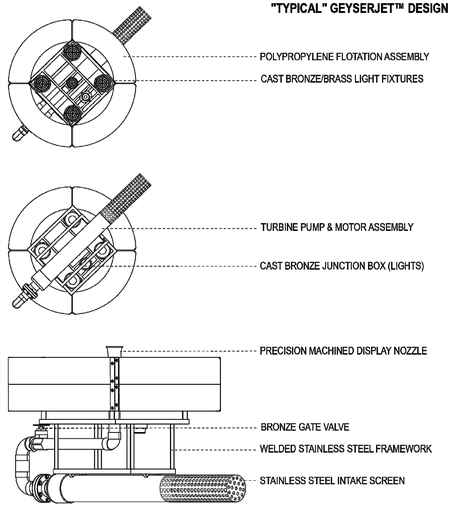
Vertex Water Features
Lake Aeration Systems & Floating Fountains

GeyserJet™ Specifications

"TYPICAL" GEYSERJET™ DESIGN



FLOTATION SYSTEM:
Rotocast polypropylene with ultraviolet inhibitors added for extended protection against warping/cracking. Each seamless, watertight section is equipped with threaded brass insert and expanding type fill-plug for addition of water ballast and leveling control.

PUMP/MOTOR:
1.5 HP, 230 Volt, 1 Phase submersible turbine pump. Driveshaft is 416 stainless steel, supported by bronze bearings above and below each impeller. Pump is equipped with sand collars for maximum protection against abrasives. Stainless steel sealed UL listed submersible motor. Pump and motor are water cooled and lubricated. *Use of oil-filled motors/pumping systems are not acceptable due to need for regular replacement of oil, O-rings, and seals.*

INTAKE SCREEN:
Type 304, 18ga stainless steel, protects against foreign material entering pumping system.

FRAMEWORK:
Type 304 stainless steel with welded joints and stainless steel fastenings.

LIGHTING FIXTURES:
___ 500watt, 115V Par56 lamps housed in cast bronze/copper UL fixtures with tempered lens, neoprene gaskets and stainless steel lens protectors, mounting brackets and fastenings. See specification chart for suggested lighting package.

DISPLAY HEAD:
Head shall be water-level sensitive Geyser nozzle of 100% brass construction, producing a heavy, active, and highly aerated display. Equipped with integral brass swivel for exacting on-site display adjustments. Display heads of plastics, PVC and/or "thermoplastics" are unacceptable.

UNDERWATER ELECTRICAL CABLES:
STW-A rated, stamped "water resistant". _____' of _____ pump, _____' of _____ lights

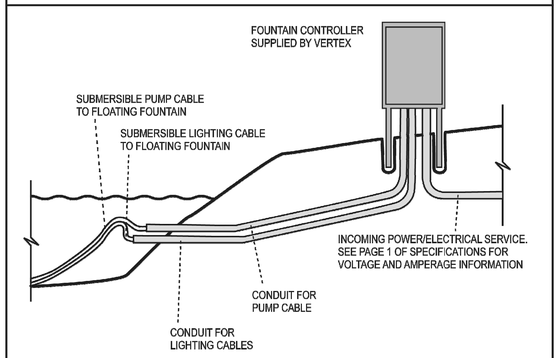
FOUNTAIN CONTROL PANEL:
- Steel NEMA 3R enclosure
- Capacitive motor starter (single phase units)
- Phase loss protection (3-phase units)
- Circuit breaker – lights
- GFI protection – lights
- Surge/Lightning Protection
- 2 – 24 hour time clocks
- Circuit breaker – pump
- GFI protection – pump

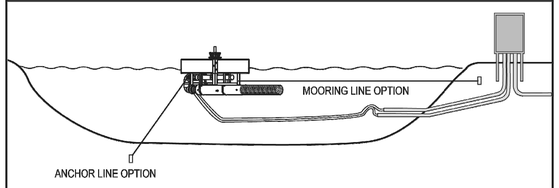
**Vertex reserves the right to improve and change designs and/or specifications without notice or obligation.*

MATERIALS WARRANTY:
- Fountain - 4 years
- Light Fixtures (excludes bulbs) - 2 years
- Controls - 1 year

Vertex Water Features
Lake Aeration Systems & Floating Fountains

Floating Fountain Installation Guidelines





NOTE: Drawings are for illustrative purposes only and are not to scale.

WARNING:
THE FOUNTAIN CONTROL PANEL MUST BE INSTALLED BY LICENSED ELECTRICIAN IN ACCORDANCE WITH ARTICLE 682 OF NATIONAL ELECTRICAL CODE. FAILURE MAY RESULT IN POTENTIALLY HAZARDOUS CONDITIONS AND/OR FAILURE OF ELECTRICAL INSPECTION.CONSULT AUTHORITIES HAVING JURISDICTION (AHJ) FOR SPECIFIC LOCAL CODES / RESTRICTIONS.

Vertex Water Features accepts/assumes no responsibility for installations not in accordance with local and/or national electrical codes.

INSTALLATION OF CONTROL PANEL:
Installation of fountain control panel must be by licensed electrician in accordance with NEC 682 to insure panel location is above any/all possible high water levels. Submergence of panel poses serious risk of electrical shock and damage of fountain system.

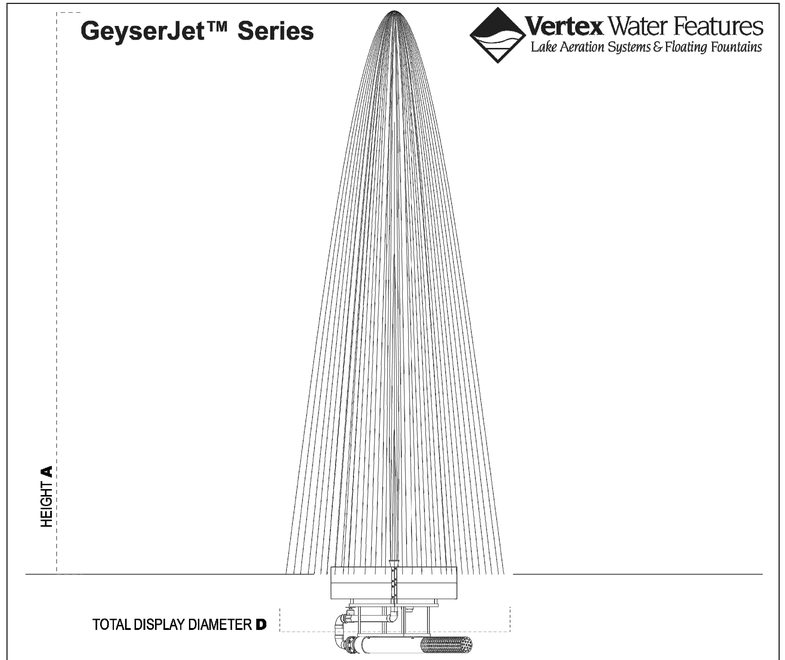
SCOPE OF WORK/ELECTRICIAN:
1. Mount NEMA 3R panel enclosure in accordance with NEC 682 in addition to any other local codes and/or restrictions.
2. Trench and bury sufficiently sized conduit(s) from fountain panel to water's edge, extending conduit(s) far enough into water to insure no submersible cable is exposed should low water conditions arise.
3. Bring incoming power from power source into the fountain panel. Incoming voltage must match with specifications of fountain panel or failure will result, damaging the system and voiding the warranty.
4. Pull submersible cable(s) from fountain through conduit to control panel and perform final connections (see Fountain Owner's Manual for more information).

NOTE: Do not operate fountain & lights until fountain installation has been completed and lights are fully submerged. Operating light(s) out of water will result in damage to bulb(s) and lens(es), voiding manufacturer's warranty.

NOTE: Connect only 120V to light(s) – higher voltage will result in immediate damage/failure of bulb(s).

GeyserJet™ Series

Vertex Water Features
Lake Aeration Systems & Floating Fountains



CHECK EITHER WITH OR WITHOUT LIGHTS

Fountain Only																					
With Lights																					
HP	1.5	2	2	2	3	3	3	5	5	5	7.5	7.5	7.5	10	10	10	15	15	15	20	20
Volts	230	230	230	460	230	230	460	230	230	460	230	230	460	230	230	460	230	230	460	230	460
Phase	1	1	3	3	1	3	3	1	3	3	1	3	3	1	3	3	1	3	3	3	3
AMP	11	14	8	4	17	10	5	28	17	9	42	25	12	51	32	16	72	47	24	61	30
HT. A	10'	12'	12'	12'	16'	16'	16'	20'	20'	20'	22'	22'	22'	25'	25'	25'	30'	30'	30'	35'	35'
Dia. B	4'	4'	4'	4'	5'	5'	5'	6'	6'	6'	7'	7'	7'	8'	8'	8'	9'	9'	9'	10'	10'
Lights	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3	4	4	4	4	4
Total Watts	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1500	1500	1500	1500	1500	1500	2000	2000	2000	2000	2000
AMP Draw	10	10	10	10	10	10	10	10	10	10	15	15	15	15	15	15	20	20	20	20	20

Notes:
1. Drawings are for illustration only and are not to scale
2. Installation of all fountain equipment shall be in accordance with manufacturers guidelines and specifications

Vertex Water Features
2100 NW 33rd Street Pompano Beach, FL 33069
P: 800-432-4302 F: 954-977-7963
www.vertexwaterfeatures.com

LEAVE BLANK - FOR CITY USE ONLY

01 - LAKE FOUNTAIN

SPECIFICATION

SCALE: N.T.S.

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

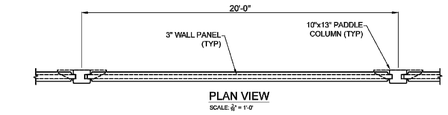
PROJECT
ENSPIRE AT SUNRISE
MULTIFAMILY PROJECT
W. OAKLAND PARK BLVD. & N.W. 68th AVE.
SUNRISE, FLORIDA 33313

DRAWING TITLE
LANDSCAPE CONSTRUCTION DETAILS

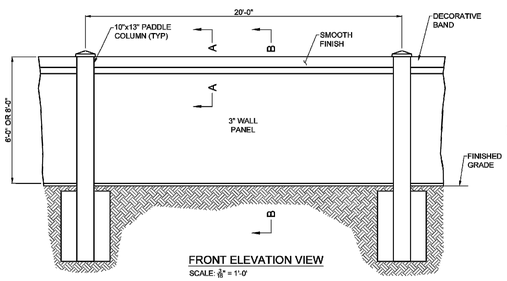
JAMES BRIAN EUELL
RLA #6666897
REGISTERED LANDSCAPE ARCHITECT
JAMES BRIAN EUELL
LA 6666897
STATE OF FLORIDA

DATE
07-25-2025

SHEET NO.
L-514



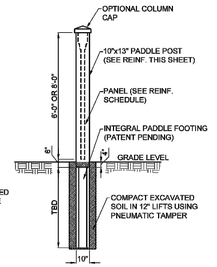
PLAN VIEW
SCALE: 3/8" = 1'-0"



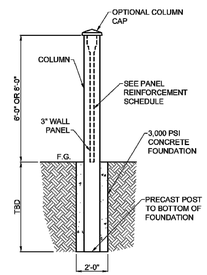
FRONT ELEVATION VIEW
SCALE: 3/8" = 1'-0"

PANEL MESH REINFORCEMENT

MAT SIZE	VERTICAL	HORIZONTAL
TBD	TBD	TBD



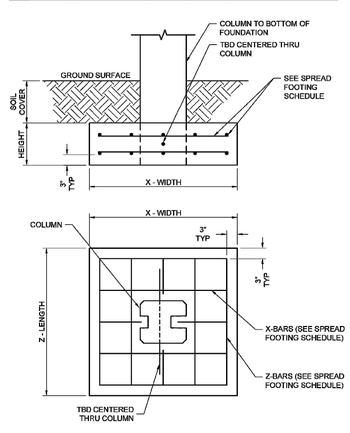
B-B
TYPICAL EMBEDMENT
FOR 8' PADDLE COLUMN
SCALE: 3/8" = 1'-0"



B-B
OPTIONAL PIER FOOTER
SCALE: 1" = 1'-0"

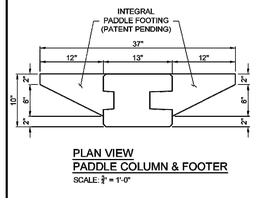
SPREAD FOOTING SCHEDULE

WALL HEIGHT	WIDTH x LENGTH	SOIL COVER	HEIGHT	REINFORCEMENT
6' OR 8'	X - WIDTH: TBD	TBD	TBD	X - BARS: TBD
	Z - LENGTH: TBD			Z - BARS: TBD

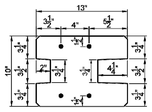


OPTIONAL SPREAD FOOTER DETAIL
SCALE: 3/4" = 1'-0"

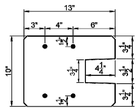
NOT FOR CONSTRUCTION



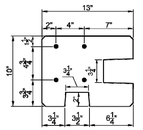
PLAN VIEW
PADDLE COLUMN & FOOTER
SCALE: 3/4" = 1'-0"



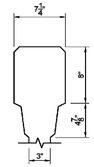
LINE PADDLE POST
SCALE: 1" = 1'-0"



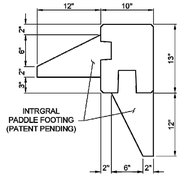
END PADDLE POST
SCALE: 1" = 1'-0"



END PADDLE POST
SCALE: 1" = 1'-0"



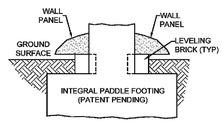
A-A
PANEL TOP DETAIL
SCALE: 1" = 1'-0"



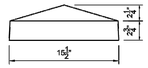
PLAN VIEW
CORNER PADDLE COLUMN & FOOTER
SCALE: 3/4" = 1'-0"

COLUMN REINFORCEMENT SCHEDULE

WALL HEIGHT	COLUMN REINF.
6' OR 8' WALL @ 20' O.C.	TBD
	6 LBS. OF 1.5" FORTA FIBER PER YARD OF CONCRETE



LEVELING BRICK DETAIL
SCALE: 3/4" = 1'-0"



10"x13" COLUMN CAP
SCALE: 1" = 1'-0"

NOTES
1. PANELS, COLUMNS & CAPS = 7,000 PSI CONCRETE
2. FOUNDATIONS = 3,000 PSI CONCRETE
3. REINFORCING STEEL FOR PANELS TO BE ASTM A615 DEFORMED BARS MIN. 80,000 PSI.
4. ALL OTHER STEEL TO BE 60,000 PSI.
5. WIND LOAD DESIGN CONFORMS TO THE 8TH EDITION OF THE 2023 FLORIDA BUILDING CODE AND ASCE 7-22 FOR WIND LOAD TBD, RISK CATEGORY TBD, EXPOSURE TBD.

PROJECT NAME: TBD
ADDRESS: TBD
PROJECT #: TBD

PRECAST CONCRETE WALL

WALL GENERAL DIMENSIONS & DETAILS

6810 21st Street East, Bradenton, FL 34203 Tel: 866.977.9255 www.pennascastwalls.com

PRECAST Wall Systems Inc.

DESIGNED:	CIVIL	0	SHEET 1 OF 1	0



PHOTO EXAMPLE

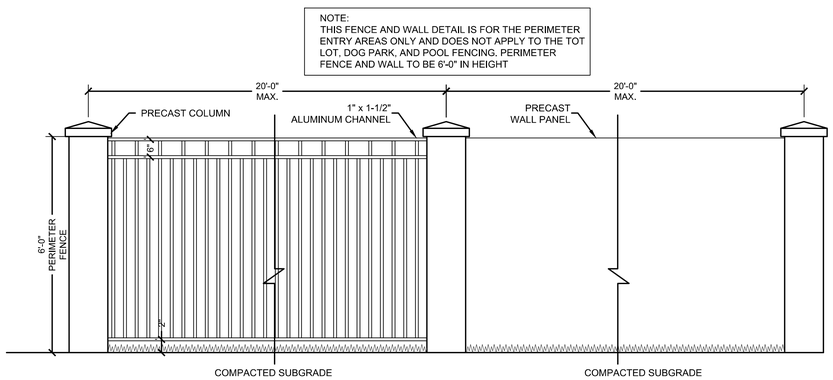
NOTE: WALL BY SEPARATE PERMIT
DEFERRED SUBMITTAL BY
DELEGATED ENGINEER

01 - CONCRETE PANEL WALL

SECTION / ELEVATION / PLAN

SCALE: N.T.S.

NOTE:
THIS FENCE AND WALL DETAIL IS FOR THE PERIMETER ENTRY AREAS ONLY AND DOES NOT APPLY TO THE TOT LOT, DOG PARK, AND POOL FENCING. PERIMETER FENCE AND WALL TO BE 6'-0" IN HEIGHT



NOTE: WALL BY SEPARATE PERMIT
DEFERRED SUBMITTAL BY
DELEGATED ENGINEER

02 - ALUMINUM FENCE AND WALL

SECTION / ELEVATION

SCALE: 1/2" = 1'-0"

LEAVE BLANK - FOR CITY USE ONLY

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

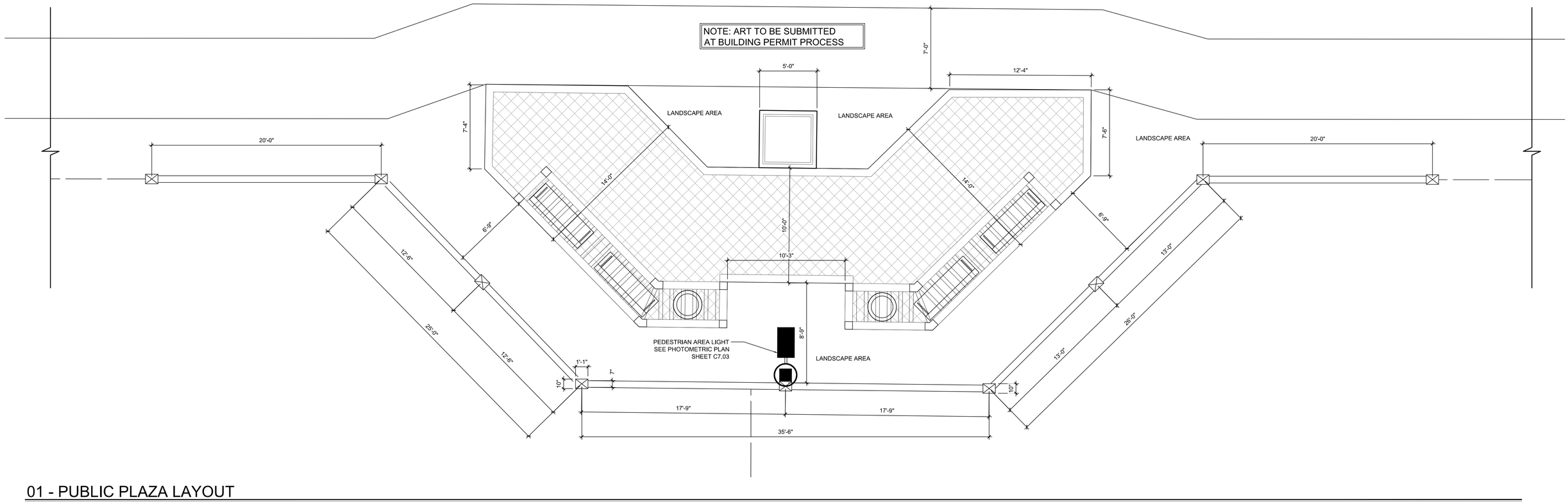
DRAWING TITLE

LANDSCAPE CONSTRUCTION DETAILS

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

DATE
07-25-2025

SHEET NO.
L-515



01 - PUBLIC PLAZA LAYOUT

ENLARGEMENT

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



02 - TRELLIS

REPRESENTATIVE IMAGE

SCALE: 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

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SUNRISE, FLORIDA 33313

DRAWING TITLE

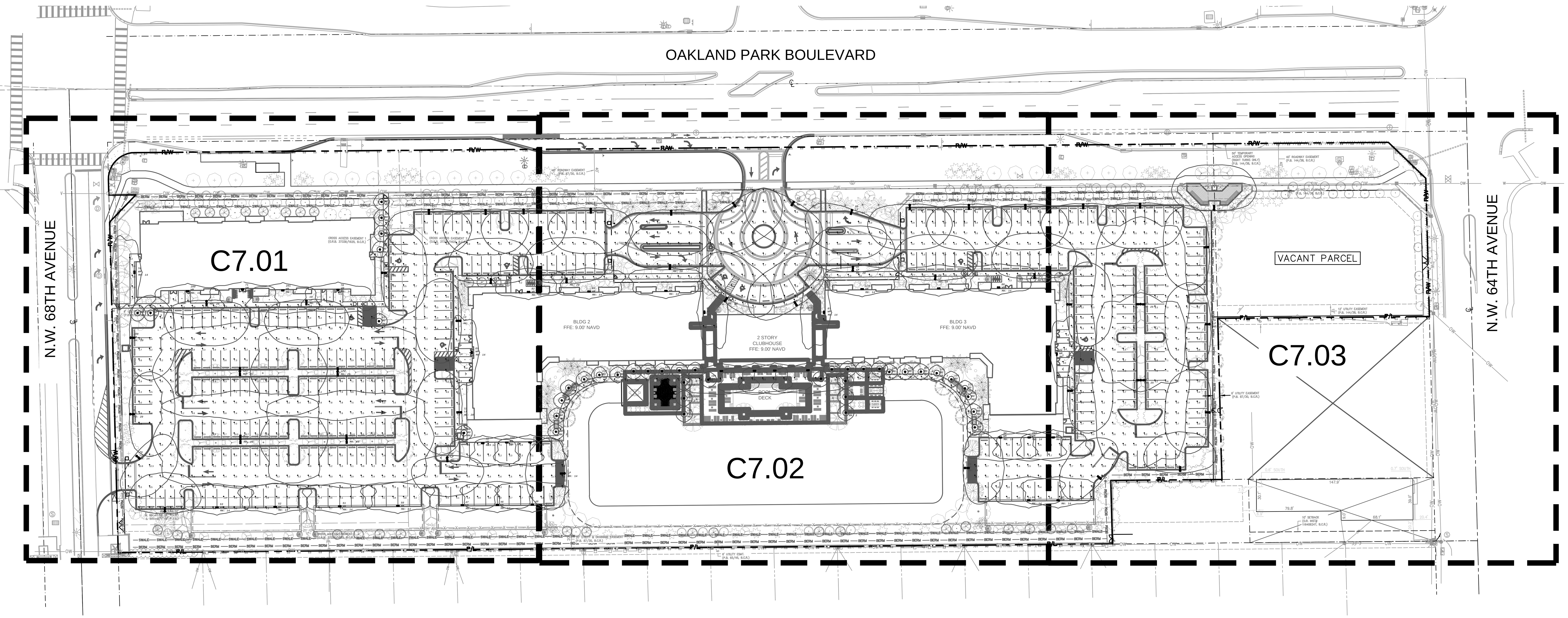
LANDSCAPE CONSTRUCTION DETAILS

JAMES BRIAN EUELL
RLA #6666897

REGISTERED LANDSCAPE ARCHITECT
JAMES BRIAN EUELL
LA 6666897
STATE OF FLORIDA

DATE
07-25-2025

SHEET NO.
L-516



PERMIT SET
MUST BE ON JOBSITE AT ALL
TIMES DURING CONSTRUCTION

NOTE:
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION.

A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT OF WAY.

NOTICE
INSPECTION REQUIRED
24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC R/W CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-577-4600 FOR INSPECTION

ALL MATERIALS USED AND INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION SPECIFICATIONS.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY TERESA VILLALON-CAMACHO, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

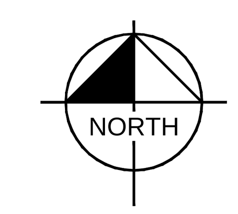
LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	ARRANGEMENT	DESCRIPTION	MOUNTING HEIGHT (FT)	TOTAL ARR. WATTS	TOTAL ARR. LUMENS	LLF	BUG RATING
	WM	34	Single	ENV Entri Round Reveals LED, 4000K Wall Pack Light	14	43	5,577	0.9	B1-U0-G2
	BO	41	Single	Columbia LED Bollard 2700K Light	3	12	1,215	0.9	B1-U3-G2
	LP	34	Single	LSI SLICE MEDIUM 4000K Area Light (14FT Mount)	14	135	11,541	0.9	B1-U0-G2
	LP	7	Single	LSI SLICE MEDIUM 4000K Area Light (20FT Mount)	20	135	11,541	0.9	B1-U0-G2
	LP2	0	Back-Back	GLEON Galleon LED, 4000K Area Light	25	450	55,902	0.9	B3-U0-G5

CALCULATION SUMMARY

LABEL	CALC TYPE	UNITS	AVERAGE	MAX	TARGET MAX	MIN	TARGET MIN	AVG/MIN	MAX/MIN	TARGET MAX/MIN
Site Parking Lot	ILLUMINANCE	FC	5.0	13.0	N/A	1.5	1.5	3.4	8.7	12.0
Site Walkways	ILLUMINANCE	FC	3.8	7.1	N/A	1.5	1.5	2.5	4.7	12.0
Building 1 Entrances	ILLUMINANCE	FC	3.8	5.7	N/A	1.7	1.5	2.2	3.4	12.0
Building 2 Entrances	ILLUMINANCE	FC	3.0	4.8	N/A	1.6	1.5	1.9	3.0	12.0
Building 3 Entrances	ILLUMINANCE	FC	3.0	4.5	N/A	1.9	1.5	1.6	2.4	12.0
ROW Property Line - East	ILLUMINANCE	FC	0.1	0.5	0.5	0.0	N/A	N.A.	N.A.	N/A
ROW Property Line - North	ILLUMINANCE	FC	0.0	0.2	0.5	0.0	N/A	N.A.	N.A.	N/A
Property Line - West	ILLUMINANCE	FC	0.2	0.5	0.5	0.0	N/A	N.A.	N.A.	N/A
Property Line - South	ILLUMINANCE	FC	0.0	0.0	0.5	0.0	N/A	N.A.	N.A.	N/A

NOTE: TARGET VALUES DETERMIEND BY THE CITY OF SUNRISE LAND DEVELOPMENT CODE, SECTION 16-150(1).



GRAPHIC SCALE IN FEET
0 25 50 100

PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.57' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

LIGHTING SHALL BE DESIGNED AND INSTALLED TO MEET THE DESIGN GUIDELINES OR SECTION 16-150 OF THE CITY OF SUNRISE LAND DEVELOPMENT CODE.WHERE CONFLICTING, THE DESIGN GUIDELINES GOVERN.

LEGEND	
— - - — - - —	PROPERTY LINE
1.0	CALCULATION POINT

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY:________________DATE:____________
DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING AND SIGNS

LEAVE BLANK – FOR CITY USE ONLY

Always call 811 two full business days before you dig
Sunshine811.com

REVISIONS

1	11/4/25 REV. 1 DRC COMM.
2	01/28/26 REV. 2 DRC COMM.

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696
KHA PROJECT NO.: 044638006

ENSPIRE AT SUNRISE
PREPARED FOR
PINNACLE COMMUNITIES II, LLC

SUNRISE FL

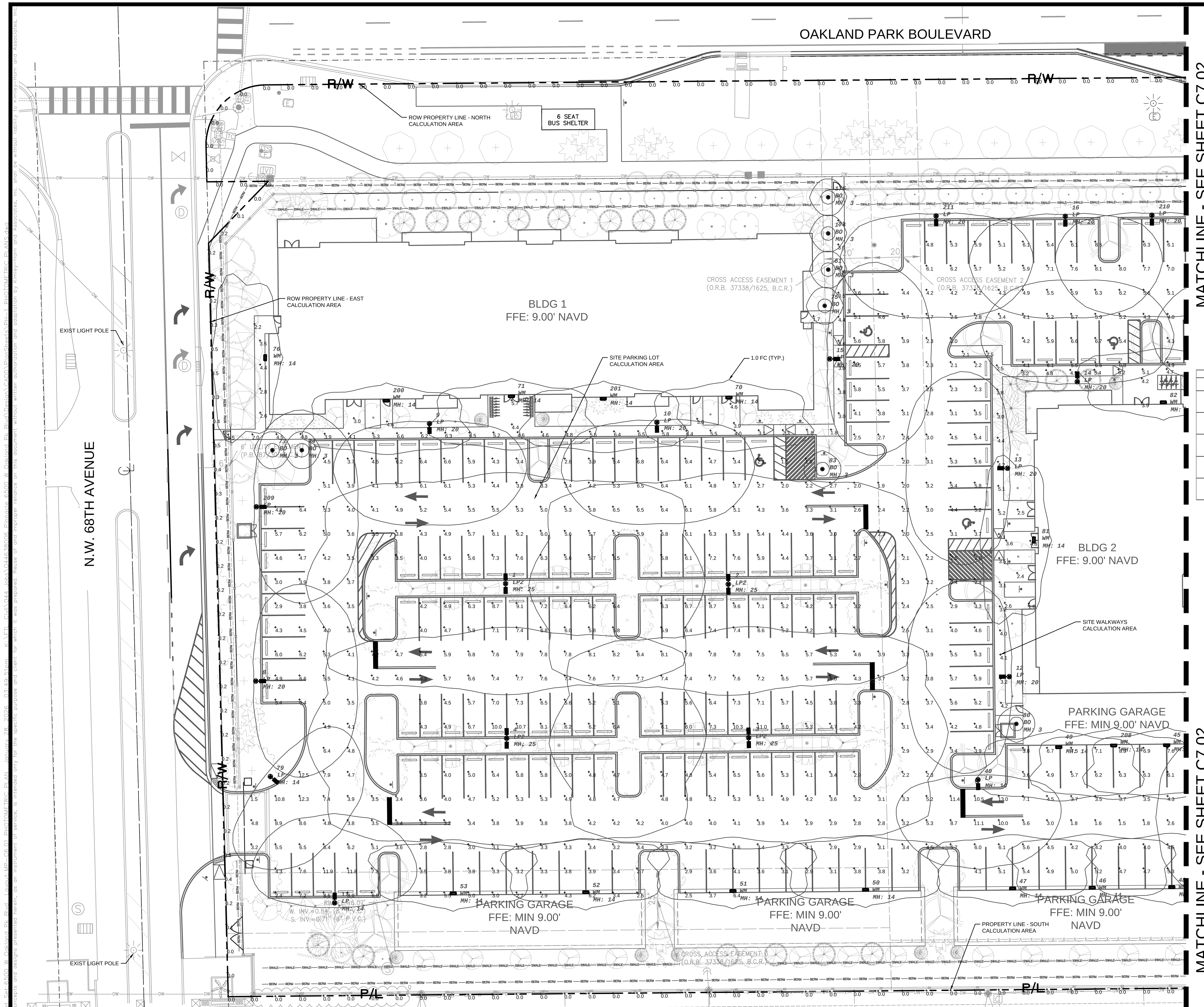
OVERALL PHOTOMETRIC PLAN

TERESA VILLALON CAMACHO
LICENSE
No. 94893
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE:

DATE: AUGUST 2025

DRAWING NO.: C7.00

Plotted By: Villalon, Teresa Sheet Set: 6500 W Oakland Pk Blvd Layout: MP-C6.00 OVERALL PHOTOMETRIC PLAN January 28, 2026 03:49:44pm K:\FTL_Civil\044_Jobs\044638006 Pinnacle 6500 W Oakland Pk Blvd\Design\CADD\PlanSheets\PH-1 PHOTOMETRIC PLANS.dwg
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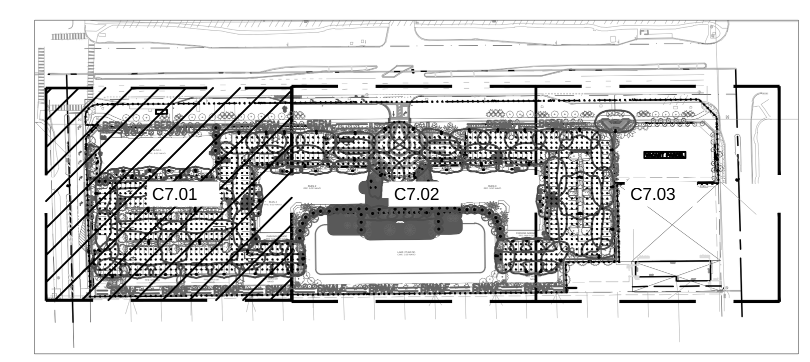
NORTH

LEGEND	
— — - - — —	PROPERTY LINE
1.0	CALCULATION POINT

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	ARRANGEMENT	DESCRIPTION	MOUNTING HEIGHT (FT)	TOTAL ARR. WATTS	TOTAL ARR. LUMENS	LLF	BUG RATING
	WM	34	Single	ENV Entri Round Reveals LED, 4000K Wall Pack Light	14	43	5,577	0.9	B1-U0-G2
	BO	41	Single	Columbia LED Bollard 2700K Light	3	12	1,215	0.9	B1-U3-G2
	LP	34	Single	LSI SLICE MEDIUM 4000K Area Light (14FT Mount)	14	135	11,541	0.9	B1-U0-G2
	LP	7	Single	LSI SLICE MEDIUM 4000K Area Light (20FT Mount)	20	135	11,541	0.9	B1-U0-G2
	LP2	0	Back-Back	GLEON Galleon LED, 4000K Area Light	25	450	55,902	0.9	B3-U0-G5

LIGHTING SHALL BE DESIGNED AND INSTALLED TO MEET THE DESIGN GUIDELINES OR SECTION 16-150 OF THE CITY OF SUNRISE LAND DEVELOPMENT CODE.WHERE CONFLICTING, THE DESIGN GUIDELINES GOVERN.



KEY MAP

PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

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LEAVE BLANK – FOR CITY USE ONLY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY:________________DATE:____________
DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING AND SIGNS

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KHA PROJECT NO.: 044638006

ENSPIRE AT SUNRISE
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PINNACLE COMMUNITIES II, LLC

SUNRISE FL

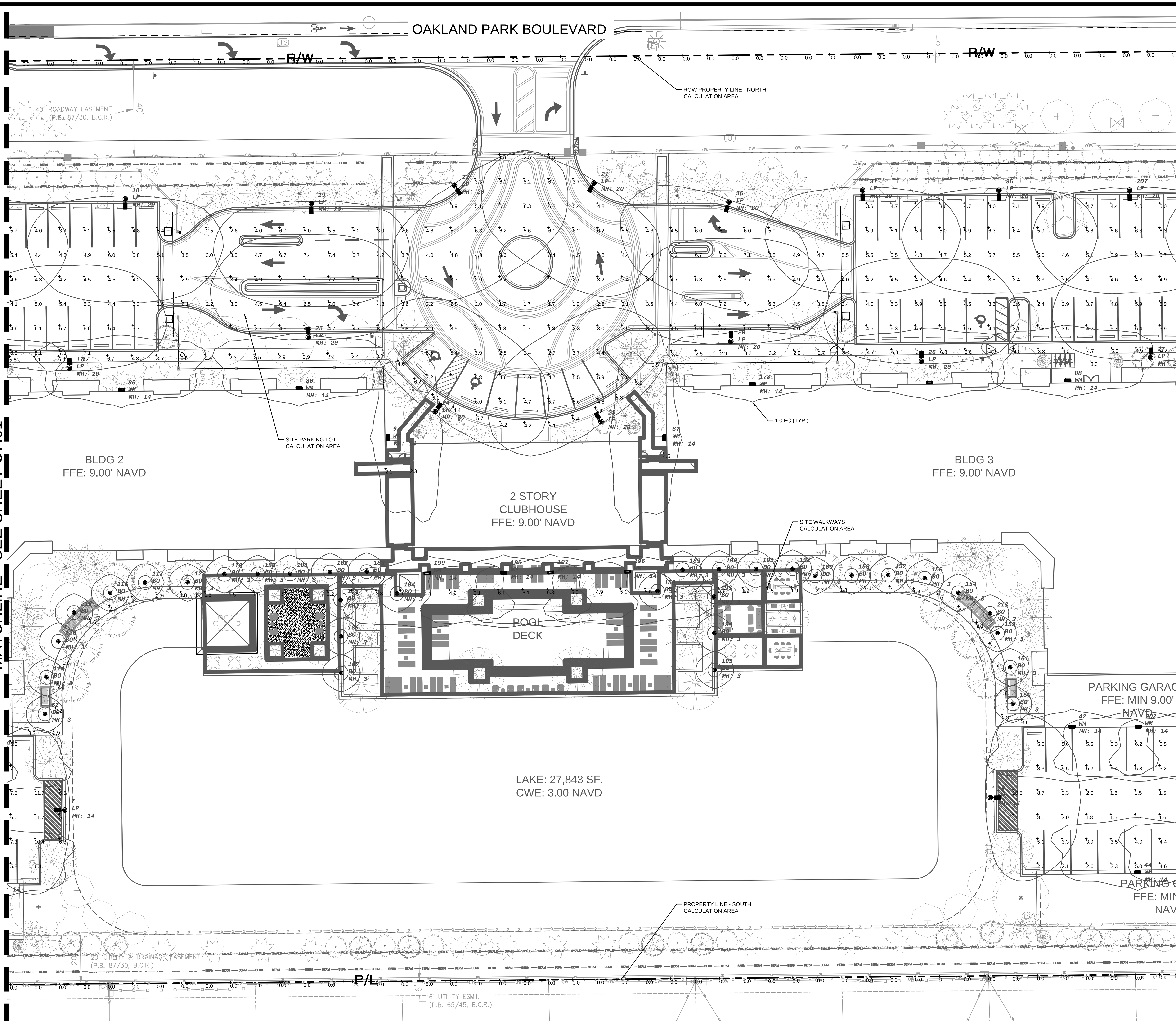
PHOTOMETRIC PLAN

TERESA VILLALON CAMACHO LICENSE No. 94893 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE:

DATE: AUGUST 2025

DRAWING NO. C7.01



NORTH

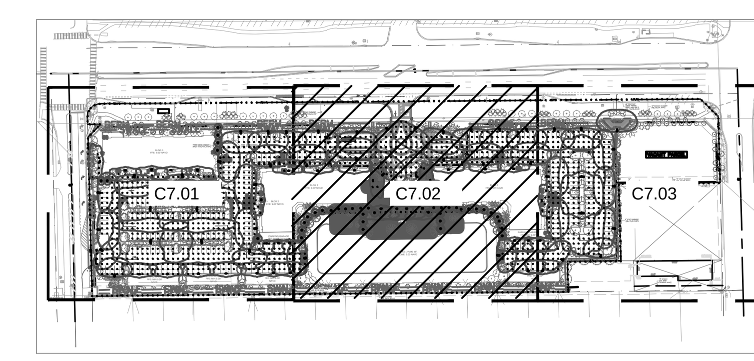
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LEGEND	
— — - - — —	PROPERTY LINE
1.0	CALCULATION POINT

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	ARRANGEMENT	DESCRIPTION	MOUNTING HEIGHT (FT)	TOTAL ARR. WATTS	TOTAL ARR. LUMENS	LLF	BUG RATING
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	LP	7	Single	LSI SLICE MEDIUM 4000K Area Light (20FT Mount)	20	135	11,541	0.9	B1-U0-G2
	LP2	0	Back-Back	GLEON Galleon LED, 4000K Area Light	25	450	55,902	0.9	B3-U0-G5

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BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY:__________________DATE:______________
DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING AND SIGNS

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KHA PROJECT NO.: 044638006

ENSPIRE AT SUNRISE
PREPARED FOR
PINNACLE COMMUNITIES II, LLC

SUNRISE FL

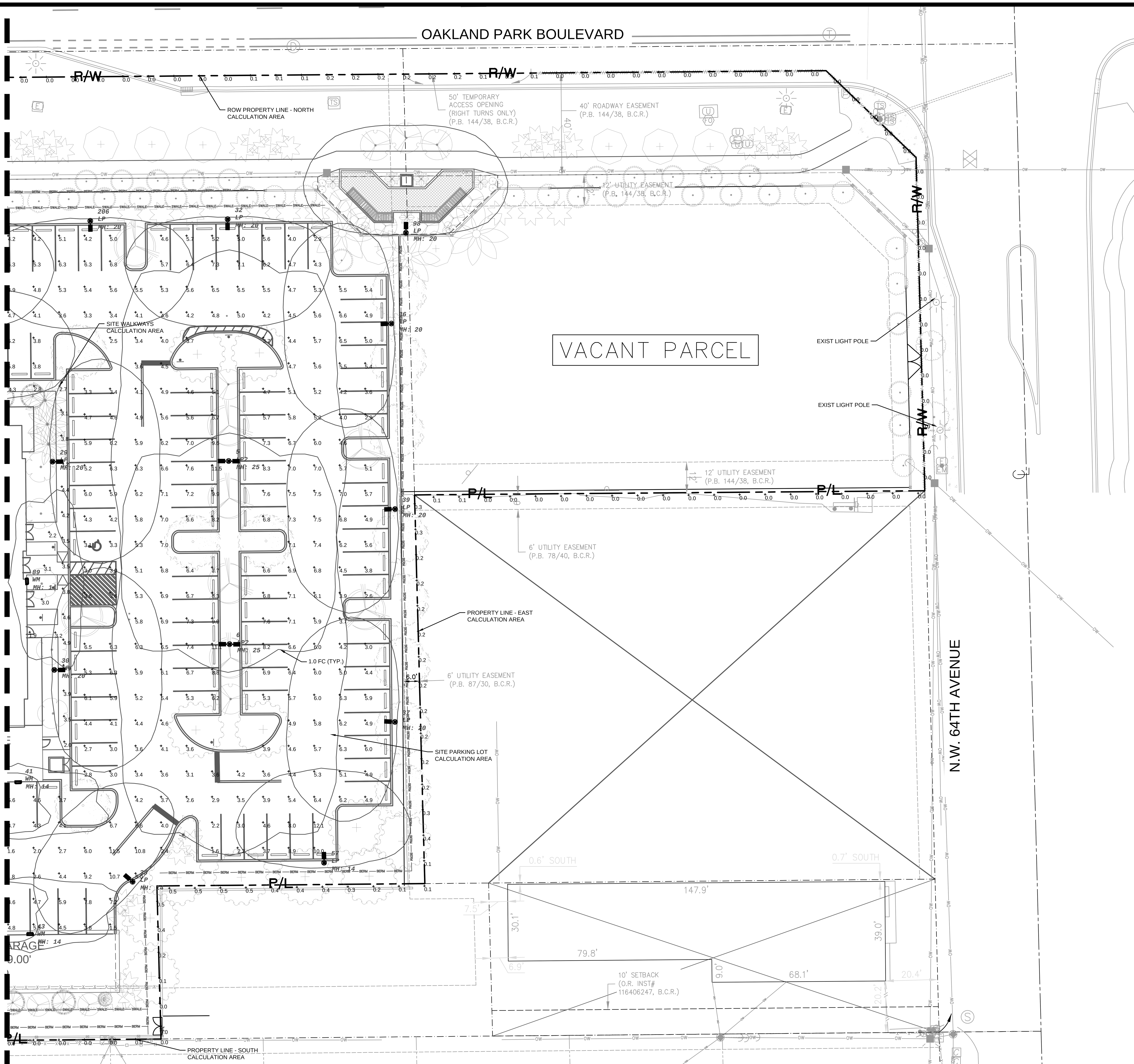
PHOTOMETRIC PLAN

TERESA VILLALON CAMACHO
LICENSE
No. 94893
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE:

DATE: AUGUST 2025

DRAWING NO. C7.02



NORTH

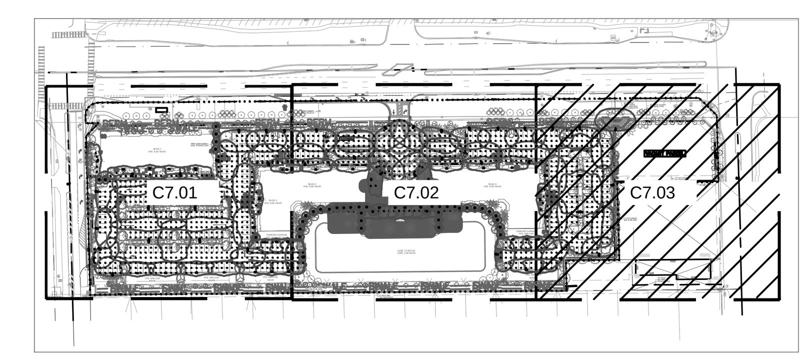
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KHA PROJECT NO.: 044638006

ENSPIRE AT SUNRISE
PREPARED FOR
PINNACLE COMMUNITIES II, LLC
SUNRISE FL

PHOTOMETRIC PLAN

TERESA VILLALON CAMACHO LICENSE No. 94893 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: AUGUST 2025

DRAWING NO. C7.03

WALL MOUNTED (WM) LIGHT SPECIFICATION SHEETS

MANUFACTURER: ACUITY

COOPER (LP2) SPECIFICATION SHEETS

MANUFACTURER: ACUITY

SLICE MEDIUM (LP) SPECIFICATION SHEETS

MANUFACTURER: LSI

NOTES:

1. ALL PHOTOMETRIC IES FILES WERE OBTAINED FROM THE MANUFACTURER'S WEBSITES IN MAR 2025.
2. EXIST. RIGHT OF WAY LIGHTS (IF ANY) TO REMAIN UNLESS SPECIFIED OTHERWISE. EXISTING LIGHT AND THEIR EFFECT ON ILLUMINATION WERE NOT CONSIDERED FOR THIS PLAN.
3. LIGHT SPILLAGE NOT TO EXCEED 0.5-FC AT PROPERTY LINE, AS PER CITY OF SUNRISE CODE.
5. PROPOSED LP POLES WITH A MOUNTING HEIGHT OF 14' ABOVE FINISHED GRADE ARE A TOTAL LENGTH OF 17'.
6. PROPOSED LP POLES WITH A MOUNTING HEIGHT OF 20' ABOVE FINISHED GRADE ARE A TOTAL LENGTH OF 24'.
6. PROPOSED LP2 POLES WITH A MOUNTING HEIGHT OF 25' ABOVE FINISHED GRADE ARE A TOTAL LENGTH OF 30'.
7. MULTI-RESIDENTIAL PROJECTS SHALL OPERATE OPEN PARKING AREA LIGHTING FROM DUSK TO DAWN.
8. MODELED USING AGI32.

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PHOTOMETRIC DETAILS

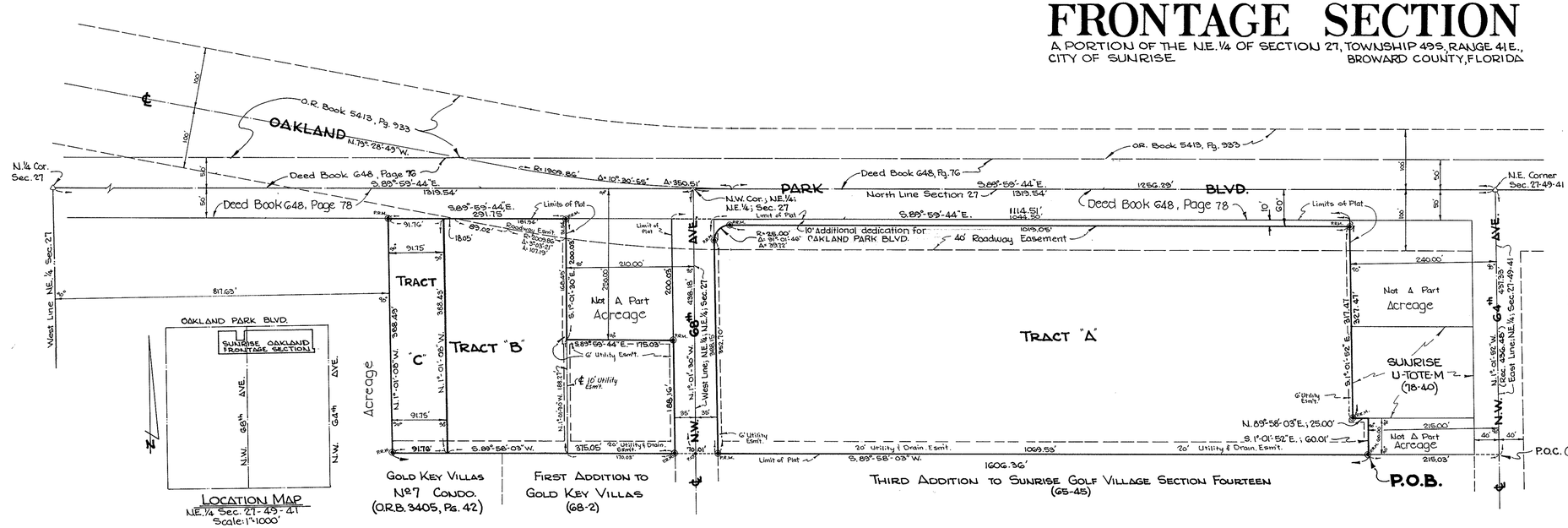
TERESA VILLALON CAMACHO LICENSE No. 94893 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: AUGUST 2025

DRAWING NO. C7.04

SUNRISE OAKLAND FRONTAGE SECTION

A PORTION OF THE N.E.¼ OF SECTION 27, TOWNSHIP 49S, RANGE 41E., CITY OF SUNRISE, BROWARD COUNTY, FLORIDA



LEGAL DESCRIPTION:

A portion of the N.E.¼ of Section 27, Township 49 South, Range 41 East, lying in the City of Sunrise, Broward County, Florida, being more particularly described as follows:

Commence at the N.E. corner of THIRD ADDITION TO SUNRISE GOLF VILLAGE SECTION FOURTEEN as recorded in Plat Book 65 at Page 45 of the Public Records of Broward County, Florida; thence S.89°-58'-03"W, along the North line of said plat of THIRD ADDITION TO SUNRISE GOLF VILLAGE SECTION FOURTEEN, for 215.03 feet to the Point of Beginning of the following described parcel; thence continue S.89°-58'-03"W., along the North line of said plat of THIRD ADDITION TO SUNRISE GOLF VILLAGE SECTION FOURTEEN and along the North line of the plat of FIRST ADDITION TO GOLD KEY VILLAS as recorded in Plat Book 68 at Page 2 of the Public Records of Broward County, Florida, and also along the North line of GOLD KEY VILLAS Nº 7 CONDOMINIUM as recorded in Official Records Book 3405 at Page 42 of the Public Records of Broward County, Florida, for 1606.36 feet; thence N.1°-01'-08"W., along a line 817.63 feet East of and parallel with the West line of the N.E.¼ of said Section 27, for 388.49 feet; thence S.89°-59'-44"E., along the South Right-of-Way line of Oakland Park Boulevard as recorded in Deed Book 648 at Page 78 of the Pubic Records of Broward County, Florida, for 291.75 feet; thence S.1°01'-30"E., along a line 210.00 feet West of and parallel with the West line of the N.E.¼ of the N.E.¼ of said Section 27, for 200.03 feet; thence S.89°-59'-44"E., along a line 250.00 feet South of and parallel with the North line of said Section 27, for 175.03 feet; thence N.1°-01'-30"W., along a line 35.00 feet West of and parallel with the West line of the N.E.¼ of the N.E.¼ of said Section 27, for 200.03 feet; thence S.89°-59'-44"E., along the South Right-of-Way line of said Oakland Park Boulevard, for 1114.51 feet; thence S.1°-01'-52"E., along a line 240.00 feet West of and parallel with the East line of the N.E.¼ of said Section 27, for 327.47 feet (a portion of the last described course being coincident with the West boundary line of the plat of SUNRISE U-TOTE-M as recorded in Plat Book 78 at Page 40 of the Public Records of Broward County, Florida); thence N.89°-58'-03"E., along a line 60.00 feet North of and parallel with the North line of said plat of THIRD ADDITION TO SUNRISE GOLF VILLAGE SECTION FOURTEEN, for 25.00 feet (last mentioned course being coincident with a portion of the South boundary line of said plat of SUNRISE U-TOTE-M); thence S.1°-01'-52"E., along a line 215.00 feet West of and parallel with the East line of the N.E.¼ of said Section 27, for 60.01 feet to the Point of Beginning.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: that OAK HILL HOMES, INC., a Florida corporation, has caused to be made the attached plat of SUNRISE OAKLAND FRONTAGE SECTION.

That the Avenue as shown on the attached plat is here by dedicated to the perpetual use of the Public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions there of, whenever discontinued by law.

That the Official Zoning Regulations now in effect or as the same may be, from time to time, changed or amended applicable to the area within which this subdivision is located shall be observed.

That the utility easements as shown on the attached plat by dashed lines are hereby reserved for the installation and maintenance of public utilities and shall be kept free of permanent obstructions.

That no septic tanks shall be permitted on any tract within this subdivision.

That no individual wells shall be permitted within this subdivision except for irrigation, sprinkler systems, air conditioners and/or swimming pools.

That the 10 foot additional Right-of-Way for Oakland Park Boulevard as shown hereon is hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof, whenever discontinued by law.

That the roadway easement shown hereon is dedicated to the public for road right-of-way, utility and drainage purposes, reserving to the grantor, their successors or assigns the perpetual right to have parking and driveways within said easement.

That the 20 foot Utility & Drainage easement as shown here on is hereby reserved for the installation and maintenance of Utilities and Drainage facilities and shall be kept free of permanent obstructions.

IN WITNESS WHEREOF: OAK HILL HOMES, INC. has caused these presents to be signed in its corporate name by its President and its corporate seal to be hereunto affixed and attested by its Secretary this 15 day of OCTOBER A.D. 1974.

OAK HILL HOMES, INC.

Attest: _____ Sec. — Luis A. Clark

By: _____ Pres. — James J. Elkins

ACKNOWLEDGMENT:

STATE OF FLORIDA } ss.
COUNTY OF BROWARD }

I HEREBY CERTIFY: that on this day personally appeared before me, an officer, duly authorized to administer oaths and take acknowledgments, James J. Elkins and Luis A. Clark, President and Secretary, respectively, of OAK HILL HOMES, INC., a Florida corporation, to me well known to be the persons herein described and who signed the foregoing instrument and severally acknowledged the execution there of to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that the said instrument is the free act and deed of said corporation.

WITNESS: my signature and official seal this 15 day of OCTOBER A.D. 1974.

My commission expires _____
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAR. 7, 1977
BONDED THRU GENERAL INSURANCE UNDERWRITERS

Notary Public, State of Florida at large

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY: that the attached plat of SUNRISE OAKLAND FRONTAGE SECTION is a true and correct representation of the lands as recently surveyed and platted under our direction and that the Permanent Reference Monuments were set in accordance with Section 177 Chapter 71-339 Laws of the State of Florida and that the Permanent Control Points will be set within one (1) year of the plat recording.

SCHWEBKE-SHISKIN & ASSOC., INC.

By: _____ Secy-Treas.

James P. Shiskin
Professional Land Surveyor #1115
State of Florida
Date: 10-17-74

APPROVALS:

CITY ENGINEER: This plat was approved by the City Engineer of the City of Sunrise, Broward County, Florida, on this 23 day of DECEMBER A.D. 1974.

By: _____ City Engr.

CITY COUNCIL: This plat was approved by the City of Sunrise, Broward County, Florida, in and by resolution passed and adopted on this 17 day of DECEMBER A.D. 1974, and in accepting this plat, all previous plats of said lands are hereby cancelled and superseded.

Attest: _____ City Clerk

By: _____ Council Pres.

BROWARD COUNTY PLANNING COUNCIL:

This is to certify that The Broward County, Florida, Planning Council approved this plat with regard to dedication of Rights-of-Way for trafficways by Resolution duly adopted this 26 day of JUNE A.D. 1975.

By: _____ 6 NOV. 1975

COUNTY DEPARTMENT OF TRANSPORTATION:

This plat was approved and accepted for record this 12th day of Nov. A.D. 1975.

By: _____ County Land Surveyor — James V. Denkenberger, Jr., P.L.S.#2421, State of Florida

By: _____ Director — John M. Gerren, Jr., P.E.#6895, State of Florida

COUNTY COMMISSION:

This plat was approved by the Broward County, Florida, Board of County Commissioners this 18th day of Nov. A.D. 1975.

Attest: Robert R. Kauth
Acting County Administrator

By: _____ Deputy

COUNTY DEPARTMENT OF FINANCE - DIVISION OF COMPTROLLER:

Filed for record this 6th day of JANUARY A.D. 1976, at 9:36 A.M. in Book 87 of Plats at Page 30 of the Public Records of Broward County, Florida. This plat complies with the laws of the State of Florida.

Attest: L. A. Hester
County Administrator

By: _____ Deputy

SURVEYOR'S NOTES:

Bearings shown are based on an assumed meridian.

P.R.M.◉ Denotes Permanent Reference Monuments.

P.C.P.• Denotes Permanent Control Points

PLAT BOOK 144, PAGE 38
SHEET 1 OF 2 SHEETS

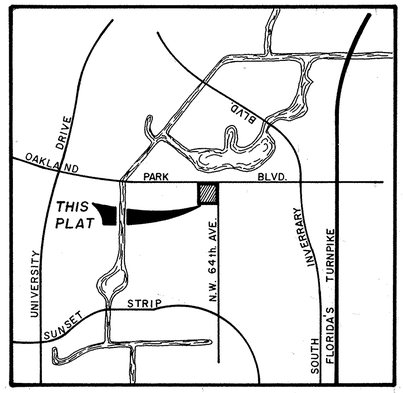
SOUSA PLAT

BEING A PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 27, TOWNSHIP 49 SOUTH, RANGE 41 EAST
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

89 JUL 17 PM 3:27

O.R.BK. 17595 Pg. 90

THIS INSTRUMENT PREPARED BY
CARNAHAN & ASSOC., INC.
ENGINEERS SURVEYORS PLANNERS
6191 W. ATLANTIC BLVD., MARGATE, FLA.
890302 MARCH 23, 1988 RCW



LOCATION MAP
LYING IN SECTION 27·49·41
N.T.S

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT-COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY that this Plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record by the BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA this 19th day of September, 1989.

Attest: L.A. HESTER, County Administrator — By: Marilyn Melville, Deputy

By: _____, Chairperson-County Commission

COUNTY COMMISSIONERS CREATED OCT. 1ST 1915 BROWARD COUNTY FLORIDA

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT-COUNTY RECORDS DIVISION-RECORDING SECTION

This plat was filed for record this 17th day of July A.D. 1990 and recorded in Plat Book 144, Page 38. Record Verified.

Attest: L.A. HESTER, County Administrator — By: Carole C. Doyle, Deputy

COUNTY COMMISSIONERS CREATED OCT. 1ST 1915 BROWARD COUNTY FLORIDA

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY that the Broward County Planning Council approved this Plat subject to its compliance with dedication of Rights-of-Way for Trafficways by resolution adopted this 25th day of MAY, A.D., 1989.

By: Jean Cook, Chairperson — 9/21/89, Date

This plat complies with the resolution of the Broward County Planning Council of the above date and is approved and accepted for record this 7th day of July, 1990.

By: _____, Administrator or Designee

BROWARD COUNTY OFFICE OF PLANNING

This Plat is hereby approved and accepted for record

By: David Mandell, Director — 7-10-90, Date

BROWARD COUNTY ENGINEERING DIVISION

This Plat is hereby approved and accepted for record.

By: Henry P. Cook — 7-11-90, Date
HENRY P. COOK
Director of Engineering
Fla. P.E. Reg. No. 12506

CITY ENGINEER

This Plat is approved for record this 29th day of JUNE A.D., 1989.

Thomas A. Kassawara
City Engineer
City of Sunrise

CITY COUNCIL

THIS IS TO CERTIFY that this Plat has been approved for record by the CITY OF SUNRISE, by Resolution No. 89-136 adopted this 23rd day of MAY A.D., 1989.

Steven B. Feren
Deputy Mayor, City of Sunrise

City Clerk, City of Sunrise

DEDICATION

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

KNOWN ALL MEN BY THESE PRESENTS that JOSEPH J. SOUSA, owner of the lands shown and described hereon have caused said lands to be subdivided and platted as shown hereon, said plat to be known as " SOUSA PLAT" The easements and Rights-of-Way as shown hereon are hereby dedicated to the Public for proper purposes.

IN WITNESS WHEREOF, the undersigned have caused this dedication to be executed on the dates as shown hereon.

Timothy M. Barry, WITNESS
Jeannine A. Garofalo, WITNESS

BY: Joseph J. Sousa
JOSEPH J. SOUSA

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS.
COUNTY OF BROWARD)

BEFORE ME personally appeared JOSEPH J. SOUSA known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes herein expressed.

WITNESS my hand and official seal, this 31st day of May, 1989.

Howard D. Steinholz
Notary Public

My Commission Expires: Sept 10, 1992

LEGAL DESCRIPTION

A portion of the Northeast One-Quarter (N.E.1/4) of Section 27, Township 49 South, Range 41 East, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast One-Quarter (N.E.1/4) of said Section 27: Thence South 89°32'51" West, along the North line of said Section 27, A distance of 38.29 feet; Thence South 00°27'09" East, a distance of 94.37 feet to the Point of Beginning. Said point lying on the West line of an 80.00 foot Right-of-Way known as Northwest 64th Avenue; Thence South 01°29'31" East, along said West line, a distance of 130.66 feet to the Northeast corner of the Plat entitled "SUNRISE U-TOTE-M", as recorded in Plat Book 78 at page 40 of the Public Records of Broward County, Florida; Thence South 89°32'51" West, along the Northerly line of said Plat, a distance of 200.03 feet to the Northwest corner of said Plat; Thence North 01°29'31" West, along the Easterly line of Tract "A" of the Plat entitled "SUNRISE OAKLAND FRONTAGE SECTION", as recorded in Plat Book 87 at Page 30 of the Public Records of Broward County, Florida, a distance of 165.03 feet to a point lying on the Southerly Right-of-Way line of Oakland Park Boulevard; Thence North 89°32'51" East, along said Southerly line, a distance of 165.66 feet; Thence South 45°58'20" East, along said Southerly line, a distance of 49.05 feet to the Point of Beginning.

Said lands situate in the City of Sunrise, Broward County, Florida and containing 0.744 acres more or less.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY that the attached Plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown conforms to the applicable requirements of Chapter 177, Florida Statutes, and with the applicable sections of Chapter 21 HH-6, Florida Administrative Code. The PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 6th day of JULY, 1989. The BENCHMARKS shown are referenced to the NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) of 1929 in conformity with standards adopted by the National Ocean Survey for third order control standards.

DATE: 7-8-1989

BY: Landon M. Cross
LANDON M. CROSS, R.L.S.
REGISTERED LAND SURVEYOR
R.L.S. NO. 3348
STATE OF FLORIDA

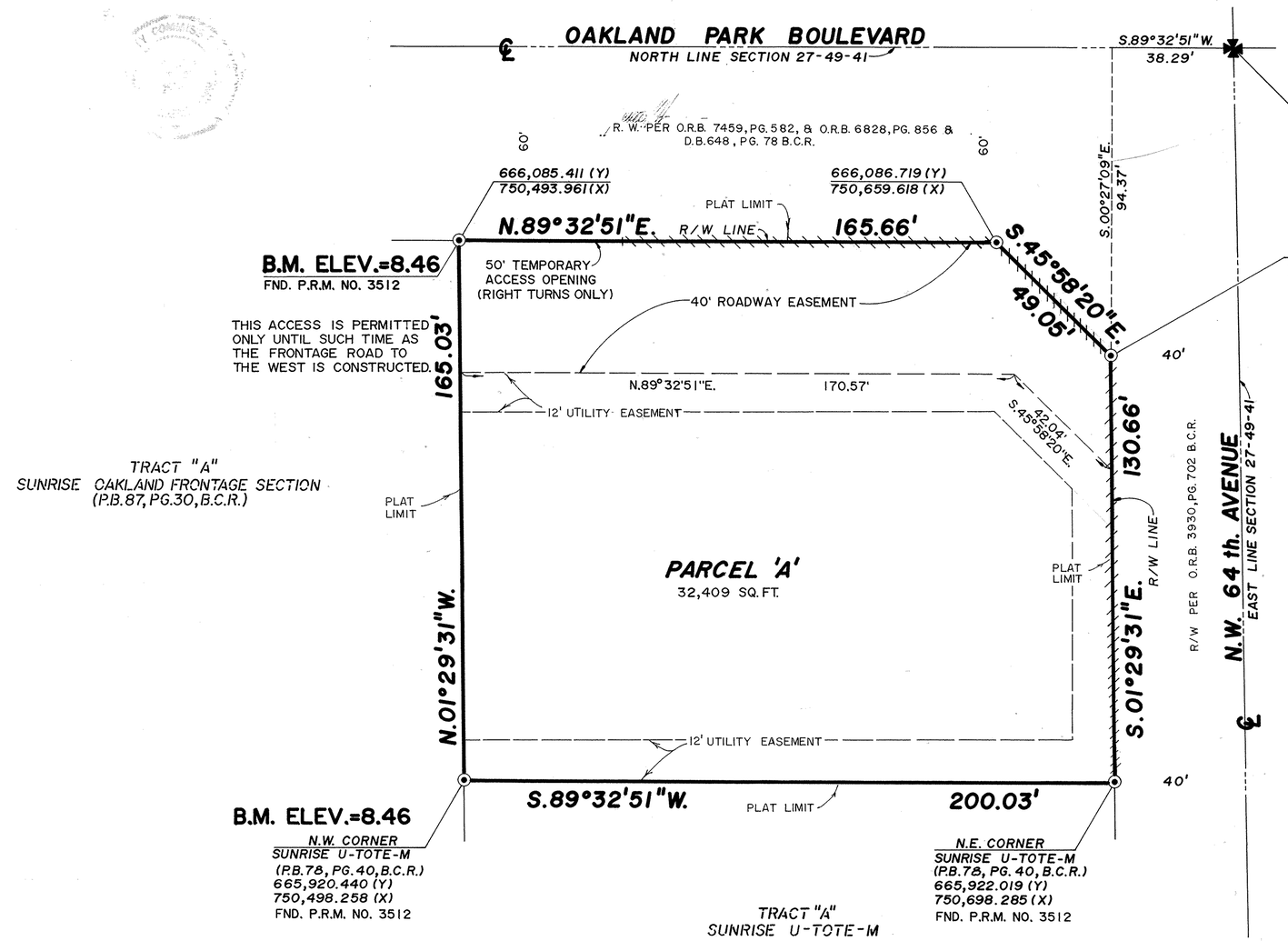
54-MP-89

THIS INSTRUMENT PREPARED BY
CARNAHAN & ASSOC., INC.
ENGINEERS SURVEYORS PLANNERS
6191 W. ATLANTIC BLVD., MARGATE, FLA.

890302 MARCH 23, 1988 RCW

SOUSA PLAT

BEING A PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 27, TOWNSHIP 49 SOUTH, RANGE 41 EAST
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA



LEGEND

⊙	INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.).
P.O.C.	INDICATES POINT OF COMMENCEMENT.
P.O.B.	INDICATES POINT OF BEGINNING.
B.C.R.	INDICATES BROWARD COUNTY RECORD.
//////	INDICATES NON-VEHICULAR ACCESS LINE.

NOTES

1. BENCHMARKS WERE ESTABLISHED USING THIRD ORDER PROCEDURES AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM.
2. BENCHMARK ELEVATIONS (B.M. ELEV.) LOCATED ON TOP OF P.R.M.
3. Y AND X COORDINATES AND BEARINGS SHOWN ARE BASED ON THE STONER/KEITH RESURVEY, AS RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (Y) DENOTES NORTH, (X) DENOTES EAST.
4. THIS PLAT IS RESTRICTED TO 6,000 SQUARE FEET COMMERCIAL WITH NO RESTAURANTS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. BENCHMARK ORIGIN: U.S.C.&G.S. BRASS DISC ON NORTHWEST CORNER OF OLD BRIDGE ON OAKLAND PARK BOULEVARD OVER C-13 (MIDDLE RIVER CANAL) ELEV. 12.39' BASED ON U.S.C.&G.S. (FLOOD MAP)