

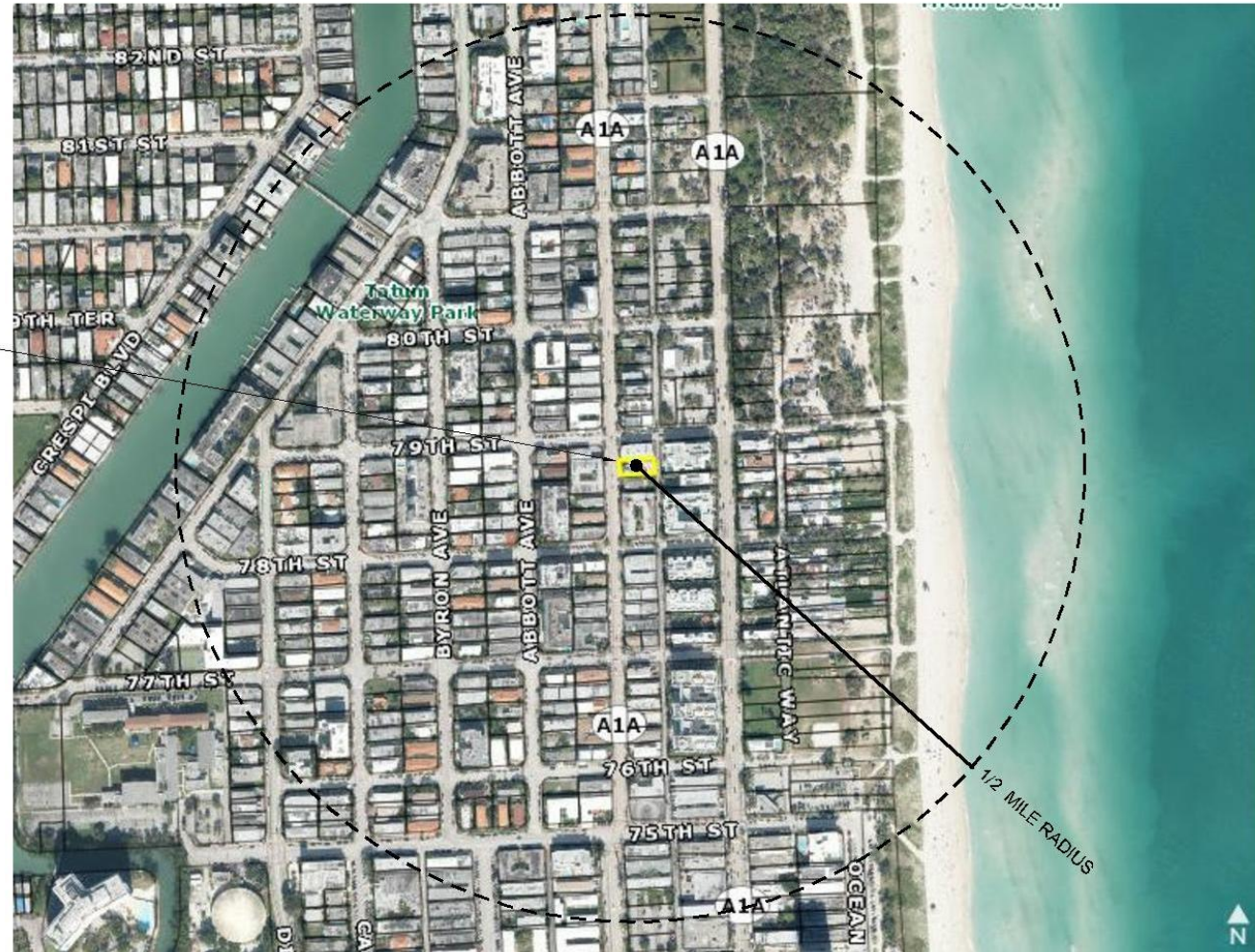


7835 HARDING AVENUE, MIAMI BEACH - FL

PROPOSED 3 STORIES BUILDING : 05 UNITS

FORMAL SUBMITTAL : HISTORIC PRESERVATION BOARD
06/09/2020

PROJECT SITE:
7835 HARDING AVE.





2



5

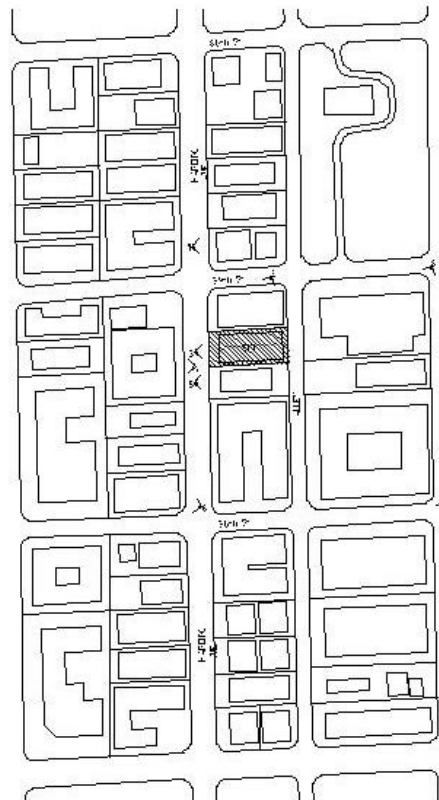
7



3

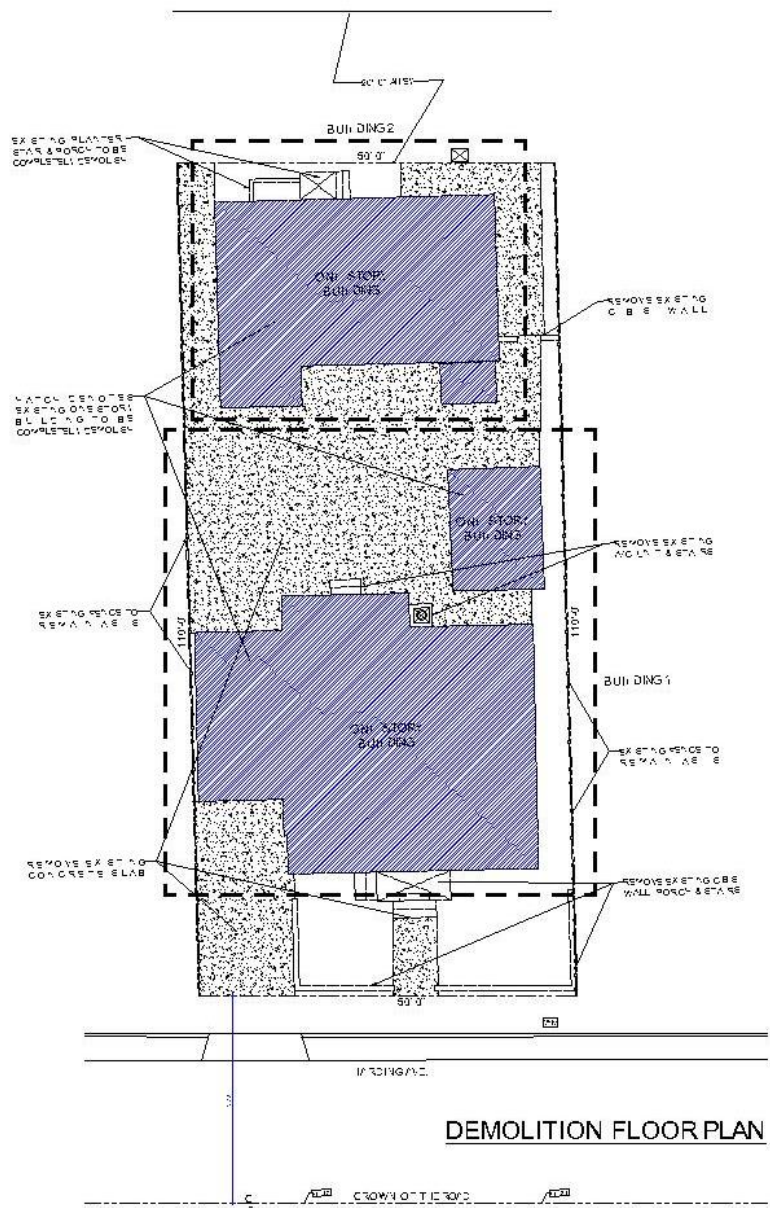


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8

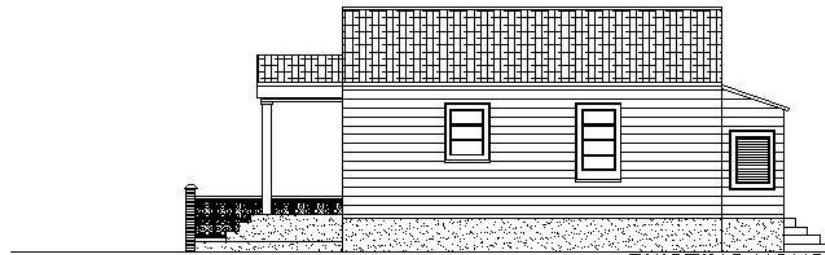




BUILDING 1 FACADES



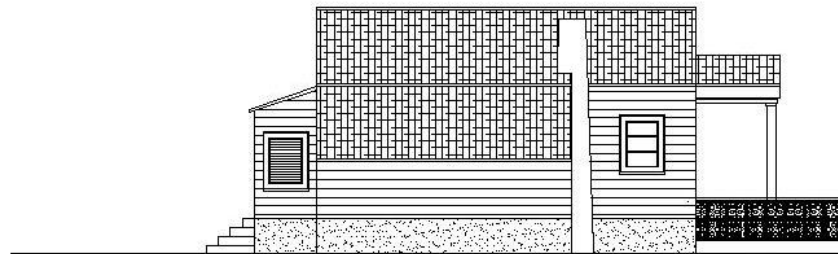
EXISTING HOUSE WEST FACADE



EXISTING HOUSE SOUTH FACADE



EXISTING HOUSE EAST FACADE



EXISTING HOUSE NORTH FACADE



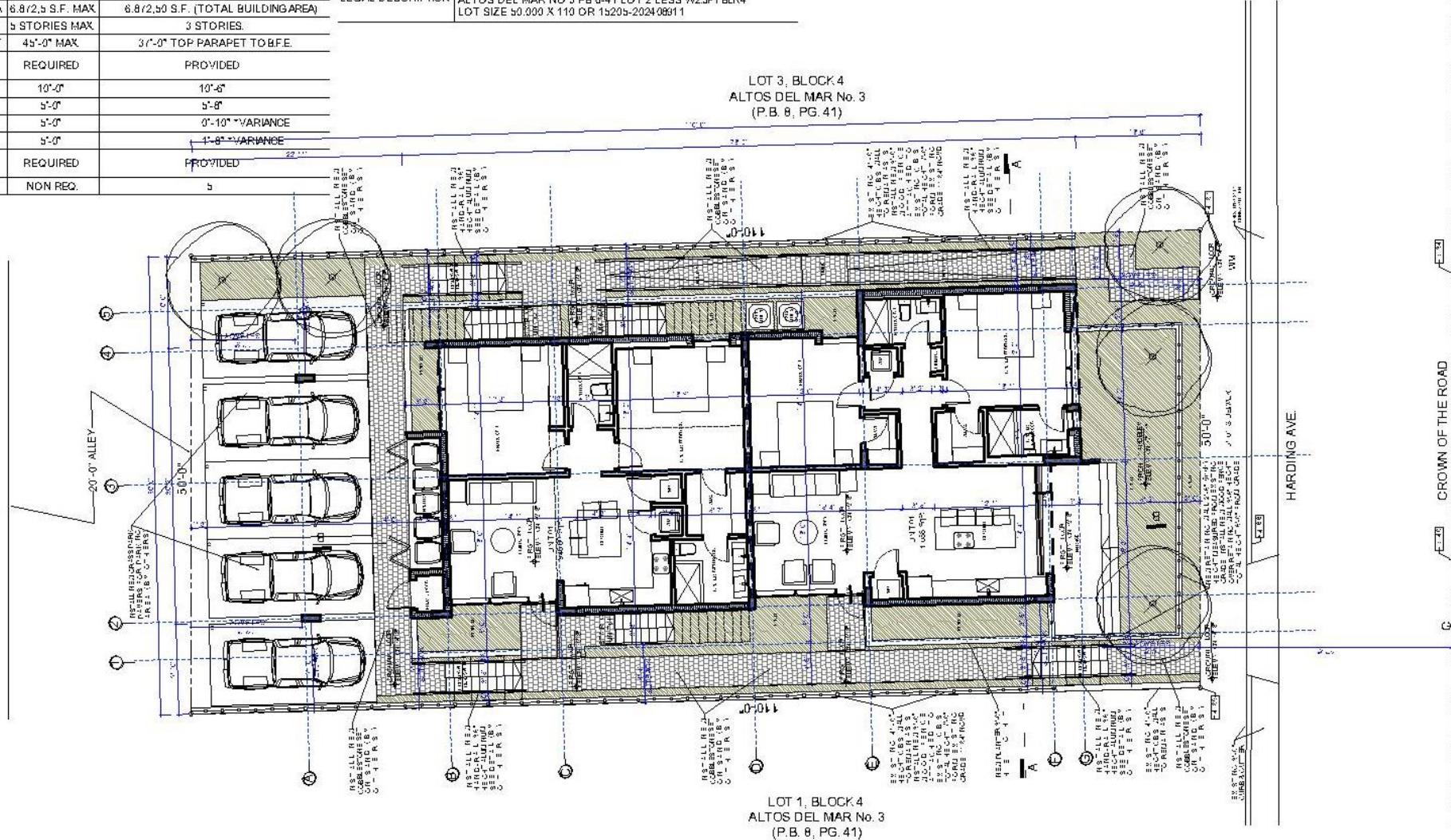


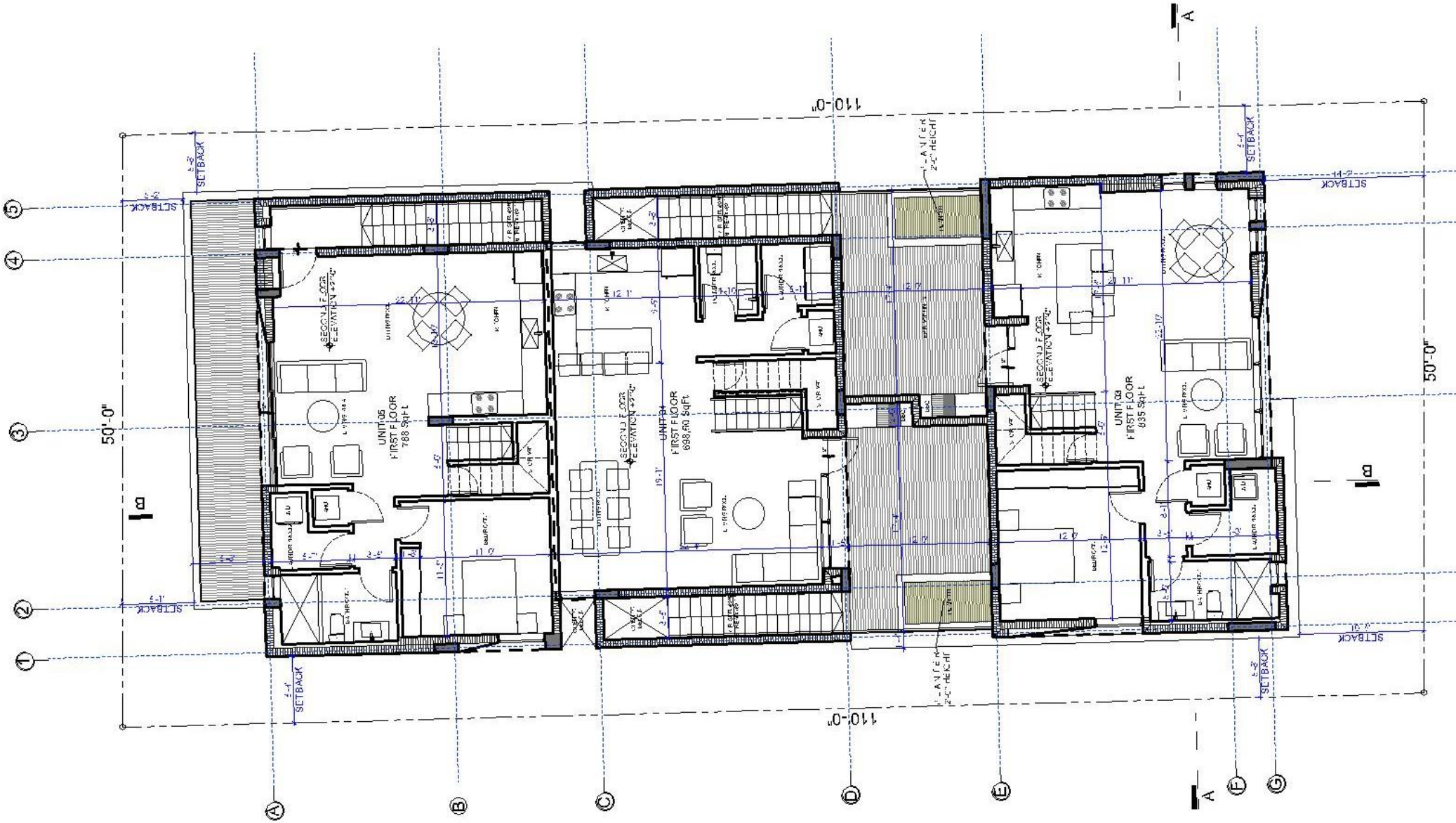
+ ZONING INFORMATION

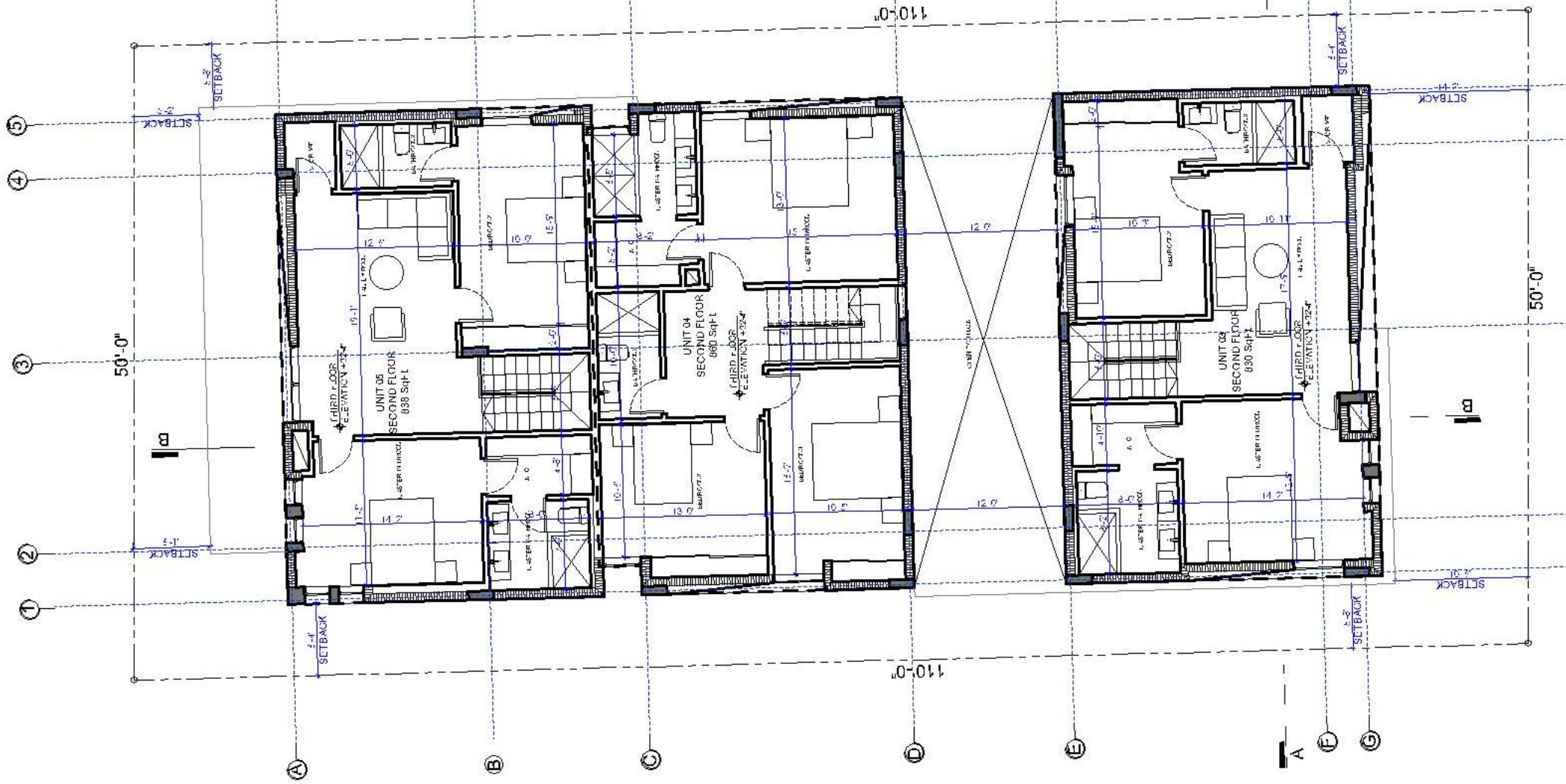
ZONING	RM-1	
No. OF UNITS	5	
LOT AREA	5,498 S.F.	
F.A.R.	1.25	
	ALLOWED	PROVIDED
TOTAL ALLOWABLE AREA	8,872.5 S.F. MAX	8,872.50 S.F. (TOTAL BUILDING AREA)
No. OF STORIES	5 STORIES MAX	3 STORIES
BUILDING HEIGHT	45'-0" MAX	37'-0" TOP PARAPET TO B.F.E.
SETBACKS	REQUIRED	PROVIDED
FRONT	10'-0"	10'-6"
SIDE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

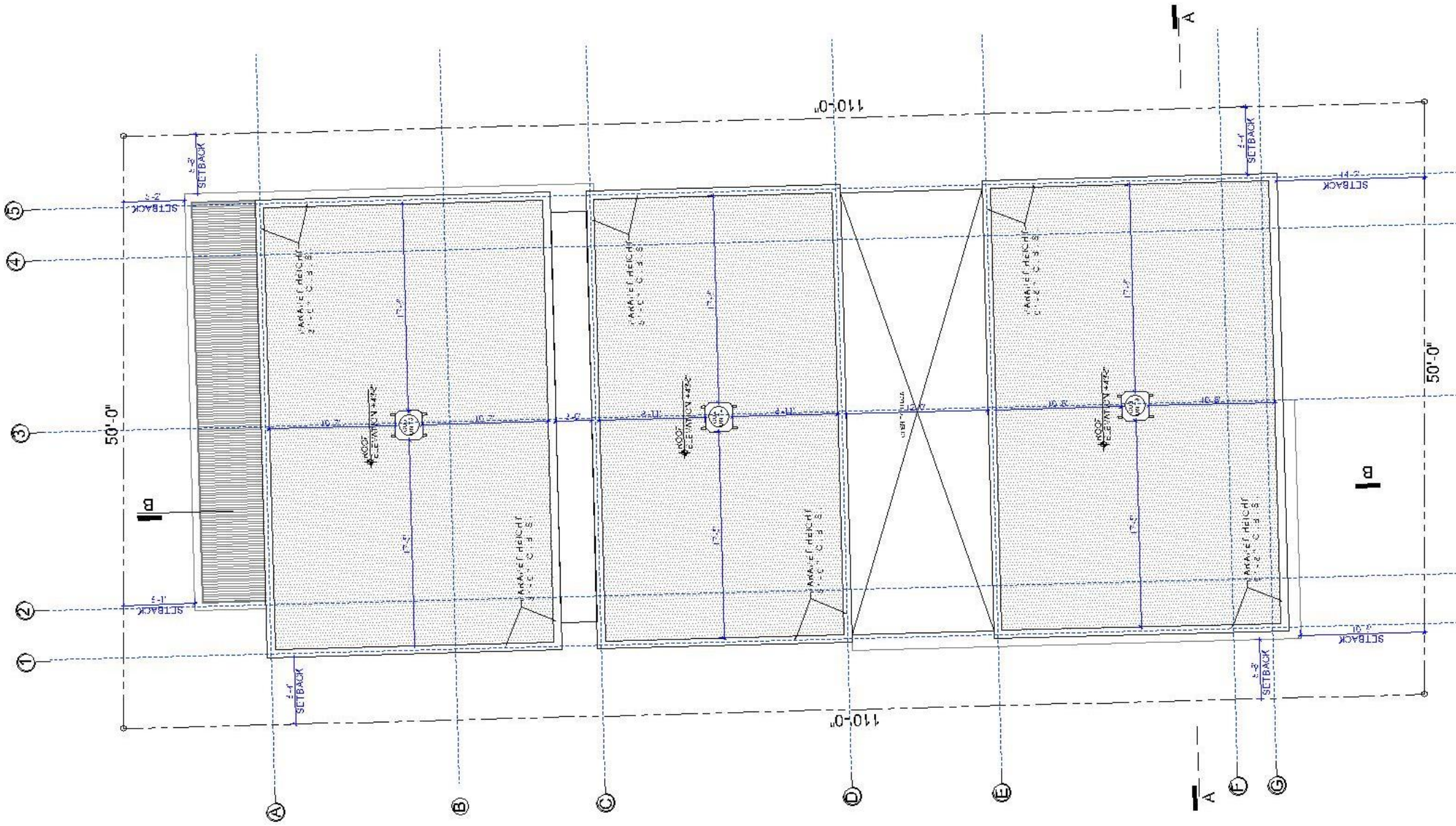
+ SITE INFORMATION

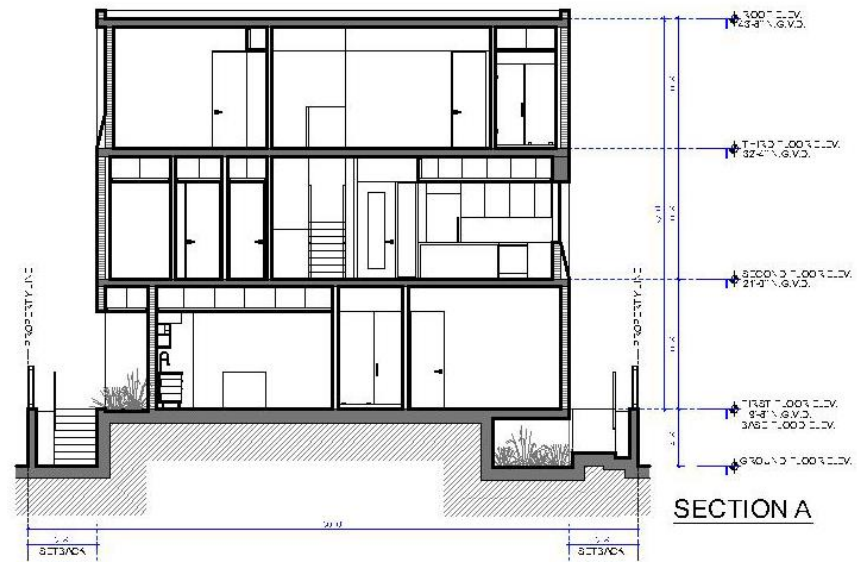
OWNER	NEW HOSCO BEACH LLC C/O JENNIFER A MARQUESPA
FOLIO NUMBER	02-3202-007-01/0
LIVING AREA	
ADDRESS	7835 HARDING AVE
ALTERATION LEVEL	NEW CONSTRUCTION
LEGAL DESCRIPTION	ALTOS DEL MAR NO 3 PB 8-41 LOT 2 LESS W2.5FT BLK4 LOT SIZE 50.000 X 110 OR 15205-2024.0811



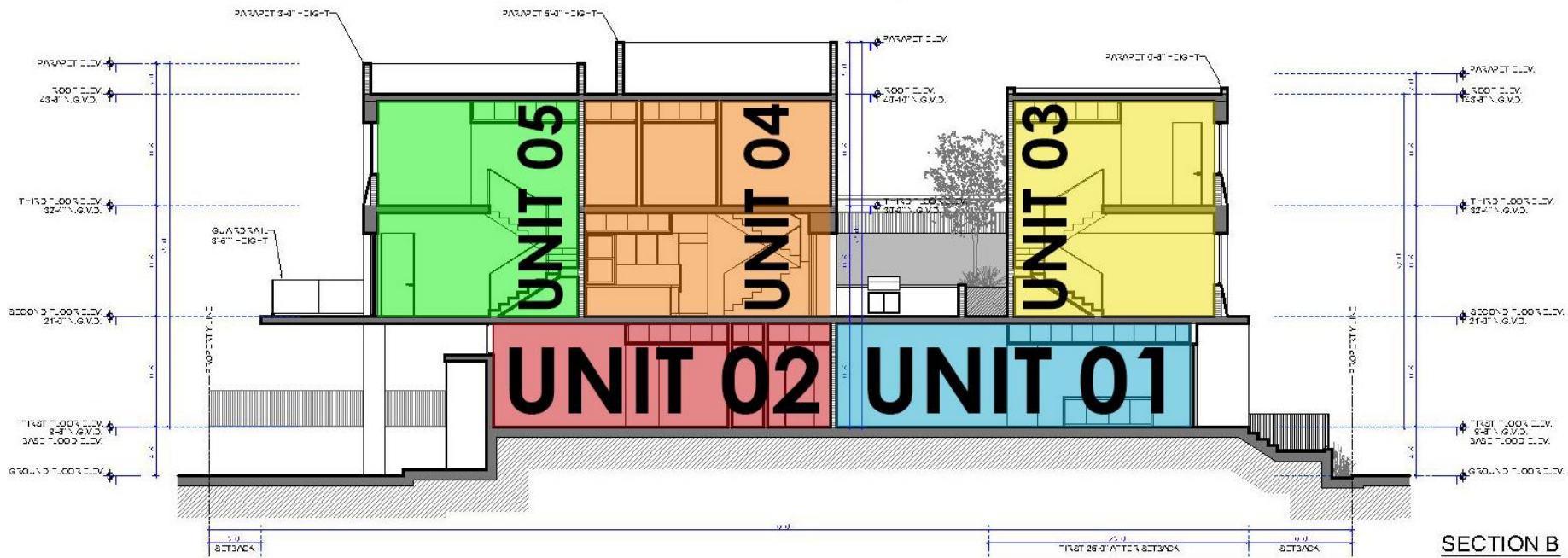






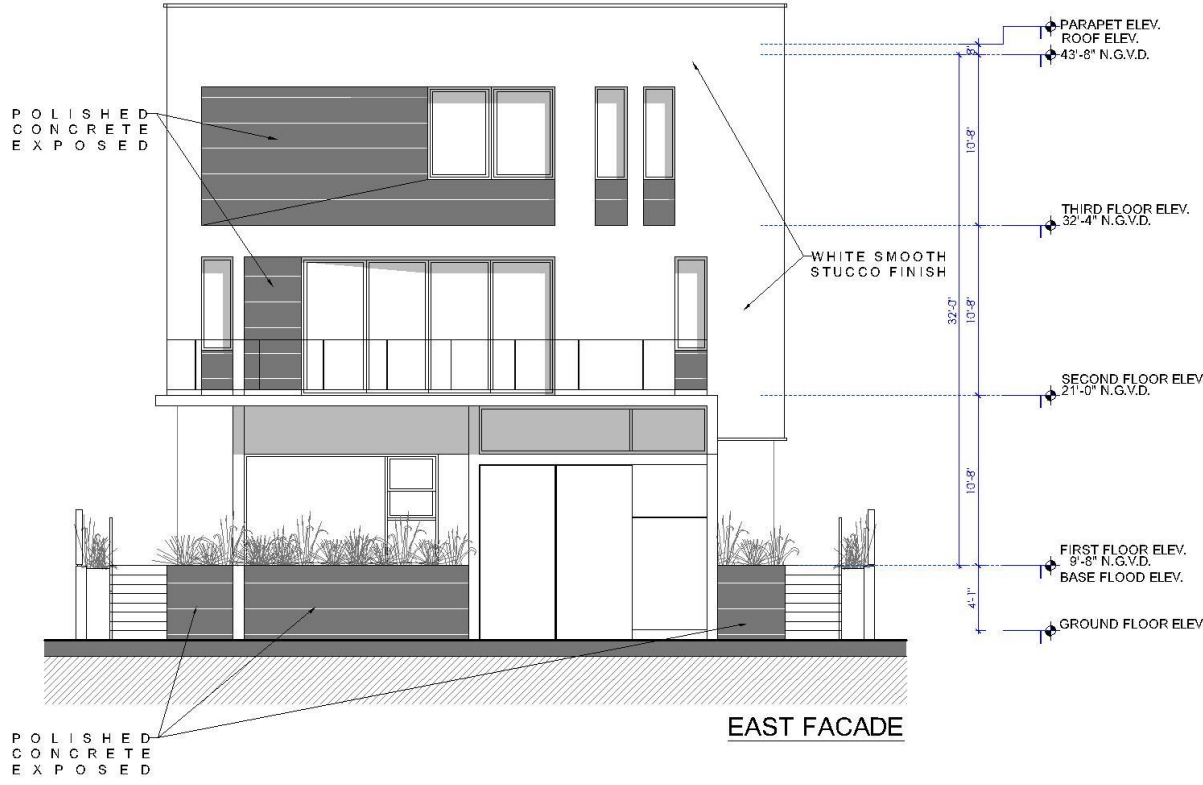


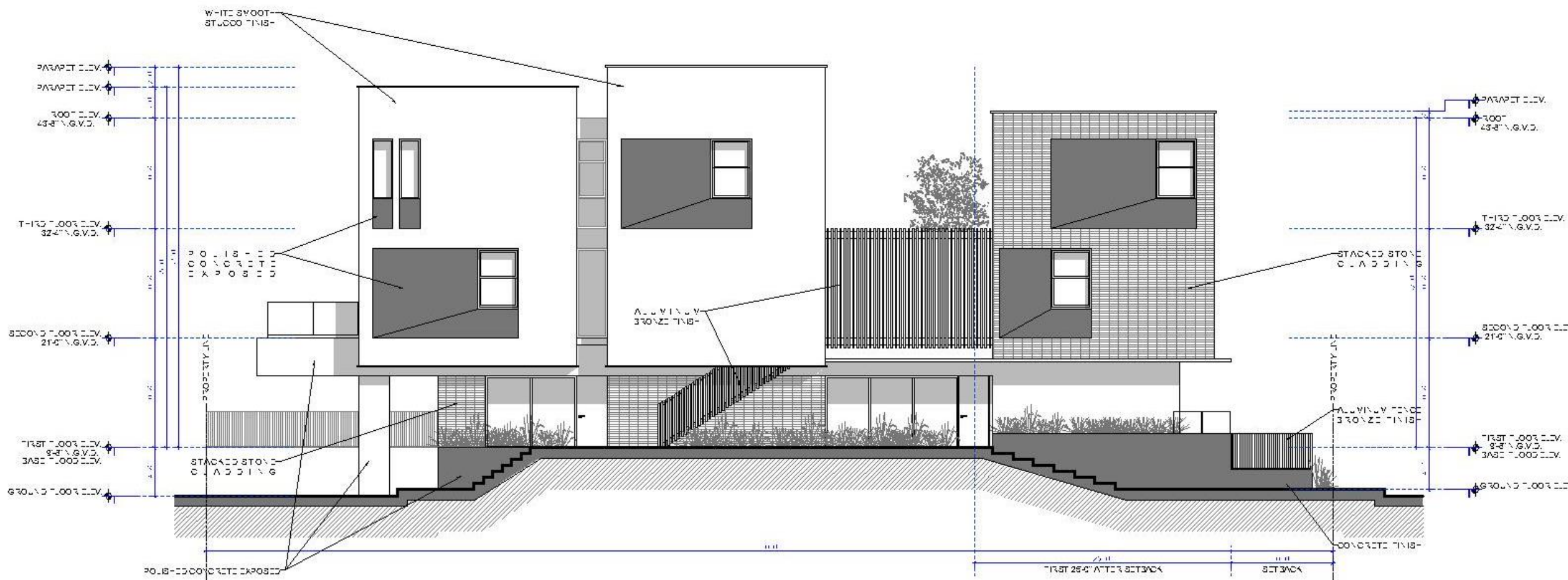
SECTION A



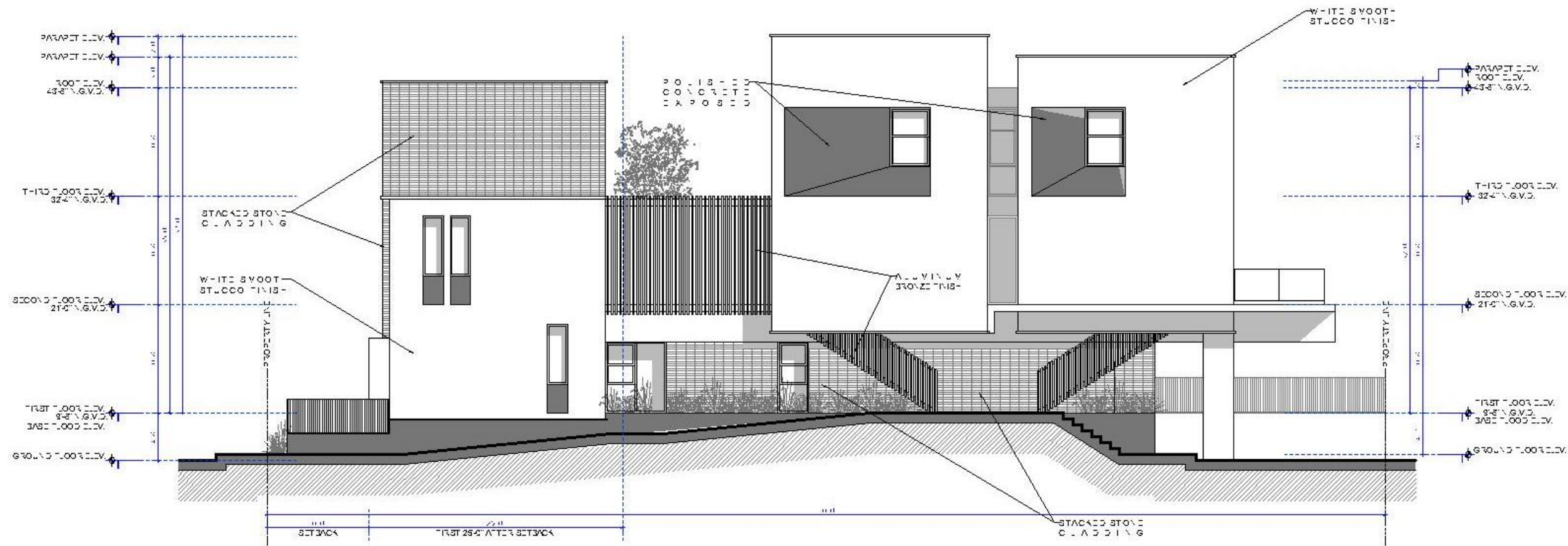
SECTION B







NORTH FACADE



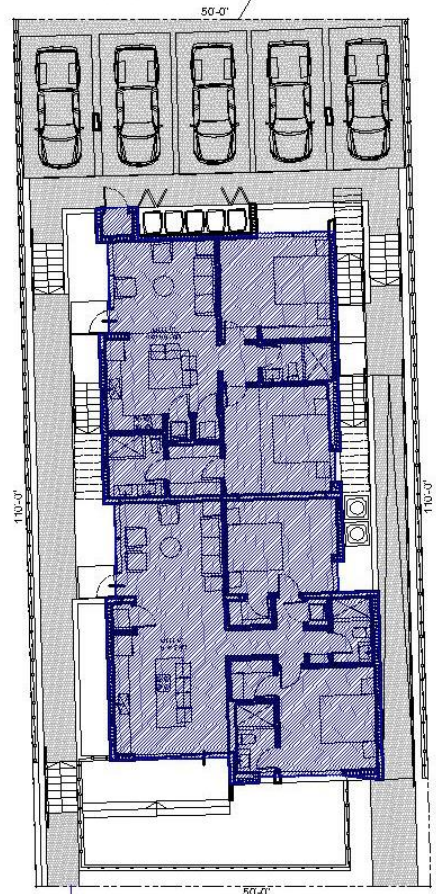
SOUTH FACADE

+ ZONING INFORMATION

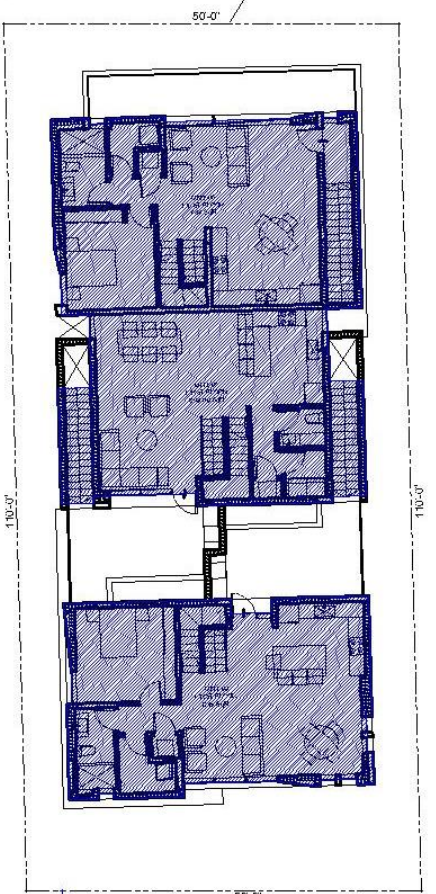
ZONING	TM 1
MIN. OFF. HEIGHT	5
MAX. AREA	5,293 S.F.
MAX. F.A.R.	1.25
ALLOWED	PROHIBITED
TOTAL ALLOWED AREA	8,372.50 S.F. TOTAL BUILDING AREA
MIN. OFF. HEIGHT	5 TO 10 S.F.
BUILDING HEIGHT	45' MAX. 37' 0" TO 39' 6" SET TO C.C.
STAIRWAYS	REQUIRED
ROOF	10' 0"
SIDE	5' 0"
REAR	5' 0" 10' MAX. W/ 20'
SCREENING	5' 0"
SCREENING	REQUIRED
SCREENING	5

+ BUILDING AREA PER FLOOR

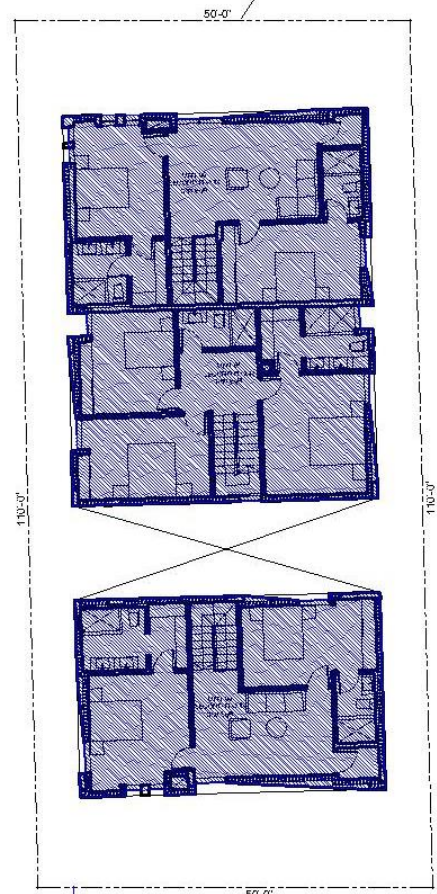
GROUND FLOOR	1,721
FLOOR 1	945.48 S.F.
FLOOR 2	1,082.88 S.F.
TOTAL 1	2,003.92 S.F.
FLOOR 3	327.43 S.F.
FLOOR 4	791.83 S.F.
FLOOR 5	790.23 S.F.
TOTAL 2	2,223.99 S.F.
FLOOR 6	322.43 S.F.
FLOOR 7	381.70 S.F.
FLOOR 8	341.10 S.F.
TOTAL 3	2,504.86 S.F.
TOTAL FLOOR AREA	8,372.50 S.F.
MAX. AREA	1.25 = 8,372.50 S.F.
MAX. AREA	1.25 = 8,372.50 S.F.



PROPOSED GROUND FLOOR



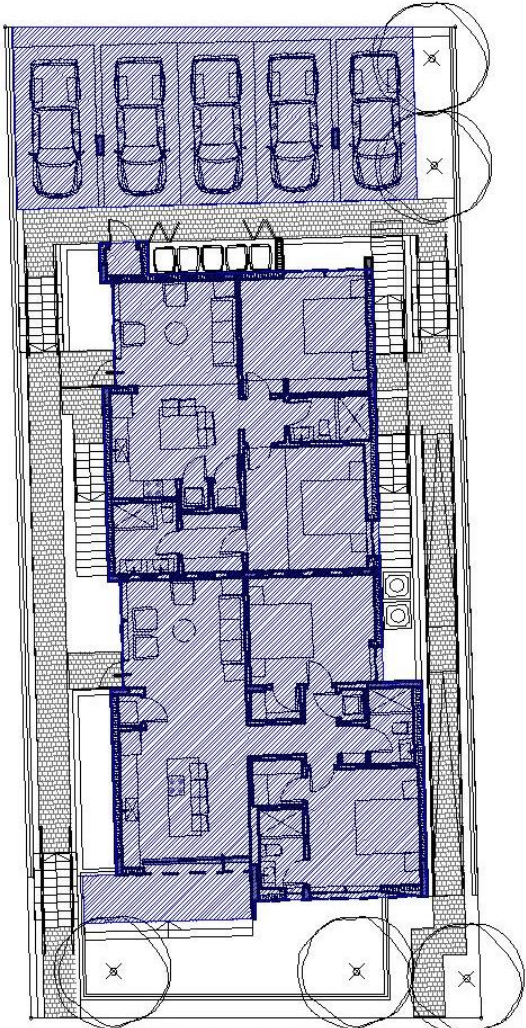
PROPOSED FIRST FLOOR



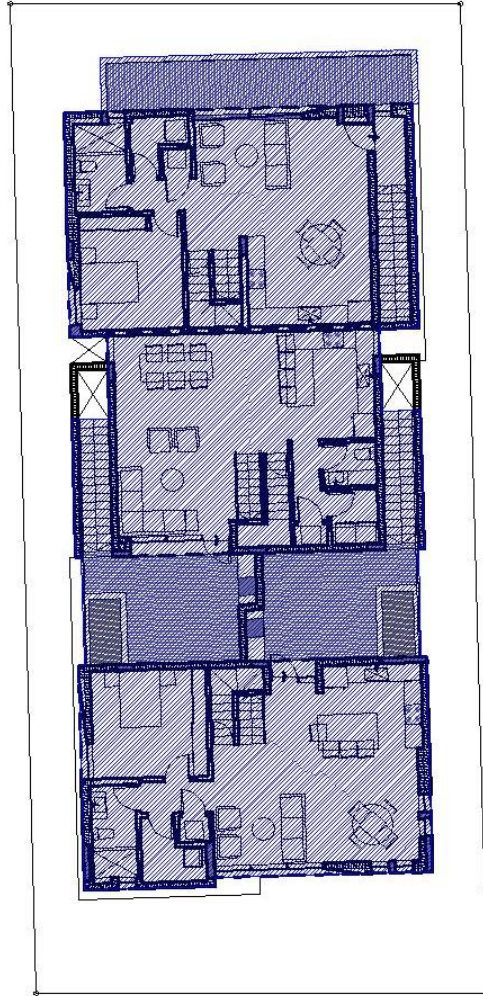
PROPOSED SECOND FLOOR

+ GROSS AREA CALCULATION

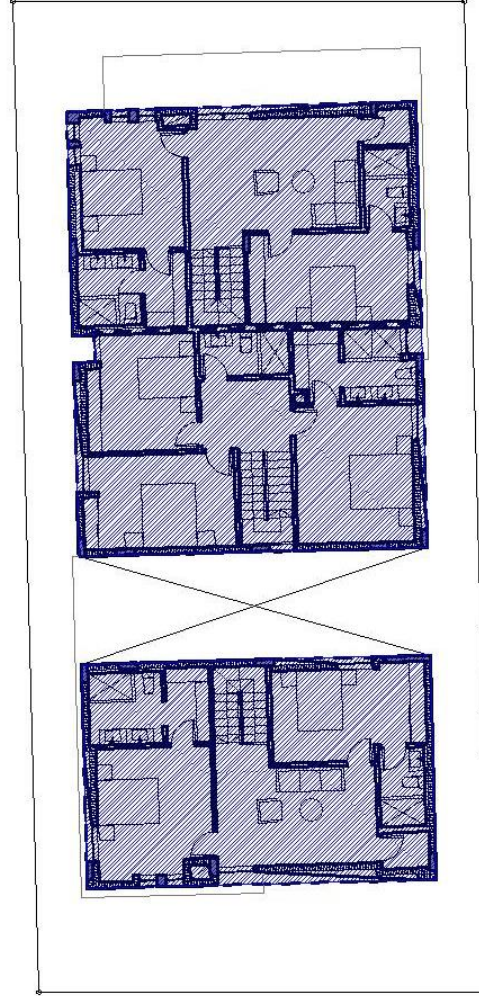
PROPOSED F.A.R.	6.872,00 S.F. (TOTAL BUILDING AREA)
PARKING GROUND FLOOR	670 S.F.
TERRACE GROUND FLOOR	100 S.F.
TERRACE SECOND FLOOR	160 S.F.
BALCONY SECOND FLOOR	215 S.F.
TOTAL GROSS AREA	6,807,00 S.F.



PROPOSED GROUND FLOOR

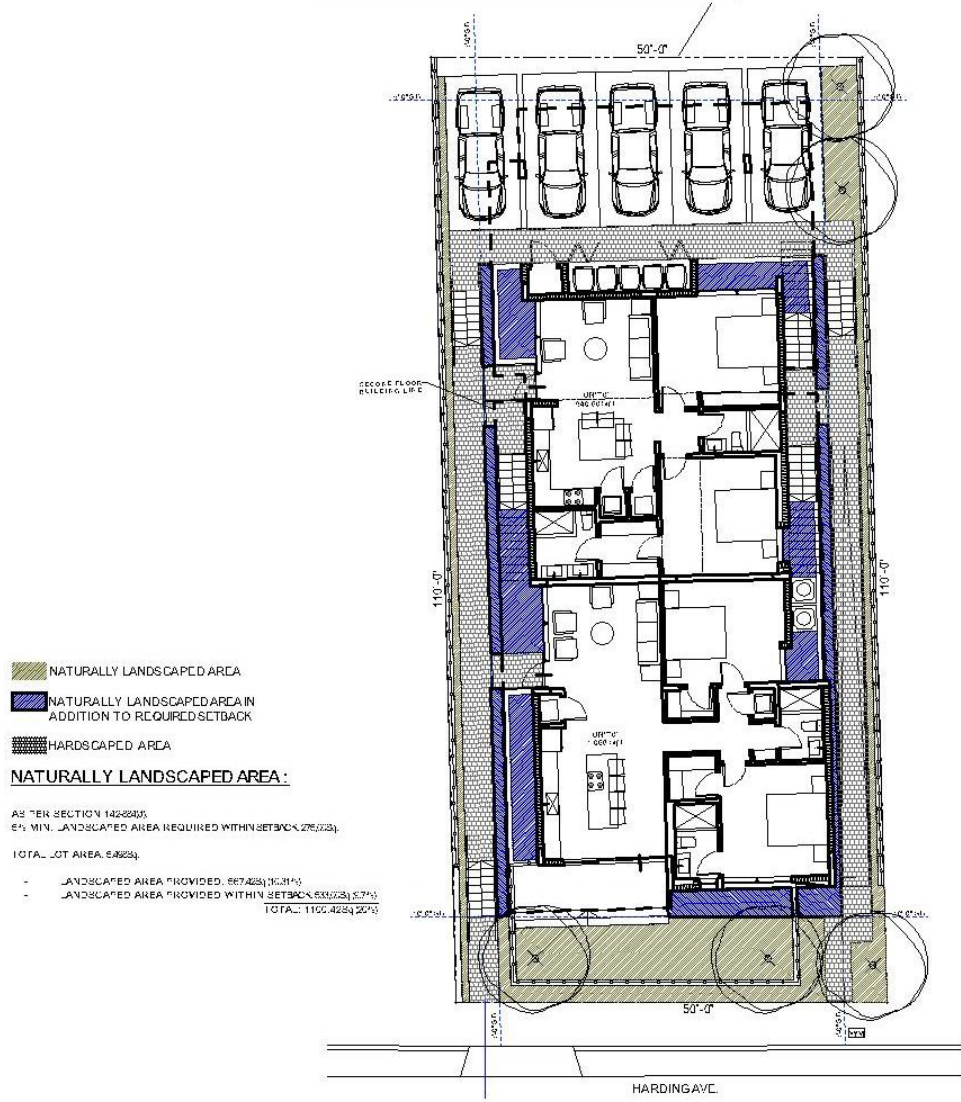


PROPOSED FIRST FLOOR



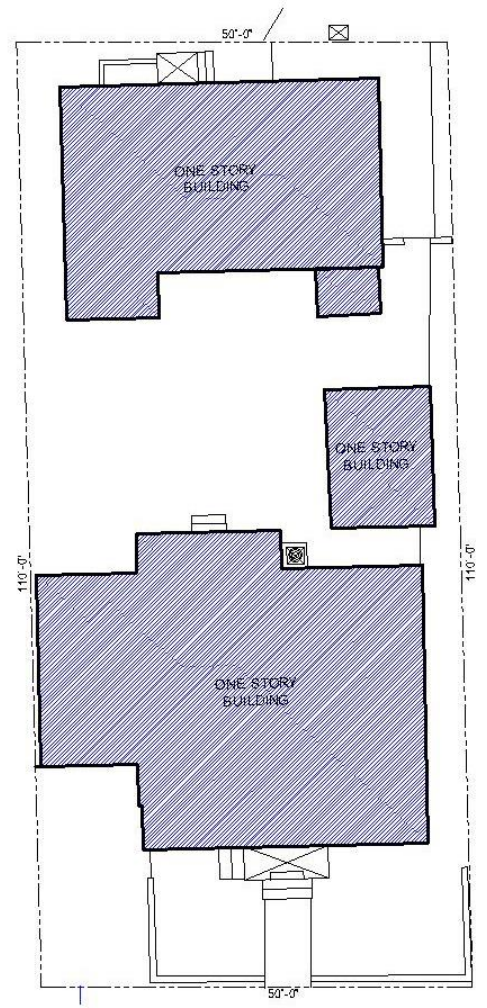
PROPOSED SECOND FLOOR

+ GREEN AREA CALCULATIONS



NATURALLY LANDSCAPED AREA
 NATURALLY LANDSCAPED AREA IN ADDITION TO REQUIRED SETBACK
 HARDCAPED AREA
NATURALLY LANDSCAPED AREA:
 AS PER SECTION 142-2603,
 5% MIN. LANDSCAPED AREA REQUIRED WITHIN SETBACK (26,525)
 TOTAL LOT AREA (5,825)
 - LANDSCAPED AREA PROVIDED (6,742) (11.57%)
 - LANDSCAPED AREA PROVIDED WITHIN SETBACK (6,003) (10.3%)
 TOTAL: 110,423 (22%)

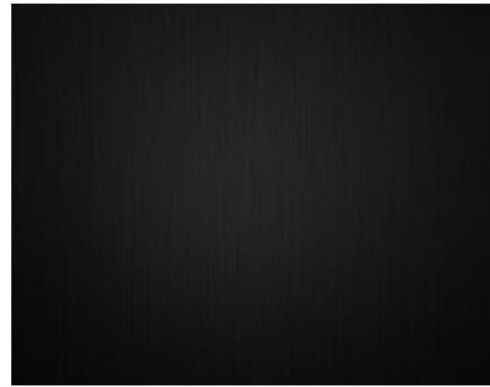
GREEN AREA DIAGRAM



EXISTING BUILDING



POLISHED CONCRETE



BRONZE METAL



STACKED STONE CLADDING



GRASS PAVER BLOCK



WHITE SMOOTH STUCCO



COBBLESTONE







nandozD+D
design+development