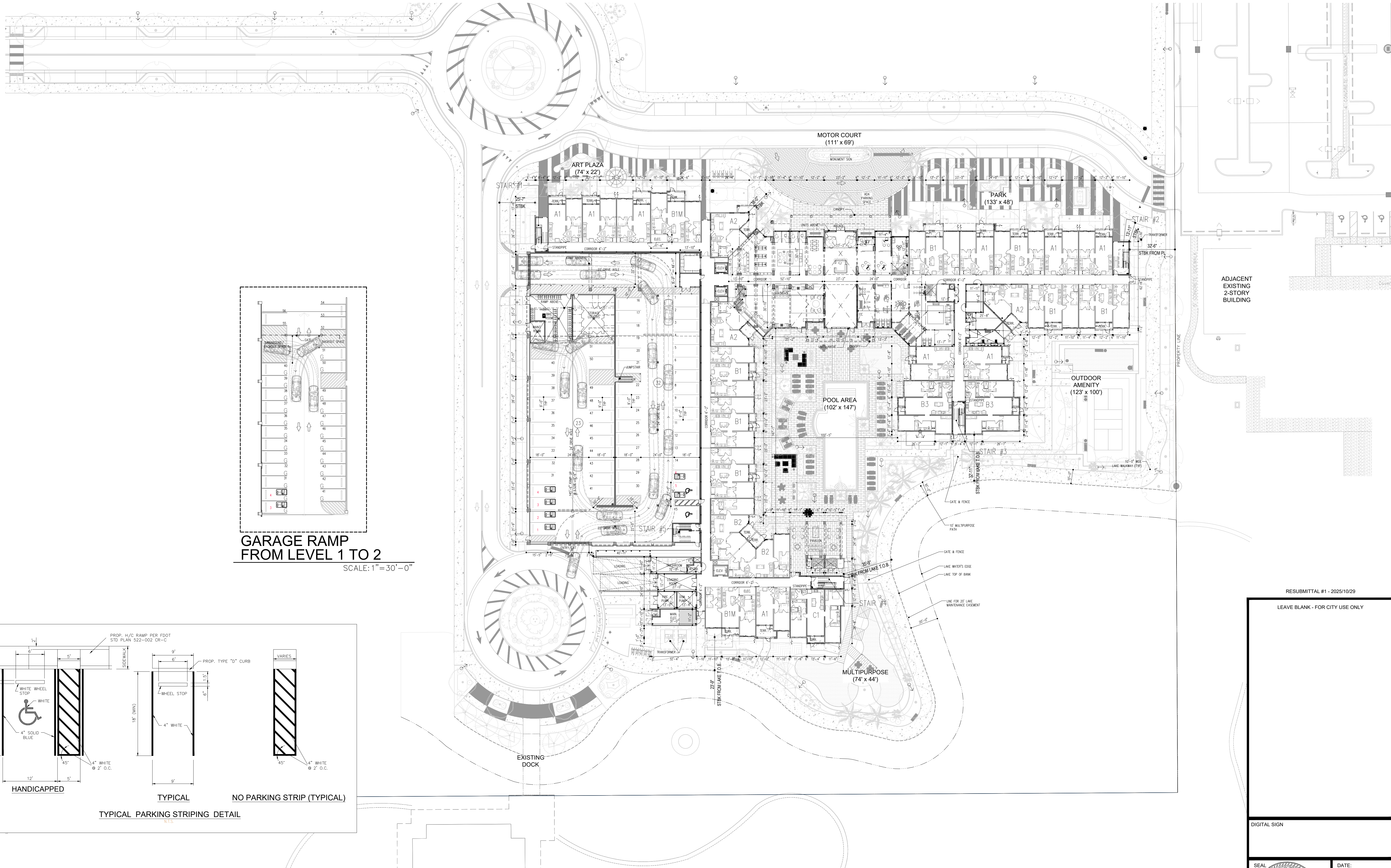




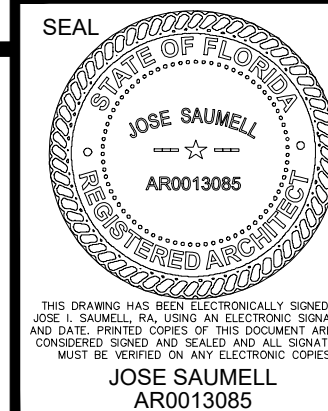
**GARAGE RAMP
FROM LEVEL 1 TO 2**
SCALE: 1"=30'-0"

TYPICAL PARKING STRIPING DETAIL
N.T.S.

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CLIENT:

GL COMMERCIAL
1600 SAWGRASS CORPORATE PKWY #150
SUNRISE, FLORIDA, 33323

PROJECT No: 1981

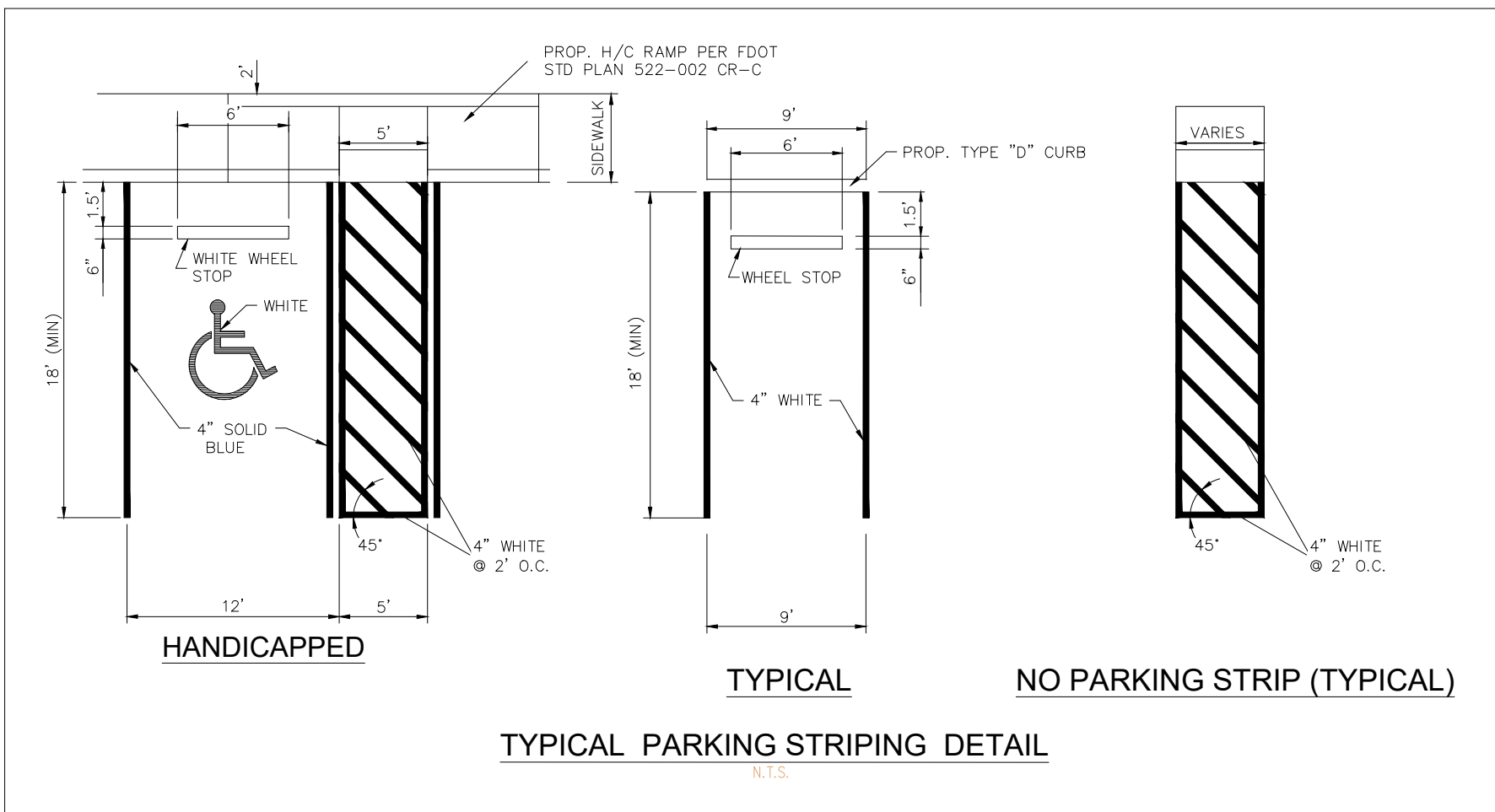
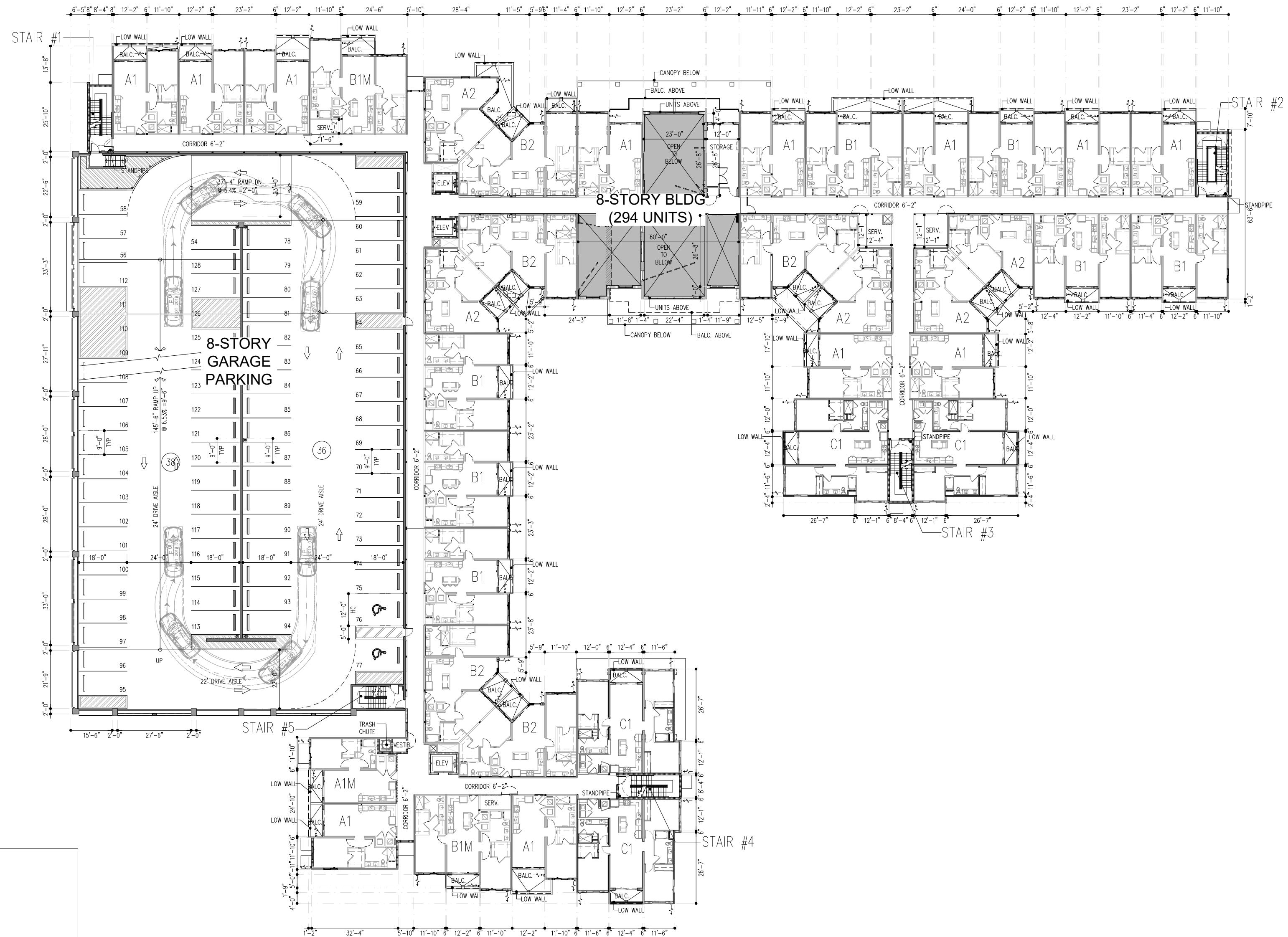
WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA, 33323



BUILDING PLAN -LEVEL 1

8 STORIES
25 UNITS LEVEL 1
295 UNITS IN TOTAL

SCALE: 1"= 30'-0"



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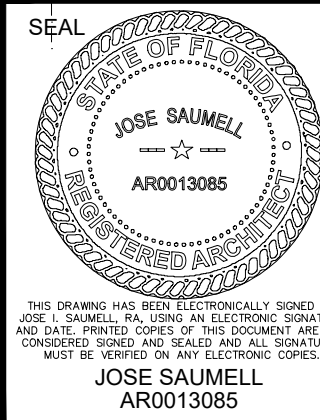


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SUNRISE, FLORIDA, 33323

PROJECT No: 1981
WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA, 33323



BUILDING PLAN - LEVEL 2
8 STORIES
36 UNITS IN LEVEL 2
295 UNITS IN TOTAL
SCALE: 1"= 30'-0"

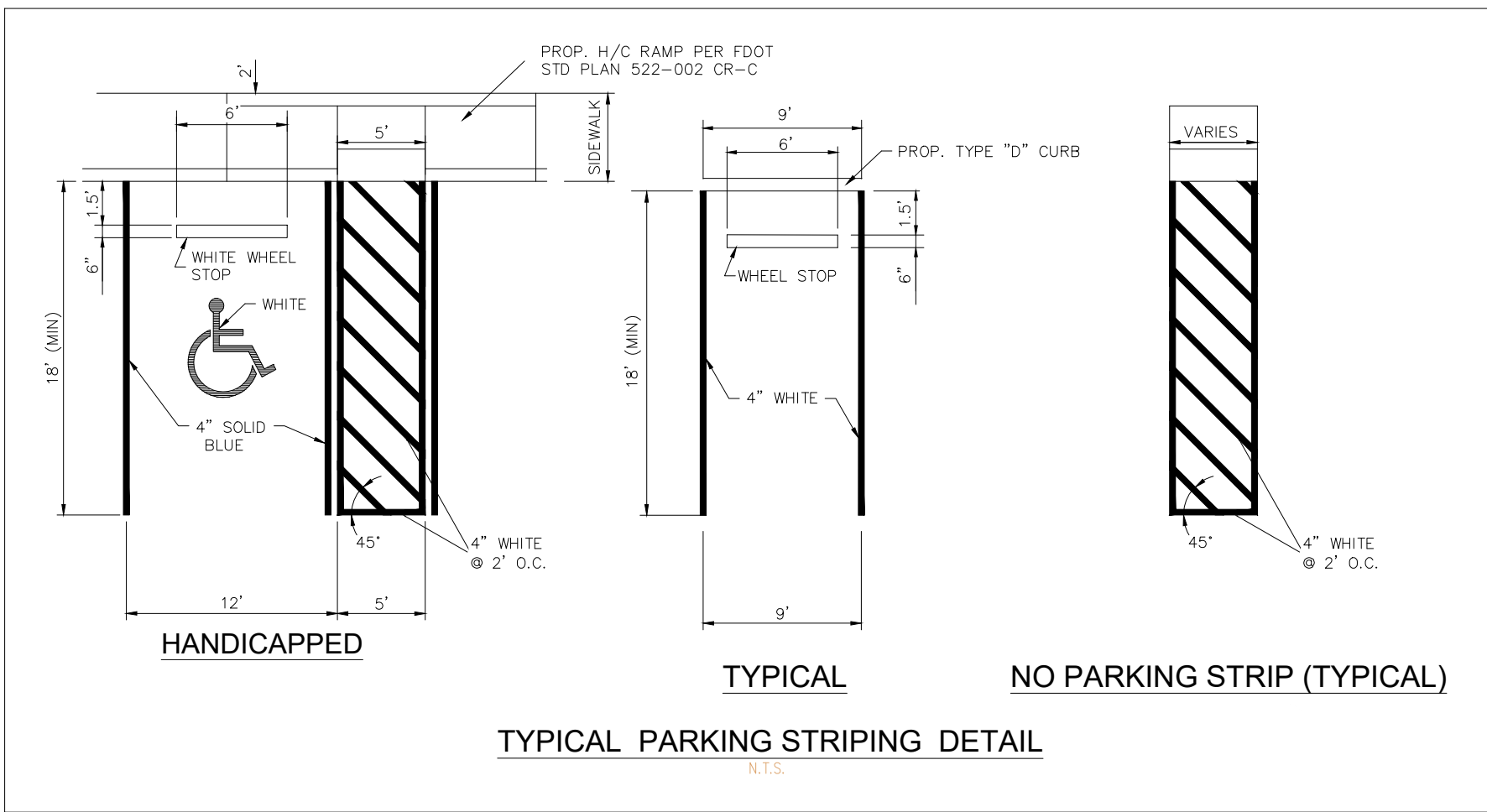
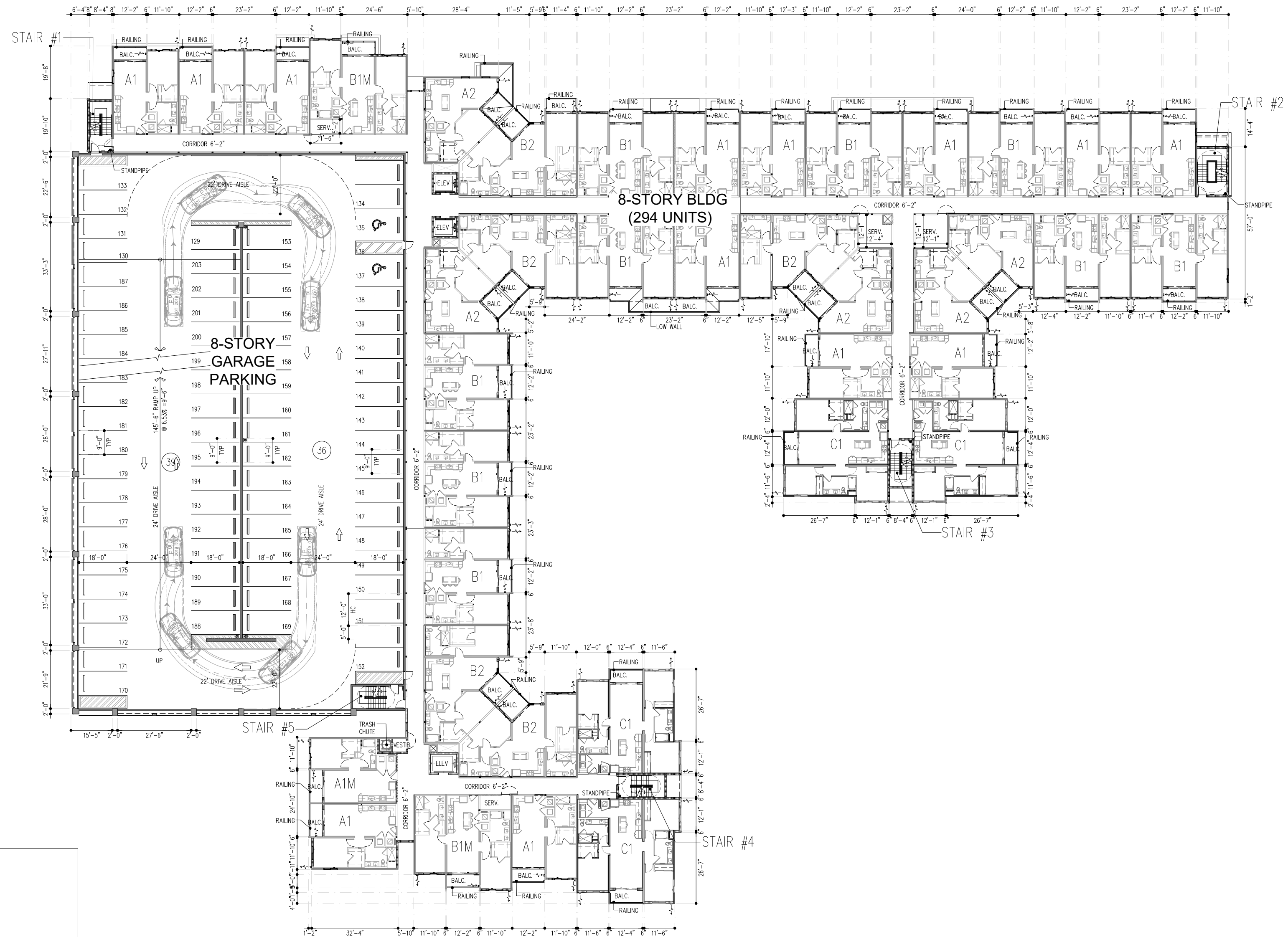


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BOUNDARY LINE



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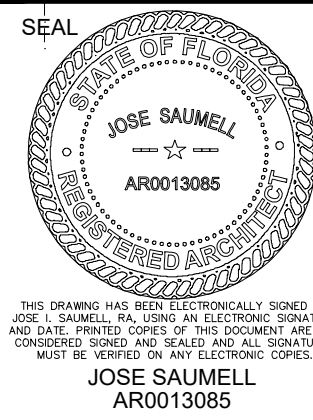


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SUNRISE, FLORIDA, 33323

PROJECT No: 1981
WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA, 33323



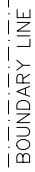
BUILDING PLAN - LEVEL 3
8 STORIES
39 UNITS PER LEVEL
295 UNITS IN TOTAL
SCALE: 1"= 30'-0"



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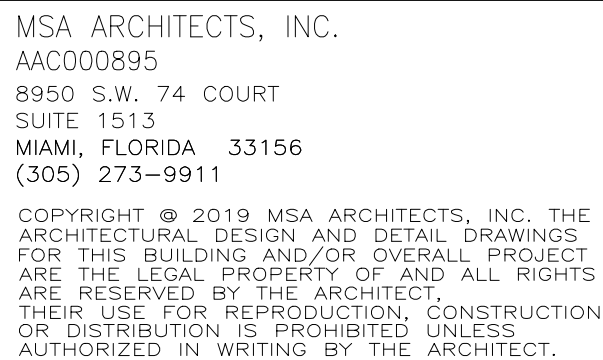
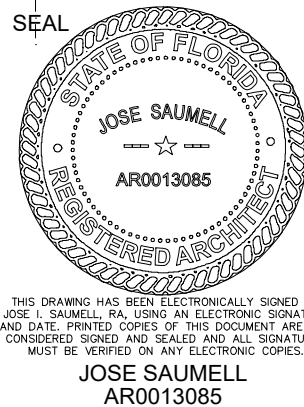


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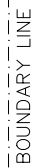


PROJECT No: 1981

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA, 33323



BUILDING PLAN - LEVEL 4
8 STORIES
39 UNITS PER LEVEL
295 UNITS IN TOTAL
SCALE: 1"= 30'-0"

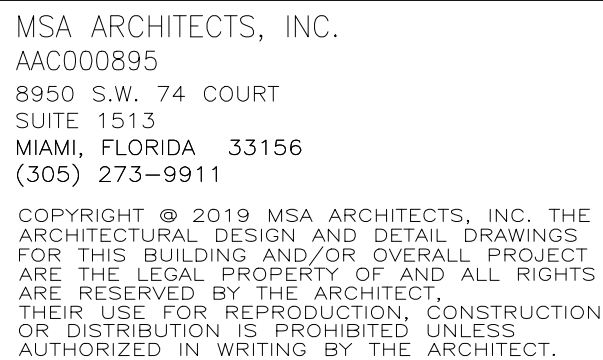


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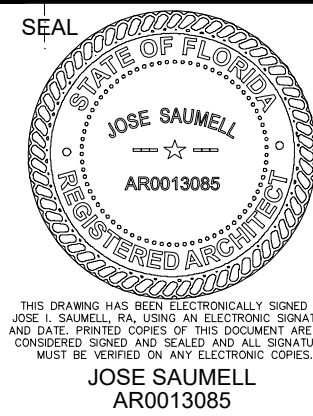
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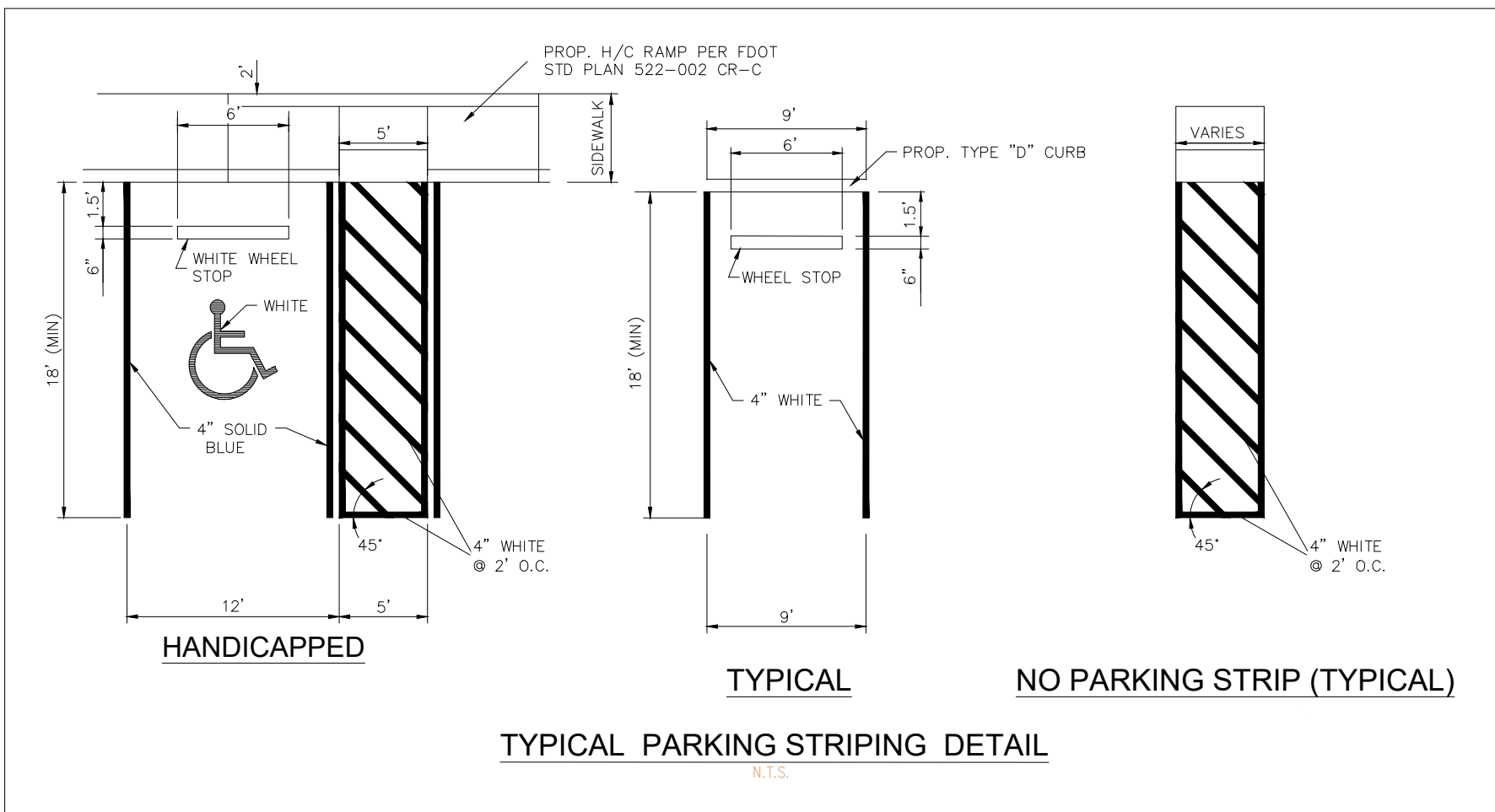
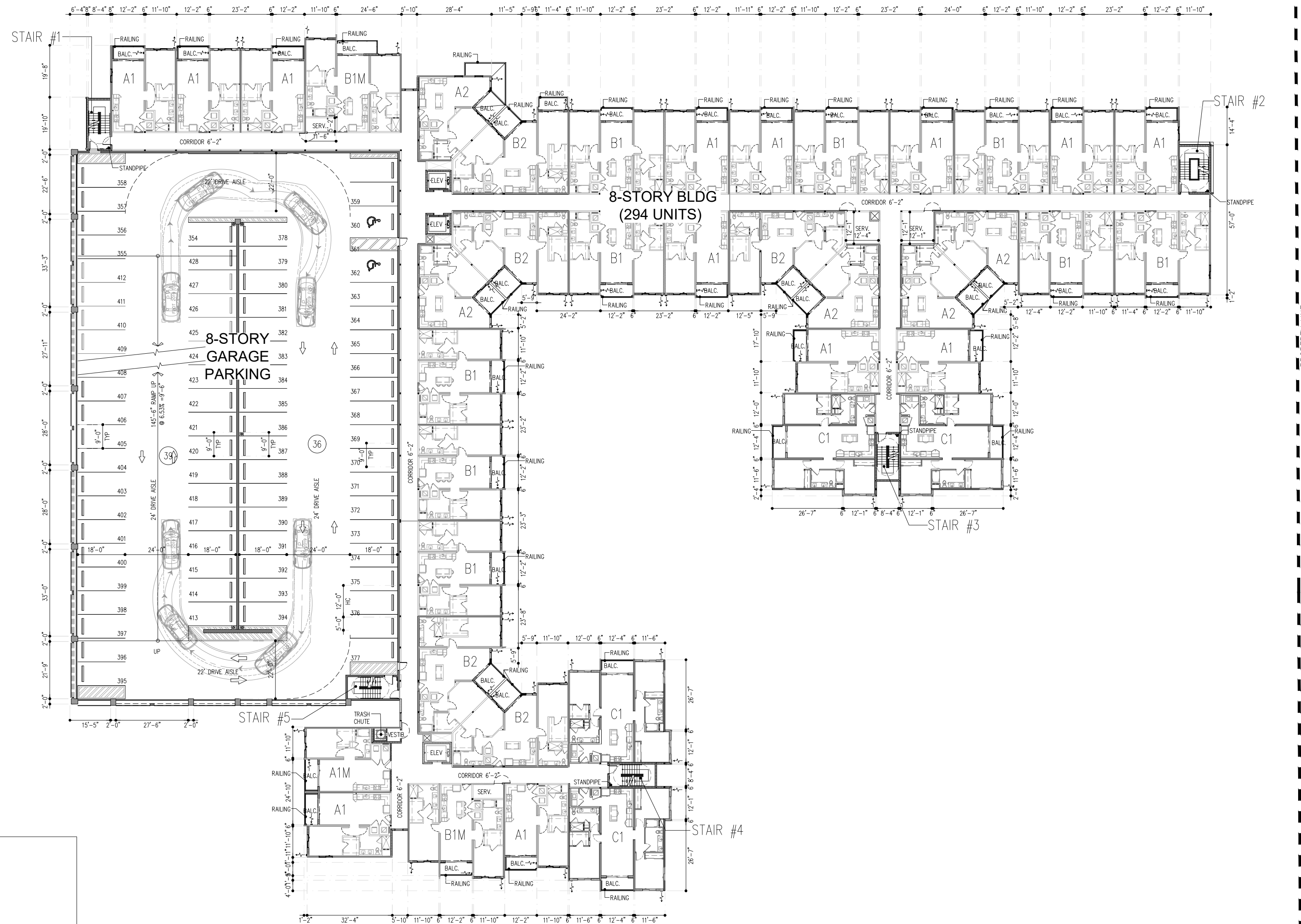
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WESTERRA PHASE I - POD 4





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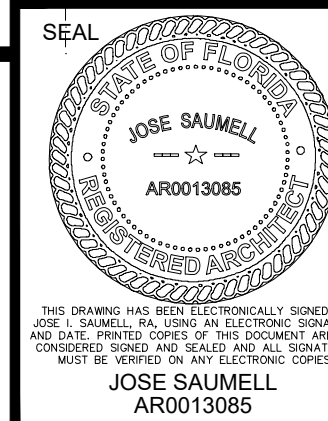


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SUNRISE, FLORIDA, 33323

PROJECT No: 1981
WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA, 33323

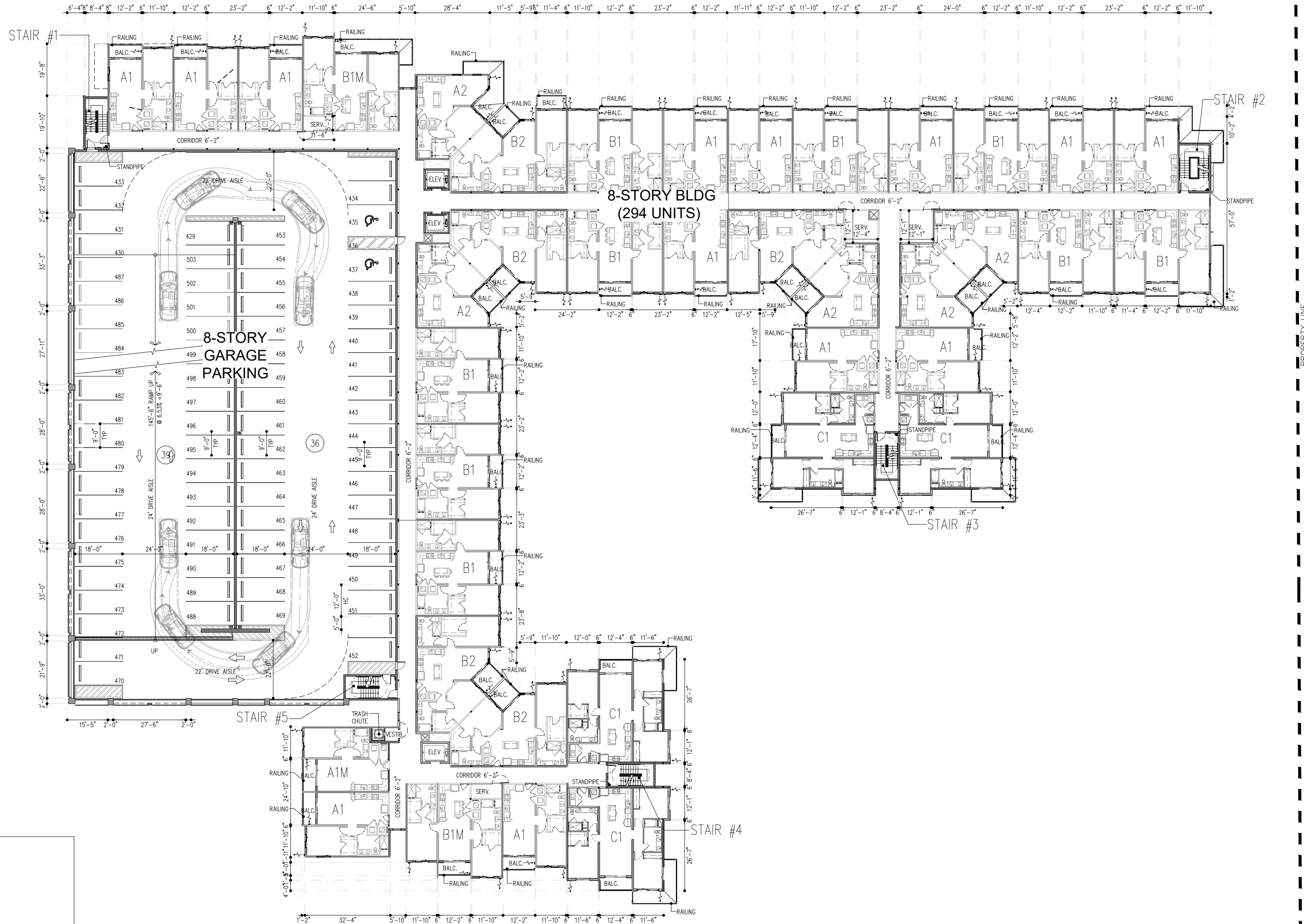
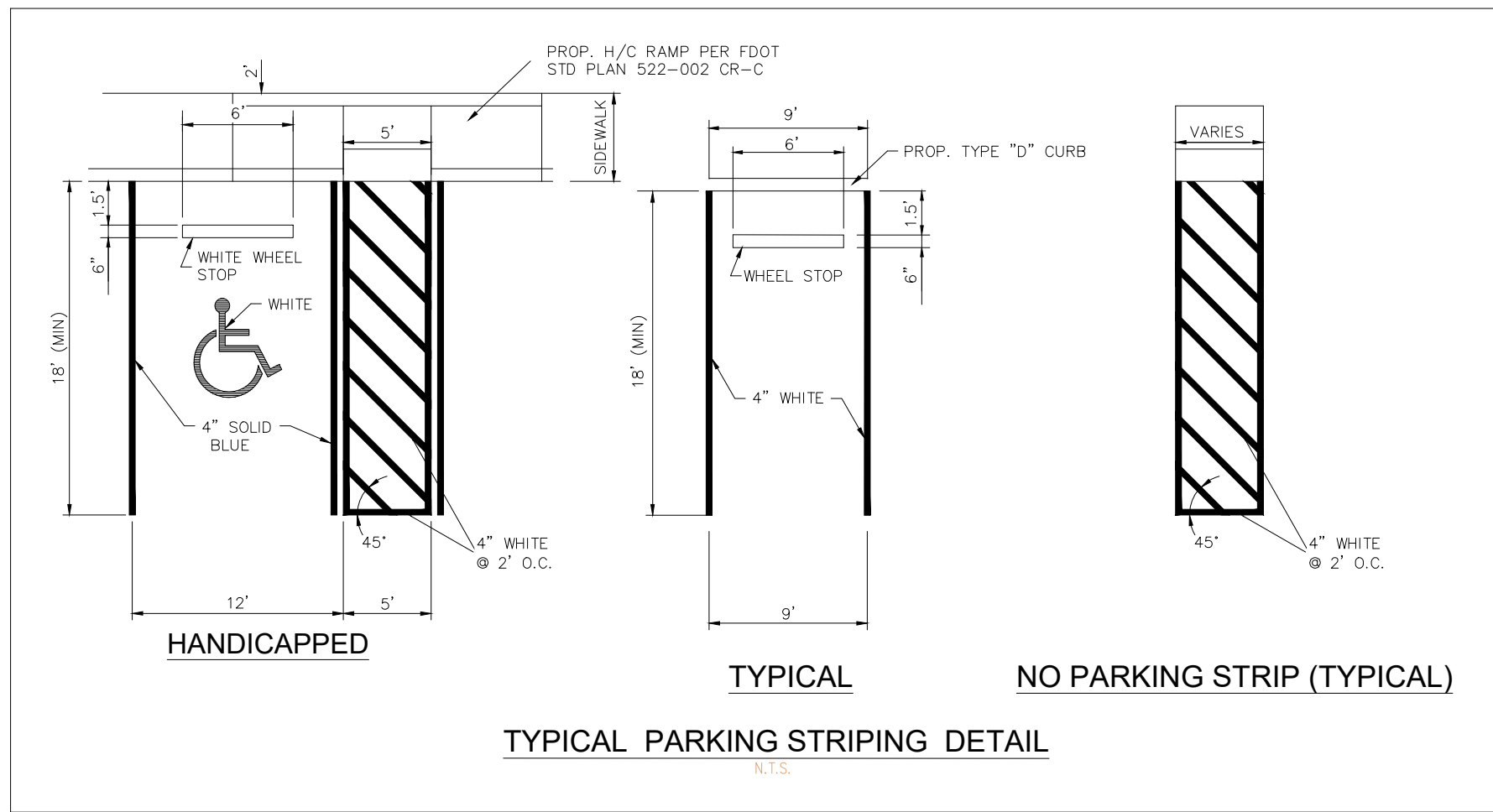


BUILDING PLAN - LEVEL 6
8 STORIES
39 UNITS PER LEVEL
295 UNITS IN TOTAL
SCALE: 1"= 30'-0"



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PROJECT No: 1981

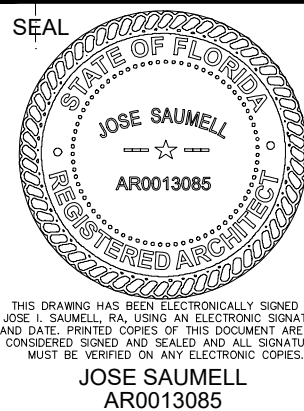
WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA, 33323



BUILDING PLAN - LEVEL 7

8 STORIES
39 UNITS IN LEVEL 8
295 UNITS IN TOTAL

SCALE: 1"= 30'-0"



DATE:

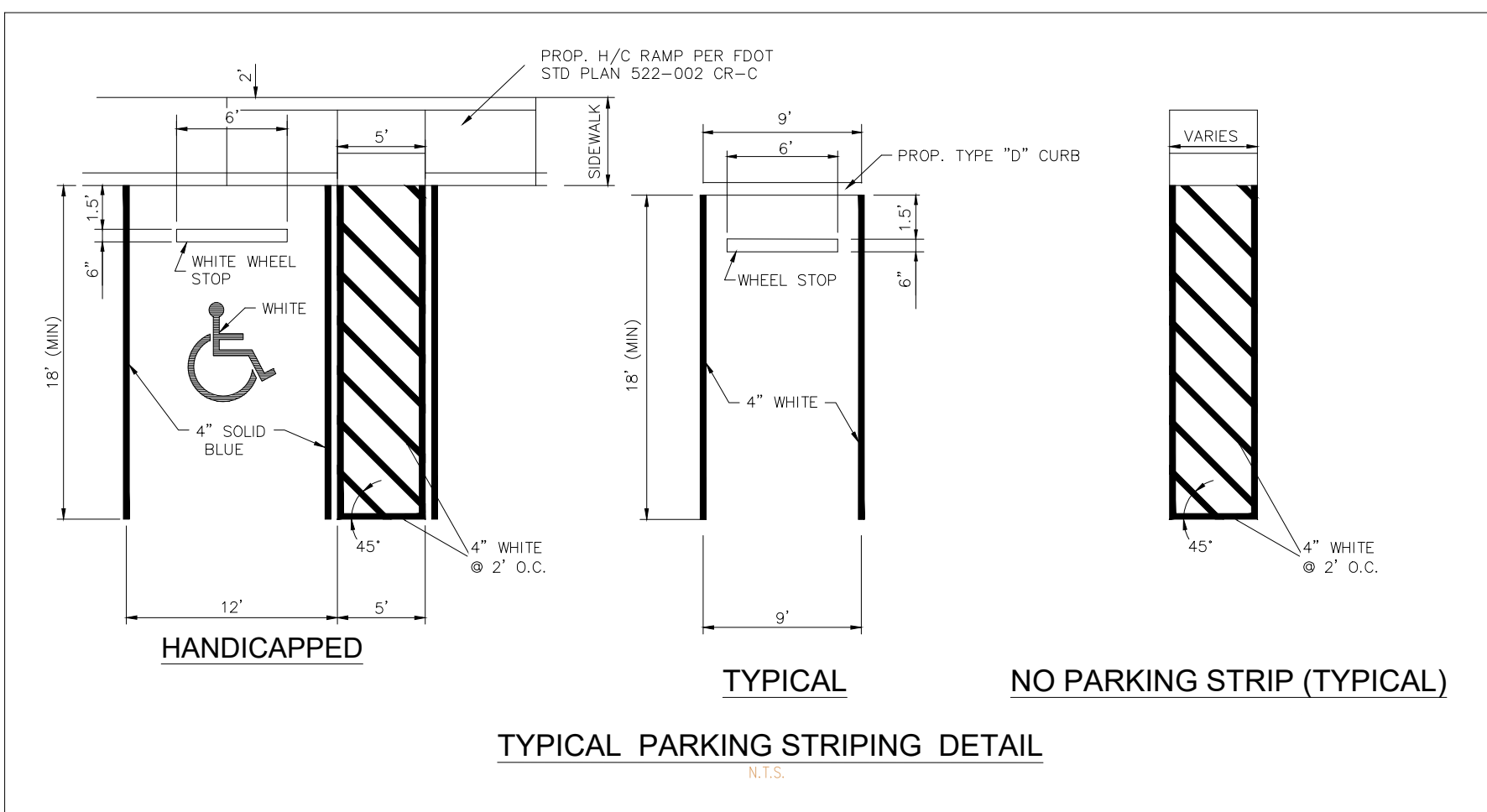
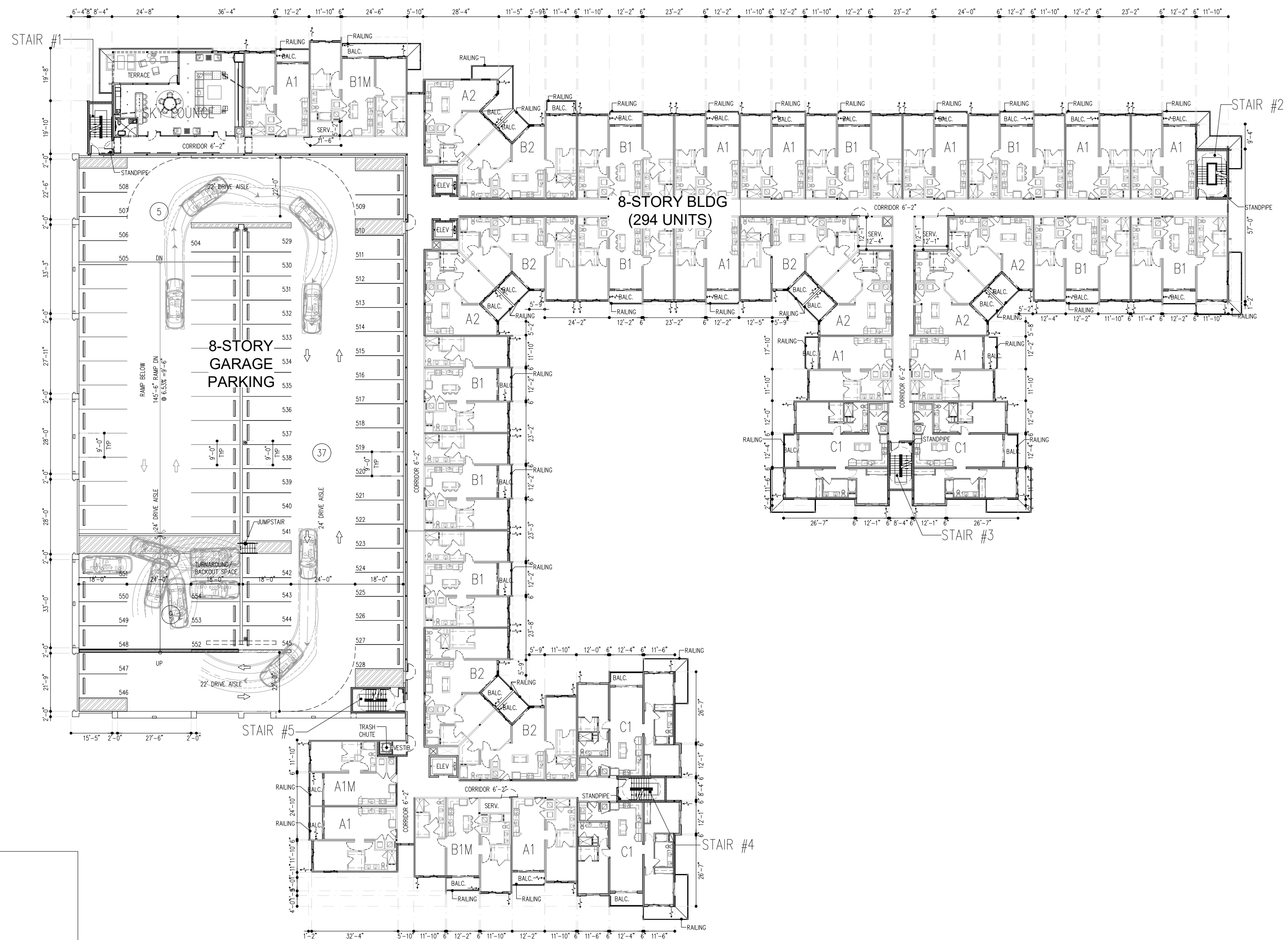
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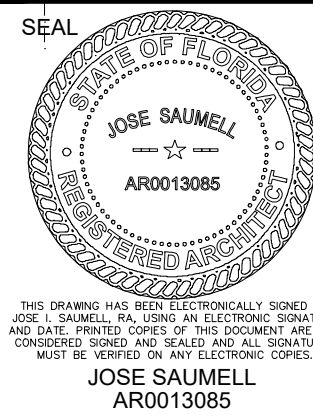


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PROJECT No: 1981
WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA, 33323



BUILDING PLAN - LEVEL 8
8 STORIES
39 UNITS PER LEVEL
295 UNITS IN TOTAL
SCALE: 1"= 30'-0"

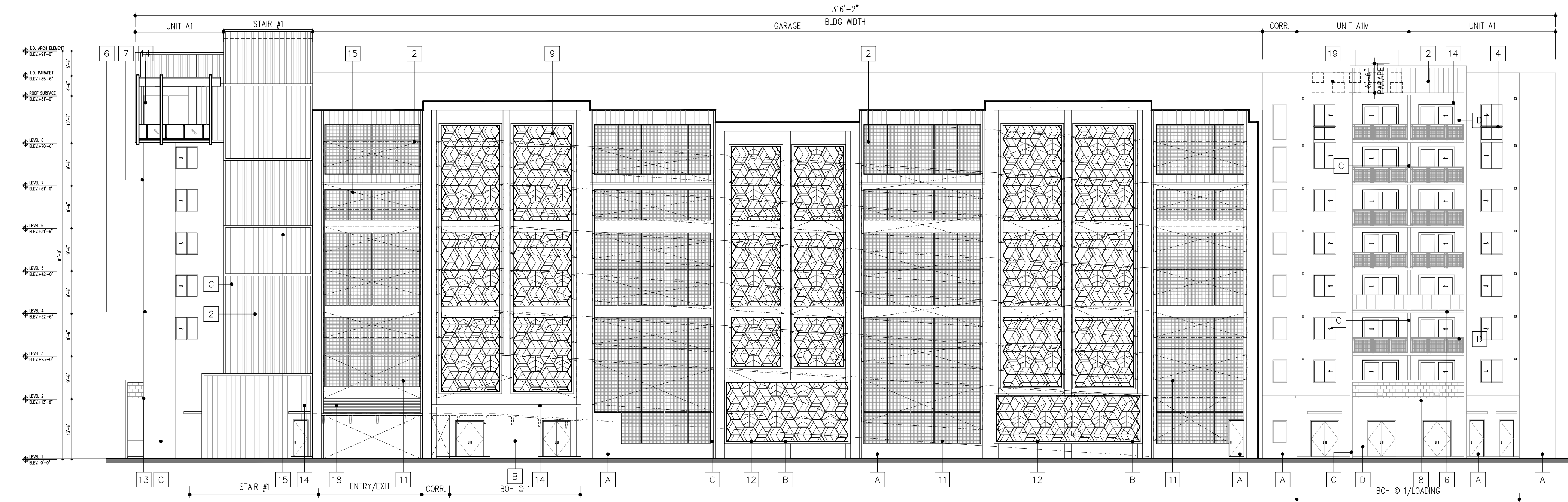


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1 NORTH ELEVATION (FRONT)
SCALE: 1/16"=1'-0"



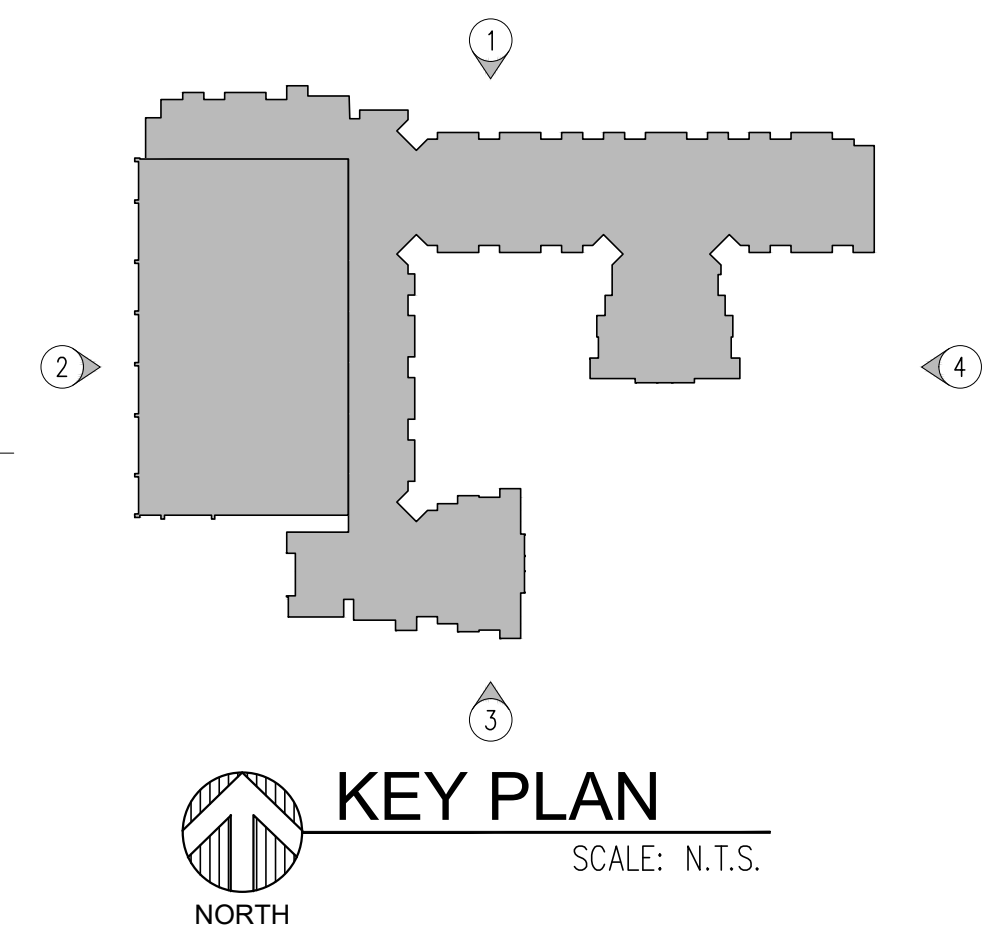
2 WEST ELEVATION
SCALE: 1/16"=1'-0"

ELEVATION LEGEND	
1	SMOOTH STUCCO FINISH PAINTED
2	LIGHT WOOD SIDING
3	DARK WOOD SIDING
4	VERTICAL FLOOR TO CEILING GRID WINDOW (3) OR (2)
5	METAL MESH PANEL RAILING
6	METAL PANEL RAILING
7	GLASS RAILING
8	BRICK VENEER
9	FRAME DETAIL
10	BALCONY DETAIL
11	GARAGE MESH SCREEN
12	DECORATIVE METAL SCREENING
13	STOOP
14	EYEBROW
15	BAND/TRIM
16	MODERN CURTAIN WALL WINDOW FLOOR TO CEILING (3) OR (2)
17	SCORE LINE
18	ENTRY FRAME
19	BUILDING IDENTIFICATION SIGN SHALL BE A MINIMUM OF 10 INCH IN HEIGHT

COLOR LEGEND	
A	SW 9500 ULTRA WHITE
B	SW 7025 BACKDROP
C	SW 7068 GRIZZLE GRAY
D	SW 7016 MINDFUL GRAY
E	SW 7673 PEWTER CAST

NOTE -
WHERE ACCENT LIGHTING IS USED,
THE MAXIMUM ILLUMINATION ON ANY
VERTICAL SURFACE OR ANGULAR ROOF
SURFACE SHALL NOT EXCEED 5.0 AVERAGE
FOOT-CANDLES. BUILDING FACADE AND
ACCENT LIGHTING WILL BE COMPATIBLE IN
DESIGN, AND LOCATED, AIMED, AND
SHIELDED SO THAT LIGHT IS DIRECTED ONLY
ONTO THE BUILDING FACADE AND SPILLOVER
LIGHT IS MINIMIZED* AS PER SUBSECTION
16-140(4) OF THE CITY'S LDC.

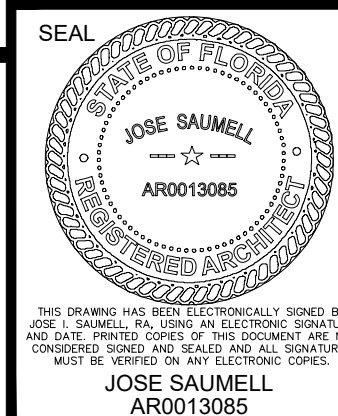
NOTE -
BUILDING ADDRESS WILL COMPLY
WITH CITY OF SUNRISE
ORDINANCE SECTION 16-249 ON
NORTH ELEVATION AS INDICATED
IN RESPONSE NARRATIVE.



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1600 SAWGRASS CORPORATE PKWY #150
SUNRISE, FLORIDA, 33323

PROJECT No: 1981

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA, 33323

BUILDING ELEVATIONS

SCALE: 1/16"= 1'-0"



SOUTH ELEVATION

SCALE: 1/16"=1'-0"

ELEVATION LEGEND	
1	SMOOTH STUCCO FINISH PAINTED
2	LIGHT WOOD SIDING
3	DARK WOOD SIDING
4	VERTICAL FLOOR TO CEILING GRID WINDOW (3) OR (2)
5	METAL MESH PANEL RAILING
6	METAL PANEL RAILING
7	GLASS RAILING
8	BRICK VENEER
9	FRAME DETAIL
10	BALCONY DETAIL
11	GARAGE MESH SCREEN
12	DECORATIVE METAL SCREENING
13	STOOP
14	EYEBROW
15	BAND/TRIM
16	MODERN CURTAIN WALL WINDOW FLOOR TO CEILING (3) OR (2)
17	SCORE LINE
18	ENTRY FRAME
19	BUILDING IDENTIFICATION SIGN SHALL BE A MINIMUM OF 10 INCH IN HEIGHT

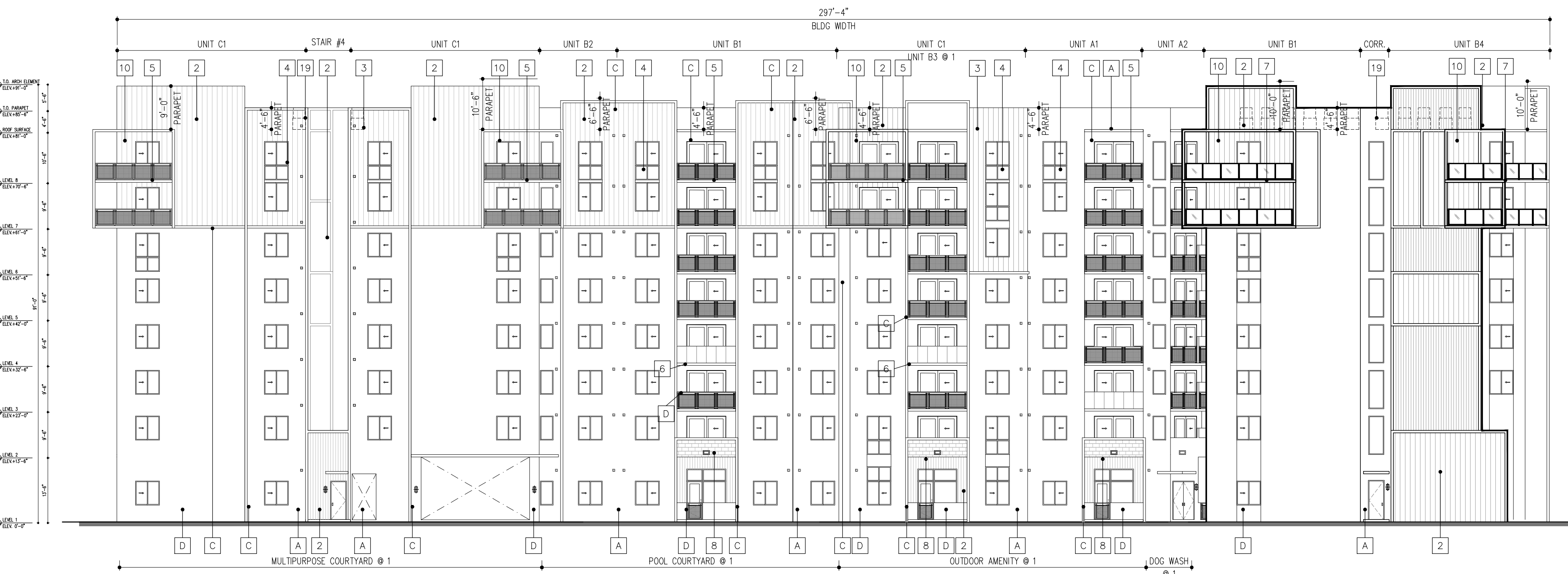
COLOR LEGEND	
A	SW 9500 ULTRA WHITE
B	SW 7025 BACKDROP
C	SW 7068 GRIZZLE GRAY
D	SW 7016 MINDFUL GRAY
E	SW 7673 PEWTER CAST

NOTE: WHERE ACCENT LIGHTING IS USED, THE MAXIMUM ILLUMINATION ON ANY VERTICAL SURFACE OR ANGULAR ROOF SURFACE SHALL NOT EXCEED 5.0 AVERAGE FOOTCANDLES. BUILDING FACADE AND ACCENT LIGHTING WILL BE COMPATIBLE IN DESIGN, AND LOCATED, AIMED, AND SHIELDED SO THAT LIGHT IS DIRECTED ONLY ONTO THE BUILDING FACADE AND SPILLOVER LIGHT IS MINIMIZED AS PER SUBSECTION 16-140(4) OF THE CITY'S LDC.

NOTE: BUILDING ADDRESS WILL COMPLY WITH CITY OF SUNRISE ORDINANCE SECTION 16-249 ON NORTH ELEVATION AS INDICATED IN RESPONSE NARRATIVE.

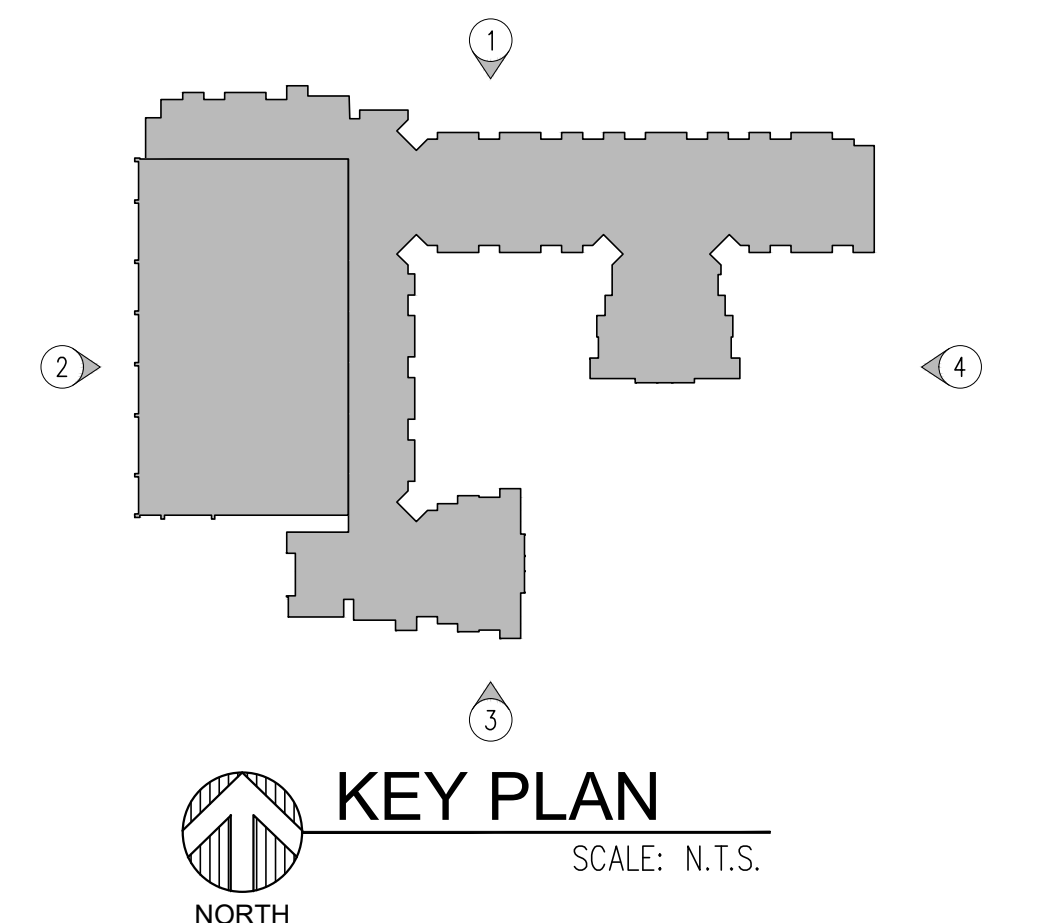
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EAST ELEVATION

SCALE: 1/16"=1'-0"



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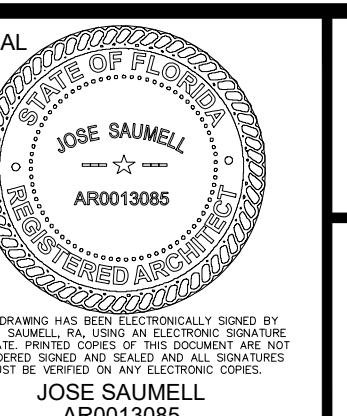


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SUNRISE, FLORIDA, 33323

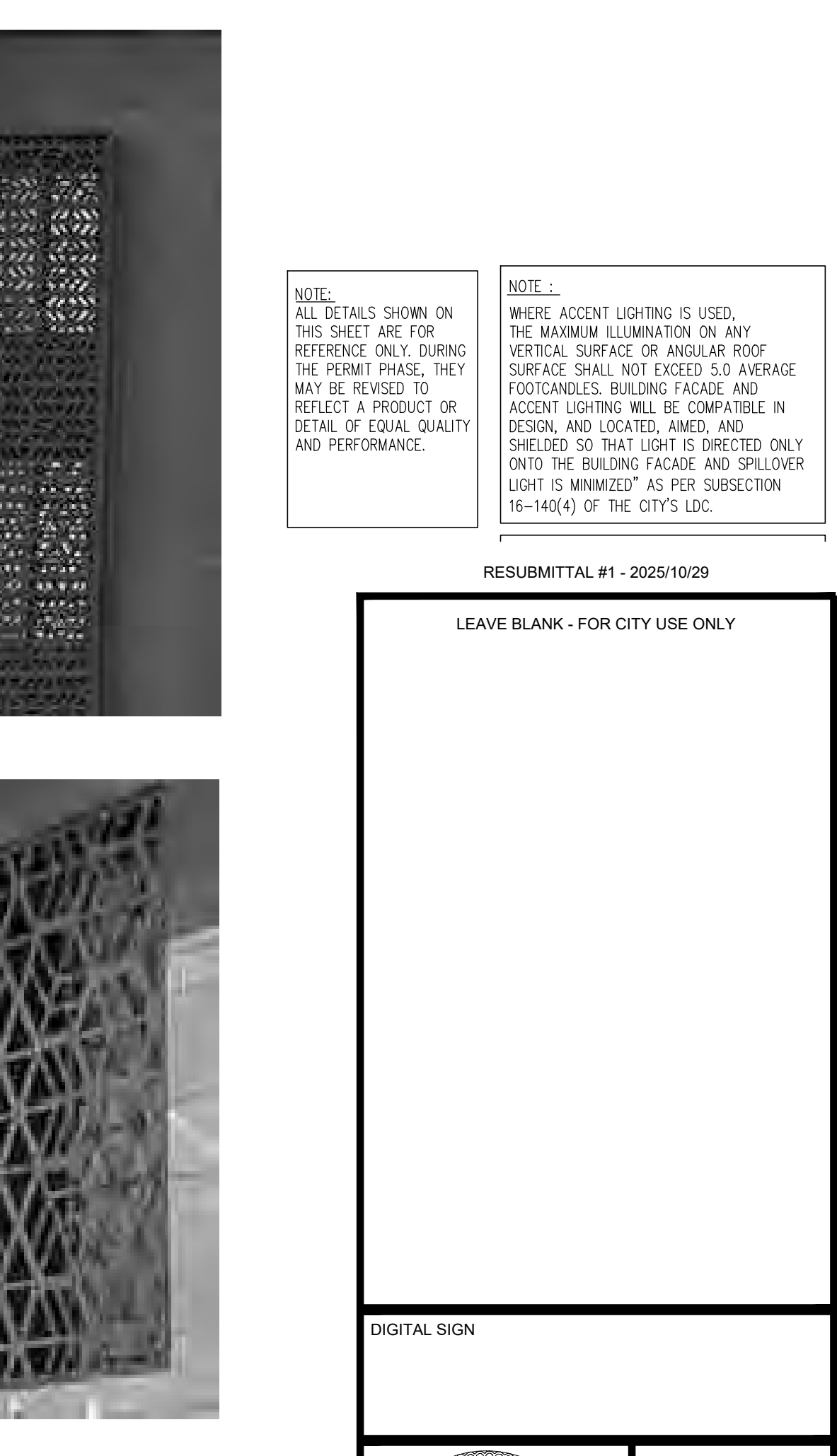
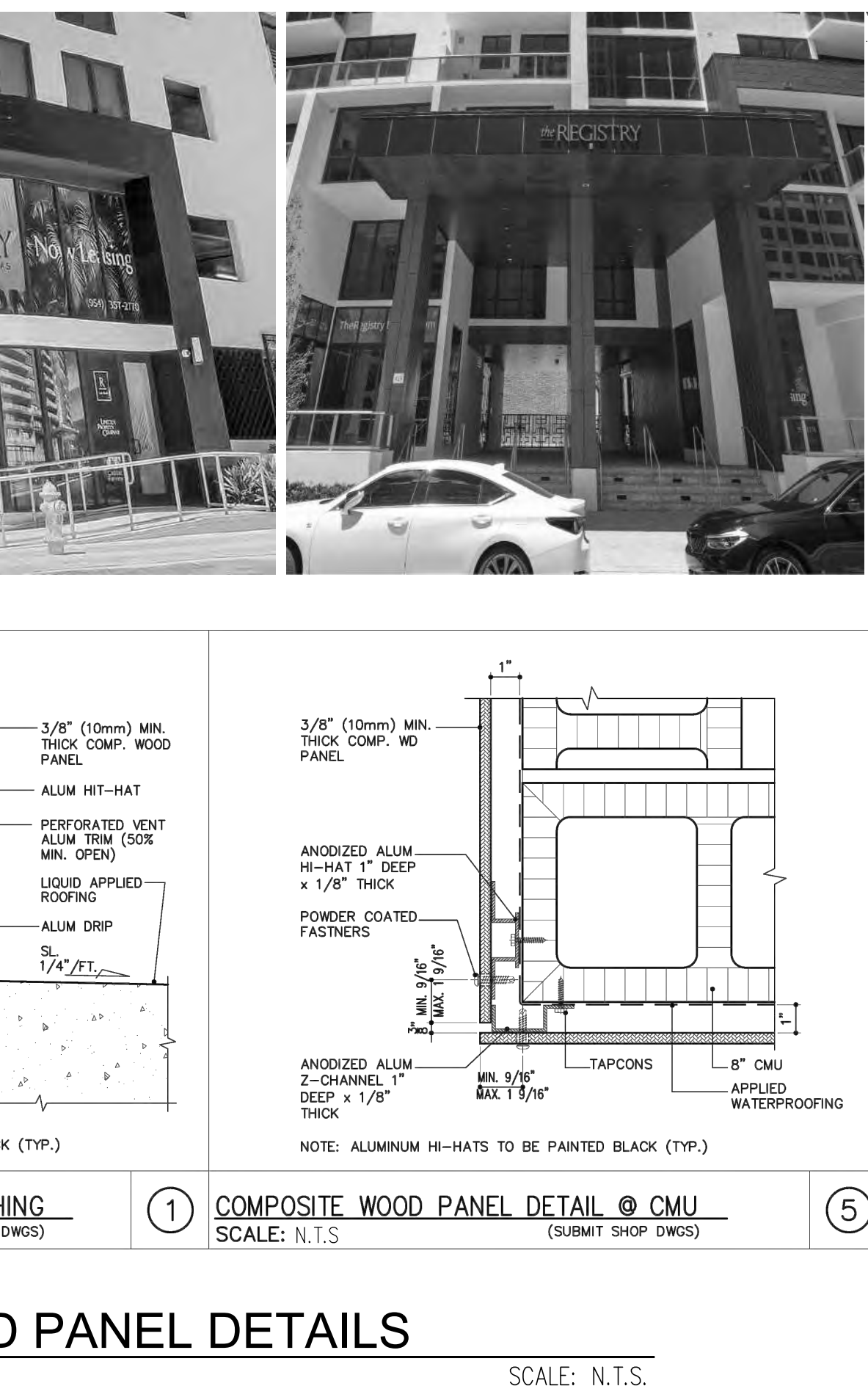
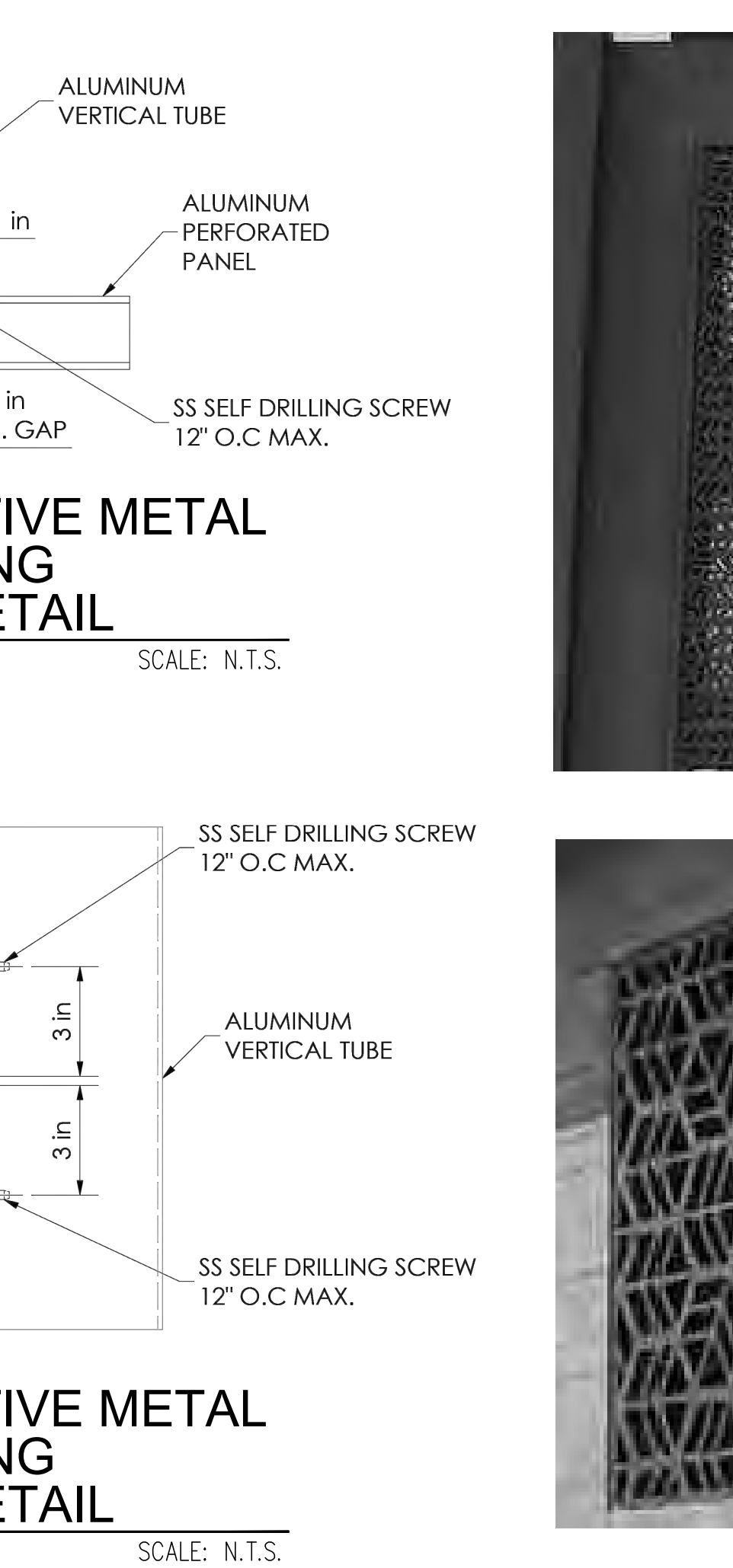
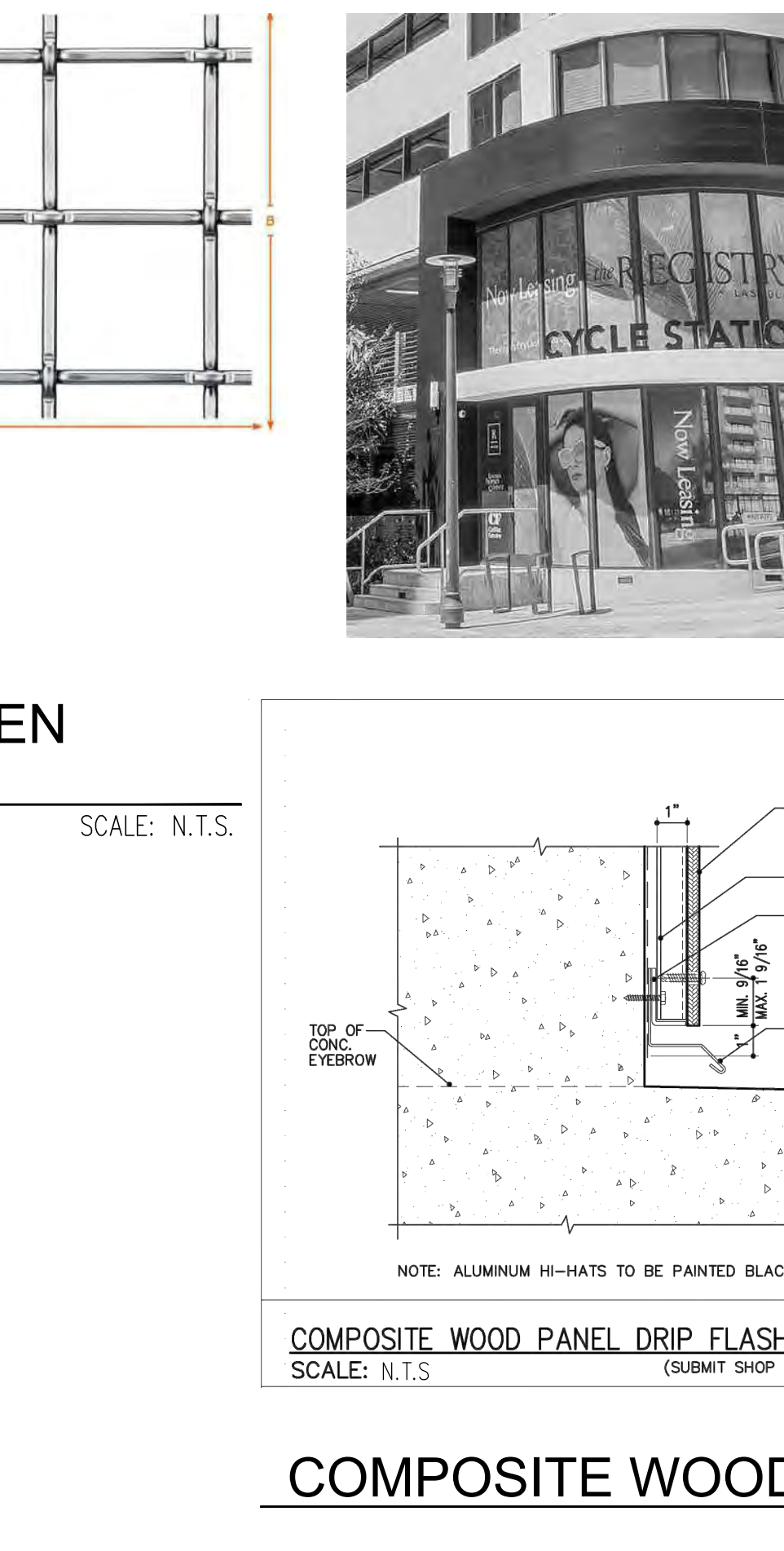
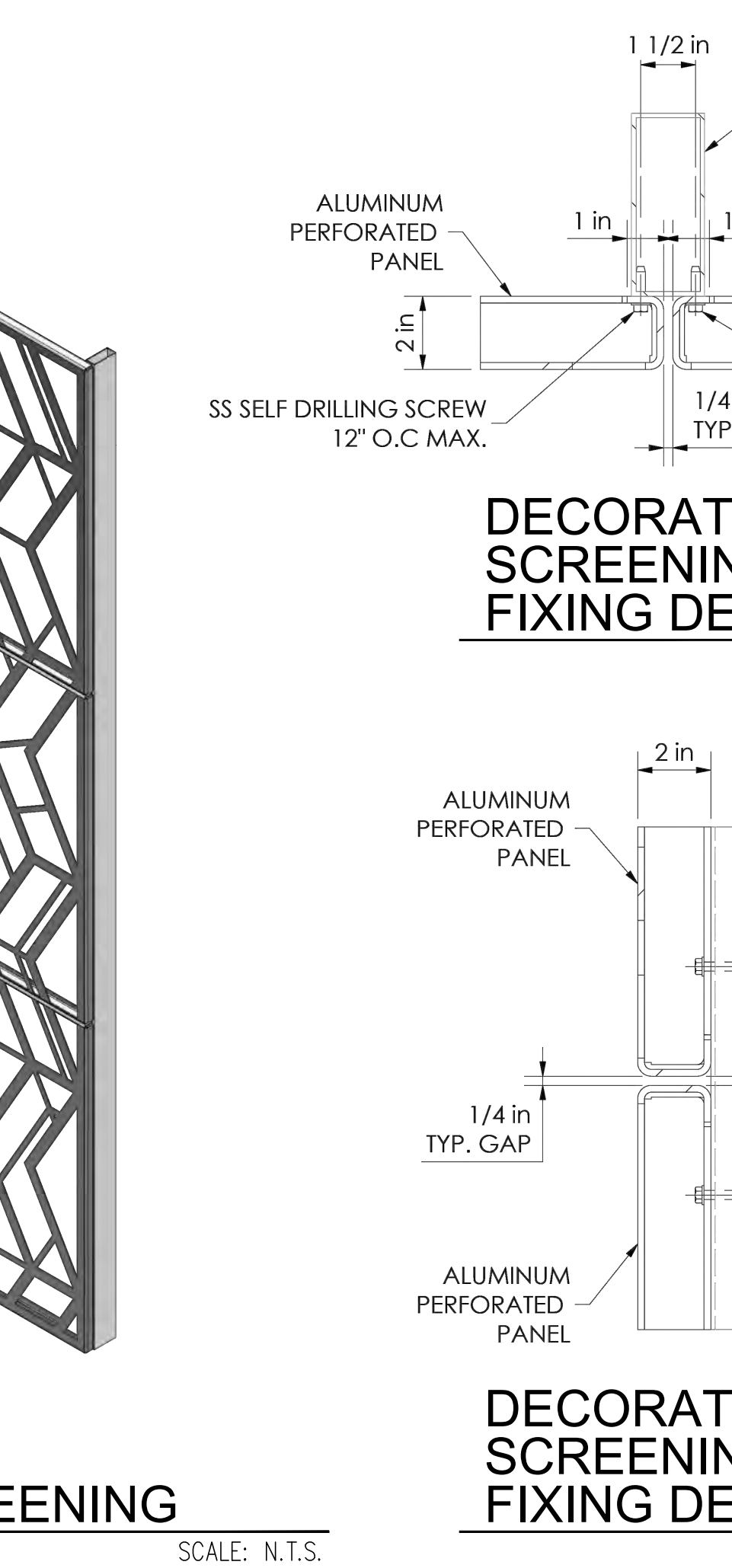
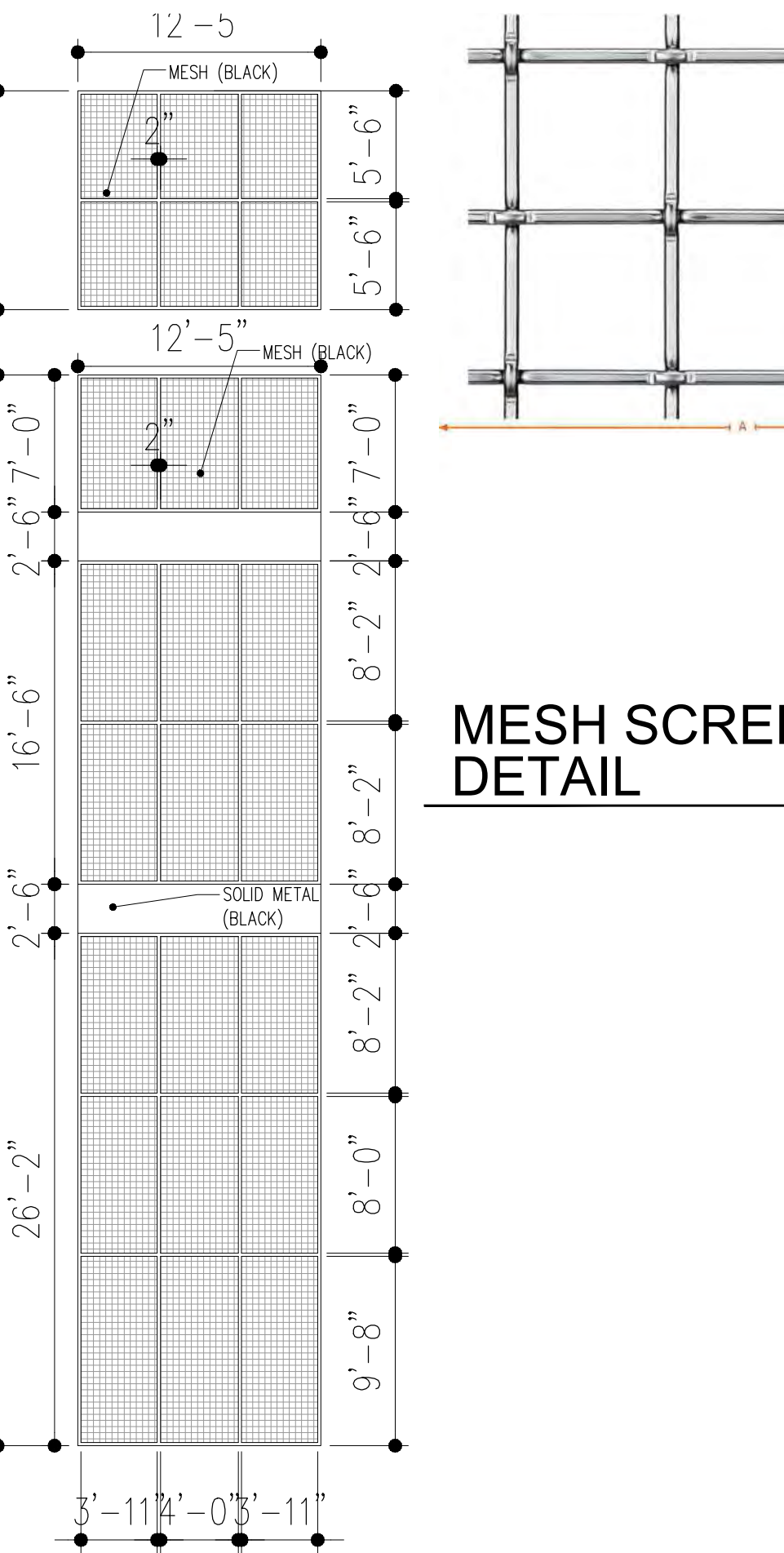
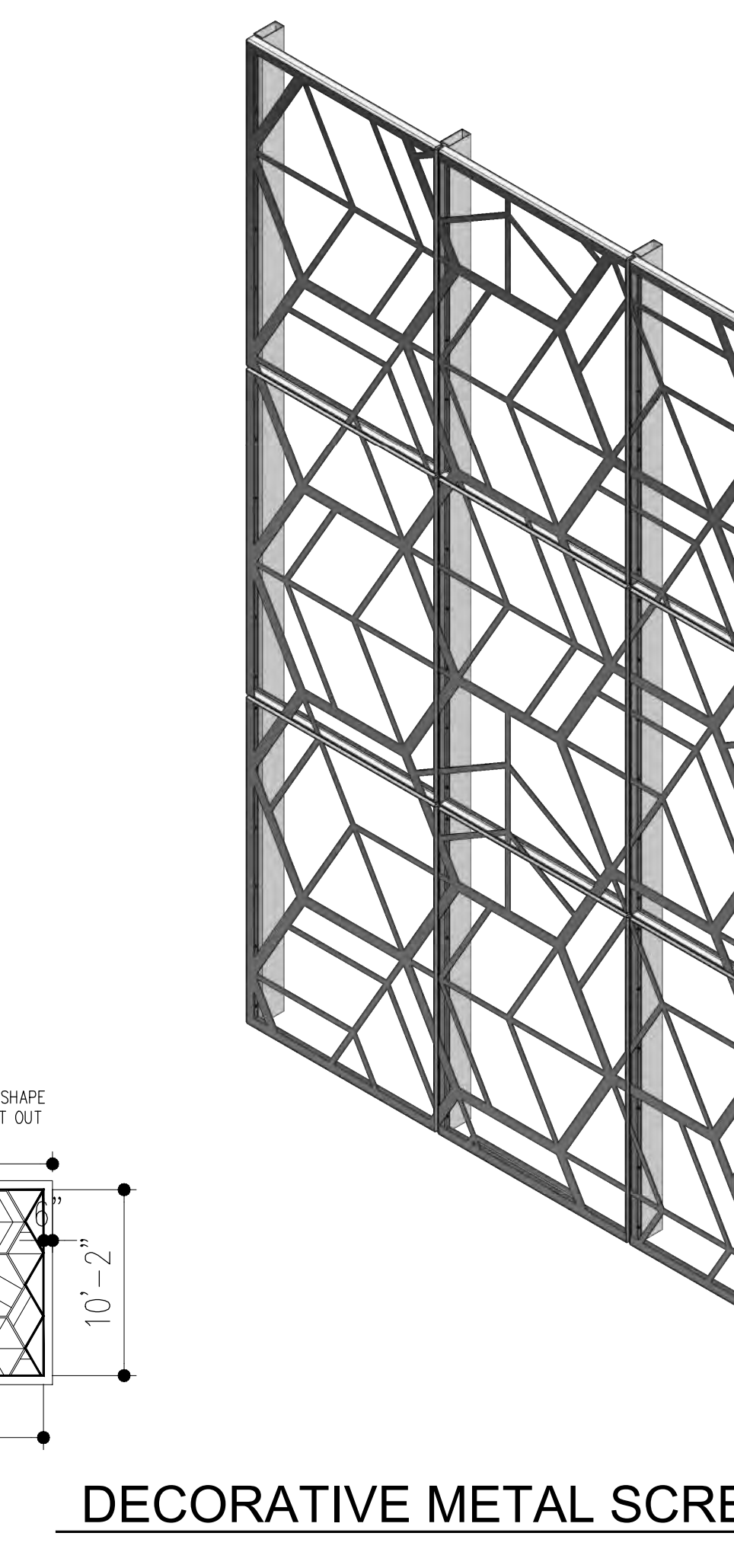
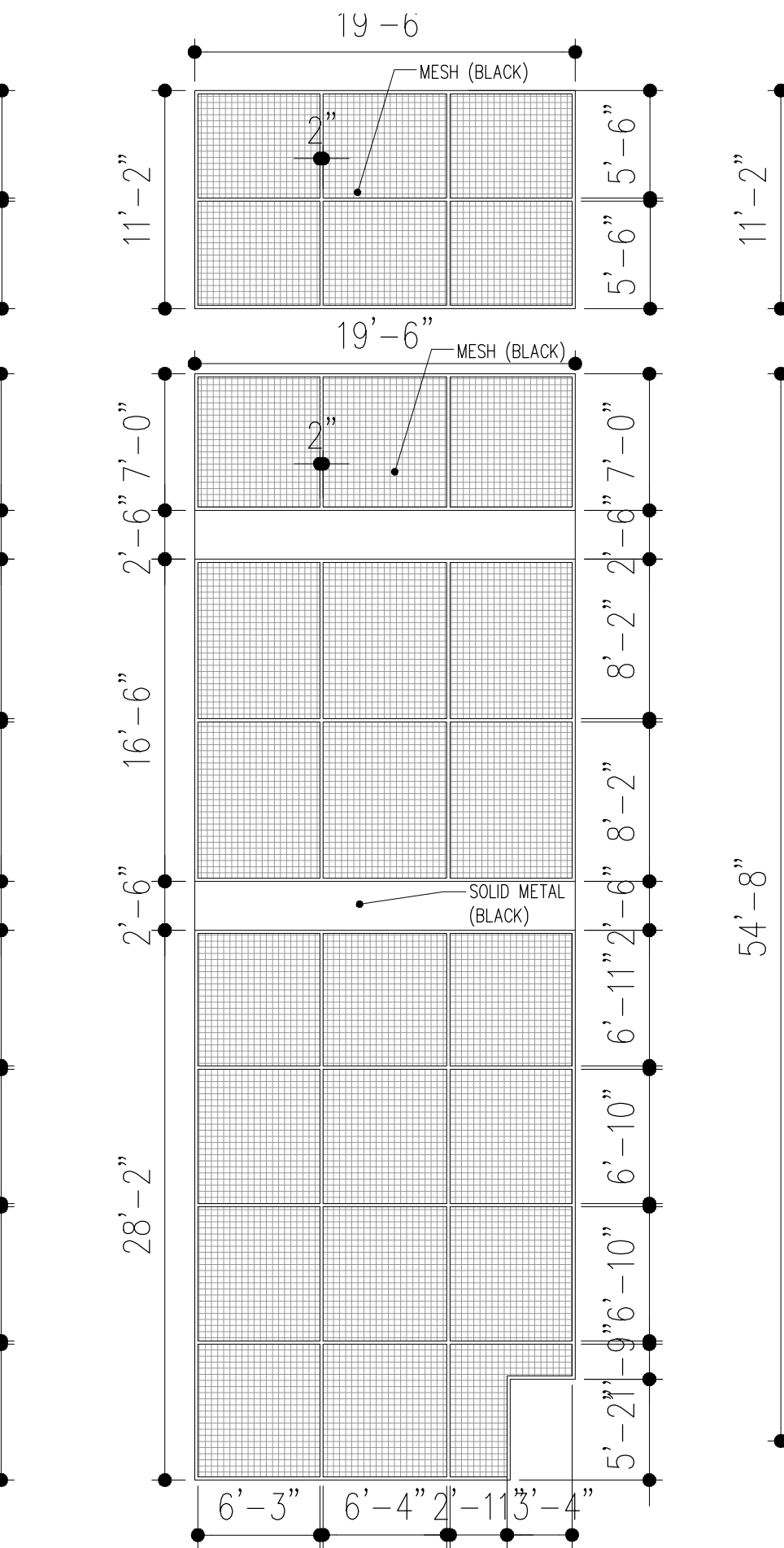
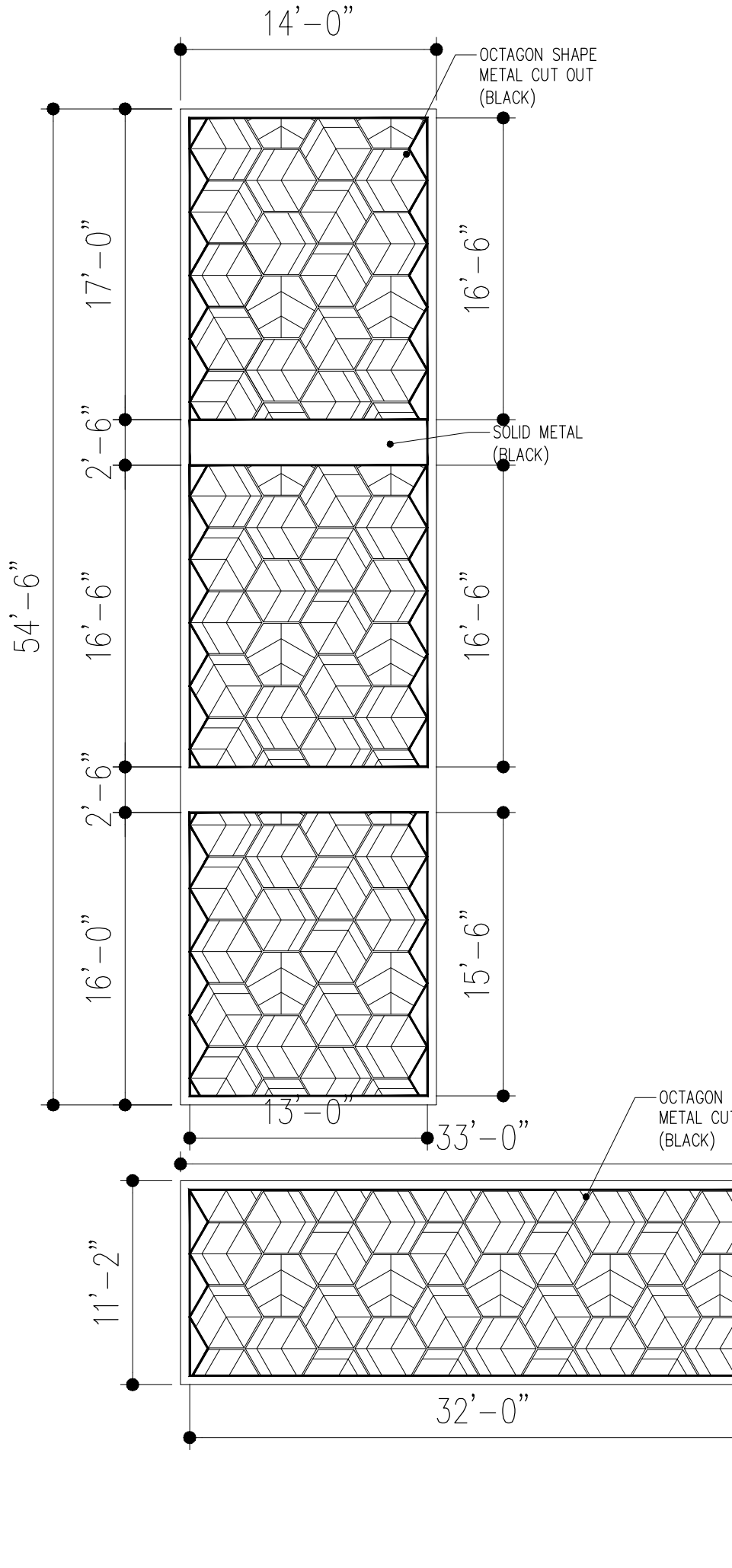
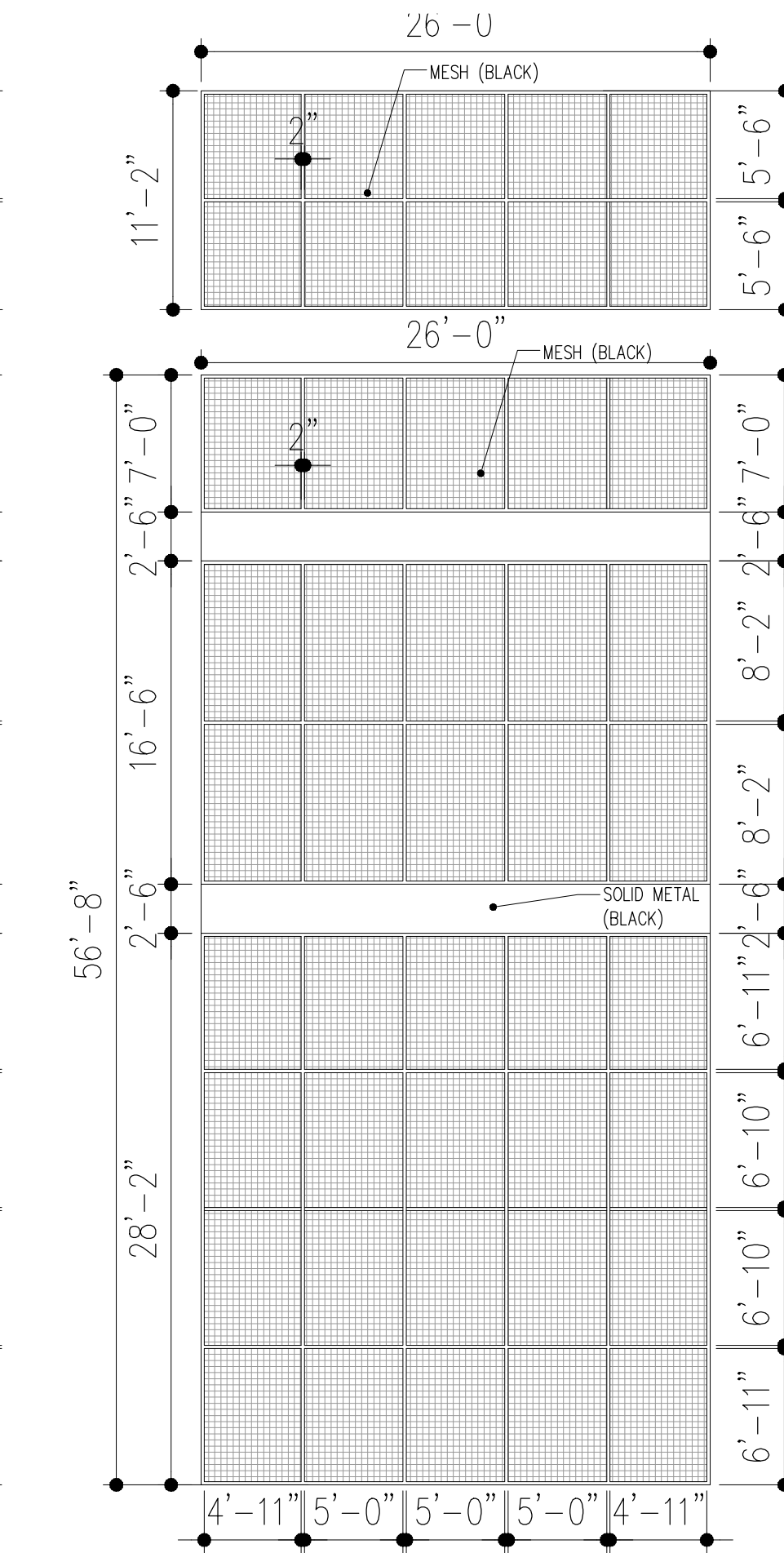
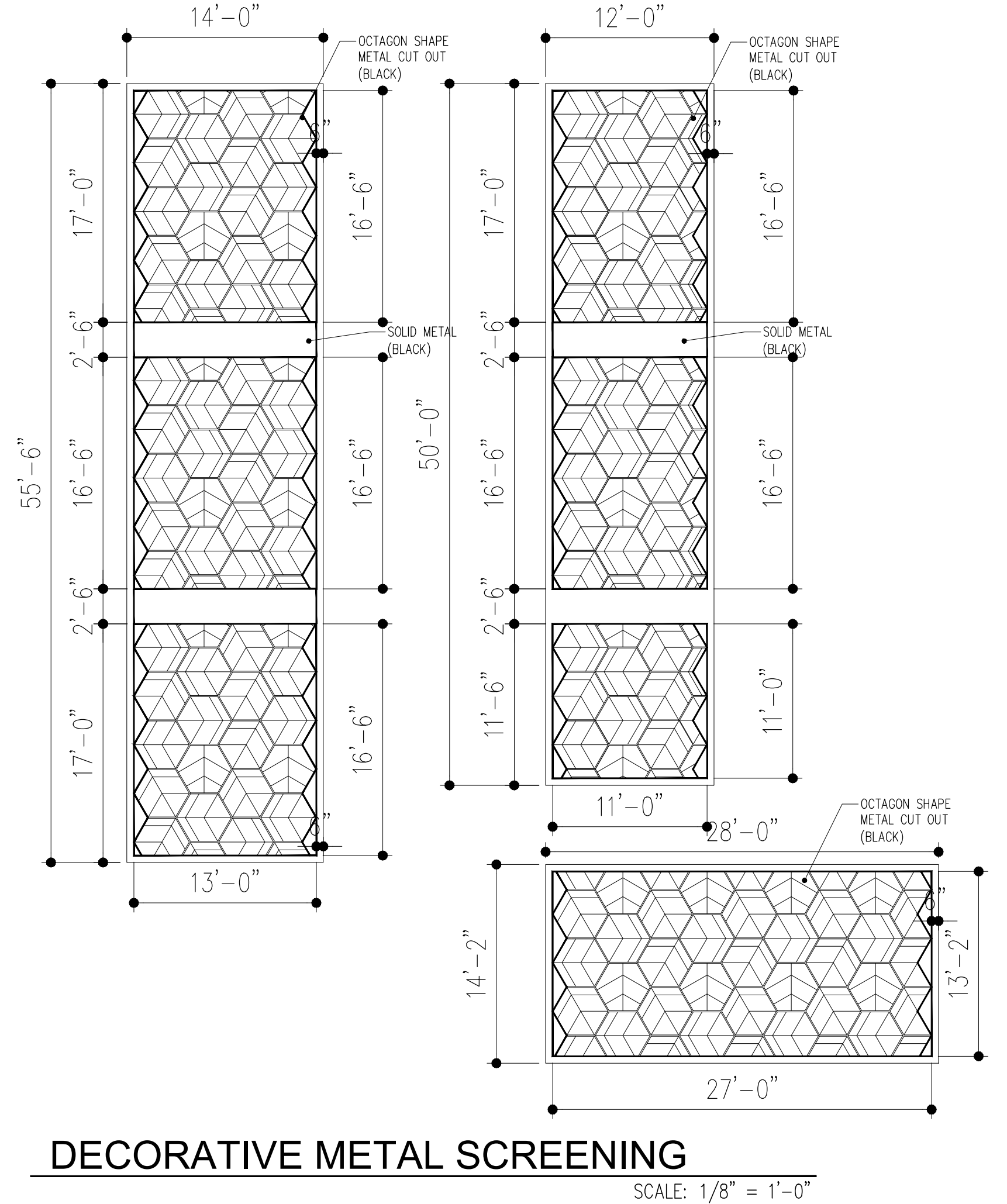
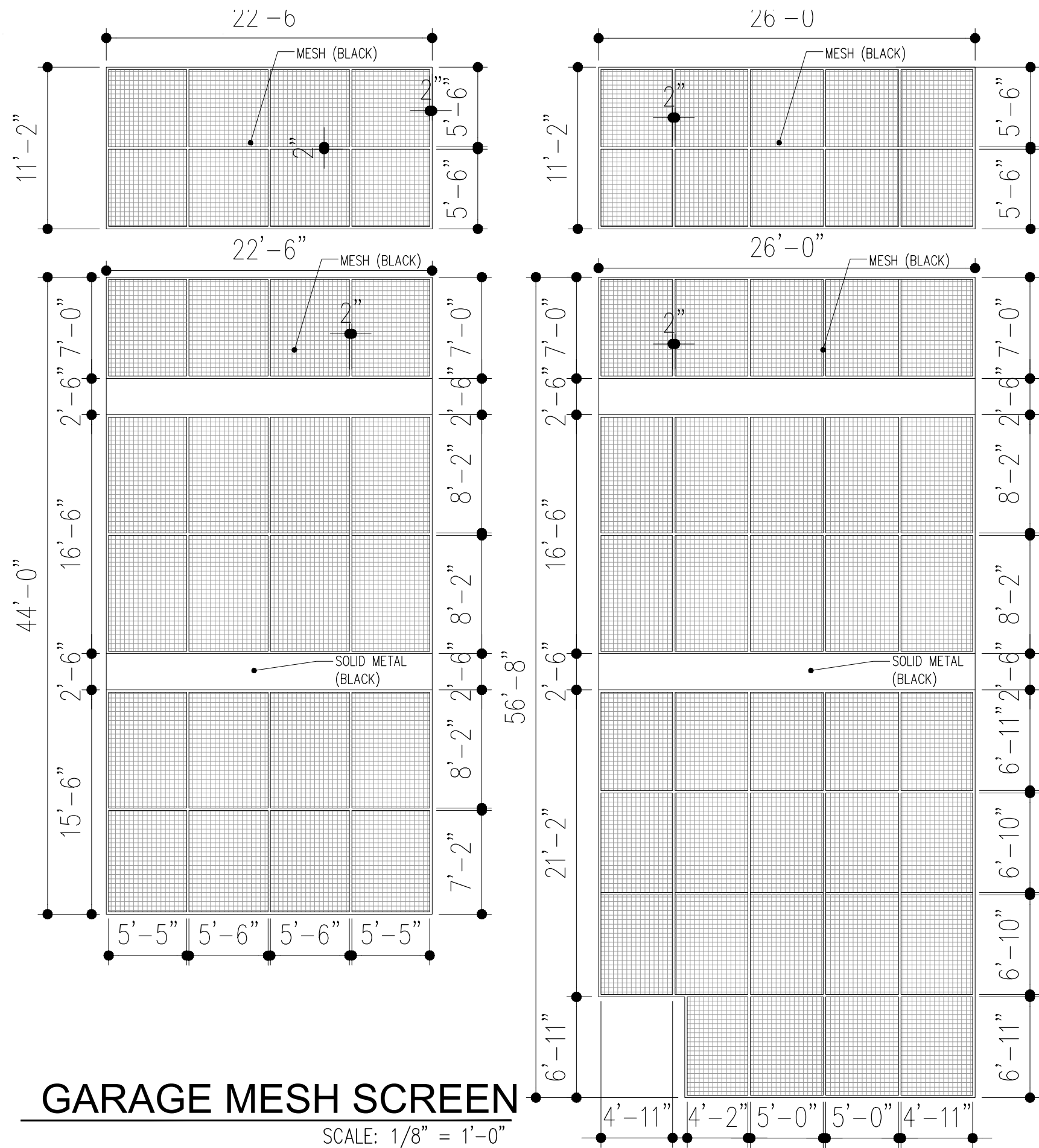
PROJECT No: 1981
WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA, 33323

BUILDING ELEVATIONS

SCALE: 1/16"= 1'-0"

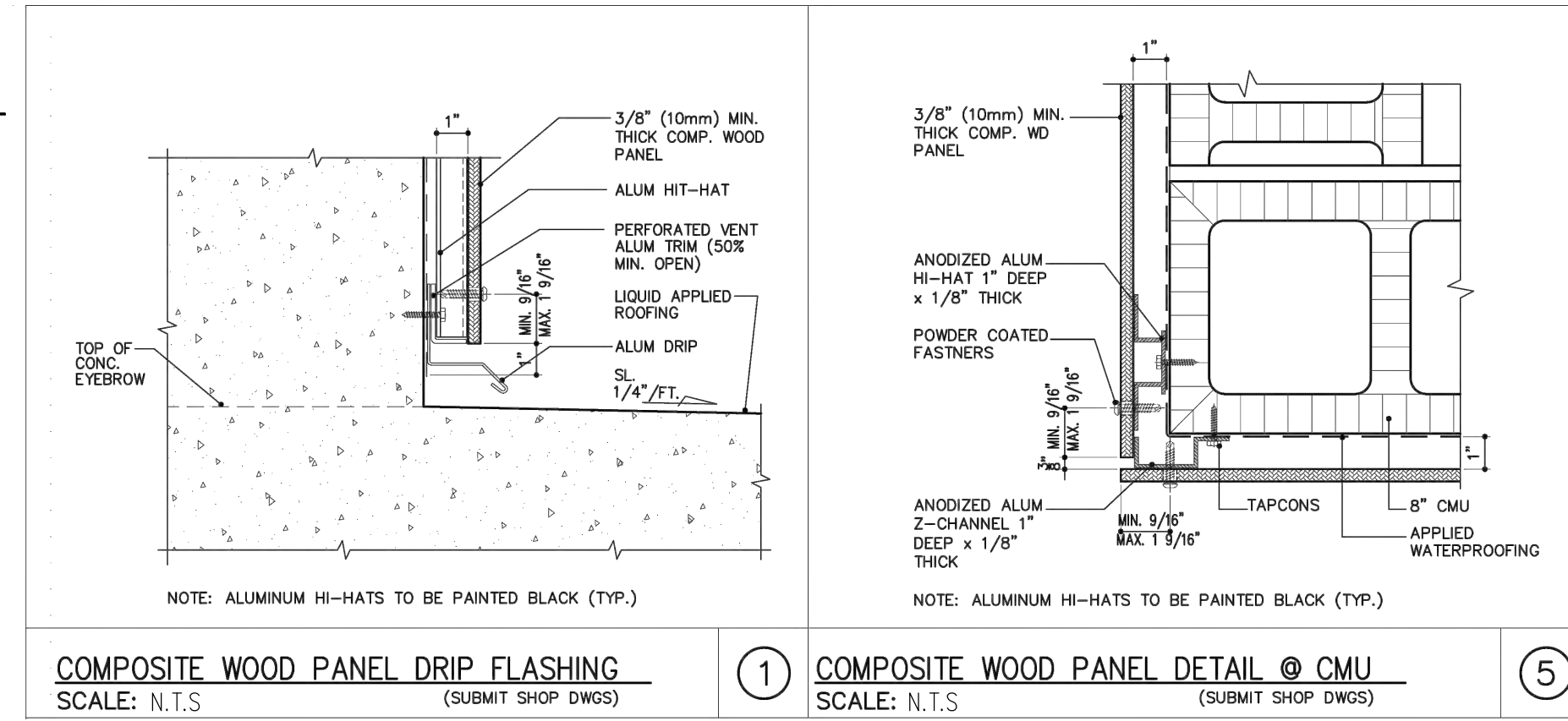


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MESH SCREEN DETAIL

SCALE: N.T.S.

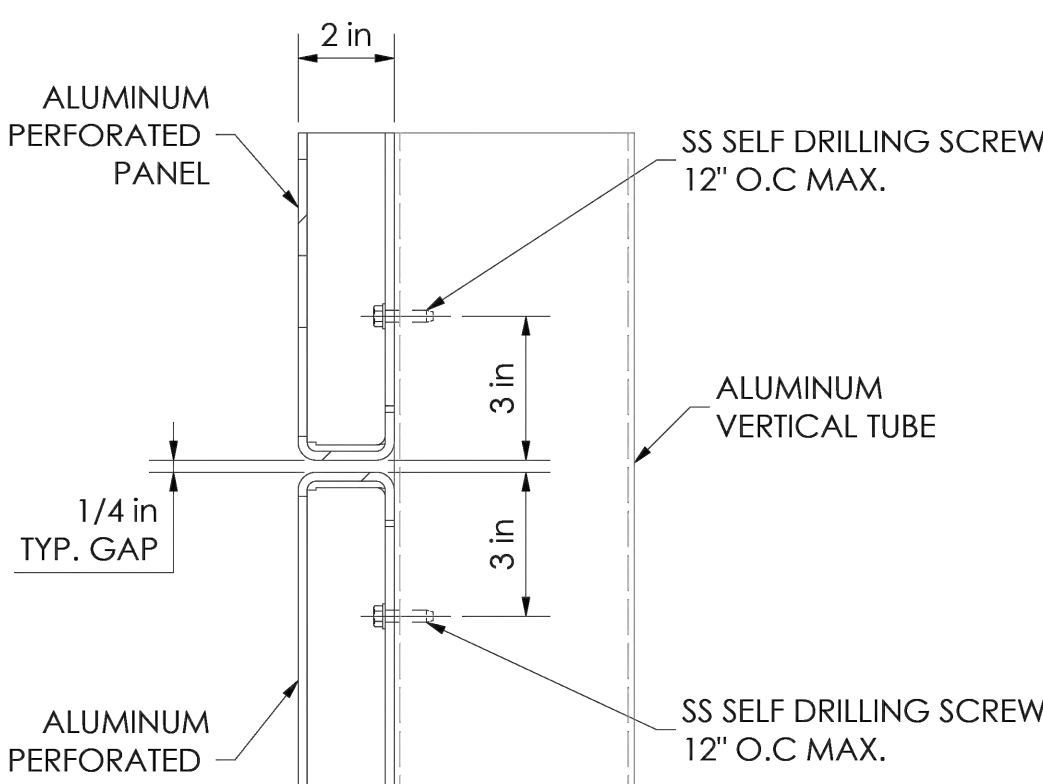


COMPOSITE WOOD PANEL DETAILS

SCALE: N.T.S.

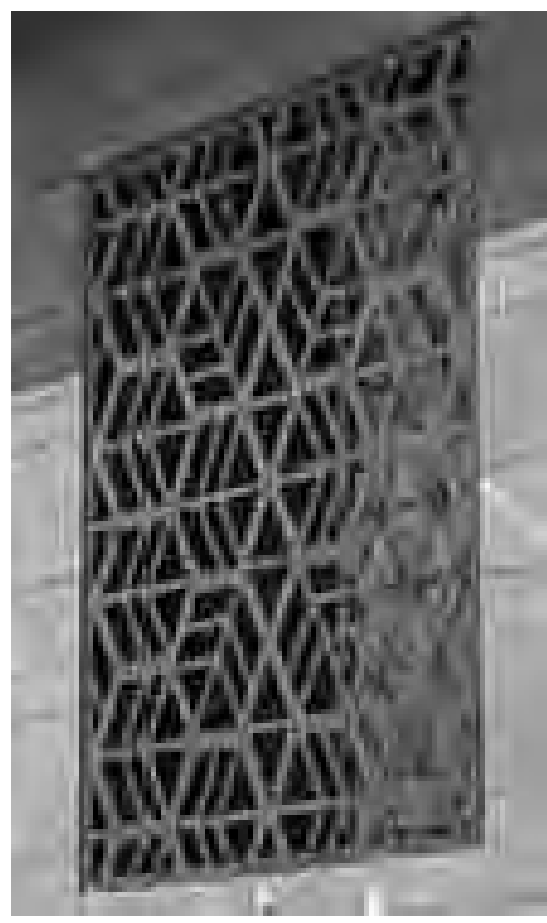
DECORATIVE METAL SCREENING FIXING DETAIL

SCALE: N.T.S.



DECORATIVE METAL SCREENING FIXING DETAIL

SCALE: N.T.S.



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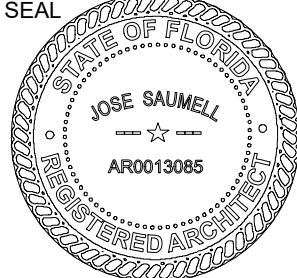
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GARAGE SCREENING

SCALE: 1/8" = 1'-0"



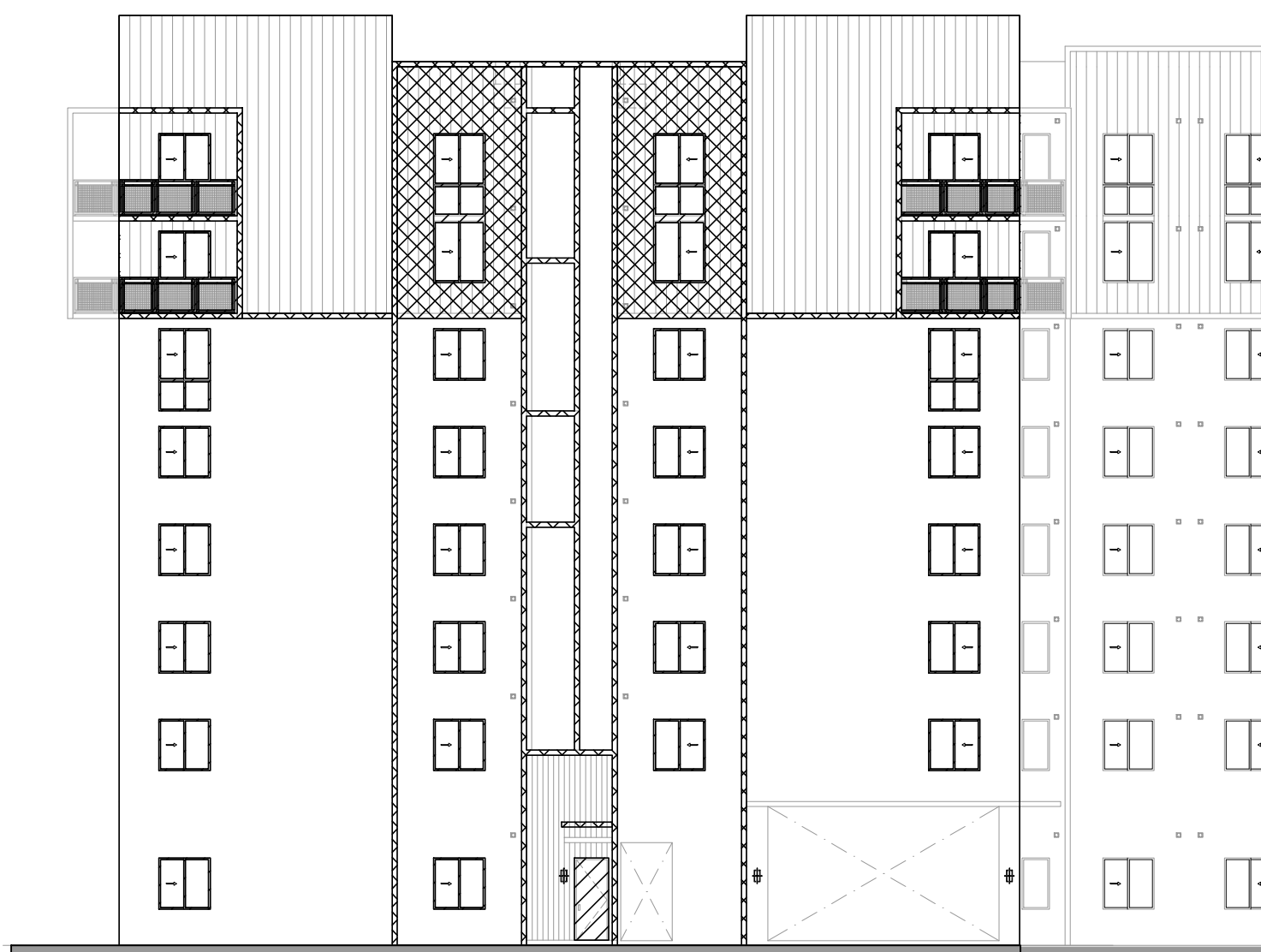
3.1 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

■ TOTAL DARK COLORS AREA = 1,394 SQ. FT. (7%)
▨ FRAMES AREA = 1,336 SQ. FT. (8%)
TOTAL ACCENT COLOR AREA =2,730 SQ. FT. (15%)



3.2 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

■ TOTAL DARK COLORS AREA = 1127 SQ. FT. (7%)
▨ FRAMES AREA = 719 SQ. FT. (5%)
TOTAL ACCENT COLOR AREA =1,845 SQ. FT. (12%)



4.1 EAST ELEVATION
SCALE: 1/16"=1'-0"

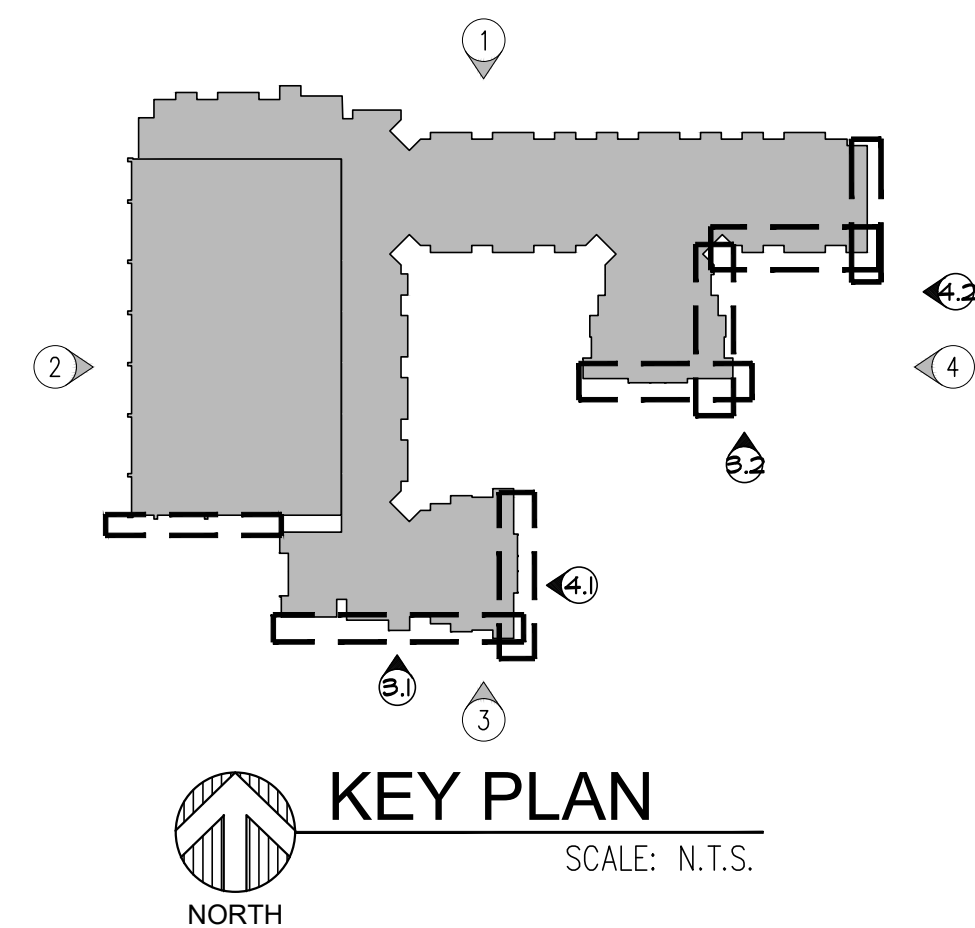
■ TOTAL DARK COLORS AREA = 754 SQ. FT. (9%)
▨ FRAMES AREA = 195 SQ. FT. (3%)
TOTAL ACCENT COLOR AREA =949 SQ. FT. (12%)



4.2 EAST ELEVATION
SCALE: 1/16"=1'-0"

■ TOTAL DARK COLORS AREA = 1773 SQ. FT. (13%)
▨ FRAMES AREA = 937 SQ. FT. (7%)
TOTAL ACCENT COLOR AREA =2,710 SQ. FT. (20%)

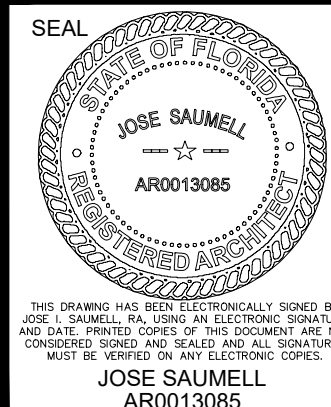
NOTE : ACCENT COLOR CALCULATIONS INCLUDE COLOR B, SW 7025 BACKDROP, C, SW 7068 GRIZLE GRAY AND MATERILAS, DARK WOOD AND BRICK (DARK). MEETING THE 20% MIN. ALLOWED.



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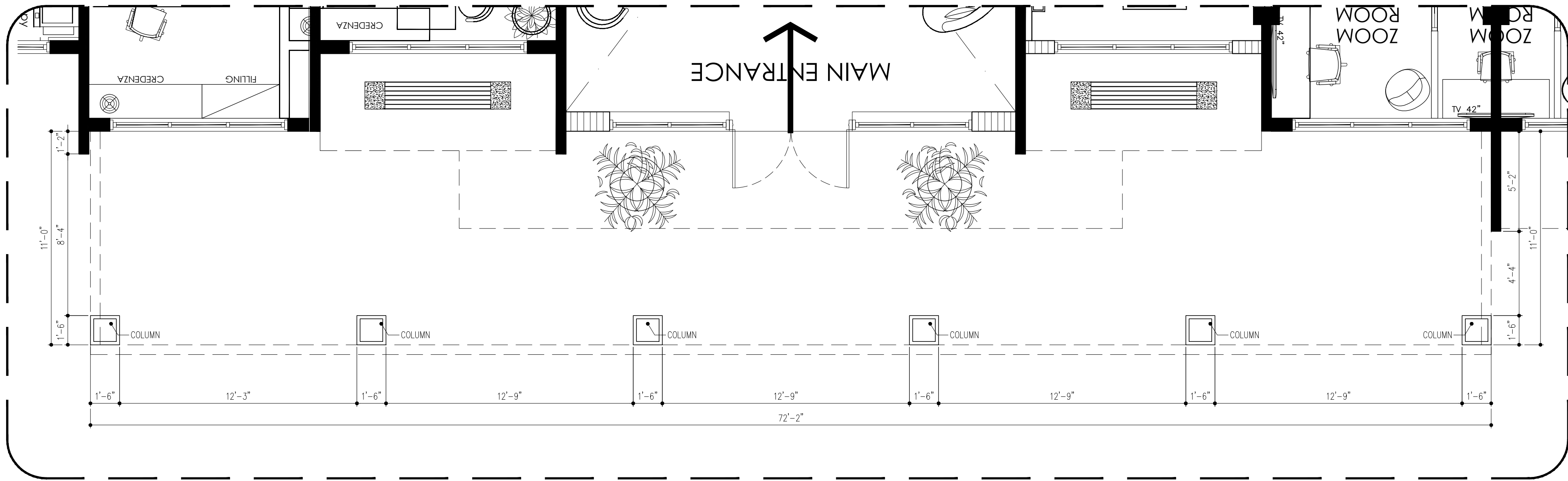
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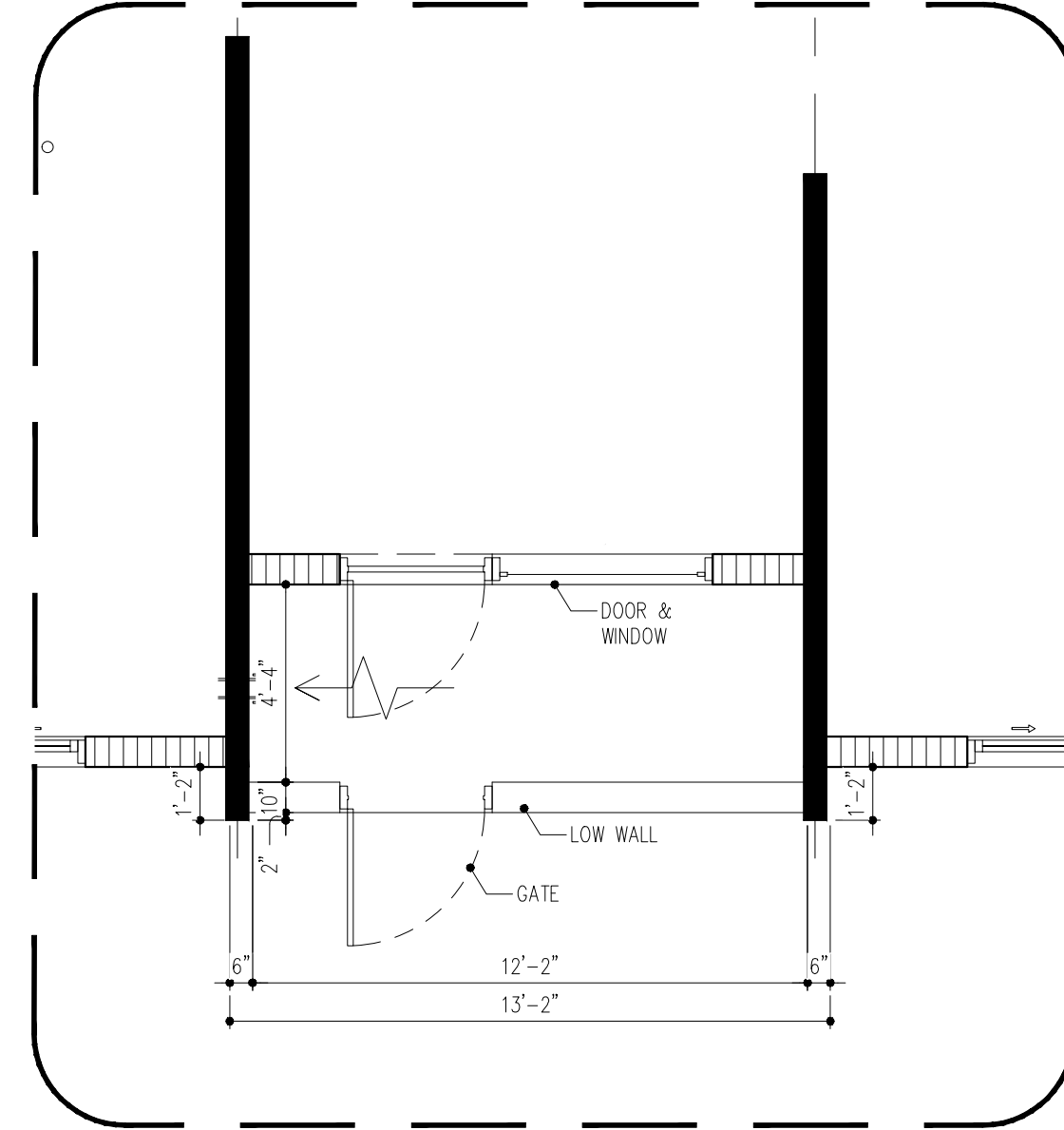
CLIENT:
GL COMMERCIAL
1600 SAWGRASS CORPORATE PKWY #150
SUNRISE, FLORIDA, 33323

PROJECT No: 1981
WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA, 33323

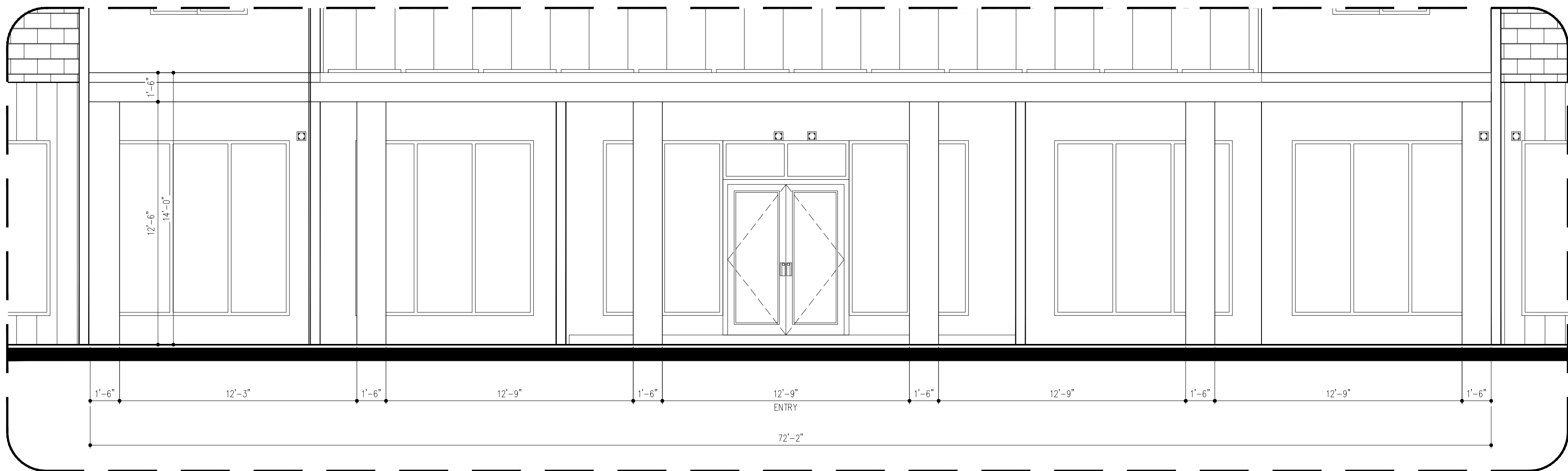
ACCENT COLORS DIAGRAM
SCALE: 1/16"= 1'-0"



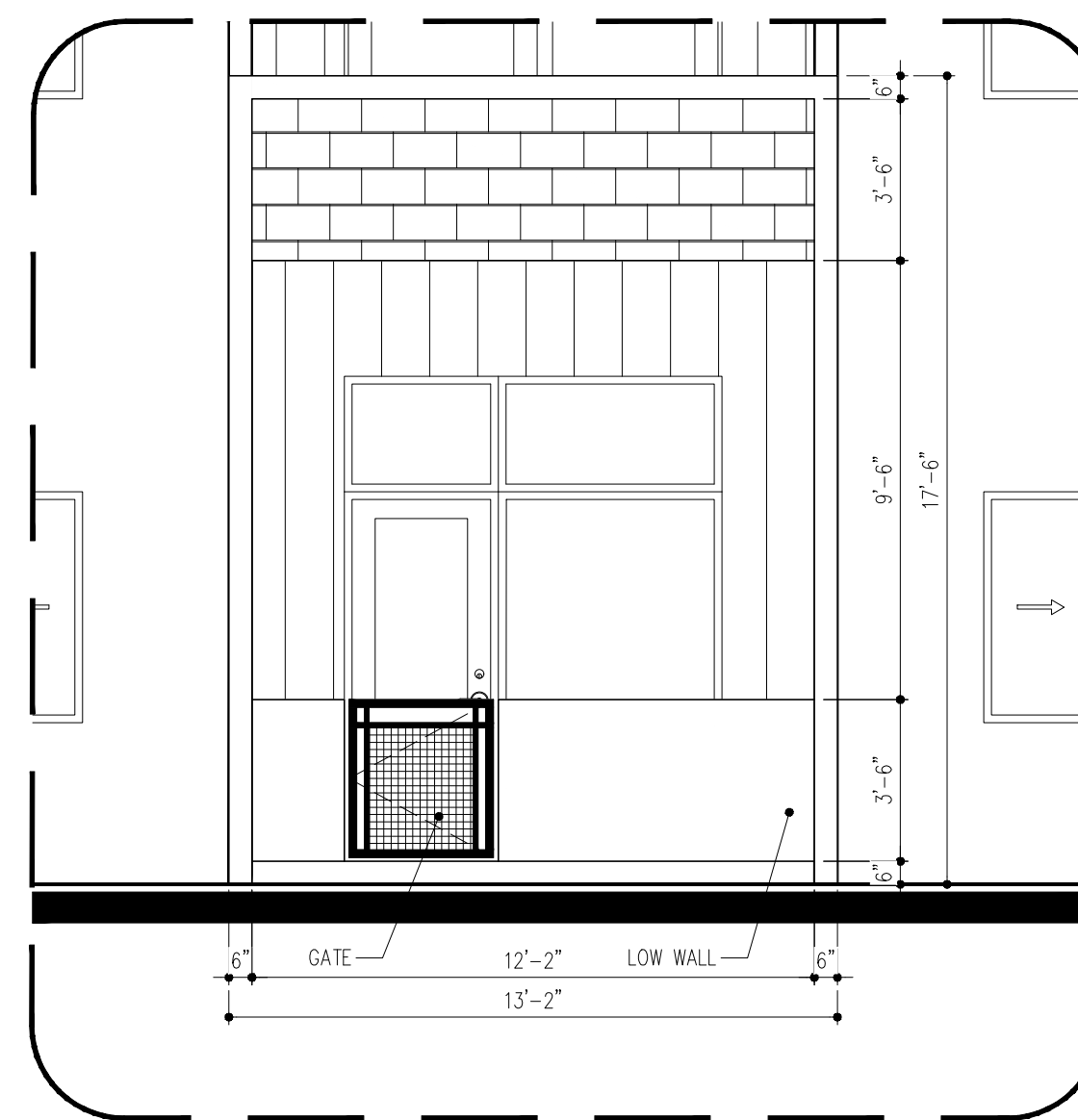
A COVERED ARCADE
FIRST FLOOR PLAN SCALE : 1/4" = 1'-0"



B BALCONY FRAME TYPE 1
FIRST FLOOR PLAN SCALE : 1/4" = 1'-0"



A COVERED ARCADE
ENLARGED ELEVATION SCALE : 1/4" = 1'-0"



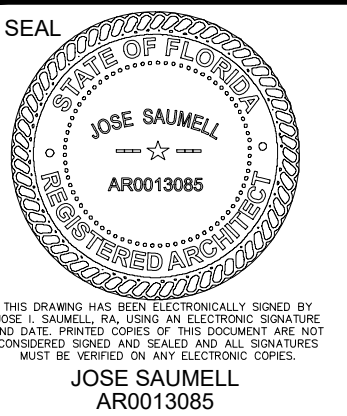
B BALCONY FRAME TYPE 1
ENLARGED ELEVATION SCALE : 1/4" = 1'-0"

NOTE:
REFER TO OVERALL ELEVATIONS
FOR COLOR.

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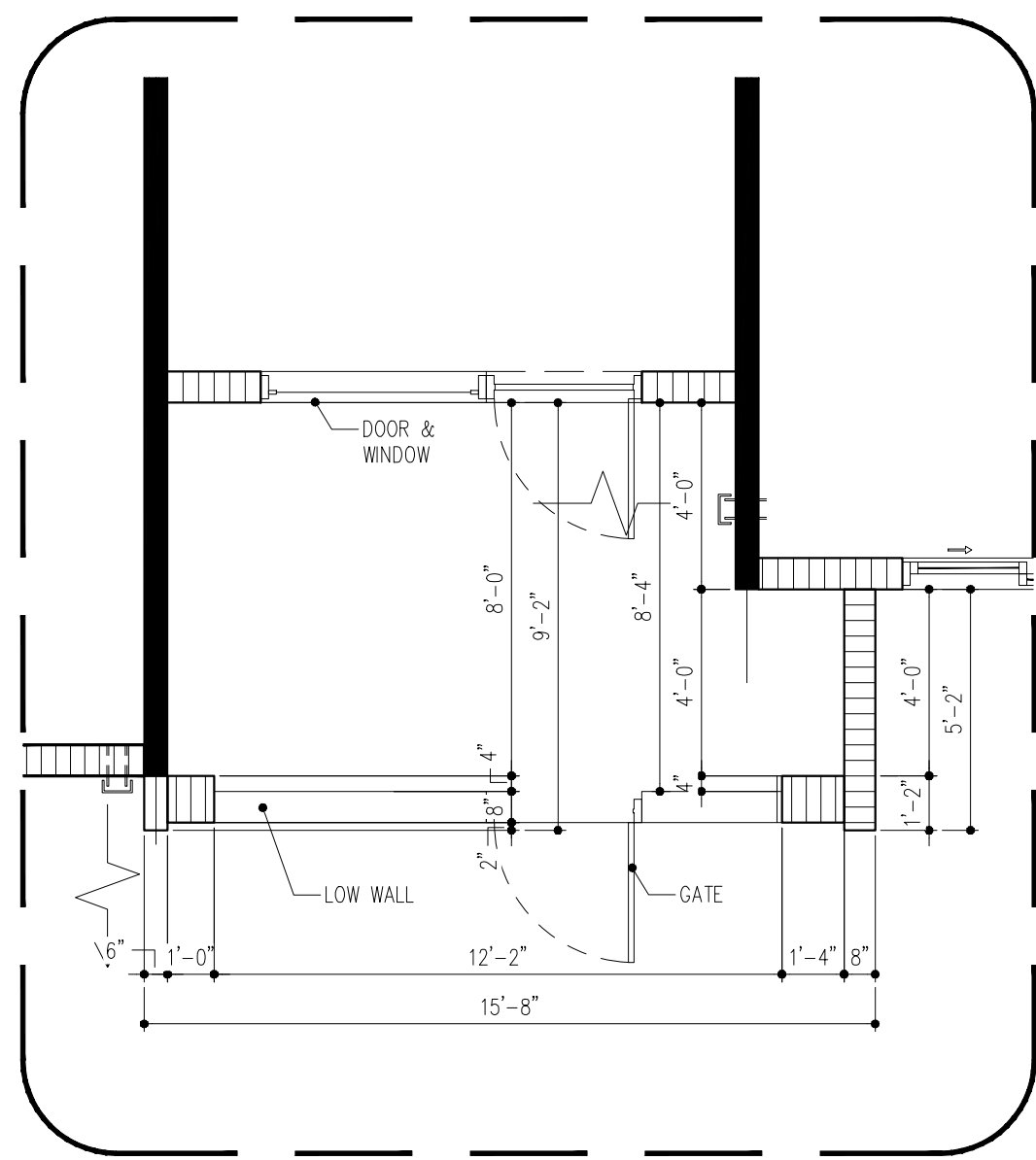


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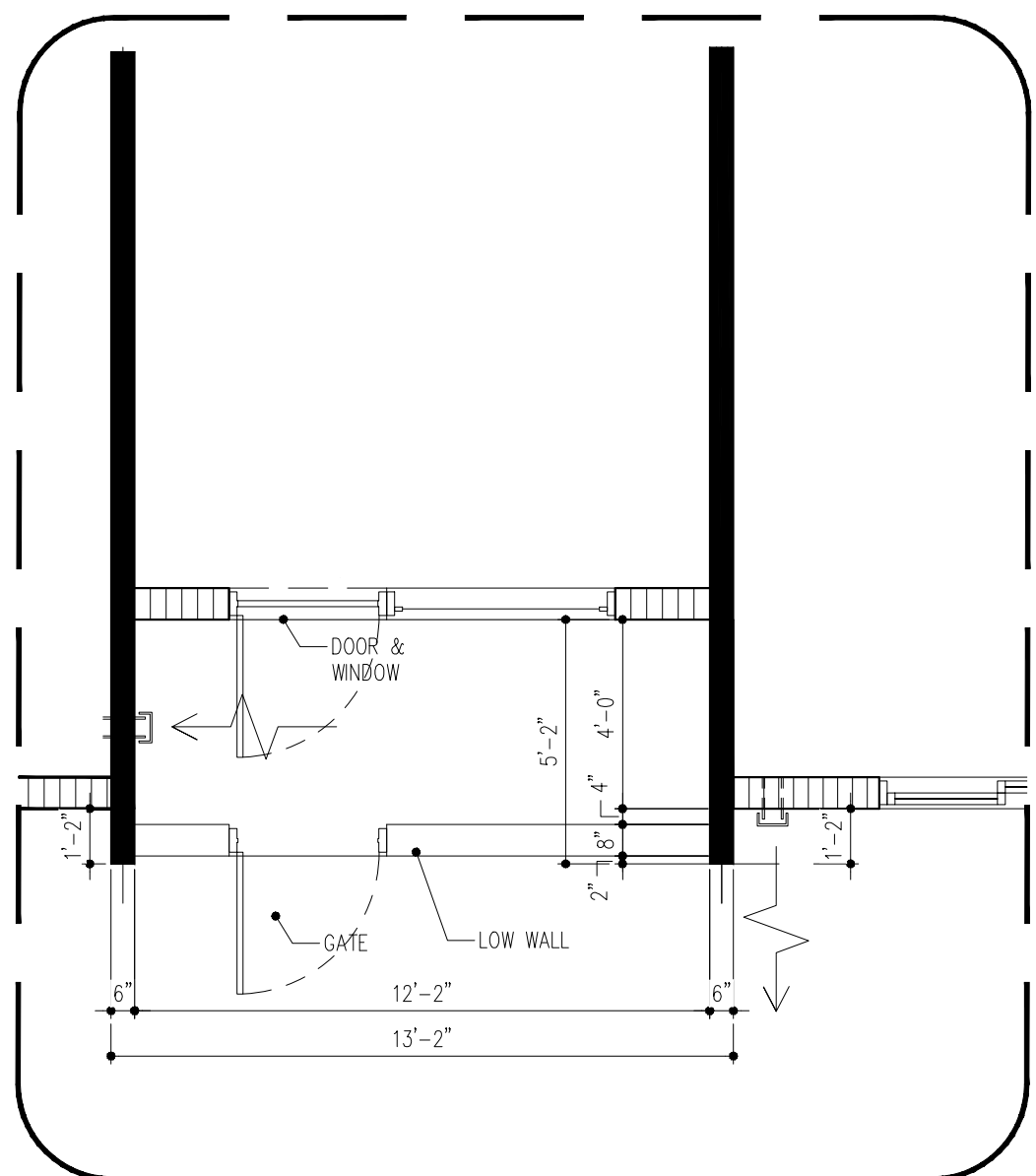
PROJECT No: 1981
WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA, 33323

BALCONY DETAILS

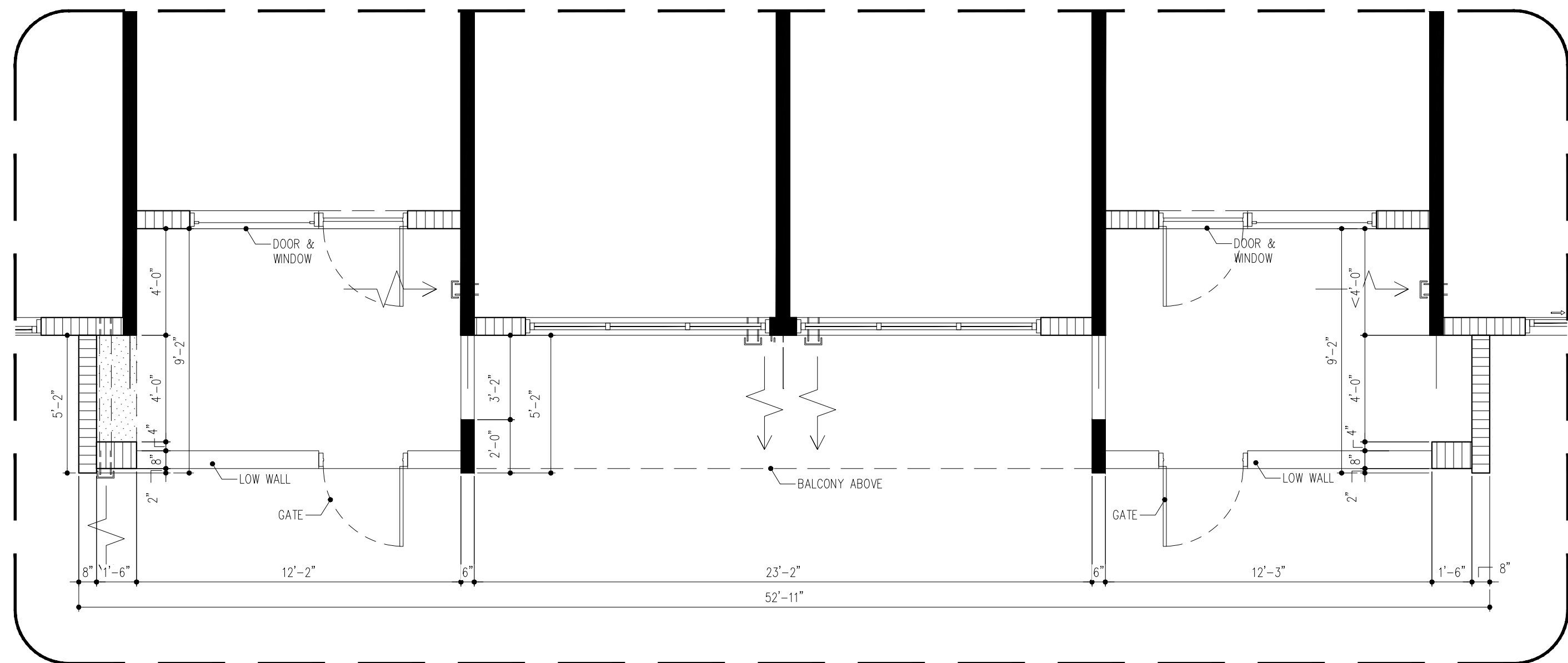
SCALE: 1/4"= 1'-0"



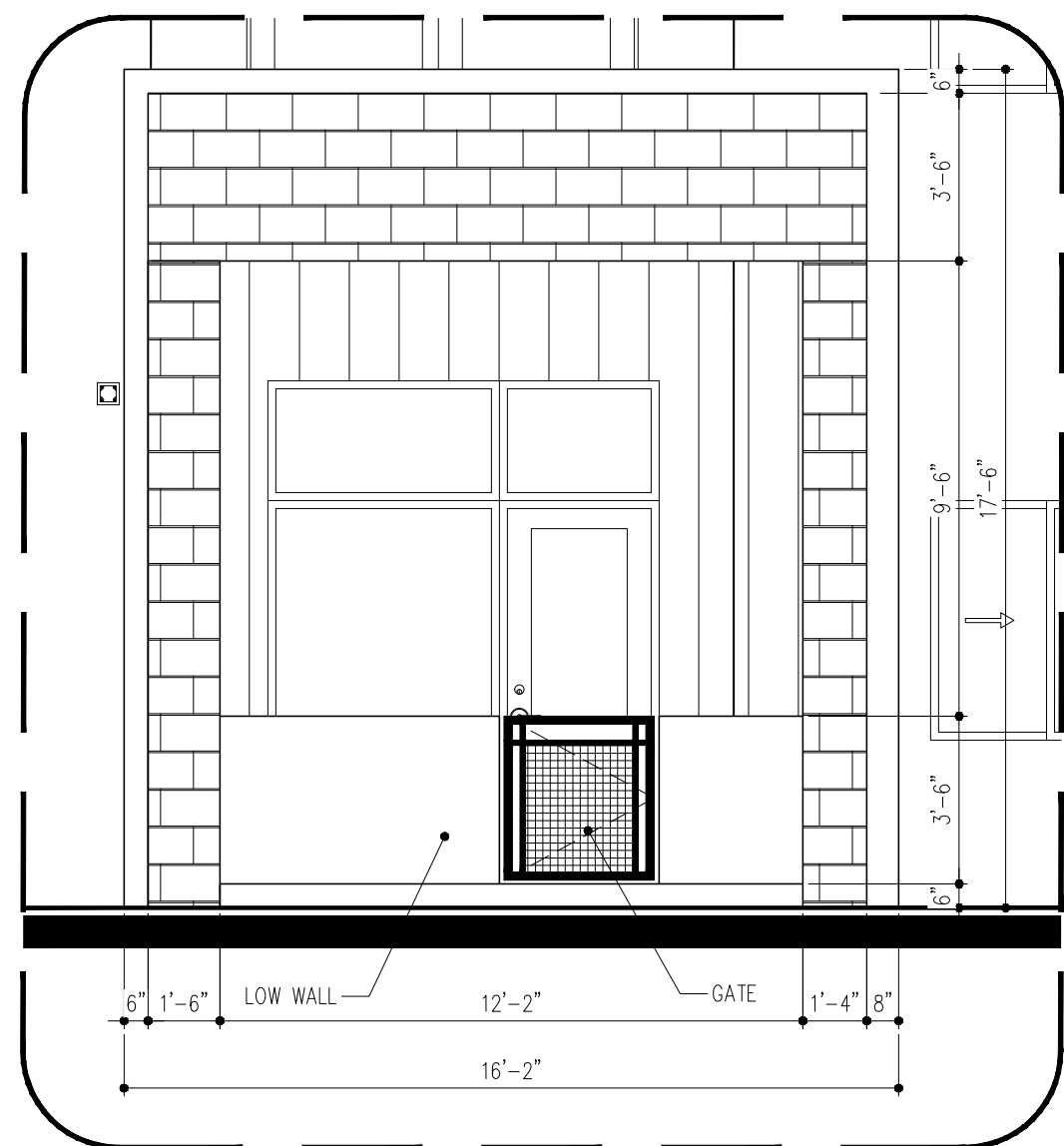
C BALCONY FRAME TYPE 2
FIRST FLOOR PLAN SCALE : 1/4" = 1'-0"



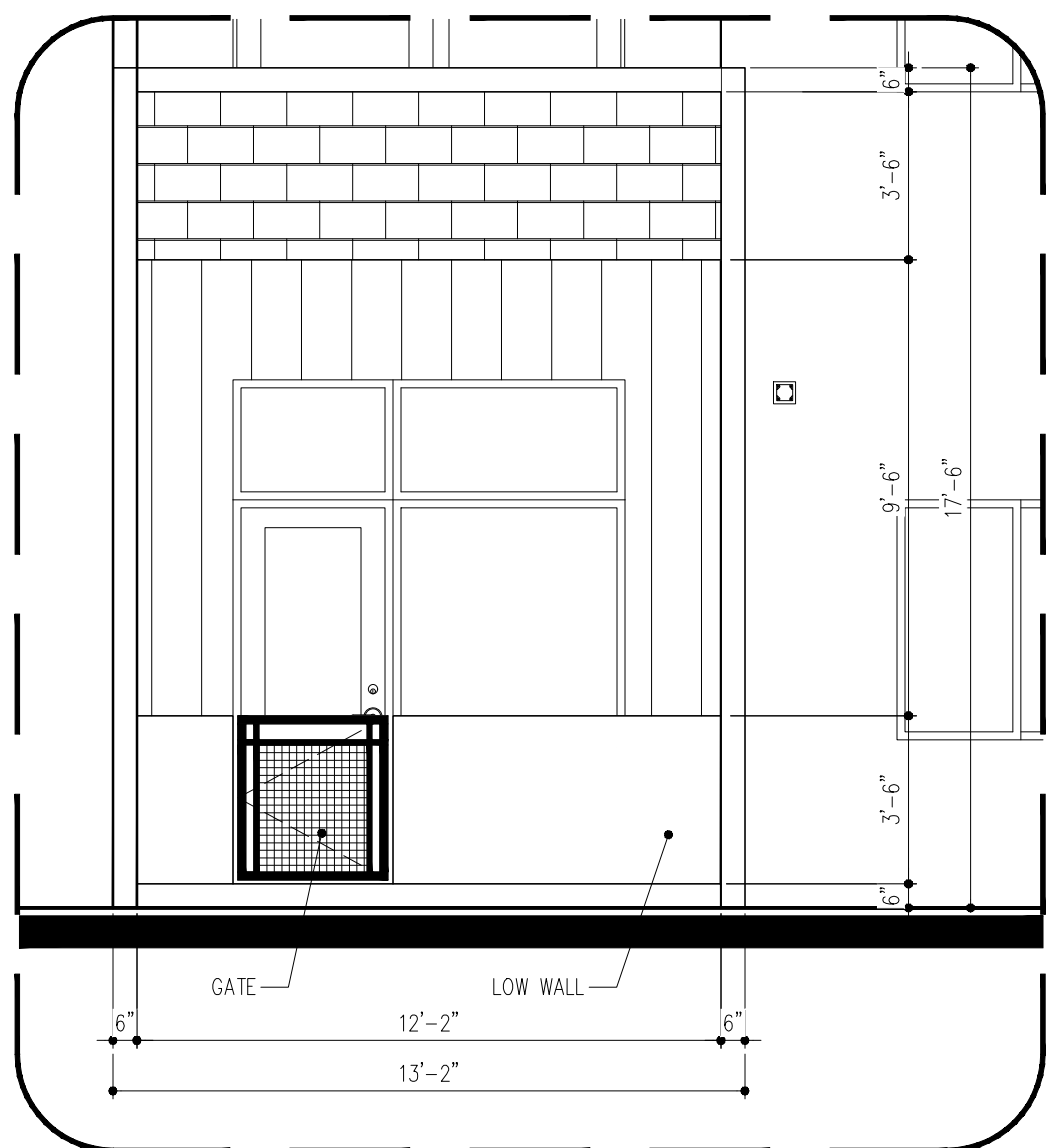
D BALCONY FRAME TYPE 3
FIRST FLOOR PLAN SCALE : 1/4" = 1'-0"



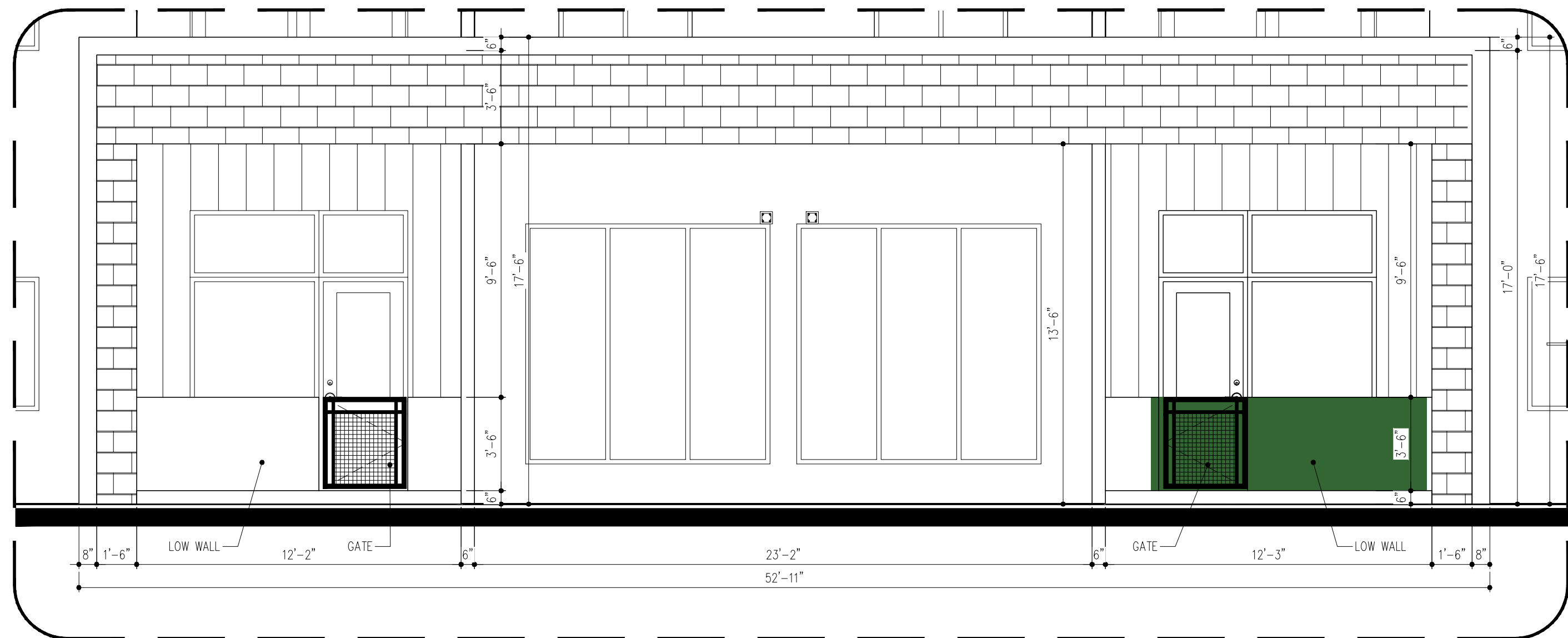
E BALCONY FRAME TYPE 4
FIRST FLOOR PLAN SCALE : 1/4" = 1'-0"



C BALCONY FRAME TYPE 2
ENLARGED ELEVATION SCALE : 1/4" = 1'-0"



D BALCONY FRAME TYPE 3
ENLARGED ELEVATION SCALE : 1/4" = 1'-0"



E BALCONY FRAME TYPE 4
ENLARGED ELEVATION SCALE : 1/4" = 1'-0"

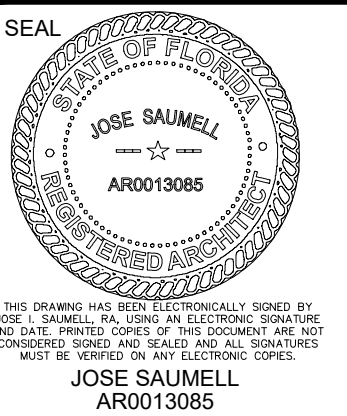
NOTE:
REFER TO OVERALL ELEVATIONS
FOR COLOR.

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CLIENT:

GL COMMERCIAL
1600 SAWGRASS CORPORATE PKWY #150
SUNRISE, FLORIDA, 33323

PROJECT No: 1981

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA, 33323

BALCONY DETAILS

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



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STATE OF FLORIDA

JOSE SAUMELL

REGISTERED ARCHITECT

AR0013085

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 JOSE L. SAUMELL, RA, USING AN ELECTRONIC SIGNA-
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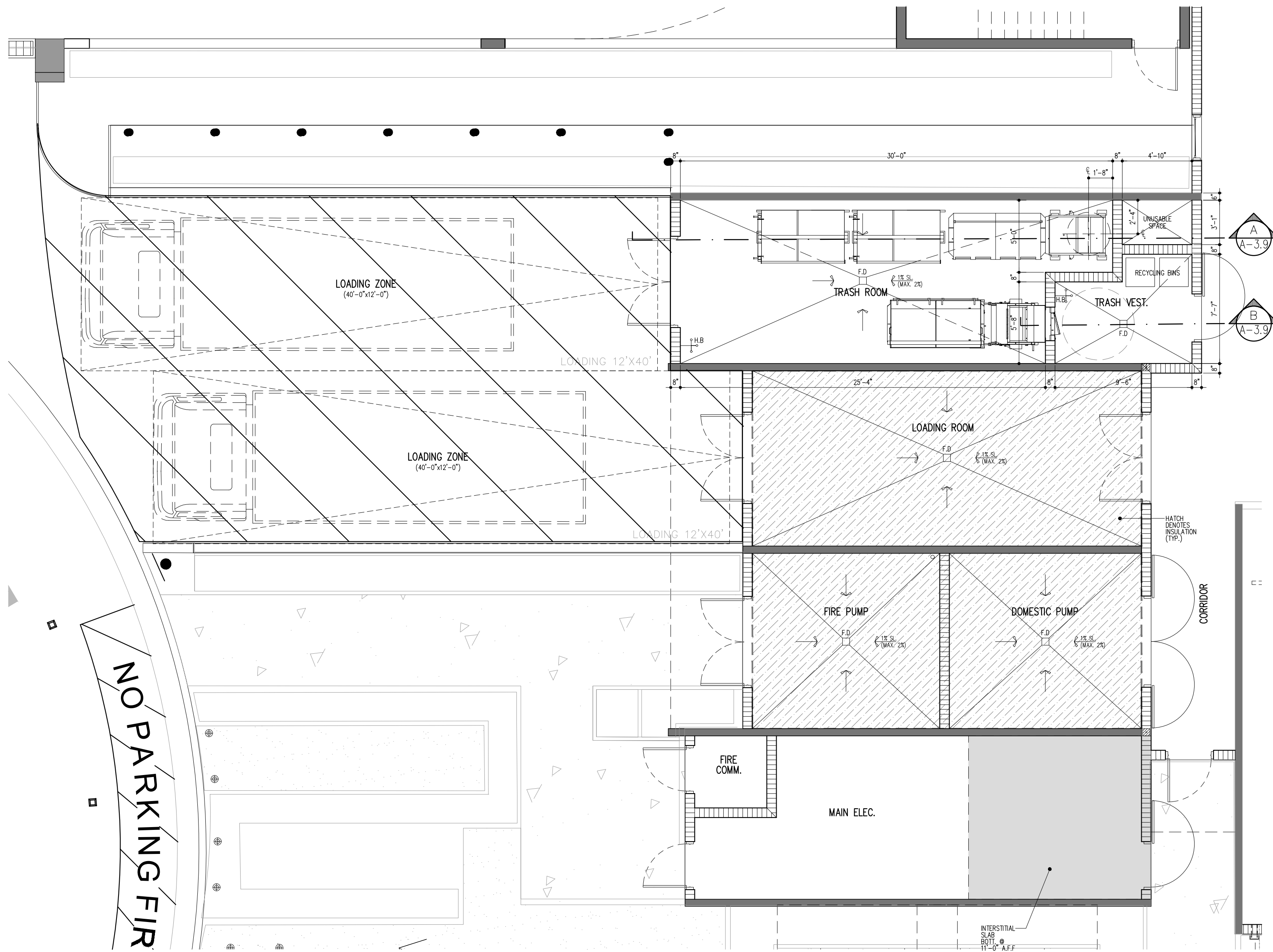
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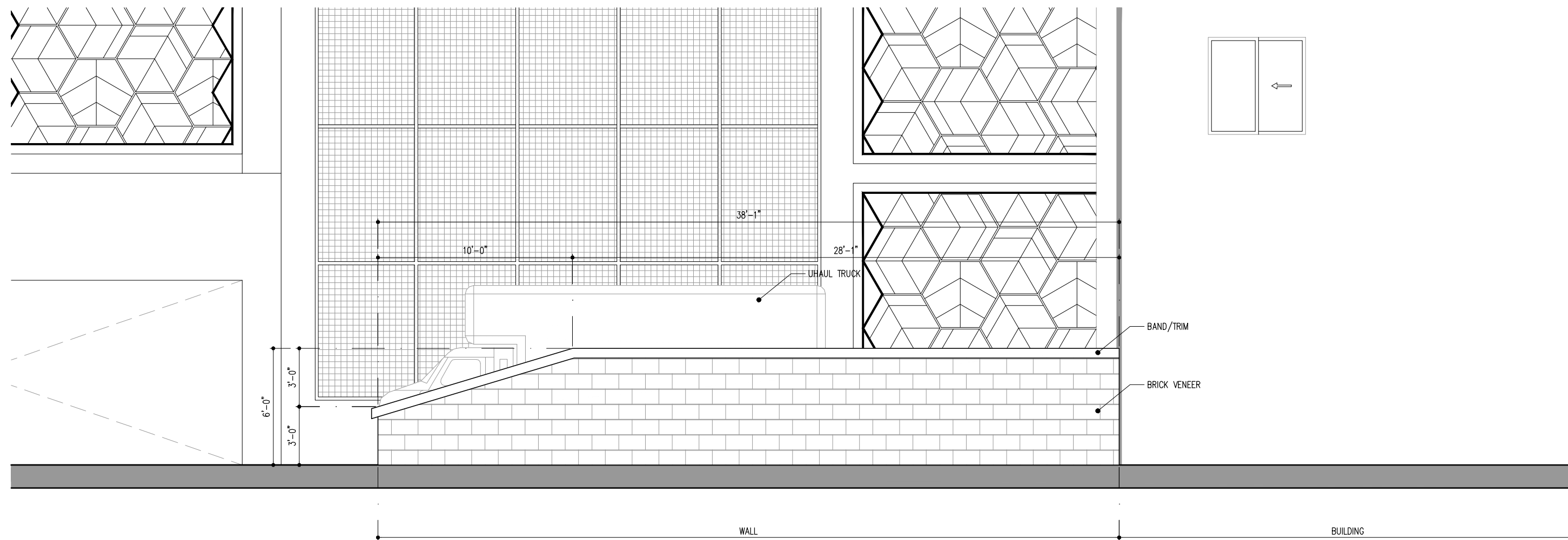
PROJECT No: 1981

BALCONY DETAILS

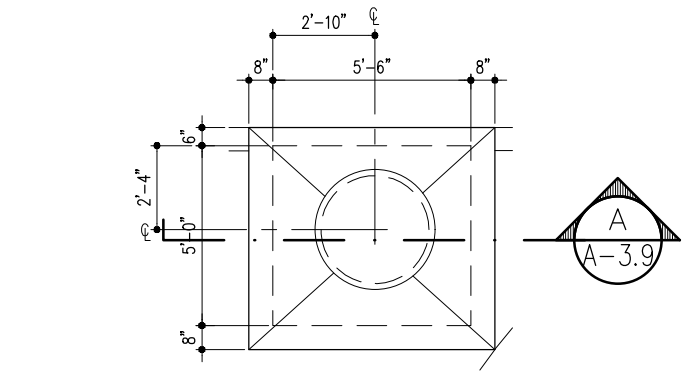
SCALE: 1/4"= 1'-0"



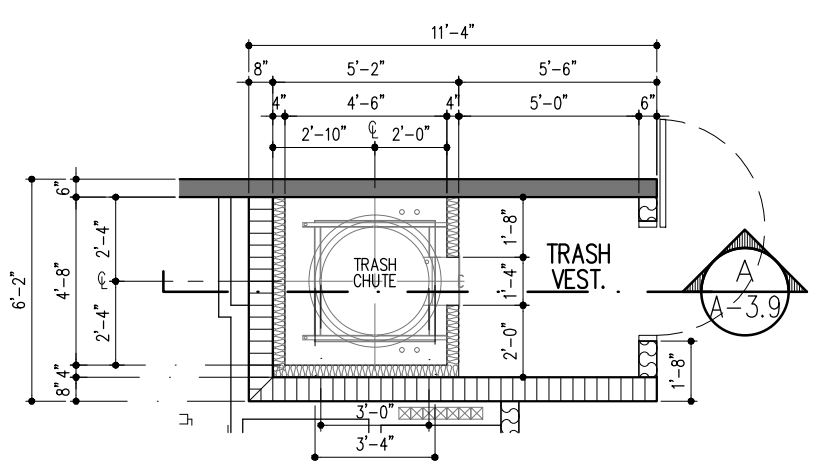
1 B.O.H PLAN
SCALE: 3/16" = 1'-0"



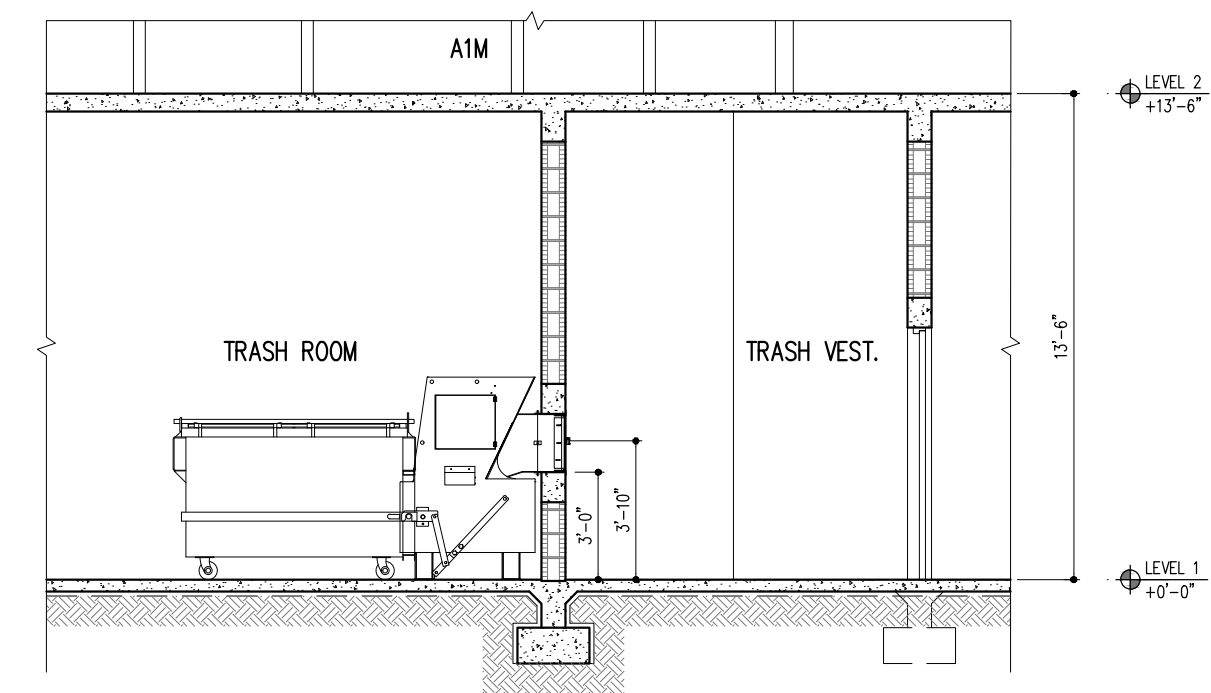
2 WALL DETAIL
SCALE: 3/16" = 1'-0"



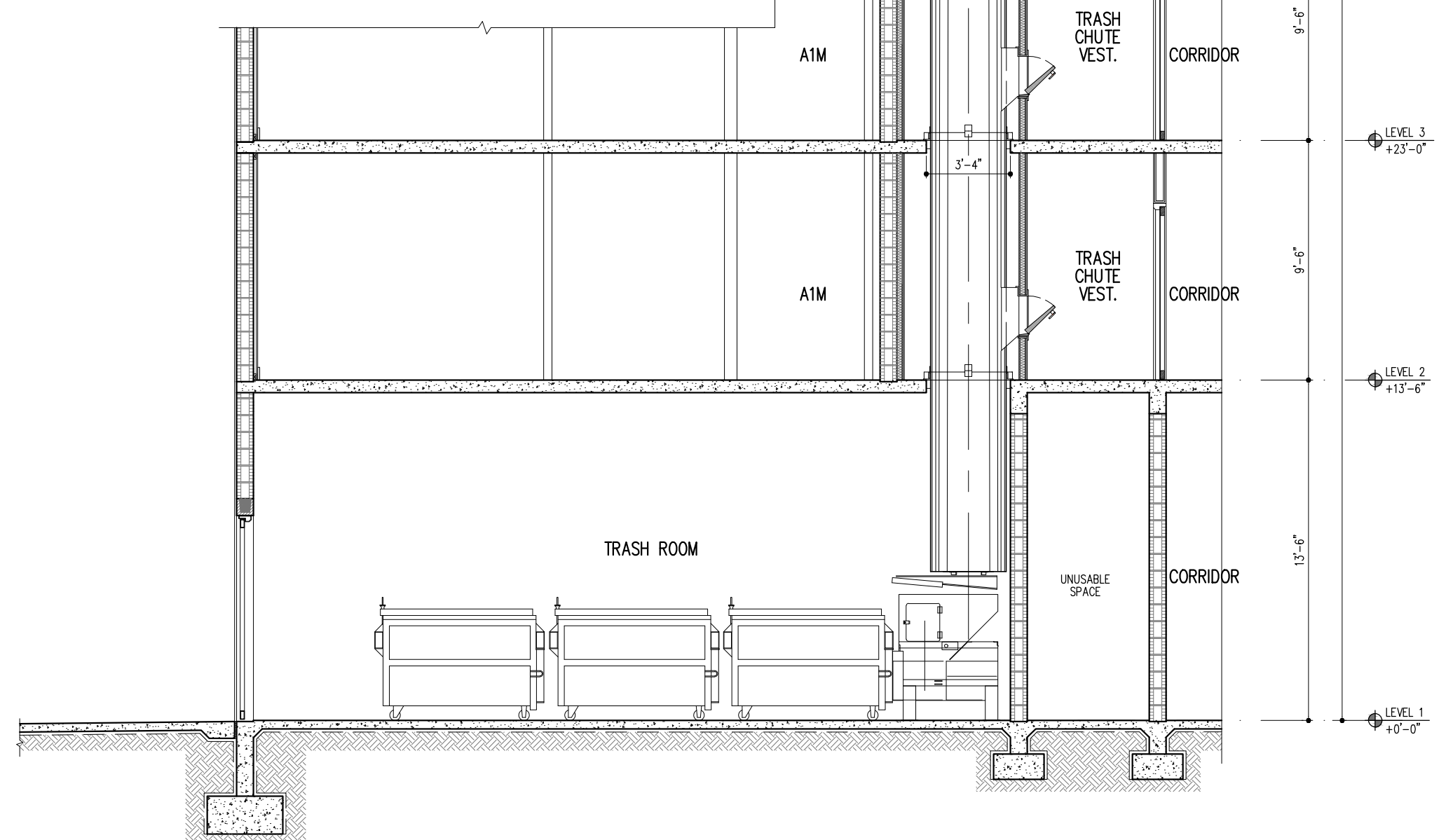
4 TRASH CHUTE - ROOF
SCALE: 3/16" = 1'-0"



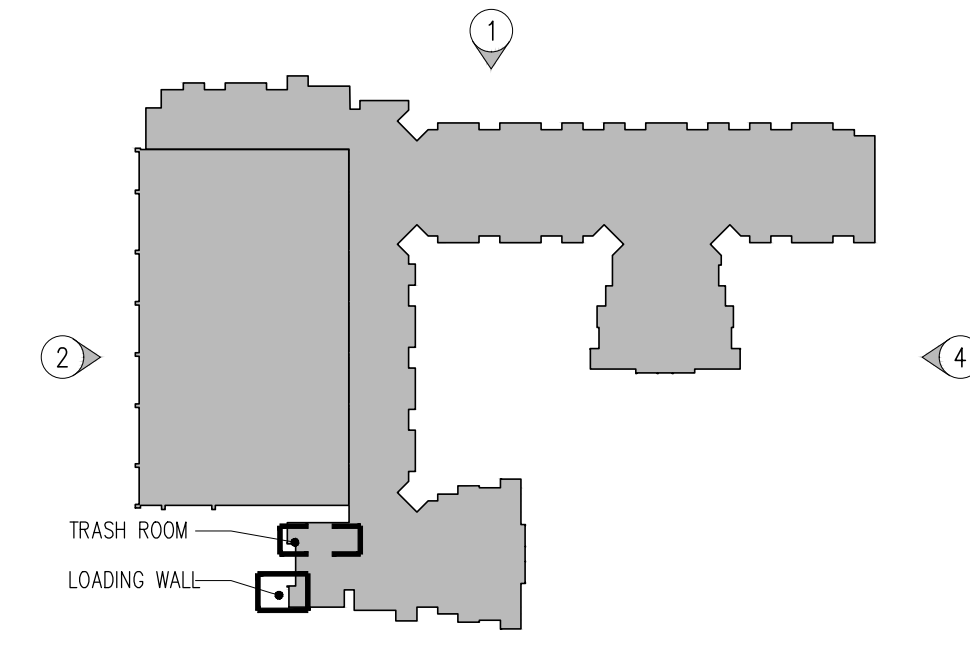
3 TRASH CHUTE - LEVEL 2 TO 8
SCALE: 3/16" = 1'-0"



B SECTION - B
SCALE: 3/16" = 1'-0"



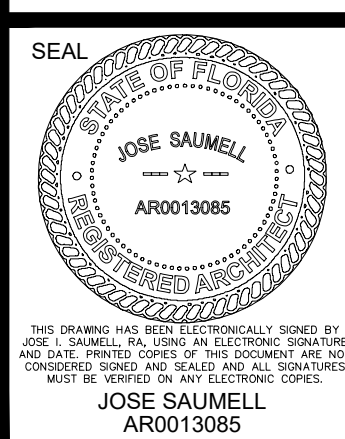
A SECTION - A
SCALE: 3/16" = 1'-0"



KEY PLAN
SCALE: N.T.S.

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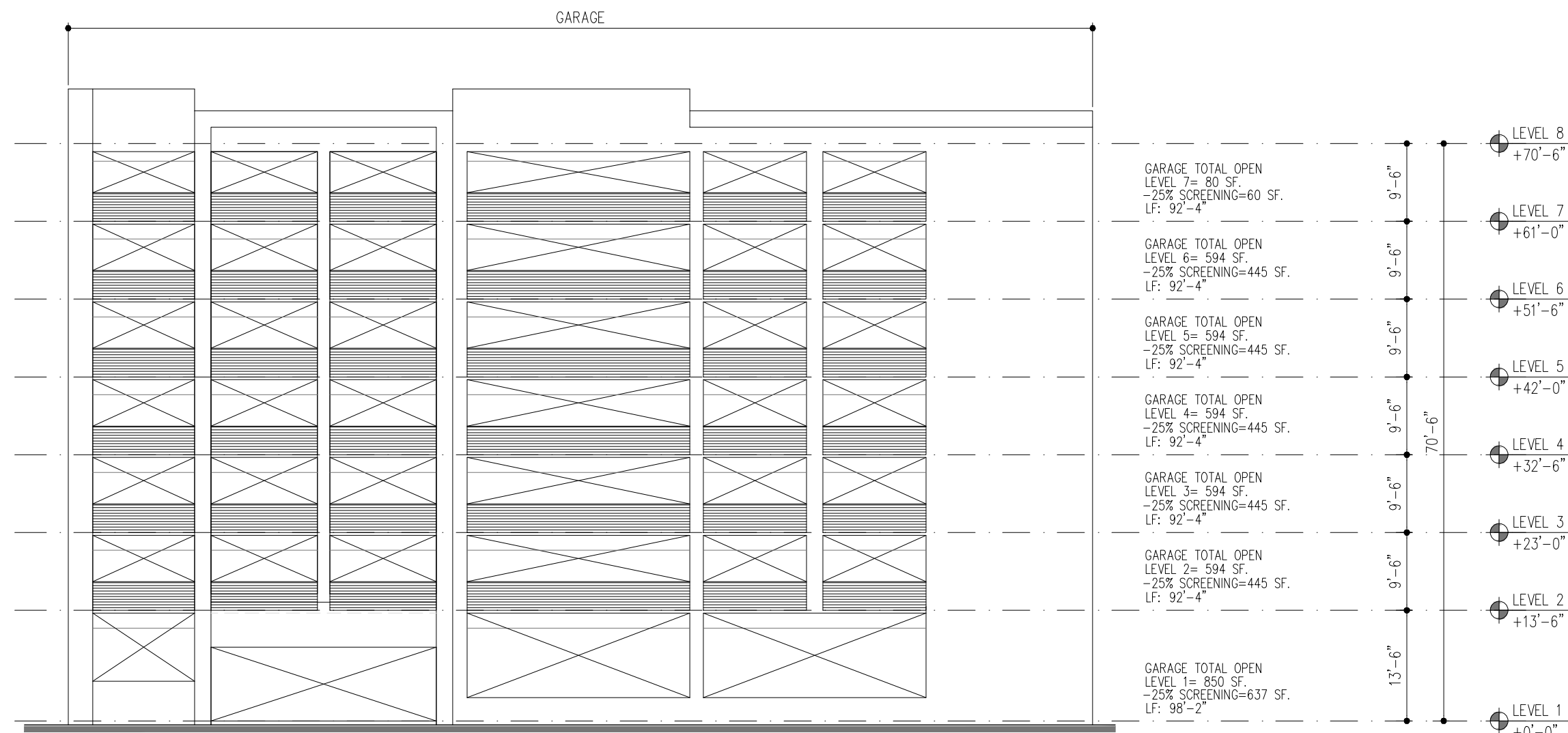
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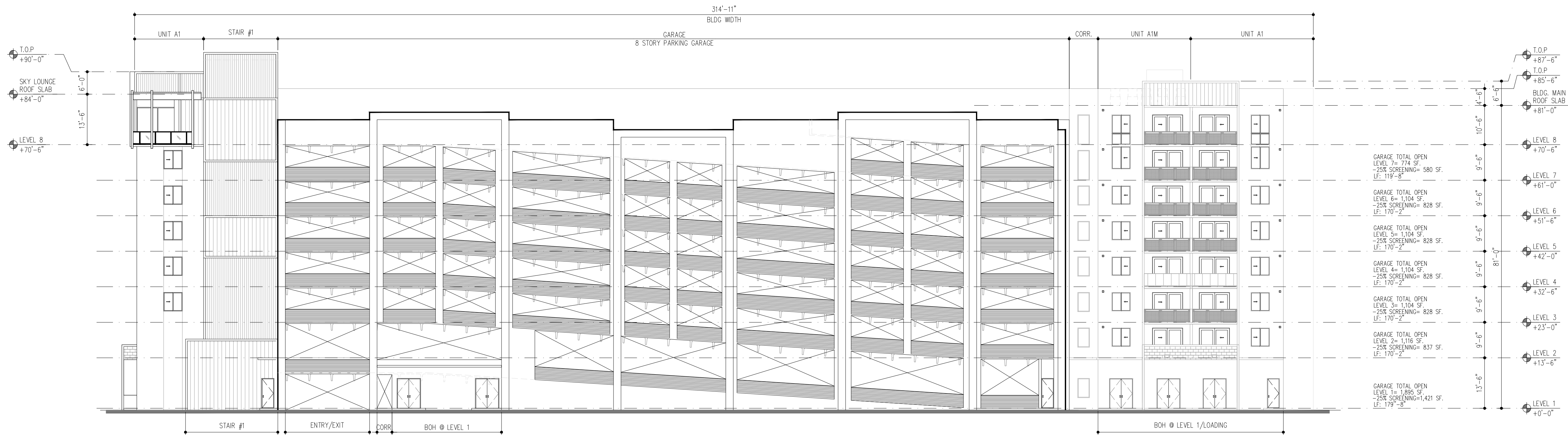
PROJECT No: 1981
WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA, 33323

TRASH & WALL DETAIL



1 SOUTH ELEVATION

SCALE: 1/16"=1'-0"



2 WEST ELEVATION

SCALE: 1/16"=1'-0"

F.B.C - 1ST LEVEL GARAGE VENTILATION CALCULATIONS						
(F.B.C. 406.5.2)						
	OVERALL LENGTH	LENGTH OF OPENING PROVIDED	%	OVERALL S.F.	OPENING S.F. PROVIDED	%
EAST WALL	209.5'	0.0'	0%	3,687 S.F.	S.F.	0%
NORTH WALL	122.5'	0.0'	0%	1,724 S.F.	S.F.	0%
WEST WALL	209.5'	179.7'	86%	3,687 S.F.	966 S.F.	26%
SOUTH WALL	122.5'	98'	80%	1,724 S.F.	1,421 S.F.	82%
TOTAL	664.0'	278'	42%	10,822 S.F.	2,387 S.F.	22%

(SEE LS-1.5 FOR GARAGE OPENING ELEVATIONS)

F.B.C - 2ND LEVEL GARAGE VENTILATION CALCULATIONS						
(F.B.C. 406.5.2)						
	OVERALL LENGTH	LENGTH OF OPENING PROVIDED	%	OVERALL S.F.	OPENING S.F. PROVIDED	%
EAST WALL	209.5'	0.0'	0%	1,985 S.F.	S.F.	0%
NORTH WALL	122.5'	0.0'	0%	1,084 S.F.	S.F.	0%
WEST WALL	209.5'	170.2'	81%	1,985 S.F.	837 S.F.	42%
SOUTH WALL	122.5'	92'	75%	1,084 S.F.	445 S.F.	41%
TOTAL	664.0'	262.5'	40%	6,138 S.F.	1,282 S.F.	21%

(SEE LS-1.5 FOR GARAGE OPENING ELEVATIONS)

F.B.C - 3RD LEVEL GARAGE VENTILATION CALCULATIONS						
(F.B.C. 406.5.2)						
	OVERALL LENGTH	LENGTH OF OPENING PROVIDED	%	OVERALL S.F.	OPENING S.F. PROVIDED	%
EAST WALL	209.5'	0.0'	0%	1,985 S.F.	S.F.	0%
NORTH WALL	122.5'	0.0'	0%	1,084 S.F.	S.F.	0%
WEST WALL	209.5'	170.2'	81%	1,985 S.F.	828 S.F.	42%
SOUTH WALL	122.5'	92'	75%	1,084 S.F.	445 S.F.	41%
TOTAL	664.0'	262.5'	40%	6,138 S.F.	1,273 S.F.	21%

(SEE LS-1.5 FOR GARAGE OPENING ELEVATIONS)

F.B.C - 4TH LEVEL GARAGE VENTILATION CALCULATIONS						
(F.B.C. 406.5.2)						
	OVERALL LENGTH	LENGTH OF OPENING PROVIDED	%	OVERALL S.F.	OPENING S.F. PROVIDED	%
EAST WALL	209.5'	0.0'	0%	1,985 S.F.	S.F.	0%
NORTH WALL	122.5'	0.0'	0%	1,084 S.F.	S.F.	0%
WEST WALL	209.5'	170.2'	81%	1,985 S.F.	828 S.F.	42%
SOUTH WALL	122.5'	92'	75%	1,084 S.F.	445 S.F.	41%
TOTAL	664.0'	262.5'	40%	6,138 S.F.	1,273 S.F.	21%

(SEE LS-1.5 FOR GARAGE OPENING ELEVATIONS)

F.B.C - 5TH LEVEL GARAGE VENTILATION CALCULATIONS						
(F.B.C. 406.5.2)						
	OVERALL LENGTH	LENGTH OF OPENING PROVIDED	%	OVERALL S.F.	OPENING S.F. PROVIDED	%
EAST WALL	209.5'	0.0'	0%	1,985 S.F.	S.F.	0%
NORTH WALL	122.5'	0.0'	0%	1,084 S.F.	S.F.	0%
WEST WALL	209.5'	170.2'	81%	1,985 S.F.	828 S.F.	42%
SOUTH WALL	122.5'	92'	75%	1,084 S.F.	445 S.F.	41%
TOTAL	664.0'	262.5'	40%	6,138 S.F.	1,273 S.F.	21%

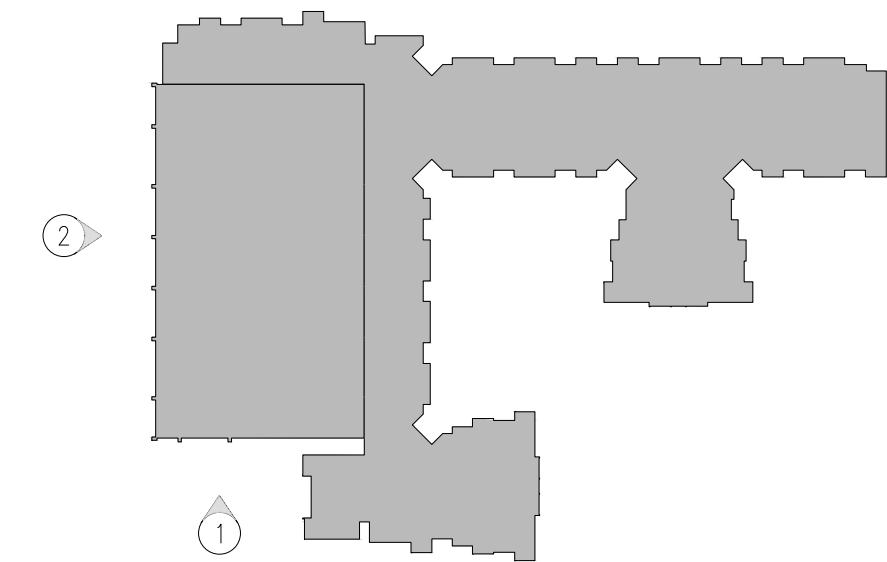
(SEE LS-1.5 FOR GARAGE OPENING ELEVATIONS)

F.B.C - 6TH LEVEL GARAGE VENTILATION CALCULATIONS						
(F.B.C. 406.5.2)						
	OVERALL LENGTH	LENGTH OF OPENING PROVIDED	%	OVERALL S.F.	OPENING S.F. PROVIDED	%
EAST WALL	209.5'	0.0'	0%	1,985 S.F.	S.F.	0%
NORTH WALL	122.5'	0.0'	0%	1,084 S.F.	S.F.	0%
WEST WALL	209.5'	170.2'	81%	1,985 S.F.	828 S.F.	42%
SOUTH WALL	122.5'	92'	75%	1,084 S.F.	445 S.F.	41%
TOTAL	664.0'	262.5'	40%	6,138 S.F.	1,273 S.F.	21%

(SEE LS-1.5 FOR GARAGE OPENING ELEVATIONS)

F.B.C - 7TH LEVEL GARAGE VENTILATION CALCULATIONS						
Level 7 is open to the sky						

F.B.C - 8TH LEVEL GARAGE VENTILATION CALCULATIONS						
Level 8 is open to the sky						



KEY PLAN

N.T.S.



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SUNRISE, FLORIDA, 33323

PROJECT No: 1981

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA, 33323

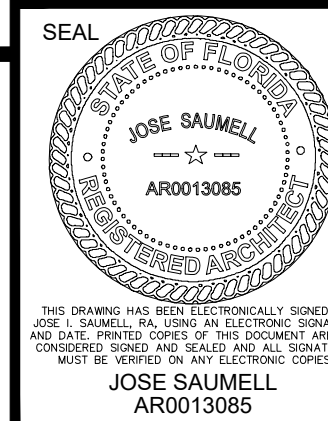


OPEN AIR
GARAGE CALCULATIONS
8 STORIES
25 UNITS LEVEL 1
295 UNITS IN TOTAL
SCALE: 1/16" = 1'-0"

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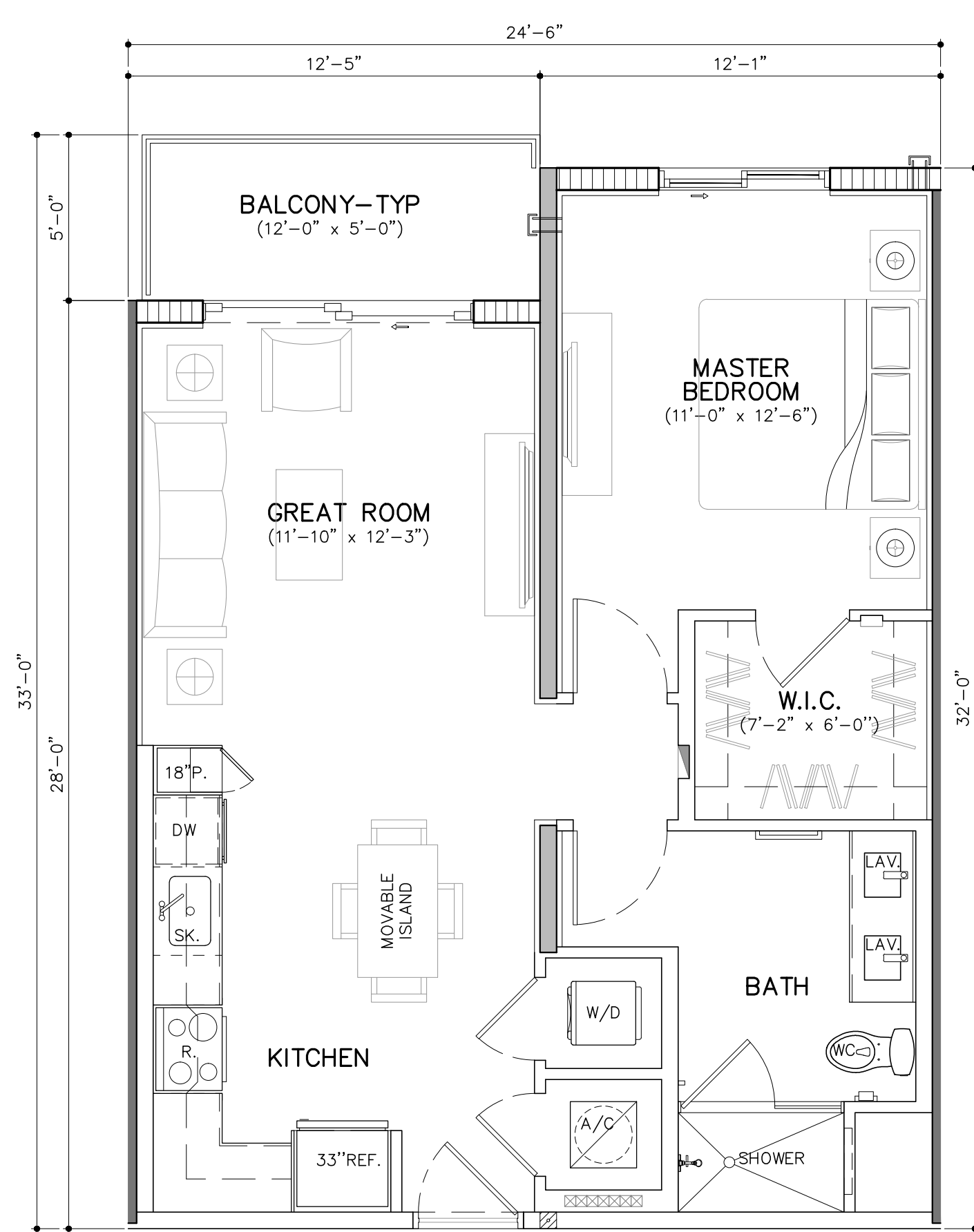
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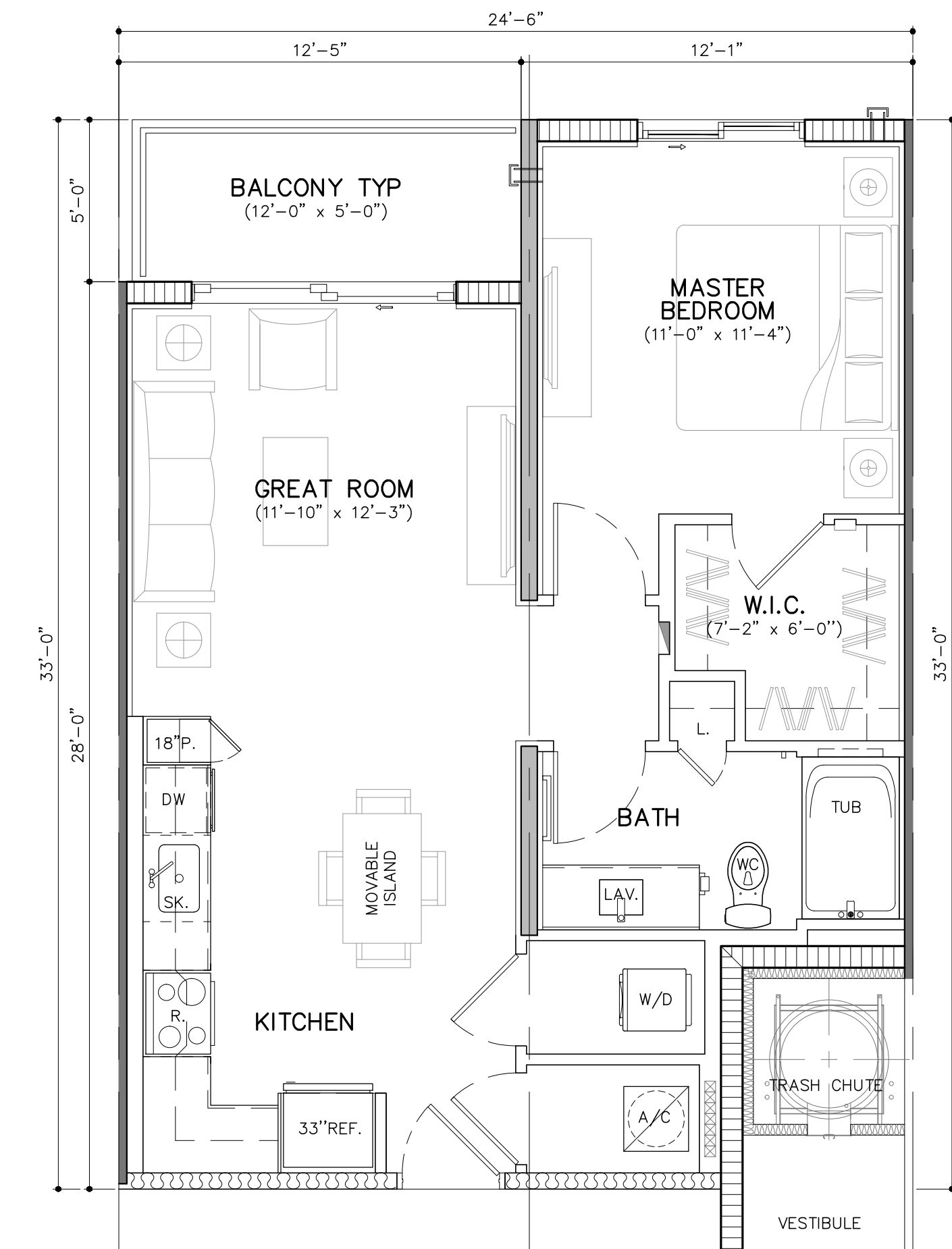
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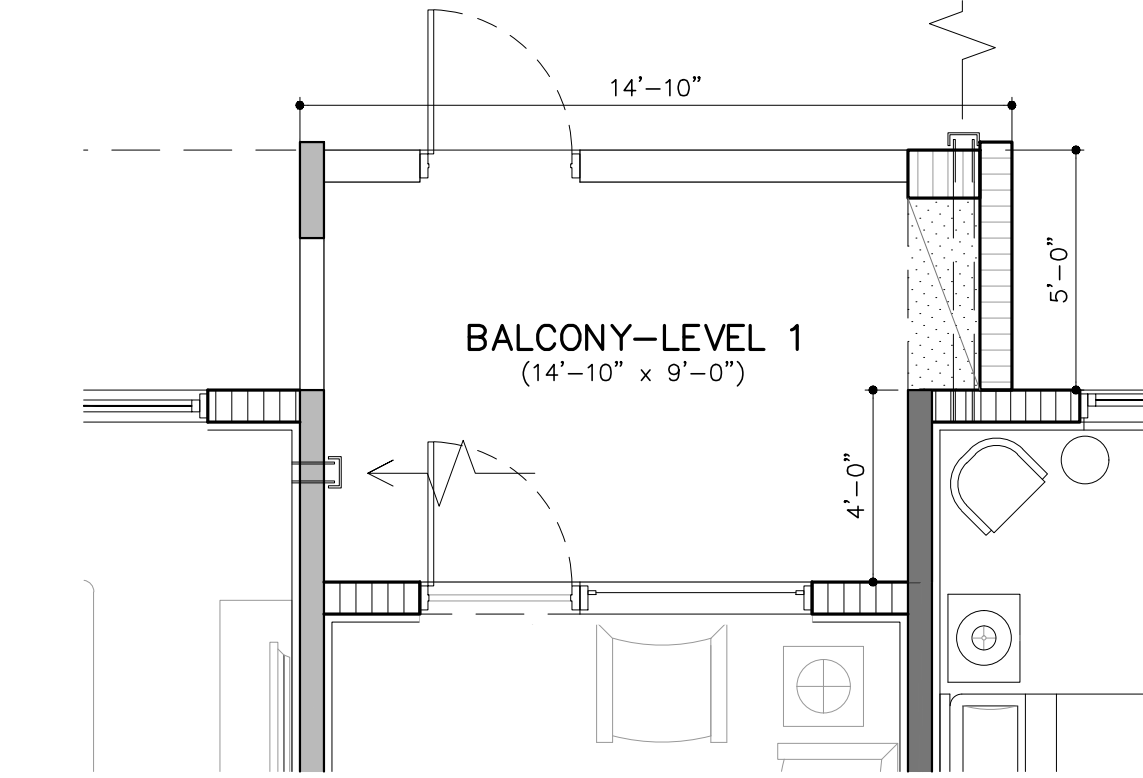
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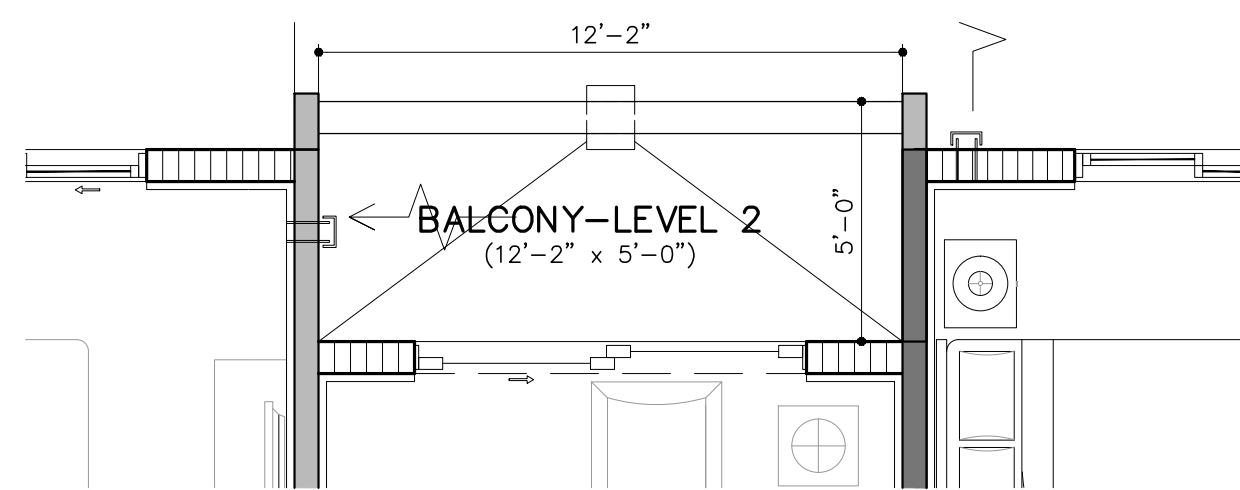
UNIT A1 (1BD /1BTH)
A/C AREA = 734 SQ. FT.
BALCONY = 60 SQ. FT.
(97 DU'S)



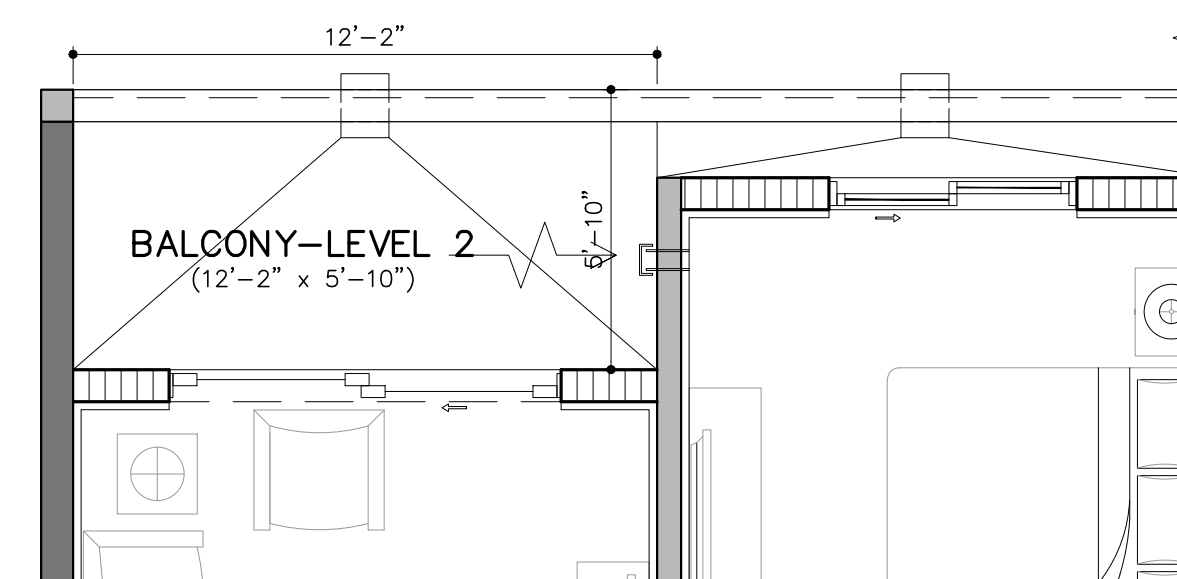
UNIT A1M (1BD /1BTH)
A/C AREA = 746 SQ. FT.
BALCONY = 60 SQ. FT.
(7 DU'S)



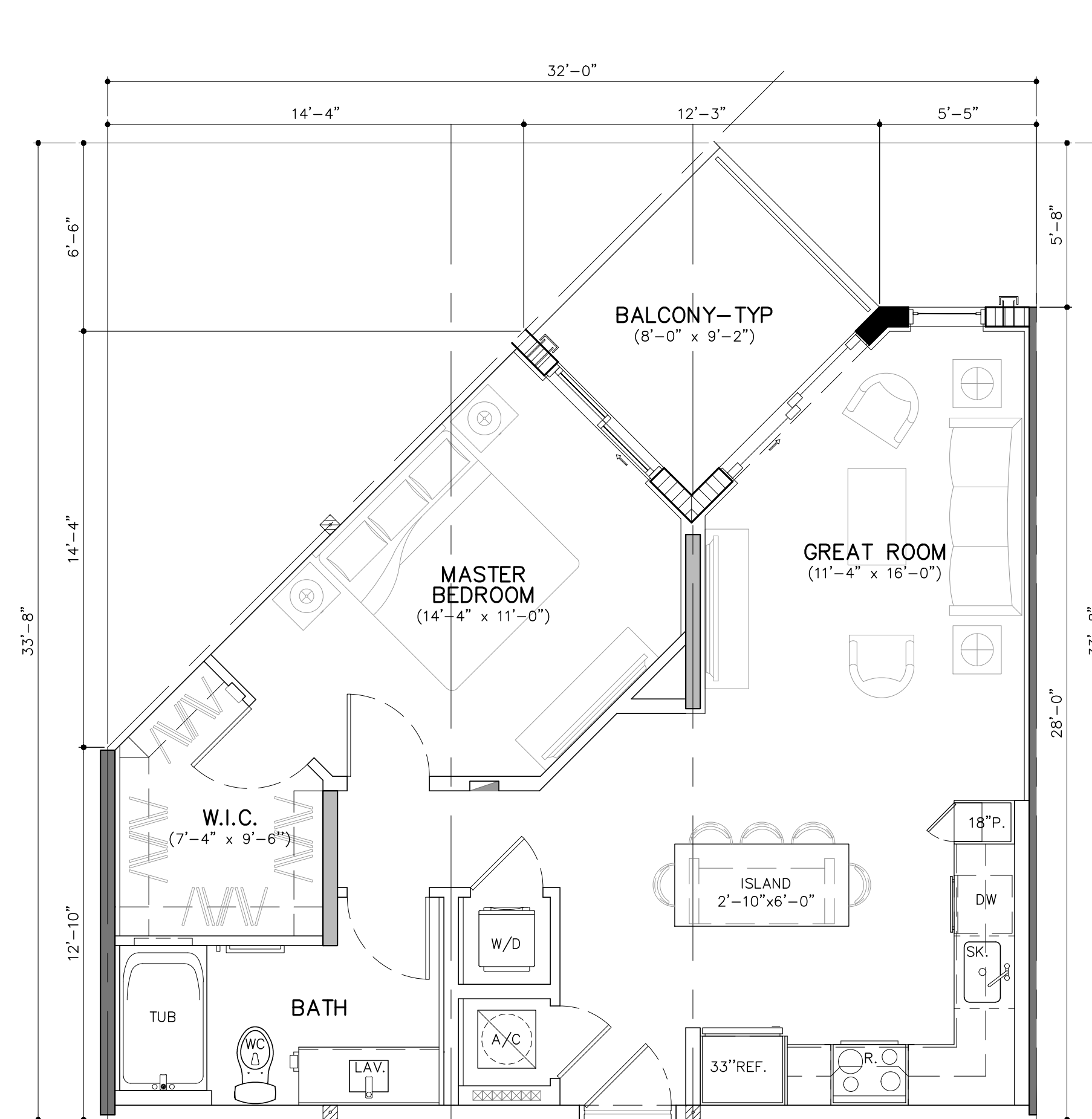
UNIT A1 (1BD /1BTH)
A/C AREA = 734 SQ. FT.
BALCONY = 123 SQ. FT.
(99 DU'S)



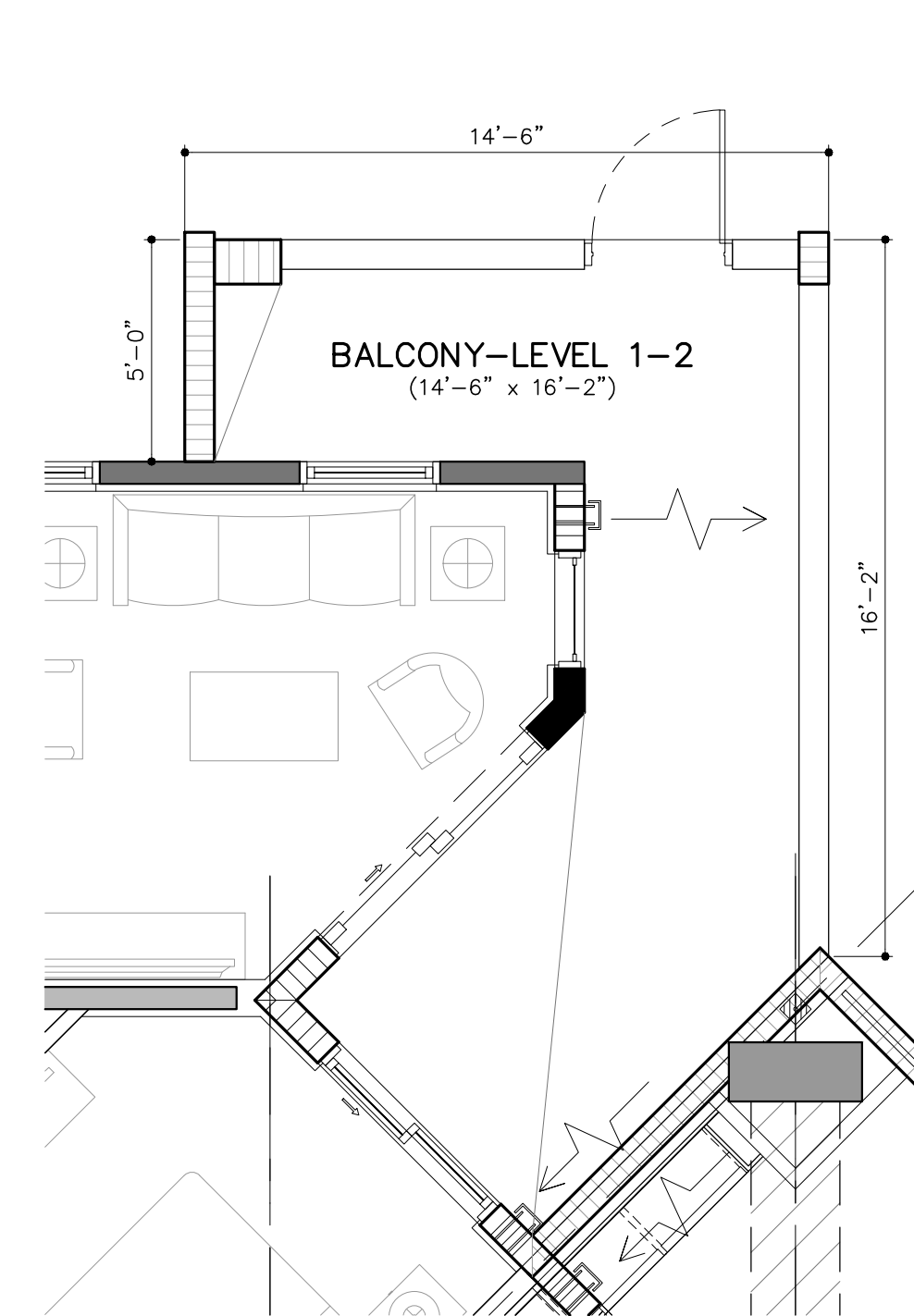
UNIT A1 (1BD /1BTH)
A/C AREA = 734 SQ. FT.
BALCONY = 61 SQ. FT.
(99 DU'S)



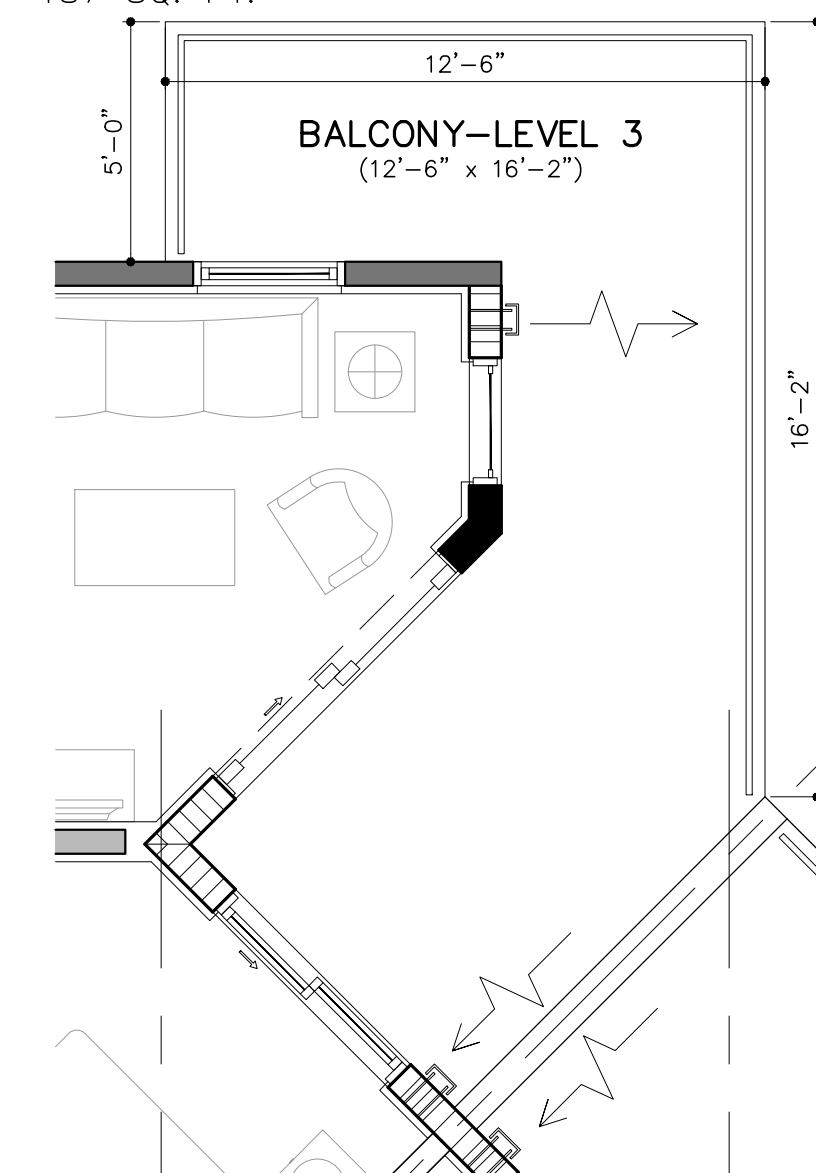
UNIT A1 (1BD /1BTH)
A/C AREA = 734 SQ. FT.
BALCONY = 71 SQ. FT.
(99 DU'S)



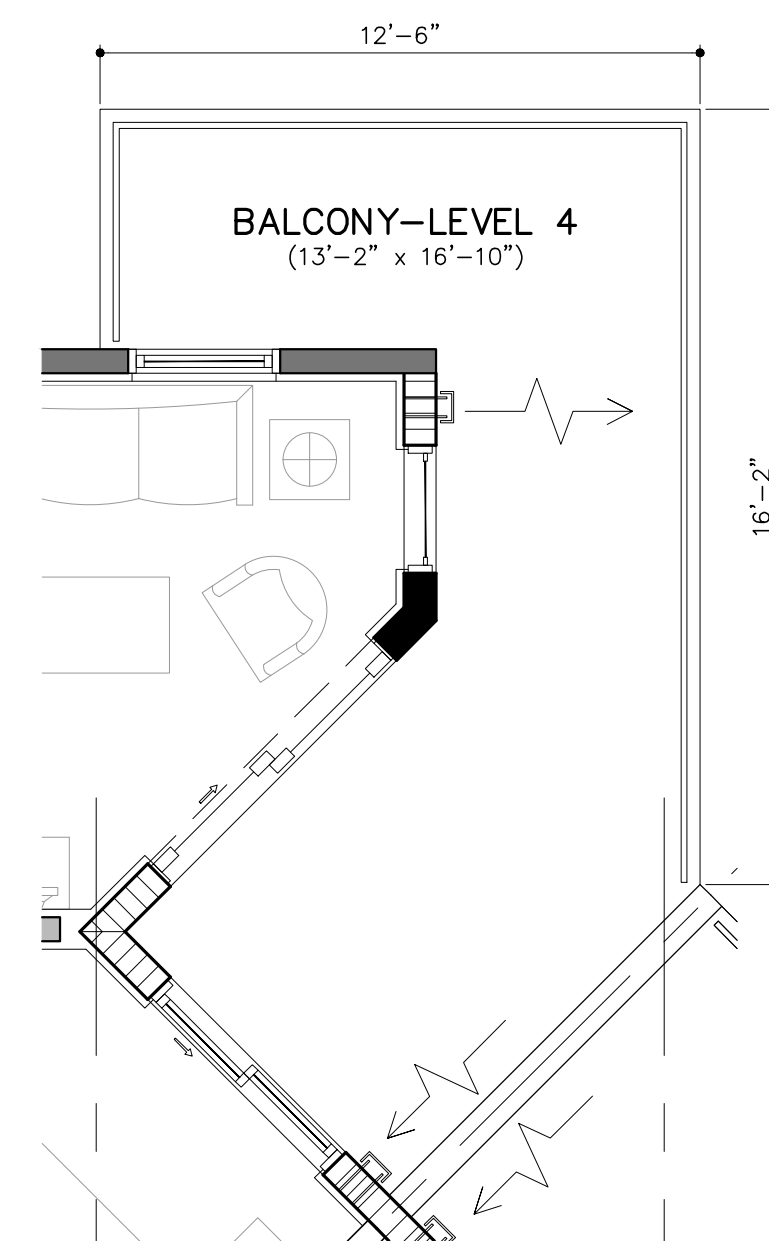
UNIT A2 (1BD /1BTH)
A/C AREA = 739 SQ. FT.
BALCONY = 75 SQ. FT.
(38 DU'S)



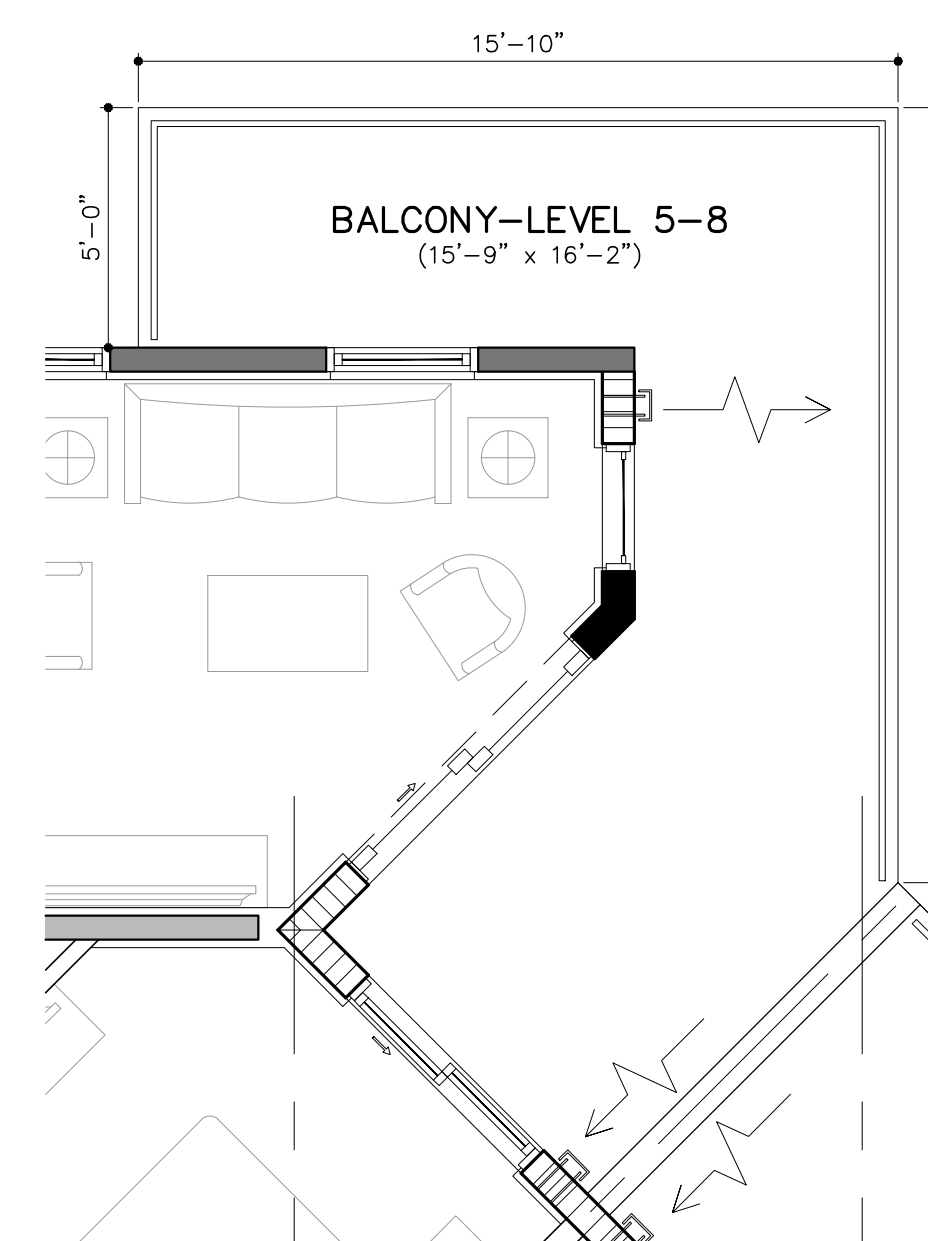
UNIT A2 (1BD /1BTH)
A/C AREA = 739 SQ. FT.
BALCONY = 187 SQ. FT.
(37 DU'S)



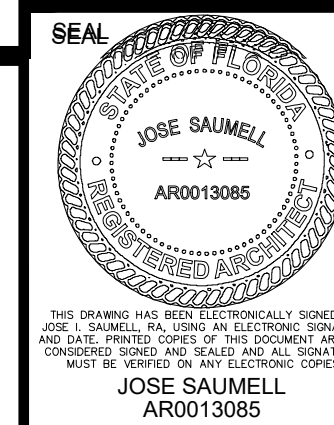
UNIT A2 (1BD /1BTH)
A/C AREA = 739 SQ. FT.
BALCONY = 180 SQ. FT.
(37 DU'S)

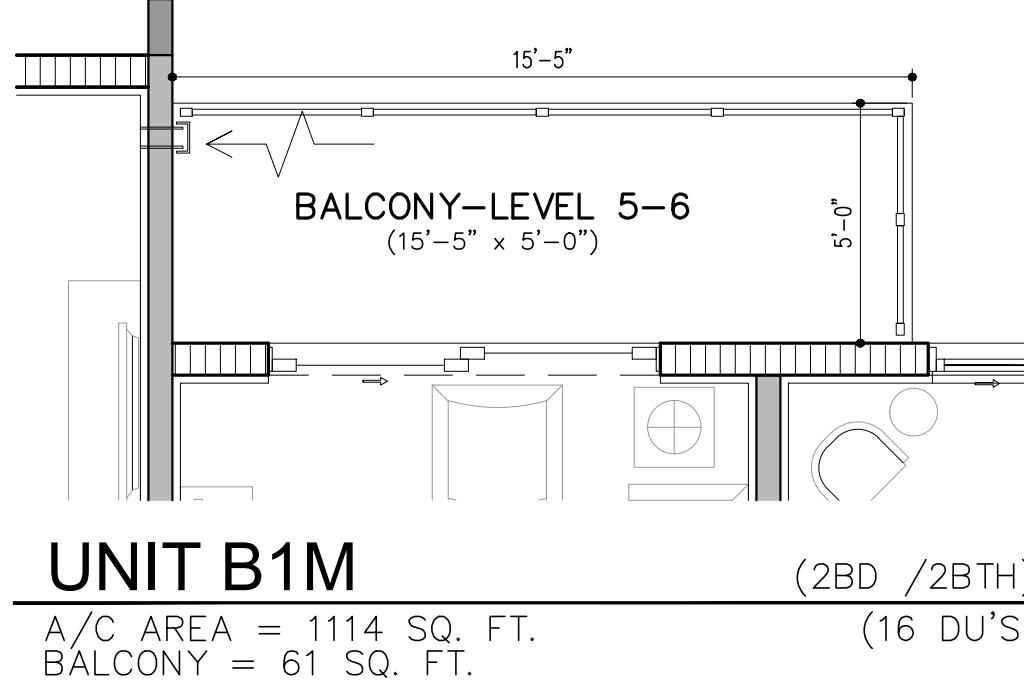
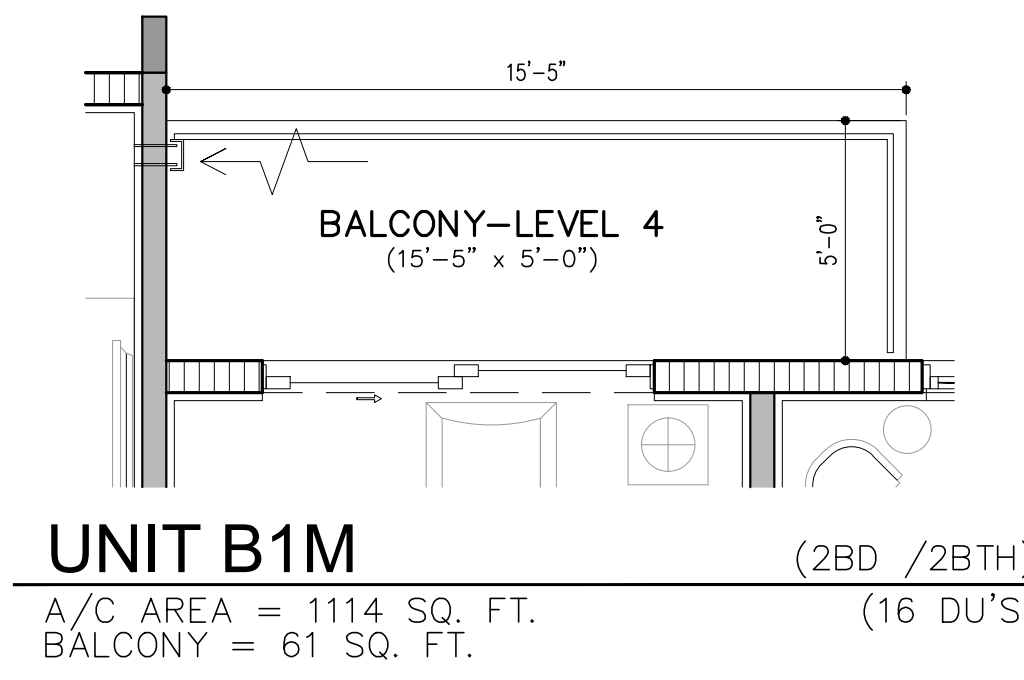
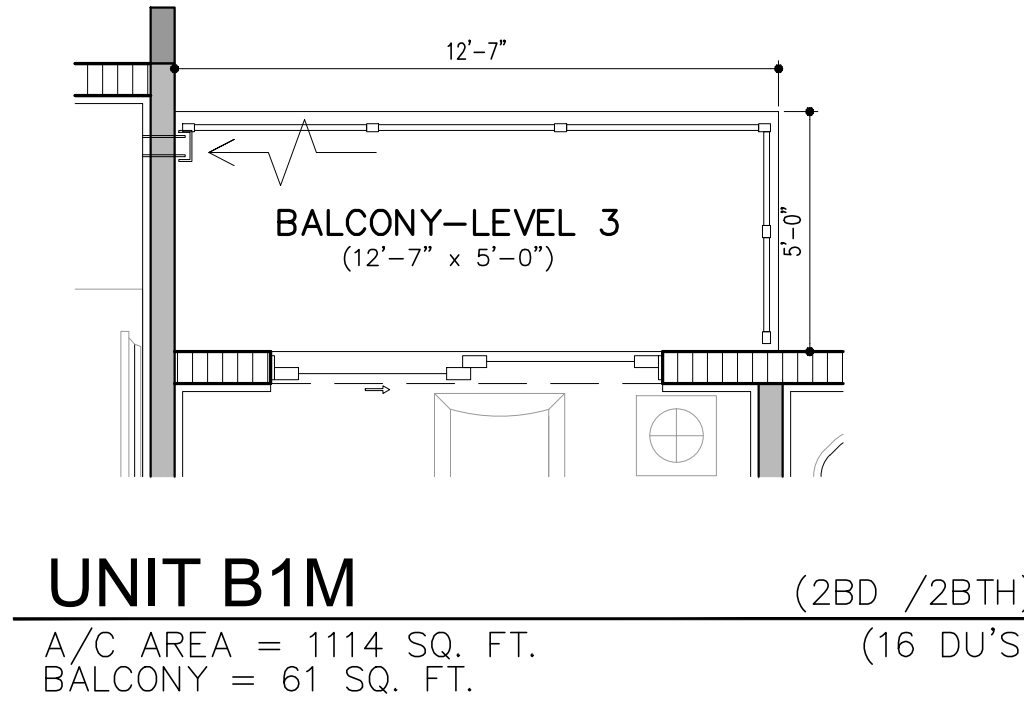
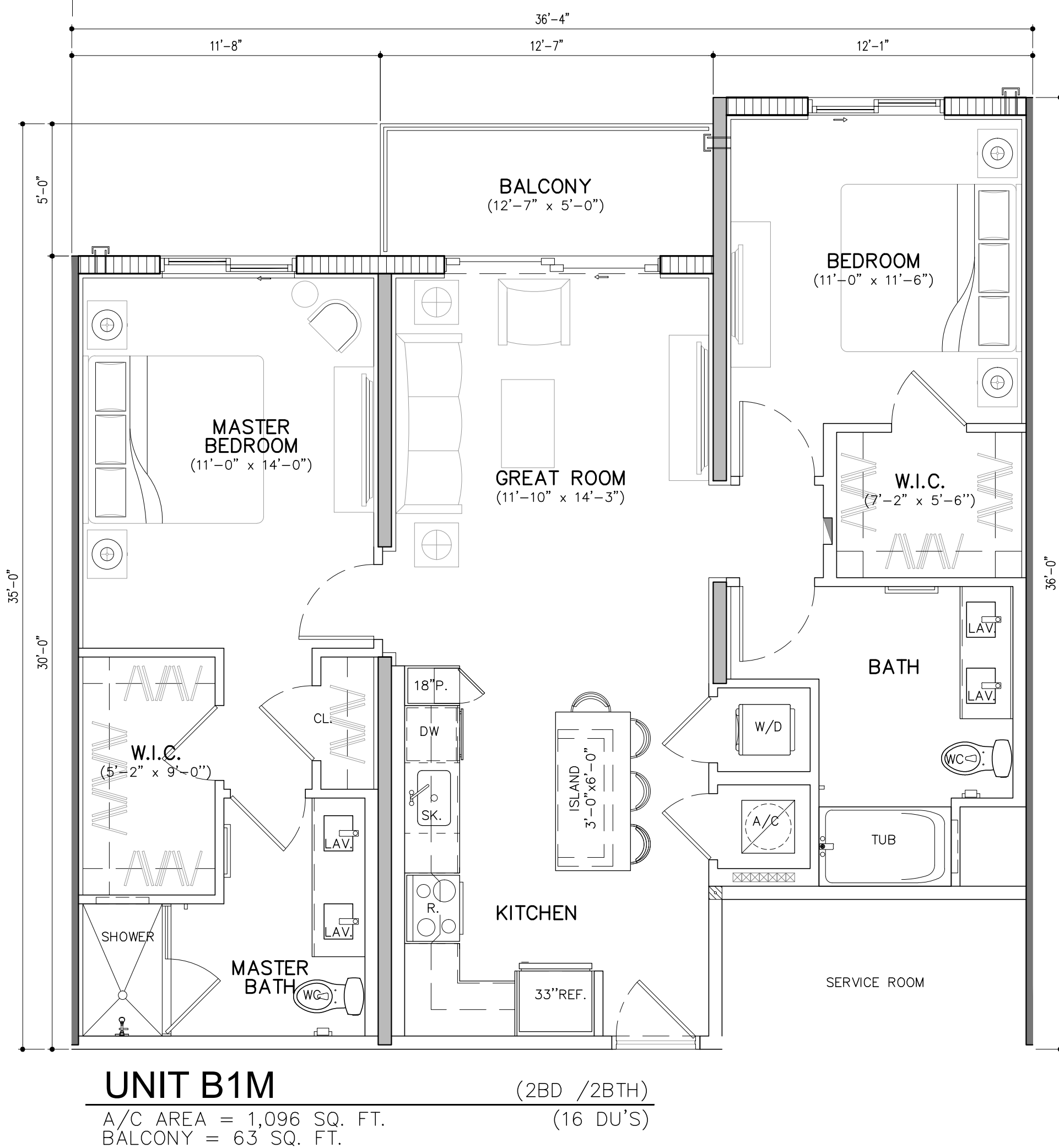
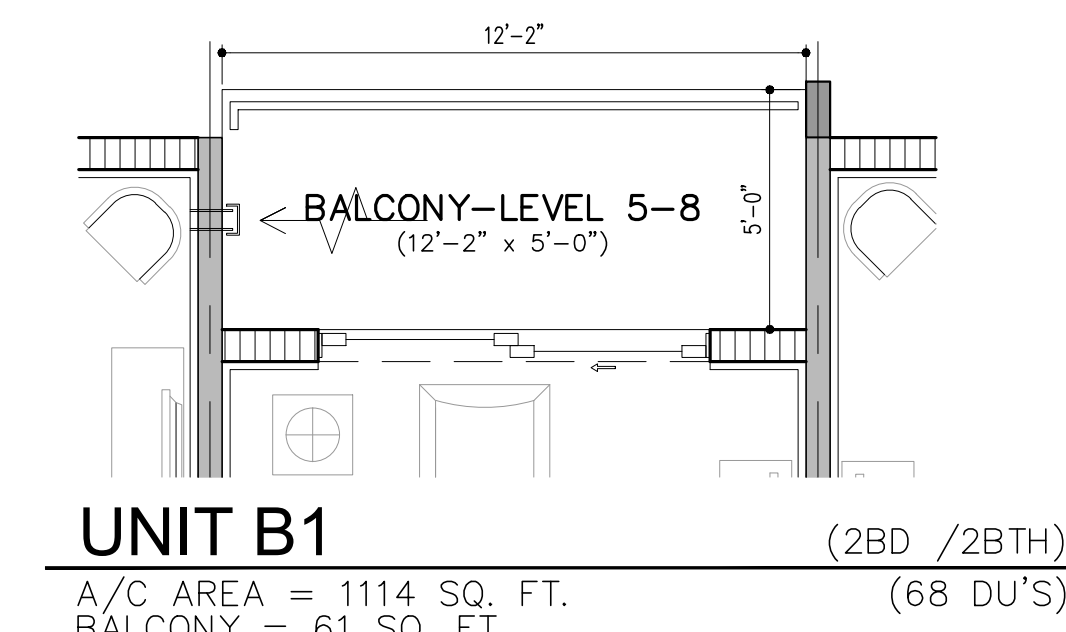
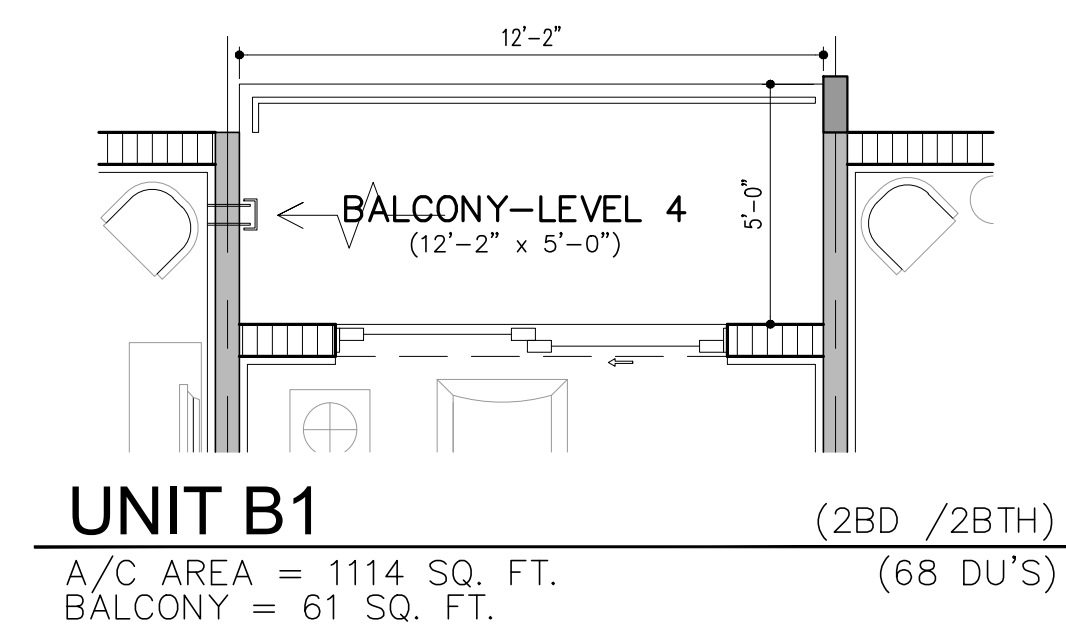
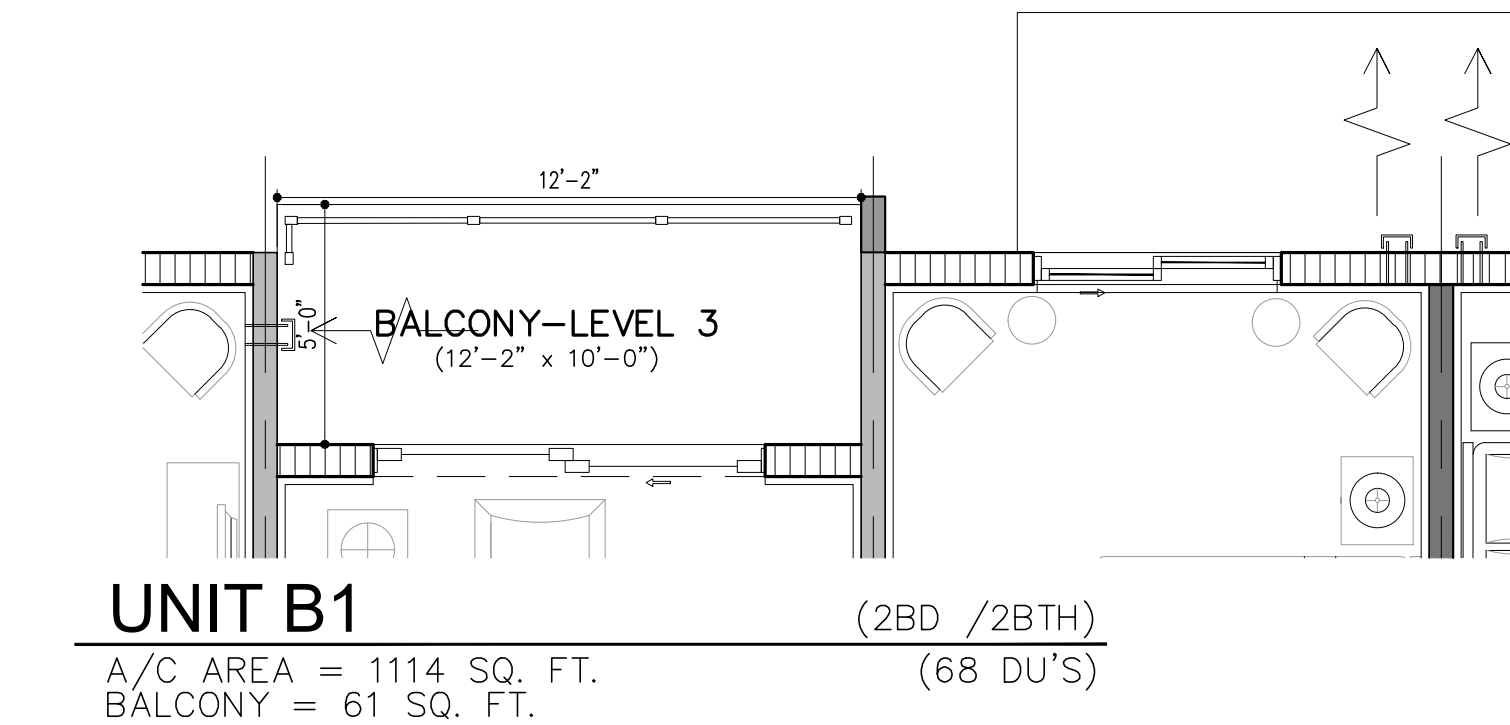
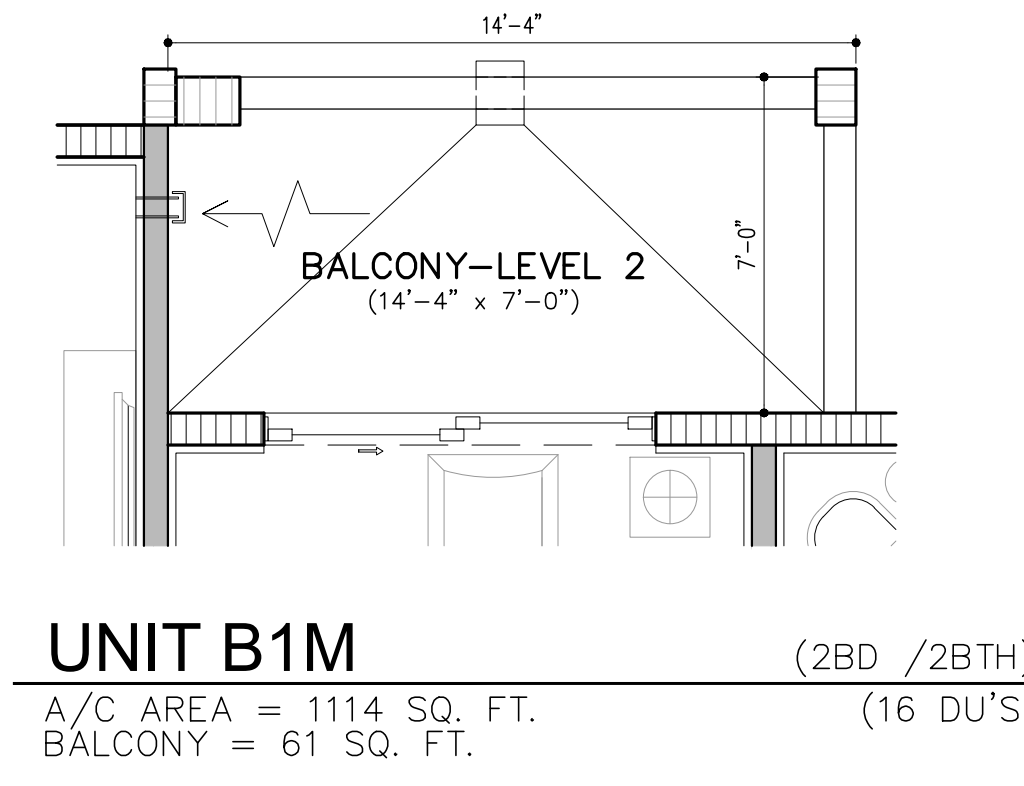
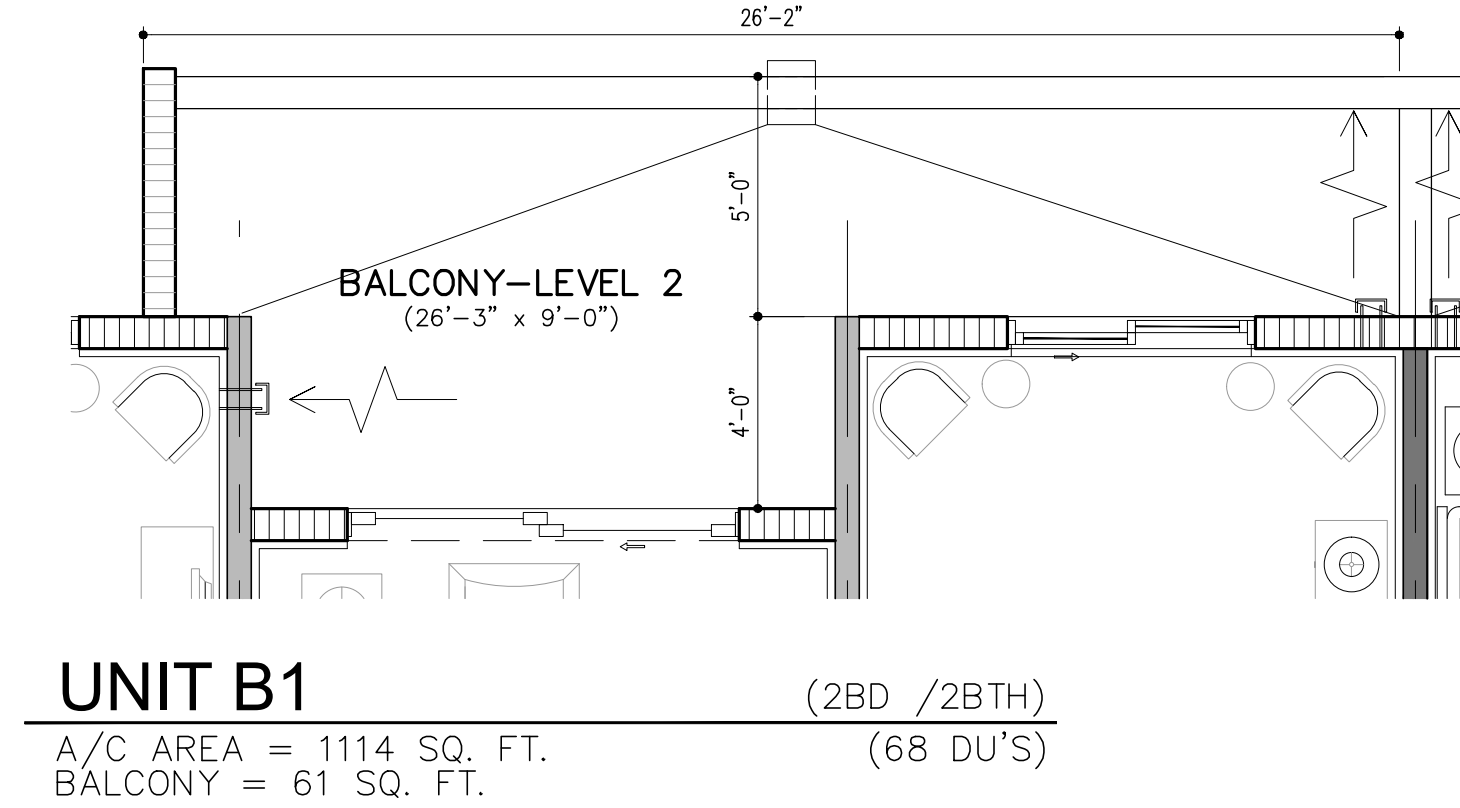
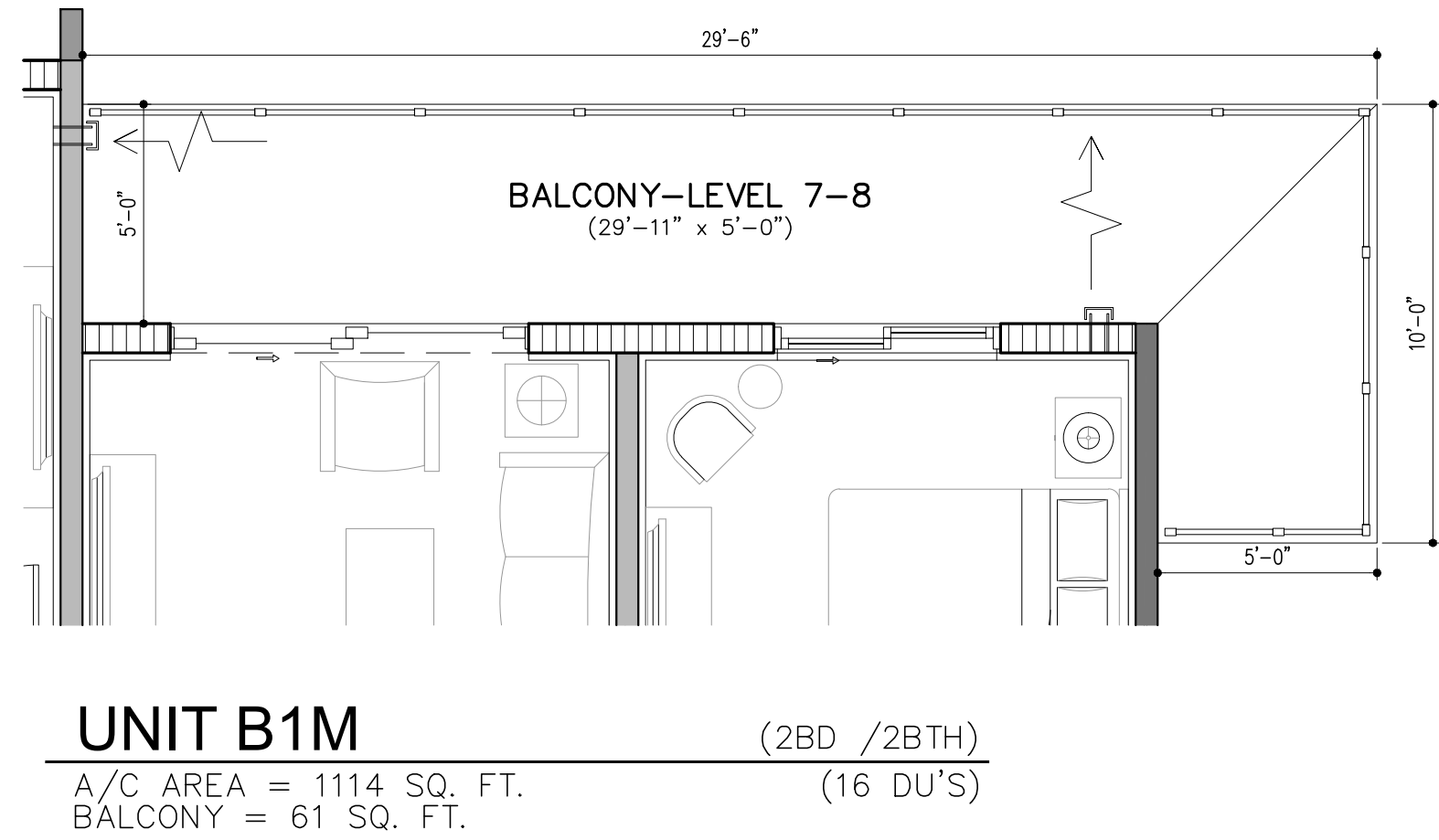
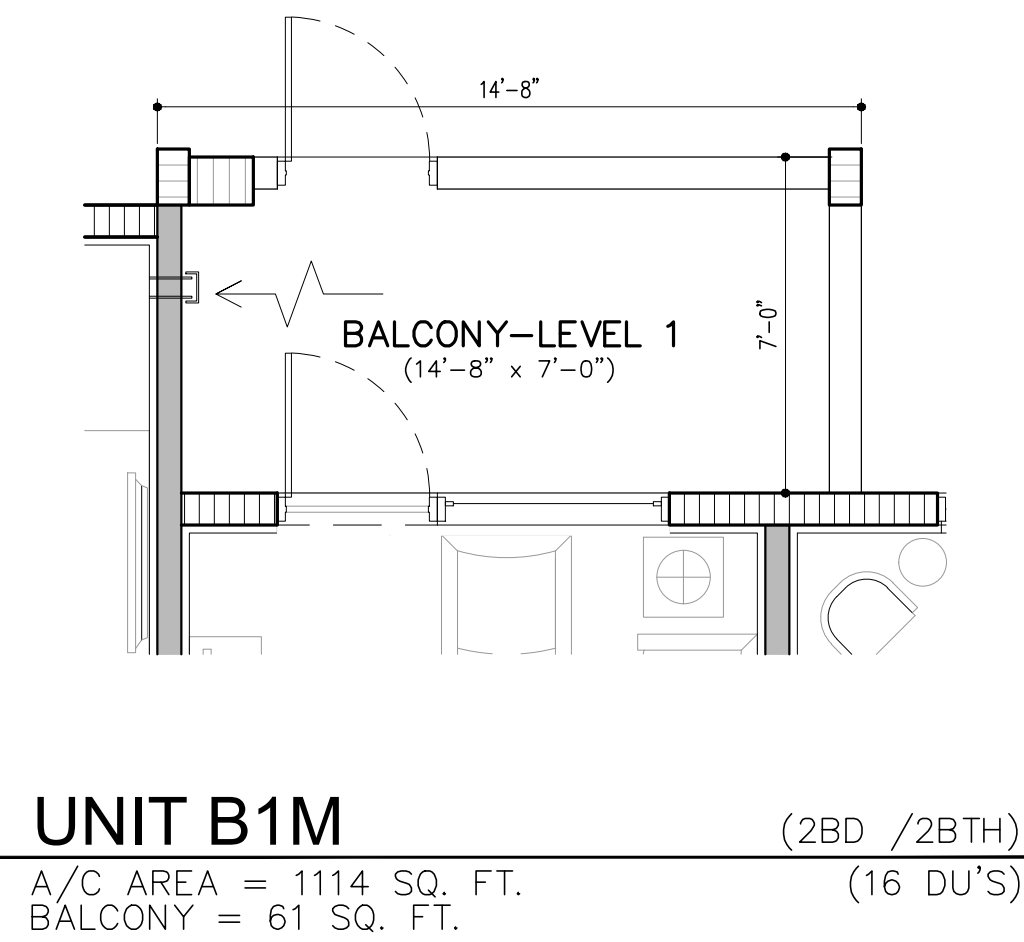
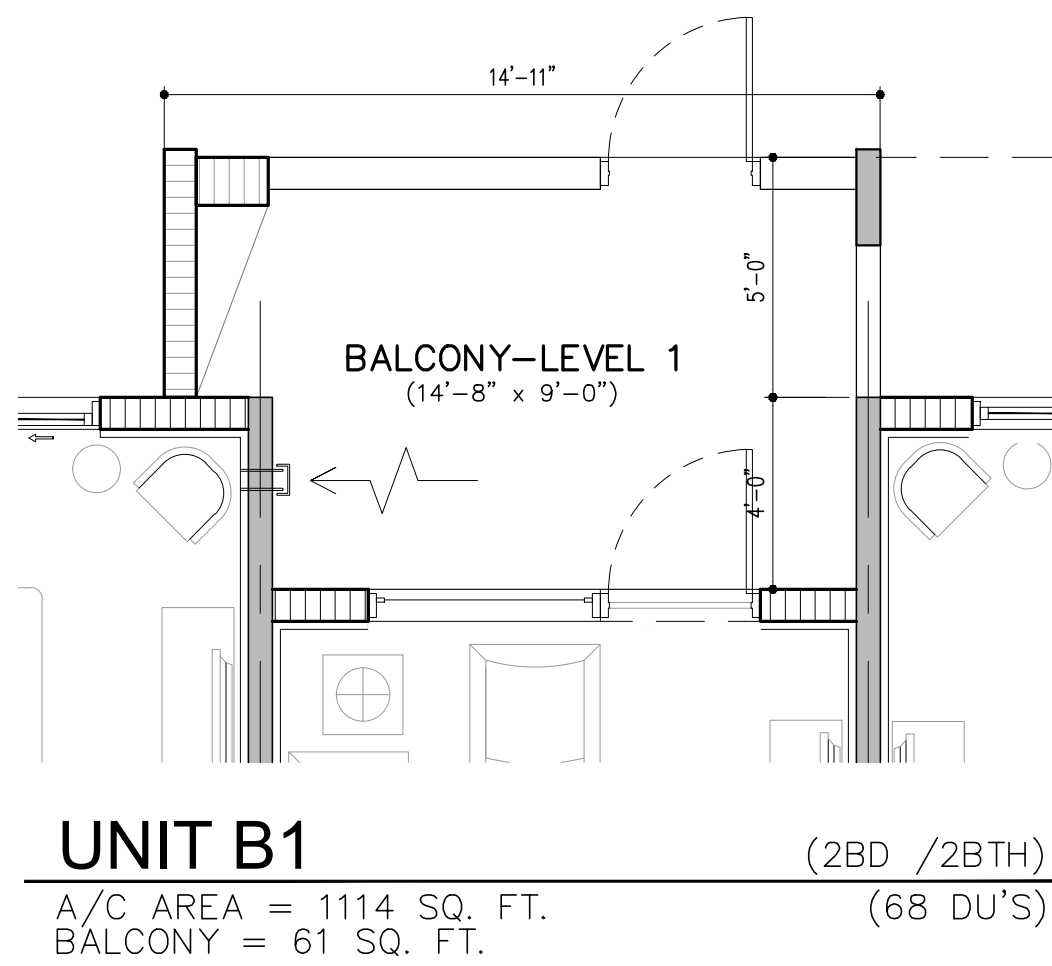
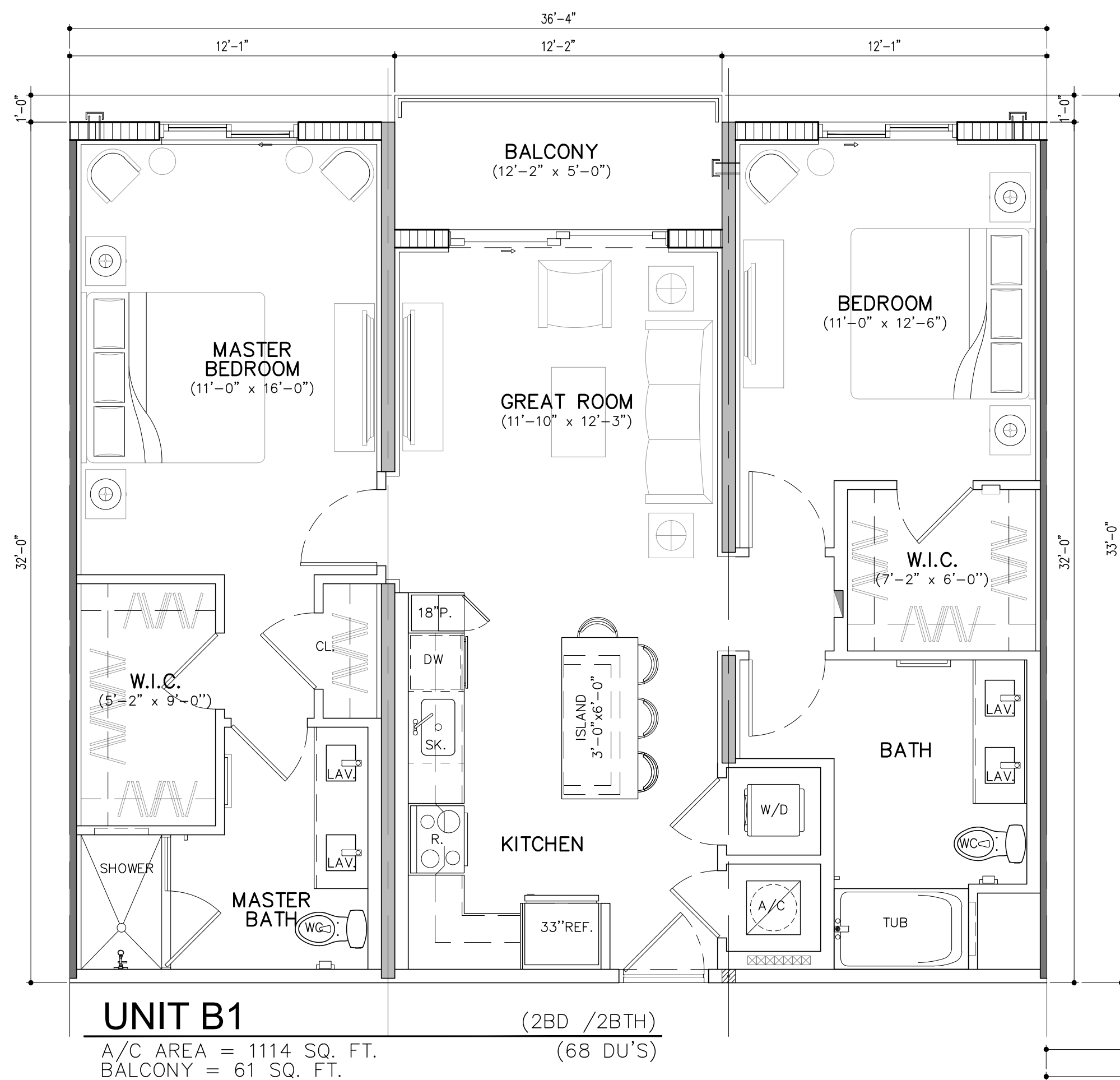


UNIT A2 (1BD /1BTH)
A/C AREA = 739 SQ. FT.
BALCONY = 180 SQ. FT.
(37 DU'S)



UNIT A2 (1BD /1BTH)
A/C AREA = 739 SQ. FT.
BALCONY = 180 SQ. FT.
(37 DU'S)





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PROJECT No: 1981
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UNIT PLANS
SCALE: 1/4"= 1'-0"

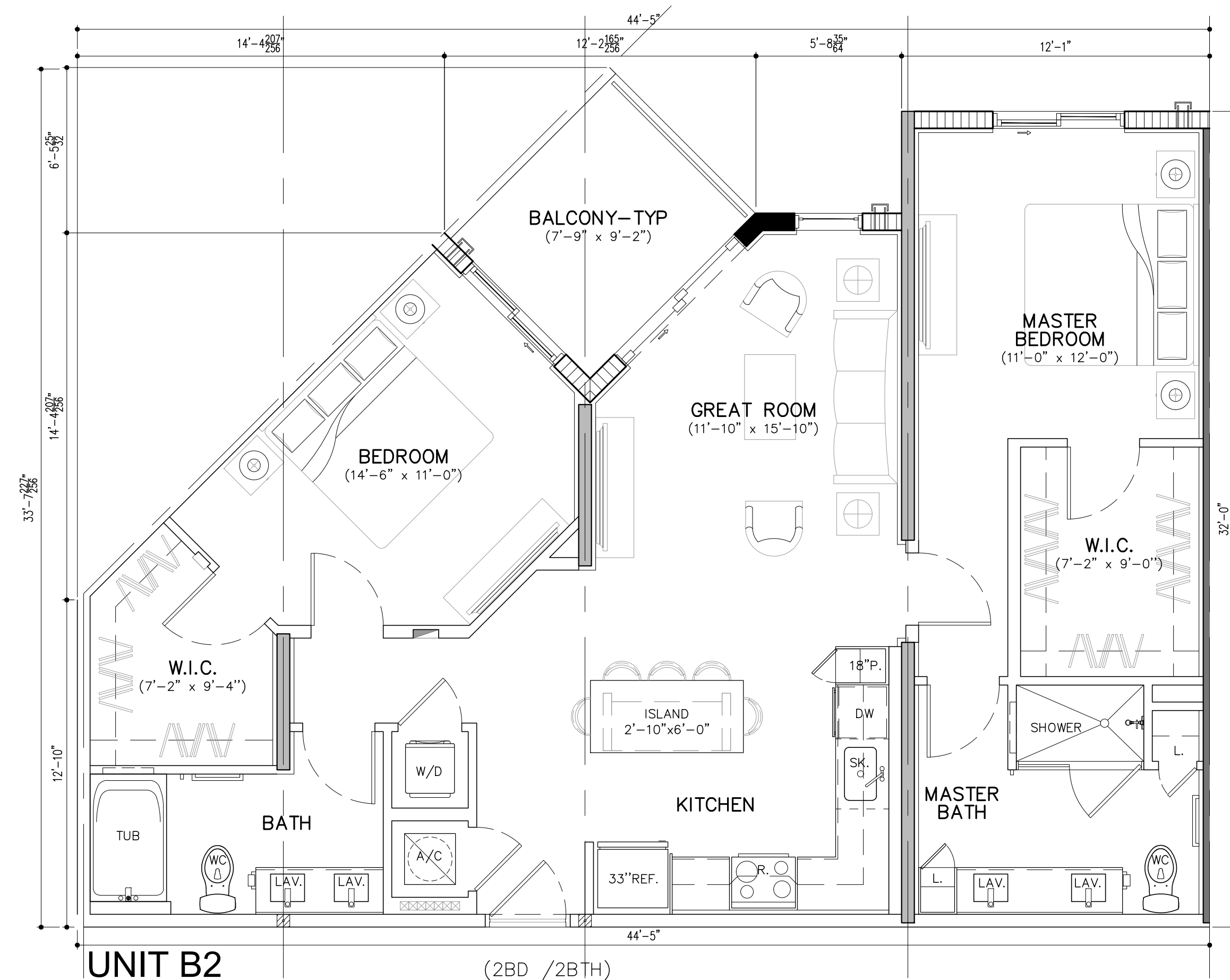
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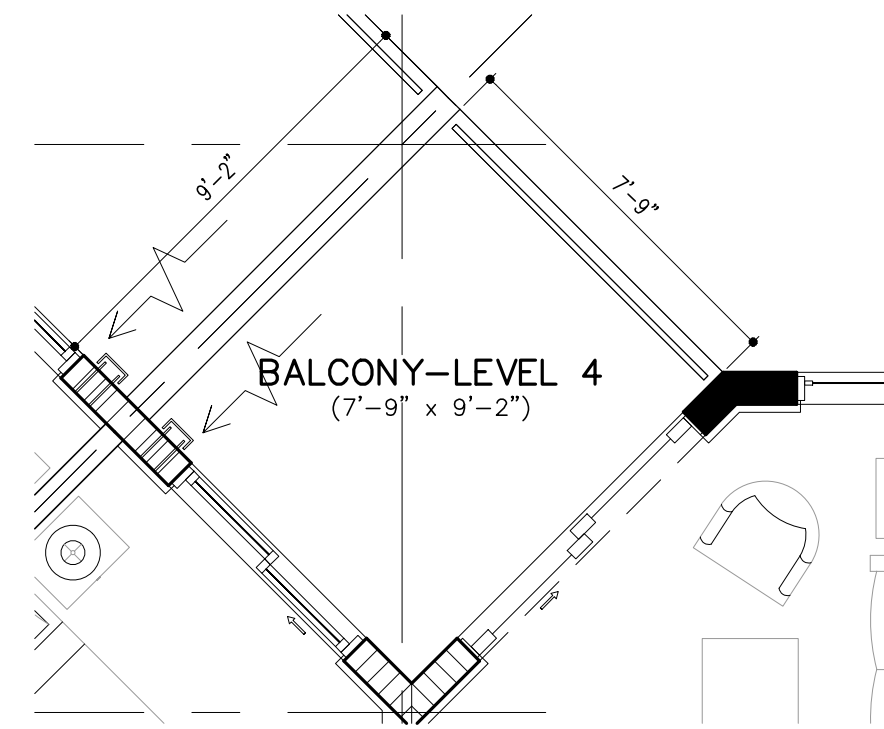
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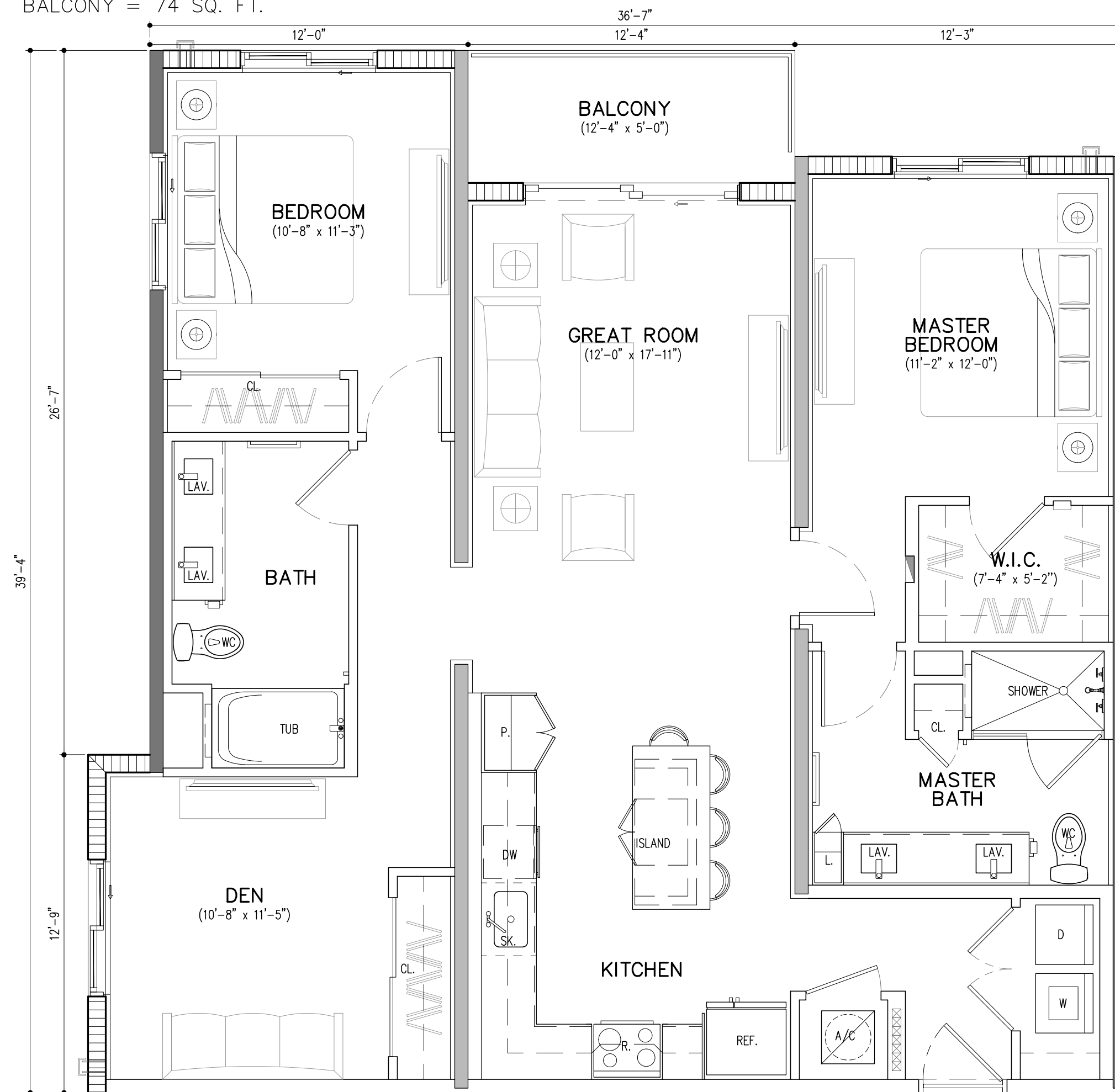
DATE:
SHEET NO.:
A-4.2



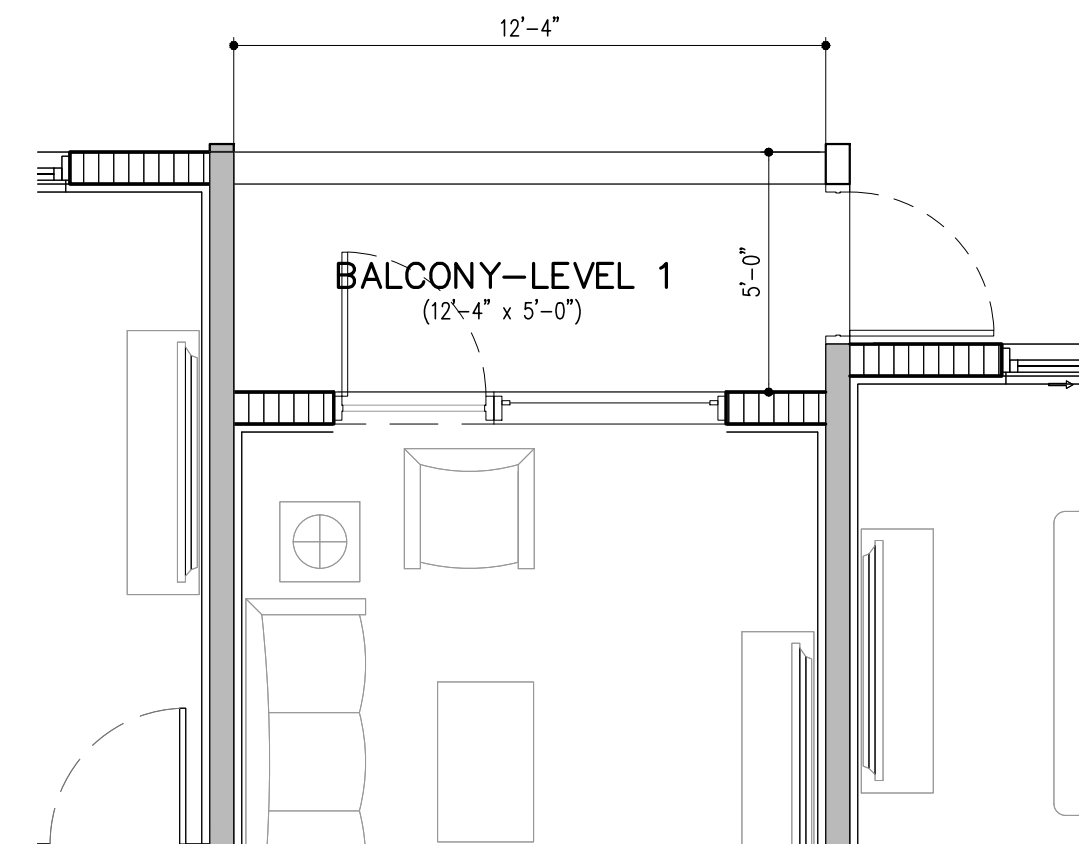
UNIT B2 (2BD /2BTH)
A/C AREA = 1136 SQ. FT. (37 DU'S)
BALCONY = 74 SQ. FT.



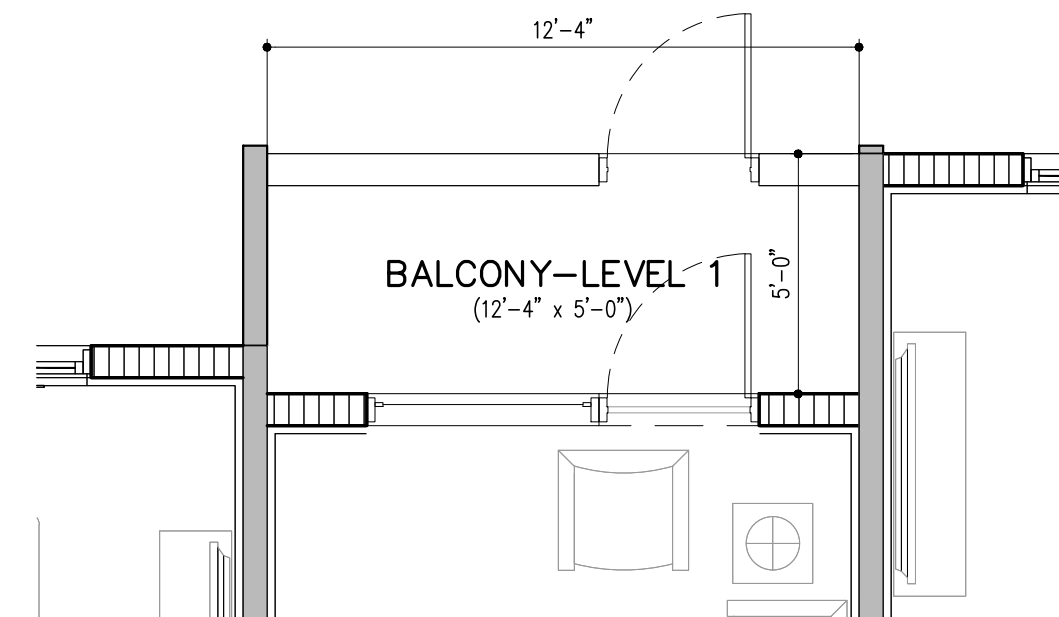
UNIT B2 (2BD /2BTH)
A/C AREA = 1136 SQ. FT. (37 DU'S)
BALCONY = 71 SQ. FT.



UNIT B3 (2BD /2BTH)
A/C AREA = 1358 SQ. FT. (2 DU'S)
BALCONY = 62 SQ. FT.

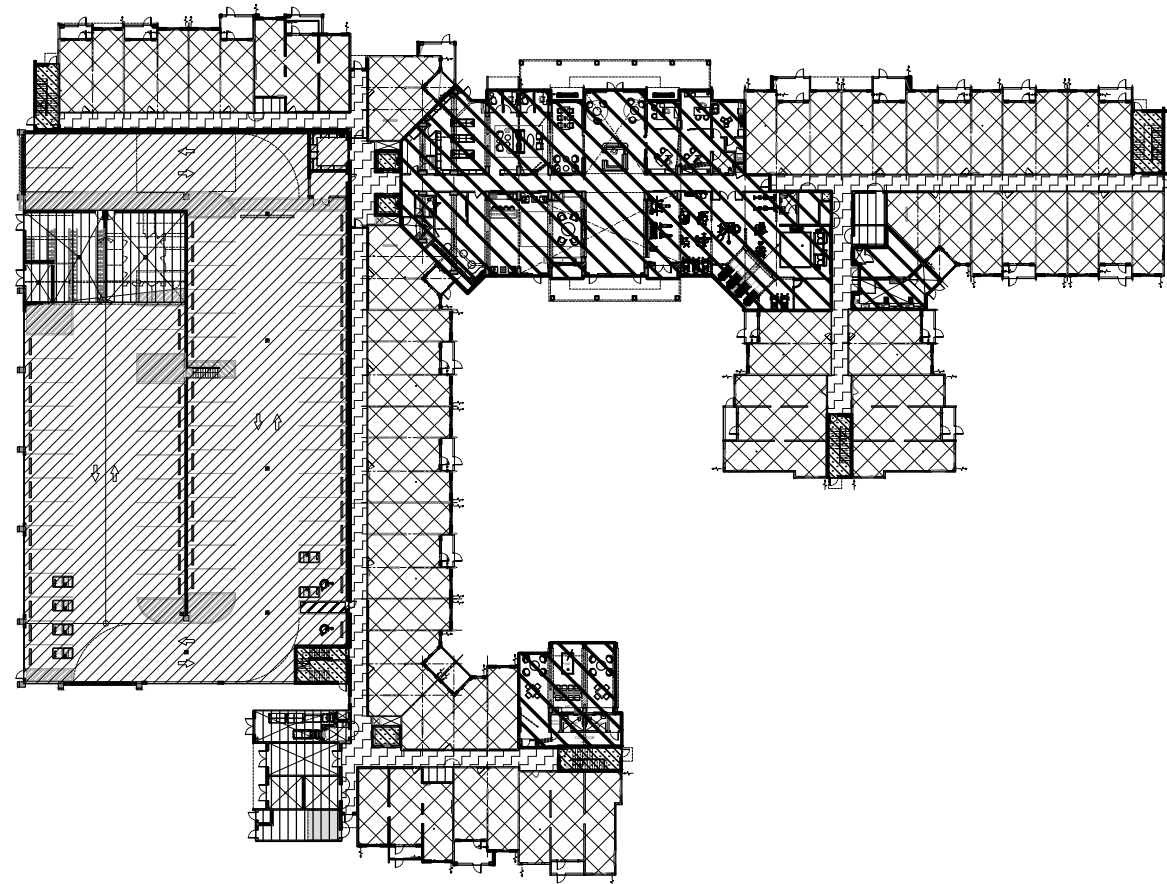


UNIT B3 (2BD /2BTH)
A/C AREA = 1358 SQ. FT. (2 DU'S)
BALCONY = 62 SQ. FT.

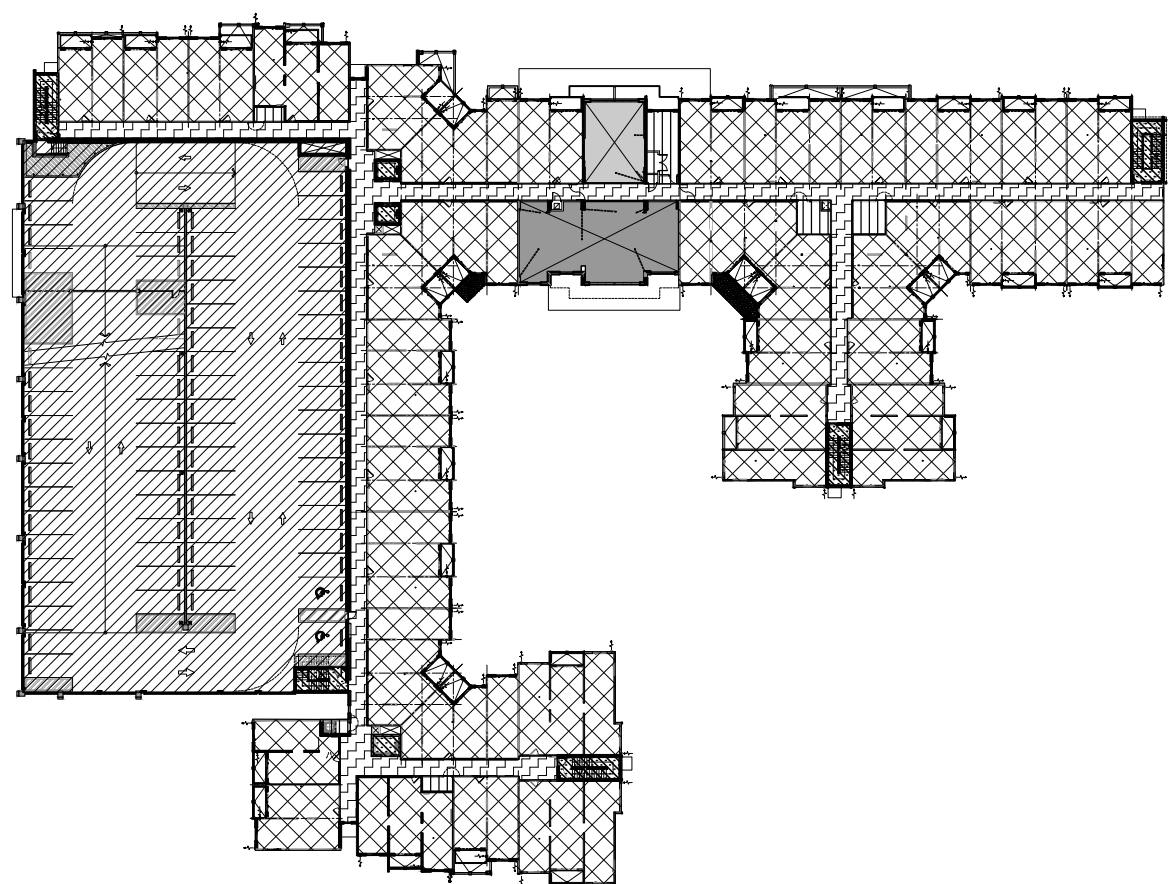


UNIT B3 (2BD /2BTH)
A/C AREA = 1358 SQ. FT. (2 DU'S)
BALCONY = 62 SQ. FT.

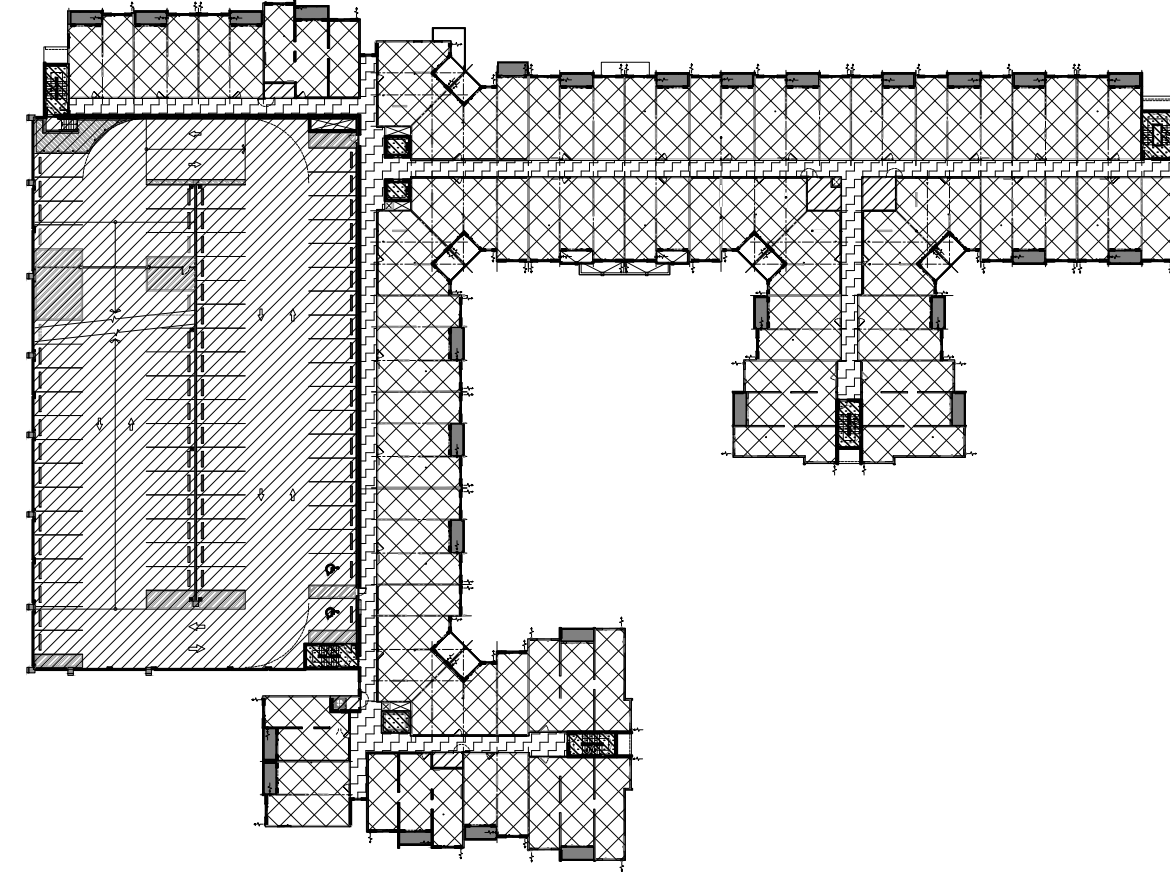




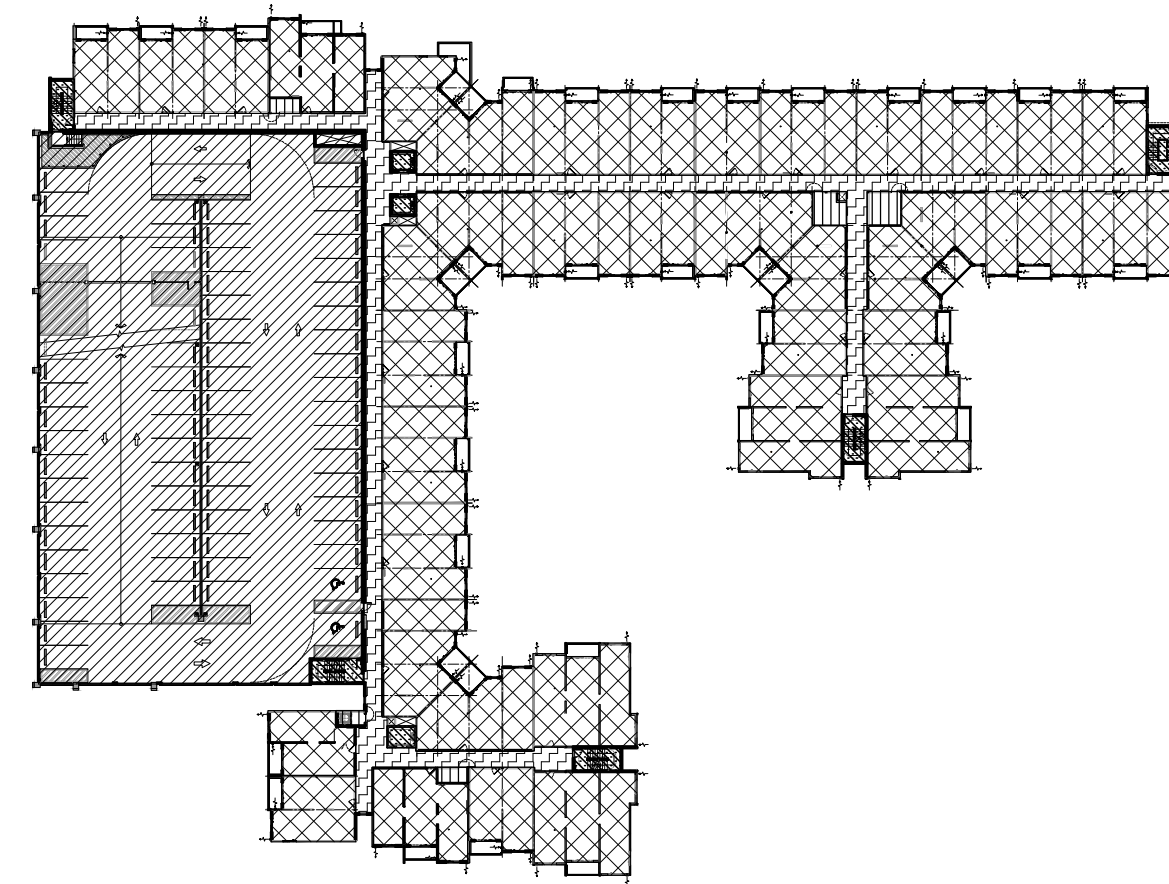
BUILDING PLAN - LEVEL 1



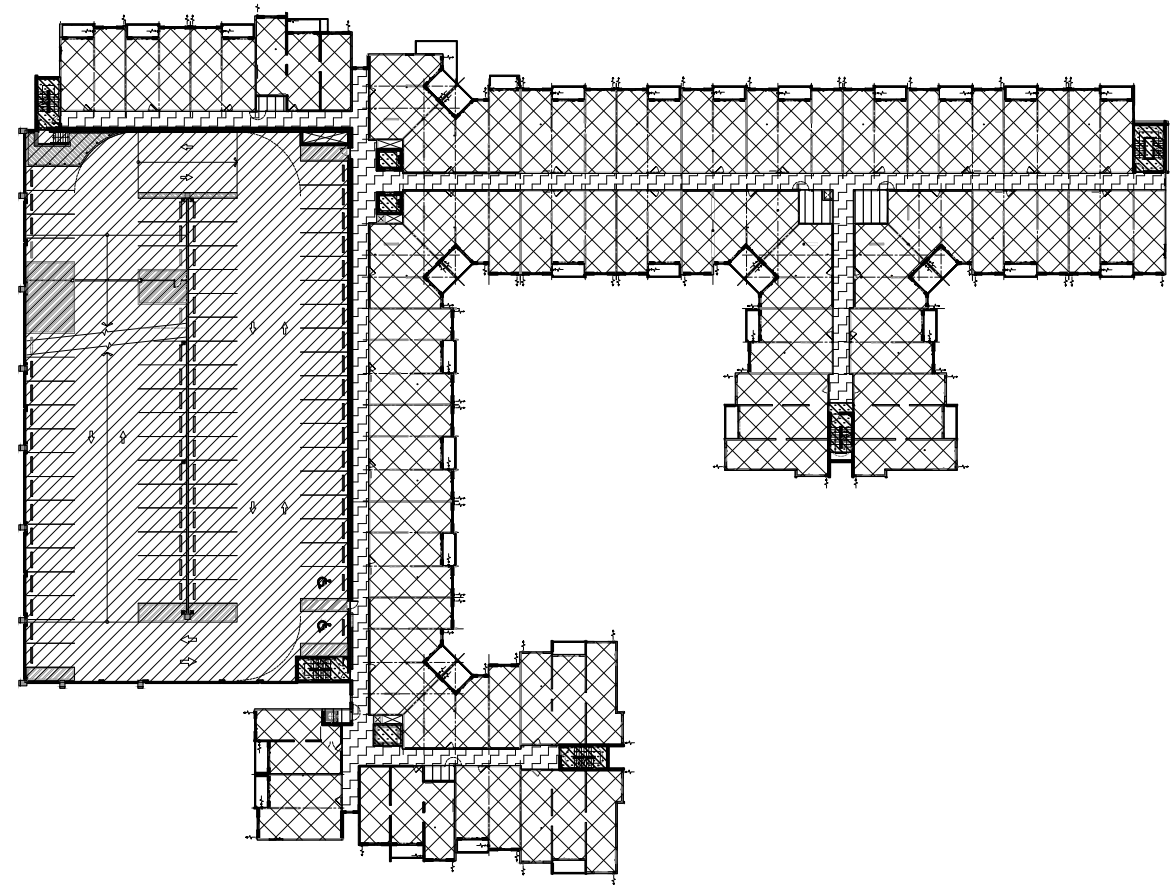
BUILDING PLAN - LEVEL 2



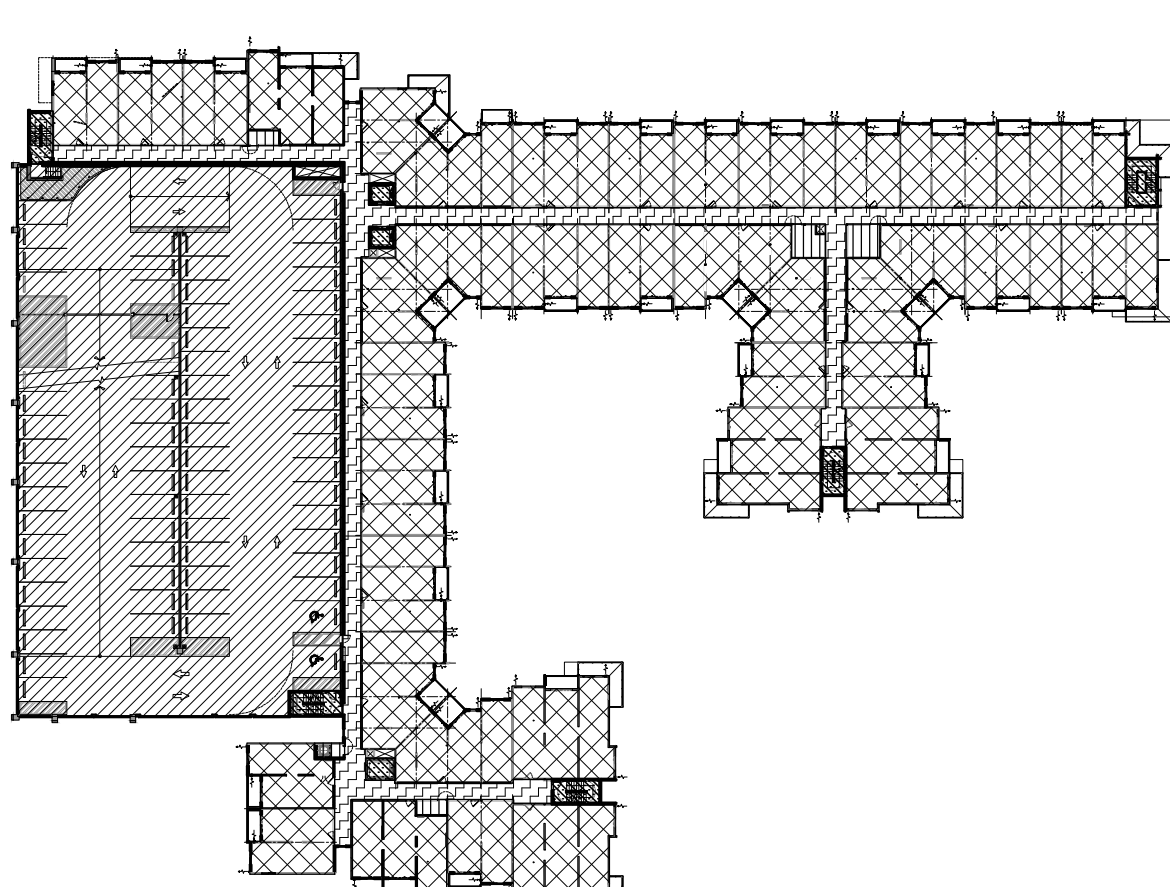
BUILDING PLAN - LEVEL 3



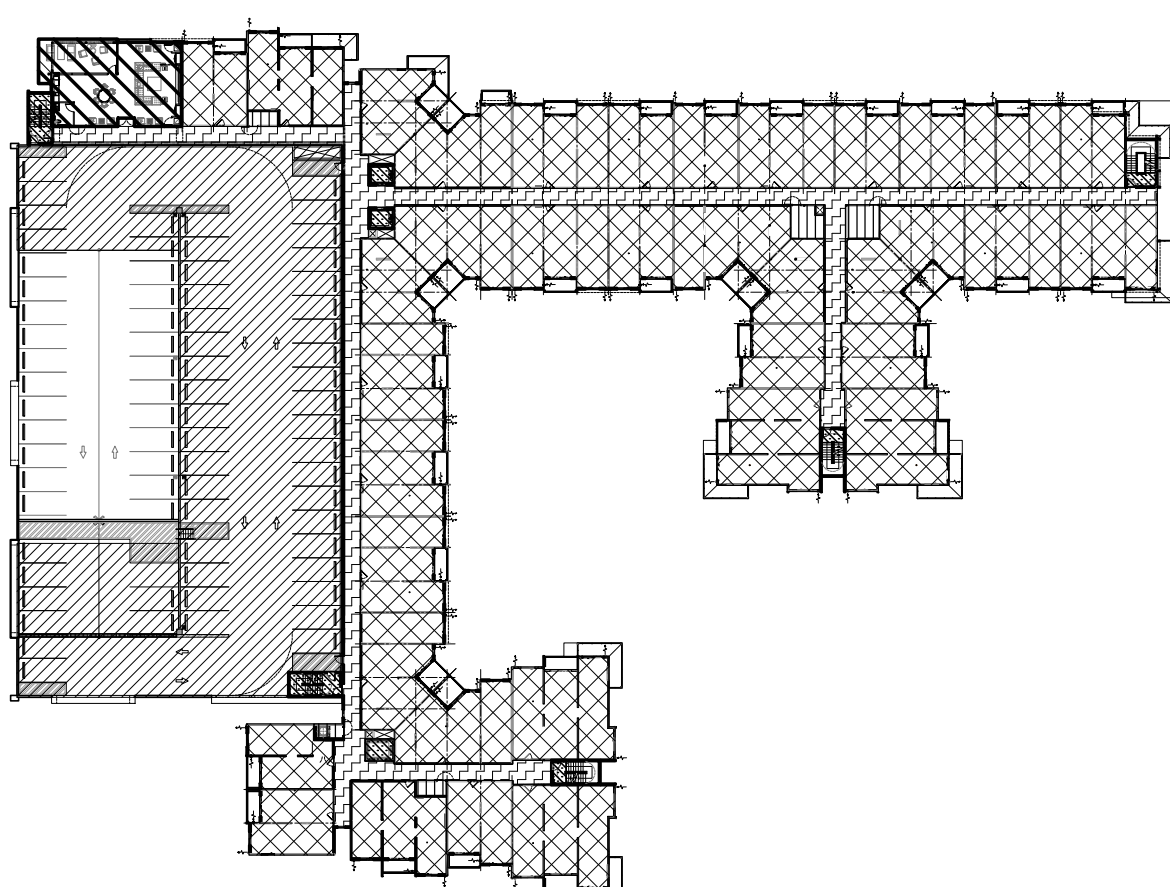
BUILDING PLAN - LEVEL 4



BUILDING PLAN - LEVEL 5-6



BUILDING PLAN - LEVEL 7



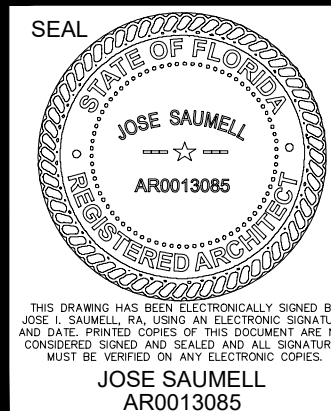
BUILDING PLAN - LEVEL 8

BUILDING AREA (SQUARE FEET)									
	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Total
Leaseable (Units)	25,173 sf	34,322 sf	37,299 sf	37,299 sf	37,299 sf	37,299 sf	37,299 sf	35,818 sf	281,808 sf
Corridors	4,925 sf	5,803 sf	5,803 sf	5,803 sf	5,803 sf	5,803 sf	5,803 sf	5,803 sf	45,546 sf
Stairs/Elevators	1,548 sf	1,452 sf	1,227 sf	1,227 sf	1,227 sf	1,227 sf	1,227 sf	812 sf	9,947 sf
BOH (MEP/Storage)	4,110 sf	928 sf	535 sf	535 sf	535 sf	535 sf	535 sf	535 sf	8,248 sf
Amenity	12,327 sf							1,653 sf	13,980 sf
Resi. Subtotal Area (Per Flr.)	48,083 sf	42,505 sf	44,864 sf	44,864 sf	44,864 sf	44,864 sf	44,864 sf	44,621 sf	359,529 sf
OPEN AIR AREA									
Terraces	2,038 sf	3,162 sf	2,842 sf	2,704 sf	2,712 sf	2,712 sf	3,949 sf	3,824 sf	23,943 sf
Open Air Subtotal Area (Per Flr.)	2,038 sf	3,162 sf	2,843 sf	2,712 sf	2,712 sf	2,712 sf	3,949 sf	3,824 sf	23,952 sf
Grand Total Area	50,121 sf	45,667 sf	47,707 sf	47,576 sf	47,576 sf	47,576 sf	48,813 sf	48,445 sf	383,481 sf
F.A.R.									1.61
GARAGE AREA									
Garage Area	23,136 sf	25,369 sf	25,369 sf	25,369 sf	25,369 sf	25,369 sf	25,369 sf	18,624 sf	193,974 sf
F.A.R.									2.42

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DATE:

SHEET NO.:

EX-1



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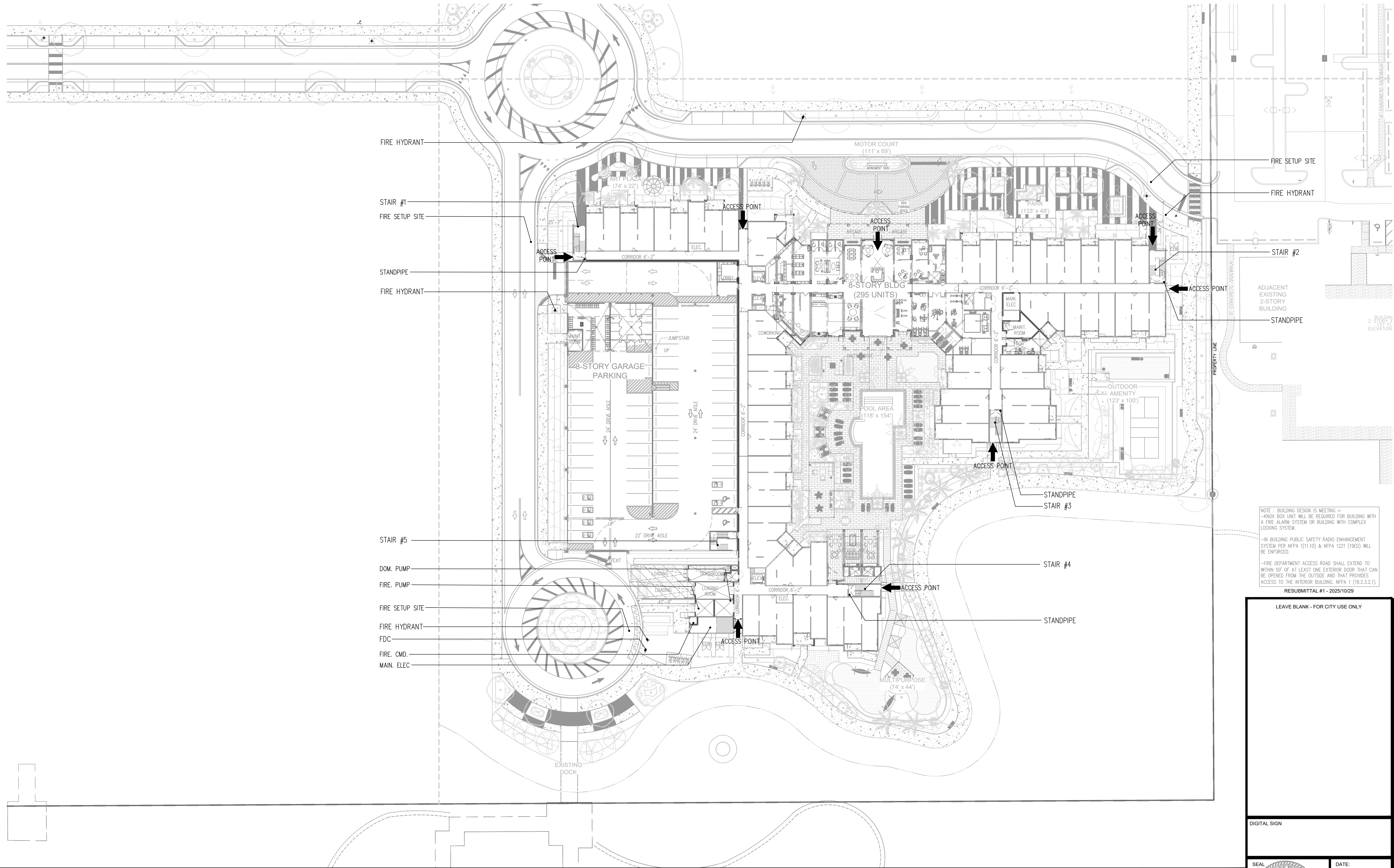
PROJECT No: 1981

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA, 33323



BUILDING FLOOR PLAN AREA
8 STORIES

SCALE: N.T.S.

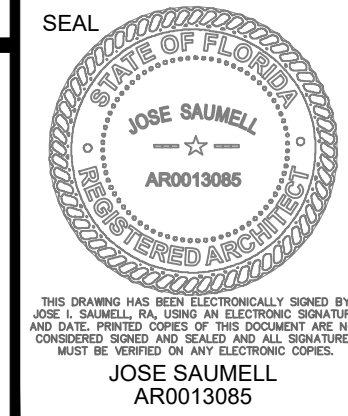


NOTE : BUILDING DESIGN IS MEETING =
-KNOX BOX UNIT WILL BE REQUIRED FOR BUILDING WITH
A FIRE ALARM SYSTEM OR BUILDING WITH COMPLEX
LOCKING SYSTEM.
-IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT
SYSTEM PER NFPA 1(11.10) & NFPA 1221 (19ED) WILL
BE ENFORCED.
-FIRE DEPARTMENT ACCESS ROAD SHALL EXTEND TO
WITHIN 50' OF AT LEAST ONE EXTERIOR DOOR THAT CAN
BE OPENED FROM THE OUTSIDE AND THAT PROVIDES
ACCESS TO THE INTERIOR BUILDING. NFPA 1 (18.2.3.2.1).

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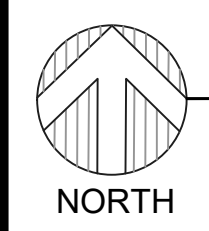
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DATE:

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FIRE DEPT ACCESS PLAN

8 STORIES
25 UNITS LEVEL 1
295 UNITS IN TOTAL

SCALE: 1"= 30'-0"

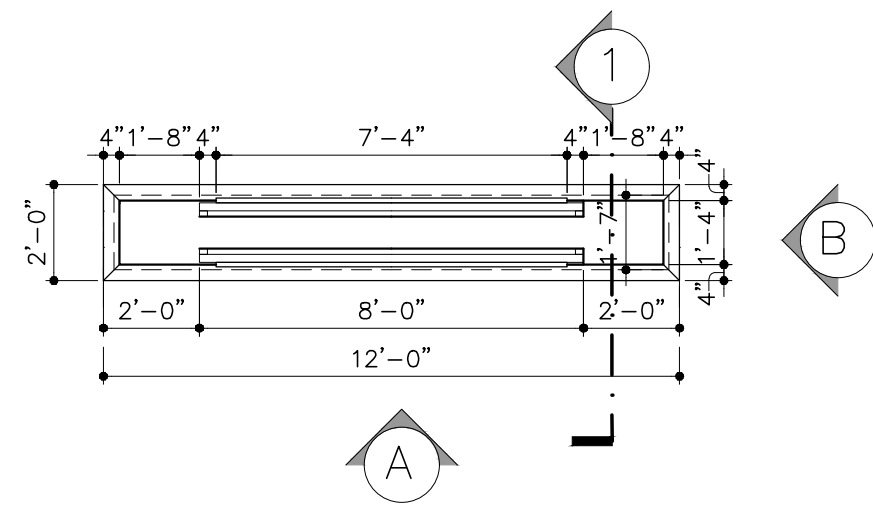


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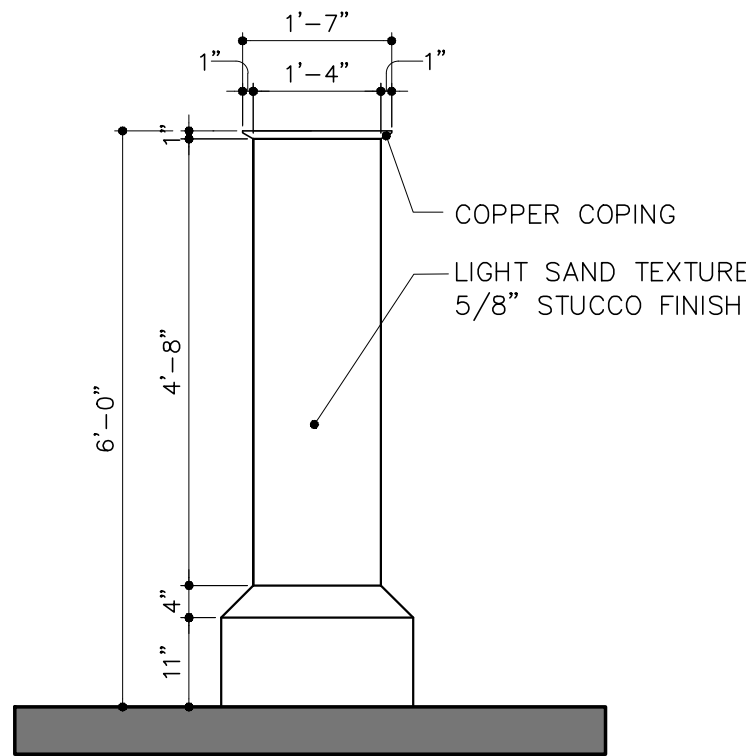


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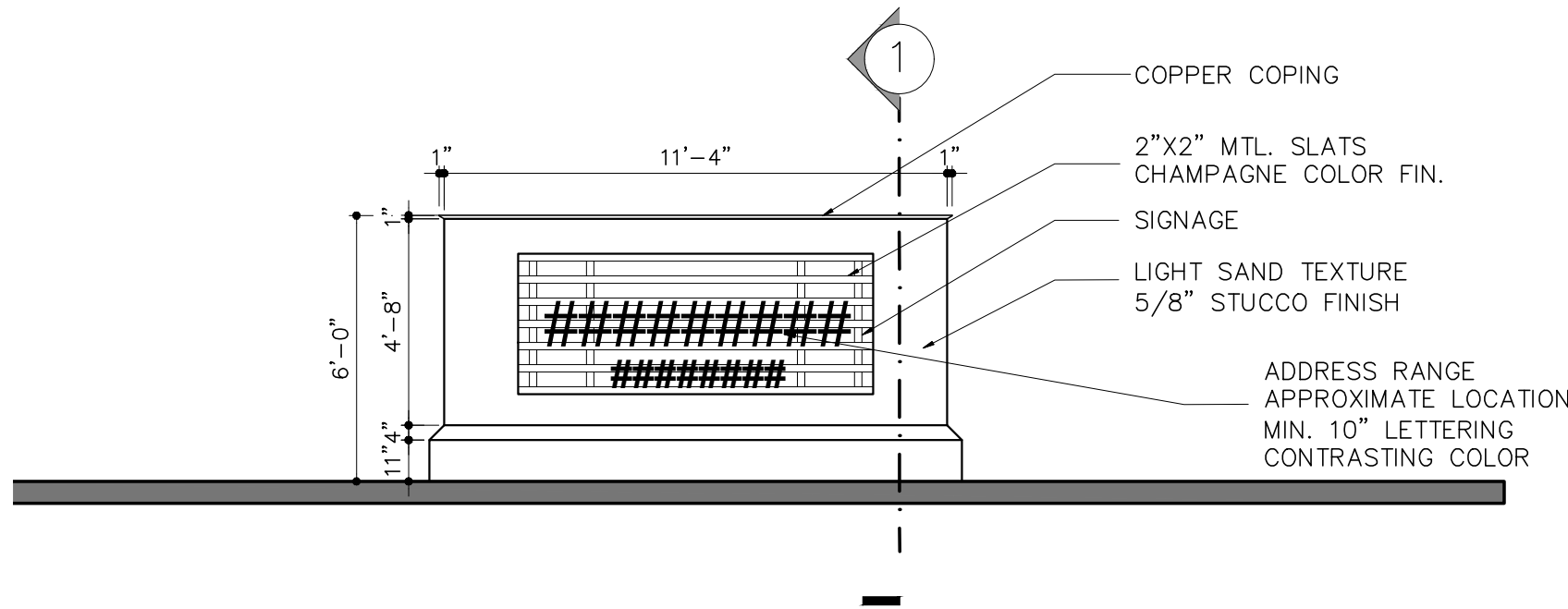
PROJECT No: 1981
WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA, 33323



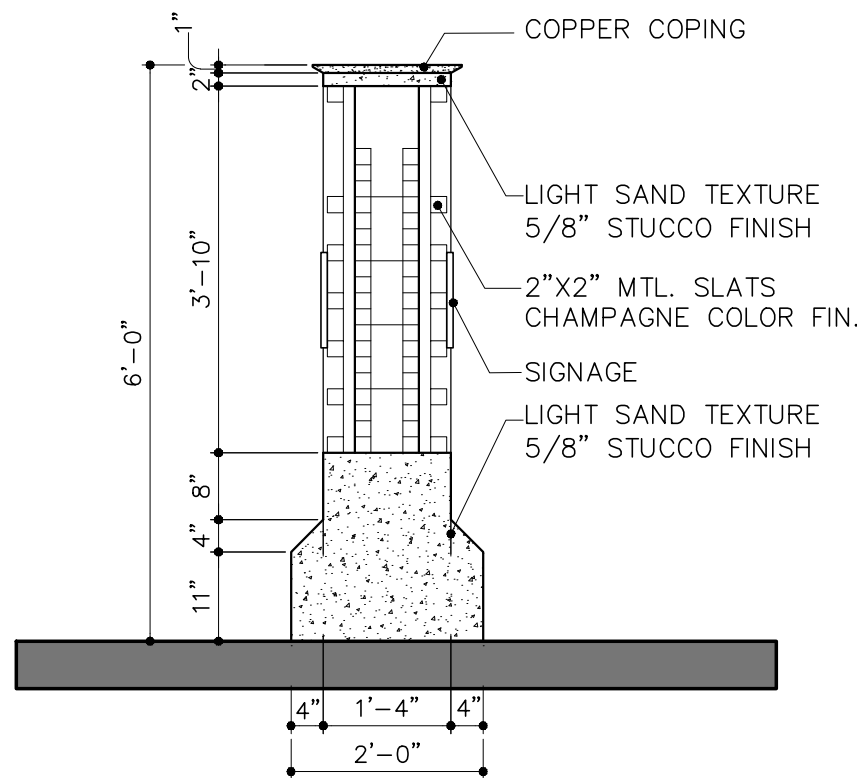
1 FLOOR PLAN - MONUMENT SIGN
N.UNIVERSITY DRIVE MONUMENT
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION -"B"- MONUMENT SIGN
SCALE: 1/2" = 1'-0"



3 ELEVATION -"A"- MONUMENT SIGN
SCALE: 1/4" = 1'-0"



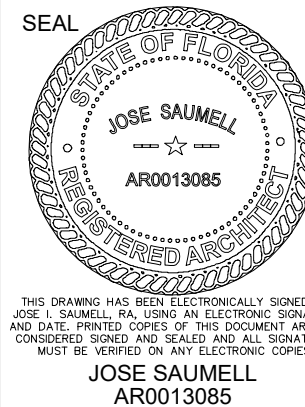
4 SECTION 1 - MONUMENT SIGN
SCALE: 1/2" = 1'-0"

NOTE: MONUMENT SIGN
FOR REFERENCE
PURPOSES ONLY. SIGN
DRAWINGS TO BE
SUBMITTED AS PART OF
UNIFORM SIGN PACKAGE
AT A LATER DATE.

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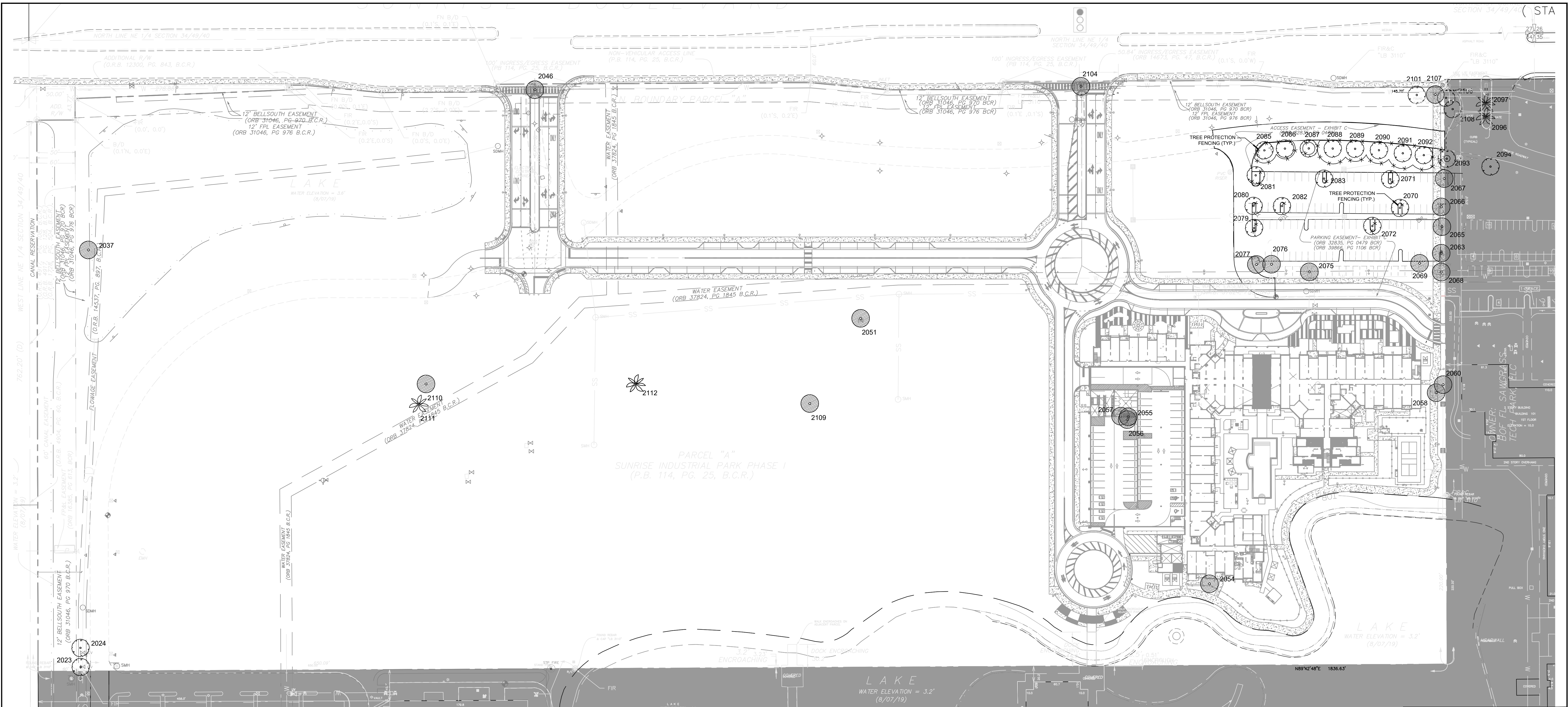
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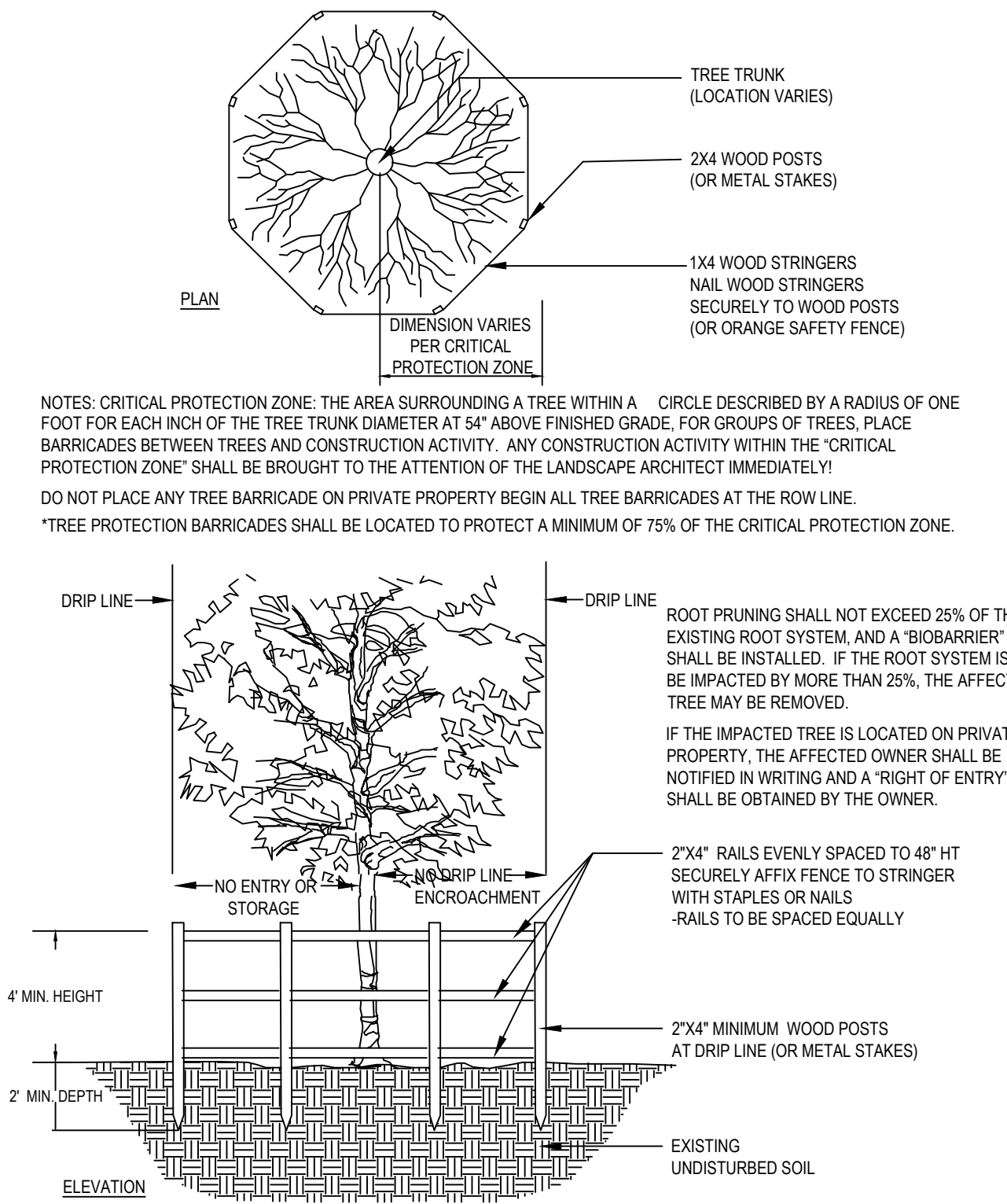
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PROJECT No: 1981
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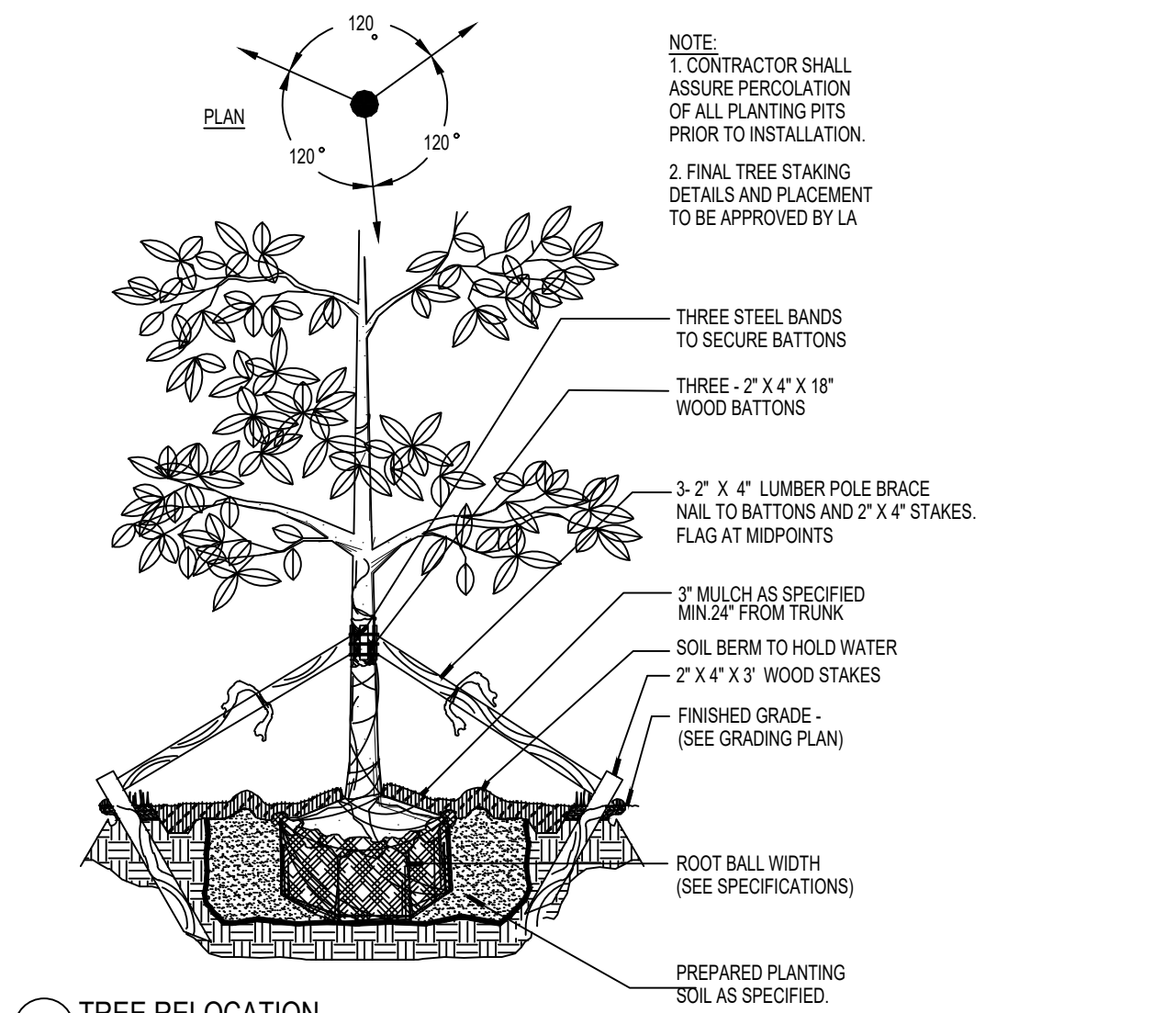
MONUMENT SIGN



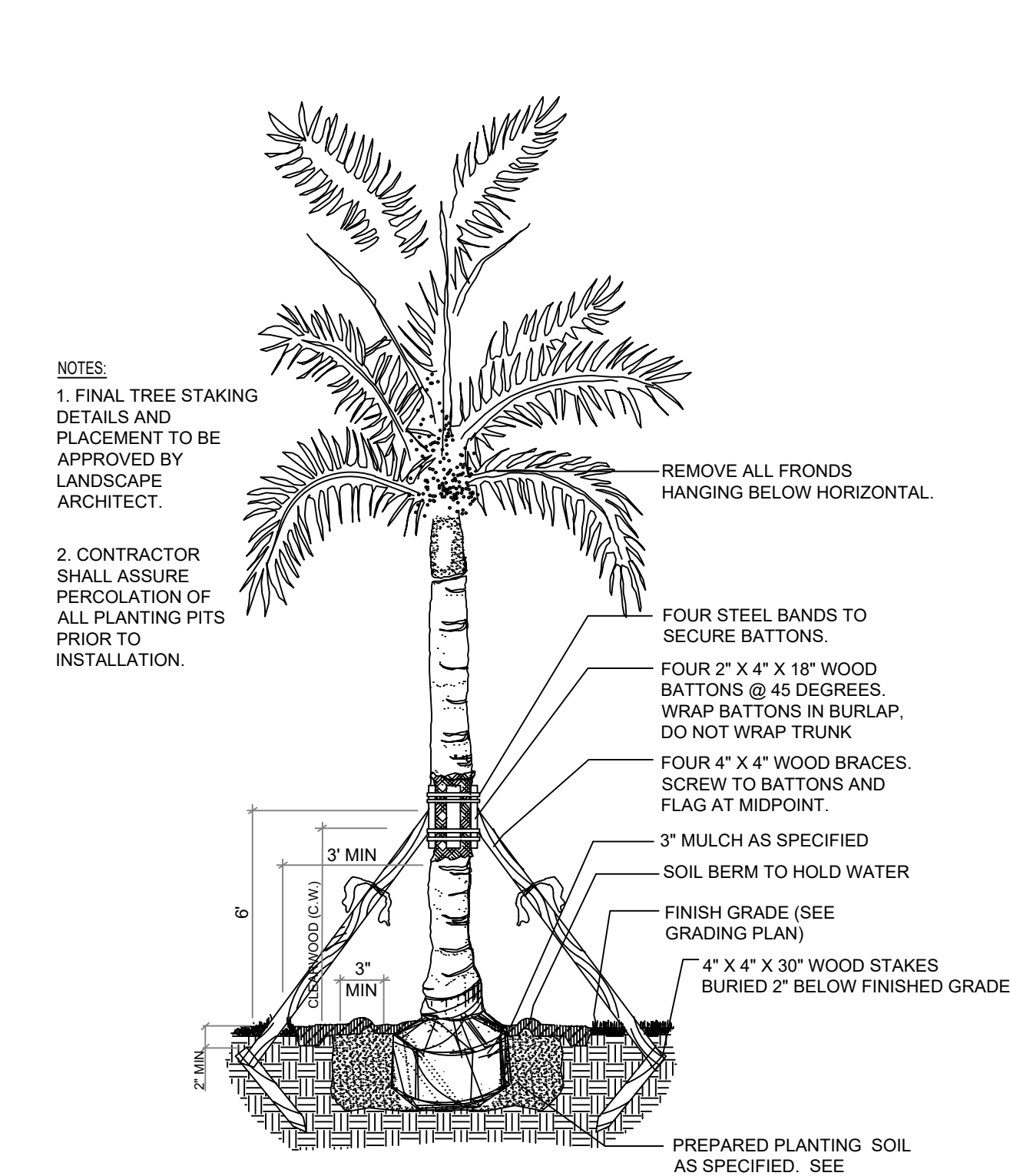
LEGEND			TREE DISPOSITION LIST:																			
TREES/ PALMS TO REMAIN																						
XX TREES/ PALMS TO BE REMOVED																						
XX TREES/ PALMS TO BE RELOCATED																						
</																						



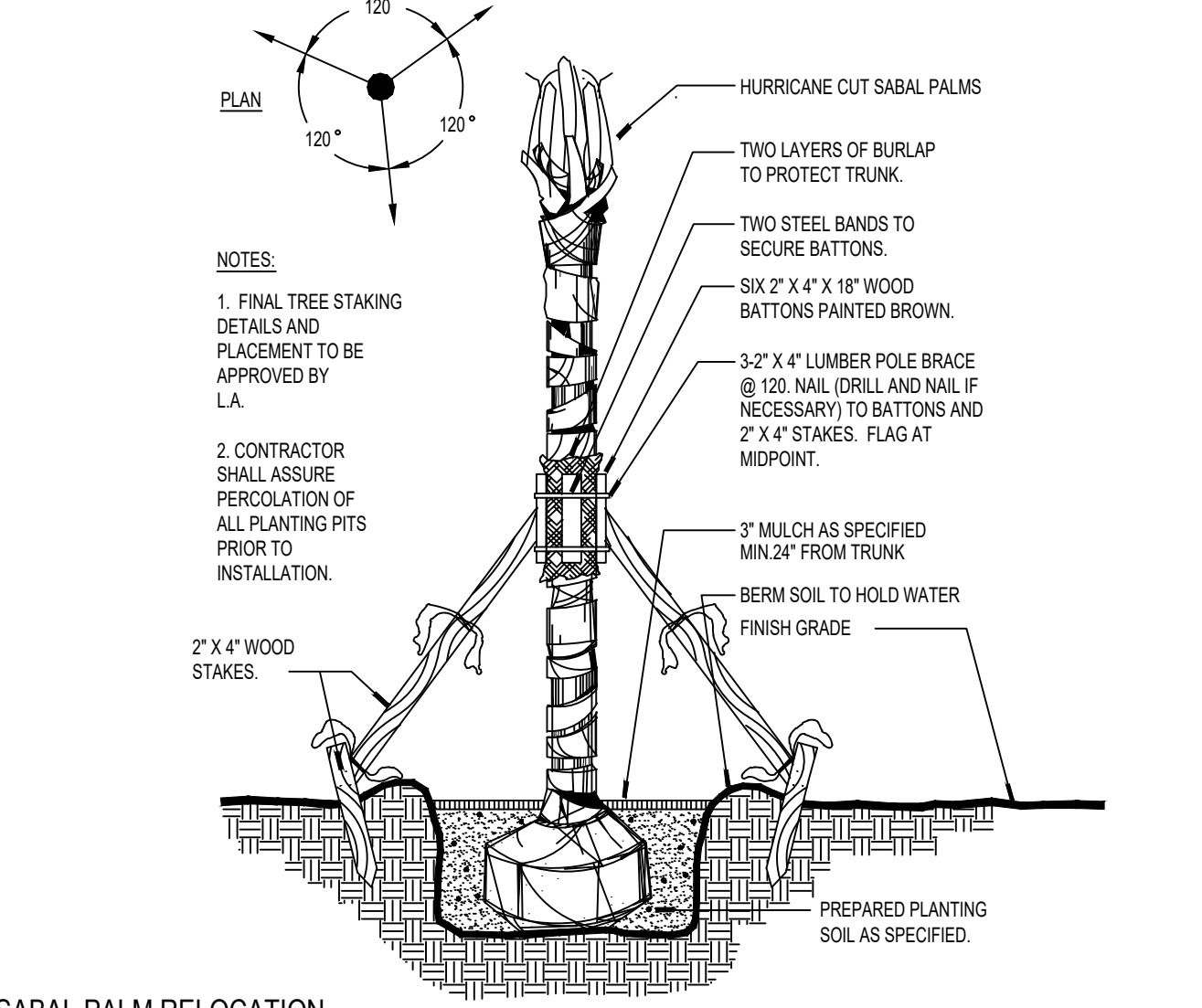
1 TREE BARRICADE
PLAN & ELEVATION N.T.S.



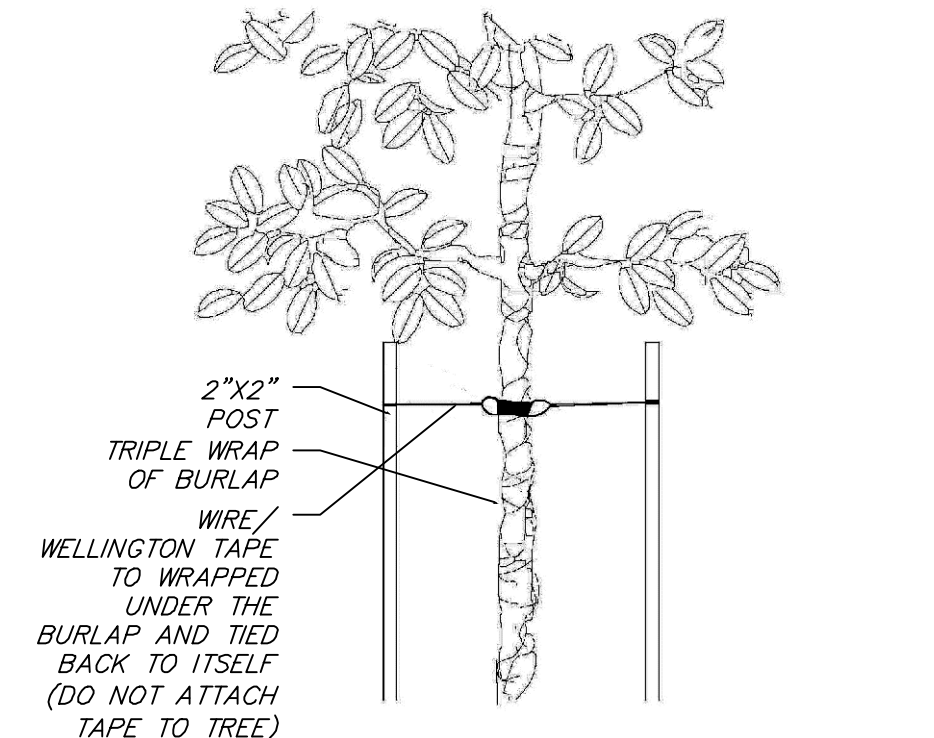
3 TREE RELOCATION



2 ROYAL PALM RELOCATION
SECTION



4 SABAL PALM RELOCATION
SECTION N.T.S.



5 STRAPPING METHOD FOR YOUNG TREES
ELEVATION

No.	REVISIONS	DATE	BY

SCALE: 1" = 60'-0"
DESIGNED BY: EWS
DRAWN BY: EWS / AR
CHECKED BY: SWP

Craven Thompson and Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL: (954) 739-6402
FLORIDA LICENSED ENGINEERS, SURVEYORS & PLANNERS BUSINESS NO. 272
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 5200114

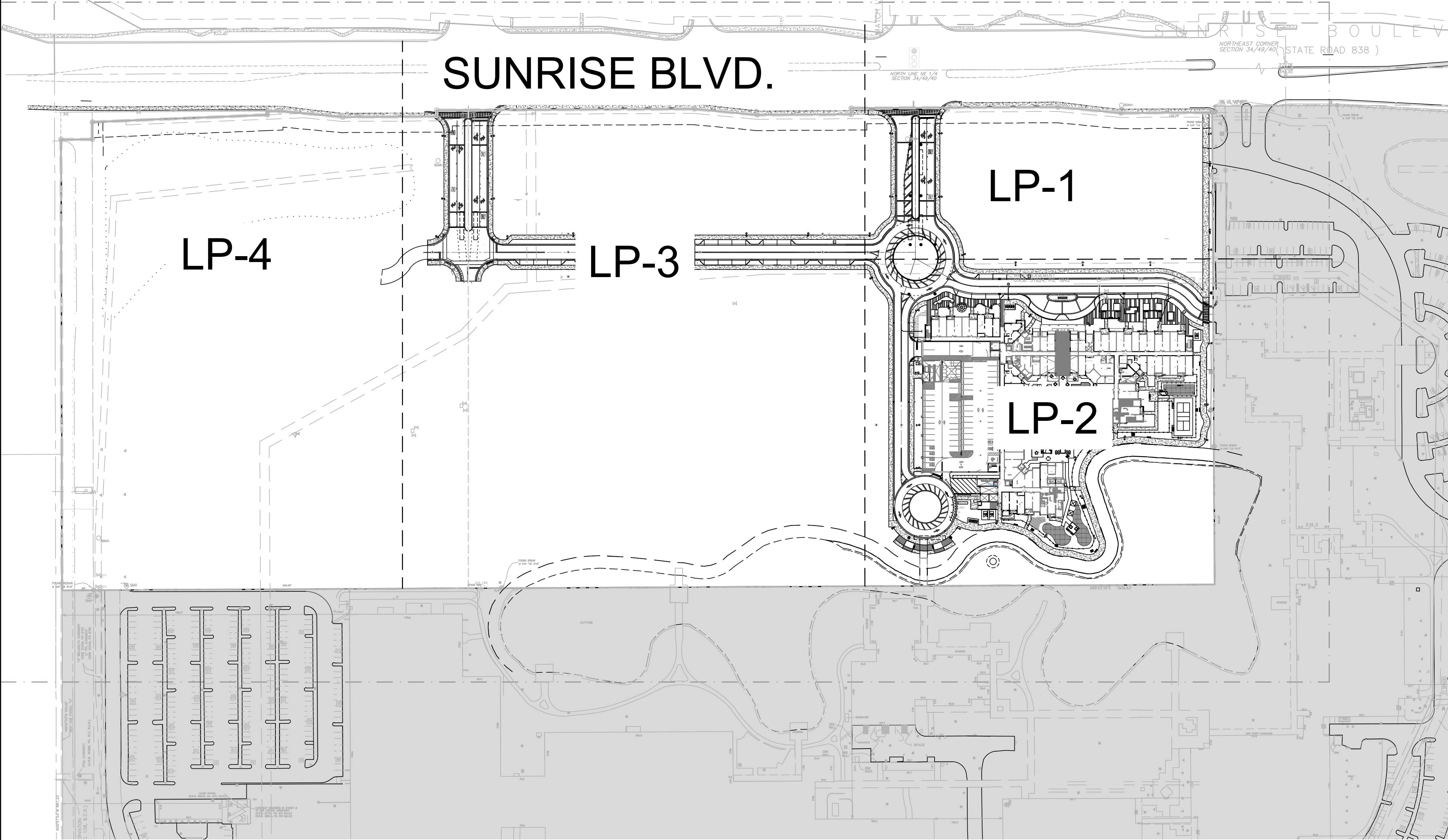
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WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

**TREE DISPOSITION
NOTES & DETAILS**

SEAL: 	DATE: 06/09/2026
PROJECT NO. 21-0061-001-02	DRAWING NO. TD-2



WESTERRA POD 4					
LANDSCAPE DATA CALCULATIONS PER CITY OF SUNRISE					
LOCATION:	SUNRISE, FL				
ZONING DISTRICT:	POD (PLANNED DEVELOPMENT DISTRICT)				
UNIT OF WORK AREA:	488,851 Sq. Ft.				
SEC. 16-169 MINIMUM LANDSCAPE REQUIREMENTS				REQUIRED	PROVIDED
(a)(2) Required landscape strip adjacent to the street rights-of-way					
North Sunrise Blvd					
(Relocated trees in excess of 8" DBH)					
Shrub per Dev. Agr. Sec. Phase A Landscape Sch					
(Mid and low level landscape for 50% Min of Buffer @ 30' min. height)					
Interior Roadways per Dev. Agreement					
1 tree/251f of ROW if palms in between					
23 shade trees					
Palms Trees = 24 Sabals @ 5/1 = 8 Trees					
Dev. Agreements Sec. E.4. - Required median plantings					
Arrival Medians					
1 tree/251f					
9 Royal Palms & 8 Crape Myrtles					
(b)(4) Required perimeter landscaping adjacent to abutting properties: canal, lake or open space separation					
South Along: Per Developer Agreement Landscape Phase Schedule for the Community Linear Park Zone G1:					
No Landscaping shall be required due to the existing canal easement and utility easements					
Required Mid, Low & Upper Shrubs					
Lake area					
1 tree/251f					
South: Mid (511 f / 2)					
Low (50% of Mid)					
Upper (10% of Mid)					
Community Greenway Req. (G-3, G-4, & G-5) Required Trees, Mid, & Low Shrubs					
Multi-Use Path (South & East)					
1 tree/251f w/ Palm Planted Between					
South: Mid (511 f / 2)					
Low (50% of Mid)					
East: Mid (511 f / 2)					
Low (50% of Mid)					
(b)(6) Required perimeter landscaping adjacent to abutting properties: between business uses					
East: 5' wide landscape buffer					
1 tree / 251f					
596.4 - 25.29 = 511 f / 25 = 21 Trees					
West: 5' wide landscape buffer					
1 tree / 251f					
429 = 429 f / 25 = 17 Trees					
(d)(1) Foundation or pedestrian zone landscaping: pedestrian zone					
Residential Building					
Per development Agreement Sec. 5.a.					
(d)(2) Foundation or pedestrian zone landscaping: plant materials					
1. Residential Building				REQUIRED	PROVIDED
2 large tree / 301f					
North:					
East:					
West:					
Required Mid, Low & Upper Shrubs					
North: Mid (426 f / 2)					
Low (50% of Mid)					
Upper (10% of Mid)					
East: Mid (448 f / 2)					
Low (50% of Mid)					
Upper (10% of Mid)					
West: Mid (449 f / 2)					
Low (50% of Mid)					
Upper (10% of Mid)					
**Exemptions per Development Agreement Sec. D.4.c: Parking garages or Structures					
- If an architectural screen is provided, there shall be no tree requirement within the adjacent pedestrian zone					
(e) Minimum pervious area					
Sec. 16-80(h) - roofed structures shall not exceed 40% of the plot area					
(f) Entry feature landscaping (Iconic Corner Landscaping included)					
1) Landscaping shall extend on both sides the length of the entry drive					
Landscaping shall extend parallel to the ROW by 1/2 the width of the ROW (50' ROW)					
2) 1 tree / 251f of req'd landscaping					
* (5) Crape Myrtles per entry					
1 Mid-level shrub / 21f of entry feature landscaping					
Low-level - 100% of the length of the mid-level					
Upper-level - 50% of the length of the mid-level					
Additional Trees and Palms in Open Space:					
Hotel / Entry Plaza Open Space Area					
(7) Total trees provided (3 Royal Palms towards trees provided at entry, (4) Birdseye Trees provided at southern roundabout					
(g) Mitigation Requirements					
1) Total tree canopy removed from site = 3,067 SF					
Total tree mitigation Req.: 3,067 SF / 300 SF for Cat. 1 Tree =					
TOTAL TREES:					
TOTAL MID-LEVEL SHRUBS:					
TOTAL UPPER-LEVEL SHRUBS:					
TOTAL LOW-LEVEL SHRUBS:					
NATIVE TREES (MAX. 30%):					
SPECIMEN SEED TREES (MIN. 25%):					
**PALMS ALLOWED (MAX. 30%):					
SPECIES DIVERSITY REQ. (MAX. 30%):					
SLOW-GROWING TREES ALLOWED (MAX. 25%):					
MID-LEVEL SHRUB DIVERSITY (MAX. 25%):					
**Palms provided on site exceed the Max. allowable Req. (5) Date Palms not counted towards landscape req. - Alexander Palms and Sabal Palms counted towards req. @ 3:1					
Tree total does not include trees required for West and East buffer, additional trees shall be provided upon development of POD 2 and POD 3 as per DA.					

NOTE: WHERE DISCREPANCIES EXIST, THE MORE RESTRICTIVE OF THE CITY OF SUNRISE LAND DEVELOPMENT CODE ARTICLE VIII OR THE DESIGN STANDARDS IDENTIFIED IN THE DEVELOPMENT AGREEMENT WILL GOVERN.

0 50' 100' 200'

SCALE: 1"=100'-0"

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SEAL:

DATE: 06/09/2026

DRAWING NO. KM

PROJECT NO. 21-0061-001-02

NATURESCAPE BROWARD REQUIREMENTS		REQUIRED	PROVIDED
Food sources for wildlife			
Seeds, Berries, Nectar, Fruits, Pollen, Foliage		3	3
Water sources			
Lake/water retention, Stream/river/canal		1	2
Places for Cover			
Ground Cover, Dense Shrubs, Evergreens		2	3
Places to Raise Young			
Mature trees, Host Plants		2	3
Soil and Water Conservation			
Limit water use, Use mulch or groundcover to retain moisture		1	2
Controlling Exotic species			
Use native plants		1	1
Total		10	14

No.

REVISIONS

DATE

BY

SCALE:

DESIGNED BY: EWS

DRAWN BY: EWS / AR

CHECKED BY: SWP

CRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
PAK: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0000114
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GL COMMERCIAL

1600 SAWGRASS CORPORATE PKWY #150

SUNRISE, FLORIDA 33323

WESTERRA PHASE I - POD 4

SUNRISE, FLORIDA

LANDSCAPE KEY MAP

SEAL:

DATE: 06/09/2026

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SUNRISE BLVD.

LP-4

LP-3

LP-1

LP-2

SEE SHEET LP-6 FOR
ENTRY PLAZA 'A'
ENLARGEMENT

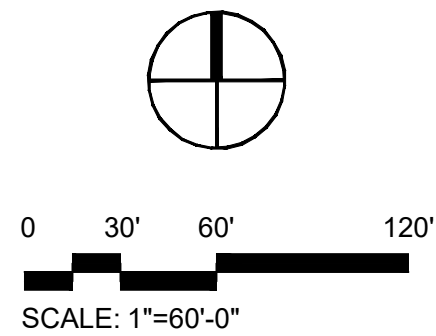
SEE SHEET LP-6 FOR
AMENITY AREA
ENLARGEMENT

SEE SHEET LP-6 FOR
ENTRY PLAZA 'B'
ENLARGEMENT

LAKE

LAKE
WATER ELEVATION = 3.2'
(8/07/19)

NOTE: WHERE DISCREPANCIES EXIST,
THE MORE RESTRICTIVE OF THE CITY OF
SUNRISE LAND DEVELOPMENT CODE
ARTICLE VIII OR THE DESIGN
STANDARDS IDENTIFIED IN THE
DEVELOPMENT AGREEMENT WILL
GOVERN.



LEAVE BLANK - FOR CITY USE ONLY

No.	REVISIONS	DATE	BY

SCALE:	
DESIGNED BY:	EWS
DRAWN BY:	EWS / AR
CHECKED BY:	SWP



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SUNRISE, FLORIDA 33323

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

OVERALL
LANDSCAPE PLAN

SEAL:	DATE:
	06/09/2026
PROJECT NO.	DRAWING NO.
21-0061-001-02	OLP