



Comment review

AAC RESPONSE NARRATIVE

Pompano Beach Building Department
100 W Atlantic Blvd,
Pompano Beach, FL 33060

RE: Ocean Park
Application #: PZ21-12000037
KEITH Project No. 09520.02

Date: 05-20-2022

We have been in receipt of your comments and have addressed the comments as indicated below. Please refer to our responses and revised plans for clarifications and requested information. Please do not hesitate to contact me for any other questions or comments.

REMAINING COMMENTS/REQUIREMENTS:

AAC COMMENTS

1. Dwg 260 A-2 Floor Plan Level 1. Add Call out or label for the pavers. Include dimensions of the proposed size to use. Make it clear if different from the provided sample.

RESPONSE: *Please see ground level landscape drawing for the paver's specification.*

2. Dwg 263 A-5 Floor Plan Level 4. Add labels/call outs for the finishing materials, for the amenity deck, shown in the drawing. Provide drawings, specifications, sections, details as needed for the understanding of the project.

RESPONSE: *Please see level 4 landscape drawing for the labels/call outs of the amenity deck materials.*

3. Dwg 263 A-5 Floor Plan Level 4. Provide landscaping plan for the amenity floor.

RESPONSE: *Landscaping plan for the amenity floor has been provided.*

4. Dwg 266 A-8, 266 A-9, 266 A-10, 266 A-11. These drawing show a clear glass. They do not match the façade drawings listed below. The drawings are not consistent with the materials described. Review and coordinate to match as required.

RESPONSE: *The elevations provided on sheets A-8, A-9, A-10 and A-11 are an architectural colored elevation, not black and white or a presentation render. The material legend has an example of the light gray tinted laminated impact glass low reflectivity, and the material board provided to the city has a sample of the exact color/glass. There is no mention of a clear glass on the elevation sheets.*

5. Dwg 277 A-12 & 278 A-13 Massing Renders. The renders seem to be using clear glassing all around. Revise and coordinate to match the proposed glassing of the elevations. Both the elevations and renders shall have a similar shade of gray, otherwise it will give the impression of having two different materials. Revise and coordinate.

RESPONSE: *As mentioned, the elevations are an architectural colored elevation. There is no clear glass proposed. We revised the massing renders and 3D views to better match the light gray tinted glass. Please see sheets A-12 and A-13.*

6. The following drawings are submitted twice. The applicant is providing two drawings with the same reference name but different content. Some are B&W drawings and the other with a color background. Revise and coordinate in order to alleviate potential confusion during the review by the Committee members.

RESPONSE: *We are providing both Black & White Elevations and Architectural Colored Elevations. We removed the color background from elevations on sheet A-17, A-18 and A-19.*

7. To show the same drawing in both B&W and Color Background, make sure that they are including the same materials, call outs and all the information are the same.

RESPONSE: *The architectural colored elevations have been revised to show the same call outs of materials. See sheet A-8, A-9, A-10 and A-11.*



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8. If they are not the similar versions of the same drawing, explain the difference and name the drawings differently as needed.

RESPONSE: *The name of the drawings has been revised.*

9. Dwg 280 A-17 South Elevation | Color background w/ call outs. Material No.4 (Bi-fold door) is pointing out to the handrailing.

RESPONSE: *Sheet A-17 has been revised and call out of material #4 has been removed from the elevation.*

10. Dwg 280 A-17 South Elevation | Color background w/ call outs. Material No. 2 (Aluminum Frame) is pointing to the Louver Screen.

RESPONSE: *Sheet A-17 has been revised and call out of material #2 has been removed from the elevation.*

11. Dwg 280 A-17 South Elevation | Color background w/ call outs. The landscaping shown in the elevation is confusing. The other elevations don't show the proposed landscaping. Remove it.

RESPONSE: *The landscape shown on the south elevation is also shown on 260 - A-2 – Floor Plan Level 1, 266 - A-8 - Architectural Colored Elevation South and on the landscape plans.*

12. Dwg 280 A-17 South Elevation | Color background w/ call outs. Consider turning-off the layer of the vertical axis on the elevations. They may not be needed for the AAC review.

RESPONSE: *A-17 South elevation has been revised.*

13. Dwg 280 A-17 South Elevation | Color background w/ call outs. The elevation includes a non-numbered material on the roof. The name reference and description match the horizontal aluminum louver screening of the base. Is this the same material? Clarify. If it is a different profile, please add to the legend and to other elevations as need.

RESPONSE: *The material on the base of the building (garage levels) and the material at the top of the tower are the same, specified as aluminum louver screening ESM-OMEGA screen UC70123F. At the garage levels is horizontally oriented, and at the roof (top of the tower) is vertically oriented.*

14. When the drawing is enlarged on the screen, it looks like a regular single direction louver. Revise and coordinate with all the drawings where the horizontal louver is included.

RESPONSE: *Please see sheet A-21 for the details of the aluminum louver screening.*

15. Provide a detail drawing of the aluminum screening of the garage. Illustrate how is the installation of the rigid profile on the rounded corners. If the installation is going to be using small section, provide the detail, and dimensions of the construction sections. Provide plan and elevation.

RESPONSE: *An enlarged detail plan has been provided on sheet A-4, illustrating the aluminum louver screening. At the rounded portions we are providing a segmented supported structural system on interior side with curved profile on exterior side.*

16. Provide a hand rail detail.

RESPONSE: *Handrail detail has been provided. Please see sheet 284 - A-21 - Wall Section & Details.*

17. Dwg 281 A-18 North Elevation | Color background w/ call outs. Add call out to the bi-folding door at the west side of the base.

RESPONSE: *Call out of bi-folding door has been added to the North Elevation. Please see sheet A-18.*

18. Dwg 282 A-19 East & West Elevations. Dwg 283 A-20 Enlarged Base Elevations. Material Box No.1 and No. 3 are pointing to the same element. Revise and correct as needed.

RESPONSE: *East and west elevation, as well as enlarged base elevations have been modified to address comment.*

19. In the event the horizontal aluminum louver of the garage cannot follow the contour of the garage's façade, or is proposed to be changed for any reason, an alternative that provides the same level of screening must be approved by the AAC before any substitution may occur.

RESPONSE: *As mentioned, at the rounded corner we are providing a segmented supported structural system on interior side with curved profile on exterior side.*



Should you have any question or comments or would like to meet in person to expedite any issue I am available. Please contact me anytime.

Respectfully Submitted,

Arturo G. Griego, AIA, FGBC, CGC
Principal Architect
AR94011

email | nino@g3aec.com
direct | 305 803 7902

