TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO. RAFL-43310, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2021 AT 11:00 P.M.

LEGAL DESCRIPTION

LOTS 6, 7, 11, 12, 13, AND 14, IN BLOCK 2, TOWNSITE OF HARDING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTES CORRESPONDING TO SCHEDULE B

8 — RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PLAT OF THE TOWNSITE OF HARDING, RECORDED IN PLAT BOOK 34, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, SHOWN HEREON)

9 — TERMS AND CONDITIONS SET FORTH IN SHORT FORM LEASE DATED AUGUST 5, 1986, BETWEEN CALVIN GAETA, LANDLORD, AND JACK ECKERD CORPORATION, A DELAWARE CORPORATION, TENANT, FILED OCTOBER 23, 1996, RECORDED IN OFFICIAL RECORDS BOOK 13059, PAGE 2658, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AFFECTED BY NAME CHANGE TO ECKERD CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 19264, PAGE 1220 AND BY SUBORDINATION AGREEMENT BETWEEN HOLIDAY CVS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 27572, PAGE 108.
(BOOK 13059, PAGE 2658 – DOES NOT AFFECT, APPEARS TO BE EXPIRED SINCE 2006; BOOK 19264, PAGE 1220 – AFFECTS AS A BLANKET IN NATURE; BOOK 27572, PAGE 108 – AFFECTS, PLOTTED AS SHOWN)

10 — RESOLUTION NO. 93-20699 BY THE CITY COMMISSION OF THE CITY OF MIAMI BEACH, RE: NORTH BEACH STREETSCAPE IMPROVEMENT PROJECT, FILED APRIL 12, 1993, RECORDED IN OFFICIAL RECORDS BOOK 15877, PAGE 745, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

11 — PERPETUAL EASEMENT IN FAVOR OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, FILED FEBRUARY 1, 2011, RECORDED IN OFFICIAL RECORDS BOOK 27572, PAGE 105, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, PLOTTED AND SHOWN)

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, AND FLORIDA 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 090306203 AND 090306170.

COMPANY:	CONTACT:
AT&T	844-956-4134
BREEZELINE	888-536-9600
CITY OF MIAMI BEACH	305-673-7420
COMCAST CABLE	800-266-2278
CROWN CASTLE NG	866-787-2637
DADE COUNTY PUBLIC WORKS AND TRAFFIC	305-891-3131
FLORIDA POWER & LIGHT--DADE	1-800-226-5885
HOTWIRE COMMUNICATIONS	800-688-3600
MCI	305-373-4737
TECO PEOPLES GAS SOUTH FLORIDA	305-940-0139
VILLAGE OF BAL HARBOUR	305-866-4633

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE SURVEY.

TEMPORARY BENCHMARK INFORMATION

TBM#1
FOUND 1" PIPE
NORTHING: 555638.25
EASTING: 945020.93
ELEVATION: 5.23'

TBM#2
FOUND PK-NAIL & DISK
INSCRIBED "FL PSM 5913"
NORTHING: 555830.39
EASTING: 944860.77
ELEVATION: 5.27'

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED ENTIRELY IN ZONE AE ON FLOOD INSURANCE RATE MAP NUMBER 12086C0326L, WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

PER FIRM NUMBER 12086C0326L DATED 09/11/2009 THE BASE FLOOD ELEVATION IS 8.0' REFERENCED TO NGVD 1929.

INVERTS LIST

DMH#1
STORM MANHOLE
RIM ELEVATION: 4.69'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

DMH#2
STORM MANHOLE
RIM ELEVATION: 4.20'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

DMH#3
STORM MANHOLE
RIM ELEVATION: 4.92'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

DMH#4
STORM MANHOLE
RIM ELEVATION: 4.32'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#1
SANITARY MANHOLE
RIM ELEVATION: 5.47'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#2
SANITARY MANHOLE
RIM ELEVATION: 5.53'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#3
SANITARY MANHOLE
RIM ELEVATION: 4.90'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#4
SANITARY MANHOLE
RIM ELEVATION: 4.93'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#5
SANITARY MANHOLE
RIM ELEVATION: 4.82'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

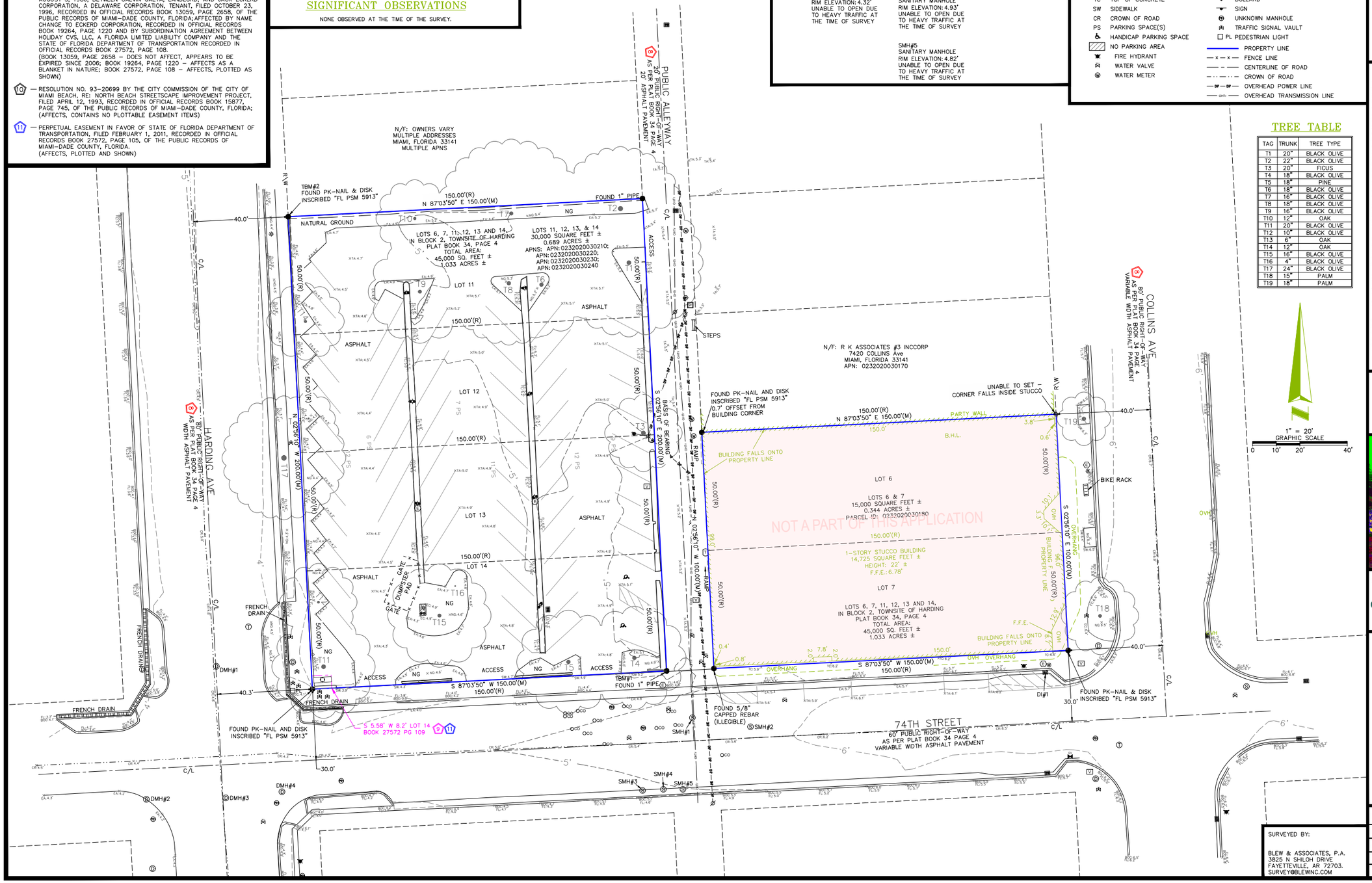
DI#1
DRAINAGE INLET
RIM ELEVATION: 5.70'
UNABLE TO OPEN DUE TO PARKED VEHICLE

LEGEND

● FOUND MONUMENT AS-NOTED	WV WATER VAULT
○ SET MONUMENT AS-NOTED	GAS VALVE
✥ COMPUTED POINT	GRATED INLET (GI)
(M) MEASURED/CALCULATED DIMENSION	DRAINAGE MANHOLE (DMH)
(R) RECORD DIMENSION	SANITARY MANHOLE (SMH)
N/F NOW OR FORMERLY	CLEANOUT
OVH OVERHANG	UTILITY POLE
B.H.L. BUILDING HEIGHT LOCATION	GUY ANCHOR
F.F.E. FINISHED FLOOR ELEVATION	ELECTRIC BOX
BOC BACK OF CURB	ELECTRIC VAULT
FL FLOWLINE	LIGHT POLE
EA EDGE OF ASPHALT	TELEPHONE PEDESTAL
TA TOP OF ASPHALT	TELEPHONE MANHOLE
NG NATURAL GROUND	FIBER OPTIC VAULT
EC EDGE OF CONCRETE	UTILITY VAULT
TC TOP OF CONCRETE	BOLLARD
SW SIDEWALK	SIGN
CR CROWN OF ROAD	UNKNOWN MANHOLE
PS PARKING SPACE(S)	TRAFFIC SIGNAL VAULT
HANDICAP PARKING SPACE	PL PEDESTRIAN LIGHT
NO PARKING AREA	PROPERTY LINE
FIRE HYDRANT	FENCE LINE
WATER VALVE	CENTERLINE OF ROAD
WATER METER	CROWN OF ROAD
	OVERHEAD POWER LINE
	OHTR OVERHEAD TRANSMISSION LINE

TREE TABLE

TAG	TRUNK	TREE TYPE
T1	20"	BLACK OLIVE
T2	22"	BLACK OLIVE
T3	20"	FICUS
T4	18"	BLACK OLIVE
T5	18"	PINE
T6	18"	BLACK OLIVE
T7	16"	BLACK OLIVE
T8	18"	BLACK OLIVE
T9	16"	BLACK OLIVE
T10	12"	OAK
T11	20"	BLACK OLIVE
T12	10"	BLACK OLIVE
T13	6"	OAK
T14	12"	OAK
T15	16"	BLACK OLIVE
T16	4"	BLACK OLIVE
T17	24"	BLACK OLIVE
T18	15"	PALM
T19	18"	PALM



VICINITY MAP

NOT TO SCALE



SHEET 1 OF 1

LAND AREA

45,000 ± SQUARE FEET
1.033 ± ACRES

PARKING

REGULAR= 57
HANDICAP= 2
TOTAL= 59

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011, AS MEASURED ALONG THE EAST LINE OF LOTS 11, 12, 13 AND 14. WHICH BEARS S02°56'10"E PER GPS COORDINATE OBSERVATIONS.
LATITUDE: 25°51'35.5224"
LONGITUDE: -80°07'19.0617"
CONVERGENCE ANGLE: 00°22'58.8003"

GENERAL NOTES

1. WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO 74TH STREET AND 75TH STREET VIA THE ALLEYWAY, BOTH BEING DEDICATED PUBLIC STREETS.
5. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE NOT CONTIGUOUS, CONTAINING ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF HARDING AVENUE AND 74TH STREET, WHICH ABUTS THE SOUTHWEST CORNER OF LOT 14.
12. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.
13. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH ORIGINATING BENCHMARK PID "AC2274", VERTICAL DATUM BASED UPON NATIONAL GEODETIC VERTICAL DATUM (NGVD29) IN US SURVEY FEET. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS.
BENCHMARK ID: PID "AC2274"
PUBLISHED ELEVATION: 6.69'
MONUMENT DESCRIPTION: BENCH MARK DISK INSCRIBED "G 313 1970"
14. CONVERSION: NGV29=NAVD88+1.30'
CONVERSION PROVIDED BY NGS COORDINATE AND TRANSFORMATION TOOL (NCAT).

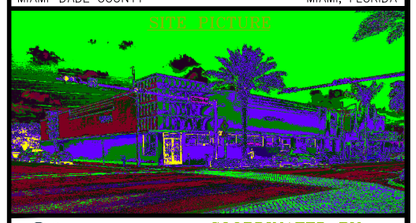
ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 455698

7410 COLLINS AVENUE

MIAMI-DADE COUNTY — MIAMI, FLORIDA

SITE PICTURE



COORDINATED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/06/2023. DATE OF PLAT OR MAP: 04/18/2023.

Peter G Johnson

PETER G. JOHNSON
LICENSE NUMBER 5913
STATE OF FLORIDA
Professional Surveyor and Mapper

PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB 8173

SURVEYED BY:

BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM

DATE	REVISION HISTORY	BY
05/01/23	CLIENT COMMENTS	WRG
05/26/23	ADDED BASE FLOOD ELEVATION	AJ

SURVEYOR JOB NUMBER: 22-0649.01
SCALE: 1" = 20'
DRAWN BY: WRG
APPROVED BY: LT

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	Tier 3 area c	Tier 3 area c	Tier 3 area c	
32	Total # of parking spaces	114 p.s.	110 surface parking spaces	76 p.s.	
33	# of parking spaces required	114 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	118 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.

MIAMIBEACH

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

SEPARATE APPLICATION

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

PARKING SCHEDULE

Tier III Area C — 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.	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.**	**38 p.s.**	**76 p.s.**

PARKING GARAGE SCHEDULE

*no tandem and no valet	Harding	Collins
Level 1	31 p.s.	0 p.s.
Level 2	45 p.s.	25 p.s.
Total	**76 p.s.**	**25 p.s.**
Required	114 p.s.	27 p.s.
Deficit covered by alternative parking methods	**38 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	**118 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**

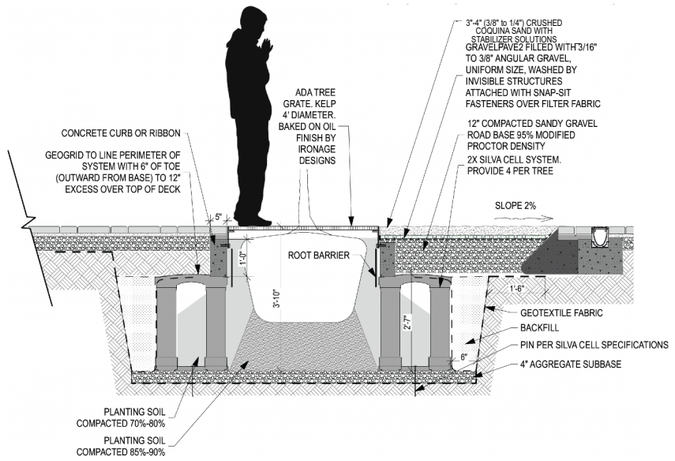
1 loading space provided on Collins Site

ALTERNATIVE PARKING SCHEDULE

Tier III Area C — 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 25 % requirement (29 p.s.)	**19 p.s.** * 5 bike racks = **95 bike racks**	19. 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	**95 bike racks, 4 carpools, 4 showers**		**38 p.s.**

ELECTRIC VEHICLE PARKING

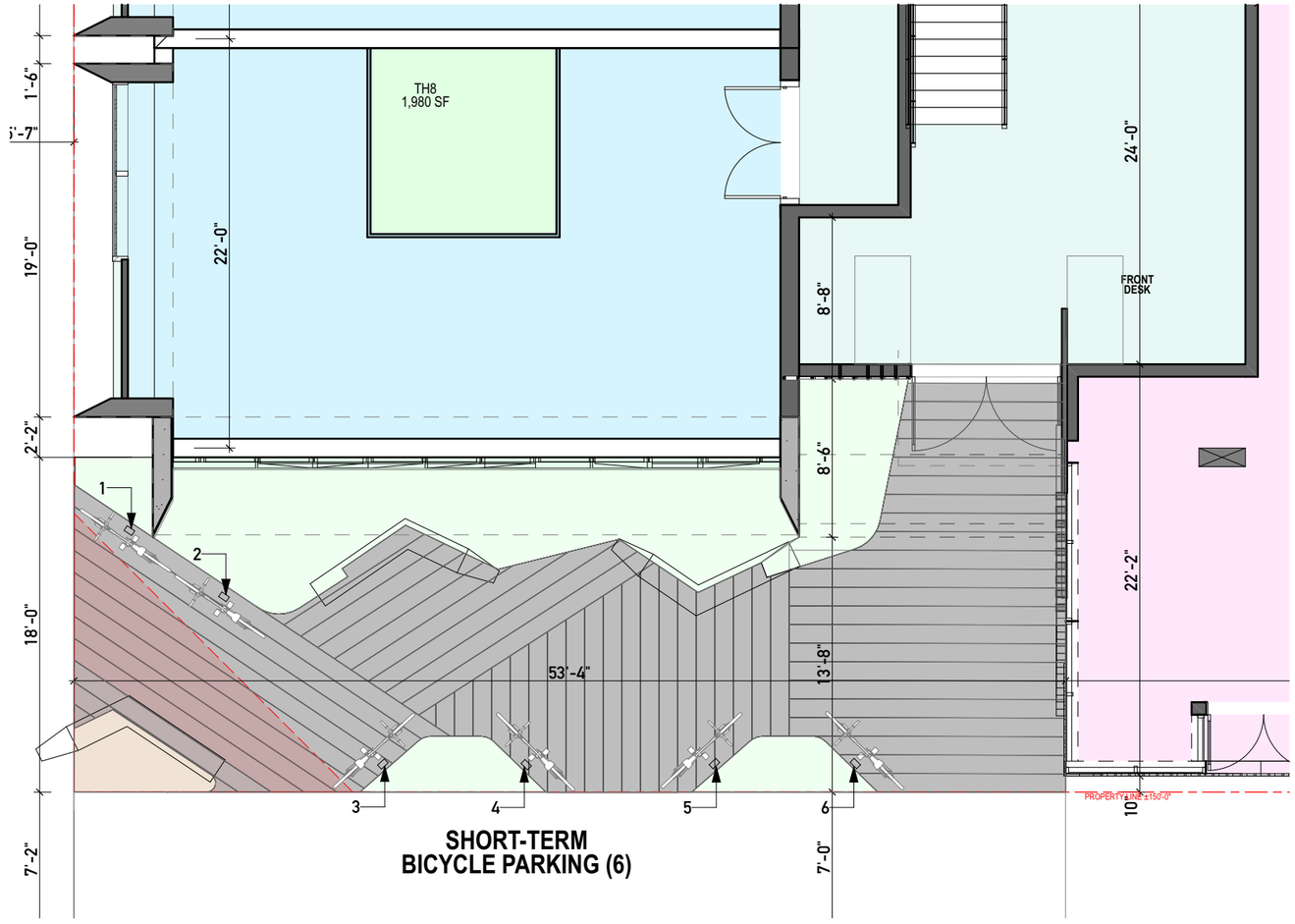
	REQUIREMENT	PROVIDED
Commercial	A minimum of 10% of the required parking spaces shall be equipped with an electric vehicle charging station rated at Level 2 or higher.	12. p.s.
	114 p.s. * 10% = **11.4 p.s. (12 p.s.)**	
Total	**12 p.s.**	**12 p.s.**



STREET SECTION | 6/21/24

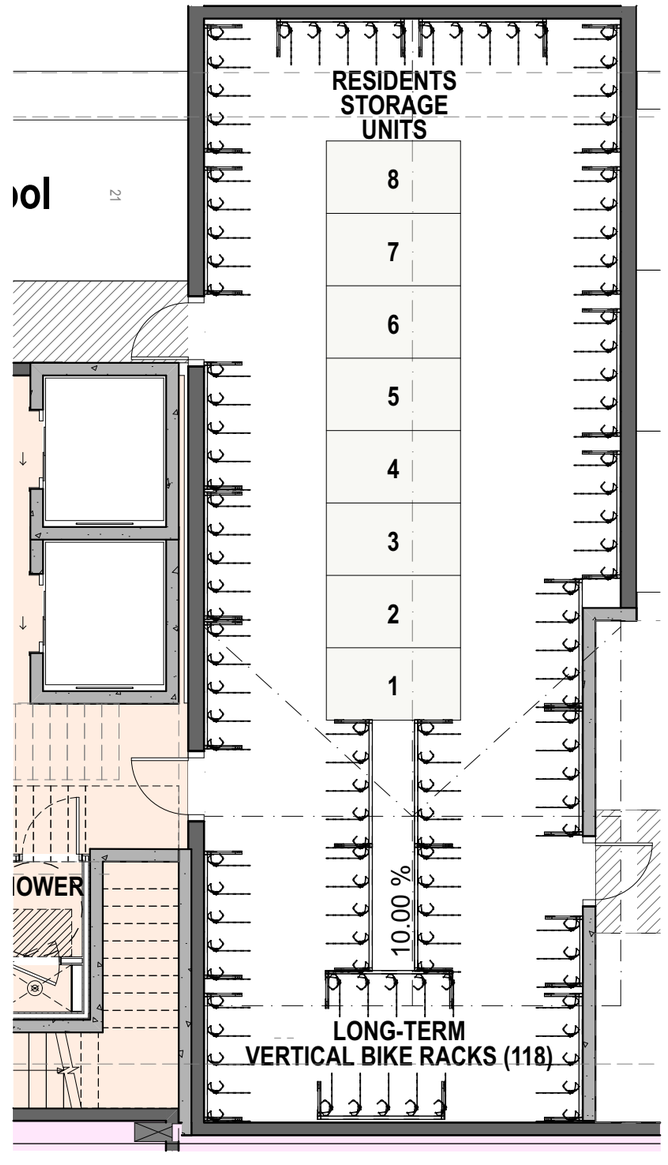
7401-7425 HARDING AVENUE

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



SHORT-TERM BICYCLE PARKING (6)

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



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

VEGA bicycle post

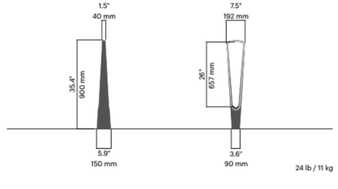
3996C

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.

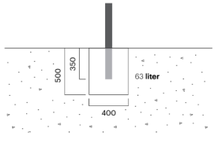






Anchoring/assembly

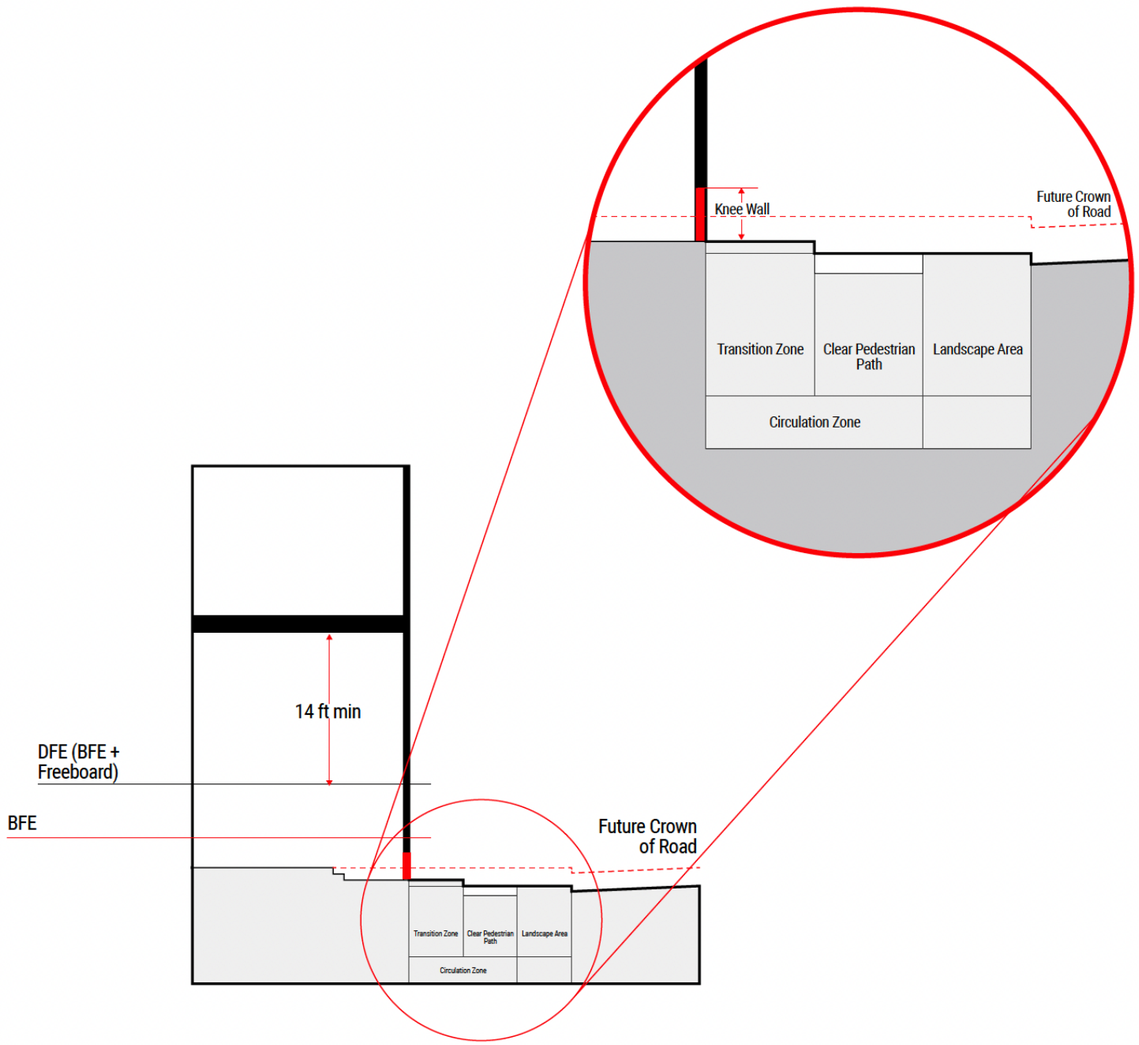
Type C - Concreting



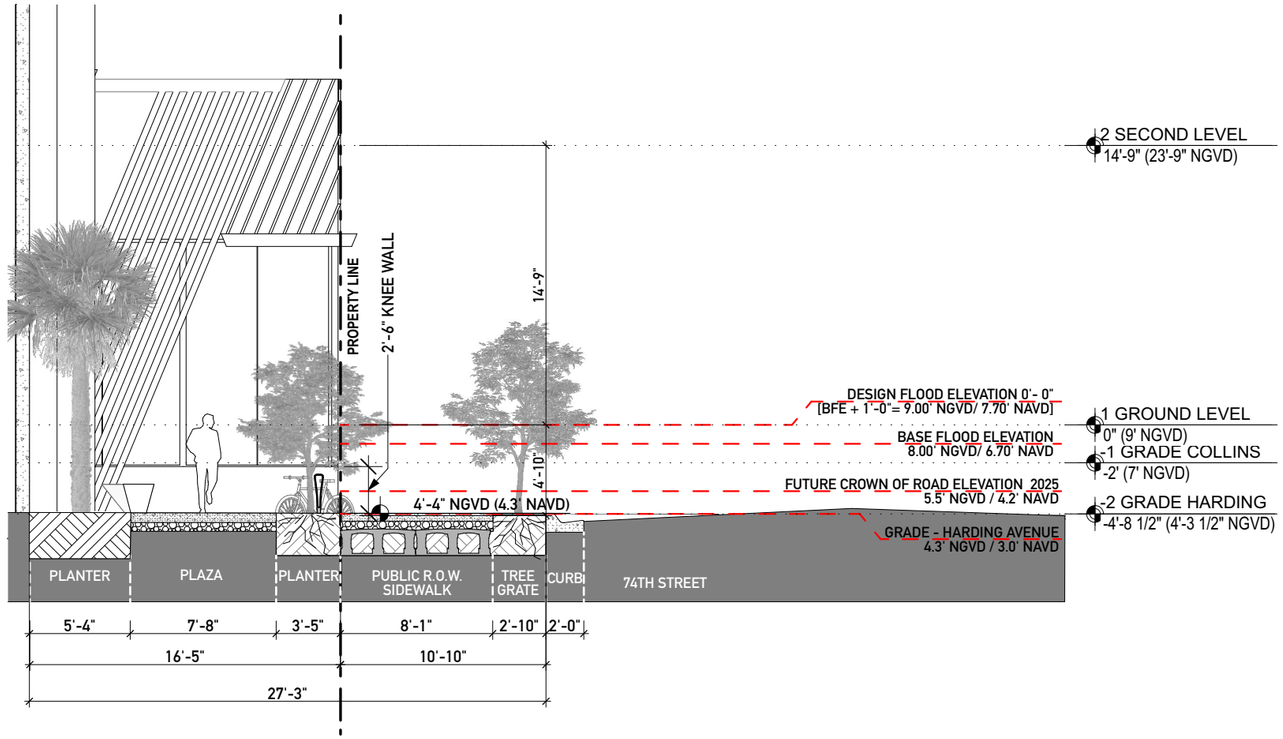
BICYCLE PARKING AREAS | 6/21/24

7401-7425 HARDING AVENUE

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



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



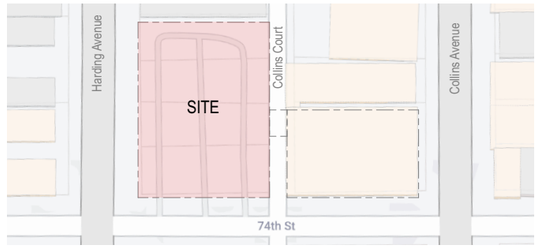
PLAZA-SIDEWALK SECTION DETAIL 2

SHORT FRONTAGE STANDARDS - SECTION

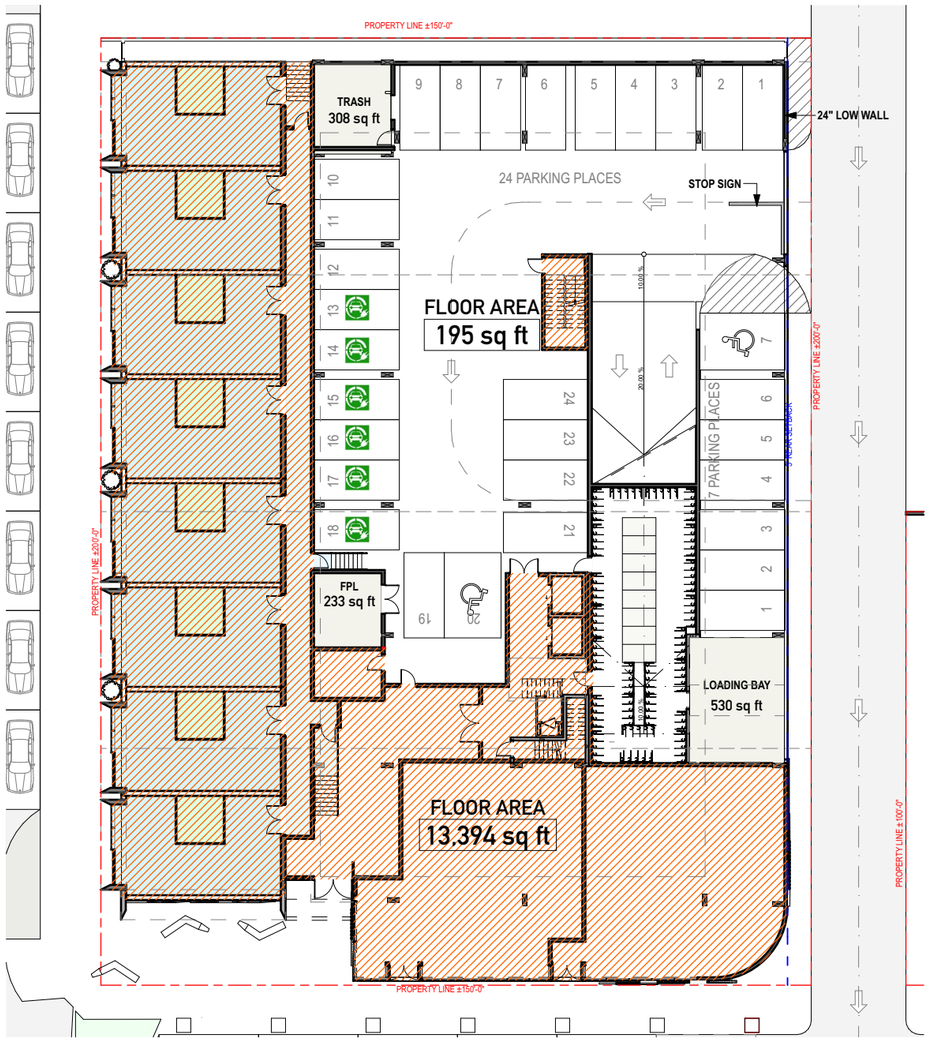
6/21/24

7401-7425 HARDING AVENUE

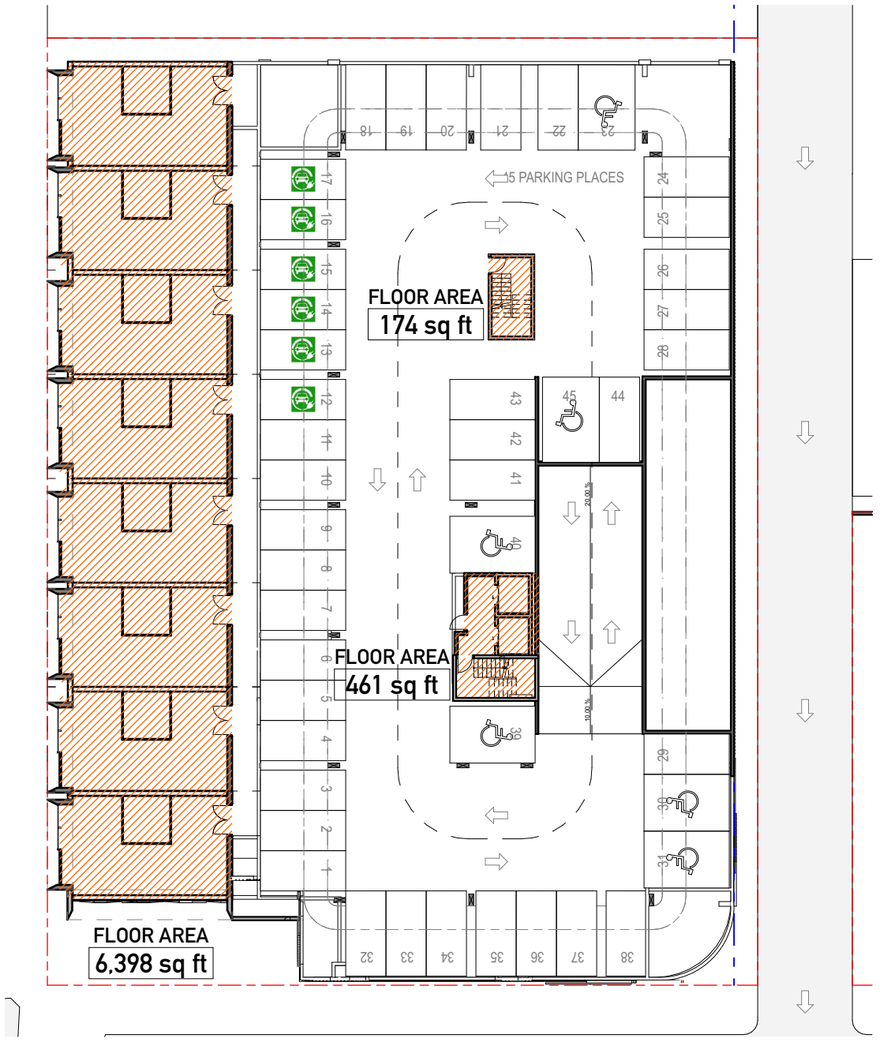
7401-7425 Harding Ave - PB Hearing
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



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

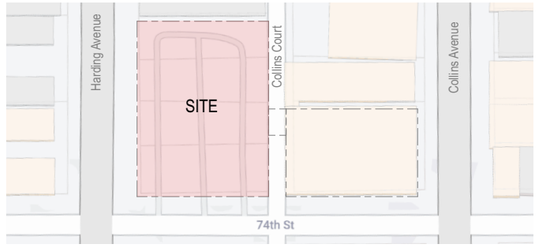
HARDING FAR SCHEDULE

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

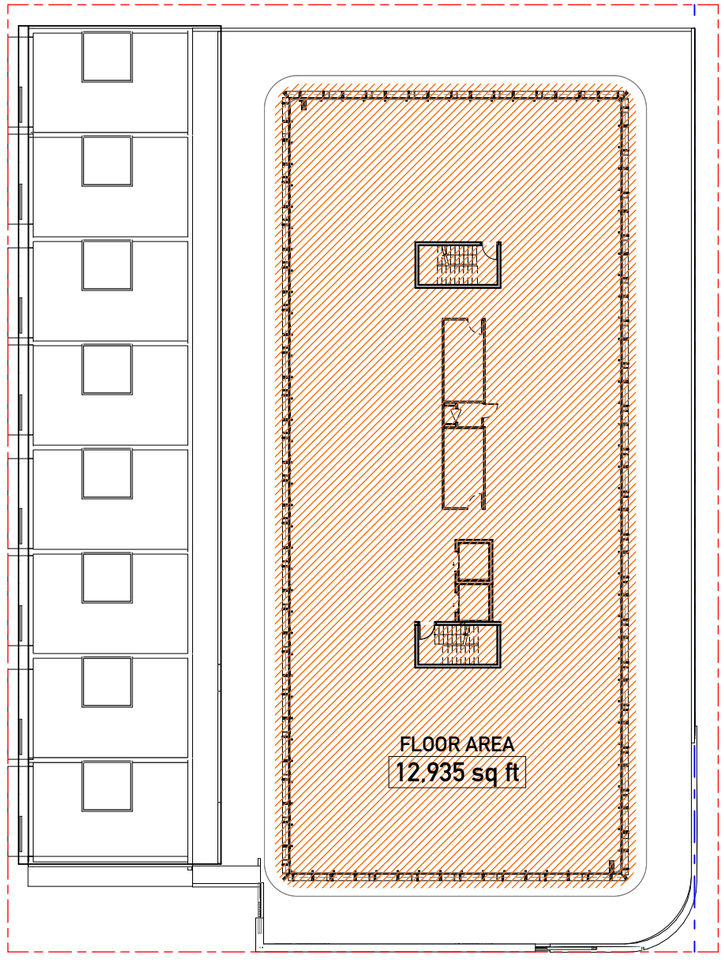
PROPOSED FAR DIAGRAMS | 6/21/24

7401-7425 HARDING AVENUE

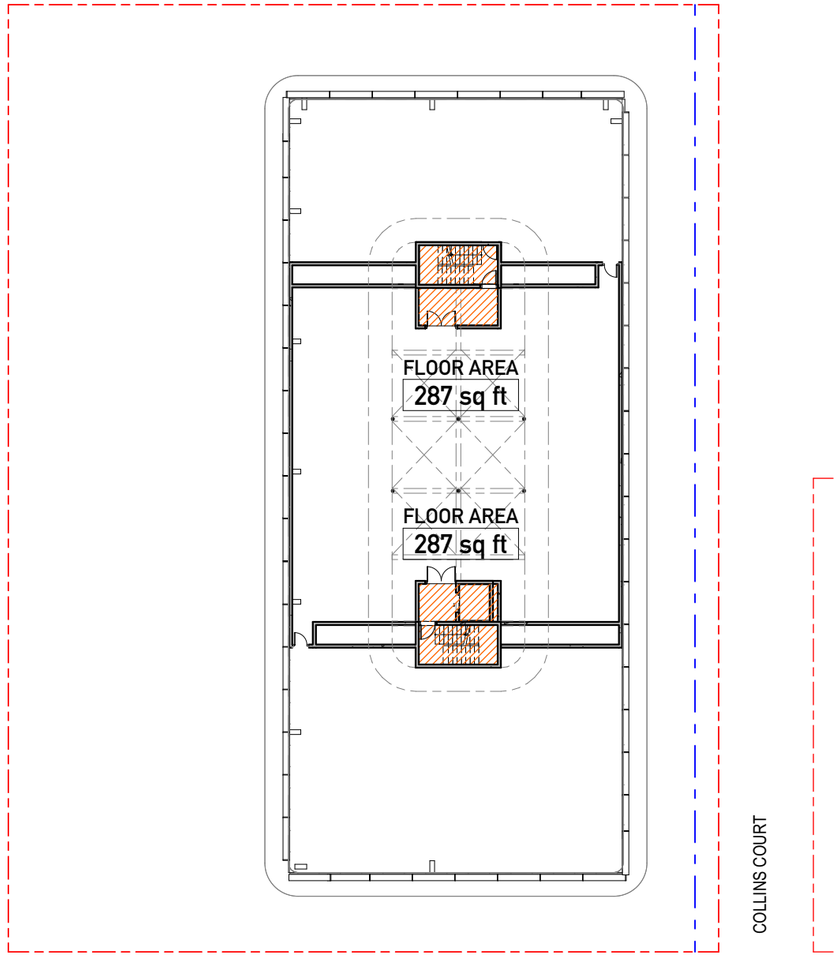
7401-7425 Harding Ave - PB Hearing
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



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

PROPOSED FAR DIAGRAMS | 6/21/24

7401-7425 HARDING AVENUE

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

ALVEY TREE CONSULTING LLC

ALEXIS ALVEY -
ISA BOARD CERTIFIED MASTER ARBORIST®
#NY-5539B

Arborist Report
7410 Collins Avenue
Miami Beach

6/22/2023



Arborist Report

6/22/2023

On June 20th 2023, I visited the property located at 7410 Collins Avenue at the request of Urban Robot Associates. I evaluated the trees on the site in anticipation of new construction. For each tree, I identified species, location, and size (Height, Spread, DBH); evaluated condition (Poor, Fair, Good); provided relevant comments about health and condition; and took photographs. Street trees are included.

For tree disposition and Tree Protection Zones, please see the landscape plans. For trees and palms that are to remain, protective barriers shall be placed at the dripline or 10ft radius from the trunk, whichever is greater. Barriers shall be installed prior to the start of construction, and shall remain in place until development is completed and until the department authorizes their removal. Barriers shall be a minimum of 4ft high, and shall be constructed of continuous chain link fence with metal posts at 8ft spacing, or of 2x4 posts with three equally spaced 2x4 rails. Posts may be shifted to avoid roots. No materials shall be placed or disposed of within the TPZ. Natural grade shall be maintained within the TPZ.

This report shall in no shape or form be construed as a tree risk assessment which is beyond the scope of work written in the contractual agreement. Please feel free to contact me should any questions arise. Thank-you for the opportunity to assist in this manner.

Alexis Alvey
ISA Board Certified Master Arborist® #NY-5539B

Alvey Tree Consulting LLC
516-728-1366
alveytree@gmail.com
alveytree.com

Property Location -
7410 Collins Avenue
Miami Beach, FL 33141

Client -
Charles Hoffman
Opal Realty NY, LLC
O. 212.974.8584
C. 917.440.6275
Charles@OpalRealtyNY.com

Tree #1

Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 17.5
Height (ft) - 30
Canopy Spread (ft) - 25
Condition - Poor
Native? - No




Tree # 1 is a Black Olive in poor condition. The tree has a poor root system and large surface roots are present. There is an injury at the base of the trunk. The tree has low vigor and old pruning cuts are not closing over.
Prune to remove deadwood and to maintain clearance over the parking lot.

Tree #2

Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 18
Height (ft) - 35
Canopy Spread (ft) - 35
Condition - Fair
Native? - No




Tree #2 is a Black Olive in fair condition. A large, dead limb is present. There is included bark between the limbs. Large surface roots are present.
Prune to remove deadwood and to maintain clearance over the parking lot.

Tree #3

Common Name - Indian-Laurel
Scientific Name - *Ficus microcarpa*
DBH (in) - 23
Height (ft) - 15
Canopy Spread (ft) - 10
Condition - Poor
Native? - Invasive




Tree #3 is an Indian-Laurel in poor condition. The canopy has been hatracked and there is little foliage that remains. Overhead wires are above. The tree has very limited rooting space.
This species is highly invasive in South Florida and this tree will therefore need to be removed.

Tree #4

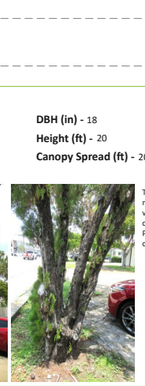
Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 17.5
Height (ft) - 30
Canopy Spread (ft) - 35
Condition - Good
Native? - No




Tree #4 is a Black Olive in good condition. There are crossing limbs and included bark between limbs. Large surface roots are present.
Prune to remove deadwood and to increase clearance over the parking lot, sidewalk, and street.

Tree #5

Common Name - Oriental Arborvitae
Scientific Name - *Platycladus orientalis*
DBH (in) - 18
Height (ft) - 20
Canopy Spread (ft) - 20
Condition - Fair
Native? - No

Tree #5 is an Arborvitae in fair condition. The tree is multi-trunked and has twig dieback. The tree has low vigor and no woundwood has formed on old pruning cuts.
Prune to remove deadwood and to increase clearance over the parking lot and sidewalk.

Tree #6

Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 15
Height (ft) - 25
Canopy Spread (ft) - 25
Condition - Fair
Native? - No




Tree #6 is a Black Olive in fair condition. Included bark and wetwood are present. A number of limbs have been injured by passing large vehicles. There is a burl at the base of the trunk. Cavities have formed at old pruning cuts.
Prune to remove deadwood and to increase clearance over the parking lot.

Tree #7

Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 15
Height (ft) - 30
Canopy Spread (ft) - 35
Condition - Fair
Native? - No




Tree #7 is a Black Olive in fair condition. The canopy is asymmetrical and has been pruned away from the neighboring building. There is a burl on the main trunk and a cavity on one of the main limbs. Large surface roots are present.
Prune to remove deadwood and to maintain clearance over the parking lot.

Tree #8

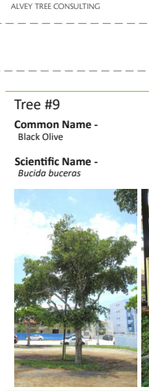
Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 15.5
Height (ft) - 35
Canopy Spread (ft) - 35
Condition - Fair
Native? - No




Tree #8 is a Black Olive in fair condition. There is included bark between the limbs. Large surface roots are present. There is sapsucker damage to the trunk.
Prune to remove deadwood and to maintain clearance over the parking lot.

Tree #9

Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 14
Height (ft) - 30
Canopy Spread (ft) - 25
Condition - Fair
Native? - No




Tree #9 is a Black Olive in fair condition. There is included bark between the limbs. Burls on the trunk have formed from old pruning cuts. Large surface roots are present. Wetwood is also present.
Prune to remove deadwood and to maintain clearance over the parking lot.

Tree #10

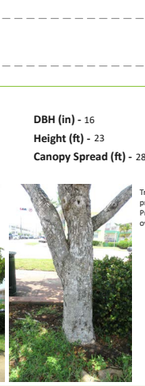
Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 10.5
Height (ft) - 23
Canopy Spread (ft) - 20
Condition - Fair
Native? - No




Tree #10 is a Black Olive in fair condition. The foliage is very chlorotic and there is included bark. Large surface roots are present.
Prune to remove deadwood and to maintain clearance over the parking lot.

Tree #11

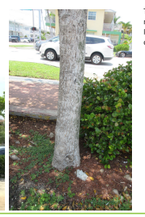
Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 16
Height (ft) - 23
Canopy Spread (ft) - 28
Condition - Fair
Native? - No

Tree #11 is a Black Olive in fair condition. Included bark is present and large surface roots are present.
Prune to remove deadwood and to maintain clearance over the sidewalk.

Tree #12

Common Name - Black Olive
Scientific Name - *Bucida buceras*
DBH (in) - 10.5
Height (ft) - 20
Canopy Spread (ft) - 20
Condition - Fair
Native? - No

Tree #12 is a Black Olive in fair condition. Large surface roots and small deadwood are present.
Prune to remove deadwood and to maintain clearance over the sidewalk.

L001A

ARBORIST REPORT | 5/17/24

7401-7425 HARDING AVENUE
HARDING FINAL PB SUBMITTAL
URBAN ROBOT ® 2024

LA#6667391 Justine Velez

Tree #13

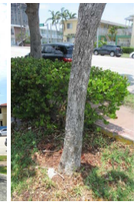
Common Name - Black Olive

Scientific Name - *Bucida buceras*

DBH (in) - 7.5
Height (ft) - 18
Canopy Spread (ft) - 8

Condition - Poor

Native? - No

Tree #13 is a Black Olive in very poor condition. There are multiple large wounds on the trunk. There is dieback in the canopy. The leaves are small and distorted.
This tree will need to be removed.

Tree #14

Common Name - Black Olive

Scientific Name - *Bucida buceras*

DBH (in) - 11
Height (ft) - 20
Canopy Spread (ft) - 25

Condition - Fair

Native? - No




Tree #14 is a Black Olive in fair condition. The tree has low vigor and large surface roots.
Prune to remove deadwood and to maintain clearance over the sidewalk.

Tree #15

Common Name - Black Olive

Scientific Name - *Bucida buceras*

DBH (in) - 15
Height (ft) - 28
Canopy Spread (ft) - 30

Condition - Good

Native? - No




Tree #15 is a Black Olive in good condition. Included bark is present as well as large surface roots.
Prune to remove deadwood and to maintain clearance over the sidewalk.

Tree #16

Common Name - Black Olive

Scientific Name - *Bucida buceras*

DBH (in) - 4
Height (ft) - 12
Canopy Spread (ft) - 6

Condition - Poor

Native? - No




Tree #16 is a Black Olive in very poor condition. There are multiple injuries on the trunk. There is dieback in the canopy. The leaves are small and distorted.
This tree will need to be removed.

Tree #17

Common Name - Black Olive

Scientific Name - *Bucida buceras*

DBH (in) - 20
Height (ft) - 30
Canopy Spread (ft) - 35

Condition - Fair

Native? - No




Tree #17 is a Black Olive street tree located along Harding Avenue. It is growing in a narrow, 4ft wide planting strip and has limited rooting space. The tree is in fair condition. Large surface roots are present. There are multiple injuries to the trunk. Sapsucker damage is present.
Prune to remove deadwood and to maintain clearance over the street and sidewalk.

Notes - TPZ Calculations & Tree and Palm Relocation

Tree Protection Zone (TPZ) -

- For trees and palms that are to remain, protective barriers shall be placed at the dripline or 10ft radius from the trunk, whichever is greater.
- For trees and palms that are relocated, protective barriers shall be placed at the dripline or 1 - 2ft outside the rootball, whichever is greater.

Tree and Palm Relocation Notes -

1. All phases of transplanting trees and palms to be performed or supervised by Certified Arborist.
2. Trees to be relocated shall be root pruned six to eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted material during construction period by watering, moving, spraying, fertilizing, and pruning.
3. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor shall be notified to verify locations prior to digging. Utility trenching is to be coordinated with the Landscape Contractor prior to beginning of project. The Owner and Certified Arborist shall not be responsible for damage to utility or irrigation lines.
4. The Landscape Contractor shall comply with all local and state codes and shall be responsible for obtaining all applicable permits.
5. The Landscape Contractor shall regularly inspect the relocated material to ensure compliance with standard horticultural practices.
6. The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of the final inspection all transplanted trees and palms that are not in viable condition shall be replaced by the Landscape Contractor.
7. The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture practices.
8. The diameter of the root ball to be transplanted shall follow the guidelines set forth in the latest edition of the Florida Grades and Standards for Nursery Plants.
9. Roots shall be cleanly cut with a sharp spade, hand saw, chainsaw, or other approved root-pruning equipment.
10. Trees shall not be pruned at transplanting to compensate for root loss. Any pruning required shall be as per the ANSI A300 Standards.
11. For all palms except Sabal palmetto, only dead fronds shall be removed. Sabal palmetto shall have all fronds cut without damaging the bud. Fronds shall be securely tied around the bud prior to relocation and shall be untied after placement in the new planting hole. The bud shall be protected from damage or injury during relocation.
12. After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.
13. Provide a layer of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.
14. Provide tree protection as per Landscape Architect's Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.
15. After root pruning and prior to relocation, tree(s) shall be watered a minimum of twice weekly.
16. Transplanting shall occur within 24 hours after being dug for relocation. The root ball shall be kept moist.
17. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
18. The depth of the new hole shall be equal to the depth of the root ball and the width shall be equal to two to three times the width of the root ball.
19. Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
20. The slings used to lift the trees and large palms shall be non-binding nylon slings that are wrapped under the root ball to support the weight of tree or palm. Slings shall not be solely wrapped around the trunk of the tree. Padding the sling may be necessary so that the trunk is not damaged.

Notes - Tree and Palm Relocation (Contd.)

21. Trees and palms shall be planted so that the top of the rootball is flush with the existing grade. Ensure that deep planting does not occur. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
22. Transplanted trees and palms shall be backfield with a uniform mix of 25% fully decomposed compost and 75% existing site soil cleaned free of weeds and rocks.
23. Trees and palms shall be watered to eliminate air pockets in the backfill mix prior to mulching.
24. A 4" soil berm shall be created around the edge of the planting hole to hold water, or as per the Landscape Architect's Planting Details.
25. Install tree and palm bracing as per the Landscape Architect's Planting Details, to ensure stability of trees and palms.
26. After transplanting trees and palms, the Landscape Contractor shall be responsible for watering to maintain soil moisture during the guarantee period. The following schedule is suggested: First month - Daily; Second month - 3 times per week; Third and Fourth month - 2 times per week; Last Eight months - 1 time per week. For trees over 4" in caliper at the time of planting, the suggested schedule is: First 6 weeks - Daily; from 1.5 months to 6 months - 3 times per week, last 6 months - 1 time per week.

Notes - Tree and Palm Protection

1. Fences shall be erected to protect trees and palms to be preserved. Fences define a specific protection zone for each tree or group of trees. Fences shall be installed prior to the beginning of construction and are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Arborist. Refer to the Landscape Architect's Tree Protection Detail.
2. Construction trailers, traffic, and storage areas must remain outside fenced areas at all times.
3. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, disturbance shall be minimized by using techniques such as tunneling or boring.
4. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
5. Additional tree pruning required for clearance during construction must be approved by the Certified Arborist and shall be performed by trained arborists, not by construction personnel.
6. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Certified Arborist should be notified immediately.
7. Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.
8. All trees shall be irrigated at least two times a week. Each irrigation session shall wet the soil within the tree protection zone to a depth of 30 inches.
9. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned at the edge of the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
10. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
11. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
12. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
13. Maintain fire-safe areas around the fences. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.
14. Protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area at the specified distance. Protective barriers shall be a minimum of four feet above ground level and shall be constructed of wood, plastic, or metal, and shall remain in place until development is completed. Protective barriers shall be in place prior to the start of any construction.
15. Understory plants within protective barriers shall be protected.
16. No excess oil, fill, equipment, building materials or building debris shall be placed within the areas surrounded by protective barriers, nor shall there be disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar or any other material harmful to trees or understory plants within the areas surrounded by protective barriers.
17. Trees shall not be braced in such a fashion as to scar, penetrate, perforate or otherwise inflict damage to the tree.
18. Natural grade shall be maintained within protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required.
19. Fences and walls shall be constructed to avoid disturbance to any protected tree. Post holes and trenches located close to trees shall be dug by hand and adjusted as necessary, using techniques such as discontinuous footings, to avoid damage to major roots.

Note: Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made are intended to minimize or reduce such hazardous conditions. However, there can be no guarantee or warranty that efforts to discover or correct unsafe conditions will prevent future breakage or failure, nor can there be any guarantee that all hazardous conditions have been detected. The client should not infer that a tree is safe either because services have been recommended or done to reduce risk, or because no services have been recommended or done on a specific tree. The client assumes any and all risks associated with pursuing consultant's advice and fully understands that he or she is engaged in securing professional consultation regarding the above-mentioned property.

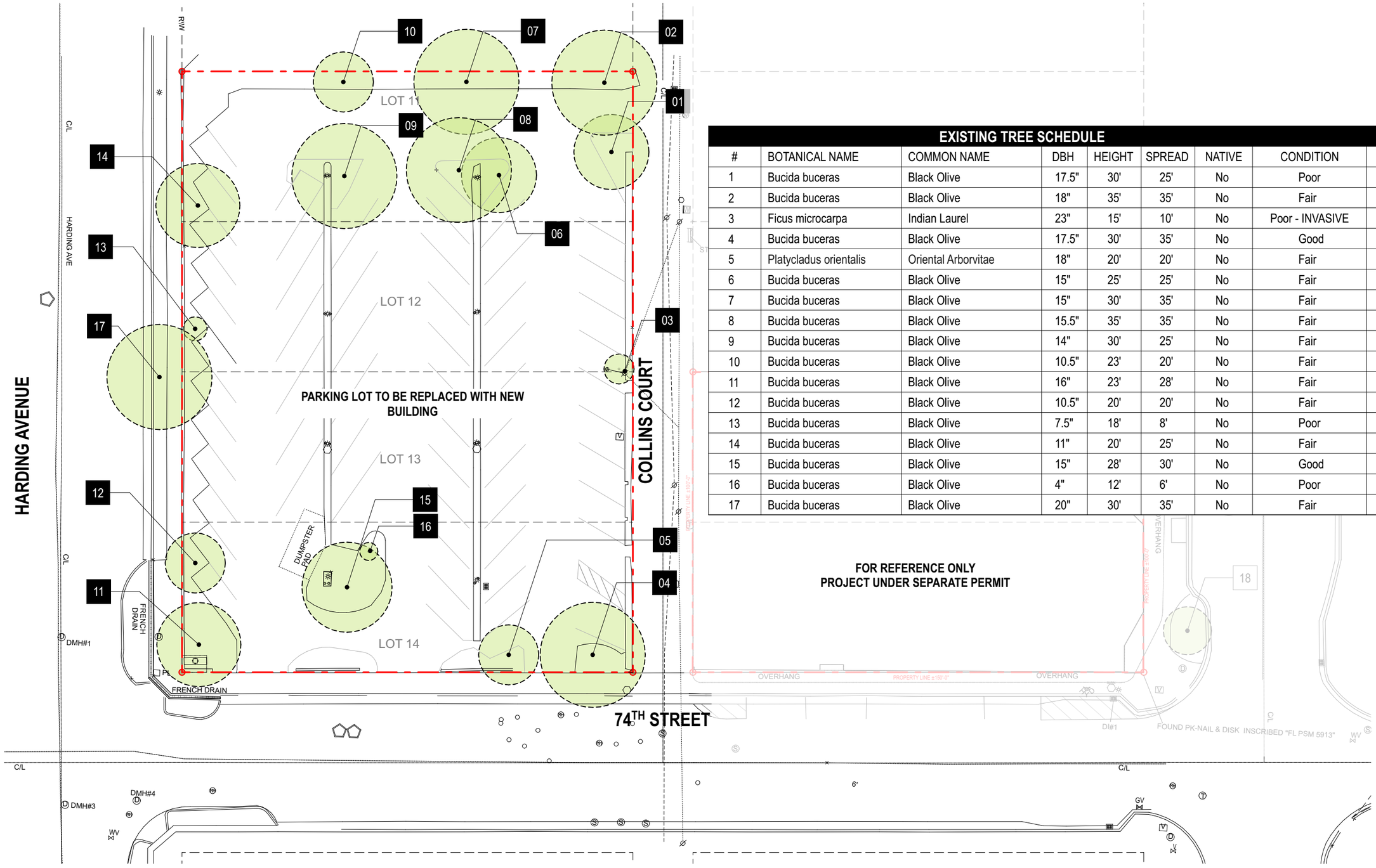
L001B

ARBORIST REPORT | 5/17/24

7401-7425 HARDING AVENUE

HARDING FINAL PB SUBMITTAL
URBAN ROBOT ® 2024

LA#6667391 Justine Velez

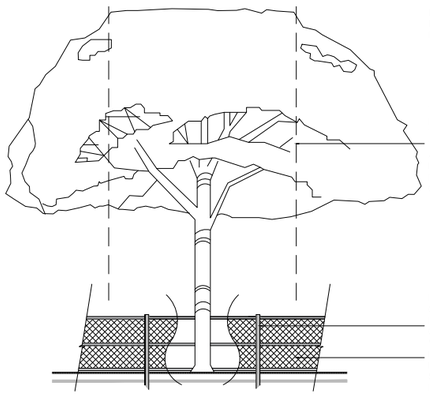


EXISTING TREE SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	NATIVE	CONDITION	STATUS
1	Bucida buceras	Black Olive	17.5"	30'	25'	No	Poor	Remove
2	Bucida buceras	Black Olive	18"	35'	35'	No	Fair	Remove
3	Ficus microcarpa	Indian Laurel	23"	15'	10'	No	Poor - INVASIVE	Remove
4	Bucida buceras	Black Olive	17.5"	30'	35'	No	Good	Remove
5	Platycladus orientalis	Oriental Arborvitae	18"	20'	20'	No	Fair	Remove
6	Bucida buceras	Black Olive	15"	25'	25'	No	Fair	Remove
7	Bucida buceras	Black Olive	15"	30'	35'	No	Fair	Remove
8	Bucida buceras	Black Olive	15.5"	35'	35'	No	Fair	Remove
9	Bucida buceras	Black Olive	14"	30'	25'	No	Fair	Remove
10	Bucida buceras	Black Olive	10.5"	23'	20'	No	Fair	Remove
11	Bucida buceras	Black Olive	16"	23'	28'	No	Fair	Remove
12	Bucida buceras	Black Olive	10.5"	20'	20'	No	Fair	Remove
13	Bucida buceras	Black Olive	7.5"	18'	8'	No	Poor	Remove
14	Bucida buceras	Black Olive	11"	20'	25'	No	Fair	Remove
15	Bucida buceras	Black Olive	15"	28'	30'	No	Good	Remove
16	Bucida buceras	Black Olive	4"	12'	6'	No	Poor	Remove
17	Bucida buceras	Black Olive	20"	30'	35'	No	Fair	Remove

TREE/ PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES/PALMS THAT ARE 'TO REMAIN, BE PROTECTED OR BE RELOCATED'

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WHITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



IN NO CASE SHALL THE FENCE BE INSTALLED LESS THAN TEN FEET FROM THE TRUNK

TREE + PALM PROTECTION BARRIERS TO EXTEND BEYOND THE 'DRIPLINE' OR TO THE 'CRITICAL ROOT ZONE AREA' OF ALL TREES/PALMS TO BE PROTECTED. EXTEND WHERE NECESSARY TO PROTECT TREE CANOPY ROOTS

BARRIERS SHALL BE A MINIMUM OF FOUR FEET HIGH, AND SHALL BE CONSTRUCTED OF CONTINUOUS CHAIN LINK FENCE WITH METAL POSTS AT EIGHT-FOOT SPACING OR 2"x4" POSTS WITH THREE EQUALLY SPACED 2"x4" RAILS. POSTS MAY BE SHIFTED TO AVOID ROOTS.

PROTECTION DETAIL NOTE:
CONTRACTOR TO INSTALL 'TREE/PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

C.M.B. TREE / PALM PROTEC. DETAIL

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District CD-2 Lot Area 30,000 Acres 0.69

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 30,000 s.f.x 5.75 % = 1,725 s.f.	1,725	3,989
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	1,725	1,949
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	1,725	1,949
B. Maximum lawn area (sod) permitted= _____ % x _____ s.f.	N/A	N/A
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 22 trees x 0.69 net lot acres - number of existing trees=	15	3 Ground 4 On Structure
B. % Natives required: Number of trees provided x 30% =	5	15
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	8	15
D. Street Trees (maximum average spacing of 20' o.c.) 350 linear feet along street divided by 20'=	18	14
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	396	520
B. % Native shrubs required: Number of shrubs provided x 50%=	234	484
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	40	63
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	32	59

NOTE: PLANTING SHORTFALLS WILL BE COMPENSATED FOR BY CONTRIBUTING TO TREE TRUST FUND

EXISTING TREE TO REMOVE 00

TOTAL TREES AND PALMS TO BE REMOVED

TREES
248" DBH
1 Platycladus orientalis
1 Ficus microcarpa
15 Bucida bucera

REQUIRED MITIGATION
84 SMALL TREES (2" DBH X 6' SPREAD X 12'HEIGHT)
OR,
42 LARGE TREES (4" DBH X 8' SPREAD X 16'HEIGHT)
OR,
$84,000 CONTRIBUTION TO TREE TRUST FUND

PROPOSED TREES. SEE PLANTING PLANS

SMALL TREES: 0

LARGE TREES: 21
4 Conocarpus erectus *
7 Coccoloba uvifera x diversifolia *
3 Myrcianthes fragrans *
3 Tabebuia heterophylla
4 Ilex vomitoria *

TOTAL PROPOSED: 21 LARGE TREES

* = Native trees

TOTAL REQUIRED MITIGATION
42 Large Trees

TOTAL PROPOSED
21 Large Trees

Shortfall: 21 Large trees or 42 Small Trees
$42,000 to be contributed to the Tree Fund

NOTE:
Street Trees will comply with Florida Fancy requirements. All other planting materials shall meet or exceed Florida Grade # 1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition

MIMO ON THE BEACH I CONDO
7435-45 HARDING AVENUE
2-STORY RESIDENTIAL BUILDINGS

RETAIL
7426-7436 COLLINS AVENUE
2-STORY COMMERCIAL BUILDING

SURF STORE
7420 COLLINS AVENUE
2-STORY COMMERCIAL BUILDING

FOR REFERENCE ONLY
PROJECT UNDER SEPARATE PERMIT

HARDING AVENUE

COLLINS AVENUE

COLLINS COURT

74TH STREET

150'-0"

200'-0"

20'-0"

PROPERTY LINE ±150'-0"

PROPERTY LINE ±200'-0"

Decorative Pebbles TBD. (Typ.)

Street Parking

Plant beds provide 312 cu.ft. of soil per tree

Shared suspended pavement system add 45 cu.ft of soil per tree

Planted swale

CMB Pink Concrete Sidewalk. (Typ.)

Short Term Bicycle Parking (6)

Existing Planting Area (Typ.)

15' x 15' Visibility Triangle per CMB Detail Drawing 10-23. Sec. 142-1135.

SIGN

STOP

24 PARKING

17 PARKING PLACES

GARAGE RAMP

Carpool

ELEV LOBBY

LOADING BAY

FRONT DESK

Scored Concrete

PLAZA

No planting or structure permitted within these limits which obstruct traffic visibility

Suspended pavement system. Providing minimum 250 cu.ft. of soil per tree

ADA Tree grate 4' diameter (Typ.)

ON-STREET LOADING

Milenio reinforced cast stone bench

15'x15' Visibility Triangle per CMB Detail Drawing 10-27. Sec. 142-135. No planting or structure permitted within these limits which obstruct traffic visibility b/w the heights of 2 ft and 10 ft above street corner grade.

VESTIBULE

RETAIL

FPL

MAIL

TRASH

RETAIL/ BOH/ EGRESS CORRIDOR

100'-0"

L100

GROUND HARDSCAPE PLAN

5/17/24

7401-7425 HARDING AVENUE
HARDING FINAL PB SUBMITTAL
URBAN ROBOT ® 2024

LA#6667391 Justine Velez

REINFORCED CAST STONE BENCH

MILENIO

Product Data Sheet

landscapeforms®



This reinforced stone bench, named after Millenium Square in the City of Valladoid where it was first used, is a flexible modular system of geometric elements that can be used in diverse ways. One can sit on it, or on the ground beside it, where it serves as a space-definer and backrest. Straight, left-angled and right-angled modules can be used singly or in multiples to form creative combinations.

Bench

- Milenio is a Reinforced Cast Stone bench.
- This backless bench is available in Grey, Black White and Beige, with an acid-etched/waterproofed finish.
- Milenio is offered in a straight, angled right, or angled left modules, and is freestanding.
- Visit landscapeforms.com and review drawings to determine right and left configurations of bench.

Material

- Reinforced Cast Stone is cast stone that is poured and cast over an iron re-bar cage built to fit within the walls of the mold.
- Reinforced Cast Stone makes it possible to cast thinner, irregularly shaped forms while retaining appropriate strength.
- The colors of Escofet cast stone products are neutral, muted and earth-toned and are derived from the aggregates used in casting.
- No color is added in manufacture and no color is applied to finished products.
- The color range of every Escofet cast stone product is pre-determined by the formulation used in its manufacture.
- Cast stone products do not require any specific maintenance during their estimated lifespan of more than 30 years.
- Water absorption and freeze-thaw cycles can cause weathering, a reproduction of the process that takes place in natural rock.
- Escofet applies a waterproof finish to its products to protect against this process.
- Escofet cast stone products are large and heavy.
- Shipping, receiving, staging and installing these pieces is more akin to handling large statuary or pre-fabricated architectural elements.
- See installation guide for important information.

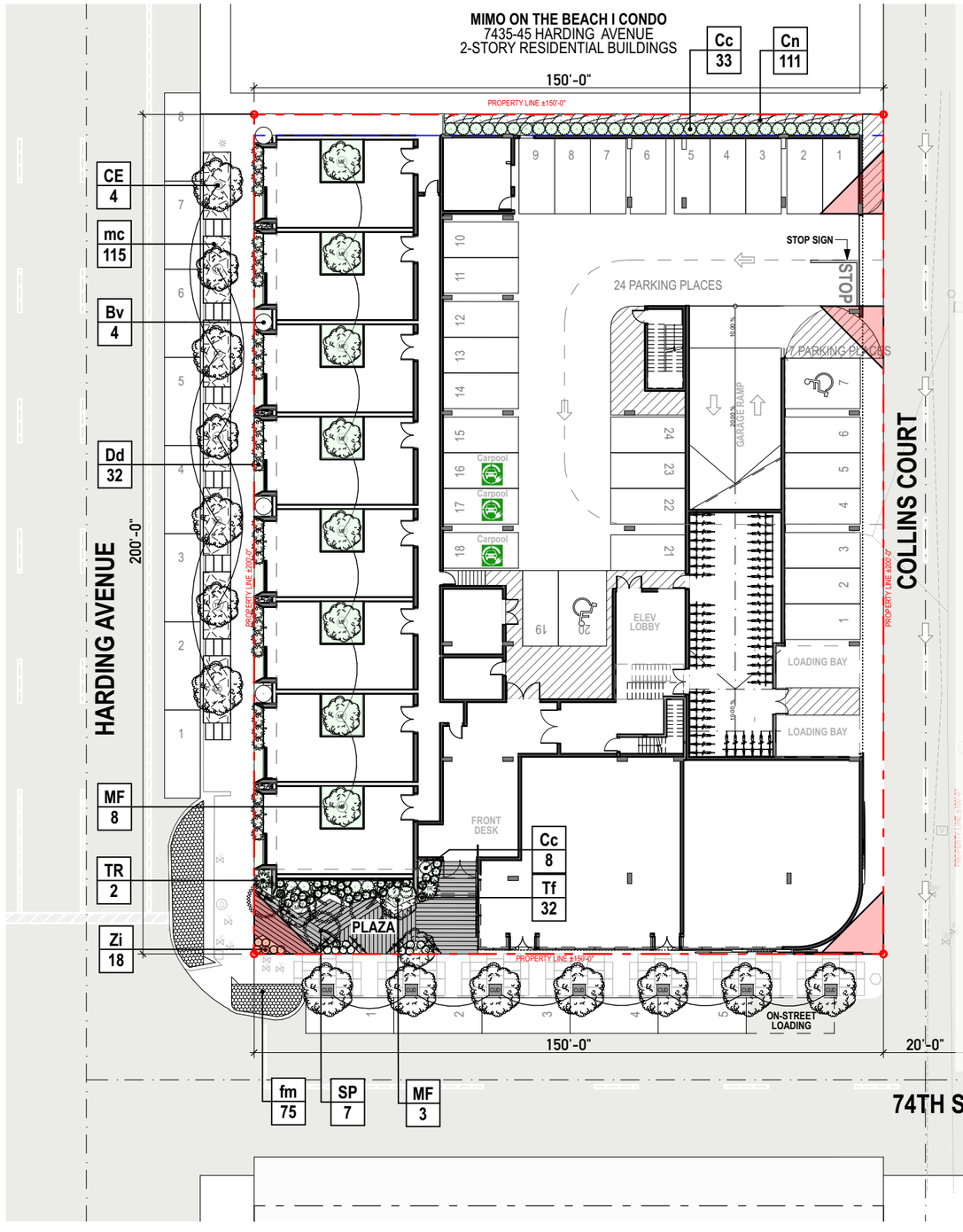
	STYLE	DEPTH	LEGHTH	HEIGHT	PRODUCT WEIGHT
	Straight	18"	99"	18"	1,499 lb
	Angled Right	67"	105"	18"	2,242 lb
	Angled Left	67"	105"	18"	2,242 lb

PLAZA VIGNETTE



SCORED CONCRETE





Ground Level Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native	Remarks
	CE	4	Conocarpus erectus	Green Buttonwood	4"	16' min	12'	Y	Florida Fancy. Street Tree. Standard Trunk
	CUD	7	Coccoloba uvifera x diversifolia	Sea Plum Tree	4"	16' min	12'	Y	Florida Fancy. Street Tree. Standard Trunk
	MF	11	Myrcianthes fragrans	Simpson Stopper	12"	16' min	10'	Y	multitrunk; specimen
	SP	4	Sabal palmetto	Sabal Palm		25'	10'	Y	Curved trunk
	TH	3	Tabebuia heterophylla	Pink Trumpet tree	4"	16' min	10'	N	Florida Fancy. Street Tree. Standard Trunk
	TR	2	Thrinax radiata	Thatch Palm		5'	5'	Y	

Ground Level Shrub Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Bv	4	Bougainvillea 'pink'	Bougainvillea	15g			N	6' Trellis. Large Shrub
	Cc	41	Capparis cynophallophora	Jamaican Caper	7g	6'	3'	Y	Large Shrub
	Cn	111	Clusia rosea 'nana'	Clusia Nana	3g	12"	16"	Y	
	Dd	32	Dracaena deremensis	Dracaena	5g	5'	24"	N	
	Tf	32	Tripsacum floridana	Dwarf Fakahatchee	3g	20"	12"	Y	
	Zi	17	Zamia integrifolia	Coontie	3g	24"	24"	Y	

Groundcover Schedule

Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	Fm	75	Ficus microcarpa 'Green Island'	Green Island Ficus	1g	12"	12"	12	N	371	Full
	mc	115	Muhlenbergia capillaris	Muhly Grass	3g	18"	16"	18	Y	726	

L200

GROUND PLANTING PLAN

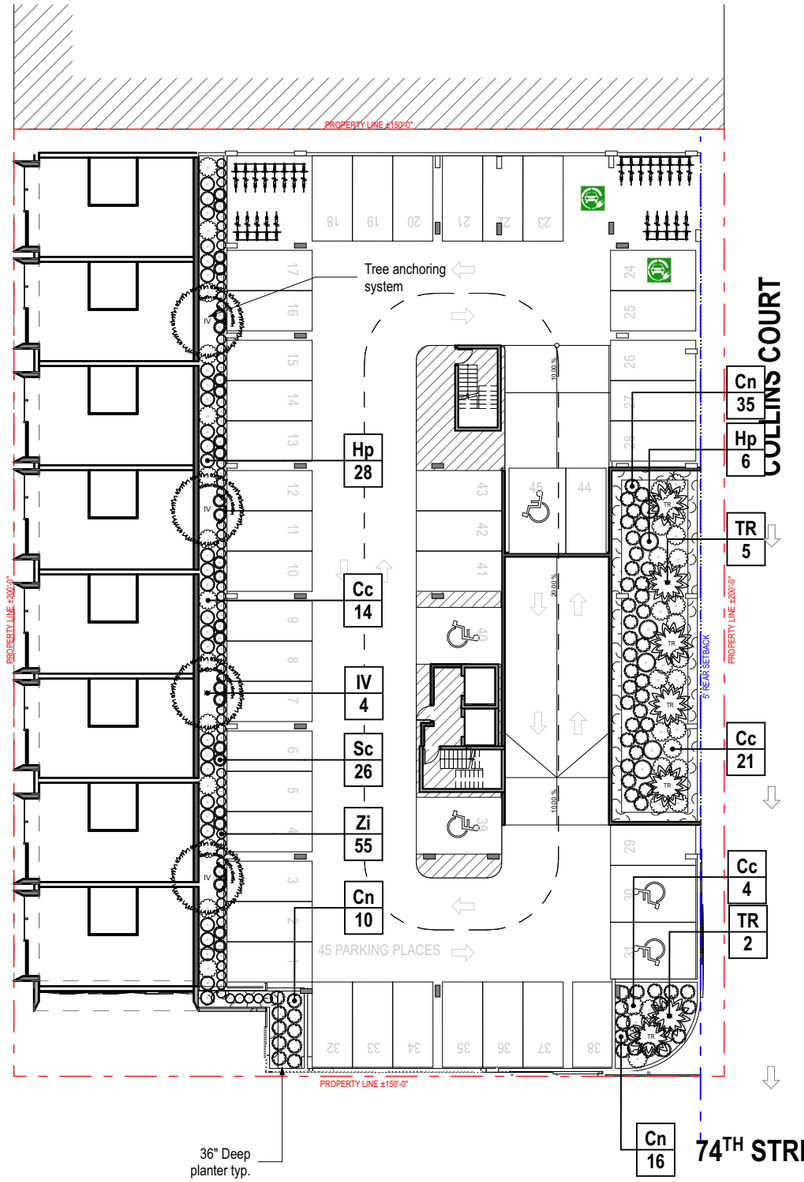
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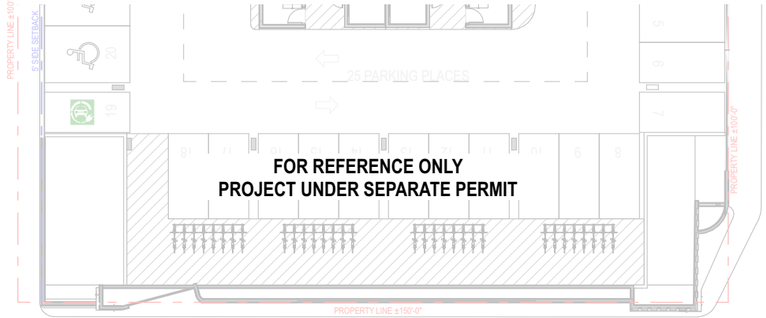
7401-7425 HARDING AVENUE

HARDING FINAL PB SUBMITTAL
URBAN ROBOT ® 2024

LA#6667391 Justine Velez

HARDING AVENUE





2nd Level Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native	Remarks
	IV	4	Ilex vomitoria	Yaupon Holly	3"	16'	10'	Y	
	TR	7	Thrinax radiata	Thatch Palm		8' - 10'	8'	Y	

2nd Level Shrub Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Cc	39	Capparis cynophallophora	Jamaican Caper	7g	6'	30"	Y	Large Shrub
	Cn	61	Clusia rosea 'nana'	Clusia Nana	3g	24"	24"	Y	
	Hp	35	Hamelia patens	Firebush	3g	36"	30"	Y	Large Shrub
	Sc	26	Salvia coccinea	Scarlet Sage	3g	36"	30"	Y	
	Zi	61	Zamia integrifolia	Coontie	3g	24"	24"	Y	

2nd Level Groundcover Schedule

Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	el		Ernodea littoralis	Golden Creeper	1g	12"	16"	18	N	433	

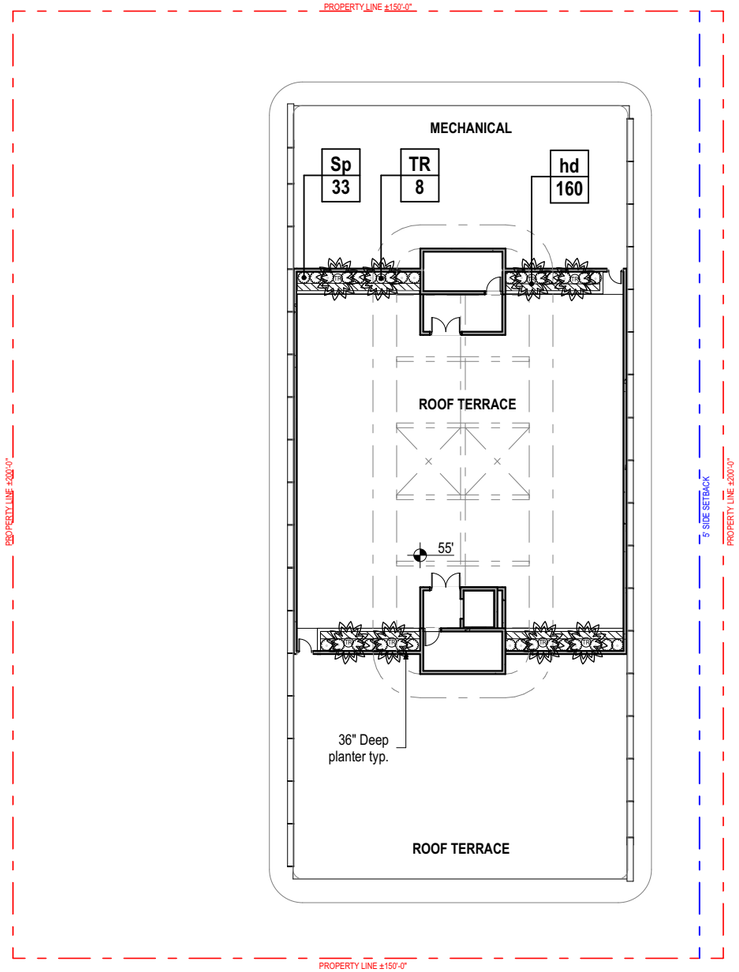
L201

2ND LEVEL PLANTING PLAN | 5/17/24

7401-7425 HARDING AVENUE

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Roof Tree Schedule

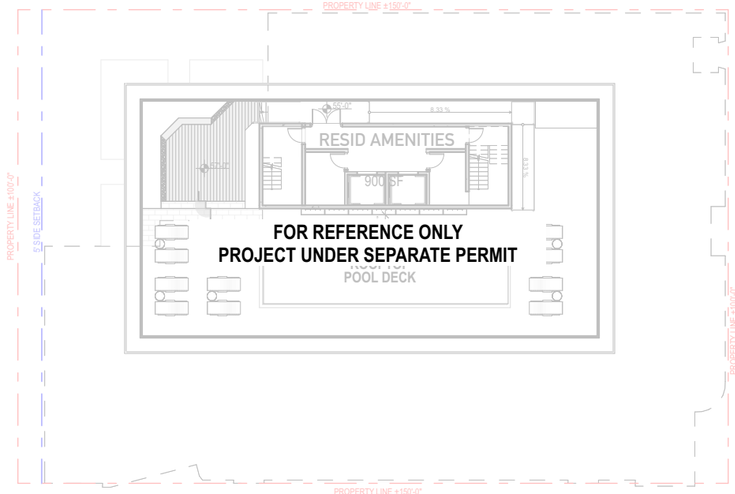
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	TR	8	Thrinax radiata	Thatch Palm		7'	6'	Y	

Roof Shrub Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
○	Sp	33	Sophora Tomentosa	Necklace Pod	3g	24"	30"	Y	

Roof Groundcover Schedule

Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	hd	160	Helianthus debilis	Beach Sunflower	1g	12"	16"	18	Y	142	



L202

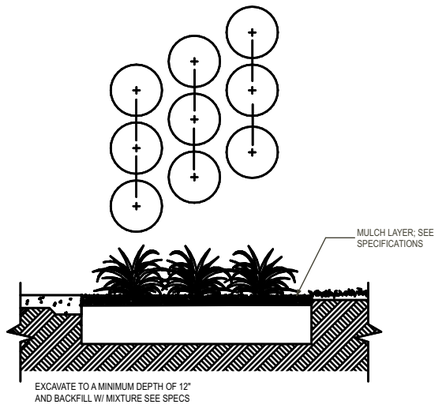
AMENITY LEVEL PLANTING PLAN

5/17/24

7401-7425 HARDING AVENUE

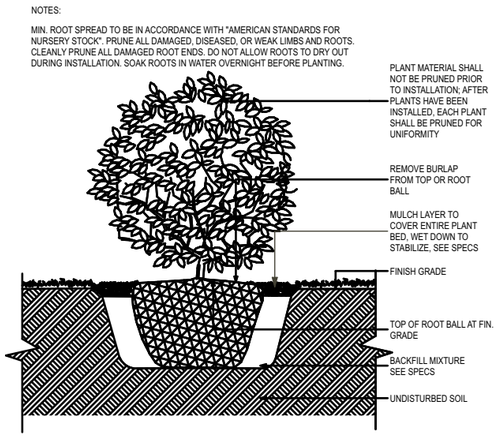
HARDING FINAL PB SUBMITTAL
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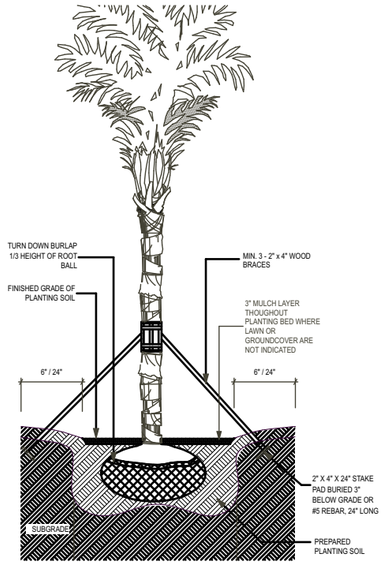
5 GROUNDCOVER SPACING DETAIL

NOT TO SCALE



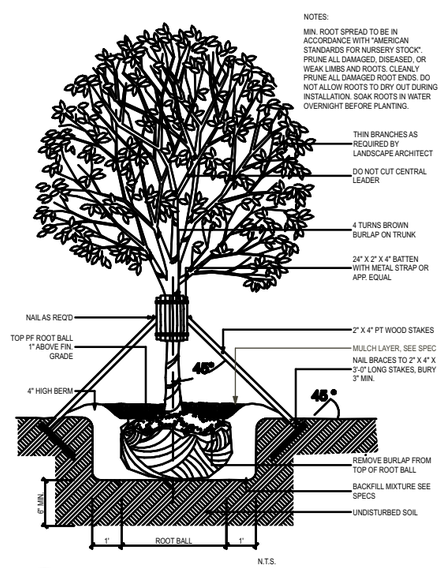
4 SHRUB DETAIL

NOT TO SCALE



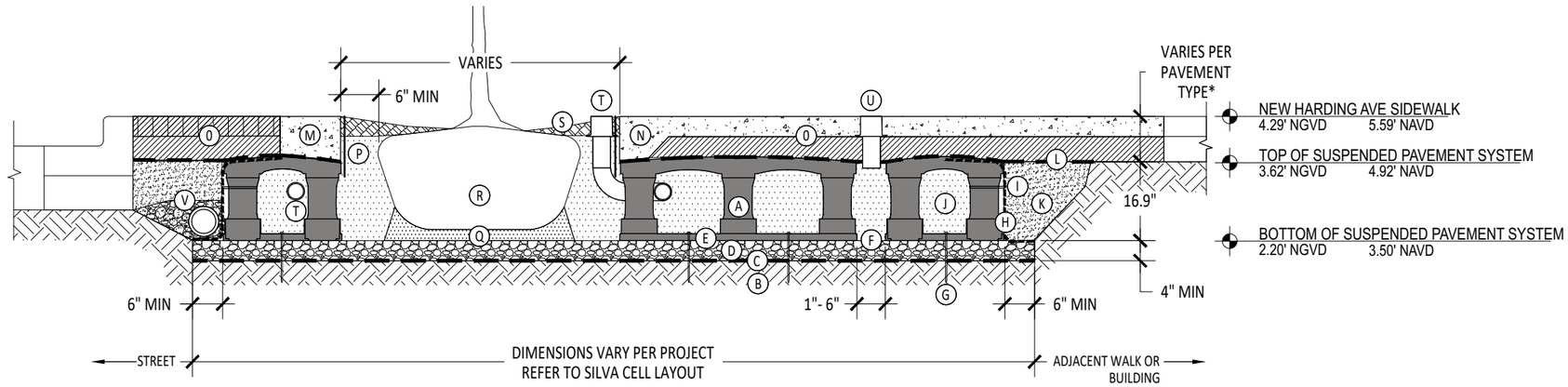
3 PALM PLANTING DETAIL

NOT TO SCALE



2 LARGE TREE STAKE DETAIL

NOT TO SCALE



KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

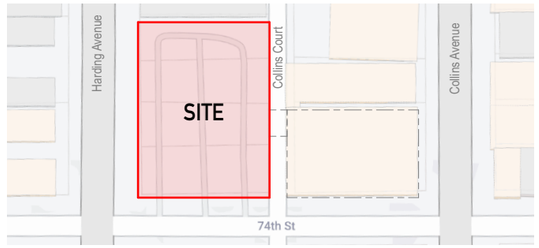
PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

NOTES

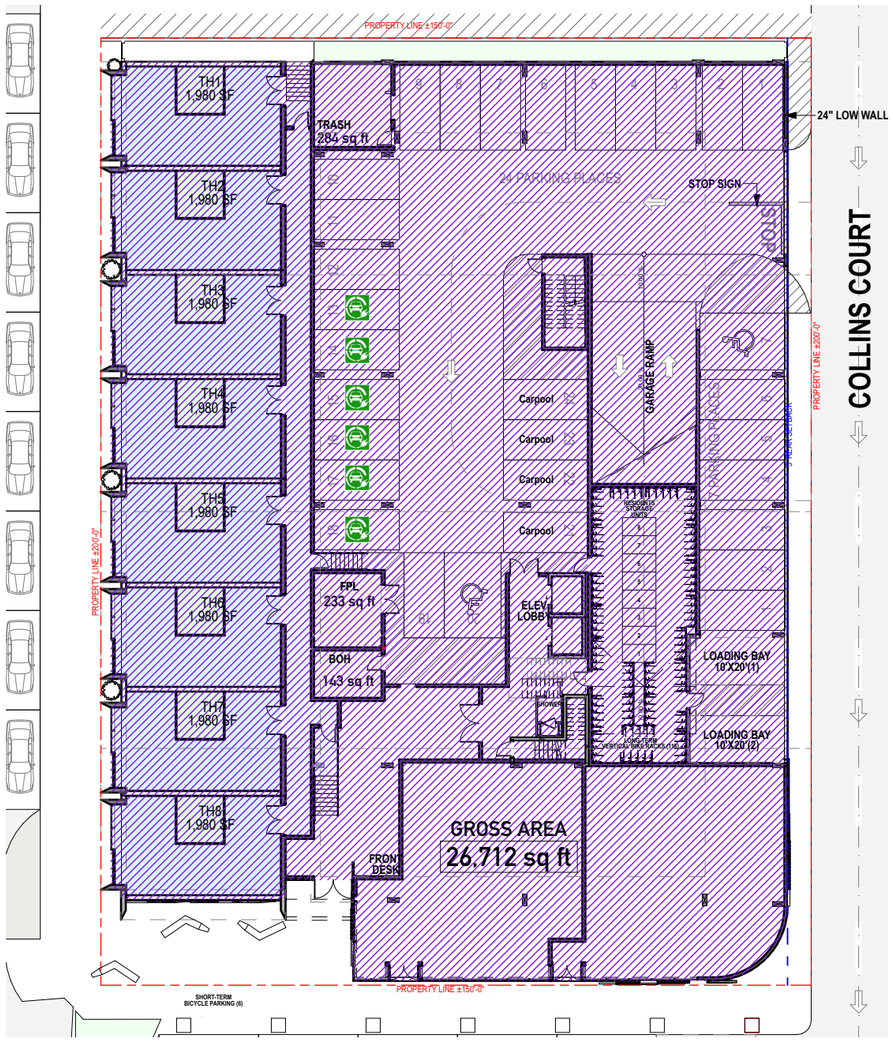
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

1 TYPICAL SILVA CELL DETAIL

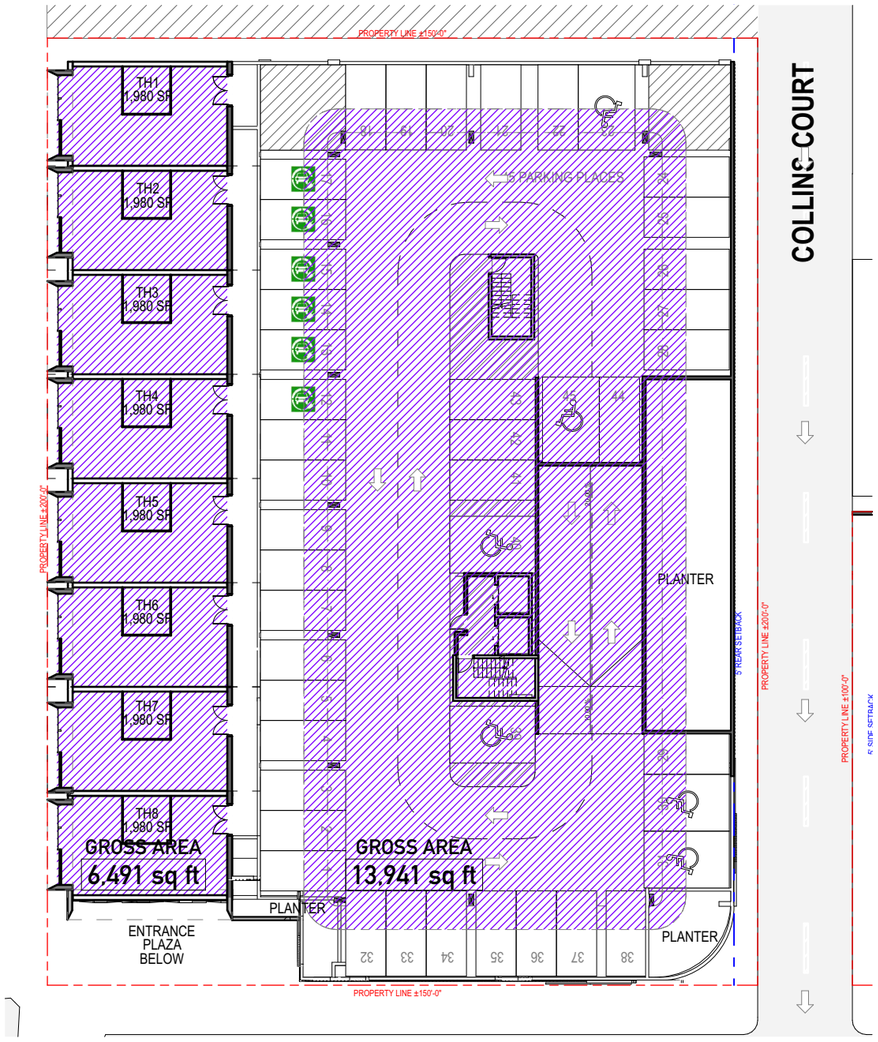
NOT TO SCALE



KEYPLAN



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



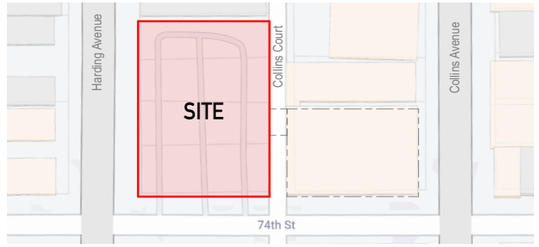
1/32" = 1'-0" SECOND LEVEL 2

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

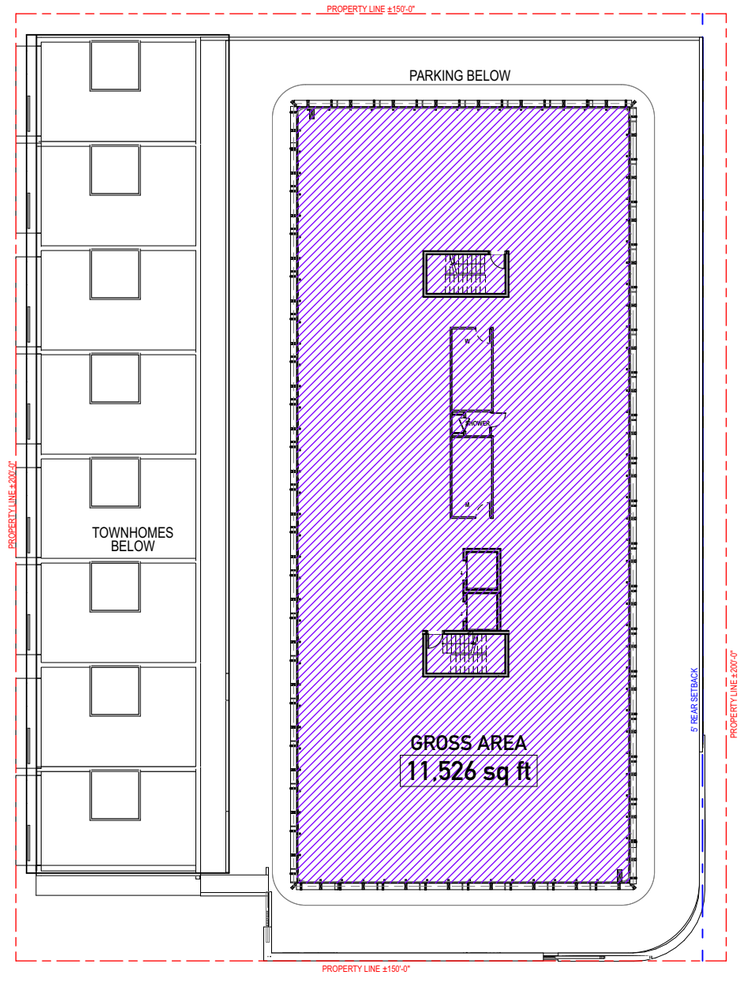
GROSS DIAGRAMS | 6/21/24

7410 COLLINS AVENUE

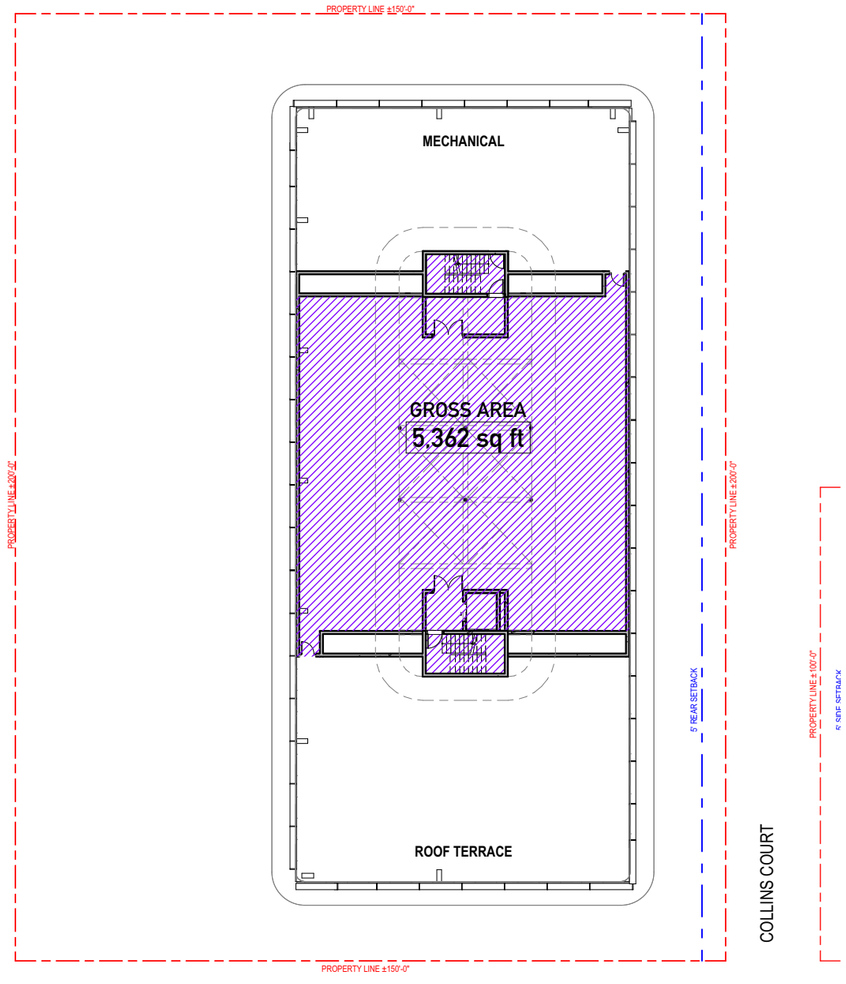
7401-7425 Harding Ave - PB Hearing
URBAN ROBOT ® 2024
AR#99232 Sebastian Velez



KEYPLAN



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



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

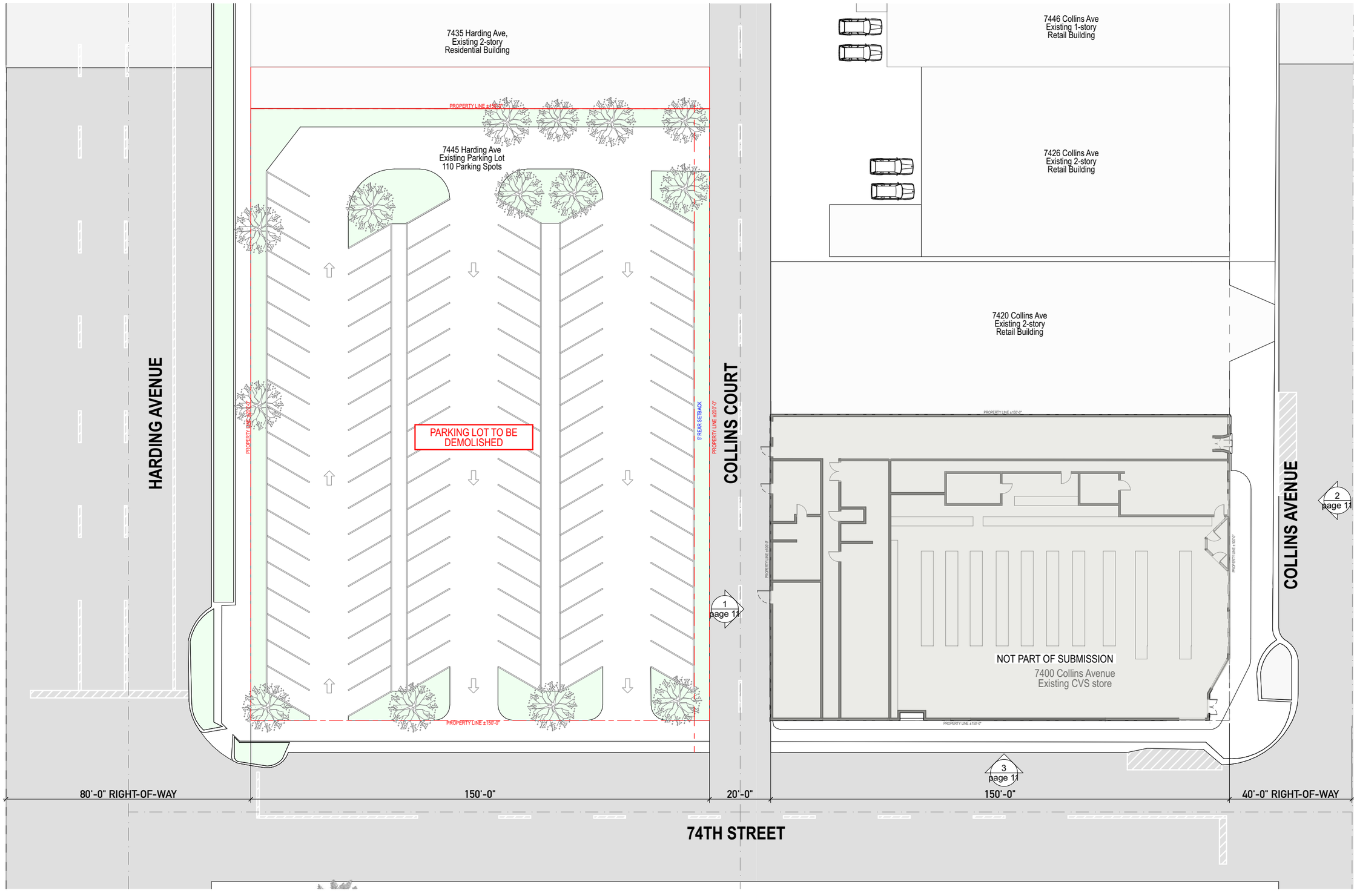
Gross Areas - Harding

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

GROSS DIAGRAMS | 6/21/24

7410 COLLINS AVENUE

7401-7425 Harding Ave - PB Hearing
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EXISTING DEMO PLANS | 6/21/24

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB Hearing
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