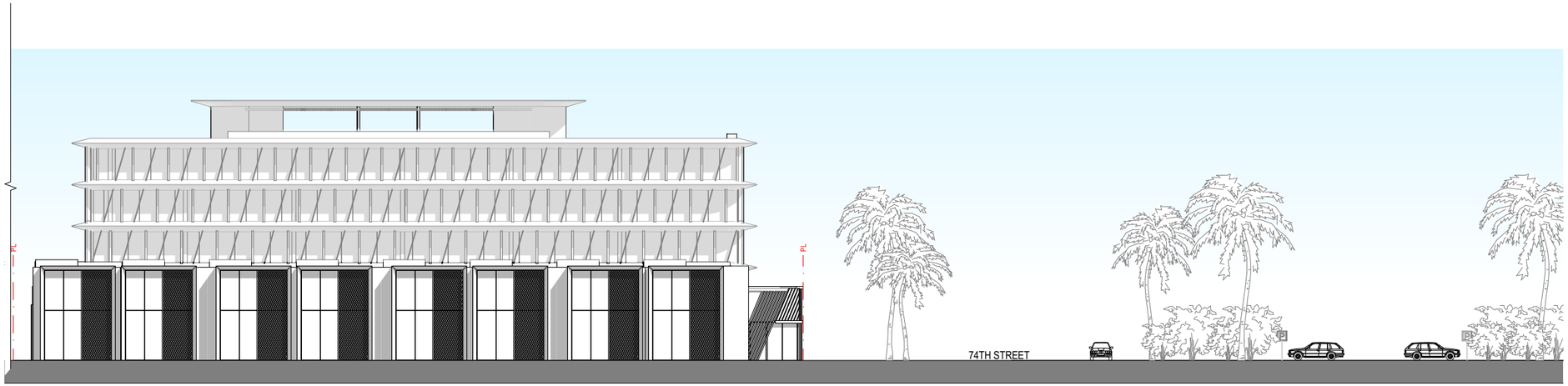
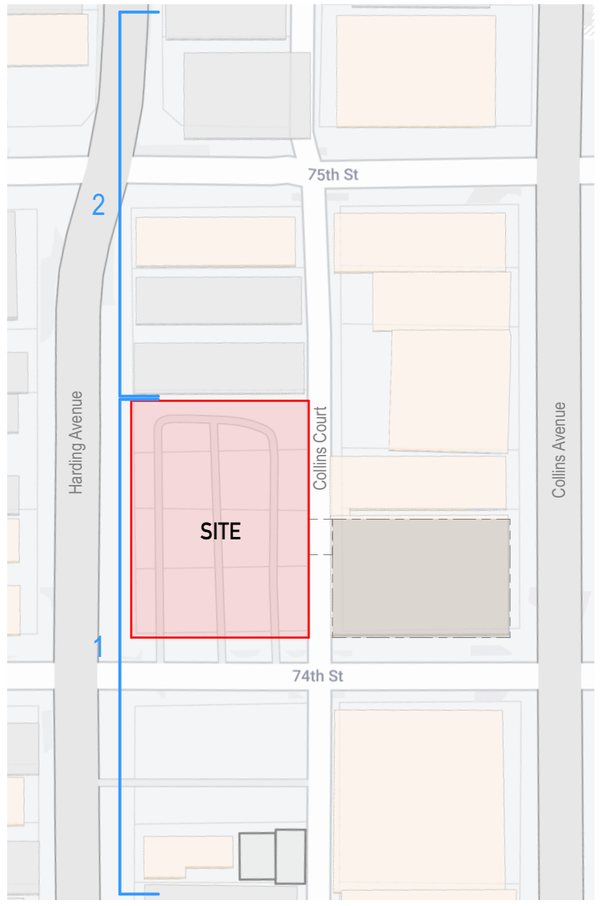


1/32" = 1'-0" CONTEXT ELEVATION-HARDING AVE 1



1/32" = 1'-0" CONTEXT ELEVATION-HARDING AVE 2



1/128"= 1'-0" KEYPLAN 3

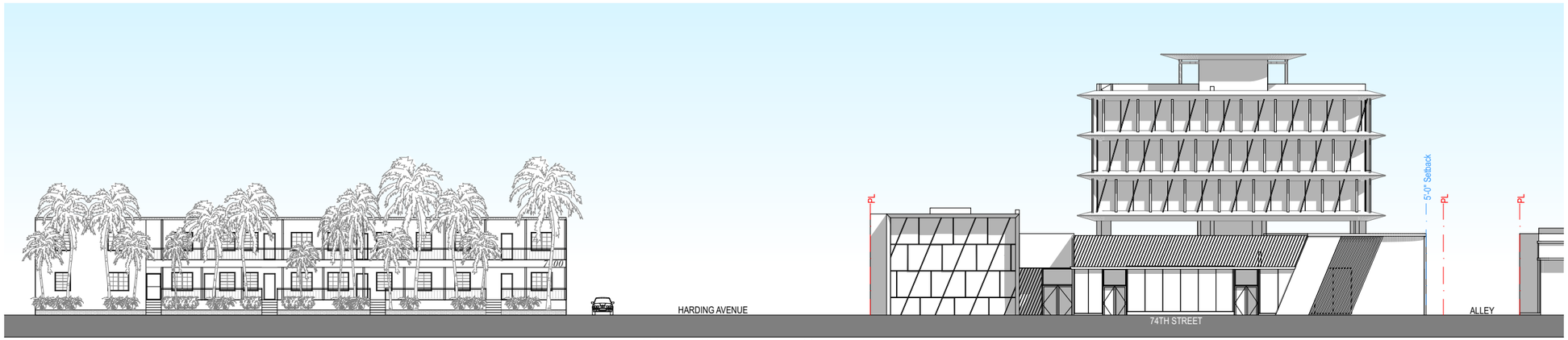
A-10

CONTEXT ELEVATIONS - HARDING AVE

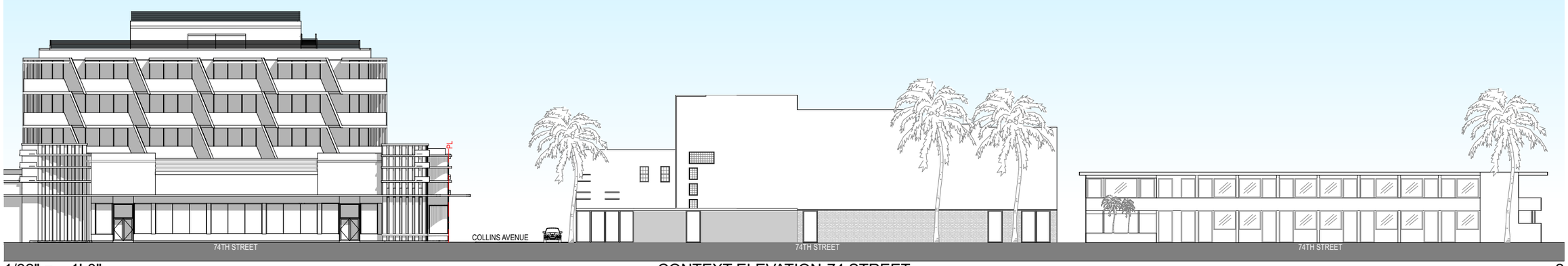
5/6/24

7401-7425 HARDING AVENUE

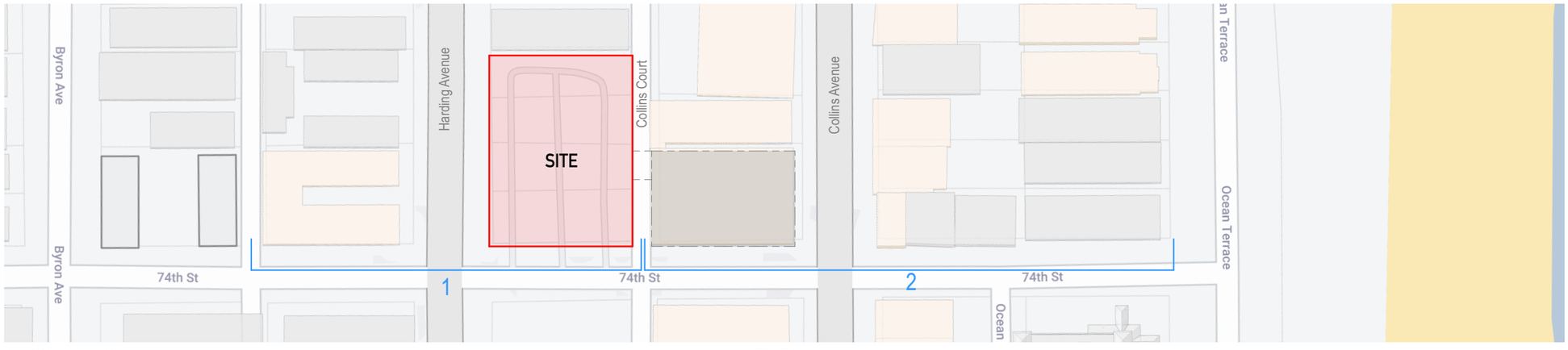
7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



1/32" = 1'-0" CONTEXT ELEVATION-74 STREET 1



1/32" = 1'-0" CONTEXT ELEVATION-74 STREET 2



1/128"= 1'-0" KEYPLAN 3

A-11

CONTEXT ELEVATIONS - 74 STREET

5/6/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez

MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Item#	Zoning Information				
1	Address:	7401-7425 Harding Avenue, Miami Beach FL 33141			
2	Board and File numbers:	PB23-0596, HPB23-0579			
3	Folio Number(s)	02-3202-003-0240, 02-3202-003-0230, 02-3202-003-0220, 02-3202-003-0210			
4	Year constructed	1950	Zoning District	CD-2	
5	Base Floor Elevation	8.00 ft	Grade Value in NGVD	4.3 ft	
6	Adjusted Grade (Floor+Grade/2)	(9 ft + 4.3 ft) / 2 = 6.65 ft	Lot Area	30,000 SF	0.69 ACRES
7	Lot Width	150 ft	Lot Depth	200 ft	
8	Minimum Unit Size	550 SF	Average Unit Size	800 SF	
9	Existing User	Commercial (CVS)	Proposed Use	Mixed Use (Office-Residential-Commercial)	

		Maximum	Existing	Proposed	Deficiencies
10	Height	55 ft	0 ft	55 ft	
11	Number of Stories	N/A	0	5	
12	FAR	2.0	N/A	2.0	
13	Floor Area square footage	60,000 SF	N/A	60,000 SF	
14	Square footage by use	N/A	N/A	N/A	
15	Number of Units, Residential	69 units	N/A	8 units	
16	Number of Units, Hotel	N/A	N/A	N/A	
17	Number of Seats	N/A	N/A	N/A	
18	Occupancy Load	please see a separate chart			

	Setbacks	Required	Existing	Proposed	Deficiencies
	At grade parking:				
19	Front Setback - Harding Ave	0'-0"	N/A	0'-0"	
20	Rear Setback - Alley Collins Ct	5'-0"	N/A	5'-0"	
21	Side Setback - 74th St	0'-0"	N/A	0'-0"	
22	Side setback - North (adjacent site)	0'-0"	N/A	0'-0"	
	Pedestal:				
23	Front Setback - Harding Ave	0'-0"	N/A	0'-0"	
24	Rear Setback - Alley Collins Ct	5'-0"	N/A	5'-0"	
25	Side Setback - 74th St	0'-0"	N/A	0'-0"	
26	Side setback - North (adjacent site)	0'-0"	N/A	0'-0"	
	Tower:				
27	Front Setback - Harding Ave	0'-0"	N/A	0'-0"	
28	Rear Setback - Alley Collins Ct	5'-0"	N/A	5'-0"	
29	Side Setback - 74th St	0'-0"	N/A	0'-0"	
30	Side setback - North (adjacent site)	0'-0"	N/A	0'-0"	

	Parking	Required	Existing	Proposed	Deficiences
31	Parking District	3	3	N/A	
32	Total # of parking spaces	91 p.s.	110 surface parking spaces	77 p.s.	
33	# of parking spaces required	91 p.s.	N/A	N/A	
34	Parking Space Dimensions	8.5 ft x 18ft	8.5 ft x 18ft	8.5ftx18ft	
35	Parking Space Configurations (45º, 60º, 90º, parallel)	N/A	60 degrees	90 degrees	
36	ADA Spaces	4 p.s.	5 p.s.	6 p.s.	
37	Tandem Spaces	N/A	N/A	N/A	
38	Drive Aisle Width	22'-0"	N/A	22'-0"	
39	Valet Drop Off and Pick up	N/A	N/A	N/A	
40	Loading Zones and Trash Collection Areas	3 loading bays 10'x20'	N/A	2 loading bays 10'x20'	
41	Bike racks (see parking schedule)	23 bike racks	N/A	85 bike racks	

	Restaurants, Cafes, Bars, Lounges	Required	Existing	Proposed	Deficiences
42	Type of use	Sec. 142-307 (d) Min 25% Residential to pursue 2.0 FAR	Parking Lot	Residential/ Commercial/Office	
43	Total # of Seats				
44	Total # of Seats per venue				
45	Total Occupant Content				
46	Occupant content per venue (provide a separate chart for a breakdown calculation)				

47	Is this a contributing building?	No		
48	Located within a Local Historic Disctrict?	Yes (North Shore Historic District, Harding Townsite Hstoric District)		
49	Future Crown of Road Elevation (in 2025)		6.5' NGVD (5.2' NAVD)	

Notes: if not applicable write N/A. all other data/information may be required and presented like the above format.

SEPARATE APPLICATION

MIAMIBEACH

Planning Department, 1700 Conventional Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Item#	Zoning Information				
1	Address:	7410 Collins Avenue, Miami Beach FL 33141			
2	Board and File numbers:	HPB23-0580			
3	Folio Number(s)	02-3202-003-0180			
4	Year constructed	1950	Zoning District	CD-2	
5	Base Floor Elevation	8.00 ft	Grade Value in NGVD	6.6 ft	
6	Adjusted Grade (Floor+Grade/2)	(9 ft + 6.6ft) / 2 = 7.8 ft	Lot Area	15,000 SF	0.34 ACRES
7	Lot Width	100 ft	Lot Depth	150 ft	
8	Minimum Unit Size	550 SF	Average Unit Size	800 SF	
9	Existing User	Commercial (CVS)	Proposed Use	Mixed Use (Residential-Commercial)	

		Maximum	Existing	Proposed	Deficiencies
10	Height	55 ft	24 ft	55 ft	
11	Number of Stories	n/a	2	5	
12	FAR	2.0	1.5	2.0	
13	Floor Area square footage	30,000 SF	22,450 SF	30,000 SF	
14	Square footage by use	N/A	N/A	N/A	
15	Number of Units, Residential	34 units	N/A	18 units	
16	Number of Units, Hotel	N/A	N/A	N/A	
17	Number of Seats	N/A	N/A	N/A	
18	Occupancy Load	please see a separate chart			

	Setbacks	Required	Existing	Proposed	Deficiencies
	At grade parking:				
19	Front Setback - East (Collins Ave)	0-'0"	0-'0"	0-'0"	
20	Rear Setback - West (Collins Ct)	5'-0"	0-'0"	5'-0"	
21	Side Setback - South (74th St)	0-'0"	0-'0"	0-'0"	
22	Side setback - North	0-'0"	0-'0"	0-'0"	
	Pedestal:				
23	Front Setback - East (Collins Ave)	0-'0"	0'-0"	0-'0"	
24	Rear Setback - West (Collins Ct)	5'-0"	0'-0"	5'-0"	
25	Side Setback - South (74th St)	0-'0"	0'-0"	0-'0"	
26	Side setback - North	0-'0"	0'-0"	0-'0"	
	Tower:				
27	Front Setback - East (Collins Ave)	0-'0"	0'-0"	0-'0"	
28	Rear Setback - West (Collins Ct)	5'-0"	0'-0"	5'-0"	
29	Side Setback - South (74th St)	0-'0"	0'-0"	0-'0"	
30	Side setback - North	0-'0"	0'-0"	0-'0"	

	Parking	Required	Existing	Proposed	Deficiences
31	Parking District	Tier 3 area c	Tier 3 area c	Tier 3 area c	
32	Total # of parking spaces	27 p.s.	N/A	25 p.s.	
33	# of parking spaces required	27 p.s.	N/A	N/A	
34	Parking Space Dimensions		N/A	8.5ftx18ft	
35	Parking Space Configurations (45º, 60º, 90º, parallel)	N/A	N/A	90 degree	
36	ADA Spaces	2 p.s.	N/A	2 p.s.	
37	Tandem Spaces	N/A	N/A	N/A	
38	Drive Aisle Width	22'-0"	N/A	22'-0"	
39	Valet Drop Off and Pick up	N/A	N/A	N/A	
40	Loading Zones and Trash Collection Areas	2 loading bays 10'x20'	N/A	2 loading bays 10'x20'	
41	Bike racks (see parking schedule)	12 bike racks	N/A	32 bike racks	

	Restaurants, Cafes, Bars, Lounges	Required	Existing	Proposed	Deficiences
42	Type of use	Sec. 142-307 (d) Min 25% Residential to pursue 2.0 FAR	Commercial	Residential/ Commercial	
43	Total # of Seats				
44	Total # of Seats per venue				
45	Total Occupant Content				
46	Occupant content per venue (provide a separate chart for a breakdown calculation)				

47	Is this a contributing building?	Yes		
48	Located within a Local Historic Disctrict?	Yes (North Shore Historic District, Harding Townsite Historic District)		
49	Future Crown of Road Elevation (in 2025)		6.5' NGVD (5.2' NAVD)	

Notes: if not applicable write N/A. all other data/information may be required and presented like the above format.

SEPARATE APPLICATION	AREAS PER USE		
7410 Collins Avenue	Units	Floor Area	%
Residential	18 units	21,621 SF	72%
Retail		8,379 SF	28%
Office		0 SF	0%
Total		30,000 SF	
7401 Harding Avenue	**Units**	**Floor Area**	**%**
Residential	**8 townhomes**	**14,772 SF**	**25%**
Retail		**3,902 SF**	**7%**
Office		**41,326 SF**	**69%**
Total (Harding)		**60,000 SF**	**100%**
PROJECT TOTAL (Harding+Collins)	**26 units**	**90,000 SF**	

SEPARATE APPLICATION	LOADING SCHEDULE		
7410 Collins Avenue	RATIO	REQUIRED	PROVIDED
COMMERCIAL	2,000 SF TO 10,000 SF	1 loading	1 loading
MULTIFAMILY RESIDENTIAL	36 to 50 units - 1 loading	0 loading spaces for 18 apartments	* 1 loading
Total (Collins)		**1 loading**	**2 loading**

* Harding Ave Site will use 1 loading space

Tier III Area C		PARKING SCHEDULE					
7401-7425 Harding Avenue		Floor Area	Units	Parking Requirement	Parking Required	Alternative Incentive Reduction	Parking Provided
Level 1	**Retail (<100 seats per venue)**	3,902 SF	-	-	-	-	-
	Office Lobby &BOH	1,322 SF	-	-	-	-	-
	Lobby&Townhomes (1,200 SF+)	8,374 SF	**8 units**	2.0 p.s./unit	16. p.s.	-	16 p.s.
Level 2	**Parking**	635 SF		see parking chart		-	-
	Townhomes	6,398 SF	-	-	-	-	-
Level 3	**Office**	12,935 SF	-	1/400SF	32.3 p.s.	13 p.s.	21 p.s.
Level 4	**Office**	12,935 SF	-	1/400SF	32.3 p.s.	12 p.s.	20 p.s.
Level 5	**Office**	12,935 SF	-	1/400SF	32.3 p.s.	12 p.s.	20 p.s.
Rooftop	**Amenities**	564 SF	-	None	-	-	-
TOTAL		**60,000 SF**	**8 units**		**114 p.s.**	**37 p.s.**	**77 p.s.**

PARKING GARAGE SCHEDULE		
*no tandem and no valet	Harding	Collins
Level 1	32 p.s.	0 p.s.
Level 2	45 p.s.	25 p.s.
Total	**77 p.s.**	**25 p.s.**
Required	114 p.s.	27 p.s.
Deficit covered by alternative parking methods	**37 p.s.**	**2 p.s.**

BICYCLE PARKING SCHEDULE					
7401-7425 Harding Avenue		SHORT-TERM		LONG-TERM	
COMMERCIAL - 14 bike racks	45,228 SF	43,410 SF / 10,000 SF = 5 bike racks	1 per business, 4 per project or 1 per 10,000 sf, whichever is greater	43,410 SF / 5,000SF=9 bike racks	1 per business, or 2 per 5,000 sf, whichever is greater
MULTIFAMILY RESIDENTIAL - 9 bike racks	8 town houses	8 units / 10 units = 1 bike rack	4 per building or 1 per 10 units	8 units * 1 = 8 bike racks	1 per unit
Total Required	**23 bike racks**	6 bike racks		17 bike racks	
Total Provided	**113 bike racks**	**with alternative parking reduction**			

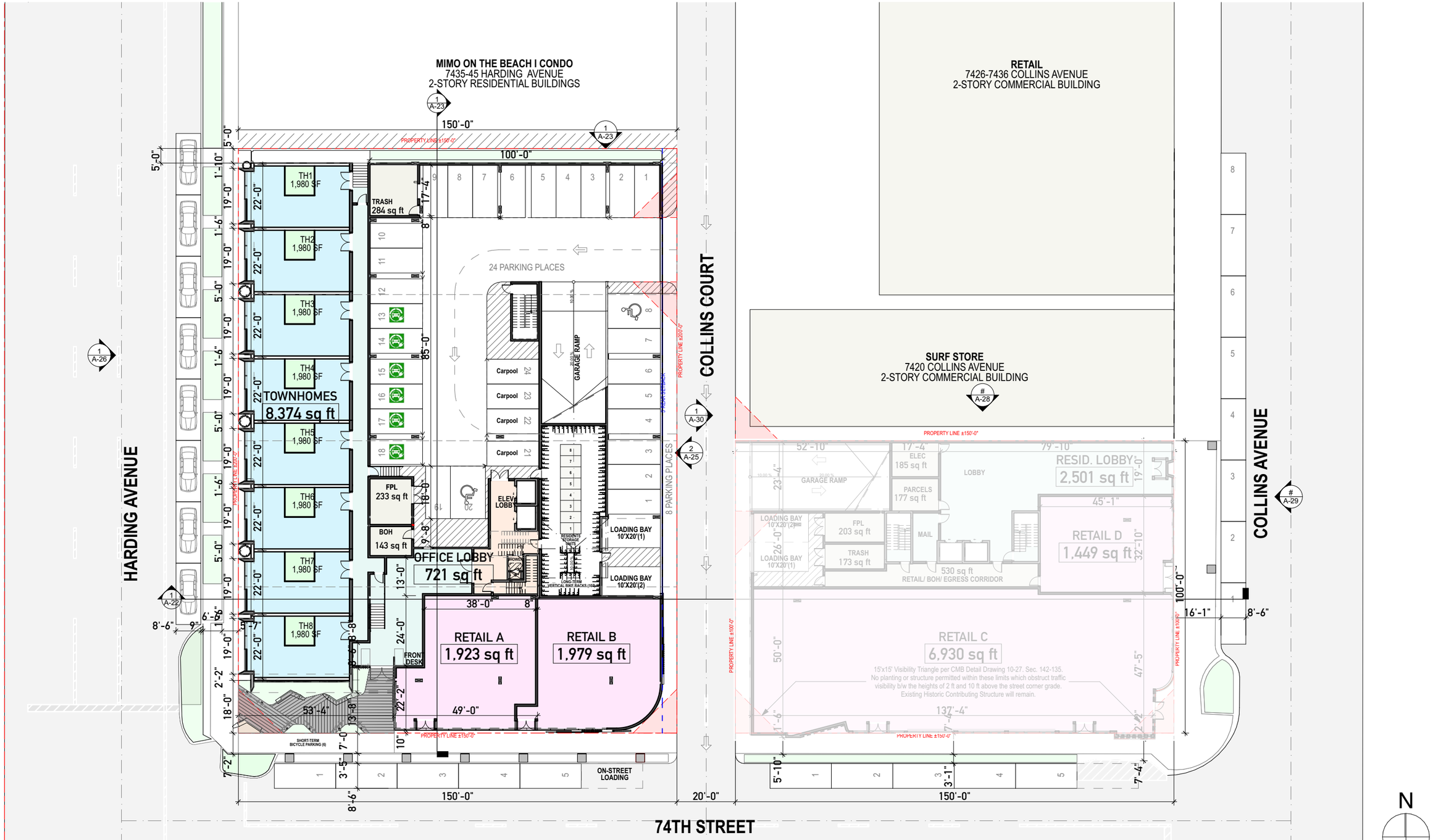
LOADING SCHEDULE			
7401-7425 Harding Avenue	RATIO	REQUIRED	PROVIDED
COMMERCIAL	2,000 SF TO 10,000 SF - 1 loading spaces	1 loading spaces	0 loading spaces
MULTIFAMILY RESIDENTIAL	36 to 50 units - 1 loading space	N/A for 8 tonwhomes	0 loading spaces
OFFICE	10,000 SF to 100,000 SF - 2 loading spaces	2 loading spaces	2 loading spaces
Total		**3 loading spaces**	**2 loading spaces**

1 loading space provided on Collins Site

Tier III Area C	ALTERNATIVE PARKING SCHEDULE		
7401-7425 Harding Avenue	REQUIREMENT	CALCULATION	PARKING REDUCTION
Bike parking long-term	1 p.s. for every 5 long-term bicycle p.s. provided off-street, not to exceed 20 % requirement (18 p.s.)	**18 p.s.** * 5 bike racks = **90 bike racks**	18. p.s.
Carpool Parking	3 p.s. for every 1 p.s. reserved for carpool or vanpool vehicles not to exceed 10% requirement (11 p.s.)	**4 carpool** p.s. * 3 = **11 p.s.**	11. p.s.
Showers	2 p.s. for each separate shower facility up to a maximum of 8 p.s.	**2 p.s.** * 4 showers = **8 p.s.**	8. p.s.
Total Parking Reduction Provi	**90 bike racks, 4 carpools, 4 showers**		**37 p.s.**

ELECTRIC VEHICLE PARKING		
	REQUIREMENT	PROVIDED
Commercial	A minimum of 10% of the required parking spaces shall be equipped with an electric vehicle charging station rated at Level 2 or higher.	12. p.s.
	114 p.s. * 10% = **11.4 p.s. (12 p.s.)**	
Total	**12 p.s.**	**12 p.s.**

7401-7425 HARDING AVENUE
7401-7425 Harding Ave - PB
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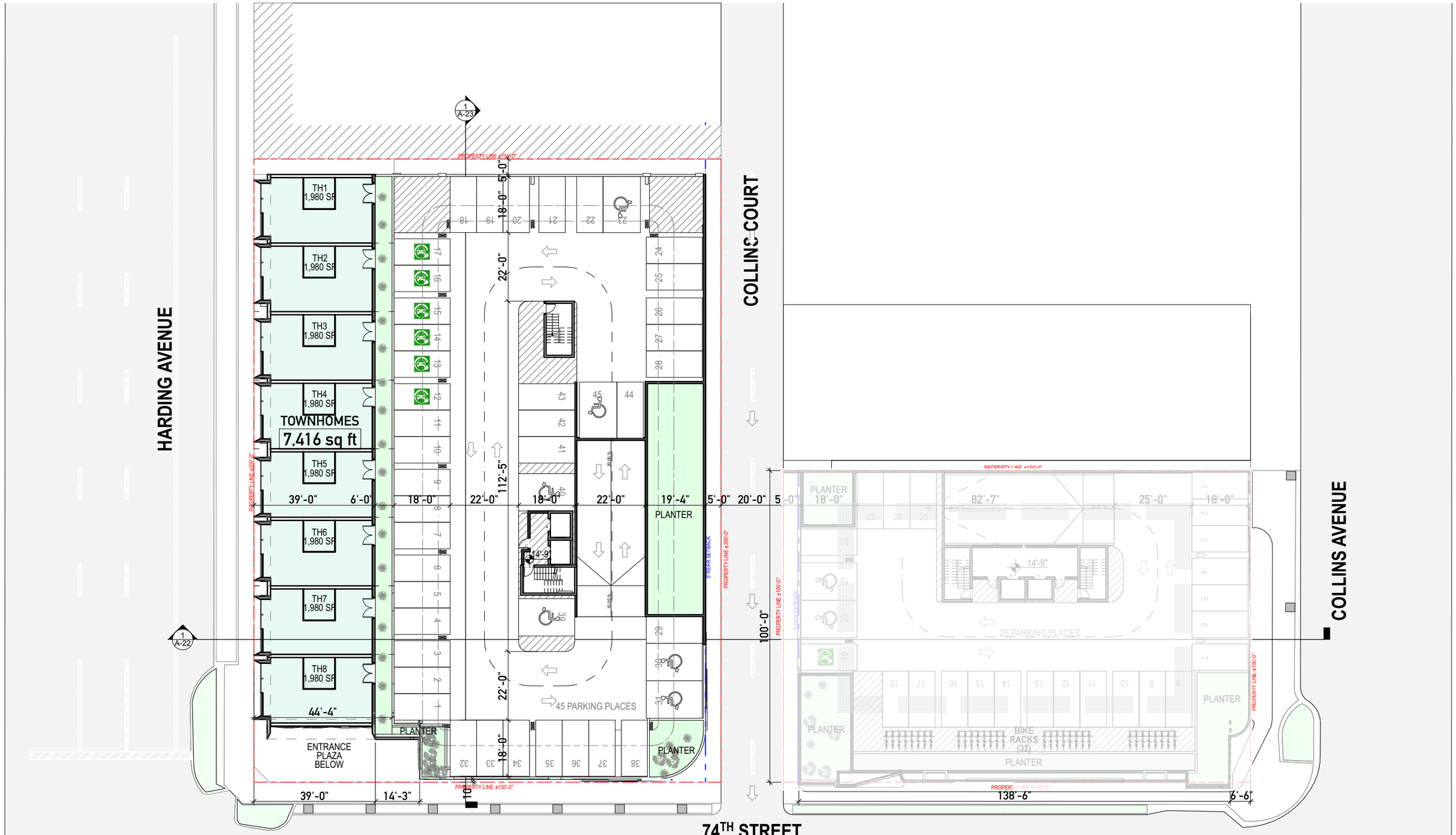
A-14

GROUND FLOOR

5/6/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
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AR#99232 Sebastian Velez



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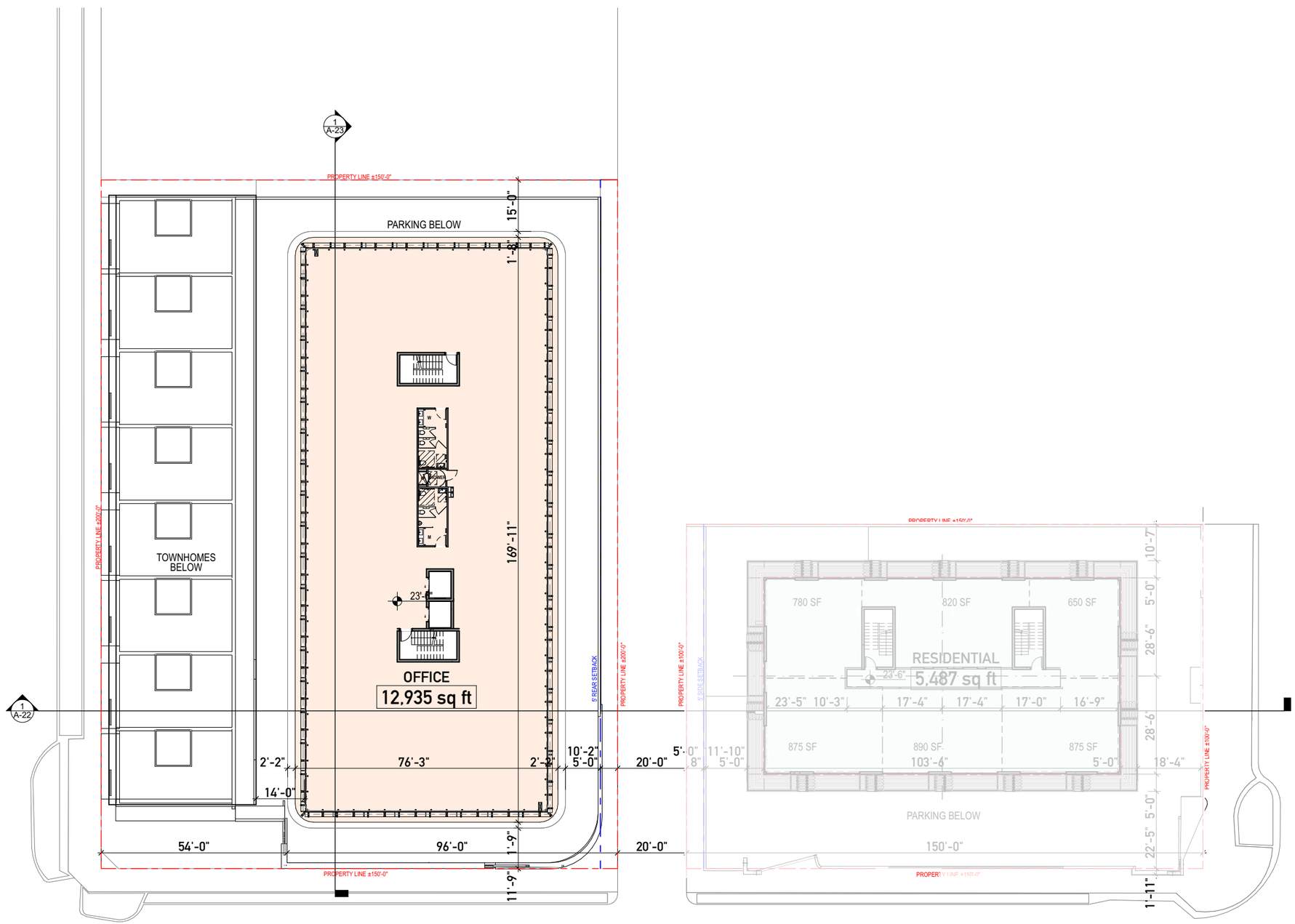
A-15

SECOND FLOOR - PARKING

5/6/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
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AR#99232 Sebastian Velez



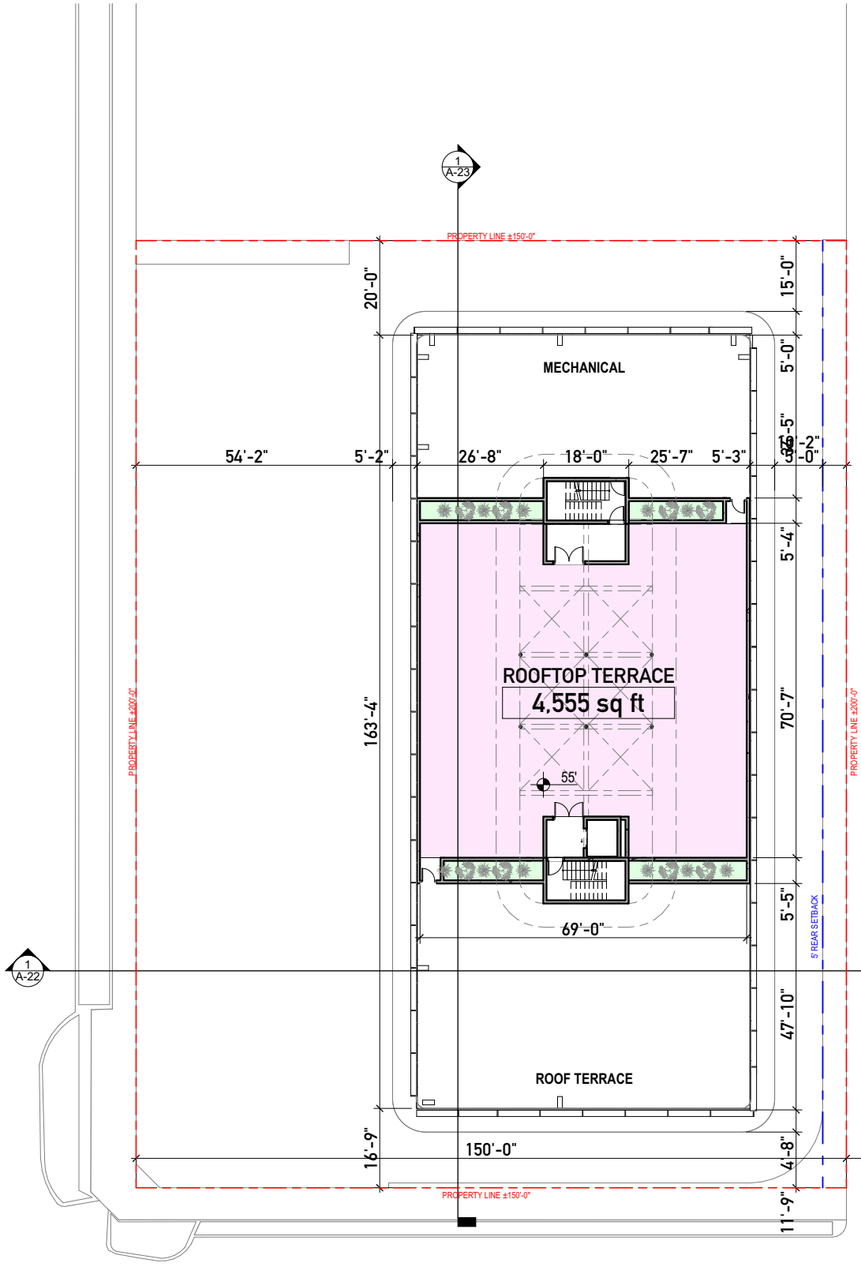
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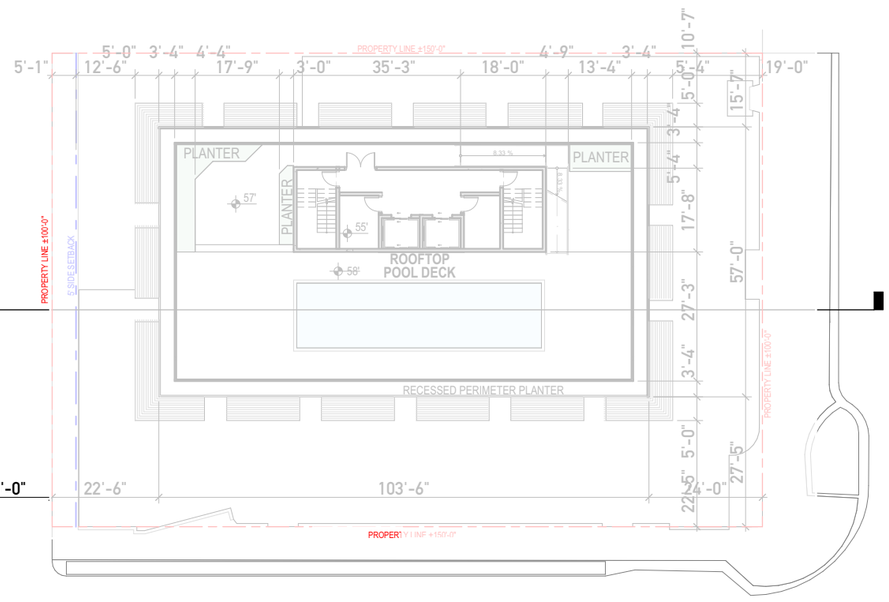
A-16

THIRD - FIFTH FLOOR | 5/6/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
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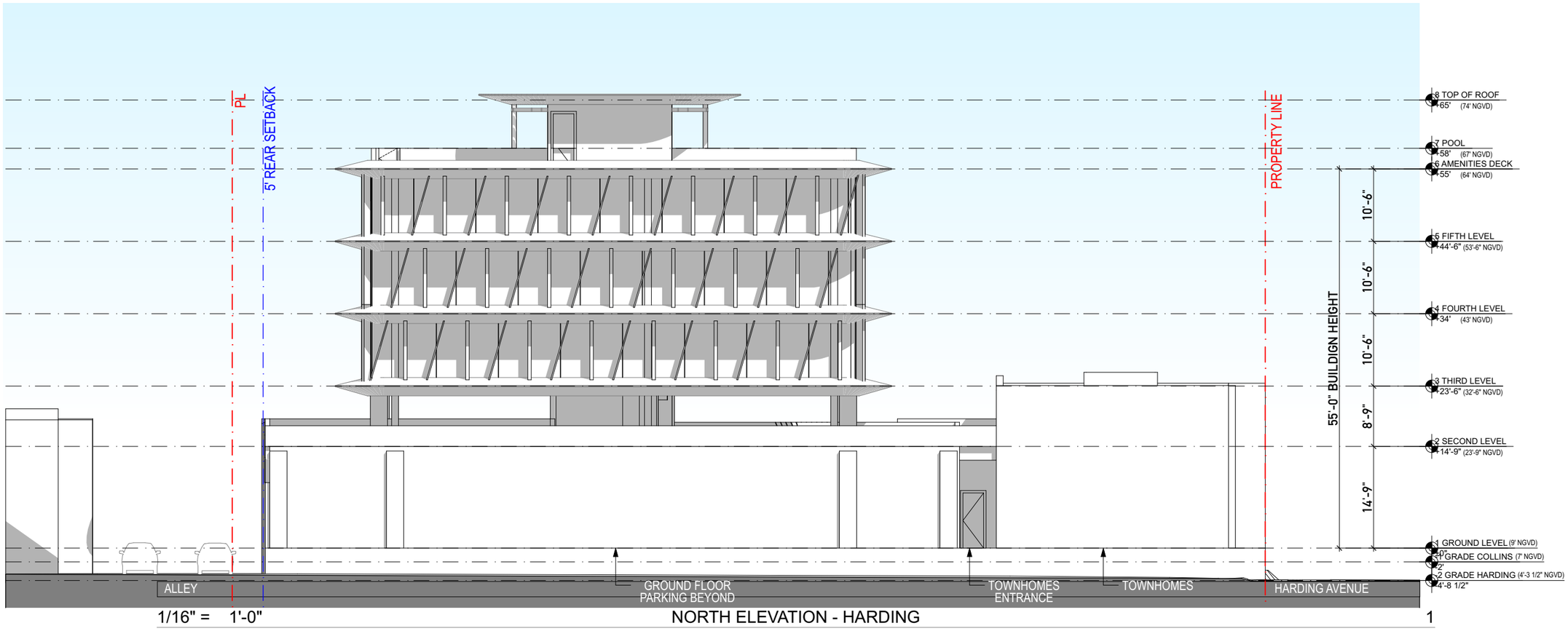
A-17

ROOF TOP

5/6/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



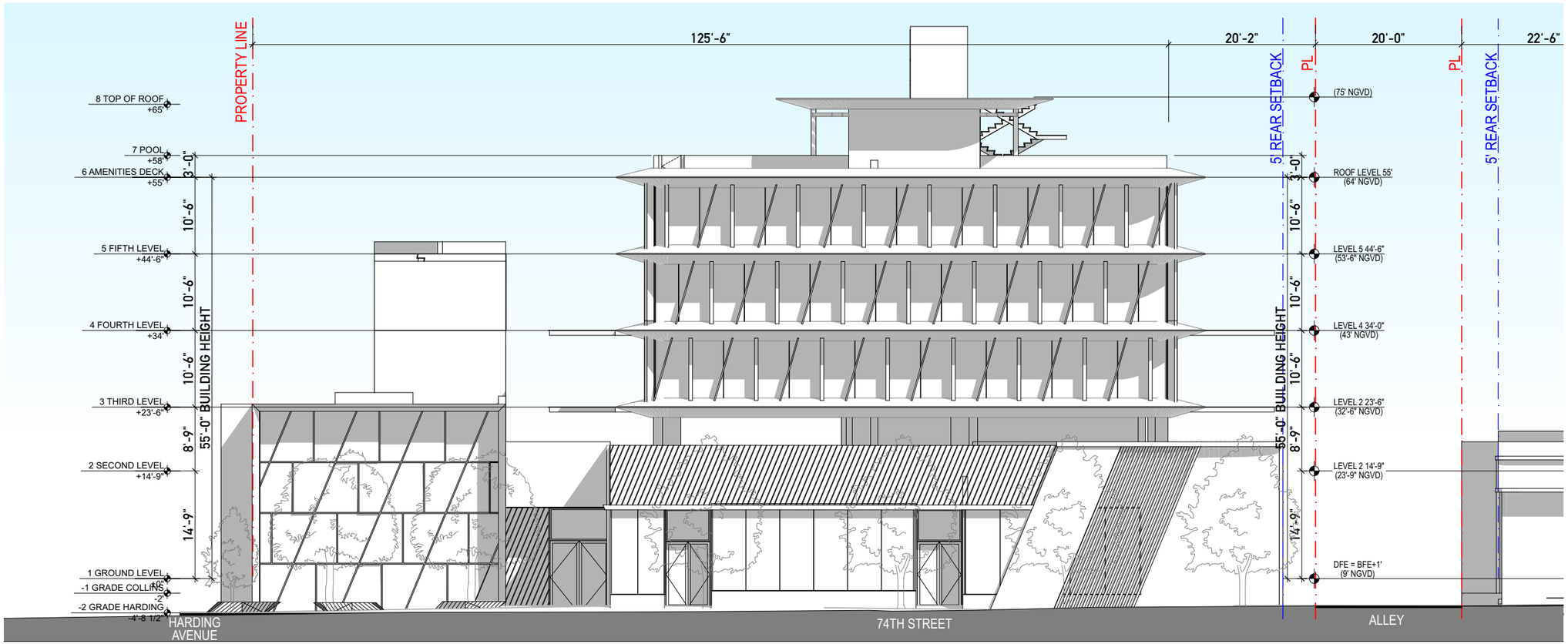
1/16" = 1'-0" NORTH ELEVATION - HARDING 1

A-18

NORTH ELEVATION 5/6/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



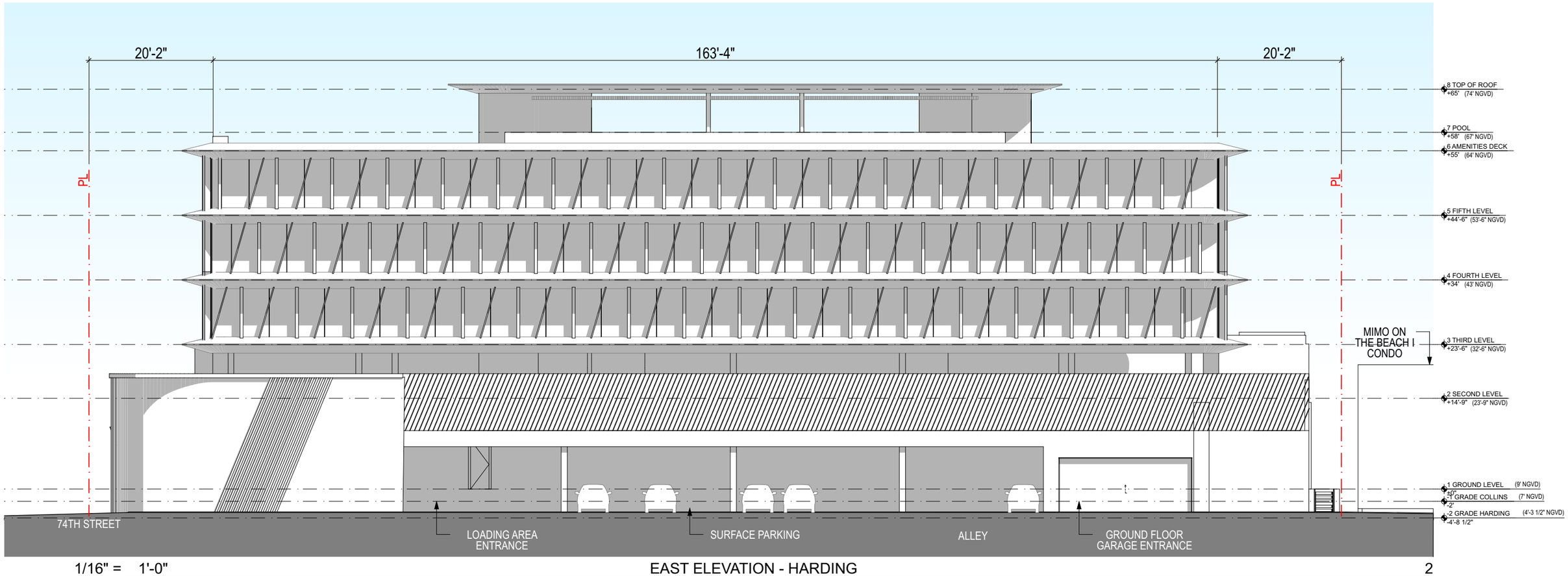
1/16" = 1'-0" SOUTH ELEVATION 1

A-19

SOUTH ELEVATION | 5/6/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



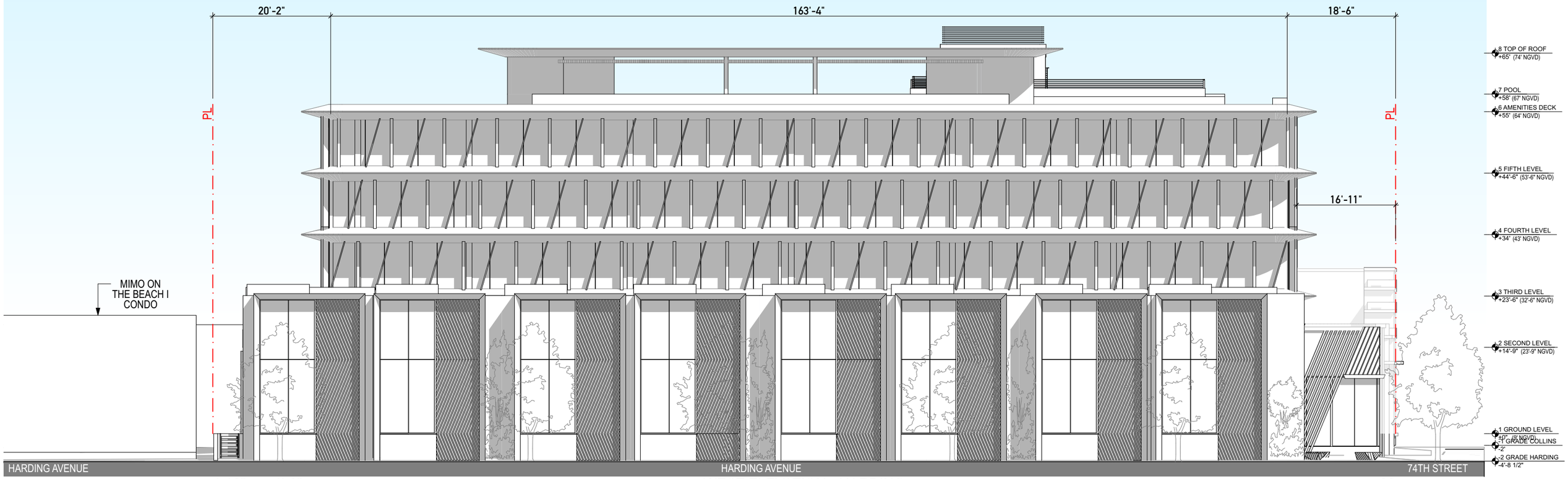
1/16" = 1'-0" EAST ELEVATION - HARDING 2

A-20

EAST ELEVATION 5/6/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



1/16" = 1'-0"

WEST ELEVATION - HARDING

28

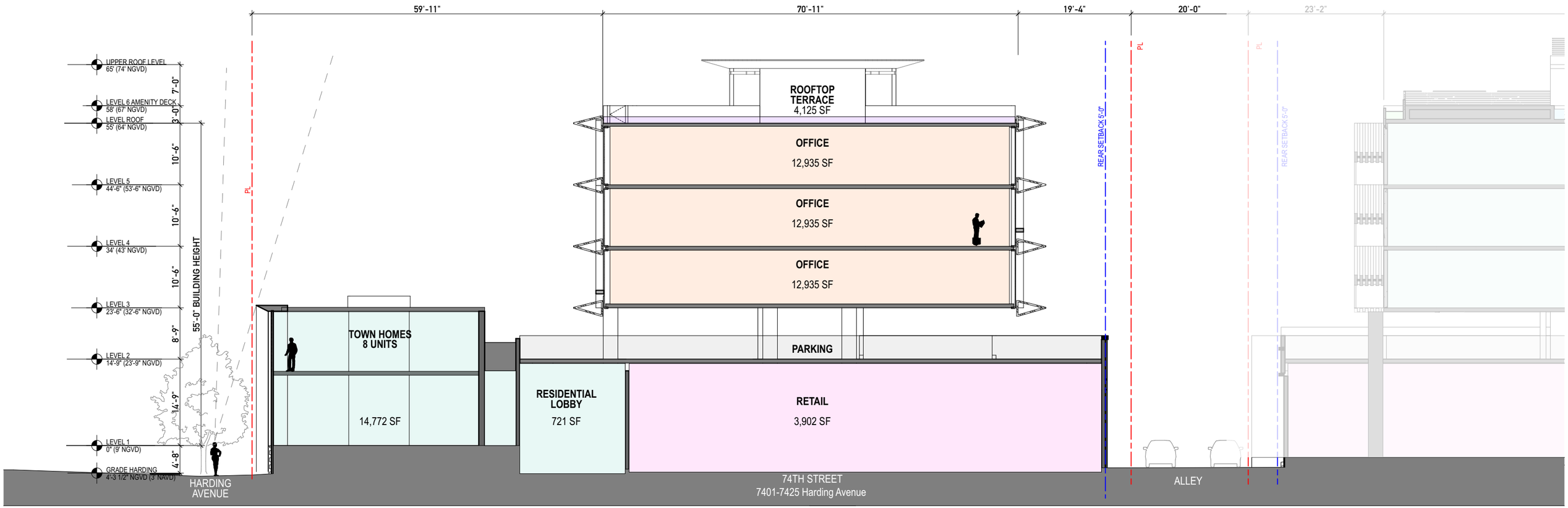
A-21

WEST ELEVATION

5/6/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



1/16" = 1'-0"

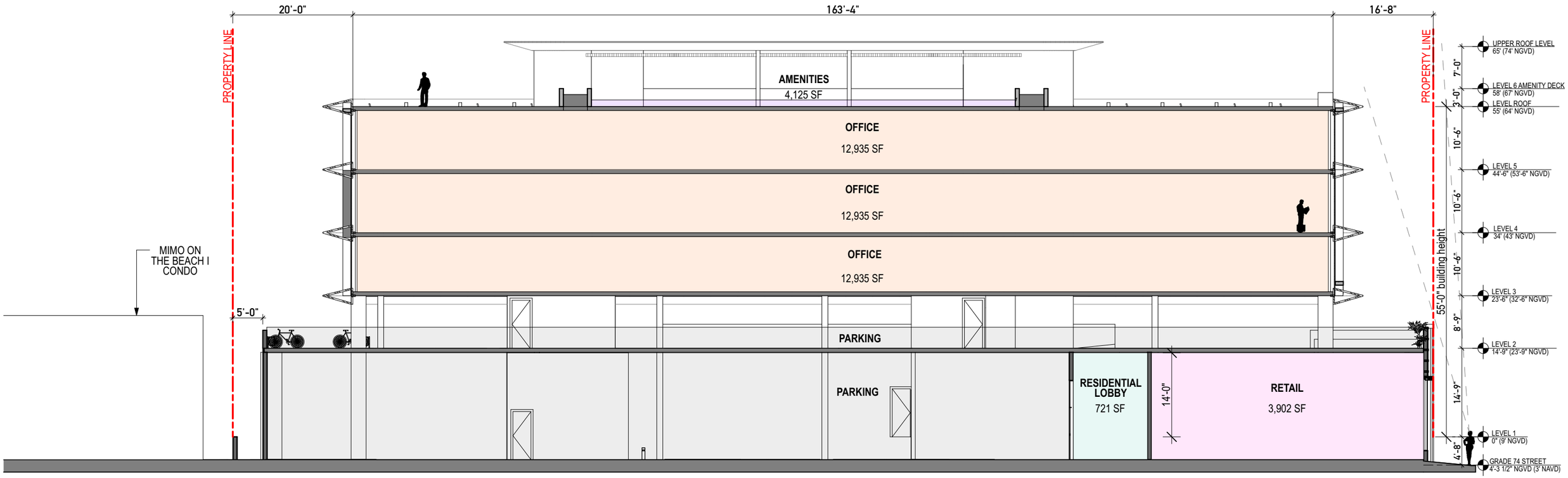
CROSS SECTION

A-22

CROSS SECTION | 5/6/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



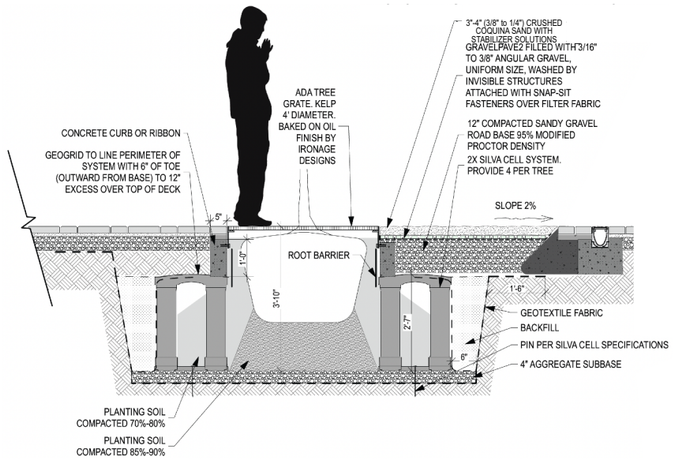
1/16" = 1'-0" OFFICE SECTION 1

A-23

LONGITUDINAL SECTION | 5/6/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



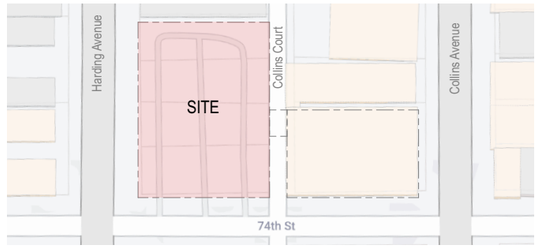
A-24

STREET SECTION

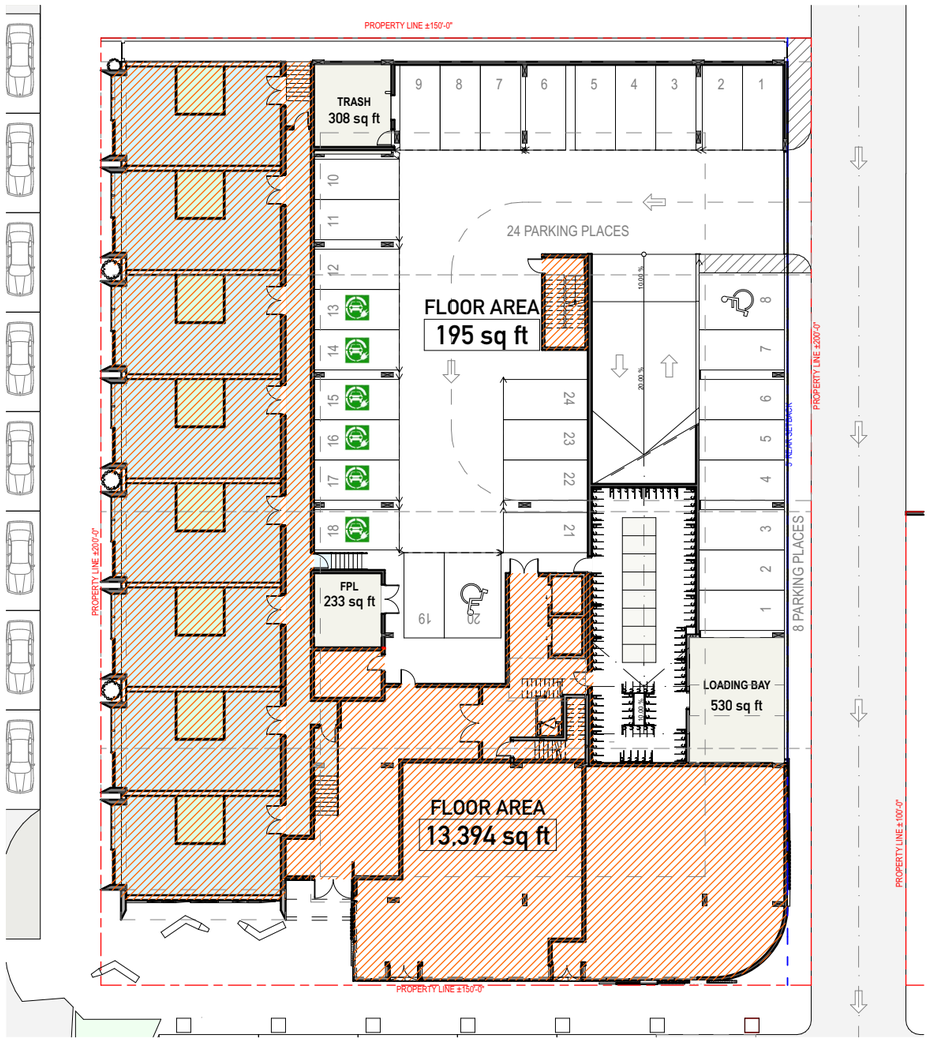
5/6/24

7401-7425 HARDING AVENUE

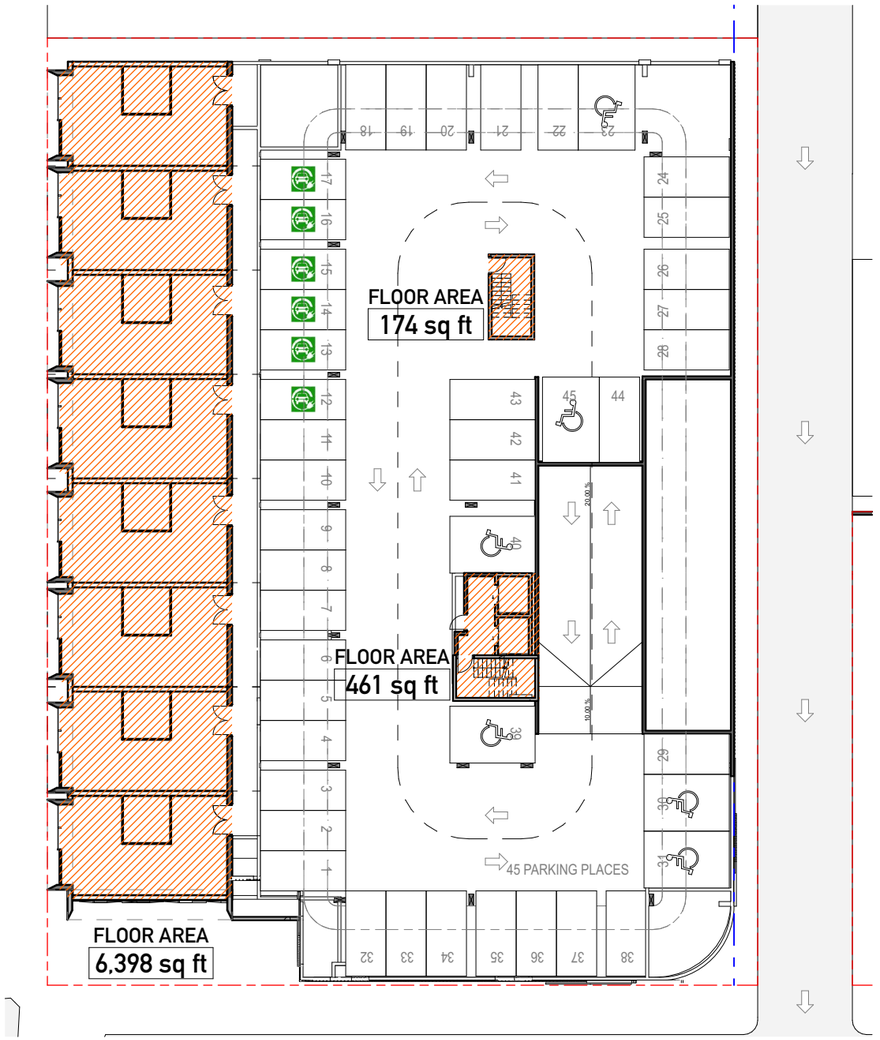
7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



KEYPLAN



1/32" = 1'-0" GROUND LEVEL 1



1/32" = 1'-0" SECOND LEVEL 2

7410 COLLINS AVE

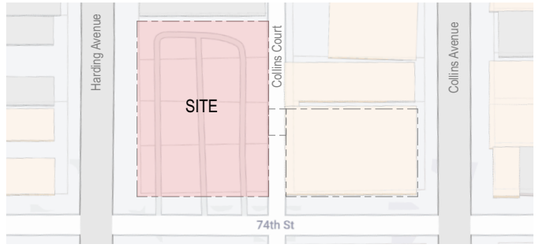
COLLINS FAR SCHEDULE

LOCATION	AREA
GROUND LEVEL	11,810.58
SECOND LEVEL	865.02
THIRD LEVEL	5,487.37
FOURTH LEVEL	5,487.37
FIFTH LEVEL	5,487.37
AMENITIES DECK	863.33
TOTAL FAR - COLLINS	30,000 SF

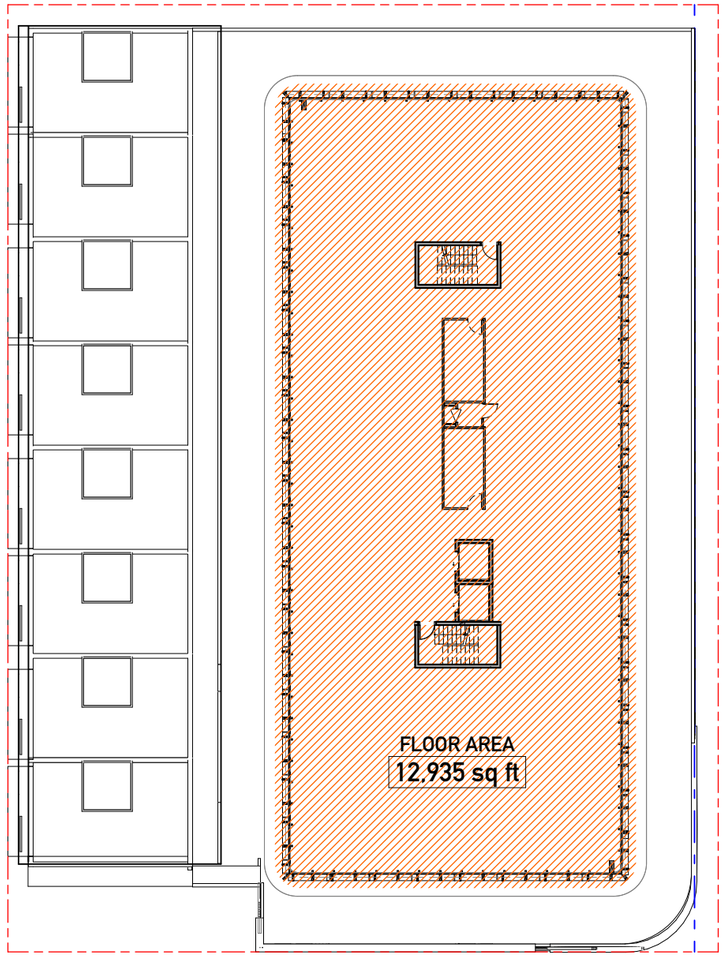
7401-7425 HARDING AVE

HARDING FAR SCHEDULE

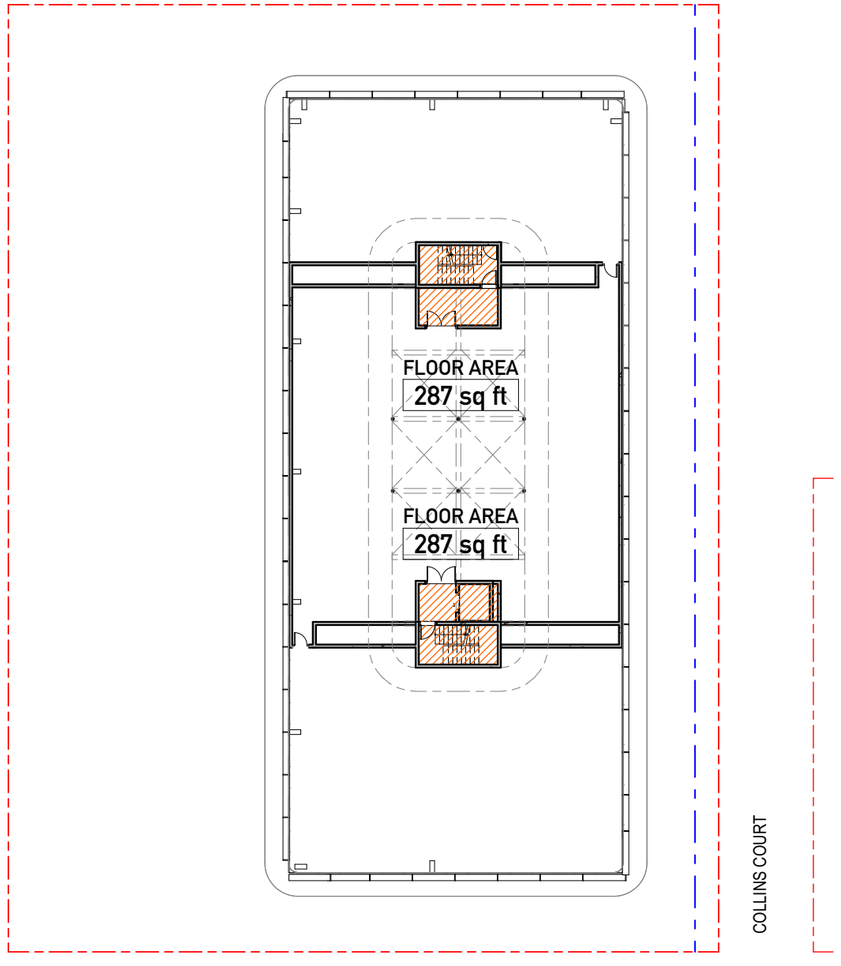
LOCATION	AREA
GROUND LEVEL	13,589.52
SECOND LEVEL	7,032.82
THIRD LEVEL	12,934.80
FOURTH LEVEL	12,934.80
FIFTH LEVEL	12,934.89
AMENITIES DECK	573.61
TOTAL FAR - HARDING	60,000.00 SF



KEYPLAN



1/32" = 1'-0" THIRD LEVEL-FIFTH LEVEL 1



1/32" = 1'-0" AMENITIES DECK 2

7410 COLLINS AVE

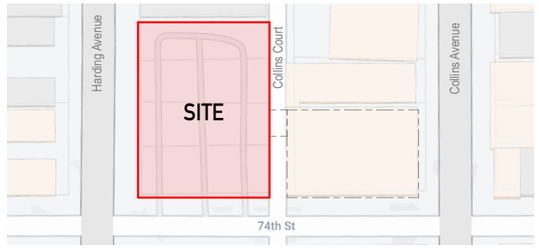
COLLINS FAR SCHEDULE

LOCATION	AREA
GROUND LEVEL	11,810.58
SECOND LEVEL	865.02
THIRD LEVEL	5,487.37
FOURTH LEVEL	5,487.37
FIFTH LEVEL	5,487.37
AMENITIES DECK	863.33
	30,000 SF

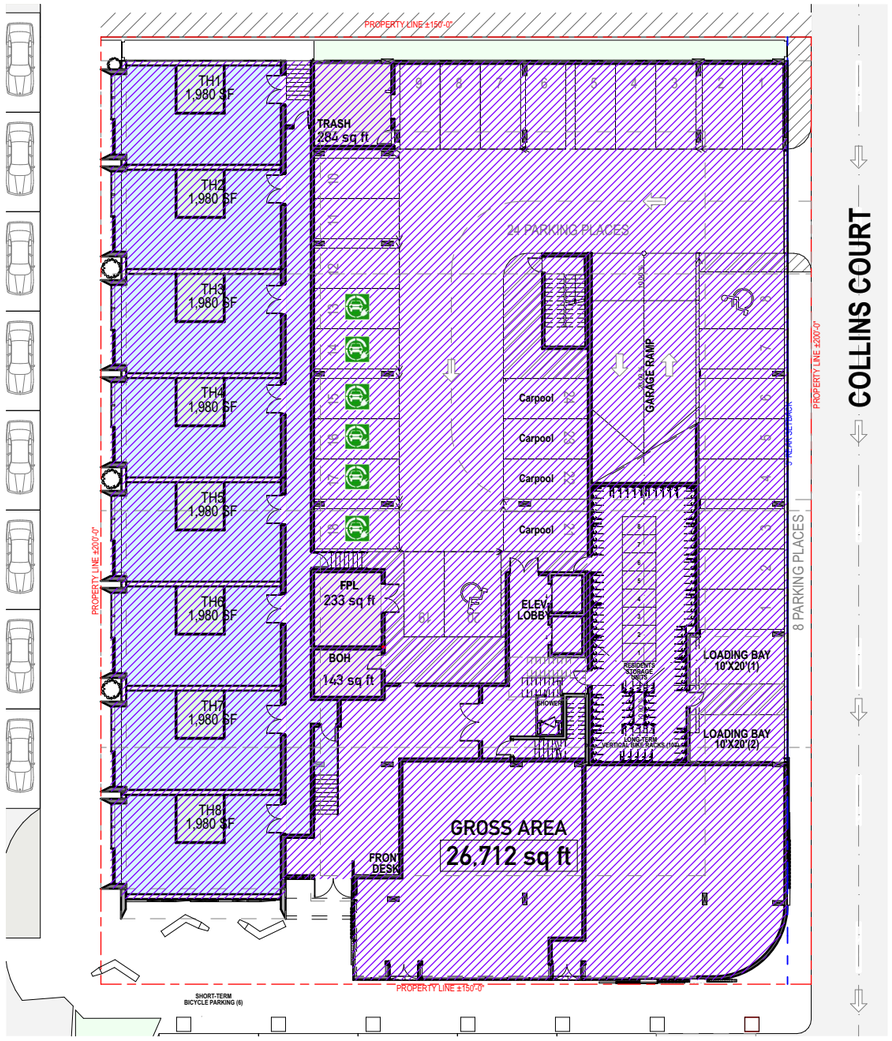
740-7425 HARDING AVE

HARDING FAR SCHEDULE

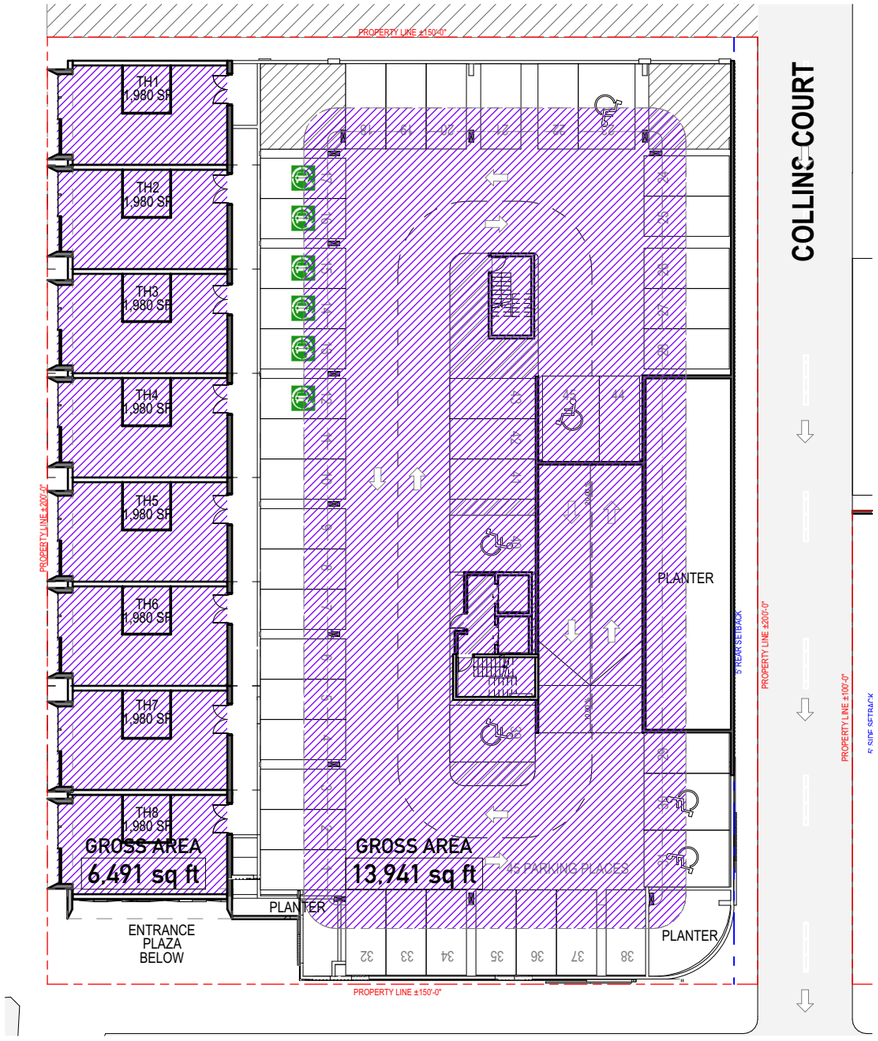
LOCATION	AREA
GROUND LEVEL	13,589.52
SECOND LEVEL	7,032.82
THIRD LEVEL	12,934.80
FOURTH LEVEL	12,934.80
FIFTH LEVEL	12,934.89
AMENITIES DECK	573.61
TOTAL FAR - HARDING	60,000.00 SF



KEYPLAN



1/32" = 1'-0" GROUND LEVEL 1



1/32" = 1'-0" SECOND LEVEL 2

Gross Areas - Harding

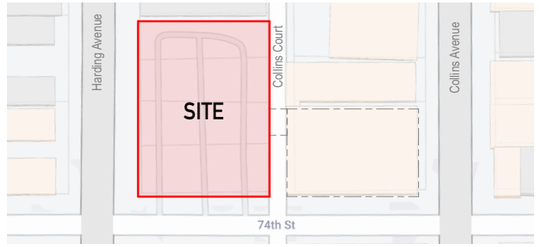
LOCATION	AREA
GROUND LEVEL	26,712.36
SECOND LEVEL	20,431.95
THIRD LEVEL	11,526.35
FOURTH LEVEL	11,526.35
FIFTH LEVEL	11,526.35
AMENITIES DECK	5,362.47
	87,085.83 ft²

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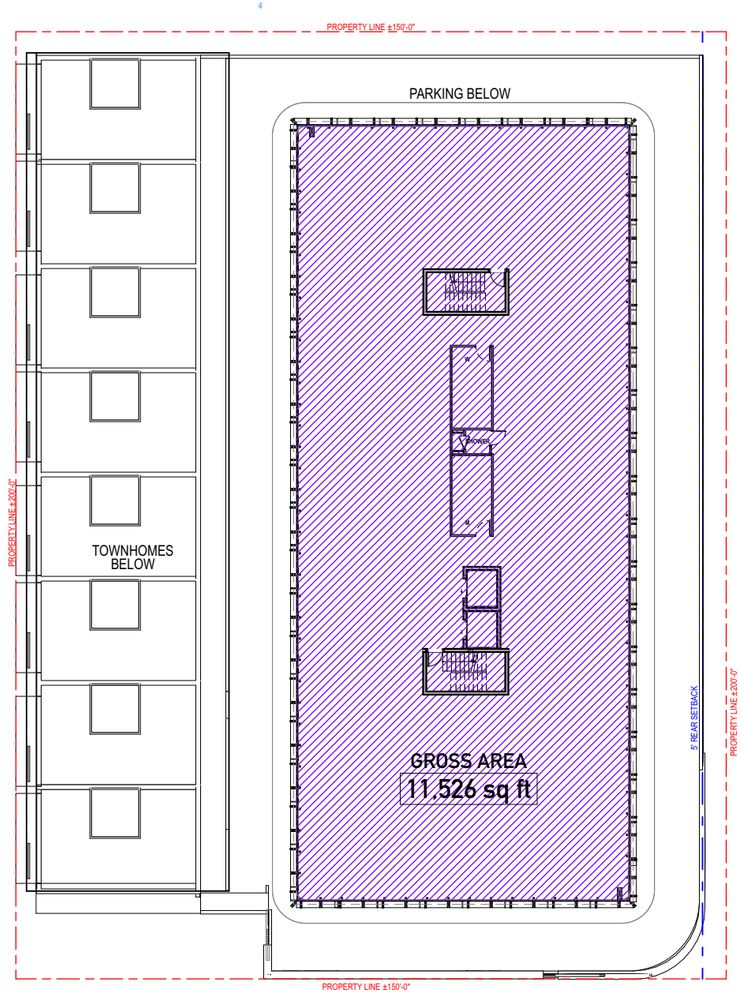
GROSS DIAGRAMS | 5/6/24

7410 COLLINS AVENUE

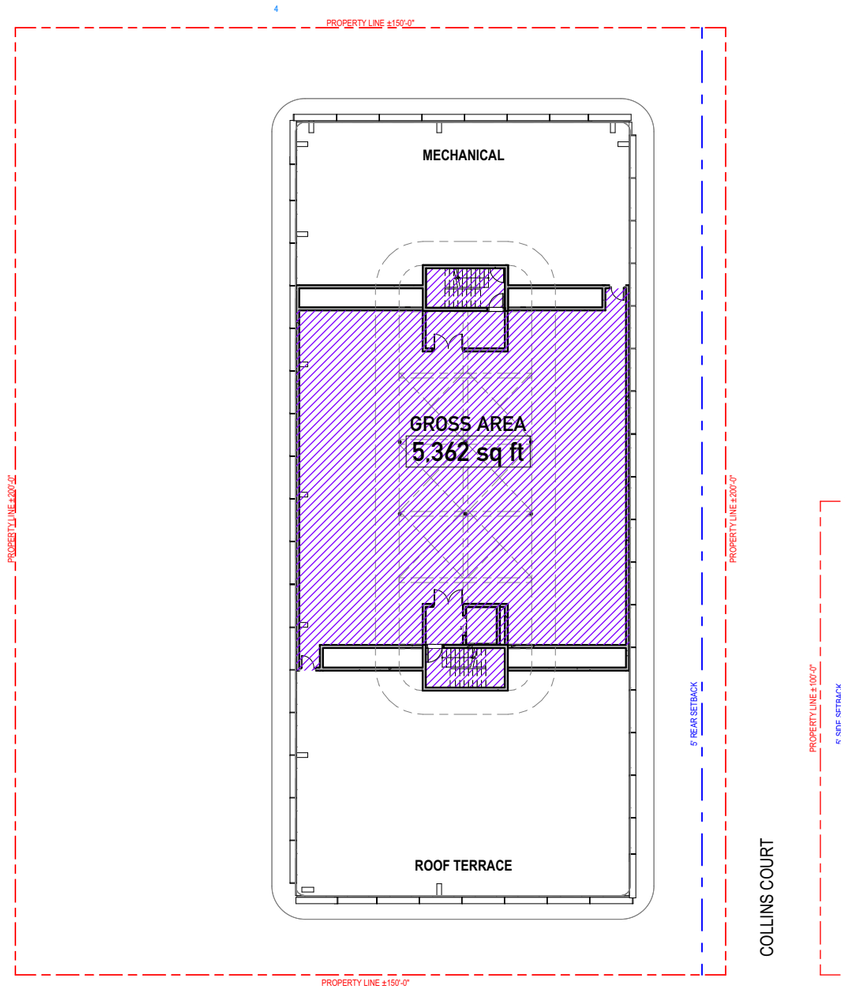
7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



KEYPLAN



1/32" = 1'-0" THIRD LEVEL-FIFTH LEVEL 1



1/32" = 1'-0" AMENITIES DECK 2

Gross Areas - Harding

LOCATION	AREA
GROUND LEVEL	
	26,712.36
SECOND LEVEL	
	20,431.95
THIRD LEVEL	
	11,526.35
FOURTH LEVEL	
	11,526.35
FIFTH LEVEL	
	11,526.35
AMENITIES DECK	
	5,362.47
	87,085.83 ft²



Pedestrian view from the Collins Ave/ 74th Street intersection

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
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Aerial view

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3D VIEWS

5/6/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
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Pedestrian view from the Harding Ave/ 74th Street intersection

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3D VIEWS

5/6/24

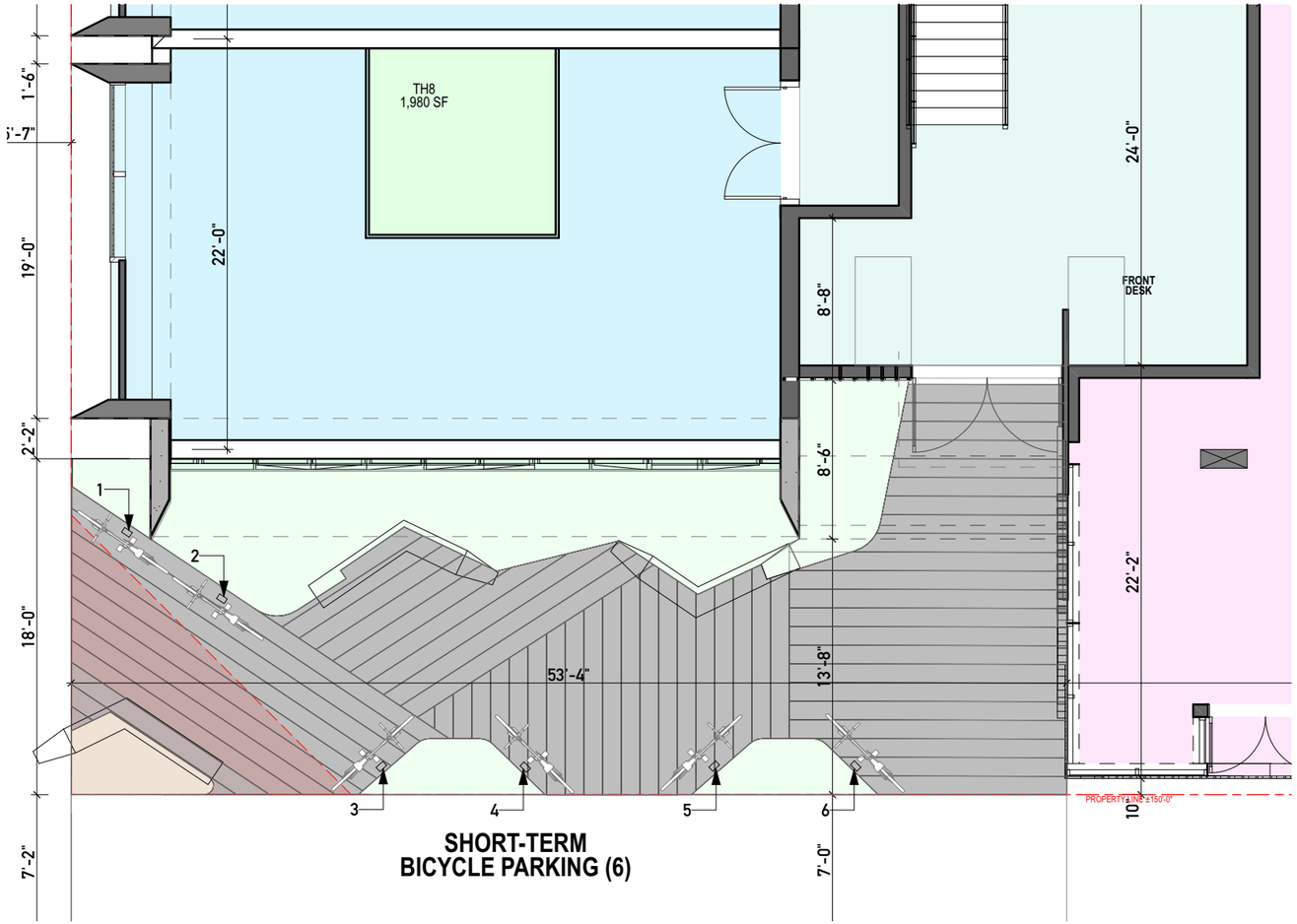
7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez

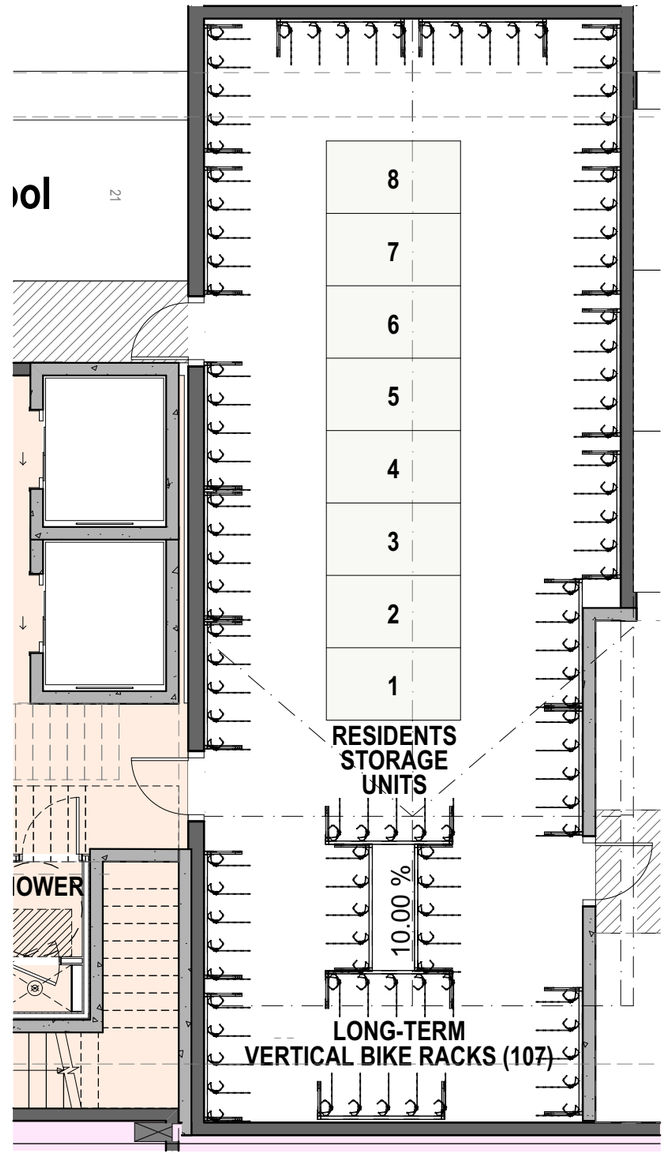
Pedestrian view along the 74th street

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
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1/8" = 1'-0" GROUND LEVEL 1



1/8" = 1'-0" GROUND LEVEL 2

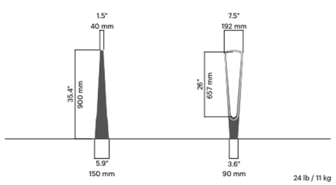
VEGA bicycle post

3996C

Designed by
Espen Voll, Tore Borgersen, Michael Olofsson

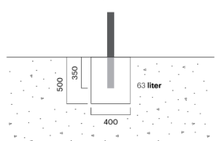
Vega bicycle post is made from cast aluminum and provides good support for up to two bicycles.





Anchoring/assembly

Type C - Concreting



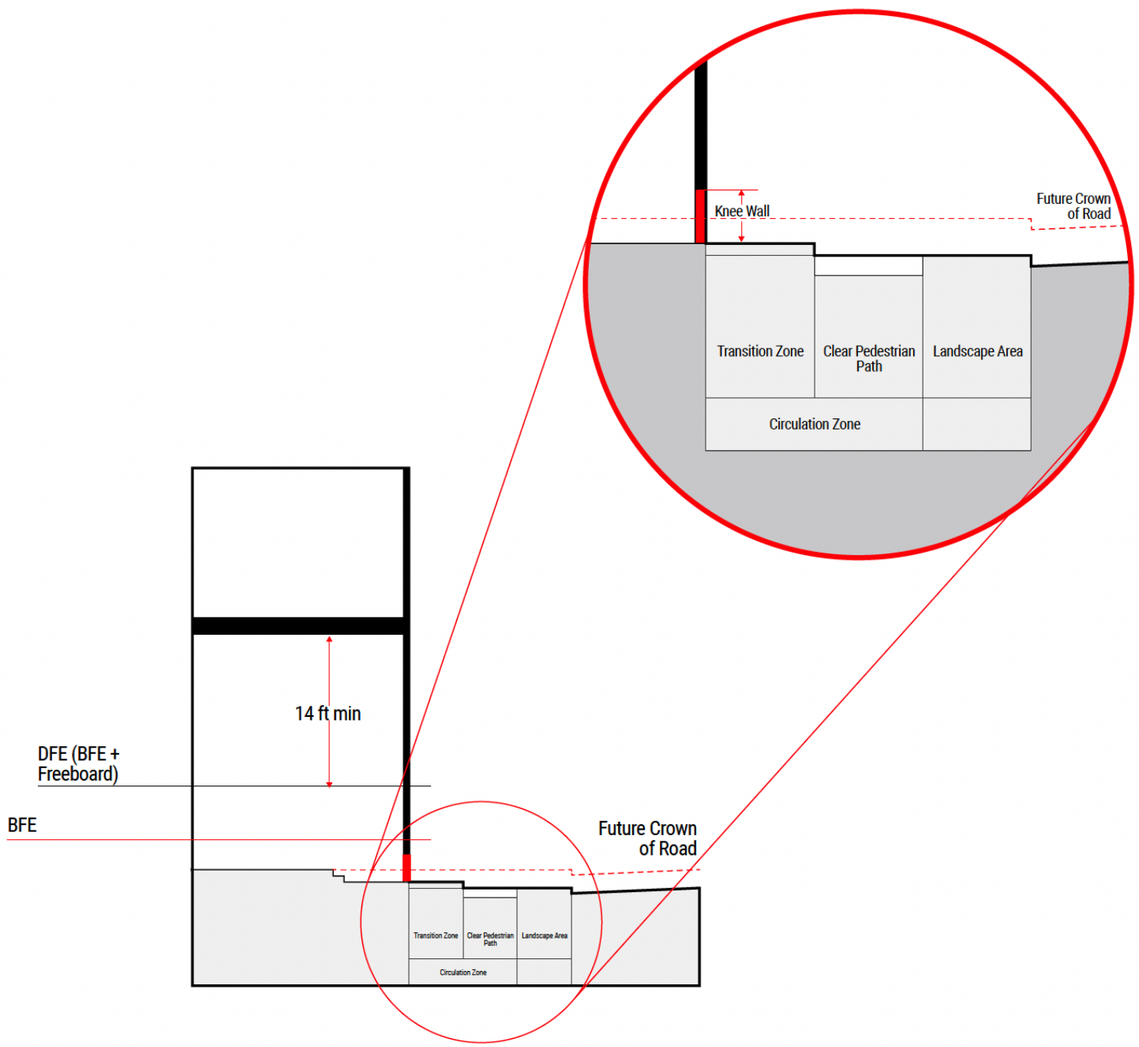


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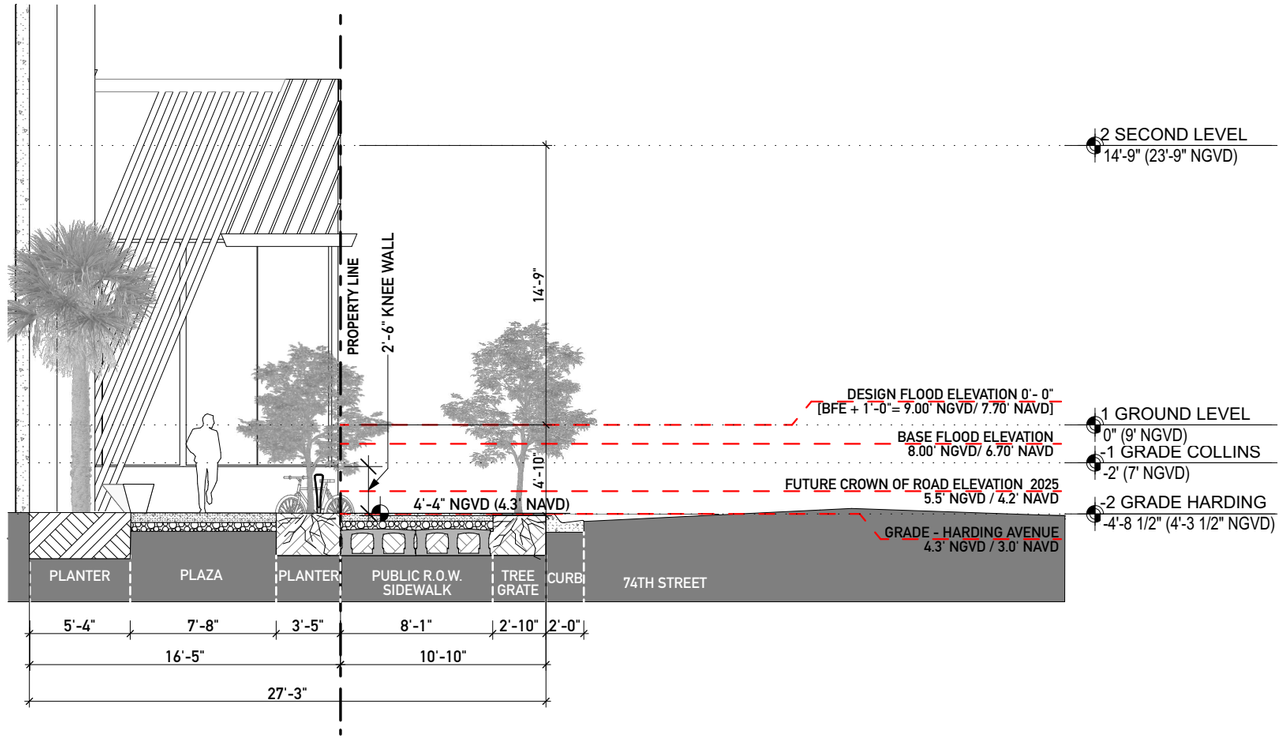
BICYCLE PARKING AREAS | 5/6/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



SHORT FRONTAGE STANDARDS-SECTION (7.1.2.2.F.1) 1



PLAZA-SIDEWALK SECTION DETAIL 2

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SHORT FRONTAGE STANDARDS - SECTION

5/6/24

7401-7425 HARDING AVENUE

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