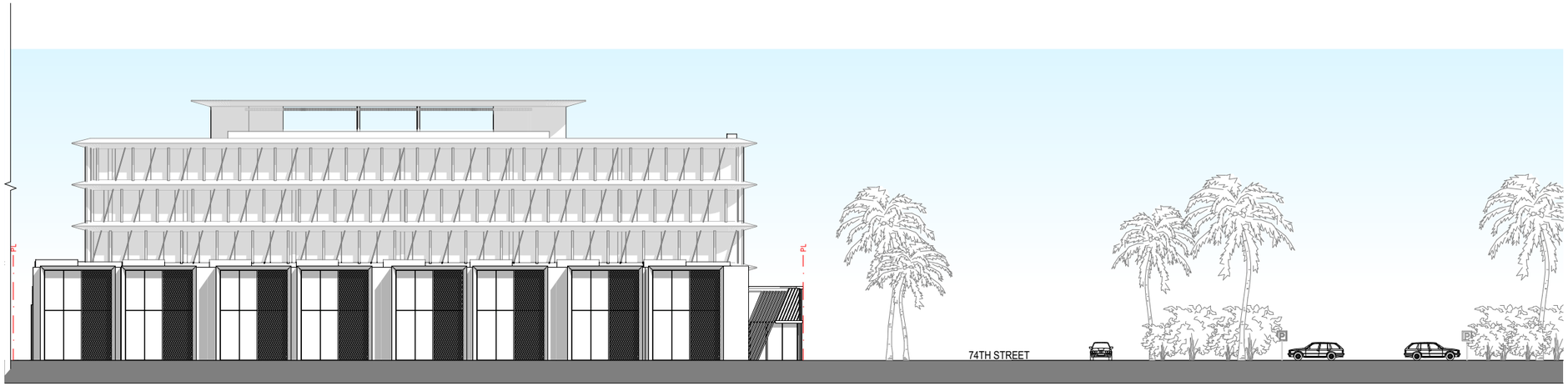


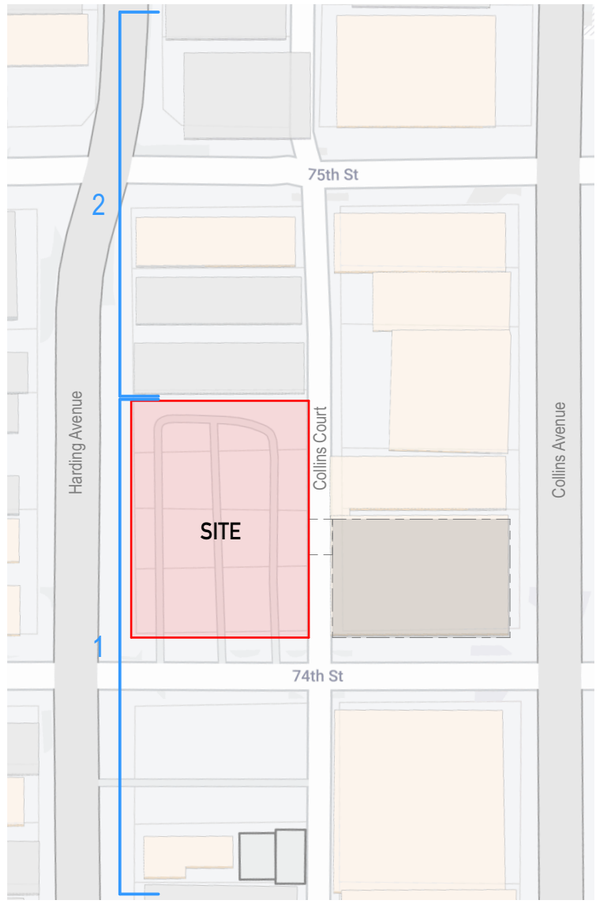
Aerial view



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



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

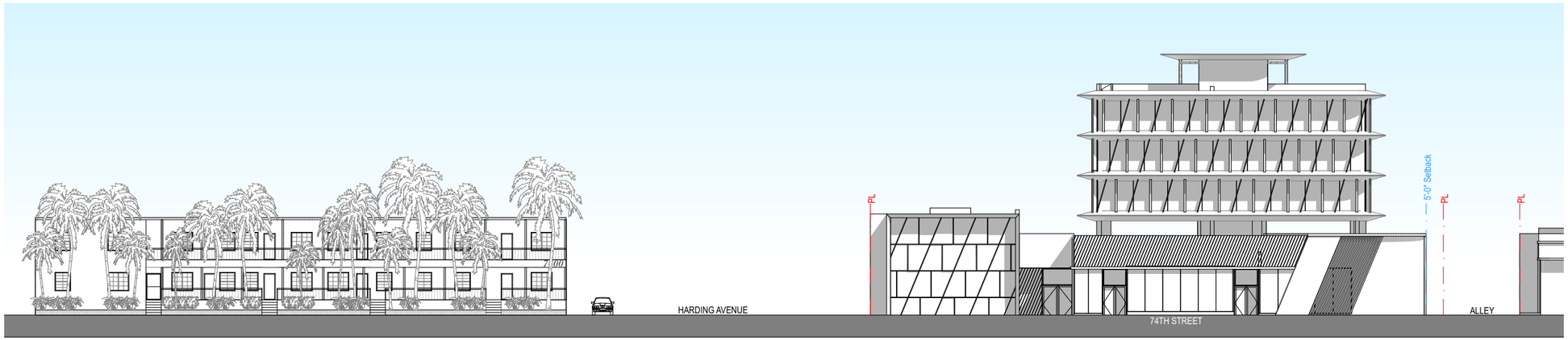


1/128"= 1'-0" KEYPLAN 3

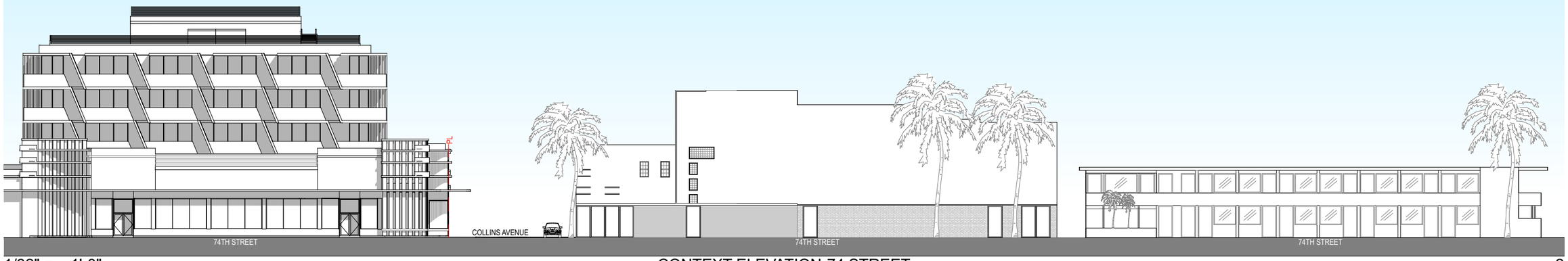
CONTEXT ELEVATIONS - HARDING AVE | 6/21/24

7401-7425 HARDING AVENUE

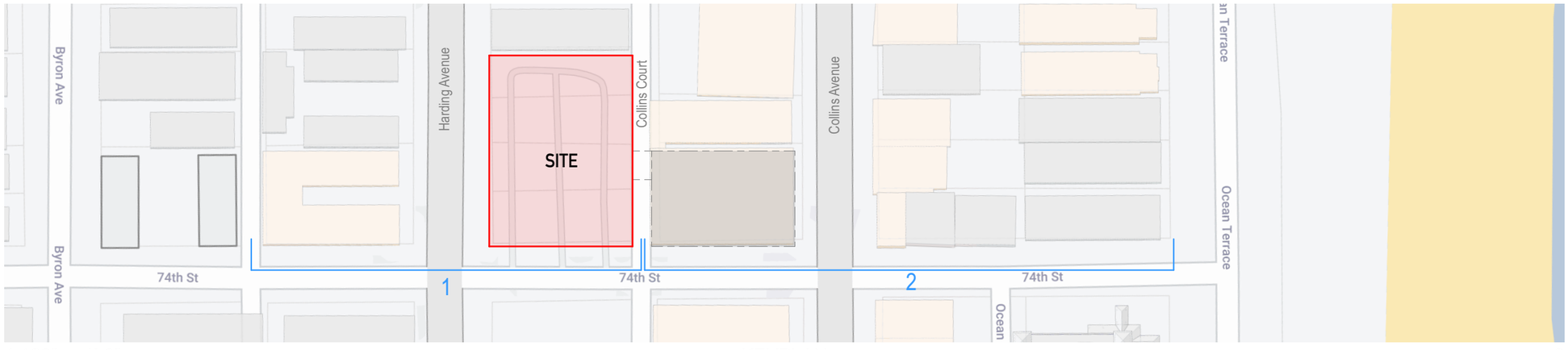
7401-7425 Harding Ave - PB Hearing
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



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



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

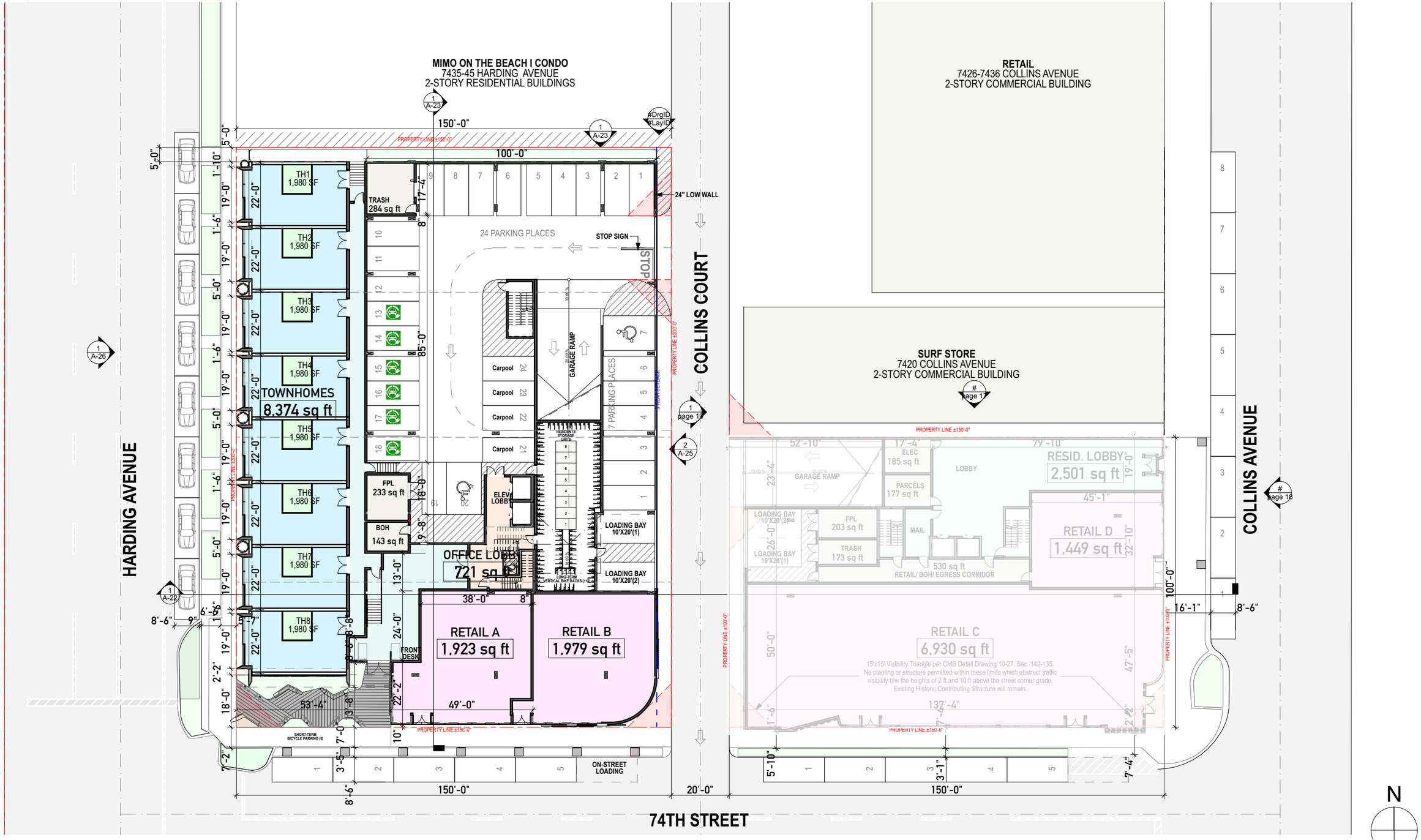


1/128"= 1'-0" KEYPLAN 3

CONTEXT ELEVATIONS - 74 STREET | 6/21/24

7401-7425 HARDING AVENUE

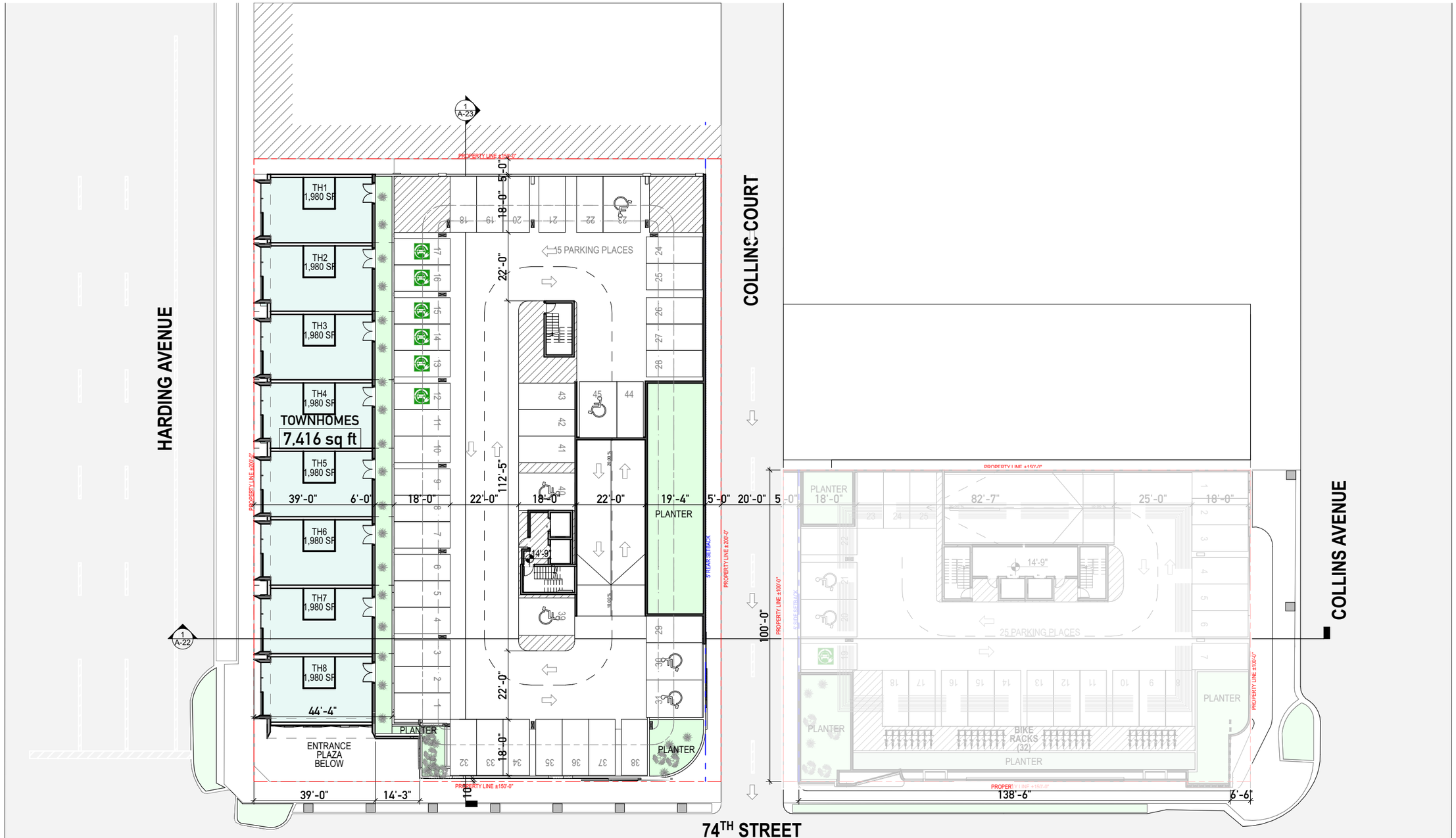
7401-7425 Harding Ave - PB Hearing
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GROUND FLOOR | 6/21/24

7401-7425 HARDING AVENUE

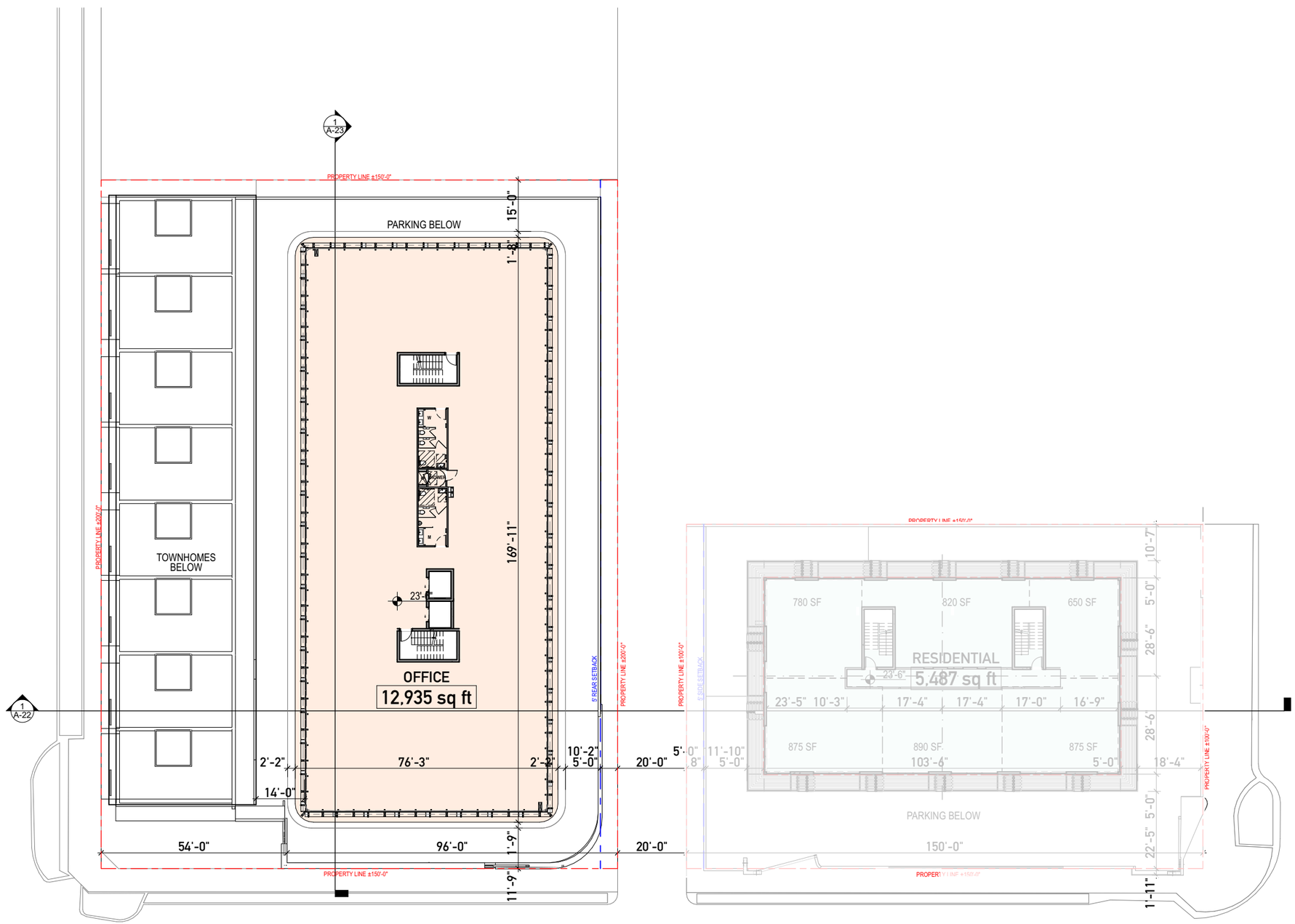
7401-7425 Harding Ave - PB Hearing
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SECOND FLOOR - PARKING | 6/21/24

7401-7425 HARDING AVENUE

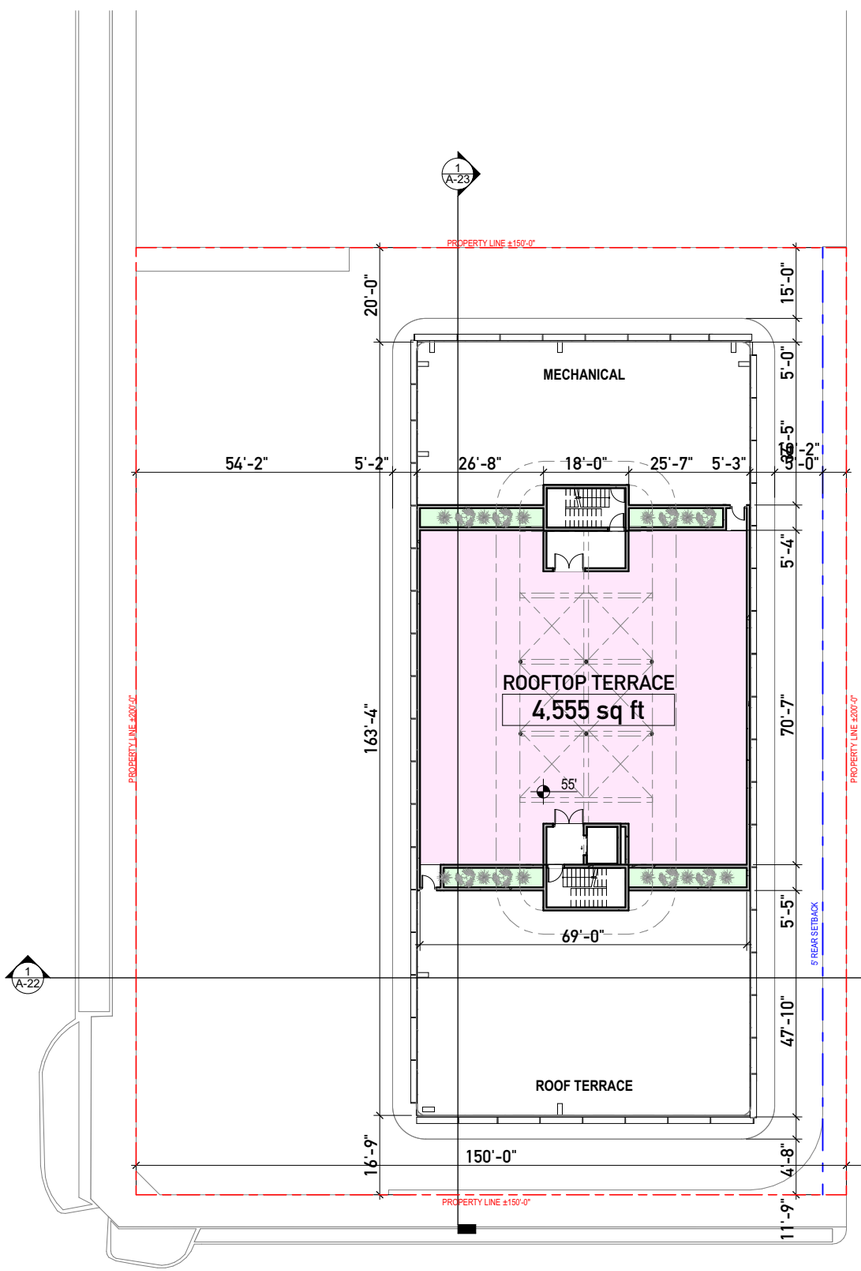
7401-7425 Harding Ave - PB Hearing
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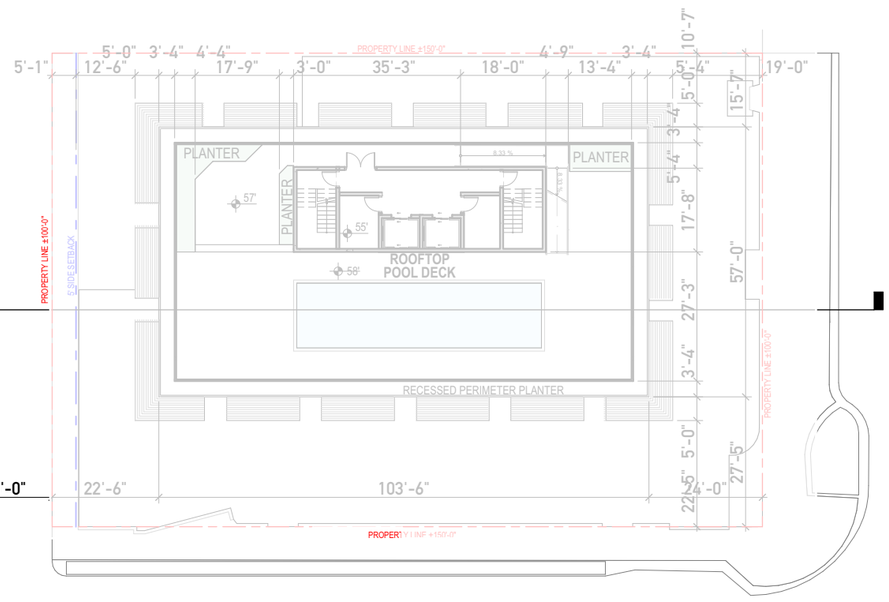


THIRD - FIFTH FLOOR | 6/21/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB Hearing
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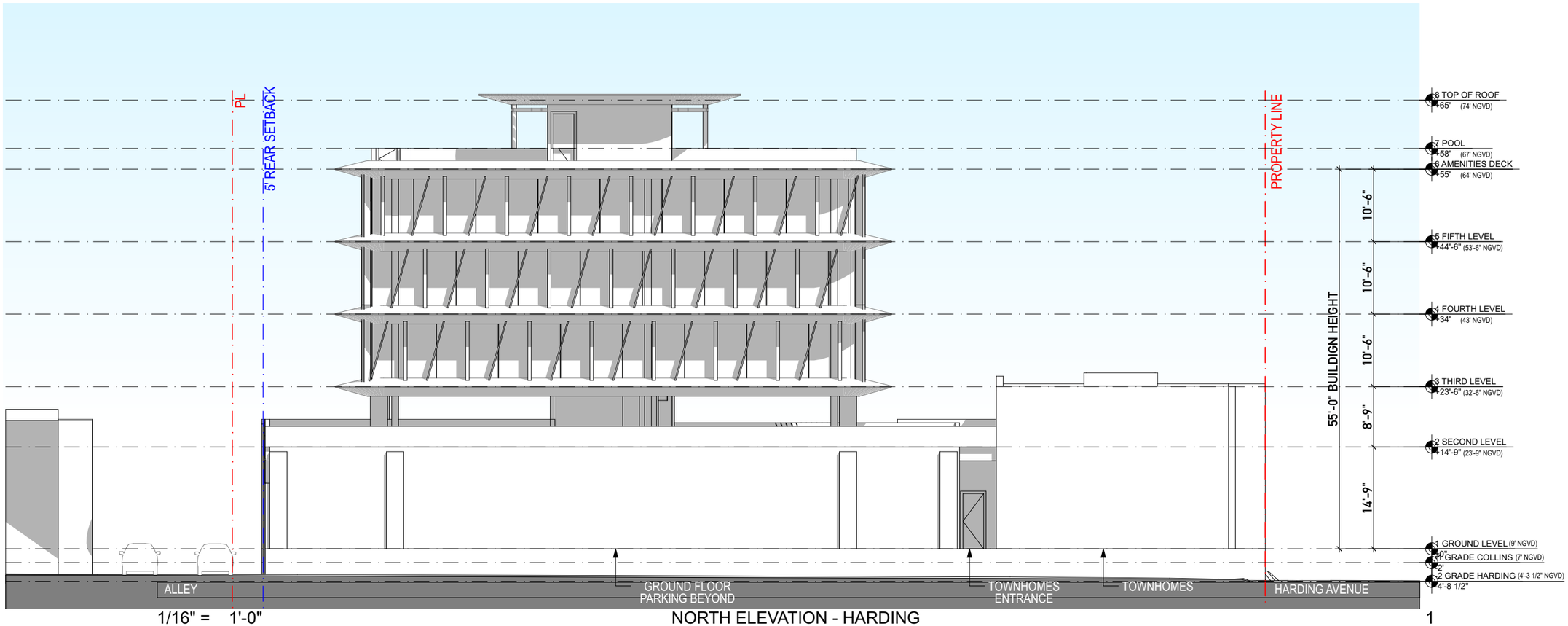


N

ROOF TOP | 6/21/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB Hearing
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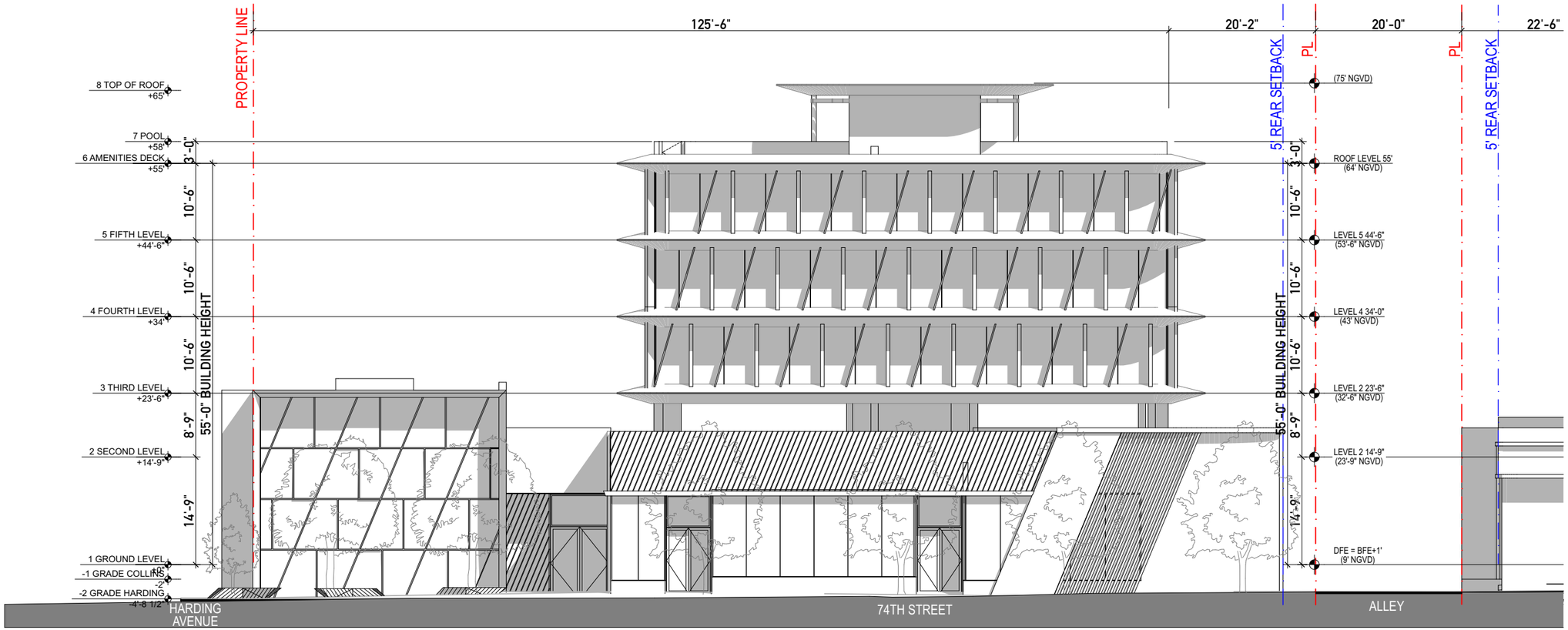


1/16" = 1'-0" NORTH ELEVATION - HARDING 1

NORTH ELEVATION | 6/21/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB Hearing
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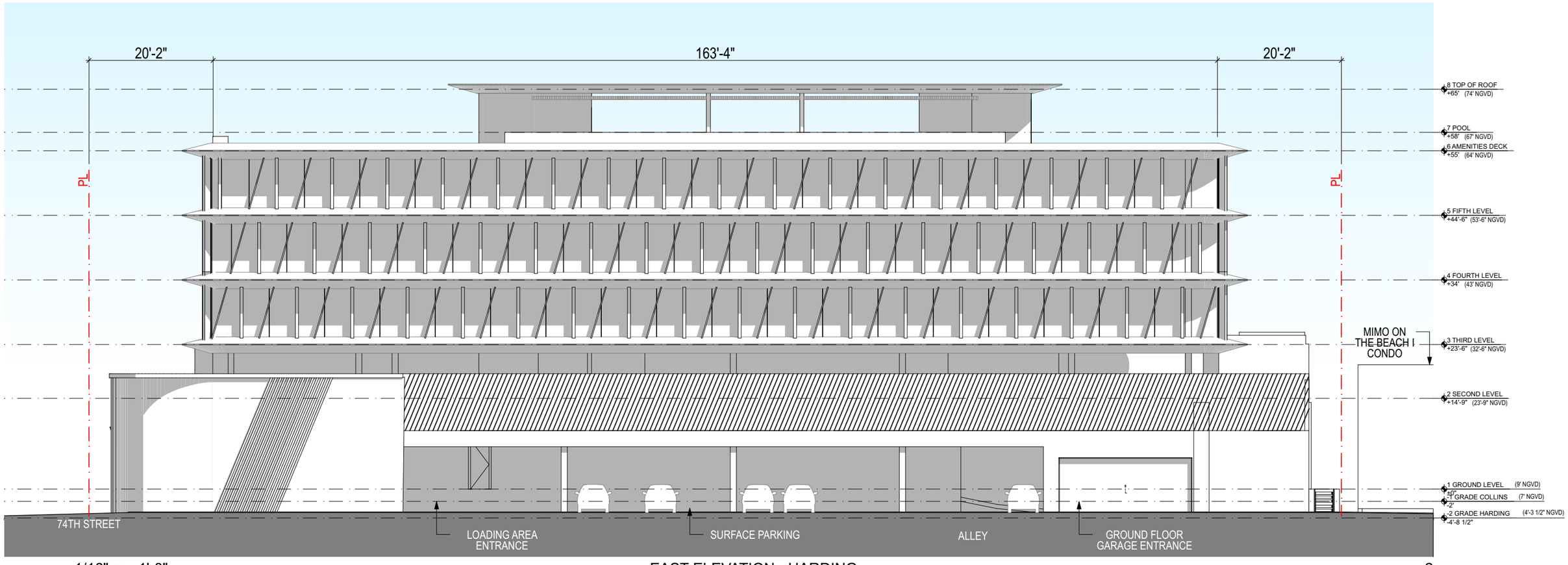


1/16" = 1'-0" SOUTH ELEVATION 1

SOUTH ELEVATION | 6/21/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB Hearing
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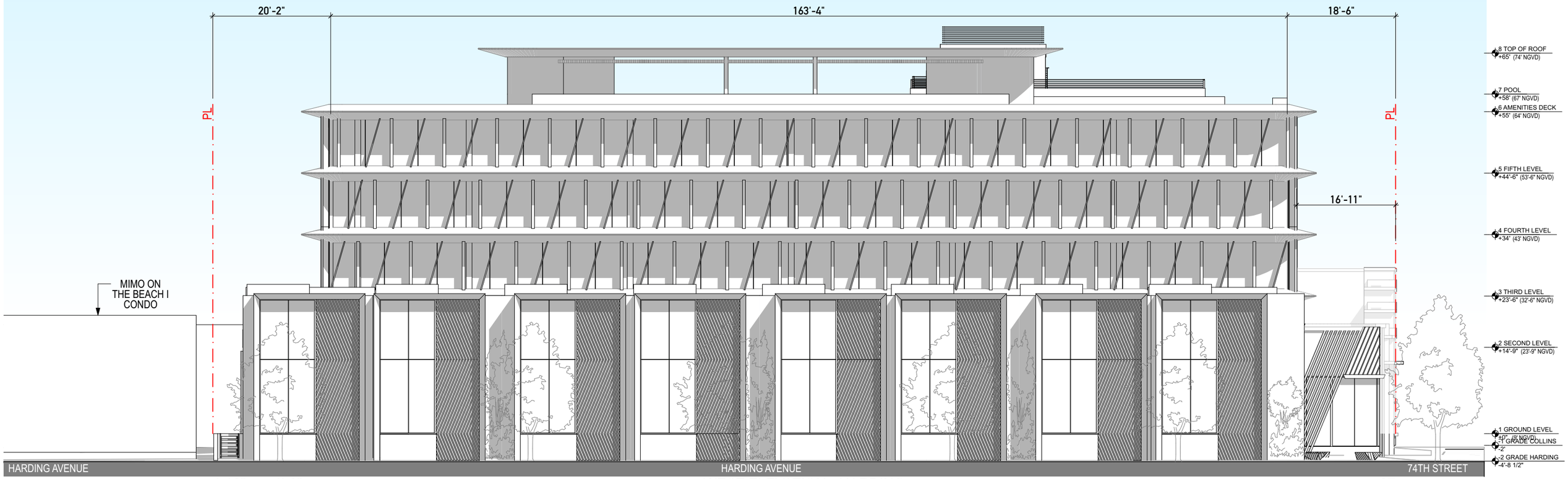
1/16" = 1'-0"

EAST ELEVATION - HARDING 2

EAST ELEVATION | 6/21/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB Hearing
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1/16" = 1'-0"

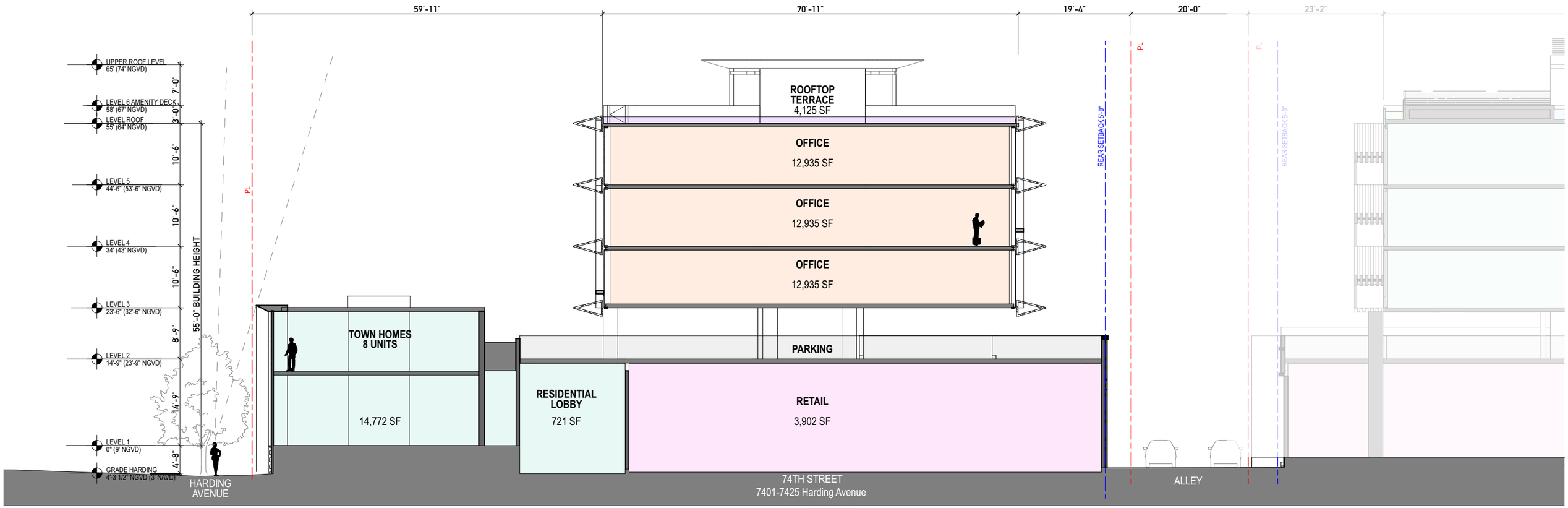
WEST ELEVATION - HARDING

27

WEST ELEVATION | 6/21/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB Hearing
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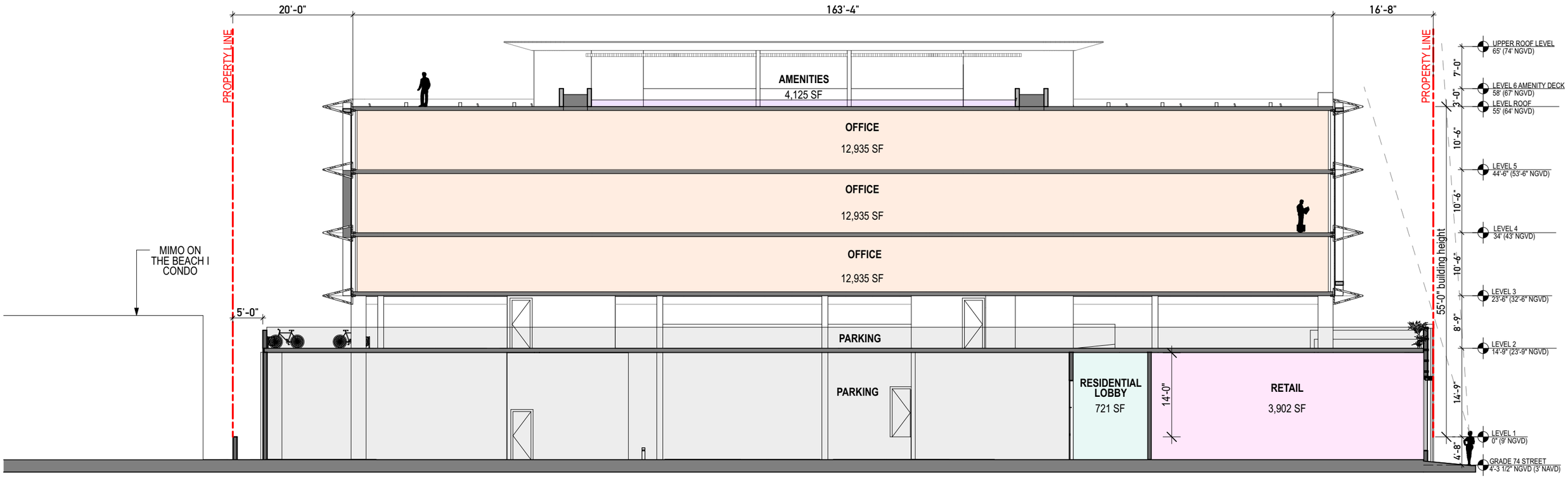
1/16" = 1'-0"

CROSS SECTION

CROSS SECTION | 6/21/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB Hearing
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1/16" = 1'-0" OFFICE SECTION 1

LONGITUDINAL SECTION | 6/21/24

7401-7425 HARDING AVENUE

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

3D VIEWS | 6/21/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB Hearing
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Aerial view

Pedestrian view from the Harding Ave/ 74th Street intersection

3D VIEWS | 6/21/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB Hearing
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Pedestrian view along the 74th street

3D VIEWS | 6/21/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB Hearing
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Transportation Changes

The applicant shall address the following Transportation, Mobility, Concurrency, Delivery, and Parking requirements:

A ☑

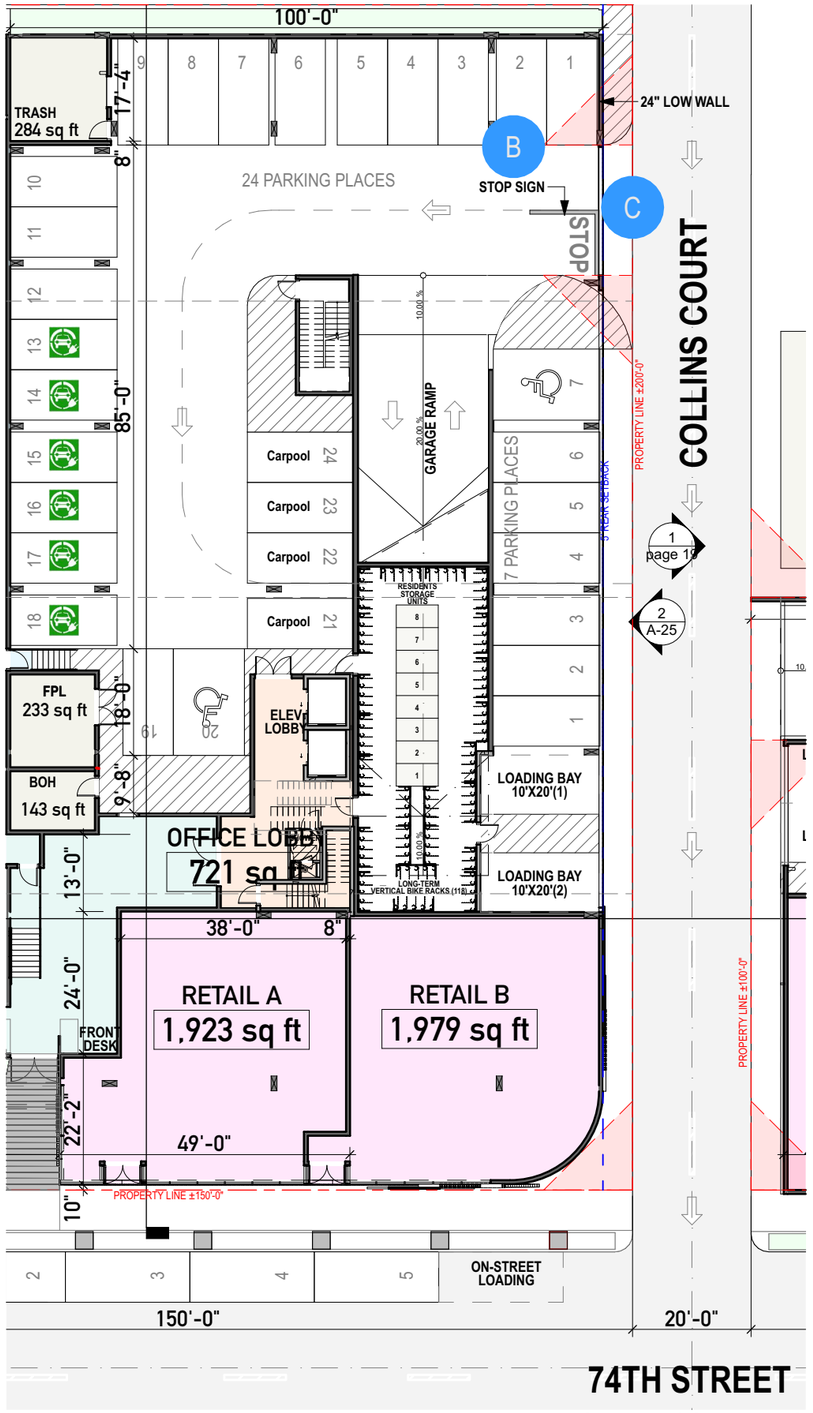
Per the most recently submitted TIA dated April 24, 2024, the applicant shall remove parking space #8 on the east wall of the west garage, and convert parking space #7 to ADA.

B ☑

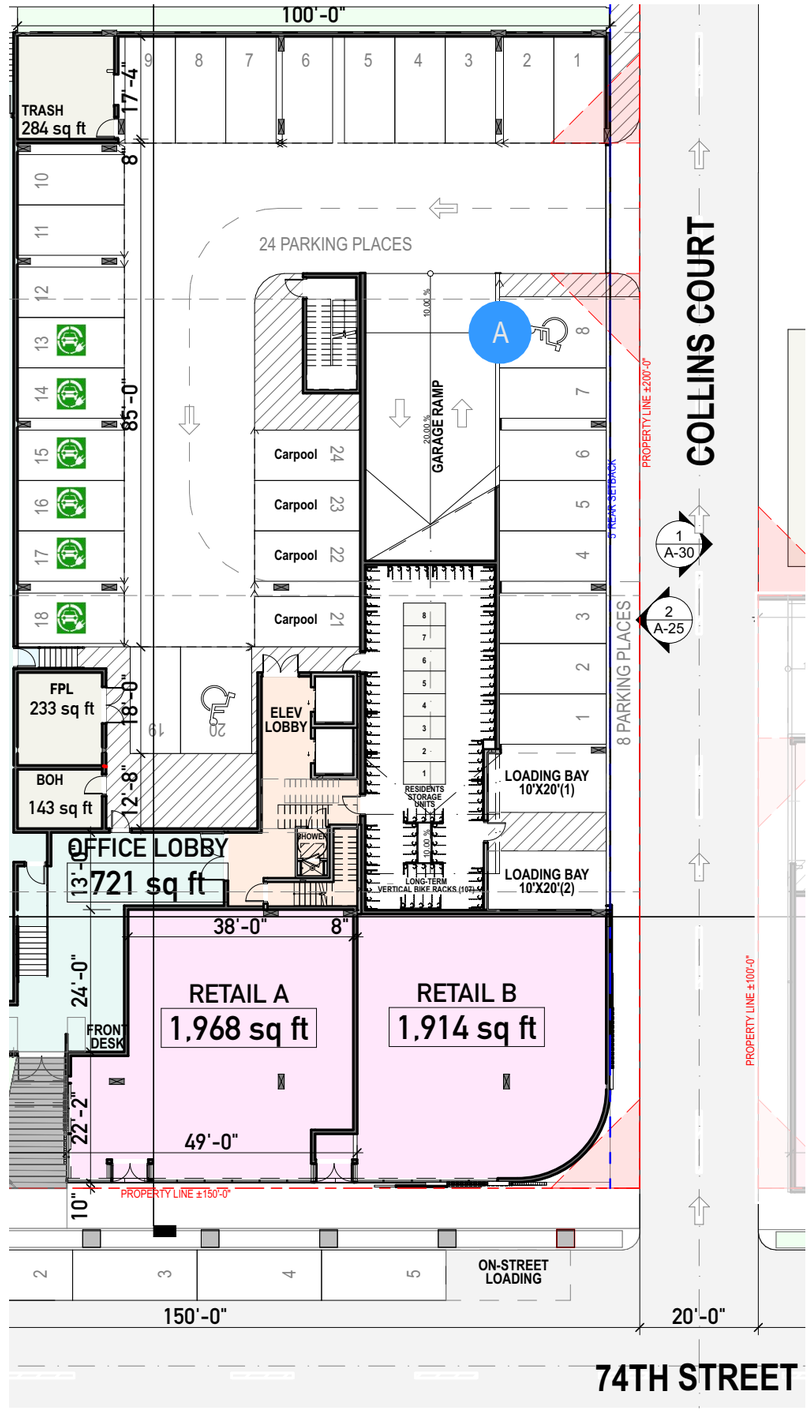
b. Per the most recently submitted TIA dated April 24, 2024, the applicant shall include a stop sign for vehicles using the garage ramp to exit the west garage, as well as the appropriate pavement markings.

C ☑

c. The applicant shall submit the revised west garage ingress/ egress design to the City of Miami Beach Transportation & Mobility Department, in the form of the revised TIA with the updated Site Plan and bicycle parking space locations and totals, for review and approval prior to the issuance of the building permit.



UPDATED PLAN PER RECEIVED COMMENTS



ORIGINAL PLAN

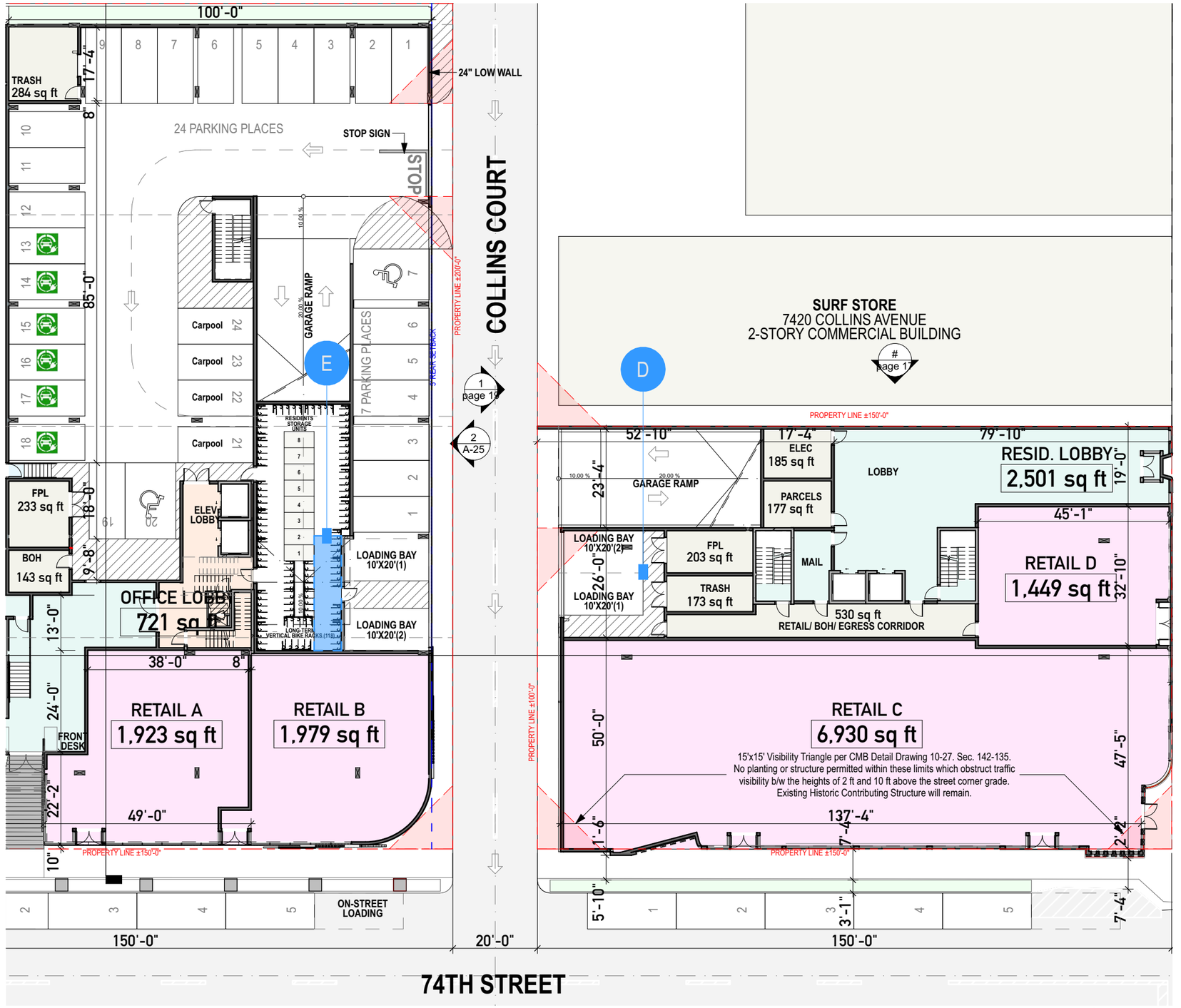
Recommendations:

D ☑ Variance Requested

All required loading spaces shall be provided on site, unless a variance is granted by the Historic Preservation Board to reduce the number of required loading spaces.

E ☑ Available

An additional five (5') feet of depth shall be provided to the loading spaces (five feet beyond the 20 foot depth of the actual loading space), in order to allow for the actual loading/ unloading of items, in a manner to be reviewed and approved by staff.



SITE PLAN

ADDITIONAL REQUIREMENTS | 6/21/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB Hearing
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PB23-0596

7401-25 Harding