



# Narrative Proposal

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July 10, 2023

Miami, FL

## City of Pompano Beach Department of Development Services

The undersigned Matias Daroch R.A. # 100480 Architect of Record for the project located at 3225 NE 6 St, Pompano Beach, FL an existing 7-unit, one-story multifamily property with an adjacent one-story residence, is hereby representing the current owner as of the Architect on Record and respectfully request to consider the approval of this proposed project.

Our proposed project consists of the demolition of all existing structures on site.

The proposed project shall reduce the current 7-unit multifamily with adjacent residences into a 6-unit townhouse.

Additionally, we've prepared a narrative on our proposal to make the project feel atone with the area.

### Design

Our proposed building takes cue elements from existing projects facing 6 St. A stacked facade has been utilized to approach the slope of the site, responding to the vernacular of other multi-family projects in the area.

To differentiate the structures, we've designed the facade to represent modern motives, with alternating materials and finishes like wood tile, gray stucco, and concrete trellises.

**Eyebrows and Overhangs** are used throughout the property at doors, windows, and entrances and usually project up to 36 inches deep and are finished with wood tile and dark stucco as a design accent.

**Proposed Units** are a total of 6 units. Corner Units will account for larger footage than the units located in between providing a variation of spaces that will create interest for potential owners. Each of these units will have the following program with options to change the uses of some first-floor spaces:

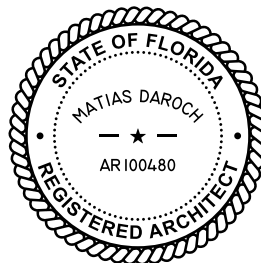
- 3 Levels + Rooftop (1st-3rd levels under A/C, Rooftop not under A/C)
- 4 Bedrooms (Master, 2 Typ. Bedrooms, and Guest/Den)
- 3 Bathrooms (Master, Typ., and Guest)
- Walking Closets
- 2 Car Garage w/ Personal Driveway
- Personal Elevator to Rooftop
- Terrace Area
- Balcony
- Large Kitchen w/ Walk-in Pantry
- Laundry Area
- Planters
- Backyard
- Rooftop Terrace & BBQ Area

We believe the proposed design will be of benefit to the community and the project as further developments and resilience are needed with time while keeping the value in place. Should you have any questions or concerns, please contact me at [matias@mikarch.com](mailto:matias@mikarch.com)

Regards,



**Matias Daroch, AIA**  
Architect



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by Matias  
Daroch  
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