

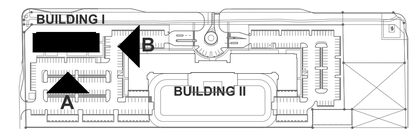
SOUTH ELEVATION (**A**)

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



EAST ELEVATION (**B**)

BUILDING I



KEY PLAN NOT TO SCALE

B1 SOUTH FACADE COLOR STUDY		
	AREA	PERCENTAGE
DARK COLORS	1,363.56 SF	9.81%
LIGHT COLORS	12,539.53 SF	90.19%
TOTAL	13,903.09 SF	100%

B1 EAST FACADE COLOR STUDY		
	AREA	PERCENTAGE
DARK COLORS	472.36 SF	11.42%
LIGHT COLORS	3662.76 SF	88.58%
TOTAL	4135.12 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
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 = ¾")
- 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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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

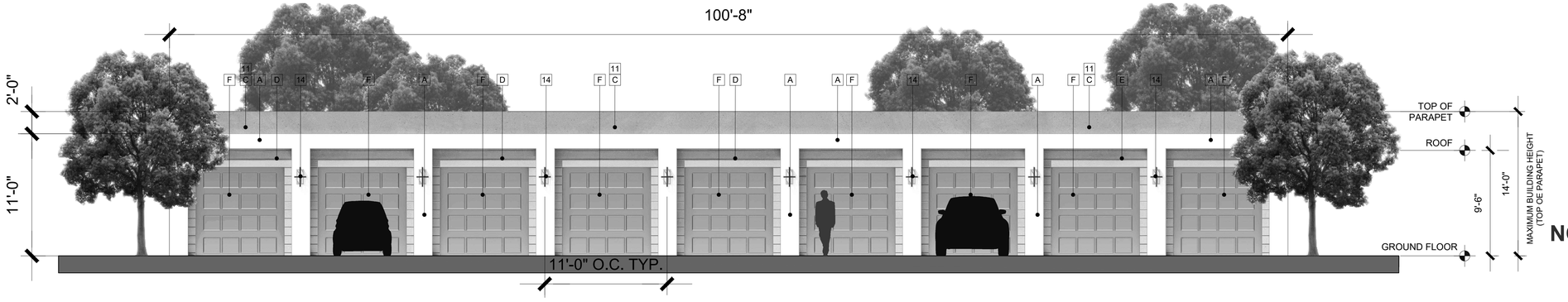
BUILDING 1
SOUTH AND EAST ELEVATIONS
SCALE: 3/32" = 1-0"

SEAL

DATE
11-04-2025

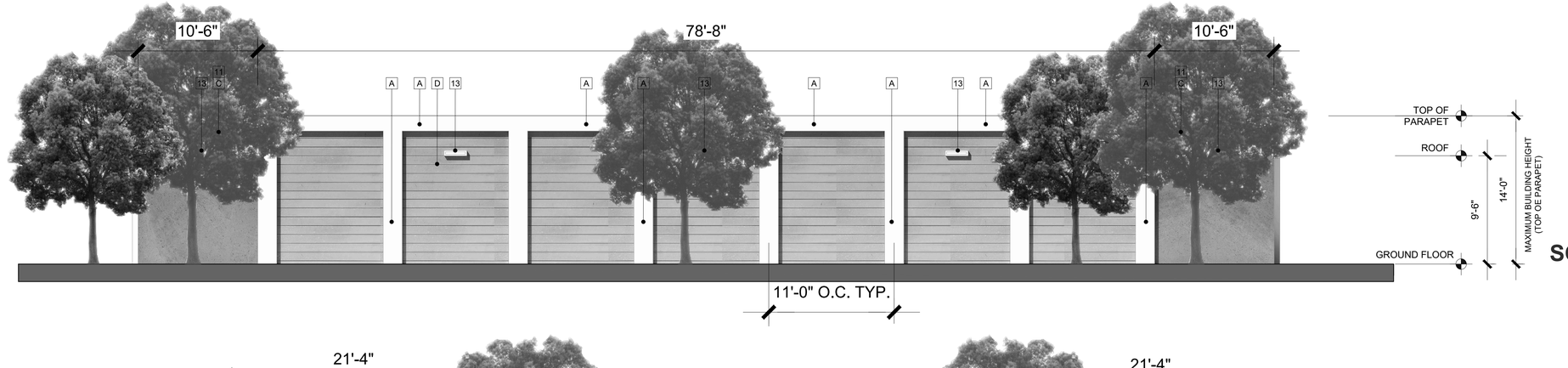
SHEET NO.
A-3.06

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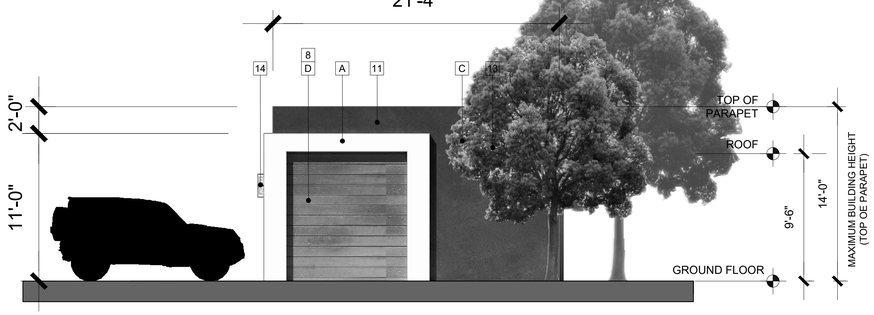
NORTH ELEVATION

SCALE 3/16" = 1'-0"



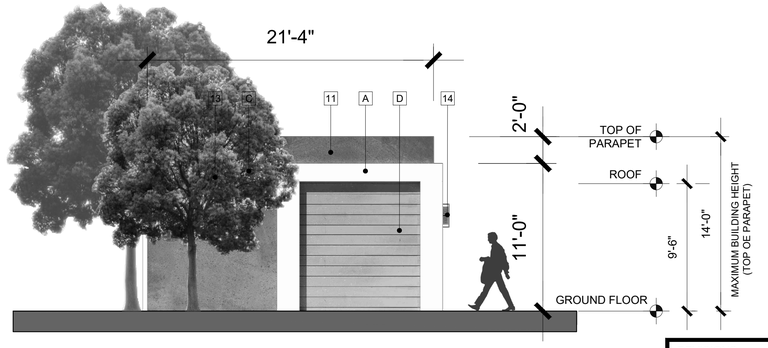
SOUTH ELEVATION

SCALE 3/16" = 1'-0"



WEST ELEVATION

SCALE 3/16" = 1'-0"



EAST ELEVATION

SCALE 3/16" = 1'-0"

ELEVATION NOTE:

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PARKING GARAGE COLOR STUDY

	AREA	PERCENTAGE
DARK COLORS	0 SF	0%
LIGHT COLORS	3,191.52 SF	100%
TOTAL	3,191.52 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.
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STUCCO NOTE:

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- C.M.U. WALLS - 3 COAT (SCRATCH, BROWN & FINISH COAT = ½")
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PROJECT

ENSPIRE AT SUNRISE

MULTIFAMILY PROJECT

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SUNRISE, FLORIDA 33313

DRAWING TITLE

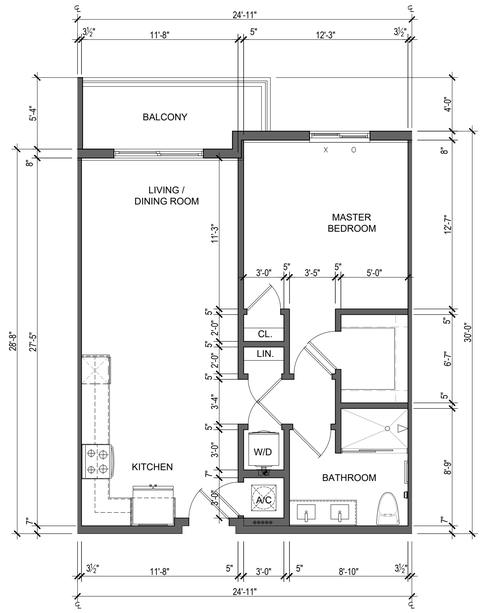
9-CAR GARAGES 3-6
ELEVATIONS
SCALE: 3/16" = 1-0"

SEAL

DATE
11-04-2025

SHEET NO.
A-3.07

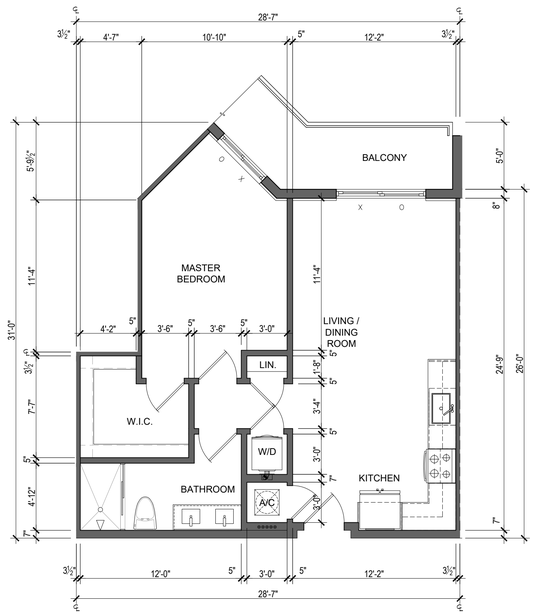
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UNIT 1B-1 FLOOR PLAN

SCALE: 3/16" = 1-0"

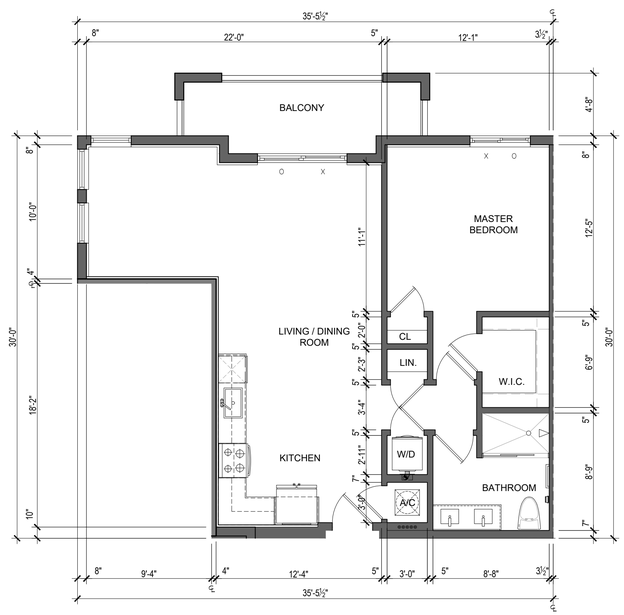
ONE BEDROOM
A/C AREA: 729 S.F.
BUILDINGS 1 AND 2



UNIT 1B-2 FLOOR PLAN

SCALE: 3/16" = 1-0"

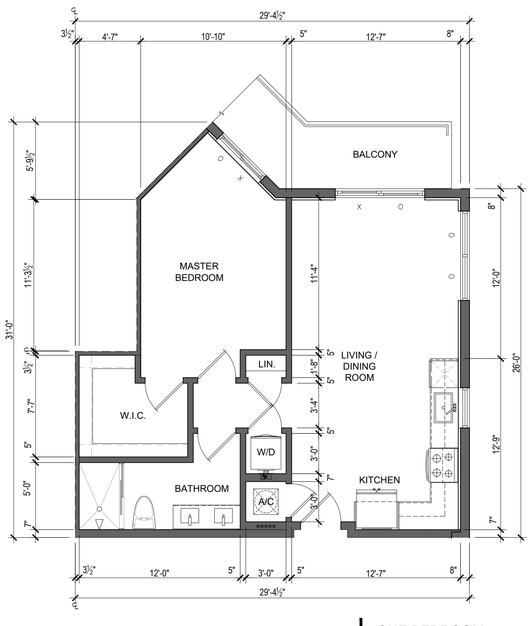
ONE BEDROOM
A/C AREA: 709 S.F.
BUILDING 2



UNIT 1B-3 FLOOR PLAN

SCALE: 3/16" = 1-0"

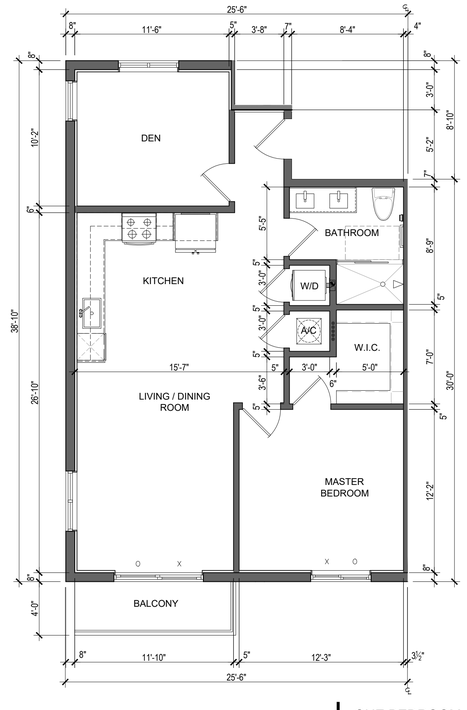
ONE BEDROOM
A/C AREA: 871 S.F.
BUILDING 2



UNIT 1B-4 FLOOR PLAN

SCALE: 3/16" = 1-0"

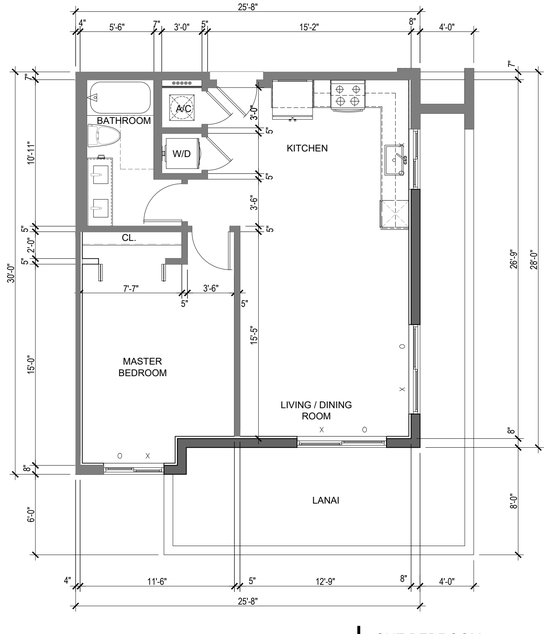
ONE BEDROOM
A/C AREA: 714 S.F.
BUILDING 2



UNIT 1B-5 FLOOR PLAN

SCALE: 3/16" = 1-0"

ONE BEDROOM
A/C AREA: 747 S.F.
BUILDING 2



UNIT 1B-6 FLOOR PLAN

SCALE: 3/16" = 1-0"

ONE BEDROOM
A/C AREA: 725 S.F.
BUILDING 1

REVISIONS:

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PROJECT

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

DRAWING TITLE

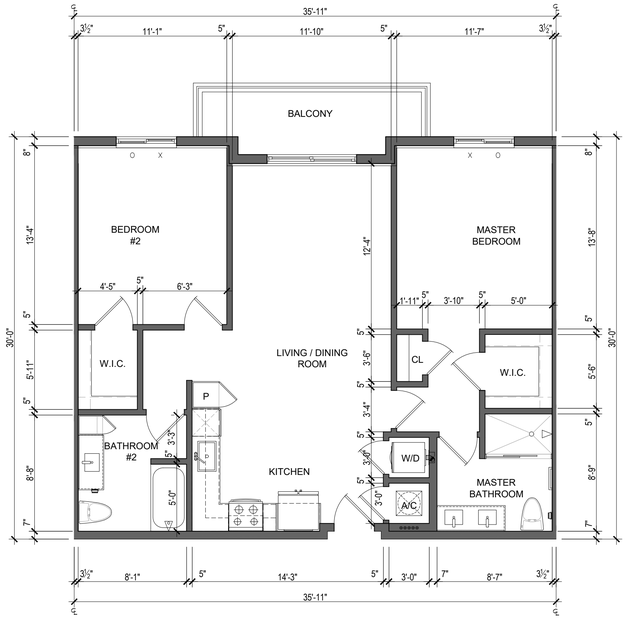
ENLARGED UNIT FLOOR PLANS
SCALE: 3/16" = 1-0"

SEAL

DATE
11-04-2025

SHEET NO.
A-4.01

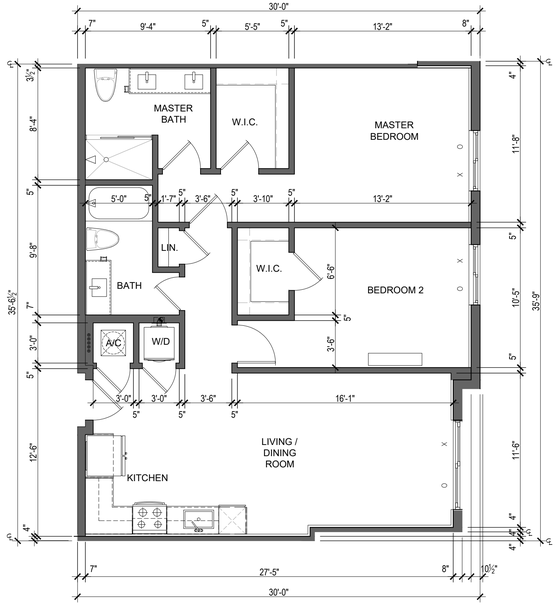
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UNIT 2B-1 FLOOR PLAN

SCALE: 3/16" = 1-0"

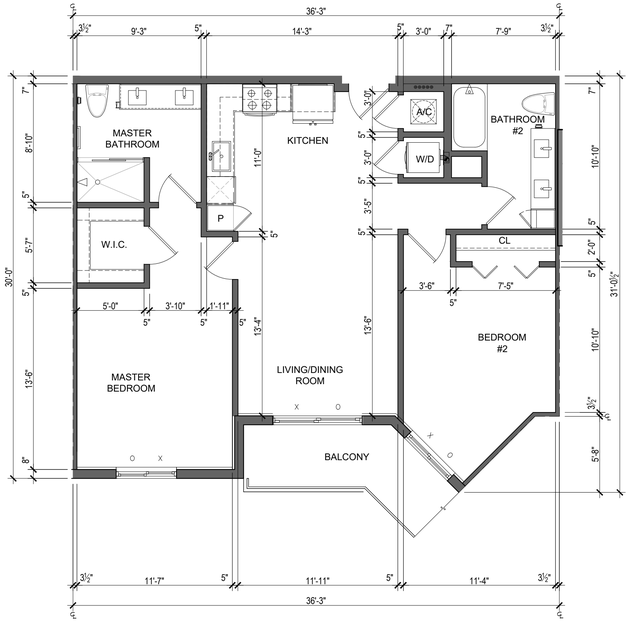
TWO BEDROOM
A/C AREA: 1,059 S.F.
BUILDINGS 1 AND 2



UNIT 2B-2 FLOOR PLAN

SCALE: 3/16" = 1-0"

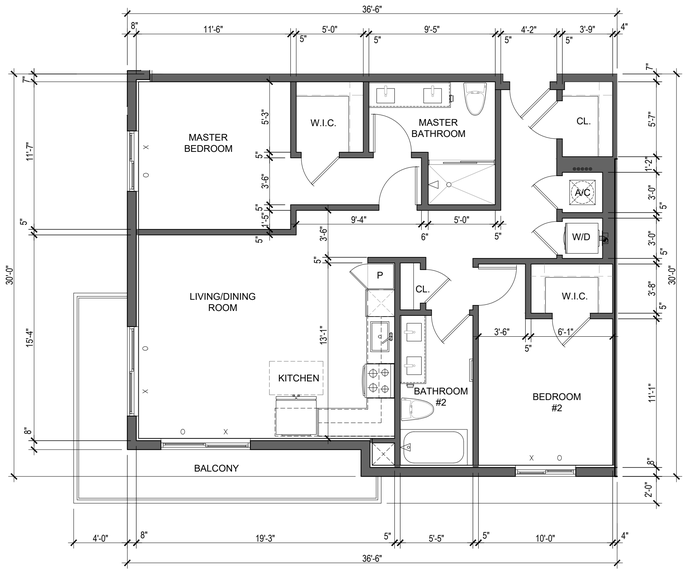
TWO BEDROOM
A/C AREA: 1,060 S.F.
BUILDING 2



UNIT 2B-3 FLOOR PLAN

SCALE: 3/16" = 1-0"

TWO BEDROOM
A/C AREA: 1,015 S.F.
BUILDING 2



UNIT 2B-4 FLOOR PLAN

SCALE: 3/16" = 1-0"

TWO BEDROOM
A/C AREA: 1,058 S.F.
BUILDING 1

REVISIONS:	LEAVE BLANK - FOR CITY USE ONLY

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PROJECT

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SUNRISE, FLORIDA 33313

DRAWING TITLE

ENLARGED UNIT FLOOR PLANS

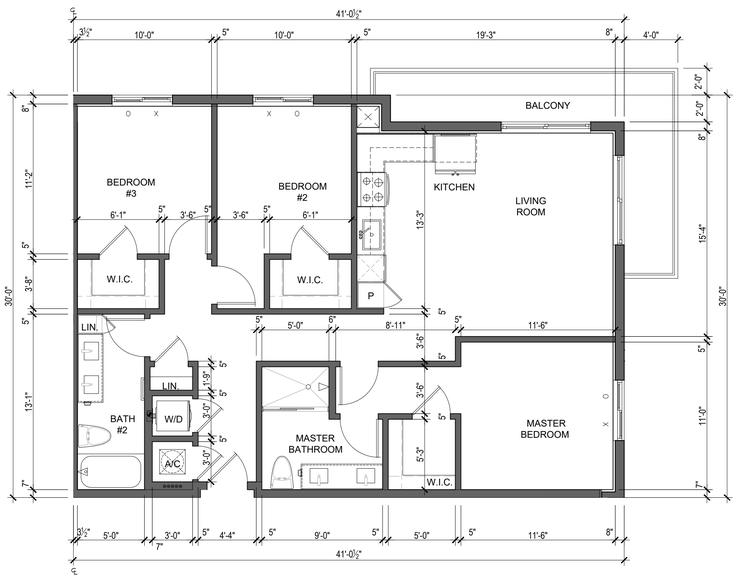
SCALE: 3/16" = 1-0"

SEAL

DATE
11-04-2025

SHEET NO.
A-4.02

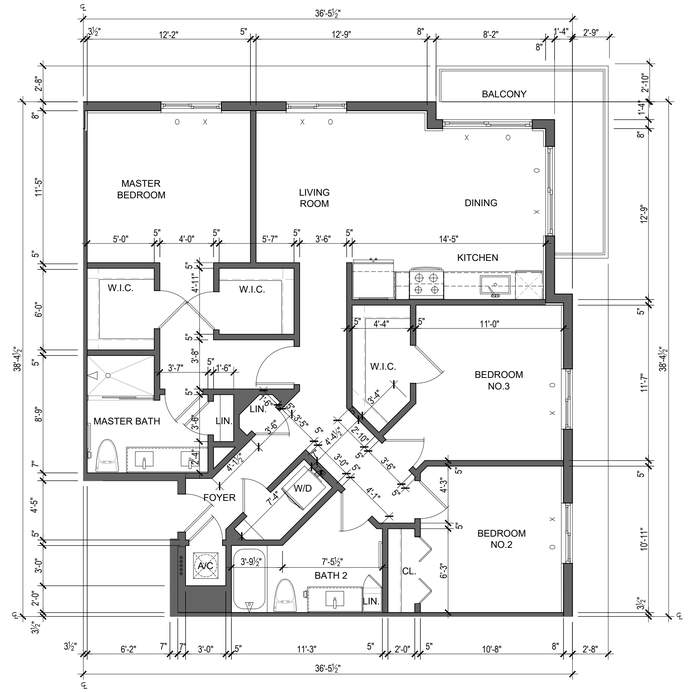
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UNIT 3B-1 FLOOR PLAN

SCALE: 3/16" = 1-0"

THREE BEDROOM
A/C AREA: 1,188 S.F.
BUILDING 1



UNIT 3B-2 FLOOR PLAN

SCALE: 3/16" = 1-0"

THREE BEDROOM
A/C AREA: 1,301 S.F.
BUILDING 2

REVISIONS:	LEAVE BLANK - FOR CITY USE ONLY

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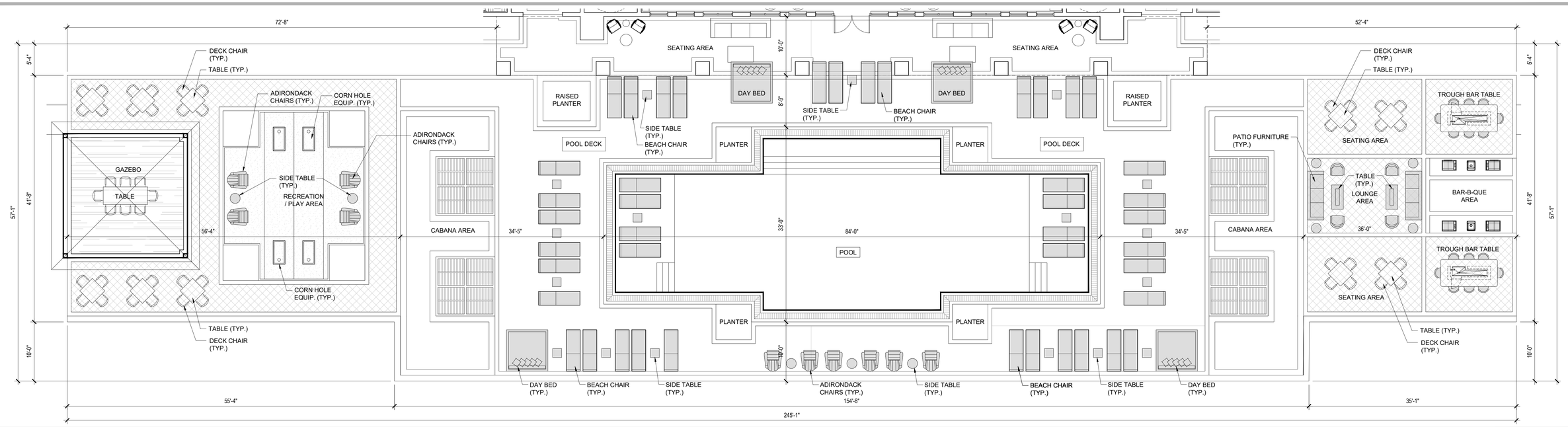
ENLARGED UNIT FLOOR PLANS
SCALE: 3/16" = 1-0"

SEAL

DATE
11-04-2025

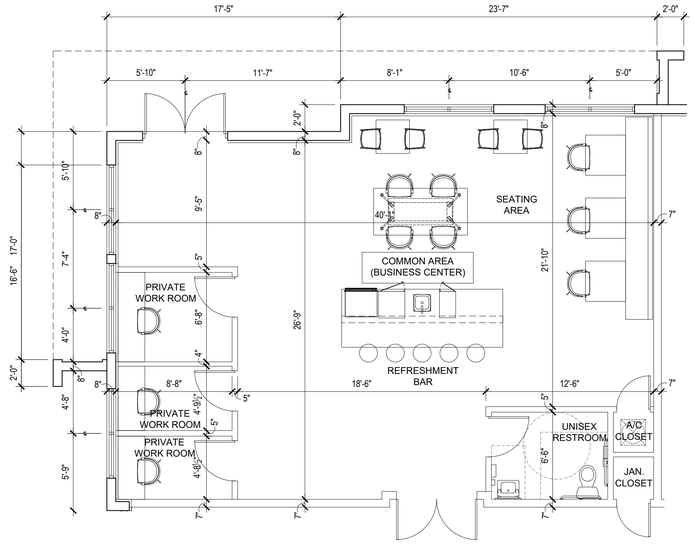
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POOL DECK
SCALE: 1/8" = 1-0"

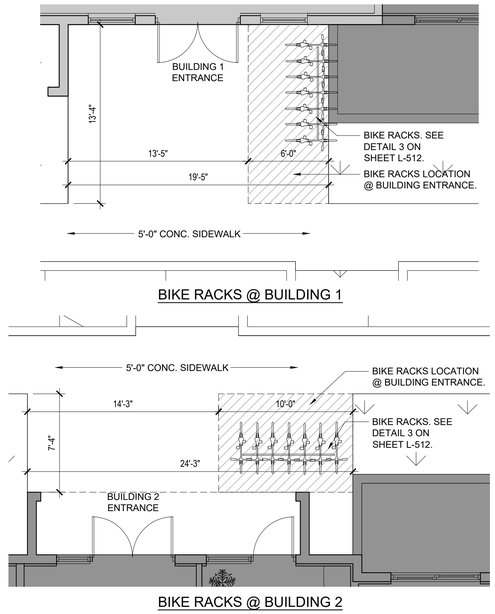
1



COMMON AREA
SCALE: 3/16" = 1-0"

BUSINESS CENTER
A/C AREA: 1,180 S.F.
BUILDING 1

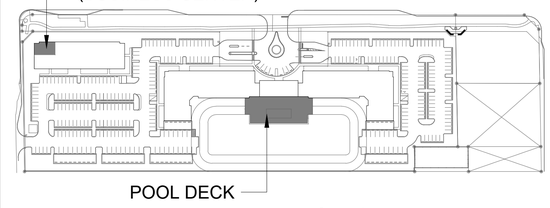
3



BIKE RACKS
SCALE: 3/16" = 1-0"

BUILDING 1 &
BUILDING 2

2



KEY PLAN
SCALE: N.T.S.

N

REVISIONS:	LEAVE BLANK - FOR CITY USE ONLY

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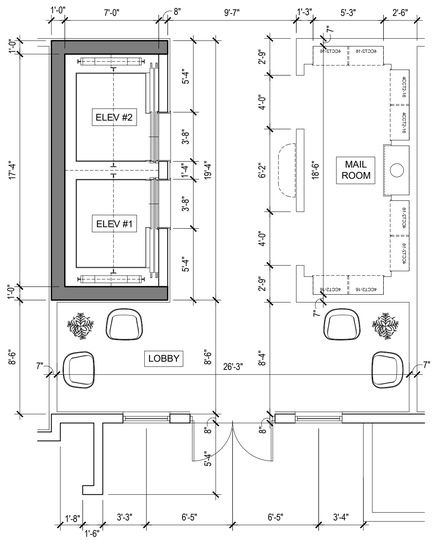
DRAWING TITLE
ENLARGED POOL DECK,
COMMON AREA, & PUBLIC PLAZA

SEAL

DATE
11-04-2025

SHEET NO.
A-4.04

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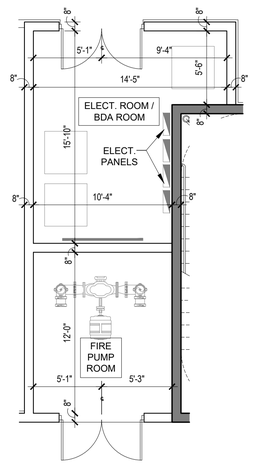


ELEVATOR LOBBY / MAIL ROOM

SCALE: 3/16" = 1-0"

GROUND FLOOR BUILDING 1

3

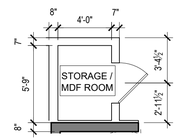


ELECTRICAL ROOM / FIRE PUMP ROOM

SCALE: 3/16" = 1-0"

GROUND FLOOR BUILDING 1

2

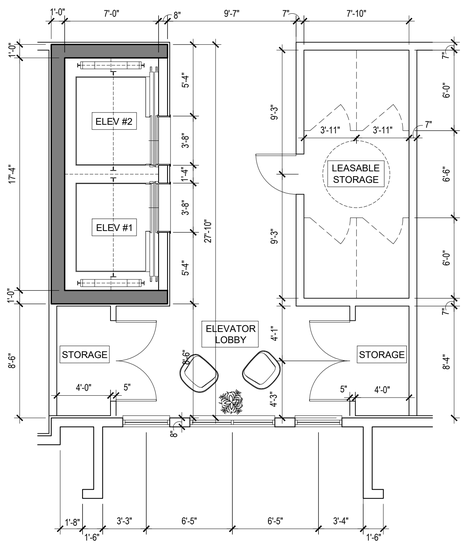


STORAGE / MDF ROOM

SCALE: 3/16" = 1-0"

2ND THRU 6TH FLOOR (TYP.) BUILDING 1

1



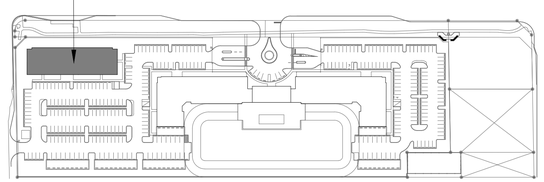
ELEVATOR LOBBY

SCALE: 3/16" = 1-0"

2ND THRU 6TH FLOOR (TYP.) BUILDING 1

4

AREAS SHOWN PERTAIN BUILDING 1



KEY PLAN

SCALE: N.T.S.

N

REVISIONS:

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PROJECT

ENSPIRE AT SUNRISE

MULTIFAMILY PROJECT

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

DRAWING TITLE

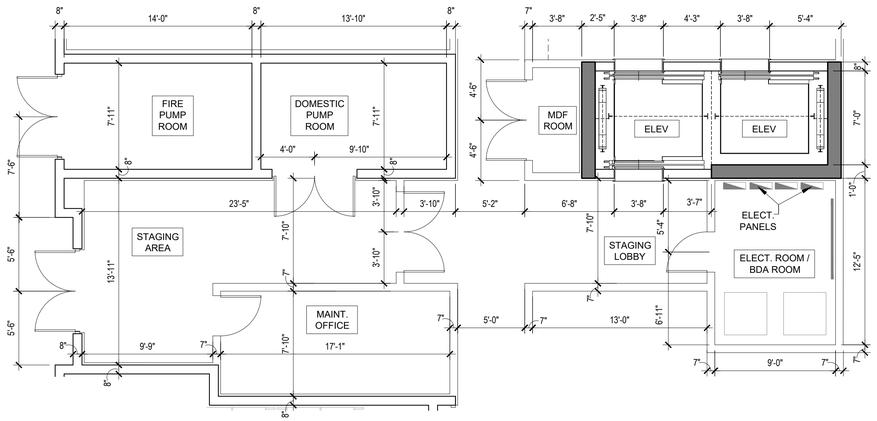
BUILDING 1
ENLARGED COMMON
AREAS & BACK OF HOUSE

SEAL

DATE
11-04-2025

SHEET NO.
A-4.05

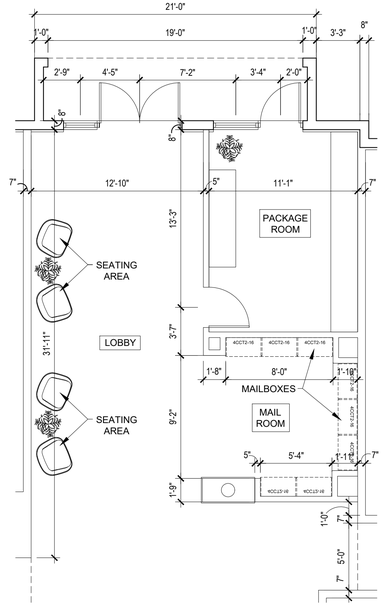
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ELEVATOR LOBBY / BACK OF HOUSE
SCALE: 3/16" = 1-0"

GROUND FLOOR
BUILDING 2

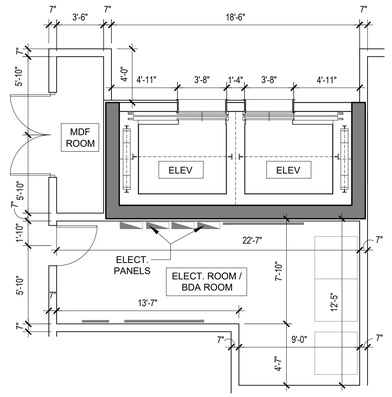
3



LOBBY / PACKAGE & MAIL ROOM
SCALE: 3/16" = 1-0"

GROUND FLOOR
BUILDING 2

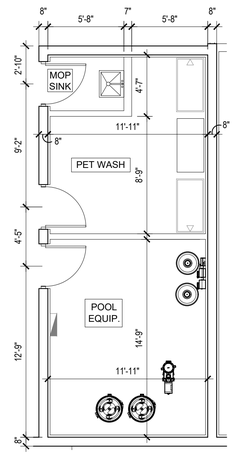
2



ELEVATOR LOBBY / ELECTRICAL & MDF ROOM
SCALE: 3/16" = 1-0"

2ND THRU 6TH FLOOR (TYP.)
BUILDING 2

1



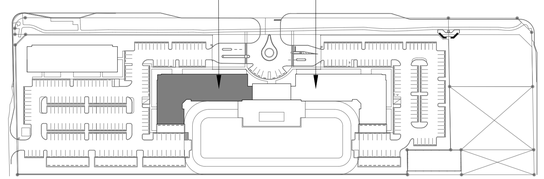
POOL EQUIPMENT / PET WASH & MOP SINK
SCALE: 3/16" = 1-0"

GROUND FLOOR
CLUBHOUSE

4

COMMON AREAS SHOWN PERTAIN TO WEST SIDE OF BUILDING 2

COMMON AREAS SHOWN ARE MIRRORED IN EAST SIDE OF BUILDING 2



KEY PLAN
SCALE: N.T.S.

N

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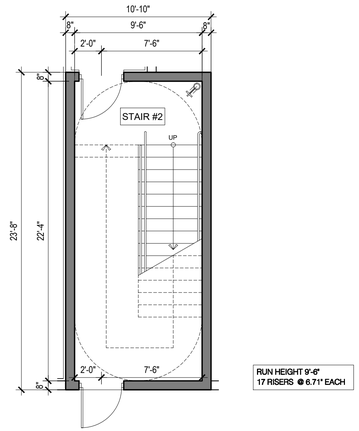
DRAWING TITLE
BUILDING 2
ENLARGED COMMON AREAS & BACK OF HOUSE

SEAL

DATE
11-04-2025

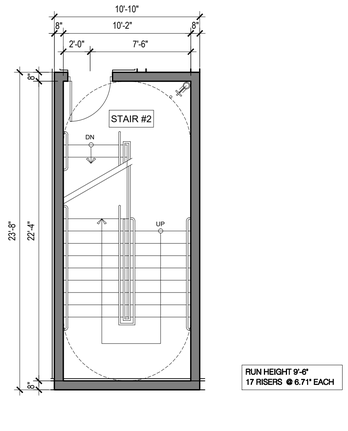
SHEET NO.
A-4.06

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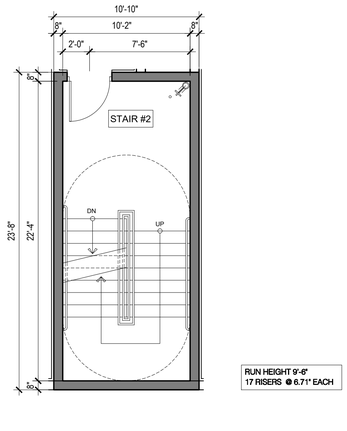
GROUND FLOOR

RUN HEIGHT 9'-6"
17 RISERS @ 6.71" EACH



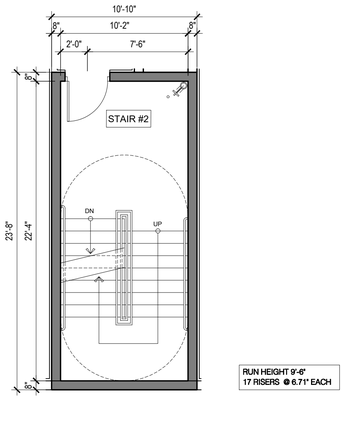
SECOND FLOOR

RUN HEIGHT 9'-6"
17 RISERS @ 6.71" EACH



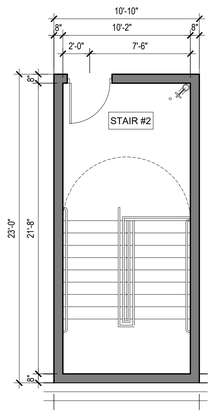
THIRD THRU FIFTH FLOOR

RUN HEIGHT 9'-6"
17 RISERS @ 6.71" EACH



SIXTH FLOOR

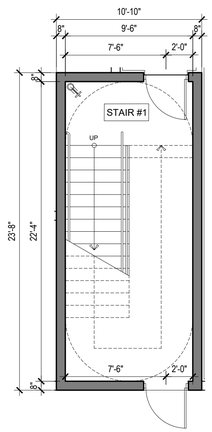
RUN HEIGHT 9'-6"
17 RISERS @ 6.71" EACH



ROOF LEVEL

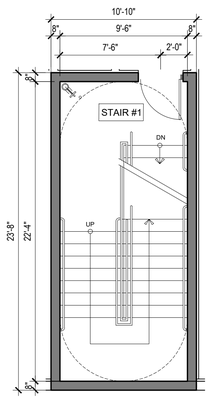
STAIR #2
SCALE: 3/16" = 1-0"

1



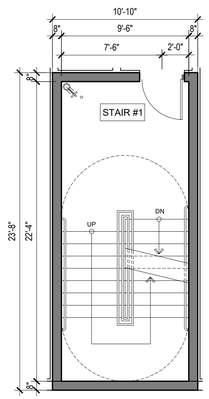
GROUND FLOOR

RUN HEIGHT 9'-6"
17 RISERS @ 6.71" EACH



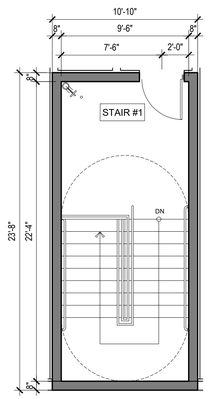
SECOND FLOOR

RUN HEIGHT 9'-6"
17 RISERS @ 6.71" EACH



THIRD THRU FIFTH FLOOR

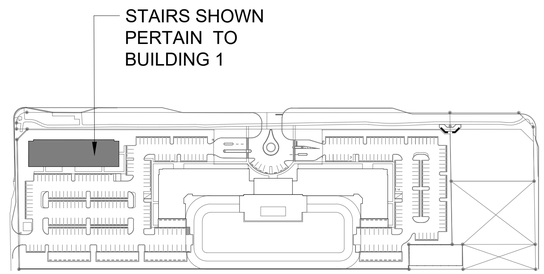
RUN HEIGHT 9'-6"
17 RISERS @ 6.71" EACH



SIXTH FLOOR

STAIR #1
SCALE: 3/16" = 1-0"

2



KEY PLAN
SCALE: N.T.S.

N

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PROJECT

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MULTIFAMILY PROJECT
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SUNRISE, FLORIDA 33313

DRAWING TITLE

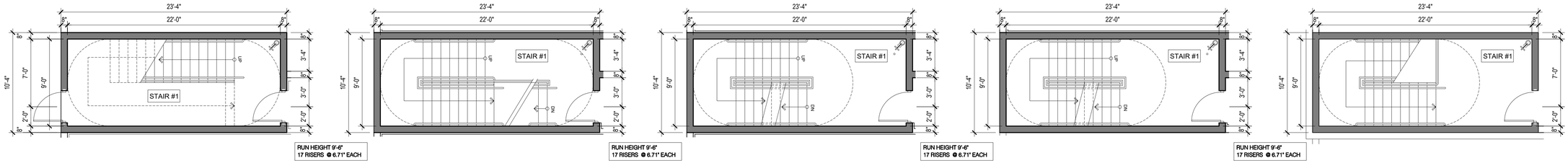
BUILDING 1
ENLARGED STAIRS PLANS

SEAL

DATE
11-04-2025

SHEET NO.
A-4.07

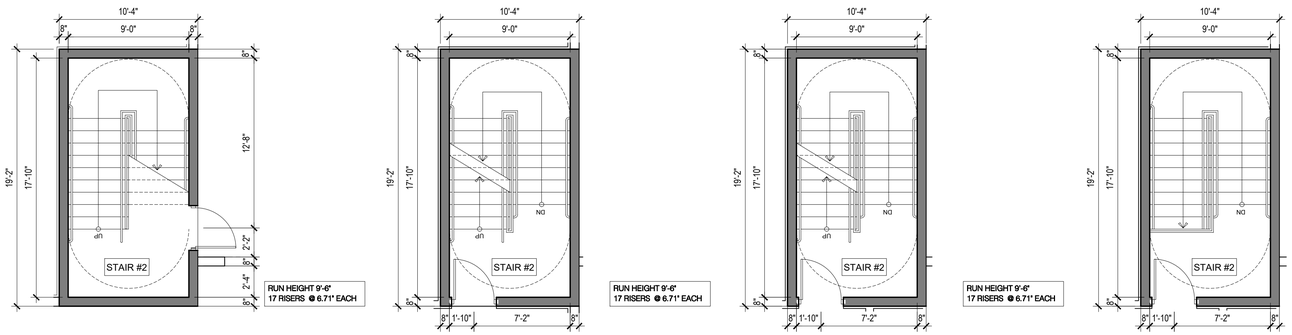
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GROUND FLOOR | SECOND FLOOR | THIRD THRU FOURTH FLOOR | FIFTH FLOOR | ROOF LEVEL

STAIR #1 & #6 (REV.)
SCALE: 3/16" = 1-0"

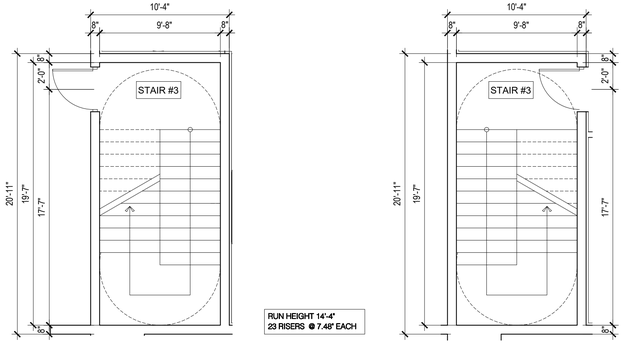
1



GROUND FLOOR | SECOND FLOOR | THIRD THRU FOURTH FLOOR | FIFTH FLOOR

STAIR #2 & #5 (REV.)
SCALE: 3/16" = 1-0"

3



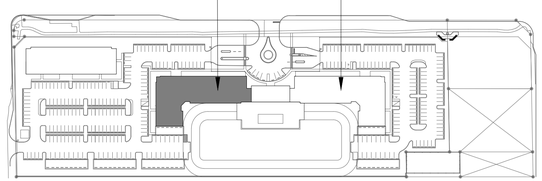
GROUND FLOOR | SECOND FLOOR

STAIR #3 & #4 (REV.)
SCALE: 3/16" = 1-0"

2

STAIRS SHOWN PERTAIN TO WEST SIDE OF BUILDING 2

STAIRS SHOWN ARE MIRRORED AT EAST SIDE OF BUILDING 2



KEY PLAN
SCALE: N.T.S.

N

REVISIONS:

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DRAWING TITLE

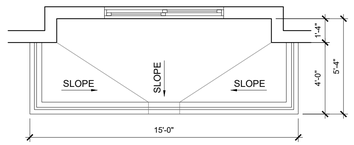
BUILDING 2
ENLARGED STAIRS PLANS

SEAL

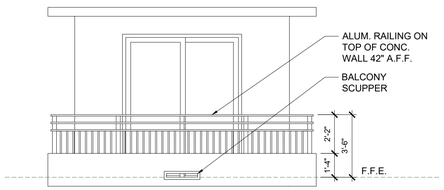
DATE
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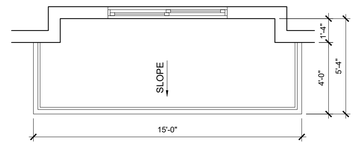
FLOOR PLAN



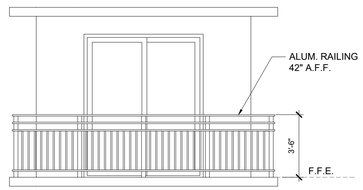
FRONT ELEVATION

BALCONY TYPE 3
SCALE: 1/4" = 1-0"

3



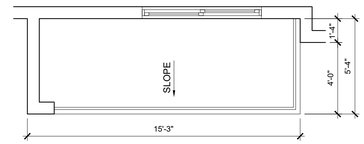
FLOOR PLAN



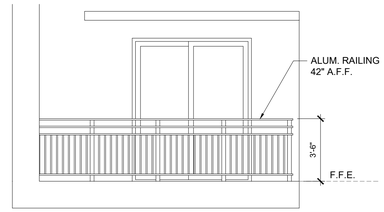
FRONT ELEVATION

BALCONY TYPE 2
SCALE: 1/4" = 1-0"

2



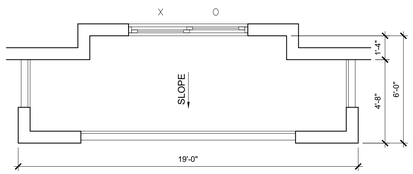
FLOOR PLAN



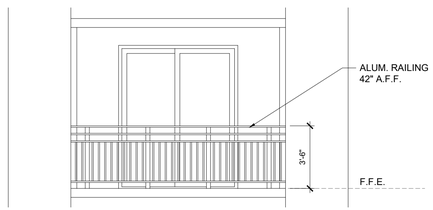
FRONT ELEVATION

BALCONY TYPE 1
SCALE: 1/4" = 1-0"

1



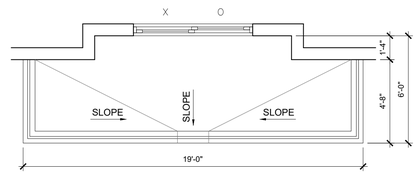
FLOOR PLAN



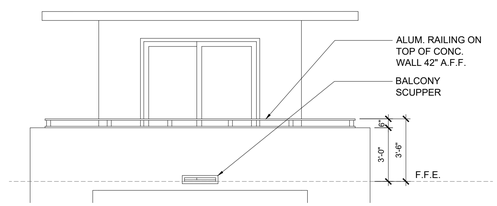
FRONT ELEVATION

BALCONY TYPE 5
SCALE: 1/4" = 1-0"

5



FLOOR PLAN



FRONT ELEVATION

BALCONY TYPE 4
SCALE: 1/4" = 1-0"

4

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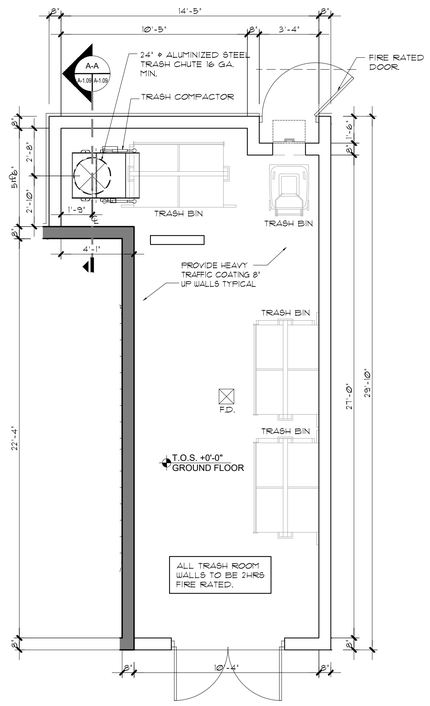
BALCONY DETAILS

SEAL

DATE
11-04-2025

SHEET NO.
A-7.01

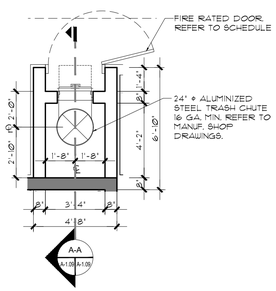
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TRASH ROOM GROUND FLOOR PLAN

SCALE: 1/4" = 1-0" | BUILDING 1

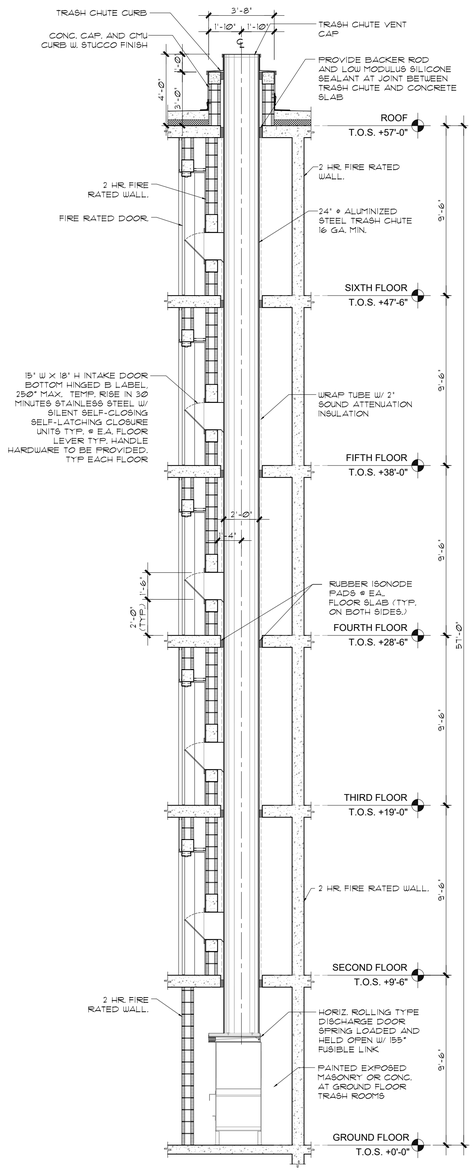
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TRASH CHUTE 2ND TO 6TH FLOOR PLAN

SCALE: 1/4" = 1-0" | BUILDING 1

4



TRASH CHUTE SECTION A-A

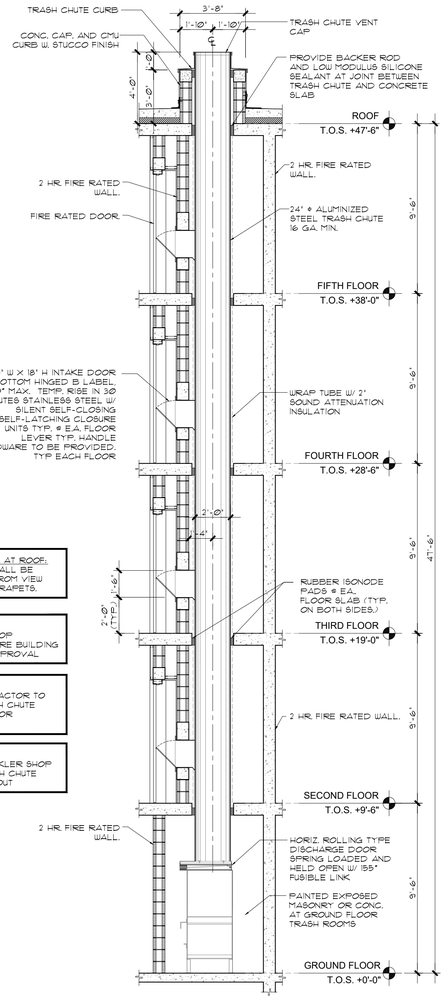
SCALE: 1/4" = 1-0" | BUILDING 2

SCREENING NOTE AT ROOF:
TRASH CHUTE SHALL BE FULLY SCREEN FROM VIEW BY BUILDING PARAPETS.

NOTE:
TRASH CHUTE SHOP DRAWINGS REQUIRE BUILDING DEPARTMENT APPROVAL

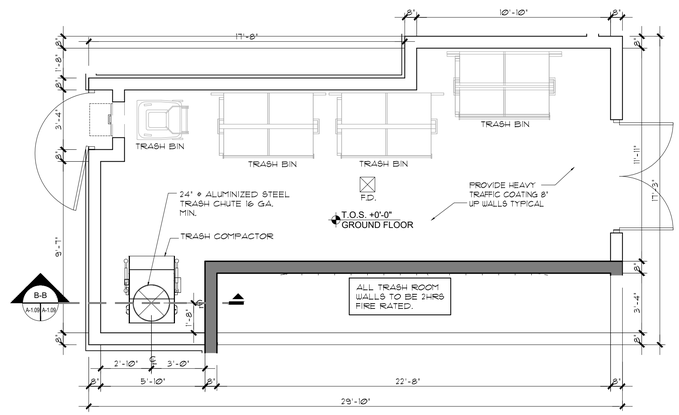
NOTE:
GENERAL CONTRACTOR TO COORDINATE WITH CHUTE MANUFACTURER FOR INSTALLATION

NOTE:
REFER TO SPRINKLER SHOP DWG'S FOR TRASH CHUTE SPRINKLER LAYOUT



TRASH CHUTE SECTION B-B

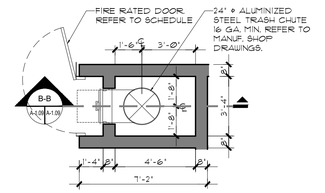
SCALE: 1/4" = 1-0" | BUILDING 2



TRASH ROOM GROUND FLOOR PLAN

SCALE: 1/4" = 1-0" | BUILDING 2

1



TRASH CHUTE 2ND TO 6TH FLOOR PLAN

SCALE: 1/4" = 1-0" | BUILDING 2

2

REVISIONS:

LEAVE BLANK - FOR CITY USE ONLY

ANILLO TOLEDO LOPEZ
ATL | ARCHITECTURE
3191 coral way, suite 400
miami, fl. 33145
tel: (305) 854-4070
tel: (305) 854-4079
architects@atlarchitecture.com
www.atlarchitecture.com

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

TRASH CHUTE DETAILS

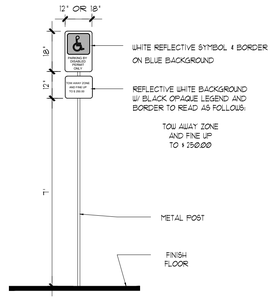
SEAL

DATE
11-04-2025

SHEET NO.
A-7.02

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Parking for handicapped sign required on each parking space

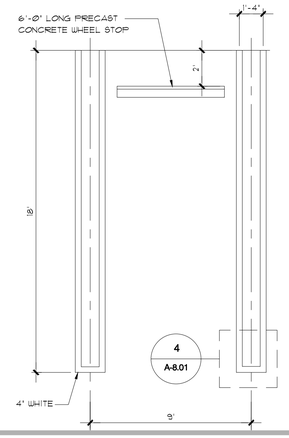


Accessibility to building shall be provided for from right-of-way and parking areas by means of walks, curb-cuts and /or ramps to at least one entrance generally used by the public, such paths shall be a minimum of 44 inches in width, and shall be unobstructed, devoid of stairs, or other abrupt changes in elevation in excess of one-half inch.

TYPICAL H.C. SIGN DETAIL

SCALE: 3/8" = 1-0"

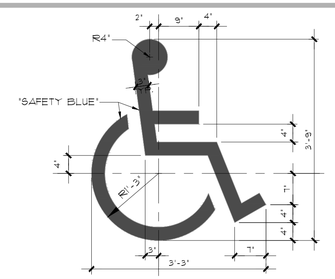
1



TYPICAL PARKING STALLS DETAIL

SCALE: 1/4" = 1-0"

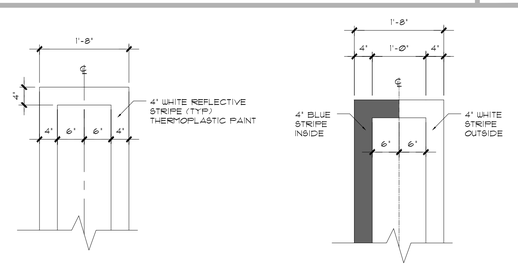
2



TYPICAL ACCESSIBLE SYMBOL

SCALE: 3/4" = 1-0"

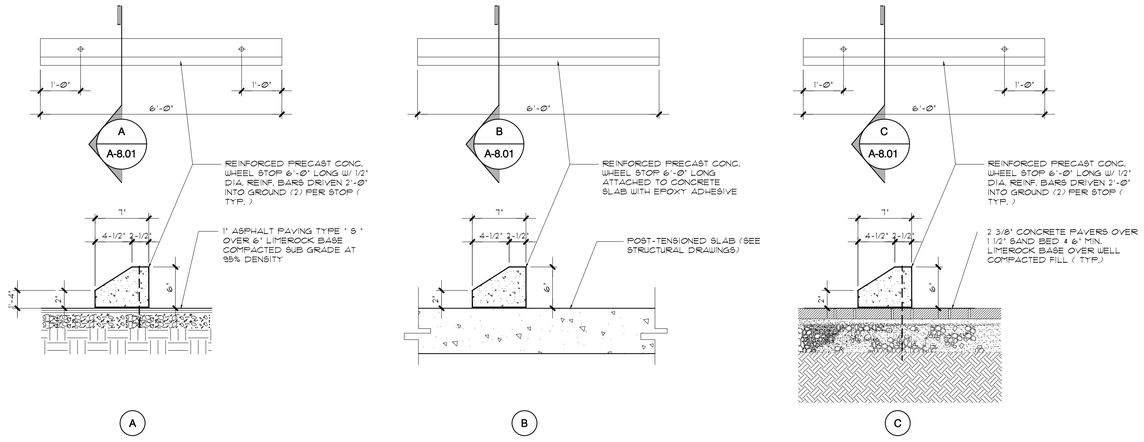
3



TYPICAL STRIPPING DETAIL

SCALE: 3/4" = 1-0"

4

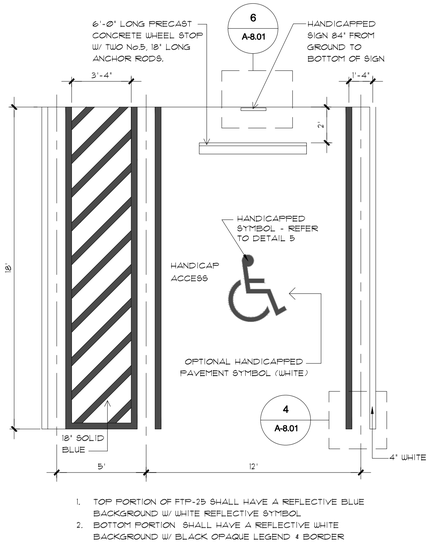


A B C

EV CHARGING STATION DETAILS

SCALE: N.T.S.

5



1. TOP PORTION OF FTP-25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND W/ WHITE REFLECTIVE SYMBOL
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND W/ BLACK OPAQUE LEGEND & BORDER

TYPICAL CONC. WHEEL STOP DETAIL

SCALE: 3/16" = 1-0"

6

TYPICAL H.C. PARKING STALLS DETAIL

SCALE: 1/4" = 1-0"

7

ACCESSIBLE PARKING

ALL ACCESSIBLE PARKING TO MEET ALL APPLICABLE FEDERAL AND STATE CONDES INCLUDING, BUT NOT LIMITED TO ADA, FHA, AND FBC - ACCESSIBILITY.

REVISIONS:	LEAVE BLANK - FOR CITY USE ONLY

chargepoint+

ChargePoint CT4000 Family

CT4000 Level 2 Commercial Charging Stations

Specifications and Ordering Information

Ordering Information

Specify model number followed by the applicable code(s). The order code sequence is: **Model-Options**. **Software**, **Services** and **Misc** are ordered as separate line items.

Hardware

Description		Order Code
Model	1830 mm (6') Single Port Bollard Mount 1830 mm (6') Dual Port Bollard Mount	CT4011 CT4021
	1830 mm (6') Single Port Wall Mount 1830 mm (6') Dual Port Wall Mount	CT4013 CT4023
	2440 mm (8') Dual Port Bollard Mount 2440 mm (8') Dual Port Wall Mount	CT4025 CT4027
Options	Integral Gateway Modem - USA Integral Gateway Modem - Canada	-GW1 -GW2
Misc	Power Management Kit Bollard Concrete Mounting Kit	CT4000-PMGMT CT400I-CCM

Software & Services

Description	Order Code
ChargePoint Commercial Service Plan	CTSW-SAS-COMM-*n*[1]
ChargePoint Service Provider Plan	CTSW-SAS-SP-*n*[1]
ChargePoint Assure	CT4000-ASSURE*n*[2]
Station Activation and Configuration	CPSUPPORT-ACTIVE
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID

Note: All CT4000 stations come with 1 year of ChargePoint Assure coverage at no charge for qualified installations. Other conditions apply. All CT4000 stations require a network service plan.

[1] Substitute *n* for desired years of service (1, 2, 3, 4, or 5 years).
[2] Substitute *n* for the for the duration of the additional coverage (1, 2, 3, or 4 years).

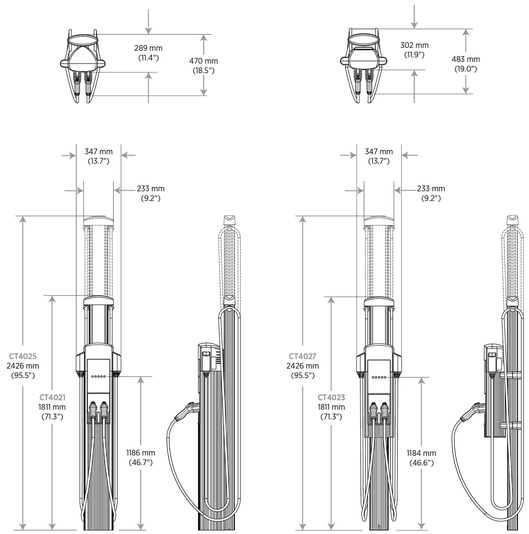
Order Code Examples

If ordering this	the order code is
1830 mm (6') Dual Port Bollard USA Gateway Station with Concrete Mounting Kit	CT4021-GW1 CT400I-CCM
ChargePoint Commercial Service Plan, 3 Year Subscription	CTSW-SAS-COMM-3
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID
2 Additional Years of Assure Coverage	CT4000-ASSURE2
1830 mm (6') Single Port Wall Mount Station	CT4013
ChargePoint Commercial Service Plan, 5 Year Subscription	CTSW-SAS-COMM-5
4 Additional Years of Assure Coverage	CT4000-ASSURE4
Station Activation and Configuration	CPSUPPORT-ACTIVE



CT4021

CT4021 1830 mm (6')
CT4025 2440 mm (8')
Bollard



CT4023 1830 mm (6')
CT4027 2440 mm (8')
Wall Mount

ANILLO TOLEDO LOPEZ
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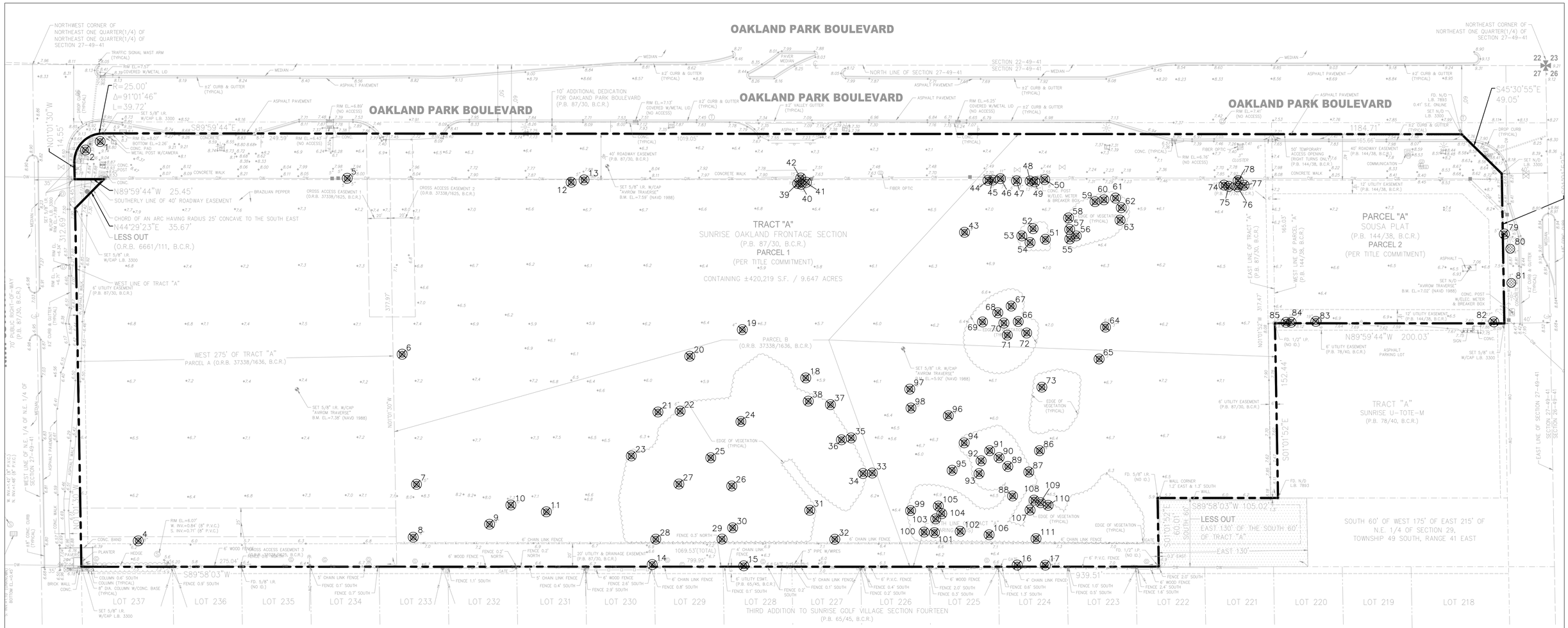
DRAWING TITLE
EV CHARGING STATION & PARKING STALLS DETAILS

SEAL

DATE
11-04-2025

SHEET NO.
A-8.01

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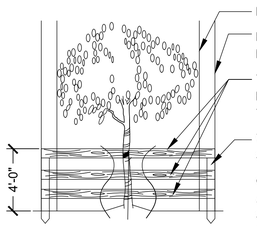


TREE DISPOSITION LEGEND
TREES/PALMS TO REMAIN
TREES/PALMS TO BE RELOCATED
TREES/PALMS TO BE REMOVED

NOTES:
1. SEE SHEET L-200A TREE DISPOSITION PLAN.
2. SEE SHEET L-301A FOR TREE DISPOSITION SCHEDULE.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SCALE: 1" = 40'-00"
0' 20' 40' 80' 120'
NORTH



BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.

DRIP LINE

FENCE TO EXTEND TO THE EDGE OF THE DRIPLINE OR MORE WHERE POSSIBLE

THREE ROWS OF RAIL FENCING 2in x 4in SPACED EQUALLY TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.

WOODEN STAKES 2in x 4in x 5in MIN. ON 5' CENTERS - TO SUPPORT SPLIT RAIL FENCING.

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN - AT THE START OF THE PROJECT - FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.

CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

NOTE:

THIS BARRICADE MUST BE INSTALLED PRIOR TO THE BEGINNING OF PROPOSED WORK, AND A LANDSCAPE JOB-CHECK INSPECTION MAY BE SCHEDULED.

TREE PROTECTION DETAIL

N.T.S.

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Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL. 33315 LCC000237
TEL:954-764-8858 EMAIL: BEuell@archall.net

1. 11/04/25 REV. 1 DRC COMM.
2. 01/23/26 REV. 2 DRC COMM.

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
TREE DISPOSITION PLAN

JAMES BRIAN EUELL RLA #6666897
REGISTERED LANDSCAPE ARCHITECT JAMES BRIAN EUELL LA 6666897 STATE OF FLORIDA

DATE 07-25-2025

SHEET NO. L-190

3/18/2025 6400 W. Oakland Park Blvd. Sunrise, FL

TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	DBH (in)	CLEAR TRUNK (ft)	HEALTH CONDITION	HEALTH CONDITION %	TREE DISPOSITION	NATIVE	NON- NATIVE CANOPY (S.F.)	NATIVE CANOPY (S.F.)	OBSERVATIONS
1	Sabal Palm	*Sabal palmetto*	25	8	9.00	21.0	Fair	47%	REMOVE	X		50	Trunk wounds
2	Chinese Fan Palm	*Livistona chinensis*	52.7	6	11.50	49	Fair	48%	REMOVE		28		Trunk wounds, Florida Invasive Species Council Category II Invasive
3	NOT A TREE												
4	Sabal Palm	*Sabal palmetto*	24.2	8	9.00	20	Fair	52%	REMOVE	X		50	Trunk pencilling
5	Sabal Palm	*Sabal palmetto*	12	8	17.00	8	Good	65%	REMOVE	X		50	
6	Sabal Palm	*Sabal palmetto*	7	6	12.00	2	Good	65%	REMOVE	X		28	Immature Palm
7	Live Oak	*Quercus virginiana*	19.7	20	7, 4		Good	63%	REMOVE	X		314	Poor structure, canopy dieback
8	Live Oak	*Quercus virginiana*	27.6	20	8.5, 4.5		Good	64%	REMOVE	X		314	Poor structure, canopy dieback
9	Sabal Palm	*Sabal palmetto*	5	6	6.00	1	Good	65%	REMOVE	X		28	Immature Palm
10	Sabal Palm	*Sabal palmetto*	8	8	16.00	4	Good	65%	REMOVE	X		50	Immature Palm
11	Sabal Palm	*Sabal palmetto*	5	6	6.00	1	Good	65%	REMOVE	X		28	Immature Palm
12	Sabal Palm	*Sabal palmetto*	5	6	6.00	1	Good	65%	REMOVE	X		28	Immature Palm
13	Sabal Palm	*Sabal palmetto*	5	6	6.00	1	Good	65%	REMOVE	X		28	Immature Palm
14	Sabal Palm	*Sabal palmetto*	16.6	8	17.00	13	Good	65%	REMOVE	X		50	Below utility lines
15	Sabal Palm	*Sabal palmetto*	16	8	13.00	12	Good	65%	REMOVE	X		50	Below utility lines
16	Sabal Palm	*Sabal palmetto*	22.6	8	17.00	19	Good	65%	REMOVE	X		50	Below utility lines
17	Sabal Palm	*Sabal palmetto*	18.6	8	16.00	15	Good	65%	REMOVE	X		50	Below utility lines
18	Live Oak	*Quercus virginiana*	18.3	8	6.00		Fair	55%	REMOVE	X		50	Poor structure, canopy dieback, vines
19	Live Oak	*Quercus virginiana*	15.2	20	6, 4, 4		Fair	52%	REMOVE	X		314	Poor structure, canopy dieback
20	Earleaf Acacia	*Acacia auriculiformis*	20.9	18	7.00		Fair	58%	REMOVE				Florida Invasive Species Council Category I Invasive
21	Earleaf Acacia	*Acacia auriculiformis*	28.2	28	11.50		Fair	52%	REMOVE				Florida Invasive Species Council Category I Invasive
22	Earleaf Acacia	*Acacia auriculiformis*	25.6	18	7.25		Fair	46%	REMOVE				Florida Invasive Species Council Category I Invasive
23	Sabal Palm	*Sabal palmetto*	9	8	16.00	5	Good	65%	REMOVE	X		50	Immature Palm
24	Earleaf Acacia	*Acacia auriculiformis*	7.9	30	20.50		Fair	54%	REMOVE				Florida Invasive Species Council Category I Invasive
25	Sabal Palm	*Sabal palmetto*	11	8	15.00	6	Good	65%	REMOVE	X		50	
26	Sabal Palm	*Sabal palmetto*	18	8	15.00	14	Good	65%	REMOVE	X		50	
27	Earleaf Acacia	*Acacia auriculiformis*	36.7	15	14.00		Fair	52%	REMOVE				Florida Invasive Species Council Category I Invasive
28	Earleaf Acacia	*Acacia auriculiformis*	36.7	24	17.00		Fair	49%	REMOVE				Florida Invasive Species Council Category I Invasive
29	Earleaf Acacia	*Acacia auriculiformis*	36.7	26	17.00		Fair	46%	REMOVE				Florida Invasive Species Council Category I Invasive
30	Sabal Palm	*Sabal palmetto*	29	8	16.00	25	Good	65%	REMOVE	X		50	
31	Sabal Palm	*Sabal palmetto*	22	8	16.00	18	Good	65%	REMOVE	X		50	
32	Earleaf Acacia	*Acacia auriculiformis*	36.7	36	21.00		Fair	51%	REMOVE				Florida Invasive Species Council Category I Invasive
33	Live Oak	*Quercus virginiana*	17	6	3.50		Good	64%	REMOVE	X		28	
34	Live Oak	*Quercus virginiana*	15	6	3.00		Good	62%	REMOVE	X		28	
35	Live Oak	*Quercus virginiana*	20	8	6.00		Good	62%	REMOVE	X		50	
36	Live Oak	*Quercus virginiana*	20	8	6.00		Good	62%	REMOVE	X		50	
37	Live Oak	*Quercus virginiana*	20	13	8.00		Good	62%	REMOVE	X		133	
38	Sabal Palm	*Sabal palmetto*	19	8	17.00	15	Good	65%	REMOVE	X		50	
39	Sabal Palm	*Sabal palmetto*	8	8	7.00	4	Good	62%	REMOVE	X		50	Immature Palm
40	Sabal Palm	*Sabal palmetto*	19	8	15.00	15	Good	65%	REMOVE	X		50	
41	Sabal Palm	*Sabal palmetto*	18	8	15.00	14	Good	65%	REMOVE	X		50	
42	Sabal Palm	*Sabal palmetto*	18	8	16.00	14	Good	65%	REMOVE	X		50	
43	Sabal Palm	*Sabal palmetto*	8	8	13.00	4	Good	65%	REMOVE	X		50	Immature Palm
44	Sabal Palm	*Sabal palmetto*	15	8	17.00	11	Good	65%	REMOVE	X		50	
45	Sabal Palm	*Sabal palmetto*	15	8	13.00	11	Good	65%	REMOVE	X		50	
46	Sabal Palm	*Sabal palmetto*	6	4	7.00	2	Good	65%	REMOVE	X		13	Immature Palm
47	Sabal Palm	*Sabal palmetto*	15	8	16.00	11	Good	65%	REMOVE	X		50	
48	Sabal Palm	*Sabal palmetto*	16	8	15.00	12	Good	65%	REMOVE	X		50	
49	Sabal Palm	*Sabal palmetto*	12	8	15.00	7	Good	65%	REMOVE	X		50	
50	Live Oak	*Quercus virginiana*	20.4	24	11.75		Good	63%	REMOVE	X		452	Poor structure, confined root space, insufficient footbal for relocation
51	Live Oak	*Quercus virginiana*	24.6	24	13.00		Fair	49%	REMOVE	X		452	Poor structure, canopy dieback, vines
52	Sabal Palm	*Sabal palmetto*	18	8	10.00	14	Good	65%	REMOVE	X		50	
53	Sabal Palm	*Sabal palmetto*	15	8	14.00	11	Good	65%	REMOVE	X		50	
54	Sabal Palm	*Sabal palmetto*	10	8	14.00	6	Good	65%	REMOVE	X		50	
55	Sabal Palm	*Sabal palmetto*	12	8	16.00	8	Good	65%	REMOVE	X		50	

	NON-NATIVE (SF)	NATIVE (SF)
CANOPY REMOVED	254	9,473

CANOPY MITIGATION REQUIREMENT				
TOTAL NATIVE CANOPY REMOVED	9,473			
TOTAL NON-NATIVE CANOPY REMOVED	254			
TOTAL CANOPY REMOVED	**9,727**			
	TREE CATEGORY	CREDIT / TREE (SF)	# OF TREES	TOTAL CREDIT PROVIDED
BSM- GUMBO LIMBO	1	300	9	2,700
CEM - GREEN BUTTONWOOD	1	300	8	2,400
TAM -POND CYPRESS	1	300	6	1,800
GIM -CRABWOOD	2	150	8	1,200
EFM - SPANISH STOPPER	3	100	8	800
SPM - CABBAGE PALM	3	100	9	900
TOTAL REPLACEMENT CANOPY PROVIDED				**9,800**

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

NOTES:
1. SEE SHEET L-200A TREE DISPOSITION PLAN.
2. SEE SHEET L-301A FOR TREE DISPOSITION SCHEDULE.

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Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL:954-764-8858 EMAIL: BEuell@archall.net

1. 11/04/25 REV. 1 DRC COMM.
2. 01/23/26 REV. 2 DRC COMM.

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

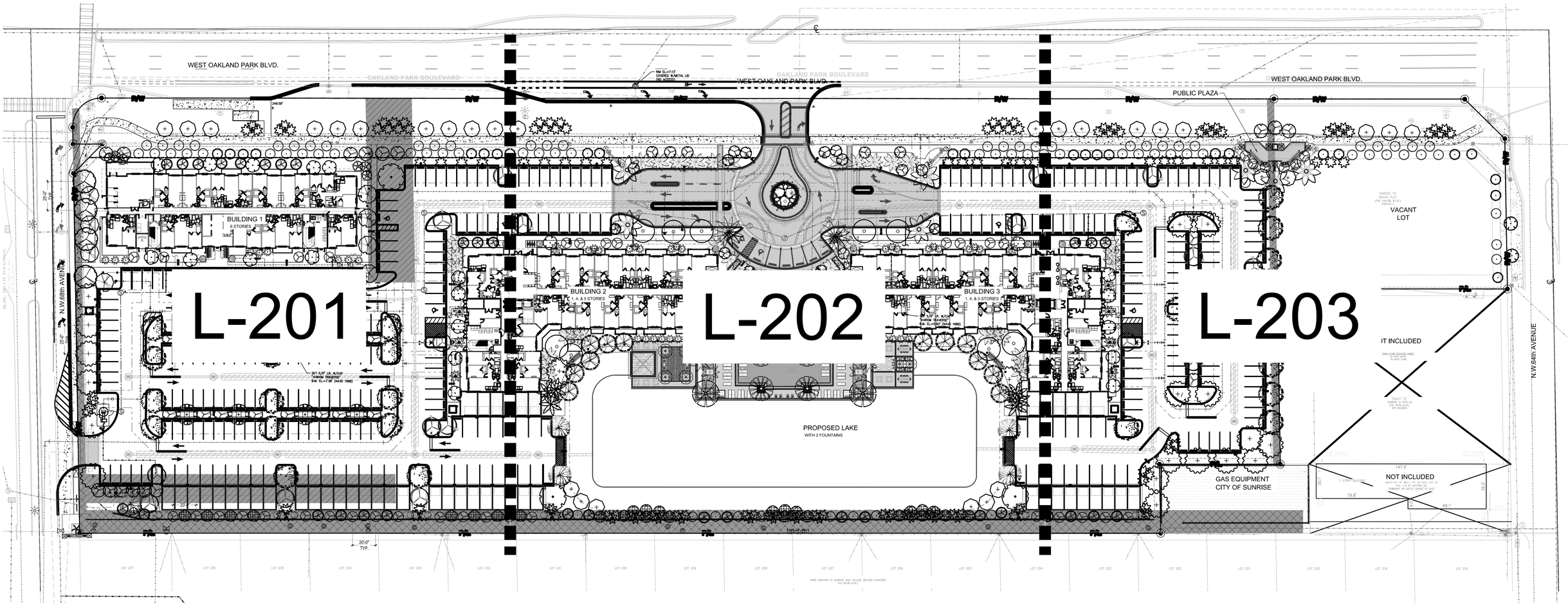
PROJECT
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SUNRISE, FLORIDA 33313

DRAWING TITLE
TREE DISPOSITION SCHEDULE

JAMES BRIAN EUELL
RLA #6666897
REGISTERED LANDSCAPE ARCHITECT JAMES BRIAN EUELL LA 6666897 STATE OF FLORIDA

DATE
07-25-2025

SHEET NO.
L-191



NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEETS L-210 & 211FOR TREE DISPOSITION PLAN.
4. SEE SHEETS L-201, 202 & 203 FOR LANDSCAPE PLANS
5. SEE SHEET L-204 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET L-205 FOR LANDSCAPE DETAILS AND NOTES
7. 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.

NOTES:

1. WHERE DISCREPANCIES EXIST, THEY CITY OF SUNRISE LAND DEVELOPMENT CODE ARTICLE VII OR THE DESIGN GUIDELINES SHALL GOVERN. WHERE CONFLICTING, THE DESIGN GUIDELINES SHALL SUPERSEDE ARTICLE VIII.
2. LANDSCAPED AREAS, INCLUDING LANDSCAPED ISLANDS, WITHIN OR ABUTTING VEHICULAR USE AREAS SHALL BE EXCAVATED TO A DEPTH OF TWO AND ONE-HALF (2½) FEET TO ENSURE THAT ADEQUATE PLANTING SOIL EXISTS. PARKING LOT BASE COURSE MATERIAL, LIMEROCK, ASPHALT AND OTHER SIMILAR MATERIAL SHALL BE REMOVED.
3. ALL GROUNDCOVER SPACING WILL PROVIDE 75% COVERAGE AT TIME OF PLANTING AND 100% COVERAGE AFTER 3 MONTHS.

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SCALE: 1" = 40'-00"
0' 20' 40' 80' 120'
NORTH

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MULTIFAMILY PROJECT
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SUNRISE, FLORIDA 33313

DRAWING TITLE
LANDSCAPE KEY PLAN

JAMES BRIAN EUELL
RLA #6666897
REGISTERED LANDSCAPE ARCHITECT
JAMES BRIAN EUELL
LA 6666897
STATE OF FLORIDA

DATE
07-25-2025

SHEET NO.
L-200