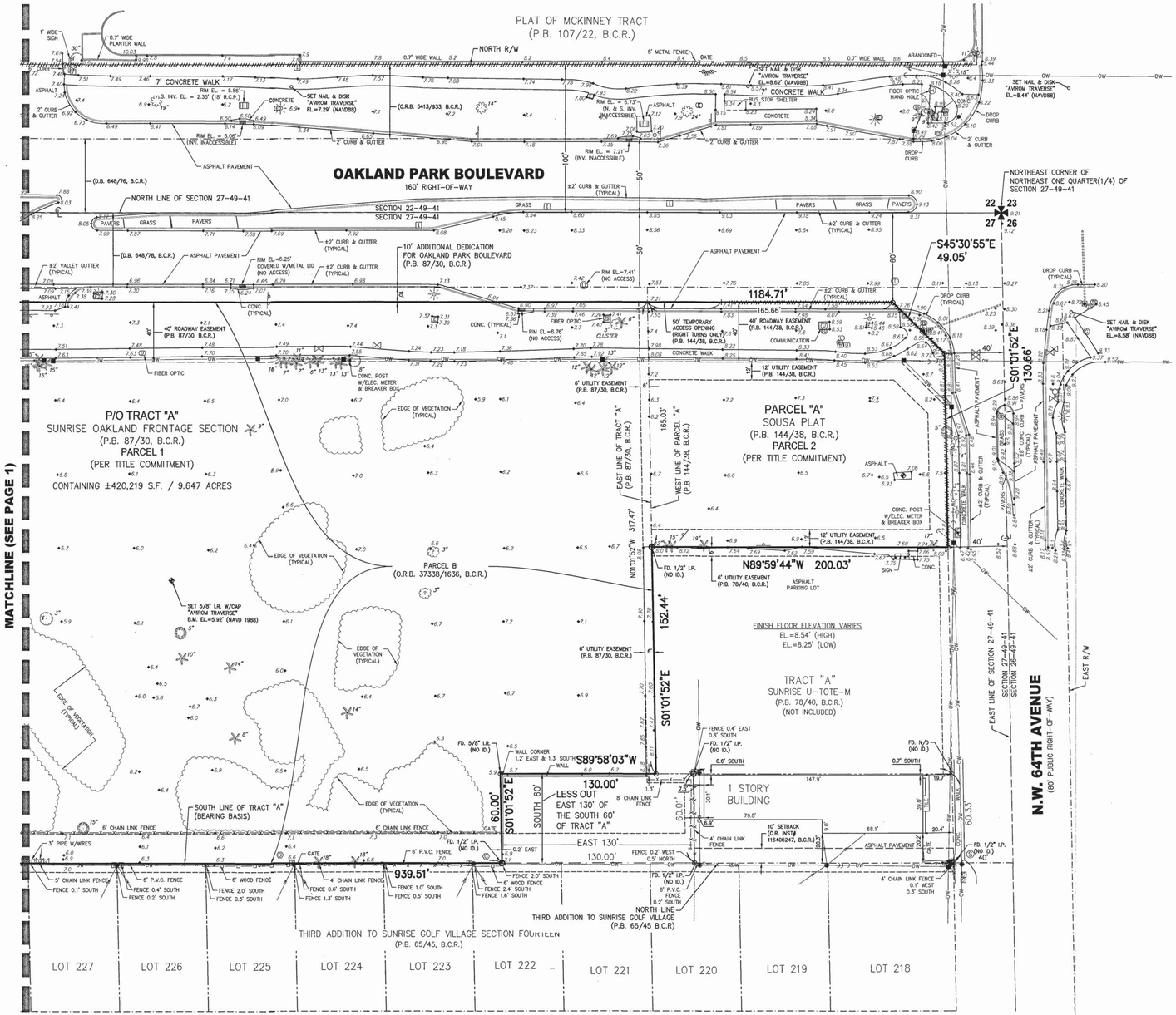
ALTA / NSPS LAND TITLE SURVEY



LAND DESCRIPTION:

THE WEST 275 FEET OF Tract "A", of SUNRISE OAKLAND FRONTAGE SECTION, according to the Plat thereof, recorded in Plat Book 87, Page 30 of the Public Records of Broward County, Florida, and LESS therefrom the property deeded to Broward County by quit-claim deed recorded in Official Records Book 6661, Page 111 of the Public Records of Broward County, Florida, more particularly described as follows:

A triangular parcel of land located in Tract "A" of "SUNRISE OAKLAND FRONTAGE SECTION", as recorded in Plat Book 87, Page 30, Public Records of Broward County, Florida, bounded as follows: ON THE NORTH by the Southerly line of the 40-foot roadway easement as shown on said Plat of "SUNRISE OAKLAND FRONTAGE SECTION"; ON THE WEST by the West line of said Tract "A"; ON THE SOUTHEAST by the chord of an arc which is concave to the Southeast, having a radius of 25.0 feet, tangent to the Southerly line of said 40-foot roadway easement and tangent to the West line of said Tract "A".

TOGETHER WITH:

Tract "A", of SUNRISE OAKLAND FRONTAGE SECTION, according to the Plat thereof, as recorded in Plat Book 87, Page 30, of the Public Records of Broward County, Florida, LESS the East 130 feet of the South 60 feet thereof, and LESS therefrom the property deeded to Broward County by quit-claim deed recorded in Official Records Book 6661, Page 111 of the Public Records of Broward County, Florida, more particularly described as follows:

A triangular parcel of land located in Tract "A" of "SUNRISE OAKLAND FRONTAGE SECTION", as recorded in Plat Book 87, Page 30, Public Records of Broward County, Florida, bounded as follows: ON THE NORTH by the Southerly line of the 40-foot roadway easement as shown on said Plat of "SUNRISE OAKLAND FRONTAGE SECTION"; ON THE WEST by the West line of said Tract "A"; ON THE SOUTHEAST by the chord of an arc which is concave to the Southeast, having a radius of 25.0 feet, tangent to the Southerly line of said 40-foot roadway easement and tangent to the West line of said Tract "A".

TOGETHER WITH

Parcel "A" of SOUSA PLAT, according to the Plat thereof, as recorded in Plat Book 144, Page 38, of the Public Records of Broward County, Florida.

Said lands situate in the City of Sunrise, Broward County, Florida and containing 420,219 square feet (9.647 acres) more or less.

NORTH

0 40 80

GRAPHIC SCALE IN FEET
1"=40'

TREE LEGEND

- Acacia
- Oak
- Palm
- Unknown Species
- 12" Denotes 12" Diameter Trunk (Typical)

LEGEND

- BACK FLOW PREVENTOR VALVE
- BENCHMARK
- BOLLARD (UNLESS NOTED)
- CABLE TELEVISION RISER
- CATCH BASIN
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE
- CURB INLET
- CURB INLET
- DRAINAGE MANHOLE
- ELECTRIC METER
- ELECTRIC SERVICE BOX
- ELECTRIC SERVICE PANEL
- * 0.00 EXISTING ELEVATION
- FIRE HYDRANT
- GAS VALVE
- GUY ANCHOR
- HAND HOLE
- IRRIGATION CONTROL BOX
- METAL LIGHT POLE
- OW OVERHEAD WIRES
- SANITARY MANHOLE
- SIGN (UNLESS NOTED)
- SIGN (UNLESS NOTED)
- TELEPHONE MANHOLE
- TELEPHONE RISER
- TRAFFIC SIGNAL CONTROL RISER
- TRAFFIC SIGNAL SERVICE BOX
- UNDERGROUND FIBER OPTIC MARKER
- UNDERGROUND GAS MARKER
- UNKNOWN UTILITY SERVICE BOX
- VAULT
- WATER METER
- WATER VALVE
- WOOD UTILITY POLE
- NON-VEHICULAR ACCESS LINE (P.B. 144/38, B.C.R.)

NOTE

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

NOT VALID WITHOUT SHEETS 1 AND 2

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SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

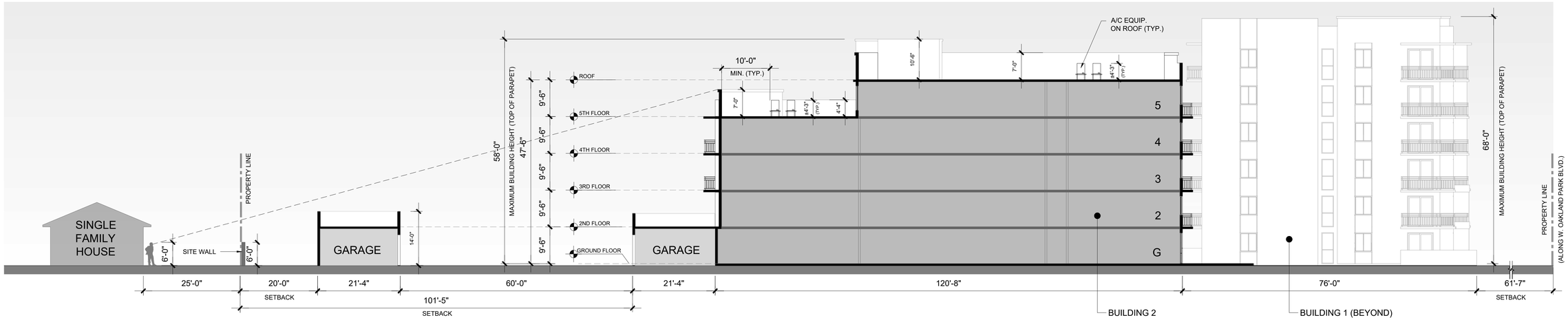
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REVISIONS	DATE	F.B. / PG.	BY	CK'D
REVISED PER NEW TITLE COMMITMENT	07/24/2024	N/A	S.K.	J.T.D.
COLLECT MANHOLE & CATCH BASIN	08/05/2024	2224/27	S.K.	J.T.D.
ADD COMMITMENT INFO FOR WEST 275 FEET	10/29/2024		JTD	
BOUNDARY SURVEY OF SOUTHEAST PARCEL	03/07/2025	2047/63	L.B.	J.T.D.
REVISE ADD NET AND GROSS AREA	03/26/2025		JTD	
REVISE PER COMMENTS	07/24/2025		JTD	
TOPO AT ADJACENT RIGHT-OF-WAYS	07/26/2025	2253/62-66	M.A.J.	J.T.D.
ADD FDOT BENCHMARK INFORMATION	1/21/2026		JTD	

REVISIONS	DATE	F.B. / PG.	BY	CK'D

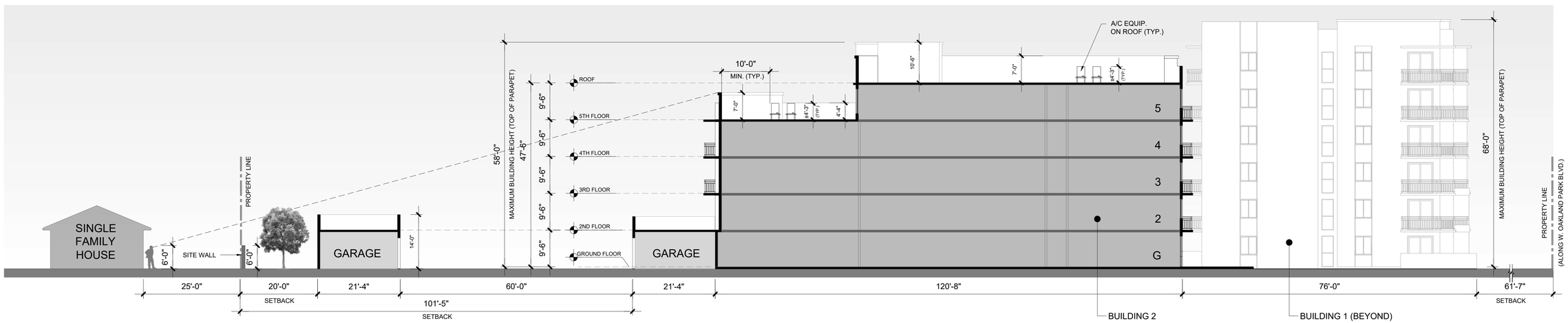
ALTA / NSPS LAND TITLE SURVEY
PORTION OF SECTION 27-TOWNSHIP 49S-RANGE 41 E
PORTION OF TRACT "A"
SUNRISE OAKLAND FRONTAGE SECTION (P.B. 87, PG. 30, B.C.R.)
PARCEL "A"
SOUSA PLAT (P.B. 144, PG. 38, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

JOB #:	13112
SCALE:	1" = 40'
DATE:	07/02/2024
BY:	S.K.
CHECKED:	J.T.D.
F.B.	2224 PG. 15-23
SHEET:	2 of 2



CROSS SECTION A-A

SCALE: N.T.S.



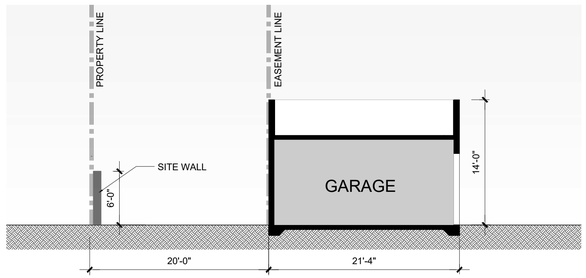
CROSS SECTION A-A

(WITH TREE)

SCALE: N.T.S.

SITE PLAN LEGEND

- RESIDENTIAL BUILDING
- PARKING GARAGE
- CLUB HOUSE



GARAGE SECTION DETAIL

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

REVISIONS:

LEAVE BLANK - FOR CITY USE ONLY

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PROJECT

ENSPIRE AT SUNRISE

MULTIFAMILY PROJECT

W. OAKLAND PARK BLVD. & N.W. 68th AVE.
SUNRISE, FLORIDA 33313

DRAWING TITLE

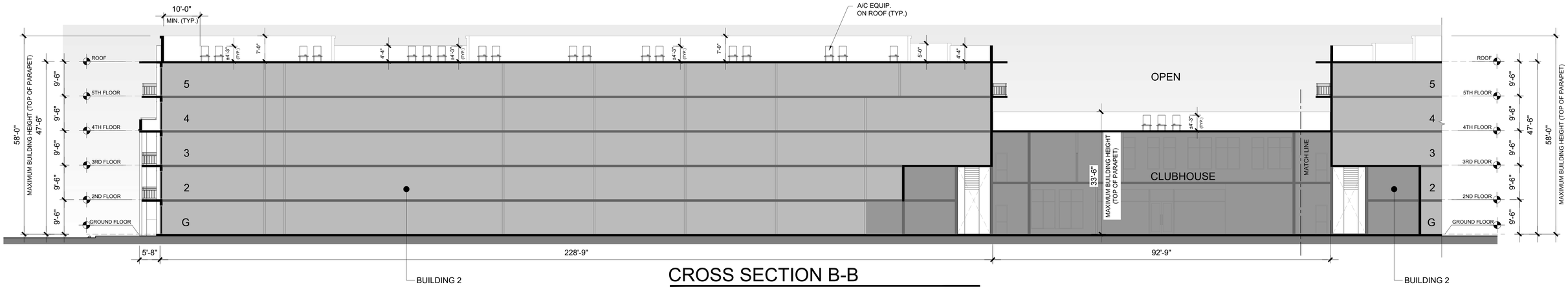
CROSS SECTIONS

SEAL

DATE
11-04-2025

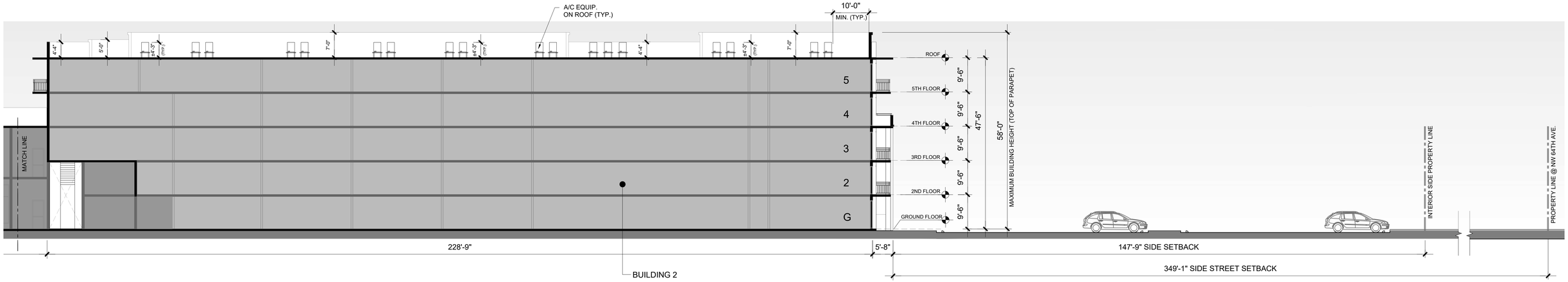
SHEET NO.
A-1.07

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CROSS SECTION B-B

SCALE: N.T.S.



CROSS SECTION B-B

(CONTINUED) SCALE: N.T.S.

SITE PLAN LEGEND
RESIDENTIAL BUILDING
PARKING GARAGE
CLUB HOUSE

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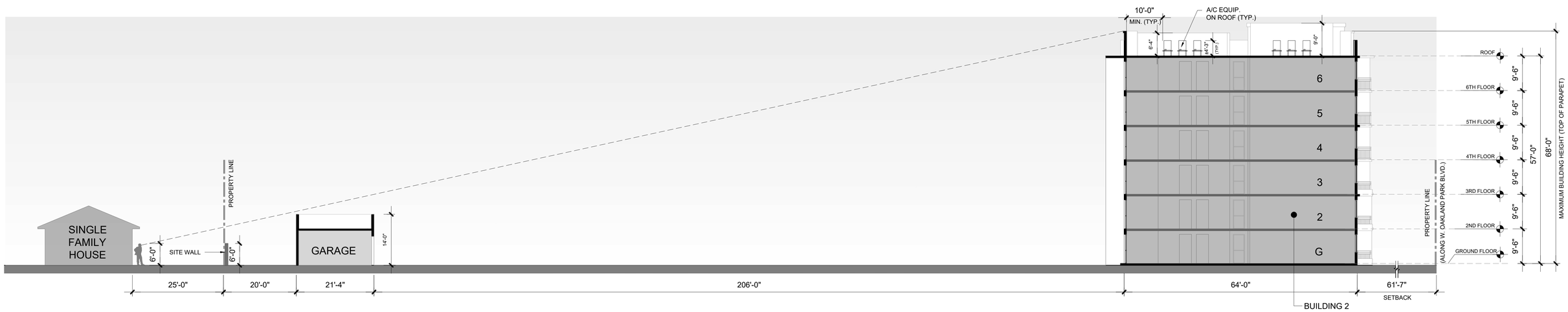
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CROSS SECTIONS

SEAL

DATE
11-04-2025

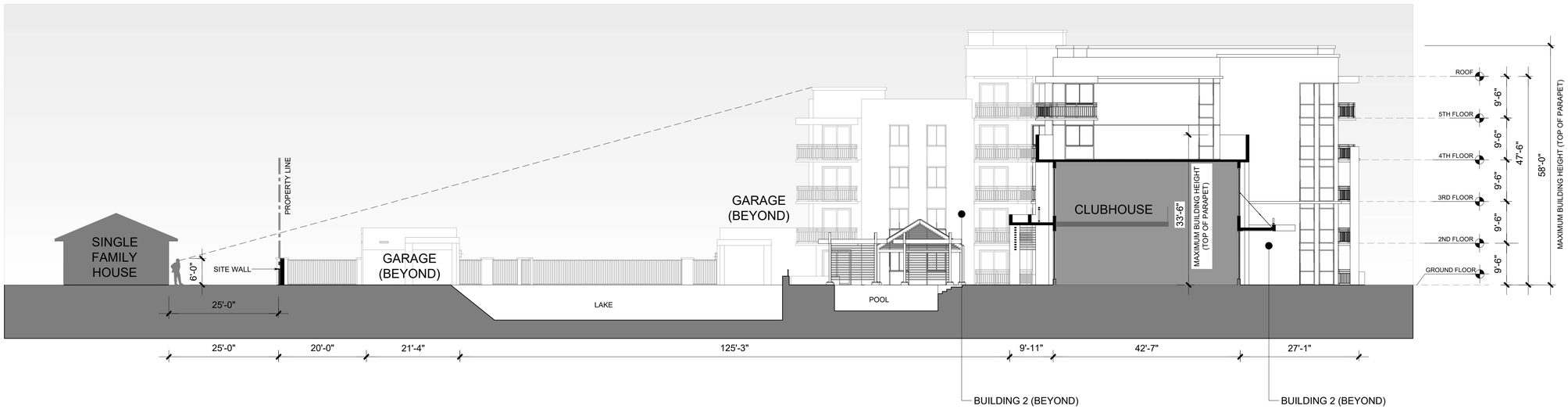
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CROSS SECTION C-C

SCALE: N.T.S.



CROSS SECTION D-D

SCALE: N.T.S.

SITE PLAN LEGEND

- RESIDENTIAL BUILDING
- PARKING GARAGE
- CLUB HOUSE

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PROJECT

ENSPIRE AT SUNRISE

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SUNRISE, FLORIDA 33313

DRAWING TITLE

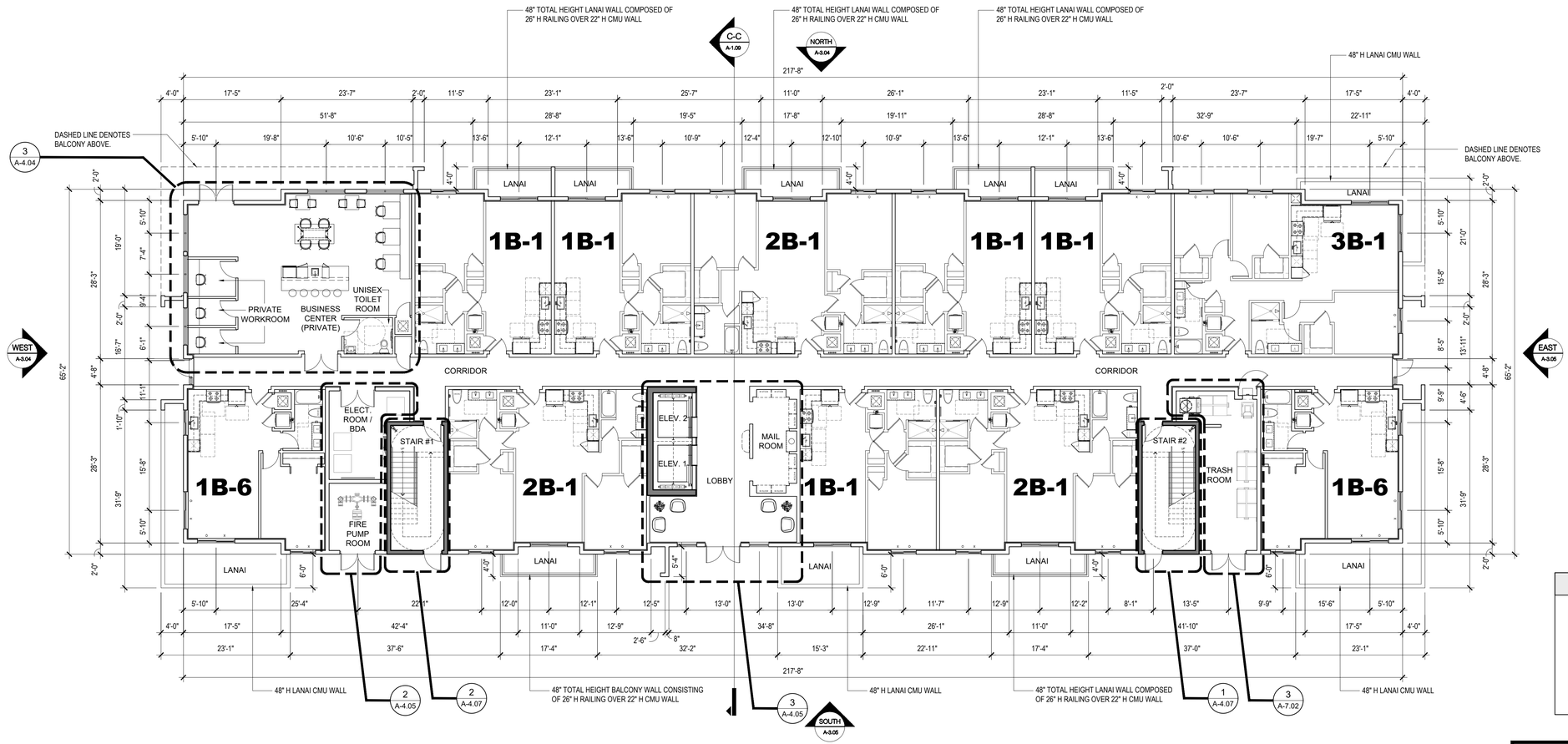
CROSS SECTIONS

SEAL

DATE
11-04-2025

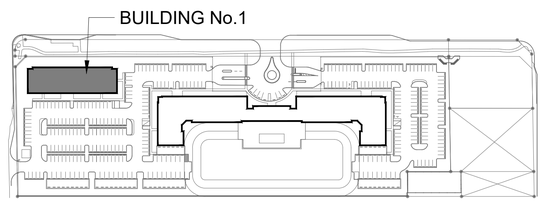
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A-1.09

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UNIT ENLARGEMENT INDEX

UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01



KEY PLAN
SCALE: N.T.S.

REVISIONS:

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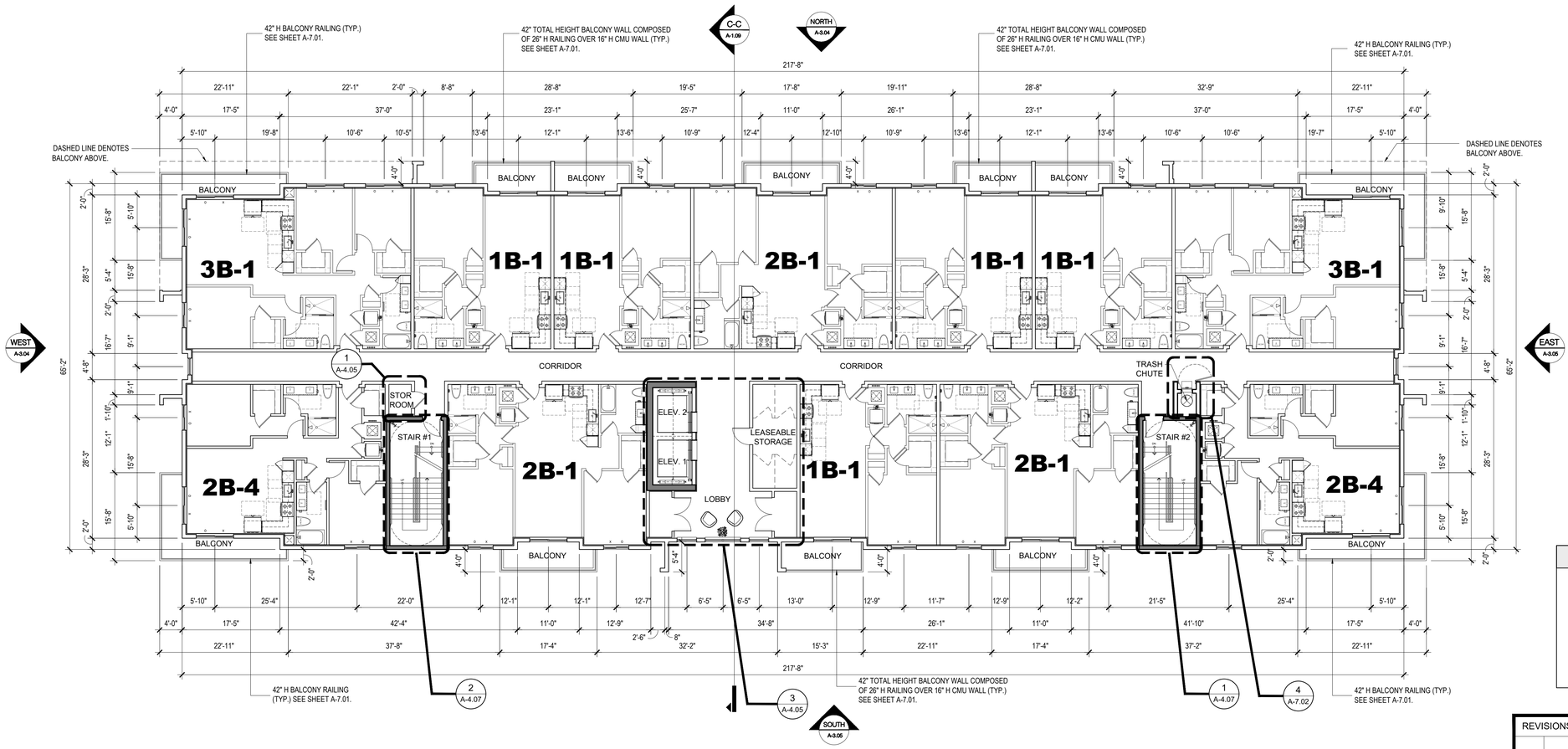
DRAWING TITLE
BUILDING 1
GROUND FLOOR PLAN
SCALE: 3/32" = 1-0"

SEAL

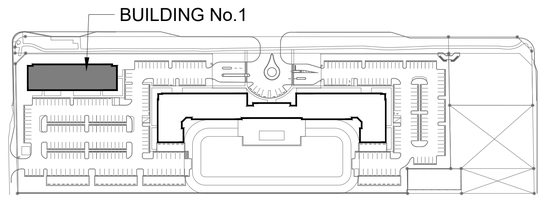
DATE
11-04-2025

SHEET NO.
A-2.01

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UNIT ENLARGEMENT INDEX	
UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01



KEY PLAN
SCALE: N.T.S.

REVISIONS:

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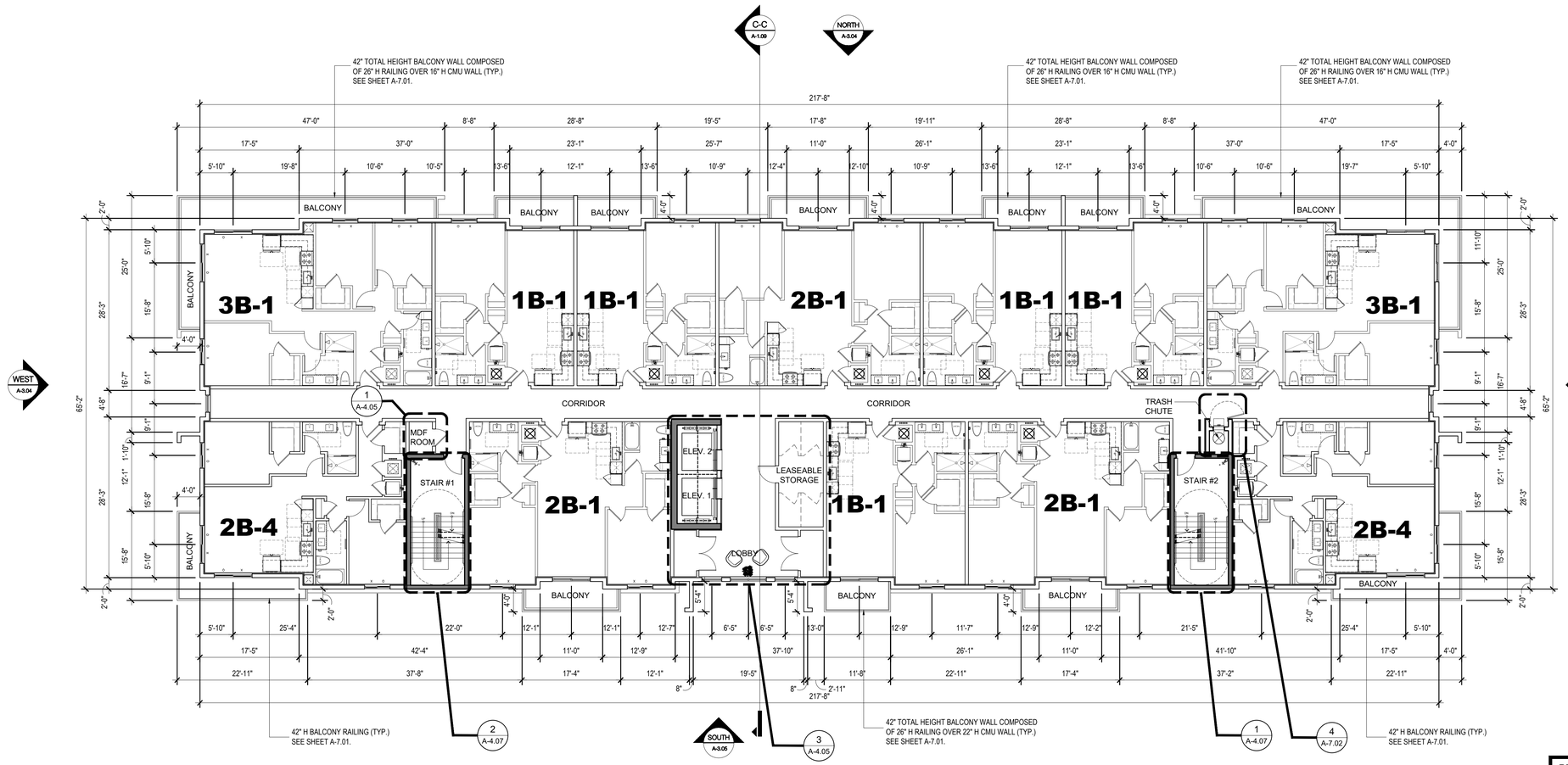
DRAWING TITLE
BUILDING 1
SECOND LEVEL FLOOR PLAN
SCALE: 3/32" = 1-0"

SEAL

DATE
11-04-2025

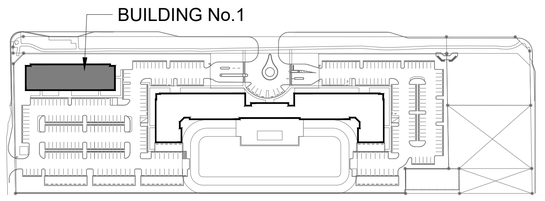
SHEET NO.
A-2.02

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UNIT ENLARGEMENT INDEX

UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01



KEY PLAN
SCALE: N.T.S.

REVISIONS:

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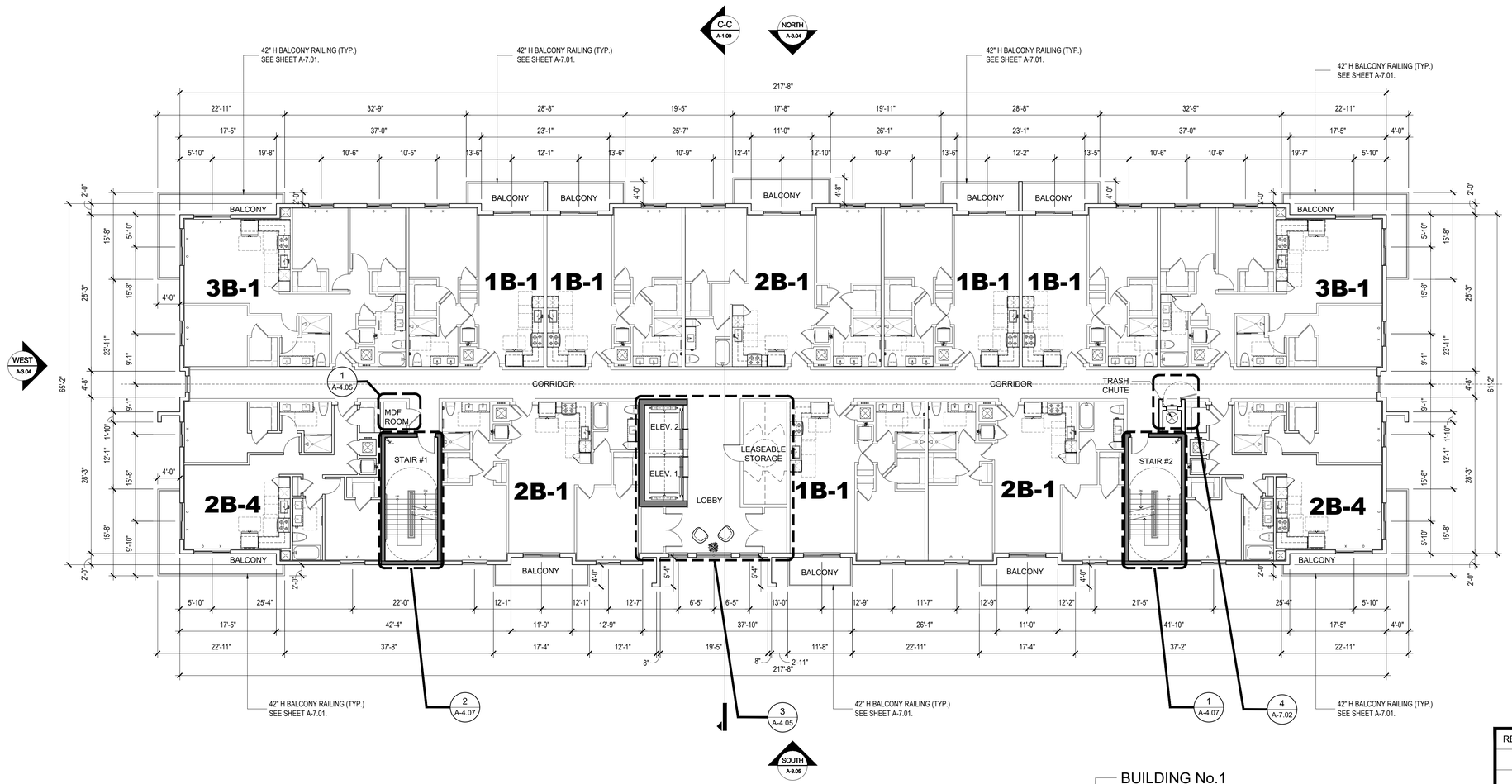
DRAWING TITLE
BUILDING 1
THIRD LEVEL FLOOR PLAN
SCALE: 3/32" = 1-0"

SEAL

DATE
11-04-2025

SHEET NO.
A-2.03

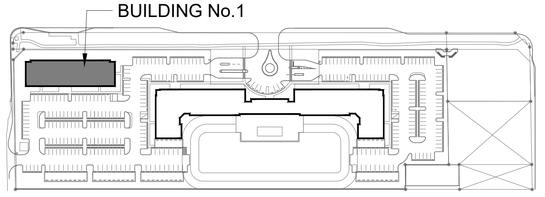
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UNIT ENLARGEMENT INDEX

UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01

BUILDING No.1



KEY PLAN
SCALE: N.T.S.

REVISIONS:

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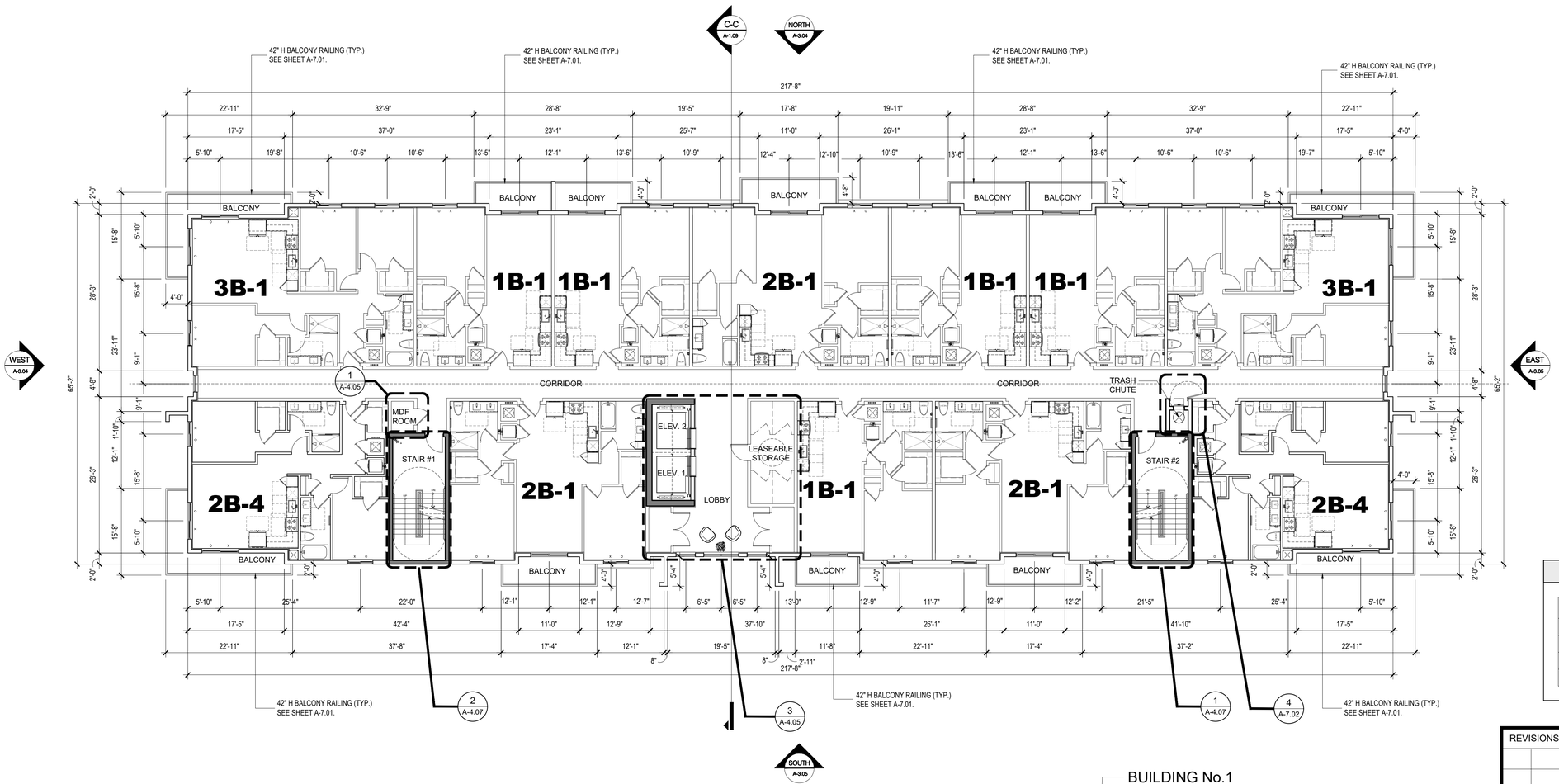
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BUILDING 1
FOURTH LEVEL FLOOR PLAN
SCALE: 3/32" = 1-0"

SEAL

DATE
11-04-2025

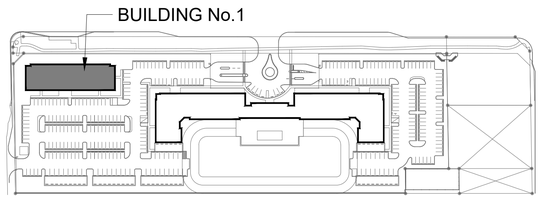
SHEET NO.
A-2.04

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UNIT ENLARGEMENT INDEX

UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01



KEY PLAN
SCALE: N.T.S.

REVISIONS:

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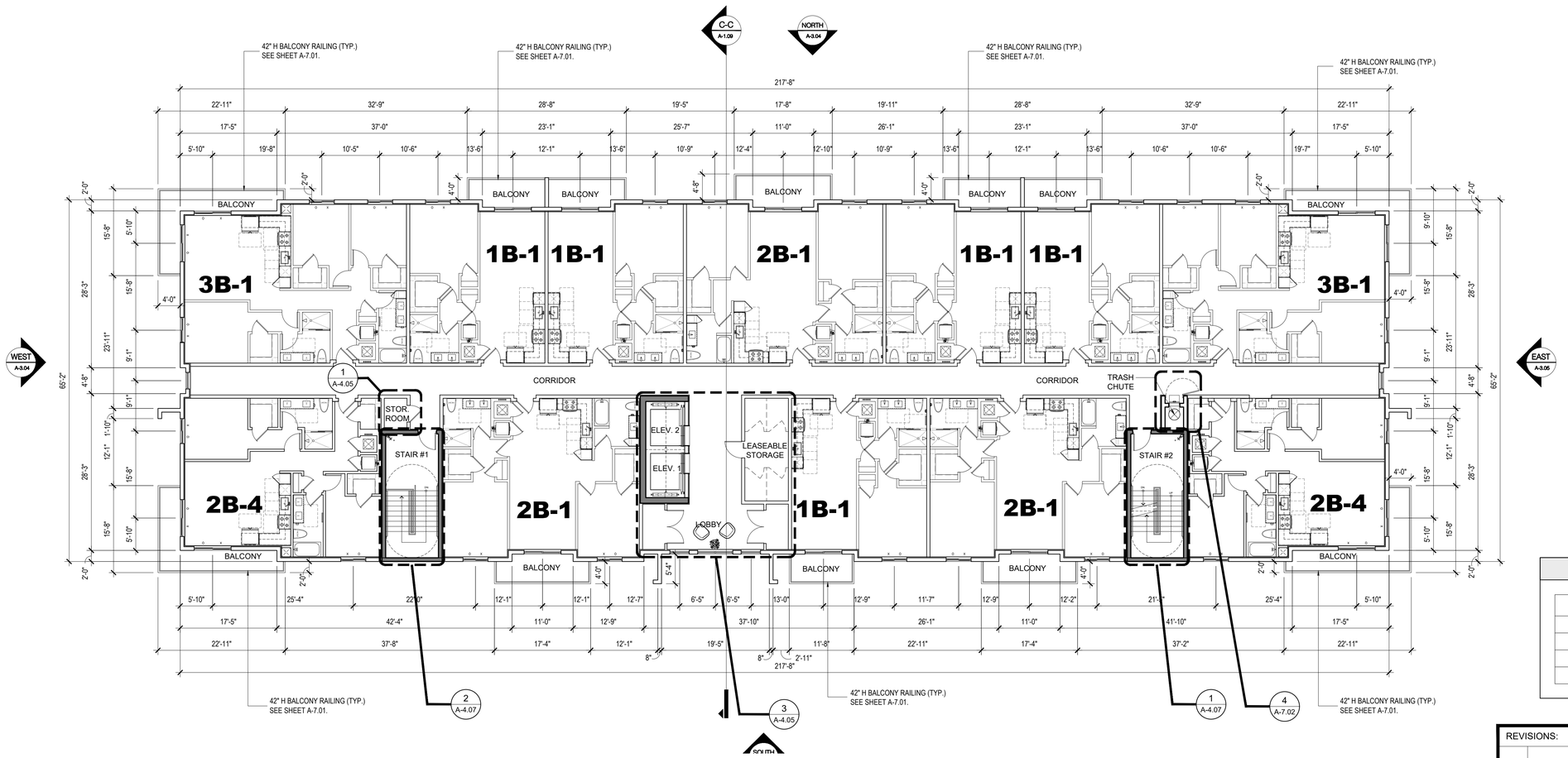
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BUILDING 1
FIFTH LEVEL FLOOR PLAN
SCALE: 3/32" = 1-0"

SEAL

DATE
11-04-2025

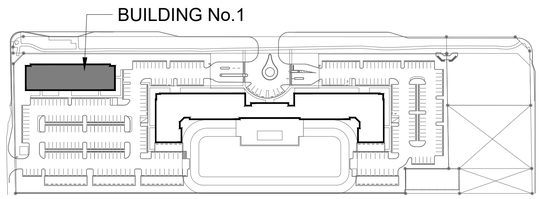
SHEET NO.
A-2.05

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UNIT ENLARGEMENT INDEX

UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01



KEY PLAN
SCALE: N.T.S.

REVISIONS:

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W. OAKLAND PARK BLVD. & N.W. 68th AVE.
SUNRISE, FLORIDA 33313

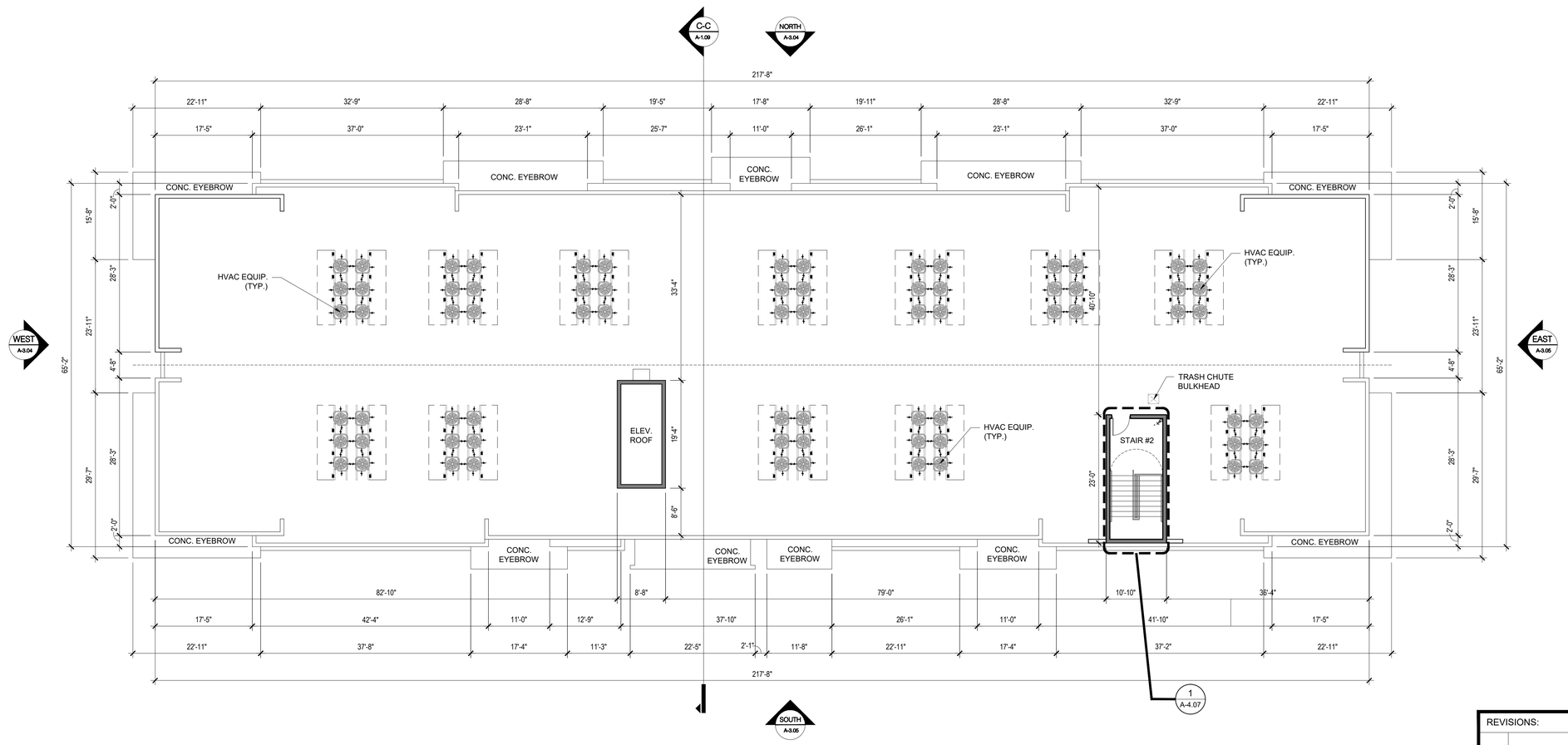
DRAWING TITLE
BUILDING 1
SIXTH LEVEL FLOOR PLAN
SCALE: 3/32" = 1-0"

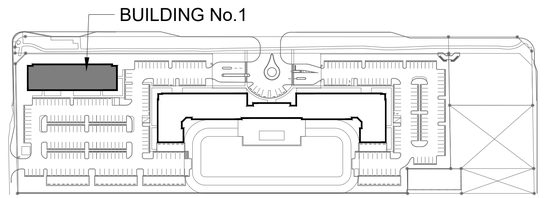
SEAL

DATE
11-04-2025

SHEET NO.
A-2.06

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KEY PLAN
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SUNRISE, FLORIDA 33313

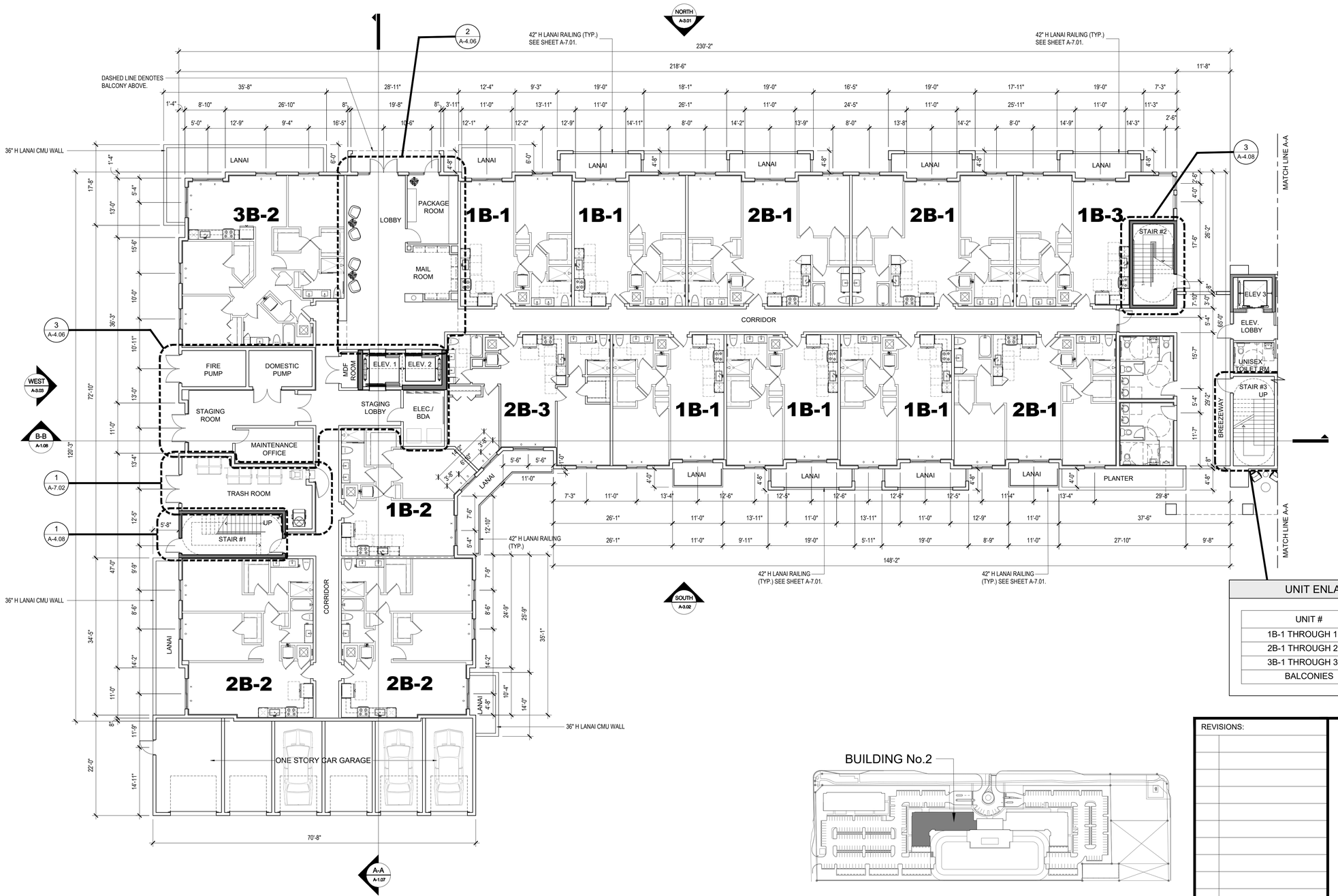
DRAWING TITLE
BUILDING 1
ROOF PLAN
SCALE: 3/32" = 1-0"

SEAL

DATE
11-04-2025

SHEET NO.
A-2.07

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UNIT ENLARGEMENT INDEX

UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01

BUILDING No.2

KEY PLAN
SCALE: N.T.S.

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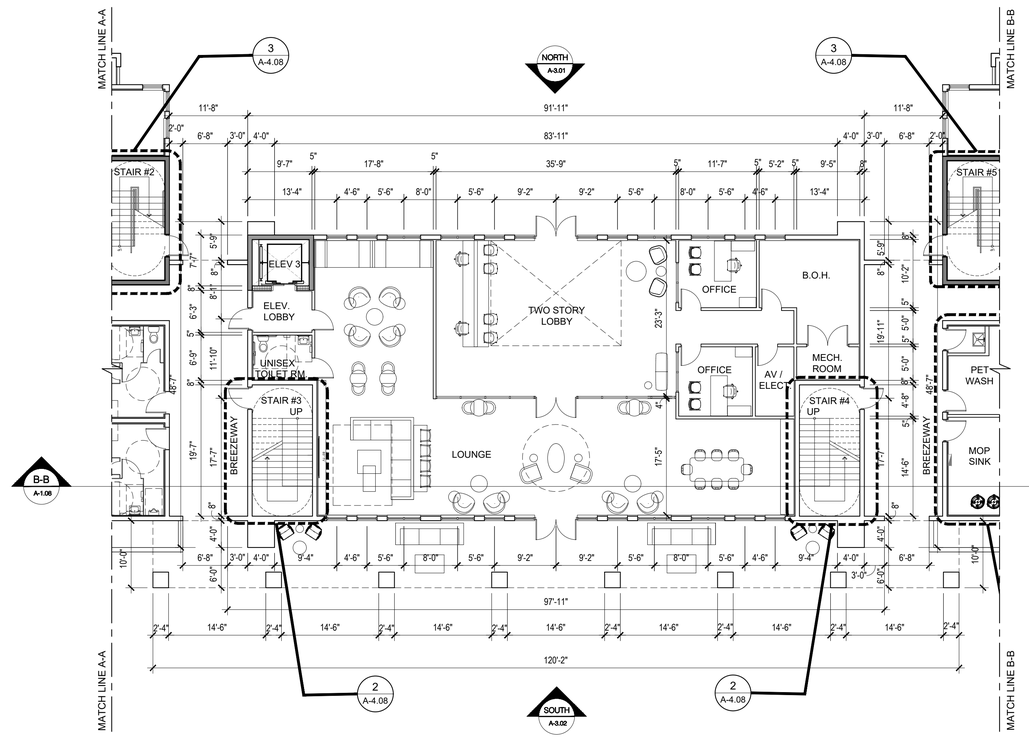
DRAWING TITLE
BUILDING 2
PARTIAL GROUND FLOOR PLAN
SCALE: 3/32" = 1-0"

SEAL

DATE
11-04-2025

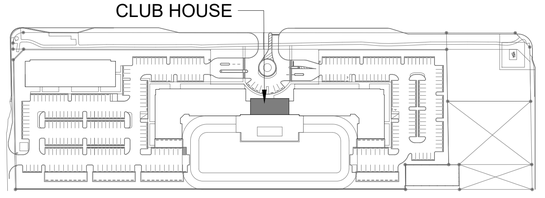
SHEET NO.
A-2.08

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UNIT ENLARGEMENT INDEX

UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01



KEY PLAN
SCALE: N.T.S.

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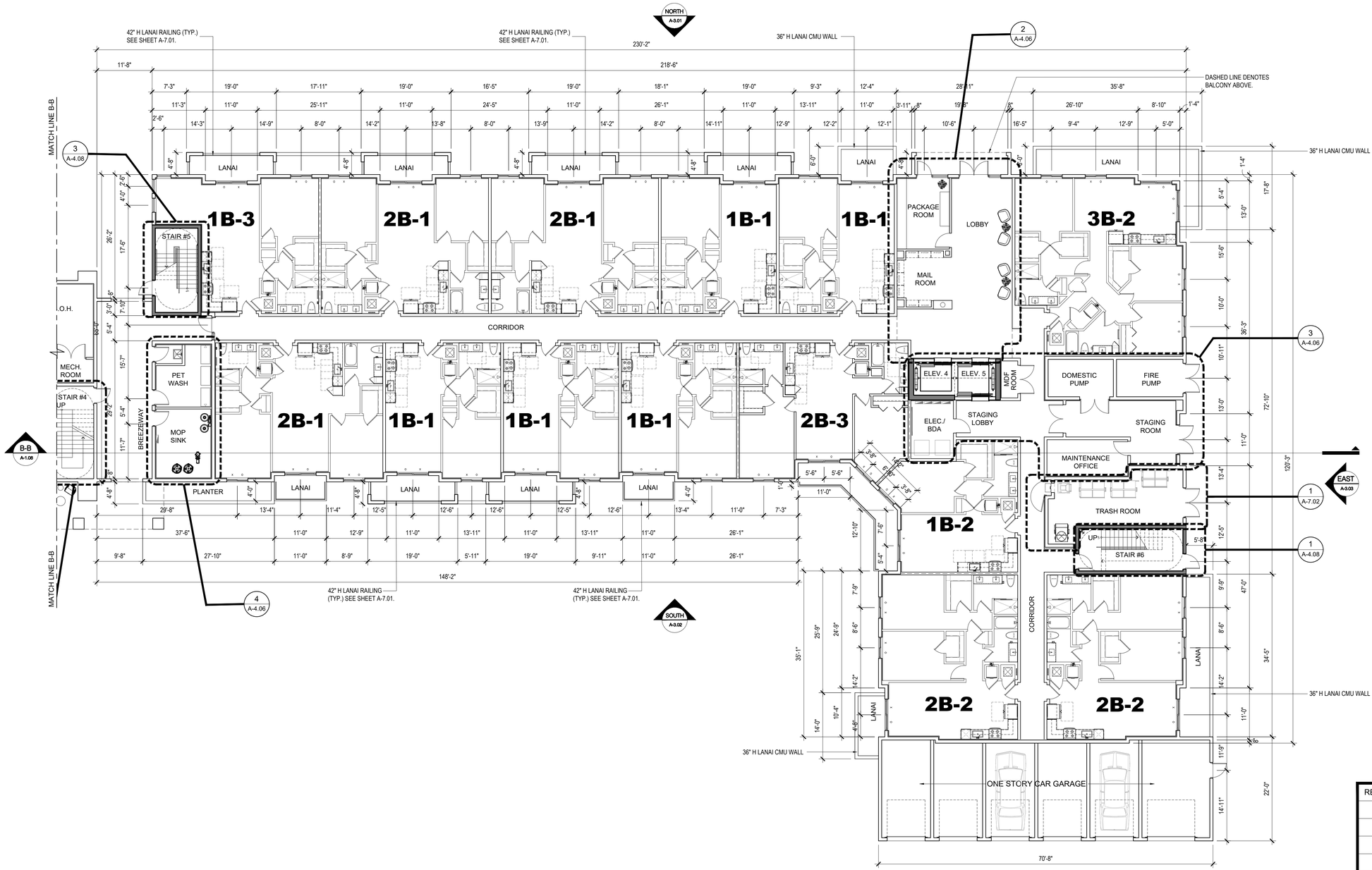
DRAWING TITLE
BUILDING 2
PARTIAL GROUND FLOOR PLAN
SCALE: 3/32" = 1-0"

SEAL

DATE
11-04-2025

SHEET NO.
A-2.09

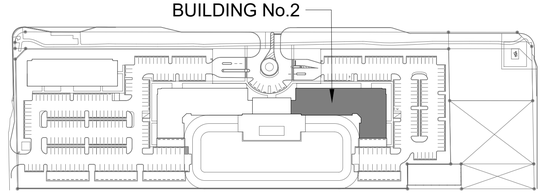
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UNIT ENLARGEMENT INDEX

UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01

BUILDING No.2



KEY PLAN
SCALE: N.T.S.

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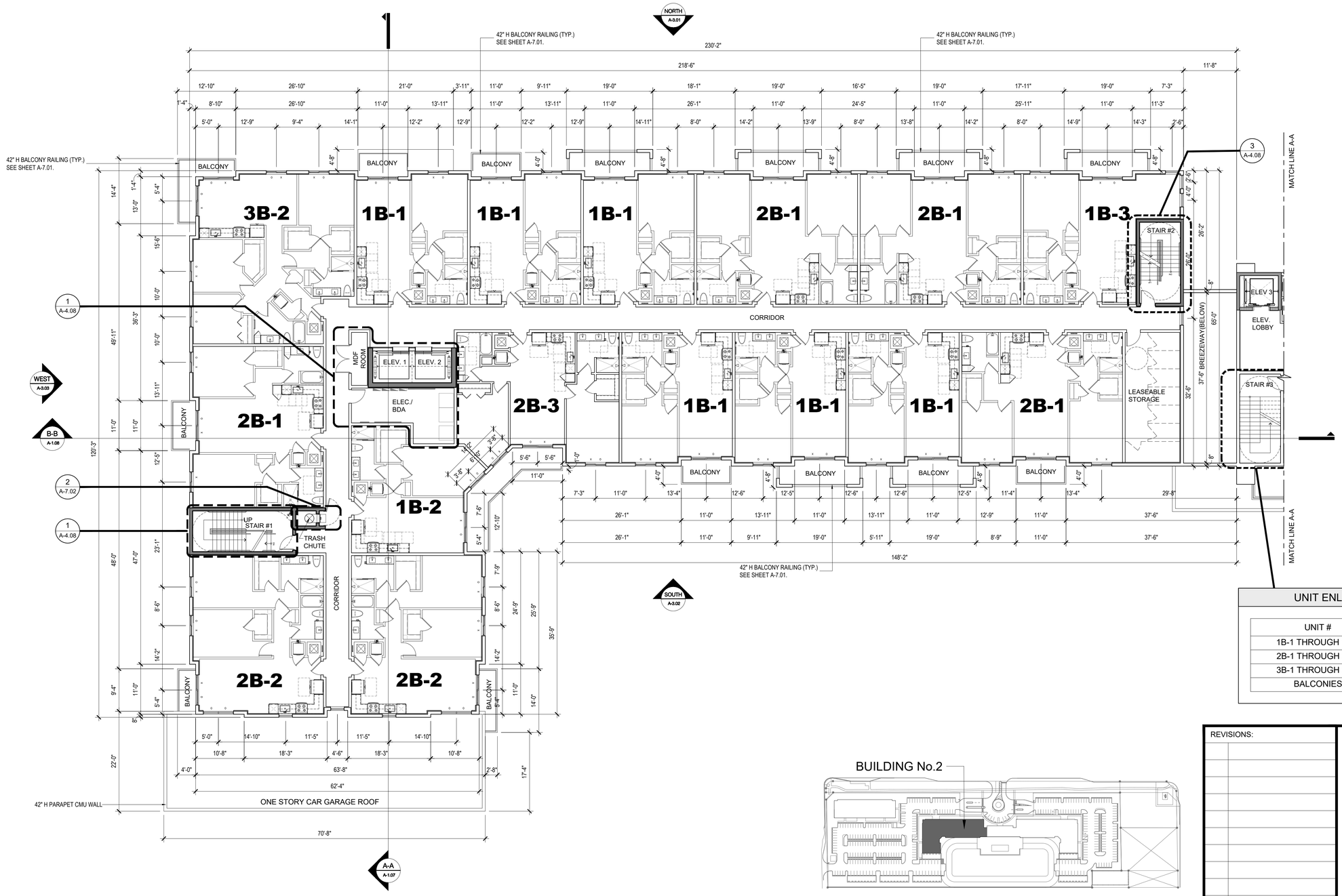
DRAWING TITLE
BUILDING 2
PARTIAL GROUND FLOOR PLAN
SCALE: 3/32" = 1-0"

SEAL

DATE
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SHEET NO.
A-2.10

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UNIT ENLARGEMENT INDEX

UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01

BUILDING No.2

KEY PLAN
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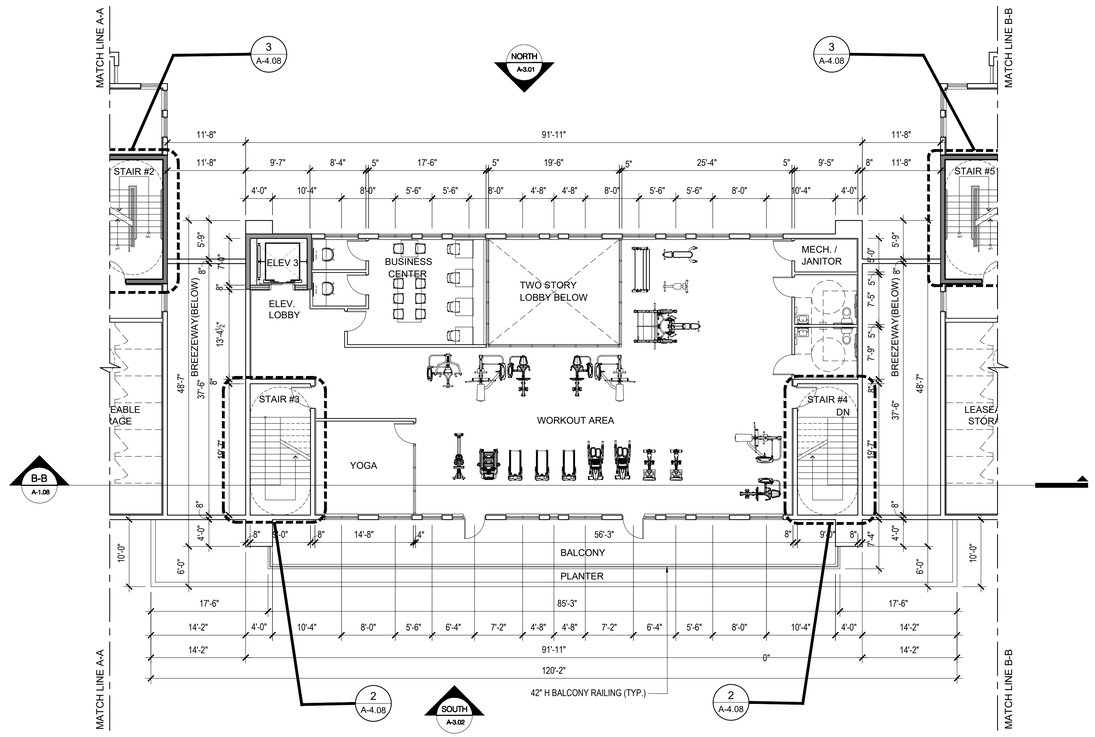
DRAWING TITLE
BUILDING 2 PARTIAL
SECOND LEVEL FLOOR PLAN
SCALE: 3/32" = 1-0"

SEAL

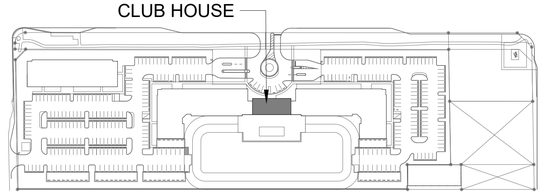
DATE
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SHEET NO.
A-2.11

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UNIT ENLARGEMENT INDEX	
UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01



KEY PLAN
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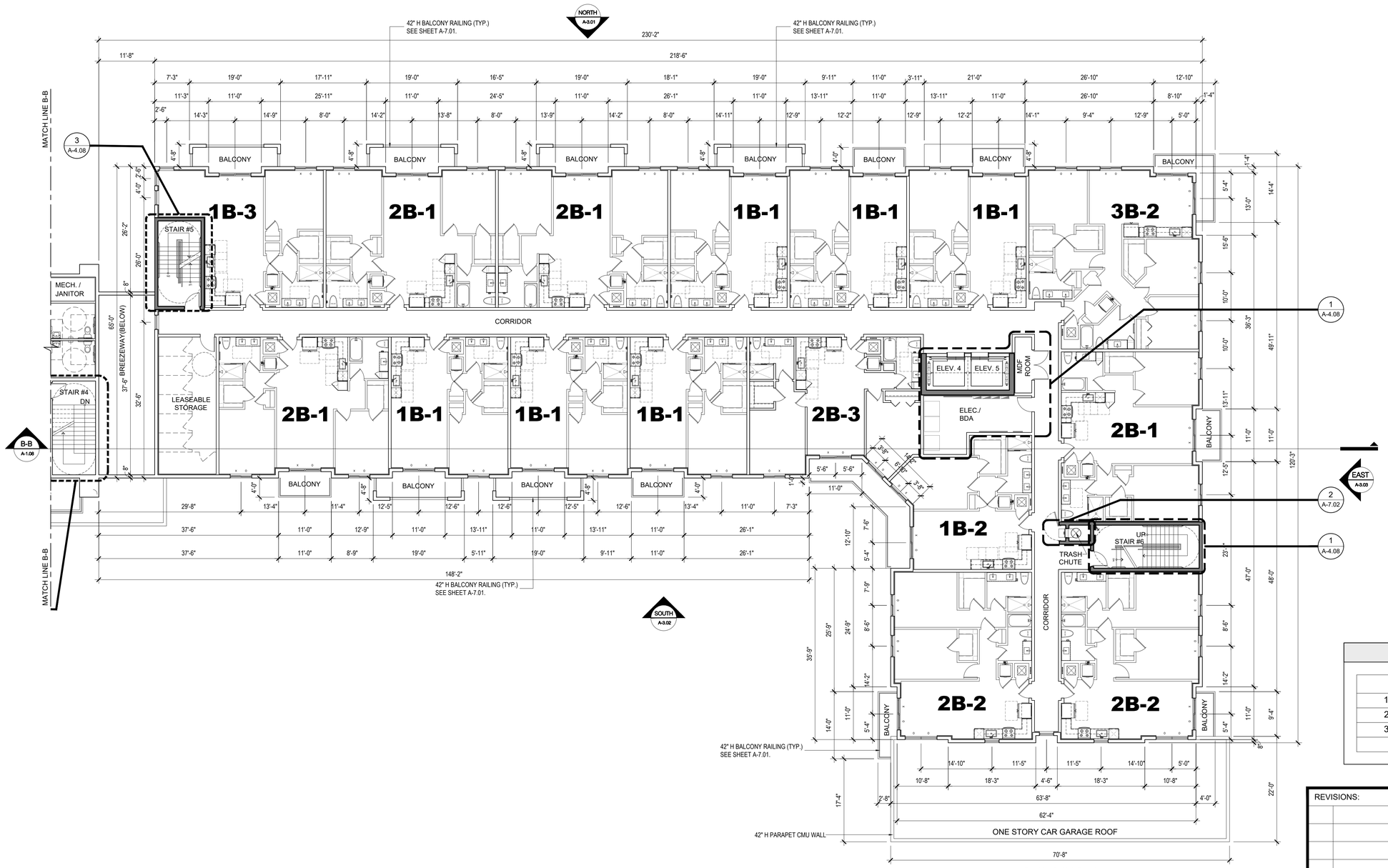
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BUILDING 2 PARTIAL
SECOND LEVEL FLOOR PLAN
SCALE: 3/32" = 1-0"

SEAL

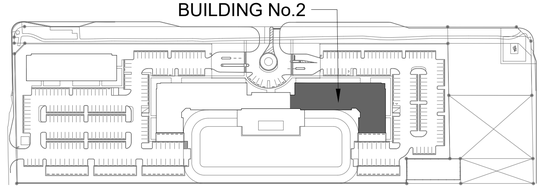
DATE
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SHEET NO.
A-2.12

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BUILDING No.2



KEY PLAN
SCALE: N.T.S.

UNIT ENLARGEMENT INDEX

UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01

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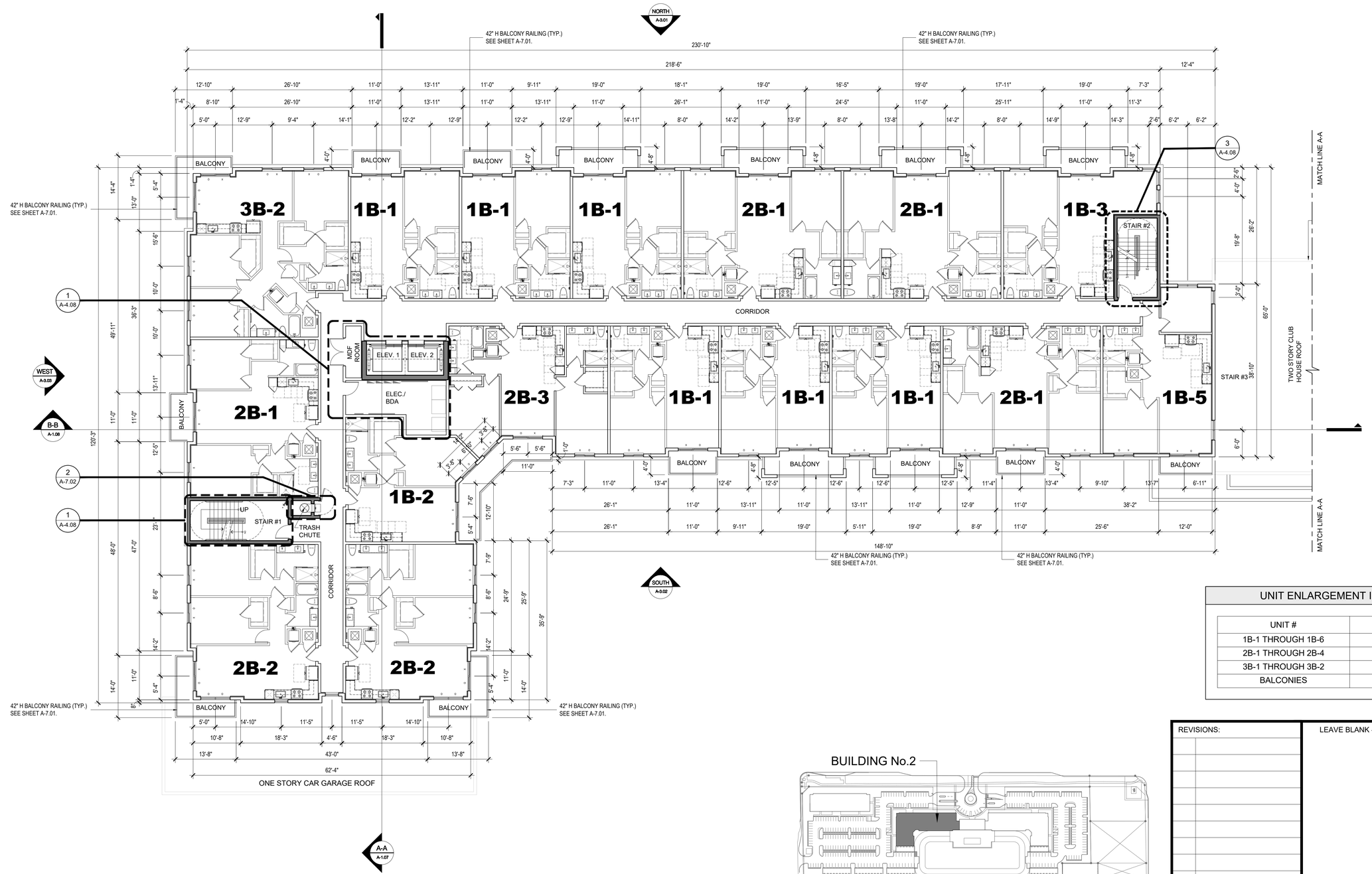
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BUILDING 2 PARTIAL
SECOND LEVEL FLOOR PLAN
SCALE: 3/32" = 1-0"

SEAL

DATE
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SHEET NO.
A-2.13

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UNIT ENLARGEMENT INDEX

UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01

BUILDING No.2

KEY PLAN
SCALE: N.T.S.

REVISIONS:

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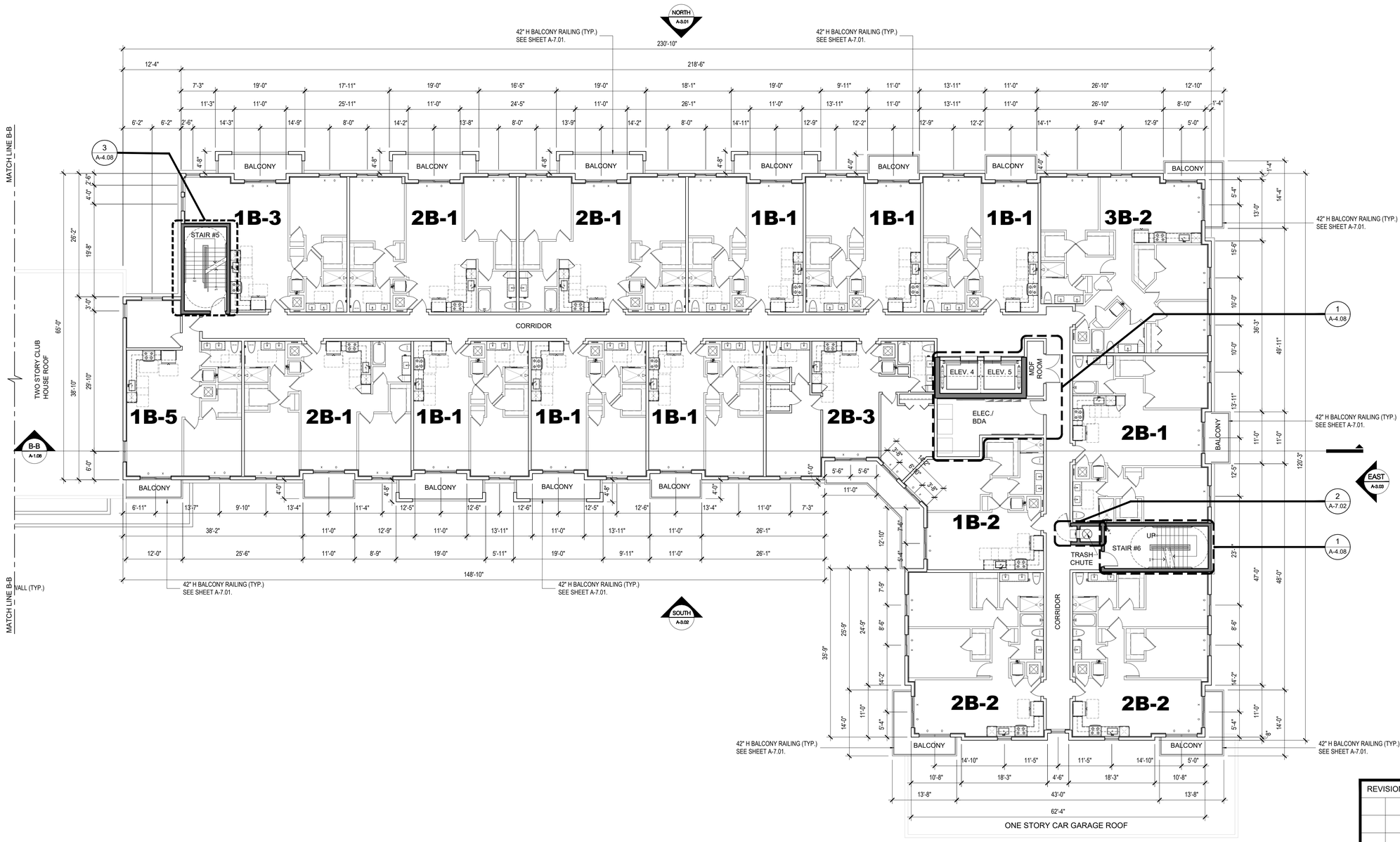
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BUILDING 2 PARTIAL
THIRD LEVEL FLOOR PLAN
SCALE: 3/32" = 1-0"

SEAL

DATE
11-04-2025

SHEET NO.
A-2.14

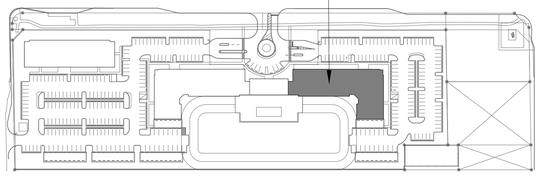
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UNIT ENLARGEMENT INDEX

UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01

BUILDING No.2



KEY PLAN
SCALE: N.T.S.

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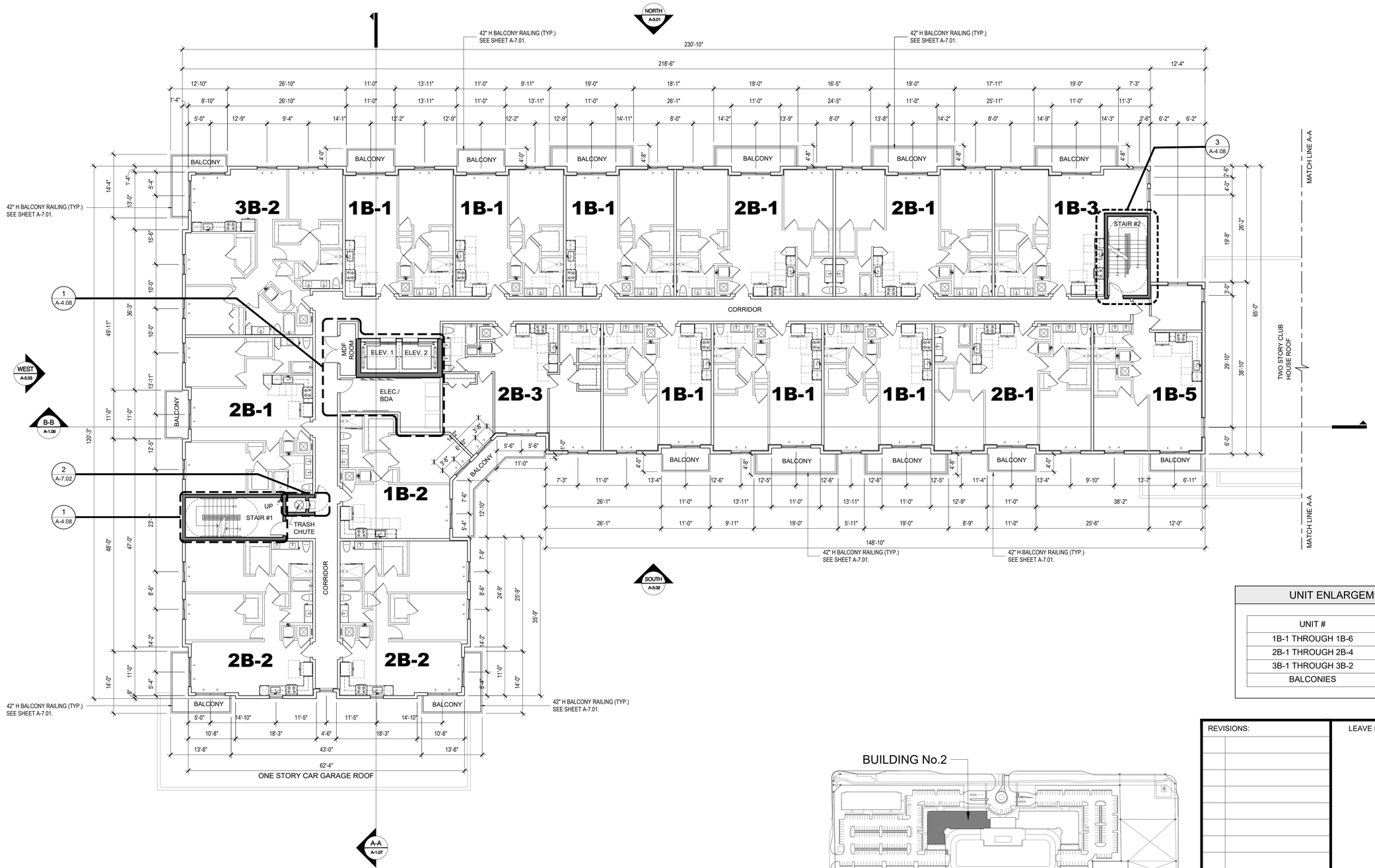
DRAWING TITLE
BUILDING 2 PARTIAL
THIRD LEVEL FLOOR PLAN
SCALE: 3/32" = 1-0"

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SHEET NO.
A-2.15

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UNIT ENLARGEMENT INDEX	
UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01

BUILDING No.2

KEY PLAN
SCALE: N.T.S.

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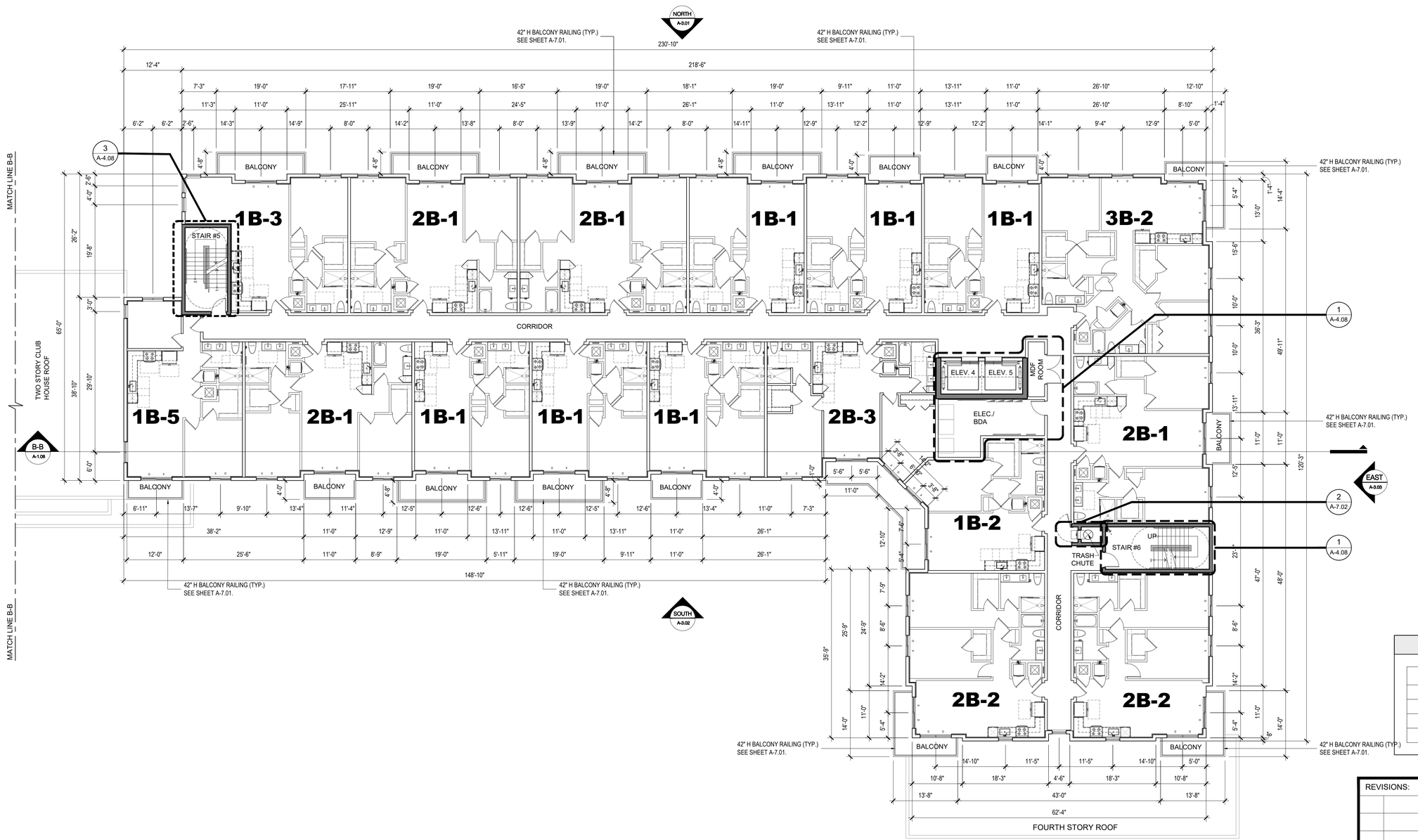
DRAWING TITLE
BUILDING 2 PARTIAL
FOURTH LEVEL FLOOR PLAN
SCALE: 3/32" = 1-0"

SEAL

DATE
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SHEET NO.
A-2.16

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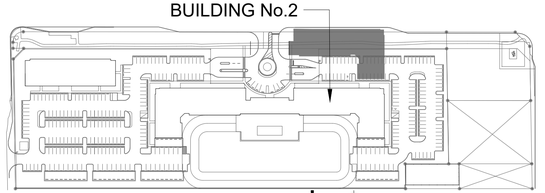
UNIT ENLARGEMENT INDEX

UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01

REVISIONS:

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BUILDING No.2



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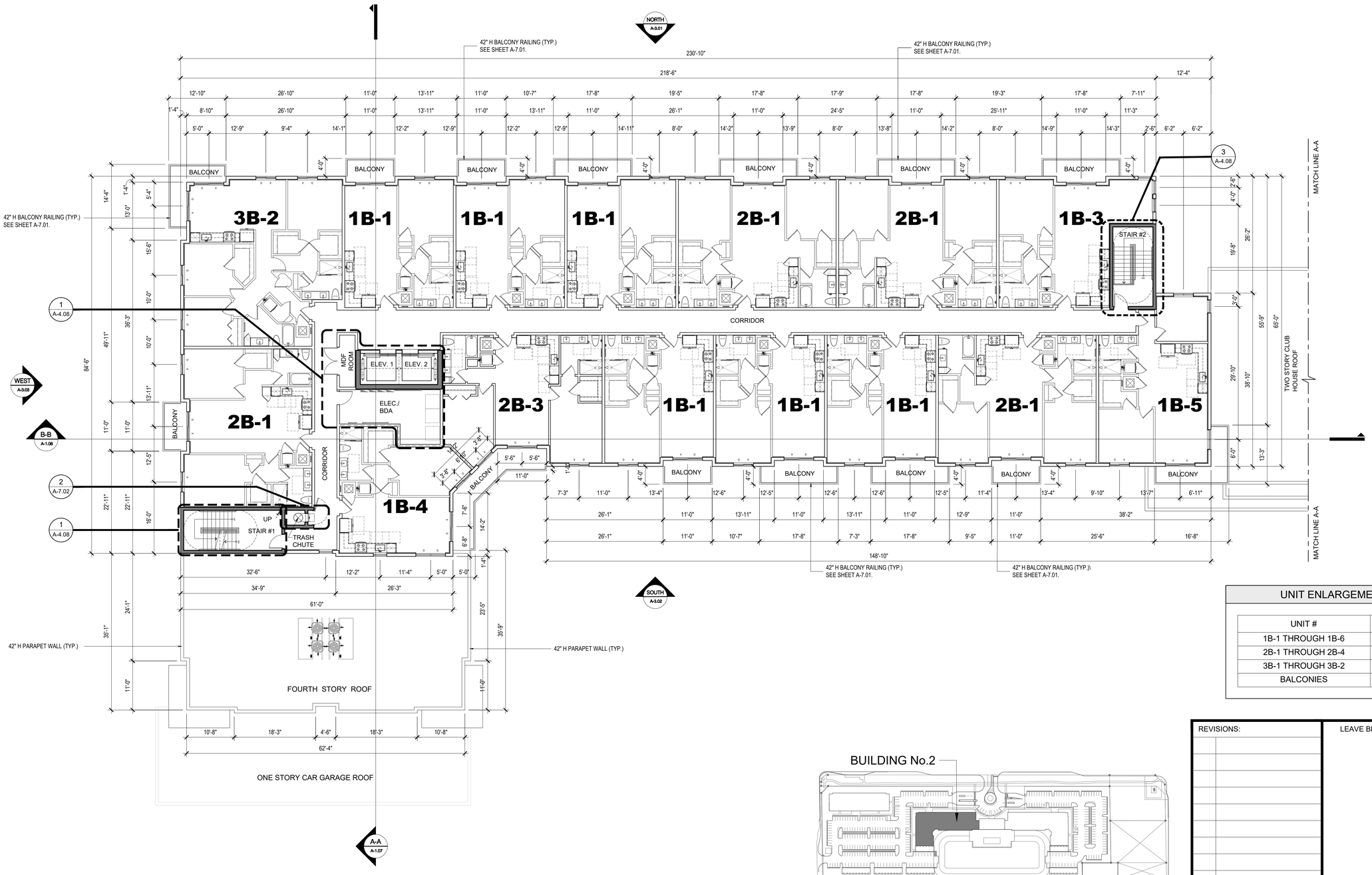
DRAWING TITLE
BUILDING 2 PARTIAL
FOURTH LEVEL FLOOR PLAN
SCALE: 3/32" = 1-0"

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UNIT ENLARGEMENT INDEX

UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01

BUILDING No.2

KEY PLAN
SCALE: N.T.S.

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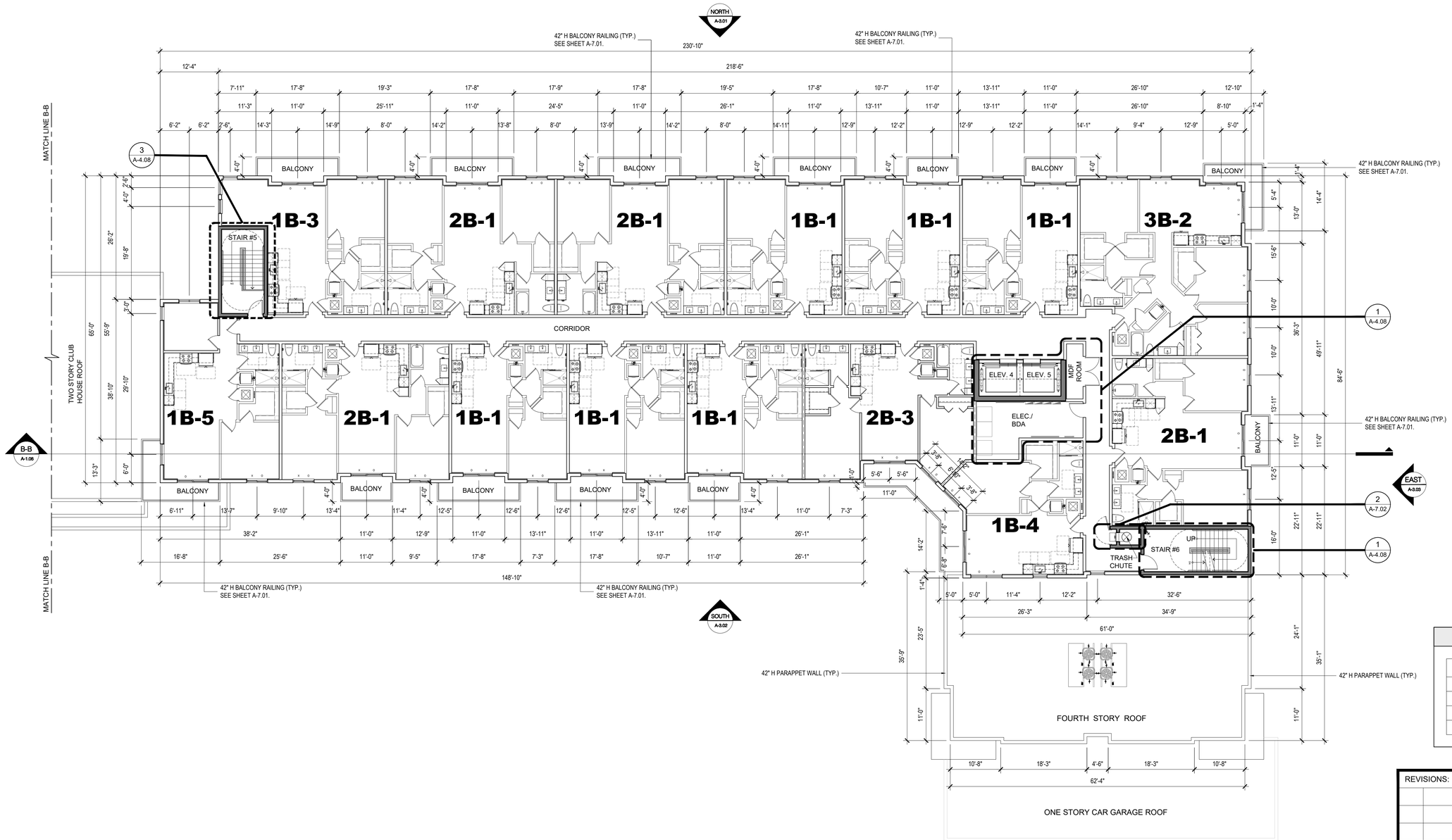
DRAWING TITLE
BUILDING 2 PARTIAL
FIFTH LEVEL FLOOR PLAN
SCALE: 3/32" = 1-0"

SEAL

DATE
11-04-2025

SHEET NO.
A-2.18

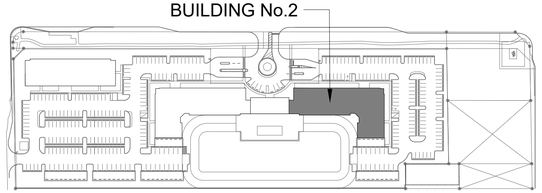
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UNIT ENLARGEMENT INDEX

UNIT #	SHEET #
1B-1 THROUGH 1B-6	A-4.01
2B-1 THROUGH 2B-4	A-4.02
3B-1 THROUGH 3B-2	A-4.03
BALCONIES	A-7.01

BUILDING No.2



KEY PLAN
SCALE: N.T.S.

REVISIONS:

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PROJECT
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MULTIFAMILY PROJECT
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SUNRISE, FLORIDA 33313

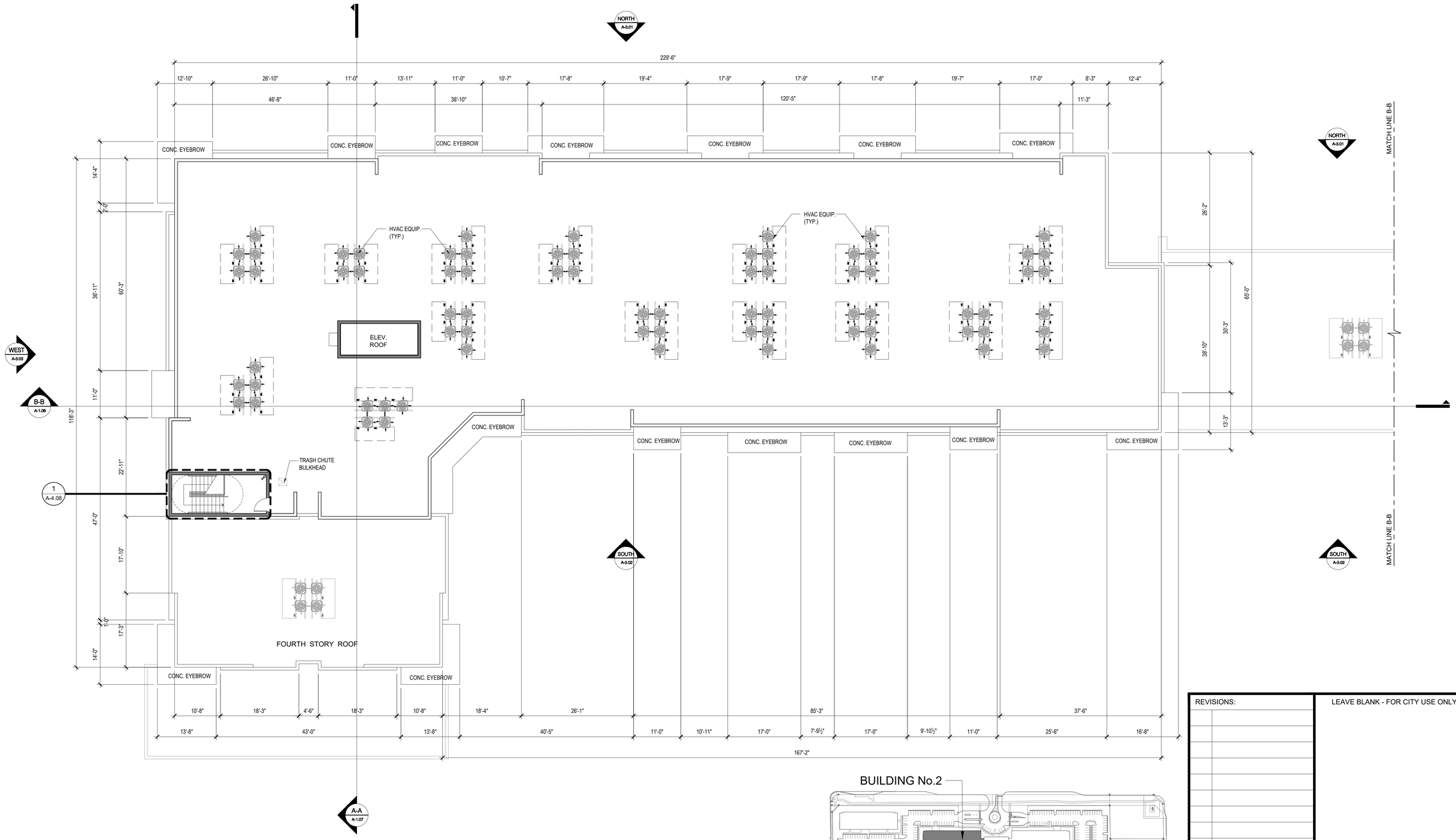
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BUILDING 2 PARTIAL
FIFTH LEVEL FLOOR PLAN
SCALE: 3/32" = 1-0"

SEAL

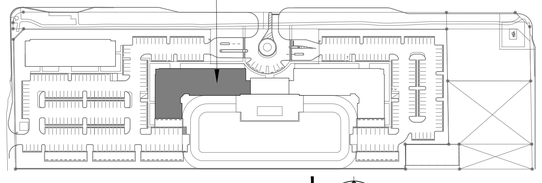
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SHEET NO.
A-2.19

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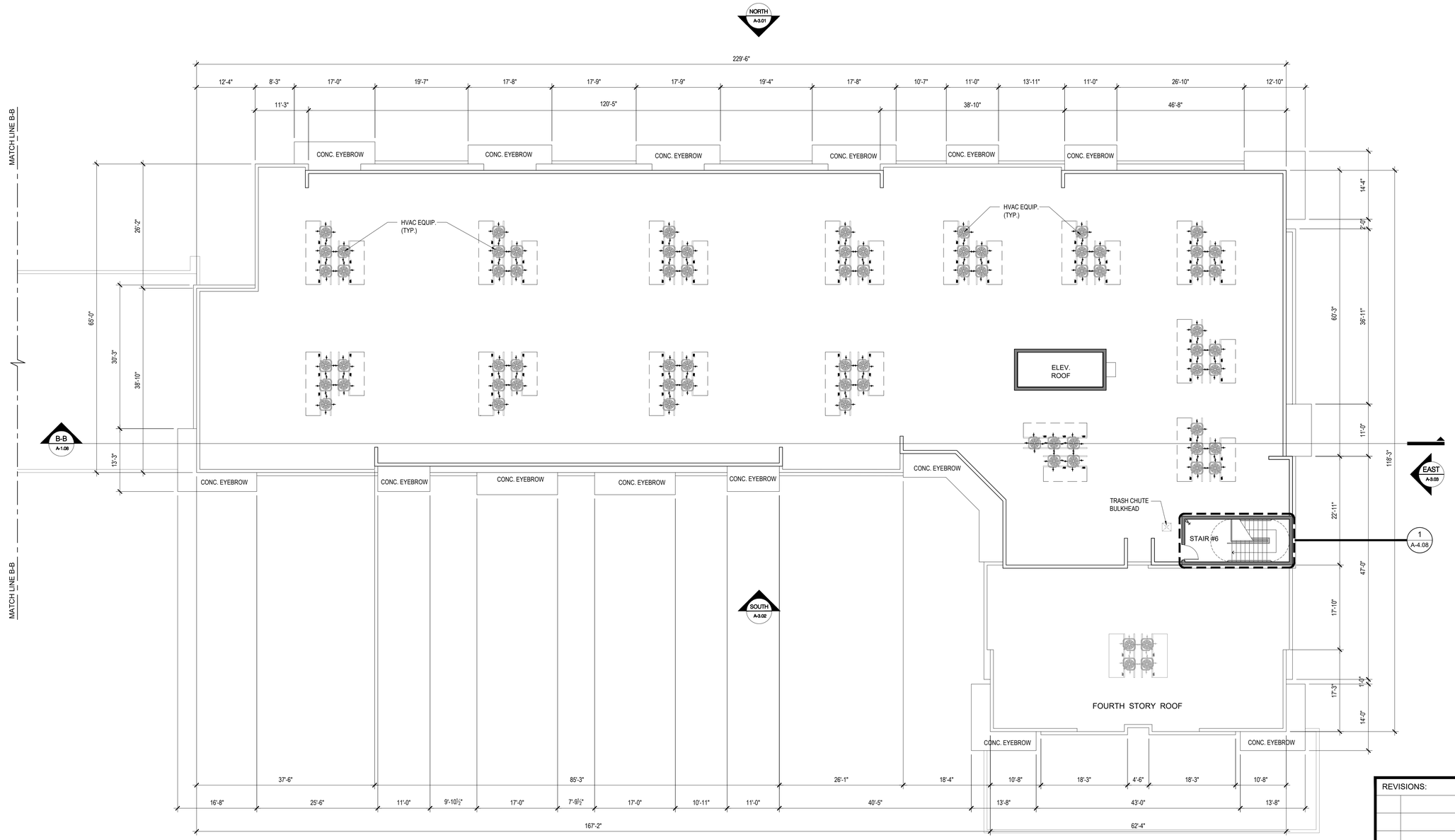
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BUILDING 2
PARTIAL ROOF PLAN
SCALE: 3/32" = 1-0"

SEAL

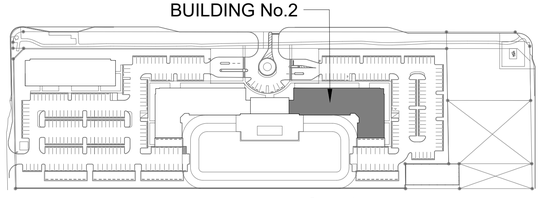
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SHEET NO.
A-2.20

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BUILDING No.2



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SCALE: N.T.S.

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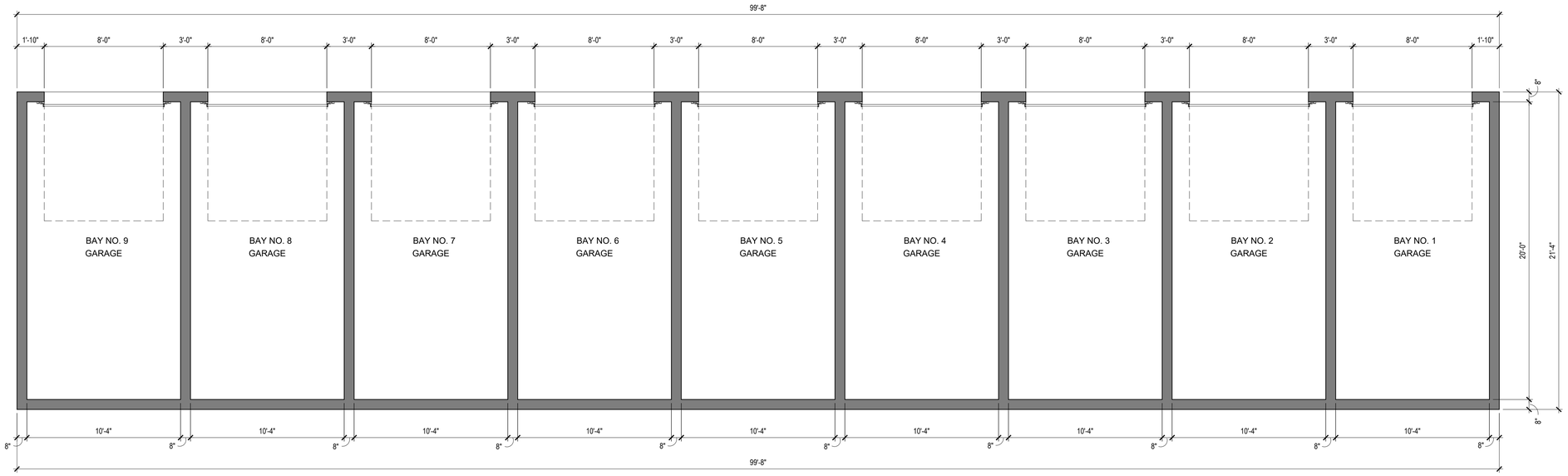
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BUILDING 2
PARTIAL ROOF PLAN
SCALE: 3/32" = 1-0"

SEAL

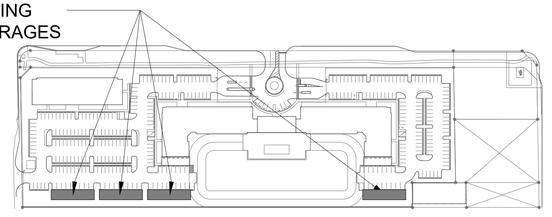
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SHEET NO.
A-2.21

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FREE STANDING
PARKING GARAGES



KEY PLAN
SCALE: N.T.S.

REVISIONS:

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SUNRISE, FLORIDA 33313

DRAWING TITLE
9-CAR GARAGES 3-6
GROUND FLOOR PLANS
SCALE: 1/4" = 1-0"

SEAL

DATE
11-04-2025

SHEET NO.
A-2.22

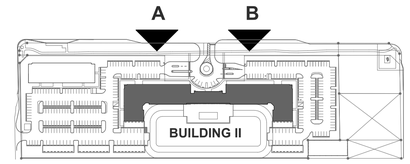
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PARTIAL **NORTH** ELEVATION (**A**)

BUILDING II SCALE 3/32" = 1'-0"





KEY PLAN NOT TO SCALE

PARTIAL **NORTH** ELEVATION (**B**)

BUILDING II SCALE 3/32" = 1'-0"

ELEVATION NOTE:

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

B2 NORTH FACADE COLOR STUDY

	AREA	PERCENTAGE
DARK COLORS	2,753.94 SF	9.85%
LIGHT COLORS	25,176.63 SF	90.15%
TOTAL	27,930.57 SF	100%

EXTERIOR MATERIAL LEGEND

1. CLEAR GLASS IMPACT ALUM. STOREFRONT GLAZING SYSTEM.
2. CLEAR GLASS IMPACT ALUM. SLIDING DOORS.
3. CLEAR GLASS IMPACT ALUM. SLIDING WINDOWS.
4. CONCRETE EYEBROW
5. 42" HT. A.F.F. ALUM. BALCONY RAILING. VERTICAL PICKETS @ 4" O.C. MAX. TO REJECT 4" DIA. OBJECTS. TYP. AT ALL BALCONIES W/ RAILINGS
6. (2) 3'-0" WIDE IMPACT METAL DOORS.
7. 3'-0" WIDE IMPACT METAL DOOR
8. 1" STUCCO SCORE LINES
9. FIXED CLEAR GLASS IMPACT WINDOW.
10. METAL CANOPY.
11. CONCRETE PARAPET WALL
12. CONCRETE CAP
13. PRECAST SCUPPER
14. EXTERIOR WALL LAMP
15. BUILDING ADDRESS LOCATION. MIN. LETTER HEIGHT 10" TO COMPLY WITH CITY OF SUNRISE ORDINANCE 16-249. (BUILDING NUMBER ON DRAWING REPRESENTATIVE ONLY. ACTUAL BUILDING NO. TBD)

EXTERIOR COLOR & MATERIAL SELECTION:

- A — EXTERIOR COLOR SW 7006 (EXTRA WHITE).
- B — EXTERIOR COLOR SW 7663 (MONORAIL SILVER).
- C — EXTERIOR COLOR SW 7670 (GRAY SHINGLE).
- D — EXTERIOR COLOR SW 7053 (ADAPTIVE SHADE)
- E — STONE VENEER BRICK WALL GREY STONE
- F — DARK BRONZE ANODIZED

STUCCO NOTE:

- PROVIDE 6 FT. BY 6 FT. SAMPLE OF DASHED STUCCO ON BUILDING FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO STARTING STUCCO FINISHED COAT.
- EXTERIOR STUCCO IS TO BE INSTALLED IN COMPLIANCE WITH ASTM C926 AND C1063 INCLUDING THE PLACEMENT OF STUCCO CONTROL JOINTS.
- STUCCO PANELS AS NOTED ON THE BUILDING ELEVATIONS ARE NOT TO EXCEED THE RECOMMENDATIONS OF ASTM C1063 (MAXIMUM PANEL SIZE 144 SQ. FEET NO LENGTH TO WIDTH RATIO SHOULD EXCEED 2.5 TO 1).
- C.M.U. WALLS - 3 COAT (SCRATCH, BROWN & FINISH COAT = ⅞")
- BALCONY EDGES & HORIZONTAL CONCRETE EYEBROWS - 2 COAT (BROWN & FINISH COAT = ⅞")
- ALL STUCCO SCORE LINES AND BANDS TO RETURN INTO BUILDING IN & OUTS

PAINT NOTE:

- ALL EXTERIOR BUILDING PAINT TO BE 1 COAT PRIMER 2 COATS FLAT FINISH BY SHERWIN WILLIAMS OR APPROVED EQUAL
- PAINT TO BE APPLIED IS TO NOT SEAL THE STUCCO DRIP SCREEDS, RESTRICTING DRAINAGE FUNCTION.

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DRAWING TITLE

BUILDING 2
NORTH ELEVATIONS
SCALE: 3/32" = 1-0"

SEAL

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SHEET NO.
A-3.01

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