

# 7418 HARDING AVE

7418 HARDING AVE | MIAMI BEACH | FL | 33141

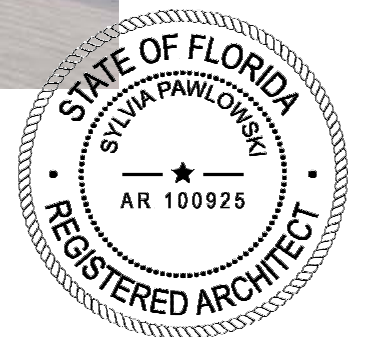
## FINAL SUBMITTAL

MARCH 7, 2022

FILE NO: HPB21-0498

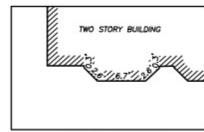
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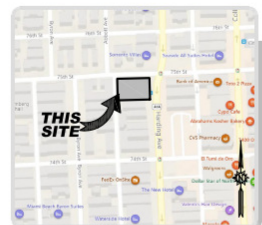
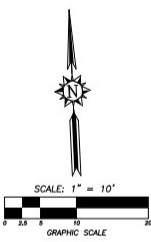
SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **7418 HARDING AVENUE, MIAMI BEACH, FL.**

- LEGEND:**
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
  - L.B. LICENSED BUSINESS
  - P.B. PLAT BOOK
  - P.G. PAGE
  - ID. IDENTIFICATION
  - PL. PLANTER
  - CHW. 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
  - CL CENTERLINE
  - WM WATER METER
  - CB CABLE TV BOX
  - EB ELECTRICAL CIRCUIT BREAKER
  - IP WOOD POWER POLE
  - EH ELECTRIC WATER HEATER
  - CLN CLEANOUT
  - TEB TELEPHONE BOX
  - BS BREAK IN SCALE
  - VIEW 1 VIEW 1
  - SE SURFACE ELEVATION

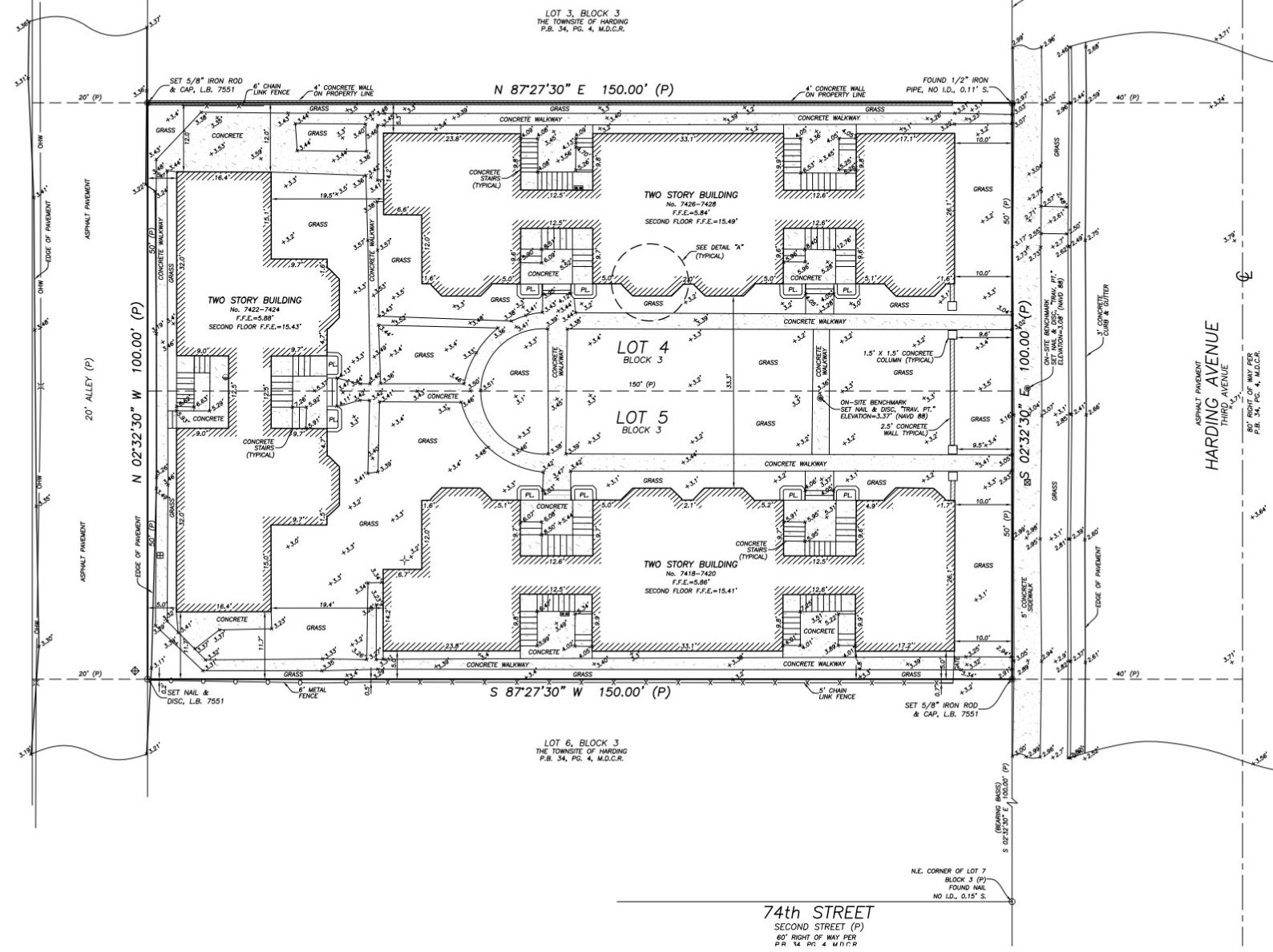


75th STREET  
FIRST STREET (P)  
APPARENT 50' RIGHT OF WAY

N.E. CORNER OF LOT 1  
BLOCK 3 (P)  
FOUND NAIL  
NO I.D., 0.15' N.



LOCATION MAP  
NOT TO SCALE



**LEGAL DESCRIPTION:**

LOTS 4 AND 5, BLOCK 3, TOWNSHIP 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 5J-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" E, ALONG THE WEST RIGHT OF WAY LINE OF HARDING AVENUE, AS SHOWN ON THE PLAT OF TOWNSHIP OF HARDING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
3. THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "TDOT PIN 29" 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=3.37'.
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 120851, 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.



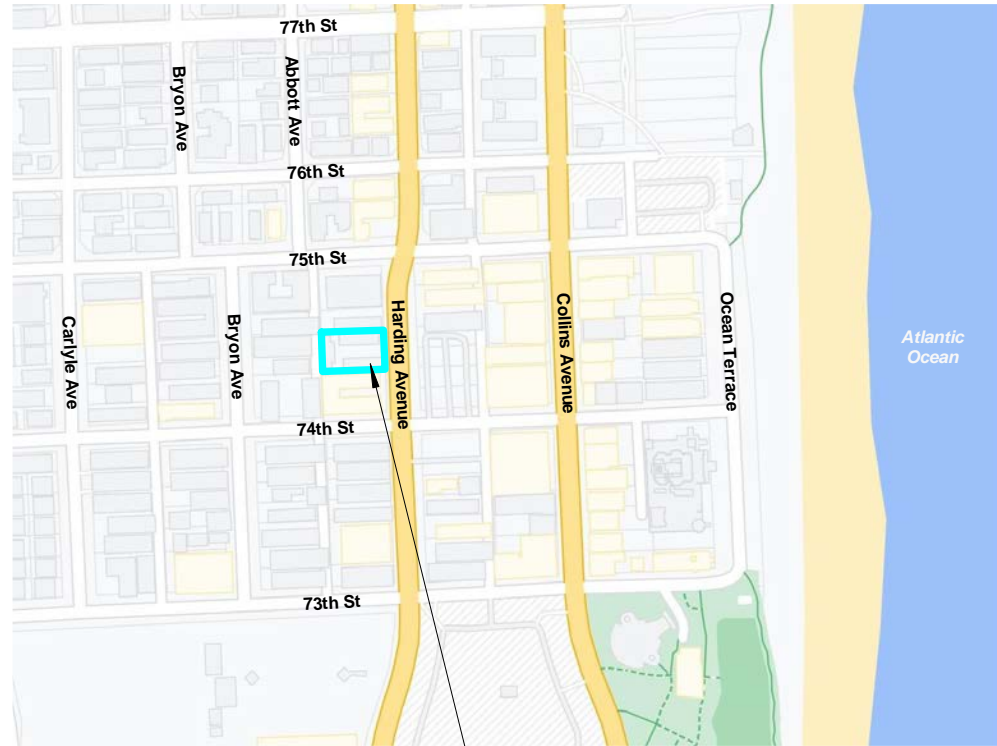
Digitally signed by  
Javier De La Rocha  
Date: 2022.02.10  
08:31:07 -05'00'

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. 661-314-0760 FAX NO. 661-314-0770  
**ECS**  
 LAND SURVEYORS, INC.  
 L.B. 7551  
 3400 FAIRLANE FARMS ROAD, SUITE B, WELLINGTON, FL 33414

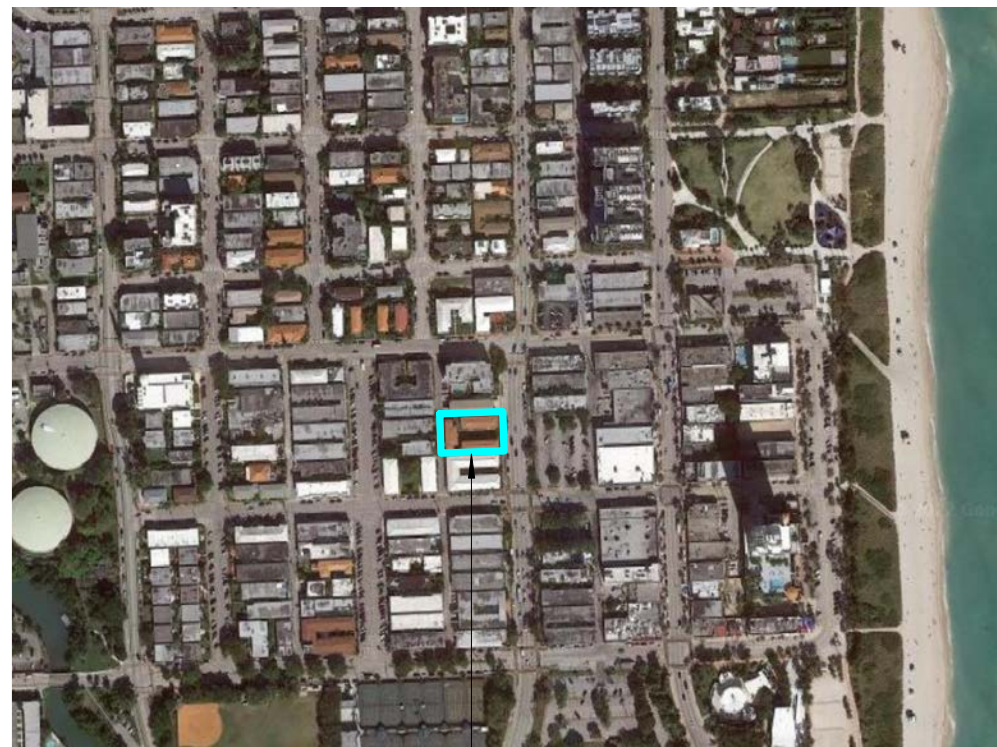
SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY  
 LOTS 4 AND 5, BLOCK 3  
 TOWNSHIP OF HARDING  
 PLAT BOOK 34, PAGE 4  
 MIAMI-DADE COUNTY, FLORIDA  
 7418 HARDING AVENUE MIAMI BEACH, FL 33141

CLIENT: 7418 HARDING AVE, LLC  
 DATE: 02/02/22  
 DRAWN BY: J.E.C.  
 CHK'D BY: J.D.L.R.  
 LAST FIELD DATE: 02/02/22  
 REVISIONS:  
 JOB NO.:  
**ECS2900**  
 SHEET NO.:  
 01 of 01



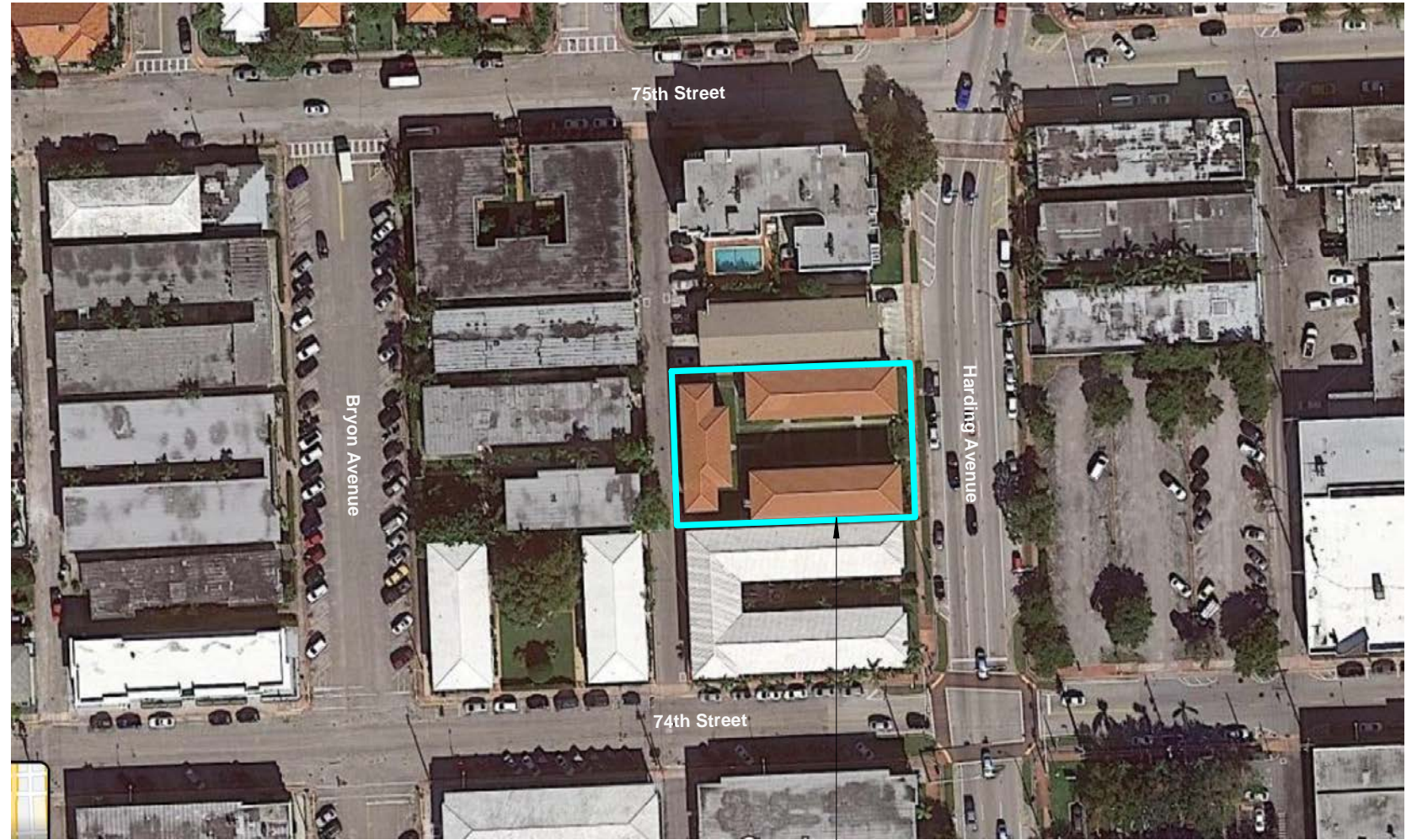
**SUBJECT LOCATION**  
7418 HARDING AVE  
MIAMI BEACH | FL | 33141

**LOCATION MAP**



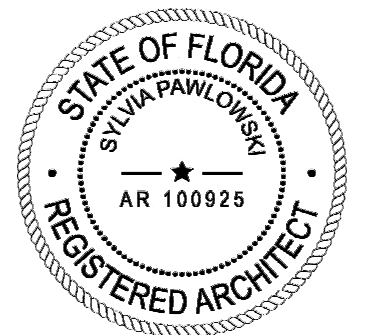
**SUBJECT LOCATION**  
7418 HARDING AVE  
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**AERIAL MAP**



**SUBJECT LOCATION**  
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**SITE AERIAL MAP**



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PROJECT

**HARDING**

DRAWING TITLE

**LOCATION & AERIAL MAPS**  
2021.12.06

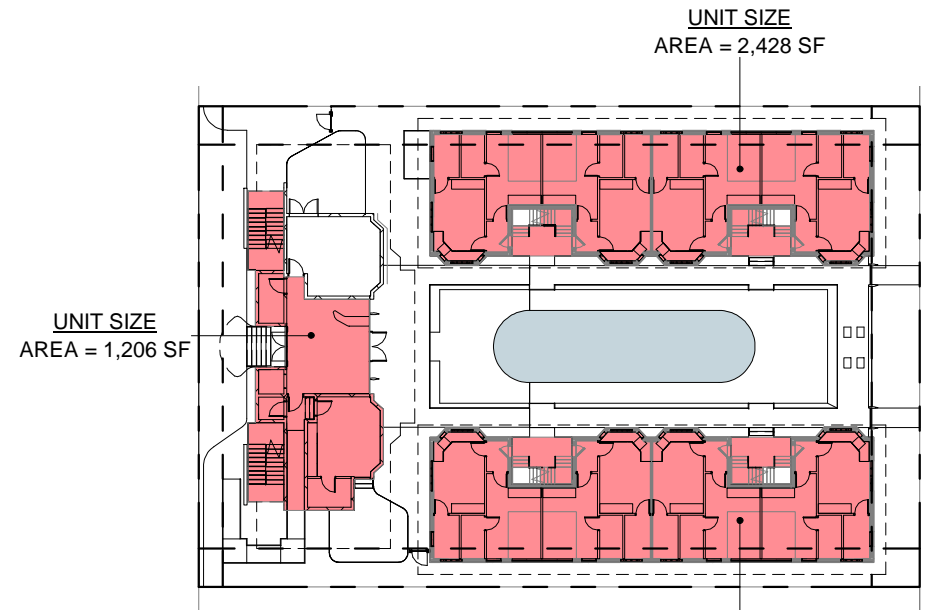
DRAWING #

**A-2**

1 1/2" = 1'-0"

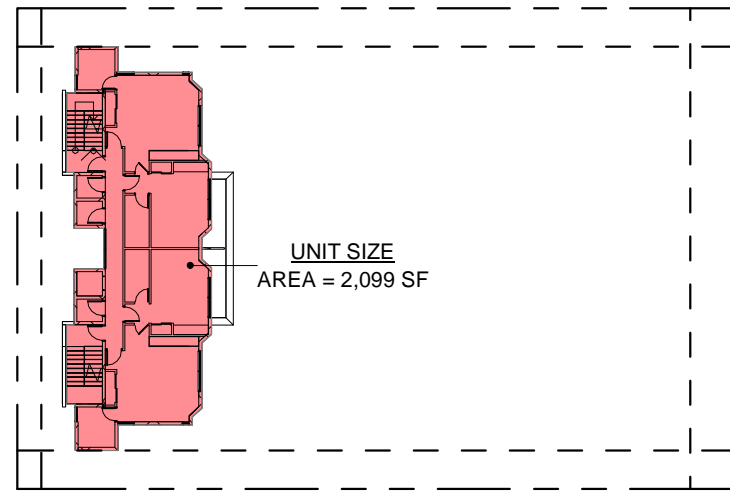
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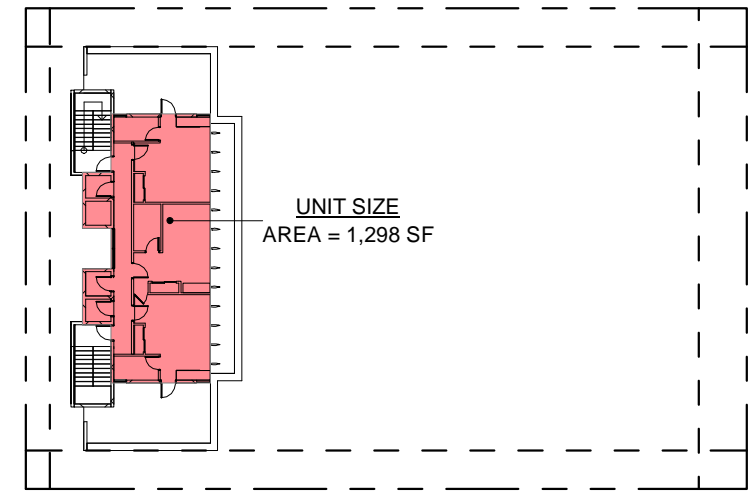
LEVEL 01 - FAR DIAGRAM

AREA = 2,428 SF  
UNIT SIZE



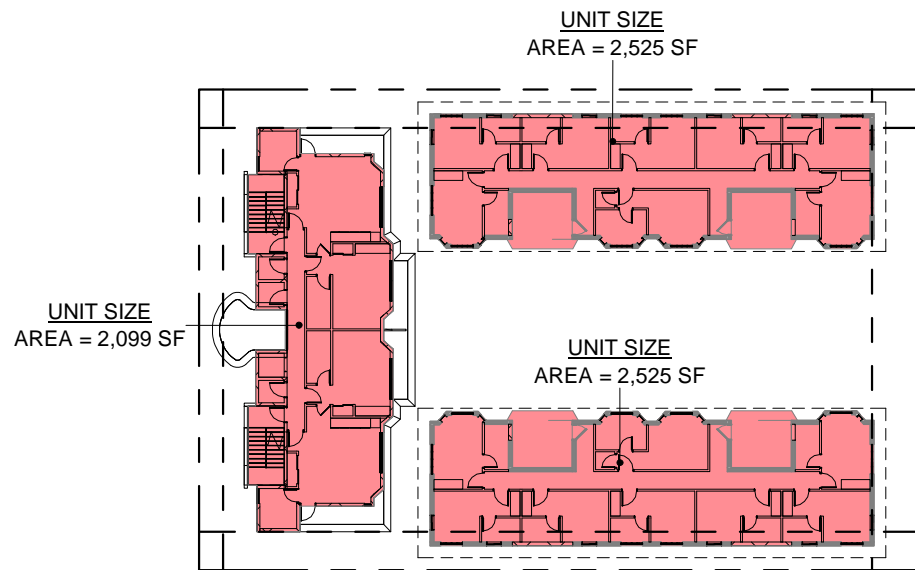
LEVEL 03 - FAR DIAGRAM

UNIT SIZE  
AREA = 2,099 SF



LEVEL 05 - FAR DIAGRAM

UNIT SIZE  
AREA = 1,298 SF

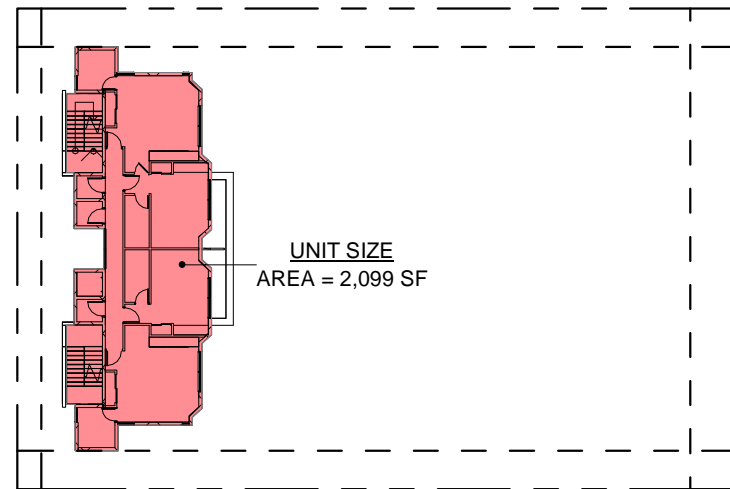


LEVEL 02 - FAR DIAGRAM

UNIT SIZE  
AREA = 2,525 SF

UNIT SIZE  
AREA = 2,099 SF

UNIT SIZE  
AREA = 2,525 SF



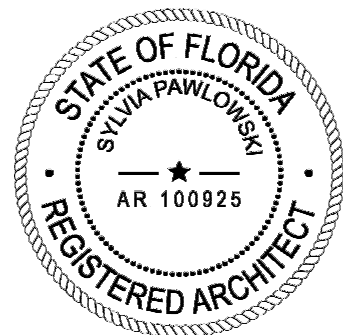
LEVEL 04 - FAR DIAGRAM

UNIT SIZE  
AREA = 2,099 SF

| FAR EXISTING BUILDING |                              |          |
|-----------------------|------------------------------|----------|
|                       | ALLOWED                      | PROPOSED |
| EX. GROUND FL         | 15,000 SF x 1.25 = 18,750 SF | 4,855 SF |
| LEVEL 02              | 15,000 SF x 1.25 = 18,750 SF | 5,049 SF |
|                       |                              | 9,905 SF |

| FAR NEW BUILDING |                              |          |
|------------------|------------------------------|----------|
|                  | ALLOWED                      | PROPOSED |
| EX. GROUND FL    | 15,000 SF x 1.25 = 18,750 SF | 1,206 SF |
| LEVEL 02         | 15,000 SF x 1.25 = 18,750 SF | 2,099 SF |
| LEVEL 03         | 15,000 SF x 1.25 = 18,750 SF | 2,099 SF |
| LEVEL 04         | 15,000 SF x 1.25 = 18,750 SF | 2,099 SF |
| LEVEL 05         | 15,000 SF x 1.25 = 18,750 SF | 1,298 SF |
|                  |                              | 8,800 SF |

| FAR TOTAL     |                              |           |
|---------------|------------------------------|-----------|
|               | ALLOWED                      | PROPOSED  |
| EX. GROUND FL | 15,000 SF x 1.25 = 18,750 SF | 6,061 SF  |
| LEVEL 02      | 15,000 SF x 1.25 = 18,750 SF | 7,148 SF  |
| LEVEL 03      | 15,000 SF x 1.25 = 18,750 SF | 2,099 SF  |
| LEVEL 04      | 15,000 SF x 1.25 = 18,750 SF | 2,099 SF  |
| LEVEL 05      | 15,000 SF x 1.25 = 18,750 SF | 1,298 SF  |
|               |                              | 18,705 SF |



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**HARDING**

FAR DIAGRAM  
2021.12.06

1" = 40'-0"

2109

**A-4**



01



02



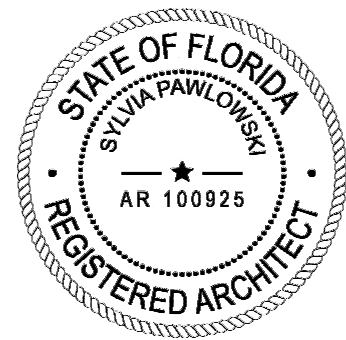
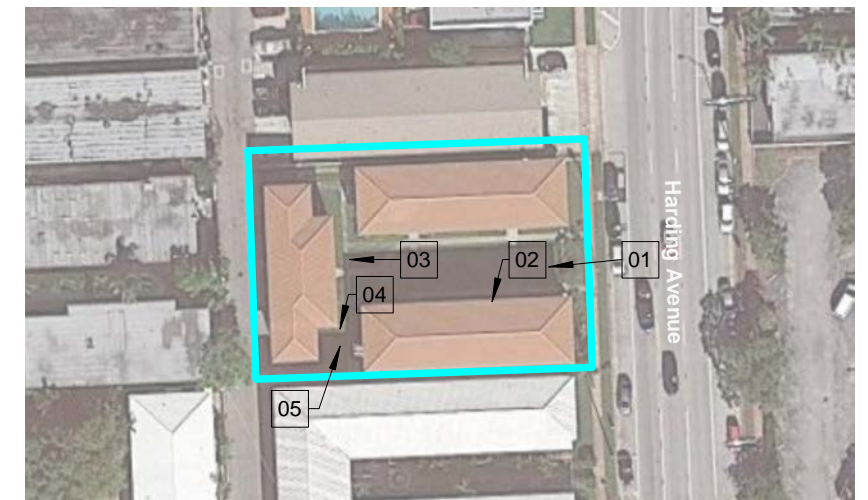
03



04



05



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**HARDING**

**SITE PHOTOS**  
2021.12.06

3/4" = 1'-0"

2109

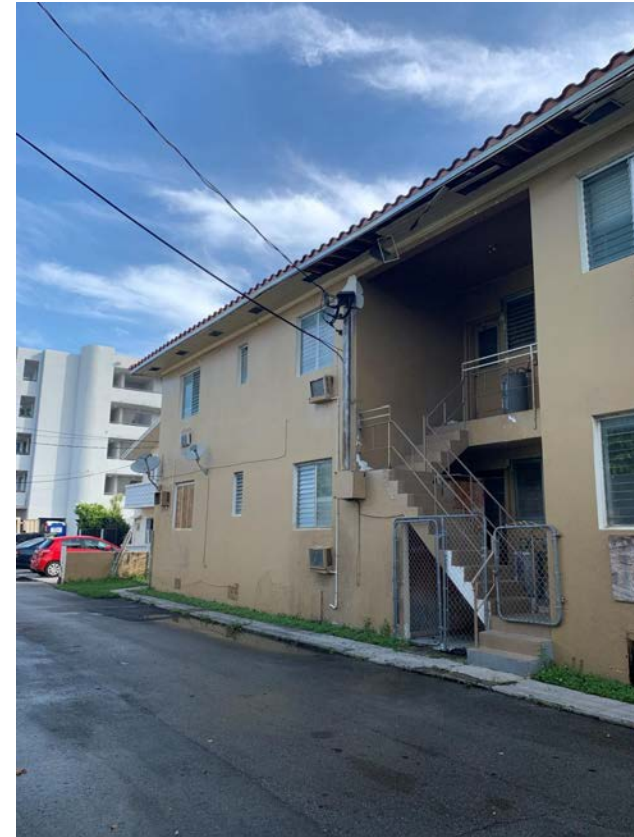
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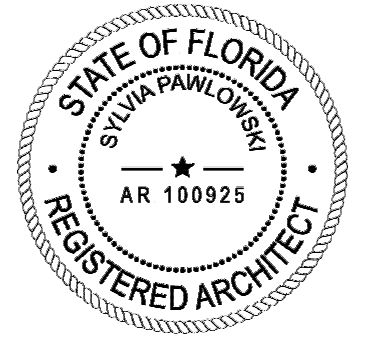
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07



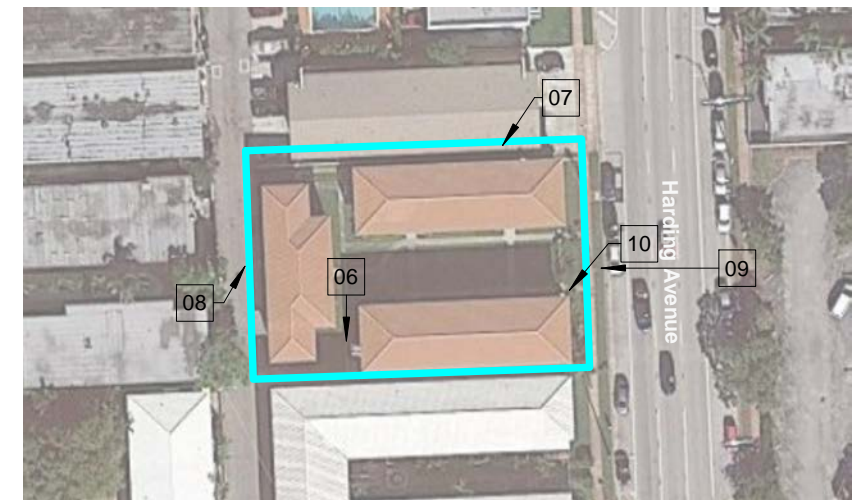
08



09



10



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**SITE PHOTOS**  
2021.12.06

3/4" = 1'-0"

DRAWING #

**A-6**

2109



11



12



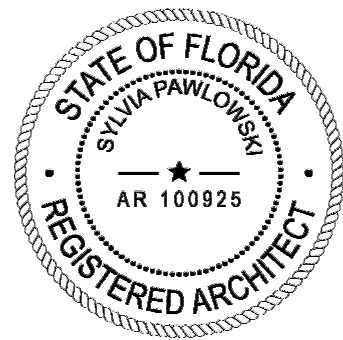
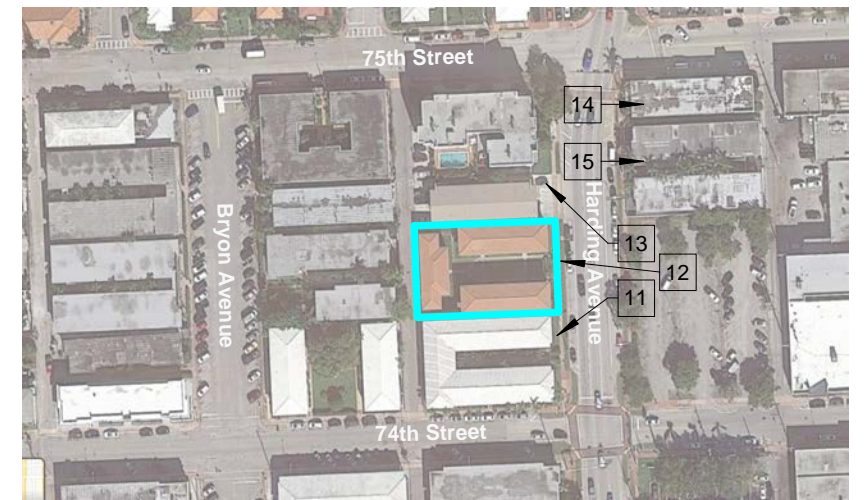
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15



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**CONTEXT PHOTOS**

2021.12.06

3/4" = 1'-0"

DRAWING #

**A-7**

2109





16



17



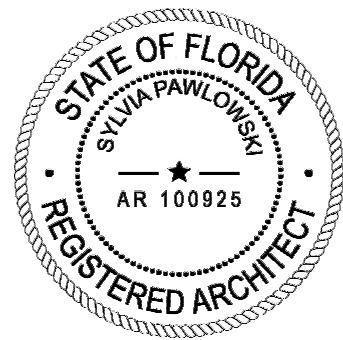
18



19



20



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DRAWING TITLE

**CONTEXT PHOTOS**

2021.12.06

3/4" = 1'-0"

DRAWING #

**A-8**

2109



21



22



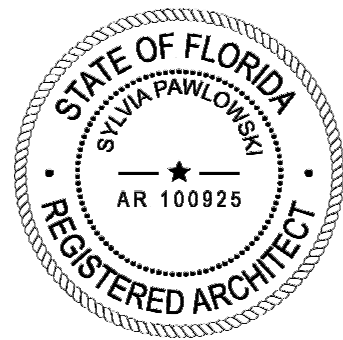
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24



25



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DRAWING TITLE

**CONTEXT PHOTOS**

2021.12.06

3/4" = 1'-0"

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**A-9**

2109



01 - RESIDENTIAL BUILDING



02 - RESIDENTIAL BUILDING



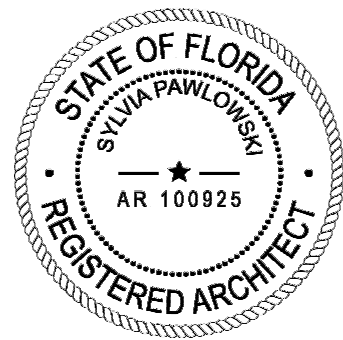
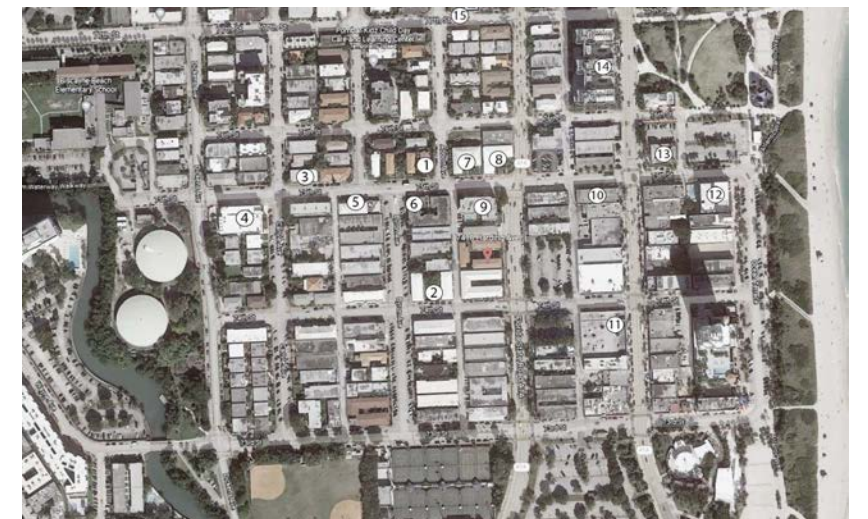
03 - RESIDENTIAL BUILDING



04 - TEMPLE MENORAH



05 - RESIDENTIAL BUILDING



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DRAWING TITLE

**SURROUNDING DISTRICT PHOTOS**  
2021.12.06 2109

DRAWING #

**A-10**



06 - RESIDENTIAL BUILDING



07 - RESIDENTIAL BUILDING



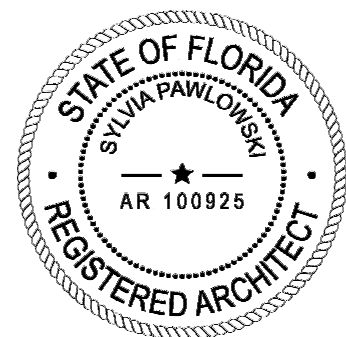
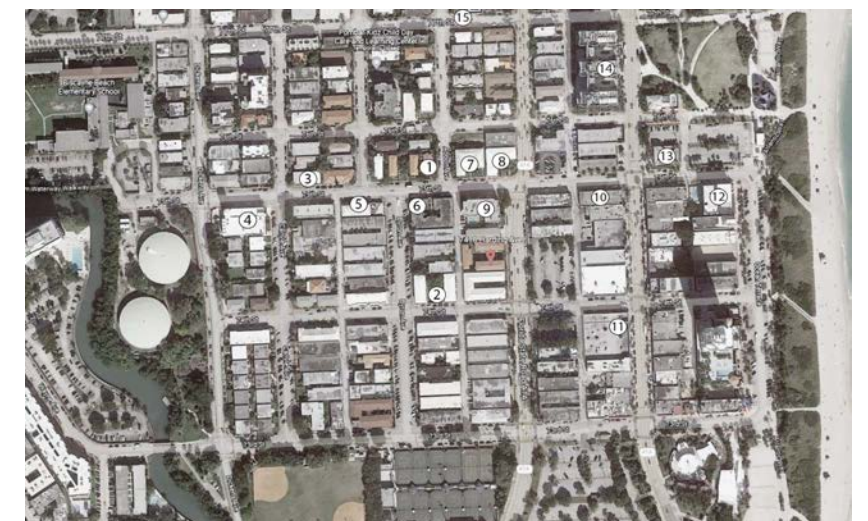
08 - RESIDENTIAL BUILDING



09 - RESIDENTIAL BUILDING



10 - BANK OF AMERICA



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**HARDING**

DRAWING TITLE

**SURROUNDING DISTRICT PHOTOS**  
2021.12.06

DRAWING #

**A-11**



11 - WALGREENS



12 - THE BROADMORE HOTEL



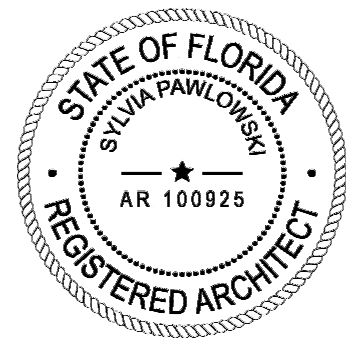
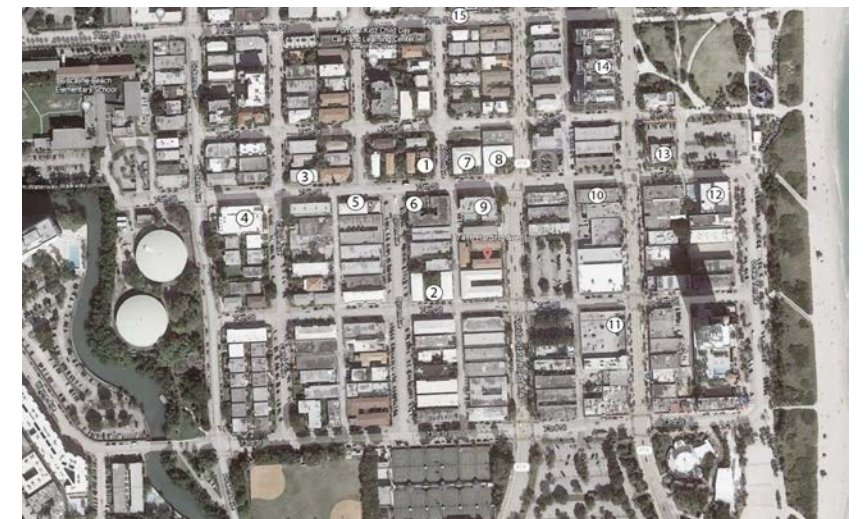
13 - PUBLIC LIBRARY



14 - RESIDENTIAL BUILDING



15 - RESIDENTIAL BUILDING



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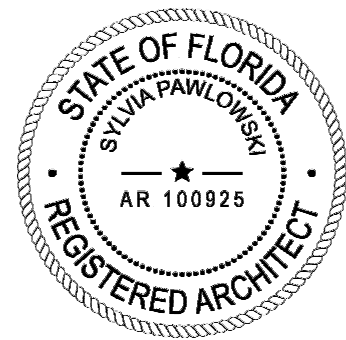
**HARDING**

DRAWING TITLE

**SURROUNDING DISTRICT PHOTOS**  
2021.12.06

DRAWING #

**A-12**



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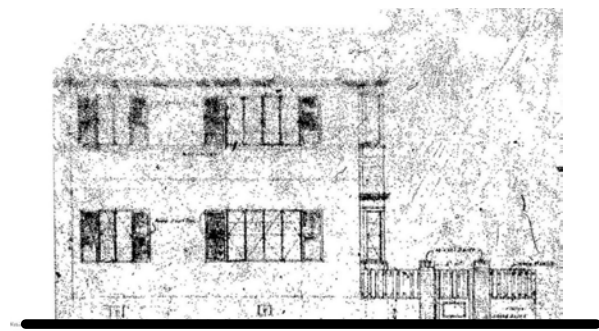
**ARCHIVE PHOTOS**

2021.12.06

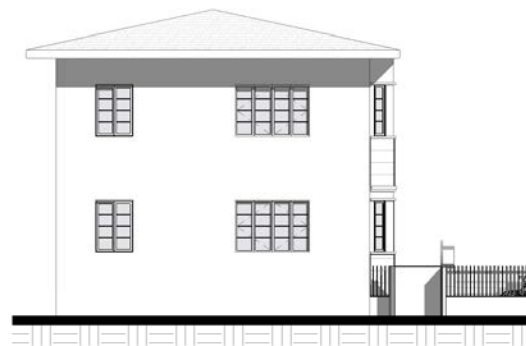
1" = 100'-0"

2109

**A-13**



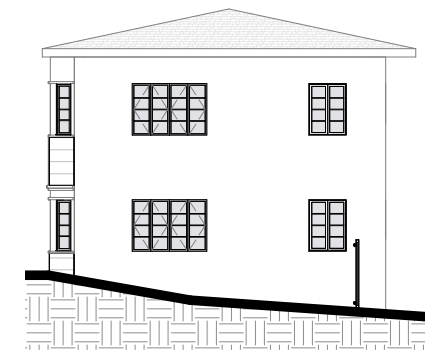
HISTORIC WEST ELEVATION



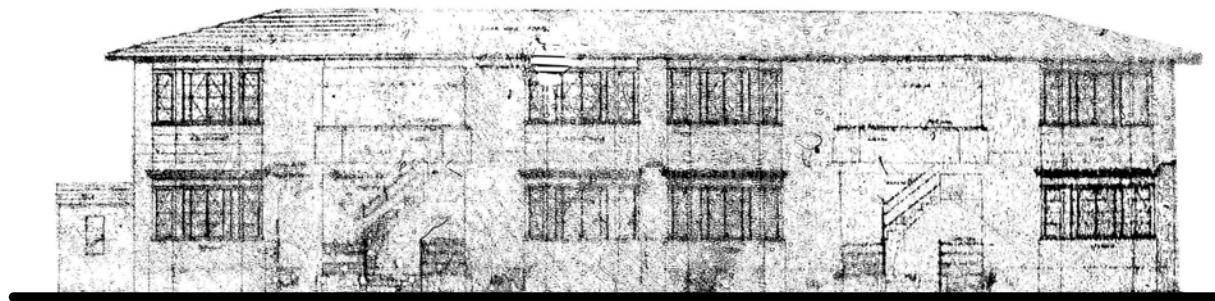
PROPOSED WEST ELEVATION



HISTORIC EAST ELEVATION



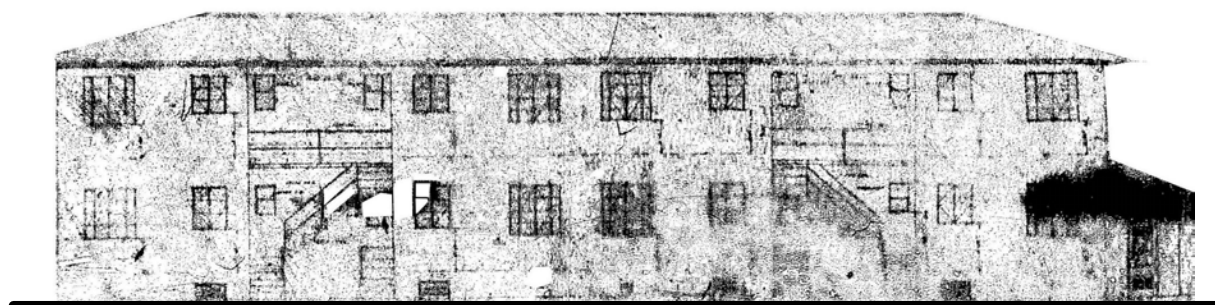
PROPOSED EAST ELEVATION



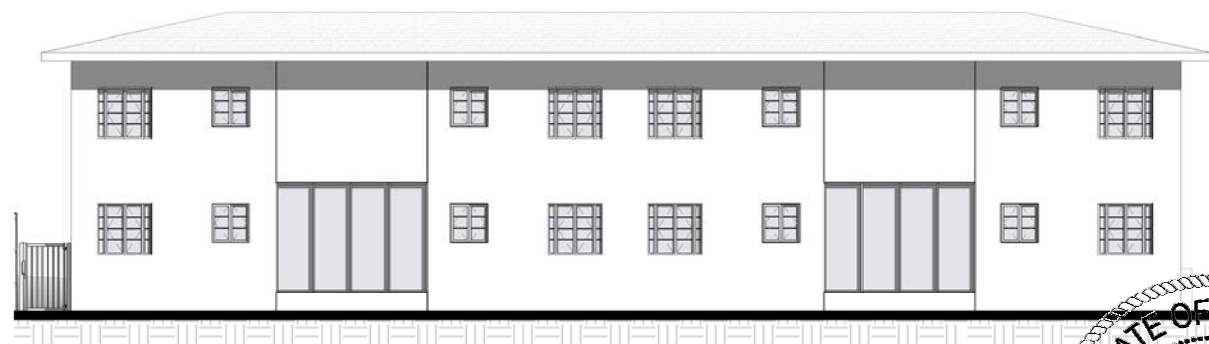
HISTORIC NORTH ELEVATION



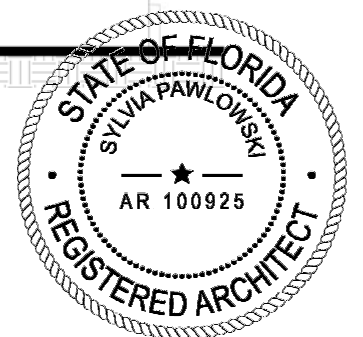
PROPOSED NORTH ELEVATION



HISTORIC SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



ARCHITECT

MTR MGMT  
212 NE 73<sup>RD</sup> ST | MIAMI FL | 33150  
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CONSULTANT



OWNER

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7418 HARDING AVE | MIAMI BEACH | FL | 33141

PROJECT

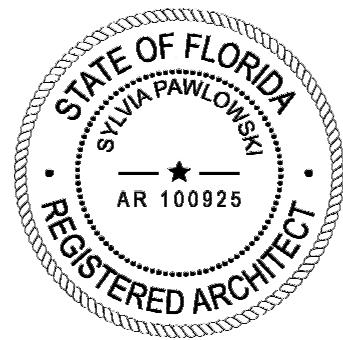
**HARDING**

DRAWING TITLE

**HISTORICAL ELEV. COMPARISON**  
2021.12.06 1/16" = 1'-0" 2109

DRAWING #

**A-14**



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

MTTR MGMT  
212 NE 73<sup>RD</sup> ST | MIAMI FL | 33150  
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--  
7418 HARDING AVE | MIAMI BEACH | FL | 33141

**HARDING**

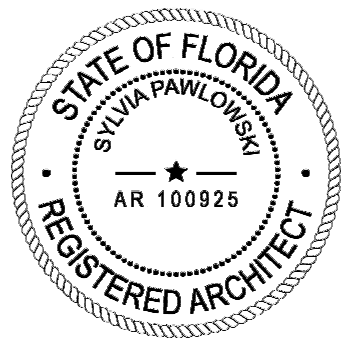
**RENDERS**  
2021.12.06

12" = 1'-0"

2109

**A-15**





ARCHITECT

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PROJECT

DRAWING TITLE

DRAWING #

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212 NE 73<sup>RD</sup> ST | MIAMI FL | 33150  
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--  
7418 HARDING AVE | MIAMI BEACH | FL | 33141

**HARDING**

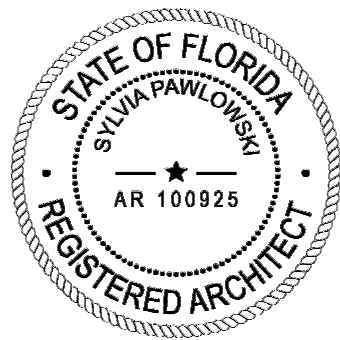
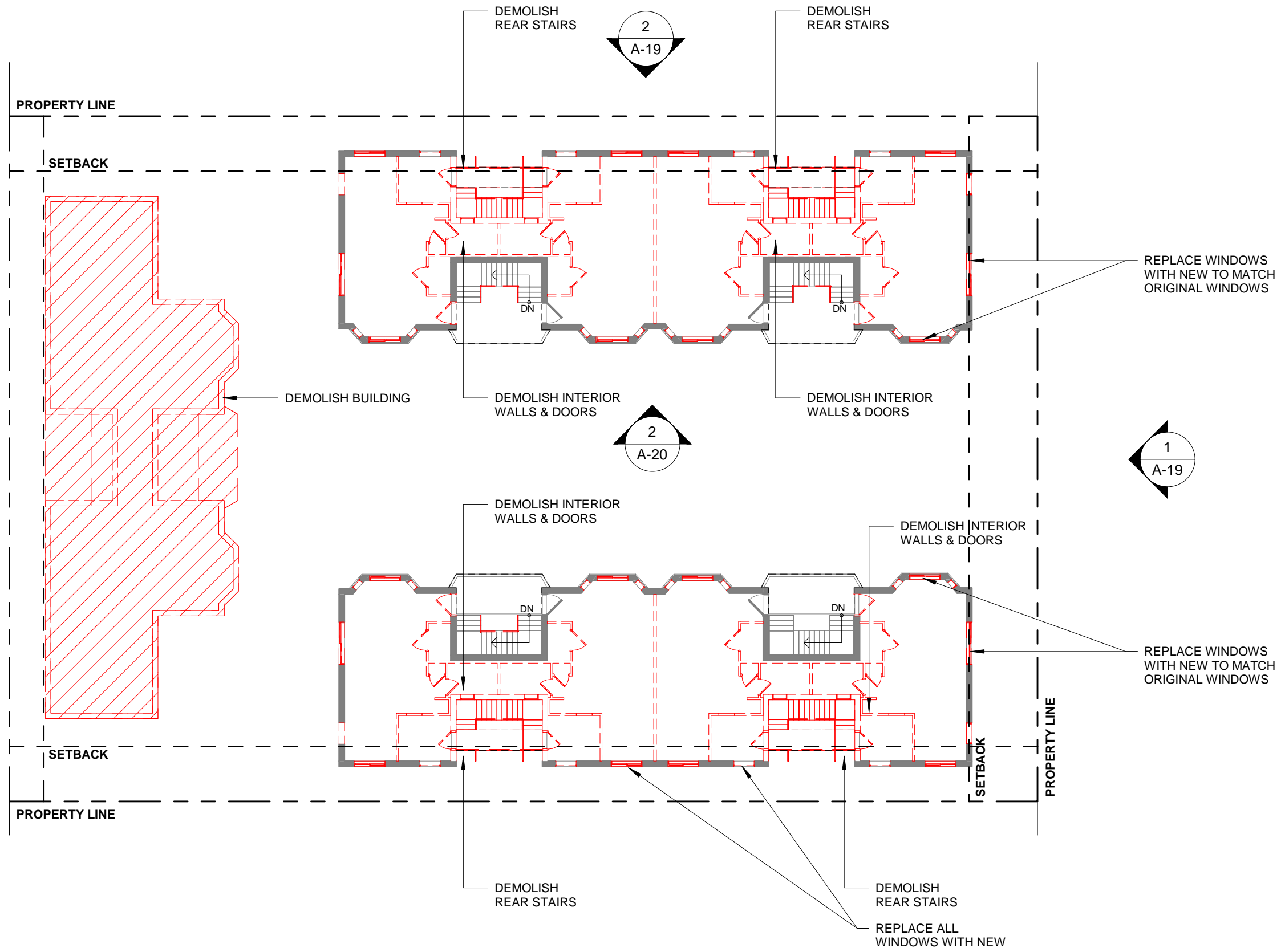
**RENDERS**  
2021.12.06

12" = 1'-0"

2109

**A-16**





ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #

MTTR MGMT  
212 NE 73<sup>RD</sup> ST | MIAMI FL | 33150  
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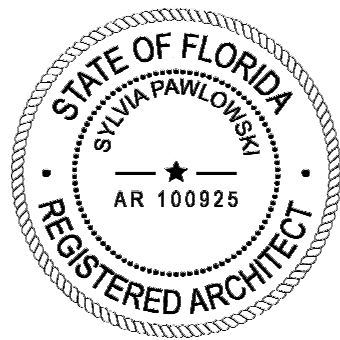
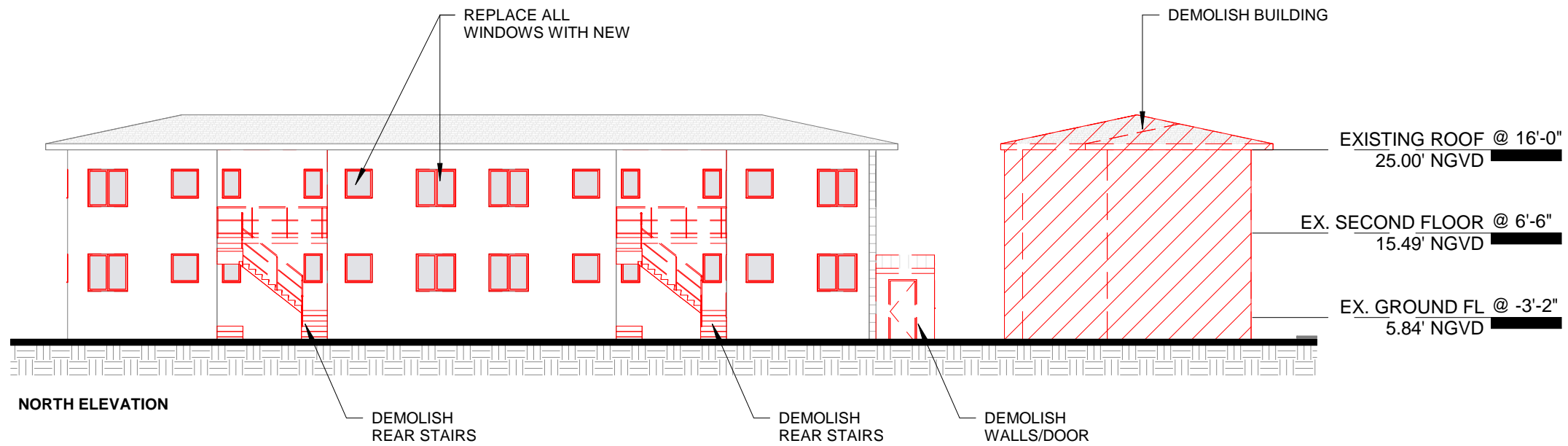
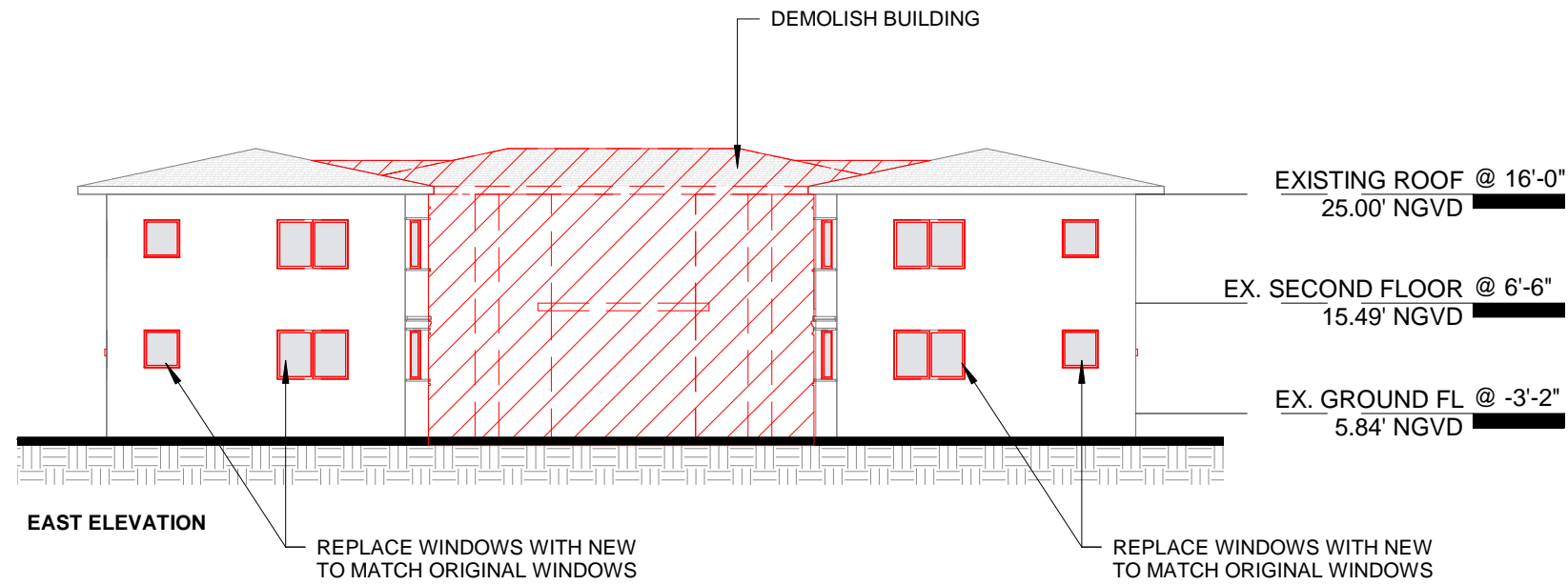
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7418 HARDING AVE | MIAMI BEACH | FL | 33141

**HARDING**

**DEMOLITION LEVEL 02**  
2021.12.06 1/16" = 1'-0"

2109

**A-18**



ARCHITECT

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PROJECT

DRAWING TITLE

DRAWING #

MTRR MGMT  
212 NE 73<sup>RD</sup> ST | MIAMI FL | 33150  
www.ma77er.com



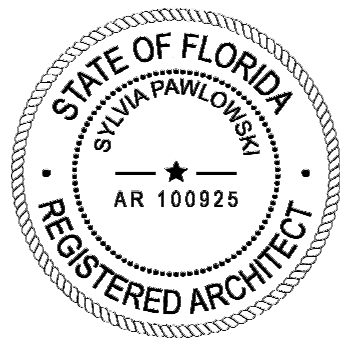
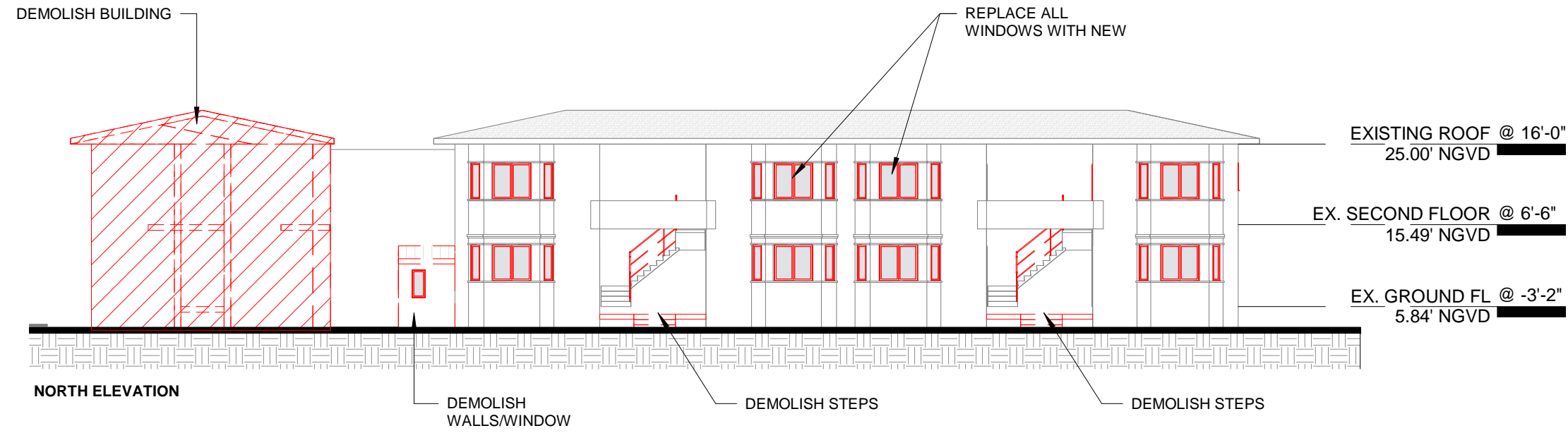
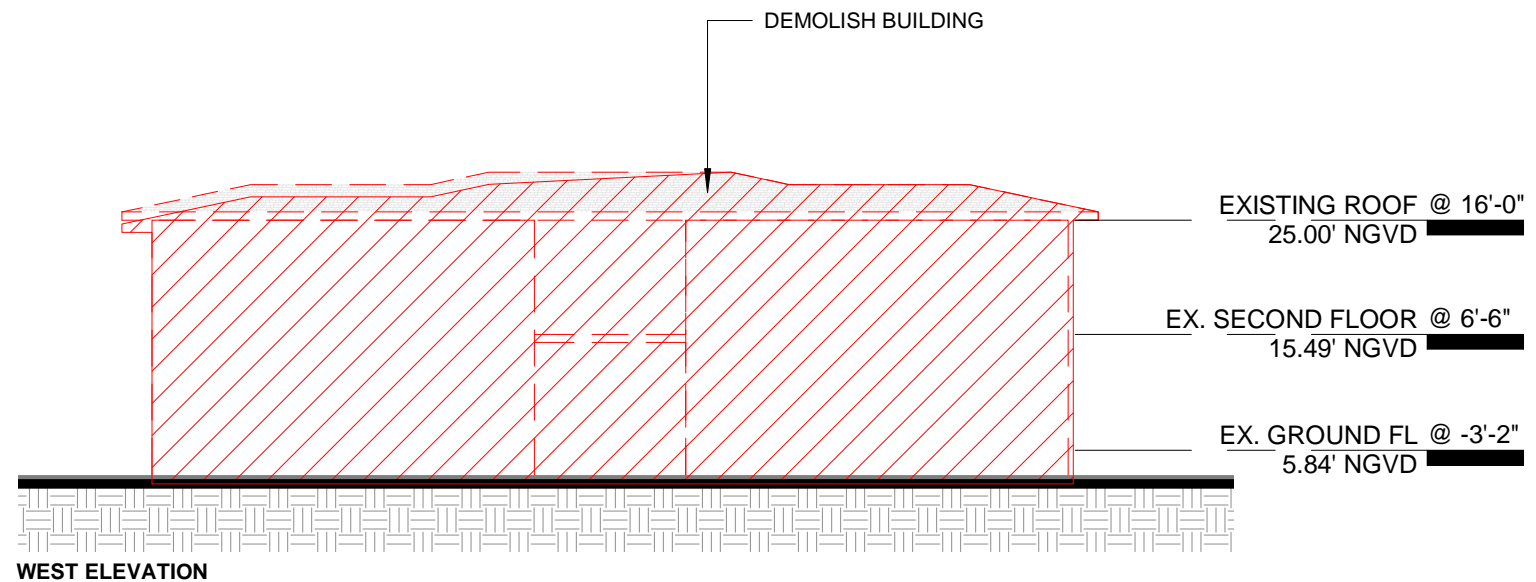
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7418 HARDING AVE | MIAMI BEACH | FL | 33141

**HARDING**

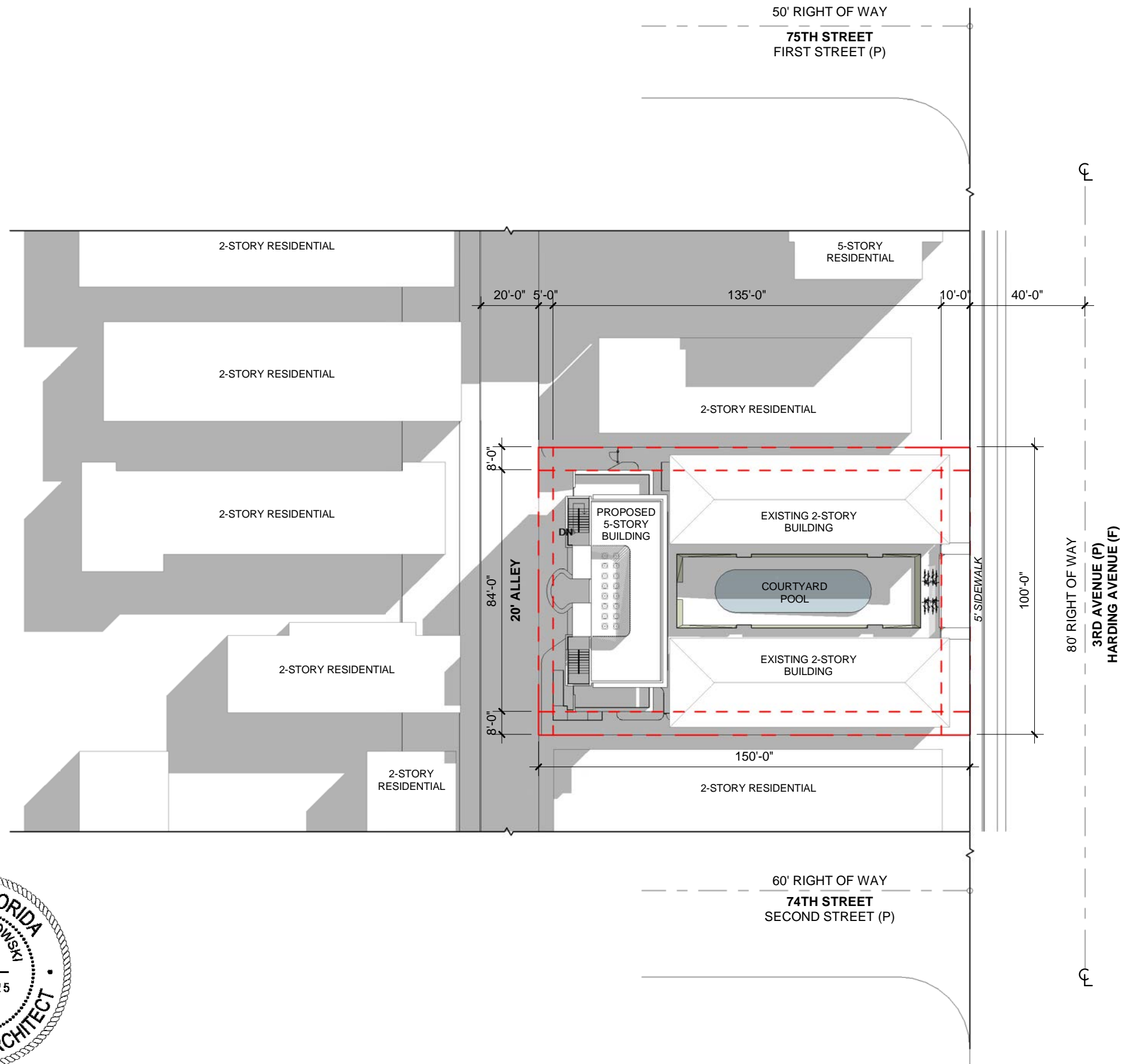
**DEMOLITION ELEVATIONS**  
2021.12.06 1/16" = 1'-0"

2109

**A-19**

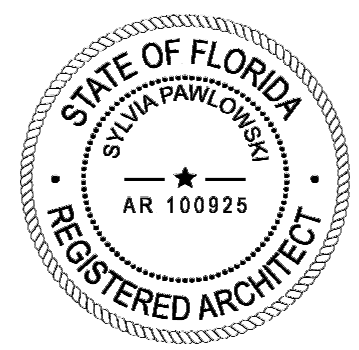
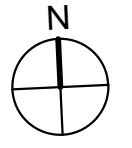


| ARCHITECT  | CONSULTANT | OWNER   | PROJECT        | DRAWING TITLE   | DRAWING #   |
|--|------------|---|----------------|---|-------------|
| MTRR MGMT<br>212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150<br>www.ma77er.com |            | --<br>7418 HARDING AVE   MIAMI BEACH   FL   33141 | <b>HARDING</b> | <b>DEMOLITION ELEVATIONS</b><br>2021.12.06      1/16" = 1'-0"      2109 | <b>A-20</b> |

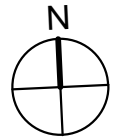
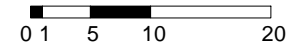
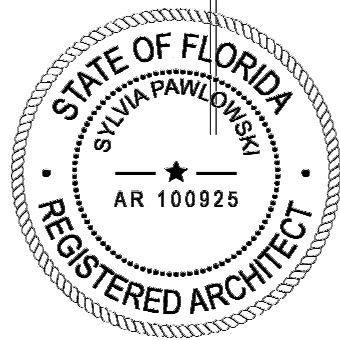
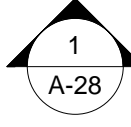
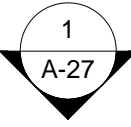
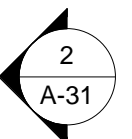
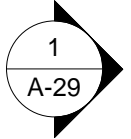
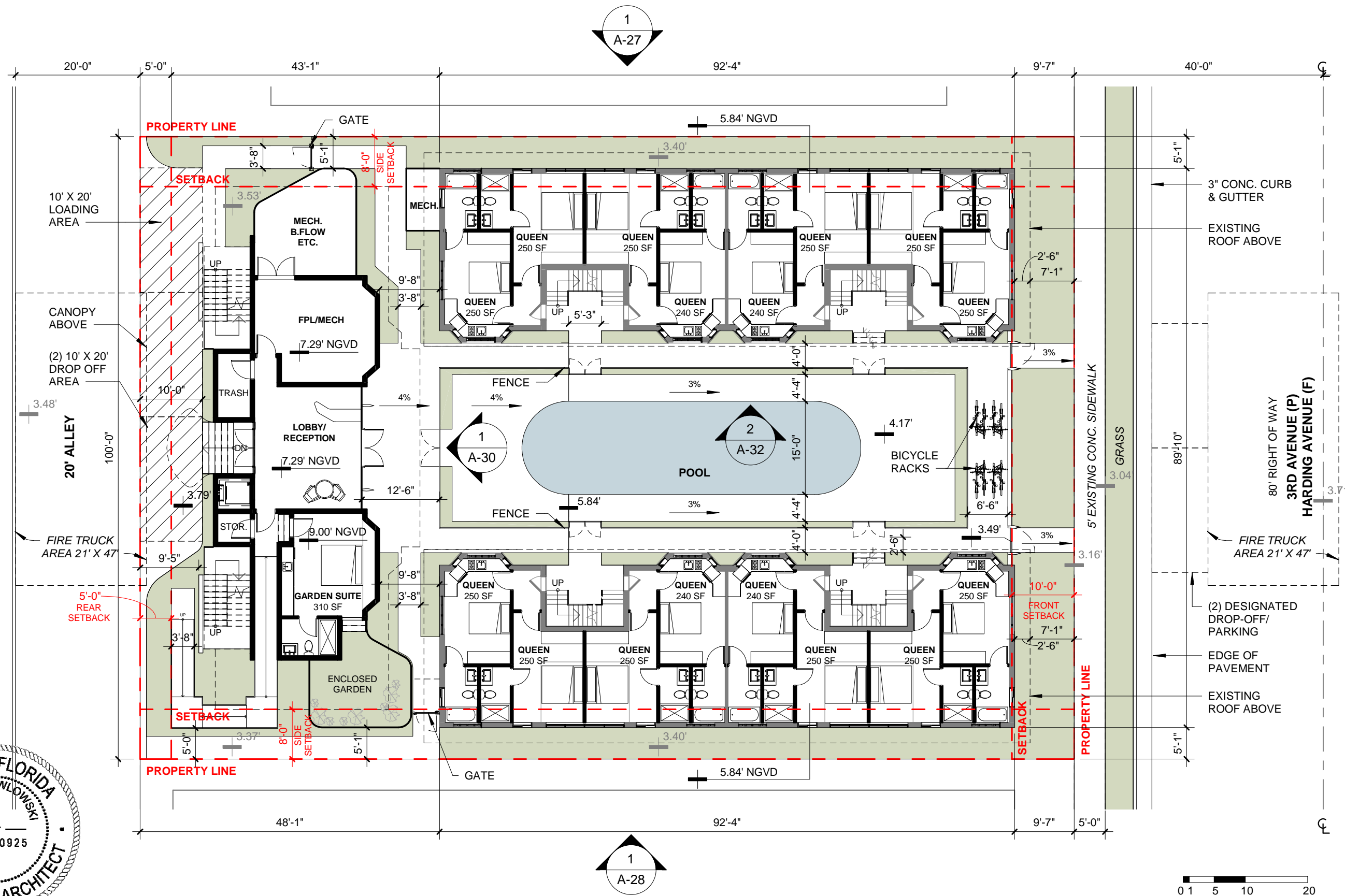


EXISTING FIRE HYDRANT LOCATION 2:  
148' AWAY FROM SITE

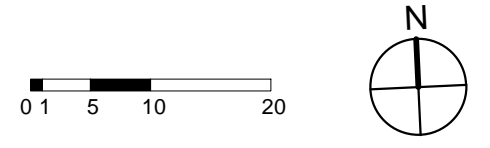
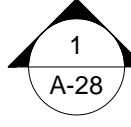
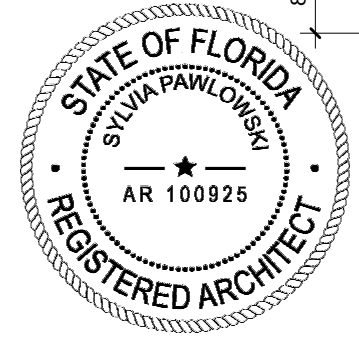
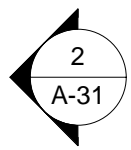
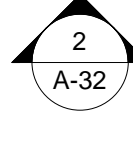
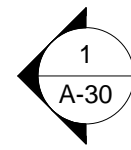
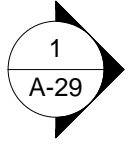
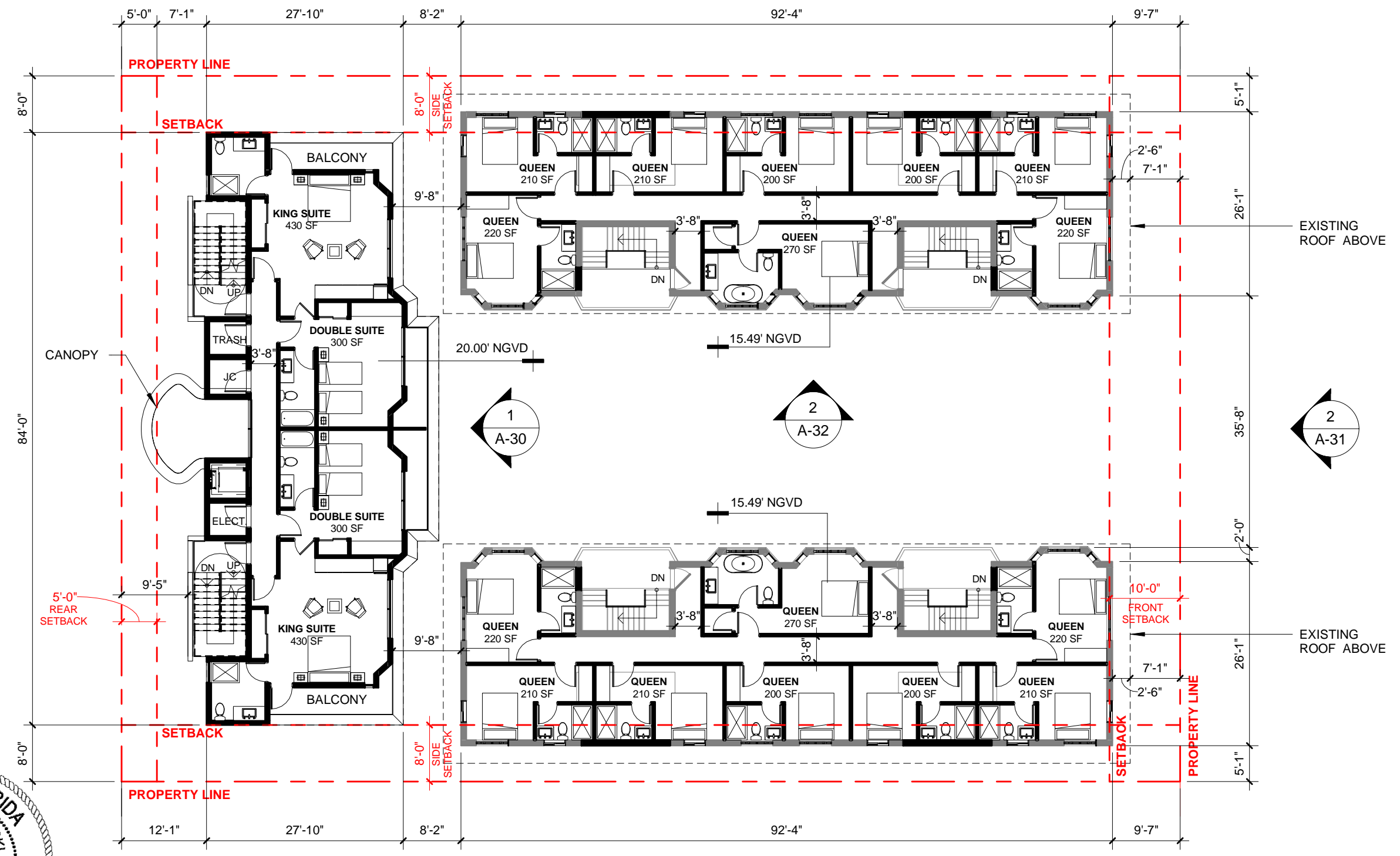
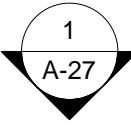
EXISTING FIRE HYDRANT LOCATION 1:  
190' AWAY FROM SITE



| ARCHITECT  | CONSULTANT | OWNER   | PROJECT        | DRAWING TITLE                  | DRAWING #                       |
|--|------------|---|----------------|--------------------------------|---------------------------------|
| MTRR MGMT<br>212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150<br>www.ma77er.com |            | --<br>7418 HARDING AVE   MIAMI BEACH   FL   33141 | <b>HARDING</b> | <b>SITE PLAN</b><br>2021.12.06 | <b>A-21</b><br>1" = 40'-0" 2109 |

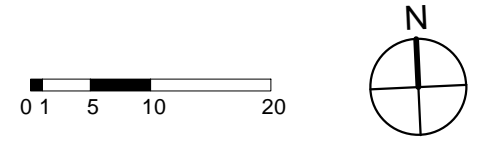
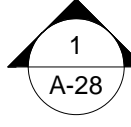
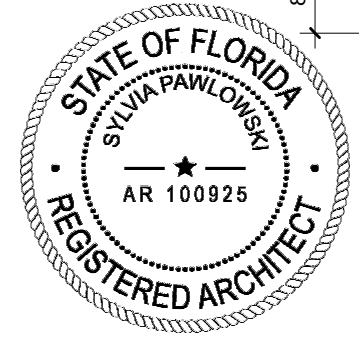
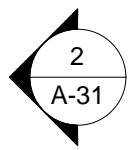
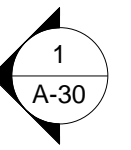
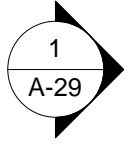
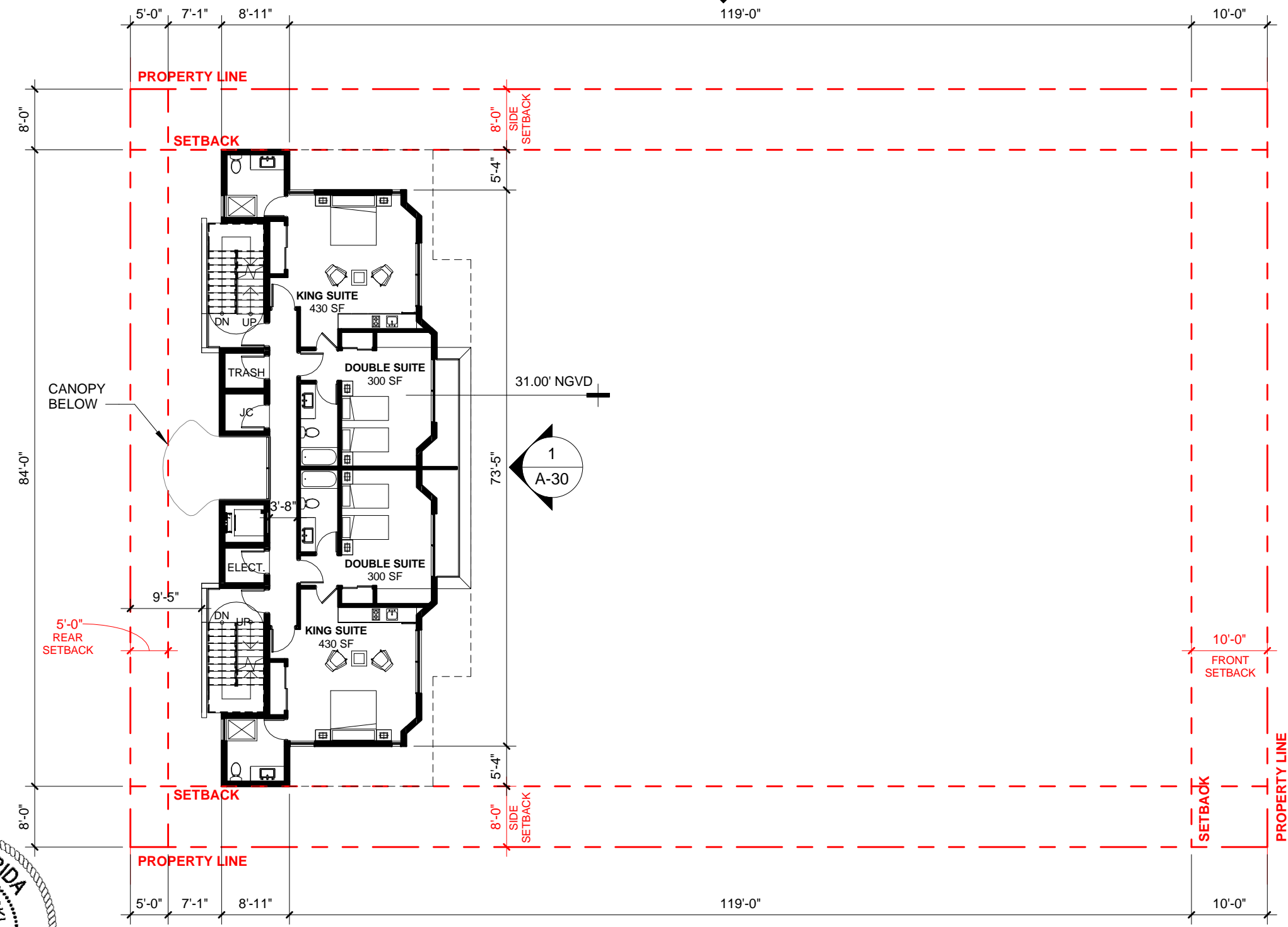
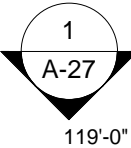


| ARCHITECT  | CONSULTANT | OWNER   | PROJECT        | DRAWING TITLE  | DRAWING #           |
|--|------------|---|----------------|--|---------------------|
| MTTR MGMT<br>212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150<br>www.ma77er.com |            | --<br>7418 HARDING AVE   MIAMI BEACH   FL   33141 | <b>HARDING</b> | <b>GROUND FLOOR PLAN</b><br>2021.12.06 1/16" = 1'-0" | <b>A-22</b><br>2109 |

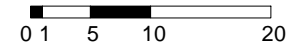
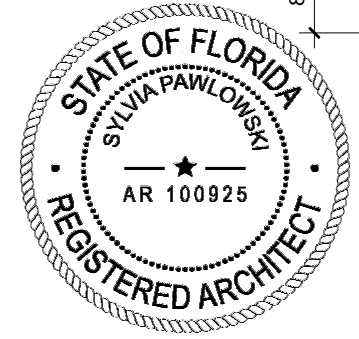
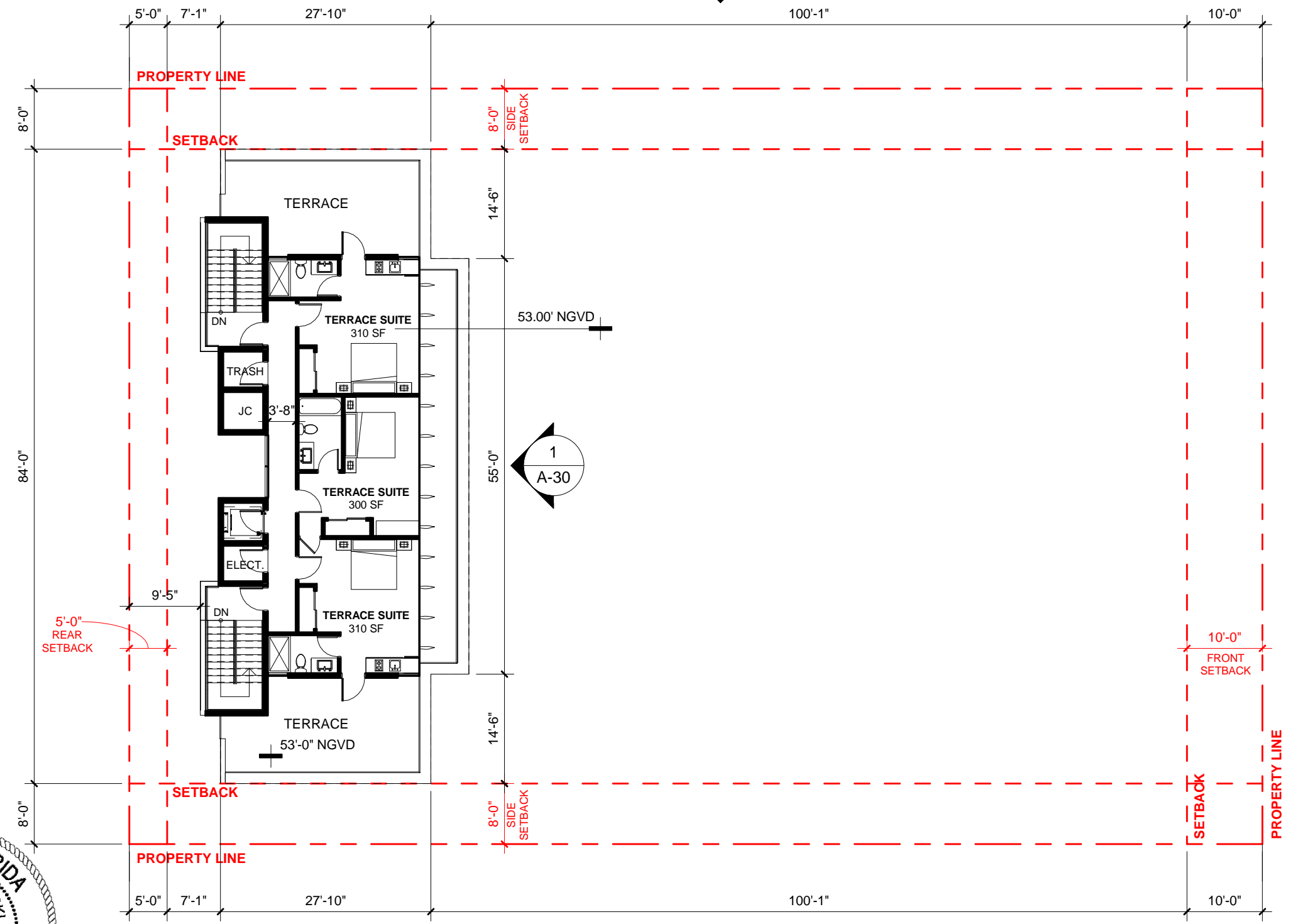
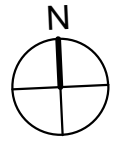
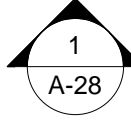
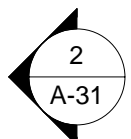
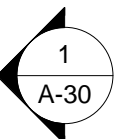
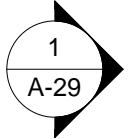
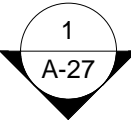


| ARCHITECT  | CONSULTANT | OWNER   | PROJECT        | DRAWING TITLE                 | DRAWING #   |
|--|------------|---|----------------|-------------------------------|-------------|
| MTTR MGMT<br>212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150<br>www.ma77er.com |            | --<br>7418 HARDING AVE   MIAMI BEACH   FL   33141 | <b>HARDING</b> | <b>LEVEL 02</b><br>2021.12.06 | <b>A-23</b> |

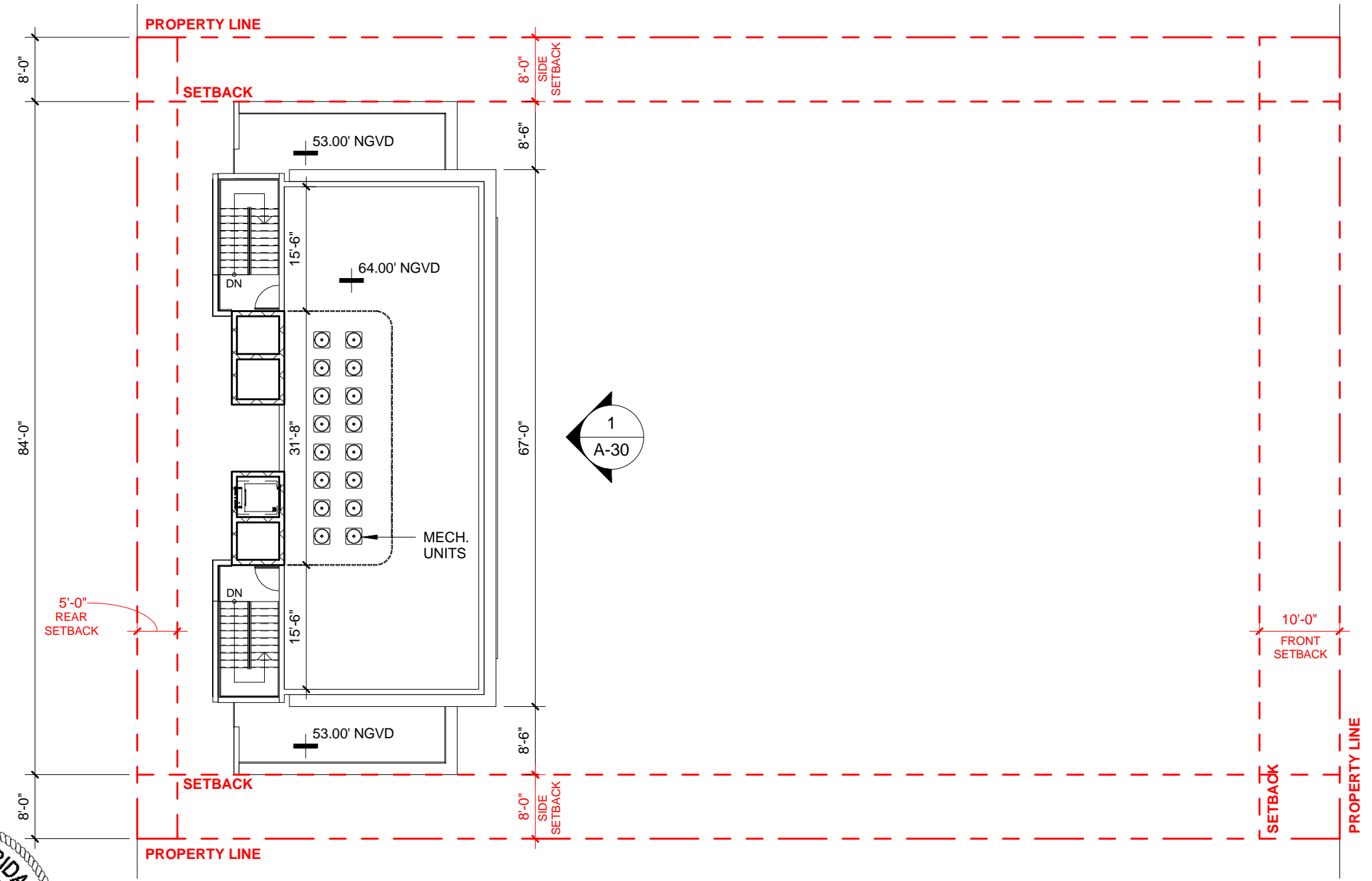
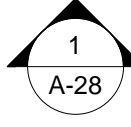
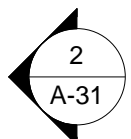
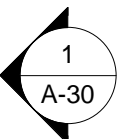
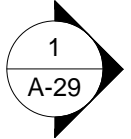
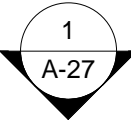




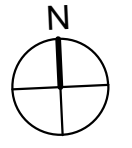
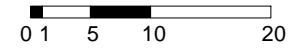
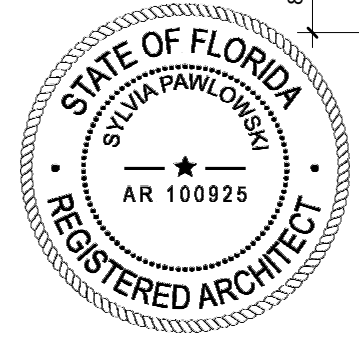
| ARCHITECT  | CONSULTANT | OWNER   | PROJECT        | DRAWING TITLE  | DRAWING #           |
|--|------------|---|----------------|--|---------------------|
| MTRR MGMT<br>212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150<br>www.ma77er.com |            | --<br>7418 HARDING AVE   MIAMI BEACH   FL   33141 | <b>HARDING</b> | <b>LEVEL 03-04 PLAN (TYP.)</b><br>2021.12.06 1/16" = 1'-0" | <b>A-24</b><br>2109 |



| ARCHITECT  | CONSULTANT | OWNER   | PROJECT        | DRAWING TITLE                                    | DRAWING #        |
|--|------------|---|----------------|--|------------------|
| MTRR MGMT<br>212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150<br>www.ma77er.com |            | --<br>7418 HARDING AVE   MIAMI BEACH   FL   33141 | <b>HARDING</b> | <b>LEVEL 05 PLAN</b><br>2021.12.06 1/16" = 1'-0" | 2109 <b>A-25</b> |



GRASS



|           |            |       |         |               |           |
|-----------|------------|-------|---------|---------------|-----------|
| ARCHITECT | CONSULTANT | OWNER | PROJECT | DRAWING TITLE | DRAWING # |
|-----------|------------|-------|---------|---------------|-----------|

MTRR MGMT  
 212 NE 73<sup>RD</sup> ST | MIAMI FL | 33150  
 www.ma77er.com



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 7418 HARDING AVE | MIAMI BEACH | FL | 33141

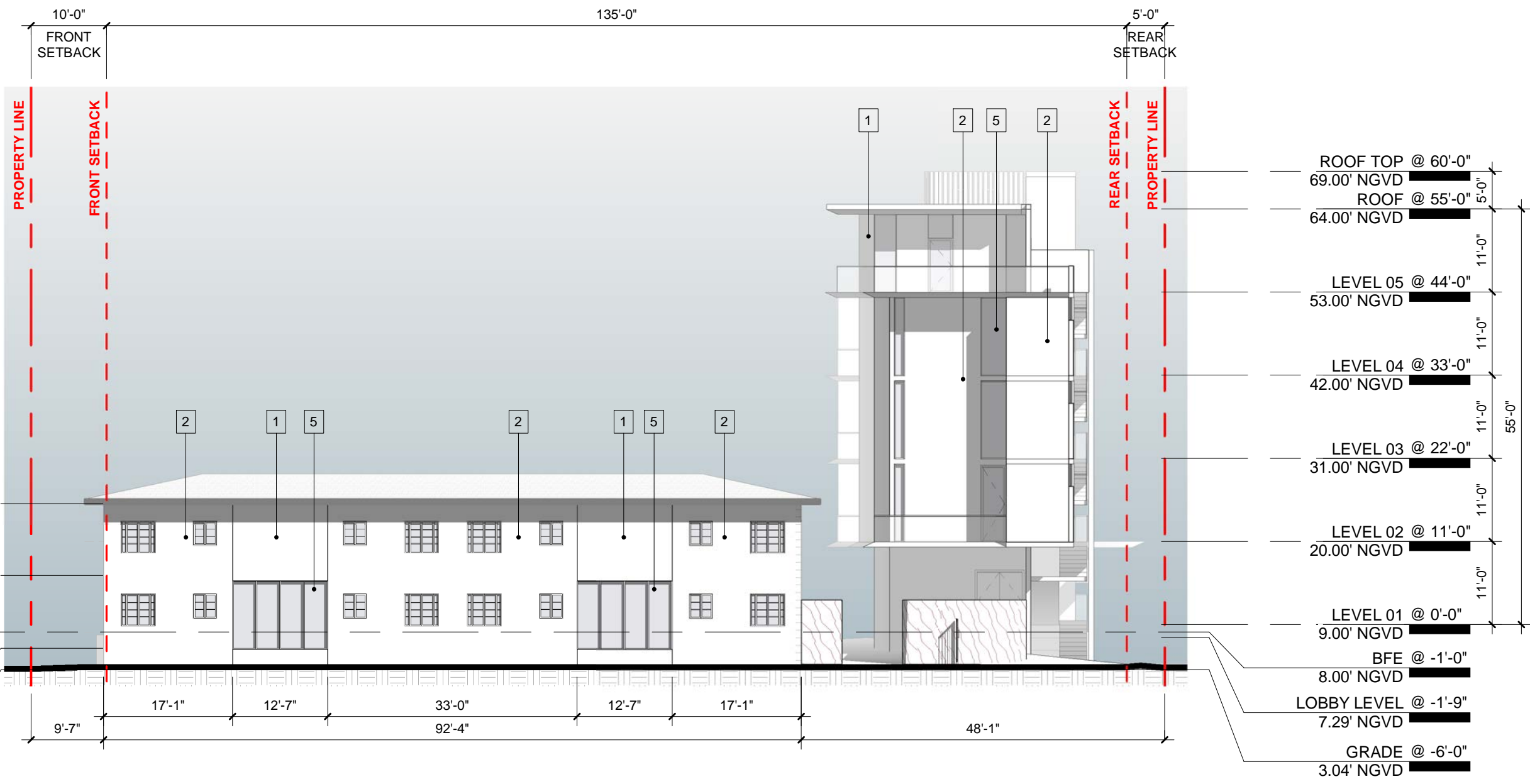
**HARDING**

**ROOF PLAN**  
 2021.12.06

1/16" = 1'-0"

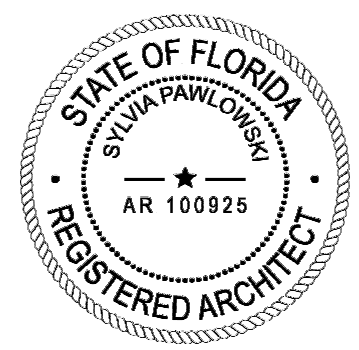
2109

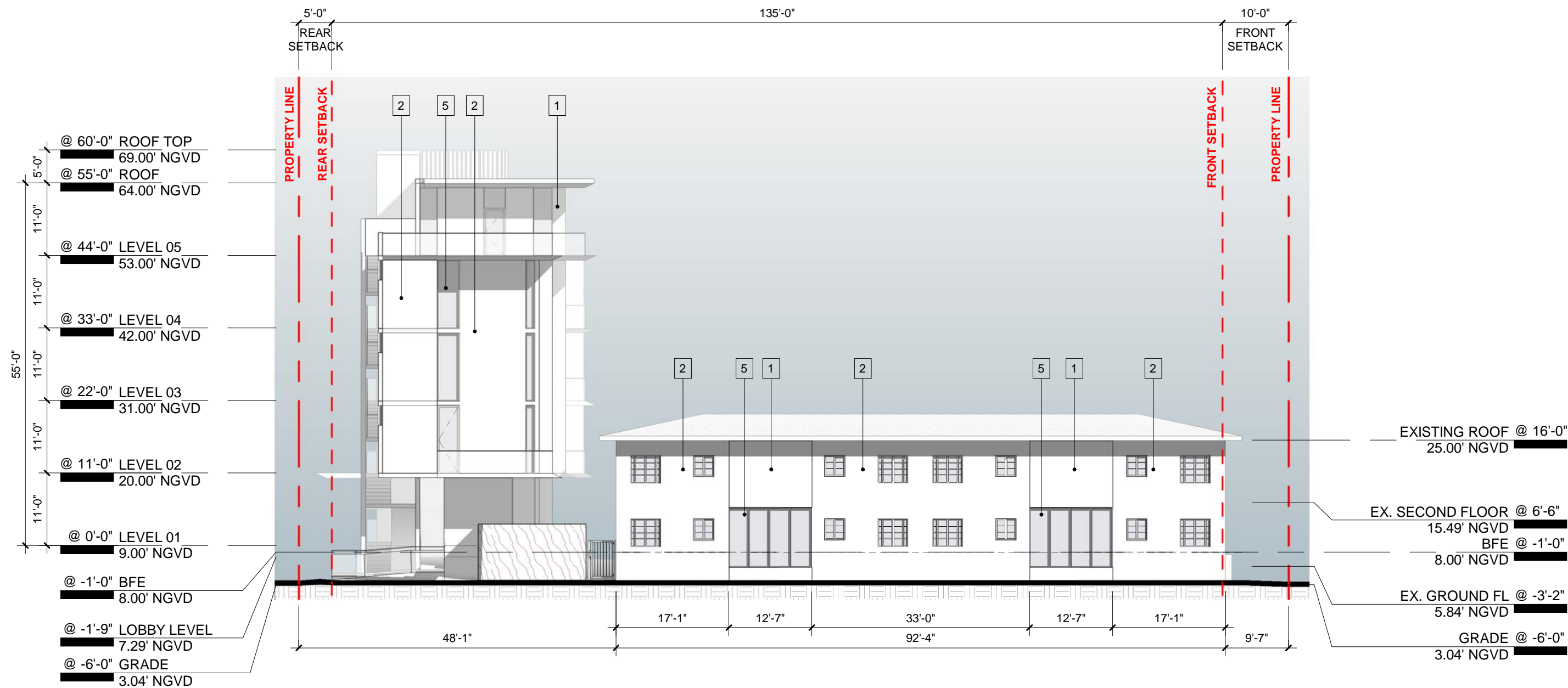
**A-26**



**MATERIALS LEGEND**

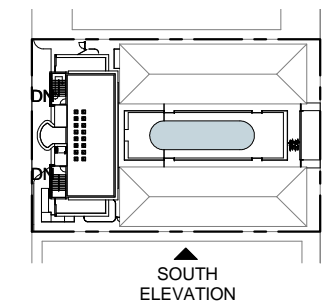
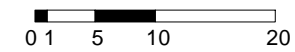
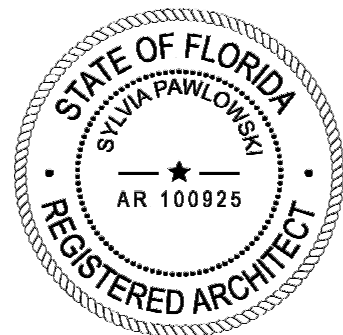
- 1 DEKTON TILE - KERANIUM
- 2 SMOOTH STUCCO - PAINTED LIGHT GREY
- 3 WOOD - PAINTED LIGHT GREY
- 4 LINEAR CONCRETE PAVERS
- 5 GLASS





**MATERIALS LEGEND**

- 1 DEKTON TILE - KERANIUM
- 2 SMOOTH STUCCO - PAINTED LIGHT GREY
- 3 WOOD - PAINTED LIGHT GREY
- 4 LINEAR CONCRETE PAVERS
- 5 GLASS



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

MTTR MGMT  
212 NE 73<sup>RD</sup> ST | MIAMI FL | 33150  
www.ma77er.com



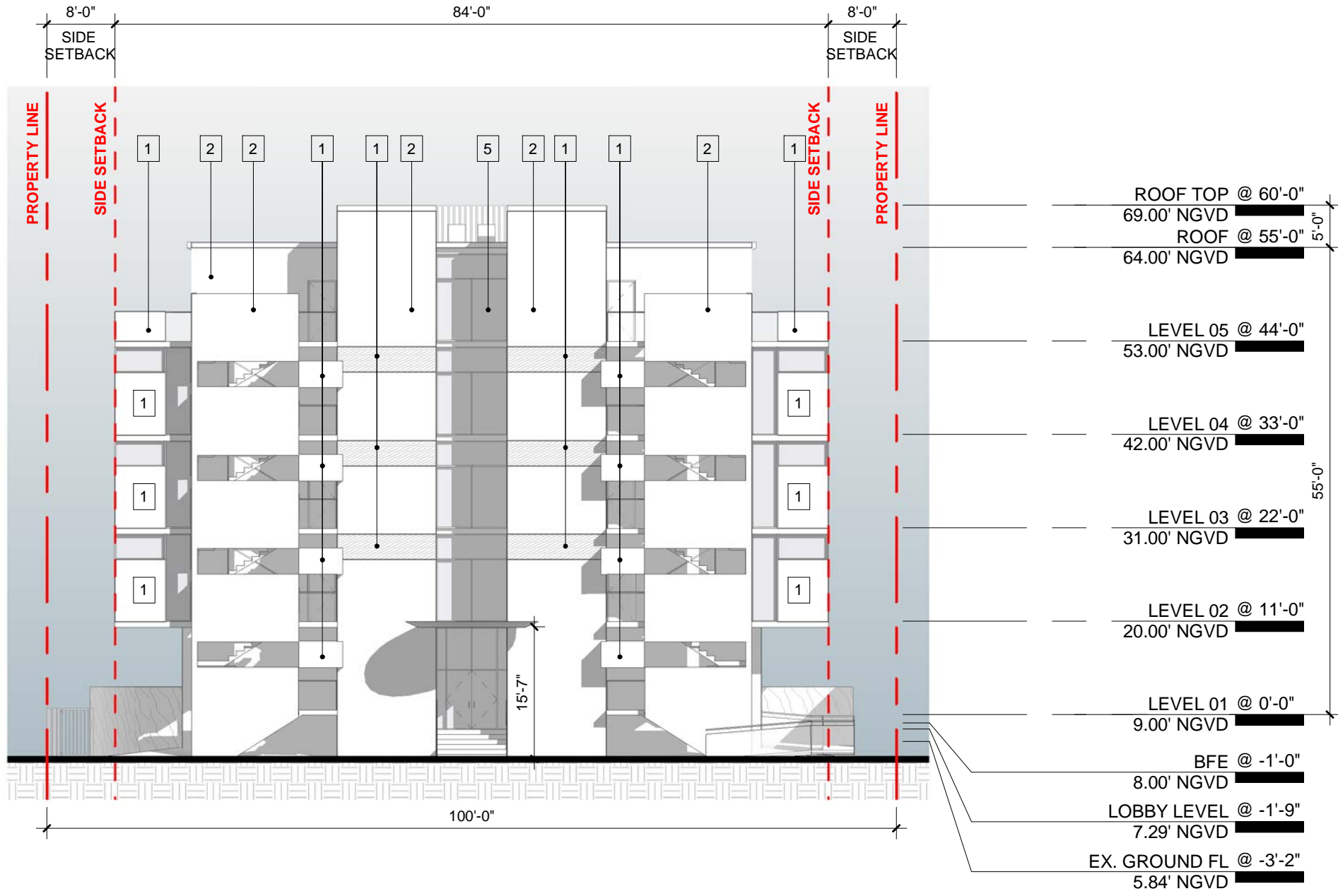
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7418 HARDING AVE | MIAMI BEACH | FL | 33141

**HARDING**

**SOUTH ELEVATION**  
2021.12.06 As indicated

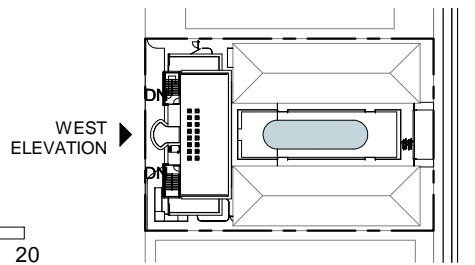
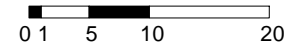
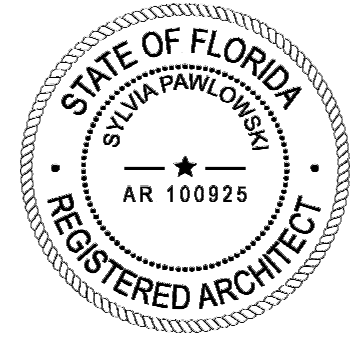
2109

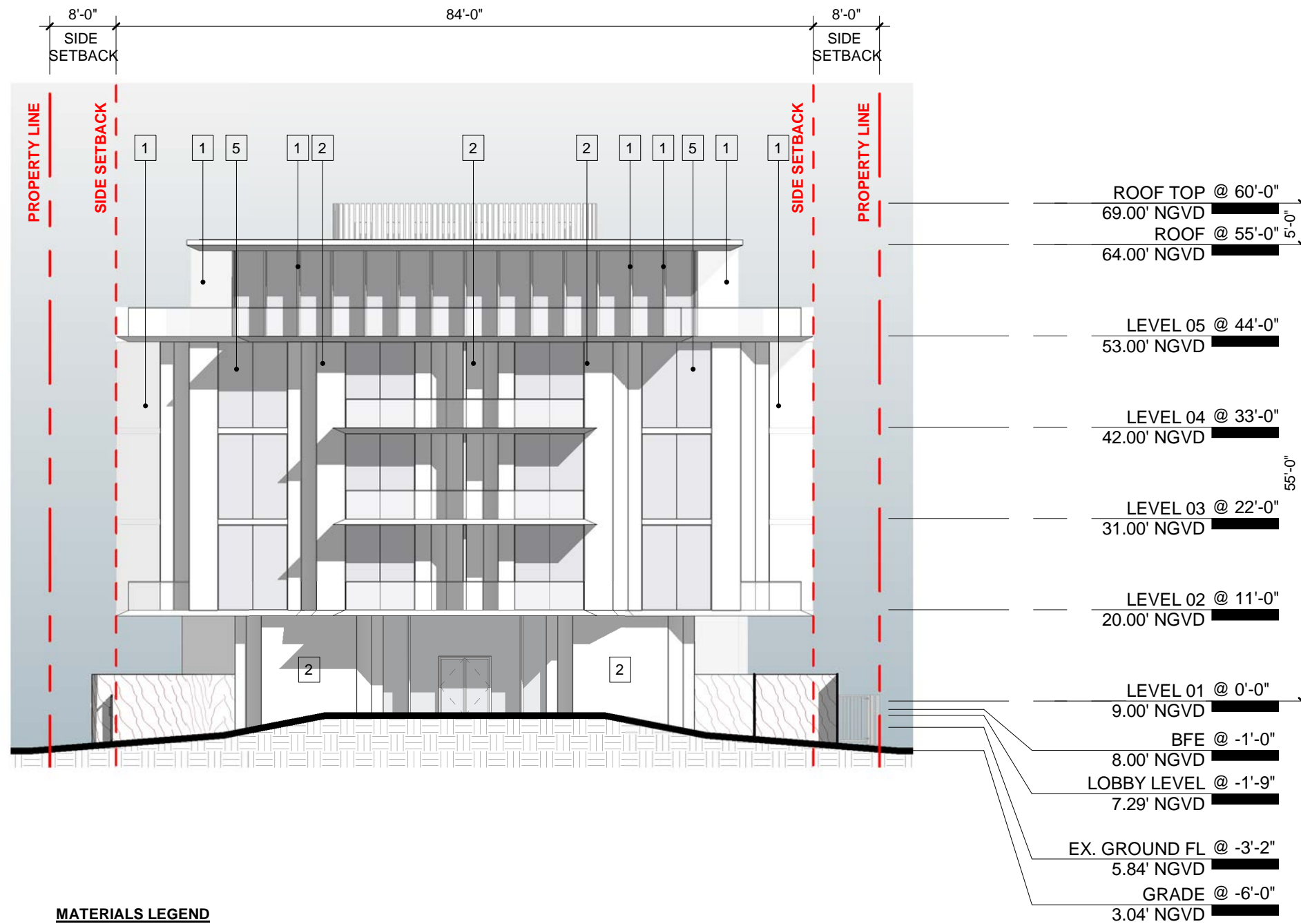
**A-28**



**MATERIALS LEGEND**

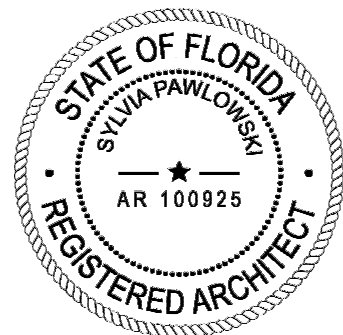
- 1 DEKTON TILE - KERANIUM
- 2 SMOOTH STUCCO - PAINTED LIGHT GREY
- 3 WOOD - PAINTED LIGHT GREY
- 4 LINEAR CONCRETE PAVERS
- 5 GLASS





**MATERIALS LEGEND**

- 1 DEKTON TILE - KERANIUM
- 2 SMOOTH STUCCO - PAINTED LIGHT GREY
- 3 WOOD - PAINTED LIGHT GREY
- 4 LINEAR CONCRETE PAVERS
- 5 GLASS



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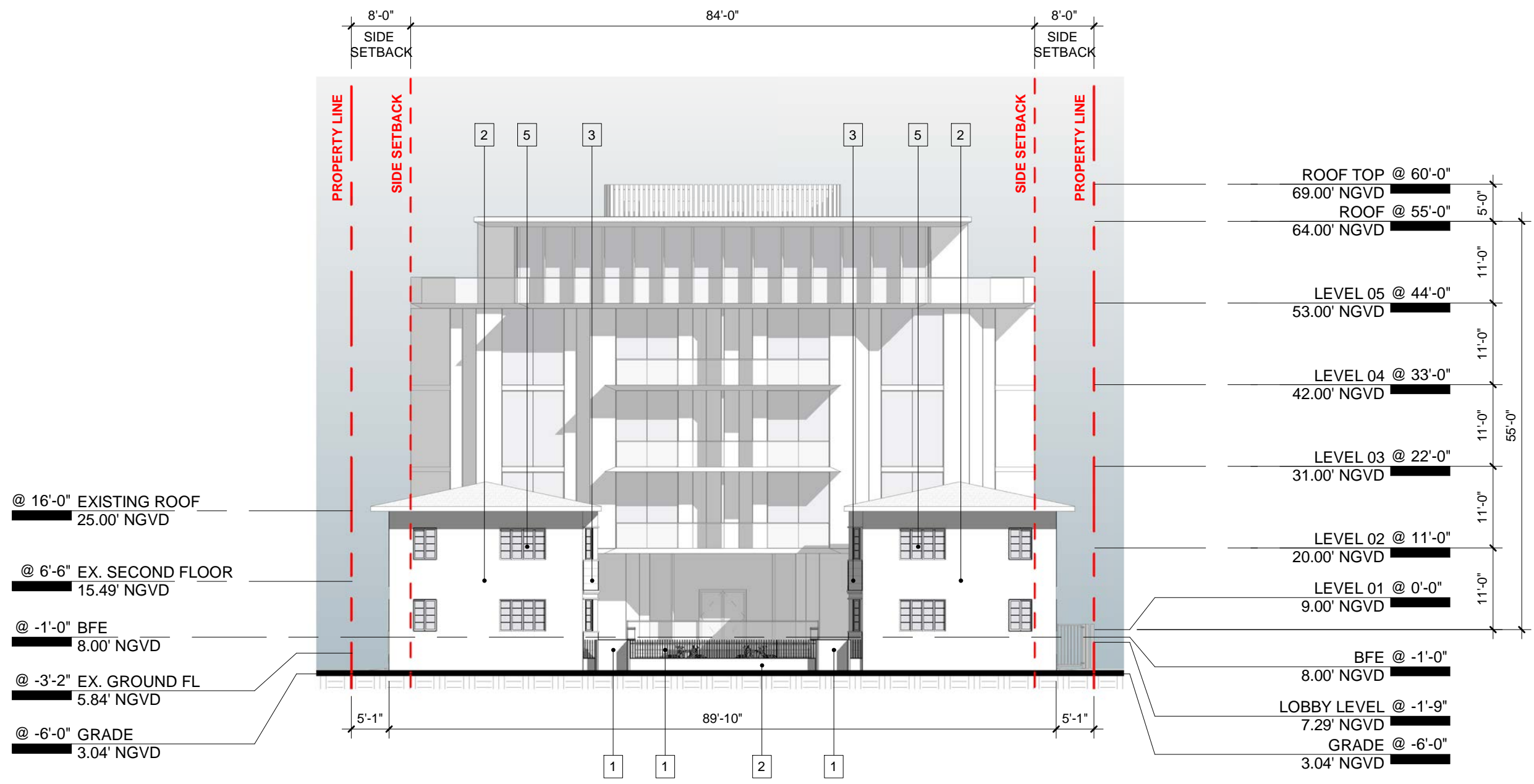
**EAST ELEVATION**

2021.12.06

As indicated

2109

**A-30**



@ 16'-0" EXISTING ROOF  
25.00' NGVD

@ 6'-6" EX. SECOND FLOOR  
15.49' NGVD

@ -1'-0" BFE  
8.00' NGVD

@ -3'-2" EX. GROUND FL  
5.84' NGVD

@ -6'-0" GRADE  
3.04' NGVD

ROOF TOP @ 60'-0"  
69.00' NGVD

ROOF @ 55'-0"  
64.00' NGVD

LEVEL 05 @ 44'-0"  
53.00' NGVD

LEVEL 04 @ 33'-0"  
42.00' NGVD

LEVEL 03 @ 22'-0"  
31.00' NGVD

LEVEL 02 @ 11'-0"  
20.00' NGVD

LEVEL 01 @ 0'-0"  
9.00' NGVD

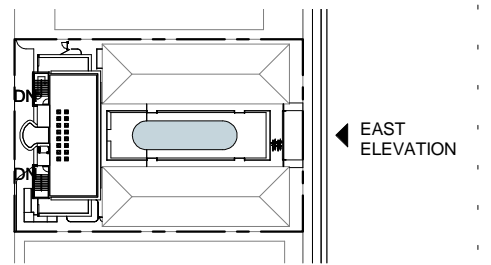
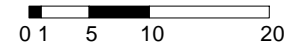
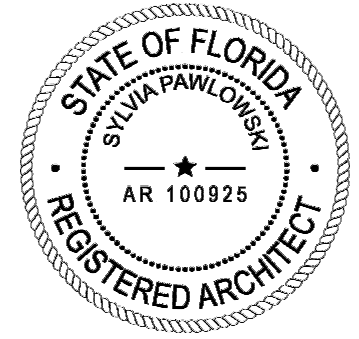
BFE @ -1'-0"  
8.00' NGVD

LOBBY LEVEL @ -1'-9"  
7.29' NGVD

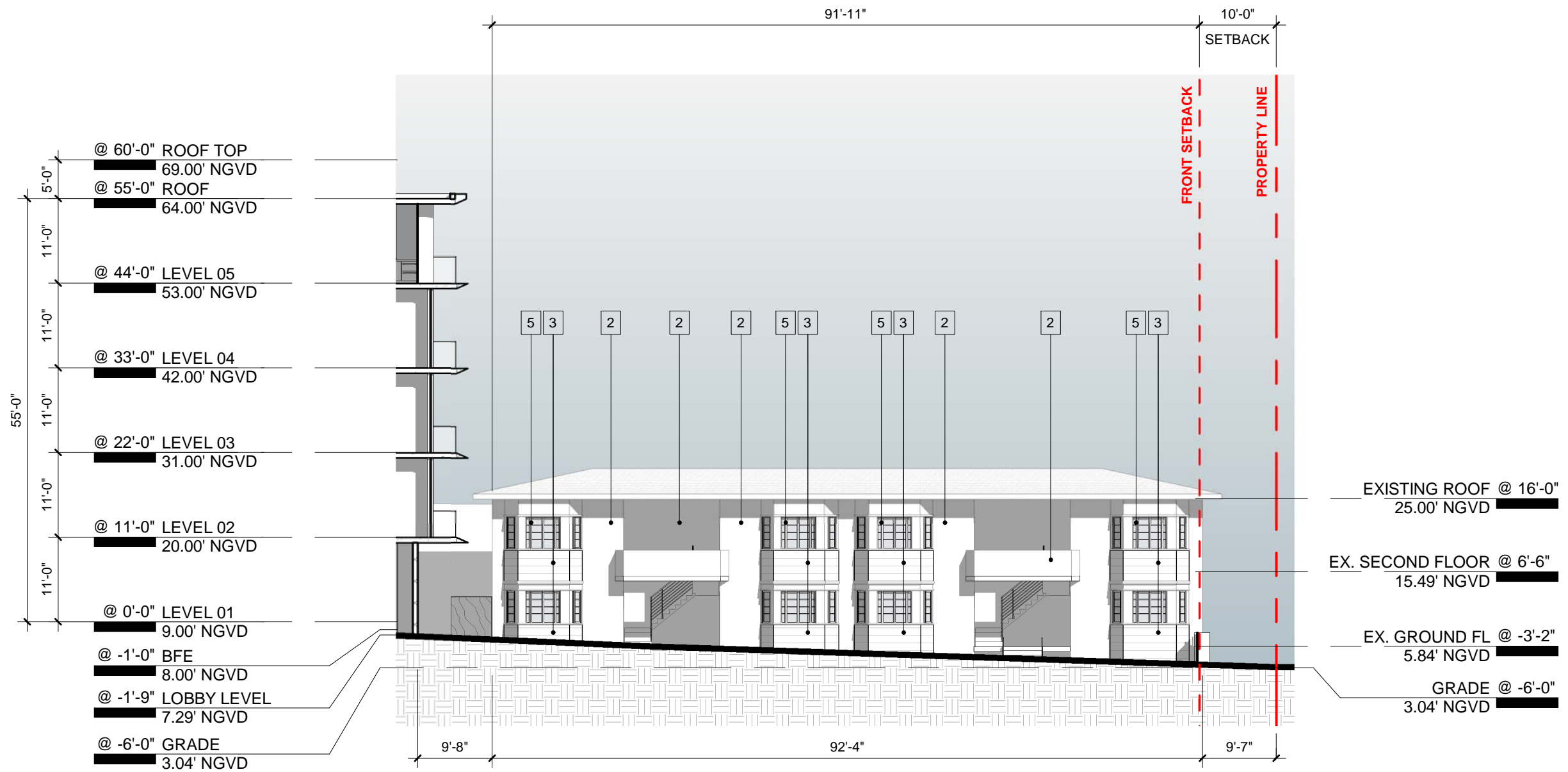
GRADE @ -6'-0"  
3.04' NGVD

**MATERIALS LEGEND**

- 1 DEKTON TILE - KERANIUM
- 2 SMOOTH STUCCO - PAINTED LIGHT GREY
- 3 WOOD - PAINTED LIGHT GREY
- 4 LINEAR CONCRETE PAVERS
- 5 GLASS

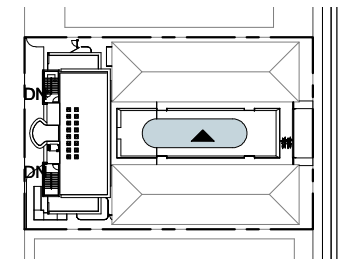
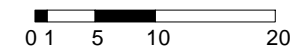
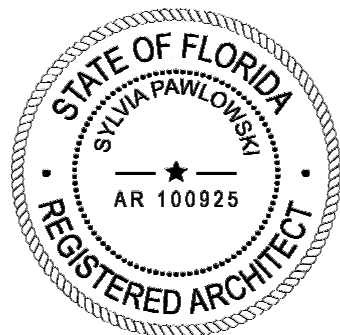






**MATERIALS LEGEND**

- 1 DEKTON TILE - KERANIUM
- 2 SMOOTH STUCCO - PAINTED LIGHT GREY
- 3 WOOD - PAINTED LIGHT GREY
- 4 LINEAR CONCRETE PAVERS
- 5 GLASS



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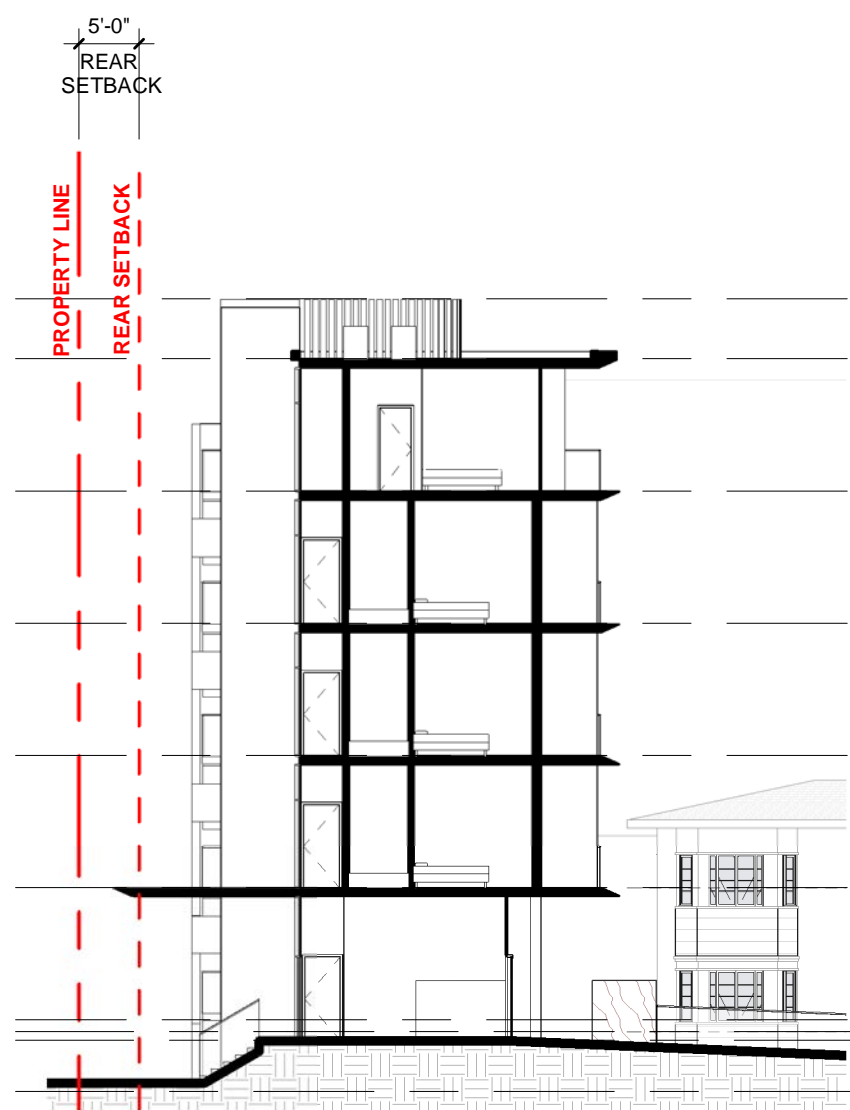


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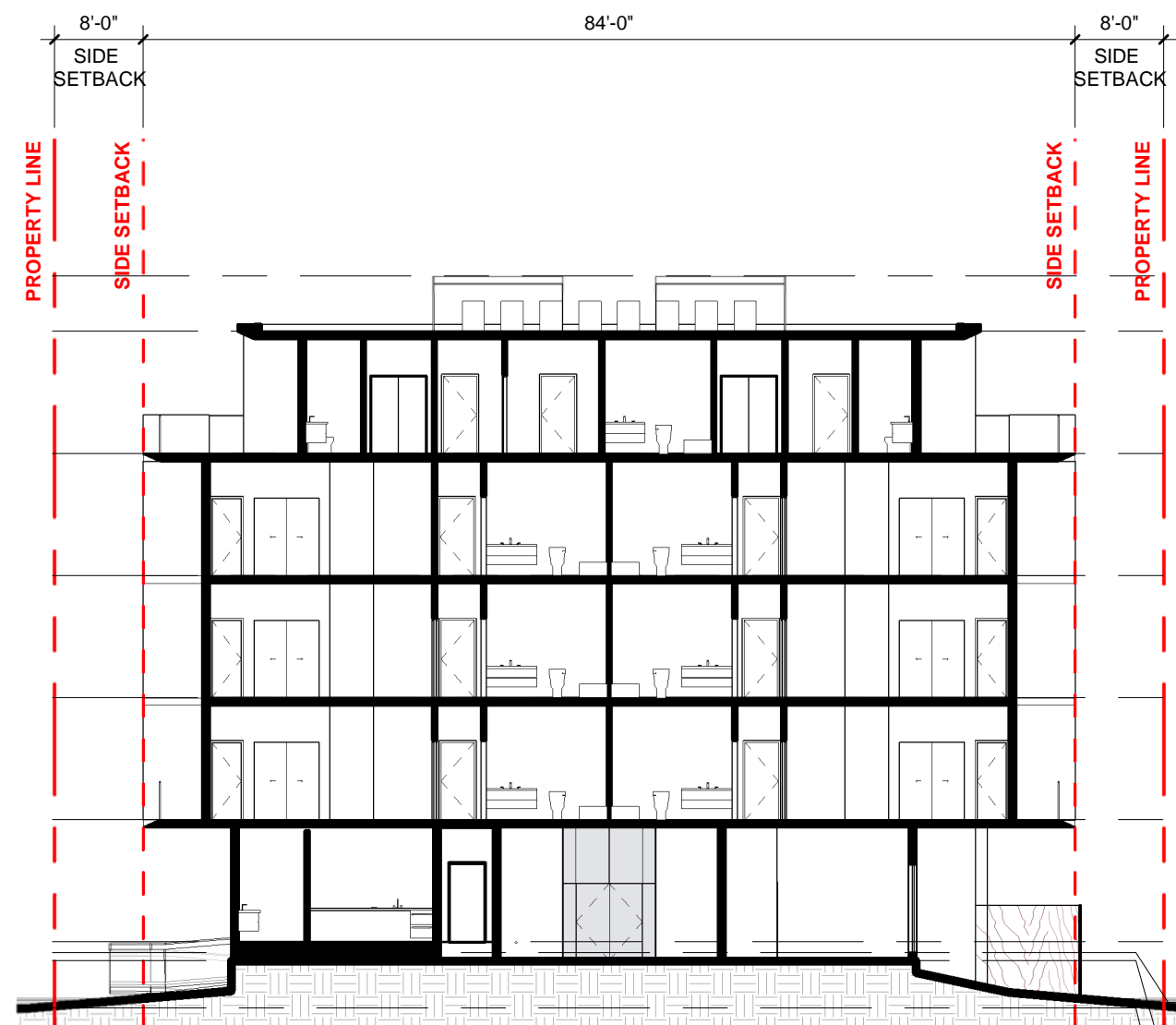
**SOUTH ELEVATION - COURTYARD**  
2021.12.06 As indicated 2109

**A-32**



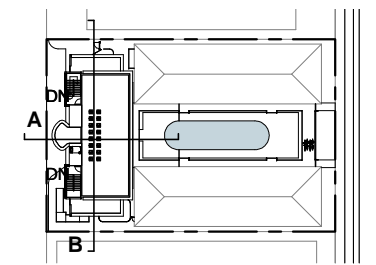
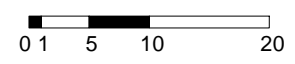
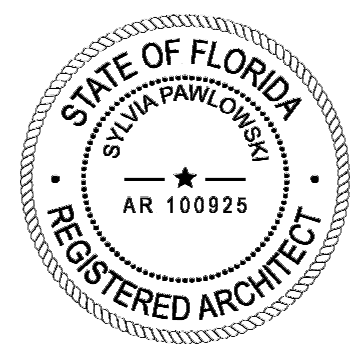
**SECTION A**

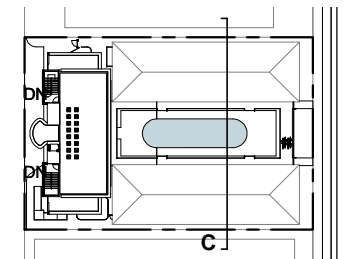
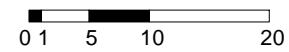
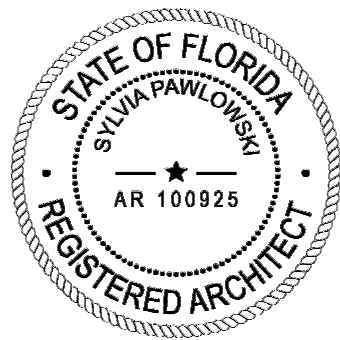
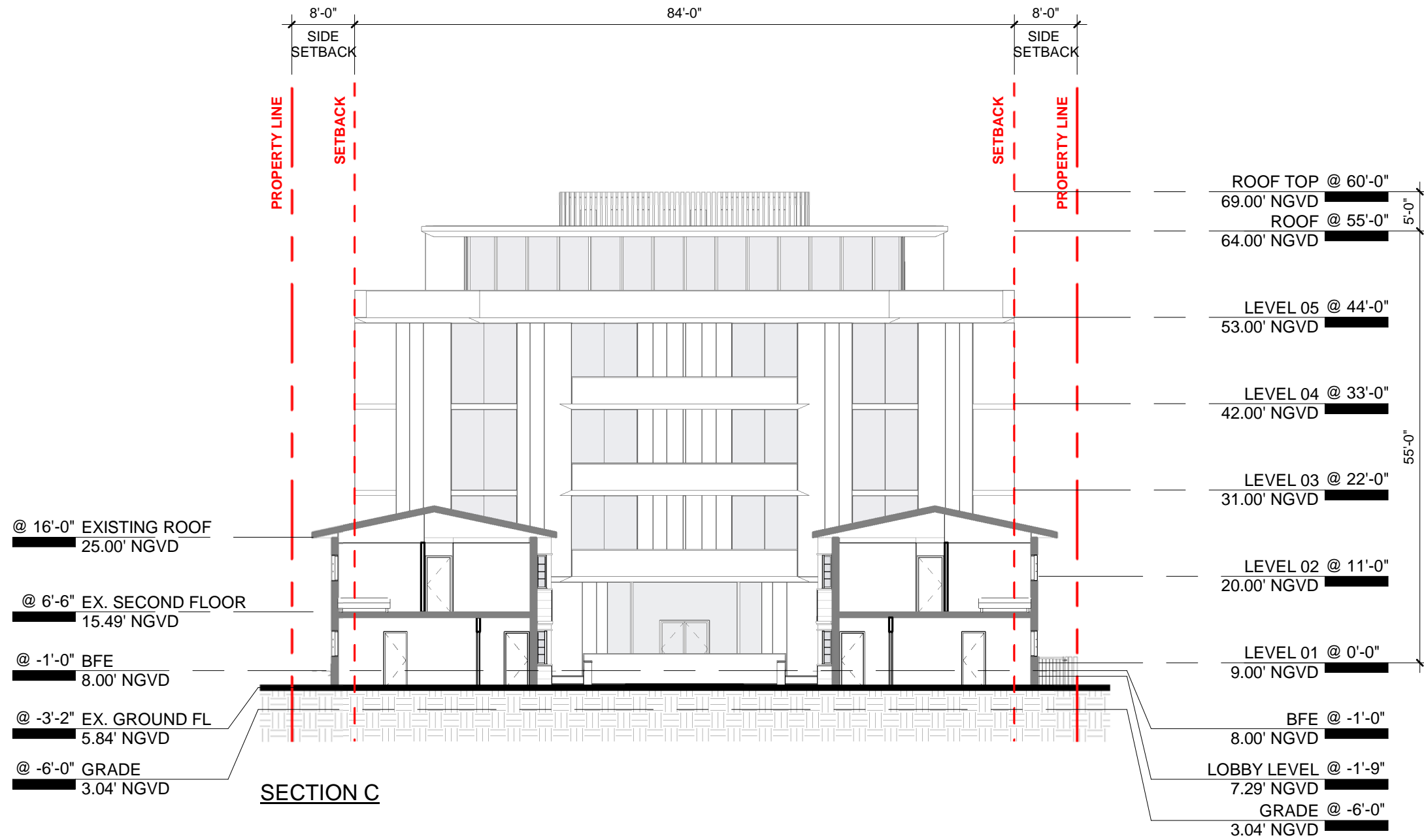
ROOF TOP @ 60'-0"  
 69.00' NGVD  
 ROOF @ 55'-0"  
 64.00' NGVD  
 LEVEL 05 @ 44'-0"  
 53.00' NGVD  
 LEVEL 04 @ 33'-0"  
 42.00' NGVD  
 LEVEL 03 @ 22'-0"  
 31.00' NGVD  
 LEVEL 02 @ 11'-0"  
 20.00' NGVD  
 LEVEL 01 @ 0'-0"  
 9.00' NGVD  
 BFE @ -1'-0"  
 8.00' NGVD  
 LOBBY LEVEL @ -1'-9"  
 7.29' NGVD  
 GRADE @ -6'-0"  
 3.04' NGVD



**SECTION B**

ROOF TOP @ 60'-0"  
 69.00' NGVD  
 ROOF @ 55'-0"  
 64.00' NGVD  
 LEVEL 05 @ 44'-0"  
 53.00' NGVD  
 LEVEL 04 @ 33'-0"  
 42.00' NGVD  
 LEVEL 03 @ 22'-0"  
 31.00' NGVD  
 LEVEL 02 @ 11'-0"  
 20.00' NGVD  
 LEVEL 01 @ 0'-0"  
 9.00' NGVD  
 BFE @ -1'-0"  
 8.00' NGVD  
 LOBBY LEVEL @ -1'-9"  
 7.29' NGVD  
 GRADE @ -6'-0"  
 3.04' NGVD





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**HARDING**

**SECTION**  
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