

MAJOR SITE PLAN SUBMITTAL FOR SHELL BUILDING AT FOLIO 4942-03-27-0012

2100 WEST ATLANTIC BLVD. POMPANO BEACH, FL 33069



VICINITY MAP  
SCALE: INSERT FIELD



LOCATION MAP  
SCALE: INSERT FIELD

DIRECTORY:

OWNER / DEVELOPER  
COMPANY: RED LINK MANAGEMENT CORP.  
CONTACT: EDGAR HALAC  
ADDRESS: 2750 NE 185TH STREET #304  
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EMAIL: edgarhalac@gmail.com  
PHONE: 305 610 5141

ARCHITECT:  
DESIGN TECH INTERNATIONAL  
ASSOC., INC.  
CONTACT: CARLOS PIZARRO, R.A.  
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SHEET NUMBER INDEX:

A - 1.0  
REAR  
SHEET NUMBER  
DISCIPLINE  
A=ARCH, SP=SITE PLAN, C=CIVIL,  
S=STRUCTURAL, M=MECHANICAL,  
E=ELECTRICAL

LEGAL DESCRIPTION:

ATLANTIC BUSINESS CENTER 169-126 B PORTION OF TRACT A DESC  
AS:COMMAT NW COR TR A,E 371.50 ALG N/L TR A TO POB,CONT E  
325.23,SLY 306.81,W 33.65,NWLY 19.83,NWLY 105.84,NW 85.84,NWLY  
15.70,WLY 92.57,NLY 212.83 TO POB

SCOPE OF WORK:

THE SCOPE OF WORK IS FOR A NEW MULTI-TENANT SHELL BUILDING  
INTENDED FOR RETAIL AND RESTAURANT USES. THE BUILDING WILL BE  
PLACED ON A SITE THAT HAS AN EXISTING BUILDING ON THE SITE. THE  
EXISTING BUILDING WAS A RESTAURANT AND IS CURRENTLY VACANT  
AND PLANS ARE TO DEMOLISH THE INTERIOR SPACE TO CREATE A  
SHELL BUILDING (UNDER SEPARATE PERMIT) THAT WILL BE  
MULTI-TENANT BUILDING WITH RETAIL AND RESTAURANT. THAT  
BUILDING IS SCHEDULED TO HAVE A FACADE MODIFICATION  
(SEPARATE PERMIT) AND REFERENCE IMAGES HAVE BEEN ATTACHED  
TO THIS PLAN SET. WITH THE NEW BUILDING THE PARKING HAS BEEN  
MODIFIED, SITE LIGHTS, LANDSCAPE AND THE DRAINAGE ARE BEING  
MODIFIED TO BRING THE SITE UP TO CODE

INDEX OF DRAWINGS:

SHEET #	DESCRIPTION	SUBMITTAL SET (05/14/2025)	REV - 1 (08/11/2025)	REV - 2 (12/01/2025)
CS-0.0	COVER SHEET	●	●	●
SURVEY		●		
ARCHITECTURE				
SP-1.0	EXISTING SITE PLAN	●	●	●
SP-1.1	PROPOSED SITE PLAN	●	●	●
SP-1.2	SITE LIGHTING PHOTOMETRIC	●	●	●
SP-1.3	DUMPSTER DETAILS	●	●	
SP-1.4	DUMPSTER DETAILS	●	●	
SP-1.5	SITE DETAILS	●		●
SP-1.6	SITE DIAGRAM	●	●	
SP-1.7	SITE DIAGRAM	●	●	
SP-1.8	SITE PLAN CPTD		●	●
SP-1.9	LIFE SAFETY SITE PLAN		●	
RETAIL				
A-1.0	PROPOSED FLOOR PLAN BLDG 2	●	●	
A-1.1	PROPOSED ROOF PLAN BLDG 2	●		
A-2.0	PROPOSED ELEVATIONS BLDG 2	●	●	●
A-2.1	COLOR ELEVATIONS BLDG 2	●	●	
A-2.2	PROPOSED REFERENCE ELEVATIONS OF ADJACENT BUILDING 1 (NORTH & WEST)	●		●
A-2.3	PROPOSED REFERENCE ELEVATIONS OF ADJACENT BUILDING 1 (SOUTH & EAST)	●		●
A-2.4	PROPOSED COLOR ELEV. OF REF. BLDG 1 (NORTH & WEST)	●		
A-2.5	PROPOSED COLOR ELEV. OF REF. BLDG 1 (SOUTH & EAST)	●		
A-3.0	RENDERING	●	●	
A-3.1	RENDERING	●		
A-3.2	RENDERING	●		
A-3.3	RENDERING	●		

DTI

PZ25-12000021  
01/07/2026

ARCHITECTS  
Associates, Inc. AA26001933

ARCHITECTURE | PLANNING | INTERIOR DESIGN

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STATE OF FLORIDA  
CARLOS PIZARRO  
AR0013079  
REGISTERED ARCHITECT

Carlos Pizarro, R.A.  
AR - 0013079

Revisions:	
08.11.2025	BSO
12.01.2025	REVISION

OWNER / DEVELOPER:

RED LINK MANAGEMENT CORP

2750 NE 185TH ST. #304  
AVENTURA, FLORIDA 33180

PROJECT:

FOLIO 4942-03-27-0012  
PROPOSED SHELL BLDG @  
2100 WEST ATLANTIC BLDG  
2100 W ATLANTIC BLVD  
POMPANO BEACH, FLORIDA 33069

Job Number: 24109.01
File name:
Issued Date: 05-14-2025
Drawn by: A.S
Checked by: T.R.

SHEET NAME

COVER SHEET

SHEET NUMBER

A-0.0