

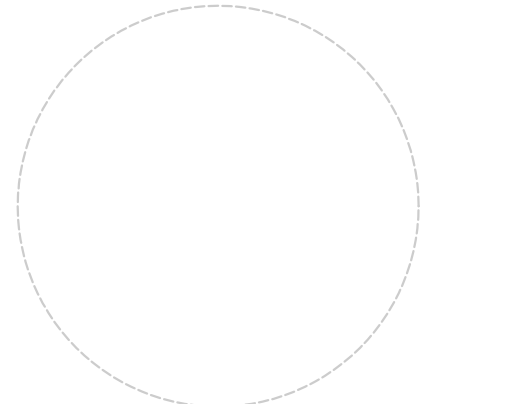


7410 OCEAN TERRACE CURRENT PHOTOS - EAST ELEVATION

OCEAN TERRACE
7400 Ocean Terrace
Miami Beach, FL 33141

A mixed used project by
Ocean Terrace Holdings
1035 North Miami Av.
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Richard J. Heisenbottle
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Date
11/10/2017
Scale
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7410 OCEAN TERRACE CURRENT PHOTOS

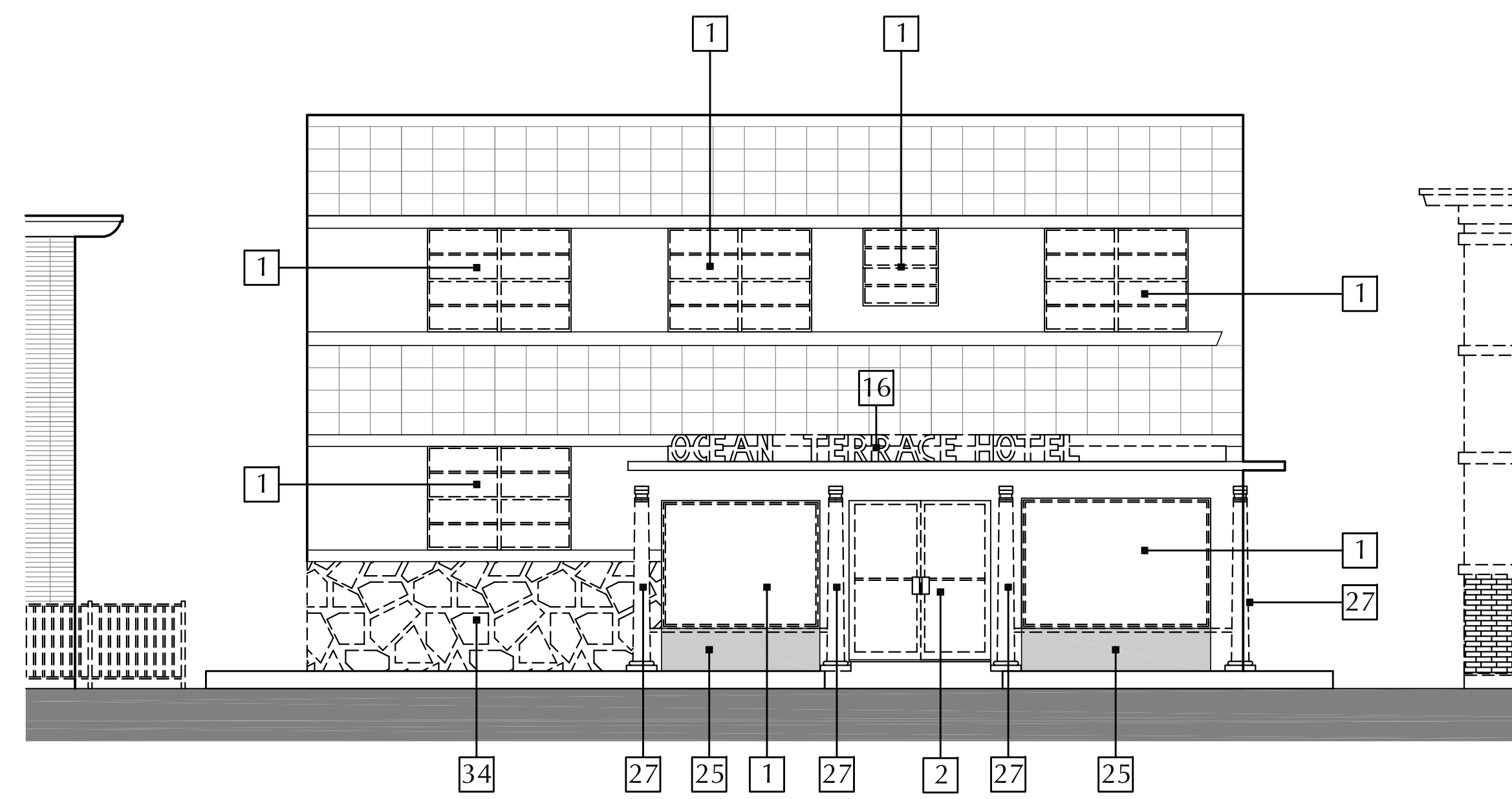
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ELEVATION DEMOLITION KEYNOTES

- 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
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- 11 REMOVE EXISTING CANVAS AWNING AND ITS SUPPORT STRUCTURE
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- 19 REMOVE EXISTING STOREFRONT

- 20 REMOVE EXISTING ELEVATOR PENTHOUSE
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- 22 REMOVE EXISTING SHUTTERS AND ASSOCIATED EQUIPMENT
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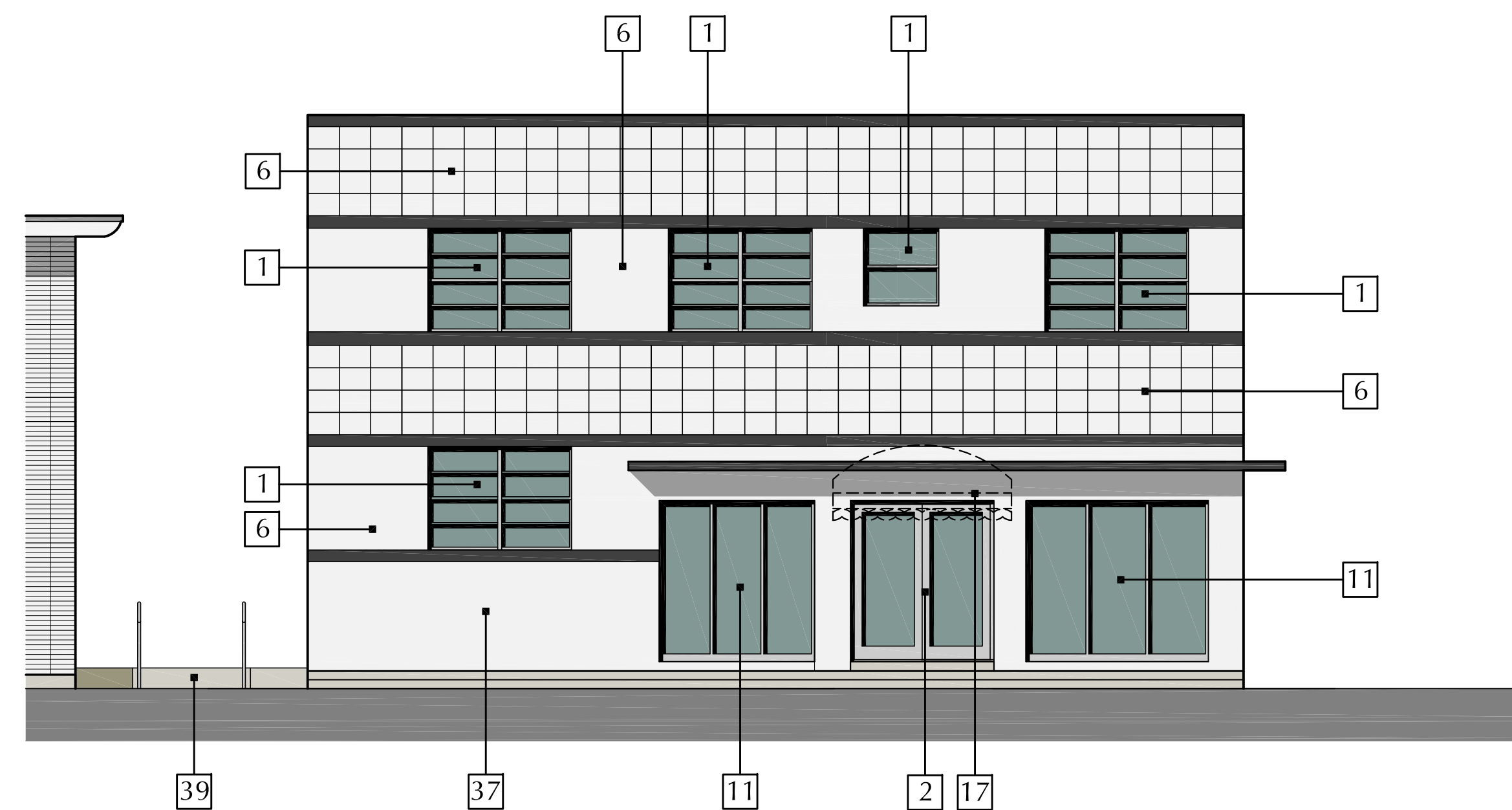


7410 OCEAN TERRACE EAST ELEVATION DEMOLITION SCALE: 3/16" = 1' - 0"

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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- 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

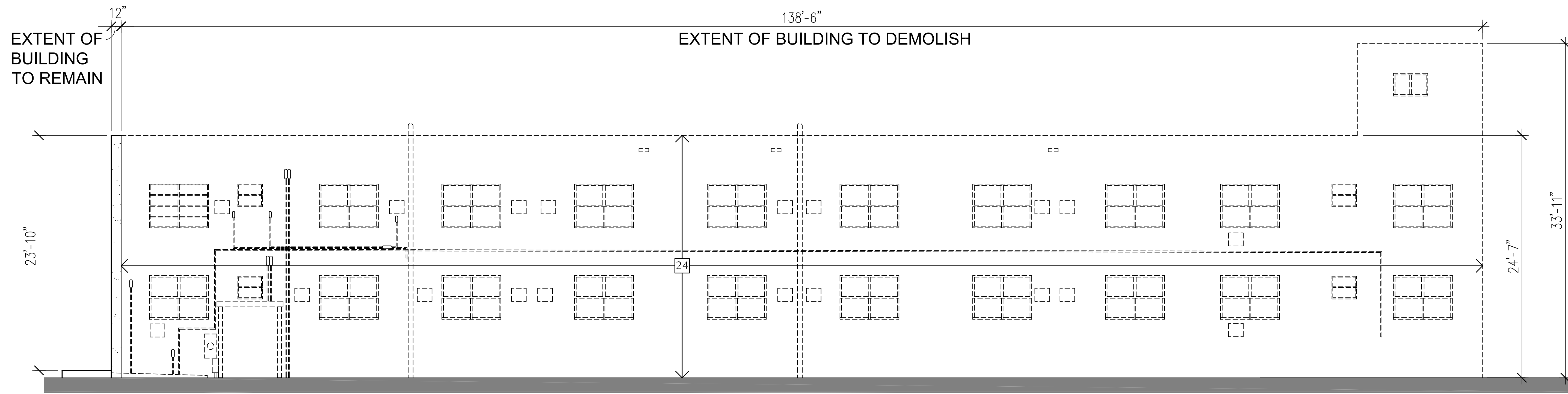
- 24 EXISTING STRUCTURAL COLUMN TO REMAIN
- 25 NEW BALCONY BEYOND
- 26 NEW CONCRETE EYEBROW BEYOND TO MATCH EXISTING
- 27 REMOVE PAINT AND RESTORE EXISTING BRICK FASCIA
- 28 NEW IMPACT RESISTANT SINGLE LEAF CASEMENT WINDOWS WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING
- 29 NEW CANVAS AWNING
- 30 NEW 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
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- 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



7410 OCEAN TERRACE PROPOSED EAST ELEVATION SCALE: 3/16" = 1' - 0"

OCEAN TERRACE RESTORATION NOTES:

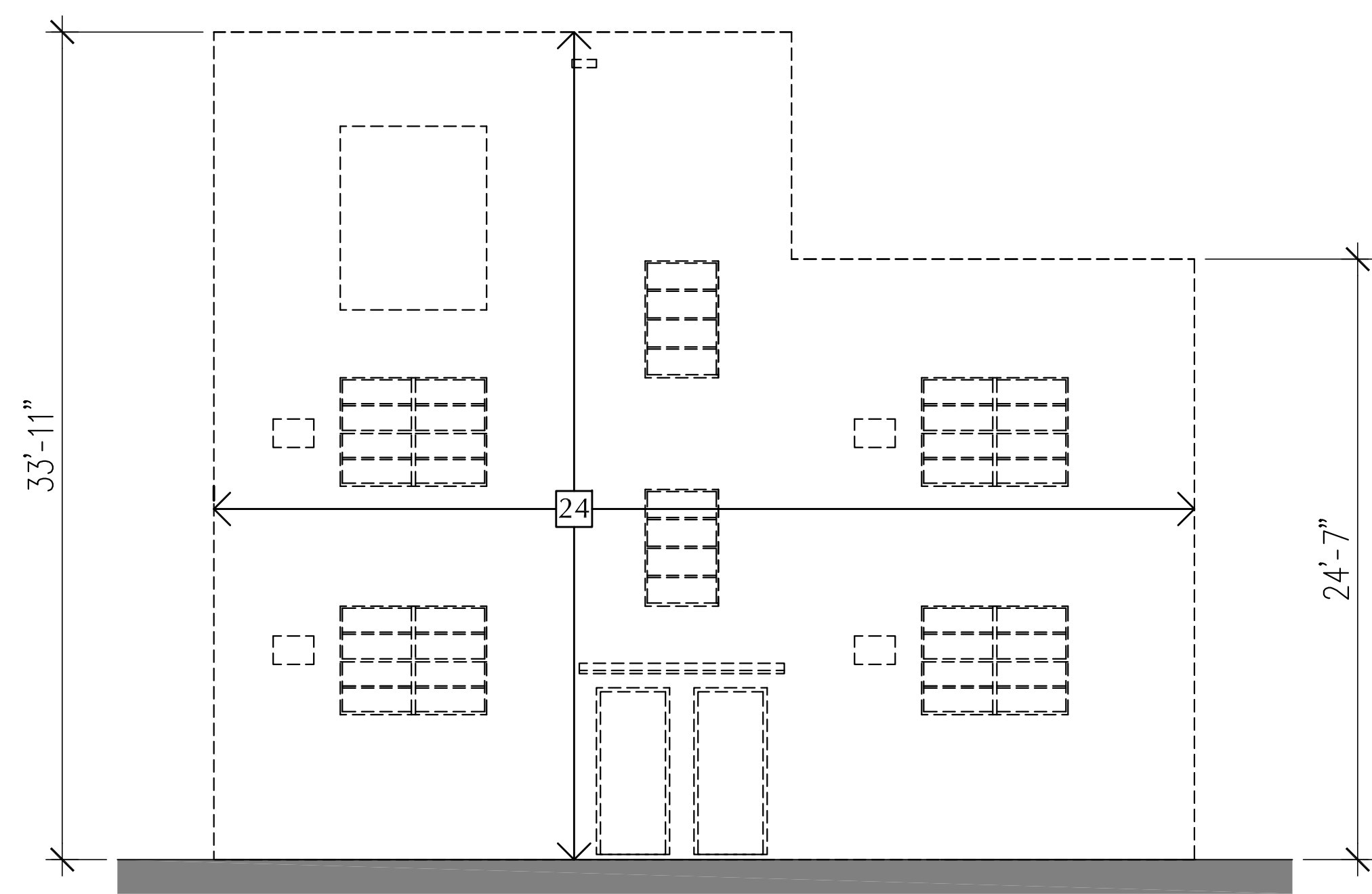
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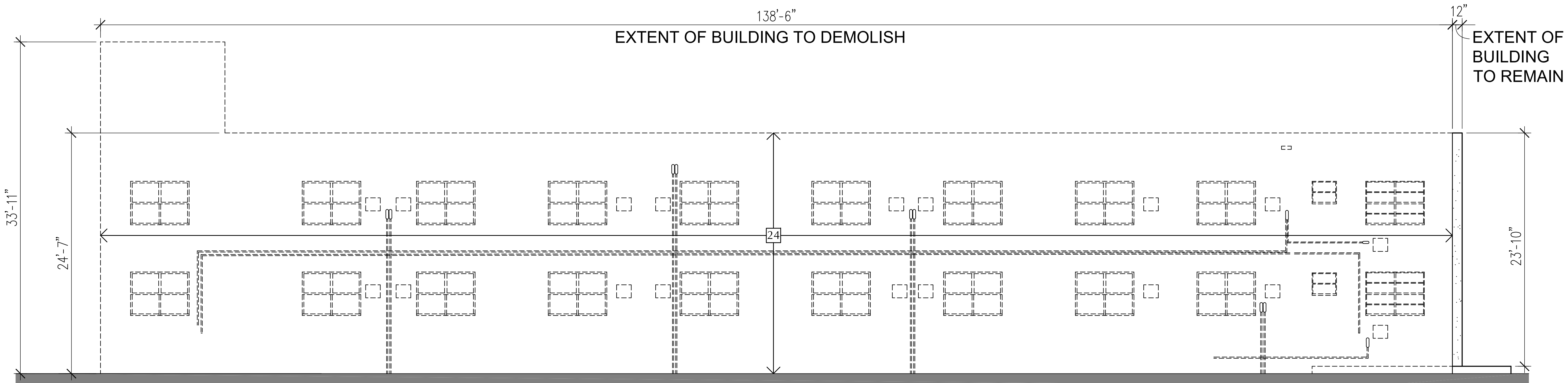
7410 OCEAN TERRACE NORTH ELEVATION DEMOLITION SCALE: 3/16" = 1' - 0"

ELEVATION DEMOLITION KEYNOTES

- | | |
|--|--|
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| 2 REMOVE EXISTING DOOR AND DOOR FRAME | 20 REMOVE EXISTING ELEVATOR PENTHOUSE |
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7410 OCEAN TERRACE WEST ELEVATION DEMOLITION SCALE: 3/16" = 1' - 0"



7410 OCEAN TERRACE PROPOSED SOUTH ELEVATION SCALE: 3/16" = 1' - 0"

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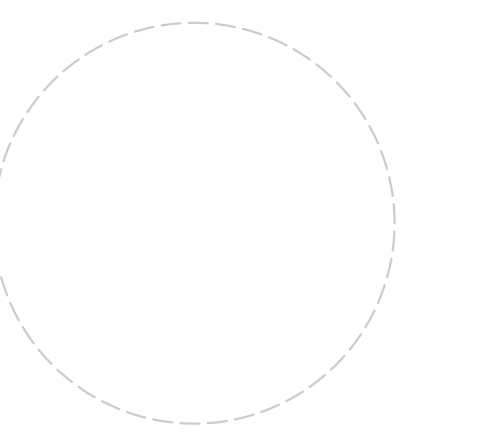
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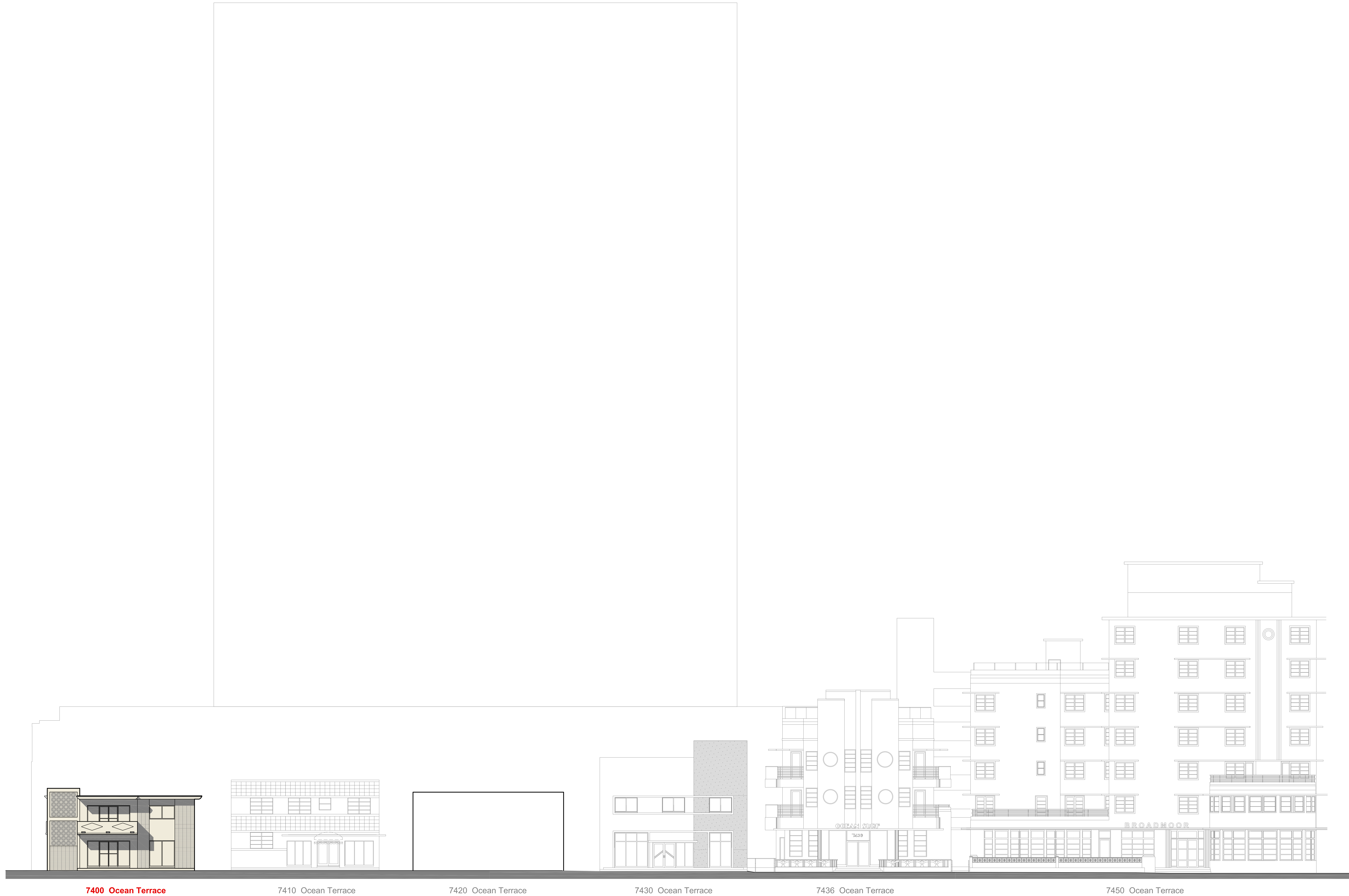
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OCEAN TERRACE
OUTLINE - 7400

HP-148



PROPOSED OCEAN TERRACE ELEVATIONS - BUILDING 7400

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

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7400 OCEAN TERRACE CURRENT PHOTOS - EAST ELEVATION

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OCEAN TERRACE

7400 Ocean Terrace
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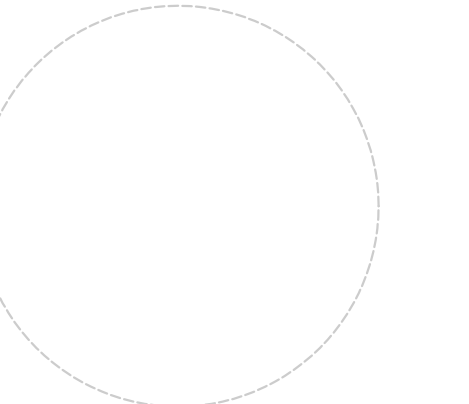
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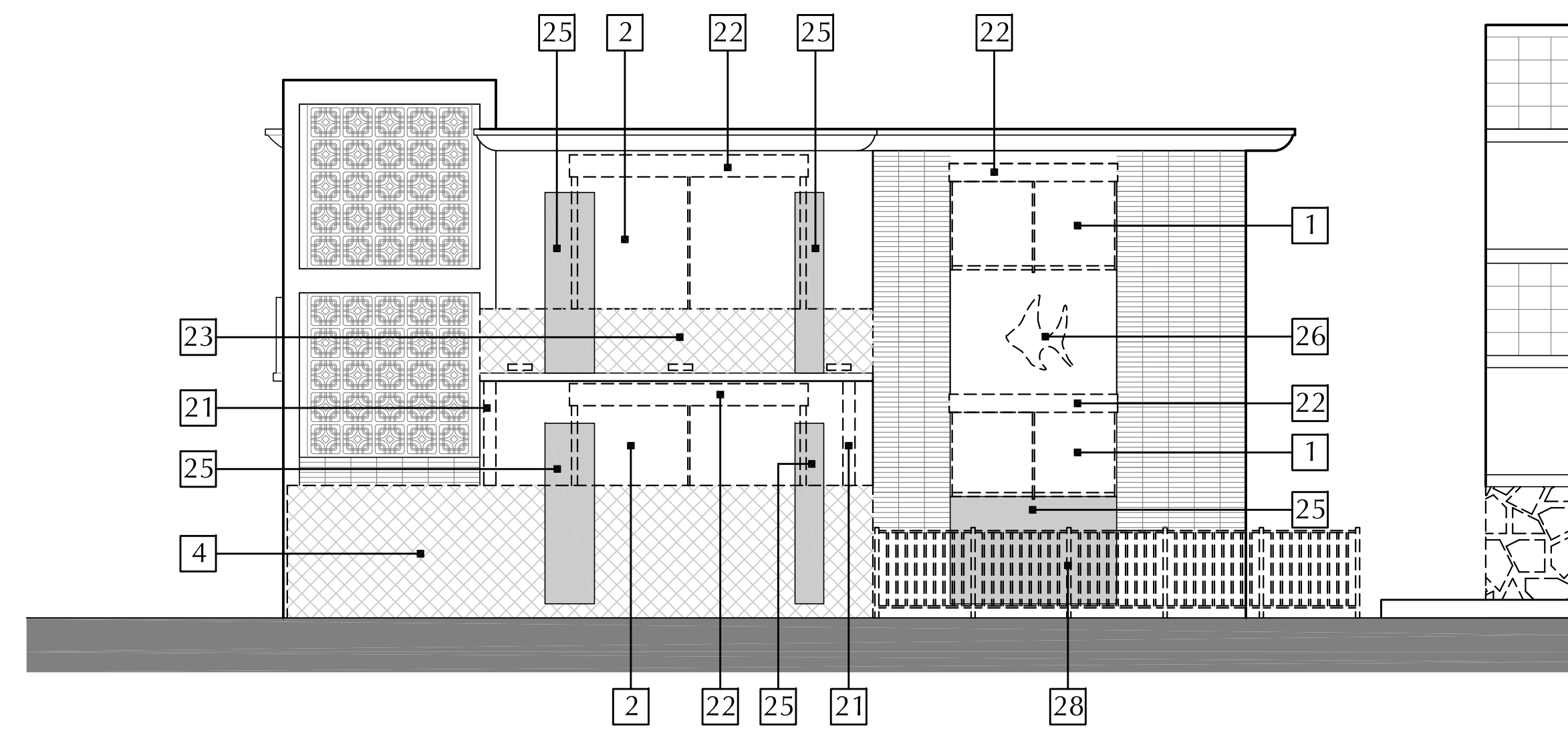
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**7400 OCEAN
TERRACE CURRENT
PHOTOS**

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7400 OCEAN TERRACE EAST ELEVATION DEMOLITION SCALE: 3/16" = 1' - 0"

ELEVATION DEMOLITION KEYNOTES

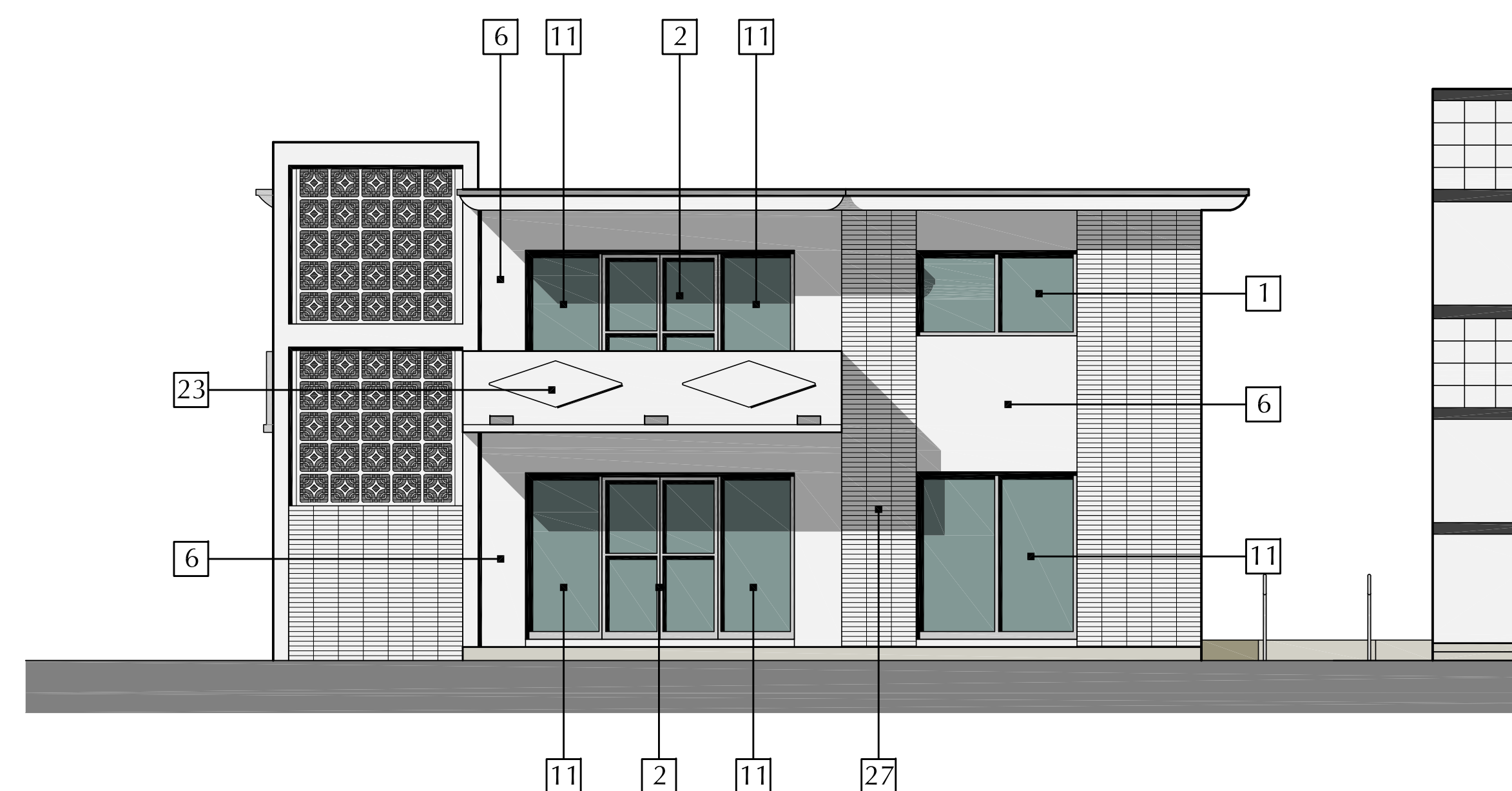
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7400 OCEAN TERRACE PROPOSED EAST ELEVATION SCALE: 3/16" = 1' - 0"

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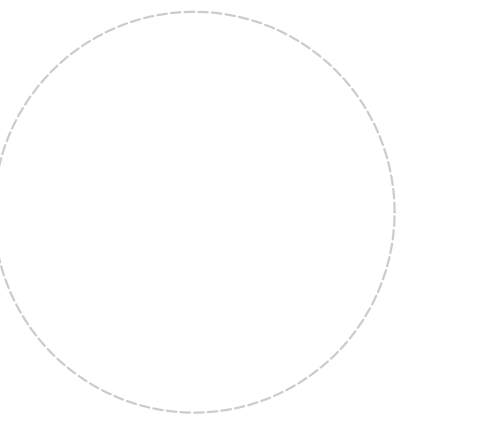
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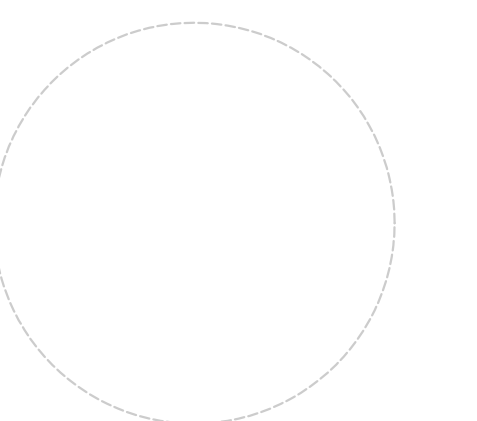
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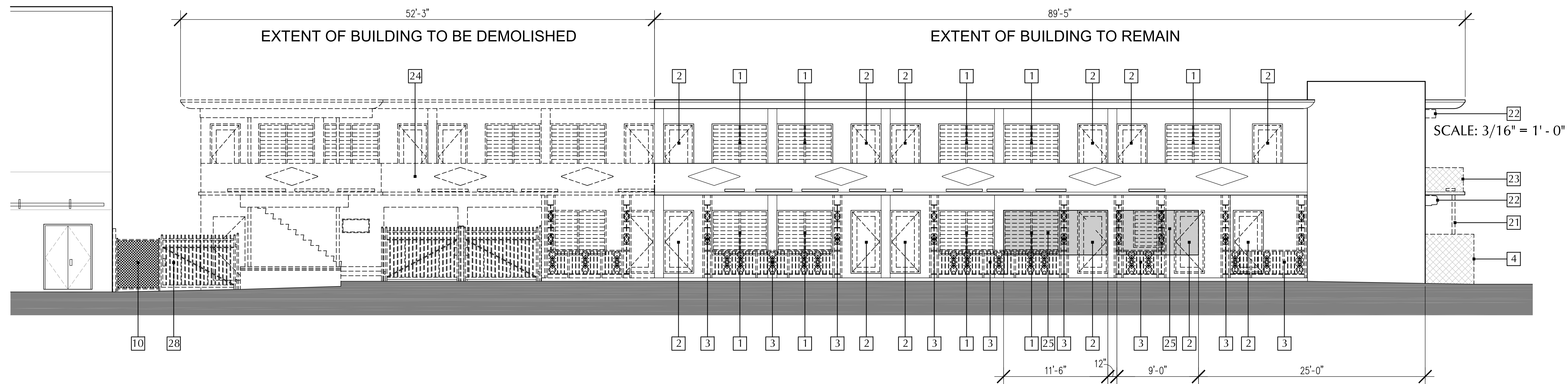
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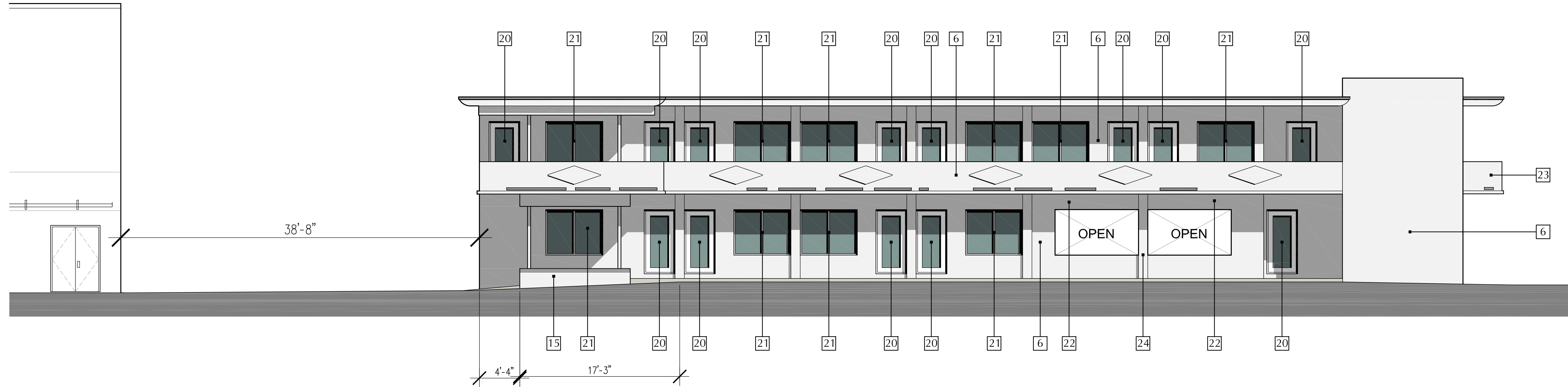
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7400 OCEAN TERRACE SOUTH ELEVATION DEMOLITION

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7400 OCEAN TERRACE PROPOSED SOUTH ELEVATION

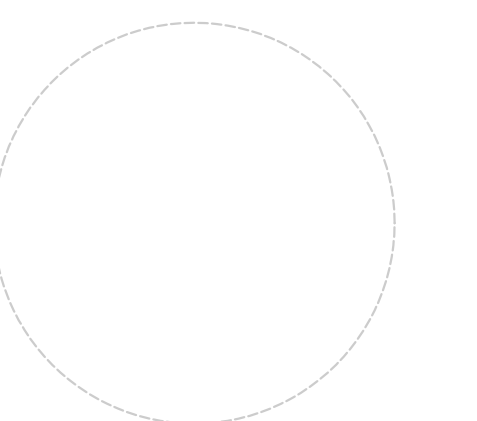
SCALE: 3/16" = 1' - 0"

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- | | | |
|---|---|---|
| <p>1 NEW IMPACT RESISTANT FIXED WINDOWS WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING</p> <p>2 NEW IMPACT RESISTANT STOREFRONT DOORS WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING</p> <p>3 RE-BUILD EXTERIOR WALL TO MATCH HISTORICAL CONFIGURATION</p> <p>4 RESTORE OR RE-CONSTRUCT HISTORICAL GLASS BLOCK</p> <p>5 NEW SIGN TO MATCH HISTORICAL LOCATION</p> <p>6 REPAIR AND RE-PAINT EXISTING STUCCO FINISH</p> <p>7 RE-BUILD FASCIA WITH NEW BRICKS TO MATCH HISTORICAL SIZE AND PATTERN</p> <p>8 RE-BUILD HISTORICAL STEPS AND DECK</p> <p>9 REPAIR EXISTING HISTORICAL ALUMINUM FASCIA</p> <p>10 NEW IMPACT RESISTANT CASEMENT WINDOWS WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING</p> <p>11 NEW IMPACT RESISTANT STOREFRONT WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING</p> <p>12 NEW IMPACT RESISTANT FRENCH DOORS WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING</p> <p>13 NEW ALUMINUM RAILING TO MATCH HISTORICAL CONFIGURATION</p> <p>14 REPAIR / REPLACE HISTORICAL STONE FASCIA</p> <p>15 NEW PLANTER WITH STUCCO FINISH IN HISTORICAL CONFIGURATION</p> | <p>16 RESTORE OR REPRODUCE HISTORIC TERRAZZO FLOORING</p> <p>17 NEW CANVAS CANOPY TO MATCH HISTORICAL CONFIGURATION</p> <p>18 NEW 3' HIGH LOW WALL AND PLANTER WITH STUCCO FINISH</p> <p>19 NEW WALL WITH STUCCO FINISH TO MATCH EXISTING</p> <p>20 NEW NON-OPERABLE ALUMINUM DOOR WITH SPANDREL GLASS</p> <p>21 NEW IMPACT RESISTANT FIXED WINDOW WITH SPANDREL GLASS AND ANODIZED ALUMINUM FRAMING</p> <p>22 EXISTING BEAM WITH NEW STUCCO FINISH TO MATCH EXISTING</p> <p>23 NEW RE-BUILT BALCONY WITH STUCCO FINISH TO MATCH SOUTH BALCONY IN HEIGHT AND CONFIGURATION</p> <p>24 EXISTING STRUCTURAL COLUMN TO REMAIN</p> <p>25 NEW BALCONY BEYOND</p> <p>26 NEW CONCRETE EYEBROW BEYOND TO MATCH EXISTING</p> <p>27 REMOVE PAINT AND RESTORE EXISTING BRICK FASCIA</p> <p>28 NEW IMPACT RESISTANT SINGLE LEAF CASEMENT WINDOWS WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING</p> <p>29 NEW CANVAS AWNING</p> <p>30 NEW SCORED STUCCO FASCIA</p> <p>31 NEW SIGN LOCATION</p> | <p>32 REPAIR EXISTING TRIM MOLDING AND RE-BUILD ANY MISSING SECTIONS</p> <p>33 NEW CMU KNEE-WALL WITH STUCCO FINISH</p> <p>34 RECESSED ENTRANCE</p> <p>35 REPAIR EXISTING EYE-BROW AND RE-BUILD IF NECESSARY</p> <p>36 EXISTING STRUCTURAL COLUMNS TO REMAIN</p> <p>37 NEW STUCCO FINISH</p> <p>38 NEW WALL MOUNTED LIGHT FIXTURE</p> <p>39 NEW ACCESSIBLE RAMP</p> <p>40 NEW IMPACT RESISTANT METAL DOOR</p> <p>41 FILL-IN EXISTING OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACE</p> <p>42 NEW CMU EXTERIOR WALL WITH STUCCO FINISH</p> <p>43 NEW CONCRETE EYEBROW TO MATCH HISTORICAL CONFIGURATION</p> <p>44 NEW IMPACT RESISTANT CLEAR GLASS GUARDRAIL</p> <p>45 NEW IMPACT RESISTANT CLEAR GLASS WINDBREAKER ON ALUMINUM FRAME</p> <p>46 NEW CLEAR GLASS AND ALUMINUM FRAME ELEVATOR TOWER</p> <p>47 EXTEND EXISTING EYEBROW MATCHING EXISTING PROFILE</p> <p>48 REPAIR EXISTING HISTORICAL GUARD RAIL AND RE-BUILD IF NECESSARY</p> |
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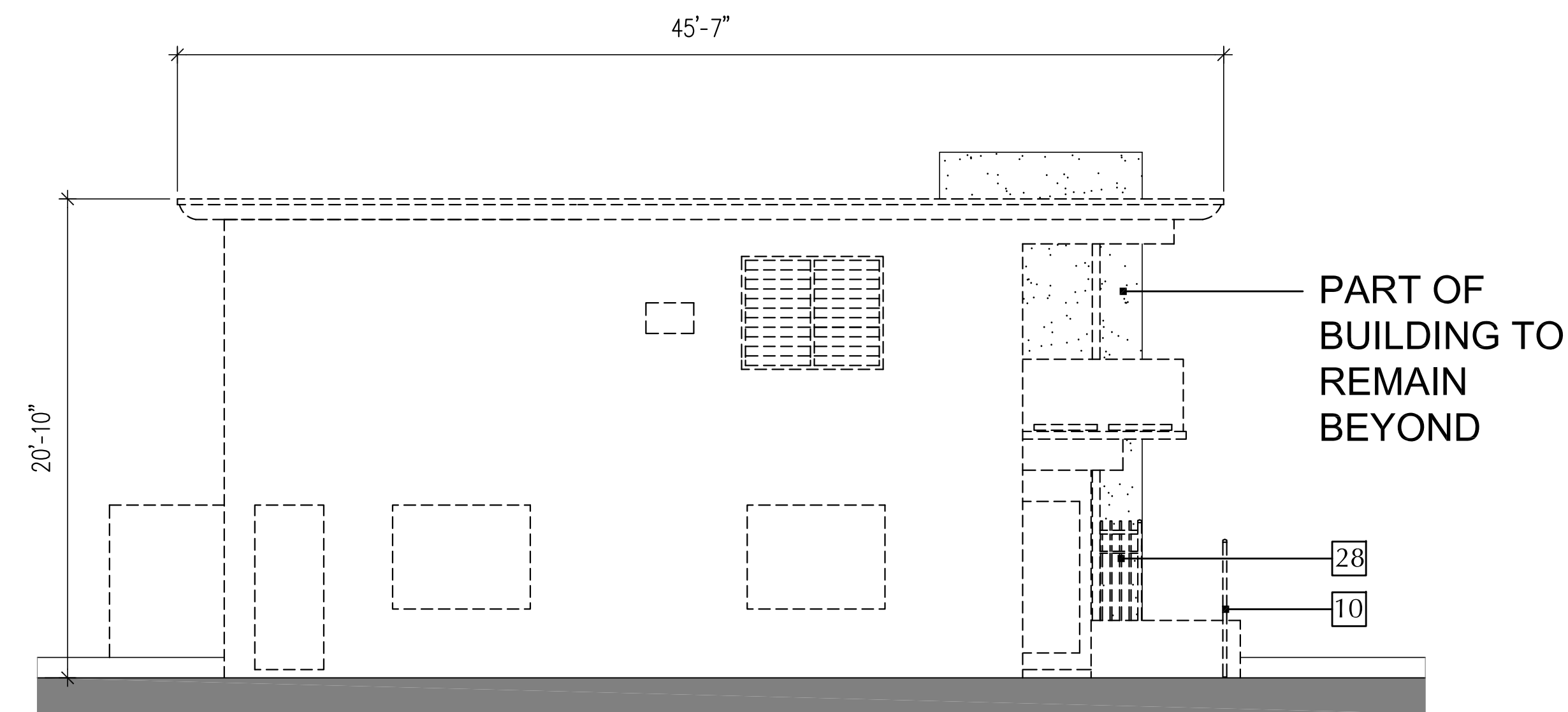
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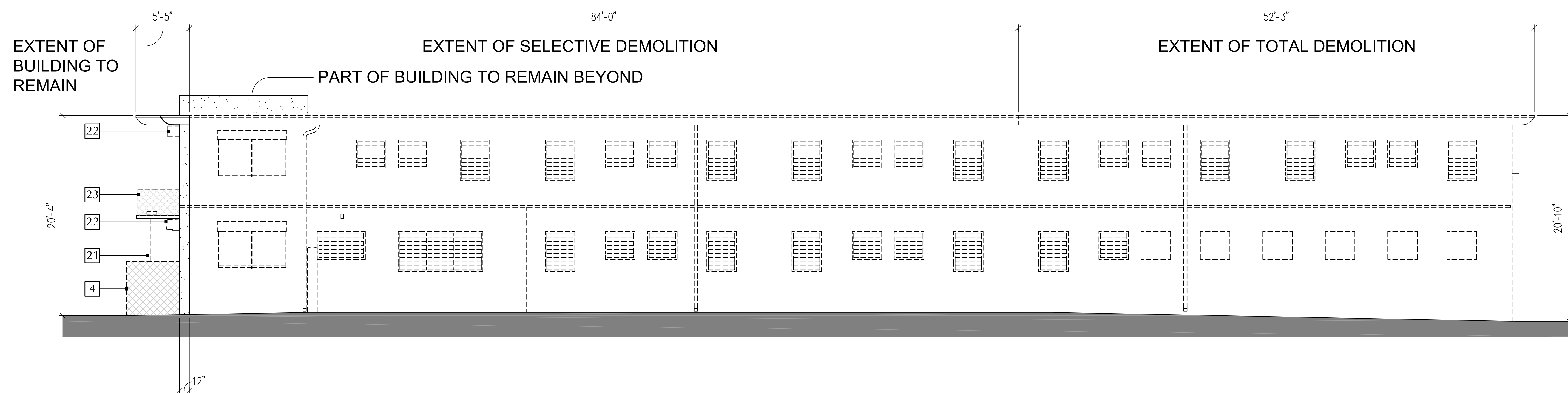
ELEVATION DEMOLITION KEYNOTES

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



7400 OCEAN TERRACE WEST ELEVATION DEMOLITION

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



7400 OCEAN TERRACE NORTH ELEVATION DEMOLITION

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

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7449-7455 Collins Avenue

7441-7447 Collins Avenue

7439 Collins Avenue

7433 Collins Avenue

7419-23 Collins Avenue

7409-15 Collins Avenue

STRUCTURE NOT IN SCOPE

EXISTING COLLINS AVENUE PHOTO COLLAGE

OCEAN TERRACE
7400 Ocean Terrace
Miami Beach, FL 33141

A mixed used project by
Ocean Terrace
Holdings

1035 North Miami Av.
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Richard J. Heisenbottle
AR-0010865

Date

11/10/2017

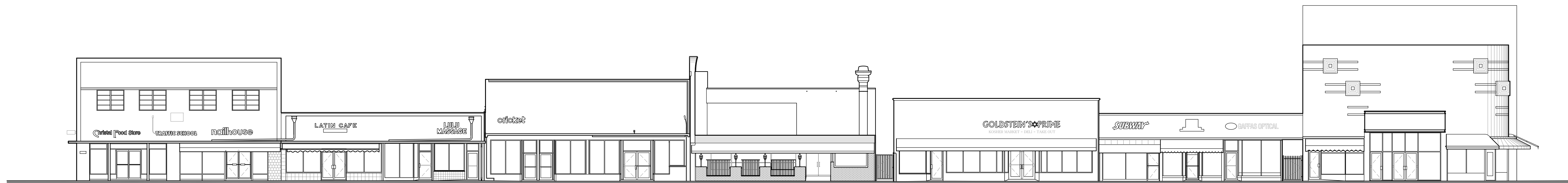
Scale

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EXISTING
COLLINS AVENUE
ELEVATIONS

HP-155



7449-7455 Collins Avenue

7441-7447 Collins Avenue

7439 Collins Avenue

7433 Collins Avenue

7419-23 Collins Avenue

7409-15 Collins Avenue

STRUCTURE NOT IN SCOPE

EXISTING COLLINS AVENUE ELEVATIONS

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

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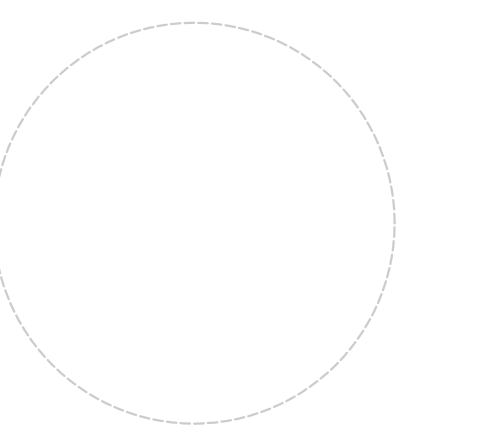
7409 COLLINS AVENUE CURRENT PHOTOS - WEST ELEVATION

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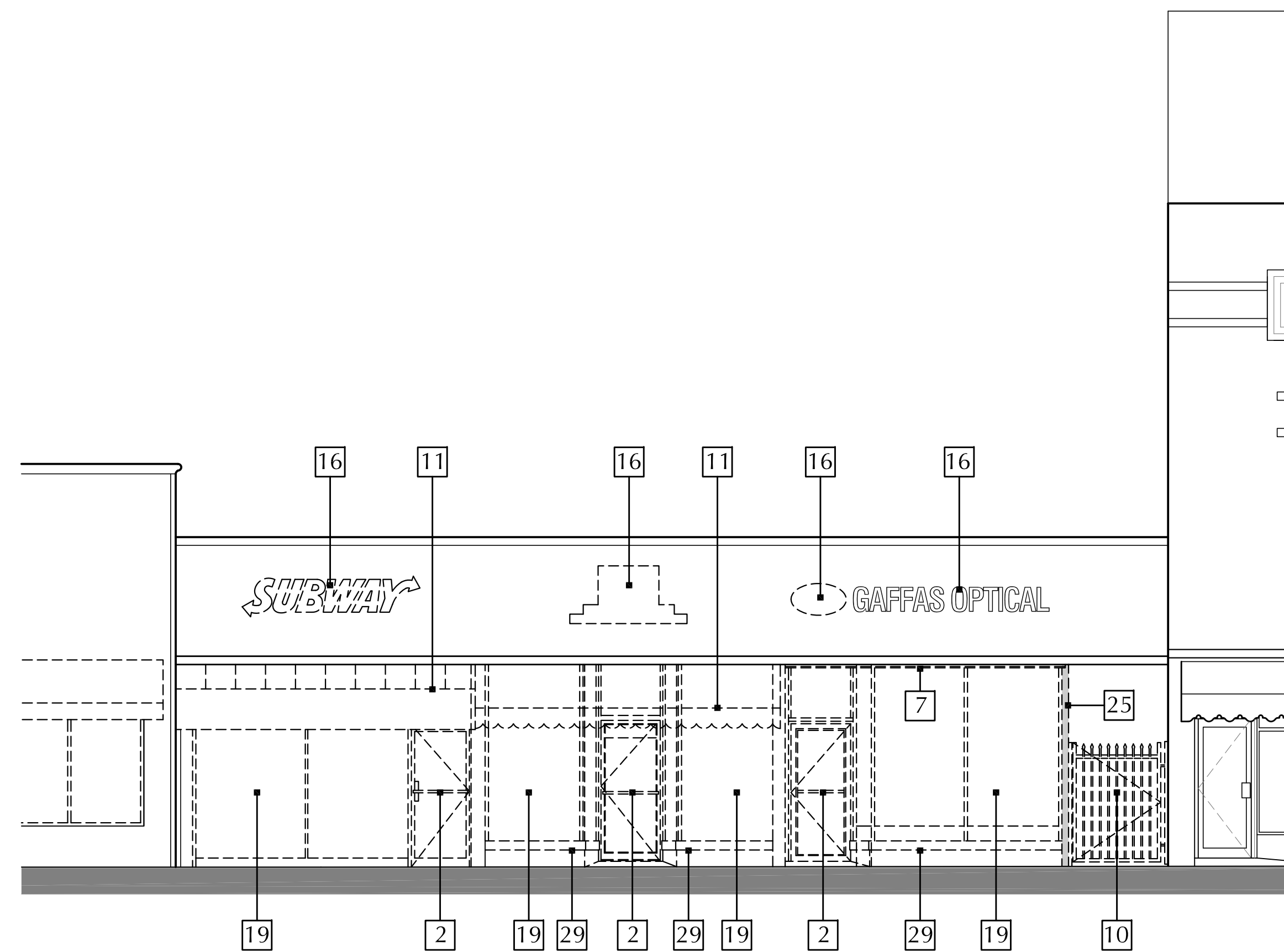
Date
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Sheet Name

7409 COLLINS AVENUE CURRENT PHOTOS

HP-157

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7409-15 COLLINS AVENUE WEST ELEVATION DEMOLITION SCALE: 3/16" = 1' - 0"

ELEVATION DEMOLITION KEYNOTES

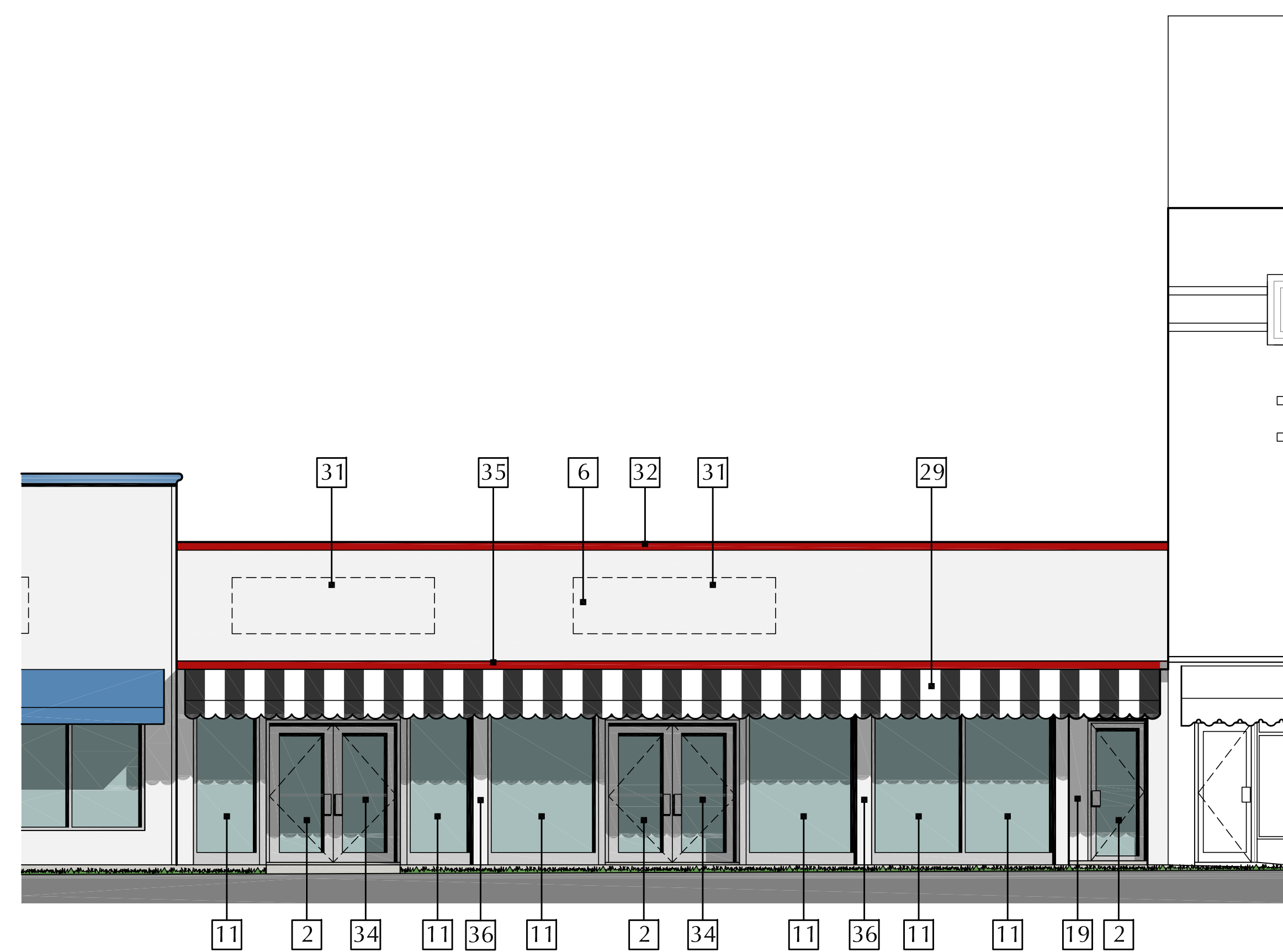
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PROPOSED ELEVATION KEYNOTES

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- 2 NEW IMPACT RESISTANT STOREFRONT DOORS WITH CLEAR GLASS AND ANODIZED ALUMINUM FRAMING
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- 46 NEW CLEAR GLASS AND ALUMINUM FRAME ELEVATOR TOWER
- 47 EXTEND EXISTING EYEBROW MATCHING EXISTING PROFILE



7409-15 COLLINS AVENUE PROPOSED WEST ELEVATION SCALE: 3/16" = 1' - 0"

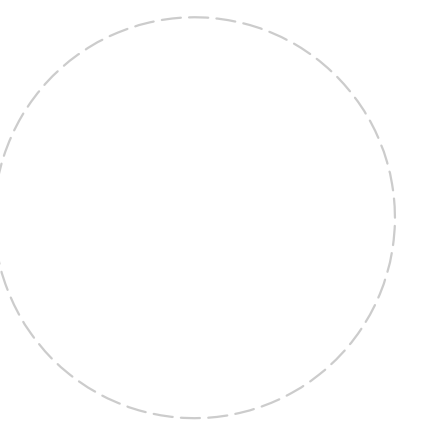
RESTORATION NOTE: THE FIRST FIVE FEET OF THE FACADES ARE TO BE PRESERVED AND RESTORED UNLESS THEY ARE FOUND TO BE STRUCTURALLY INCAPABLE OF BEING PRESERVED, IN WHICH CASE THE APPLICANT WILL USE THE LASER SURVEY TO CONSTRUCT A REPLICA OF THE FIRST FIVE FEET OF THE FACADE.

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A mixed used project by
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AR-0010865

Date
11/10/2017
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AS SHOWN

Sheet Name

**COLLINS AVENUE
OUTLINE - 7419**

HP-159



PROPOSED COLLINS AVENUE ELEVATIONS - BUILDING 7419

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

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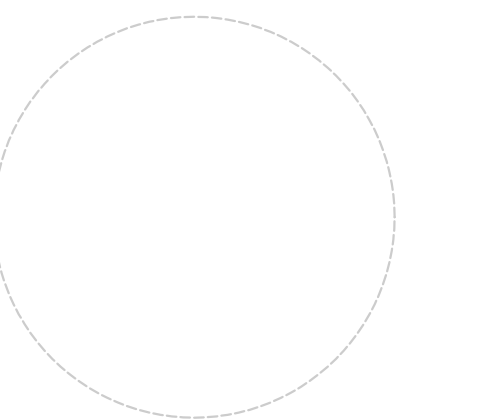
7419 COLLINS AVENUE CURRENT PHOTOS - WEST ELEVATION

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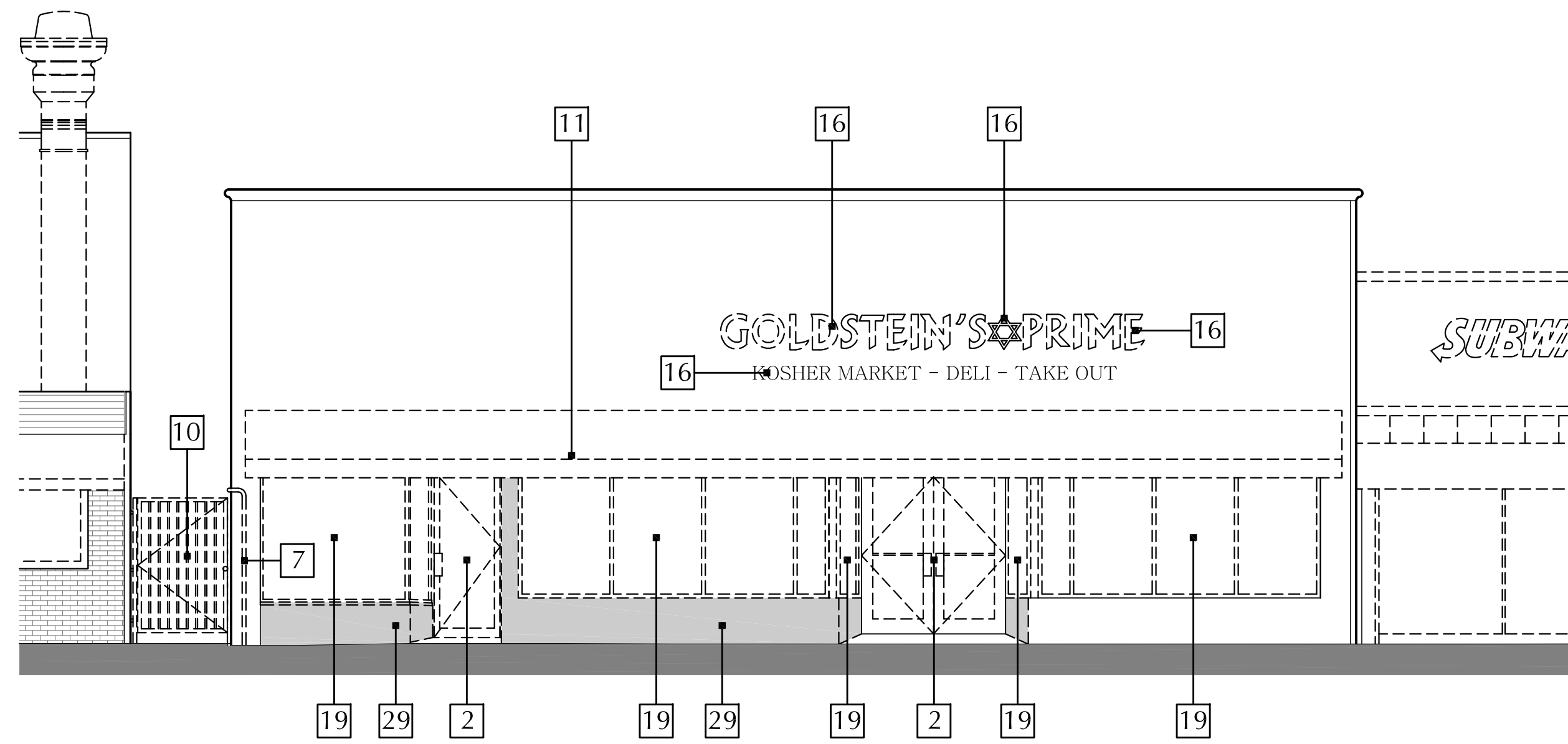
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**7419 COLLINS
AVENUE CURRENT
PHOTOS**

HP-160

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7419-23 COLLINS AVENUE WEST ELEVATION DEMOLITION SCALE: 3/16" = 1' - 0"

ELEVATION DEMOLITION KEYNOTES

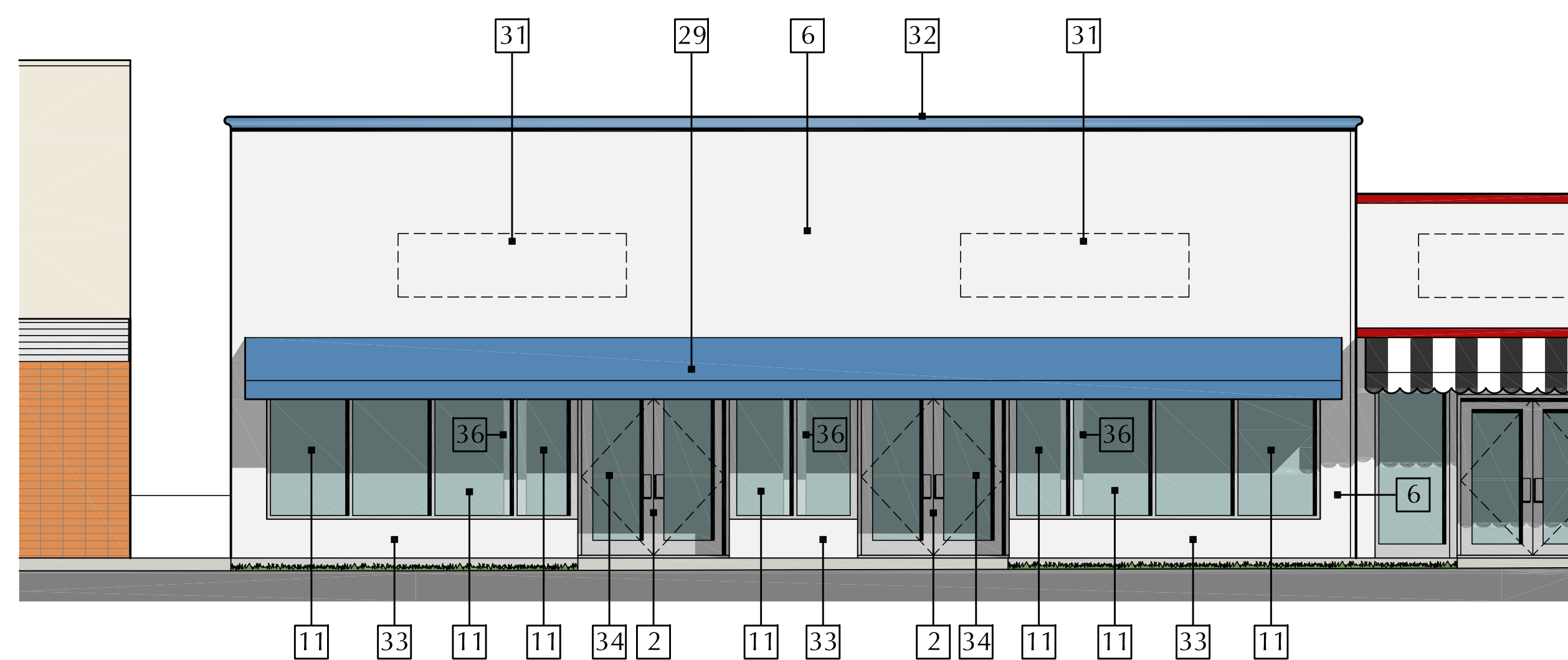
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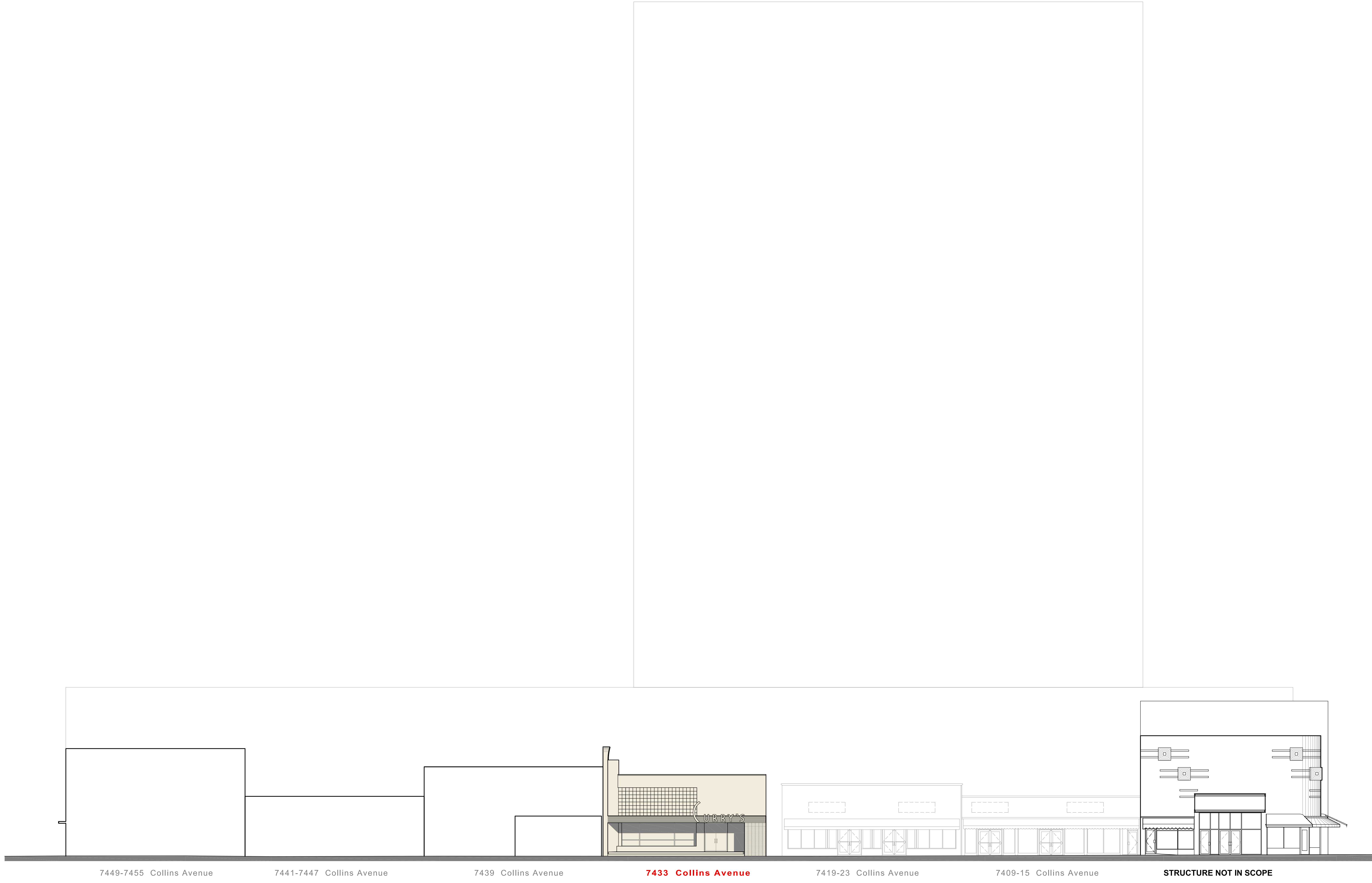
Richard J. Heisenbottle
AR-0010865

Date
11/10/2017
Scale
AS SHOWN

Sheet Name

**COLLINS AVENUE
OUTLINE - 7433**

HP-162



PROPOSED COLLINS AVENUE ELEVATIONS - BUILDING 7433

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

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