

ZONING DATA SUMMARY

ITEM #	Project Information				
1	Address:				
2	Board and file number:				
3	Folio number(s):				
4	Year constructed:	1952/1957	Zoning District:	RM-1	
4A	Year renovated:	2015	Zoning District:	RM-1	
5	Based Flood Elevation:	8	Grade Value in NGVD:		
6	Adjusted grade (Flood+Grade/2):		Lot Area:	10,870 SF	
7	Lot width:	100'	Lot Depth:	110'	
8	Minimum Unit Size	200 SF	Average Unit Size	244.83	
9	Existing use:	HOTEL	Proposed use:	HOTEL	
Zoning information / Calculations		Maximum	Existing	Proposed	Deficiencies
10	Height	50	32' 3"	35' 2"	2' 11"
11	Number of Stories	5	2	2	
12	FAR	13587.50 SF	8656.73 SF	13308.97 SF / 3.28 SF	
13	Gross square footage		9309.05	16546.94 sf	NONE
14	Square footage by use	N/A		SEE PAGE 2.1/2.2	
15	Number of units Residential	N/A		0	
16	Number of units Hotel	200 sf/unit	21	49	
17	Number of seats	N/A			
18	Occupancy load	N/A			
Setbacks		Required	Existing	Proposed	Deficiencies
Subterranean:		N/A	N/A	N/A	
19	Front Setback:				
20	Side Setback:				
21	Side Setback:				
22	Side Setback facing street:				
23	Rear Setback:				
At Grade Parking:			5	0	
24	Front Setback:	5'		10'-11"	NONE
25	Side Setback:	5'		5'	NONE
26	Side Setback:	5'			
27	Side Setback facing street:	5'		42'	NONE
28	Rear Setback:	5'		95'	NONE
ITEM#	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:				
37	Side Setback facing street:	5'	5'	5'	0
38	Rear Setback:	5'	5'/7'-10"	5'/7'-10"	0

Note: Setback variance requested see sheet 34 B.

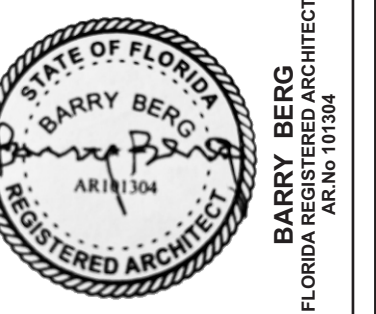
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	SECTION 130-32-SC 6E3			
40	Total # of parking spaces	0	4	0	4
41	# of parking spaces per use (provide a separate chart for a breakdown calculation)				
42	# of parking spaces per use (provide a separate chart for a breakdown calculation)				
43	Parking space dimensions	8'-6" X 18'		8'-6" X 18'	
44	Parking space configuration (45o,60o90o, Parallel)	90			
45	ADA spaces	1		1	
46	Tandem spaces				
47	Drive aisle width	22'		22'	
48	Valet drop off pick up				
49	Loading zones and Trash collection areas	1		1	
50	Bicycle parking, location and Number of racks	40		40	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	0	0	0	0
52	Numbers of seats located outside on private property	0	0	0	0
53	Numbers of seats inside	0	0	0	0
54	Total numbers of seats	0	0	0	0
55	Total numbers of seats per venue (Provide a separate chart of breakdown calculation)	0	0	0	0
56	Total occupant content	-	51	98	
57	Occupant content per venue (Provide a separate chart of breakdown calculation)				
58	Proposed hours of operation		24hs		
59	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361)		No		
60	Is dancing and-or entertainment proposed? (see CMB 141-1361)		No		
61	Is this a contributing building?		YES/NO		
62	Located with in a Local Historic Distritic?		YES		
Additional data or information must be presented in the format outlined in this section					

NOTE

RVARCHA INC
ARCHITECTURE

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A Hotel Level 1 Alteration and new construction:
Sorrento Villas 7510 Harding Avenue
Miami Beach, FL 33141



PROGRAM AREAS

7510 Harding Ave. Miami Beach FL 33141
 UPDATE 08.02.2021

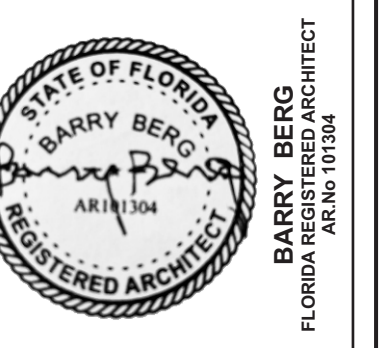
Floor Level	EXISTING			NEW					TOTAL						
	FAR EXISTING AFTER PARTIAL DEMOLITION	BALCONIES EXISTING	GSF EXISTING AFTER PARTIAL DEMOLITION	FAR AREA CALC. NEW	BALCONIES NEW	COUTYARD	AMENITY ROOF	GSF NEW	FAR AREA CALC TOTAL	BALCONIES TOTAL	GSF TOTAL	HOTEL RSF	Units	Tower core corridor / Elevator	EFF
1 First Floor	4165.24	-	4165.24	2429.85	-	1580.5	-	2429.85	6595.09	-	6595.09	5394.73	24	1200.36	82%
2 Second Floor	4119.88	1023.93	5143.81	2475.21	209.46	-	-	2684.67	6595.09	1233.39	7828.48	5628.67	25	966.42	85%
R Roof	-	-	-	118.79	-	-	2004.58	2123.37	118.79	-	2123.37	0	-	323.6	0%
TOTALS	8285.12	1023.93	9309.05	5023.85	209.46	-	2004.58	7237.89	13308.97	1233.39	16546.94	11023.4	49	2490.38	-
Site as per survey SF	10870.00														
Allowable FAR 1,25 RM 1	13587.50								13587.5						
Available FAR	5302.38								278.53						
Hotel average RSF									244.83						

NOTE

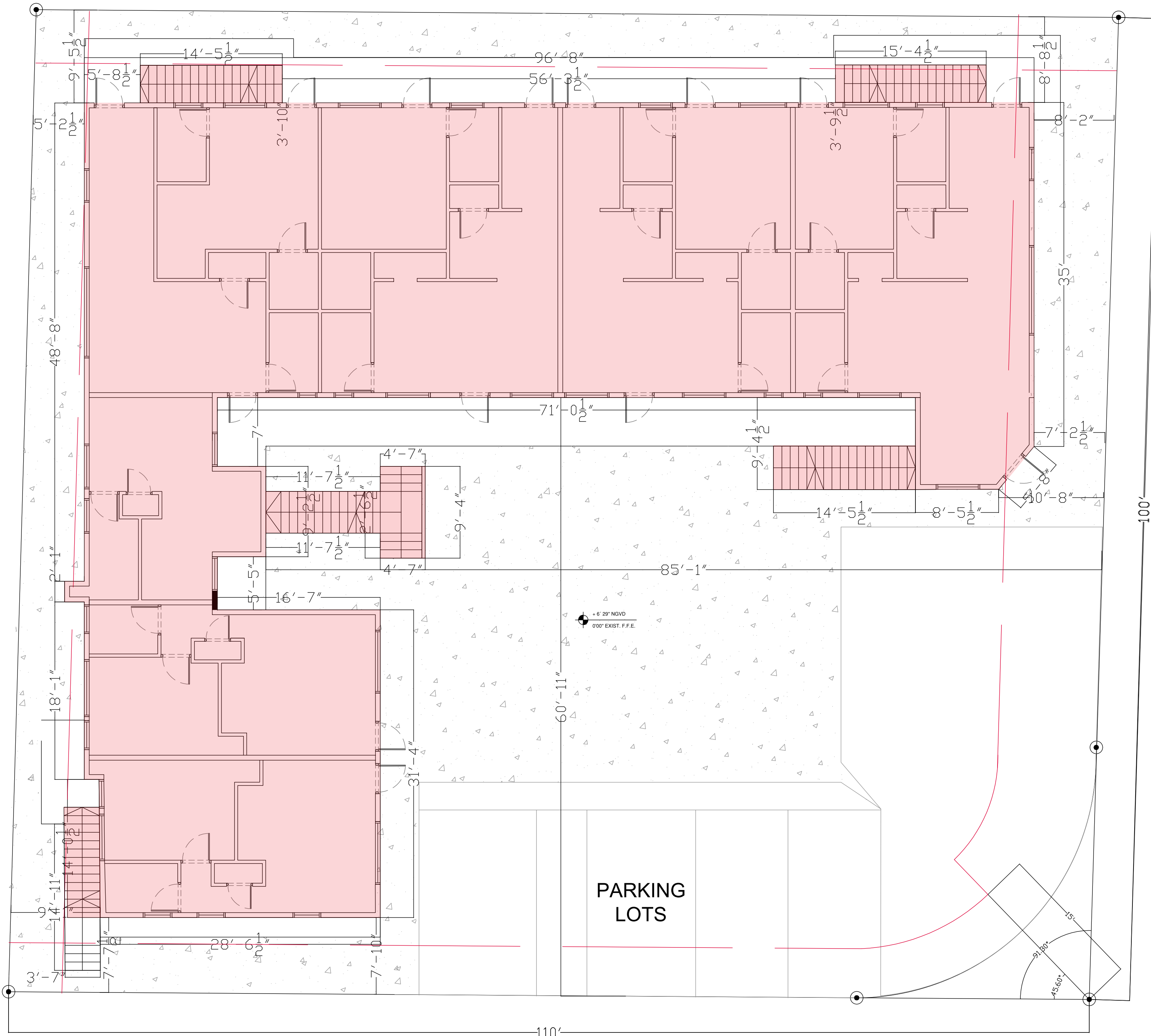
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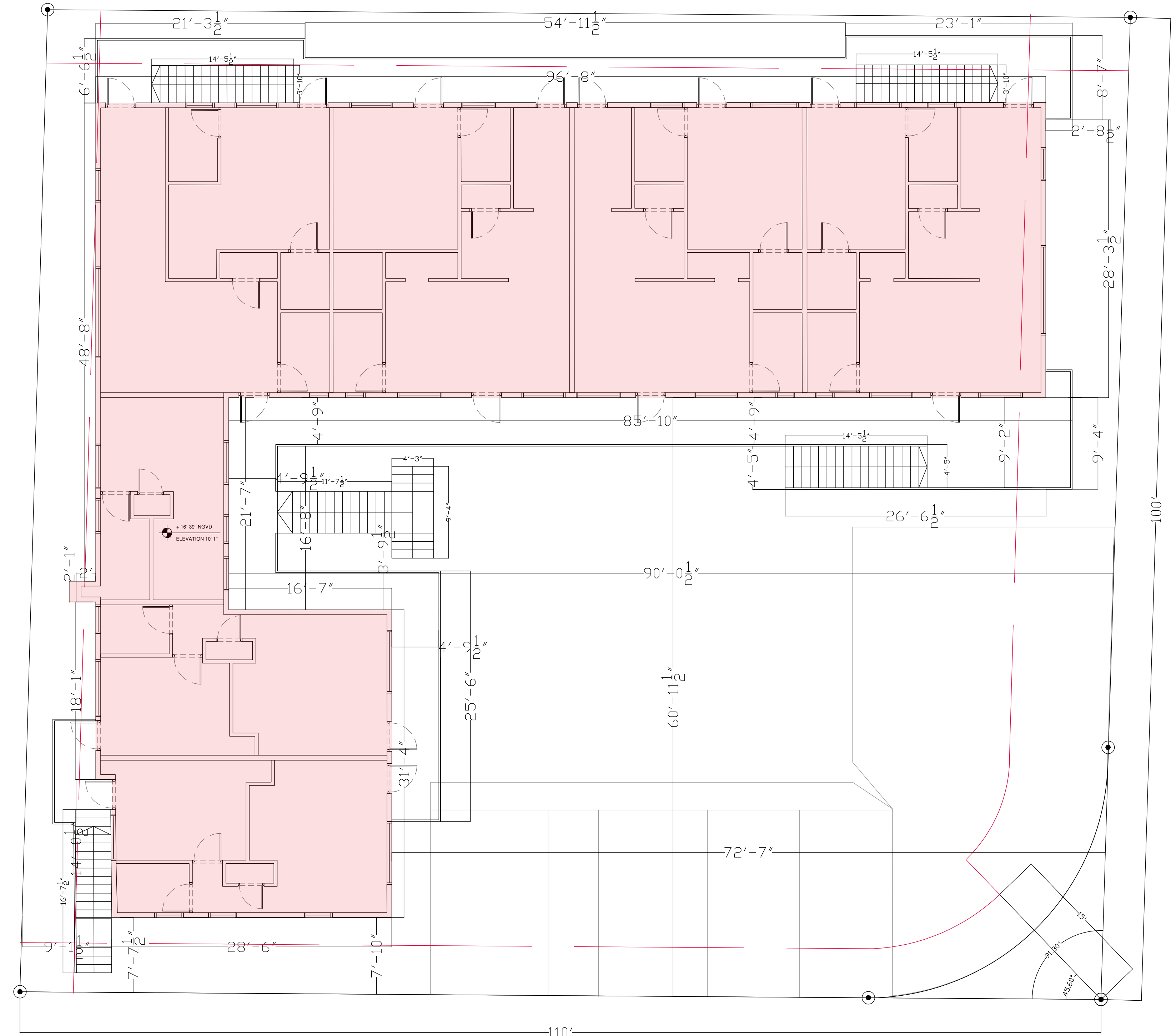
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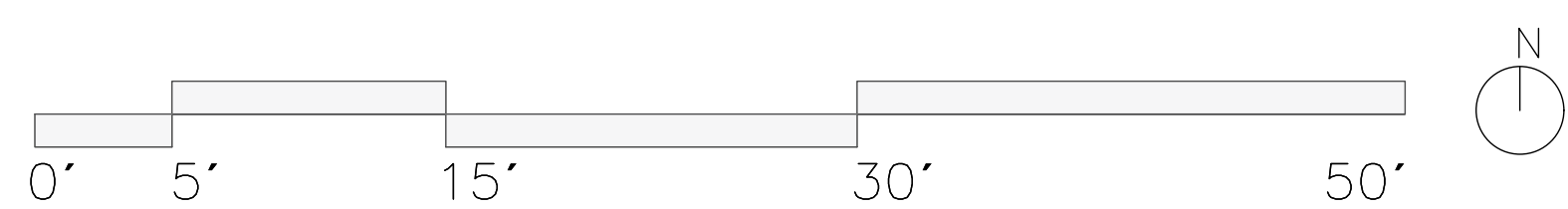
FAR DIAGRAMS EXISTING



FIRST FLOOR



SECOND FLOOR



FAR DIAGRAMS EXISTING
FIRST FLOOR 4,536.85 SF
SECOND FLOOR 4,119.88 SF

TOTAL: 8,656.73 SF

NOTE

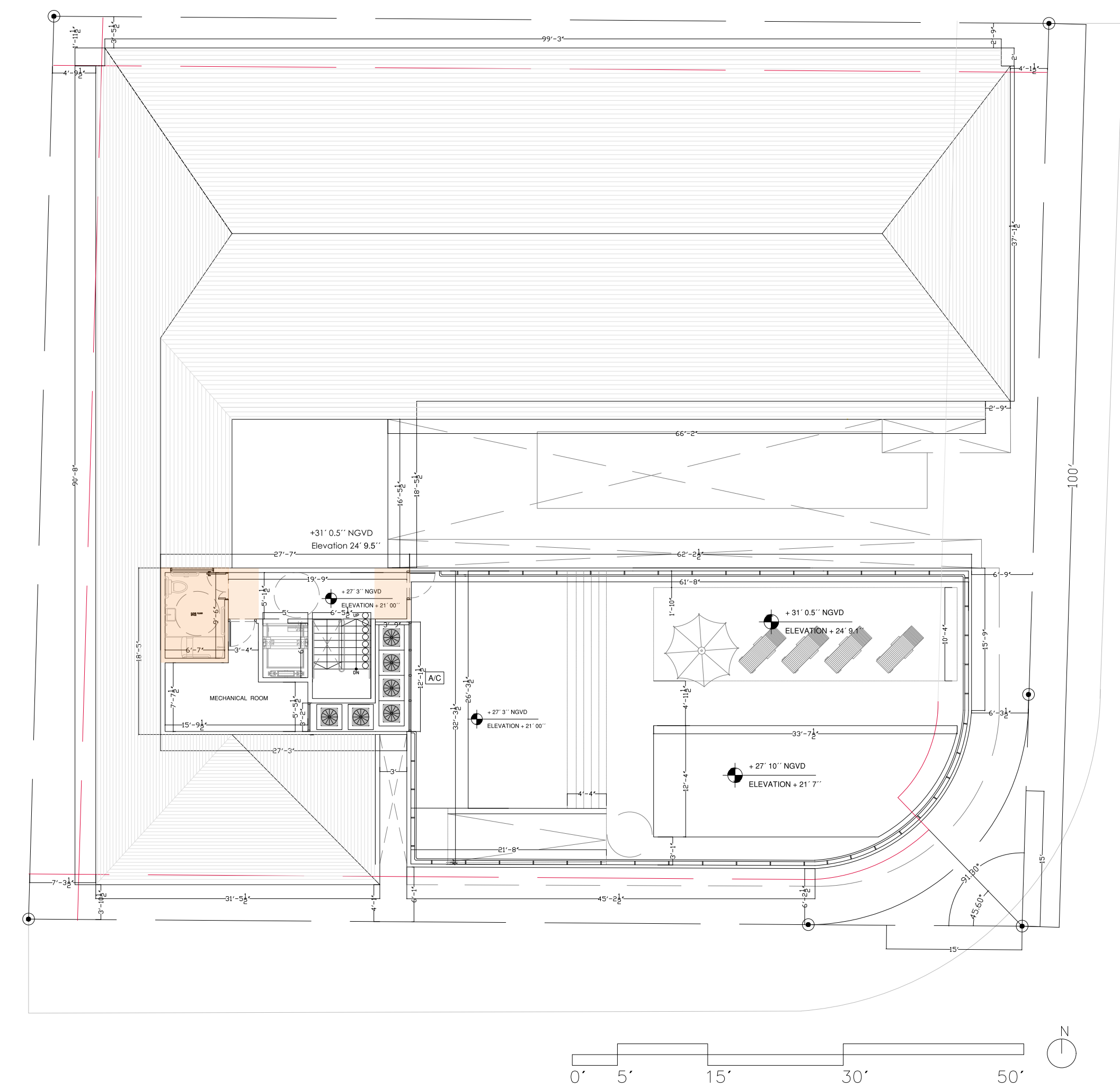
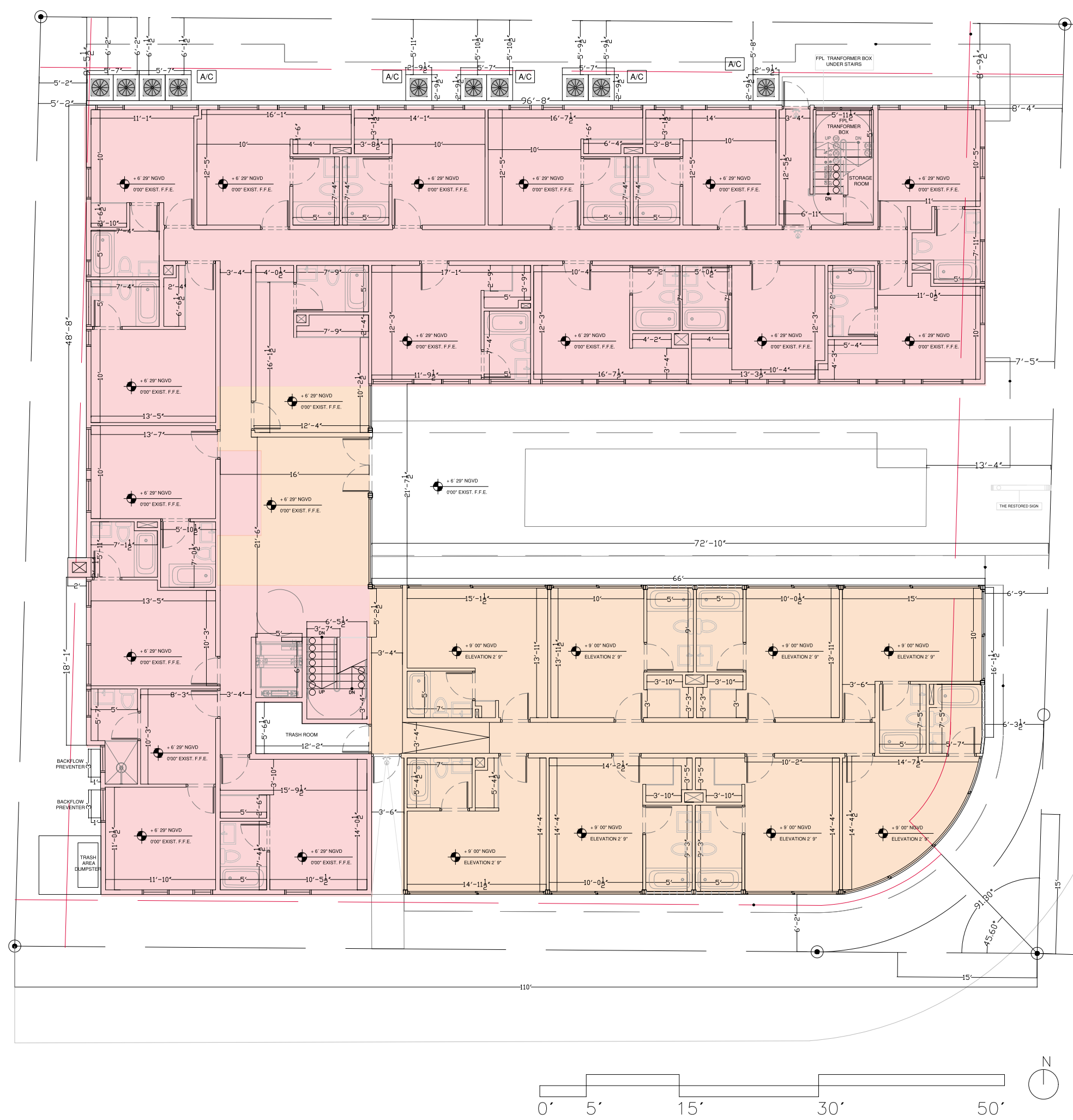
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FAR DIAGRAMS



FAR SUMMARY

FIRST FLOOR

● FAR area existing after partial demolition	4165.24 SF
● FAR area new	2429.85 SF
FAR area total	6595.09 SF

SECOND FLOOR

● FAR area existing after partial demolition	4119.88 SF
● FAR area new	2475.21 SF
FAR area total	6595.09 SF

ROOF

● FAR area new	118.79 SF
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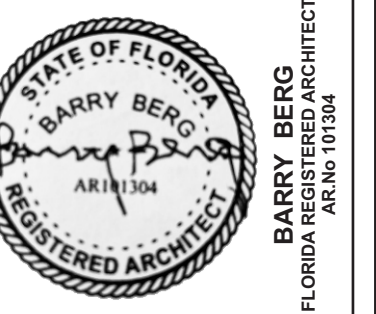
TOTAL	13,308.97SF
Allowable FAR	13,587.50 SF
Available FAR	278.53 SF

NOTE

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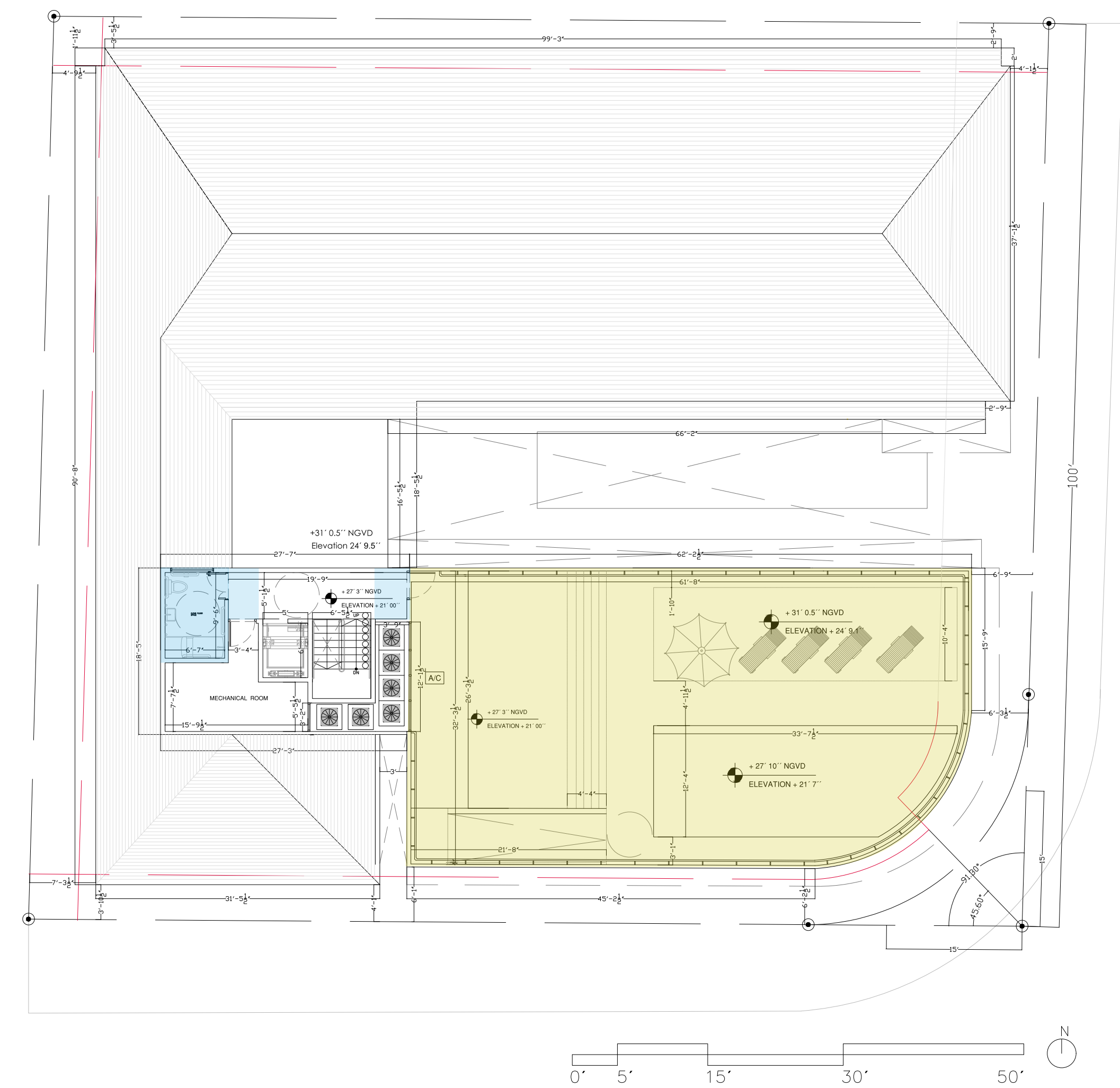
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SUBMITTAL 08.02.2021

GROSS AREA DIAGRAMS



GSF SUMMARY

FIRST FLOOR

- GROSS existing building area after partial demolition 4165.24 SF
- GROSS new building area 2429.85 SF
- TOTAL 6595.09 SF**

SECOND FLOOR

- GROSS existing building area after partial demolition 4119.88 SF
- GROSS new building area 2475.21 SF
- GROSS existing balcony area 1023.93 SF
- GROSS new balcony area 209.46 SF
- TOTAL 7828.48 SF**

ROOF

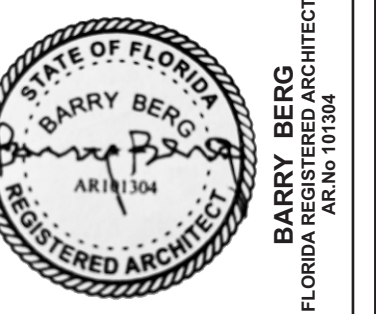
- GROSS new building area 118.79 SF
- GROSS new terrace area 2004.58 SF
- TOTAL 2123.37 SF**
- TOTAL BUILDING 16546.94 SF**

NOTE

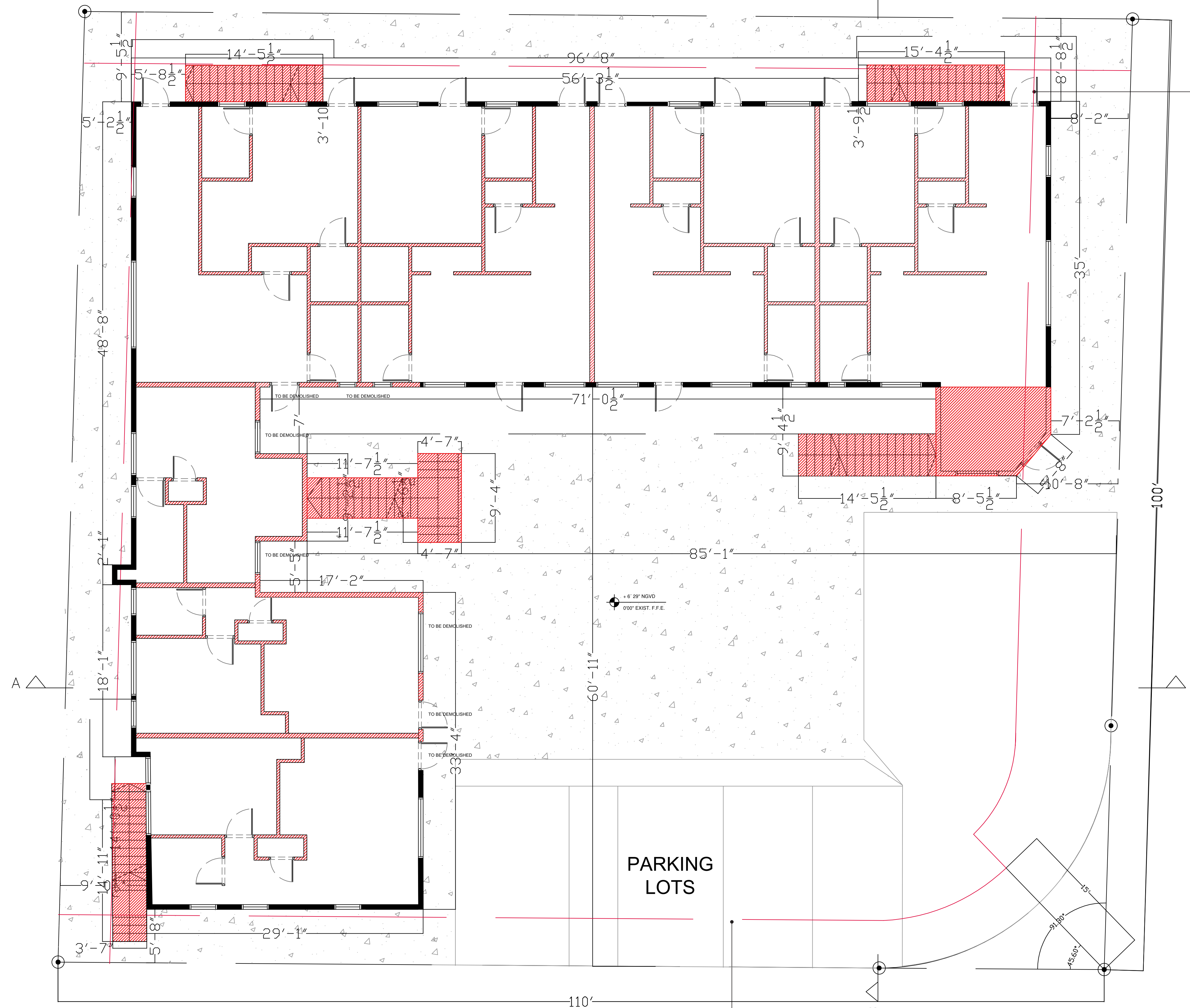
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PARTIAL INTERNAL DEMOLITION





HARDING AVENUE
SETBACK 10'

PARKING
LOTS

75th. STREET
SETBACK 5'

FIRST FLOOR

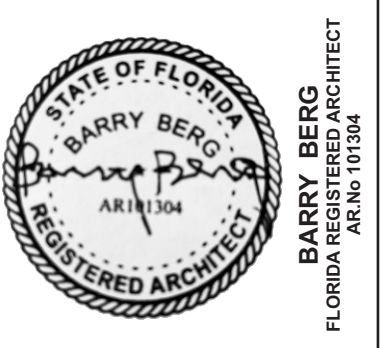
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-  EXISTING AREA TO REMAIN
-  AREA TO BE DEMOLISHED

NOTE

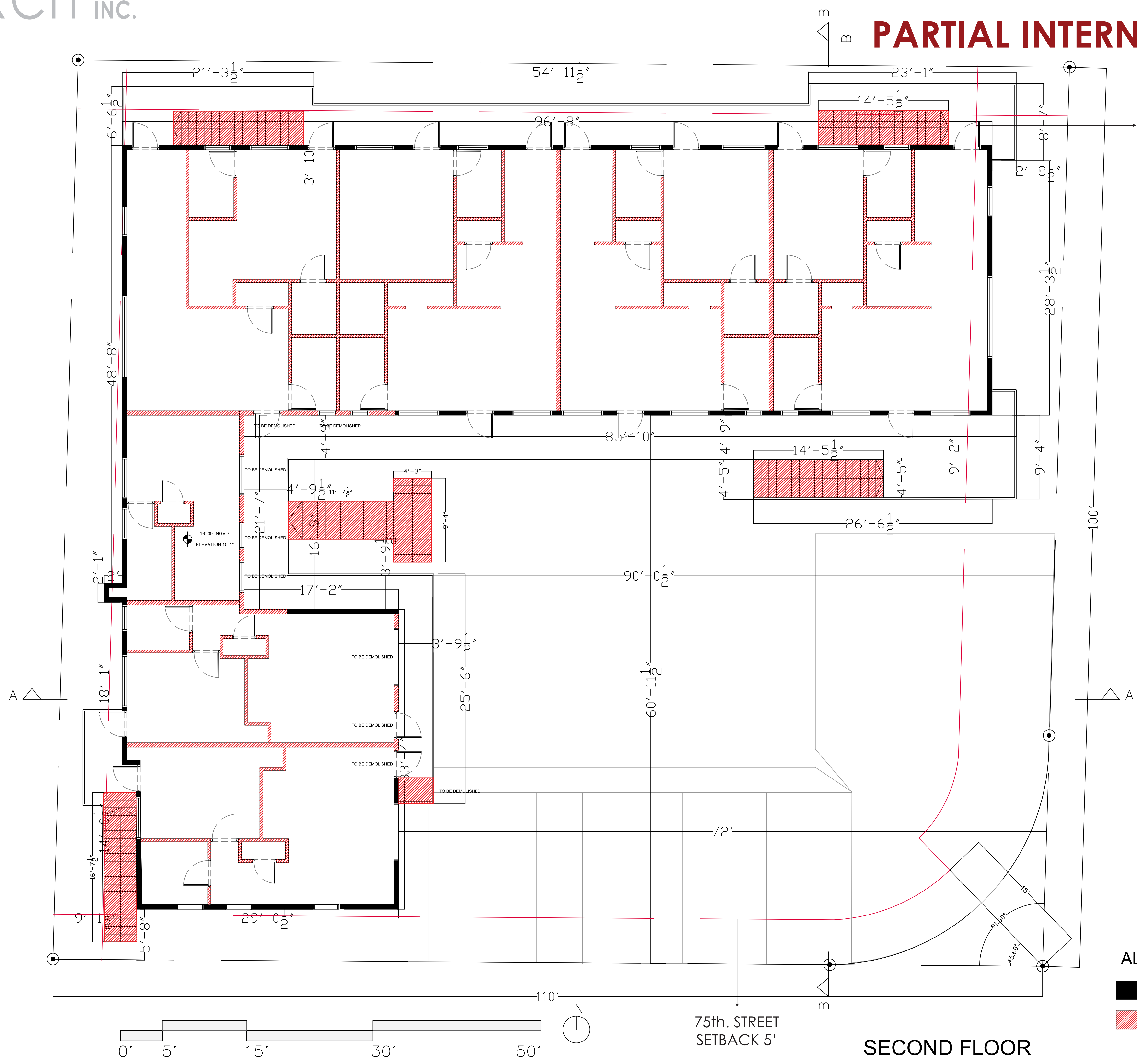
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PARTIAL INTERNAL DEMOLITION

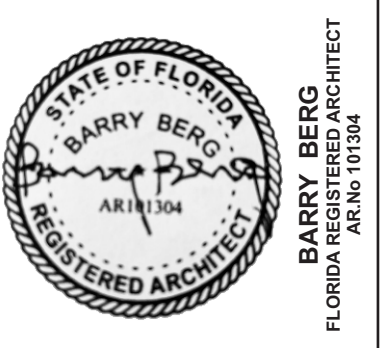


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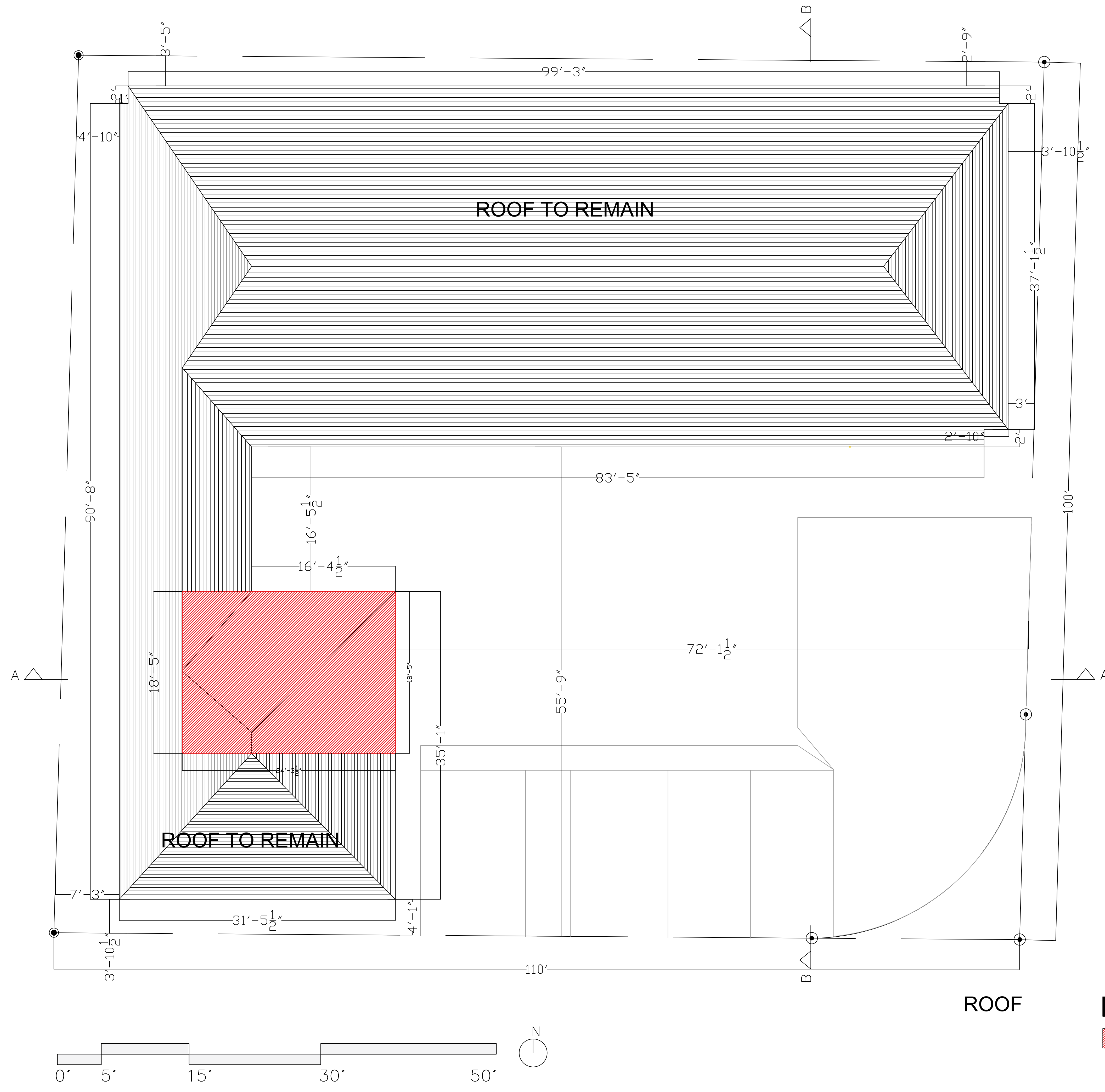
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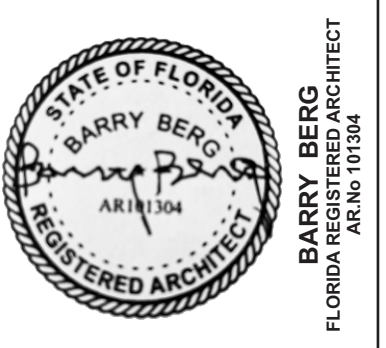


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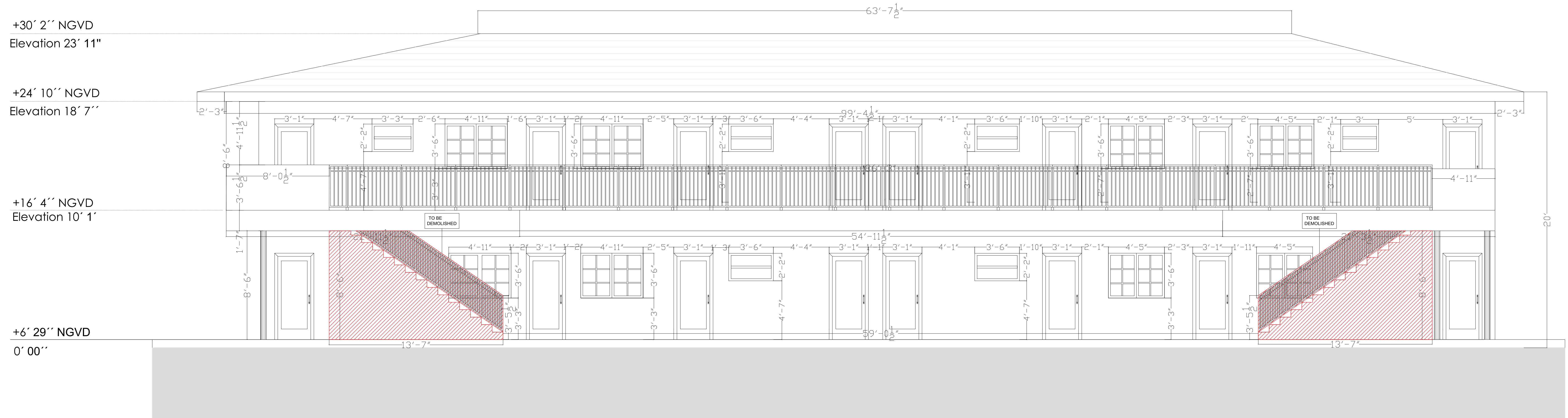
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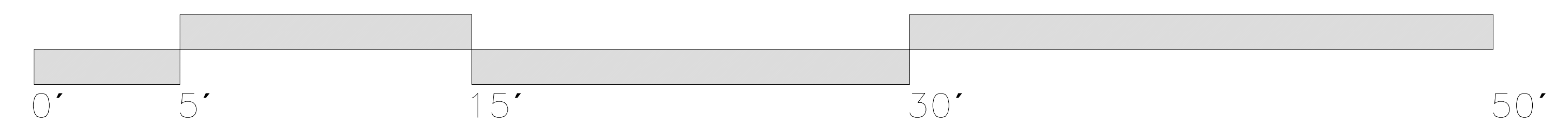
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PARTIAL INTERNAL DEMOLITION



NORTH ELEVATION

- ALL INTERIOR TO BE REMOVED
- EXISTING AREA TO REMAIN
- AREA TO BE DEMOLISHED

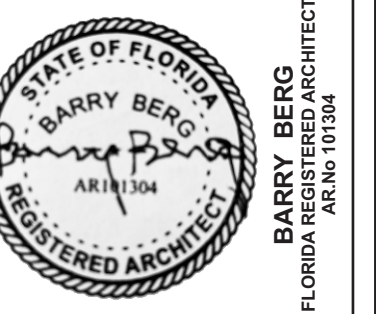


NOTE

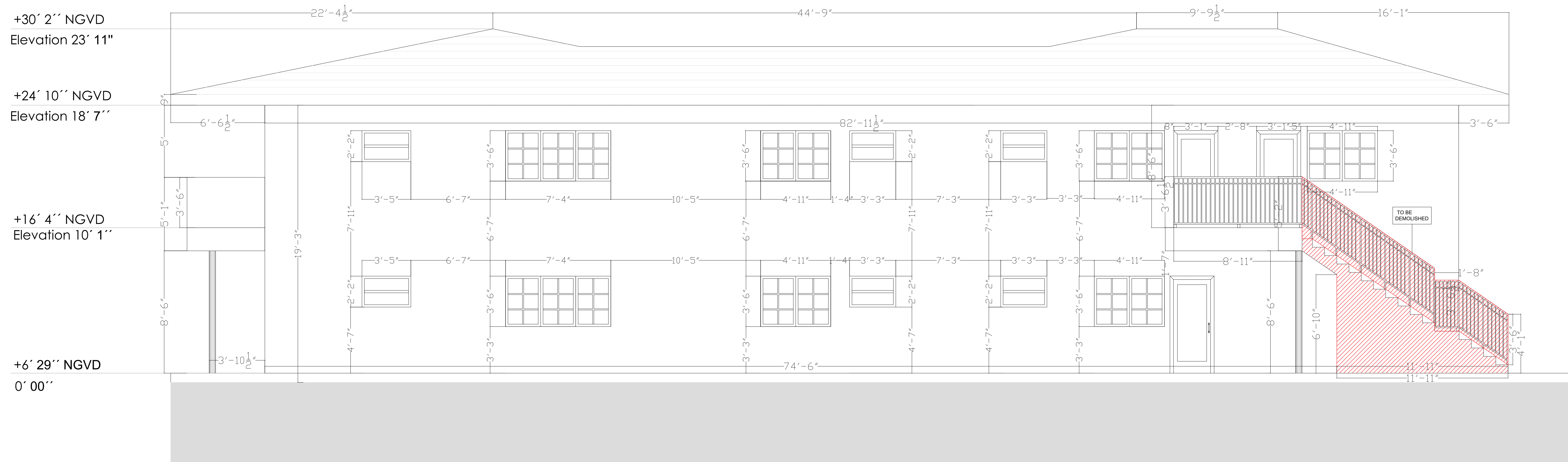
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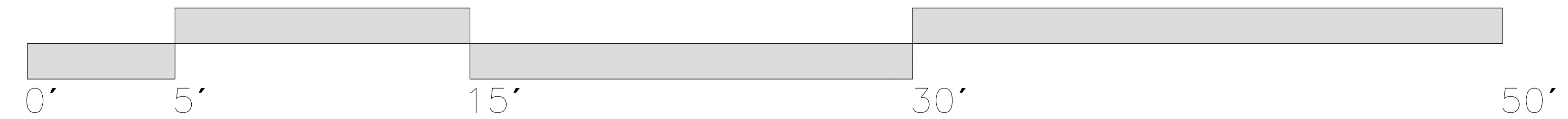
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PARTIAL INTERNAL DEMOLITION



WEST ELEVATION



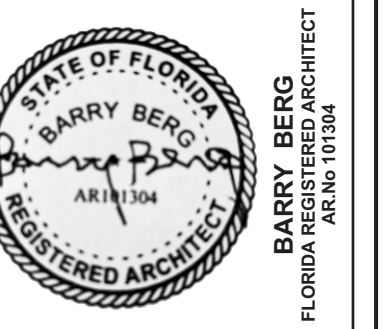
- ALL INTERIOR TO BE REMOVED
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- AREA TO BE DEMOLISHED

NOTE

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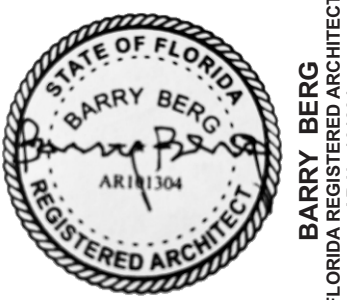
PARTIAL INTERNAL DEMOLITION

NOTE

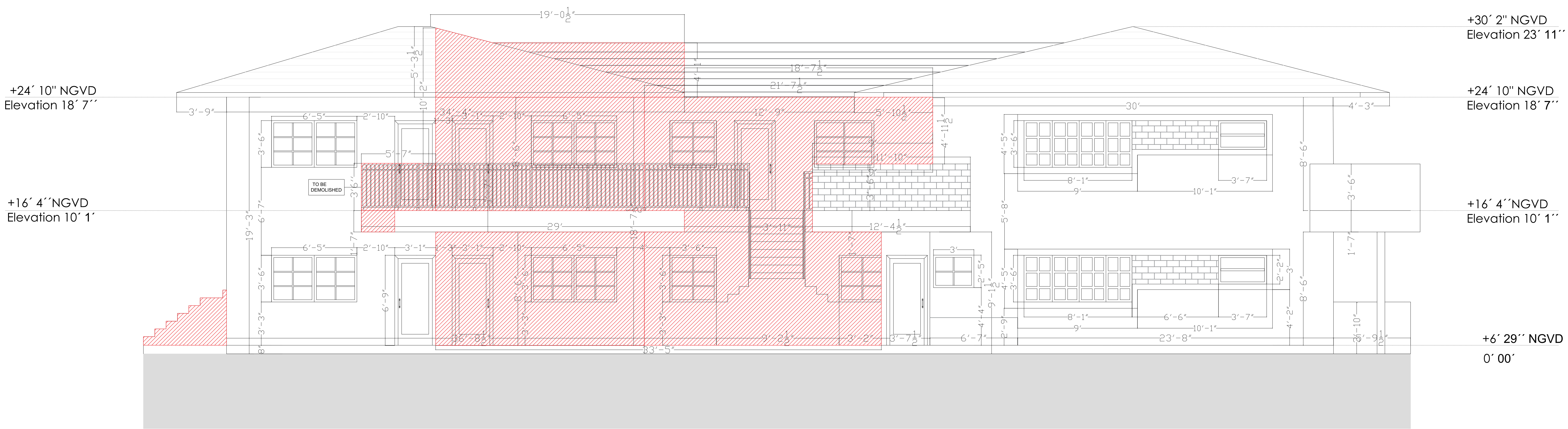
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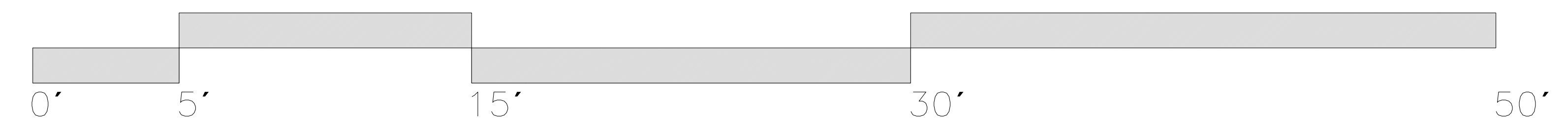
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STATE OF FLORIDA
BARRY BERG
REGISTERED ARCHITECT
FLORIDA LICENSE NO. 10134



EAST ELEVATION



- ALL INTERIOR TO BE REMOVED
- EXISTING AREA TO REMAIN
- AREA TO BE DEMOLISHED

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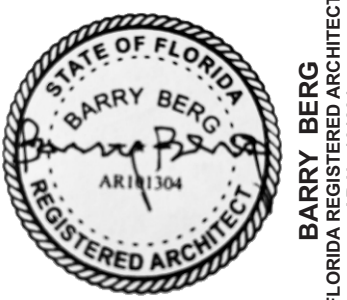
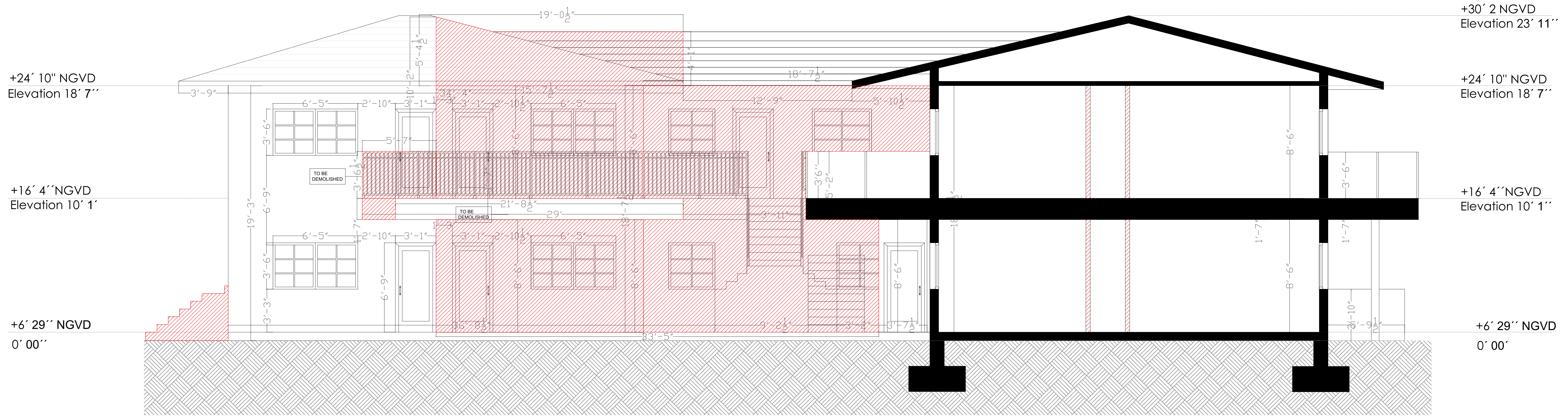
PARTIAL INTERNAL DEMOLITION

NOTE

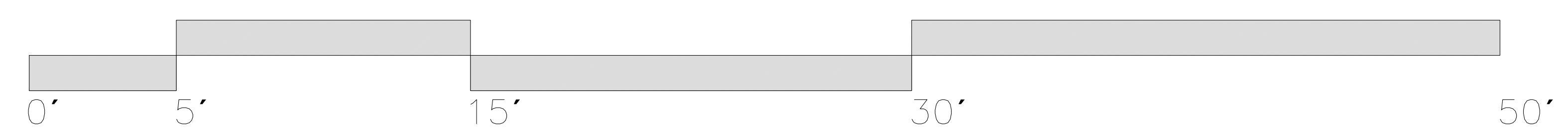
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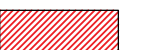
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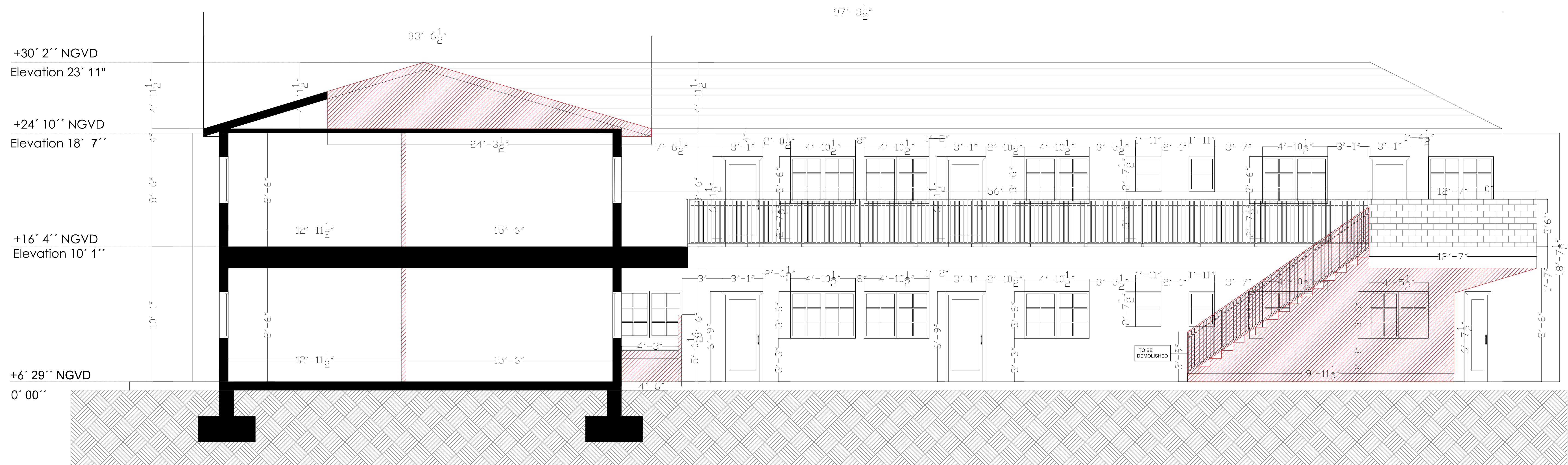
**EAST ELEVATION
B-B**



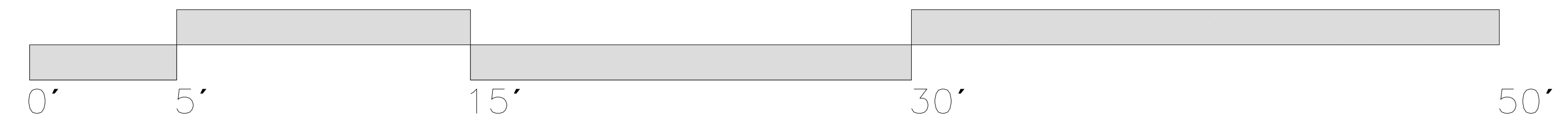
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PARTIAL INTERNAL DEMOLITION



SOUTH ELEVATION
A-A



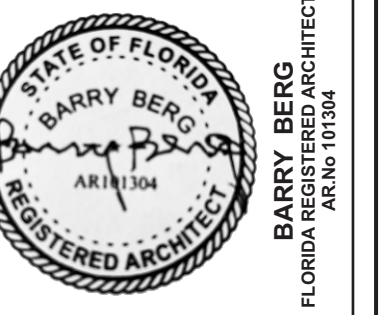
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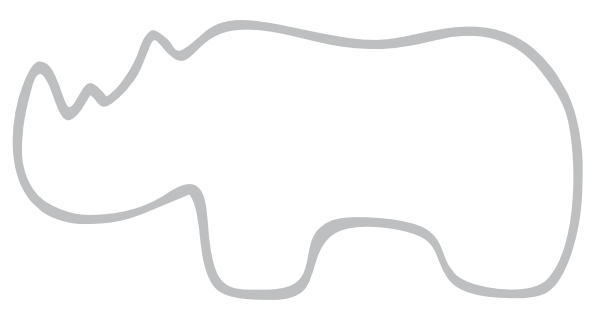
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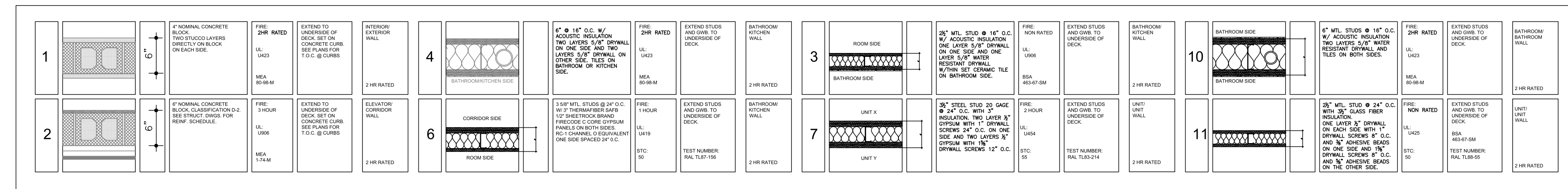
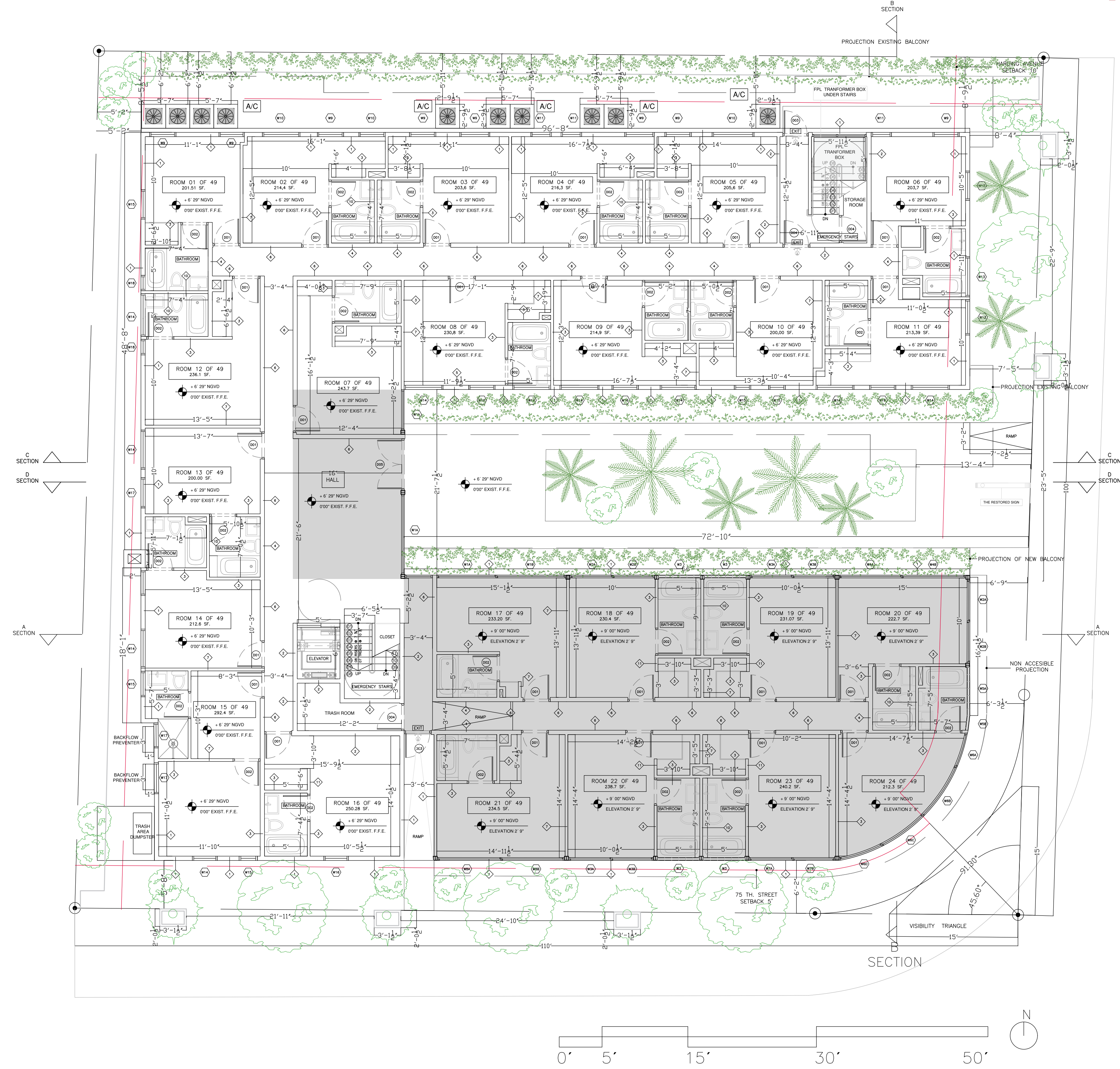
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FLOOR	UNITS	ROOM SF
FIRST	1	201.51
	2	214.40
	3	203.60
	4	216.30
	5	205.60
	6	203.70
	7	243.70
	8	230.80
	9	214.90
	10	200.00
	11	213.39
	12	236.10
	13	200.00
	14	212.60
	15	292.40
	16	250.28
	17	233.20
	18	230.40
	19	231.07
	20	222.70
	21	234.50
	22	238.70
	23	240.20
	24	212.30
	25	200.00
SECOND	26	209.80
	27	210.10
	28	209.40
	29	245.50
	30	201.70
	31	243.70
	32	230.80
	33	210.90
	34	206.80
	35	208.40
	36	237.20
	37	200.00
	38	216.30
	39	212.60
	40	292.40
	41	250.00
	42	233.20
	43	231.40
	44	232.00
	45	222.75
	46	234.50
	47	238.70
	48	240.20
	49	222.70
TOTAL		11023.40



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