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Sustainability Narrative

To:	Lauren Gratzner Senior Planner City of Pompano Beach Street Address City, State, Zip	Date:	September 10, 2024
From:	Jeff Schroeder, Project Coordinator Central Design Group II 200 Old 63 South, Suite 305 Columbia, MO 65201	Project:	Condo Hotel 872 E McNab Road Pompano Beach, FL PZ 23-12000045
		CDG No.:	22031

The Condo Hotel project will include the following sustainable features in its construction:

- The structure will be designed and constructed to resist 150 mph winds (4pts), which will help to mitigate future repairs from possible storm damage.
- The project will be constructed on an infill site (4pts), which fronts on E McNab Road with abuts to fully developed properties on each of the three sides and properties across the right-of-way.
- The roof will be covered with white TPO roofing (2pts) to reduce solar heat gain by reflecting heat away. This will help to reduce the electricity usage for cooling.
- Windows on the south elevation will have sun shade overhangs (2pts) to help to reduce solar heat gain. This will reduce electricity usage for cooling.

This provides a total of 12 sustainability points as required for compliance with the zoning requirement.

Additional features as required by the Florida Energy Conservation Code will also be incorporated into the design and construction.

Jeff Schroeder, AIA
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