



7433 COLLINS AVENUE CURRENT PHOTOS - WEST ELEVATION



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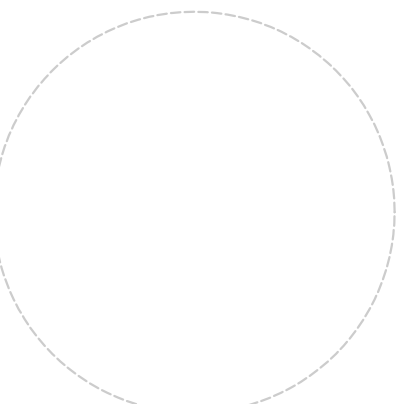
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OCEAN TERRACE
7400 Ocean Terrace
Miami Beach, FL 33141

A mixed used project by
Ocean Terrace
Holdings
1035 North Miami Av.
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Richard J. Heisenbottle
AR-0010865

Date
11/10/2017
Scale
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Sheet Name

7433 COLLINS
AVENUE CURRENT
PHOTOS

HP-164

ELEVATION DEMOLITION KEYNOTES

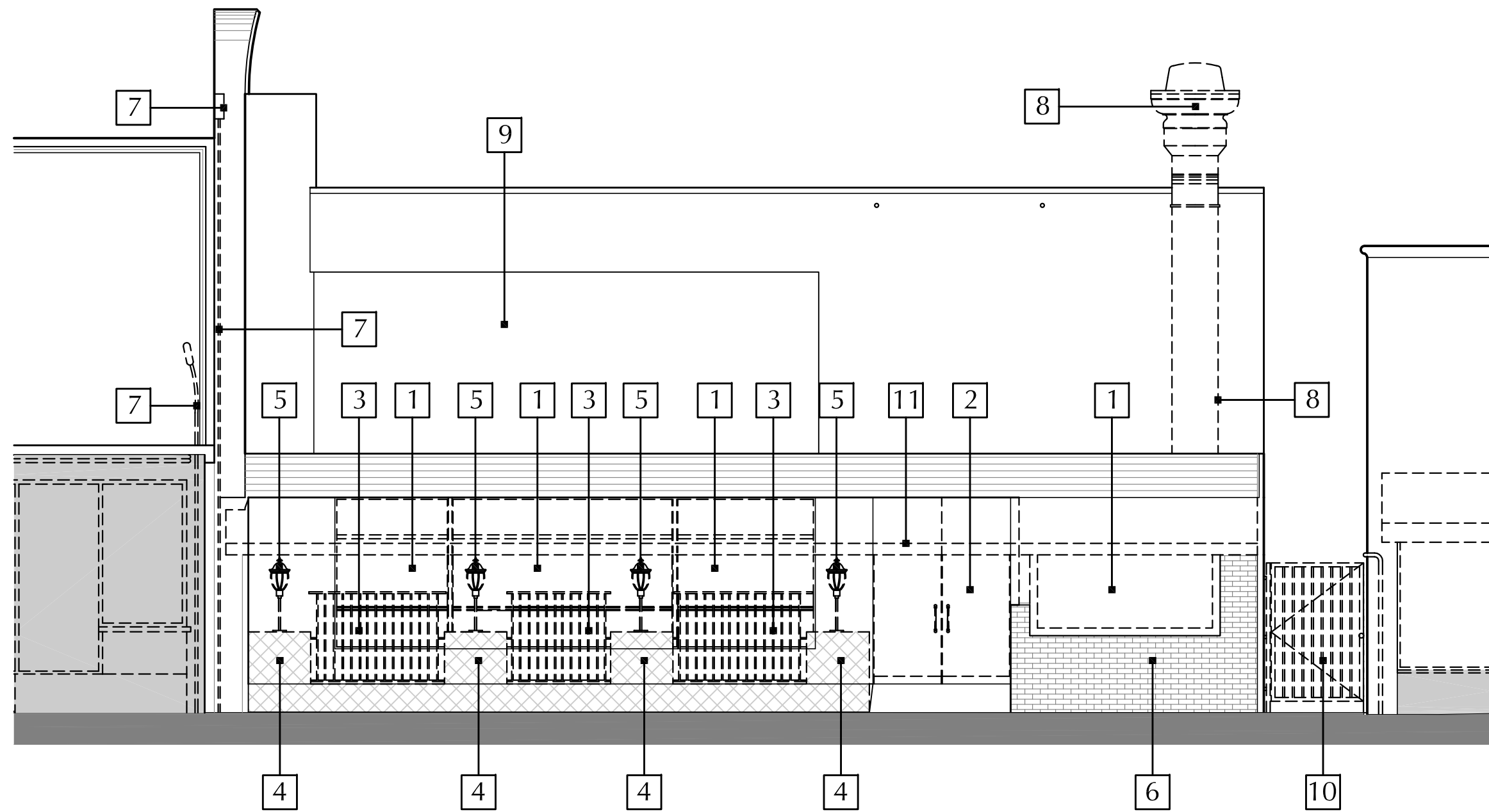
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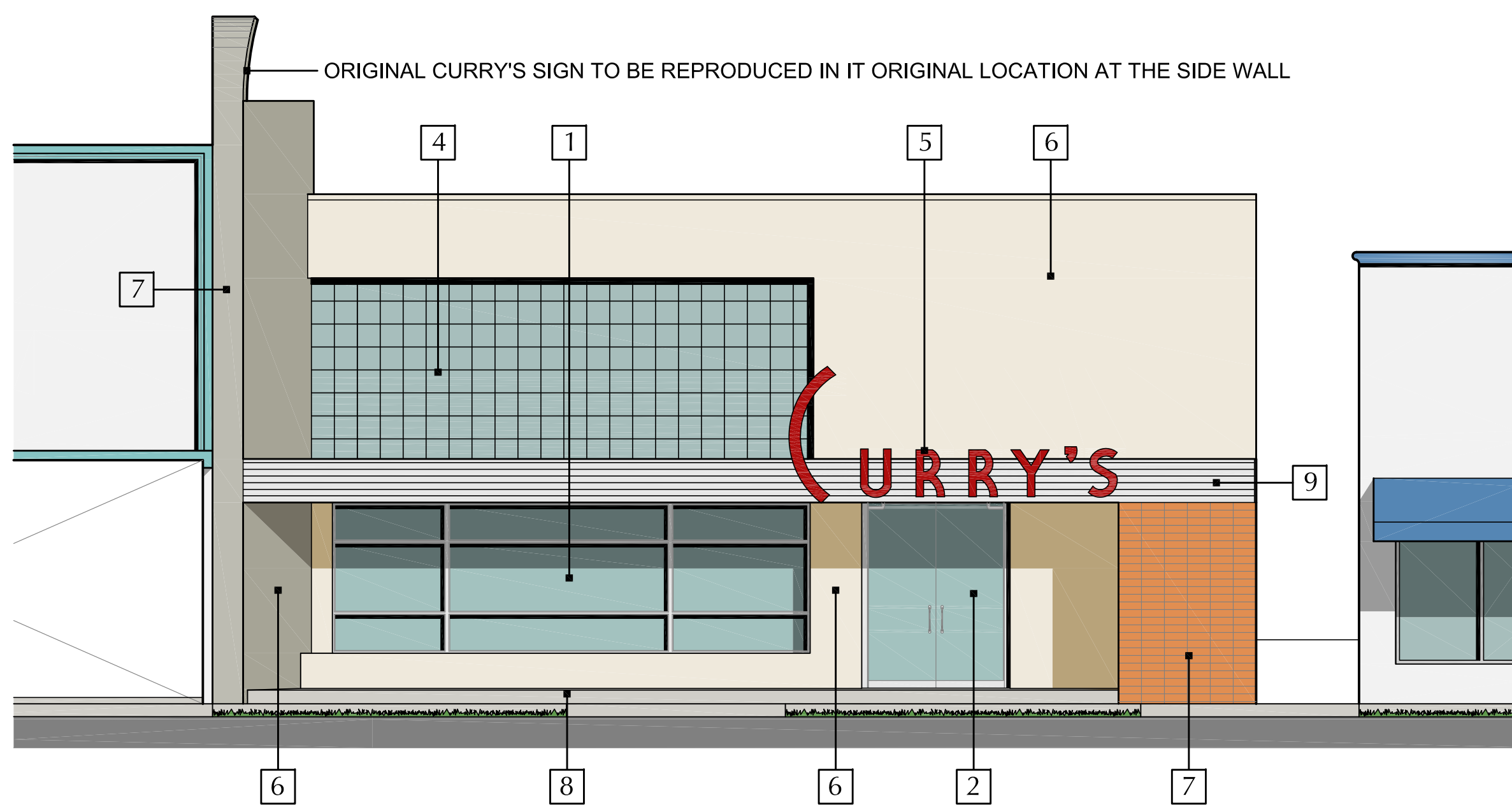
PROPOSED ELEVATION KEYNOTES

- 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
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- 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 EXTISTING
- 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
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- 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
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- 41 FILL-IN EXISTING OPENING WITH CMU FINISH W/STUCCO TO MATCH ADJACENT
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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



7433 COLLINS AVENUE WEST ELEVATION DEMOLITION SCALE: 3/16" = 1' - 0"



7433 COLLINS AVENUE PROPOSED WEST ELEVATION SCALE: 3/16" = 1' - 0"

RESTORATION NOTE: GRAPHIC DEPICTION OF BUILDING COLORS ARE NOT THE FINAL SELECTION.
FINAL BUILDING COLORS WILL BE SELECTED IN CONJUNCTION WITH PLANNING STAFF AND APPROVED ADMINISTRATIVELY.

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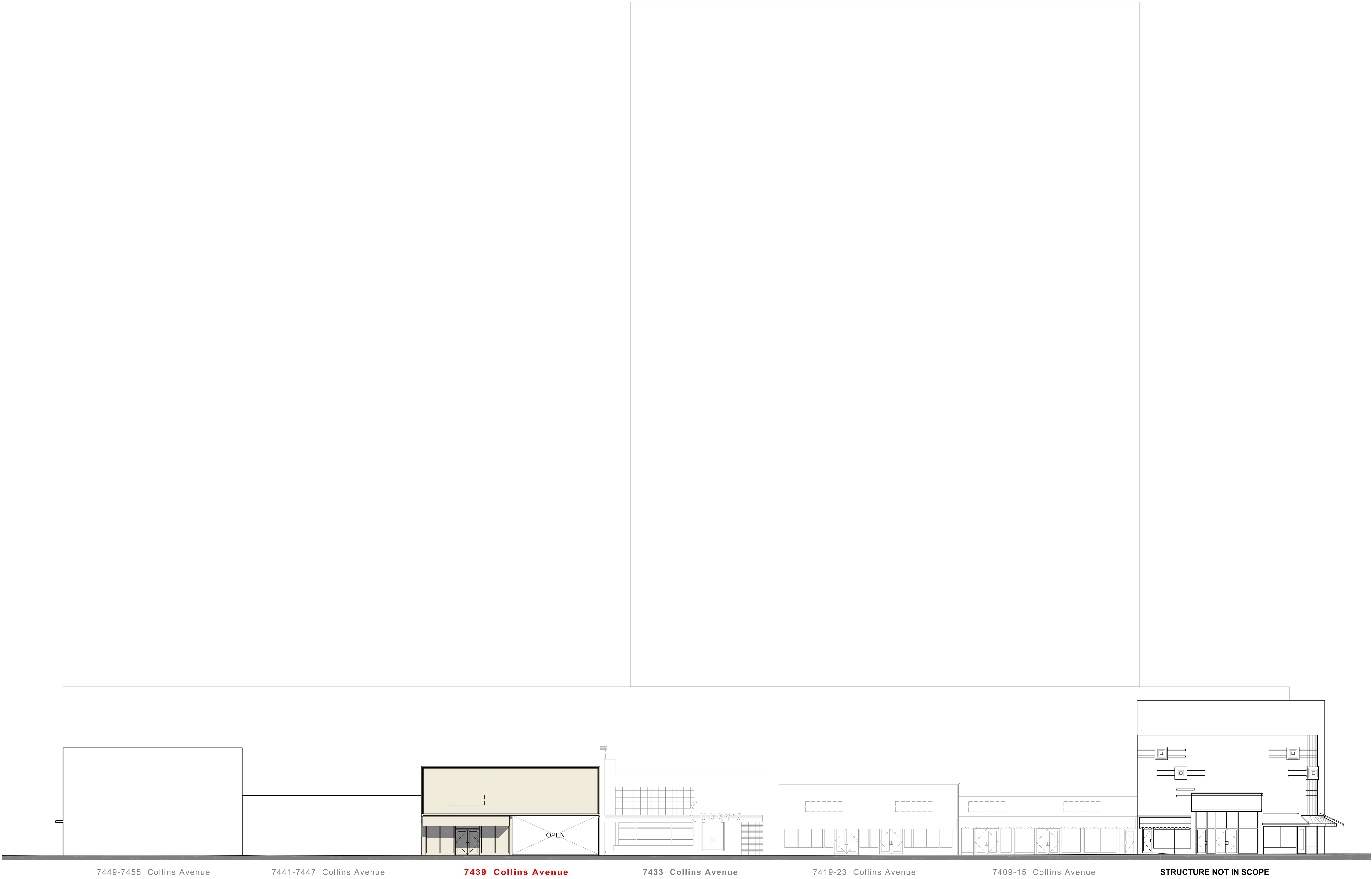
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**COLLINS AVENUE
OUTLINE - 7439**

HP-166



PROPOSED COLLINS AVENUE ELEVATIONS - BUILDING 7439

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

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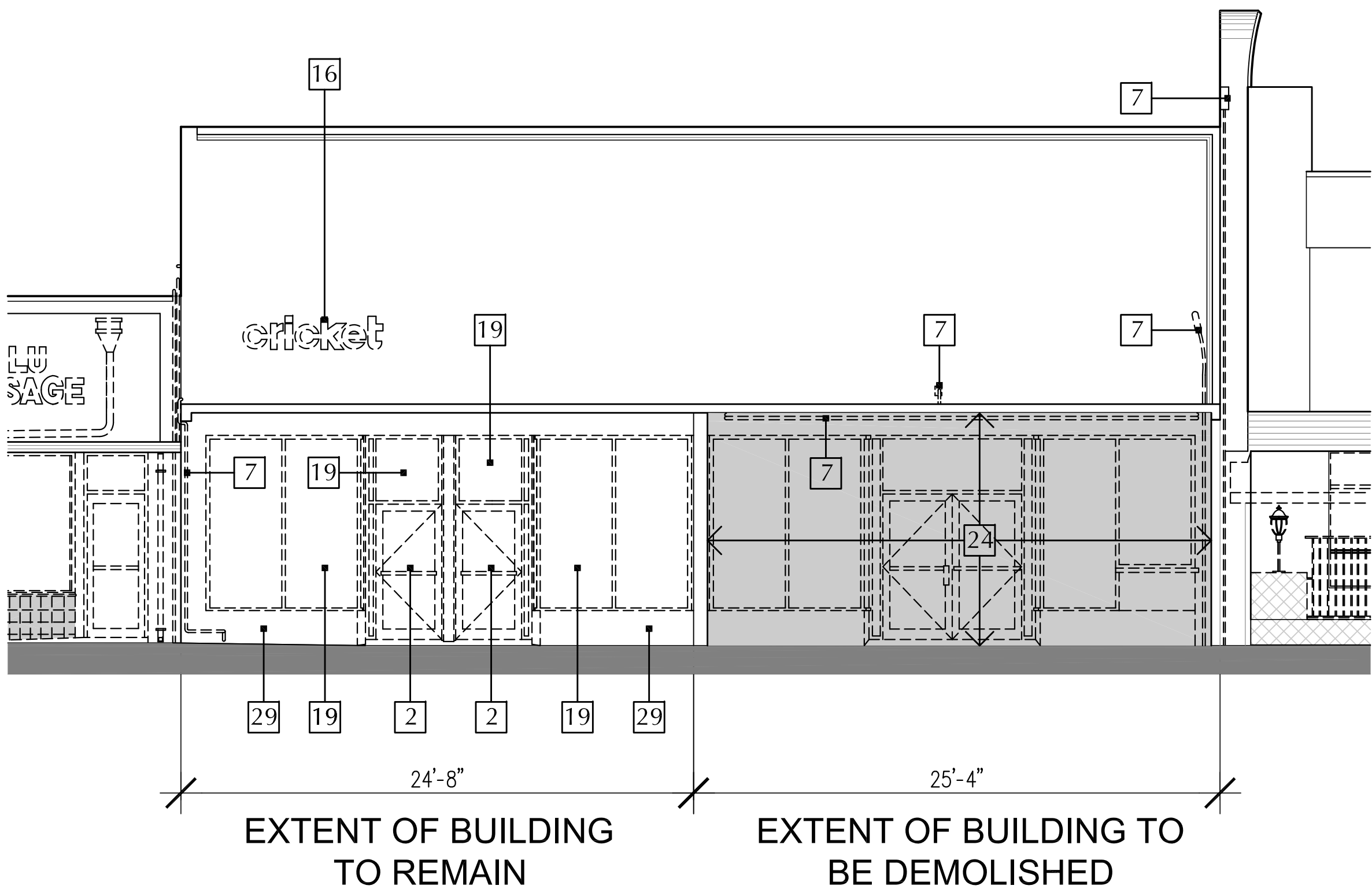
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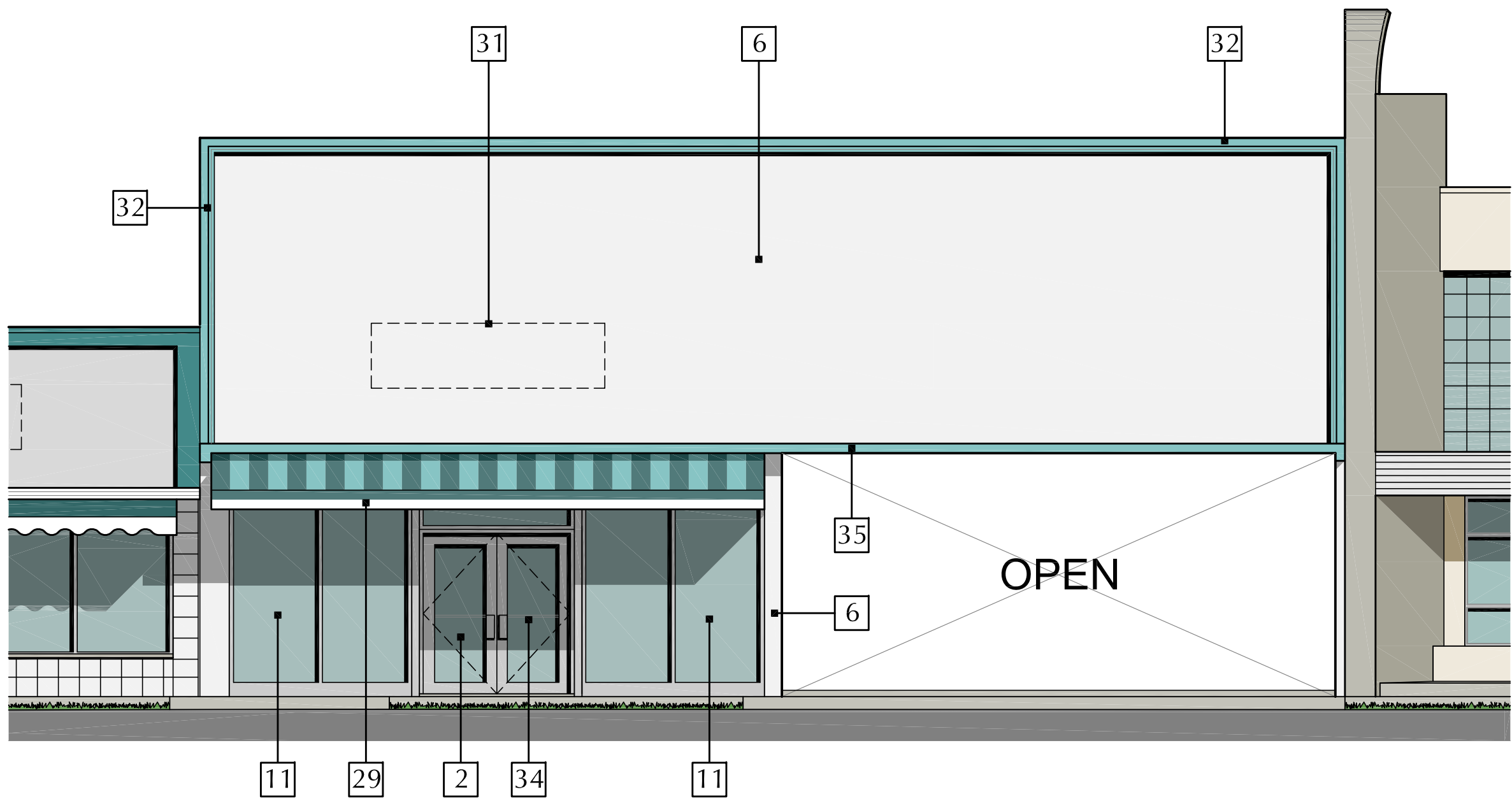
**7439 COLLINS
AVENUE CURRENT
PHOTOS**

HP-167

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7439 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.

RESTORATION NOTE: GRAPHIC DEPICTION OF BUILDING COLORS ARE NOT THE FINAL SELECTION. FINAL BUILDING COLORS WILL BE SELECTED IN CONJUNCTION WITH PLANNING STAFF AND APPROVED ADMINISTRATIVELY.

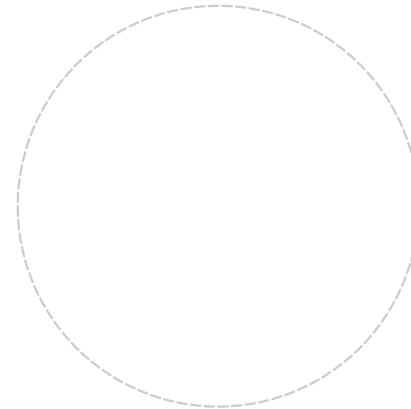
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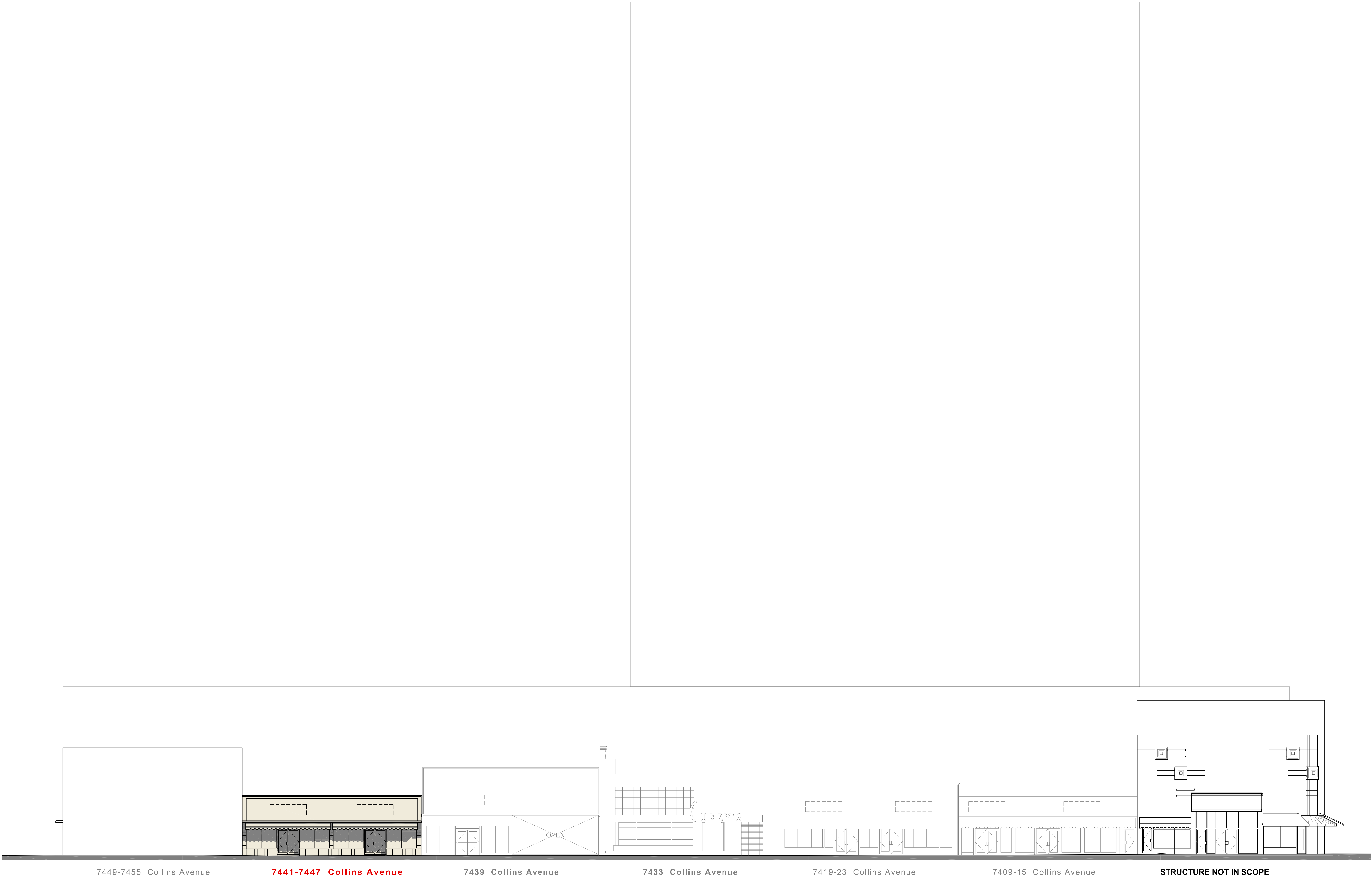
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**COLLINS AVENUE
OUTLINE - 7441**

HP-169



PROPOSED COLLINS AVENUE ELEVATIONS - BUILDING 7441

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7441 COLLINS AVENUE CURRENT PHOTOS - WEST ELEVATION

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7441 COLLINS
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**7441 COLLINS
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DEMO-PROPOSED**

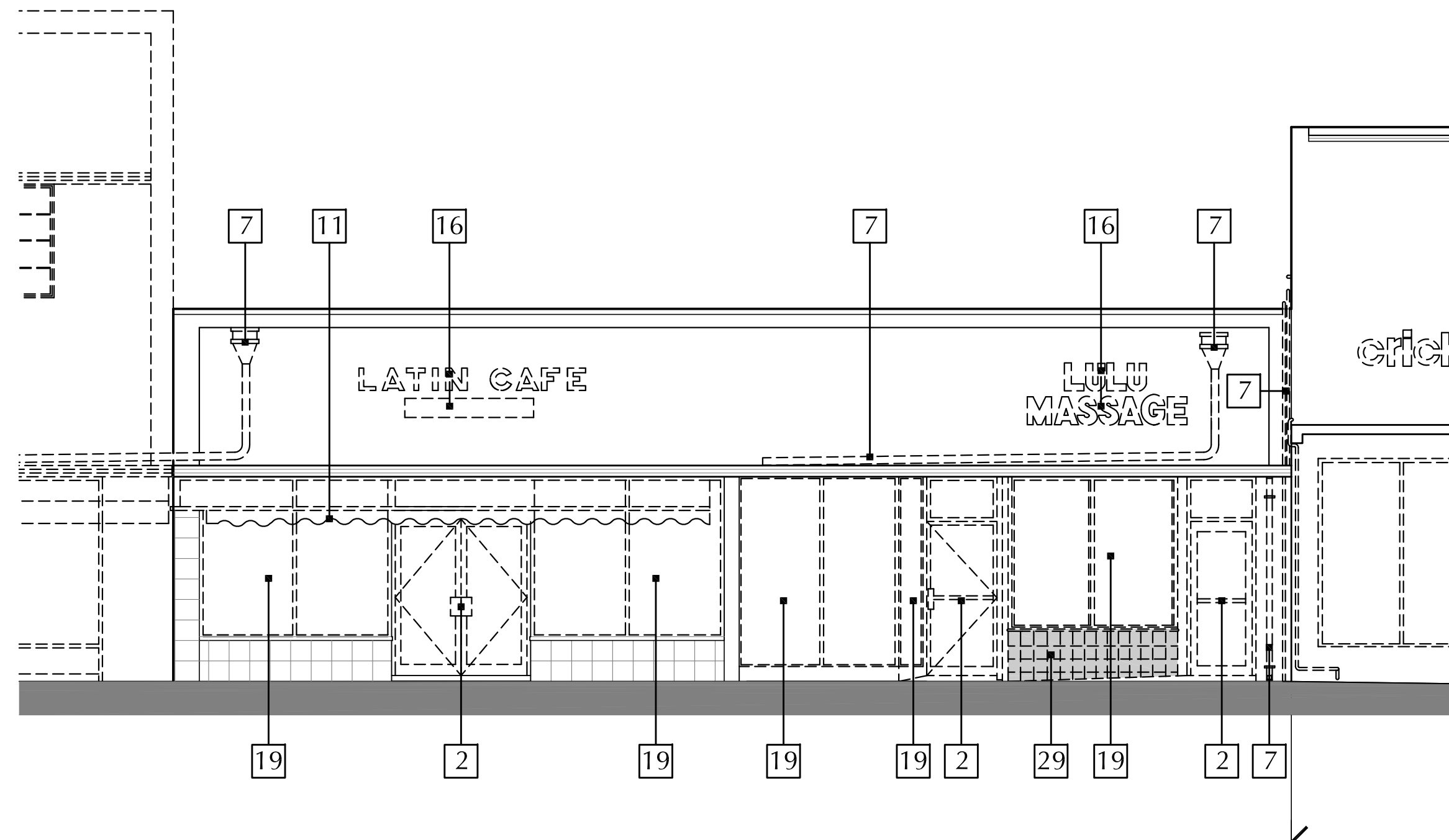
HP-171

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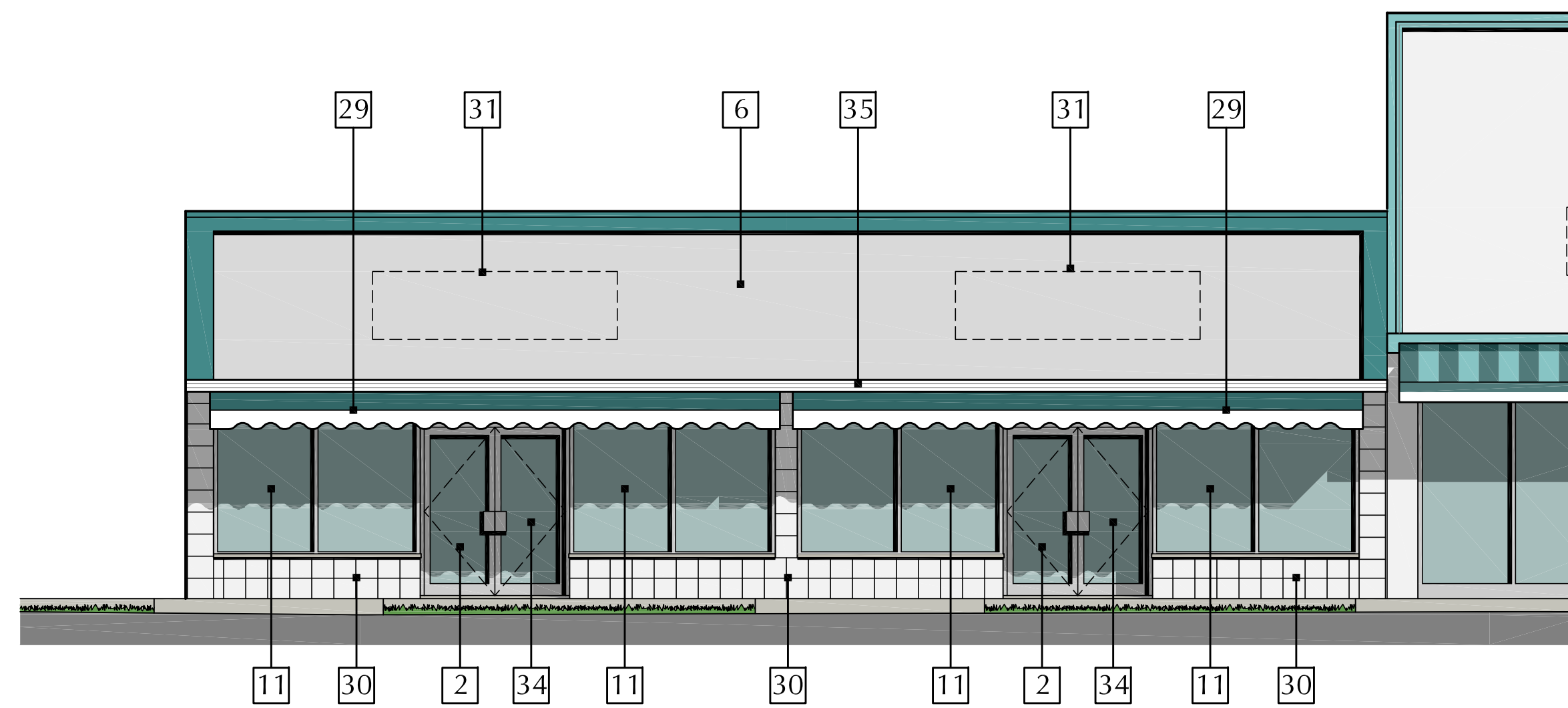
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43	NEW CONCRETE EYEBROW TO MATCH HISTORICAL CONFIGURATION
44	NEW IMPACT RESISTANT CLEAR GLASS GUARDRAIL
45	NEW IMPACT RESISTANT CLEAR GLASS WINDBREAKER ON ALUMINUM FRAME
46	NEW CLEAR GLASS AND ALUMINUM FRAME ELEVATOR TOWER
47	EXTEND EXISTING EYEBROW MATCHING EXISTING PROFILE



7447-47 COLLINS AVENUE WEST ELEVATION DEMOLITION SCALE: 3/16" = 1' - 0"



7441-47 COLLINS AVENUE PROPOSED WEST ELEVATION SCALE: 3/16" = 1' - 0"

RESTORATION NOTE: GRAPHIC DEPICTION OF BUILDING COLORS ARE NOT THE FINAL SELECTION.
FINAL BUILDING COLORS WILL BE SELECTED IN CONJUNCTION WITH PLANNING STAFF AND APPROVED ADMINISTRATIVELY.

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Elevation: BM 1.5 - BM 3.5 - BM 5.5 - BM 7.5 - BM 9.5 - BM 11.5 - BM 13.5 - BM 15.5 - BM 17.5 - BM 19.5 - BM 21.5 - BM 23.5 - BM 25.5 - BM 27.5 - BM 29.5 - BM 31.5 - BM 33.5 - BM 35.5 - BM 37.5 - BM 39.5 - BM 41.5 - BM 43.5 - BM 45.5 - BM 47.5 - BM 49.5 - BM 51.5 - BM 53.5 - BM 55.5 - BM 57.5 - BM 59.5 - BM 61.5 - BM 63.5 - BM 65.5 - BM 67.5 - BM 69.5 - BM 71.5 - BM 73.5 - BM 75.5 - BM 77.5 - BM 79.5 - BM 81.5 - BM 83.5 - BM 85.5 - BM 87.5 - BM 89.5 - BM 91.5 - BM 93.5 - BM 95.5 - BM 97.5 - BM 99.5 - BM 101.5 - BM 103.5 - BM 105.5 - BM 107.5 - BM 109.5 - BM 111.5 - BM 113.5 - BM 115.5 - BM 117.5 - BM 119.5 - BM 121.5 - BM 123.5 - BM 125.5 - BM 127.5 - BM 129.5 - BM 131.5 - BM 133.5 - BM 135.5 - BM 137.5 - BM 139.5 - BM 141.5 - BM 143.5 - BM 145.5 - BM 147.5 - BM 149.5 - BM 151.5 - BM 153.5 - BM 155.5 - BM 157.5 - BM 159.5 - BM 161.5 - BM 163.5 - BM 165.5 - BM 167.5 - BM 169.5 - BM 171.5 - BM 173.5 - BM 175.5 - BM 177.5 - BM 179.5 - BM 181.5 - BM 183.5 - BM 185.5 - BM 187.5 - BM 189.5 - BM 191.5 - BM 193.5 - BM 195.5 - BM 197.5 - BM 199.5 - BM 201.5 - BM 203.5 - BM 205.5 - BM 207.5 - BM 209.5 - BM 211.5 - BM 213.5 - BM 215.5 - BM 217.5 - BM 219.5 - BM 221.5 - BM 223.5 - BM 225.5 - BM 227.5 - BM 229.5 - BM 231.5 - BM 233.5 - BM 235.5 - BM 237.5 - BM 239.5 - BM 241.5 - BM 243.5 - BM 245.5 - BM 247.5 - BM 249.5 - BM 251.5 - BM 253.5 - BM 255.5 - BM 257.5 - BM 259.5 - BM 261.5 - BM 263.5 - BM 265.5 - BM 267.5 - BM 269.5 - BM 271.5 - BM 273.5 - BM 275.5 - BM 277.5 - BM 279.5 - BM 281.5 - BM 283.5 - BM 285.5 - BM 287.5 - BM 289.5 - BM 291.5 - BM 293.5 - BM 295.5 - BM 297.5 - BM 299.5 - BM 301.5 - BM 303.5 - BM 305.5 - BM 307.5 - BM 309.5 - BM 311.5 - BM 313.5 - BM 315.5 - BM 317.5 - BM 319.5 - BM 321.5 - BM 323.5 - BM 325.5 - BM 327.5 - BM 329.5 - BM 331.5 - BM 333.5 - BM 335.5 - BM 337.5 - BM 339.5 - BM 341.5 - BM 343.5 - BM 345.5 - BM 347.5 - BM 349.5 - BM 351.5 - BM 353.5 - BM 355.5 - BM 357.5 - BM 359.5 - BM 361.5 - BM 363.5 - BM 365.5 - BM 367.5 - BM 369.5 - BM 371.5 - 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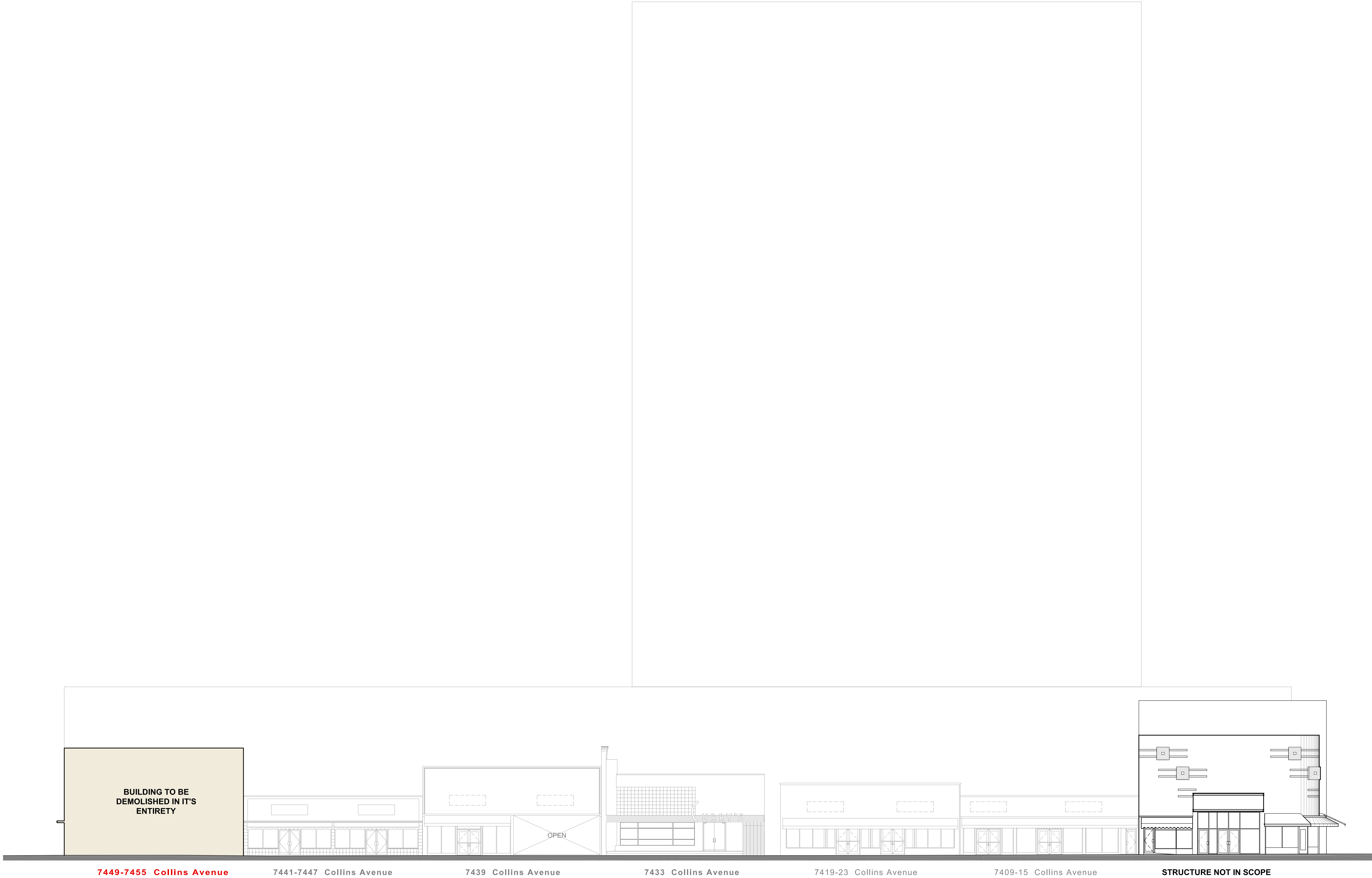
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COLLINS AVENUE
OUTLINE - 7449

HP-172



PROPOSED COLLINS AVENUE ELEVATIONS - BUILDING 7449

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

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7449 COLLINS AVENUE CURRENT PHOTOS - NORTH ELEVATION

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Date _____

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Scale

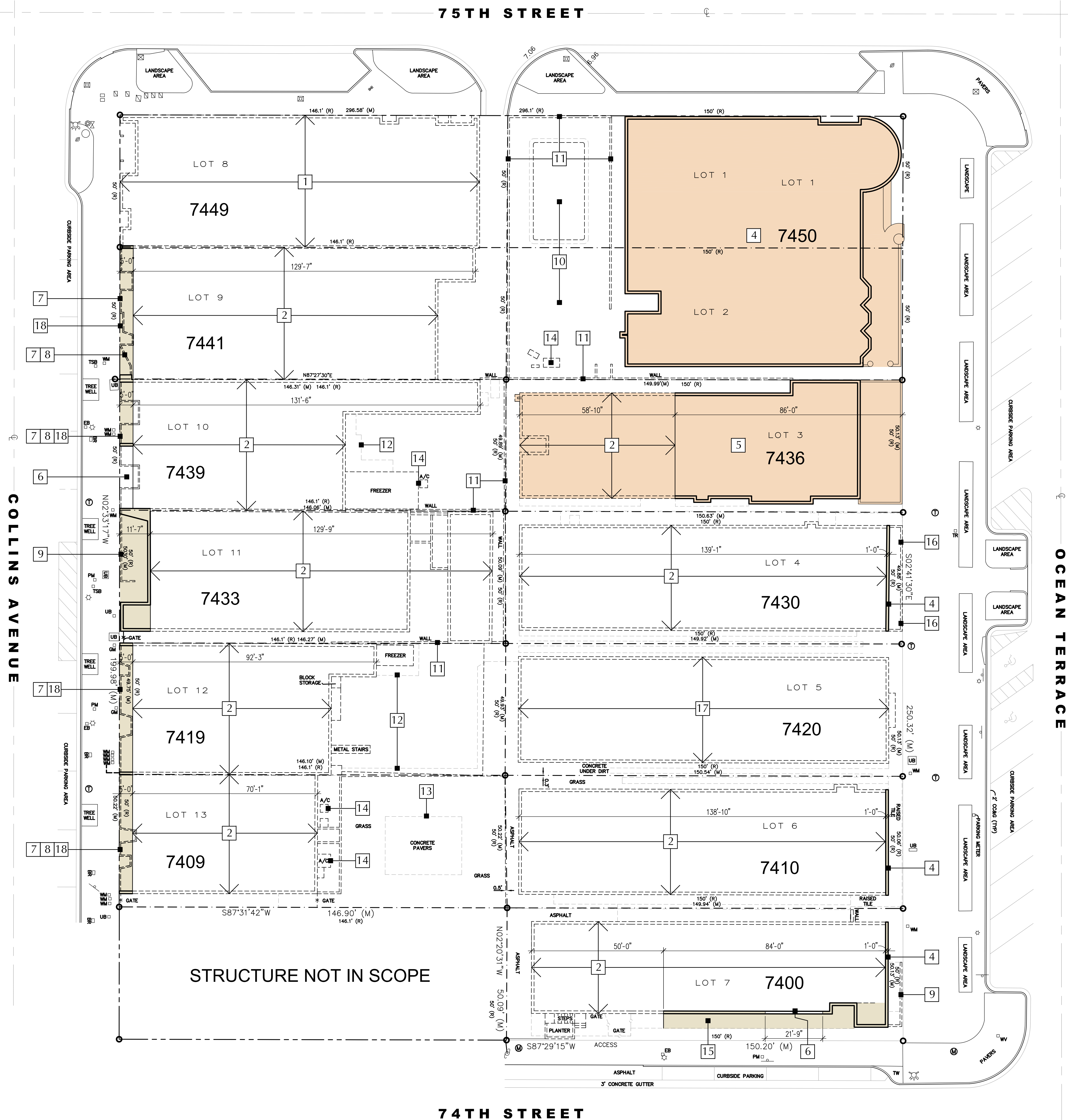
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**7449 COLLINS
AVENUE CURRENT
PHOTOS**

HP-174

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BUILDING DEMOLITION SITE PLAN KEYNOTES

- 1 DEMOLISH BUILDING IN ITS ENTIRETY
- 2 DEMOLISH SECTION OF BUILDING IN ITS ENTIRETY AS SHOWN
- 3 DEMOLISH EXISTING INTERIOR WALLS
- 4 EXISTING FRONT FACADE TO REMAIN AND BE RESTORED
- 5 SEE SELECTIVE DEMOLITION PLANS D-101 TO D-104
- 6 PARTIALLY DEMOLISH 1ST FLOOR SEE ELEVATION
- 7 REMOVE EXISTING STOREFRONT
- 8 REMOVE EXISTING KNEE-WALL
- 9 REMOVE NON-HISTORICAL SCREEN WALL
- 10 REMOVE EXISTING SWIMMING POOL AND DECK
- 11 REMOVE EXISTING WALL
- 12 REMOVE EXISTING CONCRETE PAD
- 13 REMOVE EXISTING TILED AREA
- 14 REMOVE ALL MECHANICAL AND ELECTRICAL EQUIPMENT
- 15 EXISTING BALCONY ABOVE TO REMAIN
- 16 REMOVE EXISTING LOW WALL
- 17 DEMOLISH UNSAFE STRUCTURE PER CASE # BV13000782
- 18 SEE RESTORATION NOTE BELOW

COLLINS AVE. RESTORATION NOTE:

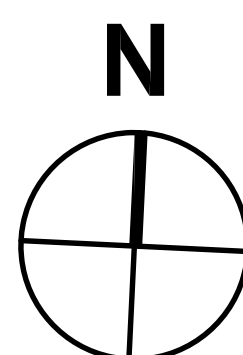
THE FIRST FIVE FEET OF THE FACADE IS TO BE PRESERVED AND RESTORED UNLESS IT IS FOUND TO BE STRUCTURALLY INCAPABLE OF BEING PRESERVED. IN WHICH CASE THE APPLICANT WILL USE THE LASER SURVEY TO CONSTRUCT A REPLICA OF THE FIRST FIVE FEET OF THE FACADE.

OCEAN TERRACE RESTORATION NOTES:

THE FRONT FACADE IS TO BE PRESERVED AND RESTORED UNLESS IT IS FOUND TO BE STRUCTURALLY INCAPABLE OF BEING PRESERVED. IN WHICH CASE THE APPLICANT WILL USE THE LASER SURVEY TO CONSTRUCT A REPLICA OF THE FRONT FACADE.

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.

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



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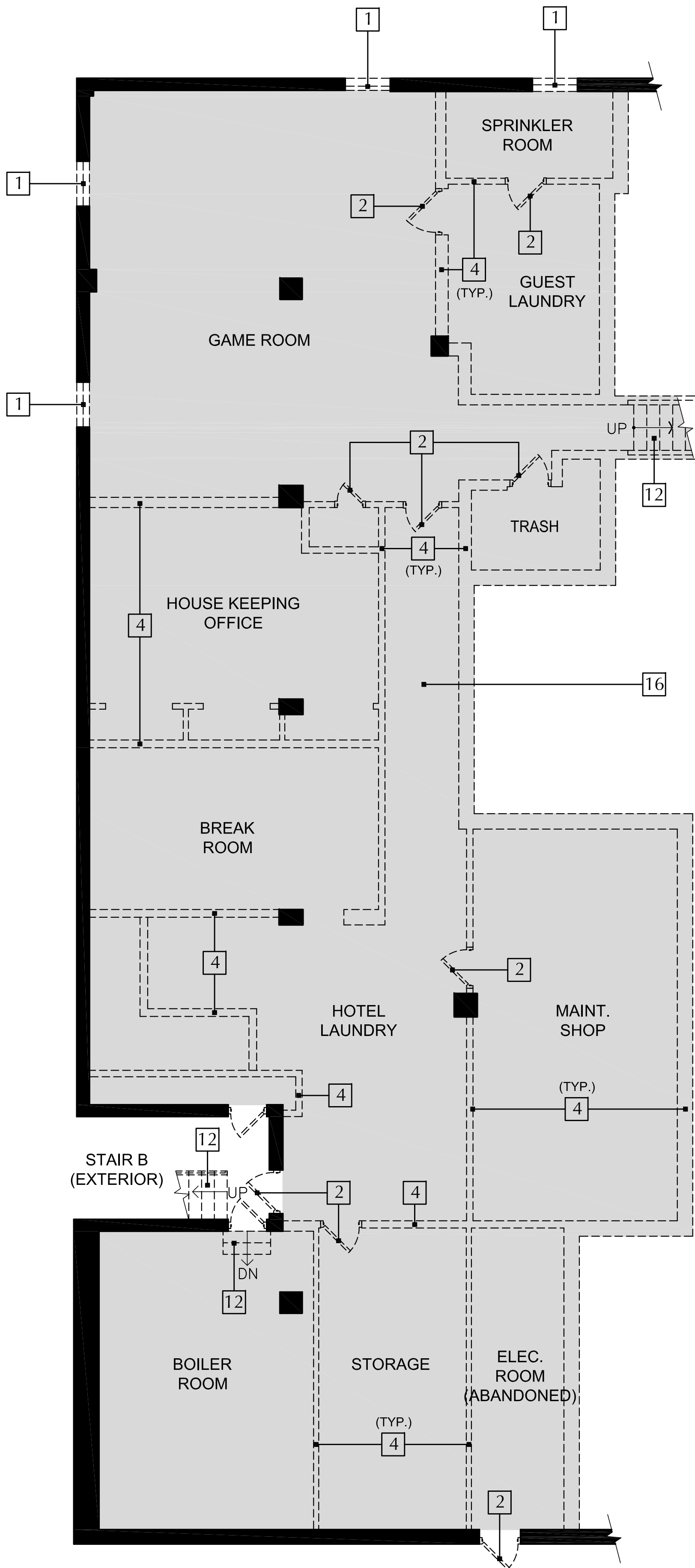
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BUILDING
DEMOLITION
SITE PLAN

D-100

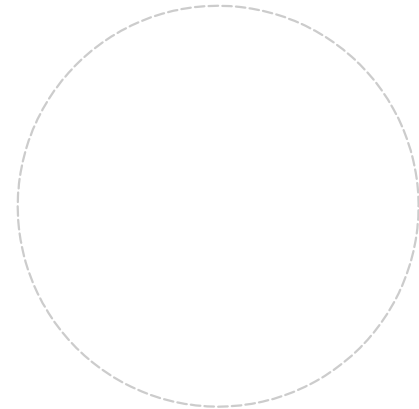
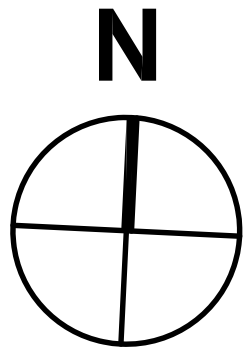
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- SELECTIVE DEMOLITION KEYNOTES
- 1 REMOVE EXISTING WINDOW AND WINDOW FRAME
 - 2 REMOVE EXISTING DOOR AND DOOR FRAME
 - 3 REMOVE EXISTING GLASS BLOCK
 - 4 REMOVE EXISTING INTERIOR WALLS
 - 5 REMOVE EXISTING EXTERIOR WALL
 - 6 PROTECT AND REPAIR HISTORIC TERRAZZO FLOORING
 - 7 PROTECT AND REPAIR HISTORIC STAIR AND RAILINGS
 - 8 PROTECT AND REPAIR HISTORIC CEILING MOLDINGS
 - 9 REMOVE TRASH CHUTE
 - 10 STORE AND PROTECT HISTORIC WINDOW FRAMES FOR RE-USE
 - 11 STORE AND PROTECT HISTORIC ELEVATOR DOOR FOR RE-USE
 - 12 REMOVE EXISTING STAIR AND RAILINGS
 - 13 REMOVE ALL MECHANICAL AND ELECTRICAL EQUIPMENT
 - 14 REMOVE ALL PLUMBING FIXTURES AND TOILET PARTITIONS
 - 15 REMOVE EXISTING NON-HISTORICAL RAILING
 - 16 DEMOLISH SECTION OF BUILDING IN ITS ENTIRETY AS SHOWN
 - 17 REMOVE AND REBUILD EXISTING FLOOR SLAB ON AREA SHOWN
 - 18 REMOVE EXISTING WALL FINISH
 - 19 REMOVE EXISTING METAL GATE
 - 20 REMOVE EXISTING STOREFRONT
 - 21 REMOVE EXISTING NON-HISTORICAL RAMP
 - 22 REMOVE EXISTING METAL STAIR, SUPPORTS AND RAILINGS
 - 23 REMOVE EXISTING EXTERIOR MECHANICAL CHASE
 - 24 REMOVE EXISTING KNEE WALL
 - 25 REMOVE EXISTING METAL FENCE
 - 26 REMOVE EXISTING NON-HISTORICAL ORNAMENTATION
 - 27 REMOVE EXISTING NON-HISTORICAL FIRE PLACE
 - 28 REMOVE EXISTING ELEVATOR AND ASSOCIATED EQUIPMENT
 - 29 PROTECT AND REPAIR HISTORIC GUARD RAIL
 - 30 REMOVE EXISTING BUILT-IN COUNTERS
 - 31 REMOVE ALL ROOFING MATERIALS DOWN TO STRUCTURAL SLAB
 - 32 REMOVE NON-HISTORICAL DECORATIVE BLOCK AND RAILING
 - 33 REMOVE EXISTING BALCONY AND GUARD RAIL
 - 34 EXISTING BALCONY AND GUARD RAIL TO REMAIN
 - 35 REMOVE EXISTING FLOOR SLAB AS SHOWN
 - 36 EXISTING FAUX FIREPLACE TO REMAIN
 - 37 EXISTING ETCHED GLASS WINDOWS TO REMAIN

7450 OCEAN TERRACE BASEMENT FLOOR PLAN - DEMOLITION

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



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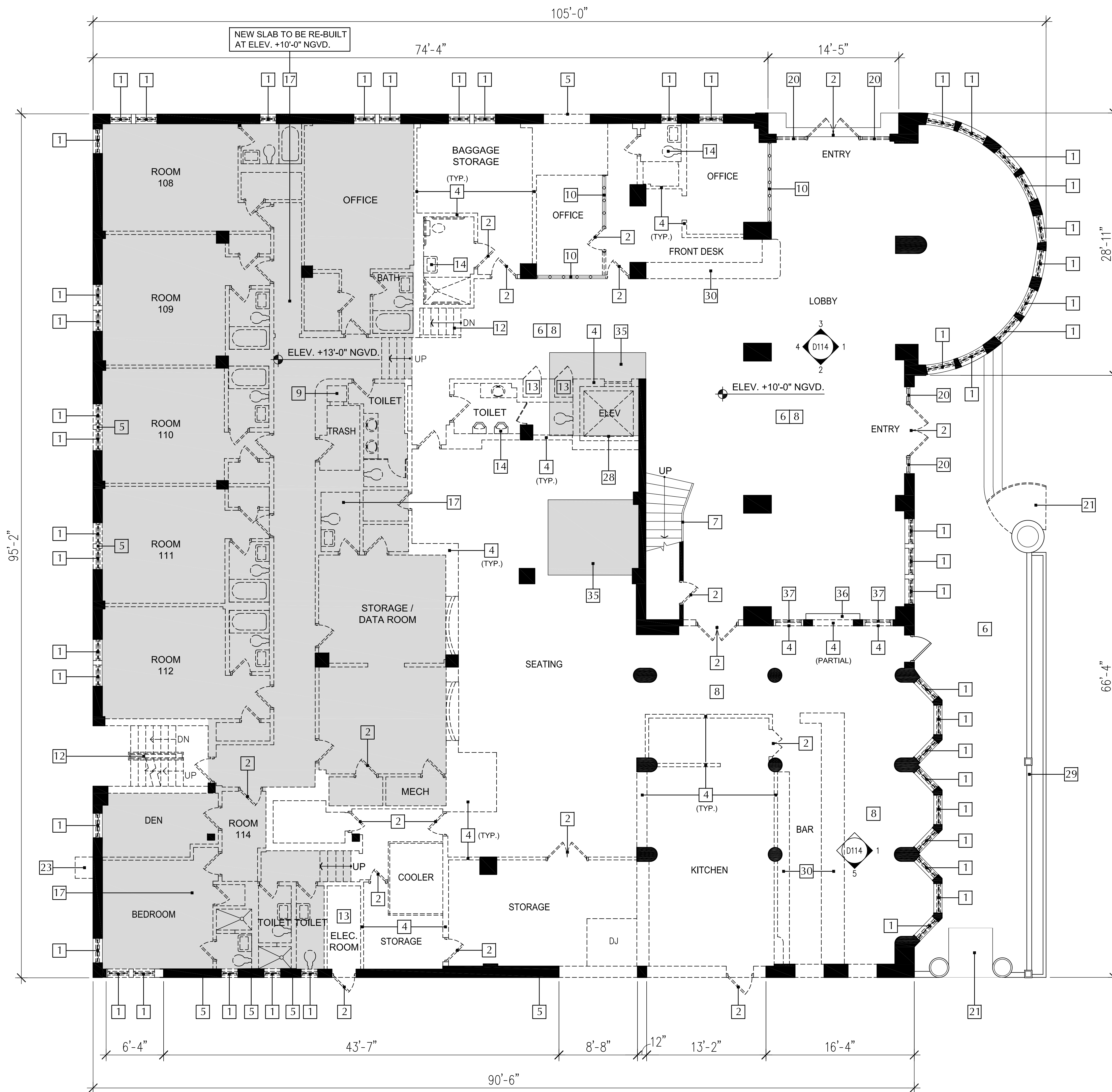
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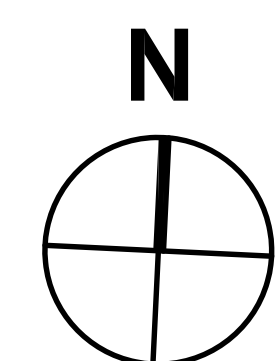
**7450 OCEAN
TERRACE PLAN
DEMOLITION - 1**

D-102



7450 OCEAN TERRACE FIRST FLOOR PLAN - SELECTIVE DEMOLITION

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



SELECTIVE DEMOLITION KEYNOTES

- 1 REMOVE EXISTING WINDOW AND WINDOW FRAME
- 2 REMOVE EXISTING DOOR AND DOOR FRAME
- 3 REMOVE EXISTING GLASS BLOCK
- 4 REMOVE EXISTING INTERIOR WALLS
- 5 REMOVE EXISTING EXTERIOR WALL
- 6 PROTECT AND REPAIR HISTORIC TERRAZZO FLOORING
- 7 PROTECT AND REPAIR HISTORIC STAIR AND RAILINGS
- 8 PROTECT AND REPAIR HISTORIC CEILING MOLDINGS
- 9 REMOVE TRASH CHUTE
- 10 STORE AND PROTECT HISTORIC WINDOW FRAMES FOR RE-USE
- 11 STORE AND PROTECT HISTORIC ELEVATOR DOOR FOR RE-USE
- 12 REMOVE EXISTING STAIR AND RAILINGS
- 13 REMOVE ALL MECHANICAL AND ELECTRICAL EQUIPMENT
- 14 REMOVE ALL PLUMBING FIXTURES AND TOILET PARTITIONS
- 15 REMOVE EXISTING NON-HISTORICAL RAILING
- 16 DEMOLISH SECTION OF BUILDING IN ITS ENTIRETY AS SHOWN
- 17 REMOVE AND REBUILD EXISTING FLOOR SLAB ON AREA SHOWN
- 18 REMOVE EXISTING WALL FINISH
- 19 REMOVE EXISTING METAL GATE
- 20 REMOVE EXISTING STOREFRONT
- 21 REMOVE EXISTING NON-HISTORICAL RAMP
- 22 REMOVE EXISTING METAL STAIR, SUPPORTS AND RAILINGS
- 23 REMOVE EXISTING EXTERIOR MECHANICAL CHASE
- 24 REMOVE EXISTING KNEE WALL
- 25 REMOVE EXISTING METAL FENCE
- 26 REMOVE EXISTING NON-HISTORICAL ORNAMENTATION
- 27 REMOVE EXISTING NON-HISTORICAL FIRE PLACE
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- 29 PROTECT AND REPAIR HISTORIC GUARD RAIL
- 30 REMOVE EXISTING BUILT-IN COUNTERS
- 31 REMOVE ALL ROOFING MATERIALS DOWN TO STRUCTURAL SLAB
- 32 REMOVE NON-HISTORICAL DECORATIVE BLOCK AND RAILING
- 33 REMOVE EXISTING BALCONY AND GUARD RAIL
- 34 EXISTING BALCONY AND GUARD RAIL TO REMAIN
- 35 REMOVE EXISTING FLOOR SLAB AS SHOWN
- 36 EXISTING FAUX FIREPLACE TO REMAIN
- 37 REMOVE AND PROTECT EXISTING ETCHED GLASS WINDOWS FOR RE-USE ON NEW DOORS

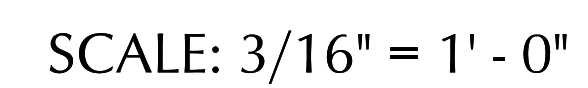
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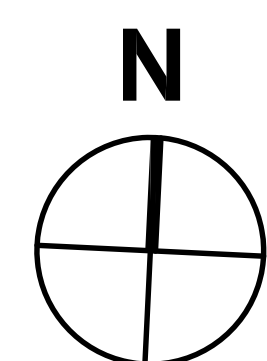
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D-103



- 1 REMOVE EXISTING WINDOW AND WINDOW FRAME
- 2 REMOVE EXISTING DOOR AND DOOR FRAME
- 3 REMOVE EXISTING GLASS BLOCK
- 4 REMOVE EXISTING INTERIOR WALLS
- 5 REMOVE EXISTING EXTERIOR WALL
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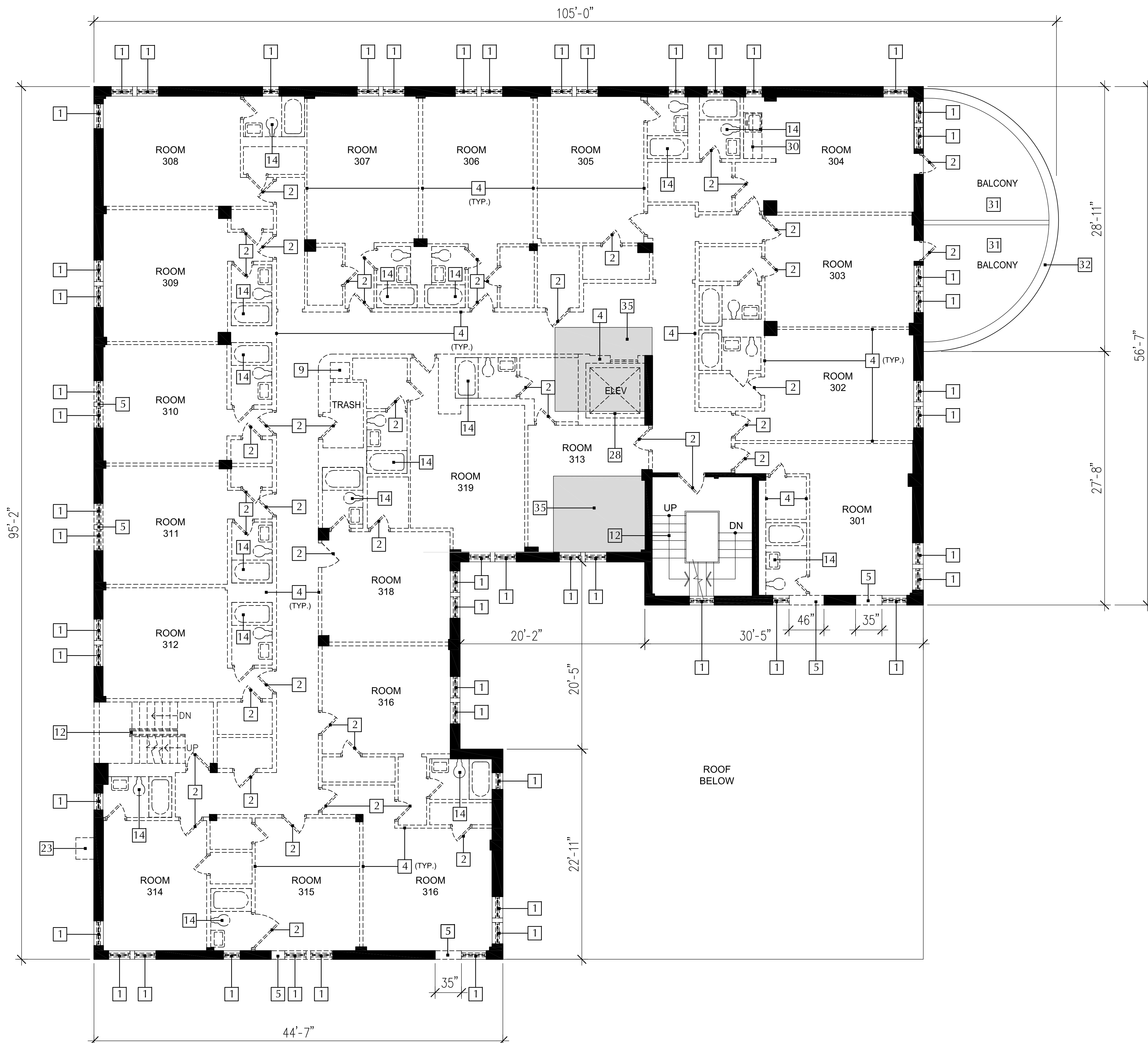
Sheet Name

**7450 OCEAN
TERRACE PLAN
DEMOLITION - 3**

D-104

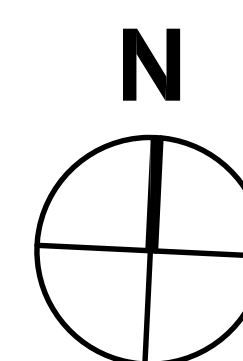
SELECTIVE DEMOLITION KEYNOTES

- 1 REMOVE EXISTING WINDOW AND WINDOW FRAME
- 2 REMOVE EXISTING DOOR AND DOOR FRAME
- 3 REMOVE EXISTING GLASS BLOCK
- 4 REMOVE EXISTING INTERIOR WALLS
- 5 REMOVE EXISTING EXTERIOR WALL
- 6 PROTECT AND REPAIR HISTORIC TERRAZZO FLOORING
- 7 PROTECT AND REPAIR HISTORIC STAIR AND RAILINGS
- 8 PROTECT AND REPAIR HISTORIC CEILING MOLDINGS
- 9 REMOVE TRASH CHUTE
- 10 STORE AND PROTECT HISTORIC WINDOW FRAMES FOR RE-USE
- 11 STORE AND PROTECT HISTORIC ELEVATOR DOOR FOR RE-USE
- 12 REMOVE EXISTING STAIR AND RAILINGS
- 13 REMOVE ALL MECHANICAL AND ELECTRICAL EQUIPMENT
- 14 REMOVE ALL PLUMBING FIXTURES AND TOILET PARTITIONS
- 15 REMOVE EXISTING NON-HISTORICAL RAILING
- 16 DEMOLISH SECTION OF BUILDING IN ITS ENTIRETY AS SHOWN
- 17 REMOVE AND REBUILD EXISTING FLOOR SLAB ON AREA SHOWN
- 18 REMOVE EXISTING WALL FINISH
- 19 REMOVE EXISTING METAL GATE
- 20 REMOVE EXISTING STOREFRONT
- 21 REMOVE EXISTING NON-HISTORICAL RAMP
- 22 REMOVE EXISTING METAL STAIR, SUPPORTS AND RAILINGS
- 23 REMOVE EXISTING EXTERIOR MECHANICAL CHASE
- 24 REMOVE EXISTING KNEE WALL
- 25 REMOVE EXISTING METAL FENCE
- 26 REMOVE EXISTING NON-HISTORICAL ORNAMENTATION
- 27 REMOVE EXISTING NON-HISTORICAL FIRE PLACE
- 28 REMOVE EXISTING ELEVATOR AND ASSOCIATED EQUIPMENT
- 29 PROTECT AND REPAIR HISTORIC GUARD RAIL
- 30 REMOVE EXISTING BUILT-IN COUNTERS
- 31 REMOVE ALL ROOFING MATERIALS DOWN TO STRUCTURAL SLAB
- 32 REMOVE NON-HISTORICAL DECORATIVE BLOCK AND RAILING
- 33 REMOVE EXISTING BALCONY AND GUARD RAIL
- 34 EXISTING BALCONY AND GUARD RAIL TO REMAIN
- 35 REMOVE EXISTING FLOOR SLAB AS SHOWN
- 36 EXISTING FAUX FIREPLACE TO REMAIN
- 37 EXISTING ETCHED GLASS WINDOWS TO REMAIN



7450 OCEAN TERRACE THIRD FLOOR PLAN - SELECTIVE DEMOLITION

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



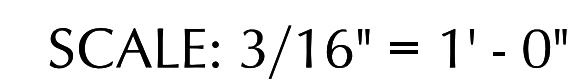
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Miami Beach, FL 33141

1035 North Miami Av.
Miami, FL 33136
305.324.4700

Sheet Name

D-105



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