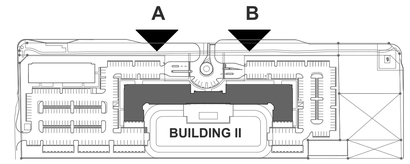


PARTIAL **NORTH** ELEVATION (**A**)

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.

REVISIONS:

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9100 SOUTH DADELAND BLVD. SUITE 700, MIAMI, FL 33156

PROJECT

ENSPIRE AT SUNRISE
MULTIFAMILY PROJECT
W. OAKLAND PARK BLVD. & N.W. 68th AVE.
SUNRISE, FLORIDA 33313

DRAWING TITLE

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

SEAL

DATE
11-04-2025

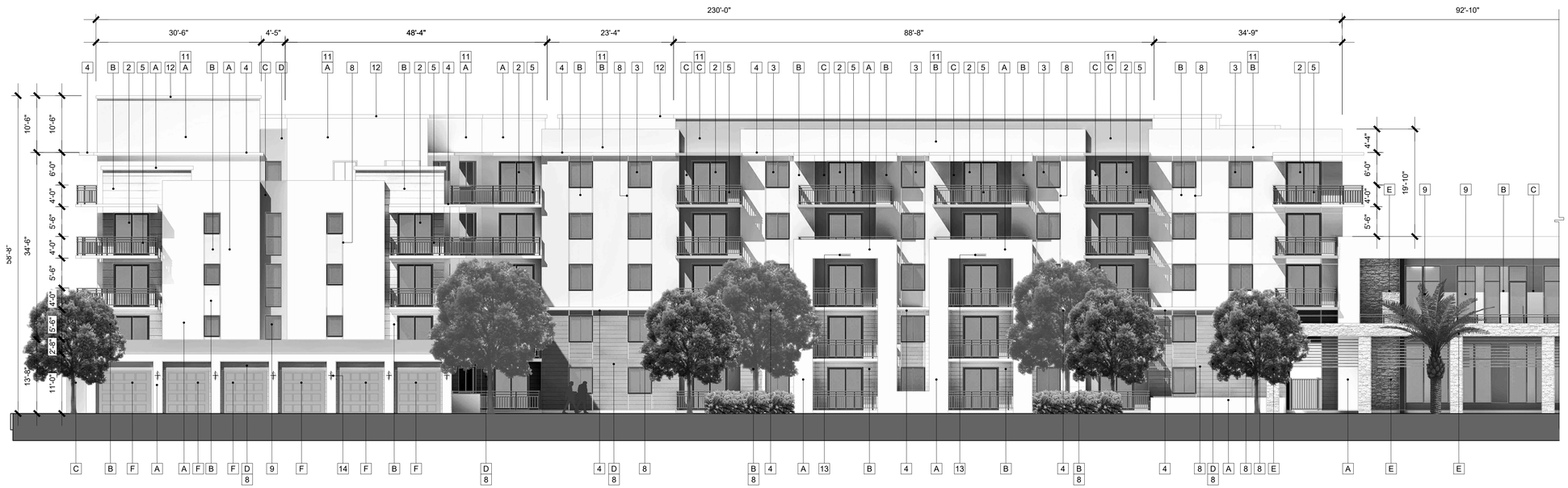
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PARTIAL **SOUTH** ELEVATION (**A**)

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



KEY PLAN NOT TO SCALE

PARTIAL **SOUTH** 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 SOUTH FACADE COLOR STUDY

	AREA	PERCENTAGE
DARK COLORS	2,650.75 SF	9.27%
LIGHT COLORS	25,941.22 SF	90.73%
TOTAL	28,591.97 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.
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PAINT NOTE:

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PROJECT

ENSPIRE AT SUNRISE
MULTIFAMILY PROJECT
W. OAKLAND PARK BLVD. & N.W. 68th AVE.
SUNRISE, FLORIDA 33313

DRAWING TITLE

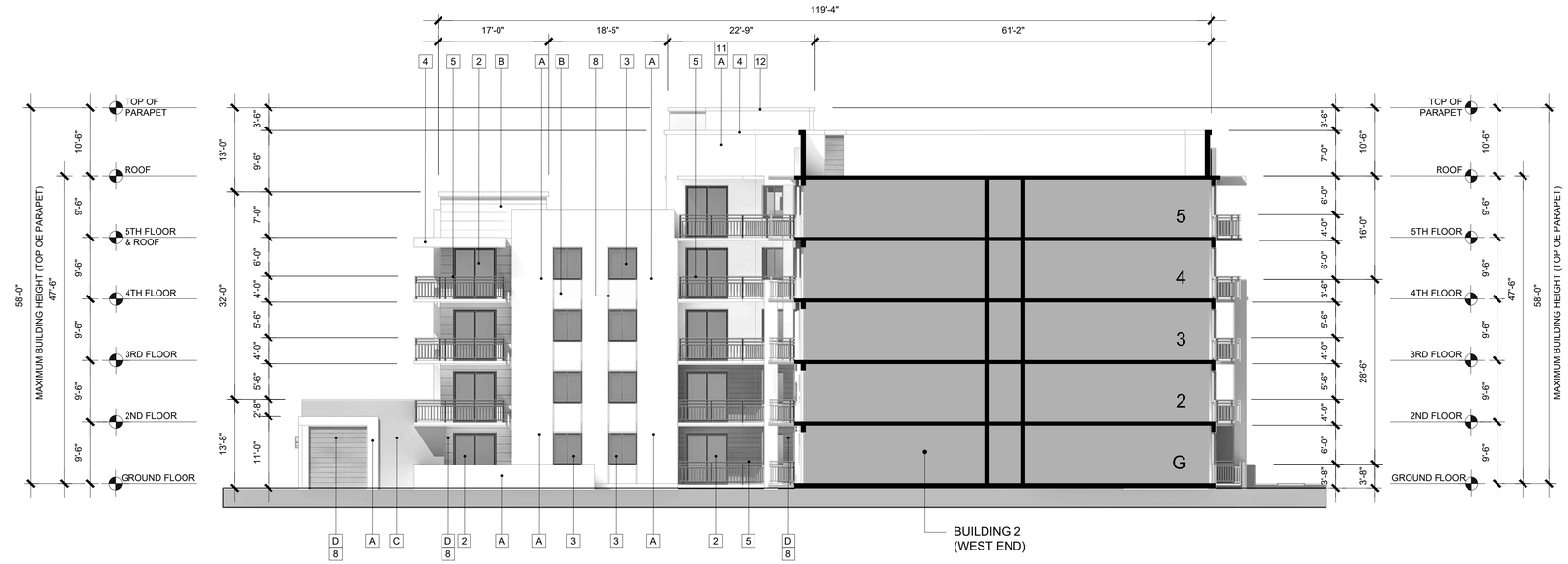
BUILDING 2
SOUTH ELEVATIONS
SCALE: 3/32" = 1-0"

SEAL

DATE
11-04-2025

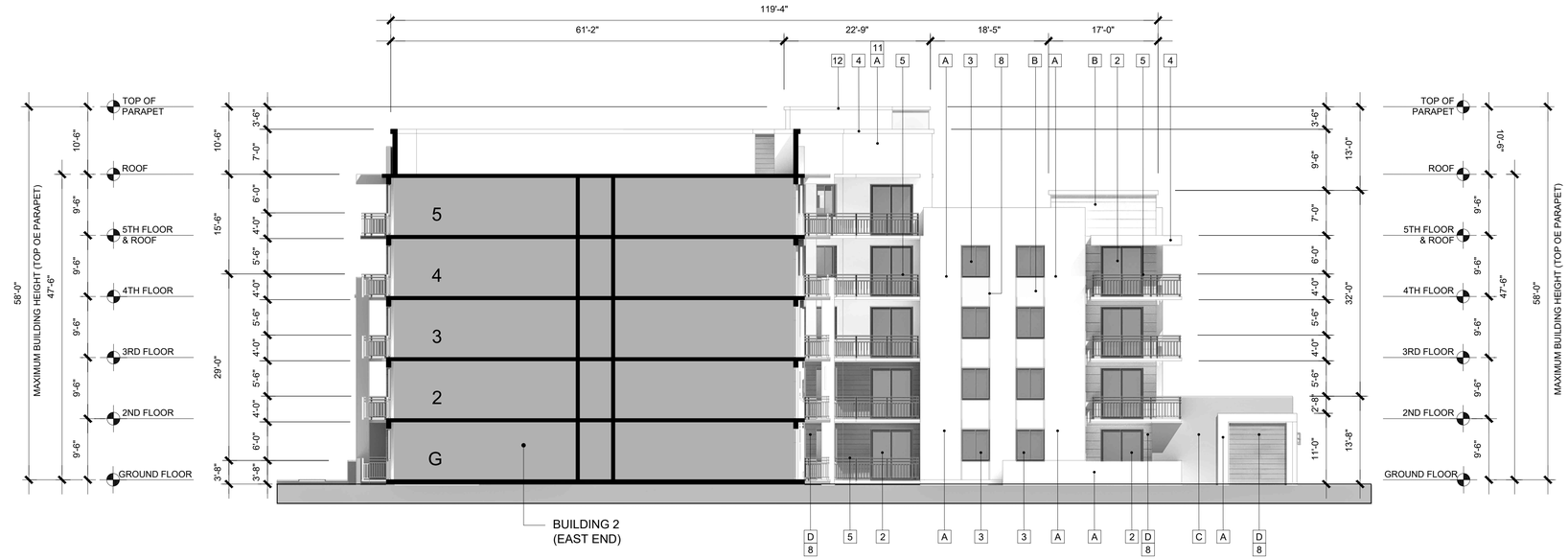
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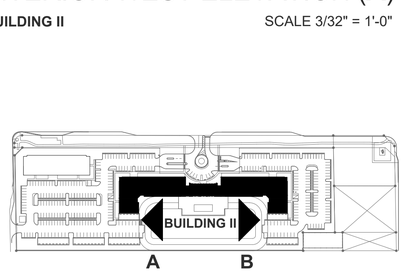
INTERIOR WEST ELEVATION (**A**)

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



INTERIOR EAST ELEVATION (**B**)

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



KEY PLAN NOT TO SCALE

B2 INTERIOR WEST FACADE COLOR STUDY		
	AREA	PERCENTAGE
DARK COLORS	437.86 SF	14.30%
LIGHT COLORS	2,623.95 SF	85.70%
TOTAL	3,061.81 SF	100%

B2 INTERIOR EAST FACADE COLOR STUDY		
	AREA	PERCENTAGE
DARK COLORS	437.86 SF	14.30%
LIGHT COLORS	2,623.95 SF	85.70%
TOTAL	3,061.81 SF	100%

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.

EXTERIOR MATERIAL LEGEND

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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
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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:

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- D — EXTERIOR COLOR SW 7053 (ADAPTIVE SHADE)
- E — STONE VENEER BRICK WALL GREY STONE
- F — DARK BRONZE ANODIZED

STUCCO NOTE:

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- ALL STUCCO SCORE LINES AND BANDS TO RETURN INTO BUILDING IN & OUTS

PAINT NOTE:

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- PAINT TO BE APPLIED IS TO NOT SEAL THE STUCCO DRIP SCREEDS, RESTRICTING DRAINAGE FUNCTION.

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PROJECT

ENSPIRE AT SUNRISE

MULTIFAMILY PROJECT

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

DRAWING TITLE

BUILDING 2 INTERIOR
WEST AND EAST ELEVATIONS
SCALE: 3/32" = 1-0"

SEAL

DATE
11-04-2025

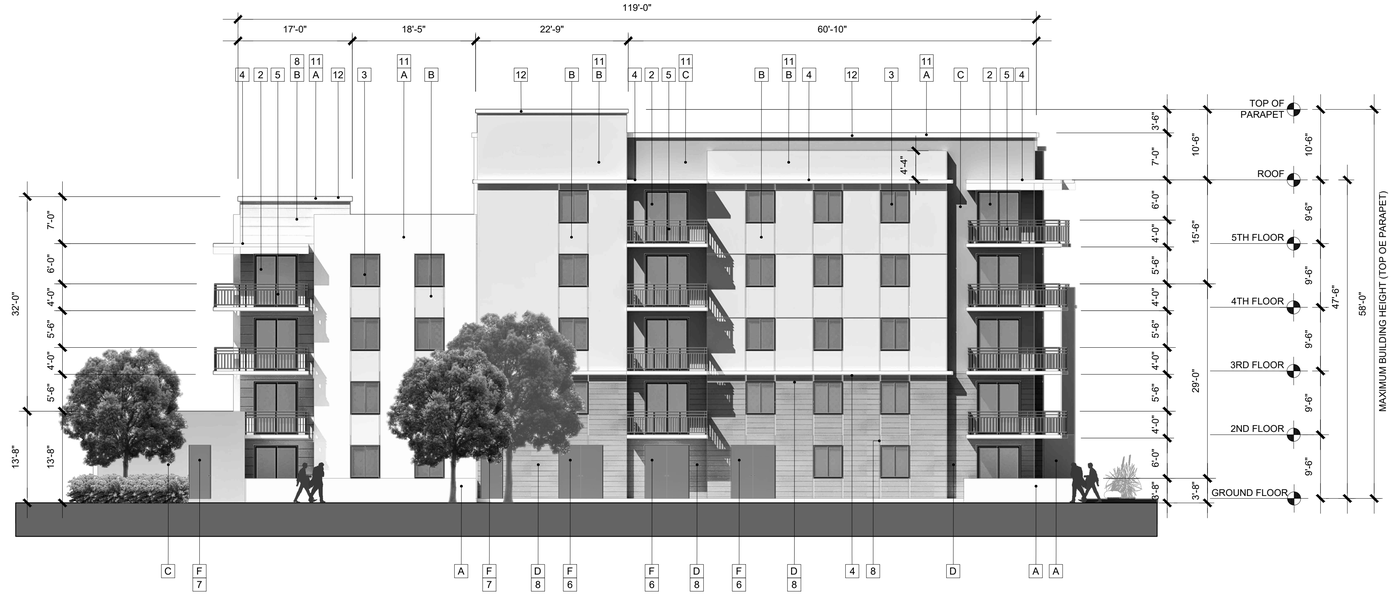
SHEET NO.
A-3.03

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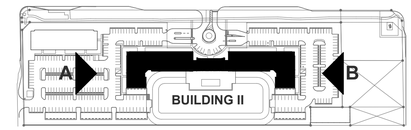
WEST ELEVATION (**A**)

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



EAST ELEVATION (**B**)

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



KEY PLAN NOT TO SCALE

B2 WEST FACADE COLOR STUDY		
	AREA	PERCENTAGE
DARK COLORS	536.87 SF	7.85%
LIGHT COLORS	6,298.81 SF	92.15%
TOTAL	6,835.68 SF	100%

B2 EAST FACADE COLOR STUDY		
	AREA	PERCENTAGE
DARK COLORS	536.87 SF	7.85%
LIGHT COLORS	6,298.81 SF	92.15%
TOTAL	6,835.68 SF	100%

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.

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
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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:

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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.
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PROJECT

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

DRAWING TITLE

BUILDING 2
EAST AND WEST ELEVATIONS
SCALE: 3/32" = 1-0"

SEAL

DATE 11-04-2025

SHEET NO. A-3.04

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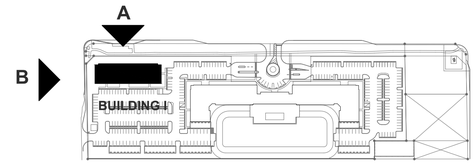
NORTH ELEVATION (A)

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



WEST ELEVATION (B)

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



KEY PLAN NOT TO SCALE

B1 NORTH FACADE COLOR STUDY		
	AREA	PERCENTAGE
DARK COLORS	1,785.14 SF	12.84%
LIGHT COLORS	12,117.95 SF	87.16%
TOTAL	13,903.09 SF	100%

B1 WEST FACADE COLOR STUDY		
	AREA	PERCENTAGE
DARK COLORS	466.68 SF	11.29%
LIGHT COLORS	3668.44 SF	88.71%
TOTAL	4135.12 SF	100%

ELEVATION NOTE:

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- F — DARK BRONZE ANODIZED

STUCCO NOTE:

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- 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.

REVISIONS:

LEAVE BLANK - FOR CITY USE ONLY

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CLIENT

PINNACLE COMMITTED TO EXCELLENCE
9100 SOUTH DADELAND BLVD. SUITE 700, MIAMI, FL 33156

PROJECT

ENSPIRE AT SUNRISE
MULTIFAMILY PROJECT
W. OAKLAND PARK BLVD. & N.W. 68th AVE.
SUNRISE, FLORIDA 33313

DRAWING TITLE

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

SEAL

DATE
11-04-2025

SHEET NO.
A-3.05

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