

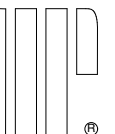


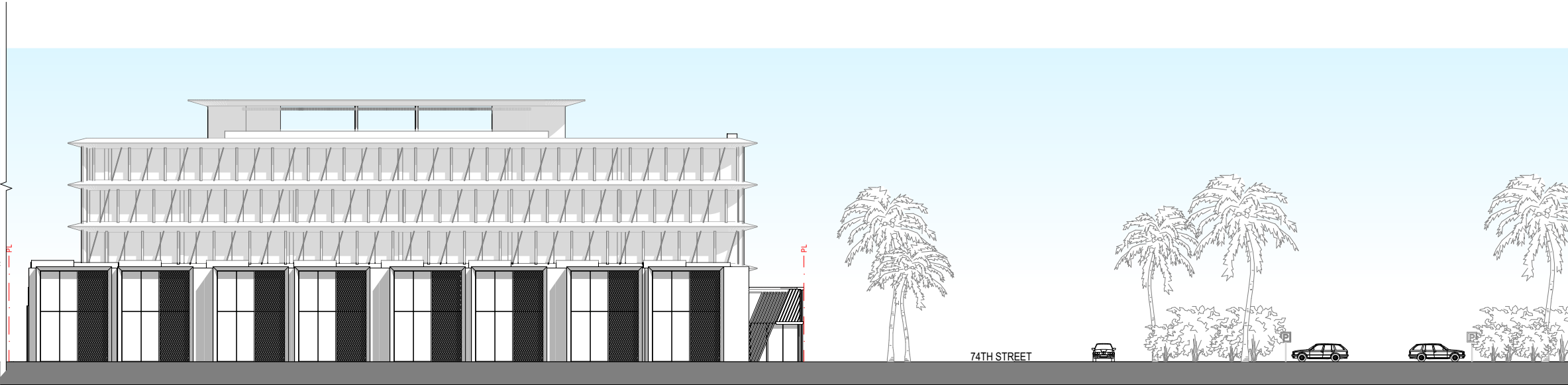
Aerial view

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB Hearing
URBAN ROBOT © 2024
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3 D VIEWS 6/21/24

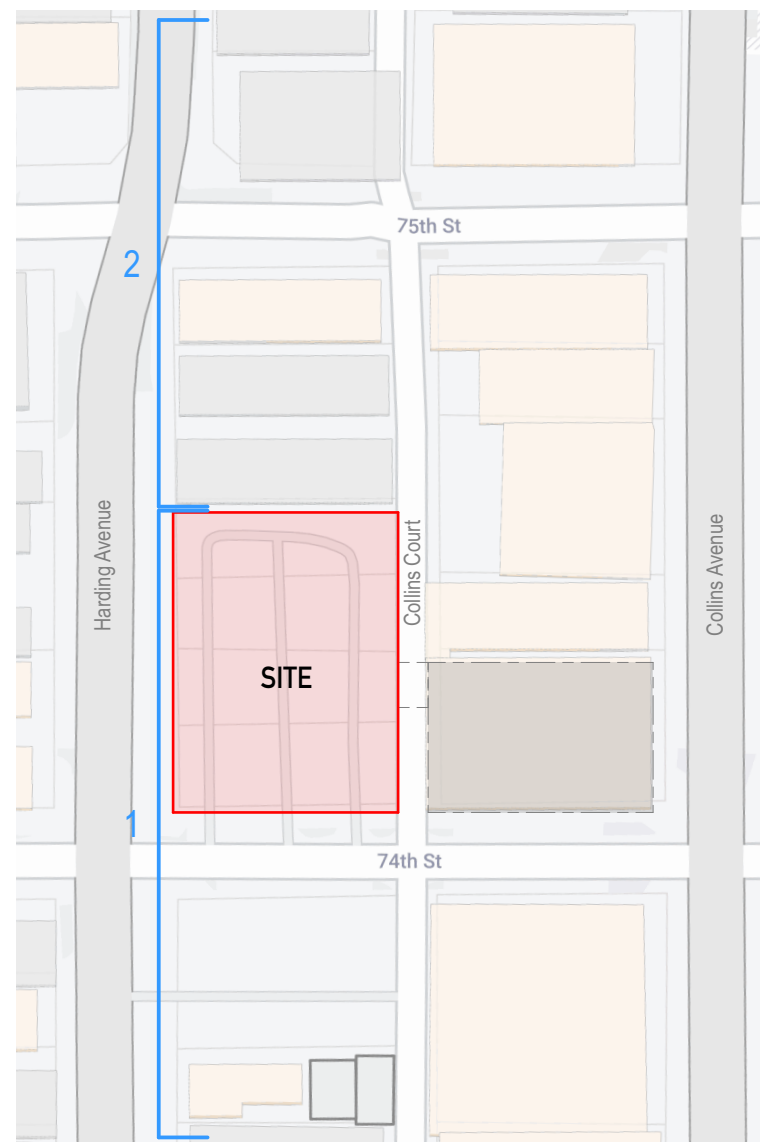




1/32" = 1'-0" CONTEXT ELEVATION-HARDING AVE 1

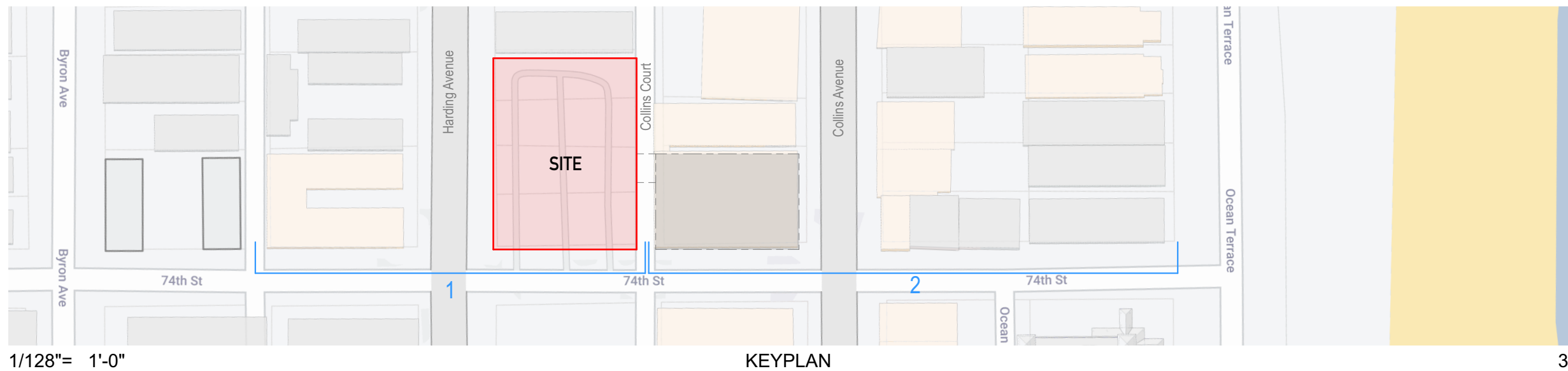
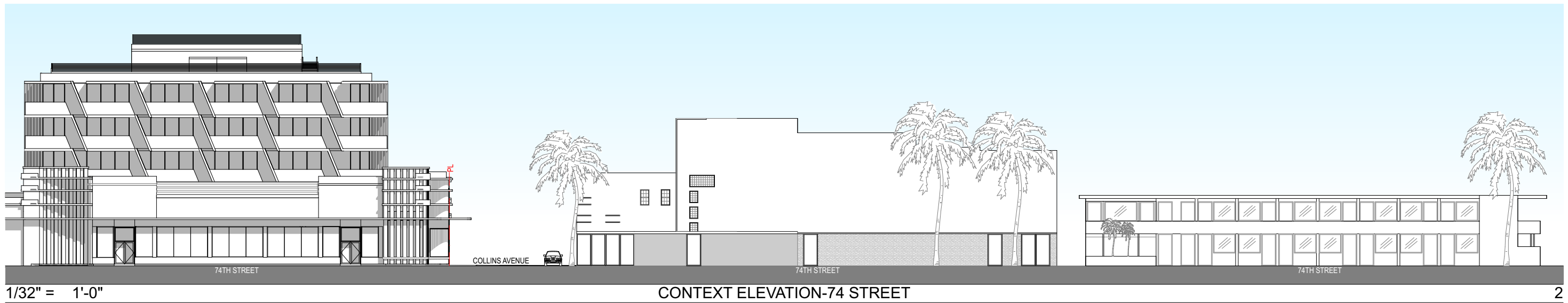
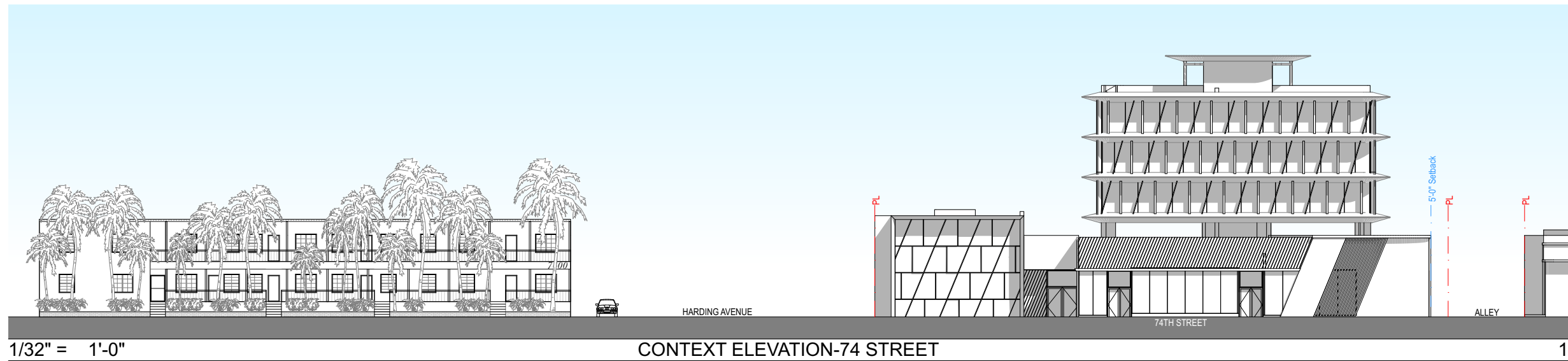


1/32" = 1'-0" CONTEXT ELEVATION-HARDING AVE 2



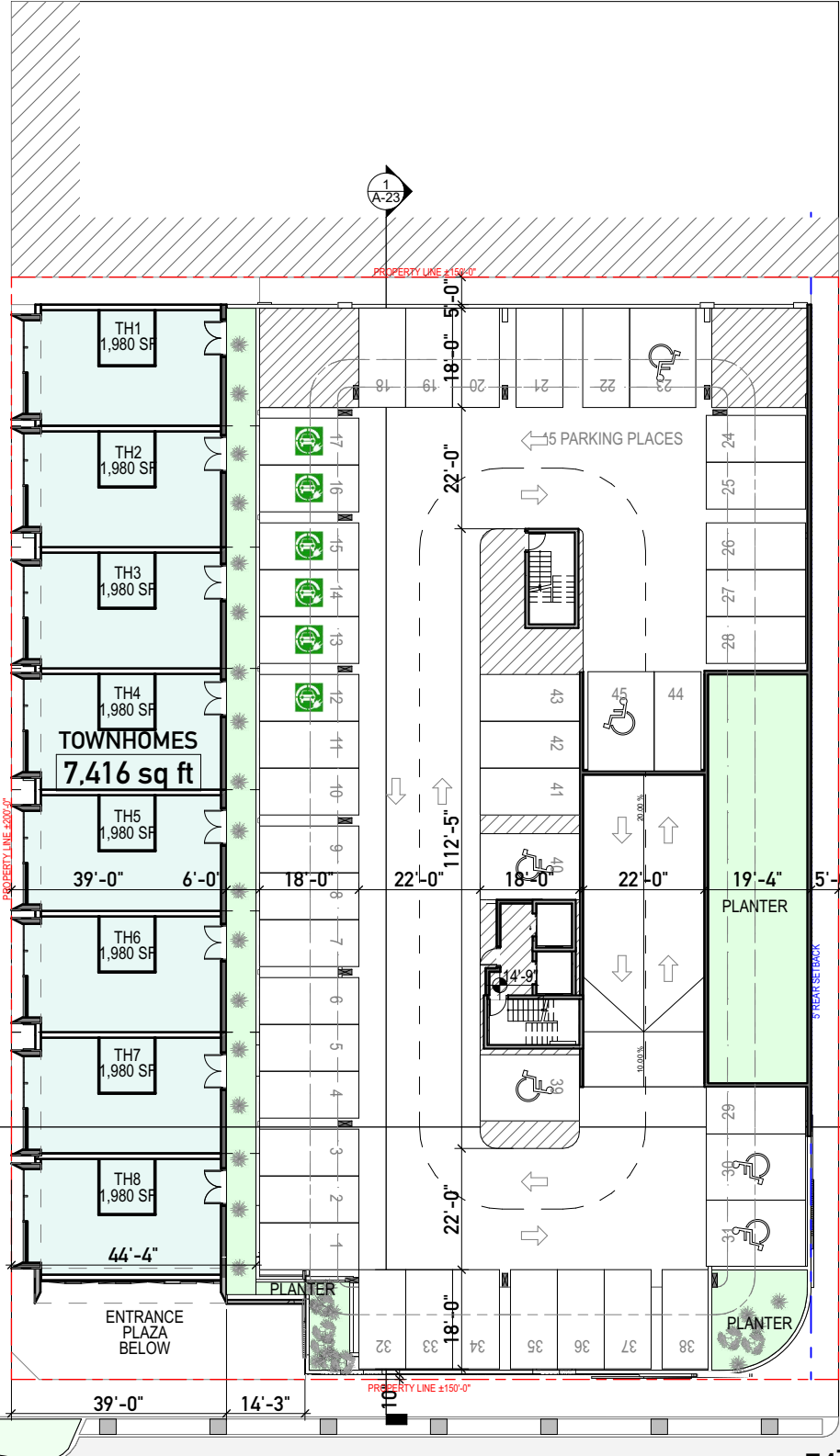
1/128" = 1'-0" KEYPLAN 3





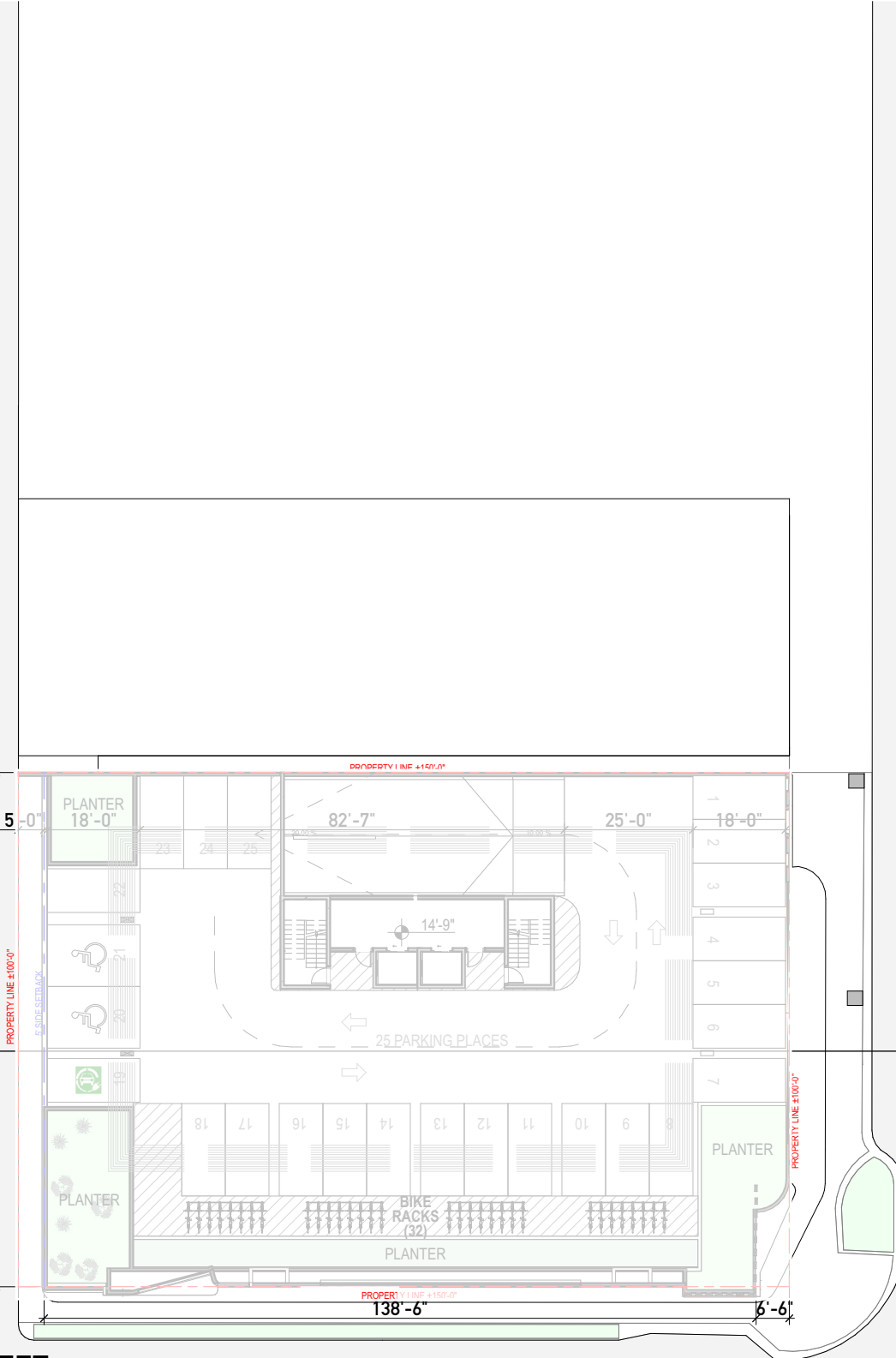
HARDING AVENUE

1
A-22



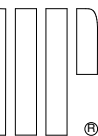
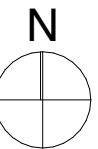
COLLINS COURT

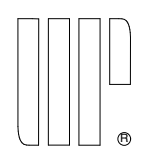
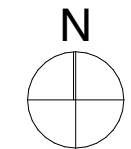
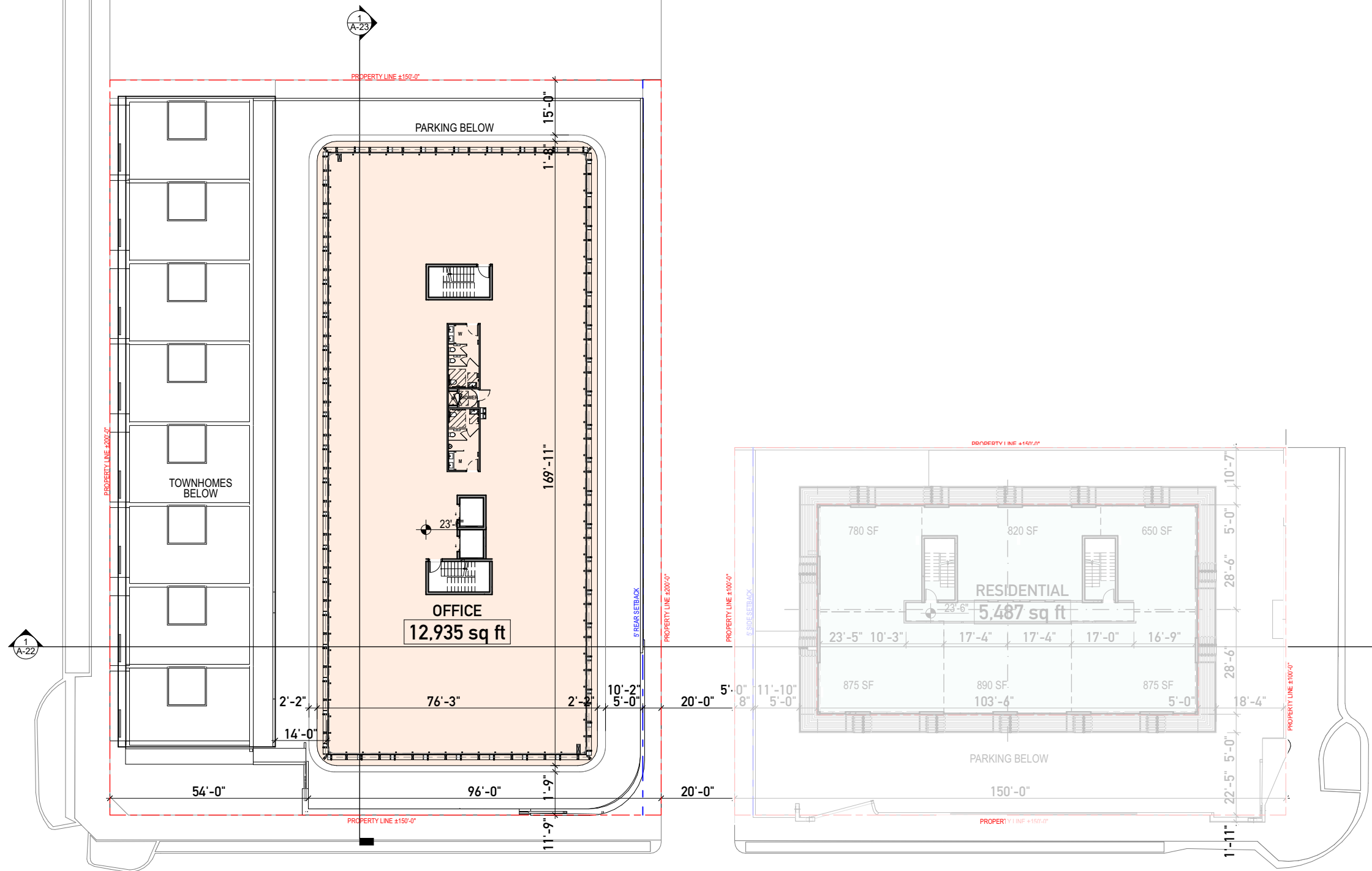
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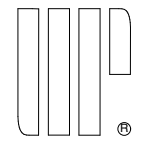
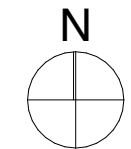
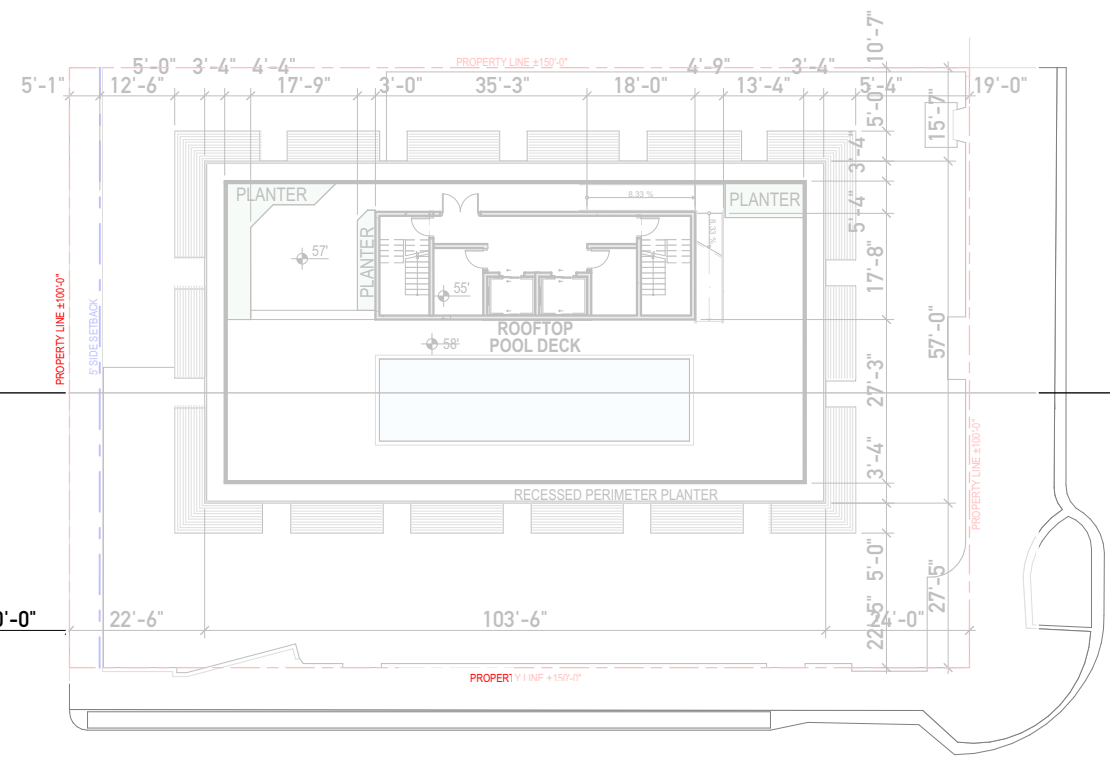
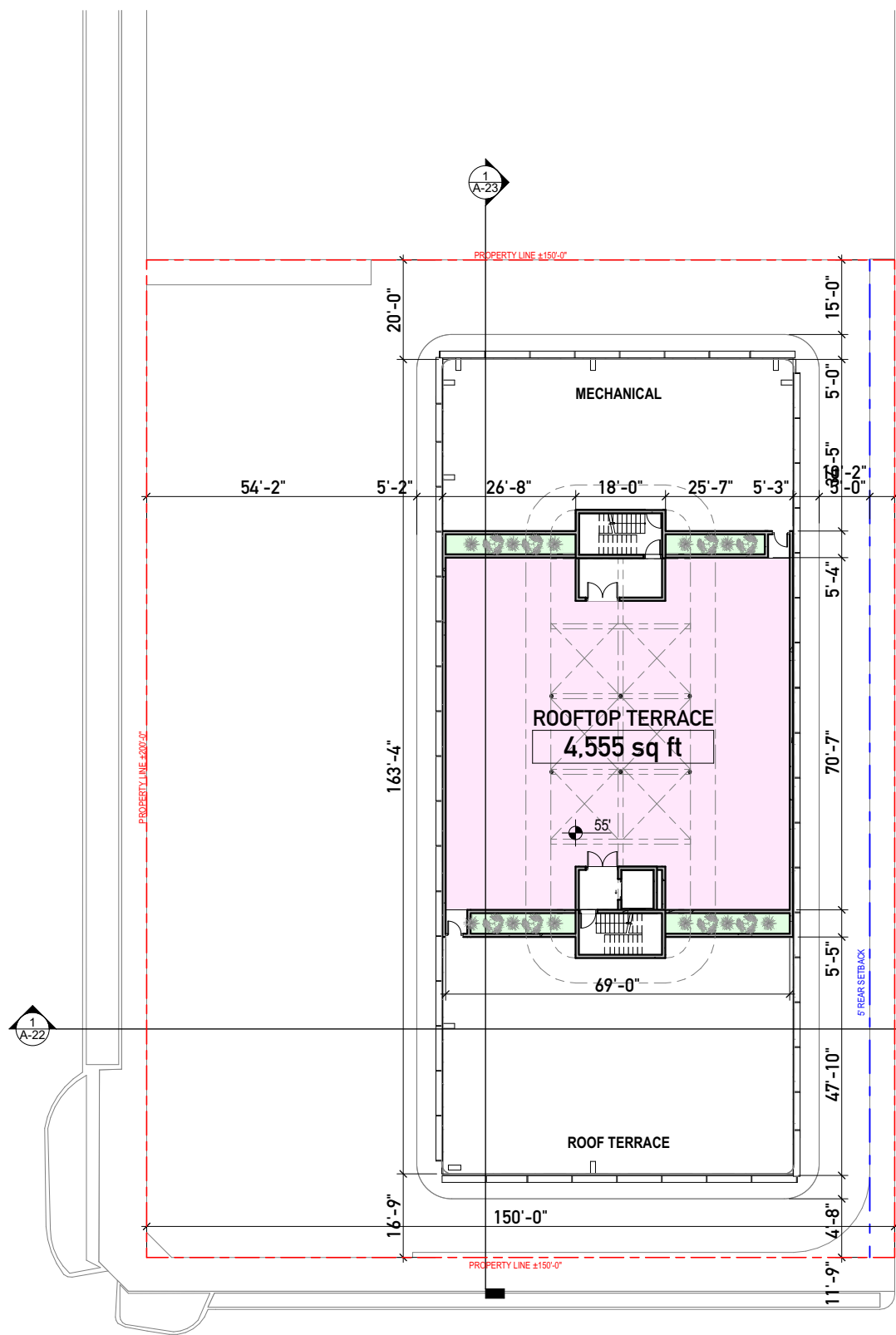


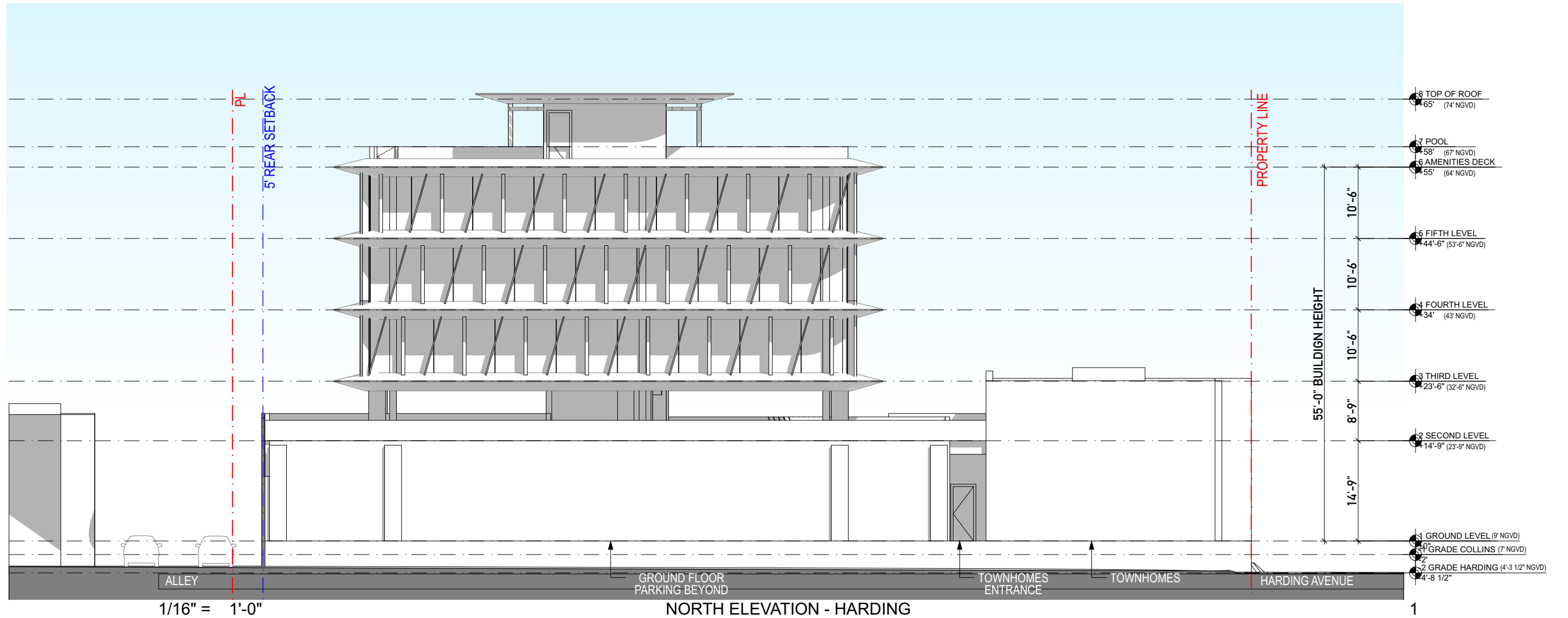
COLLINS AVENUE

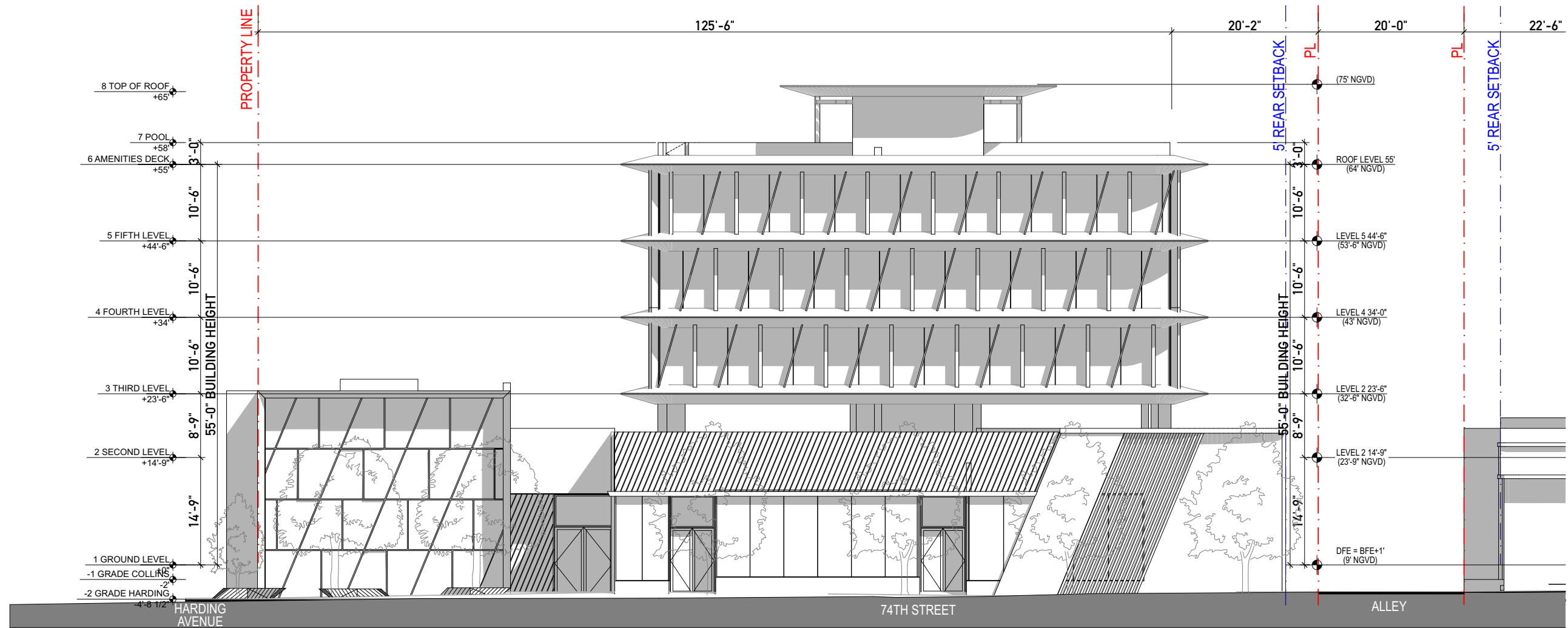
74TH STREET











1/16" = 1'-0"

SOUTH ELEVATION

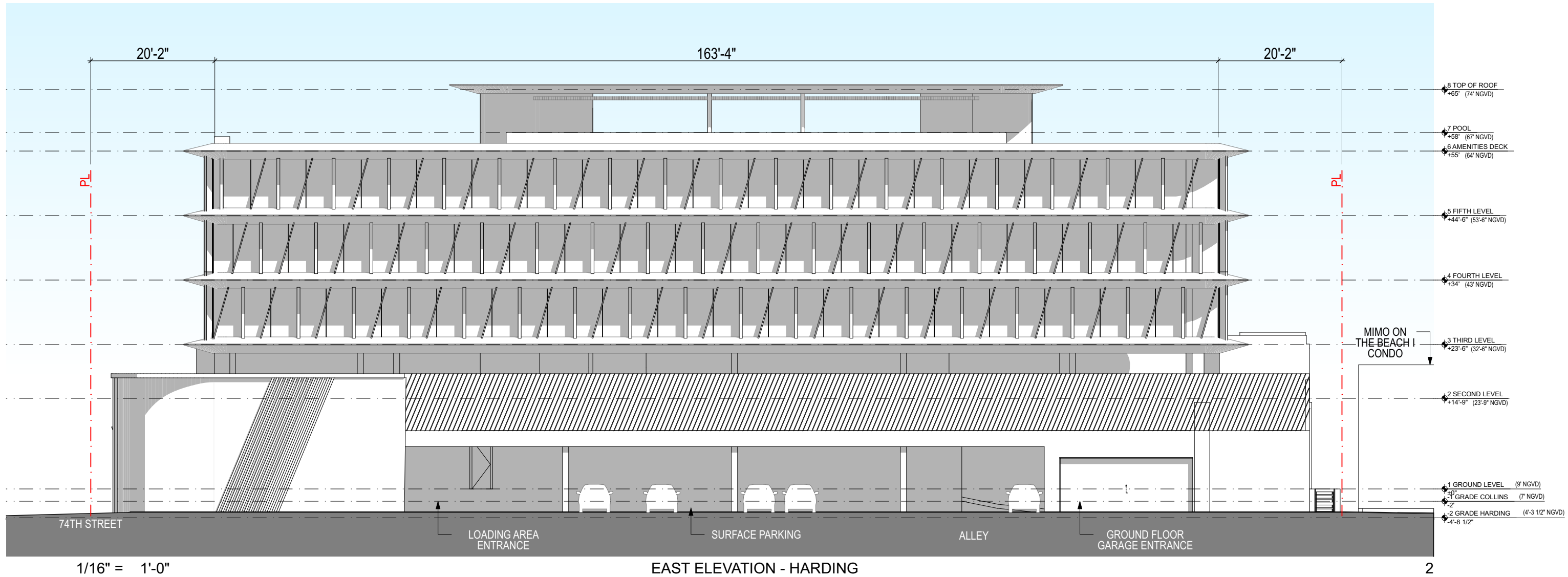
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7401-7425 HARDING AVENUE

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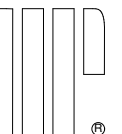


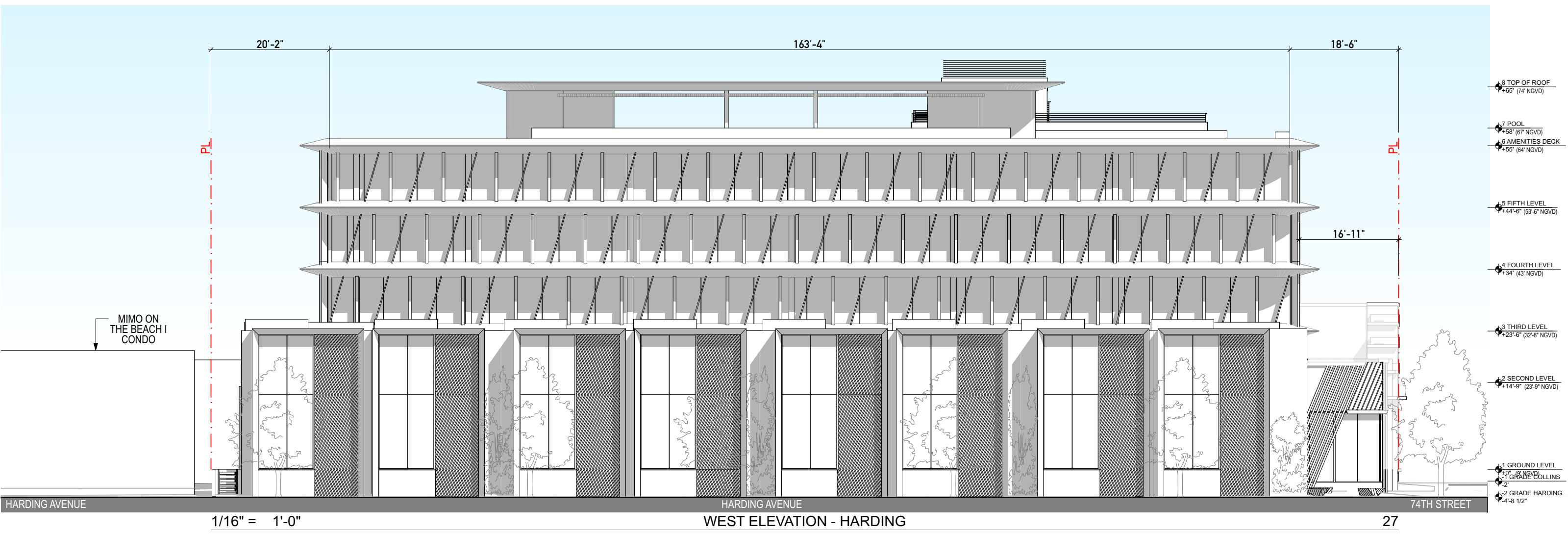
SOUTH ELEVATION | 6/21/24



7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB Hearing
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HARDING AVENUE HARDING AVENUE 74TH STREET

1/16" = 1'-0"

WEST ELEVATION - HARDING

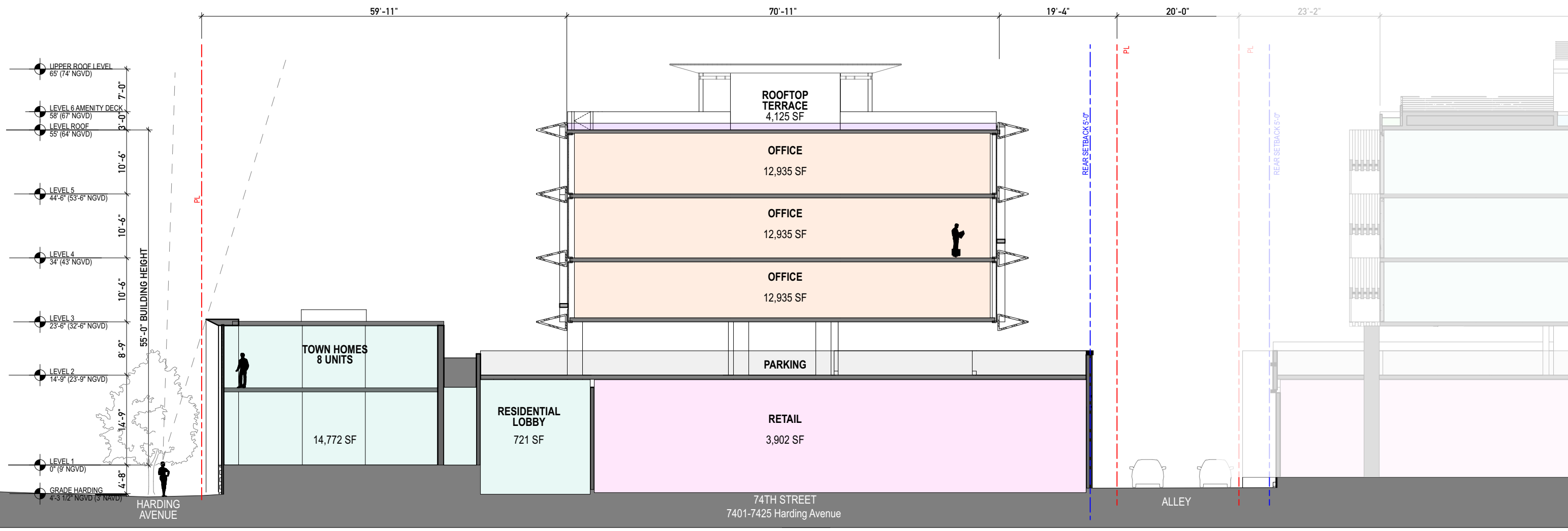
27

7401-7425 HARDING AVENUE

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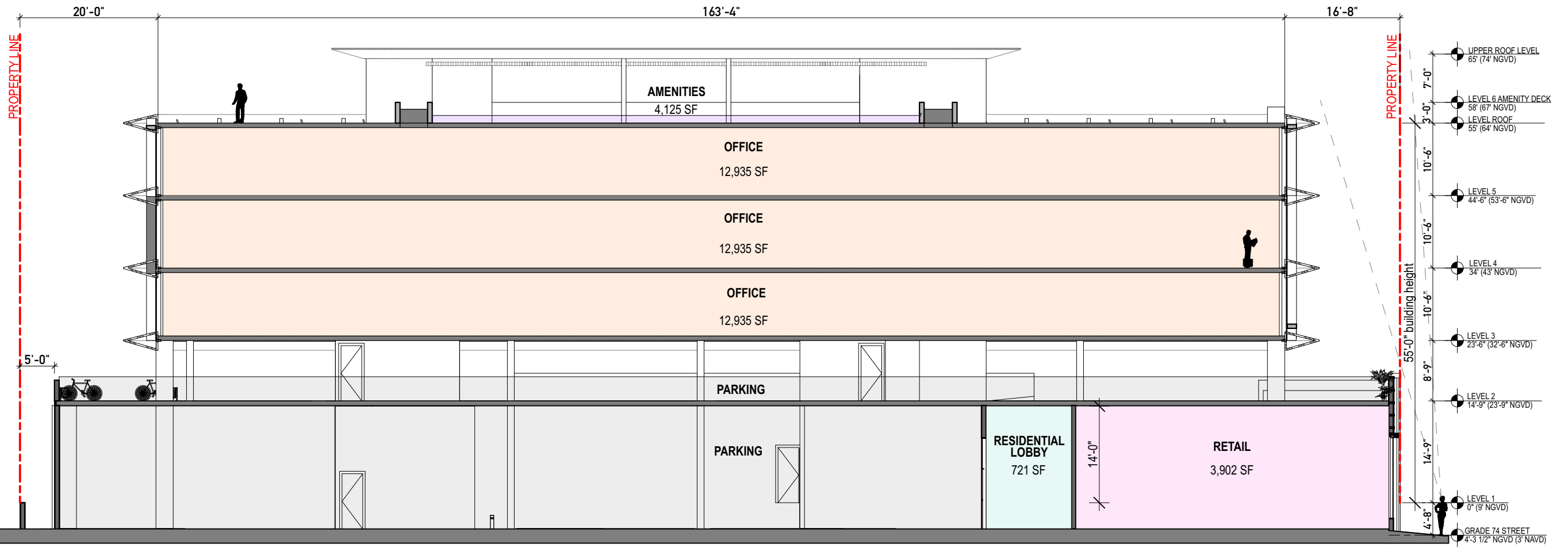
WEST ELEVATION | 6/21/24



1/16" = 1'-0"

CROSS SECTION





1/16" = 1'-0"

OFFICE SECTION

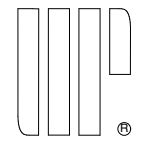


Pedestrian view from the Collins Ave/ 74th Street intersection

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB Hearing
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3 D VIEWS 6/21/24



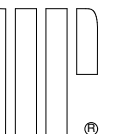


Aerial view

7401-7425 HARDING AVENUE

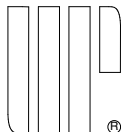
7401-7425 Harding Ave - PB Hearing
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3 D VIEWS 6/21/24





Pedestrian view from the Harding Ave/ 74th Street intersection





Pedestrian view along the 74th street

7401-7425 HARDING AVENUE

7401-7425 Harding Ave - PB Hearing
URBAN ROBOT © 2024
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Transportation Changes

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

A

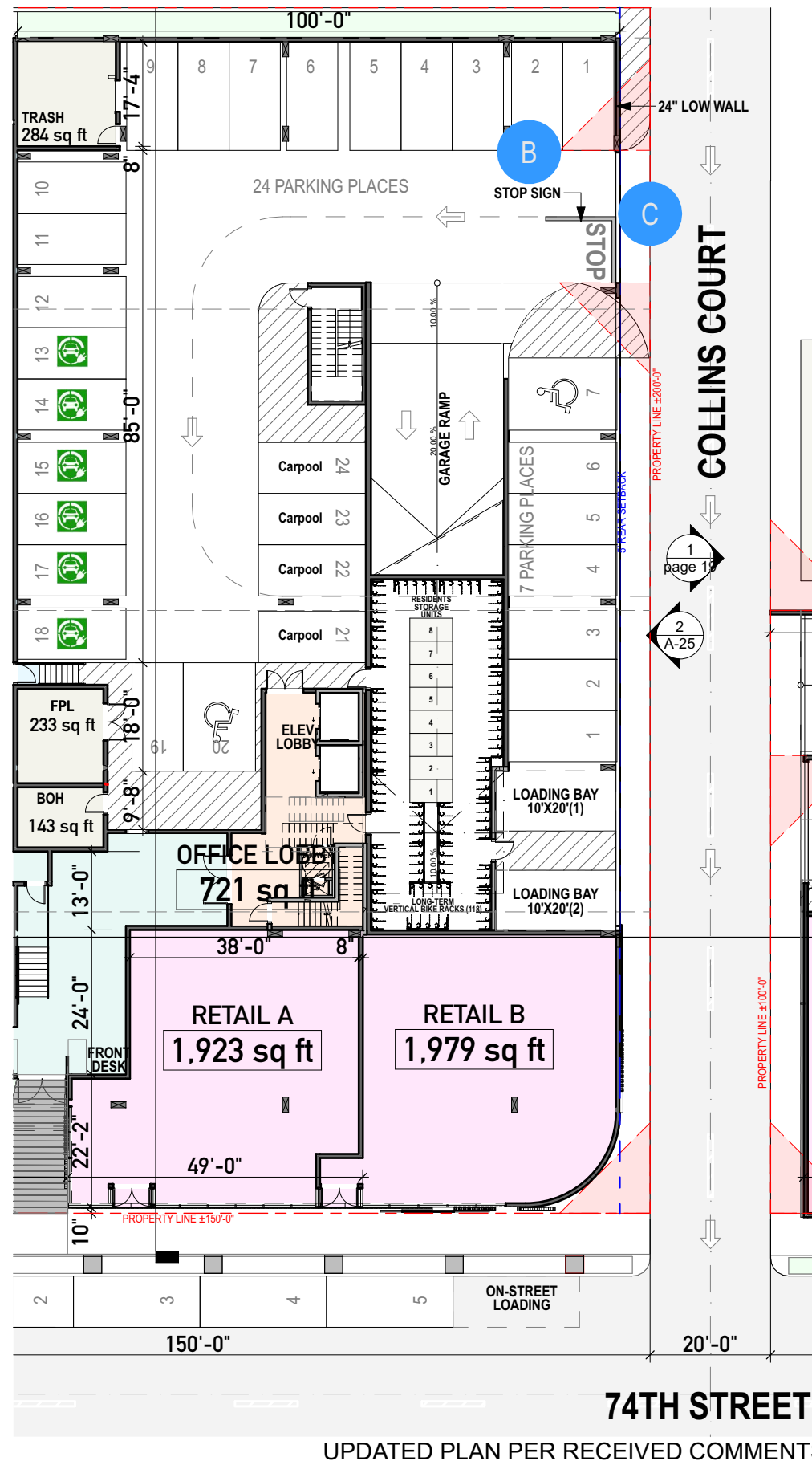
Per the most recently submitted TIA dated April 24, 2024, the applicant shall remove parking space #8 on the east wall of the west garage, and convert parking space #7 to ADA.

B

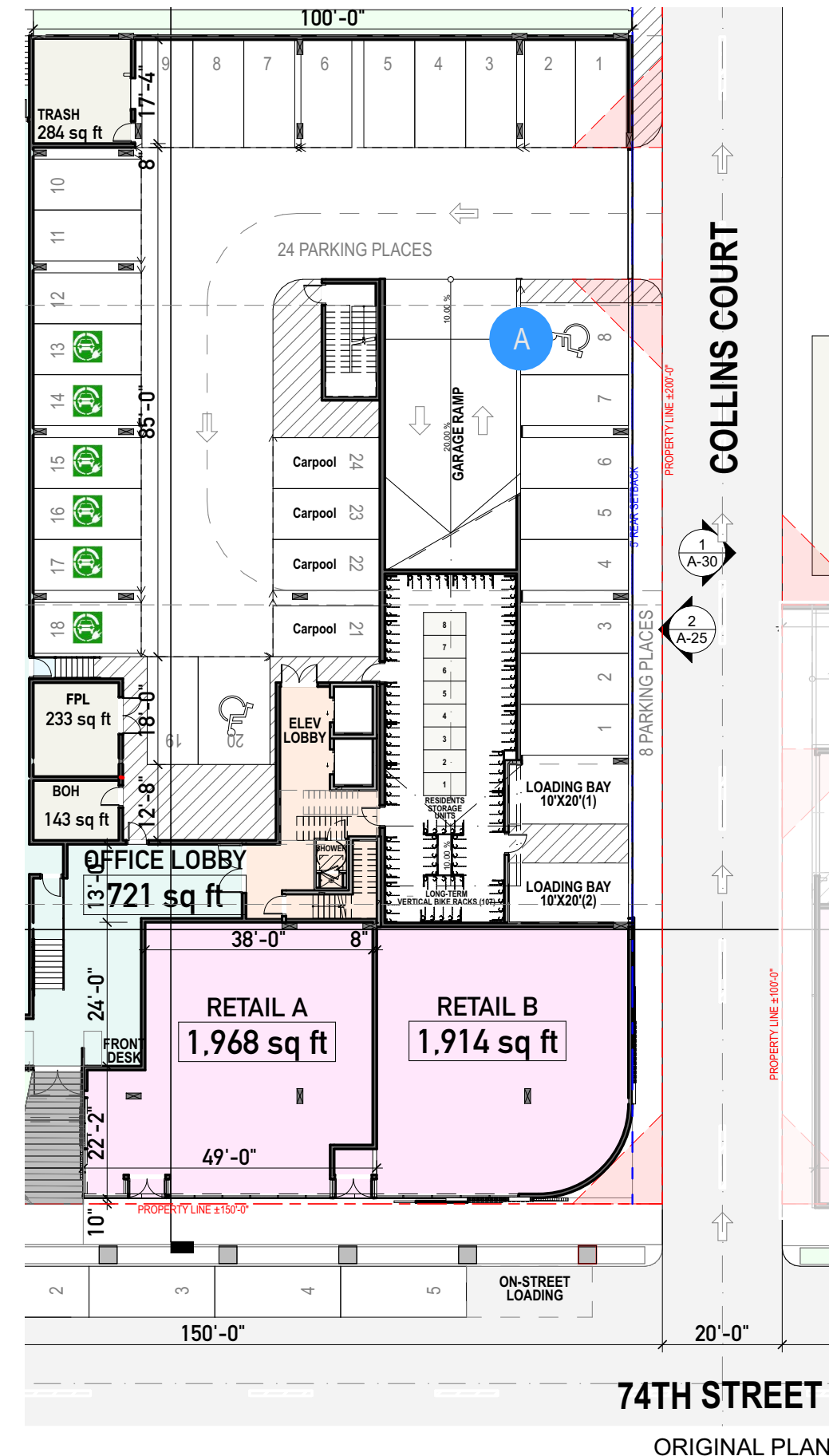
b. Per the most recently submitted TIA dated April 24, 2024, the applicant shall include a stop sign for vehicles using the garage ramp to exit the west garage, as well as the appropriate pavement markings.

C

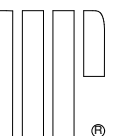
c. The applicant shall submit the revised west garage ingress/egress design to the City of Miami Beach Transportation & Mobility Department, in the form of the revised TIA with the updated Site Plan and bicycle parking space locations and totals, for review and approval prior to the issuance of the building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



UPDATED PLAN PER RECEIVED COMMENTS



ORIGINAL PLAN



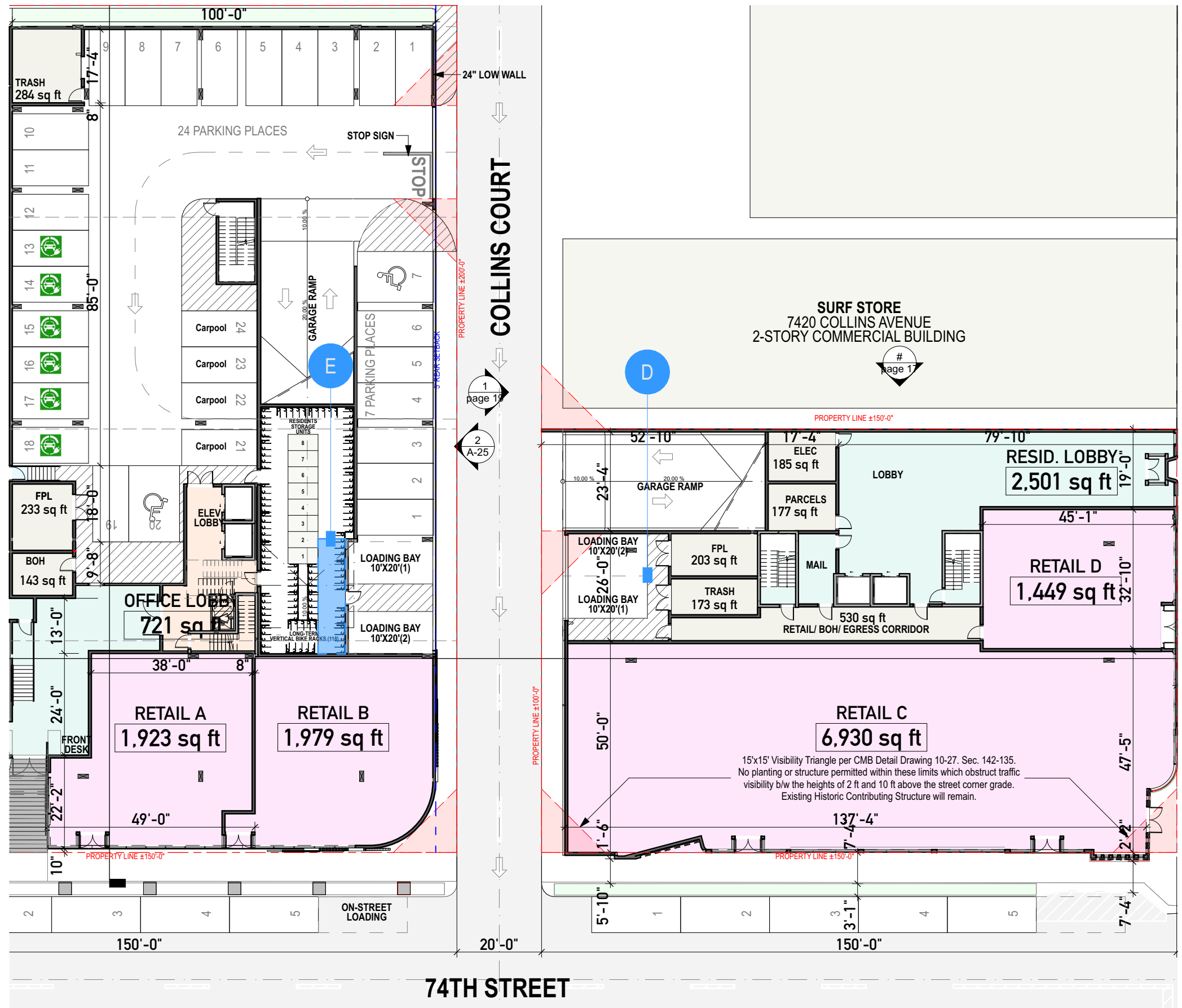
Recommendations:

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



PB23-0596

7401-25 Harding