



PROPOSED SITE PLAN CPTD
SCALE: 1/16"= 1'- 0"

SITE KEY PLAN LEGEND:

---	PROPERTY LINE	XXX	AMOUNT OF PARKING
■	LANDSCAPE AREA	♿	INDICATES A PARKING SPACE WHICH IS FBC-A / ADA ACCESSIBLE
■	CONCRETE SLAB	---	EXISTING PARKING SPACE
■	PAVER AREA	---	PROPOSED PARKING SPACE
■	DETECTABLE WARNING IN SIDEWALK RAMP. REFER TO CIVIL DETAILS		

GENERAL NOTES:

- A IF ADA RAMPS ARE CONSTRUCTED, THEY WILL INCLUDE TRANSPARENT SEE-THROUGH RAILING TO PRESERVE SIGHT LINES.
- B ANY RECESSED EXTERIOR AREAS (E.G., ALCOVES OR PATIO ENTRIES) WILL BE SECURED WITH CAMERAS, LIGHTING, OR SEE-THROUGH FENCING WITH LOCKABLE GATES TO DETER CONCEALMENT AND LOITERING.
- C SECURITY CAMERA LAYOUT TO COMPLY WITH §115.26 OF THE POMPAÑO BEACH BUSINESS SECURITY CODE.
- D CAMERA PLACEMENT WILL BE COORDINATED WITH BSO OPTED ADVISOR PRIOR TO PERMITTING.
- E ALL PARKING AREAS, PEDESTRIAN PATHS, AND BUILDING ENTRANCES WILL BE UNDER 24/7 VIDEO SURVEILLANCE.
- F LANDSCAPING AND LIGHTING DESIGN WILL PRESERVE UNOBSTRUCTED CAMERA VIEWS AND AVOID GLARE OR DIRECT LENS INTERFERENCE.
- G VULNERABLE AREAS NOT VISIBLE BY NATURAL SURVEILLANCE WILL BE MONITORED ELECTRONICALLY.
- H WAYFINDING SIGNAGE WILL BE PROVIDED TO ENHANCE SECURITY AND ORIENTATION.
- I BSO "NO TRESPASSING" SIGNAGE WILL BE PLACED ON ALL PROPERTY SIDES AND COORDINATED WITH OPTED REVIEWER PRIOR TO INSTALLATION.
- J TOW-AWAY SIGNAGE AND PARKING ASSIGNMENTS (WHERE APPLICABLE) WILL BE CLEARLY POSTED AND ENFORCED.
- K BOLLARDS OR LARGE ANCHORED PLANTERS WILL BE INSTALLED AT PEDESTRIAN ENTRANCES FOR VEHICLE PROTECTION.
- L DURESS ALARM SYSTEM WILL BE INSTALLED AT MAIN ENTRANCE WITH PORTABLE DEVICES PROVIDED TO EXTERIOR STAFF.
- M EXTERIOR UTILITY OUTLETS AND WATER SPIGOTS WILL BE LOCKABLE TO PREVENT UNAUTHORIZED USE.
- N HVAC AND VALUABLE EXTERIOR EQUIPMENT WILL BE SECURED; RECORDS OF SERIAL NUMBERS AND PHOTOS WILL BE MAINTAINED.
- O ANY EXTERIOR PRESSURIZED OR HAZARDOUS TANKS WILL BE SECURED WITH APPROVED PROTECTIVE SYSTEMS.
- P BUILDING ADDRESS SIGNAGE WILL BE CLEARLY VISIBLE, UNOBSTRUCTED, AND REFLECTIVE FOR EMERGENCY RESPONDERS.
- Q SIGNS WILL BE MOUNTED WITH THE BOTTOM EDGE AT 6'-7" FROM GRADE USING VANDAL-RESISTANT FASTENERS AT ALL CORNERS TO ENSURE VISIBILITY AND DURABILITY.
- R WI-FI SERVICE WILL BE ENCRYPTED AND DISABLED AFTER BUSINESS HOURS.
- S PUBLIC SEATING, IF ANY, WILL USE OPTED DESIGNS WITH DIVIDERS OR SINGLE-SEAT FORMS.
- T TOW-AWAY SIGNS WILL BE POSTED AT KEY LOCATIONS AND ILLEGAL PARKING WILL BE CONSISTENTLY ENFORCED IN ACCORDANCE WITH LOCAL CODE.
- U BSO "NO TRESPASSING" AFFIDAVIT TO BE SUBMITTED PRIOR TO PERMITTING AND COORDINATED WITH OPTED REVIEWER.
- V PROPERTY RULE SIGNAGE STATING PERMITTED AND PROHIBITED ACTIVITIES SHALL BE POSTED AT ENTRANCES AND GATHERING AREAS.
- W OWNER SHALL MAINTAIN LIGHTING, LANDSCAPING, AND SURVEILLANCE EQUIPMENT TO ENSURE CONTINUED OPTED COMPLIANCE AND UNOBSTRUCTED VISIBILITY.
- X HARD-WIRED BURGLAR ALARM AND SECURE SAFES TO BE INSTALLED IN ALL COMMERCIAL TENANT SPACES AND MANAGEMENT OFFICES WHERE VALUABLES OR SENSITIVE DATA ARE STORED. ALARM SYSTEM TO REMAIN MONITORED AND ACTIVE WHENEVER THE PREMISES ARE CLOSED OR UNOCCUPIED.

SITE PLAN KEYED NOTES:

- | ITEM # | DESCRIPTION |
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| 1 | THE PROPOSED BUILDING HAS PLENTY OF WINDOWS FOR NATURAL SURVEILLANCE. THE EXTERIOR OF THE BUILDING HAS WALL SCONCES AND SITE LIGHTING TO PROVIDE LIGHT TO THE AREAS AROUND THE BUILDING. ALTHOUGH THE PROPOSED USES ARE NOT EXACTLY KNOWN AT THIS TIME, THE PROPOSED USES ARE RETAIL AND RESTAURANT WHICH WILL PROVIDE THE BUILDING WITH OUTDOOR DINING AND PEDESTRIAN ACTIVITY FOR NATURAL SURVEILLANCE. THE LANDSCAPE IS TO BE SIMPLE AND AS PER CODE. THE PARKING AREA IS HIGHLY VISIBLE FROM THE STREET. NO HIGH SHRUBS WILL BE PLANTED AS TO COMPLY WITH OPTED PRINCIPLE # 1 WITH ENVIRONMENTAL DESIGN. |
| 2 | WALKWAYS AND PARKING AREAS ARE TO BE WELL LIT AND WITH GOOD VISIBILITY AT ALL TIMES. THE EXISTING LIGHTS ARE BEING REPLACED WITH NEW SITE LIGHTS AND NEW SITE POLES ARE BEING INSTALLED FOR BETTER LIGHTING ON THE PROPERTY. SIGNS TO BE CLEARLY DISPLAY TO GUIDE PEOPLE AND VEHICLE TO AND FROM THE PROPER ENTRANCES. <ul style="list-style-type: none">• SITE LIGHTING HAS BEEN DESIGNED TO COMPLY WITH THE IESNA G-1-2022 GUIDE FOR SECURITY LIGHTING FOR PEOPLE, PROPERTY, AND CRITICAL INFRASTRUCTURE.• SECURITY LIGHTING WILL BE CONCENTRATED AT BUILDING ENTRANCES, WINDOWS, AND PEDESTRIAN PATHWAYS TO ENHANCE VISIBILITY WITHOUT CREATING OVER-ILLUMINATION OR DEEP SHADOWS.• FIXTURES WILL BE SHIELDED AND POSITIONED TO AVOID GLARE AND MINIMIZE LIGHT POLLUTION OR TRESPASS TO ADJACENT PROPERTIES.• SOFT, BRIGHT LED LIGHTING WILL BE USED TO MAXIMIZE VISIBILITY AND NIGHTTIME COLOR RENDITION WHILE AVOIDING HARSH SPOTLIGHTING THAT CAN BLIND USERS OR REDUCE AWARENESS.• LIGHTING AND CAMERAS WILL BE PLACED TO MAINTAIN CLEAR LINES OF SIGHT AND WILL NOT BE OBSTRUCTED BY EXISTING OR FUTURE LANDSCAPING. ALL TREE CANOPIES WILL BE PRUNED TO A MINIMUM CLEAR HEIGHT OF 8 FEET.• PEDESTRIAN-SCALE LIGHTING (E.G., BOLLARDS) WILL BE USED ALONG ENTRANCE WALKWAYS AND PUBLIC-FACING AREAS TO ENSURE SAFETY AND VISIBILITY WITHOUT INTRUDING ON NEIGHBORING RESIDENTIAL AREAS. |
| 3 | HEDGES AND SHRUBS WILL NOT EXCEED 2.5 FT HEIGHT TO PERSERVE SIGHT LINES |
| 4 | CANOPY TREES TO MAINTAIN A MINIMUM 8' CLEAR TRUNK HEIGHT |
| 5 | USE OF LOW, THORNY OR DENSE NON-OBSTRUCTIVE VEGETATION IN VULNERABLE AREAS |
| 6 | ALL SOLID EXTERIOR DOORS, INCLUDING SERVICE OR UTILITY DOORS, WILL INCLUDE REINFORCED VISION PANELS OR AN INTERCOM SYSTEMS FOR CONTROLLED ACCESS. |
| 7 | DOOR VISION PANELS WILL BE LOCATED AND SIZED TO PREVENT DIRECT ACCESS TO LOCKING HARDWARE. |
| 8 | DUMPSTER ENCLOSURES WILL INCLUDE ROBUST LOCKS, MINIMUM 8" BOTTOM CLEARANCE, MOTION-SENSOR LIGHTING, AND VIDEO SURVEILLANCE. |
| 9 | ALL EXTERIOR DOORS WILL HAVE NON-REMOVABLE HINGE PINS AND MAY INCLUDE DOOR SENSORS CONNECTED TO THE ALARM SYSTEM. |
| 10 | BIKE RACKS WILL BE PLACED NEAR BUILDING ENTRANCES TO MAINTAIN VISIBILITY. |
| 11 | CAMERA SIGHT CONES TO BE SHOWN IN FINAL SECURITY LAYOUT TO ILLUSTRATE FULL SURVEILLANCE COVERAGE |
| 12 | FIXED DURESS ALARM LOCATED AT MAIN ENTRANCE. PORTABLE UNITS PROVIDED TO EXTERIOR STAFF. |
| 13 | PEDESTRIAN-SCALE BOLLARD LIGHTING TO ENHANCE VISIBILITY AT ENTRANCES. |
| 14 | WAYFINDING AND INSTRUCTIONAL SIGNAGE TO GUIDE VEHICULAR AND PEDESTRIAN CIRCULATION |

LANDSCAPE:

LANDSCAPE: LANDSCAPE PLANTING AREAS 15% OF TOTAL VEHICULAR AREA.	
TOTAL VEHICULAR AREA	37,437 S.F.
TOTAL LANDSCAPE AREA REQUIRED	5,615 S.F.
TOTAL LANDSCAPE AREA PROVIDED	18,180 S.F.

DRG

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ARCHITECTS

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Revisions:
08.11.2025 BSO
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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
POMPAÑO BEACH, FLORIDA 33069

Job Number: 24109.01
File name:
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SHEET NAME
SITE PLAN CPTD

SHEET NUMBER
SP- 1.8

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