

# 7418 HARDING AVE

7418 HARDING AVE | MIAMI BEACH | FL | 33141

## FINAL SUBMITTAL

JANUARY 10, 2023

FILE NO: HPB22-0558

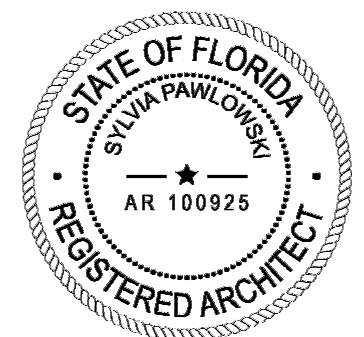
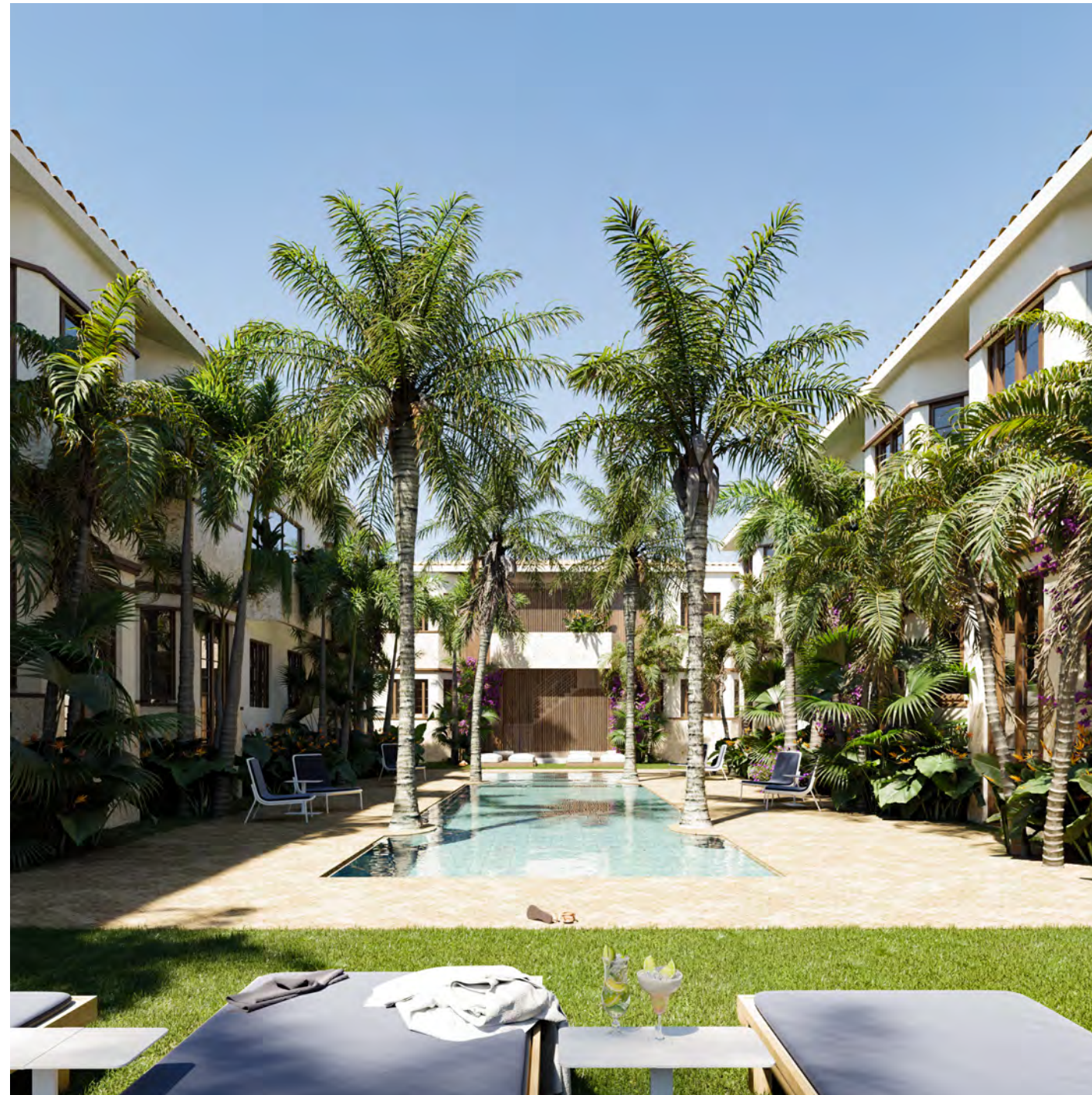
EXISTING FILE NO: HPB21-0498

## SCOPE OF WORK

REPLACE EXISTING WINDOWS FOR NEW DOORS

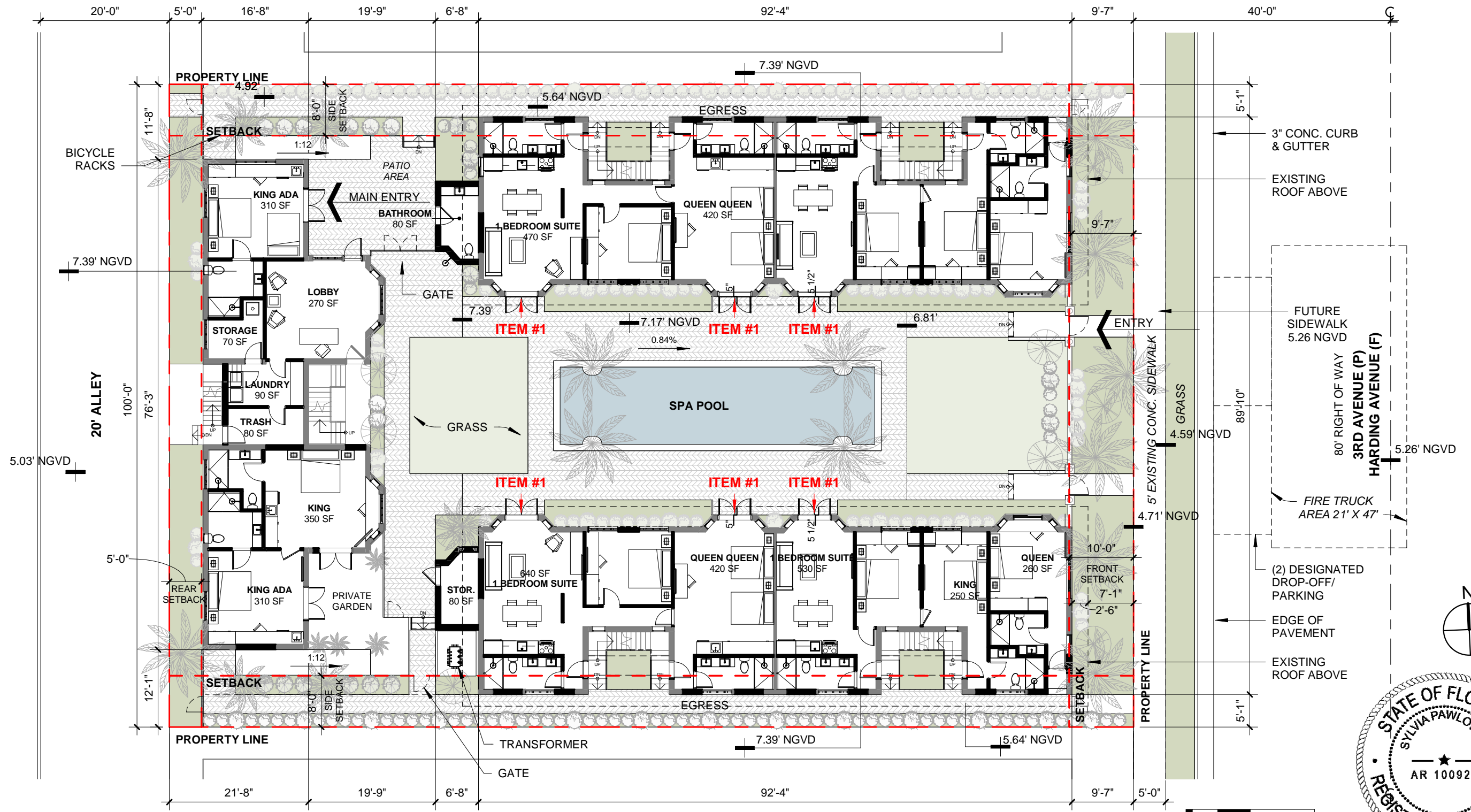
### DRAWING LIST

A-0	TITLE
A-0.1	DESIGN REVISION DIAGRAM
A-0.2	DESIGN REVISION DIAGRAM
A-1	SURVEY
A-2	LOCATION & AERIAL MAPS
A-3	ZONING DATA SHEET
A-5	SITE PHOTOS
A-6	SITE PHOTOS
A-7	CONTEXT PHOTOS
A-8	CONTEXT PHOTOS
A-9	CONTEXT PHOTOS
A-10	SURROUNDING DISTRICT PHOTOS
A-11	SURROUNDING DISTRICT PHOTOS
A-12	SURROUNDING DISTRICT PHOTOS
A-13	ARCHIVE PHOTOS
A-14	HISTORICAL ELEV. COMPARISON
A-15	RENDERS
A-16	RENDERS
A-17	DEMOLITION GROUND FLOOR
A-20	DEMOLITION ELEVATIONS
A-21	SITE PLAN
A-22	GROUND FLOOR PLAN
A-27	ELEVATIONS
A-30	ENLARGED PLANS & ELEVATIONS

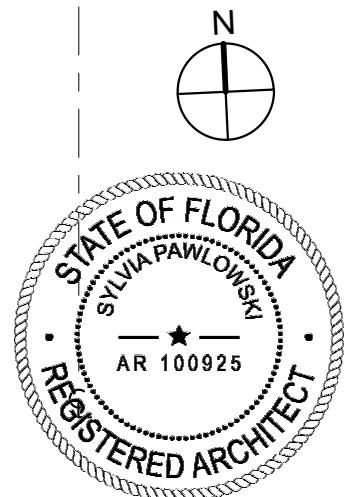


**DESIGN REVISIONS**

**ITEM #1 - REPLACE EXISTING WINDOWS FOR NEW DOORS**



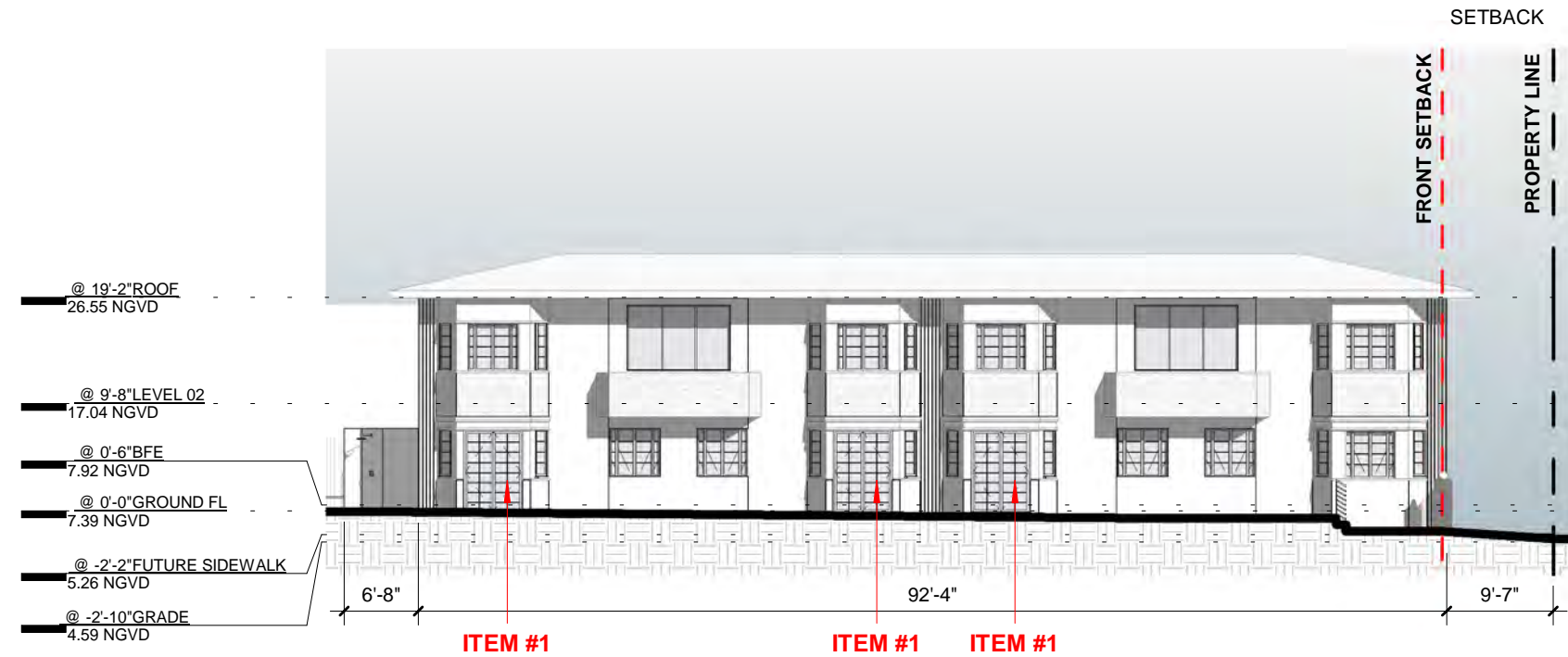
**GROUND FLOOR REVISION DIAGRAM**



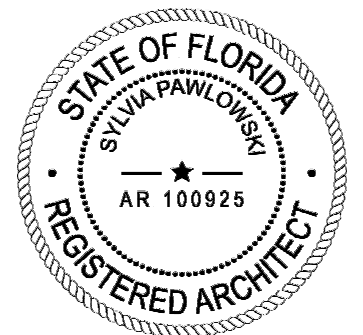
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTTR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		HARDING 7418 LLC 7418 HARDING AVENUE   MIAMI BEACH   FLORIDA   33141	HARDING	DESIGN REVISION DIAGRAM 2022.11.21 As indicated	A-0.1 2109

**DESIGN REVISIONS**

**ITEM #1 - REPLACE EXISTING WINDOWS FOR NEW DOORS**



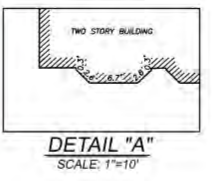
**SOUTH ELEVATION COURTYARD**



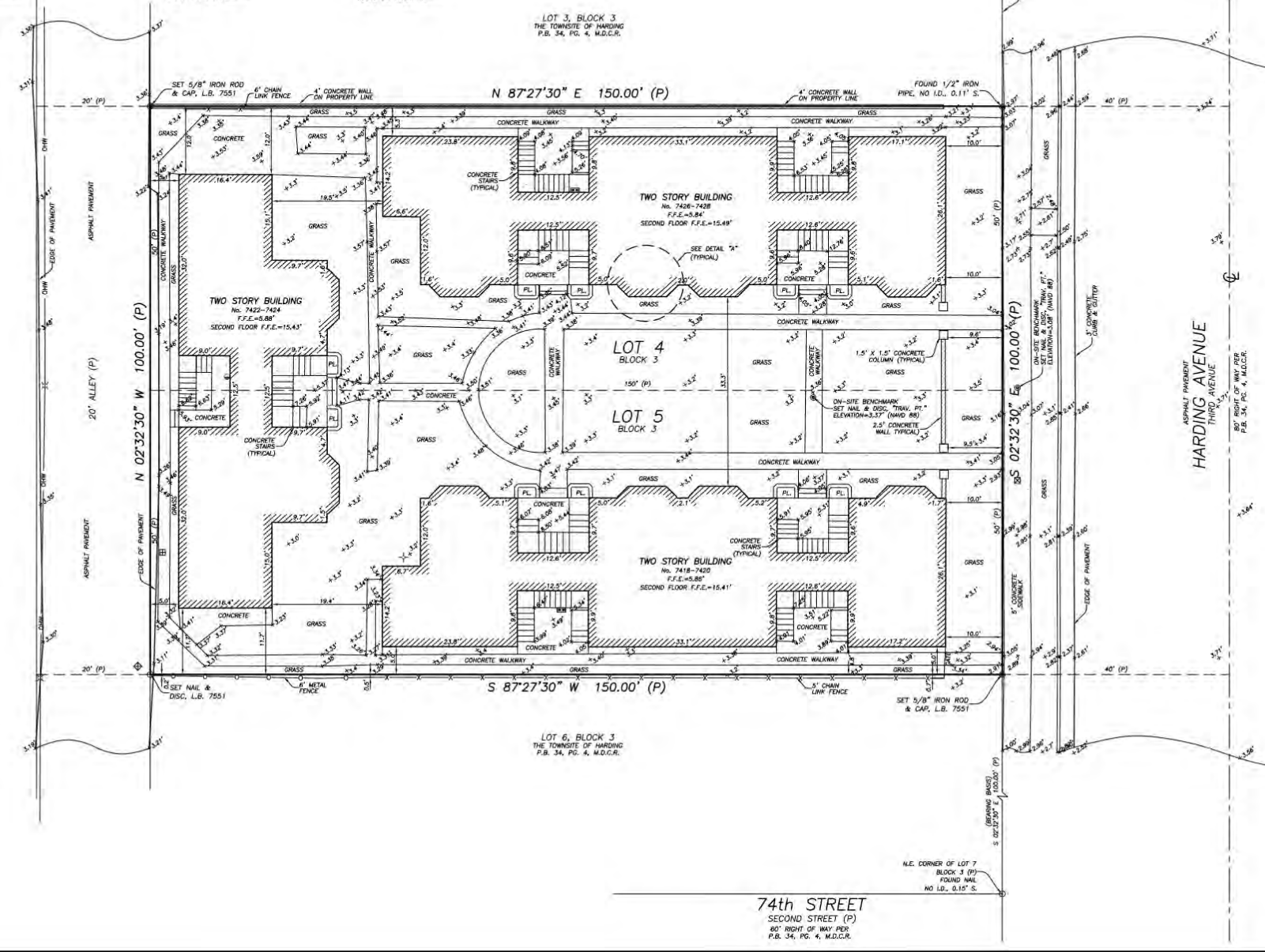
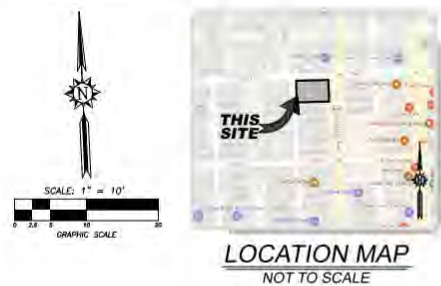
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		HARDING 7418 LLC 7418 HARDING AVENUE   MIAMI BEACH   FLORIDA   33141	<b>HARDING</b>	DESIGN REVISION DIAGRAM 2022.11.21 As indicated	<b>A-0.2</b> 2109

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
  - OWM 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
  - CTV CABLE TV BOX
  - ECB ELECTRICAL CIRCUIT BREAKER
  - WPP WOOD POWER POLE
  - EWHE ELECTRIC WATER HEATER
  - CLE CLEANOUT
  - TB TELEPHONE BOX
  - BS BREAK IN SCALE
  - VIEW 1
  - SE SURFACE ELEVATION



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



**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 54-17, 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°12'30"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 "7207 PWC9" 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=1.31'.
  4. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AC. ELEVATION=0' (NOV 29) OR 6.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0326 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, MAP EFFECTIVE DATE: SEPTEMBER 11, 2009. THE BASE FLOOD ELEVATION SHOWN HEREON WAS CONVERTED FROM NOV 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 ERECTION, CONTACT STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD IDENTIFICATION 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: 2022.08.19  
09:27:20 -04'00'

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

TELEPHONE NO. 681-314-0780 FAX NO. 681-314-0770

**ECS LAND SURVEYORS, INC.**

3400 FAIRLANE FARMS ROAD, SUITE 6, 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: 08/19/22

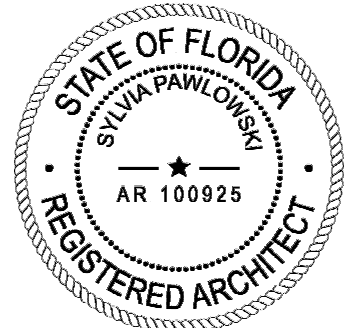
DRAWN BY: J.E.C.  
CHECKED BY: J.D.L.R.  
LAST FIELD DATE: 08/19/22

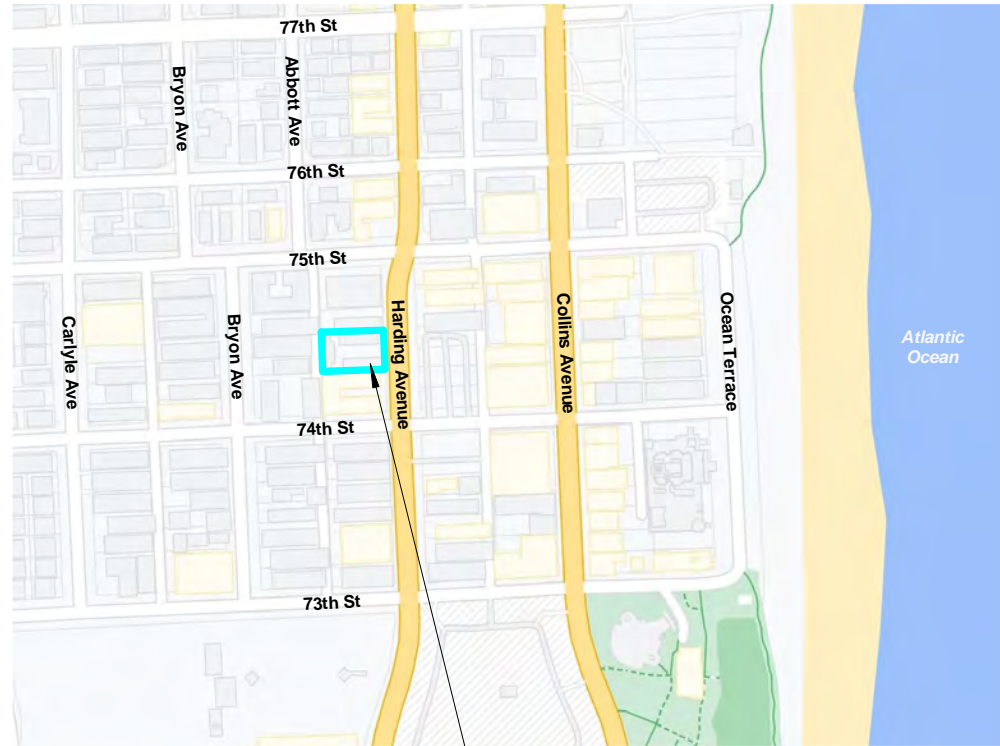
REVISIONS

01 BOUNDARY & TOPOGRAPHIC SURVEY 08/05/22  
02 LOCATE SURVEY 08/19/22

JOB NO. ECS2900  
TASK 2

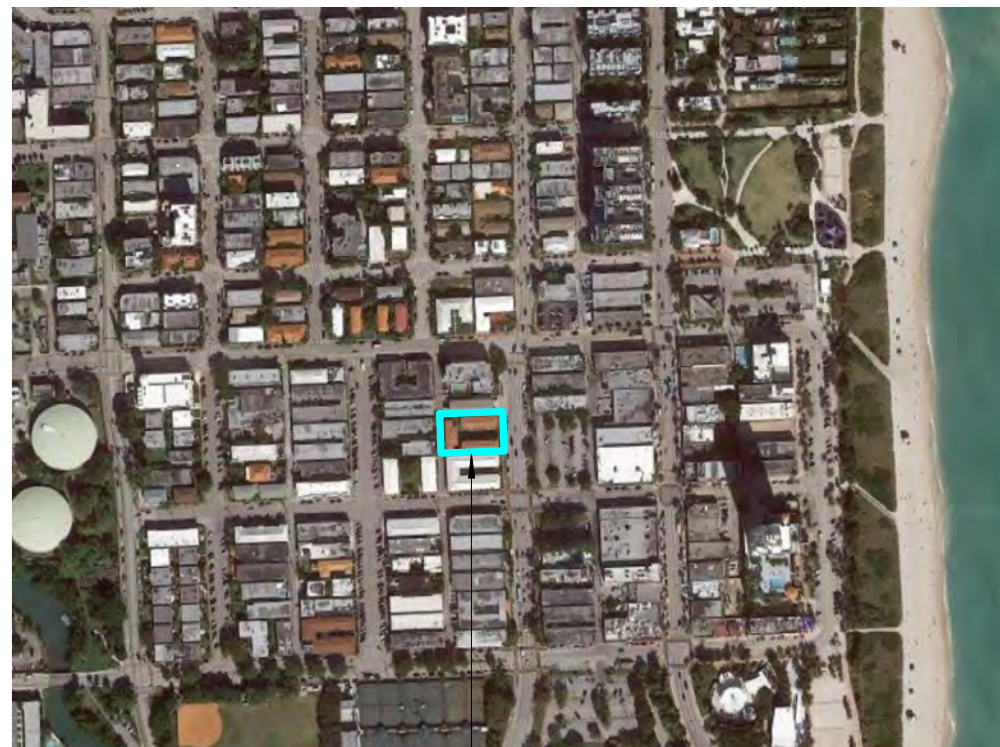
SHEET NO. 01 OF 01





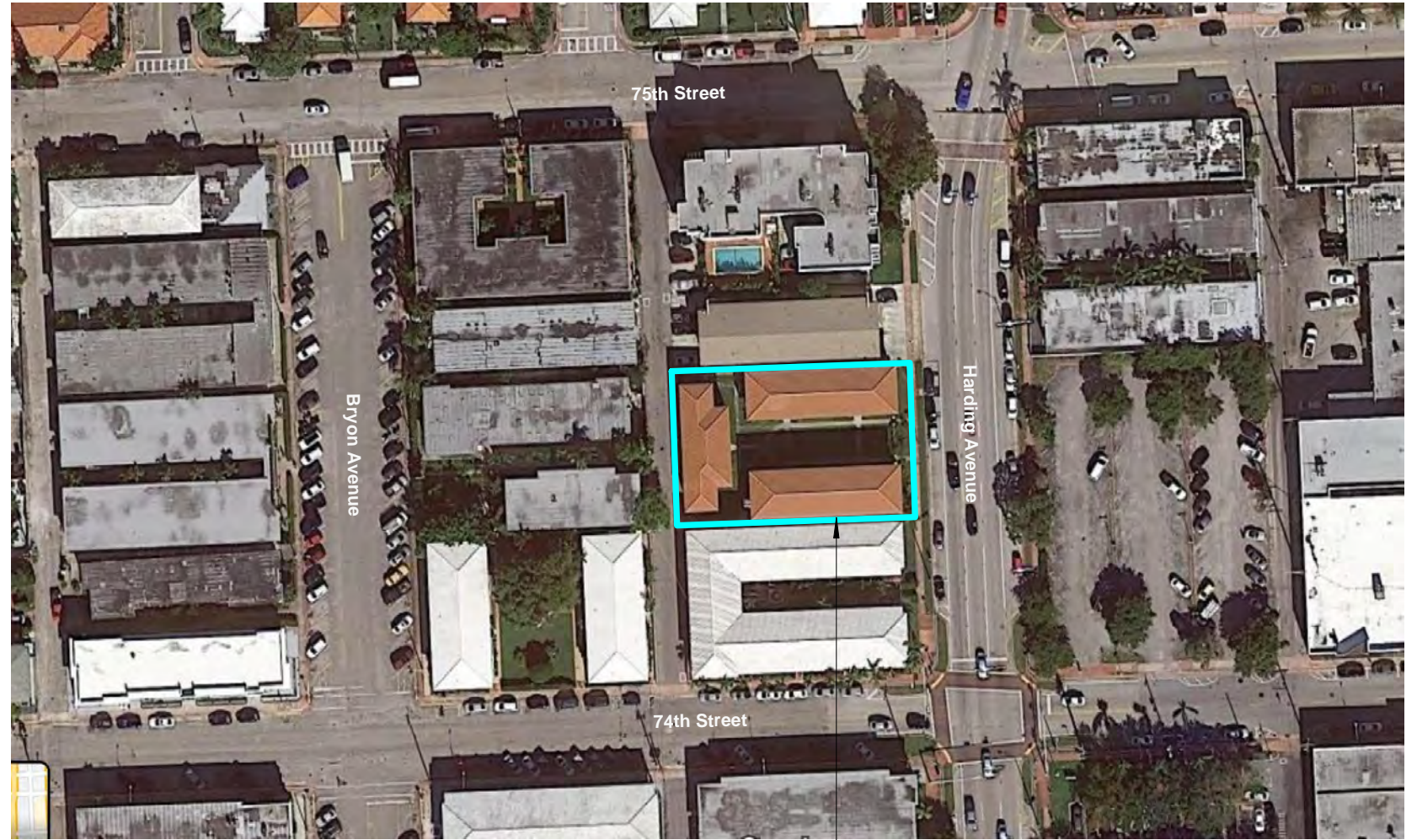
**SUBJECT LOCATION**  
7418 HARDING AVE  
MIAMI BEACH | FL | 33141

**LOCATION MAP**



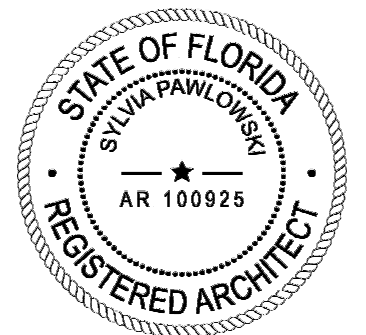
**SUBJECT LOCATION**  
7418 HARDING AVE  
MIAMI BEACH | FL | 33141

**AERIAL MAP**



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

**SITE AERIAL MAP**



ARCHITECT

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

CONSULTANT

OWNER

**HARDING 7418 LLC**  
7418 HARDING AVENUE | MIAMI BEACH | FLORIDA |  
33141

PROJECT

**HARDING**

DRAWING TITLE

**LOCATION & AERIAL MAPS**  
2022.11.21 1 1/2" = 1'-0"

DRAWING #

**A-2**





01



02



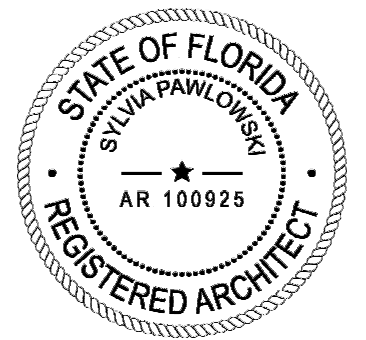
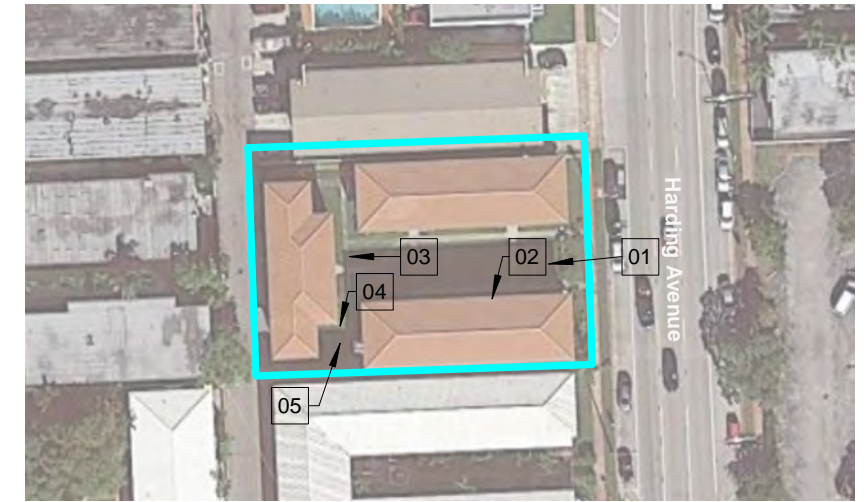
03



04



05



ARCHITECT

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



CONSULTANT

OWNER

HARDING 7418 LLC  
7418 HARDING AVENUE | MIAMI BEACH | FLORIDA |  
33141

PROJECT

HARDING

DRAWING TITLE

SITE PHOTOS  
2022.11.21

3/4" = 1'-0"

DRAWING #

A-5

2109



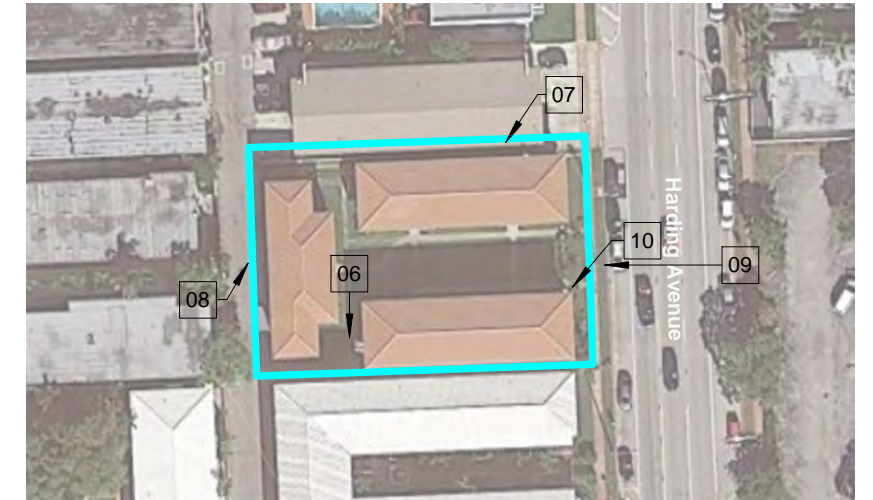
06



07



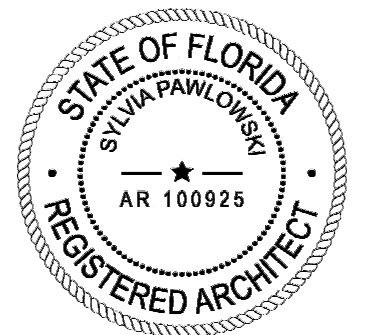
08



09



10



ARCHITECT

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



CONSULTANT

OWNER

HARDING 7418 LLC  
7418 HARDING AVENUE | MIAMI BEACH | FLORIDA |  
33141

PROJECT

HARDING

DRAWING TITLE

SITE PHOTOS  
2022.11.21

3/4" = 1'-0"

DRAWING #

A-6

2109



11



12



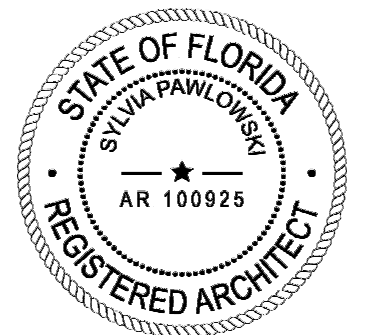
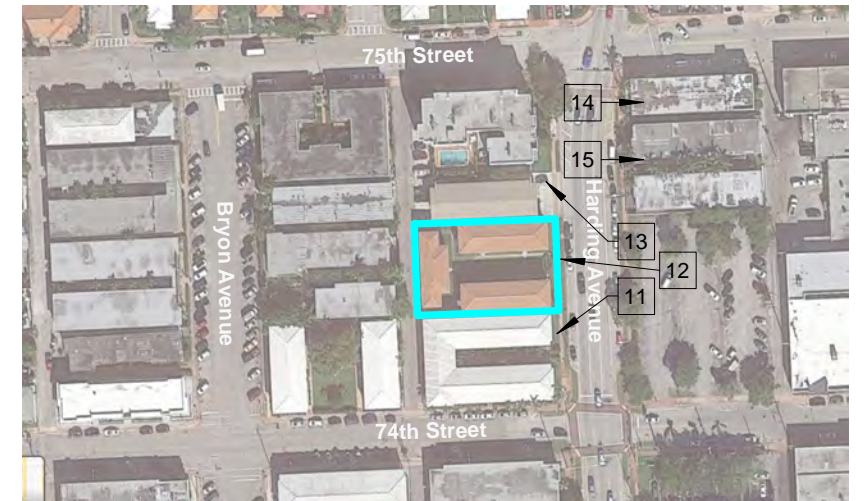
13



14



15



ARCHITECT

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



CONSULTANT

OWNER

HARDING 7418 LLC  
7418 HARDING AVENUE | MIAMI BEACH | FLORIDA |  
33141

PROJECT

**HARDING**

DRAWING TITLE

**CONTEXT PHOTOS**  
2022.11.21

3/4" = 1'-0"

DRAWING #

**A-7**

2109



16



17



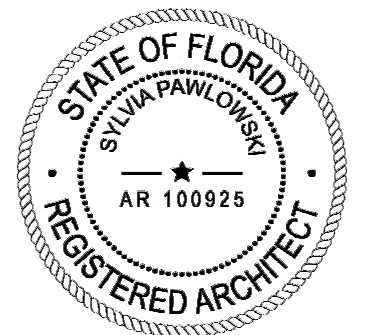
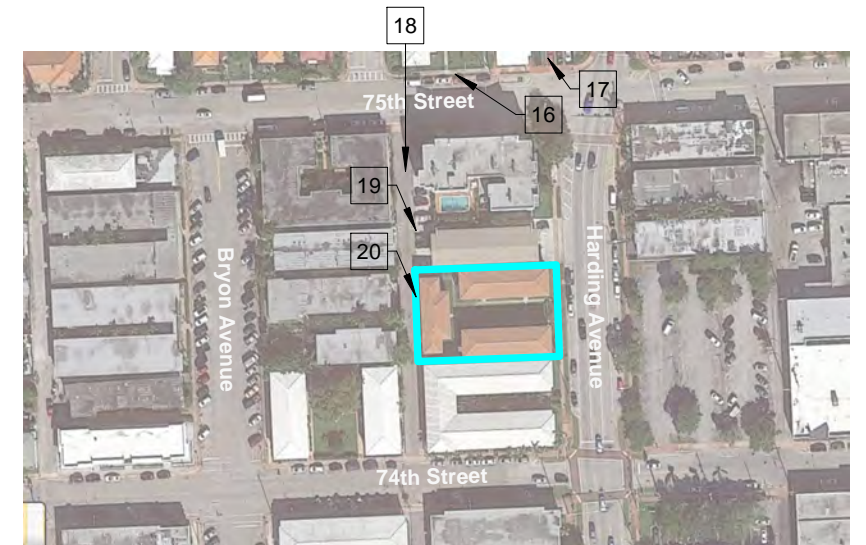
18



19



20



ARCHITECT

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



CONSULTANT

OWNER

HARDING 7418 LLC  
7418 HARDING AVENUE | MIAMI BEACH | FLORIDA |  
33141

PROJECT

**HARDING**

DRAWING TITLE

**CONTEXT PHOTOS**  
2022.11.21

3/4" = 1'-0"

DRAWING #

**A-8**

2109



21



22



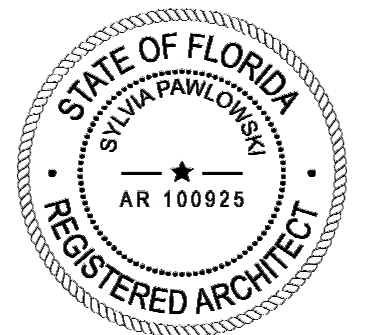
23



24



25



ARCHITECT

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



CONSULTANT

OWNER

HARDING 7418 LLC  
7418 HARDING AVENUE | MIAMI BEACH | FLORIDA |  
33141

PROJECT

**HARDING**

DRAWING TITLE

**CONTEXT PHOTOS**  
2022.11.21

3/4" = 1'-0"

DRAWING #

**A-9**

2109



01 - RESIDENTIAL BUILDING



02 - RESIDENTIAL BUILDING



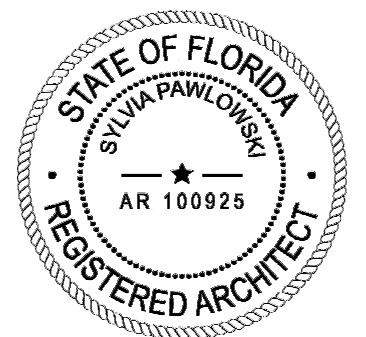
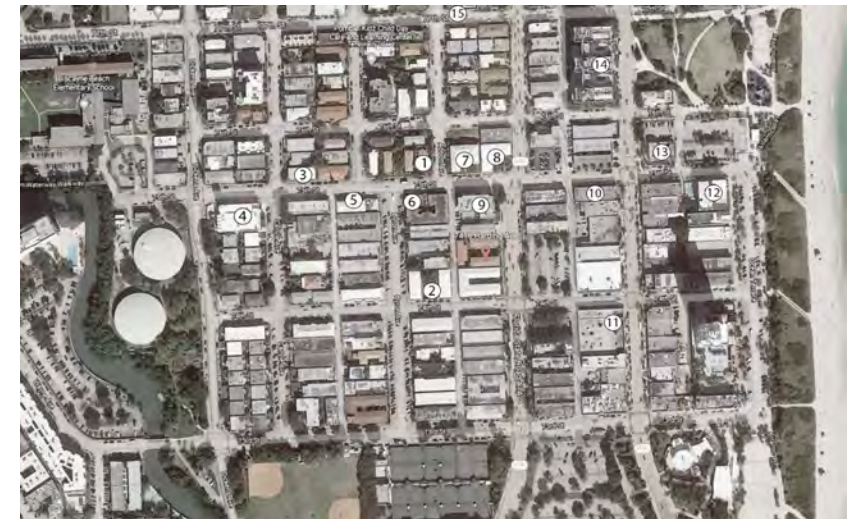
03 - RESIDENTIAL BUILDING



04 - TEMPLE MENORAH



05 - RESIDENTIAL BUILDING



ARCHITECT

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



CONSULTANT

OWNER

HARDING 7418 LLC  
7418 HARDING AVENUE | MIAMI BEACH | FLORIDA |  
33141

PROJECT

**HARDING**

DRAWING TITLE

**SURROUNDING DISTRICT PHOTOS**  
2022.11.21 2109

DRAWING #

**A-10**



06 - RESIDENTIAL BUILDING



07 - RESIDENTIAL BUILDING



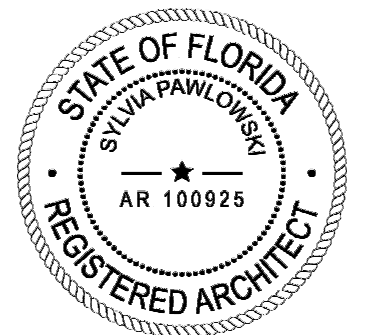
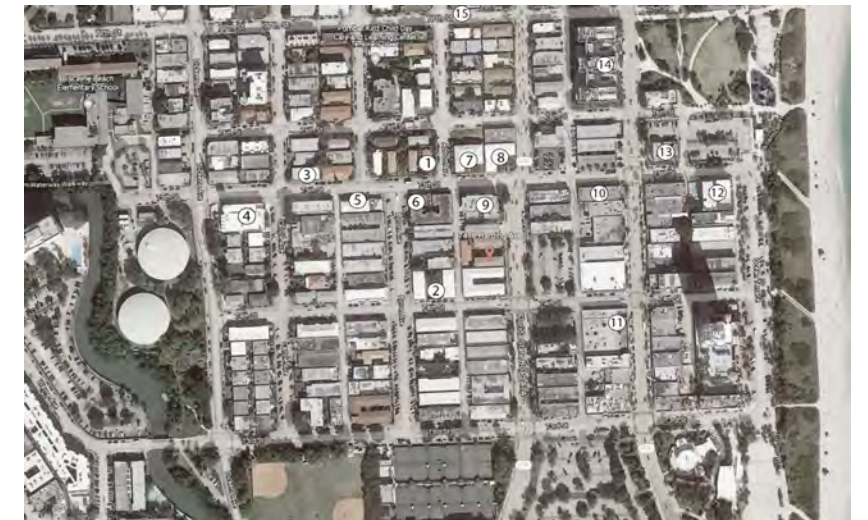
08 - RESIDENTIAL BUILDING



09 - RESIDENTIAL BUILDING



10 - BANK OF AMERICA



ARCHITECT

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



CONSULTANT

OWNER

HARDING 7418 LLC  
7418 HARDING AVENUE | MIAMI BEACH | FLORIDA |  
33141

PROJECT

**HARDING**

DRAWING TITLE

**SURROUNDING DISTRICT PHOTOS**  
2022.11.21 2109

DRAWING #

**A-11**



11 - WALGREENS



12 - THE BROADMORE HOTEL



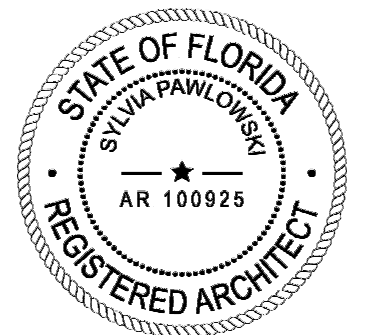
13 - PUBLIC LIBRARY



14 - RESIDENTIAL BUILDING



15 - RESIDENTIAL BUILDING



ARCHITECT

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



CONSULTANT

OWNER

HARDING 7418 LLC  
7418 HARDING AVENUE | MIAMI BEACH | FLORIDA |  
33141

PROJECT

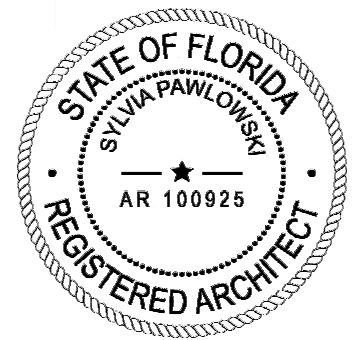
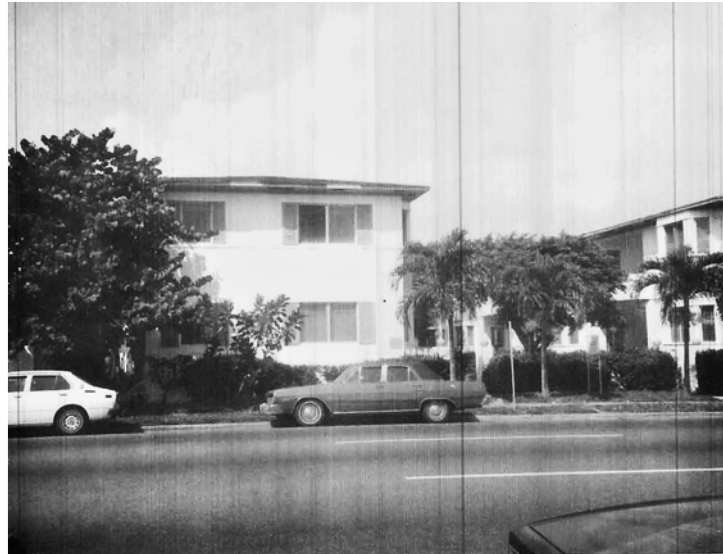
**HARDING**

DRAWING TITLE

**SURROUNDING DISTRICT PHOTOS**  
2022.11.21 2109

DRAWING #

**A-12**



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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



**HARDING 7418 LLC**  
7418 HARDING AVENUE | MIAMI BEACH | FLORIDA |  
33141

**HARDING**

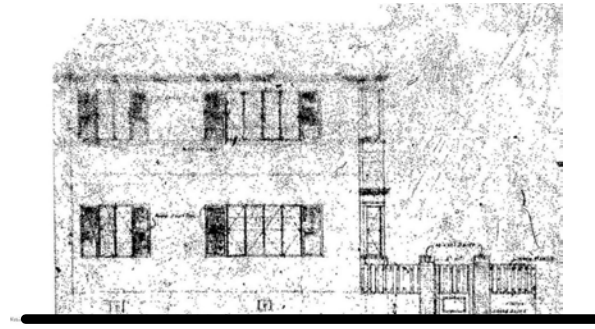
**ARCHIVE PHOTOS**

2022.11.21

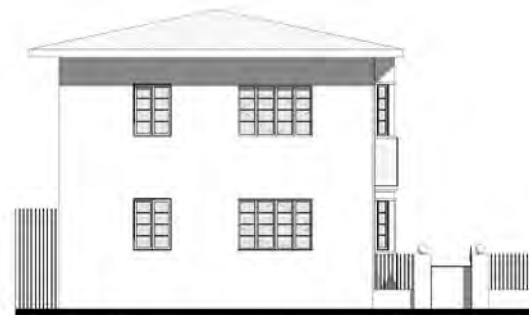
1" = 100'-0"

2109

**A-13**



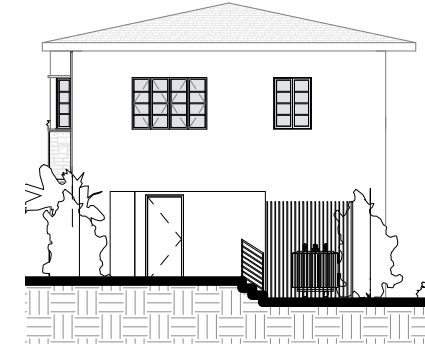
HISTORIC WEST ELEVATION



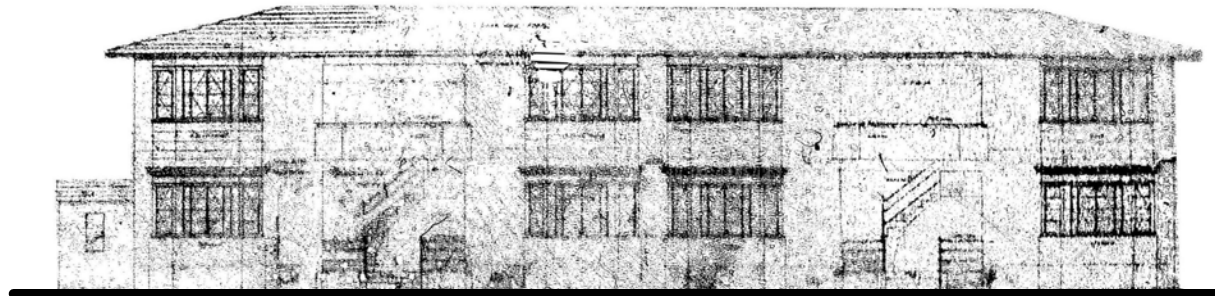
PROPOSED WEST ELEVATION



HISTORIC EAST ELEVATION



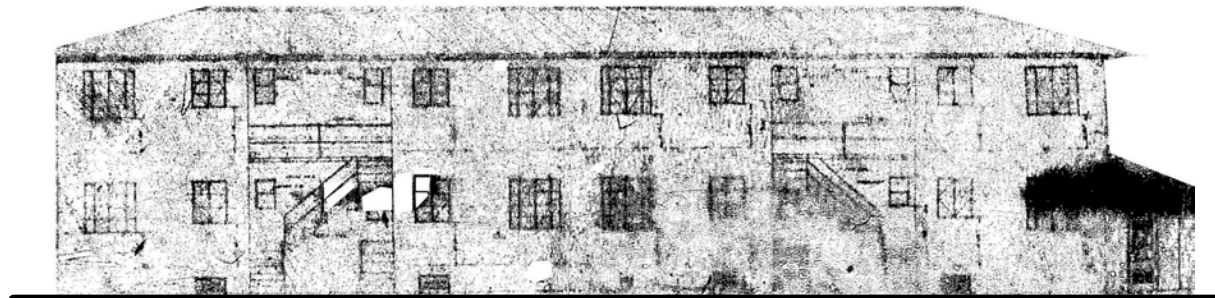
PROPOSED EAST ELEVATION



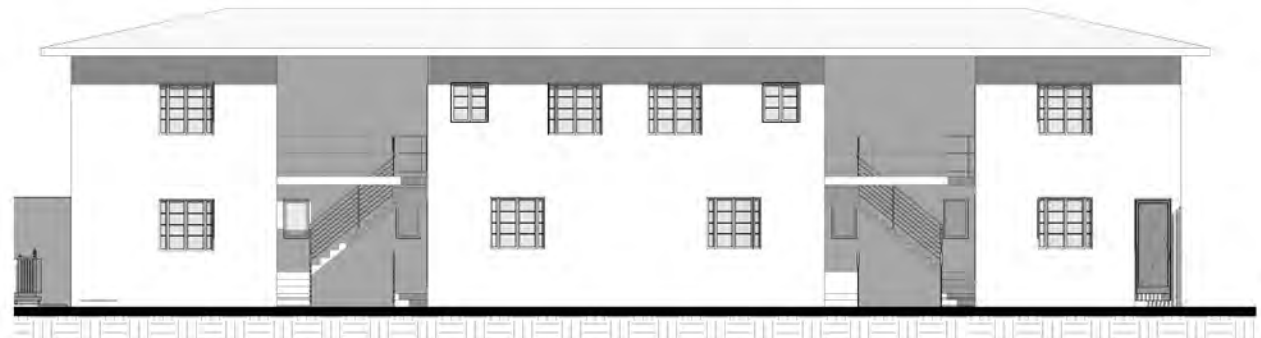
HISTORIC NORTH ELEVATION



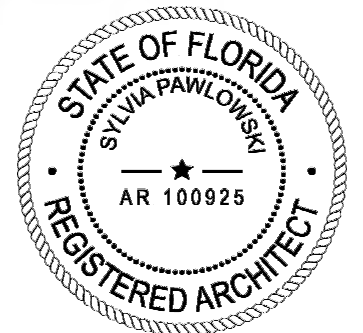
PROPOSED NORTH ELEVATION



HISTORIC SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



ARCHITECT

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

CONSULTANT



OWNER

HARDING 7418 LLC  
7418 HARDING AVENUE | MIAMI BEACH | FLORIDA |  
33141

PROJECT

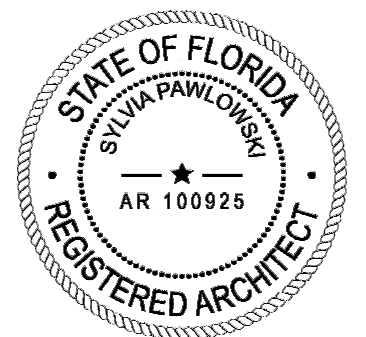
HARDING

DRAWING TITLE

HISTORICAL ELEV. COMPARISON  
2022.11.21 1/16" = 1'-0" 2109

DRAWING #

A-14



ARCHITECT

CONSULTANT

OWNER

PROJECT

DRAWING TITLE

DRAWING #

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



**HARDING 7418 LLC**  
7418 HARDING AVENUE | MIAMI BEACH | FLORIDA |  
33141

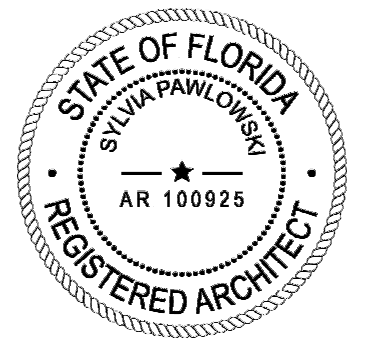
**HARDING**

**RENDERS**  
2022.11.21

12" = 1'-0"

2109

**A-15**



ARCHITECT

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



CONSULTANT

OWNER

**HARDING 7418 LLC**  
7418 HARDING AVENUE | MIAMI BEACH | FLORIDA |  
33141

PROJECT

**HARDING**

DRAWING TITLE

**RENDERS**  
2022.11.21

12" = 1'-0"

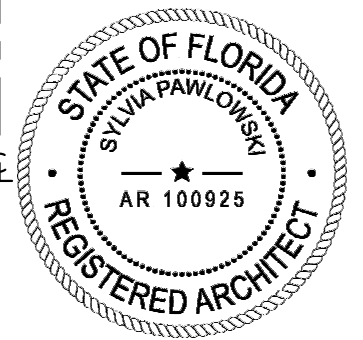
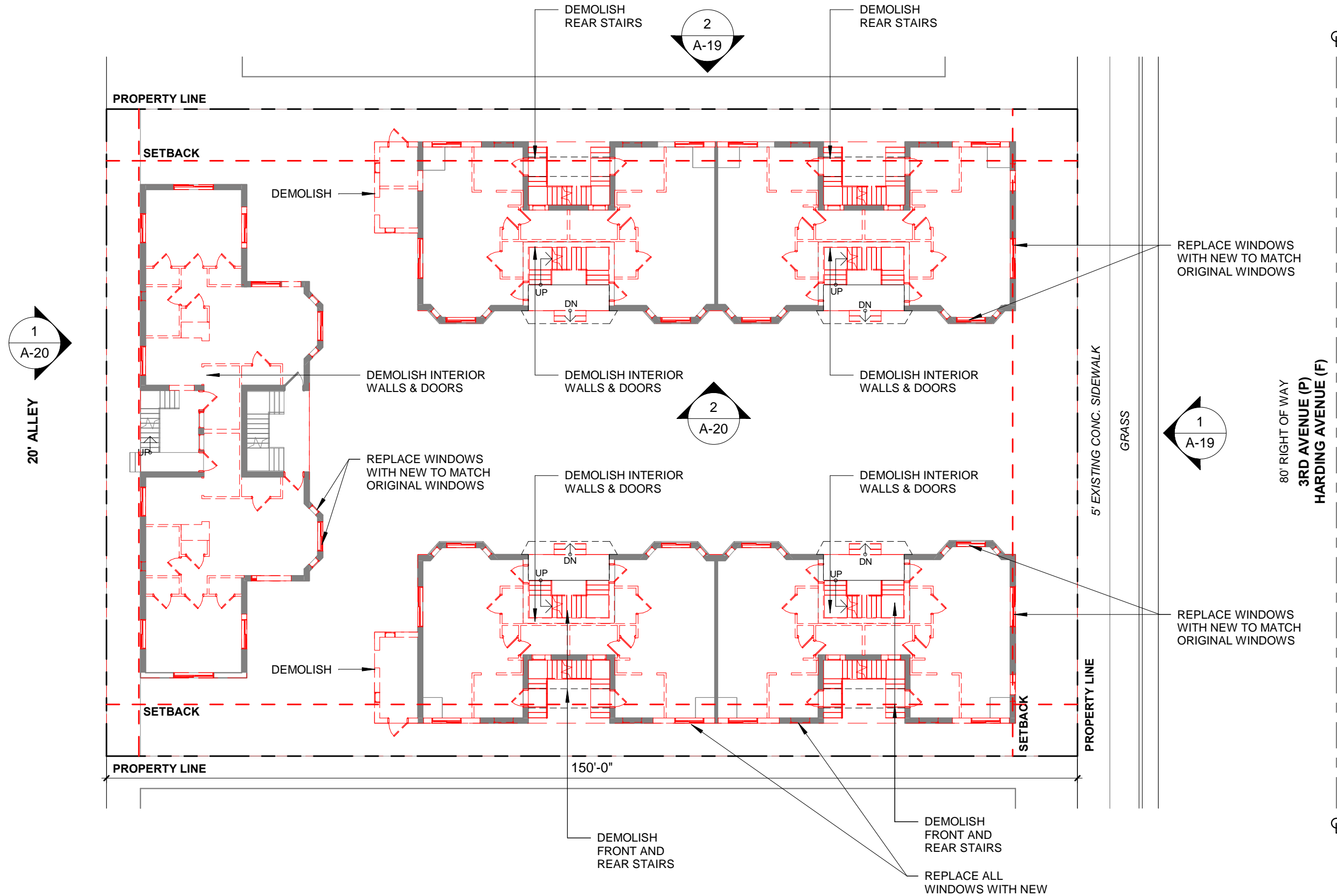
DRAWING #

**A-16**

2109



**HPB APPROVED**



ARCHITECT

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

CONSULTANT

OWNER

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

PROJECT

**HARDING**

DRAWING TITLE

**DEMOLITION GROUND FLOOR**

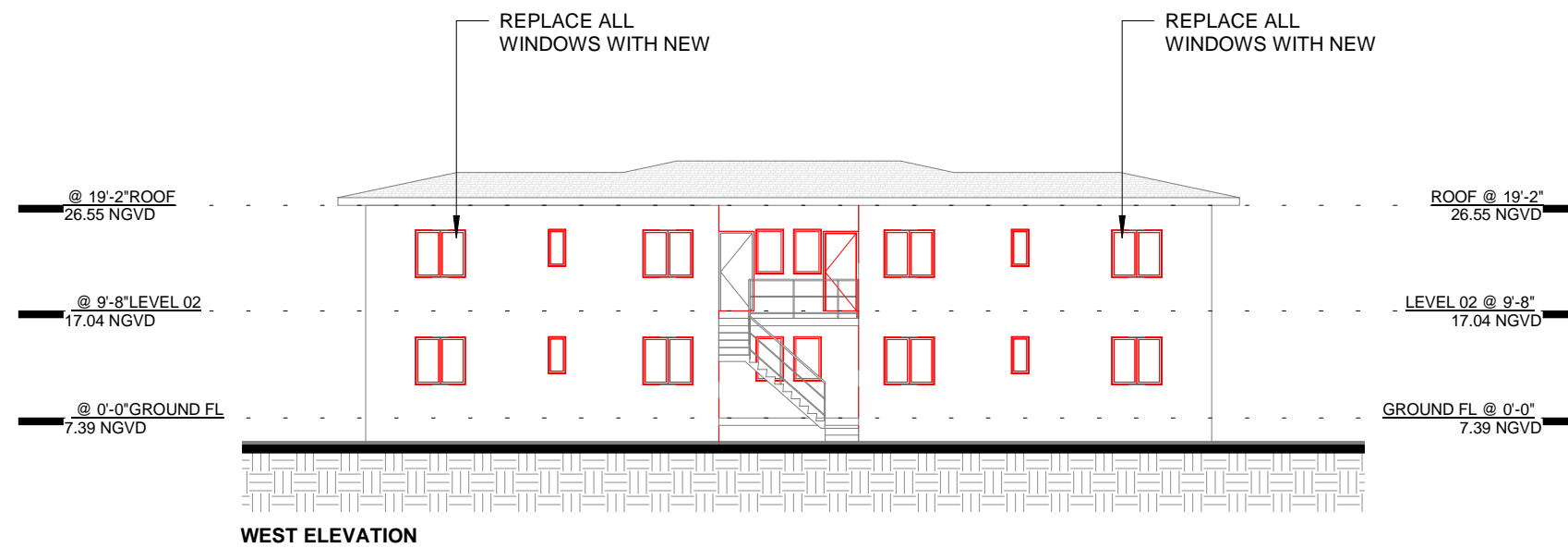
2022.08.15

1/16" = 1'-0"

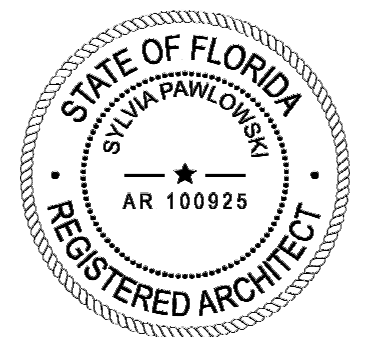
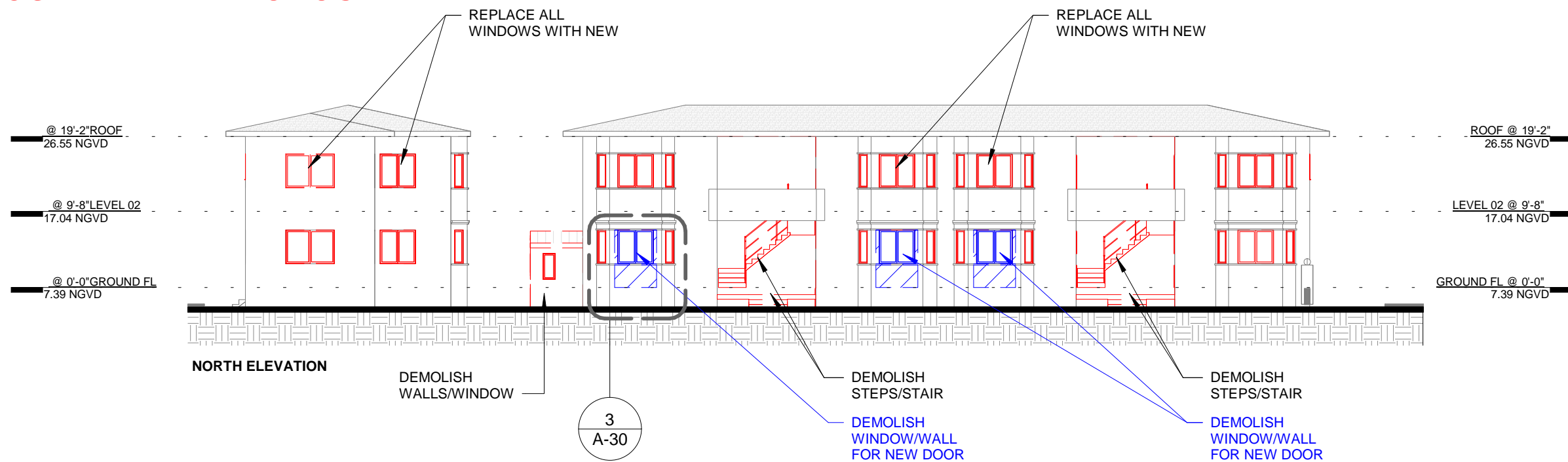
DRAWING #

**A-17**

2109



**CURRENTLY PROPOSED**



ARCHITECT      CONSULTANT      OWNER      PROJECT      DRAWING TITLE      DRAWING #

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

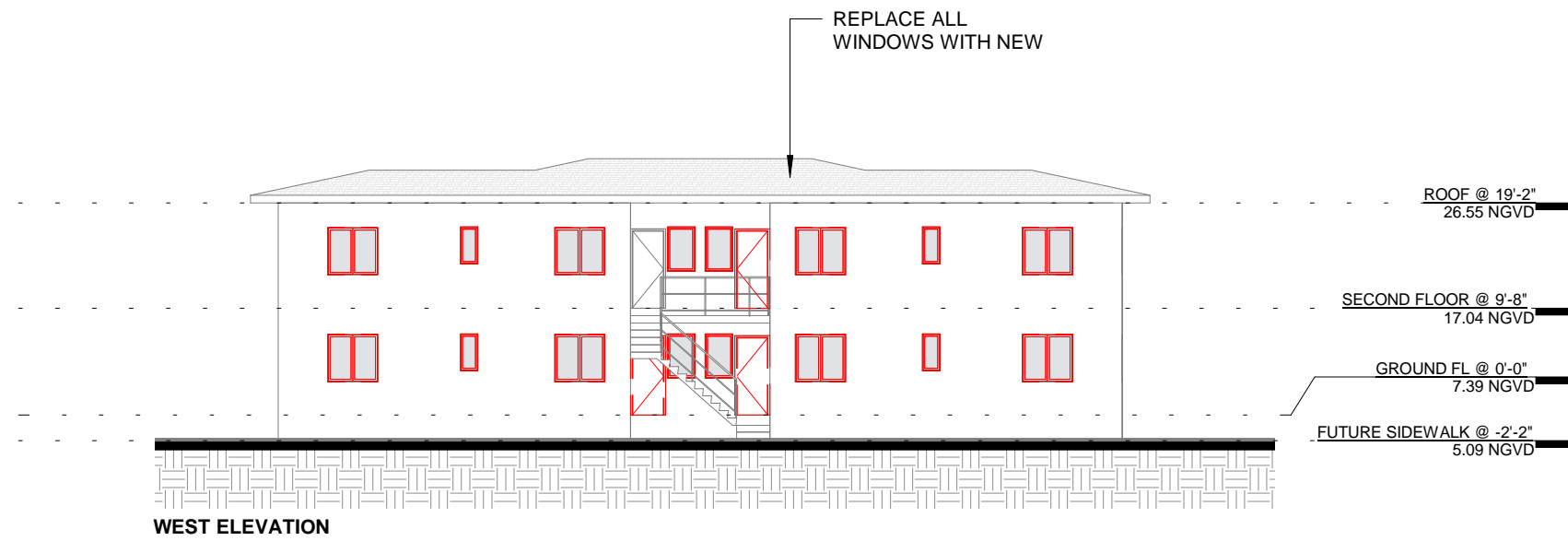


HARDING 7418 LLC  
7418 HARDING AVENUE | MIAMI BEACH | FLORIDA |  
33141

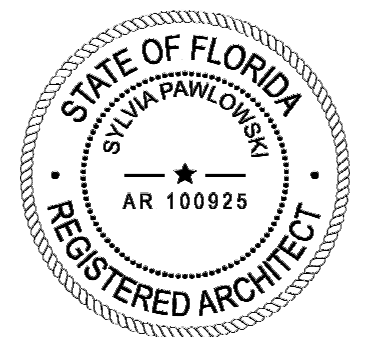
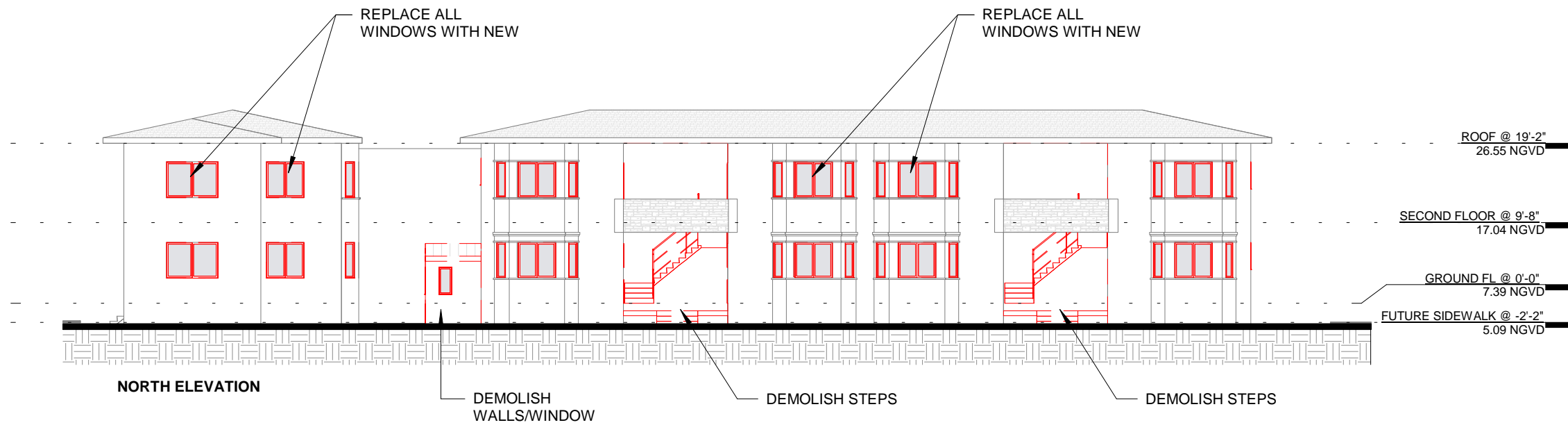
**HARDING**

DEMOLITION ELEVATIONS  
2022.11.21      1/16" = 1'-0"      2109

**A-20**



**HPB APPROVED**



ARCHITECT

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

CONSULTANT

OWNER

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

PROJECT

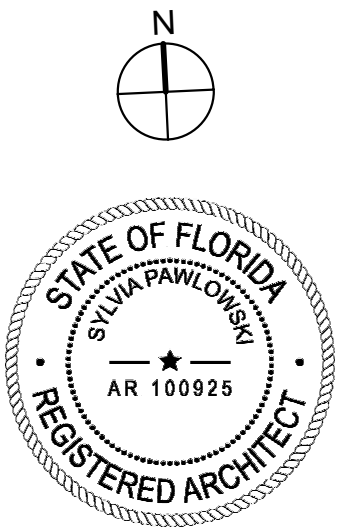
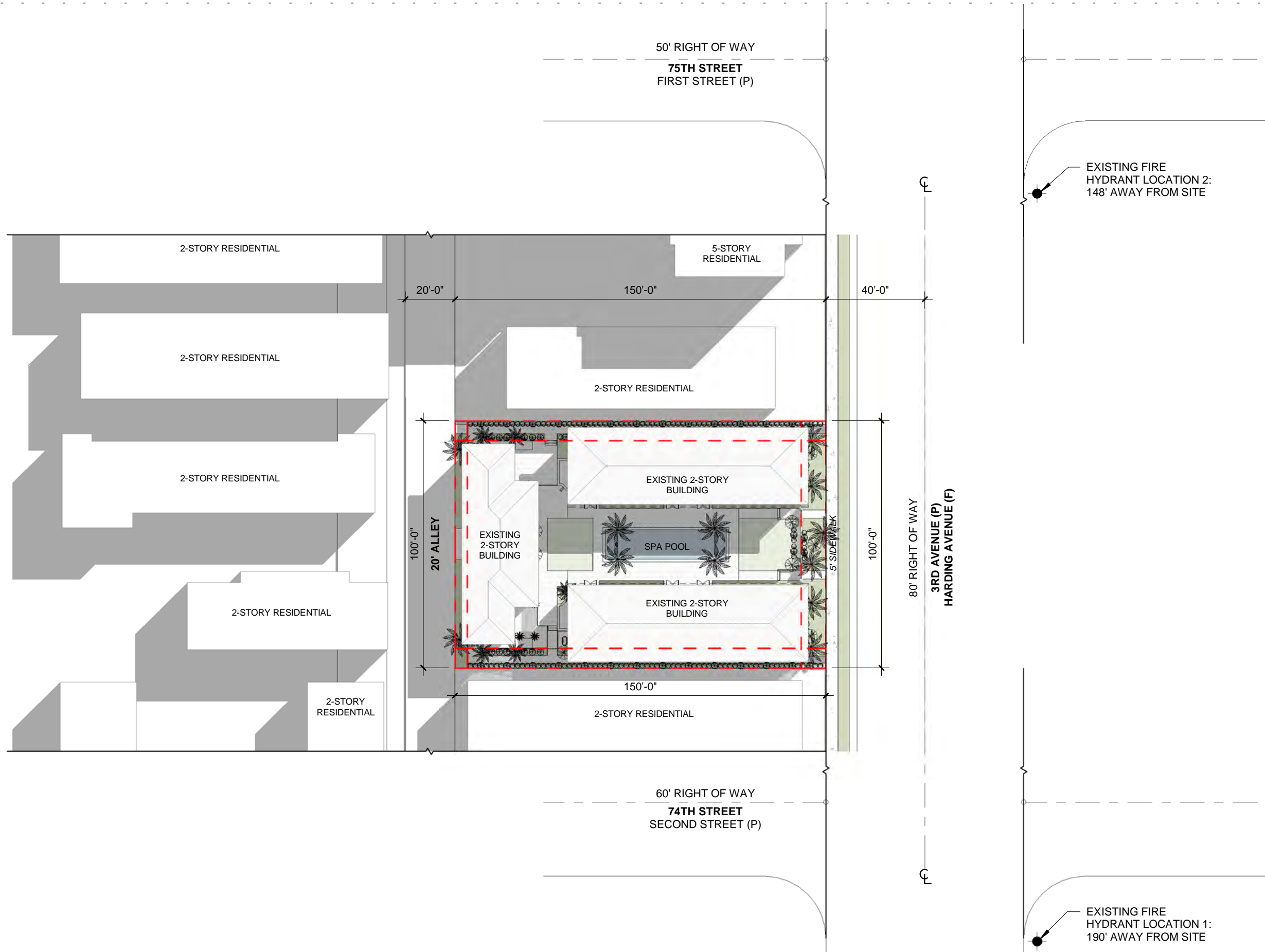
**HARDING**

DRAWING TITLE

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

DRAWING #

**A-20**



ARCHITECT CONSULTANT OWNER PROJECT DRAWING TITLE DRAWING #

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



HARDING 7418 LLC  
7418 HARDING AVENUE | MIAMI BEACH | FLORIDA | 33141

HARDING

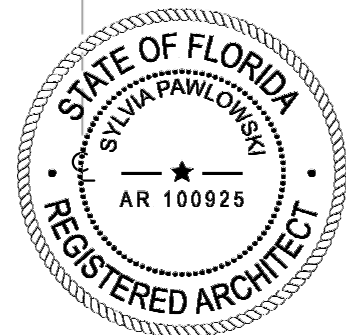
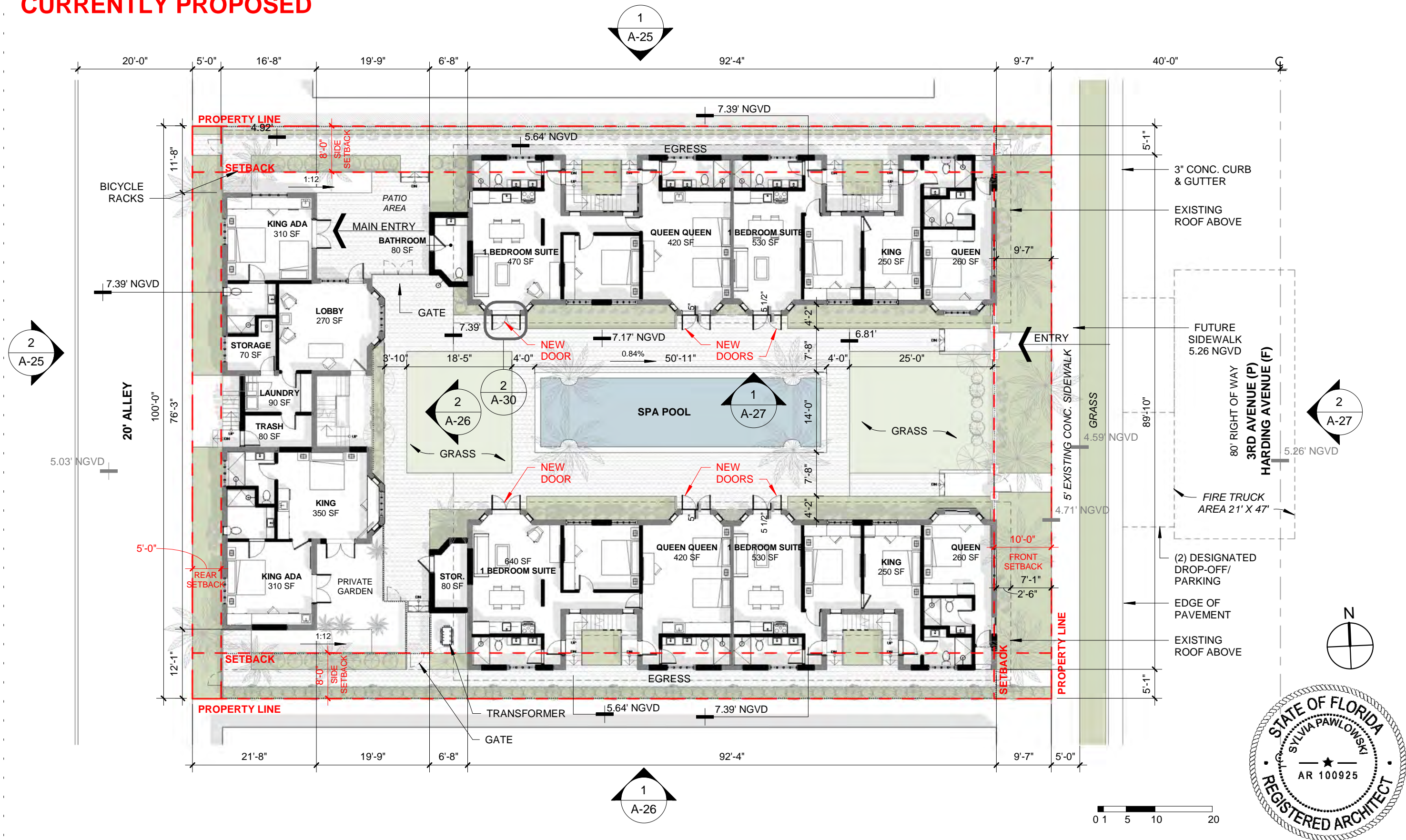
SITE PLAN  
2022.11.21

1" = 40'-0"

2109

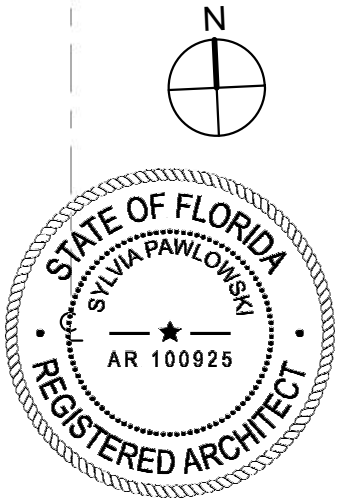
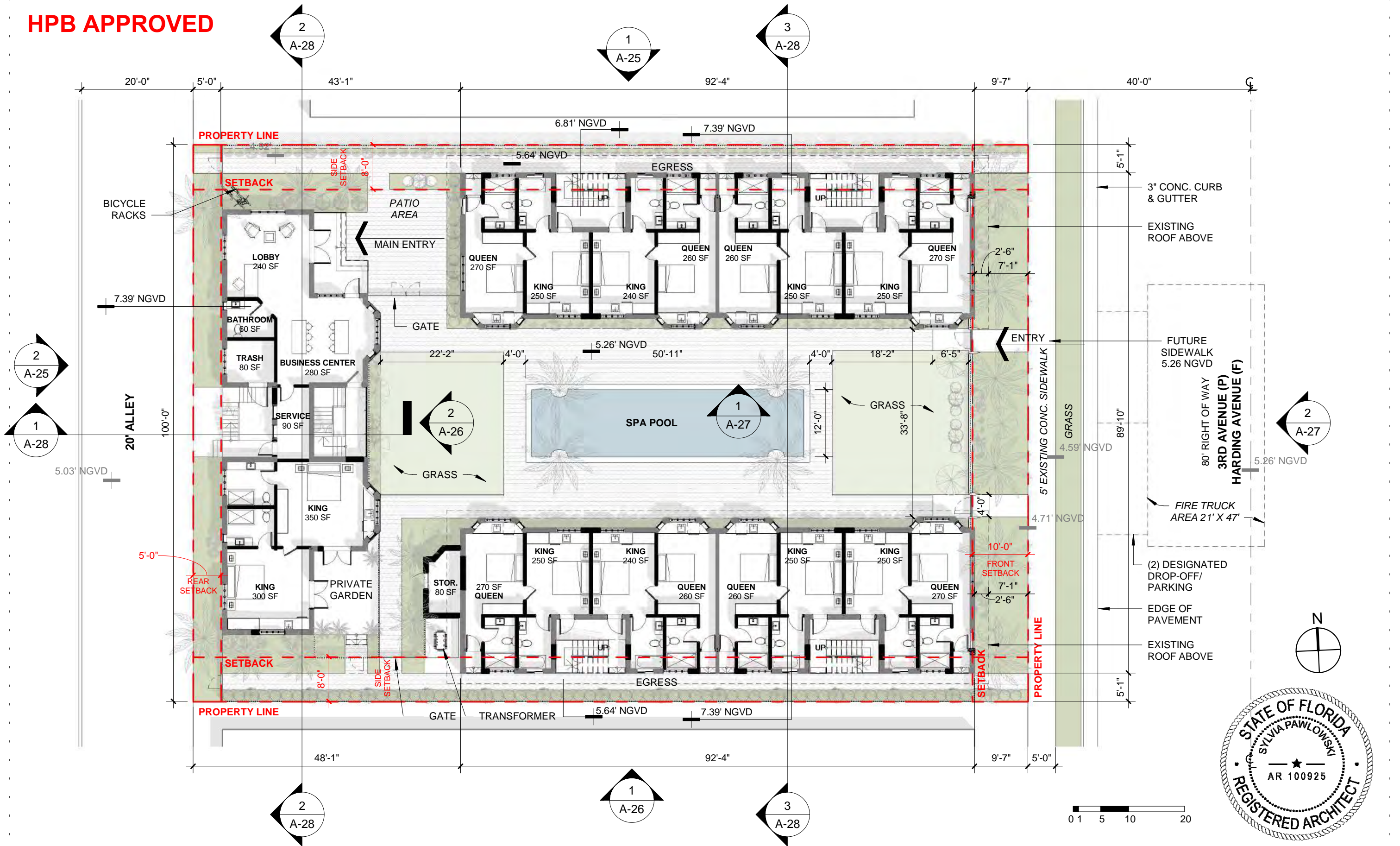
A-21

# CURRENTLY PROPOSED



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
MTRR MGMT 212 NE 73 <sup>RD</sup> ST   MIAMI FL   33150 www.ma77er.com		HARDING 7418 LLC 7418 HARDING AVENUE   MIAMI BEACH   FLORIDA   33141	<b>HARDING</b>	GROUND FLOOR PLAN 2022.11.21 1/16" = 1'-0"	A-22 2109

**HPB APPROVED**



ARCHITECT      CONSULTANT      OWNER      PROJECT      DRAWING TITLE      DRAWING #

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

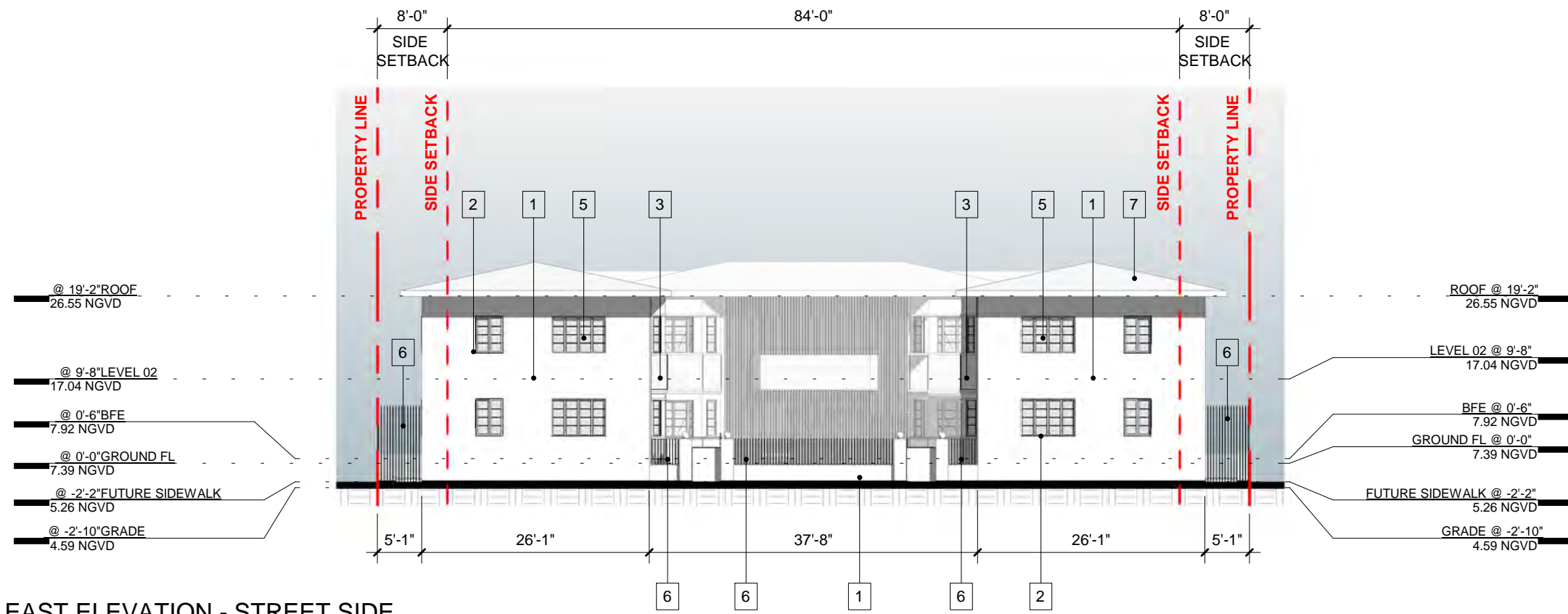
BRIZI CAPITAL LLC  
19790 | W DIXIE HWY SUITE 506 | AVENTURA | FL |  
33180

**HARDING**

GROUND FLOOR PLAN  
2022.08.15      1/16" = 1'-0"

2109

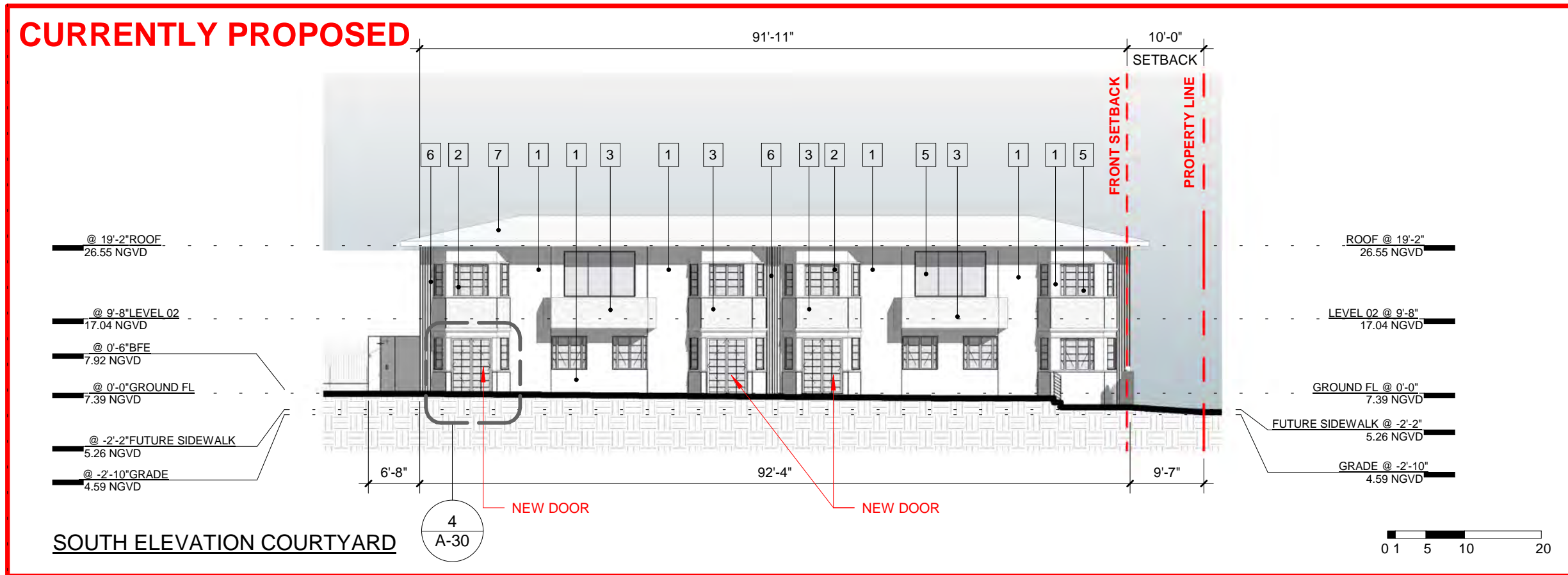
**A-22**



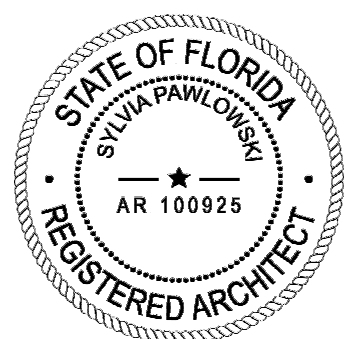
**MATERIALS LEGEND**

	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 - STREET SIDE**

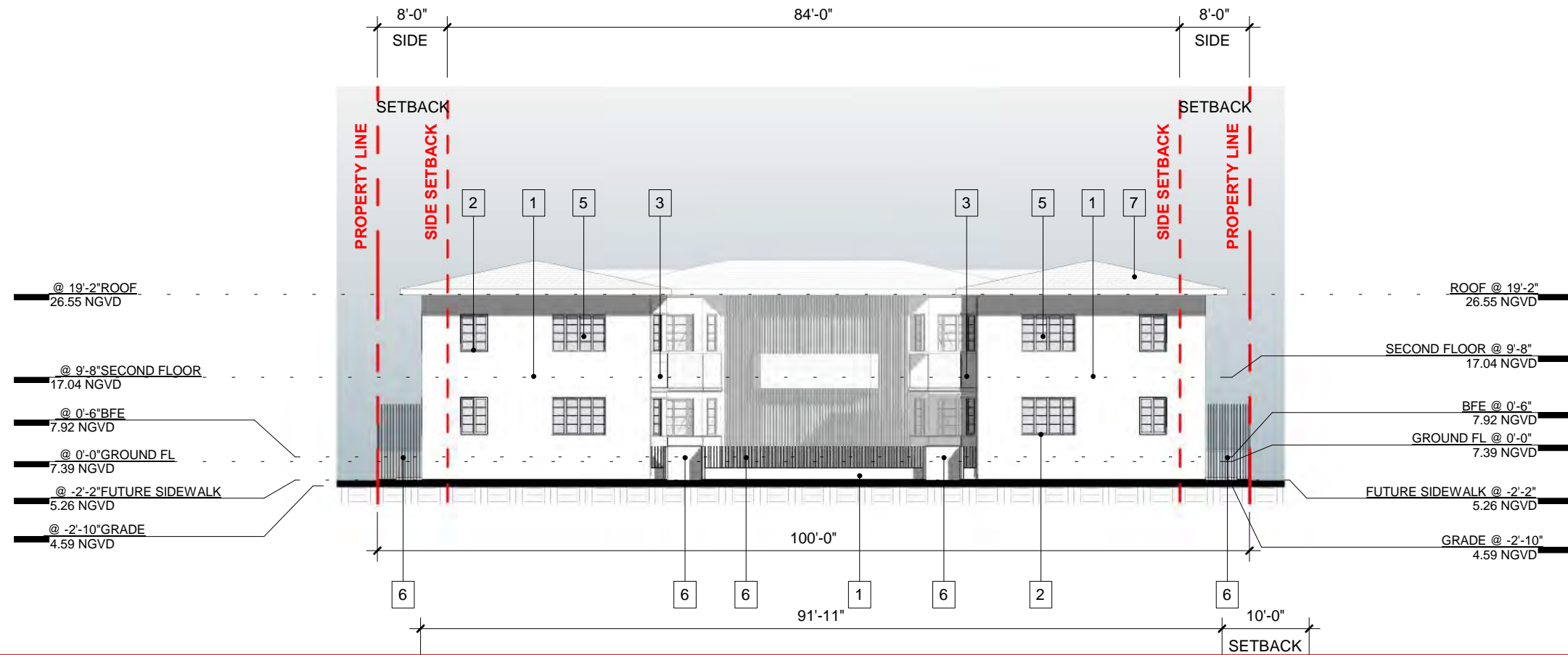


**SOUTH ELEVATION COURTYARD**

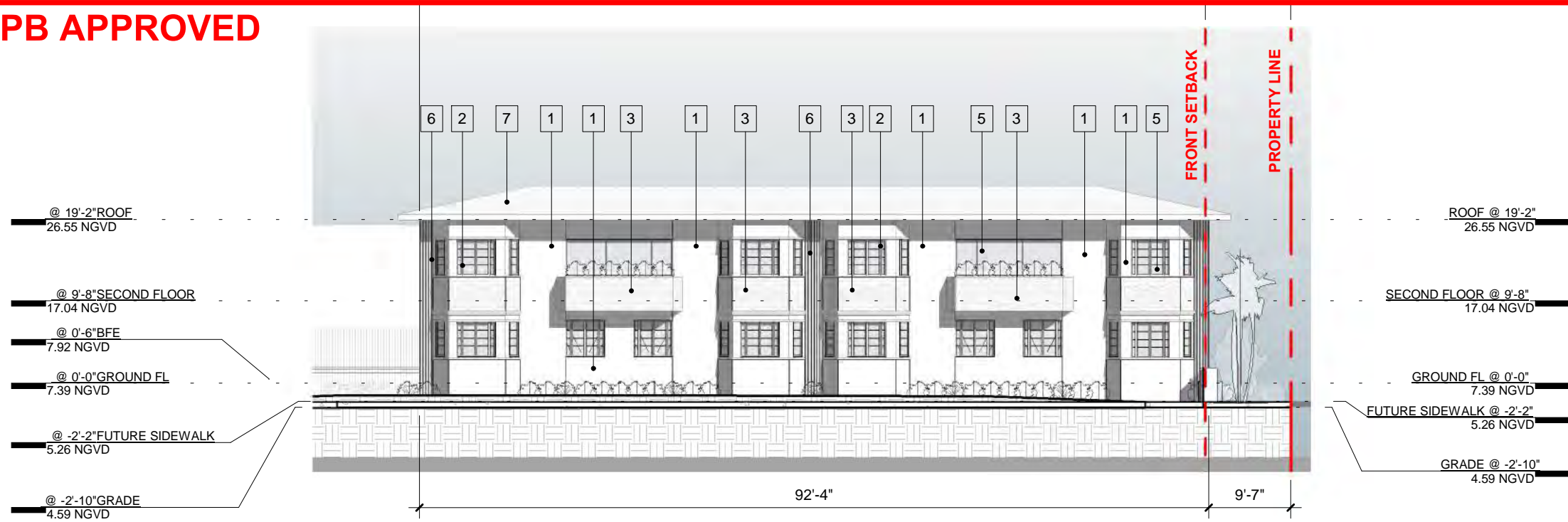


**MATERIALS LEGEND**

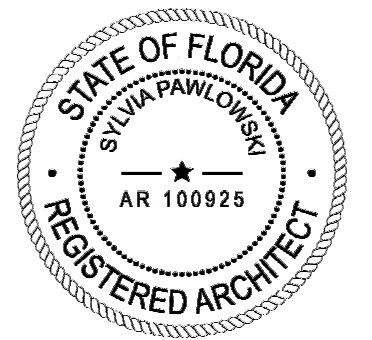
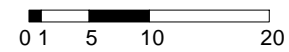
-  1 SMOOTH STUCCO - PAINTED LIGHT GREY
-  2 DARK WOOD WINDOW FRAME
-  3 CORAL STONE
-  4 LINEAR SANDFLOOR PAVERS
-  5 GLASS
-  6 WOOD SLAT
-  7 ROOF



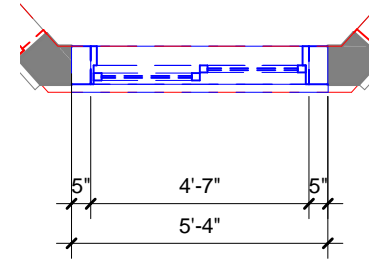
**HPB APPROVED**



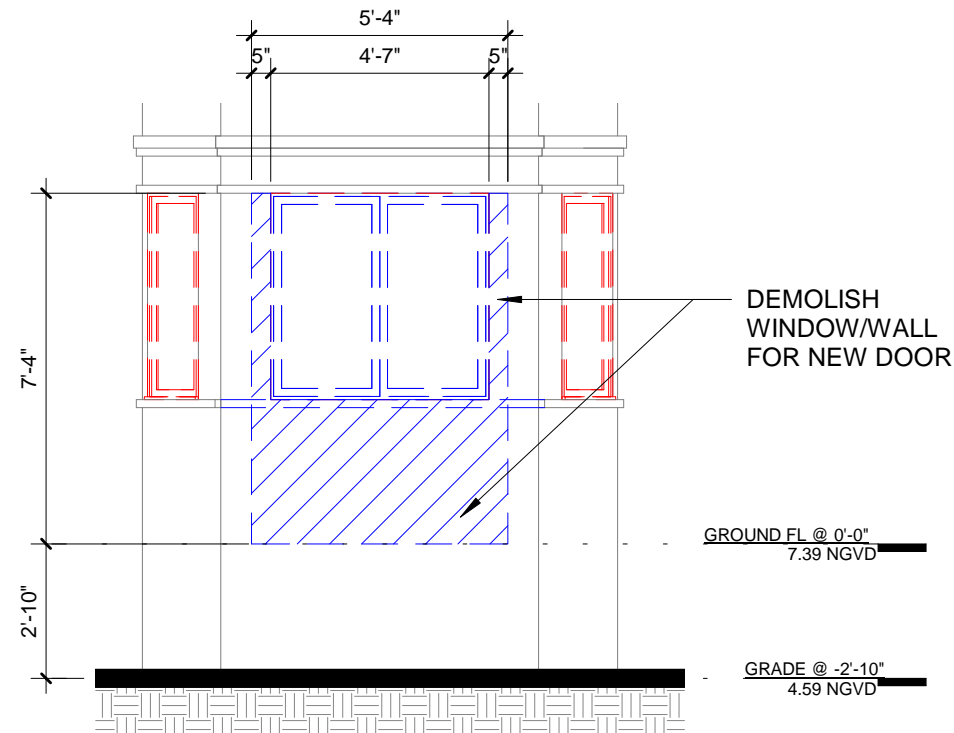
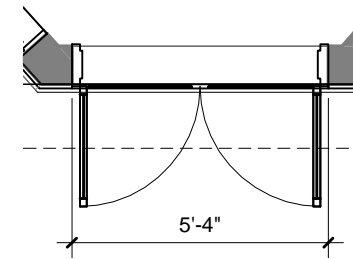
**SOUTH ELEVATION COURTYARD**



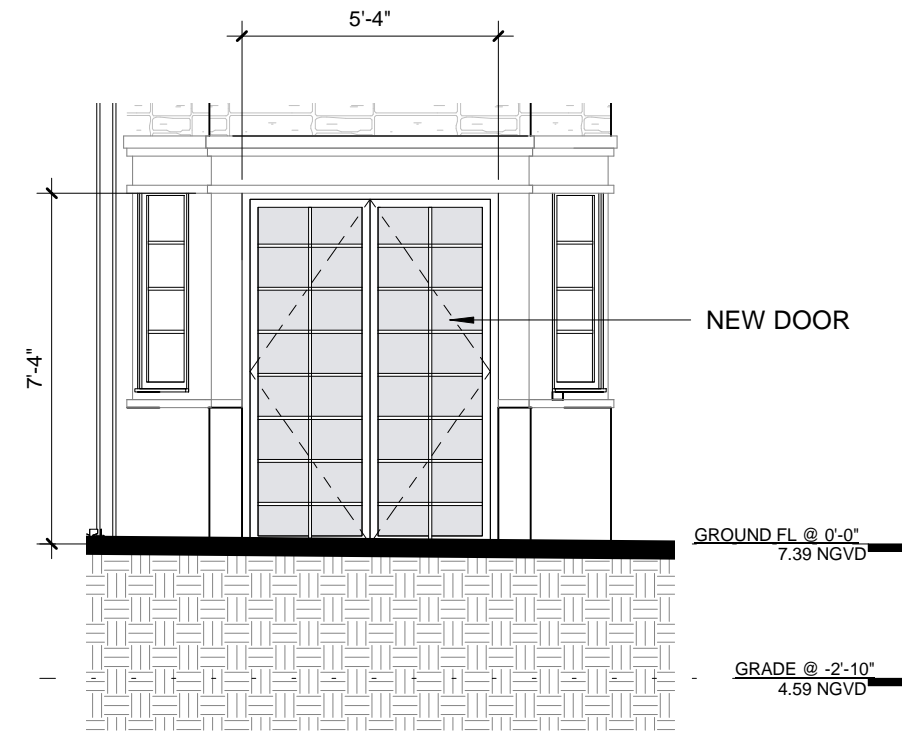
**DEMOLITION PLAN**



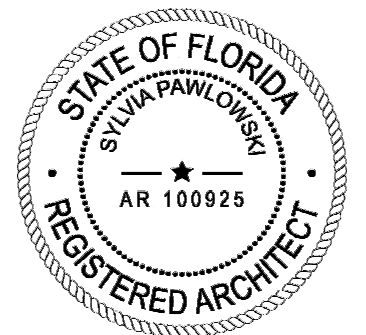
**PROPOSED PLAN**



**DEMOLITION PLAN**



**PROPOSED ELEVATION**



ARCHITECT

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

CONSULTANT

OWNER

**HARDING 7418 LLC**  
 7418 HARDING AVENUE | MIAMI BEACH | FLORIDA |  
 33141

PROJECT

**HARDING**

DRAWING TITLE

**ENLARGED PLANS & ELEVATIONS**  
 2022.11.21 1/4" = 1'-0" 2109

DRAWING #

**A-30**