



DESIGN NARRATIVE

PZ22-12000032

10/16/2024

Purpose

The proposed mixed-use design seeks to reinvigorate an under developed area of Pompano Beach with a unique modern design, contrasting materials and public open space. The majority 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, sparking social interaction among tenants and neighborhood residents. Considerable native and drought-resistant landscaping is proposed, specially 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 scoring patterns to clearly define the base, middle and top (roof). Refer to elevations on A301 & A302. Base : Light gray smooth stucco with horizontal 1 inch scoring pattern painted white, spaced at 24 inches on center. Large 10ft high storefronts. Middle : Smooth stucco painted in white and brown with horizontal & vertical 1 inch scoring pattern painted black, aligned with corners of window and sliding doors. Roof : Architectural eyebrow extrudes 8 inches beyond facade and rises at the corners of the building to demark 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 black 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, white and brown with 1 inch scoring patterns aligned with corners of windows and sliding doors. Large 10ft storefronts at ground level and windows and sliding glass doors on upper levels. Metal mesh 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 and mostly gathered towards the rear of the property on the ground floor.

Loading, Service and Equipment Areas

A concealed trash room is provided at the NW corner of the property meeting the back-up and clear height clearances required.

Kind Regards,

Eddie Seymour, RA
Principal & Founder
Flux Architects
O: 305.707.8288
TheFluxArchitects.com