

## PROPOSED NORTH-EAST CONTEXT VIEW

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Plot By: Ignacio Revuelta - Plot Time: 7/1/2021 1:49:00 PM - Plot Scale: 1:1 - Plot Device: ARCH E1 36.00 x 24.00 Inches - Drawing Name: C:\Users\Ignacio\Desktop\Ocean Terrace\Ocean Terrace_Central_IRevuelta.rvt
File: BIM Server: RAL - BIM Server: 1 - BIM Server: 2119172_OCEAN TERRACE_IRevuelta.rvt - REV: 1_2021 - By Ignacio R. - Date: 7/1/2021

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**AR-0007972**

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**Scale**
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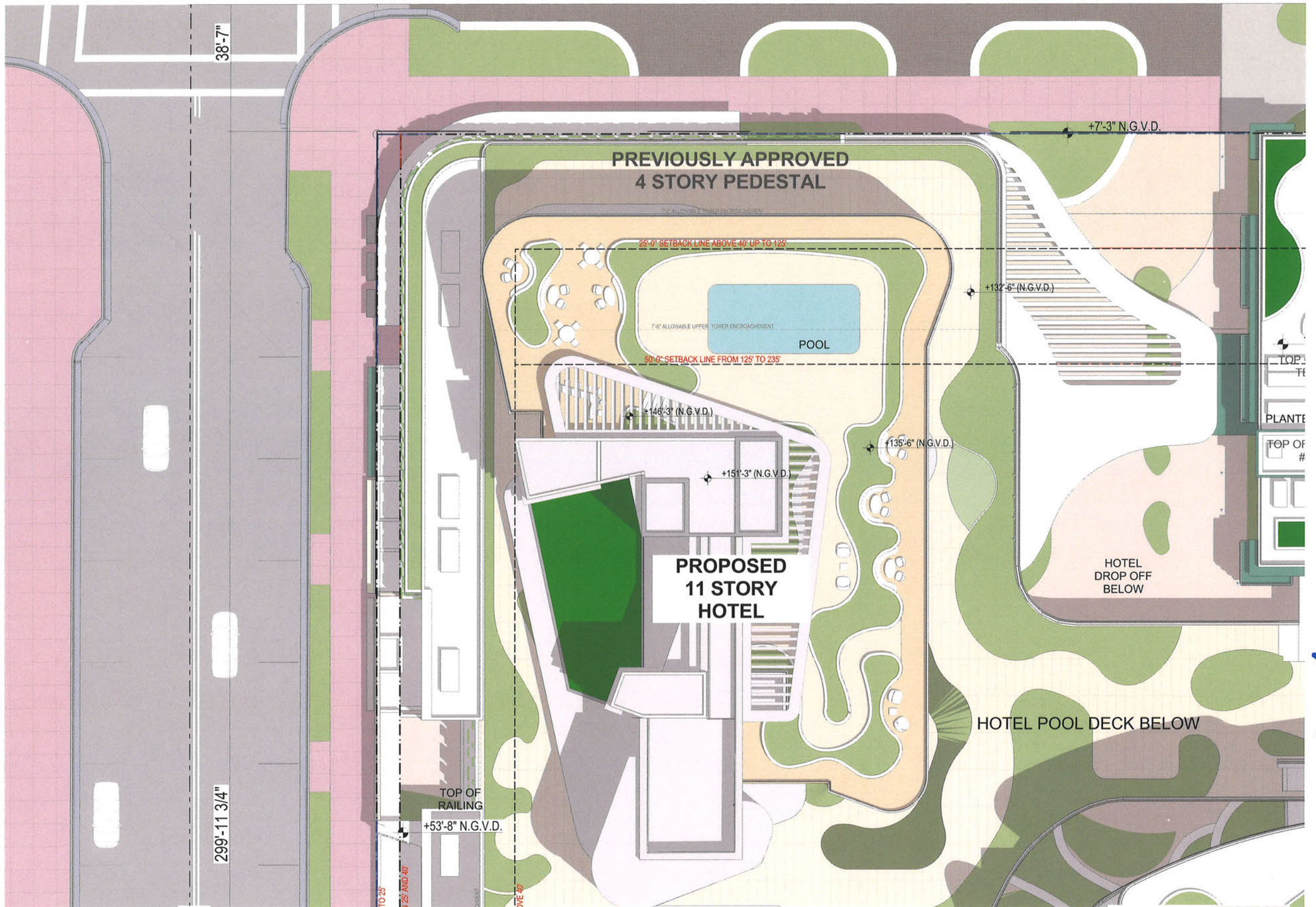
**Sheet Name**
PROPOSED NORTH EAST VIEW - OVERALL

**A-103**

JUL 0 2 2021

PROPOSED 7 STORIES HOTEL ABOVE POOL DECK
INCREASED OVERALL NUMBER OF GUESTROOMS FROM 78 TO 125.

# 2. PROPOSED HOTEL




SITE PLAN
SCALE 1/8"=1'-0"

N

PROPOSED

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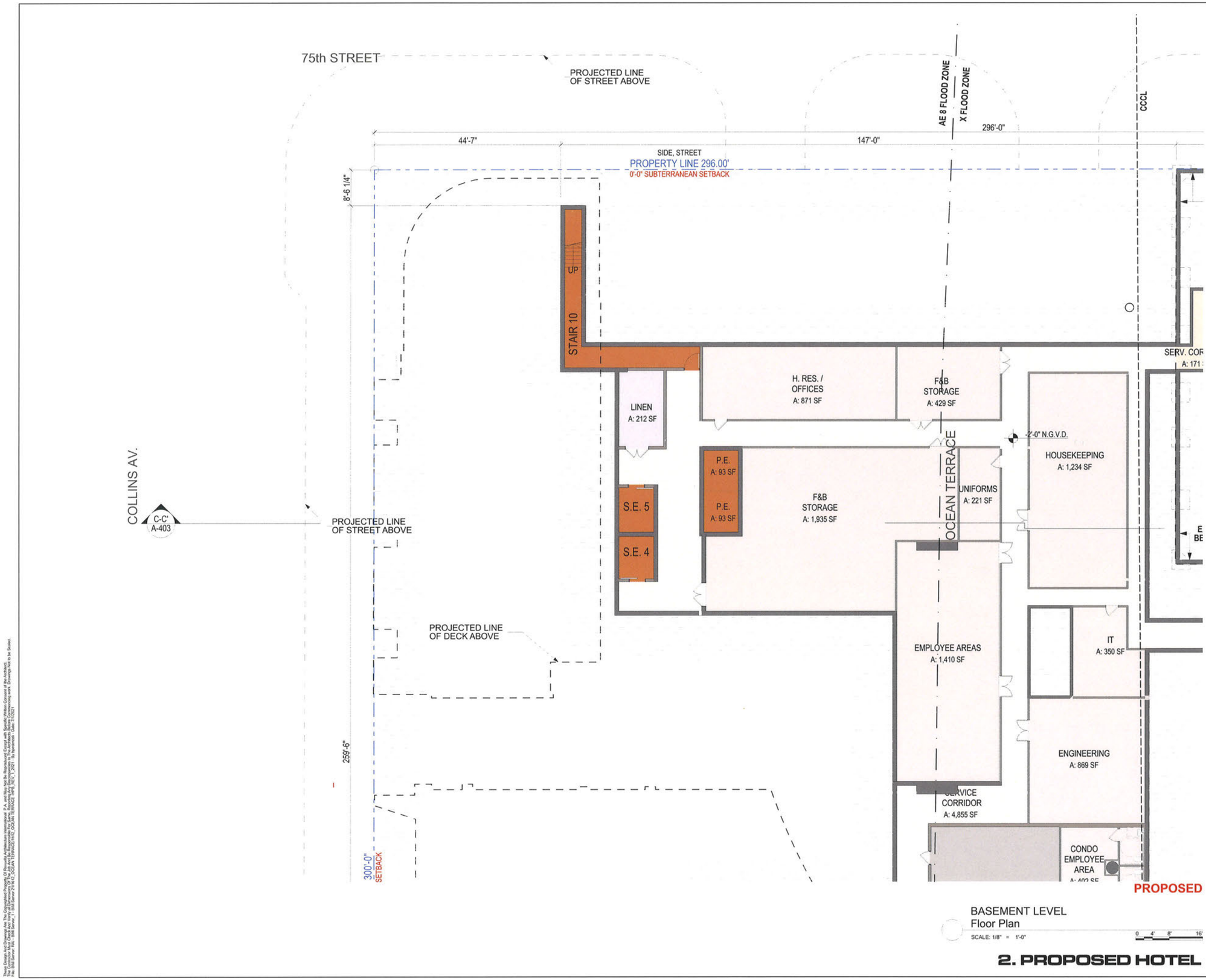
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Sheet Name
**SITE PLAN**

**A-1.101**

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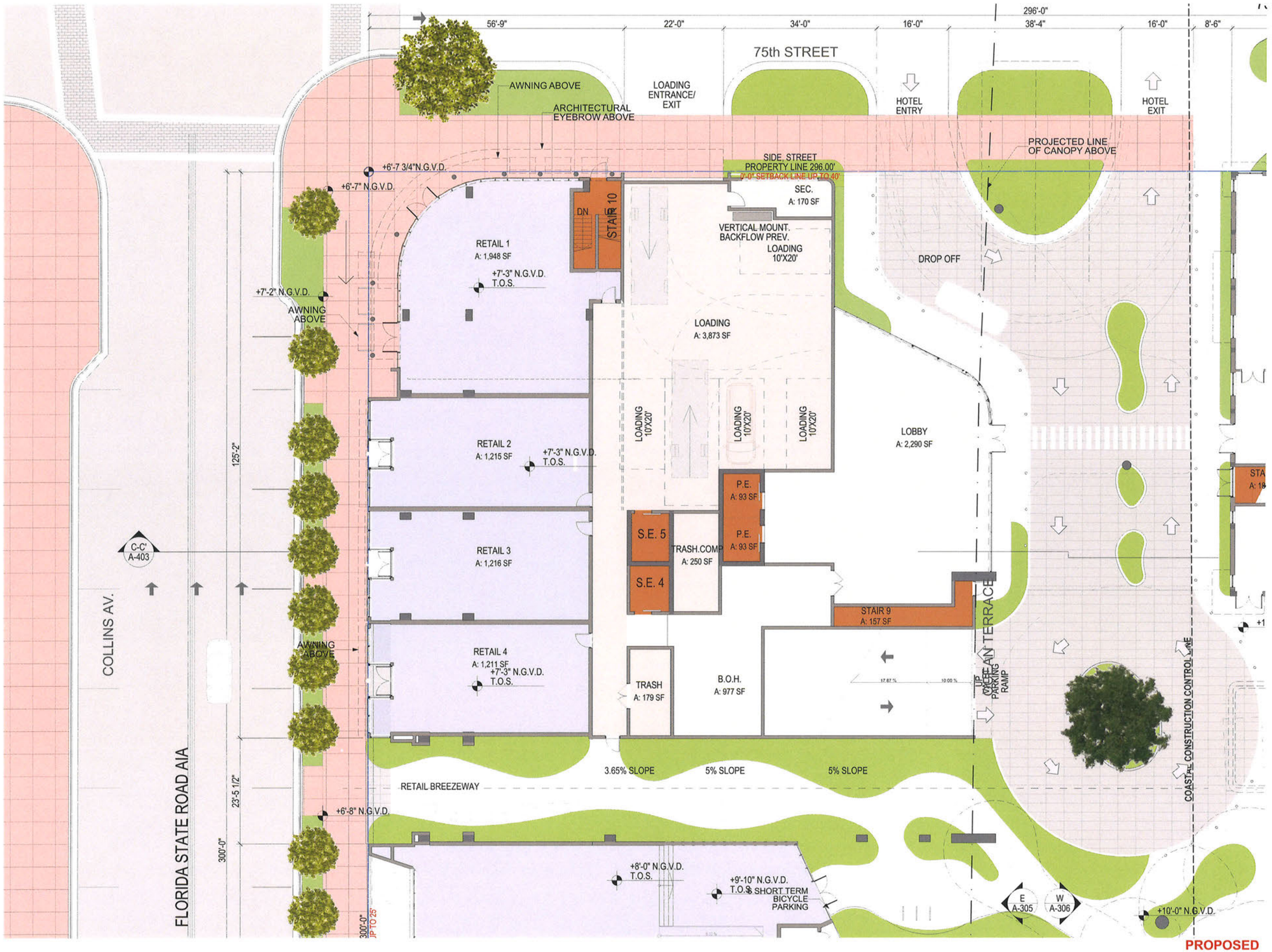
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**Sheet Name**
**FLOOR PLAN - BASEMENT**

**A-1.102**




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Sheet Name
**FLOOR PLAN - GROUND FLOOR**

# A-1.103




LEVEL 4
Floor Plan
SCALE: 1/8" = 1'-0"

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Scale
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Sheet Name
**FLOOR PLAN - LEVEL 4**

# A-1.104

LOADING

HOTEL

40'-5"

38'-7"

296'-1 1/2"

296'-0"

30'-0"

85'-11 1/4"

75'-7 3/4"

SIDE, STREET

PROPERTY LINE 296.00'

POOL DECK SLAB STRUCTURE BELOW

86'-0"

75'-7"

7'-6" ALLOWABLE TOWER ENCROACHMENT

25'-0" SETBACK LINE ABOVE 40' UP TO 125'

OPEN TO EVENT ROOM BELOW

OPEN TO DROP-OFF BELOW

STAIR 10
A: 209 SF

P.E.
A: 108 SF

P.E.
A: 108 SF

S.E. 5

LANDSCAPED ROOF

PROJECTED LINE OF CANOPY ABOVE

114'-5"

COVERED TERRACE

HOTEL DROP OFF BELOW

C-C'
A-403

140'-7"

OPEN TO FOOD & BEVERAGE BELOW

STAIR 9
A: 158 SF

COASTAL CONSTRUCTION CONTROL LINE

OUTDOOR BAR

COVERED TERRACE

299' 11 3/4"

300'-0"

+50'-0" N.G.V.D.

158'-0"

FRONT

PROPERTY LINE 300.00'

LINE BETWEEN 25' AND 40'

BACK LINE ABOVE 40'

PROPOSED

W
A-302

N

LEVEL 5
Floor Plan

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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Sheet Name
**FLOOR PLAN - LEVEL 5**

**A-1.105**


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LOADING

HOTEL

40'-5"

296'-1 1/2"

38'-7"

296'-0"

30'-0"

85'-11 1/4"

122'-2 1/4"

SIDE, STREET
PROPERTY LINE 296.00'

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

PREVIOUSLY APPROVED
4 STORY PEDESTAL

7'-6" ALLOWABLE TOWER ENCROACHMENT

25'-0" SETBACK LINE ABOVE 40' UP TO 125'

+13'-6" (N.G.V.D.)

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

+73'-1"N.G.V.D.

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

STAIR 9 A: 190 SF | G.RM A: 431 SF

G.RM A: 454 SF

G.RM A: 576 SF

HOTEL DROP OFF BELOW

HOTEL POOL DECK BELOW

C-C'
A-403

W
A-302

130'-5"

26'-2"

300'-0"

299'-11 3/4"

TOP OF RAILING
+53'-8" N.G.V.D.

FRONT
PROPERTY LINE 300.00'

BETWEEN 25 AND 40'

LOWER ENCROACHMENT

CK LINE ABOVE 40'

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

PROPOSED

LEVELS 6 TO 11
Floor Plan

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

N

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Scale
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Sheet Name
**FLOOR PLAN - LEVEL 6**

**A-1.106**

LOADING

HOTEL

40'-5"

38'-7"

296'-1 1/2"

296'-0"

30'-0"

85'-11 1/4"

SIDE, STREET
PROPERTY LINE 296.00'

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

PREVIOUSLY APPROVED
4 STORY PEDESTAL

7'-6" ALLOWABLE TOWER ENCROACHMENT

+135'-0" N.G.V.D.

25'-0" SETBACK LINE ABOVE 40' UP TO 125'

+135'-6" (N.G.V.D.)

POOL

7'-6" ALLOWABLE UPPER TOWER ENCROACHMENT

50'-0" SETBACK LINE FROM 125' TO 235'

PROJECTED LINE OF CANOPY ABOVE
50% OPEN TO SKY

STAIR 10
A: 205 SF

SERVICE LOBBY
A: 170 SF

GUEST
LOBBY
A: 211 SF

S.E. 5

P.E.
A: 98 SF

P.E.
A: 98 SF

26'-2"

C-C'
A-403

130'-5"

WATER FEATURE

P

DN

UP

STAIR 9
A: 190 SF

POOL RRMS
A: 142 SF

RAMP
5% MAX

HOTEL
DROP OFF
BELOW

HOTEL POOL DECK BELOW

COASTAL CONSTRUCTION CONTROL LINE

MECHANICAL AREA
A: 632 SF

158'-0"

83'

TOP OF
RAILING
+53'-8" N.G.V.D.

299' 11 3/4"
300'-0"

W
A-302

UE

FRONT
PROPERTY LINE 300'-0"

BACK LINE ABOVE 40'

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

PROPOSED

ROOF LEVEL 12
Floor Plan

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

N

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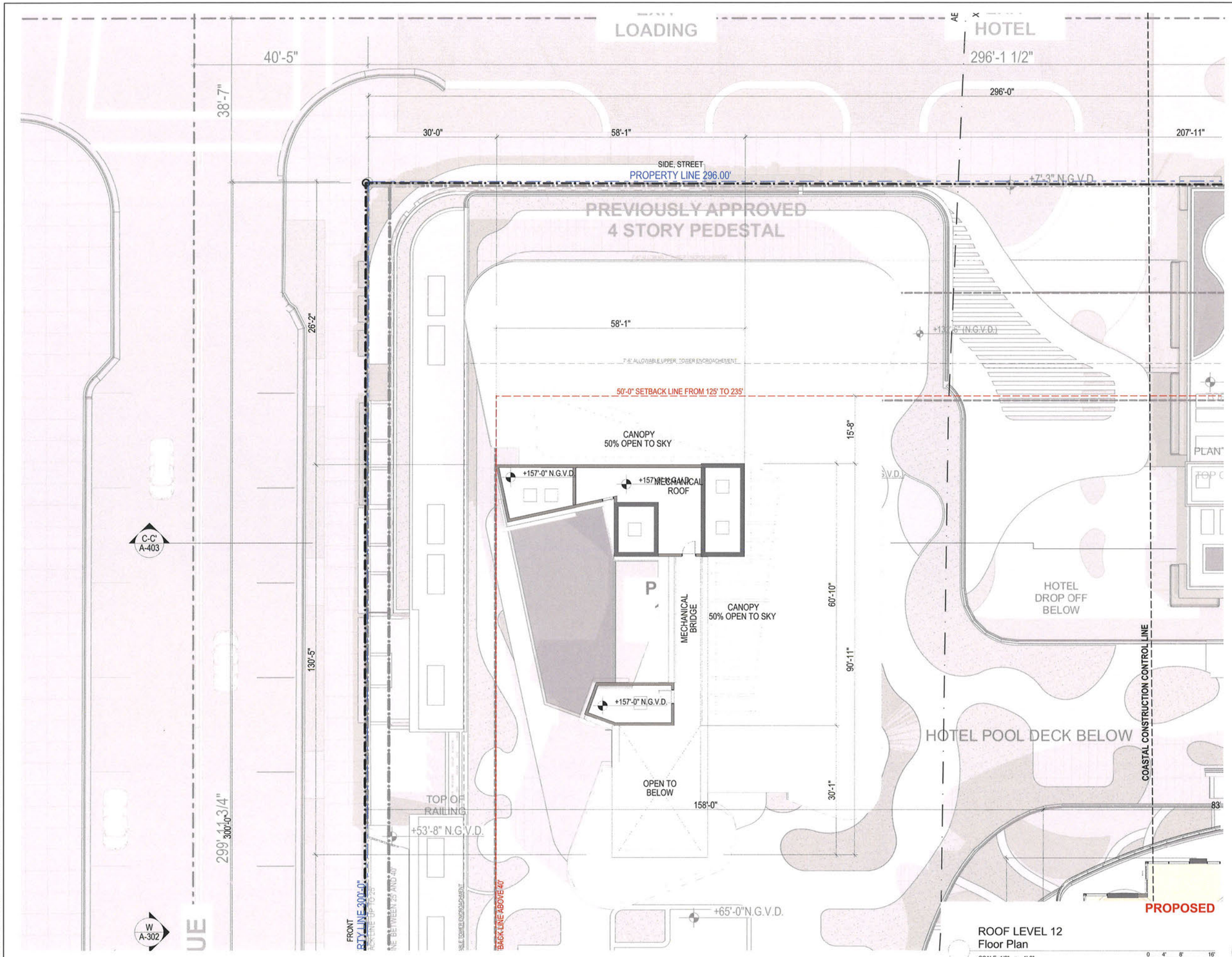
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**FLOOR PLAN - LEVEL 12**

**A-1.107**




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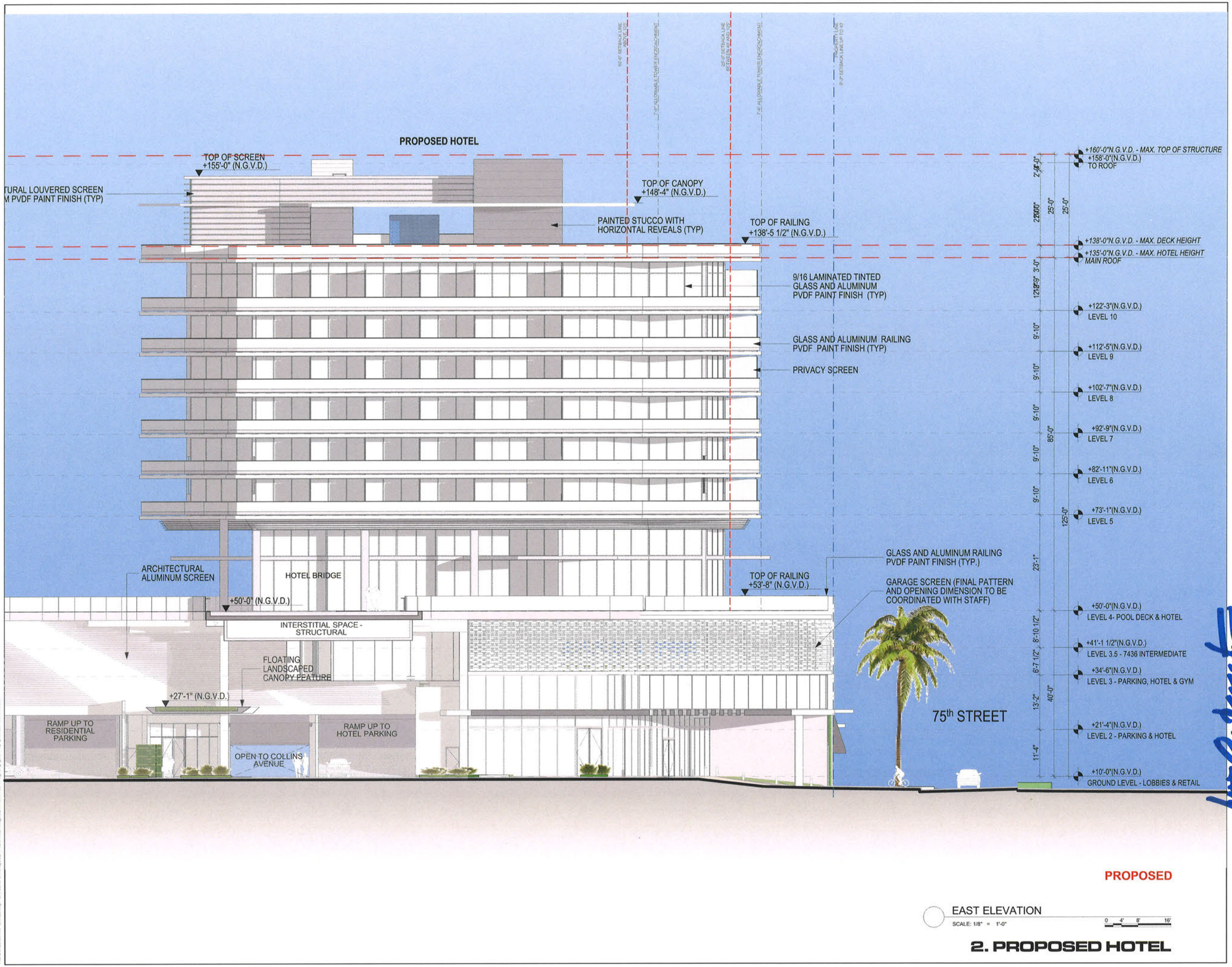
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Sheet Name
**FLOOR PLAN - UPPER ROOF**

**A-1.108**




PROPOSED

EAST ELEVATION
SCALE: 1/8" = 1'-0"

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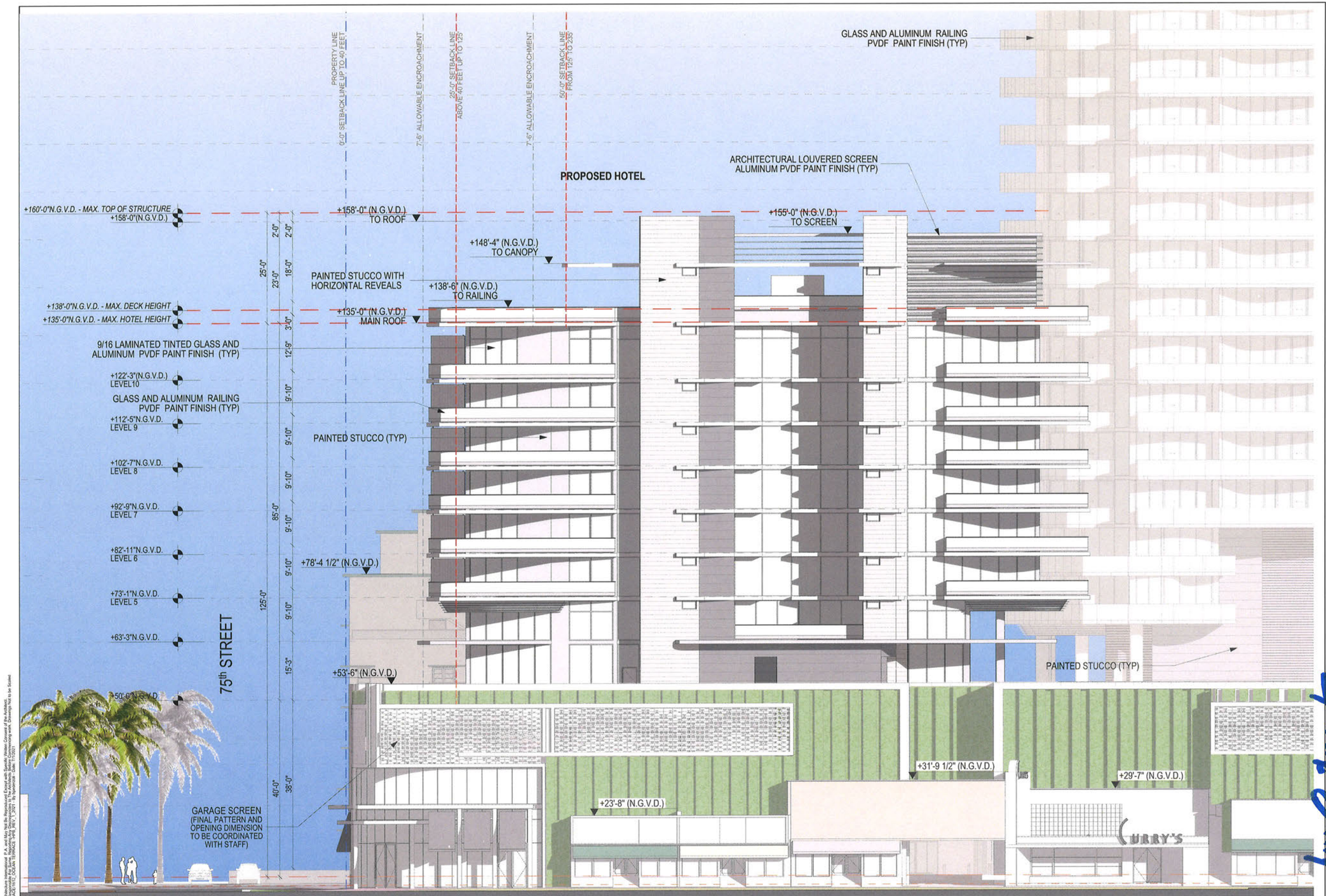
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Sheet Name
**EAST ELEVATION**

**A-1.109**




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WEST ELEVATION
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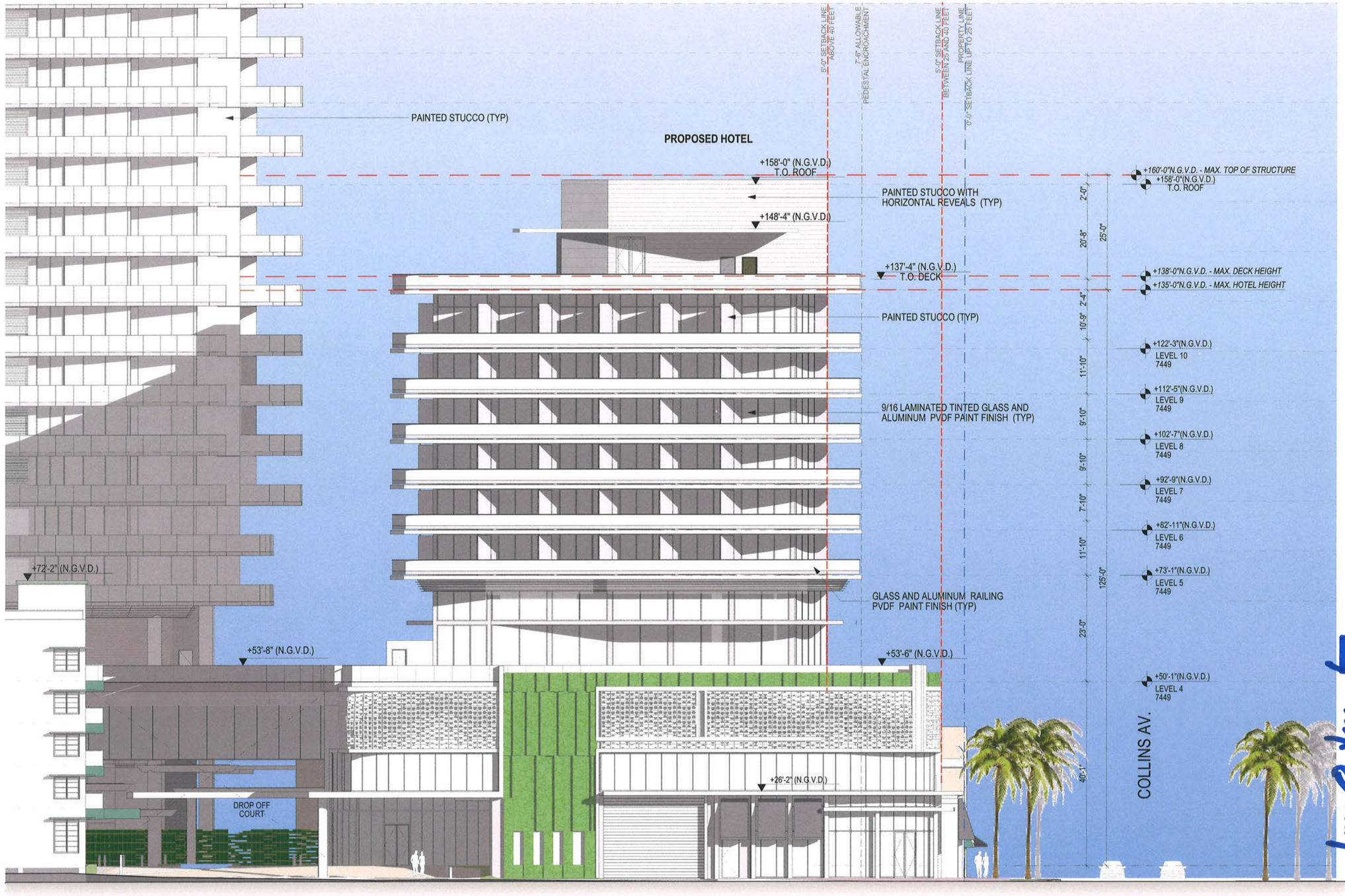
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**A-1.110**


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File: BIM Server 1\A1 - BIM Server 1 - BIM Server 2\19-0363_OCEAN TERRACE.rvt




PROPOSED

NORTH ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

**2. PROPOSED HOTEL**

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File: BIM Server: RAA - BIM Server_11: BIM Server 21/19-2_OCEAN TERRACE_1HPB_REV_1_2021 - By hpondonse - Date: 7/1/2021

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# OCEAN TERRACE

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Miami Beach, FL 33141

A mixed used project by
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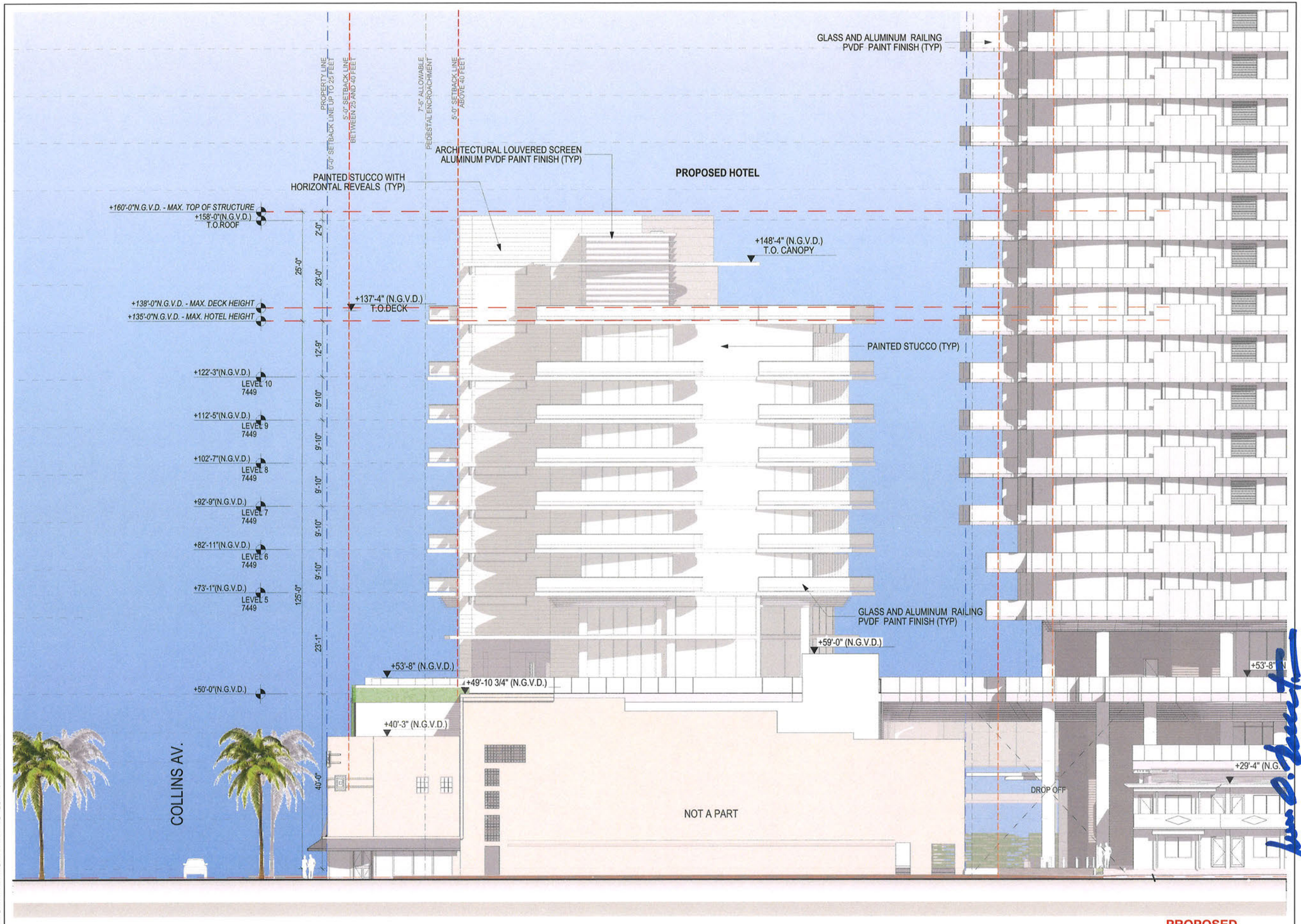
Luis O. Revuelta
**AR-0007972**

| Final Cap | Date |
|---|---|
| HPB19-0363 | 7/15/2021 |

Scale
**AS SHOWN**

Sheet Name
**NORTH ELEVATION**

**A-1.111**




PROPOSED

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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|---|---|
| HPB19-0363 | 7/15/2021 |

Scale
**AS SHOWN**

Sheet Name
**SOUTH ELEVATION**

**A-1.112**

JUL 0 2 2021

PROPOSED NEW DROP OFF FOR HOTEL USE OF 75TH STREET TO REDUCE VEHICULAR TRAFFIC WITHIN THE COURTYARD AREA AND TO ALLOW FOR A FLUID PEDESTRIAN FRIENDLY CONNECTIVITY BETWEEN THE HISTORIC AND THE NEW HOTEL STRUCTURES.

# 3. PROPOSED REVISED DROP OFF




PREVIOUSLY APPROVED

HOTEL DROP OFF

**3. PROPOSED REVISED DROP OFF**

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Date 7/15/2021
Scale AS SHOWN
Sheet Name PREVIOUSLY APPROVED HOTEL DROP OFF

**A-1.201**

*TWO ONE WAY LANE CURBCUTS PROPOSED TO PROVIDE ACCESS TO THE NEW HOTEL DROP OFF*

*THE DROP OFF AT THIS LOCATION PROVIDES A BETTER CONNECTION TO BOTH HOTEL BUILDINGS AND REDUCES THE AMOUNT OF VEHICULAR CIRCULATION INSIDE THE SITE FOR A MORE PEDESTRIAN ORIENTED DESIGN WITHIN THE COURTYARD*

*CREATE A FORECOURT PLAZA WITH REDUCED VEHICULAR CIRCULATION MORE INTEGRATION BETWEEN PROPOSED USES AT GROUND LEVEL*




PROPOSED

PROPOSED

HOTEL DROP OFF

**3. PROPOSED REVISED DROP OFF**

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Date 7/15/2021
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Sheet Name
**PROPOSED CHANGES AT HOTEL DROP OFF**

**A-1.202**

JUL 8 2021

ADDED 4 LEVELS TO THE CONDOMINIUM BUILDING WITHIN APPROVED BUILDING HEIGHT BY REDUCING THE CLEAR HEIGHT TO EACH LEVEL. .

ADDED ONE RESIDENTIAL UNIT FACING COLLINS AVENUE TO CONDOMINIUM BUILDING PROVIDING ACTIVE USE TO THE WEST ELEVATION OF THE BUILDING.

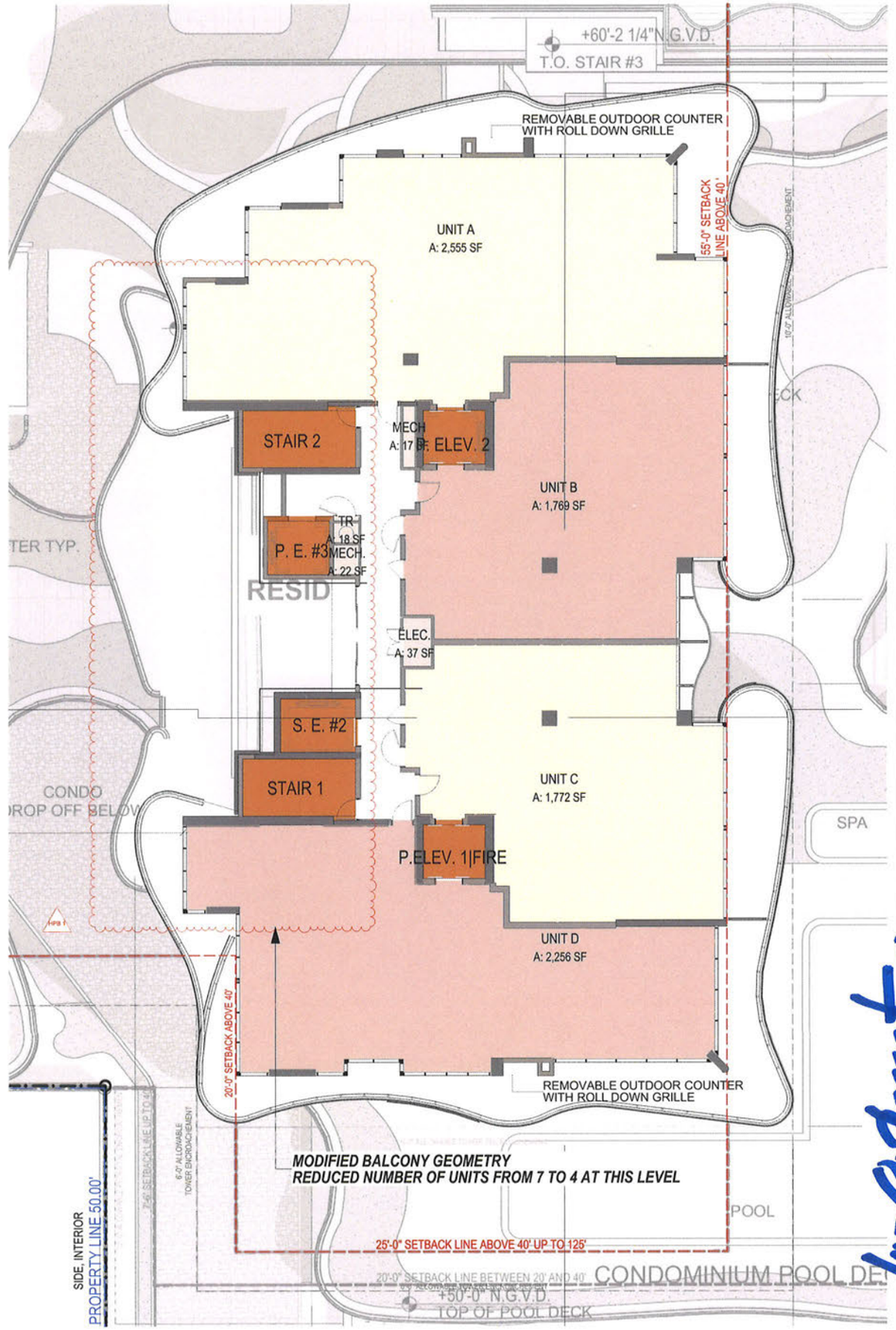
INCREASED NUMBER OF RESIDENTIAL UNITS FROM 58 TO 75.
INCREASED BUILDING FLOORPLATE FROM 12,407 SQ.FT.
PREVIOUSLY APPROVED TO 13,979 SF

# 4. RESIDENTIAL BUILDING REVISIONS




PREVIOUSLY APPROVED

LEVEL 6
Floor Plan
SCALE: 1/8" = 1'-0"




PROPOSED

LEVEL 6
Floor Plan
SCALE: 1/8" = 1'-0"

N

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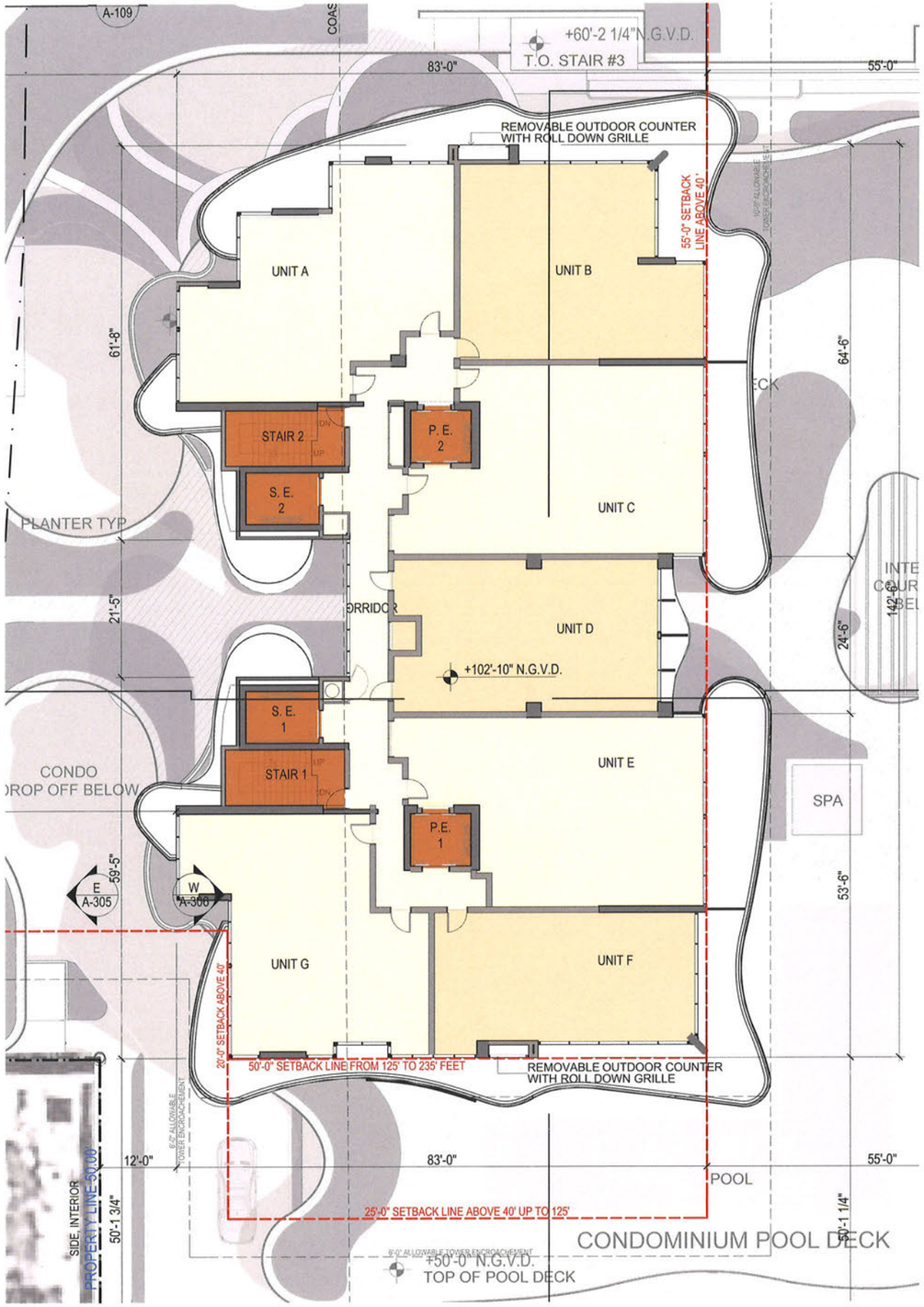
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| Final Cap | Date |
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| HPB19-0363 | 7/15/2021 |

Scale
**AS SHOWN**

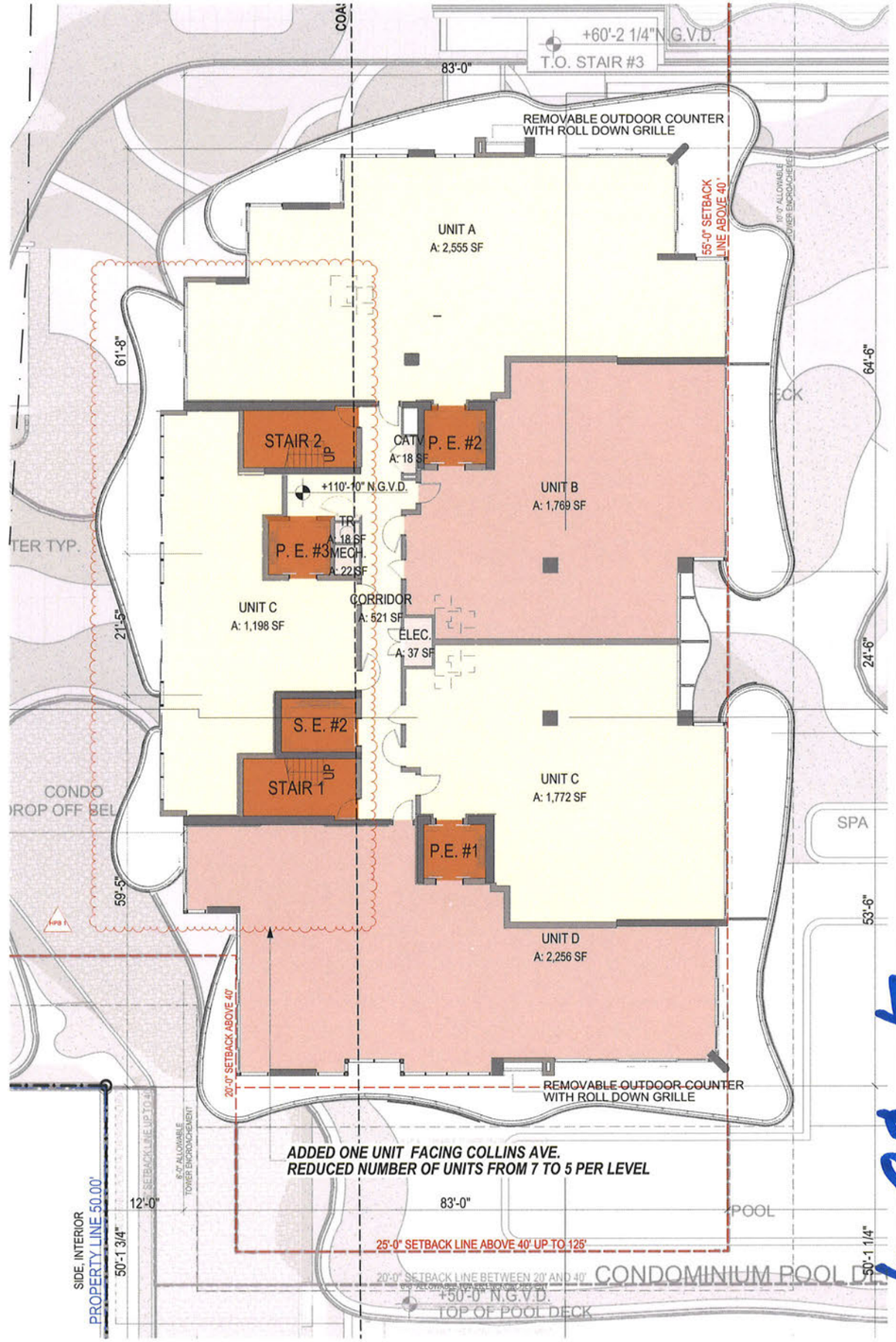
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**RESIDENTIAL REVISION - LEVEL 6**

# A-1.301




PREVIOUSLY APPROVED

LEVEL 7 & 8
Floor Plan
SCALE: 1/8" = 1'-0"




PROPOSED

LEVEL 7 & 8
Floor Plan
SCALE: 1/8" = 1'-0"

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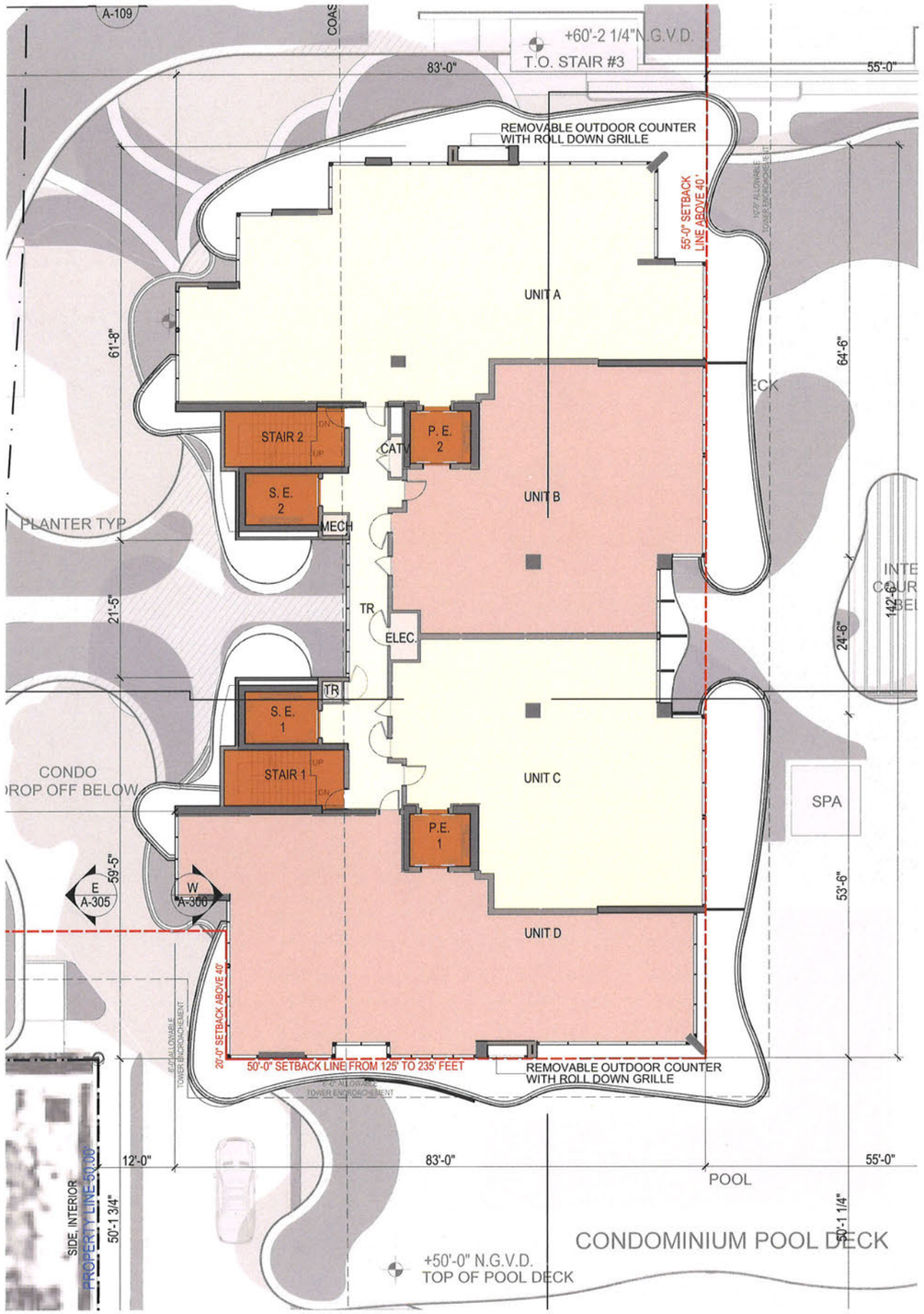
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Scale
**AS SHOWN**

Sheet Name
**RESIDENTIAL REVISION - LEVELS 7 & 8**

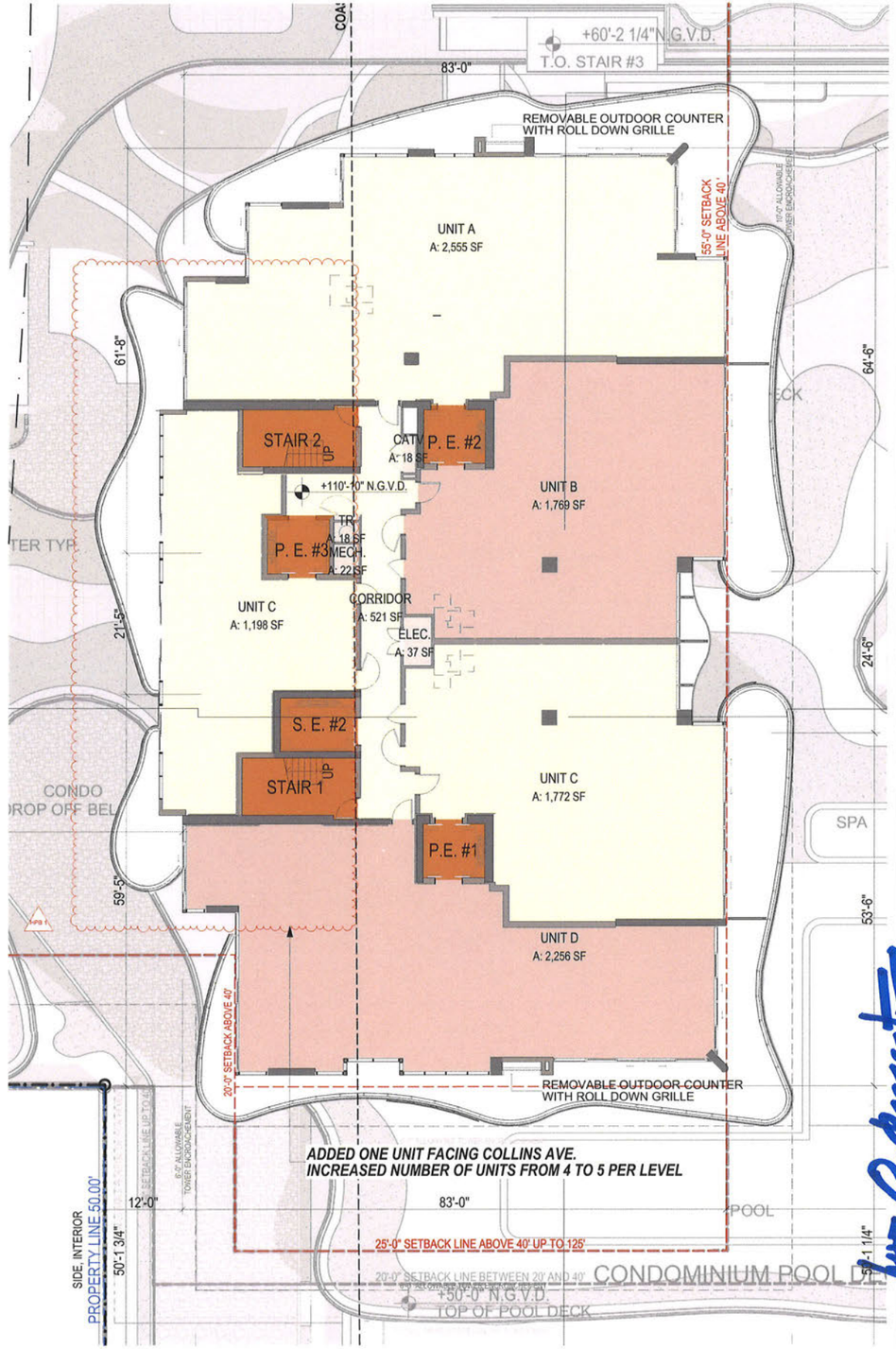
**A-1.302**




PREVIOUSLY APPROVED

LEVEL S 9 TO 15
Floor Plan

SCALE: 1/8" = 1'-0"




PROPOSED

LEVELS 9 TO 19
Floor Plan

SCALE: 1/8" = 1'-0"

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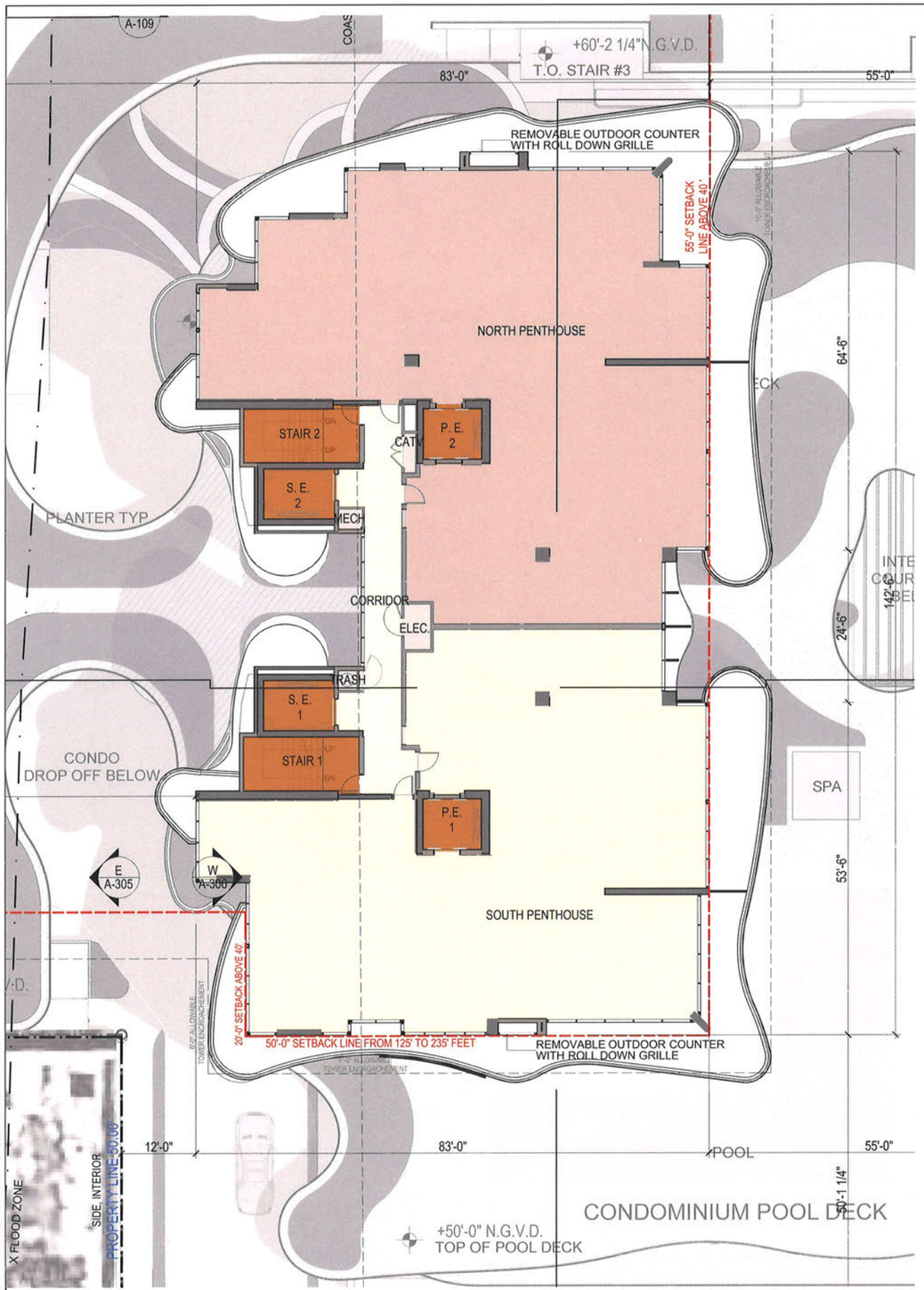
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Scale
AS SHOWN

Sheet Name
RESIDENTIAL REVISION - LEVELS 9 - 19 TYPICAL

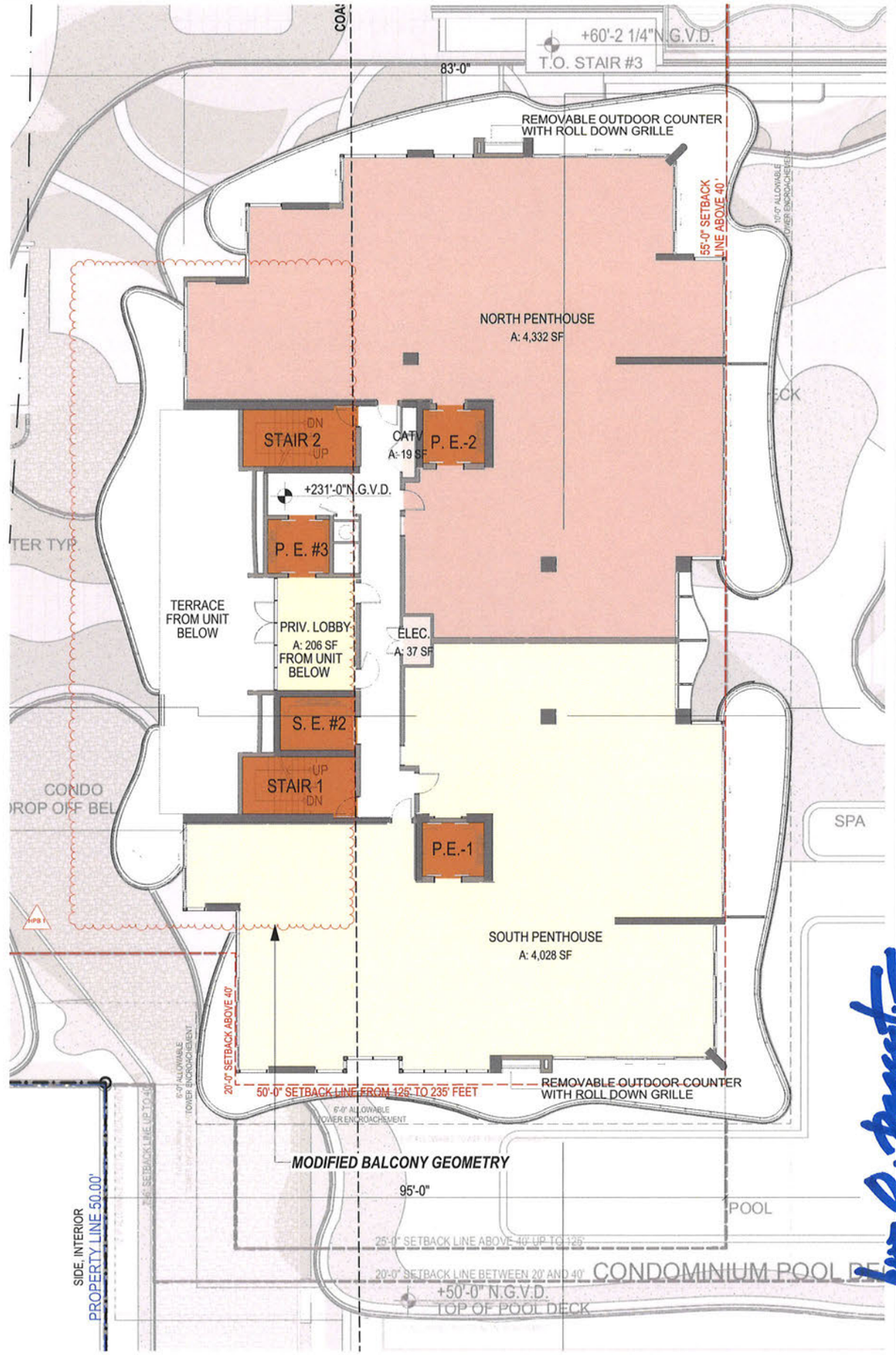
**A-1.303**




PREVIOUSLY APPROVED

LEVEL 16-PENTHOUSE
Floor Plan

SCALE: 1/8" = 1'-0"




PROPOSED

LEVEL 20-THOUSE
Floor Plan

SCALE: 1/8" = 1'-0"

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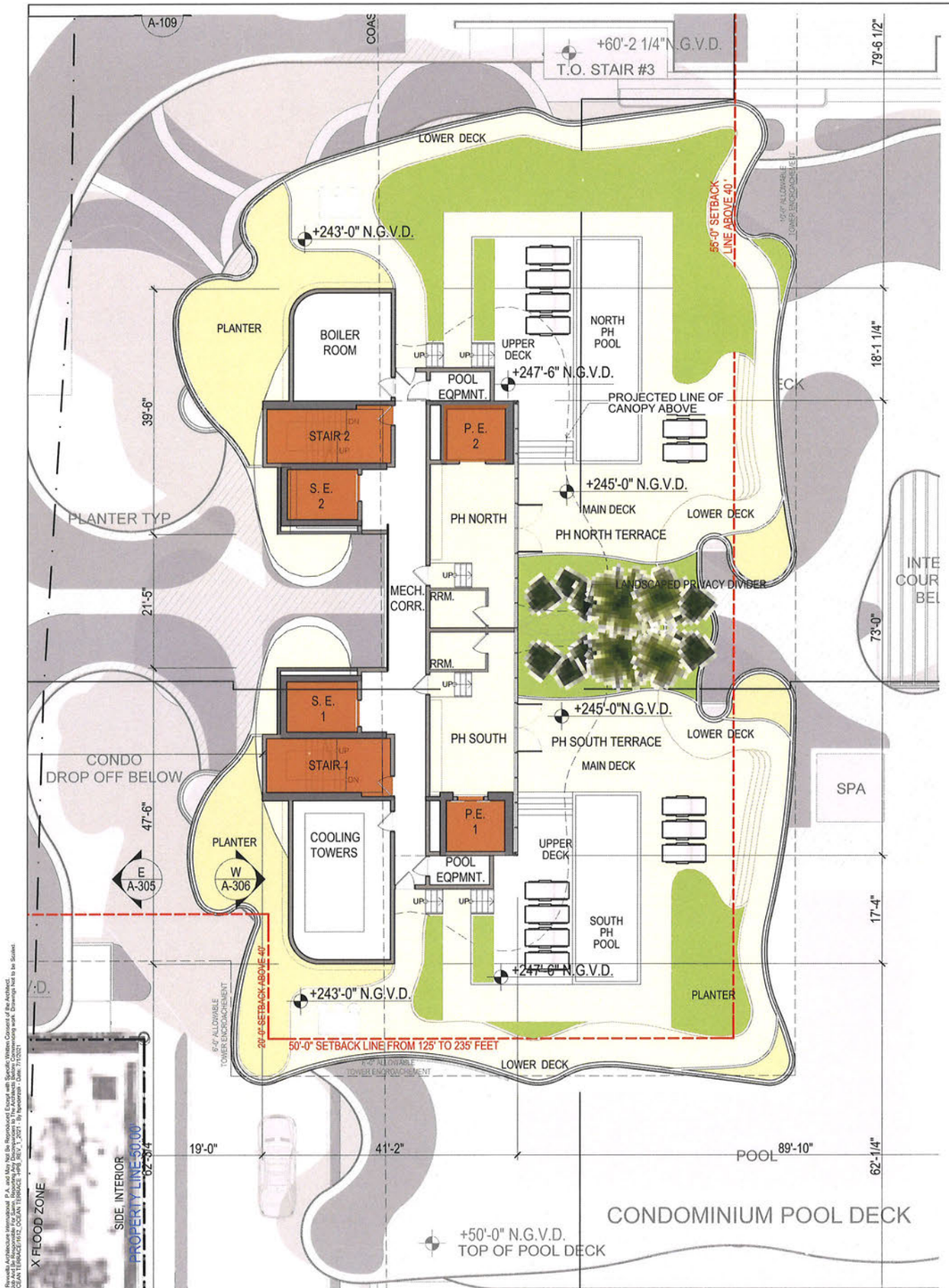
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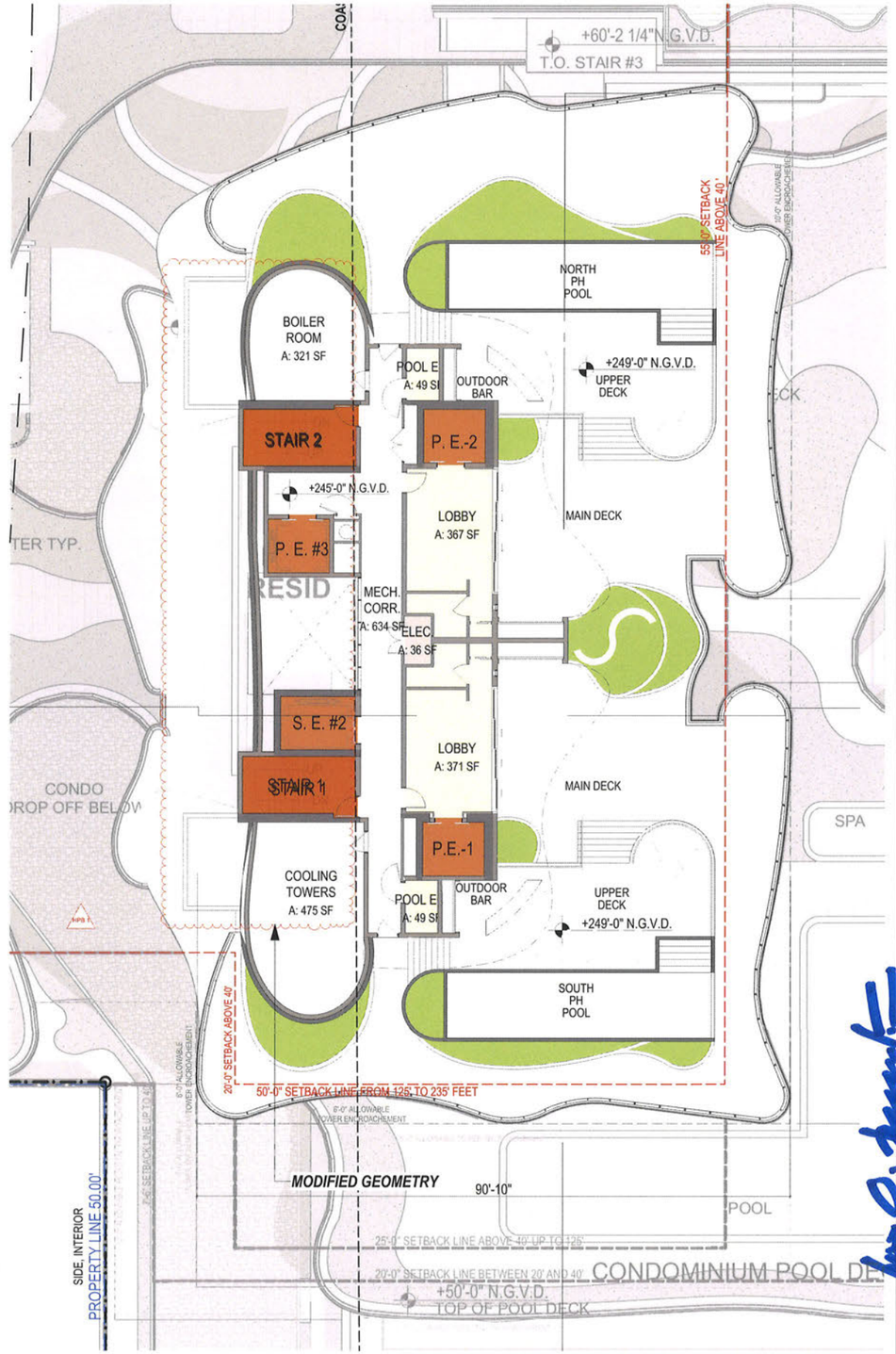
Sheet Name
**RESIDENTIAL REVISION - LEVEL 20 PENTHOUSES**

**A-1.304**




PREVIOUSLY APPROVED

ROOF
Floor Plan
SCALE: 1/8" = 1'-0"




PROPOSED

ROOF
Floor Plan
SCALE: 1/8" = 1'-0"

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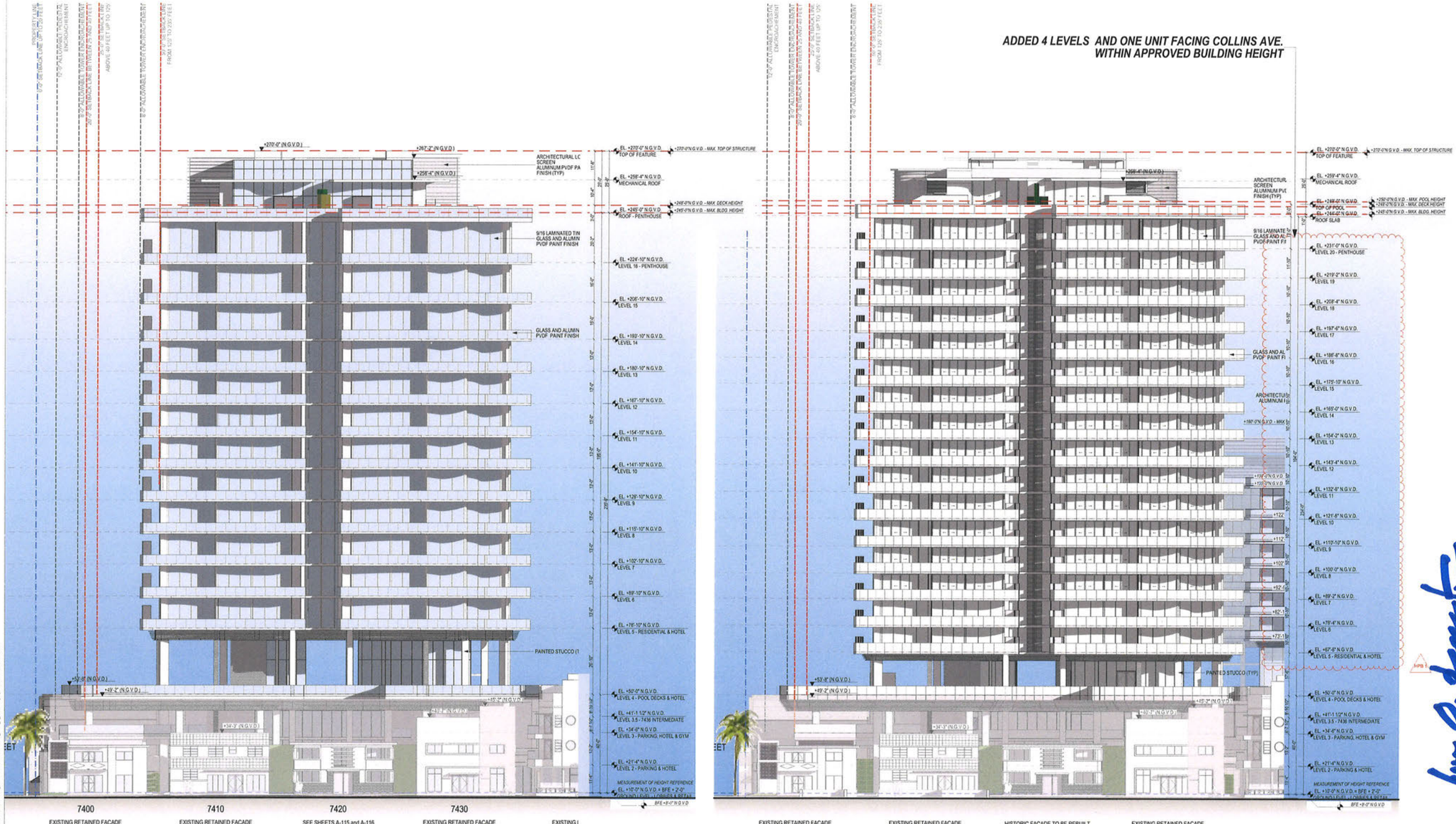
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**AR-0007972**

| Final Cap | Date |
|---|---|
| HPB19-0363 | 7/15/2021 |

Scale
**AS SHOWN**

Sheet Name
**FLOOR PLAN COMPARISON - ROOF LEVEL**

**A-1.305**




PREVIOUSLY APPROVED

PROPOSED

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

0 8' 16' 32'

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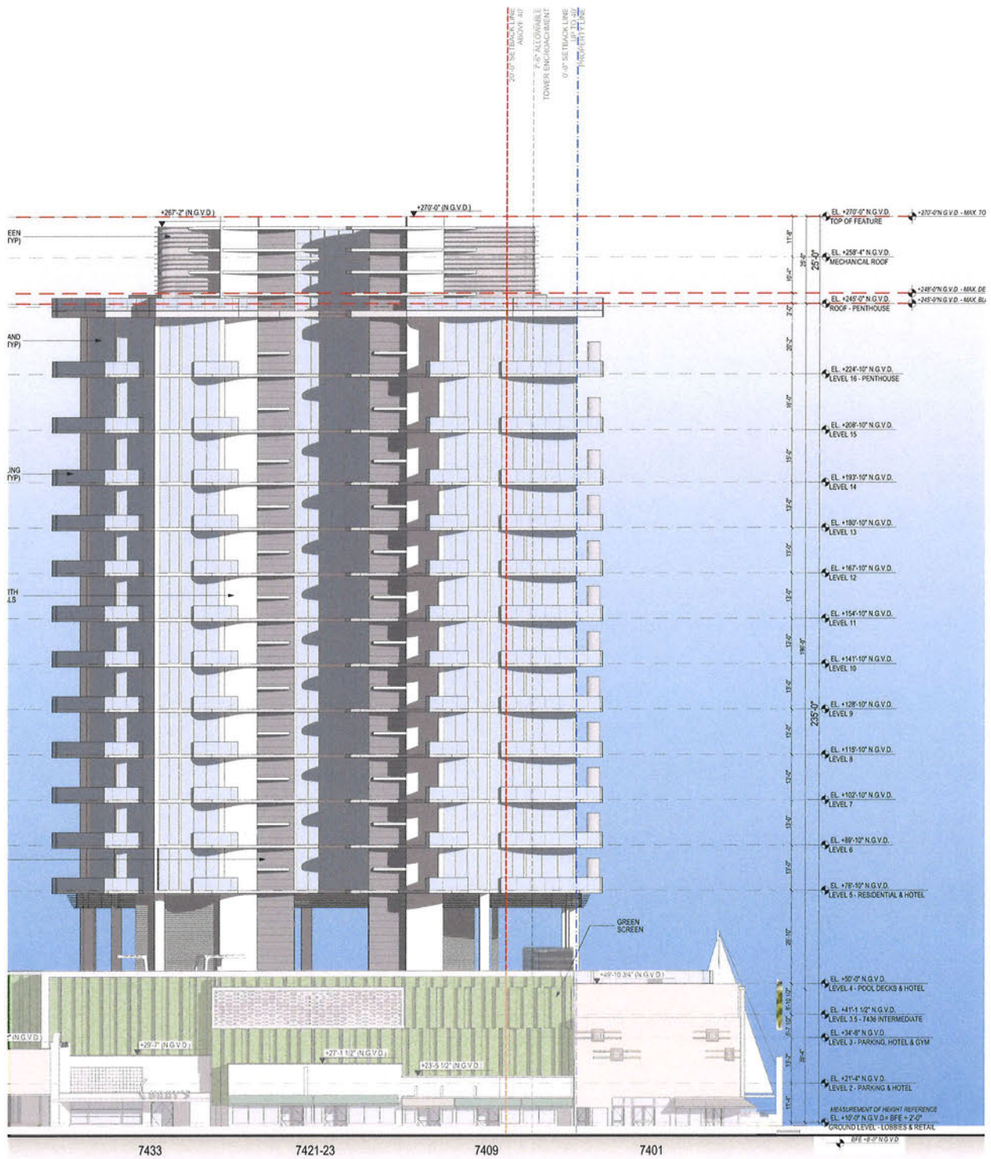
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Sheet Name
**RESIDENTIAL - EAST ELEVATION**

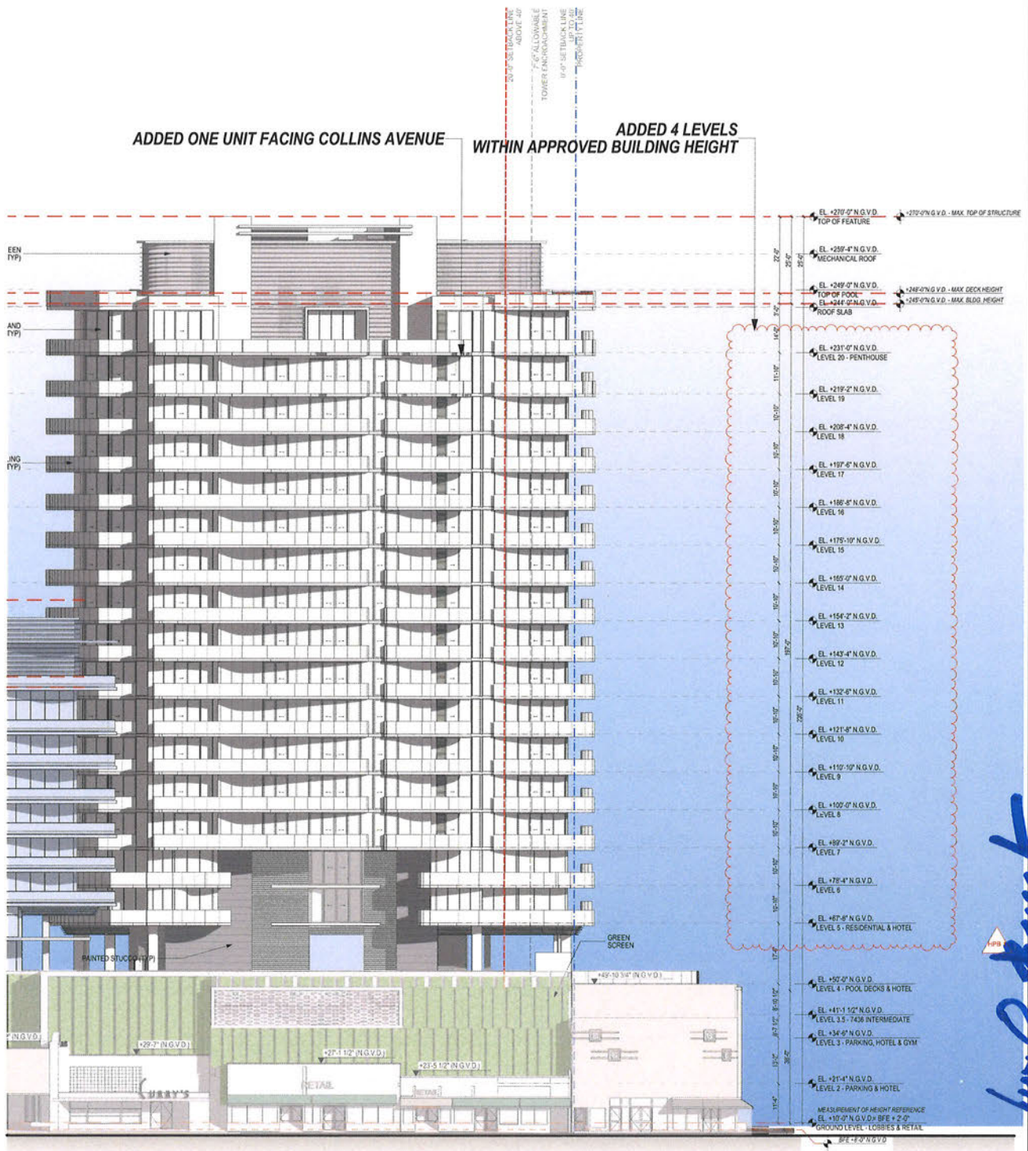
**A-1.306**




PREVIOUSLY APPROVED

ADDED ONE UNIT FACING COLLINS AVENUE

ADDED 4 LEVELS WITHIN APPROVED BUILDING HEIGHT




PROPOSED

WEST ELEVATION
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

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A mixed used project by
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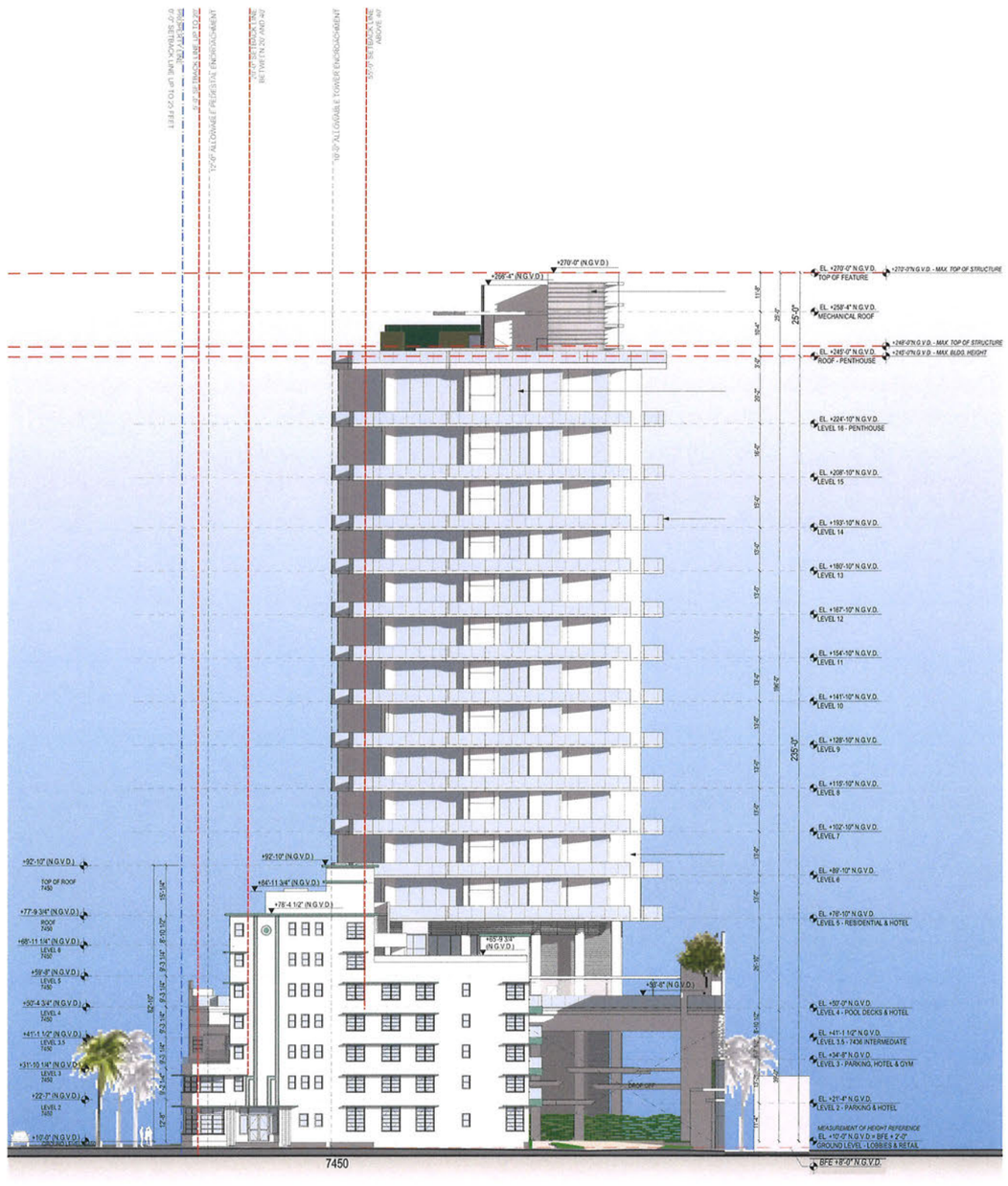
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JUL 0 2 2021

Luis O. Revuelta
**AR-0007972**

Final Cap HPB19-0363
Date 7/15/2021
Scale AS SHOWN
Sheet Name
**RESIDENTIAL - WEST ELEVATION**

**A-1.307**




PREVIOUSLY APPROVED

PROPOSED

NORTH ELEVATION

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

0 8' 16' 32'

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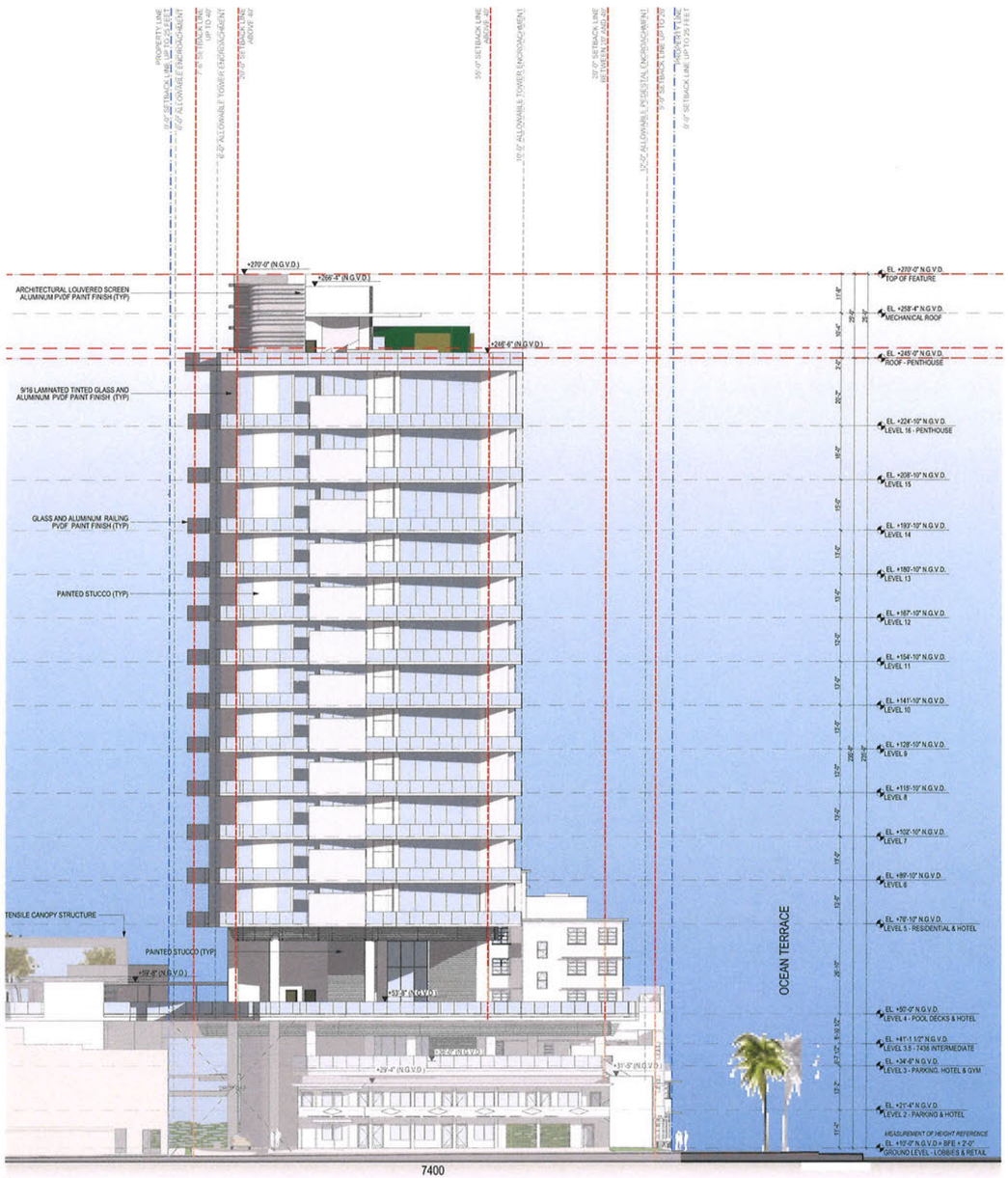
Luis O. Revuelta
**AR-0007972**

| Final Cap | Date |
|---|---|
| HPB19-0363 | 7/15/2021 |

Scale
**AS SHOWN**

Sheet Name
**RESIDENTIAL - NORTH ELEVATION**

**A-1.308**




ADDED 4 LEVELS AND ONE UNIT FACING COLLINS AVE.
WITHIN APPROVED BUILDING HEIGHT

EXISTING RETAINED EAST FACADE
SEE SHEET HP-133 FOR DETAILS

EXISTING RETAINED EAST FACADE
SEE SHEET HP-153 FOR DETAILS
PER HPB APPROVAL 17-0150

**PREVIOUSLY APPROVED**

**PROPOSED**

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

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Scale: **AS SHOWN**

Sheet Name: **RESIDENTIAL - SOUTH ELEVATION**

**A-1.309**

JUL 0 2 2021

INCREASED NUMBER OF PARKING SPACES FROM 175 TO 252 BY
ADDING MECHANICAL LIFTS AND TANDEM SPACES WITHOUTH
AFFECTING THE PODIUM ENVELOPE

# 5. PARKING GARAGE REVISIONS




PREVIOUSLY APPROVED




PROPOSED

N

GROUND LEVEL - PARKING REVISIONS
Floor Plan

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

0 8' 16' 32'

## 5. PARKING GARAGE REVISIONS

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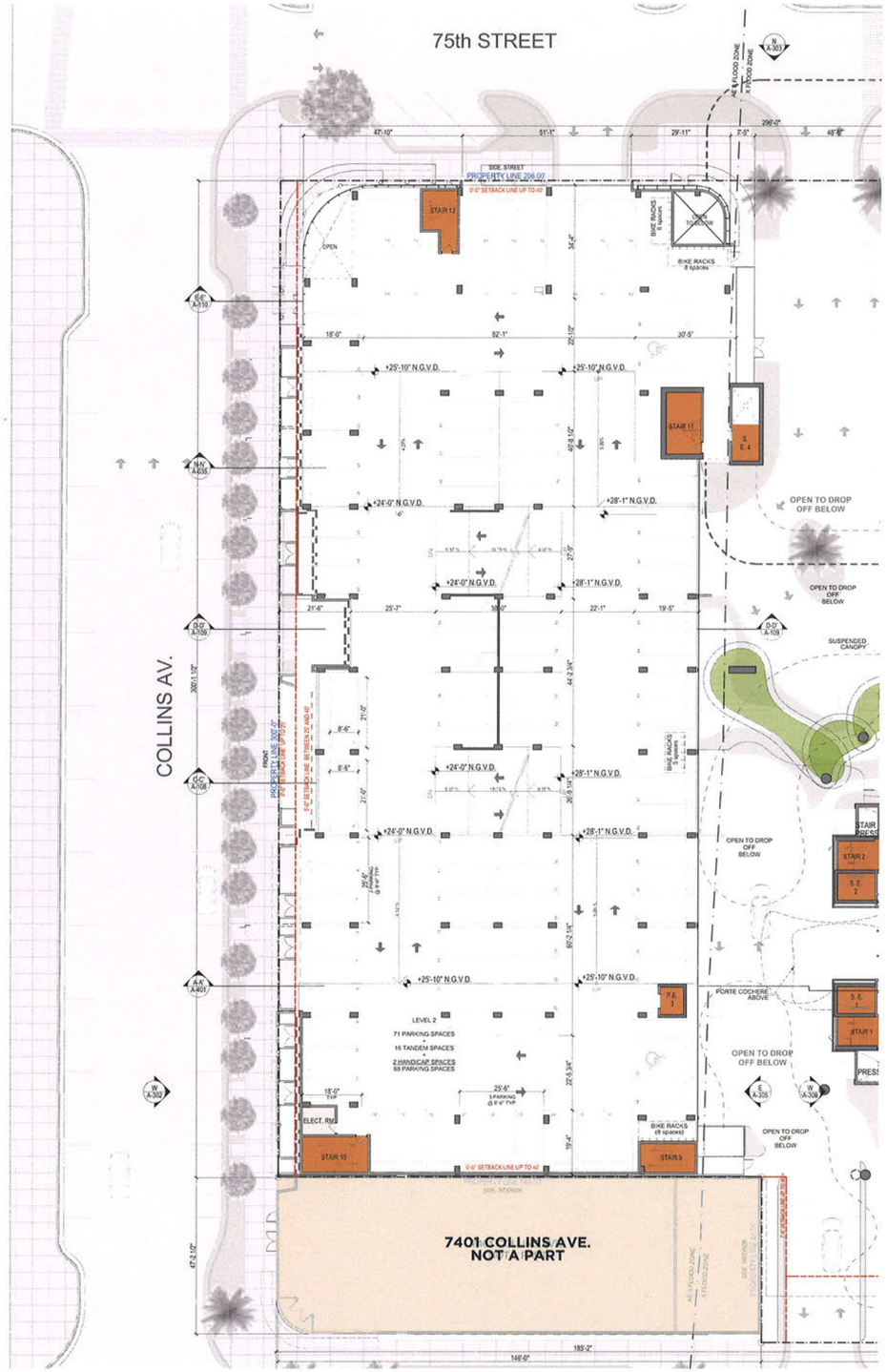
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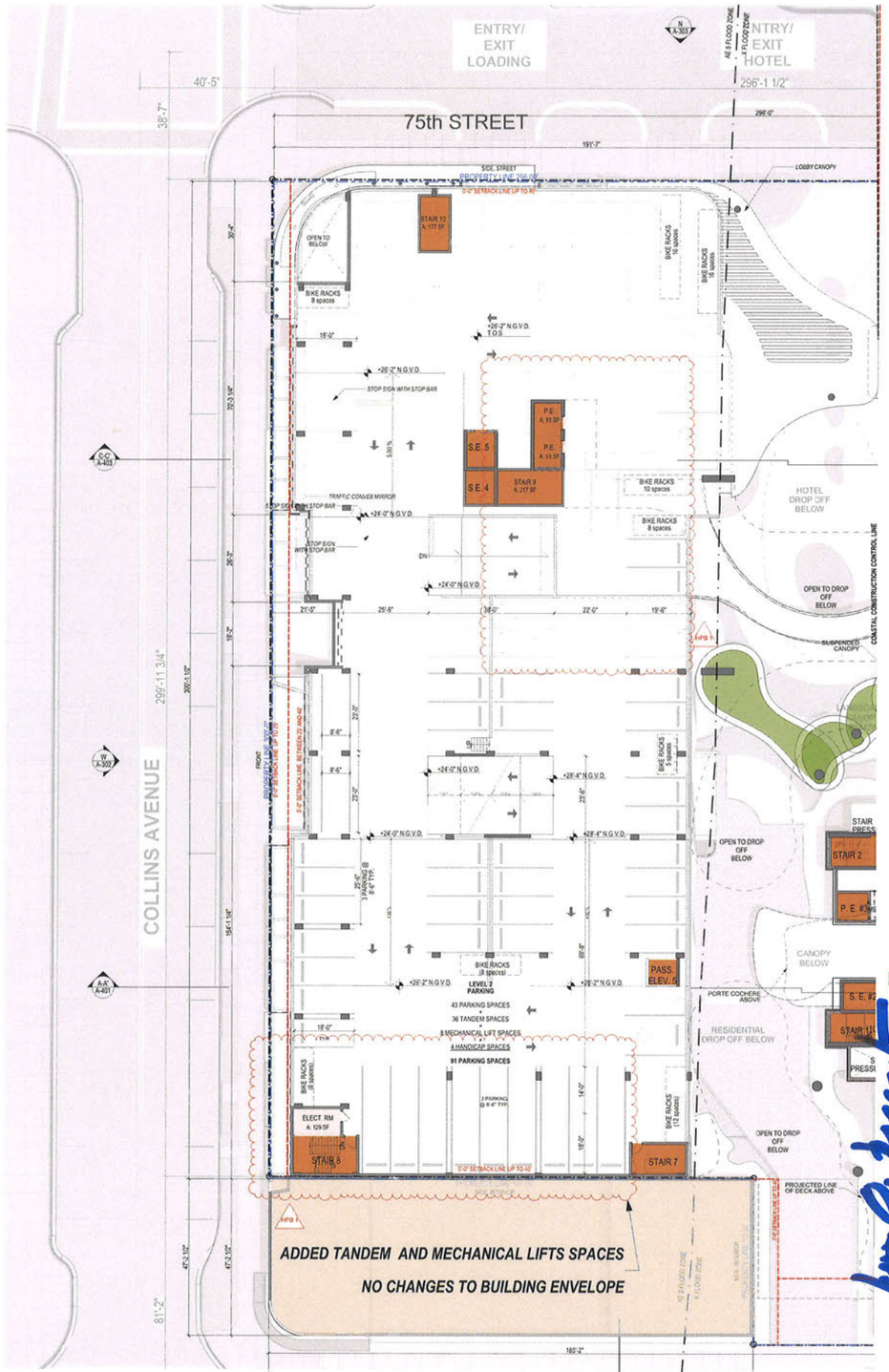
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Sheet Name
**PARKING REVISION - GROUND**

**A-1.401**




PREVIOUSLY APPROVED




PROPOSED

LEVEL 2 - PARKING REVISION
Floor Plan
SCALE: 1/16" = 1'-0"

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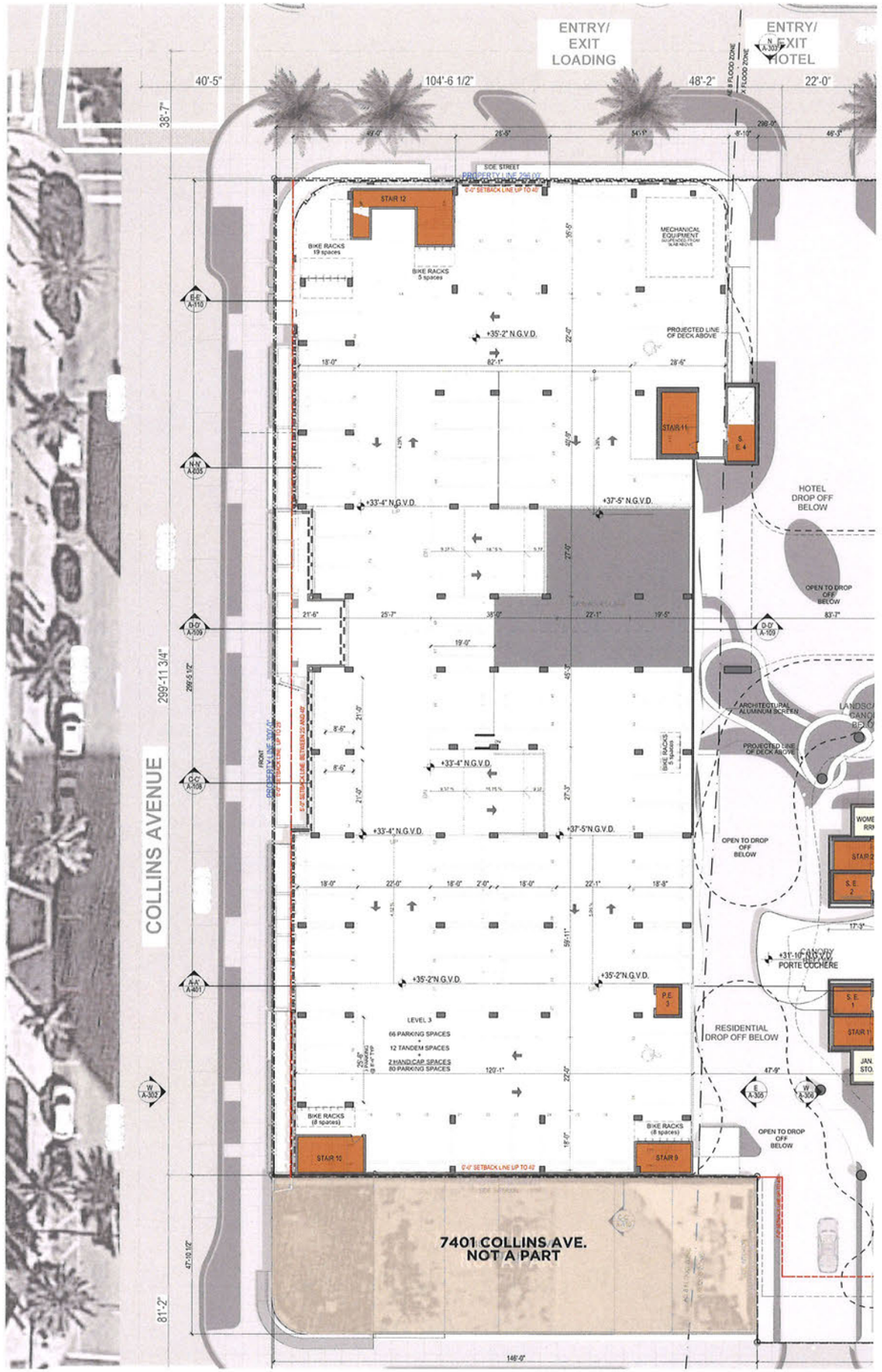
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Sheet Name
**PARKING REVISION - LEVEL 2**

# A-1.402




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PROPOSED

LEVEL 3 - PARKING REVISION
Floor Plan
SCALE: 1/16" = 1'-0"

N

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File: 8x8 Server: 1 - 8x8 Server: 2 - 8x8 Server: 3 - 8x8 Server: 4 - 8x8 Server: 5 - 8x8 Server: 6 - 8x8 Server: 7 - 8x8 Server: 8 - 8x8 Server: 9 - 8x8 Server: 10 - 8x8 Server: 11 - 8x8 Server: 12 - 8x8 Server: 13 - 8x8 Server: 14 - 8x8 Server: 15 - 8x8 Server: 16 - 8x8 Server: 17 - 8x8 Server: 18 - 8x8 Server: 19 - 8x8 Server: 20 - 8x8 Server: 21 - 8x8 Server: 22 - 8x8 Server: 23 - 8x8 Server: 24 - 8x8 Server: 25 - 8x8 Server: 26 - 8x8 Server: 27 - 8x8 Server: 28 - 8x8 Server: 29 - 8x8 Server: 30 - 8x8 Server: 31 - 8x8 Server: 32 - 8x8 Server: 33 - 8x8 Server: 34 - 8x8 Server: 35 - 8x8 Server: 36 - 8x8 Server: 37 - 8x8 Server: 38 - 8x8 Server: 39 - 8x8 Server: 40 - 8x8 Server: 41 - 8x8 Server: 42 - 8x8 Server: 43 - 8x8 Server: 44 - 8x8 Server: 45 - 8x8 Server: 46 - 8x8 Server: 47 - 8x8 Server: 48 - 8x8 Server: 49 - 8x8 Server: 50 - 8x8 Server: 51 - 8x8 Server: 52 - 8x8 Server: 53 - 8x8 Server: 54 - 8x8 Server: 55 - 8x8 Server: 56 - 8x8 Server: 57 - 8x8 Server: 58 - 8x8 Server: 59 - 8x8 Server: 60 - 8x8 Server: 61 - 8x8 Server: 62 - 8x8 Server: 63 - 8x8 Server: 64 - 8x8 Server: 65 - 8x8 Server: 66 - 8x8 Server: 67 - 8x8 Server: 68 - 8x8 Server: 69 - 8x8 Server: 70 - 8x8 Server: 71 - 8x8 Server: 72 - 8x8 Server: 73 - 8x8 Server: 74 - 8x8 Server: 75 - 8x8 Server: 76 - 8x8 Server: 77 - 8x8 Server: 78 - 8x8 Server: 79 - 8x8 Server: 80 - 8x8 Server: 81 - 8x8 Server: 82 - 8x8 Server: 83 - 8x8 Server: 84 - 8x8 Server: 85 - 8x8 Server: 86 - 8x8 Server: 87 - 8x8 Server: 88 - 8x8 Server: 89 - 8x8 Server: 90 - 8x8 Server: 91 - 8x8 Server: 92 - 8x8 Server: 93 - 8x8 Server: 94 - 8x8 Server: 95 - 8x8 Server: 96 - 8x8 Server: 97 - 8x8 Server: 98 - 8x8 Server: 99 - 8x8 Server: 100

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Sheet Name
**PARKING REVISION - LEVEL 3**

# A-1.403

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# FLOOR PLANS - OVERALL PROJECT