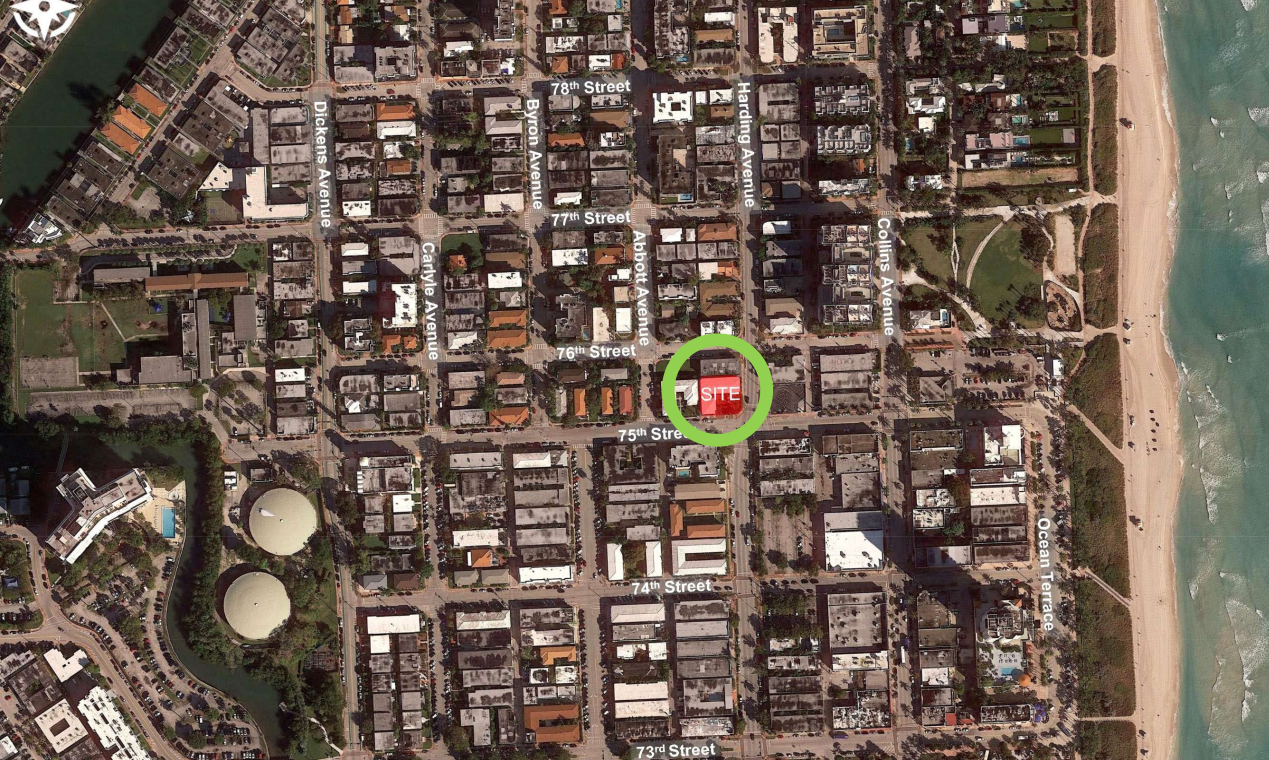


**Sorrento Villas**  
**7510 Harding Avenue**  
**HPB21-0460**







Postcard of Sorrento Villas, c. 1960.



Fig. 15. Staircase at Sorrento Villas, date unknown.  
(Office of the Property Appraiser, Miami-Dade County)



Fig. 16. Walkway at 1<sup>st</sup> Level, 1969.  
(Office of the Property Appraiser, Miami-Dade County)



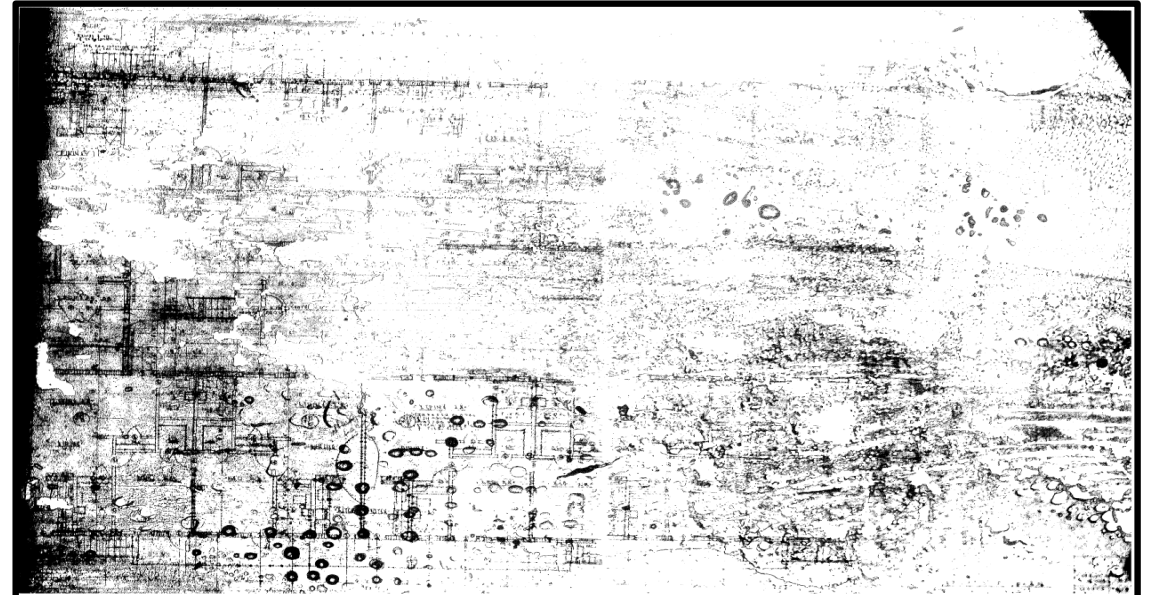
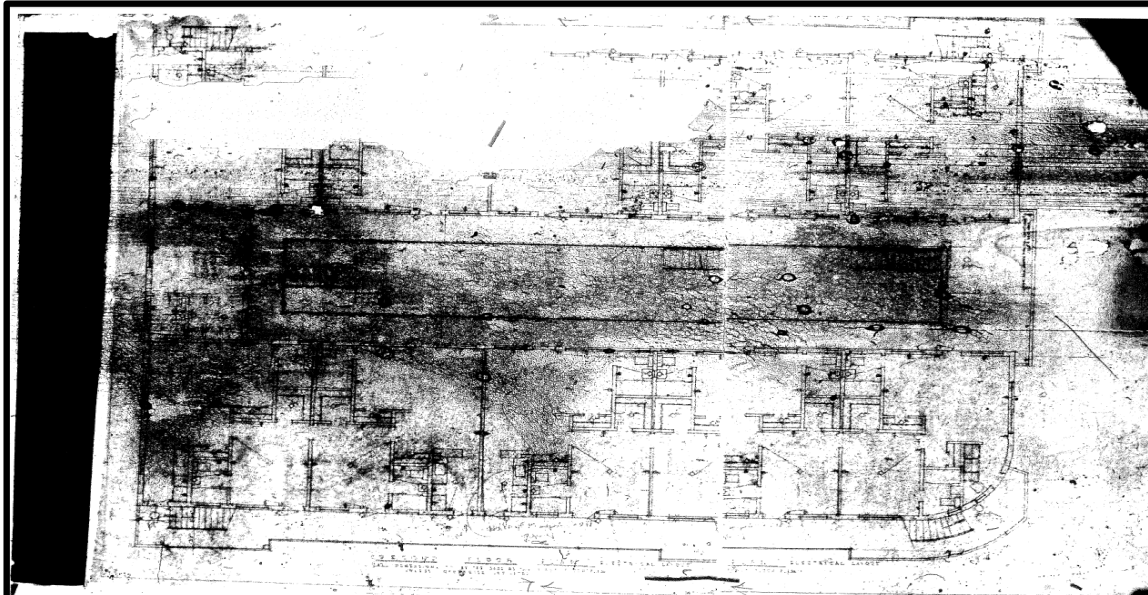
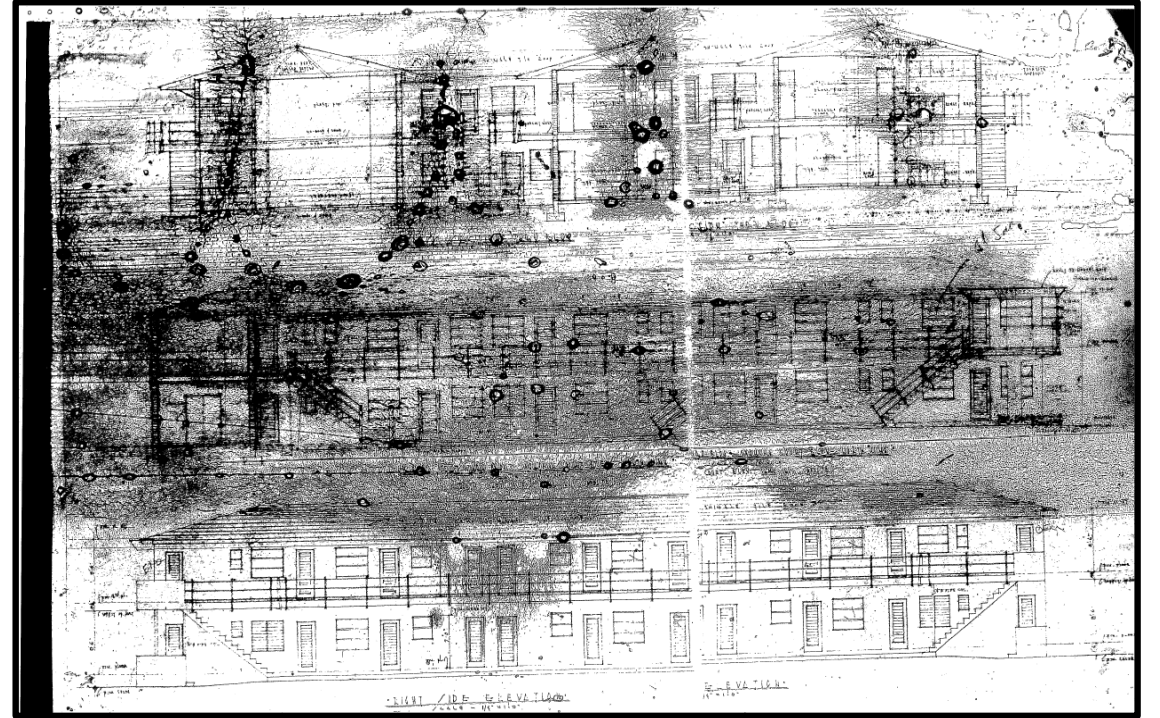
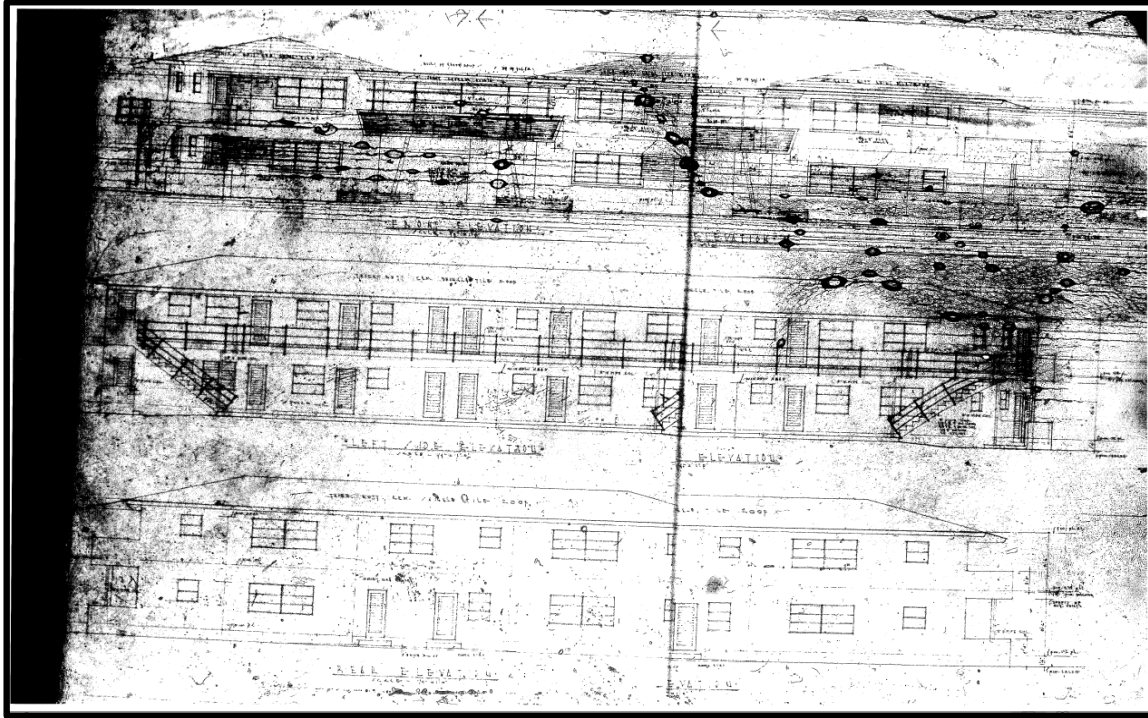
Fig. 17. Doors at northeast corner, 1969.  
(Office of the Property Appraiser, Miami-Dade County)



Fig. 18. Courtyard, 1969.  
(Office of the Property Appraiser, Miami-Dade County)

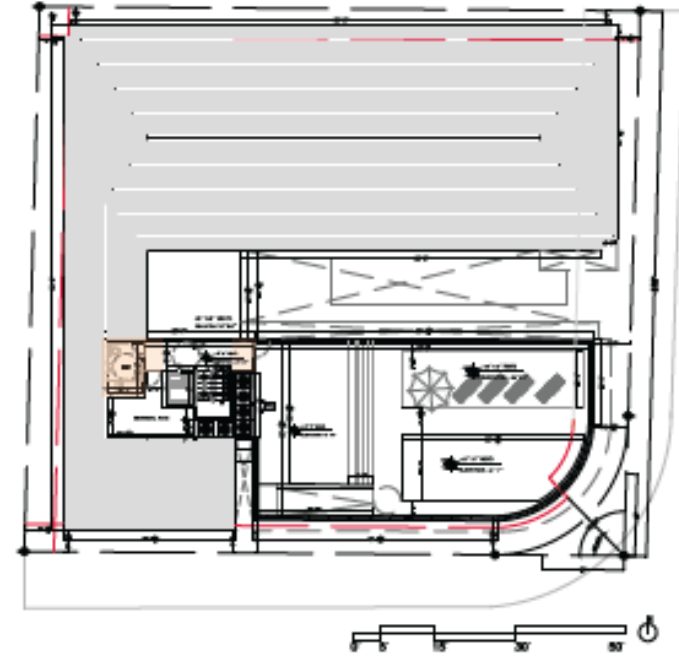


# 1952 Building Permit Plans





## FAR DIAGRAMS



### FAR SUMMARY

#### FIRST FLOOR

● FAR area existing after partial demolition	4165.24 SF
● FAR area new	2429.85 SF
<b>FAR area total</b>	<b>6595.09 SF</b>

#### SECOND FLOOR

● FAR area existing after partial demolition	4119.88 SF
● FAR area new	2475.21 SF
<b>FAR area total</b>	<b>6595.09 SF</b>

#### ROOF

● FAR area new	118.79 SF
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<b>TOTAL</b>	<b>13,308.97SF</b>
Allowable FAR	13,587.50 SF
Available FAR	278.53 SF

NO 18

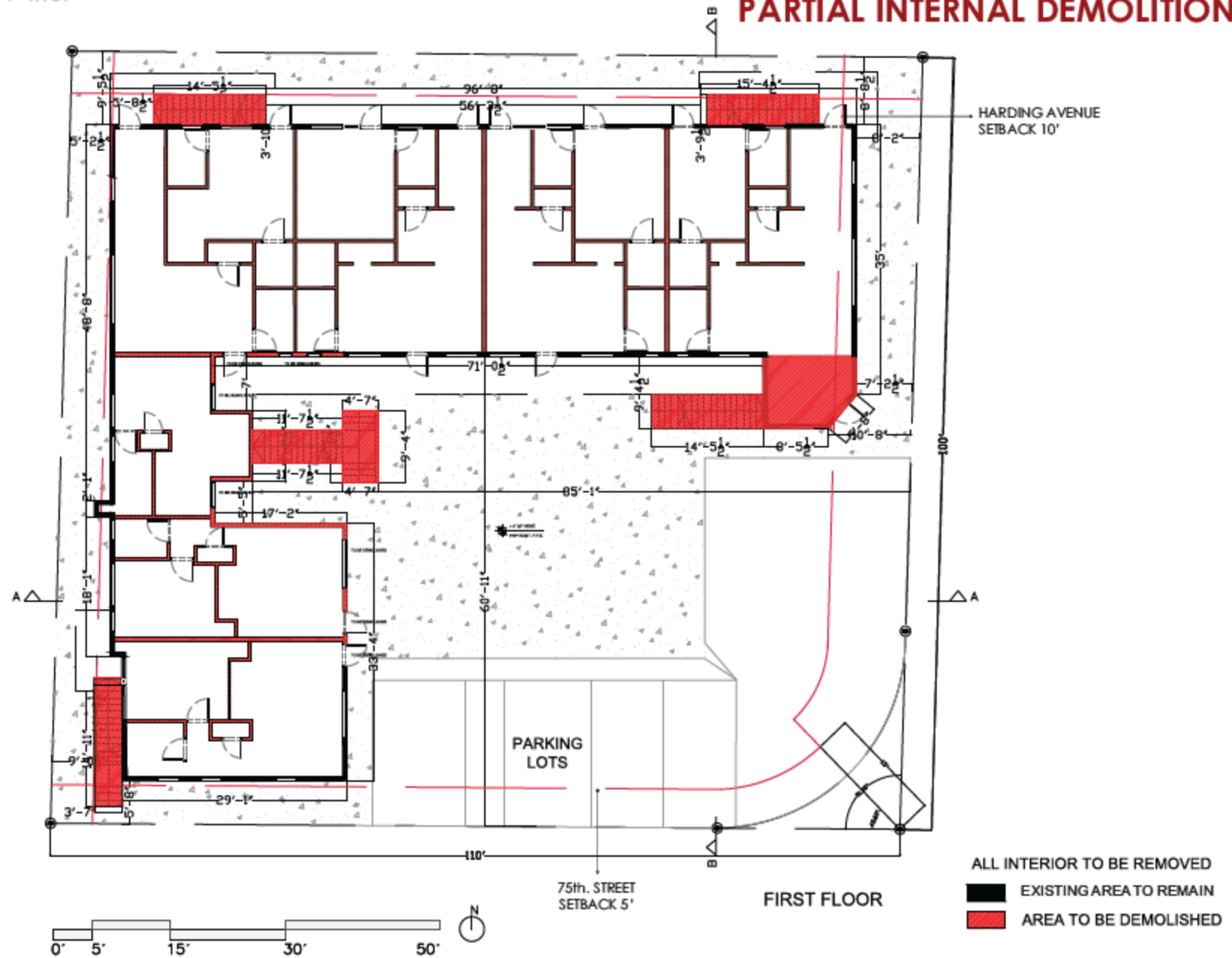
**RVARCHA INC.**  
ARCHITECTURE

110 SOUTH 75th ST  
MIAMI BEACH, FL 33141  
305.556.8888  
www.rvarch.com

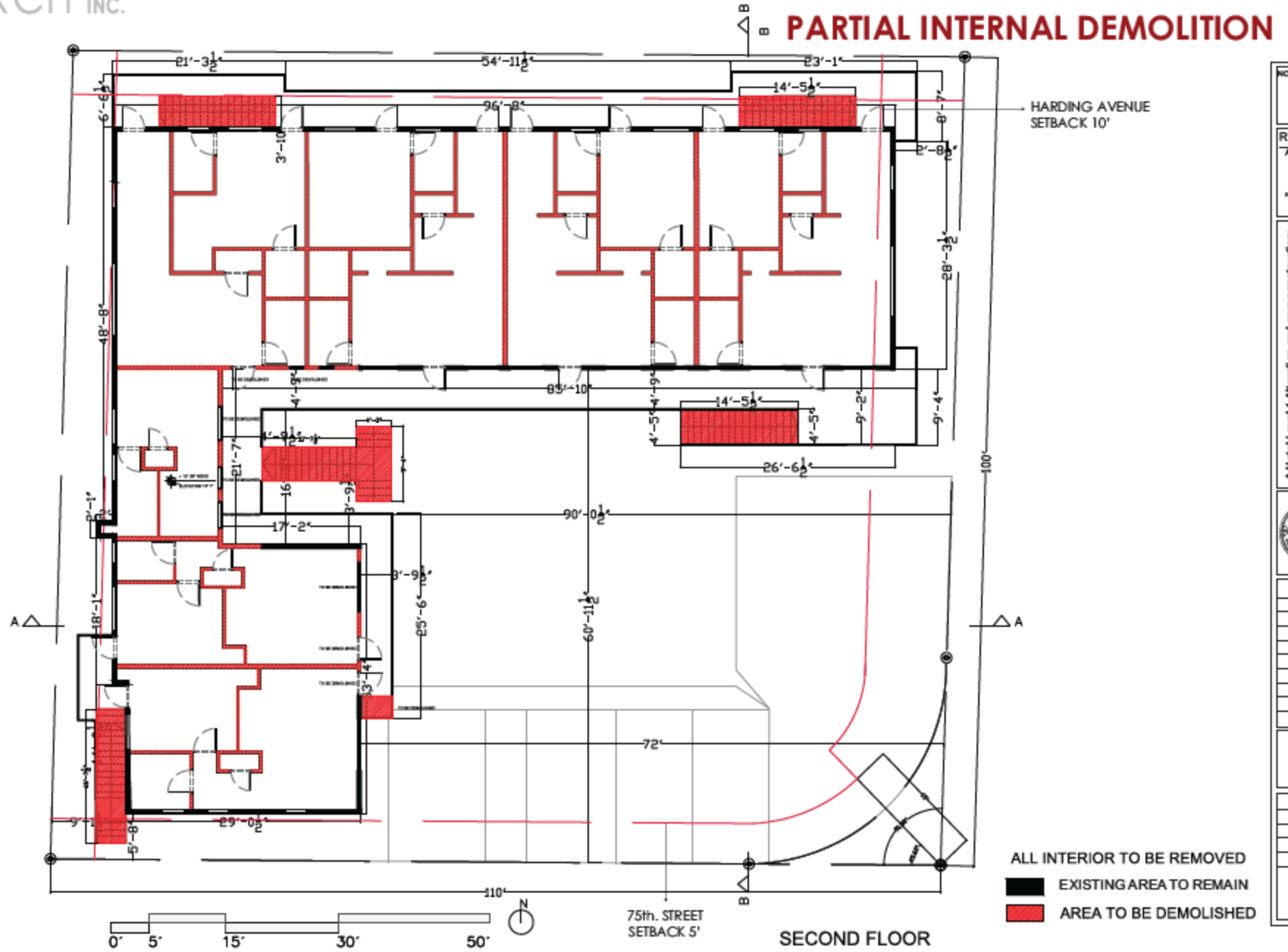
A Hotel Level 1 Alteration and new construction:  
Somerset Villas 7510 Harding Avenue  
Miami Beach, FL 33141



# PARTIAL INTERNAL DEMOLITION

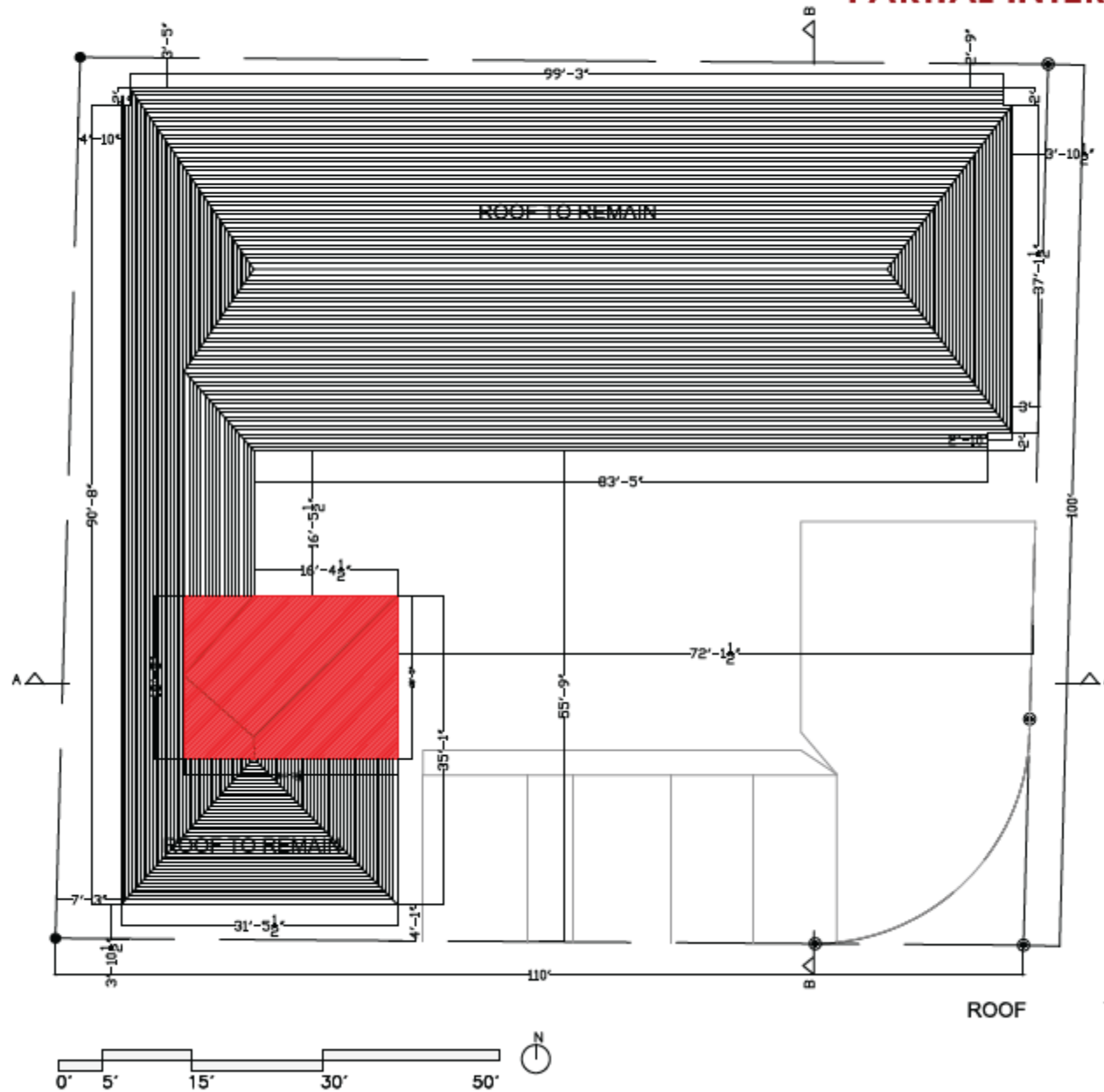






NOTE
RVARCHA INC ARCHITECTURE
100 MAIN STREET FOURTH FLOOR MIAMI BEACH, FL 33139 305.371.1111 rvarch@rvarch.com
A Hotel Level 1 Alteration and new construction: Sorrento Villas 7510 Harding Avenue Miami Beach, FL 33141


# PARTIAL INTERNAL DEMOLITION



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

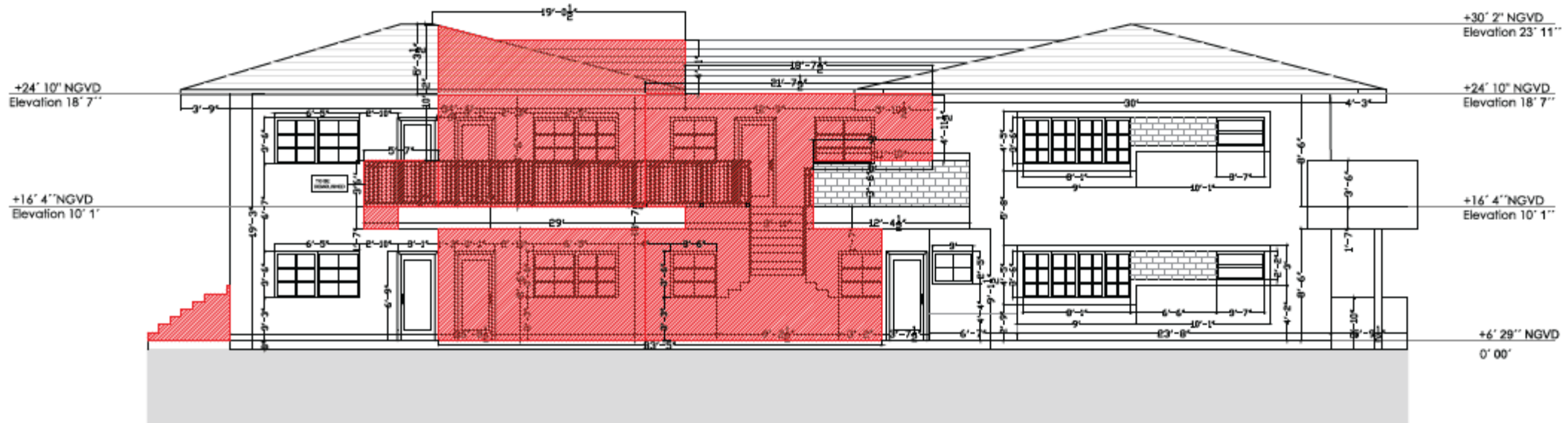
**NOTE**

**RVARCHA INC.**  
 ARCHITECTURE

180 NW 87th ST  
 FORT LAUDERDALE, FL 33304  
 (954) 884-8888  
 rvarcha@outlook.com

A Hotel Level 1 Alteration and new construction:  
 Soreto Villas 7610 Harding Avenue  
 Miami Beach, FL 33141

## PARTIAL INTERNAL DEMOLITION



EAST ELEVATION



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

NOTE

RVARCHA INC.  
ARCHITECTURE

100 SOUTH 79TH ST  
FOURTH FLOOR SUITE 1010  
MIAMI BEACH, FL 33141  
MIAMI@RVARCHA.COM

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









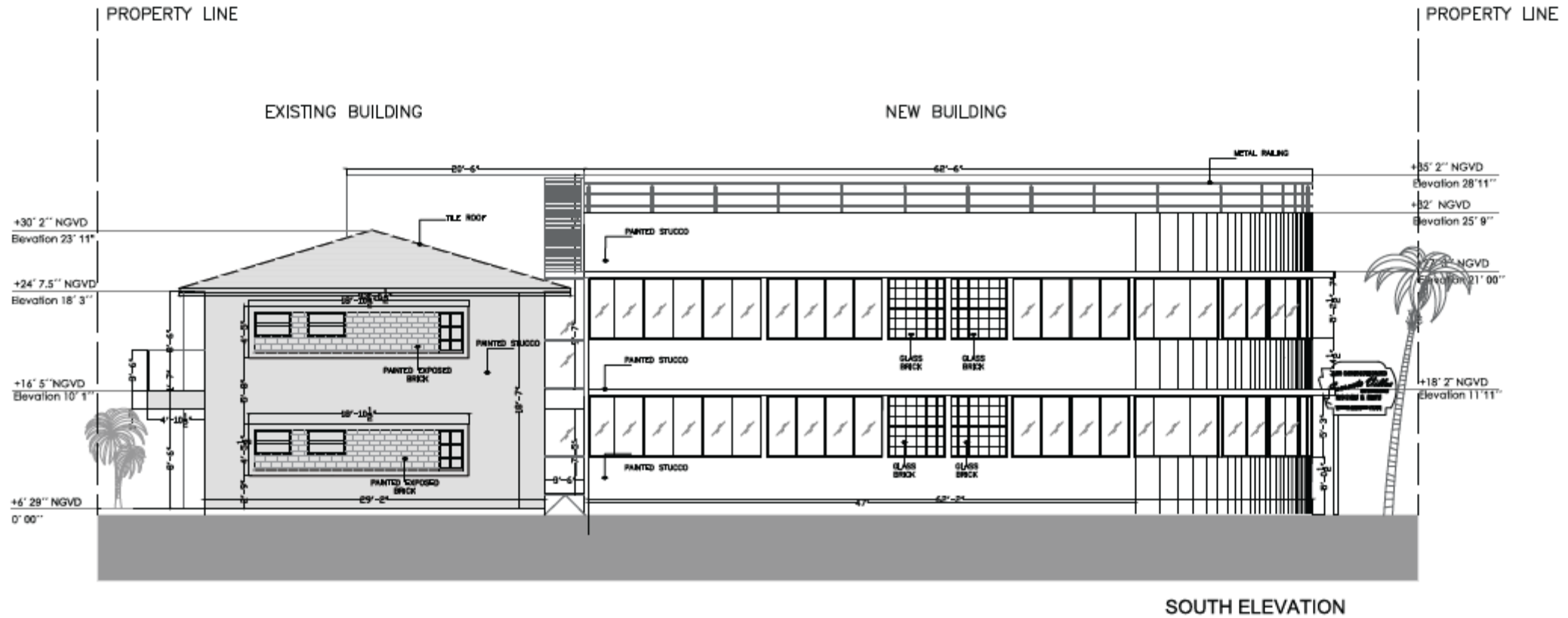


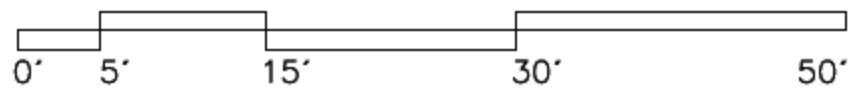
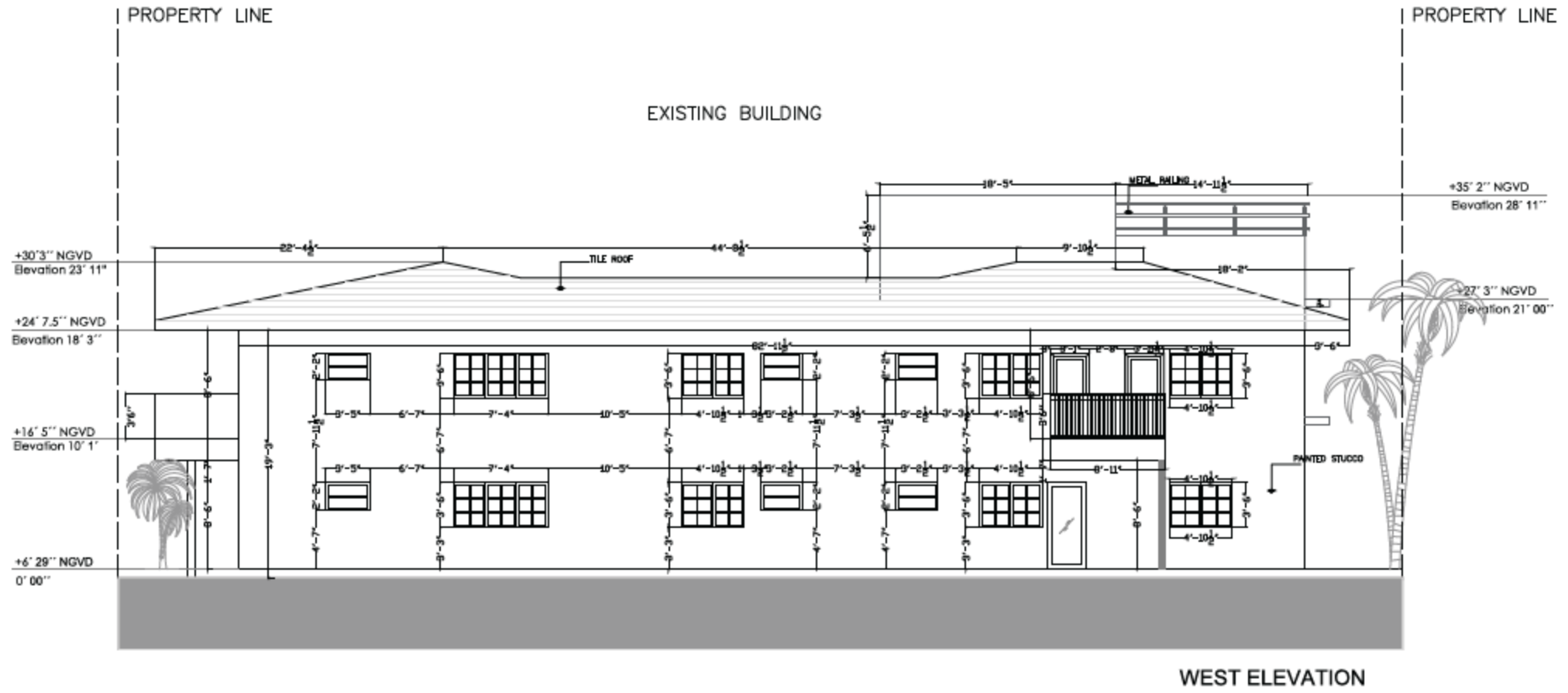












NOTE

**RVARCHA INC.**  
ARCHITECTURE

100 BRADLEY ST  
FOUR MILE CREEK  
MIAMI BEACH, FL 33139  
305.554.8888  
www.rvarch.com

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

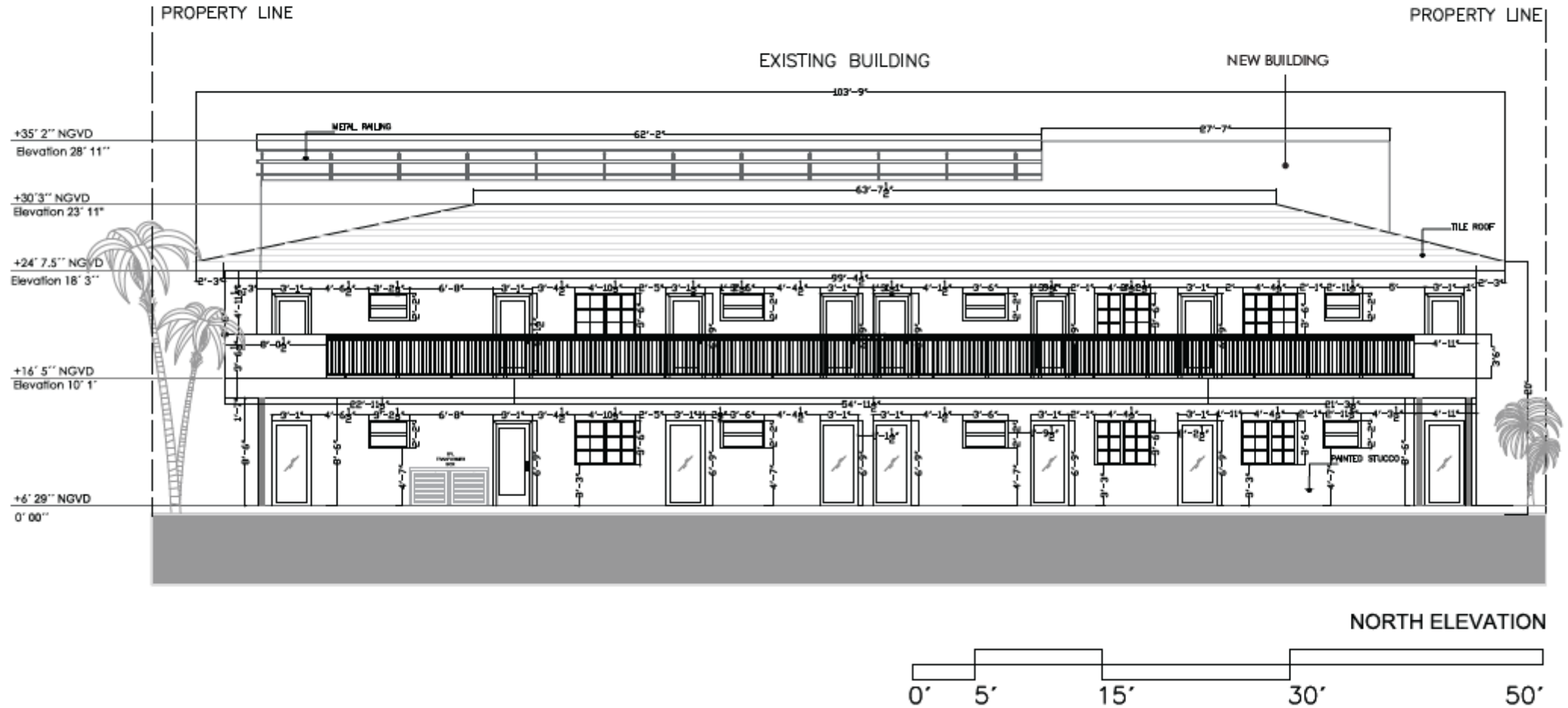


DATE: 08.02.2021

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

SCALE: AS SHOWN

DATE: 08.02.2021



NOTE

RVARCHA INC  
ARCHITECTURE

160 N.W. 85th ST  
SUITE 100, MIAMI BEACH, FL 33154  
305.541.8888  
rvarch@rvarch.com

A Hotel Level 1 Alteration and new construction:  
Sorrento Villas 7610 Harding Avenue  
Miami Beach, FL 33141



**New Windows  
Painted Aluminium**

**Metal Railing**

**Glass Railing**

**Painted Exposed  
Brick**

**EAST ELEVATION  
Tile Roof**



**Glass Brick**



**Painted Stucco**



**Existing Windows**



**New Plantations**

NOTE
<b>RVARCHA INC</b> ARCHITECTURE
180 NW 43rd Street P.O. Box 16800 Miami Beach, FL 33141 954-561-2222 rvarcha@rvarcha.com
A Hotel Level 1 Alteration and new construction: Sorrento Villas 7510 Harding Avenue Miami Beach, FL 33141










Sorrento roof top amenities



Sorrento Lobby



Sorrento 220 sf typical Suite



Sorrento Bathroom interior typical Suite

PROPOSED  EXISTING



NOTE
<b>RVARCHA INC</b> ARCHITECTURE
1100 N.W. 85th ST SUITE 100 MIAMI, FL 33154 305.441.0000 rvarch@rvarch.com
A Hotel Level 1 Alteration and new construction: Soreno Villas 7510 Harding Avenue Miami Beach, FL 33141


**SITE WITH PROPOSAL**



NOTE
RVARCHA INC ARCHITECTURE
1200 S.W. 15th St Miami Beach, FL 33134 305.688.8888 www.rvarch.com
A Hotel Level 1 Alteration and new construction: Soren to Villas 7510 Harding Avenue Miami Beach, FL 33141


## SITE WITH PROPOSAL



NOTE
RVARCHA INC ARCHITECTURE
100 S.W. 42ND ST CORAL GABLES, FL 33134 (305) 444-4444 rvarcha@rvarcha.com
A Hotel Level 1 Alteration and new construction: Sorenby Villas 7510 Harding Avenue Miami Beach, FL 33141
