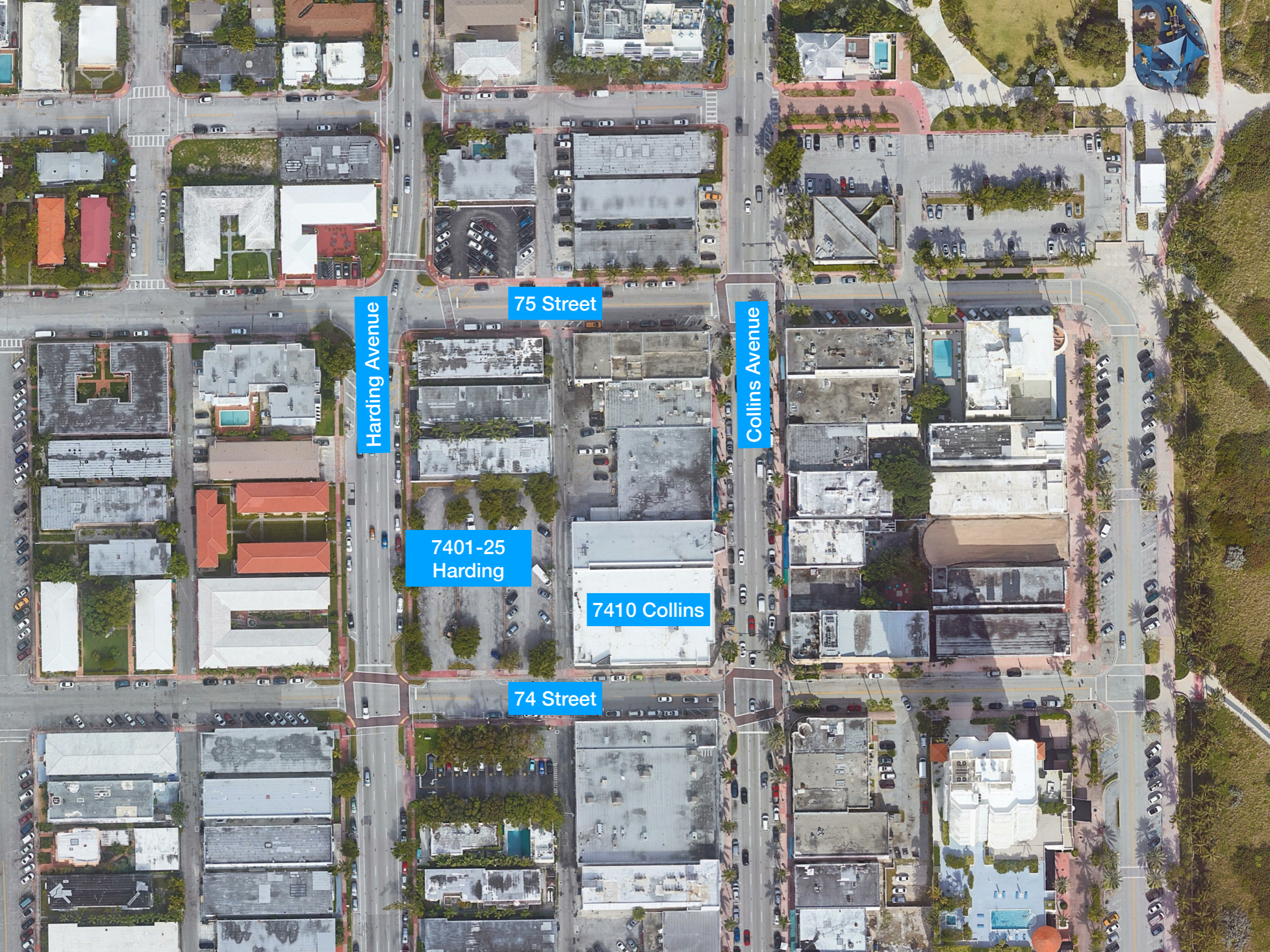


HPB23-0580

7410 Collins



Harding Avenue

Collins Avenue

75 Street

74 Street

7401-25
Harding

7410 Collins

the Doors to ...

America's Most Beautiful

Low-Priced Food Department Store

Will Open 9:00am Tuesday, Jan. 16th

7410 Collins Ave.

in Miami Beach





CVS pharmacy

Status Quo



Status Quo – View Along 74 Street



Status Quo – View Along Collins

An aerial photograph of a city street intersection. The street is labeled '74 Street' at the bottom. On the left side of the street, there is a large parking lot with several trees and a blue text box containing property information. On the right side, there are several large, multi-story commercial buildings with flat roofs. A blue text box is overlaid on one of these buildings, providing details about the property at 7410 Collins. The street is lined with parked cars and some palm trees.

7401-25 Harding

HPB23-579

Mixed-Use
Commercial, Office,
Townhome Residential

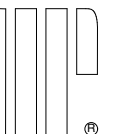
7410 Collins

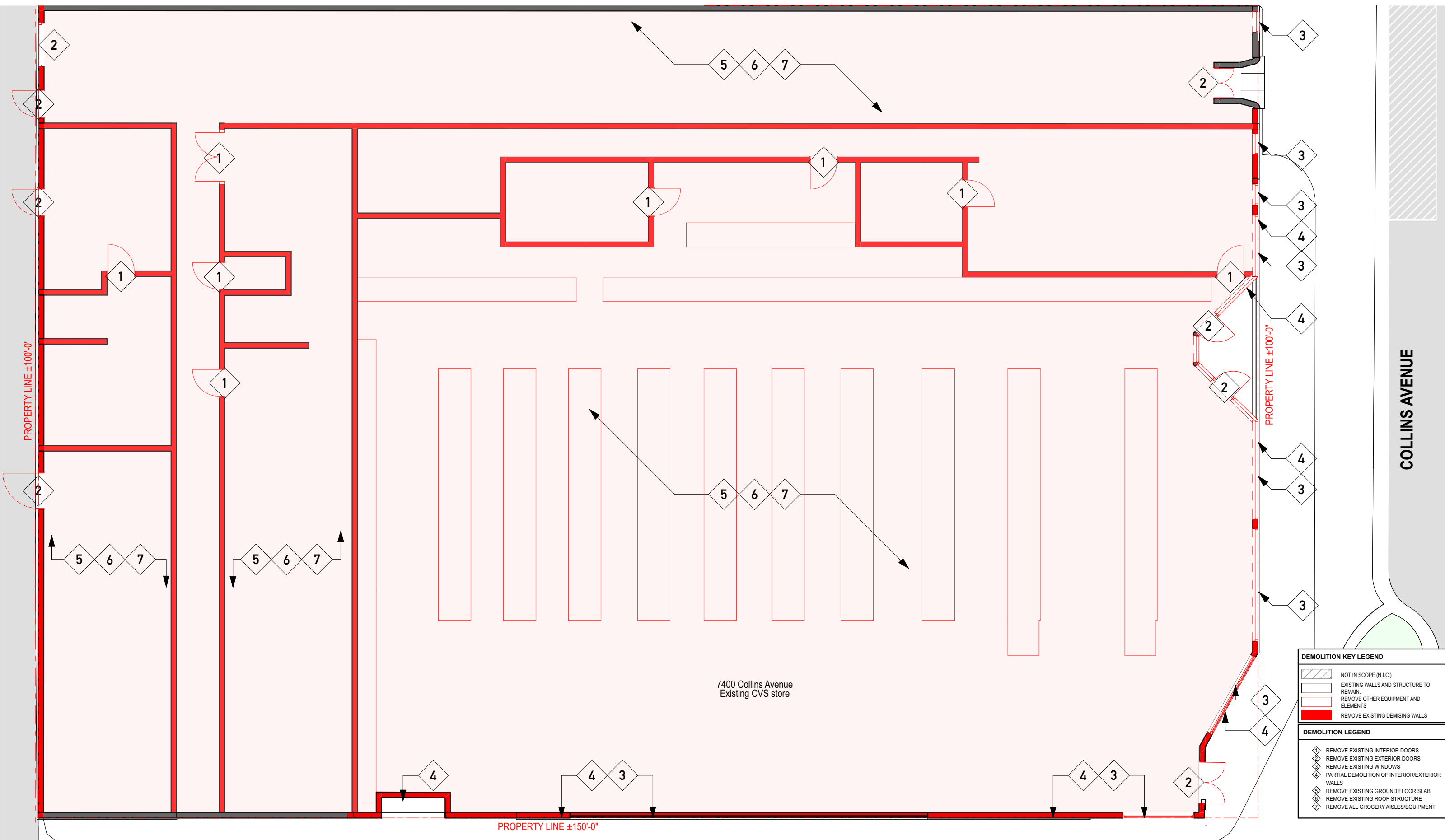
Mixed-Use Commercial (8,379 square feet)
and
18 Multifamily Units

74 Street



Aerial view



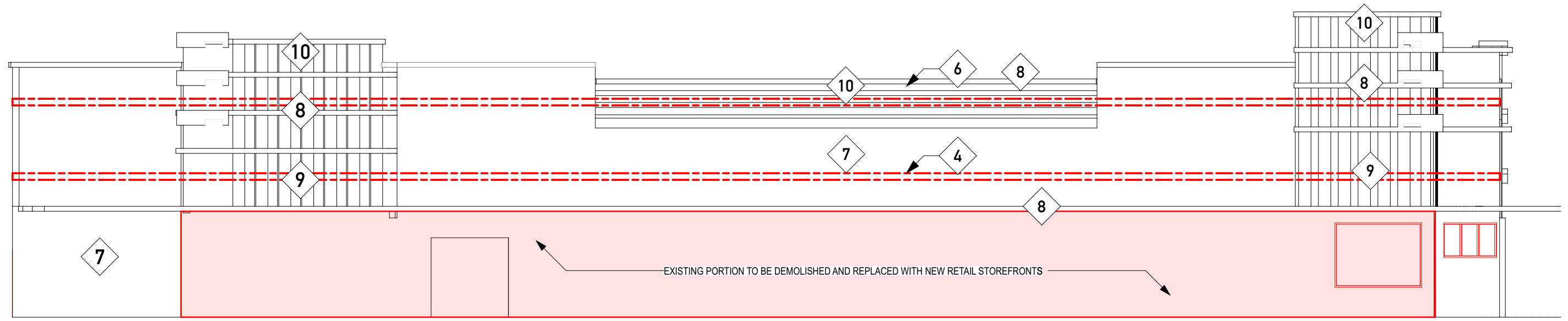
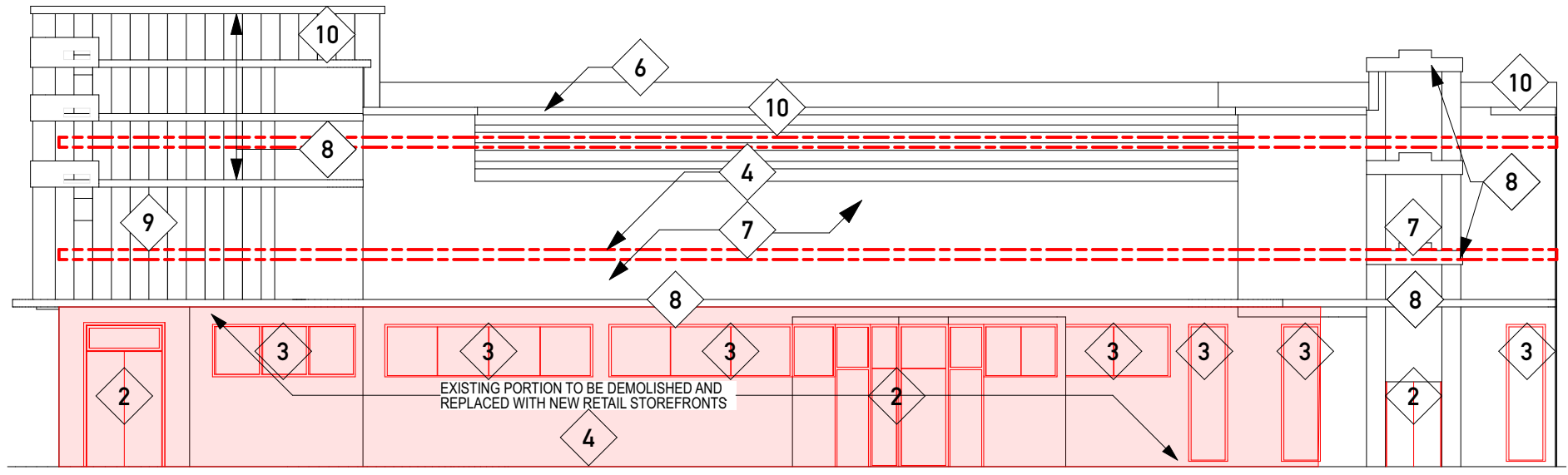
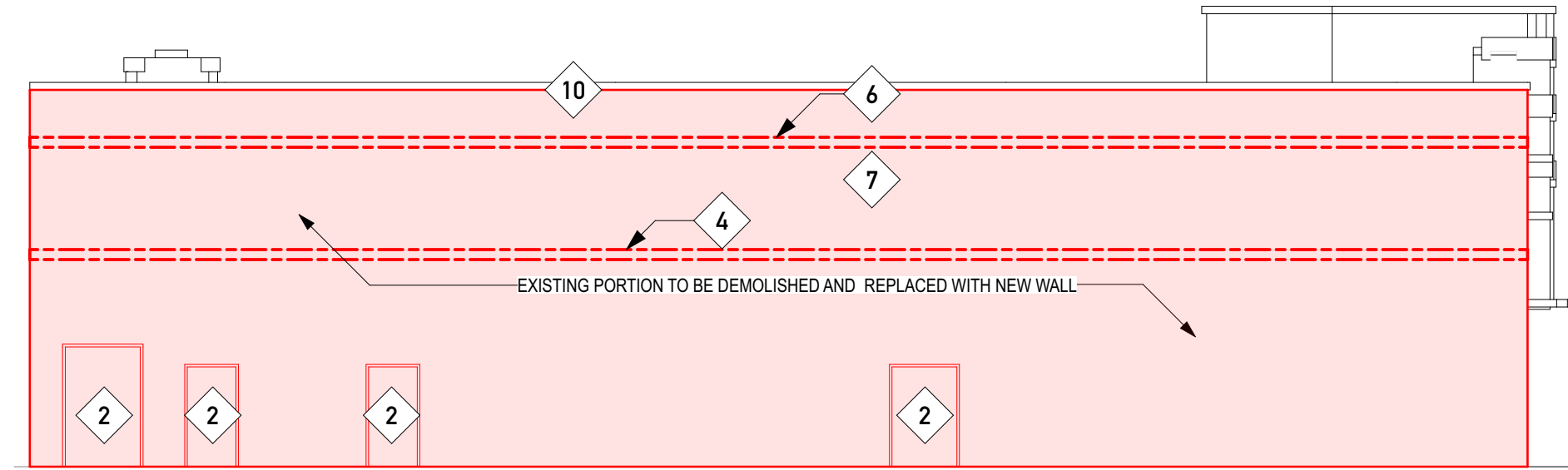


7400 Collins Avenue
Existing CVS store

DEMOLITION KEY LEGEND	
	NOT IN SCOPE (N.I.C.)
	EXISTING WALLS AND STRUCTURE TO REMAIN.
	REMOVE OTHER EQUIPMENT AND ELEMENTS
	REMOVE EXISTING DEMISING WALLS

DEMOLITION LEGEND	
	REMOVE EXISTING INTERIOR DOORS
	REMOVE EXISTING EXTERIOR DOORS
	REMOVE EXISTING WINDOWS
	PARTIAL DEMOLITION OF INTERIOR/EXTERIOR WALLS
	REMOVE EXISTING GROUND FLOOR SLAB
	REMOVE EXISTING ROOF STRUCTURE
	REMOVE ALL GROCERY AISLES/EQUIPMENT



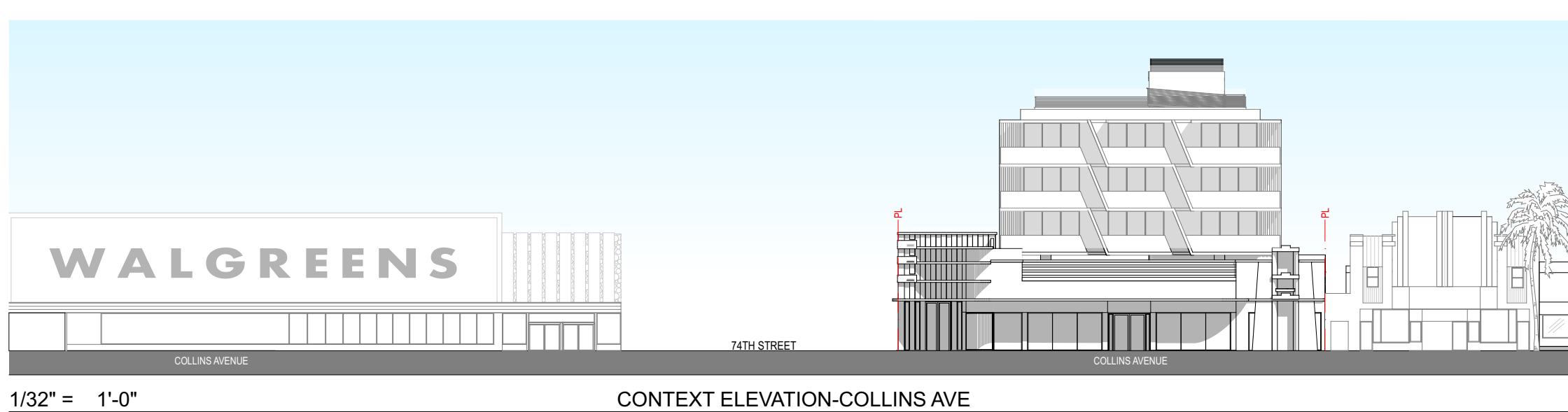


DEMOLITION KEY LEGEND	
	NOT IN SCOPE (N.I.C.)
	EXISTING WALLS AND STRUCTURE TO REMAIN
	REMOVE OTHER EQUIPMENT AND ELEMENTS
	REMOVE WALLS

DEMOLITION LEGEND	
	REMOVE EXISTING INTERIOR DOORS
	REMOVE EXISTING EXTERIOR DOORS
	REMOVE EXISTING WINDOWS
	PARTIAL DEMOLITION OF EXTERIOR WALLS
	REMOVE EXISTING GROUND FLOOR SLAB
	REMOVE EXISTING ROOF STRUCTURE
	REPLACE EXIST. EXTERIOR FINISHES
	REPAIR EXIST. ARCH. EYEBROWS
	REPAIR EXIST. ARCH. LOUVERS
	REPAIR EXIST. PARAPET WALL

NOTE:
ALL GLAZING TO BE REMOVED AND REPLACED WITH NEW HURRICANE PROOF GLAZING.





1/32" = 1'-0"

CONTEXT ELEVATION-COLLINS AVE

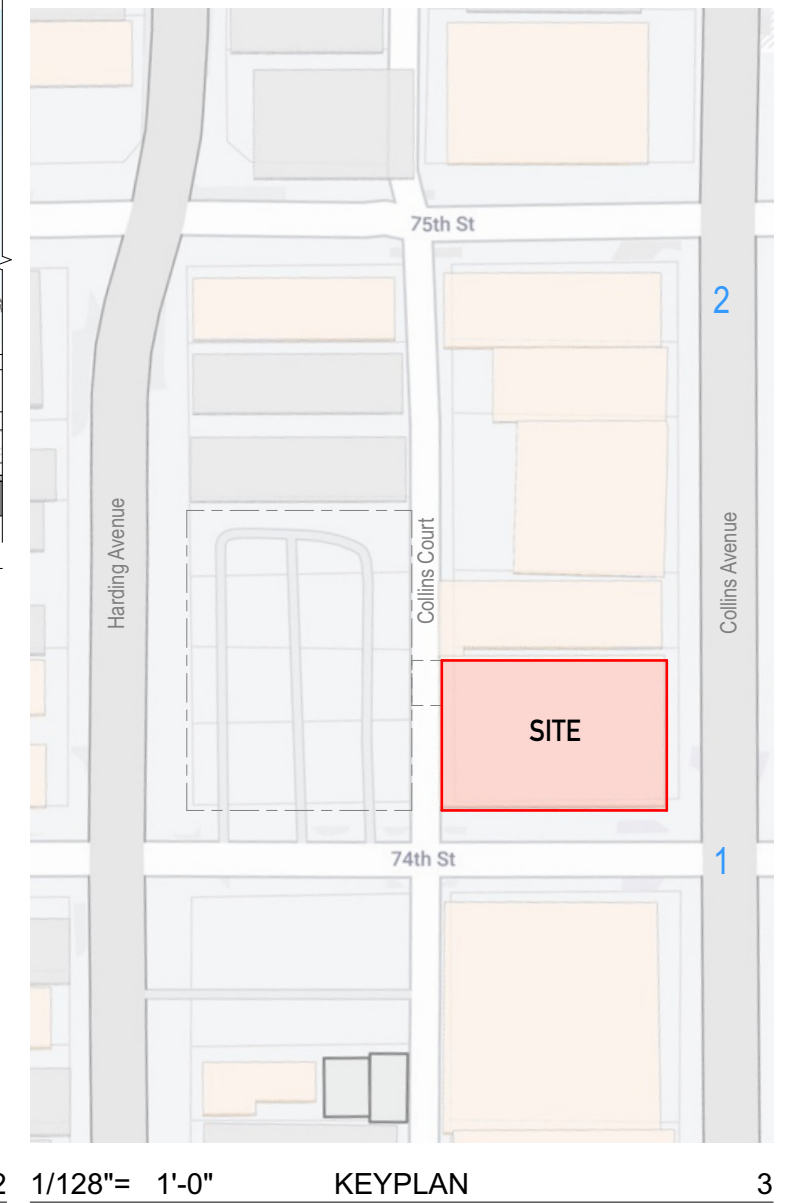
1



1/32" = 1'-0"

CONTEXT ELEVATION-COLLINS AVE

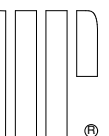
2

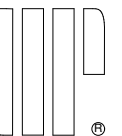
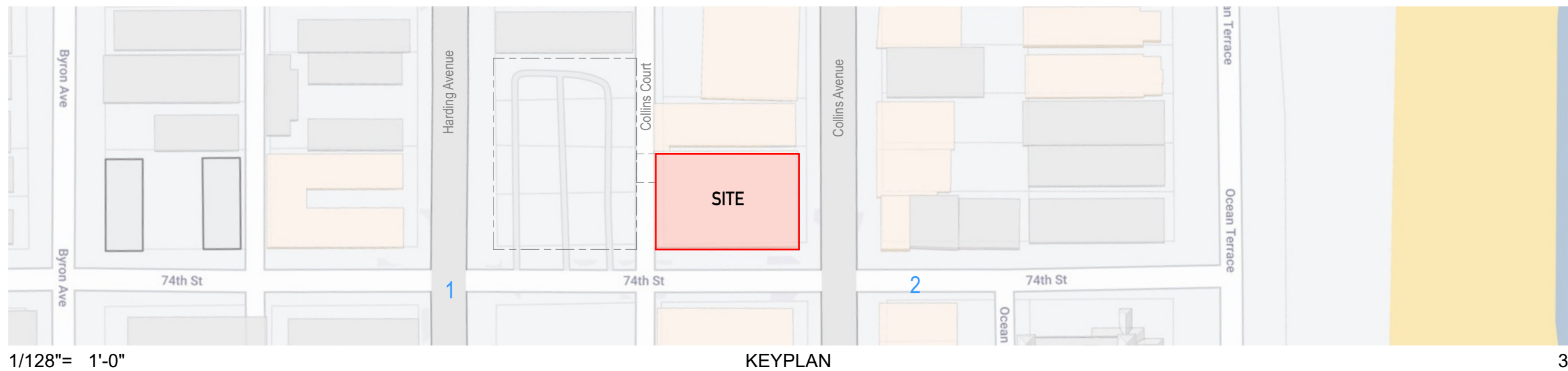
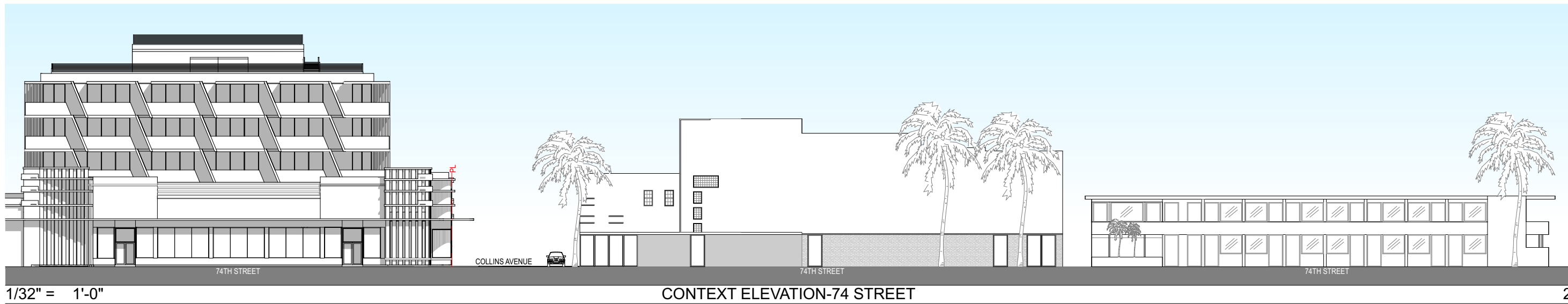
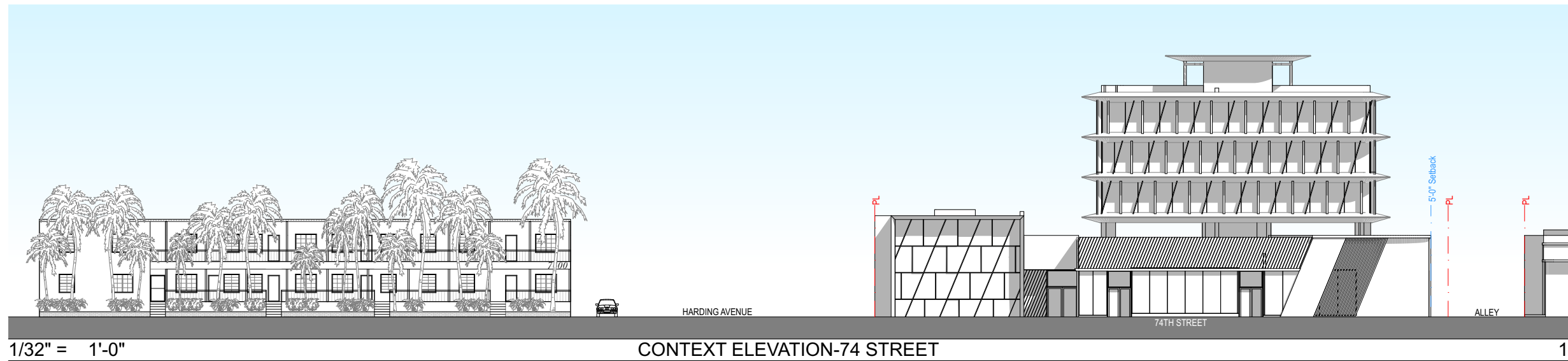


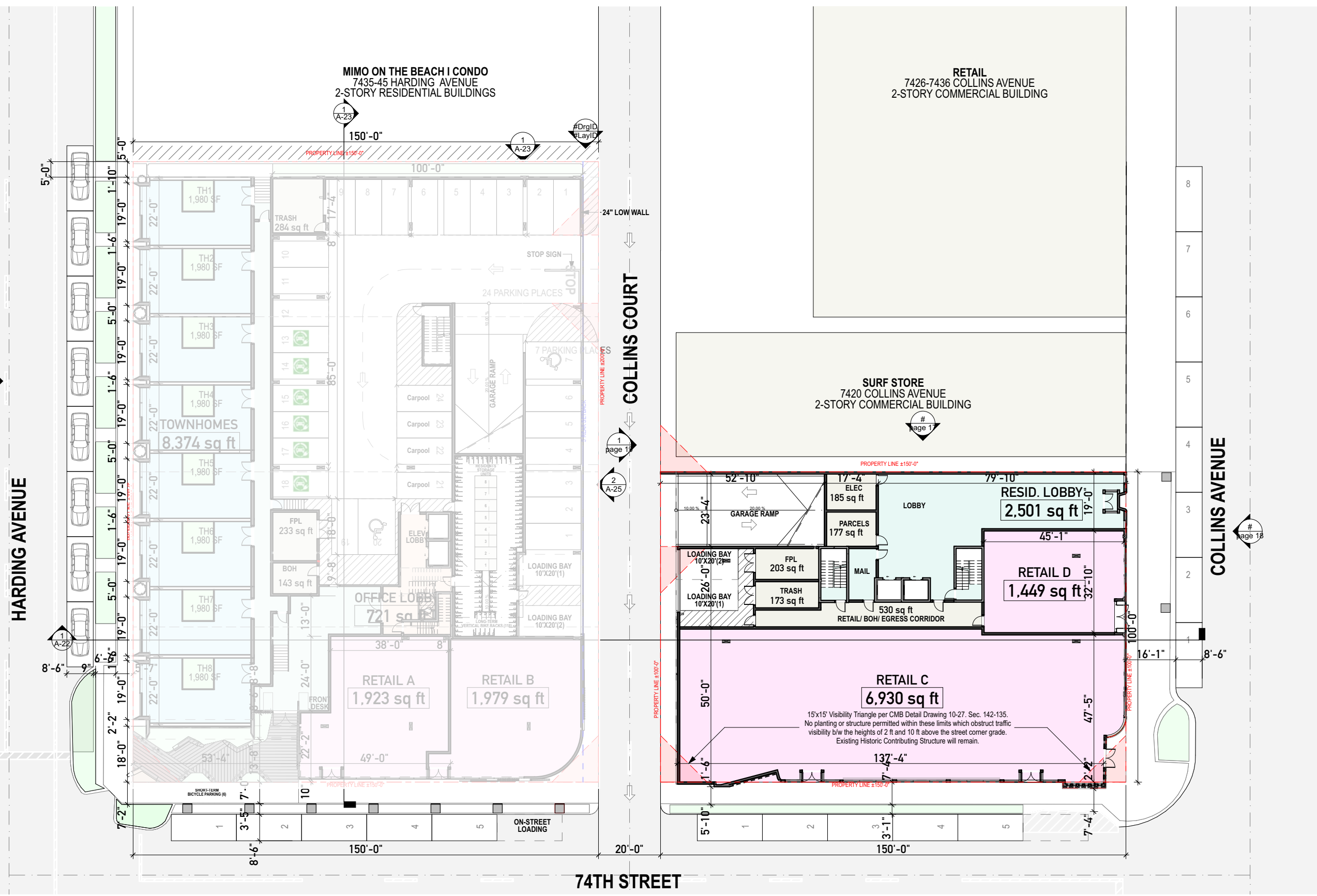
1/128" = 1'-0"

KEYPLAN

3



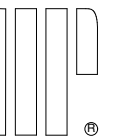
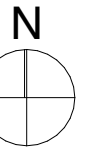




1/32" = 1'-0"

GROUND LEVEL

1



HARDING AVENUE

COLLINS COURT

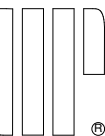
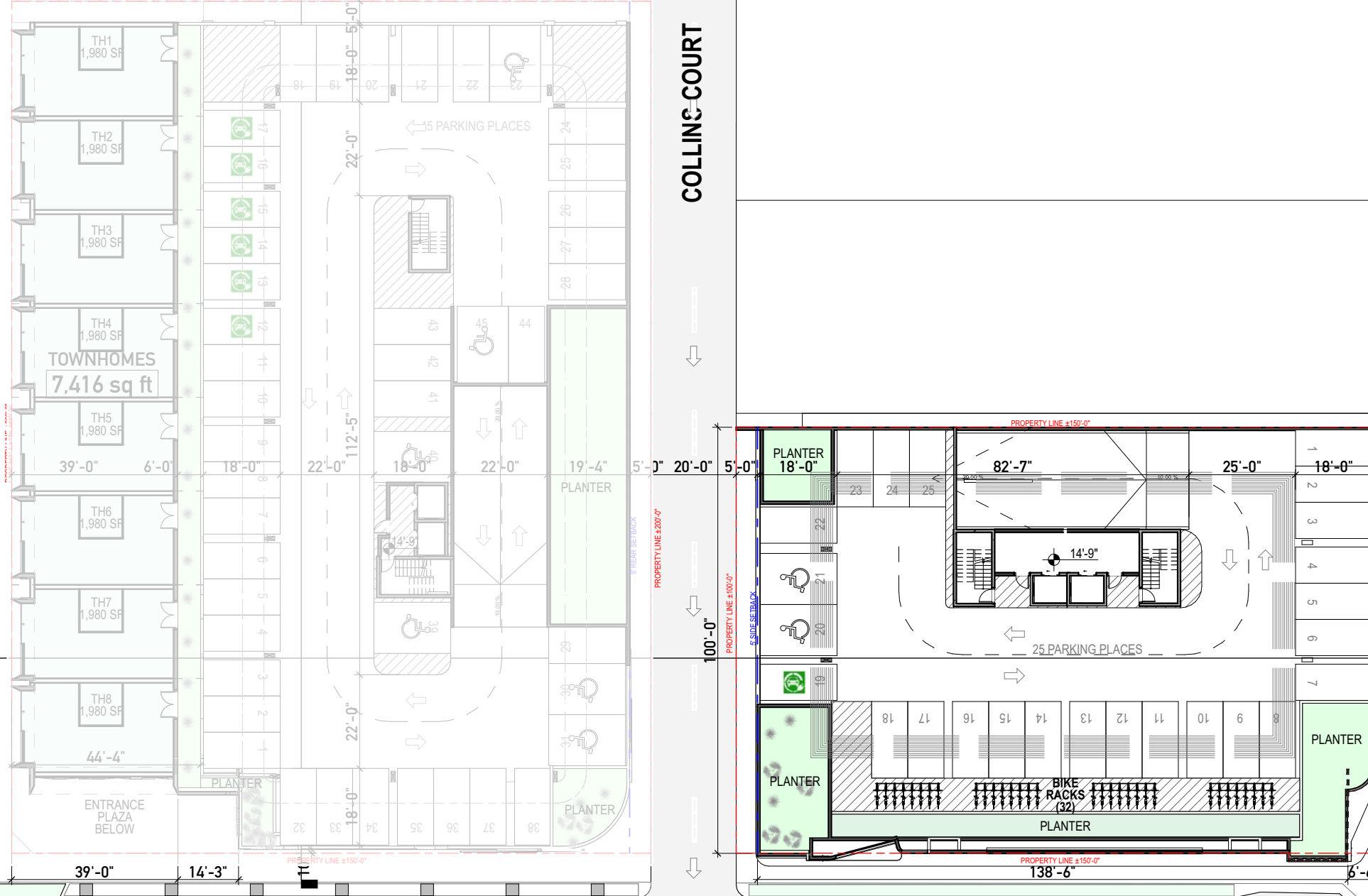
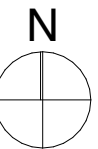
COLLINS AVENUE

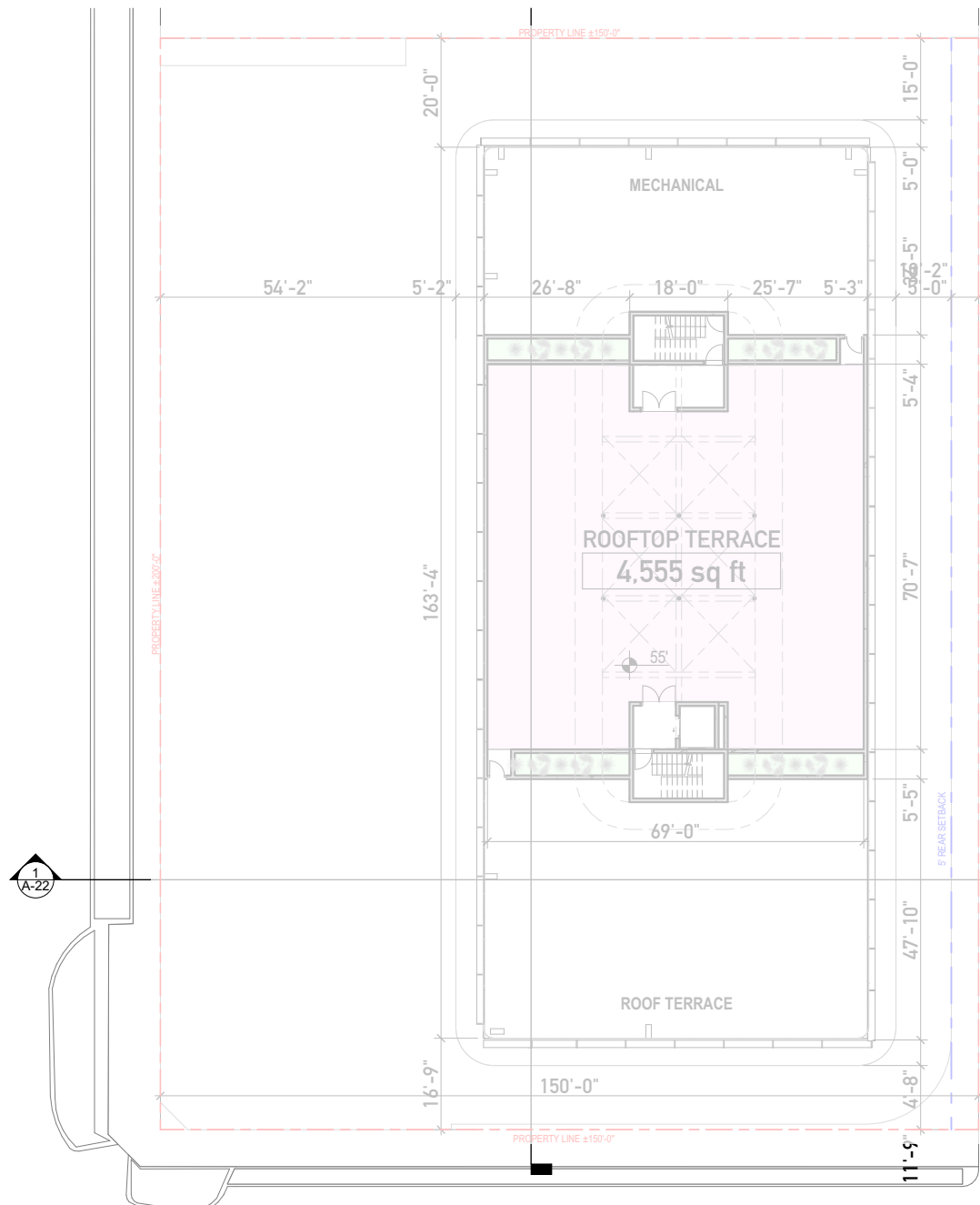
74TH STREET

1/32" = 1'-0"

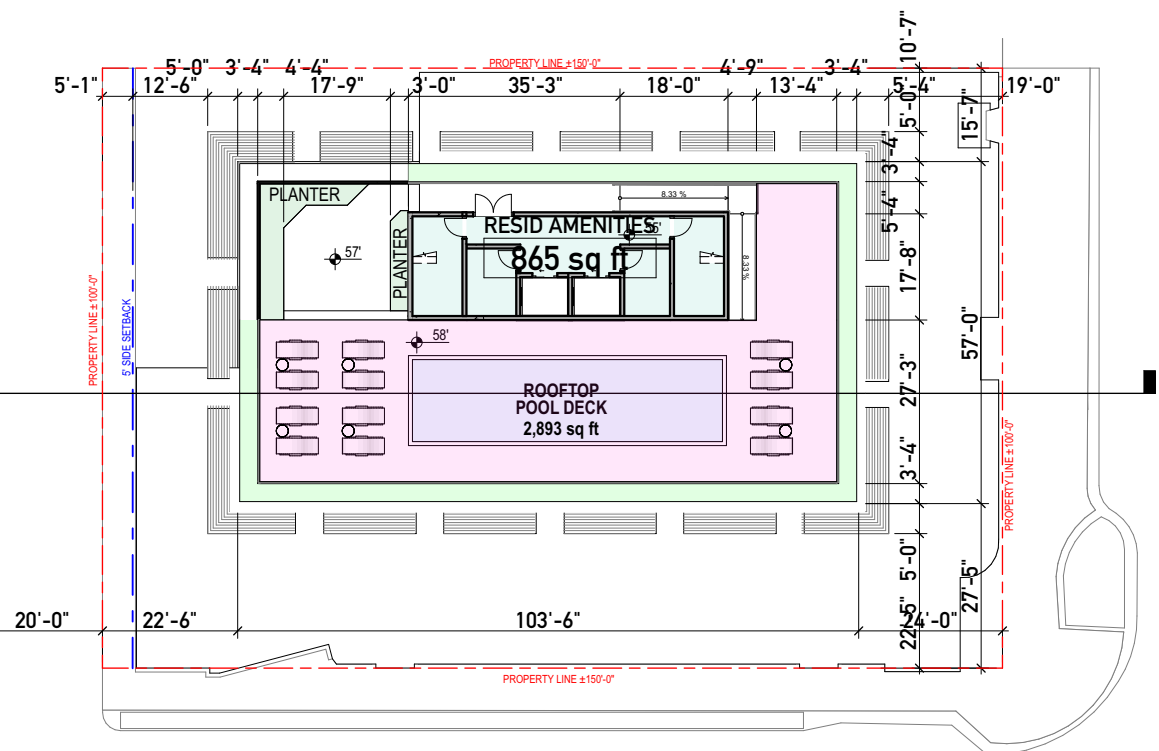
SECOND LEVEL

1





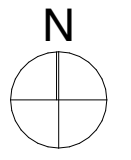
ROOF DECK CALCULATIONS	
ENCLOSED FLOOR AREA BELOW (FIFTH FLOOR)	6,000 SQ FT
50% OF ENCLOSED FLOOR AREA BELOW (FIFTH FLOOR)	3,000 SQ FT
TOTAL COMBINED ROOF DECK AREA	2,893 SQ FT

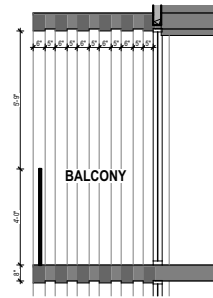


1/32" = 1'-0"

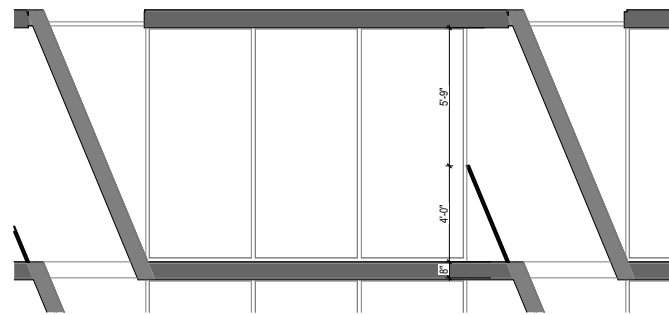
AMENITIES DECK

1





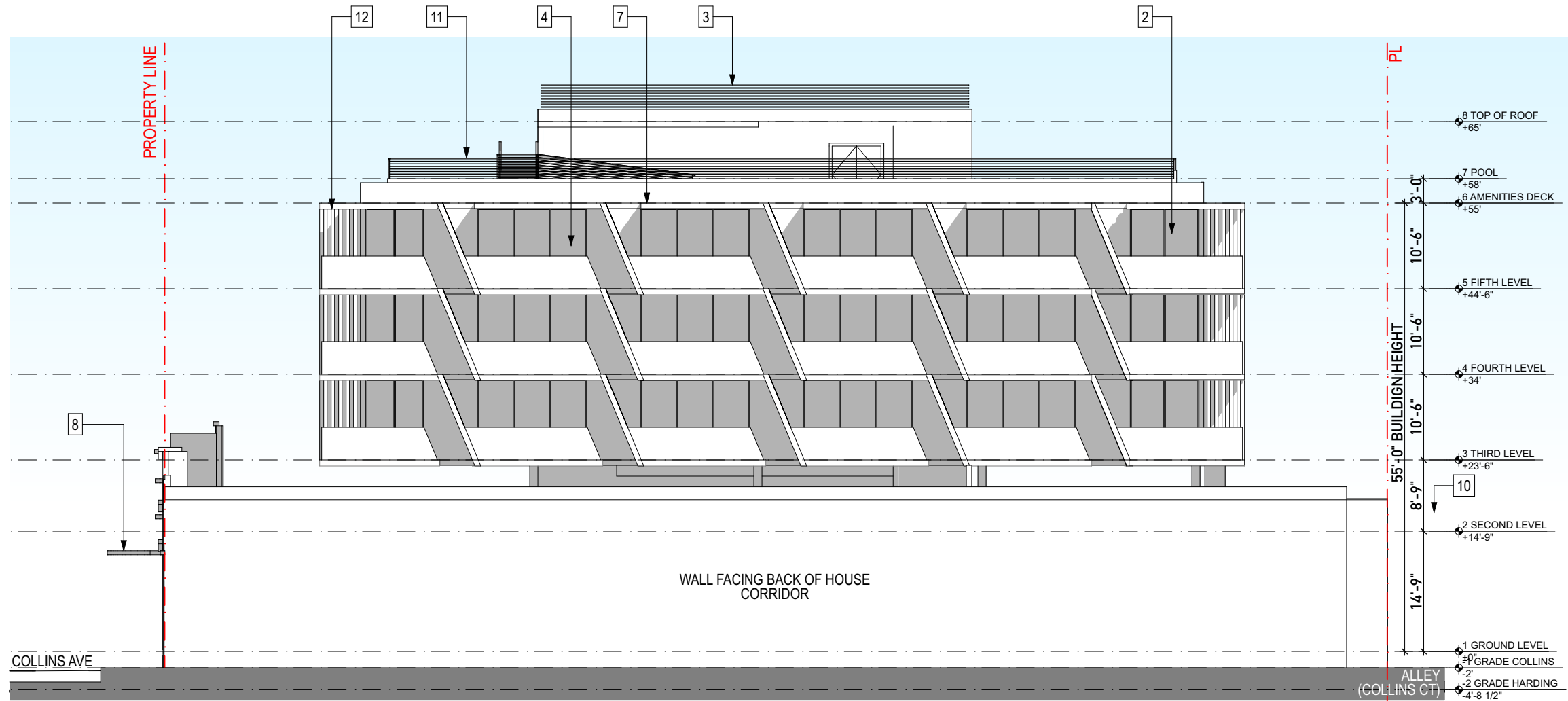
1/8" = 1'-0" BALCONY DETAIL



1/8" = 1'-0" BALCONY DETAIL

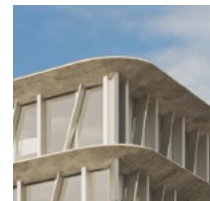


12 SLANTED ALUMINUM BALCONY LOUVERS



1/16" = 1'-0"

NORTH ELEVATION - COLLINS



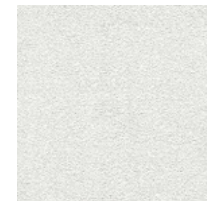
1 CUSTOM POURED CONCRETE SLAB



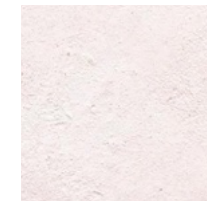
2 CLEAR GLASS GLAZING WITH ANODIZED METAL ALUMINUM



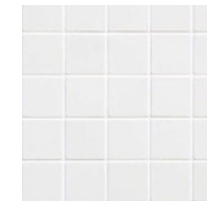
3 MECHANICAL SCREEN WITH METAL LOUVERS



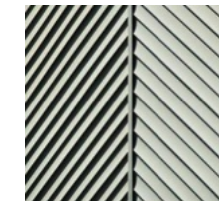
4 EXTERIOR WHITE STUCCO



5 COLOR STUCCO FINISH



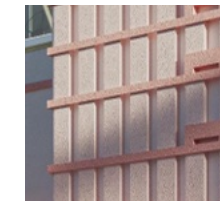
6 18" HIGH KNEEWALL, 4"x4" WHITE TILE



7 ALUMINUM WHITE POWDER-COATED LOUVERS

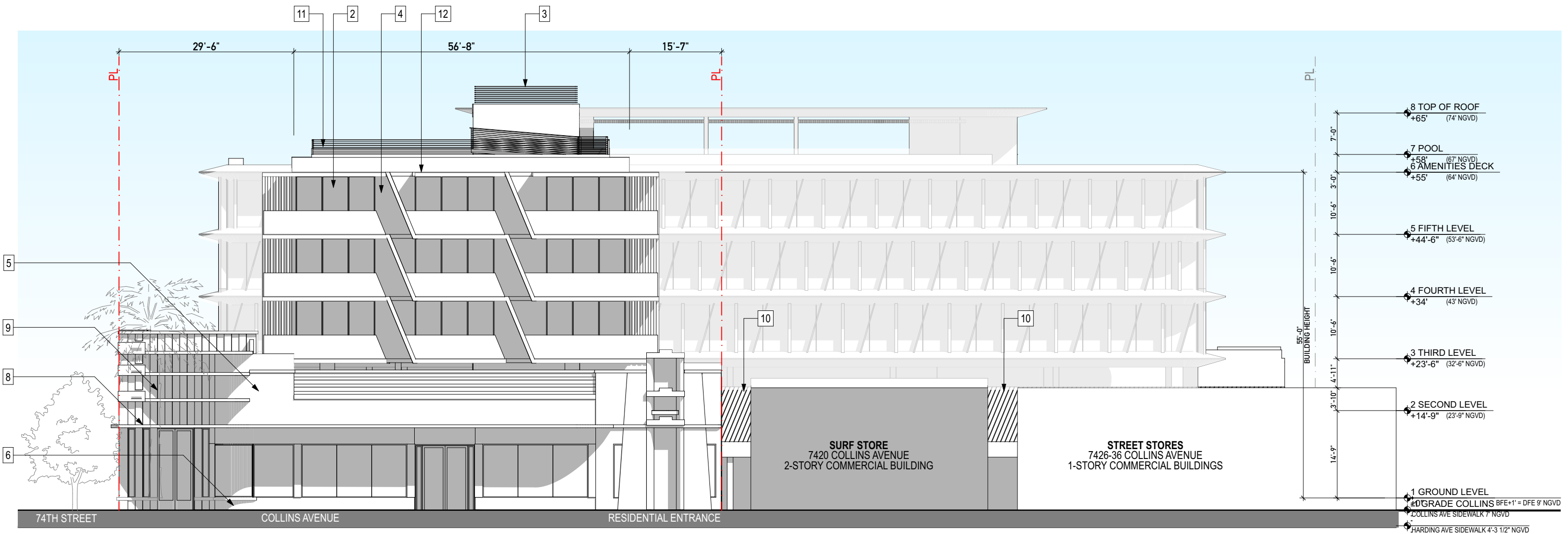


8 HISTORIC RESTORED EYEBROWS



9 HISTORIC RESTORED FLUTED CONCRETE



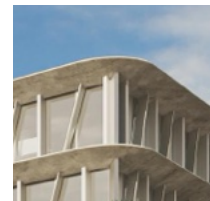


1/16" = 1'-0"

EAST ELEVATION - COLLINS



12 SLANTED ALUMINUM BALCONY LOUVERS



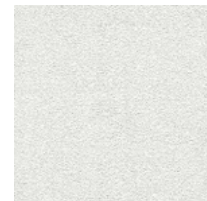
1 CUSTOM POURED CONCRETE SLAB



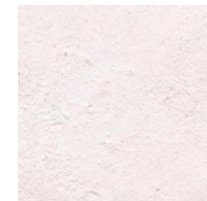
2 CLEAR GLASS GLAZING WITH ANODIZED METAL ALUMINUM



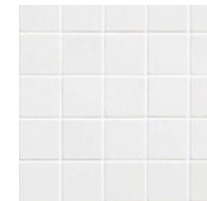
3 MECHANICAL SCREEN WITH METAL LOUVERS



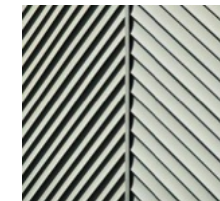
4 EXTERIOR WHITE STUCCO



5 COLOR STUCCO FINISH



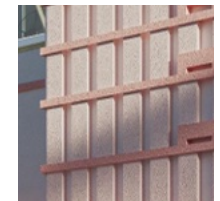
6 18" HIGH KNEEWALL, 4"x4" WHITE TILE



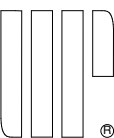
7 ALUMINUM WHITE POWDER-COATED LOUVERS

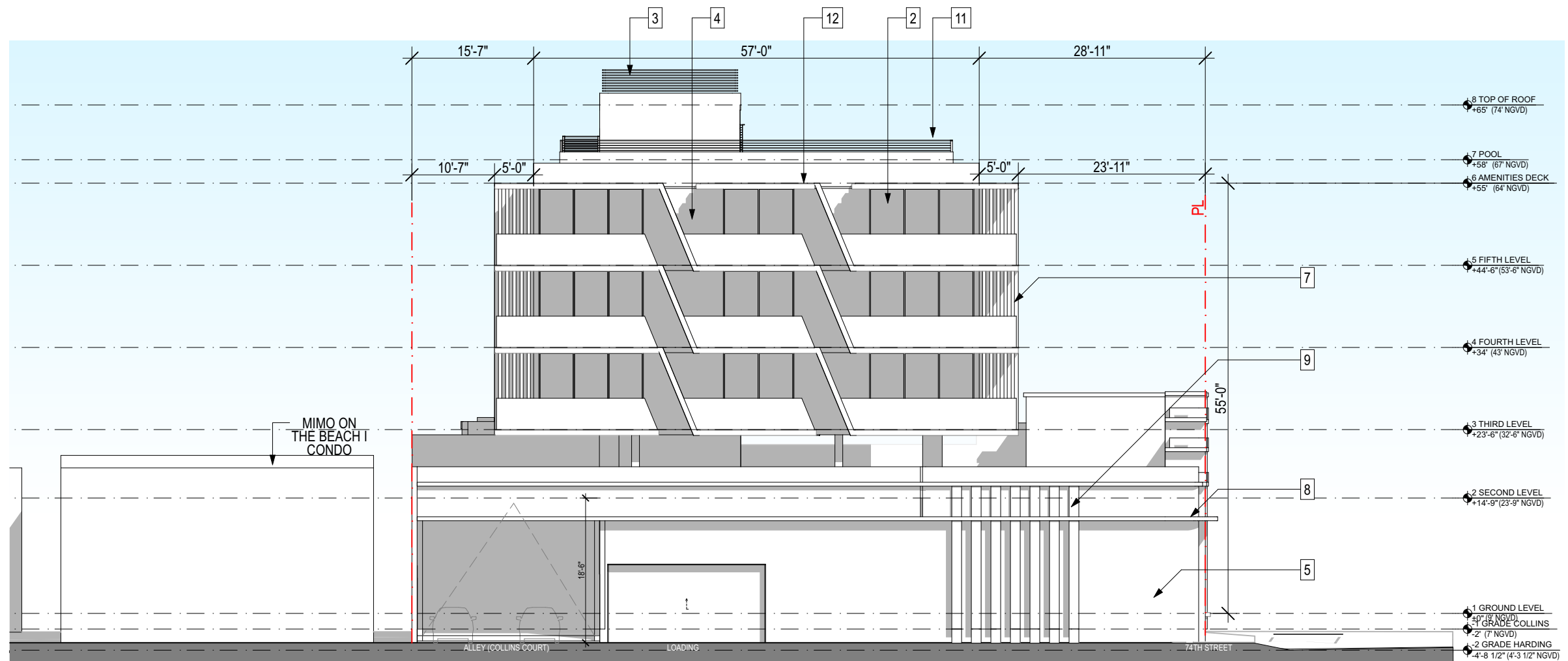


8 HISTORIC RESTORED EYEBROWS



9 HISTORIC RESTORED FLUTED CONCRETE



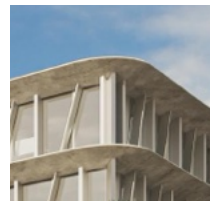


1/16" = 1'-0"

WEST ELEVATION - COLLINS



12 SLANTED ALUMINUM BALCONY LOUVERS



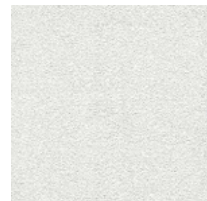
1 CUSTOM POURED CONCRETE SLAB



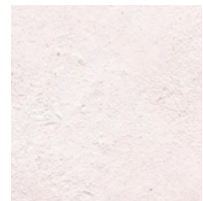
2 CLEAR GLASS GLAZING WITH ANODIZED METAL ALUMINUM



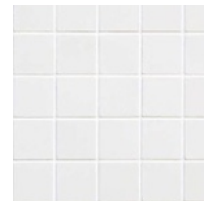
3 MECHANICAL SCREEN WITH METAL LOUVERS



4 EXTERIOR WHITE STUCCO



5 COLOR STUCCO FINISH



6 18" HIGH KNEEWALL, 4"x4" WHITE TILE



7 ALUMINUM WHITE POWDER-COATED LOUVERS

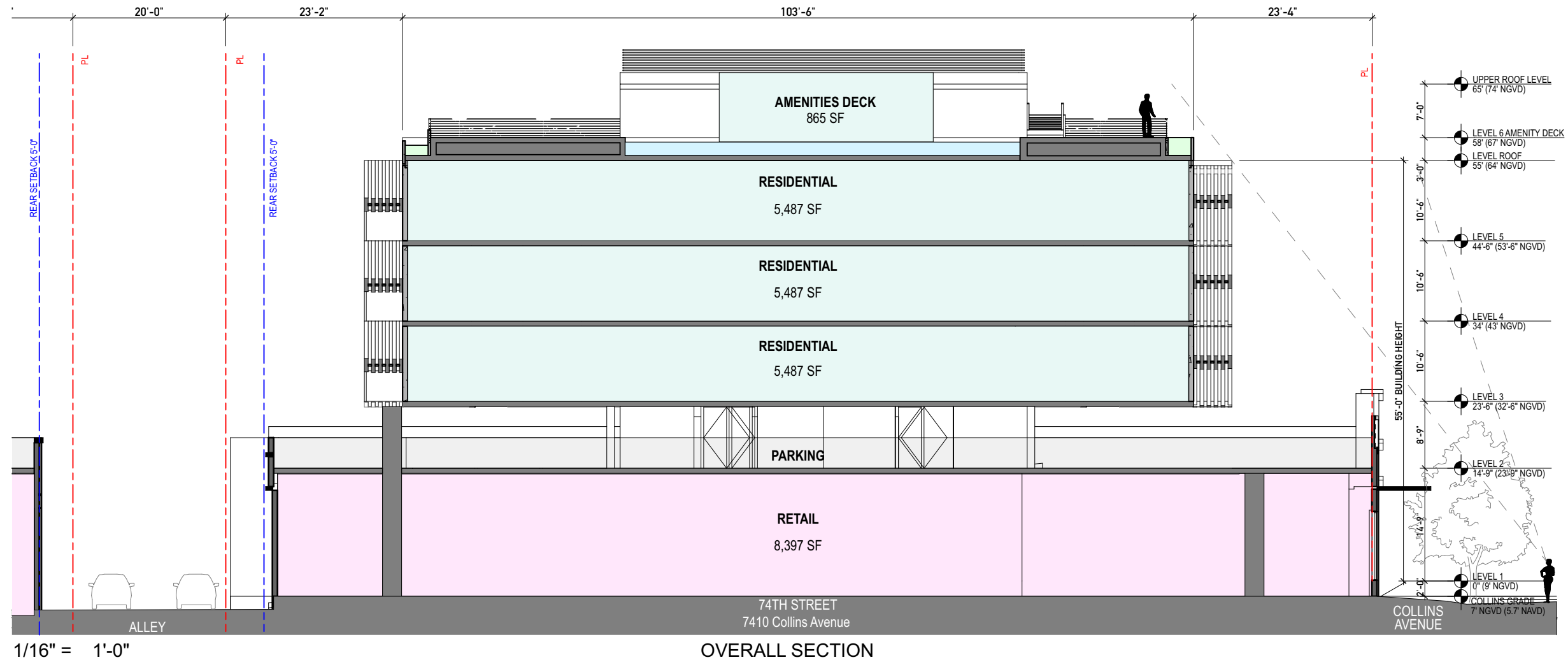


8 HISTORIC RESTORED EYEBROWS

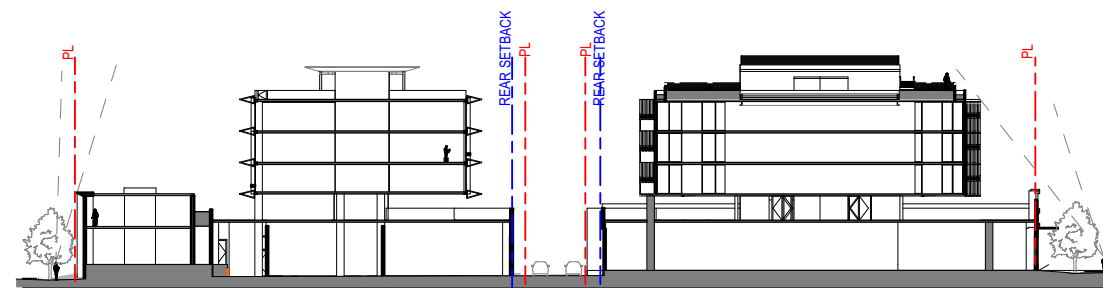


9 HISTORIC RESTORED FLUTED CONCRETE



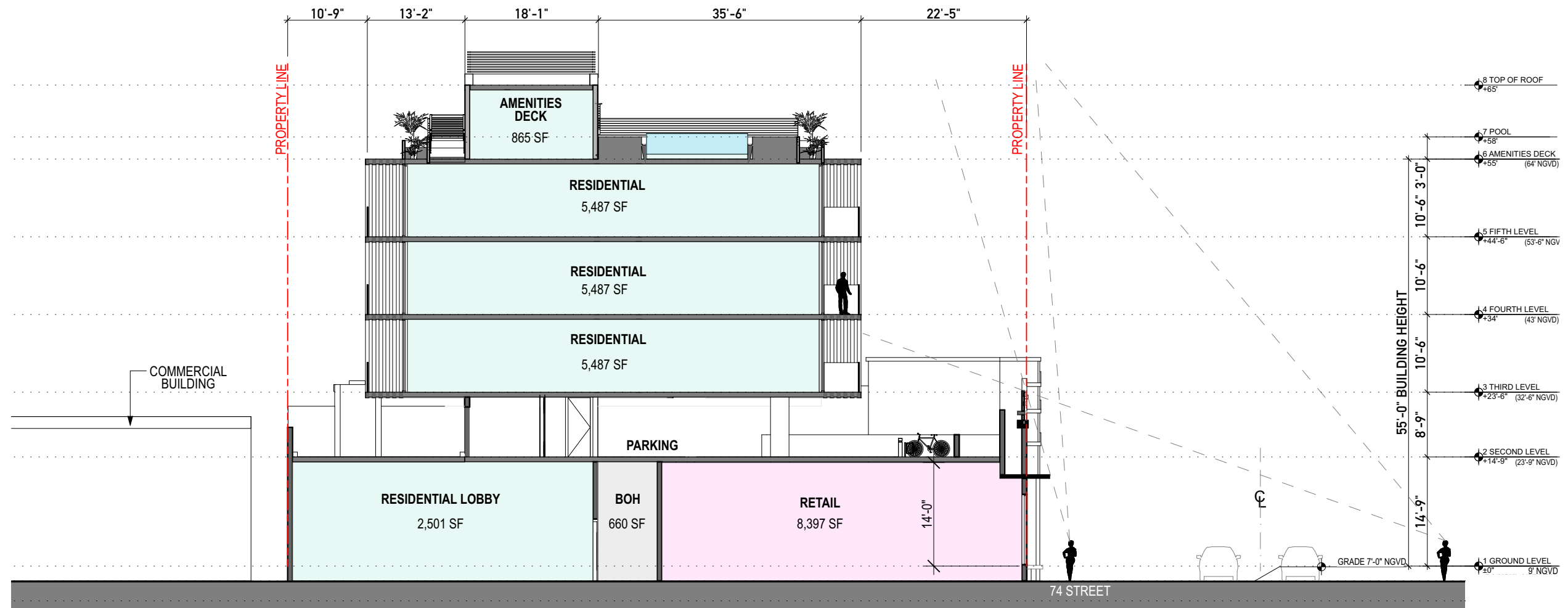


OVERALL SECTION



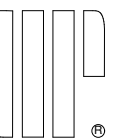
KEY SECTION





1/16" = 1'-0"

RESIDENTIAL SECTION





Aerial view





Pedestrian view along the 74th street





Pedestrian view from the Harding Ave/ 74th Street intersection

