

April 9, 2024

Industrial Building for Thermoset Roofing Corp.
500 NW 12 Avenue, Pompano Beach, Florida

PROJECT NARRATIVE

This site has an existing two story industrial building, it is zoned I-1, industrial

Our proposal is to construct an addition to the north of the existing building by enclosing the existing porch loading dock with interior space on both floors.

Our proposal also provides for new additional landscaping, and the addition of insulated wall cladding all around the building for a more modern, clean look.

Existing windows will be replaced and new windows added on the north façade.

Rooftop air conditioning equipment will be screened from view by metal screens.

The existing building's footprint remains as existing. The storage yard and the parking across the street are existing as well and will be renovated and enclosed with new high fencing. The building utilities are existing to remain as well.

Pedestrian access to the building is proposed from the north and south sides, via a door on the west side served by ADA accessible ramp and sidewalks to both north and south parking areas. A new loading zone and door is proposed on the north side.

Project Plat does not exist. We have consulted both with Broward County and Pompano Beach public record departments and they concur a Plat does not exist.

Jaime M
Plana

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