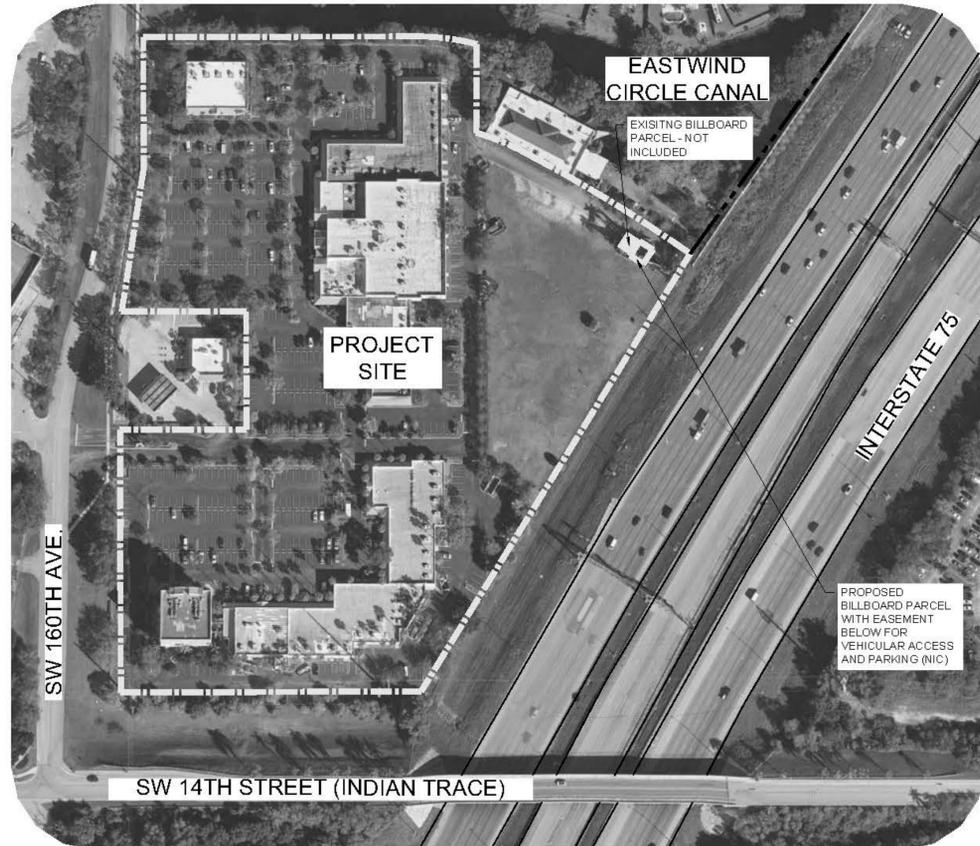


# HOTEL at CAMINO REAL MASTER PLAN



AERIAL MAP

NOT TO SCALE



**PROJECT TEAM:**

**OWNER / DEVELOPER:**  
H&M DEVELOPMENT, LLC

3785 NW 82ND AVENUE, SUITE 204  
MIAMI, FLORIDA 33166  
CONTACT: DANIEL MASVEYRAUD  
PHONE: 305.682.1311  
E-MAIL: DANIEL@HMDEVELOPMENT.NET

**ARCHITECTURE:**  
ANDERSON ARCHITECTURE, INC.

399 CAMINO GARDENS BOULEVARD, SUITE 202  
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CONTACT: ERIC ANDERSON  
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E-MAIL: ERIC@ANDERSONARCHITECTURE.COM

**SURVEYOR:**  
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
CONTACT: JOHN F. PULICE  
PHONE: 954.572.1777  
E-MAIL: SURVEYS@PULICELANDSURVEYORS.COM

**LANDSCAPE:**  
EBRAHIMIAN CREATIVE GROUP

10708 NW 12TH MNR.,  
PLANTATION, FLORIDA 33322  
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PHONE: 305.879.7965  
E-MAIL: RKINGEBRA@ECG.LAND

**CIVIL ENGINEERING:**  
FLYNN ENGINEERING, INC.

241 COMMERCIAL BLVD.  
LAUDERDALE BY THE SEA, FLORIDA 33308  
CONTACT: DENNIS SHULTZ  
PHONE: 954.533.1004  
E-MAIL: DSHULTZ@FLYNNENGINEERING.COM

**SITE LIGHTING:**  
THOMPSON AND YOUNGROSS  
ENGINEERING CONSULTANTS

902 CLINT MOORE ROAD, SUITE 142  
BOCA RATON, FLORIDA 33487  
CONTACT: ANDREW YOUNGROSS  
PHONE: 561.274.0200  
E-MAIL: ANDREW@TECFLA.COM

**TRAFFIC:**  
MCMAHON, A BOWMAN COMPANY

2090 PALM BEACH LAKES BOULEVARD, SUITE 400  
WEST PALM BEACH, FLORIDA 33409  
CONTACT: NATALIA T. LERCARI  
PHONE: 561.840.8650  
E-MAIL: NLERCARI@BOWMAN.COM

**SHEET INDEX :**

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- MP-2 MASTER PLAN - PROPOSED SITE PLAN
- MP-3 MASTER PLAN - TRAFFIC CIRCULATION
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- MP-5 NOT USED
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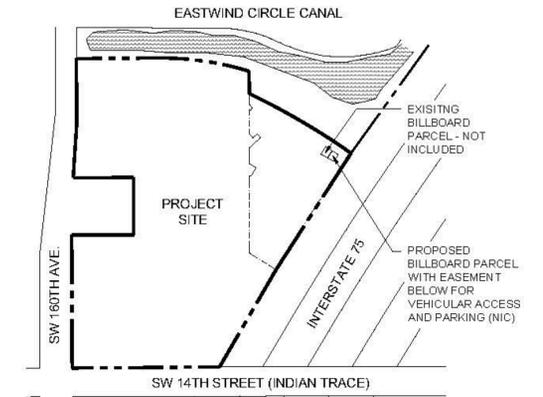
- S SURVEY
- P PLAT

**APPLICABLE CODES:**

FLORIDA BUILDING CODE - 2023 EDITION  
FLORIDA ACCESSIBILITY CODE - 2023 EDITION  
FLORIDA FIRE PREVENTION CODE - 2023 EDITION  
ADA - 2010 EDITION  
NATIONAL ELECTRICAL CODE - 2020

FLOOD ZONE: "AH"  
  
MINIMUM ELEVATION OF 8.0 NAVD 88  
  
PROVIDED FINISHED FLOOR ELEVATION:  
(9.0) NAVD 88  
  
FILM MAP # 12011C0530 (EFFECTIVE DATE  
7/31/24)

**NOTE:** CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF SUNRISE MINIMUM DESIGN AND CONSTRUCTION STANDARDS.



LOCATION MAP

NOT TO SCALE



**LEGAL DESCRIPTION:**

ALL OF PARCEL "K-2" AND A PORTION OF PARCEL "K", "NEW RIVER ESTATES, SECTION NINE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID PARCEL "K-2"; THENCE NORTH 89°52'18" EAST, ALONG THE NORTH LINE OF SAID PARCELS "K-2" AND "K", A DISTANCE OF 434.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 354.39 FEET, A CENTRAL ANGLE OF 16°43'54", FOR AN ARC DISTANCE OF 103.49 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°07'42" EAST 133.91 FEET; THENCE SOUTH 64°07'42" EAST 20.68 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2232.21 FEET, A CENTRAL ANGLE OF 09°18'54", FOR AN ARC DISTANCE OF 362.91 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 55°38'39" EAST; ALSO BEING REFERENCE POINT 'A'; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 8859.37 FEET, A CENTRAL ANGLE OF 05°15'57", FOR AN ARC DISTANCE OF 813.37 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "K"; THENCE SOUTH 89°46'02" WEST 476.29 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "K"; THENCE NORTH 00°07'42" WEST ALONG THE WEST LINE OF SAID PARCEL "K" 428.83 FEET; THENCE NORTH 89°52'18" EAST 200.00 FEET; THENCE NORTH 00°07'42" WEST 185.00 FEET; THENCE SOUTH 89°52'18" WEST 195.15 FEET TO A POINT ON SAID WEST LINE; THENCE NORTH 08°46'02" EAST ALONG SAID WEST LINE 214.36 FEET; THENCE NORTH 00°07'42" WEST ALONG THE WEST LINE OF SAID PARCEL "K-2" 208.71 FEET TO THE **POINT OF BEGINNING**.

LESS THE FOLLOWING:

A PORTION OF PARCEL "K", "NEW RIVER ESTATES, SECTION NINE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT REFERENCE POINT 'A' BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 55°38'39" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 8859.37 FEET, A CENTRAL ANGLE OF 00°10'44", FOR AN ARC DISTANCE OF 27.65 FEET; THENCE NORTH 55°49'23" WEST 25.12 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 32°37'24" WEST 24.02 FEET; THENCE NORTH 61°30'29" WEST 30.78 FEET; THENCE NORTH 61°30'45" WEST 23.42 FEET; THENCE NORTH 32°37'24" EAST 27.93 FEET; THENCE SOUTH 57°22'49" EAST 54.06 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 652,131 SQUARE FEET (14.9709 ACRES), MORE OR LESS.

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323 CAMINO GARDENS BLVD.,  
SUITE 201  
BOCA RATON, FLORIDA 33432  
V. 941.942.8229

**anderson**  
architecture, inc.

www.andersonarchitecture.com

commission:	24.086	date	revisor:
principal:	ERIC ANDERSON		
project manager:	AA		
file name:	4086-MPD		
date:	11/18/2025		

HOTEL AT CAMINO REAL - PDD  
INTERSTATE-75 AND SW 160TH AVENUE  
SUNRISE, FL 33326

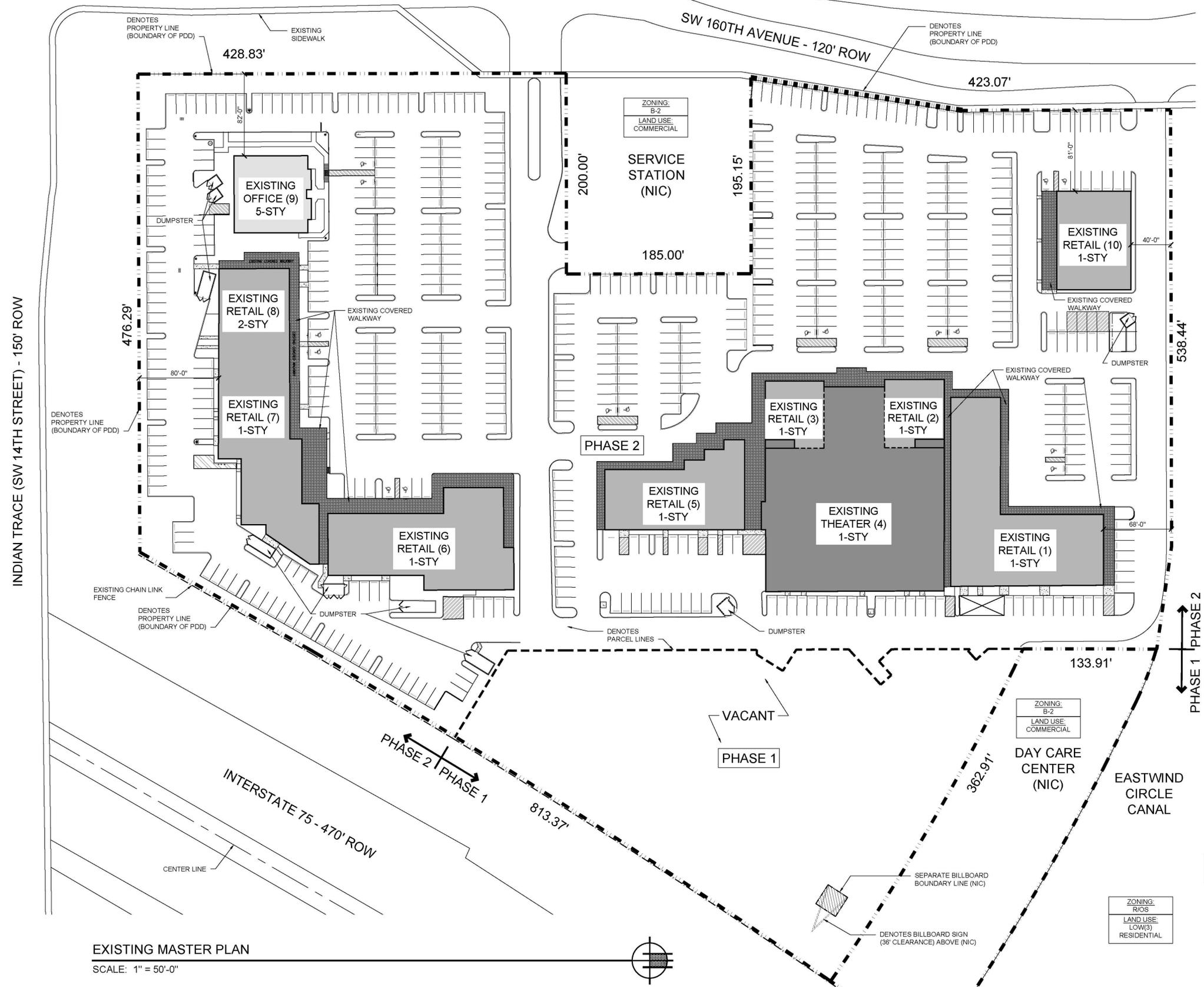
COVER SHEET



DATE

SHEET NO.

MP0



**SITE TABULATIONS - EXISTING:**

SITE AREA:		
PHASE 1	.....	107,232 SF - 2.46 ACRES
PHASE 2	.....	545,636 SF - 12.62 ACRES
TOTAL	.....	652,868 SF - 14.99 ACRES

BUILDING AREA:		
	GROSS:	FOOTPRINT:
1 - RETAIL:	15,000 SF	15,000 SF
2 - RETAIL:	3,600 SF	3,600 SF
3 - RETAIL:	3,600 SF	3,600 SF
4 - THEATER:	26,000 SF	26,000 SF
5 - RETAIL:	9,600 SF	9,600 SF
6 - RETAIL:	15,618 SF	15,618 SF
7 - RETAIL:	13,216 SF	13,216 SF
8 - RETAIL:	6,862 SF	5,862 SF
9 - OFFICE:	29,000 SF	5,800 SF
10 - RETAIL:	7,280 SF	7,280 SF
TOTAL:	129,776 SF	105,576 SF
FAR:	129,776 SF / 652,868 SF = 0.199	

EXISTING PARKING PROVIDED (PHASE 2):

STANDARD PARKING:	642 SPACES
HANDICAP PARKING:	16 SPACES
EXISTING PARKING TOTAL:	658 SPACES

**SITE COVERAGE - PHASE 2:**

PERVIOUS	64,033 SF (11.73%)
IMPERVIOUS	481,603 SF (88.27%)
TOTAL	545,636 SF (12.53 AC)
COMMON OPEN SPACE (PHASE 2 ONLY)	22,035 SF (4.0%)

**EXISTING MASTER PLAN**  
SCALE: 1" = 50'-0"

ALL EXISTING PAVED AREAS INCLUDED IN PHASE 2 ARE ASPHALT

LINE TYPE	LINE DESIGNATION
PROPERTY LINE (EXTENT OF PDD)	-----
PHASE LINE	-----
COVERED WALKWAY	
PAVERS	▨▨▨▨

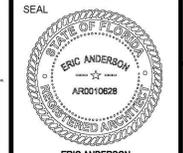


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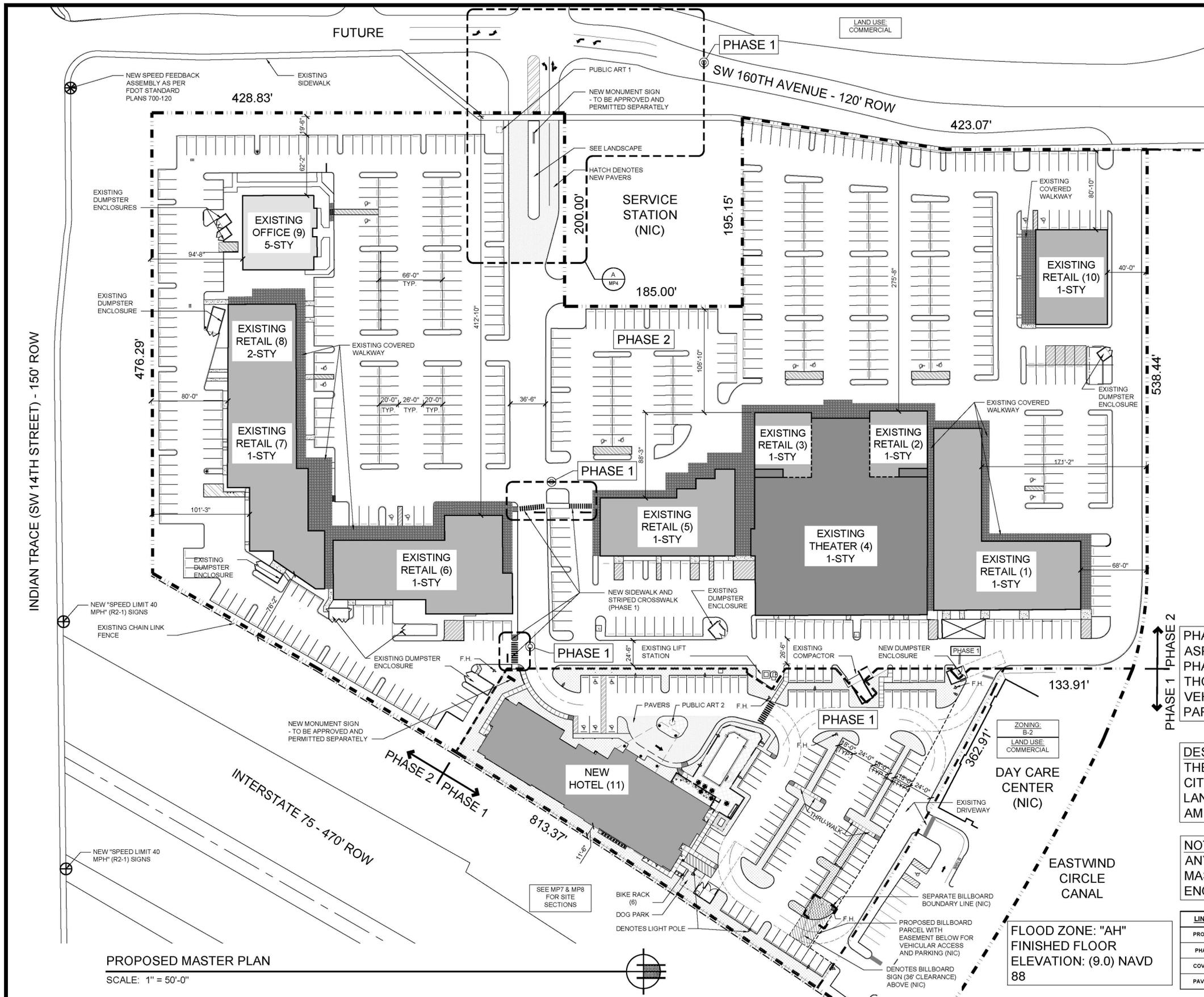
commission:	24.086	date:	revision:
principal:	ERIC ANDERSON		
project manager:	AA		
file name:	4086-MP1		
date:	11/18/2025		

**HOTEL AT CAMINO REAL - PDD**  
INTERSTATE-75 AND SW 160TH AVENUE  
SUNRISE, FL 33326

**MASTER PLAN**  
**EXISTING**



DATE:  
SHEET NO.  
**MP1**



**SITE TABULATIONS - PROPOSED:**

SITE AREA:	652,888 SF - 14.99 ACRES	
BUILDING AREA:	GROSS:	FOOTPRINT:
1 - RETAIL:	15,000 SF	15,000 SF
2 - RETAIL:	3,600 SF	3,600 SF
3 - RETAIL:	3,600 SF	3,600 SF
4 - THEATER:	26,000 SF	26,000 SF
5 - RETAIL:	9,600 SF	9,600 SF
6 - RETAIL:	15,618 SF	15,618 SF
7 - RETAIL:	13,216 SF	13,216 SF
8 - RETAIL:	6,862 SF	5,862 SF
9 - OFFICE:	29,000 SF	5,800 SF
10 - RETAIL:	7,280 SF	7,280 SF
11 - HOTEL:	102,271 SF	16,951 SF
TOTAL:	232,047 SF	122,527 SF
FAR:	232,047 SF / 652,888 SF = 0.355	

**EXISTING PARKING PROVIDED (PHASE 2)**

STANDARD PARKING:	641 SPACES
HANDICAP PARKING:	16 SPACES
<b>EXISTING PARKING TOTAL:</b>	<b>657 SPACES</b>

**HOTEL PARKING PROVIDED (PHASE 1)**

STANDARD PARKING (8x18):	126 SPACES
HANDICAP PARKING (12x18):	5 SPACES
BIKE PARKING:	6 SPACES
<b>HOTEL PARKING TOTAL:</b>	<b>131 SPACES</b>

**OVERALL PARKING TOTAL:** 788 SPACES

**LAND USE AREAS:**

HOTEL ( PHASE 1 )	107,232 SF (2.46 AC)
RETAIL / OFFICE ( PHASE 2 )	545,636 SF (12.52 AC)

**SITE COVERAGE - ALL PARCELS:**

	PERVIOUS	IMPERVIOUS	TOTAL
PHASE 1	25,108 SF (23.4%)	82,144 SF (76.7%)	107,252 SF (2.46 AC)
PHASE 2	64,033 SF (11.73%)	481,603 SF (88.27%)	545,636 SF (12.52 AC)
TOTAL	89,141 SF (13.7%)	563,747 SF (86.3%)	652,888 SF (14.99 AC)
COMMON OPEN SPACE (SEE MP10)	22,600 SF (3.5%)		

PHASE 1 - THE VEHICULAR USE AREA THROUGHOUT WILL BE ASPHALT EXCEPT WHERE NOTED.  
 PHASE 2 - THE EXISTING VEHICULAR USE AREAS ARE ASPHALT THROUGHOUT - A PORTION OF THE ASPHALT AT THE PRIMARY VEHICULAR ENTRY FROM 160<sup>TH</sup> WILL BE CHANGED TO PAVERS AS PART OF THE PHASE 1 ASPECT TO THE PROJECT.

**DESIGN GUIDELINES:**  
 THE PROJECT IS CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE, AS AMENDED BY THE DESIGN GUIDELINES.

**NOTE:**  
 ANY FUTURE MODIFICATIONS TO THIS MASTER PLAN WILL INCLUDE RELATED ENGINEERING PLANS.

LINE TYPE	LINE DESIGNATION
PROPERTY LINE (EXTENT OF PDD)	---
PHASE LINE	---
COVERED WALKWAY	▨
PAVERS	▨

**PROPOSED MASTER PLAN**  
 SCALE: 1" = 50'-0"

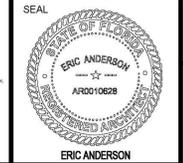
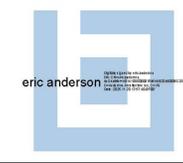


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commission:	24.086	date:		revision:	
principal:	ERIC ANDERSON				
project manager:	AA				
file name:	4086-MP2				
date:	11/18/2025				

**HOTEL AT CAMINO REAL - PDD**  
 INTERSTATE-75 AND SW 160TH AVENUE  
 SUNRISE, FL 33326

**MASTER PLAN PROPOSED**



DATE:  
 SHEET NO.  
**MP2**

INDIAN TRACE (SW 14TH STREET) - 150' ROW

NEW SPEED FEEDBACK ASSEMBLY AS PER FDOT STANDARD PLANS 700-120

428.83'

EXISTING SIDEWALK

PHASE 1

SW 160TH AVENUE - 120' ROW

423.07'

EXISTING OFFICE (9)  
5-STY

EXISTING RETAIL (8)  
2-STY

EXISTING RETAIL (7)  
1-STY

EXISTING RETAIL (6)  
1-STY

EXISTING RETAIL (5)  
1-STY

EXISTING RETAIL (3)  
1-STY

EXISTING RETAIL (2)  
1-STY

EXISTING THEATER (4)  
1-STY

EXISTING RETAIL (1)  
1-STY

EXISTING RETAIL (10)  
1-STY

SERVICE STATION (NIC)

PHASE 2

PHASE 1

PHASE 1

PHASE 1

PHASE 1

DAY CARE CENTER (NIC)

NEW HOTEL (11)

INTERSTATE 75 - 470' ROW

PHASE 2

PHASE 1

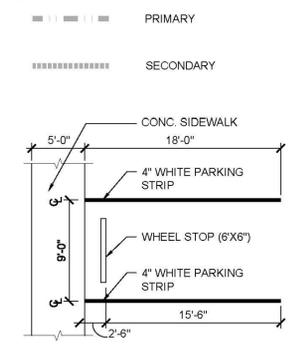
813.37'

EASTWIND CIRCLE CANAL

TRAFFIC CIRCULATION PLAN

SCALE: 1" = 50'-0"

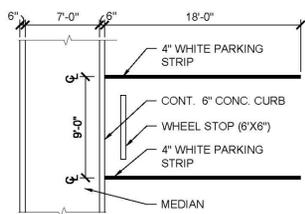
LEGEND:



PARKING AT CONC. SIDEWALK

1/8" = 1'-0"

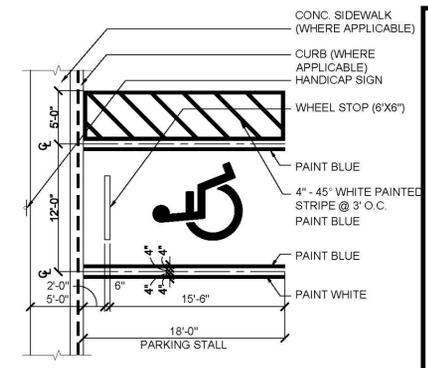
A  
MP3



PARKING AT LANDSCAPE MEDIAN

1/8" = 1'-0"

B  
MP3



TYP. HANDICAP PARKING

1/8" = 1'-0"

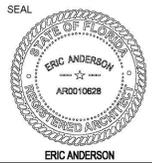
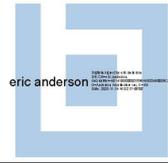
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principal:	ERIC ANDERSON		
project manager:	AA		
file name:	4086-MP3		
date:	11/18/2025		

HOTEL AT CAMINO REAL - PDD  
INTERSTATE-75 AND SW 160TH AVENUE  
SUNRISE, FL 33326

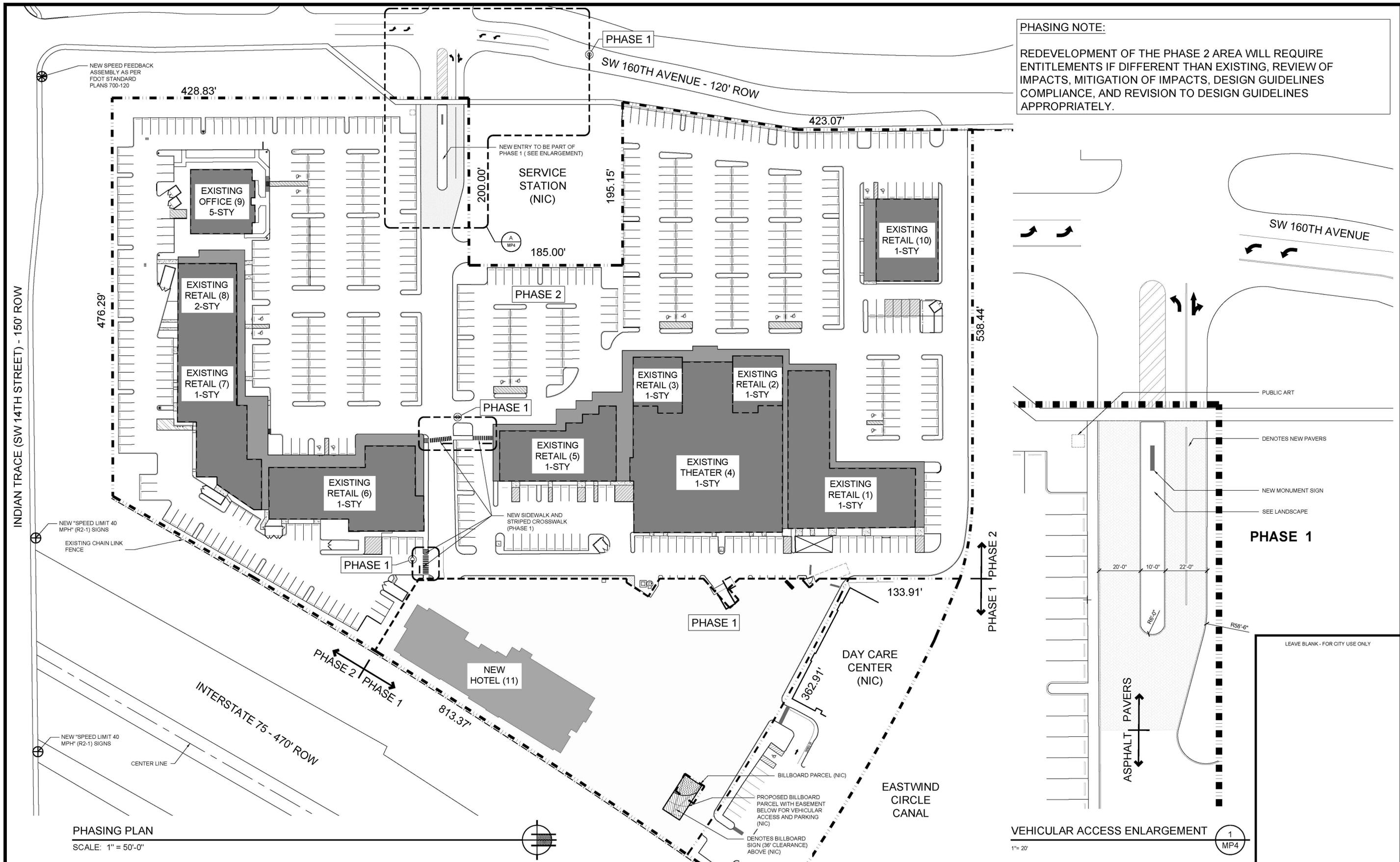
MASTER PLAN  
TRAFFIC CIRCULATION PLAN



DATE:  
SHEET NO.  
MP3



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**PHASING NOTE:**  
 REDEVELOPMENT OF THE PHASE 2 AREA WILL REQUIRE ENTITLEMENTS IF DIFFERENT THAN EXISTING, REVIEW OF IMPACTS, MITIGATION OF IMPACTS, DESIGN GUIDELINES COMPLIANCE, AND REVISION TO DESIGN GUIDELINES APPROPRIATELY.

**PHASING PLAN**  
 SCALE: 1" = 50'-0"

**VEHICULAR ACCESS ENLARGEMENT**  
 1" = 20'

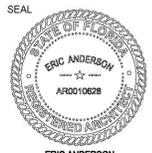


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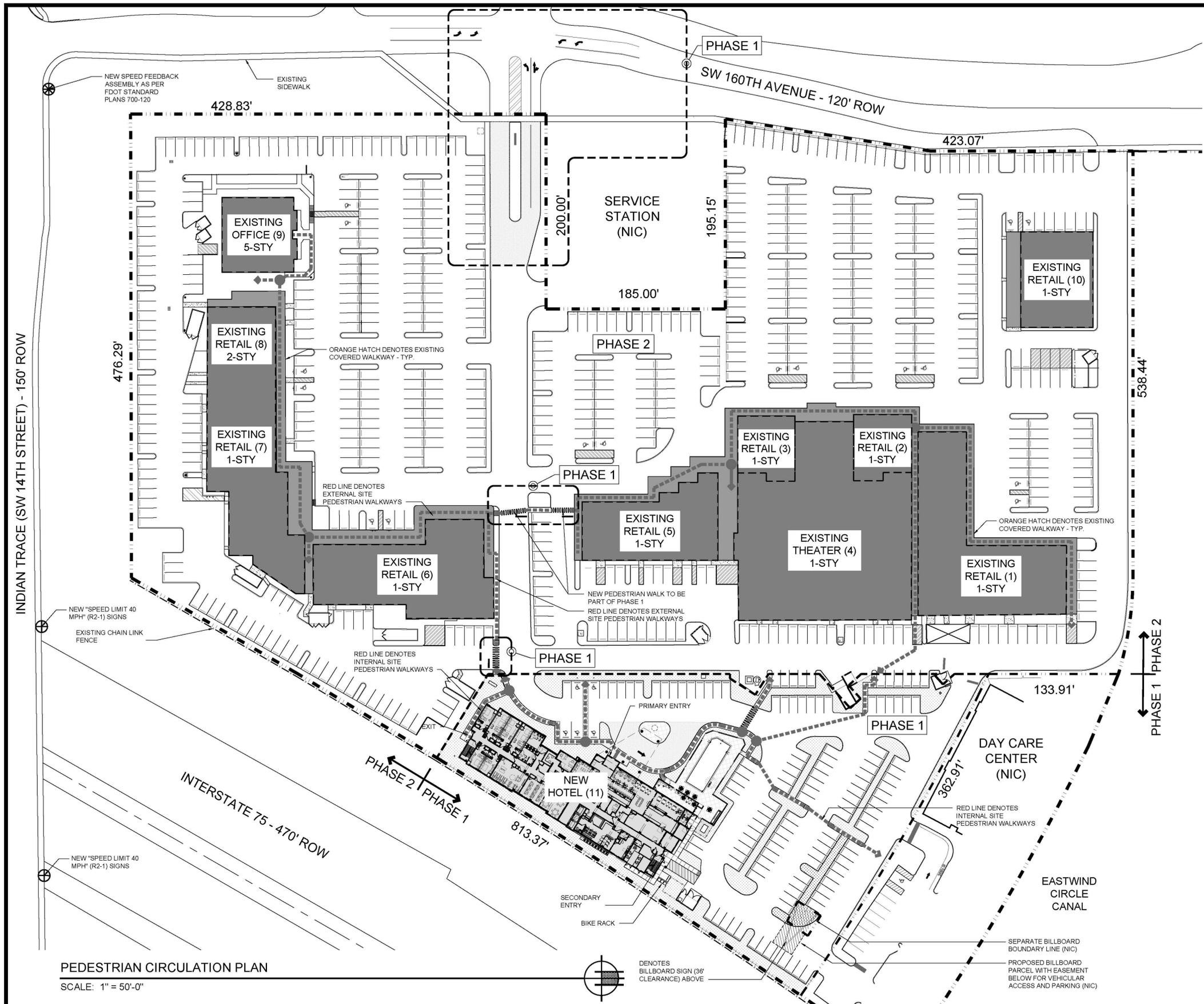
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principal: ERIC ANDERSON		
project manager: AA		
file name: 4086-MP4		
date: 11/18/2025		

**HOTEL AT CAMINO REAL - PDD**  
 INTERSTATE-75 AND SW 160TH AVENUE  
 SUNRISE, FL 33326

**MASTER PLAN  
 PHASING**



DATE:  
 SHEET NO.  
**MP4**



THE PEDESTRIAN PATHWAYS THROUGHOUT BOTH PHASES OF THE MASTER PLAN ARE DESIGNATED BY COLOR FOR CLARITY PURPOSES.

THE WALKWAYS WITHIN THE PHASE 2 PORTION OF THE MASTER PLAN ARE EXISTING, EXCEPT WHERE NOTED BELOW.

THE WALKWAY CONNECTIONS WHERE THE WALKWAY TRANSVERSES ACROSS THE DRIVE AISLES WILL BE PROVIDED WITH FAC-COMPLIANT TRANSITIONS.

THE PEDESTRIAN PATHS ACROSS THE DRIVE AISLES (CONNECTING PHASE 1 TO PHASE 2, AND CONNECTING THE NORTH AND SOUTH PORTIONS WITHIN PHASE 2) WILL RECEIVE STRIPING AND DESIGNATIONS IN COMPLIANCE WITH THE FAC. THIS WORK AS NOTED ON THE PLAN, WILL BE ACCOMPLISHED AS ART OF PHASE 1.

PEDESTRIAN CIRCULATION PLAN  
SCALE: 1" = 50'-0"

LEAVE BLANK - FOR CITY USE ONLY

<p>333 CAMINO GARDENS BLVD., SUITE 201 BOCA RATON, FLORIDA 33432 V 561.962.0229 www.andersonarchitecture.com</p>	commission: 24.086	date:	revision:
	principal: ERIC ANDERSON		
	project manager: AA		
	file name: 4086-MP7		
	date: 11/18/2025		

HOTEL AT CAMINO REAL - PDD  
INTERSTATE-75 AND SW 160TH AVENUE  
SUNRISE, FL 33326

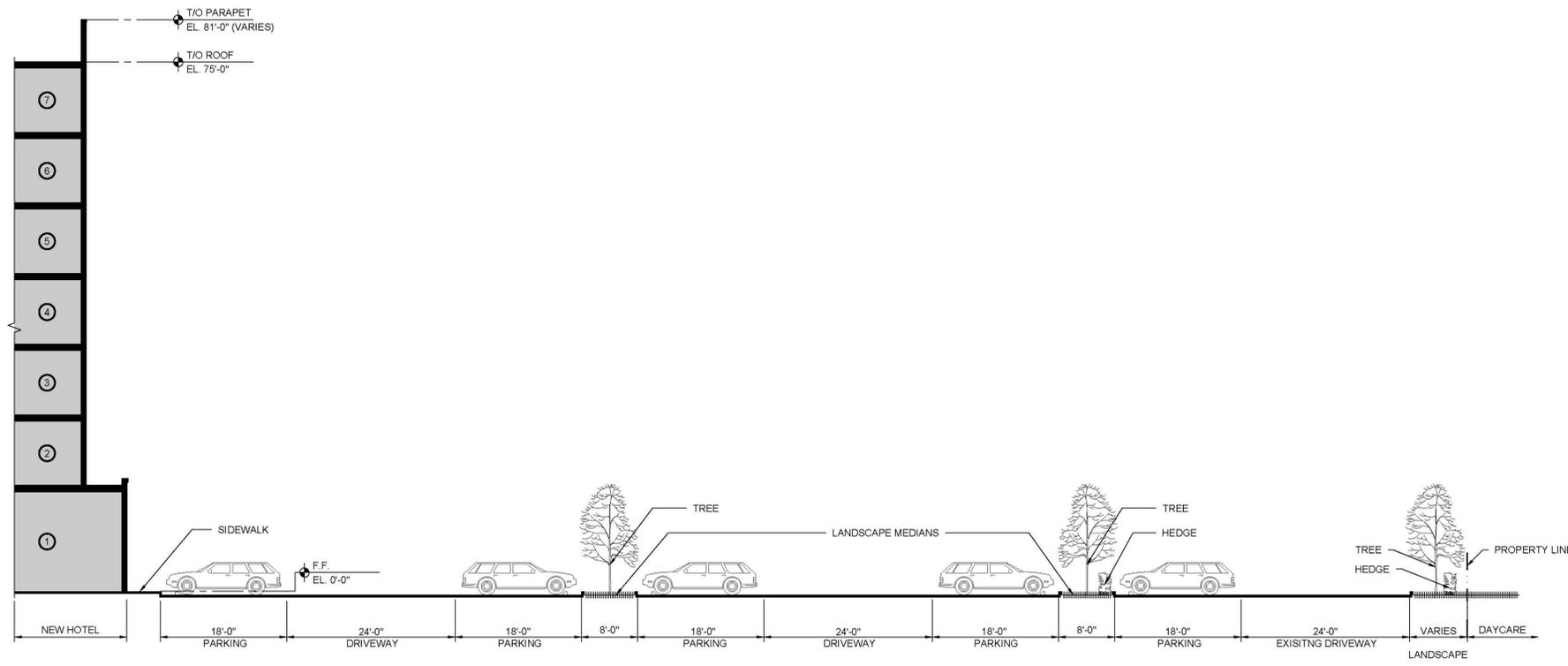
MASTER PLAN - PEDESTRIAN CIRCULATION

ERIC ANDERSON ARCHITECTURE, INC.

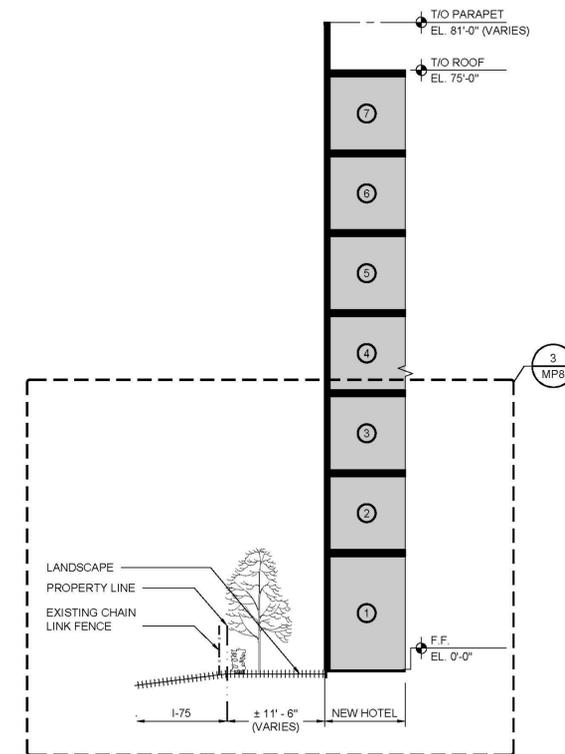
SEAL: ERIC ANDERSON, ARCHITECT, STATE OF FLORIDA, A00010628

DATE: \_\_\_\_\_

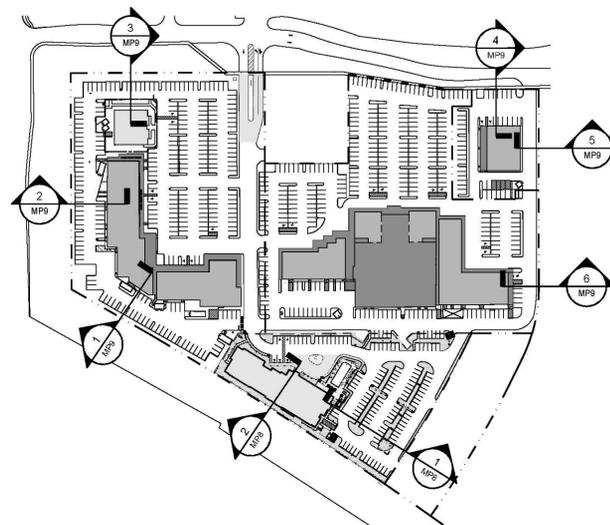
SHEET NO. MP7



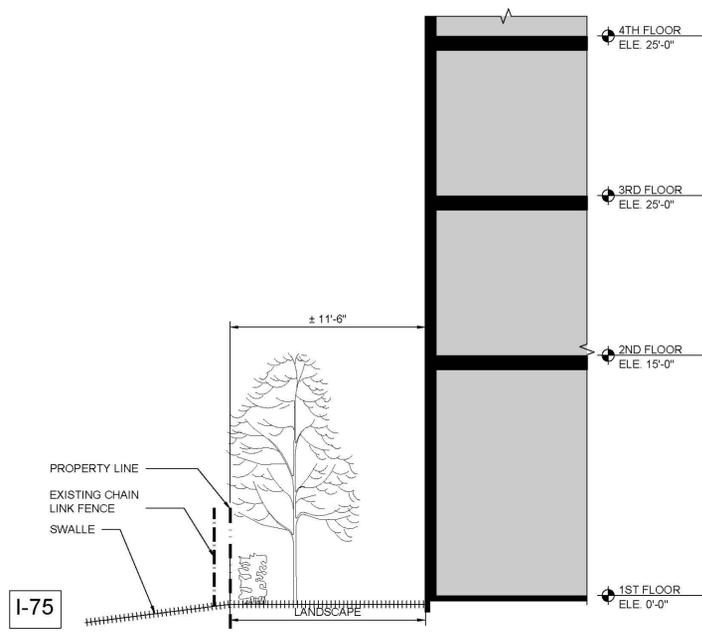
**SITE SECTION**  
SCALE: 3/32" = 1'-0"



**SITE SECTION**  
SCALE: 3/32" = 1'-0"

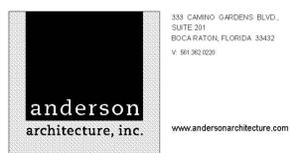


**SITE SECTIONS - KEY PLAN**  
NOT TO SCALE:



**SITE SECTION ENLARGEMENT**  
SCALE: 3/16" = 1'-0"

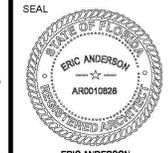
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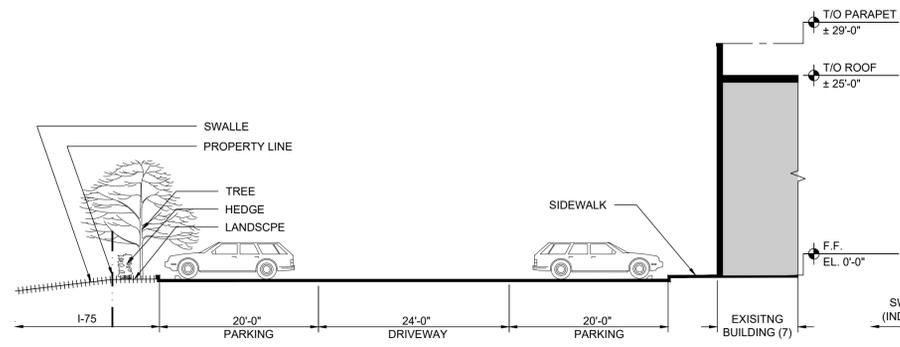
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principal:	ERIC ANDERSON		
project manager:	AA		
file name:	4096-MP8		
date:	11/18/2025		

**HOTEL AT CAMINO REAL - PDD**  
INTERSTATE-75 AND SW 160TH AVENUE  
SUNRISE, FL 33326

**HOTEL SITE SECTIONS**



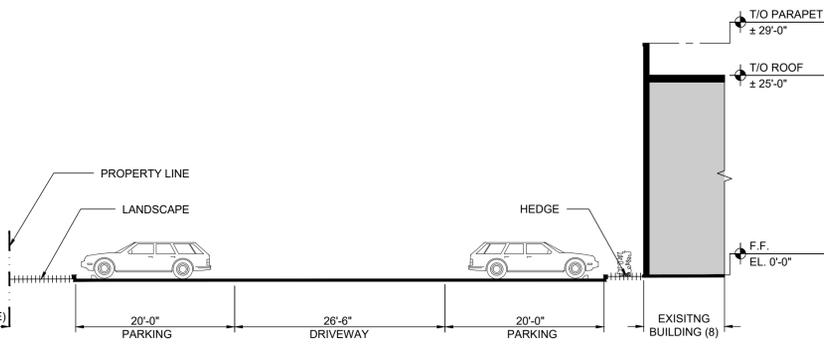
DATE:  
SHEET NO.  
**MP8**



**SITE SECTION**

SCALE: 3/32" = 1'-0"

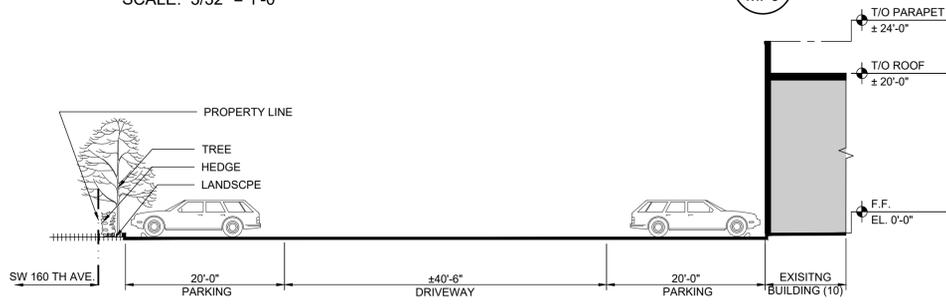
1  
MP9



**SITE SECTION**

SCALE: 3/32" = 1'-0"

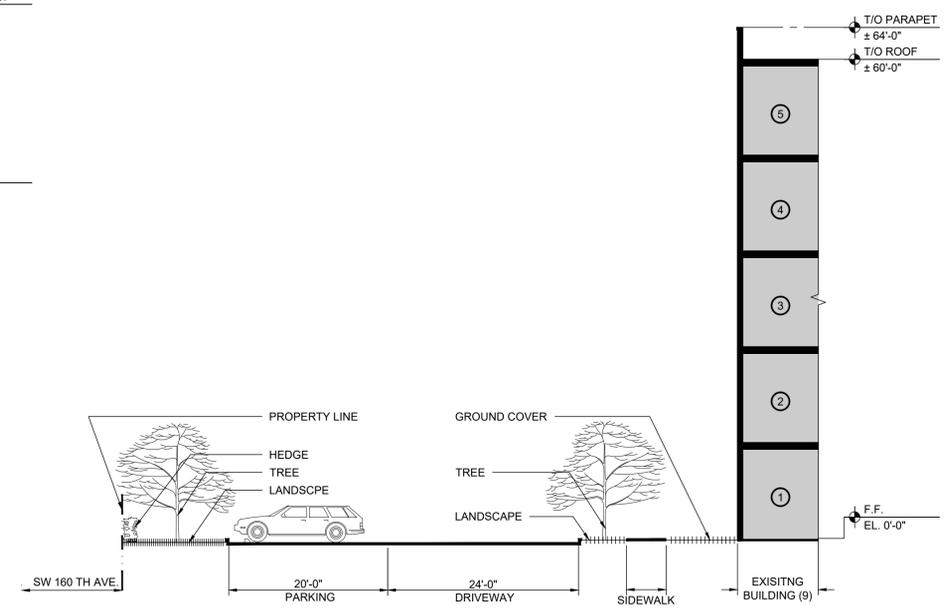
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**SITE SECTION**

SCALE: 3/32" = 1'-0"

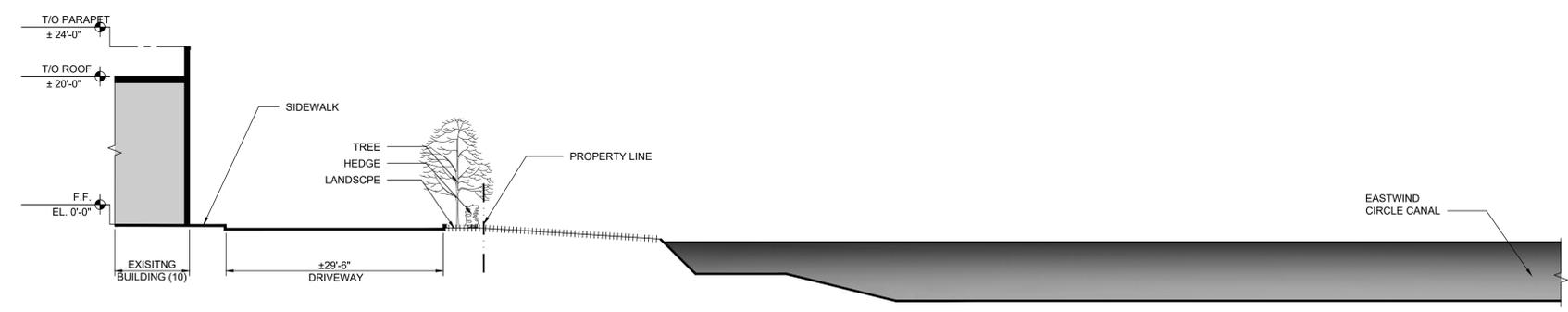
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**SITE SECTION**

SCALE: 3/32" = 1'-0"

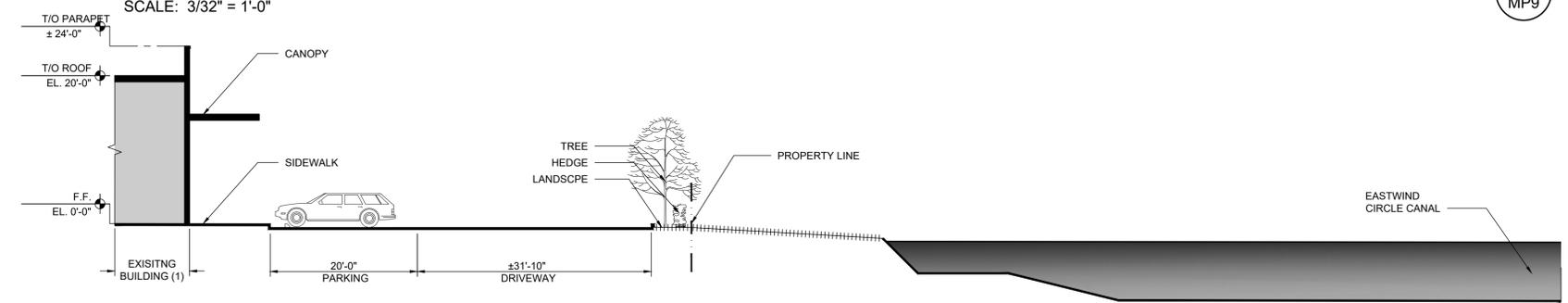
3  
MP9



**SITE SECTION**

SCALE: 3/32" = 1'-0"

5  
MP9



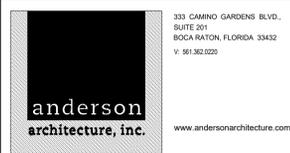
**SITE SECTION**

SCALE: 3/32" = 1'-0"

6  
MP9

SEE SHEET MP8 FOR KEY PLAN

LEAVE BLANK - FOR CITY USE ONLY



commission:	24.065	date:		revision:	
principal:	ERIC ANDERSON				
project manager:	AA				
file name:	4086-MP9				
date:	11/18/2025				

**HOTEL AT CAMINO REAL - PDD**  
 INTERSTATE-75 AND SW 160TH AVENUE  
 SUNRISE, FL 33326

**EXISTING DEVELOPMENT SITE SECTIONS**

SEAL: ERIC ANDERSON, ARCHITECT, AR0010828, ERIC ANDERSON

DATE:

SHEET NO. **MP9**

**COMMON OPEN SPACE:**

PHASE 1	565 SF
PHASE 2	22,035 SF
<b>TOTAL COMMON OPEN SPACE</b>	<b>22,600 SF</b> (3.5% OF OVERALL SITE AREA)

INDIAN TRACE (SW 14TH STREET) - 130' ROW

PHASE 1  
SW 160TH AVENUE - 115' ROW



OPEN SPACE EXHIBIT  
SCALE: 1" = 50'-0"

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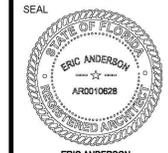
333 CAMINO GARDENS BLVD.,  
SUITE 201  
BOCA RATON, FLORIDA 33432  
V 561.962.0229  
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principal:	ERIC ANDERSON		
project manager:	AA		
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**MASTER PLAN - OPEN SPACE EXHIBIT**



DATE:  
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**MP10**



VIEW 1  
NOT TO SCALE



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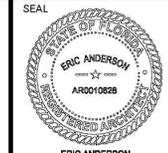
commission:  
principal: ERIC ANDERSON  
project manager: AA  
file name: 4086\_MP-R1  
date: 11/18/2025

date	revision:

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INTERSTATE-75 AND SW 160TH AVENUE  
SUNRISE, FL 33326



RENDERING - VIEW 1



DATE:  
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MP-R1



VIEW 2  
NOT TO SCALE



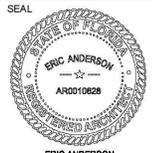
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project manager: AA		
file name: 4086_MP-R2		
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HOTEL at CAMINO REAL - PDD  
INTERSTATE-75 AND SW 160TH AVENUE  
SUNRISE, FL 33326



RENDERING - VIEW 2



DATE:  
  
SHEET NO.  
MP-R2