



HARDING AVENUE SUITES

Final Submittal:

November 17, 2015

Scope:

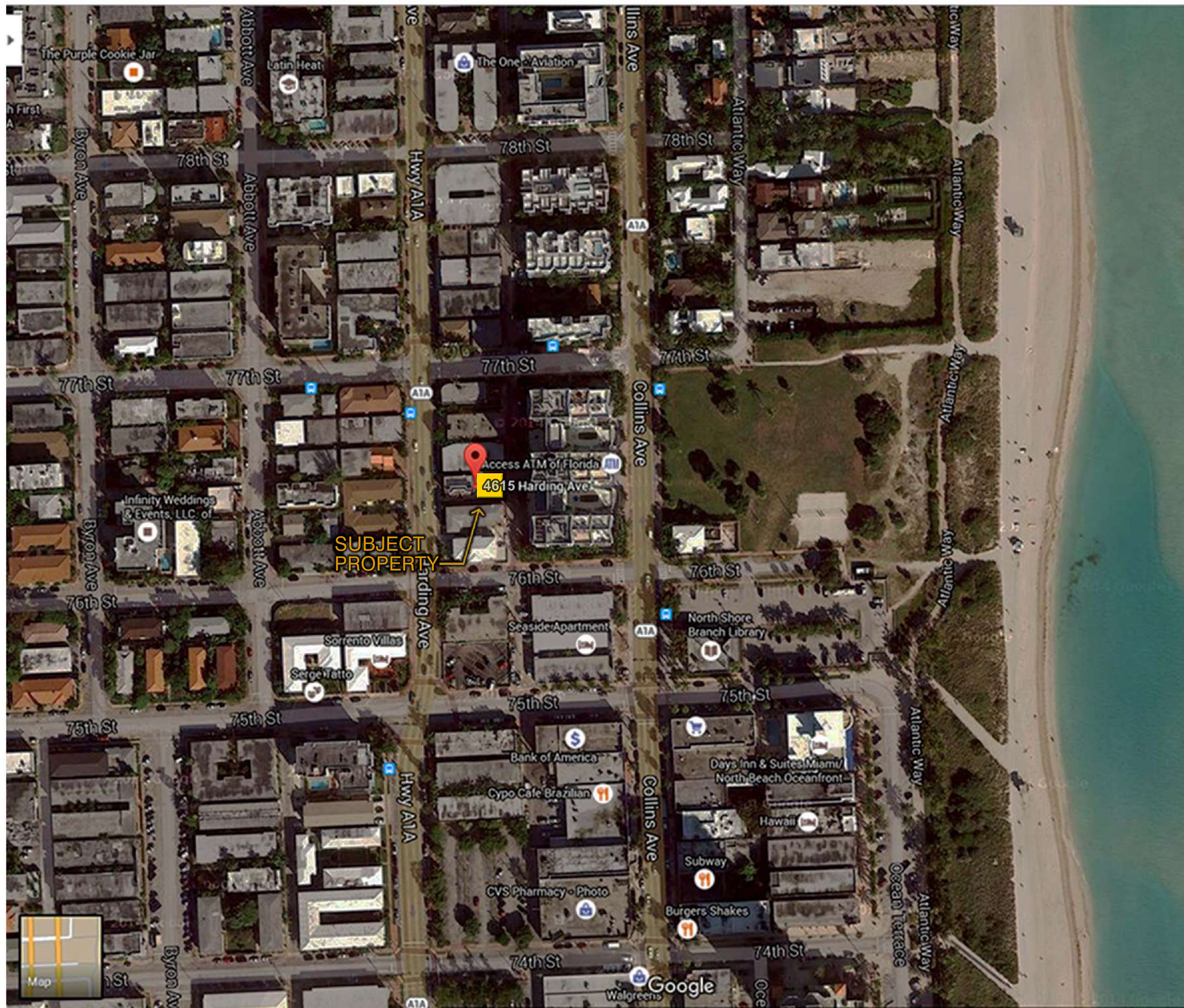
New detached 5-story multi-family building with 4 apartments and ground parking at rear of site with existing, newly renovated, 4 unit apartment building. Landscape and Hardscape renovation.

Owner/Applicant:

608 Investments, LLC

RAMOSMARTINEZ architects, inc.

| | |
|----------------------------|----|
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Aerial Map

Current Site Conditions

- 1 Aerial Map
- 2 Site Photos
- 3 Site Photos
4. Site Photos



Current Site Conditions

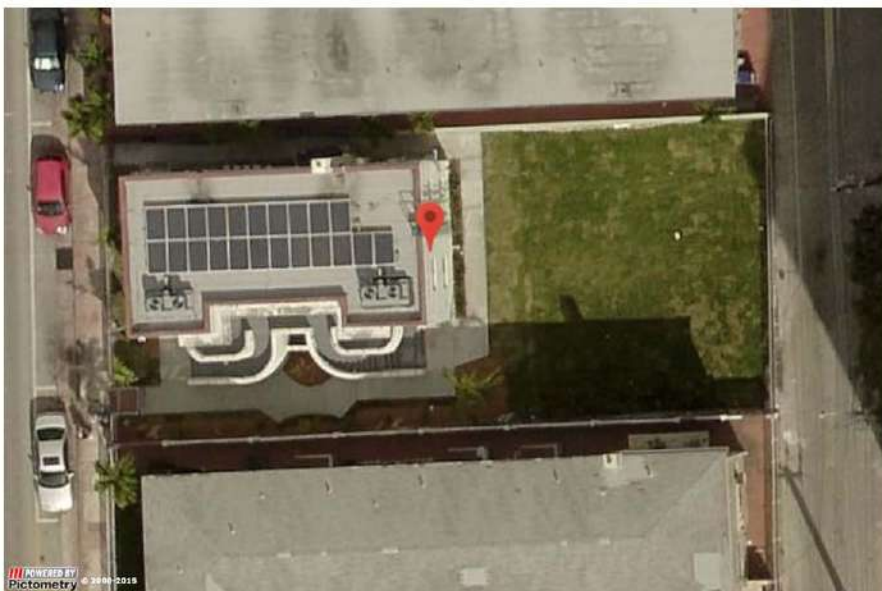
- 1 Aerial Map
- 2 Site Photos
- 3 Site Photos
- 4. Site Photos

Date:
October 26, 2015



Current Site Conditions

1. Aerial Map
2. Site Photos
3. Site Photos
4. Site Photos



1. Harding Avenue from 76th Street
2. Right Set back
3. Front by Harding Avenue
4. Service Alley
5. Rear Set Back

Area of Work

Date:
October 26, 2015

3



Current Site Conditions

1. Aerial Map
2. Site Photos
3. Site Photos
- 4 Site Photos

Date:
October 26, 2015

4



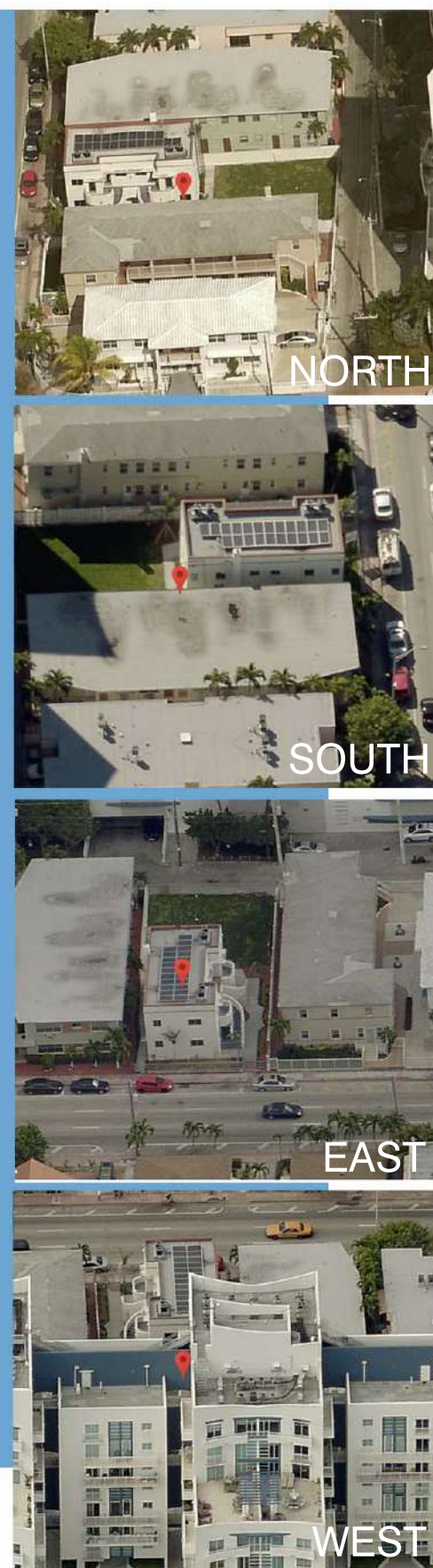
 SUBJECT PROPERTY

ADDRESSES:

7615 Hrding Avenue
Miami Beach, Florida
33141

LEGAL DESCRIPTION:

Lot 4 LESS the West 2.5 feet thereof,
Block 2, ALTOS DEL MAR No. 3,
according to the Plat thereof as recorded
in Plat Book 8, Page 41, of the Public
Record of Miami-Dade County, Florida.



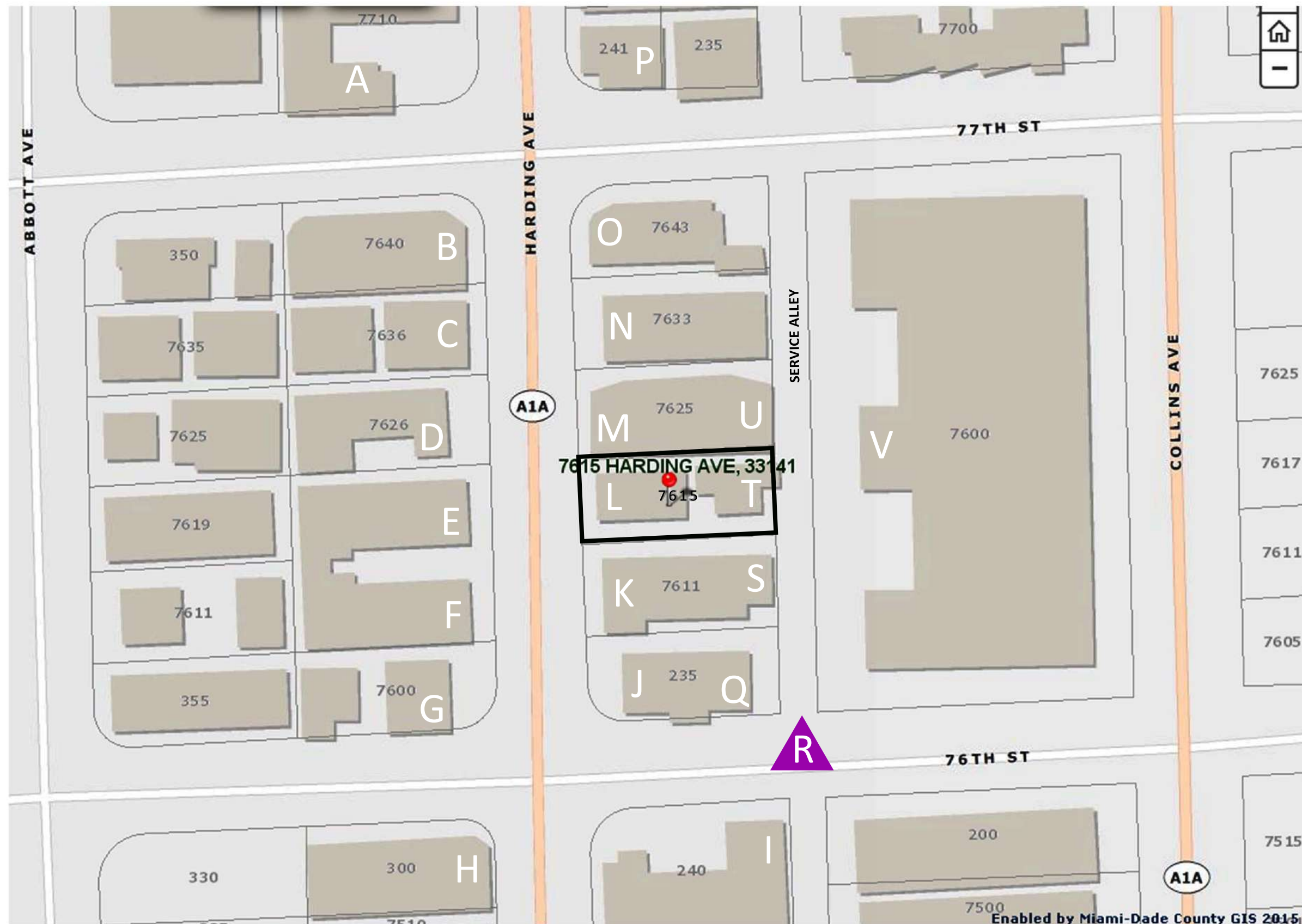
VIEW FACING

Neighborhood Context

- 5 Location Map
- 6 Structures Site Plan
- 7 Structure Photos
- 8 Structure Photos
- 9 Structure Photos
- 10 Structures Photos

Date:
October 26, 2015

Location Map



Neighborhood Context

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A - 7710 Harding Ave.
B - 7640 Harding Ave.
C - 7636 Harding Ave.
D - 7626 Harding Ave.

E - 7620 Harding Ave.
F - 7610 Harding Ave.
G - 7600 Harding Ave.
H - 300 76th Street

I - 240 76th Street
J - 235 76th Street
K - 7611 Harding Ave.
L - 7615 Harding Ave.

M - 7625 Harding Ave.
N - 7633 Harding Ave.
O - 7643 Harding Ave.
P - 241 77th Street

Service Alley:
Q- 235 76th St.
R- View from 76th St.
S - 7611 Harding Ave.

T- 7615 Harding Ave.
U- 7625 Harding Ave.
V- 76 Collins Ave.



A



B



C



D



E



F

Neighborhood Context

- 5. Location Map
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- 7. **Structure Photos**
- 8. Structure Photos
- 9. Structure Photos
- 10. Structures Photos

Date:
October 26, 2015

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G



H



I



J



K



L

Neighborhood Context

5. Location Map
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8. **Structure Photos**
9. Structure Photos
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M



N



O



P



Q

Neighborhood Context

5. Location Map
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8. Structure Photos
9. **Structure Photos**
10. Structures Photos

Date:
October 26, 2015

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R



S



V



T



U

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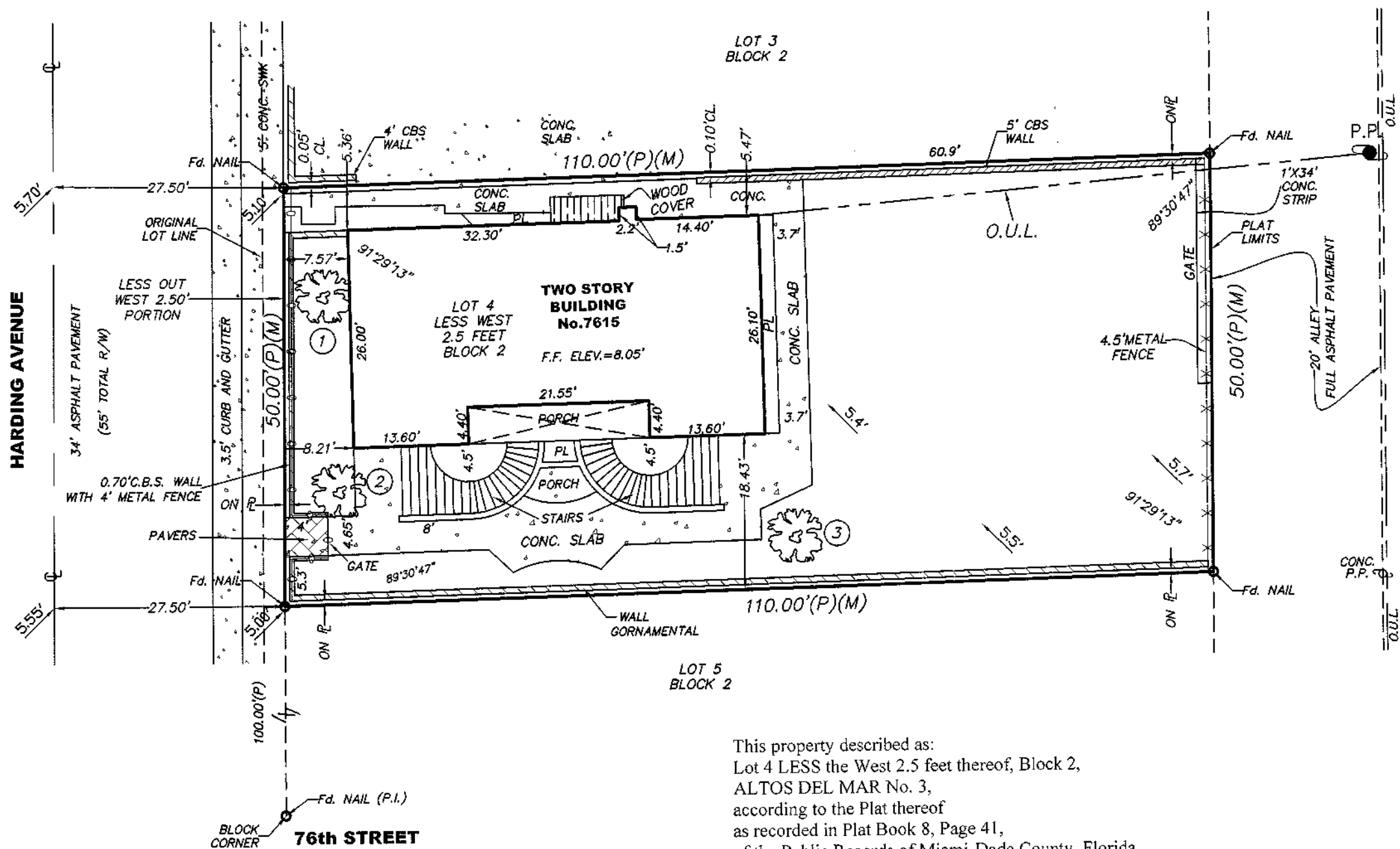


Proposed Site Improvements

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12. Survey
13. Site Plan
14. Zoning Data
15. Contextual Elevation
16. Landscape Plan
- 17.. Landscape Legend
18. Floor Plan (Level 1)
19. Floor Plan (Level 2)
20. Floor Plan (Level 3/4)
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22. Roof Deck
23. Roof Plan
24. Elevations South/ West
25. Elevations North/East
26. Sections
27. Sections

View looking East

11



TREE CHART

| # | DESCRIPTION | Ø | HEIGHT | CANOPY |
|---|-------------|------|--------|--------|
| 1 | PALM | 3.6" | 25' | 6' |
| 2 | PALM | 4.8" | 15' | 4' |
| 3 | PALM | 9.6" | 18' | 6' |

This property described as:
Lot 4 LESS the West 2.5 feet thereof, Block 2,
ALTOS DEL MAR No. 3,
according to the Plat thereof
as recorded in Plat Book 8, Page 41,
of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:
7615 Harding, LLC

7615 Harding Avenue, Miami Beach, FL 33141

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

BOUNDARY SURVEY.
I HEREBY CERTIFY that this survey meets the minimum technical standards as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5, F.S. Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.
Alvarez
RENE AGUIEVES 08/18/15
PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.

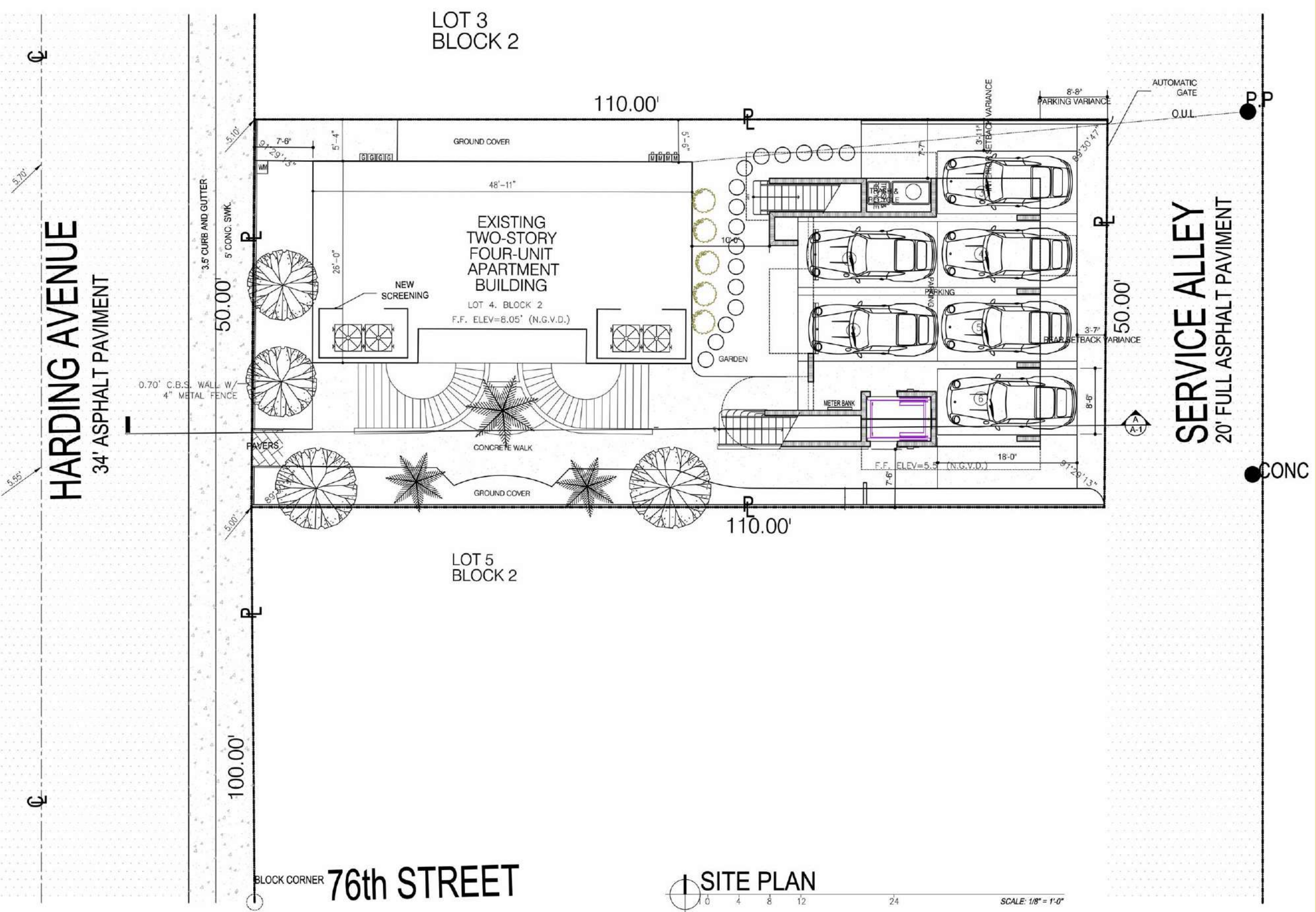
Alvarez, Aguiervives and Associates, Inc.
Surveyors, Mappers and Land Planners
5701 S.W. 107th Avenue #204, Miami, FL 33173
Phone 305.385.0385 Fax 305.385.0623
L.B. No. 6867 / E-mail: fastsurveys@aol.com

| | | | |
|------------|---------|-----------|-----------|
| Field Date | Scale: | Drawn by: | Drwg. No. |
| 08/08/2015 | 1"= 15' | D.G. | 15-17708 |

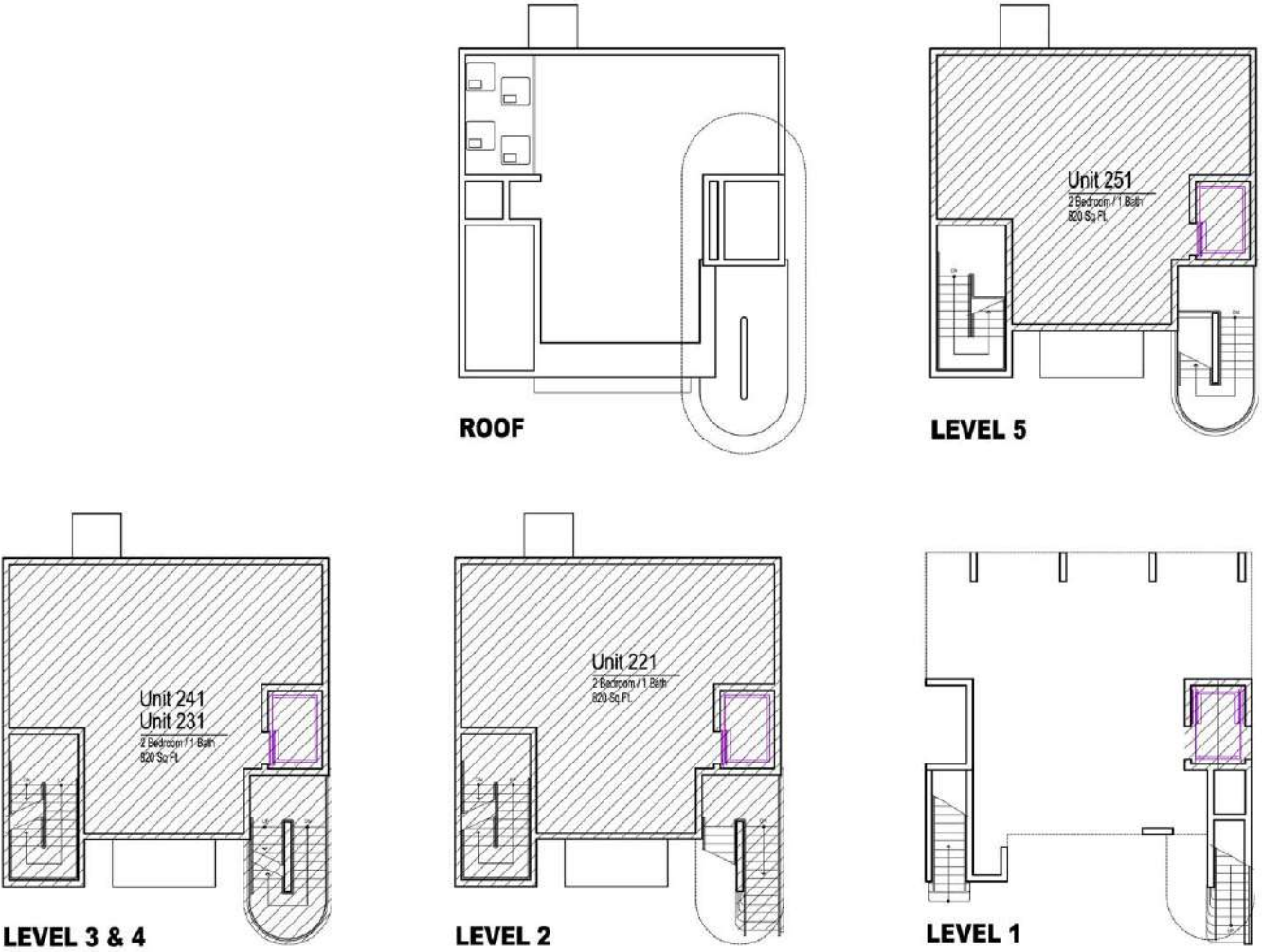
NOTE: a) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined. b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification. c) Code restrictions and title search not reflected in this survey. d) Underground utilities, improvements, footings and encroachments, if any not located. e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information. f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

LEGEND
A = Arc
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Chatta = Chattahoochee
CL = Center Line
CLF = Chain Link Fence
CL = Clear
CONC = Concrete
D = Delta
Ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Electric Box
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD = Found
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
ML = Monument Line
MON = Monument
N/A = Not Applicable
N/D = Nail & Disc
NTS = Not to Scale
O/S = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
P.C.C. = Point of Compound Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
PL = Property Line
PL = Planter
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor Mapper
RAW = Right-of-Way
SWK = Sidewalk
Sec = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
+/- = Denotes Spot Elevations Taken

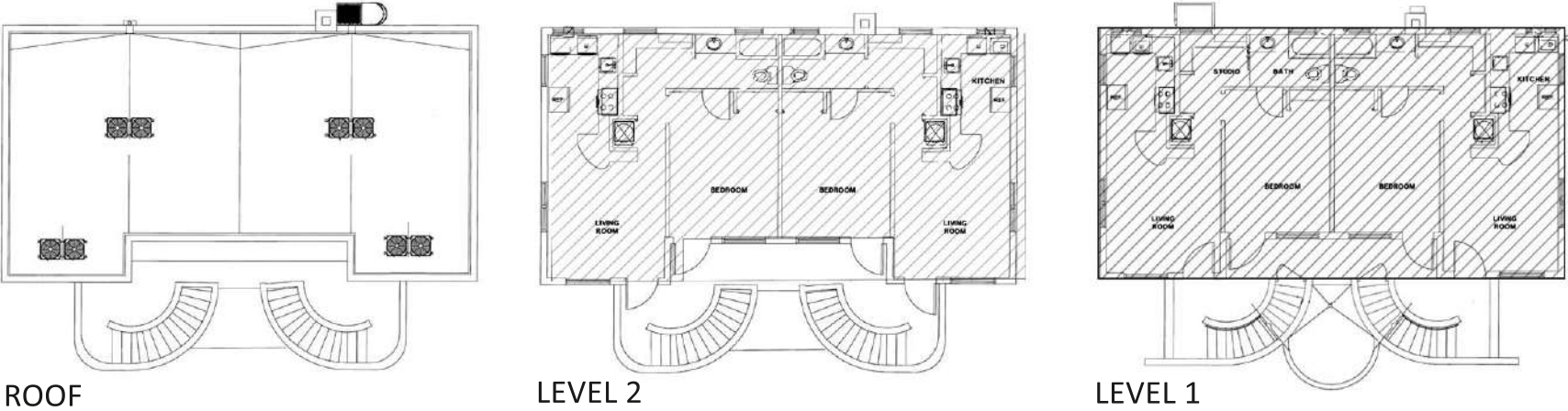
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| RM-1 Zoning - Site Information | | Sq. Ft. | Acres | |
|--|--------------|-----------------------|------------------------|---------------|
| Net Lot Area | | (Per Survey) 5,500.00 | 0.127 | |
| Site Data | | Allwd./Reqd. | Provided | |
| Minimum Lot Area | | 5,600 | 5,500 (Non Conforming) | |
| Minimum Lot Width | | 50' | 50.00' | |
| Max. F.A.R. (1.25 x 5,500) | | 6,875 | 6,875.00 | |
| Building Height | | 5 Stories | 5 Stories | |
| | | Existing | New | Total |
| Residential Units | | 4 | 4 | 8 |
| Setback Data | | Allwd./Reqd. | Provided | |
| Building - Primary Front Setback | | 20' | 7.6' (Non Conforming) | |
| Building - Side Interior Setback | | 7.5' | 7.5' | |
| Building - Rear Setback (10% Lot depth) (Variance request) | | 11' | 8.67' | |
| Parking - Primary Front Setback | | 20' | N/A | |
| Parking - Side Interior Setback | | 5' | 3.92' | |
| Parking - Rear Setback (Variance request) | | 5' | 3.6' | |
| Site Calculations | | Area | % | |
| Building Area (Existing Building) | | 1,556.00 | 28.29% | |
| Building Area (New Building) | | 1,175.00 | 21.36% | |
| Impervios Area | | 1,399.00 | 25.44% | |
| Green Area | | 1,370.00 | 24.91% | |
| Total | | 5,500.00 | 100.00% | |
| Floor Area Computation | | Unit Size | Circulation Area | Bldg. Sq. Ft. |
| Existing Building | | | | |
| | Ground Floor | | | 1,270.00 |
| | Second Floor | | | 1,175.00 |
| New Building | | | | |
| | Ground Floor | | 68 | 68.00 |
| | Second Floor | 820 | 304 | 1,124.00 |
| | Third Floor | 820 | 355 | 1,175.00 |
| | Fourth Floor | 820 | 355 | 1,175.00 |
| | Fifth Floor | 820 | 68 | 888.00 |
| Total | | | | 6,875.00 |
| Parking Calculations | | Required | Provided | |
| Residential Spaces (1.5 Space per Dwelling Unit) | | 6 | 6 | |
| Visitor Spaces (1 Space per 20 Dwelling Unit) | | 0 | 0 | |
| Total Parking Spaces | | | 6 | |
| Handicap Parking | | Required | Provided | |
| Spaces (FBC. 11-4.1.2 - 1-25 Parking Spaces = 1) | | 1 | 1 | |



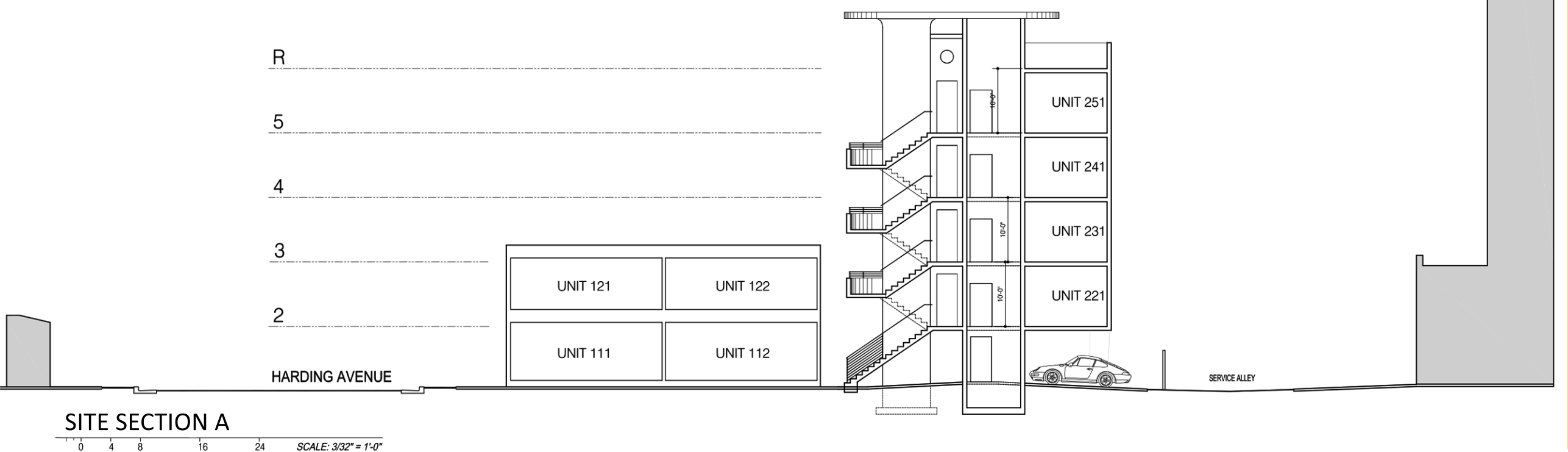
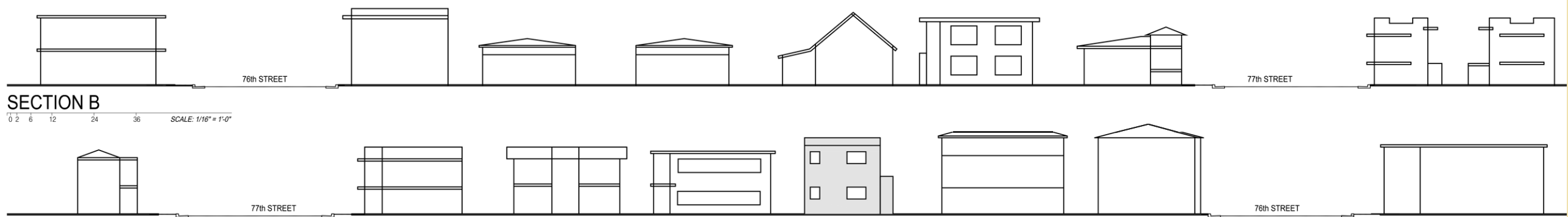
Proposed F.A.R. Shade Diagram



Existing F.A.R. Shade Diagram

Proposed Site Improvements

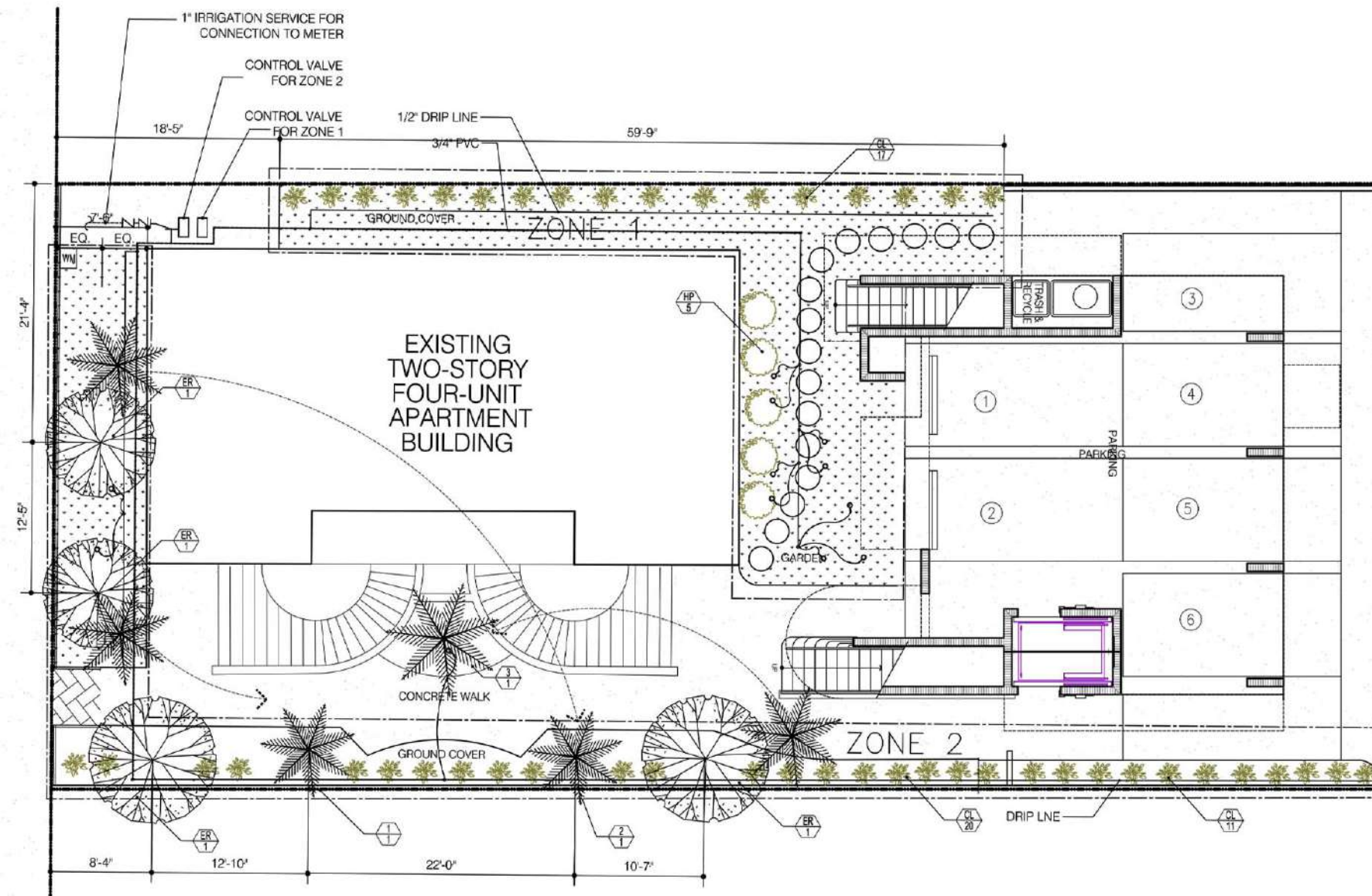
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HARDING AVENUE



SERVICE ALLEY

Proposed Site Improvements

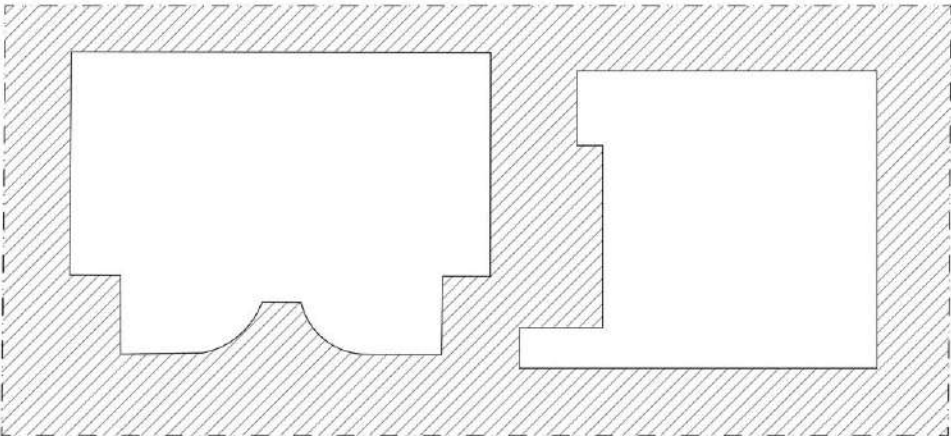
Tree Schedule

| SYMB. ON PLAN | | | | PLANT NAME | | NATIVE | | DBH FOR EXIST. OR AT INSTALLATION | HEIGHT | | REMARKS | QTY. |
|---------------|-----|-------|---------------------|------------------------|------------------|--------|---|---|------------------------|--------|----------|------|
| SYMB. | NEW | EXIST | MITIGATION TREES | BOTANICAL | COMMON | Y | N | | EXISTING/ INSTALLED | MATURE | | |
| ER | X | | | Eugenia rhombea | Red Stopper | X | | 4" | 10'-0" | 20'-0" | | 1 |
| ER | X | | | Eugenia rhombea | Red Stopper | X | | 4" | 10'-0" | 20'-0" | | 1 |
| ER | X | | | Eugenia rhombea | Red Stopper | X | | 4" | 10'-0" | 20'-0" | | 1 |
| ER | X | | | Eugenia rhombea | Red Stopper | | | 4" | 8'-0" | 20'-0" | | 1 |
| 1 | | X | | Veitchia montgomeryana | Montgomery Palm | X | | 4" | 8'-0" | 25'-0" | RELOCATE | 1 |
| 2 | | X | | Veitchia montgomeryana | Montgomery Palm | X | | 4" | 8'-0" | 25'-0" | RELOCATE | 1 |
| 3 | | X | | Roystonea regia | Cuban Royal Palm | X | | 4" | 8'-0" | 90'-0" | RELOCATE | 1 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | TOTAL | 7 |

Vines and Shrub Schedule

| SYMB. | QTY. | NEW | EXIST. | BOTANICAL NAME | COMMON NAME | NATIVE | REMARKS |
|-------|------|-----|--------|----------------------|----------------|--------|---------|
| HP | 5 | X | | Hamelia Patens | Firebush | Yes | |
| CI | 48 | X | | Chrysobalanus Icacco | Green Cocoplum | Yes | |
| TOTAL | 53 | | | | | | |

NOTE:
- WHEN USED AS A VISUAL SCREEN, BUFFER, OR HEDGE, SHRUBS SHALL BE PLANTED AT A MAX. AVG. SPACING OF THIRTY (30) INCHES ON CENTER.



Open Area Shade Diagram

Landscape Legend

| | | | | | |
|--|----------------------------------|--|--------------------|---------------|-------------|
| Zoning District: | RM-1 | Gross Lot Area: | 5,500 Sq. Ft. | Acre(s): | 0.127 |
| | | | REQUIRED/ALLOWABLE | PROVIDED | |
| OPEN SPACE CALCULATION | | A. Total Open Space Sq.Ft. required by Miami-Dade County Landscape Ordinance | | | |
| Open Space required: | | 25% x 5,500 Sq. Ft. | = | 1,375 Sq. Ft. | 792 Sq. Ft. |
| LAWN AREA CALCULATION | | | | | |
| A. Total Sq.Ft. of landscaped open space required by Miami 21 Article 9 Table A | | | | | |
| Maximum permitted lawn area = | | 40% x 1,375 Sq. Ft. | = | 550 Sq. Ft. | 525 Sq. Ft. |
| TREES | | | | | |
| A. No. trees required per net lot acre. | | | | | |
| 28 | Trees x Net lot Acres (0.127) = | | | 4 | 5 |
| B. % Palms Allowed: No. trees provided x 30%= | | | | 3 | 1 |
| % Palms permitted to count as street trees on: 3:1 | | | | 1 | 3 |
| C. % Natives Required: No. trees provided x 30%= | | | | 3 | 5 |
| D. Street trees (maximum average spacing of 25' o.c.)= | | | | | |
| 50 | linear feet along street/25' = 2 | | | N/A | N/A |
| E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.) | | | | | |
| | linear feet along street/25= | | | 2 | 3 |
| F. Total Trees Required | | | | | |
| A+D= | 4 Total Trees | | | 4 | 5 |
| TOTAL TREES | | | | 4 | 5 |
| SHRUBS | | | | | |
| A. No. trees required x 10= No. of shrubs required | | | | 40 | 53 |
| B. No. shrubs allowed x 30%= No. of native shrubs required | | | | 12 | 53 |
| TREE MITIGATION | | | | | |
| A. Mitigation Trees. | | | | N/A | |

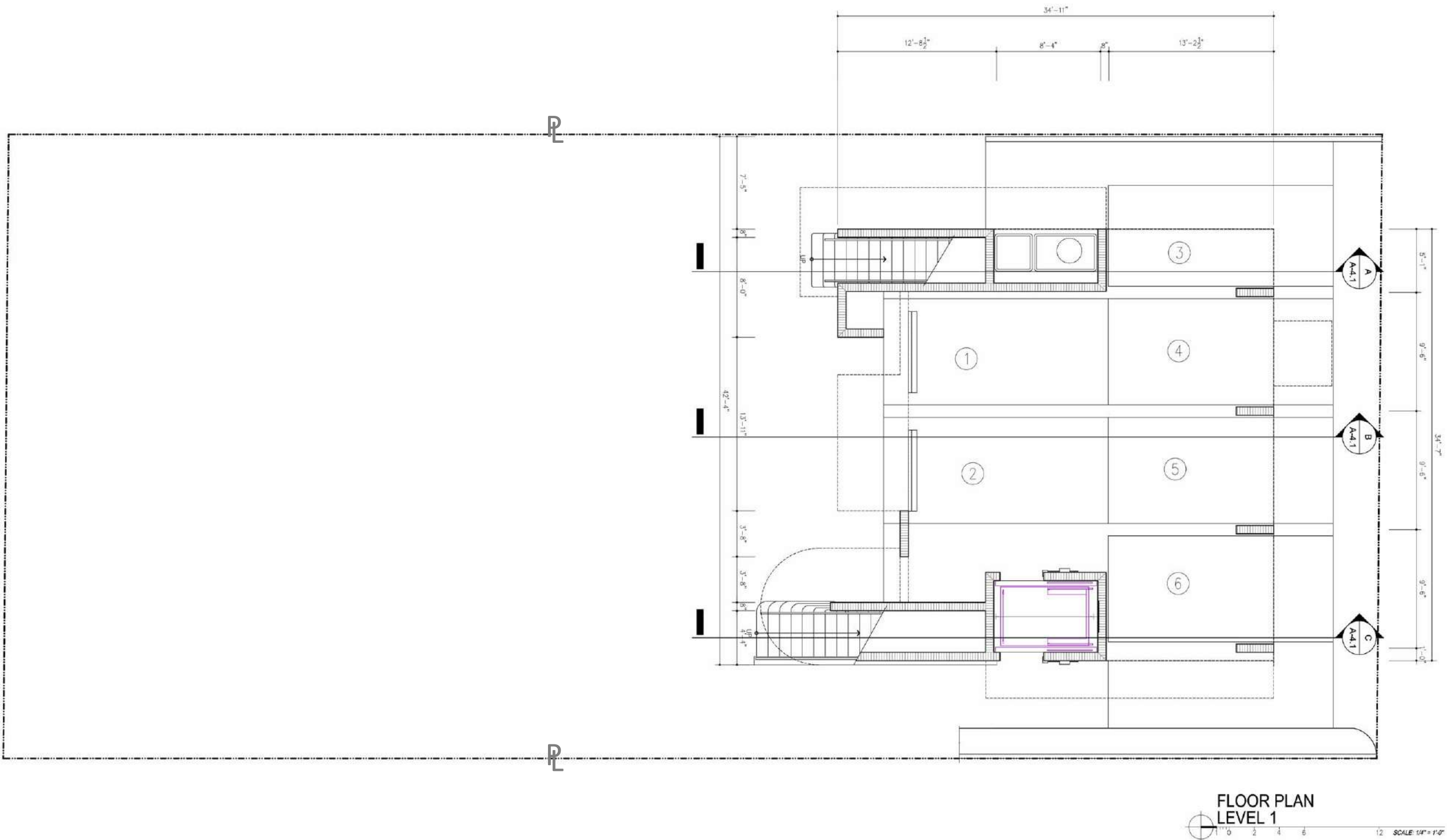
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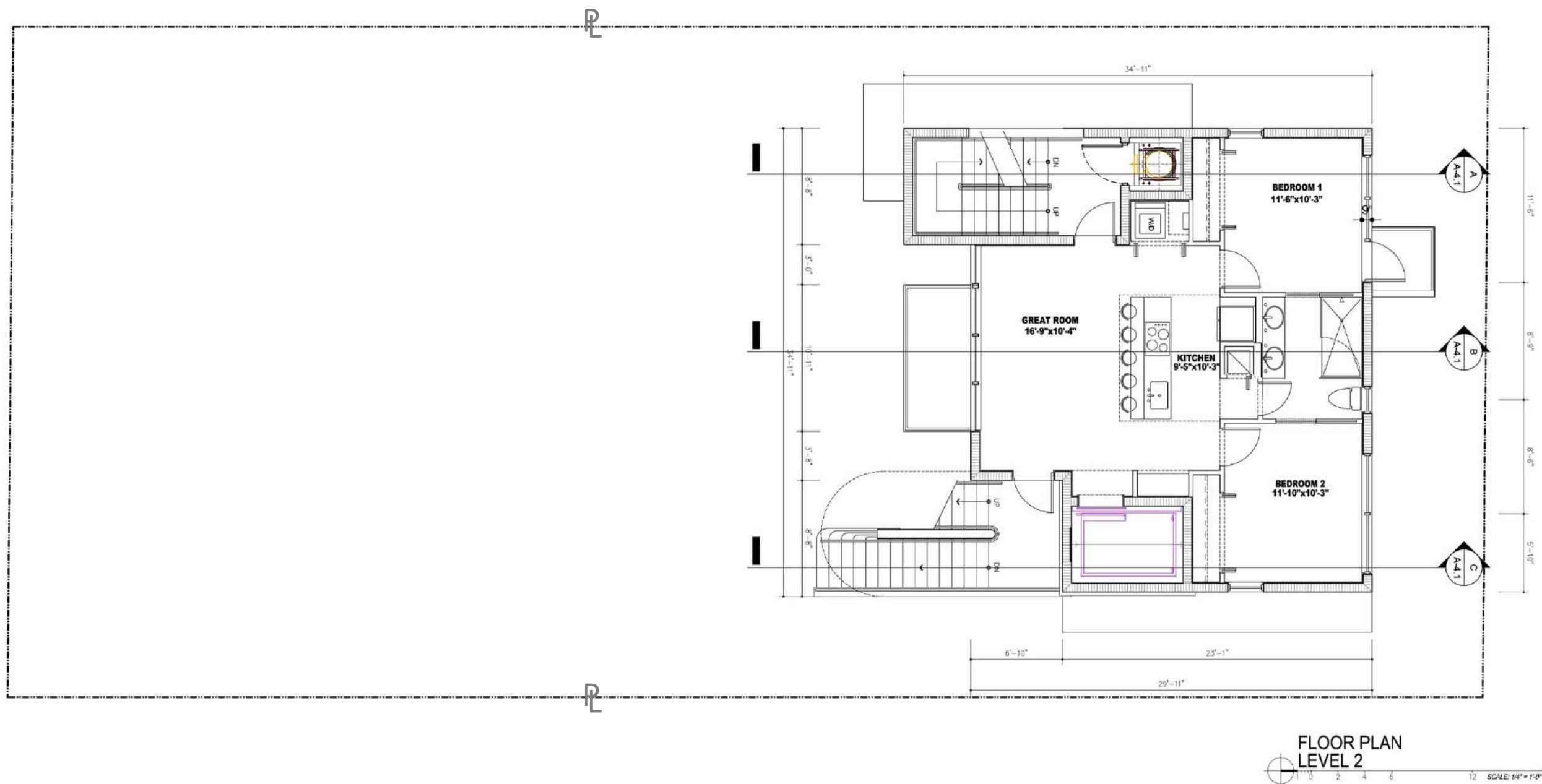
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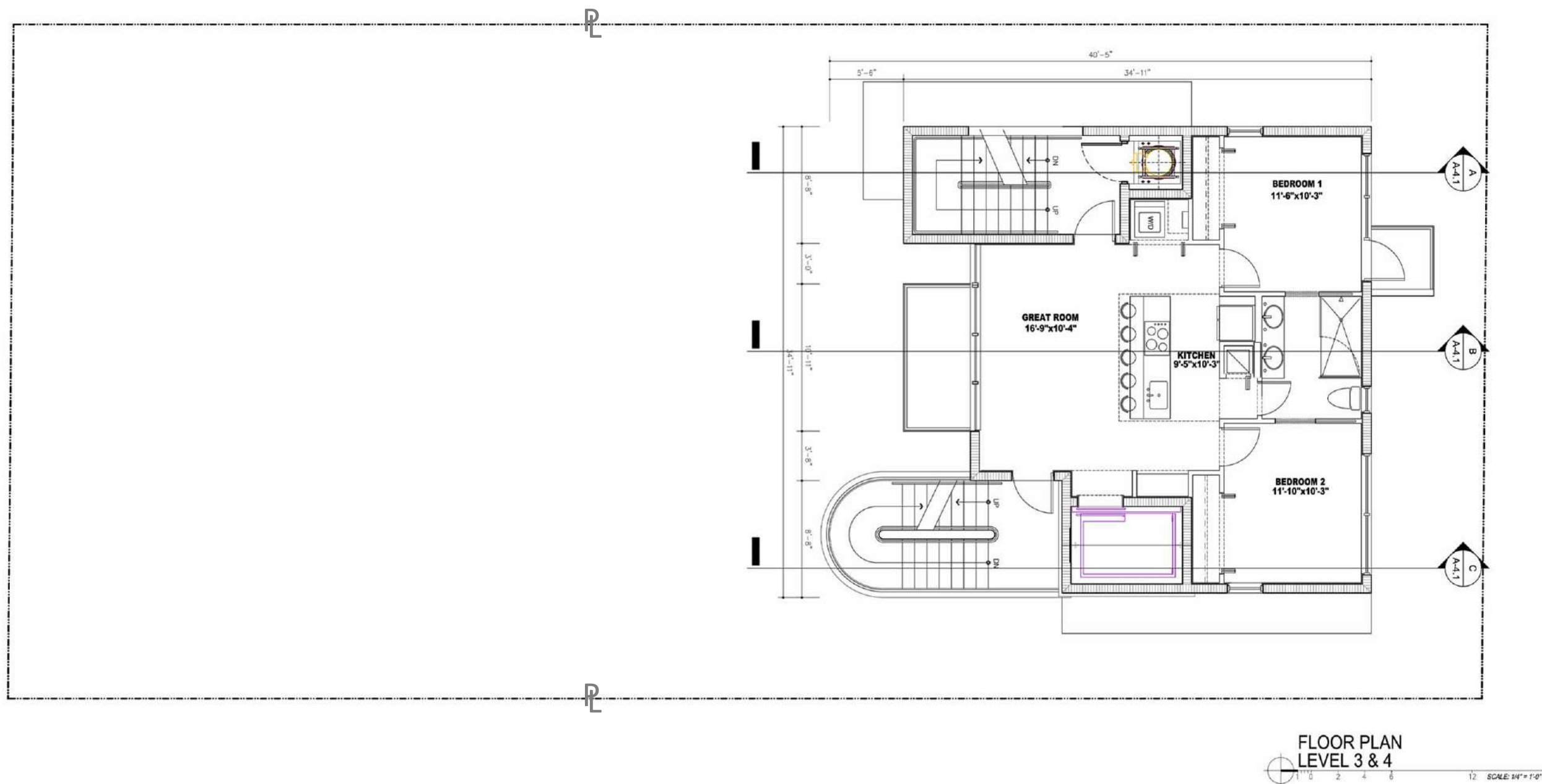
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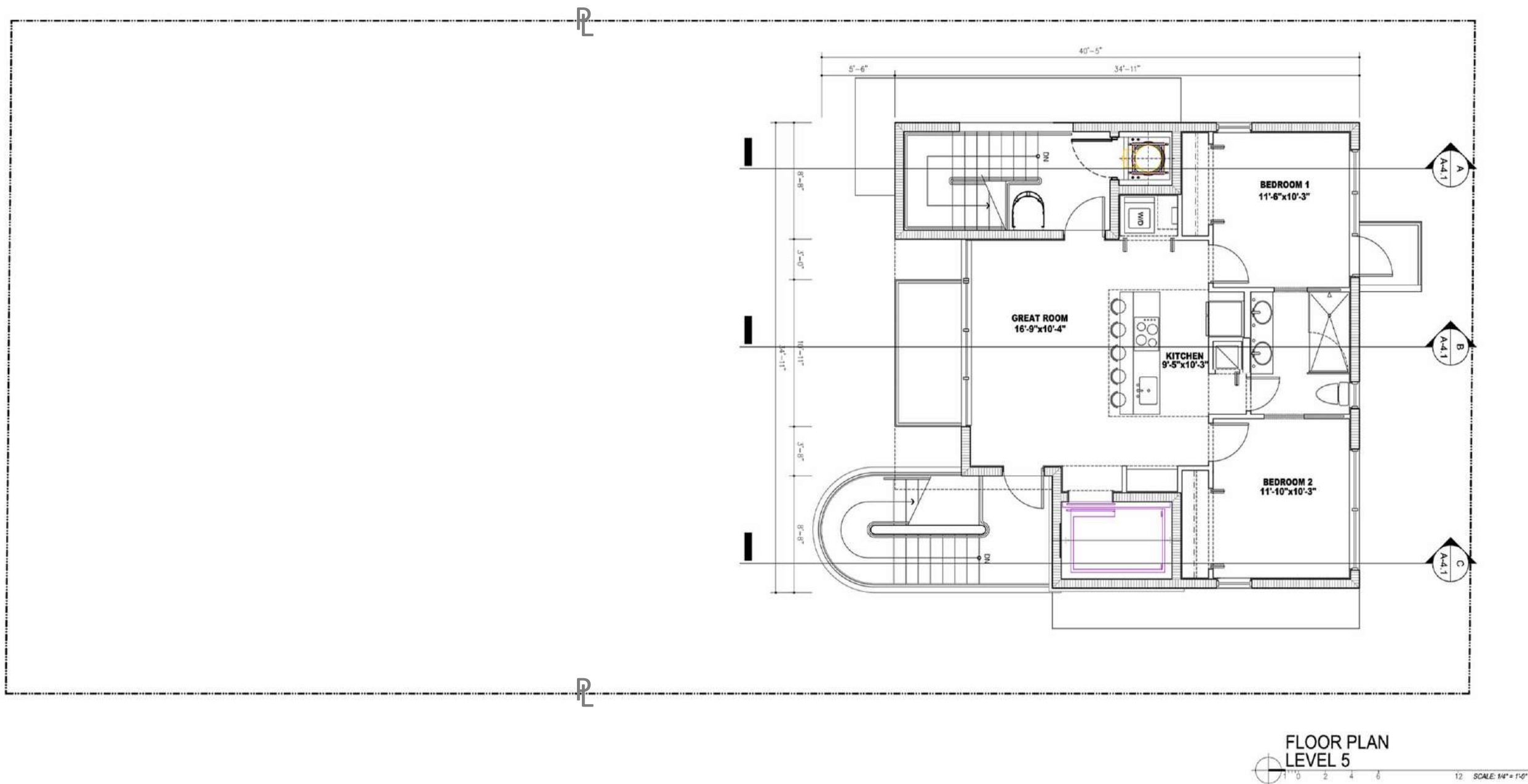
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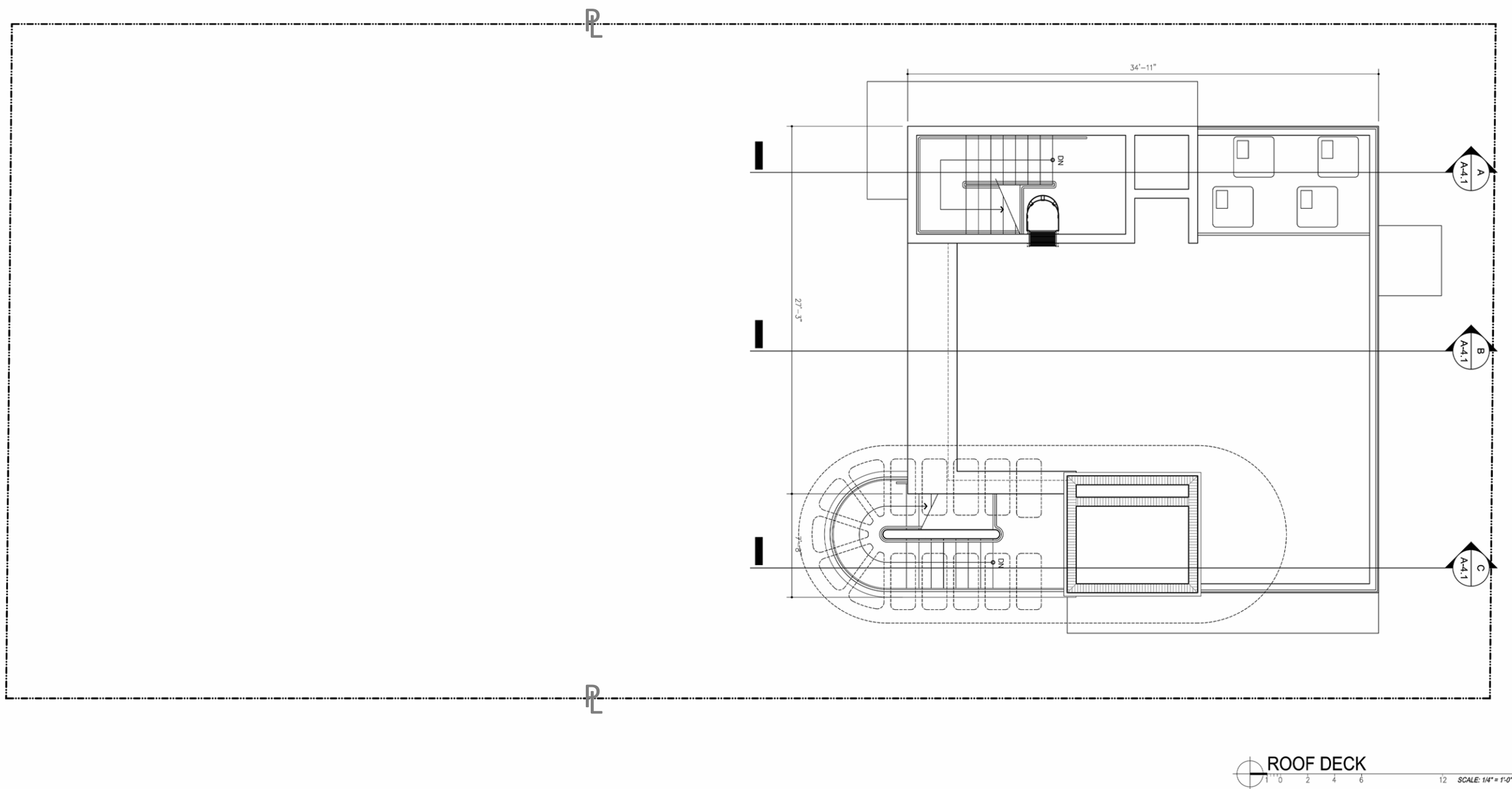
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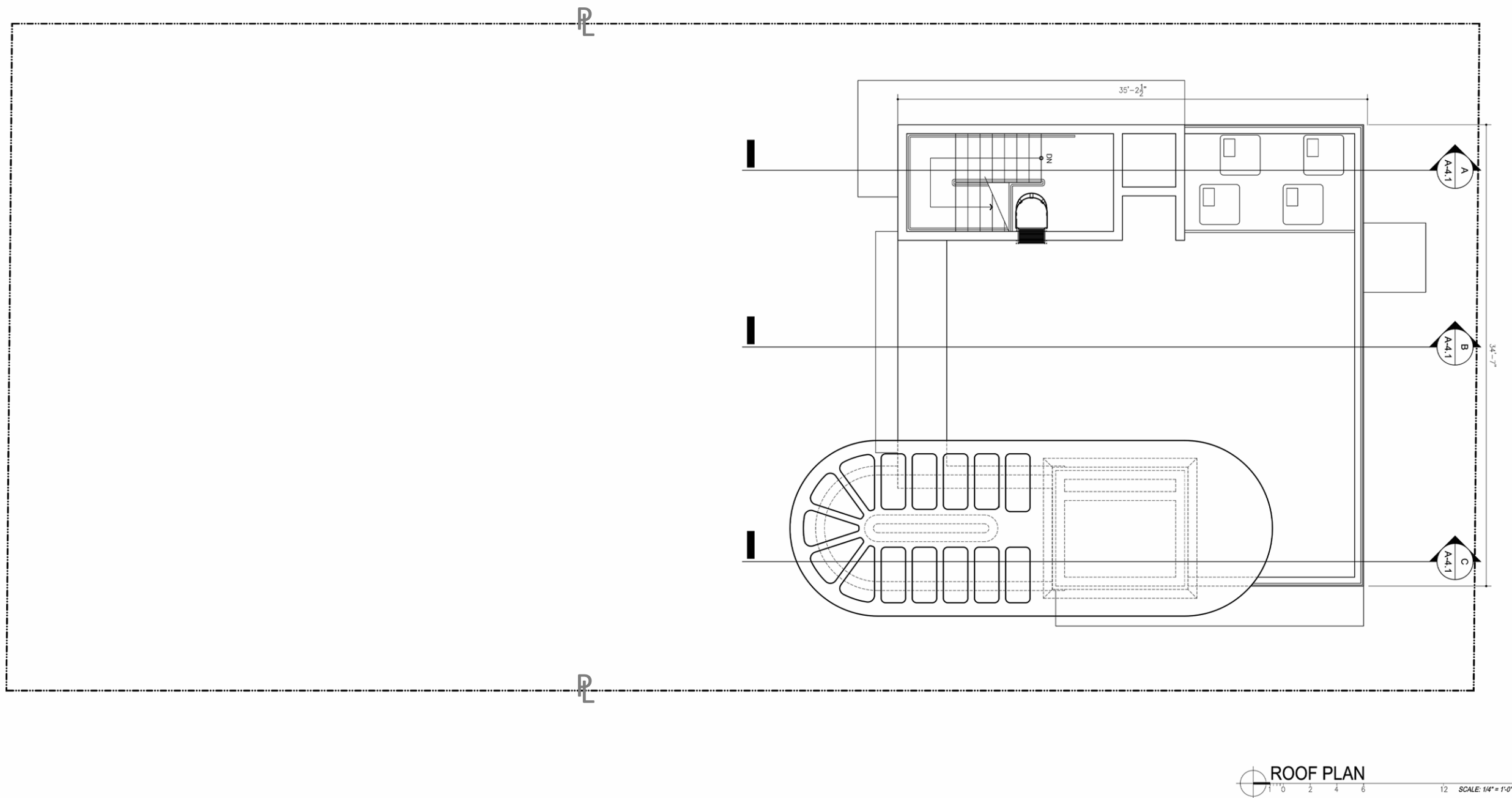
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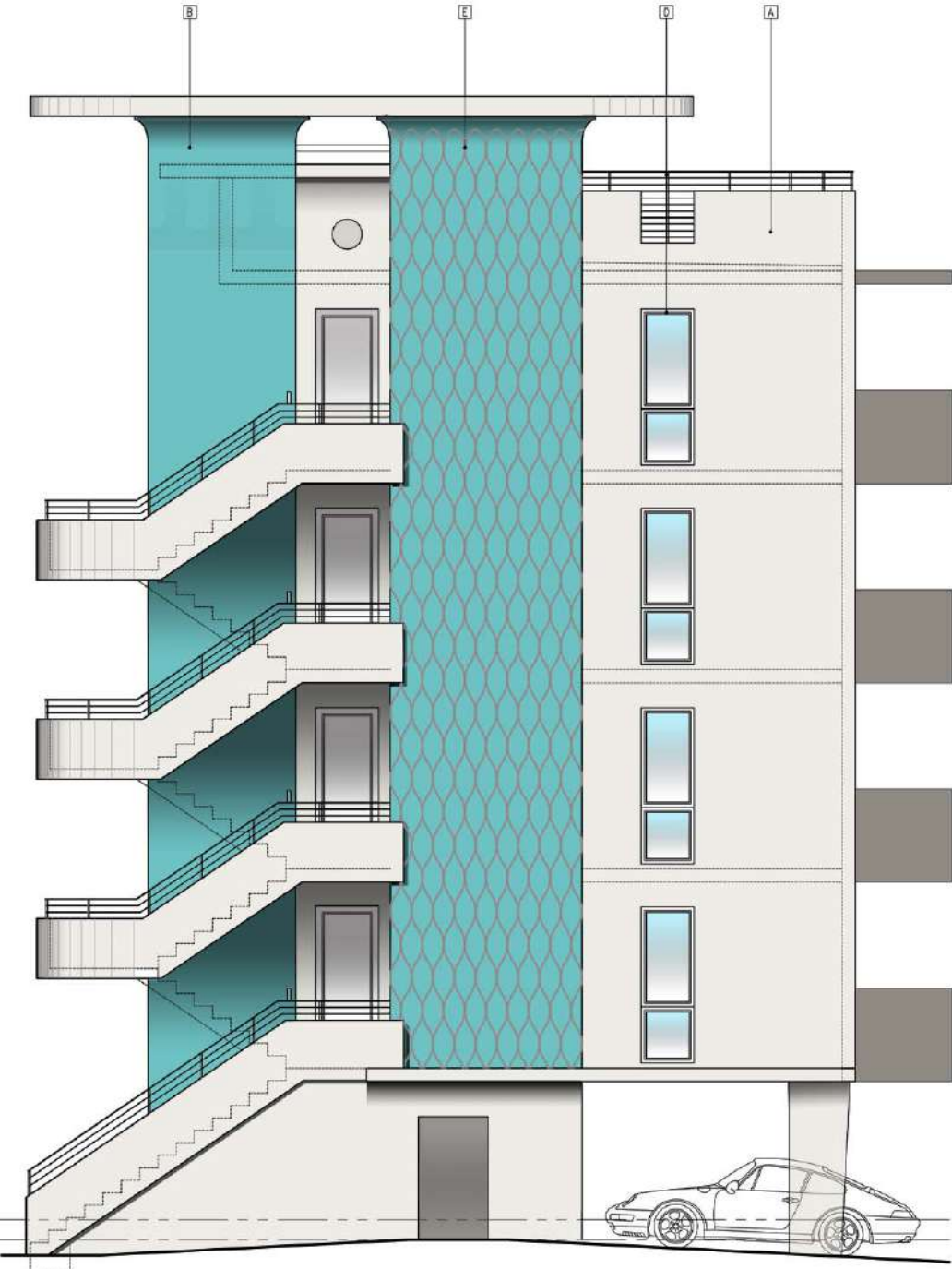


LEGEND

- A SMOOTH FINISH STUCCO
PURE WHITE SW 7005
- B SMOOTH FINISH STUCCO
MARINER SW 6766
- C SMOOTH FINISH STUCCO
DOVETAIL SW 7018
- D ALUMINUM RAILING / FRAME
WHITE
- E WALL PATTERN REVEAL
WHITE SW 7005



WEST ELEVATION
1 0 2 4 6 12 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
1 0 2 4 6 12 SCALE: 1/4" = 1'-0"

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LEGEND

- A

SMOOTH FINISH STUCCO
PURE WHITE SW 7005
- B

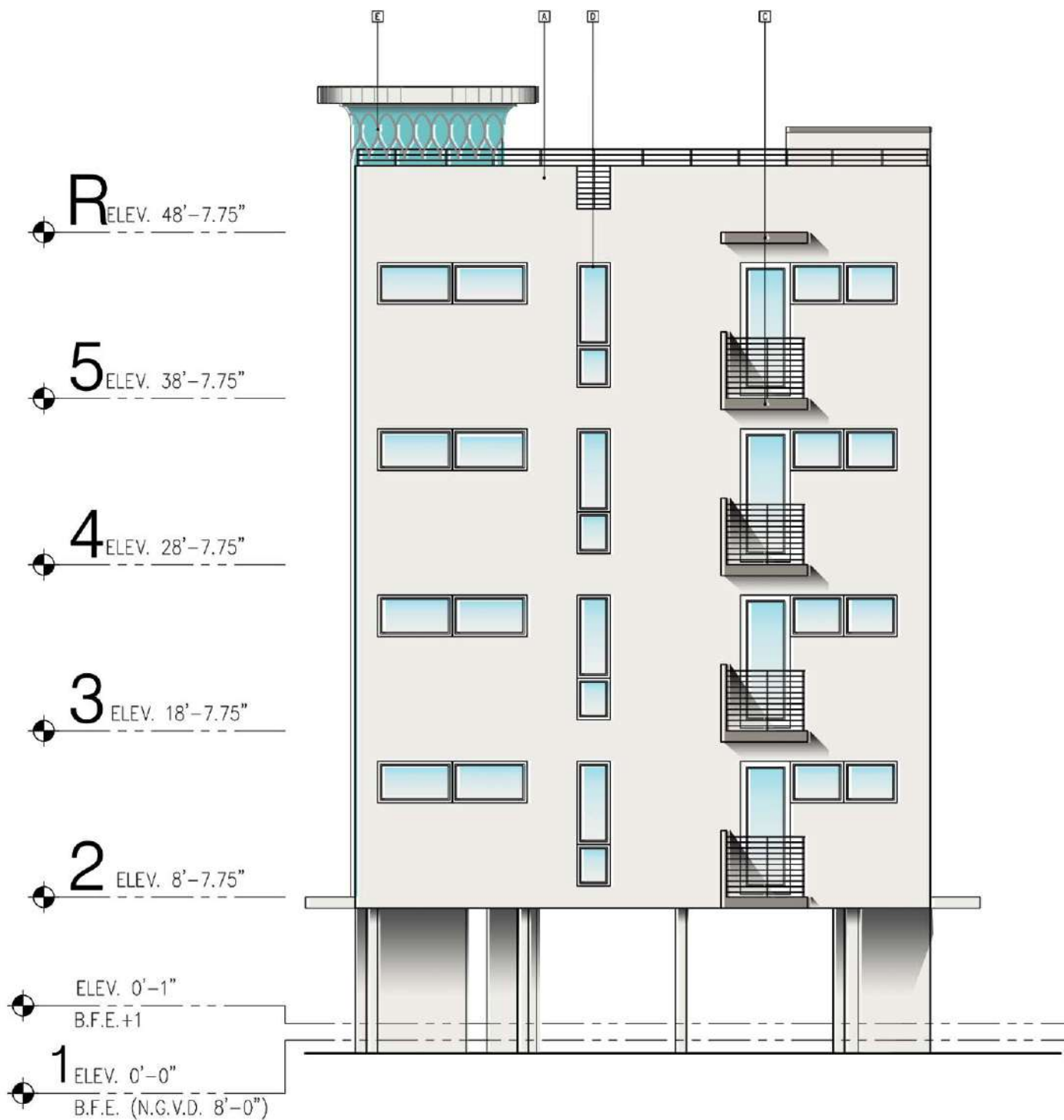
SMOOTH FINISH STUCCO
MARINER SW 6766
- C

SMOOTH FINISH STUCCO
DOVETAIL SW 7018
- D

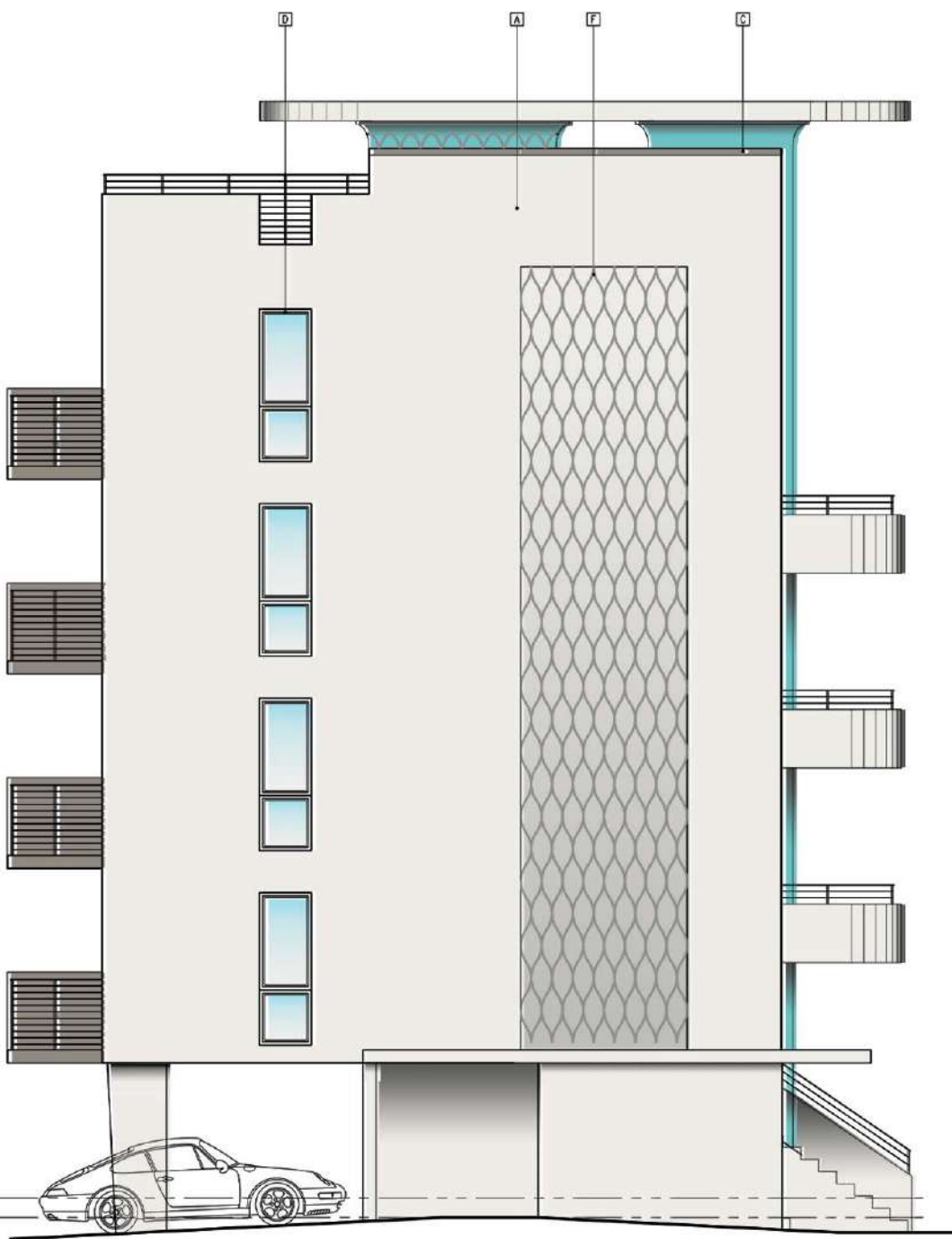
ALUMINUM RAILING / FRAME
WHITE
- E

WALL PATTERN REVEAL
WHITE SW 7005
- F

DECORATIVE VENT BLOCK



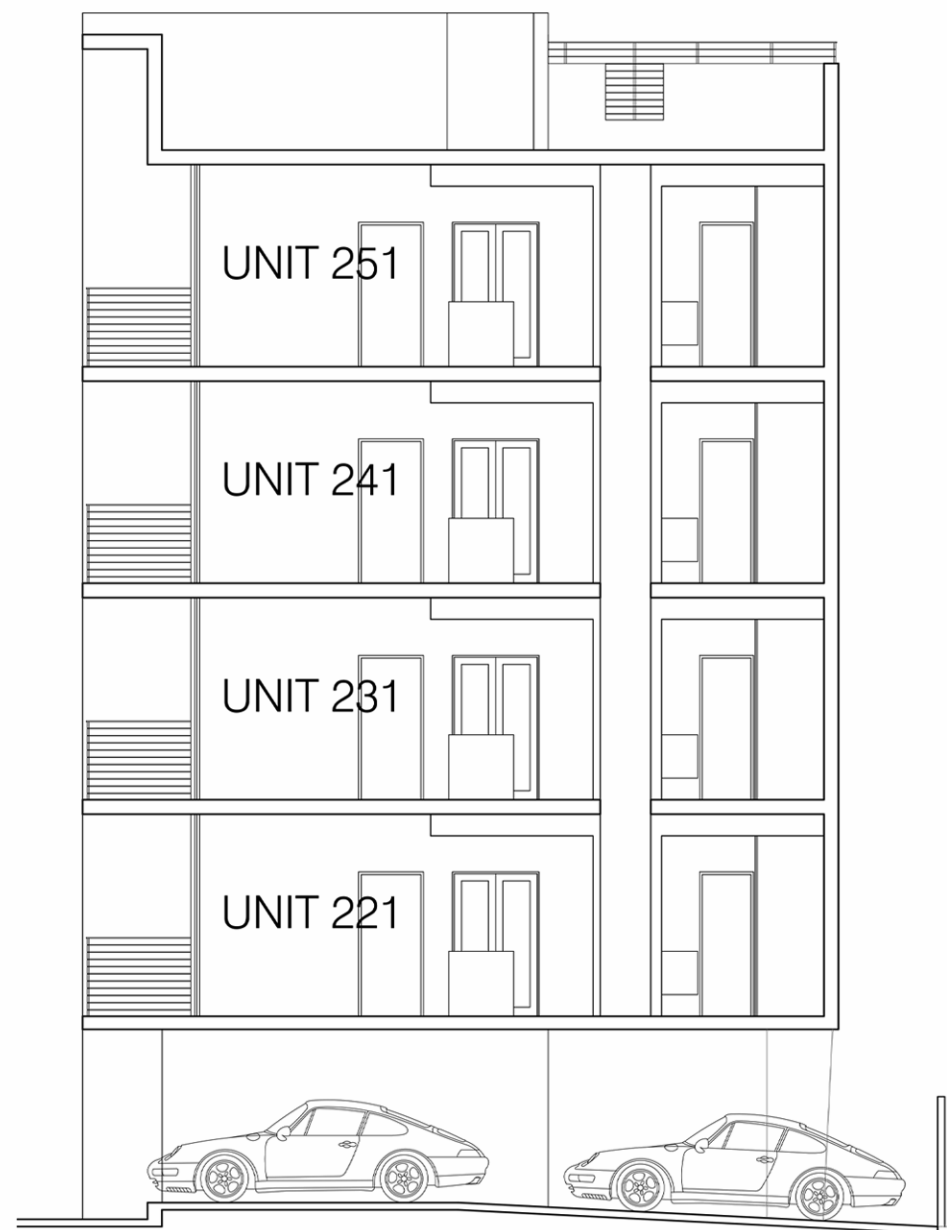
EAST ELEVATION
1" = 4'-0" SCALE: 1/4" = 1'-0"



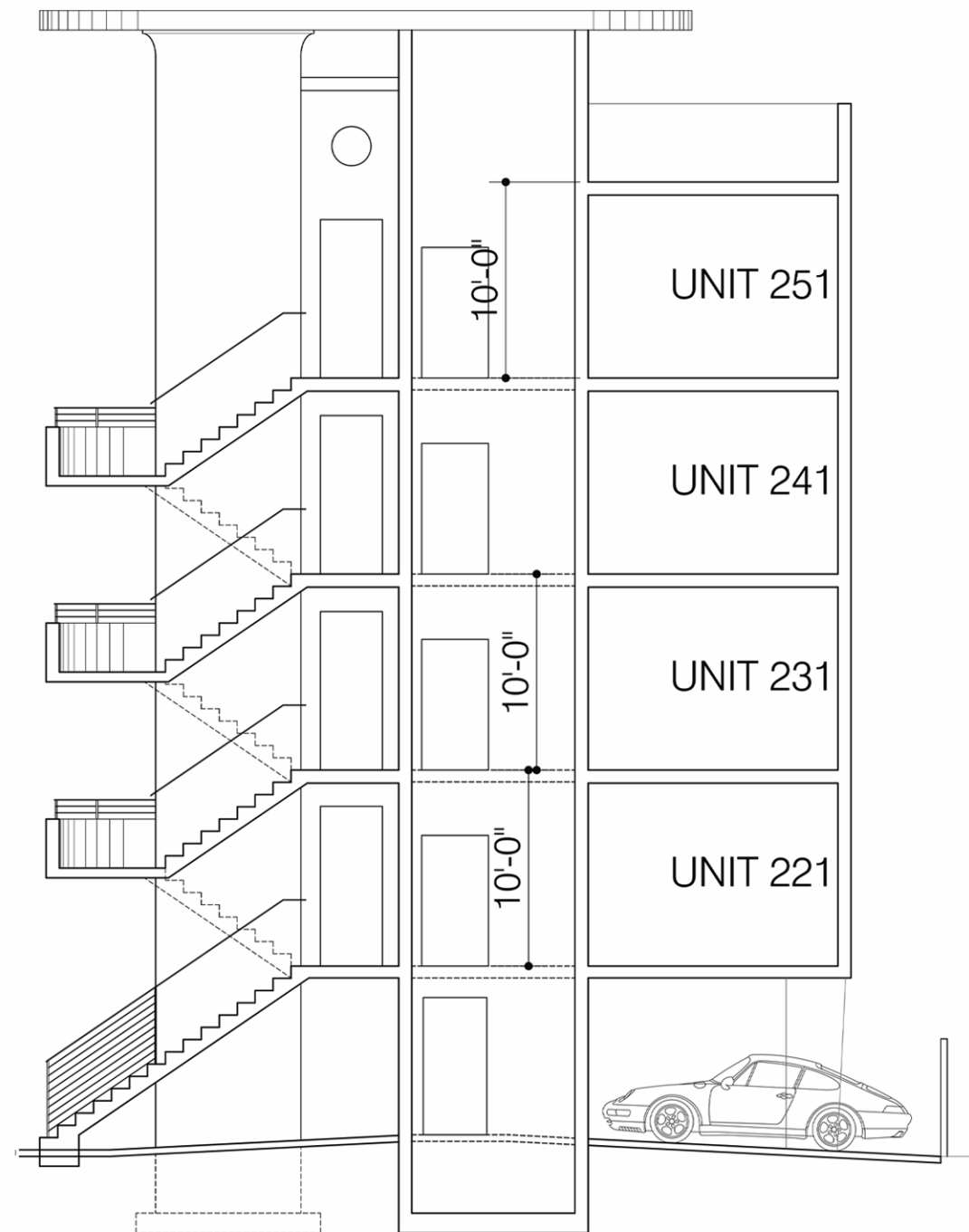
NORTH ELEVATION
1" = 4'-0" SCALE: 1/4" = 1'-0"

Proposed Site Improvements

- 11. Rendering
- 12. Survey
- 13. Site Plan
- 14. Zoning Data
- 15. Contextual Elevation
- 16. Landscape Plan
- 17.. Landscape Legend
- 18. Floor Plan (Level 1)
- 19. Floor Plan (Level 2)
- 20. Floor Plan (Level 3/4)
- 21. Floor Plan (Level 5)
- 22. Roof Deck
- 23. Roof Plan
- 24. Elevations South/ West
- 25. Elevations North/East**
- 26. Sections
- 27. Sections



B SECTION
1 2 4 6 12 SCALE: 1/4" = 1'-0"



A SECTION
1 2 4 6 12 SCALE: 1/4" = 1'-0"

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