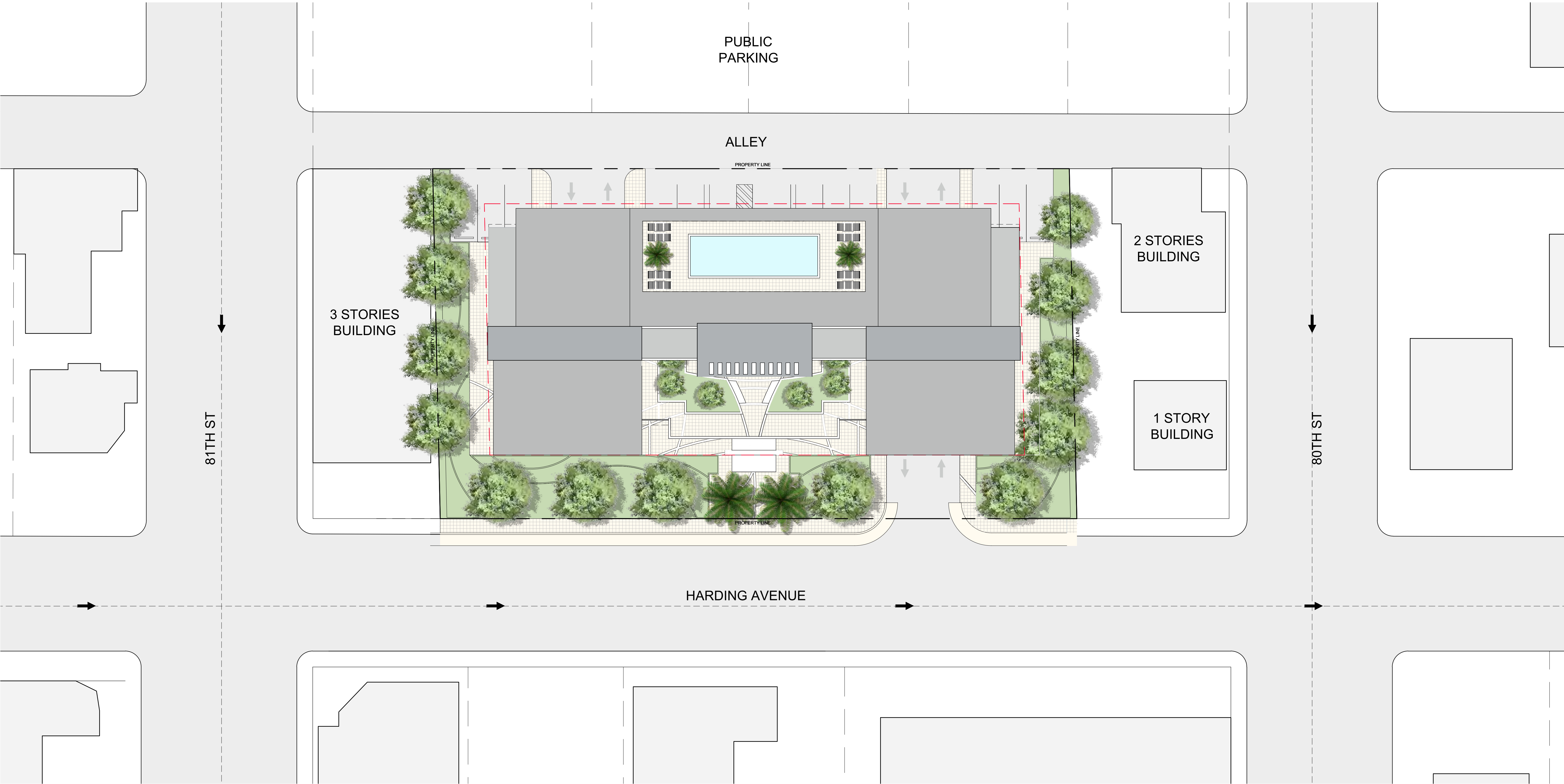
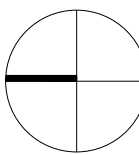
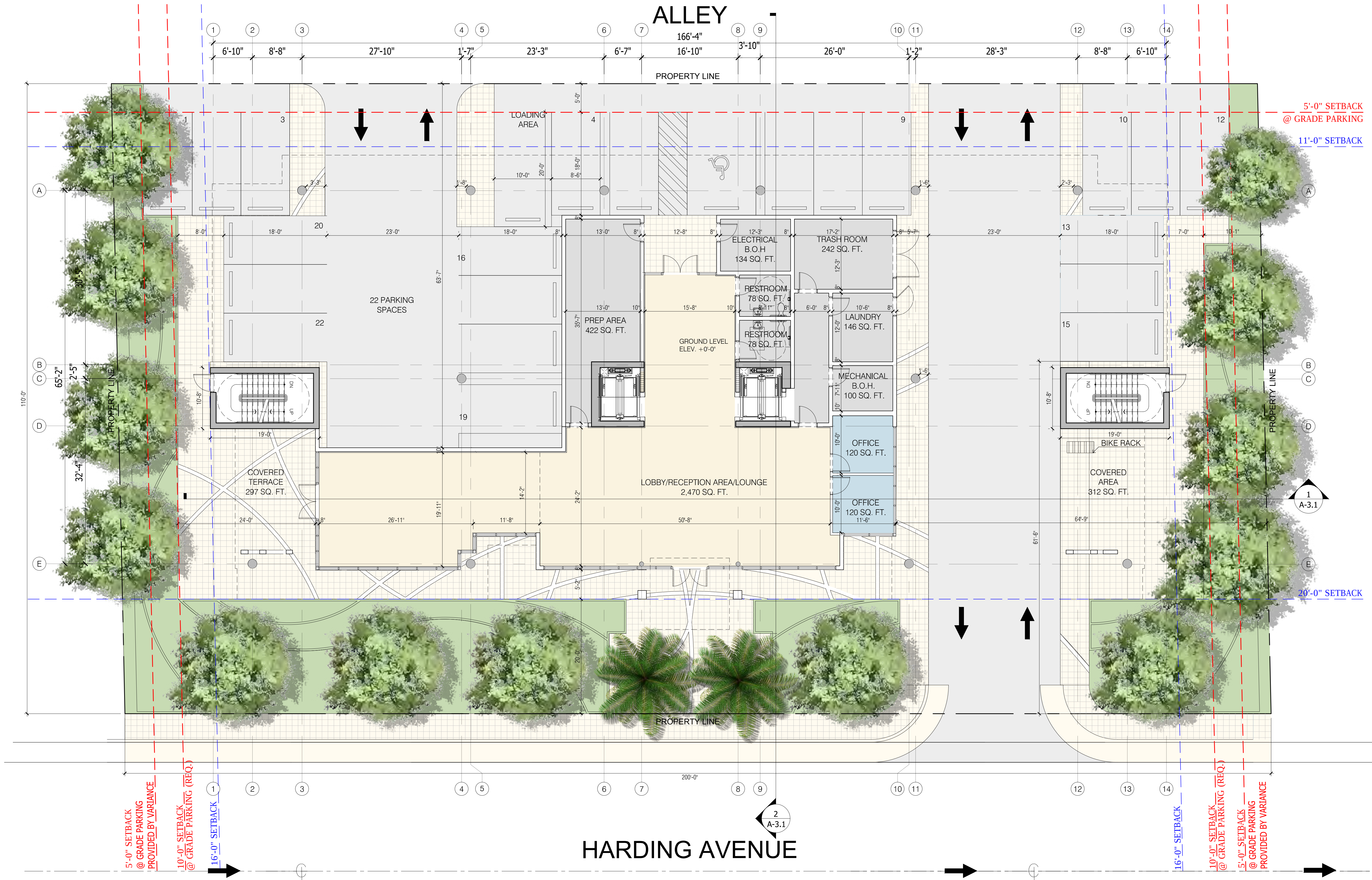
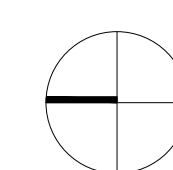
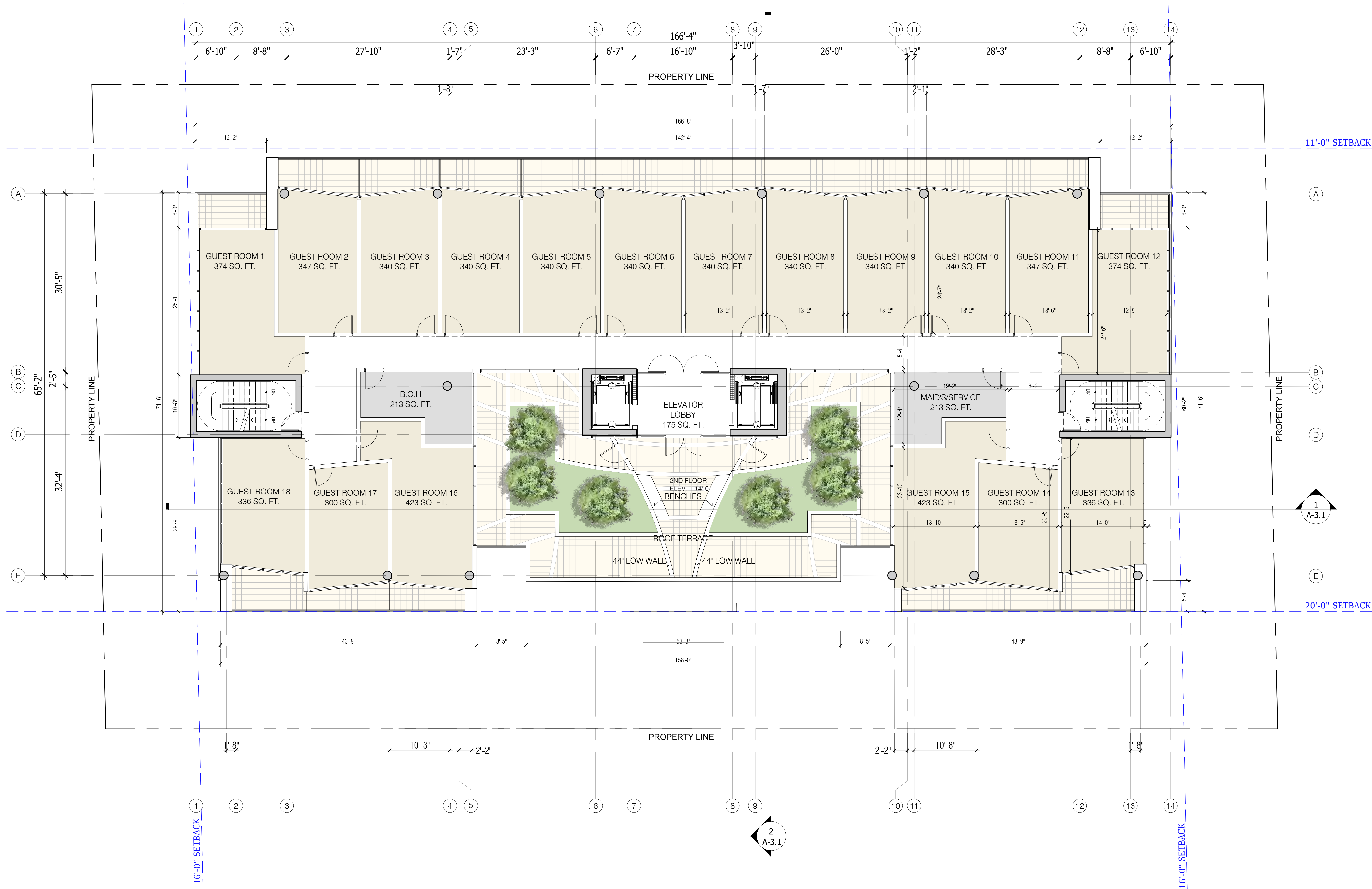




 **SITE PLAN**
SCALE: 1/16"=1'-0"

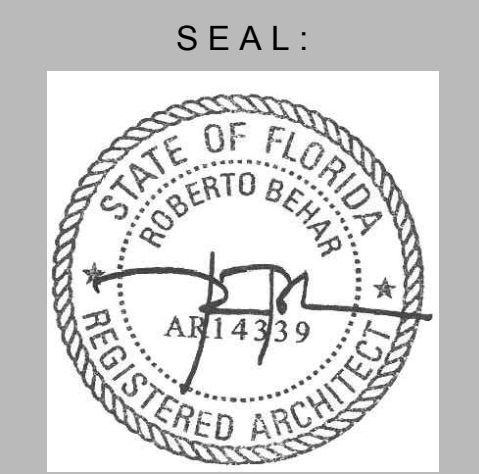


GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



2ND FLOOR PLAN

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



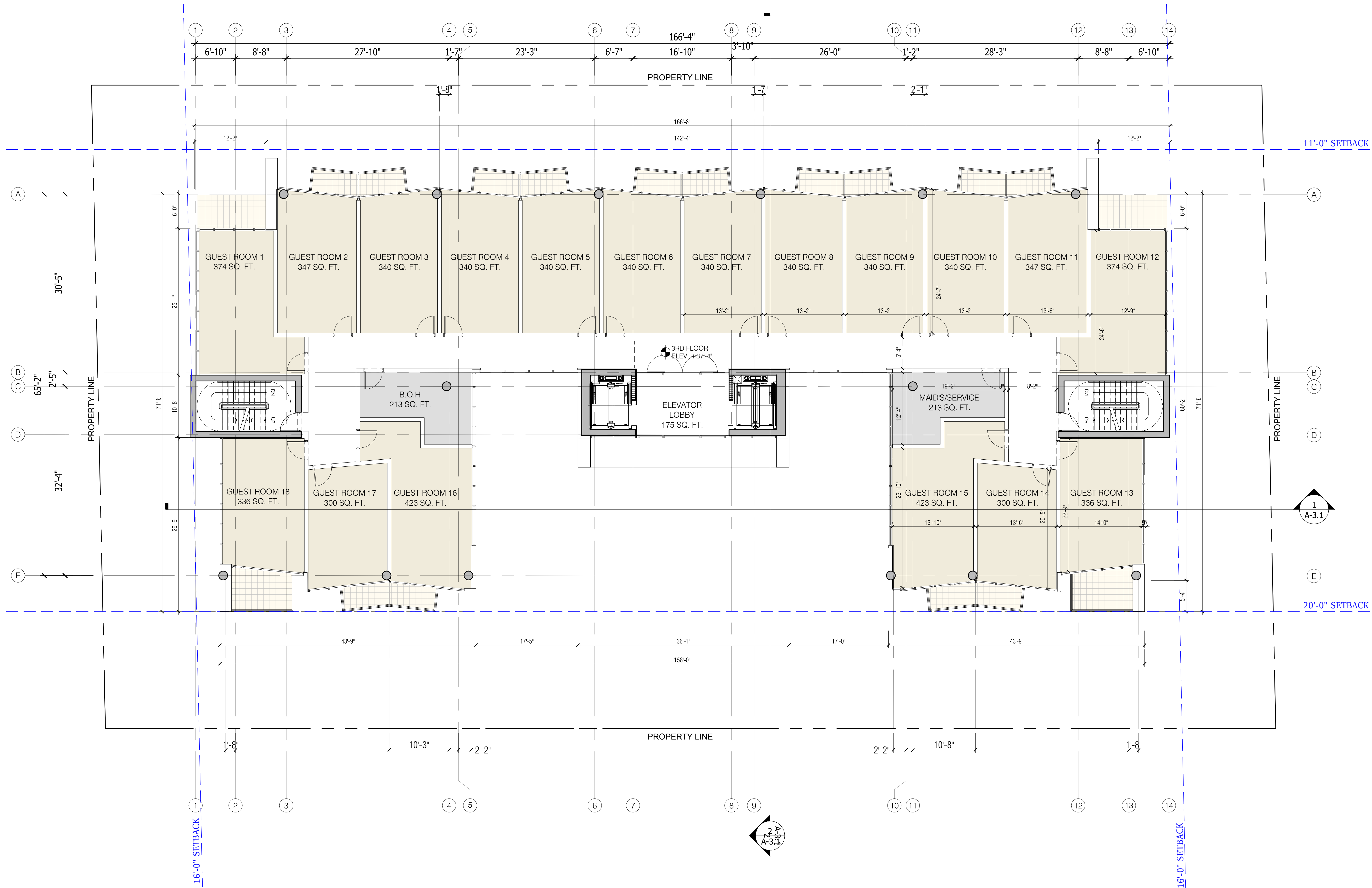
ROBERT BEHAR AR No. 14339

OWN HOTEL
8011, 8017, 8021 & 8035 HARDING AVENUE
MIAMI BEACH, FLORIDA

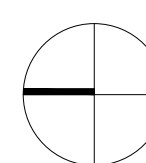
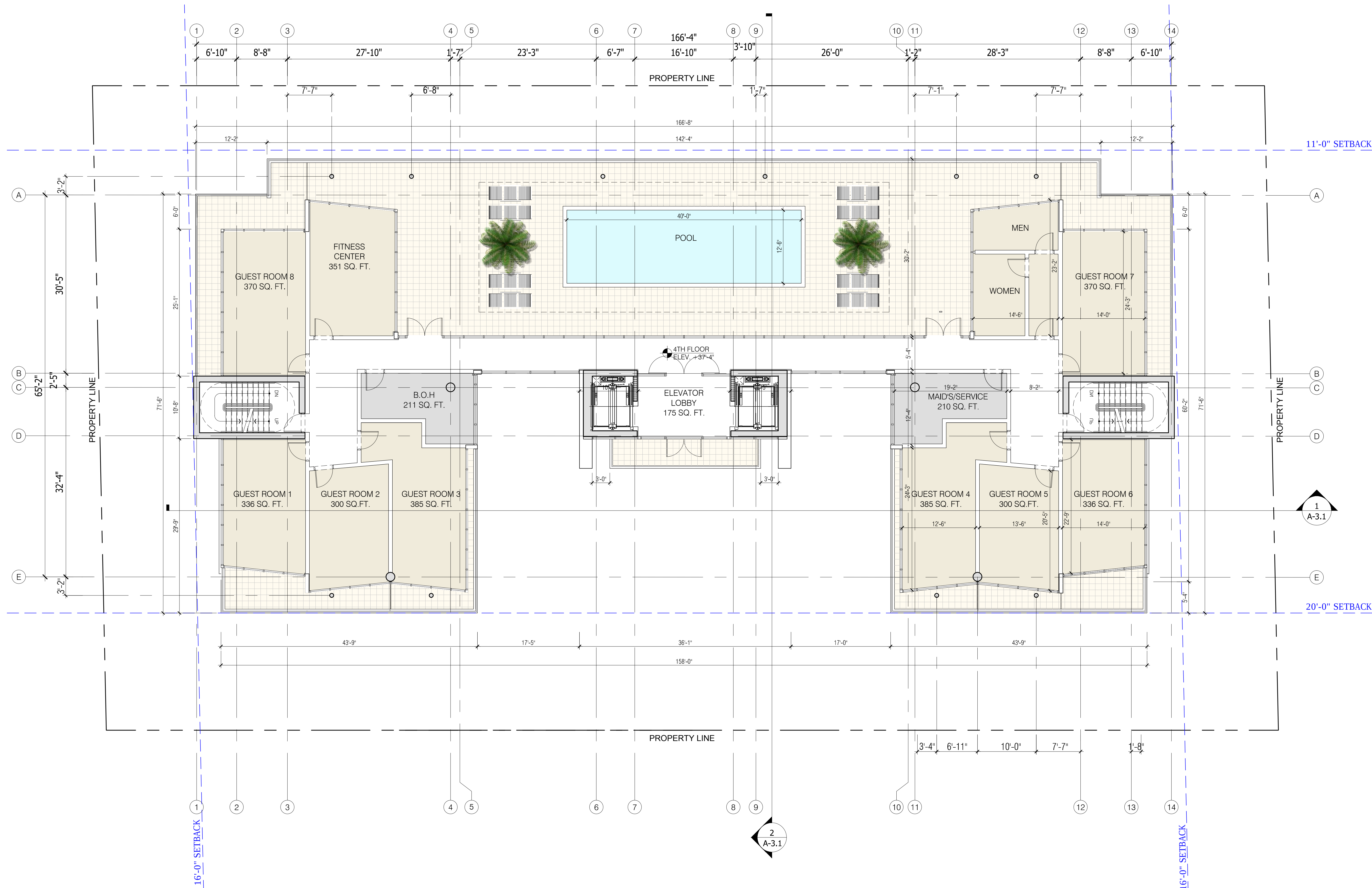
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A-1.2

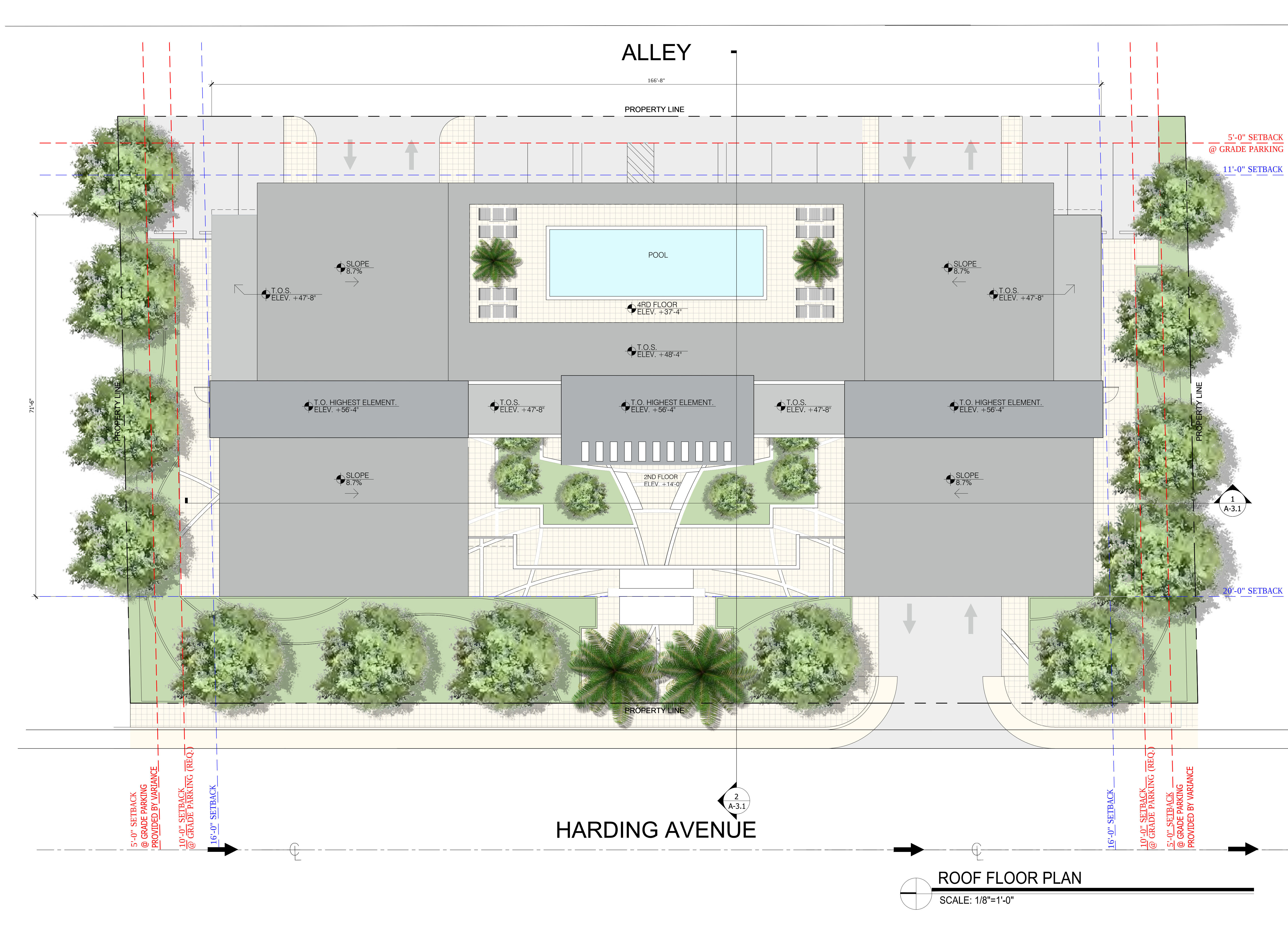


3RD FLOOR PLAN
SCALE: 1/8"=1'-0"



RECREATIONAL FLOOR PLAN (4TH LEVEL)

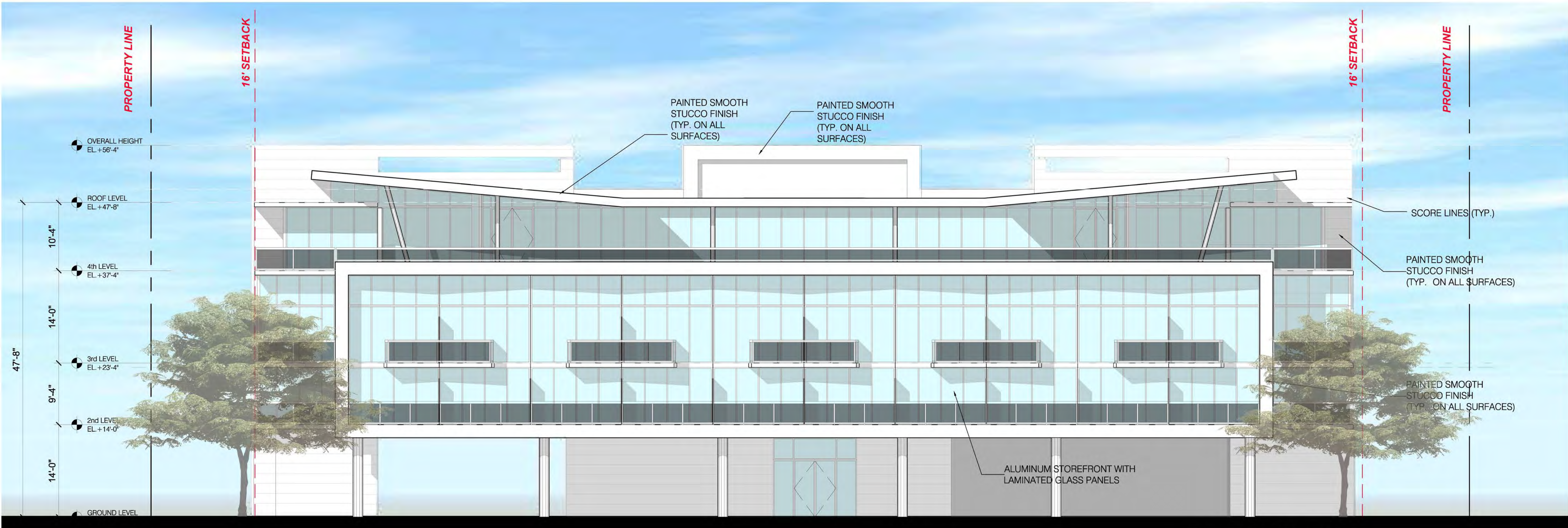
SCALE: 1/8"=1'-0"





WEST ELEVATION

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



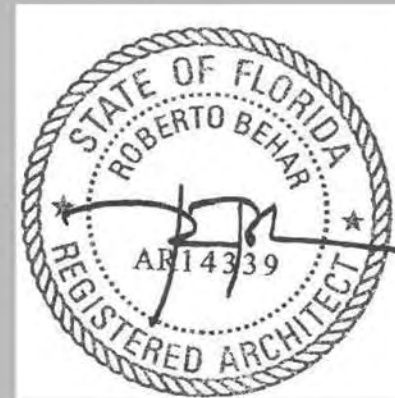
EAST ELEVATION

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

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Tel: 878.765.2008

SEAL:



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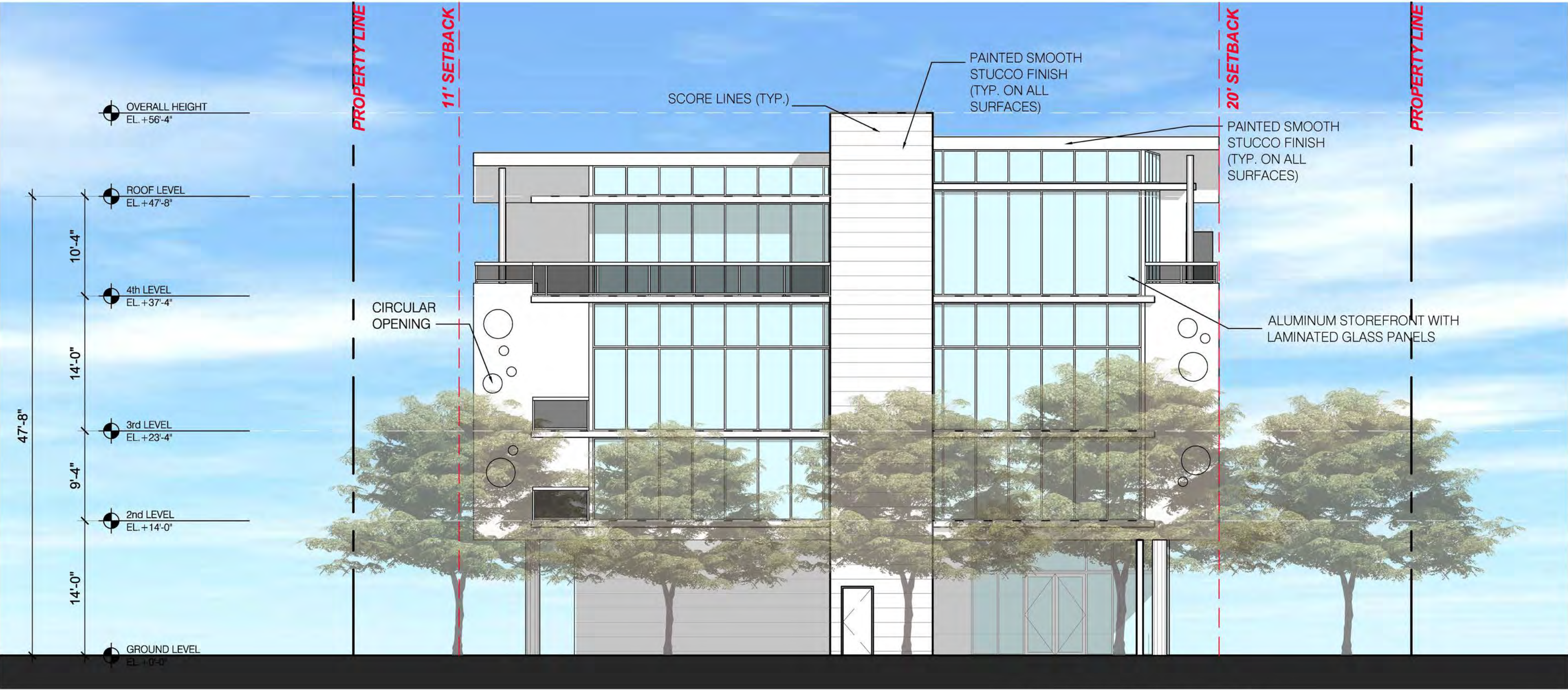
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DATE: 02-12-16
PROJECT NO: 15-073
DRAWING NAME:

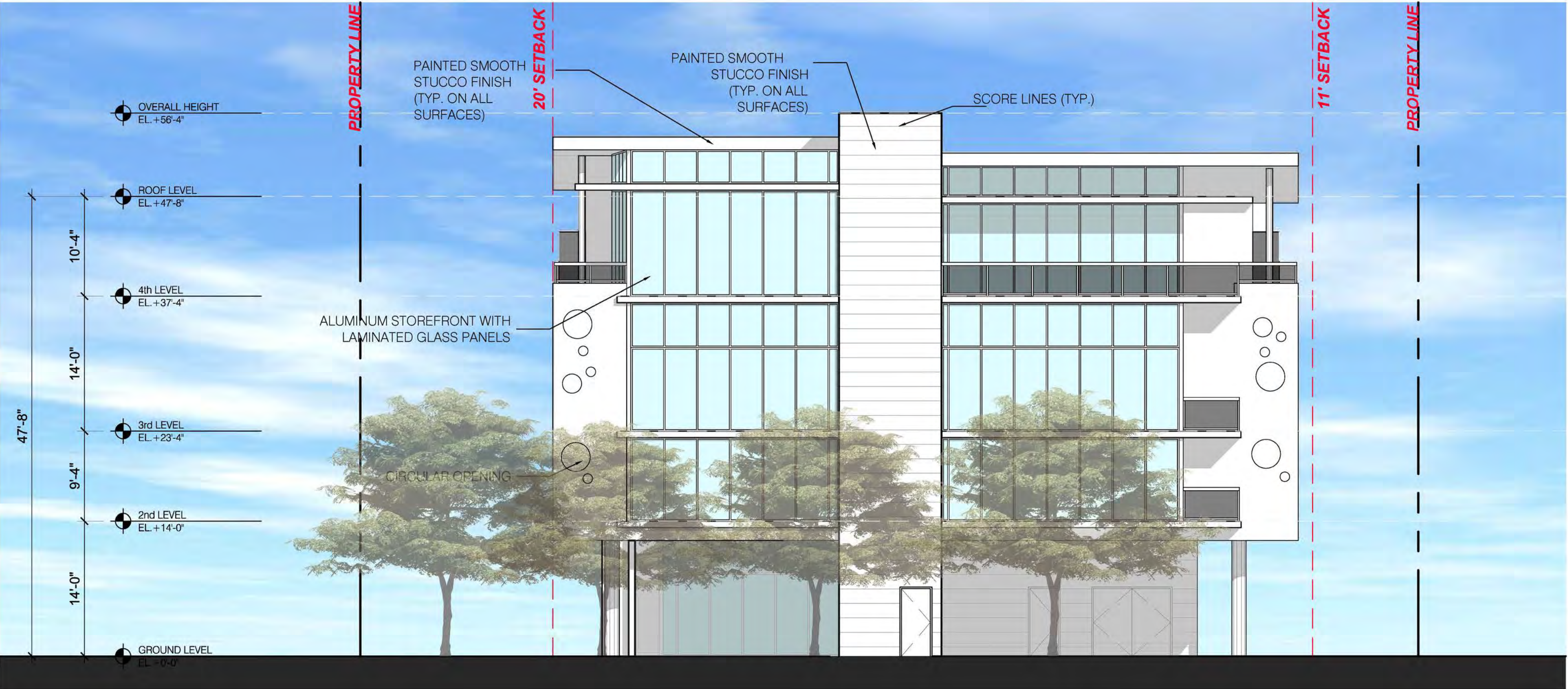
SHEET NO:

A-2.1



NORTH ELEVATION

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



SOUTH ELEVATION

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

COLORS

1 SHERWIN WILLIAMS
COLOR *7077
ORIGINAL WHITE



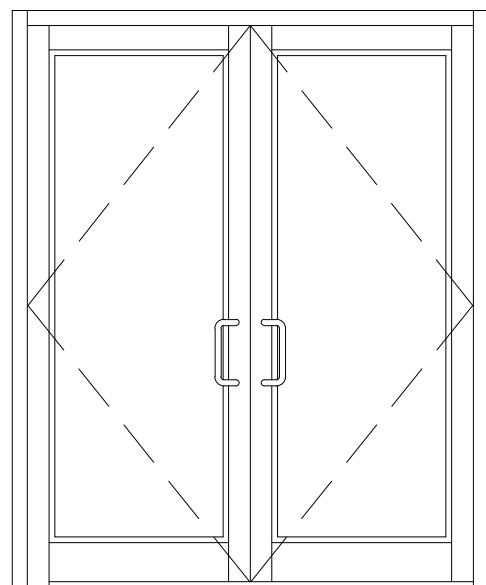
BIKE RACK EXAMPLE



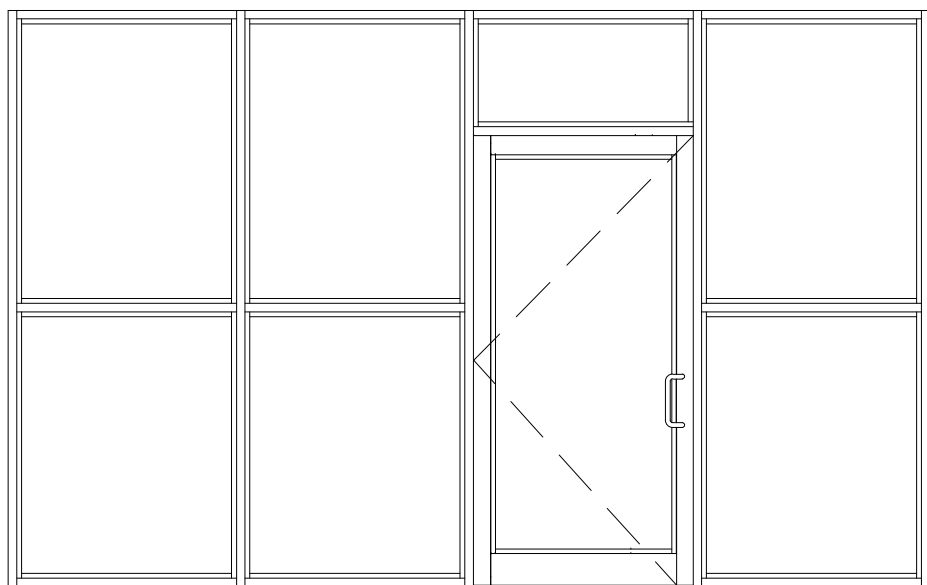
A FIXED WINDOW



B ALUMINUM AND GLASS RAILING SYSTEM



C MAIN ENTRY DOOR ES9000



D STOREFRONT SYSTEM ES8000



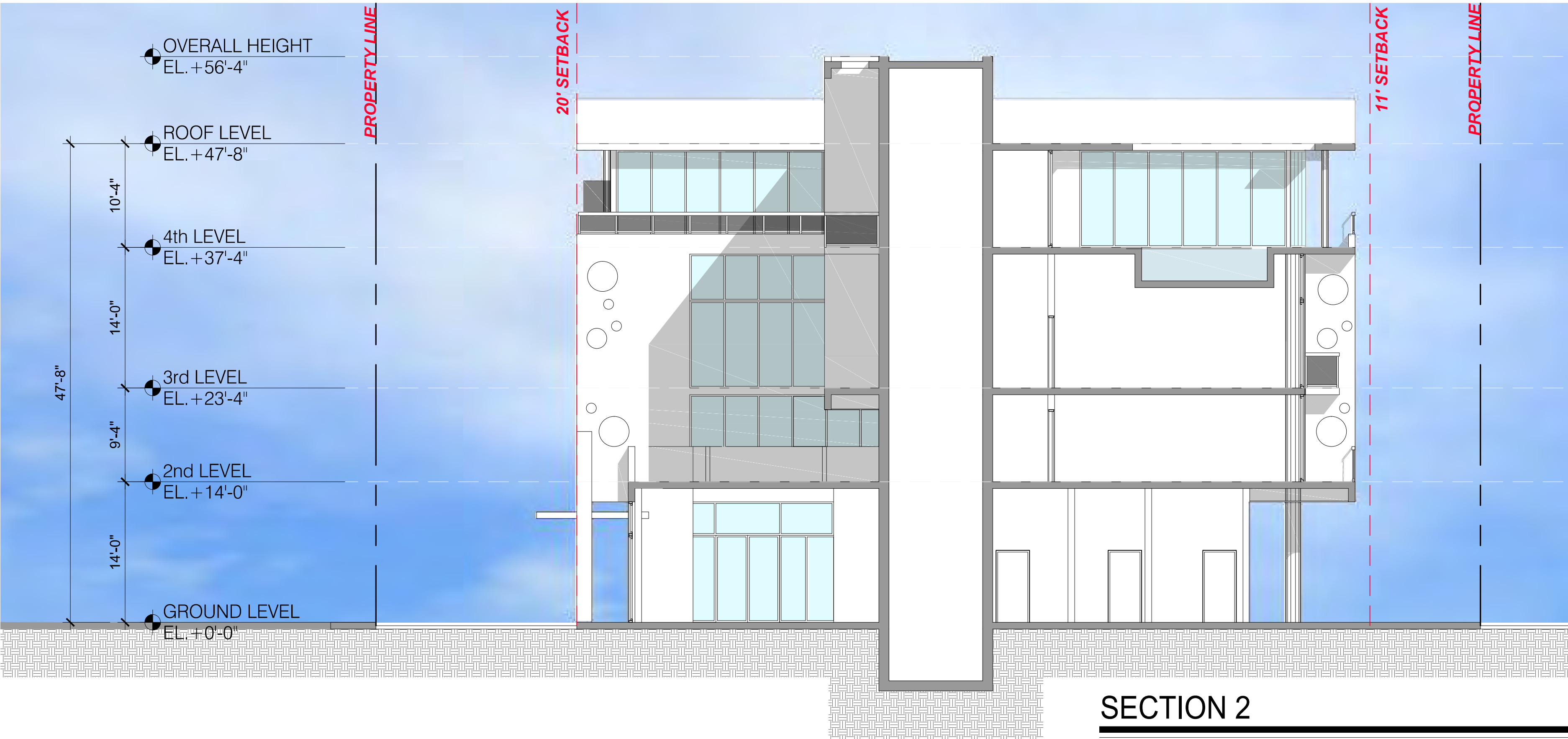
WEST ELEVATION



EAST ELEVATION

MATERIALS AND SPECIFICATIONS

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



SECTION 2

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



SECTION 1

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



RENDERINGS

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SEAL:

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PROJECT NO: 15-073
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SHEET NO:
R-1.0



RENDERINGS



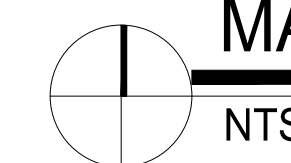
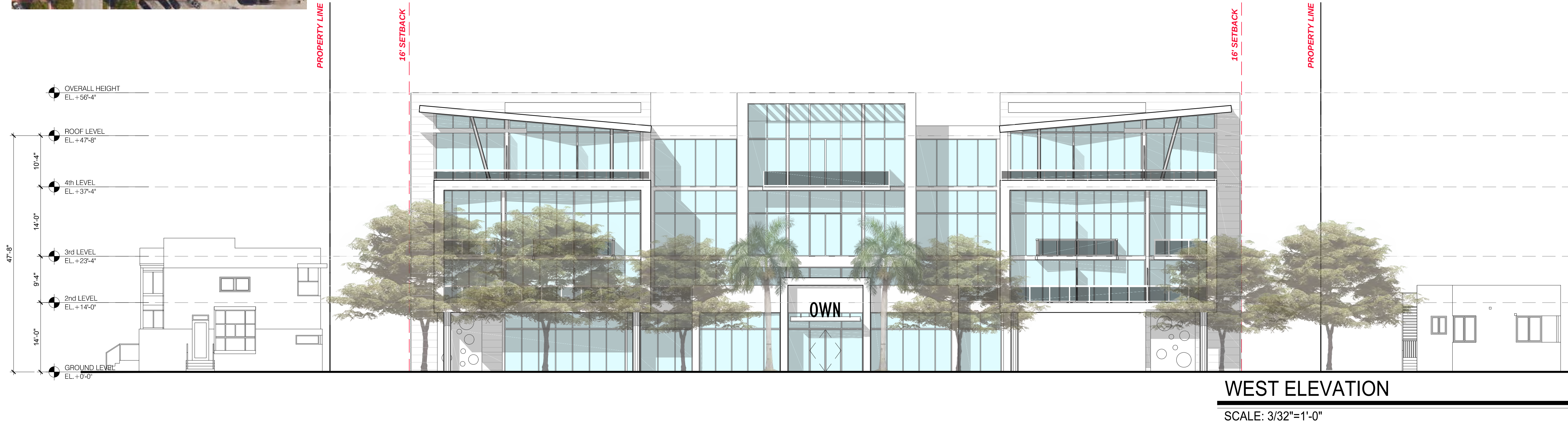
8041 Harding Ave (1)
Adjacent property



8011, 8017, 8021 & 8035 Harding Ave (2-5)
Proposed Hotel

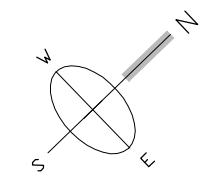


235 80th ST (6)
Adjacent property

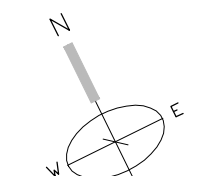
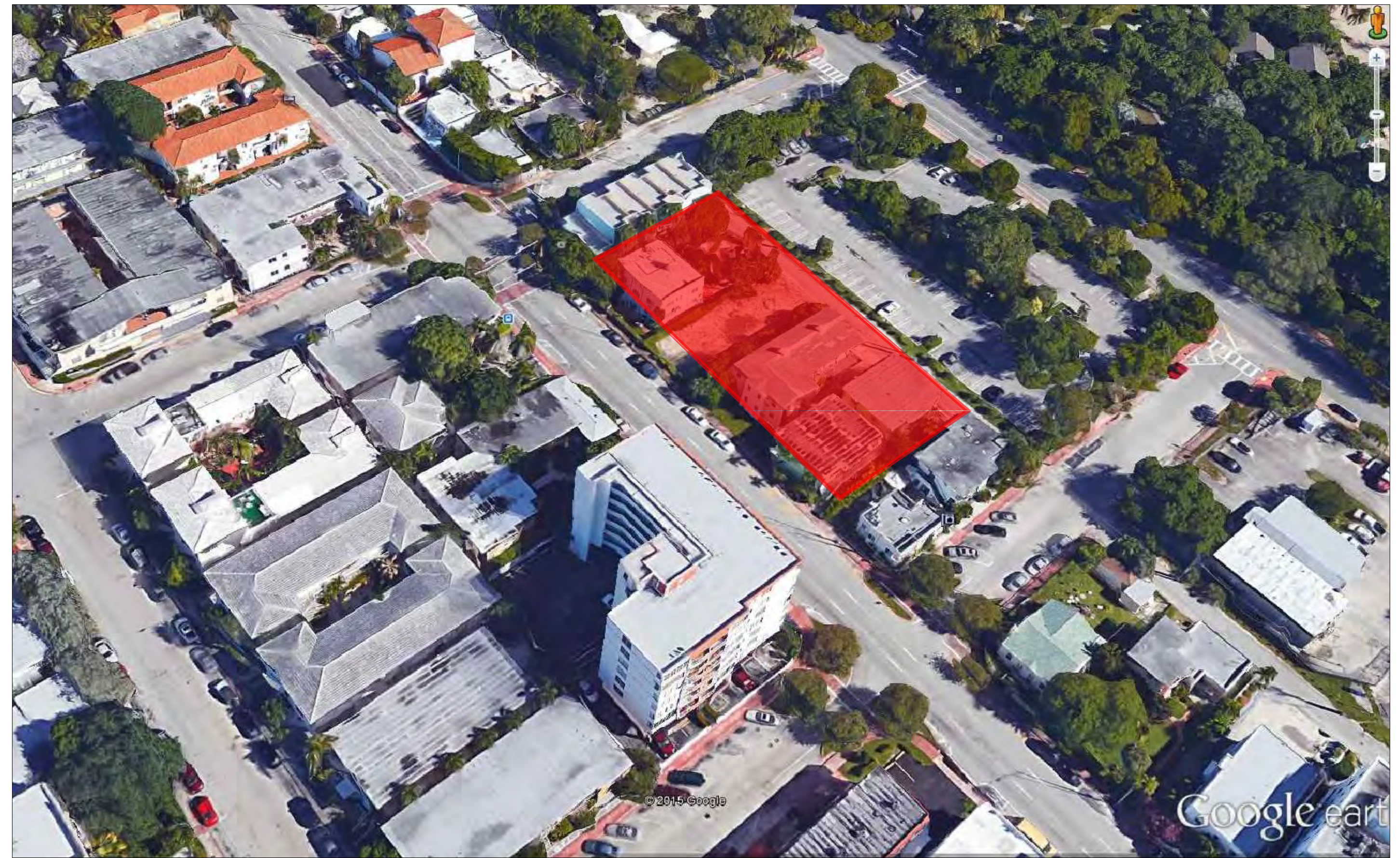


MASSING & COMPATIBILITY STUDIES

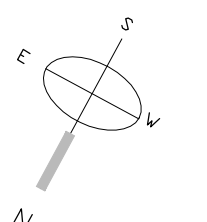
NTS



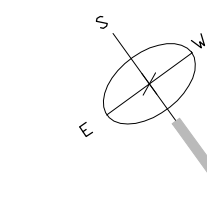
AERIAL PHOTOGRAPH



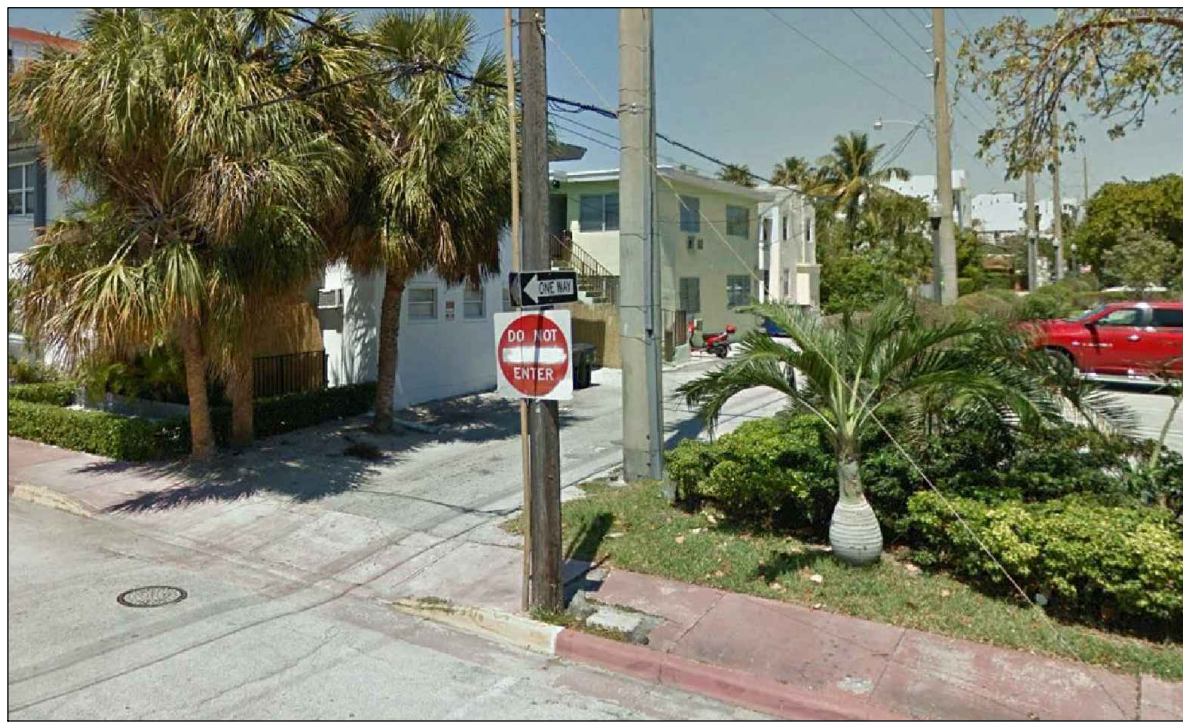
AERIAL PHOTOGRAPH



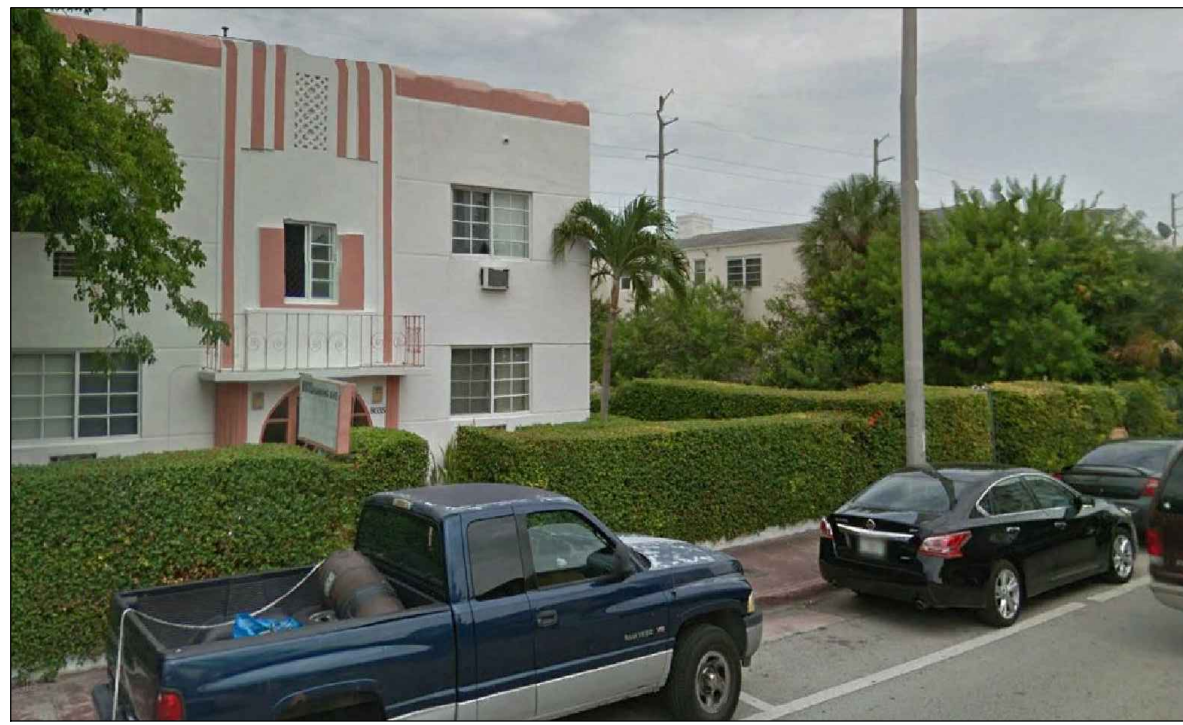
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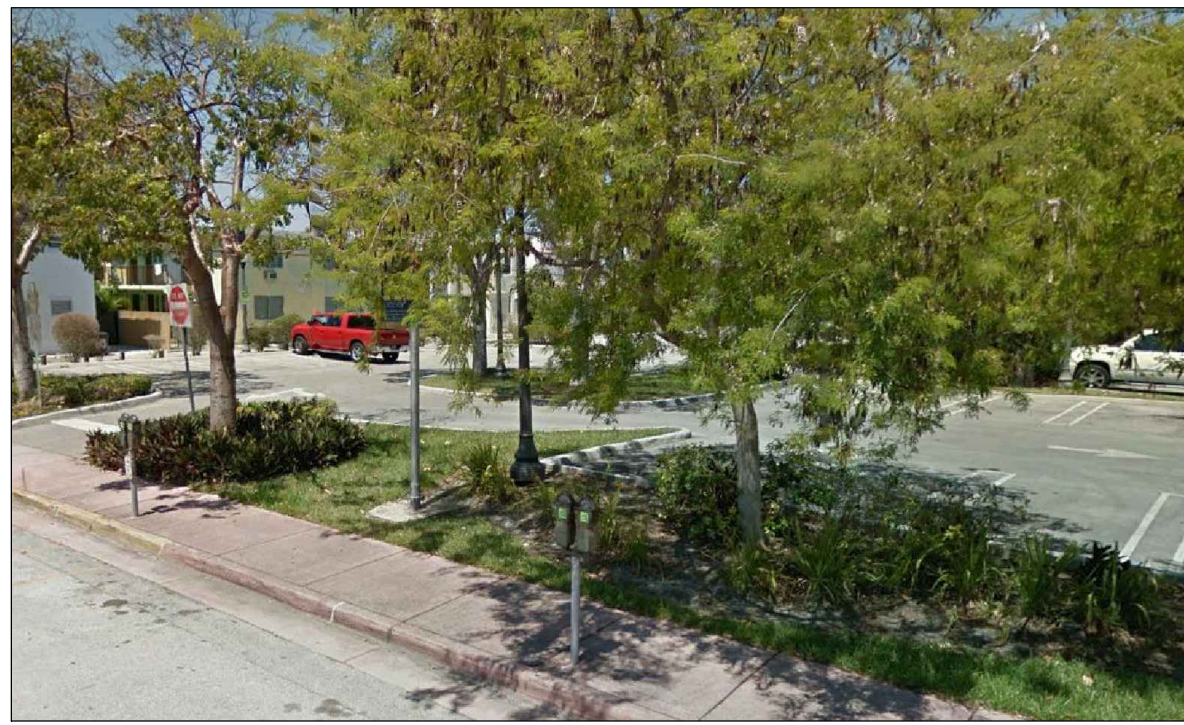
AERIAL PHOTOGRAPH



PICTURE # 1



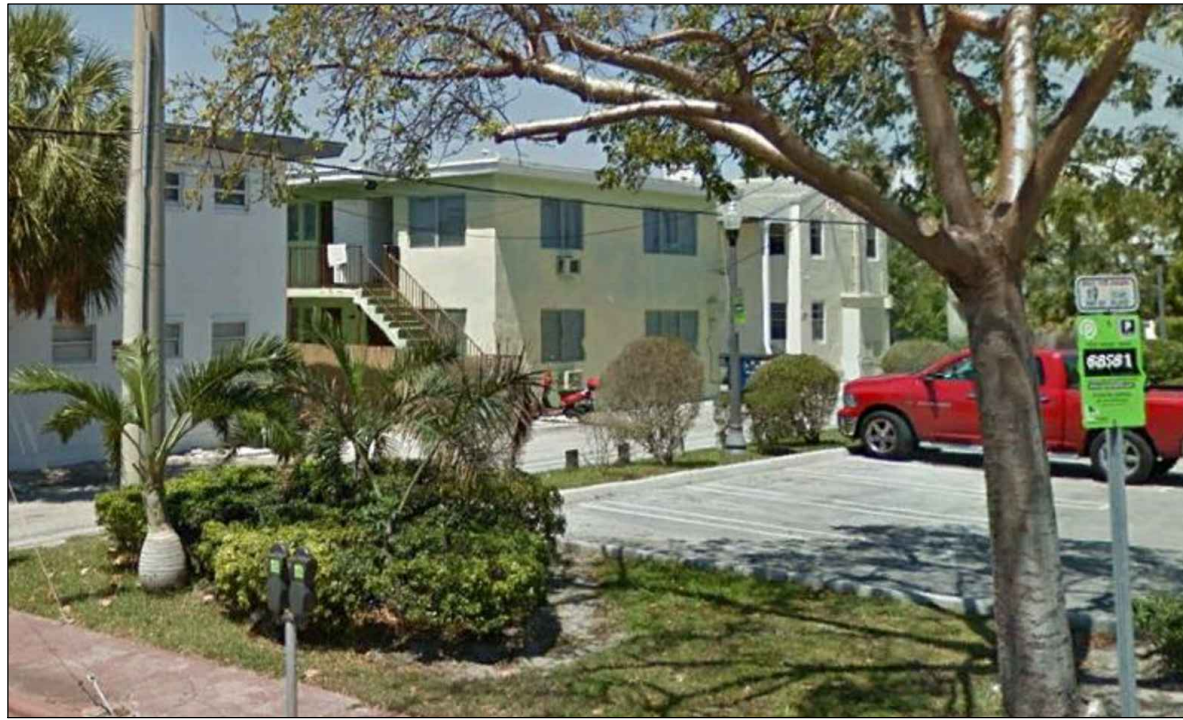
PICTURE # 5



PICTURE # 9



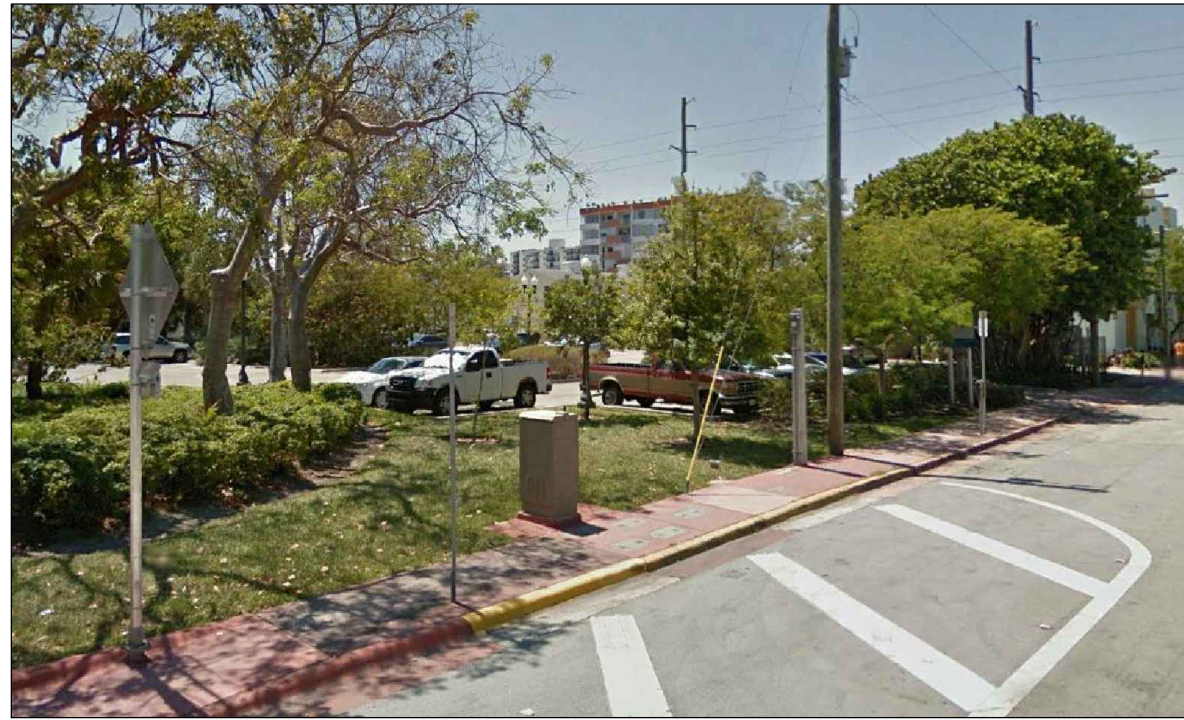
PICTURE # 11



PICTURE # 2



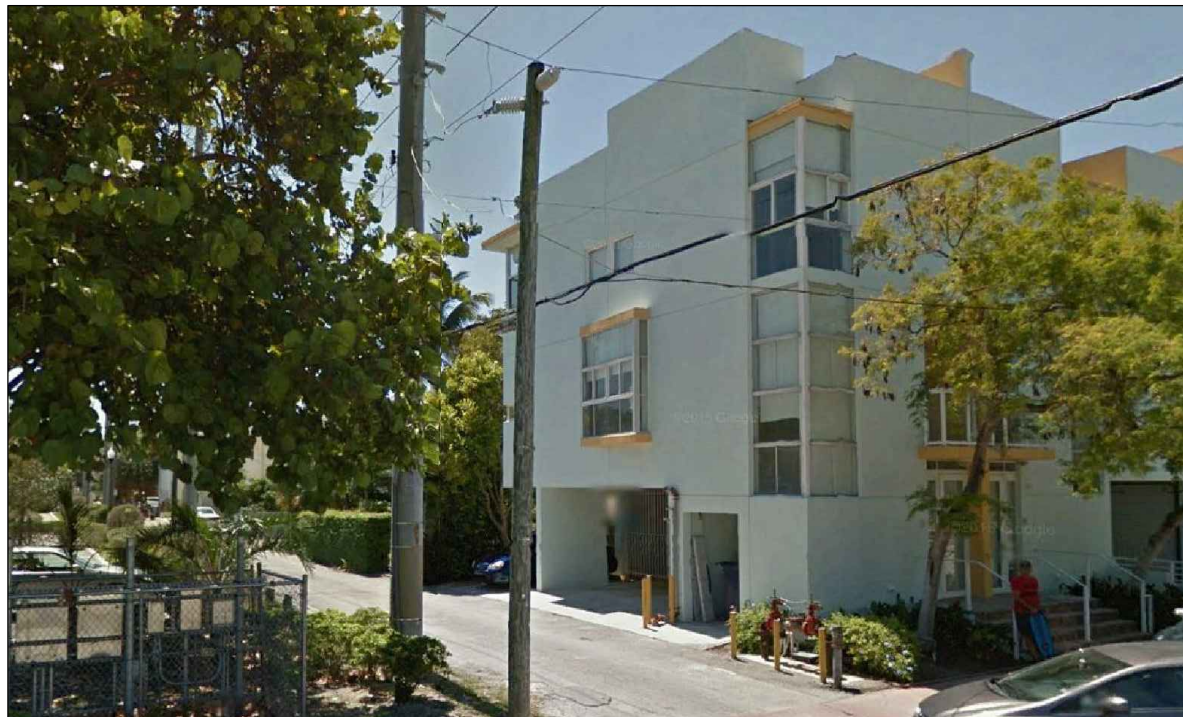
PICTURE # 6



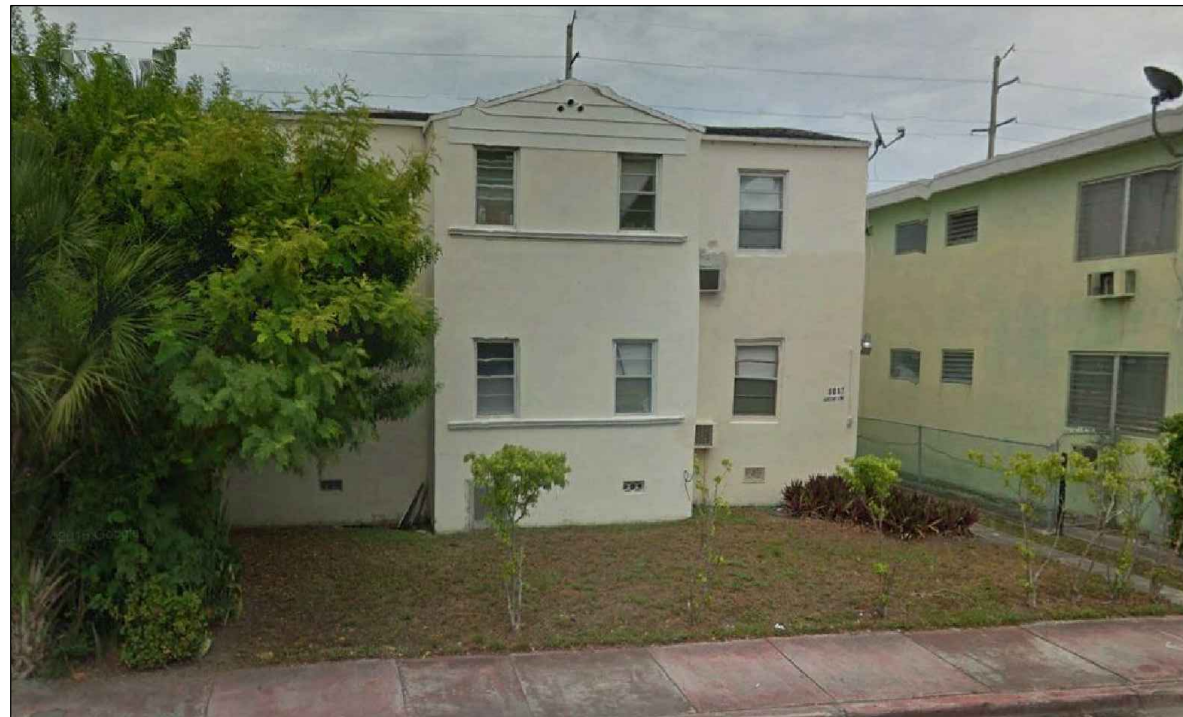
PICTURE # 10



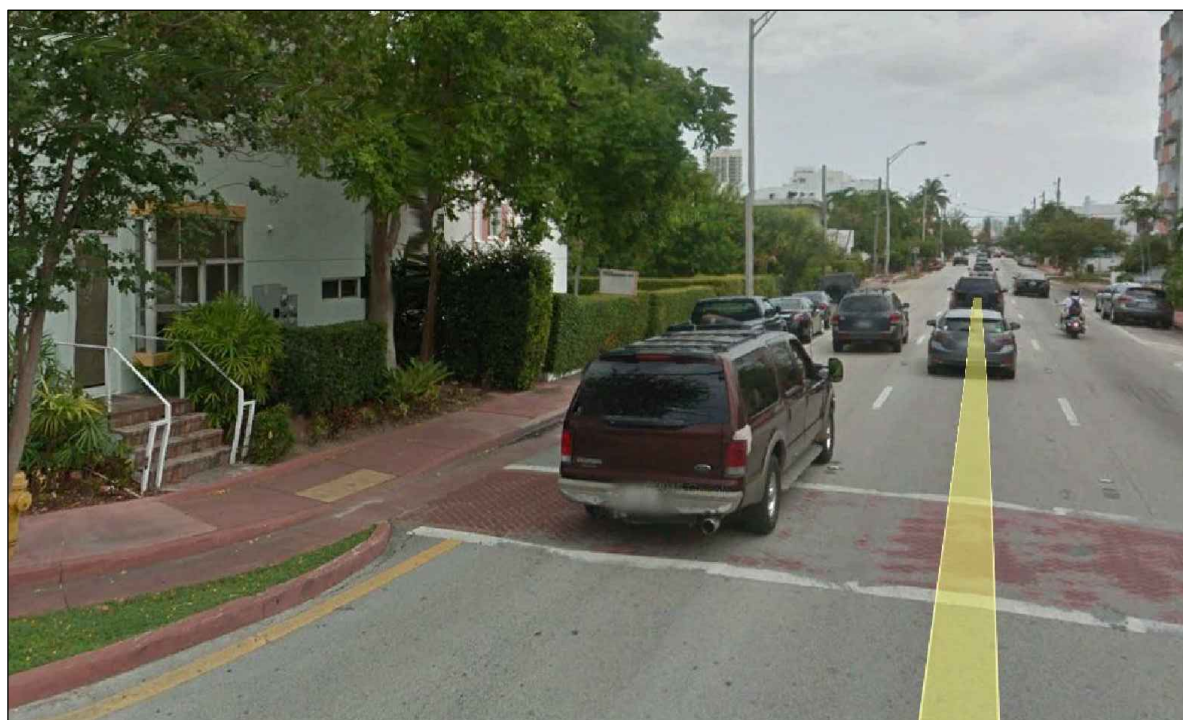
PICTURE # 12



PICTURE # 3



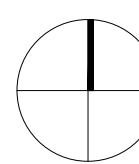
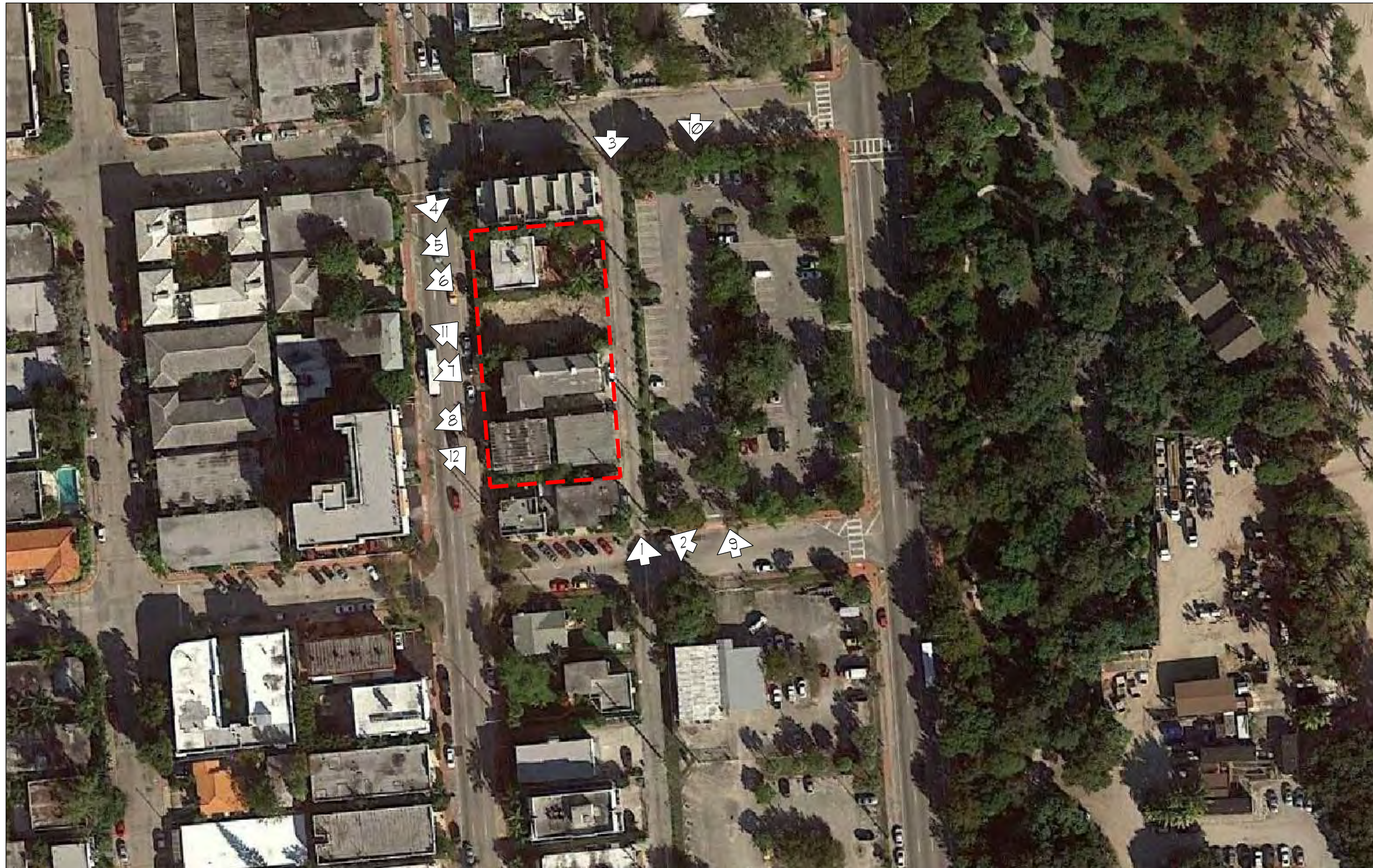
PICTURE # 7



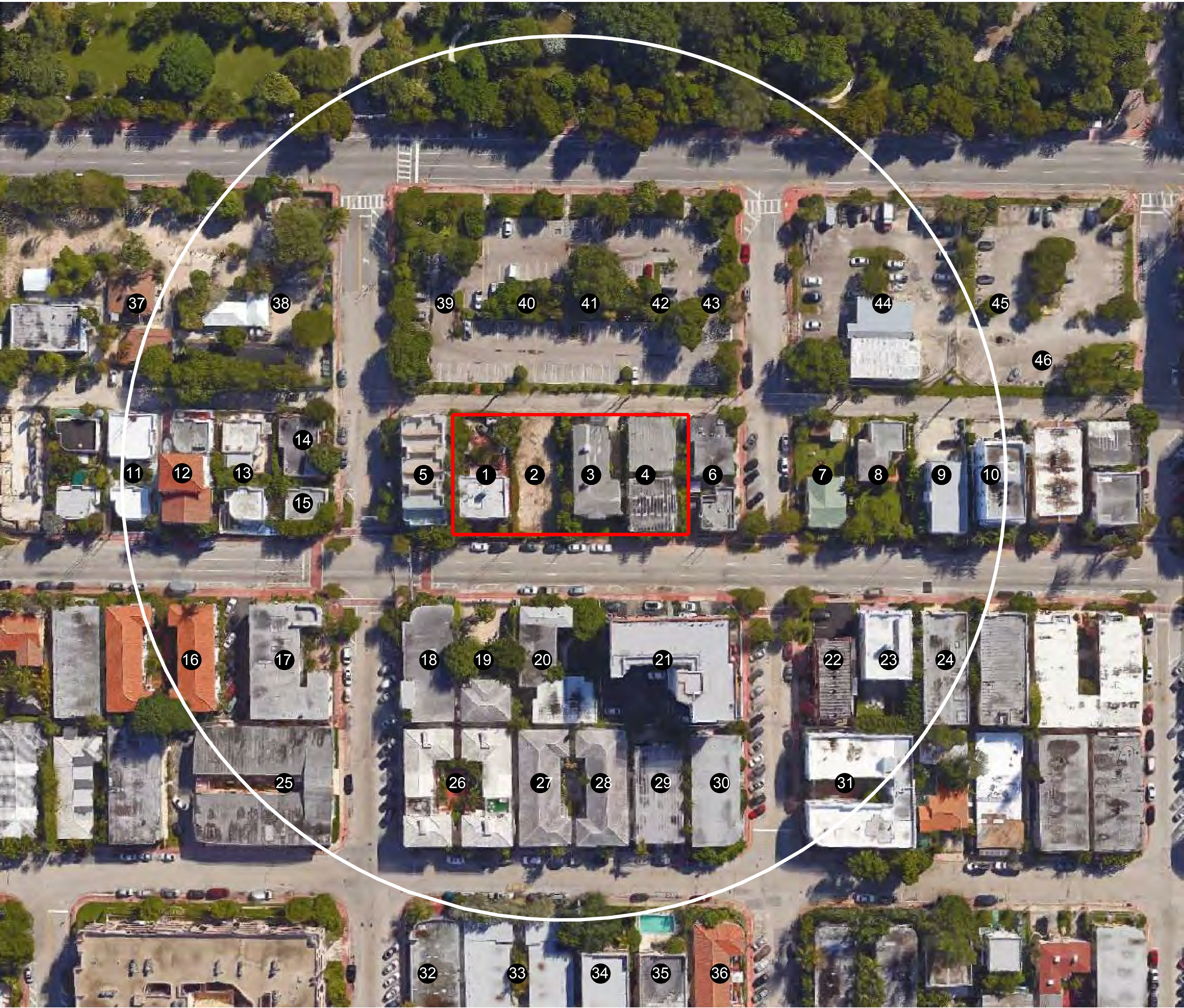
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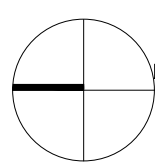
PICTURE # 8



CONTEXT PLAN & PICTURES
SCALE: NTS



- | | | | | | |
|--------------------------|---------------------|---------------------|--------------------|---------------------|---------------------|
| 1 SITE: 8035 HARDING AVE | 9 7929 HARDING AVE | 17 8100 HARDING AVE | 25 8101 ABBOTT AVE | 33 8030 ABBOTT AVE | 41 8016 COLLINS AVE |
| 2 SITE: 8021 HARDING AVE | 10 7921 HARDING AVE | 18 8040 HARDING AVE | 26 8035 ABBOTT AVE | 34 8020 ABBOTT AVE | 42 8010 COLLINS AVE |
| 3 SITE: 8017 HARDING AVE | 11 8125 HARDING AVE | 19 8036 HARDING AVE | 27 8031 ABBOTT AVE | 35 8010 ABBOTT AVE | 43 8000 COLLINS AVE |
| 4 SITE: 8011 HARDING AVE | 12 8119 HARDING AVE | 20 8024 HARDING AVE | 28 8021 ABBOTT AVE | 36 401 80 ST | 44 7940 COLLINS AVE |
| 5 8041 HARDING AVE | 13 8109 HARDING AVE | 21 8000 HARDING AVE | 29 8011 ABBOTT AVE | 37 8128 COLLINS AVE | 45 7918 COLLINS AVE |
| 6 233 80 ST | 14 233 81 ST | 22 300 80 ST | 30 319 80 ST | 38 8108 COLLINS AVE | 46 225 79 ST |
| 7 7945 HARDING AVE | 15 8101 HARDING AVE | 23 7936 HARDING AVE | 31 320 80 ST | 39 8040 COLLINS AVE | |
| 8 7937 HARDING AVE | 16 8118 HARDING AVE | 24 7928 HARDING AVE | 32 430 81 ST | 40 8028 COLLINS AVE | |



NTS

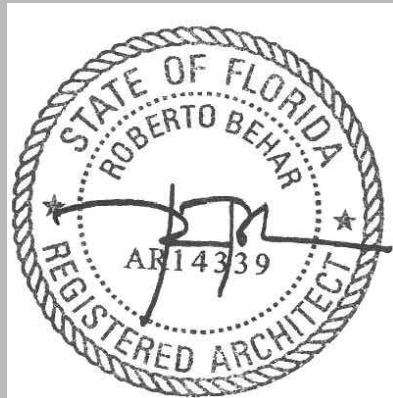
SURROUNDING PROPERTIES

375' RADIUS

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Tel: 878.705.2058

SEAL:



ROBERT BEHAR AR No. 14339

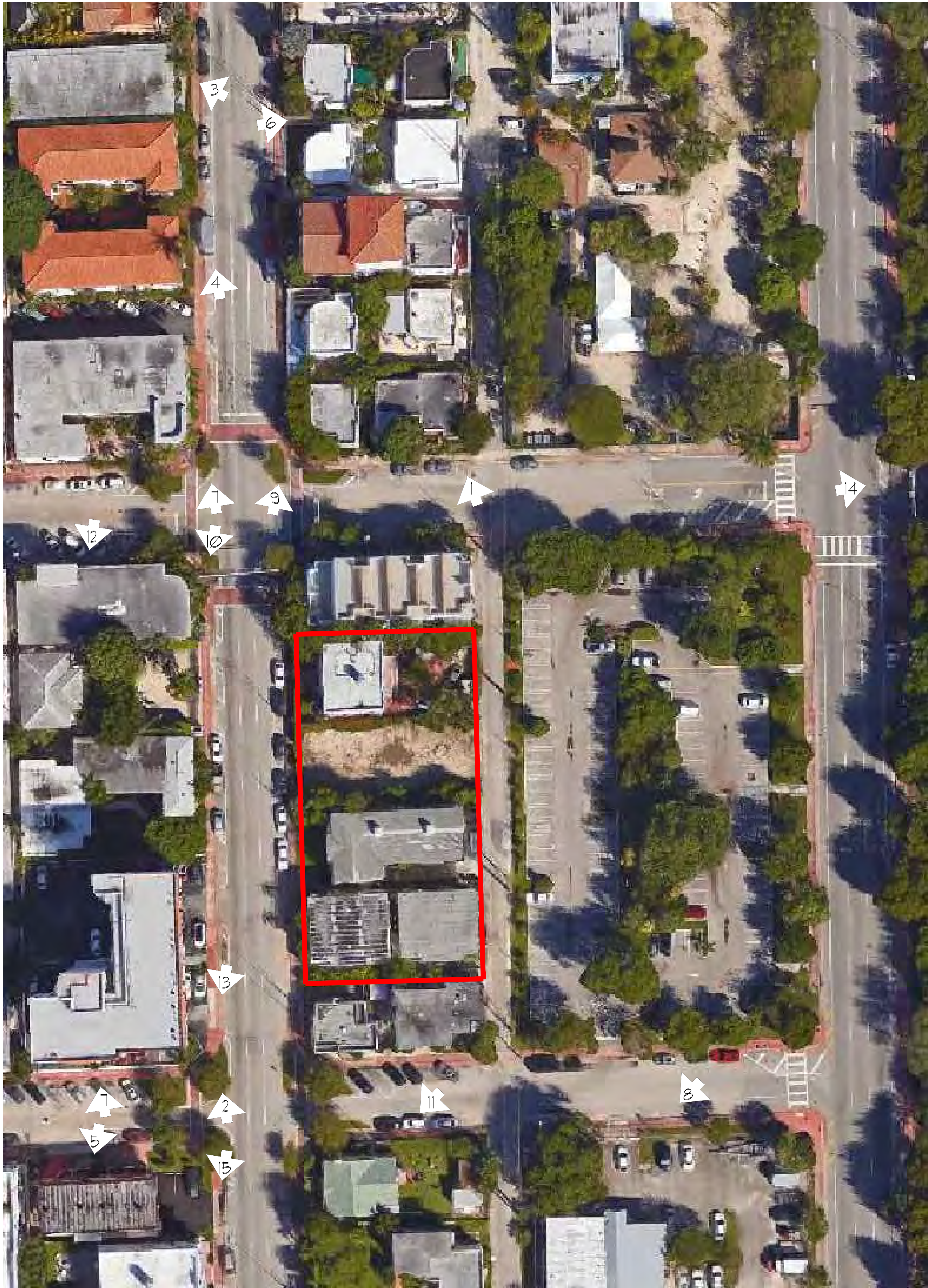
OWN HOTEL
8011, 8017, 8021 & 8035 HARDING AVENUE
MIAMI BEACH, FLORIDA

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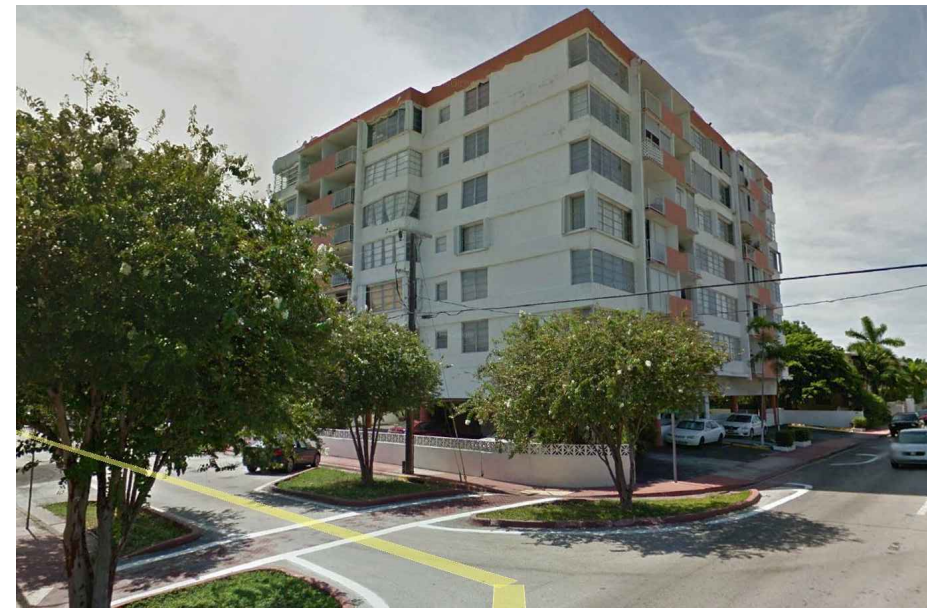
CP-5.0



AERIAL VIEW
NTS



PICTURE # 1



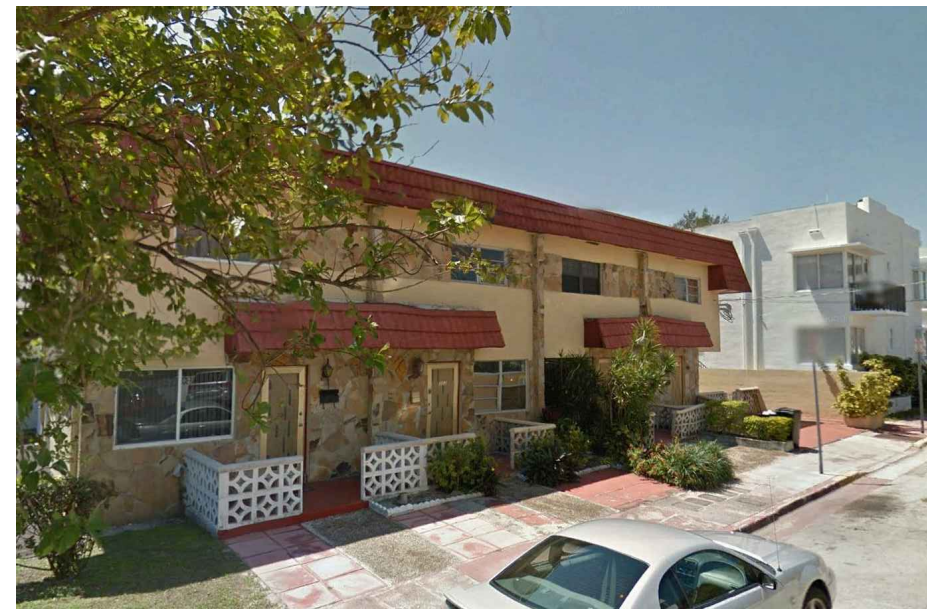
PICTURE # 2



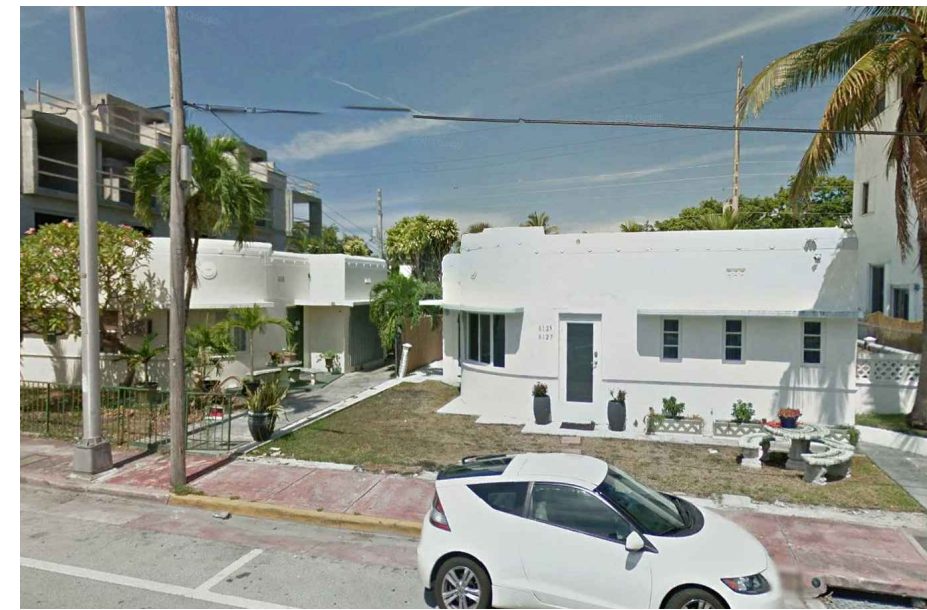
PICTURE # 3



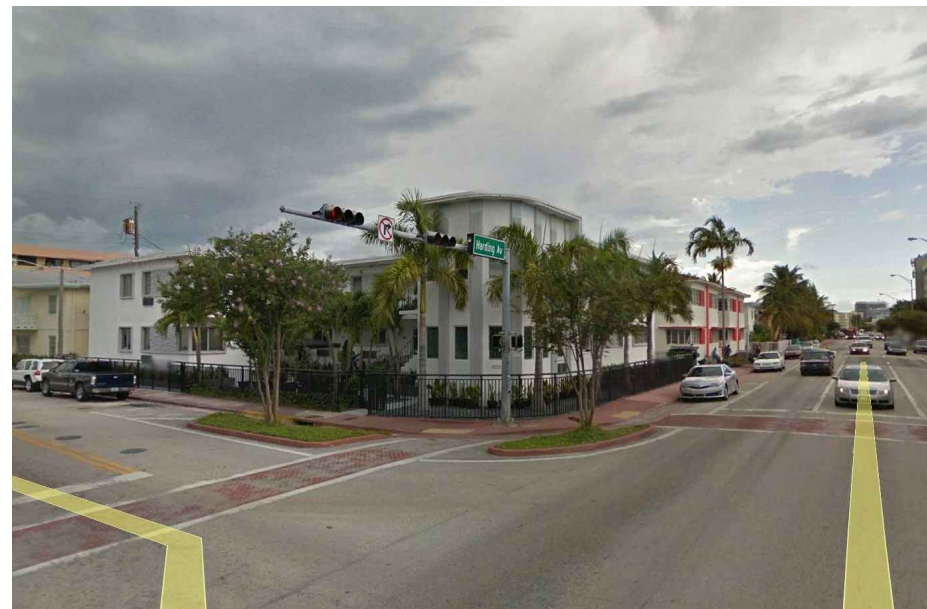
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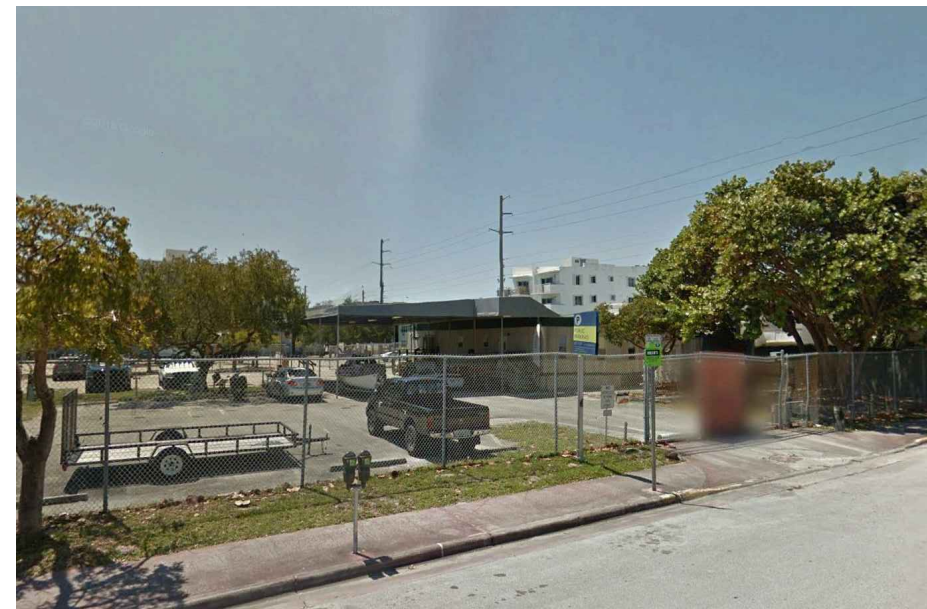
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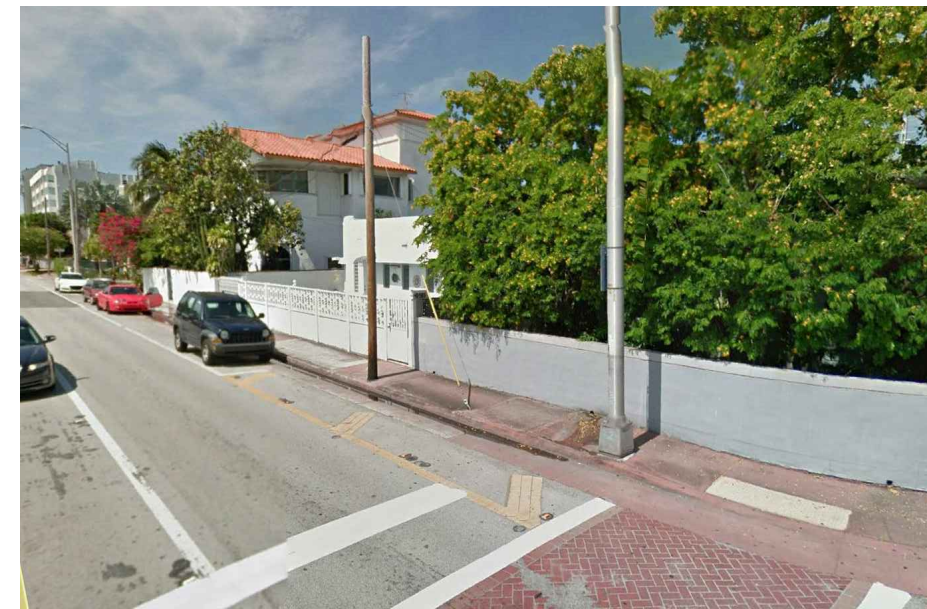
PICTURE # 6



PICTURE # 7



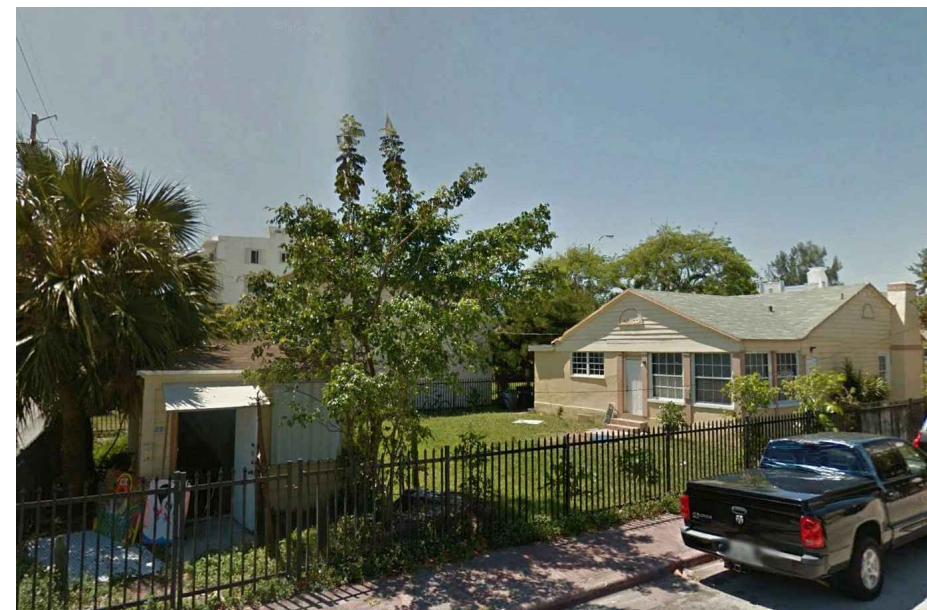
PICTURE # 8



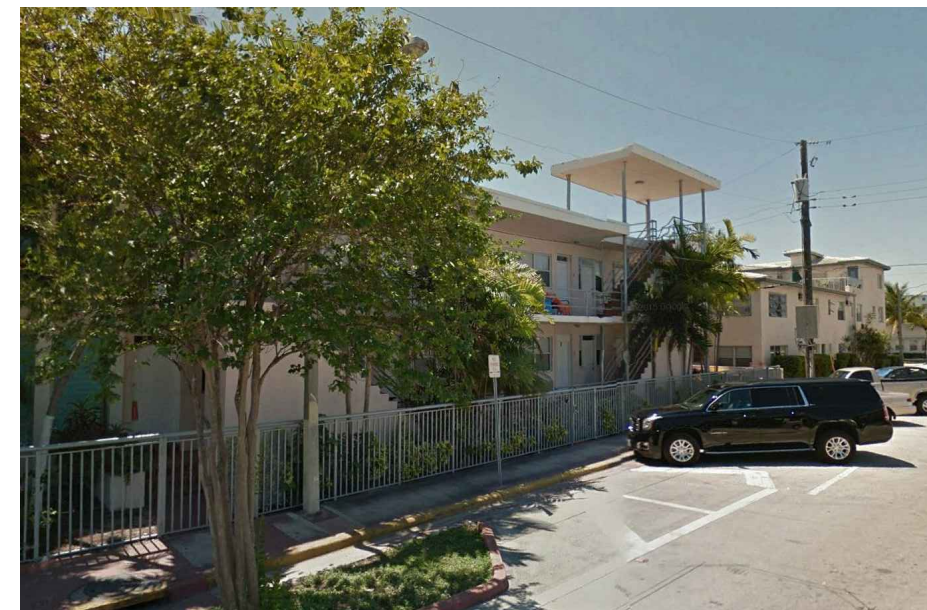
PICTURE # 9



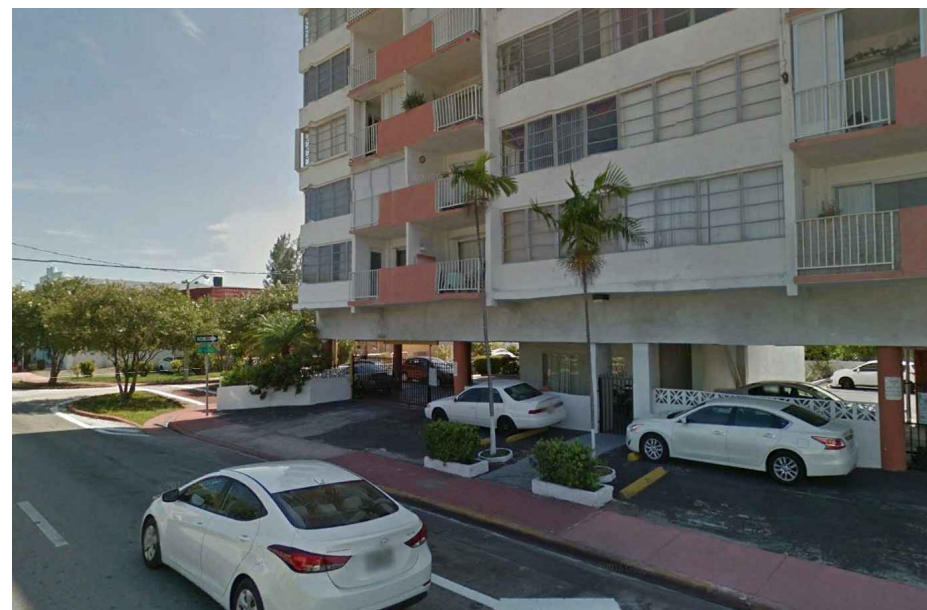
PICTURE # 10



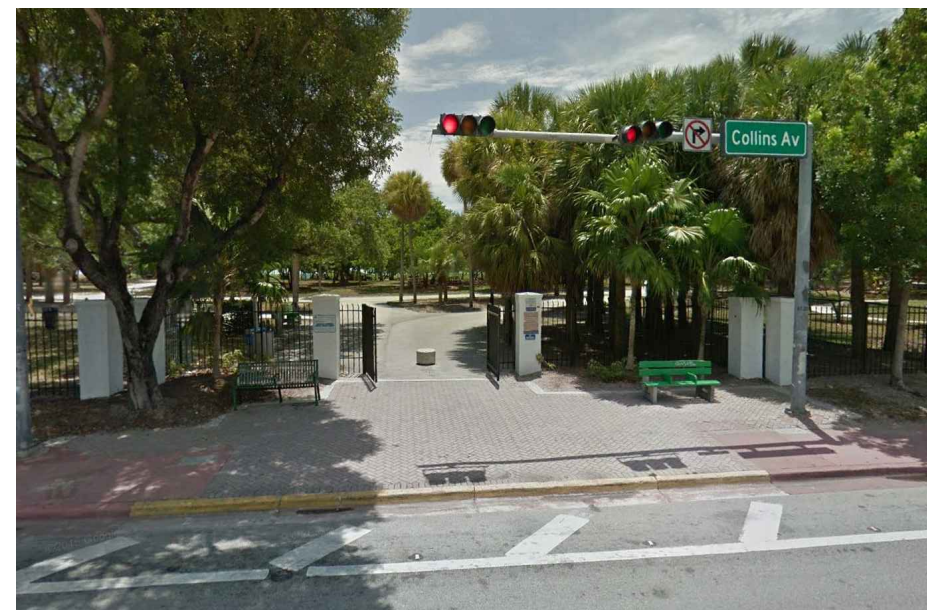
PICTURE # 11



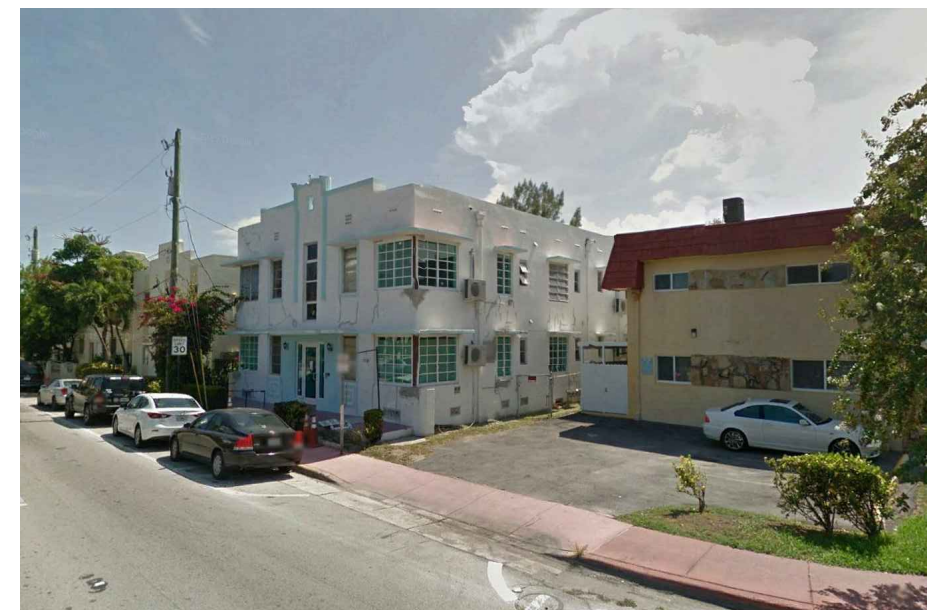
PICTURE # 12



PICTURE # 13



PICTURE # 14



PICTURE # 15

PHOTOS OF SURROUNDING AREA
NTS

PROPOSED FOUR STORY HOTEL

OWN HOTEL

8011, 8017, 8021 & 8035 HARDING AVENUE
MIAMI BEACH, FLORIDA

FINAL SUBMITTAL
FEBRUARY 12, 2016

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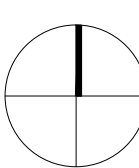
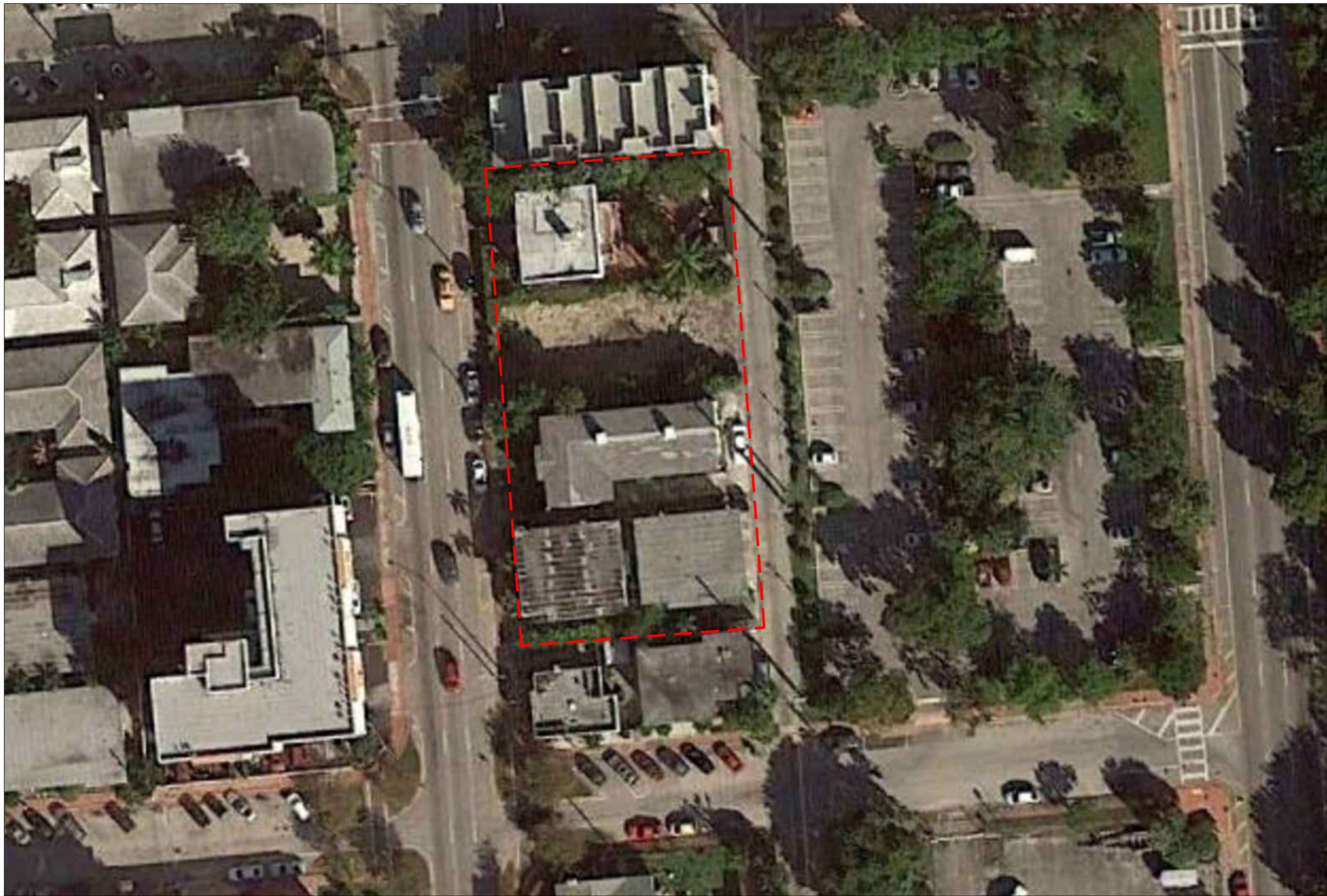
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TEL: 203.909.8788

21 SCOTT ST. AT. GEORGIA 30518
TEL: 678.765.2008





PARTIAL MIAMI BEACH ZONING MAP



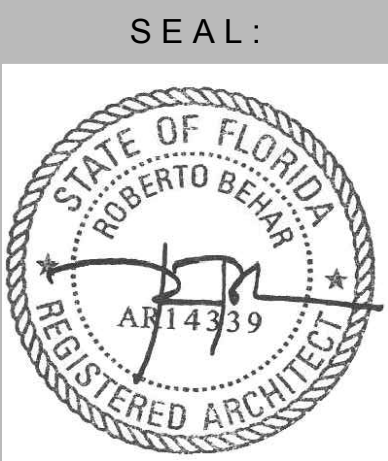
SITE MAP

SCALE: NTS

ZONING INFORMATION			
Project name:	Harding Hotel		
Property Address:	8011,8017,8021 & 8035 HARDING AVE. Miami Beach, Florida		
Folio:	02-3202-007-0270, 02-3202-007-0280, 02-3202-007-0290, 02-3202-007-0300		
Lots:	Lots 2,3,4,5 Block 6		
Current zoning:	RM-1 - North Shore Historic District		
Lot area:	21,995	SQ.FT. (0.50 ACRES)	
Uses:	Hotel (Sec. 142-152)		
Maximum F.A.R.	RM-1	Allowed/Required	Provided
As per Sec.142-155.A City of Miami Beach Zoning Code			
1.25x21,995 SQ.FT.		27,494	27,487.00
F.A.R. Calculation (refer to sheet A-0.2)			Sq.ft.
Ground Floor Level			4,449.00
Second Floor			8,595.00
Third Floor			8,595.00
Fourth Floor (Recreational)			5,848.00
Total			27,487.00
Lot area, lot width, unit size and building height	RM-1	Allowed/Required	Provided
Minimum Lot Area (Square Feet)		5,600.00	21,995.00
Minimum Lot Width		50 ft.	200'-0"
Maximum Building Height (Feet)		50 ft.	47'-8" ft. (Top of roof)
Maximum Number of Stories		Historic district - 4	56'-4" (Top of roof projection)
			4
Minimum Unit Size (Square Feet)		Hotel units: 15%: 300 - 335 85%: 335+	9% (300-335) 91% (335+)
Number of Units Provided	Number (300 -335 Sq.Ft.)	Number (335 + Sq.Ft.)	Total building (Hotel units)
Second Floor	2	16	44
Third Floor	2	16	
Fourth Floor	0	8	
Setback at-grade parking:	RM-1	Allowed/Required	Provided
At-grade parking			
Front (Harding Avenue)		20 ft.	61'-6"
Side Interior		5 ft., or 5% lot width (200'), whichever is greater = 10'-0"	5'-0" (Variance)
Rear (Alley)		Non-oceanfront lots - 5 feet	5'-0"
Pedestal			
Front (Harding Avenue)		20 ft.	20'-0"
Side, facing a Street		Sum of the side yards shall equal 16% of lot width. Minimum - 7.5 feet or 8% of lot width (200'), whichever is greater =16'-0"	16'-0"
Rear (Alley)		Non-oceanfront lots - 10% of lot depth (110')=11'-0"	11'-0"
Parking:	RM-1	Allowed/Required	Provided
Parking placement			
(As per Sec.130.32.26 City of Miami Beach Zoning Code)			
0.5 space per unit up to a max. of 100 units and			
1 space per unit for all units in excess of 100 units.			
(Includes (1) accessible parking spaces)		22.00	22.00

ZONING CHART

SCALE: NTS



ROBERT BEHAR AR No. 14339

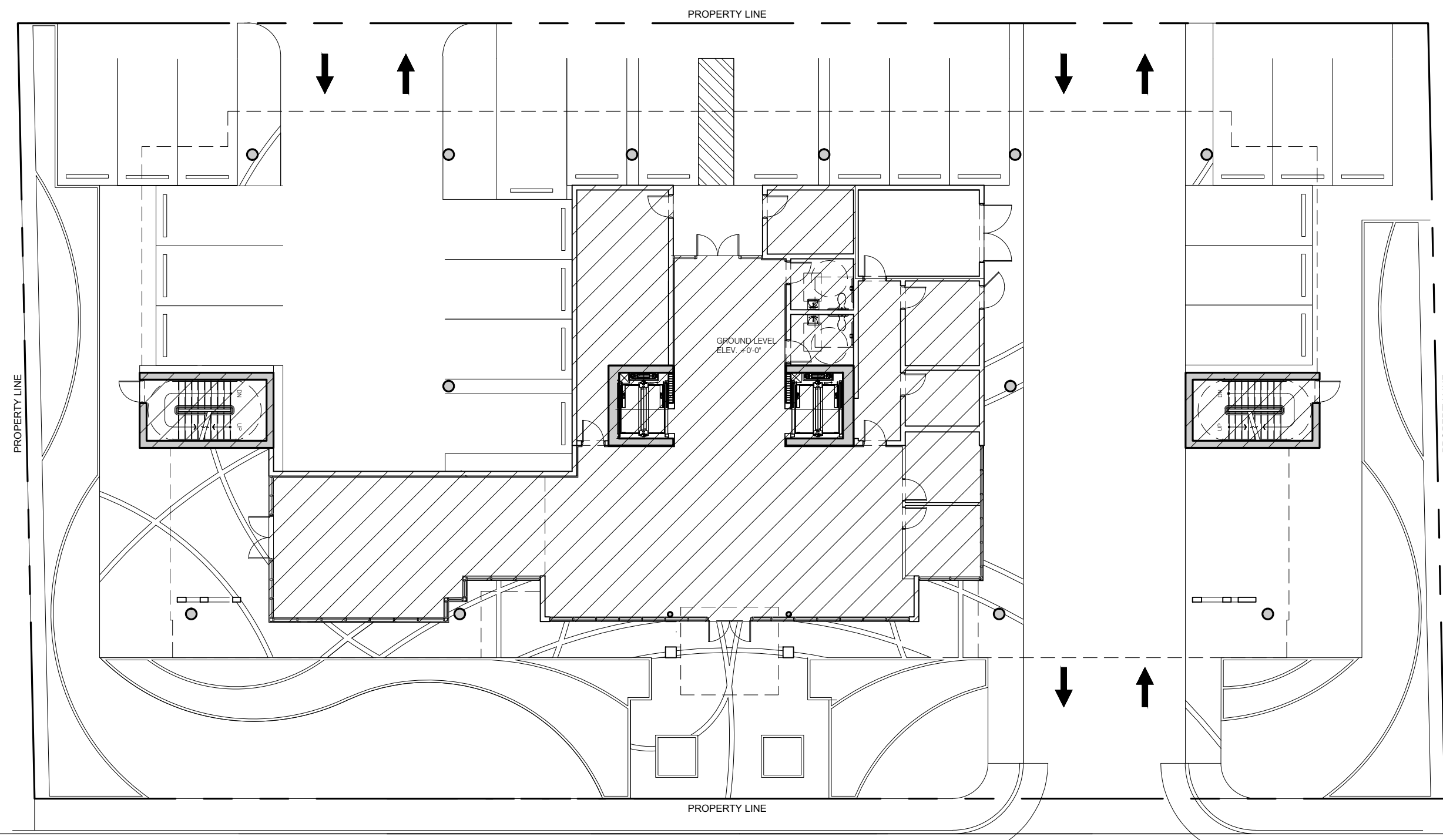
OWN HOTEL
8011, 8017, 8021 & 8035 HARDING AVENUE
MIAMI BEACH, FLORIDA

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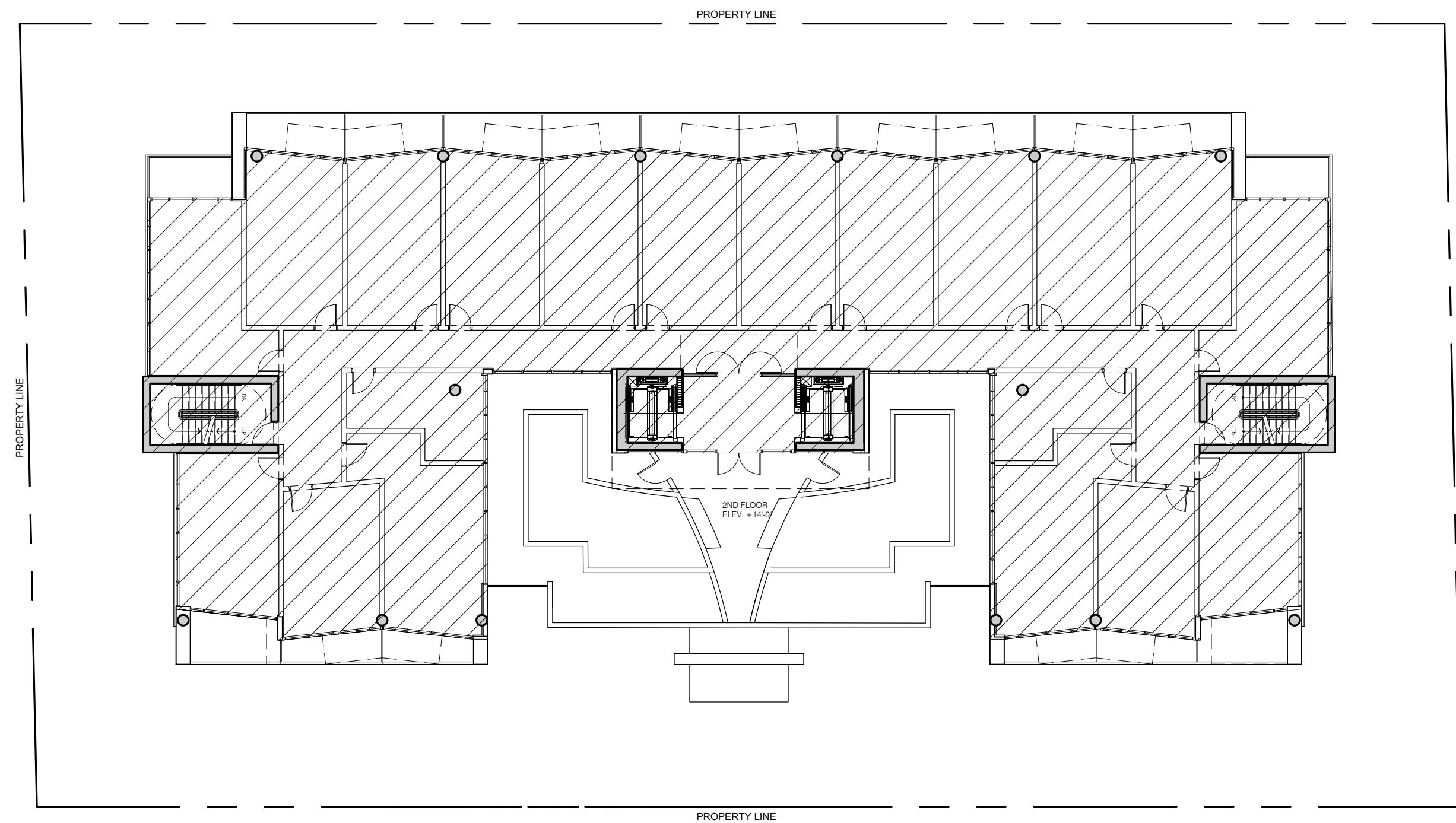
DATE: 02-12-16
PROJECT NO: 15-073
DRAWING NAME:

SHEET NO:

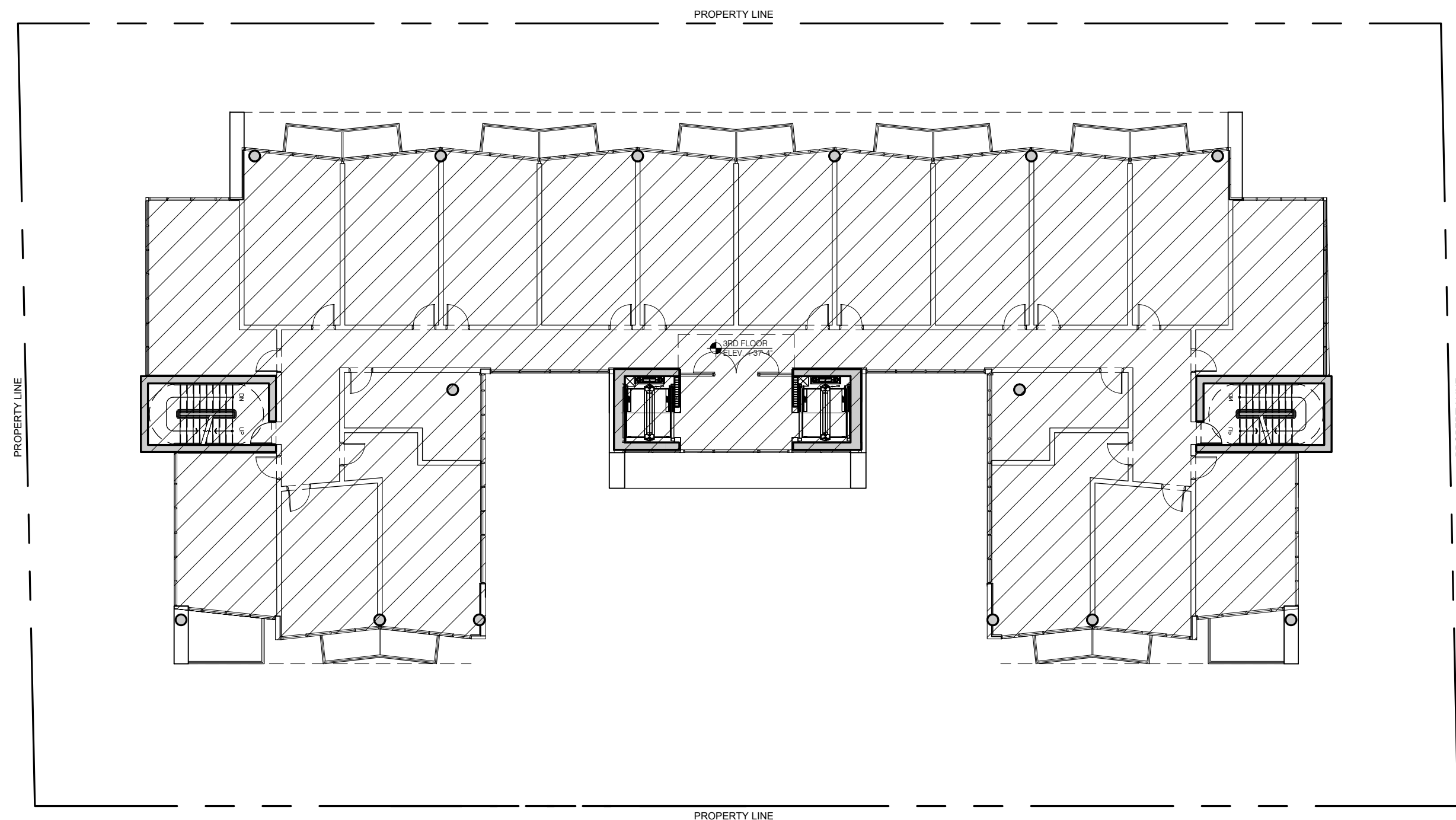
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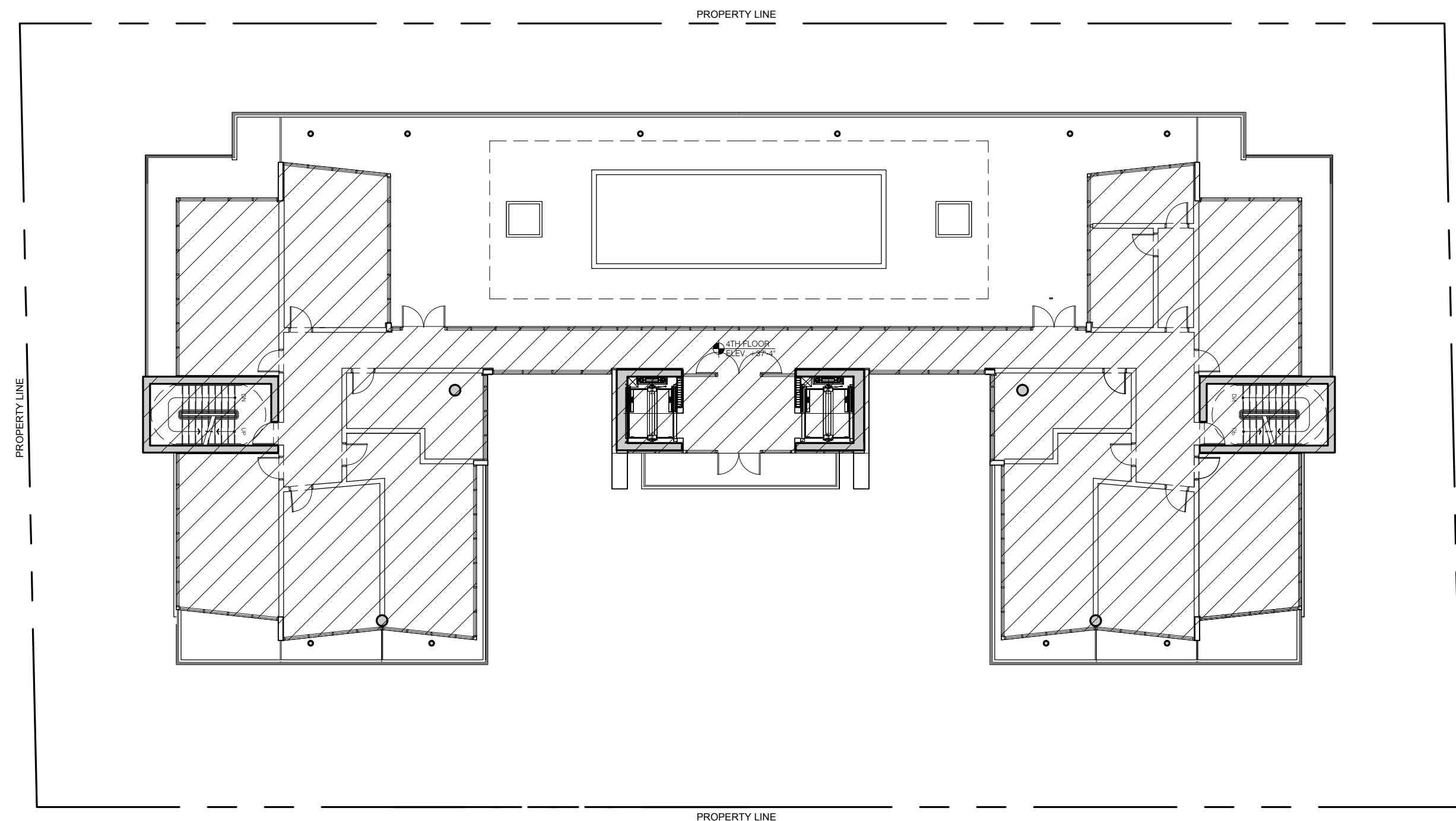
GROUND FLOOR LEVEL F.A.R.



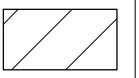
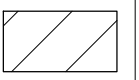
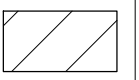
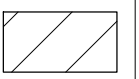
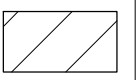
2ND FLOOR LEVEL F.L.R.

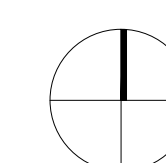


3RD FLOOR LEVEL F.A.R.



RECREATION FLOOR LEVEL F.A.R.

GROUND LEVEL	PROVIDED
 F.A.R.	4,449 S.F.
2ND FLOOR LEVEL	PROVIDED
 F.A.R.	8,595 S.F.
3RD FLOOR LEVEL	PROVIDED
 F.A.R.	8,595 S.F.
RECREATION LEVEL (4TH LEVEL)	PROVIDED
 F.A.R.	5,848 S.F.
TOTAL	PROVIDED
 F.A.R.	27,487 S.F.



AREA CALCULATIONS

SCALE: 1/16"=1'-0"