

DRB AND STAFF BOARD:

THIS APPLICATION IS ONLY FOR **LIMITED CHANGES TO CURRENTLY-APPROVED** (DRB-20-0617), WHICH ARE TIED TO THE ELIMINATION OF THE HOTEL USE AND STAFF INPUT.  
PLEASE LOOK FOR THE FOLLOWING ITEMS WE HAVE CLEARLY KEYED WITHIN THE APPLICATION:

- 1. IMPROVEMENTS TO THE HARDING FRONTAGE, GROUND FLOOR INCLUDING:
  - a) ENLARGING AND BRINGING THE LOBBY CLOSER TO STREETFOR BETTER ACTIVATION ALONG HARDING AVE.
  - b) REPLACING THE PORTE-COCHERE WITH STREET FRONT RETAIL TO REINFORCE THE STREETScape.
  - c) INTERNALIZING THE DROP-OFF AREA.
  - d) CHANGING OUT OF CAR ELEVATORS FOR A RAMP WHICH SHOULD IMPROVE TRAFFIC FLOW ALONG HARDING AVE.
  - e) ADDING A DISPLAY WINDOW IN FRONT OF THE FPL VAULT TO IMPROVE THE PEDESTRIAN EXPERIENCE.
  - f) ADDING ADDITIONAL LANDSCAPE.
- 2. CHANGES TO UPPER-LEVEL BALCONIES STARTING ON LEVEL FOUR.
- 3. MINOR CHANGES TOT HE POOL DECK LEVEL, INCLUDING MOVING THE LINE OF GLAZING OUTBOARD OF THE COLUMNS AND INCREASING THE SEPARATION BETWEEN THE MAIN BUILDING AND THE ANNEX BUILDING
- 4. ADDITION OF ROOF-TOP AMENITIES.



CURRENTLY APPROVED



NEW PROPOSAL



SCOPE OF THE REVISION

1. PROPOSED NEW ROOF-TOP
2. INTERIOR ORGANIZATION TO ACCOMMODATE CO-LIVING UNITS
3. REPLACING OF PREVIOUSLY APPROVED EYEBROWS BY BALCONIES AT NEW CO-LIVING UNITS



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Revisions

Owner Information

#Client Address2

#Client Phone Number

Consultant

Luis O. Revuelta

AR-0007872

DESIGN REVIEW

BOARD PRESENTATION

Date

12.15.2021

Scale

AS SHOWN

Project No.

2115

Sheet Name

3D VIEWS COMPARISON

Sheet No.

A-602



**C**



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## A

Luis O. Revue  
AR-0007

**DESIGN REVIEW  
BOARD PRESENTATION**

12.15.2

AS SHO  
Project  
2

Sheet No. \_\_\_\_\_

3D VIEWS COMPARISON

**A-60**

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4. REPLACING OF CAR ELEVATORS BY A REGULAR RAMP
5. ELIMINATION OF CURB-CUT TO MAXIMIZE ACTIVATED FRONT ON HARDING AND INTERNALIZATION OF THE VEHICULAR DROP-OFF

HARDING & 72ND STREET | 1



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COLLINS AVE & 72ND STREET | 1





**NEW FRONT TO  
HARDING AVE.**

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