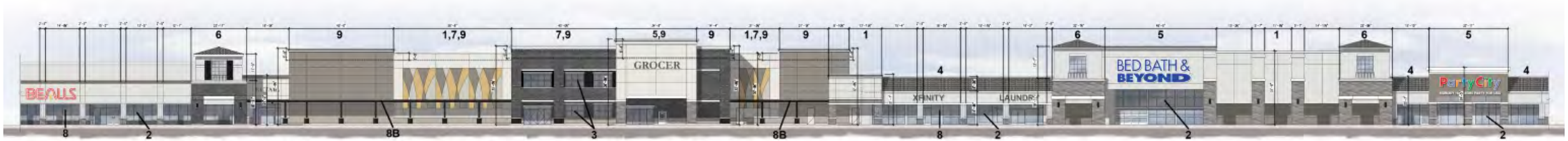
ELEVATIONS



① Front Elevation - Parking Lot - Intersection

All content on this page was provided by Empad Architecture and Design

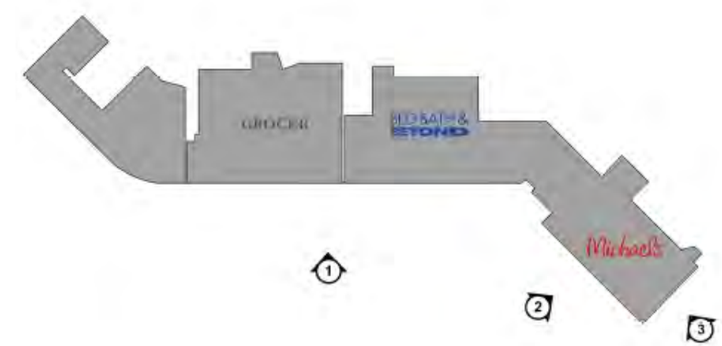
② Front Elevation - Parking Lot - Federal Hwy

③ Front Elevation - NE 36TH St

155.5602. Commercial, Institutional and mixed-use design standards
155.5602.C.5
1. Facade articulation
155.5602.C.7
2. Fenestration transparency-Existing
3. Fenestration transparency-New
155.5602.C.8
4. Sloped roofs
155.5602.D. 2 Large retail establishment design standards-Building entrances
5. Distinctive protective entry feature
155.5602.D.2. a. Canopies or porticos above the entrance
c. Entry projection
d. Arcades that are physically integrated with the entrance
e. Raised corniced parapets above the entrance
155.5602.D.3.a Facades and Massing
6. Variation in roof form and parapet heights (i)
7. Distinct changes in color and wall textures (iii)
8. Ground level arcades (iv) -
8B. New Retail arcade with Horizontal Black canopy 15'-0" deep from facade

155.5602.C.7.a. Glazing calculations
Ground floor street facing facade area in square feet = 11,437 sq. ft.
11,437 sq. ft. X 30% = 3,431 sq. ft. of glazing required.
Glazing square footage of ground floor = 4,214 sq. ft.

155.5602.C.8.b. Roofs
9. Flat roofs on principle buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least 8 inches outward from the parapet facade plane.



Tenants shall be allowed to keep the existing signage up until the point of removal.
Once a sign is removed or a structure is altered the new tenant sign will have to meet the regulations found within this master sign plan.
The re-face or reapir of a non-conforming sign will be allowed without bringing sign into conformance.

Signs utilizing legally registered and recognized logos, trademarks or letter styles and colors that differ from the shoppers have in shopping center's sign criteria guidelines maybe allowed subject to approval by the planning and zoning department of Pompano beach, and the landlord.

AAC
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