DRB FINAL SUBMITTAL (DRB21-0674)



RCC HOLDINGS GROUP LLC | 330 76TH ST., Miami Beach, FL

PROPOSED 3 STORY TOWNHOUSE BUILDING WITH 7 UNITS AND 11 PARKING SPACES

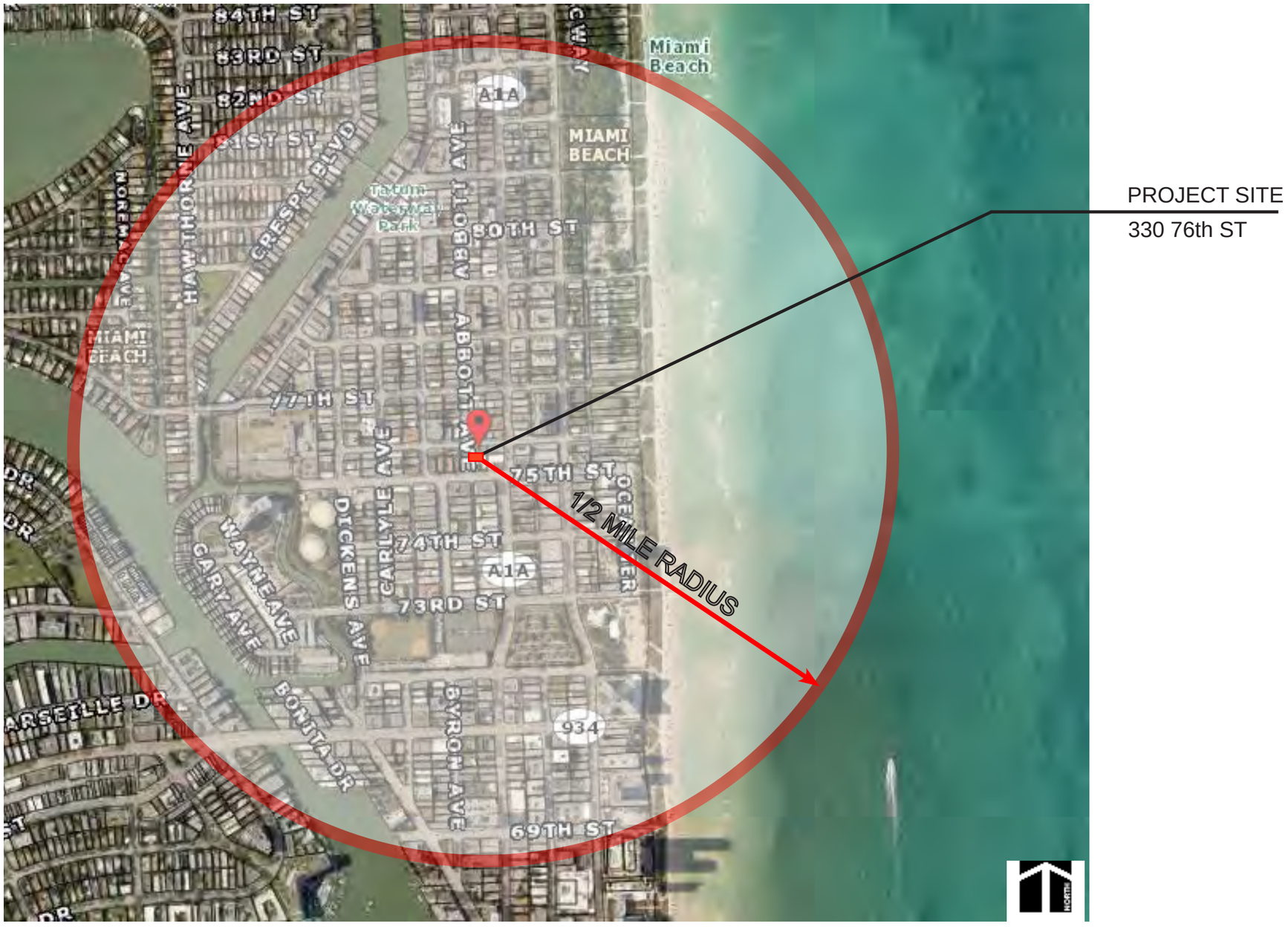
FINAL SUBMITAL: 05/10/2021 | DESIGN REVIEW BOARD

Gustavo J. Ramos Architecture | Planning | Interiors

8935 N.W. 35th LN STE #204, DORAL FL 33172 tel.: (305).599.4947 cel: (789)202.4809






84TH ST
83RD ST
82ND ST
81ST ST
HAWTHORNE AVE
NORMANDY AVE
MIAMI BEACH
CRESPI BLVD
Tatum Waterway Park
COLLINS AVE
A1A
MIAMI BEACH
80TH ST
ABBOTT AVE
77TH ST
CARLYLE AVE
75TH ST
OCEAN DR
DICKENS AVE
74TH ST
A1A
73RD ST
WAYNE AVE
GARY AVE
BONITA DR
BYRON AVE
934
69TH ST
PROJECT SITE
330 76th ST
1/2 MILE RADIUS
NORTH










77TH ST
A1A
A1A
76TH ST
A1A









330 76 STREET

1-3 STORIES

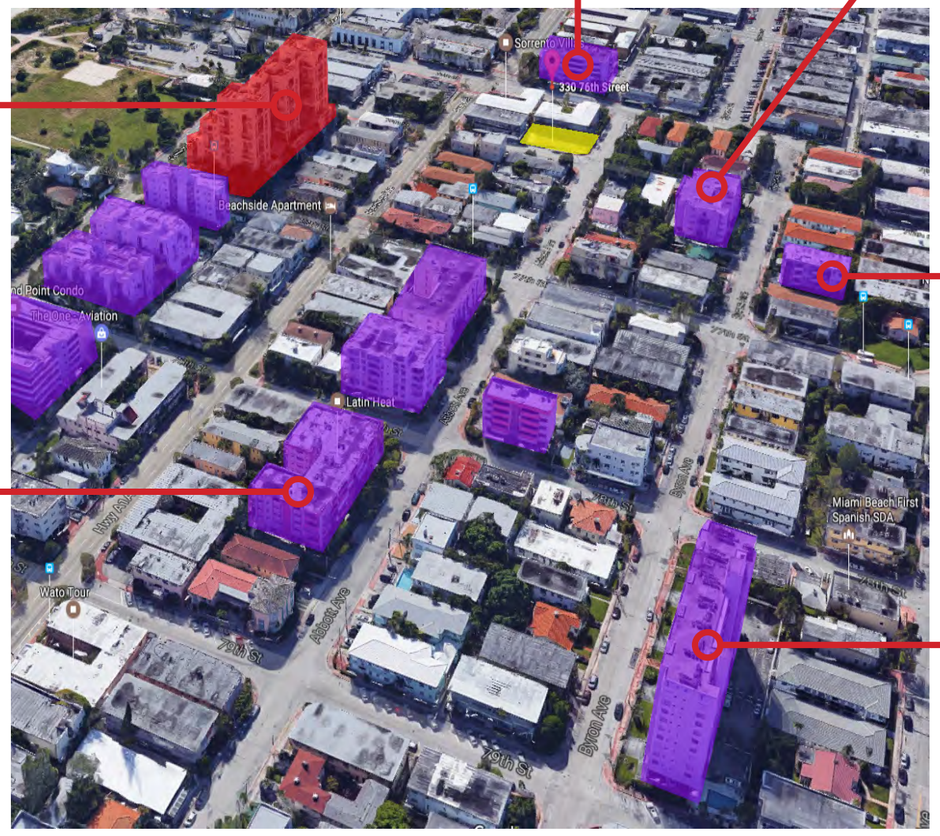
3-5 STORIES

+6 STORIES





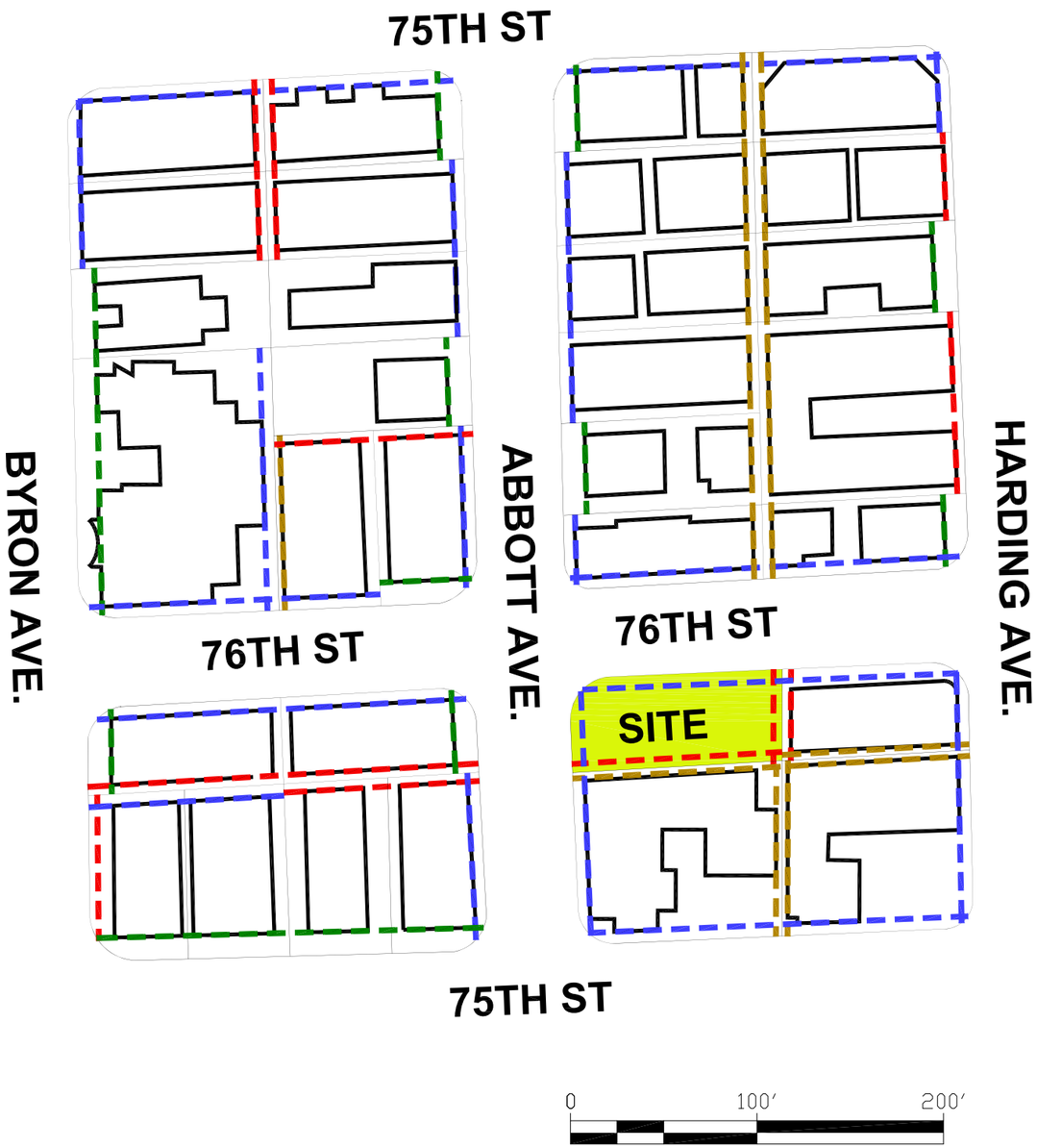












< 5' SETBACK

< 7.5' SETBACK

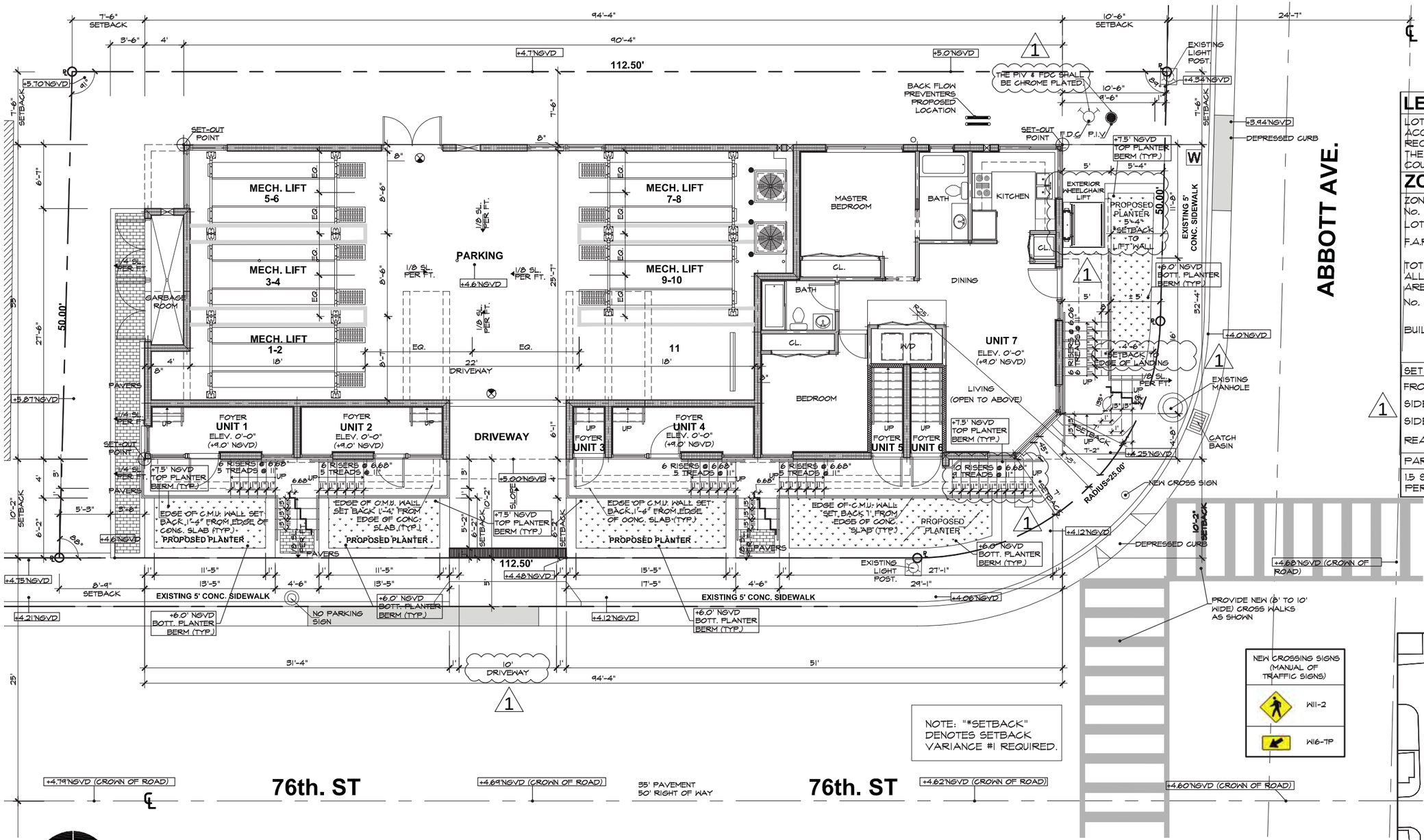
< 10' SETBACK

> 10' SETBACK

0 100' 200'

SETBACKS ANALYS

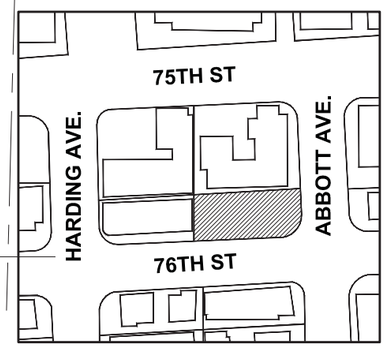
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NOTE: "*SETBACK" DENOTES SETBACK VARIANCE #1 REQUIRED.

NEW CROSSING SIGNS (MANUAL OF TRAFFIC SIGNS)

	W11-2
	W16-7P



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.	
F.A.R.	1.25	
	REQUIRED	PROVIDED
TOTAL ALLOWABLE AREA	6,871.25 SQFT.MAX.	6,866 SQFT. (TOTAL AREA OF BUILDING)
No. OF STORIES	5 STORIES MAX.	3 STORIES
BUILDING HEIGHT	45'-0" MAX.	40'-5½" TOP OF ROOF SLAB TO GRADE
SET BACKS	REQUIRED	PROVIDED
FRONT	10'-0"	10'-6" TO 7'
SIDE INTERIOR	5'-0"	7'-6"
SIDE FRONT ST.	5'-0"	10'-2"
REAR	5'-0"	7'-6"
PARKING	REQUIRED	PROVIDED
1.5 SPACES PER UNIT	None	11 SPACES (5 MECH. LIFTS.)

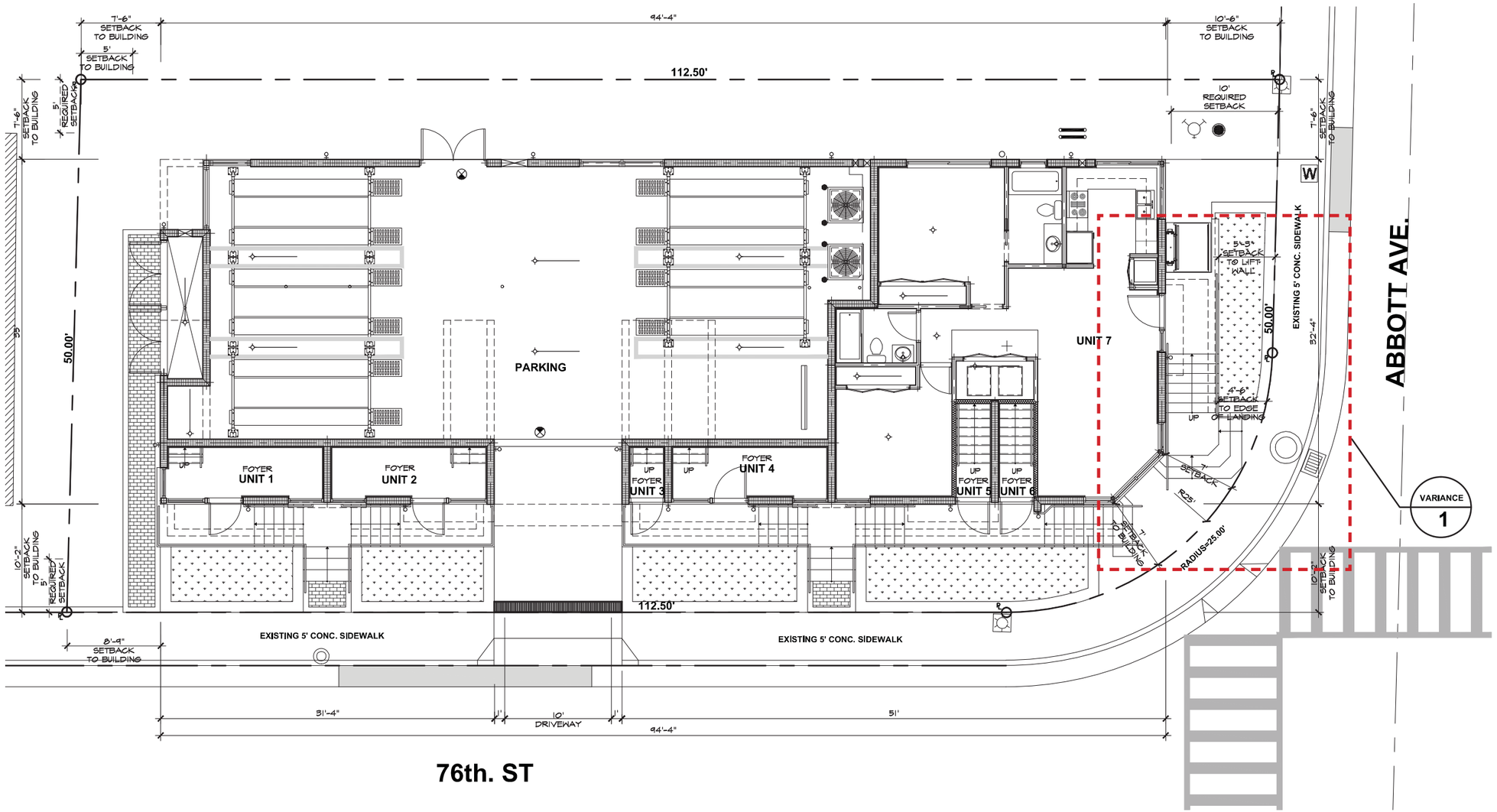
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REVISED	
1	CHANGES AS PER APPROVED CONSTRUCTION DRAWINGS + DRB REVISION COMMENTS (05.05.2021)

N.

SITE PLAN

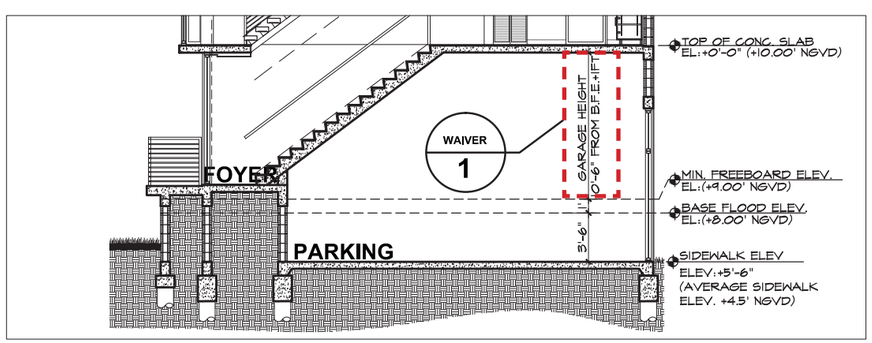
SCALE 3/32" = 1'-0"



76th. ST

VARIANCES REQUESTED:

1- FRONT SETBACK VARIANCE
REQUIRED: 10'
PROVIDED: 4.6'
(CLOSEST POINT AT EDGE OF STAIR LANDING)



WAIVER:

1- TO NOT PROVIDE 12'-0" FROM B.F.E. +1FT. TO UNDERSIDE OF THE FLOOR SLAB ABOVE.

PROVIDED: 10'-6" FROM B.F.E. + 1 FT.

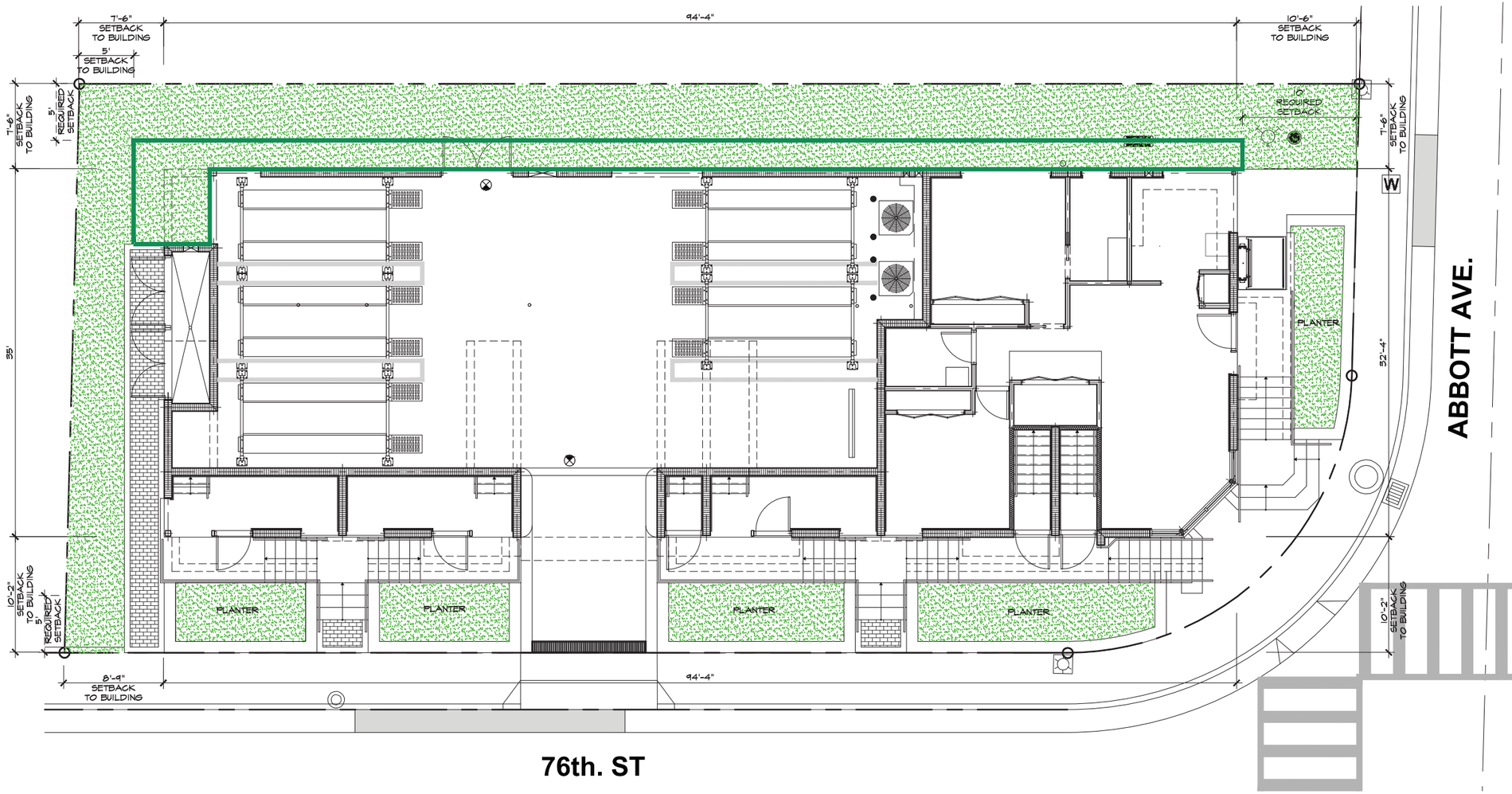
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SITE PLAN SETBACKS & VARIANCE DIAGRAM

N.

SCALE 3/32" = 1'-0"

9.1 | RCC HOLDINGS GROUP LLC | 330 76TH ST, Miami Beach, FL



HARDSCAPED AREA:

(TOTAL LOT AREA: 5,497 SQ.FT.)

- HARDSCAPED AREA PROVIDED: 411 SQ.FT. (7.4%)

NATURALLY LANDSCAPED AREAS:

AS PER SECTION 142-884(d):

(TOTAL LOT AREA: 5,497 SQ.FT.)

5% MIN. LANDSCAPED AREA REQUIRED WITHIN SETBACK: 275 SQ.FT.

- LANDSCAPED AREA PROVIDED WITHIN SETBACK: 300 SQ.FT. (5%)
- LANDSCAPED AREA OUTSIDE OF SETBACK: 291 SQ.FT. (5%)
- TOTAL LANDSCAPED AREA PROVIDED: 1,467 SQ.FT. (26%)

ALL NATURALLY LANDSCAPED AREAS

NATURALLY LANDSCAPED AREAS IN ADDITION TO REQUIRED SETBACK

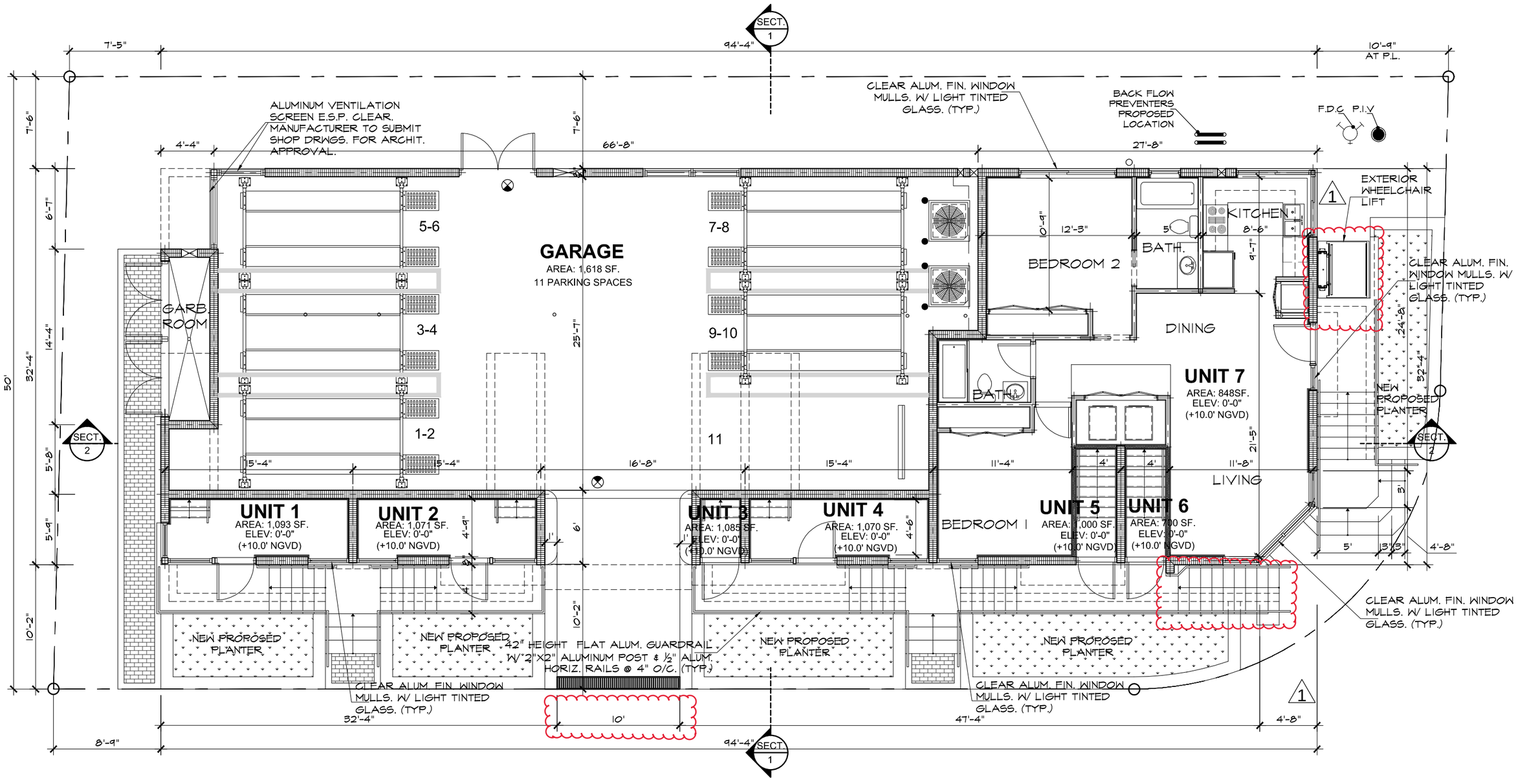
PAVERS

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N.

LANDSCAPED / HARDSCAPED AREAS

SCALE 3/32" = 1'-0"



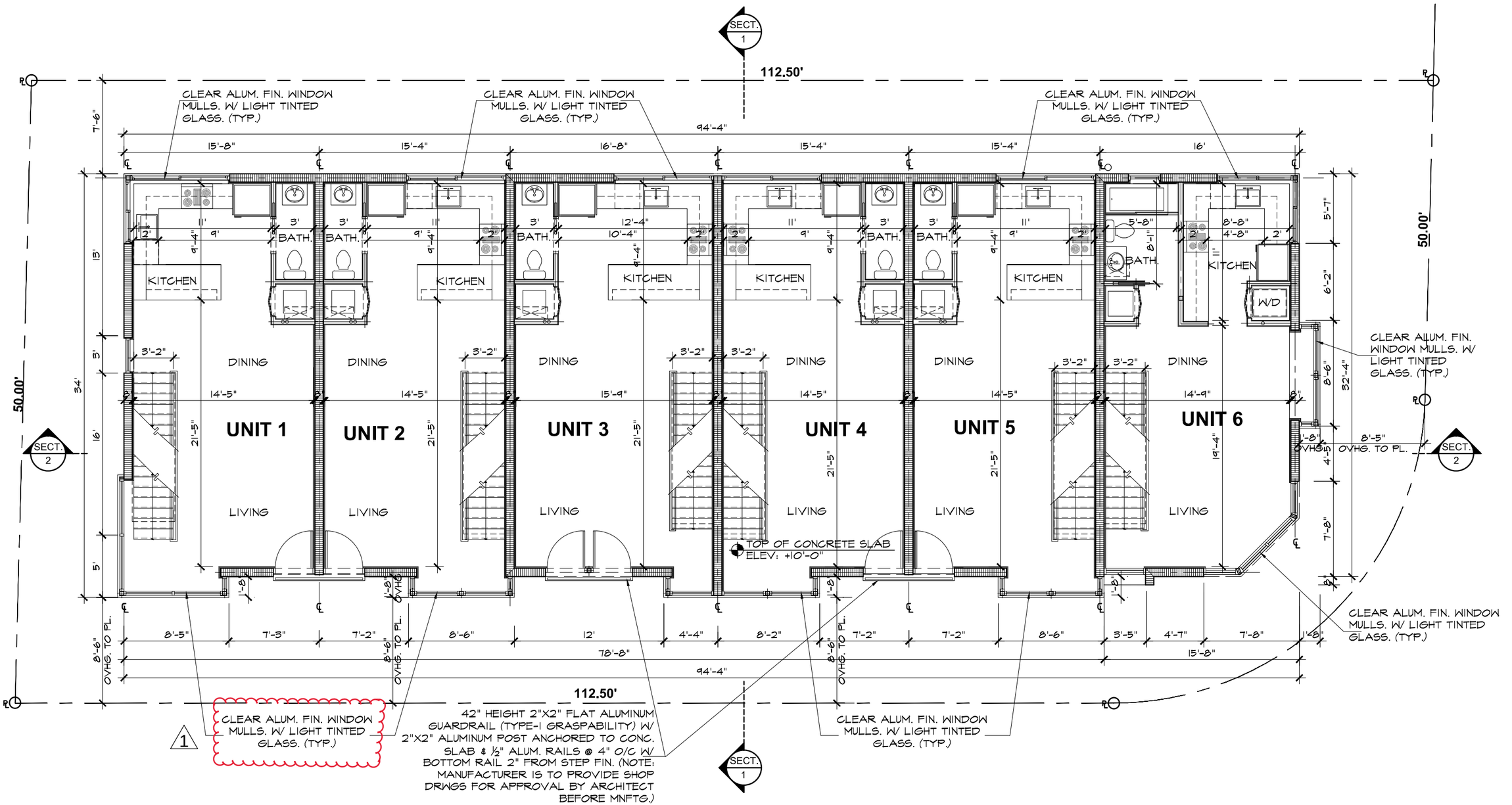
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REVISED	
1	CHANGES AS PER APPROVED CONSTRUCTION DRAWINGS (04.13.2021)

N.

GROUND FLOOR PLAN

SCALE ⅛" = 1'-0"



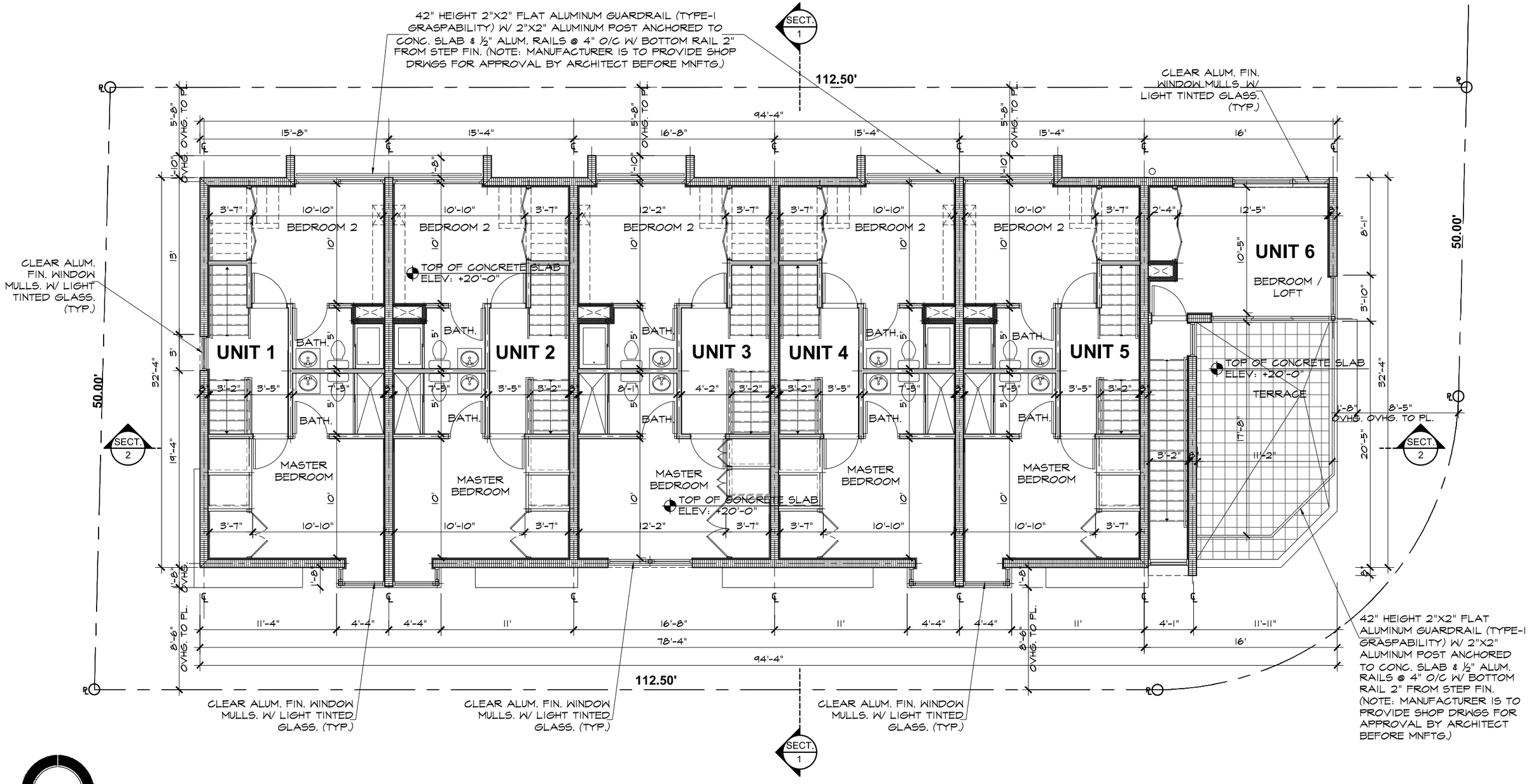
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REVISED
1 CHANGES AS PER APPROVED CONSTRUCTION DRAWINGS (04.13.2021)

N.

SECOND FLOOR PLAN

SCALE ⅛" = 1'-0"

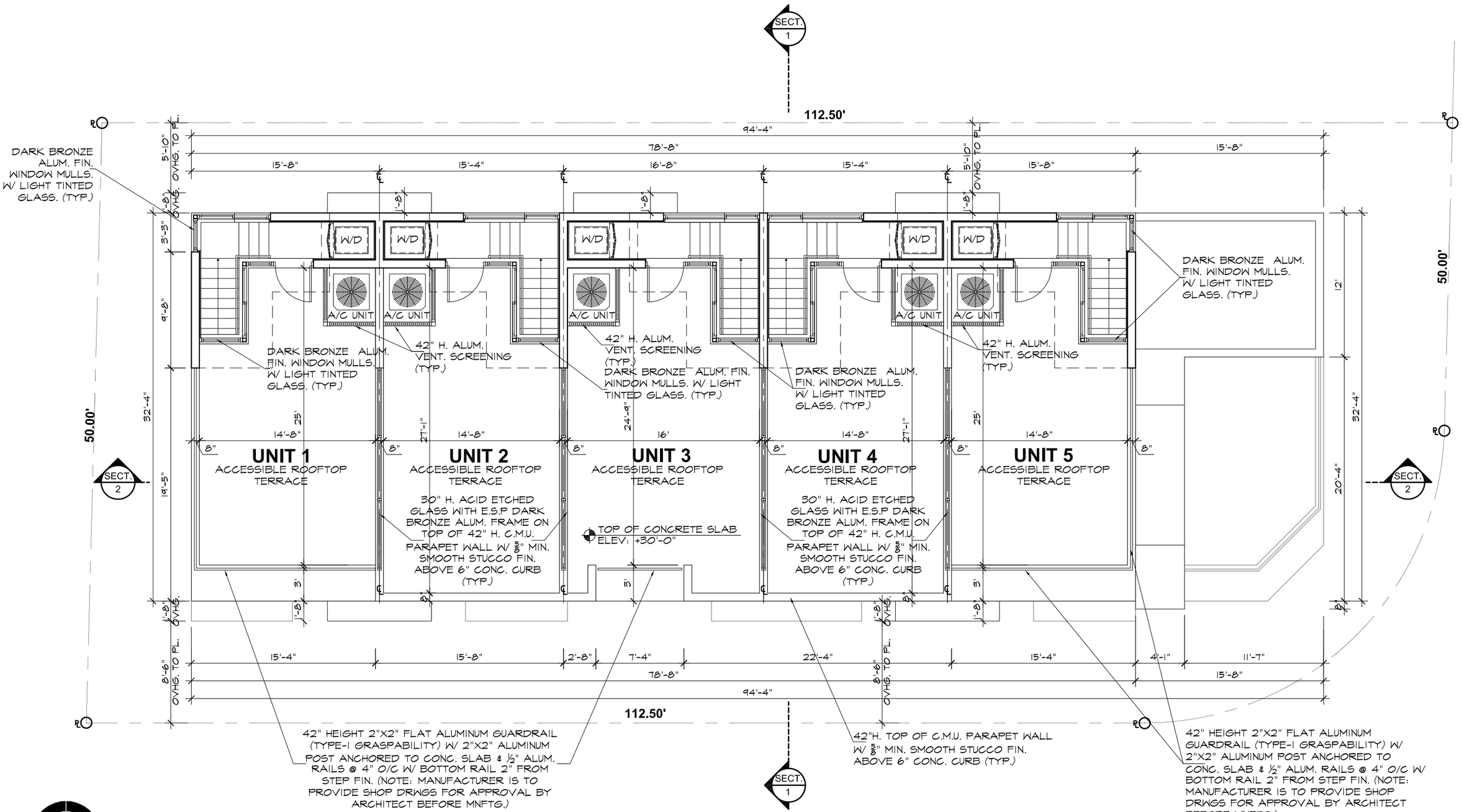


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N.

THIRD FLOOR PLAN

SCALE ⅛" = 1'-0"

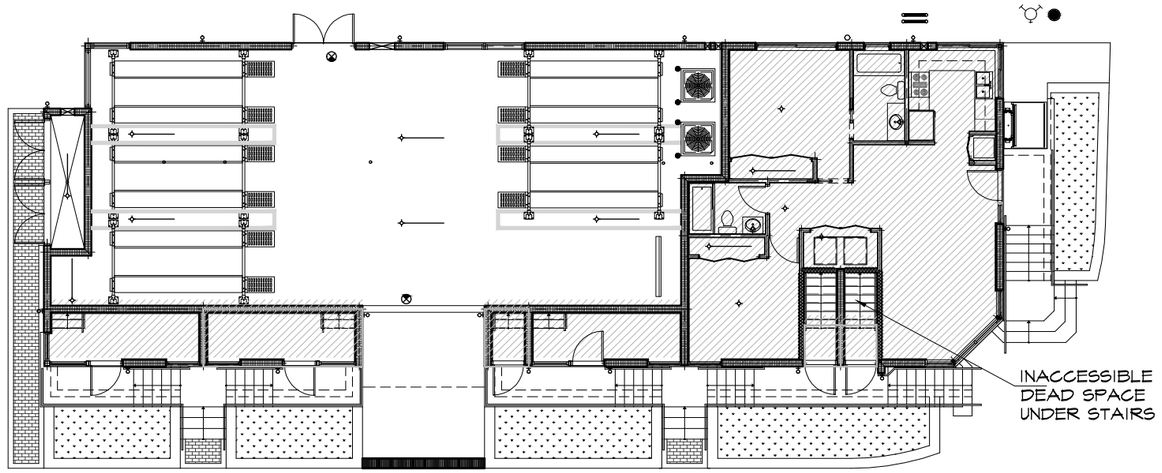


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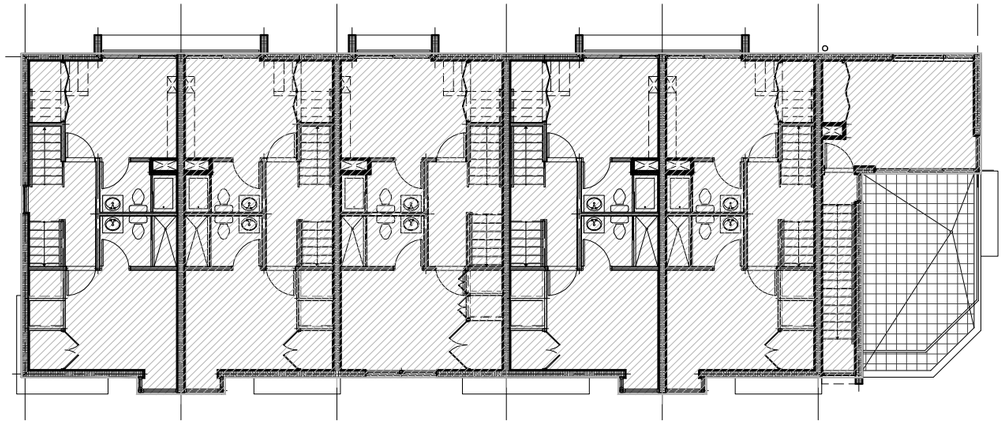
N.

ROOF TERRACE PLAN

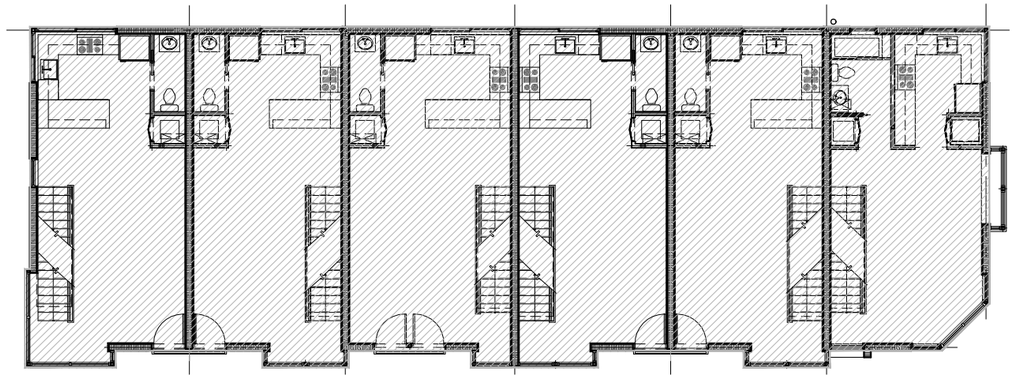
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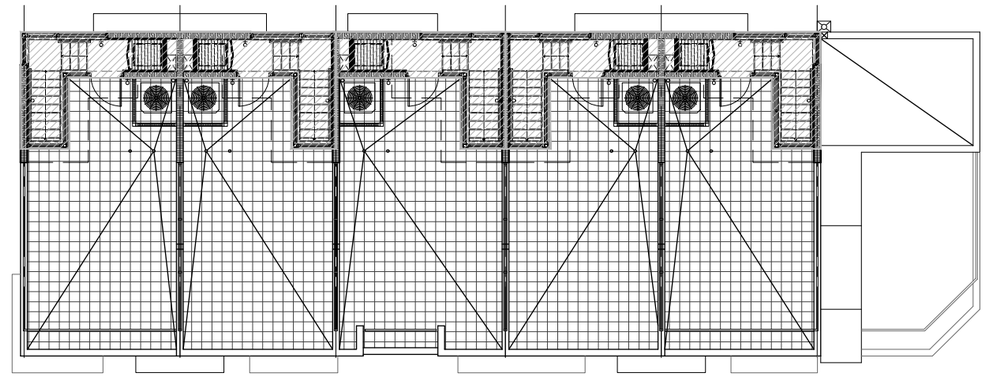
GROUND FLOOR AREA: 1,068 SQFT.



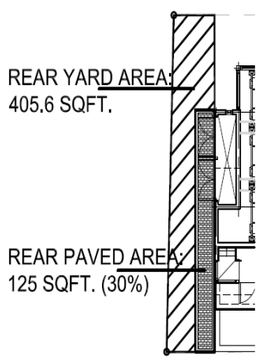
THIRD FLOOR AREA: 2,515 SQFT.



SECOND FLOOR AREA: 3,075 SQFT.



ROOF TERRACE AREA: 208 SQFT.



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		
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LOT AREA	5,497 SQFT.	
F.A.R.	1.25	
	REQUIRED	PROVIDED
TOTAL ALLOWABLE AREA	6,871.25 SQFT.MAX.	6,866 SQFT. (TOTAL AREA OF BUILDING)
No. OF STORIES	5 STORIES MAX.	3 STORIES
BUILDING HEIGHT	45'-0" MAX.	40'-5½" TOP OF ROOF SLAB TO GRADE
SET BACKS	REQUIRED	PROVIDED
FRONT	10'-0"	10'-6" TO 1'
SIDE INTERIOR	5'-0"	1'-6"
SIDE FRONT ST.	5'-0"	10'-2"
REAR	5'-0"	1'-6"
PARKING	REQUIRED	PROVIDED
1.5 SPACES PER UNIT	None	11 SPACES (5 MECH. LIFTS)

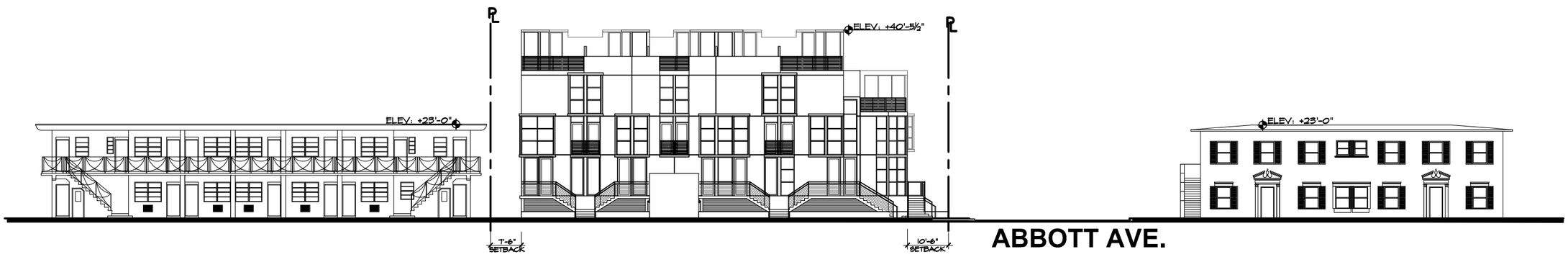
AREA CALCULATION	
FLOOR	**SURFACE (SQ.FT.)**
GROUND	1,068
SECOND	3,075
THIRD	2,515
ROOF	208
TOTAL BUILDING AREA	**6,866**

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	84[illegible]
AVERAGE UNIT SIZE	**981**

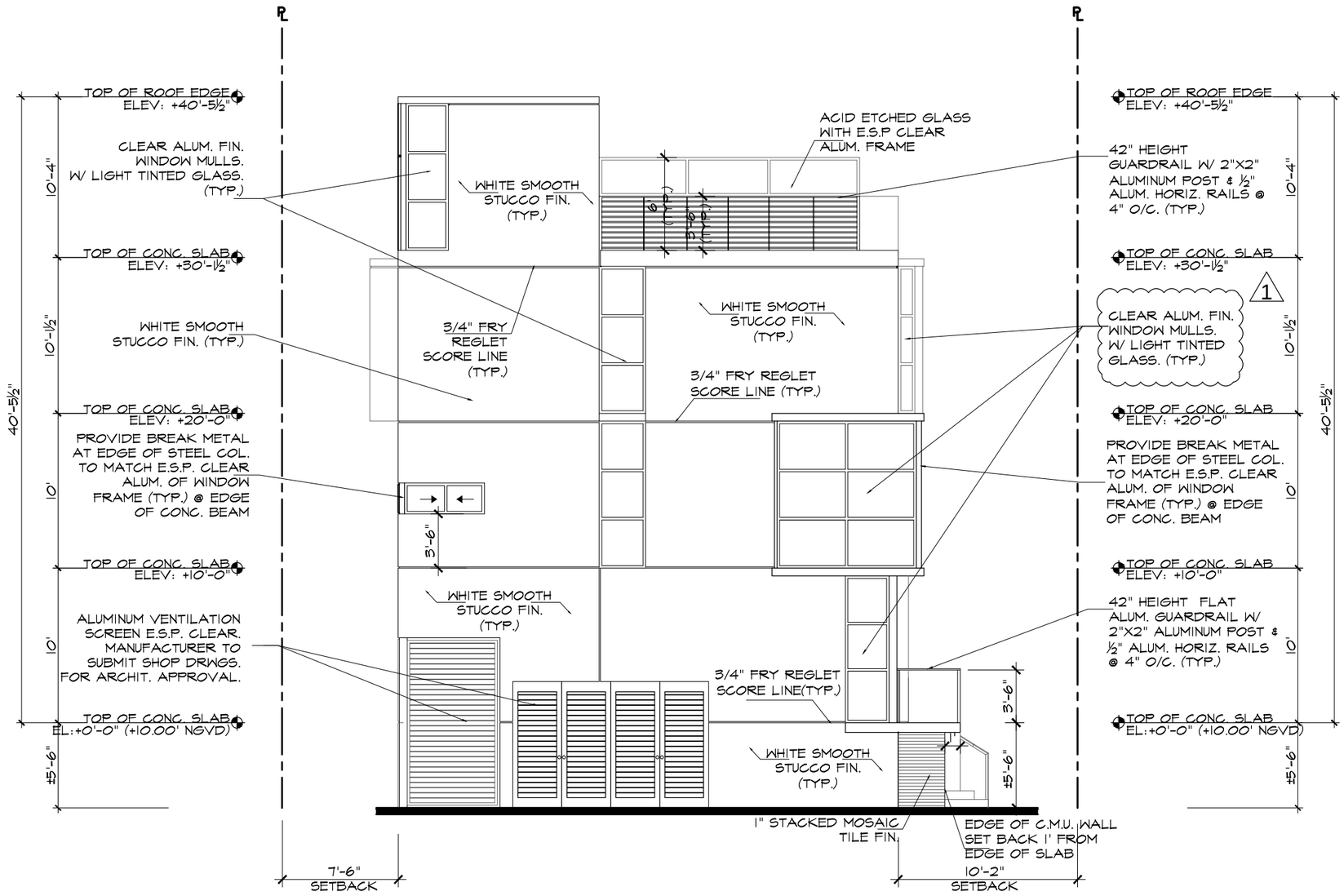
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CONTEXTUAL ELEVATION

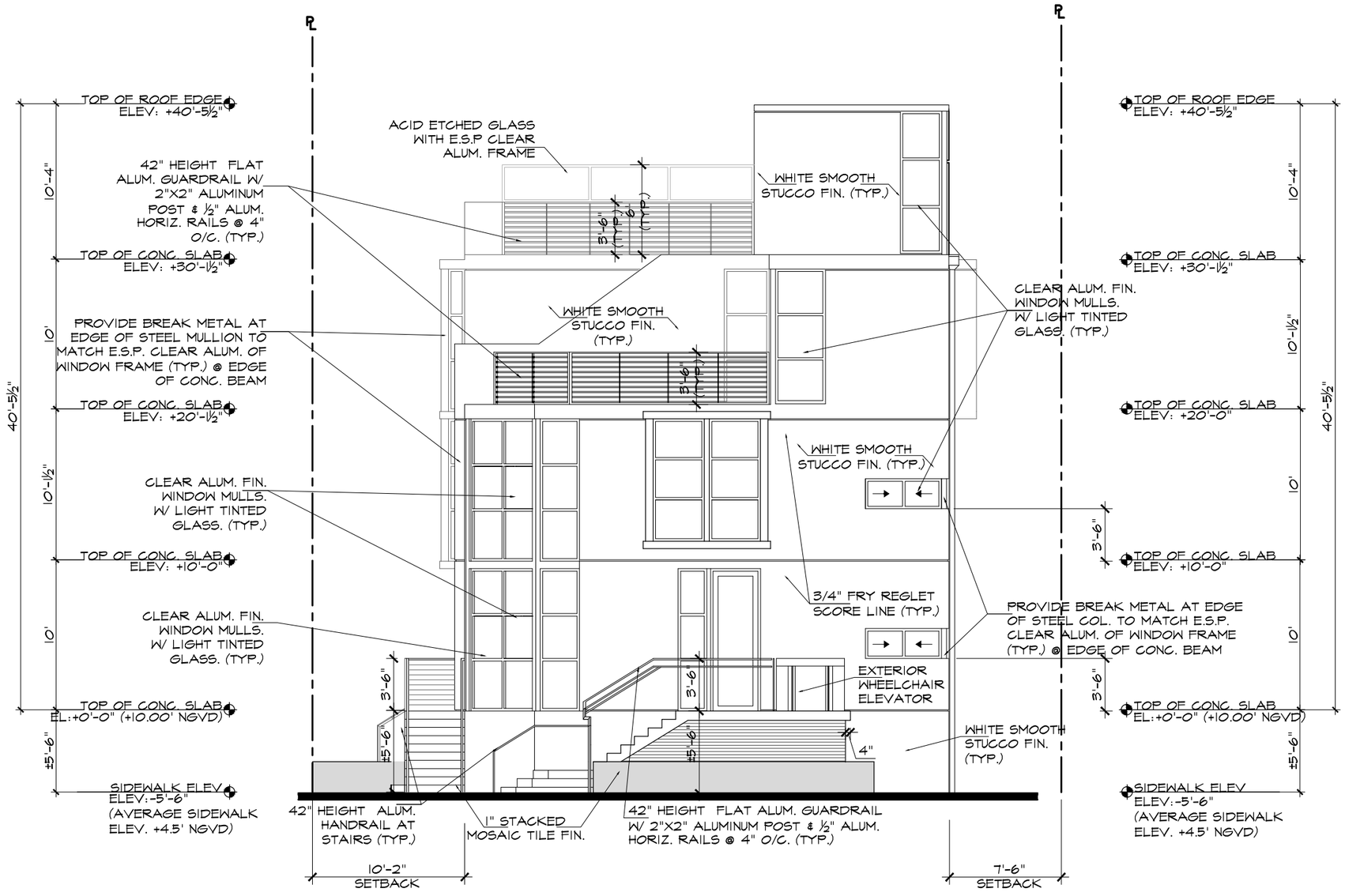


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REVISED
1 CHANGES AS PER APPROVED CONSTRUCTION DRAWINGS (04.13.2021)

EAST ELEVATION

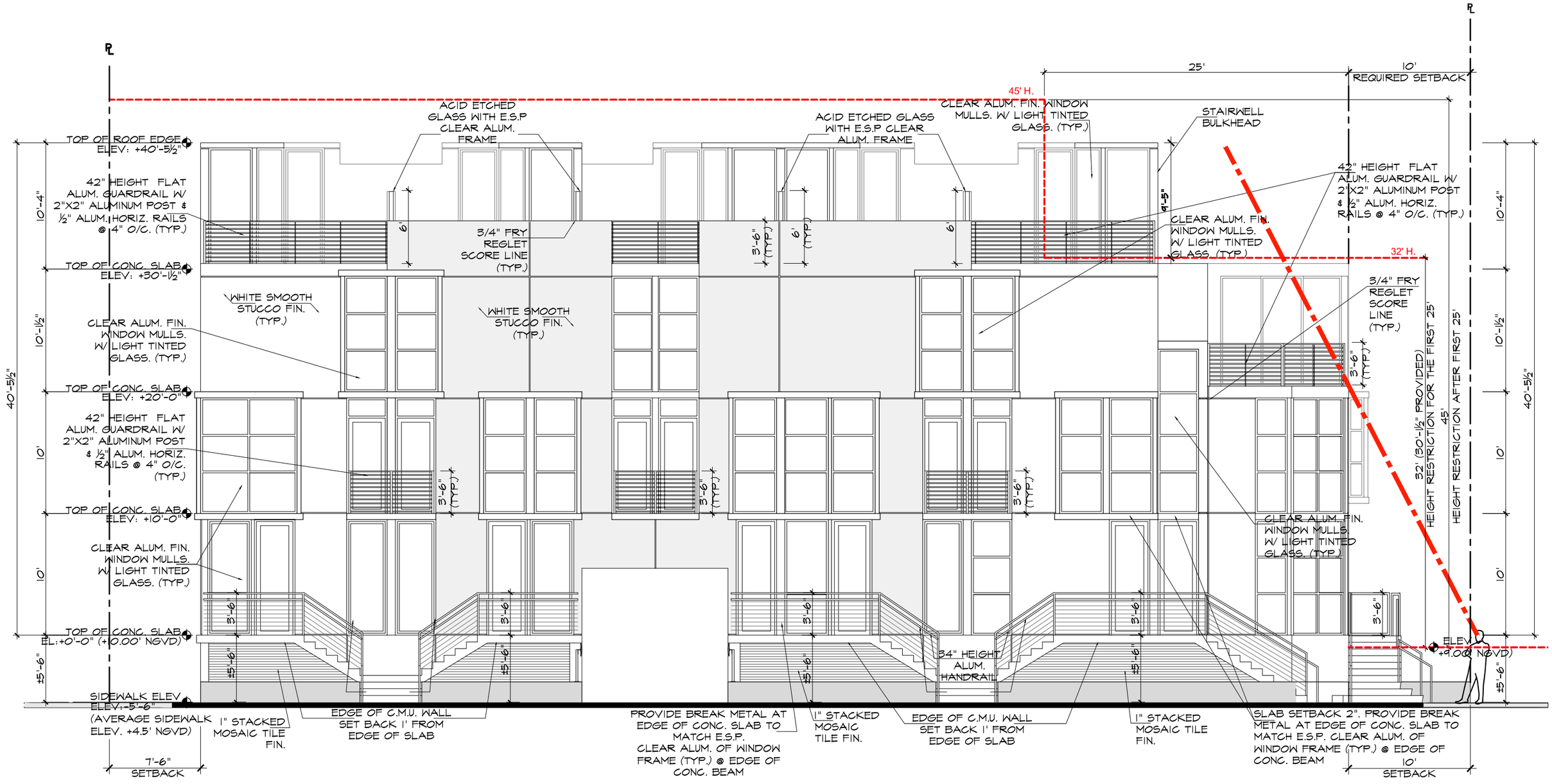
SCALE ⅛" = 1'-0"



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WEST ELEVATION

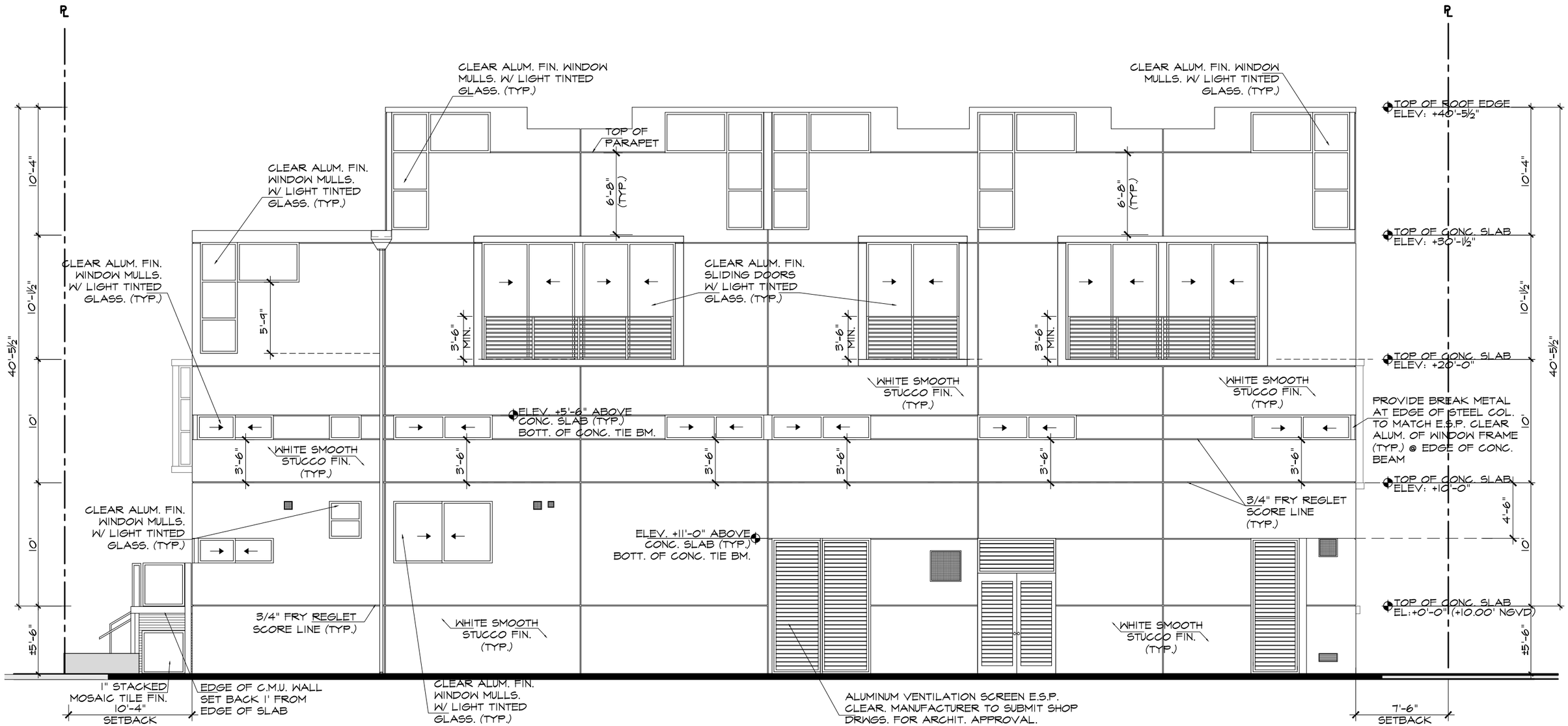
SCALE ⅛" = 1'-0"



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NORTH ELEVATION

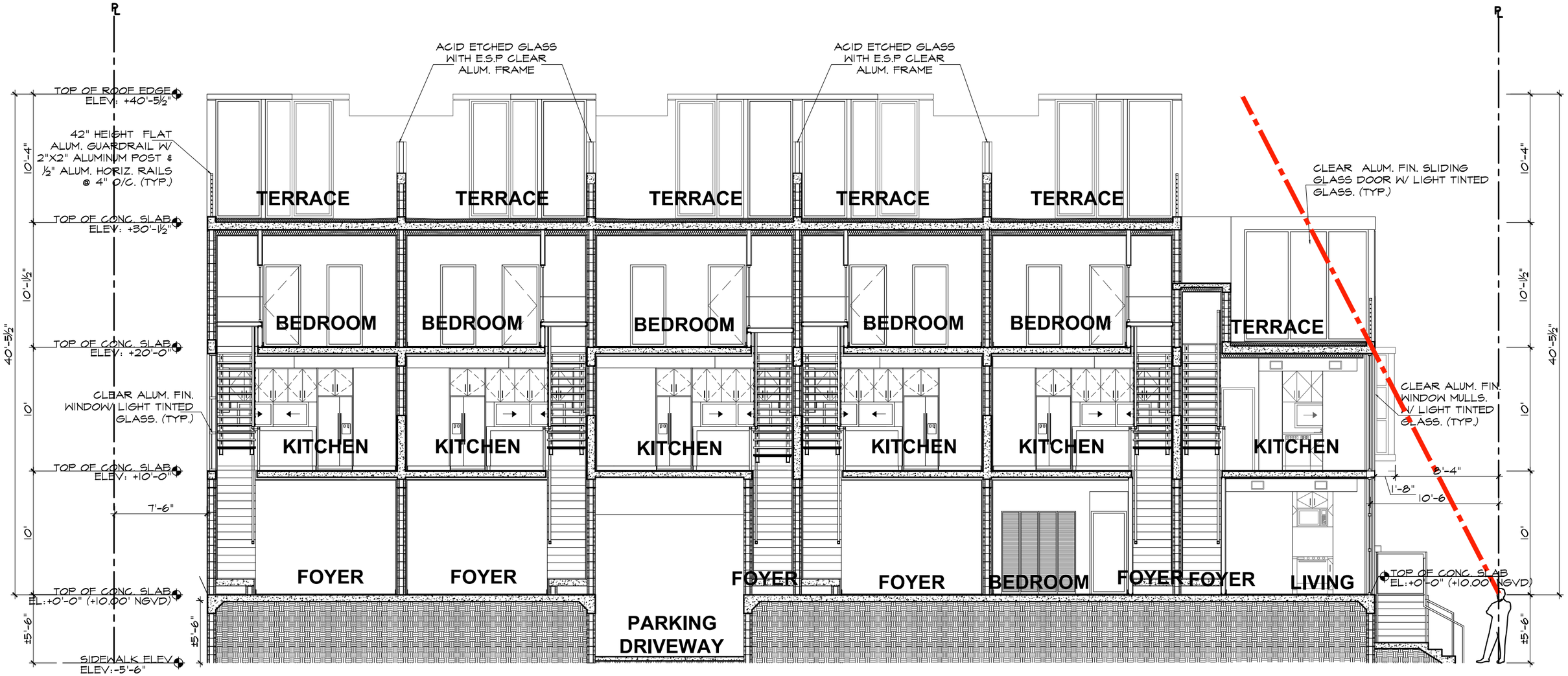
SCALE ⅛" = 1'-0"



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SOUTH ELEVATION

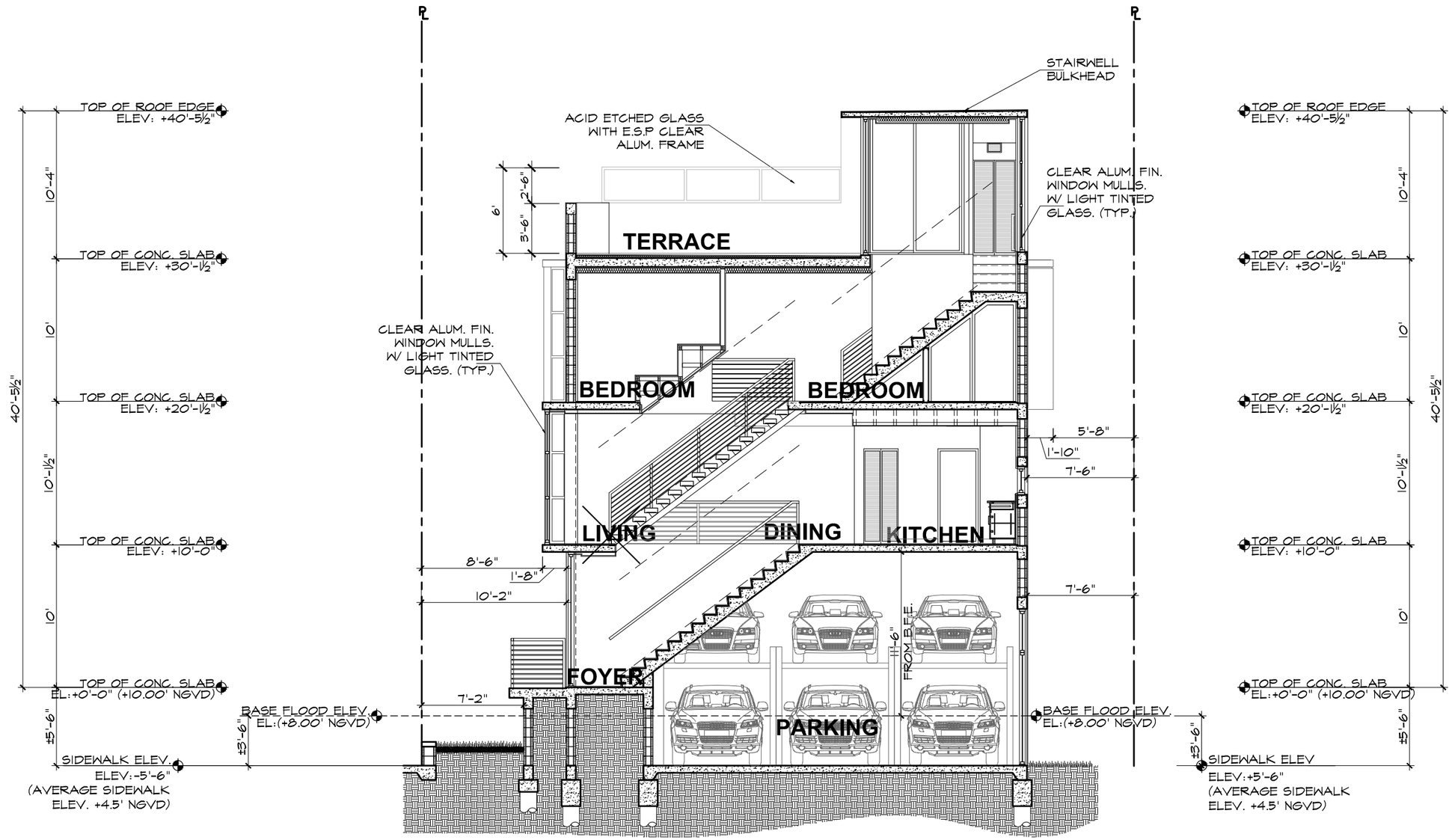
SCALE ⅛" = 1'-0"



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SECTION 1

SCALE ⅛" = 1'-0"



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SECTION 2

SCALE ⅛" = 1'-0"









VIEW 8









VIEW 12

