



**MTTR MGMT**  
Miami, FL

212 NW 73rd St  
Miami, FL 33154

AR100925

## **7418 HARDING PROJECT TEAM**

### **JUAN AZULAY**

b. 1972, Buenos Aires.

SCI-Arc; Los Angeles, CA [ 1999 ] BArch

Columbia University GSAPP; New York, NY [ 2001 ] MS AAD

### **SYLVIA PAWLOWSKA**

b. 1978, Toronto.

University of Waterloo, CA [ 2002 ] BES

University of Waterloo, CA [2005 ] BArch

### **BUMI JUNG**

b. 1987, South Korea.

Rhode Island School of Design, Providence, RI [ 2008 ] BFA

Rhode Island School of Design, Providence, RI [ 2009 ] BIA

### **DOMITILLE LEROY**

b. 1986, Paris.

ESAM Design; Paris, France [ 2013 ] BID

FIU; Miami, FL [ 2024 ] M Arch

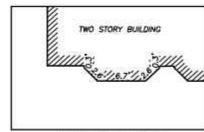
# 7418 HARDING AVE

7418 HARDING AVE | MIAMI BEACH | FL | 33141



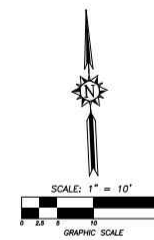
SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **7418 HARDING AVENUE, MIAMI BEACH, FL.**

- 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
  - WP WOOD POWER POLE
  - EH ELECTRIC WATER HEATER
  - CLN CLEANOUT
  - TEB TELEPHONE BOX
  - BS BREAK IN SCALE
  - VIEW 1
  - ..... SURFACE ELEVATION

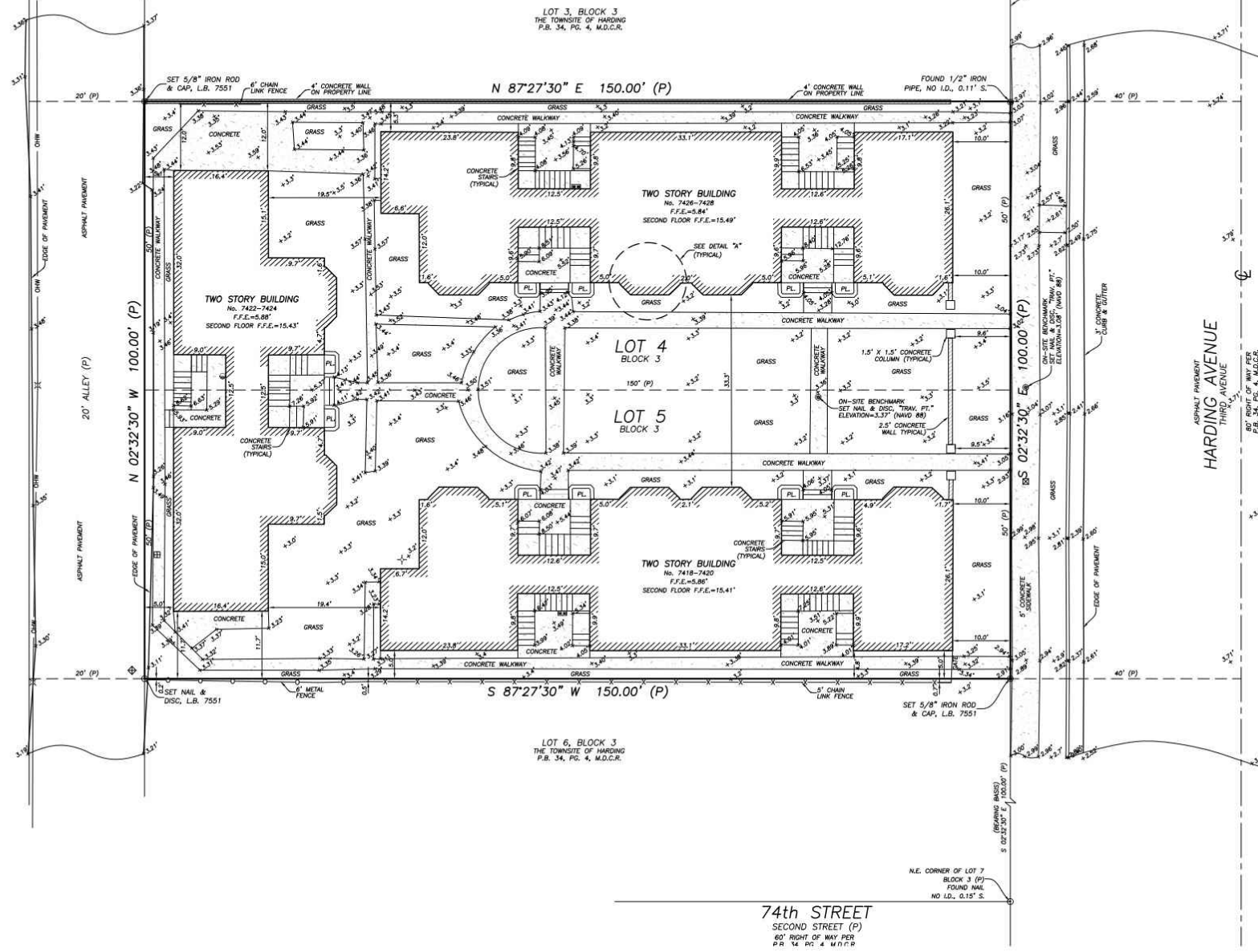


75th STREET  
FIRST STREET (P)  
APPARENT 50' RIGHT OF WAY

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



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 SIDERALITE 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' (NAVD 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 NAVD 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:**

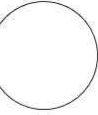
THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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



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

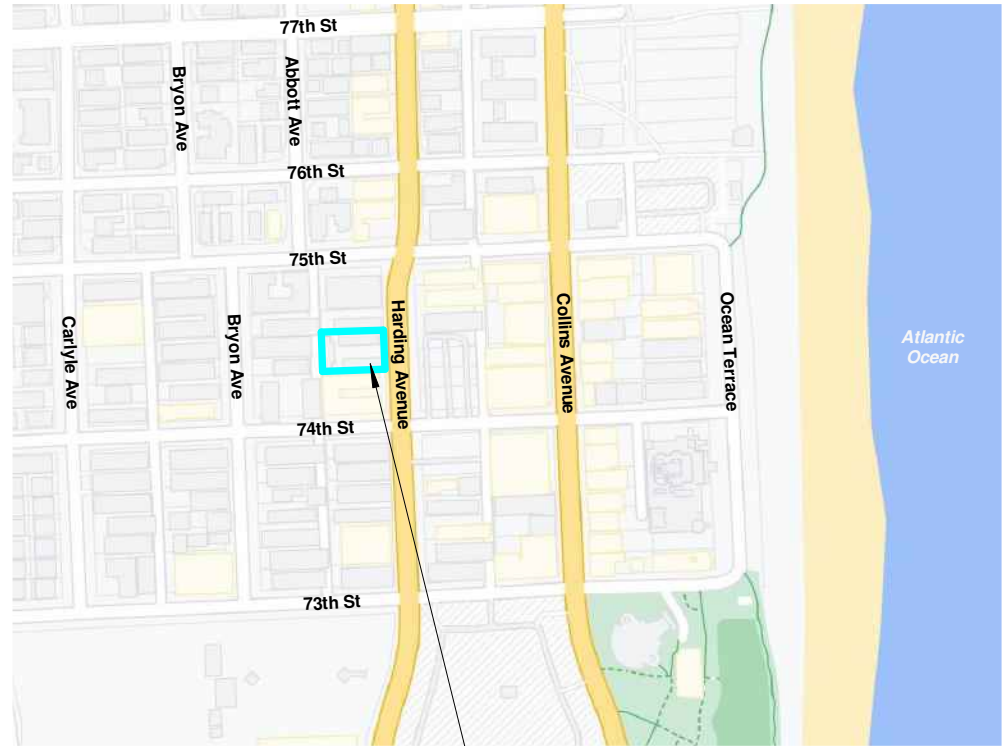
DRAWN BY: J.E.C.  
CHK'D BY: J.D.L.R.

LAST FIELD DATE: 02/02/22

REVISIONS

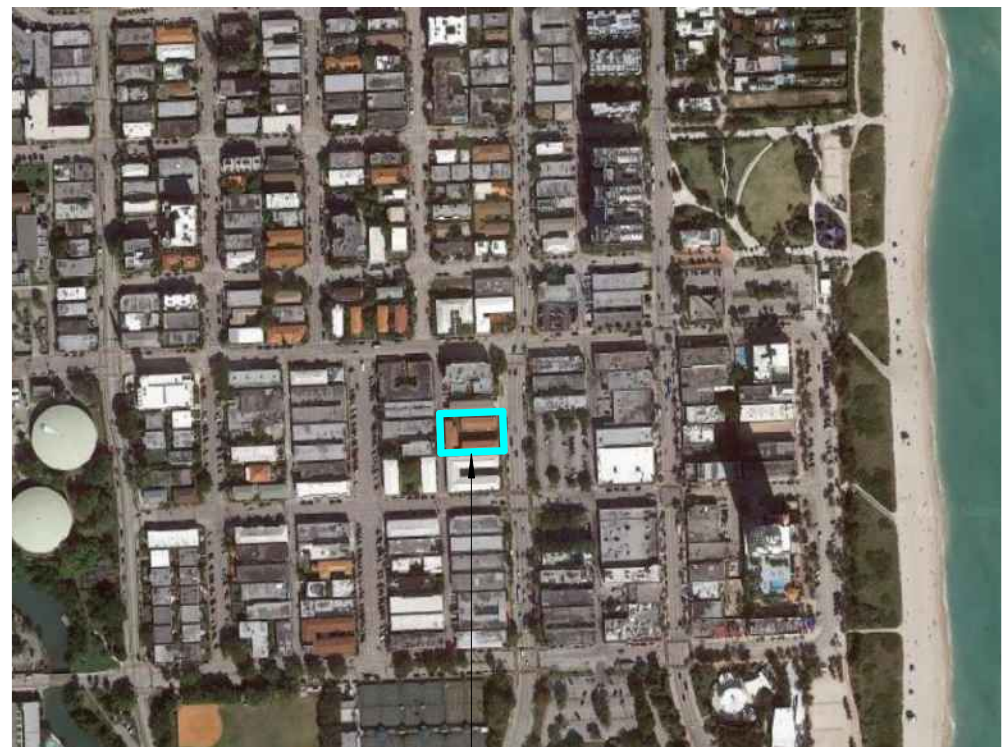
JOB NO.  
ECS2900

SHEET NO.  
01 of 01



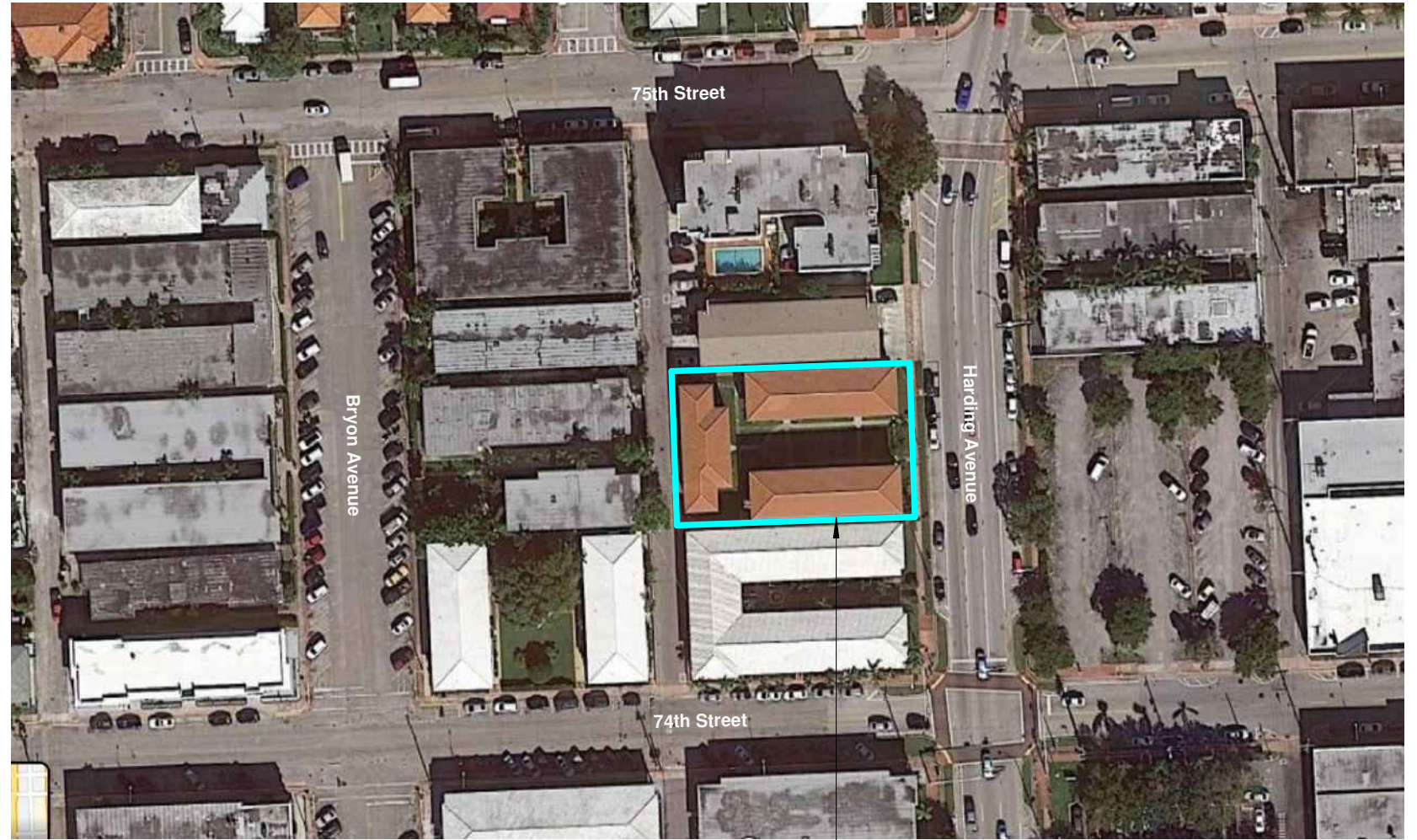
**SUBJECT LOCATION**  
 7418 HARDING AVE  
 MIAMI BEACH | FL | 33141

**LOCATION MAP**



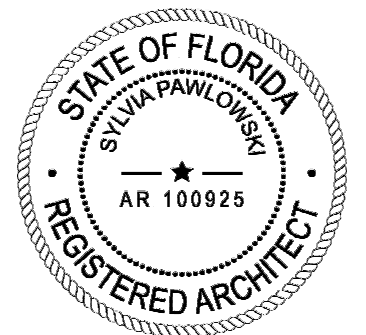
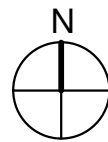
**SUBJECT LOCATION**  
 7418 HARDING AVE  
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**AERIAL MAP**



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



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PROJECT

**HARDING**

DRAWING TITLE

**LOCATION & AERIAL MAPS**  
 2021.12.06 1 1/2" = 1'-0"

DRAWING #

**A-2**



01



02



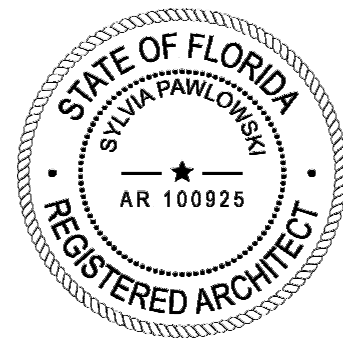
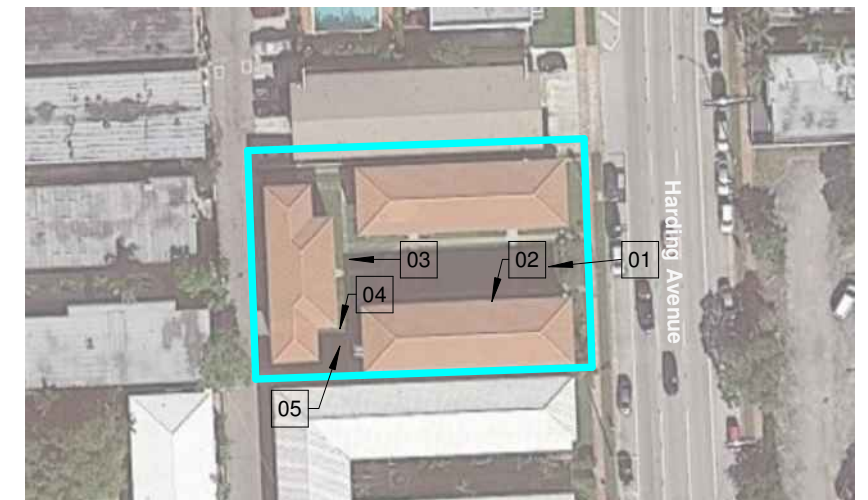
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04



05



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PROJECT

**HARDING**

DRAWING TITLE

**SITE PHOTOS**  
2021.12.06

3/4" = 1'-0"

DRAWING #

**A-5**

2109



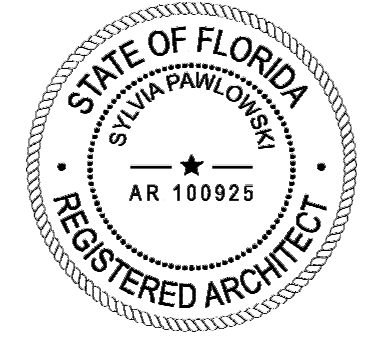
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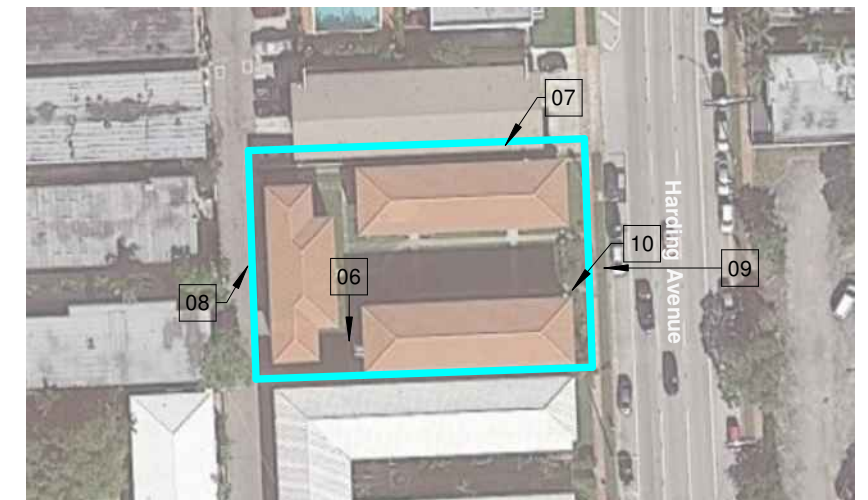
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09



10



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**HARDING**

DRAWING TITLE

**SITE PHOTOS**  
2021.12.06

3/4" = 1'-0"

DRAWING #

**A-6**

2109



11



12



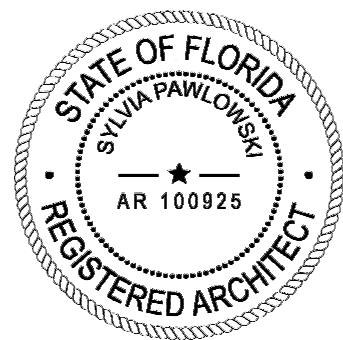
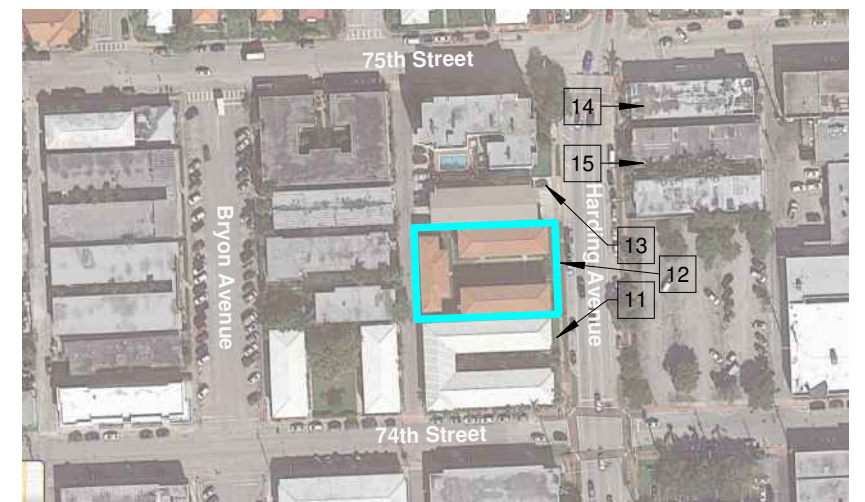
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14



15



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DRAWING TITLE

**CONTEXT PHOTOS**

2021.12.06

3/4" = 1'-0"

DRAWING #

**A-7**

2109



21



22



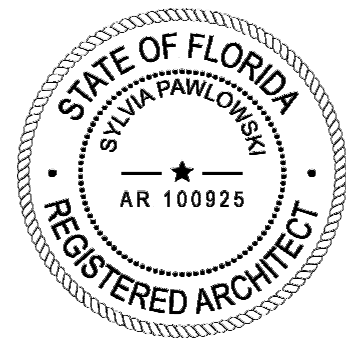
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24



25



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**HARDING**

DRAWING TITLE

**CONTEXT PHOTOS**

2021.12.06

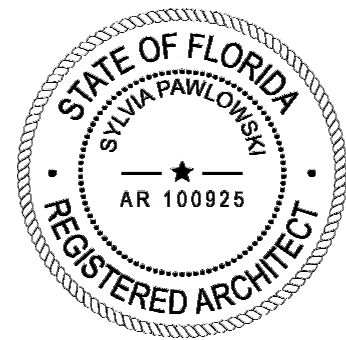
3/4" = 1'-0"

DRAWING #

**A-9**

2109





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PROJECT

**HARDING**

DRAWING TITLE

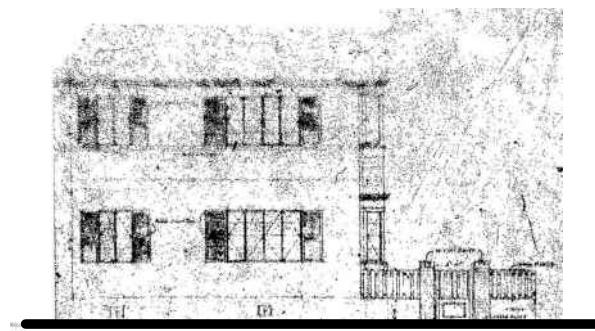
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2021.12.06

1" = 100'-0"

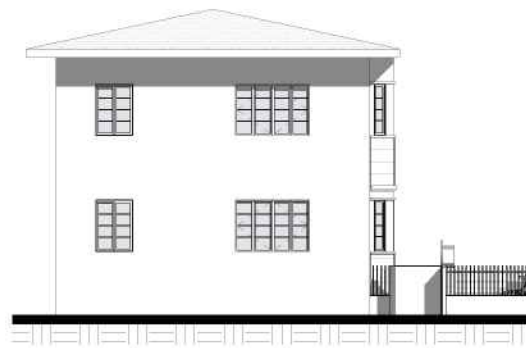
DRAWING #

**A-13**

2109



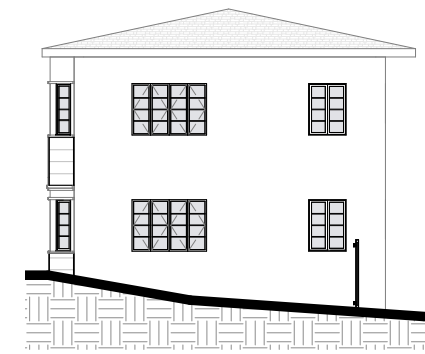
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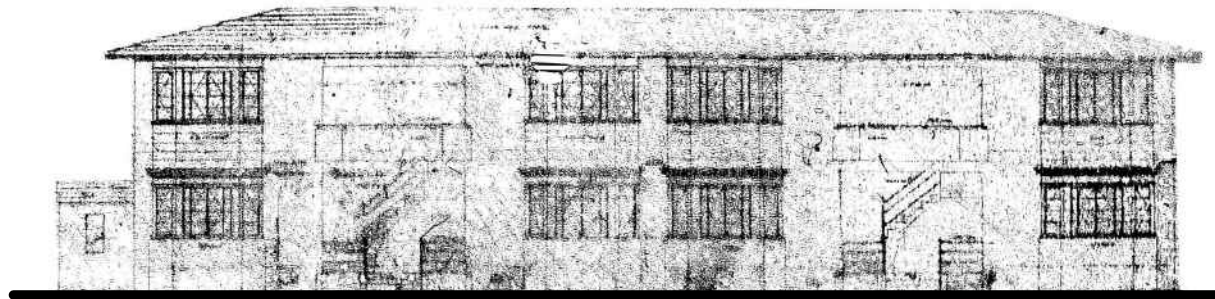
PROPOSED WEST ELEVATION



HISTORIC EAST ELEVATION



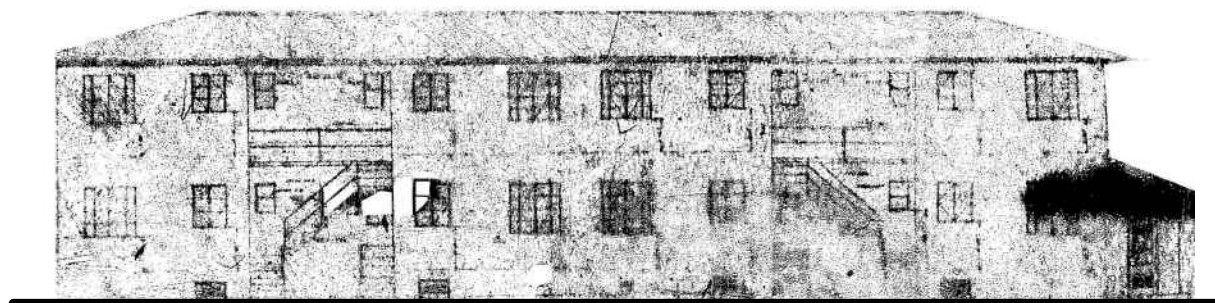
PROPOSED EAST ELEVATION



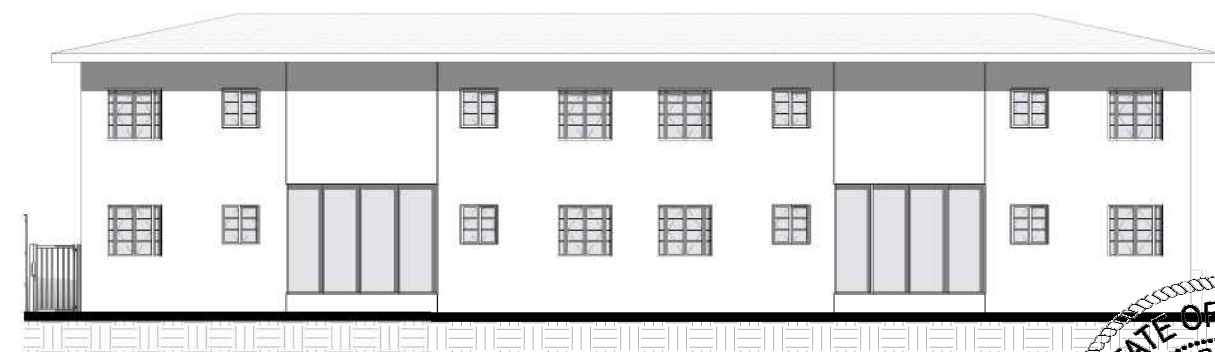
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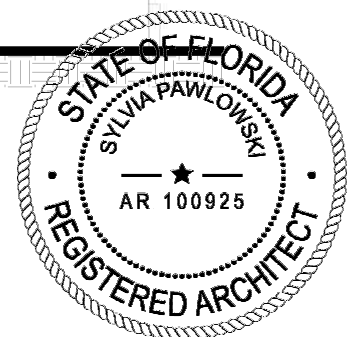
PROPOSED NORTH ELEVATION



HISTORIC SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



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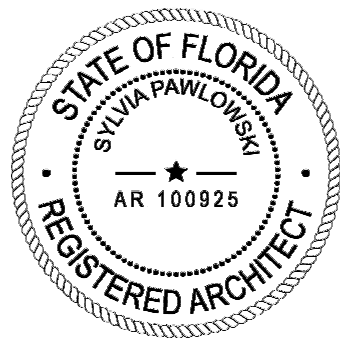
**HARDING**

DRAWING TITLE

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

DRAWING #

**A-14**



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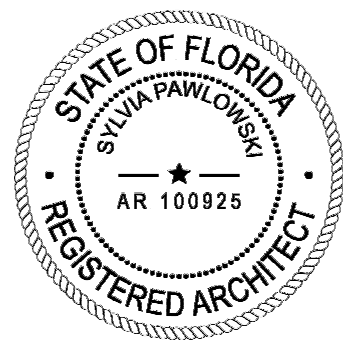
**HARDING**

**RENDERS**  
2021.12.06

12" = 1'-0"

2109

**A-15**



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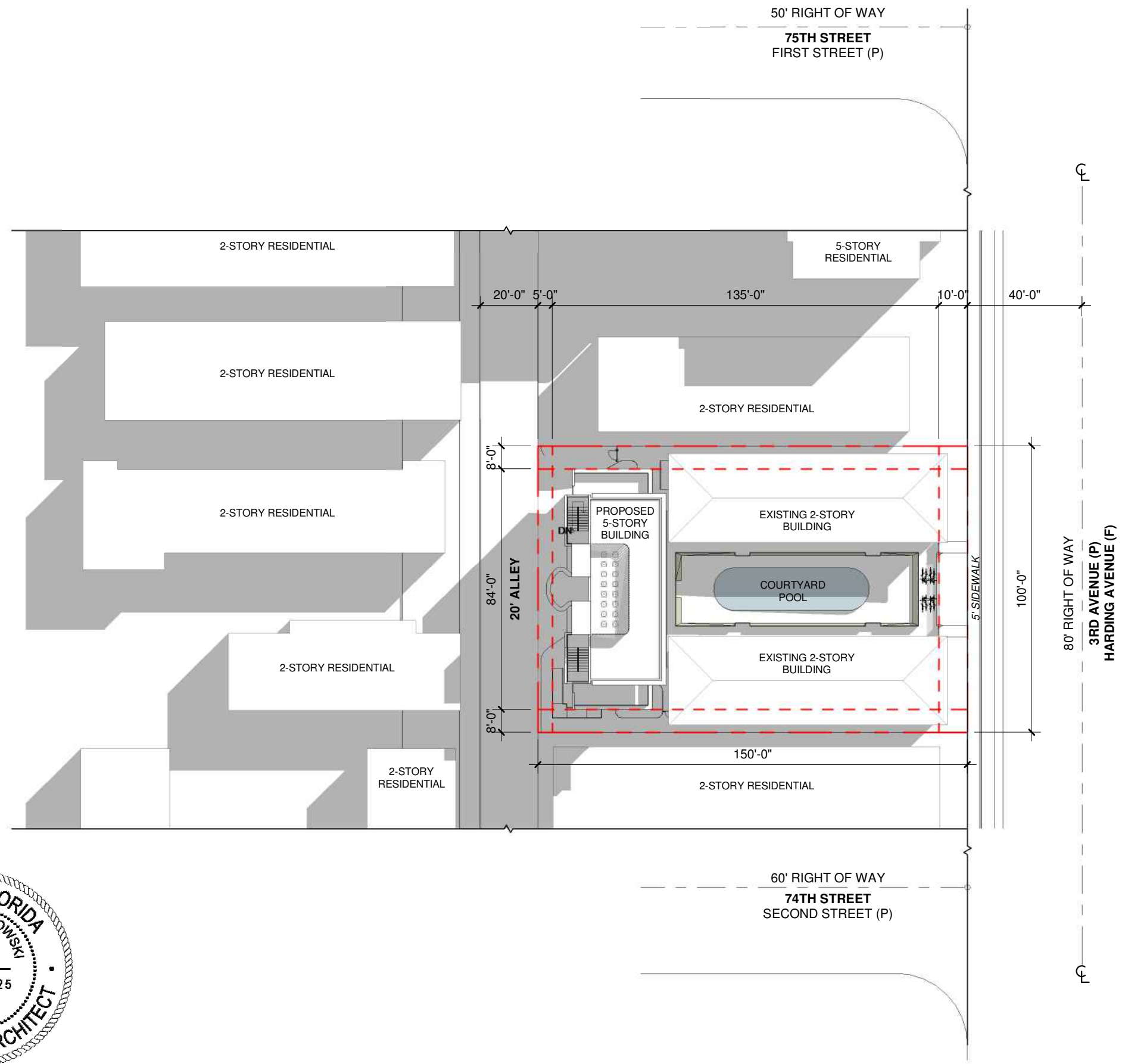
**HARDING**

**RENDERS**  
2021.12.06

12" = 1'-0"

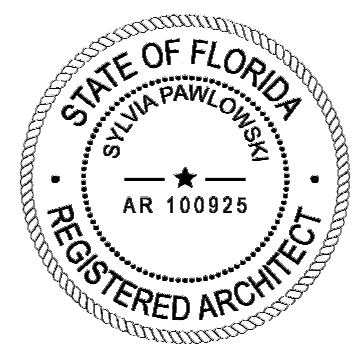
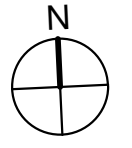
2109

**A-16**



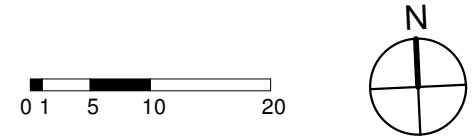
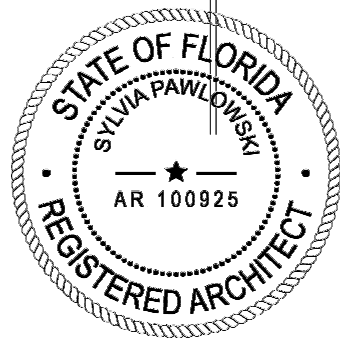
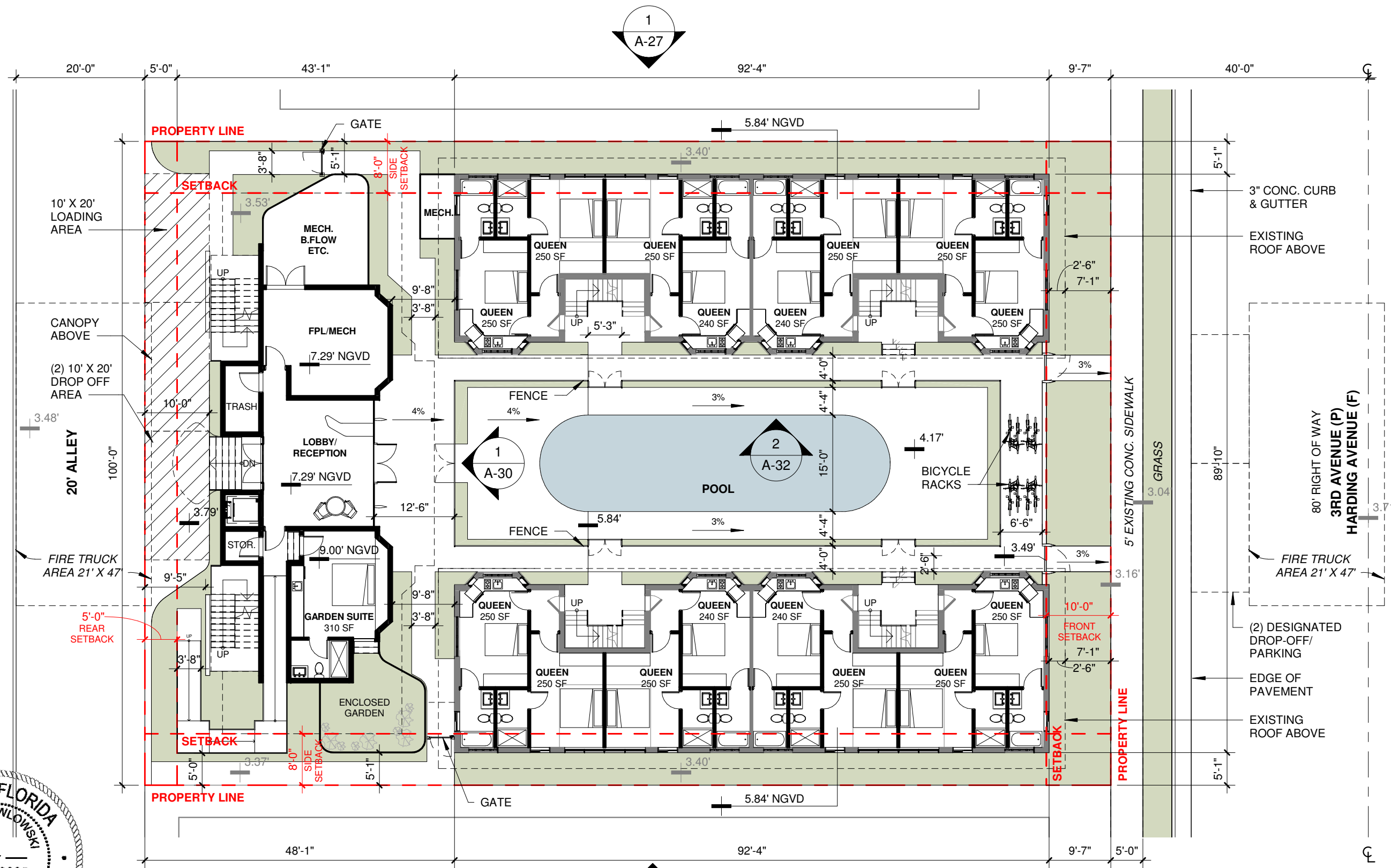
EXISTING FIRE HYDRANT LOCATION 2:  
148' AWAY FROM SITE

EXISTING FIRE HYDRANT LOCATION 1:  
190' AWAY FROM SITE

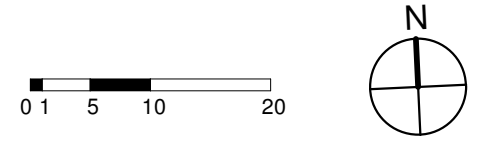
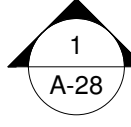
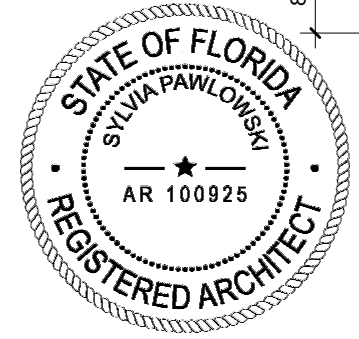
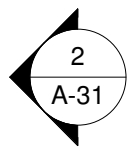
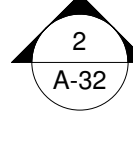
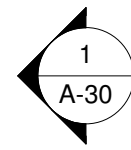
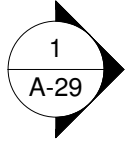
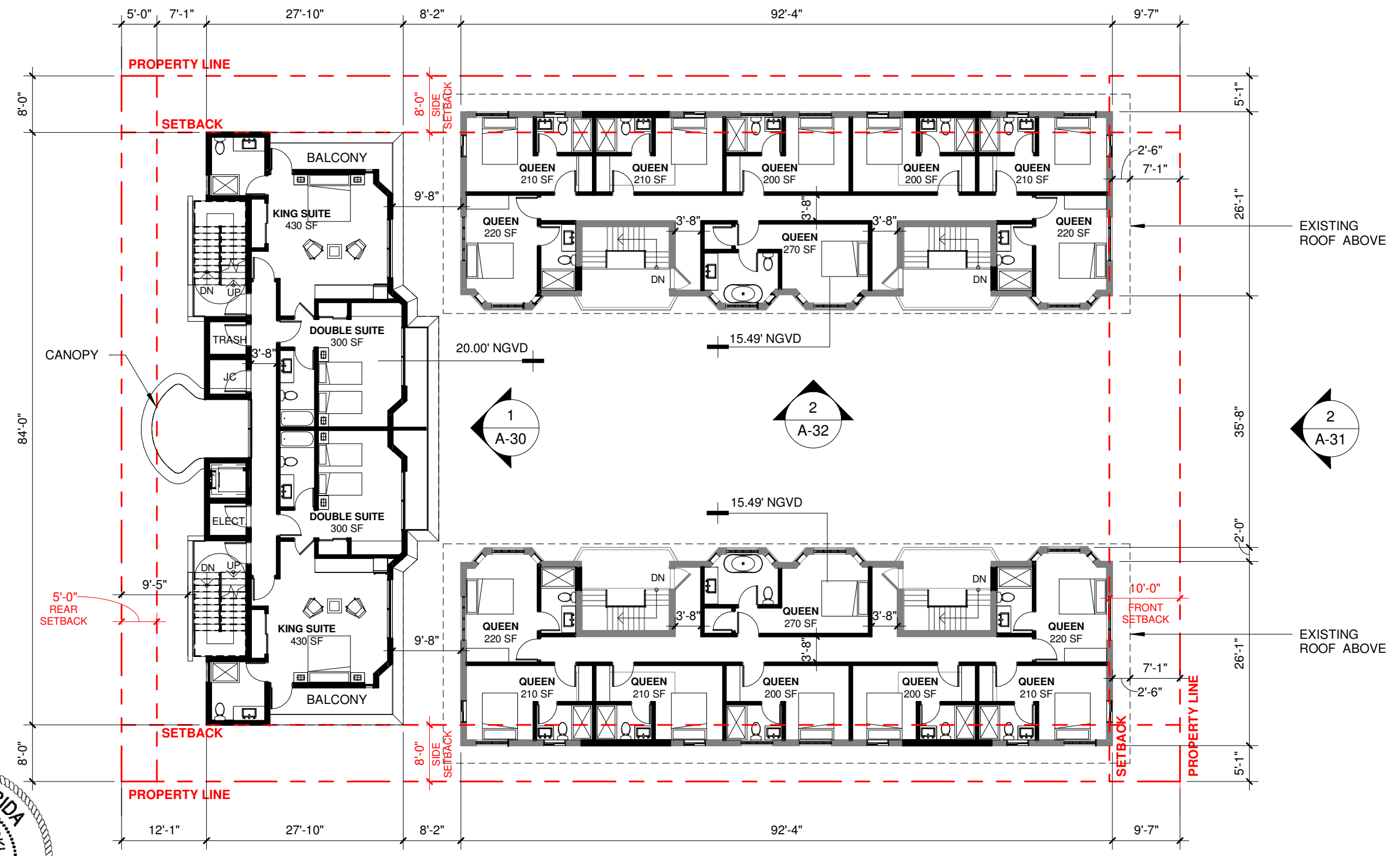
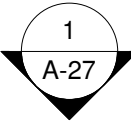


ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		-- 7418 HARDING AVE   MIAMI BEACH   FL   33141	<b>HARDING</b>	<b>SITE PLAN</b> 2021.12.06	1" = 40'-0" 2109

**A-21**



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



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

# Variance Requests

1. A variance from the requirement of Section 142-870.15(b) to provide a minimum unit size of 200 square feet where, in the North Beach National Register Conservation Overlay, the minimum unit size for Contributing buildings which are substantially retained and restored is 300 square feet (“Hotel Unit Size Variance”).
2. A variance from the requirement of Section 142-870.15(e) to allow for the loading space to have a 0’ rear setback where a 5’ setback is required (“Rear Setback Variance”).



# Thank You

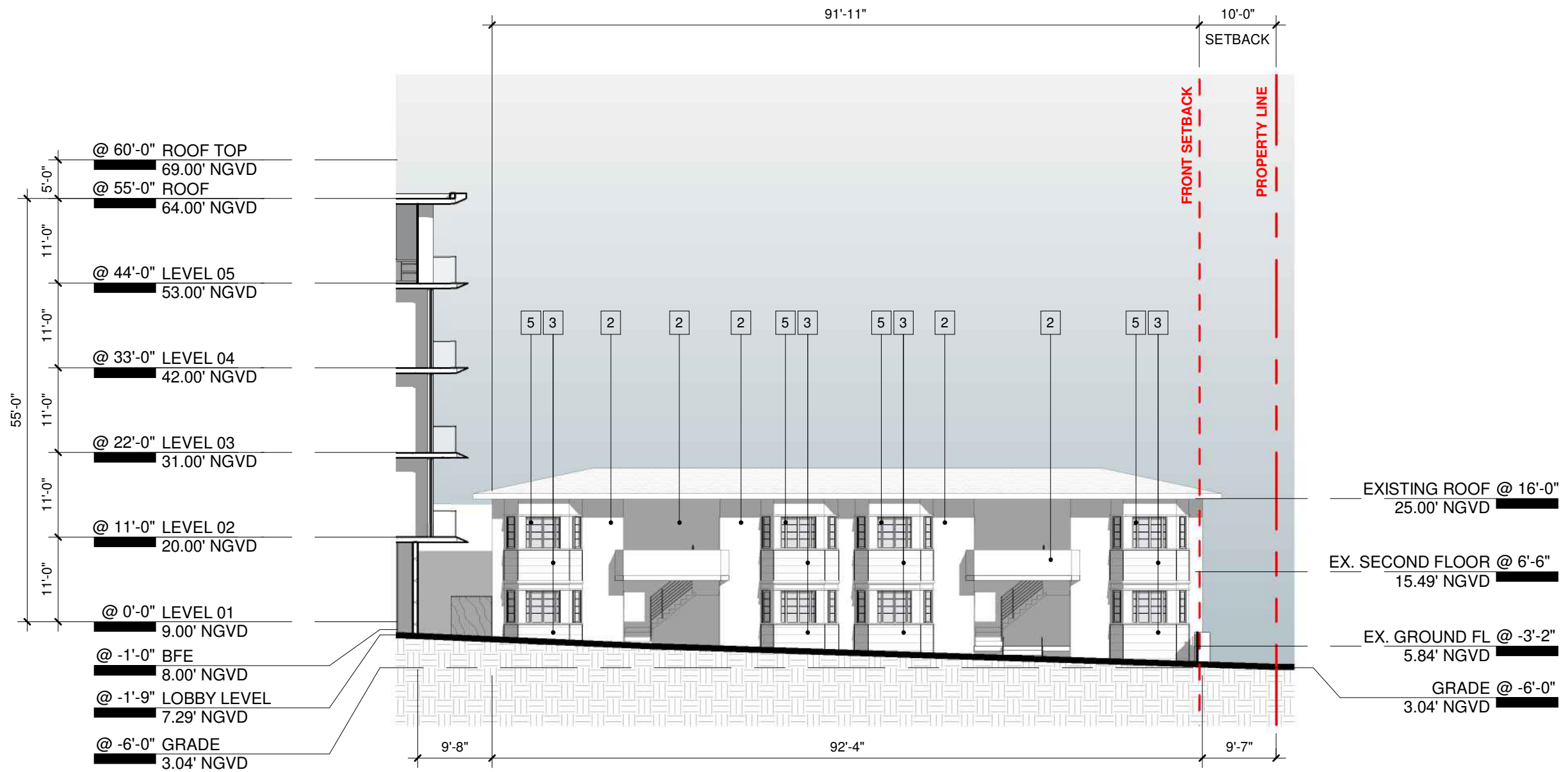
200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.374.5300 office

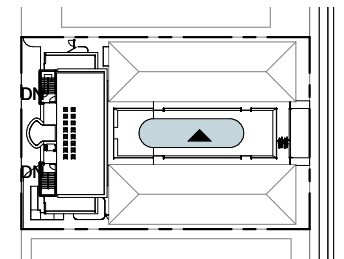
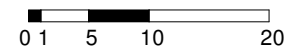
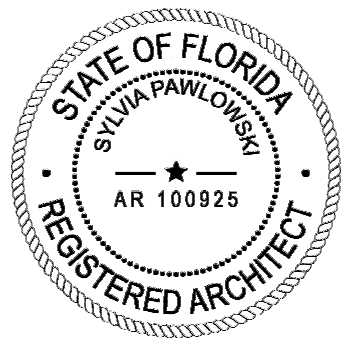
305.377.6222 fax

[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)



**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

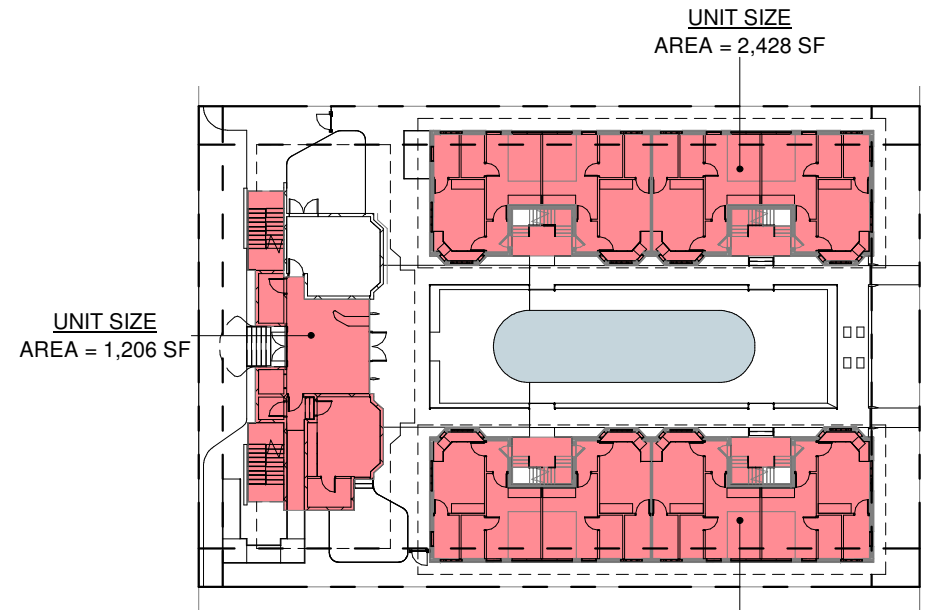


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7418 HARDING AVE | MIAMI BEACH | FL | 33141

**HARDING**

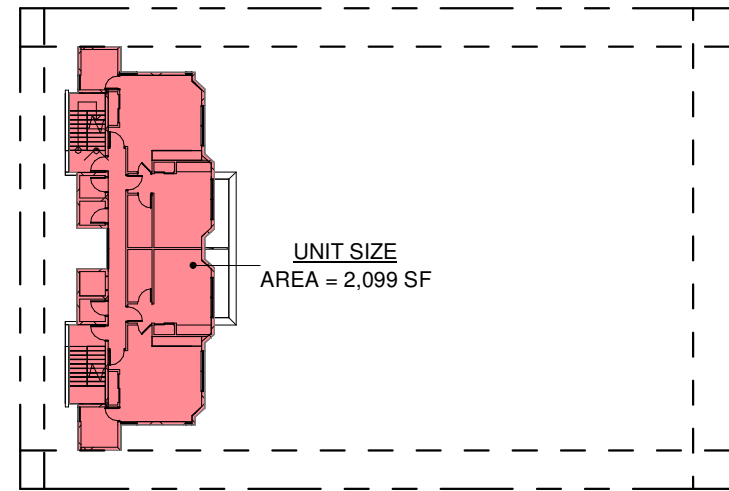
**SOUTH ELEVATION - COURTYARD**  
2021.12.06 As indicated 2109

**A-32**



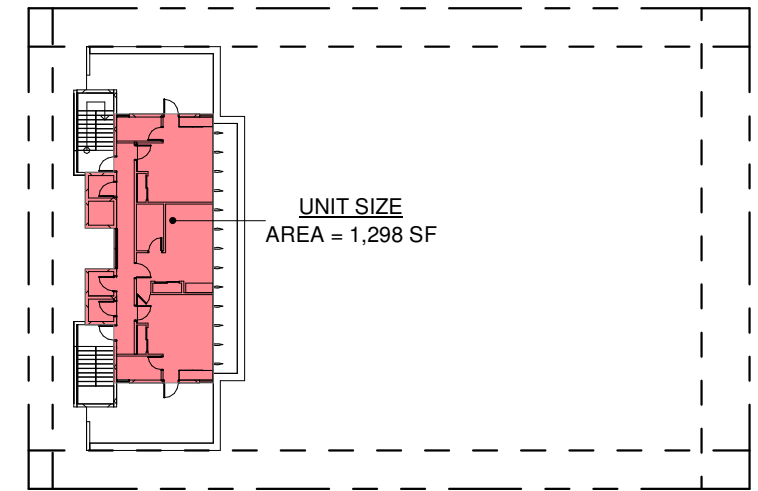
**LEVEL 01 - FAR DIAGRAM**

AREA = 2,428 SF  
UNIT SIZE



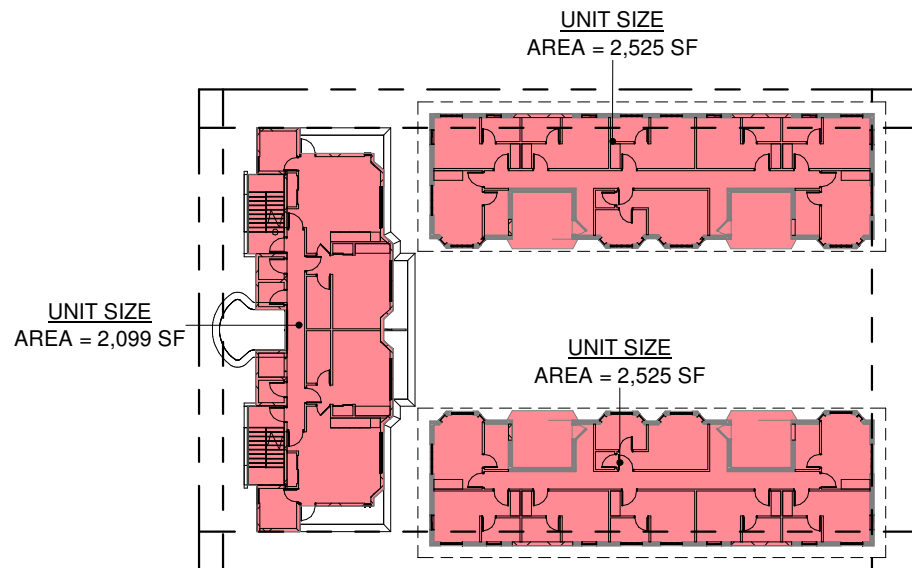
**LEVEL 03 - FAR DIAGRAM**

UNIT SIZE  
AREA = 2,099 SF



**LEVEL 05 - FAR DIAGRAM**

UNIT SIZE  
AREA = 1,298 SF

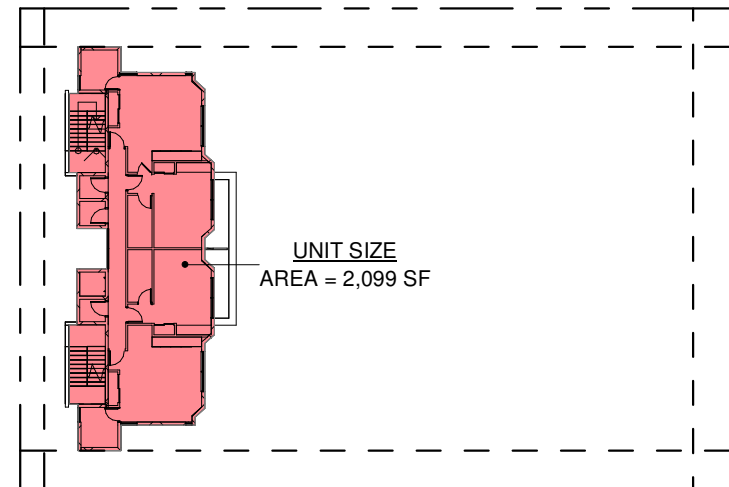


**LEVEL 02 - FAR DIAGRAM**

UNIT SIZE  
AREA = 2,525 SF

UNIT SIZE  
AREA = 2,099 SF

UNIT SIZE  
AREA = 2,525 SF



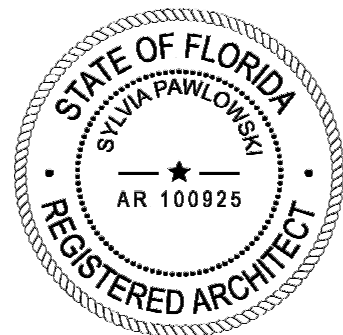
**LEVEL 04 - FAR DIAGRAM**

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



ARCHITECT

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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

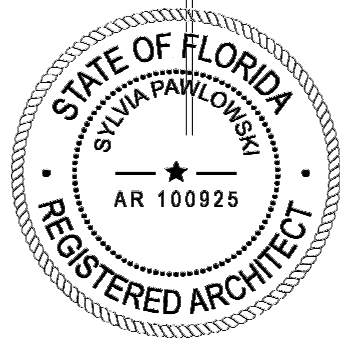
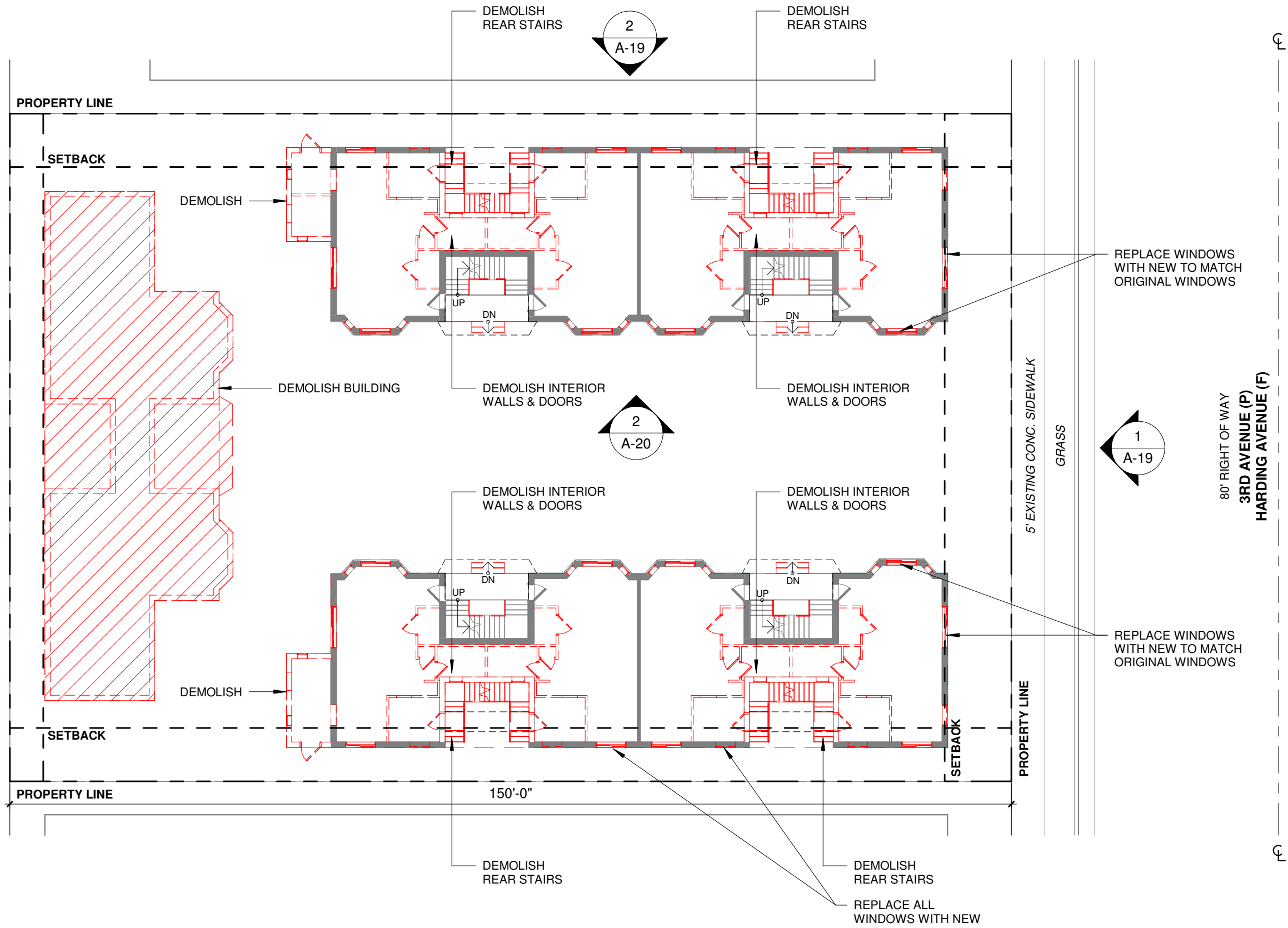
**HARDING**

**FAR DIAGRAM**  
2021.12.06

1" = 40'-0"

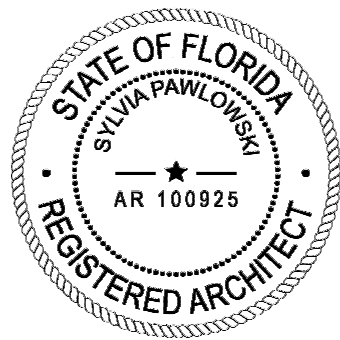
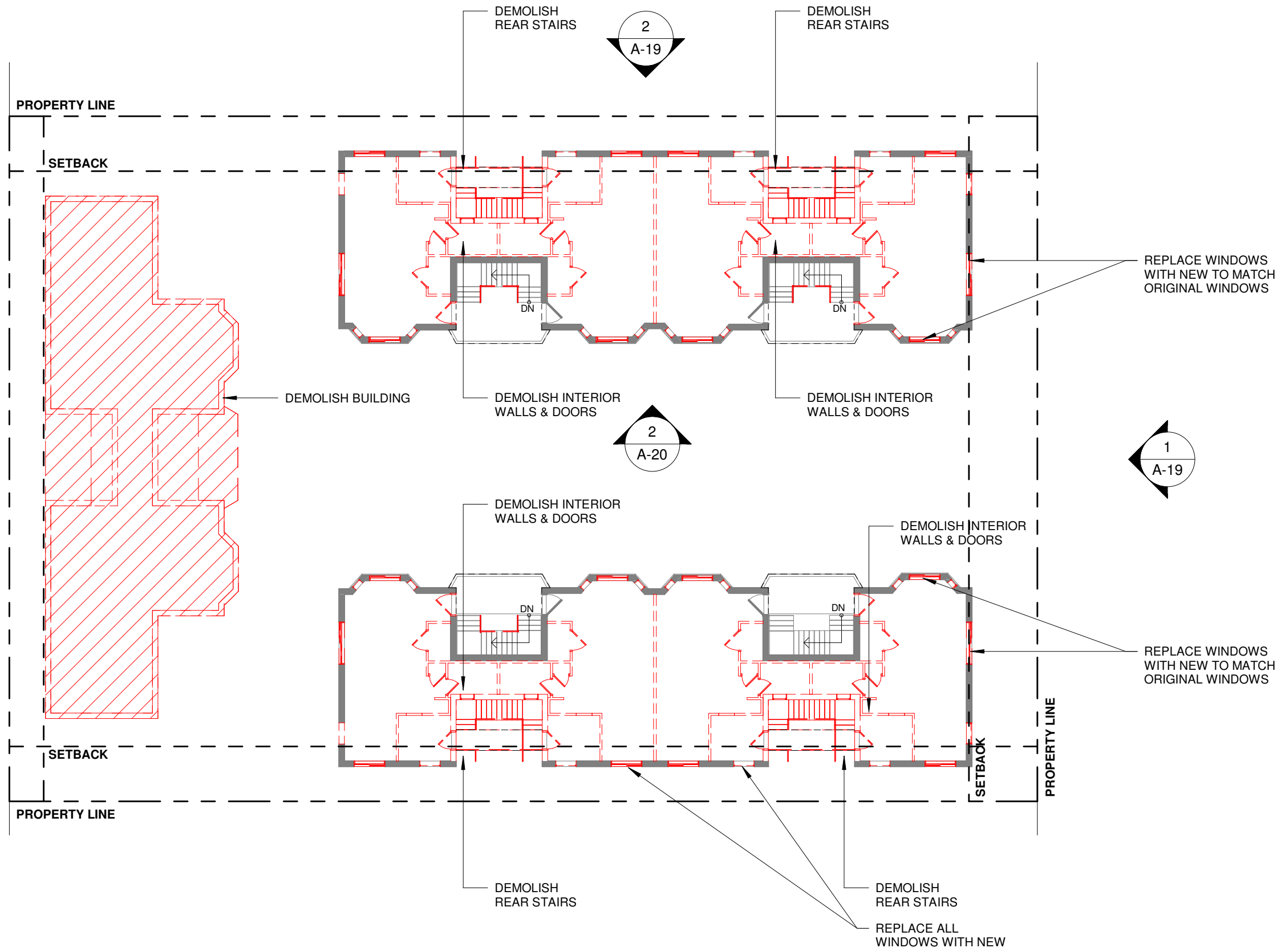
2109

**A-4**



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

**A-17**



ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #

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



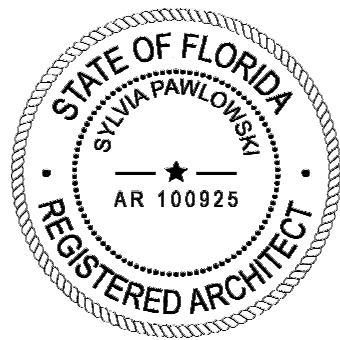
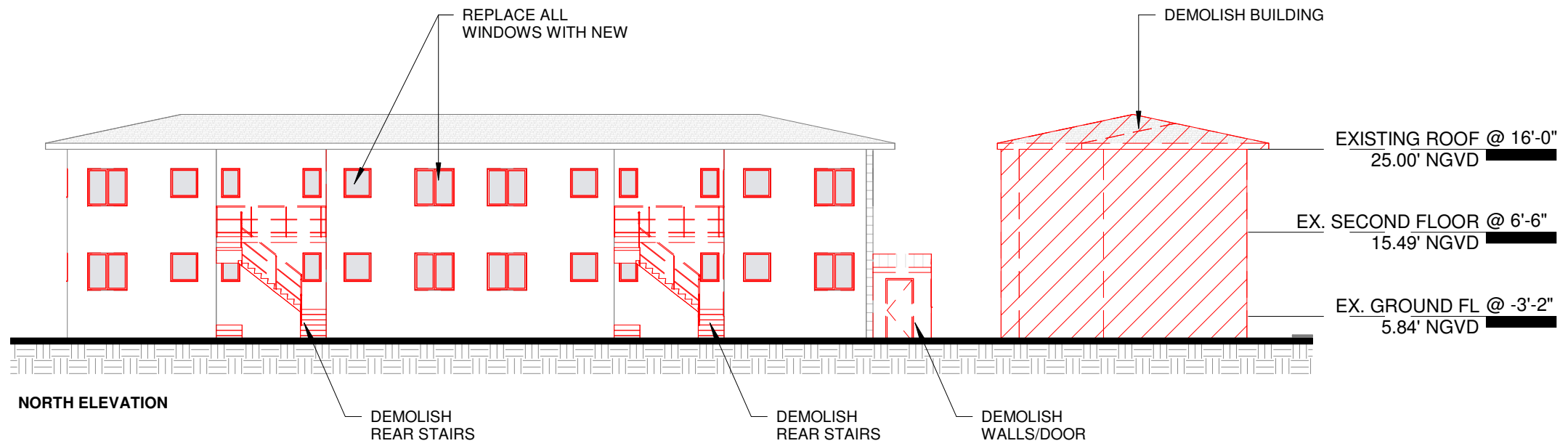
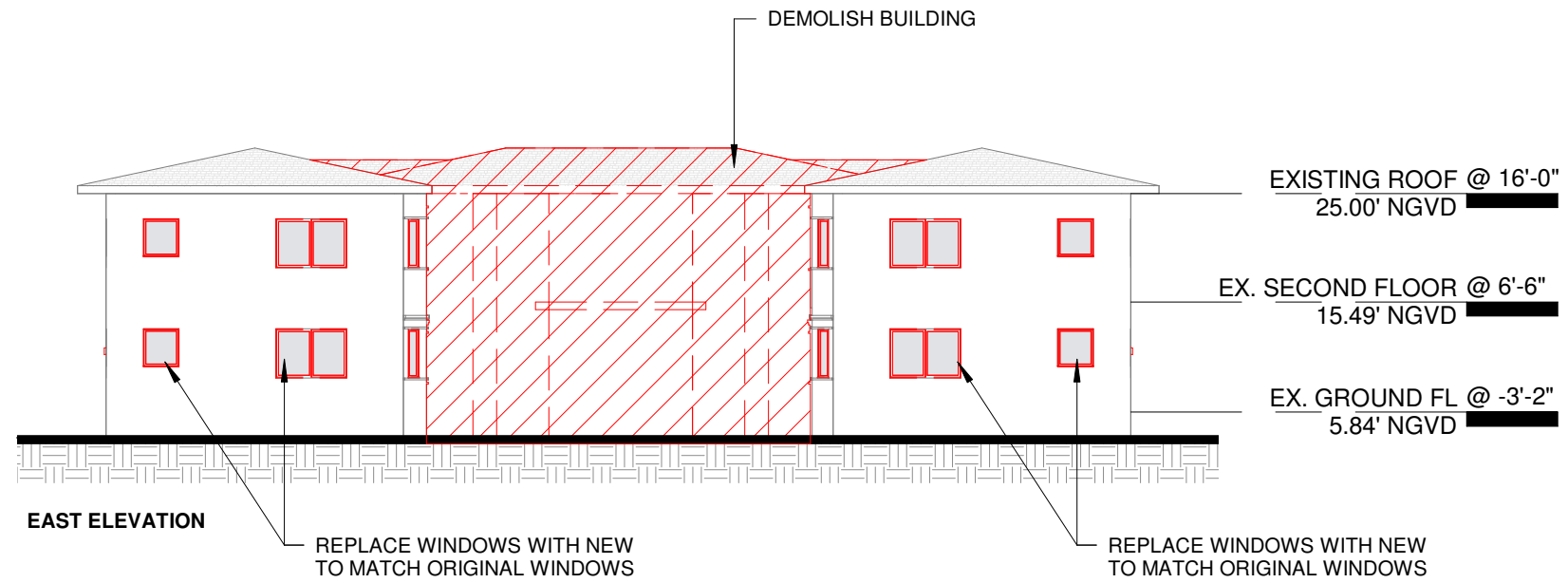
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7418 HARDING AVE | MIAMI BEACH | FL | 33141

**HARDING**

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

2109

**A-18**



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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



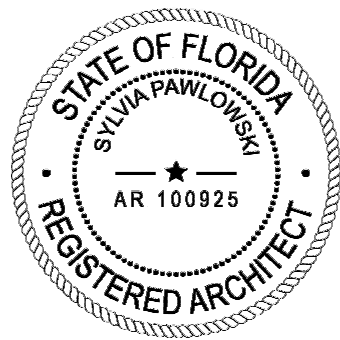
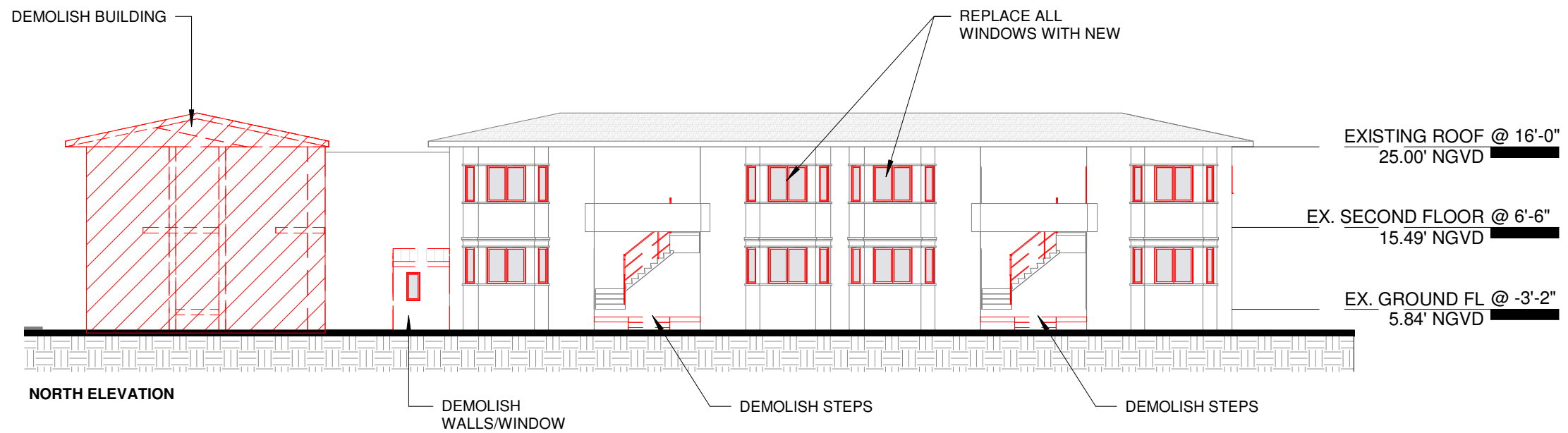
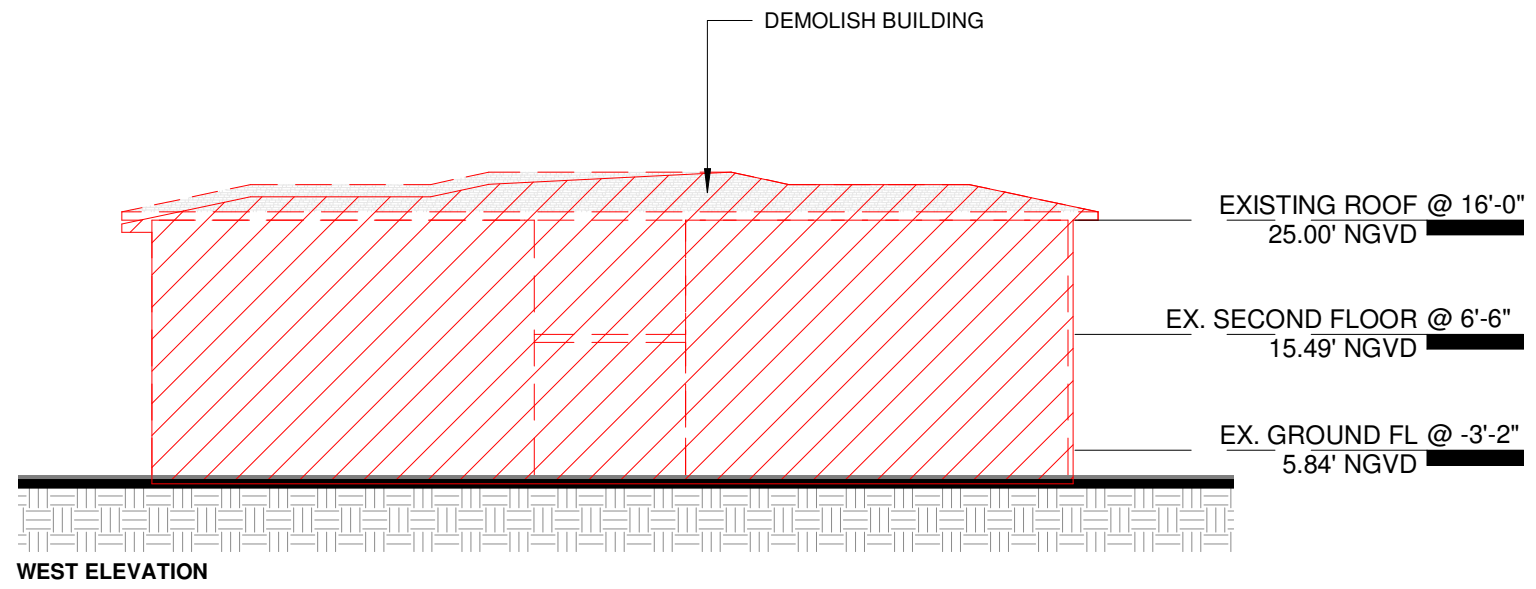
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7418 HARDING AVE | MIAMI BEACH | FL | 33141

**HARDING**

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

2109

**A-19**



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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



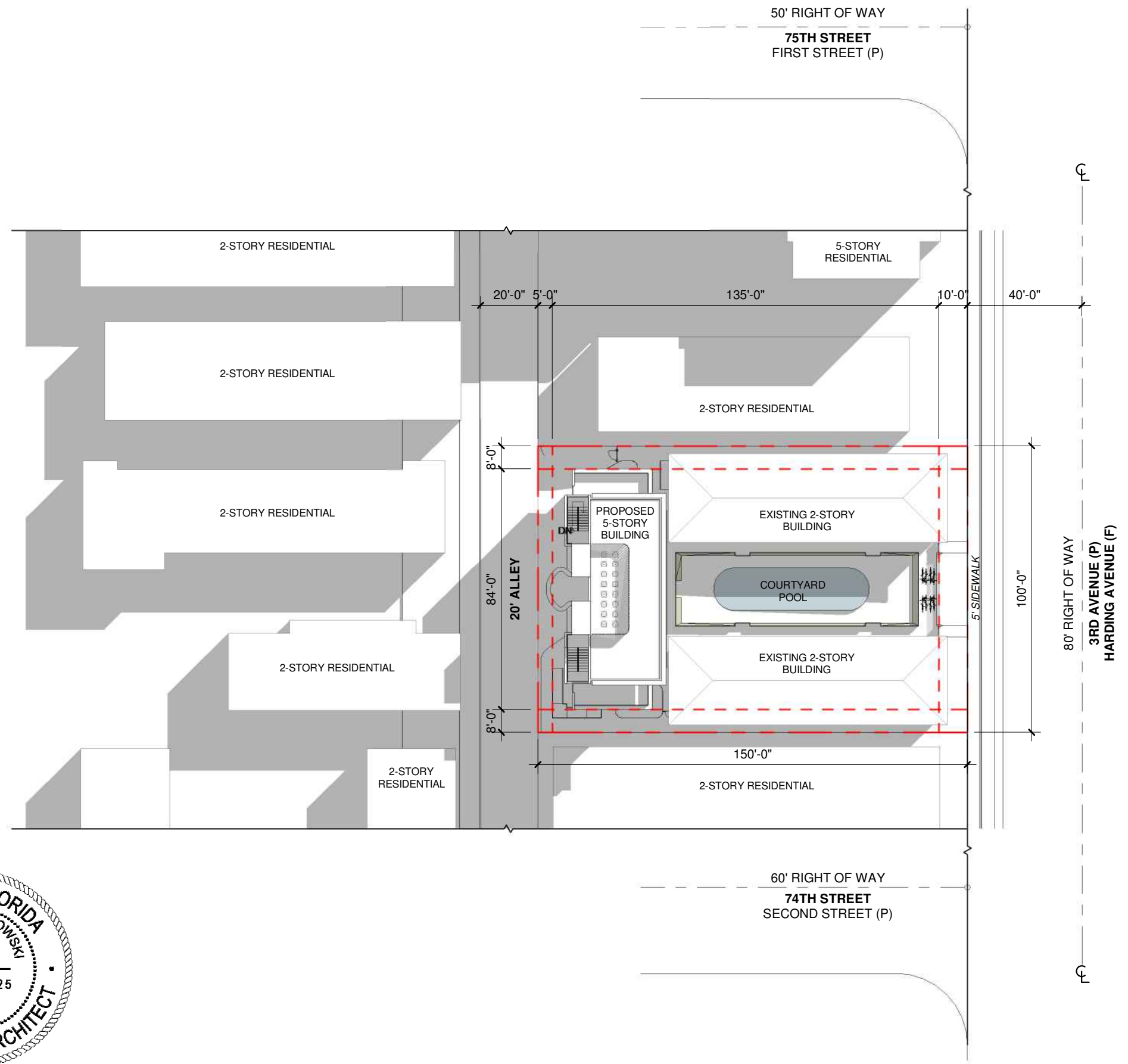
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7418 HARDING AVE | MIAMI BEACH | FL | 33141

**HARDING**

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

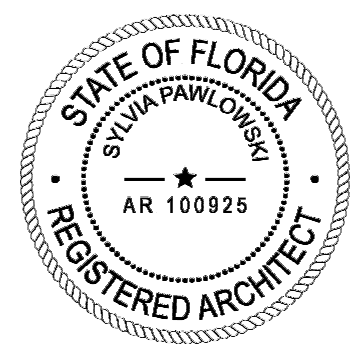
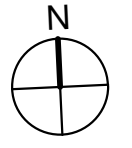
2109

**A-20**



EXISTING FIRE HYDRANT LOCATION 2:  
148' AWAY FROM SITE

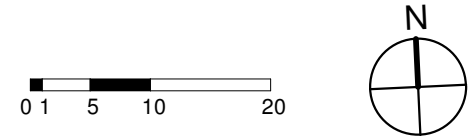
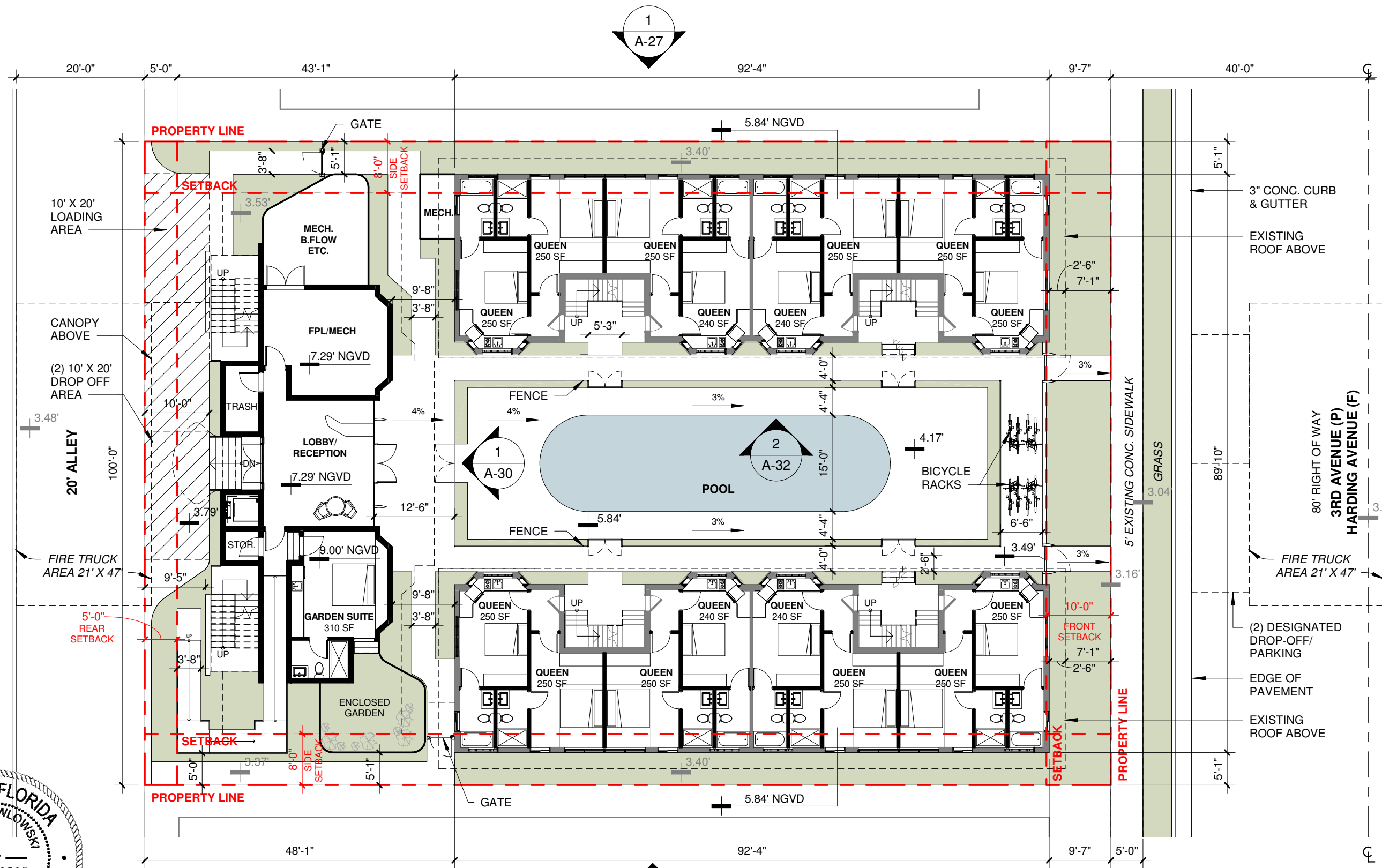
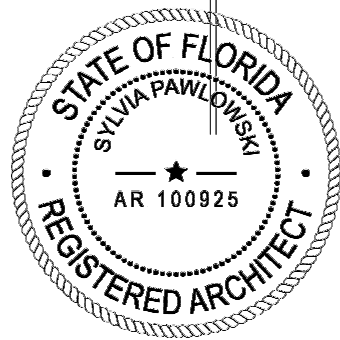
EXISTING FIRE HYDRANT LOCATION 1:  
190' AWAY FROM SITE



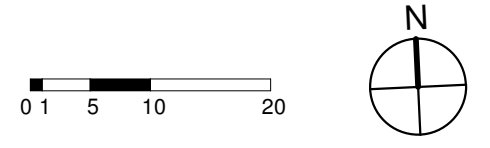
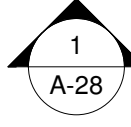
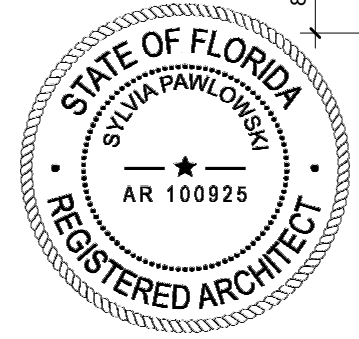
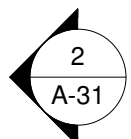
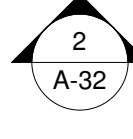
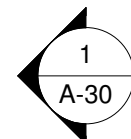
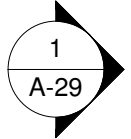
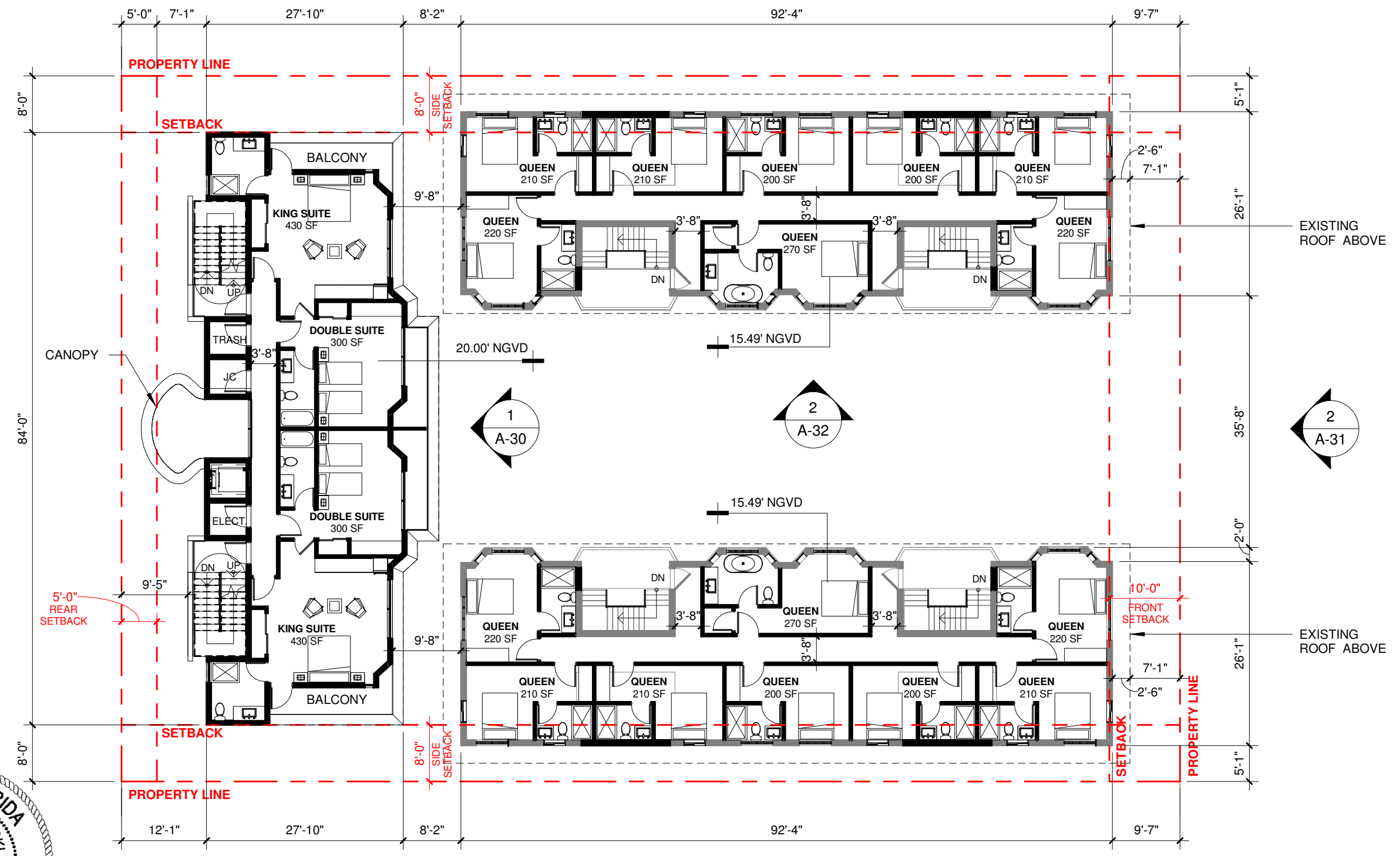
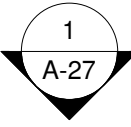
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		-- 7418 HARDING AVE   MIAMI BEACH   FL   33141	<b>HARDING</b>	<b>SITE PLAN</b> 2021.12.06	1" = 40'-0" 2109

**A-21**

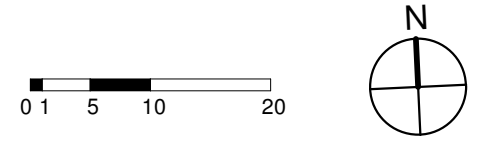
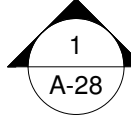
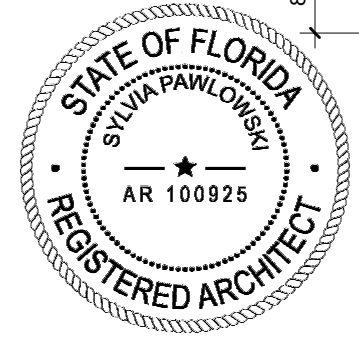
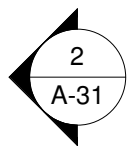
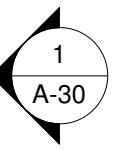
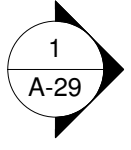
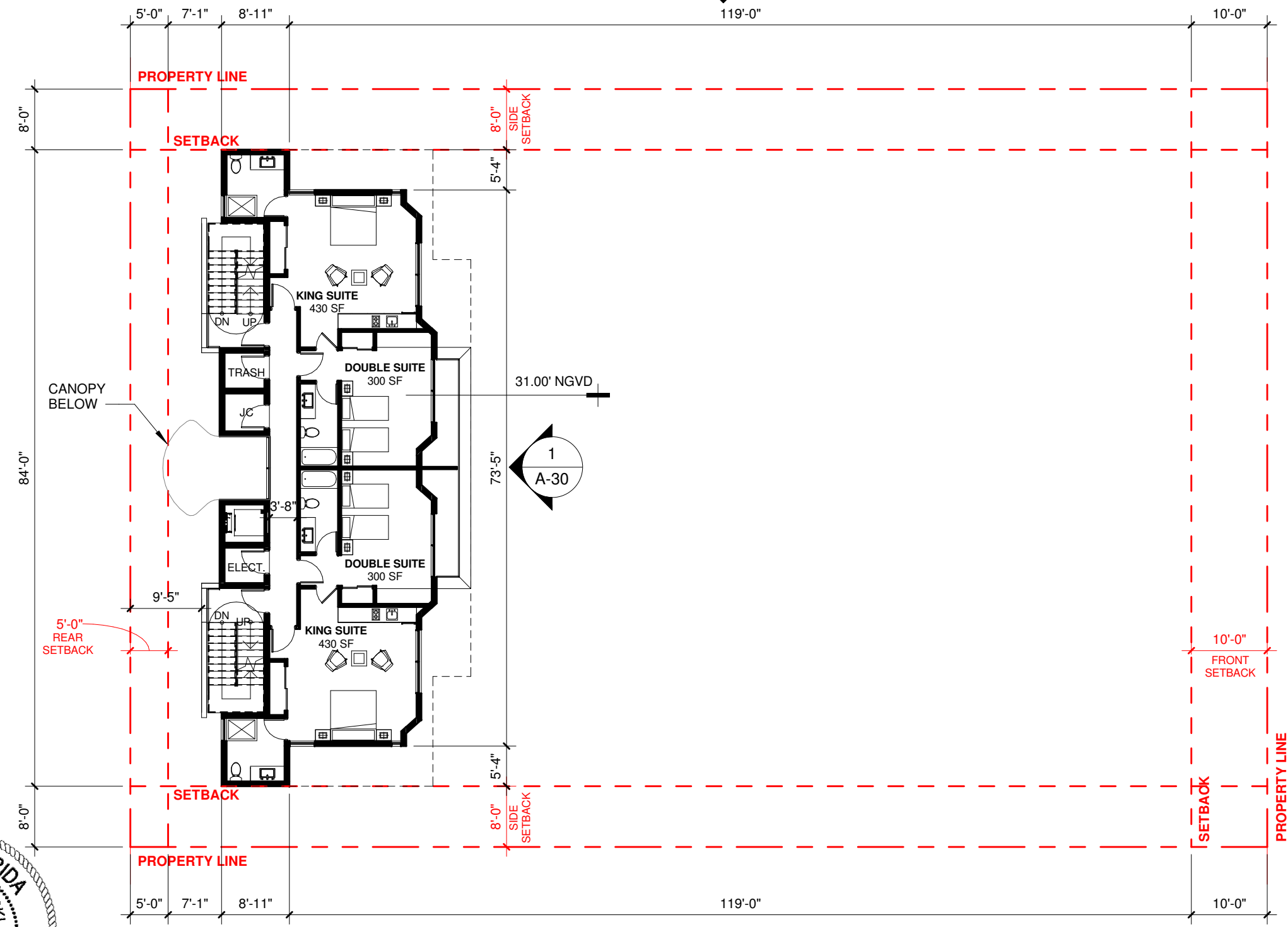
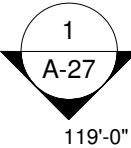




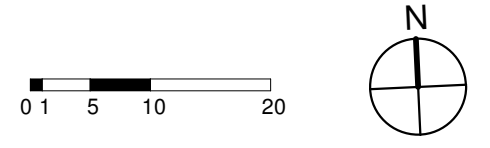
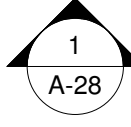
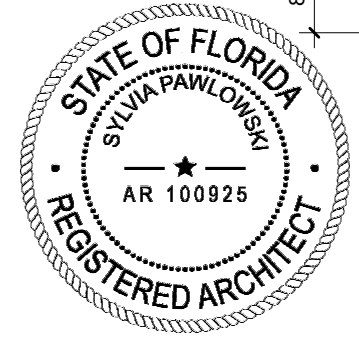
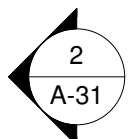
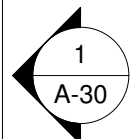
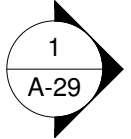
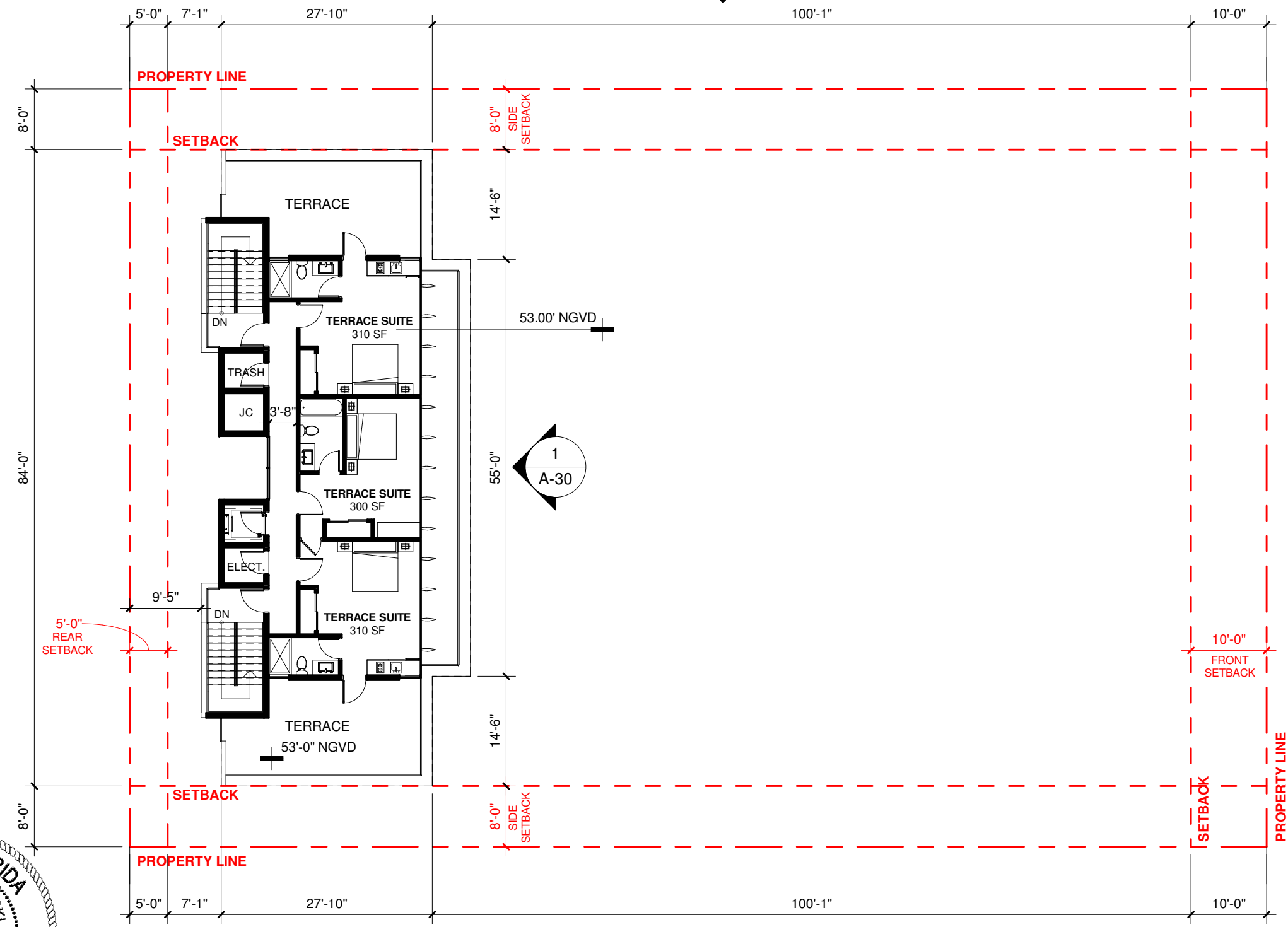
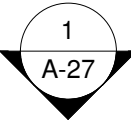
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		-- 7418 HARDING AVE   MIAMI BEACH   FL   33141	<b>HARDING</b>	<b>GROUND FLOOR PLAN</b> 2021.12.06      1/16" = 1'-0"	2109 <b>A-22</b>



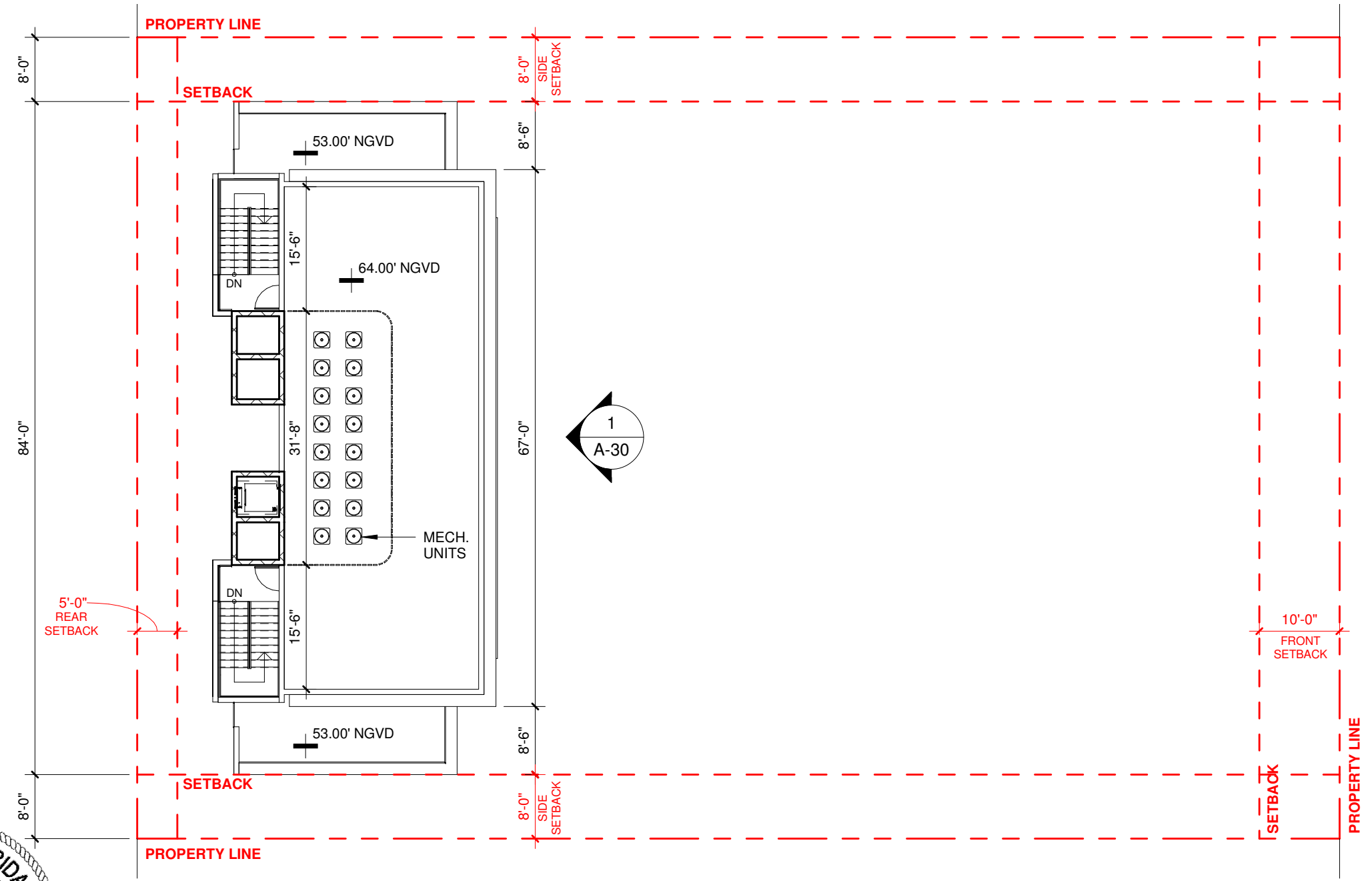
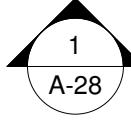
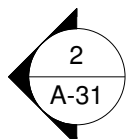
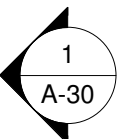
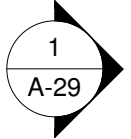
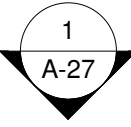
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		-- 7418 HARDING AVE   MIAMI BEACH   FL   33141	<b>HARDING</b>	<b>LEVEL 02</b> 2021.12.06 1/16" = 1'-0"	<b>A-23</b> 2109



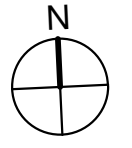
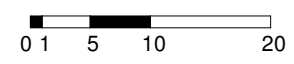
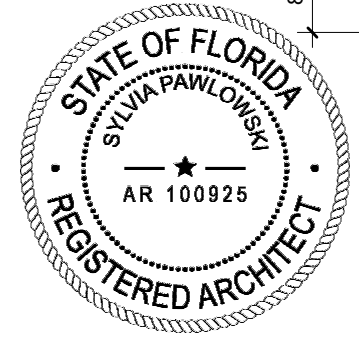
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		-- 7418 HARDING AVE   MIAMI BEACH   FL   33141	<b>HARDING</b>	<b>LEVEL 03-04 PLAN (TYP.)</b> 2021.12.06 1/16" = 1'-0"	2109 <b>A-24</b>



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



GRASS



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
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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

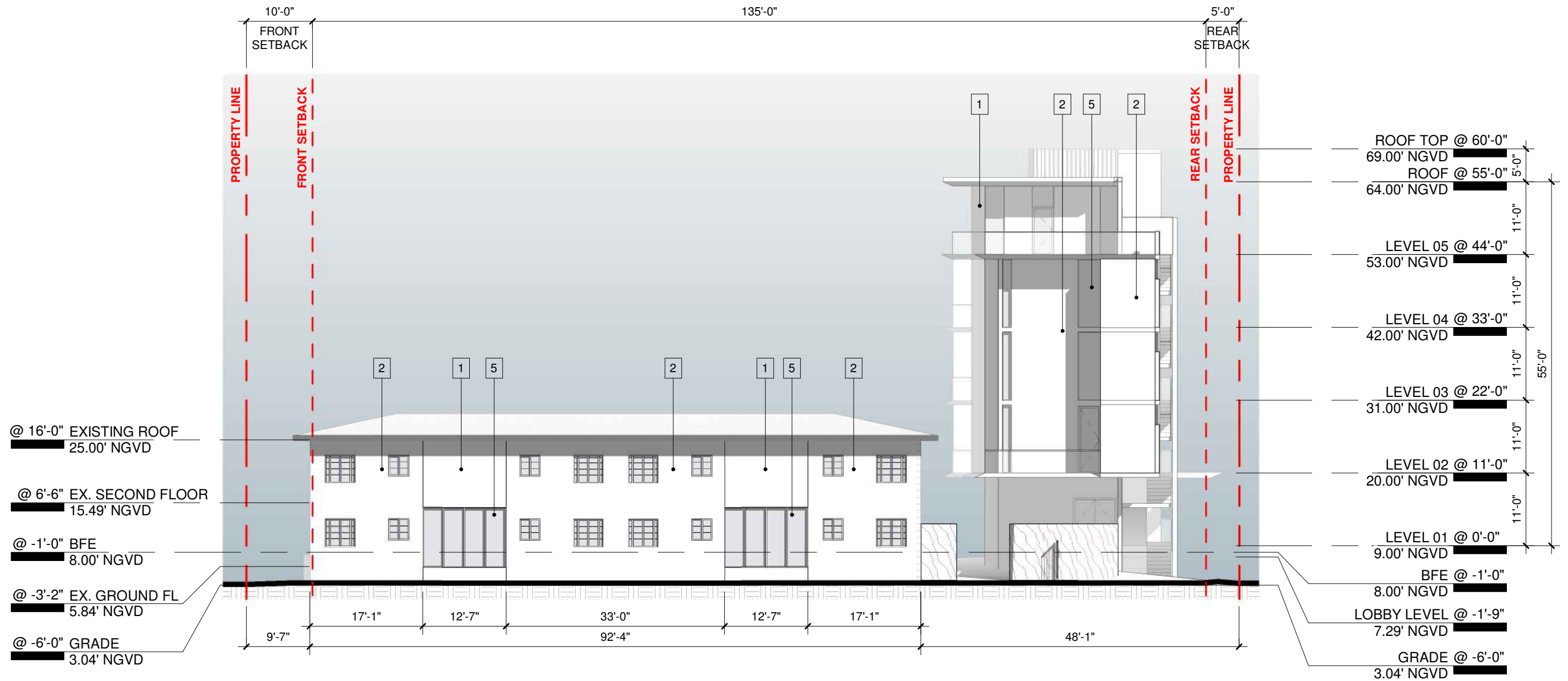
**HARDING**

**ROOF PLAN**  
 2021.12.06

1/16" = 1'-0"

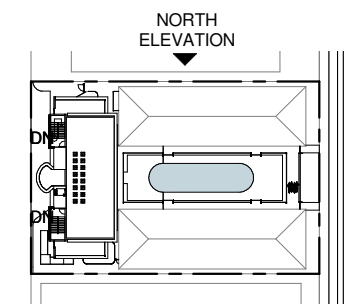
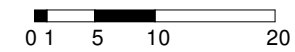
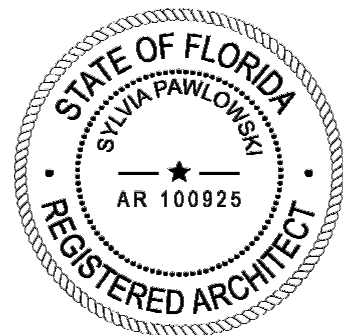
2109

**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



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**

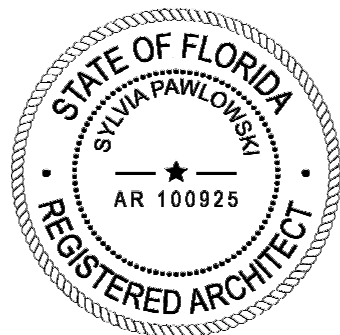
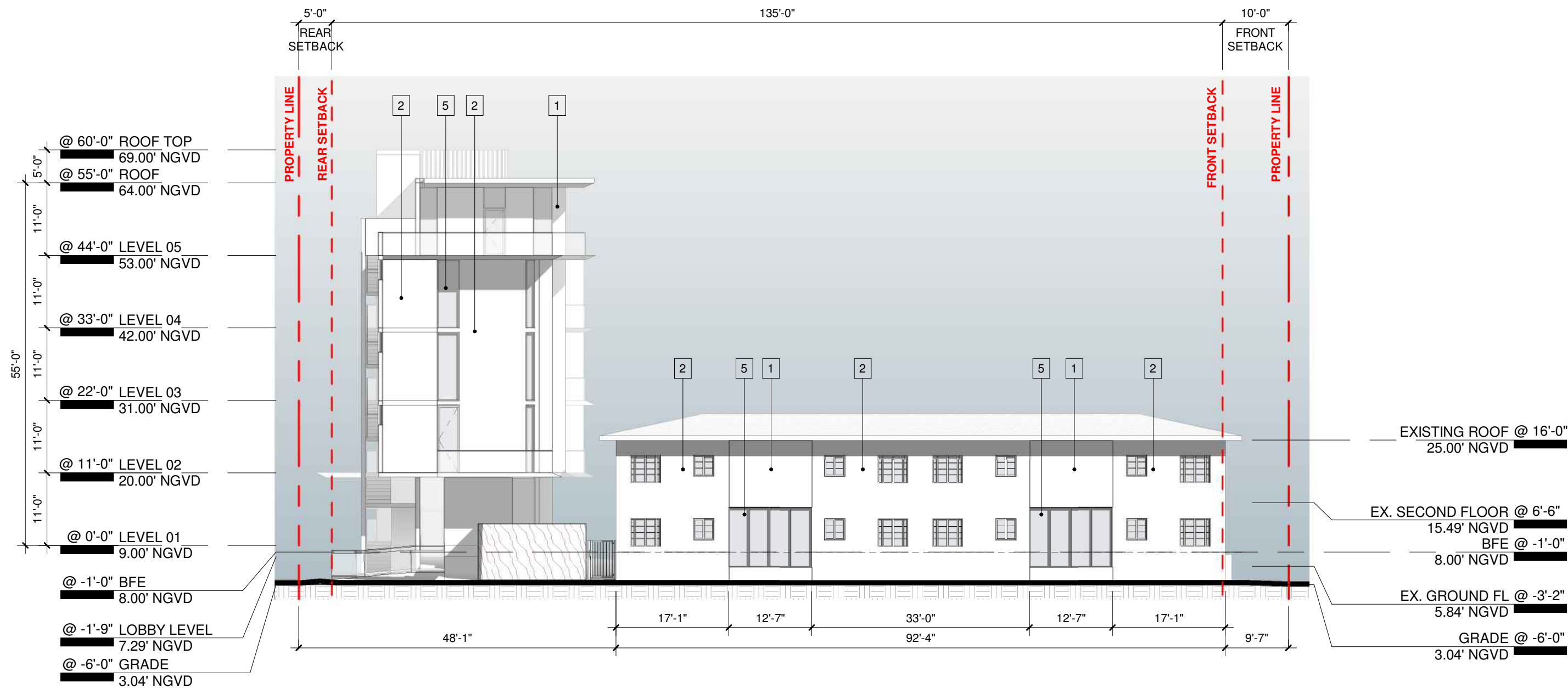
**NORTH ELEVATION**

2021.12.06

As indicated

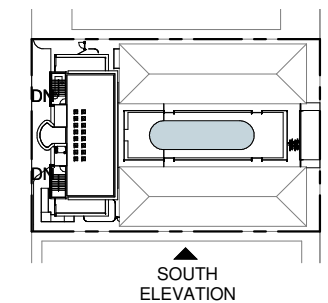
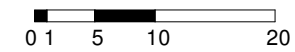
2109

**A-27**



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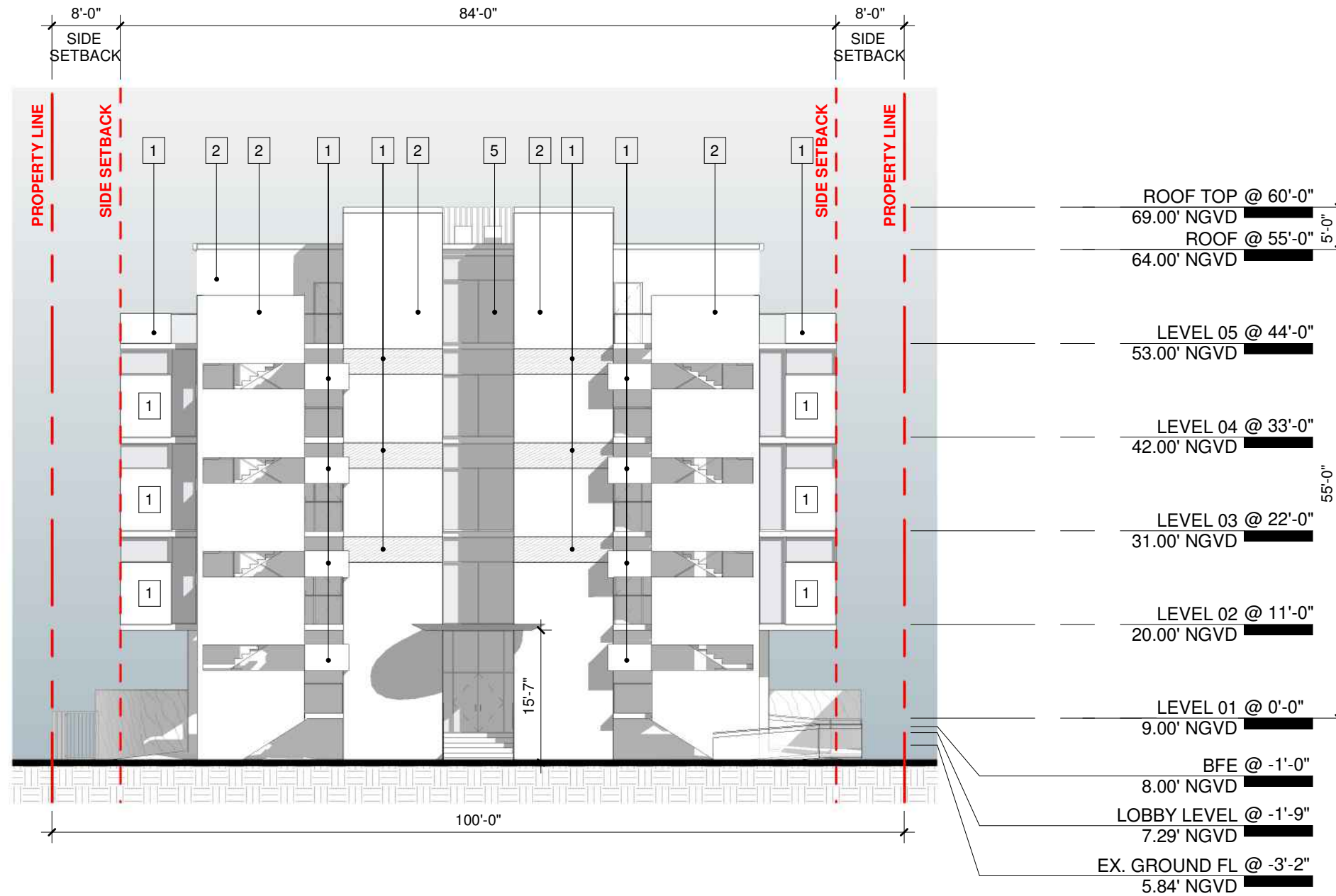
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7418 HARDING AVE | MIAMI BEACH | FL | 33141

**HARDING**

**SOUTH ELEVATION**  
2021.12.06 As indicated

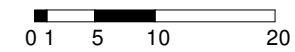
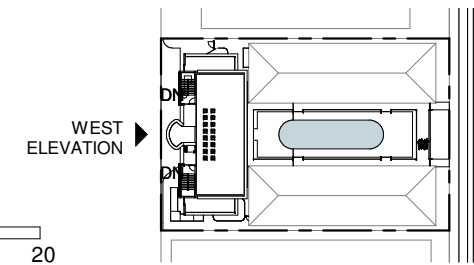
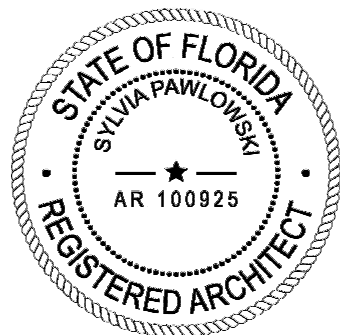
2109

**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



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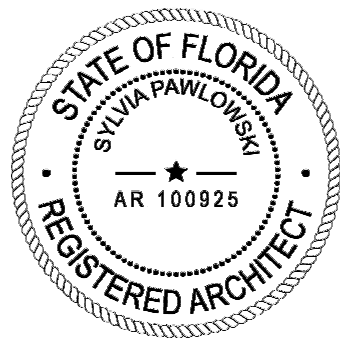
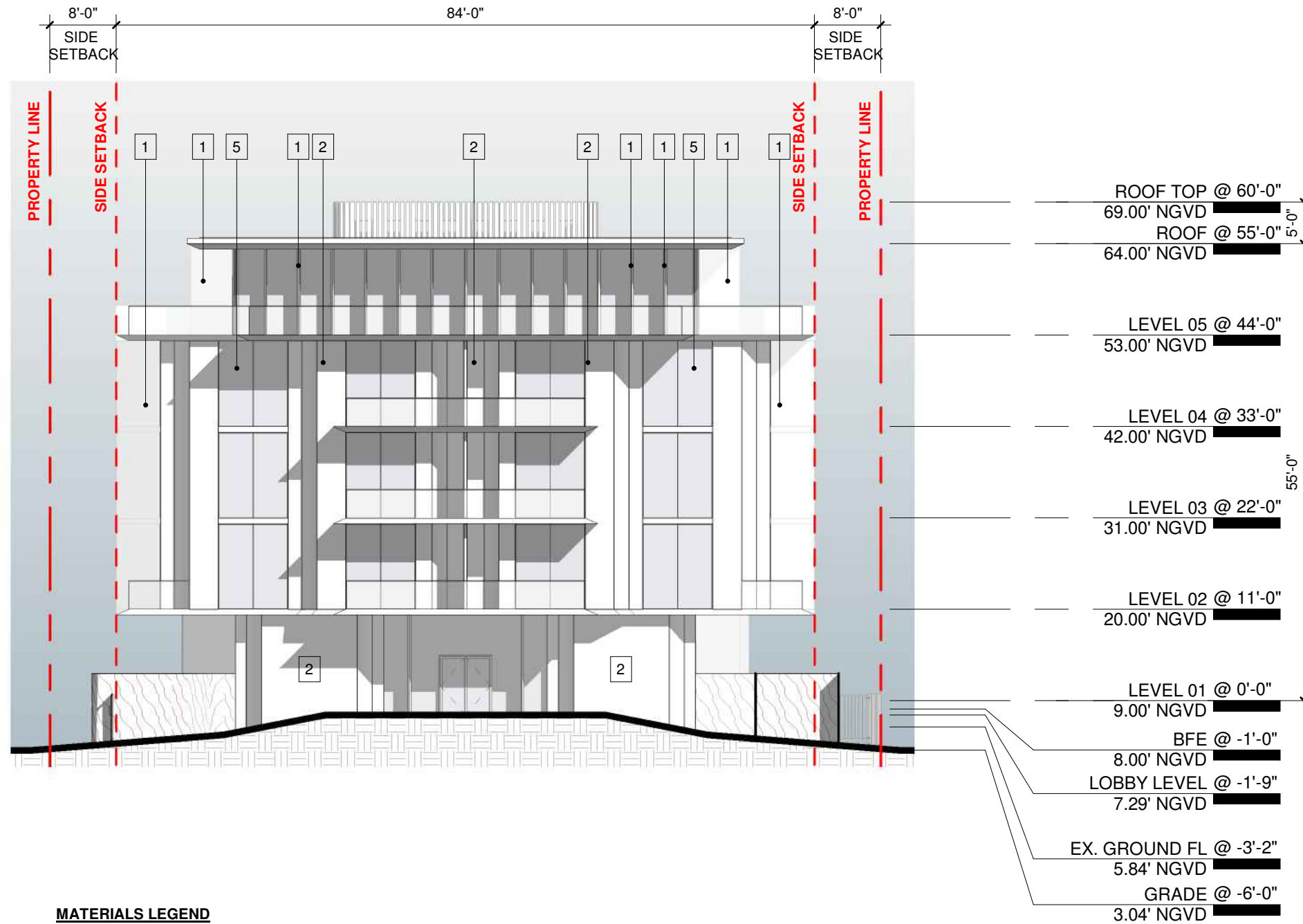
**HARDING**

**WEST ELEVATION**  
2021.12.06      As indicated

2109

**A-29**





**MATERIALS LEGEND**

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

ARCHITECT

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OWNER

PROJECT

DRAWING TITLE

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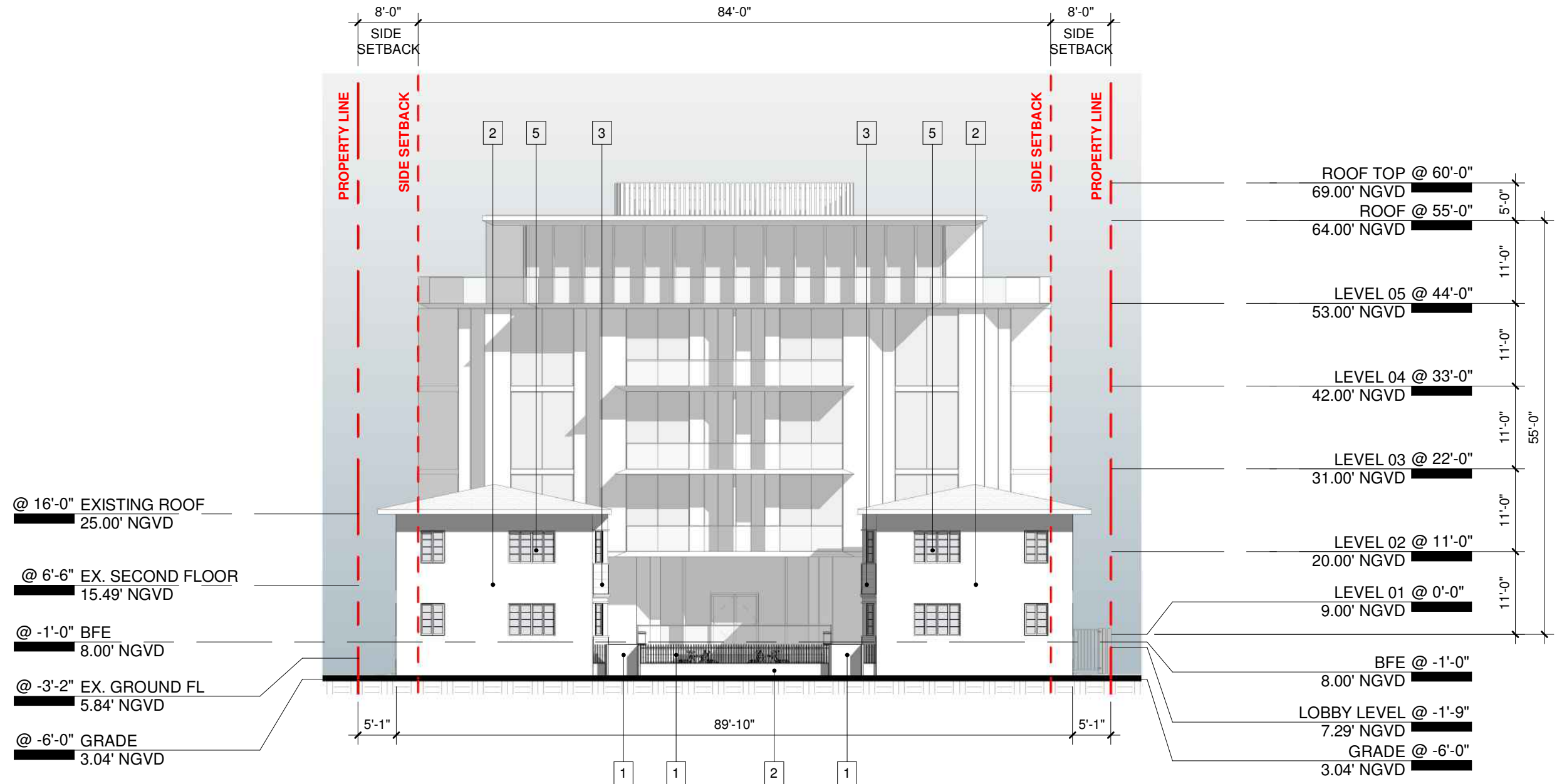
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**HARDING**

**EAST ELEVATION**  
2021.12.06 As indicated

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**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

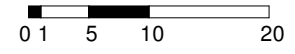
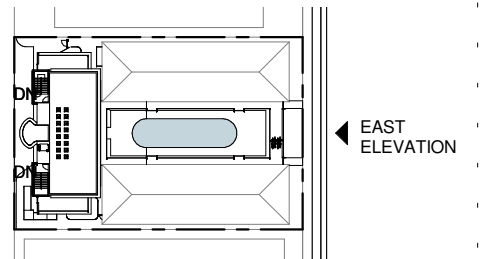
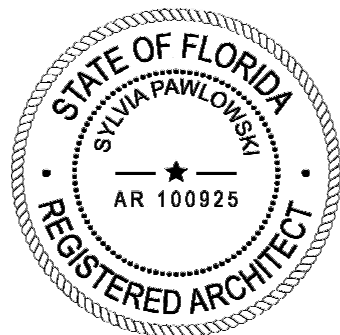
BFE @ -1'-0"  
8.00' NGVD

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



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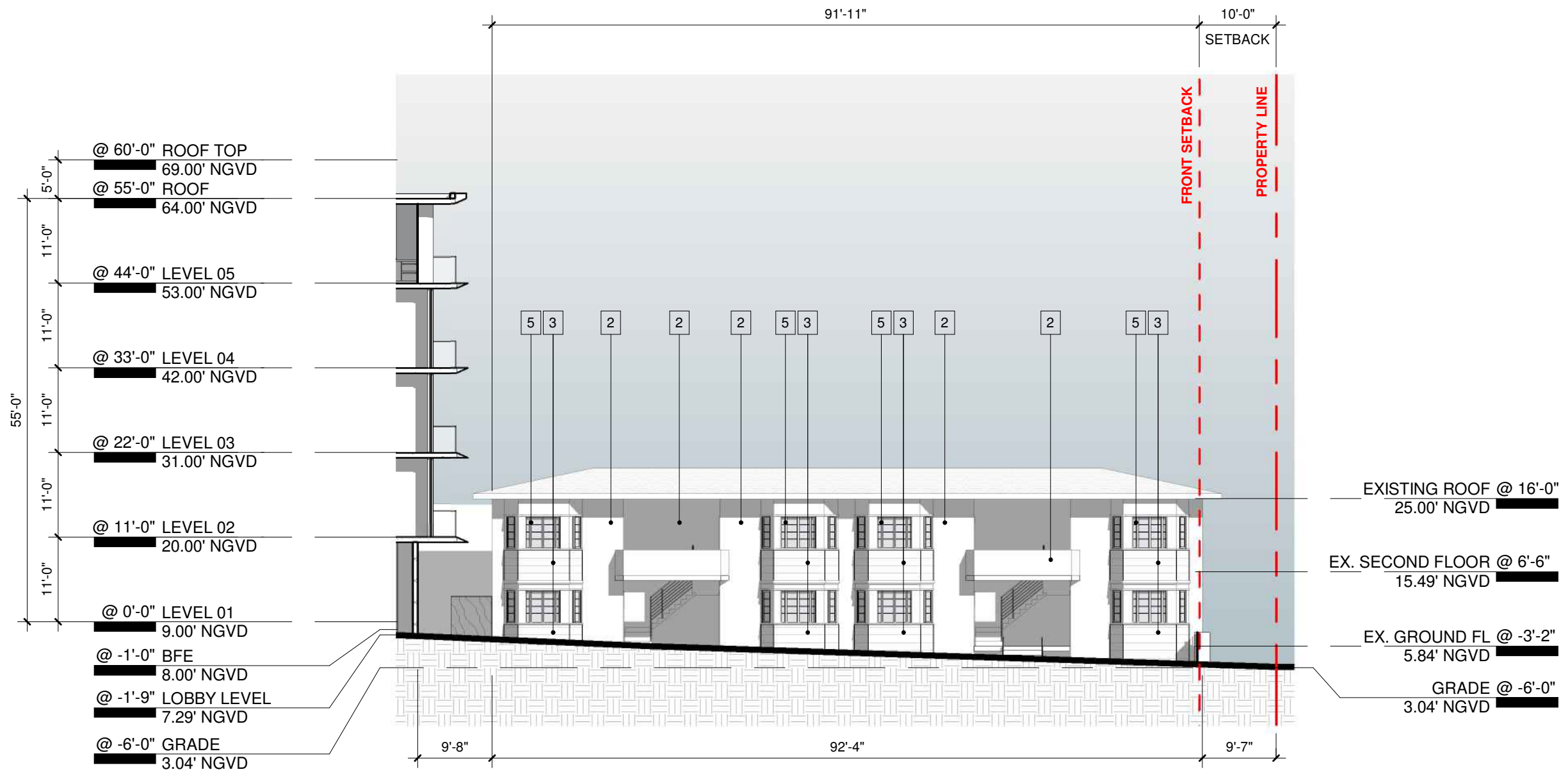


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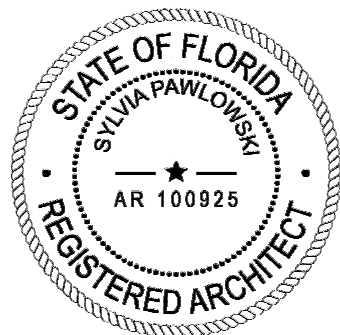
**EAST ELEVATION - STREET SIDE**  
2021.12.06      As indicated      2109

**A-31**



**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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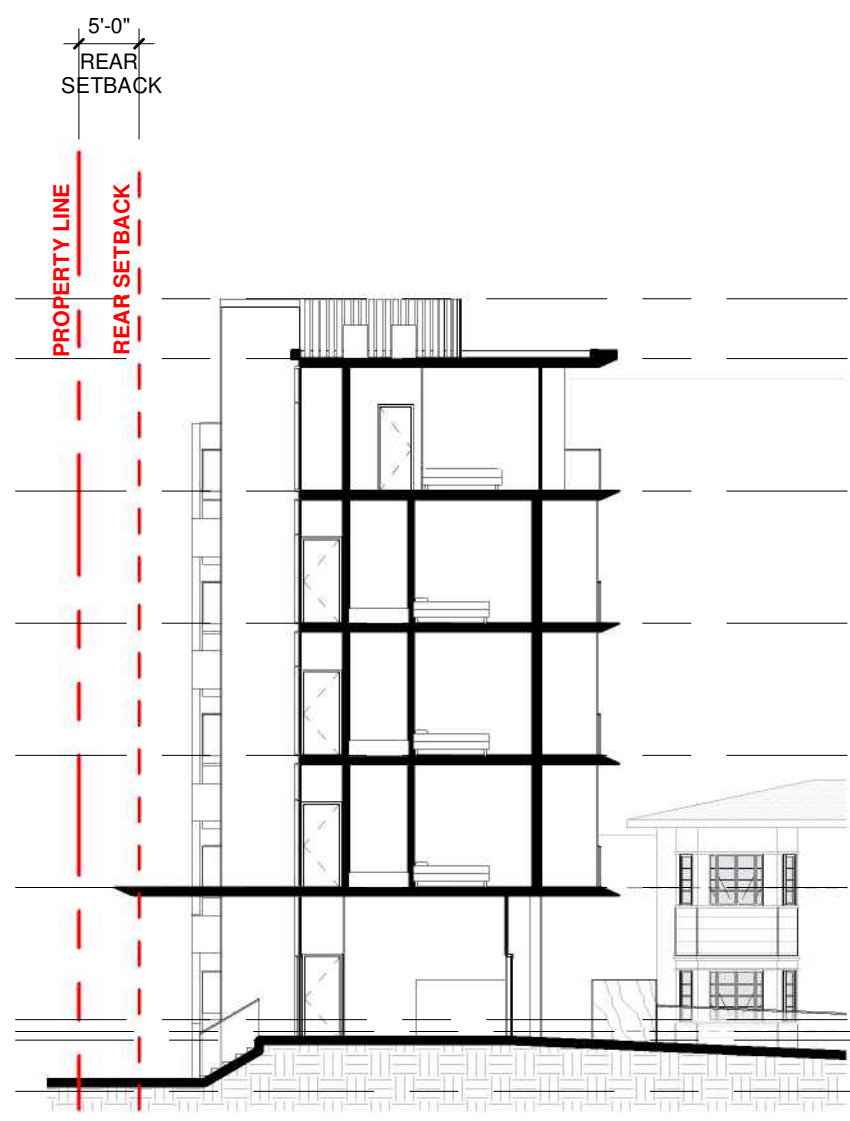


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**HARDING**

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

**A-32**



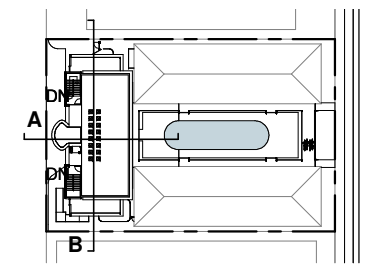
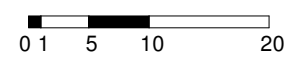
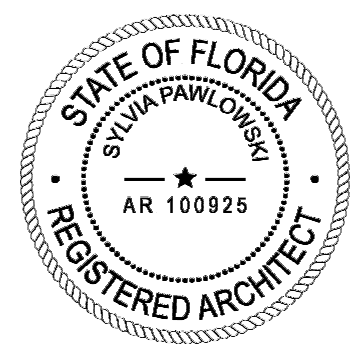
**SECTION A**

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

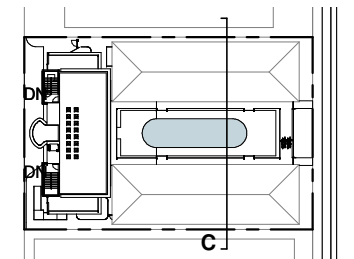
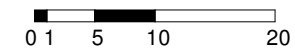
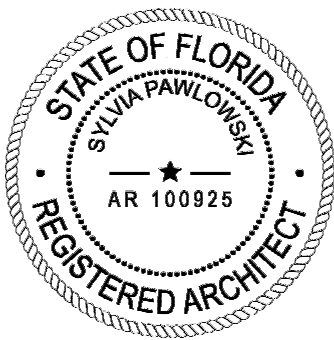
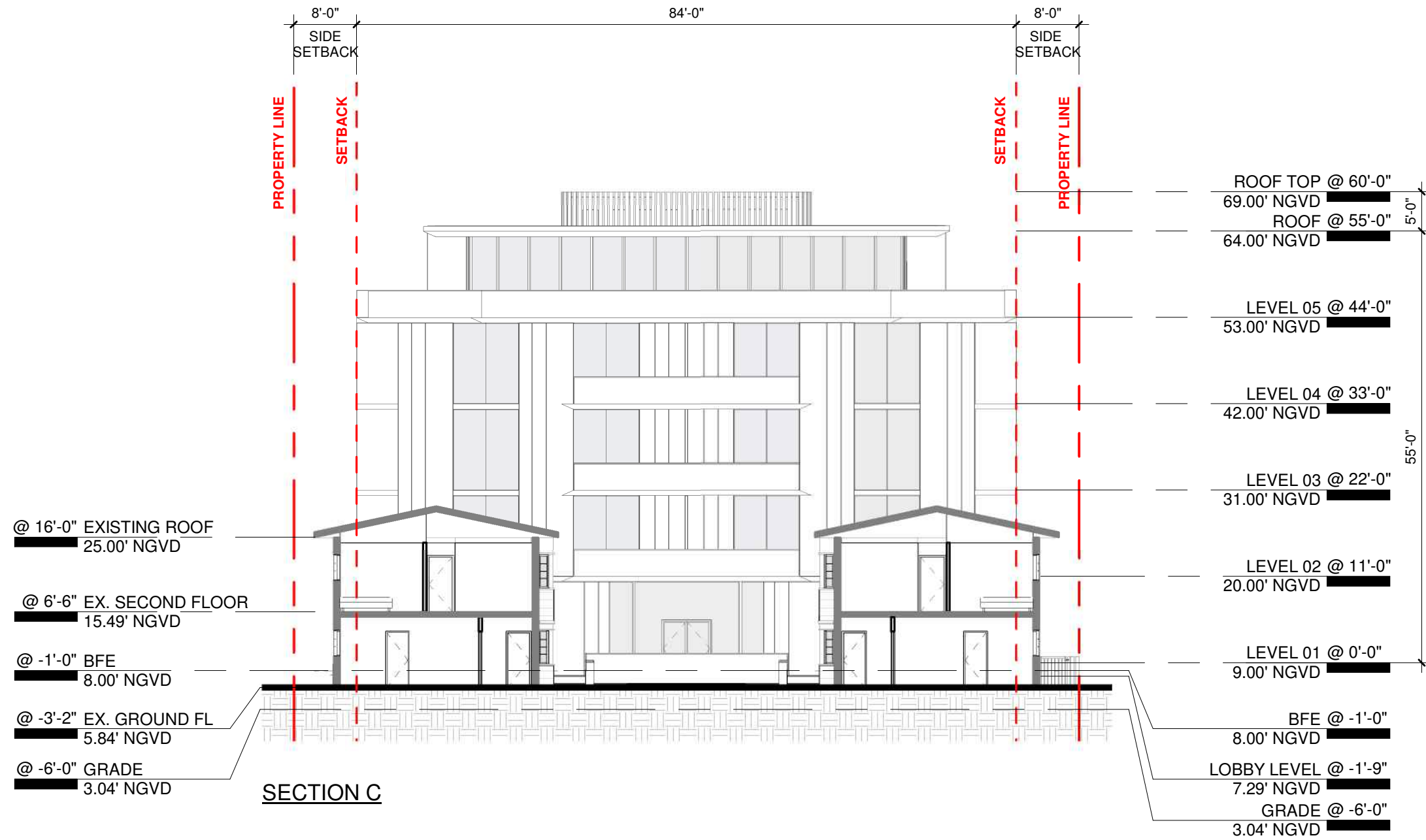


**SECTION B**

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



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
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**HARDING**

**SECTION**  
2021.12.06

As indicated

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**A-34**