

SECTION THRU A-A LOOKING SOUTH  
 Scale: 1/4" = 1'-0"

THIS IS A TRUE COPY OF THE ORIGINAL AS FILED IN THE CITY OF MIAMI

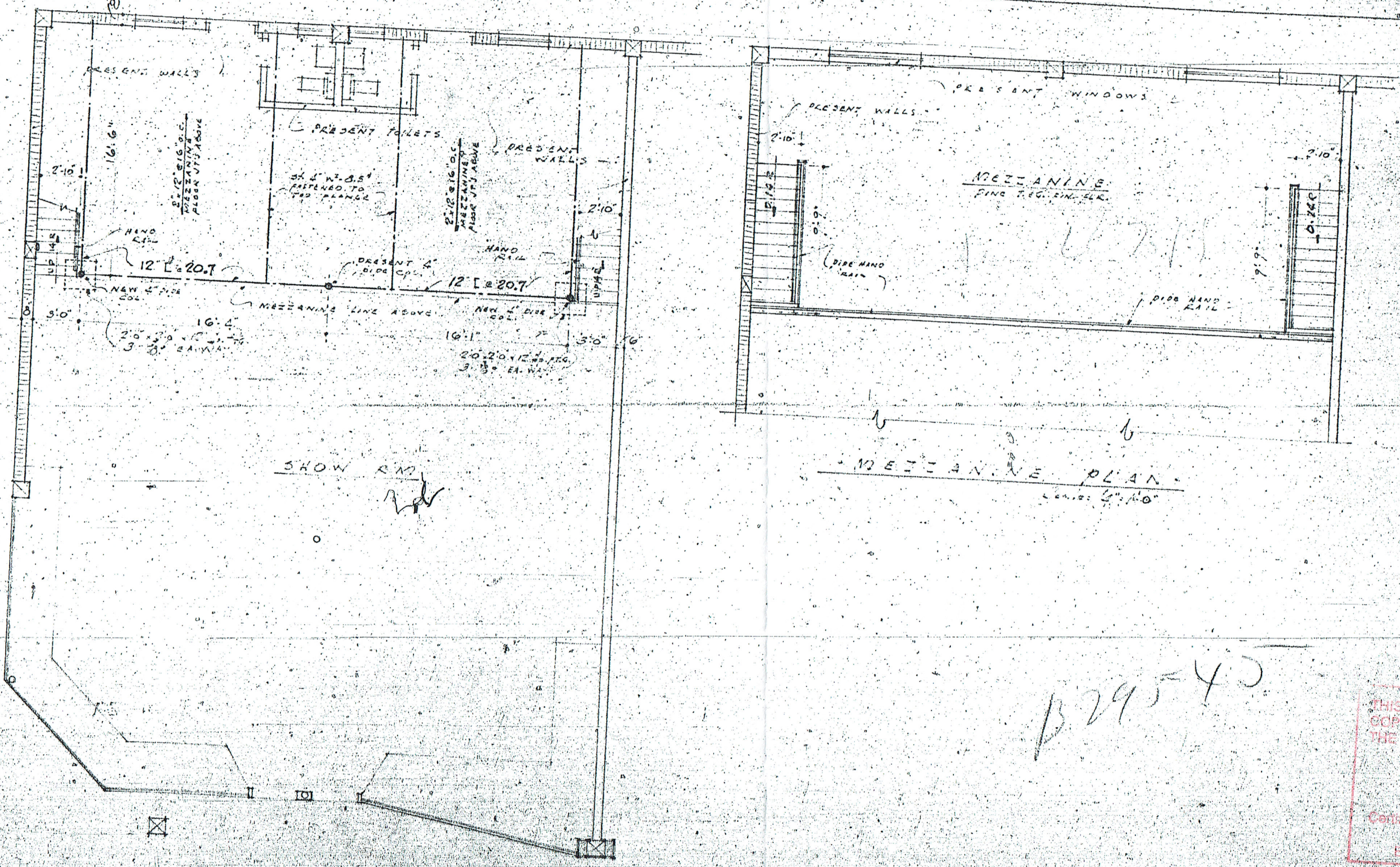
Certified by: *[Signature]*  
 Laquya DeLoft  
 Building Dept. Office, Microfilm

*12215 45*

IRVING E. HORSEY, A.L.A., ARCHITECT 9322 N.E. 27th AVE., MIAMI, FLORIDA	
FILE NO. R-3-53	ALTERATION & ADDITIONS FOR MR. DOB ROSE BLOOM
DATE 6-25-53	7261-51 BISCAYNE BLVD. MIAMI, FLORIDA

7541-7551 Biscayne Blvd  
 Mezzanine Permit Drawing





MEZZANINE PLAN  
Scale: 1/8" = 1'-0"

B.295-45

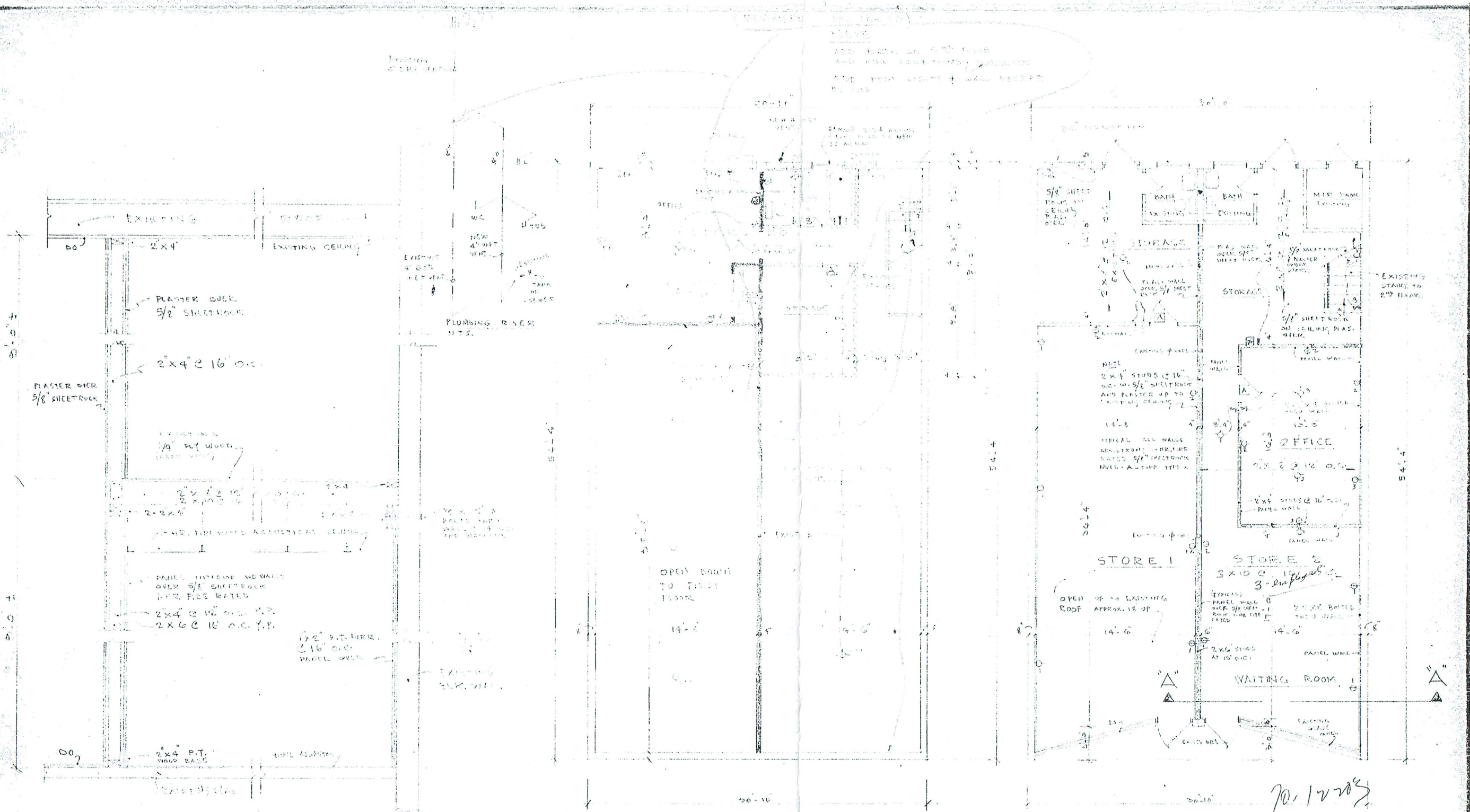
THIS IS A TRUE AND CERTIFIED COPY OF THE RECORDS ON FILE IN THE CITY OF MIAMI

Certified by: *[Signature]*  
 City of Miami  
 Building Dept. Office: Microfilm

IRVING E. HORSEY, A.I.A., ARCHITECT			
2825 N.E. 2 <sup>ND</sup> AVE., MIAMI, FLORIDA			
DATE:	2-5-53	REVISION & ADDITIONS FOR	
DATE:	6-25-53	NO. 505 ROSENBLUM	MEM.
		7541-61 BISCAYNE BLVD.	
		MIAMI, FLORIDA	1 of 2

7541-7551 Biscayne Blvd  
 Mezzanine Permit Drawings





TYPICAL WALL SECTION "A-A"  
SCALE 3/4" = 1'-0"

2<sup>ND</sup> FLOOR PLAN SCALE 1/8" = 1'-0"

1<sup>ST</sup> FLOOR PLAN SCALE 1/8" = 1'-0"

70.12.2003

7541-7551 Biscayne Blvd  
Second Floor permit drawings

ELECTRICAL DATA				DOOR SCHEDULE				ROOM FINISH SCHEDULE				ALTERATIONS TO RECORDS ON FILE IN THE CITY OF MIAMI			
ELECTRICAL SERVICE AS REQUIRED TO BE PROVIDED BY THE OWNER TO THE FOLLOWING LOCATIONS:				NO. OF DOORS: _____ TYPE: _____ MATERIAL: _____				ROOM NO. _____ FINISH: _____ WALL: _____ FLOOR: _____ CEILING: _____				PROJECT NO. 7541-7551 BISCAYNE BLVD. SHEET NO. 4 DATE: 7/20/03 DRAWN BY: JAMES W. HARRIS CHECKED BY: JAMES W. HARRIS SCALE: AS SHOWN			
ELECTRICAL SYMBOLS:				DOOR SYMBOLS:				FINISH SYMBOLS:				CITY OF MIAMI BUILDING DEPT. OFFICE CERTIFIED BY: [Signature] DATE: 7-26-03			







# Miami Historic and Environmental Preservation Board

## Resolution: HEPB-R-14-014

File ID 14-00064

April 1, 2014

Item HEPB.4

Mr. Gerald C. Marston offered the following resolution and moved its adoption:

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD, APPROVING WITH CONDITIONS AS DESCRIBED IN EXHIBIT "A" (HEREBY ATTACHED), AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO TWO COMMERCIAL BUILDINGS AT 7541 BISCAYNE BOULEVARD WITHIN THE MIMO HISTORIC DISTRICT.

Upon being seconded by Mr. Hugh Ryan, the motion passed and was adopted by a vote of 7-0:

Mr. Timothy Barber	Absent
Mr. David Freedman	Yes
Mr. Gary Hecht	Yes
Mr. William E. Hopper, Jr.	Yes
Mr. Jorge Kuperman	Absent
Ms. Lynn B. Lewis	Yes
Mr. Gerald C. Marston	Yes
Mr. Hugh Ryan	Yes
Mr. Todd Tragash	Yes

Megan Ann Schmitt  
Megan Schmitt  
Preservation Officer

4/8/14  
Execution Date

STATE OF FLORIDA     )  
COUNTY OF MIAMI-DADE    )

Personally appeared before me, the undersigned authority, Megan Schmitt, Preservation Officer of the City of Miami, Florida, and acknowledges that she executed the foregoing Resolution.

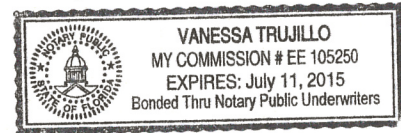
SWORN AND SUBSCRIBED BEFORE ME THIS 8th DAY OF April, 2014.

Vanessa Trujillo  
Print Notary Name

Trujillo  
Notary Public State of Florida

Personally know X or Produced I.D. \_\_\_\_\_  
Type and number of I.D. produced \_\_\_\_\_  
Did take an oath \_\_\_\_\_ or Did not take an oath X

My Commission Expires:





## EXHIBIT "A"

File ID 14-00064

1. The applicant shall retain three angled storefront entrance designs, which is a character-defining feature of mid-century commercial storefronts.
2. Additional differentiation shall be made in the façade design to break down the scale of the glass curtain wall into a rhythm and scale that signifies more than one use.
3. Final signage design shall be subject to HEPB approval, and shall include dimensions, materials, colors, and lighting technology. All tenant signage shall be coordinated to read as one design.
4. The applicant shall provide streetscape and landscape improvements for the public realm to make Biscayne Boulevard more pedestrian friendly.



# 7541 Biscayne Blvd

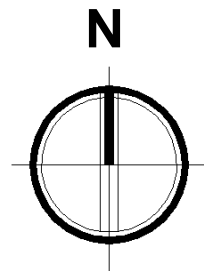
MIMO Biscayne District



**7541 BISCAYNE BLVD  
FRONT VIEW (WEST)**

**LOCATION**

**CONTEXT**





# 7541 Biscayne Blvd

MIMO Biscayne District



620 NE 76<sup>th</sup> Street Historic Photo



# 7541 Biscayne Blvd

**MIMO Biscayne District**



**7541- 7551 Biscayne Blvd Street Historic Photo**



# 7541 Biscayne Blvd

MIMO Biscayne District



7541 BISCAYNE BLVD & 620 NE 76<sup>th</sup> Street  
NORTH PROPERTY LINE VIEW



7541 BISCAYNE BLVD  
SOUTH PROPERTY LINE VIEW



7541 BISCAYNE BLVD  
WEST PROPERTY LINE VIEW (ALLEY)

CONTEXT



# 7541 Biscayne Blvd

**MIMO Biscayne District**



**7541 BISCAYNE BLVD & 620 NE 76<sup>th</sup> Street  
WEST PROPERTY LINE VIEW (ALLEY & PARKING LOT)**

## CONTEXT



**620 NE 76<sup>th</sup> Street  
ALLEY VIEW (EAST)**



**620 NE 76<sup>th</sup> Street  
WEST PROPERTY LINE VIEW (ALLEY)**



# 7541 Biscayne Blvd

**MIMO Biscayne District**



**632 NE 76 STREET- EAST NEIGHBOR**



**615 NE 76 TH STREET - NORTH EAST NEIGHBOR**

**ADJACENT PROPERTIES**



# 7541 Biscayne Blvd

MIMO Biscayne District



7610 BISCAYNE BLVD- NORTH WEST NEIGHBOR



7550 BISCAYNE BLVD- EAST NEIGHBOR



7500 BISCAYNE BLVD- SOUTH EAST NEIGHBOR (EMPTY LOT)

## ADJACENT PROPERTIES



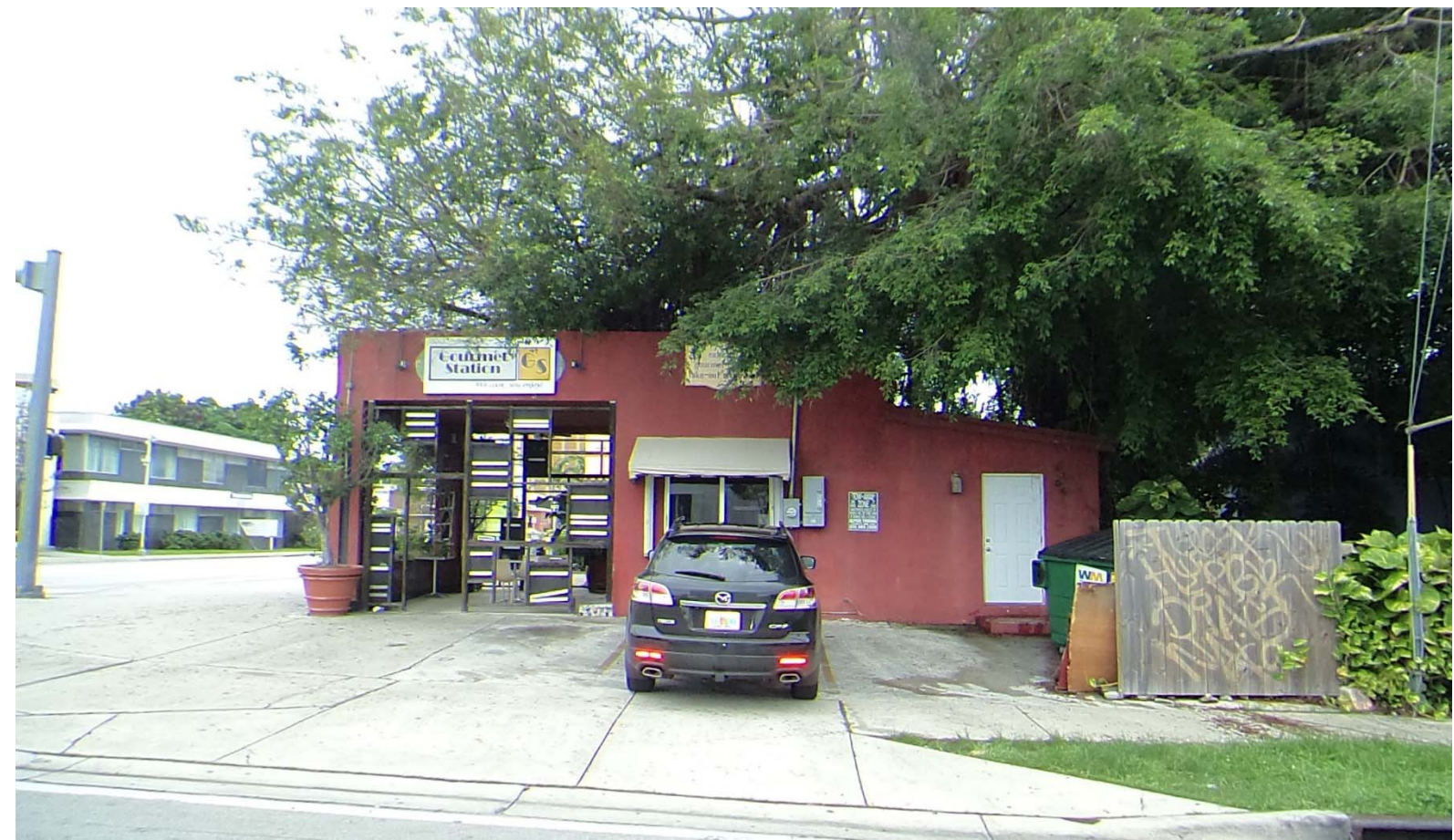
# 7541 Biscayne Blvd

MIMO Biscayne District



7521 BISCAYNE BLVD - SOUTH NEIGHBOR

## ADJACENT PROPERTIES



7601 BISCAYNE BLVD- NORTH NEIGHBOR  
(VIEW FROM 76<sup>TH</sup> STREET)



7601 BISCAYNE BLVD- NORTH NEIGHBOR  
(VIEW FROM BISCAYNE BLVD)