

OCEAN TERRACE

7400 Ocean Terrace
Miami Beach, FL 33141

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

135 North Miami Av.
Miami, FL 33136

5.324.4700

Design & Executive Architect

REVUELTA
Architecture International
P.A.

50 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
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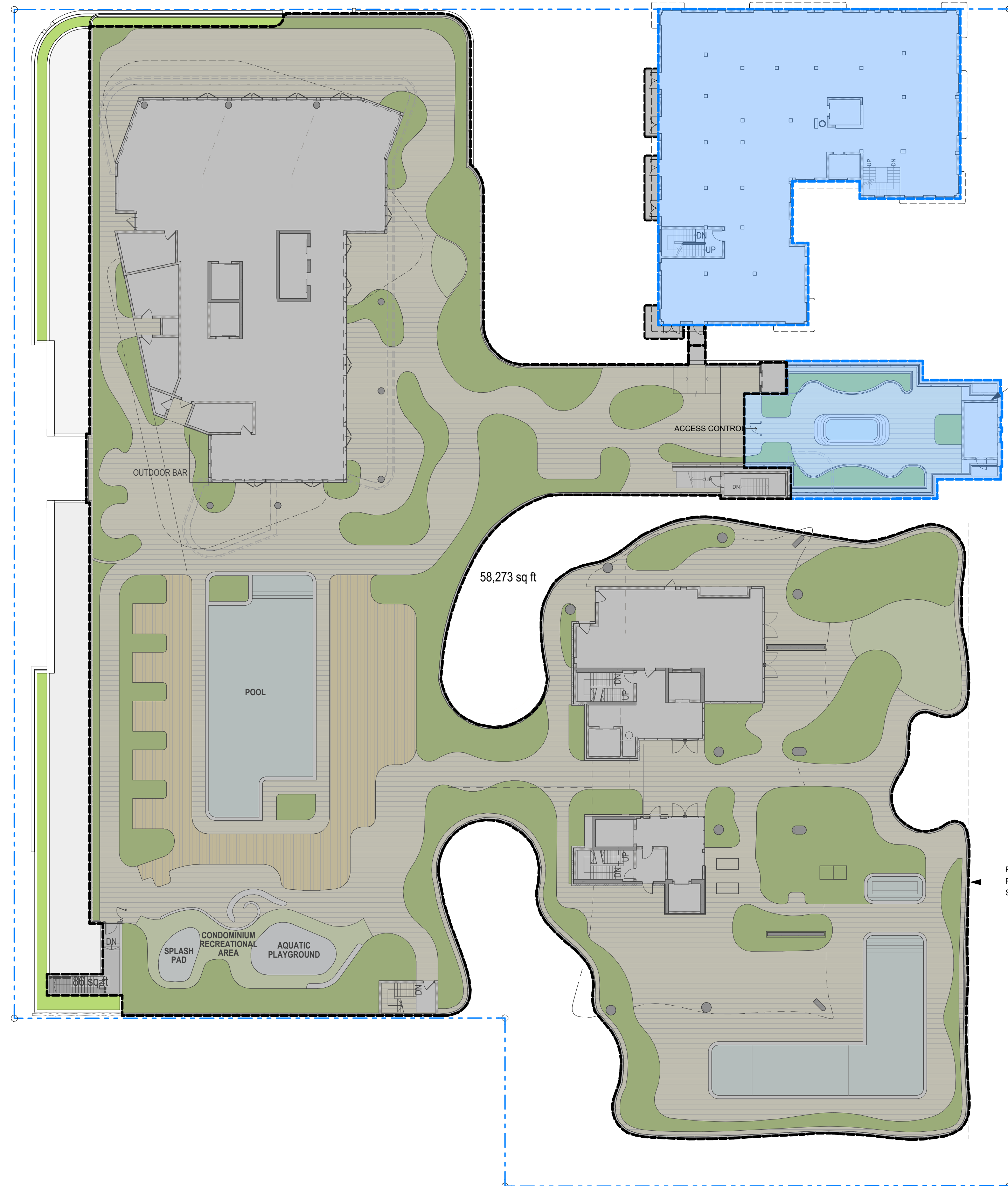
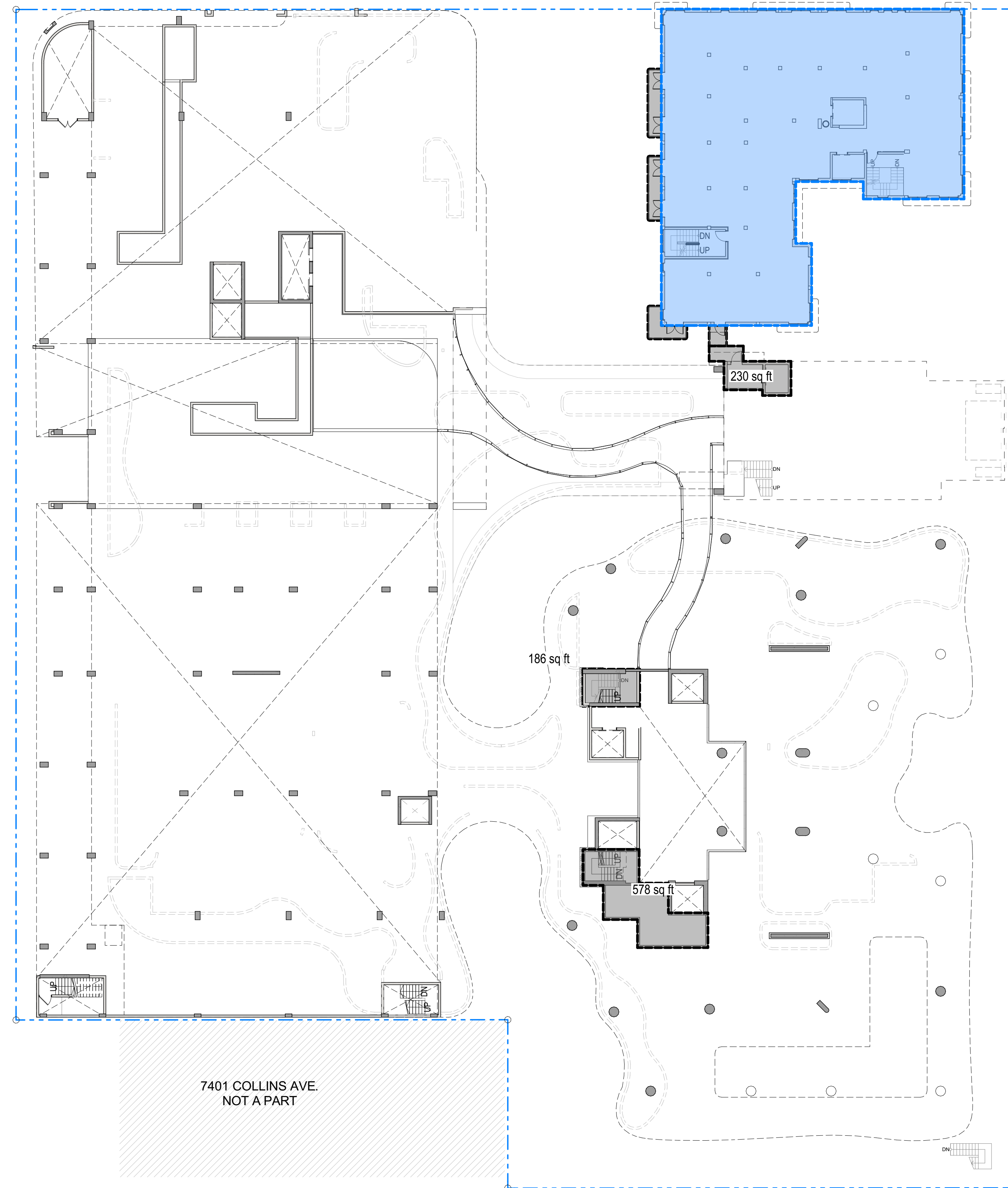
Luis O. Revuelta
R-0007972

Final Cap	Date
PB19-0363	7/15/2021

Scale
AS SHOWN
Sheet Name

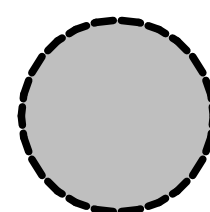
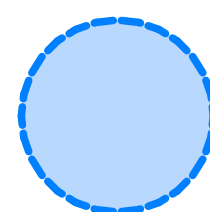
GROSS COUNT 3

A-027



EXISTING GROSS AREA TO REMAIN

PROPOSED NEW GROSS AREA



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1

7400 Ocean Terrace
Miami Beach, FL 33141

IS

36

TOC

ect

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110

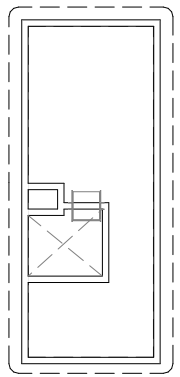
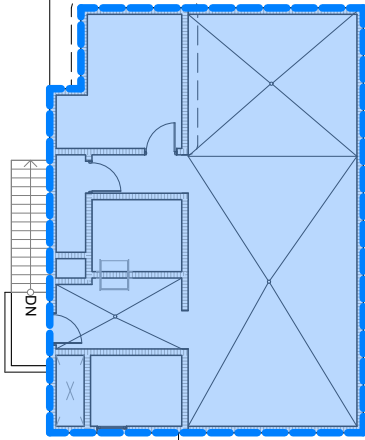
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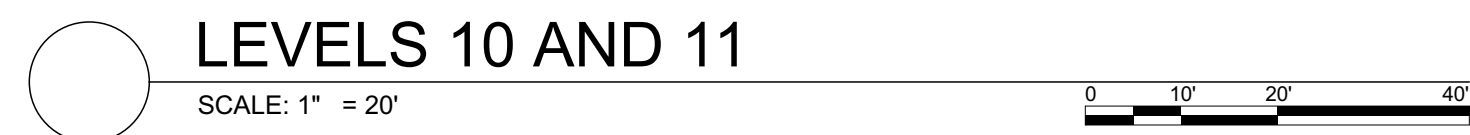
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IS

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TOC

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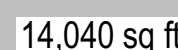
F. 305.590.5040

72

21

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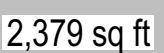
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SCALE: 1" = 20'



SCALE: 1" = 20'



SCALE: 1" = 20'

1

1

33

040

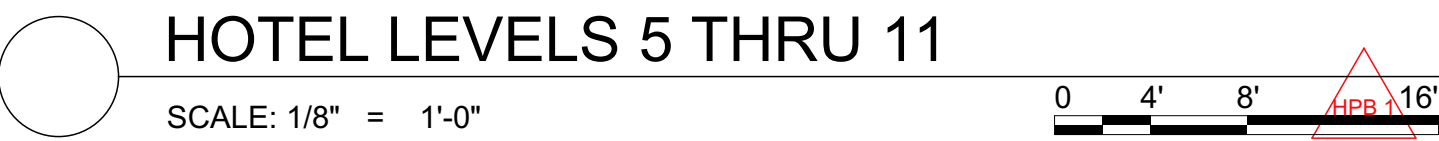
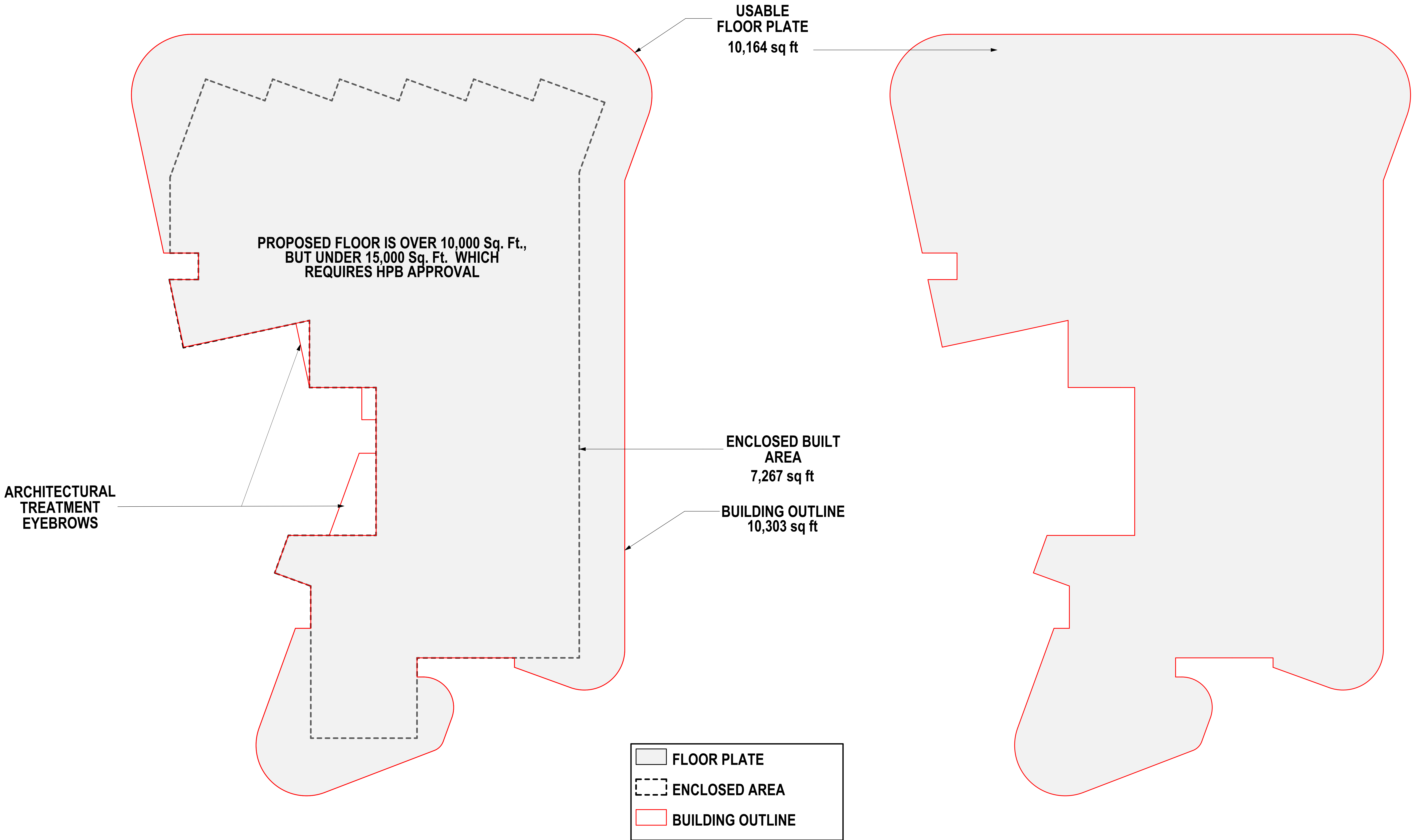
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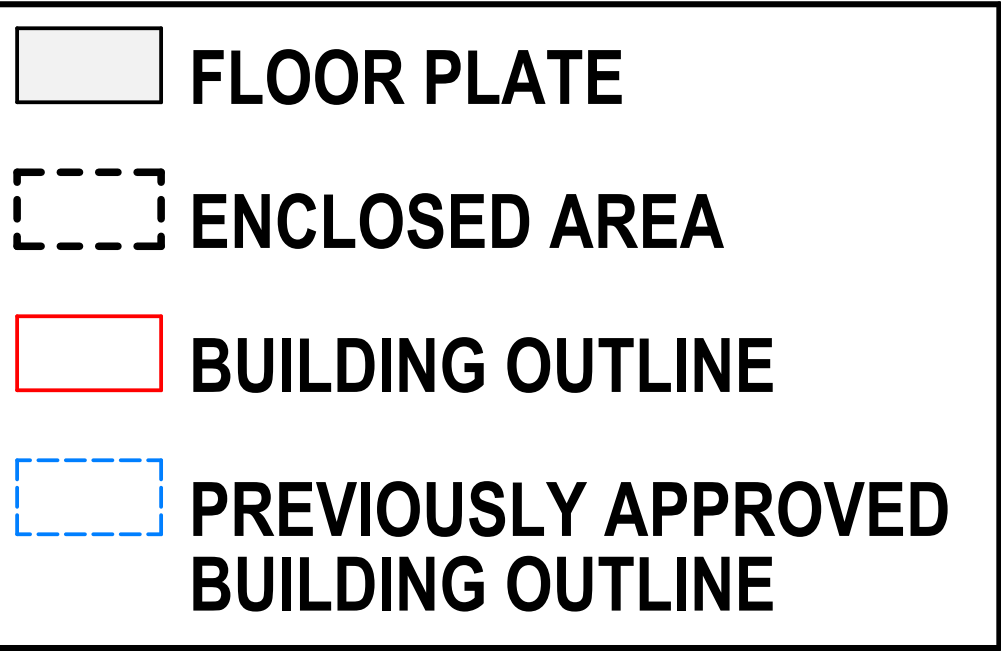
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525,692 SF



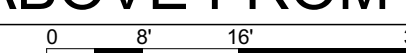
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SCALE: 1/16" = 1'-0"



1. PROPOSED HOTEL

PROPOSED 7 STORIES HOTEL ABOVE POOL DECK
INCREASED OVERALL NUMBER OF GUESTROOMS FROM 78 TO 125.

2. PROPOSED HOTEL DROP OFF

PROPOSED NEW DROP OFF FOR HOTEL USE AT 75TH STREET TO
REDUCE VEHICULAR TRAFFIC WITHIN THE COURTYARD AREA AND
TO ALLOW FOR A FLUID PEDESTRIAN FRIENDLY CONNECTIVITY
BETWEEN THE HISTORIC AND THE NEW HOTEL STRUCTURES.

3. RESIDENTIAL BUILDING REVISIONS

ADDED 4 LEVELS TO THE CONDOMINIUM BUILDING WITHIN
APPROVED BUILDING HEIGHT BY REDUCING THE CLEAR HEIGHT AT
EACH LEVEL. .

ADDED ONE RESIDENTIAL UNIT FACING COLLINS AVENUE TO
CONDOMINIUM BUILDING PROVIDING ACTIVE USE TO THE WEST
ELEVATION OF THE BUILDING.

INCREASED NUMBER OF RESIDENTIAL UNITS FROM 58 TO 75.
INCREASED BUILDING FLOORPLATE FROM 12,407 SQ.FT.
PREVIOUSLY APPROVED TO 13,979 SF

4. PARKING REVISIONS

INCREASED NUMBER OF PARKING SPACES FROM 175 TO 252 BY
ADDING MECHANICAL LIFTS AND TANDEM SPACES WITHOUTH
AFFECTING THE PODIUM ENVELOPE

SCOPE OF WORK

3. RESIDENTIAL BUILDING

OVERALL HEIGHT REMAINS UNCHANGED: 235 FEET
INCREASED 4 STORIES BY REDUCING THE CEILING HEIGHTS
TO ALL THE RESIDENTIAL LEVELS
ADDED ONE UNIT FACING COLLINS AVENUE
UNITS INCREASED FROM 58 TO 75 RESIDENTIAL UNITS

EXISTING HISTORIC HOTEL

REDUCED NUMBER OF HOTEL
GUESTROOMS FROM 78 TO 55 ROOMS

2. NEW HOTEL DROP OFF

1. PROPOSED HOTEL BUILDING

125 FEET FROM GRADE - 85 FEET ABOVE PODIUM
7 STORIES

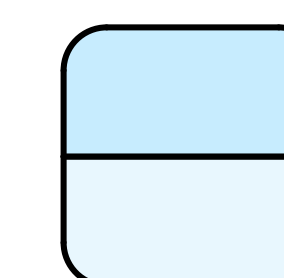
72 NEW GUESTROOMS

4. PARKING GARAGE

INCREASED
FROM 175 TO 252 SPACES
ADDED MECHANICAL LIFTS
CONCEALED IN PODIUM

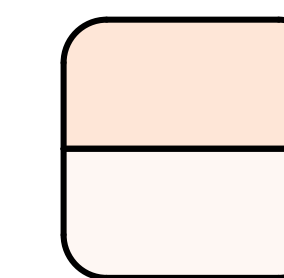
RETAIL

REDUCED
FROM 18,000 SQFT TO 17,474 SQ FT



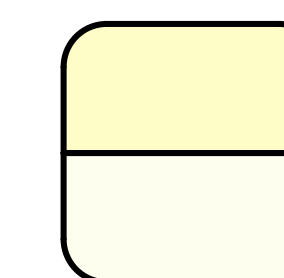
RETAIL USE

LIGHTER SHADE INDICATES THAT
THE LOT/STRUCTURE IS NOT A PART
OF THIS PROPOSAL



HOTEL USE

LIGHTER SHADE INDICATES THAT
THE LOT/STRUCTURE IS NOT A PART
OF THIS PROPOSAL



RESIDENTIAL USE

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PROPOSED

PROPOSED MASSING SUMMARY OF CHANGES

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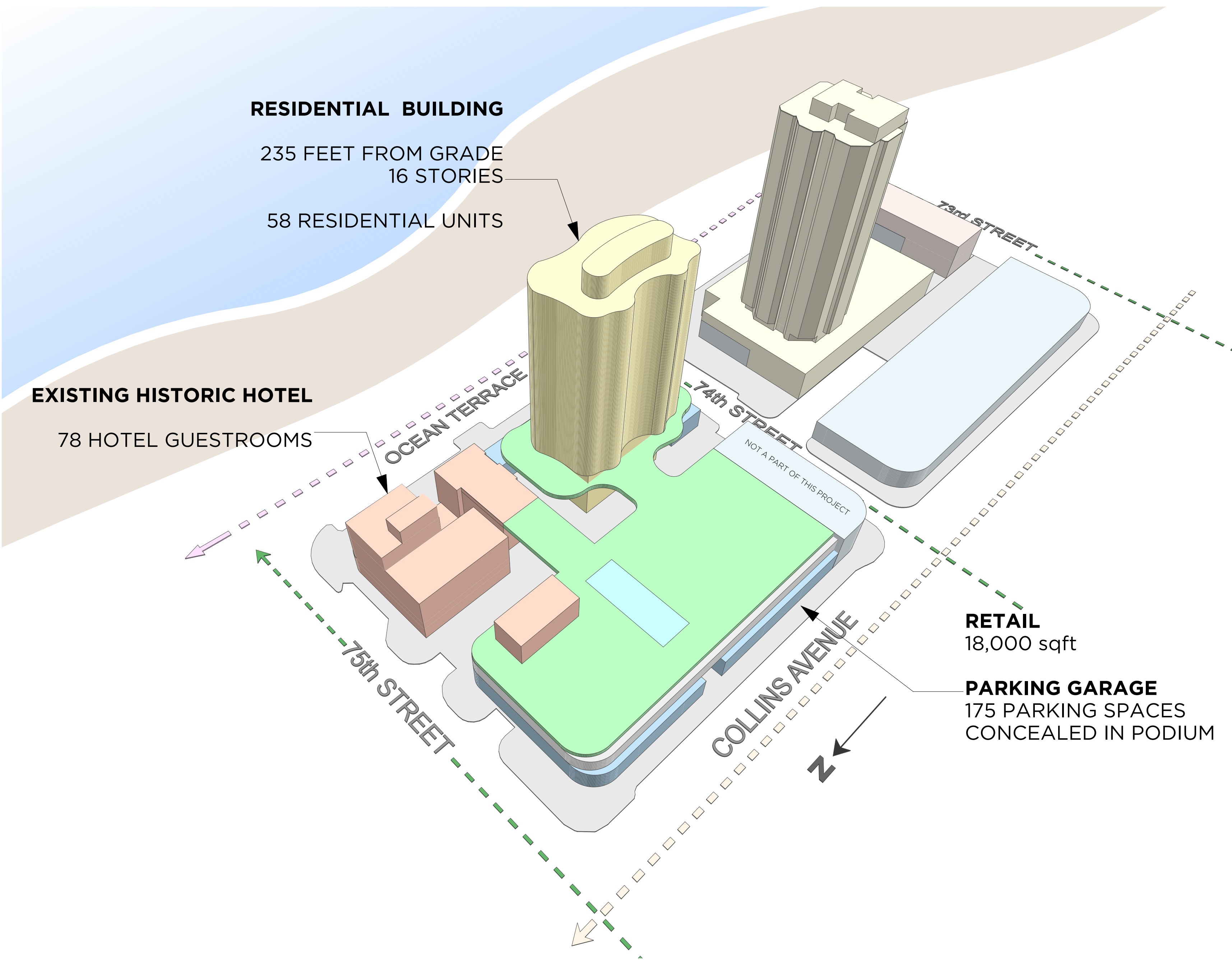
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Date
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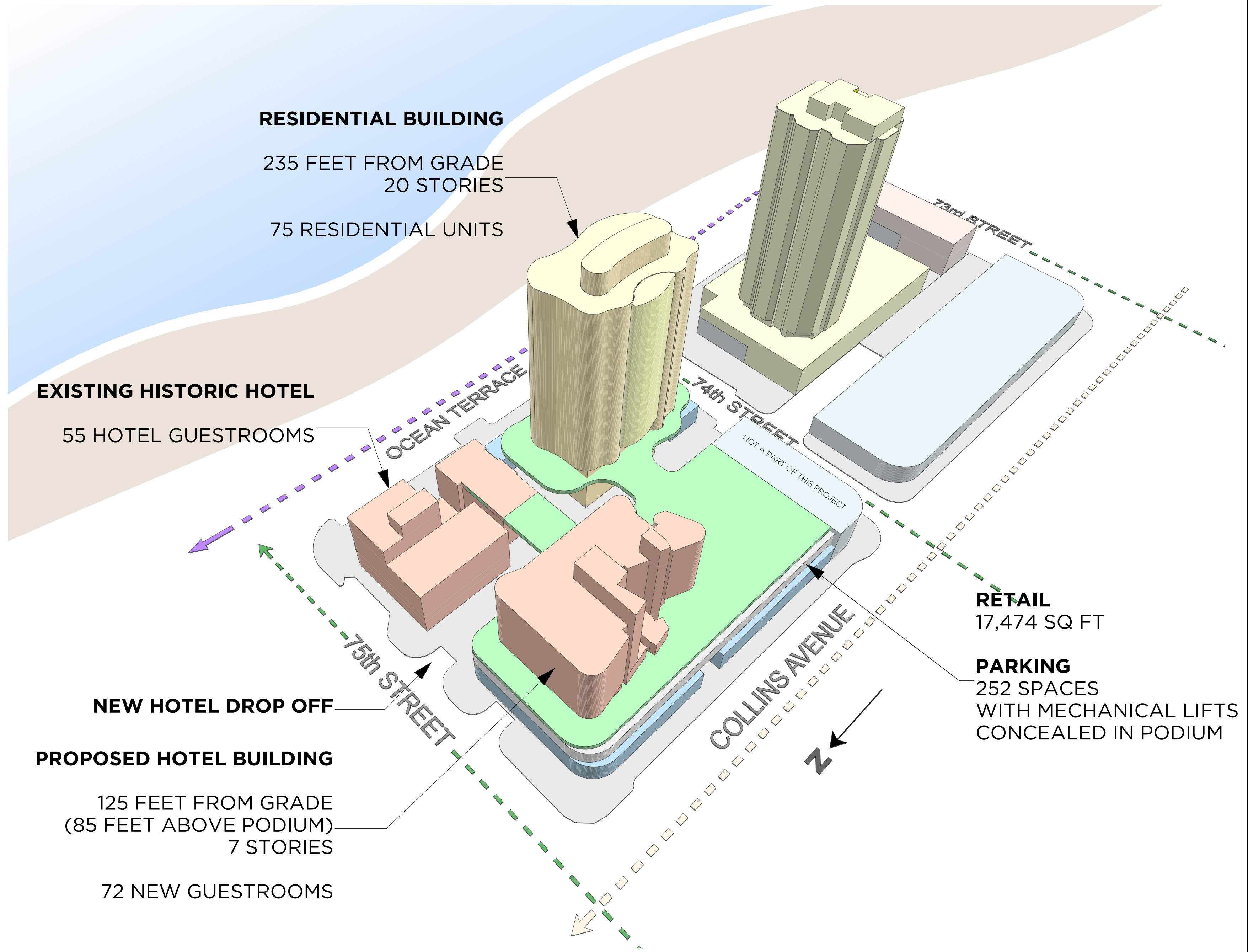
Scale
AS SHOWN

Sheet Name

MASSING
COMPARED



PREVIOUSLY APPROVED



PROPOSED

- RETAIL USE**
LIGHTER SHADE INDICATES THAT THE LOT/STRUCTURE IS NOT A PART OF THIS PROPOSAL
- HOTEL USE**
LIGHTER SHADE INDICATES THAT THE LOT/STRUCTURE IS NOT A PART OF THIS PROPOSAL
- RESIDENTIAL USE**
LIGHTER SHADE INDICATES THAT THE LOT/STRUCTURE IS NOT A PART OF THIS PROPOSAL

PREVIOUSLY APPROVED AND PROPOSED COMPARATIVE MASSING
SUMMARY OF CHANGES

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PROPOSED
NORTH EAST
VIEW - OVERALL

A-103



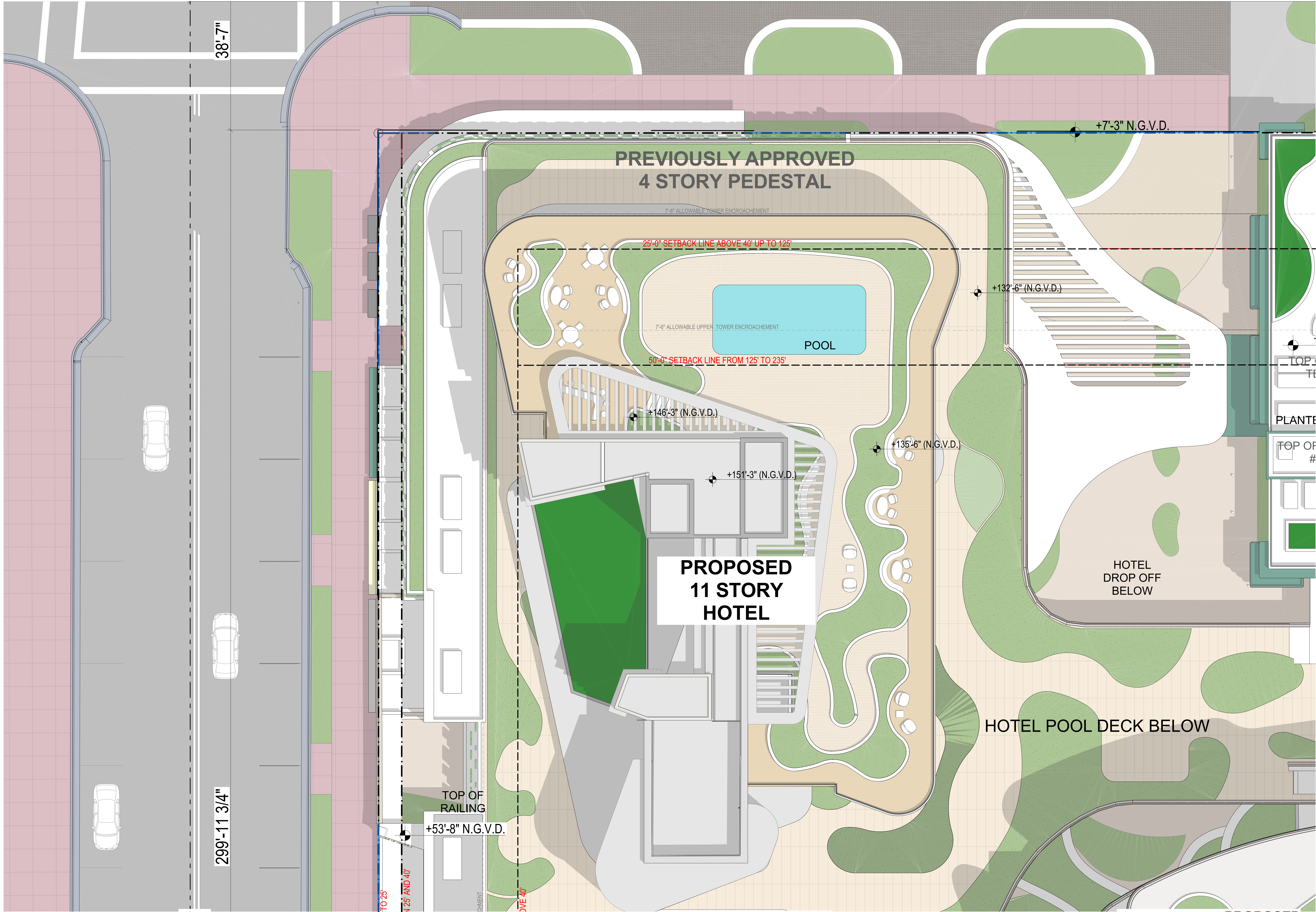
PROPOSED NORTH-EAST CONTEXT VIEW

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2. PROPOSED HOTEL

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2. PROPOSED HOTEL