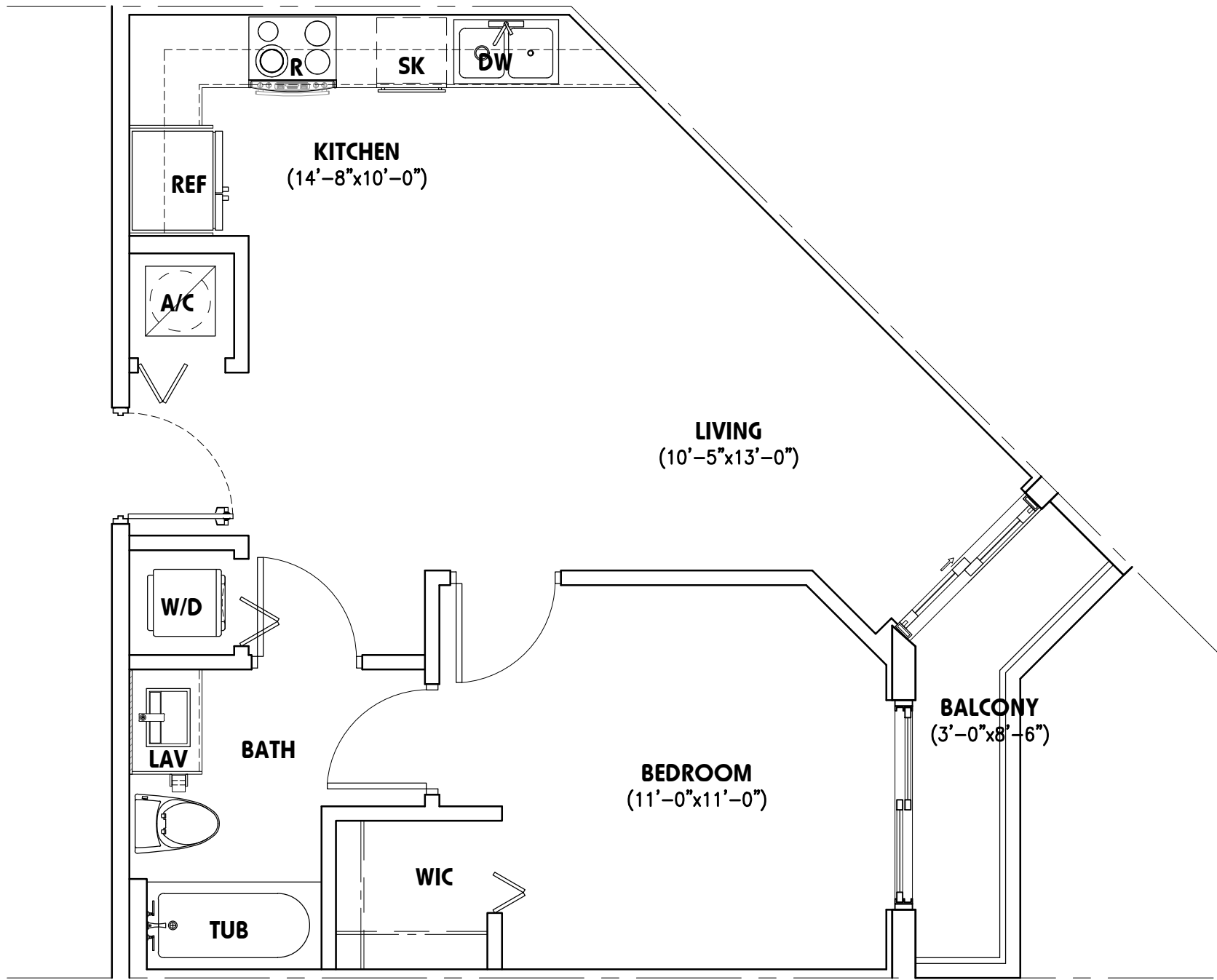
project number : #19024

drawing scale : As Shown

drawing date : 01/07/2021

phase : Final TAC

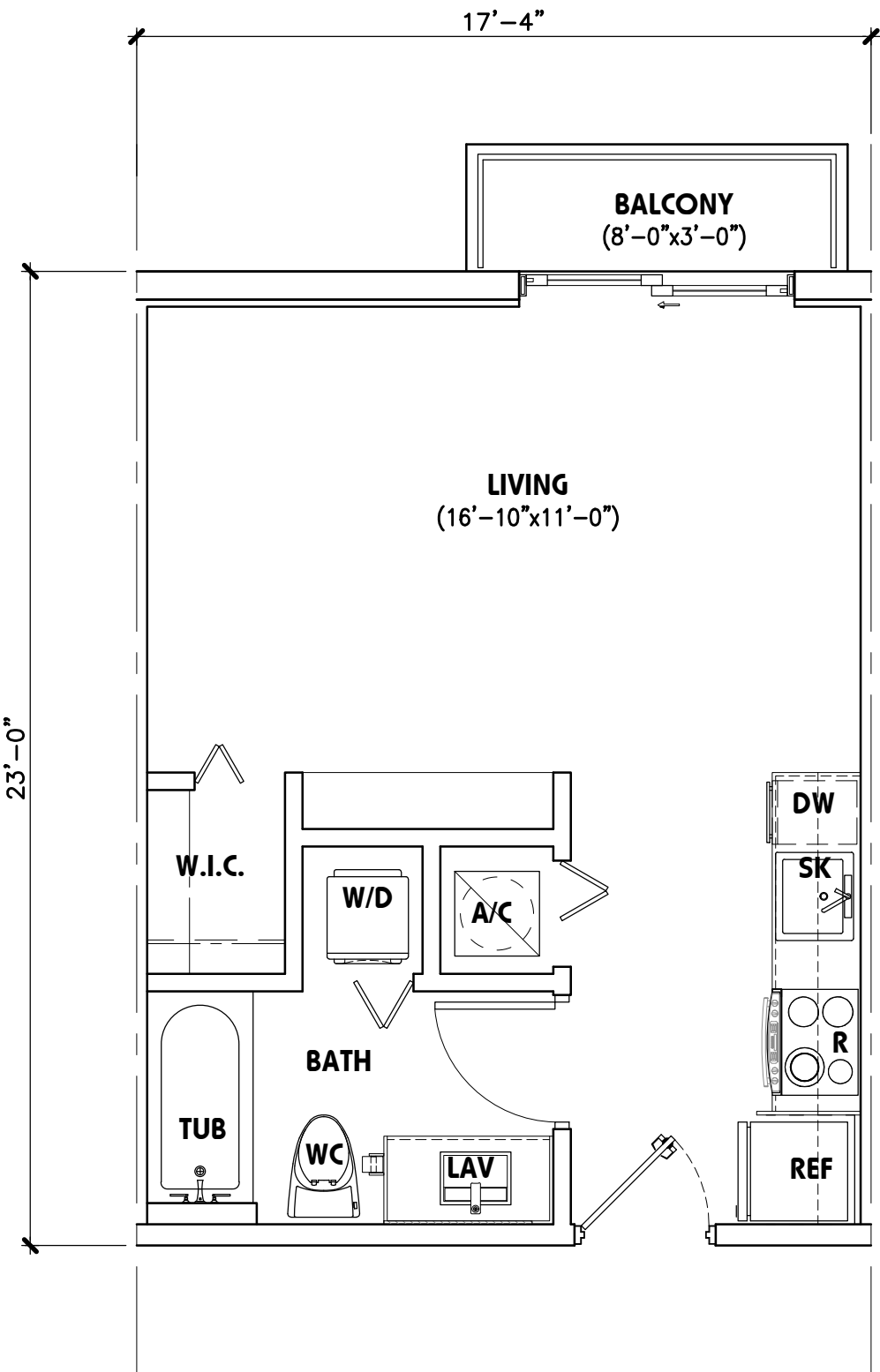
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A3

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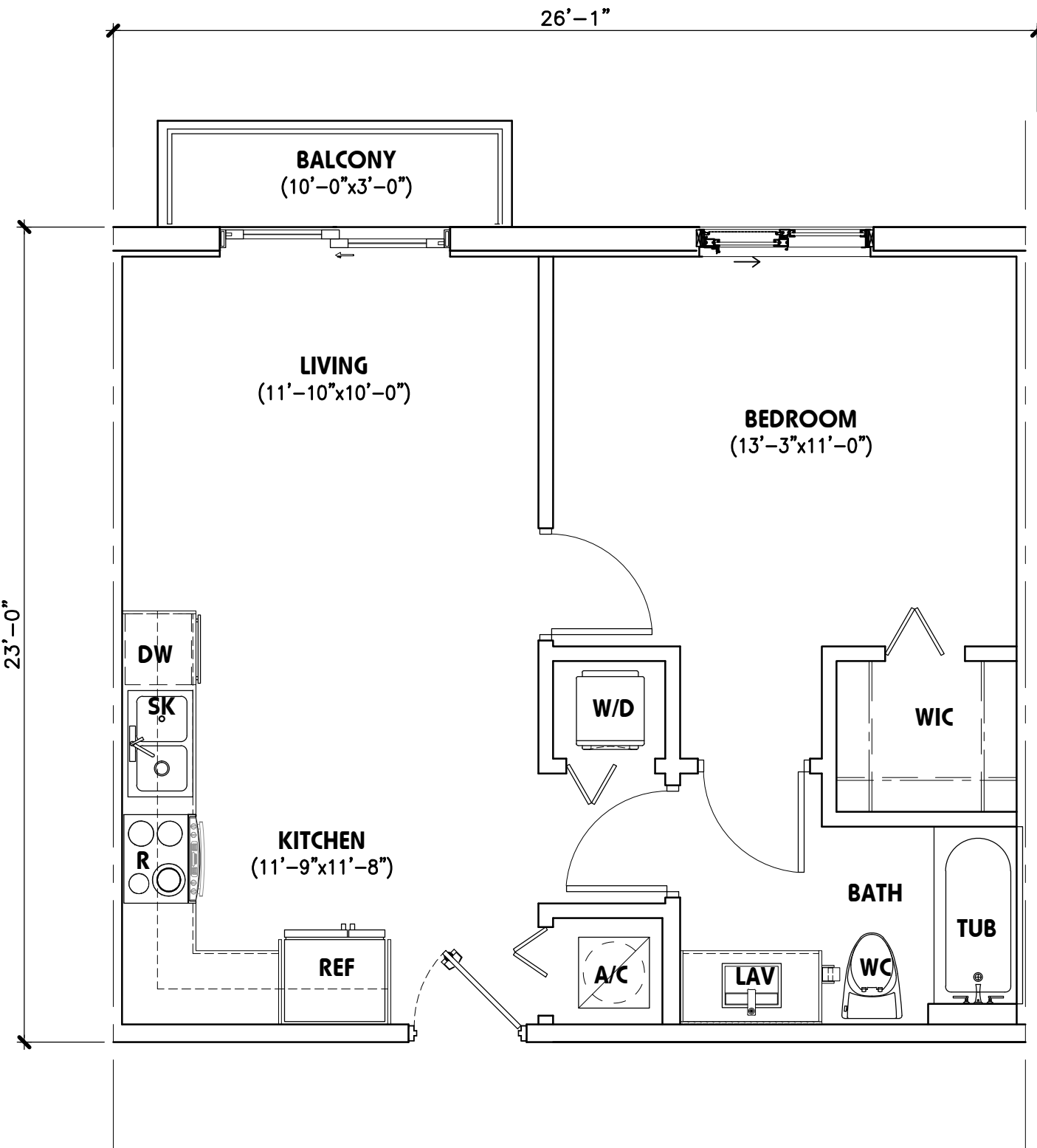
606 SF



Studio

399 SF

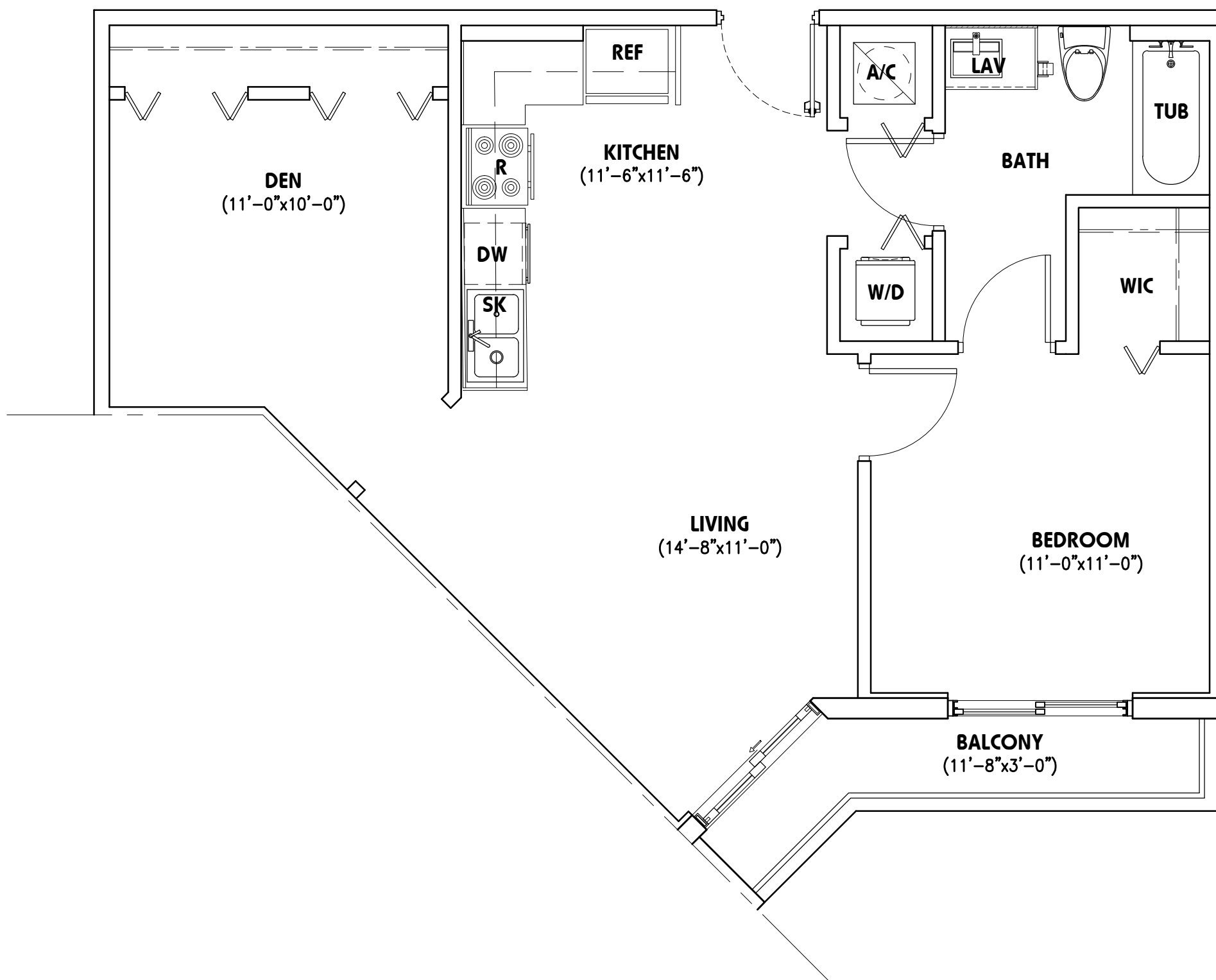
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A1

591 SF

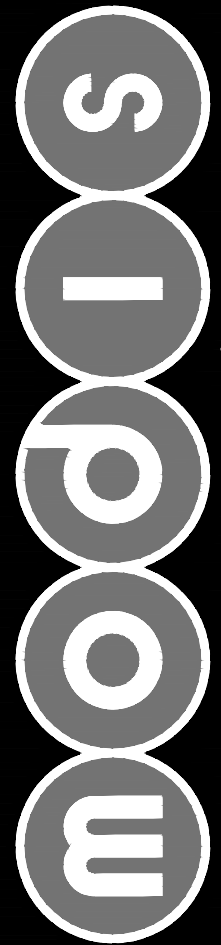
SCALE: 1/4" = 1'-0"



A4

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

753 SF



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revisions :

Updating Units	01.07.2021
ReSubmit	324 Units 04-01*2021

drawing data :

UNITS

project number :

#19024

drawing scale :

As Shown

drawing date :

01/07/2021

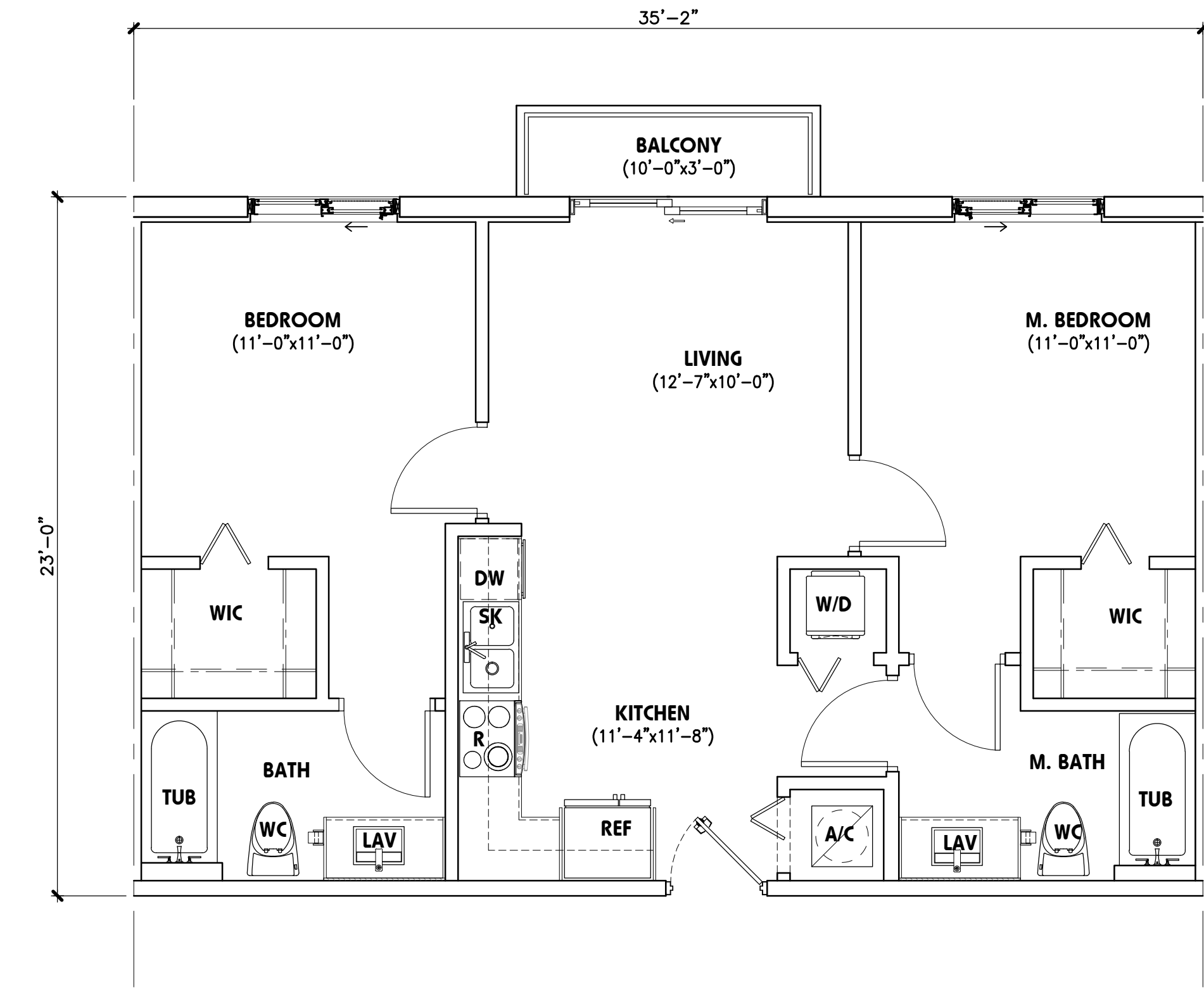
phase :

Final TAC

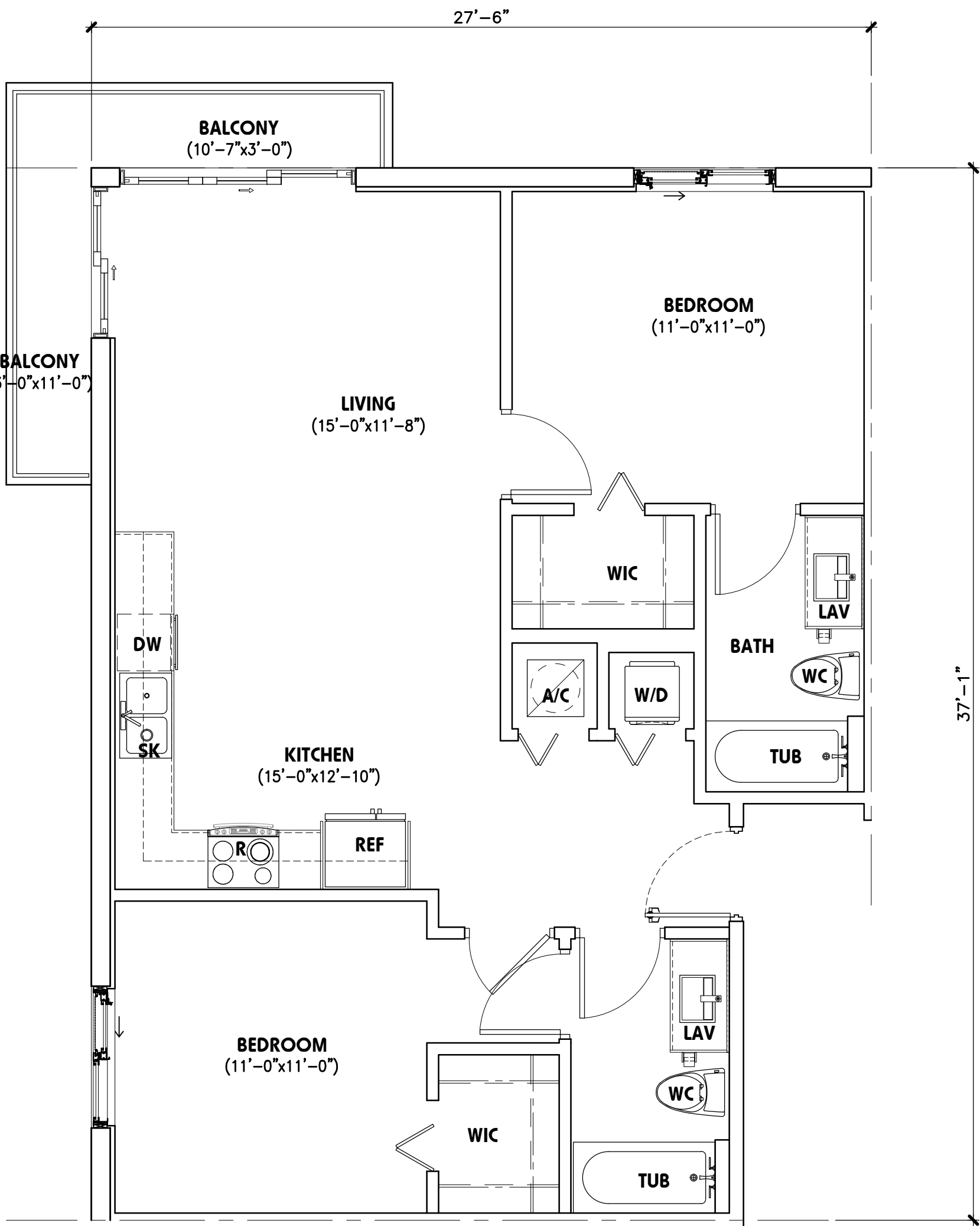
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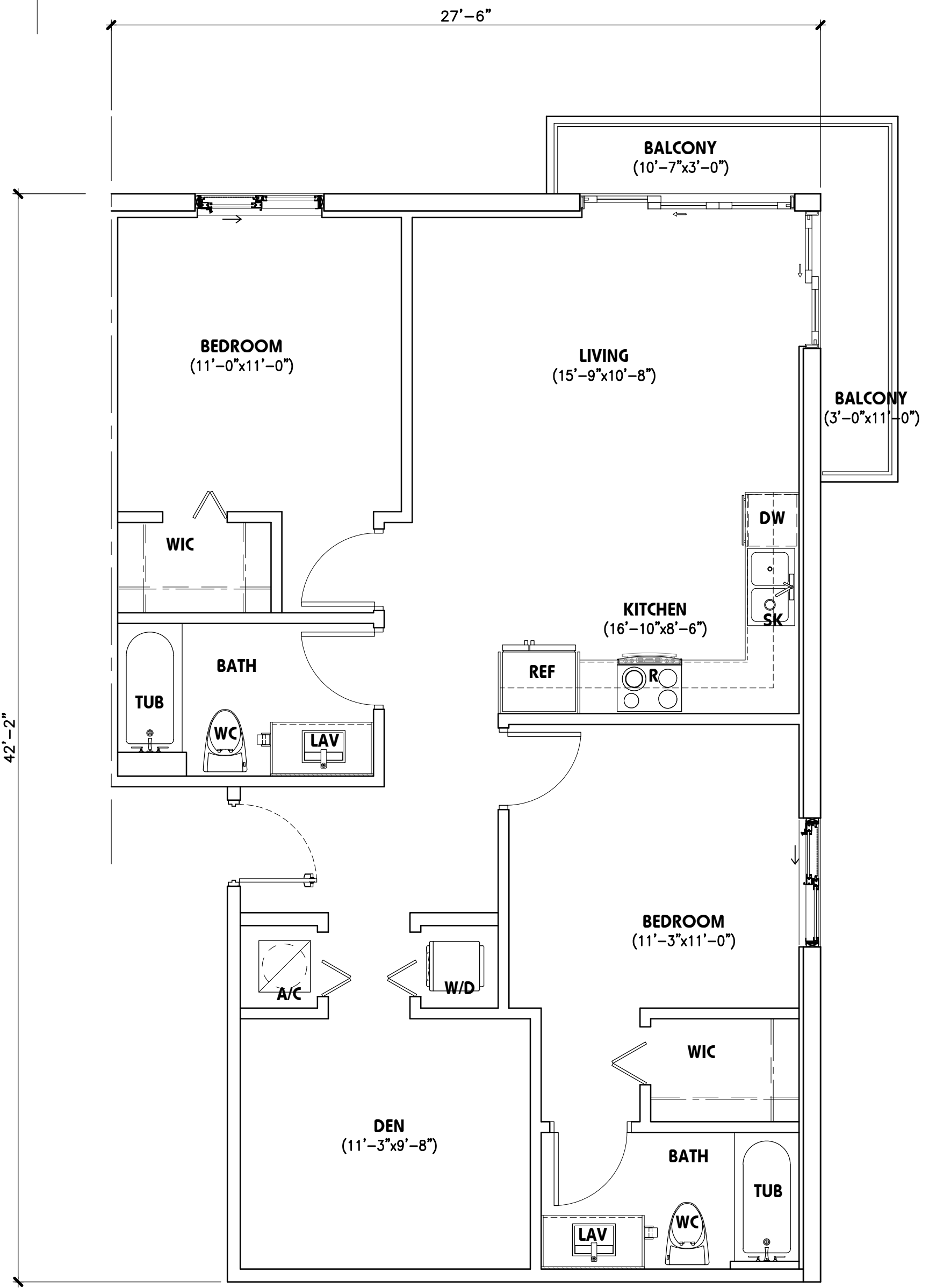
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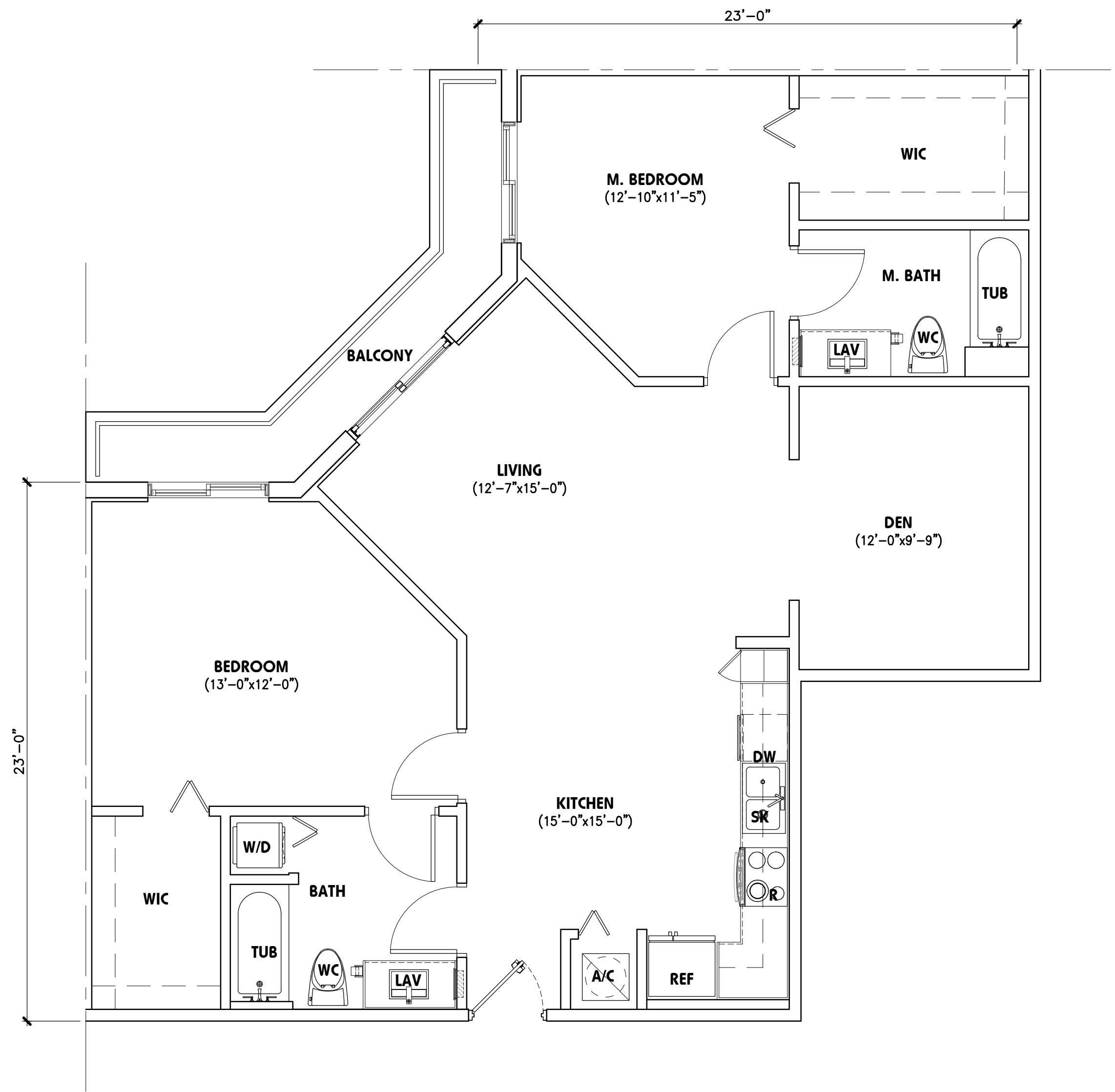
B1 828 SF
SCALE: 1/4"=1'-0"



B3 957 SF
SCALE: 1/4"=1'-0"



B4 1,074 SF
SCALE: 1/4"=1'-0"



B2 1,210 SF
SCALE: 1/4"=1'-0"

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revisions :

Updating Units	01.07.2021
ReSubmit	324 Units 04-01*2021

drawing data :

UNITS

project number : #19024

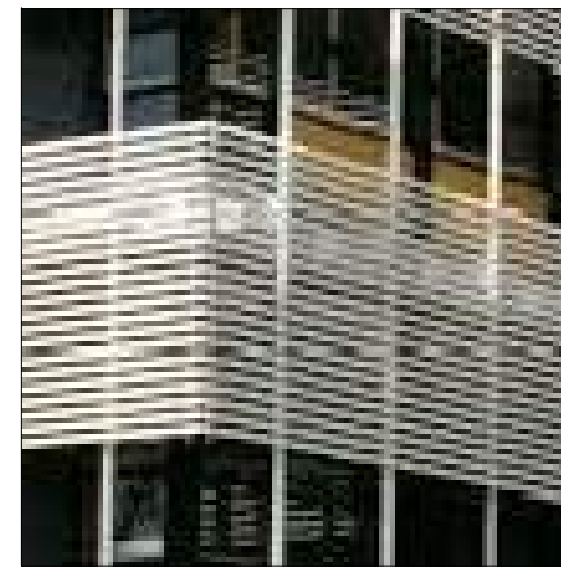
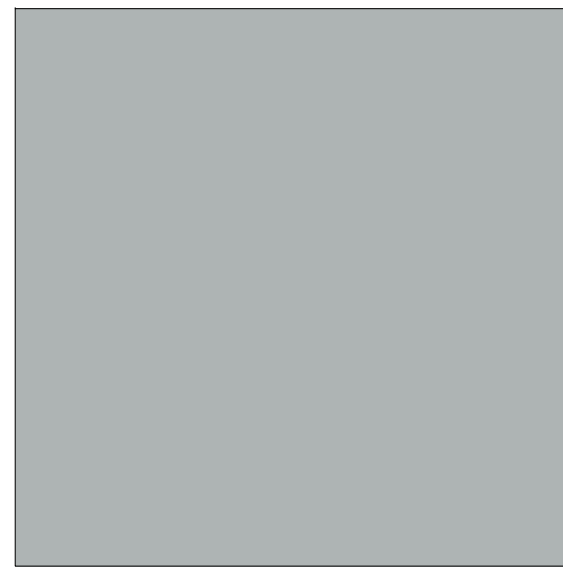
drawing scale : As Shown

drawing date : 01/07/2021

phase : Final TAC

sheet number : A1.12

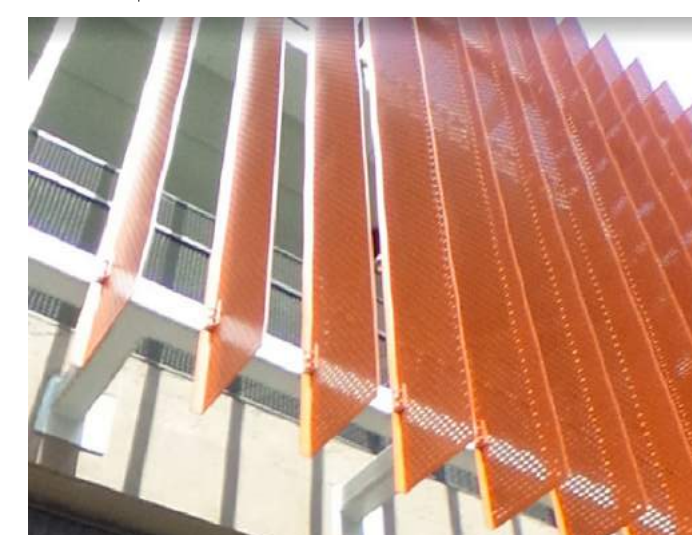
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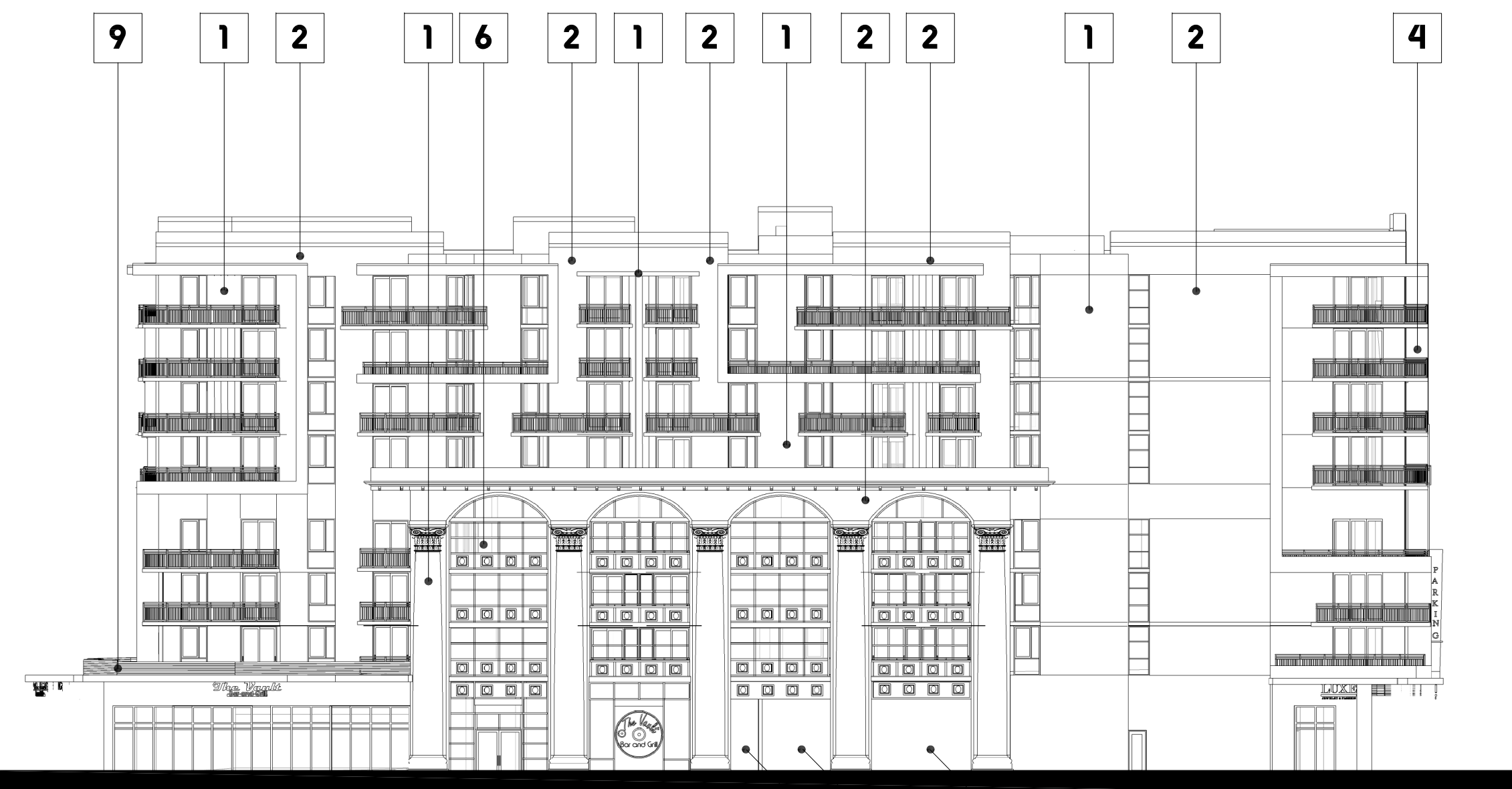
9 HORIZONTAL LOUVERS



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



- 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



- GARAGE ENTRY/EXIT
- MECHANICAL/ELECTRICAL BEHIND WALL
- PEDESTRIAN WALKWAY

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

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NORTH AND EAST ELEVATIONS

#19024

As Shown

04/20/2020

Final TAC

A1.13a

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- ELEV. = +95'-4"
- T.O. PARAPET
- ELEV. = +84'-4"
- T.O. SLAB - ROOF LEVEL
- ELEV. = +74'-0"
- T.O. SLAB - 8TH LEVEL
- ELEV. = +64'-8"
- T.O. SLAB - 7TH LEVEL
- ELEV. = +55'-4"
- T.O. SLAB - 6TH LEVEL
- ELEV. = +46'-0"
- T.O. SLAB - 5TH LEVEL
- ELEV. = +34'-4"
- T.O. SLAB - 4TH LEVEL
- ELEV. = +25'-0"
- T.O. SLAB - 3RD LEVEL
- ELEV. = +15'-8"
- T.O. SLAB - 2ND LEVEL
- ELEV. = +0'-0"
- T.O. SLAB - 1ST LEVEL



01 Proposed North Elevation

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

- ELEV. = +95'-4"
- T.O. PARAPET
- ELEV. = +84'-4"
- T.O. SLAB - ROOF LEVEL
- ELEV. = +74'-0"
- T.O. SLAB - 8TH LEVEL
- ELEV. = +64'-8"
- T.O. SLAB - 7TH LEVEL
- ELEV. = +55'-4"
- T.O. SLAB - 6TH LEVEL
- ELEV. = +46'-0"
- T.O. SLAB - 5TH LEVEL
- ELEV. = +34'-4"
- T.O. SLAB - 4TH LEVEL
- ELEV. = +25'-0"
- T.O. SLAB - 3RD LEVEL
- ELEV. = +15'-8"
- T.O. SLAB - 2ND LEVEL
- ELEV. = +0'-0"
- T.O. SLAB - 1ST LEVEL



GARAGE ENTRY/EXIT
MECHANICAL/ELECTRICAL
BEHIND WALL

02 Proposed East Elevation

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

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seal :

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

NORTH
AND EAST
ELEVATIONS

project number :

#19024

drawing scale :

As Shown

drawing date :

04/20/2020

phase :

Final TAC

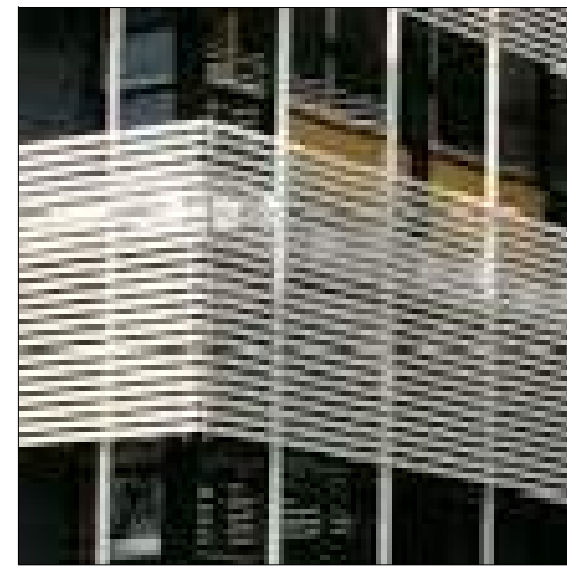
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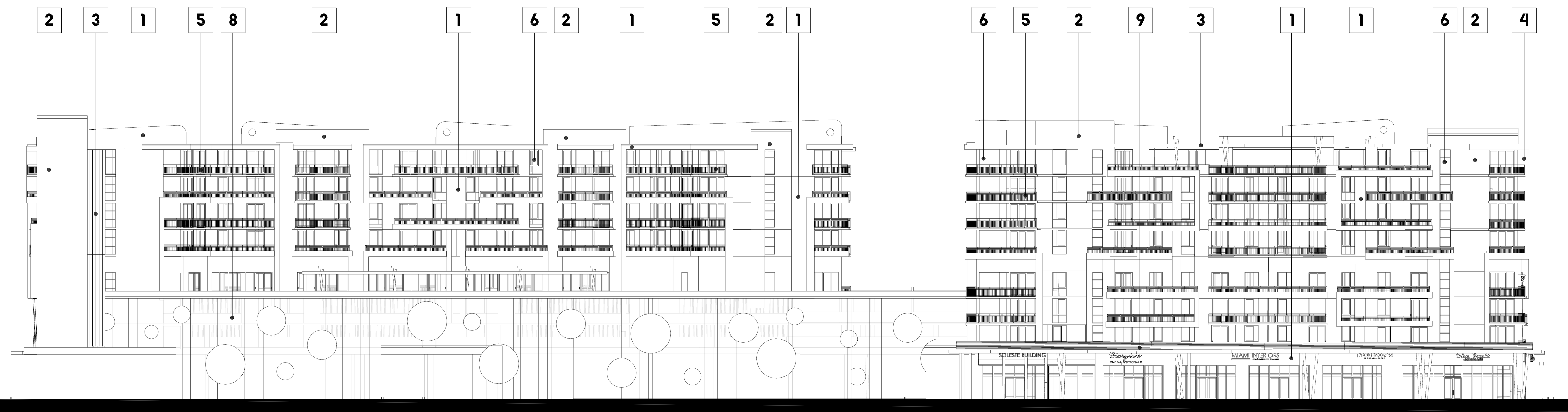
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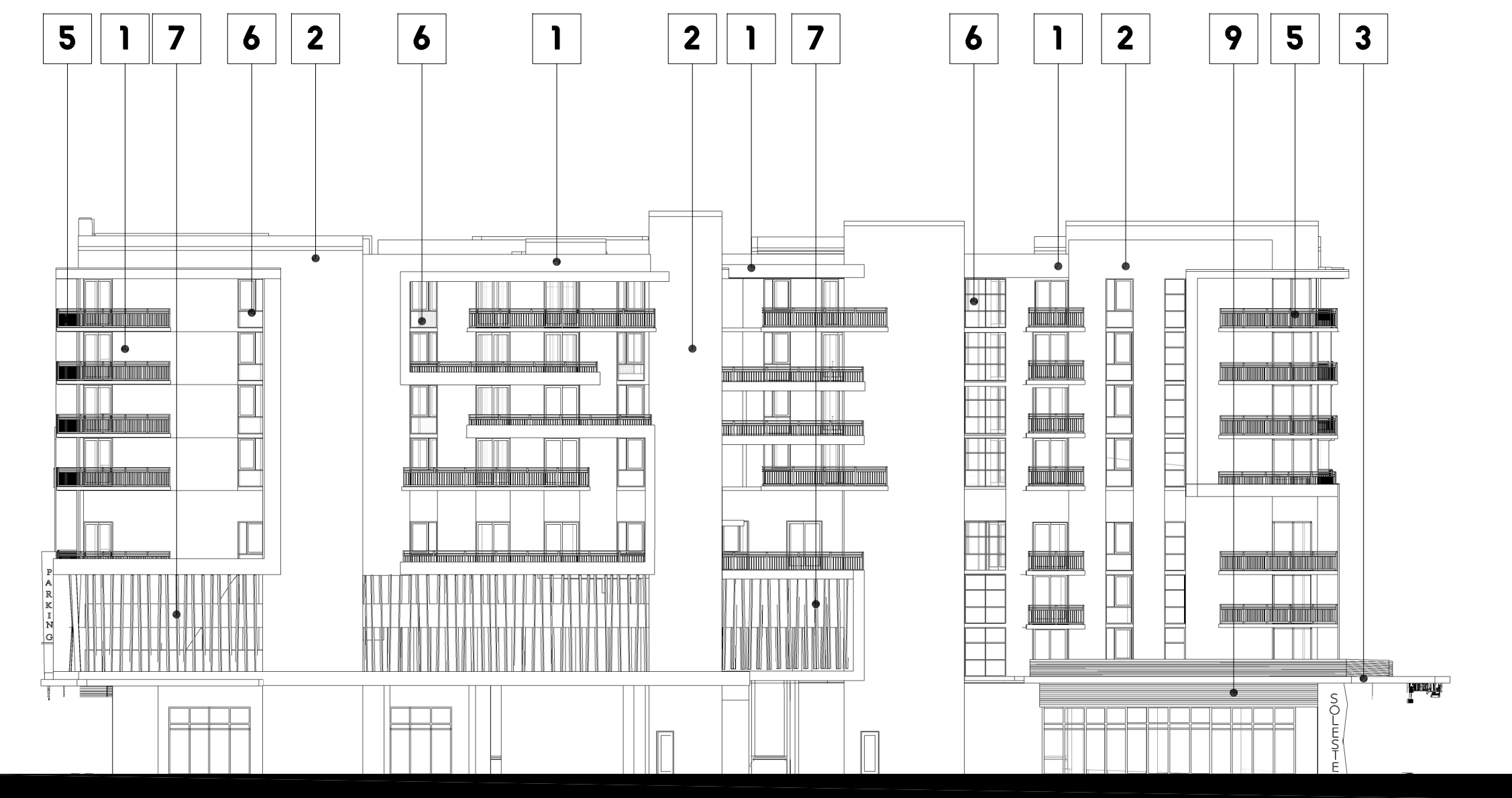
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9 HORIZONTAL LOUVERS

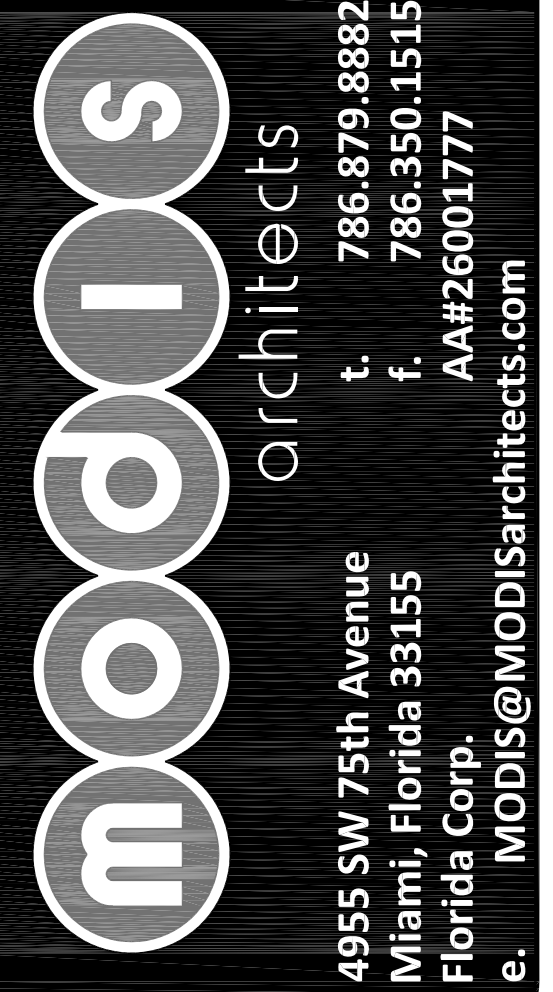


SCALE: 1/32"=1'-0"



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

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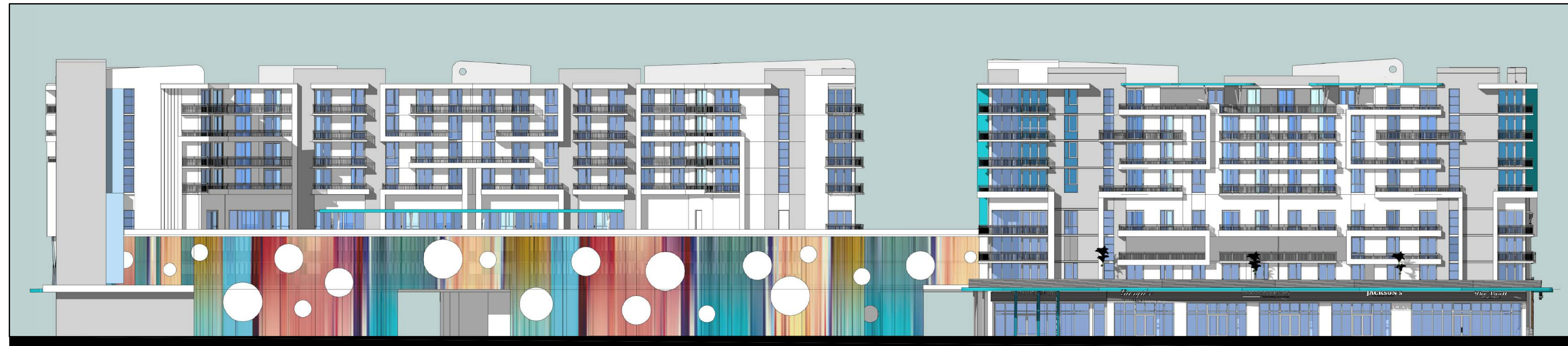
seal :

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP
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

ELEV. = +95' -4"	
T.O. PARAPET	
ELEV. = +84' -4"	
T.O. SLAB - ROOF LEVEL	15'-8"
ELEV. = +74' -0"	9'-4"
T.O. SLAB - 8TH LEVEL	9'-4"
ELEV. = +64' -8"	9'-4"
T.O. SLAB - 7TH LEVEL	9'-4"
ELEV. = +55' -4"	9'-4"
T.O. SLAB - 6TH LEVEL	9'-4"
ELEV. = +46' -0"	9'-4"
T.O. SLAB - 5TH LEVEL	9'-4"
ELEV. = +34' -4"	9'-4"
T.O. SLAB - 4TH LEVEL	9'-4"
ELEV. = +25' -0"	9'-4"
T.O. SLAB - 3RD LEVEL	9'-4"
ELEV. = +15' -8"	9'-4"
T.O. SLAB - 2ND LEVEL	9'-4"
ELEV. = +0' -0"	9'-4"
T.O. SLAB - 1ST LEVEL	9'-4"



03 Proposed South Elevation

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

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

ELEV. = +95'-4"
T.O. PARAPET
ELEV. = +84'-4"
T.O. SLAB - ROOF LEVEL
ELEV. = +74'-0"
T.O. SLAB - 8TH LEVEL
ELEV. = +64'-8"
T.O. SLAB - 7TH LEVEL
ELEV. = +55'-4"
T.O. SLAB - 6TH LEVEL
ELEV. = +46'-0"
T.O. SLAB - 5TH LEVEL
ELEV. = +34'-4"
T.O. SLAB - 4TH LEVEL
ELEV. = +25'-0"
T.O. SLAB - 3RD LEVEL
ELEV. = +15'-8"
T.O. SLAB - 2ND LEVEL
ELEV. = +0'-0"
T.O. SLAB - 1ST LEVEL



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



01 View from Hollywood Blvd. Walkway

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 :

A1.15



02 View from Hollywood Blvd. & N. 20th Avenue
SCALE: 1/32" = 1'-0"

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seal :

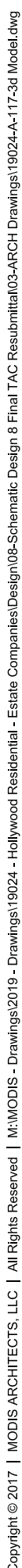
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FLORIDA REGISTERED ARCHITECT #AR 93259

revisions :

drawing data :

3D MODEL

project number :	#19024
drawing scale :	As Shown
drawing date :	04/20/2020
phase :	Final TAC
sheet number :	A1.16



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

A1.17

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

A1.18

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05 East Facade (Historic Facade)

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 :

A1.19

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06 Pedestrian Walk

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

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FLORIDA REGISTERED ARCHITECT #AR 93259

revisions :

drawing data :

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project number :

#19024

drawing scale :

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drawing date :

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phase :

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sheet number :

A1.20

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01 South Elevation

STREET PROFILE



02 North Elevation

STREET PROFILE

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revisions :

Updating Units	01.07.2021
ReSubmit	324 Units 04-01*2021

drawing data :

STREET PROFILE
ELEVATIONS

project number :

#19024

drawing scale :

As Shown

drawing date :

01/07/2021

phase :

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sheet number :

A1.21

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03 West Elevation

STREET PROFILE



04 East Elevation

STREET PROFILE

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