

CONFIDENTIAL

DESIGN NARRATIVE

PURPOSE
THE PROPOSED MIXED-USE DESIGN SEEKS TO REINVIGORATE AN UNDER DEVELOPED AREA OF POMPANO BEACH WITH A UNIQUE MODERN DESIGN, CONTRASTING MATERIALS AND PUBLIC OPEN SPACE. THE MAJORITY OF THE FRONT FACADE IS LINED WITH LARGE STOREFRONTS CREATING A VISUAL CONNECTION INTO THE RETAIL SPACES AND LOBBY. A COVERED PUBLIC OPEN SPACE WITH A SCULPTURE AND SEATING IS PROPOSED IN FRONT OF THE LOBBY ENTRANCE. PARKING SOCIAL INTERACTION AMONG TENANTS AND NEIGHBORHOOD RESIDENTS. CONSIDERABLE NATIVE AND DROUGHT-RESISTANT LANDSCAPING IS PROPOSED, SPECIALLY IN THE FRONT YARD TO MAXIMIZE THE CURB APPEAL OF THE PROJECT.

GENERAL COMMERCIAL, INSTITUTIONAL & MIXED-USE DESIGN STANDARDS BUSINESS ACTIVITIES TO BE CONDUCTED IN ENCLOSED BUILDINGS ACKNOWLEDGED.

BUILDING ORIENTATION
PROPOSED DESIGN FRONT FACADE FRONTS A STREET (NW 6TH ST). LONG AXIS RUNS PARALLEL TO THE STREET.

BASE, MIDDLE AND TOP
PROPOSED DESIGN IMPLEMENTS DIFFERENT MATERIALS, COLORS AND STUCCO REVEALS TO CLEARLY DEFINE THE BASE, MIDDLE AND TOP (ROOF). REFER TO ELEVATIONS ON A301 & A302.
BASE: GRAY SMOOTH STUCCO WITH WOOD CLADDING AND WOOD SCREENS AT GARAGE. LARGE 10FT HIGH STOREFRONTS.
MIDDLE: SMOOTH STUCCO PAINTED IN WHITE AND GRAYS WITH HORIZONTAL 5 INCH STUCCO REVEALS , ALIGNED WITH SILLS AND HEADERS OF WINDOWS.
ROOF: ARCHITECTURAL HORIZONTAL AND VERTICAL BANDS EXTRUSIONS OF 12 INCHES BEYOND FACADE OF THE BUILDING TO MARK STRONG ROOF LINE.

FACADE ARTICULATION
THE FACADE IS ARTICULATED BY CARVING OUT SOME VOIDS, SPECIFICALLY AT THE NE CORNER FOR THE PUBLIC OPEN SPACE IN FRONT OF THE LOBBY ENTRANCE. AND FURTHERMORE, JUXTAPOSING CONTRASTING COLORS AND SCORING PATTERNS PAINTED IN DARK GRAY OR WHITE. A PROMINENT ARCHITECTURAL EYEBROW WRAPS AROUND THE CORNERS OF THE BUILDING, ELEVATING FROM THE 2ND FLOOR ALL THE WAY TO THE ROOF.

FACADE MATERIALS
SMOOTH STUCCO PAINTED VARYING COLORS. LIGHT GRAY, DARK GRAY, AND WHITE, AS WELL AS WOOD CLADDING AND WOOD SCREENS FOR PRIVACY ALONG GARAGE AND OUTDOOR AMENITIES. LARGE 10FT STOREFRONTS AT GROUND LEVEL AND WINDOWS AND SLIDING GLASS DOORS ON UPPER LEVELS. BLACK METAL RAILINGS ON LEVELS 2 AND 3.

ROOFS
A PARAPET CONCEALS THE FLAT ROOF AND MECHANICAL ROOF TOP UNITS.

LOCATION OF OFF-STREET PARKING
OFF-STREET PARKING IN CONCEALED FROM VIEW BY THE FRONT FACADE WITH WOOD SCREEN AND MOSTLY GATHERED TOWARDS THE REAR OF THE PROPERTY ON THE GROUND FLOOR.

LOADING, SERVICE AND EQUIPMENT AREAS
A CONCEALED TRASH ROOM IS PROVIDED INSIDE THE COVERED PARKING GARAGE OF THE PROPERTY AND A STAGING AREA FOR THE TRASH BINS HAS BEEN ASSIGNED WHERE THE TRASH BINS WILL BE PLACED ON PICK-UP DAY BY MAINTENANCE PERSONNEL.

CONTINUED CPTED SECURITY STRENGTHENING CONDITIONS

CONTINUED FROM A202

A3. ELECTRONIC SURVEILLANCE SECURITY STRENGTHENING

4.) SECURITY CAMERAS MUST FULLY VIEW ALL PARKING AREAS, BUILDING ENTRANCES AND PEDESTRIAN PATHS OF TRAVEL ALONG AND UP TO THE BUILDING PERIMETERS.

5.) ANY POTENTIALLY VULNERABLE AREAS THAT CANNOT BE OBSERVED THROUGH NATURAL SURVEILLANCE MUST BE COVERED BY ELECTRONIC SURVEILLANCE MONITORING. SUCH AREAS CAN INCLUDE, BUT ARE NOT LIMITED TO: MEETING ROOMS, WORKOUT / EXERCISE ROOMS, EMPLOYEE BREAK ROOMS, CUSTOMER WAITING ROOMS, INTERIOR & EXTERIOR COMMON AREAS, ETC.

6.) ANY INTERNAL & OR EXTERNAL U.S. MAIL BOXES, POST OFFICE BOX STATIONS / SECURED MAIL ROOMS FOR VARIOUS SIZE PACKAGES, ETC., MUST BE COVERED BY VIDEO SURVEILLANCE.

7.) PUBLIC, VISITOR &/OR COMMON USE RESTROOMS, STORAGE ROOMS LOCKER ROOMS, SAUNAS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

B. ACCESS CONTROL SECURITY STRENGTHENING

1.) WAYFINDING & INSTRUCTIONAL SIGNAGE MUST BE PROMINENTLY DISPLAYED & POSTED WHERE NECESSARY. EXAMPLES OF SIGNAGE CAN INCLUDE, BUT ARE NOT LIMITED TO: MAIN ENTRANCE, EMERGENCY EXIT, PRIVATE PROPERTY, RESTRICTED ACCESS, EMPLOYEES ONLY, NO ADMITTANCE, NO TRESPASSING, VISITOR / GUEST PARKING, ONE WAY TRAFFIC, NO THRU TRAFFIC, PEDESTRIAN CROSSING, HOURS OF OPERATION, RULES & REGULATIONS, DO NOT ENTER, MAXIMUM OCCUPANCY, EVACUATION ROUTE, ETC.

2.) ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS, AND IT IS RECOMMENDED TO INCLUDE THE CAPACITY FOR ELECTRONIC DOOR POSITION SWITCHES TO SIGNAL A SECURITY ALARM SYSTEM THAT A DOOR, WHICH SHOULD NOT HAVE BEEN OPENED, HAS BEEN OPENED AND BREACHED. OCCUPANTS OR THE ALARM COMPANY WILL THEN INVESTIGATE AND/ OR ADDRESS ANY EMERGENCY ACCORDINGLY.

3.) INCLUDE ANTI-PRY ROBUST SECURITY BAR DEVICE ON ANY GROUND & SECOND LEVEL SLIDING GLASS DOORS (IF ANY).

4.) FOR COMMERCIAL AND INDUSTRIAL: INSTALL HARD-WIRED BURGLAR SECURITY ALARMS AND SAFES AT ANY COMMERCIAL PROPERTY, RETAIL BUSINESSES AND RESIDENTIAL MANAGEMENT OFFICES, AND/OR WHEREVER VALUABLES OF ANY KIND ARE STORED SUCH AS CASH, JEWELRY, ELECTRONIC EQUIPMENT SUCH AS COMPUTERS, MONITORS, AND ANY OTHER COSTLY INVENTORY, INCLUDING POTENTIALLY SENSITIVE OR PERSONAL OR BUSINESS IDENTIFICATION DOCUMENTS, ELECTRONIC FILES OR FINANCIAL INFORMATION ETC., THAT ARE FREQUENTLY TARGETS OF THEFT, FRAUDS, BURGLARIES AND ROBBERIES. ALARMS MUST BE MONITORED AND ACTIVATED WHENEVER BUSINESSES ARE CLOSED, OR ALL PERSONNEL ARE OUT OF THE BUILDING OFFICES. RECEPTIONISTS / HOSTS (IF ANY): AREAS DESIGNATED FOR EMPLOYEE & CUSTOMER TRANSACTIONS SUCH AS A RECEPTION DESK, COUNTER TOPS, PODIUM, &/OR BAR MUST BE DESIGNED WITH A CLEAR BOUNDARY DELINEATION &/OR ENCLOSURE SEPARATING PUBLIC FROM PRIVATE AREAS. EXAMPLES WOULD BE APPROPRIATE SIGNAGE AND A PHYSICAL BARRIER SUCH AS A DOOR, OR AT LEAST A STANCHION WITH A CHAIN OR ROPE DELINEATING THE PRIVATE NON-PUBLIC AREA AS OFF-LIMITS.

6.) FOR RESIDENTIAL, INSTALL HARD WIRED BURGLAR SECURITY ALARMS, OR AT THE MINIMUM PREWIRE EACH RESIDENTIAL UNIT FOR BURGLAR ALARMS AS RESIDENTIAL UNITS ARE OFTEN TARGETS OF THEFTS, FRAUDS, BURGLARIES, ROBBERIES, ETC. NOTE THAT WI-FI ALARM SIGNALS CAN BE JAMMED WITH EASILY OBTAINABLE EQUIPMENT THEREBY LEAVING PROPERTIES VULNERABLE TO BURGLARIES WITHOUT ANY ALARM PROTECTION. SAFES FOR VALUABLES SUCH AS CASH AND/ OR OTHER IMPORTANT ITEMS INCLUDING FIREARMS, ETC., ARE ALSO STRONGLY RECOMMENDED.

7.) FENCES SHOULD NOT HAVE EASILY ACCESSIBLE HORIZONTAL BARS THAT COULD BE USED TO FACILITATE CLIMBING OVER & BREACHING ANY SECURITY FENCING. USE NARROW SPACING BETWEEN VERTICAL BARS TO PREVENT PROVIDING FOOTHOLDS.

B1. ACCESS CONTROL SECURITY STRENGTHENING FOR DUMPSTER ENCLOSURES / TRASH ROOMS

1.) TO DETER LOITERING BY TRESPASSERS, ILLEGAL DUMPING AND A CONCEALMENT / AMBUSH POINT FOR CRIMINALS, DUMPSTER ENCLOSURES WITH ROLLING OR SWING GATES, INCLUDING THOSE THAT ALSO HAVE A DESIGNATE PEDESTRIAN ENTRY PASSAGEWAY, MUST INCLUDE ALL THE FOLLOWING FOR BOTH THE SWING AND PEDESTRIAN GATES.

2.) A ROBUST LOCKING MECHANISM SUCH AS A THROW BOLT WITH A ROBUST SHIELDED PADLOCK FOR EXAMPLE RATHER THAN ONLY A VULNERABLE CHAIN AND NON-SHIELDED PADLOCK.

3.) BOTTOM GATE CLEARANCES MUST BE 8" (INCHES) ABOVE THE GROUND.

4.) IF THERE IS A PEDESTRIAN PASSAGEWAY INTO THE DUMPSTER ENCLOSURE IT MUST HAVE THE LOCKABLE GATE WHICH REMAINS CLOSED AND LOCKED EXCEPT WHEN IN ACTIVE USE BY AUTHORIZED PERSONS.

5.) DUMPSTER AREA MUST HAVE A VANDAL RESISTANT/ PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.

6.) DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE.

7.) ENCLOSED TRASH ROOMS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

B2. ACCESS CONTROL SECURITY STRENGTHENING FOR KEY CONTROL & MANAGEMENT OFFICES

1.) ANY KEYS, KEY FOBs, KEY CARD DEVICES &/OR SIMILAR DEVICES THAT ARE STORED ON SITE MUST BE SECURED WITH ACCESS CONTROL SUCH AS, BUT NOT LIMITED TO: MECHANICAL, ELECTRONIC CONTROL, BIOMETRIC, ETC. ELECTRONIC KEY SIGNALS CAN BE CLONED (COPIED) SO KEYS MUST BE STORED IN A SIGNAL BLOCKING LOCKED SAFE.

2.) KEY SECURITY OFFICE / ROOM / KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.

3.) A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.

4.) MANAGEMENT / SECURITY OFFICE DOOR MUST HAVE A SECURITY VIEWER (DOOR SCOPE / PEEPHOLE) OR REINFORCED SECURITY WINDOW.

C1. SECURITY STRENGTHENING PARKING LOTS / PARKING GARAGES / COVERED PARKING

1.) (ONLY IF APPLICABLE SUCH AS WITH AN ENCLOSED GARAGE) AN ACCESS CONTROL VEHICULAR GATE ENTRANCE INTO THE PARKING GARAGE / DEVELOPMENT WILL DETER AND HELP PREVENT TRESPASS OPPORTUNITIES. THESE ENTRANCES MUST BE UNDER VIDEO SURVEILLANCE.

2.) POST SIGNAGE IN PARKING AREAS FORBIDDING VEHICLES OTHER THAN OWNER & AUTHORIZED GUESTS TO PARK AND LOITER IN PRIVATE PARKING LOT.

3.) POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES.

4.) USE HIGHLY REFLECTIVE LIGHT COLOR PAINT FOR COVERED PARKING AREAS &/OR MULTI-LEVEL PARKING GARAGES TO INCREASE THE OVERALL AMOUNT OF NATURAL & ARTIFICIAL LIGHT.

5.) INCORPORATE TRAFFIC CALMING DEVICES, INCLUDING BOLLARDS AND RUMBLE STRIPS, TO PROTECT PEDESTRIANS, EMPLOYEES & TO PREVENT EXCESSIVE VEHICLE SPEED, ESPECIALLY IN AREAS WHERE DOORWAYS, PEDESTRIAN PASSAGEWAYS, EXITS OPEN DIRECTLY INTO THE VEHICLE LANES OF TRAVEL. THIS INCLUDES INSIDE ENCLOSED GARAGES.

6.) (FOR ENCLOSED PARKING GARAGES) ANY GROUND & SECOND LEVEL WINDOW OPENINGS / WALL PUNCHOUTS THAT WOULD ENABLE UNAUTHORIZED ENTRY INTO THE GARAGE MUST INCORPORATE SEE THROUGH BARRIERS. SOME EXAMPLES OF SUCH BARRIERS ARE PICKET STYLE FENCING, METAL MESH, PERFORATED PANELS, LOUVER STYLE PANELING OR OTHER ARCHITECTURAL ABSTRACT DESIGNS THAT PROVIDE TRANSPARENCY WHILE SIMULTANEOUSLY PREVENTING IMPROPER ENTRY.

7.) INSTALL CONVEX SECURITY MIRRORS TO INCREASE VISIBILITY AROUND BLIND CORNERS, RAMPS & ANY POINTS OF INTERSECTION BETWEEN VEHICLE LANES OF TRAVEL & PEDESTRIAN PATHWAYS.

8.) PER BROWARD COUNTY FIRE PREVENTION CODE, ALL NEW & EXISTING AUTOMATIC VEHICLE ENTRY GATES SHALL BE EQUIPPED WITH THE CLICK 2 ENTER (C2E) UNIVERSAL ACCESS SYSTEM THEREBY PROVIDING FIRE RESCUE & LAW ENFORCEMENT THE ABILITY TO IMMEDIATE ACCESS THE SITE.

9.) VEHICLE PARKING LOTS & GARAGES THAT EXIT ONTO THE PUBLIC ROADWAY MUST HAVE MULTIPLE TRAFFIC CONTROL INDICATORS STRATEGICALLY PLACED TO ADVISE EXITING VEHICLES TO USE CAUTION BEFORE ENTERING THE RIGHT-OF-WAY. EXAMPLES OF SUCH INDICATORS CAN BE, BUT ARE NOT LIMITED TO STOP SIGNS, STOP BAR PAVEMENT MARKINGS, AN ILLUMINATED STOP SIGN, FLASHING RED LIGHT, RUMBLE STRIPS, SIGNAGE INDICATING TO WATCH FOR VEHICLES, BICYCLISTS & PEDESTRIANS, ETC.

10.) IF THE PARKING GARAGE IS SHARED BETWEEN THE PUBLIC & PRIVATE RESIDENTS, A VEHICLE ACCESS CONTROL GATE MUST BE INSTALLED WITHIN THE GARAGE TO SECURE THE DEDICATED PRIVATE PARKING SECTION OF THE GARAGE THAT IS RESERVED FOR OWNERS / TENANTS. THESE ENTRANCES MUST BE UNDER VIDEO SURVEILLANCE.

D. MAINTENANCE & MANAGEMENT SECURITY STRENGTHENING

1.) FOR COMMERCIAL INCLUDING COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ HOTELS/ MULTI-FAMILY / OFFICES, ETC. WITH SECURITY/ FRONT DESK RECEPTIONISTS / HOSTS (IF ANY): INSTALL A FIXED CONCEALED SILENT PANIC DURESS ALARM AT MAIN ENTRANCE AND A PROVIDE A PORTABLE ACTIVATOR FOR REDUNDANCY IN THE EVENT THE FIXED ALARM IS COMPROMISED DUE TO THE FIXED ALARM POST BEING VACANT, OR FOR ANY SERIOUS INCIDENT SUCH AS AN ACTIVE KILLER OR OTHER EMERGENCY. ADDITIONAL PORTABLE DURESS ALARM ACTIVATORS MUST BE PROVIDED TO EMPLOYEES THAT ARE ASSIGNED TO WORK ON THE EXTERIOR OF BUSINESS SUCH AS DRIVE-THRU LANES, CURBSIDE SERVICE, EXTERIOR DINING, MAINTENANCE, ETC.

2.) ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCKABLE METAL COVER AND EASILY ACCESSIBLE SECURE INTERNAL CUTOFF SWITCH.

3.) ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR WATER OUTLET SPIGOTS HAVE A NEARBY EASILY ACCESSIBLE SECURE LOCKING CAP.

4.) COSTLY EQUIPMENT SUCH AS GROUND FLOOR EXTERIOR AIR CONDITIONING UNITS (IF ANY) MUST BE CLEARLY AND PERMANENTLY MARKED WITH SERIAL NUMBERS AND IMAGES OF EQUIPMENT AND SERIAL NUMBERS STORED FOR CRIMINAL INVESTIGATION.

5.) ELEVATOR (IF ANY) - ACCESS CONTROLLED BY 1ST FLOOR FOB. INCLUDE ELECTRONIC SURVEILLANCE AND A PANIC BUTTON.

6.) THE NUMBER ADDRESS SIGNAGE MUST BE UNOBSTRUCTED BY LANDSCAPING OR EXTERNAL FEATURES. PROVIDE GOOD COLOR CONTRAST, BE VISIBLE FROM THE ROADWAY & PREFERABLY BE REFLECTIVE FOR INSTANT RECOGNITION BY LAW ENFORCEMENT & EMS WHEN RESPONDING TO EMERGENCY CALLS FOR SERVICE.

7.) ROOF TOP ACCESS DOOR(S) MUST BE EQUIPPED WITH EMERGENCY DOOR POSITION DEVICE & SIGNAGE FOR AUTHORIZED ACCESS ONLY.

E. ACTIVITY SUPPORT SECURITY STRENGTHENING

1.) PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.

2.) IF THE BUILDING/ DEVELOPMENT HAS A WI-FI SYSTEM, IT NEEDS TO BE ENCRYPTED, AND PASSWORD PROTECTED. IF WI-FI IS OFFERED AS A COMPLIMENTARY SERVICE BY A BUSINESS, THEN IT SHOULD BE DISABLED WHEN THE BUSINESS IS CLOSED TO THE PUBLIC.

3.) EXTERIOR BENCH SEATING (IF ANY) FOR PUBLIC USE SHOULD BE CPTED ORIENTATED TO INCLUDE SPACERS / DIVIDERS / ARM RESTS OR PREFERABLY USE A SINGLE SEAT DESIGN.

4.) FOR PROJECTS WITH MULTIPLE STAIRWELLS, EACH STAIRWELL MUST BE PROMINENTLY IDENTIFIABLE WITH WAYFINDING SIGNAGE. PREFERABLE BY NUMBER OR LETTER, TO HELP EXPEDITE RESPONSE TIMES FOR EMERGENCY PERSONNEL (POLICE, FIRE RESCUE, SECURITY, MANAGEMENT STAFF) IN CASE OF POSSIBLE CRISIS EVENTS WITHIN THE BUILDING. GROUND & DESIGNATED FOR PUBLIC USE SHOULD BE MARKED & IDENTIFIABLE AS BELONGING TO THAT DEVELOPMENT. ADDITIONALLY, SAID FURNITURE ITEMS SHOULD BE SECURELY STORED WHEN NOT NEEDED &/OR THE SITE IS CLOSED TO THE PUBLIC.



ALL DESIGNS AND DETAILS INDICATED BY AND REPRESENTED BY THIS DRAWING ARE FOR USE ONLY IN CONNECTION WITH THE SPECIFIC PROJECT. ALL DRAWINGS HEREIN ARE THE PROPERTY OF AUSTIN FOX ARCHITECTURE AND ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION AND CONSENT FROM AUSTIN FOX ARCHITECTURE. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS TO THE BEST OF THE ARCHITECT OR ENGINEER'S KNOWLEDGE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH SECTION 105 (F) & 105.13 FLORIDA BUILDING CODE AND ALL ITS ORDINANCES. NOTE: AUTHENTIC COPIES OF THIS DOCUMENT SHALL BEAR THE SIGNATURE IN ORIGINAL AND THE SEAL OF THE ATTESTING ARCHITECT OR ENGINEER OF RECORD.

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SEAL & SIGNATURE

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1	ORC Revisions	11.05.25
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