

MIAMI ARCHITECT INC.

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Project narratives

Project: townhouses at northwest 19 Ave. Located in RM-12 multifamily zoned area. Project site consists of 11,780 square foot. The site access entrances are located on NW 19th Ave. One way direction into the site and the parking area. Six parking spaces are provided two dedicated parking for each unit. Project site surrounded by is 6 foot high security fence and automatically operated gates to complement the safety requirement of the city ordinance, furthermore security cameras are located on all side of the buildings to ensure safety and security for the site. A recreational pool area providing residents with enhanced on-site activities. Trash enclosure located convenient for trash pickup directly accessible through the automatic rolling gate opening. Each townhouse unit has a dedicated backyard area on the rear of the building. There are 3 townhouses on the site with dedicated parking spaces. Each townhouse consists of two living floor areas on 1st and 2nd floor each floor area is 1104 square foot with a total of 2208 square foot for each unit the proposed lot coverage is 29% meeting the ordinance requirements. Require setbacks provided to sure in compliance with zoning requirement maximum height of the building is 23'-6". The visual appearance of the building is more contemporary in style with the glass openings and projected balconies to provide sense of modernity to the building. The structure is reinforced concrete with concrete slab on the second floor and flat roof trusses on the roof to further enhance the contemporary design. Proposed landscaping to meet the requirement of the ordinance and further adding green spaces and trees to enhance the site visual appearance and natural comfort. We believe this proposed development will add value to the neighborhood and create a sense of identity for the location.

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