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7400 Ocean Terrace
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1035 North Miami Av.
Miami, FL 33136

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Design & Executive Architect

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SUITE 110
MIAMI, FL 33133

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Luis O. Revuelta
AR-0007972

Date _____

Scale

AS SHOWN

Sheet Name

LOCATION MAP

A-002



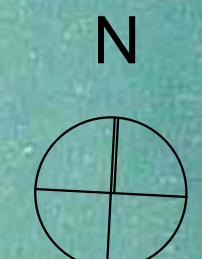
MIAMI BEACH



0.5 Mi



NORTH BEACH

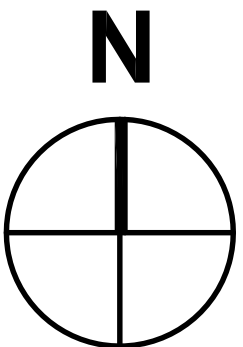


OCEAN TERRACE

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LOCATION AND HISTORIC CONTEXT MAP



OCEAN TERRACE

7400 Ocean Terrace
Miami Beach, FL 33141

A mixed used project by
Ocean Terrace
Holdings
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Richard J. Heisenbottle
AR-0010865

Date
11/10/2017

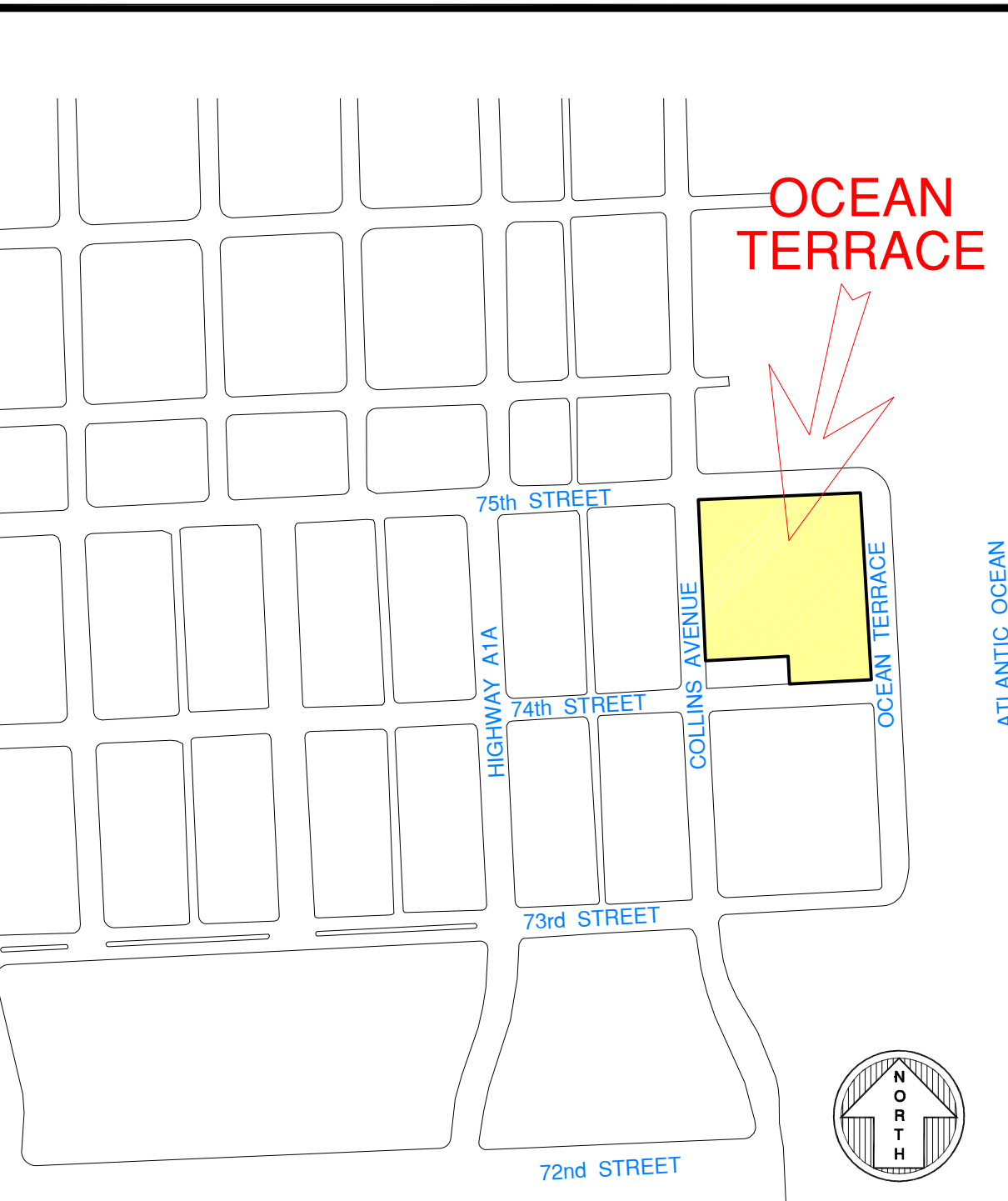
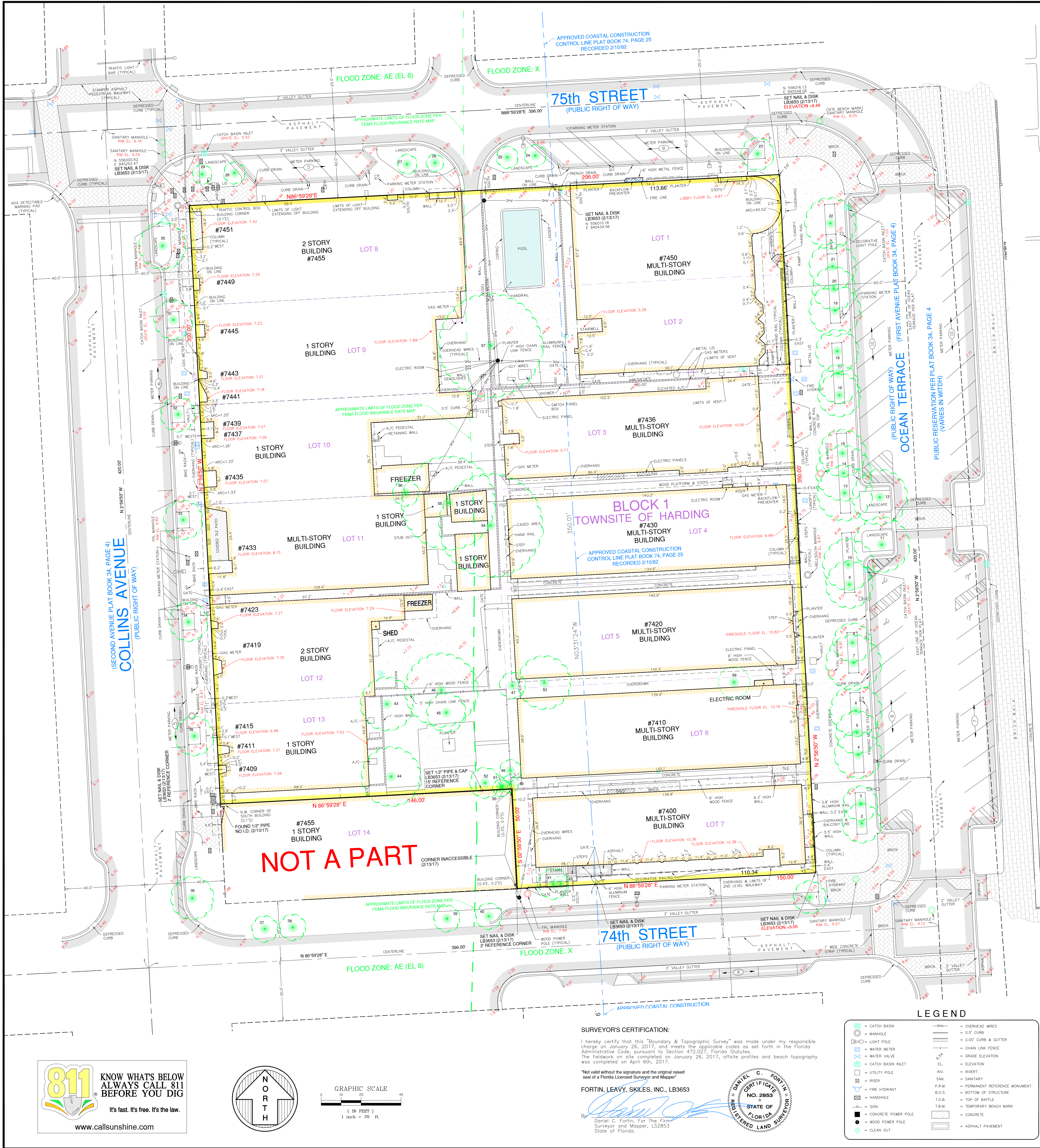
Scale
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Sheet Name

LOCATION AND
CONTEXT MAP

HP-100

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TREE TABLE									
TREE #	Scientific name	Common name	DBH	H/CL	Canopy	Condition	TPZ		
1	Livistona chinensis	Chinese fan palm	15"	45'	15'	Good	4'		
2	Cocos nucifera	Coconut palm	9"	20'	18'	Good	3'		
3	Cocos nucifera	Coconut palm	8"	15'	16'	Good	3'		
4	Cocos nucifera	Coconut palm	9"	24'	22'	Good	3'		
5	Cocos nucifera	Coconut palm	9"	18'	20'	Good	3'		
6	Cocos nucifera	Coconut palm	9"	20'	24'	Good	3'		
7	Cocos nucifera	Coconut palm	9"	20'	26'	Good	3'		
8	Cocos nucifera	Coconut palm	8"	20'	18'	Good	3'		
9	Cocos nucifera	Coconut palm	8"	24'	22'	Good	3'		
10	Cocos nucifera	Coconut palm	9"	26'	24'	Good	3'		
11	Phoenix dactylifera	Date palm	15"	18'	26'	Good	5'		
12	Phoenix dactylifera	Date palm	18"	18'	26'	Good	5'		
13	Cocos nucifera	Coconut palm	8"	26'	26'	Good	3'		
14	Cocos nucifera	Coconut palm	9"	24'	26'	Good	3'		
15	Cocos nucifera	Coconut palm	9"	24'	22'	Good	3'		
16	Cocos nucifera	Coconut palm	9"	22'	20'	Good	3'		
17	Cocos nucifera	Coconut palm	8"	16'	18'	Good	3'		
18	Cocos nucifera	Coconut palm	9"	34'	20'	Good	3'		
19	Cocos nucifera	Coconut palm	8"	22'	24'	Good	3'		
20	Cocos nucifera	Coconut palm	9"	20'	20'	Good	3'		
21	Cocos nucifera	Coconut palm	8"	20'	22'	Good	3'		
22	Cocos nucifera	Coconut palm	9"	24'	24'	Good	3'		
23	Livistona chinensis	Chinese fan palm	12"	34'	15'	Good	4'		
24	Livistona chinensis	Chinese fan palm	13"	35'	10'	Good	4'		
25	Livistona chinensis	Chinese fan palm	13"	30'	10'	Good	4'		
26	Livistona chinensis	Chinese fan palm	13"	35'	8'	Good	4'		
27	Livistona chinensis	Chinese fan palm	13"	35'	9'	Good	4'		
28	Livistona chinensis	Chinese fan palm	14"	35'	10'	Good	4'		
29	Livistona chinensis	Chinese fan palm	12"	35'	9'	Good	4'		
30	Phoenix dactylifera	Date palm	19"	30'	22'	Good	4'		
31	Roystonia regia	Royal palm	13"	13'	16'	Moderate	3'		
32	Roystonia regia	Royal palm	17"	30'	16'	Moderate	4'		
33	Roystonia regia	Royal palm	13"	12'	18'	Good	3'		
34	Roystonia regia	Royal palm	14"	12'	18'	Moderate	3'		
35	Roystonia regia	Royal palm	17"	11'	18'	Moderate	3'		
36	Phoenix dactylifera	Date palm	22"	26'	20'	Good	4'		
37	Livistona chinensis	Chinese fan palm	12"	35'	12'	Good	4'		
38	Livistona chinensis	Chinese fan palm	14"	35'	12'	Good	4'		
39	Livistona chinensis	Chinese fan palm	14"	35'	12'	Good	4'		
40	Livistona chinensis	Chinese fan palm	14"	35'	12'	Good	4'		
41	Veitchia montgomeryana	Montgomery palm	5"	7'	14'	Good	2'		
42	Veitchia montgomeryana	Montgomery palm	4"	6'	7'	Poor			
43	Schefflera actinophylla	Umbrella tree	21"	22'	25'	Invasive			
44	Schefflera actinophylla	Umbrella tree	38"	30'	28'	Invasive			
45	Mangifera indica	Mango	6"	18'	18'	Moderate	3'		
46	Ficus altissima	Banyan tree	18"	20'	35'	Invasive			
47	Schefflera actinophylla	Umbrella tree	12"	15'	12'	Invasive			
48	Adonidia merrillii	Christmas palm	6"	18'	10'	Good	3'		
49	Adonidia merrillii	Christmas palm	5"	16'	8'	Good	3'		
50	Adonidia merrillii	Christmas palm	5"	8'	8'	Good	3'		
51	Adonidia merrillii	Christmas palm	5"	12'	5'	Good	3'		
52	Adonidia merrillii	Christmas palm	4"	11'	14'	Good	3'		
53	Schinus terebinthifolius	Brazilian pepper	16"	25'	25'	Invasive			
54	Ficus aurea	Strangler fig	36"	30'	50'	Moderate	10'		
55	Ficus aurea	Strangler fig	18"	30'	45'	Moderate	8'		
56	Schefflera actinophylla	Umbrella tree	8"	26'	12'	Invasive			
57	Schinus terebinthifolius	Brazilian pepper	28"	25'	50'	Invasive			
58	Ficus aurea	Strangler fig	4"	18'	15'	Poor			

LEGAL DESCRIPTION:
Lots 1 through 13, Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34, Page 4, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:
- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N86°59'28"E for the South right of way line of 75th Street, and evidenced by (2) two set nails & disks.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade Benchmark No. G-313, Elevation +8.26 and located in January, 2017 at the intersection of 72nd Street and Highway A-1-A.
- Lands shown hereon are located within an area having a Zone Designation X and AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 1206030246L for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 96,300 square feet, or 2.211 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size, and tree table provided by Jeff Shmonski of Tropical Designs of Florida, Inc., a member of the American Society of Consulting Arborists, ISA Certified Arborist and Tree Specialist FL-10524K; ISA Tree Risk Assessment Qualification LIAF Florida Certified Landscape Inspector - 2016-0175.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Folio No's: 02-3202-003-0010, 02-3202-003-0070, 02-3202-003-0080, 02-3202-003-0090, 02-3202-003-0100, 02-3202-003-0110, 02-3202-003-0120, 02-3202-003-0130, 02-3202-003-0140, 02-3202-003-0150, 02-3202-003-0160, 02-3202-003-0170, 02-3202-003-0180, 02-3202-003-0190, 02-3202-003-0200.

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No.	Revision	Description
1	01-N	

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CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003663
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
OCEAN TERRACE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Date: 1/26/17
Scale: 1"=20'
Drawn by: DWF/JJB
Cad. No.: 161547
Plotted: 9/22/17 9:01a
Ref. Dwg.: N/A
Field Book: 644/4-11 & F.S.-TMC
Job No.: 161547
Dwg. No.: 2016-170-NGVD
Sheet: 1 of 1

SURVEYOR'S CERTIFICATION:
I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on January 26, 2017, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
The fieldwork on site completed on January 26, 2017, offsite profiles and beach topography was completed on April 6th, 2017.
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper
FORTIN, LEAVY, SKILES, INC., LB3653
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida

LEGEND

[Symbol]	CATCH BASIN	[Symbol]	OVERHEAD WIRES
[Symbol]	MANHOLE	[Symbol]	0.5' CURB
[Symbol]	LIGHT POLE	[Symbol]	2.00' CURB & GUTTER
[Symbol]	WATER METER	[Symbol]	CHAIN LINK FENCE
[Symbol]	WATER VALVE	[Symbol]	GRADE ELEVATION
[Symbol]	CATCH BASIN INLET	[Symbol]	ELEVATION
[Symbol]	UTILITY POLE	[Symbol]	INVERT
[Symbol]	RISER	[Symbol]	SAN.
[Symbol]	FIRE HYDRANT	[Symbol]	P.R.M.
[Symbol]	HANDHOLE	[Symbol]	B.O.S.
[Symbol]	SIGN	[Symbol]	T.O.B.
[Symbol]	CONCRETE POWER POLE	[Symbol]	TEMPORARY BENCH MARK
[Symbol]	WOOD POWER POLE	[Symbol]	CONCRETE
[Symbol]	CLEAR OUT	[Symbol]	ASPHALT PAVEMENT

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NORTH

GRAPHIC SCALE
(1 IN FOOT)
1 inch = 20 ft.

10

3

7400 Ocean Terrace
Miami Beach, FL 33141

IS

36

VF

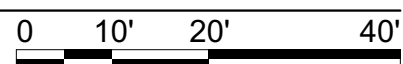
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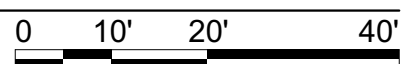
N

1



SCALE: 1" = 20'

TOTAL:2,426 SQ. FT.
(1/2 of footprint)



SCALE: 1" = 20'

TOTAL: 65,658 SQ. FT.
450 BUILDING: 8,799 SQ.



S

7400 Ocean Terrace
Miami Beach, FL 33141

S

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SCALE: 1" = 20'

SCALE: 1" = 20'



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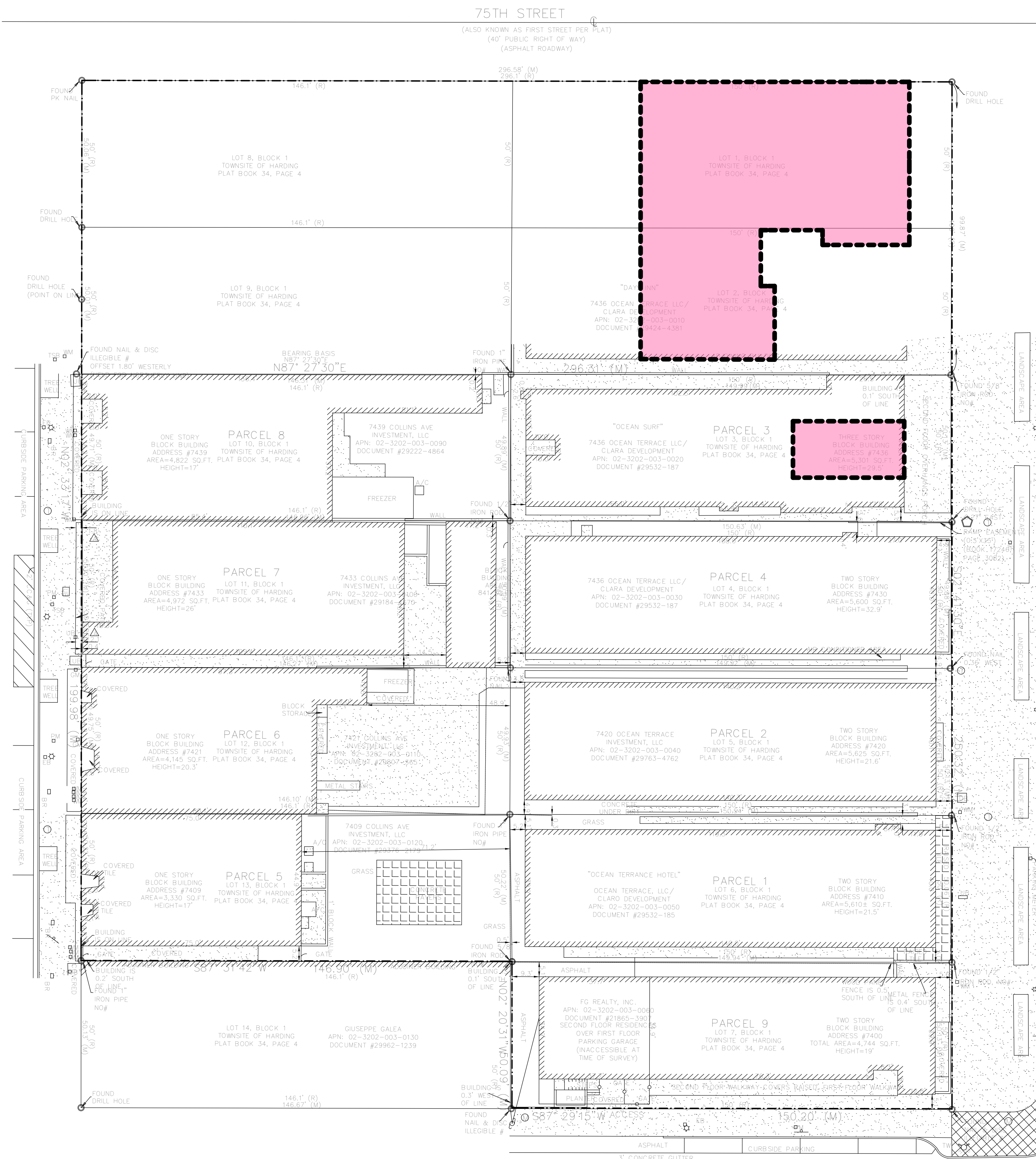
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ale

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SCALE: 1" = 20'

SCALE: 1" = 20'



OCEAN TERRACE
7400 Ocean Terrace
Miami Beach, FL 33141

A mixed used project by
Ocean Terrace
Holdings
1035 North Miami Ave.
Miami, FL 33136
305.324.4700

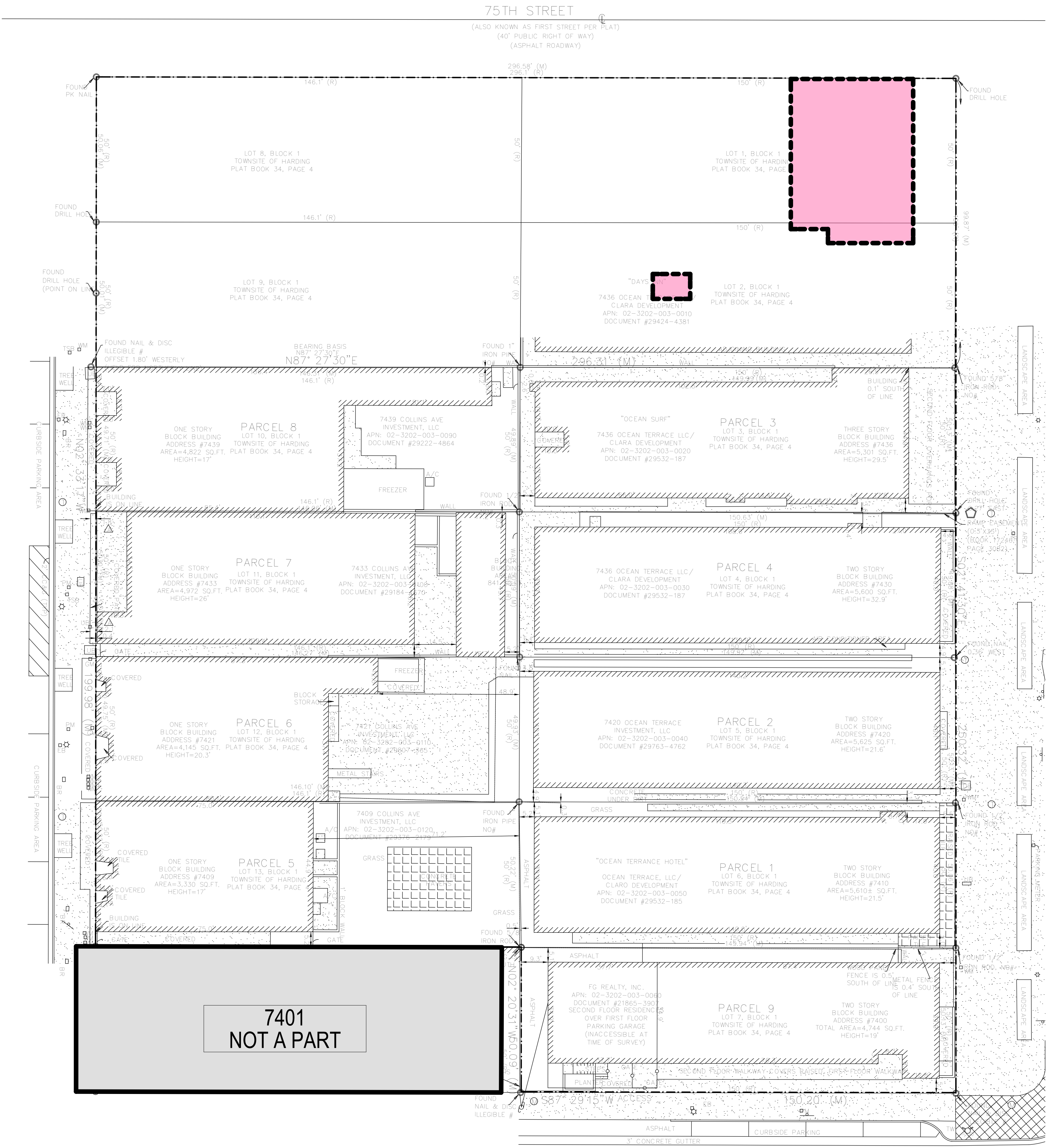
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Luis O. Revuelta
AR-0007972

Date
11/9/2017
Scale
AS SHOWN
Sheet Name

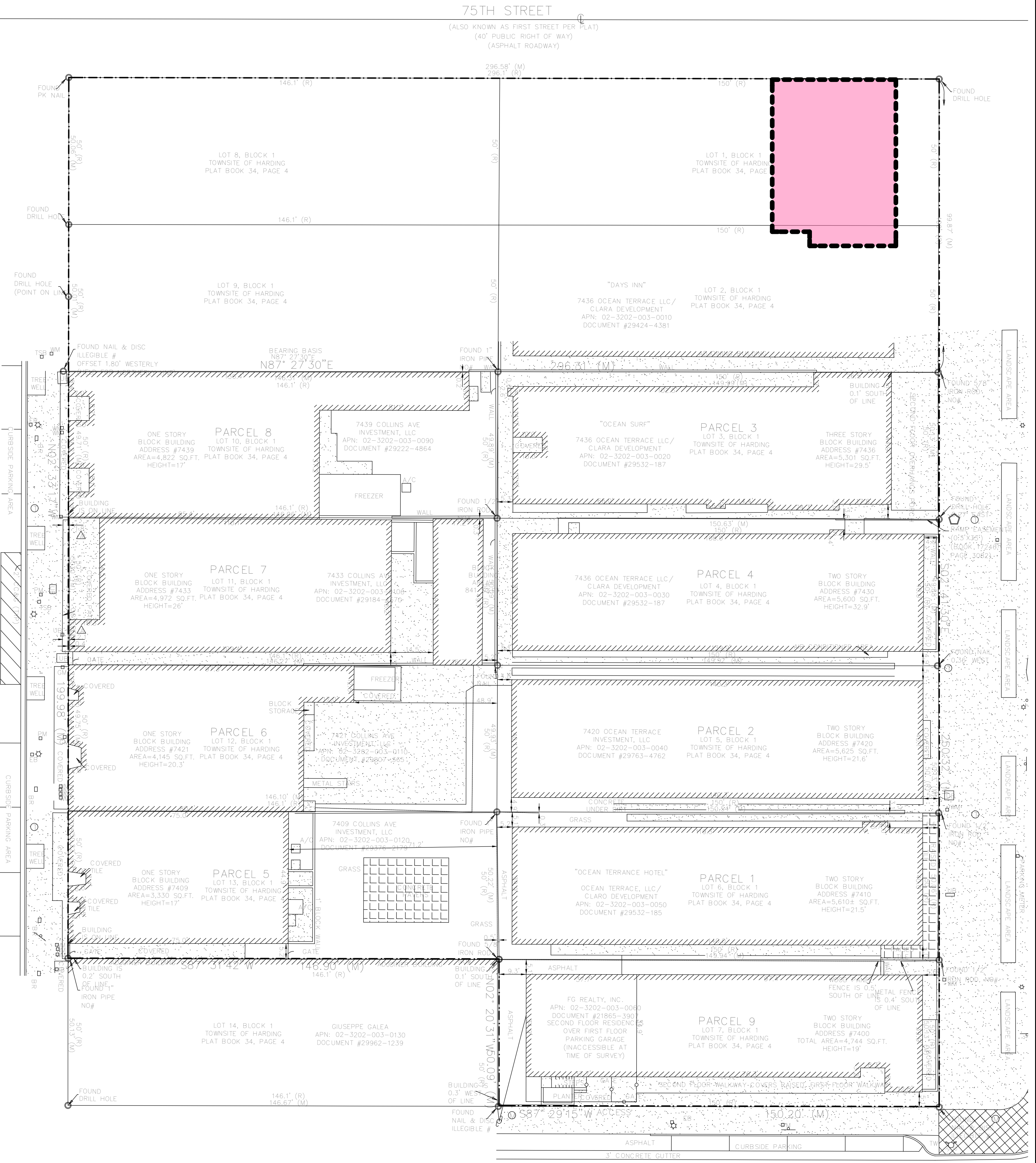
EXISTING FAR 4

A-015



LEVEL 5
SCALE: 1" = 20'
0 10' 20' 40'

TOTAL: 2,507 SQ. FT.
7450 BUILDING: 2,507 SQ. FT.
OTHER BUILDINGS: 0 SQ. FT.



LEVEL 6
SCALE: 1" = 20'
0 10' 20' 40'

TOTAL: 2,374 SQ. FT.
7450 BUILDING: 2,374 SQ. FT.
OTHER BUILDINGS: 0 SQ. FT.

EXISTING FAR

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A-016



OTHER BUILDINGS: 97,310 SQFT

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CONTEXT ANALYSIS



Miami
go, Chile
ueta.com

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OCEAN TERRACE

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Miami Beach, FL 33141

**A mixed used project by
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CONTEXT ANALYSIS

A-006

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OCEAN TERRACE

7400 Ocean Terrace
Miami Beach, FL 33141

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Richard J. Heisenbottle
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Date
11/10/2017

Scale
AS SHOWN

Sheet Name

**HISTORIC
PROPERTIES
INVENTORY MAP**

HP-101

A. 7449-55 Collins AVE

- Harry O. Nelson, Arch.
 - Post War Modern
 - 1948
- Contributing Building



B. 7441 Collins AVE

- Norman M. Giller, Arch
 - Post War Modern
 - 1952
- Contributing Building



C. 7439 Collins AVE

- Hunter T. Henderson
 - Moderne
 - 1940
- Contributing Building



D. 7433 Collins AVE

- Skinner, John & Coulton
 - Wahl Snyder
 - Moderne
 - 1938
- Contributing Building



E. 7421 Collins AVE

- David T. Ellis, Arch
 - Post War Modern
 - 1941
- Contributing Building



F. 7409 Collins AVE

- Mackay & Gibbs, Arch
 - Post War Modern
 - 1950
- Contributing Building



G. 7450 Ocean Terrace

- Harry O. Nelson, Arch.
 - Modern/Art Deco
 - 1940
- Contributing Building



H. 7436 Ocean Terrace

- Anton Skislewicz, Arch
 - Art Deco
 - 1940
- Contributing Building



I. 7430 Ocean Terrace

- Gilbert M. Fein, Arch
 - Post War Modern
 - 1951
- Contributing Building



J. 7420 Ocean Terrace

- Ocean Horizon Apartments
 - Donald G. Smith, Arch
 - Post War Modern
 - 1947
- Contributing Building



K. 7410 Ocean Terrace

- Ocean Terrace Hotel
 - Gilbert M. Fein, Arch
 - Post War Modern
 - 1951
- Contributing Building



L. 7400 Ocean Terrace

- Ocean Front Apartments
 - Gilbert M. Fein, Arch
 - Post War Modern
 - 1961
- Contributing Building



NORTH SHORE
BRANCH LIBRARY

PARKING

75Th Street

Collins Ave.

Ocean Terrace

74Th Street

- Significant Architectural Buildings / Fair Condition
- Significant Architectural Elements / Poor Condition
- Buildings of Secondary Importance due to Alterations
- Buildings in Dilapidated Condition with Demolition Orders
- Building NOT within Project Scope

HISTORIC PROPERTIES INVENTORY MAP



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1/10/2017

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Sheet Name

EXISTING OCEAN TERRACE ELEVATIONS

HP-102



7400 Ocean Terrace



7410 Ocean Terrace



7420 Ocean Terrace



7430 Ocean Terrace

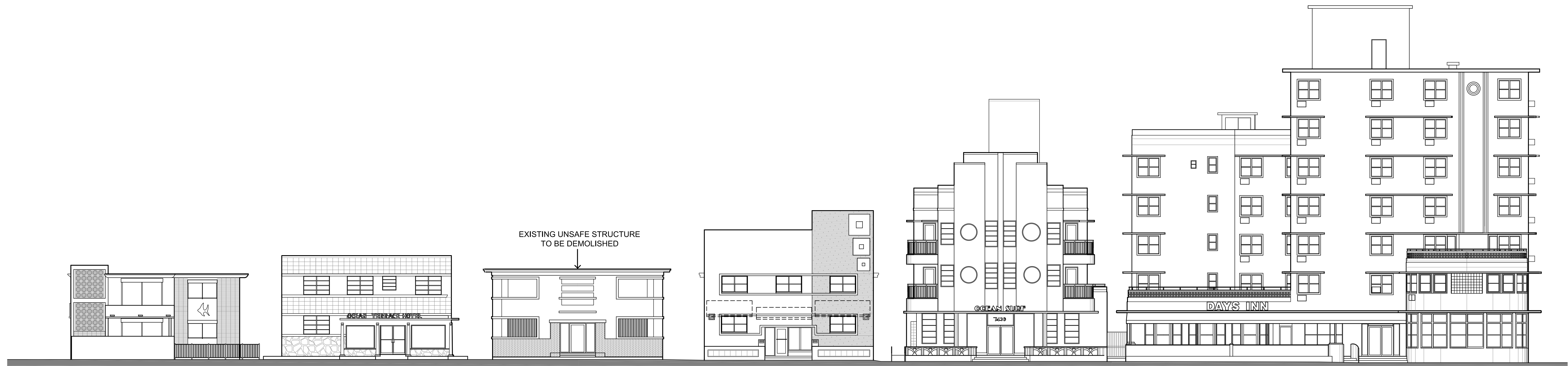


7436 Ocean Terrace



7450 Ocean Terrace

EXISTING OCEAN TERRACE ELEVATIONS



7400 Ocean Terrace

7410 Ocean Terrace

7420 Ocean Terrace

7430 Ocean Terrace

7436 Ocean Terrace

7450 Ocean Terrace
STRUCTURE NOT IN SCOPE

SCALE: 3/32" = 1' - 0"

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PROPOSED OCEAN TERRACE ELEVATIONS - BUILDING 7450

SCALE: 3/32" = 1' - 0"

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architecture
international

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Santiago, Chile
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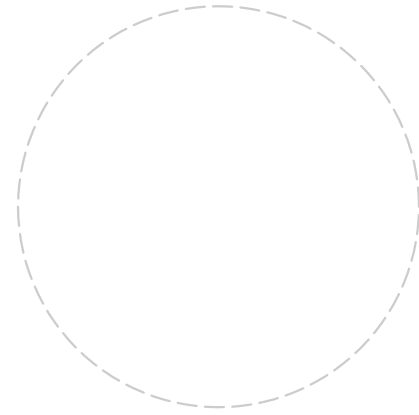
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Date
11/10/2017

Scale
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Sheet Name

OCEAN TERRACE
OUTLINE - 7450

HP-103



7450 OCEAN TERRACE HISTORIC PHOTOS - THE BROADMOOR BY THE SEA HOTEL

OCEAN TERRACE
7400 Ocean Terrace
Miami Beach, FL 33141

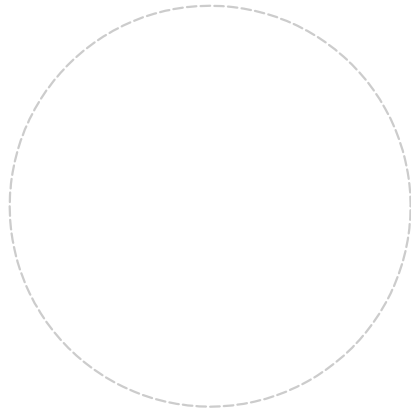
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Richard J. Heisenbottle
AR-0010865

Date
11/10/2017

Scale
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Sheet Name

7450 OCEAN
TERRACE HISTORIC
PHOTOS

HP-104

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
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OCEAN TERRACE
7400 Ocean Terrace
Miami Beach, FL 33141

HP-105



7450 OCEAN TERRACE CURRENT PHOTOS - EAST ELEVATION

OCEAN TERRACE
7400 Ocean Terrace
Miami Beach, FL 33141

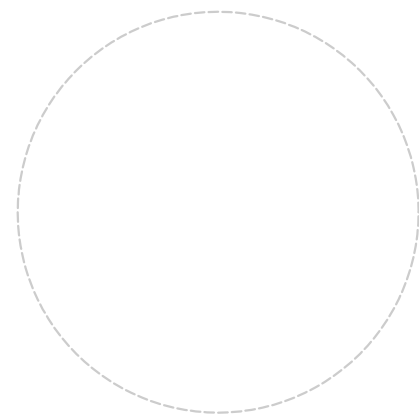
A mixed used project by
Ocean Terrace
Holdings

1035 North Miami Av.
Miami, FL 33136
305.324.4700

Preservation Architect

RJ Heisenbottle
Architects

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CORAL GABLES, FL 33134
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Richard J. Heisenbottle
AR-0010865

Date
11/10/2017

Scale
AS SHOWN

Sheet Name

7450 OCEAN
TERRACE
DEMOLITION-EAST

HP-106

ELEVATION DEMOLITION KEYNOTES

- 1 REMOVE EXISTING WINDOW AND WINDOW FRAME
- 2 REMOVE EXISTING DOOR AND DOOR FRAME
- 3 REMOVE EXISTING METAL GRILL WORK
- 4 REMOVE EXISTING NON-HISTORICAL SCREEN WALL
- 5 REMOVE EXISTING NON-HISTORICAL LIGHT FIXTURE
- 6 REMOVE EXISTING BRICK FINISH
- 7 REMOVE ALL EXISTING EXPOSED PIPES, DOWN SPOUTS AND ELECTRICAL CONDUITS
- 8 REMOVE ALL EXPOSED DUCTS AND MECHANICAL EQUIPMENT
- 9 REMOVE EXISTING WALL FINISH
- 10 REMOVE EXISTING METAL GATE
- 11 REMOVE EXISTING CANVAS AWNING AND ITS SUPPORT STRUCTURE
- 12 REMOVE ALL EXPOSED EXTERIOR AIR CONDITIONING UNITS
- 13 REMOVE EXISTING NON-HISTORICAL RAILING
- 14 REMOVE EXISTING NON-HISTORICAL DECORATIVE BLOCK
- 15 REMOVE EXISTING NON-HISTORICAL GLASS BLOCK
- 16 REMOVE EXISTING SIGN
- 17 REMOVE EXISTING NON-HISTORICAL WINDOW
- 18 REMOVE EXISTING NON-HISTORICAL RAMP
- 19 REMOVE EXISTING STOREFRONT
- 20 REMOVE EXISTING ELEVATOR PENTHOUSE
- 21 REMOVE EXISTING COLUMNS
- 22 REMOVE EXISTING SHUTTERS AND ASSOCIATED EQUIPMENT
- 23 REMOVE EXISTING BALCONY WALL
- 24 DEMOLISH BUILDING OR SECTION OF BUILDING IN ITS ENTIRETY
- 25 REMOVE EXISTING BUILDING WALL AS SHOWN
- 26 REMOVE EXISTING NON-HISTORICAL ORNAMENTATION
- 27 REMOVE EXISTING NON-HISTORICAL DECORATIVE PILASTERS
- 28 REMOVE EXISTING METAL FENCE
- 29 REMOVE EXISTING KNEE WALL
- 30 REMOVE EXISTING EXTERIOR MECHANICAL CHASE
- 31 REMOVE EXISTING STAIR ENCLOSURE
- 32 REMOVE EXISTING METAL STAIR, SUPPORTS AND RAILINGS
- 33 DEMOLISH SECTION OF BUILDING IN ITS ENTIRETY AS SHOWN
- 34 REMOVE EXISTING STONE FASCIA
- 35 REMOVE EXISTING GLASS BLOCK
- 36 REMOVE EXISTING EYEBROW OR SECTION OF EXISTING EYEBROW AS SHOWN



7450 OCEAN TERRACE EAST ELEVATION DEMOLITION

SCALE: 3/16" = 1' - 0"