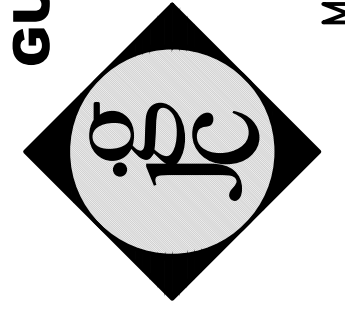


REVISION	BY:

- CPTED PRINCIPLES**
- 1. NATURAL SURVEILLANCE**
LIVING SPACES ABOVE SURVEIL MAIN VEHICULAR AND PEDESTRIAN AREA AS IS THEIR MAIN VIEWS.
WINDOWS AND ENTRY GLASS DOORS SURVEIL FRONT OF THE UNITS.
REAR YARDS CREATE GATHERING PLACE FOR NEIGHBORS TO MEET.
 - 2. NATURAL ACCESS CONTROL**
SINGLE ENTRY FOR PEDESTRIANS AND IN AMOUNT DRIVEWAYS FOR VEHICLES REINFORCES NATURAL ACCESS WAY.
LANDSCAPE AND FENCES LIMIT ACCESS TO THE SIDE AND REAR YARDS.
 - 3. TERRITORIAL REINFORCEMENT**
MAIN ACCESS DRIVE ACTS AS MAIN INTERNAL LANDSCAPE BUFFER ALONG NE 7th ST DEFINES PRIVATE PROPERTY BOUNDARIES.
 - 4. MAINTENANCE**
NEIGHBORHOOD ASSOCIATION CHAPTER PROVIDES FOR MAINTENANCE OF BUILDING AND GROUNDS TO REPLACE/REPAIR DAMAGED ELEMENTS TIMELY AND KEEP PROPERTY, BUILDING AND LANDSCAPING LOOKING WELL TAKEN CARE OF TO ACHIEVE A FEELING OF QUALITY.
 - 5. SECURITY FEATURES**
MOTION ACTIVATED LIGHTS AT FRONT AND REAR OF EACH TOWNHOUSE.
ONE WAY SECURITY SCREWS AND/OR TORX PLUS SECURITY SCREWS OR EQUIVALENT ON ALL A/C CONDENSING UNITS.
ALL ENTRY DOORS IMPACT RATED W/ DEADBOLTS.
ALL DOORS AND WINDOWS METRO-DADE APPROVED HURRICANE IMPACT RATED.

GUSTAVO J. CARBONELL, P.A.
Architect and Planner
1457 N.E. 4th AVE.
Ft. Lauderdale, Florida, 33304
(954) 462-6565
Member American Institute of Architects



SIX (3) STORY TOWNHOUSES FOR:
OCEAN AZUL, LLC
3220 & 3224 NE 7th STREET
POMPAHO BEACH, FL

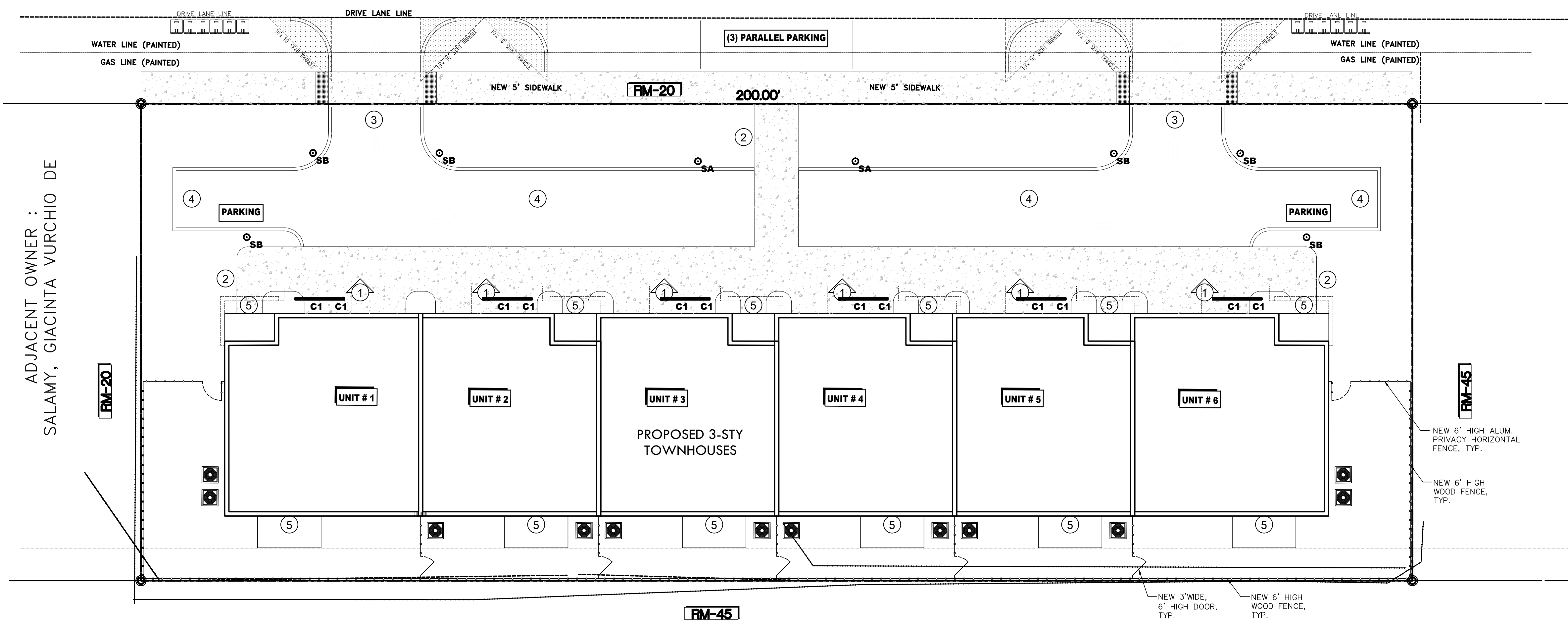
GUSTAVO J. CARBONELL
ARCHITECT, P.A.

FLORIDA REGISTRATION
AR NO. 0007957
AA NO. 26001131

DRAWN **M.J.G.**
CHECKED **G.J.C.**
DATE **May 2018**
SCALE **AS NOTED**
JOB. NO. **17-032**
SHEET **SP-4**
OF 1 SHEETS

LUMINAIRE SYMBOL	
SYMBOL	LABEL
	C1
	SA
	SB

TOTAL RIGHT OF WAY WIDTH: 50 FEET
PUBLIC DEDICATED RIGHT OF WAY
(N.E. 9TH STREET (PLAT))
N.E. 7TH STREET (FIELD)



ADJACENT OWNER :
SEA GARDENS BEACH & TENNIS RESORT

ADJACENT OWNER :
SALAMY, GIACINTA VURCHIO DE

ADJACENT OWNER :
SEA GARDENS BEACH & TENNIS RESORT

OCEAN BLVD. (S.R. A-1-A)