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OCEAN TERRACE
7400 Ocean Terrace
Miami Beach, FL 33141

**A mixed used project by
Ocean Terrace
Holdings**

035 North Miami Av.
Miami, FL 33136

05.324.4700

Preservation Architect

RJ Heisenbottle
Architects

Richard J. Heisenbottle
AR-0010865

Date
11/10/2017

Scale
AS SHOWN

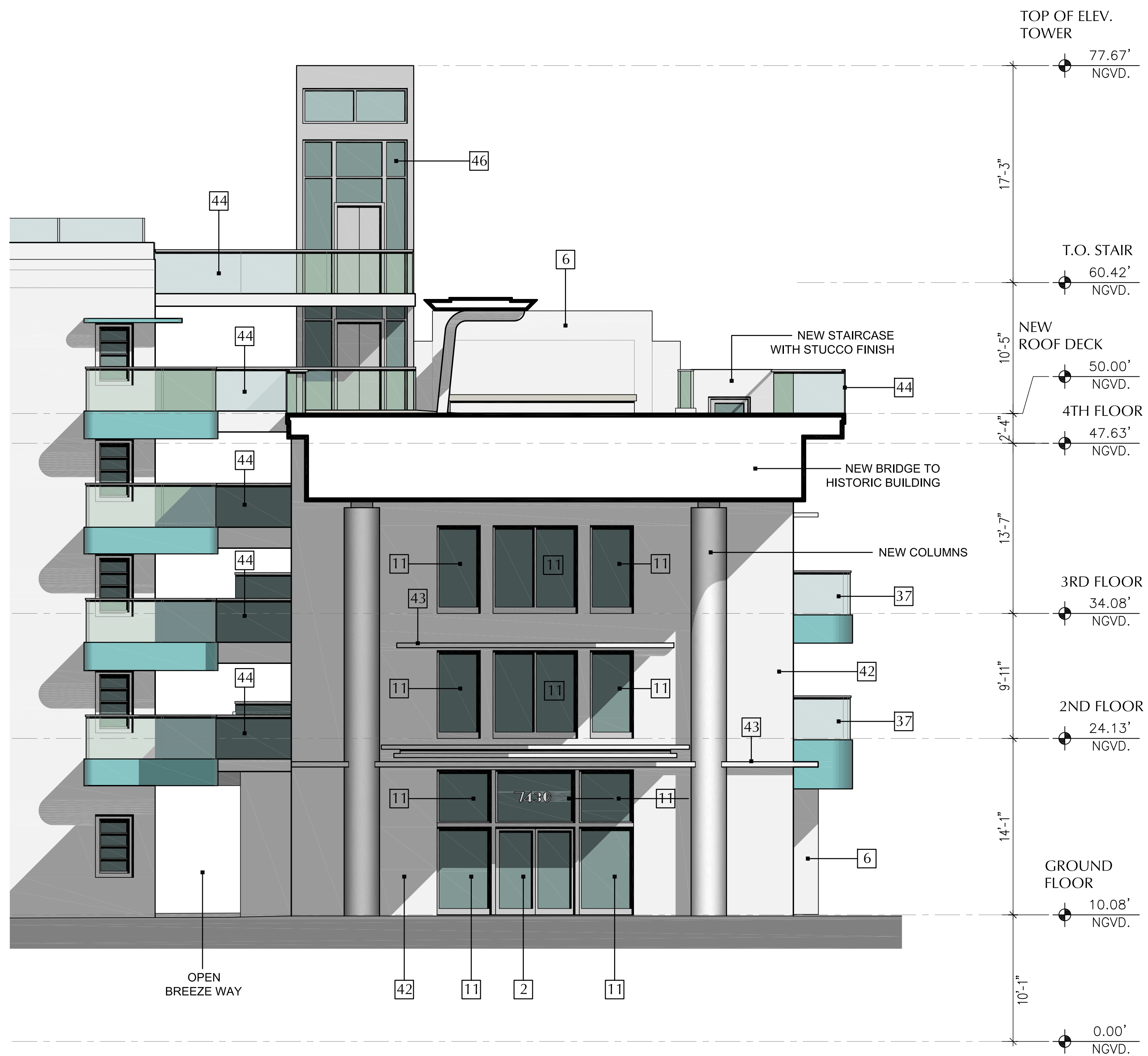
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**7436 OCEAN
TERRACE
PROPOSED-WEST**

HP-127

PROPOSED ELEVATION KEYNOTES

- 1 NEW IMPACT RESISTANT FIXED WINDOWS WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING
 - 2 NEW IMPACT RESISTANT STOREFRONT DOORS WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING
 - 3 RE-BUILD EXTERIOR WALL TO MATCH HISTORICAL CONFIGURATION
 - 4 RESTORE OR RE-CONSTRUCT HISTORICAL GLASS BLOCK
 - 5 NEW SIGN TO MATCH HISTORICAL LOCATION
 - 6 REPAIR AND RE-PAINT EXISTING STUCCO FINISH
 - 7 RE-BUILD FASCIA WITH NEW BRICKS TO MATCH HISTORICAL SIZE AND PATTERN
 - 8 RE-BUILD HISTORICAL STEPS AND DECK
 - 9 REPAIR EXISTING HISTORICAL ALUMINUM FASCIA
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 - 11 NEW IMPACT RESISTANT STOREFRONT WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING
 - 12 NEW IMPACT RESISTANT FRENCH DOORS WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING
 - 13 NEW ALUMINUM RAILING TO MATCH HISTORICAL CONFIGURATION
 - 14 REPAIR / REPLACE HISTORICAL STONE FASCIA
 - 15 NEW PLANTER WITH STUCCO FINISH IN HISTORICAL CONFIGURATION
 - 16 RESTORE OR REPRODUCE HISTORIC TERRAZZO FLOORING
 - 17 NEW CANVAS CANOPY TO MATCH HISTORICAL CONFIGURATION
 - 18 NEW 3' HIGH LOW WALL AND PLANTER WITH STUCCO FINISH
 - 19 NEW WALL WITH STUCCO FINISH TO MATCH EXISTING
 - 20 NEW NON-OPERABLE ALUMINUM DOOR WITH SPANDREL GLASS
 - 21 NEW IMPACT RESISTANT FIXED WINDOW WITH SPANDREL GLASS AND ANODIZED ALUMINUM FRAMING
 - 22 EXISTING BEAM WITH NEW STUCCO FINISH TO MATCH EXISTING
 - 23 NEW RE-BUILT BALCONY WITH STUCCO FINISH TO MATCH SOUTH BALCONY IN HEIGHT AND CONFIGURATION
 - 24 EXISTING STRUCTURAL COLUMN TO REMAIN
 - 25 NEW BALCONY BEYOND
 - 26 NEW CONCRETE EYEBROW BEYOND TO MATCH EXISTING
 - 27 REMOVE PAINT AND RESTORE EXISTING BRICK FASCIA
 - 28 NEW IMPACT RESISTANT SINGLE LEAF CASEMENT WINDOWS WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING
 - 29 NEW CANVAS AWNING
 - 30 NEW SCORED STUCCO FASCIA
 - 31 NEW SIGN LOCATION
 - 32 REPAIR EXISTING TRIM MOLDING AND RE-BUILD ANY MISSING SECTIONS
 - 33 NEW CMU KNEE-WALL WITH STUCCO FINISH
 - 34 RECESSED ENTRANCE
 - 35 REPAIR EXISTING EYE-BROW AND RE-BUILD IF NECESSARY
 - 36 EXISTING STRUCTURAL COLUMNS TO REMAIN
 - 37 NEW BALCONY WITH 42" HIGH IMPACT RESISTANT CLEAR GLASS RAILING
 - 38 NEW WALL MOUNTED LIGHT FIXTURE
 - 39 NEW ACCESSIBLE RAMP
 - 40 NEW IMPACT RESISTANT METAL DOOR
 - 41 FILL-IN EXISTING OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACENT
 - 42 NEW CMU EXTERIOR WALL WITH STUCCO FINISH
 - 43 NEW CONCRETE EYEBROW TO MATCH HISTORICAL CONFIGURATION
 - 44 NEW IMPACT RESISTANT CLEAR GLASS GUARDRAIL
 - 45 NEW IMPACT RESISTANT CLEAR GLASS WINDBREAKER ON ALUMINUM FRAME
 - 46 NEW CLEAR GLASS AND ALUMINUM FRAME ELEVATOR TOWER
 - 47 EXTEND EXISTING EYEBROW MATCHING EXISTING PROFILE
 - 48 REPAIR EXISTING HISTORICAL GUARD RAIL AND RE-BUILD IF NECESSARY
 - 49 NEW MECHANICAL SCREEN WALL WITH STUCCO FIN. TO MATCH EXISTING
 - 50 NEW ALUMINUM PERGOLA WITH RETRACTABLE FABRIC ABOVE



7436 OCEAN TERRACE PROPOSED WEST ELEVATION

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

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7436 OCEAN TERRACE CURRENT PHOTOS - NORTH ELEVATION

OCEAN TERRACE
7400 Ocean Terrace
Miami Beach, FL 33141

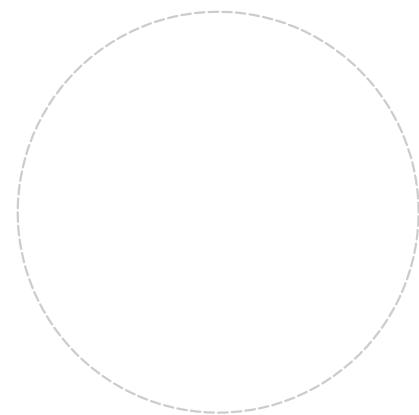
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7436 OCEAN
TERRACE CURRENT
PHOTOS

HP-128

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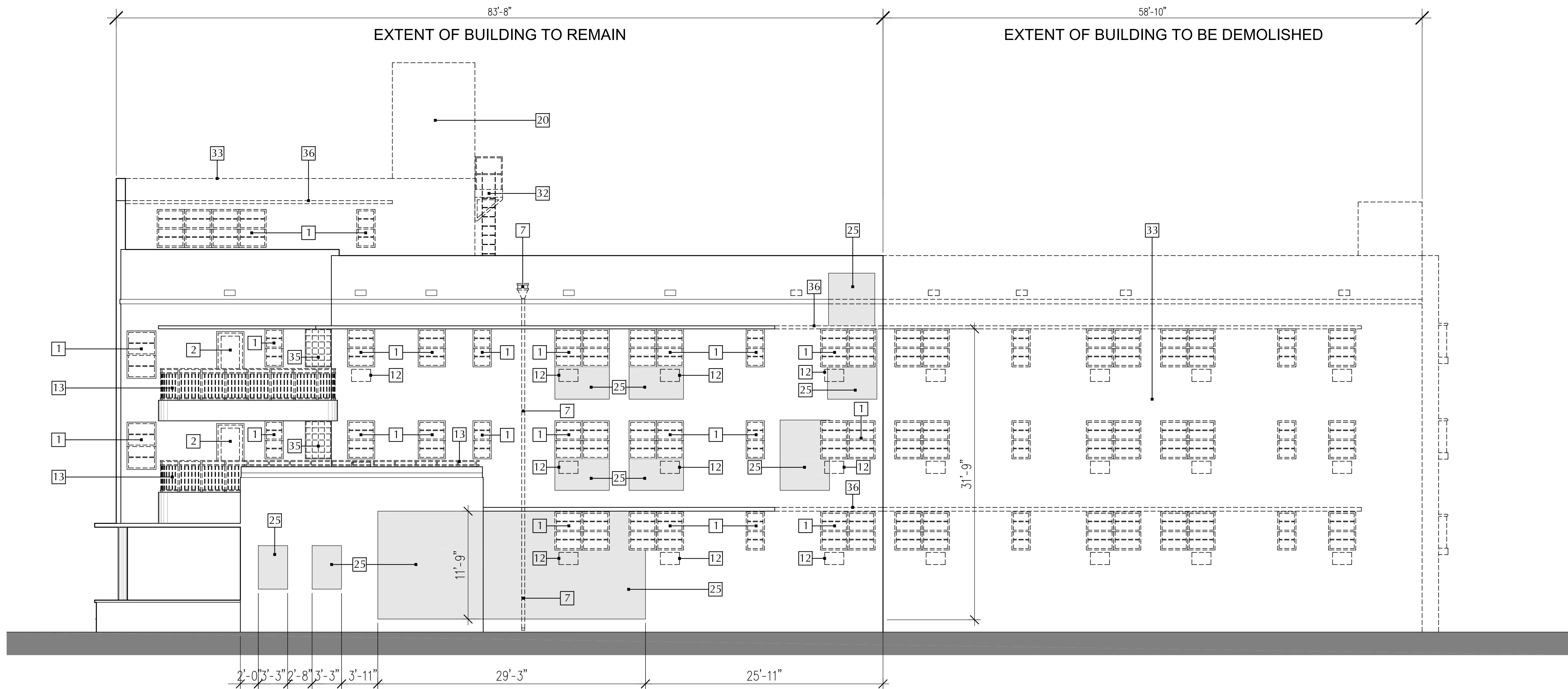
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**7436 OCEAN
TERRACE
DEMOLITION-NORTH**

HP-129



7436 OCEAN TERRACE NORTH ELEVATION DEMOLITION

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

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
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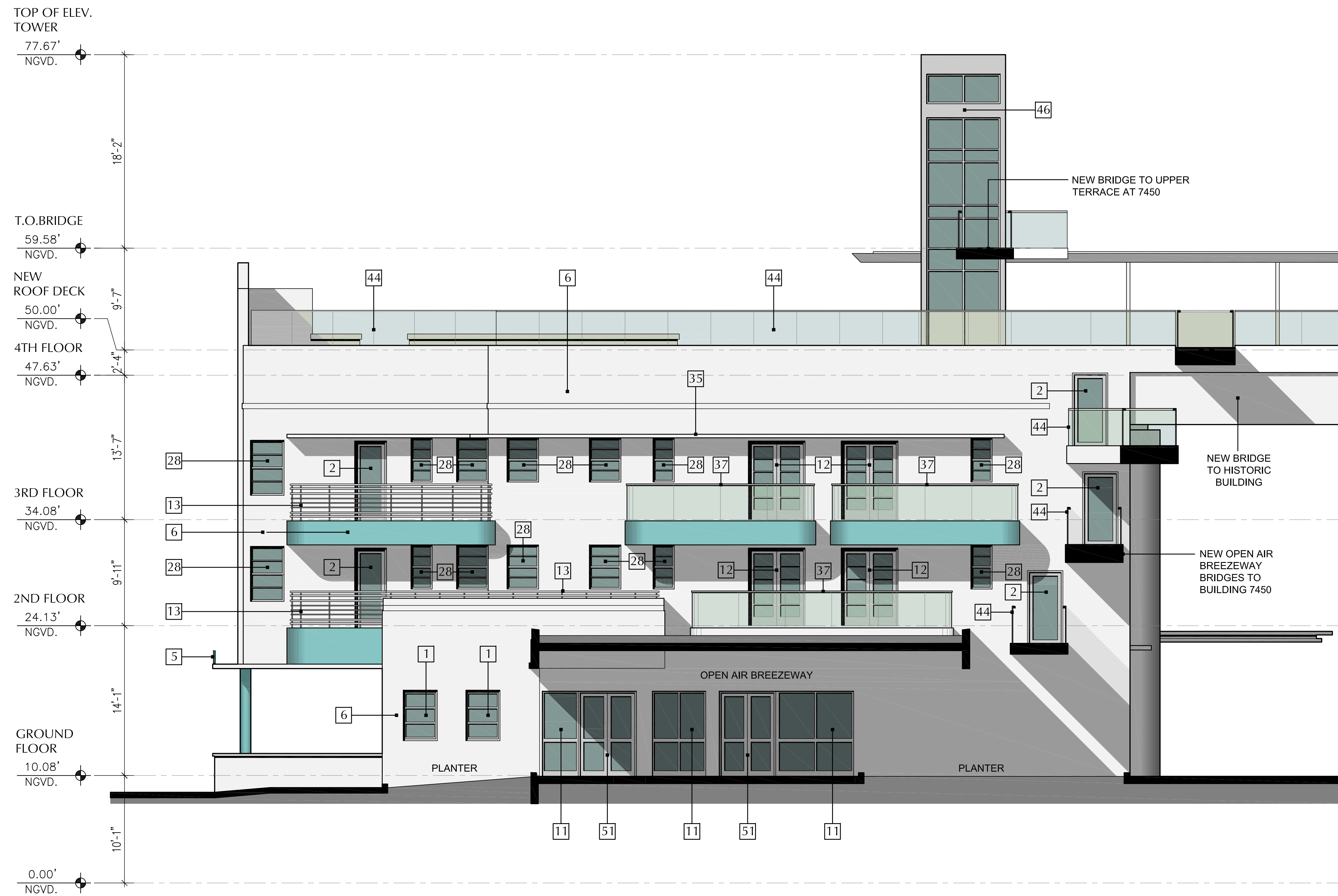
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**7436 OCEAN
TERRACE
PROPOSED-NORTH**

HP-130

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7436 OCEAN TERRACE PROPOSED NORTH ELEVATION

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

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**7436 OCEAN
TERRACE CURRENT
PHOTOS**

HP-131



7436 OCEAN TERRACE CURRENT PHOTOS - SOUTH ELEVATION

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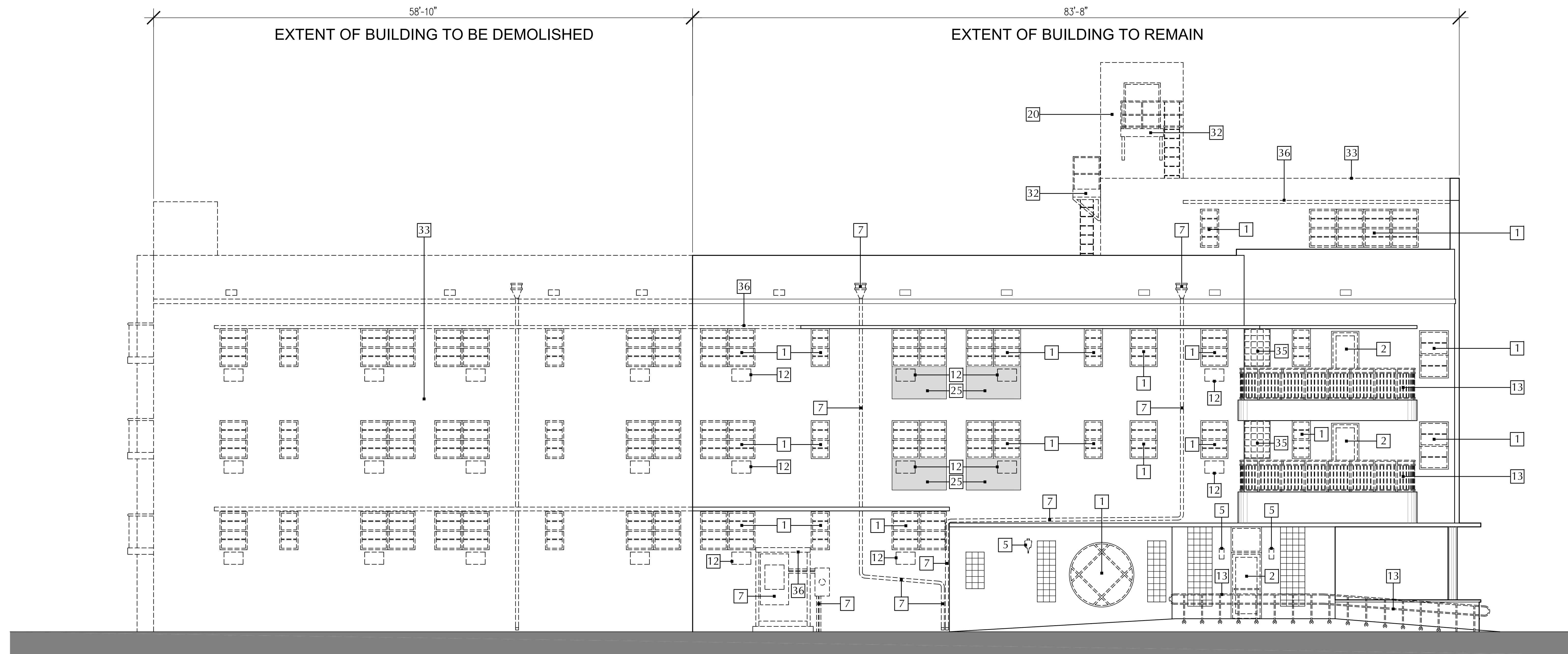
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**7436 OCEAN
TERRACE
DEMOLITION-SOUTH**

HP-132



7436 OCEAN TERRACE SOUTH ELEVATION DEMOLITION

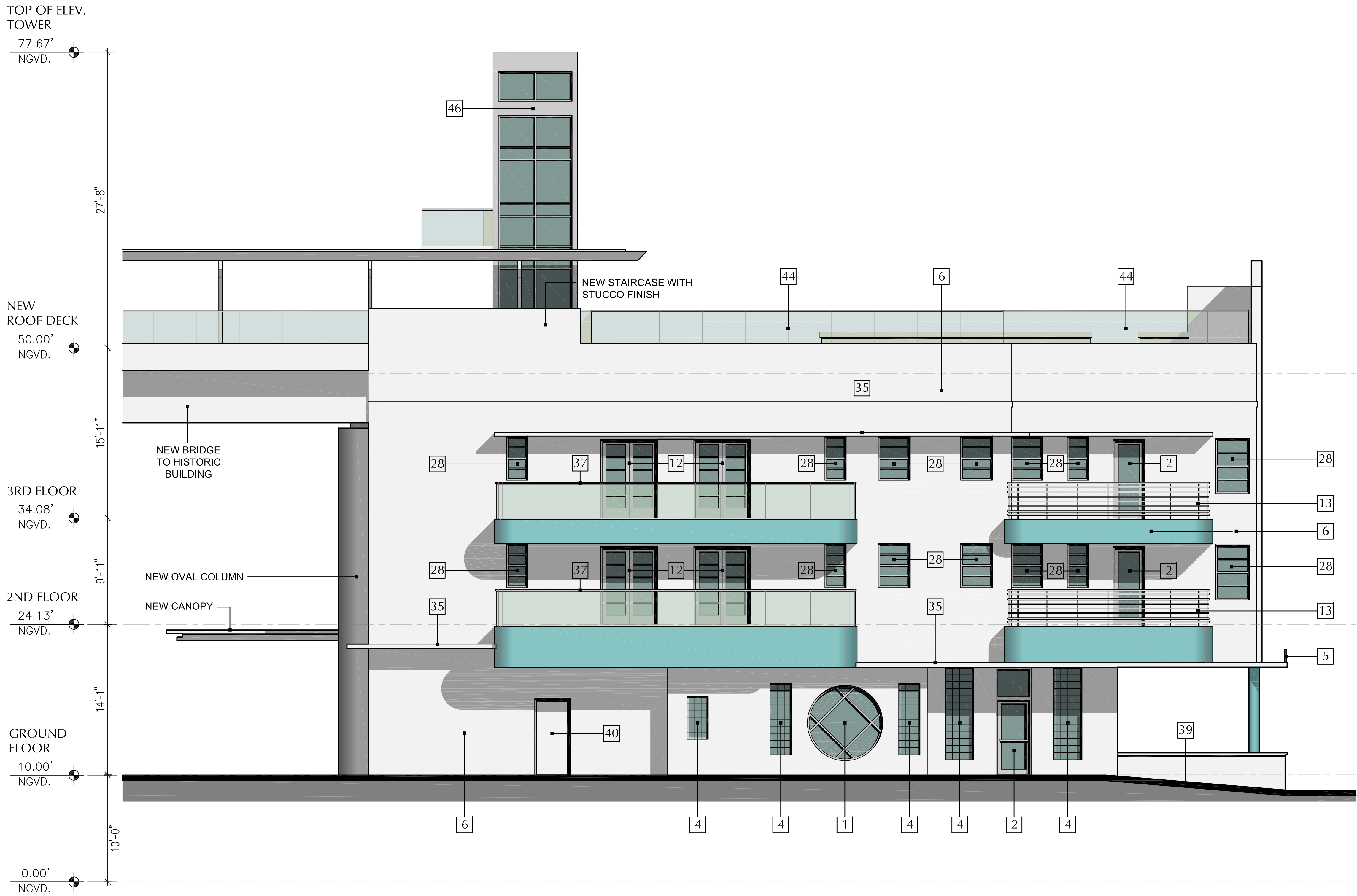
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7436 OCEAN TERRACE PROPOSED SOUTH ELEVATION

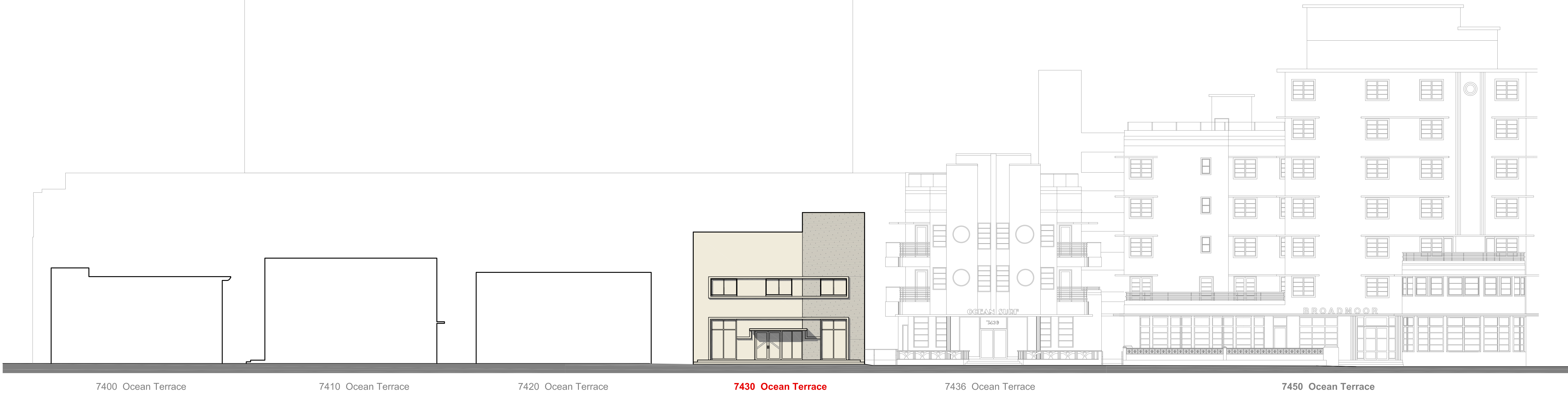
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PROPOSED OCEAN TERRACE ELEVATIONS - BUILDING 7430

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

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OCEAN TERRACE
OUTLINE - 7430

HP-134

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7430 OCEAN TERRACE HISTORIC PHOTOS - THE OCEAN WAY HOTEL

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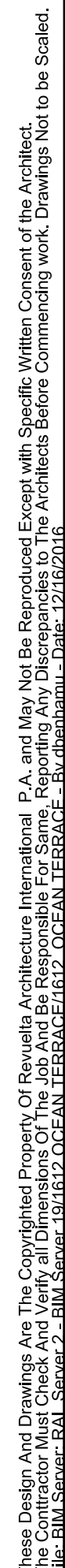
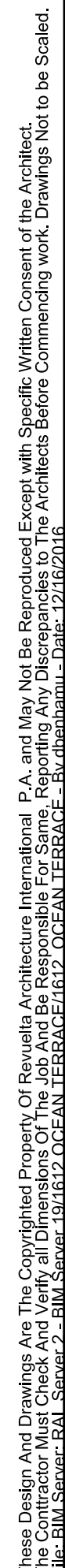
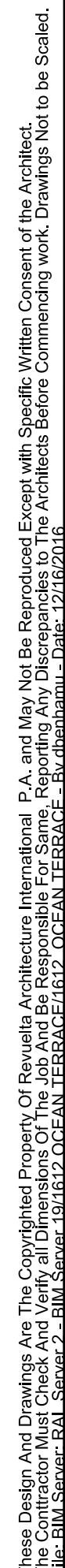
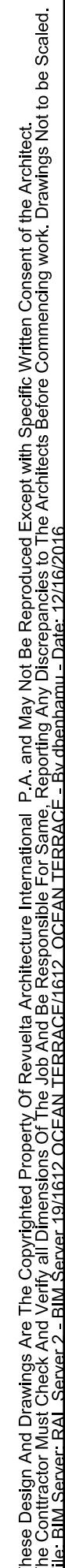
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11/10/2017
Scale
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Sheet Name
7430 OCEAN
TERRACE HISTORIC
PHOTOS
HP-135



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HP-136

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OCEAN TERRACE

7400 Ocean Terrace
Miami Beach, FL 33141

**A mixed used project by
Ocean Terrace
Holdings**

1035 North Miami Av
Miami, FL 33136

305.324.470C

Preservation Architect

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Architects

Richard J. Heisenbottle
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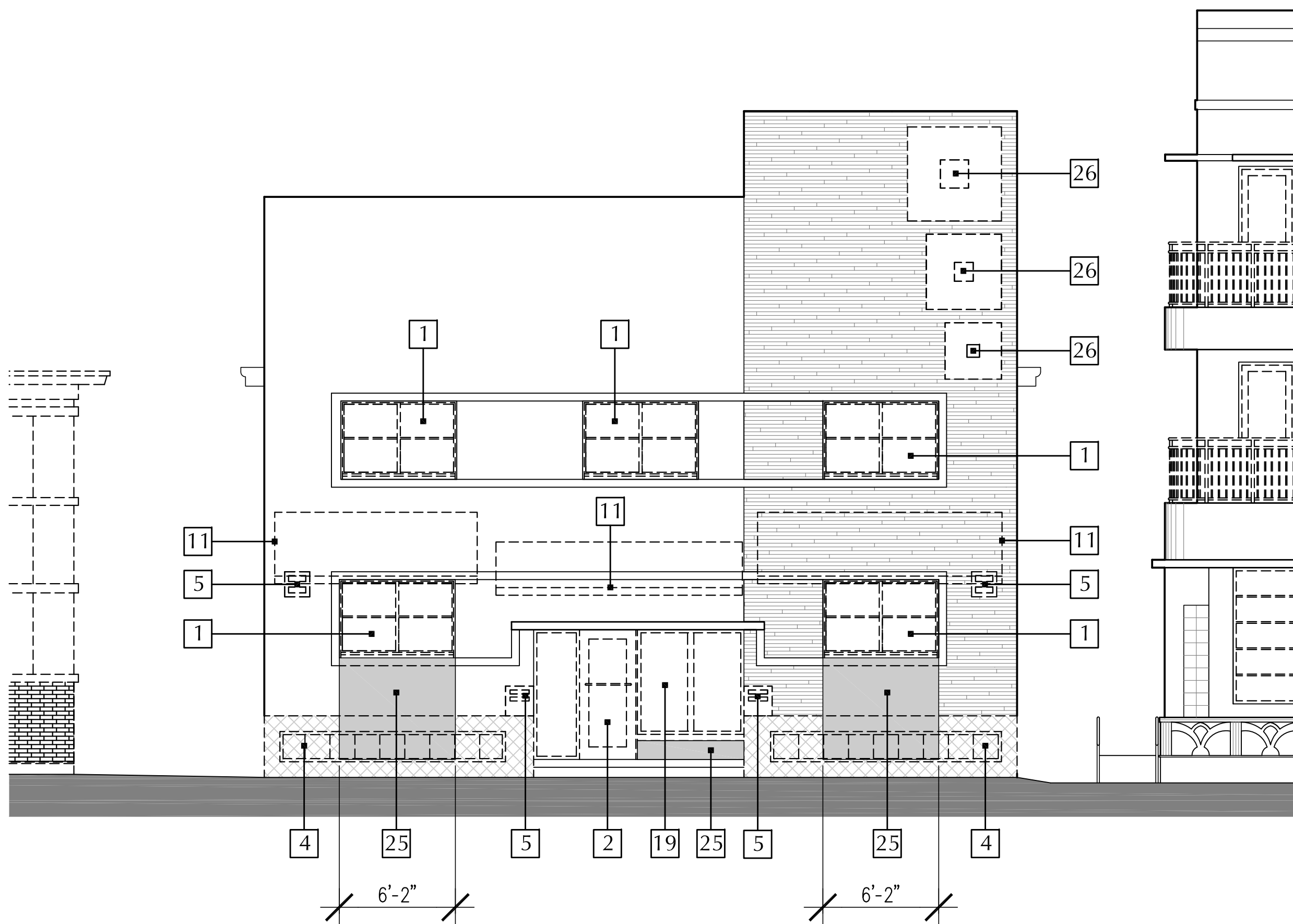
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**7430 OCEAN
TERRACE
DEMO-PROPOSED**

HP-137



7430 OCEAN TERRACE EAST ELEVATION DEMOLITION SCALE: 3/16" = 1' - 0"

- 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 |

PROPOSED ELEVATION KEYNOTES

- 1 NEW IMPACT RESISTANT FIXED WINDOWS WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING
- 2 NEW IMPACT RESISTANT STOREFRONT DOORS WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING
- 3 RE-BUILD EXTERIOR WALL TO MATCH HISTORICAL CONFIGURATION
- 4 RESTORE OR RE-CONSTRUCT HISTORICAL GLASS BLOCK
- 5 NEW SIGN TO MATCH HISTORICAL LOCATION
- 6 REPAIR AND RE-PAINT EXISTING STUCCO FINISH
- 7 RE-BUILD FASCIA WITH NEW BRICKS TO MATCH HISTORICAL SIZE AND PATTERN
- 8 RE-BUILD HISTORICAL STEPS AND DECK
- 9 REPAIR EXISTING HISTORICAL ALUMINUM FASCIA
- 10 NEW IMPACT RESISTANT CASEMENT WINDOWS WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING
- 11 NEW IMPACT RESISTANT STOREFRONT WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING
- 12 NEW IMPACT RESISTANT FRENCH DOORS WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING
- 13 NEW ALUMINUM RAILING TO MATCH HISTORICAL CONFIGURATION
- 14 REPAIR / REPLACE HISTORICAL STONE FASCIA
- 15 NEW PLANTER WITH STUCCO FINISH IN HISTORICAL CONFIGURATION
- 16 RESTORE OR REPRODUCE HISTORIC TERRAZZO FLOORING
- 17 NEW CANVAS CANOPY TO MATCH HISTORICAL CONFIGURATION
- 18 NEW 3' HIGH LOW WALL AND PLANTER WITH STUCCO FINISH
- 19 NEW WALL WITH STUCCO FINISH TO MATCH EXISTING
- 20 NEW NON-OPERABLE ALUMINUM DOOR WITH SPANDREL GLASS
- 21 NEW IMPACT RESISTANT FIXED WINDOW WITH SPANDREL GLASS AND ANODIZED ALUMINUM FRAMING
- 22 EXISTING BEAM WITH NEW STUCCO FINISH TO MATCH EXISTING
- 23 NEW RE-BUILT BALCONY WITH STUCCO FINISH TO MATCH SOUTH BALCONY IN HEIGHT AND CONFIGURATION

- | | |
|----|--|
| 24 | EXISTING STRUCTURAL COLUMN TO REMAIN |
| 25 | NEW BALCONY BEYOND |
| 26 | NEW CONCRETE EYEBROW BEYOND TO MATCH EXISTING |
| 27 | REMOVE PAINT AND RESTORE EXISTING BRICK FASCIA |
| 28 | NEW IMPACT RESISTANT SINGLE LEAF CASEMENT WINDOWS WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING |
| 29 | NEW CANVAS AWNING |
| 30 | NEW SCORED STUCCO FASCIA |
| 31 | NEW SIGN LOCATION |
| 32 | REPAIR EXITING TRIM MOLDING AND RE-BUILD ANY MISSING SECTIONS |
| 33 | NEW CMU KNEE-WALL WITH STUCCO FINISH |
| 34 | RECESSED ENTRANCE |
| 35 | REPAIR EXITING EYE-BROW AND RE-BUILD IF NECESSARY |
| 36 | EXITING STRUCTURAL COLUMNS TO REMAIN |
| 37 | NEW STUCCO FINISH |
| 38 | NEW WALL MOUNTED LIGHT FIXTURE |
| 39 | NEW ACCESSIBLE RAMP |
| 40 | NEW IMPACT RESISTANT METAL DOOR |
| 41 | FILL-IN EXISTING OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACENT |
| 42 | NEW CMU EXTERIOR WALL WITH STUCCO FINISH |
| 43 | NEW CONCRETE EYEBROW TO MATCH HISTORICAL CONFIGURATION |
| 44 | NEW IMPACT RESISTANT CLEAR GLASS GUARDRAIL |
| 45 | NEW IMPACT RESISTANT CLEAR GLASS WINDBREAKER ON ALUMINUM FRAME |
| 46 | NEW CLEAR GLASS AND ALUMINUM FRAME ELEVATOR TOWER |
| 47 | EXTEND EXISTING EYEBROW MATCHING EXISTING PROFILE |
| 48 | REPAIR EXITING HISTORICAL GUARD RAIL AND RE-BUILD IF NECESSARY |



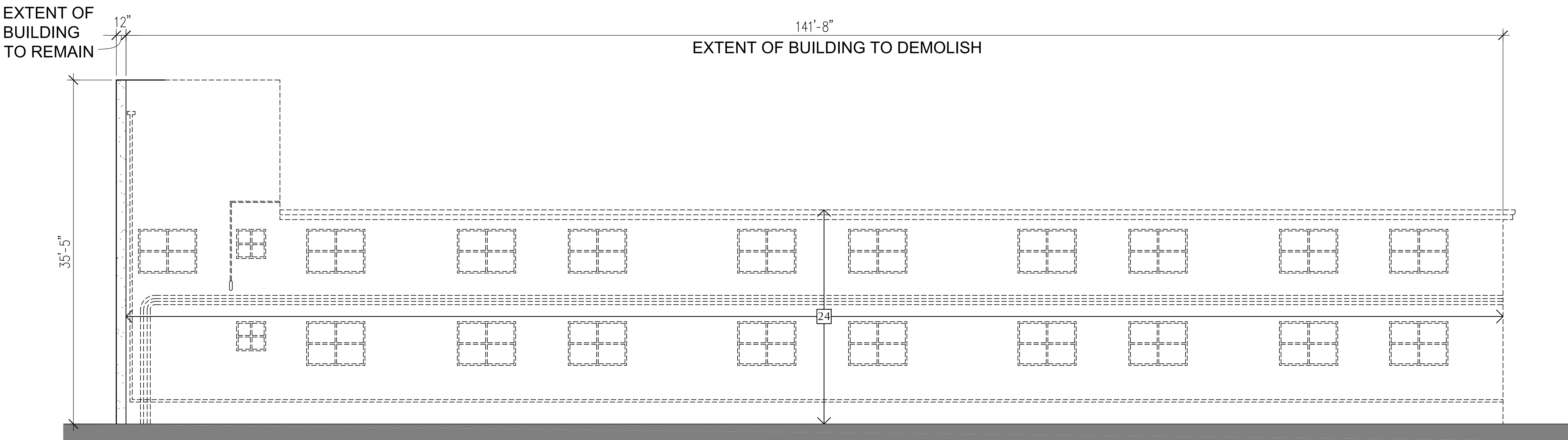
7430 OCEAN TERRACE PROPOSED EAST ELEVATION SCALE: 3/16" = 1' - 0"

OCEAN TERRACE RESTORATION NOTES:

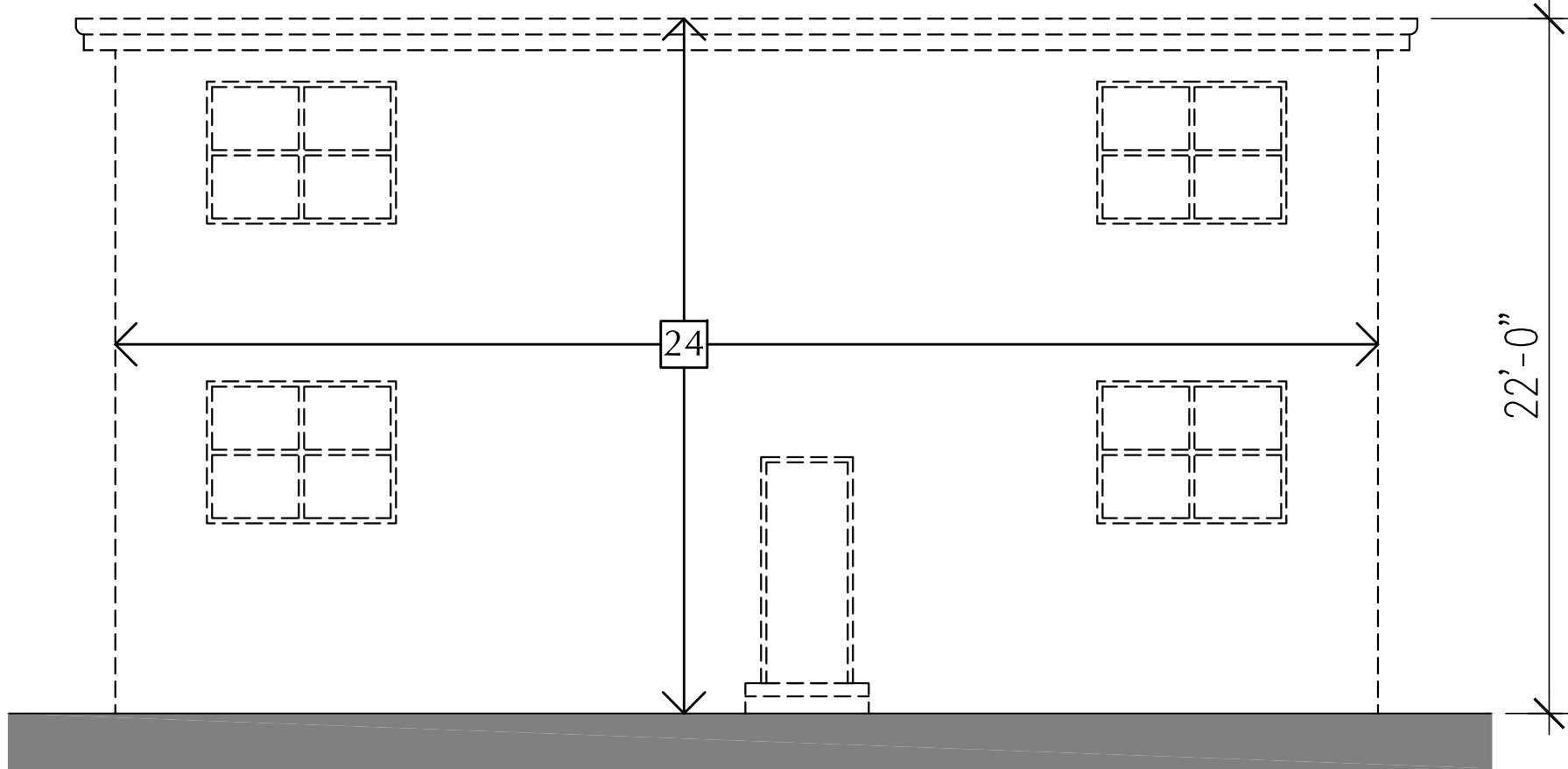
1- THE FRONT FACADE IS TO BE PRESERVED AND RESTORED. IF THE FACADE(S) ARE DETERMINED TO BE STRUCTURALLY INCAPABLE OF BEING PRESERVED, AN APPLICATION SHALL BE SUBMITTED TO THE HPB FOR THE REVIEW OF ADDITIONAL DEMOLITION AND RECONSTRUCTION. THE APPLICANT WILL THEN USE THE LASER SURVEY TO CONSTRUCT A REPLICA OF THE FRONT FACADE.

2- GRAPHIC DEPICTION OF BUILDING COLORS ARE NOT THE FINAL SELECTION.

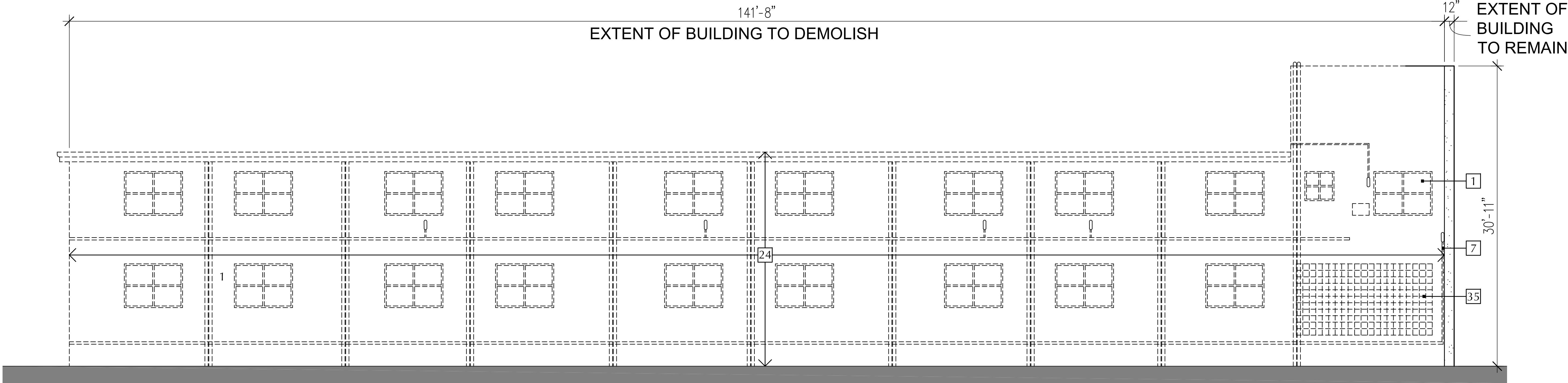
FINAL BUILDING COLORS WILL BE SELECTED IN CONJUNCTION WITH PLANNING STAFF AND APPROVED ADMINISTRATIVELY.



7430 OCEAN TERRACE PROPOSED NORTH ELEVATION SCALE: 3/16" = 1' - 0"



7430 OCEAN TERRACE WEST ELEVATION DEMOLITION SCALE: 3/16" = 1' - 0"



7430 OCEAN TERRACE SOUTH ELEVATION DEMOLITION SCALE: 3/16" = 1' - 0"

ELEVATION DEMOLITION KEYNOTES

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OCEAN TERRACE

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Miami Beach, FL 33141

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Ocean Terrace Holdings

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Date
11/10/2017

Scale
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**7430 OCEAN
TERRACE
DEMO-ELEVATIONS**

HP-138

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PROPOSED OCEAN TERRACE ELEVATIONS - BUILDING 7420

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

OCEAN TERRACE
7400 Ocean Terrace
Miami Beach, FL 33141

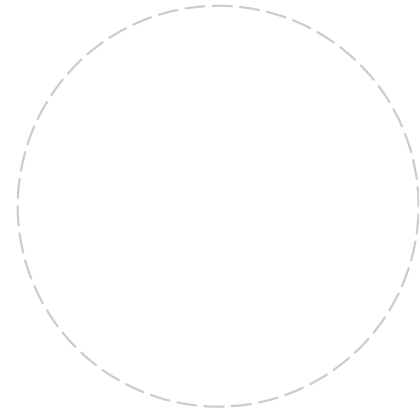
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OCEAN TERRACE
OUTLINE - 7420

HP-139



THE OCEAN HORIZON
IN QUIET, SPACIOUS SURROUNDINGS
WITH THE OCEAN AT YOUR FRONT DOOR!

The Ocean Horizon offers twenty delightfully furnished, spic-and-span bedroom apartments, all with outside exposure and ocean breeze. Rentals include maid service and all utilities. Bathing is permitted directly from your apartment.

Our apartments feature comfortable living rooms, bedrooms with exceptionally large closet, tile baths with tub and shower, pullman kitchen completely equipped with four-burner gas stove and oven and electric refrigerator.

For reservations address:
OCEAN HORIZON
7420 OCEAN TERRACE
MIAMI BEACH, FLORIDA

Rentals by Day, Week, Month or Season

ROOMY-COMFORTABLE
TWO FLOORS
20 UNITS

CONVENIENTLY LOCATED

OCEAN HORIZON
ON THE OCEAN AT MIAMI BEACH

OCEAN HORIZON APARTMENT HOTEL

"Where the Ocean is your Front Yard"
AT 74th STREET MIAMI BEACH

ONLY A FEW STEPS FROM A COMPLETE SHOPPING AREA

OCEAN BREEZES

RESTFUL SETTING

FLORIDA

7420 OCEAN TERRACE HISTORIC PHOTOS - THE OCEAN HORIZON HOTEL

OCEAN TERRACE
7400 Ocean Terrace
Miami Beach, FL 33141

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**7420 OCEAN
TERRACE HISTORIC
PHOTOS**
HP-140

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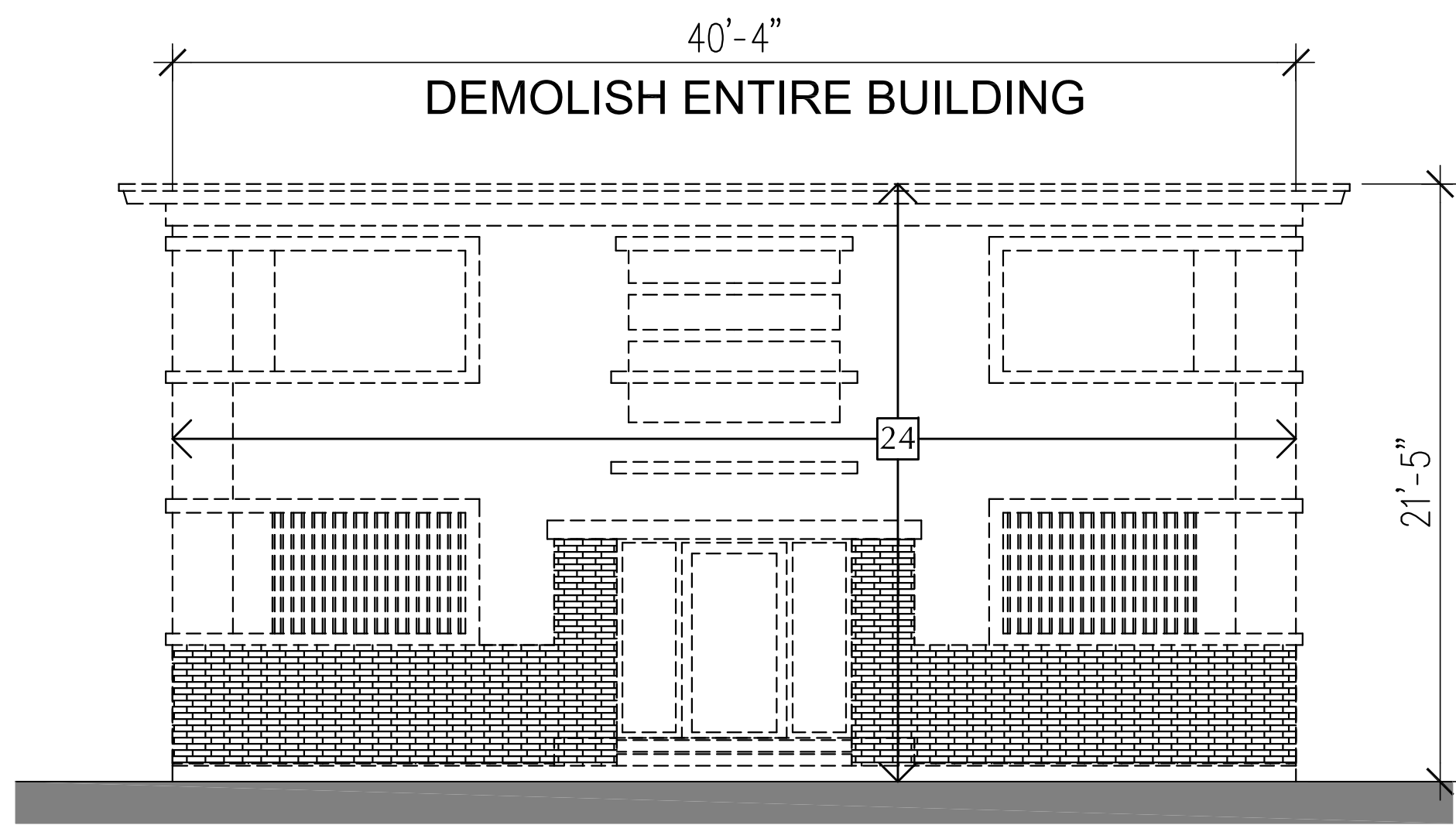
7420 OCEAN TERRACE CURRENT PHOTOS

HP-141

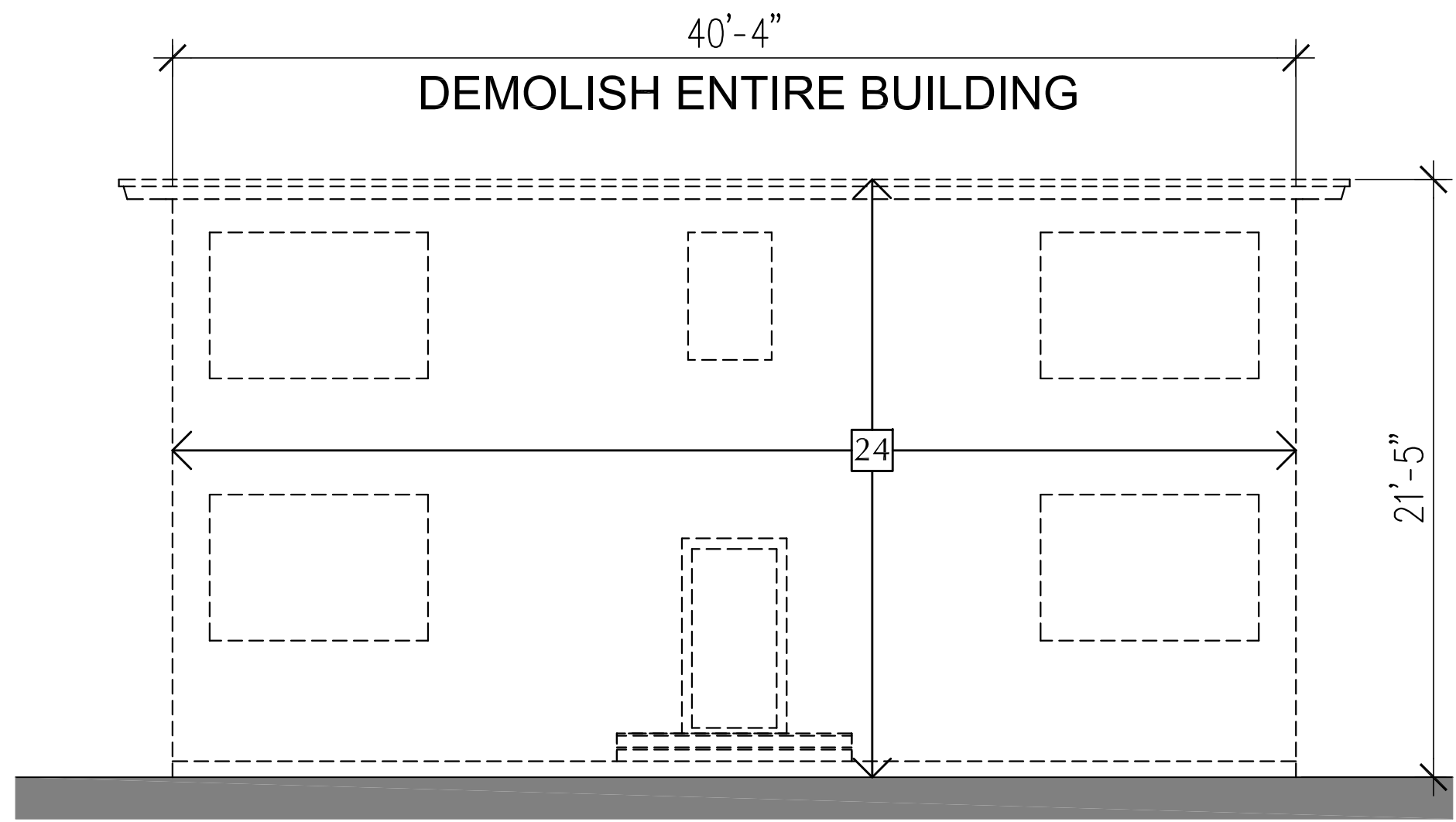


7420 OCEAN TERRACE CURRENT PHOTOS - EAST ELEVATION

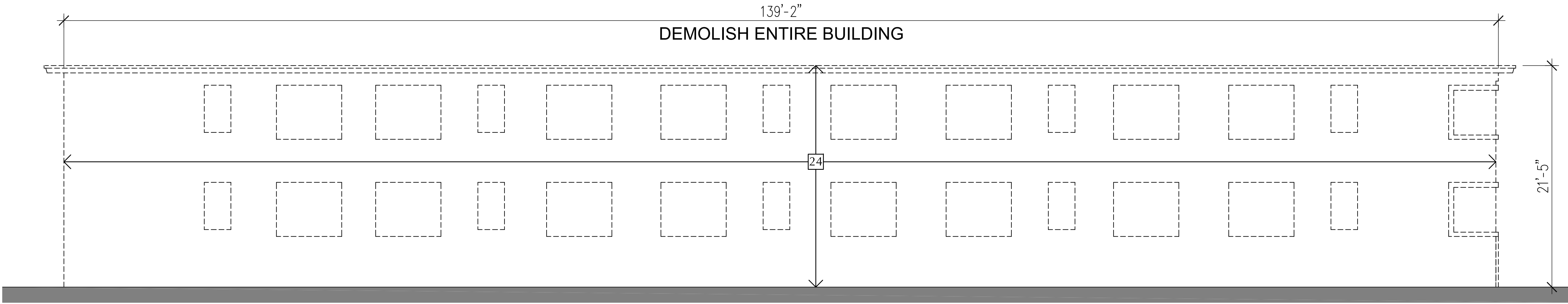
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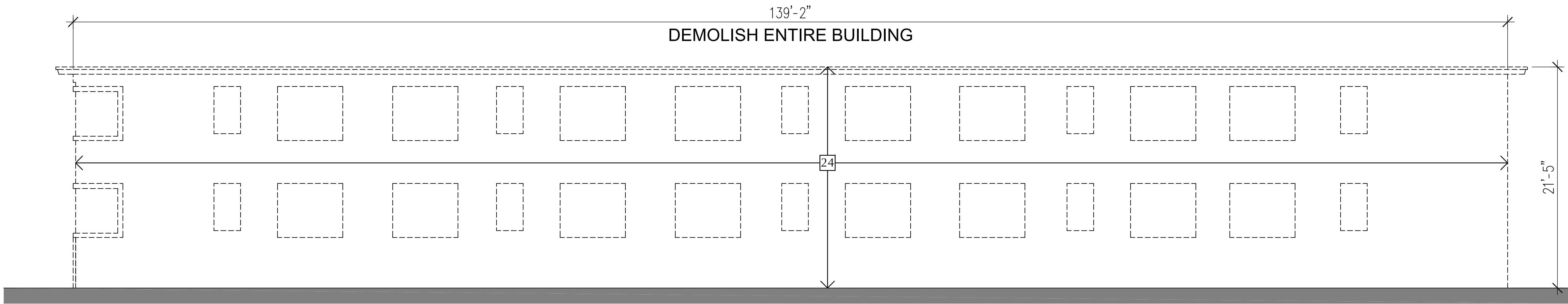
7420 OCEAN TERRACE EAST ELEVATION DEMOLITION SCALE: 3/16" = 1' - 0"



7420 OCEAN TERRACE WEST ELEVATION DEMOLITION SCALE: 3/16" = 1' - 0"



7420 OCEAN TERRACE WEST ELEVATION DEMOLITION SCALE: 3/16" = 1' - 0"



7420 OCEAN TERRACE NORTH ELEVATION DEMOLITION SCALE: 3/16" = 1' - 0"

ELEVATION DEMOLITION KEYNOTES

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OCEAN TERRACE OUTLINE - 7410

HP-143



PROPOSED OCEAN TERRACE ELEVATIONS - BUILDING 7410

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

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7410 OCEAN TERRACE HISTORIC PHOTOS - THE OCEAN TERRACE APARTMENT HOTEL HOTEL

OCEAN TERRACE
7400 Ocean Terrace
Miami Beach, FL 33141

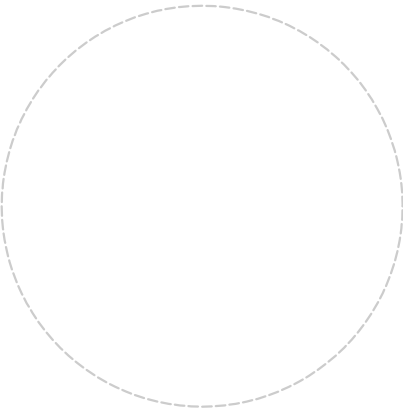
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7410 OCEAN
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HP-144