

Building Orientation

- The building orientation, composition, and setbacks remain the same as the prior approvals. The 24-story tower is oriented towards the far NW quadrant of the site and is made up of 77 multifamily units and 303 condo-hotel units, sitting above a 3-story podium and adjacent to a 3-story ballroom at the far north. The dropoff and lobby for the condo tower remains along the west side of the property (State Road AIA), and the dropoff and lobby for the condo-hotel remains along the east side of the property (Pompano Beach Boulevard). All other vehicular connections to and from the parking garage also remain in accordance with the previously approved plans. The most noteworthy revision to the building configuration is the elimination of the +/- 10,000 sq/ft free-standing amenity building located on the pool deck, thus opening approximately 130 linear feet of view along the west side of the property which would not have otherwise existed based on past approvals.

Base, Middle, and Top

- The “base” of the building contains a combination of lobby spaces, various amenity spaces, BOH support spaces, ground floor commercial spaces and parking, which are housed in a carefully designed, and light-feeling podium, which supports the gracious oceanfront pool deck.
- The “middle” of the building consists of the tower component, containing 77 condo units and 303 condo-hotel units. Both uses are contained within a singular tower and are designed with a complementary architectural style to the podium. All residential units, both condo and condo-hotel, are designed with balconies and floor-to-ceiling glass that offer ocean views and encourage indoor/outdoor living experiences.
- The “top” caps the building with complementary aesthetics which harmonize with the base and middle. The top of the building is also designed to be soft and graceful while providing the screening needed to house necessary MEP components.

Façade Materials

- The building is designed with a minimal, but carefully selected material palette, containing a combination of floor-to-ceiling glass, painted stucco solid surfaces, and decorative metal elements, all durable materials made to withstand the oceanfront environment. The color palette is equally minimal and is comprised of the following three primary colors: white, grey, and bronze.

Fenestration / Transparency

- The tower façade is vastly made up of architectural glass complimented by painted solid surfaces and decorative metal elements all in favor of (1) achieving a clean and modern look, (2) celebrating the oceanfront views of Pompano Beach, and (3) softening the architecture through the use of glass and its reflective qualities. The podium façade design is complementary however slightly more stylized to offer some interest to the pedestrian experience, descale the volume, and respond to the various interior programs occurring within.

Roof

- The roof of the building is capped by a horizontal architectural element that was designed to mimic the rhythm of the tower floor slabs, which is articulated with a subtle swoop in favor of softening the rooftop termination. Furthermore, the mechanical rooms were inset from the slab-

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edges help minimize the perspective of solid surfaces and offer a “lightness” to rooftop mechanical level of tower.

Parking

- The parking of the project is concealed from view and completely internalized with the podium. The primary parking garage entrance is accessed from the south, along E. Atlantic Boulevard, along with a secondary entrance at the west to help facilitate traffic flow for the condo tower and ballroom. The parking garage is screened through the use of decorative aluminum and solid surfaces with vertical patterns.

Loading Area

- There is a single loading dock accessed from A1A located within the building envelope which is discreetly located at the far north of the site. The location of the loading dock is conveniently located and positioned near the primary BOH facilities to support building operations.

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