

August 26<sup>th</sup>, 2021

Michelle Grant  
National Environmental & Planning Agency  
10 & 11 Caledonia Ave  
Kingston 5.

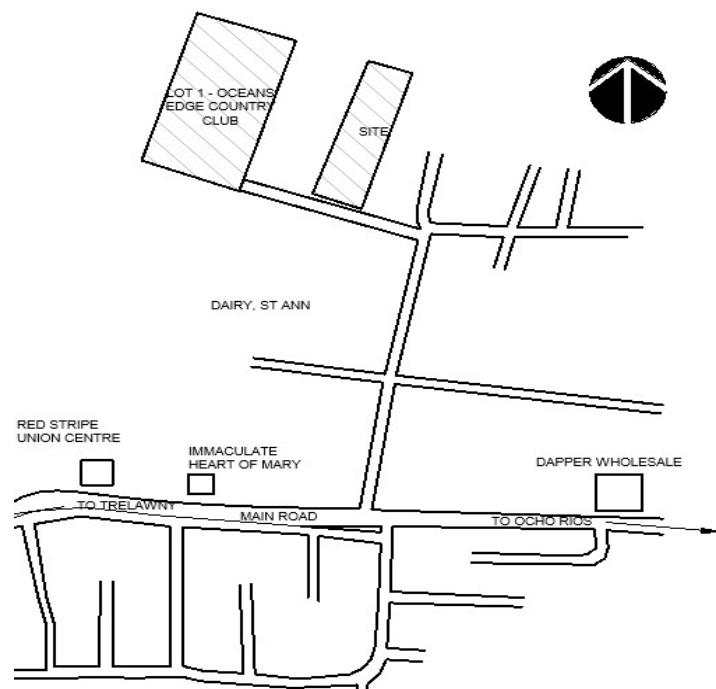
Dear Ms. Grant,

**Re: Project Brief – Lot #3, Part of Dairy, Discovery Bay, St. Ann, Jamaica**

The following represents a brief for a proposed multistorey residential development in Discovery Bay St. Ann, Jamaica.

Proposed Development Concept

“The Azure” is a multifamily six (6) storey apartment development proposed for construction on 1 acre of land at Lot No. 3, Part of Dairy, Discovery Bay, St. Ann. Located along the north coast of the island. Our intention is to construct forty-one (41) apartment units, consisting of one- and two-bedroom apartments, ranging in size from 775sqft to 2090sqft. Images 1 and 2 below provide context as to the location of the site in relation to nearby landmarks. The existing terrain has a gentle slope towards the north of the site. The stormwater will be channelled to the east of the property and further channelled northerly towards the sea.



As per planning requirements, the development will be supported by 2225sqm of amenities space split between the ground level and the roof level. The 41units will also be supported by 56 parking spaces where a total of 51.25 parking spaces are required. The building area breakdown is as follows:

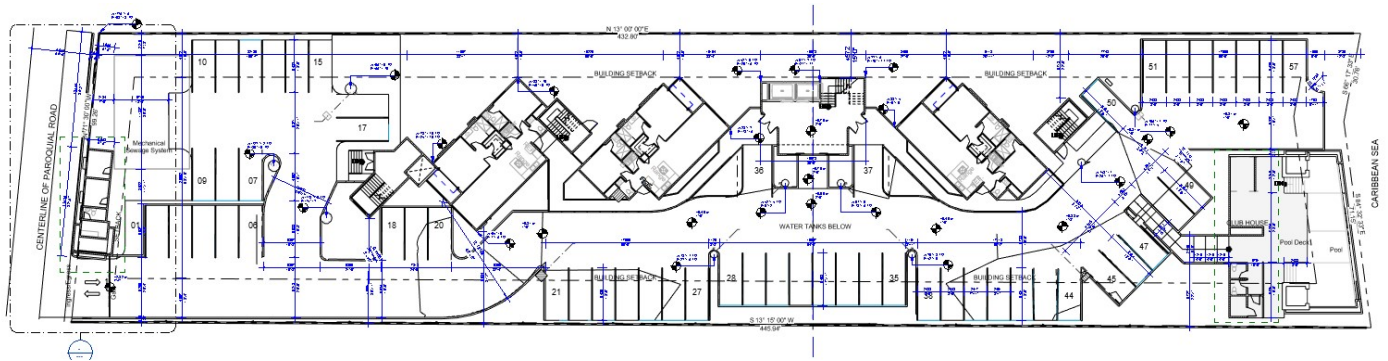
SITE AREA	4,038sqm
BUILDING AREA	5,774sqm
REQUIRED F.A.R.	>1:1.8
PROPOSED F.A.R.	1:1.4

PLOT COVERAGE	40%
TOTAL PARKING REQUIRED	51.25
TOTAL PARKING PROVIDED	56

AMENITIES SPACE REQUIRED	1980sqm
AMENITIES SPACE PROVIDED	2225sqm

PERMISSIBLE DENSITY	100hbr
PROPOSED DENSITY	99hbr

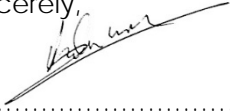
The total domestic water demand is expected to be Ten Thousand, two hundred and fifty Imperial Gallons (10,250igpd) per day. The units. The development will comprise of amenities which include, clubhouse, pool along the northern boundary of the site, several landscaped green spaces (see image 3 attached), guardhouse, meter room and garbage room along the southern boundary. The sewage generated by this project is to be treated on site through a chromaflow mechanical treatment plant, located to the south of the site.



We believe we have satisfied the required planning requirements. However, should there be any further need for information, please contact us.

We trust that favourable consideration will be taken and await your usual prompt response.

Sincerely,



.....  
**Corey Robinson**

Director

StudioH Core Ltd.