

# 7418 HARDING AVE

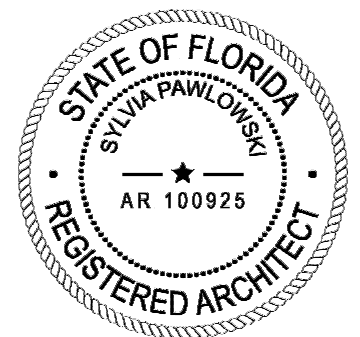
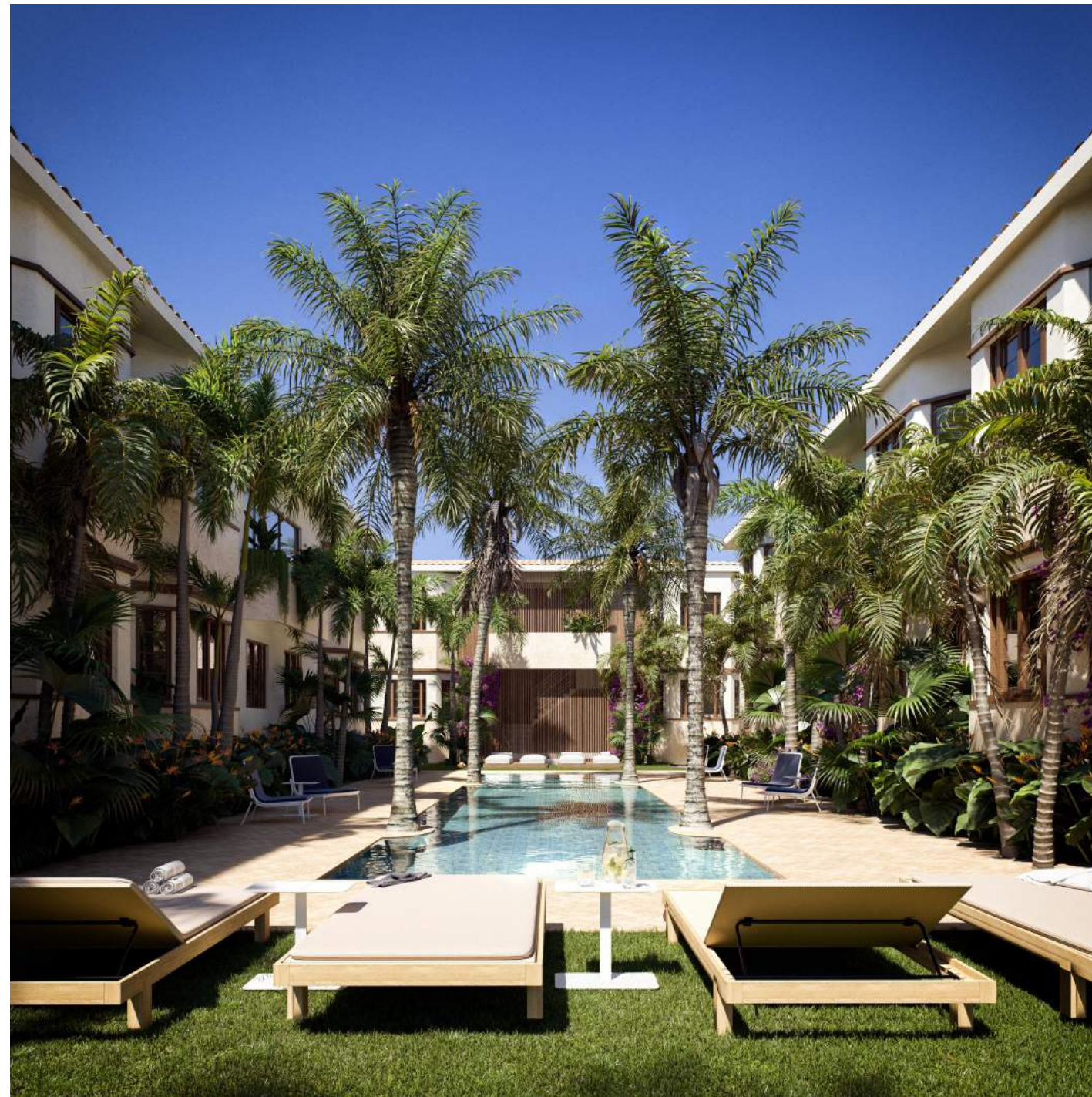
7418 HARDING AVE | MIAMI BEACH | FL | 33141

## FINAL SUBMITTAL

SEPTEMBER 6, 2022  
FILE NO: HPB21-0498

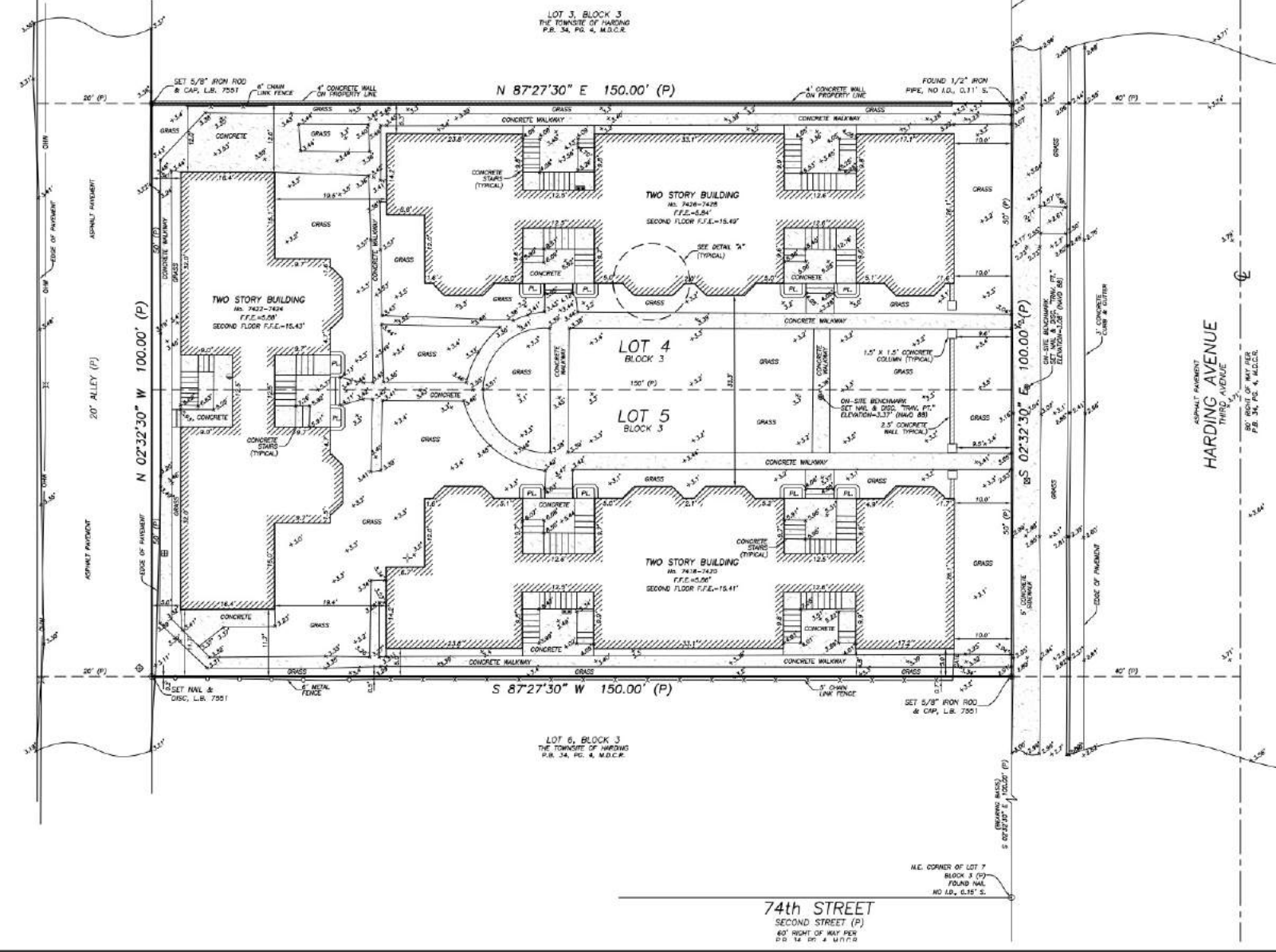
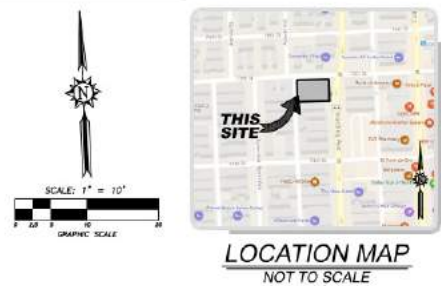
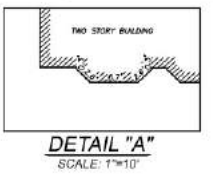
### DRAWING LIST

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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.C. PAGE
  - I.D. IDENTIFICATION
  - PL. PLASTER
  - CONC. CONCRETE
  - OWF. OVERHEAD WIRES
  - (P) DENOTES BEARING AND/OR DISTANCE BASED ON PLATS OF RECORDS
  - F.F.E. FINISHED FLOOR ELEVATION
  - N.A.V.D. NORTH AMERICAN VERTICAL DATUM OF 1988
  - TRAV. PT. TRAVERSE POINT
  - CENTR. LINE 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



**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 25-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  2. THE BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARINGS OF S.82°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 "TODD PINN" 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 AC. ELEVATION=8' (HVD 29) OR 6.45' (HVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 22080C 0326 L, COMMUNITY NUMBER 120251, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP EFFECTIVE DATE: SEPTEMBER 11, 2006. THE BASE FLOOD ELEVATION SHOWN HEREON WAS CONVERTED FROM HVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.50' 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 EMBODIMENTS 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 (1-800-432-4270) 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 (15,800 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.

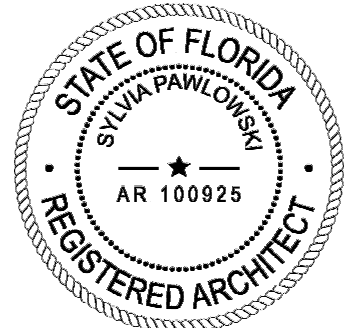
Digitally signed by  
 Javier De La Rocha  
 Date: 2022.02.10  
 08:31:07 -05'00'

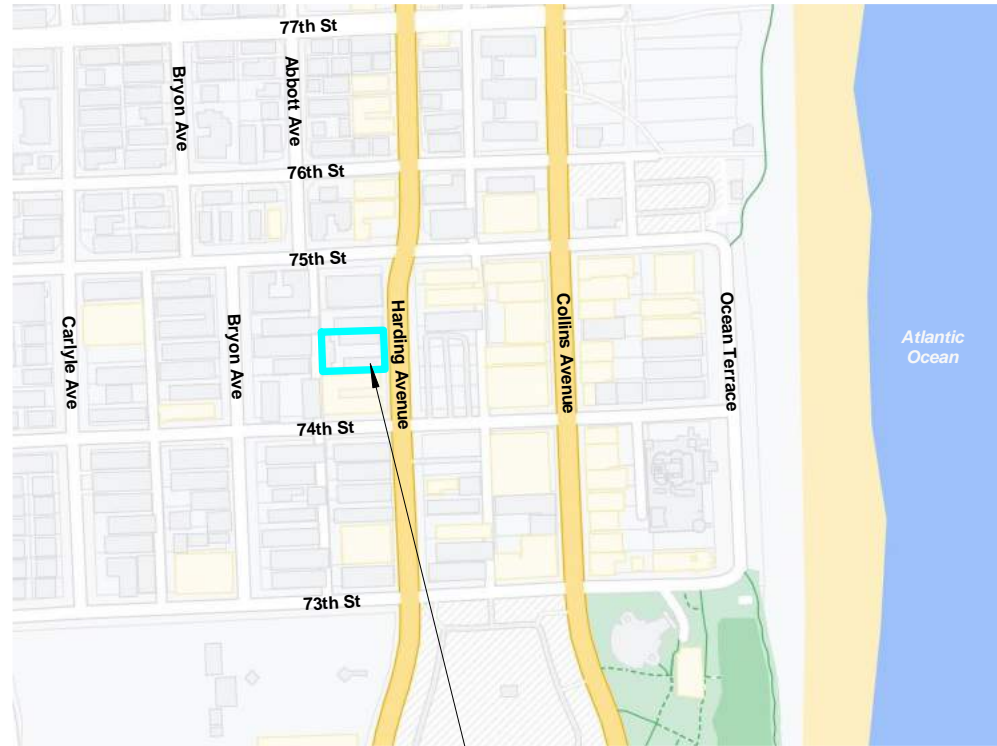
JAVIER DE LA ROCHA  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 8080  
 STATE OF FLORIDA  
 ECS LAND SURVEYORS, INC. L.B. 7551  
 email:javier@ecsurveyors.com

TELEPHONE NO. 561-314-0789 FAX NO. 561-314-0770  
**ECS LAND SURVEYORS, INC.**  
 3400 FAIRLANE FAIRWAY ROAD, SUITE 6, WELLSINGTON, 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

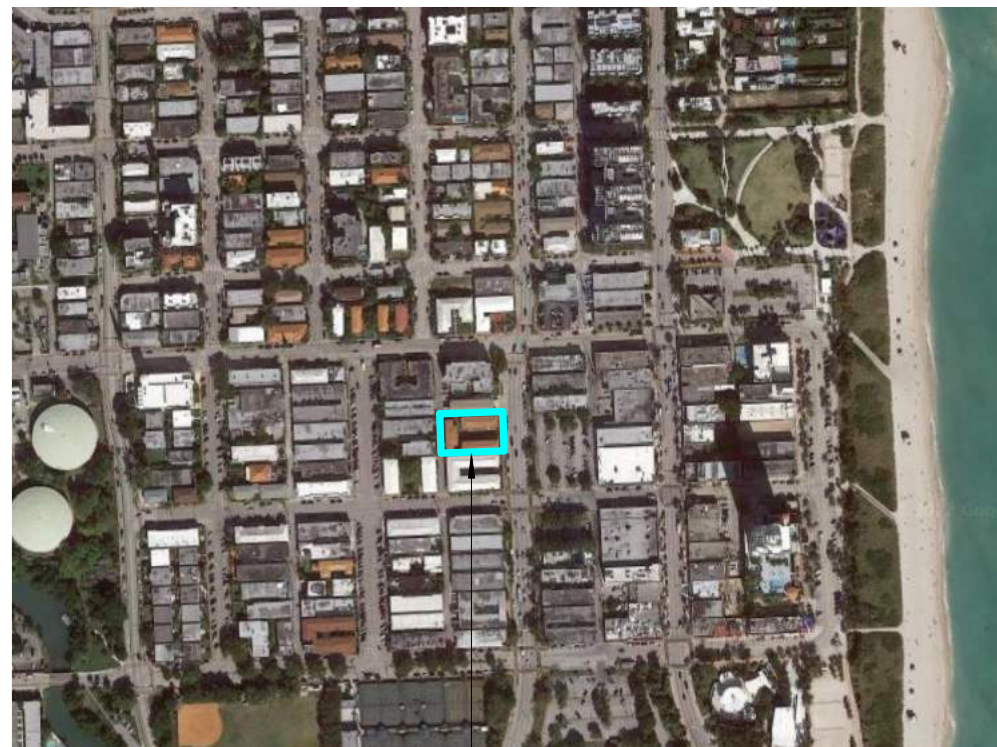
DATE: 02/22/22  
 DRAWN BY: J.D.R.  
 CHECK BY: JEDLR  
 LAST REVISION DATE: 02/22/22  
 REVISIONS:  
 JOB NO.: ECS2900  
 SHEET NO.: 01 OF 01





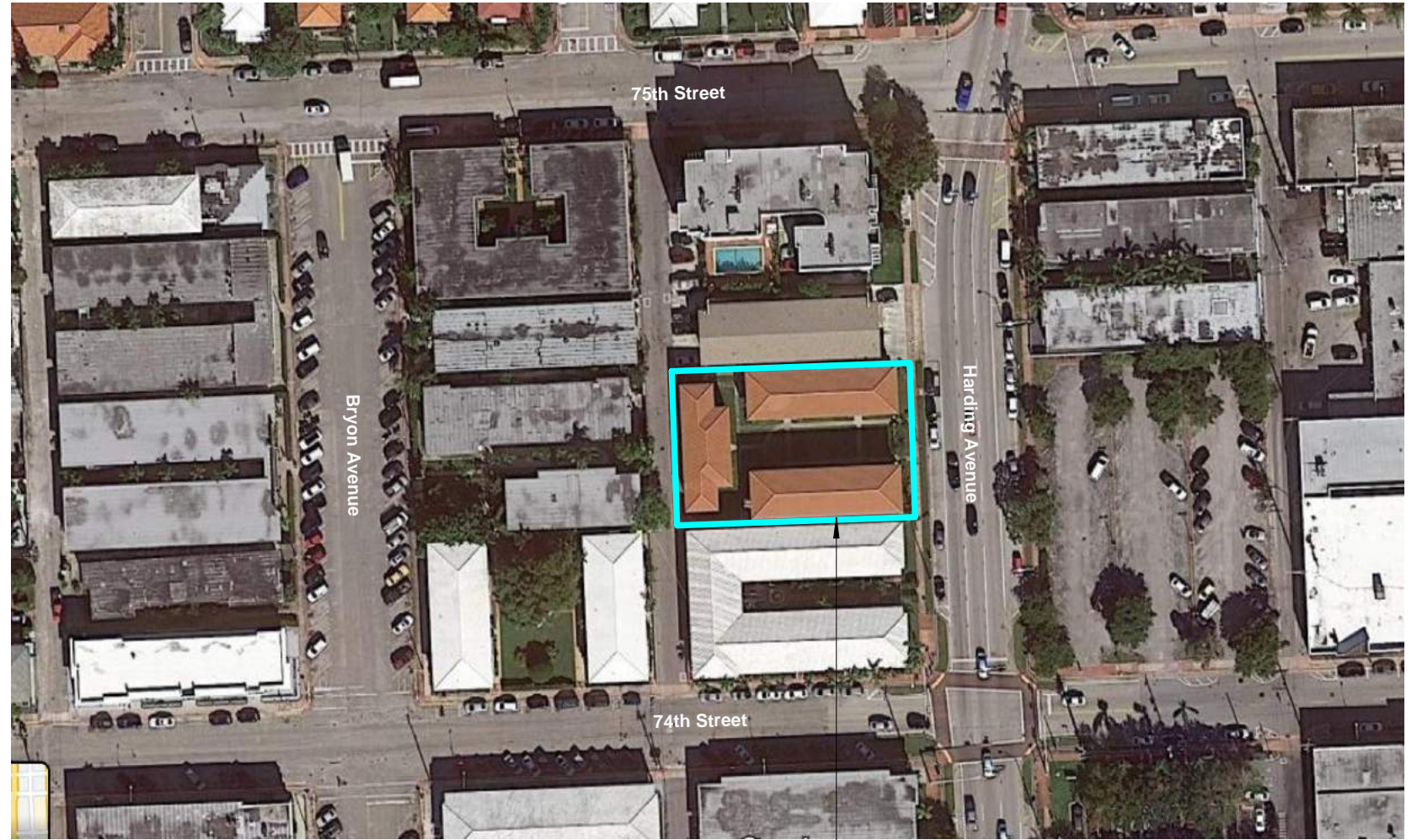
**SUBJECT LOCATION**  
7418 HARDING AVE  
MIAMI BEACH | FL | 33141

**LOCATION MAP**



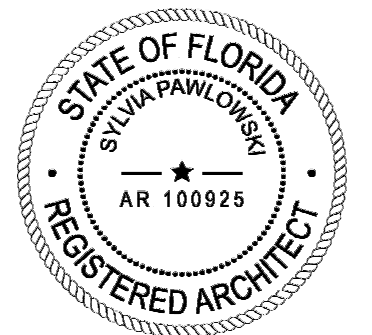
**SUBJECT LOCATION**  
7418 HARDING AVE  
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**AERIAL MAP**



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

**SITE AERIAL MAP**



ARCHITECT

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CONSULTANT

OWNER

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

PROJECT

**HARDING**

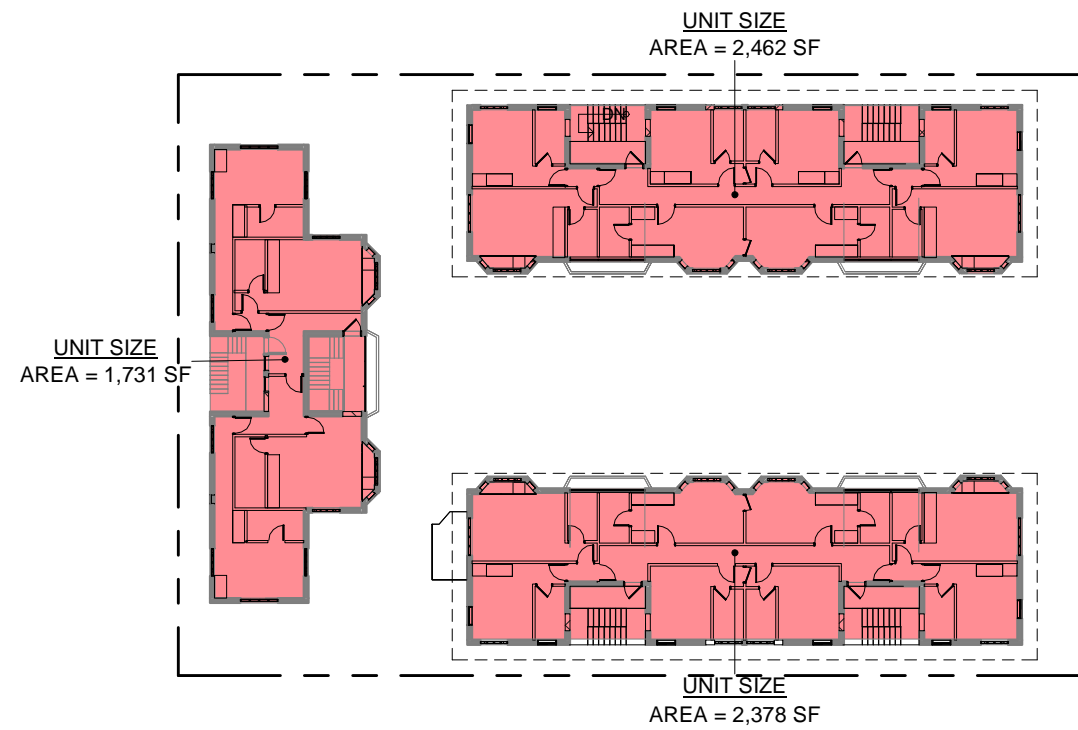
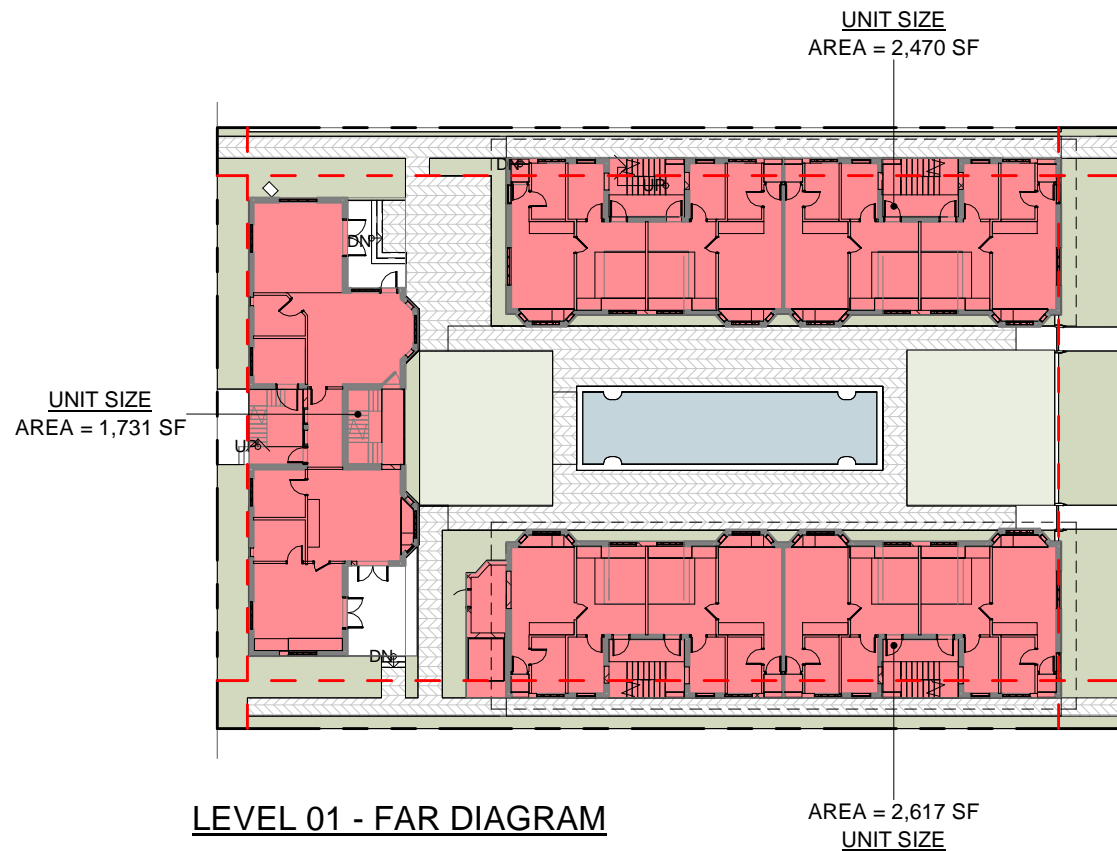
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**LOCATION & AERIAL MAPS**  
2022.08.15 1 1/2" = 1'-0"

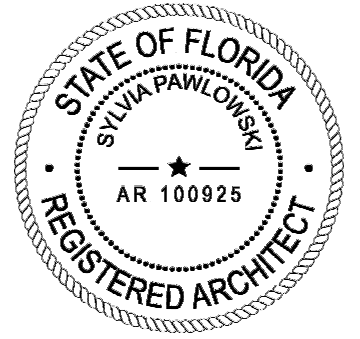
DRAWING #

**A-2**





FAR EXISTING BUILDING		
	ALLOWED	EXISTING
GROUND FL	15,000 SF x 1.25 = 18,750 SF	6,817 SF
SECOND FLOOR		6,570 SF
		13,388 SF





01



02



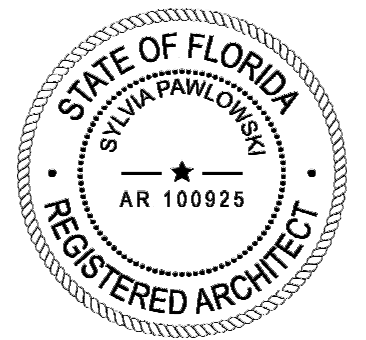
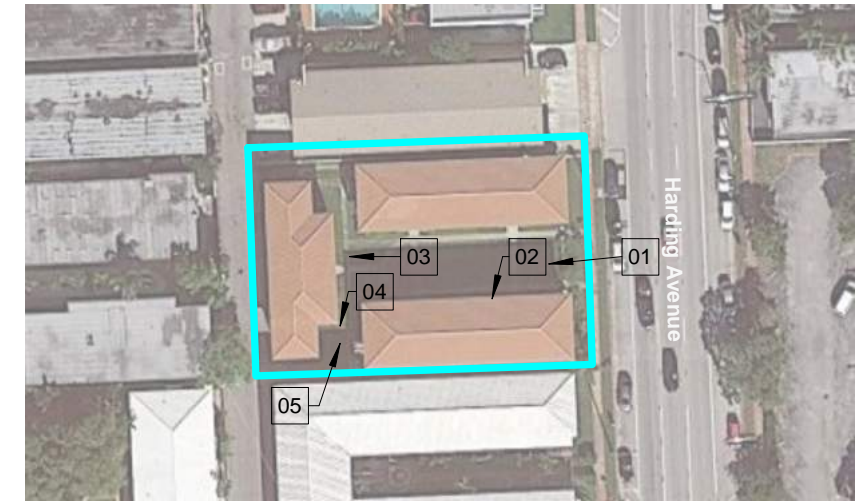
03



04



05



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33180

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**HARDING**

DRAWING TITLE

**SITE PHOTOS**

2022.08.15

3/4" = 1'-0"

DRAWING #

**A-5**

2109



06



07



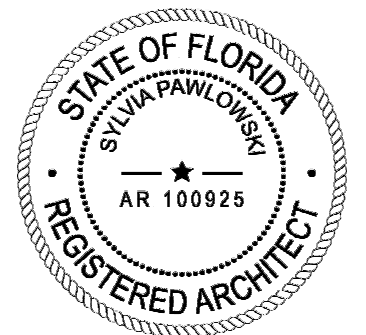
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09



10



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PROJECT

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DRAWING TITLE

**SITE PHOTOS**

2022.08.15

3/4" = 1'-0"

DRAWING #

**A-6**

2109



11



12



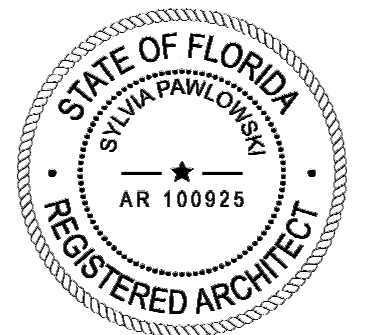
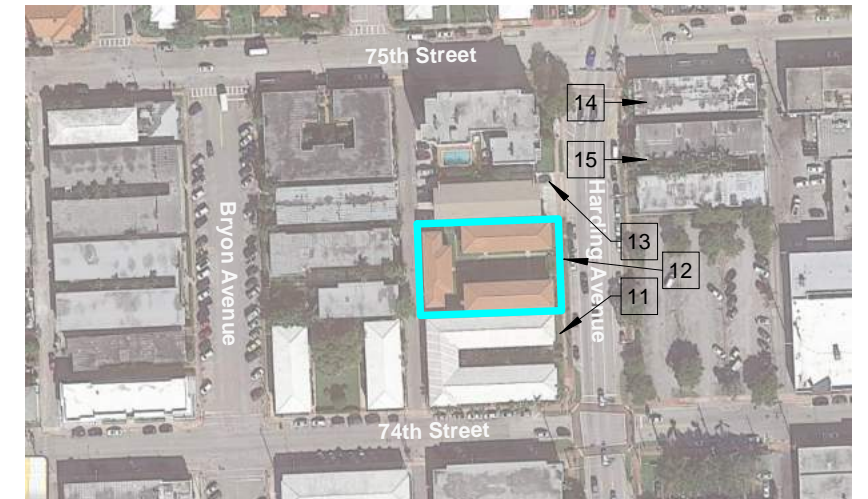
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14



15



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PROJECT

**HARDING**

DRAWING TITLE

**CONTEXT PHOTOS**

2022.08.15

3/4" = 1'-0"

DRAWING #

**A-7**

2109





16



17



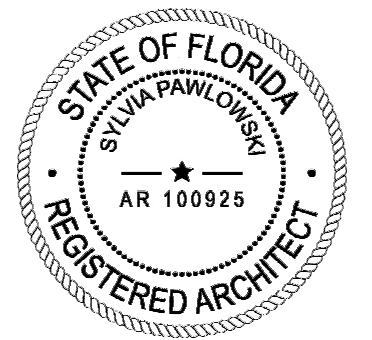
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19



20



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PROJECT

**HARDING**

DRAWING TITLE

**CONTEXT PHOTOS**

2022.08.15

3/4" = 1'-0"

DRAWING #

**A-8**

2109



21



22



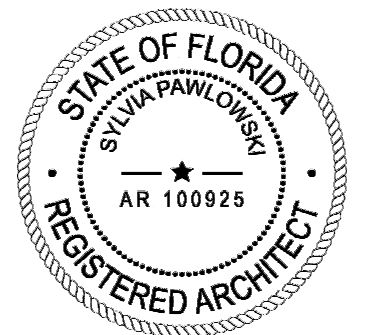
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24



25



ARCHITECT      CONSULTANT      OWNER      PROJECT      DRAWING TITLE      DRAWING #

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**HARDING**

CONTEXT PHOTOS

2022.08.15      3/4" = 1'-0"

2109

**A-9**



01 - RESIDENTIAL BUILDING



02 - RESIDENTIAL BUILDING



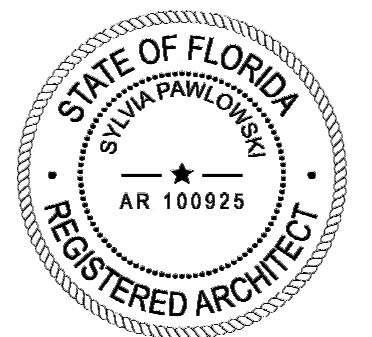
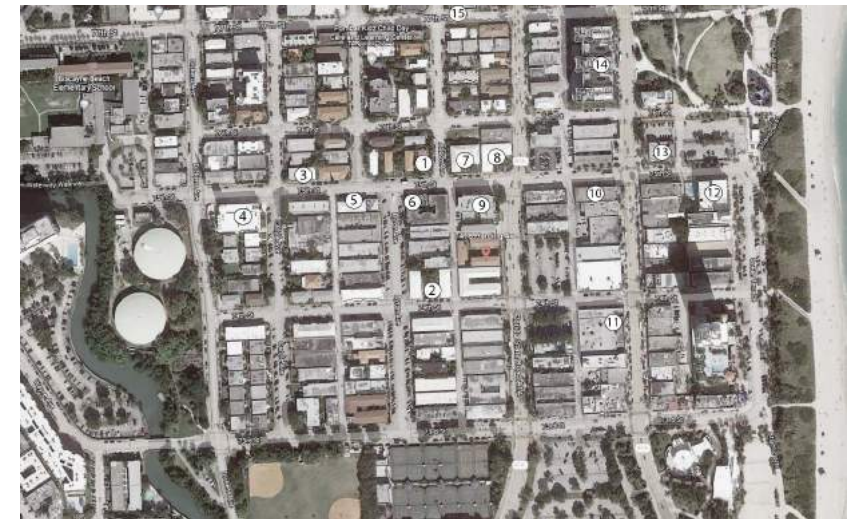
03 - RESIDENTIAL BUILDING



04 - TEMPLE MENORAH



05 - RESIDENTIAL BUILDING



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PROJECT

**HARDING**

DRAWING TITLE

**SURROUNDING DISTRICT PHOTOS**  
2022.08.15 2109

DRAWING #

**A-10**



06 - RESIDENTIAL BUILDING



07 - RESIDENTIAL BUILDING



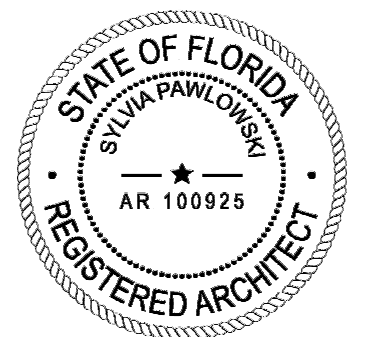
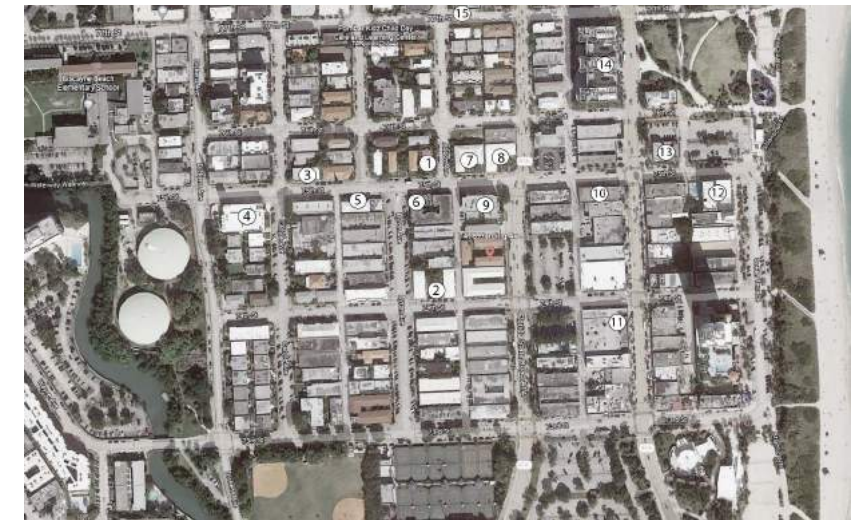
08 - RESIDENTIAL BUILDING



09 - RESIDENTIAL BUILDING



10 - BANK OF AMERICA



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PROJECT

**HARDING**

DRAWING TITLE

**SURROUNDING DISTRICT PHOTOS**  
2022.08.15 2109

DRAWING #

**A-11**



11 - WALGREENS



12 - THE BROADMORE HOTEL



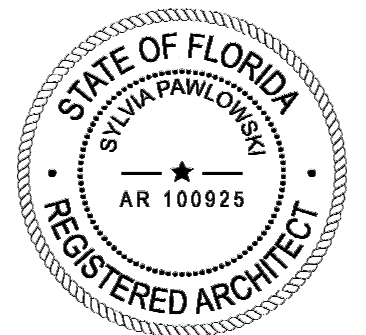
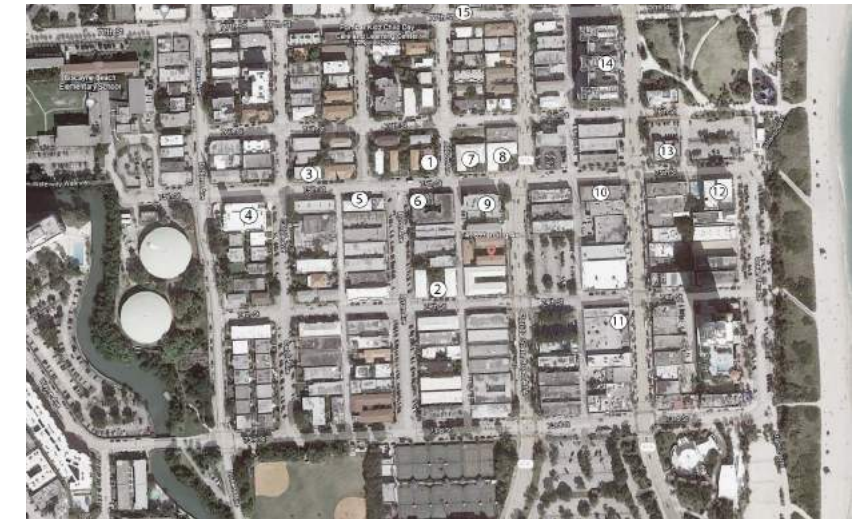
13 - PUBLIC LIBRARY



14 - RESIDENTIAL BUILDING



15 - RESIDENTIAL BUILDING



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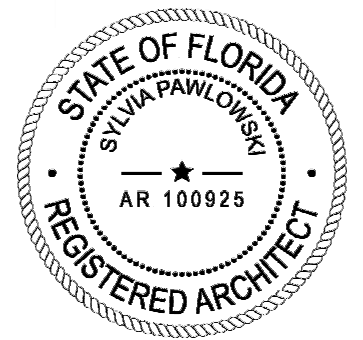
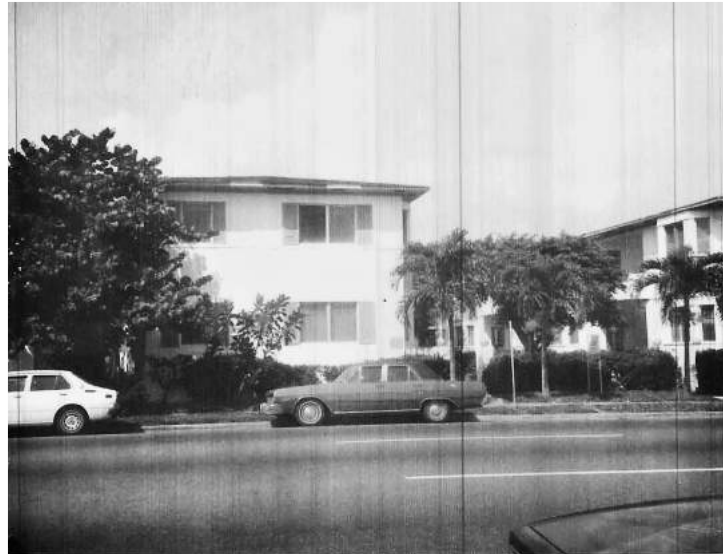
**HARDING**

DRAWING TITLE

**SURROUNDING DISTRICT PHOTOS**  
2022.08.15 2109

DRAWING #

**A-12**



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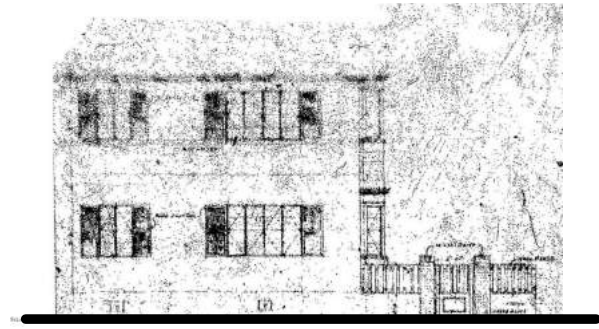
**HARDING**

ARCHIVE PHOTOS  
2022.08.15

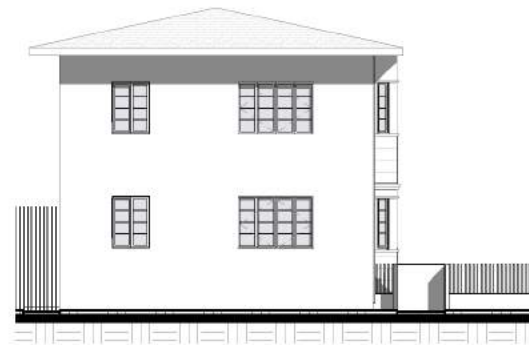
1" = 100'-0"

2109

**A-13**



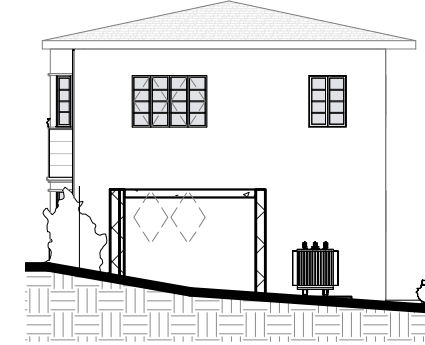
HISTORIC WEST ELEVATION



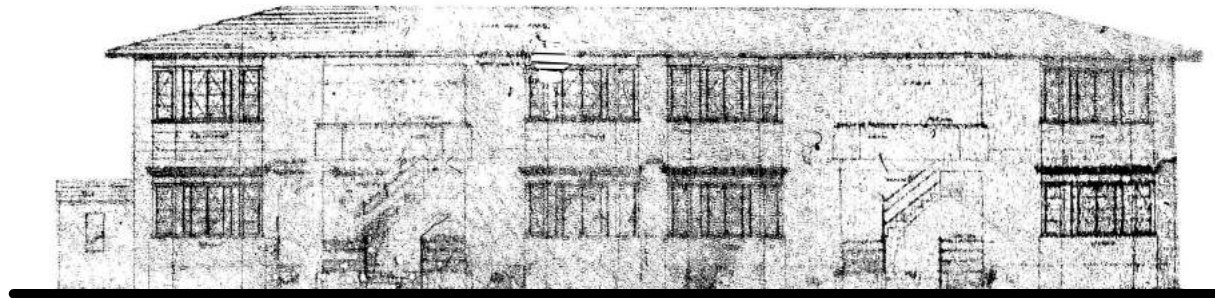
PROPOSED WEST ELEVATION



HISTORIC EAST ELEVATION



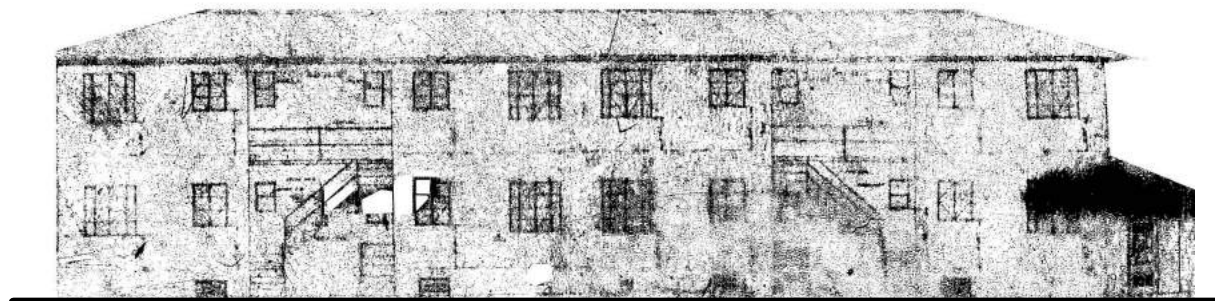
PROPOSED EAST ELEVATION



HISTORIC NORTH ELEVATION



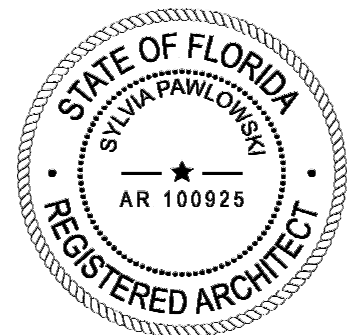
PROPOSED NORTH ELEVATION



HISTORIC SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



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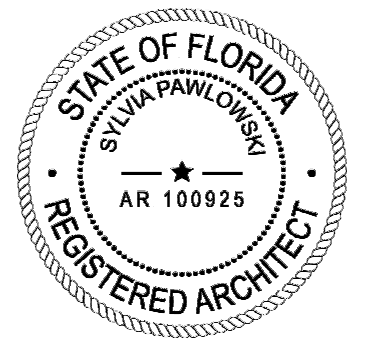
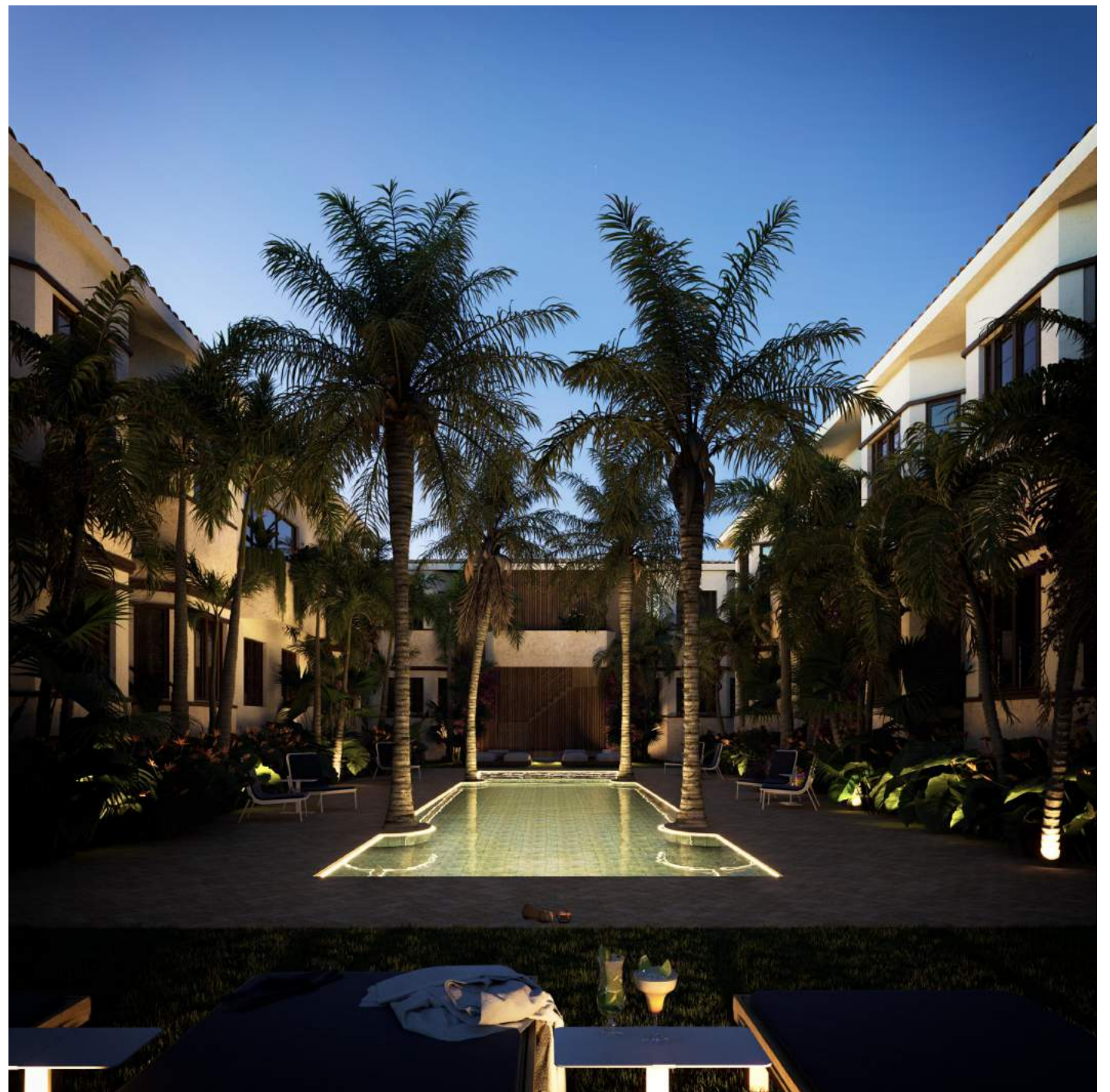
**HARDING**

DRAWING TITLE

**HISTORICAL ELEV. COMPARISON**  
2022.08.15 1/16" = 1'-0" 2109

DRAWING #

**A-14**



ARCHITECT

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**HARDING**

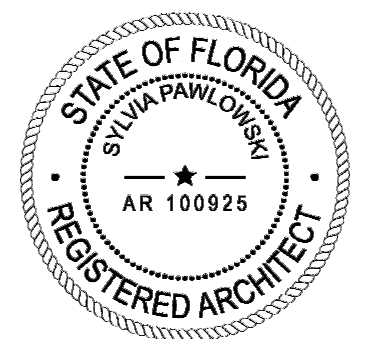
RENDERS  
2022.08.15

12" = 1'-0"

2109

**A-15**





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PROJECT

**HARDING**

DRAWING TITLE

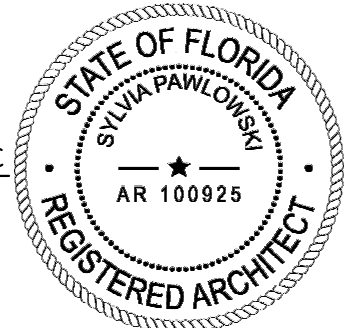
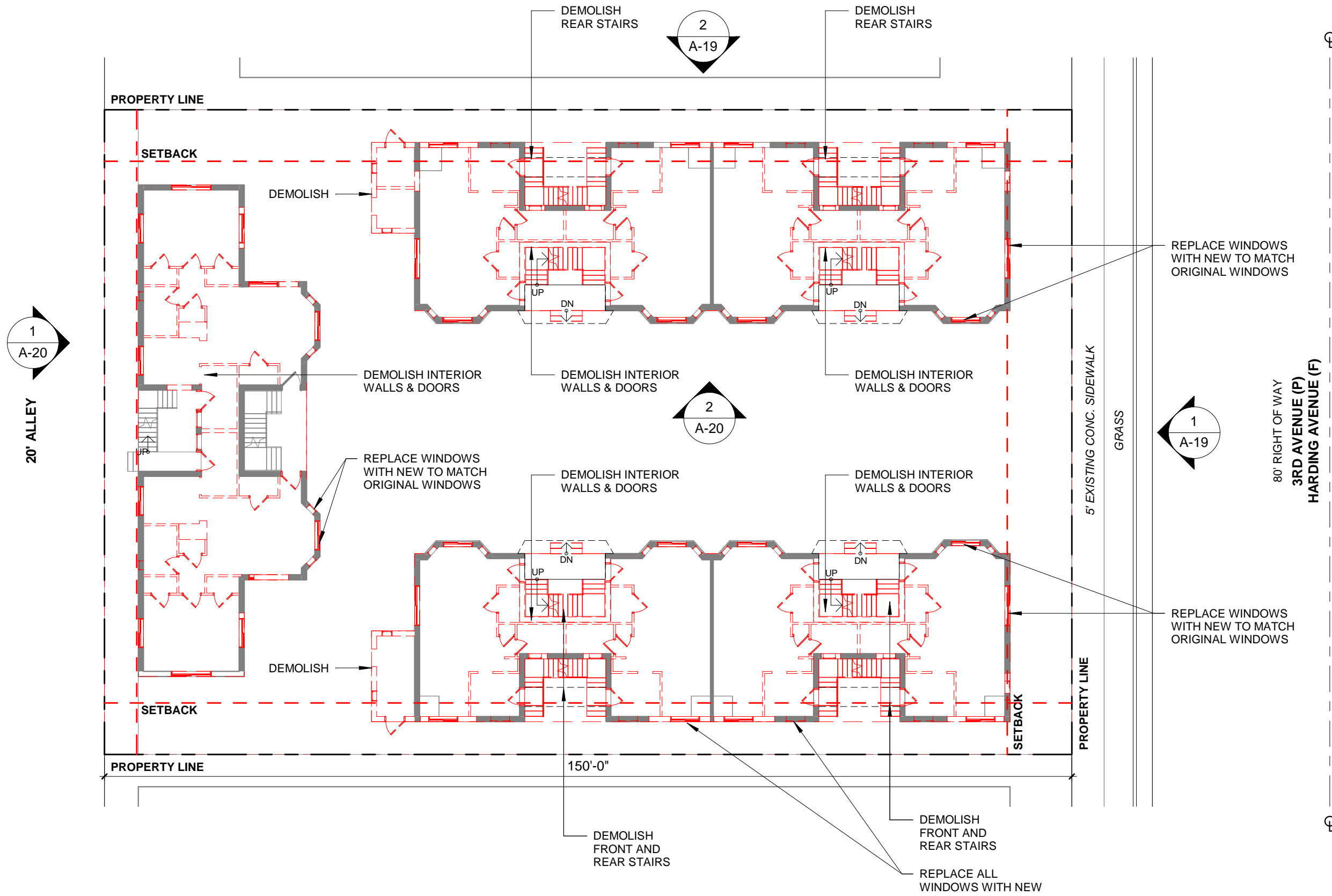
**RENDERS**  
2022.08.15

12" = 1'-0"

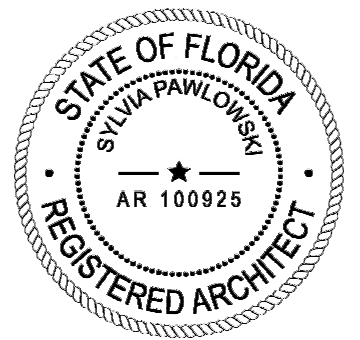
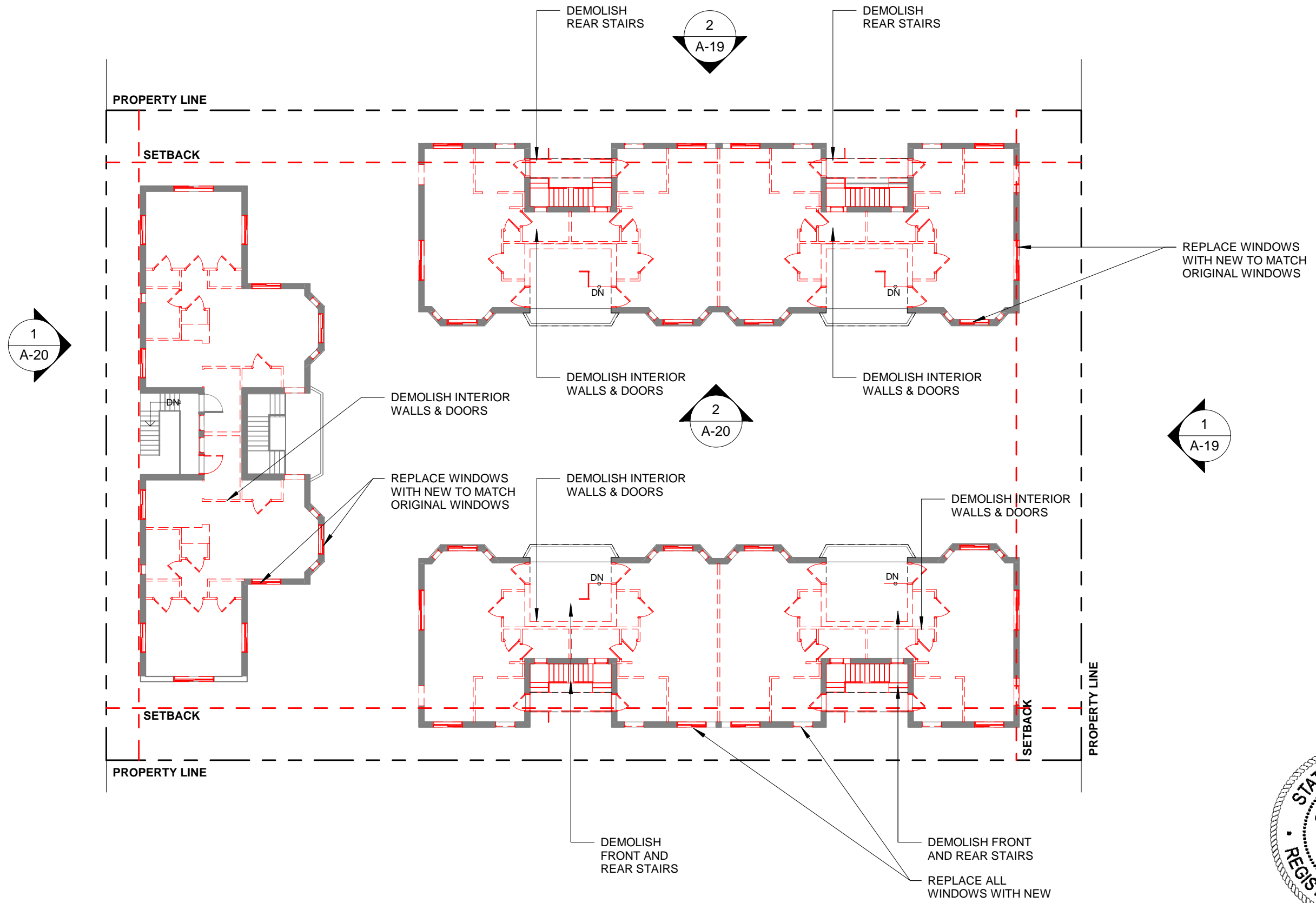
DRAWING #

**A-16**

2109



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		BRIZI CAPITAL LLC 19790   W DIXIE HWY SUITE 506   AVENTURA   FL   33180	<b>HARDING</b>	<b>DEMOLITION GROUND FLOOR</b> 2022.08.15      1/16" = 1'-0"	<b>A-17</b> 2109



ARCHITECT      CONSULTANT      OWNER      PROJECT      DRAWING TITLE      DRAWING #

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



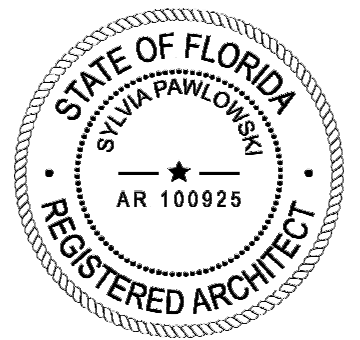
BRIZI CAPITAL LLC  
19790 | W DIXIE HWY SUITE 506 | AVENTURA | FL | 33180

HARDING

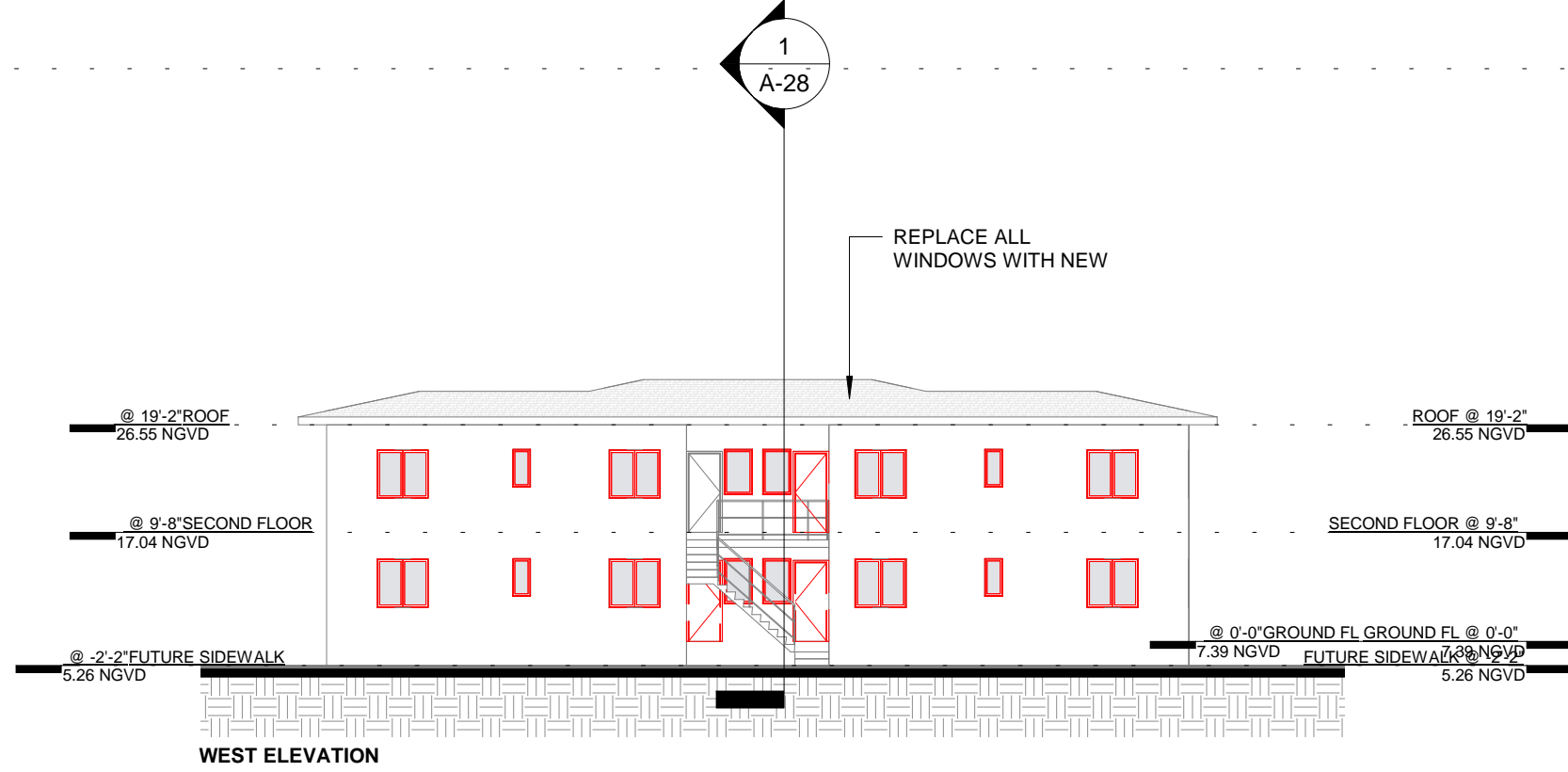
DEMOLITION LEVEL 02  
2022.08.15      1/16" = 1'-0"

2109

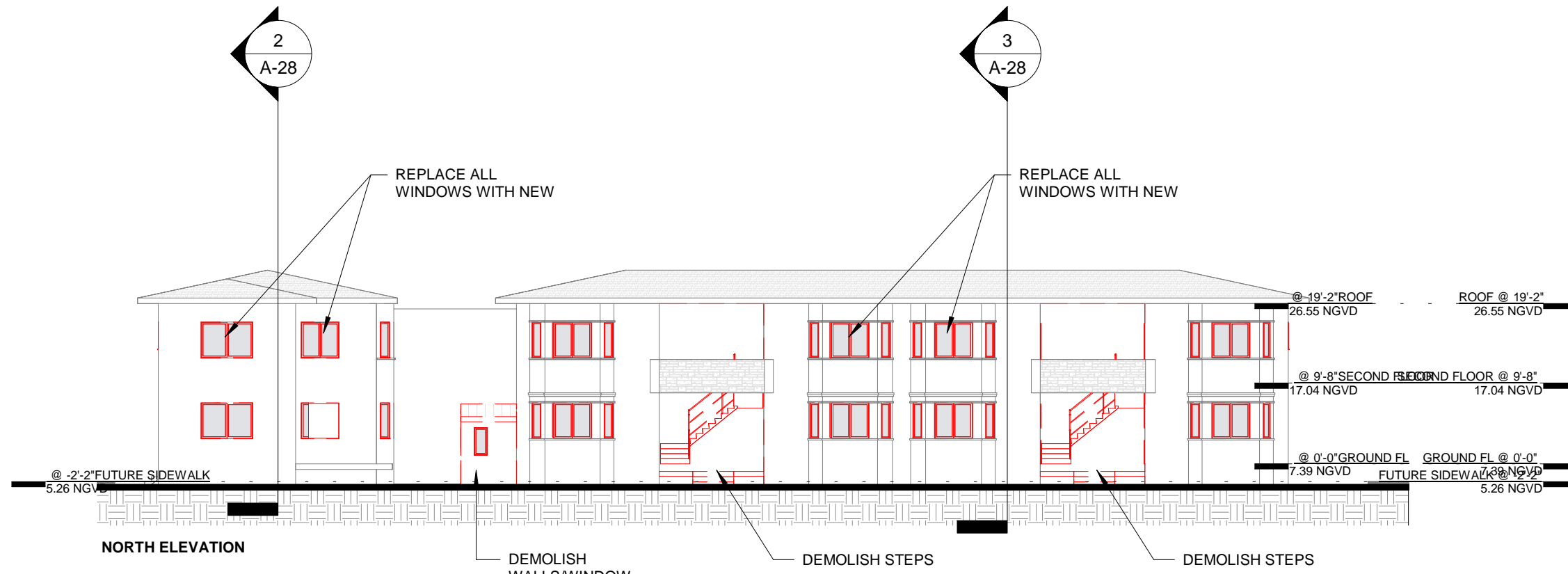
A-18



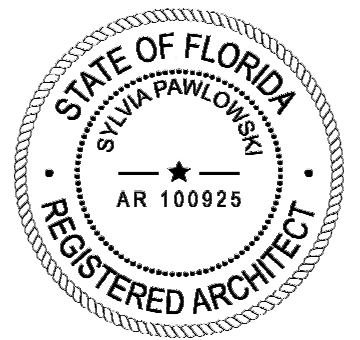
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		<b>BRIZI CAPITAL LLC</b> 19790   W DIXIE HWY SUITE 506   AVENTURA   FL   33180	<b>HARDING</b>	<b>DEMOLITION ELEVATIONS</b> 2022.08.15      1/16" = 1'-0"      2109	<b>A-19</b>



WEST ELEVATION



NORTH ELEVATION



ARCHITECT      CONSULTANT      OWNER      PROJECT      DRAWING TITLE      DRAWING #

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

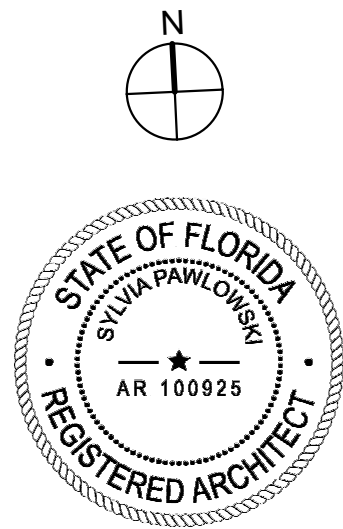
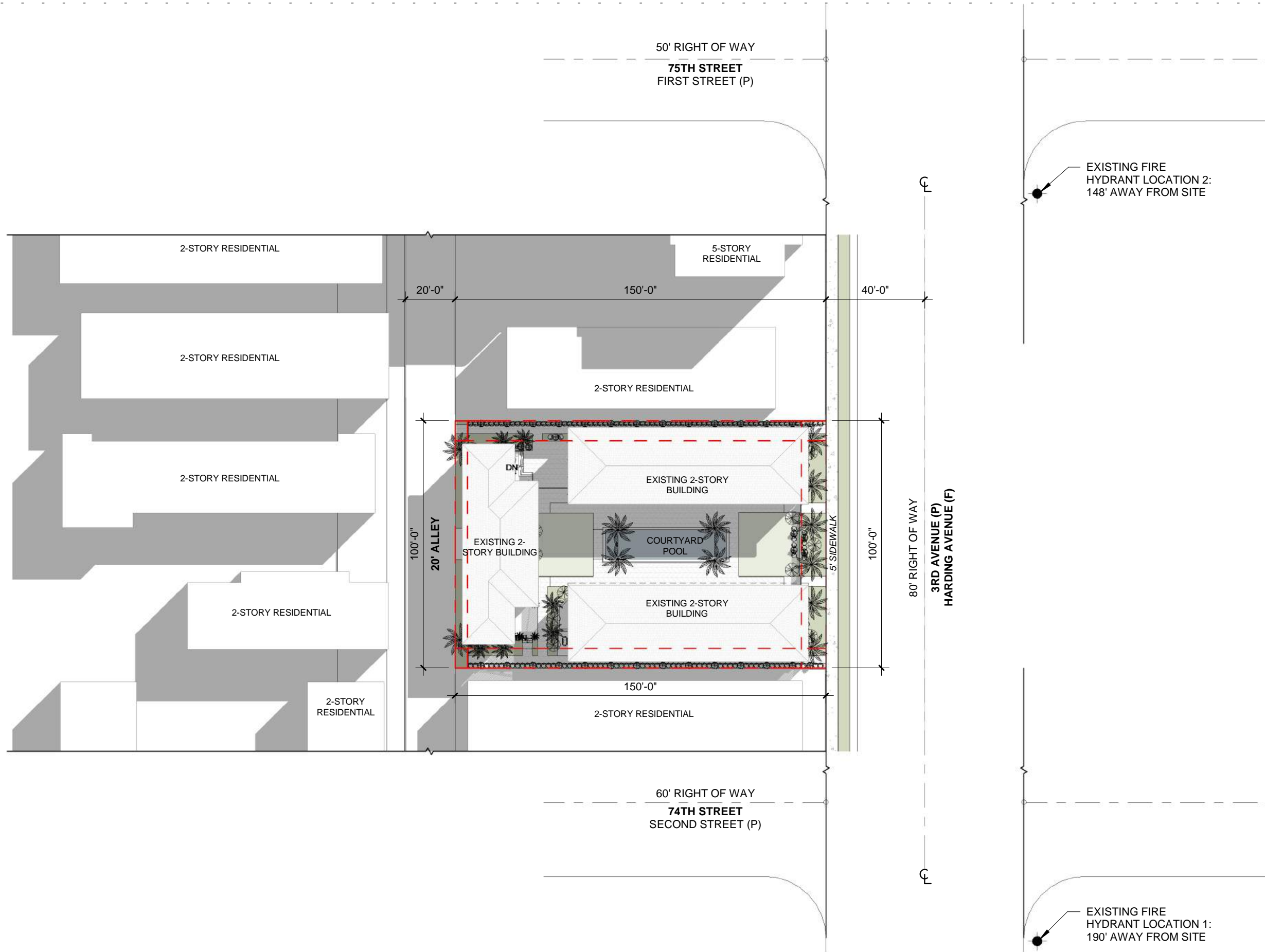


BRIZI CAPITAL LLC  
19790 | W DIXIE HWY SUITE 506 | AVENTURA | FL | 33180

HARDING

DEMOLITION ELEVATIONS  
2022.08.15      1/16" = 1'-0"      2109

A-20



ARCHITECT      CONSULTANT      OWNER      PROJECT      DRAWING TITLE      DRAWING #

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



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

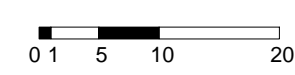
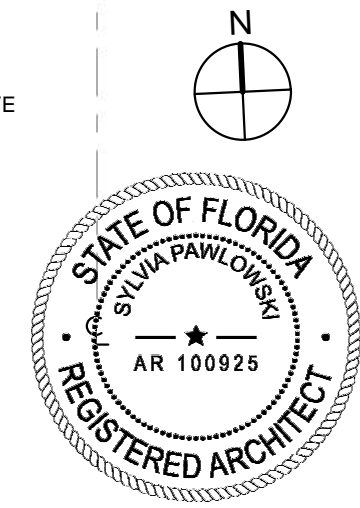
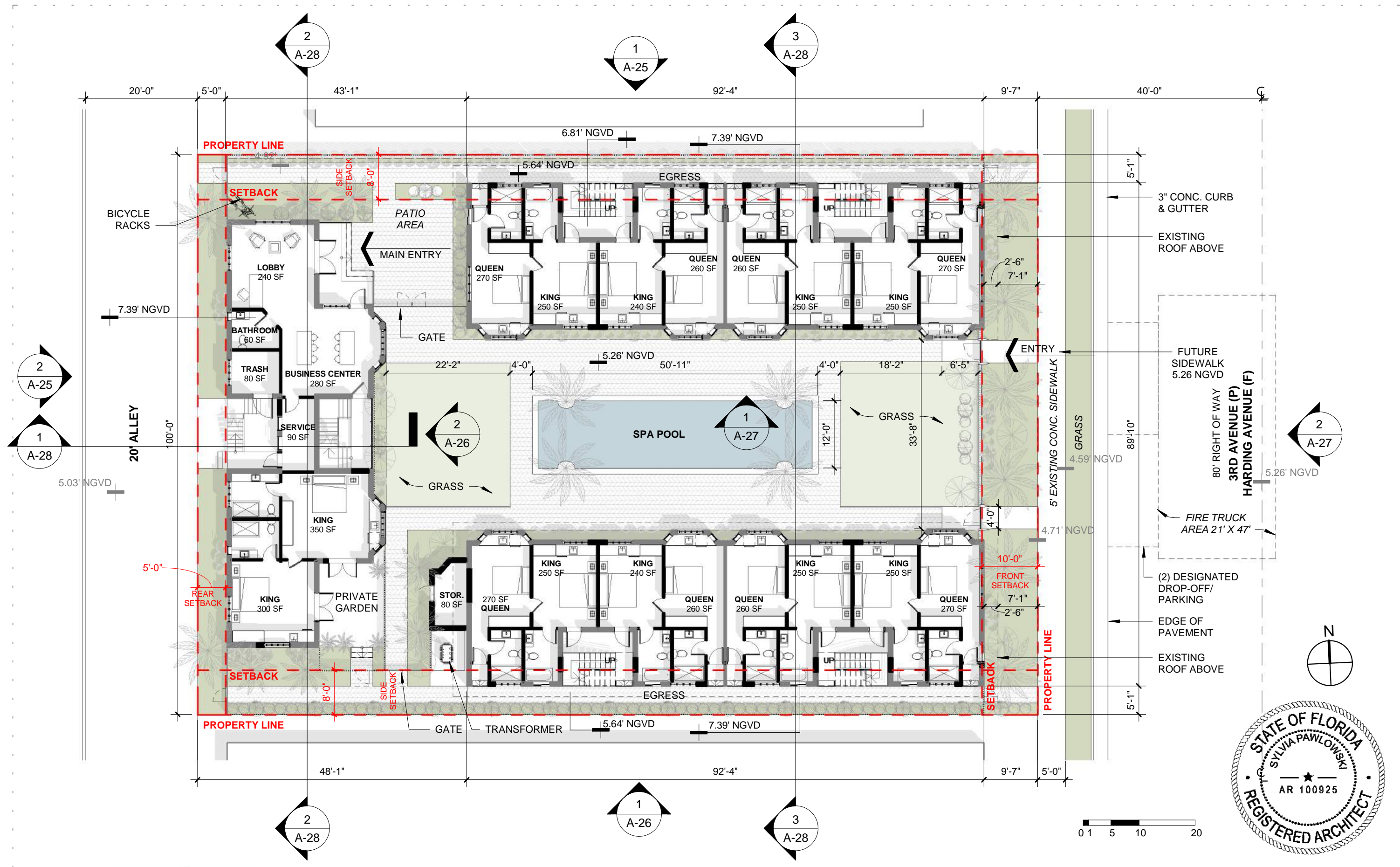
**HARDING**

SITE PLAN  
2022.08.15

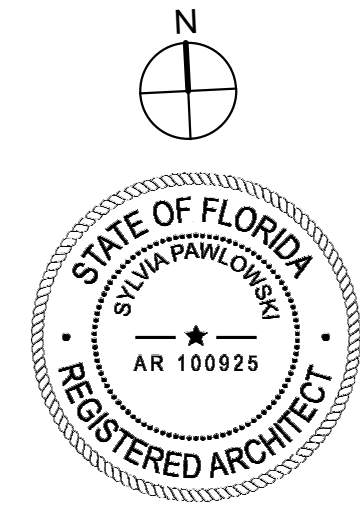
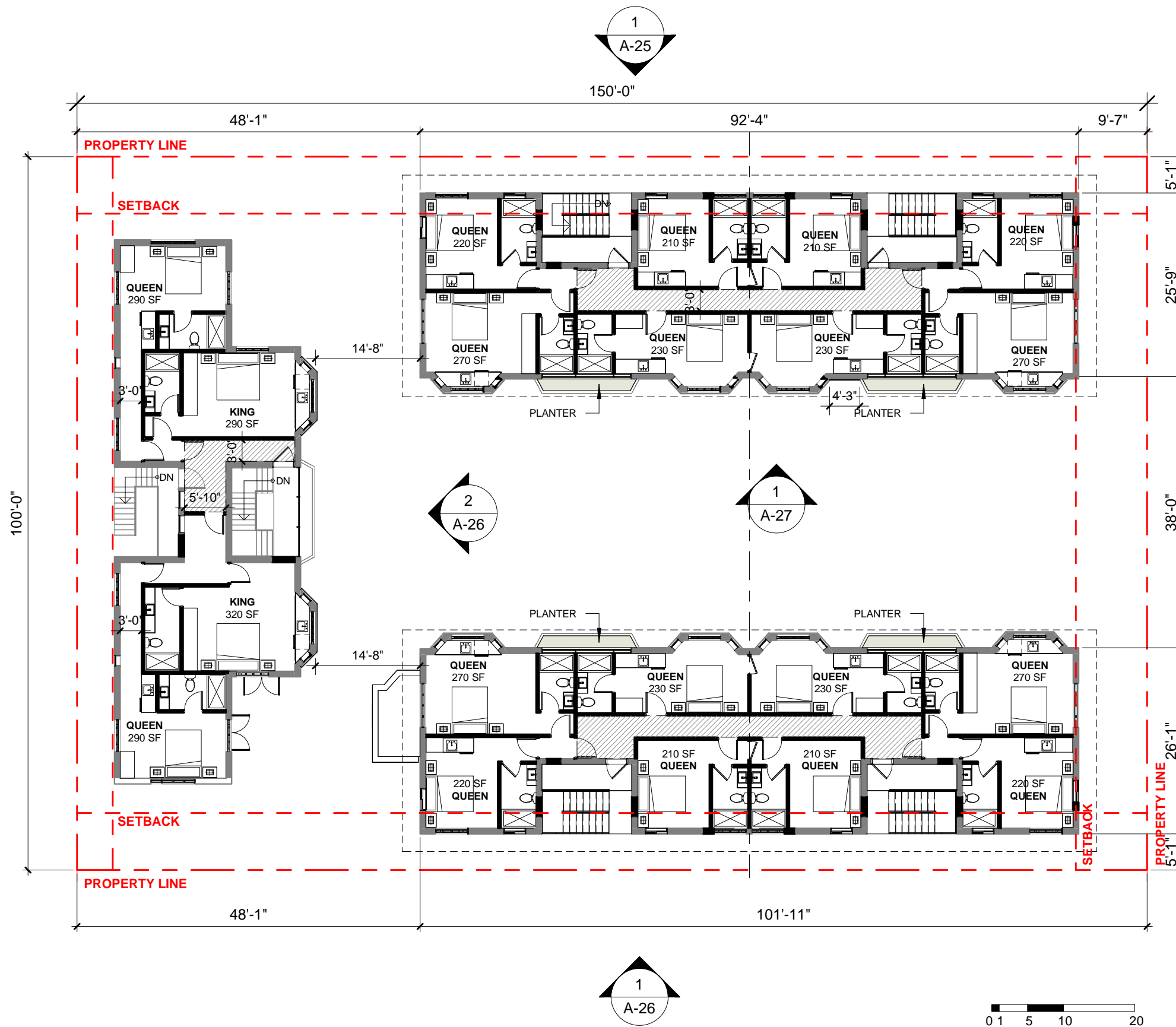
1" = 40'-0"

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		BRIZI CAPITAL LLC 19790   W DIXIE HWY SUITE 506   AVENTURA   FL   33180	<b>HARDING</b>	<b>GROUND FLOOR PLAN</b> 2022.08.15 1/16" = 1'-0"	<b>A-22</b> 2109



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		BRIZI CAPITAL LLC 19790   W DIXIE HWY SUITE 506   AVENTURA   FL   33180	<b>HARDING</b>	<b>LEVEL 02</b> 2022.08.15	<b>A-23</b> 1/16" = 1'-0" 2109



20' ALLEY

5'-0"  
REAR  
SETBACK

PROPERTY LINE

SETBACK

SETBACK

PROPERTY LINE

84'-0"

8'-0"  
SIDE  
SETBACK

SIDE  
SETBACK

10'-0"  
FRONT  
SETBACK

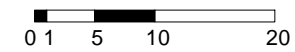
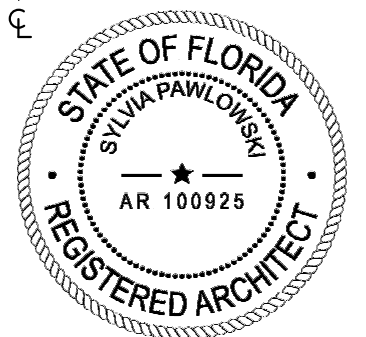
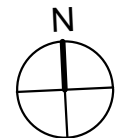
SETBACK

5' EXISTING CONC. SIDEWALK

PROPERTY LINE

GRASS

80' RIGHT OF WAY  
3RD AVENUE (P)  
HARDING AVENUE (F)



ARCHITECT

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

OWNER

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

PROJECT

**HARDING**

DRAWING TITLE

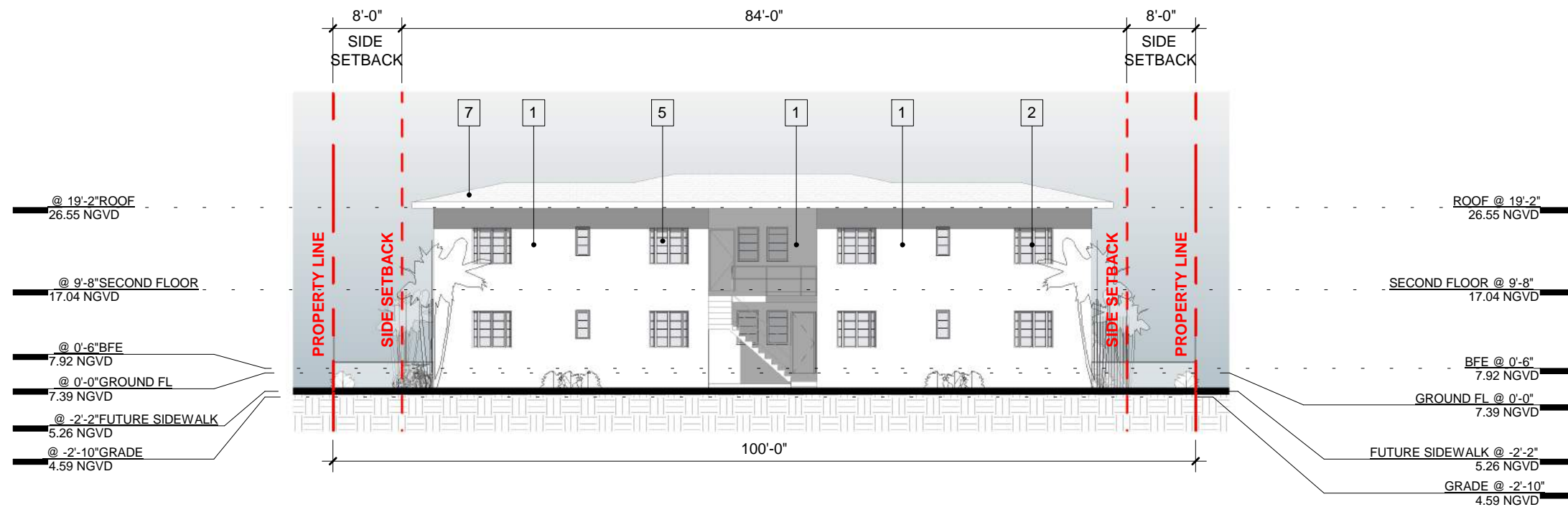
**ROOF PLAN**  
2022.08.15

DRAWING #

**A-24**

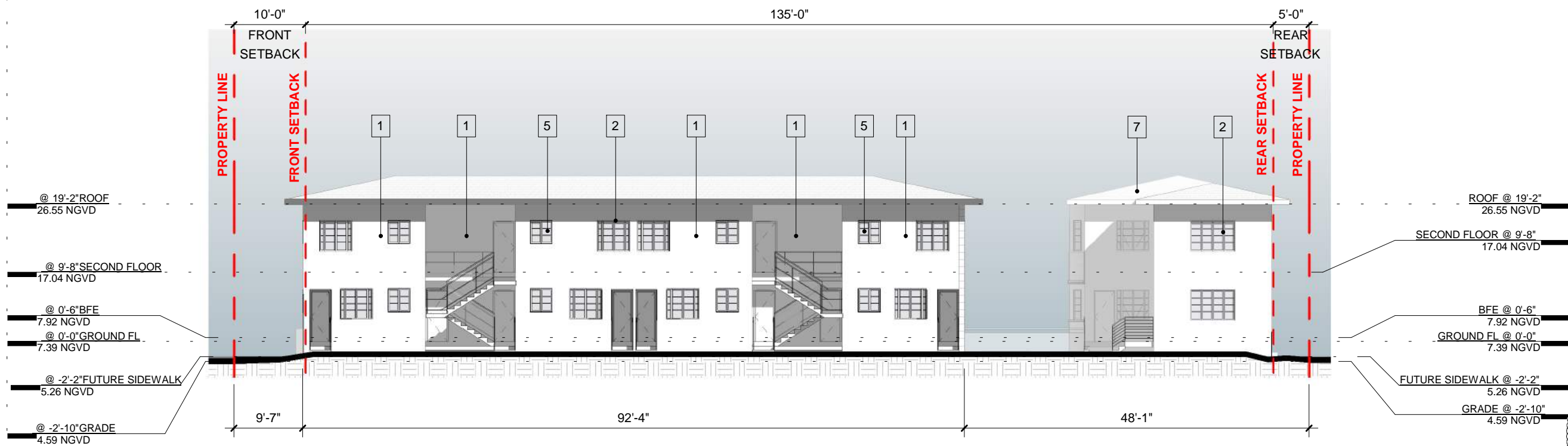
1/16" = 1'-0"

2109

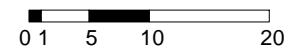
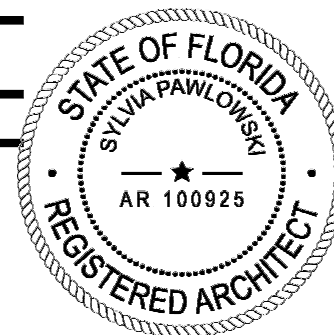


**WEST ELEVATION**

- MATERIALS LEGEND**
- 1 SMOOTH STUCCO - PAINTED LIGHT GREY
  - 2 DARK WOOD WINDOW FRAME
  - 3 CORAL STONE
  - 4 LINEAR SANDFLOOR PAVERS
  - 5 GLASS
  - 6 WOOD SLAT
  - 7 ROOF

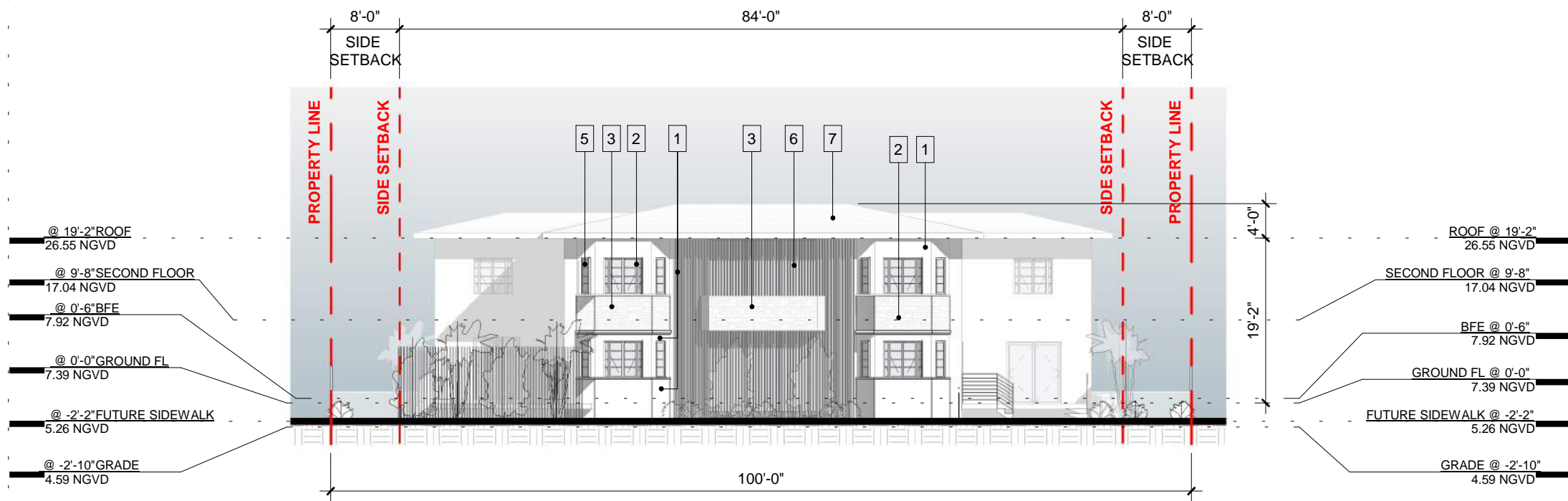


**NORTH ELEVATION**



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		BRIZI CAPITAL LLC 19790   W DIXIE HWY SUITE 506   AVENTURA   FL   33180	<b>HARDING</b>	ELEVATIONS 2022.08.15	2109

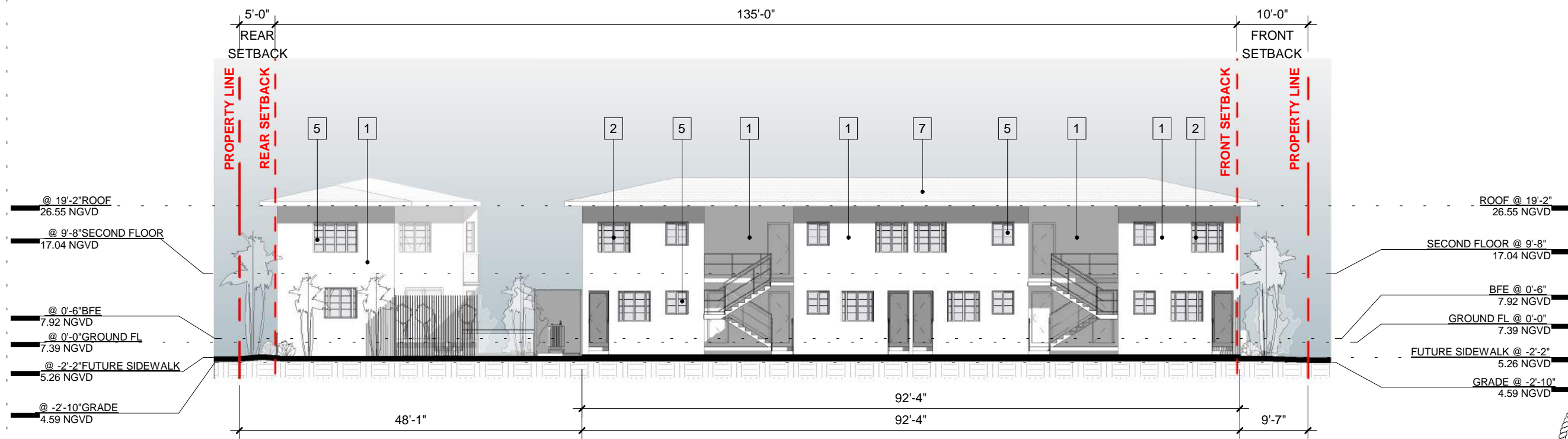
**A-25**



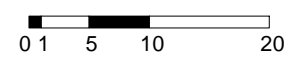
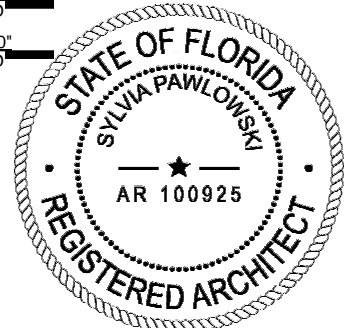
**MATERIALS LEGEND**

	1	SMOOTH STUCCO - PAINTED LIGHT GREY
	2	DARK WOOD WINDOW FRAME
	3	CORAL STONE
	4	LINEAR SANDFLOOR PAVERS
	5	GLASS
	6	WOOD SLAT
	7	ROOF

**EAST ELEVATION**



**SOUTH ELEVATION**

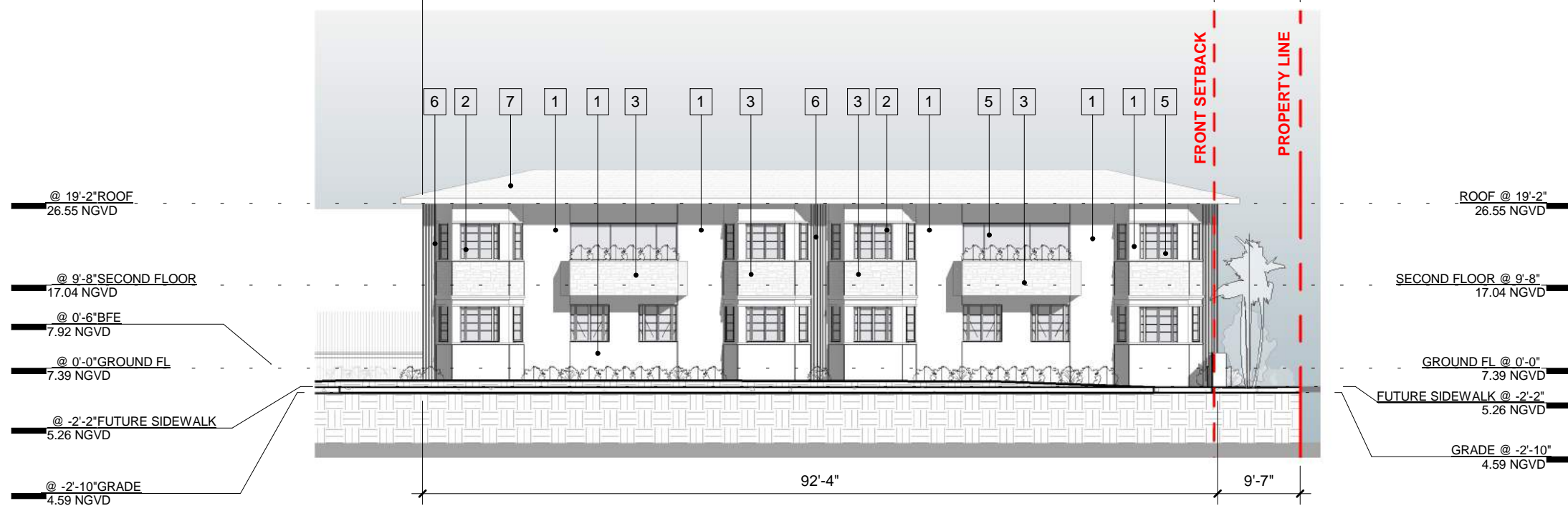
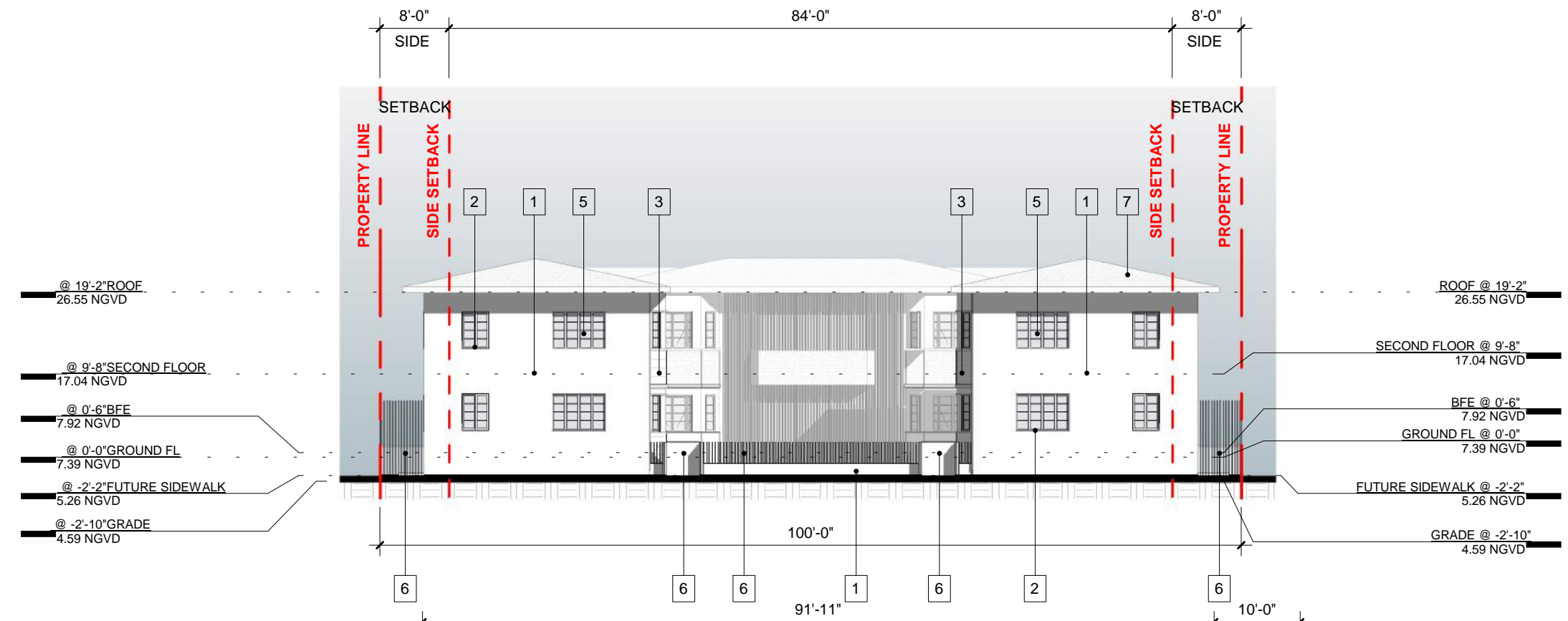


ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		BRIZI CAPITAL LLC 19790   W DIXIE HWY SUITE 506   AVENTURA   FL   33180	<b>HARDING</b>	<b>ELEVATIONS</b> 2022.08.15	2109

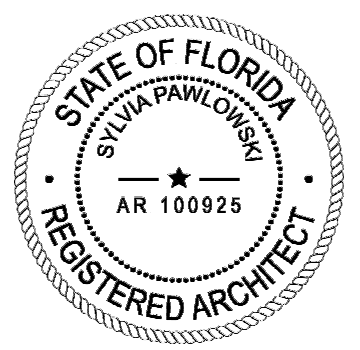
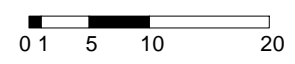
**A-26**

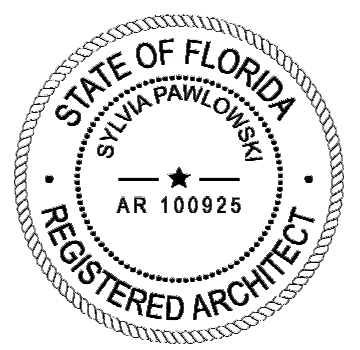
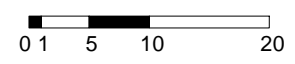
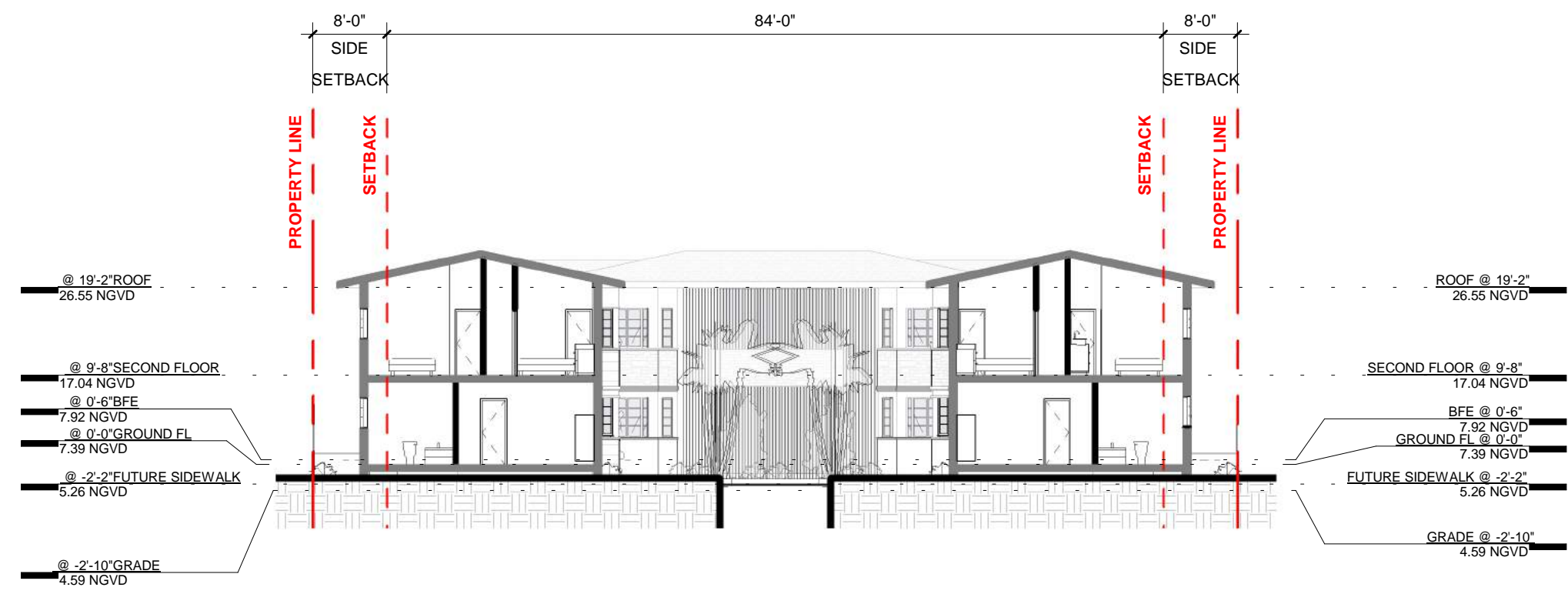
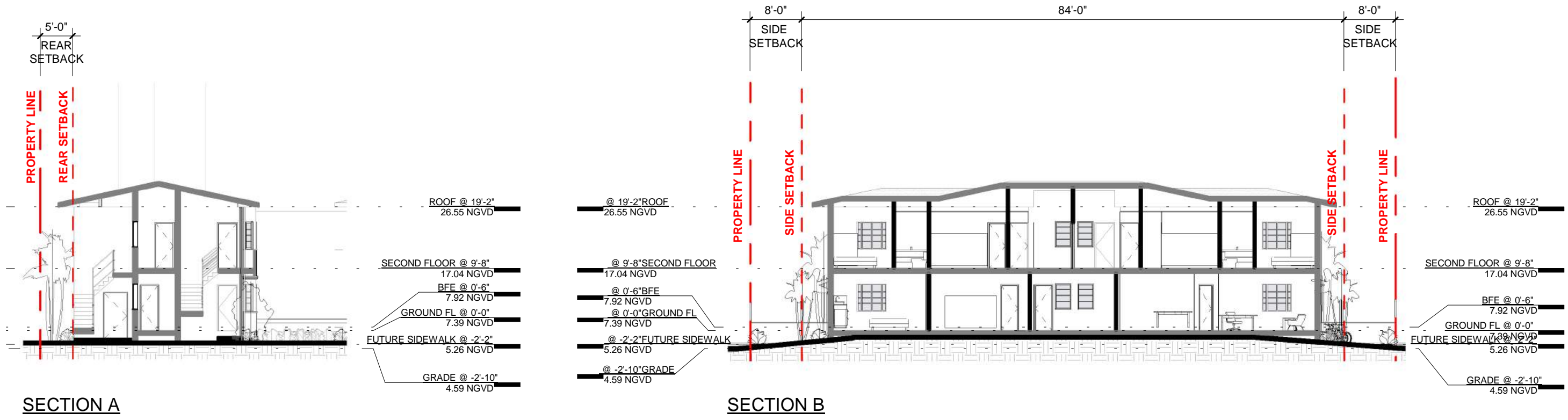
**MATERIALS LEGEND**

-  1 SMOOTH STUCCO - PAINTED LIGHT GREY
-  2 DARK WOOD WINDOW FRAME
-  3 CORAL STONE
-  4 LINEAR SANDFLOOR PAVERS
-  5 GLASS
-  6 WOOD SLAT
-  7 ROOF



**SOUTH ELEVATION COURTYARD**





ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		BRIZI CAPITAL LLC 19790   W DIXIE HWY SUITE 506   AVENTURA   FL   33180	<b>HARDING</b>	<b>SECTIONS</b> 2022.08.15	1/16" = 1'-0" 2109

**A-28**