

DKK CONSULTING INC.

Civil Engineering ♦ Agent Representation ♦ Infrastructure ♦ Resource Management

**951 Sansbury's Way, Suite 206, Royal Palm Beach FL 33411
Phone: 561-612-7312 Fax: 561-557-6834
C.O.A.: 26848**

October 26, 2021

Son Shine Builders

Attn: **Carlos Ramirez**
6755 Wilson Road
West Palm Beach, FL 33413
E: sonshinebuildersgroupllc@gmail.com
Ph: 561-699-8103

**RE: PROJECT NARRATIVE - TRIPLEX
PCN: 56-43-42-320-1022-0070
AVENUE I
RIVIERA BEACH, FL 33461
DKK PROJECT No. 21-02003.02**

INTRODUCTION:

The property is located on the intersection of Dr. Martin Luther King Jr. Boulevard and Avenue I in Lots 7 & 8, Block 22, in the City of Riviera Beach, Florida.

The property consists of one parcel, PCN 56-43-42-32-01-022-0070. It is currently undeveloped and is bordered to the North and West by Residential Lots, to the East by Avenue I and to the South by Dr. Martin Luther King Boulevard. The total site area is 8,744+/- sq. ft. (0.20+/- ac.) and approximately 33% of the total site is proposed to be pervious.

PROJECT NARRATIVE:

This project, Avenue I Triplex has the following elements:

- Structure is a 2-Story Triplex
- 4 Bedrooms, 2 ½ Bathrooms, 2 Car Garage
- Gross Square Footage of Triplex structure = 6,590 square feet
- Gross Square Footage of each unit = 2,197 square feet
- Net Square Footage of each Unit = 1,797 square feet
- Net Square Footage of Triplex Structure = 5,390 square feet

DKK Consulting, Inc. appreciates this opportunity to be of assistance in providing the aforementioned drainage statement. Contact our office is there are any further questions and/or clarification that is required.

Respectfully,
DKK CONSULTING, INC.

Derek Schenavar, P.E. 63858
President

cc: 21-02003.03

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