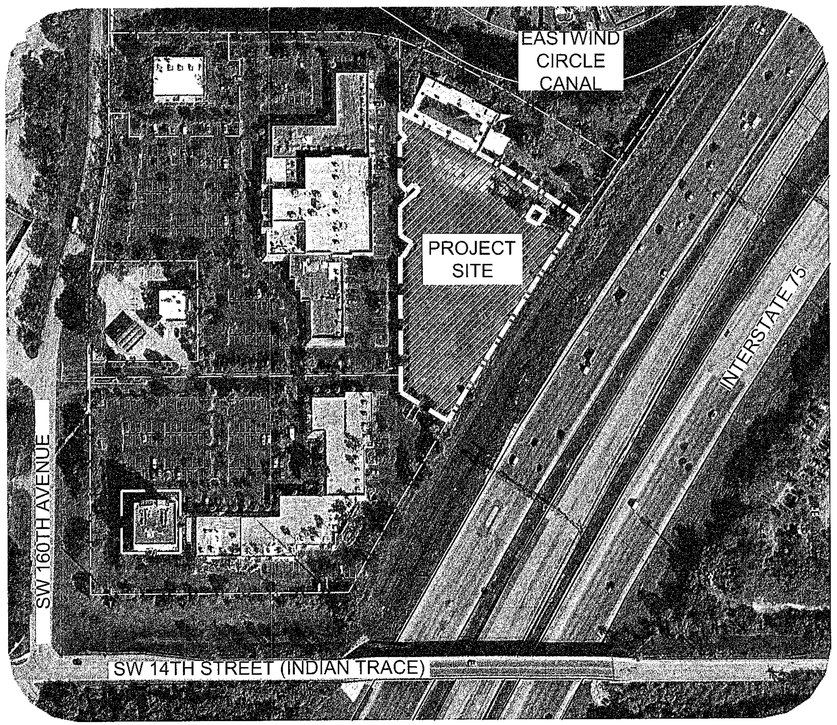
HOTEL at CAMINO REAL



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.

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CONTACT: ERIC ANDERSON
PHONE: 561.362.0220
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
CONTACT: RYAN J. KING EBRAHIMIAN
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: DSCHULTZ@FLYNNENGINEERING.COM

SITE LIGHTING:

THOMPSON AND YOUNGROSS ENGINEERING CONSULTANTS

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

TRAFFIC:

MCMAHON, A BOWMAN COMPANY

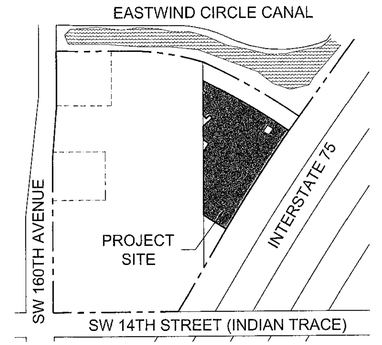
2090 PALM BEACH LAKES BOULEVARD, SUITE 400
WEST PALM BEACH, FLORIDA 33409
CONTACT: NATALIA T. LERCARI
PHONE: 561.840.8650
E-MAIL: NLERCARI@BOWMAN.COM

SHEET INDEX :

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A-002	SITE PLAN DETAILS - DUMPSTER 1
A-002.1	SITE PLAN DETAILS - DUMPSTER 2
A-003	FAR DIAGRAMS
A-004	TRUCK MANEUVERING PLAN
A-005	POOL ENLARGEMENT & DETAILS
A-006	EXISTING SITE PAVING / EASEMENT PLAN
A-007	SITE SECTIONS
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A-201	EXTERIOR ELEVATIONS
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LD-1	EXISTING TREE DISPOSITION PLAN
LD-2	DISPOSITION CHART
LP-1	LANDSCAPE PLAN
LP-1A	BUILDING PEDESTRIAN ZONE LANDSCAPE PLAN
LP-2	PLANT SCHEDULE & CODE CHART
LP-3	LANDSCAPE DETAILS & NOTES
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IR-3	IRRIGATION DETAILS AND NOTES
IR-4	IRRIGATION DETAILS AND NOTES
ES1.1	SITE PLAN PHOTOMETRICS
ES1.2	DETAILS

ALL EXTERIOR DOORS SHALL BE PROVIDED WITH A CLOSER WITH CONTACT TO THE FIRE ALARM SYSTEM.

COLORED ELEVATIONS & RENDERINGS TO BE PART OF A SEPARATE PERMIT PACKAGE



LOCATION MAP

NOT TO SCALE

NOTATION:

"THIS SITE PLAN IS APPROVED PURSUANT TO SECTION 16-31 OF THE CITY OF SUNRISE LAND DEVELOPMENT CODE AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH FLORIDA BUILDING CODE. ANT CHANGE TO DETAILS SHOWN , TO SATISFY THE REQUIREMENTS OF FLORIDA BUILDING CODE, SHALL REQUIRE REVIEW FOR CONSISTENCY AND COMPLIANCE WITH THE CITY OF SUNRISE LAND DEVELOPMENT CODE."

LEGAL DESCRIPTION:

A PORTION OF PARCEL "K", NEW RIVER ESTATES, SECTION 09, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 09, TOWNSHIP 50 SOUTH, RANGE 40 EAST, MORE FULLY DESCRIBED ON THE SURVEY SHEET.

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"
FINISHED FLOOR ELEVATION: (9.0) NAVD

THE BUILDING SHALL BE TESTED BEFORE COMPLETION FOR FIRE DEPARTMENT COMMUNICATION. A BDA SYSTEM SHALL BE ADDED IF WARRANTED.

A SITE SECURITY SYSTEM SHALL BE PROVIDED - PER POLICE DEPARTMENT REQUIREMENTS

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commission:	24.065
principal:	ERIC ANDERSON
project manager:	AA
file name:	4065_G001-CS
date:	12/23/2025

date	revision:

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

COVER SHEET

SEAL

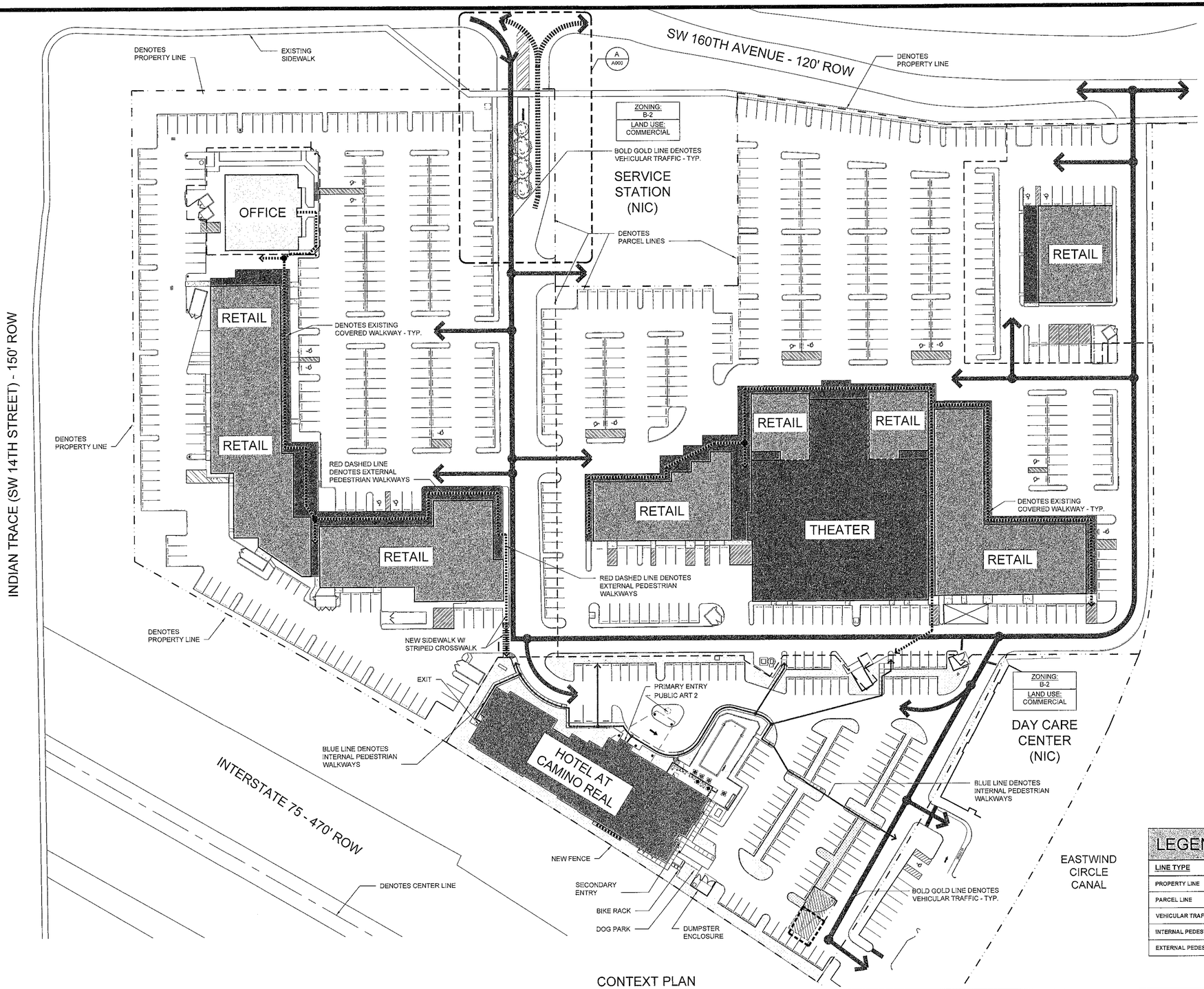
STATE OF FLORIDA
ERIC ANDERSON
AR0010828
REGISTERED ARCHITECT

ERIC ANDERSON

DATE:

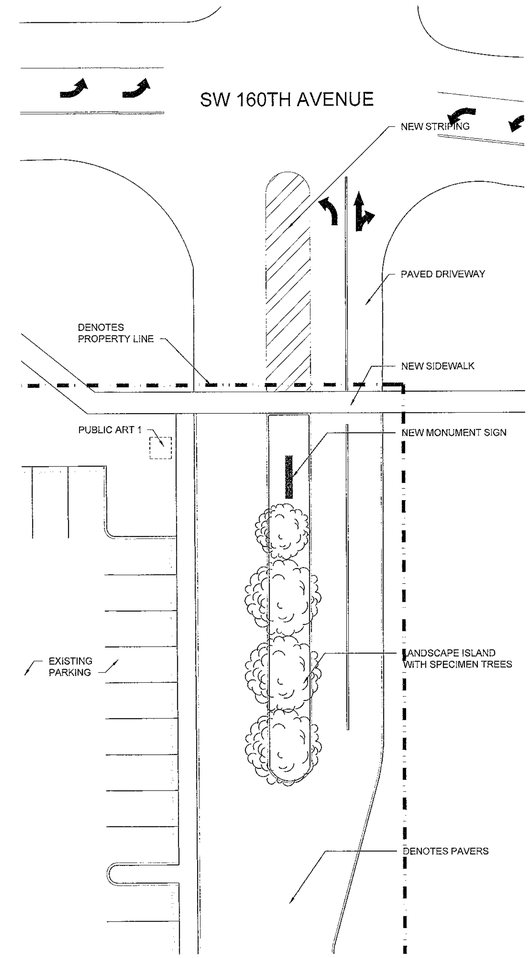
SHEET NO.

CS



CONTEXT PLAN

SCALE: 1" = 50'-0"



VEHICULAR ACCESS ENLARGEMENT

1"= 20'

A A000

NOTE: SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT. A SEPARATE BUILDING PERMIT MUST BE OBTAINED FOR ALL SIGNS.

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LEGEND:

LINE TYPE	LINE DESIGNATION
PROPERTY LINE	
PARCEL LINE	
VEHICULAR TRAFFIC	
INTERNAL PEDESTRIAN WALKWAY	
EXTERNAL PEDESTRIAN WALKWAY	

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project manager:	AA
file name:	4065-A-000-CP
date:	12/23/2025

date	revision:

HOTEL at CAMINO REAL

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

CONTEXT PLAN

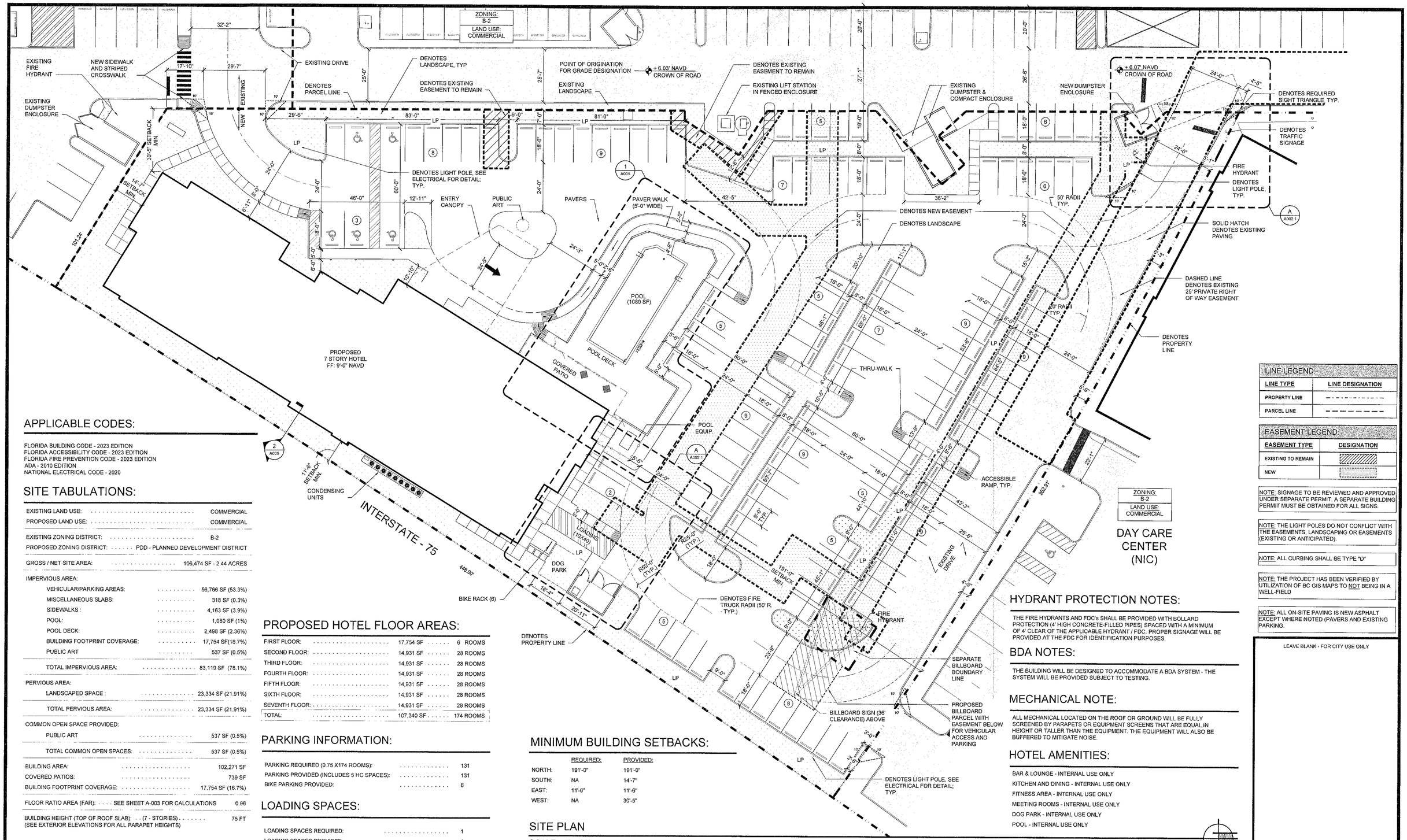
SEAL: STATE OF FLORIDA — ERIC ANDERSON — AR0010828 — REGISTERED ARCHITECT

ERIC ANDERSON

DATE:

SHEET NO.

A-000



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

SITE TABULATIONS:

EXISTING LAND USE:	COMMERCIAL
PROPOSED LAND USE:	COMMERCIAL
EXISTING ZONING DISTRICT:	B-2
PROPOSED ZONING DISTRICT:	PDD - PLANNED DEVELOPMENT DISTRICT
GROSS / NET SITE AREA:	106,474 SF - 2.44 ACRES
IMPERVIOUS AREA:	
VEHICULAR/PARKING AREAS:	56,766 SF (53.3%)
MISCELLANEOUS SLABS:	318 SF (0.3%)
SIDEWALKS :	4,163 SF (3.9%)
POOL:	1,080 SF (1%)
POOL DECK:	2,498 SF (2.36%)
BUILDING FOOTPRINT COVERAGE:	17,754 SF(16.7%)
PUBLIC ART	537 SF (0.5%)
TOTAL IMPERVIOUS AREA:	83,119 SF (78.1%)
PERVIOUS AREA:	
LANDSCAPED SPACE :	23,334 SF (21.91%)
TOTAL PERVIOUS AREA:	23,334 SF (21.91%)
COMMON OPEN SPACE PROVIDED:	
PUBLIC ART	537 SF (0.5%)
TOTAL COMMON OPEN SPACES:	537 SF (0.5%)
BUILDING AREA:	102,271 SF
COVERED PATIOS:	739 SF
BUILDING FOOTPRINT COVERAGE:	17,754 SF (16.7%)
FLOOR RATIO AREA (FAR): - - - - SEE SHEET A-003 FOR CALCULATIONS	0.96
BUILDING HEIGHT (TOP OF ROOF SLAB): - - (7 - STORIES) - - - - - - - (SEE EXTERIOR ELEVATIONS FOR ALL PARAPET HEIGHTS)	75 FT

PROPOSED HOTEL FLOOR AREAS:

FIRST FLOOR:	17,754 SF	6 ROOMS
SECOND FLOOR:	14,931 SF	28 ROOMS
THIRD FLOOR:	14,931 SF	28 ROOMS
FOURTH FLOOR:	14,931 SF	28 ROOMS
FIFTH FLOOR:	14,931 SF	28 ROOMS
SIXTH FLOOR:	14,931 SF	28 ROOMS
SEVENTH FLOOR:	14,931 SF	28 ROOMS
TOTAL:	107,340 SF	174 ROOMS

PARKING INFORMATION:

PARKING REQUIRED (0.75 X174 ROOMS):	131
PARKING PROVIDED (INCLUDES 5 HC SPACES):	131
BIKE PARKING PROVIDED:	6

LOADING SPACES:

LOADING SPACES REQUIRED:	1
LOADING SPACES PROVIDED:	1

MINIMUM BUILDING SETBACKS:

	REQUIRED:	PROVIDED:
NORTH:	191'-0"	191'-0"
SOUTH:	NA	14'-7"
EAST:	11'-6"	11'-6"
WEST:	NA	30'-5"

SITE PLAN

SCALE: 1" = 20'

HYDRANT PROTECTION NOTES:

THE FIRE HYDRANTS AND FDC's SHALL BE PROVIDED WITH BOLLARD PROTECTION (4' HIGH CONCRETE-FILLED PIPES) SPACED WITH A MINIMUM OF 4' CLEAR OF THE APPLICABLE HYDRANT / FDC. PROPER SIGNAGE WILL BE PROVIDED AT THE FDC FOR IDENTIFICATION PURPOSES.

BDA NOTES:

THE BUILDING WILL BE DESIGNED TO ACCOMMODATE A BDA SYSTEM - THE SYSTEM WILL BE PROVIDED SUBJECT TO TESTING.

MECHANICAL NOTE:

ALL MECHANICAL LOCATED ON THE ROOF OR GROUND WILL BE FULLY SCREENED BY PARAPETS OR EQUIPMENT SCREENS THAT ARE EQUAL IN HEIGHT OR TALLER THAN THE EQUIPMENT. THE EQUIPMENT WILL ALSO BE BUFFERED TO MITIGATE NOISE.

HOTEL AMENITIES:

BAR & LOUNGE - INTERNAL USE ONLY
KITCHEN AND DINING - INTERNAL USE ONLY
FITNESS AREA - INTERNAL USE ONLY
MEETING ROOMS - INTERNAL USE ONLY
DOG PARK - INTERNAL USE ONLY
POOL - INTERNAL USE ONLY

LINE LEGEND	
LINE TYPE	LINE DESIGNATION
PROPERTY LINE	
PARCEL LINE	

EASEMENT LEGEND	
EASEMENT TYPE	DESIGNATION
EXISTING TO REMAIN	
NEW	

NOTE: SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT. A SEPARATE BUILDING PERMIT MUST BE OBTAINED FOR ALL SIGNS.

NOTE: THE LIGHT POLES DO NOT CONFLICT WITH THE EASEMENTS, LANDSCAPING OR EASEMENTS (EXISTING OR ANTICIPATED).

NOTE: ALL CURBING SHALL BE TYPE "D"

NOTE: THE PROJECT HAS BEEN VERIFIED BY UTILIZATION OF BC GIS MAPS TO NOT BEING IN A WELL-FIELD

NOTE: ALL ON-SITE PAVING IS NEW ASPHALT EXCEPT WHERE NOTED (PAVERS AND EXISTING PARKING.

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project manager: AA
file name: 4065-A-001-SP
date: 12/23/2025

date	revision

HOTEL at CAMINO REAL

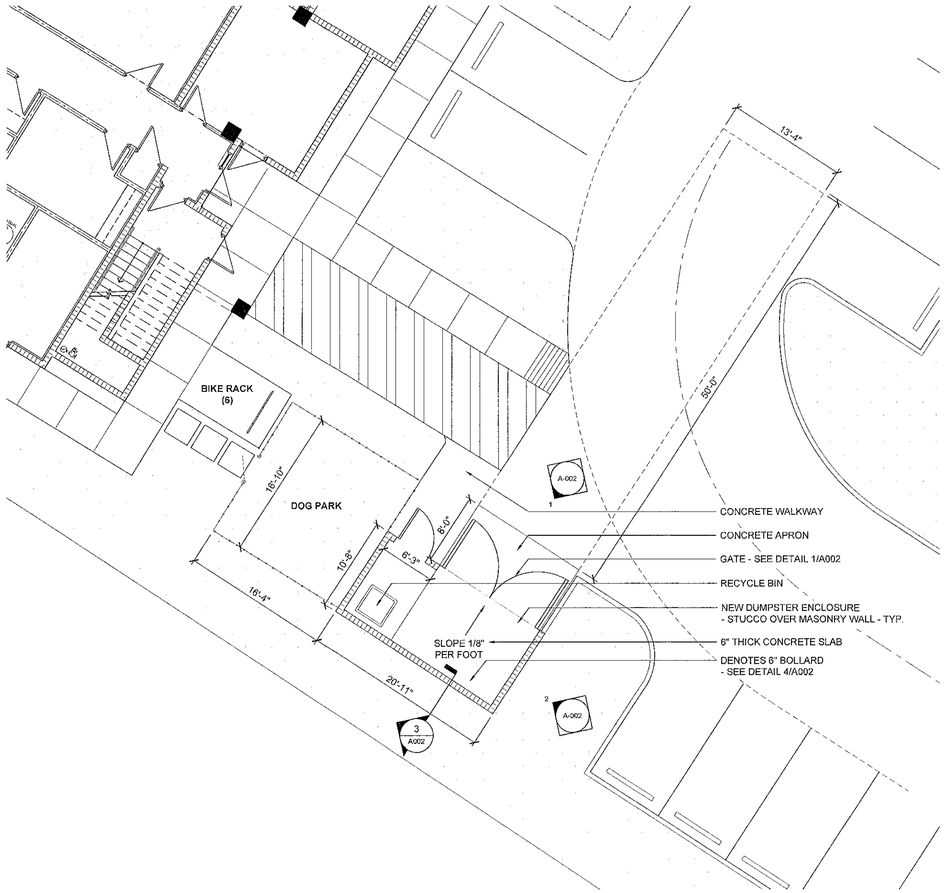
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

SITE PLAN

SEAL
STATE OF FLORIDA
ERIC ANDERSON
AR0010928
ERIC ANDERSON

DATE:

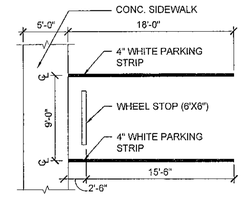
SHEET NO.
A-001



DUMPSTER 1 ENCLOSURE PLAN

1/8" = 1'-0"

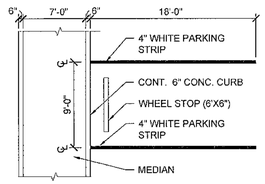
A / A002



PARKING AT CONC. SIDEWALK

1/8" = 1'-0"

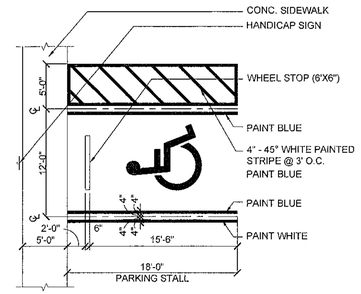
7 / A002



PARKING AT LANDSCAPE MEDIAN

1/8" = 1'-0"

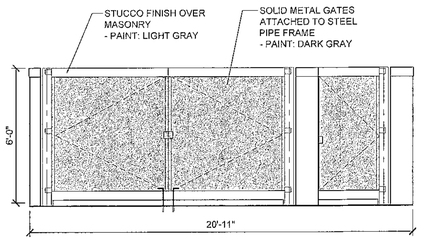
6 / A002



TYPICAL HANDICAP PARKING

1/8" = 1'-0"

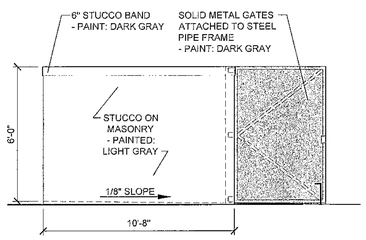
5 / A002



DUMPSTER ENCLOSURE FRONT ELEVATION

1/4" = 1'-0"

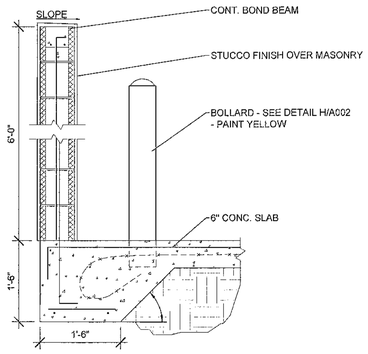
1 / A002



DUMPSTER ENCLOSURE SIDE ELEVATION

1/4" = 1'-0"

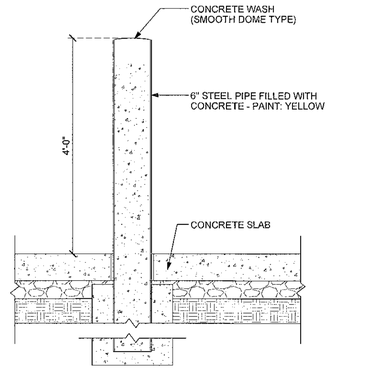
2 / A002



DUMPSTER ENCLOSURE SECTION

3/4" = 1'-0"

3 / A002



BOLLARD DETAIL

3/4" = 1'-0"

4 / A002

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principal:	ERIC ANDERSON
project manager:	AA
file name:	4085-A-002-SP-DT
date:	12/23/2025

date	revision:

HOTEL at CAMINO REAL

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

SITE PLAN DETAILS - DUMPSTER 1

SEAL

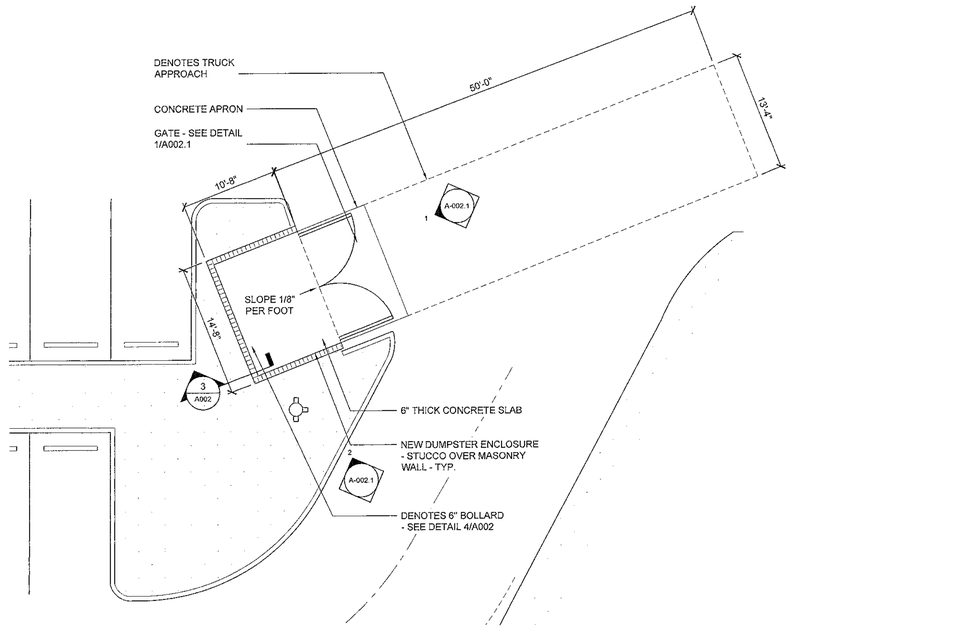
STATE OF FLORIDA
ERIC ANDERSON
AR0010838
REGISTERED ARCHITECT

ERIC ANDERSON

DATE:

SHEET NO.

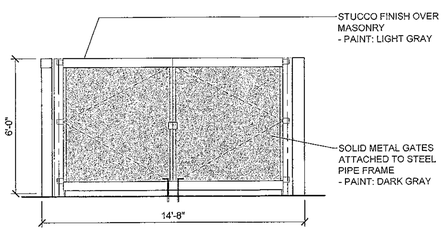
A-002



DUMPSTER 2 ENCLOSURE PLAN

A002.1

1/8" = 1'-0"

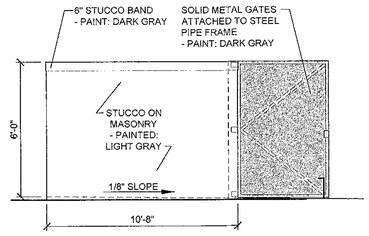


DUMPSTER ENCLOSURE FRONT ELEVATION

1

A002.1

1/4" = 1'-0"



DUMPSTER ENCLOSURE SIDE ELEVATION

2

A002.1

1/4" = 1'-0"

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project manager:	AA
file name:	4065-A-002.1-SP-DT
date:	12/23/2025

date	revision:

HOTEL at CAMINO REAL

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

SITE PLAN DETAILS - DUMPSTER 2

SEAL

STATE OF FLORIDA
ERIC ANDERSON
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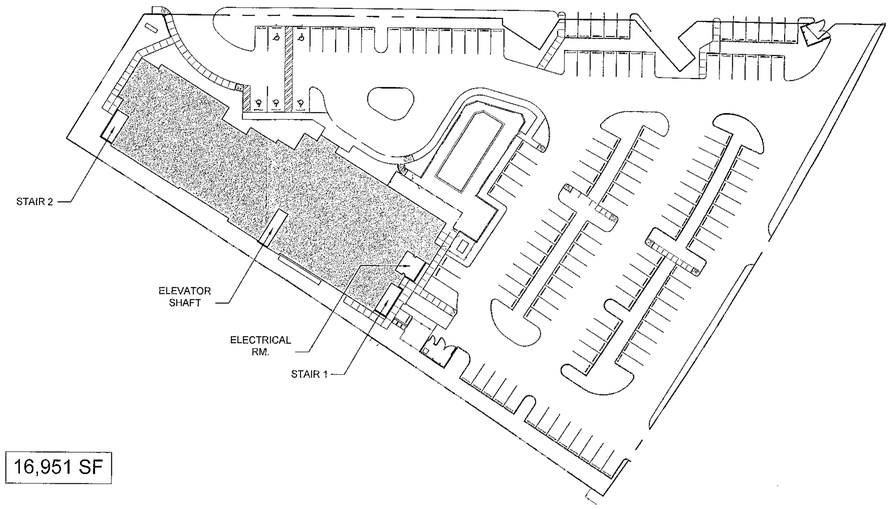
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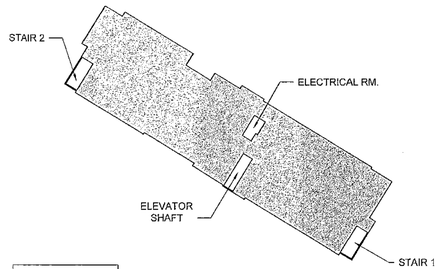
A-002.1

GROSS FLOOR AREA (GFA) = 102,271 SF
LOT AREA = 106,474 SF
FLOOR AREA RATIO (F.A.R.) = 102,271 / 106,474 = 0.96



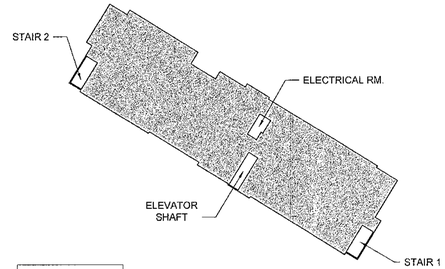
16,951 SF

FIRST FLOOR PLAN
N.T.S.



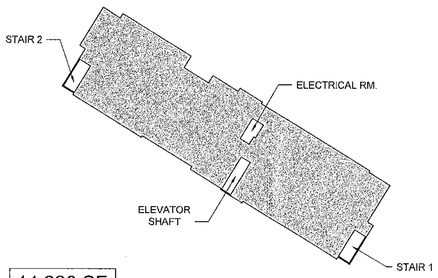
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2ND FLOOR PLAN
N.T.S.



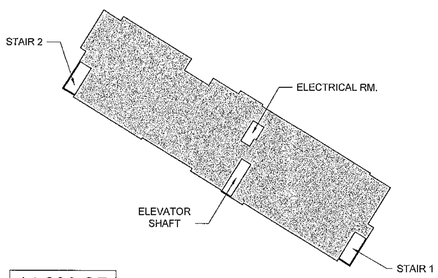
14,220 SF

3RD FLOOR PLAN
N.T.S.



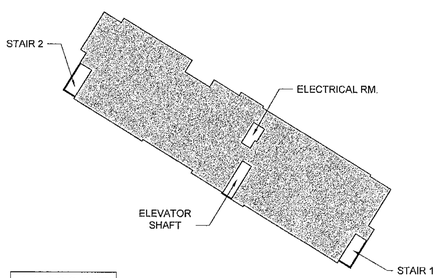
14,220 SF

4TH FLOOR PLAN
N.T.S.



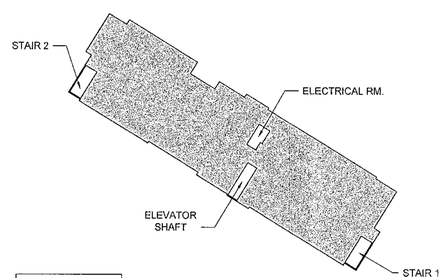
14,220 SF

5TH FLOOR PLAN
N.T.S.



14,220 SF

6TH FLOOR PLAN
N.T.S.



14,220 SF

7TH FLOOR PLAN
N.T.S.

FAR DIAGRAMS
SCALE: N.T.S.

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commission: 24.065
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project manager: AA
file name: 4065-A-003-FAR
date: 12/23/2025

date | revision:

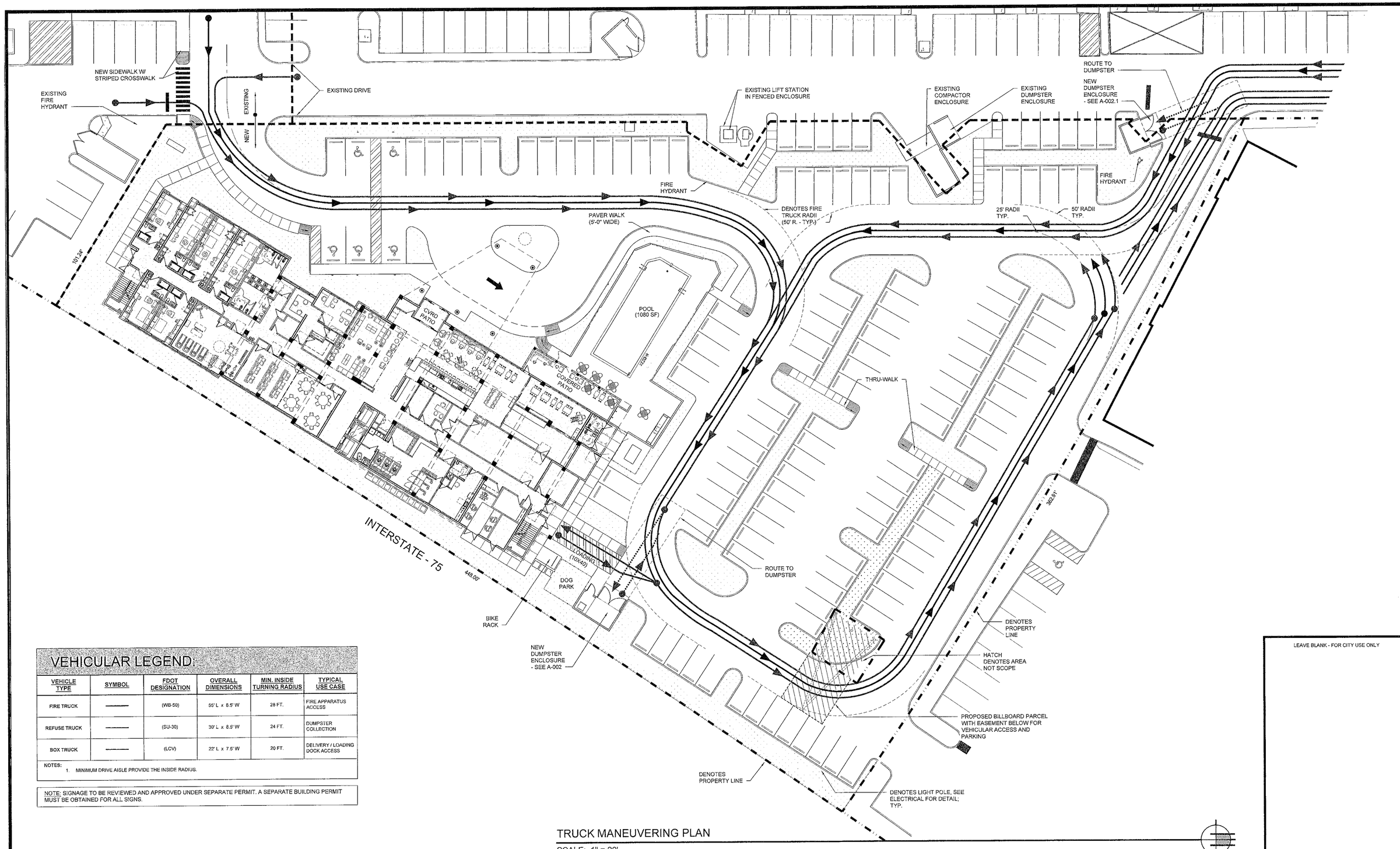
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INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

FAR DIAGRAMS

SEAL
STATE OF FLORIDA
ERIC ANDERSON
AR0010928
REGISTERED ARCHITECT
ERIC ANDERSON

DATE:

SHEET NO.
A-003



TRUCK MANEUVERING PLAN

SCALE: 1" = 20'

VEHICULAR LEGEND:

VEHICLE TYPE	SYMBOL	FDOT DESIGNATION	OVERALL DIMENSIONS	MIN. INSIDE TURNING RADIUS	TYPICAL USE CASE
FIRE TRUCK	———	(WB-50)	55' L x 8.5' W	28 FT.	FIRE APPARATUS ACCESS
REFUSE TRUCK	———	(SU-30)	30' L x 8.5' W	24 FT.	DUMPSTER COLLECTION
BOX TRUCK	———	(LCV)	22' L x 7.5' W	20 FT.	DELIVERY / LOADING DOCK ACCESS

NOTES:
1. MINIMUM DRIVE AISLE PROVIDE THE INSIDE RADIUS.

NOTE: SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT. A SEPARATE BUILDING PERMIT MUST BE OBTAINED FOR ALL SIGNS.

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www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4085-A-004-TR
date: 12/3/2025

date revision:

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

TRUCK MANEUVERING PLAN

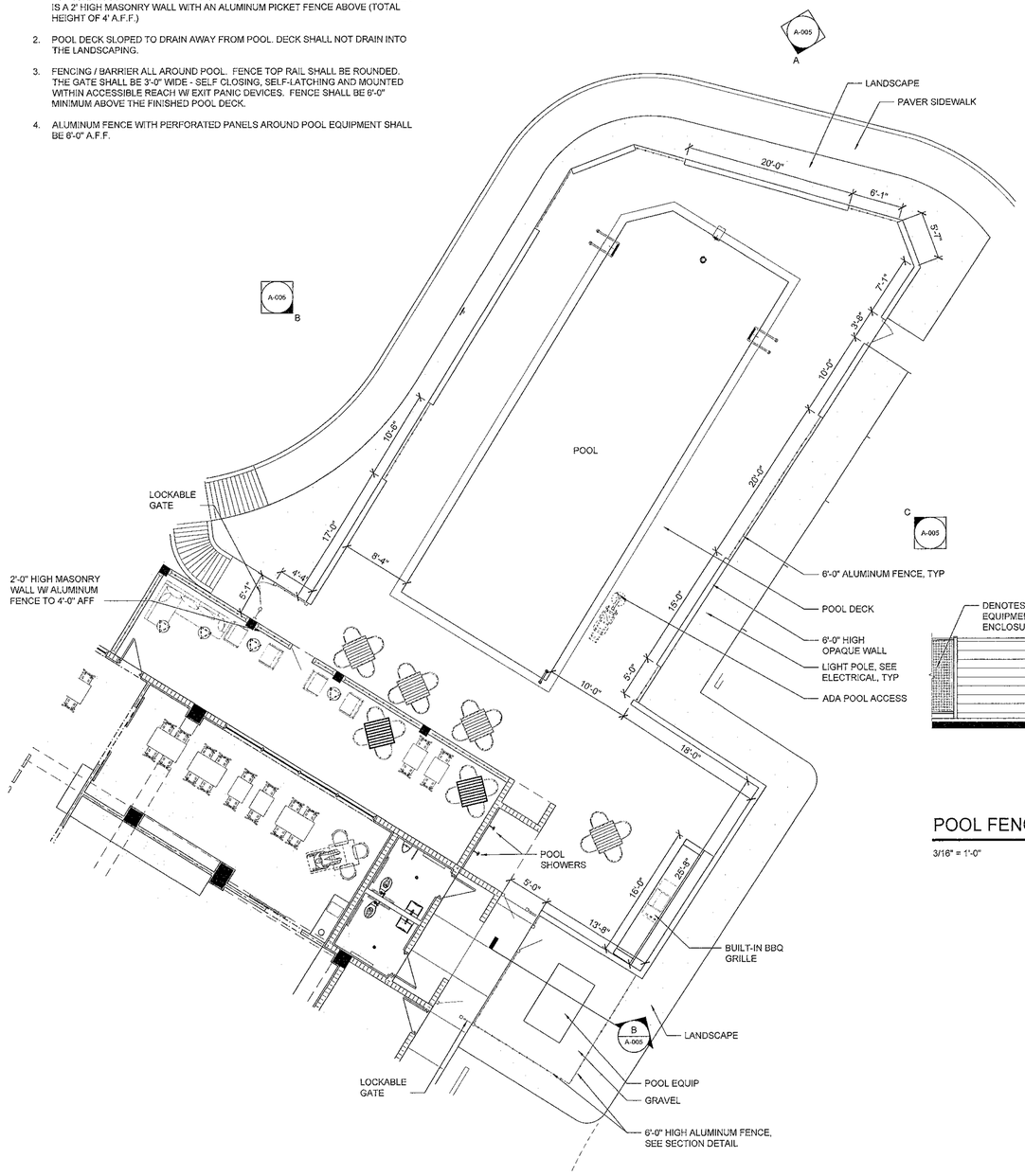
SEAL
STATE OF FLORIDA
ERIC ANDERSON
AR0010838
REGISTERED ARCHITECT
ERIC ANDERSON

DATE:

SHEET NO.
A-004

POOL AREA ENCLOSURE NOTES:

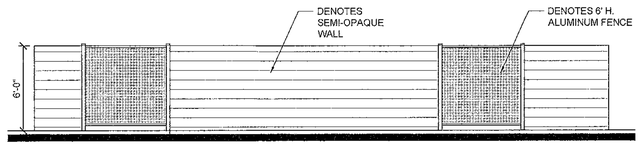
1. THE ENCLOSURE OF THE POOL IS A MIXTURE OF SOLID AND FENCED MATERIALS - 6' HIGH. THE BARRIER SEPARATING THE COVERED PATIO FROM THE POOL AREA IS A 2' HIGH MASONRY WALL WITH AN ALUMINUM PICKET FENCE ABOVE (TOTAL HEIGHT OF 4' A.F.F.)
2. POOL DECK SLOPED TO DRAIN AWAY FROM POOL. DECK SHALL NOT DRAIN INTO THE LANDSCAPING.
3. FENCING / BARRIER ALL AROUND POOL. FENCE TOP RAIL SHALL BE ROUNDED. THE GATE SHALL BE 3'-0" WIDE - SELF CLOSING, SELF-LATCHING AND MOUNTED WITHIN ACCESSIBLE REACH W/ EXIT PANIC DEVICES. FENCE SHALL BE 6'-0" MINIMUM ABOVE THE FINISHED POOL DECK.
4. ALUMINUM FENCE WITH PERFORATED PANELS AROUND POOL EQUIPMENT SHALL BE 6'-0" A.F.F.



POOL PLAN ENLARGEMENT

1/8" = 1'-0"

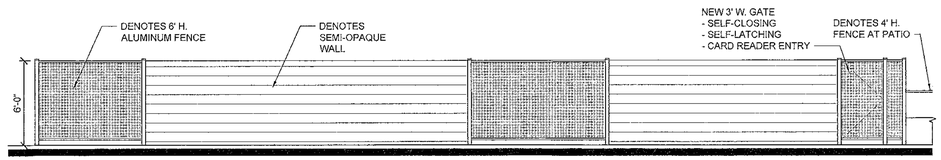
1 / A005



POOL FENCE & GATE ELEVATION - A

3/16" = 1'-0"

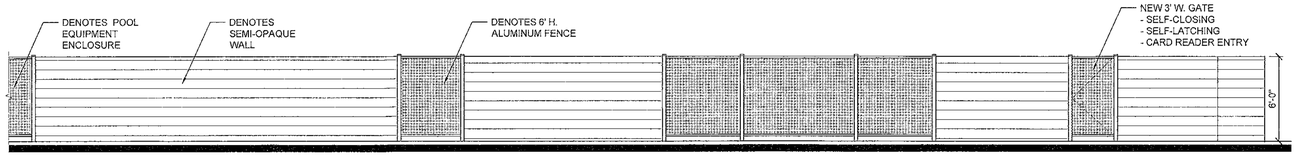
A / A005



POOL FENCE & GATE ELEVATION - B

3/16" = 1'-0"

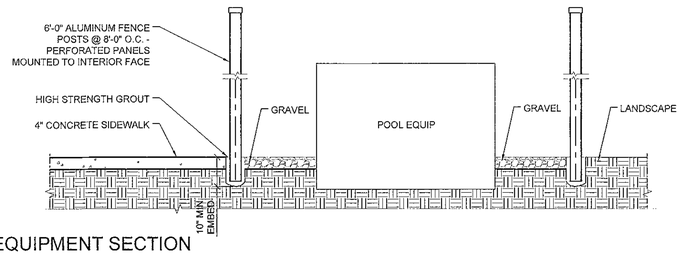
B / A005



POOL FENCE & GATE ELEVATION - C

3/16" = 1'-0"

C / A005



POOL EQUIPMENT SECTION

1/2" = 1'-0"

2 / A005

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project manager:	AA
file name:	4065-A-005-PL-EN
date:	12/23/2025

date	revision:

HOTEL at CAMINO REAL

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

POOL ENLARGEMENT & DETAILS

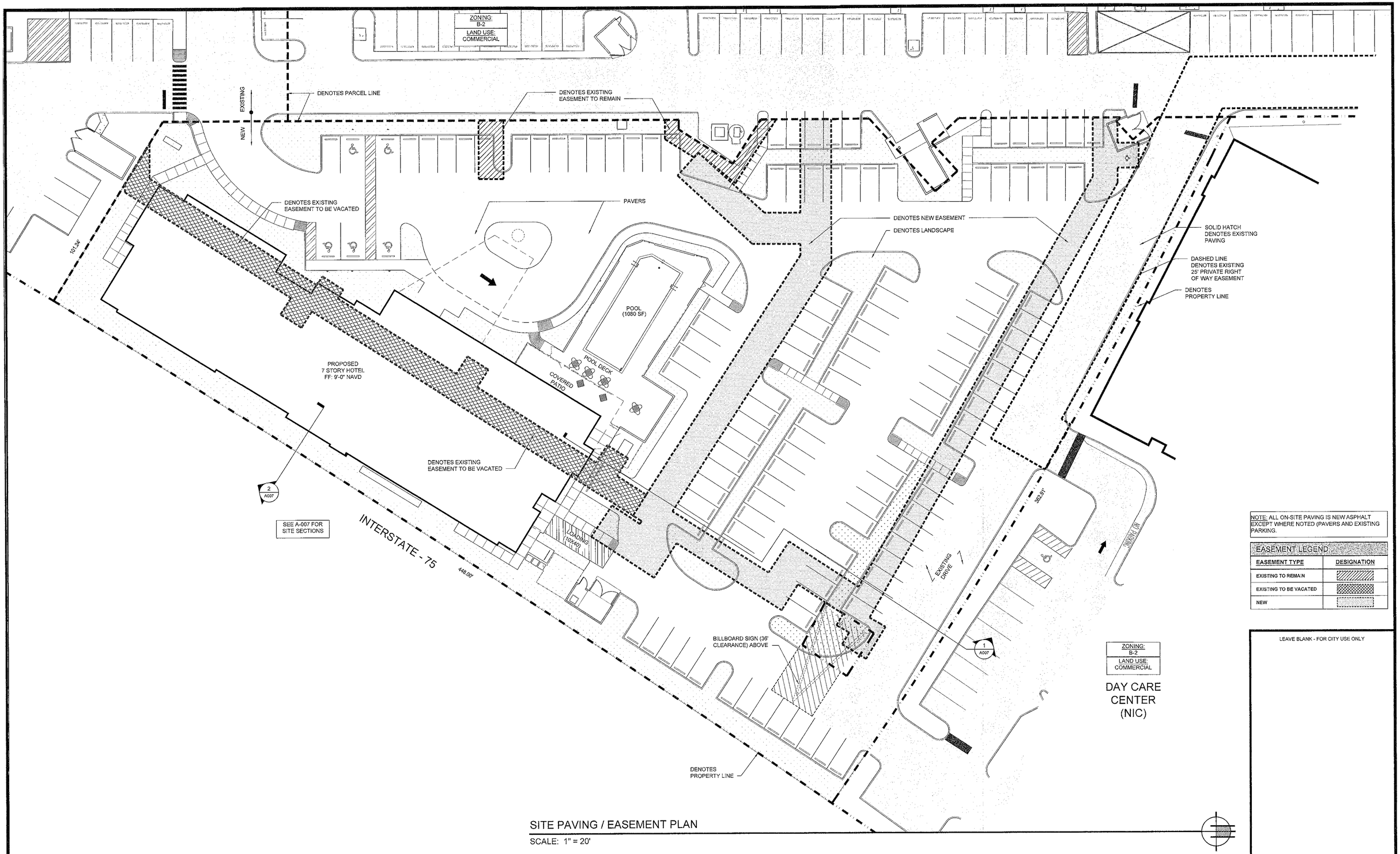
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DATE:

SHEET NO.

A-005



NOTE: ALL ON-SITE PAVING IS NEW ASPHALT EXCEPT WHERE NOTED (PAVERS AND EXISTING PARKING.

EASEMENT LEGEND	
EASEMENT TYPE	DESIGNATION
EXISTING TO REMAIN	
EXISTING TO BE VACATED	
NEW	

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SITE PAVING / EASEMENT PLAN

SCALE: 1" = 20'

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HOTEL at CAMINO REAL

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

SITE PAVING / EASEMENT PLAN

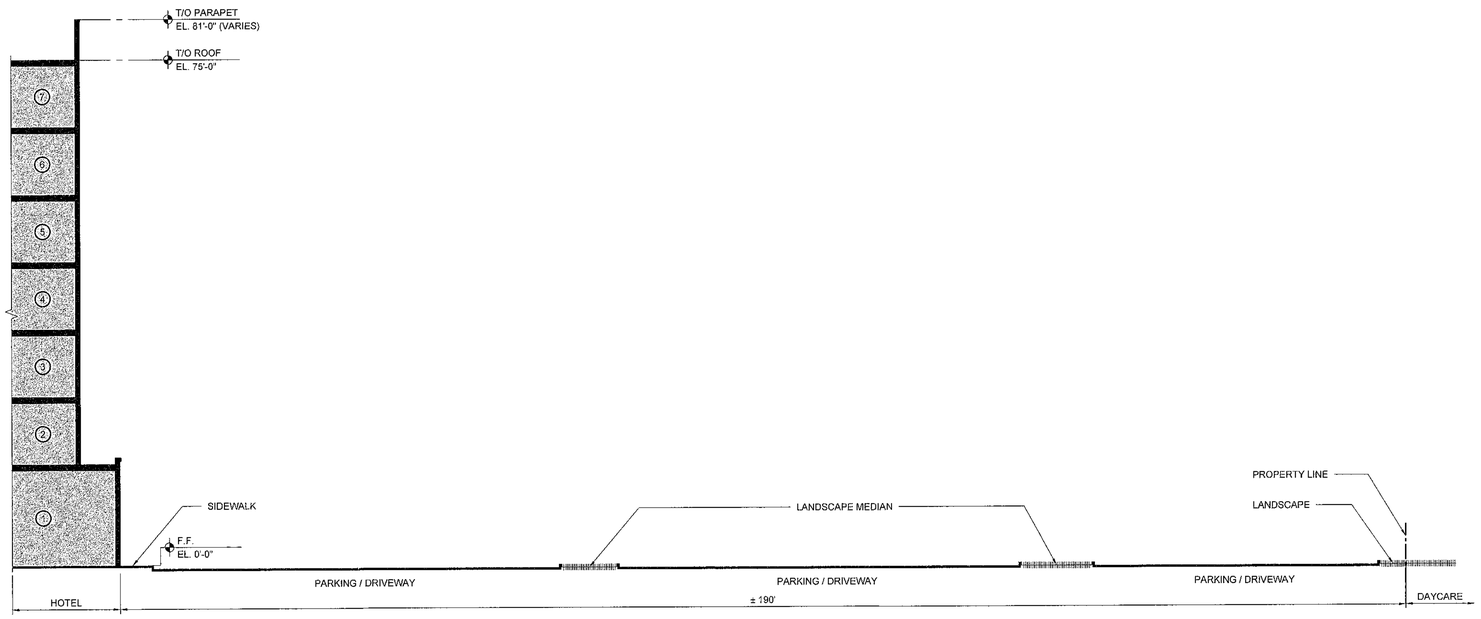
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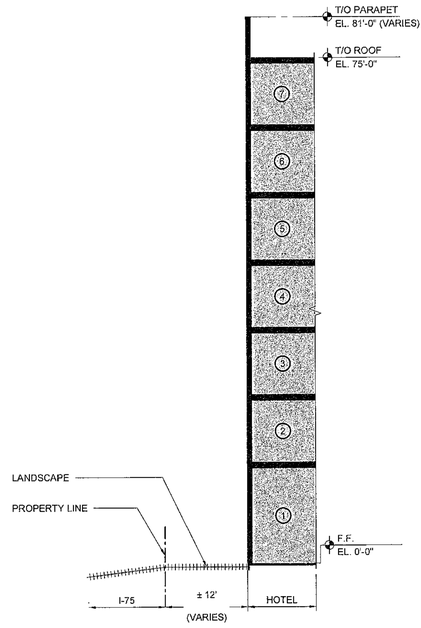
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SITE SECTION

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

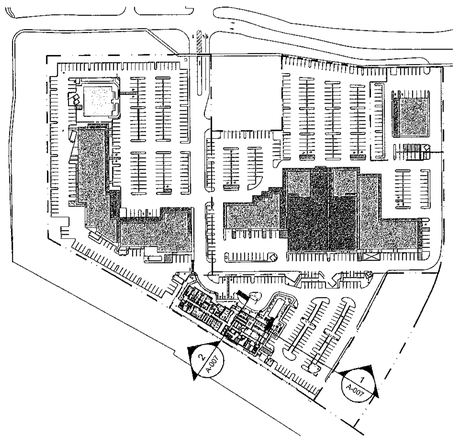
1
A-007



SITE SECTION

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

2
A-007



SITE SECTIONS - KEY PLAN

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project manager:	AA
file name:	4086-A-007-SX
date:	12/23/2025

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HOTEL at CAMINO REAL

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SUNRISE, FL 33326

HOTEL SITE SECTIONS

SEAL

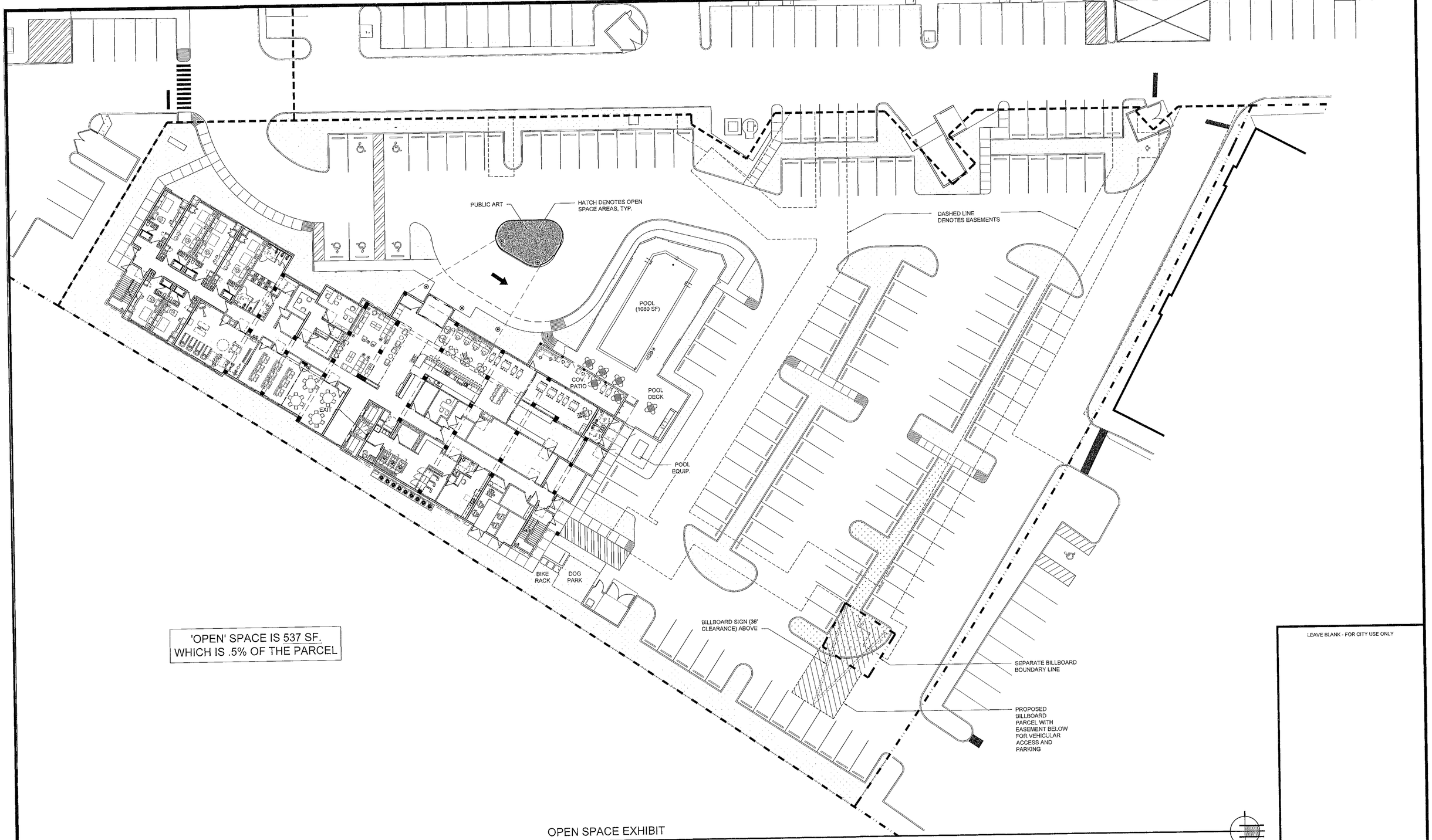
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ERIC ANDERSON
AR0010229
REGISTERED ARCHITECT

ERIC ANDERSON

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'OPEN' SPACE IS 537 SF.
WHICH IS .5% OF THE PARCEL

OPEN SPACE EXHIBIT

SCALE: 1" = 20'

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OPEN SPACE EXHIBIT

SEAL

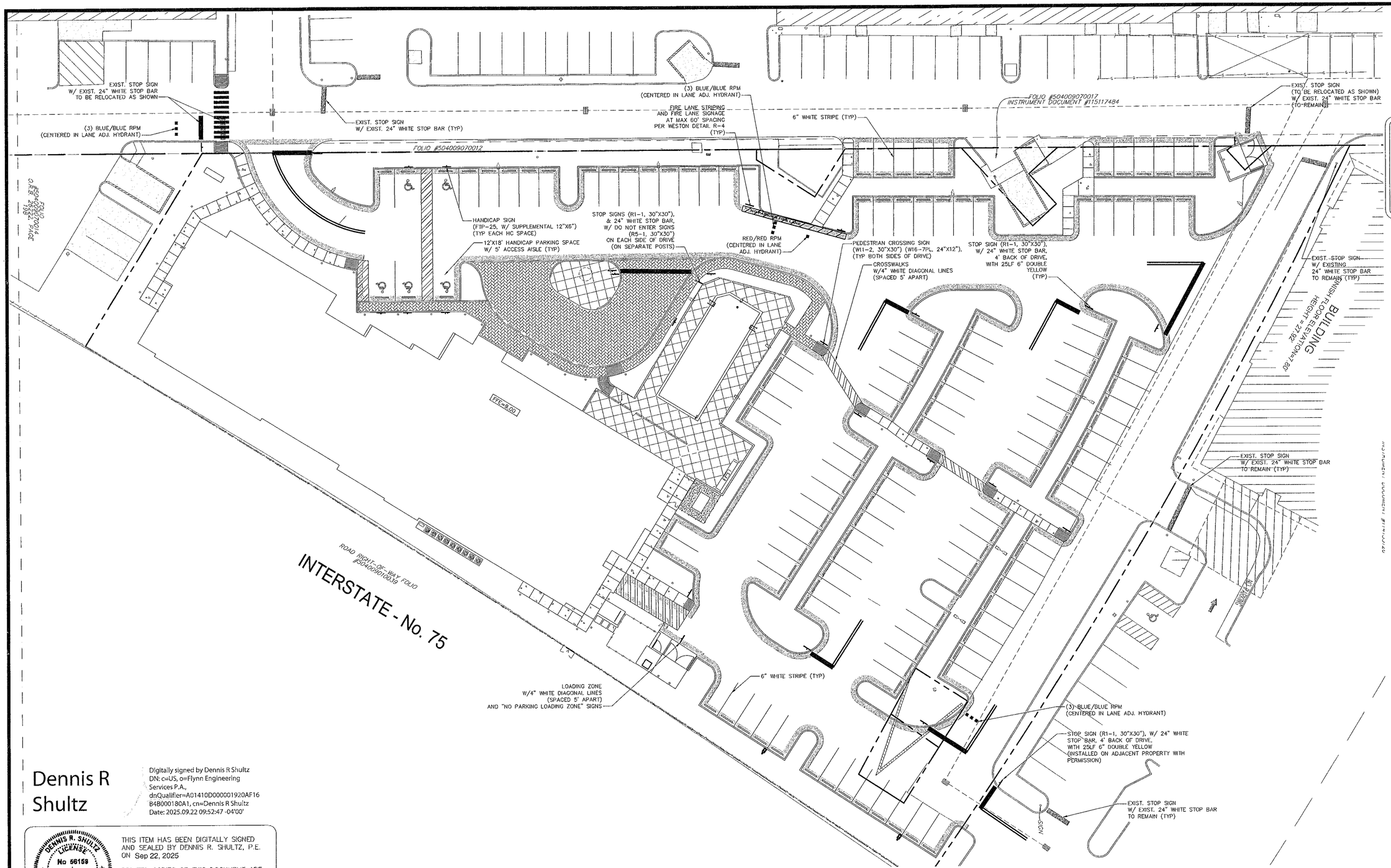
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VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29

1.51'

N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.51'
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'

SIGNAGE AND MARKING NOTES:

1. ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS TO BE PROVIDED ON THE SITE PLAN IN CONFIRMANCE WITH BCTE AND MUTCD STANDARDS.
2. ALL PAVEMENT MARKING AND SIGNAGE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARD (CURRENT EDITION).
3. REMOVAL OF PAVEMENT MARKINGS SHALL BE BY SAND OR HYDROBLASTING AS REQUIRED BY B.C.T.E.D.
4. ALL PAVEMENT MARKINGS ON ASPHALT SHALL BE THERMOPLASTIC WITH THE EXCEPTION OF PARKING STALL STRIPING WHICH SHALL BE REGULAR PAINT.
5. REFER TO SITE PLAN DETAILS SHEET A-002 FOR PARKING AND HANDICAP PARKING DETAILS.
6. FIRE LANE STRIPING SHALL COMPLY WITH NFPA 1 (18.2.3.6) AND CITY OF SUNRISE CODE OF ORDINANCES (CURRENT EDITION) 16-149.

20 0 10 20 40

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Scale:	1"=20'
Job No.	24-1840.00
Plot Date	09/22/25
Drawn by	DRS
Proj. Engr.	DRS
Appr. by	DRS

NORTH

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Dennis R Shultz

Digitally signed by Dennis R Shultz
DN: c=US, o=Flynn Engineering Services P.A., dnQualifier=A01410D000001920AF16B48000180A1, cn=Dennis R Shultz
Date: 2025.09.22 09:52:47 -04'00'

DENNIS R. SHULTZ LICENSE No 56159 STATE OF FLORIDA PROFESSIONAL ENGINEER

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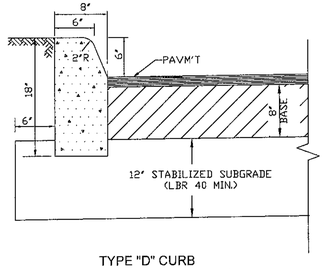
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HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

PAVEMENT MARKING & SIGNAGE PLAN

DATE: 09/22/25

DRAWING NO. C1.0

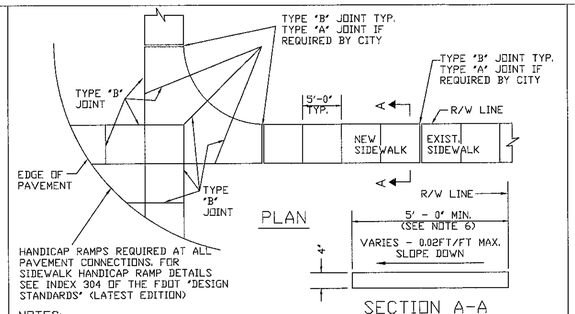


TYPE "D" CURB

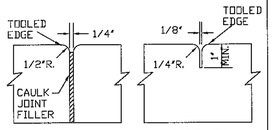
N.T.S.

CURB NOTES:
1. PROVIDE 1/4" WIDE CONTRACTION JOINT A MINIMUM OF 1-1/2" DEEP AND AT 10' SPACING MAXIMUM FOR ALL CURBS.
2. CONCRETE SHALL BE 3000 P.S.I. MIN. @ 28 DAYS.
3. TYPE "D" CURB FOR PARKING LOTS MAY BE INSTALLED AS "TRENCHED" D CURB WITH EXTRUDED TOP AT THE CONTRACTOR'S OPTION. TRENCHED CURB REQUIRES CITY TRENCH INSPECTION AND APPROVAL. EXTRUDED CURB MUST BE PLACED WITHIN 15 MINUTES OF PLACEMENT OF TRENCH CONCRETE. EXTRUDED CURB AND TRENCH CONCRETE SHALL BE MONOLITHIC.

TYPE "D" CURB DETAILS D-14



NOTES:
1. FOR NEW SIDEWALK LOCATIONS SUBGRADE BELOW SIDEWALK SHALL BE A MIN. L.B.R.-40 COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
2. CONCRETE TO BE 3,000 P.S.I.@ 28 DAYS
3. ALL JOINTS AND EDGES OF NEW SIDEWALK SHALL BE TOOLED. NO SAWCUT JOINTS ARE PERMITTED IN NEW SIDEWALK.
4. THE USE OF WIRE MESH REINFORCEMENT IN SIDEWALK WILL NOT BE PERMITTED
5. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE "AMERICAN WITH DISABILITIES ACT". CROSS SLOPES SHALL NOT EXCEED 0.02"/FT (2.0%).
6. ALL SIDEWALKS SHALL BE 4" THICK EXCEPT AT DRIVEWAY CROSSINGS AND OTHER VEHICULAR CROSSING AREAS WHERE THE SIDEWALK SHALL BE A MINIMUM OF 6" THICK.
7. MINIMUM WIDTH OF SIDEWALK PLACED AT BACK OF CURB IS 6'-0".
8. FOR TYPE "A" EXPANSION JOINTS PRE-MOULDED EXPANSION MATERIAL IS NOT PERMITTED. EXPANSION JOINTS TO BE USED ONLY IF APPROVED BY THE ENGINEERING DIVISION AND SHALL BE SEALED WITH APPROVED FLEXIBLE RUBBERIZED CAULK.
9. SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH.

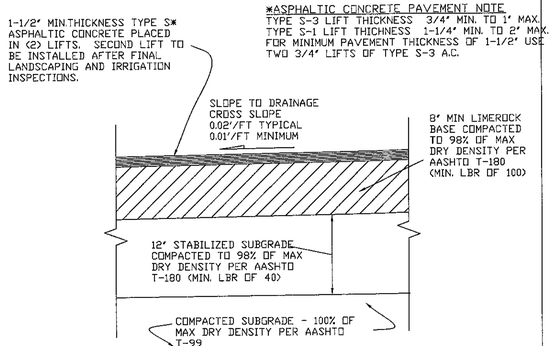


SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	ONLY WHERE DIRECTED BY THE CITY
'B'	5'-0" MINIMUM CENTER TO CENTER ON SIDEWALK

SIDEWALK CONSTRUCTION DETAILS D-17

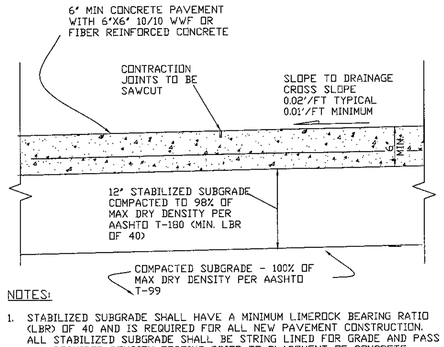
NOT TO SCALE



NOTES:
1. STABILIZED SUBGRADE SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40 AND IS REQUIRED FOR ALL NEW PAVEMENT CONSTRUCTION. ALL STABILIZED SUBGRADE SHALL BE STRING LINED FOR GRADE AND PASS ALL REQUIRED DENSITY TESTING PRIOR TO PLACEMENT OF LIMEROCK BASE. AREAS BELOW DESIGN GRADE MAY BE CORRECTED BY PLACEMENT OF ADDITIONAL LIMEROCK MATERIAL. AREAS ABOVE DESIGN GRADE MUST BE CORRECTED AND REINSPECTED PRIOR TO LIMEROCK PLACEMENT.
2. LIMEROCK BASE FOR ROADWAYS AND PARKING LOTS SHALL BE A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM. BASE THICKNESS GREATER THAN 8" SHALL BE PLACED IN EQUAL LIFTS NOT EXCEEDING 6".
3. PRIME COAT SHALL BE APPLIED TO ALL FINISHED LIMEROCK BASE SURFACES AFTER BOARDING AND DENSITY INSPECTIONS. APPLICATION RATES AND MATERIALS SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS.
4. TACK COAT SHALL BE PLACED AS REQUIRED ON EXISTING ASPHALT SURFACES BEFORE APPLICATION OF AN OVERBUILD LAYER AND TO NEW SURFACES BETWEEN LIFTS. APPLICATION RATES AND MATERIALS SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS.
5. FINAL PAVEMENT LIFT CANNOT BE PLACED UNTIL ALL PROJECT LANDSCAPING IS IN PLACE AND THE IRRIGATION SYSTEM IS INSTALLED AND APPROVED.

ASPHALTIC CONCRETE PAVEMENT DETAIL
MINOR ROADWAYS AND PARKING LOTS D-20

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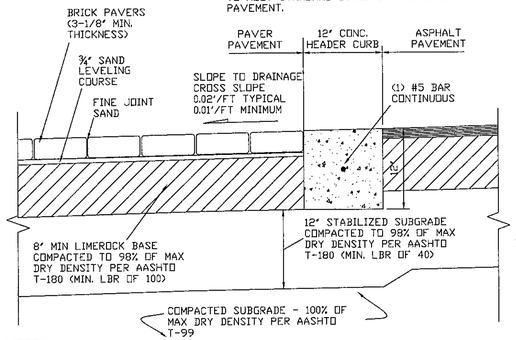


NOTES:
1. STABILIZED SUBGRADE SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40 AND IS REQUIRED FOR ALL NEW PAVEMENT CONSTRUCTION. ALL STABILIZED SUBGRADE SHALL BE STRING LINED FOR GRADE AND PASS ALL REQUIRED DENSITY TESTING PRIOR TO PLACEMENT OF CONCRETE PAVEMENT. ALL AREAS FOUND TO BE ABOVE OR BELOW THE DESIGN GRADE MUST BE CORRECTED AND REINSPECTED PRIOR TO CONCRETE PAVEMENT CONSTRUCTION
2. CONCRETE PAVEMENT SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
3. DESIGN OF CONSTRUCTION, EXPANSION AND CONTRACTION JOINTS AND LOCATIONS SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER. DESIGN SHALL PROVIDE UNIFORM SPACING AND ACHIEVE CONTROLLED CRACKING. EXPANSION JOINTS ARE REQUIRED WHERE THE CONCRETE PAVEMENT MEETS CURBING.
4. ALL CONCRETE PAVEMENT SHALL BE CURED IN ACCORDANCE WITH FDOT SPECIFICATIONS AND SHALL HAVE A BROOM FINISH.
5. COLORED AND/OR STAMPED CONCRETE PAVEMENT WILL REQUIRE CITY APPROVAL OF BOTH THE COLOR AND STAMP PATTERN.
6. CONCRETE PAVEMENT SHALL BE SAWCUT ALONG ALL CITY OF SUNRISE EASEMENT LINES.
7. USE OF CONCRETE PAVEMENT TO BE APPROVED BY THE CITY OF SUNRISE.

CONCRETE PAVEMENT DETAIL
MINOR ROADWAYS AND PARKING LOTS D-21

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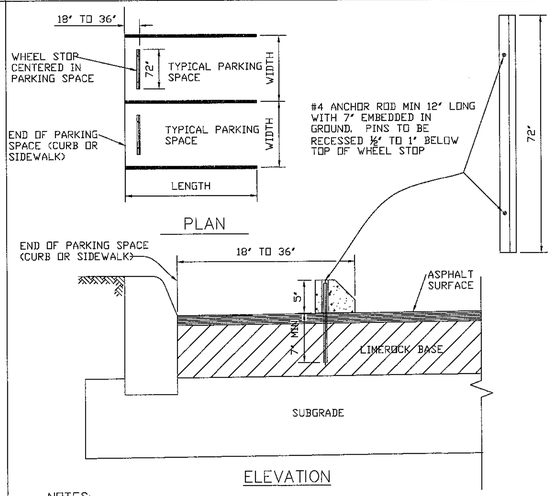
NOTE:
HEADER CURB REQUIRED FOR CONNECTION TO ASPHALTIC CONCRETE PAVEMENT. BRICK PAVERS TO MEET STANDARD CURBING AT EDGE OF PAVEMENT.



NOTES:
1. STABILIZED SUBGRADE SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40 AND IS REQUIRED FOR ALL NEW PAVEMENT CONSTRUCTION. ALL STABILIZED SUBGRADE SHALL BE STRING LINED FOR GRADE AND PASS ALL REQUIRED DENSITY TESTING PRIOR TO PAVER CONSTRUCTION. AREAS BELOW THE DESIGN GRADE MUST BE CORRECTED AND REINSPECTED PRIOR TO PAVER CONSTRUCTION.
2. LIMEROCK BASE FOR ROADWAYS AND PARKING LOTS SHALL BE A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM. BASE THICKNESS GREATER THAN 8" SHALL BE INSTALLED IN EQUAL LIFTS NOT EXCEEDING 6".
3. BASE PRIME COAT WILL NOT BE REQUIRED FOR BRICK PAVER BASE.
4. SHOP DRAWING AND SUBMITTALS REQUIRED FOR THE PROPOSED PAVER MODULES, PAVER PATTERN, LEVELING SAND AND JOINT SAND MATERIALS. PAVERS SHALL BE LAID LEVEL TO ALL ADJACENT PAVERS AND TO THE FINISH GRADE WITH A TOLERANCE OF 1/4".
5. PAVER PAVEMENT SHALL BE PROTECTED FROM ALL TRAFFIC UNTIL COMPLETED AND APPROVED FOR USE BY THE CITY ENGINEERING DIVISION INSPECTOR.
6. USE OF BRICK PAVER PAVEMENT WILL REQUIRE APPROVAL BY THE CITY. APPROVAL SHALL INCLUDE LOCATION, COLOR AND PAVER PATTERN.

BRICK PAVER PAVEMENT DETAIL
MINOR ROADWAYS AND PARKING LOTS D-22

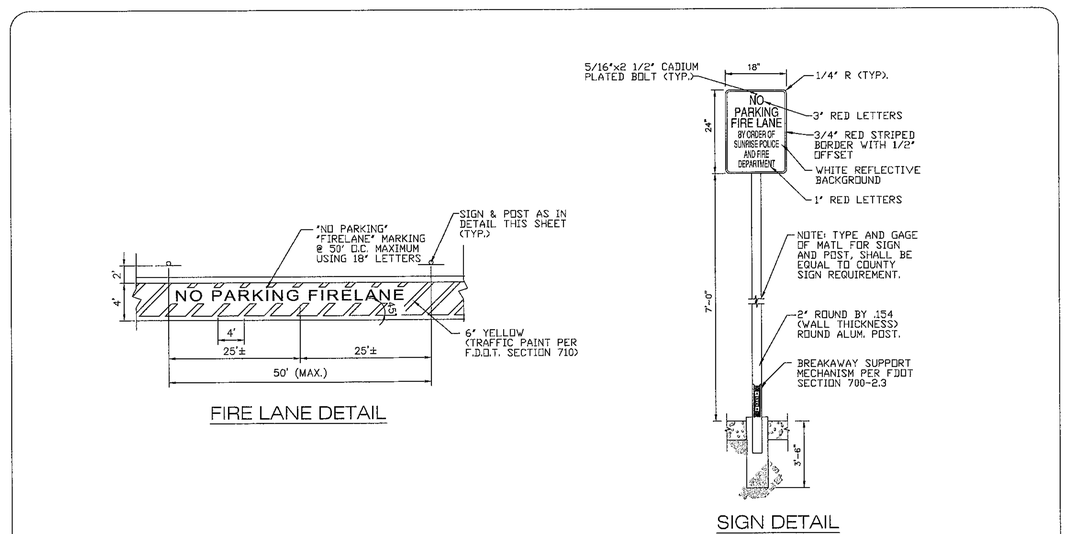
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NOTES:
1. WHEELSTOP SIZES MAY VARY DEPENDING ON MANUFACTURER.
2. WHEELSTOPS SHALL BE UNPAINTED OR PAINTED WHITE OR YELLOW EXCEPT AT HANDICAP SPACES WHICH SHALL IN ALL CASES BE UNPAINTED.
3. ANCHOR RODS SHALL BE MINIMUM OF #4 REBAR, 12" LONG WITH 7" MINIMUM EMBEDMENT.
4. IN PAVER AREAS THE ANCHOR RODS SHALL BE A MINIMUM OF 18" LONG. HOLES SHALL BE PRE-DRILLED.
5. WHEELSTOPS ARE REQUIRED ON ALL ANGLED PARKING SPACES (EXCEPT PARALLEL SPACES) AND ALL PARKING SPACES LESS THAN 20 FEET IN LENGTH.
6. DISTANCE FROM END OF PARKING TO FACE OF WHEELSTOP SHALL BE THE SAME THROUGHOUT THE PROJECT

WHEELSTOP DETAIL D-25

NOT TO SCALE



CITY OF SUNRISE FLORIDA

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
STANDARD

FIRE LANE STRIPING AND SIGNAGE DETAIL

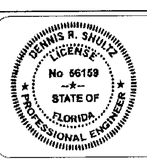
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Plot Date	09/18/25
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Proj. Engr.	DRS
Appr. by	DRS

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DENNIS R. SHULTZ, P.E. ON Sep 22, 2025

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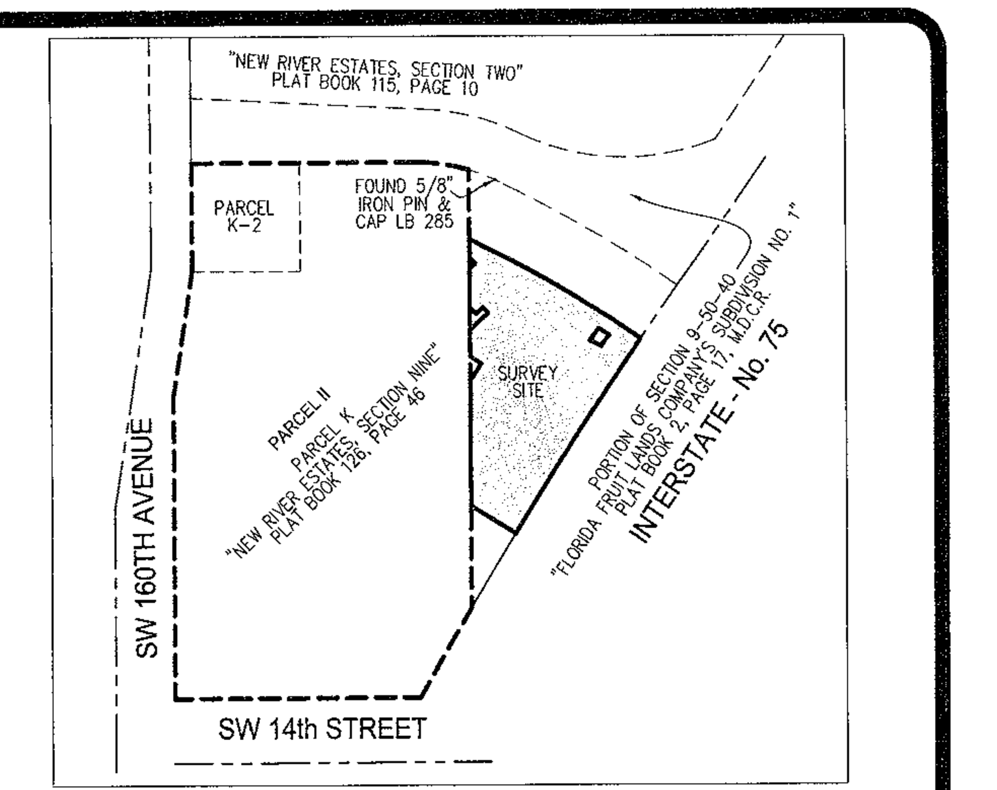
HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

SITE PLAN DETAILS

DATE: 09/18/25

DRAWING NO. C1.1





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

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 THE NORTHEAST CORNER OF SAID PARCEL "K", BEING A POINT ON A CURVE; THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID PARCEL "K" AND ON SAID CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 54°50'09" EAST, WITH A RADIUS OF 8,859.37 FEET, A CENTRAL ANGLE OF 00°48'30", AN ARC DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING (1); THENCE CONTINUING SOUTHWESTERLY ON SAID EASTERLY LINE, WITH A RADIUS OF 8,859.37 FEET, A CENTRAL ANGLE OF 02°53'50", AN ARC DISTANCE OF 448.00 FEET; THENCE NORTH 58°32'27" WEST, RADIAL TO AFOREMENTIONED CURVE, A DISTANCE OF 101.24 FEET; THENCE NORTH 00°07'42" WEST, A DISTANCE OF 249.49 FEET; THENCE NORTH 89°52'18" EAST, A DISTANCE OF 4.72 FEET; THENCE NORTH 32°32'19" EAST, A DISTANCE OF 30.99 FEET; THENCE NORTH 57°27'41" WEST, A DISTANCE OF 25.47 FEET; THENCE NORTH 00°07'42" WEST, A DISTANCE OF 52.31 FEET; THENCE NORTH 47°40'58" EAST, A DISTANCE OF 47.49 FEET; THENCE NORTH 42°19'02" WEST, A DISTANCE OF 14.50 FEET; THENCE SOUTH 47°40'58" WEST, A DISTANCE OF 18.40 FEET; THENCE NORTH 42°19'02" WEST, A DISTANCE OF 17.59 FEET; THENCE NORTH 00°07'42" WEST, A DISTANCE OF 78.34 FEET; THENCE SOUTH 42°19'02" EAST, A DISTANCE OF 2.83 FEET; THENCE NORTH 47°40'58" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 42°19'02" WEST, A DISTANCE OF 16.07 FEET; THENCE NORTH 00°07'42" WEST, A DISTANCE OF 35.24 FEET; THENCE SOUTH 64°07'42" EAST, A DISTANCE OF 20.68 FEET TO A POINT OF CURVE; THENCE EASTERLY, ON SAID CURVE TO THE RIGHT, WITH A RADIUS OF 2,232.21 FEET, A CENTRAL ANGLE OF 09°18'54", AN ARC DISTANCE OF 362.91 FEET TO THE POINT OF BEGINNING. (1)

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA AND CONTAINING 107,232 SQUARE FEET (2.4617 ACRES), MORE OR LESS.

LESS THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "K", BEING A POINT ON A CURVE; THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID PARCEL "K" AND ON SAID CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 54°50'09" EAST, WITH A RADIUS OF 8,859.37', A CENTRAL ANGLE OF 01°03'22", AN ARC DISTANCE OF 163.30 FEET; THENCE NORTH 45°36'49" WEST, A DISTANCE OF 55.58 FEET TO THE POINT OF BEGINNING (2); THENCE NORTH 57°22'49" WEST, A DISTANCE OF 24.48 FEET; THENCE SOUTH 32°37'24" WEST, A DISTANCE OF 27.93 FEET; THENCE SOUTH 61°30'45" EAST, A DISTANCE OF 23.42 FEET; THENCE NORTH 35°04'17" EAST, A DISTANCE OF 26.26 FEET TO THE POINT OF BEGINNING (2).

PARCEL II: (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH THOSE NON-EXCLUSIVE EASEMENT RIGHT(S) FOR UTILITIES, DRAINAGE, ACCESS AND PARKING AS CREATED BY THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED NOVEMBER 9, 1987, IN OFFICIAL RECORDS BOOK 14942, PAGE 872, AMENDED IN OFFICIAL RECORDS BOOK 16928, PAGE 999, AND OFFICIAL RECORDS BOOK 26682, PAGE 130, AND OFFICIAL RECORDS BOOK 40462, PAGE 629, AS FURTHER AMENDED IN OFFICIAL RECORDS BOOK 41512, PAGE 1242, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #3413; ELEVATION: 8.515 FEET, BENCHMARK #2502; ELEVATION: 6.00 FEET & BENCHMARK #2501; ELEVATION: 6.398.
3. FLOOD ZONE: AH; BASE FLOOD ELEVATION: 8 FEET; COMMUNITY #120328; PANEL #1203280530H; MAP DATE: 8/18/14.
4. THIS SITE LIES IN SECTION 9, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE EASTERLY LINE PARCEL K HAVING A CHORD BEARING OF N34°38'09"E.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: H & M DEVELOPMENT, LLC; CHICAGO TITLE INSURANCE COMPANY; WESTON HOTEL MANAGEMENT 18 LLC, A FLORIDA LIMITED LIABILITY COMPANY; INDIAN TRACE LAND HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; & SEYMOUR N. SINGER, P.A.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9. ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER: 11873129, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JULY 15, 2024 AT 8:00 PM. REVISION NUMBER 4, DATED 7/26/24. THE FOLLOWING ARE SCHEDULE B, PART II EXCEPTIONS TO SAID COMMITMENT:
   - ITEMS 1, 2, 3, 4 & 5: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 6: UTILITY EASEMENT AND DEDICATIONS IN PLAT BOOK 126, PAGE 46; TOGETHER WITH SCRIVENERS ERROR AFFIDAVIT IN O.R.B. 22102, PAGE 20 APPLY TO THIS SITE AS DEPICTED HEREON THERE ARE NO PLOTTED EASEMENT ON THIS SITE.
   - ITEM 7: RESERVATION IN IN DEED NO. 1474 IN DEED BOOK 458, PAGE 493; AS AFFECTED BY NON-USE COMMITMENT NO. 558 IN O.R.B. 13501, PAGE 387 AND O.R.B. 13594, PAGE 572 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 8: RESOLUTION IN O.R.B. 3438, PAGE 60 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 9: ORDINANCE NO. 77-36(Z) IN O.R.B. 7340, PAGE 895 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 10: PRIVATE RIGHT-OF-WAY EASEMENT IN O.R.B. 14536, PAGE 587 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 11: SEWERAGE AGREEMENT IN O.R.B. 5832, PAGE 92; AS ASSIGNED IN O.R.B. 5948, PAGE 772 DOES NOT APPLY TO THIS SITE.
   - ITEM 12: WATER AGREEMENT IN O.R.B. 5832, PAGE 62; AS ASSIGNED IN O.R.B. 5948, PAGE 772 DOES NOT APPLY TO THIS SITE.
   - ITEM 13: COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, AND EASEMENTS IN O.R.B. 8919, PAGE 63; AMENDED IN O.R.B. 9003, PAGE 805, O.R.B. 9429, PAGE 170, O.R.B. 9598, PAGE 685, O.R.B. 9987, PAGE 610, O.R.B. 10584, PAGE 105, O.R.B. 12278, PAGE 506, O.R.B. 13267, PAGE 375, O.R.B. 13501, PAGE 377, O.R.B. 20166, PAGE 171, O.R.B. 20166, PAGE 174, AND O.R.B 14794, PAGE 318 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 14: FLORIDA, POWER & LIGHT COMPANY EASEMENT IN O.R.B. 10452, PAGE 174 DOES NOT APPLY TO THIS SITE.
   - ITEM 15: FLORIDA, POWER & LIGHT COMPANY EASEMENT IN O.R.B. 10749, PAGE 236 DOES NOT APPLY TO THIS SITE.
   - ITEM 16: EASEMENT IN O.R.B. 14891, PAGE 182 DOES NOT APPLY TO THIS SITE.
   - ITEM 17: COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS AND ASSESSMENTS IN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS IN O.R.B. 14942, PAGE 872; AMENDED IN O.R.B. 16928, PAGE 999, IN O.R.B 26682, PAGE 130, AND O.R.B. 40462, PAGE 629; AS FURTHER AMENDED IN O.R.B. 41512, PAGE 1242 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 18: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 15308, PAGE 390 DOES NOT APPLY TO THIS SITE.
   - ITEM 19: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 15308, PAGE 420 DOES NOT APPLY TO THIS SITE.
   - ITEM 20: DEVELOPER AGREEMENT IN O.R.B. 15051, PAGE 740 DOES NOT APPLY TO THIS SITE.
   - ITEM 21: MAINTENANCE AGREEMENT IN O.R.B. 15507, PAGE 715 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 22: EASEMENT IN O.R.B. 18096, PAGE 975; AS CORRECTED IN O.R.B. 22102, PAGE 8 APPLY TO THIS SITE AS DEPICTED HEREON.
   - ITEM 23: DEVELOPER AGREEMENT IN O.R.B. 22303, PAGE 235 DOES NOT APPLY TO THIS SITE.
   - ITEM 24: MAINTENANCE AGREEMENT IN O.R.B. 22269, PAGE 514 DOES NOT APPLY TO THIS SITE.
   - ITEM 25: NON-EXCLUSIVE UTILITY EASEMENT IN O.R.B. 23563, PAGE 521 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 26: COVENANT IN O.R.B. 23868, PAGE 48; AMENDED IN O.R.B. 26554, PAGE 294 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 27: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 23105, PAGE 594 LIES ADJACENT TO THE SOUTHERLY LINE OF THIS SITE AS DEPICTED HEREON.
   - ITEM 28: SANITARY SEWER EASEMENT IN O.R.B. 17804, PAGE 757 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 29: EASEMENT FOR UTILITIES, INGRESS, EGRESS AND PARKING IN O.R.B. 40462, PAGE 634; AS AMENDED IN O.R.B. 41512, PAGE 1237 DOES NOT APPLY TO THIS SITE.
   - ITEM 30: EASEMENT AGREEMENT IN O.R.B. 49050, PAGE 371 APPLIES TO THIS SITE AS DEPICTED HEREON..
   - ITEMS 31 & 32: INTENTIONALLY DELETED.
11. THERE ARE ENCROACHMENT OF ASPHALT, CONCRETE, CONCRETE BLOCK WALLS, CHAIN LINK FENCES, GATES, ANTENNA AND BILLBOARD SIGN AT THE OUT PORTIONS AS WELL AS CHAIN LINK FENCE CROSSING THE EASTERLY PROPERTY LINE AS SHOWN HEREON.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

John F. Pulice

Digitally signed by John F. Pulice
Date: 2024.08.02 09:22:04 -04'00'

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2	#73097-UPDATE SURVEY-7/25/24	K.F.
1	#65382-ORIGINAL SURVEY-11/15/18	M.D.

PROPOSED HOTEL SITE
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FLORIDA 33326
(CITY OF SUNRISE, BROWARD COUNTY)

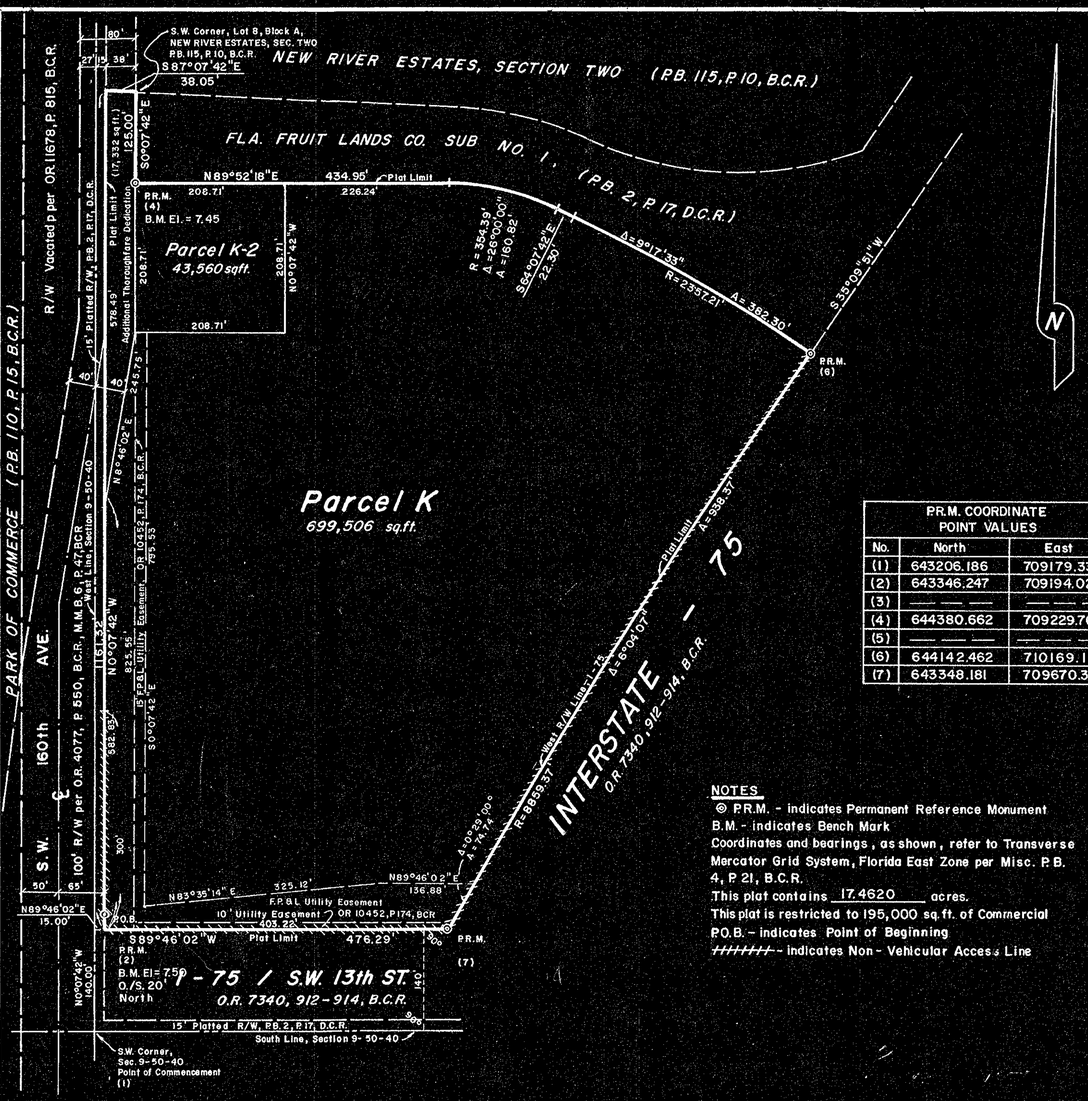
BOUNDARY AND TOPOGRAPHIC SURVEY

PLS

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: M.D.	SCALE: 1" = 30'	CLIENT: H & M DEVELOPMENT, LLC
CHECKED BY: J.F.P.	SURVEY DATE: X/XX/24	ORDER NO.: 73097

86-113137 PLAT BOOK 126 PAGE 46

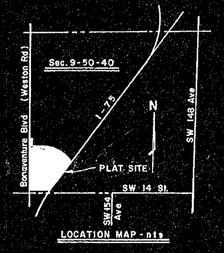


P.R.M. COORDINATE POINT VALUES		
No.	North	East
(1)	643206.186	709179.334
(2)	643346.247	709194.021
(3)	———	———
(4)	644380.662	709229.706
(5)	———	———
(6)	644142.462	710169.133
(7)	643348.181	709670.305

NOTES
- ◎ P.R.M. - indicates Permanent Reference Monument
- B.M. - indicates Bench Mark
- Coordinates and bearings, as shown, refer to Transverse Mercator Grid System, Florida East Zone per Misc. P.B. 4, P. 21, B.C.R.
- This plat contains 17.4620 acres.
- This plat is restricted to 195,000 sq. ft. of Commercial
- P.O.B. - indicates Point of Beginning
- ////////// - indicates Non-Vehicular Access Line

DESCRIPTION

A portion of the Southwest one-quarter (S.W. 1/4) of Section 9, Township 50 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO 1, as recorded in Plat Book 2, Page 17, of the public records of Dade County, Florida, more fully described as follows: Commencing at the Southwest corner of said Section 9; thence North 0°07'42" West along the West line of said Section 9, a distance of 140.00 feet; thence North 89°46'02" East a distance of 15.00 feet to the Point of Beginning; thence North 0°07'42" West; along a line 15 feet East of and parallel with the said West line of Section 9, a distance of 1161.32 feet; thence South 87°07'42" East, a distance of 38.05 feet; thence South 0°07'42" East, along a line 53 feet East of and parallel with the said West line of Section 9, a distance of 125.00 feet; thence North 89°52' 18" East, a distance of 434.95 feet to a point of curve; thence Easterly along a curve to the right, with a radius of 354.39 feet, and a central of 26°00'00", an arc distance of 160.82 feet to a point of Tangency; thence South 64°07'42" East, a distance of 22.30 feet to a point of curve; thence Southeasterly along a curve to the right, with a radius of 2357.21 feet and a central angle of 9°17'33", an arc distance of 382.30 feet; thence Southwesterly and Westerly along the Westerly right-of-way line of Interstate 75, the following two (2) courses and distances; Southwesterly along a curve to the left whose tangent bears South 35°09'51" West, with a radius of 8859.37 feet and a central angle of 6°04'07" an arc distance of 938.37 feet; thence South 89°46'02" West along a line 140 feet North of (as measured at right angles) and parallel with the South line of said Section 9, a distance of 476.29 feet to the Point of Termination of the said two (2) courses and distances and the Point of Beginning.



LOCATION MAP - nts

NEW RIVER ESTATES, SECTION NINE

A RESUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) SECTION 9, TOWNSHIP 50 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1, P.B. 2, P. 17, D.C.R. CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

0 200 400 600 800 1000
graphic scale in feet — one inch = one hundred feet

DEDICATION

STATE OF FLORIDA SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: That OSCAR WIND, Trustee, owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown, said plat to be known as "NEW RIVER ESTATES, SECTION NINE, being a resubdivision of a portion of the Southwest one-quarter (S.W.1/4) of Section 9, Township 50 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY SUBDIVISION No. 1, recorded in Plat Book 2, Page 17, Dade County Records. The additional thoroughfare is hereby dedicated to the perpetual use of the public in fee simple. The utility easements are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF: I hereunto set my hand in the in the City of Fort Lauderdale, County of Broward, State of Florida, this 1st day of May, 1984.

Witness: _____ Witness: _____ Oscar Wind: _____ Trustee

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF BROWARD

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, OSCAR WIND, Trustee, to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily, for uses and purposes therein expressed.

WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 1st day of May, 1984.

My commission expires the 11th day of August, 1986. NOTARY PUBLIC _____, STATE OF FLORIDA

DEDICATION

STATE OF FLORIDA SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: That the CITY OF SUNRISE, a Municipal Corporation of Broward County, Florida, owner of the lands described and shown as included in this, plat, has caused said lands to be subdivided and platted as shown, said plat to be known a "NEW RIVER ESTATES, SECTION NINE", being a resubdivision of a portion of the Southwest one-quarter (S.W.1/4) of Section 9, Township 50 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY SUBDIVISION, No. 1, recorded in Plat Book 2, Page 17, Dade County Records. The additional thoroughfare is hereby dedicated to the perpetual use of the public in fee simple. The utility easements are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF: THE CITY OF SUNRISE has caused these presents to be signed by its MAYOR and attested by its CITY CLERK, and its corporate seal to be affixed hereto by and with the authority of the City Council this 23rd day of Aug, 1985.

Witness: _____ Witness: _____ Robert A. Butterworth: _____ Mayor

Witness: _____ Witness: _____ Dorothy J. DeBenedictis: _____ City Clerk

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF BROWARD

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, ROBERT A. BUTTERWORTH & DOROTHY J.DE BENEDICTIS, MAYOR & CITY CLERK, respectively of the CITY OF SUNRISE, to me well known to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed the same freely and voluntarily, for uses and purposes therein expressed. WITNESS: My hand and official seal in the City of Sunrise, County of Broward, State of Florida, this 13 day of August, 1985.

My commission expires the 12 day of May, 1986. NOTARY PUBLIC _____, STATE OF FLORIDA

DEDICATION OF MORTGAGE HOLDER

WESTFIELD FINANCIAL CORPORATION, a Delaware Corporation, owner and holder of a mortgage on this property recorded in O.R. Book 8995, Page 380, Broward County Records, does hereby join in the dedication shown hereon.

IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Miami, County of Dade, State of Florida, this 19th day of JUNE, 1984.

WESTFIELD FINANCIAL CORPORATION

Witness: _____ Witness: _____ Roddy M. Nalven: _____ Executive Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF DADE

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, RODDY M. NALVEN, EXECUTIVE VICE PRESIDENT of WESTFIELD FINANCIAL CORPORATION, a Delaware Corporation, to me well known to be the individual described in and who executed the foregoing dedication, and he acknowledged before me that he executed the same freely and voluntarily, for uses and purposes therein expressed.

WITNESS: My hand and official seal in the City of Miami, County of Dade, State of Florida, this 19th day of JUNE, 1984.

My commission expires the 17 day of June, 1985. NOTARY PUBLIC _____ STATE OF FLORIDA

CITY ENGINEER'S SIGNATURE

This plat was approved by the City Engineer of the City of Sunrise, Broward County, Florida, this 8th day of Aug, 1985.

By: _____ City Engineer

CITY COUNCIL

This plat was approved by the City of Sunrise, Broward County, Florida, in and by resolution passed and adopted this 17th day of July, 1984, and accepted in this plat, all previous plats of said lands are hereby cancelled and superceded.

By: _____ Council President Attest: _____ City Clerk

CENTRAL BROWARD DRAINAGE DISTRICT

This plat has been approved this 1 day of May, 1984. By _____ Chairman

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat with regard to dedication of Rights-of Way for Traffic Ways by Resolution duly adopted this 27th day of June, 1985. By _____, this 21 day of Oct, 1985.

BROWARD COUNTY ENGINEERING DIVISION

This plat has been approved and accepted for record. By: _____ Robert L. Thompson, County Surveyor, Fla P.L.S. Reg No 3869, Date 3-21-86

By: _____ Henry P Cook, Director, Fla. P.E. Reg. No. 12506, this 24 day of MARCH, 1986

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record by the Board of Commissioners of Broward County, Florida, this 3 day of DECEMBER, 1985. ATTEST: F.T. JOHNSON - COUNTY ADMINISTRATOR

By: _____ Deputy By: _____ Chairperson - County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION

This instrument was filed for record this 31st day of March, 1986, and recorded in Plat Book 126, Page 46, record verified

ATTEST: F.T. JOHNSON - COUNTY ADMINISTRATOR By: _____ Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF BROWARD

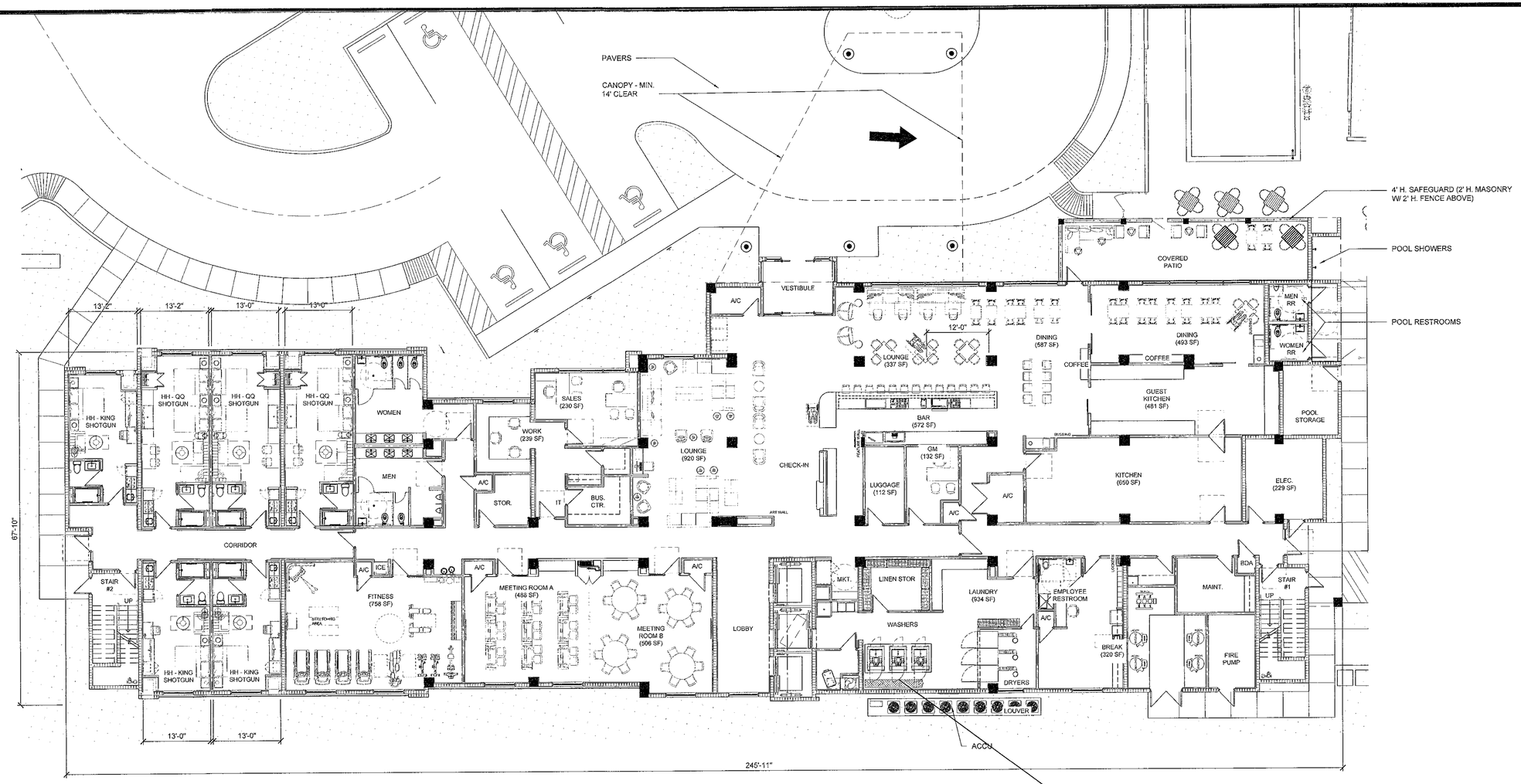
I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, A.D. 1971, and further that the PERMANENT REFERENCE MONUMENTS (PR.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 2nd day of January, 1986. The BENCH MARKS (B.M.'S) shown are referenced to N.G. VERTICAL DATUM and conform to standards for third order work.

Mc LAUGHLIN ENGINEERING COMPANY

This plat dated at Fort Lauderdale, Florida, this 30 day of APRIL, 1984. By: _____ James M. McLaughlin, Reg. Land Surveyor No. 2021, State of Florida

Prepared by McLAUGHLIN ENGINEERING COMPANY 400 Northeast Third Avenue Fort Lauderdale, Florida, 33301 N-3411

ORBK 15278 PG 918



FIRST FLOOR PLAN

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

ROOM TYPE DISTRIBUTION

	HYATT HOUSE							HYATT PLACE						
	KING SHOTGUN 325 SF	KING SHOTGUN ACCESSIBLE 530 SF	KING 1 BEDROOM 455 SF	QQ SHOTGUN 425 SF	QQ SHOTGUN ACCESSIBLE 530 SF	QQ 1 BEDROOM 575 SF	HYATT HOUSE TOTAL	KING 300 SF	KING MODIFIED 458 SF	KING MODIFIED ACCESSIBLE 458 SF	QQ 366 SF	QQ ACCESSIBLE 465 SF	HYATT PLACE TOTAL	FLOOR TOTAL
FIRST FLOOR	3	0	0	3	0	0	6	0	0	0	0	0	0	6
SECOND FLOOR	5	1	3	5	0	1	15	6	1	0	6	0	13	28
THIRD FLOOR	5	0	3	5	1	1	15	6	0	1	5	1	13	28
FOURTH FLOOR	5	1	3	5	0	1	15	6	1	0	6	0	13	28
FIFTH FLOOR	5	0	3	5	0	1	15	6	1	0	6	0	13	28
SIXTH FLOOR	5	0	3	5	1	1	15	6	0	1	5	1	13	28
SEVENTH FLOOR	5	0	3	5	0	1	15	6	1	0	6	0	13	28
TOTAL ROOMS	33	2	18	33	2	6	96	36	4	2	34	2	78	**174**
	53			43				42			36			

GUESTROOM ABBREVIATION LEGEND

MARK	DESCRIPTION
QQ	DOUBLE QUEEN
MOD.	MODIFIED
C	CONNECTOR
ACC.	ACCESSIBLE

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commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-121-FP
date: 12/23/2025

date	revision:

HOTEL at CAMINO REAL

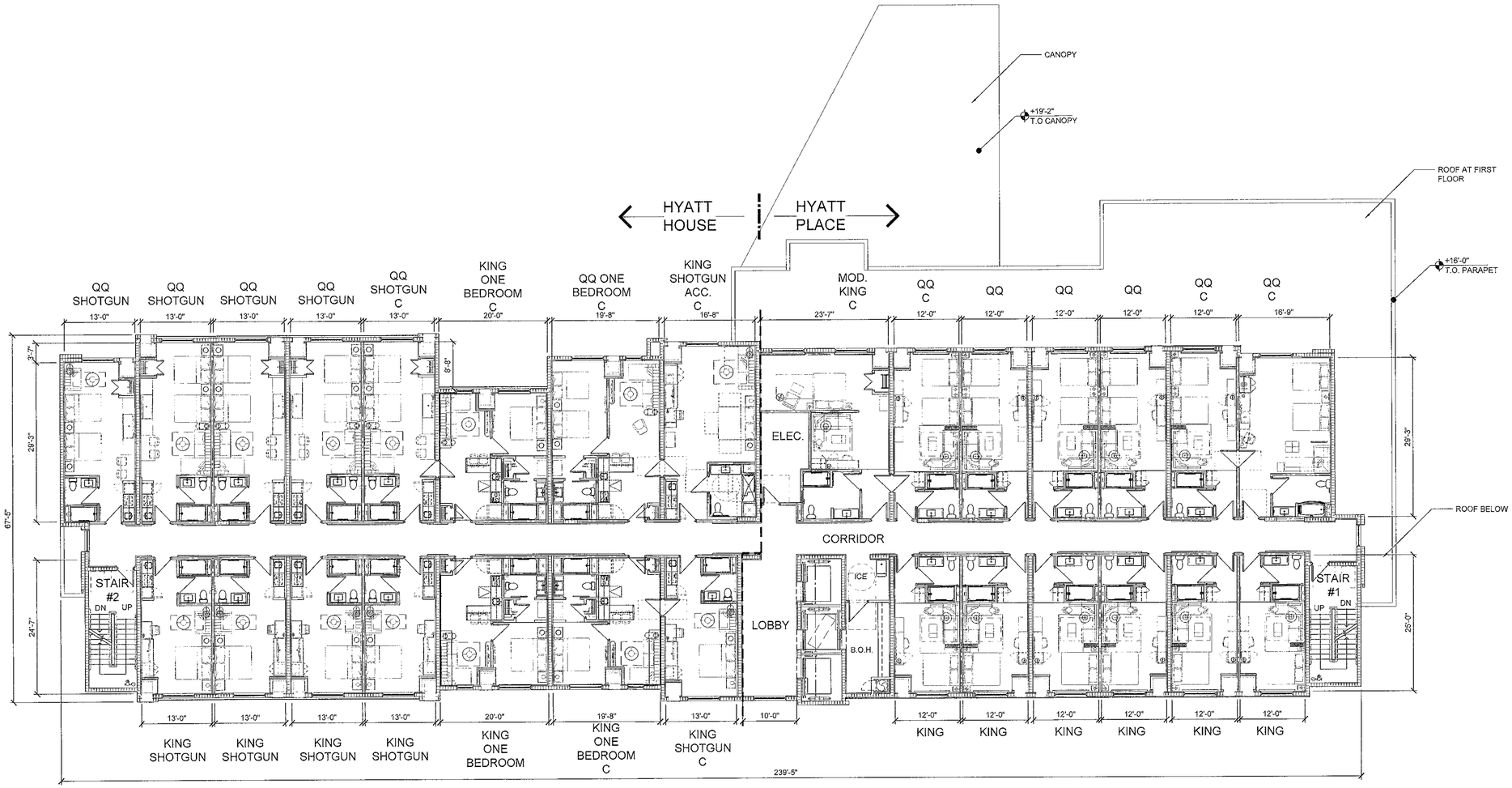
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

FIRST FLOOR PLAN

SEAL: STATE OF FLORIDA — ERIC ANDERSON — AR0010828 — REGISTERED ARCHITECT — ERIC ANDERSON

DATE:

SHEET NO. A-121



SECOND FLOOR PLAN

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

ROOM TYPE DISTRIBUTION														
	HYATT HOUSE							HYATT PLACE						
	KING SHOTGUN	KING SHOTGUN ACCESSIBLE	KING 1 BEDROOM	QQ SHOTGUN	QQ SHOTGUN ACCESSIBLE	QQ 1 BEDROOM	HYATT HOUSE TOTAL	KING	KING MODIFIED	KING MODIFIED ACCESSIBLE	QQ	QQ ACCESSIBLE	HYATT PLACE TOTAL	FLOOR TOTAL
SECOND FLOOR	5	1	3	5	0	1	15	6	1	0	6	0	13	28

GUESTROOM ABBREVIATION LEGEND	
MARK	**DESCRIPTION**
QQ	DOUBLE QUEEN
MOD.	MODIFIED
C	CONNECTOR
ACC.	ACCESSIBLE

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file name: 4065-A-122-FP
date: 12/23/2025

date	revision:

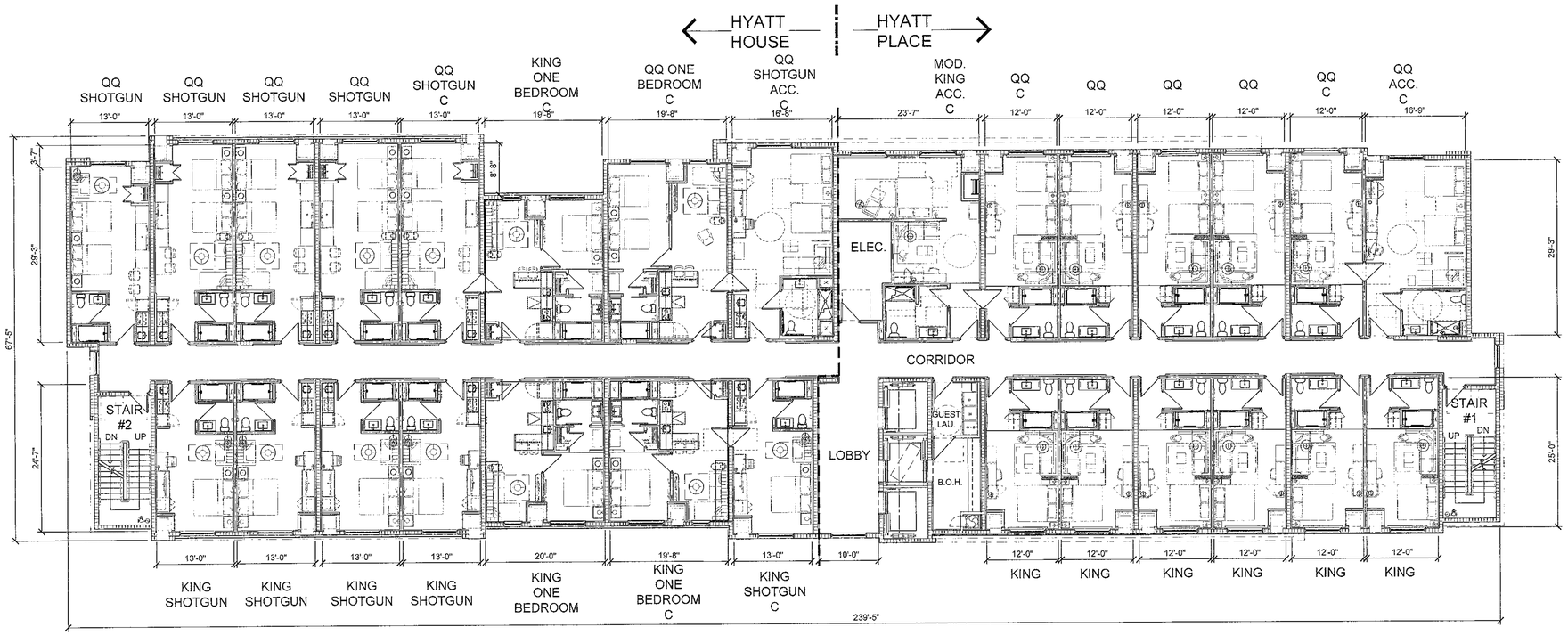
HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

SECOND FLOOR PLAN

SEAL
STATE OF FLORIDA
ERIC ANDERSON
AR0010829
REGISTERED ARCHITECT
ERIC ANDERSON

DATE:

SHEET NO.
A-122



THIRD FLOOR PLAN

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

ROOM TYPE DISTRIBUTION	HYATT HOUSE							HYATT PLACE						
	KING SHOTGUN	KING SHOTGUN ACCESSIBLE	KING 1 BEDROOM	QQ SHOTGUN	QQ SHOTGUN ACCESSIBLE	QQ 1 BEDROOM	HYATT HOUSE TOTAL	KING	KING MODIFIED	KING MODIFIED ACCESSIBLE	QQ	QQ ACCESSIBLE	HYATT PLACE TOTAL	FLOOR TOTAL
THIRD FLOOR	5	0	3	5	1	1	15	6	0	1	5	1	13	28

GUESTROOM ABBREVIATION LEGEND:	
MARK	**DESCRIPTION**
QQ	DOUBLE QUEEN
MOD.	MODIFIED
C	CONNECTOR
ACC.	ACCESSIBLE

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commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-123-FP
date: 12/23/2025

date	revision:

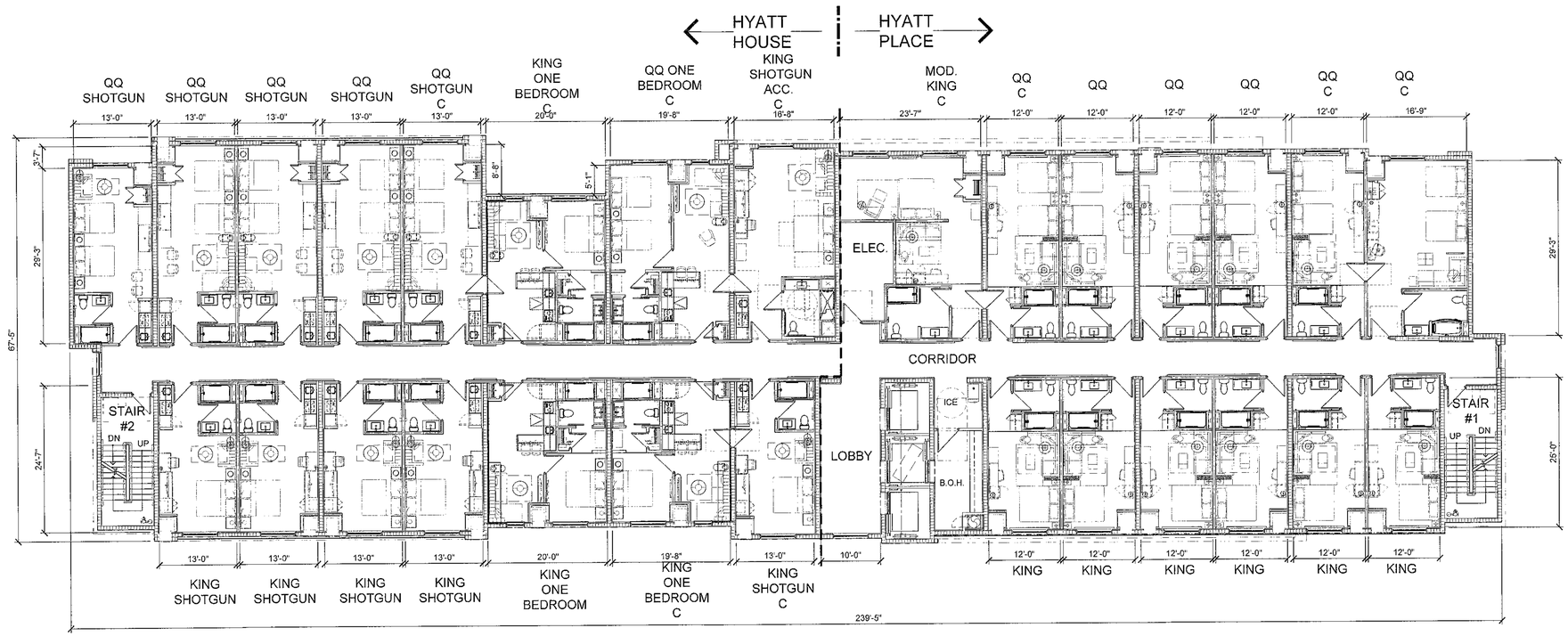
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THIRD FLOOR PLAN

SEAL
STATE OF FLORIDA
ERIC ANDERSON
AR0010228
REGISTERED ARCHITECT
ERIC ANDERSON

DATE:

SHEET NO.
A-123



FOURTH FLOOR PLAN

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

ROOM TYPE DISTRIBUTION														
	HYATT HOUSE							HYATT PLACE						
	KING SHOTGUN	KING SHOTGUN ACCESSIBLE	KING 1 BEDROOM	QQ SHOTGUN	QQ SHOTGUN ACCESSIBLE	QQ 1 BEDROOM	HYATT HOUSE TOTAL	KING	KING MODIFIED	KING MODIFIED ACCESSIBLE	QQ	QQ ACCESSIBLE	HYATT PLACE TOTAL	FLOOR TOTAL
FOURTH FLOOR	5	1	3	5	0	1	15	6	1	0	6	0	13	28

GUESTROOM ABBREVIATION LEGEND:	
MARK	**DESCRIPTION**
QQ	DOUBLE QUEEN
MOD.	MODIFIED
C	CONNECTOR
ACC.	ACCESSIBLE

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commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-124-FP
date: 12/23/2025

date	revision:

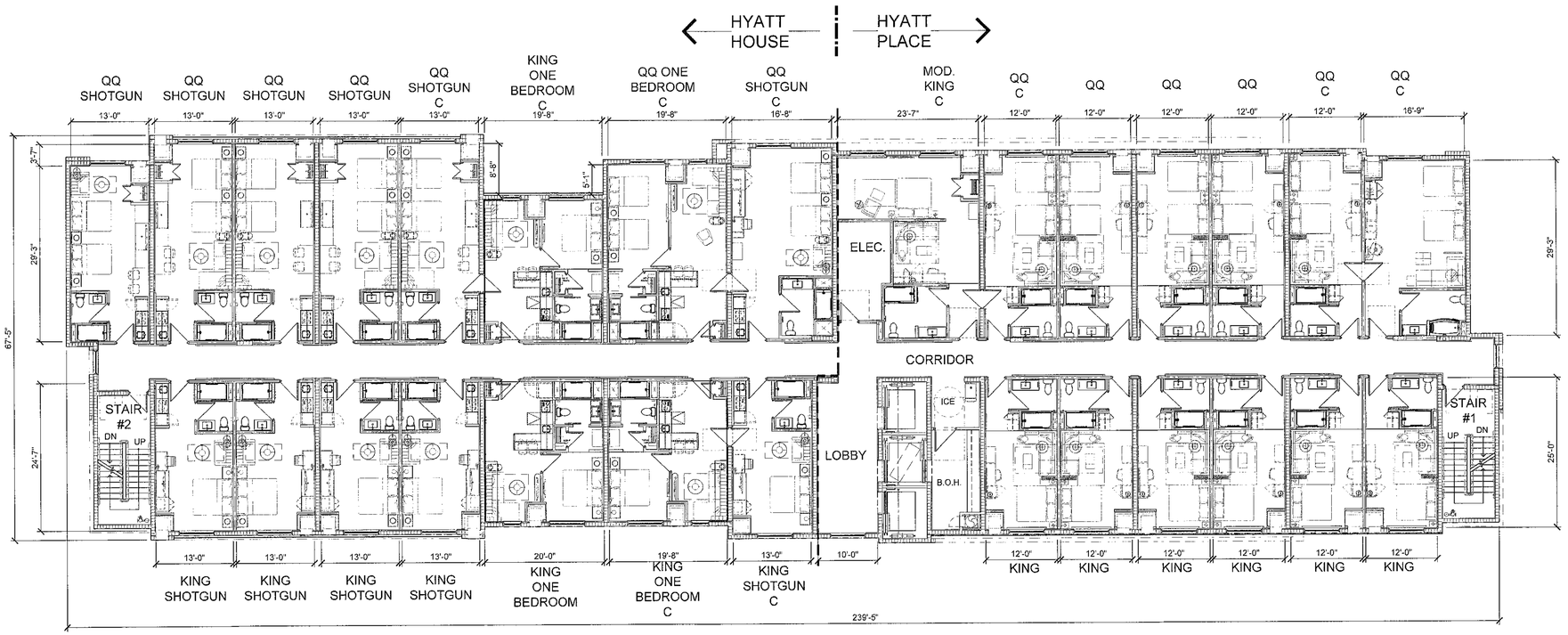
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FOURTH FLOOR PLAN

SEAL
STATE OF FLORIDA
ERIC ANDERSON
AR0010626
REGISTERED ARCHITECT
ERIC ANDERSON

DATE:

SHEET NO.
A-124



FIFTH FLOOR PLAN

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

ROOM TYPE DISTRIBUTION

	HYATT HOUSE							HYATT PLACE						
	KING SHOTGUN	KING SHOTGUN ACCESSIBLE	KING 1 BEDROOM	QQ SHOTGUN	QQ SHOTGUN ACCESSIBLE	QQ 1 BEDROOM	HYATT HOUSE TOTAL	KING	KING MODIFIED	KING MODIFIED ACCESSIBLE	QQ	QQ ACCESSIBLE	HYATT PLACE TOTAL	FLOOR TOTAL
FIFTH FLOOR	5	0	3	5	0	1	15	6	1	0	6	0	13	28

GUESTROOM ABBREVIATION LEGEND

MARK	DESCRIPTION
QQ	DOUBLE QUEEN
MOD.	MODIFIED
C	CONNECTOR
ACC.	ACCESSIBLE

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commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-125-FP
date: 12/23/2025

date / revision:

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

FIFTH FLOOR PLAN

SEAL
ERIC ANDERSON
AR0010928
ERIC ANDERSON

DATE:

SHEET NO.
A-125