

7418 HARDING AVE

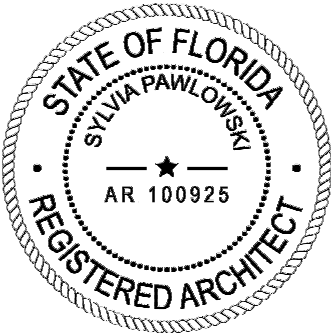
7418 HARDING AVE | MIAMI BEACH | FL | 33141

FINAL SUBMITTAL

SEPTEMBER 6, 2022
FILE NO: HPB21-0498

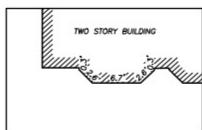
DRAWING LIST

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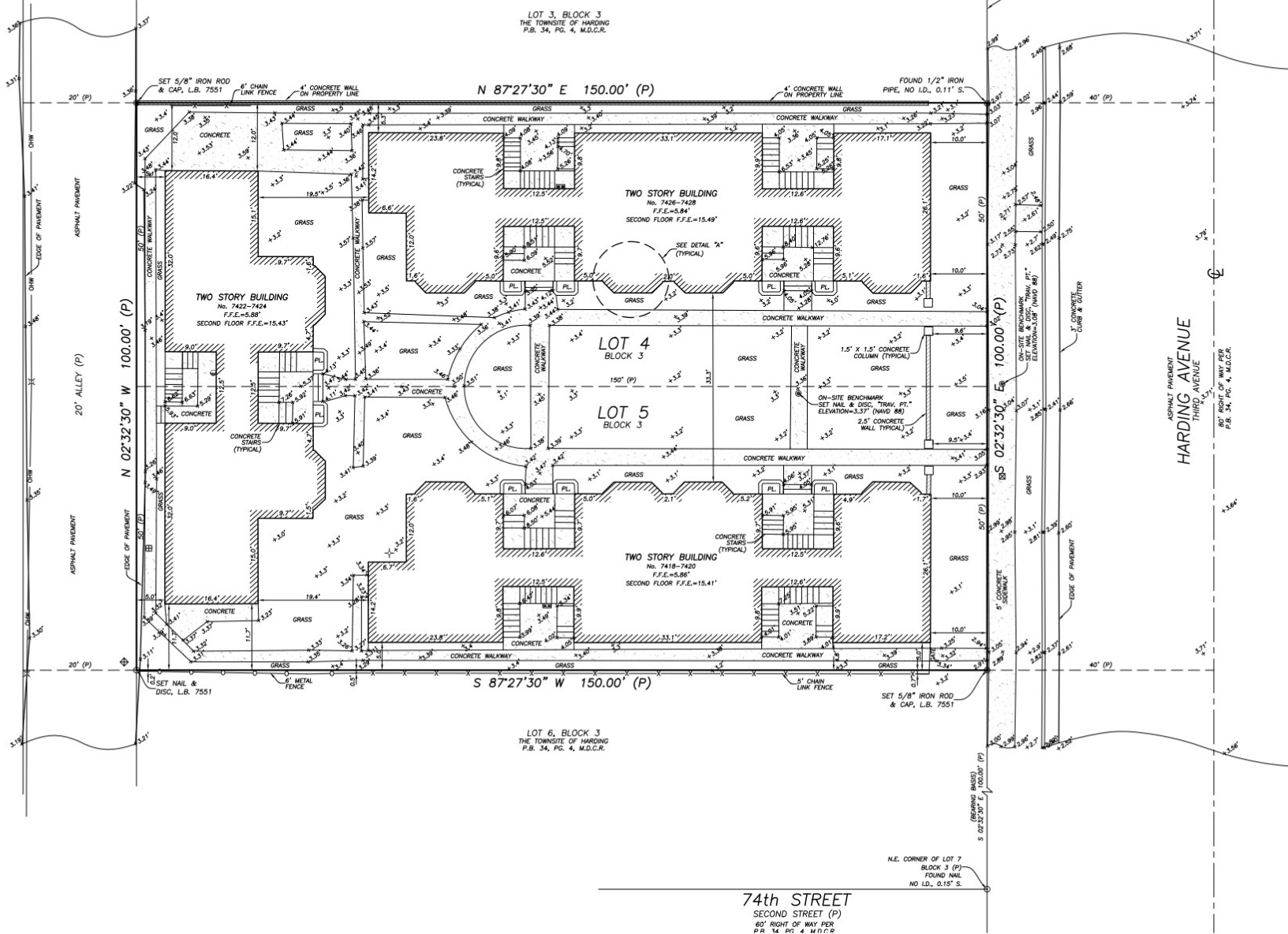
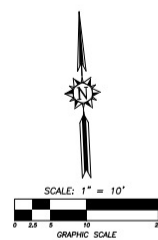


SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **7418 HARDING AVENUE, MIAMI BEACH, FL.**

- LEGEND:
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - L.B. LICENSED BUSINESS
 - P.B. PLAT BOOK
 - P.G. PAGE
 - ID. IDENTIFICATION
 - PL. PLANTER
 - OWH. OVERHEAD WIRES
 - (P) DENOTES BEARING AND/OR DISTANCE BASED ON PLATS OF RECORDS
 - F.F.E. FINISHED FLOOR ELEVATION
 - NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - TRAV. PT. TRAVERSE POINT
 - CENTERLINE CENTERLINE
 - WATER METER WATER METER
 - CABLE TV BOX CABLE TV BOX
 - ELECTRICAL CIRCUIT BREAKER ELECTRICAL CIRCUIT BREAKER
 - WOOD POWER POLE WOOD POWER POLE
 - ELECTRIC WATER HEATER ELECTRIC WATER HEATER
 - CLEANOUT CLEANOUT
 - TELEPHONE BOX TELEPHONE BOX
 - BREAK IN SCALE BREAK IN SCALE
 - VIEW 1 VIEW 1
 - SURFACE ELEVATION SURFACE ELEVATION



75th STREET
FIRST STREET (P)
APPARENT 50' RIGHT OF WAY



LEGAL DESCRIPTION:

LOTS 4 AND 5, BLOCK 3, TOWNSITE OF HARDING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF S.02°32'30\"/>
3. THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "PDOT PNC9" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A SURVEY MONUMENT SET IN SIDEWALK LOCATED AT THE NORTHWEST INTERSECTION OF 75th STREET AND HARDING AVENUE. ELEVATION=3.31'.
4. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NGVD 29) OR 6.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0326 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, MAP EFFECTIVE DATE: SEPTEMBER 11, 2009. THE BASE FLOOD ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.55' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.
5. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
6. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
7. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
8. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
9. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
10. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
11. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
12. THE PROPERTY SHOWN HEREON CONTAINS 0.34 ACRES (15,000 SQUARE FEET), MORE OR LESS.
13. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. TREES, HEDGES, ORNAMENTAL PLANTS, WELLS, IRRIGATION LINES AND SPRINKLER HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

7418 HARDING AVE., LLC.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Digitally signed by
Javier De La Rocha
Date: 2022.02.10
08:31:07 -05'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
email:javier@ecsurveyors.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

ECS LAND SURVEYORS, INC.

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 4 AND 5, BLOCK 3

TOWNSITE OF HARDING

PLAT BOOK 34, PAGE 4

MIAMI-DADE COUNTY FLORIDA

7418 HARDING AVENUE, MIAMI BEACH, FL 33141

CLIENT: 7418 HARDING AVE., LLC.

DATE: 02/09/22

DRAWN BY: J.E.C.

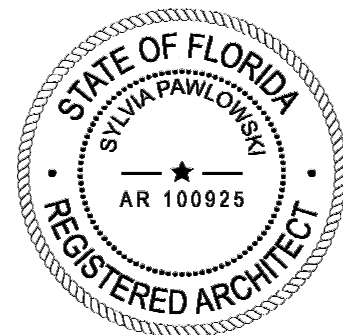
CHECKED BY: J.D.L.R.

LAST FIELD DATE: 02/02/22

REVISIONS

JOB NO. ECS2900

SHEET NO. 01 OF 01



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

MTTR MGMT
212 NE 73RD ST | MIAMI FL | 33150
www.ma77er.com

BRIZI CAPITAL LLC
19790 | W DIXIE HWY SUITE 506 | AVENTURA | FL |
33180

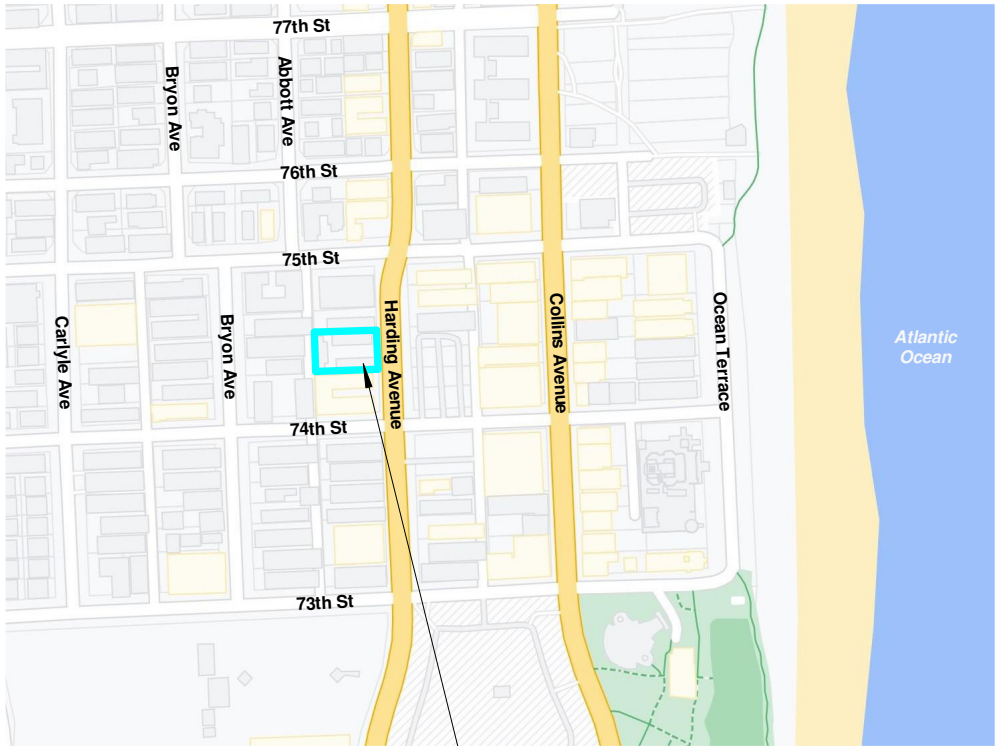
HARDING

SURVEY
2022.08.15

NTS

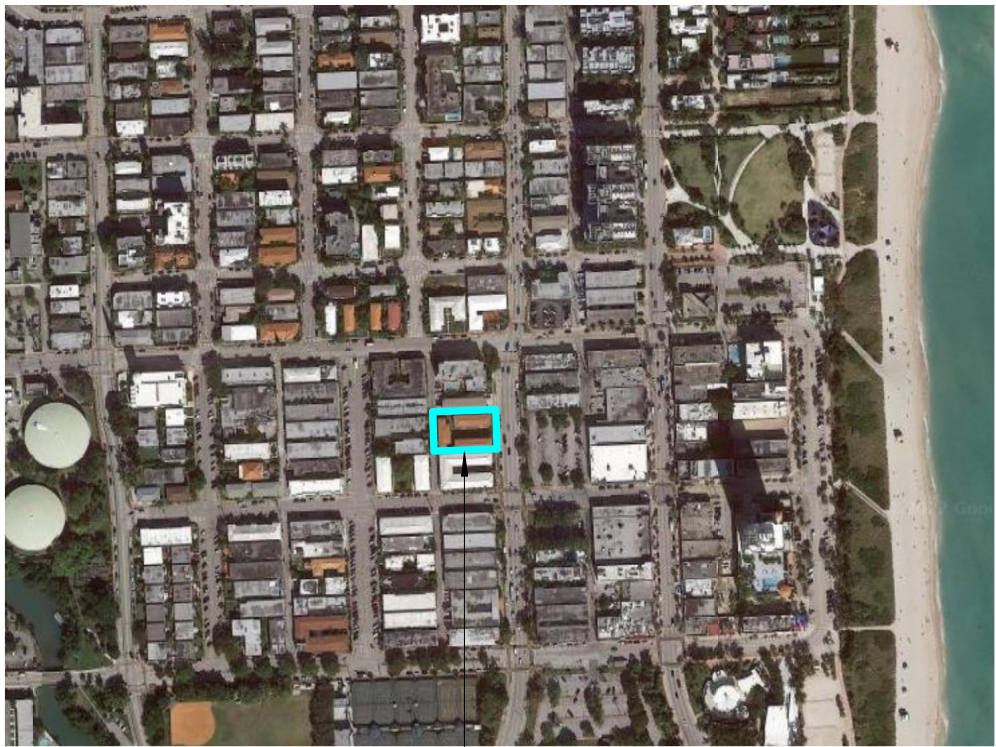
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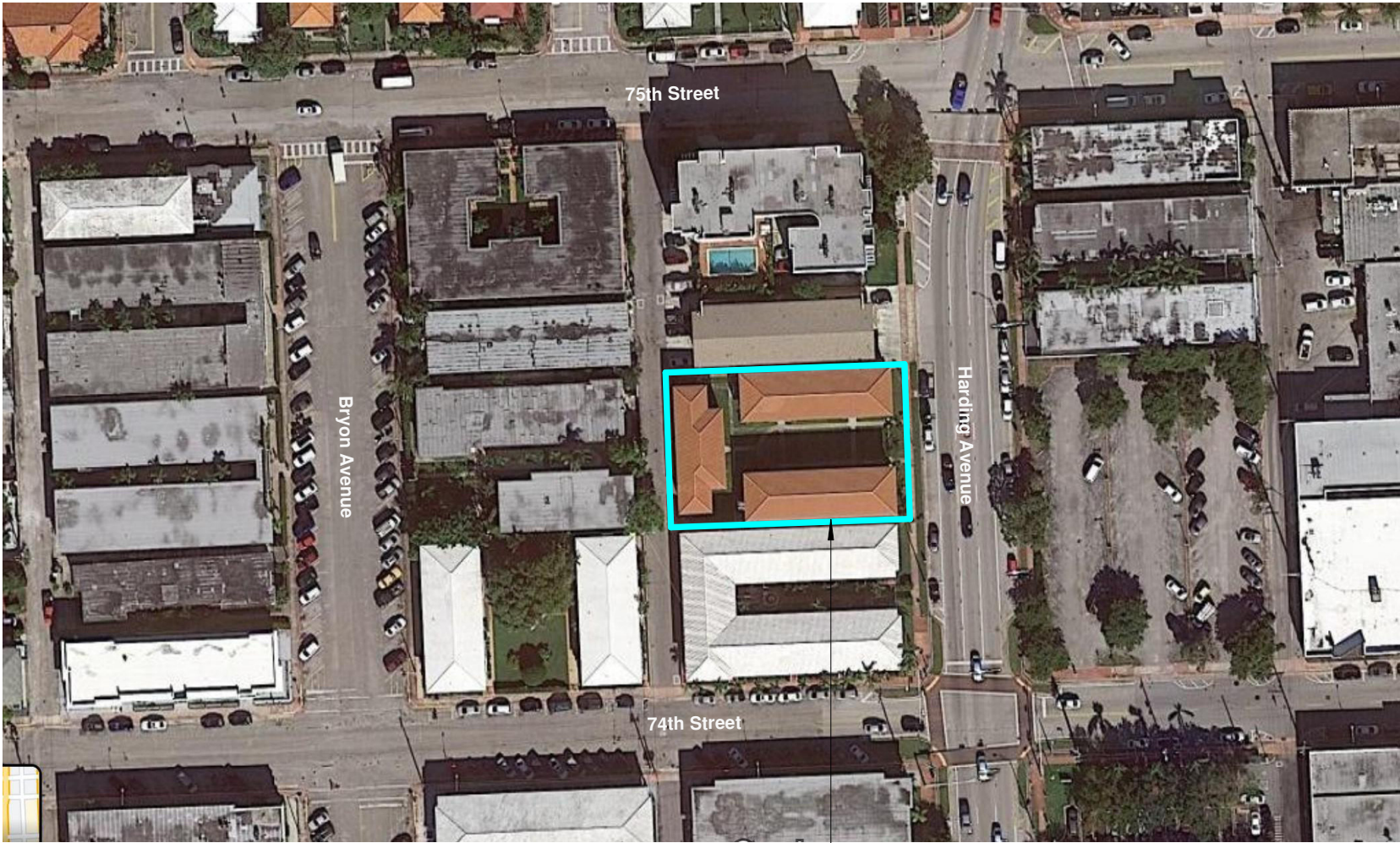
SUBJECT LOCATION
7418 HARDING AVE
MIAMI BEACH | FL | 33141

LOCATION MAP



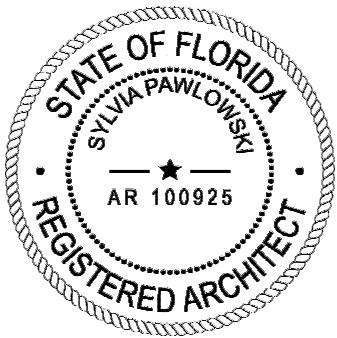
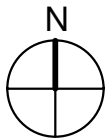
SUBJECT LOCATION
7418 HARDING AVE
MIAMI BEACH | FL | 33141

AERIAL MAP



SUBJECT LOCATION
7418 HARDING AVE
MIAMI BEACH | FL | 33141

SITE AERIAL MAP



ARCHITECT

MTTR MGMT
212 NE 73RD ST | MIAMI FL | 33150
www.ma77er.com

CONSULTANT

OWNER

BRIZI CAPITAL LLC
19790 | W DIXIE HWY SUITE 506| AVENTURA | FL |
33180

PROJECT

HARDING

DRAWING TITLE

LOCATION & AERIAL MAPS
2022.08.15 1 1/2" = 1'-0" 2109

DRAWING #

A-2

MULTIFAMILY RESIDENTIAL - ZONING DATA SHEET										
ITEM #	ZONING INFORMATION					SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
1	ADDRESS:	7418 HARDING AVE MIAMI BEACH FL 33141								
2	FOLIO NUMBERS:	02-3202-003-0270			37	PARKING DISTRICT	N/A *SEE FOOTNOTE 1	N/A	N/A	
3	BOARD AND FILE NUMBERS:	HPB21-0498			38	TOTAL # OF PARKING SPACES	N/A *SEE FOOTNOTE 1	N/A	N/A	
4	YEAR BUILT:	1946	ZONING DISTRICT:	RM-1	39	# OF PARKING SPACES PER USE (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALC.)	N/A *SEE FOOTNOTE 1	N/A	N/A	
5	BASE FLOOD ELEVATION:	8.00' NGVD	GRADE VALUE IN NGVD:	3.04' NGVD	40	# OF PARKING SPACES PER LEVEL (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALC.)	N/A *SEE FOOTNOTE 1	N/A	N/A	
6	ADJUSTED GRADE (FLOOD+GRADE/2):	5.52' NGVD	FREE BOARD:	+1' (9.00' NGVD)	41	PARKING SPACE DIMENSIONS	N/A *SEE FOOTNOTE 1	N/A	N/A	
7	LOT AREA:	15,000 SF			42	PARKING SPACE CONFIGURATION (45o,60o,90o,PARALLEL)	N/A *SEE FOOTNOTE 1	N/A	N/A	
8	LOT WIDTH	100 FT	LOT DEPTH:	150 FT	43	ADA SPACES	N/A *SEE FOOTNOTE 1	N/A	N/A	
9	MINIMUM UNIT SIZE	210 SF(EX))	AVERAGE UNIT SIZE	230 SF(EX)	44	TANDEM SPACES	N/A *SEE FOOTNOTE 1	N/A	N/A	
10	EXISTING USE:	MULTIFAMILY	PROPOSED USE:	HOTEL	45	DRIVE AISLE WIDTH	N/A *SEE FOOTNOTE 1	N/A	N/A	
		MAXIMUM	EXISTING	PROPOSED	DEFICIENCIES	46	VALET DROP OFF AND PICK UP	N/A *SEE FOOTNOTE 1	N/A	
11	HEIGHT:	55 FT	25 FT	EX		47	LOADING ZONES AND TRASH COLLECTION AREA	N/A	N/A	
12	NUMBER OF STORIES:	5	2	EX		48	BICYCLE PARKING, LOCATION, AND NUMBER OF RACKS	N/A	N/A	8 BICYCLE RACKS
13	FAR	1.25	1.25	1.25			RESTAURANTS, CAFES, BARS, LOUNGES, NIGHTCLUBS	REQUIRED	EXISTING	PROPOSED
14	FLOOR AREA SQUARE FOOTAGE:	18,750 SF	13,396 SF	EX		49	TYPE OF USE	N/A	N/A	N/A
15	SQUARE FOOTAGE BY USE:	N/A				50	TOTAL # SEATS	N/A	N/A	N/A
16	NUMBER OF UNITS RESIDENTIAL:	N/A	20	-		51	TOTAL # OF SEATS PER VENUE (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALCULATION)	N/A	N/A	N/A
17	NUMBER OF UNITS HOTEL:	N/A	N/A	38		52	TOTAL OCCUPANT CONTENT	N/A	N/A	N/A
18	NUMBER OF SEATS:	N/A	N/A			53	TOTAL # OF CONTENT PER VENUE (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALCULATION)	N/A	N/A	N/A
19	OCCUPANCY LOAD:	N/A	N/A			54	IS THIS A CONTRIBUTING BUILDING?	YES		
	SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES	55	LOCATED WITHIN A LOCAL HISTORIC DISTRICT	YES, NORTH SHORE NATIONAL REGISTER DISTRICT		
	SUBTERRANEAN:					NOTES:				
20	FRONT SETBACK:	10	N/A	N/A		IF NOT APPLICABLE WRITE N/A				
21	SIDE SETBACK:	8 FT (8% LOT WIDTH)	N/A	N/A		ALL OTHER DATA INFORMATION MAY BE REQUIRED AND PRESENTED LIKE THE ABOVE FORMAT.				
22	SIDE SETBACK:	8 FT (8% LOT WIDTH)	N/A	N/A		FOOTNOTE:				
23	SIDE SETBACK FACING STREET:	N/A	N/A	N/A		1. Parking requirements are satisfied, See Sec. 130-32(6)e, City Code.				
24	REAR SETBACK:	5 FT	N/A	N/A						
	AT GRADE PARKING:									
25	FRONT SETBACK:	10 FT	9'-7"	EX.						
26	SIDE SETBACK:	8 FT (8% LOT WIDTH)	5'-1"	EX.						
27	SIDE SETBACK:	8 FT (8% LOT WIDTH)	5'-1"	EX.						
28	SIDE SETBACK FACING STREET:	N/A	N/A							
29	REAR SETBACK:	5 FT	5'-3"	EX.						
	PEDESTAL:									
30	FRONT SETBACK:	10 FT	N/A	N/A						
31	SIDE SETBACK:	8 FT (8% LOT WIDTH)	N/A	N/A						
32	SIDE SETBACK:	8 FT (8% LOT WIDTH)	N/A	N/A						
33	SIDE SETBACK FACING STREET:	N/A	N/A	N/A						
34	REAR SETBACK:	5 FT	N/A	N/A						
	TOWER:									
35	FRONT SETBACK:	10 FT	N/A	N/A						
36	SIDE SETBACK:	8 FT (8% LOT WIDTH)	N/A	N/A						

