

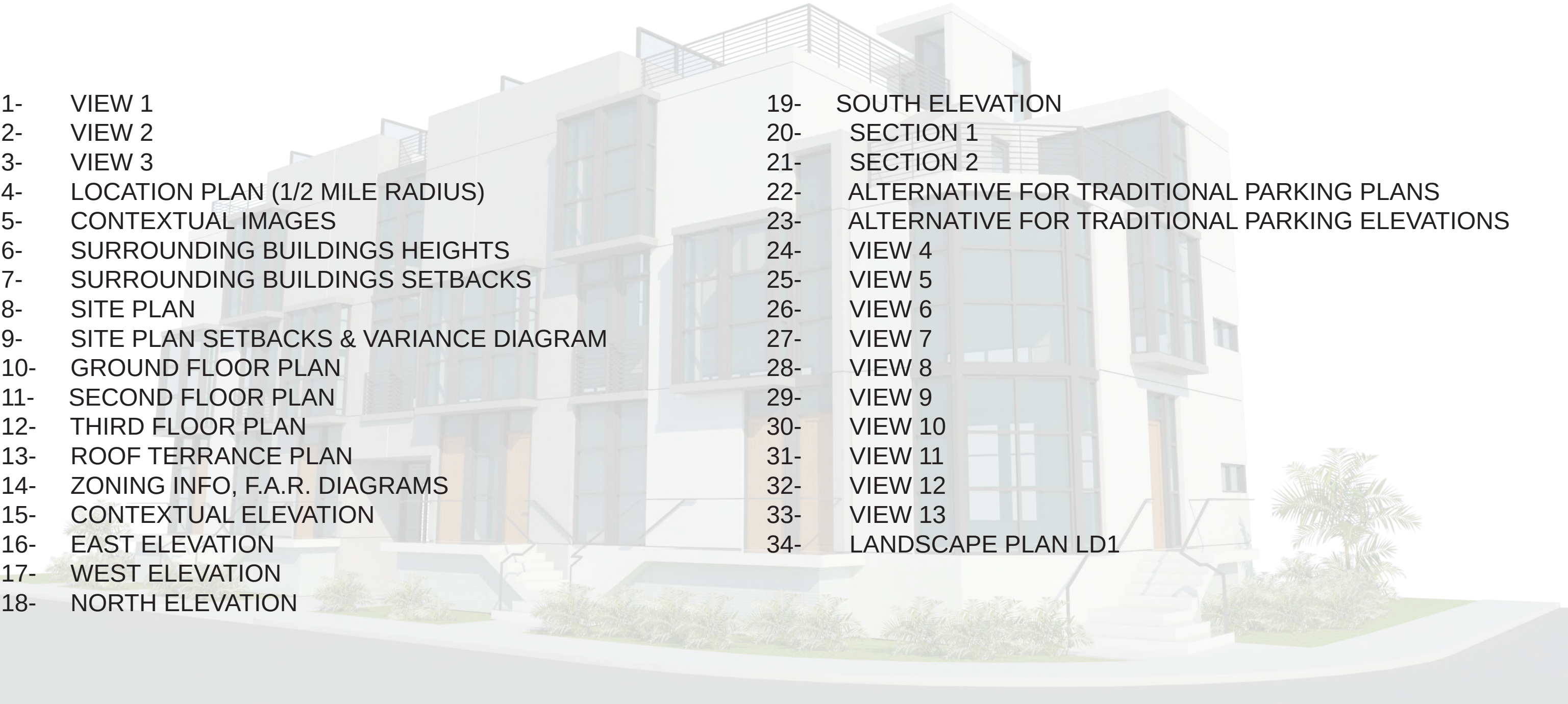
DRB ORIGINAL SUBMITTAL PRESENTATION
07.16.2017

Original File No.: DRB 17-0163 | Previous DRB Approval: 9/7/2017 | Expiration of DRB: 03/07/2019

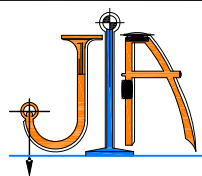


DEL MAR INVESTMENTS LLC | 330 76TH ST., Miami Beach, FL
PROPOSED 3 STORY TOWNHOUSE BUILDING WITH 7 UNITS AND 11 PARKING SPACES | FINAL SUBMITAL: 07/06/2017
DESIGN REVIEW BOARD

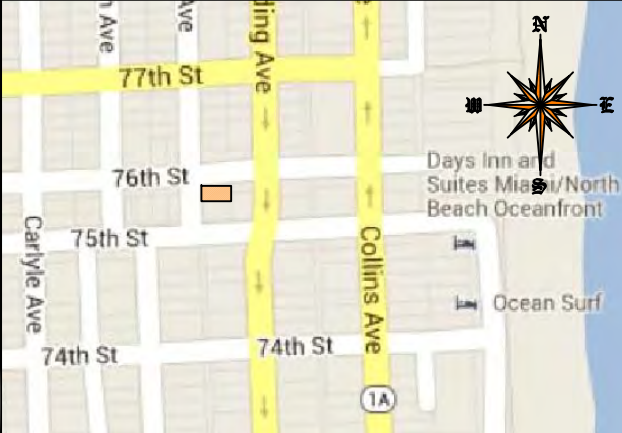
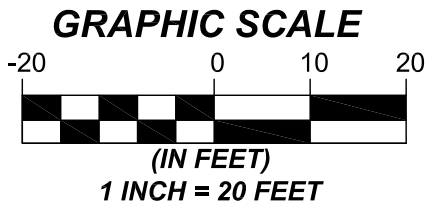
Gustavo J. Ramos Architecture | Planning | Interiors
10305 N.W. 41st ST. Suite 113, Miami, Florida, 33178 tel.: (305).599.4947 fax: (305).599.4947



1-	VIEW 1	19-	SOUTH ELEVATION
2-	VIEW 2	20-	SECTION 1
3-	VIEW 3	21-	SECTION 2
4-	LOCATION PLAN (1/2 MILE RADIUS)	22-	ALTERNATIVE FOR TRADITIONAL PARKING PLANS
5-	CONTEXTUAL IMAGES	23-	ALTERNATIVE FOR TRADITIONAL PARKING ELEVATIONS
6-	SURROUNDING BUILDINGS HEIGHTS	24-	VIEW 4
7-	SURROUNDING BUILDINGS SETBACKS	25-	VIEW 5
8-	SITE PLAN	26-	VIEW 6
9-	SITE PLAN SETBACKS & VARIANCE DIAGRAM	27-	VIEW 7
10-	GROUND FLOOR PLAN	28-	VIEW 8
11-	SECOND FLOOR PLAN	29-	VIEW 9
12-	THIRD FLOOR PLAN	30-	VIEW 10
13-	ROOF TERRANCE PLAN	31-	VIEW 11
14-	ZONING INFO, F.A.R. DIAGRAMS	32-	VIEW 12
15-	CONTEXTUAL ELEVATION	33-	VIEW 13
16-	EAST ELEVATION	34-	LANDSCAPE PLAN LD1
17-	WEST ELEVATION		
18-	NORTH ELEVATION		

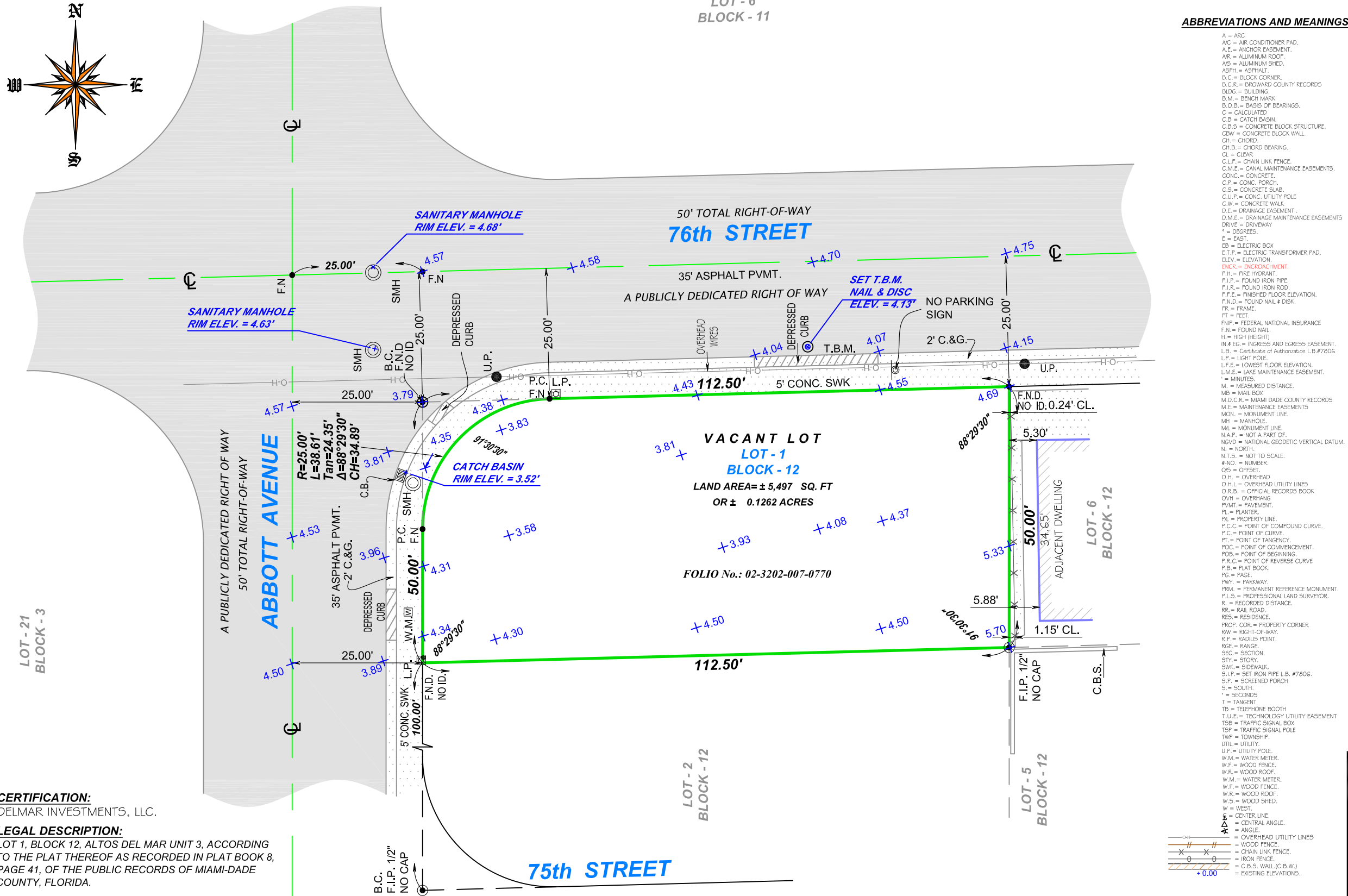


JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
777 N.W. 72nd AVENUE SUITE 3025, MIAMI, FLORIDA 33126
TELEPHONE: (305) 262-0400 | FAX : (305) 262-0401
WWW.IBARRALANDSURVEYORS.COM



LOCATION SKETCH
SCALE = N.T.S.

MAP OF BOUNDARY SURVEY
330 76th STREET, MIAMI BEACH, FLORIDA, 33141



ABBREVIATIONS AND MEANINGS

- A = ARC
- A/C = AIR CONDITIONER PAD
- A.E. = ANCHOR EASEMENT
- AR = ALUMINUM ROOF
- AS = ALUMINUM SHED
- ASPH = ASPHALT
- B.C. = BLOCK CORNER
- B.C.R. = BROWARD COUNTY RECORDS
- B.D.G. = BUILDING
- B.M. = BENCH MARK
- B.O.B. = BASIS OF BEARINGS
- C = CALCULATED
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CBW = CONCRETE BLOCK WALL
- CH = CHORD
- CH.B. = CHORD BEARING
- CL = CLEAR
- CL.F. = CHAIN LINK FENCE
- C.M.E. = CANAL MAINTENANCE EASEMENTS
- CONC. = CONCRETE
- C.P. = CONC. PORCH
- C.S. = CONCRETE SLAB
- C.U.P. = CONC. UTILITY POLE
- C.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
- DRIVE = DRIVEWAY
- ° = DEGREES
- E = EAST
- EB = ELECTRIC BOX
- E.T.P. = ELECTRIC TRANSFORMER PAD
- ELEV. = ELEVATION
- ENCR. = ENCROACHMENT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- F.F.E. = FINISHED FLOOR ELEVATION
- F.N.D. = FOUND NAIL & DISK
- FR = FRAME
- FT = FEET
- FNIP = FEDERAL NATIONAL INSURANCE
- F.N. = FOUND NAIL
- HT = HIGH (HEIGHT)
- IN & EG = INGRESS AND EGRESS EASEMENT
- LD = Certificate of Authorization L.B.#7806
- L.P. = LIGHT POLE
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LAKE MAINTENANCE EASEMENT
- ' = MINUTES
- M = MEASURED DISTANCE
- MB = MAIL BOX
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- M.E. = MAINTENANCE EASEMENTS
- MON. = MONUMENT LINE
- MH = MANHOLE
- ML = MONUMENT LINE
- N.A.P. = NOT A PART OF
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- N. = NORTH
- N.T.S. = NOT TO SCALE
- #AND = NUMBER
- ODS = OFFSET
- O.H. = OVERHEAD
- O.H.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- O.V.H. = OVERHANG
- P.V.M.T. = PAVEMENT
- PL = PLANTER
- PL = PROPERTY LINE
- P.C.C. = POINT OF COMPOUND CURVE
- P.C. = POINT OF CURVE
- PT. = POINT OF TANGENCY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVE
- P.B. = PLAT BOOK
- PG = PAGE
- PRV. = PARKWAY
- PRM. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- R. = RECORDED DISTANCE
- RR = RAIL ROAD
- RES. = RESIDENCE
- PROP. COR. = PROPERTY CORNER
- R/W = RIGHT-OF-WAY
- R.P. = RADIUS POINT
- RGE. = RANGE
- SEC. = SECTION
- STY. = STORY
- SWK. = SIDEWALK
- S.I.P. = SET IRON PIPE L.B. #7806
- S.P. = SLOPED PORCH
- S. = SOUTH
- ' = SECONDS
- T = TANGENT
- TD = TELEPHONE BOOTH
- T.U.F. = TECHNOLOGY UTILITY EASEMENT
- TSB = TRAFFIC SIGNAL BOX
- TSP = TRAFFIC SIGNAL POLE
- TWP = TOWNSHIP
- UTIL. = UTILITY
- U.P. = UTILITY POLE
- W.M. = WATER METER
- W.F. = WOOD FENCE
- W.R. = WOOD ROOF
- W.M. = WATER METER
- W.F. = WOOD FENCE
- W.R. = WOOD ROOF
- W.S. = WOOD SHED
- W. = WEST
- = CENTER LINE
- = CENTRAL ANGLE
- = ANGLE
- = OVERHEAD UTILITY LINES
- = WOOD FENCE
- = CHAIN LINK FENCE
- = IRON FENCE
- = C.B.S. WALL (C.B.W.)
- = EXISTING ELEVATIONS

CERTIFICATION:
DELMAR INVESTMENTS, LLC.

LEGAL DESCRIPTION:
LOT 1, BLOCK 12, ALTOS DEL MAR UNIT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING
- PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE
- DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: "AE", COMMUNITY 120651 / PANEL 0326 / SUFFIX: L, DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 8.0 FEET
- THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION LB # 7806.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 CITY OF MIAMI BEACH BENCH MARK # CMB 78-0. LOCATOR NE CORNER @ ABBOTT AVENUE & 76th STREET; ELEVATION IS 2.71 FEET OF N.A.V.D. OF 1988, CONVERTED TO NGVD 1929 BY USING VERTCON.

SURVEYOR'S CERTIFICATION:

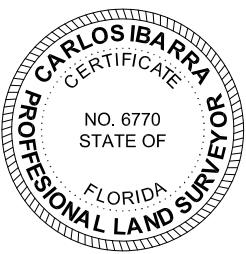
I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:  **06/09/2017**
CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: **UPDATED SURVEY 06-09-2017**
REVISED ON: **UPDATED SURVEY 08-12-2015**
REVISED ON: **ORIGINAL SURVEY 06-14-2013**

DRAWN BY:	E.A.
FIELD DATE:	06/09/2017
JOB NO:	13-002212-5
SHEET:	1 OF 1

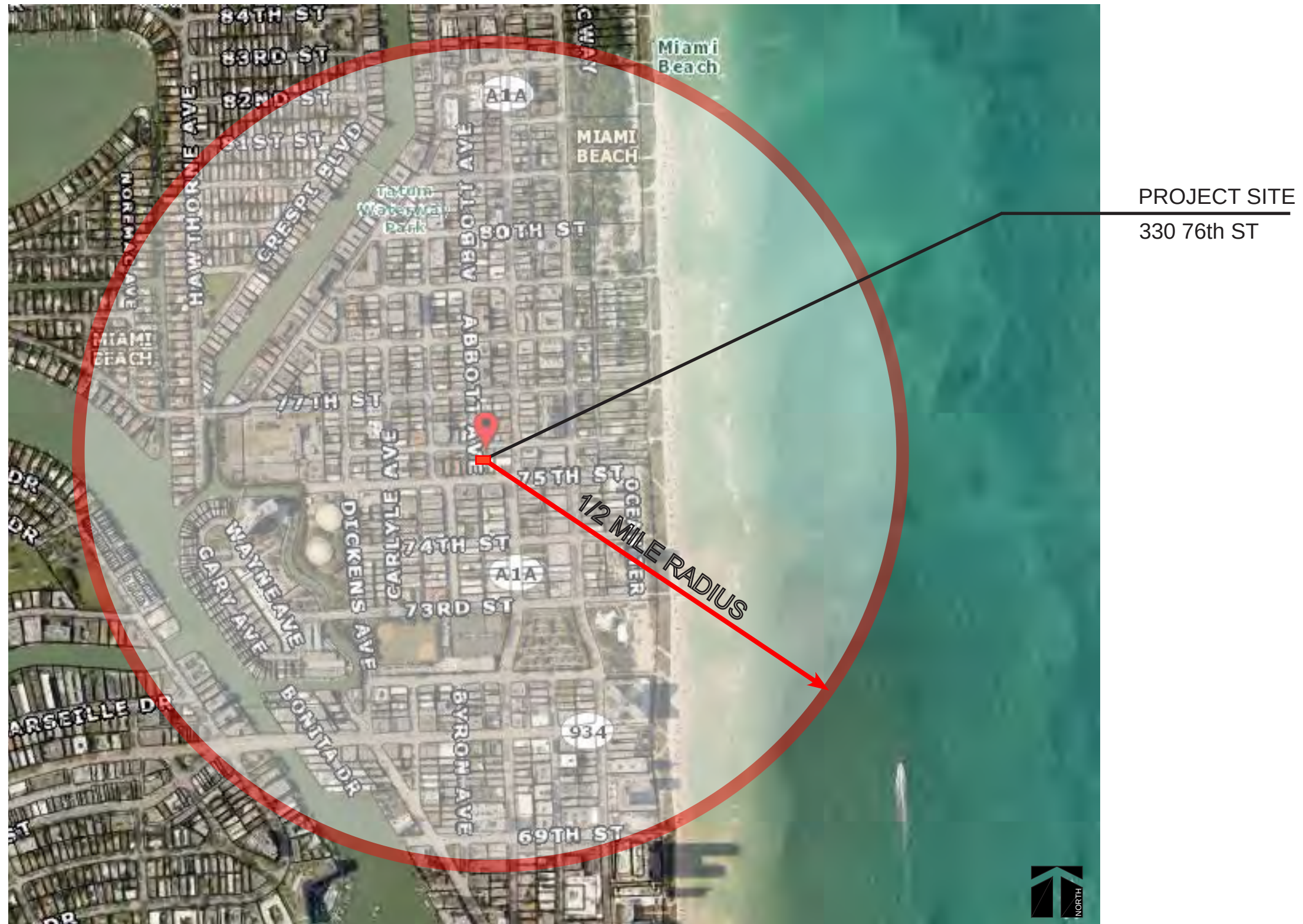


L.B.# 7806 SEAL



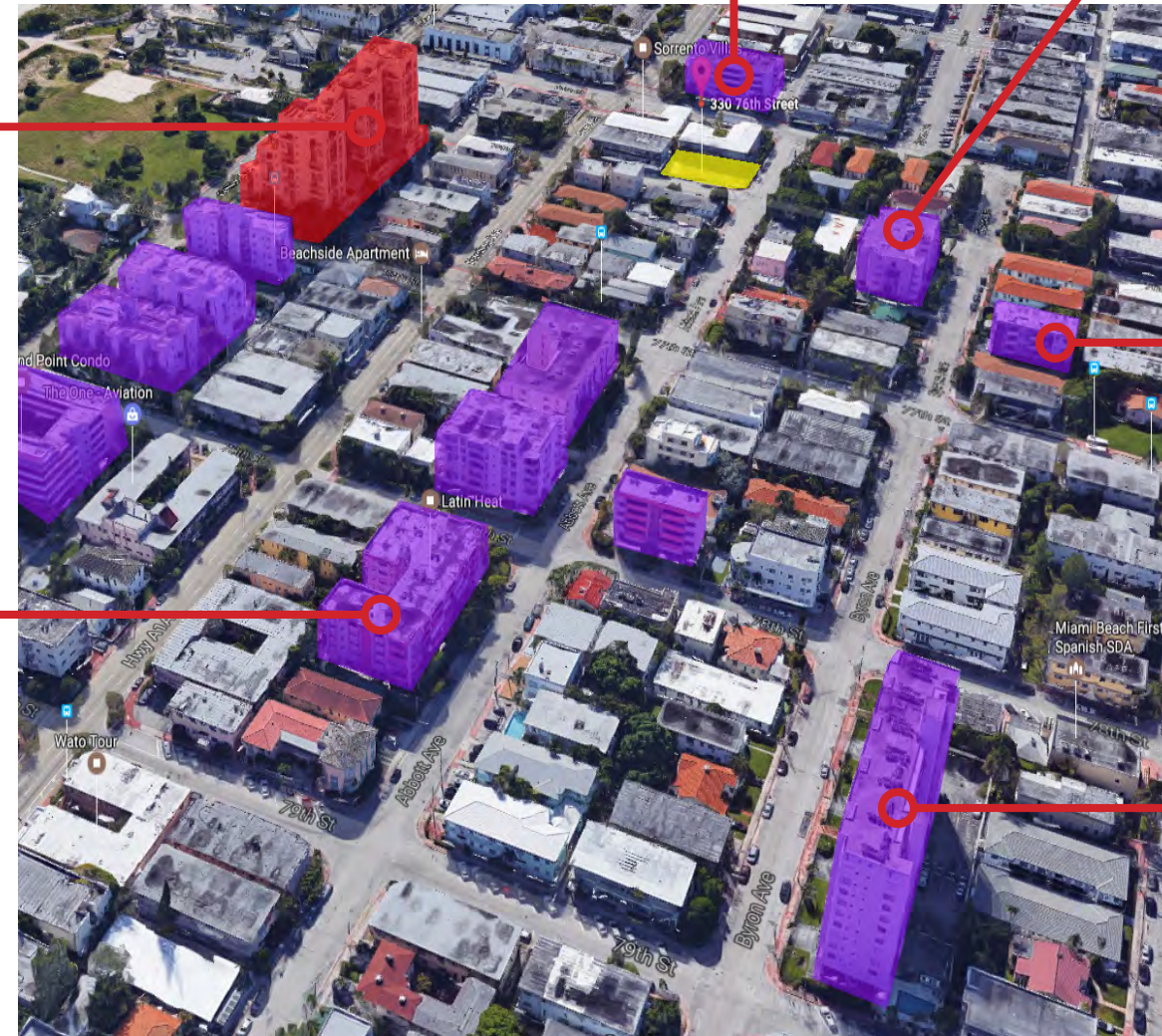


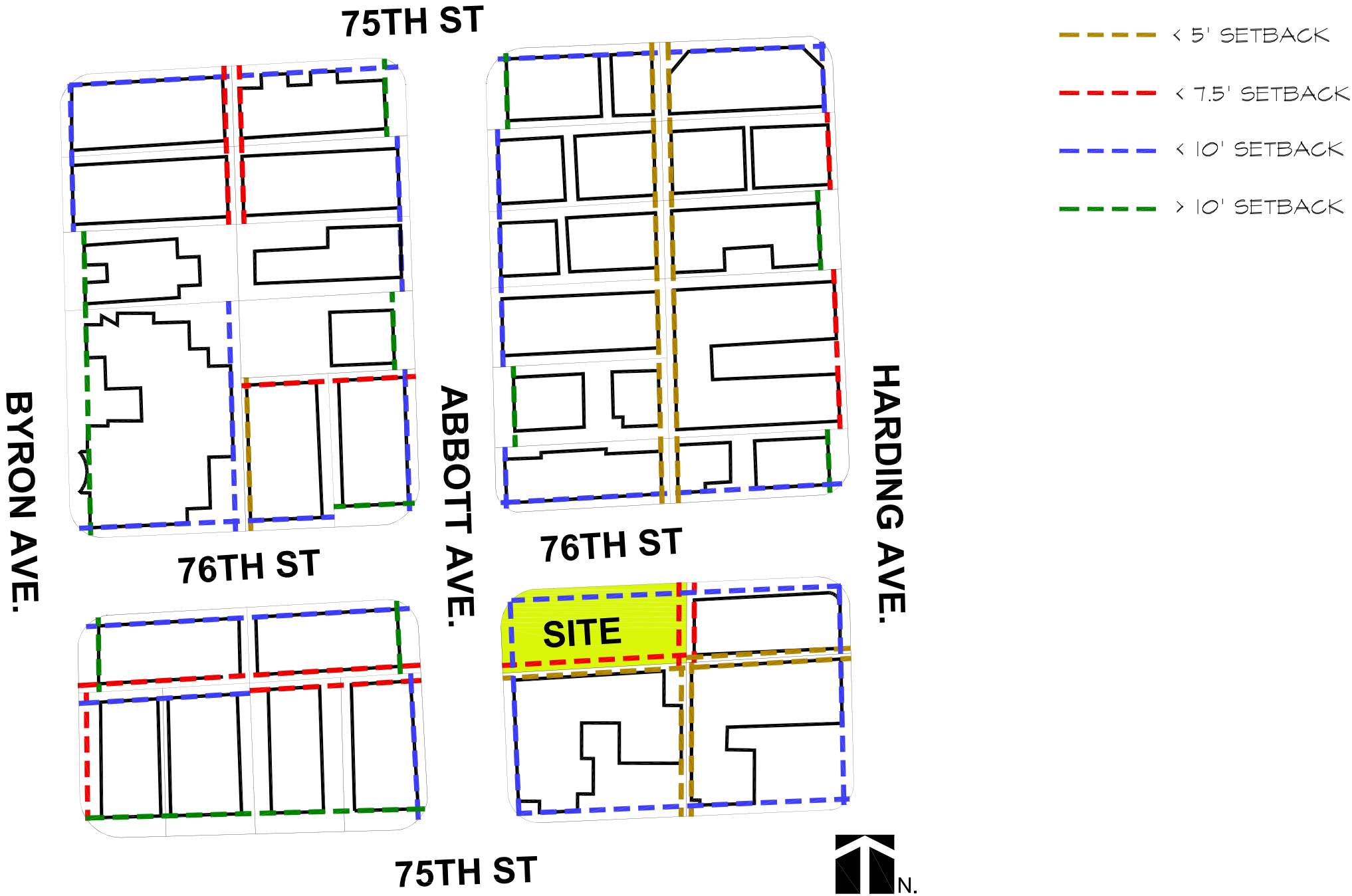






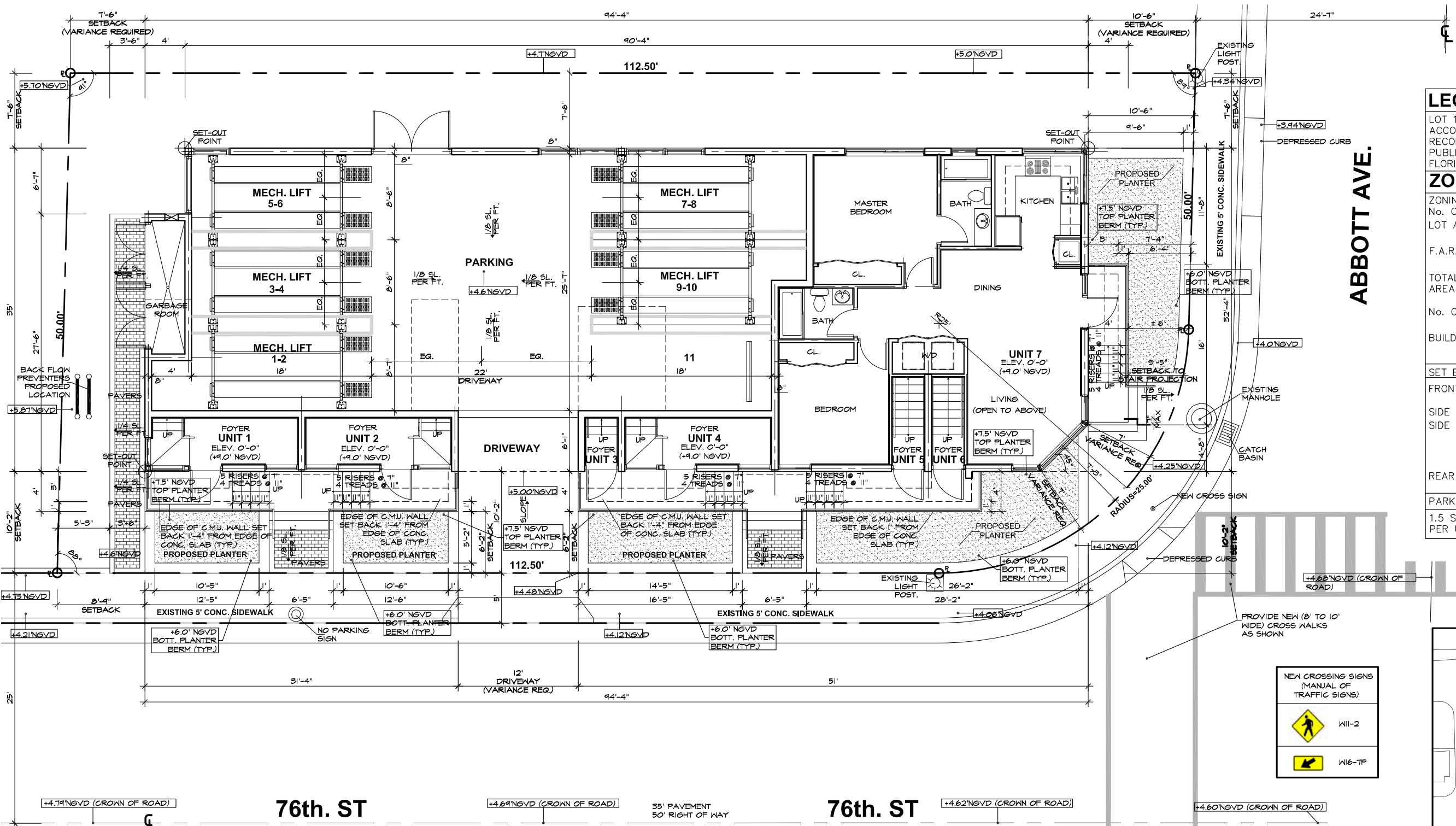
- 330 76 STREET
- 1-3 STORIES
- 3-5 STORIES
- +6 STORIES



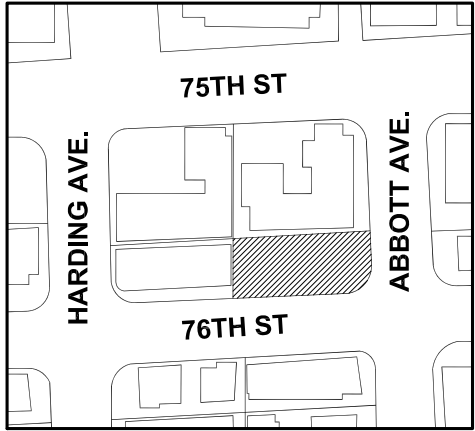


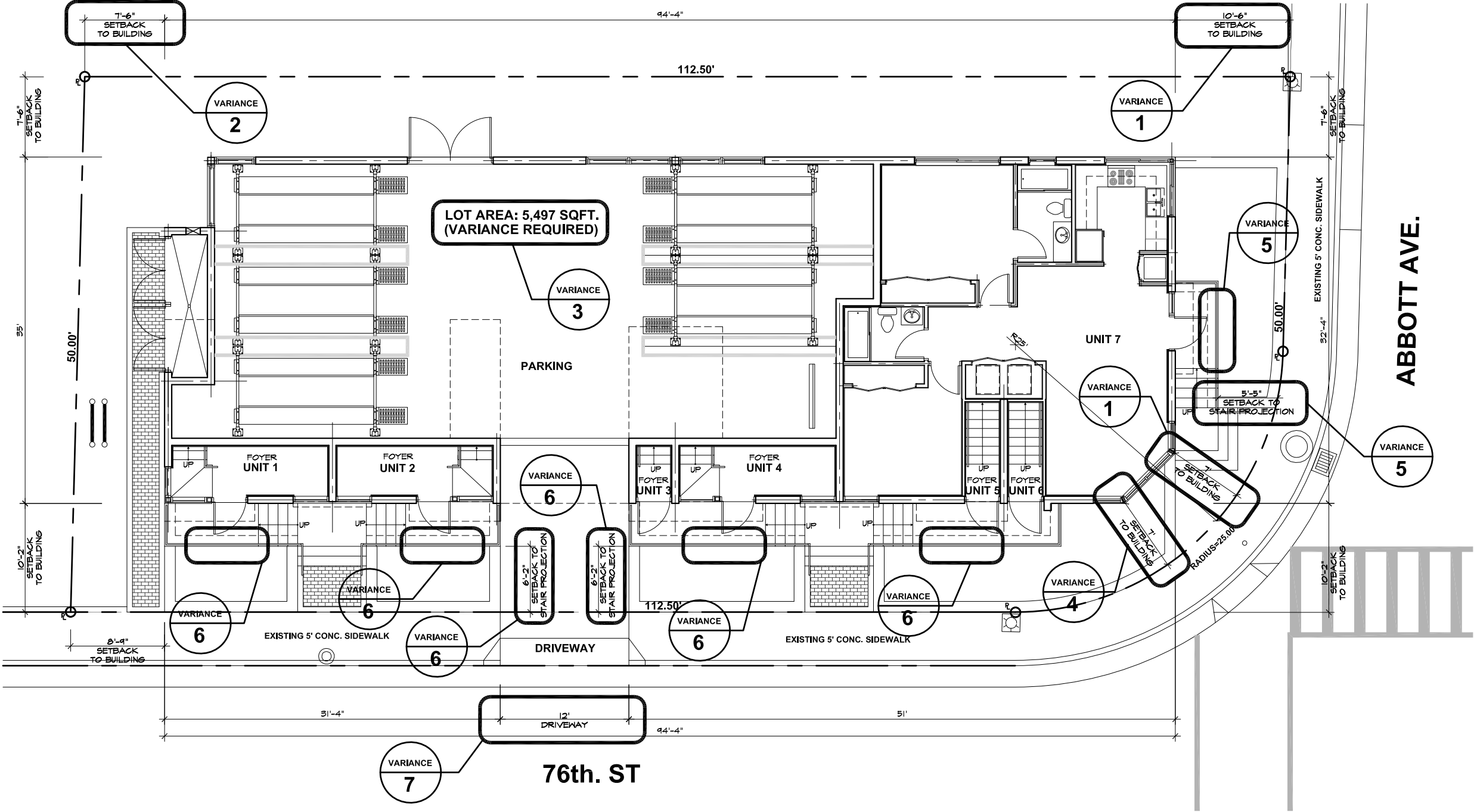
SETBACKS ANALYS





LEGAL DESCRIPTION		
LOT 1, BLOCK 12, ALTOS DEL MAR UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 8, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.		
ZONING INFORMATION		
ZONING	RM-1	
No. OF UNITS	7	
LOT AREA	5,497 SQFT. (VARIANCE REQUIRED)	
F.A.R.	1.25	
TOTAL ALLOWABLE AREA	REQUIRED	PROVIDED
	6,871.25 SQFT. MAX.	6,866 SQFT. (TOTAL AREA OF BUILDING)
No. OF STORIES	5 STORIES MAX.	3 STORIES
BUILDING HEIGHT	50'-0" MAX.	40'-0" TOP OF ROOF SLAB TO GRADE
SET BACKS	REQUIRED	PROVIDED
FRONT	20'-0"	8'-0" (VARIANCE REQ.)
SIDE INTERIOR	7'-6"	7'-6"
SIDE FRONT ST.	7'-6"	10'-2" (7'-0" CORNER ENCROACHMENT. VARIANCE REQ.)
REAR	10% OR 11.25'	7'-6" (VARIANCE REQ.)
PARKING	REQUIRED	PROVIDED
1.5 SPACES PER UNIT	11 SPACES	11 SPACES (5 MECH. LIFTS)





VARIANCES TO REQUEST | KEY NOTES:

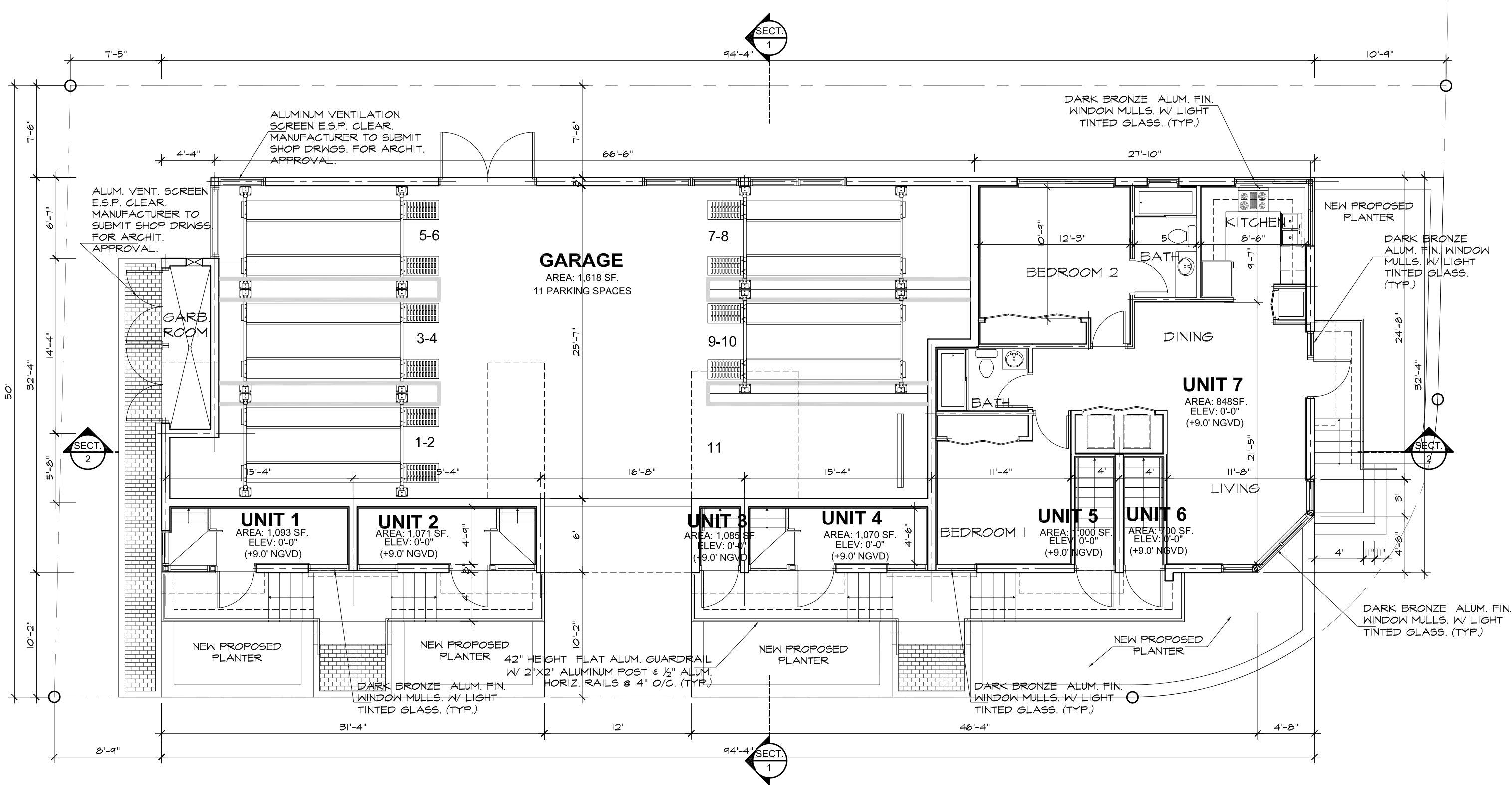
- 1- PEDESTAL FRONT SETBACK:
REQUIRED: 20' | PROVIDED: 10'-6" TO 7.0'
- 2- PEDESTAL REAR SETBACK:
REQUIRED: 11.25' | PROVIDED: 7.5'
- 3- MINIMUM LOT SIZE:
REQUIRED: 5,600 SF. | PROVIDED: 5,497 SF.
- 4- PEDESTAL FRONT SETBACK AT CORNER RADIUS:
REQUIRED: 7.5' | PROVIDED: 7.0'

- 5- MAXIMUM ALLOWED 25% PROJECTION AT LANDING SLAB:
- PROVIDED: 5'-5" (30" ABOVE GRADE)
- MAXIMUM HEIGHT OF RAILINGS FACING STREET FROM GRADE PROVIDED IS 5.0'
- 6- MAXIMUM ALLOWED 25% PROJECTION AT LANDING SLAB:
- PROVIDED: 6'-2" (30" ABOVE GRADE)
- MAXIMUM HEIGHT OF RAILINGS FACING STREET FROM GRADE PROVIDED IS 5.0'
- 7- DRIVEWAY WIDTH FOR MORE THAN 10 PARKING SPACES:
REQUIRED: 22' | PROVIDED: 12'

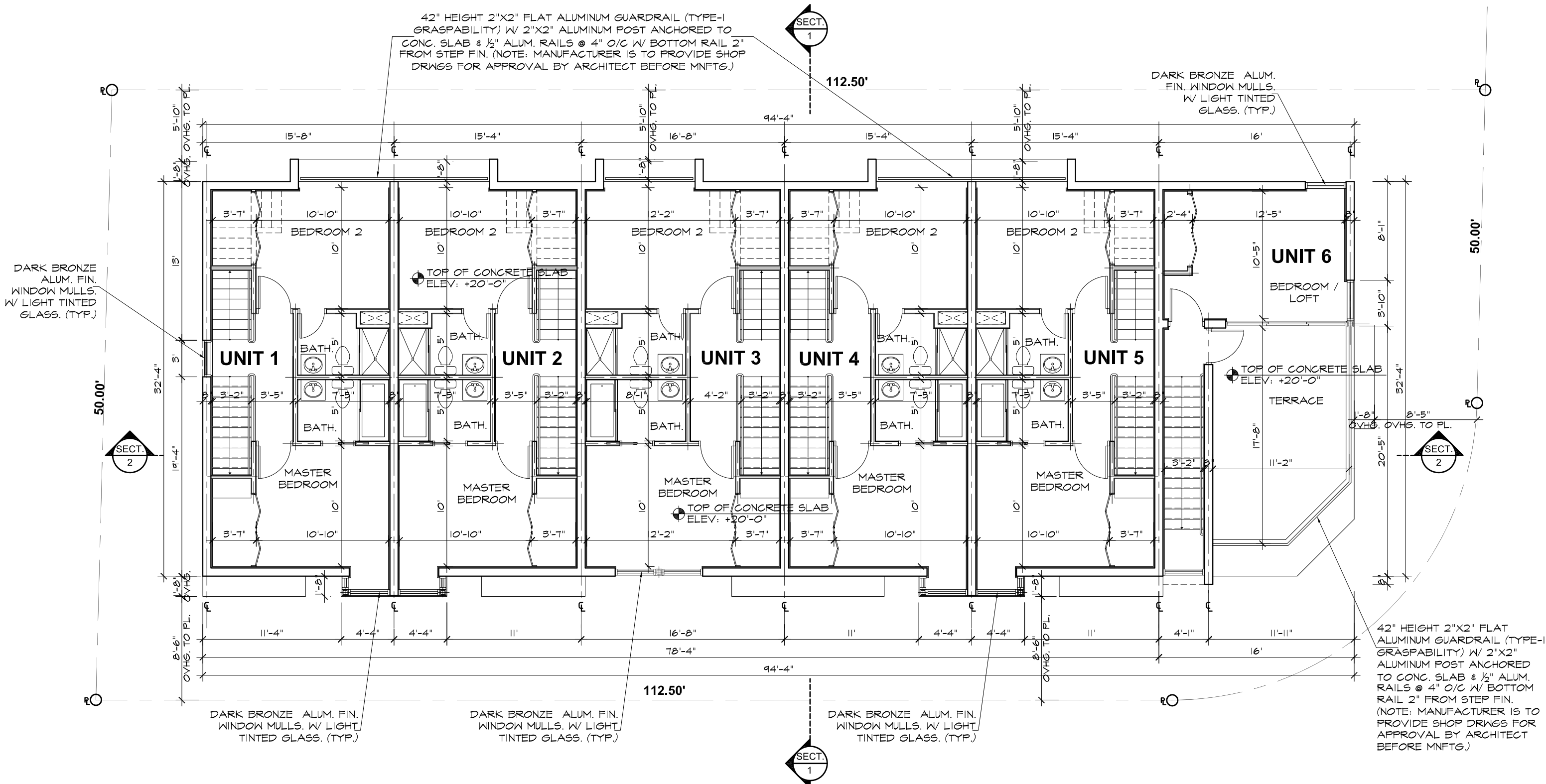
**SITE PLAN SETBACKS
& VARIANCE DIAGRAM**



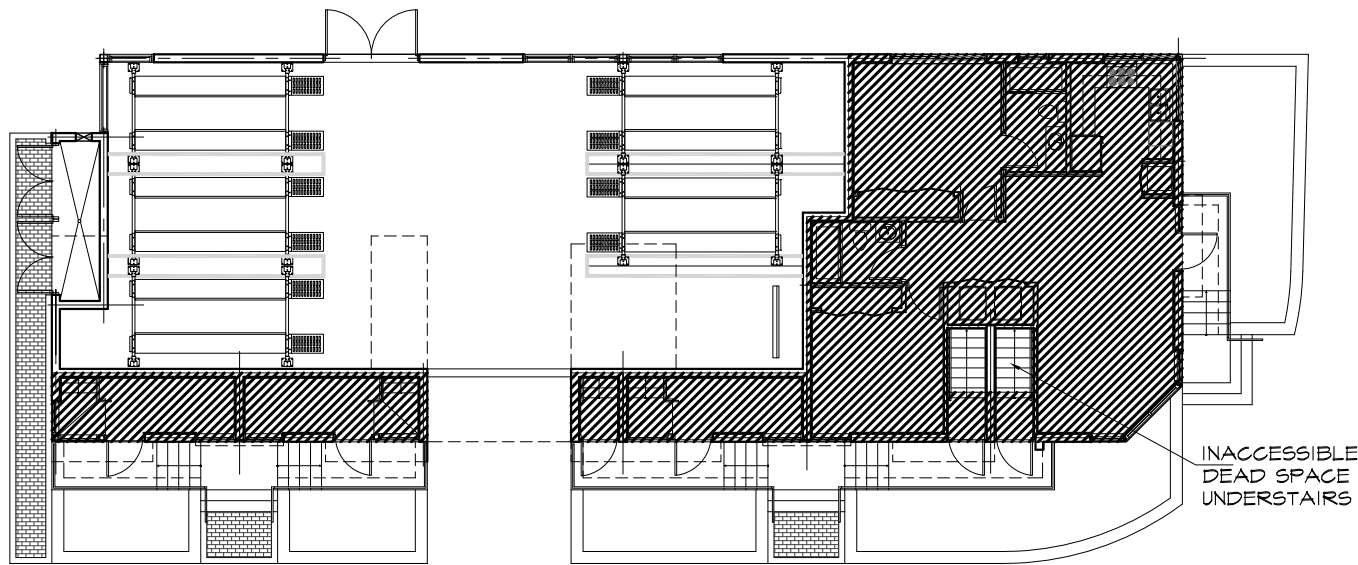
N. SCALE $\frac{3}{32}" = 1'-0"$



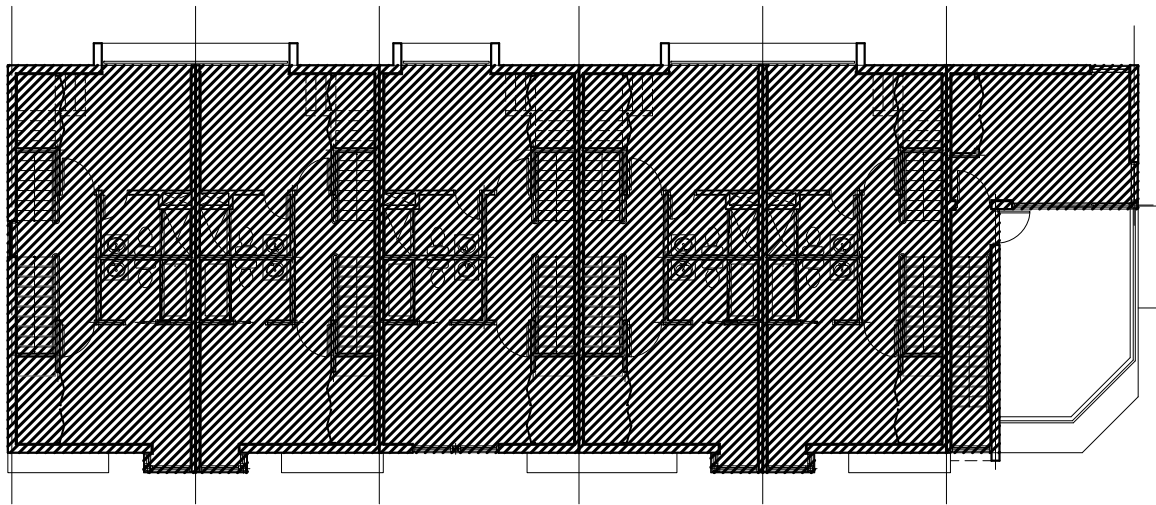




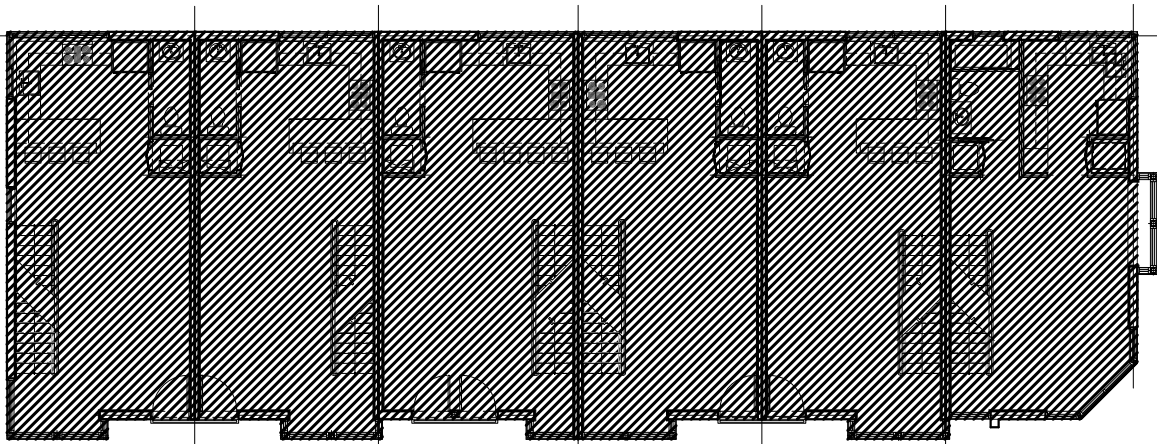




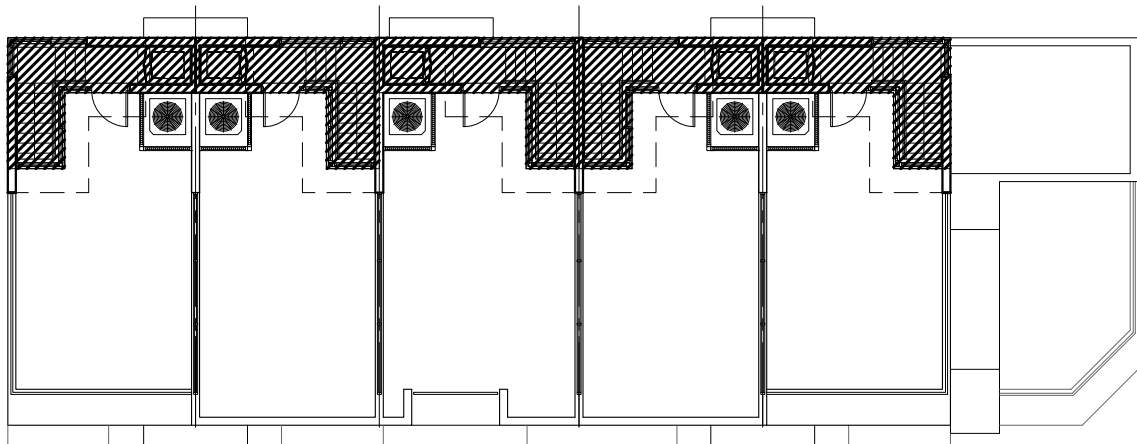
GROUND FLOOR AREA: 1,068 SQFT.



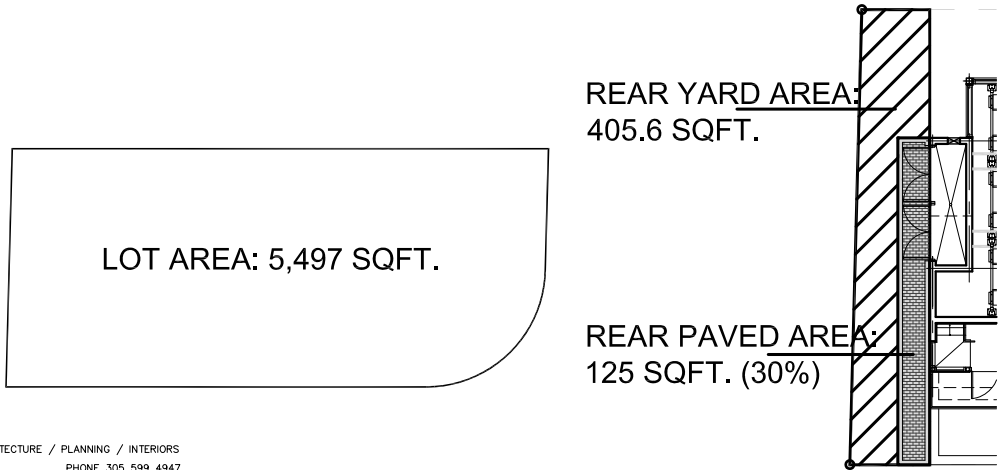
THIRD FLOOR AREA: 2,515 SQFT.



SECOND FLOOR AREA: 3,075 SQFT.



ROOF TERRACE AREA: 208 SQFT.

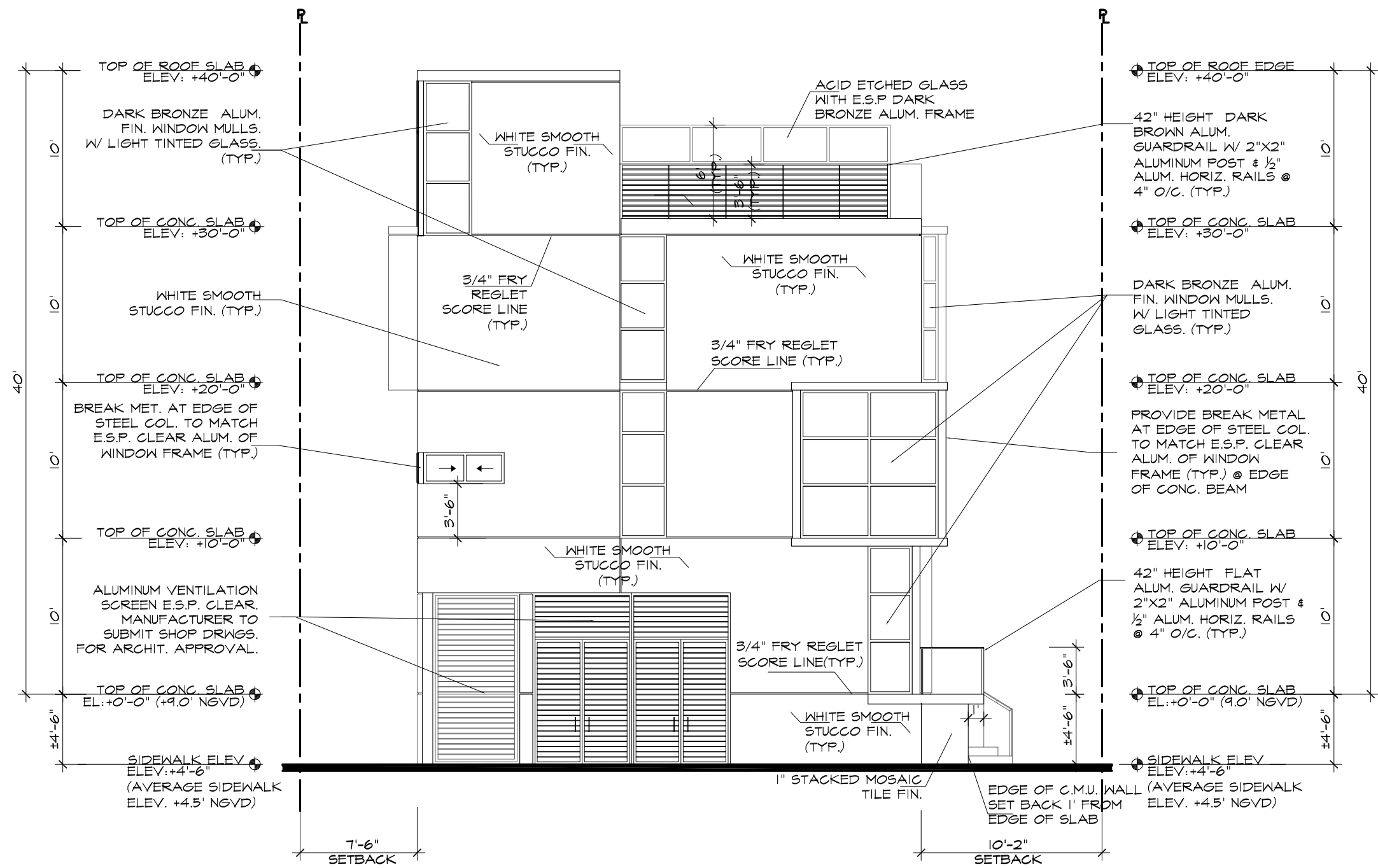


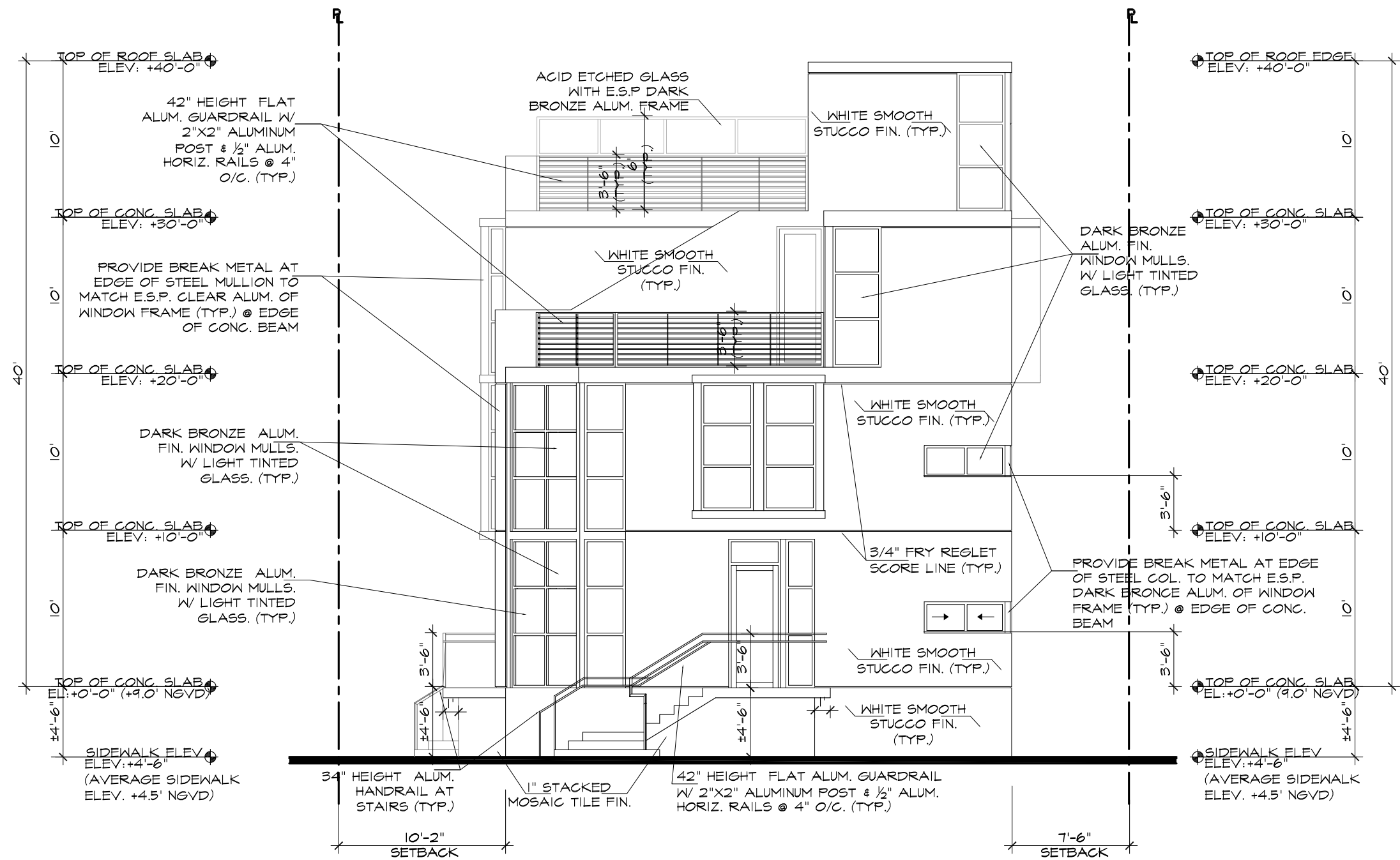
ZONING INFORMATION		
ZONING	RM-1	
No. OF UNITS	7	
LOT AREA	5,497 SQFT. (VARIANCE REQUIRED)	
F.A.R.	1.25	
TOTAL ALLOWABLE AREA	REQUIRED	PROVIDED
	6,871.25 SQFT.MAX.	6,866 SQFT. (TOTAL AREA OF BUILDING)
No. OF STORIES	5 STORIES MAX.	3 STORIES
BUILDING HEIGHT	50'-0" MAX.	44'-6" TOP OF ROOF SLAB TO GRADE

AREA CALCULATION	
FLOOR	SURFACE (SQ.FT.)
GROUND	1,068
SECOND	3,075
THIRD	2,515
ROOF	208
TOTAL BUILDING AREA	6,866
F.A.R	1.25 (5,497 S.F.)
TOTAL ALLOWABLE AREA (S.F.)	6,871.25

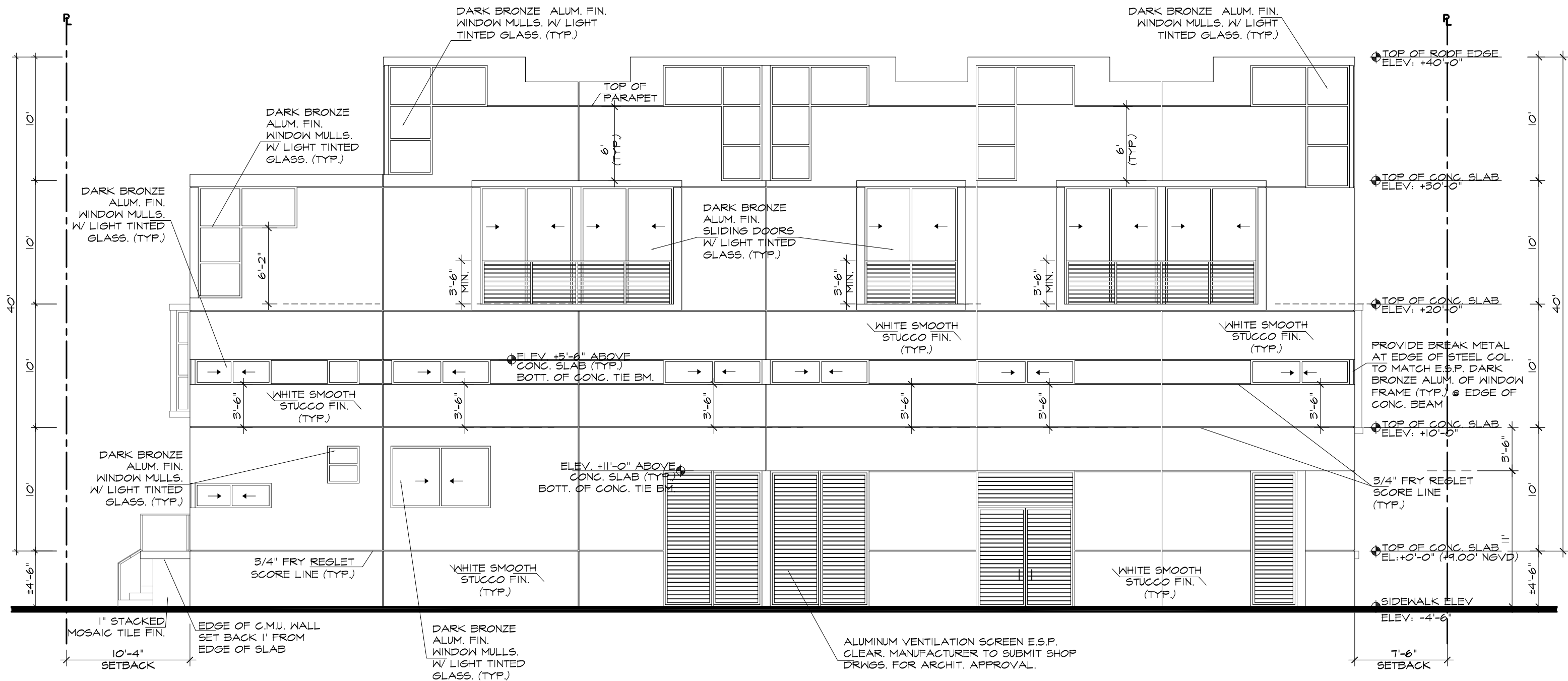
UNITS AVERAGE AREA	
UNIT	SURFACE (SQ. FT.)
1	1,093
2	1,071
3	1,085
4	1,070
5	1,000
6	700
7	848
AVERAGE UNIT SIZE	981





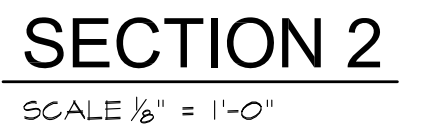








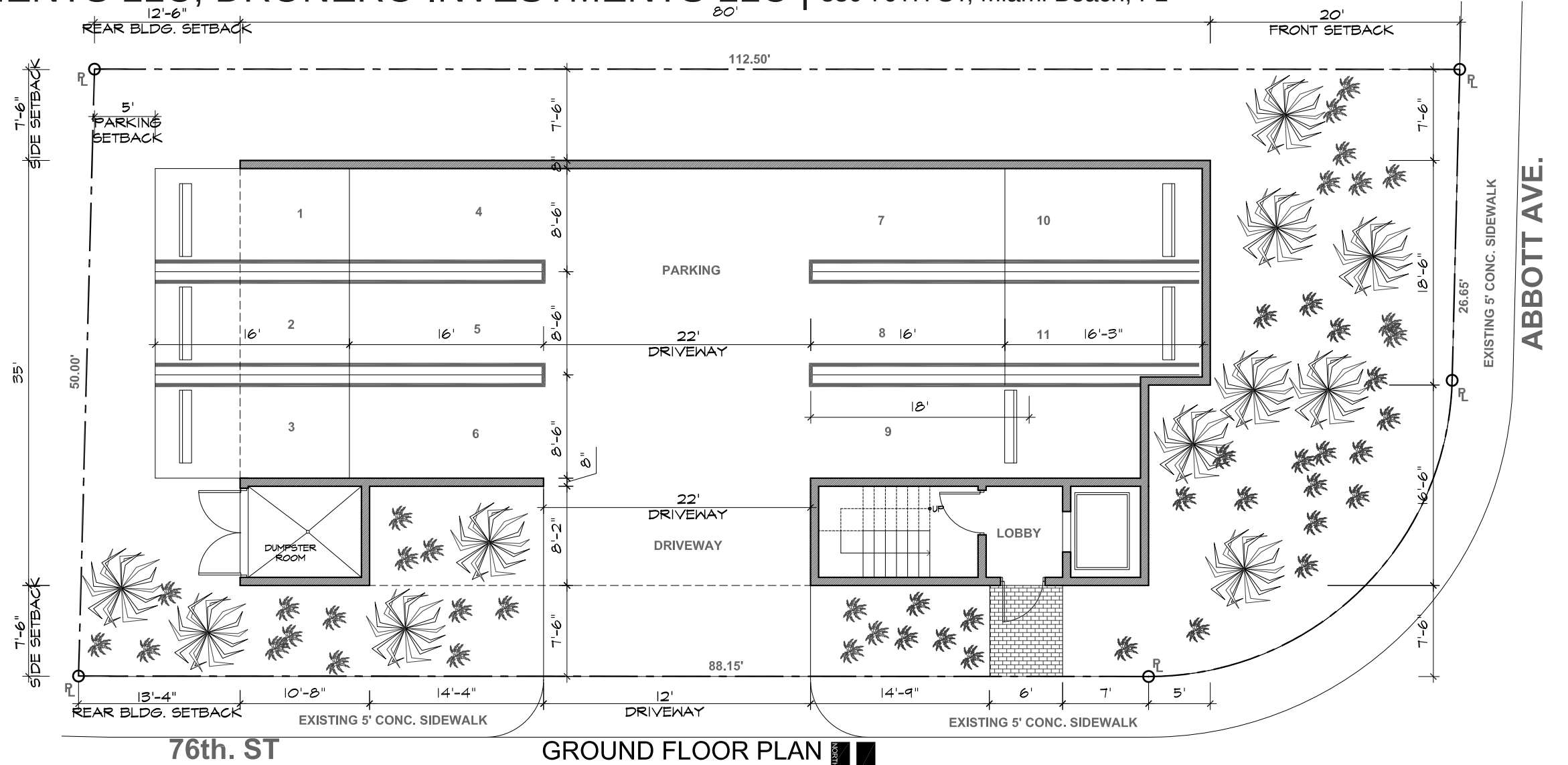
GUSTAVO J. RAMOS ARCHITECTURE / PLANNING / INTERIORS
10305 NW 41st. ST # 113, MIAMI, FL PHONE 305 599 4947



AREA CALCULATION	
FLOOR	SURFACE (SQ.FT.)
GROUND	250
SECOND	2,750
THIRD	2,750
ROOF	1,100
TOTAL BUILDING AREA	6,850

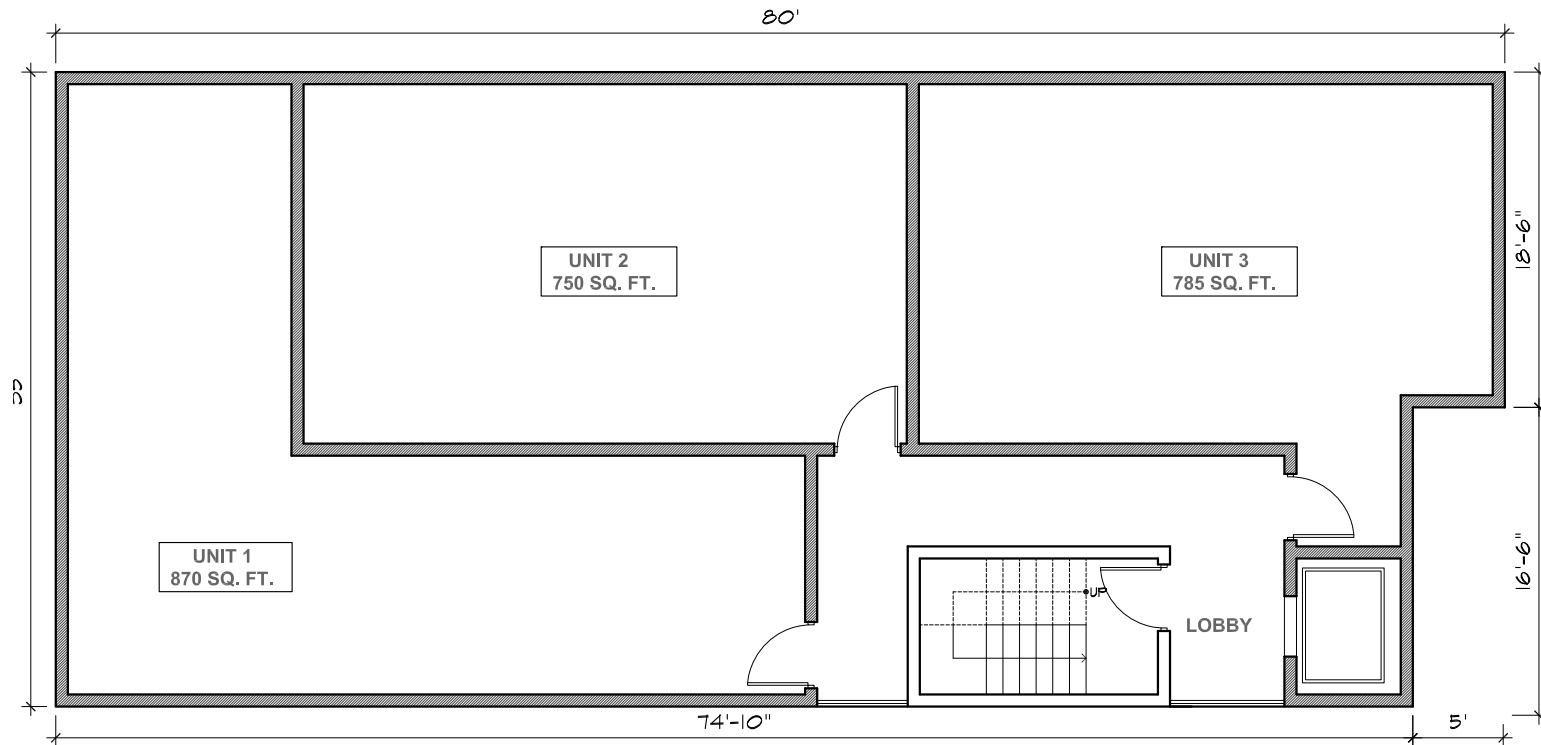
F.A.R	1.25 (5,497 S.F)
TOTAL ALLOWABLE AREA (S.F.)	6,871.25

UNITS AVERAGE AREA	
UNIT	SURFACE (SQ. FT.)
1	870
2	750
3	785
4	870
5	750
6	785
7	795
AVERAGE UNIT SIZE	801



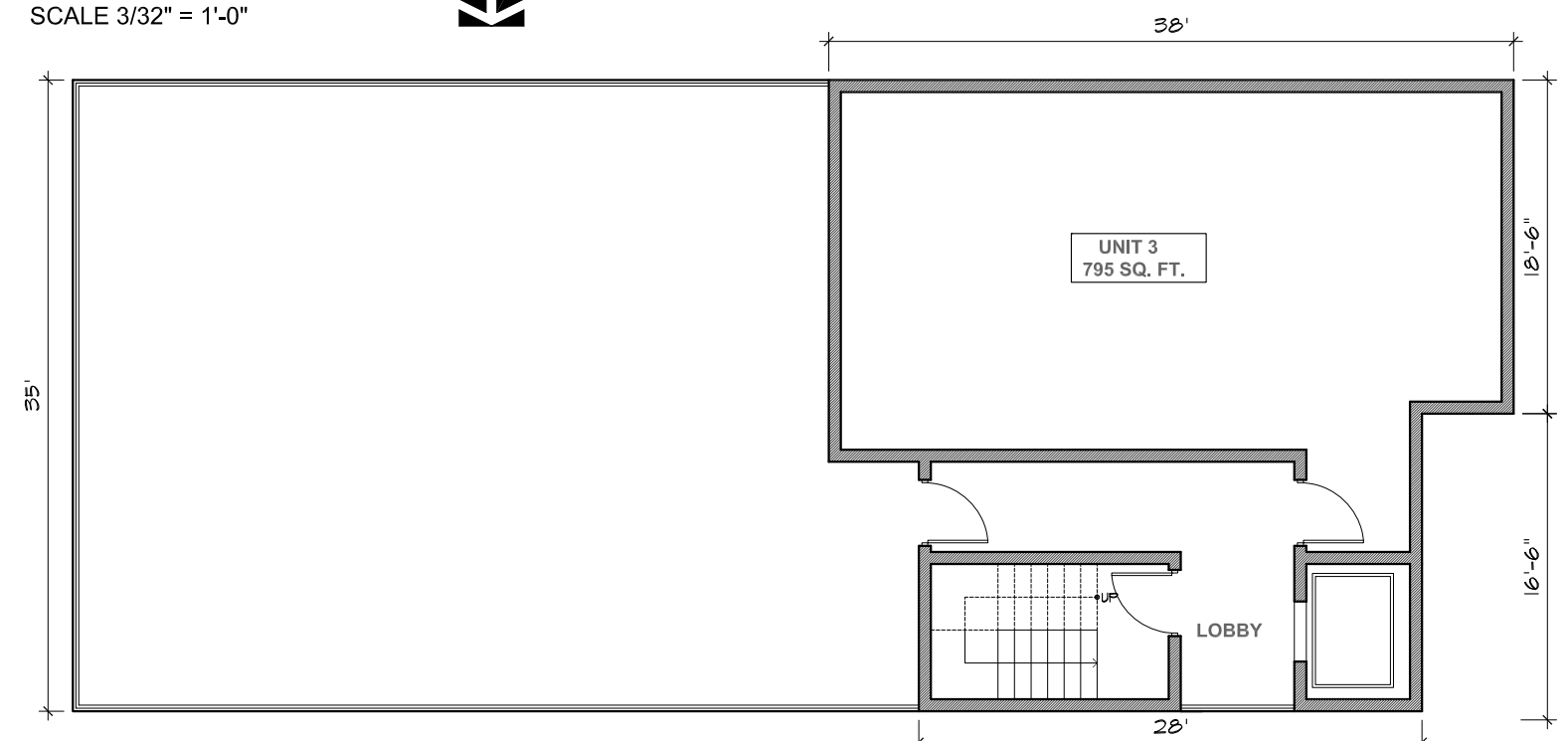
GROUND FLOOR PLAN

SCALE 3/32" = 1'-0"



TYP. FLOOR PLAN (2nd & 3rd)

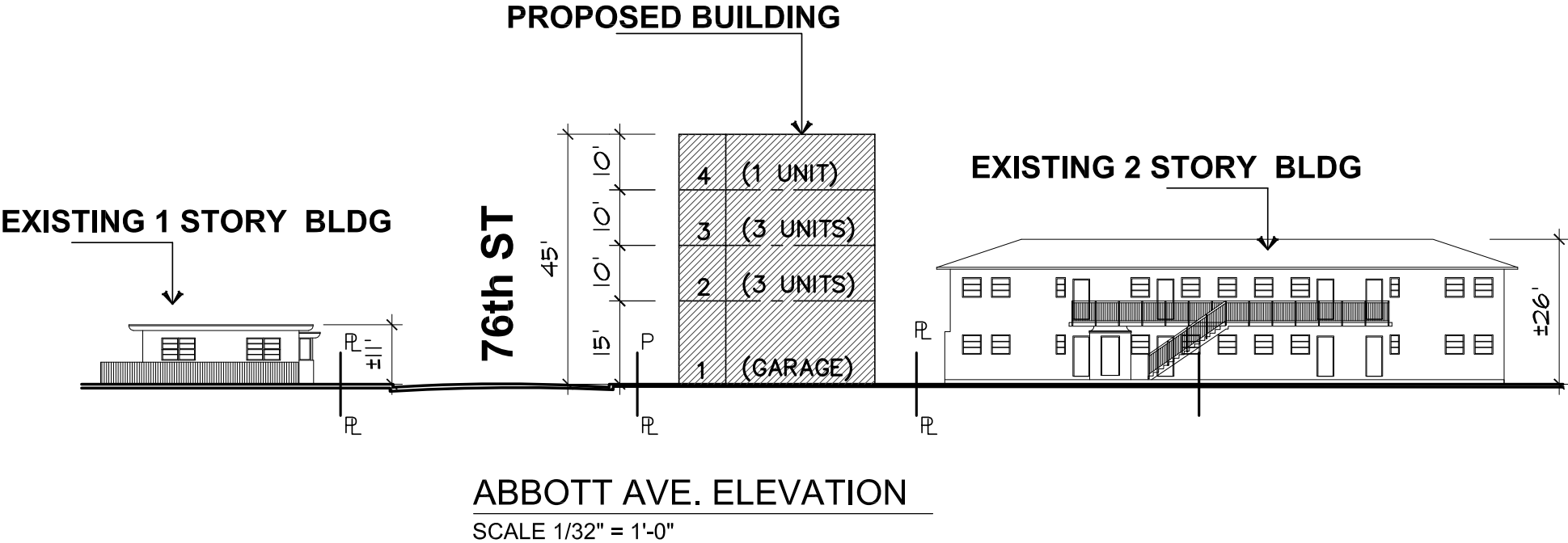
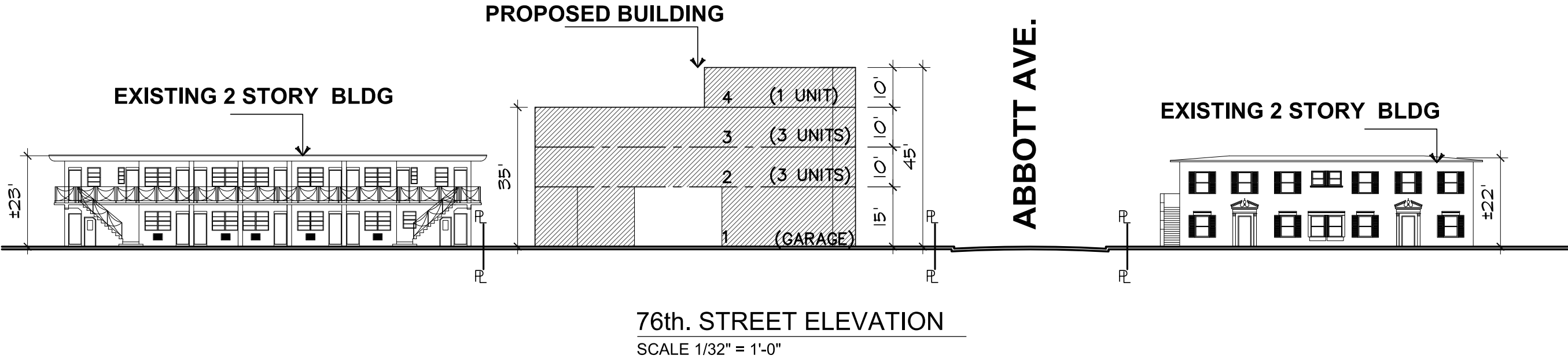
SCALE 3/32" = 1'-0"



TYP. FLOOR PLAN (4th)

SCALE 3/32" = 1'-0"

ALTERNATIVE FOR TRADITIONAL PARKING LAYOUT WITHOUT USING MECH. LIFTS
PROPOSED ELEVATIONS













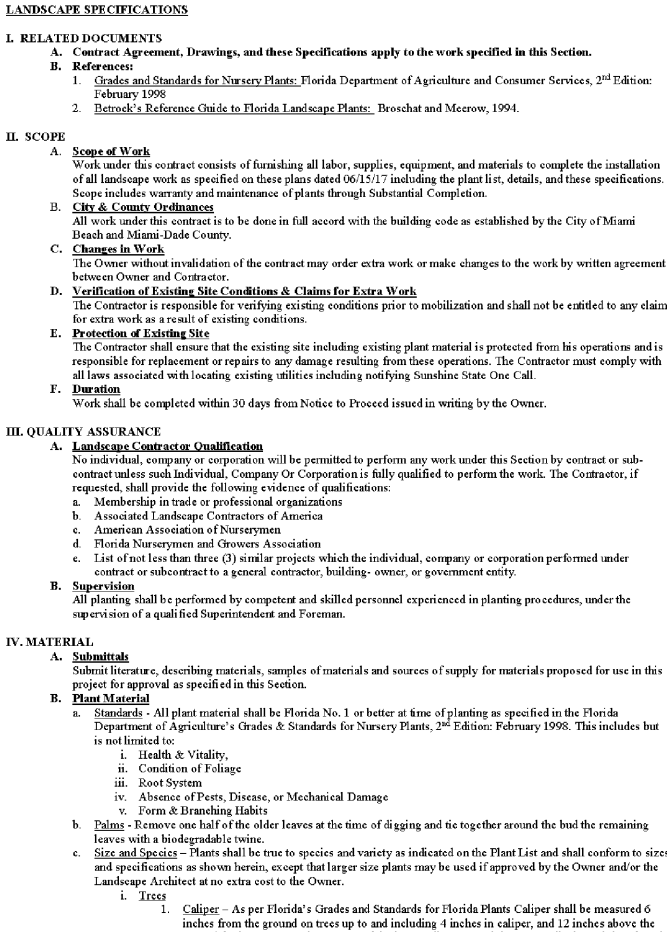












2. **Height** - Measured from the ground to the topmost portion of the tree as shown in the Grades and Standards for Nursery Plants.
3. **Crown Spread Diameter** - The average of the widest branch spread and that perpendicular to it as shown in the Grades and Standards for Nursery Plants.

ii. **Palms**

1. **Overall Height** - Highest point in the canopy measured from the soil line to the natural position of the last fully expanded leaf as shown in the Grades and Standards for Nursery Plants.
- d. **Sod** - Sod shall be of even thickness and with good root structure. Sod must be reasonably free of weed, freshly mowed before cutting and in good healthy condition when laid, as well as not stacked for more than 24 hours.
- e. **Acceptance of Material** - The Landscape Architect and/or the Owner reserves the right to reject any landscape material that does not meet the criteria set forth in these specifications and/or drawings.
- f. **Substitutions** - No substitutions of any landscape material shall be permitted without the written consent of the Owner and/or the Landscape Architect.
- g. **Non-Availability** - In the event that a specified plant is not available, the Contractor shall provide written notice to the Landscape Architect and/or Owner. Should the Landscape Architect and/or Owner locate a source for the specified plant within the State of Florida, the Contractor shall be bound to purchase and install from that source.
- h. **Differences** - Where quantities and/or species differ between the Planting Plans and the Plant List, the Plans shall govern.

C. **Soil**

Topsoil shall be natural, friable, and free from rocks larger than ¾" diameter, weeds, stumps, plant tissue, litter, toxic substances, or any other deleterious materials. Provide proof of soil characteristics and suitability for plant growth from independent and certified testing laboratories, independently mailed to the Owner and/or the Landscape Architect prior to the delivery and/or use of the soil.

D. **Pre-Emergent Herbicide**

Shall be pre-approved and applied as per manufacturer's specifications.

E. **Mulch** - See Details

F. **Fertilizer**

Agri-form fertilizer tablets not to exceed manufacturer's recommendations. Fertilizers from Atlantic Fertilizer are also acceptable as long as selected fertilizer is appropriate to the plant material.

V. INSTALLATION

A. **Plant Selection**

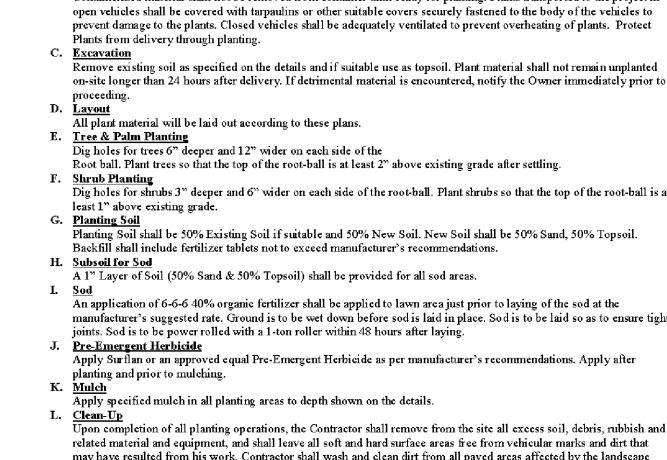
The Contractor shall be responsible for selecting all plant material that meets plan and specification requirements, except for material tagged in advance by the Landscape Architect. The Landscape Architect may visit the sources to inspect the selected plant material and/or require photographs. Approval of the selected plant material at the source shall not impair the Landscape Architect's right to reject the plant material after delivery to the site, and/or during subsequent inspection of the work.

B. **Delivery, Handling and Storage**

Field grown material shall not be removed from the ground until the Contractor is ready to transport it to the site. Containerized material shall not be removed from container until ready for planting. Plants transported to the project in open vehicles shall be covered with tarpaulins or other suitable covers securely fastened to the body of the vehicles to prevent damage to the plants. Closed vehicles shall be adequately ventilated to prevent overheating of plants. Protect Plants from delivery through planting.

C. **Excavation**

Remove existing soil as specified on the details and if suitable use as topsoil. Plant material shall not remain unplanted in excess of 30 days. If the Contractor delays in planting, the Contractor shall be liable for the cost of the immediate



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