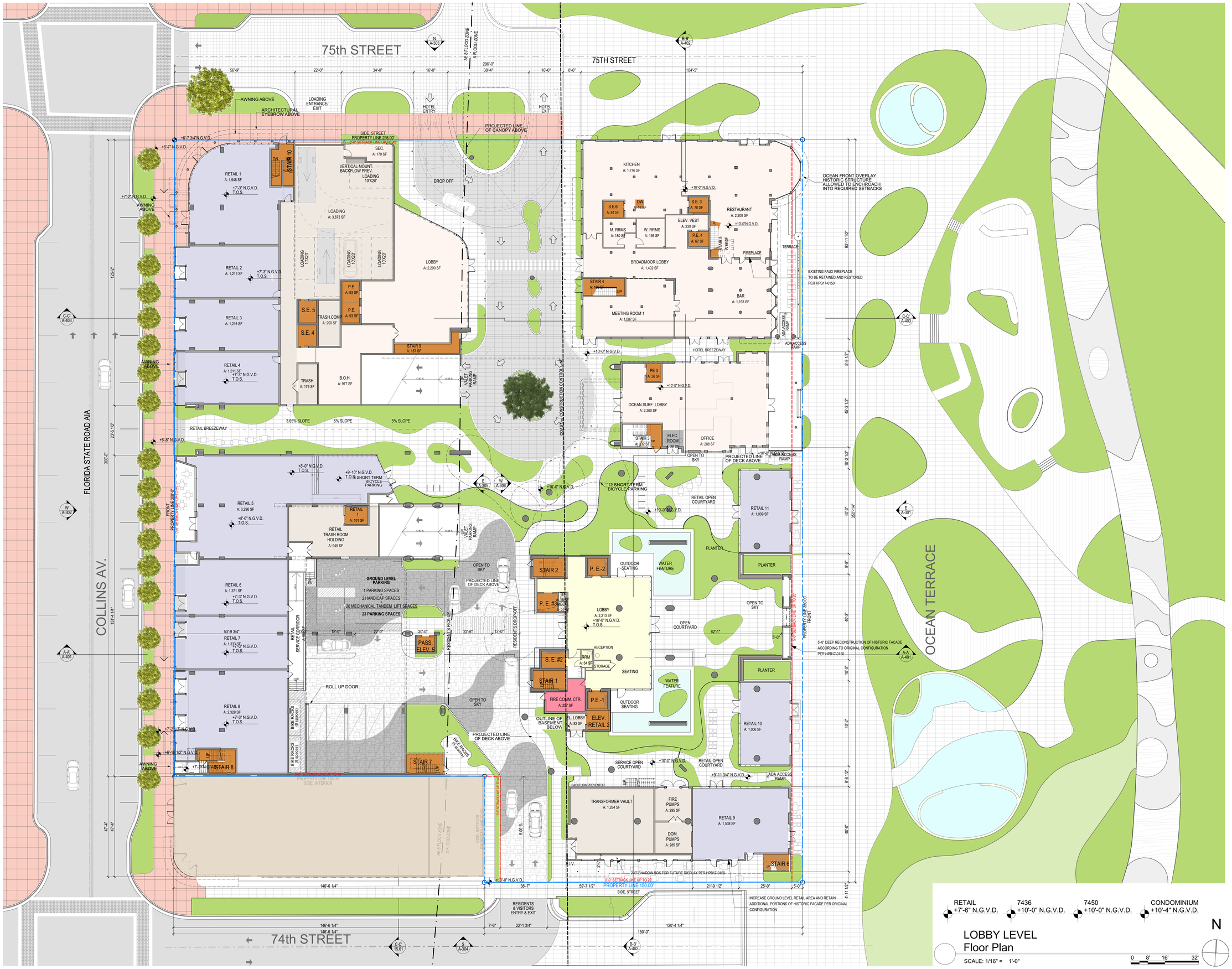


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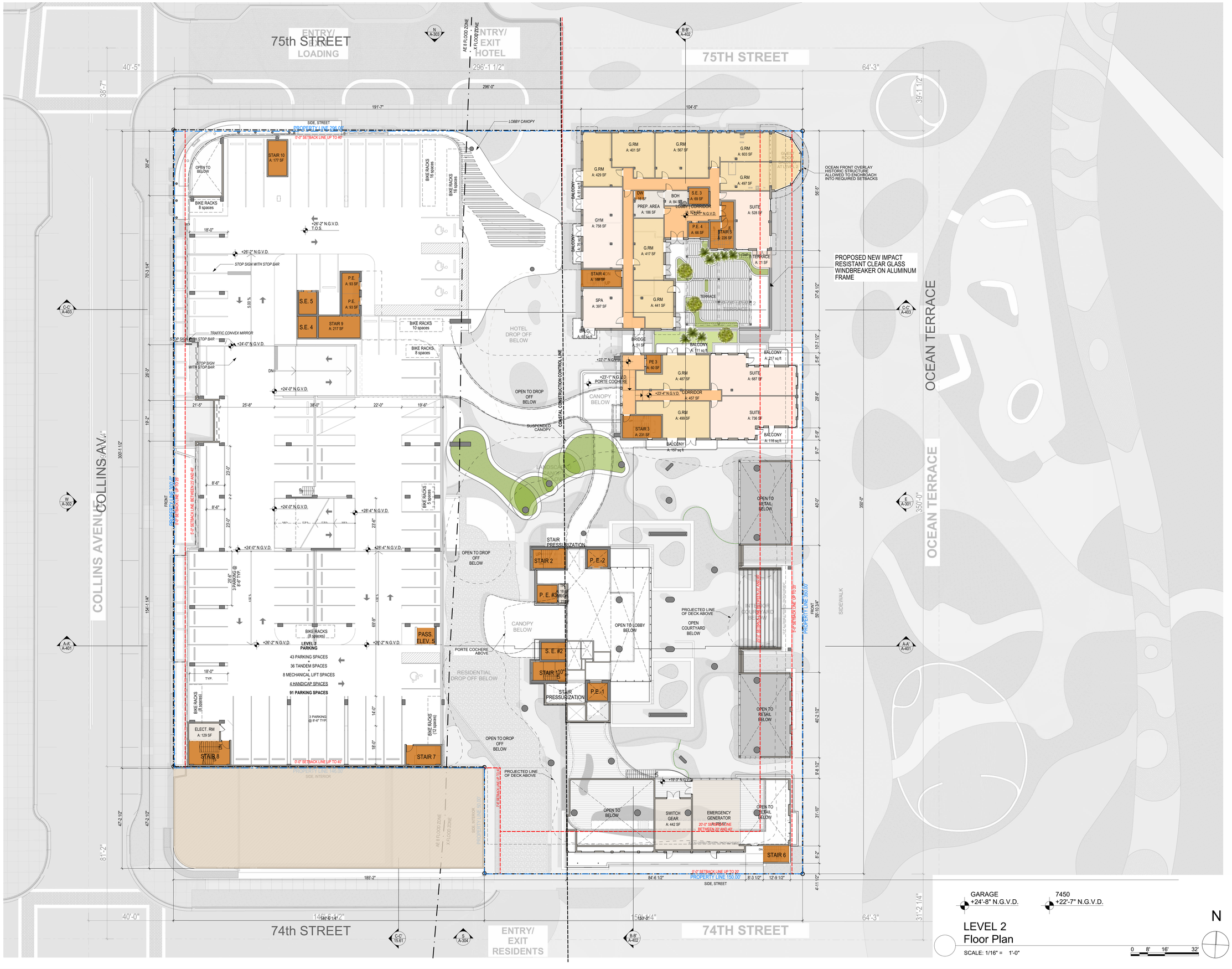
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FLOOR PLAN - GROUND FLOOR

A-202



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File: BIM Server: RVA / BIM Server 21/1612_OCEAN TERRACE/1612_OCEAN TERRACE_HPB_REVIT_2021_luis.rvt Synchronized: 7/15/2021 11:47 AM By: luis.revuelta
Model Version: Central Last Synchronized: 7/15/2021 11:47 AM By: luis.revuelta
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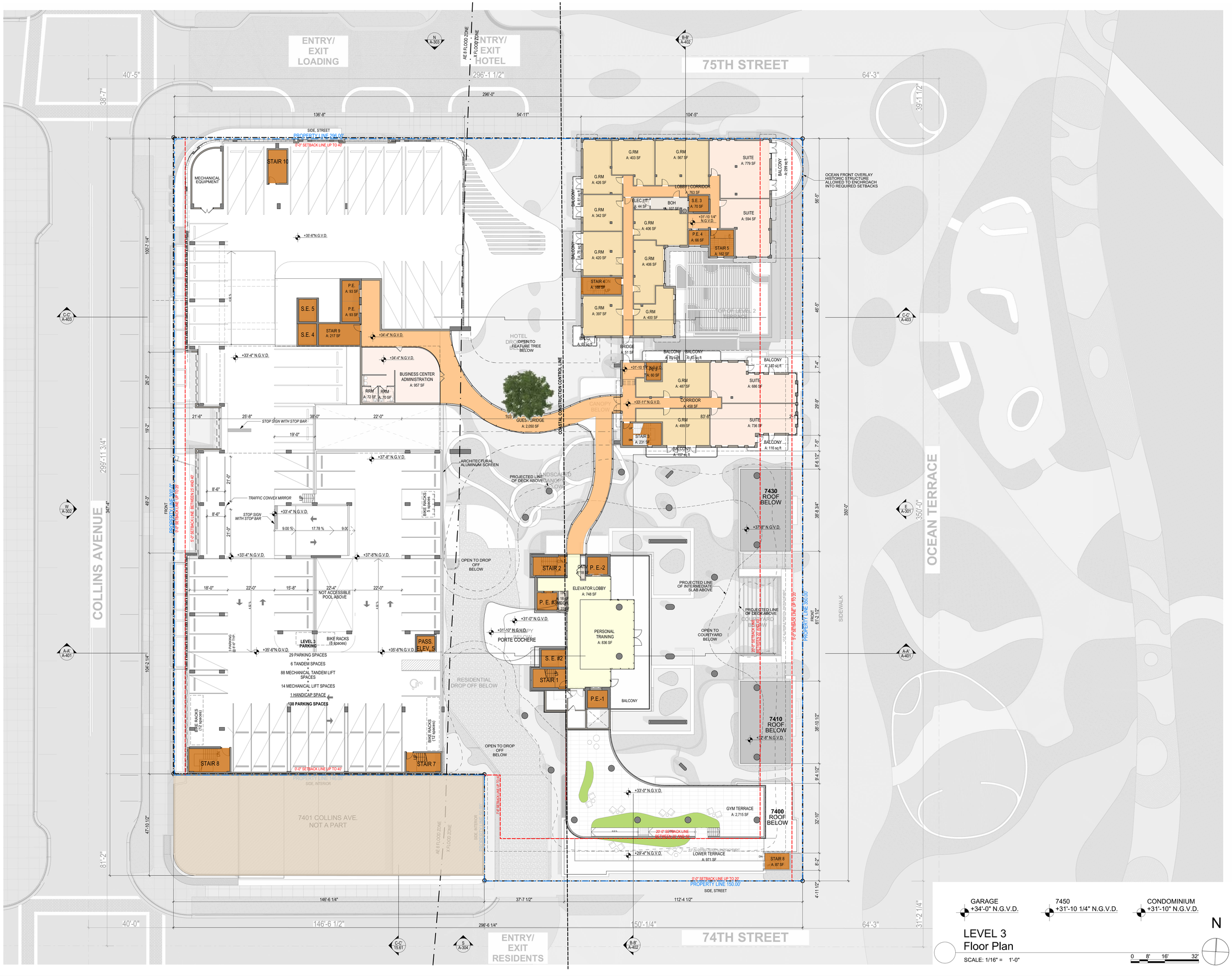
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Final Cap	Date
HPB19-0363	7/15/2021

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Sheet Name
FLOOR PLAN - LEVEL 2

A-203



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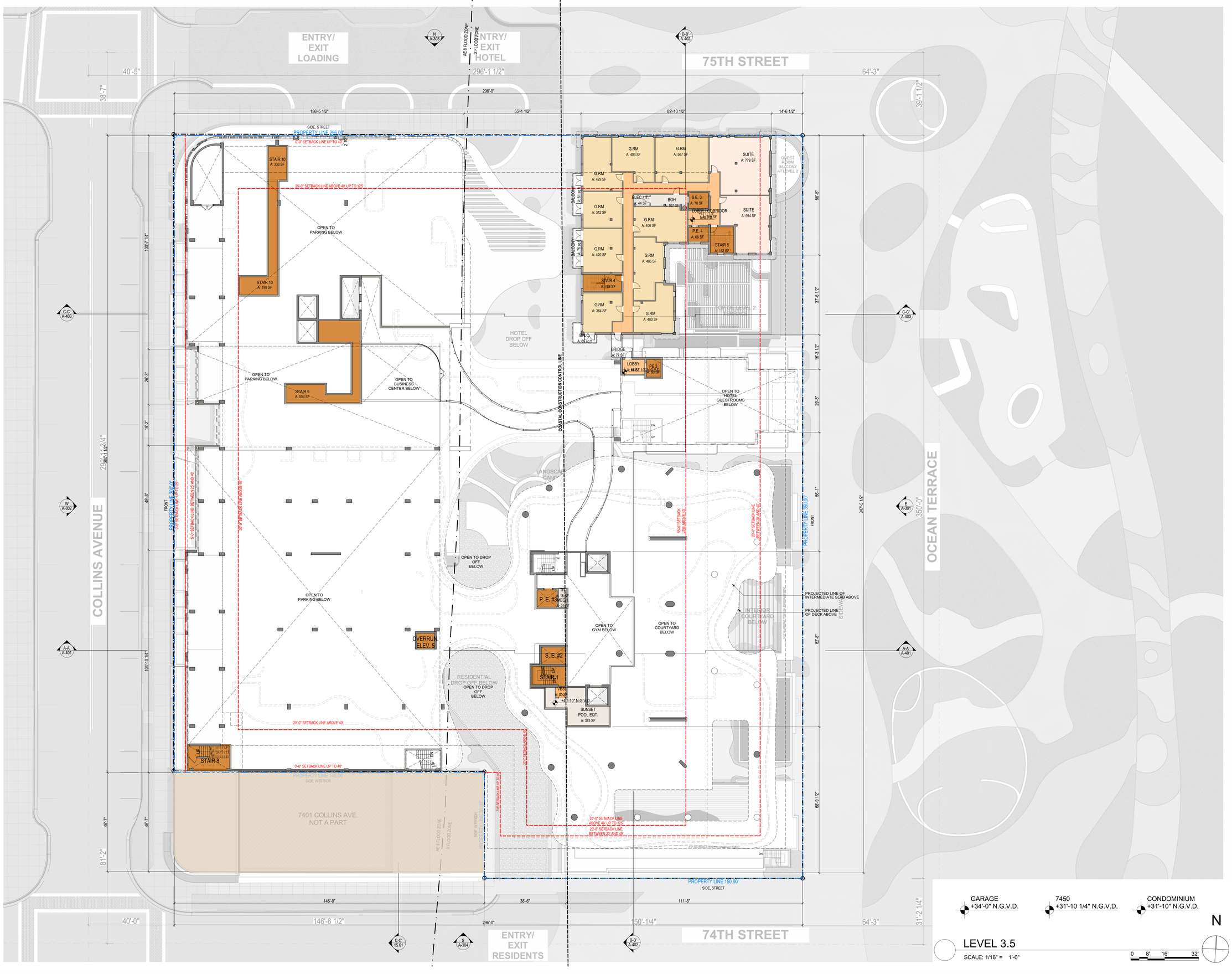
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FLOOR PLAN - LEVEL 3

A-204



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FLOOR PLAN - LEVEL 3.5 - 7450 INTERM. LEVEL

A-205

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ENTRY/ EXIT LOADING
SUNSET TERRACE
ENTRY/ EXIT HOTEL
75TH STREET
N A-303
B-B' A-402
AE 8 FLOOD ZONE
X FLOOD ZONE
40'-5"
38'-7"
296'-1 1/2"
64'-3"
39'-1 1/2"
296'-0"
135'-7"
56'-0"
89'-10 1/2"
14'-6 1/2"
SIDE, STREET
PROPERTY LINE 296.00'
86'-0"
75'-7"
20'-0" SETBACK LINE ABOVE 40' UP TO 125'
EVENT SPACE A: 2,261 SF
+50'-0" N.G.V.D.
PREFUNCTION A: 874 SF
STAIR 10 A: 202 SF
STAGING A: 176 SF
WOMEN RRMS A: 203 SF
S.E. 5
S.E. 4
RRMS A: 299 SF
P.E. A: 108 SF
P.E. A: 108 SF
LOBBY A: 239 SF
JTR A: 24 SF
MEN RRMS A: 225 SF
KITCHEN A: 757 SF
STAIR 9 A: 159 SF
FOOD & BEVERAGE A: 1,473 SF
OUTDOOR BAR
COVERED TERRACE
COVERED TERRACE
PROJECTED LINE OF CANOPY ABOVE
OPEN TO DROP-OFF BELOW
HOTEL DROP OFF BELOW
116'-5"
100'-7 1/4"
26'-3"
19'-2"
C-C' A-403
C-C' A-403
W A-302
W A-301
A-A' A-401
A-A' A-401
299'-4 3/4"
COLLINS AVENUE
OCEAN TERRACE
350'-0"
FRONT
PROPERTY LINE 350.00'
49'-3"
5'-0" SETBACK LINE BETWEEN 12' AND 40'
30'-0" SETBACK LINE ABOVE 40'
MECHANICAL ROOF
164'-9 3/4"
81'-2"
SIDEWALK
POOL
OPEN TO DROP-OFF BELOW
G.RM A: 408 SF
G.RM A: 567 SF
SUITE A: 779 SF
GUEST ROOM BALCONY AT LEVEL 7
G.RM A: 432 SF
+50'-4 3/4" N.G.V.D.
CORRIDOR 832 SF
ELEC. A: 43 SF
BOH A: 104 SF
S.E. 3 A: 69 SF
BALCONY
G.RM A: 342 SF
G.RM A: 406 SF
SUITE A: 594 SF
+50'-4 3/4" N.G.V.D.
P.E. 4 A: 58 SF
STAIR 5 A: 162 SF
G.RM A: 420 SF
G.RM A: 406 SF
STAIR 4 A: 168 SF
UP
G.RM A: 332 SF
G.RM A: 400 SF
GUEST LEVEL 2 ROOMS
BALCONY
BELOW A: 68.36 SF
BRIDGE A: 55 SF
56'-5"
37'-6 1/2"
10'-7 1/2"
41'-1"
7'-7 3/4"
57'-5"
39'-3"
14'-0"
94'-6 1/4"
10'-0" OF HISTORIC PENTHOUSE FACADE TO BE RETAINED AND RESTORED ACCORDING TO ORIGINAL CONFIGURATION PER HPB17-0150
P.E. 3 A: 58 SF
10'-0" WATER FEAT. EQPMT. YARD
ACCESS CONTROL
COASTAL CONSTRUCTION CONTROL LINE
STAIR 3 A: 162 SF
LANDSCAPE CANOPY
+50'-0" N.G.V.D.
BBQ
SITTING AREA
M. RRM A: 244 SF
PREP. A: 217 SF
SALONE A: 659 SF
W. RRM A: 191 SF
PROJECTED LINE OF DROPPED CEILING ABOVE
SERV. LOBBY A: 171 SF
STAIR 2
P. E.-2
50'-0" SETBACK LINE ABOVE 40'
NORTH LOBBY A: 315 SF
P. E. #3
MECH. A: 222 SF
CONDOMINIUM POOL DECK
INDOOR COURTYARD BELOW
30'-0" SETBACK LINE ABOVE 40'
PROJECTED LINE OF RESIDENTIAL BUILDING ABOVE
S. E. #2
SOUTH LOBBY A: 195 SF
SERV. LOBBY A: 194 SF
STAIR 1
ELEC. A: 47 SF
P.E.-1
RESIDENTIAL DROP-OFF BELOW
OPEN TO DROP-OFF BELOW
GRILL
BAR
POOL DECK MIN. SETBACK 12'-0" PER HPB17-0150 SEE SHEETS A-032 AND A-033
CONDOMINIUM RECREATIONAL AREA
AQUATIC PLAYGROUND
SPLASH PAD
DN
STAIR 8
STAIR 7
SUNRISE POOL
BEACH ACCESS POOL
30'-0" SETBACK LINE ABOVE 40' UP TO 125'
50'-0" SETBACK LINE BETWEEN 20' AND 40'
PROPERTY LINE 146.00'
SIDE, INTERIOR
PROPERTY LINE 50.00'
SIDE, INTERIOR
AE 8 FLOOD ZONE
X FLOOD ZONE
8'-0"
PROPERTY LINE 150.00'
SIDE, STREET
5'-6"
130'-1 3/4"
10'-4 1/4"
32'-1 3/4"
105'-7 1/4"
12'-3"
40'-0"
146'-0 1/2"
150'-0 1/4"
64'-3"
31'-2 1/4"
C-C' 15.61
S A-304
B-B' A-402
ENTRY/ EXIT RESIDENTS
74TH STREET

GARAGE +34'-0" N.G.V.D.
7450 +31'-10 1/4" N.G.V.D.
CONDOMINIUM +31'-10" N.G.V.D.
N
LEVEL 4
Floor Plan
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

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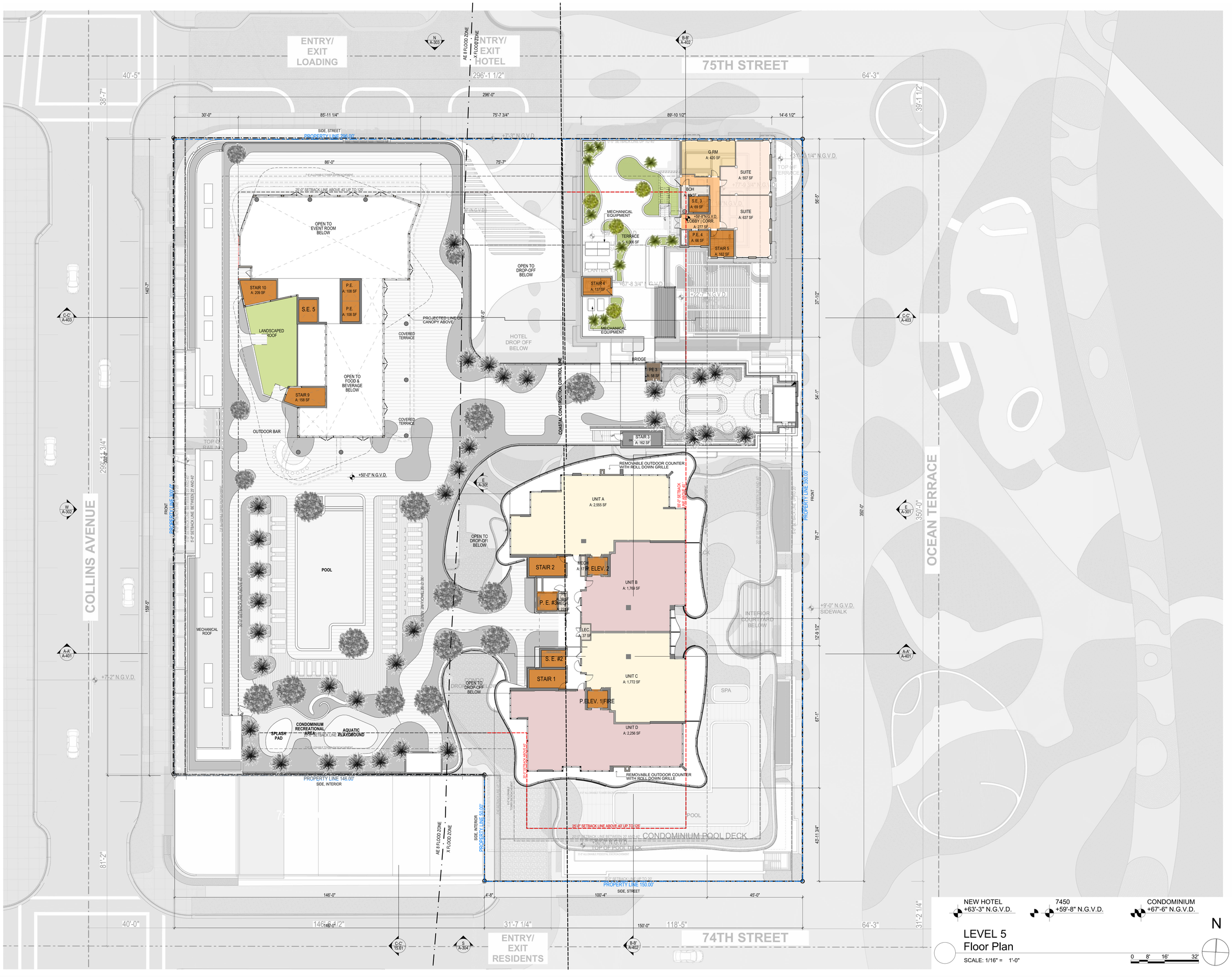
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FLOOR PLAN - LEVEL 4

A-206



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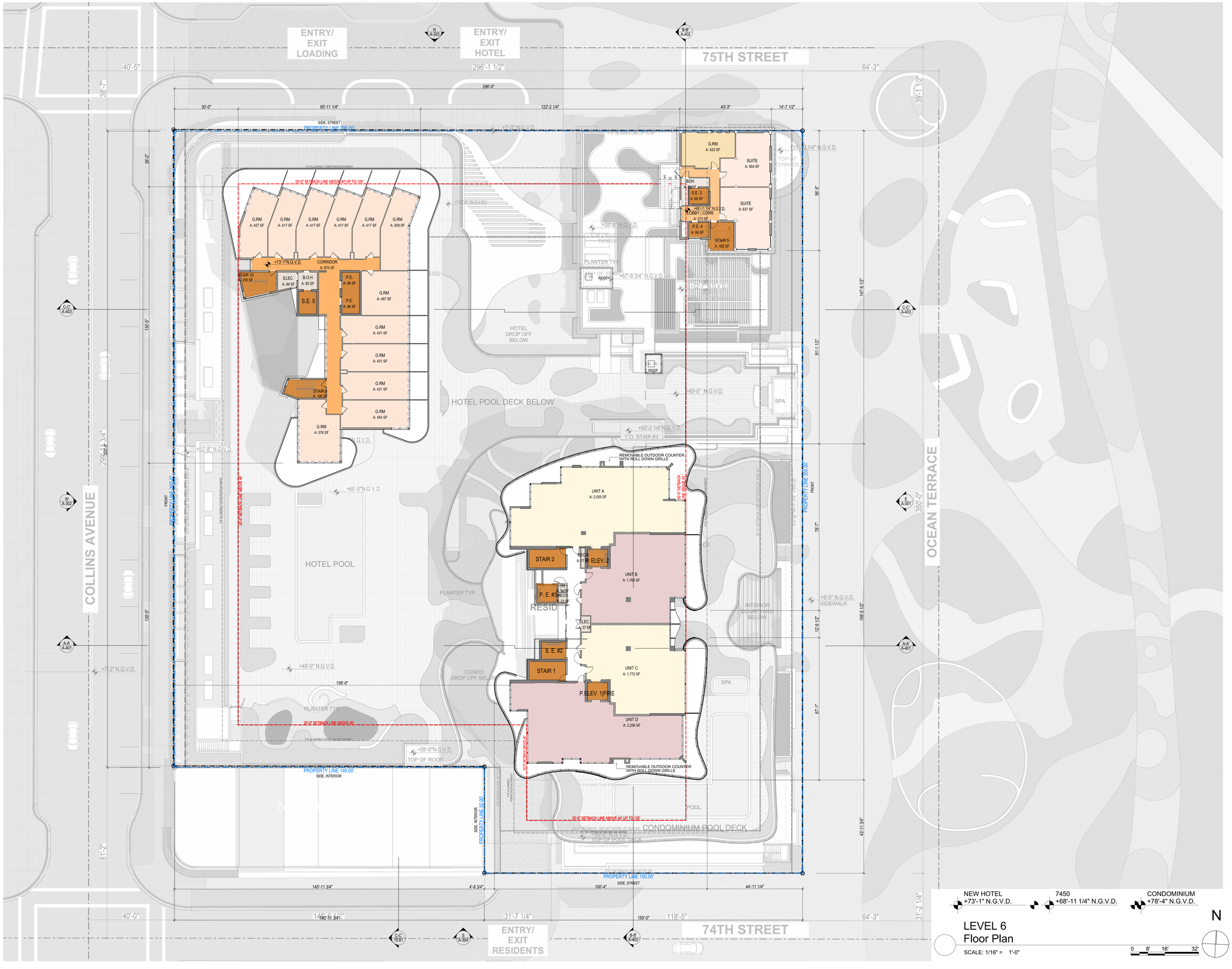
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FLOOR PLAN - LEVEL 5

A-207



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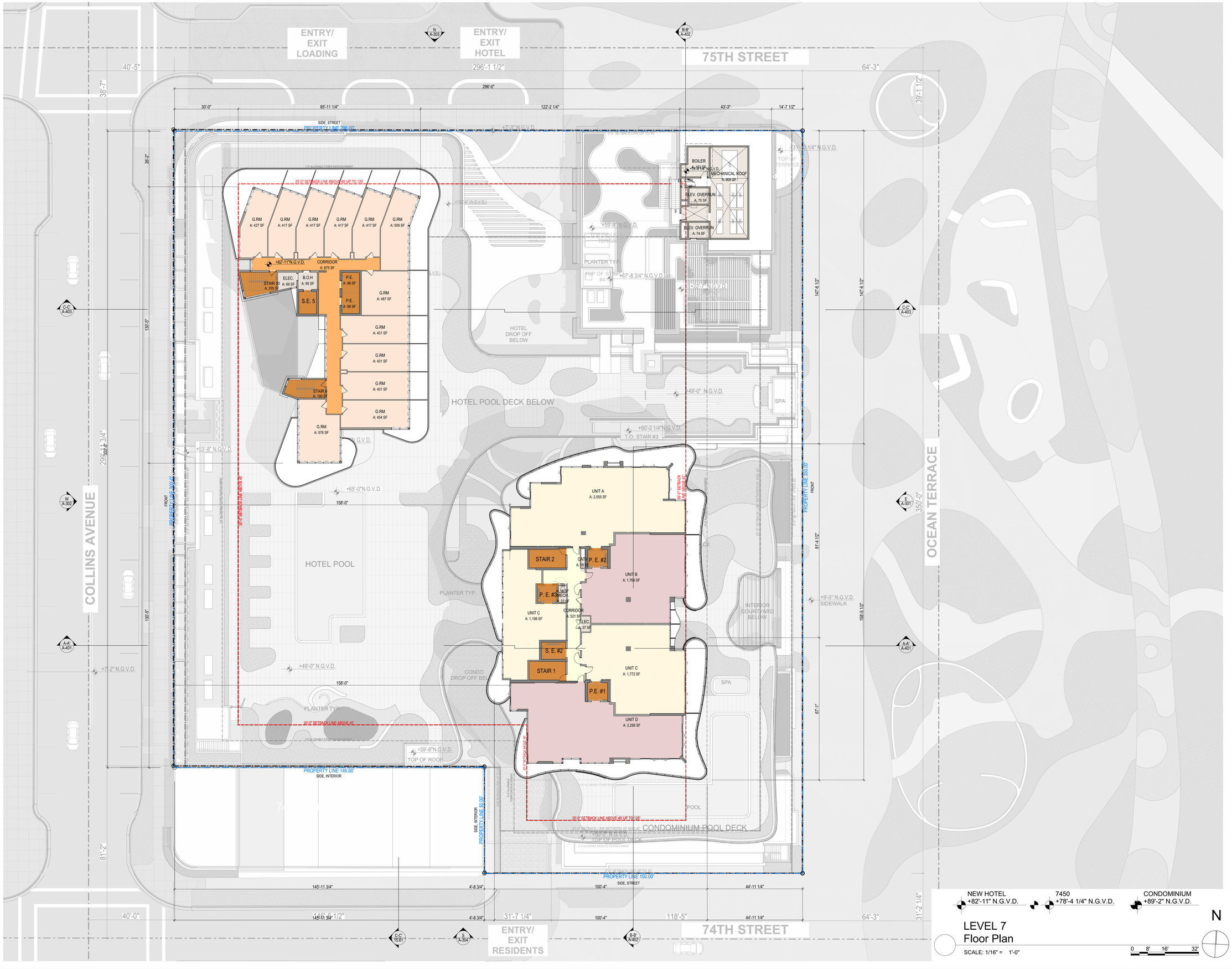
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FLOOR PLAN - LEVEL 6

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FLOOR PLAN - LEVEL 7

A-209

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File: BIM Server://RDA | BIM Server://7216/12_OCEAN TERRACE/16/12_OCEAN TERRACE_R.rvt | REVIT_2021 | By: Autodesk | Date: 7/1/2021

ENTRY/ EXIT LOADING

ENTRY/ EXIT HOTEL

75TH STREET

74TH STREET

COLLINS AVENUE

OCEAN TERRACE

SIDE, STREET PROPERTY LINE 296.00'

PROPERTY LINE 146.00' SIDE, INTERIOR

PROPERTY LINE 150.00' SIDE, STREET

PROPERTY LINE 350.00' FRONT

20'-0" SETBACK LINE ABOVE 40' UP TO 125'

30'-0" SETBACK LINE ABOVE 40'

20'-0" SETBACK LINE ABOVE 40'

20'-0" SETBACK LINE ABOVE 40' UP TO 125'

HOTEL POOL DECK BELOW

HOTEL DROP OFF BELOW

HOTEL POOL

PLANTER TYP.

CONDO DROP OFF BELOW

CONDOMINIUM POOL DECK

INTERIOR COURTYARD BELOW

SPA

POOL

TOP OF ROOF +59'-8" N.G.V.D.

TOP OF PLANTER +59'-8" N.G.V.D.

TOP OF STAIR #4 +67'-8 3/4" N.G.V.D.

MECHANICAL ROOF +88'-1 3/4" N.G.V.D.

+77'-9 3/4" N.G.V.D.

+92'-9"N.G.V.D.

+49'-0" N.G.V.D.

+65'-0"N.G.V.D.

+53'-8" N.G.V.D.

+60'-2 1/4" N.G.V.D. T.O. STAIR #3

+100'-0" N.G.V.D.

+9'-0" N.G.V.D. SIDEWALK

+7'-2" N.G.V.D.

+7'-3" N.G.V.D.

+31'-0 1/4" N.G.V.D.

+22'-2" N.G.V.D.

+59'-8"N.G.V.D. TOP OF ROOF

+59'-8"N.G.V.D. TOP OF POOL DECK

G.RM A: 427 SF
G.RM A: 417 SF
G.RM A: 417 SF
G.RM A: 417 SF
G.RM A: 417 SF
G.RM A: 509 SF
CORRIDOR A: 875 SF
STAIR 10 A: 205 SF
ELEC A: 69 SF
B.O.H A: 95 SF
S.E. 5
P.E. A: 98 SF
P.E. A: 98 SF
G.RM A: 487 SF
G.RM A: 431 SF
G.RM A: 431 SF
G.RM A: 431 SF
STAIR 9 A: 190 SF
G.RM A: 454 SF
G.RM A: 576 SF

UNIT A A: 2,555 SF
STAIR 2
P.E. #2 A: 18 SF
UNIT B A: 1,760 SF
P.E. #3
TR A: 34 SF
MECH A: 22 SF
UNIT C A: 1,198 SF
CORRIDOR A: 521 SF
ELEC A: 37 SF
S.E. #2
STAIR 1
UNIT C A: 1,772 SF
P.E. #1
UNIT D A: 2,256 SF

40'-5" 296'-1 1/2" 64'-3"
296'-0"
30'-0" 85'-11 1/4" 122'-2 1/4" 57'-10 1/2"
38'-7" 26'-2" 130'-5" 293'-4 3/4" 81'-2"
15'-5 1/4" 35'-9 3/4" 96'-3 1/2" 306'-1/4" 78'-7" 67'-1" 12'-9 1/2"
158'-0" 158'-0"
145'-11 3/4" 4'-8 3/4" 100'-3 1/4" 45'-0"
40'-0" 146'-6 1/2" 250'-11 3/4" 31'-7 1/4" 118'-5" 45'-0" 64'-3" 31'-2 1/4" 350'-0"

C-C' A-403 · W A-302 · A-A' A-401 · S A-304 · C-C' 15.81 · B-B' A-402 · E A-301

NEW HOTEL +92'-9" N.G.V.D. · 7450 +88'-1 3/4" N.G.V.D. · CONDOMINIUM +100'-0" N.G.V.D.

N

LEVEL 8
Floor Plan

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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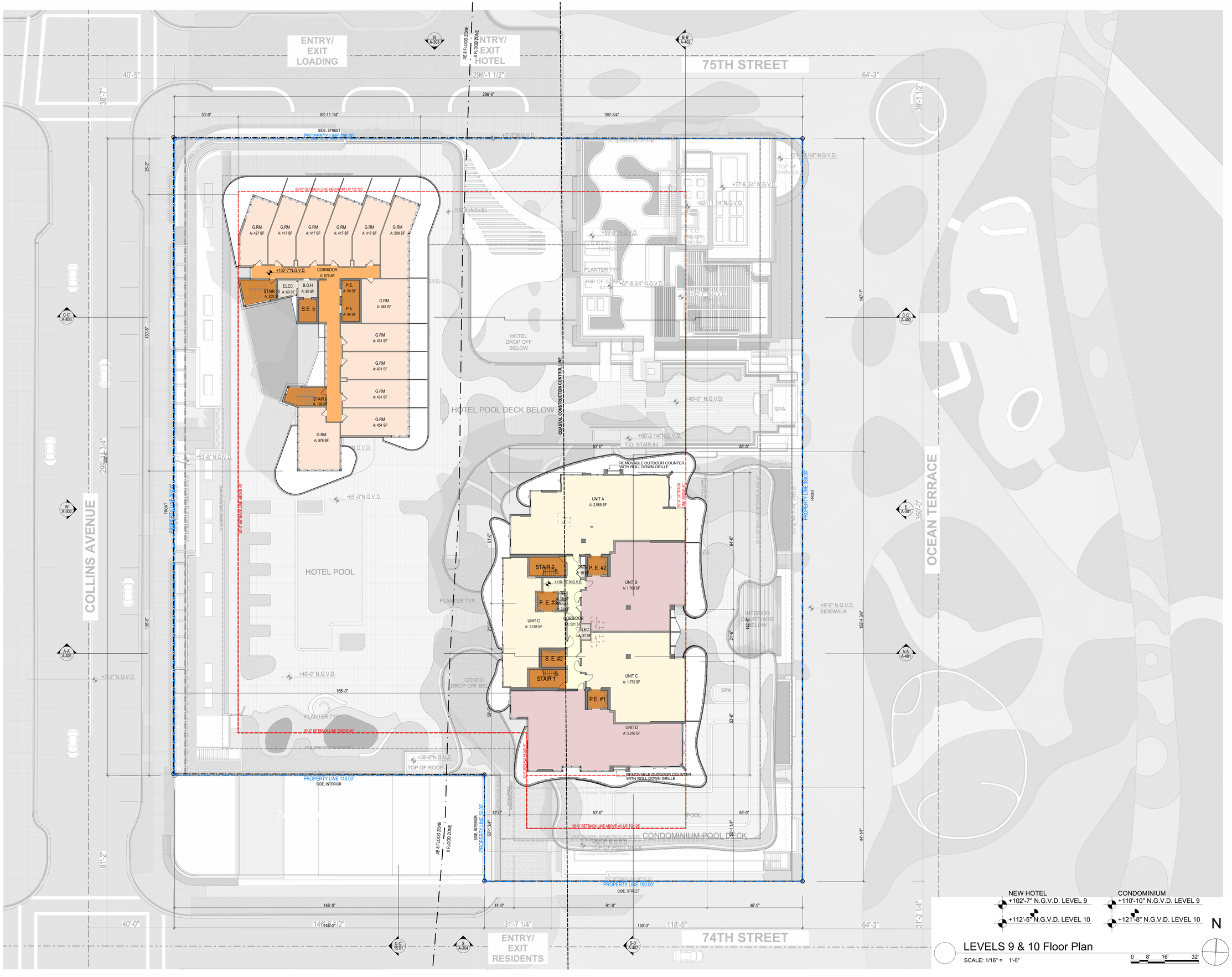
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FLOOR PLAN - LEVEL 8

A-210



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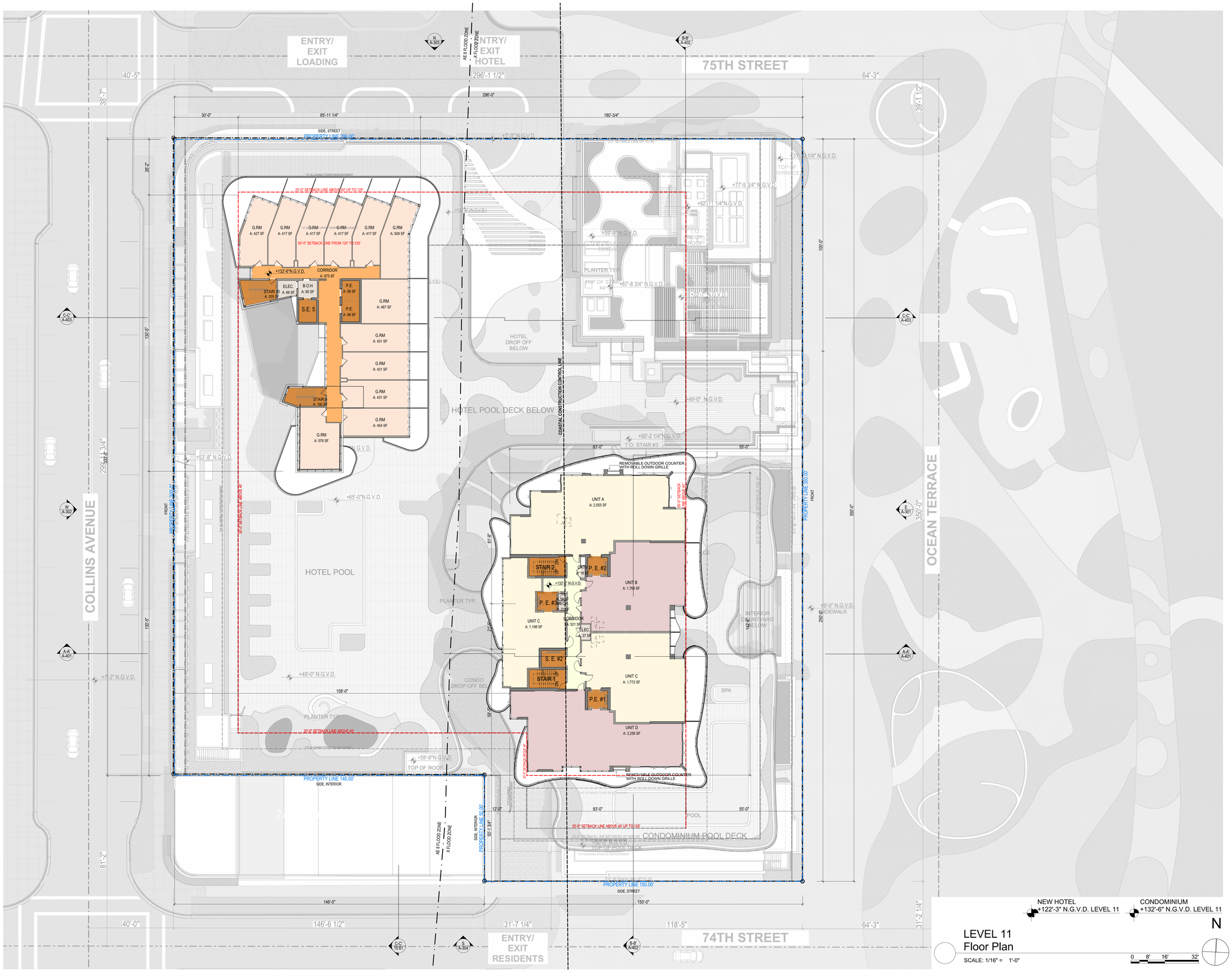
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FLOOR PLAN - LEVELS 9 & 10

A-211



NEW HOTEL +122'-3" N.G.V.D. LEVEL 11

CONDOMINIUM +132'-6" N.G.V.D. LEVEL 11

N

LEVEL 11
Floor Plan

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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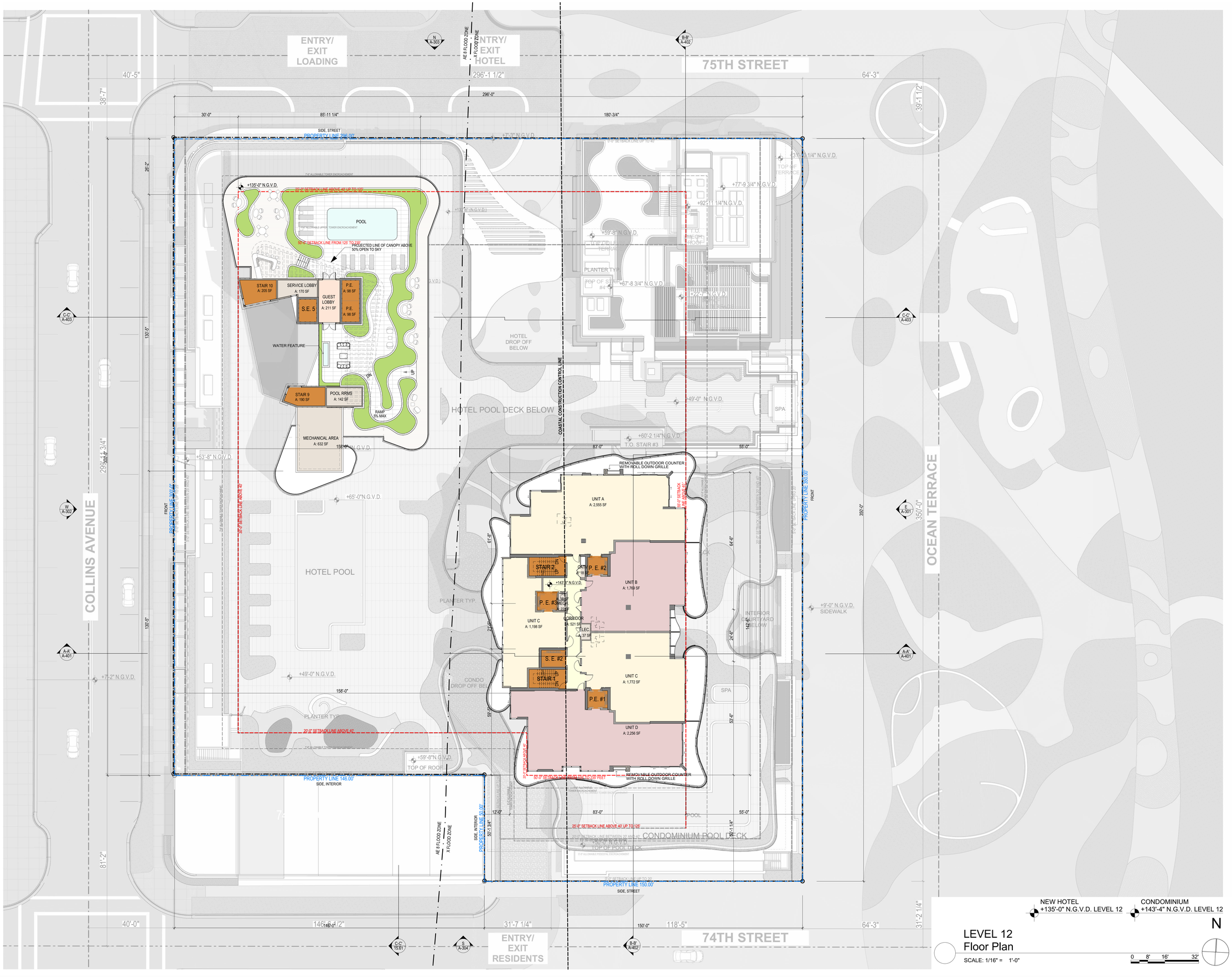
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FLOOR PLAN - LEVEL 11

A-212



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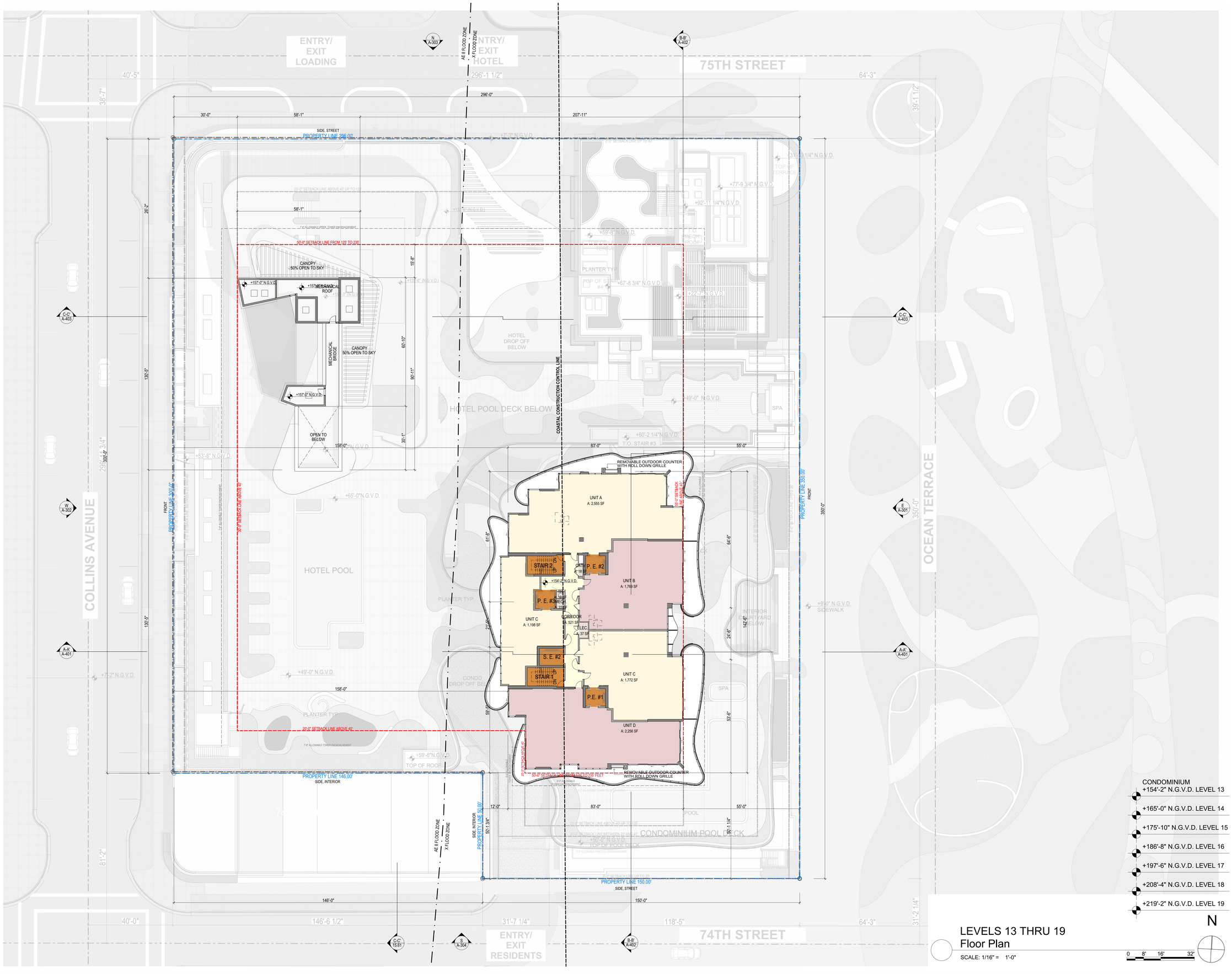
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Sheet Name
FLOOR PLAN - LEVEL 12

A-213



CONDOMINIUM
+154'-2" N.G.V.D. LEVEL 13
+165'-0" N.G.V.D. LEVEL 14
+175'-10" N.G.V.D. LEVEL 15
+186'-8" N.G.V.D. LEVEL 16
+197'-6" N.G.V.D. LEVEL 17
+208'-4" N.G.V.D. LEVEL 18
+219'-2" N.G.V.D. LEVEL 19

N

LEVELS 13 THRU 19
Floor Plan

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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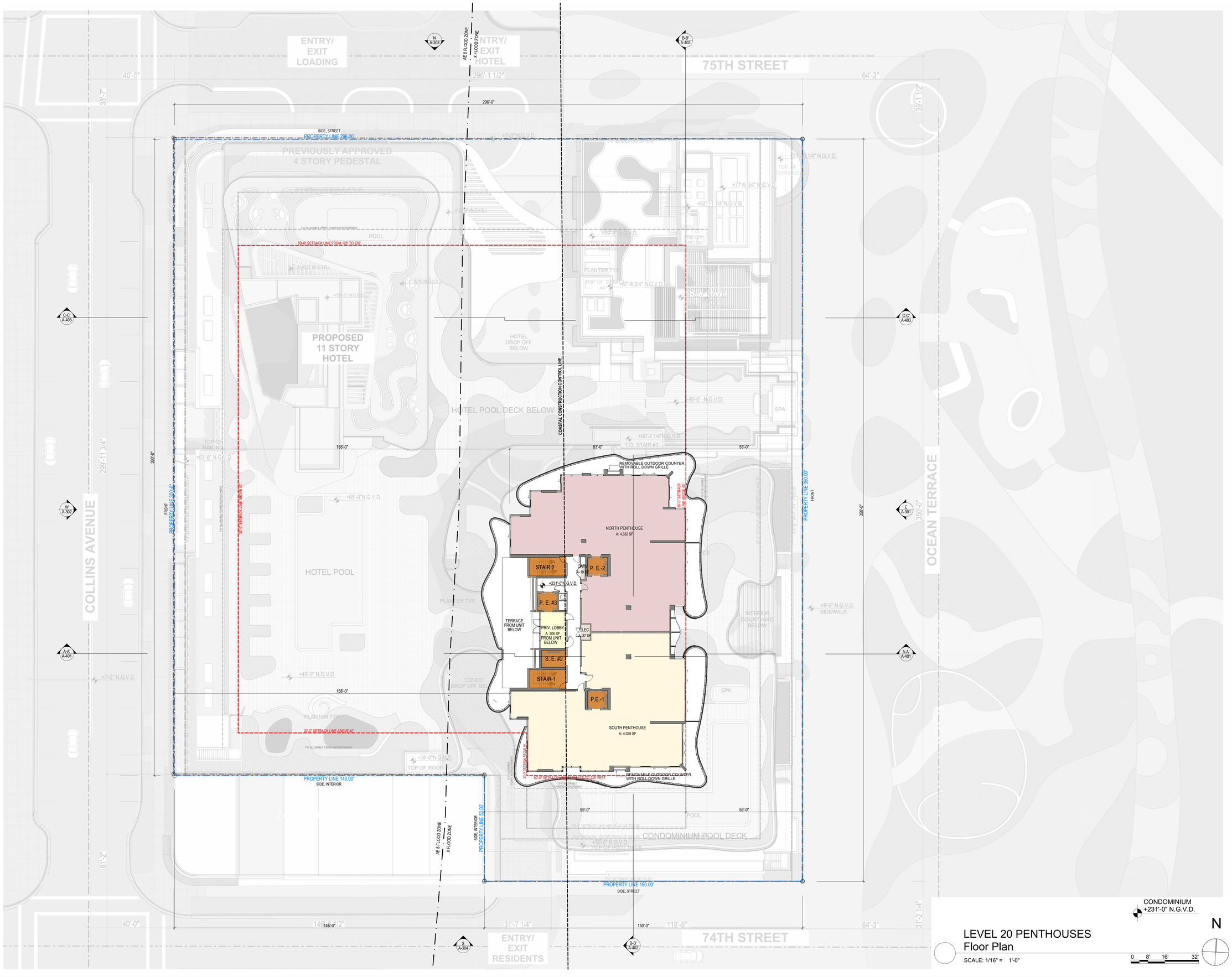
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Sheet Name
FLOOR PLAN - LEVELS 13 THRU 19

A-214



CONDOMINIUM +231'-0" N.G.V.D.

N

LEVEL 20 PENTHOUSES
Floor Plan

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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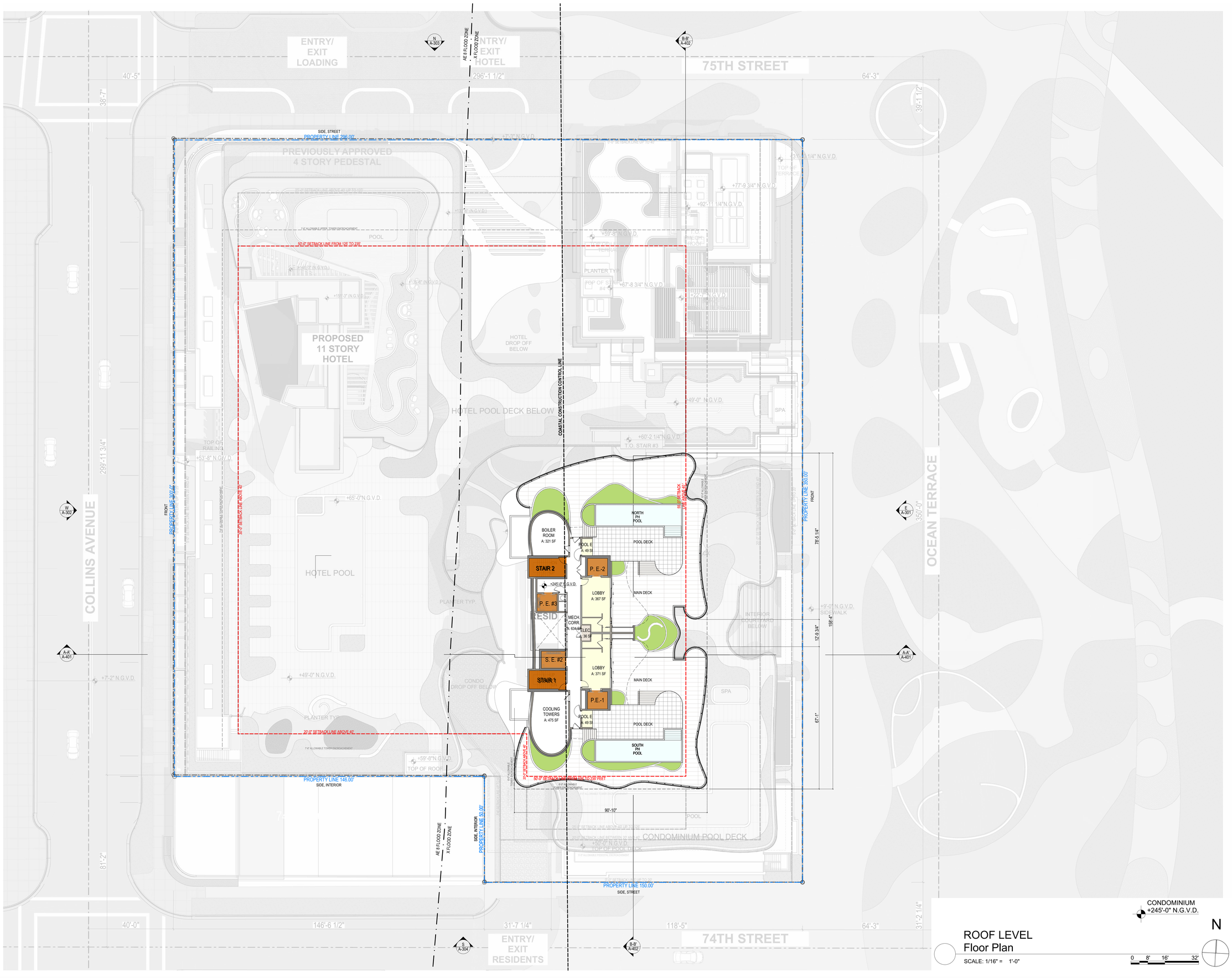
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FLOOR PLAN - LEVEL 20 PENTHOUSES

A-215



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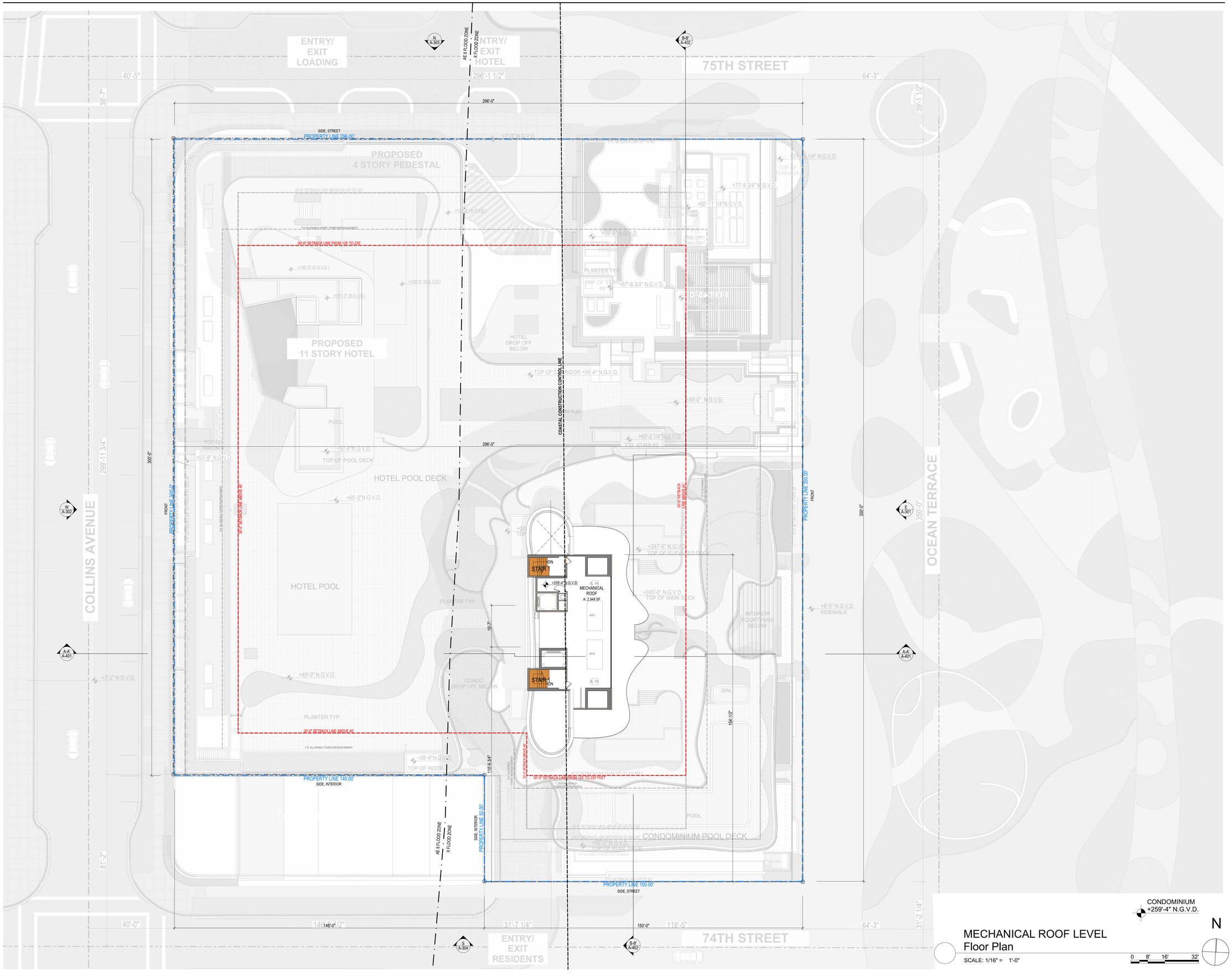
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FLOOR PLAN - ROOF LEVEL

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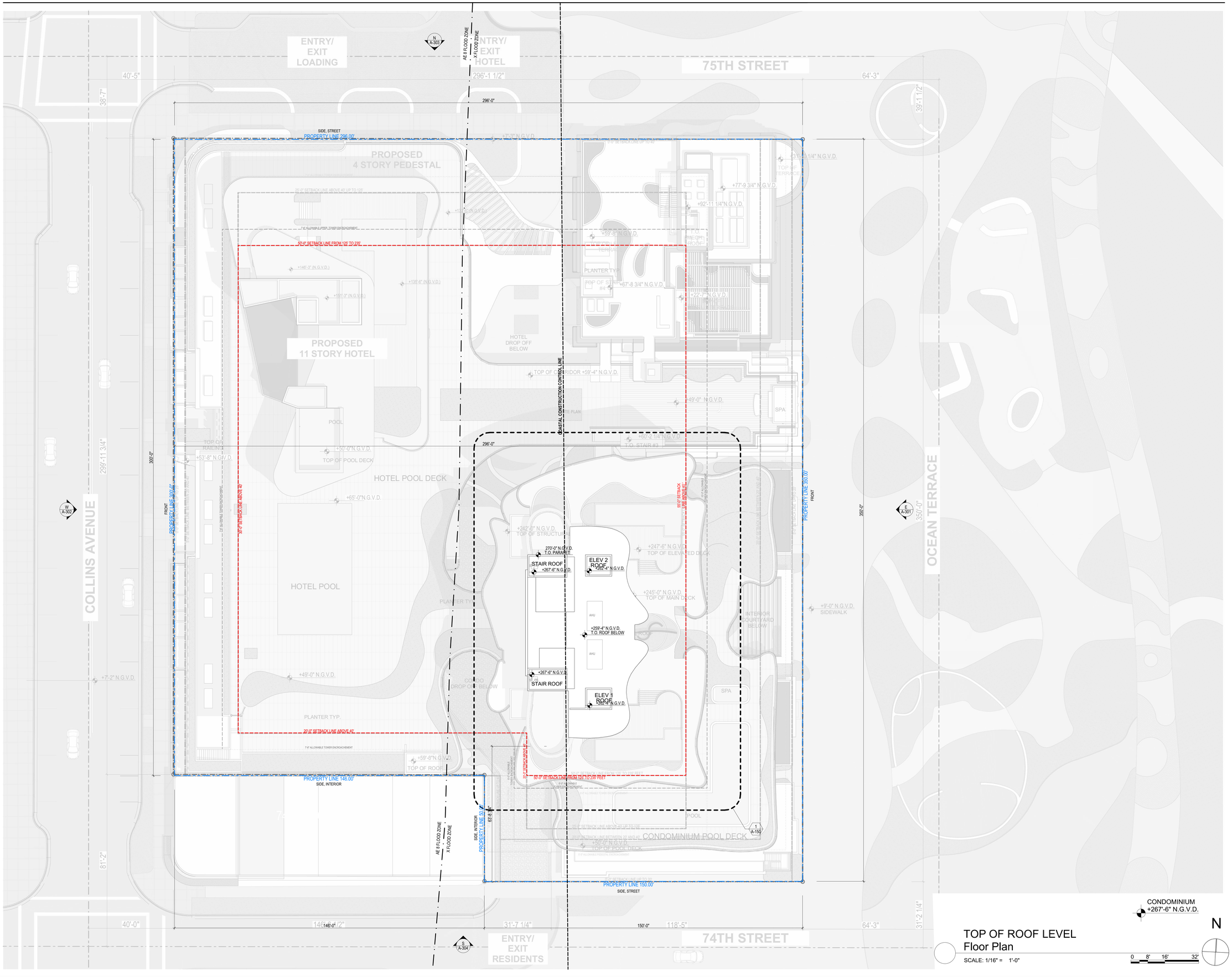
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FLOOR PLAN - MECHANICAL ROOF LEVEL

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FLOOR PLAN - TOP OF ROOF LEVEL

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ELEVATIONS - OVERALL PROJECT