

HISTORIC CHARACTER AND DESIGN ANALYSIS

7418 Harding Avenue
Miami Beach, Florida



Prepared For:
Brizi Capital LLC
19790 W Dixie Hwy Suite 506
Aventura, FL 33180

Compiled By:
MTTR MGMT
212 NW 73rd Street
Miami, Florida 33150

www.ma77er.com
@mttrmgmt

December 19, 2022

7418 Harding Avenue
Historic Character and Design Assessment

TABLE OF CONTENTS

INTRODUCTION	3
HISTORIC DISTRICTS	3
HISTORIC OVERVIEW.....	4
ARCHITECTURAL DESCRIPTION	7
Setting	7
Site.....	12
Primary Historic Structure (N & S Building)	14
Secondary Historic Structure (W Building)	15
HISTORIC CHARACTER ANALYSIS	17
Site	17
Exterior	17
Interior	18
PROJECT OVERVIEW	18
Current Proposed Project -- 2022	18
DESIGN PHILOSOPHY	18
ANALYSIS OF PROPOSED PROJECT	19
Standards Specific to the Existing Historic Resource	20
Standards Related to the New Construction	21
CONCLUSION	21
BIBLIOGRAPHY	22

Appendix A – The Secretary of Interior’s Standards for Rehabilitation.

Appendix B – Survey

Appendix C – Building Cards & Microfilm

Appendix D –Existing and Historical Photos

INTRODUCTION

A project is being planned for the historic property at 7418 Harding Avenue, Miami Beach. The property is listed as a contributing building in both the locally designated North Beach National Register Conservation District Overlay and the North Shore National Register District. Therefore, the project ultimately will require a Certificate of Appropriateness from the Miami Beach Historic Preservation Board. (Fig.1)

MTTR MGMT has been commissioned by Brizi Capital LLC, the owner of the property (the Owner), to provide an Historic Character and Design Assessment for the project as it relates to the governing ordinances and guidelines, including the Miami Beach Historic Preservation Ordinance and the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties. The Owner and CMB's HPB provided some documentation regarding the building's history to MTTR MGMT at the onset of the project. To prepare the report, MTTR MGMT conducted further research. Additionally, onsite photography was conducted to document the building and its environs as they currently exist.

This information has been compiled in the report, which includes a description of the historic context of the neighborhood, the history of the property, a current description of the property, historic character analysis, project overview, and analysis of proposed project in terms of the Secretary of Interior's Standards. The text is supplemented by historic and contemporary images. This report only addresses items that relate to the Historic Preservation Ordinance and the Secretary of the Interior's Standards. Other items, such as those regarding setback, excavation, sea level rise and zoning, are outside the scope of this document.

This work was overseen by Juan Azulay, principal of MTTR MGMT. The report was written and compiled by Juan Azulay, Sylvia Pawlowski, Bumi Jung and Domitille Leroy of MTTR MGMT (The Team). Unless otherwise specified, all photographs were taken by the team.

HISTORIC DISTRICT

THE NORTH SHORE NATIONAL REGISTER DISTRICT

The North Shore district, located in the North Beach neighborhood of Miami Beach, is a densely populated urban area that runs from 73 to 87 Streets. Listed in the National Register of Historic Places in 2009, the historic district contains 473 architecturally significant buildings which include small garden apartment buildings, motels, and institutional and commercial buildings.

After World War II, the North Beach area became a lure for middle-class residents seeking a tropical resort lifestyle, and the architecture of the buildings conveys that sensibility. Roofs are generally flat. Natural stone, slump brick and patterned stucco cover the Façades. Other eye-catching architectural details include perforated concrete screens punctuated by idiosyncratic pylon forms, projecting concrete fins and decorative modern metal details. Most of the buildings wrap around intimate garden patios.

THE NORTH BEACH NATIONAL REGISTER CONSERVATION DISTRICT

The overlay regulations of Division 13 of the Miami Beach Code shall apply to all new and existing properties located in the RM-1 Residential Multifamily Low Intensity zoning district,

which are located within the boundaries of either the North Shore National Register Historic District or the Normandy Isles National Register Historic District.

The objective of the district is to provide land-use regulations that encourage the retention and preservation of existing "contributing" buildings within the National Register Districts; to promote walking, bicycling and public transit modes of transportation. It is also to ensure that the scale and massing of new development is consistent with the established context of the existing residential neighborhoods and maintains the low-scale, as-built character of the surrounding neighborhoods.

All proposed rehabilitation projects and new construction in the district are subject to review in accordance with the Miami Beach Historic Preservation Ordinance.

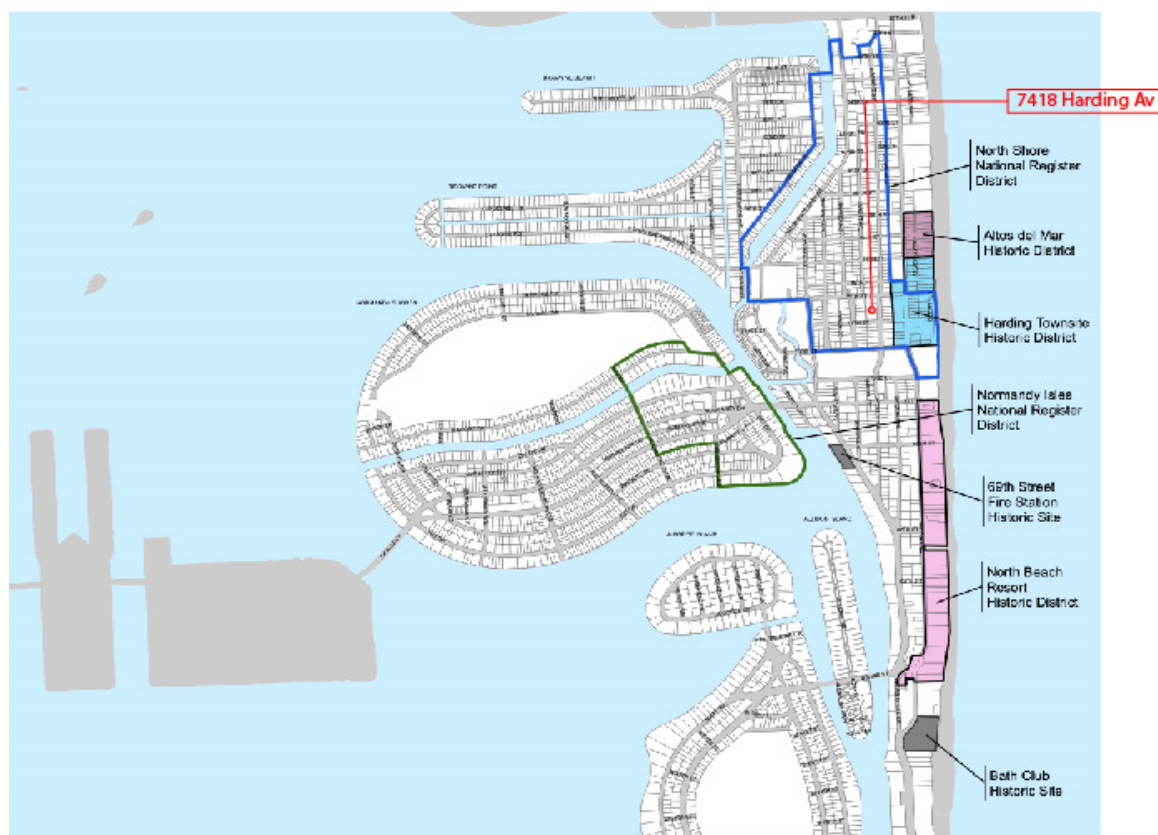


Fig. 1. 7418 Harding Ave within the North Shore National Register District (MDPL).

HISTORIC OVERVIEW

The general neighborhood (North Shore, Normandy Isles, and North Beach Resort) is the largest concentration of MiMo-style buildings in the area. Originating in the Post World War II era, MiMo's characteristic features include acute angles, delta wings, sweeping curved walls, use of two or more textures, Swiss cheese-style walls, and soaring pylons. The design is Miami's take on the modernist architectural movement.

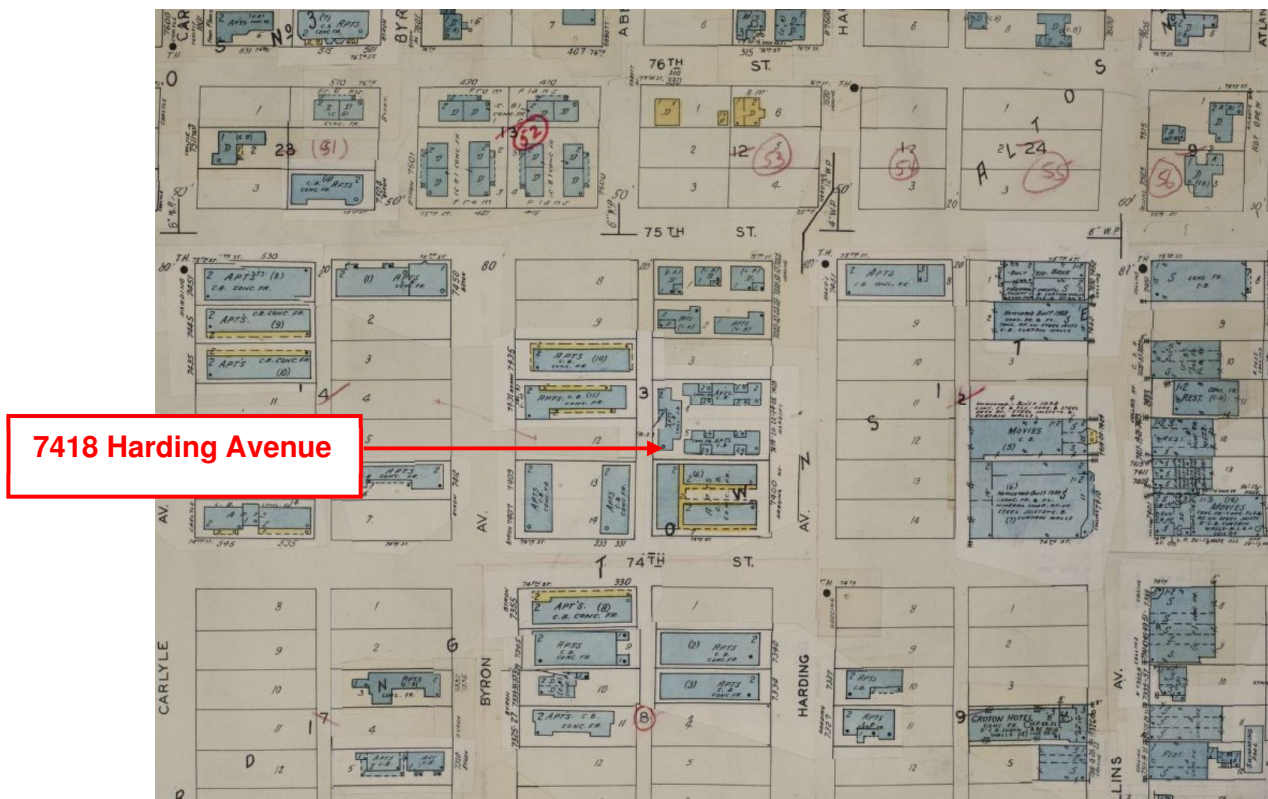


Fig. 2. Sanborn Map showing district where the property is located, 1951.
(Library of Congress)

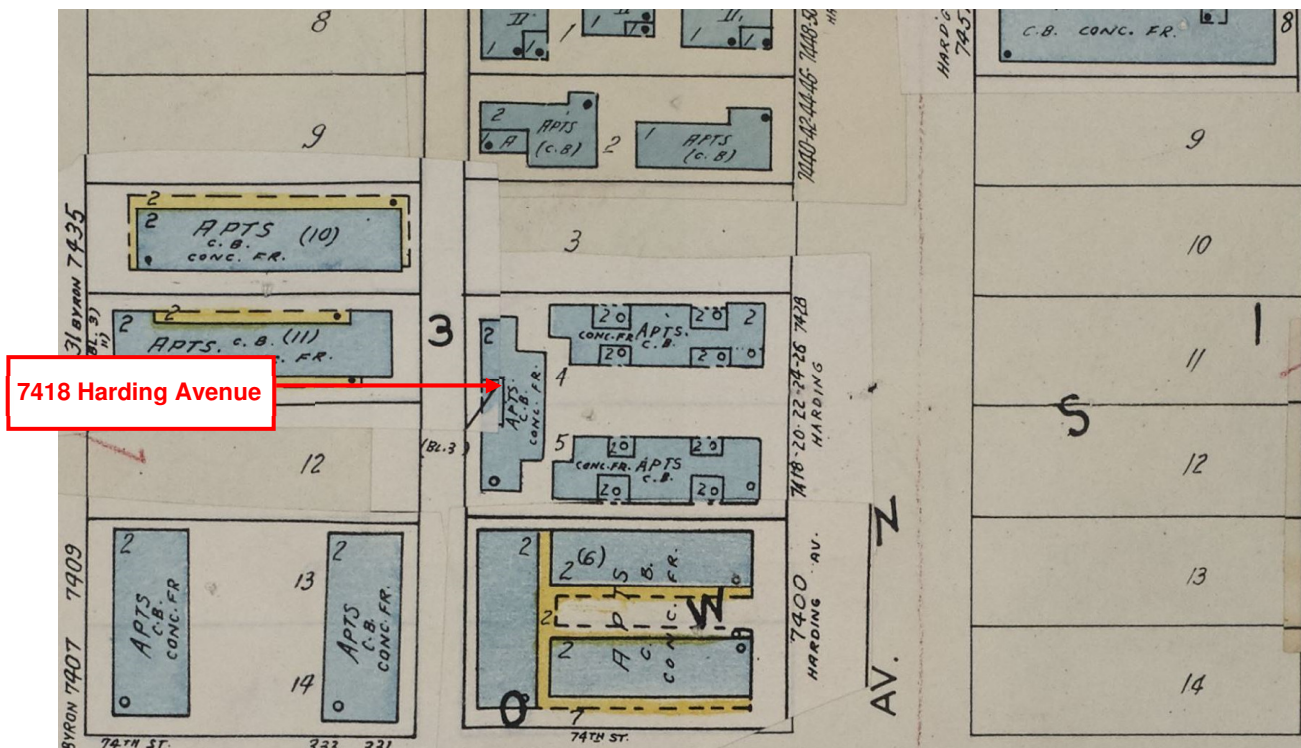


Fig. 3. Sanborn map showing property at 7410 Harding Avenue, Nov. 1951.

The aerial context photo (from 73rd to 77th and Dickens to Collins Av) (Fig.6) also shows the courtyard schemes where a traditional way to deal with massing buildings on-site, such as 7418 Harding. However, over the years some newer taller and denser construction has also become commonplace, especially for the Post War Modern multi-family typology, as in our case – dating from 1946 as designed by architect Frank Wyatt Woods.

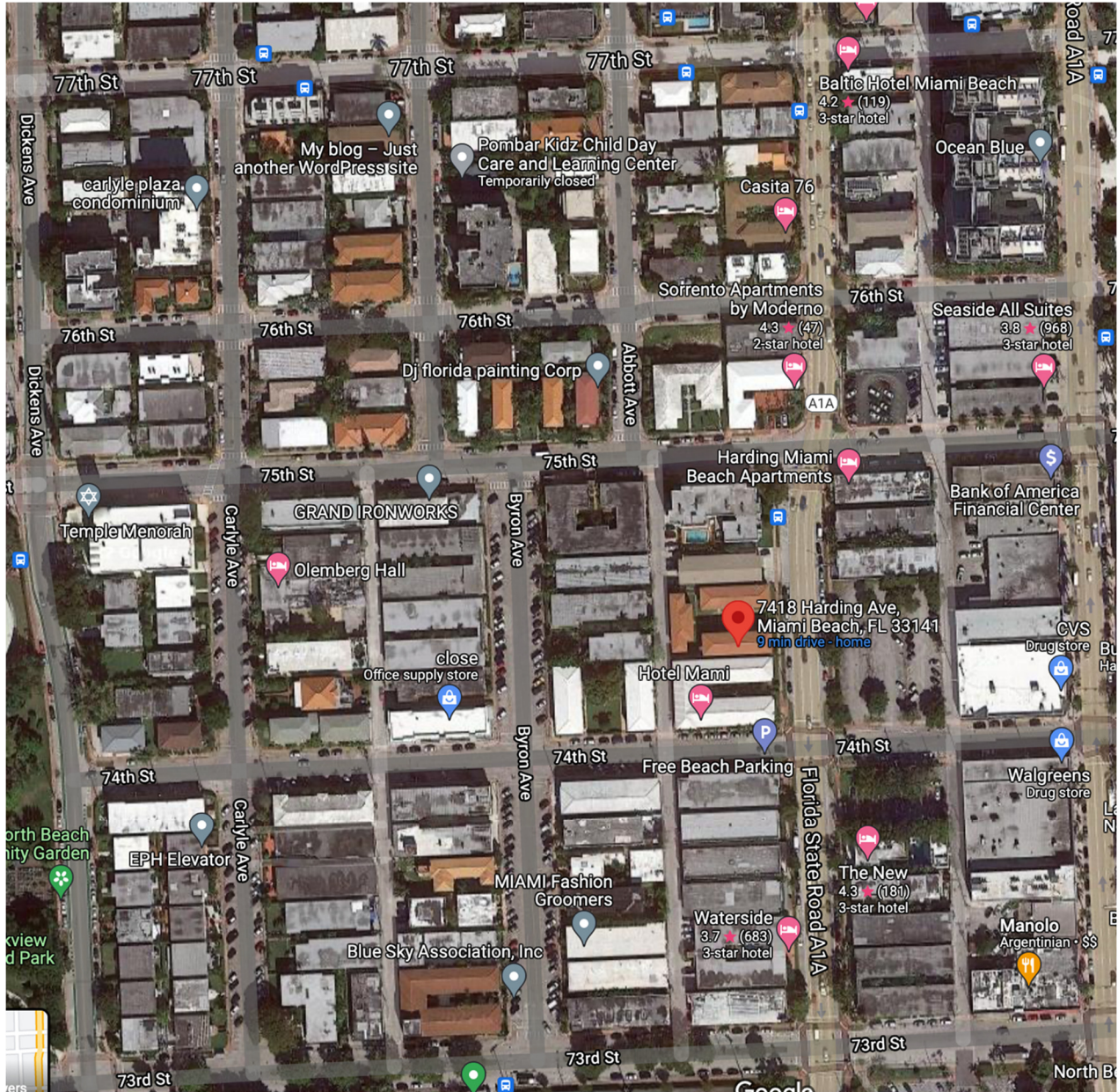


Fig. 4. Aerial showing property at 7418 Harding Ave. Current (Google Maps)

The property was designated as contributing with the creation of the District in 2009.
The property was and stayed an apartment block during the course of its history.



Fig. 5. View of the north building from Harding Ave, January 1963 (Office of the Property Appraiser, Miami-Dade County).



Fig. 6. View of the south and north buildings from Harding Ave, January 1963 (Office of the Property Appraiser, Miami-Dade County).



Fig. 7. View of the south and north buildings from sidewalk, January 1963 (Office of the Property Appraiser, Miami-Dade County).



Fig. 8. View of the south building entrance from courtyard, January 1963 (Office of the Property Appraiser, Miami-Dade County).

ARCHITECTURAL DESCRIPTION

Setting

The buildings are located on Miami-Dade County Tax Parcel 02-3202-003-0270, which is a 15,000 square foot lot located on the west side of Harding Avenue between 74th and 75th Streets. Harding Avenue is a north-south one way 3-lane street with parking lanes. It's part of Florida A1A thoroughfare and is a major artery in Miami Beach. There's a paved 20 foot 2-lane alley, runs behind the parcel parallel to Harding Avenue. 74th Street and 75th Street are 2-lane streets with parking lanes.



Fig. 9. Aerial showing property at 7418 Harding Ave. Current (Google Maps).

The property is located in a mixed-use area, with primarily commercial buildings and multi-family residences. Directly to the north of the property is a 2-story building (Fig. 10) and to the north of that, a 5-story condominium (Fig. 11).



Fig. 10. Building facing Harding Avenue, north of the site, January 2022.



Fig. 11. Building facing Harding Avenue, north of building showed in Fig. 10, January 2022.

To the south is a 2-story residential building with a similar configuration that I common in the contributing buildings of this neighborhood (Fig. 12).



Fig. 13. Building facing Harding Avenue, south of the site, January 2022.

In front of the site, across Harding Avenue, is an uncovered public parking lot (Fig. 14 & 15) until the south corner between Harding Avenue and 74th Street.



Fig. 14. Public parking lot directly across Harding Avenue from the site, February 2022.



Fig. 15. Public parking lot directly across Harding Avenue from the site, February 2022.

To the north of this parking is a 2-story residential building with a similar configuration that I common in the contributing buildings of this neighborhood (Fig. 16). To the north of this building is a 2-story residential building (Fig. 17).



Fig. 16. Building across Harding Avenue from the site, north of the public parking, January 2022



Fig. 17. Building across Harding Avenue, north of building showed in Fig. 16, January 2022



Fig. 18. Building facing back alley, north of the site, January 2022.



Fig. 19. Building facing back alley, south of the site, January 2022.

In the back side of the site is an alley. The site is surrounded by 2-story residential buildings to the north (Fig. 18), to the south (Fig. 19) of the site. Across the back alley in front of the site is the back side of two 2-story residential buildings (Fig. 20 & 21).



Fig. 20. Building across back alley from the site, January 2022.



Fig. 21. Building across back alley south of building showed in Fig 10, January 2022.



Fig. 22. Back alley from 75th Street, January 2022.



Fig. 23. Back alley from 74th Street, January 2022.

Site

Three free-standing structures are located on the site. The east buildings (N and S bars) are on Harding Avenue and are clearly visible from the street (Fig. 24 & 25). They are fronted by a sidewalk and are accessed via the Harding Avenue. The west building is situated near the rear lot line and is only slightly visible from Harding Avenue. The property is accessed from the ally and the open front area.



Fig. 24. View of the site looking east from Harding Avenue, January 2022.



Fig. 25. View of the south building looking east from Harding Avenue, January 2022.



Fig. 26. View of the north building looking east from Harding Avenue, January 2022.



Fig. 27. View of the East building from back alley, January 2022.



Fig. 28. View of the south building from its rear side, January 2022.



Fig. 29. View of the rear side of the south building, January 2022.



Fig. 30. View of the open area side of the north building, January 2022.

Primary Historic Structures (North Building)

The primary historic structures are the 2-story buildings facing Harding Av. (Fig. 24 & 26) The main buildings are parallel and face an open grass area. The building is constructed with concrete block clad with stucco and features simple post war style. The structure has a low sloped clay tiled roof with slightly overhangs (Fig. 35).

Exterior

Front Facade

At the front facade, the buildings are simple, and each have 2 windows per floor. The windows are not original to the building (Fig 26). The door is accessed from a stoop covered with non-original square gray tile. The stoop appears to be larger than the original and the handrail configuration is blocking part of the window on the north side. (Fig. 32).

Open area Elevation

Each residential unit has exterior access from the central open area. The ground floor units have entry's directly from a stoop covered in tile. The exposed stair goes up to a landing balcony between two additional units. (Fig. 34) This elevation is composed of repeating bay windows (Fig. 33) and is duplicated once more along a central axis (Fig. 30).

Rear Elevation

The rear (north/south) elevation features a secondary exterior stair with stucco walls and non-original handrail. (Fig. 29) The door hood at the 2nd Level is the same type as at the other doors. The stair has a non-original notched opening at the 1st Level that provides access to a small stoop with the same paving as at the front entrance. A door at the 1st Level is directly below the door at the 2nd Level. The secondary exterior stairs are partially hidden behind the building and are partially visible from the street.

West Elevation

The west elevations of the North and South Buildings are not visible from the street and have 1 story sheds attached.

Interior

The Interior units are all studio apartments, each having two entrances.

Secondary Historic Structure (South Building)

The south building is a secondary historic structure. It is 2 stories and closes off the courtyard space. It has similar features to the two front buildings, with one entry space in its center. (Fig. 24 & 25)

Exterior

Front Facade

The front façade has similar features and the open area elevations of the primary structures.

Other Elevations

The other elevations are utilitarian with no architectural distinction. The west elevation has basic windows into the alley and a secondary access (Fig 12).

West Elevation

The west elevations of the North and South Buildings are not visible from the street and have 1 story sheds attached. (Fig. 28)

Secondary Historic Structure (West Building) Exterior Front Façade

Front Facade

At the front facade, the building is identical to the open area elevations of the north & south buildings, with repeating bay windows & exposed staircases. (Fig. 31 & 32)

Rear Elevation

The rear (west) elevation features a secondary exterior stair with stucco walls and non-original handrail that gives an access to the back alley. (Fig. 27)

Interior

The Interior units are all studio apartments, each having two entrances.



*Fig. 31. North façade of south site building,
January 2022.*



*Fig. 32. East façade of West site building,
January 2022.*



Fig 33. Detail of bay window/jalousie window



Fig. 34. Detail of outdoor staircases with inset balcony.

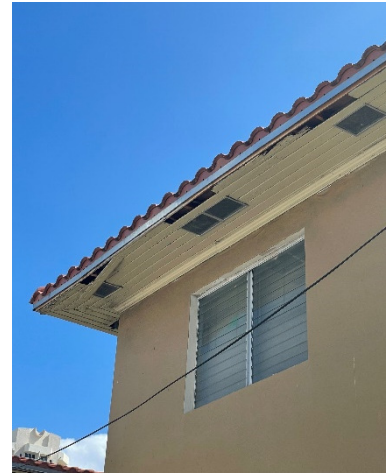


Fig. 35. Detail Flat tiles roof slightly overhangs.

HISTORIC CHARACTER ANALYSIS

Site

Contributing features to be retained

1. Primary historic structures with nearly unobstructed view from the street.
2. Retaining the courtyard as a focus of the property

Non-contributing features to be removed

1. Paving
2. Central lawn for pool

Exterior

Contributing features to be retained

1. Hierarchy – East elevation is the primary façade and has the most significance.
2. Clay tile roof.
3. Primary exterior form.

Non-contributing items to be removed and/or replaced

1. Windows – replace with windows that meet current code requirements. Modify to match historical drawings.
2. Doors – replace to meet current code requirements.
3. Clay tile – strip paint; if not possible, replace with new terra cotta to match original.
4. Front stairs, remove to allow better views and to provide a well landscaped courtyard.

5. Light fixtures– remove and replace.
6. West elevation shed buildings – remove on one north side, expand on the south side.

Interior

Non-contributing features to be removed

All interior finishes, fixtures and features are non-contributing and may be removed.

PROJECT OVERVIEW

The following is a summary of the current proposed project:

1. Focus on the preservation and restoration of all primary historic structures and iconic courtyard site configuration.
2. Adaptive reuse of the interior space of the primary historic structures as a component of the overall project. Removal of non-contributing items from the interior.
3. Enclosing the rear building front stair with glass to meet fire code requirements.
4. Demolition of the attached sheds on the west side of the north building.
5. Creation of a Pool with coral stone paving, grasses and other native landscaping in the courtyard.

DESIGN PHILOSOPHY

7418 Harding will be following the guidelines of Rehabilitating the existing buildings according to the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating as outlined in the Analysis section below. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Summary of Design Philosophy

7418 Harding will be adapted to be used as a neighborhood small-scale boutique hotel that requires minimal change to its distinctive materials, features, spaces and special relationships.

- We will be providing minimal additions to the existing building, improving safety and functionality.
- We will be retaining the street look and gate (more below).

- We will be retaining and highlighting the courtyard through the use of a wide range of native landscaping.
- We will be replacing the current windows with new windows that retain the original look of the buildings.
- We are enclosing the front stairwells along courtyard to improve the view of the courtyard and building functionality, while restoring the rear stairwells for access in a well lit side setback to improve security of those areas.
- We will retain the banding in the front which is important to the form of the building.
- We will retain the existing roof line and the original form of the building.
- The use of materials, textures and colors will reinforce the terracotta colors, the brick tone/texture and the stucco/concrete will be toned to complement the original building language. The new materials will be coral stone, glass, wood and painted textured stucco.

Historical Records factoring into Design Ideas for New Project

Through research of the original microfilm drawings of the building and some historical photographs, we wish to revert closely to the original Harding Avenue façade. This entails replacement of the current windows with the proportions and size they were in the past, as well as providing a gate and wall at the entry.

The current building is in much needed repair, and we will be replacing all the windows and doors to meet current code requirements, however maintaining the size and proportions of what is existing. The stucco and cladding have deteriorated in many areas and are not original to the building. We will be replacing the stucco throughout and any cladding that is damaged. The roof soffits will also be replaced as well as any railings.

In conclusion we will keep the original character and form of the existing buildings facing the front at Harding Avenue to keep in line with what makes the North Beach district distinct, but also providing a fresh enhancement to the fabric of the neighborhood.

ANALYSIS OF PROPOSED PROJECT

Because the subject property contributes to the North Beach National Register Conservation District Overlay, all modifications are subject to review for compliance with the Miami Beach Historic Preservation Ordinance and the Secretary of Interior's Standards and Guidelines.

The following are comments and recommendations to facilitate conformance to the requirements of the Ordinance and the Standards and Guidelines.

Standards Specific to the Existing Historic Resource

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Analysis

The property's use is being modified to a small-scale neighborhood boutique hotel

1. The proposed re-use as a hotel is compatible and is an appropriate re-use of the historic structure.
2. Modifications will not impact the significant contributing features and will reference the historic components.
3. The interior is non-contributing and can be modified as required to accommodate program.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 4

Changes to a property that have acquired historic significance in their own right will be retained and preserved. The property will be retained and preserved.

Standard 5

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature; the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis

The project will reinforce the integrity of the primary historic building as part of the adaptive re use.

1. The complete footprint of the structure will be retained.
2. Missing or altered elements will be reinstated, including the Harding Street windows.
3. Non-contributing elements will be removed, including the back maintenance sheds.
4. New elements required for function / code will be incorporated in a compatible manner, hurricane impact windows, mechanical units and electrical service.

Analysis

The historic resource will retain its character and relationships as all contributing buildings will be retained with slight modifications to enhance the site and the neighborhood.

Relationship between Historic Structure and Site

1. The design will retain the historic association of the structures and the site
2. The historic buildings will remain a detached freestanding structure.
3. The primary façade of the historic structure will continue to be visible from the street and will not be obscured.
4. The buildings will be unified by common colors, materials and textures

CONCLUSION

In order to receive a Certificate of Appropriateness, the Historic Preservation Ordinance of the Miami Beach Code requires proposed work to comply with the Secretary of the Interior's Standards for Rehabilitation. (Sec. 118-564(a)(1)a)

The proposed modifications to the historic buildings and the proposed new construction are in compliance with the Secretary of the Interior's Standards for Rehabilitation, numbers 1, 2, 3, 6, 9 and 10.

BIBLIOGRAPHY

City of Miami Beach Code of Ordinances; Chapter 142
Division 13. – North Beach National Register Conservation District Overlay
Sec 142-870.13 thru Sec 142-870.19

Miami Design Preservation League (MDPL); Miami Beach Historic Districts

Miami Beach Historic Districts Map:
<https://q7v7a7b6.rocketcdn.me/wp-content/uploads/2019/11/Miami-Beach-Historic-Districts-and-Sites.pdf>

North Shore Historic District Designation Report prepared by City of Miami Beach Planning Department: <https://www.miamibeachfl.gov/wp-content/uploads/2021/05/HPD-13-North-Shore-2018.pdf>

APPENDIX A

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterizes a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX B
SURVEY

APPENDIX C
BUILDING CARDS & MICROFILM

APPENDIX D
EXISTING AND HISTORICAL PHOTOS

6127 - C. H. ... Ave ...

Owner J. A. LAVERY Mailing Address Subdivision HARDING TOWNSHIP Address 7418, 20, 24, 26, 28 Harding Avenue
Lot 4 & 5 Block 3 General Contractor L & H Miller Co: 24624 Bond No. 3221 Engineer 3202-03-0270
Architect Frank Wyatt Woods Zoning Regulations: Use RE Area 17 Lot Size 100 X 150 Stories 2
Building Size: N & S Bldg Front 26' Depth 26' Height 25' Use APARTMENT HOUSE - 3 buildings - 20 units
Certificate of Occupancy No. Foundation Spread footings Roof Tile Date Mar. 7, 1946
Type of Construction #3 CBS Plumbing Contractor # 19517- Fixt- Sewer Connection Date 3-25-46
Plumbing Contractor Temporary Closet 2 Floor Drains Grease Traps Drinking Fountains Rough Approved Date Tank Size Tank Size Date Date

Water Closets 20 Bath Tubs 20 Showers Sinks 20 Gas Heaters Gas Radiators Septic Tank Contractor Oil Burner Contractor Sprinkler System Service Electric Address Date Sept. 4, 1946
Lavatories 20 Ranges 20 Motors HEATERS Water 20 Space 20 Centers of Distribution 45, Service equipment 1,
Urinals Refrigerators 20 Sign Outlets Bell Transformers 2,
Gas Stoves Irons 20 Electrical Contractor # 23619 B & W Electric: 4 space head Jan. 27, 1947
None - Gas Turn On Approved

Electrical Contractor # 22980 Switch 101 Receptacles 124 No. FIXTURES 189 ----- Date of Service January 30, 1947
OUTLETS Light 138 FINAL APPROVED BY Woodmansee Alterations or Repairs—Over

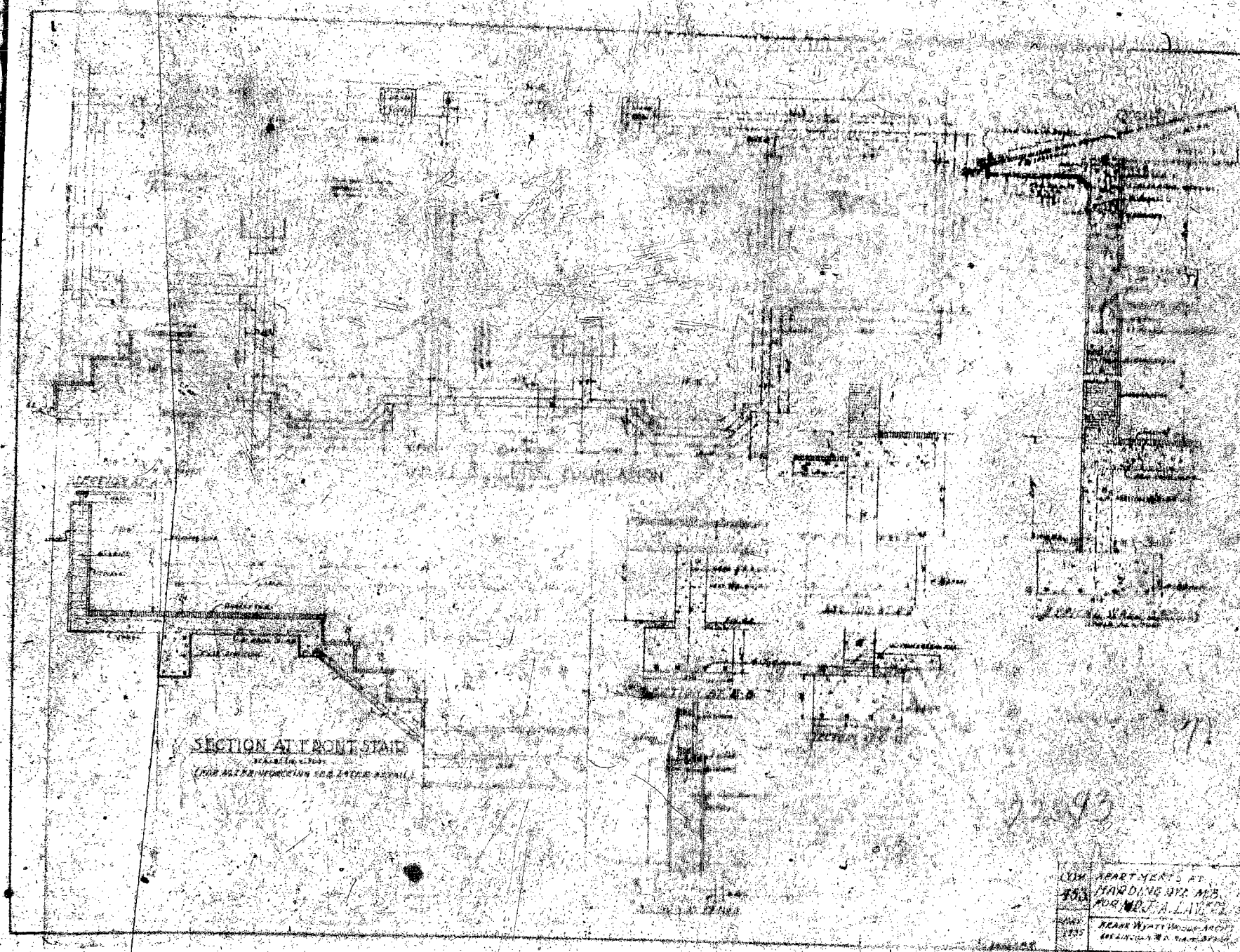
ALTERATIONS & ADDITIONS

Building Permits:

7418 Harding #54553 Wm. C. Cohan: 20 - 1 ton window air conditioners - \$4000- 9/26/57 OK 9-30-57 Plaag
 #86872 - Pan American Exterminating - tent fumigation \$400.00 6/8/71
 #15192-Orkin Exterminating-Fumigation-\$600-6 2x 20-79
 #18005 7428 Central City Roofing reroof 17 squares \$2,000. 5-6-80
 #18003 7418 " " 30 " 3,300. 5-6-80
 #18004 7424 " " 30 " 3,300. 5-6-80
 #28608 6/4/86 owner paint exterior white only \$500.

Plumbing Permits:

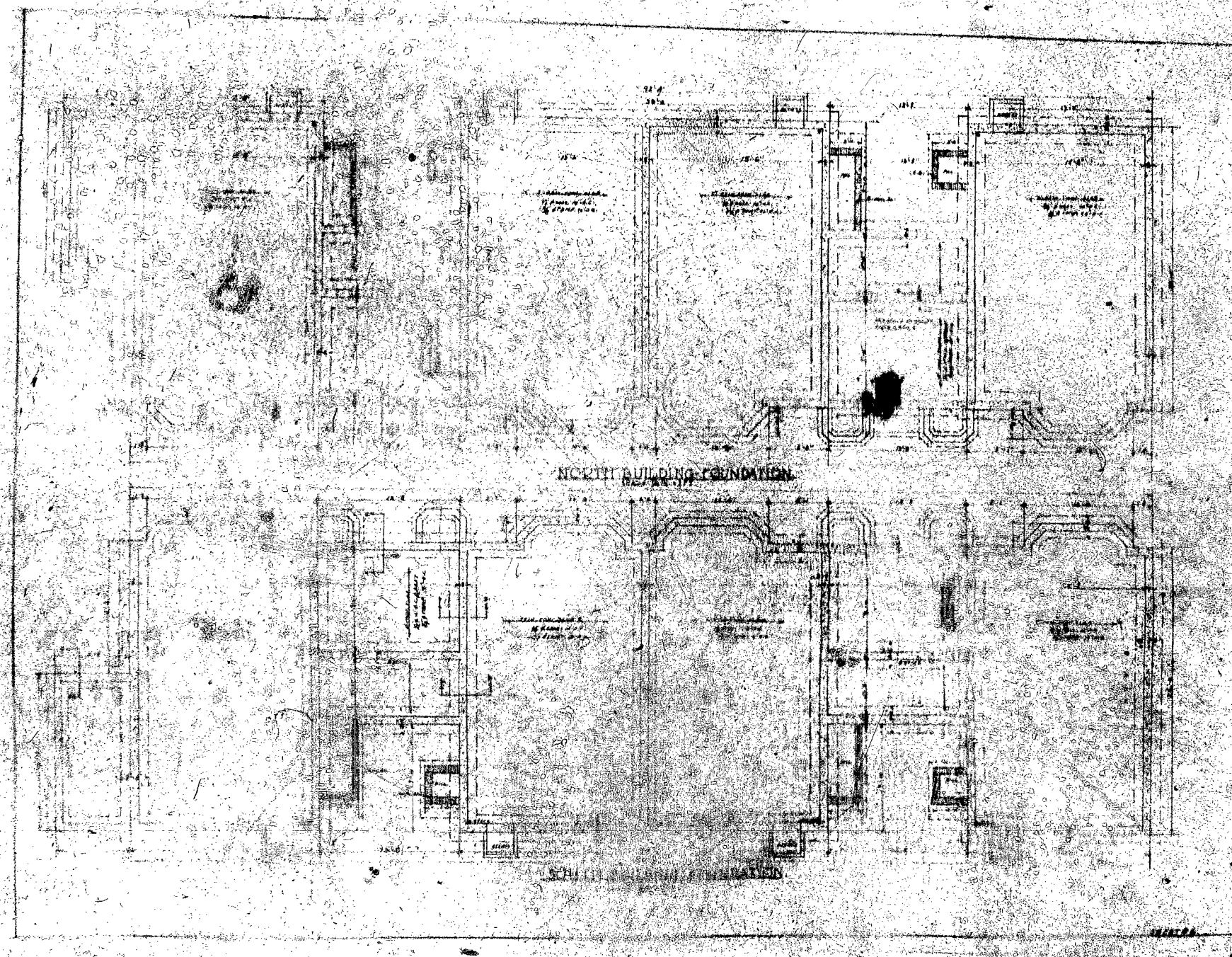
7418 Harding Ave.
 Electrical Permits: #51003 E & E Elec: 20 Motors(1HP)- Oct. 8, 1957
 #59806 Astor Elec. Service, Inc.: 1 motor, 0-1 hp; 1 cent. of dist.; 7/8/63



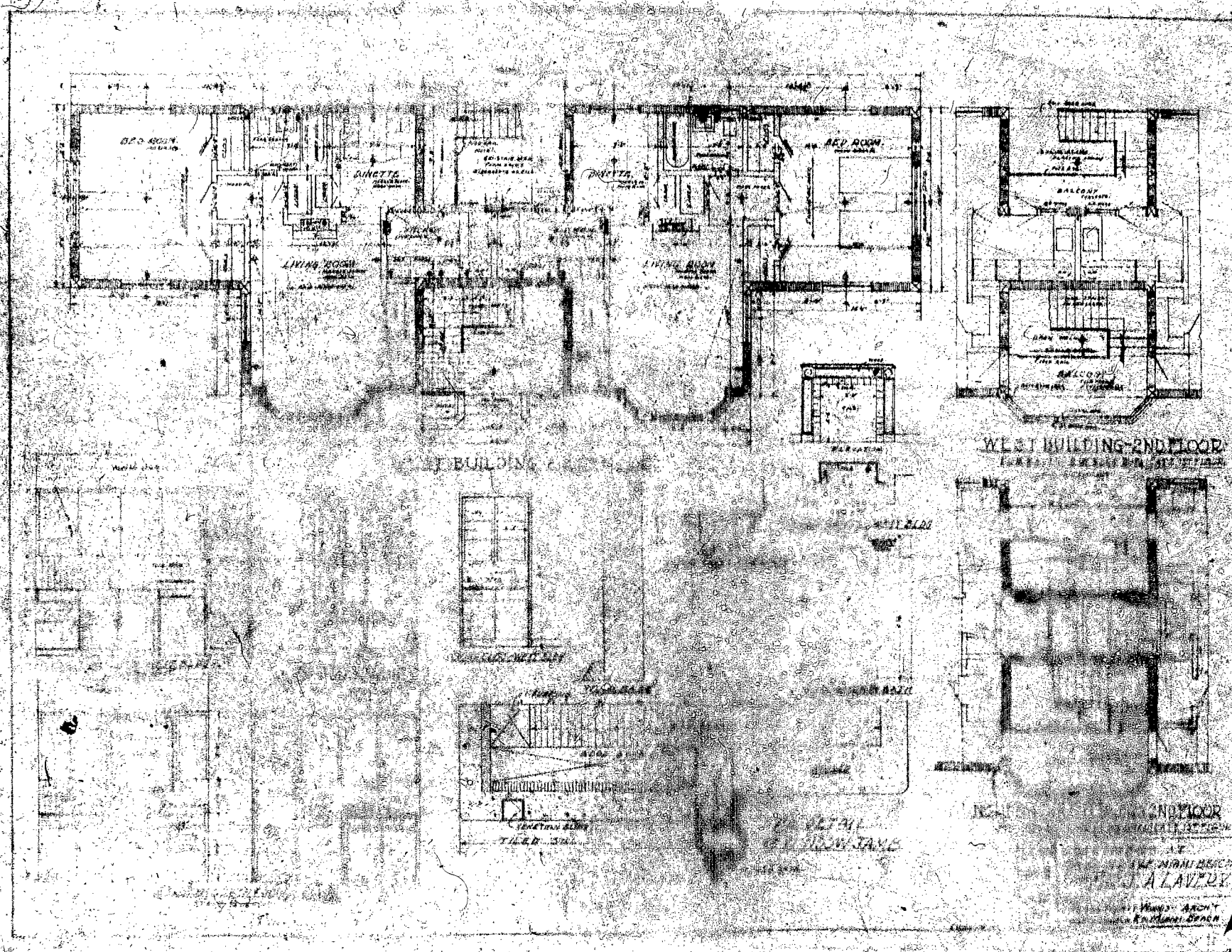
SECTION AT FRONT STAIR

FOR ALL INFORMATION SEE 24TH APRIL

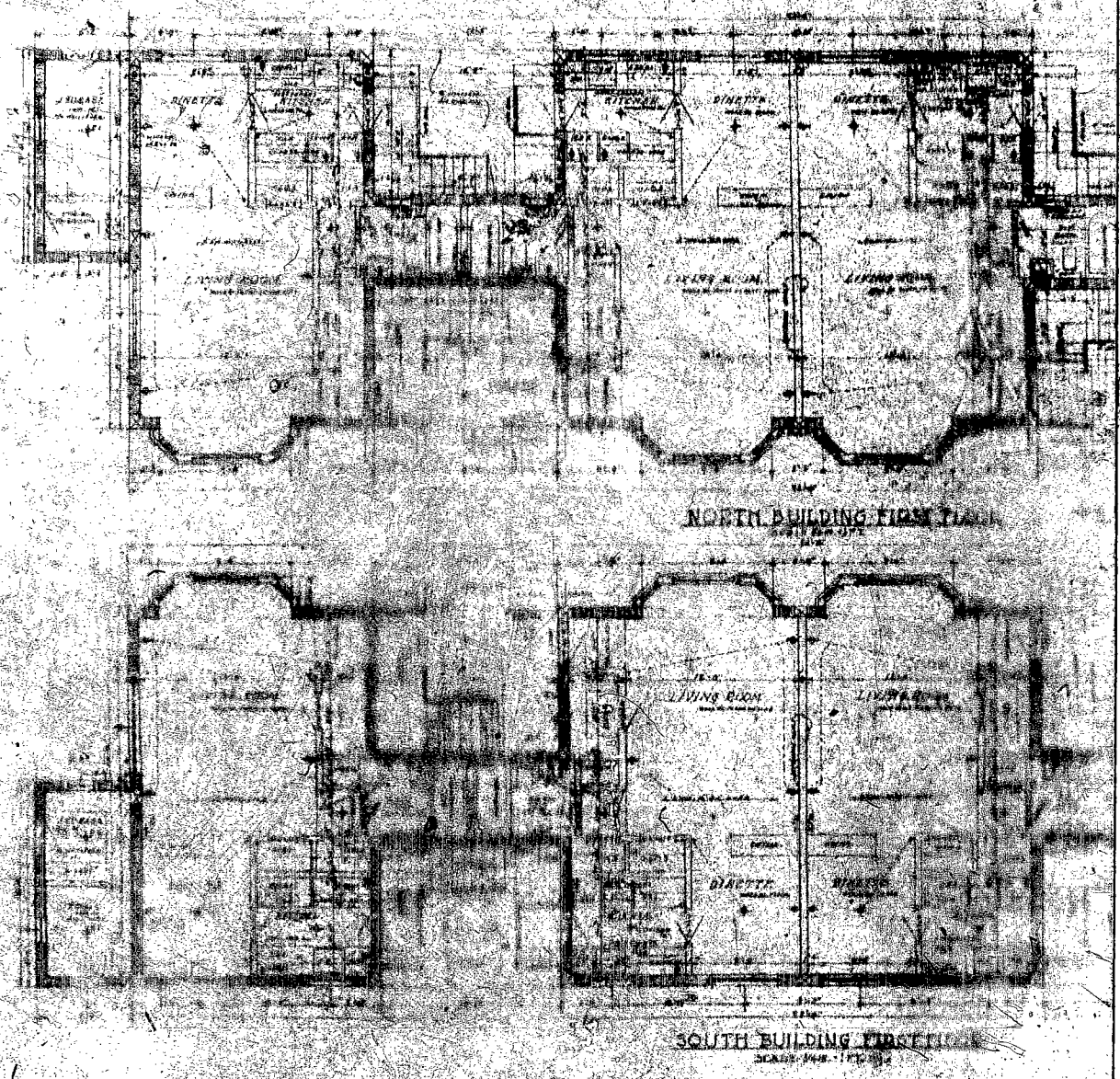
PLAN, PARTMENTS AT
HARDING ST. AEB.
1933.
NEAR WYATT HOUSE ARCHT.
1933. 1933. 1933.

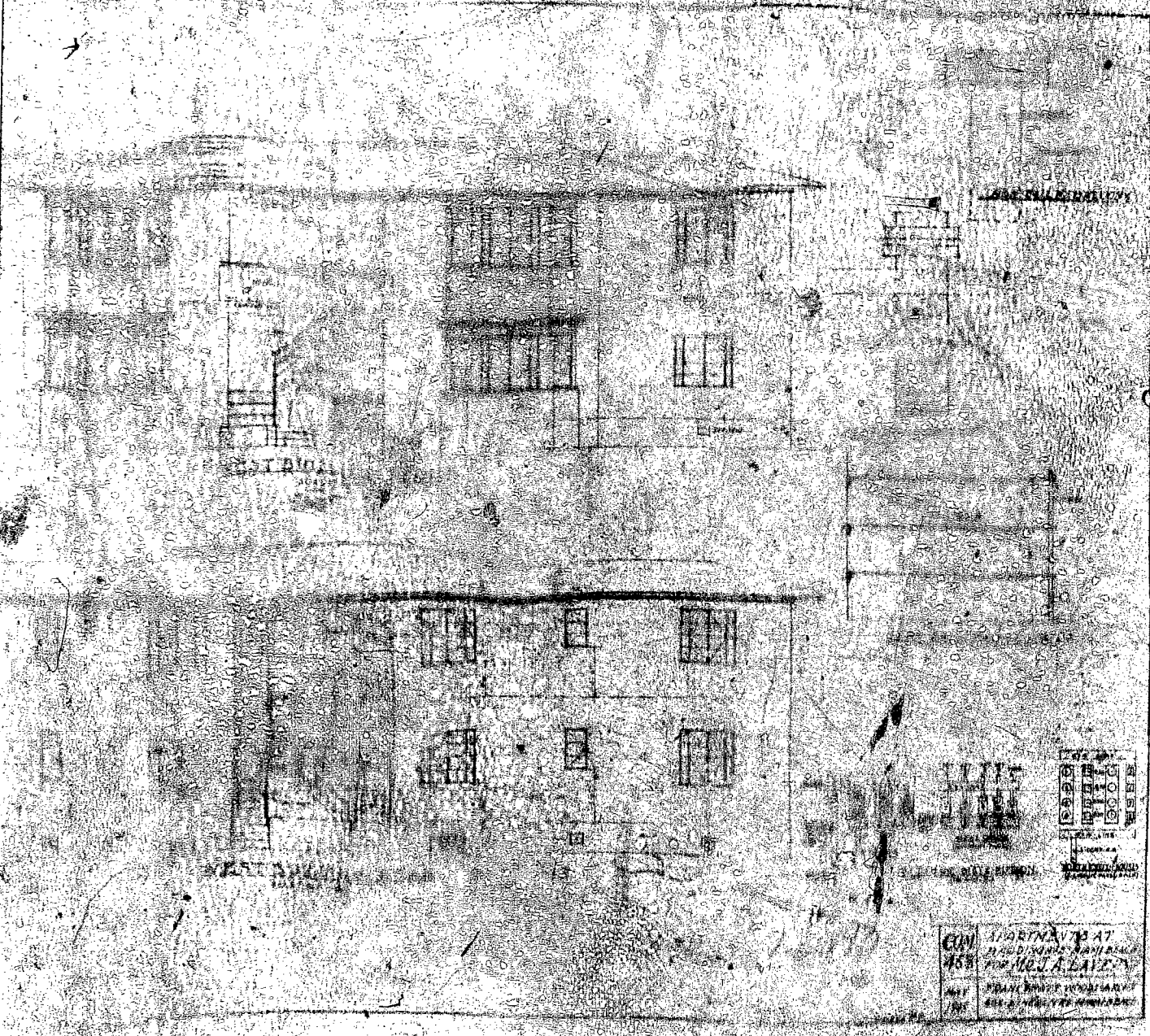


MODA SAFETY FILM

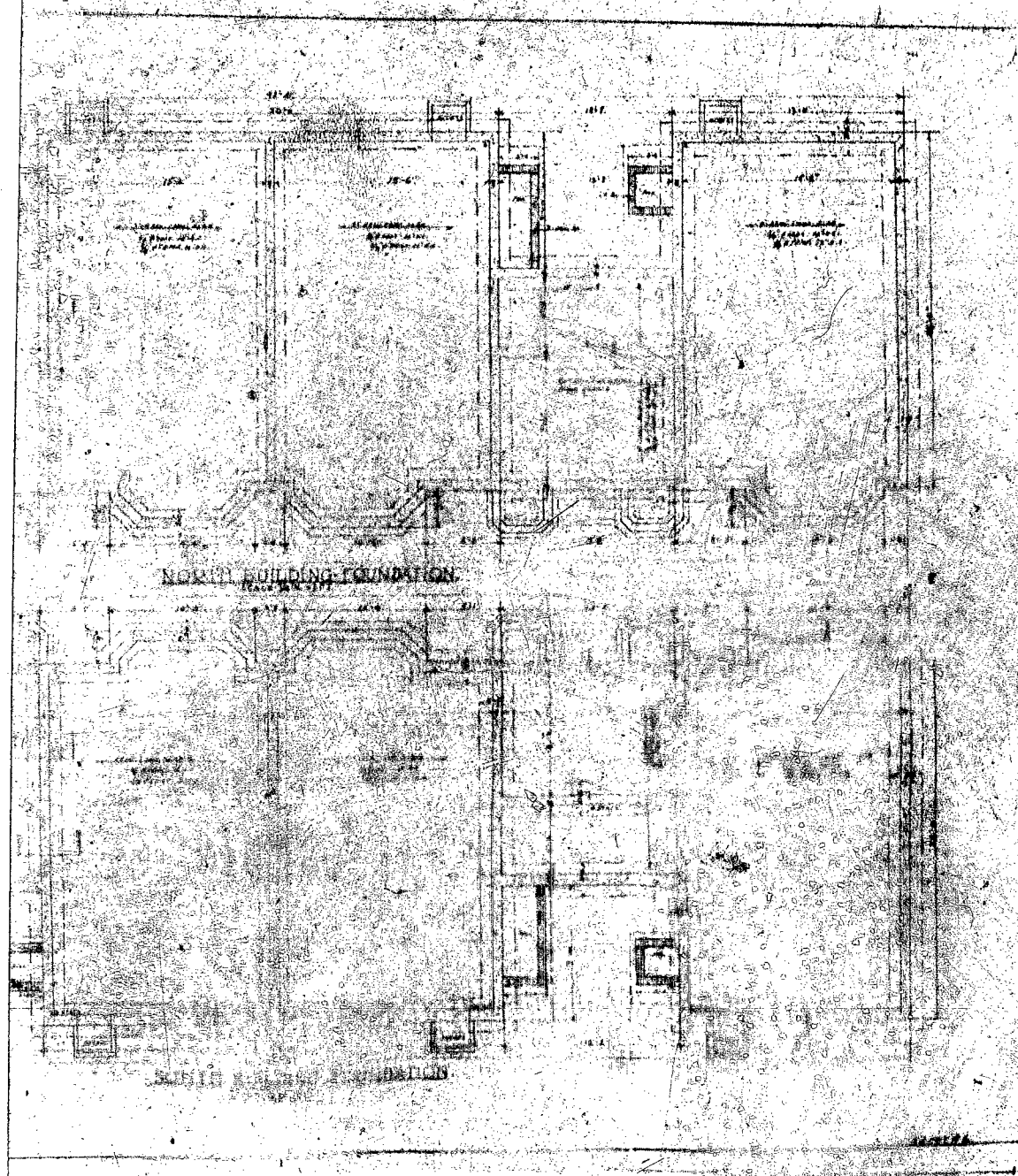


1st FLOOR
2nd FLOOR
3rd FLOOR
4th FLOOR
5th FLOOR
6th FLOOR
7th FLOOR
8th FLOOR
9th FLOOR
10th FLOOR
11th FLOOR
12th FLOOR
13th FLOOR
14th FLOOR
15th FLOOR
16th FLOOR
17th FLOOR
18th FLOOR
19th FLOOR
20th FLOOR
21st FLOOR
22nd FLOOR
23rd FLOOR
24th FLOOR
25th FLOOR
26th FLOOR
27th FLOOR
28th FLOOR
29th FLOOR
30th FLOOR
31st FLOOR
32nd FLOOR
33rd FLOOR
34th FLOOR
35th FLOOR
36th FLOOR
37th FLOOR
38th FLOOR
39th FLOOR
40th FLOOR
41st FLOOR
42nd FLOOR
43rd FLOOR
44th FLOOR
45th FLOOR
46th FLOOR
47th FLOOR
48th FLOOR
49th FLOOR
50th FLOOR
51st FLOOR
52nd FLOOR
53rd FLOOR
54th FLOOR
55th FLOOR
56th FLOOR
57th FLOOR
58th FLOOR
59th FLOOR
60th FLOOR
61st FLOOR
62nd FLOOR
63rd FLOOR
64th FLOOR
65th FLOOR
66th FLOOR
67th FLOOR
68th FLOOR
69th FLOOR
70th FLOOR
71st FLOOR
72nd FLOOR
73rd FLOOR
74th FLOOR
75th FLOOR
76th FLOOR
77th FLOOR
78th FLOOR
79th FLOOR
80th FLOOR
81st FLOOR
82nd FLOOR
83rd FLOOR
84th FLOOR
85th FLOOR
86th FLOOR
87th FLOOR
88th FLOOR
89th FLOOR
90th FLOOR
91st FLOOR
92nd FLOOR
93rd FLOOR
94th FLOOR
95th FLOOR
96th FLOOR
97th FLOOR
98th FLOOR
99th FLOOR
100th FLOOR

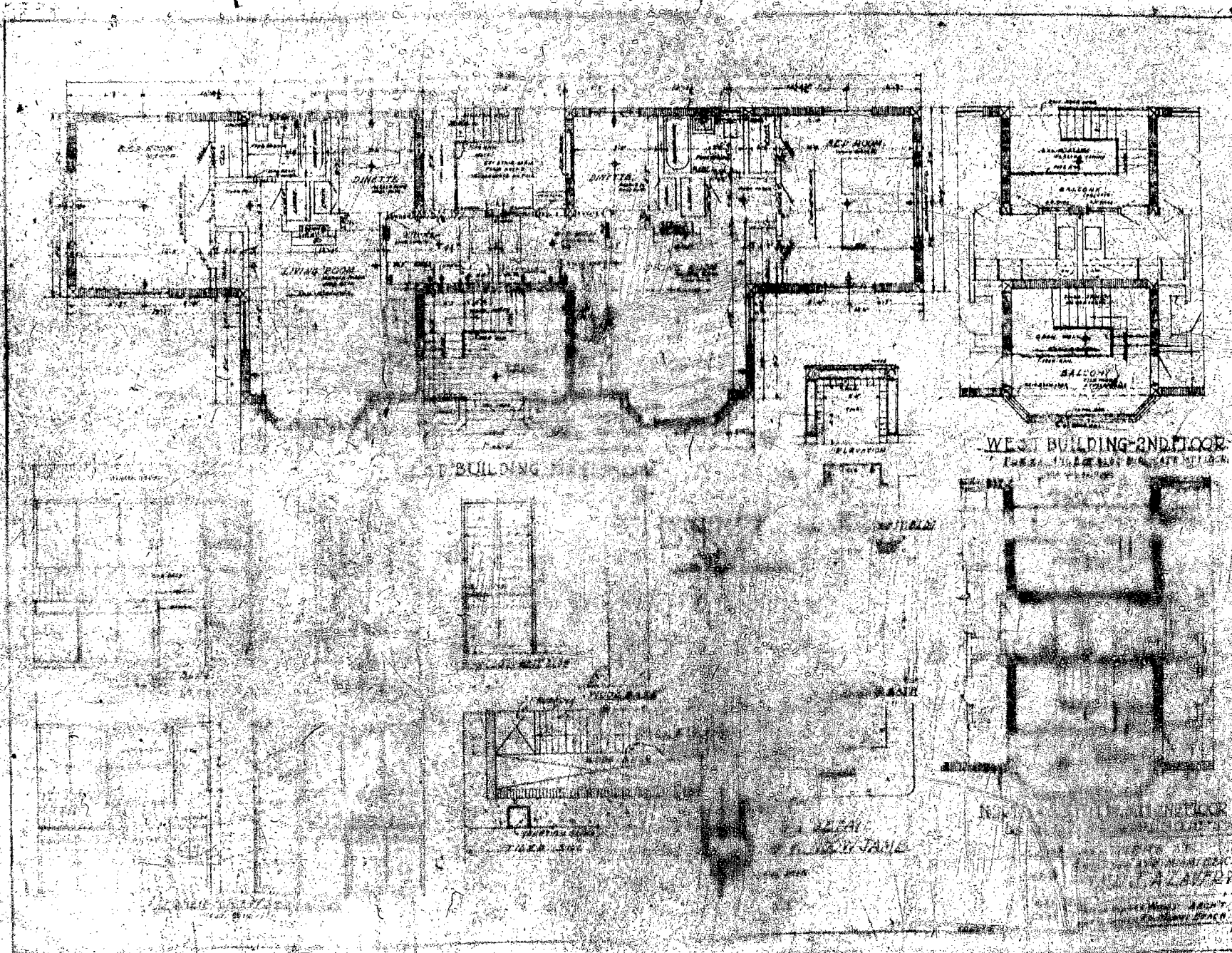


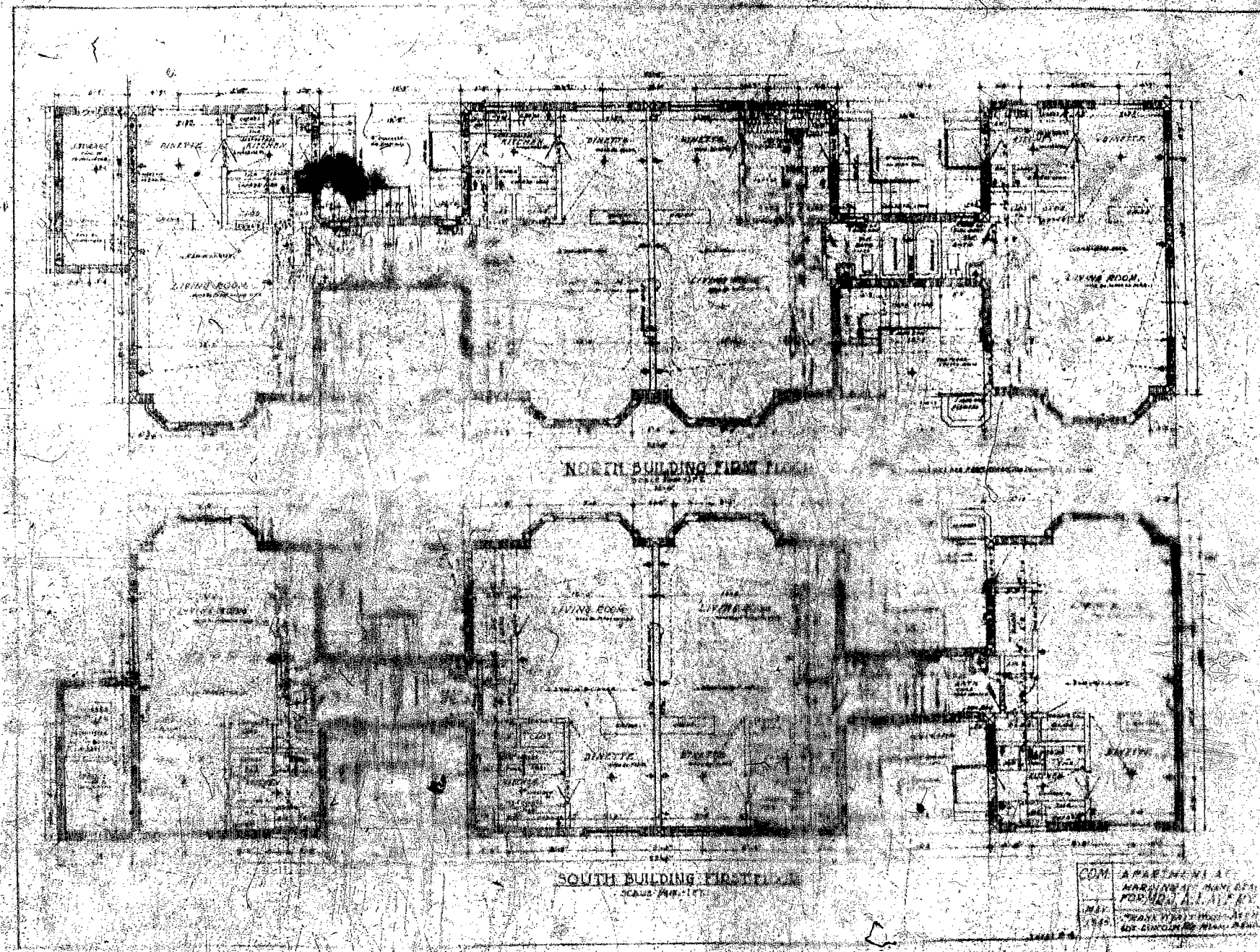


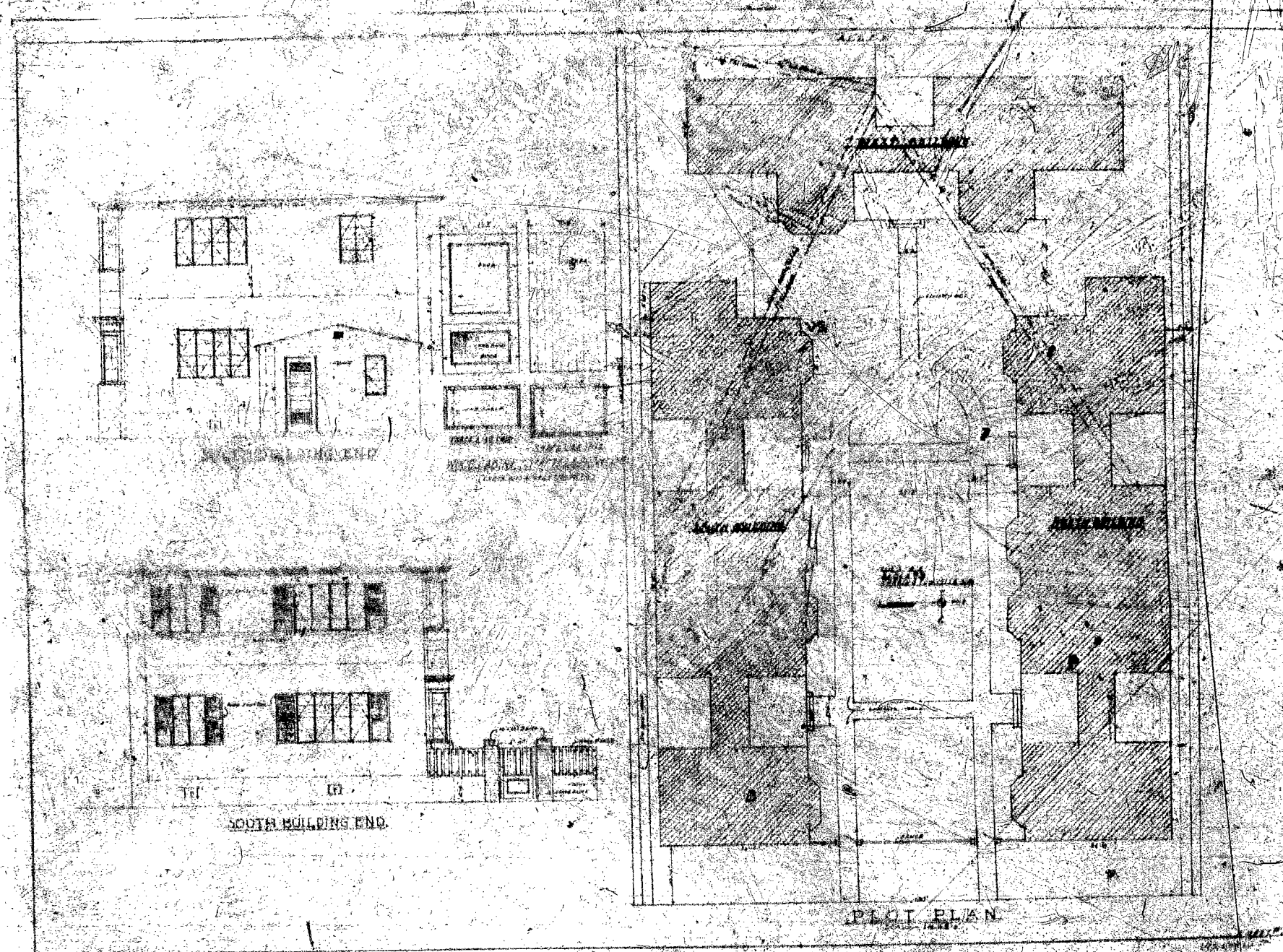
OPTIONAL FORM NO. 10
MAY 1962 EDITION
GSA GEN. REG. NO. 27
5010-107-01
FOR OFFICE USE ONLY
DO NOT WRITE IN THESE SPACES

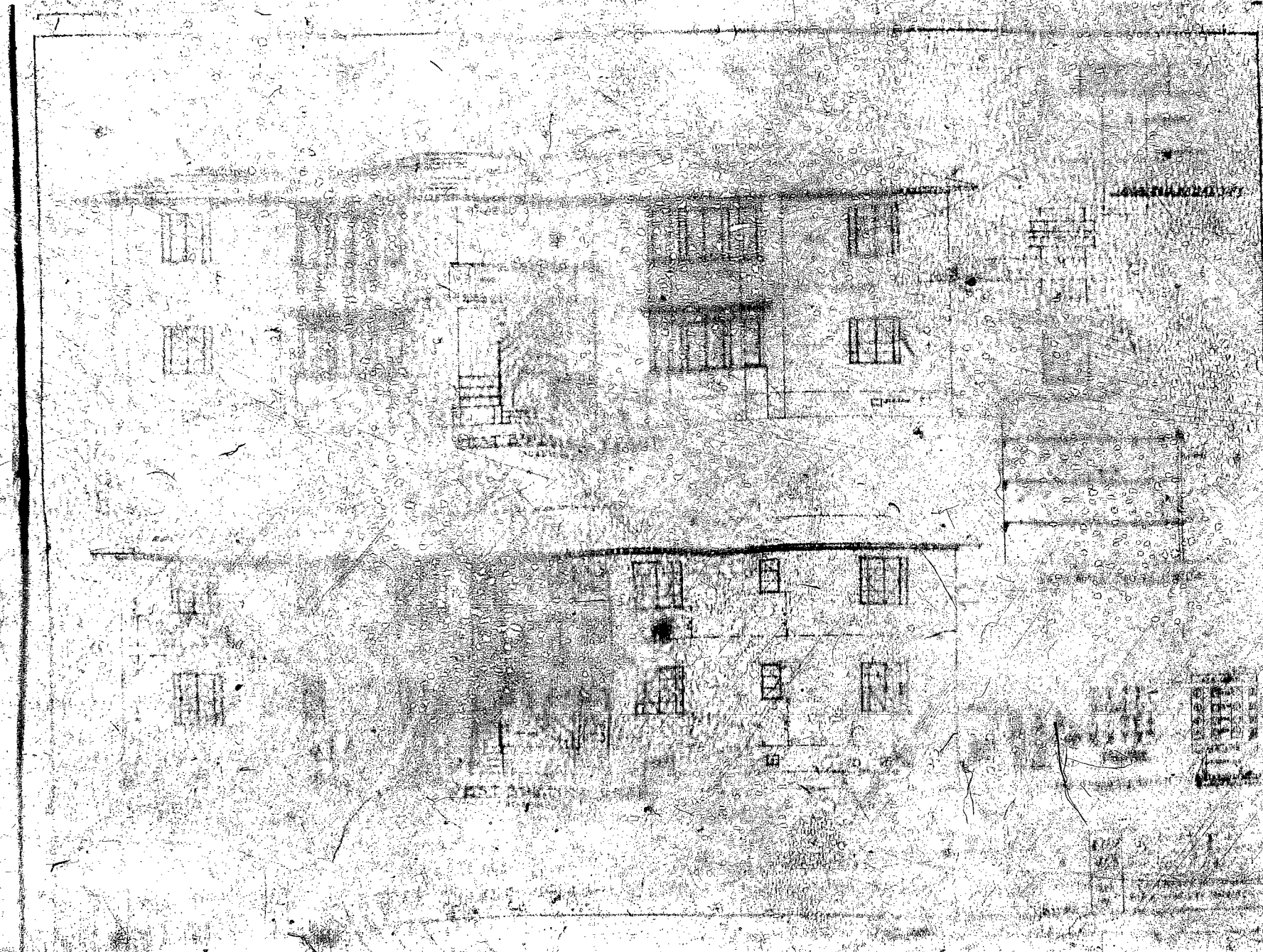


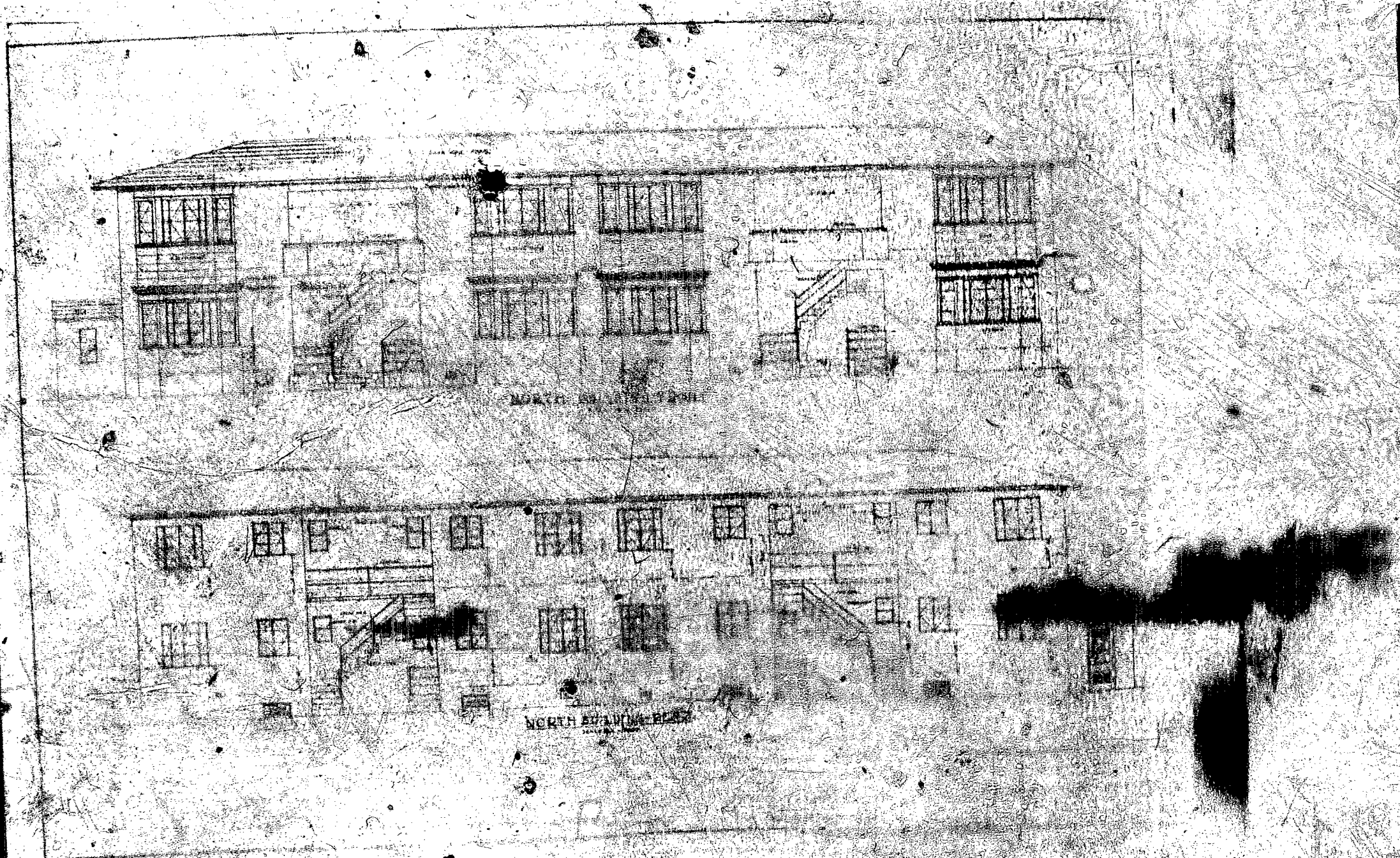
O D A S A Y A

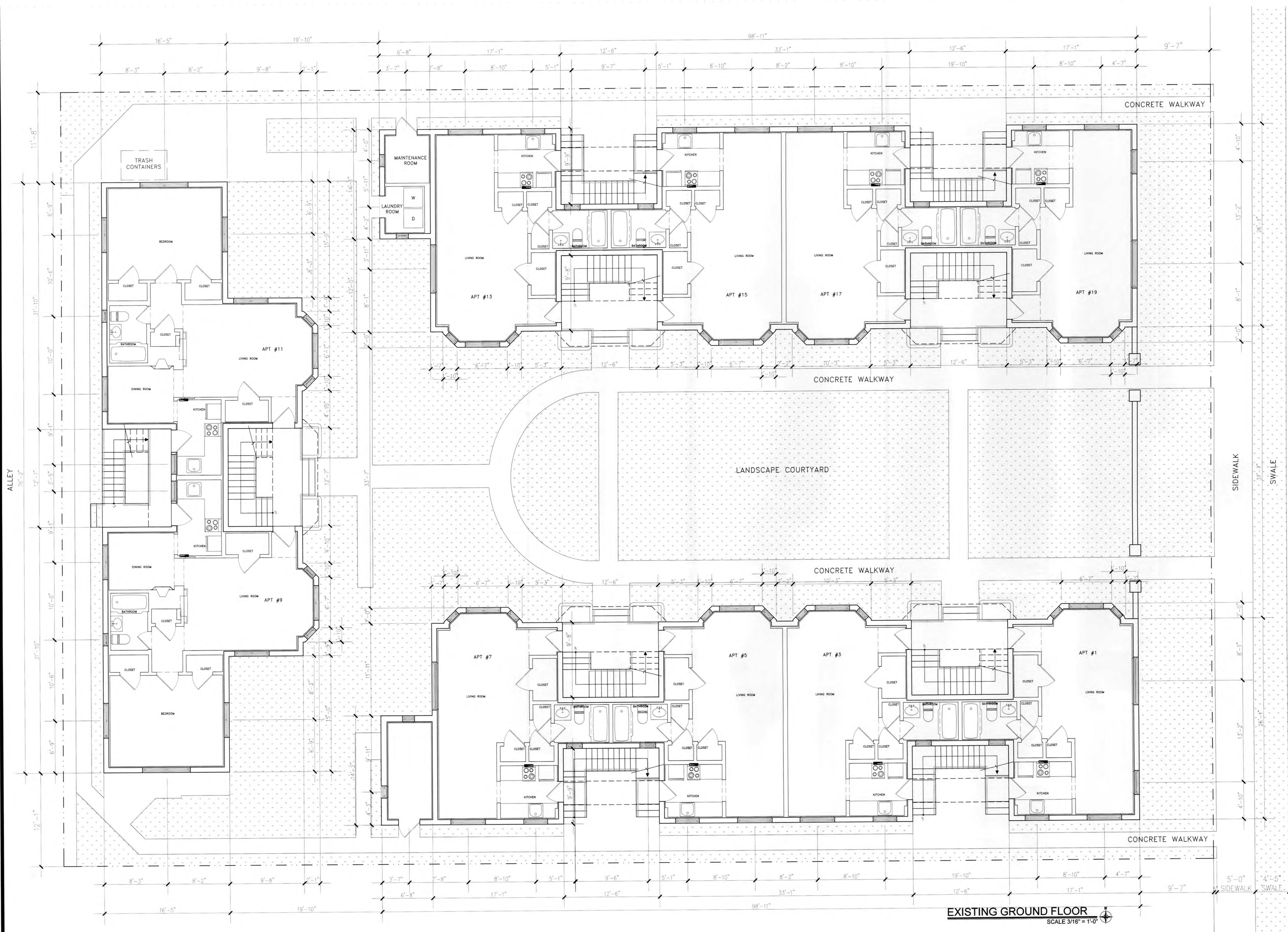














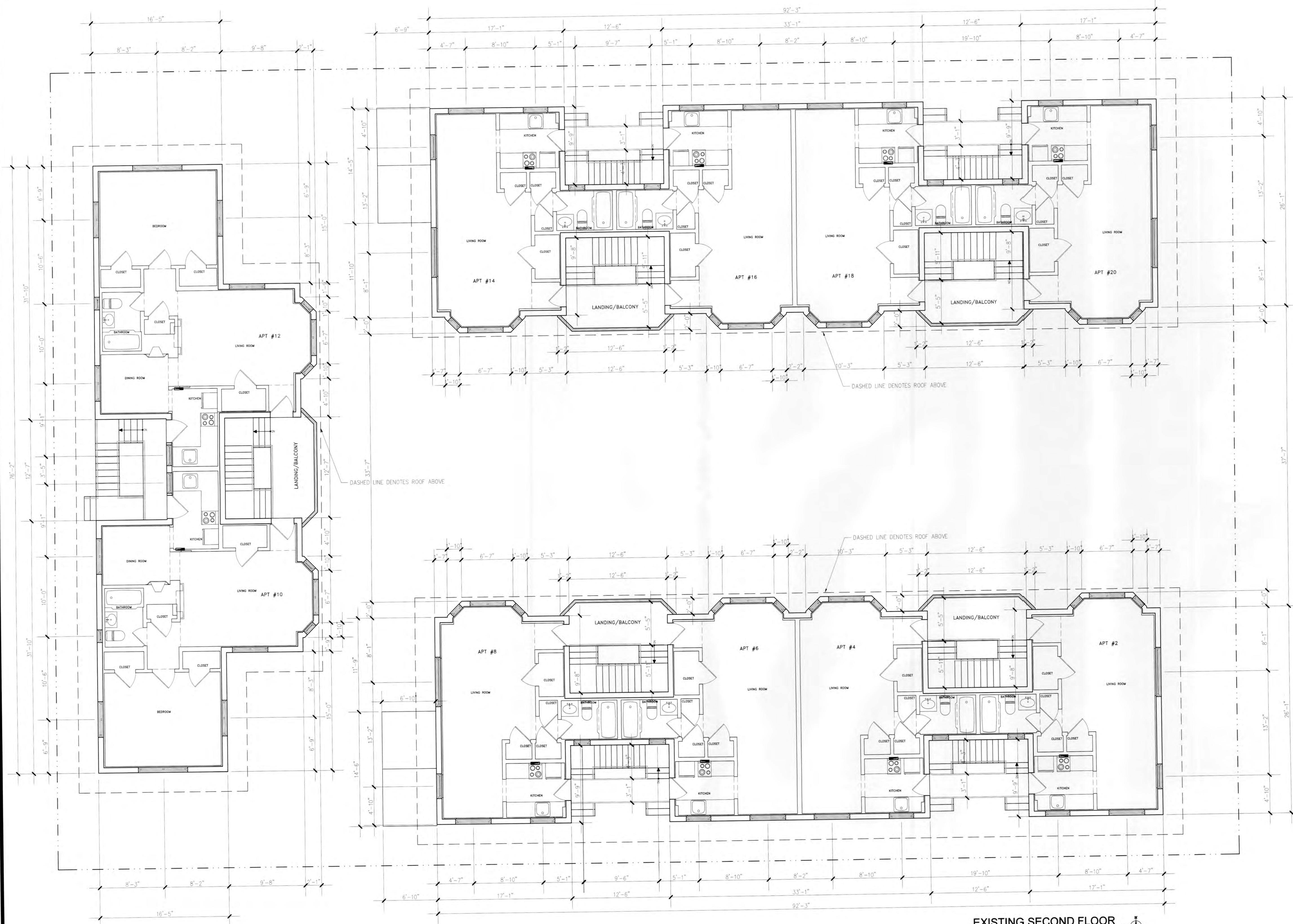
© 2018 Architectureworks, LLC. No part of these ideas, plans or designs may be reproduced or copied in any form without the express written consent of the copyright holder. Written dimensions on these drawings shall have precedence over scale dimensions. Architectureworks, LLC, disclaims any liability for the unauthorized use of these plans, drawings and specifications or for any variation from original specifications.

HARDING APARTMENTS
Project Location: 7418-7428 Harding Av, Miami Beach, FL 33141 Owner: 74 Harding LLC

ARCHITECTUREWORKS, L.L.C.
300 71 Street, Suite 528 Miami Beach, FL 33141 (305) 866 1623 Facsimile (305) 866 1681

REGISTERED ARCHITECT
JAMES R. MACKENZIE
AR#0015491
STATE OF FLORIDA

SHEET
A001



EXISTING SECOND FLOOR
SCALE 3/16" = 1'-0"



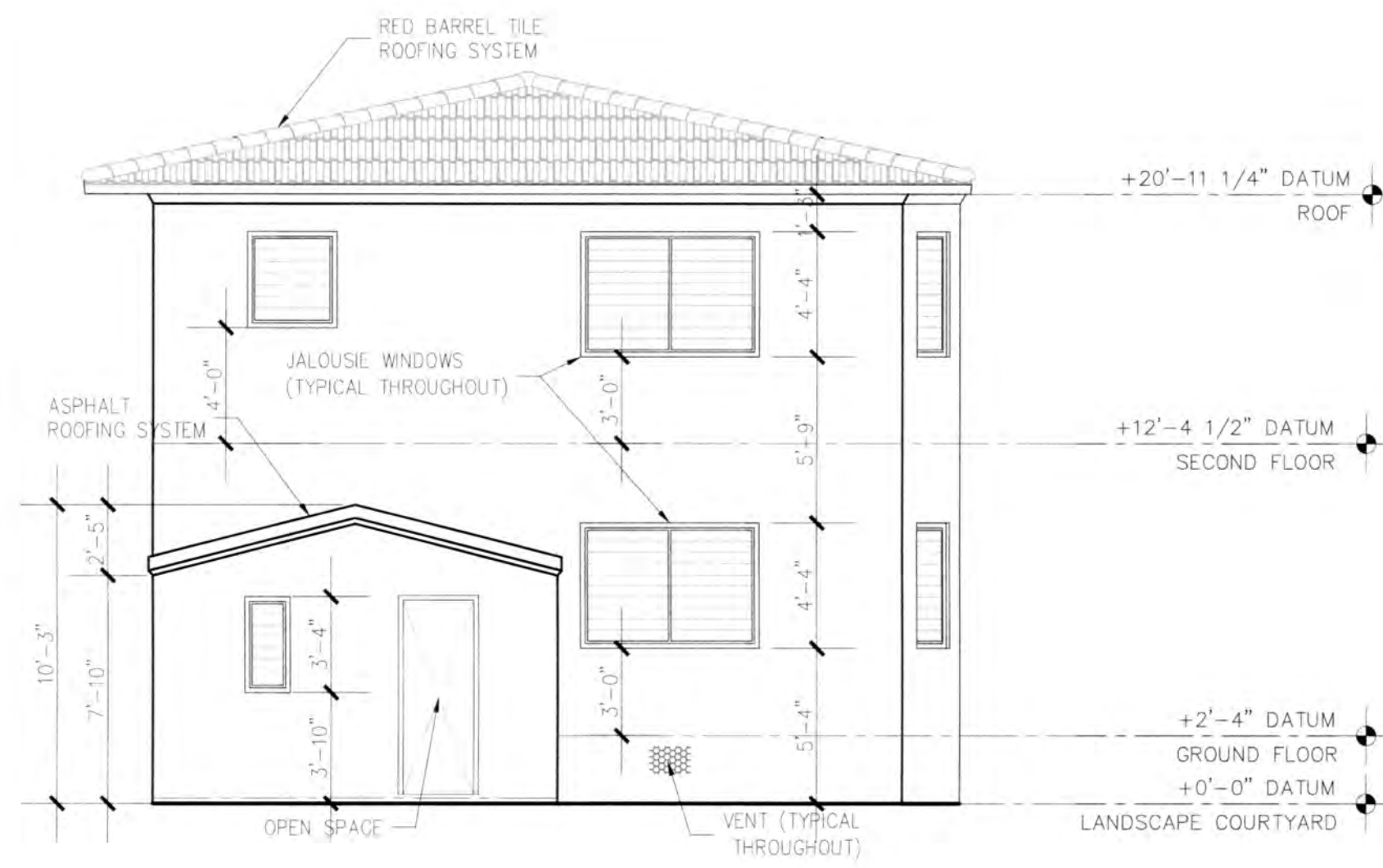
REVISIONS
DATE
BY
DATE
BY

© 2018 Architectureworks, LLC. No part of these ideas, plans or designs may be reproduced or copied in any form without the express written consent of the copyright holder. All dimensions on these drawings shall have precedence over any other drawings. Architectureworks, LLC, assumes no liability for the unavailability of these plans, drawings and specifications or for any variation from original specifications.

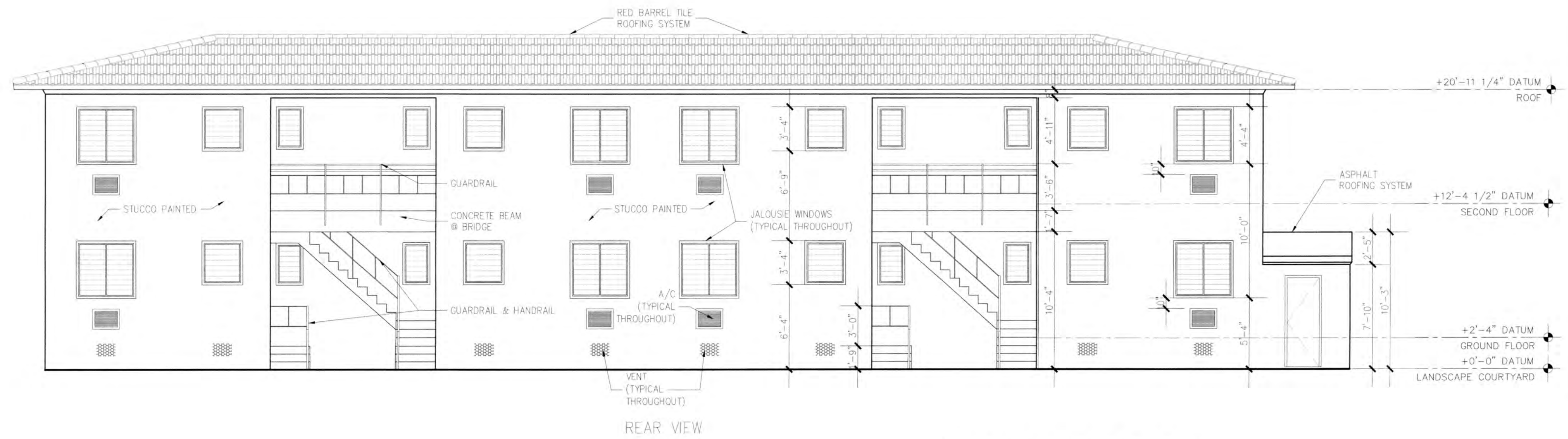
HARDING APARTMENTS
Project Location: 7418-7428 Harding Av. Miami Beach, FL 33141 Owner: 74 Harding LLC
ARCHITECTUREWORKS, LLC
300 71 Street Suite 528 Miami Beach, FL 33141 (305) 866 1623 Fort Lauderdale (305) 866 1681



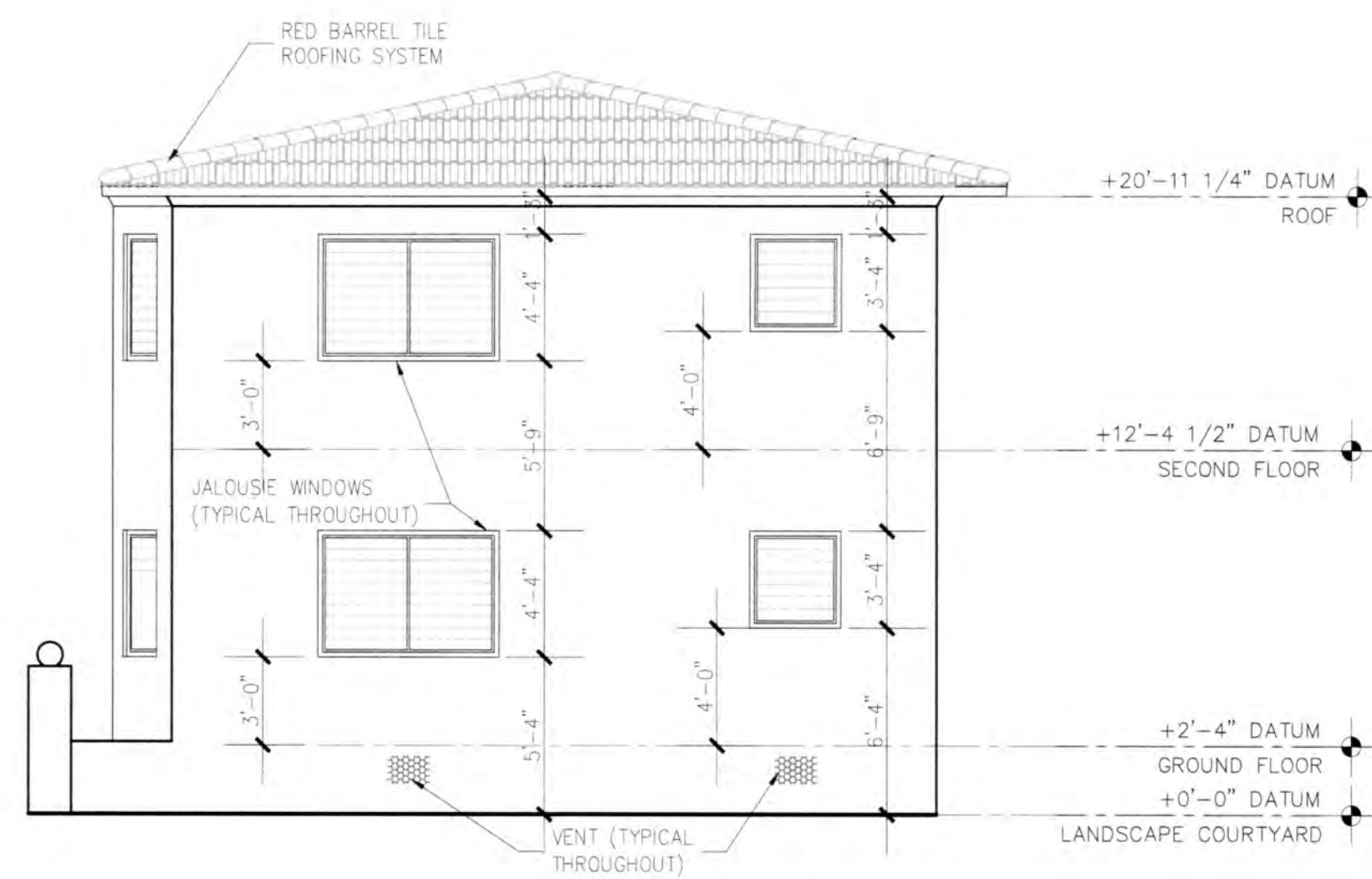
SHEET
A002



EXISTING WEST ELEVATION
7426-7428 SCALE 3/16\"/>



EXISTING NORTH ELEVATION
7426-7428 SCALE 3/16\"/>



EXISTING EAST ELEVATION
7426-7428 SCALE 3/16\"/>



EXISTING SOUTH ELEVATION
7426-7428 SCALE 3/16\"/>