



7835 HARDING AVENUE, MIAMI BEACH - FL

PROPOSED 3 STORIES BUILDING / 05 UNITS

FIRST SUBMITTAL / HISTORIC PRESERVATION BOARD
03/09/2020

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PROPOSED 3 STORIES BUILDING / 05 UNITS

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03/09/2020

nandezD+D
design+development

PROJECT SITE:
7835 HARDING AVE.



1



2



3



5



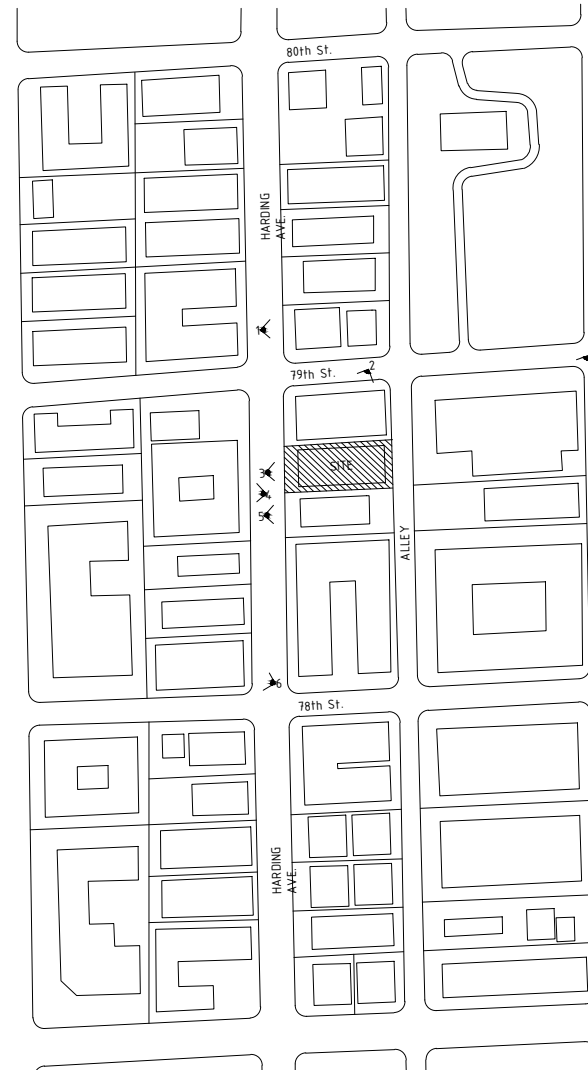
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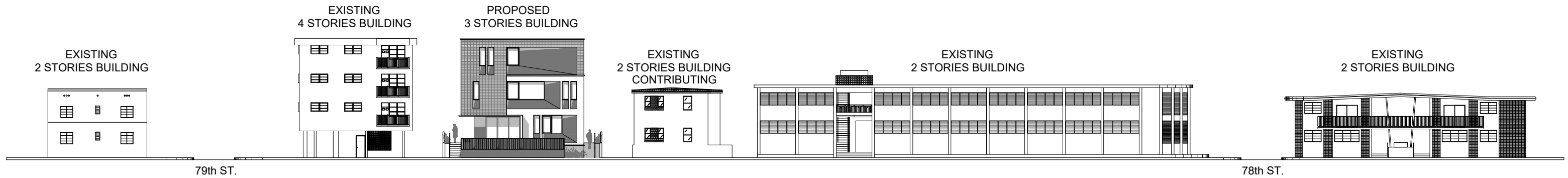


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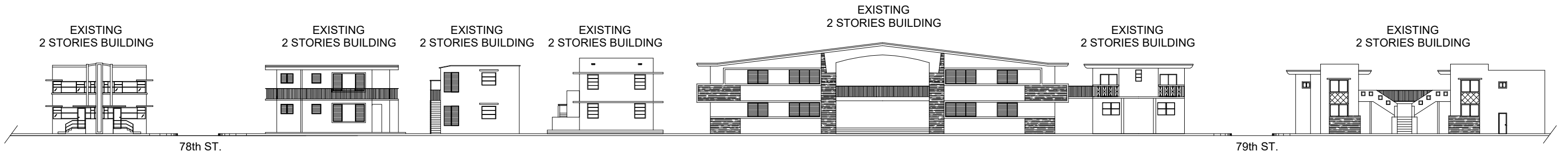


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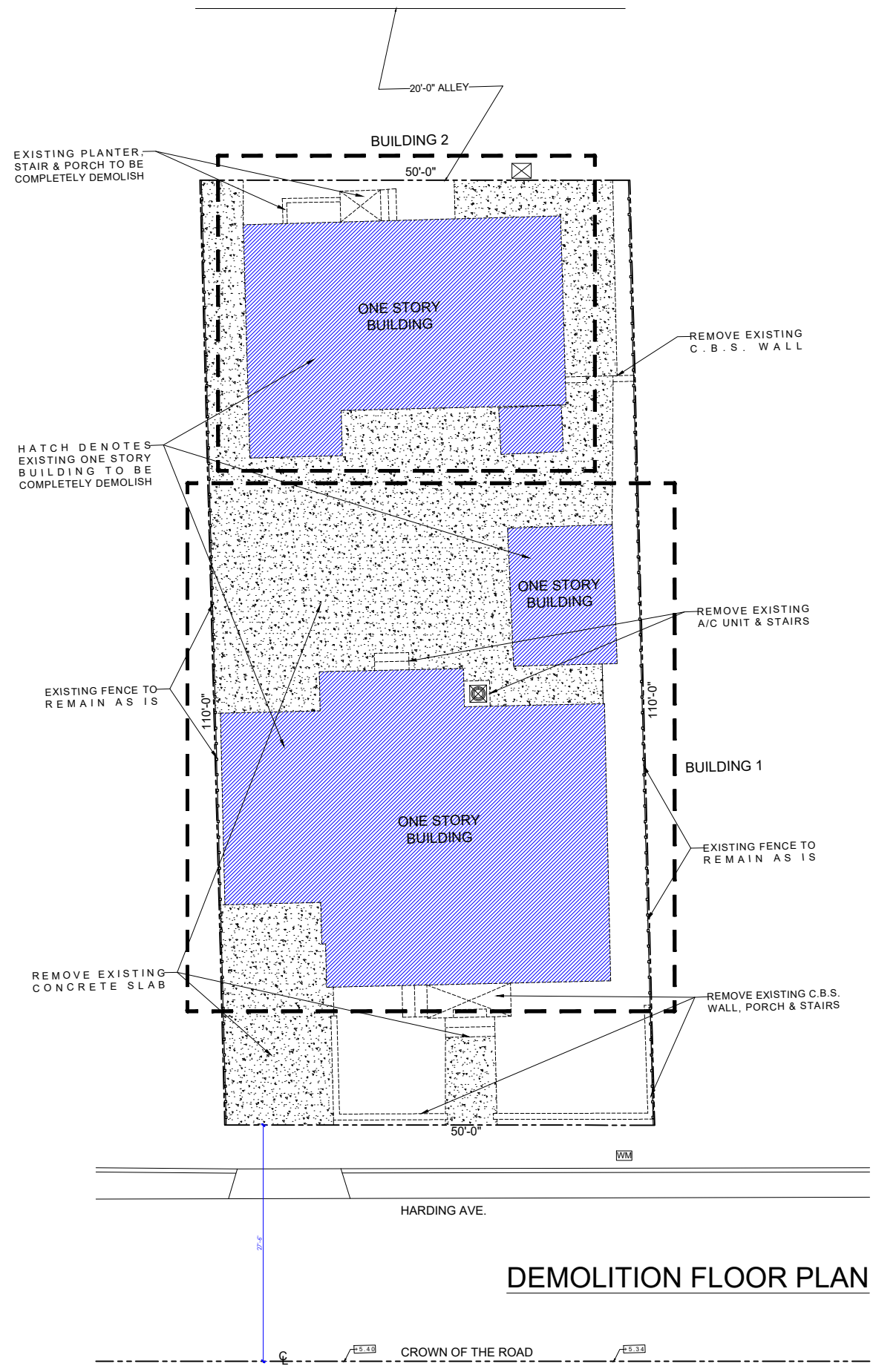




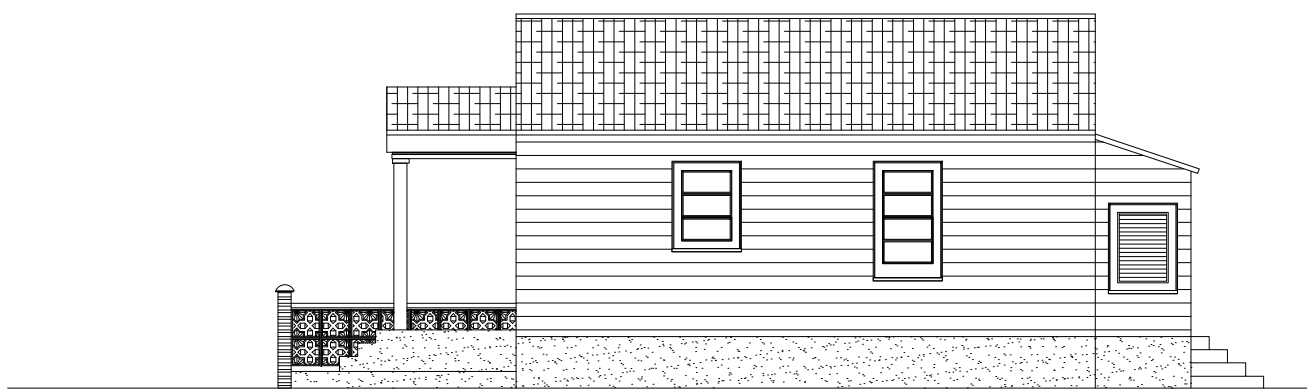
HARDING AVE. EAST ELEVATION



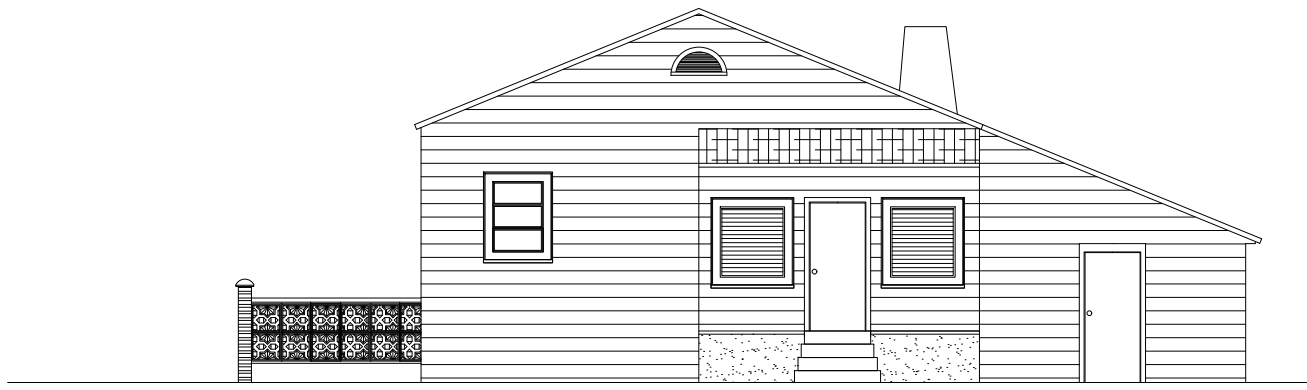
HARDING AVE. WEST ELEVATION



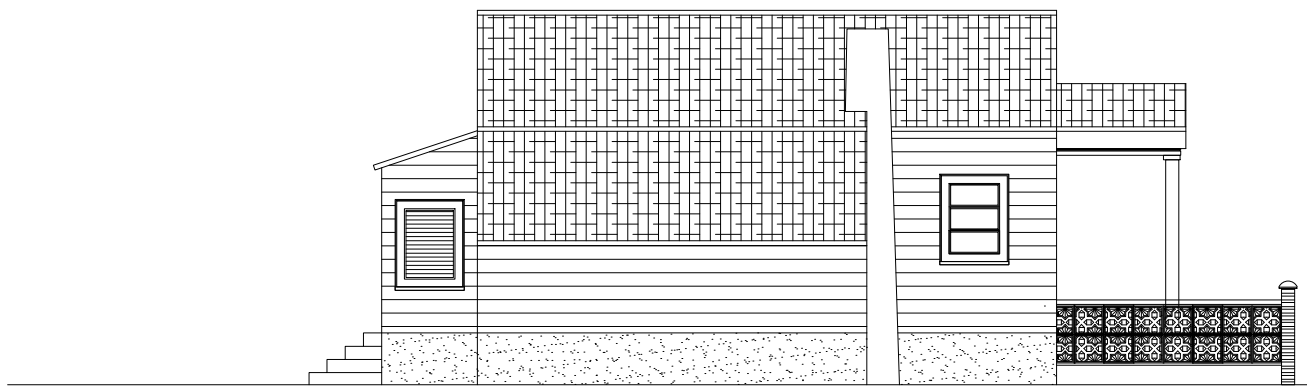
EXISTING HOUSE WEST FACADE



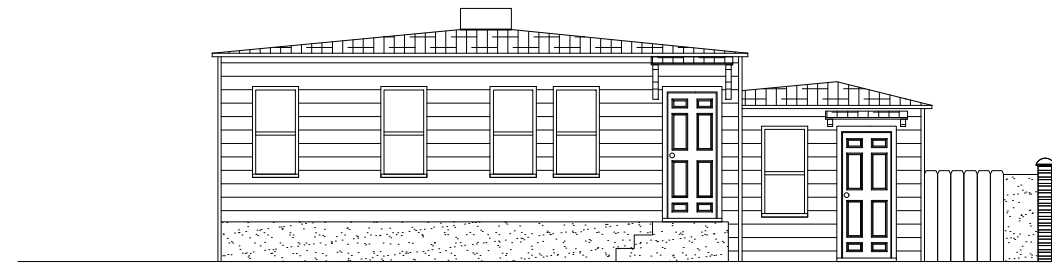
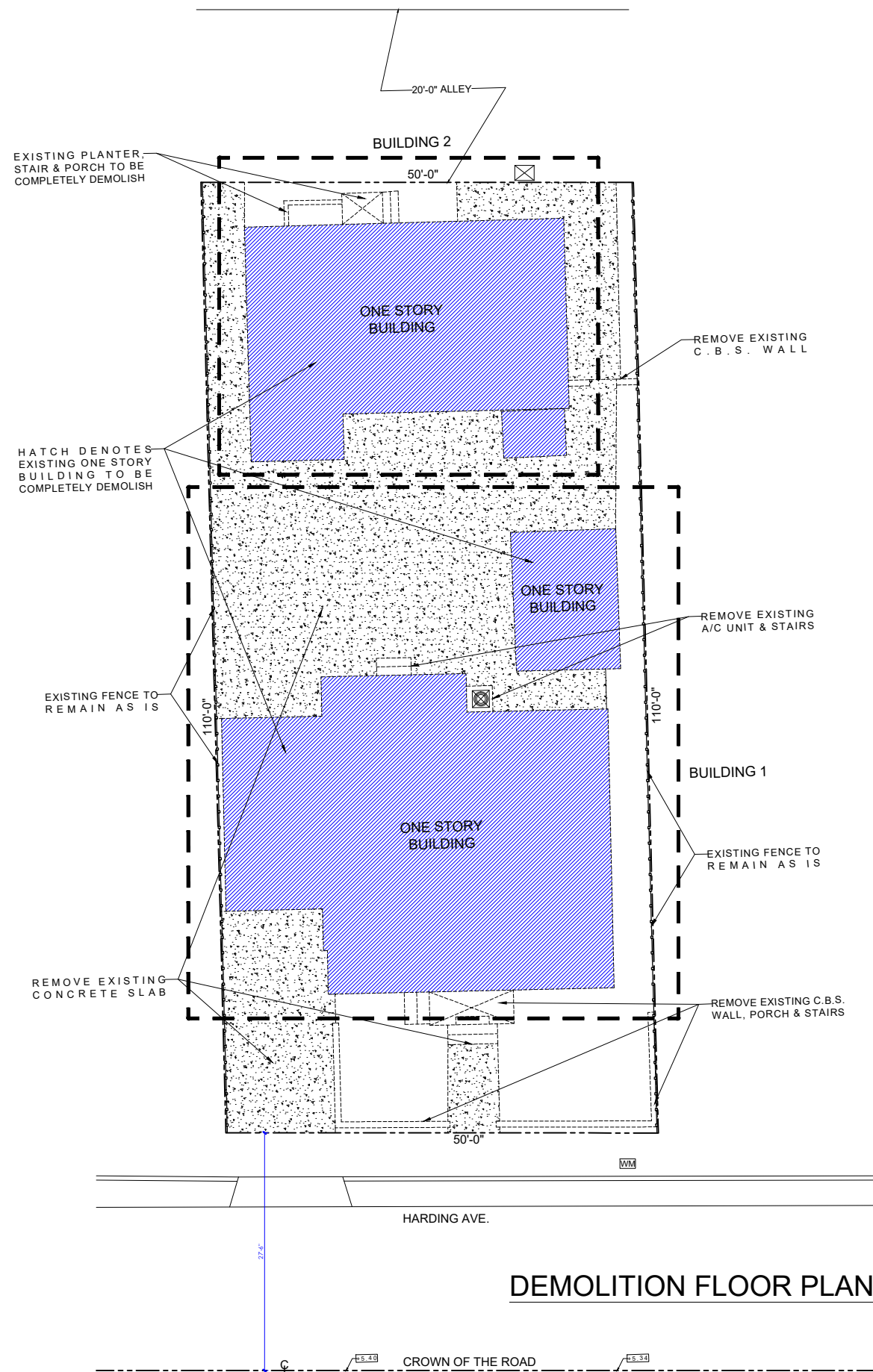
EXISTING HOUSE SOUTH FACADE



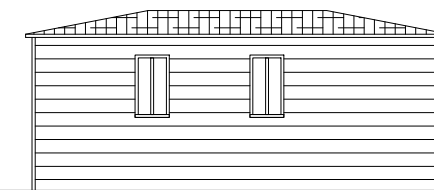
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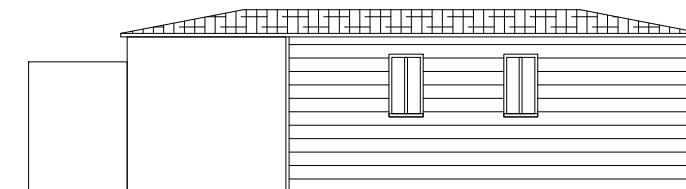
EXISTING HOUSE NORTH FACADE



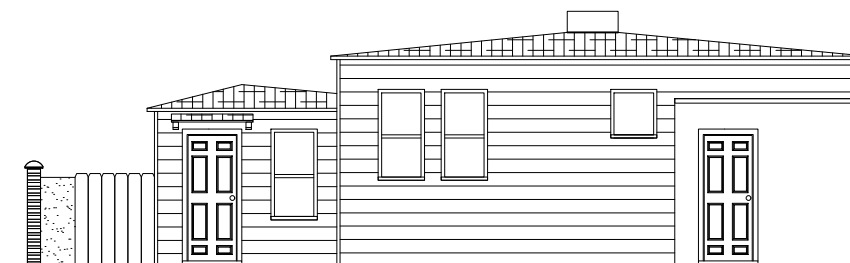
EXISTING HOUSE EAST FACADE



EXISTING HOUSE NORTH FACADE



EXISTING HOUSE SOUTH FACADE



EXISTING HOUSE WEST FACADE



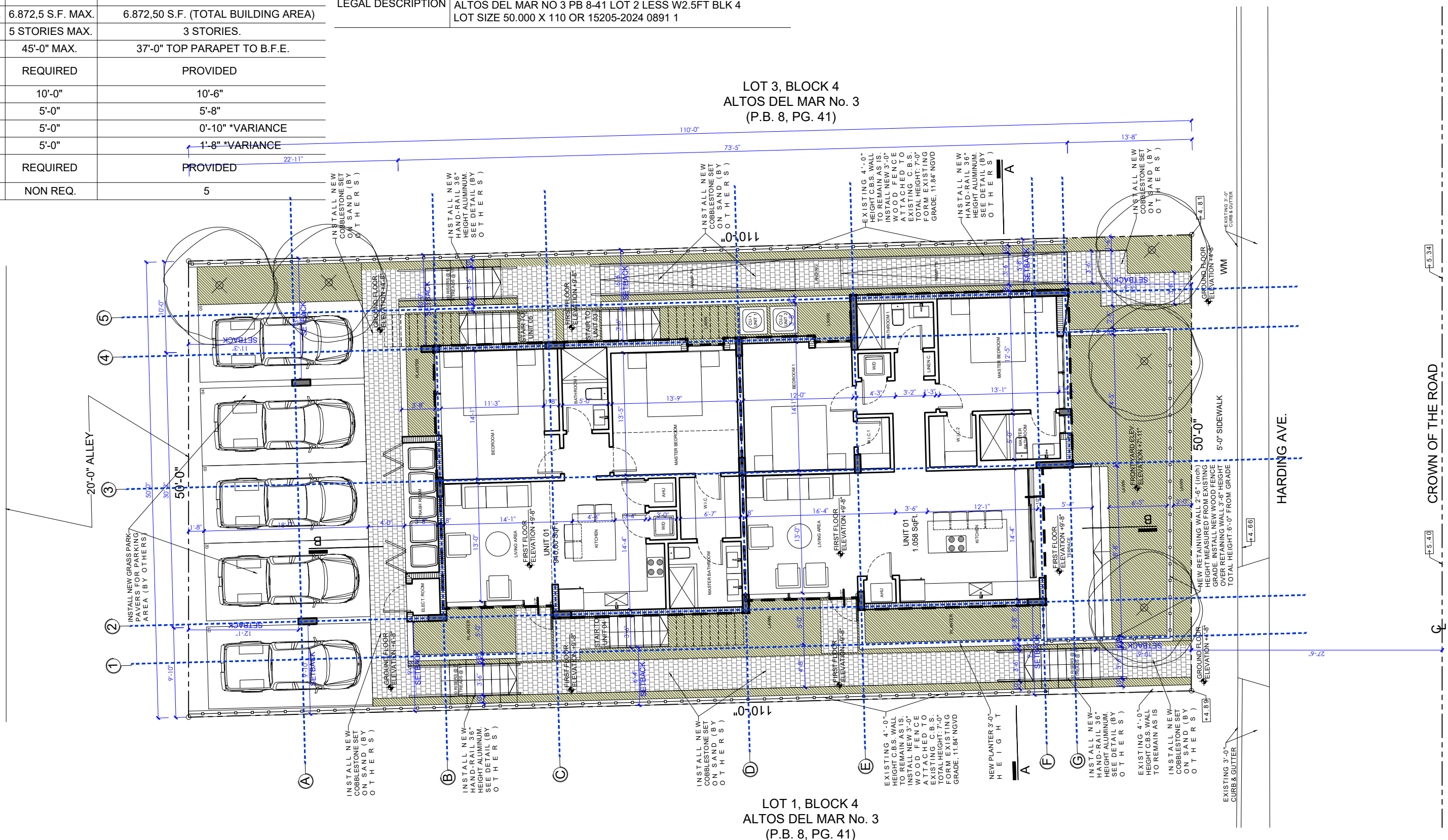


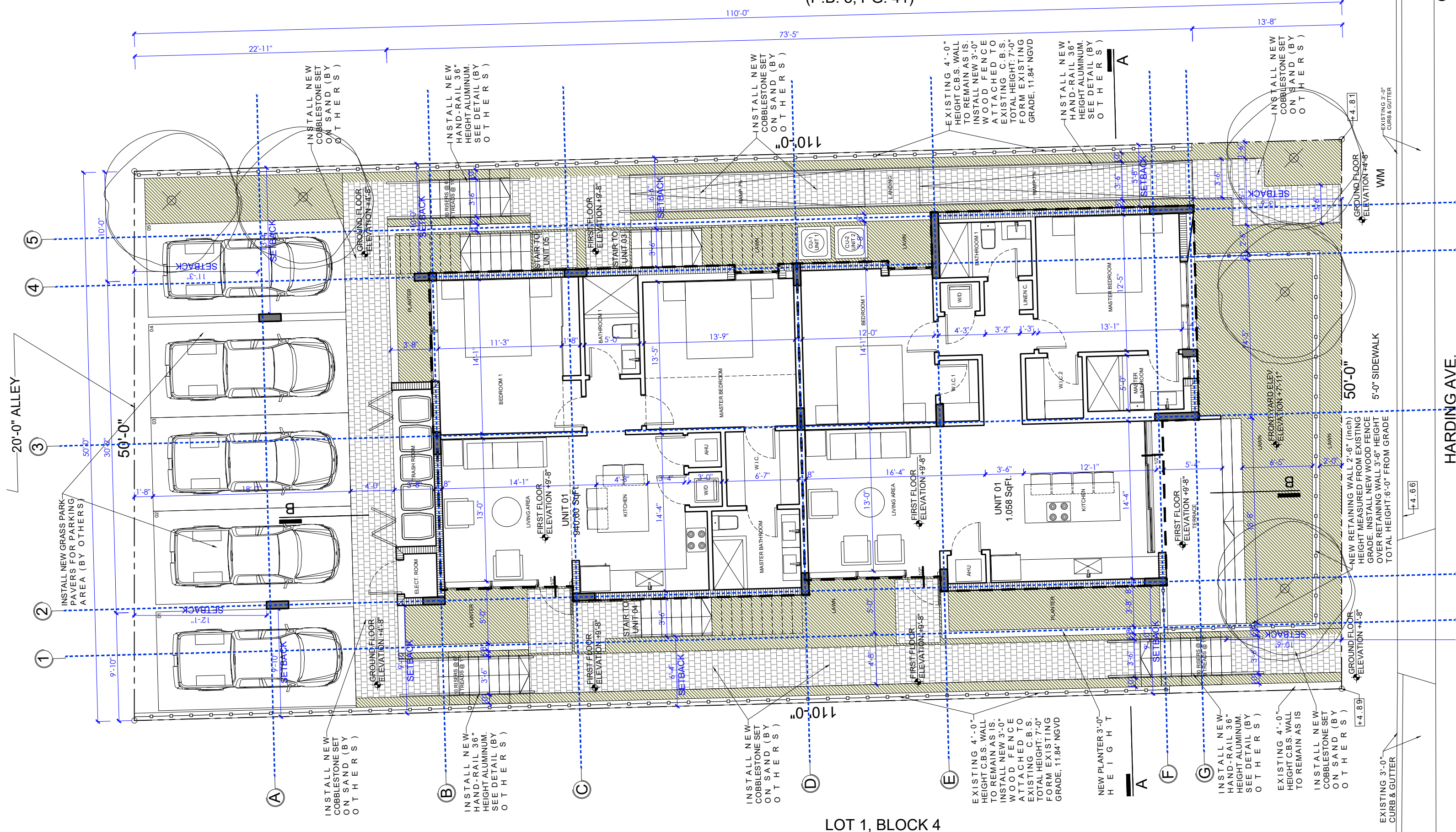
+ ZONING INFORMATION

ZONING	RM-1	
No. OF UNITS	5	
LOT AREA	5,498 S.F.	
F.A.R.	1.25	
	ALLOWED	PROVIDED
TOTAL ALLOWABLE AREA	6,872.5 S.F. MAX.	6,872.50 S.F. (TOTAL BUILDING AREA)
No. OF STORIES	5 STORIES MAX.	3 STORIES.
BUILDING HEIGHT	45'-0" MAX.	37'-0" TOP PARAPET TO B.F.E.
	REQUIRED	PROVIDED
SETBACKS		
FRONT	10'-0"	10'-6"
SIDE	5'-0"	5'-8"
SIDE	5'-0"	0'-10" *VARIANCE
REAR	5'-0"	1'-8" *VARIANCE
PARKING	REQUIRED	PROVIDED
	NON REQ.	5

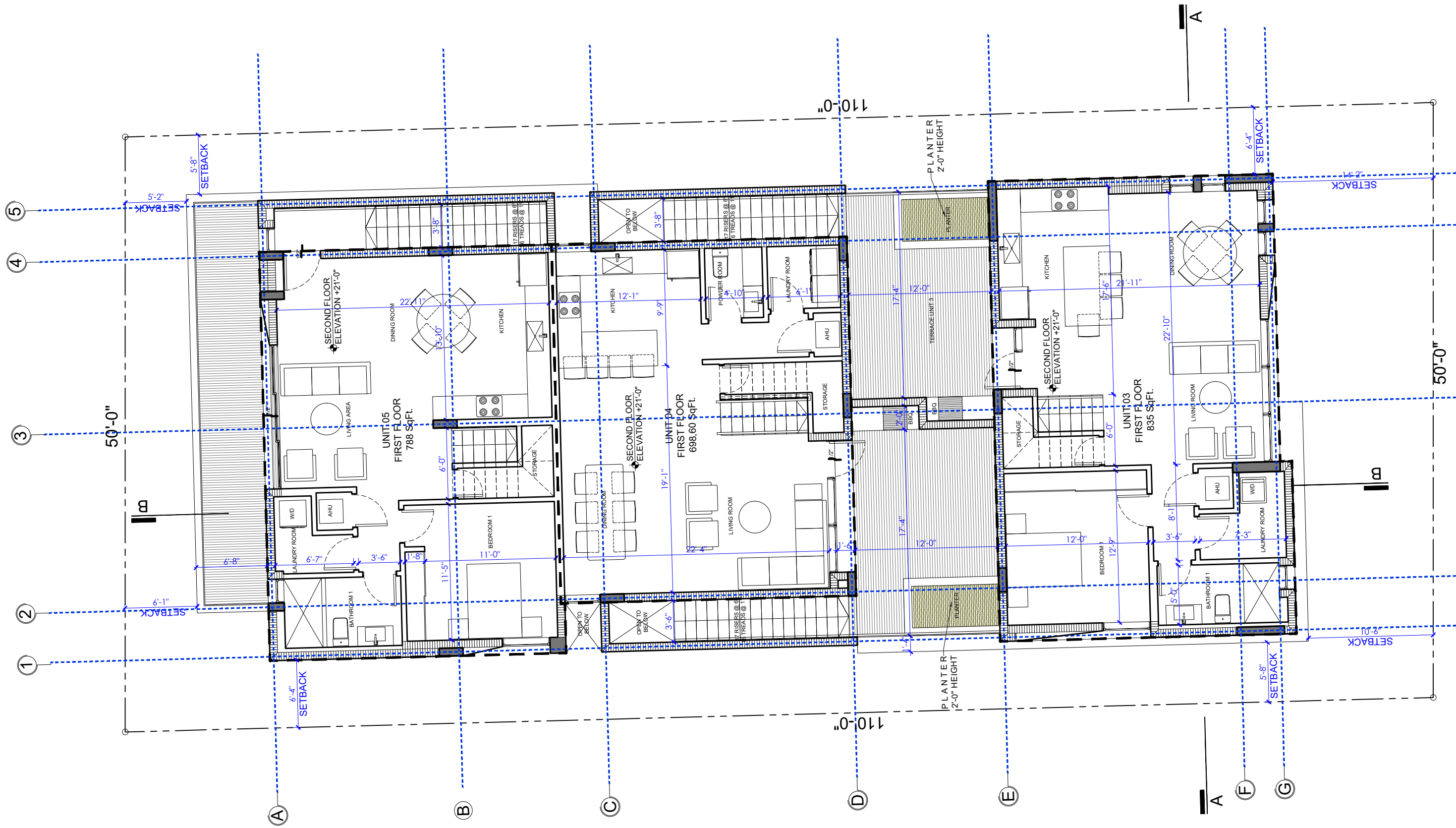
+ SITE INFORMATION

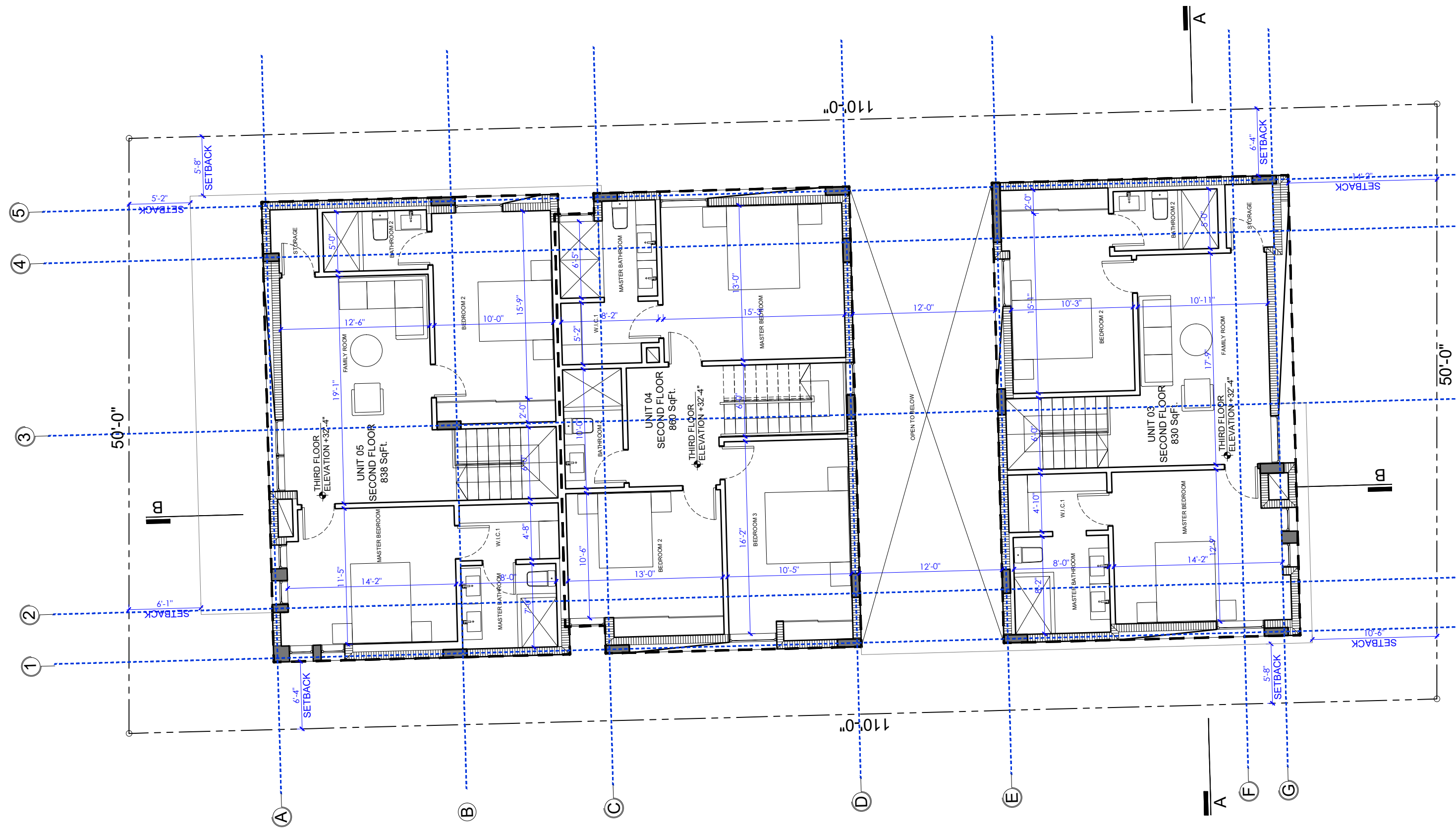
OWNER	NEW HOSCO BEACH LLC C/O JENNIFER A MARQUES P A
FOLIO NUMBER	02-3202-007-0170
LIVING AREA	
ADDRESS	7835 HARDING AVE
ALTERATION LEVEL	NEW CONSTRUCTION
LEGAL DESCRIPTION	ALTOS DEL MAR NO 3 PB 8-41 LOT 2 LESS W2.5FT BLK 4 LOT SIZE 50.000 X 110 OR 15205-2024 0891 1

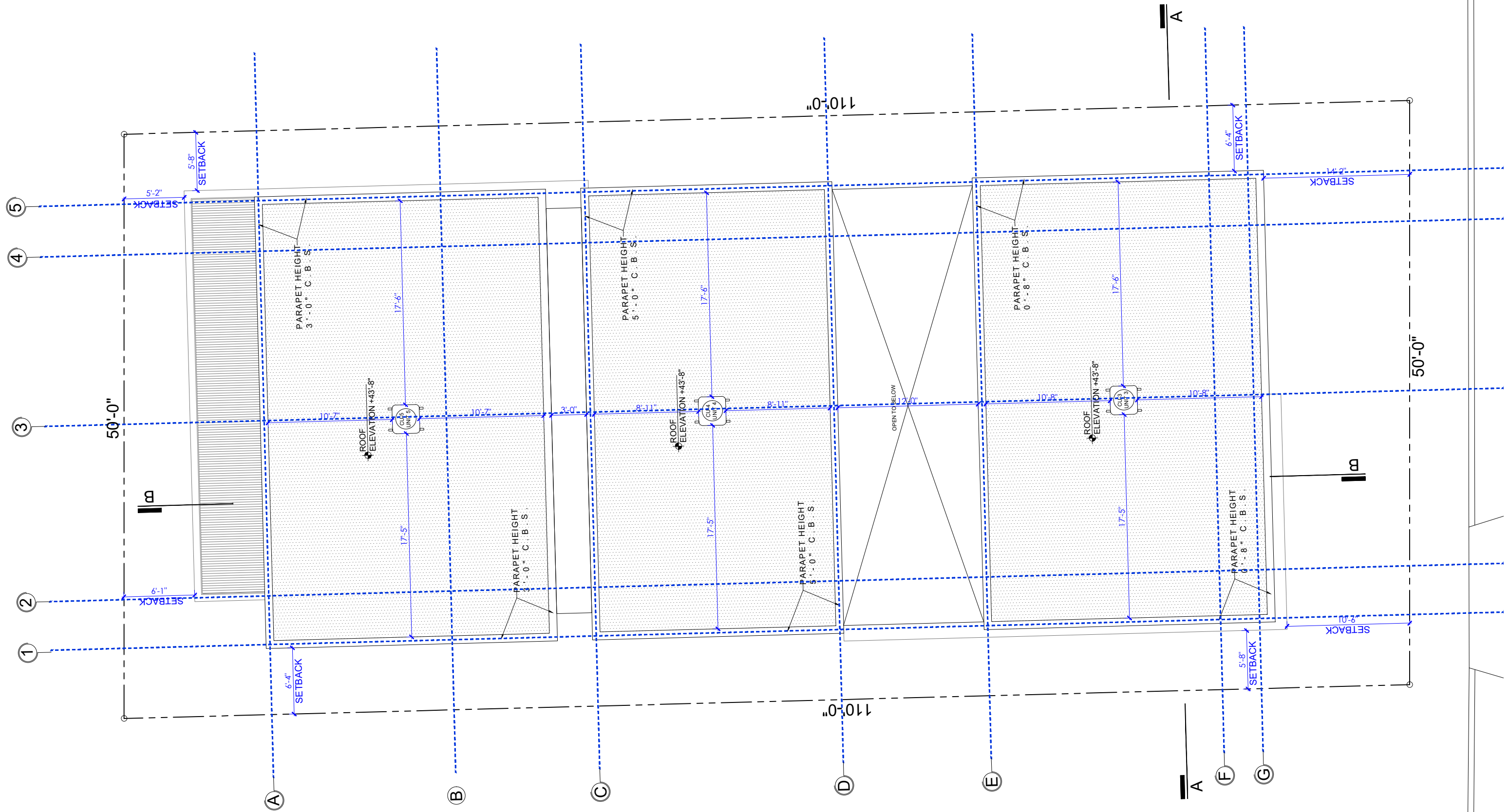


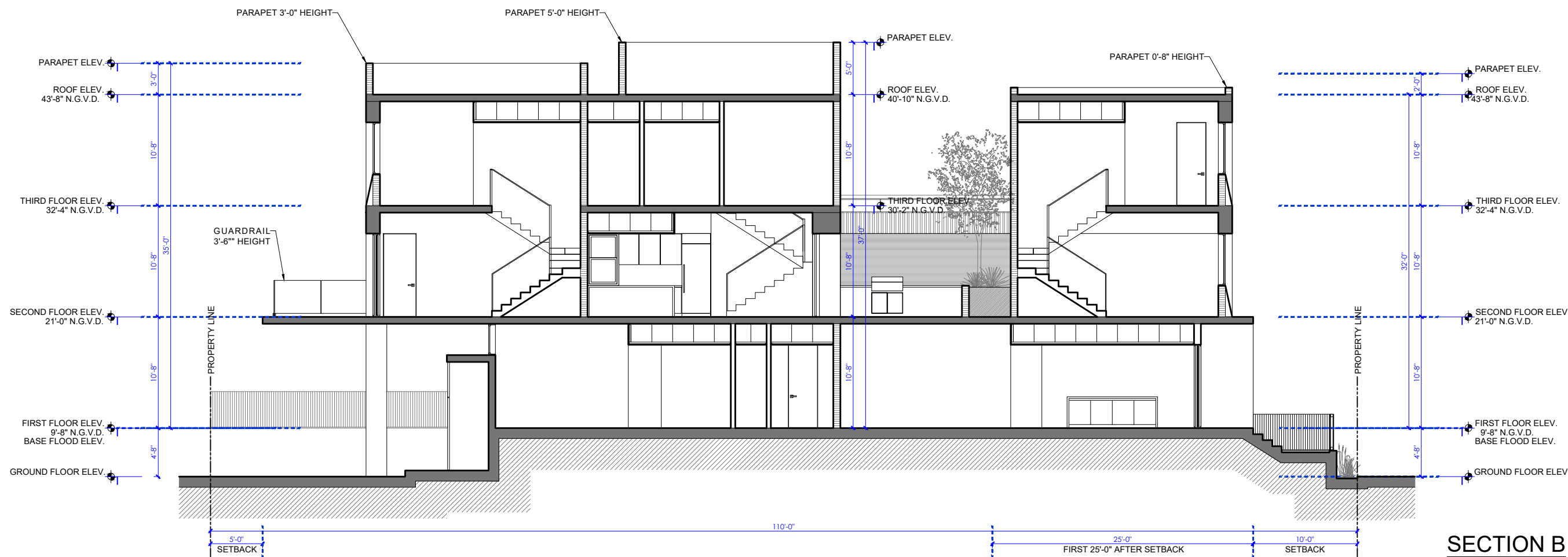
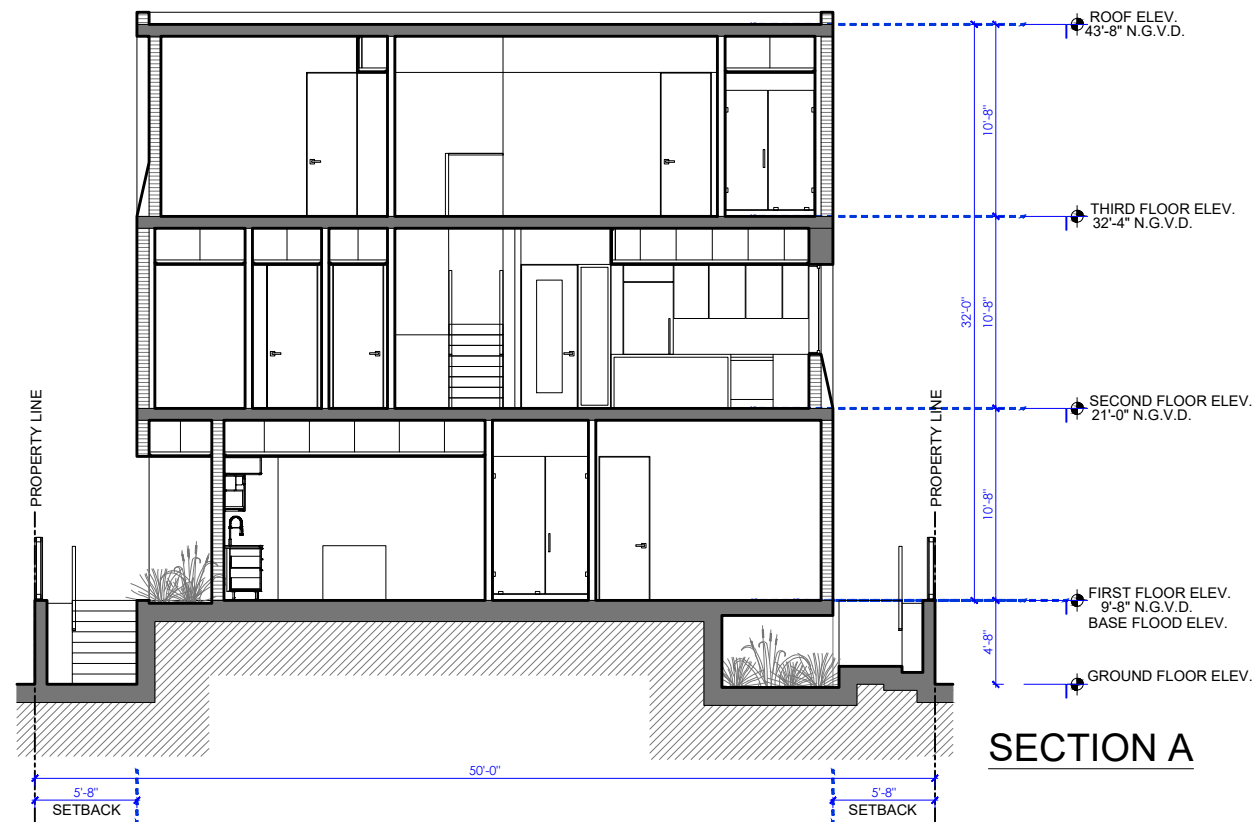


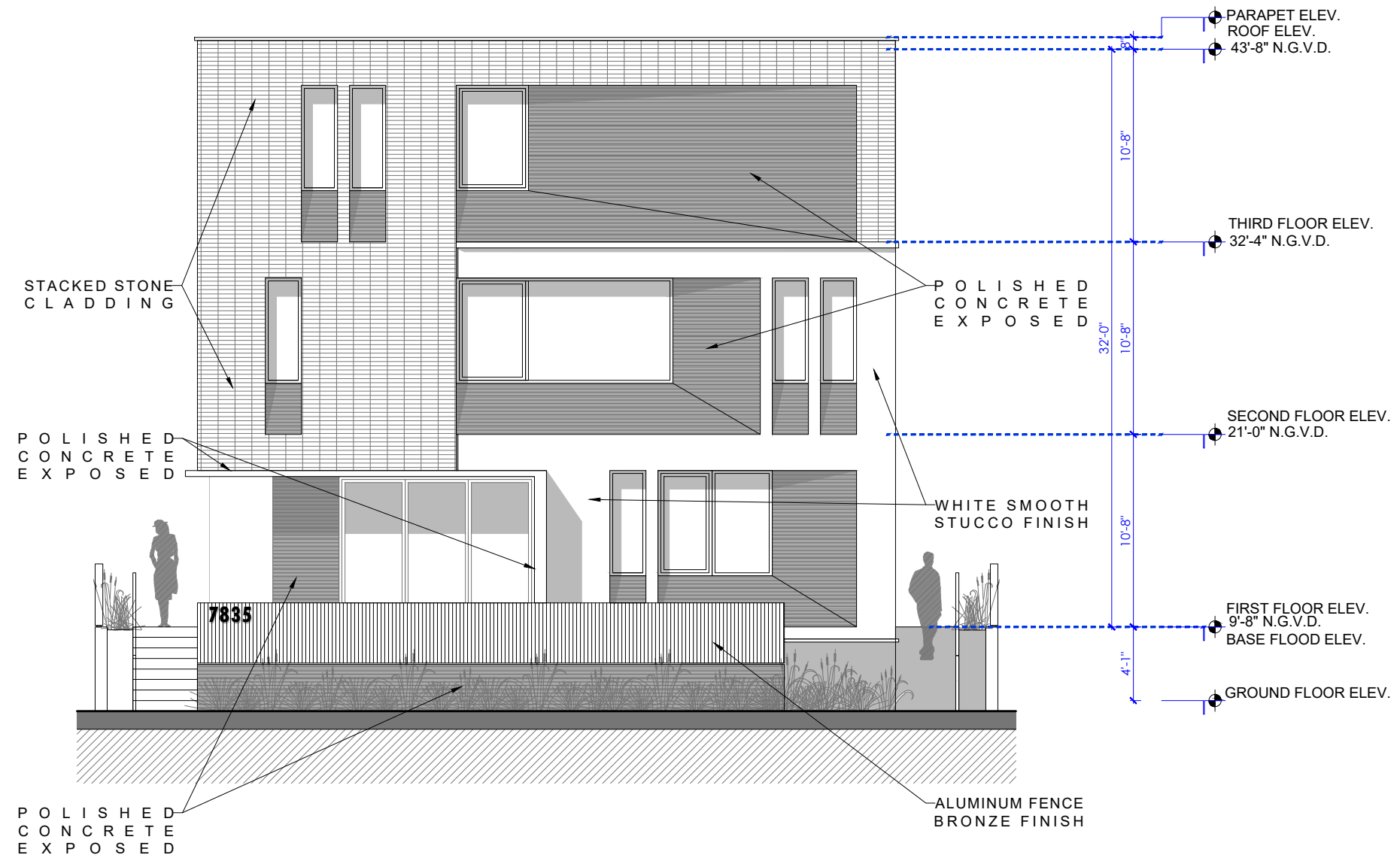
LOT 1, BLOCK 4



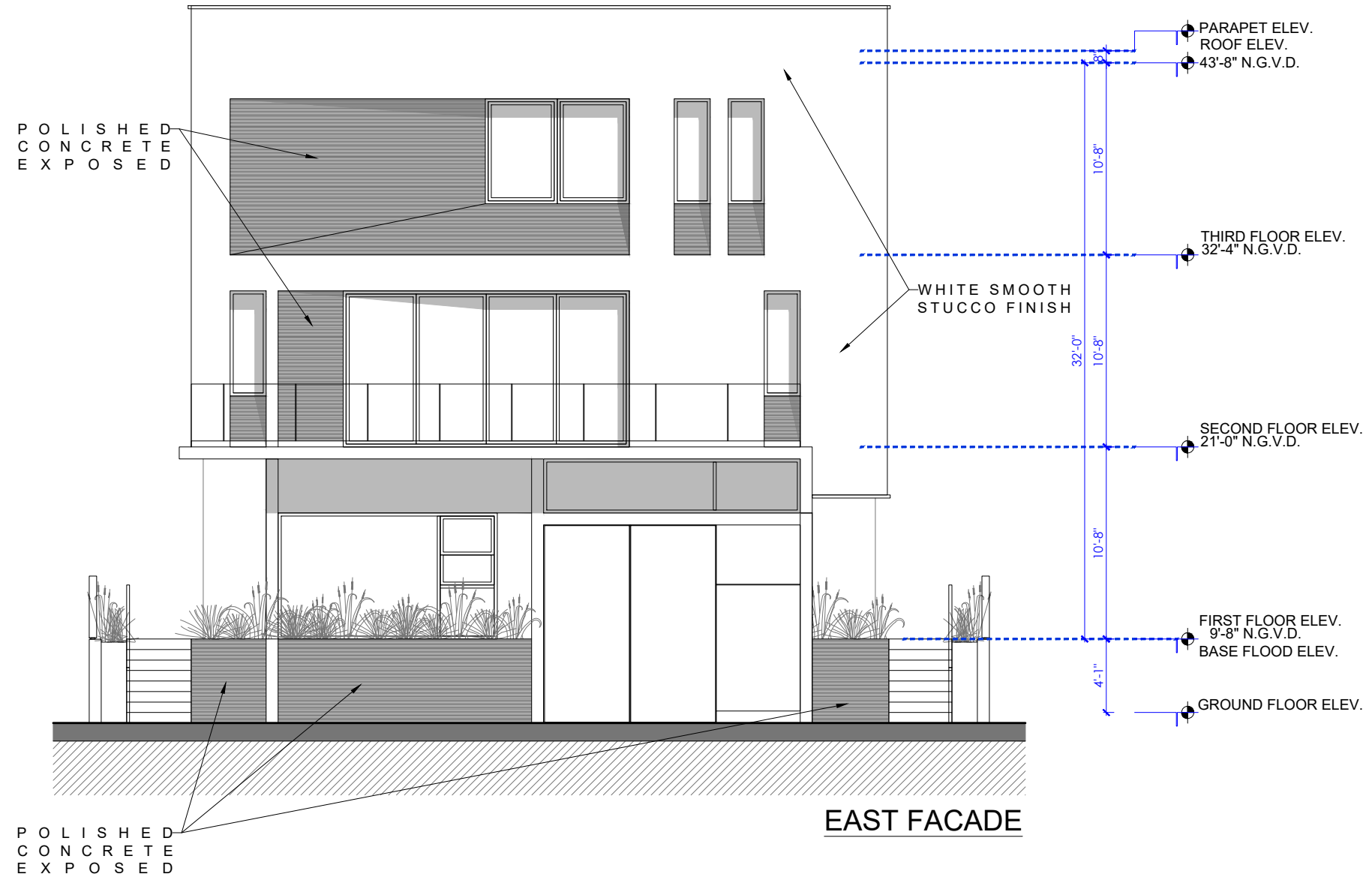


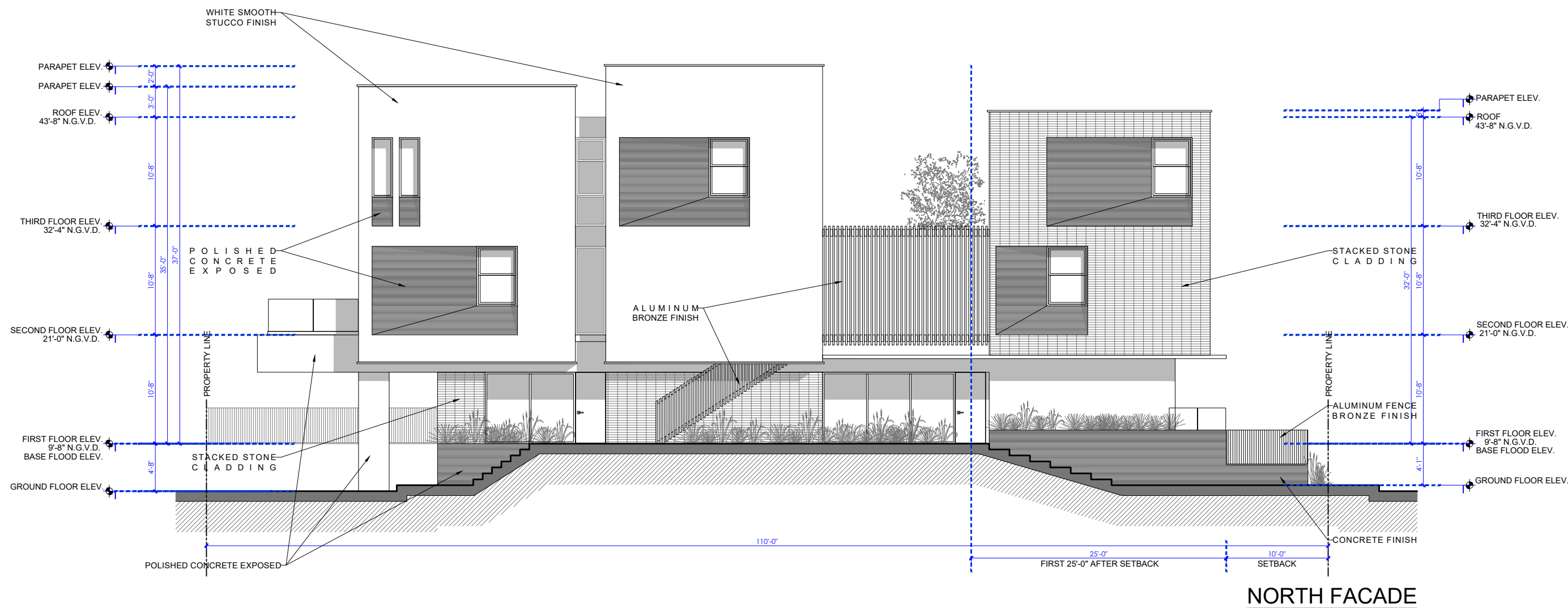


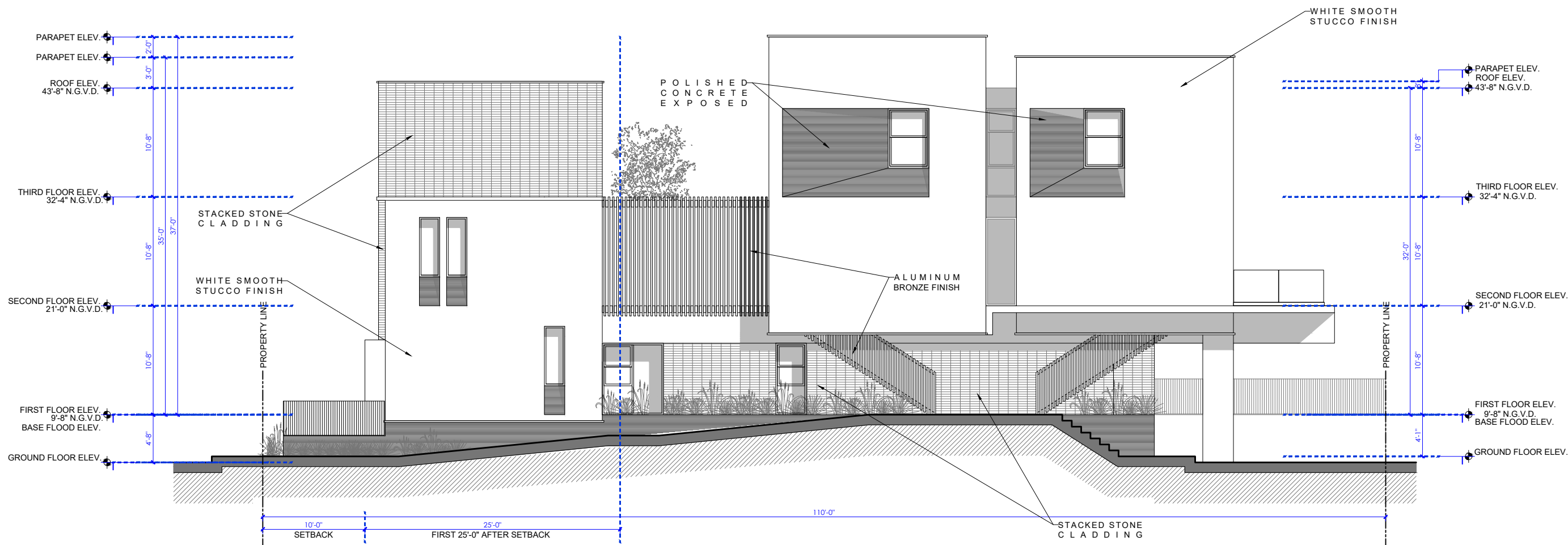




WEST FACADE







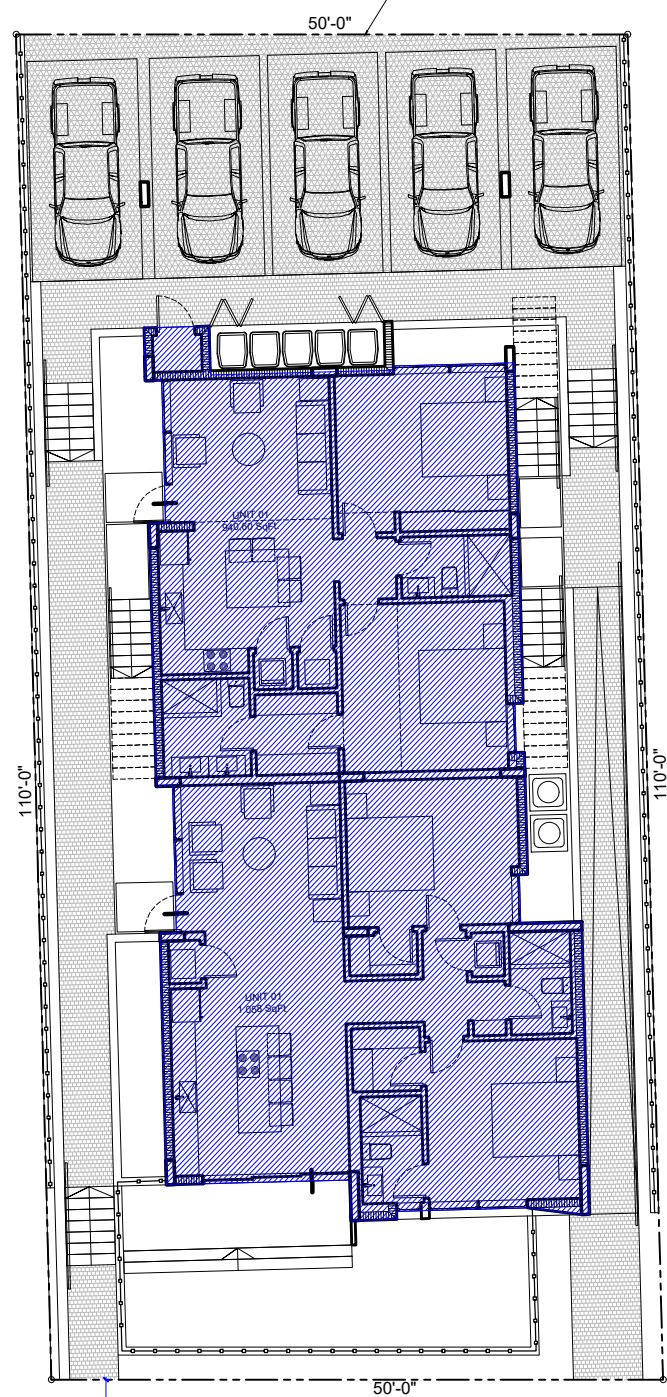
SOUTH FACADE

+ ZONING INFORMATION

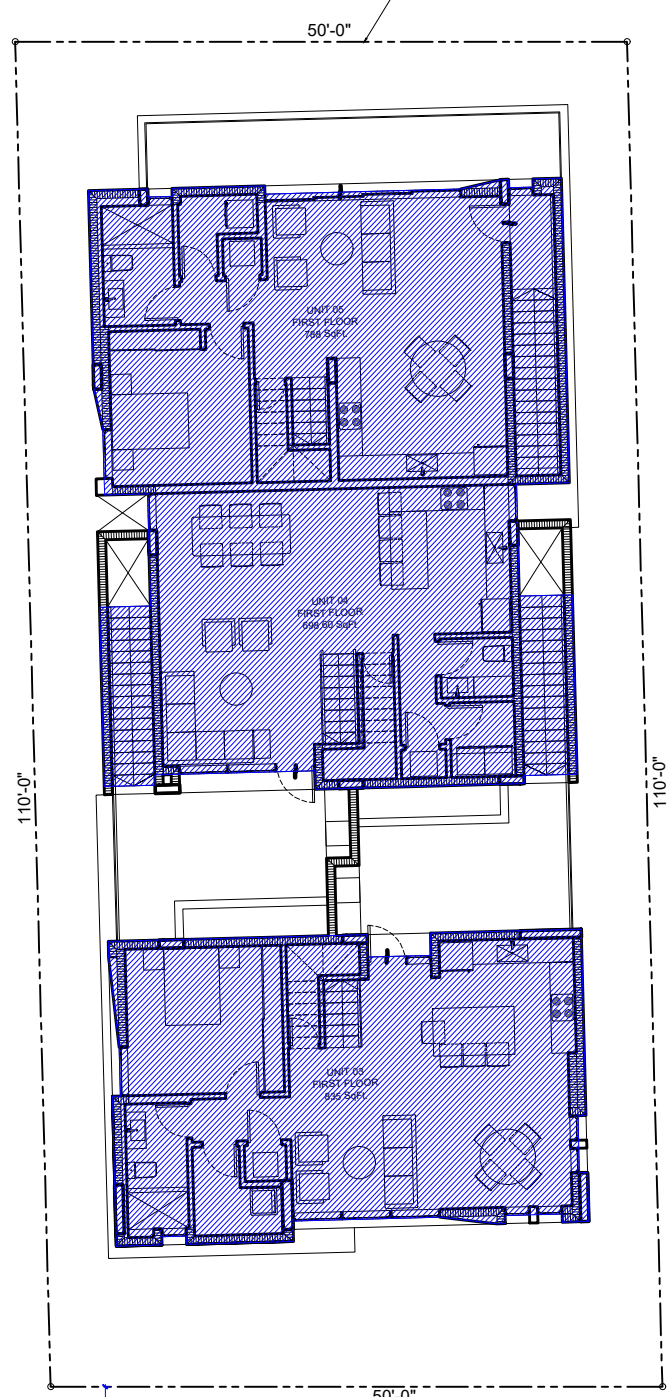
ZONING	RM-1	
No. OF UNITS	5	
LOT AREA	5,498 S.F.	
F.A.R.	1.25	
	ALLOWED	PROVIDED
TOTAL ALLOWABLE AREA	6,872.5 S.F. MAX.	6,872.50 S.F. (TOTAL BUILDING AREA)
No. OF STORIES	5 STORIES MAX.	3 STORIES.
BUILDING HEIGHT	45'-0" MAX.	37'-0" TOP PARAPET TO B.F.E.
	REQUIRED	PROVIDED
FRONT	10'-6"	10'-6"
SIDE	5'-0"	5'-8"
SIDE	5'-0"	0'-10" *VARIANCE
REAR	5'-0"	1'-8" *VARIANCE
	REQUIRED	PROVIDED
PARKING	REQUIRED	5
	NON REQ.	

+ BUILDING AREA PER FLOOR

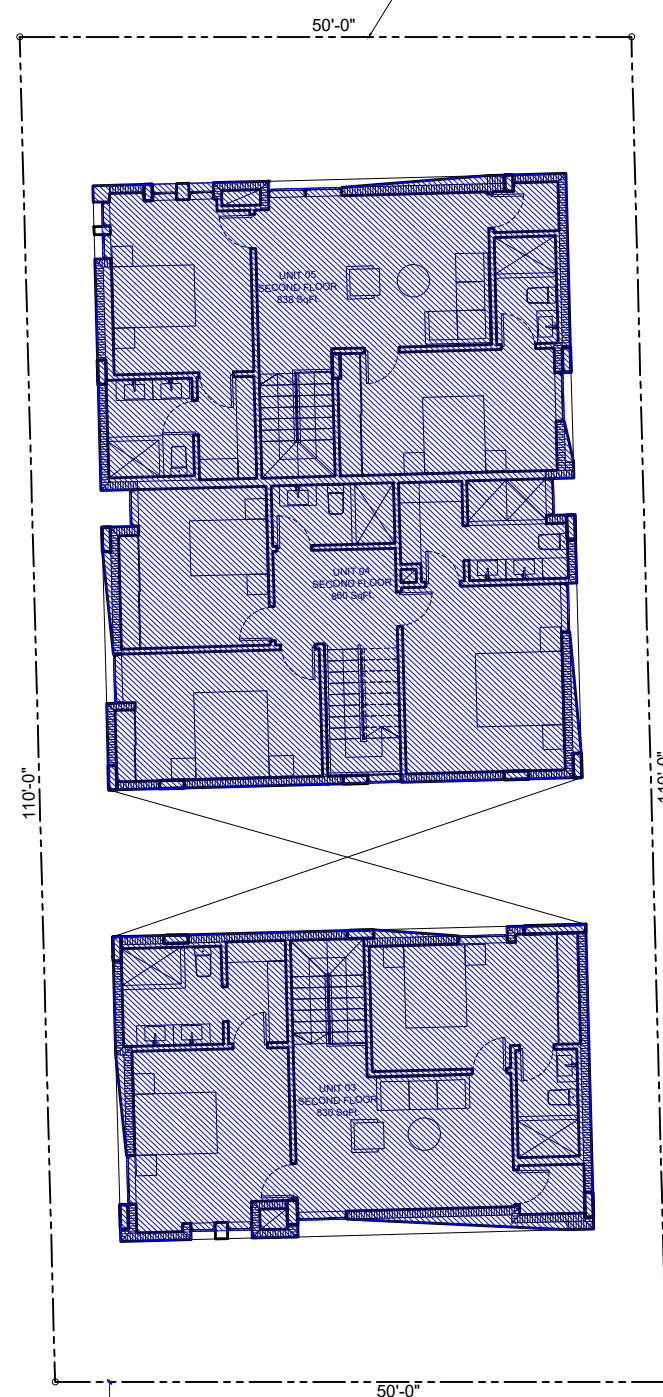
GROUND FLOOR	AREA
UNIT 1	945.46 S.F.
UNIT 2	1,062.86 S.F.
TOTAL 1	2,008.32 S.F.
FIRST FLOOR	
UNIT 3 (FIRST FLOOR)	837.43 S.F.
UNIT 4 (FIRST FLOOR)	701.03 S.F.
UNIT 5 (FIRST FLOOR)	790.43 S.F.
TOTAL 2	2,328.89 S.F.
SECOND FLOOR	
UNIT 3 (SEC. FLOOR)	832.43 S.F.
UNIT 4 (SEC.T FLOOR)	861.73 S.F.
UNIT 5 (SEC. FLOOR)	841.13 S.F.
TOTAL 3	2,534.66 S.F.
TOTAL 1+TOTAL 2+ TOTAL 3	6,872.50 S.F.
REQUIRED F.A.R.	1.25 = 6,872.50 S.F.
PROPOSED F.A.R.	1.25 = 6,872.50 S.F.



PROPOSED GROUND FLOOR



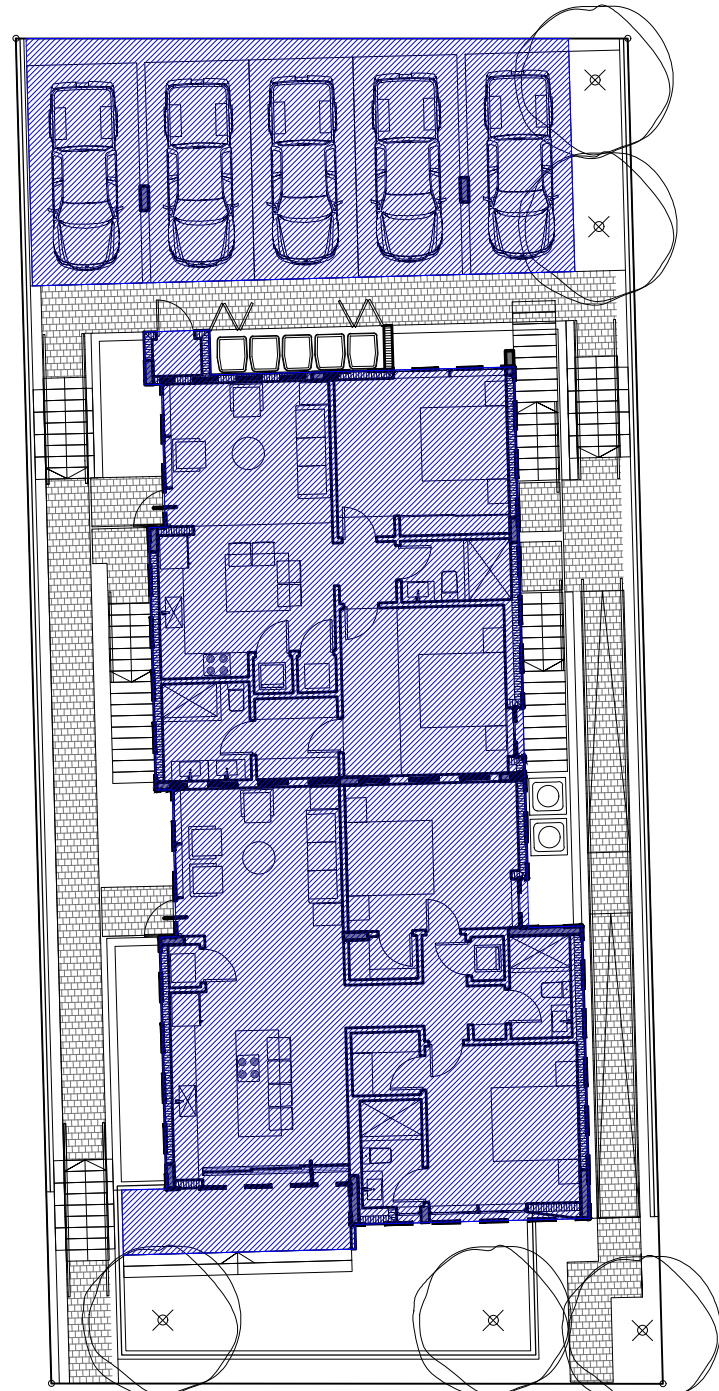
PROPOSED FIRST FLOOR



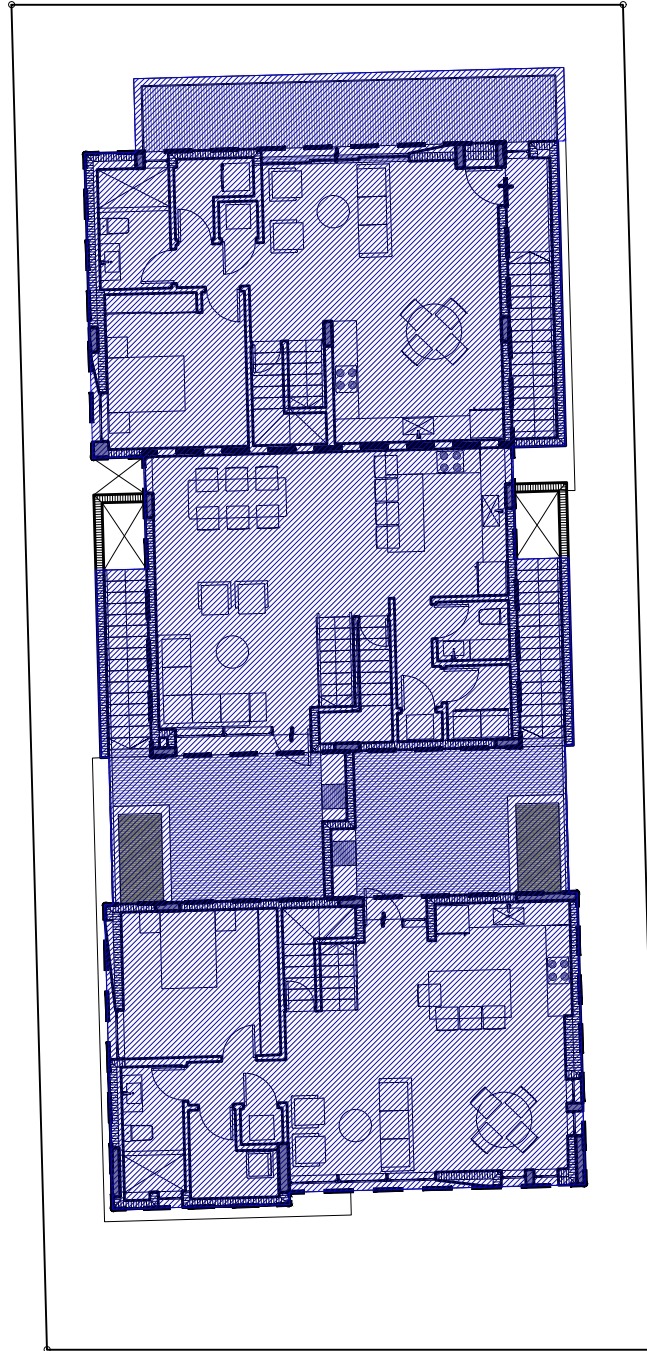
PROPOSED SECOND FLOOR

+ GROSS AREA CALCULATION

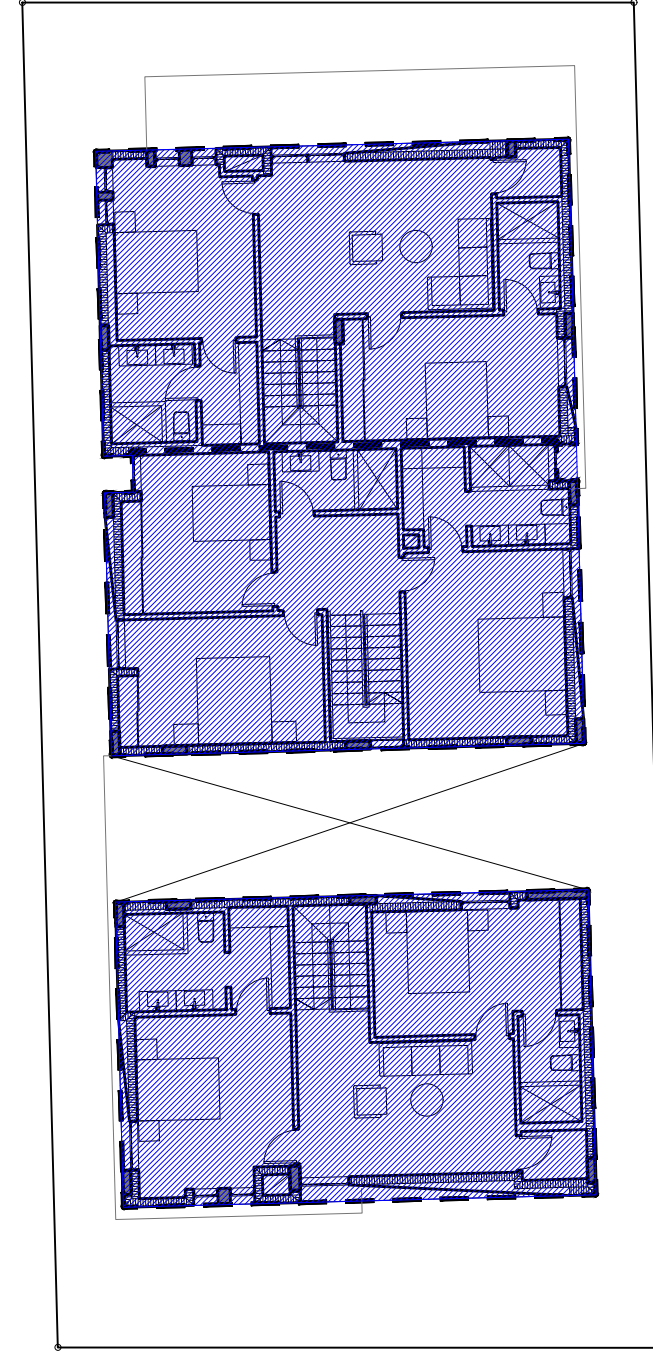
PROPOSED F.A.R.	6.872,50 S.F. (TOTAL BUILDING AREA)
PARKING GROUND FLOOR	870 S.F.
TERRACE GROUND FLOOR	100 S.F.
TERRACE SECOND FLOOR	450 S.F.
BALCONY SECOND FLOOR	215 S.F.
TOTAL GROSS AREA	8.507,50 S.F.



PROPOSED GROUND FLOOR

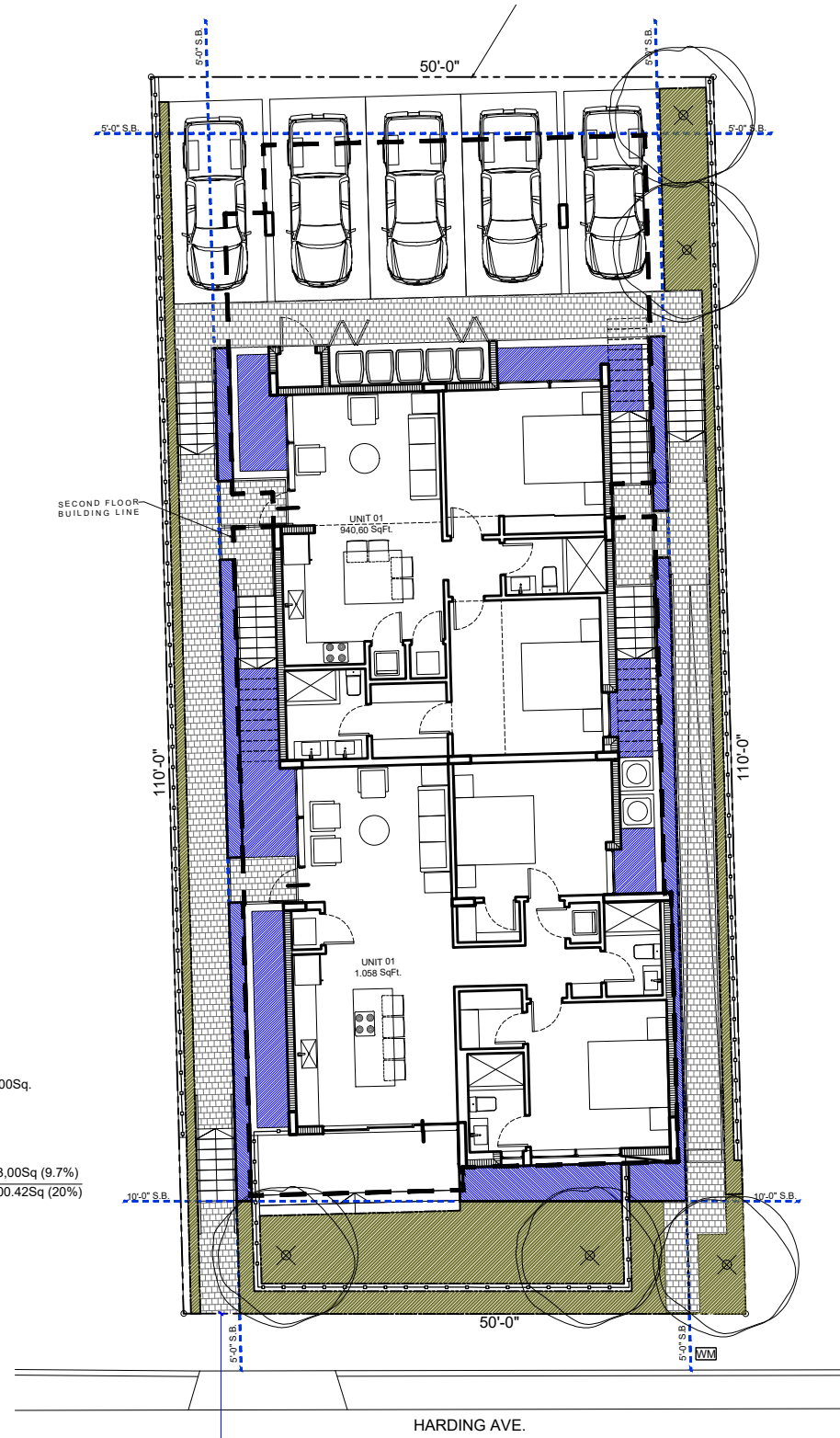


PROPOSED FIRST FLOOR



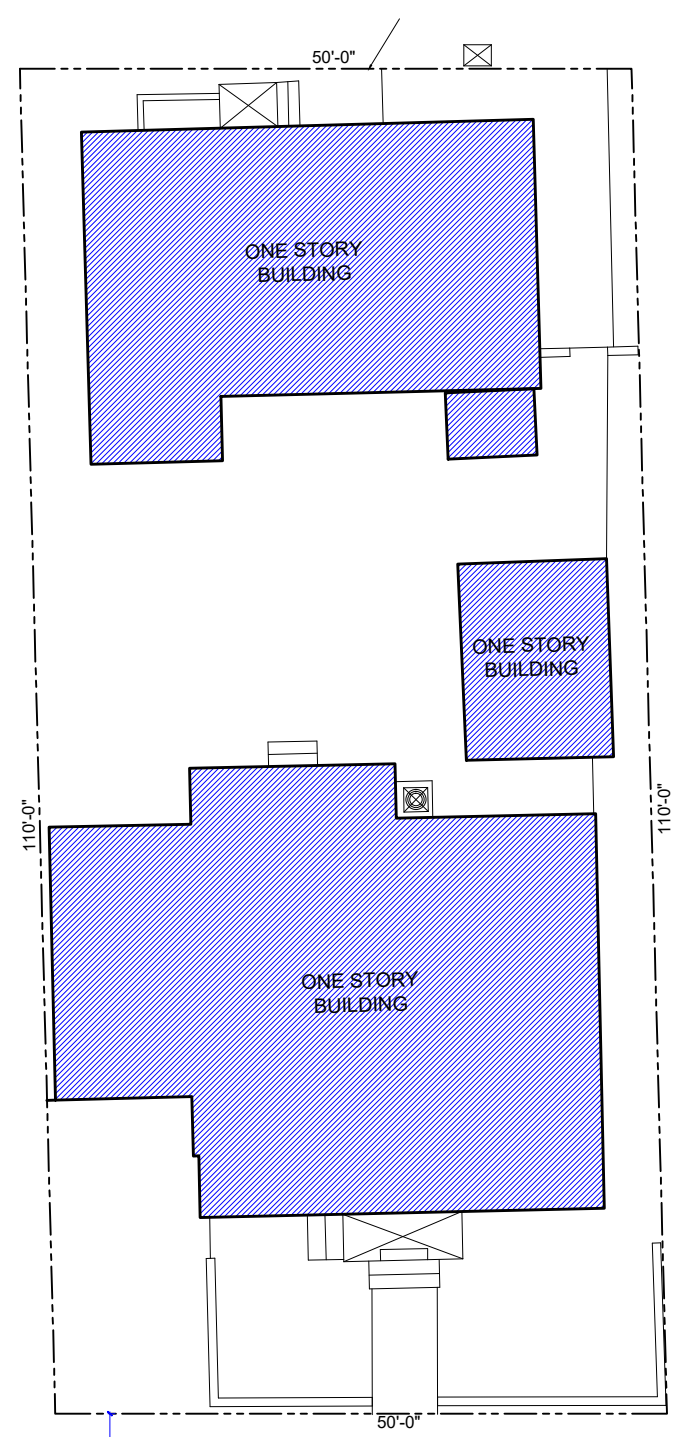
PROPOSED SECOND FLOOR

+ GREEN AREA CALCULATIONS



GREEN AREA DIAGRAM

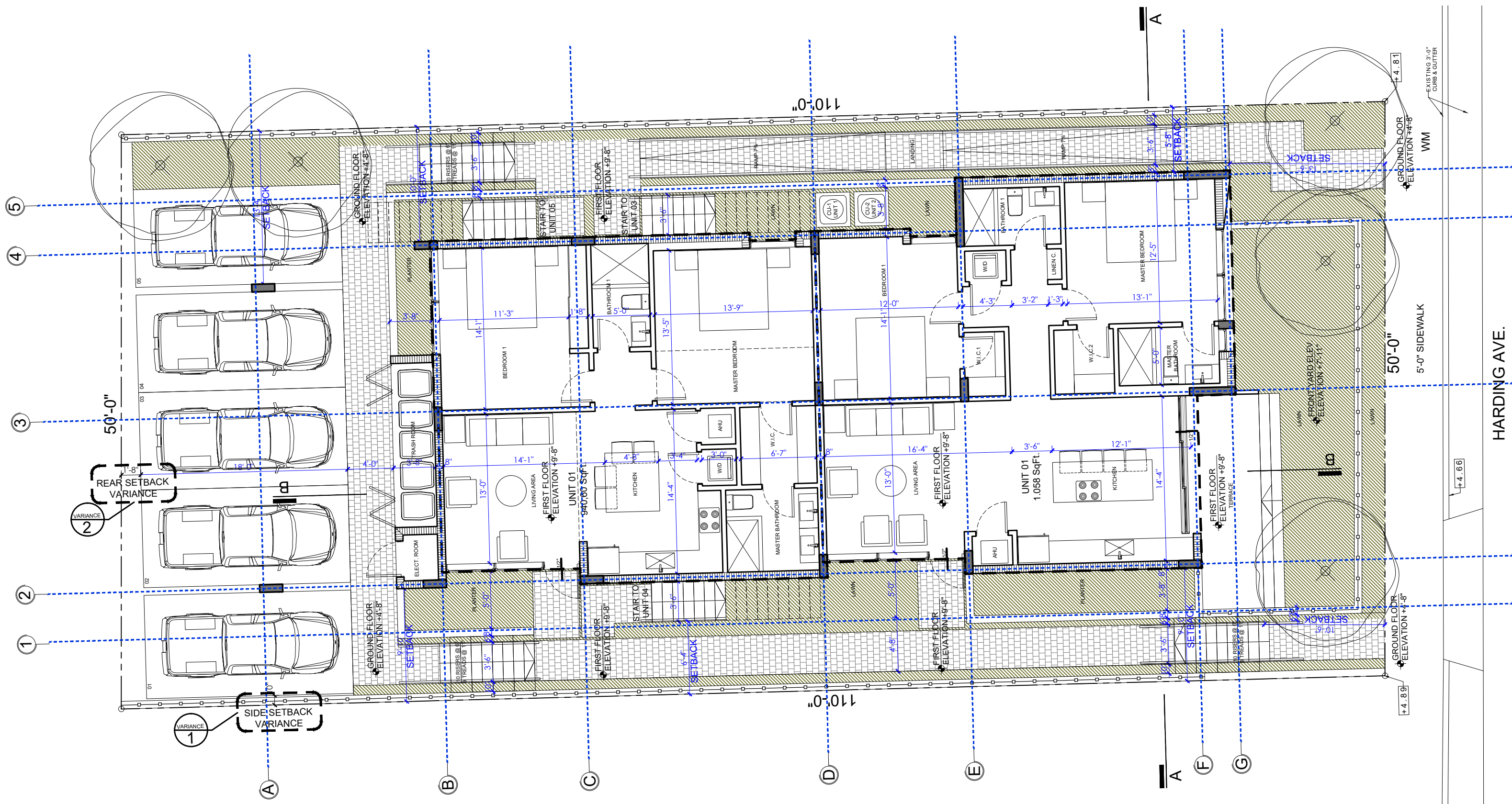
NATURALLY LANDSCAPED AREA
 NATURALLY LANDSCAPED AREA IN ADDITION TO REQUIRED SETBACK
 HARDSCAPED AREA
NATURALLY LANDSCAPED AREA :
 AS PER SECTION 142-884(d):
 5% MIN. LANDSCAPED AREA REQUIRED WITHIN SETBACK: 275,00Sq.
 TOTAL LOT AREA: 5,498Sq.
 - LANDSCAPED AREA PROVIDED: 567,42Sq (10.31%)
 - LANDSCAPED AREA PROVIDED WITHIN SETBACK: 533,00Sq (9.7%)
 TOTAL: 1100,42Sq (20%)



EXISTING BUILDING

+ VARIANCE REQUESTED KEY NOTES

VARIANCE 1	SIDE SETBACK REQUIRED: 5'-0" SIDE SETBACK PROVIDED: 0'-10" (ONLY AT PARKING LEVEL)
VARIANCE 2	SIDE SETBACK REQUIRED: 5'-0" SIDE SETBACK PROVIDED: 1'-8" (ONLY AT PARKING LEVEL)



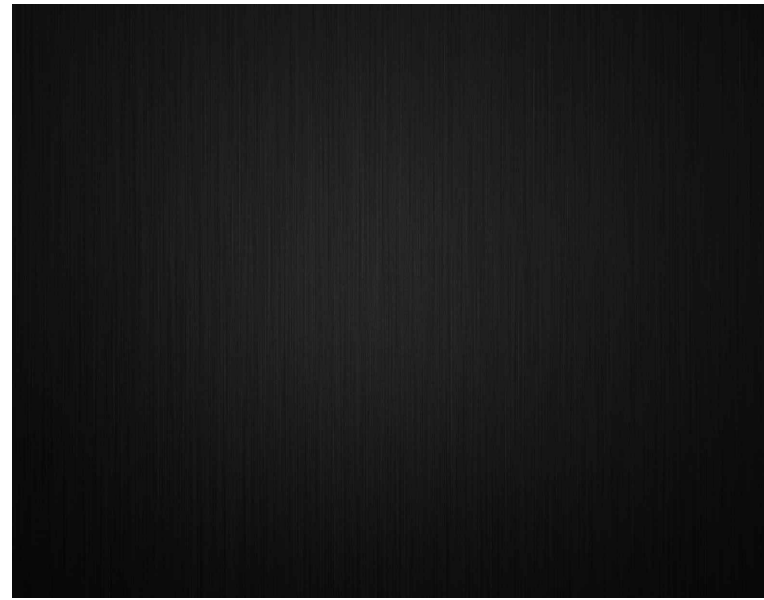








POLISHED CONCRETE



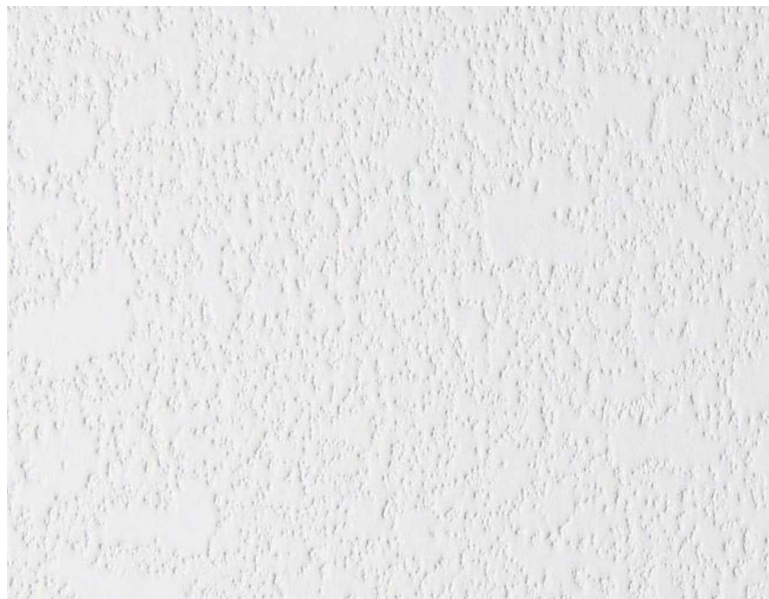
BRONZE METAL



STACKED STONE CLADDING



GRASS PAVER BLOCK



WHITE SMOOTH STUCCO



COBBLESTONE