

9/01/2021

City of Pompano Beach

DRC committee:

PROJECT: RESIDENTIAL ADDITION UNIT # 4

ADDRESS: 504 S. OCEAN BOULEVARD, POMPANO BEACH, Florida 33062

FOLIO: 4943 06 06 0360

ARCHITECTURAL STYLE NARRATIVE

The architectural style chosen for this new addition is the Florida maritime vernacular style, architectural substyle: **Tropical Old Florida.**

Building facade articulation

The existing 1st floor & 2nd floor is a simple structure connected by an exterior stair as required by access and exit.

FACADE MATERIAL

The existing finish is applied smooth stucco. The addition will match existing finish. The exterior doors & windows will have a cast stone molding as a typical detail. The addition in the rear of the existing building is a simple, rectilinear volume connected internally to the unit # 4 in the rear. The main living spaces will be in the new addition and will be at a height of 40'-0" with a partially covered outdoor area with arched openings similar as the ones at the breezeway area at the ground floor. Neutral Colors for the façade are warm colors (proposed of white color)

ROOF FORM

The proposed roof is sloped roof with sheet metal roof. The secondary roof is a pergola on the 2nd floor level and sloped roof at the addition roof level.

Existing roof will be changed to metal roof to match proposed roof throughout the entire building

BALCONY / PERGOLA AT THE NEW ADDITION

At the 2nd floor of the new addition the proposed outdoor area adjacent to the proposed kitchen/living room/dining room areas will be covered by a wooden pergola.

DOORS/WINDOWS/SHADING

All exterior doors to be solid core door with a cast concrete trim.

Windows and doors along a street-facing building facade may be applied with devices designed in accordance with the standards set forth below in Table 155.3703.F.7.j for the proposed architectural style and the specific type of shading device design used. Only one allowable shading device design shall be used.

BALCONY RAILING

The proposed guard railing is set a 42" AFF and the material is wrought iron

PROJECTION SUPPORTING STRUCTURE DESIGN

Columns will have an ornamental bracket design

LUIS URIARTE

ARCHITECT