

# BAYSHORE CONDOS

## PROJECT TEAM

### OWNER

CNB Contracting  
P.O. Box 97, New Rochelle  
NY 10854  
PH. Office: 718-618-7630  
E-MAIL: bll@cnbcorp.net

### ARCHITECTS

ADACHE GROUP ARCHITECTS  
550 SOUTH FEDERAL HIGHWAY  
FT LAUDERDALE, FLORIDA 33301  
PH. (954) 525-5133 FAX. (954) 728-8159  
E-MAIL: info@adache.com

### LANDSCAPE TEAM

AAI  
612 SW 4th Avenue  
FL Lauderdale, FL 33315  
PH. 954-764-8858 ext. 25  
E-MAIL: beuel@archhall.net

### CIVIL TEAM

Flynn Engineering  
241 Commercial Blvd.  
Lauderdale-By-The-Sea, FL 33308  
PH. 954-522-1004  
E-MAIL: jflynn@FlynnEngineering.com

## LIST OF DRAWINGS

| SHEET NO. | SHEET NAME                  | SHEET NO. | SHEET NAME                        |
|-----------|-----------------------------|-----------|-----------------------------------|
| A-0.0     | COVER SHEET                 | A-1.4     | LEVEL 3A PARKING                  |
| A-0.1     | SURVEY                      | A-1.5     | LEVEL 4 TOWER                     |
| A-0.2     | CONTEXT PHOTOS              | A-1.6     | LEVEL 5 TOWER                     |
| A-0.3     | 3D MASSING                  | A-1.7     | LEVEL 6-11 TOWER                  |
| A-0.3A    | AERIAL VIEWS                | A-1.8     | LEVEL 12 TOWER                    |
| A-0.4     | RENDERINGS                  | A-1.9     | LEVEL 13 ROOFTOP                  |
| A-0.5     | RENDERINGS                  | A-1.9A    | ROOF FURNITURE<br>EVACUATION PLAN |
| A-0.6     | RENDERINGS                  | A-2.1     | SECTION                           |
| A-0.6B    | RENDERINGS                  | A-2.2     | SECTION                           |
| A-0.6C    | RENDERINGS                  | A-2.3     | SECTION                           |
| A-0.7     | RENDERINGS                  | A-2.3A    | CONTEXT SECTION                   |
| A-0.8     | RENDERINGS                  | A-2.4     | SECTION PERSPECTIVE               |
| A-0.9     | RENDERINGS                  | A-3.1     | NORTH ELEVATION                   |
| A-0.10    | RENDERINGS                  | A-3.2     | SOUTH ELEVATION                   |
| A-0.11    | RENDERINGS                  | A-3.3     | EAST ELEVATION                    |
| A-0.12    | RENDERINGS                  | A-3.4     | WEST ELEVATION                    |
| A-0.13    | SITE PLAN & DATA            | A-3.4A    | CONTEXT ELEVATIONS                |
| A-0.14    | OPEN SPACE /<br>PERVIOUS    | A-3.4AA   | CONTEXT ELEVATIONS                |
| A-0.15    | DIMENSIONED SITE<br>PLAN    | A-3.4B    | GROUND ELEVATIONS                 |
| A-0.16    | TOWER SEPARATION<br>DIAGRAM | A-3.4C    | GROUND ELEVATIONS                 |
| A-1.1     | LEVEL 1 LOBBY               | A-3.5     | BUILDING MATERIALS                |
| A-1.2     | LEVEL 2 PARKING             | A-3.6     | DETAILS                           |
| A-1.3     | LEVEL 3 PARKING             | A-3.7     | DETAILS                           |
|           |                             | A-3.8     | DETAILS                           |
|           |                             | A-3.9     | DETAILS                           |
|           |                             | A-3.10    | DETAILS                           |
|           |                             | A.4.1     | RENDERINGS                        |
|           |                             | A.4.2     | RENDERINGS                        |
|           |                             | A.4.3     | RENDERINGS                        |
|           |                             | A.4.4     | RENDERINGS                        |
|           |                             | A.4.5     | RENDERINGS                        |
|           |                             | A.4.6     | RENDERINGS                        |

### DISCLAIMER:

TRUE AND ACCURATE DATA AND PRELIMINARY CONCEPTS CAN ONLY RESULT FROM A THOROUGH DESIGN PROCESS INVOLVING COLLABORATION WITH ENGINEERS AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS SITE. ALL CONCEPTUAL PLANS, ELEVATIONS, AND DATA ARE BASED UPON ASSUMPTIONS AND UNCONFIRMED PRELIMINARY INFORMATION AND ARE SUBJECT TO CHANGE.



P&Z SET

02/23/26

LIC. # AR0007073. ALL RIGHTS RESERVED ©2024

OPUS AT 701

623/701 BAYSHORE DR FORT LAUDERDALE, FL

COVER SHEET



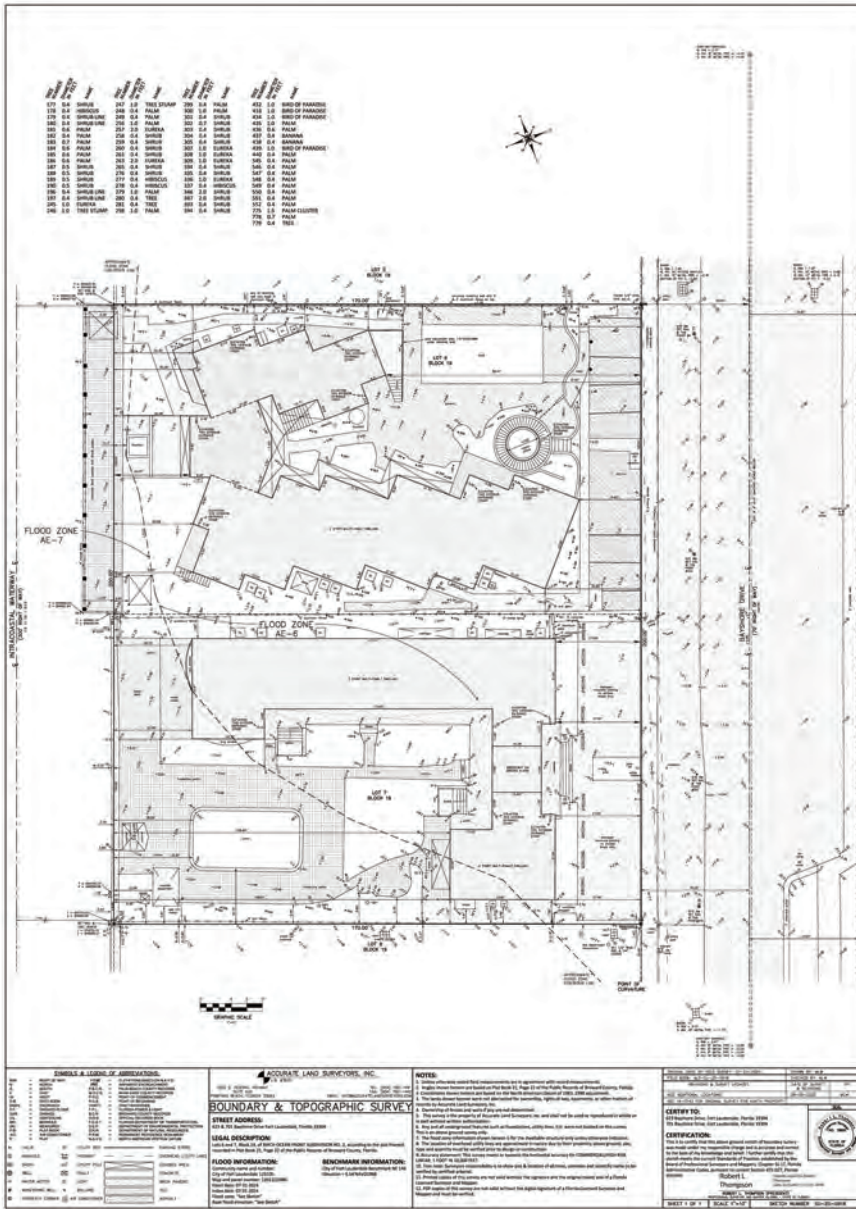
A-0.0

adache  
group architects

CAM #26-0279

Exhibit 3

Page 1 of 31





1- SOUTH ON BAYSHORE DR. FACING NORTH



2- SOUTH ON BAYSHORE DR. FACING NORTH



3 - BAYSHORE DR. FACING SITE



4 - SOWTHWEST CORNER SHOWING NEIGHBORING PROPERTIES

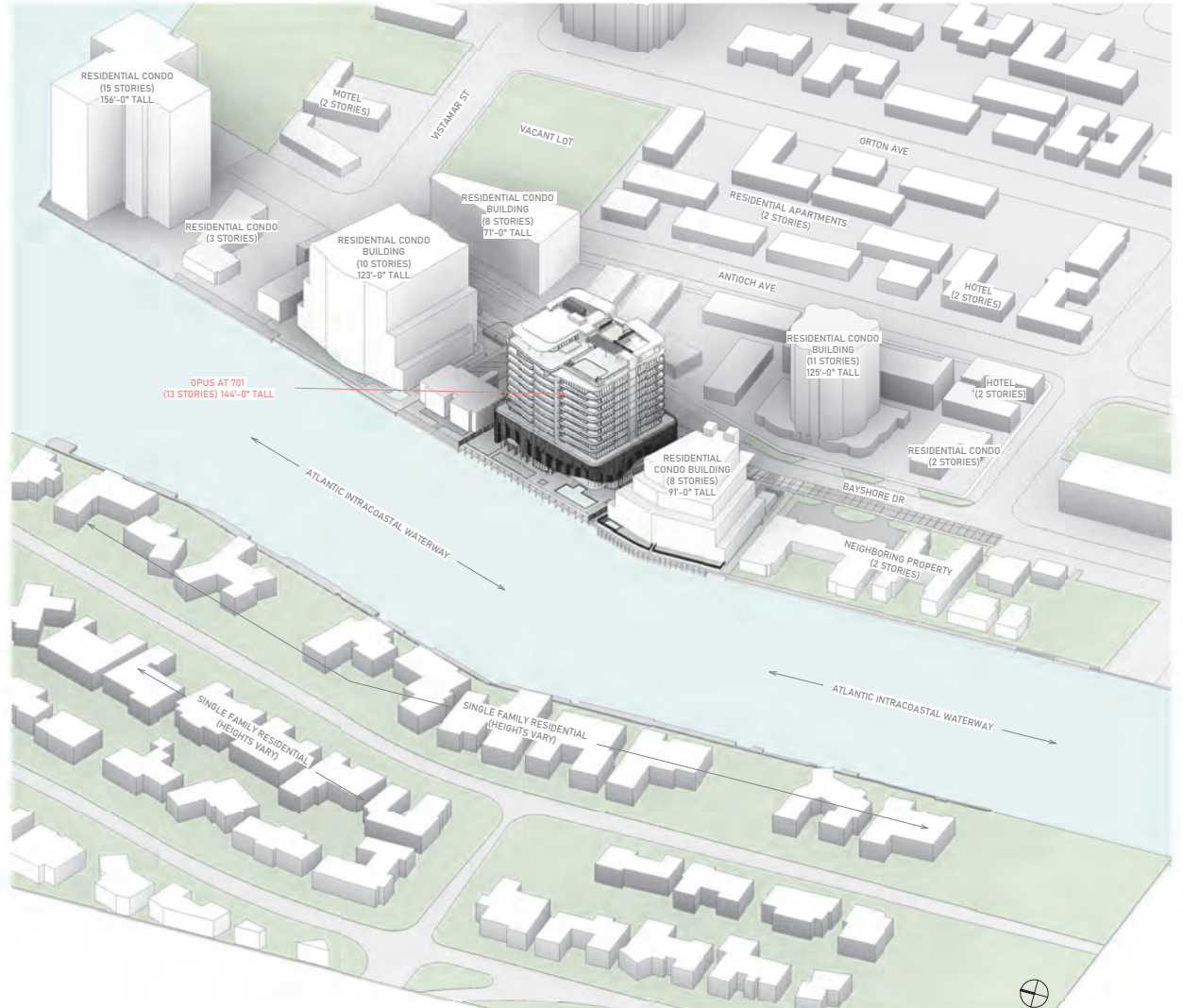


5 - NORTHWEST CORNER SHOWING NEIGHBORING PROPERTIES



6 - SOUTHWEST CORNER SHOWING NEIGHBORING PROPERTIES





RENDERING NOTE  
THIS 3-DIMENSIONAL REPRESENTATION OF THE PROXIMATE EXISTING STRUCTURES



P&Z SET  
02/23/26

OPUS AT 701  
623/701 BAYSHORE DR FORT LAUDERDALE, FL

AERIAL VIEWS



A-0.3A **adache**  
group architects

RENDERING NOTE  
THIS 3-DIMENSIONAL REPRESENTATION OF THE PROXIMATE EXISTING STRUCTURES



P&Z SET  
02/23/26  
LIC. # AB0007073. ALL RIGHTS RESERVED ©2024

**OPUS AT 701**  
623/701 BAYSHORE DR FORT LAUDERDALE, FL

# RENDERINGS



**A-0.4** **adache**  
group architects

RENDERING NOTE  
THIS 3-DIMENSIONAL REPRESENTATION OF THE PROXIMATE EXISTING STRUCTURES



P&Z SET  
02/23/26  
LIC. # AB0007073. ALL RIGHTS RESERVED ©2024

**OPUS AT 701**  
623/701 BAYSHORE DR FORT LAUDERDALE, FL

# RENDERINGS



**A-0.5**

**adache**  
group architects

RENDERING NOTE:  
THIS 3-DIMENSIONAL REPRESENTATION OF THE PROXIMATE EXISTING STRUCTURES



P&Z SET  
02/23/26  
LIC. # AB0007073. ALL RIGHTS RESERVED ©2024

**OPUS AT 701**  
623/701 BAYSHORE DR FORT LAUDERDALE, FL

RENDERINGS



A-0.6

**adache**  
group architects

RENDERING NOTE:  
THIS 3-DIMENSIONAL REPRESENTATION OF THE PROXIMATE EXISTING STRUCTURES



P&Z SET  
02/23/26  
LIC. # AB0007073 ALL RIGHTS RESERVED ©2024

**OPUS AT 701**  
623/701 BAYSHORE DR FORT LAUDERDALE, FL

RENDERINGS



**A-0.6B**

**adache**  
group architects

RENDERING NOTE:  
THIS 3-DIMENSIONAL REPRESENTATION OF THE PROXIMATE EXISTING STRUCTURES



P&Z SET  
02/23/26  
LIC. # AB0007073. ALL RIGHTS RESERVED ©2024

**OPUS AT 701**  
623/701 BAYSHORE DR FORT LAUDERDALE, FL

# RENDERINGS



**A-0.7** **adache**  
group architects

RENDERING NOTE  
THIS 3-DIMENSIONAL REPRESENTATION OF THE PROXIMATE EXISTING STRUCTURES



P&Z SET  
02/23/26  
LIC. # AB0007073. ALL RIGHTS RESERVED ©2024

**OPUS AT 701**  
623/701 BAYSHORE DR FORT LAUDERDALE, FL

RENDERINGS



**A-0.8** **adache**  
group architects

RENDERING NOTE:  
THIS 3-DIMENSIONAL REPRESENTATION OF THE PROXIMATE EXISTING STRUCTURES



P&Z SET  
02/23/26  
LIC. # AB0007073. ALL RIGHTS RESERVED ©2024

**OPUS AT 701**  
623/701 BAYSHORE DR FORT LAUDERDALE, FL

RENDERINGS



**A-0.9** **adache**  
group architects

RENDERING NOTE  
THIS 3-DIMENSIONAL REPRESENTATION OF THE PROXIMATE EXISTING STRUCTURES



P&Z SET  
02/23/26  
LIC. # AB0007073. ALL RIGHTS RESERVED ©2024

**OPUS AT 701**  
623/701 BAYSHORE DR FORT LAUDERDALE, FL

RENDERINGS



A-0.10

**adache**  
group architects

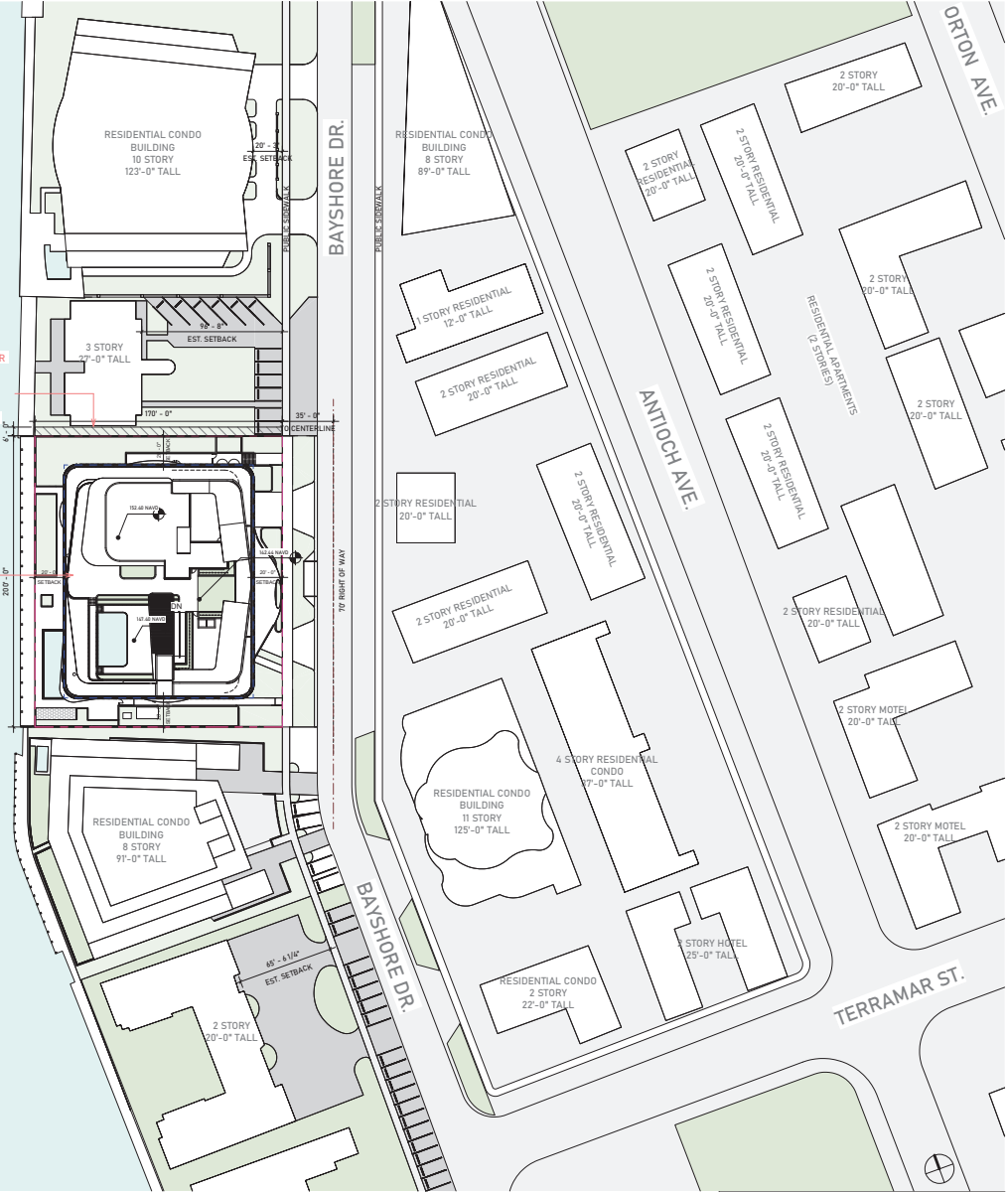
## BUILDING DATA TABLE

| APPLICABLE CODES                                                                                                                                                                                                                                                                      |                      |                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------------|
| NEW CONSTRUCTION: FLORIDA BUILDING CODE, 8TH EDITION, 2023<br>NFPA 10 STANDARD FOR PORTABLE EXTINGUISHERS, 2013 EDITION<br>NFPA 13 STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS, 2013 EDITION<br>NFPA 101 LIFE SAFETY CODE, 2015 EDITION<br>NFPA 1 (UNIFORM FIRE CODE) 2012 EDITION |                      |                        |
| BLDG. TYPE                                                                                                                                                                                                                                                                            |                      |                        |
| I-A PROTECTED, NON COMBUSTIBLE MASONRY CONSTRUCTION                                                                                                                                                                                                                                   |                      |                        |
| FIRE RESISTANCE REQUIREMENTS<br>(Per FBC 2023, Table 60)                                                                                                                                                                                                                              |                      |                        |
| PRIMARY STRUCTURAL FRAME:                                                                                                                                                                                                                                                             | 1 HR FIRE RATED      |                        |
| BEARING WALLS:                                                                                                                                                                                                                                                                        | 1 HR FIRE RATED      |                        |
| EXTERIOR:                                                                                                                                                                                                                                                                             | 1 HR FIRE RATED      |                        |
| INTERIOR:                                                                                                                                                                                                                                                                             | 1 HR FIRE RATED      |                        |
| DWELLING UNIT TO DWELLING UNIT:                                                                                                                                                                                                                                                       | 1 HR SEPARATION      |                        |
| DWELLING UNIT TO CORRIDOR:                                                                                                                                                                                                                                                            | 1 HR SEPARATION      |                        |
| VERTICAL SHAFTS:                                                                                                                                                                                                                                                                      | 1 HR FIRE RATED      |                        |
| FIRE EGRESS STAIRS:                                                                                                                                                                                                                                                                   | 2 HR FIRE RATED      |                        |
| GRADE SEPARATION TO 1ST RESIDENTIAL FLOOR ABOVE:                                                                                                                                                                                                                                      | 2 HR SEPARATION      |                        |
| STRUCTURE SUPPORTING RESIDENTIAL SLAB ABOVE GARAGE:                                                                                                                                                                                                                                   | 2 HR FIRE RATED      |                        |
| FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:                                                                                                                                                                                                                                  | 1 HR FIRE RATED      |                        |
| ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:                                                                                                                                                                                                                                   | 1 HR FIRE RATED      |                        |
| OCCUPANCY TYPE                                                                                                                                                                                                                                                                        |                      |                        |
| RESID. GROUP TYPE R2 / GARAGE, GROUP TYPE S (STORAGE)                                                                                                                                                                                                                                 |                      |                        |
| BLDG. HEIGHT                                                                                                                                                                                                                                                                          | ALLOWABLE            | PROVIDED               |
| (*) as per FBC T504.3a                                                                                                                                                                                                                                                                | UL' (as per T504.3a) | 144' - 0" (13 STORIES) |
| BLDG. AREA                                                                                                                                                                                                                                                                            | ALLOWABLE            | PROVIDED               |
| (*) as per FBC T504.2                                                                                                                                                                                                                                                                 | UL                   | 140,035 SF             |
| SPRINKLER SYSTEM                                                                                                                                                                                                                                                                      |                      |                        |
| NFPA 13 SPRINKLER SYSTEM (Per FBC 2020 Section 903.3.1.1)                                                                                                                                                                                                                             |                      |                        |
| PARKING GARAGE                                                                                                                                                                                                                                                                        |                      |                        |
| GARAGE IS PROPOSED AS ENCLOSED WITH PERFORATED OPENINGS TO ALLOW NATURAL VENTILATION. WILL BE TYPE I OR II CONSTRUCTION AND WILL FOLLOW as per FBC 406.5 & 406.6.                                                                                                                     |                      |                        |
| FEMA INFORMATION                                                                                                                                                                                                                                                                      |                      |                        |
| THIS PROPERTY LIES IN FLOOD ZONE "AE", ELEVATION + 6.0 & 7.0 PER FLOOD INSURANCE MAP; THIS PROJECT WILL USE 7.0 AS THE MORE STRINGENT ELEVATION                                                                                                                                       |                      |                        |
| FLOOD ELEVATIONS                                                                                                                                                                                                                                                                      | ALLOWABLE            | PROVIDED               |
| PARKING GARAGE (RAMP)                                                                                                                                                                                                                                                                 | N/A                  | 4.50 NAVD +            |
| FIRE PUMP ROOM                                                                                                                                                                                                                                                                        | BFE 7 + 1.4 NAVD     | 8.40 NAVD*             |
| STORAGE                                                                                                                                                                                                                                                                               | BFE 7 NAVD           | 8.40 NAVD              |
| ELECTRICAL/TELECOM/ROOM                                                                                                                                                                                                                                                               | BFE 7 + 1.4 NAVD     | 8.40 NAVD*             |
| TRASH ROOM                                                                                                                                                                                                                                                                            | BFE 7 NAVD           | 8.00 NAVD              |
| POOL DECK                                                                                                                                                                                                                                                                             | BFE 7 NAVD           | 6.00 NAVD              |
| RESTROOM                                                                                                                                                                                                                                                                              | BFE 7 NAVD           | 8.40 NAVD              |
| SWIM SPA EQUIPMENT                                                                                                                                                                                                                                                                    | BFE 7 NAVD           | 8.40 NAVD*             |
| LOBBY                                                                                                                                                                                                                                                                                 | BFE 7 + 1.4 NAVD     | 8.40 NAVD              |
| (*) Equipment to be flood mounted at (8.4 NAVD) the outside at 1.4' above Flood Elevation and wet flood proof having a minimum of 2 flood vents per room/per wall max.<br>Current flood zone AE BFE 7 Panel 1201IC0576H (2014) Permitted under.                                       |                      |                        |
| FHA INFORMATION                                                                                                                                                                                                                                                                       |                      |                        |
| ALL INFORMATION TO COMPLY WITH FHA REQUIREMENTS FOR ALL UNITS WILL BE PROVIDED AT THE TIME OF PERMIT SUBMITTAL                                                                                                                                                                        |                      |                        |

ATLANTIC INTRACOASTAL WATERWAY

EXISTING 4' STORM SEWER EASEMENT LOCATED ON ADJACENT NORTH LOT. PER CITY OF FORT LAUDERDALE PLAT; NO PART OF THIS EASEMENT FALLS WITHIN THIS SITE

9 LEVELS OF RESIDENTIAL OVER PARKING OVER 1 LEVEL OF LOBBY (13 STORIES)



## SITE PLAN DATA TABLE

| SITE AREA                                               |                                             |                                                 |
|---------------------------------------------------------|---------------------------------------------|-------------------------------------------------|
| GROSS LOT AREA: 33,998 SF = 0.78 ACRES                  |                                             |                                                 |
| CURRENT ZONING                                          |                                             |                                                 |
| IOA INTRACOASTAL O'ERLOOK AREA DISTRICT                 |                                             |                                                 |
| CURRENT USE                                             |                                             | PROPOSED USE                                    |
| MULTIFAMILY RESIDENTIAL                                 |                                             | MULTIFAMILY RESIDENTIAL                         |
| LAND USE                                                |                                             |                                                 |
| M MEDIUM DENSITY RESIDENTIAL                            |                                             |                                                 |
| DENSITY                                                 |                                             |                                                 |
| MAX ALLOWED / ACRE                                      | 70 DU / NET ACRE                            | 54 UNITS ALLOWED                                |
| PROPOSED                                                | 54 UNITS                                    |                                                 |
| BUILDING HEIGHT*                                        |                                             |                                                 |
| MAX ALLOWED WITH BEACH DEVELOPMENT PERMIT               | 144' - 0"                                   |                                                 |
| PROVIDED                                                | 144' - 0"                                   |                                                 |
| STRUCTURE LENGTH                                        |                                             |                                                 |
| MAX ALLOWED                                             | 200'-0"                                     |                                                 |
| PROVIDED                                                | 136' - 0"                                   |                                                 |
| OPEN SPACE                                              |                                             |                                                 |
| MIN. REQUIRED**                                         | 10,000 SF                                   | 150 SF PER DU / 10,000 SF (WHICHEVER IS LARGER) |
| PROPOSED                                                | 11,773 SF                                   |                                                 |
| LANDSCAPE / PERVIOUS                                    |                                             |                                                 |
| MIN. REQUIRED***                                        | 2,945 SF                                    | 25% OF PROPOSED OPEN SPACE                      |
| PROVIDED                                                | 7,082 SF                                    |                                                 |
| FLOOR AREA RATIO                                        |                                             |                                                 |
| MAX. ALLOWED                                            | N/A                                         |                                                 |
| SETBACKS                                                |                                             |                                                 |
|                                                         | MINIMUM                                     | PROVIDED                                        |
| FRONT                                                   | BAYSHORE DR                                 | 20'-0" / 20'-0"                                 |
| SIDE                                                    | SETBACK FROM SIDES                          | 20'-0" / 20'-0"                                 |
| REAR                                                    | SETBACK FROM ATLANTIC INTRACOASTAL WATERWAY | 20'-0" / 20'-0"                                 |
| TOWER STEPBACK                                          | ABOVE 49'-0"                                | 12'-0" / 12'-0"                                 |
| UNIT BREAKDOWN                                          |                                             |                                                 |
| 2 BED                                                   | 4 UNITS                                     | 7%                                              |
| 2 BED/DEN                                               | 16 UNITS                                    | 30%                                             |
| 3 BED                                                   | 30 UNITS                                    | 56%                                             |
| PENTHOUSE (3 BED/DEN)                                   | 4 UNITS                                     | 7%                                              |
| TOTAL                                                   | 54 UNITS                                    | 100%                                            |
| TOTAL NET SELLABLE                                      |                                             |                                                 |
| 109,115 SF (EXCLUDING BALCONIES, TERRACES, AND GARAGES) |                                             |                                                 |
| TOTAL GROSS SF.                                         |                                             |                                                 |
| 142,509 SF                                              |                                             |                                                 |
| TOTAL GROSS PARKING SF.                                 |                                             |                                                 |
| 46,895 SF                                               |                                             |                                                 |
| PARKING****                                             |                                             |                                                 |
|                                                         | REQUIRED*                                   | PROVIDED                                        |
| 2 BED                                                   | 2/PER UNIT                                  | 8                                               |
| 2 BED/DEN + 3 BED                                       | 2/PER UNIT                                  | 97                                              |
| 3 BED/DEN                                               | 2/PER UNIT                                  | 9                                               |
| TOTAL REQUIRED                                          | 114 SPACES                                  | 114 SPACES                                      |
| FLOORPLATE SIZE                                         |                                             |                                                 |
| MAX ALLOWED ABOVE GROUND                                | 16,000 SF                                   |                                                 |
| PROVIDED                                                | 13,967 SF                                   |                                                 |

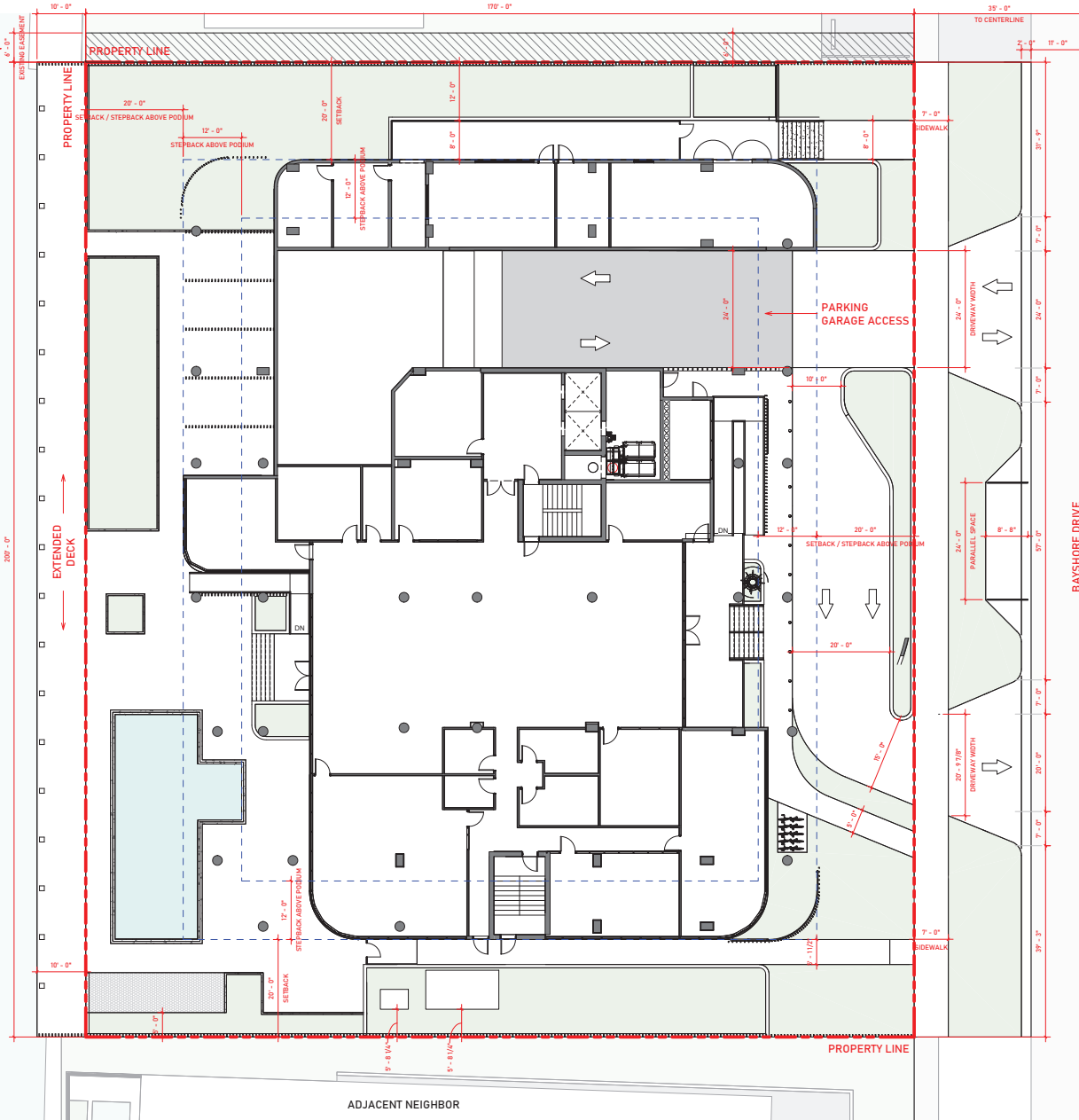
1 SITE PLAN  
1" = 40'-0"

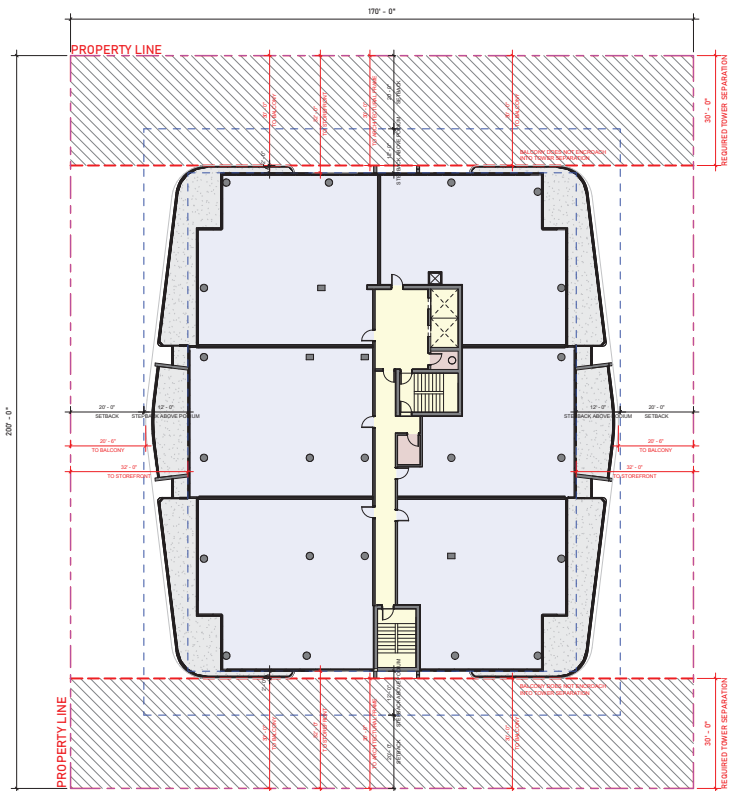
**PARKING NOTE:**  
None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street space will not count towards the parking requirements for the project. The spaces may be metered or removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking.



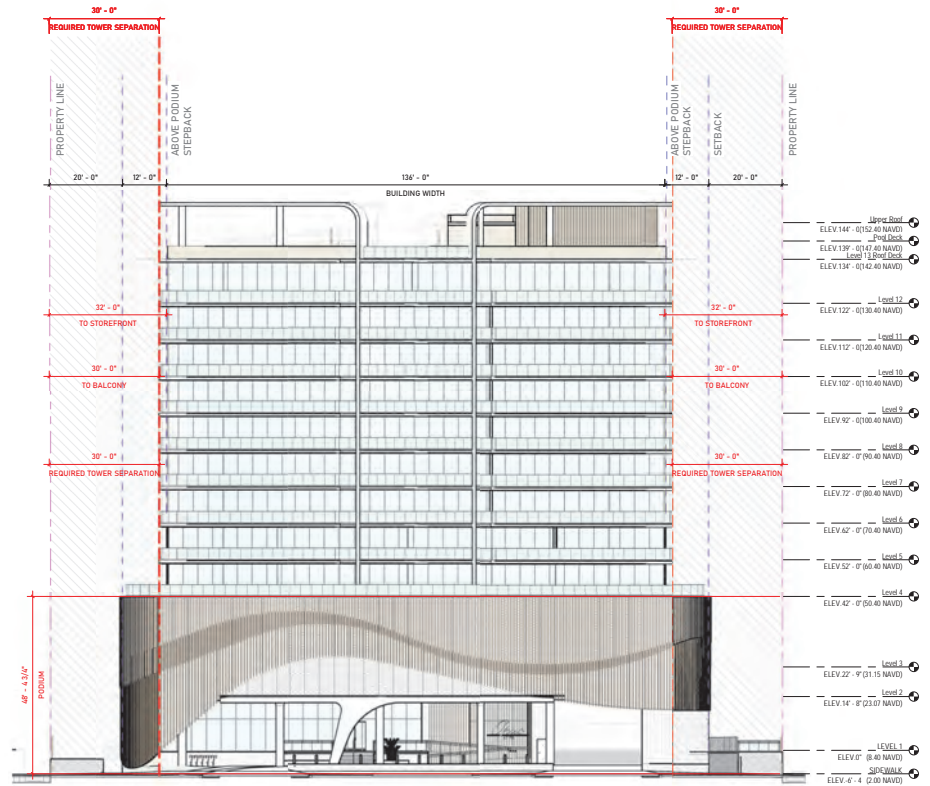
EXISTING 6" STORM SEWER EASEMENT LOCATED ON ADJACENT NORTH LOT; PER CITY OF FORT LAUDERDALE PLAT; NO PART OF THIS EASEMENT FALLS WITHIN THIS SITE

ATLANTIC INTRACOASTAL WATERWAY



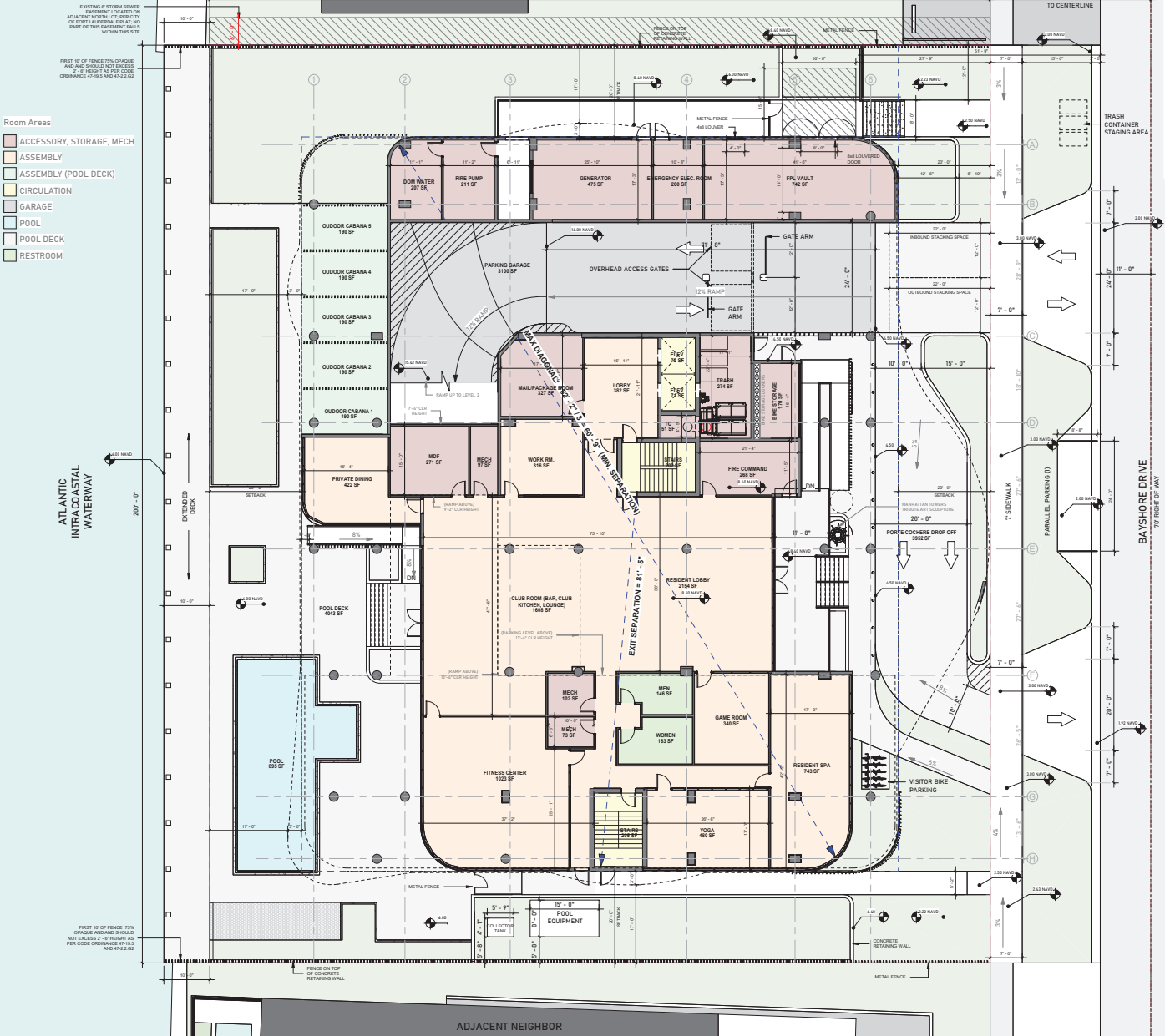


1 TOWER SEPARATION - PLAN  
1/16" = 1'-0"



2 TOWER SEPARATION - ELEVATION  
1/16" = 1'-0"

| OCCUPANT LOAD - BY LEVEL              |                  |      |              |      |              |
|---------------------------------------|------------------|------|--------------|------|--------------|
| NAME                                  | AREA             | FBC  |              | NFPA |              |
|                                       |                  | CODE | LOAD         | CODE | LOAD         |
| <b>Level 1</b>                        |                  |      |              |      |              |
| BIKE STORAGE                          | 170 SF           | 300  | 1            | 300  | 1            |
| CLUB ROOM (BAR, CLUB KITCHEN, LOUNGE) | 1658 SF          | 15   | 108          | 15   | 108          |
| DOM WATER                             | 207 SF           | 300  | 1            | 300  | 1            |
| EMERGENCY ELEC. ROOM                  | 200 SF           | 300  | 1            | 300  | 1            |
| FIRE COMMAND                          | 200 SF           | 300  | 1            | 300  | 1            |
| FIRE PUMP                             | 211 SF           | 300  | 1            | 300  | 1            |
| FITNESS CENTER                        | 1023 SF          | 30   | 21           | 30   | 21           |
| FR. VAULT                             | 142 SF           | 300  | 1            | 300  | 1            |
| GAME ROOM                             | 140 SF           | 15   | 23           | 15   | 23           |
| GENERATOR                             | 473 SF           | 300  | 1            | 300  | 1            |
| LOBBY                                 | 182 SF           | 15   | 26           | 15   | 26           |
| MAIL/PACKAGE ROOM                     | 327 SF           | 300  | 1            | 300  | 1            |
| MSP                                   | 271 SF           | 300  | 1            | 300  | 1            |
| MEN                                   | 146 SF           | 30   | 0            | 30   | 0            |
| WOMEN                                 | 146 SF           | 30   | 0            | 30   | 0            |
| OUTDOOR CABANA 1                      | 190 SF           | 30   | 4            | 30   | 4            |
| OUTDOOR CABANA 2                      | 190 SF           | 30   | 4            | 30   | 4            |
| OUTDOOR CABANA 3                      | 190 SF           | 30   | 4            | 30   | 4            |
| OUTDOOR CABANA 4                      | 190 SF           | 30   | 4            | 30   | 4            |
| OUTDOOR CABANA 5                      | 190 SF           | 30   | 4            | 30   | 4            |
| PARKING GARAGE                        | 1100 SF          | 200  | 15           | 200  | 15           |
| POOL DECK                             | 182 SF           | 30   | 18           | 30   | 18           |
| POOL                                  | 182 SF           | 30   | 18           | 30   | 18           |
| POOL DECK                             | 182 SF           | 30   | 18           | 30   | 18           |
| PORTE COCHERE DROP                    | 192 SF           | 15   | 26           | 15   | 26           |
| PRIVATE DINING                        | 422 SF           | 15   | 29           | 15   | 29           |
| RESIDENT LOBBY                        | 175 SF           | 15   | 29           | 15   | 29           |
| RESIDENT SPA                          | 143 SF           | 30   | 1            | 30   | 1            |
| TRASH                                 | 274 SF           | 300  | 1            | 300  | 1            |
| WOMEN                                 | 143 SF           | 30   | 0            | 30   | 0            |
| WORK RM.                              | 118 SF           | 15   | 22           | 15   | 22           |
| YOGA                                  | 480 SF           | 30   | 16           | 30   | 16           |
| <b>Total</b>                          | <b>2014 SF</b>   |      | <b>1,173</b> |      | <b>871</b>   |
| <b>Level 2</b>                        |                  |      |              |      |              |
| DOWN ELEC.                            | 126 SF           | 300  | 200          | 300  | 200          |
| PARKING GARAGE                        | 1700 SF          | 200  | 80           | 200  | 80           |
| UP ELEC.                              | 183 SF           | 300  | 1            | 300  | 1            |
| TC                                    | 15 SF            | 300  | 1            | 300  | 1            |
| <b>Total</b>                          | <b>1815 SF</b>   |      | <b>93</b>    |      | <b>93</b>    |
| <b>Level 3</b>                        |                  |      |              |      |              |
| PARKING GARAGE                        | 1838 SF          | 300  | 87           | 300  | 87           |
| UP ELEC.                              | 232 SF           | 300  | 1            | 300  | 1            |
| TC                                    | 15 SF            | 300  | 1            | 300  | 1            |
| <b>Total</b>                          | <b>2085 SF</b>   |      | <b>89</b>    |      | <b>89</b>    |
| <b>Level 3 A</b>                      |                  |      |              |      |              |
| PARKING GARAGE                        | 1837 SF          | 300  | 86           | 300  | 86           |
| UP ELEC.                              | 15 SF            | 300  | 1            | 300  | 1            |
| TC                                    | 15 SF            | 300  | 1            | 300  | 1            |
| <b>Total</b>                          | <b>1867 SF</b>   |      | <b>88</b>    |      | <b>88</b>    |
| <b>Level 4</b>                        |                  |      |              |      |              |
| 2 BEDROOM                             | 2281 SF          | 200  | 14           | 200  | 14           |
| 2 BEDROOM/DEN                         | 1863 SF          | 200  | 19           | 200  | 19           |
| 1 BEDROOM                             | 1192 SF          | 200  | 32           | 200  | 32           |
| BALCONY                               | 1179 SF          | 200  | 12           | 200  | 12           |
| ELEC.                                 | 15 SF            | 300  | 1            | 300  | 1            |
| TC                                    | 15 SF            | 300  | 1            | 300  | 1            |
| <b>Total</b>                          | <b>18878 SF</b>  |      | <b>102</b>   |      | <b>102</b>   |
| <b>Level 5</b>                        |                  |      |              |      |              |
| 2 BEDROOM                             | 2284 SF          | 200  | 14           | 200  | 14           |
| 2 BEDROOM/DEN                         | 1864 SF          | 200  | 19           | 200  | 19           |
| 1 BEDROOM                             | 1194 SF          | 200  | 32           | 200  | 32           |
| BALCONY                               | 1180 SF          | 200  | 12           | 200  | 12           |
| ELEC.                                 | 15 SF            | 300  | 1            | 300  | 1            |
| TC                                    | 15 SF            | 300  | 1            | 300  | 1            |
| <b>Total</b>                          | <b>18978 SF</b>  |      | <b>102</b>   |      | <b>102</b>   |
| <b>Level 6</b>                        |                  |      |              |      |              |
| 2 BEDROOM/DEN                         | 1865 SF          | 200  | 19           | 200  | 19           |
| 1 BEDROOM                             | 1201 SF          | 200  | 32           | 200  | 32           |
| BALCONY                               | 1218 SF          | 200  | 12           | 200  | 12           |
| ELEC.                                 | 15 SF            | 300  | 1            | 300  | 1            |
| TC                                    | 15 SF            | 300  | 1            | 300  | 1            |
| <b>Total</b>                          | <b>19400 SF</b>  |      | <b>80</b>    |      | <b>80</b>    |
| <b>Level 7</b>                        |                  |      |              |      |              |
| 2 BEDROOM/DEN                         | 1863 SF          | 200  | 19           | 200  | 19           |
| 1 BEDROOM                             | 1201 SF          | 200  | 32           | 200  | 32           |
| BALCONY                               | 1218 SF          | 200  | 12           | 200  | 12           |
| ELEC.                                 | 15 SF            | 300  | 1            | 300  | 1            |
| TC                                    | 15 SF            | 300  | 1            | 300  | 1            |
| <b>Total</b>                          | <b>19400 SF</b>  |      | <b>80</b>    |      | <b>80</b>    |
| <b>Level 8</b>                        |                  |      |              |      |              |
| 2 BEDROOM/DEN                         | 1863 SF          | 200  | 19           | 200  | 19           |
| 1 BEDROOM                             | 1201 SF          | 200  | 32           | 200  | 32           |
| BALCONY                               | 1218 SF          | 200  | 12           | 200  | 12           |
| ELEC.                                 | 15 SF            | 300  | 1            | 300  | 1            |
| TC                                    | 15 SF            | 300  | 1            | 300  | 1            |
| <b>Total</b>                          | <b>19400 SF</b>  |      | <b>80</b>    |      | <b>80</b>    |
| <b>Level 9</b>                        |                  |      |              |      |              |
| 2 BEDROOM/DEN                         | 1863 SF          | 200  | 19           | 200  | 19           |
| 1 BEDROOM                             | 1201 SF          | 200  | 32           | 200  | 32           |
| BALCONY                               | 1218 SF          | 200  | 12           | 200  | 12           |
| ELEC.                                 | 15 SF            | 300  | 1            | 300  | 1            |
| TC                                    | 15 SF            | 300  | 1            | 300  | 1            |
| <b>Total</b>                          | <b>19400 SF</b>  |      | <b>80</b>    |      | <b>80</b>    |
| <b>Level 10</b>                       |                  |      |              |      |              |
| 2 BEDROOM/DEN                         | 1863 SF          | 200  | 19           | 200  | 19           |
| 1 BEDROOM                             | 1201 SF          | 200  | 32           | 200  | 32           |
| BALCONY                               | 1218 SF          | 200  | 12           | 200  | 12           |
| ELEC.                                 | 15 SF            | 300  | 1            | 300  | 1            |
| TC                                    | 15 SF            | 300  | 1            | 300  | 1            |
| <b>Total</b>                          | <b>19400 SF</b>  |      | <b>80</b>    |      | <b>80</b>    |
| <b>Level 11</b>                       |                  |      |              |      |              |
| 2 BEDROOM/DEN                         | 1863 SF          | 200  | 19           | 200  | 19           |
| 1 BEDROOM                             | 1201 SF          | 200  | 32           | 200  | 32           |
| BALCONY                               | 1218 SF          | 200  | 12           | 200  | 12           |
| ELEC.                                 | 15 SF            | 300  | 1            | 300  | 1            |
| TC                                    | 15 SF            | 300  | 1            | 300  | 1            |
| <b>Total</b>                          | <b>19400 SF</b>  |      | <b>80</b>    |      | <b>80</b>    |
| <b>Level 12</b>                       |                  |      |              |      |              |
| 2 BEDROOM/DEN (PENTHOUSE)             | 12495 SF         | 200  | 84           | 200  | 84           |
| BALCONY                               | 2467 SF          | 200  | 16           | 200  | 16           |
| ELEC.                                 | 15 SF            | 300  | 1            | 300  | 1            |
| TC                                    | 15 SF            | 300  | 1            | 300  | 1            |
| <b>Total</b>                          | <b>15092 SF</b>  |      | <b>102</b>   |      | <b>102</b>   |
| <b>Level 13 Roof Deck</b>             |                  |      |              |      |              |
| LOW ROOF TOP DECK                     | 182 SF           | 300  | 1            | 300  | 1            |
| DECK                                  | 2033 SF          | 15   | 108          | 30   | 39           |
| MECH. YARD                            | 1828 SF          | 300  | 11           | 300  | 11           |
| POOL                                  | 1773 SF          | 30   | 18           | 30   | 18           |
| PREP KITCHEN                          | 195 SF           | 300  | 2            | 300  | 2            |
| CLAMP EQUIPMENT ROOM                  | 157 SF           | 300  | 1            | 300  | 1            |
| ROOF TOP CLUBHOUSE                    | 1387 SF          | 15   | 93           | 15   | 93           |
| TC                                    | 15 SF            | 300  | 1            | 300  | 1            |
| UPPER ROOF TOP DECK                   | 1408 SF          | 15   | 108          | 30   | 34           |
| DOWNER                                | 144 SF           | 30   | 0            | 30   | 0            |
| <b>Total</b>                          | <b>11042 SF</b>  |      | <b>444</b>   |      | <b>291</b>   |
| <b>Grand Total</b>                    | <b>230112 SF</b> |      | <b>2,902</b> |      | <b>2,239</b> |



- Room Areas
- ACCESSORY, STORAGE, MECH
  - ASSEMBLY
  - ASSEMBLY (POOL DECK)
  - CIRCULATION
  - GARAGE
  - POOL
  - POOL DECK
  - RESTROOM

1 LEVEL 1  
3/32" = 1'-0"

| GROSS AREA - BUILDING |           |
|-----------------------|-----------|
| Level                 | AREA      |
| Level 1               | 11774 SF  |
| Level 2               | 1481 SF   |
| Level 3               | 1972 SF   |
| Level 3 A             | 724 SF    |
| Level 4               | 1910 SF   |
| Level 5               | 1391 SF   |
| Level 6               | 13425 SF  |
| Level 7               | 13425 SF  |
| Level 8               | 13425 SF  |
| Level 9               | 13425 SF  |
| Level 10              | 13425 SF  |
| Level 11              | 13425 SF  |
| Level 12              | 13947 SF  |
| Level 13 Roof Deck    | 4449 SF   |
|                       | 142039 SF |

DOES NOT INCLUDE GARAGE, BALCONY OR POOL DECK AREA

| GROSS AREA - LEVEL 1 |                                       |          |
|----------------------|---------------------------------------|----------|
| Level                | NAME                                  | AREA     |
| Level 1              | BIKE STORAGE                          | 170 SF   |
| Level 1              | CLUB ROOM (BAR, CLUB KITCHEN, LOUNGE) | 1658 SF  |
| Level 1              | DOM WATER                             | 207 SF   |
| Level 1              | ELEV.                                 | 142 SF   |
| Level 1              | EMERGENCY ELEC. ROOM                  | 200 SF   |
| Level 1              | FIRE COMMAND                          | 208 SF   |
| Level 1              | FIRE PUMP                             | 211 SF   |
| Level 1              | FITNESS CENTER                        | 1023 SF  |
| Level 1              | FRL VAULT                             | 742 SF   |
| Level 1              | GAME ROOM                             | 348 SF   |
| Level 1              | GENERATOR                             | 473 SF   |
| Level 1              | LOBBY                                 | 382 SF   |
| Level 1              | MAIL/PACKAGE ROOM                     | 327 SF   |
| Level 1              | MDF                                   | 271 SF   |
| Level 1              | MECH                                  | 272 SF   |
| Level 1              | MEN                                   | 144 SF   |
| Level 1              | OUTDOOR CABANA 1                      | 190 SF   |
| Level 1              | OUTDOOR CABANA 2                      | 190 SF   |
| Level 1              | OUTDOOR CABANA 3                      | 190 SF   |
| Level 1              | OUTDOOR CABANA 4                      | 190 SF   |
| Level 1              | OUTDOOR CABANA 5                      | 190 SF   |
| Level 1              | PARKING GARAGE                        | 3100 SF  |
| Level 1              | PORTE COCHERE DROP OFF                | 3932 SF  |
| Level 1              | PRIVATE DINING                        | 422 SF   |
| Level 1              | RESIDENT LOBBY                        | 254 SF   |
| Level 1              | RESIDENT SPA                          | 742 SF   |
| Level 1              | STAIRS                                | 407 SF   |
| Level 1              | TC                                    | 51 SF    |
| Level 1              | TRASH                                 | 274 SF   |
| Level 1              | WOMEN                                 | 143 SF   |
| Level 1              | WORK RM.                              | 316 SF   |
| Level 1              | YOGA                                  | 480 SF   |
| Level 1              | TOTAL                                 | 19794 SF |

| NET AREA - SELLABLE |           |
|---------------------|-----------|
| Level               | AREA      |
| Level 4             | 12394 SF  |
| Level 5             | 12379 SF  |
| Level 6             | 11974 SF  |
| Level 7             | 11974 SF  |
| Level 8             | 11974 SF  |
| Level 9             | 11974 SF  |
| Level 10            | 11974 SF  |
| Level 11            | 11974 SF  |
| Level 12            | 12495 SF  |
| Estimate Total      | 109705 SF |

| NET AREA - AMENITY |          |
|--------------------|----------|
| Level              | AREA     |
| Level 1            | 15322 SF |
| Level 13 Roof Deck | 5479 SF  |
|                    | 19794 SF |

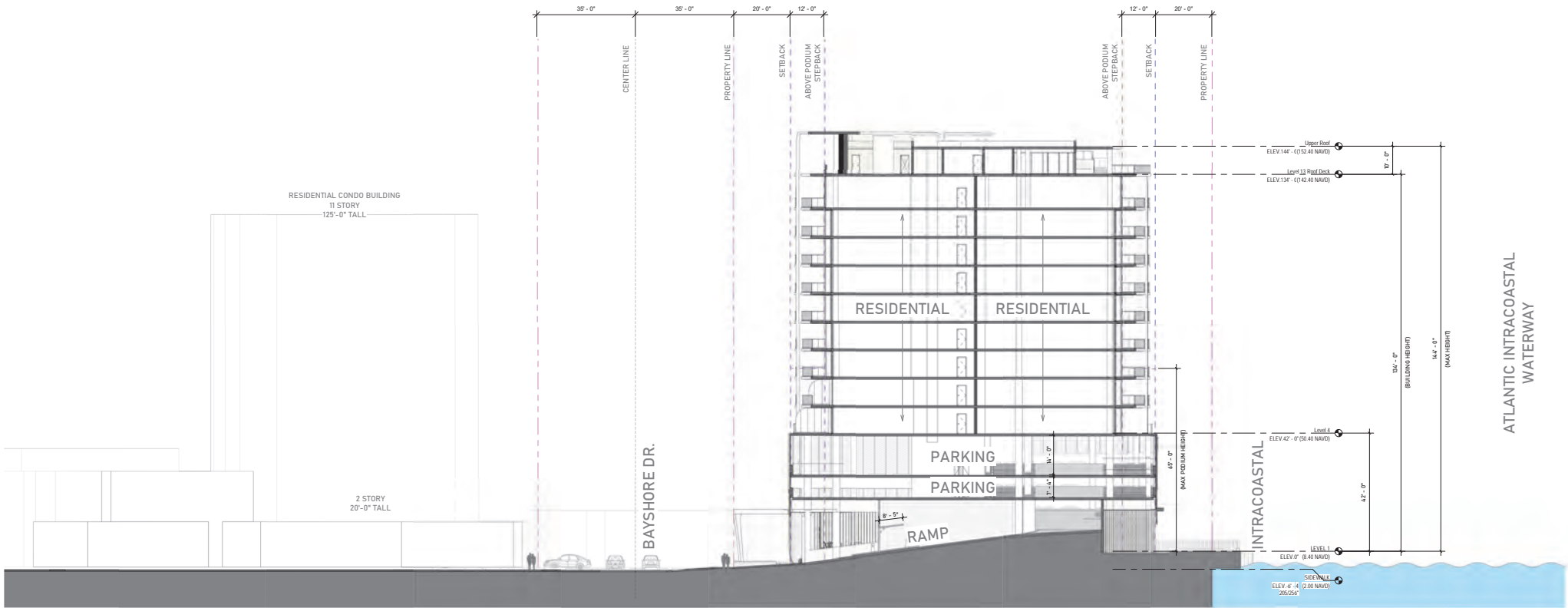
| SELLABLE UNIT RATIO MIX     |      |         |
|-----------------------------|------|---------|
| UNIT                        | NAME | Count   |
| 2 BEDROOM                   |      | 4 7%    |
| 2 BEDROOM / DEN             |      | 16 30%  |
| 3 BEDROOM                   |      | 39 54%  |
| 3 BEDROOM / DEN (PENTHOUSE) |      | 4 7%    |
| TOTAL                       |      | 54 100% |

| GROSS AREA - PARKING GARAGE |          |
|-----------------------------|----------|
| Level                       | AREA     |
| Level 1                     | 3100 SF  |
| Level 2                     | 17400 SF |
| Level 3                     | 19728 SF |
| Level 3 A                   | 4687 SF  |

| PARKING MATRIX                    |       |   |
|-----------------------------------|-------|---|
| PARKING TYPE                      | Count | % |
| EN-BICYCLE / EN-BICYCLE           | 5     |   |
| PARKING STALL ADA 12'0"X18'0"     | 5     |   |
| PARKING STALL STANDARD 8'6"X18'0" | 109   |   |
| WHEELCHAIR LIFTS                  | 109   |   |







1 CONTEXT SECTION  
1/16" = 1'-0"



1 Section Perspective  
1/8" = 1'-0"

P&Z SET  
02/23/26  
LIC. # AR0007073. ALL RIGHTS RESERVED ©2024

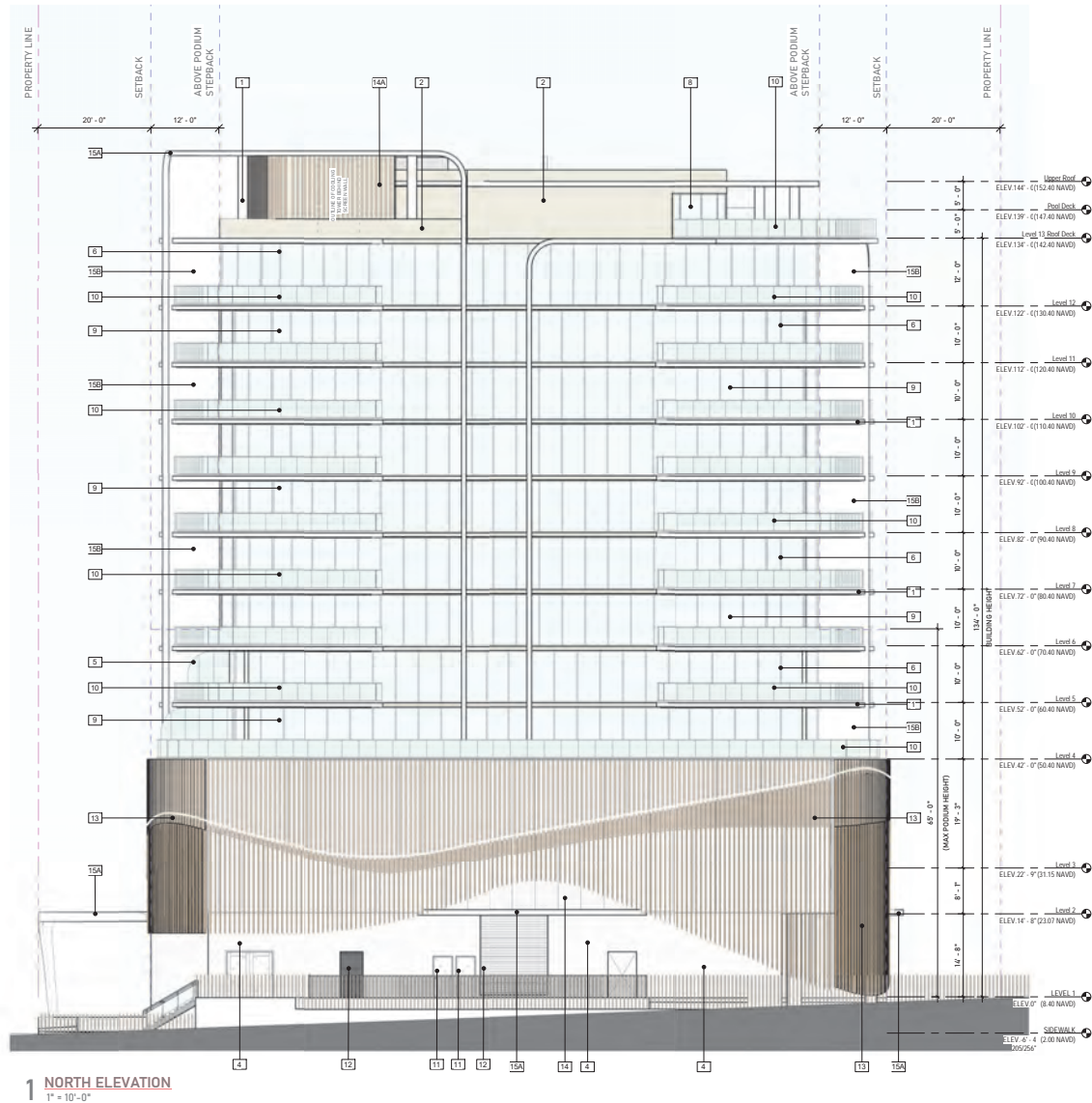
**OPUS AT 701**  
623/701 BAYSHORE DR FORT LAUDERDALE, FL

# SECTION PERSPECTIVE



**A-2.4** **adache**  
group architects

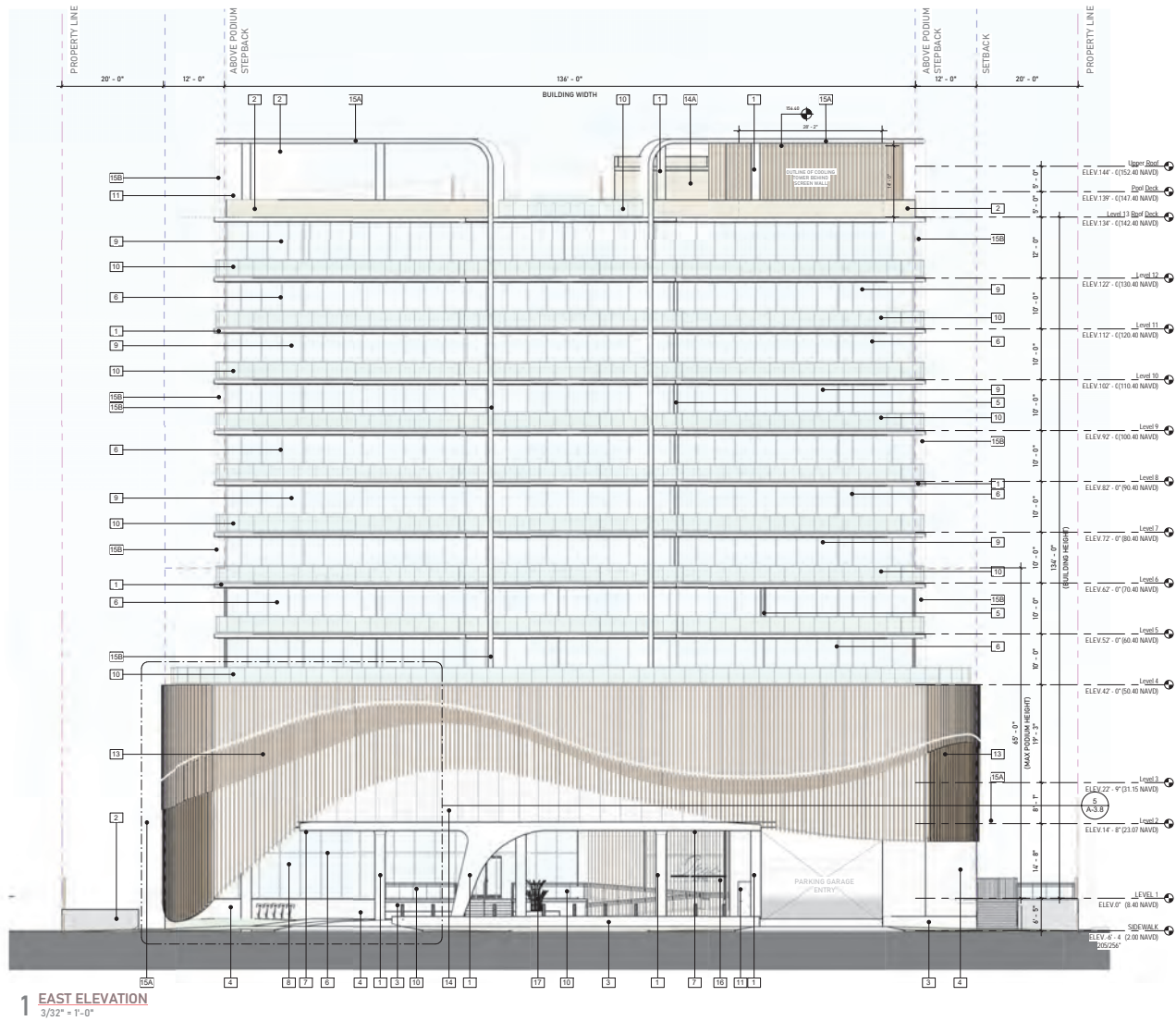
| EXTERIOR ELEVATIONS - KEY NOTES |                                                                                         |
|---------------------------------|-----------------------------------------------------------------------------------------|
| NUMBER                          | DESCRIPTION                                                                             |
| 1                               | WHITE PAINTED STUCCO FINISH (PURE WHITE SW 7005 SHERWIN WILLIAMS)                       |
| 2                               | BEIGE PAINTED STUCCO FINISH (ALABASTER SW 7508 SHERWIN WILLIAMS)                        |
| 3                               | TRAVERTINE TILE FINISH                                                                  |
| 4                               | WHITE BRICK CLADDING                                                                    |
| 5                               | FROSTED GLASS BALCONY DIVIDER                                                           |
| 6                               | CHAMPAGNE COLORED POWDER COATED MULLIONS                                                |
| 7                               | COPPER LION CEILING FINISH                                                              |
| 8                               | CLEAR GLASS STOREFRONT AT LOBBY                                                         |
| 9                               | TINTED WINDOW AT RESIDENTIAL UNITS                                                      |
| 10                              | POST LESS GLASS RAILING                                                                 |
| 11                              | HOLLOW METAL DOOR PAINTED TO MATCH SURROUNDING WALLS                                    |
| 12                              | METAL LOUVERS PAINTED TO MATCH SURROUNDING WALLS                                        |
| 13                              | VERTICAL ARCHITECTURAL ALUMINUM SLATS WITH CHAMPAGNE FINISH                             |
| 14                              | METAL MESH (60% OPAQUE) WITH CHAMPAGNE FINISH                                           |
| 14A                             | CMU EQUIPMENT SCREENINGS WITH VERTICAL SLATS                                            |
| 15A                             | WHITE ARCHITECTURAL EYEBROW WITH STUCCO FINISH (PURE WHITE SW 7005 SHERWIN WILLIAMS)    |
| 15B                             | WHITE ARCHITECTURAL FRAME WALL WITH STUCCO FINISH (PURE WHITE SW 7005 SHERWIN WILLIAMS) |
| 16                              | SIGNAGE BY OTHERS                                                                       |
| 17                              | MANHATTAN TOWERS TRIBUTE ART SCULPTURE                                                  |

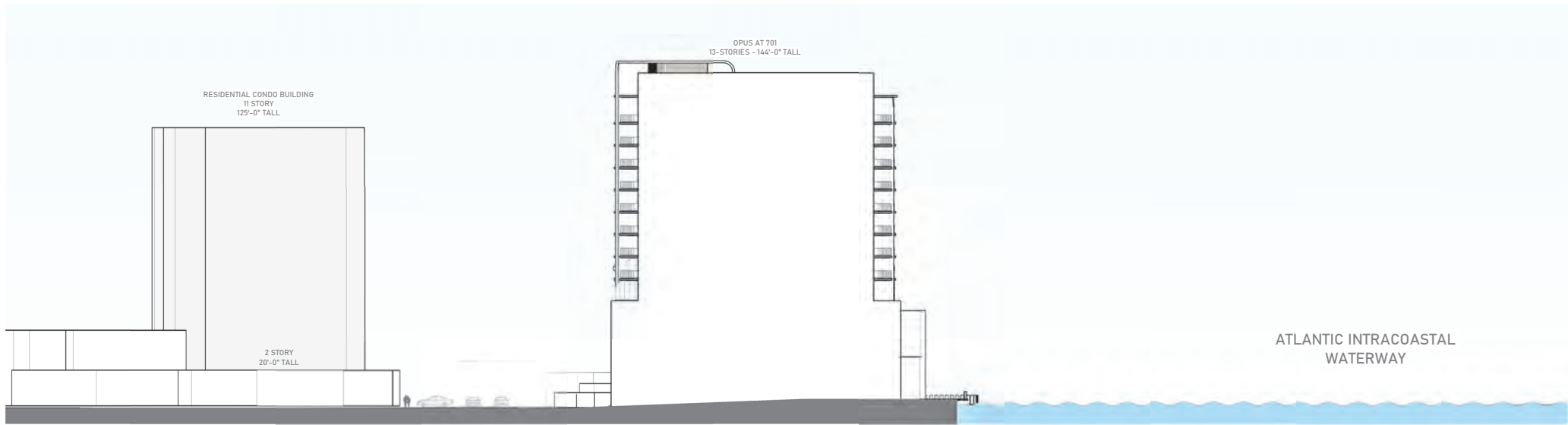


1 NORTH ELEVATION  
1" = 10'-0"

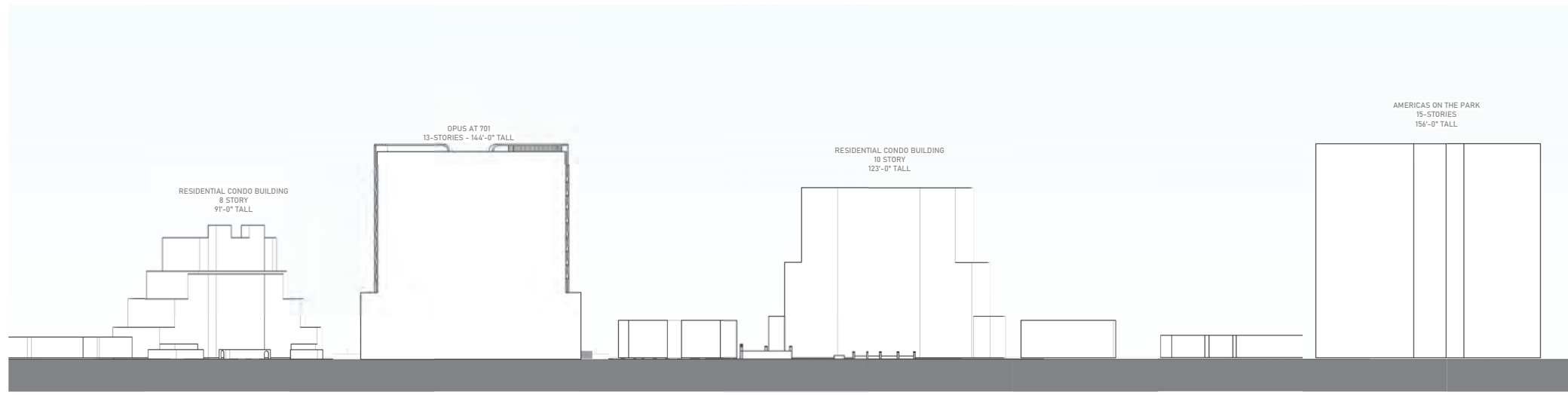


| EXTERIOR ELEVATIONS - KEY NOTES |                                                                                         |
|---------------------------------|-----------------------------------------------------------------------------------------|
| NUMBER                          | DESCRIPTION                                                                             |
| 1                               | WHITE PAINTED STUCCO FINISH (PURE WHITE SW 7005 SHERWIN WILLIAMS)                       |
| 2                               | BEIGE PAINTED STUCCO FINISH (ALABASTER SW 7508 SHERWIN WILLIAMS)                        |
| 3                               | TRAVERTINE TILE FINISH                                                                  |
| 4                               | WHITE BRICK CLADDING                                                                    |
| 5                               | FROSTED GLASS BALCONY DIVIDER                                                           |
| 6                               | CHAMPAGNE COLORED POWDER COATED MULLIONS                                                |
| 7                               | COPPER LION CEILING FINISH                                                              |
| 8                               | CLEAR GLASS STOREFRONT AT LOBBY                                                         |
| 9                               | TINTED WINDOW AT RESIDENTIAL UNITS                                                      |
| 10                              | POST LESS GLASS RAILING                                                                 |
| 11                              | HOLLOW METAL DOOR PAINTED TO MATCH SURROUNDING WALLS                                    |
| 12                              | METAL LOUVERS PAINTED TO MATCH SURROUNDING WALLS                                        |
| 13                              | VERTICAL ARCHITECTURAL ALUMINUM SLATS WITH CHAMPAGNE FINISH                             |
| 14                              | METAL MESH (60% OPAQUE) WITH CHAMPAGNE FINISH                                           |
| 14A                             | CMU EQUIPMENT SCREENING WITH VERTICAL SLATS                                             |
| 15A                             | WHITE ARCHITECTURAL EYEBROW WITH STUCCO FINISH (PURE WHITE SW 7005 SHERWIN WILLIAMS)    |
| 15B                             | WHITE ARCHITECTURAL FRAME WALL WITH STUCCO FINISH (PURE WHITE SW 7005 SHERWIN WILLIAMS) |
| 16                              | SIGNAGE BY OTHERS                                                                       |
| 17                              | MANHATTAN TOWERS TRIBUTE ART SCULPTURE                                                  |

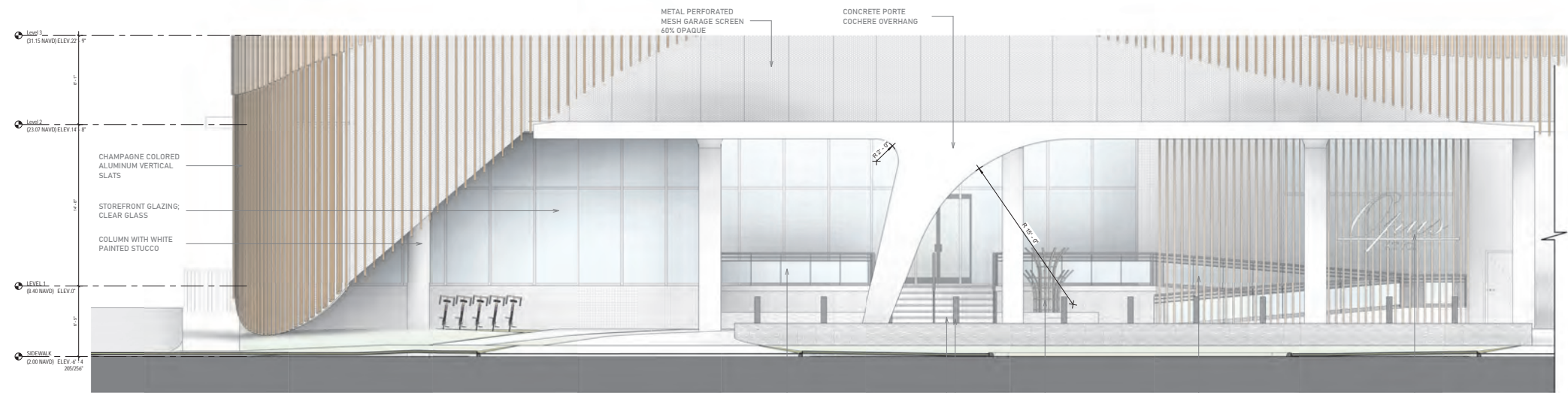




1 NORTH CONTEXT ELEVATION  
1" = 20'-0"



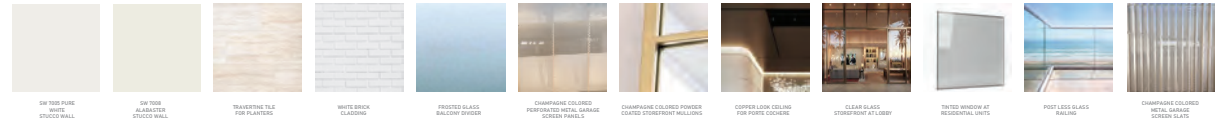
1 EAST CONTEXT ELEVATION  
1/32" = 1'-0"

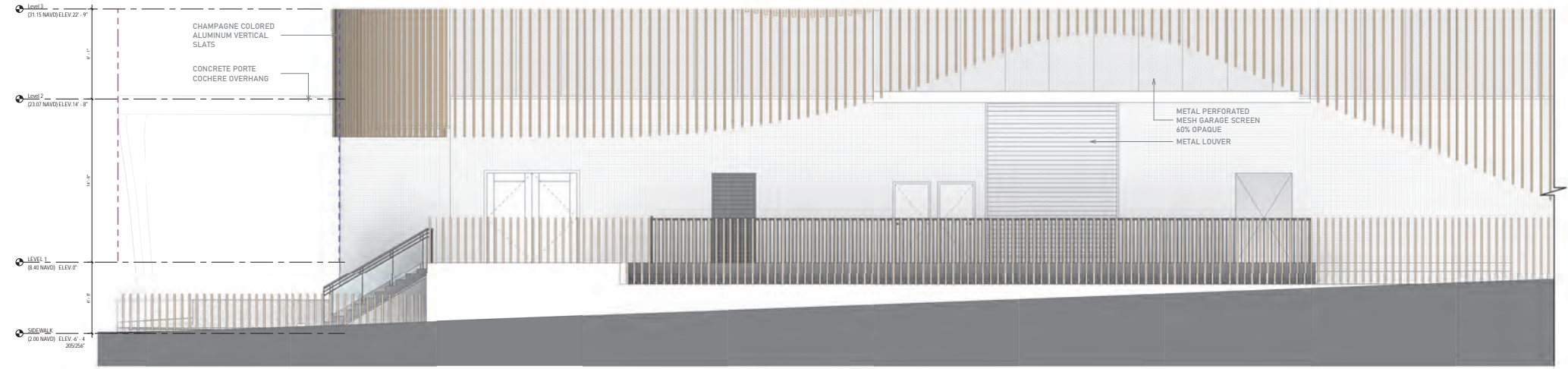


**1 EAST GROUND ELEVATION**  
1/4" = 1'-0"



**2 WEST GROUND ELEVATION**  
1/4" = 1'-0"

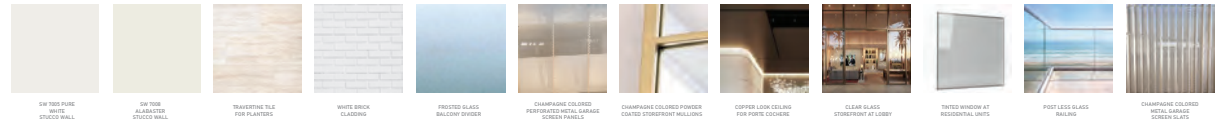




**1 NORTH GROUND ELEVATION**  
1/4" = 1'-0"



**2 SOUTH GROUND ELEVATION**  
1/4" = 1'-0"



RENDERING NOTE  
THIS 3-DIMENSIONAL REPRESENTATION OF THE PROXIMATE EXISTING STRUCTURES



P&Z SET  
02/23/26  
LIC. # AB0007073. ALL RIGHTS RESERVED ©2024

**OPUS AT 701**  
623/701 BAYSHORE DR FORT LAUDERDALE, FL

# RENDERINGS



**A.4.1** **adache**  
group architects

RENDERING NOTE  
THIS 3-DIMENSIONAL REPRESENTATION OF THE PROXIMATE EXISTING STRUCTURES



P&Z SET  
02/23/26  
LIC. # AB0007073. ALL RIGHTS RESERVED ©2024

**OPUS AT 701**  
623/701 BAYSHORE DR FORT LAUDERDALE, FL

# RENDERINGS



**A.4.2** **adache**  
group architects

RENDERING NOTE  
THIS 3-DIMENSIONAL REPRESENTATION OF THE PROXIMATE EXISTING STRUCTURES



P&Z SET  
02/23/26  
LIC. # AB0007073. ALL RIGHTS RESERVED ©2024

**OPUS AT 701**  
623/701 BAYSHORE DR FORT LAUDERDALE, FL

## RENDERINGS



**A.4.3**

**adache**  
group architects

# LANDSCAPE DATA

## LANDSCAPE CALCULATIONS

OPUS AT 701  
 LAND USE: MULTIFAMILY RESIDENTIAL  
 ZONING: IOA

|                                                                                                                    |                |                     |
|--------------------------------------------------------------------------------------------------------------------|----------------|---------------------|
| SITE AREA                                                                                                          | 0.78 AC.       | 33,968 SF           |
| TOTAL PVIOUS AREA PROPOSED (25%)                                                                                   |                | 7,482 SF            |
| TOTAL VUA                                                                                                          |                | 735 SF              |
| LANDSCAPE VUA AREA (20% OF VUA)                                                                                    | 147 SF         | 735 SF              |
| PERIMETER VUA                                                                                                      | 740 SF         |                     |
| INTERIOR VUA (30 SF EACH SPACE) - NO SPACES                                                                        | 0              |                     |
| VEHICULAR USE AREA (1 TREE PER 1,000 SF)                                                                           | REQUIRED       | PROVIDED            |
| TREES (1 TREE PER 1,000 SF OF VUA)                                                                                 | 1              | 4                   |
| SHRUBS (12 SHRUBS PER 1,000 SF OF VUA)                                                                             | 9 SHRUBS       | 9+ SHRUBS           |
| NET LOT AREA (1 TREE PER 1,000 SF)                                                                                 |                |                     |
| 7,482 SF / 1,000 SF = 7.4 TREES                                                                                    | 8 TREES        | 9 TREES             |
| SHRUBS (12 SHRUBS PER 1,000 SF)                                                                                    |                |                     |
| 17,482 SF / 1,000 SF X 12                                                                                          | 89 SHRUBS      | 89+ SHRUBS          |
| STREET TREES                                                                                                       |                |                     |
| 1 TREE PER 30 LF                                                                                                   |                |                     |
| BAYSHORE DRIVE (SOUTH): 200 LF / 30 LF = 6 TREES                                                                   | 6 TREES        | 6 TREES             |
| 50% OF Street Trees shall be trees                                                                                 |                | 50% Trees           |
| TOTAL TREES                                                                                                        | 22 TREES       | 14 TREES & 10 PALMS |
| NATIVE TREES                                                                                                       |                |                     |
| 40% TREES MUST BE NATIVE (22 TREES X 40% = 8.8)                                                                    | 9 TREES        | 11 TREES            |
| SOD                                                                                                                |                |                     |
| 50% MAX SOD FOR PVIOUS AREA - ON SITE                                                                              |                |                     |
| 7,482 SF Total Pavement / 50% = 3,741 SF                                                                           | 50% - 3,741 SF | 34% - 2,549 SF      |
| City providing soil within Street ROW's nothing On-Site                                                            |                |                     |
| ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE. |                |                     |
| IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH A RAIN SENSOR.                                                       |                |                     |

### OPUS AT 701-TREE MITIGATION

|                                                     | REQUIRED | PROVIDED |
|-----------------------------------------------------|----------|----------|
| 1. INCHES REQUIRED TO BE MITIGATED.                 | N/A      | N/A      |
| 2. PALM TREES REQUIRED TO BE MITIGATED ON 1:1 BASIS | 23       | 23       |

### TO BE DEPOSITED INTO TREE CANOPY TRUST FUND

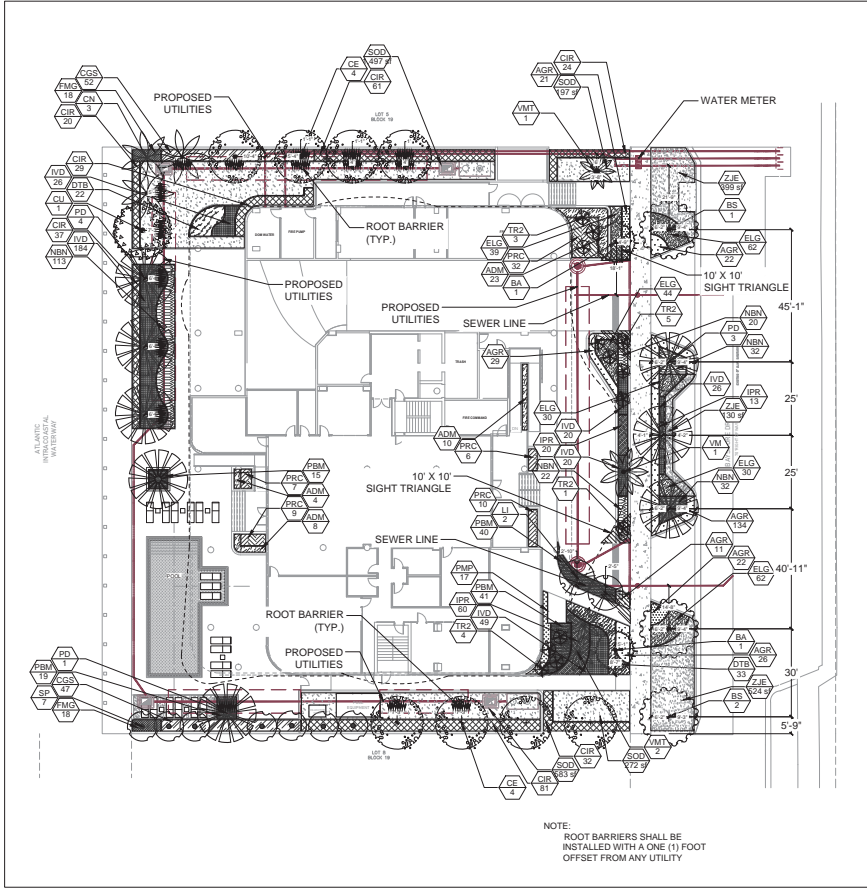
|                                                   |        |
|---------------------------------------------------|--------|
| 1. TREE MITIGATION COST                           | \$0.0  |
| 2. PALM MITIGATION COST                           | \$0    |
| TOTAL TO BE DEPOSITED INTO TREE CANOPY TRUST FUND | \$0.00 |

ALL PALMS ON SITE ARE PROPOSED TO BE REMOVED.  
 1. ROYAL PALM TO BE MITIGATED FOR 12' CT.  
 ALL PROPOSED PALMS ARE PLANTED AT 1:1 BASES.  
 NO TREES ON SITE.

# PLANT SCHEDULE

| CODE                   | QTY | BOTANICAL NAME         | COMMON NAME  | COUNT | CALIPER | SIZE   | NATIVE | BROUGHT | REMARKS |
|------------------------|-----|------------------------|--------------|-------|---------|--------|--------|---------|---------|
| <b>LIREESS</b>         |     |                        |              |       |         |        |        |         |         |
| LI01                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI02                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| <b>LANDSCAPE TREES</b> |     |                        |              |       |         |        |        |         |         |
| LI03                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI04                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| <b>PALM TREES</b>      |     |                        |              |       |         |        |        |         |         |
| LI05                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI06                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI07                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI08                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI09                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI10                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI11                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI12                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI13                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI14                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI15                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI16                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI17                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI18                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI19                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI20                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI21                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI22                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI23                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI24                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI25                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI26                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI27                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI28                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI29                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI30                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI31                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI32                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI33                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI34                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI35                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI36                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI37                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI38                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI39                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI40                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI41                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI42                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI43                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI44                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI45                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI46                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI47                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI48                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI49                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI50                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI51                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI52                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI53                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI54                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI55                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI56                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI57                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI58                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI59                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI60                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI61                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI62                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI63                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI64                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI65                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI66                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI67                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI68                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI69                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI70                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI71                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI72                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI73                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI74                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI75                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI76                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI77                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI78                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI79                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI80                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI81                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI82                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI83                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI84                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI85                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI86                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI87                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI88                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI89                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI90                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI91                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI92                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI93                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI94                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI95                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI96                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI97                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI98                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI99                   | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |
| LI100                  | 1   | BRASSIA SPERMATOPHYTES | COCONUT PALM | 1     | 10-12"  | 10-12" | NO     | NO      |         |

- NOTES:
- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
  - IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
  - SEE SHEET L-200 TREE DISPOSITION PLAN.
  - SEE SHEET L-210 PLANTING PLAN
  - SEE SHEET L-211 FOR HYDROZONE DIAGRAM
  - SEE SHEET L220 LANDSCAPE DETAILS AND NOTES
  - A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

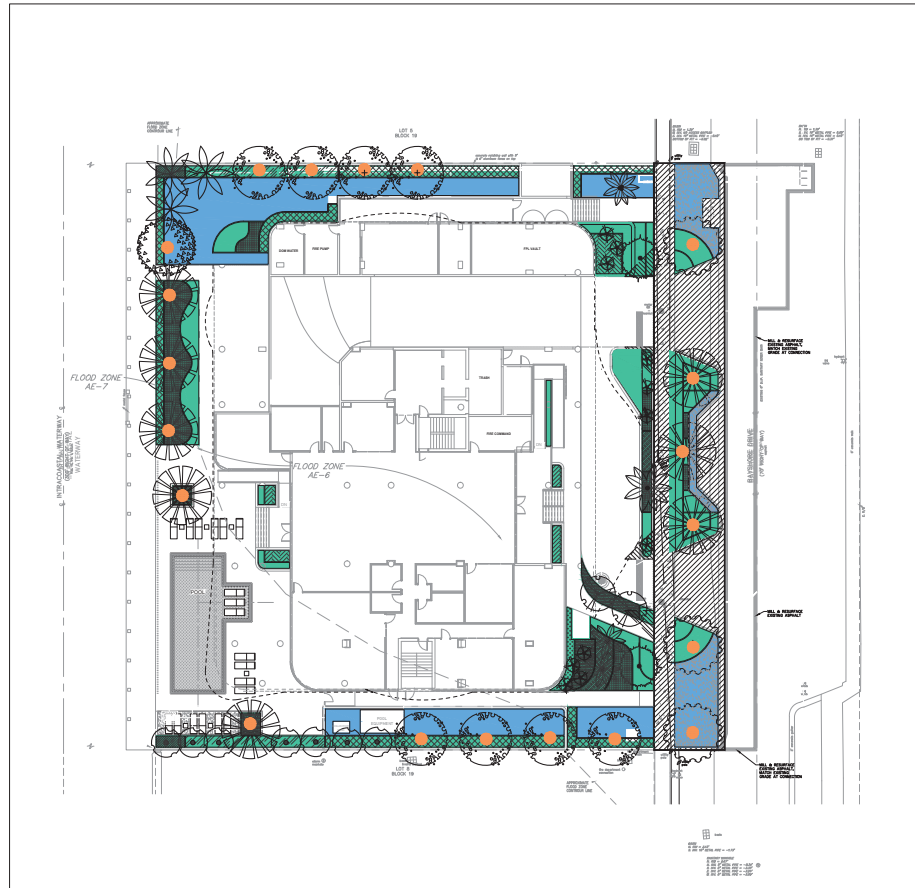


HYDROZONE DIAGRAM

HYDROZONES:  
TOTAL IRRIGATED AREA: 8,631 S.F.  
HYDROZONE SCHEDULE

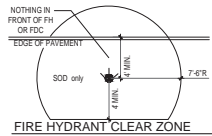
| SYMBOL | DESCRIPTION                                                                                                       | QTY      | PRECIP    | % OF IRRIGATED AREA |
|--------|-------------------------------------------------------------------------------------------------------------------|----------|-----------|---------------------|
|        | SUBBLER - HIGH WATER USE<br>STREAM BUBBLER 6.0" POP-UP WITH CHECK VALVE,<br>PRESSURE COMPENSATING SCREEN.         | 246.3 SF | 1.58 in/h | 2%                  |
|        | SHRUB AREA IRRIGATION - LOW WATER USE<br>SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH PRESSURE<br>REGULATING DEVICE.   | 5,059 SF | 1.7 in/h  | 57%                 |
|        | TURF AREA IRRIGATION - MODERATE WATER USE<br>TURF SPRAY 6.0" POP-UP SPRINKLER WITH PRESSURE<br>REGULATING DEVICE. | 3,572 SF | 1.25 in/h | 41%                 |

TOTAL IRRIGATED AREA = TURF AREA SF + SHRUB AREA SF.

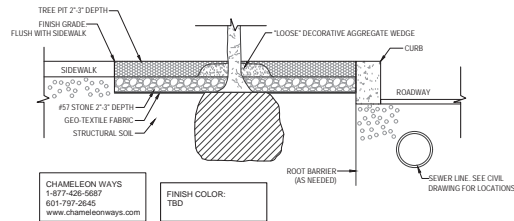


NOTES:

- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
- SEE SHEET L-200 TREE DISPOSITION PLAN.
- SEE SHEET L-210 PLANTING PLAN
- SEE SHEET L-211 FOR HYDROZONE DIAGRAM
- SEE SHEET L220 LANDSCAPE DETAILS AND NOTES
- A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

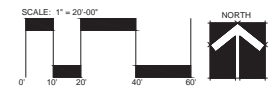


FIRE HYDRANT CLEAR ZONE DETAIL



- CHAMELEON WAYS  
1-877-426-5687  
601-797-2642  
www.chameleonways.com
- FINISH COLOR:  
TBD
- NOTES:  
1. A SUITABLE STEEL, WOOD, BRICK, STONE OR ALUMINUM EDGING SHOULD BE PROVIDED TO ENSURE A NEAT EDGE DETAIL.  
2. ANY ADVICE, RECOMMENDATION OR INFORMATION GIVEN BY CHAMELEON WAYS, INC. IS BASED ON PRACTICAL EXPERIENCE AND IS BELIEVED TO BE ACCURATE AT THE TIME OF PUBLICATION, NO LIABILITY OR RESPONSIBILITY OF ANY KIND (INCLUDING LIABILITY FOR NEGLIGENCE) IS ACCEPTED IN THIS RESPECT BY THE COMPANY, ITS EMPLOYEES, OR APPLICATORS.  
3. IT IS RECOMMENDED THAT A CERTIFIED PROFESSIONAL ENGINEER DESIGN AND DEVELOP THE PROPER BASE STRUCTURE REQUIREMENTS TO SUPPORT THE EXPECTED LOADS AND TAKING INTO ACCOUNT THE CLIMATE AND SITE SPECIFIC CONDITIONS WHICH MAY EXIST.  
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ADDAPAVE DETAIL



1. REV. 11-13-2025  
2. REV. 4/25-02-05-26  
Revision Dates

DRC SUBMITTAL SET  
**OPUS AT 701**  
FORT LAUDERDALE, FLORIDA

Sheet Description  
HYDROZONE  
DIAGRAM &  
LANDSCAPE NOTES

Release Date  
04-22-2025

Project Number  
2506

Drawing Number  
**L-211**

Sheet 3 OF 4