

PROJECT NARRATIVE

Purpose

The proposed mixed-use design seeks to reinvigorate an underdeveloped area of Pompano Beach with a unique modern design, contrasting materials and public open space. Most of the front facade is lined with large storefronts creating a visual connection into the retail spaces and lobby. A covered public open space with a sculpture and seating is proposed in front of the lobby entrance, parking social interaction among tenants and neighborhood residents. Considerable native and drought-resistant landscaping is proposed, especially in the front yard to maximize the curb appeal of the project.

General Commercial, Institutional & Mixed-Use Design Standards Business Activities to be Conducted in Enclosed Buildings Acknowledged.

Building Orientation

Proposed design front facade fronts a street (NW 6th St). Long axis runs parallel to the street.

Base, Middle and Top

Proposed design implements different materials, colors and STUCCO REVEALS to clearly define the base, middle and top (roof). Refer to elevations on A301 & A302.

Base: smooth gray stucco with WOOD CLADDING AND WOOD SCREENS AT GARAGE. Large 10ft high storefronts.

Middle: Smooth stucco painted in white and GRAYS with horizontal 5-inch STUCCO REVEALS, aligned with SILLS AND HEADERS of windows. Roof: Architectural HORIZONTAL AND VERTICAL BANDS extrusions OF 12 inches beyond facade of the building to mark strong roof line.

Facade Articulation

The facade is articulated by carving out some voids, specifically at the NE corner for the public open space in front of the lobby entrance. And furthermore, juxtaposing contrasting colors and scoring patterns painted in DARK GRAY or white. A prominent architectural eyebrow wraps around the corners of the building, elevating from the 2nd floor all the way to the roof.

Facade Materials

Smooth stucco painted varying colors, light gray, dark gray, and white, as well as wood cladding and wood screens for privacy along garage and outdoor amenities. Large 10ft storefronts at ground level and windows and sliding glass doors on upper levels. black Metal railings on levels 2 and 3.

Roofs

A parapet conceals the flat roof and mechanical roof top units.

Location of Off-Street Parking

Off-street parking is concealed from view by the front facade WITH WOOD SCREEN and mostly gathered towards the rear of the property on the ground floor.

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Loading, Service and Equipment Areas

A concealed trash room is provided INSIDE THE COVERED PARKING GARAGE of the property AND A STAGING AREA FOR THE TRASH BINS HAS BEEN ASSIGNED WHERE THE TRASH BINS WILL BE PLACED ON PICK-UP DAY BY MAINTENANCE PERSONNEL.

Kind Regards,

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Principal

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