

PZ26- 13200002
05/20/2026

EXISTING COMMERCIAL TRASH
ENCLOSURE UNDER REA
AGREEMENT WITH EXISTING
RESIDENTIAL BUILDING

TRASH ENCLOSURE IS LOCKED
AND IS NOT ACCESSIBLE TO
THE PUBLIC

EXISTING
RESIDENTIAL
BUILDING

NOT INCLUDED IN
THIS SUBMITTAL

Ⓒ^E EXISTING WIDE ANGLE CAMERA

© WIDE ANGLE CAMERA

Dumpsters are placed in a locked dumpster enclosure, not accessible by the public.

Proposed outdoor dining has hedges separating dining from vehicle traffic.

Existing building has impact rated glass throughout installed during 2024 renovations.

Tenant to coordinate burglar alarms as necessary during their permitting separate from Landlord's minor deviation, should Tenant elect to install.

Tenant to coordinate Silent Panic Duress alarms as necessary during their permitting, separate from Landlord's minor deviation, should tenant elect to install.

New seating is limited to restaurant seating and will not be provided by Landlord.

Building utilizes a large LED digital directory in the building's lobby to help with wayfinding. Landlord will also provide signage to help patrons find the elevator lobby.

Tenant signage will be coordinated and installed by Tenant, separate from Landlord's minor deviation request.

EXISTING
COMMERCIAL
BUILDING

NOT INCLUDED IN
THIS SUBMITTAL


PLAZA SCOPE OF WORK

EXISTING IMPACT RATED
STOREFRONT GLASS
THROUGHOUT BUILDING,
TYPICAL.

—3'-6" PODOCARPUS
HEDGES FOR SEPARATION
FROM STREET TRAFFIC.

— EX. MONUMENT SIGN

N



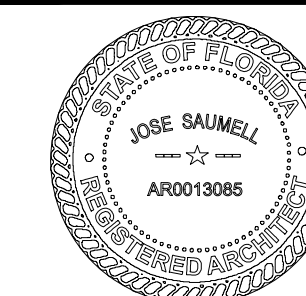
CPTED PLAN

SCALE: 1" = 10'

CONFIDENTIAL

REVISIONS

DIGITAL SIGNATURE:

JOSE SAUMEL
150010005

2335 PLAZA REWORK

FOR:
GROVER CORLEW
LOCATED AT:

LOCATED AT:
2335 E. ATLANTIC BLVD.
POMPANO BEACH, FL 33062


ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633 FLORIDA STATUTES.

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THE ARCHITECTURAL DESIGN AND DETAIL
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**MSA
ARCHITECTS, INC.**

8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



MSA
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ARCHITECTURE & PLANNING

Project No: 2311.PRJ
Contract Date: XX/XX/XXXX
Scale: AS SHOWN

TITLE:

CPTED

SHEET:

EX-1