OCEAN TERRACE

7400 Ocean Terrace
Miami Beach, FL 33141

HISTORIC PRESERVATION BOARD

Final Submittal - November 10th, 2017

DEVELOPER
OCEAN TERRACE HOLDINGS
1035 NORTH MIAMI AVENUE, SUITE 201
MIAMI, FLORIDA 33136
PHONE: 305.324.4700
FAX: 305.574.8564

DESIGN & EXECUTIVE ARCHITECT
REVUELTA ARCHITECTURE INTERNATIONAL
2950 SW 27TH AVENUE, SUITE 100
MIAMI, FLORIDA 33133
PHONE: 305.590.5000
FAX: 305.590.5200

PRESERVATION ARCHITECT
HEISENBOTTLE ARCHITECTS
2199 PONCE DE LEON BOULEVARD, SUITE 400
CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799
FAX: 305.446.9275

LANDSCAPE ARCHITECT
ENEA GARDEN DESIGN
7580 NE 4TH CT, STUDIO 105
MIAMI, FLORIDA 33138
PHONE: 305.576.6702
FAX: 305.576.6703

7400 OCEAN TERRACE

COVER
RESPONSES TO 2017m11D10 COMB COMMENTS
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Miami
Santiago, Chile
revuelta.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

RJ HEISENBOTTLE ARCHITECTS
2199 PONCE DE LEON BLVD.
SUITE 400
CORAL GABLES, FL 33134
TELEPHONE: 305/446-7799
FAX: 305/446-9275

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Design & Executive Architect
REVUELTA
Architecture International
P.A.
2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

Luis O. Revuelta
AR-0007972

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7400 OCEAN TERRACE - Miami Beach

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM ZONING INFORMATION

	Site Data				
1	Address:	7200,7410,7420, 7430, 7436, 7450 Ocean Terrace, and 7409, 7421, 7433, 7439, 7441, 7449 Collins Avenue			
2	Board and file numbers:	HPB17-0150			
3	Folio number(s):	02-3202-003-0020, -0030, -0040, -0050, -0060, -0070, -0080, -0090, -0100, -0110, -0120			
4	Year constructed	1948 thru 1961	Zoning District:	OCEAN TERRACE OVERLAY ZONE, with MXEand CD2 underlying zoning. HARDING TOWNSITE HISTORIC DISTRICT AND NORTH SHORE NATIONAL REGISTER DISTRICT	
5	Based Flood Elevation	X ZONE & AE-8 ZONE	Grade Value in NGVD:	8'-9"' NGVD	
6	Adjusted grade (Flood+Grade/2)	(9'-0"+ 8'-9")/2 = 8'-10" NGVD	Lot Area:	96,300 (2.211 Acres)	
7	Lot width	300 FT Collins Ave and 350 FT Ocean Terrace. (275 FT average).	Lot Depth:	296 FT	
8	Minimum Unit Size (hotel)	438 SQ FT	Average Unit Size (hotel)	n/a	
	Minimum Unit Size (residential)	902 SQ FT	Average Unit Size (residential)	1720 SQ FT	
9	Existing Use	Residential, Commercial & Hotel	Proposed Use	Residential, Commercial & Hotel	

	Building Data	**Maximum**	**Existing**	**Proposed**	**Deficiencies/Notes**
10	Height (Residential Use)	235 FT	20'-8" (top of main roof)	235 FT	complies
11	Number of Stories	22 Stories	3 Stories	16 Stories	complies
	Maximum Height (Hotel use)	125 FT	49'-7" (top of penthouse roof)	40 FT	complies
	Maximum Pedestal Height	40 (up to 45 with HPB approval)	n/a	40 FT	complies
			Measurement of Height from BFE+2 = 10'-0" NGVD - Main Lobby Level		
12	FAR - 7450 Ocean Terrace Lot - Historic Property	41,375 SQFT	41,375 SQ FT	40,329 SQ FT	non conforming - grandfathered
	FAR - Other Lots	162,600 SQFT	97,310SF	162,192 SQFT	complies
	FAR - TOTAL	325,838 SQFT	138,685 SQFT	202,521 SQFT	
13	Gross square footage	n/a	existing to remain: 63,139 SQ FT	new construction: 359,590 SQ FT	n/a
			total (existing and new) = 422,729 SQFT		
14	Square Footage by use				
15	Number of units - Residential	186	16	58	complies
16	Number of units - Hotel	n/a	215	78	complies
17	Number of seats	n/a		not determined at this time	
18	Occupancy Load	n/a		not determined at this time	

	Setbacks	**Required**	**Existing**	**Proposed**	**Deficiencies/Notes**
	Subterranean				
19	Front Setback - Collins Avenue	0'	151'-3"	128'-7"	complies
	Front Setback - Ocean Terrace		48'-9"	43'-11"	complies
20	Side Setback with 7401 (interior):		n/a	5'-10"	complies
21	Side Setback facing Street - 75th Street	0'	0'-0"	0'-0"	complies
	Side Setback facing Street - 74th Street		202'-7"	69'-8"	complies
22	Rear Setback:	0'	n/a	n/a	n/a
	At Grade Parking				
23	Front Setback - Collins Avenue	n/a	n/a	n/a	n/a
	Front Setback - Ocean Terrace	n/a	n/a	n/a	n/a
24	Side Setback with 7401 (interior):	n/a	n/a	n/a	n/a
	Side Setback with 7401 (interior):	n/a	n/a	n/a	n/a
25	Side Setback facing Street - 75th Street	n/a	n/a	n/a	n/a
	Side Setback facing Street - 74th Street	n/a	n/a	n/a	n/a
26	Rear Setback:	n/a	n/a	n/a	n/a
	Pedestal (up to 40 feet)				
27	Front Setback - Collins Avenue	For underlying CD-2: 0' for the first 25' of building height or the height of the existing building, whichever is greater. 5' for portions of new buildings within remaining pedestal height.	varies, most at 0', some are encroaching into the right of way up to 3"	varies, most at 0' and some encroaching up to 3" into the right of way for the height of the existing building. 5' for the portions of the new buildings within remaining pedestal height.	Existing nonconforming setback to be retained pursuant to Sec. 118-395(b)(2)(d)(1)
	Front Setback - Ocean Terrace	For underlying MXE: 5' for the first 20' of building height or the height of the existing building, whichever is greater. 20' for portions of new buildings within remaining pedestal height.	varies between 0' and 5'	varies from 0' to 5' for the height of the existing buildings. 20' for portions of new buildings within remaining pedestal height.	Existing nonconforming setback to be retained pursuant to Sec. 118-395(b)(2)(d)(1). 7. A variance to waive 2.5' of the required pedestal front yard setback of 5' to allow the vertical supports of the canopy to be setback 1'-7"(Sec. 142-1142(d)).
28	Side Setback with 7401 (interior):	For underlying CD-2: 0'	5.1'	0'-0"	complies
	Side Setback with 7401 (interior):	For underlying MXE: 7.5'	10.1'	7'-6"	complies
29	Side Setback facing Street - 75th Street	For properties facing 75 Street: 0'	0'	0'-0"	complies
	Side Setback facing Street - 74th Street	For properties facing 74 Street: 0' for the first 20' of building height or the height of the existing building, whichever is greater. 20' for portions of new buildings within remaining pedestal height.	3.9'	0' up to 20' in height then 20'	A variance to waive 12' of the required pedestal side street setback of 20' for portions of new buildings over 20' in height in order to build a gym terrace and pool deck with a 8' setback at a height of 23' (gym terrace) and 40' (pool deck) (Sec. 142-870(a)(2)(b).
30	Rear Setback:	For underlying CD-2: 5'	n/a	n/a	n/a
	Rear Setback:	For underlying MXE: 10'	n/a	n/a	n/a
	Tower (above 40 feet)				
31	Front Setback - Collins Avenue	For underlying CD-2: 30'	n/a	158'	complies
	Front Setback - Ocean Terrace	For underlying MXE: 55'	0'-0"	55'	Existing nonconforming setback to be retained pursuant to Sec. 118-395(b)(2)(d)(1).6. A variance to waive 29'-9½" of the required tower front setback of 55' to allow the construction of a rooftop mechanical room with a 25'-2½" setback (Sec. 142-870.1(a)(3)(a)(2)).
32	Side Setback with 7401 - CD2 (interior):		n/a	n/a	n/a
33	Side Setback facing Street - 75th St.	25' for the first 125' of building height. 50' for portions of new buildings within remaining tower height.	0' below 125'	0' below 125'	Existing nonconforming setback to be retained pursuant to Sec. 118-395(b)(2)(d)(1). A variance to waive 18'-1" of the required tower side street setback of 25' to allow the construction of a rooftop boiler room and rooftop mechanical room with a 6'-11" setback (Sec. 142-870.1(a)(3)(b)).
	Side Setback facing Street - 74th St.	25' for the first 125' of building height. 50' for portions of new buildings within remaining tower height.	n/a	25' up to 125' then 50'	A variance to allow balconies on floors ten and above to encroach 8' into the required tower side street setback of 50' where a maximum encroachment of 6' is allowable, a variance of 2' (Sec. 142-1132(o)(4)).
34	Rear Setback:	For underlying CD-2: 5'	n/a	n/a	n/a
	Rear Setback:	For underlying MXE: 10'	n/a	n/a	n/a

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revuelta
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2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

RJ HEISENBOTTLE
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2950 SW 27TH AVE.
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MIAMI, FL 33133
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F. 305.590.5040

Luis O. Revuelta
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DATA SHEET 1

A-008

CONTINUED FROM SHEET A-008

7400 OCEAN TERRACE - Miami Beach

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM ZONING INFORMATION

	Parking	Required	Existing	Proposed	Deficiencies
35	Parking District	Parking District 4			
36	Total # of parking spaces	175			
37	# of parking spaces per use (provide a separate chart for a breakdaown calculation)	See separate chart			
38	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	**Lobby Level**	**Level 2**	**Level 3**	**Total**
		7	88	80	175
39	Parking Space Dimension	Single Parking Spaces = 8'-6" x 18'-0" - Tandem Parking spaces= 8'-6" x 16'-0" each one			
40	Parking Space Configuration. (450, 600, 900, Parallel)	90 degrees			
41	ADA Spaces	6 Accesible Parking Spaces			
42	Tandem Spaces	14 Tandem Parking Spaces (28 vehicules)			
43	Drive aisle width	22 Ft			
44	Valet Drop off and pick up	Yes			
45	Loading zones and Trash Collection areas	One common for all uses -see separate chart			
46	Racks	See separate chart			
	Restaurants, Cafes, Bars, Lounges, Nightclubs	**Required**	**Existing**	**Proposed**	**Deficiencies**
47	Type of Use	tbd	tbd	tbd	
48	Total # of seats	tbd	tbd	tbd	
49	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	tbd	tbd	tbd	
50	Total Occupant content	tbd	tbd	tbd	
51	Occupal content per Venue (Provide a separate chart for a breakdown calculation)	tbd	tbd	tbd	
52	Is this a contributing building?	YES			
53	Local within a Local Historic District?	YES			

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2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

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REVUELTA
Architecture International P.A.
2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

Luis O. Revuelta
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Date
11/9/2017
Scale
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Sheet Name

DATA SHEET 2

A-009

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File: BIM Server: RAI / BIM Server: 19 1912_OCEAN TERRACE/19 1912_OCEAN_TERRACE_R19_CONNECTED - By Perry Date: 11/9/2017

CONTINUED FROM SHEET A-009

7400 OCEAN TERRACE - Miami Beach

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

PARKING Spaces Requirement - Parking District 4

Residential | Apartment building on lots wider than 50 feet:								Required	Proposed
1.50 parking spaces per unit for units between 550 and 999 square feet								6	
1.75 parking spaces per unit for units between 1,000 and 1,200 square feet								21	
2.00 parking spaces per unit for units above 1,200 square feet								84	
10% aditional parking spaces for visitors								11	
							sub total	122	122
Retail								Required	Proposed
1.0 parking spaces per 400 square feet	Parking required only for retail as accessory use of a Hotel							0	0
less 7.5 square feet per Unit	n/a								
							sub total	0	0
Restaurant | Kitchen | Bar at 7400 Ocean Terrace - Level 4		Proposed Area	Existing Grandfathered Area	Occupants Calculation Remaning area per FBC					
1.0 parking spaces per 4 seats	Restaurant (Seating Area)	3,900 SF	0 SF	3,900 SF @15 SF = 260		*260/4*		50	
	Bar	420 SF	0 SF	420 SF @ 15 SF = 28		*28/4*		7	
minus 1.0 seat for every 2 Guestrooms	Guestrooms	8/ 2 = 16 Seats	Discounted Seats - Accessory Hotel Use					-4	
							sub total	53	53
							TOTAL	**175**	**175**

Hotel			Required / Proposed
0.5 parking spaces for every Hotel Room	New floor area for hotel rooms, associated with retaining, preserving and restoring a building or structure that is classified as "contributing"	Not Required . Hotel guestrooms grandfathered. No additional area	0 / 0
1.0 parking spaces for every Hotel Room	Other (e.g., new construction or substantial demolition of contributing building)		0 / 0
		sub total	0 / 0
Meeting Rooms			Required / Proposed
1.0 parking spaces per 60 square feet of floor area without seating	Meeting Room = 1,843SF @60 SF = 30Parking Spaces	All uses proposed are within footprint of contributing historic structure and therefore have no required parking.	0 / 0
less 15 square feet per Unit (accessory to hotel)	78 X 15 SF = 1,170 SF @60 SF = 20 Parking Spaces		
		sub total	0 / 0

Restaurant | Kitchen | Bar at 7450 Hotel		Proposed Area		Required	Proposed
1.0 parking spaces per 4 seats	Restaurant Seating Area Level 1	2,201 SF	All uses proposed are within footprint of contributing historic structure and therefore have no required parking.	0	0
	Restaurant Seating Area Level 2	750 SF		0	0
	Kitchen	1,662 SF		0	0
	Bar	1,193 SF		0	0
minus 1.0 seat for every 2 Guestrooms	Guestrooms	70 / 2 = 35 Seats		n/a	n/a
			sub total	0	0
			TOTAL	**0**	**0**

Loading Spaces Requirement

Over 50 Units but no more than 100: two spaces	No. of Units	58		2	2
Retail				Required	Proposed
Over 10,000 but not over 100,000: two spaces	Retail aggregate area	18,022sf		2	2
			TOTAL	**4**	**4**
Hotel				Required	Proposed
Over 50 units but no more than 100 units" Two spaces	No of rooms	70	Existing structure - no increase in FAR	0	0
			TOTAL	**0**	**0**

Bicycle Spaces Requirement

Residential				Required	Proposed
Short term: 4 per project or 1 per 10 units	No. of Units	58		6	6
Long term: 1 per unit				58	58
Hotel - Existing				Required	Proposed
Short term: 2 per hotel or 1 per 10 rooms	No. of Rooms	78		8	8
Long term: 1 per 10% of Employees	No. of employees estimated	78		8	8
Retail				Required	Proposed
Short term: 1 per business, 4 per project or 1 per 10,000 square feet	Area	18,022 sf		4	4
Long term: 1 per 10 percent of employees; or 2 per 5,000 square feet and under; 3 per 5,001—20,000 square feet; 6 for 20,001—50,000 square feet; 10 for 50,000 square feet and over				3	3
			TOTAL short term bicycle parking	**18**	**18**
			TOTAL long term bicycle parking	**69**	**69**

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SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

RJ HEISENBOTTLE ARCHITECTS
2199 PONCE DE LEON BLVD.
SUITE 400
CORAL GABLES, FL 33134
TELEPHONE: 305/446-7799
FAX: 305/446-9275

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

Design & Executive Architect
REVUELTA
Architecture International P.A.
2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

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DATA SHEET 3

A-010

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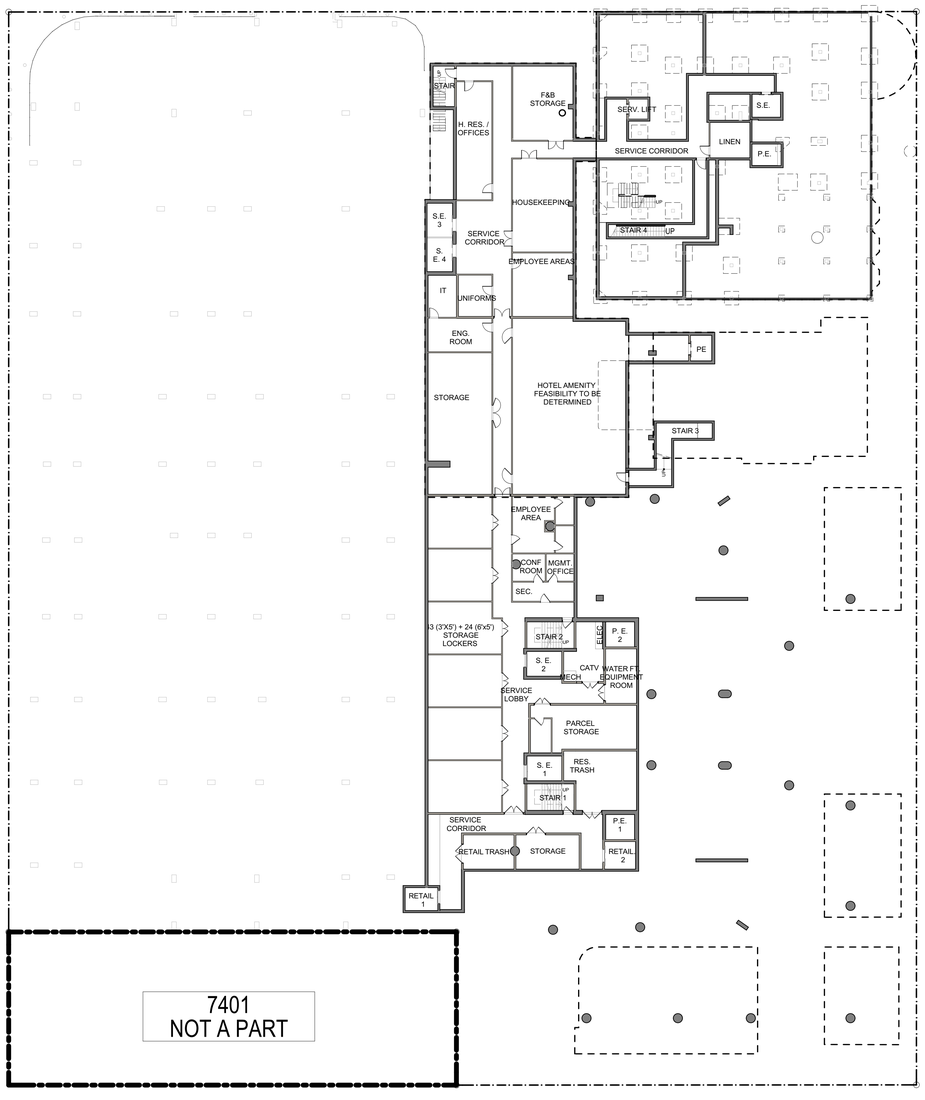
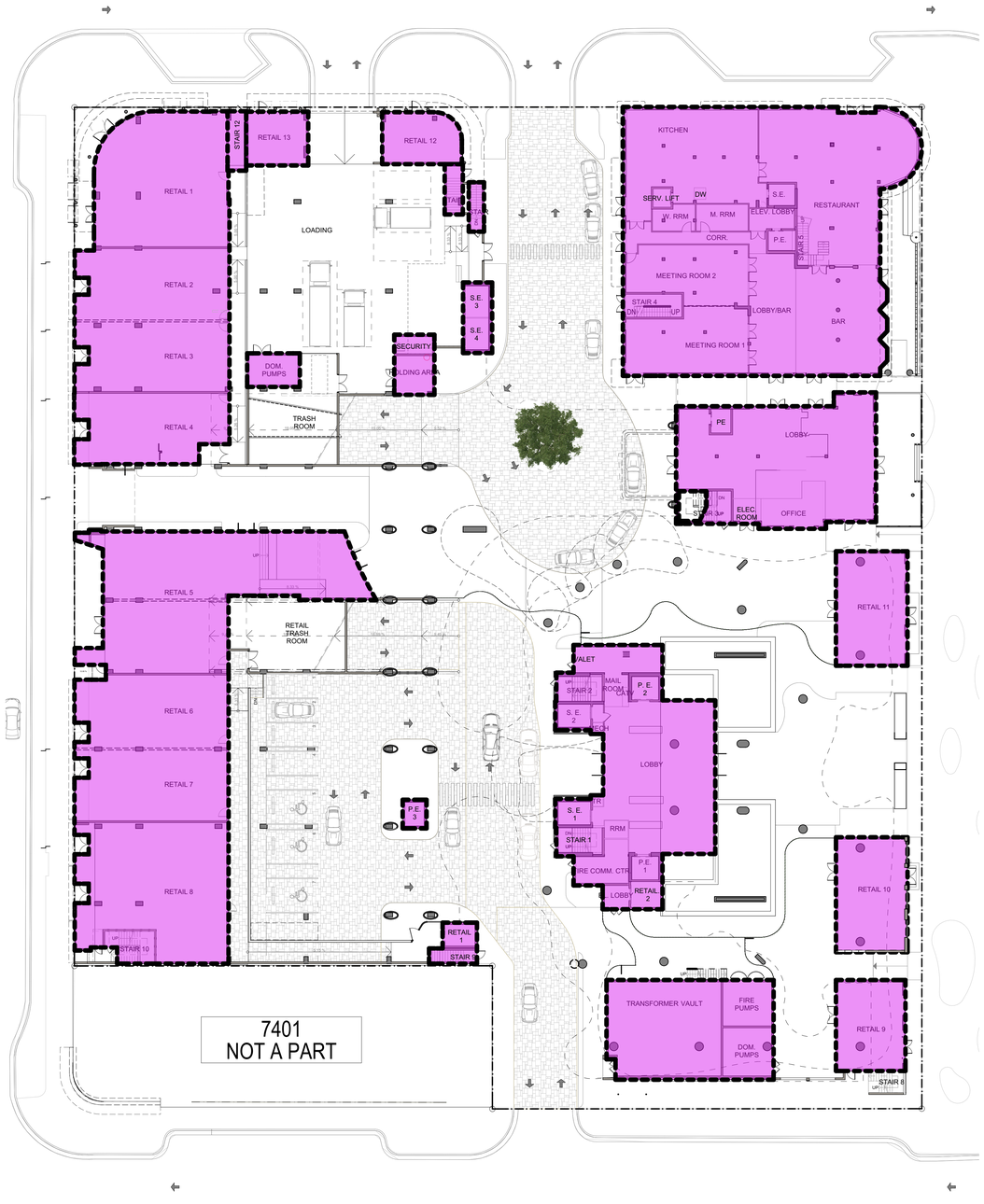


BASEMENT

SCALE: 1" = 20'



GROUND LEVEL - LOBBIES & RETAIL

SCALE: 1" = 20'

7450 BUILDING: 8,799 SQ. FT.
OTHER BUILDINGS: 26,682 SQ. FT.

PROPOSED FAR

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2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

RJ HEISENBOTTLE ARCHITECTS
2199 PONCE DE LEON BLVD.
SUITE 400
CORAL GABLES, FL 33134
TELEPHONE: 305/446-7799
FAX: 305/446-9275

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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

Design & Executive Architect

REVUELTA
Architecture International P.A.
2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

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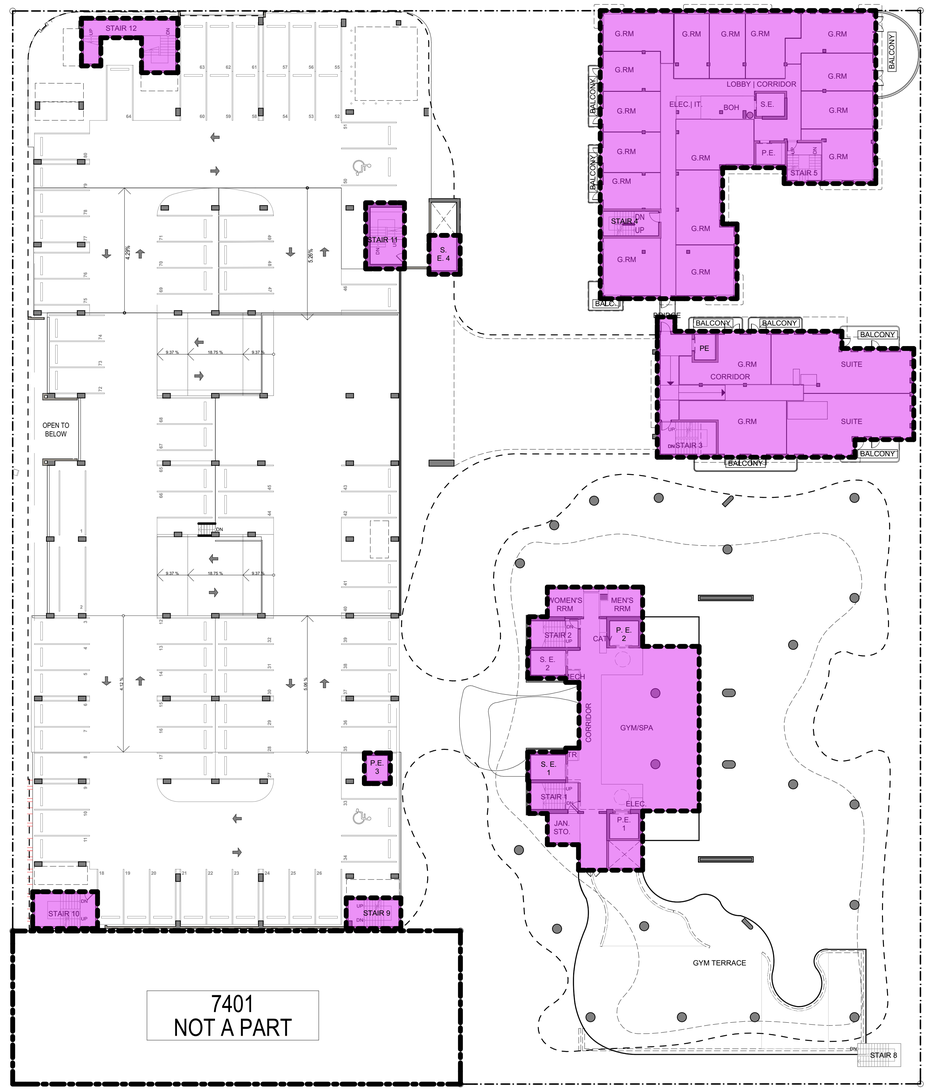
PROPOSED FAR 1

A-017

LEVEL 2 - PARKING & HOTEL

SCALE: 1" = 20'

7450 BUILDING: 6,909 SQ. FT.
OTHER BUILDINGS: 5,200 SQ. FT.



LEVEL 3 - PARKING, HOTEL & GYM

SCALE: 1" = 20'

7450 BUILDING: 6,580 SQ. FT.
OTHER BUILDINGS: 7,944 SQ. FT.

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SUITE 110
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T. 305.590.5000
F. 305.590.5040

RJ HEISENBOTTLE ARCHITECTS
2199 PONCE DE LEON BLVD.
SUITE 400
CORAL GABLES, FL 33134
TELEPHONE: 305/446-7799
FAX: 305/446-9275

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Miami Beach, FL 33141

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1035 North Miami Av.
Miami, FL 33136
305.324.4700

Design & Executive Architect
REVUELTA
Architecture International P.A.
2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

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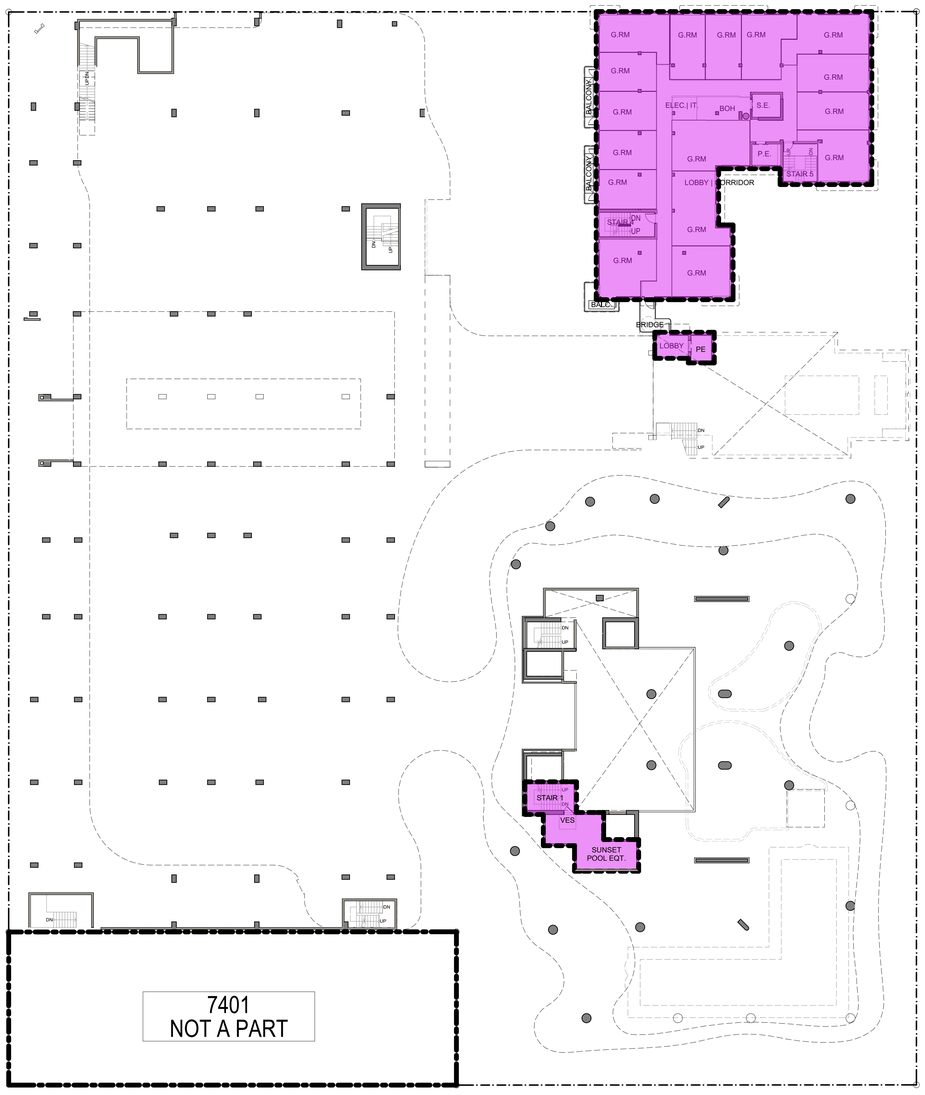
PROPOSED FAR 2

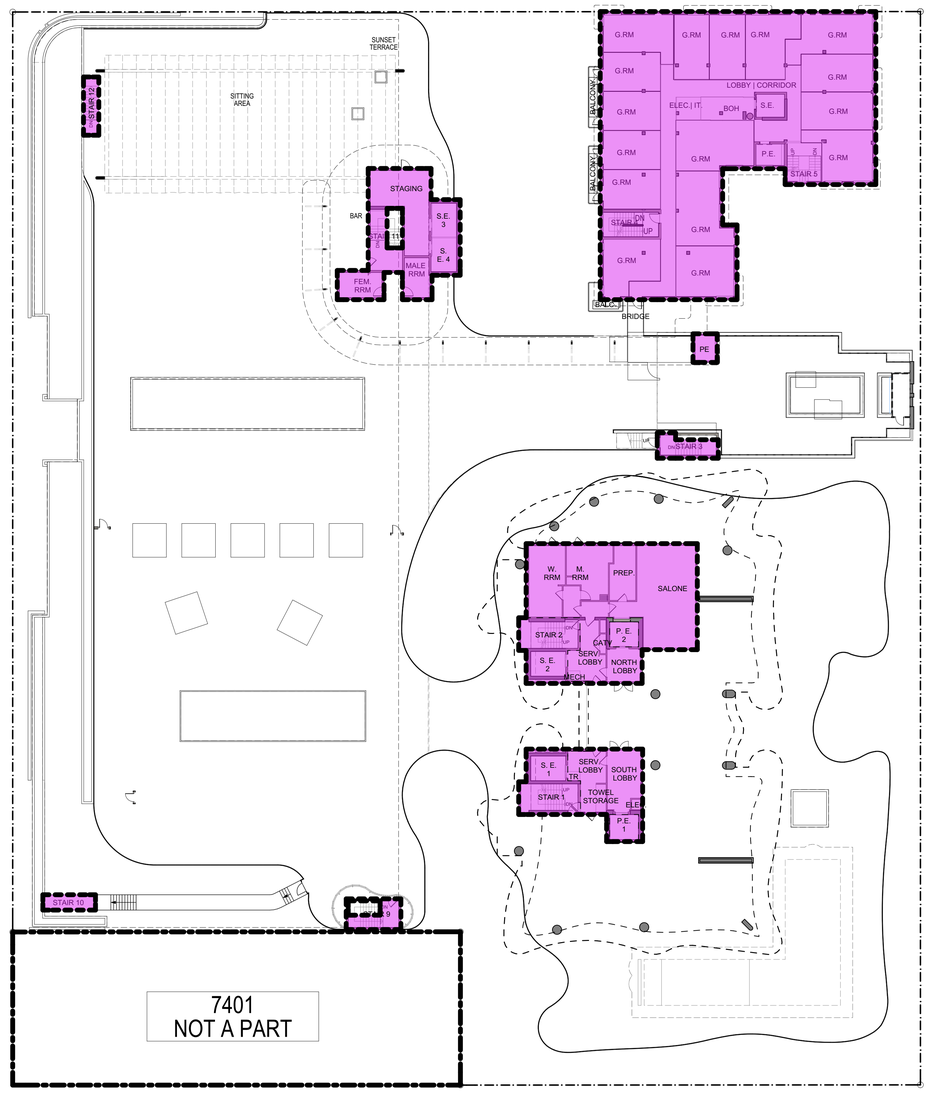
A-018



LEVEL 3.5 - 7436 INTERMEDIATE

SCALE: 1" = 20'

7450 BUILDING: 6,580 SQ. FT.
OTHER BUILDINGS: 687 SQ. FT.



LEVEL 4 - POOL DECKS & HOTEL

SCALE: 1" = 20'

7450 BUILDING: 6,580 SQ. FT.
OTHER BUILDINGS: 4,314 SQ. FT.

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SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

RJ HEISENBOTTLE
ARCHITECTS
2199 PONCE DE LEON BLVD.
SUITE 400
CORAL GABLES, FL 33134
TELEPHONE: 305/446-7799
FAX: 305/446-9275

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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

Design & Executive Architect
REVUELTA
Architecture International P.A.
2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

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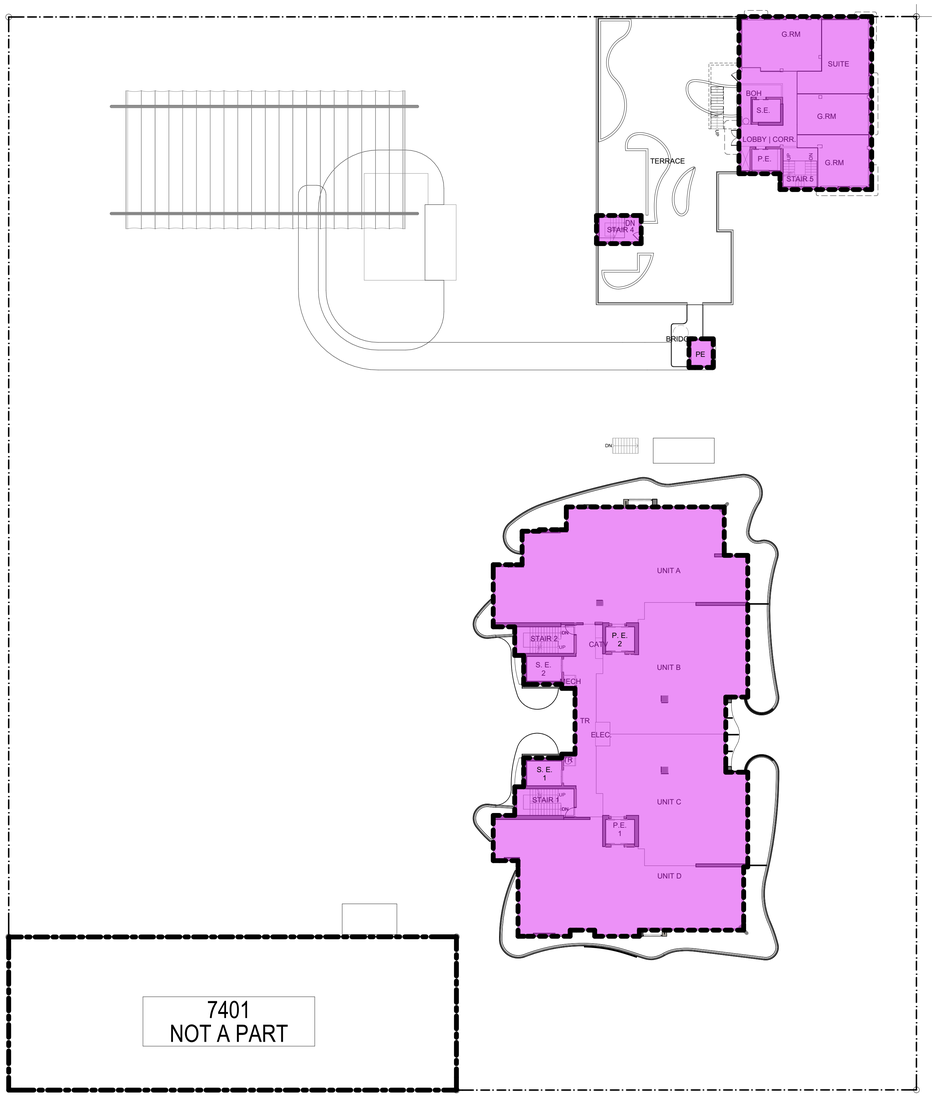
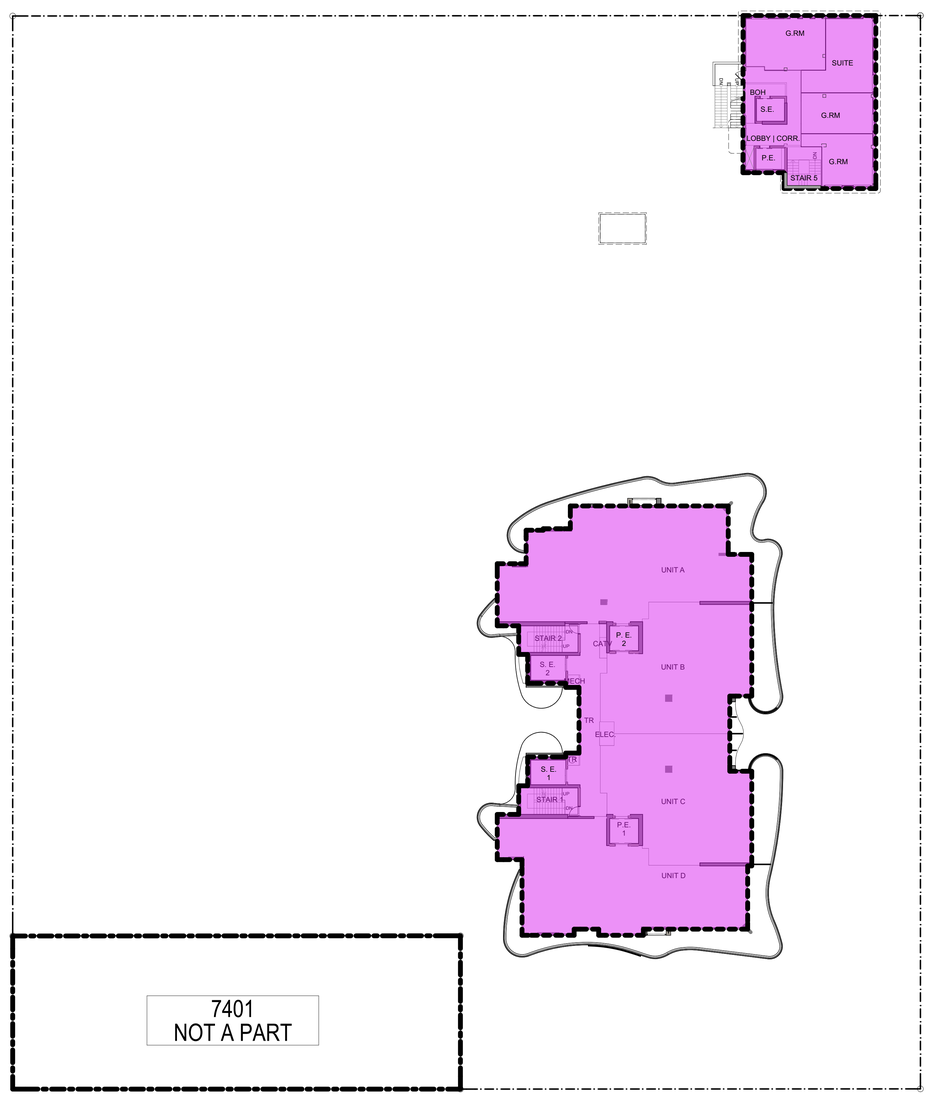


LEVEL 5 - RESIDENTIAL & HOTEL

SCALE: 1" = 20'

7450 BUILDING: 2,507 SQ. FT.
OTHER BUILDINGS: 9,710 SQ. FT.



LEVEL 6

SCALE: 1" = 20'

7450 BUILDING: 2,374 SQ. FT.
OTHER BUILDINGS: 9,647 SQ. FT.

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SUITE 110
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T. 305.590.5000
F. 305.590.5040

RJ HEISENBOTTLE
ARCHITECTS
2199 PONCE DE LEON BLVD.
SUITE 400
CORAL GABLES, FL 33134
TELEPHONE: 305/446-7799
FAX: 305/446-9275

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7400 Ocean Terrace
Miami Beach, FL 33141

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Ocean Terrace Holdings

1035 North Miami Av.
Miami, FL 33136

305.324.4700

Design & Executive Architect

REVUELTA
Architecture International P.A.

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

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PROPOSED FAR 4

A-020

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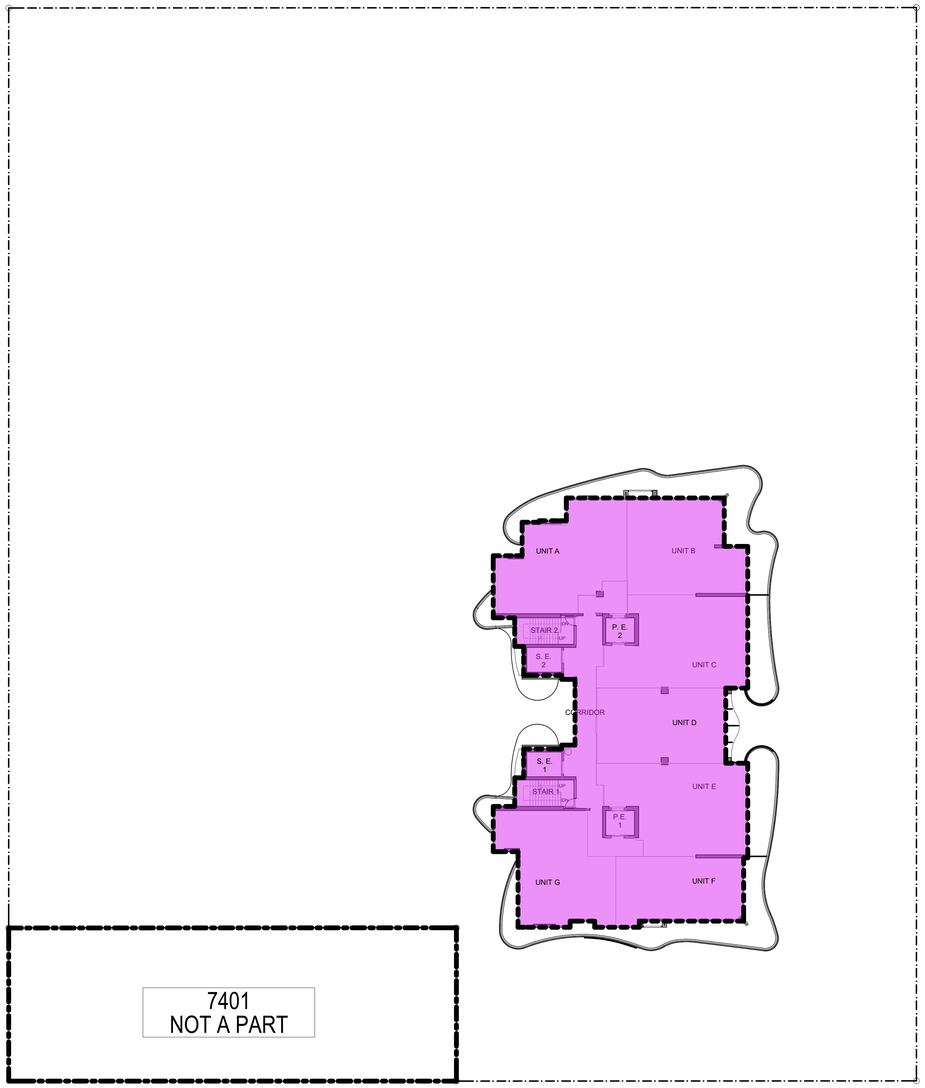
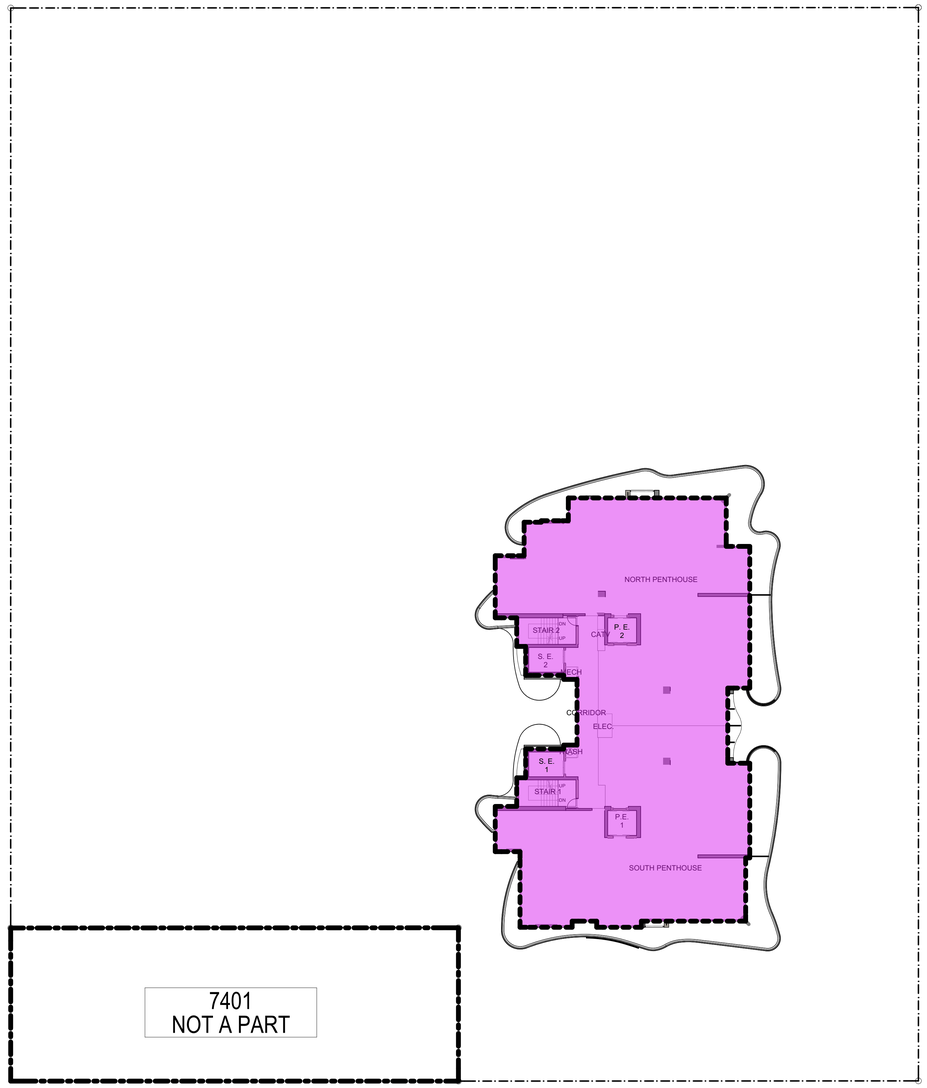


LEVEL 7 THROUGH 15

SCALE: 1" = 20'

7450 BUILDING: 0 SQ. FT.
OTHER BUILDINGS: (9,647 X 9)= 86,823 SQ. FT.



LEVEL 16 - PENTHOUSE

SCALE: 1" = 20'

7450 BUILDING: 0 SQ. FT.
OTHER BUILDINGS: 9,647 SQ. FT.

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SUITE 110
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T. 305.590.5000
F. 305.590.5040

RJ HEISENBOTTLE
ARCHITECTS
2199 PONCE DE LEON BLVD.
SUITE 400
CORAL GABLES, FL 33134
TELEPHONE: 305/446-7799
FAX: 305/446-9275

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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

Design & Executive Architect

REVUELTA
Architecture International P.A.
2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

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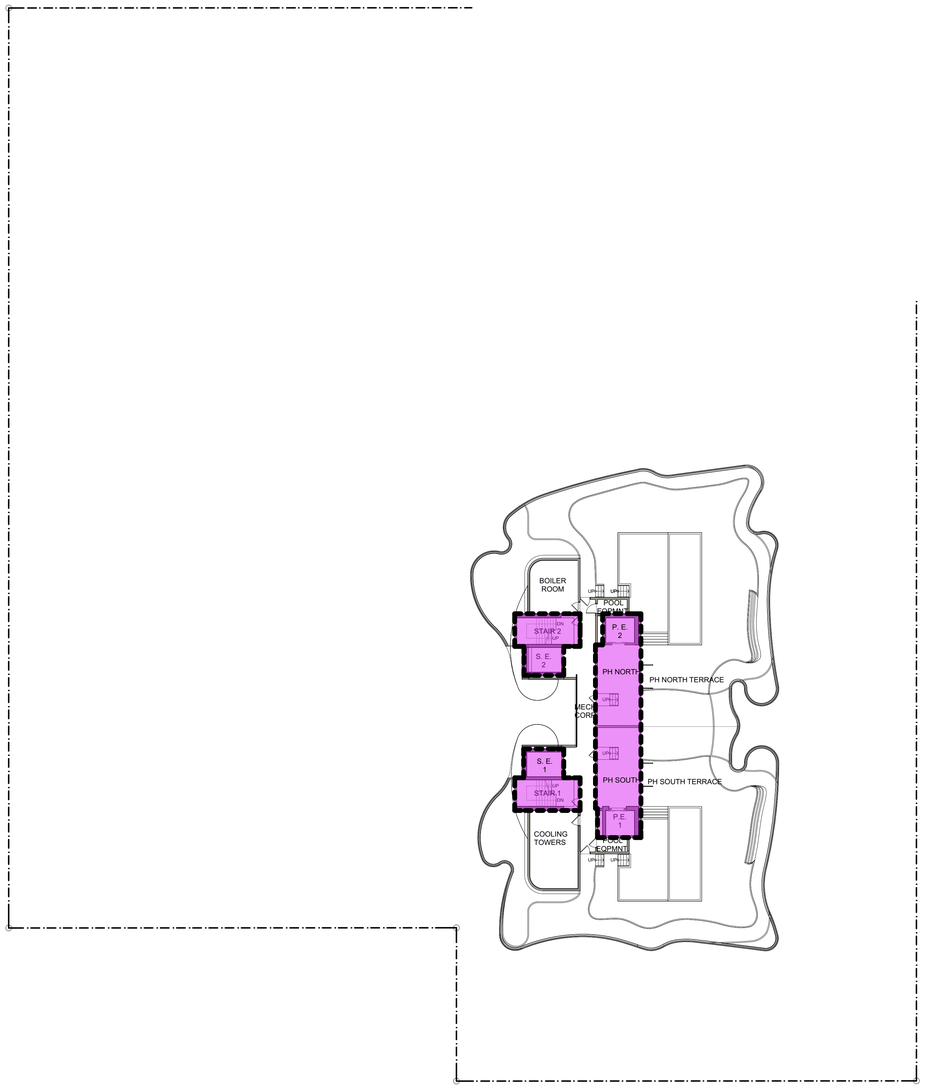
PROPOSED FAR 5

A-021

MAX ALLOWABLE FAR

7450 BUILDING: 41,975 SQ. FT.
OTHER BUILDINGS: 162,600 SQ. FT.



LEVEL 17 - ROOF TERRACE

SCALE: 1" = 20'

0 10' 20' 40'

7450 BUILDING: 0 SQ. FT.
OTHER BUILDINGS: 1,538 SQ. FT.

FAR-T-00 F.A.R.-T SUMMARY	
LEVEL	AREA (SQ. FT.)
GROUND LEVEL - LOBBIES & RETAIL	
	35,481
	35,481 sq ft
LEVEL 2 - PARKING & HOTEL	
	12,109
	12,109 sq ft
LEVEL 3 - PARKING, HOTEL & GYM	
	14,524
	14,524 sq ft
LEVEL 3.5 - 7436 INTERMEDIATE	
	7,267
	7,267 sq ft
LEVEL 4 - POOL DECKS & HOTEL	
	10,894
	10,894 sq ft
LEVEL 5 - RESIDENTIAL & HOTEL	
	12,217
	12,217 sq ft
LEVEL 6	
	12,021
	12,021 sq ft
LEVEL 7	
	9,647
	9,647 sq ft
LEVEL 8	
	9,647
	9,647 sq ft
LEVEL 9	
	9,647
	9,647 sq ft
LEVEL 10	
	9,647
	9,647 sq ft
LEVEL 11	
	9,647
	9,647 sq ft
LEVEL 12	
	9,647
	9,647 sq ft
LEVEL 13	
	9,647
	9,647 sq ft
LEVEL 14	
	9,647
	9,647 sq ft
LEVEL 15	
	9,647
	9,647 sq ft
LEVEL 16 - PENTHOUSE	
	9,647
	9,647 sq ft
ROOF - PENTHOUSE	
	1,538
	1,538 sq ft
TOTAL PROPOSED FAR:	202,521 sq ft

7450 BUILDING: 40,329 SQ. FT.
OTHER BUILDINGS: 162,192 SQ. FT.

PROPOSED FAR

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MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

RJ HEISENBOTTLE ARCHITECTS
2199 PONCE DE LEON BLVD.
SUITE 400
CORAL GABLES, FL 33134
TELEPHONE: 305/446-7799
FAX: 305/446-9275

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1035 North Miami Av.
Miami, FL 33136
305.324.4700

Design & Executive Architect
REVUELTA
Architecture International P.A.
2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
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PROPOSED FAR TOTALS

A-022

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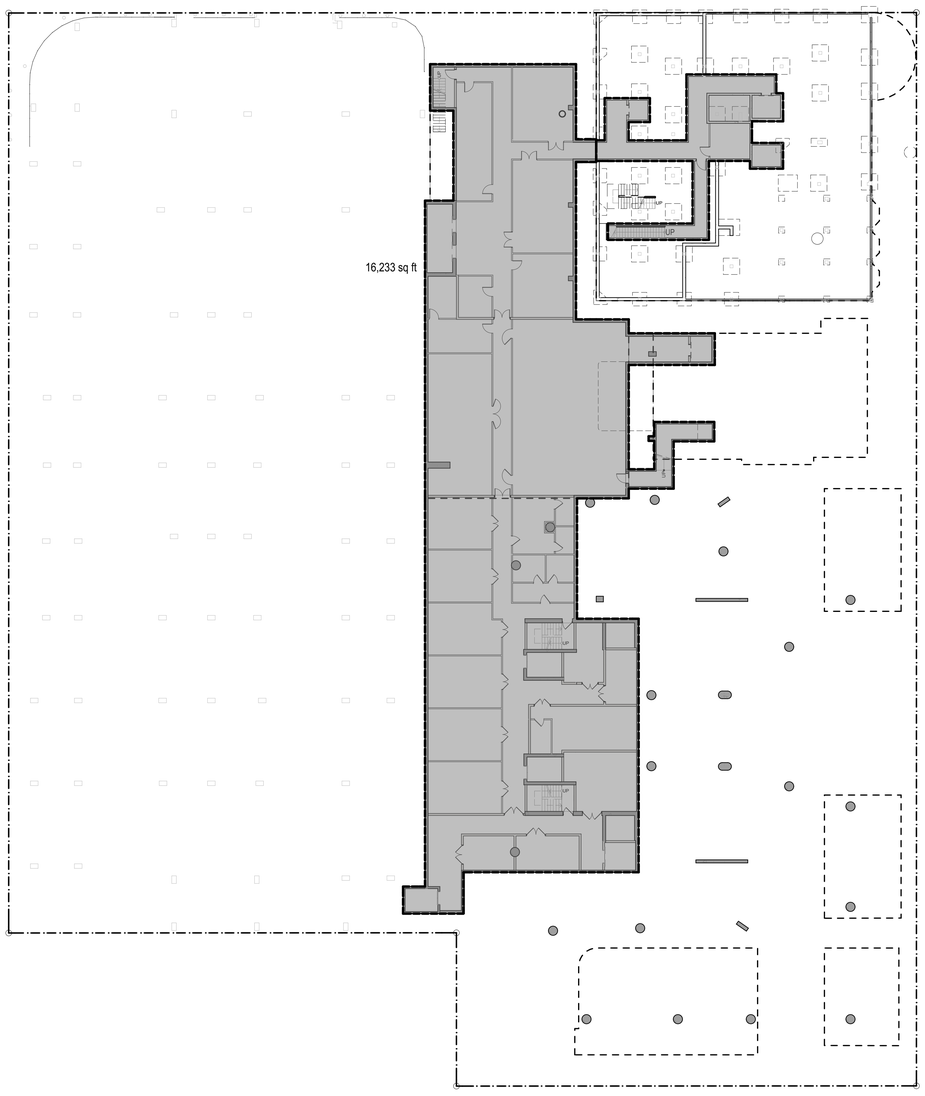

BASEMENT
SCALE: 1" = 20'

GROUND LEVEL - LOBBIES & RETAIL
SCALE: 1" = 20'

EXISTING GROSS AREA TO REMAIN

PROPOSED NEW GROSS AREA

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MIAMI, FL 33133
T. 305.590.5000
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RJ HEISENBOTTLE ARCHITECTS
2199 PONCE DE LEON BLVD.
SUITE 400
CORAL GABLES, FL 33134
TELEPHONE: 305/446-7799
FAX: 305/446-9275

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Miami, FL 33136
305.324.4700

Design & Executive Architect
REVUELTA
Architecture International P.A.
2950 SW 27TH AVE.
SUITE 110
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T. 305.590.5000
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GROSS COUNT 1

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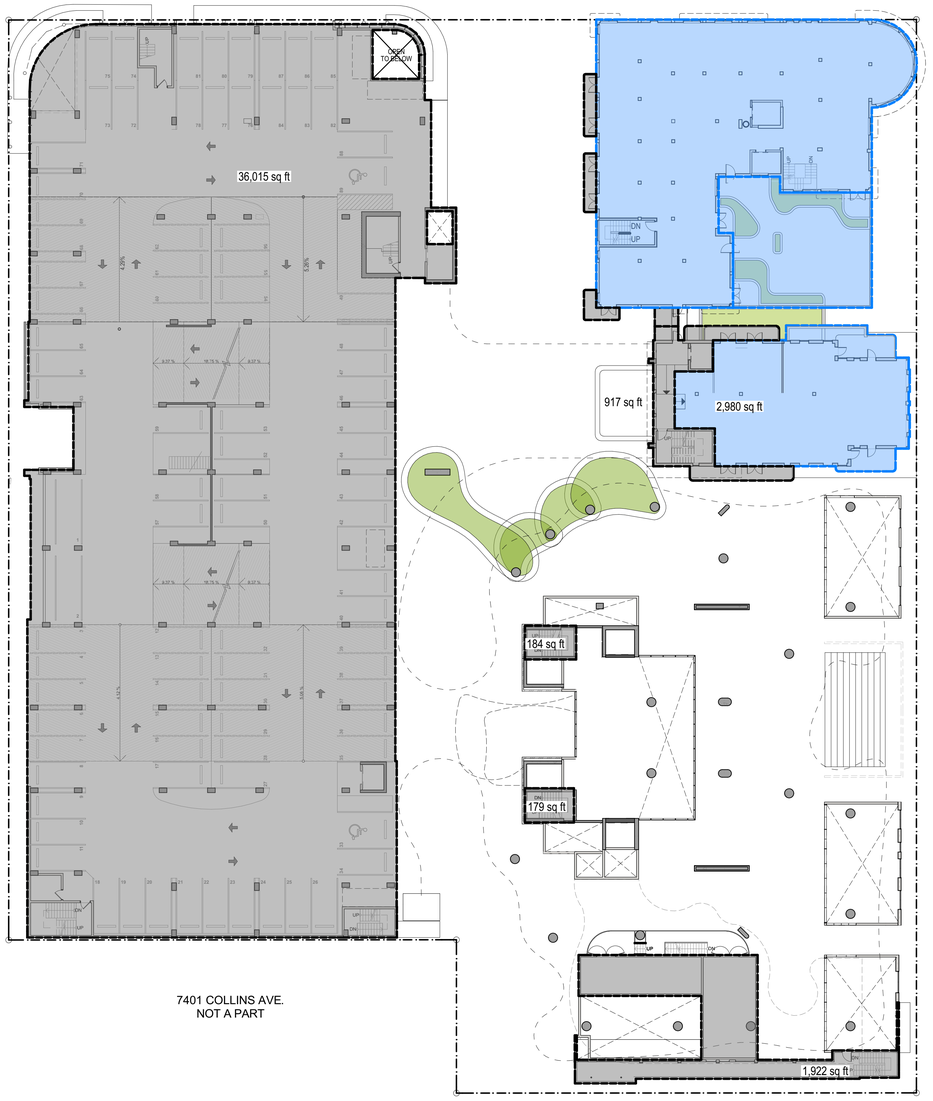
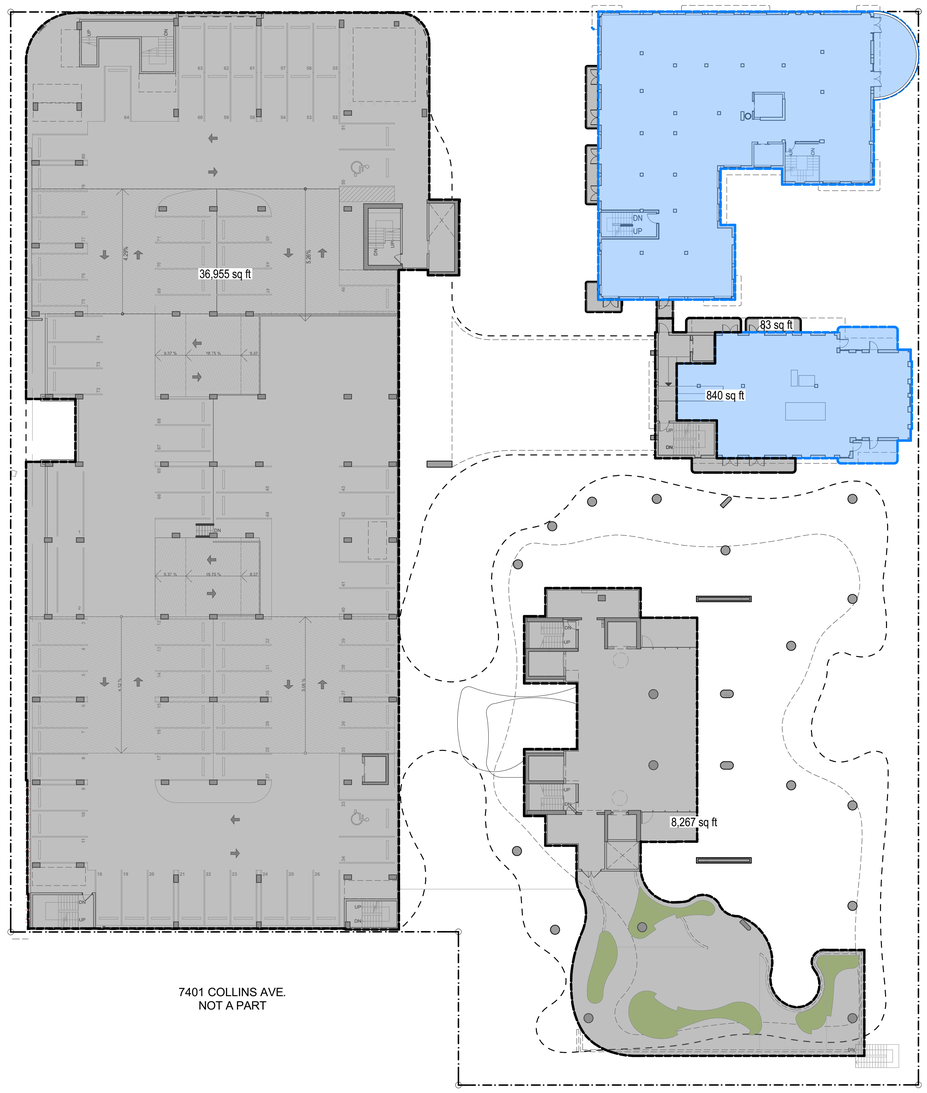


LEVEL 2 - PARKING & HOTEL

SCALE: 1" = 20'



LEVEL 3 - PARKING, HOTEL & GYM

SCALE: 1" = 20'

EXISTING GROSS AREA TO REMAIN

PROPOSED NEW GROSS AREA

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SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

RJ HEISENBOTTLE ARCHITECTS
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SUITE 400
CORAL GABLES, FL 33134
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FAX: 305/446-9275

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SUITE 110
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Scale
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Sheet Name

GROSS COUNT 2

A-024

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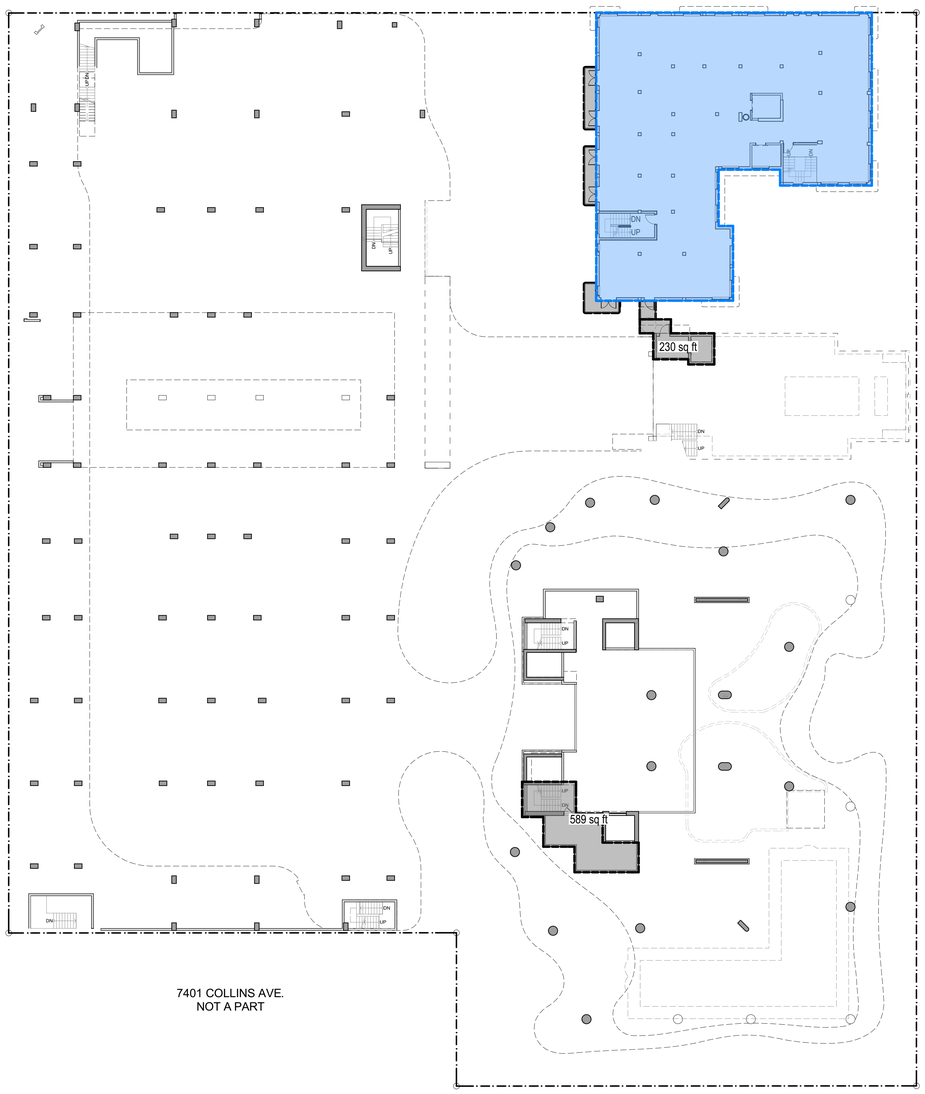
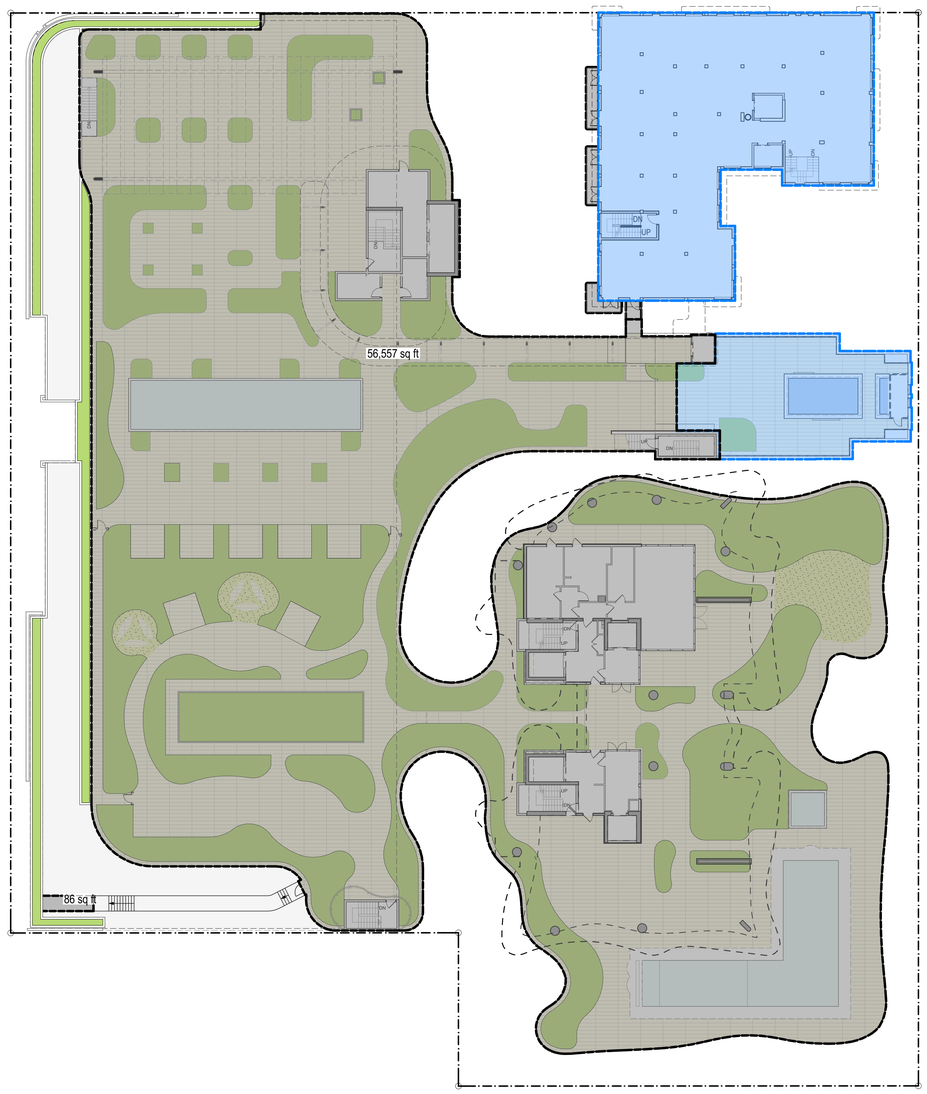
File: BIM Server: RAI - BIM Server 19\1612_OCEAN TERRACE\1612_OCEAN_TERRACE_R_SD_CONNECTED - By Avery - Date: 11/9/2017



LEVEL 3.5 - 7436 INTERMEDIATE
SCALE: 1" = 20'



LEVEL 4 - POOL DECKS & HOTEL
SCALE: 1" = 20'

EXISTING GROSS AREA TO REMAIN

PROPOSED NEW GROSS AREA

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F. 305.590.5040

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2199 PONCE DE LEON BLVD.
SUITE 400
CORAL GABLES, FL 33134
TELEPHONE: 305/446-7799
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Miami, FL 33136
305.324.4700

Design & Executive Architect

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Architecture International P.A.
2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
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GROSS COUNT 3

A-025

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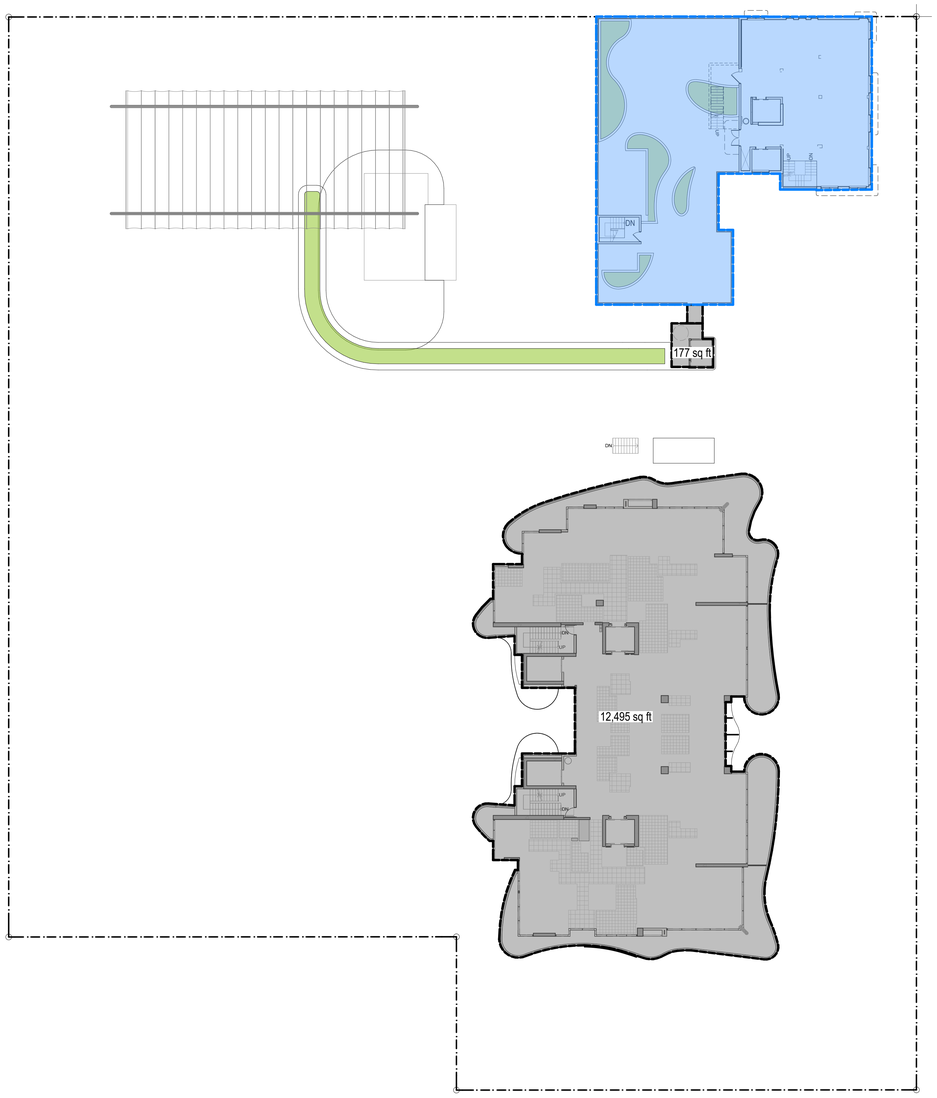
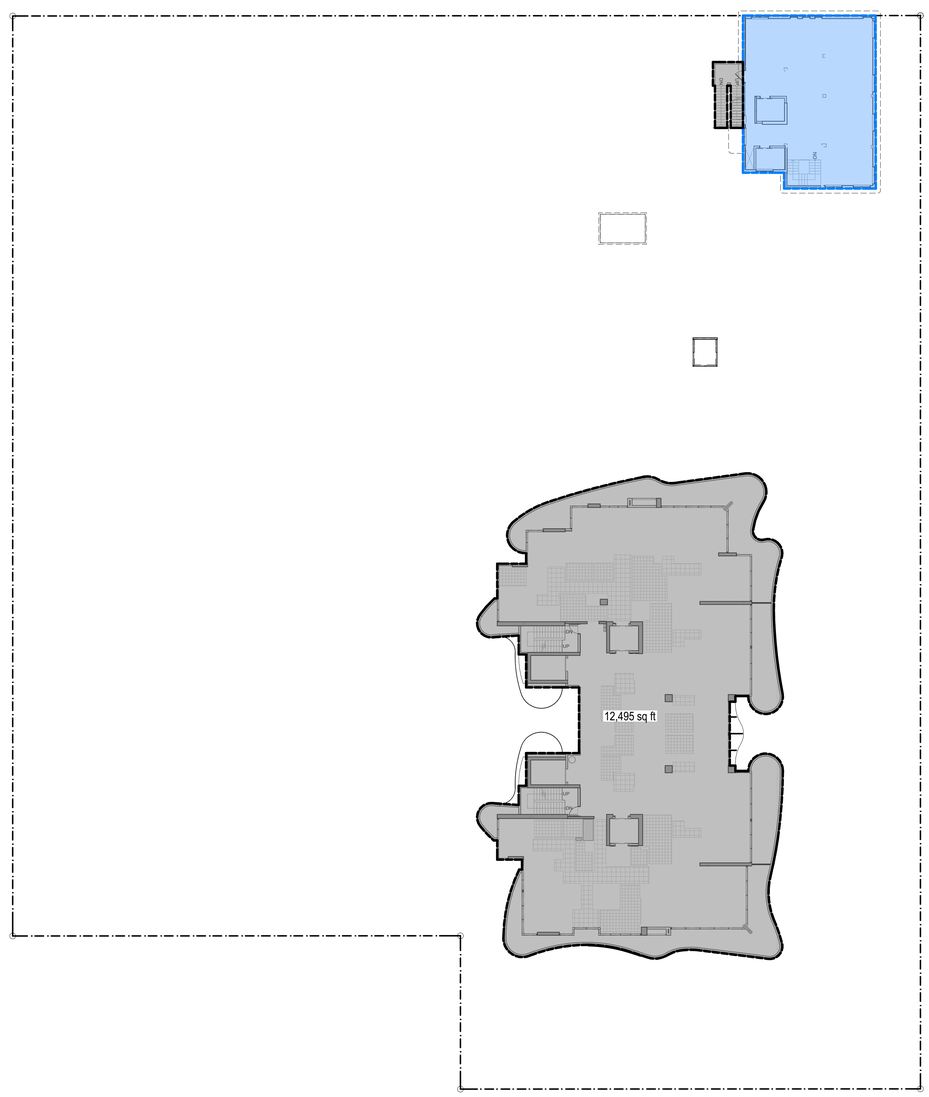
File: BIM Server: R04 - BIM Server_01 BIM Server 18/19/1_OCEAN TERRACE19/12_OCEAN_TERRACE 9.5D_CONNECTED By Jenny Date: 11/9/2017



LEVEL 5 - RESIDENTIAL & HOTEL

SCALE: 1" = 20'



LEVEL 6

SCALE: 1" = 20'

PROPOSED NEW GROSS AREA

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File: BIM Server: 164 - BIM Server 19 - BIM Server 19\1812_OCEAN TERRACE\1812_OCEAN_TERRACE_S21_CONNECTED.rvt By Aerin Date: 11/9/2017

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ARCHITECTS
2199 PONCE DE LEON BLVD.
SUITE 400
CORAL GABLES, FL 33134
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REVUELTA
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2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

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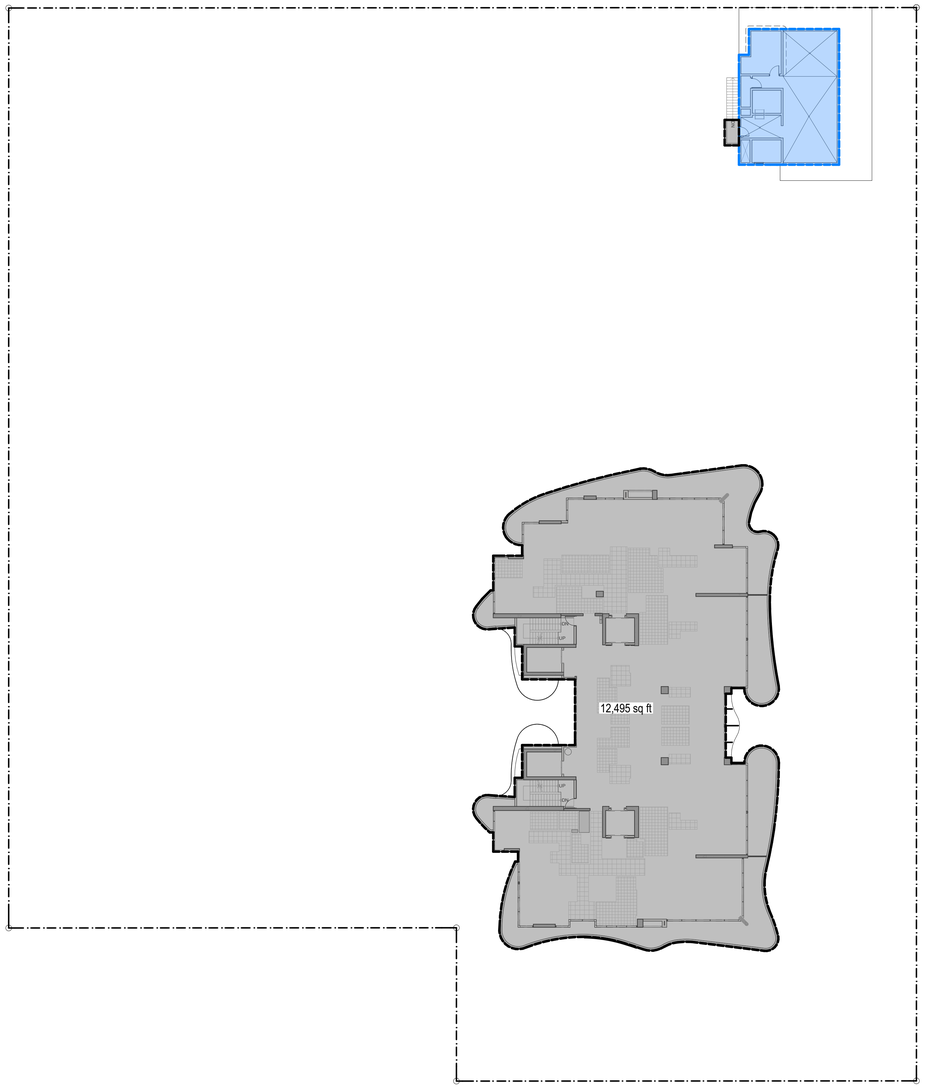
Sheet Name

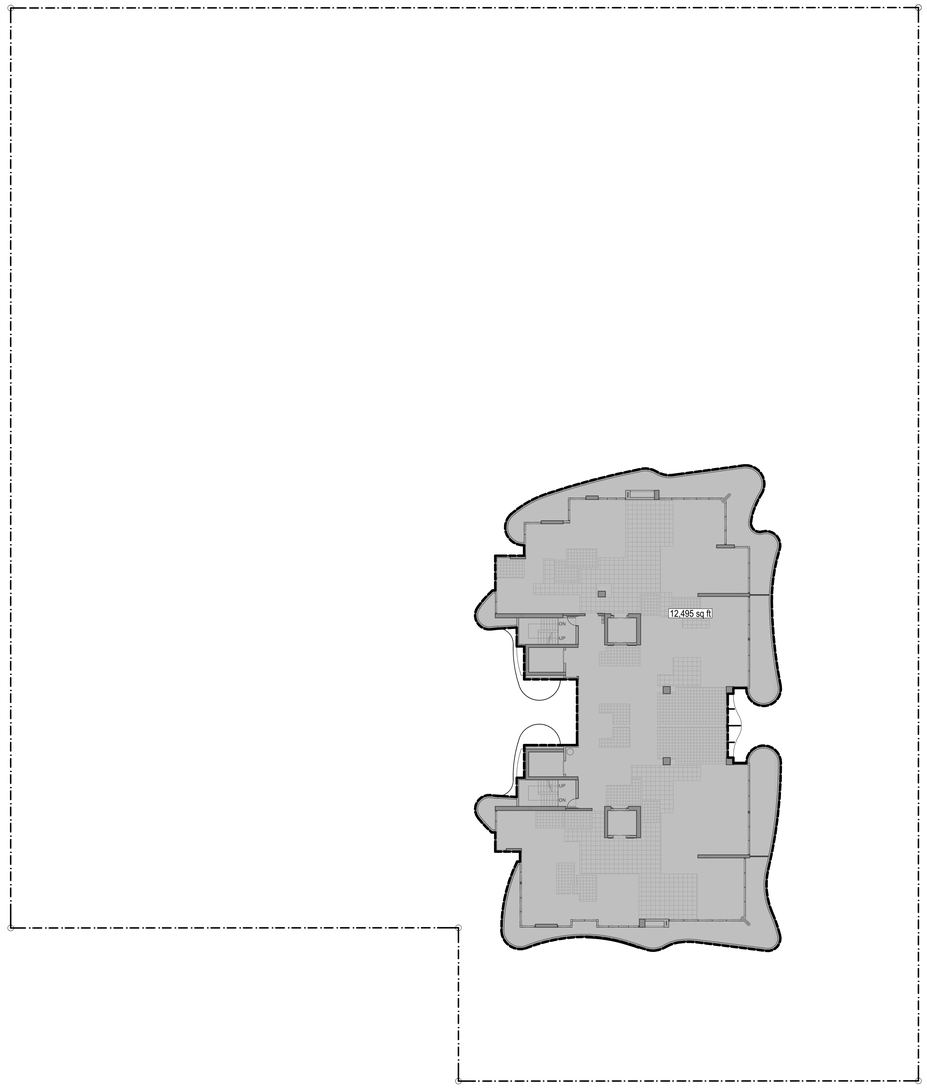
GROSS COUNT 4

A-026



LEVELS 6 THROUGH 15

SCALE: 1" = 20'



LEVEL 16 - PENTHOUSE

SCALE: 1" = 20'

PROPOSED NEW GROSS AREA

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2199 PONCE DE LEON BLVD.
SUITE 400
CORAL GABLES, FL 33134
TELEPHONE: 305/446-7799
FAX: 305/446-9275

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REVUELTA
Architecture International P.A.

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T. 305.590.5000
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GROSS COUNT 5

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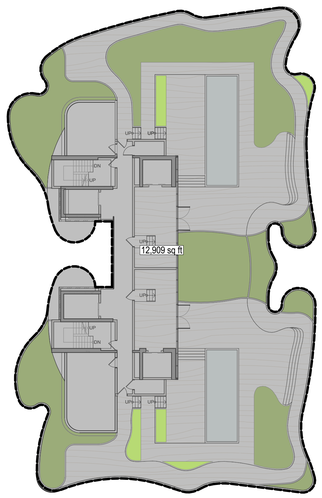
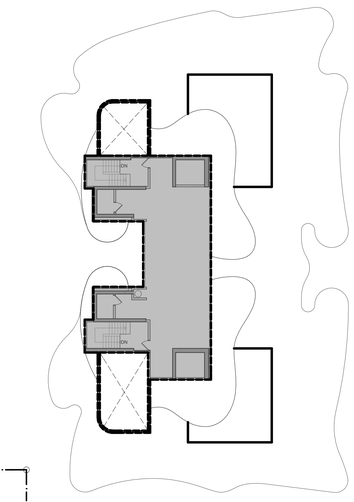
File: BIM Server: 164 - BIM Server 19 1612_O_OCEAN TERRACE 1612_OCEAN_TERRACE_S07_CONNECTED.rvt By Aerin Date: 11/9/2017



ROOF - PENTHOUSE

SCALE: 1" = 20'



MECHANICAL ROOF

SCALE: 1" = 20'

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T. 305.590.5000
F. 305.590.5040

RJ HEISENBOTTLE
ARCHITECTS
2199 PONCE DE LEON BLVD.
SUITE 400
CORAL GABLES, FL 33134
TELEPHONE: 305/446-7799
FAX: 305/446-9275

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7400 Ocean Terrace
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A mixed used project by
Ocean Terrace Holdings
1035 North Miami Av.
Miami, FL 33136
305.324.4700

Design & Executive Architect

REVUELTA
Architecture International P.A.
2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
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GROSS COUNT 6

A-028

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File: BIM Server: REAL - BIM Server_3 / BIM Server 19/1612_OCEAN TERRACE/1612_OCEAN TERRACE_SD1_CONNECTED_by Avery_Date: 11/9/2017

PROPOSED GROSS	
LEVEL	AREA (SQ. FT.)
BASEMENT	
	17,710
	17,710 sq ft
GROUND LEVEL - LOBBIES & RETAIL	
	32,444
	32,444 sq ft
LEVEL 2 - PARKING & HOTEL	
	39,490
	39,490 sq ft
LEVEL 3 - PARKING, HOTEL & GYM	
	46,404
	46,404 sq ft
LEVEL 3.5 - 7436 INTERMEDIATE	
	1,077
	1,077 sq ft
LEVEL 4 - POOL DECKS & HOTEL	
	56,901
	56,901 sq ft
LEVEL 5 - RESIDENTIAL & HOTEL	
	12,702
	12,702 sq ft
LEVEL 6	
	12,681
	12,681 sq ft
LEVEL 7	
	12,534
	12,534 sq ft
LEVEL 8	
	12,495
	12,495 sq ft
LEVEL 9	
	12,352
	12,352 sq ft
LEVEL 10	
	12,495
	12,495 sq ft
LEVEL 11	
	12,495
	12,495 sq ft
LEVEL 12	
	12,495
	12,495 sq ft
LEVEL 13	
	12,495
	12,495 sq ft
LEVEL 14	
	12,495
	12,495 sq ft
LEVEL 15	
	12,495
	12,495 sq ft
LEVEL 16 - PENTHOUSE	
	12,495
	12,495 sq ft
ROOF - PENTHOUSE	
	12,909
	12,909 sq ft
MECHANICAL ROOF	
	2,426
	2,426 sq ft
	359,590 sq ft

PROPOSED NEW GROSS AREA:

359,590SF

EXISTING GROSS		
LEVEL	ID	AREA (SQ. FT.)
GROUND LEVEL - LOBBIES & RETAIL		
	7400	200
	7400	201
	7400	376
	7400	745
	7400	1,108
	7400	3,124
	7450	9,673
		15,427 sq ft
LEVEL 2 - PARKING & HOTEL		
	7400	2,980
	7450	1,865
	7450	6,913
		11,758 sq ft
LEVEL 3 - PARKING, HOTEL & GYM		
	7400	2,872
	7450	0
	7450	0
	7450	6,909
		9,781 sq ft
LEVEL 3.5 - 7436 INTERMEDIATE		
	7450	6,580
		6,580 sq ft
LEVEL 4 - POOL DECKS & HOTEL		
	7400	2,641
	7450	6,580
		9,221 sq ft
LEVEL 5 - RESIDENTIAL & HOTEL		
	7450	6,581
		6,581 sq ft
LEVEL 6		
	7450	0
	7450	2,373
		2,373 sq ft
LEVEL 7		
	7450	1,418
		1,418 sq ft
		63,139 sq ft

EXISTING GROSS AREA TO REMAIN:

63,299 SF

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File: BIM Server: R04 - BIM Server_3 (BIM Server 19\19\12_OCEAN TERRACE\19\12_OCEAN TERRACE\19\12_OCEAN TERRACE-SD_CONNECTED.rvt) By Author: Date: 11/9/2017

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SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

RJ HEISENBOTTLE
ARCHITECTS
2199 PONCE DE LEON BLVD.
SUITE 400
CORAL GABLES, FL 33134
TELEPHONE: 305/446-7799
FAX: 305/446-9275

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Miami, FL 33136
305.324.4700

Design & Executive Architect

REVUELTA
Architecture International P.A.
2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

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AR-0007972

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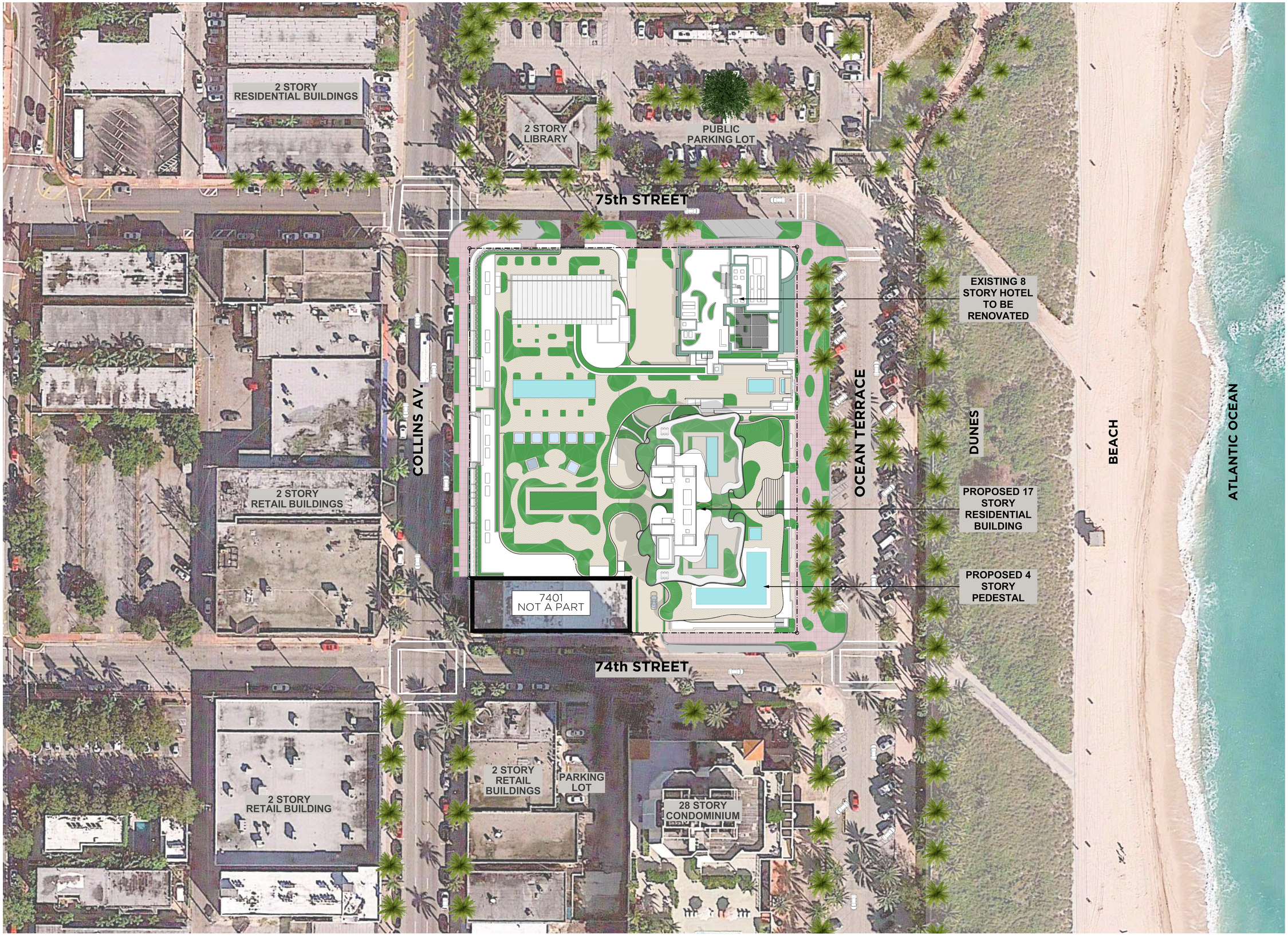
GROSS COUNT TOTALS

A-029



N

CONTEXTUAL SITE PLAN

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

0 16' 32' 64'

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RJ HEISENBOTTLE
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2199 PONCE DE LEON BLVD.
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CORAL GABLES, FL 33134
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REVUELTA
Architecture International P.A.
2950 SW 27TH AVE.
SUITE 110
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Sheet Name
CONTEXTUAL SITE PLAN

A-100

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