

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**

2199 PONCE DE LEON BLVD.
SUITE 400
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TELEPHONE: 305/446-7799
FAX: 305/446-9275

Richard J. Heisenbottle
AR-0010865

Date
11/10/2017

Scale
AS SHOWN

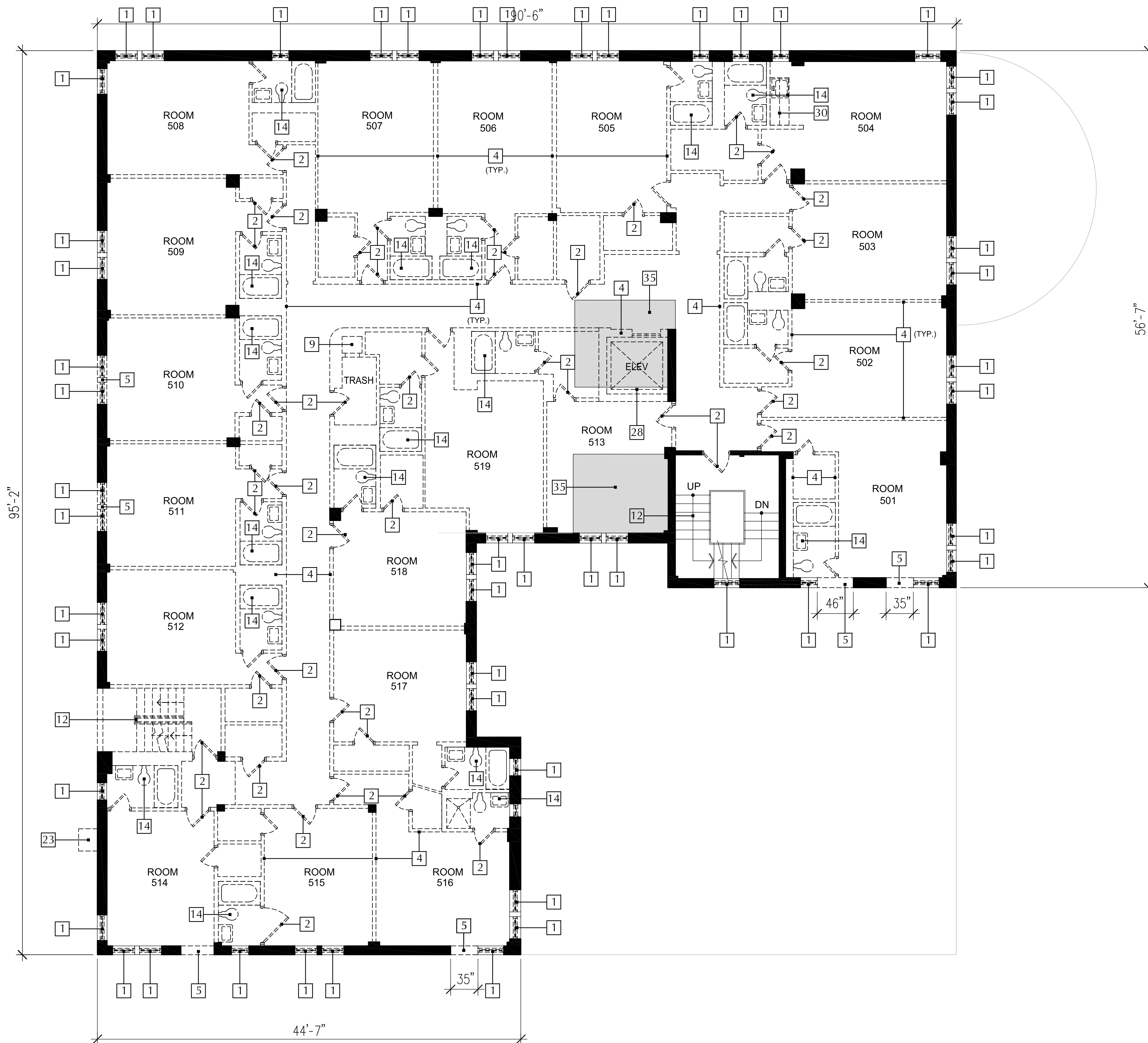
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**7450 OCEAN
TERRACE PLAN
DEMOLITION - 5**

D-106

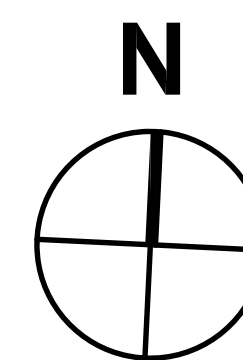
SELECTIVE DEMOLITION KEYNOTES

- 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
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- 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
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- 36 EXISTING FAUX FIREPLACE TO REMAIN
- 37 EXISTING ETCHED GLASS WINDOWS TO REMAIN

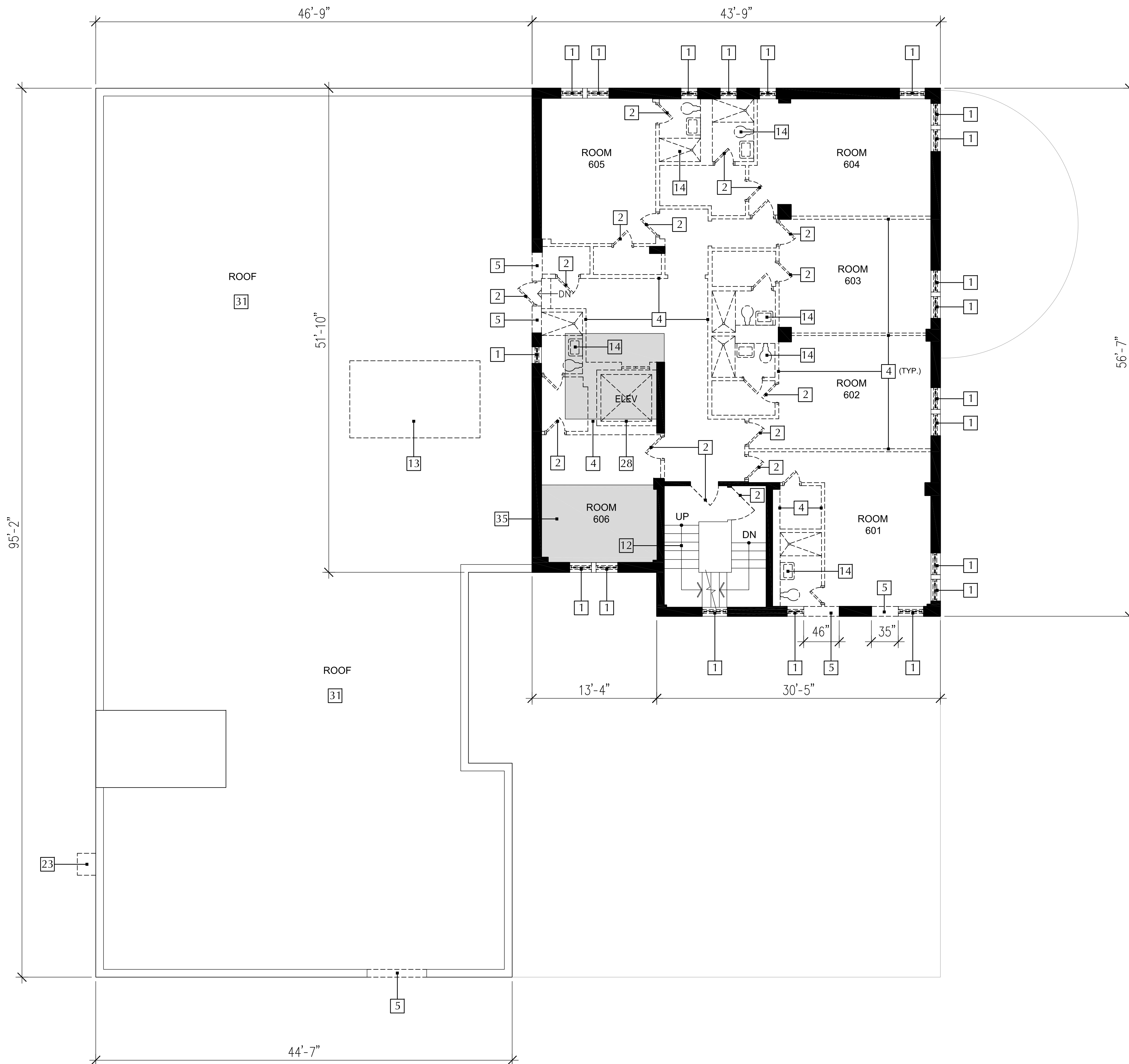


7450 OCEAN TERRACE FIFTH FLOOR PLAN - SELECTIVE DEMOLITION

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



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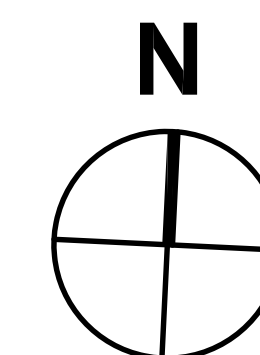


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- 34 EXISTING BALCONY AND GUARD RAIL TO REMAIN
- 35 REMOVE EXISTING FLOOR SLAB AS SHOWN
- 36 EXISTING FAUX FIREPLACE TO REMAIN
- 37 EXISTING ETCHED GLASS WINDOWS TO REMAIN

7450 OCEAN TERRACE SIXTH FLOOR PLAN - SELECTIVE DEMOLITION

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



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Richard J. Heisenbottle
AR-0010865

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Scale
AS SHOWN

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7450 OCEAN
TERRACE PLAN
DEMOLITION - 6

D-107

RJ HEISENBOTTLE
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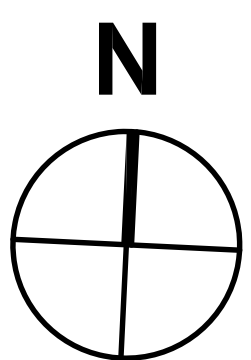
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Holdings**

05.324.4700

RJ Heisenbottle
ArchitectsDate
11/10/2017

Sheet Name

D-108



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



HISTORIC LOBBY - KEYNOTES 6, 7 AND 8



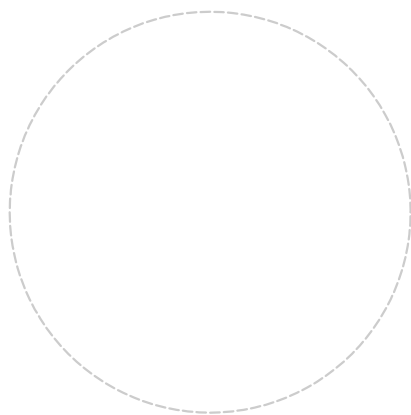
HISTORIC STAIR AND RAILING - KEYNOTE 7



HISTORIC TERRAZZO FLOOR - KEYNOTE 6



HISTORIC DECORATIVE WINDOW FRAMES - KEYNOTE 10





HISTORIC VERANDA GUARD RAIL - KEYNOTE 29



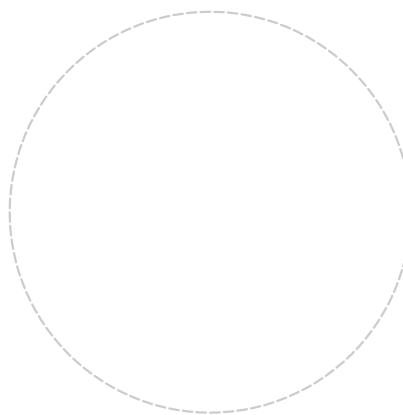
HISTORIC CEILING MOLDINGS - KEYNOTE 8



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MAIN LOBBY ENTRANCE FROM OCEAN TERRACE



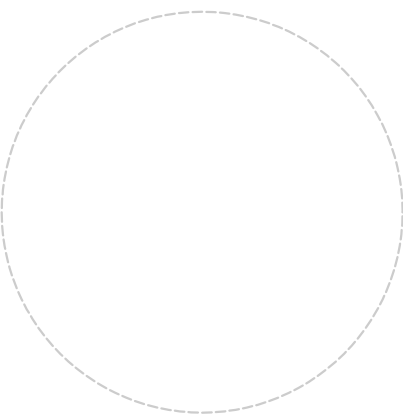
LOBBY ENTRANCE FROM 75TH STREET



LOBBY WINDOW FACING EAST



LOBBY ALCOVE LOOKING SOUTH-EAST





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**7450 OCEAN
TERRACE INTERIOR
PHOTOS**

D-112



ACCESS FROM THE LOBBY TO THE UPPER AND LOWER FLOORS



HISTORIC CEILING MOLDINGS AT ALCOVE - KEYNOTE 8



HISTORIC CEILING MOLDINGS AT RESTAURANT - KEYNOTE 8



RESTAURANT ALCOVES

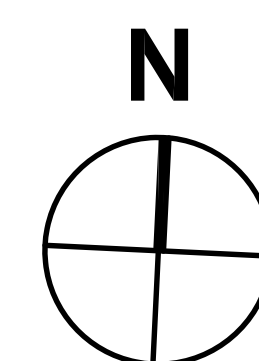
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E:\DWG\BIM\SSD - BIM SS-02.DWG 2, 18M 6, 10M 18,9 M 2,0CEAN TERRACE - Elevation 2, 12/18/2018

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7450 OCEAN TERRACE EXISTING 1ST FLOOR REFLECTED CEILING PLAN

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



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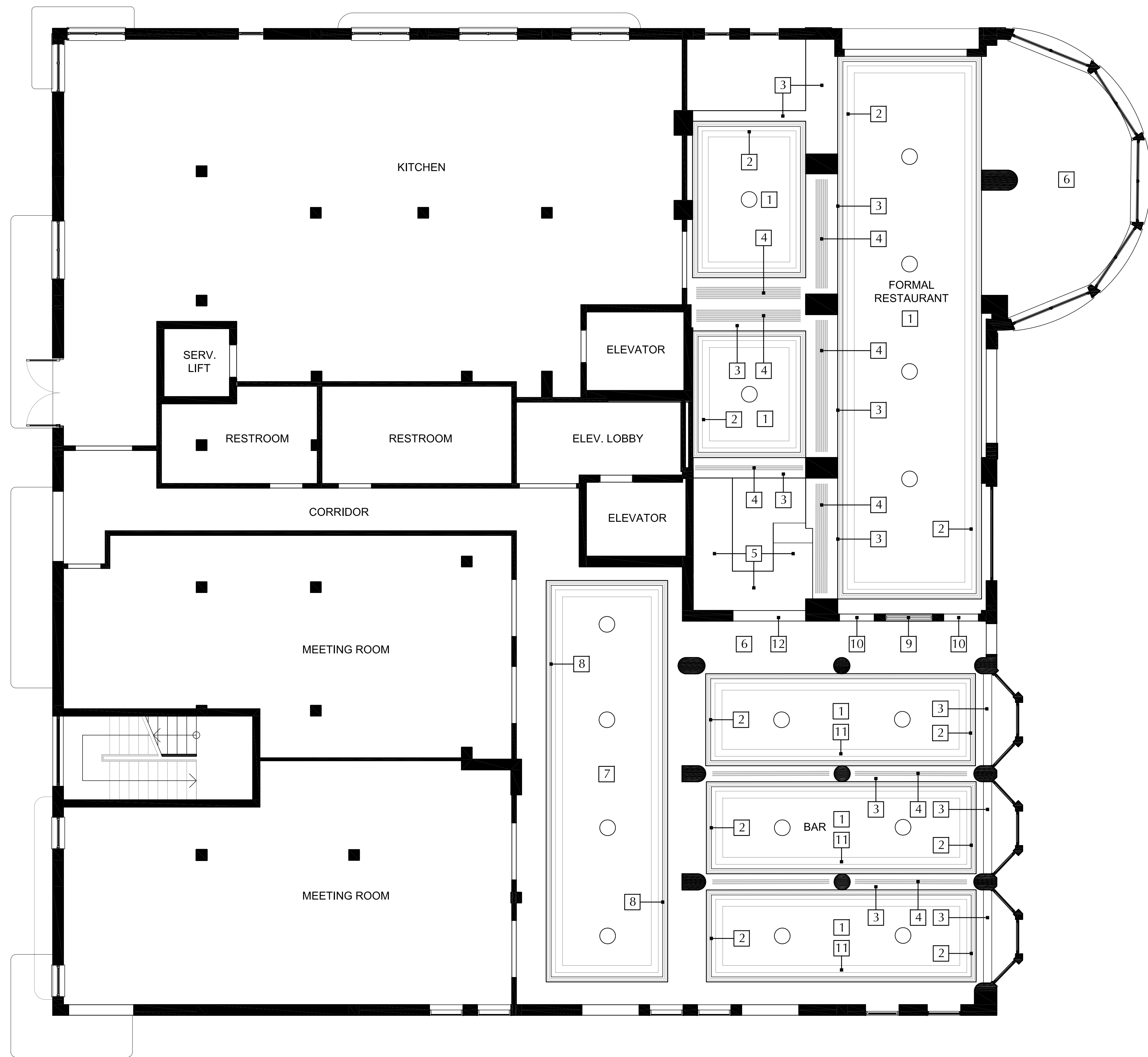
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**7450 1ST FLOOR
EXISTING RCP**

D-116

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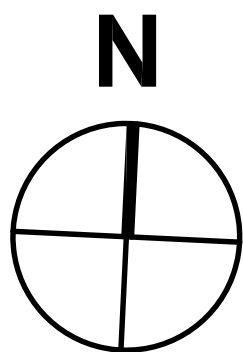


PROPOSED REFLECTED CEILING PLAN KEYNOTES

- 1 EXISTING COFFERED CEILING
- 2 EXISTING CEILING MOLDINGS TO REMAIN
- 3 EXISTING BEAM TO REMAIN
- 4 EXISTING BEAM MOLDINGS TO REMAIN
- 5 UNDERSIDE OF EXISTING STAIR
- 6 EXISTING FLAT CEILING
- 7 NEW COFFERED CEILING TO MATCH EXISTING COFFERED CEILINGS
- 8 NEW CEILING MOLDINGS TO MATCH EXISTING CEILING MOLDINGS
- 9 NEW WINDOW OVER EXISTING FAUX FIREPLACE
- 10 NEW DOOR OPENING INCORPORATING HISTORIC ETCHED GLASS WINDOW
- 11 REPAIR COFFERED CEILING AFTER REMOVAL OF EXISTING WALL
- 12 NEW DOUBLE ETCHED GLASS DOOR

7450 OCEAN TERRACE PROPOSED 1ST FLOOR REFLECTED CEILING PLAN

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



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7450 1ST FLOOR
PROPOSED RCP

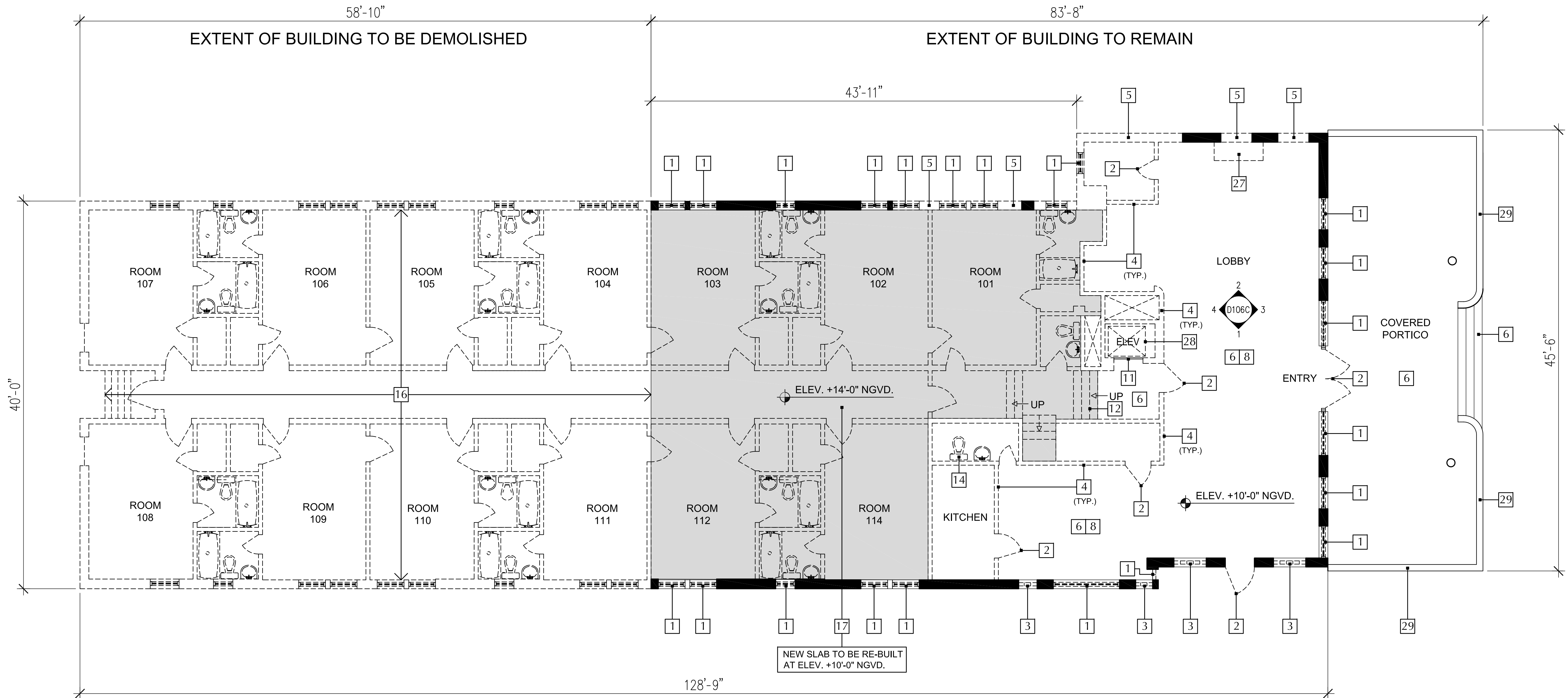
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7436 OCEAN TERRACE FIRST FLOOR PLAN - SELECTIVE DEMOLITION

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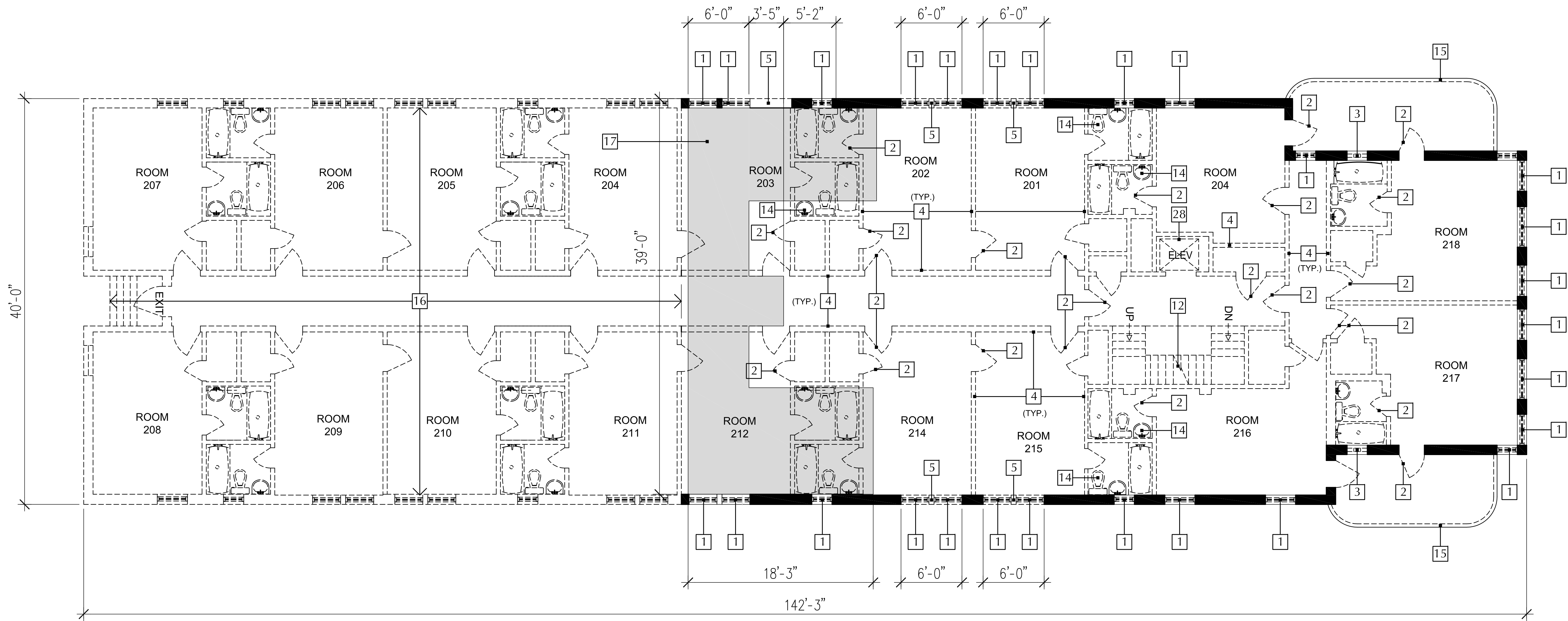
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EXTENT OF BUILDING TO BE DEMOLISHED

EXTENT OF BUILDING TO REMAIN



7436 OCEAN TERRACE SECOND FLOOR PLAN - SELECTIVE DEMOLITION

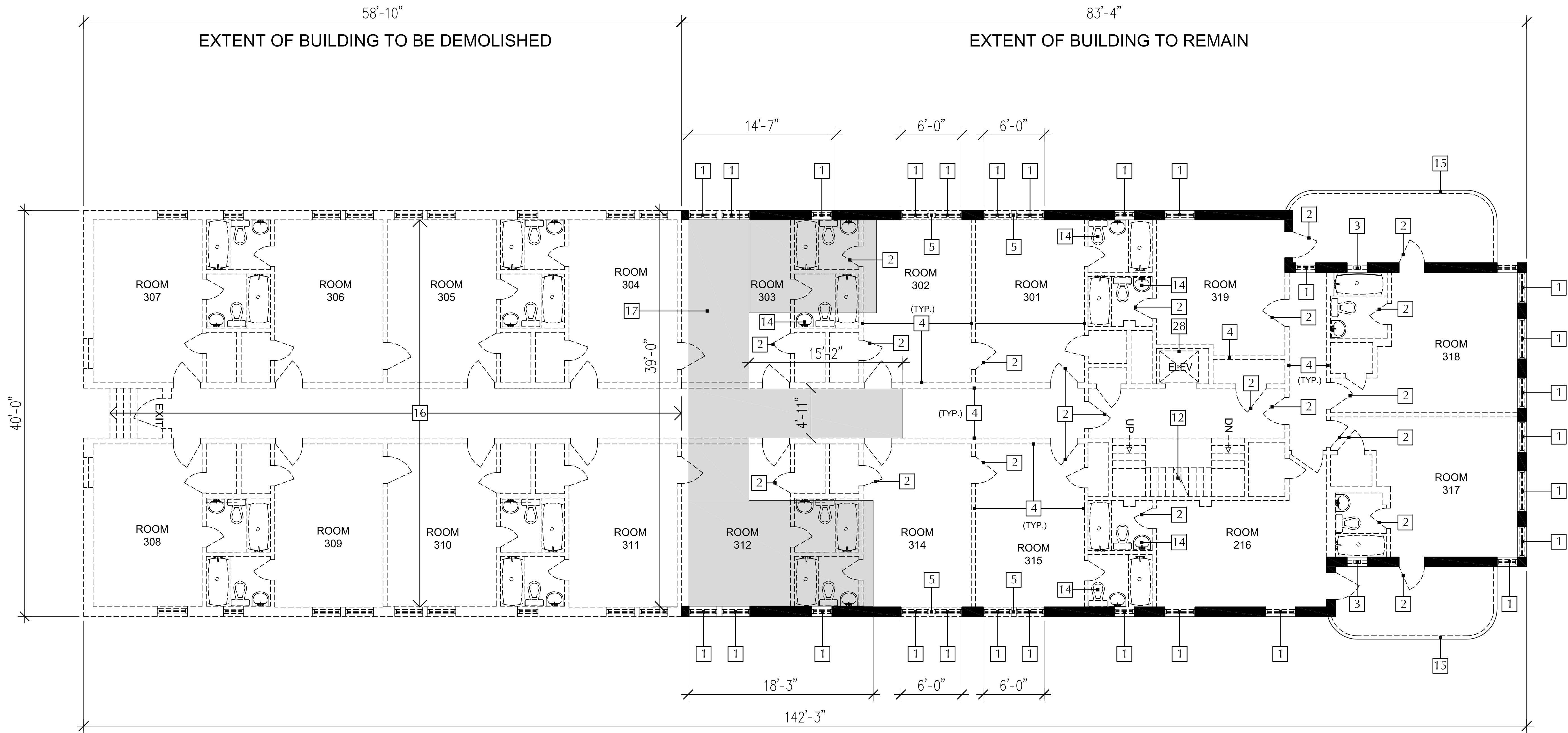
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7436 OCEAN TERRACE THIRD FLOOR PLAN - SELECTIVE DEMOLITION

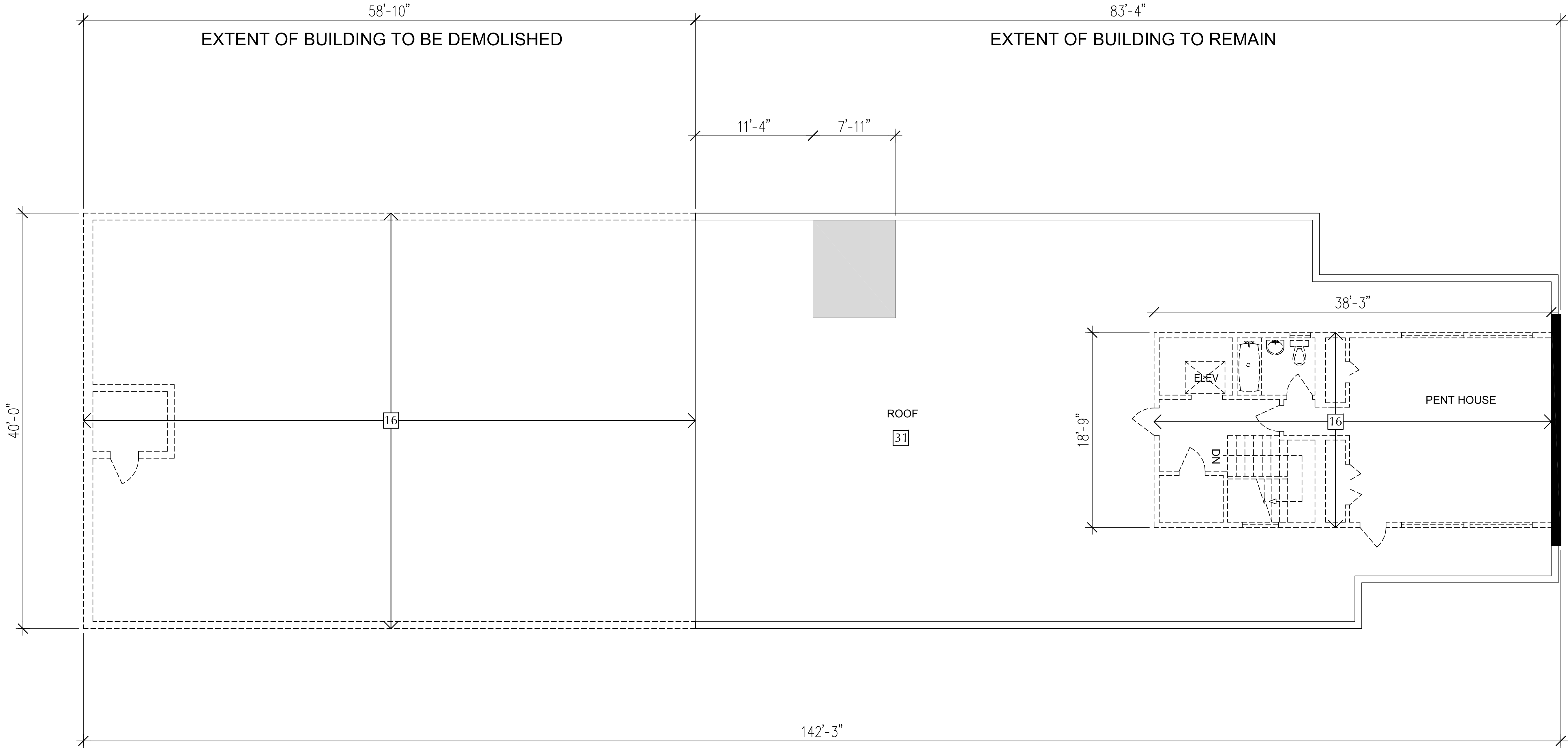
SCALE: 3/16" = 1' - 0"

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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

- 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



7436 OCEAN TERRACE FOURTH FLOOR PLAN - SELECTIVE DEMOLITION

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



HISTORIC ENTRANCE STEPS - KEYNOTE 6



HISTORIC TERRAZZO AT PORCH - KEYNOTE 6



HISTORIC CEILING MOLDINGS - KEYNOTE 8



HISTORIC TERRAZZO AT LOBBY - KEYNOTE 6

