



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-738

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JULY 1, 2025

SPORTS RESIDENCE 620

Request: Building Design
P&Z# 18-12000020
Owner: ICG ABCD 52 LLC
Project Location: 620 NW 31st Ave
Folio Number: 484233400010
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 5 (Darlene Smith)
Agent: Arturo Griego
Project Planner: Max Wemyss (954-786-4671 / max.wemyss@copbfl.com)

Summary:

This item is to review the developer's request to change the approved paint color scheme for the four townhouse projects along NW 31st Ave, known as the Sports Residences.

The projects obtained Building Design approval from the Architectural Appearance Committee on August 28, 2020. The project is for a total of 52 2-story townhouse units, with associated parking, landscaping and buffers, to be located on four properties along the east side of NW 31st Ave. There are four separate applications that were reviewed together. The properties are 300 NW 31st Ave (14 Townhomes proposed), 500 NW 31st Ave (12 Townhomes proposed), 600 NW 31st Ave (14 Townhomes proposed), and 620 NW 31st Ave (12 Townhomes proposed). All properties were vacant but are now nearly completed and approaching Certificates of Occupancy. Here is a summary provided in the staff report for the original approval.

Address	units	site area (sf / acres)	lot coverage (sf / %)	pervious area
300 NW 31 st Ave	14 Townhomes	42,066 / 0.97	13,690 / 32.5	13,870 / 32.9
500 NW 31 st Ave	12 Townhomes	37,397 / 0.86	11,725 / 31.4	14,261 / 38.1
600 NW 31 st Ave	14 Townhomes	45,442 / 1.04	13,781 / 30.3	19,175 / 42.1
620 NW 31 st Ave	12 Townhomes	33,988 / 0.78	11,698 / 34.4	12,478 / 36.7
TOTAL	52 Townhomes	158,893 / 3.65	50,894 / 32.0	59,784 / 37.6

AAC

The projects require Building Design approval due to the frontage on NW 31st Ave, which is an Arterial Roadway identified on Broward County's Trafficways Plan. All properties have a Commercial land use designation and a Zoning designation of B-3, which allows the multi-family residential use, as long as an allocation of flex units is approved to provide the residential entitlements. The flex allocation and conceptual site plan were approved by the City Commission via Resolution in 2020 (Resolutions 2020-239, 2020-240, 2020-241, 2020-242). The site plans were reviewed by the Development Review Committee on July 5, 2018 and again on April 3, 2019.

The developer is requesting approval of a change to the exterior building color scheme. At the time of Zoning inspection, the inspector found that the exterior color scheme of the building differed from the color scheme in the approved building permit and ACC approval, and that the extent of the deviation from the approved color scheme warrants a review by this Committee.

Provided in this report are the original reviewed elevations as well as the proposed elevations. Also provided are the Staff Report for the Building Design Review and the Building Design Development Order that was ultimately issued. In addition to the conditions that were provided by Staff, the AAC added the following condition to the Development Orders:

The gray painted base on all four elevations will be removed and changed to Sherwin Williams Alabaster shown on the color board.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

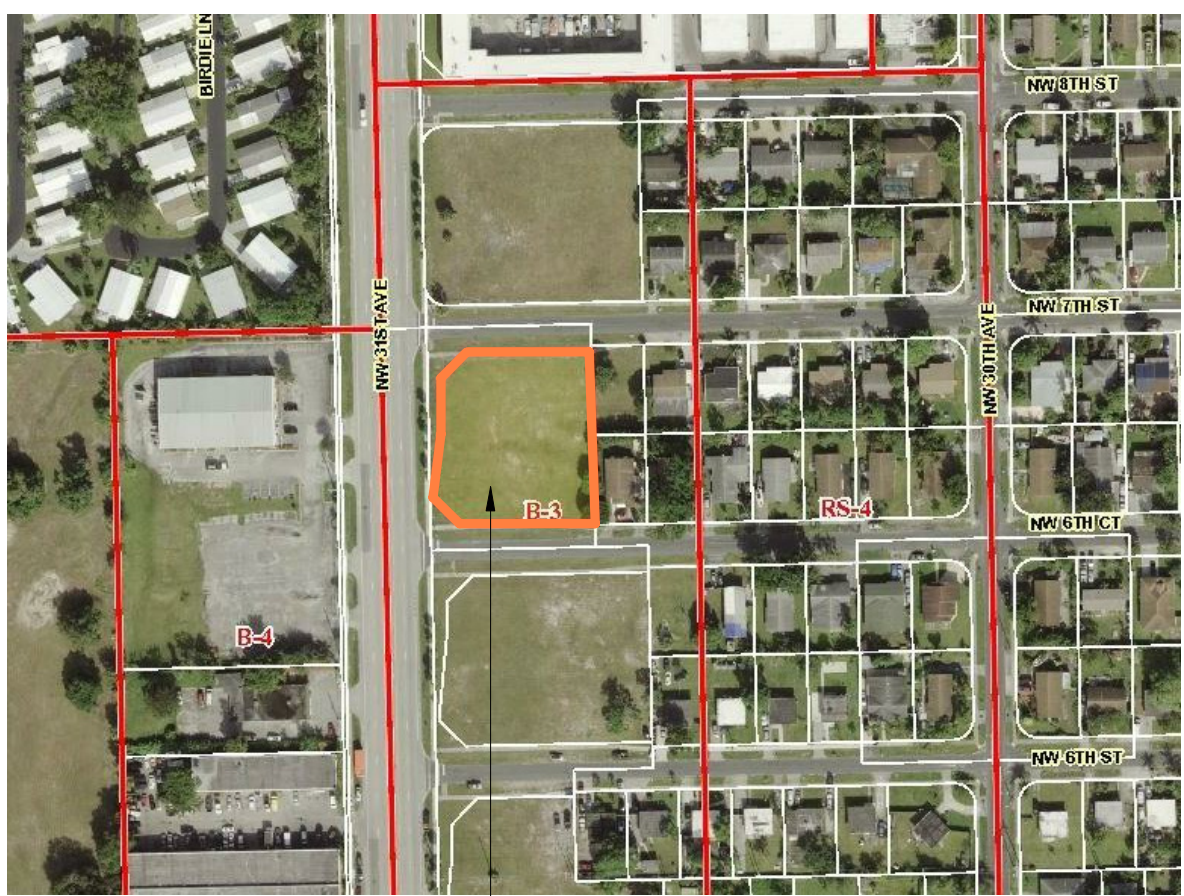
Zoning District | Existing Uses

- A. Subject property:
General Business (B-3) | Townhouse Development (under construction)
- A. Surrounding Properties:
 - a. North: B-3 | Vacant land (Recent Flex Unit Allocation for 41 Multifamily Units)
 - b. South: B-3 | Vacant land / retail building south of 300 NW 31st Ave
 - c. East: RS-4 | Single Family Residential
 - d. West: B-3, B-4 | Vacant Land, Commercial/Light Industrial Building

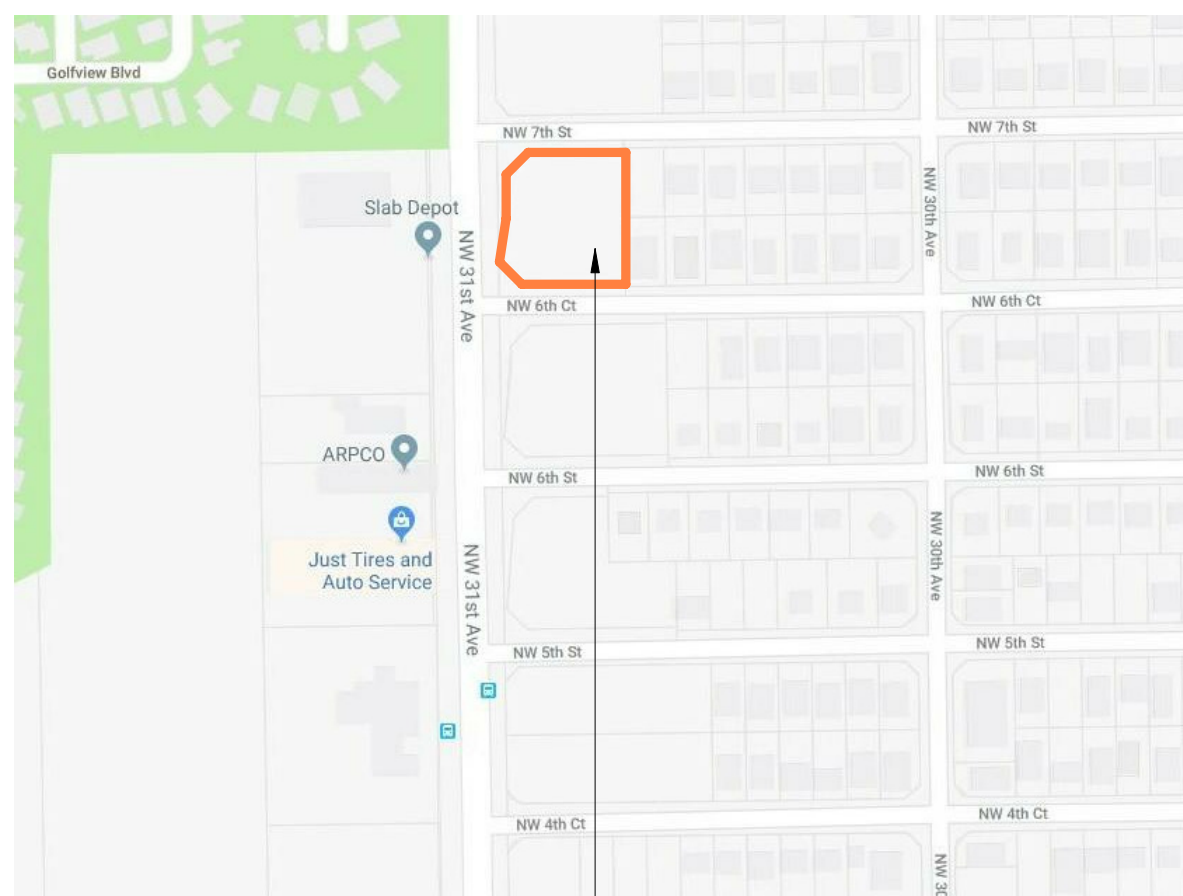
Staff Conditions:

1. The project must comply with all conditions of the Development Order

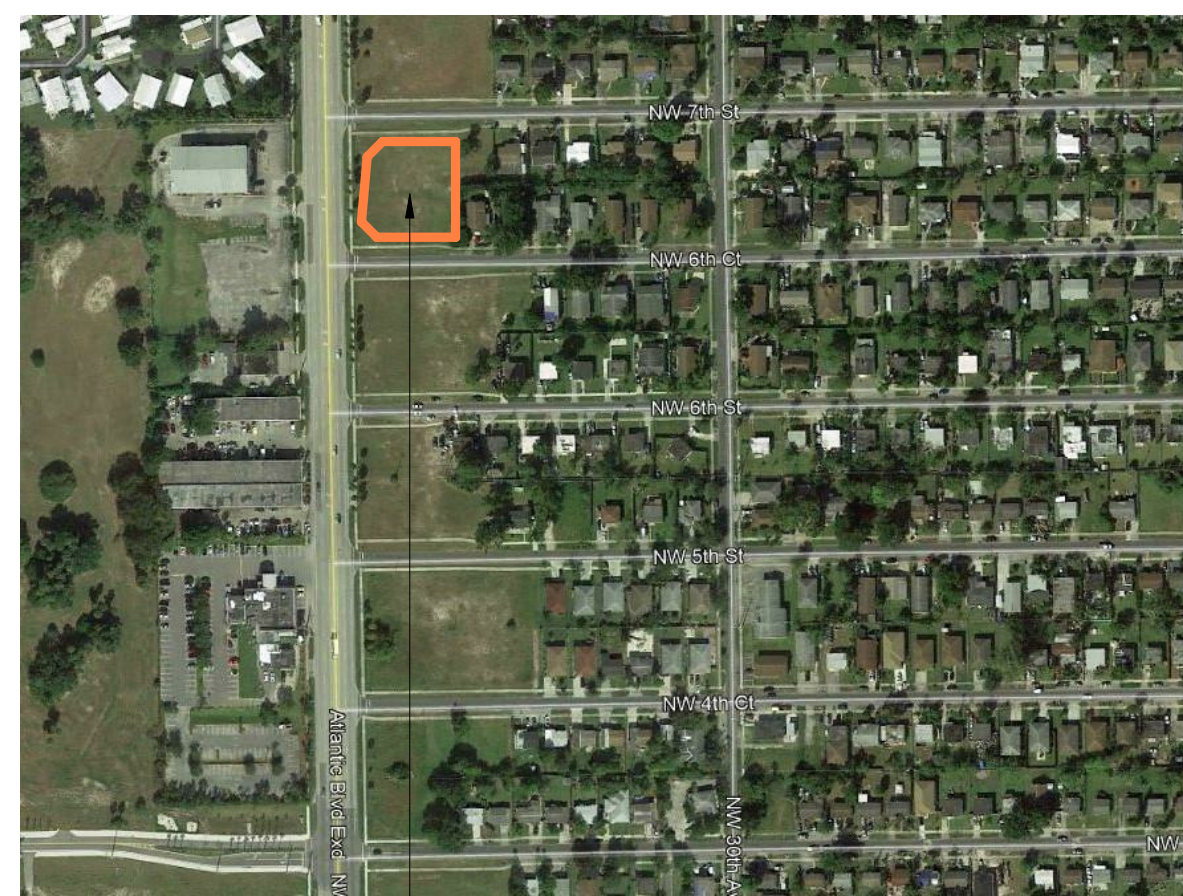
	12	11	10	9
GENERAL SITE INFORMATION				
PROPERTY ADDRESS		620 NW 31ST AVENUE POMPANO BEACH, FL 33069		
FOLIO#		484233 40 0010		
LEGAL DESCRIPTION:		PARCEL "A", S.H. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.		
GOVERNING CODES:				
FLORIDA BUILDING CODE 2017 NFPA 101 -LIFE SAFETY CODE 2012 EDITION FLORIDA FIRE PREVENTION CODE 2017 NEC -2011 EDITION FBC -MECHANICAL 2017 FBC -PLUMBING 2017 FBC -ACCESSIBILITY 2017				
SITE ZONING (EXISTING):				
ZONING:		B-3 (GENERAL BUSINESS)		
TOTAL LOT AREA:				
LOT AREA:		33,988 SF = 0.78 ACRES		
GROSS NET AREA:		61,104 SF = 1.40 ACRES		
INTENSITY & DIMENTIONAL STANDARDS		REQUIRED	PROPOSED USE	VARIANCE
LOT AREA, MINIMUM (SQ. FT.)		10,000	33,988 SF	
LOT AREA, MAXIMUM (ACRE)		5	0.78 ACRES	
LOT AREA, MAXIMUM (ACRE) FOR NWCRA OR AOD		10		
LOT WIDTH, MINIMUM (FT.)		100	195'-5"	
DENSITY, MAXIMUM (DU/AC)		46 <small>*INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SF AND WIDTH OF 18'</small>	12	
FLOOR AREA PER DWELLING UNIT, MINIMUM (SQ. FT.)		EFFICIENCY UNITS: 500	UNIT TYPE A = 1,782 SF 1,533 SF (NO GARAGE)	
		1 BEDROOM: 650 HABITABLE SPACE		
		ADDITIONAL BEDROOM: 100 HABITABLE SPACE		
LOT COVERAGE, MAXIMUM (% OF LOT AREA)		60% = 20,392.8 SF	34.4% = 11,695 SF	
PERVIOUS AREA, MINIMUM (% OF LOT AREA)		20% = 6,797.6 SF	36.7% = 12,478 SF	
HEIGHT, MAXIMUM (FT)		105	21'-0"	
FRONT YARD SETBACK MINIMUM (FT)		0	12	
STREET SIDE YARD SETBACK MINIMUM (FT)		0	12	
SETBACK FROM A WATERWAY OR CANAL, MINIMUM (FT)		15	0	
SETBACK FROM A DUNE VEGETATION LINE, MINIMUM (FT)		25	0	
INTERIOR SIDE YARD SETBACK MINIMUM (FT)		10	12	
REAR YARD SETBACK MINIMUM (FT)		10	10	
DIMENSION STANDARDS FOR ACCESSORY STRUCTURES		SEE ACCESSORY, USE- SPECIFIC STANDARDS IN ARTICLE 4: PART 3	N/A	
INDIVIDUAL LOT SIZE		MINIMUM AREA OF 1,800 SQ. FT. AND MINIMUM WIDTH OF 18 FEET	LOTS RANGE FROM 1,800 - 2,018 SQ. FT. WIDTH: (19'-3") - (21'-8")	
BUILDING SIZE (FOOTPRINT)		NOT EXCEED 20,000 SF OR 180 LINEAR FT	10,722 SF 2 UNIT BUILDING = 39'-5" 4 UNIT BUILDING = 77'-11"	
PARKING:				
		REQUIRED	PROVIDED	
DWELLING MULTIFAMILY		MINIMUM OFF-STREET PARKING: 1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA 18,262 SF / 1000= 18.262 (19)	TYPE A (1,533 SF X 12) = 18,396 SF 18,396 SF (TOTAL WITHOUT GARAGE) 18,396 SF / 1000= 18.396 (19) 19 PARKING SPACES	
VISITOR PARKING		1 PER 5 TOWNHOUSE UNITS = 3	VISITOR PARKING = 3 PARKING SPACES	
		22 PARKING SPACES TOTAL	12 GARAGE PARKING 12 ON-SITE PARKING SPACES TOTAL PARKING = 24 PARKING SPACES 06 PARALLEL STREET PARKING	
BIKE RACKS		4 PER 10 PARKING SPACES 9 BIKE RACKS REQUIRED	INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT. 12 TOTAL	
OCCUPANCY CLASSIFICATION:				
OCCUPANCY CLASSIFICATION: R-2 CONSTRUCTION TYPE: TYPE III (B)				
SCOPE OF WORK:				
NEW CONSTRUCTION OF MULTI FAMILY RESIDENTIAL DEVELOPMENT				
FLOOD ZONE / BASE FLOOD ELEVATION:				
FLOOD ZONE = ZONE X / AH-12 BASE FLOOD ELEVATION = 10.17' NAVD 1988				



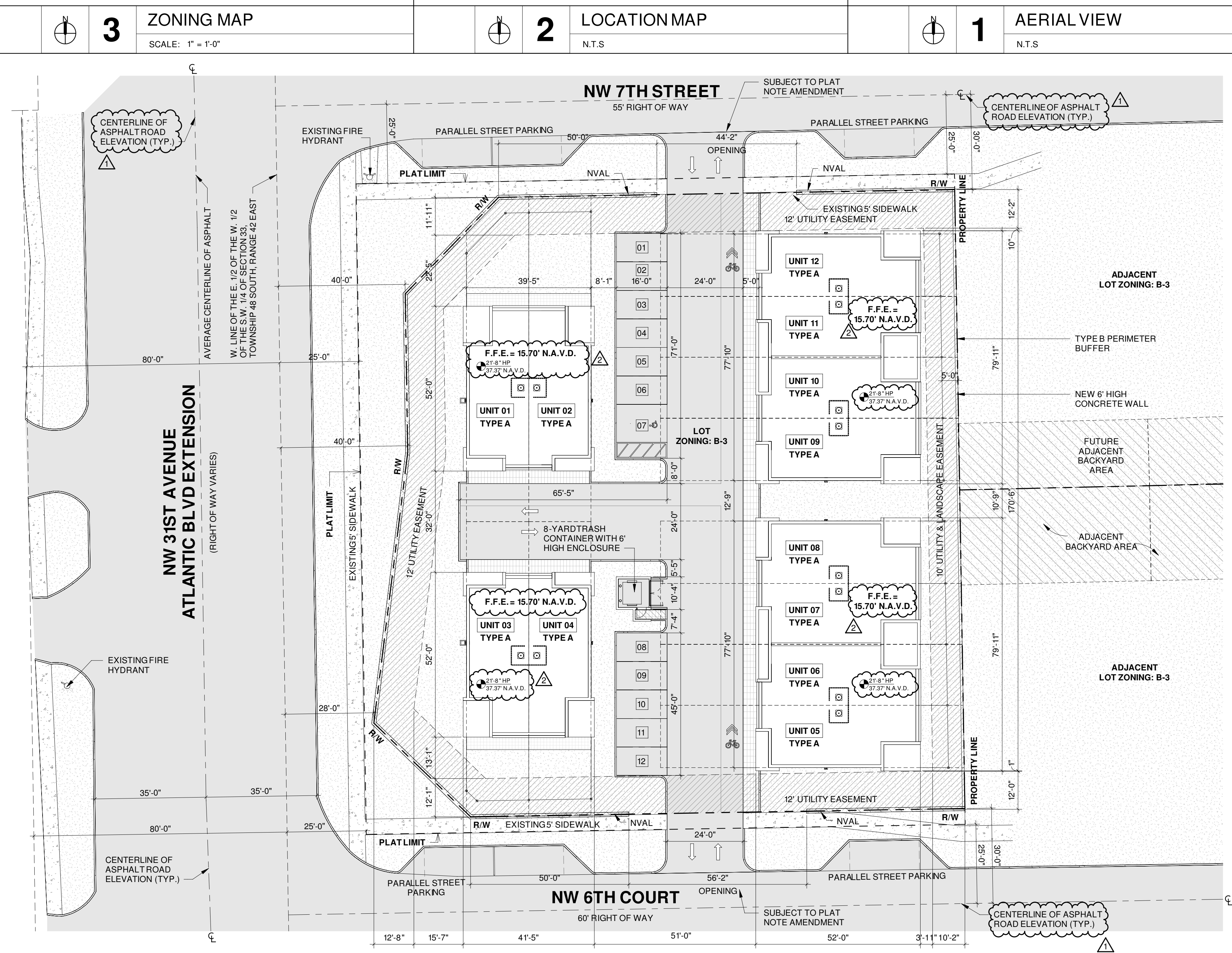
SUBJECT LOCATION
620 NW 31ST AVENUE
POMPANO BEACH, FL | 33069



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PROJECT AND OWNER:

SPORTS RESIDENCE 620

620 NW 31ST AVENUE
POMPAÑO BEACH, FL | 33069

HADAR HOMES, LLC
300 S. PINE ISLAND ROAD, SUITE 309
PLANTATION | FL | 33324

ARCHITECT:

itedesign
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 architecture + design

7261 NE 4TH AVE #101
 Miami, FL 33138
 t | 305 673 2121
 f | 305 673 4640
 w | www.itedesign.net
 # A A 0 0 0 3 3 9 4

CONSULTING ENGINEERS:

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER

KIMLEY-HORN
600 NORTH PINE ISLAND ROAD, SUITE 450
PLANTATION | FL | 33324
t 954 535 5100

LANDSCAPE ARCHITECT:

THOMAS WHITE, ASLA-ISA

2600 NE 27TH AVENUE
FORT LAUDERDALE | FL | 33306
t | 954 253 2265

KEY PLAN:

AACSET

PERMIT APPLICATION DATE: 11-06-19

PROJECT NO.: 1508

DRAWN BY: BJ **APPROVED BY:** TM

1	04/13/19 DRC Comments	06/15/20
2	FFE Change & City Comments	06/15/20

ALL DRAWING AND WRITTEN
MATERIALS HEREIN CONSTITUTE
ORIGINAL WORK OF THE
ARCHITECT AND MAY ONLY BE
DUPLICATED WITH THEIR WRITTEN
CONSENT.

SEAL:

T. Todd Martin

SIGNATURE:
T. TODD MARTIN RA
LIC# AR0017090

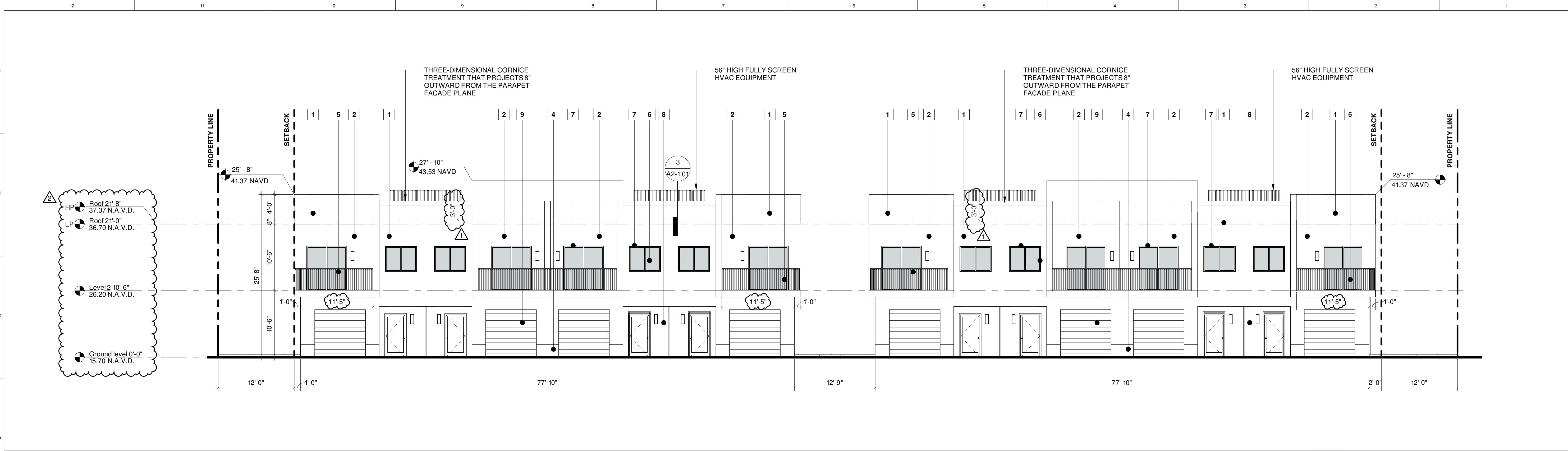
SHEET TITLE:
ZONING, SITE PLAN &
LOCATION DIAGRAMS

SCALE:

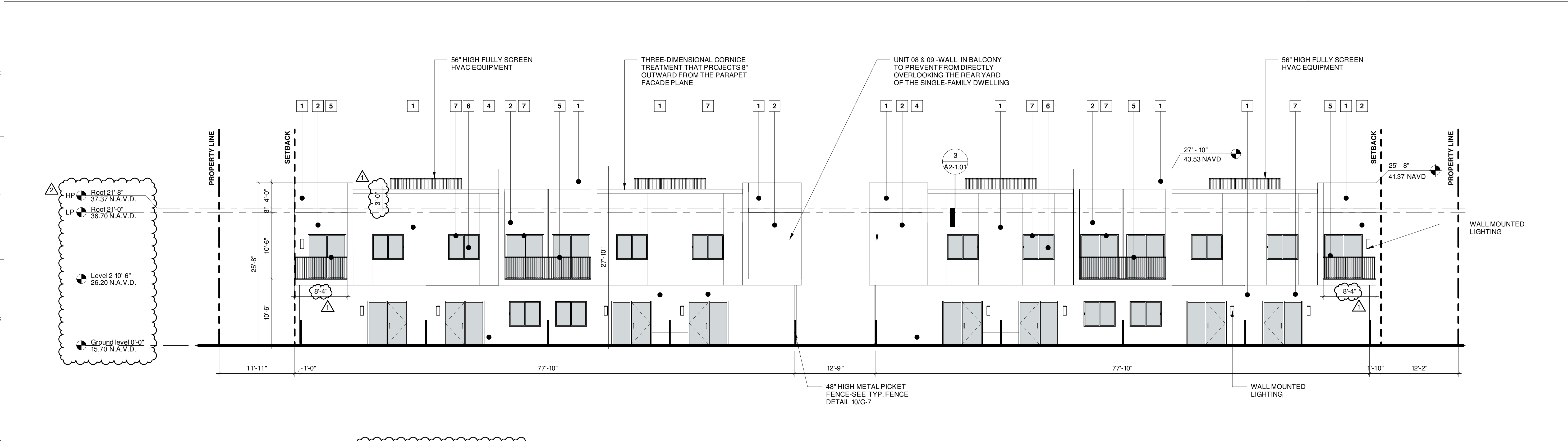
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SHEET NO:

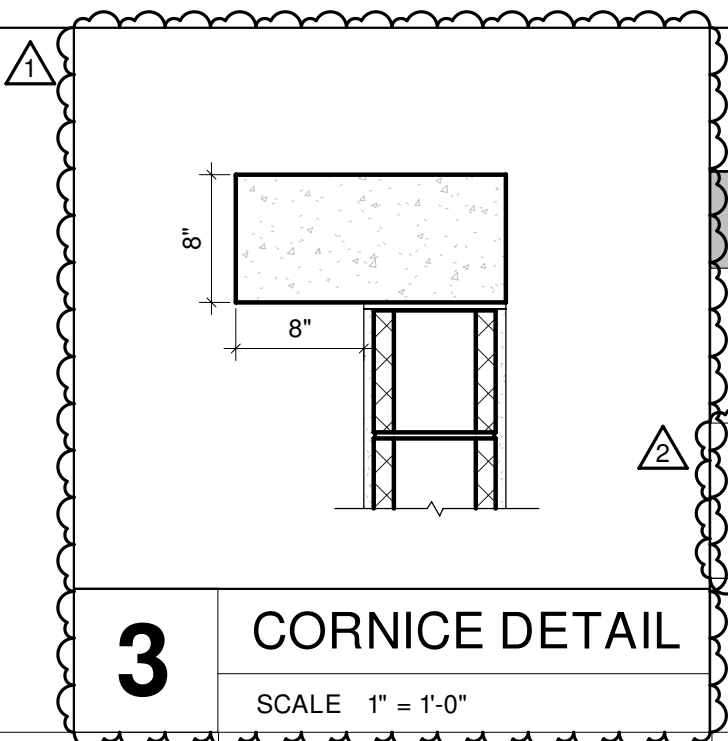
SHEET NO: **AAC-2**
 PZ18-12000020
 8/4/2020



1 WEST ELEVATION
SCALE 1/8" = 1'-0"



2 EAST ELEVATION
SCALE 1/8" = 1'-0"



MATERIAL LEGEND					
	1 WHITE STUCCO, SHERWIN WILLIAMS COLOR SW7008 ALABASTER		4 PAINTED STUCCO, SHERWIN WILLIAMS COLOR SW7015 REPOSE GRAY		7 ALUMINUM FRAMING COLOR: UC43350 DURANAR BONE WHITE
	2 PAINTED STUCCO, SHERWIN WILLIAMS COLOR SW7501 THRESHOLD TAUPE		5 VERTICAL ALUMINUM PICKET RAILING - WHITE		8 STONE EFFECT PORCELAIN TILE CAESAR CERAMICS - ABSOLUTE - BEOLA BIANCA
	3 PAINTED STUCCO, SHERWIN WILLIAMS COLOR SW1668 PINEAPPLE CREAM		6 LAMINATED GLASS - CRYSTAL GREY		9 GARAGE DOOR - PAINTED, WHITE

ELEVATION LEGEND AND NOTES	
UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.A.V.D.	
1. 0'-0" - 15.70 N.A.V.D.	
2. ALL SHOWN DRAWINGS REQUIRE APPROVAL OF CITY OF POMPANO BEACH.	
3. REFER TO SHEET A7-1.02 FOR WALL SECTION SPECIFICATIONS.	
4. ALL CONSTRUCTION AND FINISH MATERIAL INSTALLED BELOW BFE SHALL BE FLOOD RESISTANT MATERIAL.	

PROJECT AND OWNER:

SPORTS RESIDENCE 620

620 NW 31ST AVENUE
POMPANO BEACH, FL | 33069

HADAR HOMES, LLC
300 S. PINE ISLAND ROAD, SUITE 309
PLANTATION | FL | 33324

ARCHITECT:

itec design 7261 NE 4TH AVE #101
Miami, FL 33138
t | 305 673 2121
f | 305 673 4640
w | www.itecdesign.net
A A 0 0 3 3 9 4

CONSULTING ENGINEERS:

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

KIMLEY-HORN
600 NORTH PINE ISLAND ROAD, SUITE 450
PLANTATION | FL | 33324
t | 954 535 5100

LANDSCAPE ARCHITECT:

THOMAS WHITE, ASLA-ISA

2600 NE 27TH AVENUE
FORT LAUDERDALE | FL | 33306
t | 954 253 2265

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SEAL:

Professionally signed by
T. Todd Martin
T. Todd Martin
o=Reprtr, ou=ARCH,
email=t.martin@reprtrw
ar.com; c=US
Date: 2020.07.06
REGISTERED 199705-04'00'

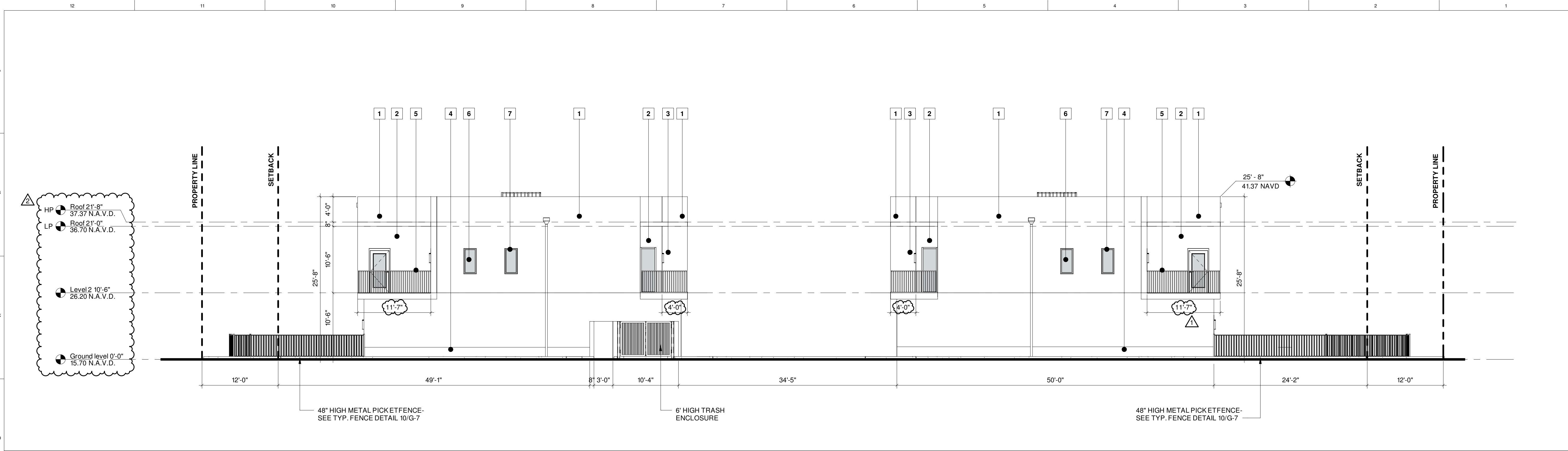
SIGNATURE:
T. TODD MARTIN RA,
LIC# AR0017090

SHEET TITLE:
ELEVATIONS

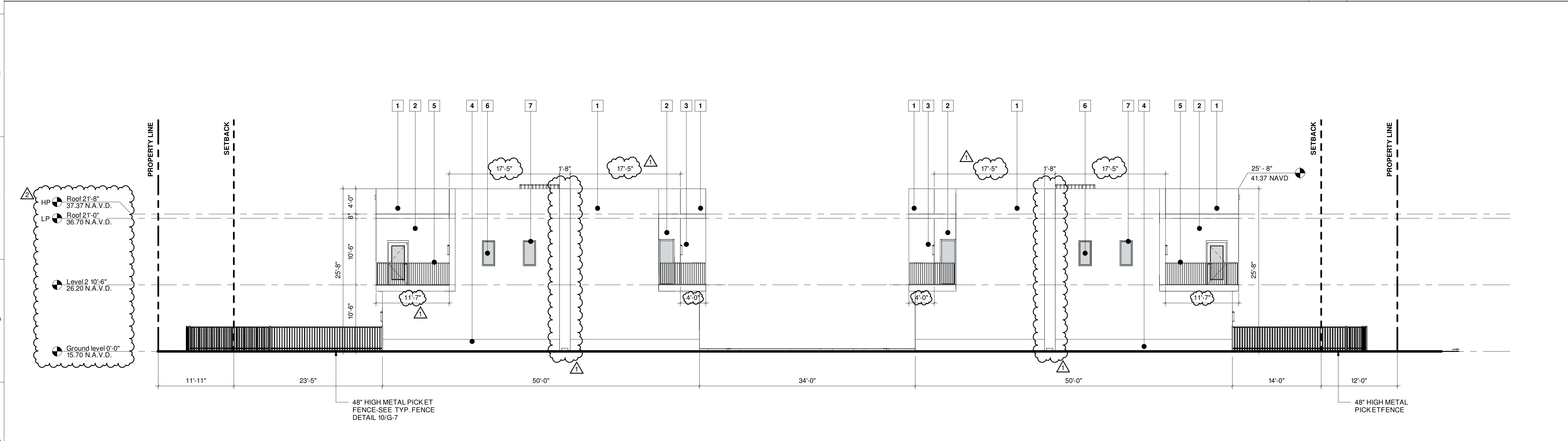
SCALE:
As indicated

SHEET NO:

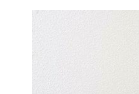





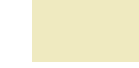


AAC 2101
P218-12000020
8/24/2020



1 EAST ELEVATION
SCALE 1/8" = 1'-0"



2 WEST ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL LEGEND					
	1 WHITE STUCCO, SHERWIN WILLIAMS COLOR SW7008 ALABASTER		4 PAINTED STUCCO, SHERWIN WILLIAMS COLOR SW7015 REPOSE GRAY		7 ALUMINUM FRAMING COLOR: UC43350 DURANAR BONE WHITE
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2600 NE 27TH AVENUE
FORT LAUDERDALE | FL | 33306
t | 954 253 2265

KEYPLAN:

AACSET

PERMIT APPLICATION DATE: 11-06-19

PROJECT NO.: 1508

DRAWN BY: BJ APPROVED BY: AG

1	04/13/19 DRC Comments	06/15/20
2	FFE Change & City Comments	06/15/20

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SEAL:

T. Todd Martin
Professional Engineer
No. 12000020
Exp. 12/31/2020
T. Todd Martin RA, LIC# AR0017090

SIGNATURE:

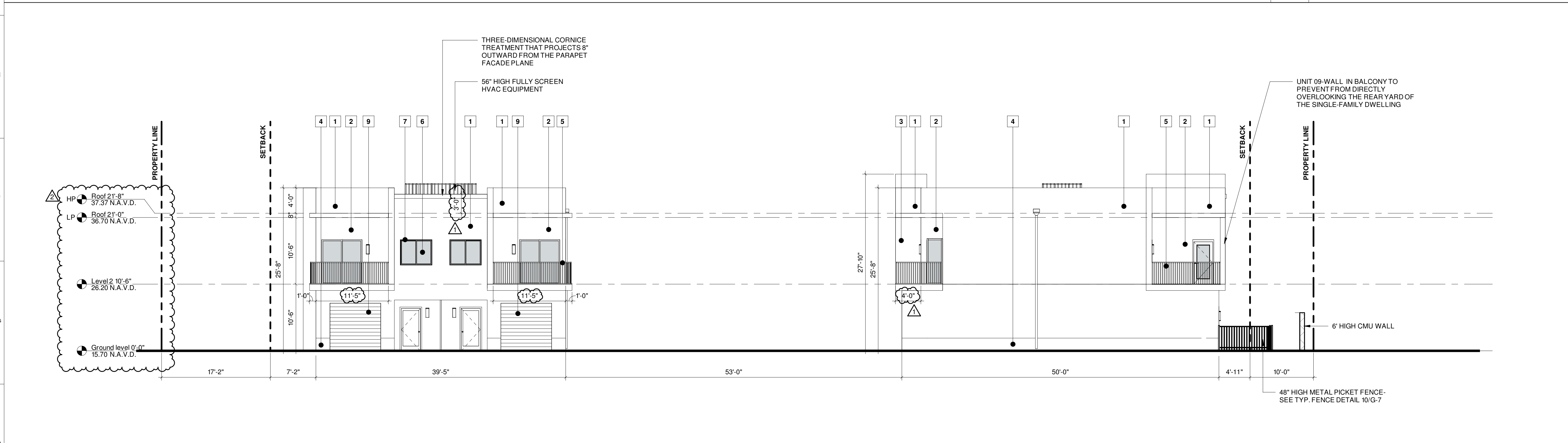
T. TODD MARTIN RA, LIC# AR0017090

SHEET TITLE: ELEVATIONS

SCALE: N.T.S.

SHEET NO:

AA 102
P218-12000020
8/24/2020



ADMINISTRATIVE MEMORANDUM NO. 20-184

TO: Architectural Appearance Committee
VIA: Pamela Stanton, Urban Design Planner *PS*
FROM: Max Wemyss, Planner *MW*
SUBJECT: Consideration for Major Building Design: Sports Residence 300, 500, 600, 620 | NW 31st Ave
DATE: July 21, 2020 for August 4th Meeting

P&Z #18-12000022, -21, -18, -20

The applicant's agent, Robert Sherman, on behalf of the Pompano Beach Community Redevelopment Agency is requesting Major Building Design approval for a total of 52 2-story townhouse units, with associated parking, landscaping and buffers, to be located on four properties along the east side of NW 31st Ave. There are four separate applications that are to be reviewed together. The properties are 300 NW 31st Ave (14 Townhomes proposed), 500 NW 31st Ave (12 Townhomes proposed), 600 NW 31st Ave (14 Townhomes proposed), and 620 NW 31st Ave (12 Townhomes proposed). All properties are currently vacant with a combined land area totaling 3.65 acres. Here is a summary of the typical lot standards that are provided in this staff report:

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This application was preliminarily reviewed by the Architectural Appearance Committee on January 7, 2020. The Board generally provided the following feedback:

- Provide more windows along building facades;
- Provide a variety of primary colors and accent colors to break up the facades;
- Add paint or pavers to the entrance of each project;
- Provide as much private green space as opposed to communal green space that won't be used;
- Arrange as many units as possible on 300 block and 620 block to face the street;
- Provide raised sidewalks and a continuous curb;
- Provide a parapet to cover mechanical screening and use internal downspouts.

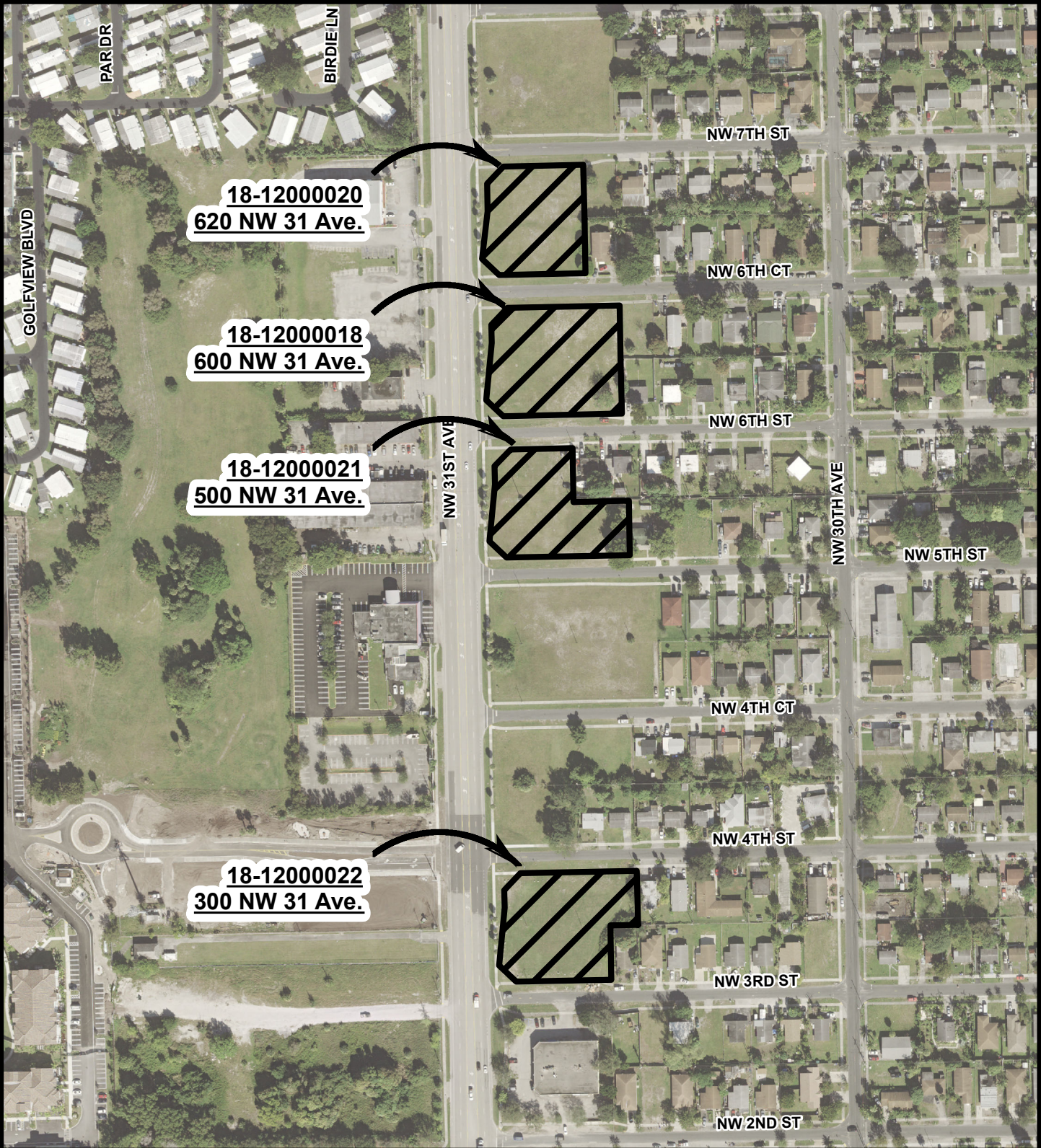
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 - b. South: B-3 | Vacant land / retail building south of 300 NW 31st Ave
 - c. East: RS-4 | Single Family Residential
 - d. West: B-3, B-4 | Vacant Land, Commercial/Light Industrial Building

CITY OF POMPANO BEACH
AERIAL MAP



1 in = 250 ft

PREPARED BY:
AAC DEPARTMENT OF
DEVELOPMENT SERVICES

ARCHITECTURAL APPEARANCE COMMITTEE
REVIEW COMMENTS FOR
8/4/2020

The Planning and Zoning Division has reviewed and evaluated the Building Design submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements and herewith makes the following comments and/or recommendations on the Site Plans entitled:

Sports Residence 300, 500, 600, 620 | NW 31 Avenue
PZ# 18-12000022, -21, -18, -20

Reviewer: Max Wemyss | 954.786.4671

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

CONDITIONS:

1. Pending Approvals –
 - a. Approval of the Flexibility Unit Application for 52 Units
 - b. Approval of the Plat Note Amendment for the locations of the Non-Vehicular Access Lines (NVAL).
 - c. Easement Agreements must be obtained from the various utility providers for the location of fences within existing easements.
 - d. Major Site Plan approval shall be issued by the Planning and Zoning Board Development Order.
2. Sidewalks shall connect all off street parking areas with the primary entrances of the buildings they serve and be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals.
3. Provide continuous curbing along all parking spaces in lieu of wheel stops, as wheel stops are not permitted.
4. Provide wall offsets in the form of projections or recesses in the façade plane, spaced no more than 30 feet apart, a minimum depth of 2 feet for all façades facing a public street.
5. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
6. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
7. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

***ARCHITECTURAL APPEARANCE COMMITTEE
CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA***

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 18- 12000020

AN ORDER ISSUED BY THE ARCHITECTURAL APPEARANCE COMMITTEE OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 98-57; APPROVING WITH CONDITIONS THE APPLICATION FOR DEVELOPMENT PERMIT FOR POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY.

WHEREAS, Ordinance No. 98-57, authorizes the Architectural Appearance Committee (“Committee”) to review plans for this project which consists of the construction of twelve 2-story townhouse units, with associated parking, landscaping and buffers. (“Project”). The Project encompasses the following property: 620 NW 31st Ave; is more specifically described as follows:

PARCEL "A", S.H. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; and

WHEREAS, the Committee has met and reviewed this Project and does not find the plans submitted for review in compliance with the criteria for approval as set forth in Ordinance 98-57 as follows, but the developer has agreed in writing that no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to insure compliance are met; and

- a) The plan for the proposed structure or project is in conformity with good taste, good design and, in general, contributes to the image of Pompano Beach as a

AAC

PZ18-12000020

8/4/2020

DEVELOPMENT ORDER

Architectural Appearance Committee

Planning and Zoning #18-12000020

Page 2

place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality;

- b) The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value;
- c) The proposed structure or project is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved;
- d) The proposed structure or project is in harmony with the proposed developments in the general area, with the Comprehensive Plan for the City and with the criteria set forth in the adopted "Supplemental Criteria of the Architectural Appearance Committee".

Upon further examination and participation of the Development Services Staff, the following conditions were offered to further comply with the City Code and offer further clarification for the building permitting process:

1. *Pending Approvals –*
 - a. *Approval of the Flexibility Unit Application for 52 Units*
 - b. *Approval of the Plat Note Amendment for the locations of the Non-Vehicular Access Lines (NVAL).*
 - c. *Easement Agreements must be obtained from the various utility providers for the location of fences within existing easements.*
2. *Sidewalks shall connect all off street parking areas with the primary entrances of the buildings they serve and be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals.*
3. *Provide continuous curbing along all parking spaces in lieu of wheel stops, as wheel stops are not permitted.*
4. *Provide wall offsets in the form of projections or recesses in the façade plane, spaced no more than 30 feet apart, a minimum depth of 2 feet for all façades facing a public street.*
5. *Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.*
6. *A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.*

DEVELOPMENT ORDER

Architectural Appearance Committee

Planning and Zoning #18-12000020

Page 3

7. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

After careful consideration of the Project and the recommendations of City staff, the Committee approves the plans, subject to the seven City staff conditions and additional conditions below:

1. *The gray painted base on all four elevations will be removed and changed to Sherwin Williams Alabaster shown on the color board.*

DONE AND ORDERED this 28 day of August, 2020.

DocuSigned by:

ROBERT ZBIKOWSKI

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ROBERT H. ZBIKOWSKI

Chairman

Architectural Appearance Committee

Filed with the Advisory Board Secretary this 31 day of August, 2020.

DocuSigned by:

Michelle Corretjer

53D03F00A18643E...

Michelle Corretjer

Assistant Planner

PROPOSED

2	EAST ELEVATION
	SCALE: 1/8" = 1'-0"

3	CORNICE DETAIL
---	----------------

AAC

8/4/2020

PROPOSED

PROPOSED

PROJECT, ADDRESS AND OWNER:
**SPORTS
RESIDENCE 650**
POMPAHO BEACH, FL 33060

OWNER:
KOS AND CO. LLC
2000 N. 10TH AVE.
POMPAHO BEACH, FL 33060

ARCHITECT:



CONSULTING ENGINEERS:
DENIS K. SOLANO
P.E.
1000 N. 10TH AVE.
POMPAHO BEACH, FL 33060

ARCHITECT:
BACH DESIGN
500 N. 10TH AVE., SUITE 1
POMPAHO BEACH, FL 33060

DESIGNER:
THOMAS WHITE, ASLAISA
POMPAHO BEACH, FL 33060

REVIEWER:
THOMAS WHITE, ASLAISA
POMPAHO BEACH, FL 33060

Reviewed for CODE COMPLIANCE:

Signature	Date
P. White	11/11/2020
For P. White	11/11/2020
Zoning	11/11/2020
Building	11/11/2020
Structural	11/11/2020
Electrical	11/11/2020
Plumbing	11/11/2020
Mech.	11/11/2020
S. White	11/11/2020

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/11/2020	11/11/2020
2	11/11/2020	11/11/2020
3	11/11/2020	11/11/2020
4	11/11/2020	11/11/2020
5	11/11/2020	11/11/2020
6	11/11/2020	11/11/2020
7	11/11/2020	11/11/2020
8	11/11/2020	11/11/2020
9	11/11/2020	11/11/2020
10	11/11/2020	11/11/2020
11	11/11/2020	11/11/2020

PERMIT SET

PROJECT NO.: 1008
ISSUE DATE: 08/22/2020
REVISIONS:

ELEVATIONS

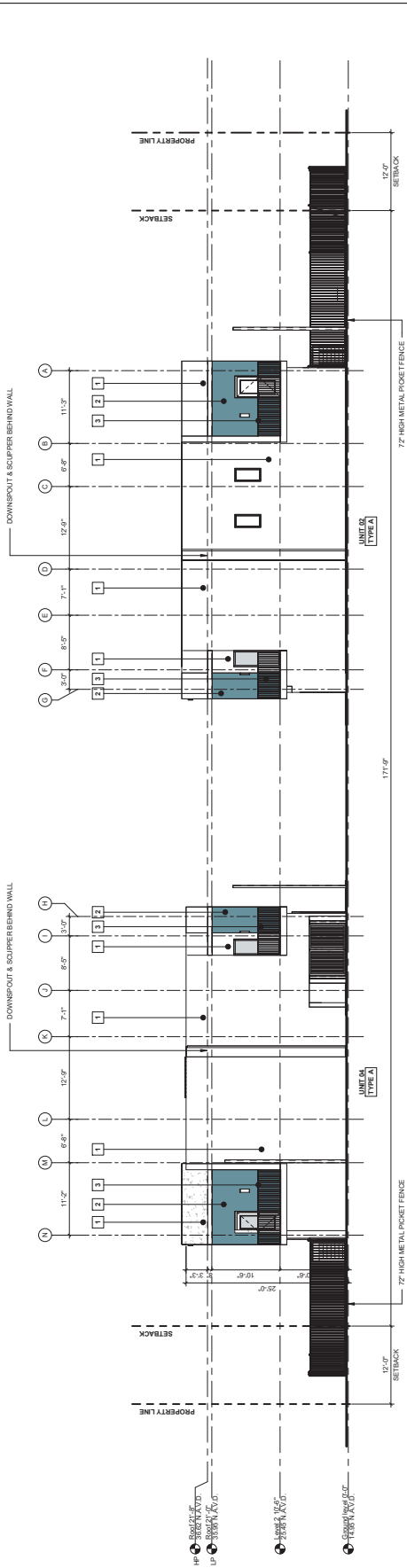
SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THE ARCHITECT OR ENGINEER IS NOT PROVIDING ANY WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED, FOR THE ACCURACY, COMPLETENESS, OR QUALITY OF THE INFORMATION CONTAINED HEREIN.

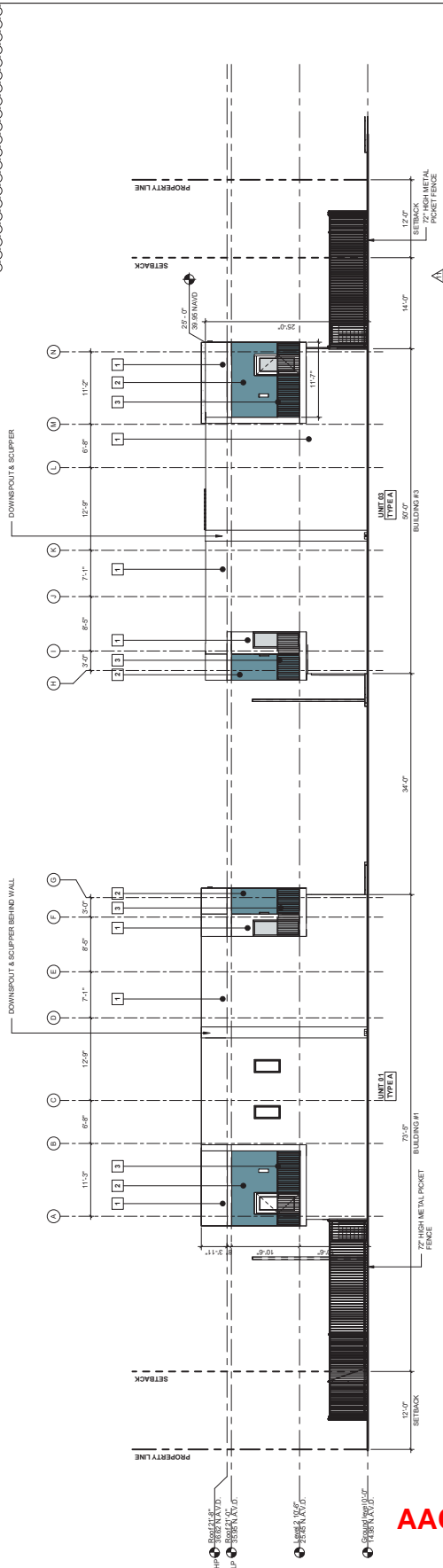
ALSO STAMPED BY A. AUTHORITY



SHEET NO.: **A2-1.02**



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND AND NOTES			
UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.A./D			
1. 0'-0" = 14.99 N.A./D. REQUIRE APPROVAL OF CITY OF POMPAHO BEACH			
2. REFER TO SHEET A2-1.01 FOR WALL SECTION SPECIFICATIONS			
3. ALL MATERIALS SHALL BE FLOOD RESISTANT MATERIAL			
UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.A./D			
1. 0'-0" = 14.99 N.A./D. REQUIRE APPROVAL OF CITY OF POMPAHO BEACH			
2. REFER TO SHEET A2-1.01 FOR WALL SECTION SPECIFICATIONS			
3. ALL MATERIALS SHALL BE FLOOD RESISTANT MATERIAL			

MATERIAL LEGEND			
1	WHITE STUCCO, SHERWIN WILLIAMS	4	LAMINATED GLASS - CRYSTAL GREY
2	PAINTED STUCCO, SHERWIN WILLIAMS	5	ALUMINUM FRAMING
3	PAINTED STUCCO, SHERWIN WILLIAMS	6	CLAY TILE - SPANISH BONE WHITE
7	PAINTED STUCCO, SHERWIN WILLIAMS	8	CLAY TILE - SPANISH BONE WHITE
8	PAINTED STUCCO, SHERWIN WILLIAMS	9	CLAY TILE - SPANISH BONE WHITE
9	PAINTED STUCCO, SHERWIN WILLIAMS	10	CLAY TILE - SPANISH BONE WHITE
10	PAINTED STUCCO, SHERWIN WILLIAMS	11	CLAY TILE - SPANISH BONE WHITE
11	PAINTED STUCCO, SHERWIN WILLIAMS	12	CLAY TILE - SPANISH BONE WHITE
12	PAINTED STUCCO, SHERWIN WILLIAMS	13	CLAY TILE - SPANISH BONE WHITE
13	PAINTED STUCCO, SHERWIN WILLIAMS	14	CLAY TILE - SPANISH BONE WHITE
14	PAINTED STUCCO, SHERWIN WILLIAMS	15	CLAY TILE - SPANISH BONE WHITE
15	PAINTED STUCCO, SHERWIN WILLIAMS	16	CLAY TILE - SPANISH BONE WHITE
16	PAINTED STUCCO, SHERWIN WILLIAMS	17	CLAY TILE - SPANISH BONE WHITE
17	PAINTED STUCCO, SHERWIN WILLIAMS	18	CLAY TILE - SPANISH BONE WHITE
18	PAINTED STUCCO, SHERWIN WILLIAMS	19	CLAY TILE - SPANISH BONE WHITE
19	PAINTED STUCCO, SHERWIN WILLIAMS	20	CLAY TILE - SPANISH BONE WHITE
20	PAINTED STUCCO, SHERWIN WILLIAMS	21	CLAY TILE - SPANISH BONE WHITE
21	PAINTED STUCCO, SHERWIN WILLIAMS	22	CLAY TILE - SPANISH BONE WHITE
22	PAINTED STUCCO, SHERWIN WILLIAMS	23	CLAY TILE - SPANISH BONE WHITE
23	PAINTED STUCCO, SHERWIN WILLIAMS	24	CLAY TILE - SPANISH BONE WHITE
24	PAINTED STUCCO, SHERWIN WILLIAMS	25	CLAY TILE - SPANISH BONE WHITE
25	PAINTED STUCCO, SHERWIN WILLIAMS	26	CLAY TILE - SPANISH BONE WHITE
26	PAINTED STUCCO, SHERWIN WILLIAMS	27	CLAY TILE - SPANISH BONE WHITE
27	PAINTED STUCCO, SHERWIN WILLIAMS	28	CLAY TILE - SPANISH BONE WHITE
28	PAINTED STUCCO, SHERWIN WILLIAMS	29	CLAY TILE - SPANISH BONE WHITE
29	PAINTED STUCCO, SHERWIN WILLIAMS	30	CLAY TILE - SPANISH BONE WHITE
30	PAINTED STUCCO, SHERWIN WILLIAMS	31	CLAY TILE - SPANISH BONE WHITE
31	PAINTED STUCCO, SHERWIN WILLIAMS	32	CLAY TILE - SPANISH BONE WHITE
32	PAINTED STUCCO, SHERWIN WILLIAMS	33	CLAY TILE - SPANISH BONE WHITE
33	PAINTED STUCCO, SHERWIN WILLIAMS	34	CLAY TILE - SPANISH BONE WHITE
34	PAINTED STUCCO, SHERWIN WILLIAMS	35	CLAY TILE - SPANISH BONE WHITE
35	PAINTED STUCCO, SHERWIN WILLIAMS	36	CLAY TILE - SPANISH BONE WHITE
36	PAINTED STUCCO, SHERWIN WILLIAMS	37	CLAY TILE - SPANISH BONE WHITE
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38	PAINTED STUCCO, SHERWIN WILLIAMS	39	CLAY TILE - SPANISH BONE WHITE
39	PAINTED STUCCO, SHERWIN WILLIAMS	40	CLAY TILE - SPANISH BONE WHITE
40	PAINTED STUCCO, SHERWIN WILLIAMS	41	CLAY TILE - SPANISH BONE WHITE
41	PAINTED STUCCO, SHERWIN WILLIAMS	42	CLAY TILE - SPANISH BONE WHITE
42	PAINTED STUCCO, SHERWIN WILLIAMS	43	CLAY TILE - SPANISH BONE WHITE
43	PAINTED STUCCO, SHERWIN WILLIAMS	44	CLAY TILE - SPANISH BONE WHITE
44	PAINTED STUCCO, SHERWIN WILLIAMS	45	CLAY TILE - SPANISH BONE WHITE
45	PAINTED STUCCO, SHERWIN WILLIAMS	46	CLAY TILE - SPANISH BONE WHITE
46	PAINTED STUCCO, SHERWIN WILLIAMS	47	CLAY TILE - SPANISH BONE WHITE
47	PAINTED STUCCO, SHERWIN WILLIAMS	48	CLAY TILE - SPANISH BONE WHITE
48	PAINTED STUCCO, SHERWIN WILLIAMS	49	CLAY TILE - SPANISH BONE WHITE
49	PAINTED STUCCO, SHERWIN WILLIAMS	50	CLAY TILE - SPANISH BONE WHITE
50	PAINTED STUCCO, SHERWIN WILLIAMS	51	CLAY TILE - SPANISH BONE WHITE
51	PAINTED STUCCO, SHERWIN WILLIAMS	52	CLAY TILE - SPANISH BONE WHITE
52	PAINTED STUCCO, SHERWIN WILLIAMS	53	CLAY TILE - SPANISH BONE WHITE
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54	PAINTED STUCCO, SHERWIN WILLIAMS	55	CLAY TILE - SPANISH BONE WHITE
55	PAINTED STUCCO, SHERWIN WILLIAMS	56	CLAY TILE - SPANISH BONE WHITE
56	PAINTED STUCCO, SHERWIN WILLIAMS	57	CLAY TILE - SPANISH BONE WHITE
57	PAINTED STUCCO, SHERWIN WILLIAMS	58	CLAY TILE - SPANISH BONE WHITE
58	PAINTED STUCCO, SHERWIN WILLIAMS	59	CLAY TILE - SPANISH BONE WHITE
59	PAINTED STUCCO, SHERWIN WILLIAMS	60	CLAY TILE - SPANISH BONE WHITE
60	PAINTED STUCCO, SHERWIN WILLIAMS	61	CLAY TILE - SPANISH BONE WHITE
61	PAINTED STUCCO, SHERWIN WILLIAMS	62	CLAY TILE - SPANISH BONE WHITE
62	PAINTED STUCCO, SHERWIN WILLIAMS	63	CLAY TILE - SPANISH BONE WHITE
63	PAINTED STUCCO, SHERWIN WILLIAMS	64	CLAY TILE - SPANISH BONE WHITE
64	PAINTED STUCCO, SHERWIN WILLIAMS	65	CLAY TILE - SPANISH BONE WHITE
65	PAINTED STUCCO, SHERWIN WILLIAMS	66	CLAY TILE - SPANISH BONE WHITE
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76	PAINTED STUCCO, SHERWIN WILLIAMS	77	CLAY TILE - SPANISH BONE WHITE
77	PAINTED STUCCO, SHERWIN WILLIAMS	78	CLAY TILE - SPANISH BONE WHITE
78	PAINTED STUCCO, SHERWIN WILLIAMS	79	CLAY TILE - SPANISH BONE WHITE
79	PAINTED STUCCO, SHERWIN WILLIAMS	80	CLAY TILE - SPANISH BONE WHITE
80	PAINTED STUCCO, SHERWIN WILLIAMS	81	CLAY TILE - SPANISH BONE WHITE
81	PAINTED STUCCO, SHERWIN WILLIAMS	82	CLAY TILE - SPANISH BONE WHITE
82	PAINTED STUCCO, SHERWIN WILLIAMS	83	CLAY TILE - SPANISH BONE WHITE
83	PAINTED STUCCO, SHERWIN WILLIAMS	84	CLAY TILE - SPANISH BONE WHITE
84	PAINTED STUCCO, SHERWIN WILLIAMS	85	CLAY TILE - SPANISH BONE WHITE
85	PAINTED STUCCO, SHERWIN WILLIAMS	86	CLAY TILE - SPANISH BONE WHITE
86	PAINTED STUCCO, SHERWIN WILLIAMS	87	CLAY TILE - SPANISH BONE WHITE
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88	PAINTED STUCCO, SHERWIN WILLIAMS	89	CLAY TILE - SPANISH BONE WHITE
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98	PAINTED STUCCO, SHERWIN WILLIAMS	99	CLAY TILE - SPANISH BONE WHITE
99	PAINTED STUCCO, SHERWIN WILLIAMS	100	CLAY TILE - SPANISH BONE WHITE

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8/4/2020

