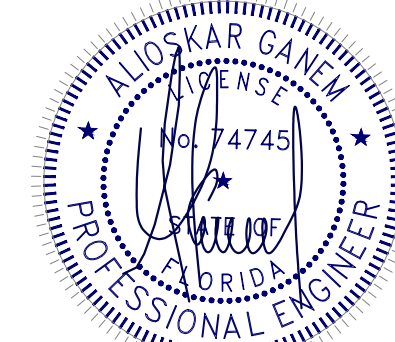


KEYPLAN

CONSULTING ENGINEER



ALIOSKAR GANEM P.E.
FL. LIC. No. 74745

ECO POMPAÑO TOWNHOME
DEVELOPMENT

3229 NE 5TH ST, POMPAÑO
BEACH, FL. 33062 UNIT 4
(ID No. 4843-31-08-0284)

NOTES/COMMENTS

2	09-12-24
3	11-01-24
5	06-06-2025
6	10-10-2025

REVISIONS / SUBMISSIONS

DRAWN BY: AG
CHECKED BY: AG
INITIAL DRAWING: ISSUE DATE
RELEASE DATE:

FIRST FLOOR PLAN

A-101.4



ALL EXTERIOR DOORS SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS.

ALL DOORS SHALL BE PROVIDED WITH WIDE-ANGLE PEEP HOLE VIEWERS FOR ENHANCED VISIBILITY AND OCCUPANT SAFETY.

DOORS SHALL BE DESIGNED WITH THE CAPACITY TO ACCEPT ELECTRONIC DOOR POSITION SWITCHES TO SIGNAL A SECURITY ALARM SYSTEM WHEN A DOOR HAS BEEN UNLAWFULLY OPENED.

SLIDING GLASS DOORS SHALL INCLUDE ROBUST ANTI-PRY SECURITY BAR DEVICES.

EACH UNIT SHALL INCLUDE A HARD-WIRED BURGLAR ALARM SYSTEM, OR AT A MINIMUM, SHALL BE PRE-WIRED FOR BURGLAR ALARMS. INSTALLATION SHALL BE BY OTHERS.

ALL FENCING PROPOSED, SHALL COMPLY WITH CPTED PRINCIPLES, UTILIZING VERTICAL METAL RAIL BARS WITH SEE-THROUGH SPACING TO MAINTAIN NATURAL SURVEILLANCE.

FENCING SHALL NOT INCLUDE HORIZONTAL MEMBERS THAT PROVIDE CLIMBING FOOTHOLDS.

VERTICAL BAR SPACING SHALL BE NARROW ENOUGH TO PREVENT USE AS A FOOTHOLD.

TURF BLOCK PAVEMENT NOTE

PRECAST CONCRETE TURF BLOCKS (24"X16"X3-1/8") WITH OPENINGS FOR NATURAL GRASS. MINIMUM COMPRESSIVE STRENGTH 4,000 PSI, COMPLYING WITH ASTM C936 AND FLORIDA BUILDING CODE REQUIREMENTS.

INSTALL OVER 6" COMPACTED GRANULAR BASE AND 1" SAND LEVELING LAYER.

FILL OPENINGS WITH TOPSOIL AND GRASS. PERMEABLE SURFACE SUITABLE FOR LIGHT VEHICLE TRAFFIC AND STORMWATER INFILTRATION PER FBC CH. 3 SEC. 301.2.

SECURITY / CPTED TERRITORIAL REINFORCEMENT NOTES

PARTICIPATION IN THE BROWARD SHERIFF'S OFFICE (BSO) "NO TRESPASS PROGRAM" SHALL BE COORDINATED, AND THE REQUIRED AFFIDAVIT SHALL BE SUBMITTED WITH THE PROJECT APPLICATION.

BSO "NO TRESPASS" SIGNAGE SHALL BE INSTALLED AT ALL PROJECT ENTRANCES AND ALONG ALL FOUR SIDES OF THE PROPERTY (NORTH, SOUTH, EAST, AND WEST). ADDITIONAL SIGNAGE MAY BE REQUIRED DEPENDING ON THE SITE LAYOUT AND OVERALL SIZE.

ALL BSO "NO TRESPASS" SIGNS SHALL BE MOUNTED WITH THE BOTTOM EDGE AT A HEIGHT OF 6'-7" ABOVE FINISHED GRADE, CLEARLY VISIBLE FROM THE PROPERTY PERIMETER. SIGNS SHALL BE SECURELY FASTENED AT ALL CORNERS TO PREVENT VANDALISM.

PROPERTY RULE SIGNAGE SHALL BE PROVIDED IN APPROPRIATE LOCATIONS, CLEARLY IDENTIFYING POLICIES AND REGULATIONS FOR AUTHORIZED ACTIVITIES AND PROHIBITING UNAUTHORIZED ACTIVITIES.

FINAL LOCATION AND INSTALLATION OF ALL BSO SIGNAGE SHALL BE REVIEWED AND COORDINATED WITH THE BSO CPTED REVIEWER PRIOR TO PERMANENT PLACEMENT.

DRC

PZ24- 1200008
12/17/2025

1 FIRST FLOOR PLAN
1/4" = 1'-0"