

# **BELLON ARCHITECTURE INC.**

12930 SW 128 Street Suite 203

Miami, Fl. 33186

Name of project:

Rental Apartments for Kavac Multifamily LLC

Address:

820 NW 9<sup>th</sup> Avenue, Pompano Beach, Florida 33060

## **Project Narrative:**

It is the intent of the owner of this property to develop it as per plans prepared by Bellon Architecture Inc part of this site plan review application.

The site is in a special flood zone area where the minimum finished floor elevation is 10.0' NGV. The existing site grade is at an average of 8.0'.

This requirement makes the building(s) to be elevated from the parking area.

The project consists of two buildings forming an "L" shape. The building is elevated from the existing ground. Access to the units are thru a handicapped ramp and steps at the central plaza where the two buildings meet.

All units are two bedrooms/2.5 baths and are designed to be townhouse type units with the living area on the ground level and bedrooms on the second level.

There is a total of 15 rental dwelling units with plenty of on ground parking spaces.

Natural light is provided by using impact resistant windows and sliding glass doors will provide plenty of light to each unit.

All units will be equipped with high efficiency air conditioning units.

The project landscaping materials have been carefully selected and placed for energy conservation and easy maintenance.

The style of architecture is simple and clean with flat roof and parapets creating an interesting and pleasant looking building.

All building construction will be reinforced masonry exterior walls with concrete tie beams, slabs and footings.

# **DRC**

PZ21-12000005

7/7/2021