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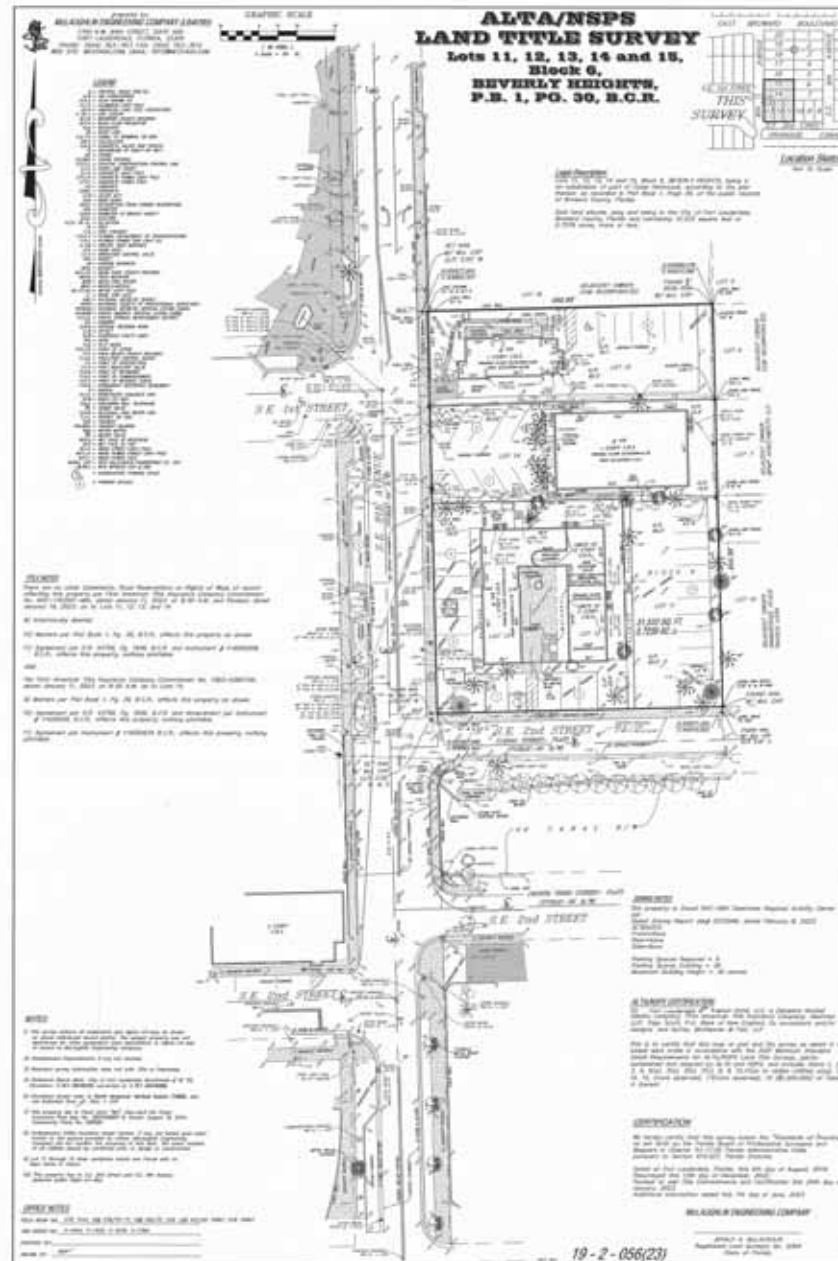
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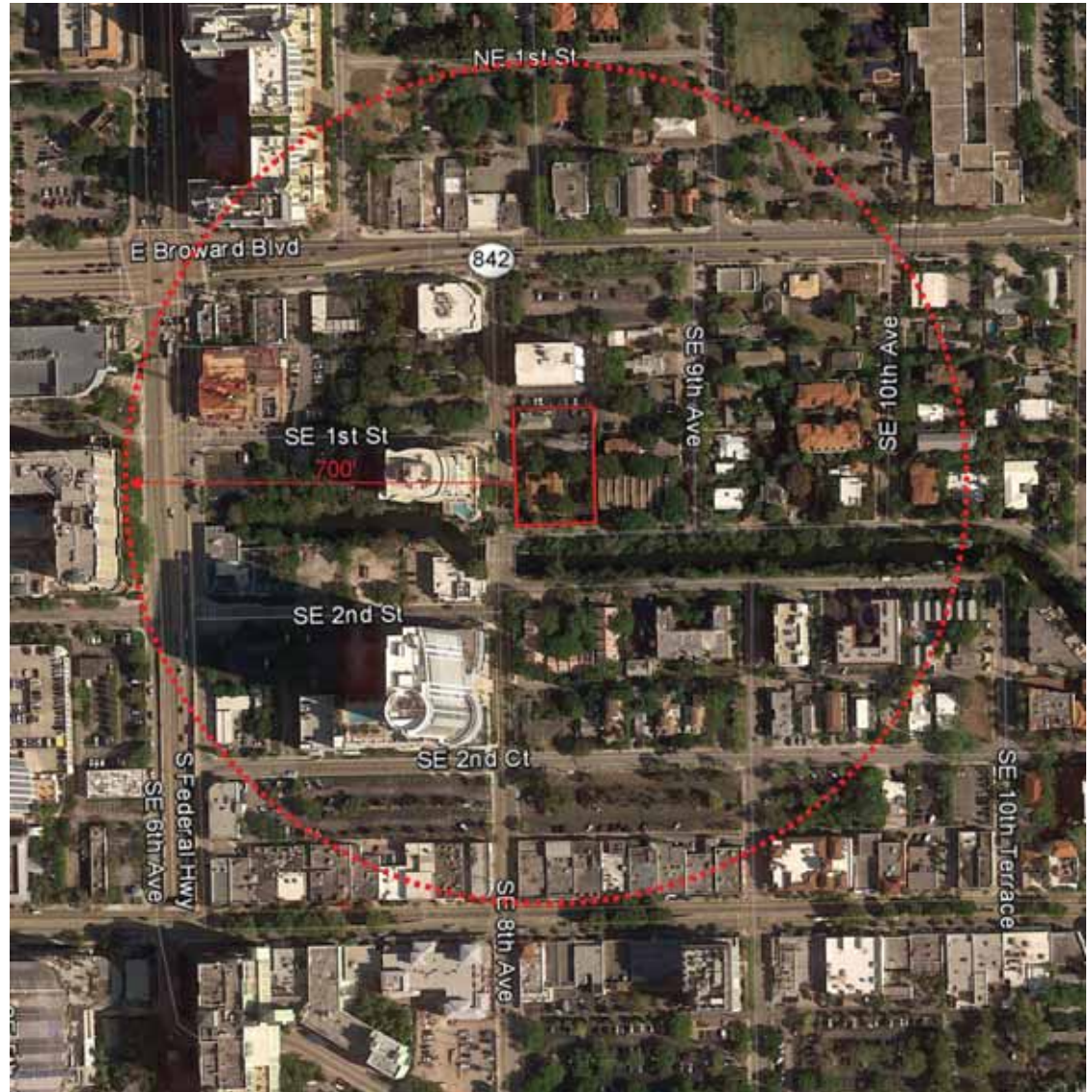
CANOPY HOTEL
100 8TH AVE, FORT LAUDERDALE, FL

COVER SHEET

NUMBER	DATE	REMARKS
1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-0.0 adache group architects







TOP VIEW: SE 8TH AVE & SE 2ND ST.



NORTHEAST AERIAL VIEW: SE 8TH AVE & SE 2ND ST.



NORTHWEST AERIAL VIEW: SE 8TH AVE & SE 2ND ST.



SOUTHWEST AERIAL VIEW: SE 8TH AVE & SE 2ND ST.



⊕ EXISTING SITE KEYPLAN (N.T.S)



1 - SOUTHWEST CORNER LOOKING NORTH



2 - SOUTHWEST CORNER LOOKING EAST



3 - NORTHWEST CORNER LOOKING INTO SITE



4 - NORTHWEST CORNER LOOKING INTO SITE



5 - SOUTHEAST CORNER LOOKING INTO SITE



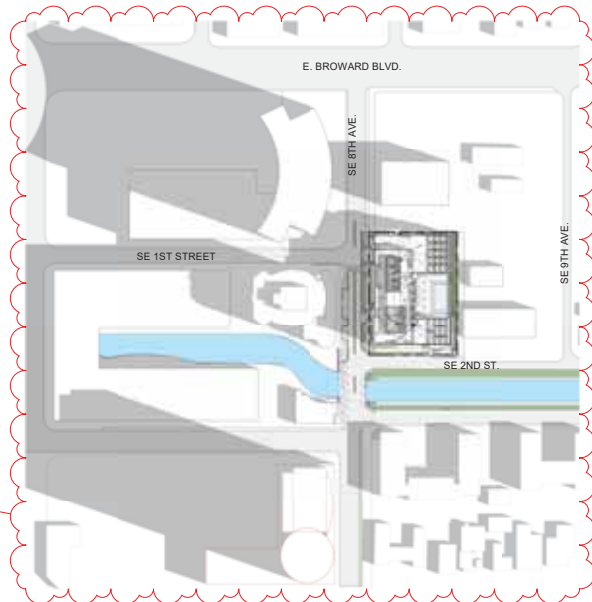
6 - SOUTHEAST CORNER LOOKING INTO SITE

EXISTING CONTEXT

NUMBER	DATE	REMARKS
1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-0.5

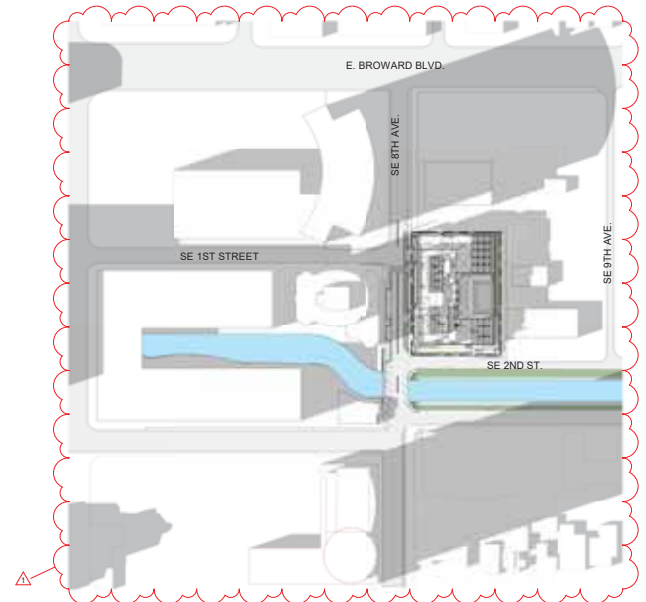
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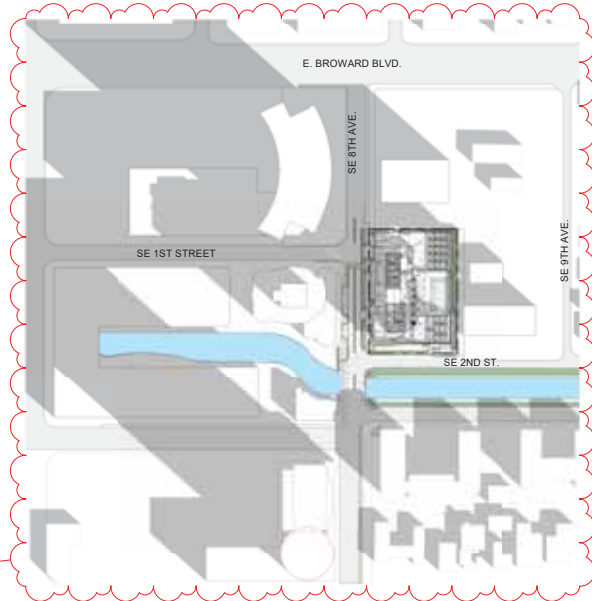
① SITE-SUN STUDY- SPRING EQUINOX-MARCH 21- 9AM
1" = 100'-0"



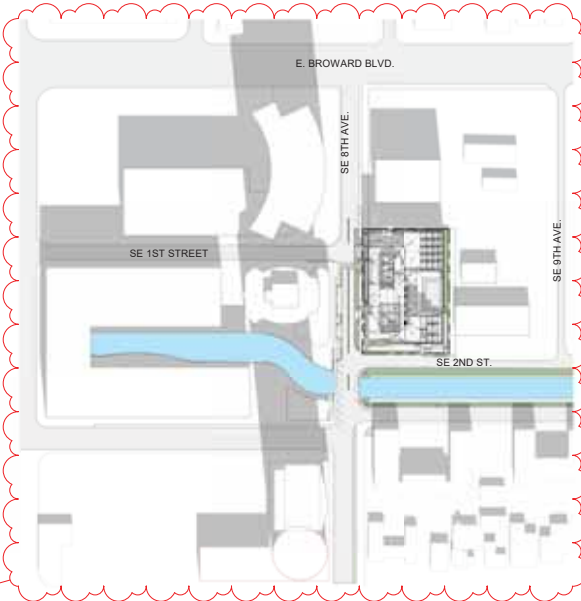
③ SITE-SUN STUDY- SPRING EQUINOX-MARCH 21- 12PM
1" = 100'-0"



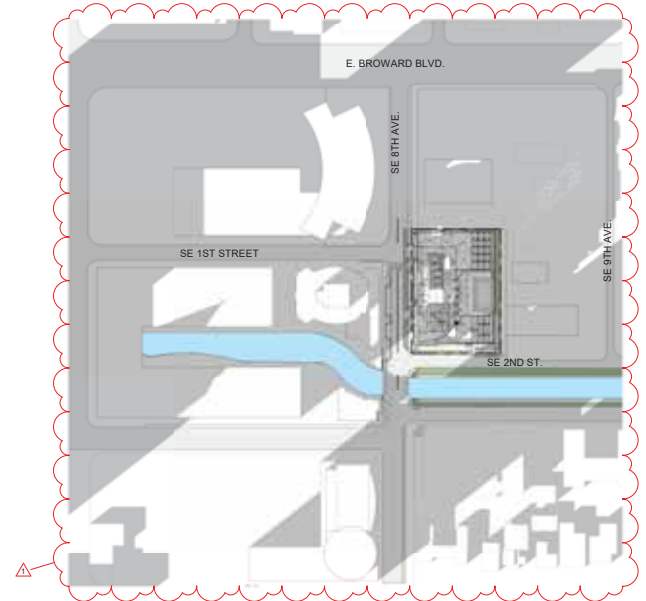
⑤ SITE-SUN STUDY- SPRING EQUINOX-MARCH 21- 4PM
1" = 100'-0"



② SITE-SUN STUDY-WINTER SOLSTICE-DECEMBER 21-9AM
1" = 100'-0"



④ SITE-SUN STUDY-WINTER SOLSTICE-DECEMBER 21-12PM
1" = 100'-0"



⑥ SITE-SUN STUDY-WINTER SOLSTICE-DECEMBER 21-4PM
1" = 100'-0"

RAC-EMU

19-STORY
RESIDENTIAL BUILDING
220 FT HIGH
H= 221.90 NAVD
ADJACENT BLDG

SE 1ST STREET

RAC-EMU

13-STORY
RESIDENTIAL BUILDING
184 FT HIGH
H= 188.52 NAVD
ADJACENT BLDG

H= 45.1 NAVD
ADJACENT BLDG

RAC-EMU

2-STORY
RESIDENTIAL BUILDING
23 FT HIGH
H= 25.78 NAVD
ADJACENT BLDG

SE 2ND ST.

77.5 NAVD
ADJACENT BLDG

RAC-EMU

6-STORY
OFFICE BUILDING
76 FT HIGH
BLOCK WIDTH
150' - 0"

EXISTING
PARKING

RO
(MAX HEIGHT: 55')

1-STORY
OFFICE BUILDING
20 FT HIGH
24.61 NAVD
ADJACENT BLDG

RMM-25
(MAX HEIGHT: 55')

2-STORY
RESIDENTIAL BUILDING
26 FT HIGH
29.12 NAVD
ADJACENT BLDG

SE 9TH AVENUE

RICHARD MANCUSO
GREENWAY

HIMMARSHÉE CANAL

SE 2ND ST.

RMM-25

N

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CANOPY HOTEL
100 8TH AVE, FORT LAUDERDALE, FL

SITE PLAN

NUMBER	DATE	REMARKS
1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-0.7

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SITE PLAN DATA TABLE		
SITE AREA		
31,535 SF = 72 ACRES		
ZONING		
RAC-EMU REGIONAL ACTIVITY CENTER - EAST MIXED USE		
FUTURE LAND USE DESIGNATION		
REGIONAL ACTIVITY CENTER		
CURRENT USE		
OFFICE BUILDINGS		
BUILDING HEIGHT *		
MAX ALLOWED	137'-6"	
PROVIDED	9 STORIES (99'-4" TO ROOF)	
LOT COVERAGE		
GROUND (INCLUDES PARKING GARAGE)	21,590 SF (1 FLOOR)	
EST. BUILDING GROSS AREA**		
GROUND LEVEL 1	16,837 SF	(DOES NOT INCLUDE PARKING + LOADING)
PARKING LEVEL 2-3	2,618 SF	(DOES NOT INCLUDE PARKING + LOADING)
BUILDING LEVEL 4	18,010 SF	
BUILDING LEVEL 5	16,622 SF	
BUILDING LEVEL 6	15,558 SF	
BUILDING LEVEL 7	14,417 SF	
BUILDING LEVEL 8	10,080 SF	
BUILDING LEVEL 9	10,121 SF	
TOTAL GROSS	104,263 SF	(DOES NOT INCLUDE PARKING + LOADING)
F.A.R		
MAX ALLOWED	N/A	
TOTAL PROVIDED	104,263 / 31,535 = 3.30	
BALCONY, TERRACE, OUTDOOR AREAS		
TOTAL PROVIDED	18,011 SF	
UNIT MIX		
KING PREMIUM	26	(15.1%)
KING PREMIUM SUITE	8	(4.7%)
KING STUDIO	101	(58.7%)
QQ PREMIUM	16	(9.3%)
QQ PREMIUM SUITE	3	(1.7%)
QQ STUDIO	18	(10.5%)
TOTAL KEYS	172 KEYS	(100%)
OPEN SPACE ***		
MIN. REQUIRED PER LOT	3,153 SF (10% OF LOT)	
MIN. REQUIRED AT GRADE	1,261 SF (40% OF O.S)	
PROVIDED	5,495 SF	
LANDSCAPE AREA ****		
MIN. REQUIRED	1,608 SF (30% OF O.S)	
PROPOSED	3,791 SF (69% OF O.S)	
SETBACKS		
	REQUIRED	PROVIDED
WEST	35' - 0" (FROM C/L OF STREET)	35' - 0"
SOUTH	35' - 0" (FROM C/L OF STREET)	35' - 0"
EAST	10' - 0" (BUSHING BUFFER)	10' - 0"
NORTH	N / A	5' - 0"
PARKING *****		
	REQUIRED	PROVIDED
TOTAL	104 SPACES	106 SPACES

* For the Residential Transition Zone, a structure may not exceed a height limitation of two and one-half times the height of the maximum height of the zoning district outside of the RAC for a distance equal to mid-block of the site. The Max height for both RC and RRM-25 (adjacent zones) are 50'. Two and one-half times this height is 137'-6".

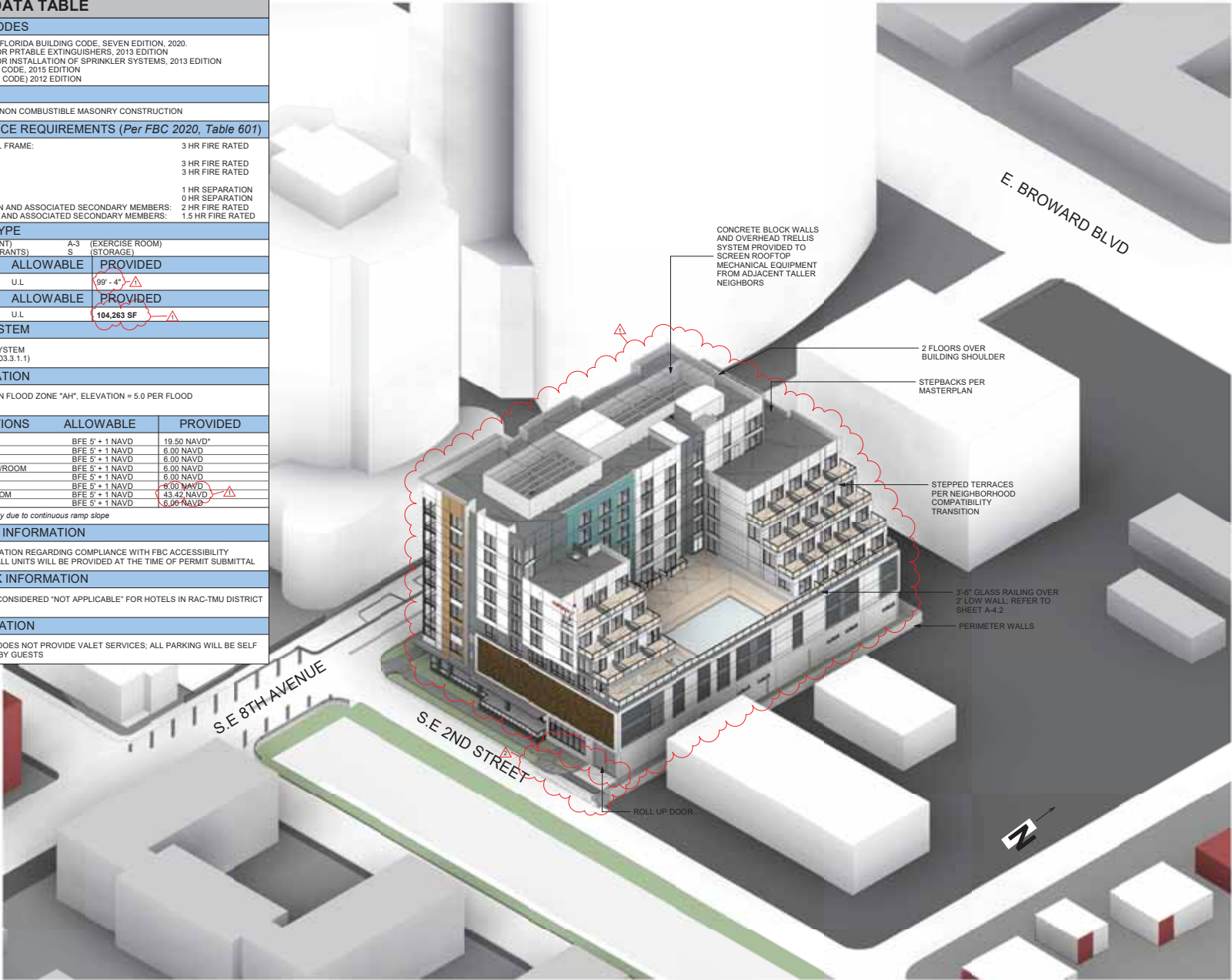
** Per section 47-2.2, Gross Floor Area west of the intracastal does not include covered parking garage or loading areas.

*** Per Section 47-13.20.E, Open Space shall be required at a minimum equal to 10% of the gross lot area.

**** Section 47-13.20.E, 25% of required open space to be in pervious landscape area.

***** Per section 47-20.2 - Table 9, Non-residential parking shall be calculated at 60% of the parking space requirement for uses in table 1. Table 1 calls out 1 space/room for a hotel, hence the overall requirement for a hotel in RAC is 6 space/room.

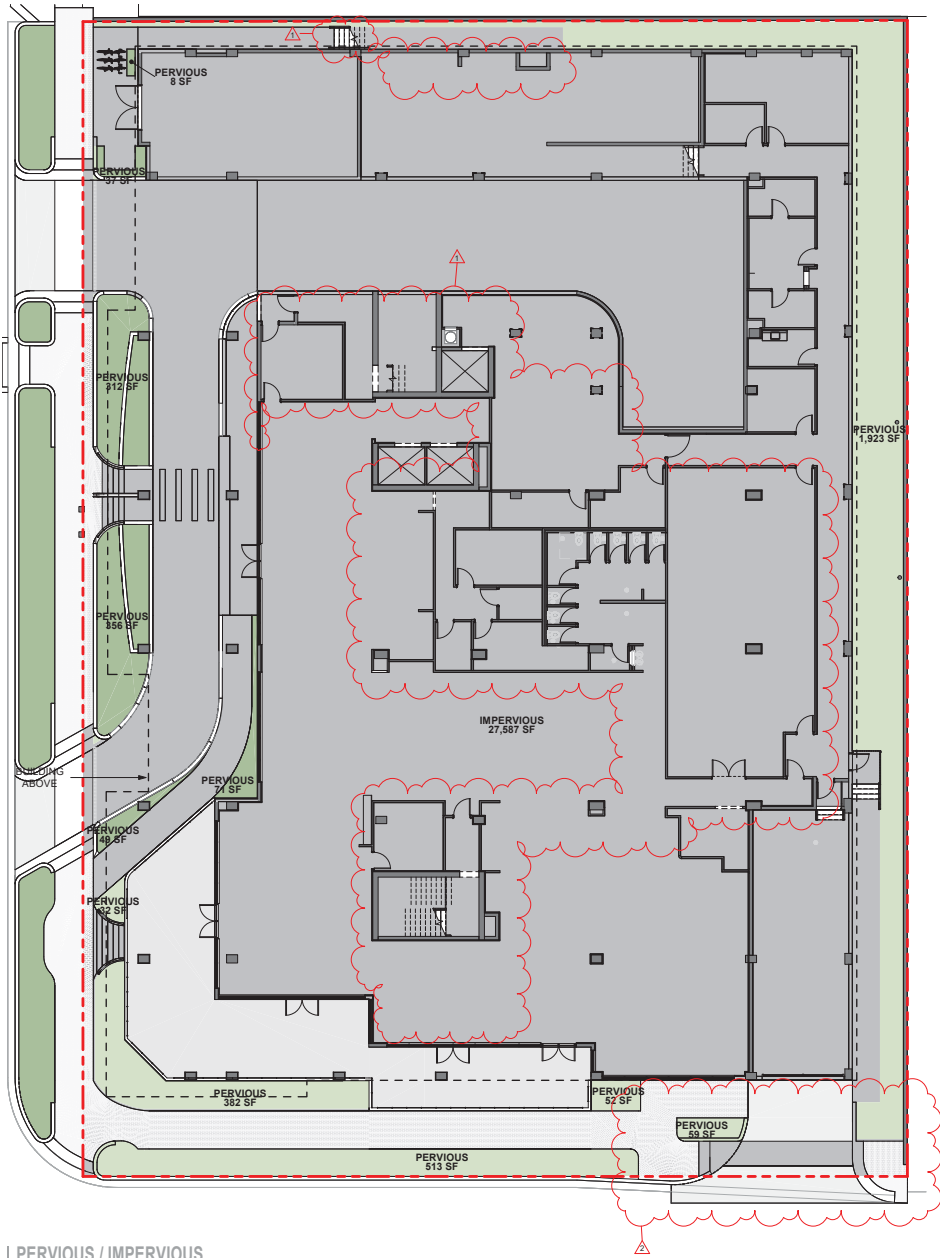
BUILDING DATA TABLE		
APPLICABLE CODES		
NEW CONSTRUCTION: FLORIDA BUILDING CODE, SEVEN EDITION, 2020. NFPA 10 STANDARD FOR PORTABLE EXTINGUISHERS, 2013 EDITION NFPA 13 STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS, 2013 EDITION NFPA 101 LIFE SAFETY CODE, 2015 EDITION NFPA 1 (UNIFORM FIRE CODE) 2012 EDITION		
BLDG. TYPE		
TYPE I-A PROTECTED, NON COMBUSTIBLE MASONRY CONSTRUCTION		
FIRE RESISTANCE REQUIREMENTS (Per FBC 2020, Table 601)		
PRIMARY STRUCTURAL FRAME:	3 HR FIRE RATED	
BEARING WALLS:		
EXTERIOR	3 HR FIRE RATED	
INTERIOR	3 HR FIRE RATED	
NON-BEARING WALLS:		
EXTERIOR	1 HR SEPARATION	
INTERIOR	0 HR SEPARATION	
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:	2 HR FIRE RATED	
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:	1.5 HR FIRE RATED	
OCCUPANCY TYPE		
R-1 (HOTEL TRANSIENT)	A-3 (EXERCISE ROOM)	
A-2 (BARS & RESTAURANTS)	S (STORAGE)	
BLDG. HEIGHT	ALLOWABLE	PROVIDED
(*) as per FBC T504.3a	U.L.	99' - 4"
BLDG. AREA	ALLOWABLE	PROVIDED
(*) as per FBC T506.2	U.L.	104,263 SF
SPRINKLER SYSTEM		
NFPA 13 SPRINKLER SYSTEM (Per FBC 2020 Section 903.3.1.1)		
FEMA INFORMATION		
THIS PROPERTY LIES IN FLOOD ZONE "AH", ELEVATION = 5.0 PER FLOOD INSURANCE MAP		
FLOOD ELEVATIONS	ALLOWABLE	PROVIDED
PARKING GARAGE	BFE 5' + 1 NAVD	19.50 NAVD*
FIRE PUMP ROOM	BFE 5' + 1 NAVD	6.00 NAVD
STORAGE	BFE 5' + 1 NAVD	6.00 NAVD
ELECTRICAL TELECOM/ROOM	BFE 5' + 1 NAVD	6.00 NAVD
TRASH ROOM	BFE 5' + 1 NAVD	6.00 NAVD
GENERATOR ROOM	BFE 5' + 1 NAVD	6.00 NAVD
POOL DECK + RESTROOM	BFE 5' + 1 NAVD	43.42 NAVD
LOBBY	BFE 5' + 1 NAVD	6.00 NAVD
(*) Garage elevations vary due to continuous ramp slope		
ACCESSIBILITY INFORMATION		
ALL DETAILED INFORMATION REGARDING COMPLIANCE WITH FBC ACCESSIBILITY REQUIREMENTS FOR ALL UNITS WILL BE PROVIDED AT THE TIME OF PERMIT SUBMITTAL		
LOADING DOCK INFORMATION		
LOADING ZONES ARE CONSIDERED "NOT APPLICABLE" FOR HOTELS IN RAC-TMU DISTRICT		
VALET INFORMATION		
PROPOSED PROJECT DOES NOT PROVIDE VALET SERVICES; ALL PARKING WILL BE SELF PARKED PERFORMED BY GUESTS		



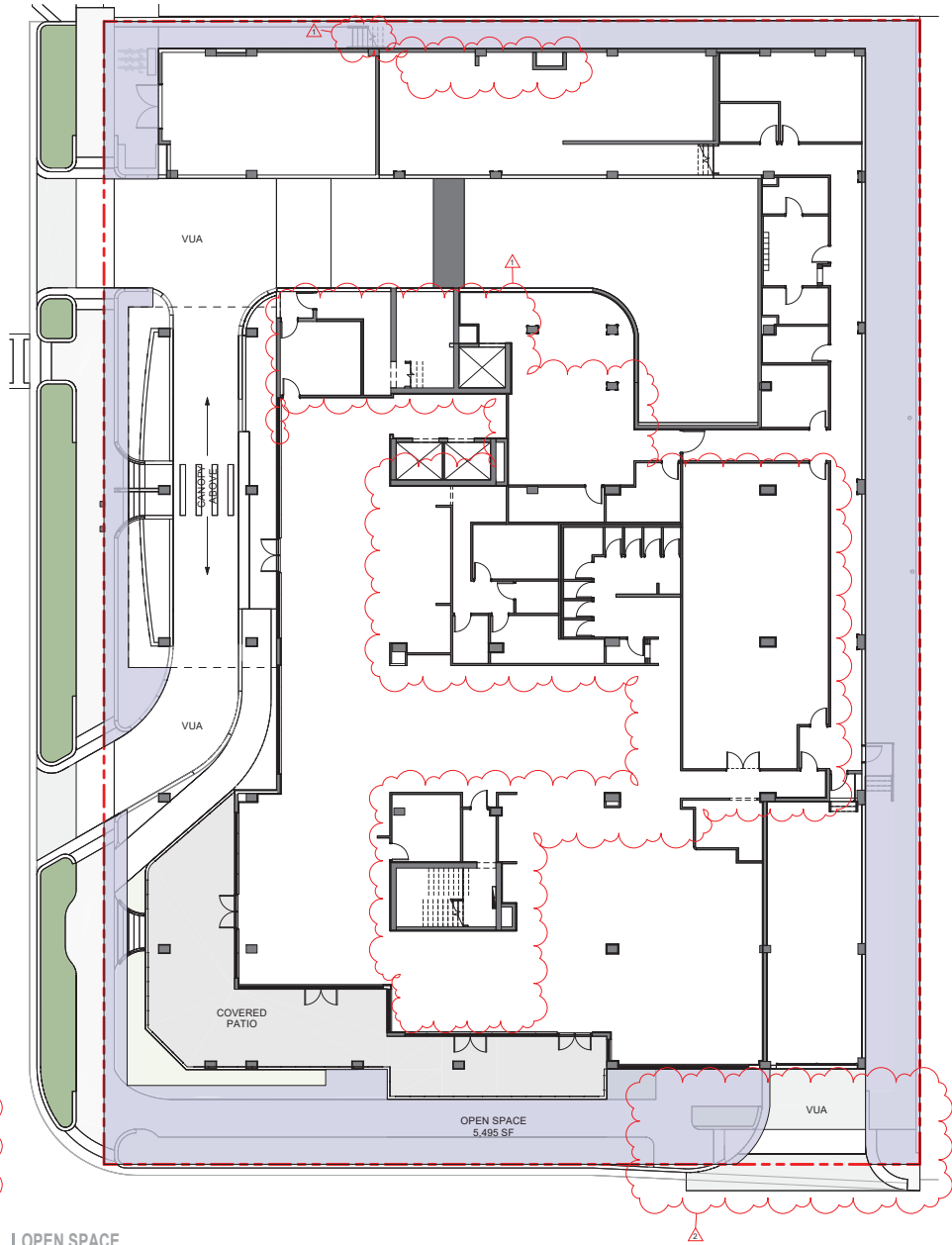
PERVIOUS / IMPERVIOUS AREA	
NAME	AREA
Ground Level	
IMPERVIOUS	27,587 SF
PERVIOUS	31,911 SF
TOTAL	59,498 SF

Room Areas

- IMPERVIOUS
- PERVIOUS
- OPEN SPACE (5,495 SF)



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



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

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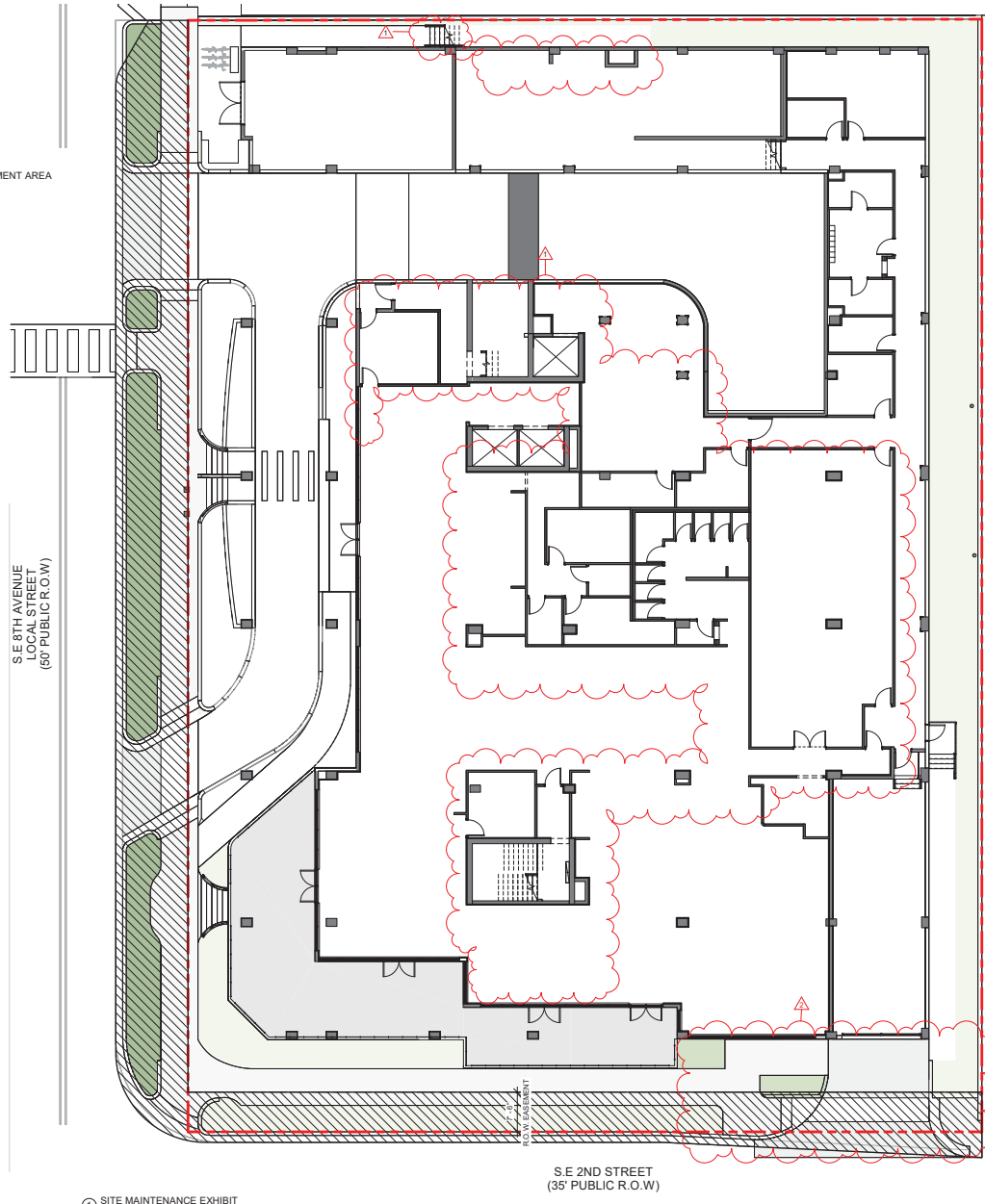
PERVIOUS / IMPERVIOUS & OPEN SPACE

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MAINTENANCE AGREEMENT AREA
(4,308 SF)

S.E. 8TH AVENUE
LOCAL STREET
(50' PUBLIC R.O.W.)



① SITE MAINTENANCE EXHIBIT
3/32" = 1'-0"

S.E. 2ND STREET
(35' PUBLIC R.O.W.)

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CANOPY HOTEL
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SITE MAINTENANCE EXHIBIT

NUMBER	DATE	REMARKS
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A-1.0A

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GROSS AREA - LEVEL 1		
NAME	AREA	
BOH CORRIDOR	1362 SF	
BOH OFFICE	170 SF	
CORRIDOR	330 SF	
COVERED DROP OFF	3313 SF	
ELEC	270 SF	
ELEV	208 SF	
EMPLOYEE BREAKROOM	373 SF	
FIRE CMND	216 SF	
FIRE PUMP	0 SF	
FPL VAULT	927 SF	
GENERATOR	2435 SF	
HKRP OFFICE	138 SF	
HR OFFICE	85 SF	
KITCHEN/BOH/STORAGE	1492 SF	
KITCHEN STO	153 SF	
LAUNDRY ROOM	976 SF	
LINEN STO	126 SF	
LOBBY	6914 SF	
LOGGAGE STORAGE	6914 SF	
MDF	161 SF	
MEVS	91 SF	
MGR OFFICE	170 SF	
NURSING RM	91 SF	
OFFICE	64 SF	
PATIO (DECK)	1155 SF	
RECEPTION	381 SF	
SERVICE DRIVE	921 SF	
STORAGE	603 SF	
UNISEX R.R.	491 SF	
WATER HEATER / DOMESTIC WATER	371 SF	
WOMEN'S	91 SF	
WOMEN'S	91 SF	
TOTAL	25134 SF	

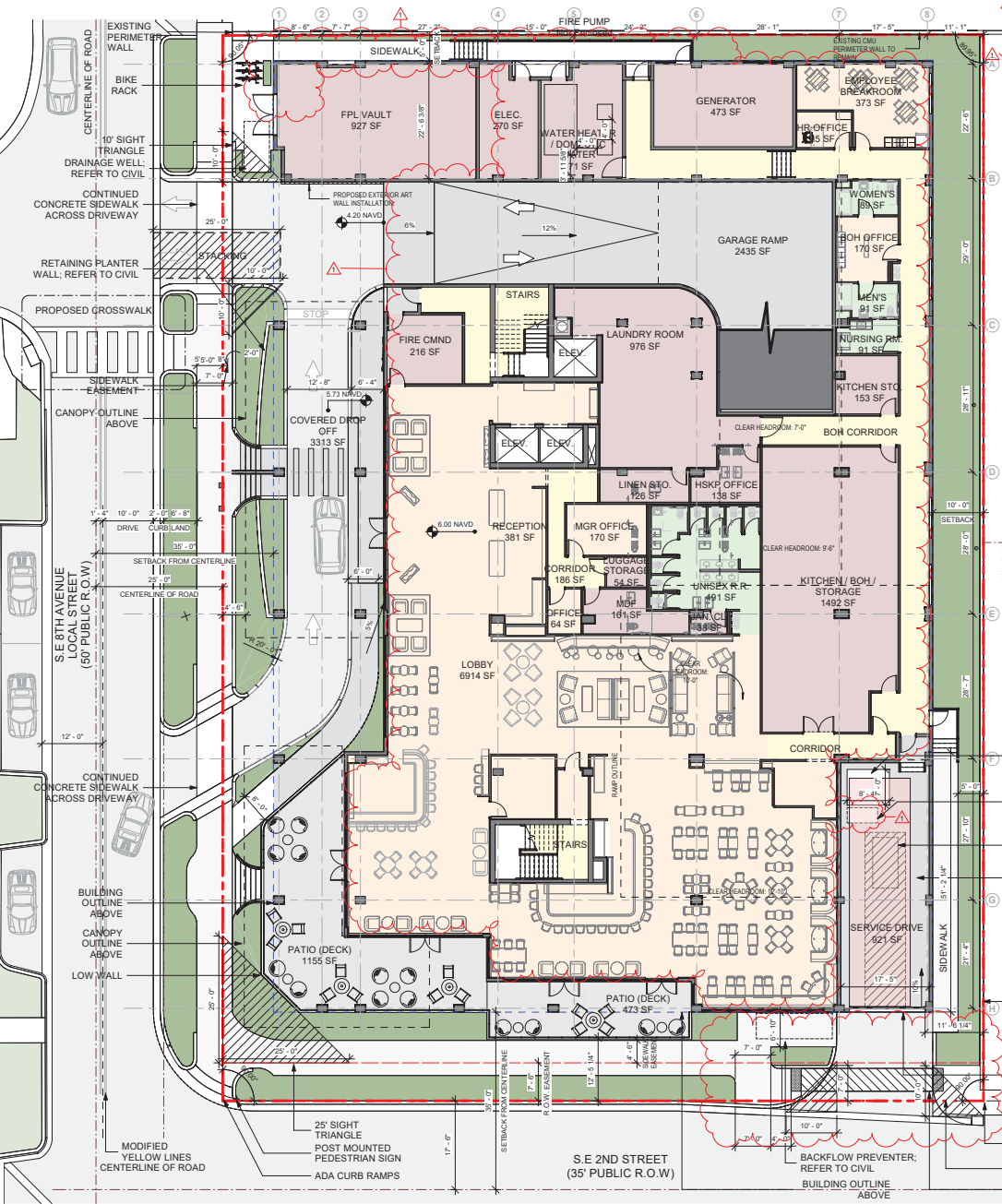
GROSS AREA - TOTAL BUILDING		
Level	AREA	
Level 1	16837 SF	
Level 2	1702 SF	
Level 3	909 SF	
Level 4	18010 SF	
Level 5	16622 SF	
Level 6	15558 SF	
Level 7	14417 SF	
Level 8	10000 SF	
Level 9	10121 SF	
TOTAL	104263 SF	

*DOES NOT INCLUDE PARKING / LOADING

BALCONY, PATIOS, TERRACES...		
NAME	AREA	Count
Level 1		
PATIO (DECK)	1155 SF	1
COVERED DROP	3313 SF	1
PATIO (DECK)	473 SF	1
Level 4		
ROOF DECK	3028 SF	1
BALCONY	29 SF	1
BALCONY	29 SF	1
BALCONY	101 SF	1
TERRACE	80 SF	1
TERRACE	88 SF	1
TERRACE	80 SF	1
TERRACE	91 SF	1
BALCONY	31 SF	1
PATIO	67 SF	1
PATIO	43 SF	1
PATIO	63 SF	1
Level 5		
BALCONY	29 SF	1
BALCONY	29 SF	1
TERRACE	130 SF	1
TERRACE	128 SF	1
TERRACE	128 SF	1
TERRACE	145 SF	1
TERRACE	144 SF	1
TERRACE	134 SF	1
TERRACE	189 SF	1
BALCONY	127 SF	1
Level 6		
BALCONY	29 SF	1
BALCONY	29 SF	1
TERRACE	128 SF	1
TERRACE	125 SF	1
TERRACE	125 SF	1
TERRACE	143 SF	1
TERRACE	142 SF	1
TERRACE	133 SF	1
TERRACE	189 SF	1
TERRACE	136 SF	1
BALCONY	31 SF	1
Level 7		
BALCONY	29 SF	1
BALCONY	29 SF	1
TERRACE	130 SF	1
TERRACE	136 SF	1
TERRACE	136 SF	1
TERRACE	155 SF	1
TERRACE	167 SF	1
TERRACE	244 SF	1
TERRACE	136 SF	1
BALCONY	31 SF	1
Level 8		
ROOF DECK	1197 SF	1
ROOF DECK	3304 SF	1
BALCONY	28 SF	1

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OCCUPANT LOAD - LEVEL 1 (BY AREA)						
NAME	AREA	FBC OCC. FACTOR	DOC. LOAD	NFPA OCC. FACTOR	DOC. LOAD	
FPL VAULT	927 SF	150	4	300	4	
GENERATOR	2435 SF	300	2	300	2	
ELEC	270 SF	300	1	300	1	
WATER HEATER / DOMESTIC WATER	371 SF	300	2	300	2	
LOBBY	6914 SF	15	481	15	481	
EMPLOYEE BREAKROOM	373 SF	15	25	15	25	
FIRE CMND	216 SF	300	1	300	1	
SERVICE DRIVE	921 SF	300	4	300	4	
GARAGE RAMP	2435 SF	200	13	200	13	
WOMEN'S	91 SF	300	1	300	1	
PATIO (DECK)	1155 SF	15	18	15	18	
COVERED DROP OFF	3313 SF	15	25	15	25	
LAUNDRY ROOM	976 SF	300	4	300	4	
BOH OFFICE	170 SF	300	2	100	2	
OFFICE	64 SF	300	1	100	1	
PATIO (DECK)	473 SF	15	32	15	32	
KITCHEN/BOH/STORAGE	1492 SF	200	9	200	9	
STORAGE	603 SF	300	1	100	2	
LOGGAGE STORAGE	54 SF	300	0	300	0	
UNISEX R.R.	491 SF	300	1	300	1	
LINEN STO	126 SF	300	0	300	0	
KITCHEN STO	153 SF	300	1	300	1	
HR OFFICE	85 SF	300	1	100	1	
NURSING RM	91 SF	300	1	100	1	
HKRP OFFICE	138 SF	300	1	300	1	
OFFICE	64 SF	300	1	300	1	
MAN CL	108 SF	300	1	300	1	
Grand Total	25032 SF	300	880	875		

(MAX HEIGHT: 55')

RMM-25 (MAX HEIGHT: 55')

ACCU-PAK VERTICAL COMPACTOR

LOCATION OF TRASH CONTAINERS / DUMPSTERS

DRAINAGE WELL: REFER TO CIVIL

SERVICE TRASH STAGING AREA: HEAD CLEARANCE RANGES FROM 24' TO 25'; REFER TO SHEET A-4.3

PROPOSED 6" CMU PERIMETER WALL SEE DETAIL ON SHEET A-4.5. EXTENDS TO ALIGN WITH BUILDING EDGE AND STOPS PRIOR TO ANY SIGHT TRIANGLE VISIBILITY CONFLICT

ROLL UP DOOR

TIE IN TO EXISTING SIDEWALK

10' SIGHT TRIANGLE DRAINAGE WELL: REFER TO CIVIL

CONTINUED CONCRETE SIDEWALK ACROSS DRIVEWAY

GUESTROOM MIX		
NAME	Count	
UNIT - CANOPY		
KING PREMIUM	28 (15.1%)	
KING PREMIUM SUITE	8 (4.7%)	
KING STUDIO	101 (58.7%)	
QO PREMIUM	16 (8.3%)	
QO PREMIUM SUITE	3 (1.7%)	
QO STUDIO	18 (10.5%)	
TOTAL	172 (100%)	

UNIT MATRIX BREAKDOWN		
NAME	Count	
Level 4		
UNIT - CANOPY		
KING PREMIUM	6	
KING STUDIO	19	
QO PREMIUM	2	
QO PREMIUM SUITE	2	
QO STUDIO	3	
TOTAL	31	
Level 5		
UNIT - CANOPY		
KING PREMIUM	6	
KING PREMIUM SUITE	1	
KING STUDIO	2	
QO PREMIUM	3	
QO STUDIO	3	
TOTAL	33	
Level 6		
UNIT - CANOPY		
KING PREMIUM	4	
KING PREMIUM SUITE	15	
KING STUDIO	15	
QO PREMIUM	3	
QO PREMIUM SUITE	1	
QO STUDIO	3	
TOTAL	31	
Level 7		
UNIT - CANOPY		
KING PREMIUM	4	
KING PREMIUM SUITE	4	
KING STUDIO	17	
QO PREMIUM	3	
QO STUDIO	3	
TOTAL	31	
Level 8		
UNIT - CANOPY		
KING PREMIUM	3	
KING PREMIUM SUITE	13	
KING STUDIO	2	
QO PREMIUM	2	
QO STUDIO	21	
TOTAL	172	

GROUND LEVEL 1

NUMBER	DATE	REMARKS
1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-1.1 **adache**
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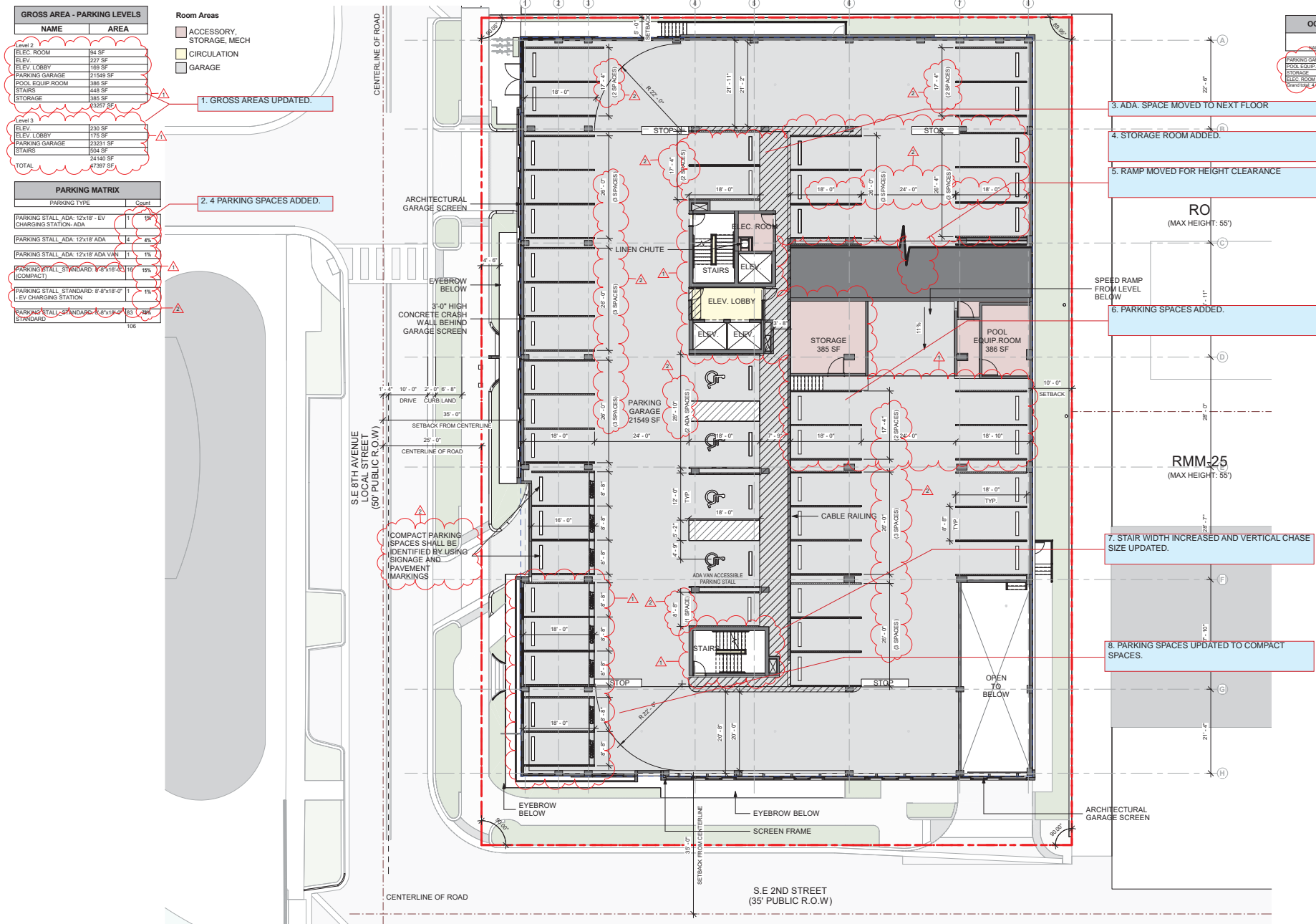
GROSS AREA - PARKING LEVELS	
NAME	AREA
Level 2	
ELEC. ROOM	94 SF
ELEV.	227 SF
ELEV. LOBBY	169 SF
PARKING GARAGE	21549 SF
POOL EQUIP. ROOM	386 SF
STAIRS	448 SF
STORAGE	385 SF
TOTAL	23267 SF
Level 3	
ELEV.	230 SF
ELEV. LOBBY	172 SF
PARKING GARAGE	23231 SF
STAIRS	304 SF
TOTAL	24140 SF
TOTAL	47397 SF

PARKING MATRIX	
PARKING TYPE	Count
PARKING STALL ADA: 12x18 - EV	1
CHARGING STATION ADA	1
PARKING STALL ADA: 12x18 ADA	4
PARKING STALL ADA: 12x18 ADA VAN	1
PARKING STALL STANDARD: 8'x16'-0" 10'	15%
(COMPACT)	
PARKING STALL STANDARD: 8'x16'-0" 11'	1%
EV CHARGING STATION	
PARKING STALL STANDARD: 8'x16'-0" 12'	83
STANDARD	108

Room Areas

- ACCESSORY, STORAGE, MECH
- CIRCULATION
- GARAGE

OCCUPANT LOAD - LEVEL 2 (BY AREA)					
NAME	AREA	OCC. FACTOR	OCC. LOAD	OCC. FACTOR	OCC. LOAD
PARKING GARAGE	21549 SF	200	108	200	108
POOL EQUIP. ROOM	386 SF	200	2	200	2
STORAGE	385 SF	200	2	200	2
ELEC. ROOM	94 SF	200	1	200	1
STAIRS	448 SF	100	13	100	13



1. GROSS AREAS UPDATED.

2. 4 PARKING SPACES ADDED.

3. ADA SPACE MOVED TO NEXT FLOOR

4. STORAGE ROOM ADDED.

5. RAMP MOVED FOR HEIGHT CLEARANCE

6. PARKING SPACES ADDED.

7. STAIR WIDTH INCREASED AND VERTICAL CHASE SIZE UPDATED.

8. PARKING SPACES UPDATED TO COMPACT SPACES.

DRC AMENDMENT
01/21/25
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CURRENTLY PROPOSED

CANOPY HOTEL
100 8TH AVE, FORT LAUDERDALE, FL

PARKING LEVEL 2

NUMBER	DATE	REMARKS
1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-1.2 **adache**
group architects

GROSS AREA - PARKING LEVELS

NAME	AREA
Level 2	
ELEC. ROOM	94 SF
ELEV.	227 SF
ELEV. LOBBY	169 SF
PARKING GARAGE	21549 SF
POOL EQUIP. ROOM	386 SF
STAIRS	148 SF
STORAGE	385 SF
	23257 SF

Level 3	
ELEV.	230 SF
ELEV. LOBBY	175 SF
PARKING GARAGE	23231 SF
STAIRS	104 SF
	24140 SF
TOTAL	47397 SF

PARKING MATRIX

PARKING TYPE	Count
PARKING STALL ADA: 12'x18' - EV	17
CHARGING STATION-ADA	1
PARKING STALL ADA: 12'x18' ADA	14
PARKING STALL ADA: 12'x18' ADA VAN	11
PARKING STALL STANDARD: 8'6"x18'-0" (10'x18' (COMPACT))	110
PARKING STALL STANDARD: 8'6"x18'-0" - EV CHARGING STATION	1
PARKING STALL STANDARD: 8'6"x18'-0" (3' L. 18' STANDARDS)	106

Room Areas

- CIRCULATION
- GARAGE

1. GROSS AREAS UPDATED.

2. PARKING SPACE ADDED.

OCCUPANT LOAD - LEVEL 3 (BY AREA)					
NAME	AREA	FBC	ICC	NFPA	ICC
		FACTORY	LOAD	APPROX	LOAD
PARKING GARAGE	23231 SF	100	117	500	117
Grand Total	23231 SF				

3. PARKING GARAGE AREA UPDATED AND OCCUPANCY LOADS CORRECTED

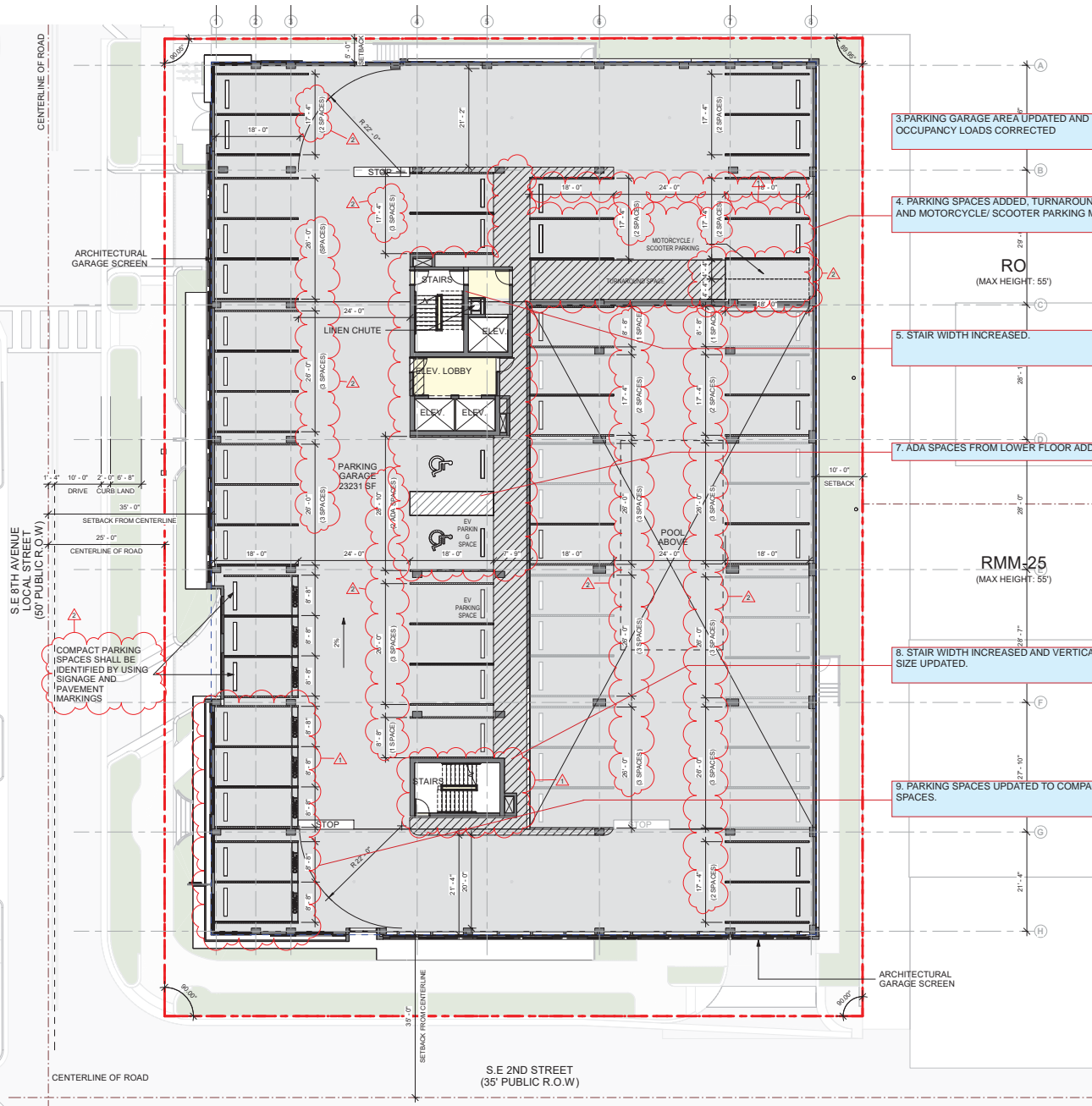
4. PARKING SPACES ADDED, TURNAROUND SPACE AND MOTORCYCLE / SCOOTER PARKING MOVED.

5. STAIR WIDTH INCREASED.

7. ADA SPACES FROM LOWER FLOOR ADDED.

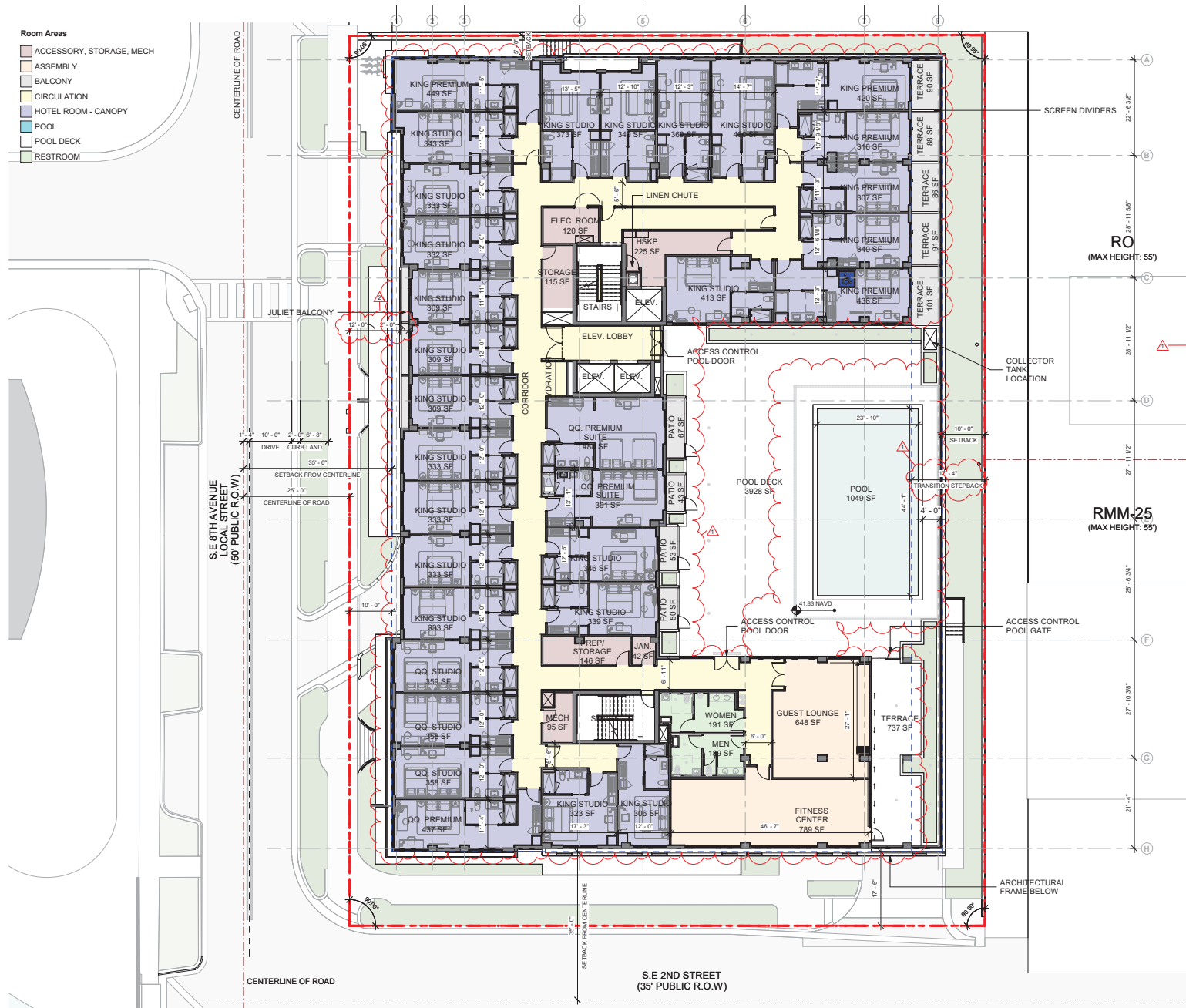
8. STAIR WIDTH INCREASED AND VERTICAL CHASE SIZE UPDATED.

9. PARKING SPACES UPDATED TO COMPACT SPACES.



BALCONY	89 SF
CORRIDOR	2367 SF
ELEC. ROOM	720 SF
ELEV.	229 SF
ELEV. LOBBY	224 SF
FITNESS CENTER	789 SF
GUEST ROOM	448 SF
GUEST LOUNGE	225 SF
HSPK	37 SF
HYDRATION	42 SF
JAN	42 SF
KITCH. PREMIUM	2420 SF
KITCH. STUDIO	6512 SF
MECH.	95 SF
MEN	189 SF
PATIO	213 SF
POOL	1240 SF
POOL DECK	3928 SF
PREP. STORAGE	146 SF
OD. PREMIUM	437 SF
OD. PREMIUM SUITE	379 SF
OD. STUDIO	1075 SF
STAIRS	695 SF
STORAGE	1115 SF
TERRACE	1163 SF
WOMEN	181 SF
TOTAL	23746 SF

- ACCESSORY, STORAGE, MECH
 ASSEMBLY
 BALCONY
 CIRCULATION
 HOTEL ROOM - CANOPY
 POOL
 POOL DECK
 RESTROOM

[illegible]

Level 5	
BALCONY	89 SF
CORRIDOR	2069 SF
ELEC. ROOM	120 SF
ELEV.	230 SF
ELEV. LOBBY	219 SF
HSPK	178 SF
HYDRATE / ICE	37 SF
KING PREMIUM	1975 SF
KING PREMIUM SUITE	462 SF
KING STUDIO	1732 SF
MECH	94 SF
QQ. PREMIUM	2222 SF
QQ. STUDIO	1076 SF
STAIRS	682 SF
STORAGE	1175 SF
TERRACE	1124 SF
TOTAL	17835 SF

LEVEL 5 FLOORPLATE SIZE: 17835 SF





 ACCESSORY, STORAGE, MECH
 BALCONY
 CIRCULATION
 HOTEL ROOM - CANOPY



RMM-25
(MAX HEIGHT: 55')

[illegible]

LEVEL 6 FLOORPLATE SIZE: 16758 SF

 ACCESSORY, STORAGE, MECH
 BALCONY
 CIRCULATION
 HOTEL ROOM - CANOPY

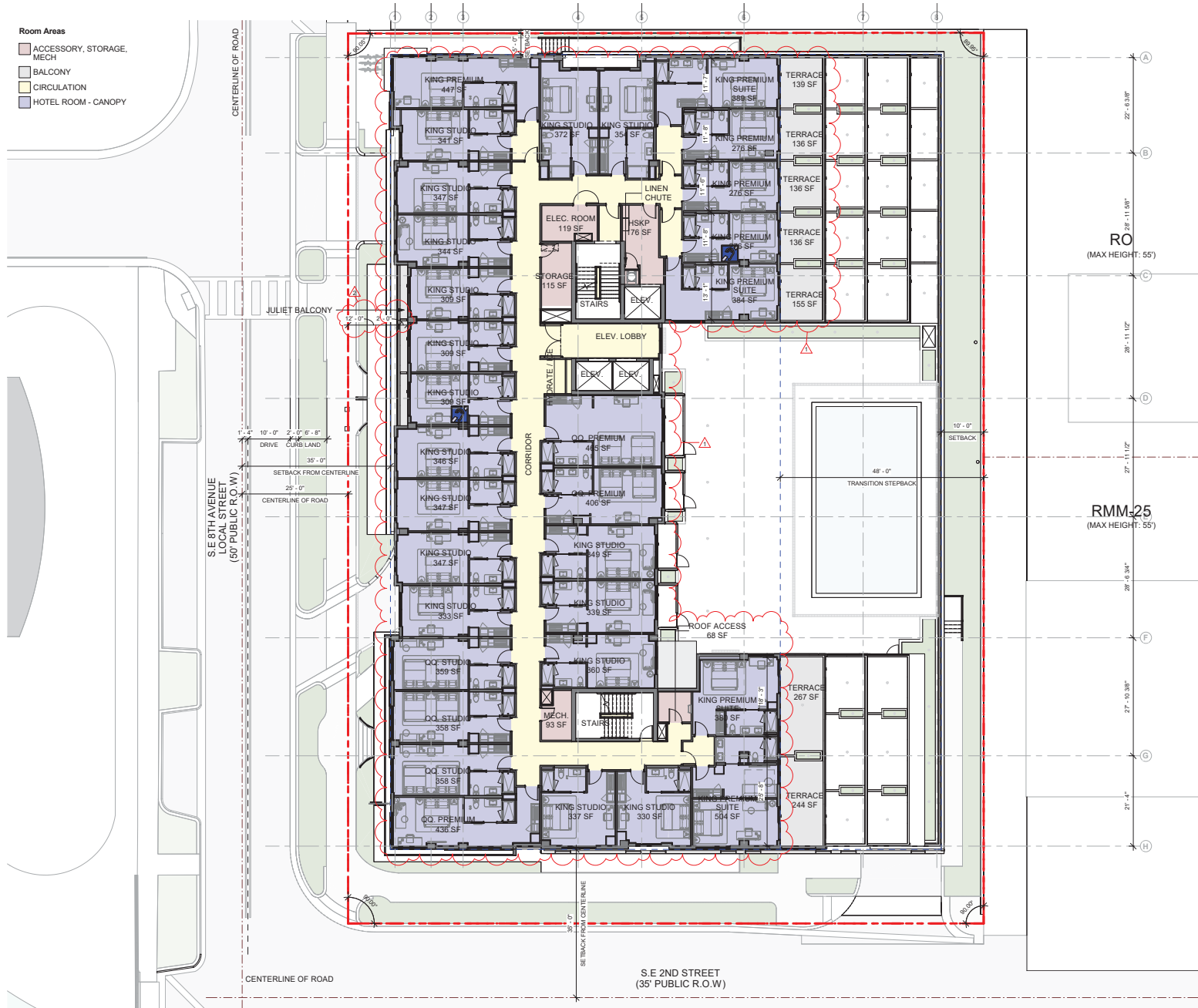


GROSS AREA - LEVEL 7		
NAME	AREA	
BALCONY	89 SF	
CORRIDOR	1708 SF	
ELEC. ROOM	119 SF	
ELEV. LOBBY	226 SF	
HOSP	219 SF	
HYDRATE / ICE	56 SF	
KING PREMIUM	1276 SF	
KING PREMIUM SUITE	1657 SF	
KING STUDIO	2770 SF	
MECH	93 SF	
OO. PREMIUM	1307 SF	
OO. STUDIO	1076 SF	
ROOF ACCESS	68 SF	
STAIRS	501 SF	
STORAGE	115 SF	
TERRACE	1213 SF	
TOTAL	15719 SF	






- Room Areas
- ACCESSORY, STORAGE, MECH
 - BALCONY
 - CIRCULATION
 - HOTEL ROOM - CANOPY

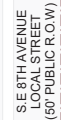
LEVEL 7 FLOORPLATE SIZE: 15719 SF

OCCUPANT LOAD - LEVEL 7 (BY AREA)						
NAME	AREA	DOC. FACTOR	DOC. LOAD	DOC. PROCR.	DOC. LBS.	AREA
ELEC. ROOM	119 SF	800	1	800	1	
STORAGE	115 SF	800	1	800	1	
HOSP	119 SF	800	1	800	1	
MECH	93 SF	800	1	800	1	
KING PREMIUM	447 SF	200	3	200	3	
KING STUDIO	347 SF	200	2	200	2	
KING STUDIO	344 SF	200	2	200	2	
KING STUDIO	360 SF	200	2	200	2	
KING STUDIO	360 SF	200	2	200	2	
KING STUDIO	377 SF	200	2	200	2	
KING PREMIUM SUITE	384 SF	200	2	200	2	
KING PREMIUM SUITE	276 SF	200	2	200	2	
KING PREMIUM	276 SF	200	2	200	2	
KING STUDIO	344 SF	200	2	200	2	
KING STUDIO	347 SF	200	2	200	2	
KING STUDIO	347 SF	200	2	200	2	
KING STUDIO	347 SF	200	2	200	2	
KING STUDIO	360 SF	200	2	200	2	
KING STUDIO	360 SF	200	2	200	2	
KING STUDIO	360 SF	200	2	200	2	
KING STUDIO	360 SF	200	2	200	2	
KING PREMIUM SUITE	384 SF	200	3	200	3	
KING STUDIO	337 SF	200	2	200	2	
KING PREMIUM	445 SF	200	3	200	3	
OO. PREMIUM	445 SF	200	3	200	3	
OO. PREMIUM	445 SF	200	3	200	3	
OO. STUDIO	368 SF	200	2	200	2	
OO. STUDIO	368 SF	200	2	200	2	
OO. PREMIUM	438 SF	200	3	200	3	
BALCONY	89 SF	0	0	0	0	
TERRACE	136 SF	0	0	0	0	
TERRACE	136 SF	0	0	0	0	
TERRACE	155 SF	0	0	0	0	
KING PREMIUM SUITE	384 SF	200	2	200	2	
TERRACE	244 SF	0	0	0	0	
ROOF ACCESS	68 SF	200	1	200	1	
Transition Stepback	48'-0"					
KING STUDIO	360 SF	200	2	200	2	
KING STUDIO	347 SF	200	2	200	2	
KING STUDIO	347 SF	200	2	200	2	
KING PREMIUM	276 SF	200	2	200	2	
TERRACE	136 SF	0	0	0	0	
BALCONY	89 SF	0	0	0	0	
ROOF ACCESS	68 SF	200	1	200	1	
Overall Area	15719 SF					




LEVEL 8 FLOORPLATE SIZE: 14665 SF
* INCLUDES ROOF AREA

 ACCESSORY, STORAGE, MECH
 BALCONY
 CIRCULATION
 HOTEL ROOM - CANOPY
 ROOF DECK



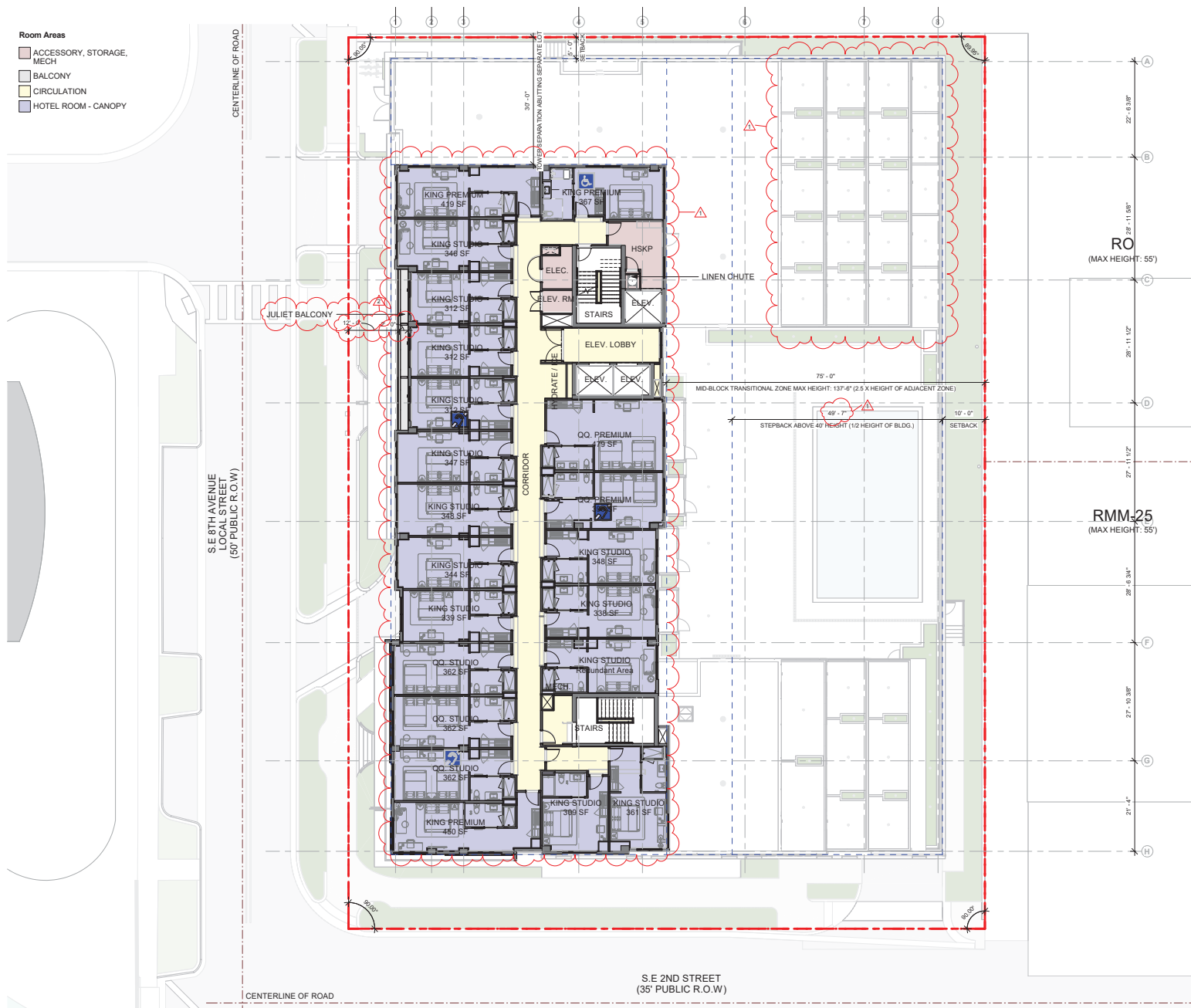
Grand total: 29 12497 SF



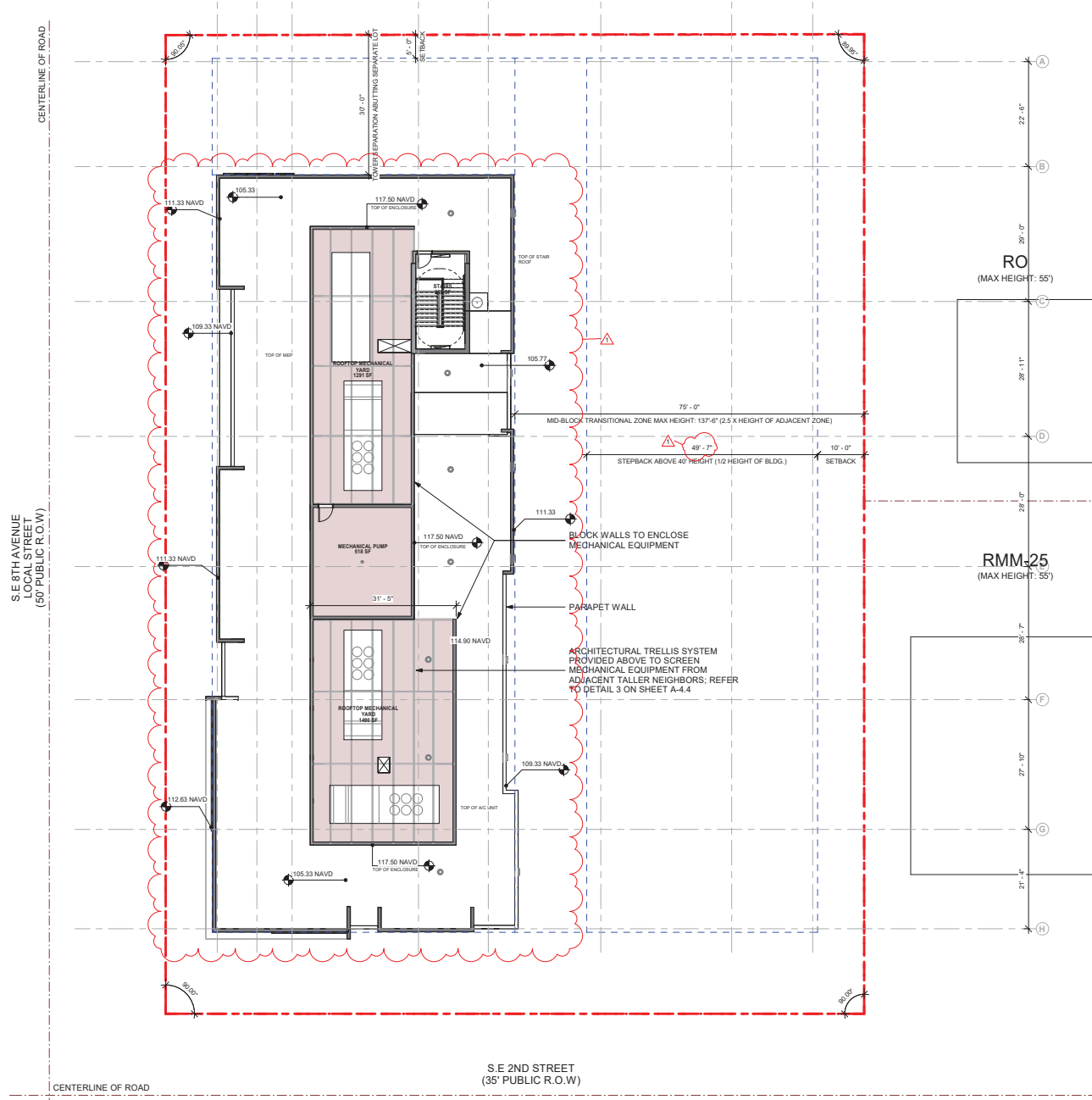
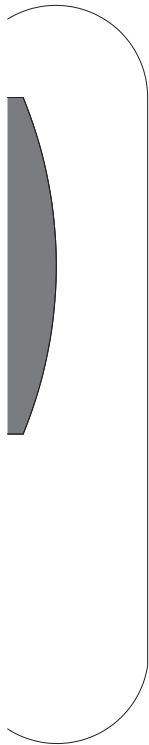
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Room Areas

- ACCESSORY, STORAGE, MECH
- BALCONY
- CIRCULATION
- HOTEL ROOM - CANOPY



OCCUPANT LOAD - LEVEL 9 (BY AREA)						
NAME	AREA	ICC		NFA		
		OCC/ACC	OCC/ACC	OCC/ACC	OCC/ACC	
H&P	184 SF	0	360	0		
KING PREMIUM	260 SF	0	360	0		
KING STUDIO	312 SF	0	250	0		
Q&Q STUDIO	312 SF	0	250	0		
KING STUDIO	309 SF	0	250	0		
KING STUDIO	312 SF	0	250	0		
ELITE RM	440 SF	0	300	0		
MEDIA	260 SF	0	300	0		
KING PREMIUM	413 SF	0	300	0		
KING STUDIO	346 SF	0	250	0		
KING STUDIO	312 SF	0	250	0		
KING STUDIO	312 SF	0	250	0		
KING STUDIO	346 SF	0	250	0		
KING STUDIO	346 SF	0	250	0		
KING STUDIO	312 SF	0	250	0		
Q&Q STUDIO	362 SF	0	250	0		
Q&Q STUDIO	312 SF	0	250	0		
KING PREMIUM	413 SF	0	250	0		
KING STUDIO	309 SF	0	250	0		
KING RM	184 SF	0	360	0		
Q&Q PREMIUM	260 SF	0	360	0		
KING RM	184 SF	0	360	0		
KING STUDIO	346 SF	0	250	0		
BALCONY	24 SF	0	0	0		
BALCONY	24 SF	0	0	0		
BALCONY	24 SF	0	0	0		
Garage Bay 2	704 SF	0	0	0	18	



GENERAL NOTE:
ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS, AND APPROVED UNDER SEPARATE PERMIT

EXTERIOR ELEVATIONS - KEY NOTES

NUMBER	DESCRIPTION
1	WHITE STUCCO FINISH (EXTRA WHITE SW 7006 BY SHERWIN WILLIAMS)
2	LIGHT GREY STUCCO FINISH (SW 7074)
3	PAINTED WALL PATTERN
4	ARCHITECTURAL EYEBROW / FRAME FEATURE
5	STUCCO SCORE LINES
6	WOOD WALL CLADDING (ROBLE LINEAL OAK PANELS)
7	PERFORATED METAL PANEL GARAGE SCREEN
8	CONCRETE (UNDER SEPARATE PERMIT)
9	EXTERIOR GREY TINTED GLAZING
10	DARK BRONZE ALUMINUM POWDER COATED MULLION
11	EXTERIOR CLEAR GLASS WINDOW STOREFRONT
12	PERFORATED METAL SCREEN
13	GLASS RAILING, GREY TINT
14	GLASS RAILING, CLEAR GLASS
15	CLEAR GLASS STOREFRONT DOOR
16	ROLL UP OPaque GLASS DOOR
17	HERRINGBONE CLADDING (FINDERMAX THUNDER)
18	ARCHITECTURAL CONCRETE CANOPY WITH FINISHED UNDERSIDE LONGBOARD MATERIAL
19	DARK GREY STUCCO FINISH (SW 7075)
20	DARKER GREY STUCCO FINISH (SW 7076)
21	PORCELAIN GLAZED CONCRETE COLUMN

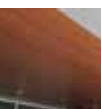
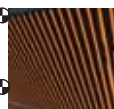


① WEST ELEVATION-DRC
3/32" = 1'-0"



SW 7076 CYBERSPACE STUCCO WALL

SW 7074 SOFTWARE GRAY STUCCO WALL



CEILING AT SOUTHWEST PATIO

CEILING AT PORTE COCHERE



NOTES:
CONTRACTOR TO PROVIDE ALL COLOR AND ALL FINISH SAMPLES FOR APPROVAL. PAINT MOCK-UPS TO BE DONE FOR APPROVAL.

DRC AMENDMENT
01/21/25
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CANOPY HOTEL
100 8TH AVE, FORT LAUDERDALE, FL

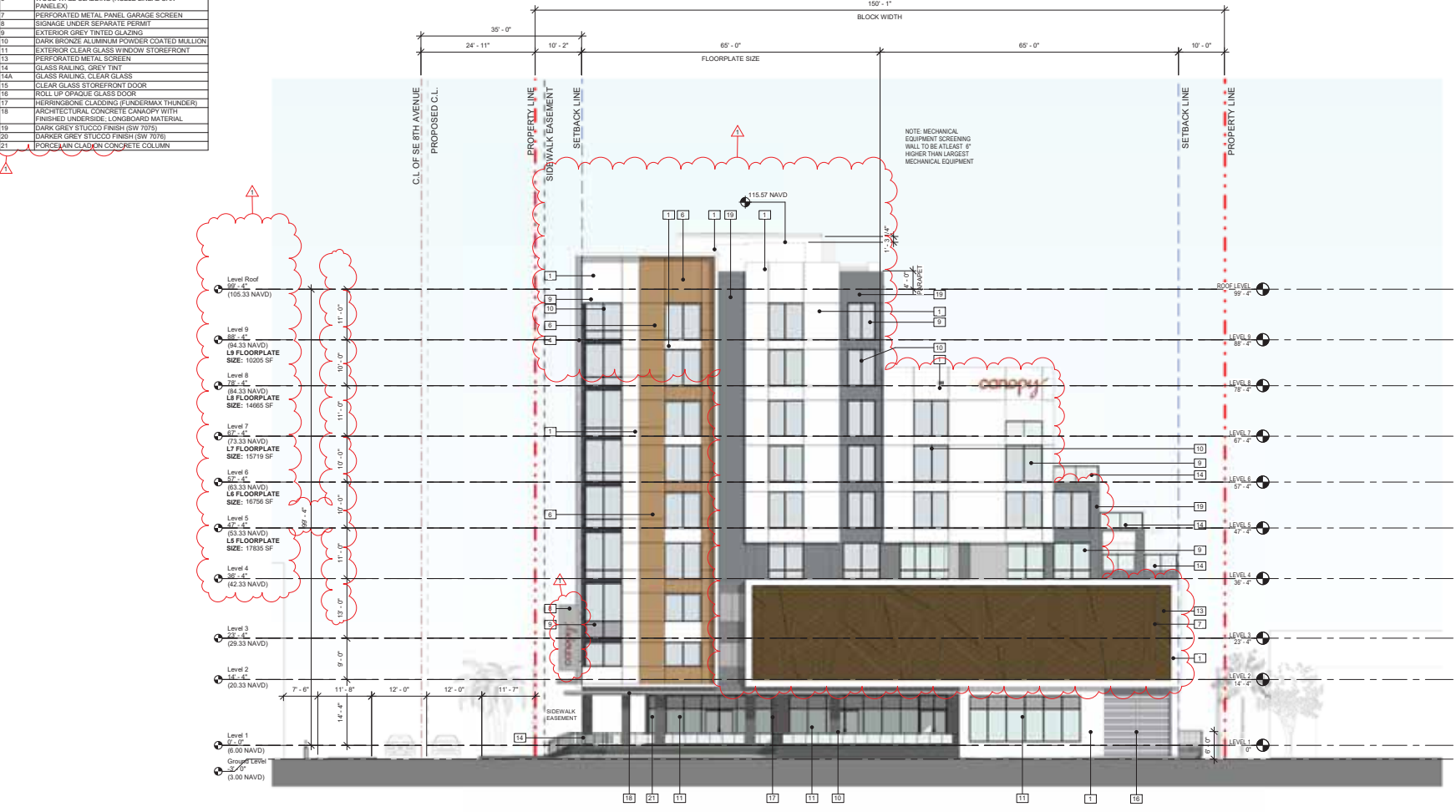
ELEVATION

NUMBER	DATE	REMARKS
1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

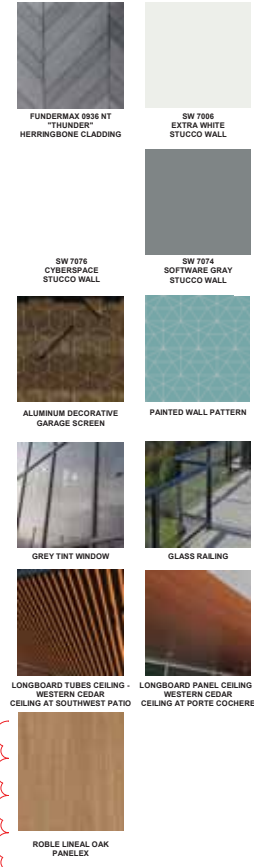
A-2.1 **adache**
group architects

GENERAL NOTE:
ALL SIZES SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS, AND APPROVED UNDER SEPARATE PERMIT

EXTERIOR ELEVATIONS - KEY NOTES	
NUMBER	DESCRIPTION
1	WHITE STUCCO FINISH (EXTRA WHITE SW 7006 BY SHERWIN WILLIAMS)
2	LIGHT GREY STUCCO FINISH (SW 7074)
3	PAINTED WALL PATTERN
4	ARCHITECTURAL EYEBROW / FRAME FEATURE
5	STUCCO SCORE LINES
6	WOOD WALL CLADDING (ROBLE LINEAL OAK PANELS)
7	PERFORATED METAL PANEL GARAGE SCREEN
8	STORAGE UNDER SEPARATE PERMIT
9	EXTERIOR GREY TINTED GLAZING
10	DARK BRONZE ALUMINUM POWDER COATED MULLION
11	EXTERIOR CLEAR GLASS WINDOW STOREFRONT
12	PERFORATED METAL SCREEN
13	GLASS RAILING, GREY TINT
14	GLASS RAILING, CLEAR GLASS
15	CLEAR GLASS STOREFRONT DOOR
16	ROLL UP OPAQUE GLASS DOOR
17	HERRINGBONE CLADDING (FUNDERMAX THUNDER)
18	ARCHITECTURAL CONCRETE CANOPY WITH FINISHED UNDERSIDE, LONGBOARD MATERIAL
19	DARK GREY STUCCO FINISH (SW 7075)
20	DARKER GREY STUCCO FINISH (SW 7076)
21	PORCELAN CLADON CONCRETE COLUMN



2 SOUTH ELEVATION-DRC
3/32" = 1'-0"



NOTES:
CONTRACTOR TO PROVIDE ALL COLOR AND ALL FINISH SAMPLES FOR APPROVAL. PAINT MOCKUPS TO BE DONE FOR APPROVAL

GENERAL NOTE:
ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING
AND LAND DEVELOPMENT REGULATIONS, AND APPROVED
UNDER SEPARATE PERMIT

EXTERIOR ELEVATIONS - KEY NOTES

NUMBER	DESCRIPTION
1	WHITE STUCCO FINISH (EXTRA WHITE SW 7000 BY SHERWIN WILLIAMS)
2	UPPER STUCCO FINISH (SW 7074)
3	PAINTED WALL PATTERN
4	PANTRY STUCCO EYEBROW / FRAME FEATURE
5	STUCCO SCORE LINES
6	WOOD WALL CLADDING (ROBLE LINEA, OAK PANELS)
7	PERFORATED METAL PANEL GARAGE SCREEN
8	PERFORATED METAL PANEL GARAGE SCREEN
9	EXTERIOR GREY TINTED GLAZING
10	DARK BRONZE ALUMINUM POWDER COATED MULLION
11	GLASS VENT / STUCCO STOREFRONT
12	PERFORATED METAL SCREEN
13	GLASS RAILING, GREY TINT
14	GLASS RAILING, CLEAR GLASS
15	CLEAR GLASS STOREFRONT DOOR
16	ROLL UP OPaque GLASS DOOR
17	HERNIMORE CLADDING (HERNIMORE THUNDER)
18	ARCHITECTURAL CONCRETE CANOPY WITH PERFORATED METAL SCREEN
19	UPPER STUCCO FINISH (EXTRA WHITE SW 7000 BY SHERWIN WILLIAMS)
20	DARKER GREY STUCCO FINISH (SW 7075)
21	DARKER GREY STUCCO FINISH (SW 7078)
22	UPPER STUCCO FINISH (EXTRA WHITE SW 7000 BY SHERWIN WILLIAMS)



FUNDERMAX 0936 NT
"THUNDER"
HERRINGBONE CLADDING



**SW 7006
EXTRA WHITE
STUCCO WALL**

**SW 7076
CYBERSPACE
STUCCO WALL**



SW 7074
SOFTWARE GRAY
STUCCO WALL



ALUMINUM DECORATIVE
GARAGE SCREEN




PAINTED WALL PATTERN




GREY TINT WINDOW




GLASS RAILING



LONGBOARD TUBES CEILING
WESTERN CEDAR
CEILING AT SOUTHWEST PA



LONGBOARD PANEL CEILING
WESTERN CEDAR
CEILING AT PORTE COCHERE



**ROBLE LINEAL OAK
PANELEX**

NOTES:

NOTES:
CONTRACTOR TO PROVIDE ALL COLOR AND ALL FINISH
SAMPLES FOR APPROVAL; PAINT MOCK-UPS TO BE DONE FOR
APPROVAL

DRC AMENDMENT
01/21/25
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CANOPY HOTEL
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ELEVATION

NUMBER	DATE	REMARKS
1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

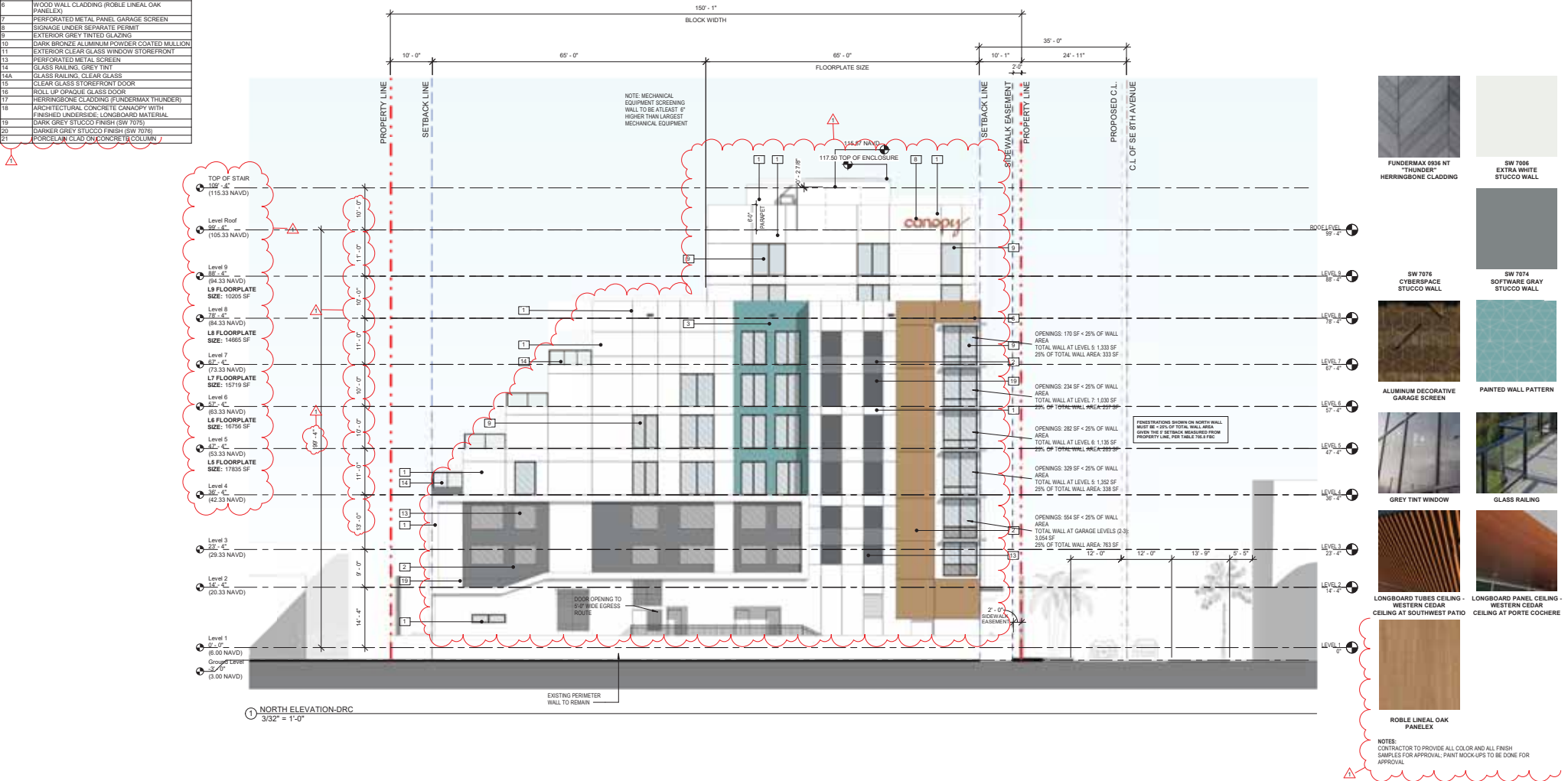
A-2.3

adache
group architects

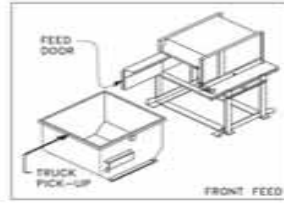
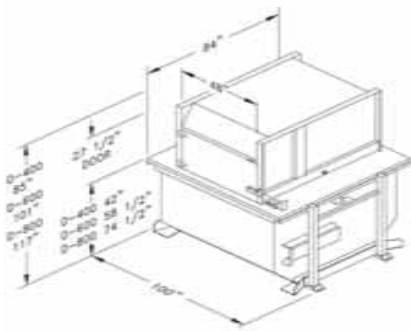
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Exhibit 3
Page 24 of 50

GENERAL NOTE:
ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS, AND APPROVED UNDER SEPARATE PERMIT.

EXTERIOR ELEVATIONS - KEY NOTES	
NUMBER	DESCRIPTION
1	WHITE STUCCO FINISH (EXTRA WHITE SW 7006 BY SHERWIN WILLIAMS)
2	LIGHT GREY STUCCO FINISH (SW 7074)
3	PAINTED WALL PATTERN
4	ARCHITECTURAL EYEBROW / FRAME FEATURE
5	STUCCO SCORE LINES
6	WOOD WALL CLADDING (ROBLE LINEAL OAK PANELS)
7	PERFORATED METAL PANEL GARAGE SCREEN
8	SIGNAGE UNDER SEPARATE PERMIT
9	EXTERIOR GREY TINTED GLAZING
10	DARK BRONZE ALUMINUM POWDER COATED MULLION
11	EXTERIOR CLEAR GLASS WINDOW STOREFRONT
12	PERFORATED METAL SCREEN
13	GLASS RAILING, GREY TINT
14	GLASS RAILING, CLEAR GLASS
14A	GLASS RAILING, CLEAR GLASS
15	ROLL UP OPAQUE GLASS DOOR
16	HERRINGBONE CLADDING (FUNDORMAX THUNDER)
17	ARCHITECTURAL CONCRETE CANOPY WITH FINISHED UNDERSIDE, LONGBOARD MATERIAL
18	DARKER GREY STUCCO FINISH (SW 7076)
19	PORCELAIN CLAD ON CONCRETE COLUMN

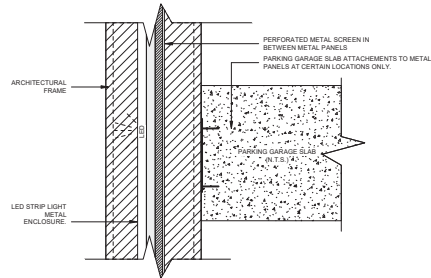




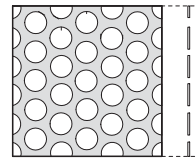


NOTE:
CONTAINER WILL BE SUPPLIED WITH CASTERS AND TOWED, USING A CART MOVER, TO THE GARBAGE TRUCK FOR PICK UP.

① ACU-PAK VERTICAL COMPACTOR
1 1/2" = 1'-0"

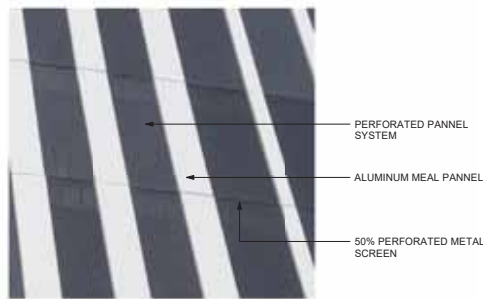


② GARAGE SCREEN ENLARGED
6" = 1'-0"

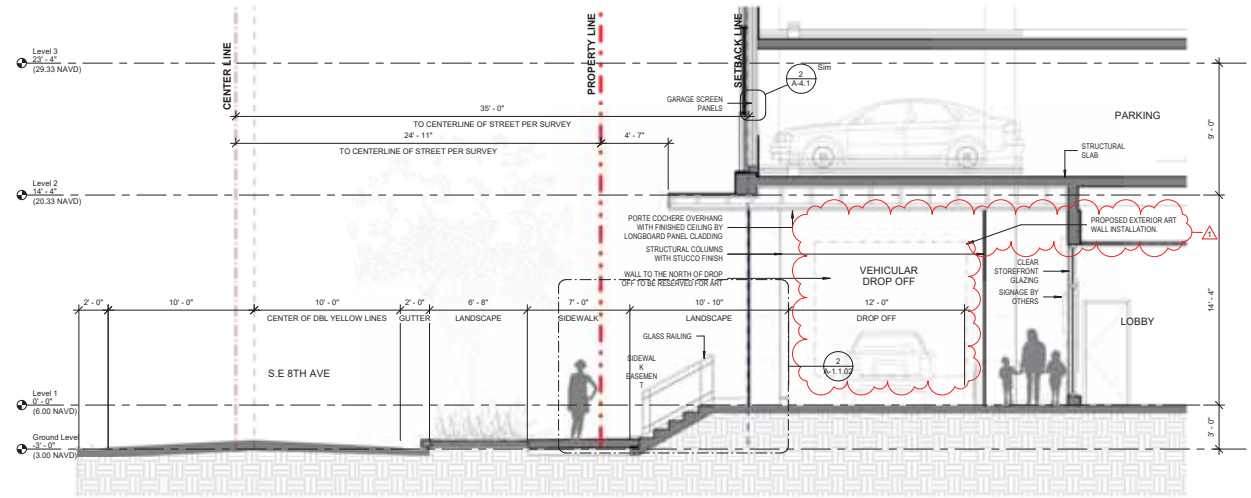


MINIHOLES PERFORATED METAL SCREEN
(ITEM 1734261041 - 48" X 120"
0.005" THICK (14 GAUGE)
3/4" ROUND ON 1" STAGGERED CENTERS
51% OPEN AREA

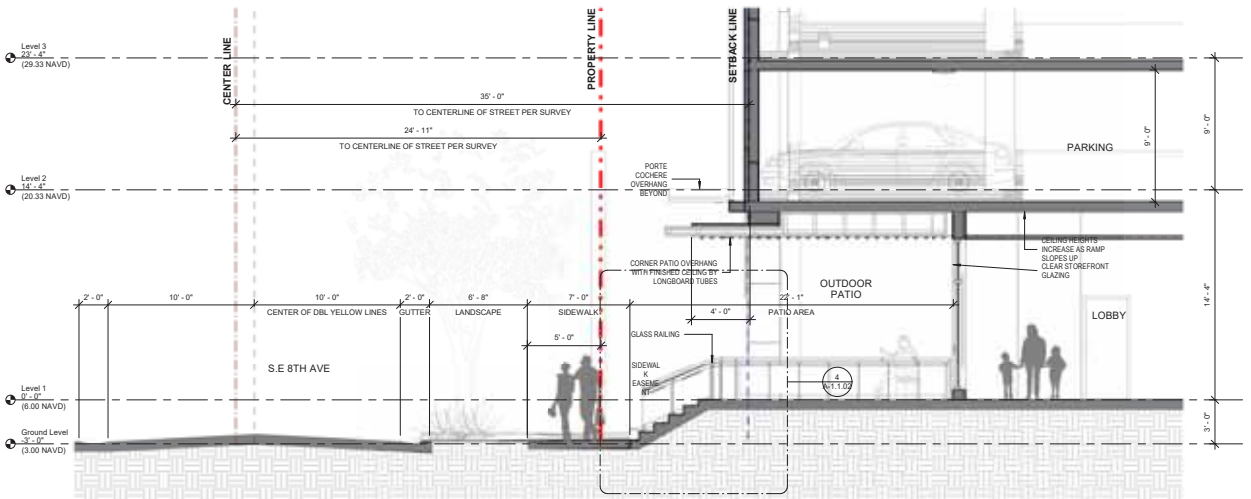
③ METAL SCREEN
6" = 1'-0"



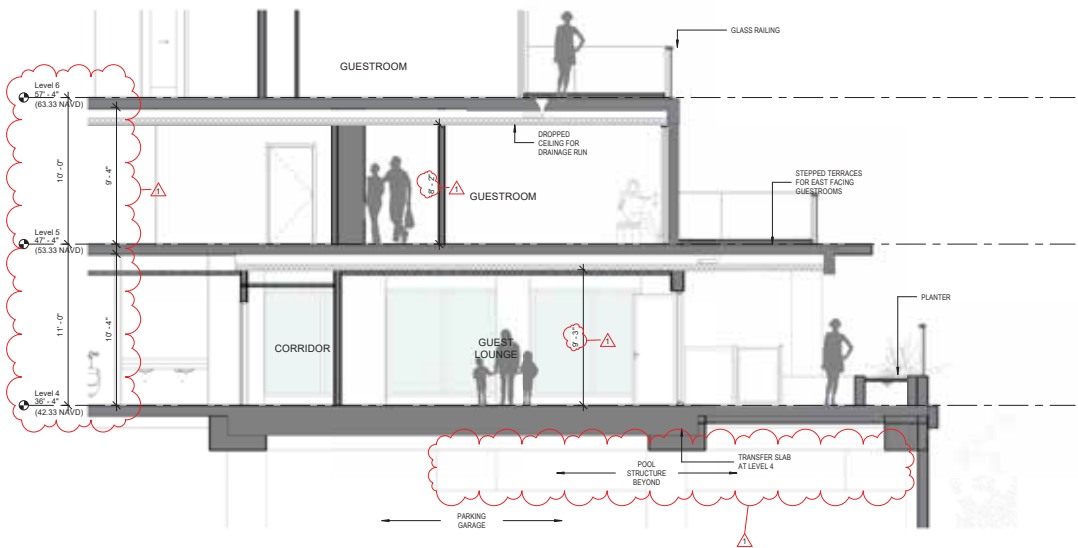
SAMPLE PHOTO OF GARAGE SCREEN



④ ENLARGED SECTION THRU DROP OFF
1/4" = 1'-0"



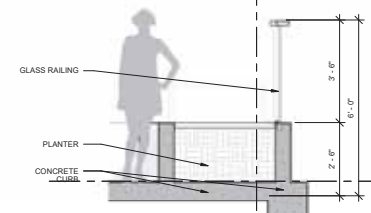
⑤ ENLARGED SECTION THRU LOBBY PATIO
1/4" = 1'-0"



2 Section 29
1/4" = 1'-0"



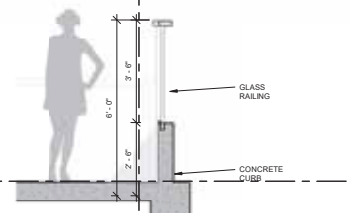
RAILING WITH PLANTER RENDER



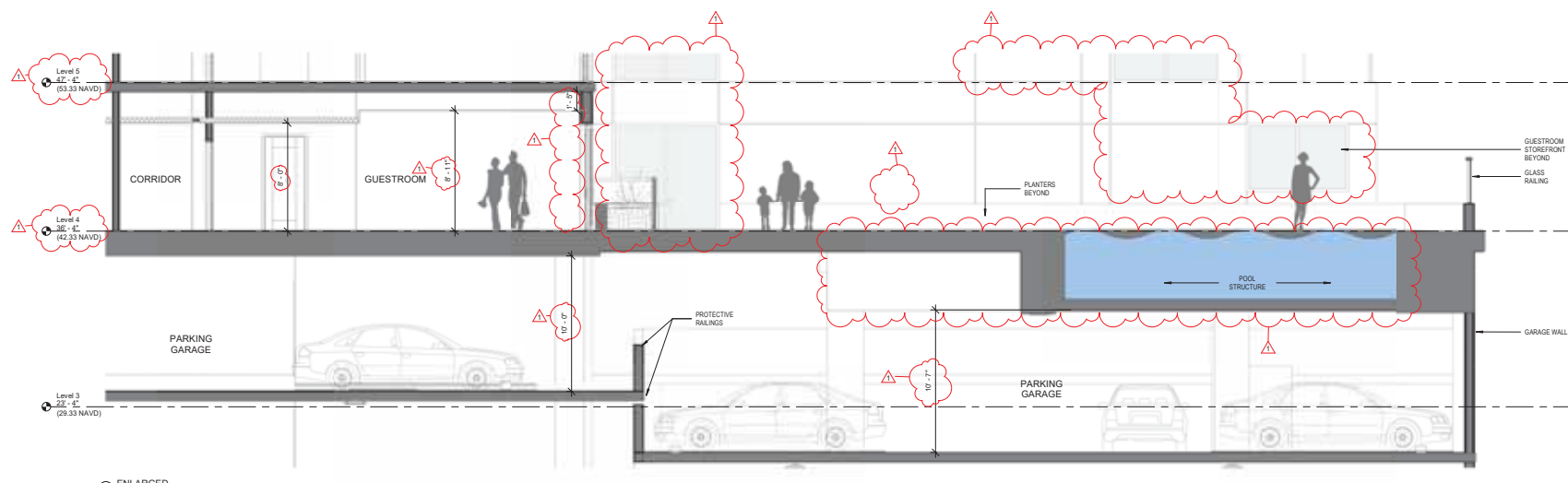
3 ENLARGED RAILING
1/2" = 1'-0"



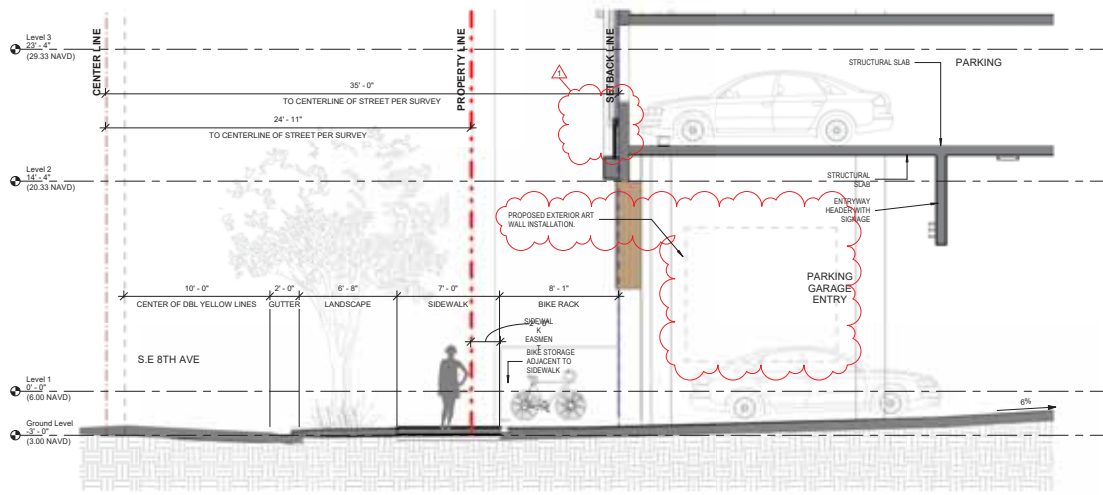
RAILING RENDER



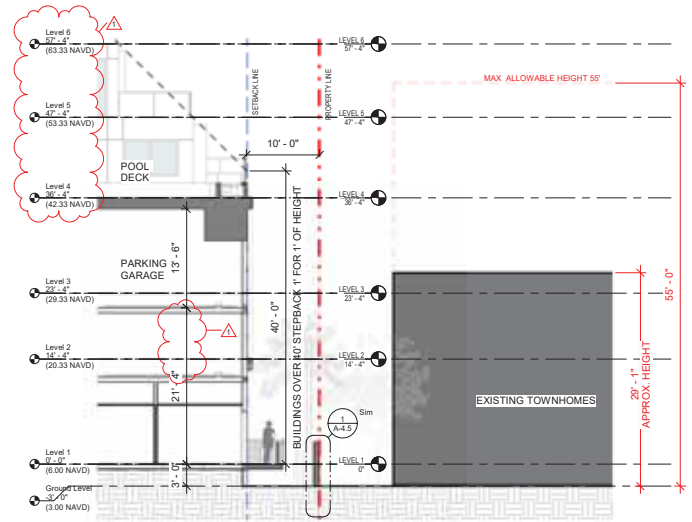
4 ENLARGED RAILING 2
1/2" = 1'-0"



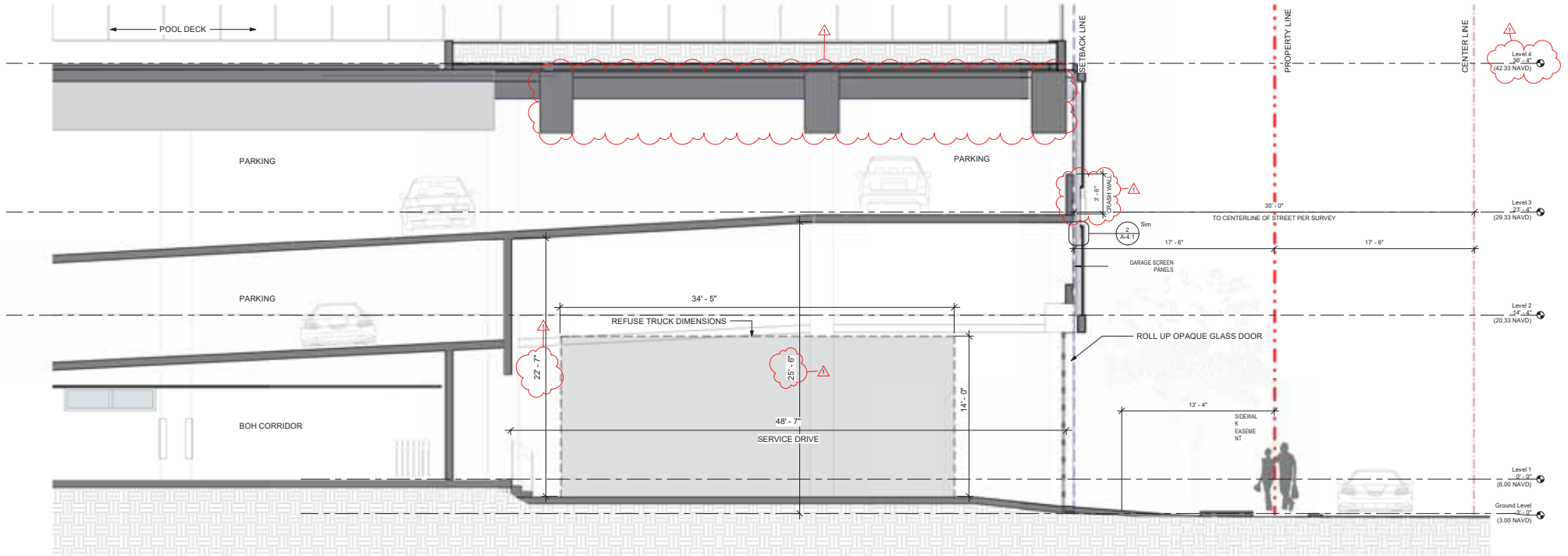
1 ENLARGED
1/4" = 1'-0"



② ENLARGED SECTION THRU LOBBY PATIO
1/4" = 1'-0"



③ Enlarged Detail Property line
1/8" = 1'-0"



④ SECTION THRU SERVICE DRIVE
1/4" = 1'-0"

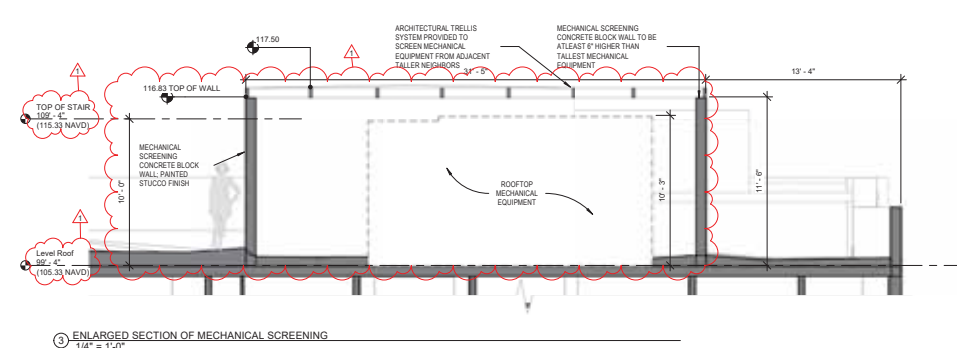
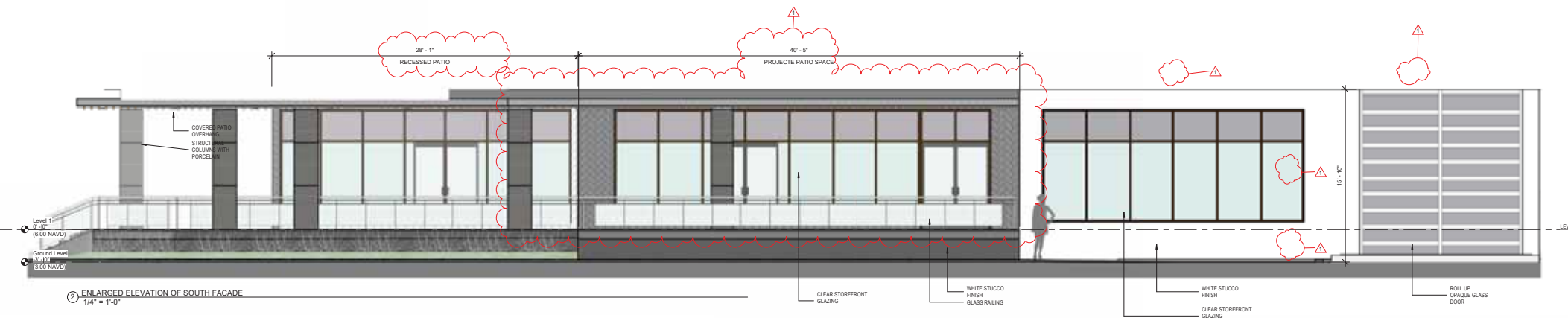
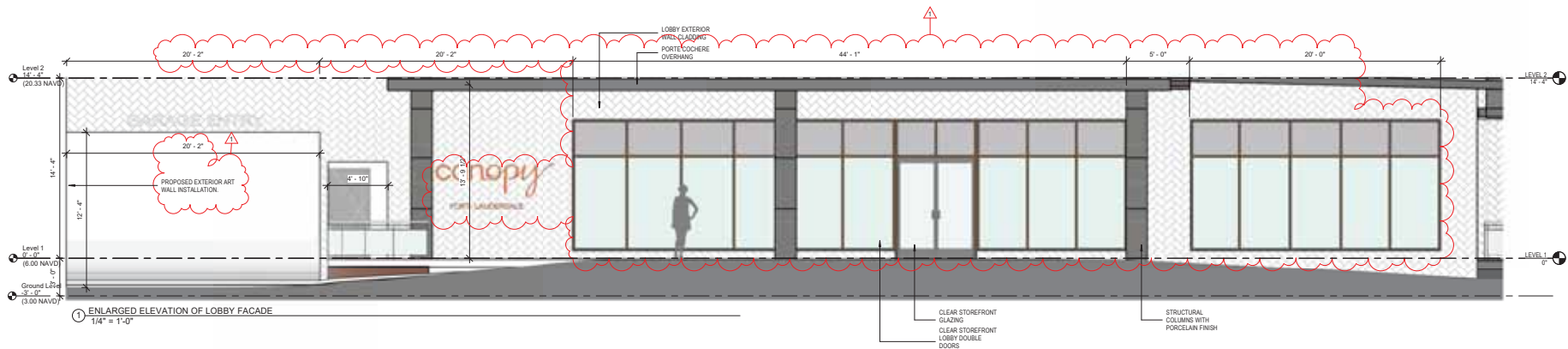
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ENLARGED SECTIONS & DETAILS

NUMBER	DATE	REMARKS
1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-4.3 adache group architects



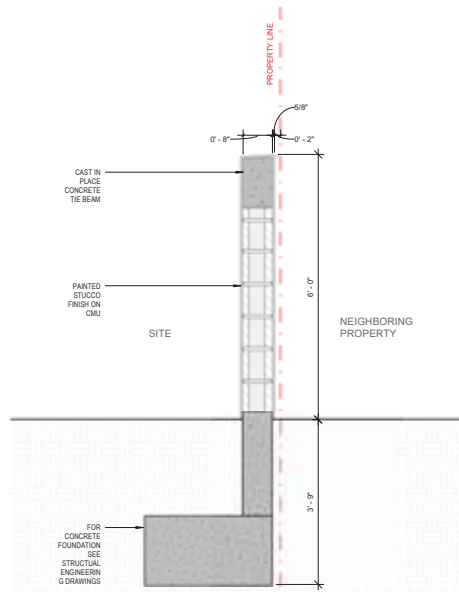
CMU WITH STUCCO WALL SYSTEM SCREENING MECHANICAL EQUIPMENT



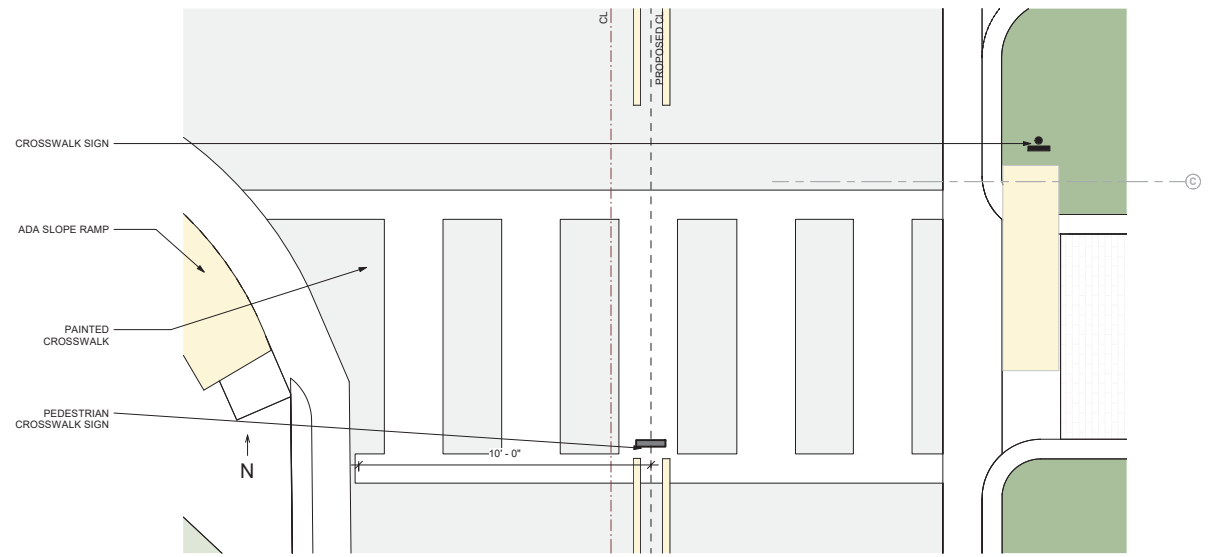


PEDESTRIAN
CROSSWALK
SIGN

CROSSWALK RENDER



1 PROPERTY WALL DETAIL
A-4.5 SCALE: 3/4" = 1'-0"



2 CROSSWALK DETAIL
A-4.5 SCALE: 1/2" = 1'-0"



DISCLAIMER: THIS DRAWING IS FOR TURNING RADIUS PLANS ONLY

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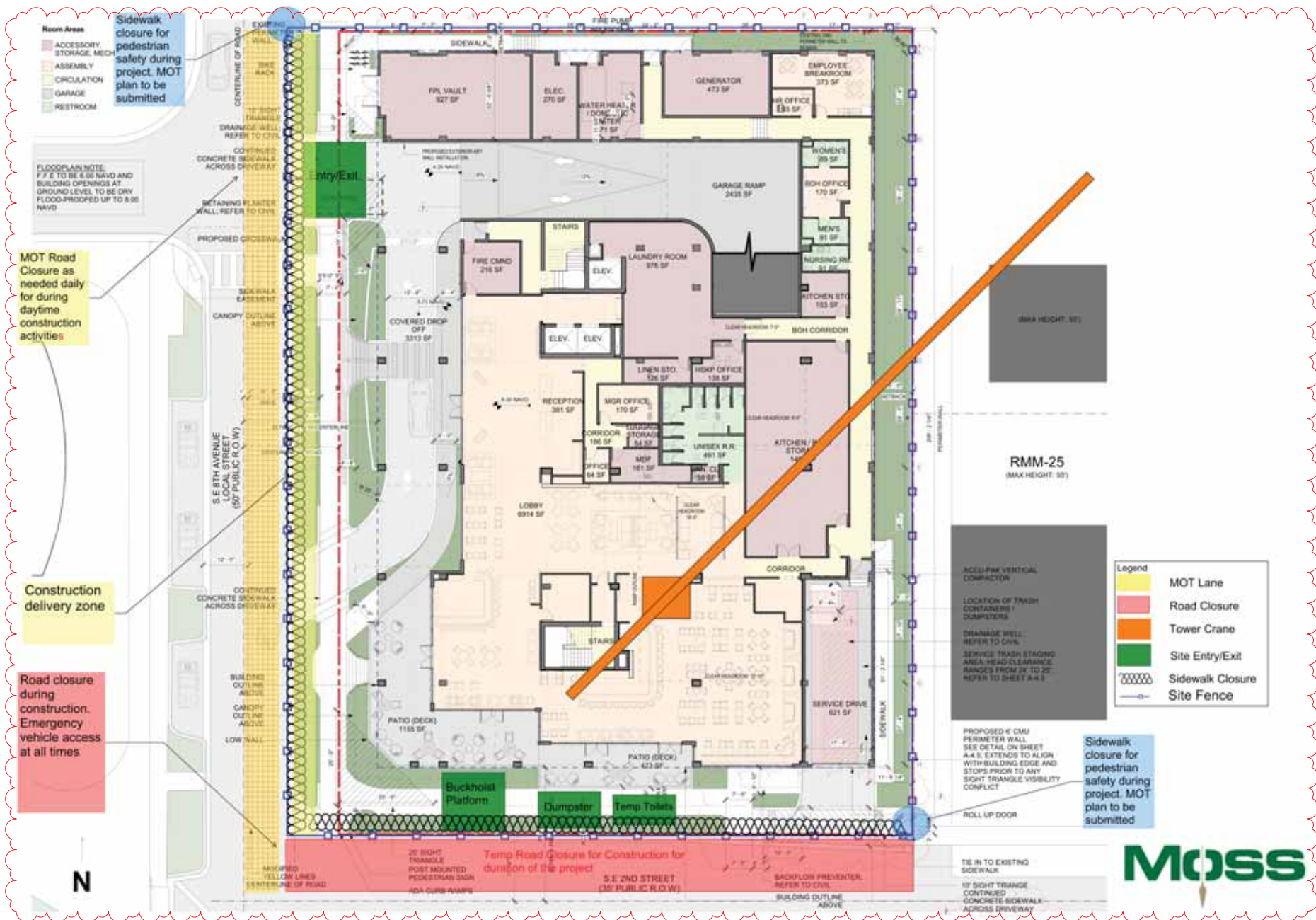
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TURNING RADIUS PLANS

NUMBER	DATE	REMARKS
1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-4.6

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RENDERINGS

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1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

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RENDERINGS

NUMBER	DATE	REMARKS
1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-5.3

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RENDERINGS

NUMBER	DATE	REMARKS
1	11/12/24	DRC AMENDMENT
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RENDERINGS

NUMBER	DATE	REMARKS
1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-5.5

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RENDERINGS

NUMBER	DATE	REMARKS
1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-5.6

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RENDERINGS

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1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-5.7 **adache**
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RENDERINGS

NUMBER	DATE	REMARKS
1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-5.8 **adache**
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RENDERINGS

NUMBER	DATE	REMARKS
1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-5.9 **adache**
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RENDERINGS

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1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-5.10

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RENDERINGS

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2	01/21/25	DRC AMENDMENT

A-5.11

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1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-5.12

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1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-5.13

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1	11/12/24	DRC AMENDMENT
2	01/21/25	DRC AMENDMENT

A-5.14

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