750-760 NW NORTH RIVER DRIVE, MIAMI, FL.33136

OWNER: 750-760 SPRING GARDENS, INC.
7910 Los Pinos Circle, Coral Gables, Fl. 33143
Tel: 305 951 5839 email: gran_ritchie@hotmail.com

ARCHITECT: HERVIN ROMNEY AIA - AR 0007575 -
1600 South Le Jeune Road #3, Coral Gables, Fl. 33114
Tel: 786 443 7817 email: hervinarchitect@gmail.com

LEGAL DESCRIPTION LOT 5:

EXISTING PARCEL 1:
Lot 5, Block 12 of "SPRING GARDEN SUBDIVISIONS NO. 1 AND NO. 2", according to the plat thereof, as recorded in Plat Book 5 Page 38 of the Public Records of Miami-Dade County, Florida.

PROJECT DATA LOT 5

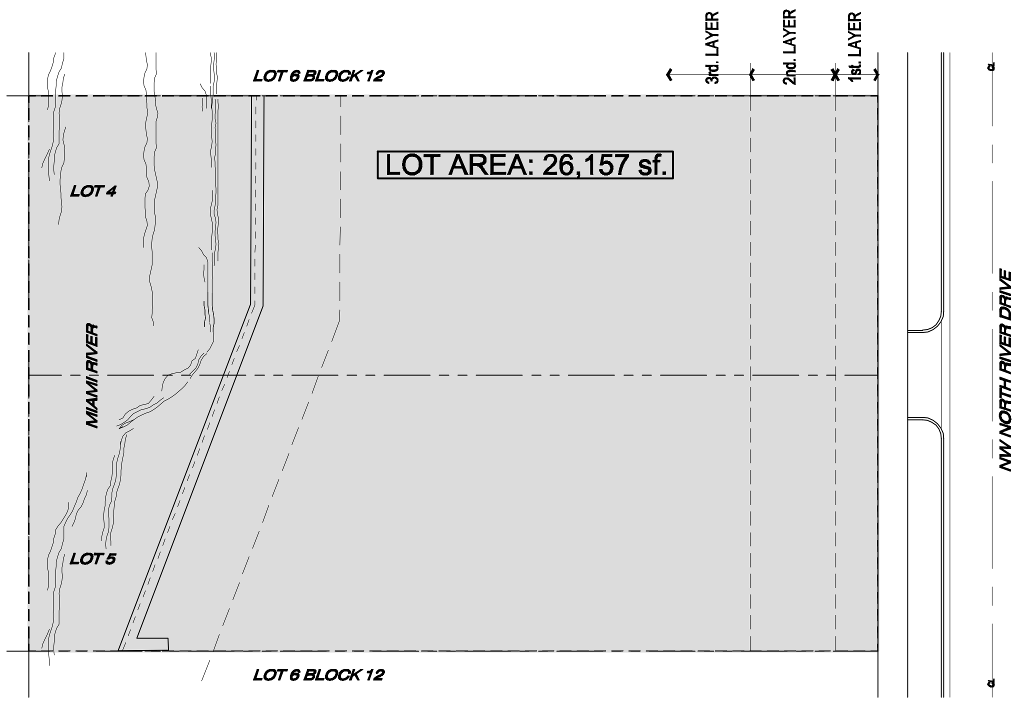
PROPERTY ADDRESS :
750 NW North River Drive Miami, FL 33136. Folio: 01-3135-027-1200

LEGAL DESCRIPTION LOT 4:

EXISTING PARCEL 2:
Lot 4, Block 12 of "SPRING GARDEN SUBDIVISIONS NO. 1 AND NO. 2" according to the plat thereof, as recorded in Plat Book 5 Page of the Public Records of Miami-Dade County, Florida.

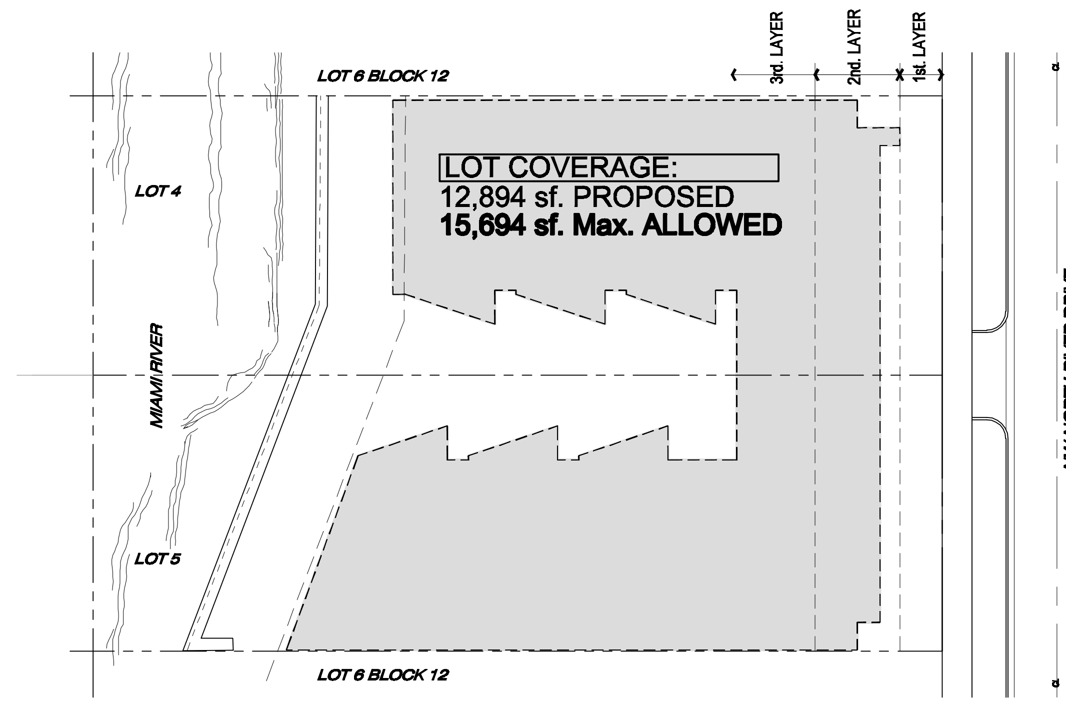
PROJECT DATA LOT 4

PROPERTY ADDRESS :
760 NW North River Drive Miami, FL 33136. Folio: 01-3135-027-1190



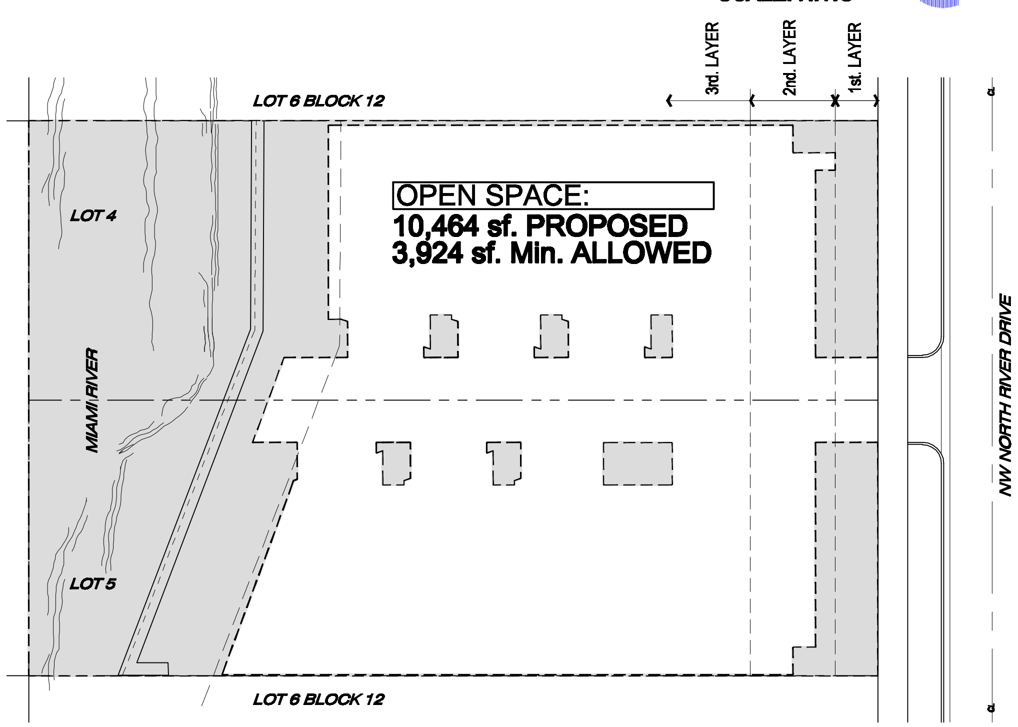
LOT AREA PLAN

SCALE: N.T.S



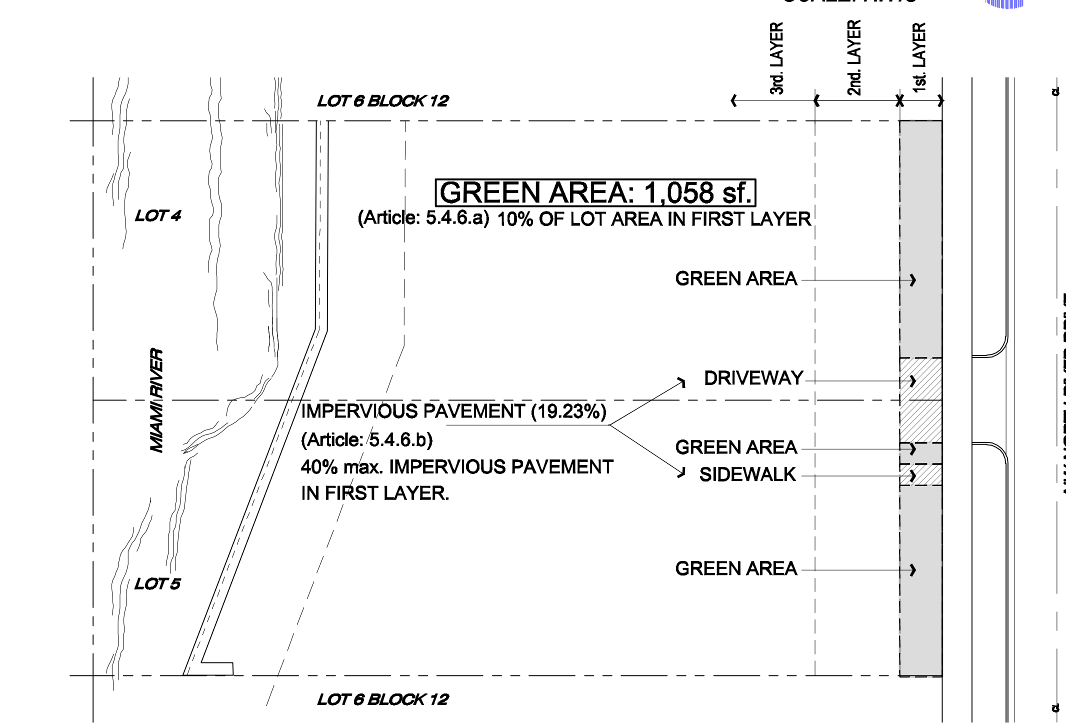
LOT COVERAGE PLAN

SCALE: N.T.S



OPEN SPACE PLAN

SCALE: N.T.S



GREEN AREA PLAN

SCALE: N.T.S

ZONING INFORMATION

GENERAL URBAN TRANSECT (T4-R)

T4-R

LOT OCCUPATION	ALLOWED	PROPOSED
LOT AREA	5,000 sf. Min. 20,000 sf. Max.	26,157 sf. (Article: 3.3.1)
LOT WIDTH	50'-0" Min.	130'-9"
LOT COVERAGE	60% Max. 15,694 sf.	49.29% 12,894 sf.
F.L.R.	N/A	N/A
FRONTAGE AT FRONT SETBACK	NOTH RIVER DRIVE 50% Min.= 65'-5"	NOTH RIVER DRIVE 99% = 129'-4" (Article: 5.4.1.f)
OPEN SPACES REQUIREMENTS	15% Lot Area min. 3,924 sf.	40% 10,464 sf.
DENSITY	36 du / acre Max. 21.6 Units	13.3 du / acre Max. 8 Units
GREEN AREA	(10% Min. of Lot area in First Layer) (Article: 5.4.6.a) 131 sf.	80.76 % 1,058 sf.
	(40% Max. Impervious Pavement in first layer) (Article: 5.4.6.b) 523 sf.	19 % 250 sf.

BUILDING SETBACK	REQUIRED	PROPOSED
PRINCIPAL FRONT	10 FT. Min.	20'-1"
SECONDARY FRONT	10 FT. Min.	N/A
SIDE	0 FT. Min.	0'-4"
REAR	20 FT. Min.	N/A
WATERFRONT	20 FT. Min. (Article: 3.11.a.1)	20'-1"

BUILDING HEIGHT	ALLOWED	PROPOSED
PRINCIPAL BUILDING (Article: 3.5.1)	3 Stories Max. 40'-0" Max.	3 Stories 36'-10"
OUTBUILDING	2 Stories Max.	N/A

PARKING

TOTAL SPACES REQUIRED: 8 Units x 1.5 = 12 spaces
TOTAL SPACES PROPOSED: 32 spaces

UNIT BREAKDOWN

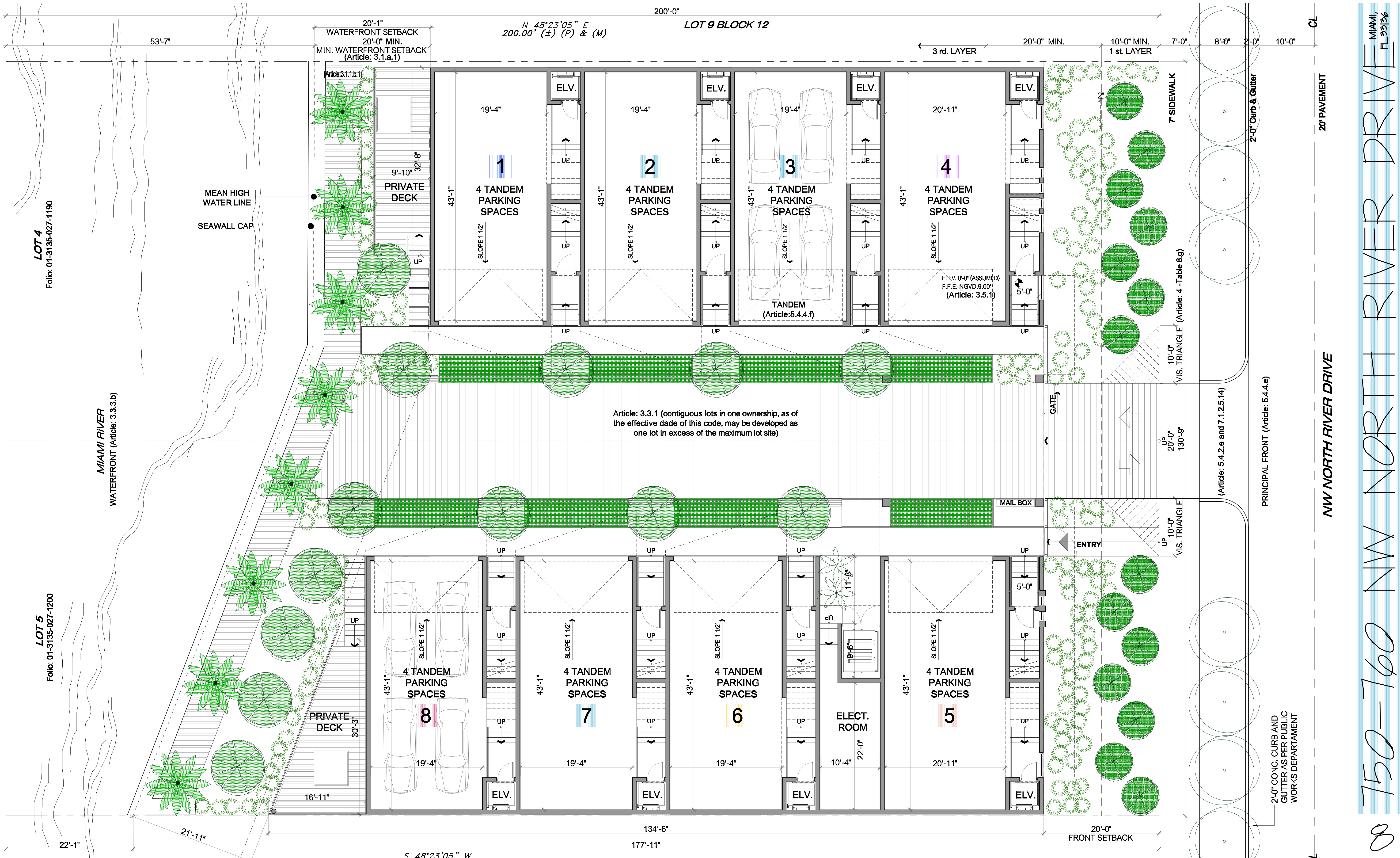
UNIT #	BEDROOMS	BATHROOMS	AREA (sf.) INTERIOR	AREA (sf.) BALCONY & TERRACE	AREA (sf.) TOTAL AREA
1	2	2.5	3,426 sf.	763 sf.	4,189 sf.
2	2	2.5	3,365 sf.	206 sf.	3,571 sf.
3	2	2.5	3,365 sf.	206 sf.	3,571 sf.
4	3	3.5	4,164 sf.	357 sf.	4,521 sf.
5	4	4.5	4,766 sf.	573 sf.	5,339 sf.
6	4	3.5	3,805 sf.	590 sf.	4,395 sf.
7	2	2.5	3,365 sf.	206 sf.	3,571 sf.
8	4	4	4,199 sf.	543 sf.	4,742 sf.
TOTAL			30,455 sf.	3,444 sf.	33,899 sf.

750-760 NW NORTH RIVER DRIVE

MIAMI, FL 33136

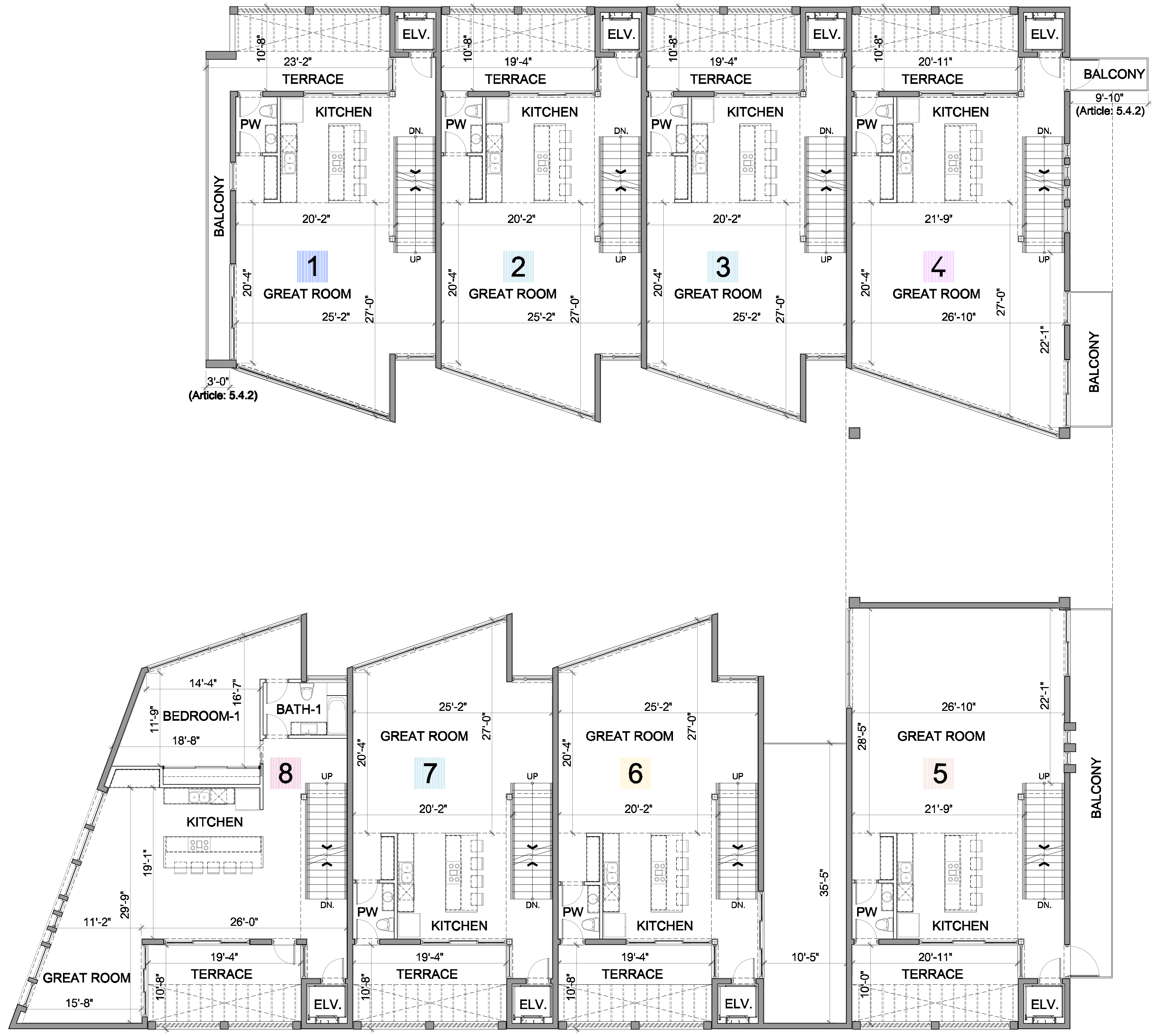
8 UNITS

01



SITE PLAN / GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

750-760 NW NORTH RIVER DRIVE

MIAMI, FL 33136

8

UNITS

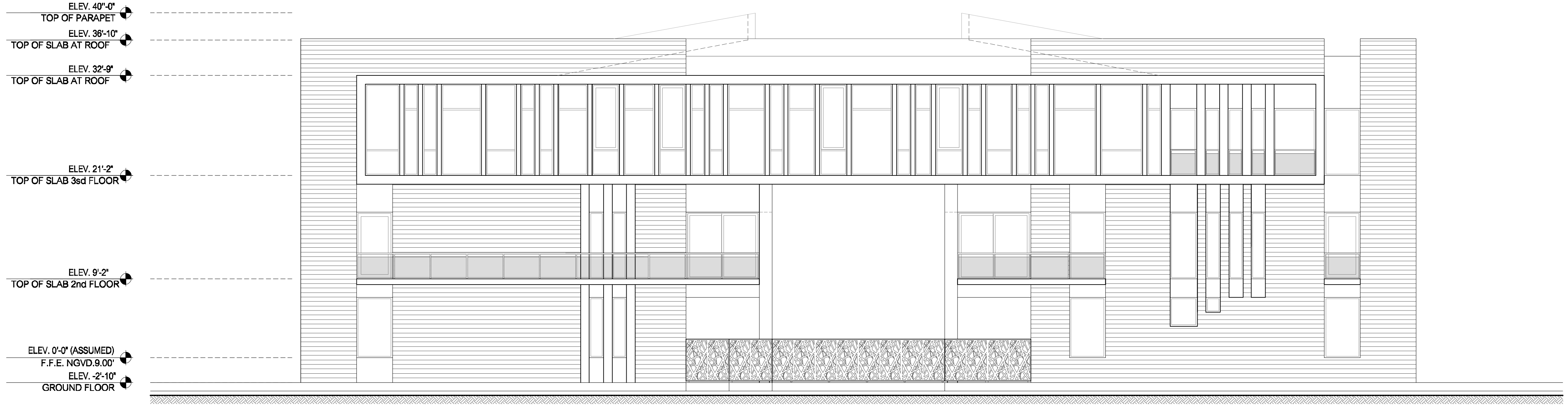
03

THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

750-760 NW NORTH RIVER DRIVE
MIAMI, FL 33136

8
UNITS
04



FRONT (NORTHEAST) ELEVATION

SCALE: 1/8" = 1'-0"

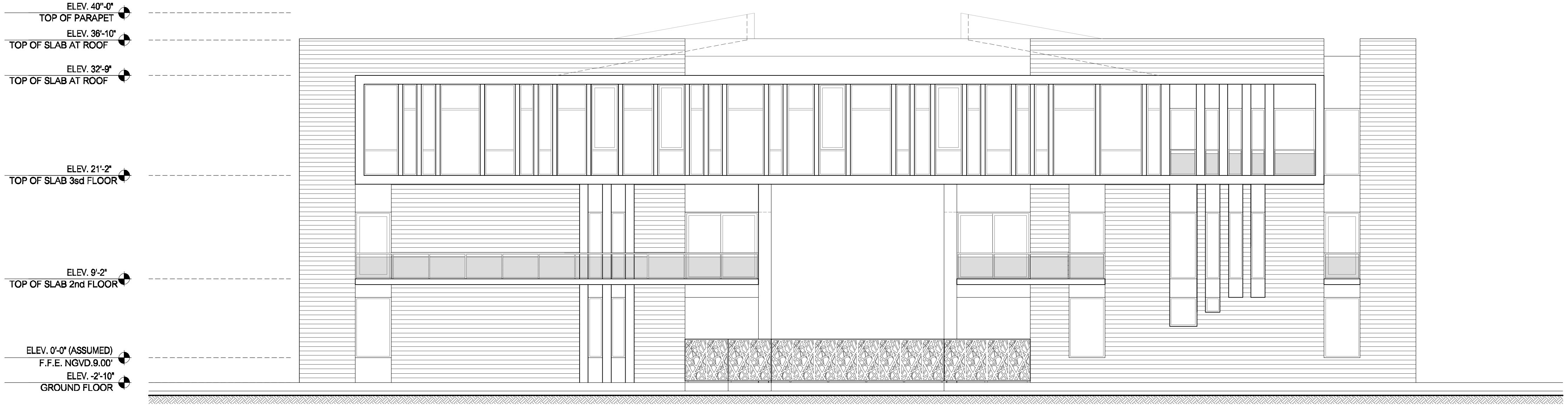
WATERFRONT (SOUTHWEST) ELEVATION

SCALE: 1/8" = 1'-0"

750-760 NW NORTH RIVER DRIVE

8
UNITS

05



FRONT (NORTHEAST) ELEVATION

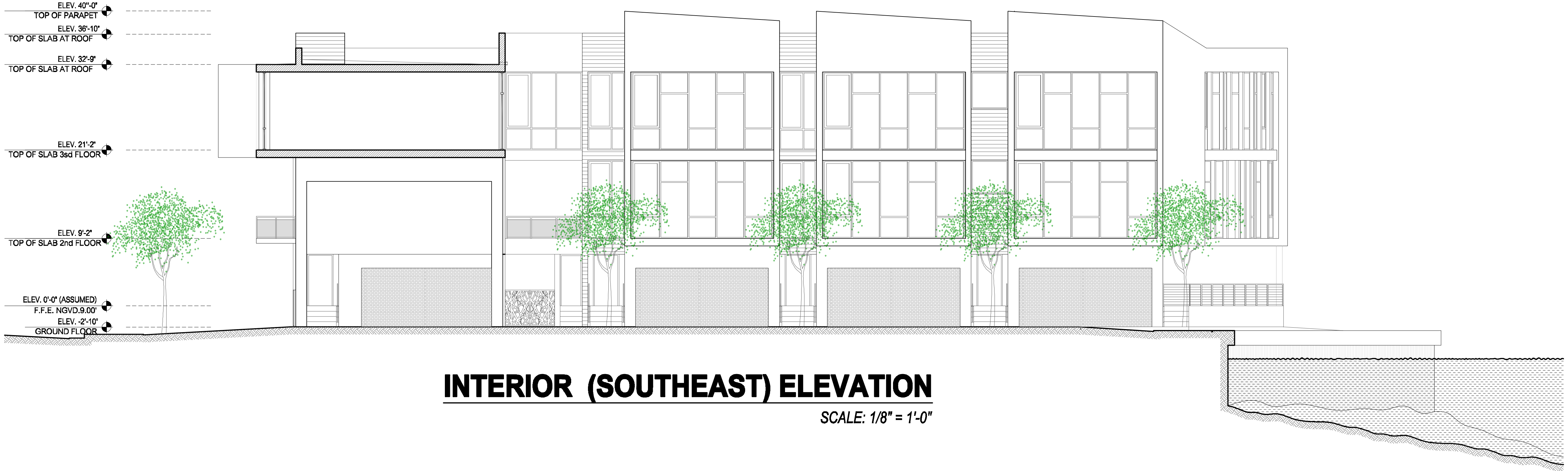
SCALE: 1/8" = 1'-0"

WATERFRONT (SOUTHWEST) ELEVATION

SCALE: 1/8" = 1'-0"

750-760 NW NORTH RIVER DRIVE

8
UNITS
05



INTERIOR (SOUTHEAST) ELEVATION

SCALE: 1/8" = 1'-0"

INTERIOR (NORTHWEST) ELEVATION

SCALE: 1/8" = 1'-0"

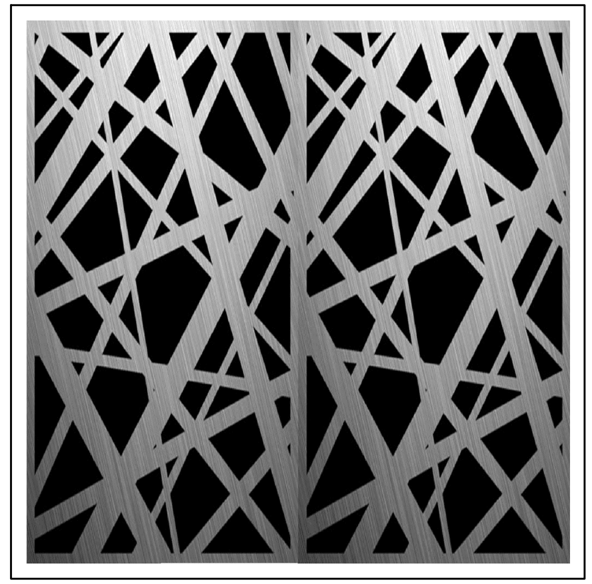
750-760 NW NORTH RIVER DRIVE

8

UNITS

07

1 FIBER CEMENT PANELS
NICHIHA VINTAGE WOOD
www.nichiha.com



2 CUSTOM METAL GATE

3 GLASS RAILING
POMA RAILING SYSTEM
www.pomametals.com

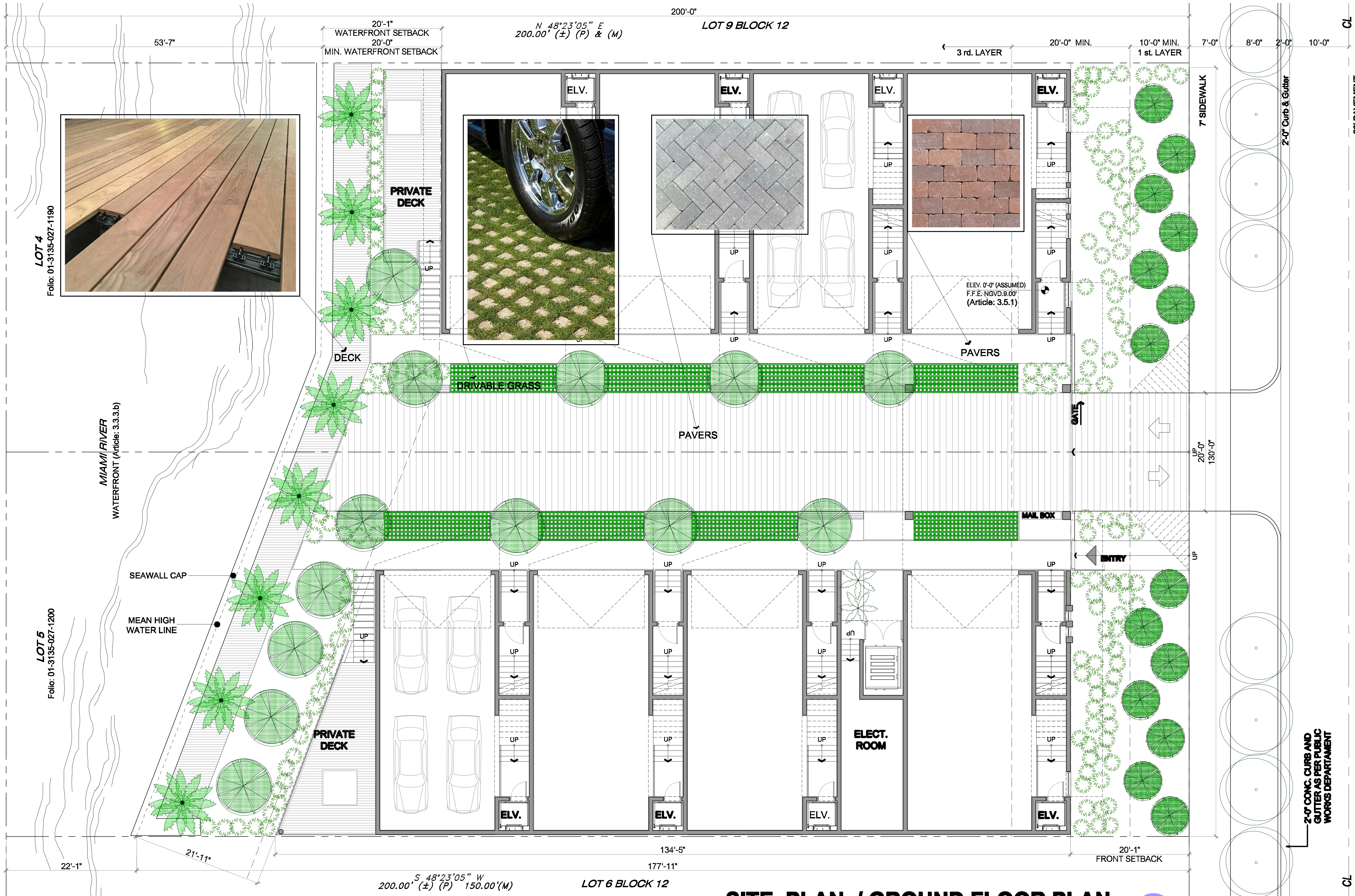
4 SW 7757
HIGH REFLECTIVE WHITE

5 SW 6233
SAMOVAR SILVER

6 SW 6251
0UTERSPACE

750-760 NW NORTH RIVER DRIVE

8
UNITS



SITE PLAN / GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

750-760 NW NORTH RIVER DRIVE

8 UNITS

09

750–760 NW NORTH RIVER DRIVE
MIAMI, FL 33136

8
UNITS

750-760 NW NORTH RIVER DRIVE MIAMI, FL 33136

8 UNITS

750–760 NW NORTH RIVER DRIVE
MIAMI, FL 33136

8

UNITS

12

750-760 NW NORTH RIVER DRIVE
MIAMI,
FL 33136

8
UNITS
13

750-760 NW NORTH RIVER DRIVE
MIAMI, FL 33136

8
UNITS

14

710-720 NW NORTH RIVER DRIVE, MIAMI, FL.33136

OWNER: 750-760 SPRING GARDENS, INC.
7910 Los Pinos Circle, Coral Gables, Fl. 33143
Tel: 305 951 5839 email: gran_ritchie@hotmail.com

ARCHITECT: HERVIN ROMNEY AIA - AR 0007575 -
1600 South Le Jeune Road #3, Coral Gables, Fl. 33114
Tel: 786 443 7817 email: hervinarchitect@gmail.com

LEGAL DESCRIPTION LOT 8:

EXISTING PARCEL 1:
Lot 8, Block 12 of "SPRING GARDEN SUBDIVISIONS NO. 1 AND NO. 2", according to the plat thereof, as recorded in Plat Book 5 Page 38 of the Public Records of Miami-Dade County, Florida.

PROJECT DATA LOT 8

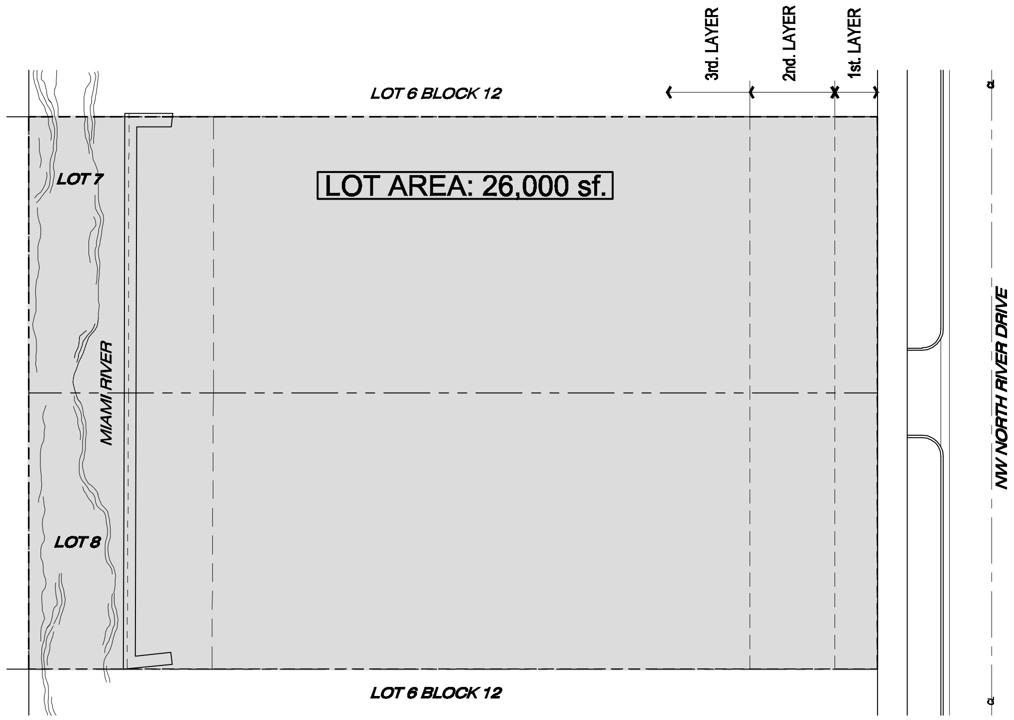
PROPERTY ADDRESS :
710 NW North River Drive Miami, FL 33136. Folio: 01-3135-027-1230

LEGAL DESCRIPTION LOT 7:

EXISTING PARCEL 2:
Lot 7, Block 12 of "SPRING GARDEN SUBDIVISIONS NO. 1 AND NO. 2",according to the plat thereof, as recorded in Plat Book 5 Page 38 of the Public Records of Miami-Dade County, Florida.

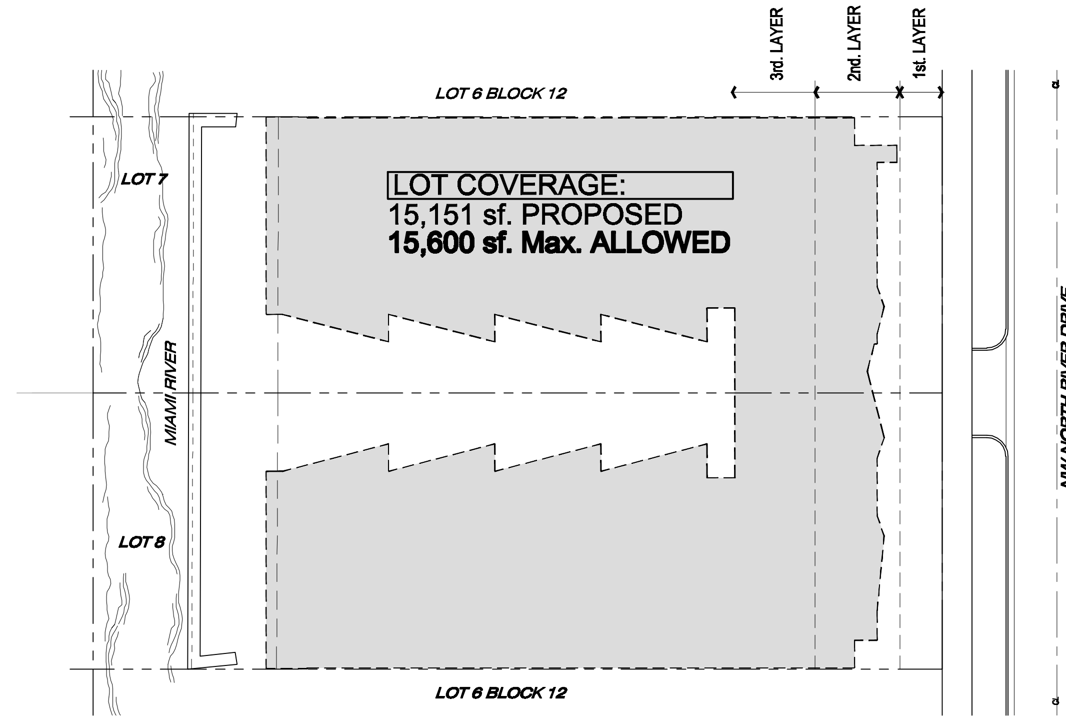
PROJECT DATA LOT 7

PROPERTY ADDRESS :
720 NW North River Drive Miami, FL 33136. Folio: 01-3135-027-1220



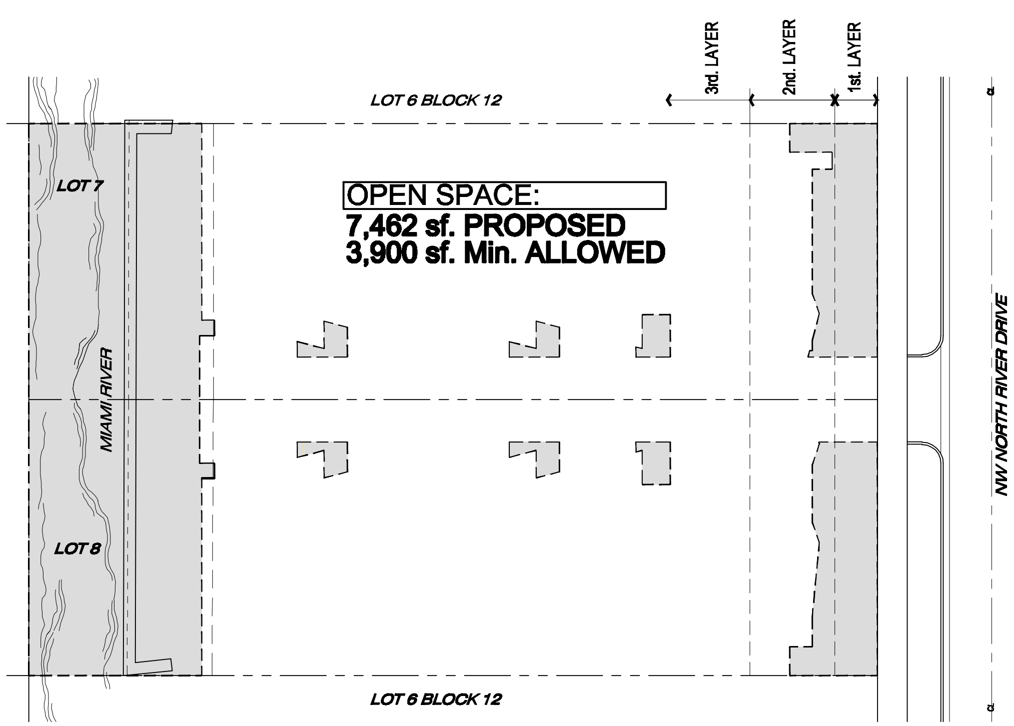
LOT AREA PLAN

SCALE: N.T.S



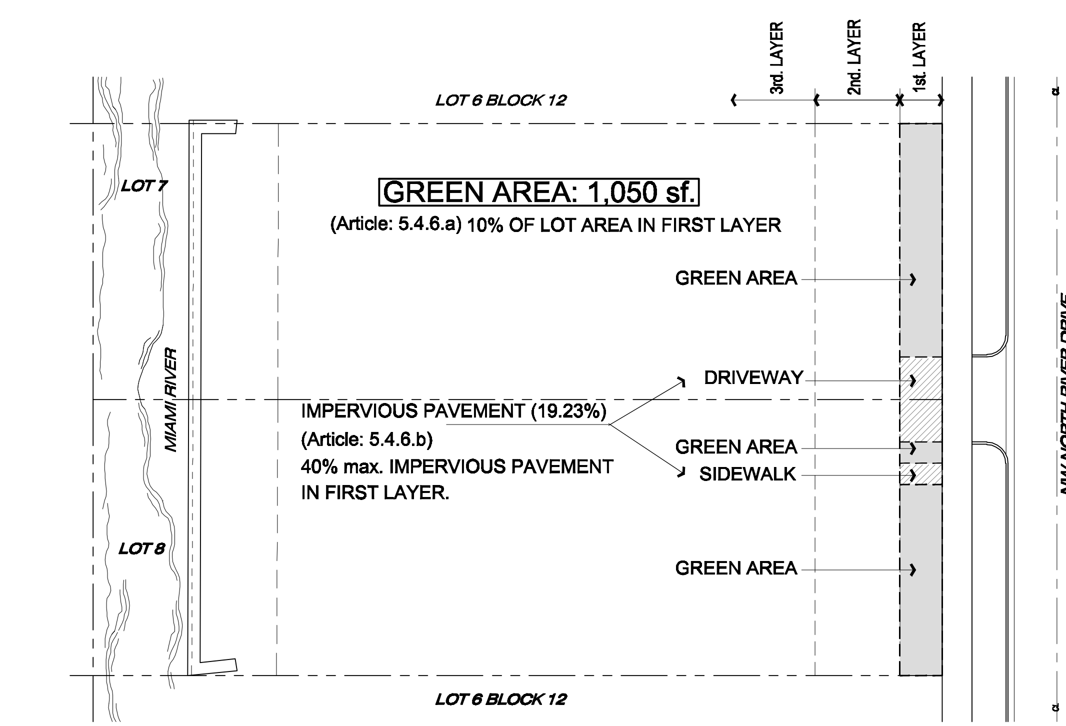
LOT COVERAGE PLAN

SCALE: N.T.S



OPEN SPACE PLAN

SCALE: N.T.S



GREEN AREA PLAN

SCALE: N.T.S

ZONING INFORMATION

GENERAL URBAN TRANSECT (T4-R)

T4-R

LOT OCCUPATION	ALLOWED	PROPOSED
LOT AREA	5,000 sf. Min. 20,000 sf. Max.	26,000 sf. (Article: 3.3.1)
LOT WIDTH	50'-0" Min.	130'-0"
LOT COVERAGE	60% Max. 15,600 sf.	58.27% 15,151 sf.
F.L.R.	N/A	N/A
FRONTAGE AT FRONT SETBACK	NOTH RIVER DRIVE 50% Min.= 65'-0"	NOTH RIVER DRIVE 100% = 130'-0" (Article: 5.4.1.f)
OPEN SPACES REQUIREMENTS	15% Lot Area min. 3,900 sf.	28.70% 7,462 sf.
DENSITY	36 du / acre Max. 21.6 Units	16.7 du / acre Max. 10 Units
GREEN AREA	(10% Min. of Lot area in First Layer) (Article: 5.4.6.a) 130 sf.	80.76 % 1,050 sf.
	(40% Max. Impervious Pavement in first layer) (Article: 5.4.6.b) 520 sf.	19.23 % 250 sf.

BUILDING SETBACK	REQUIRED	PROPOSED
PRINCIPAL FRONT	10 FT. Min.	20'-9"
SECONDARY FRONT	10 FT. Min.	N/A
SIDE	0 FT. Min.	0'-4"
REAR	20 FT. Min.	N/A
WATERFRONT	20 FT. Min. (Article: 3.11.a.1)	20'-3"

BUILDING HEIGHT	ALLOWED	PROPOSED
PRINCIPAL BUILDING (Article: 3.5.1)	3 Stories Max. 40'-0" Max.	3 Stories 36'-10"
OUTBUILDING	2 Stories Max.	N/A

PARKING

TOTAL SPACES REQUIRED: 10 Units x 1.5 = 15 spaces
TOTAL SPACES PROPOSED: 40 spaces

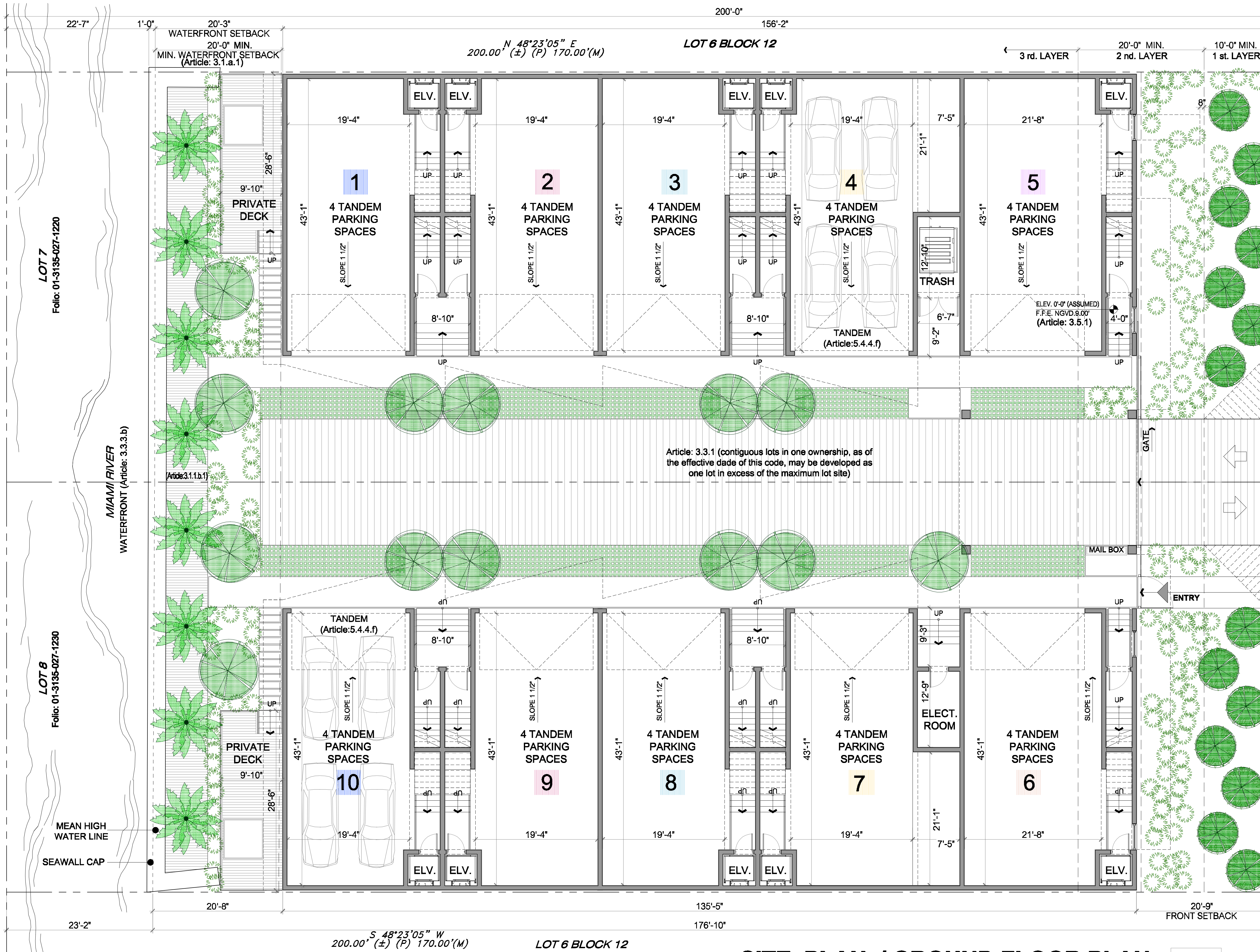
UNIT BREAKDOWN

UNIT #	BEDROOMS	BATHROOMS	AREA (sf.)		
			INTERIOR	BALCONY & TERRACE	TOTAL AREA
1	2	2.5	3,396 sf.	732 sf.	4,128 sf.
2	2	2.5	3,332 sf.	192 sf.	3,524 sf.
3	2	2.5	3,332 sf.	192 sf.	3,624 sf.
4	3	3.5	4,137 sf.	196 sf.	4,333 sf.
5	3	3.5	4,221 sf.	527 sf.	4,748 sf.
6	4	4.5	4,707 sf.	470 sf.	5,177 sf.
7	3	3.5	4,137 sf.	196 sf.	4,333sf.
8	2	2.5	3,332 sf.	192 sf.	3,524 sf.
9	2	2.5	3,332 sf.	192 sf.	3,524 sf.
10	2	2.5	3,396 sf.	732 sf.	4,128 sf.
TOTAL			37,322 sf.	3,621 sf.	40,943 sf.

710-720 NW NORTH RIVER DRIVE
MIAMI, FL 33136

10
UNITS

01



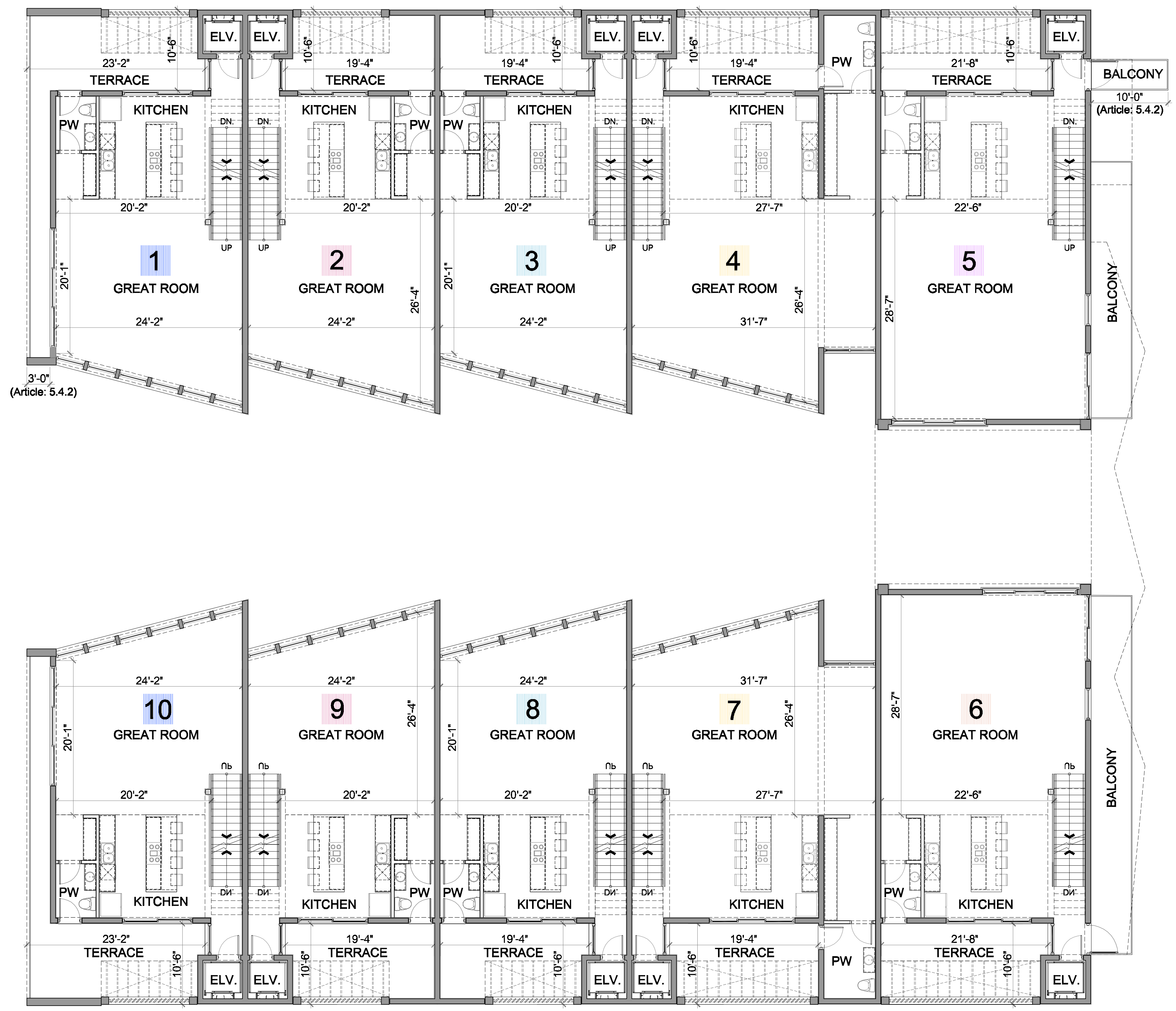
SITE PLAN / GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

710-720 NW NORTH RIVER DRIVE MIAMI, FL 33136

10 UNITS

02



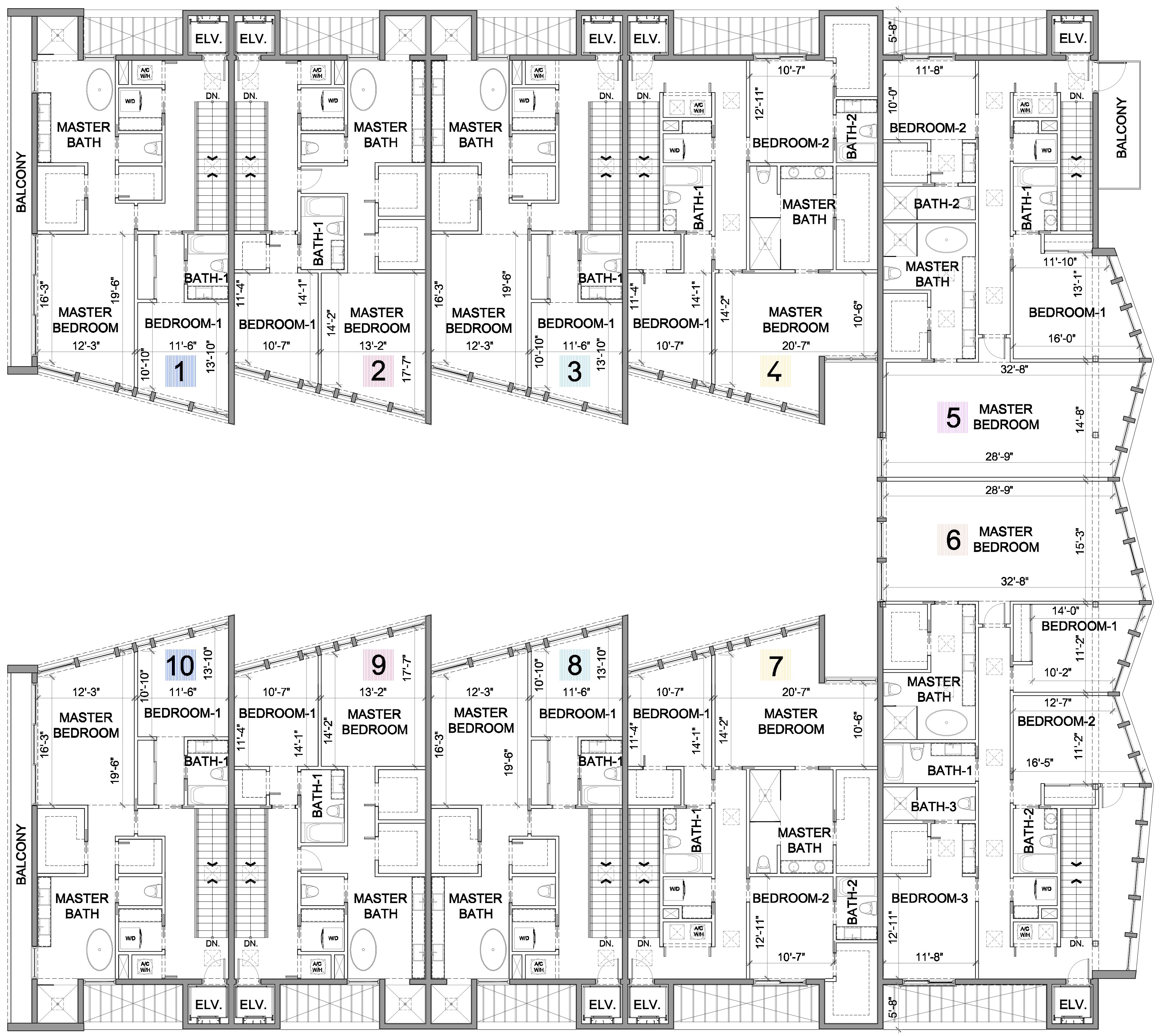
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

710-720 NW NORTH RIVER DRIVE MIAMI, FL 33136

10 UNITS

03



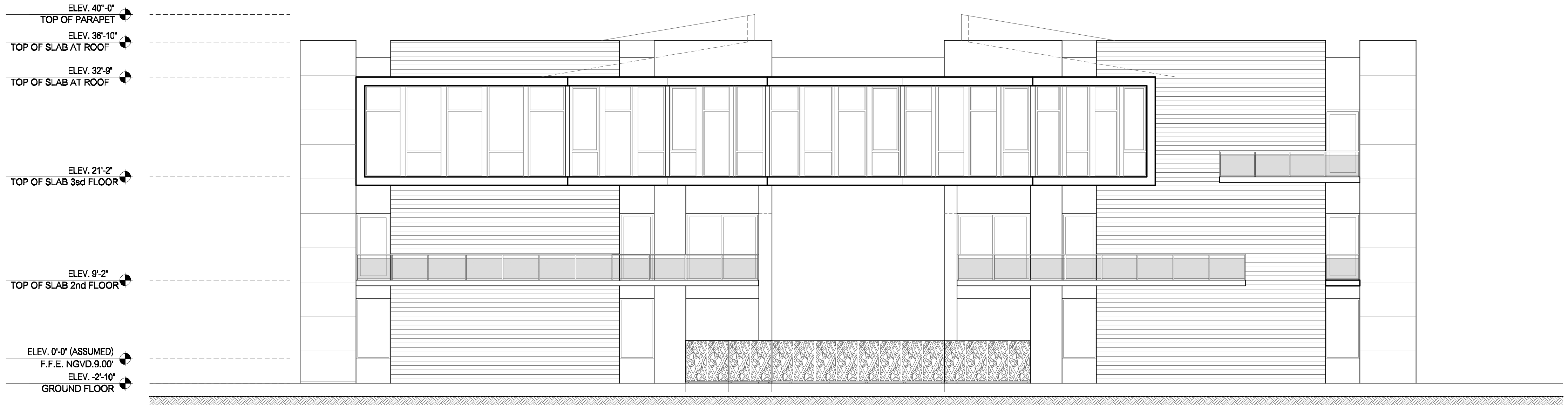
THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

710-720 NW NORTH RIVER DRIVE MIAMI, FL 33136

10 UNITS

04



FRONT (NORTHEAST) ELEVATION

SCALE: 1/8" = 1'-0"

WATERFRONT (SOUTHWEST) ELEVATION

SCALE: 1/8" = 1'-0"

710-720 NW NORTH RIVER DRIVE MIAMI, FL 33136

10

UNITS

05

SIDE (SOUTHEAST) ELEVATION

SCALE: 1/8" = 1'-0"

SIDE (NORTHWEST) ELEVATION

SCALE: 1/8" = 1'-0"

710-720 NW NORTH RIVER DRIVE MIAMI, FL 33136

10 UNITS

INTERIOR (SOUTHEAST) ELEVATION

SCALE: 1/8" = 1'-0"

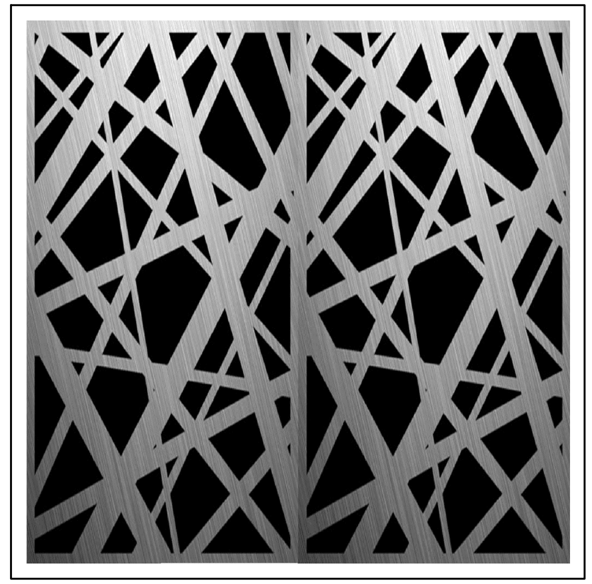
INTERIOR (NORTHWEST) ELEVATION

SCALE: 1/8" = 1'-0"

710-720 NW NORTH RIVER DRIVE MIAMI, FL 33136

10 UNITS

1 FIBER CEMENT PANELS
NICHIHA VINTAGE WOOD
www.nichiha.com



2 CUSTOM METAL GATE

3 GLASS RAILING
POMA RAILING SYSTEM
www.pomametals.com

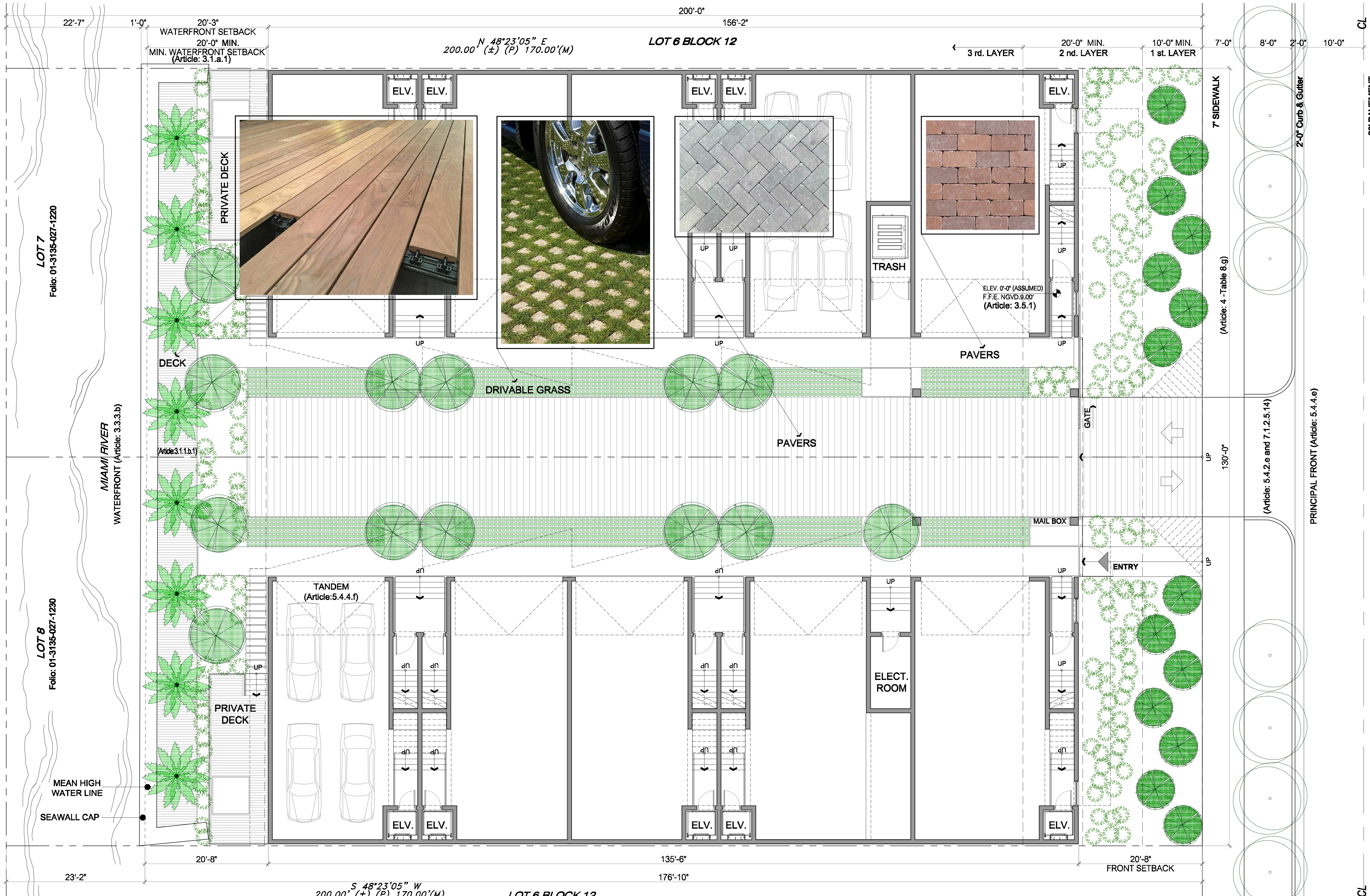
4 SW 7757
HIGH REFLECTIVE WHITE

5 SW 6233
SAMOVAR SILVER

6 SW 6251
0UTERSPACE

710-720 NW NORTH RIVER DRIVE
MIAMI, FL 33136

10
UNITS



SITE PLAN / GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

710-720 NW NORTH RIVER DRIVE

10 UNITS

09

710-720 NW NORTH RIVER DRIVE
MIAMI, FL 33136

10
UNITS
10

= 10 UNITS

710-720 NW NORTH RIVER DRIVE MIAMI, FL 33136

710-720 NW NORTH RIVER DRIVE MIAMI, FL 33136

10

UNITS

12

710-720 NW NORTH RIVER DRIVE
MIAMI, FL 33136

10
UNITS
13

710-720 NW NORTH RIVER DRIVE MIAMI, FL 33136

10

UNITS

14