



Architectural Developers, LLC.

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PROJECT NARRATIVE

PROJECT: Universal Air & Heat
980 SW 12th Ave
Pompano Beach, Florida
Project No. P&Z 18-12000037

The propped development consists of a one-story 6,000 sq. ft. CMU building with a 1,184 sq. ft. mezzanine. The intended use is a contractor (Mechanical) warehouse with 2,362 sq. ft. of office support. The support offices will be located toward the front of the warehouse under A/C and the storage towards the back with no A/C.

The site was previously occupied by a two-story warehouse, which was demolished after extensive fire damage.

The façade of the proposed building is articulated into two volumes, the volume on the left of the façade protrudes to give dimension to the façade. This volume has dark grey stucco finish. The right side of the façade has the double height main entrance with a canopy which defines the entrance of the building. This volume has a white stucco finish.

The signage on the façade consists of a 9' long LED channel lettering attached to the exterior CMU wall. The colors of the sign are blue and red.

Should you have any questions, do not hesitate to contact this office,

Sincerely,

Oscar Cabeza
Architect – AR96758

P&Z

PZ18-12000037
11/18/2020