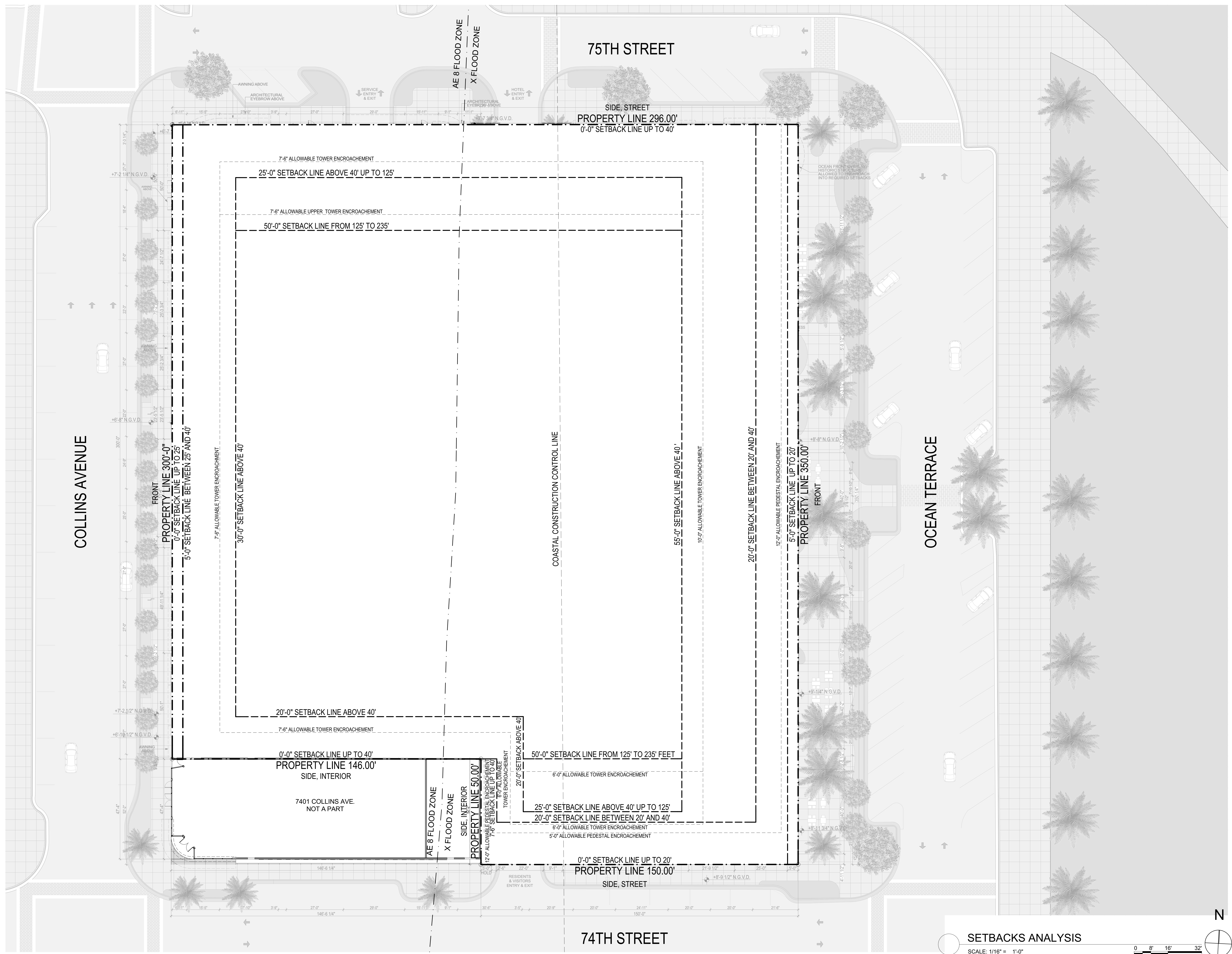


A-005



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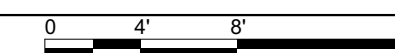
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100



SCALE: 1/8" = 1'-0"



SCALE: 1/64" = 1'-0"

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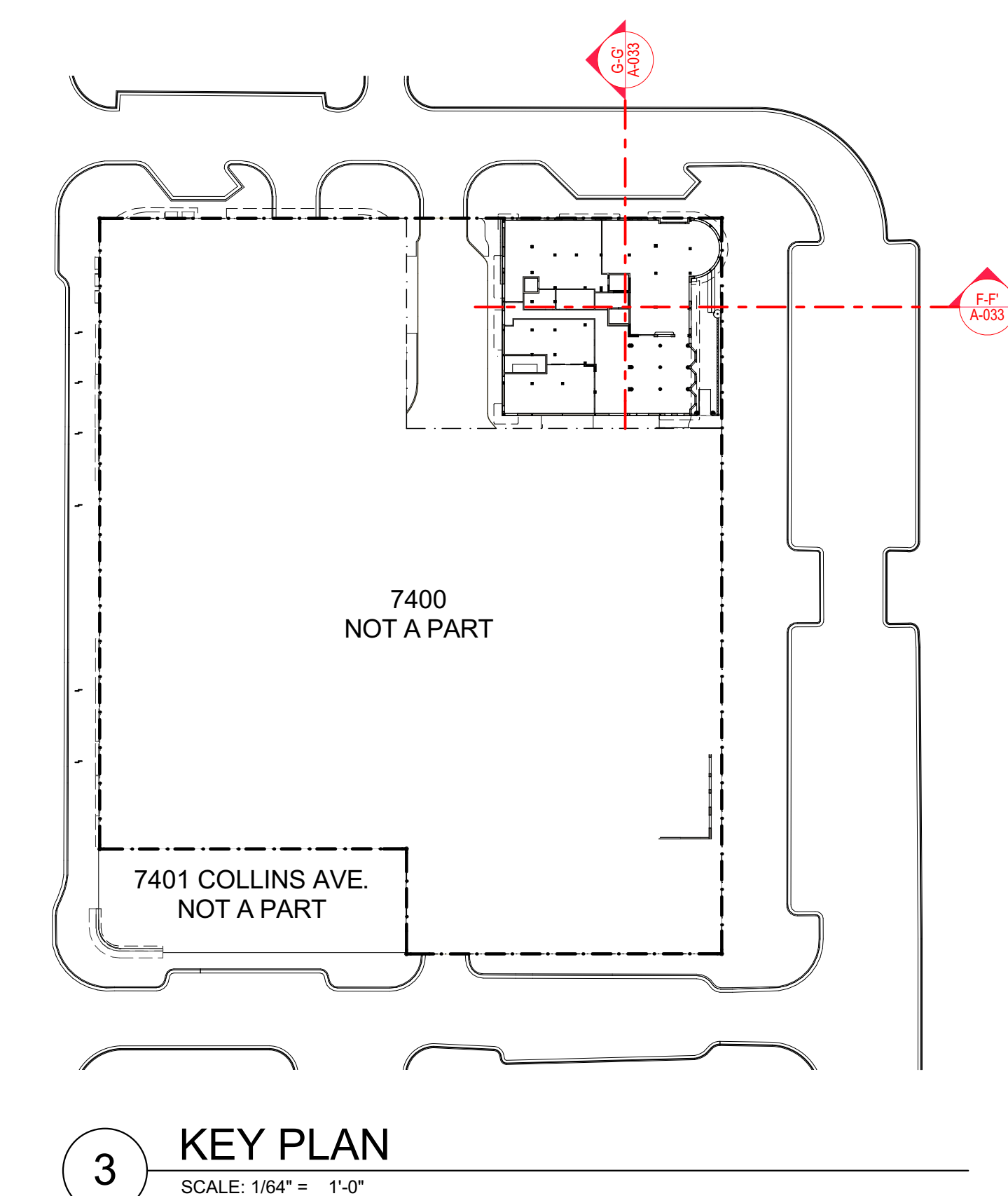
Luis O. Revuelta
AR-0007972

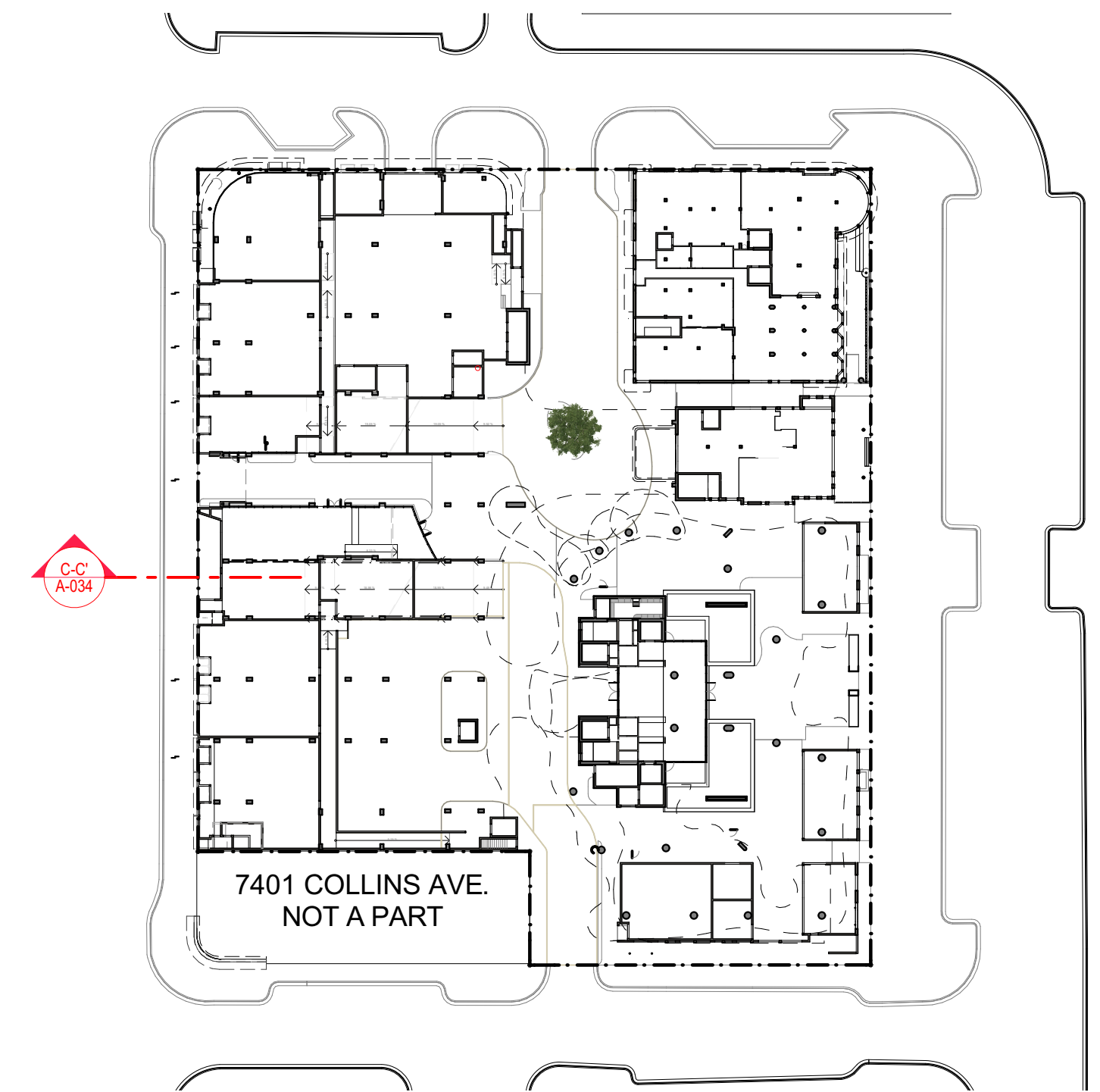
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Scale
AS SHOWN
Sheet Name

LINE OF SIGHT DIAGRAMS

A-033





KEY PLAN

SCALE: 1/64" = 1'-0"



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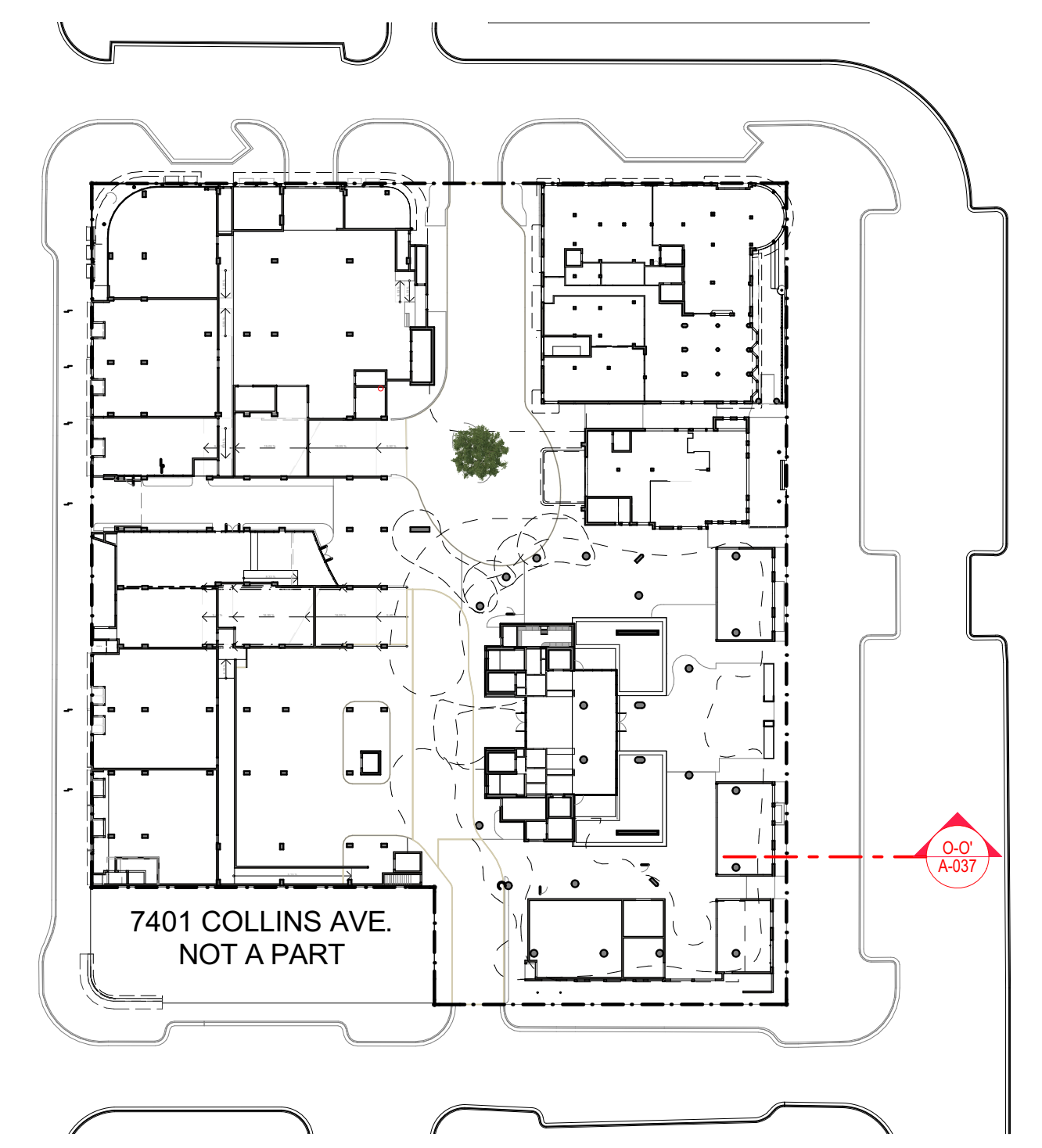
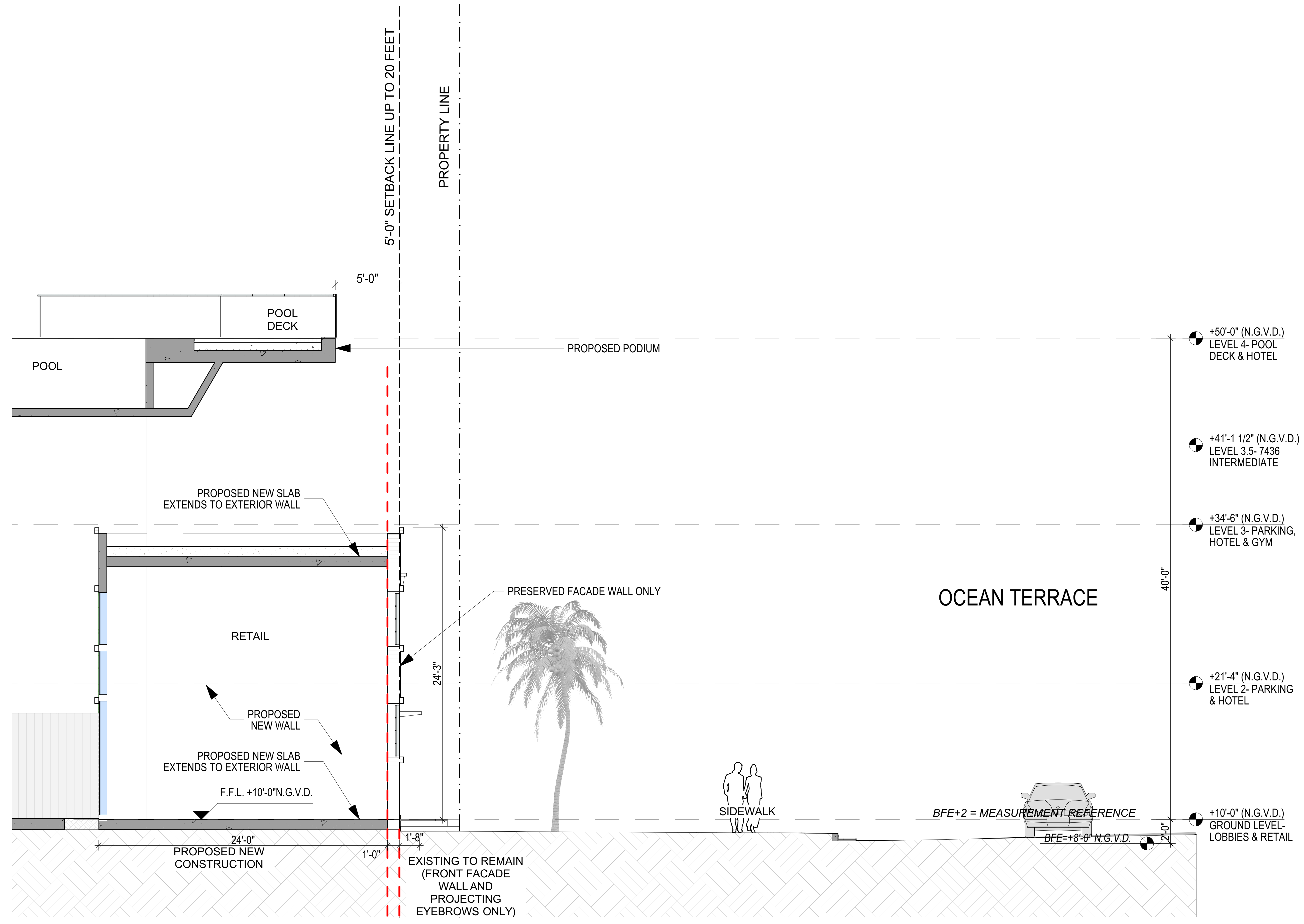
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11/9/2017

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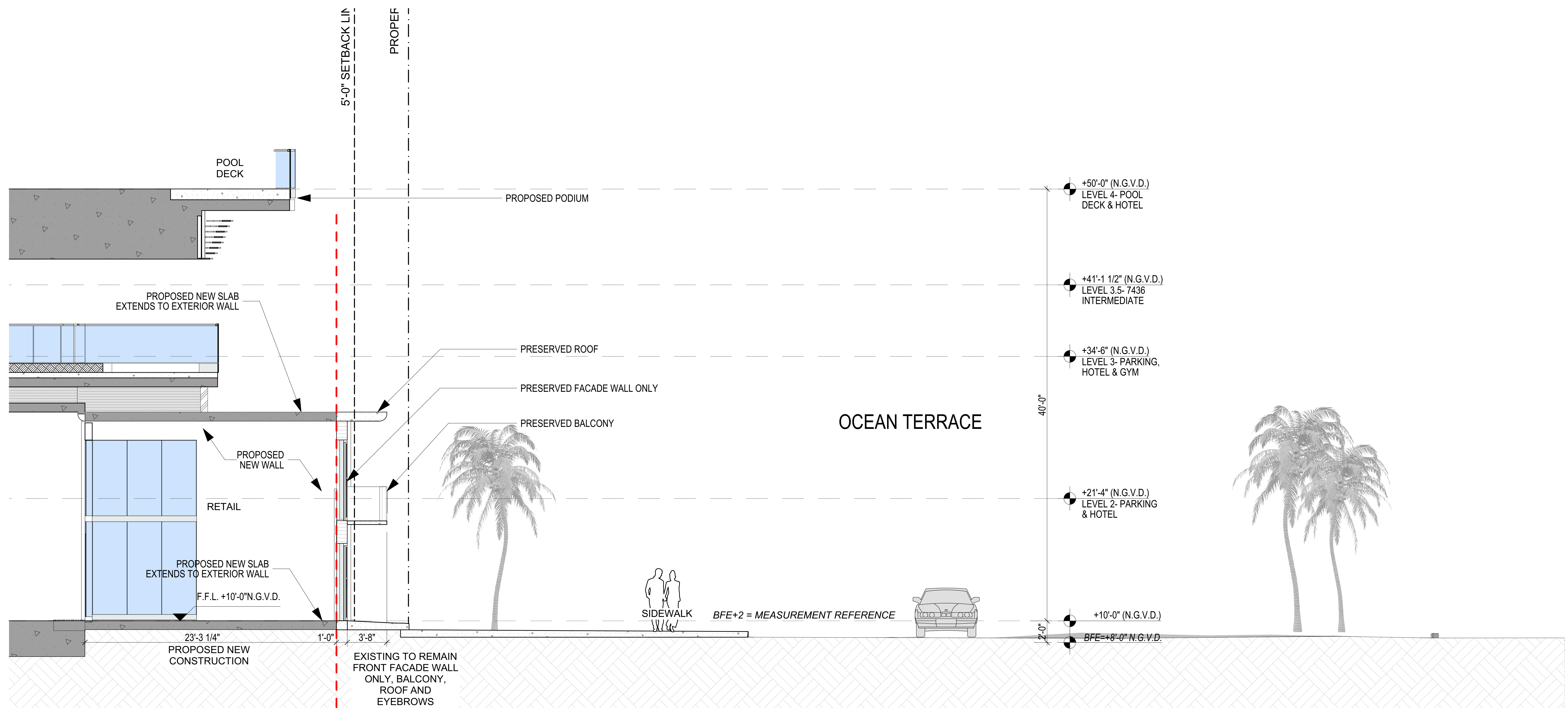
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7410 - OCEAN TERRACE SECTION

A-037

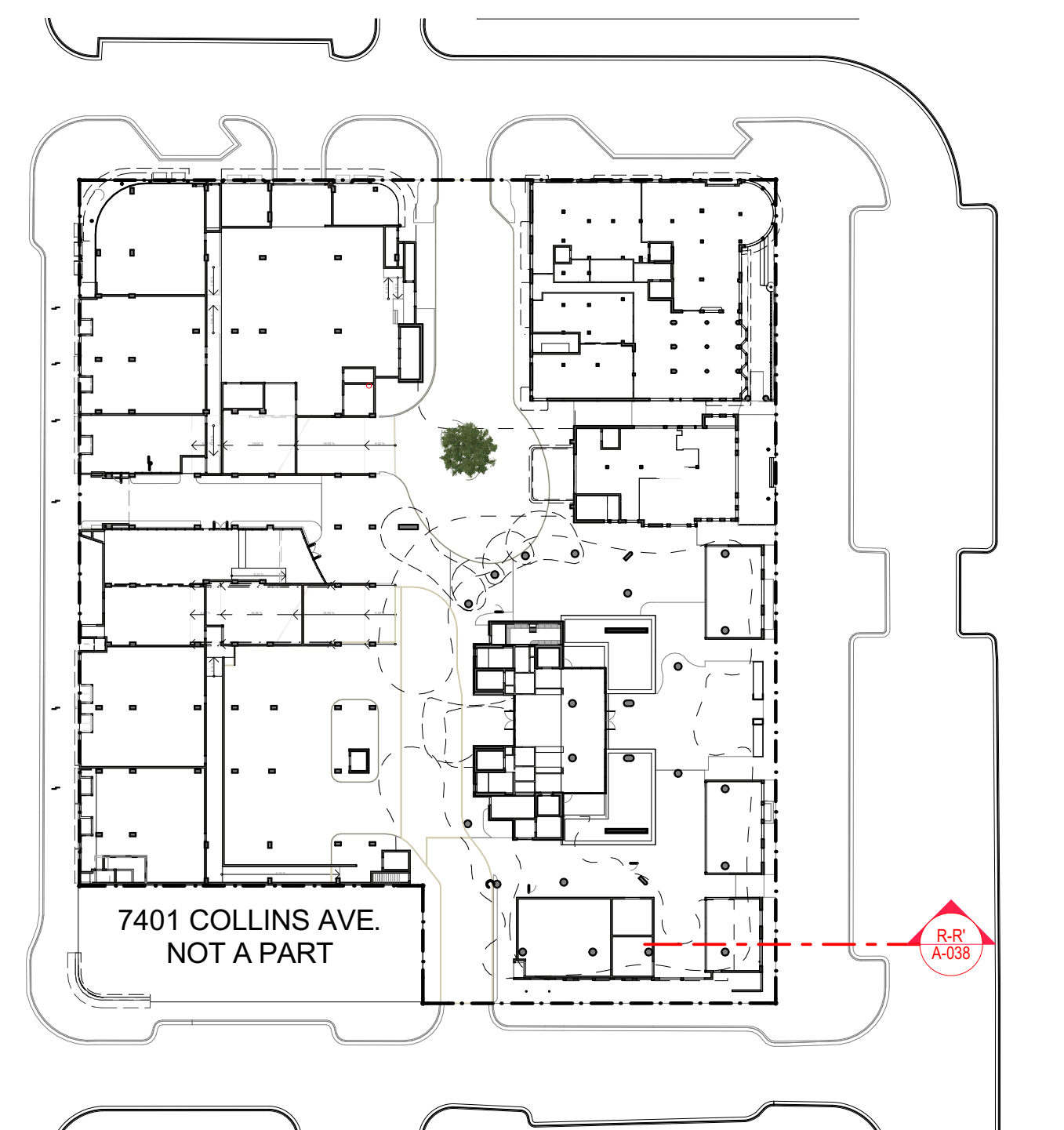


7410 OCEAN TERRACE - STREET FRONT SECTION

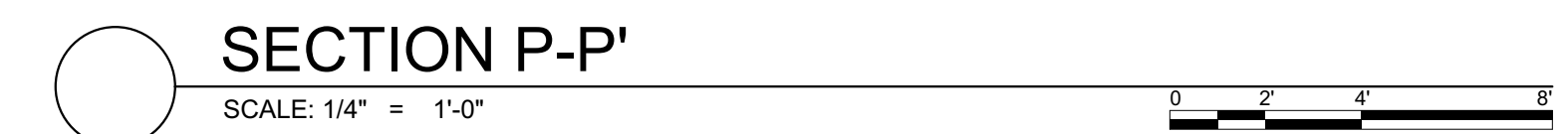


SECTION R-R'

SCALE: 1/4" = 1'-0"



 **KEY PLAN**
SCALE: 1/64" = 1'-0"



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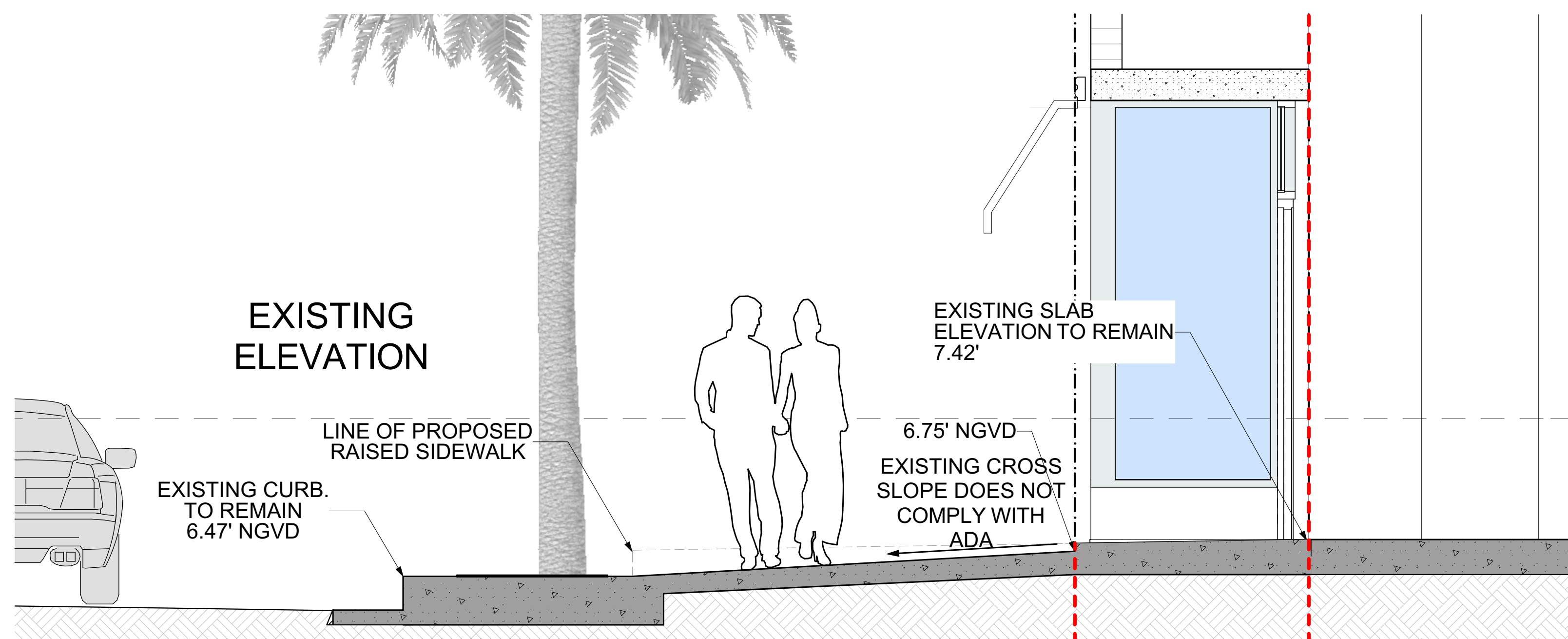
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AR-0007972

Date
1/9/2017

Scale
AS SHOWN

**COLLINS AVE.
SECTION**

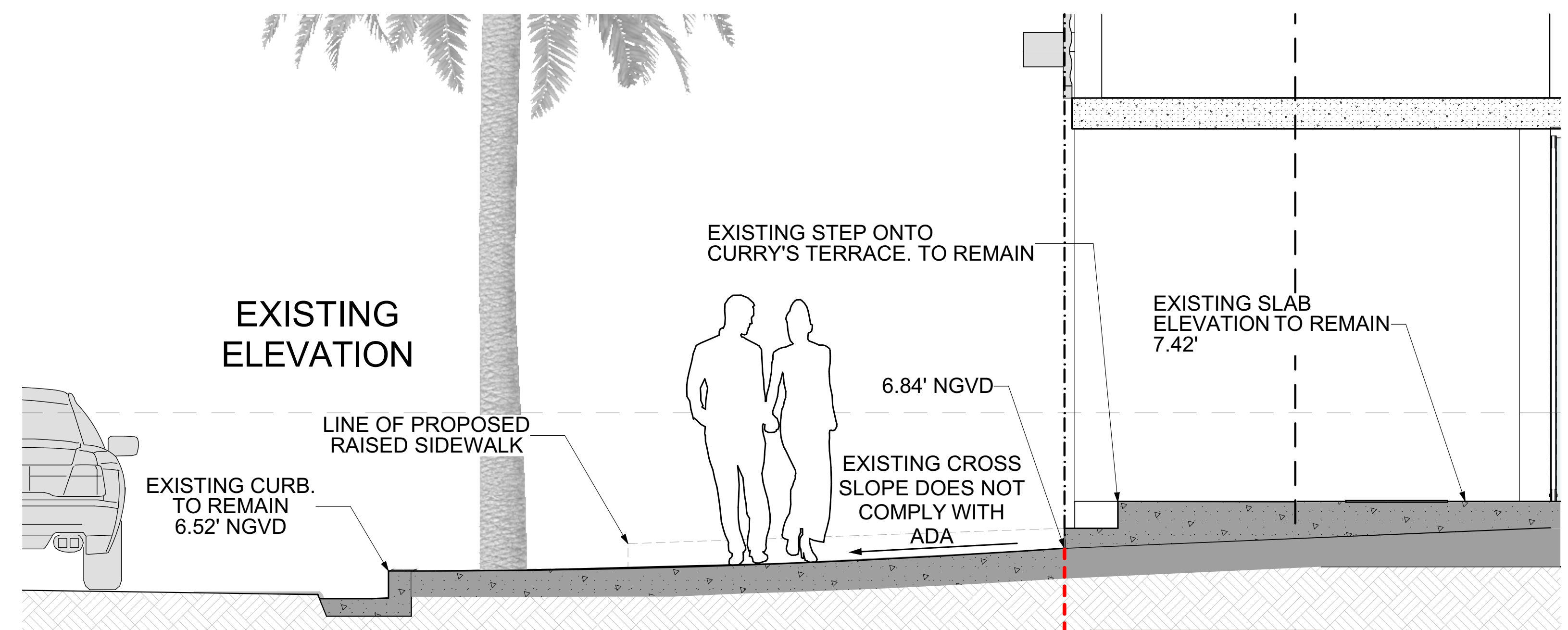
A-040



EXISTING SIDEWALK CROSS-SECTION AT RETAIL TYP.

SCALE: 1/2" = 1'-0"

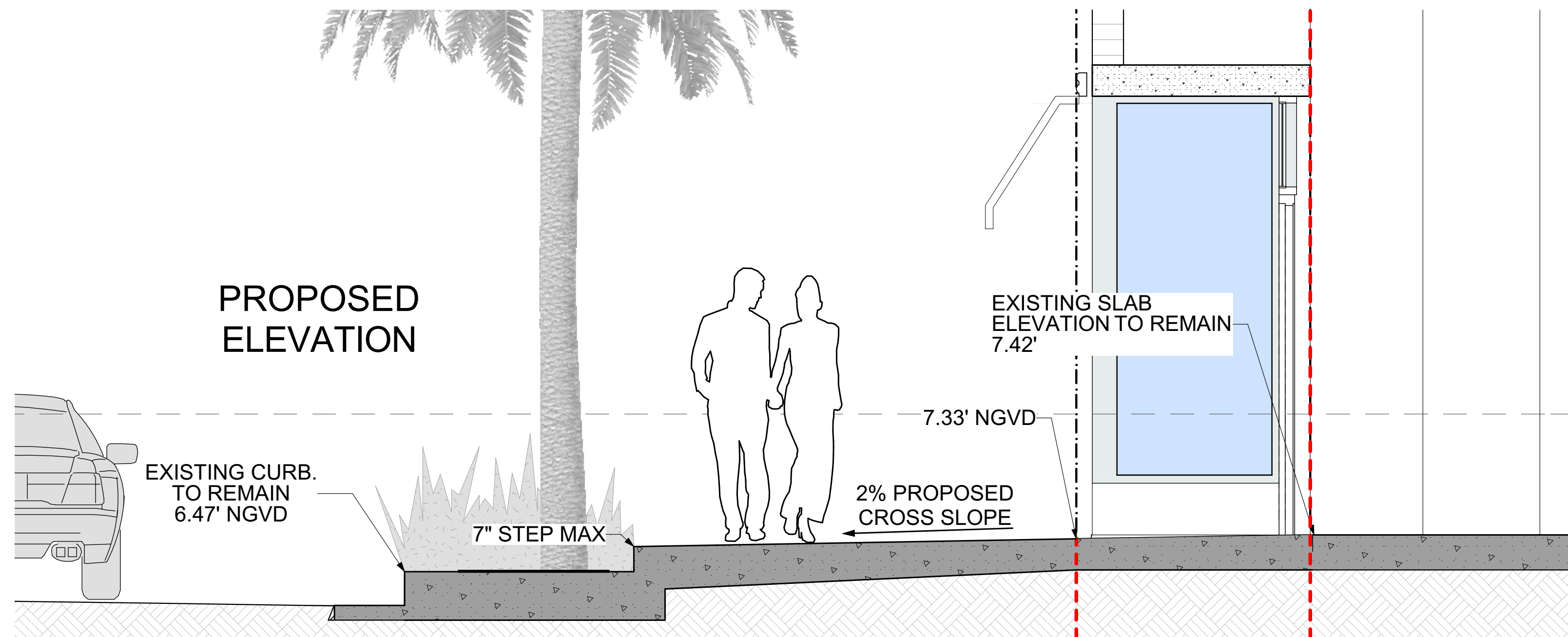
A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 1, 2, and 4, representing feet.



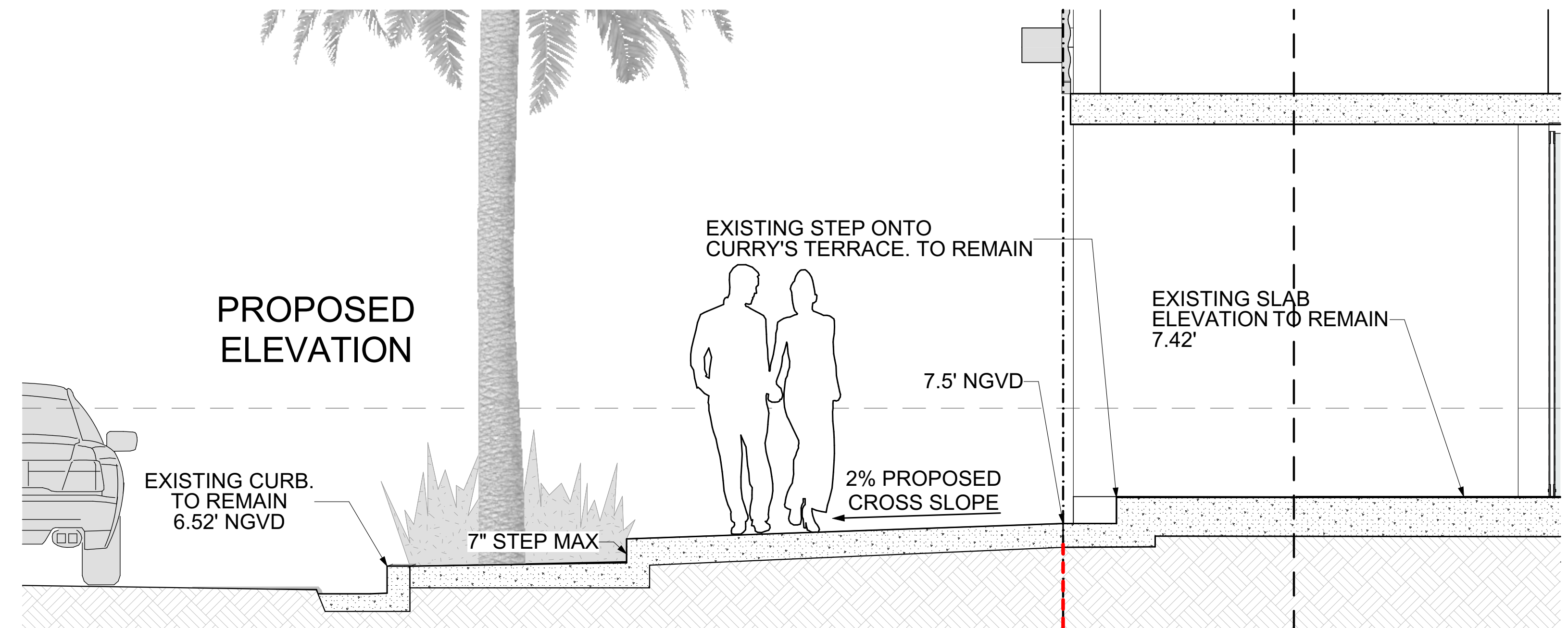
EXISTING SIDEWALK CROSS-SECTION AT 7433

SCALE: 1/2" = 1'-0"

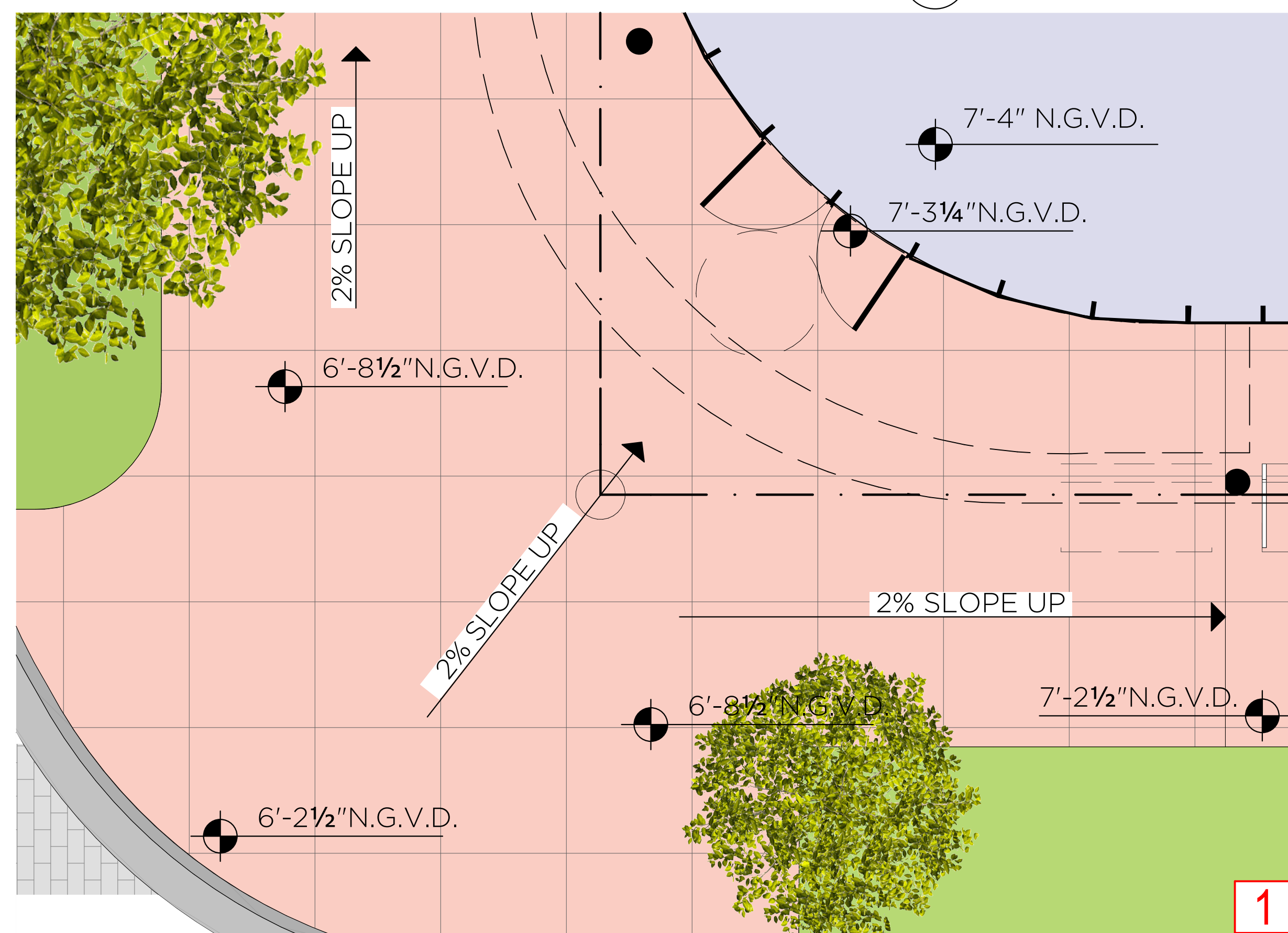
0 1' 2' 4'



2 PROPOSED SIDEWALK CROSS-SECTION AT RETAIL TYP.
SCALE: 1/2" = 1'-0"

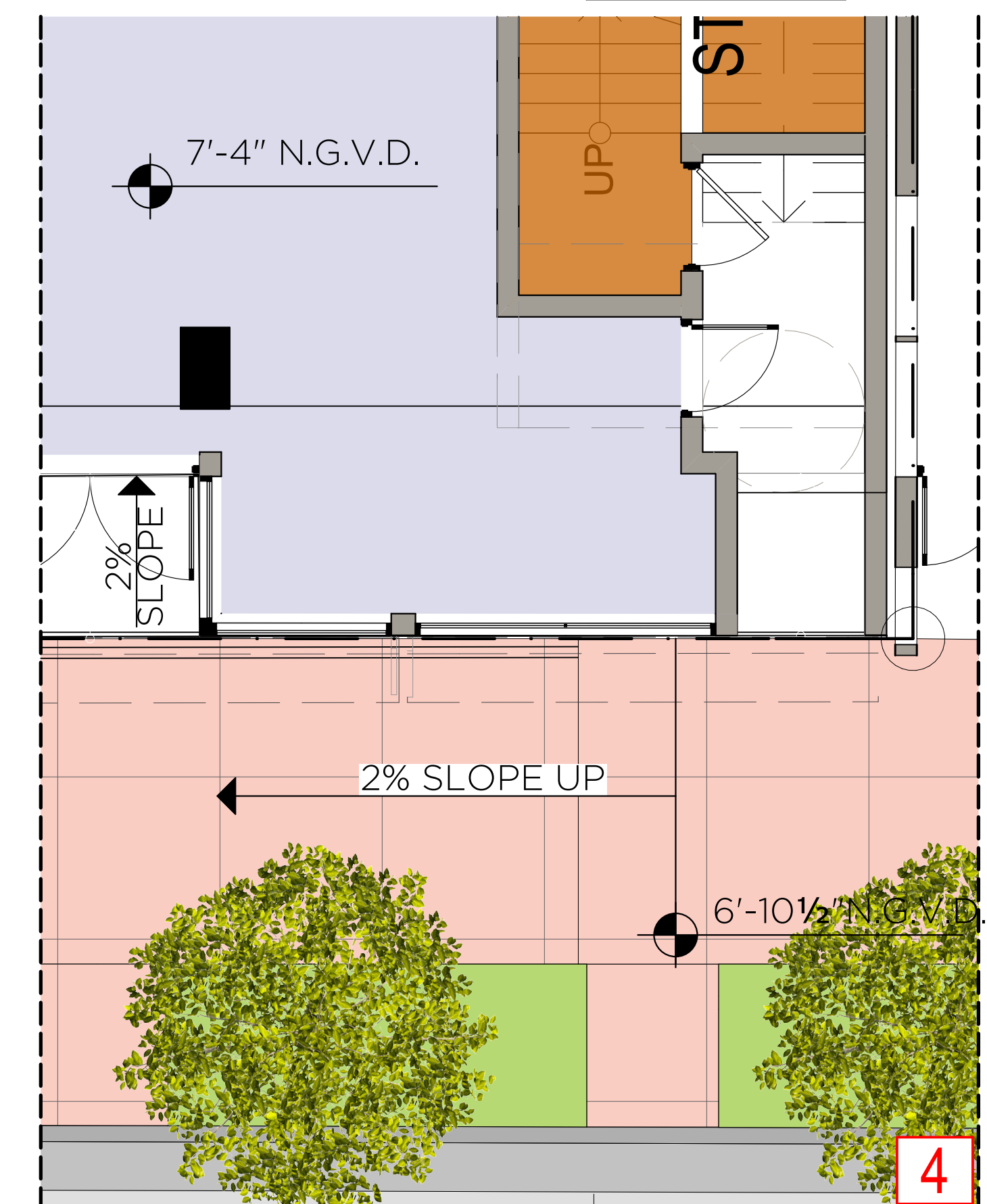
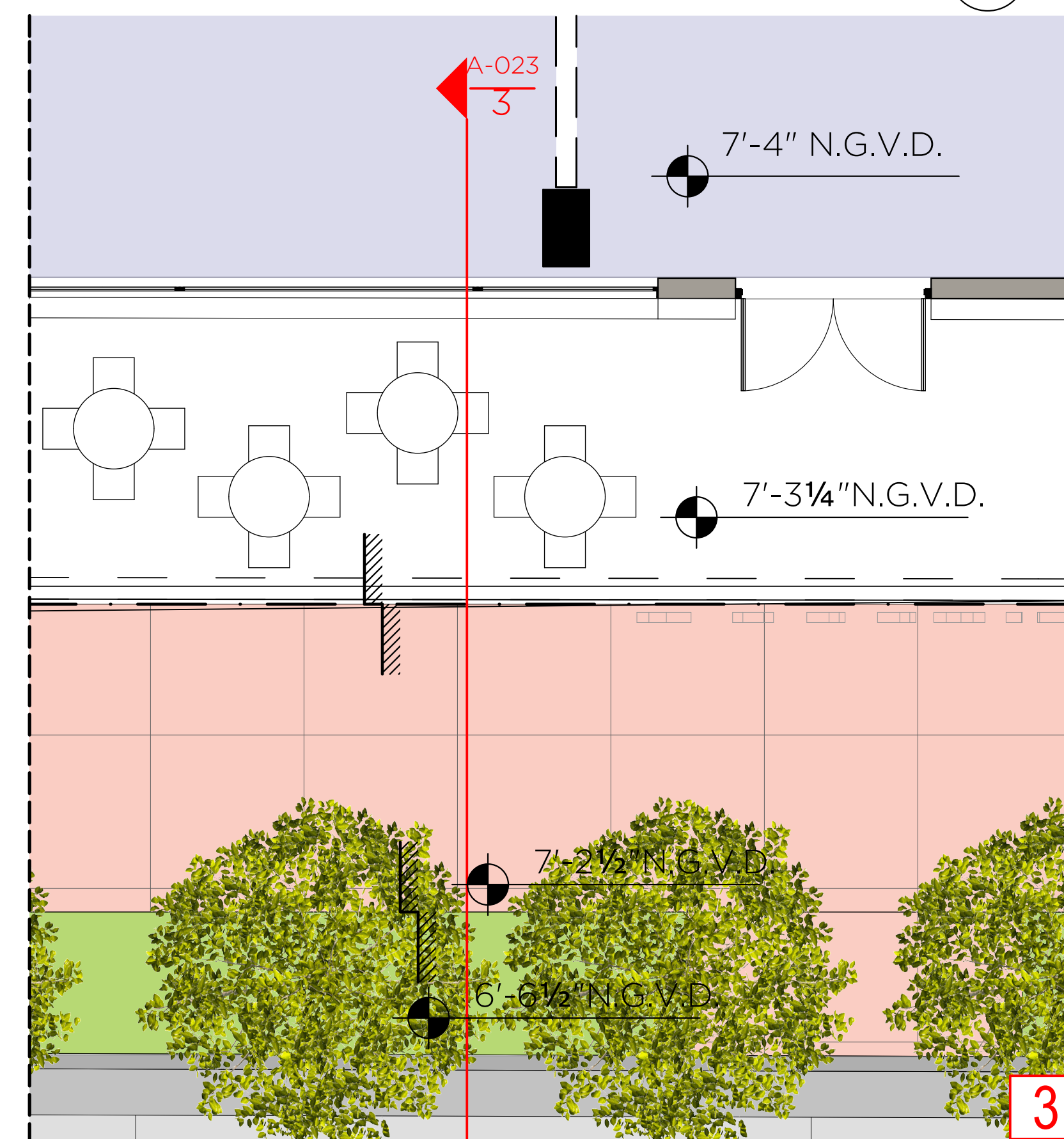
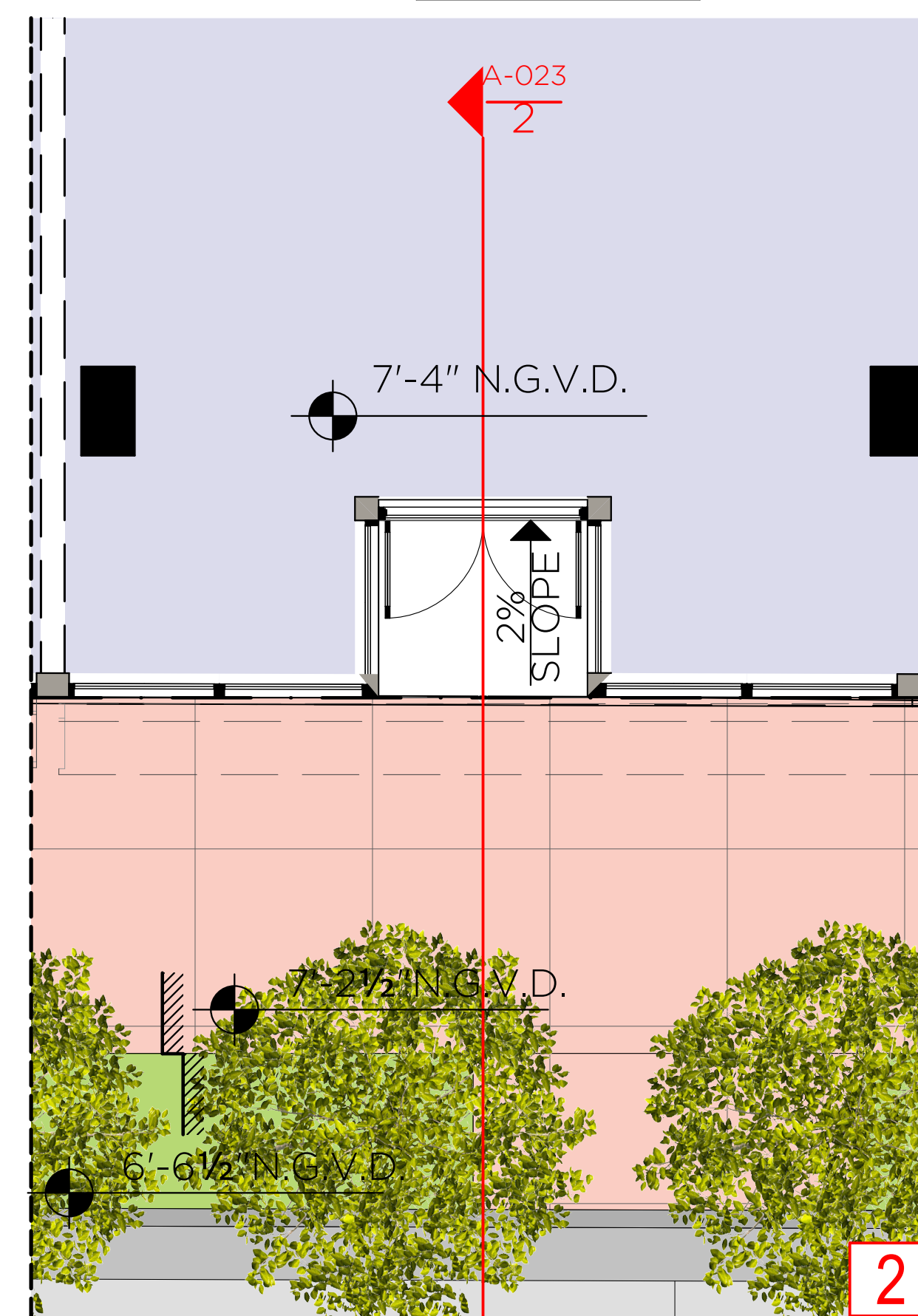


3 PROPOSED SIDEWALK CROSS-SECTION AT 7433
SCALE: 1/2" = 1'-0"

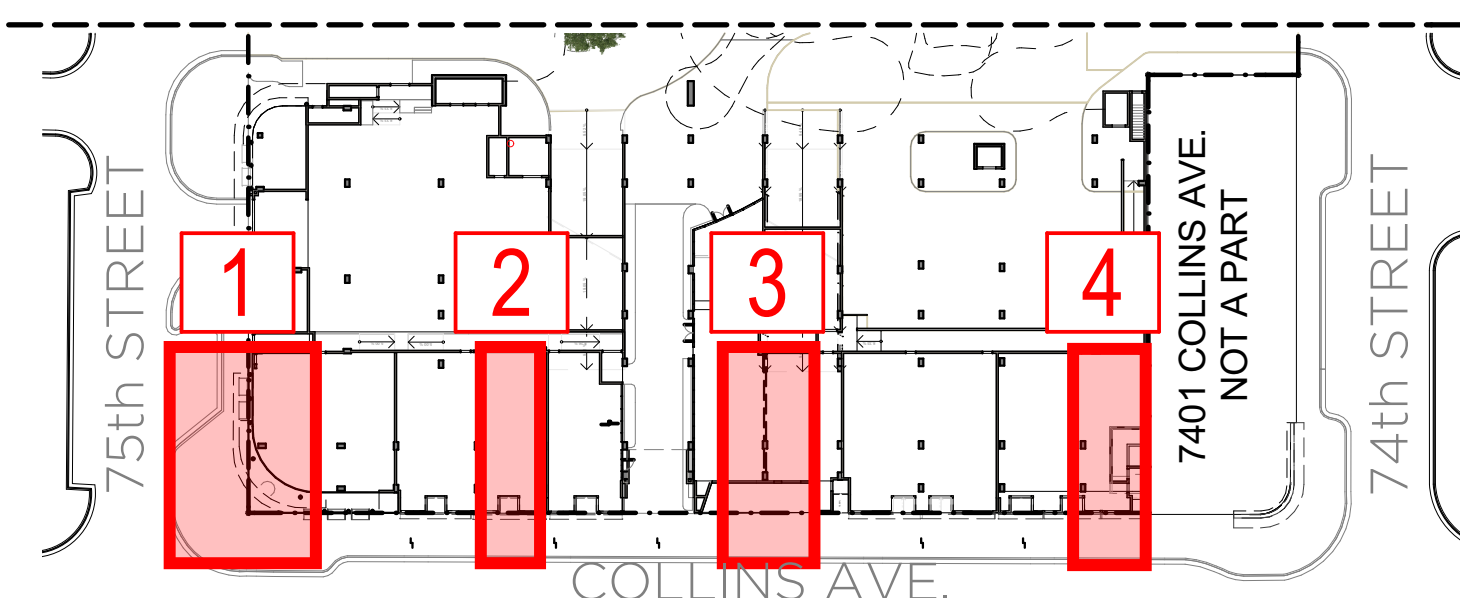


1 FLOOR PLAN

SCALE: 1/4" = 1'-0"



NOTE: EXISTING CROSS SLOPE AT
DOORS THRESHOLDS WOULD
EXCEED 2% MAX, CROSS SLOPE PER
ADA REQUIREMENT



KEY PLAN
SCALE: 1/64" = 1'-0"

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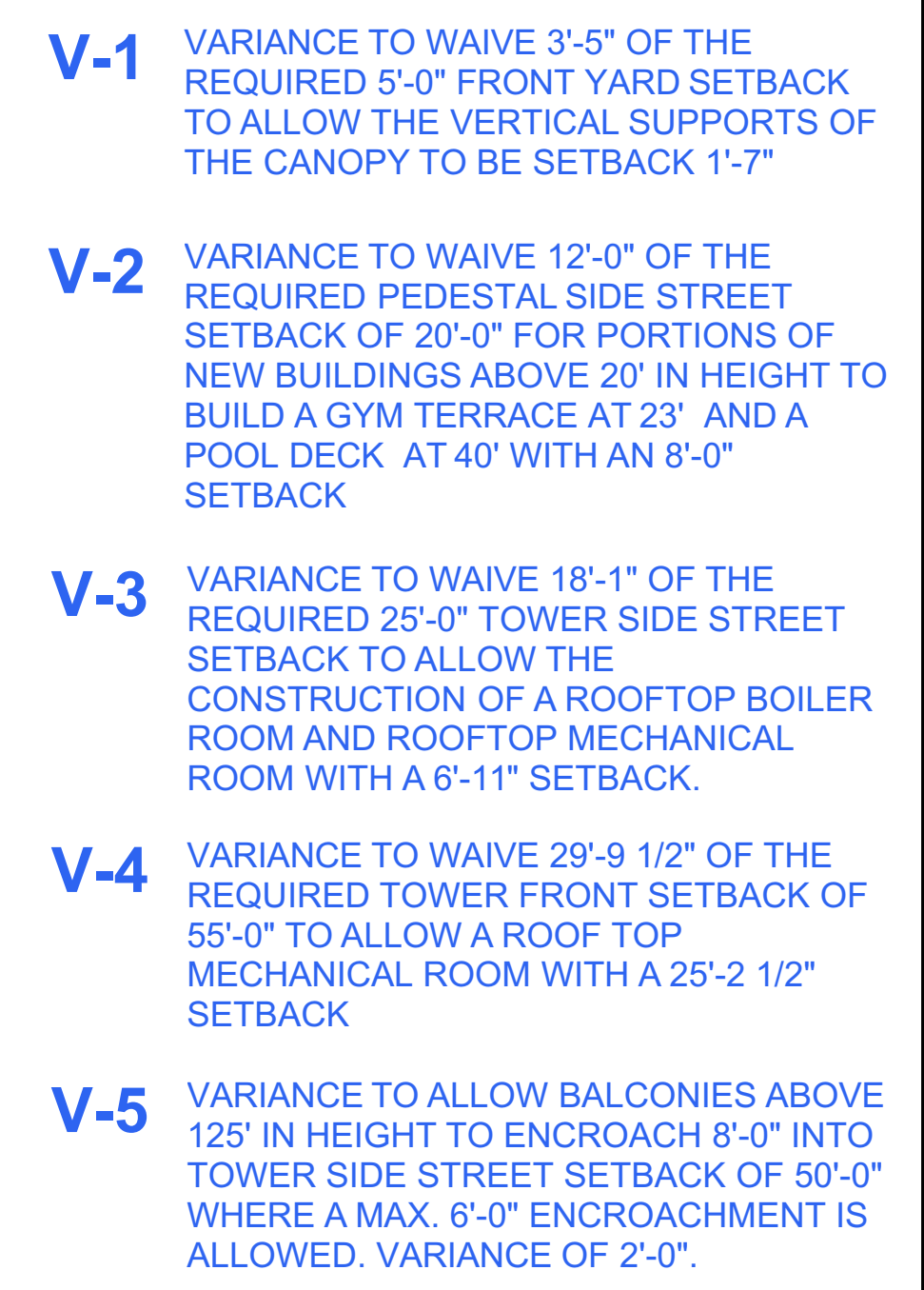
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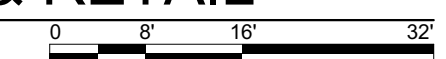
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REQUESTED VARIANCES - L1

A-041



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



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File BM-Super RAJ - BIM Super - 3 - BIM Super 191612_OCEAN TERRACE - SD - CONNECTED - By jerry_dale_11/09/2017

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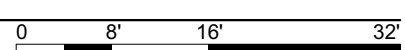
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CES L2

42



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



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**REQUESTED
VARIANCES L3**

A-043



LEVEL 3 - PARKING, HOTEL & GYM

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

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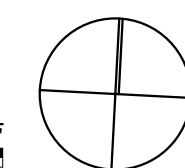
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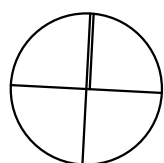
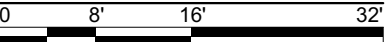
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A-045



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



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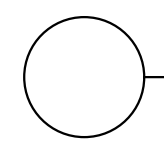
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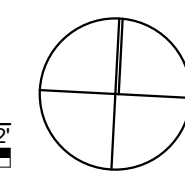
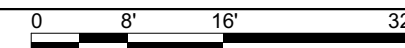
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SCALE: 1/16" = 1'-0"



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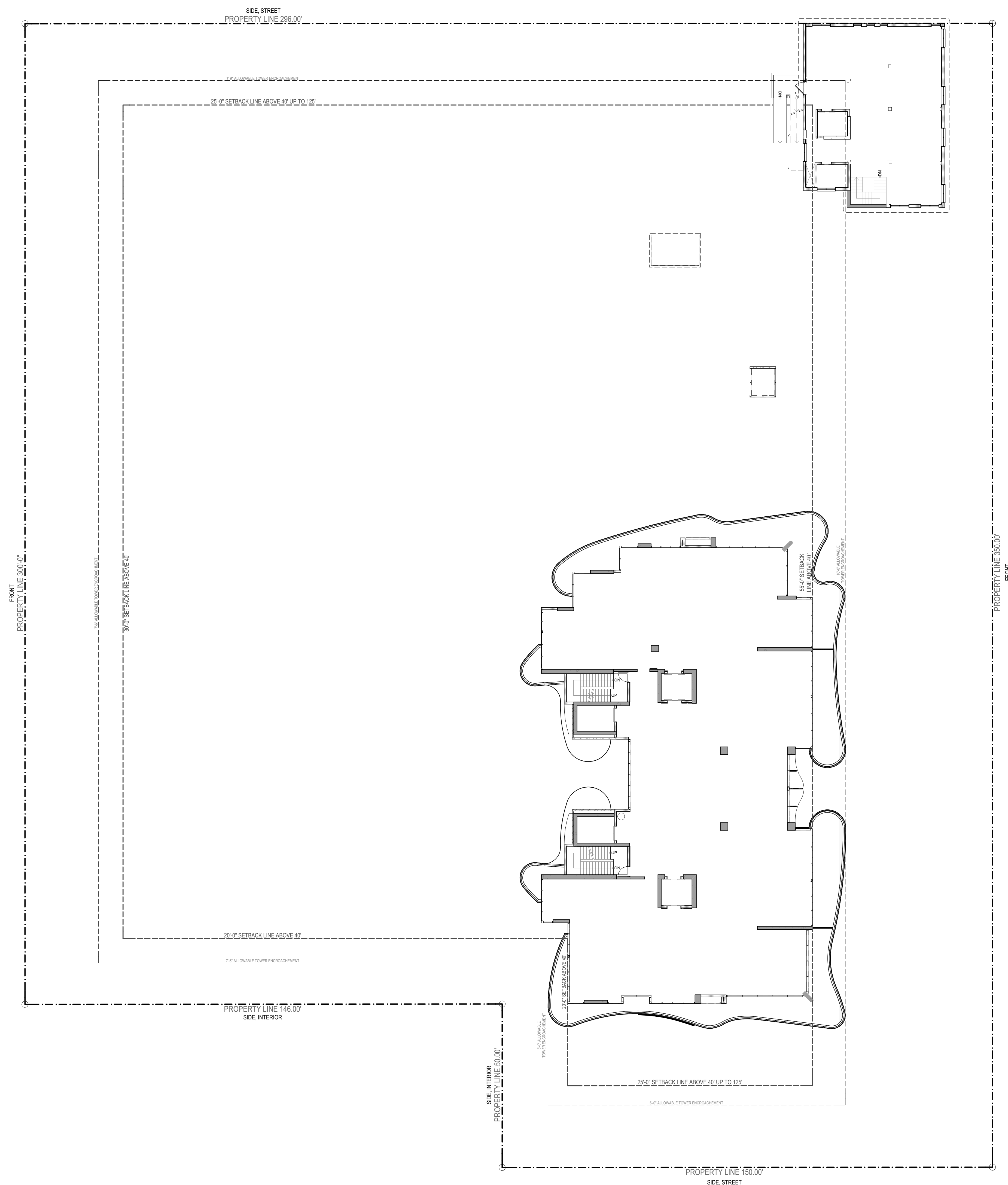
Date
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AS SHOWN

Sheet Name

REQUESTED VARIANCES L6

A-047



V-1 VARIANCE TO WAIVE 3'-5" OF THE
REQUIRED 5'-0" FRONT YARD SETBACK
TO ALLOW THE VERTICAL SUPPORTS OF
THE CANOPY TO BE SETBACK 1'-7"

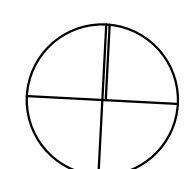
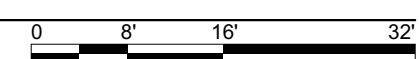
V-2 VARIANCE TO WAIVE 12'-0" OF THE REQUIRED PEDESTAL SIDE STREET SETBACK OF 20'-0" FOR PORTIONS OF NEW BUILDINGS ABOVE 20' IN HEIGHT TO BUILD A GYM TERRACE AT 23' AND A POOL DECK AT 40' WITH AN 8'-0" SETBACK

V-3 VARIANCE TO WAIVE 18'-1" OF THE REQUIRED 25'-0" TOWER SIDE STREET SETBACK TO ALLOW THE CONSTRUCTION OF A ROOFTOP BOILER ROOM AND ROOFTOP MECHANICAL ROOM WITH A 6'-11" SETBACK.

V-4 VARIANCE TO WAIVE 29'-9 1/2" OF THE
REQUIRED TOWER FRONT SETBACK OF
55'-0" TO ALLOW A ROOF TOP
MECHANICAL ROOM WITH A 25'-2 1/2"
SETBACK

V-5 VARIANCE TO ALLOW BALCONIES ABOVE 125' IN HEIGHT TO ENCROACH 8'-0" INTO TOWER SIDE STREET SETBACK OF 50'-0" WHERE A MAX. 6'-0" ENCROACHMENT IS ALLOWED. VARIANCE OF 2'-0".

LEVEL 6
SCALE: 1/16" = 1'-0"



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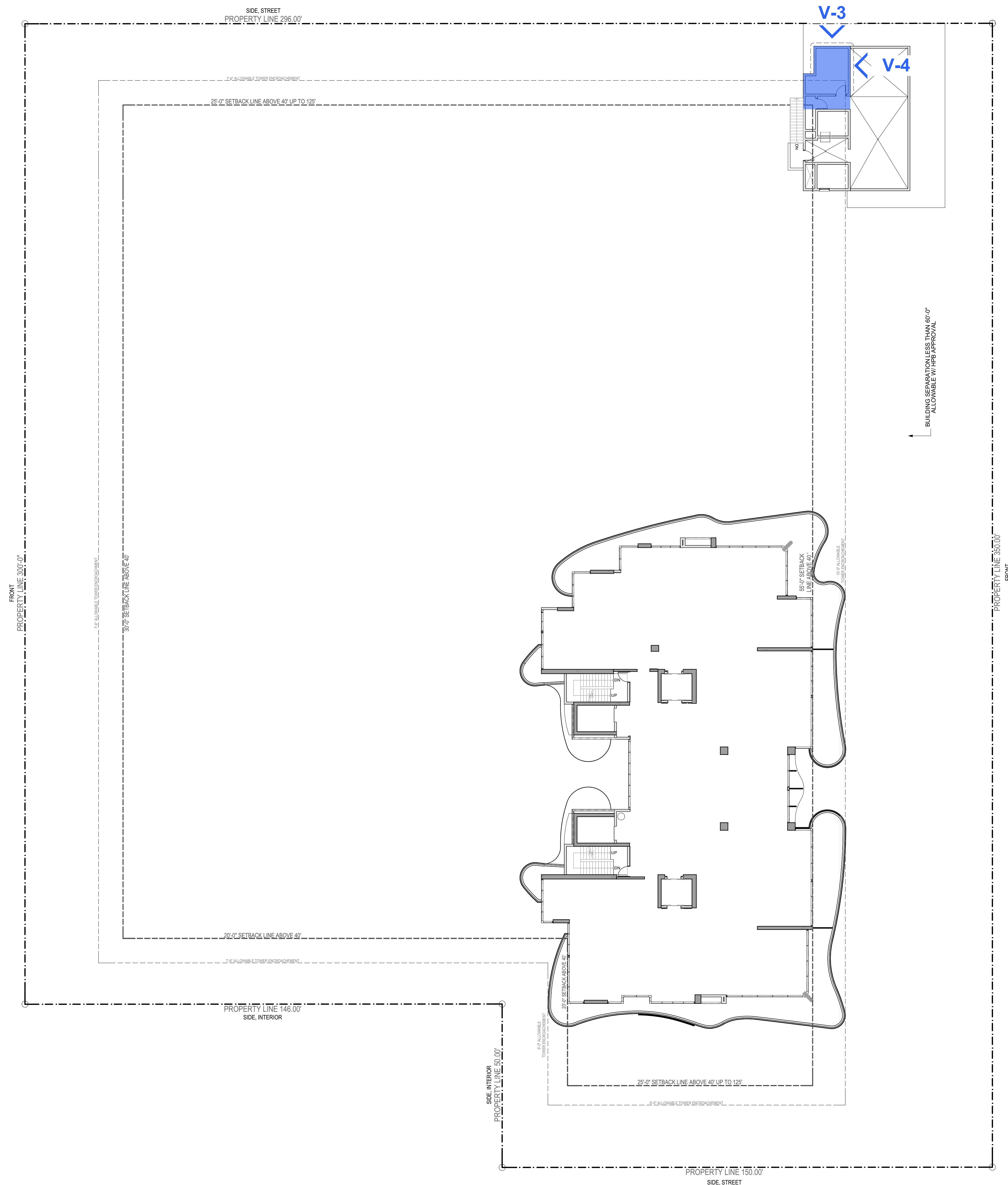
Scale

AS SHOWN

Sheet Name

REQUESTED VARIANCES L7

A-048



V-1 VARIANCE TO WAIVE 3'-5" OF THE
REQUIRED 5'-0" FRONT YARD SETBACK
TO ALLOW THE VERTICAL SUPPORTS OF
THE CANOPY TO BE SETBACK 1'-7"

V-2 VARIANCE TO WAIVE 12'-0" OF THE REQUIRED PEDESTAL SIDE STREET SETBACK OF 20'-0" FOR PORTIONS OF NEW BUILDINGS ABOVE 20' IN HEIGHT TO BUILD A GYM TERRACE AT 23' AND A POOL DECK AT 40' WITH AN 8'-0" SETBACK

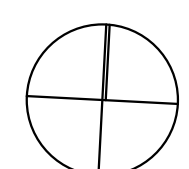
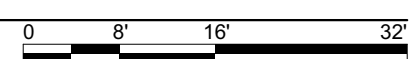
V-3 VARIANCE TO WAIVE 18'-1" OF THE REQUIRED 25'-0" TOWER SIDE STREET SETBACK TO ALLOW THE CONSTRUCTION OF A ROOFTOP BOILER ROOM AND ROOFTOP MECHANICAL ROOM WITH A 6'-11" SETBACK.

V-4 VARIANCE TO WAIVE 29'-9 1/2" OF THE
REQUIRED TOWER FRONT SETBACK OF
55'-0" TO ALLOW A ROOF TOP
MECHANICAL ROOM WITH A 25'-2 1/2"
SETBACK

V-5 VARIANCE TO ALLOW BALCONIES ABOVE 125' IN HEIGHT TO ENCROACH 8'-0" INTO TOWER SIDE STREET SETBACK OF 50'-0" WHERE A MAX. 6'-0" ENCROACHMENT IS ALLOWED. VARIANCE OF 2'-0".

LEVEL 7

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



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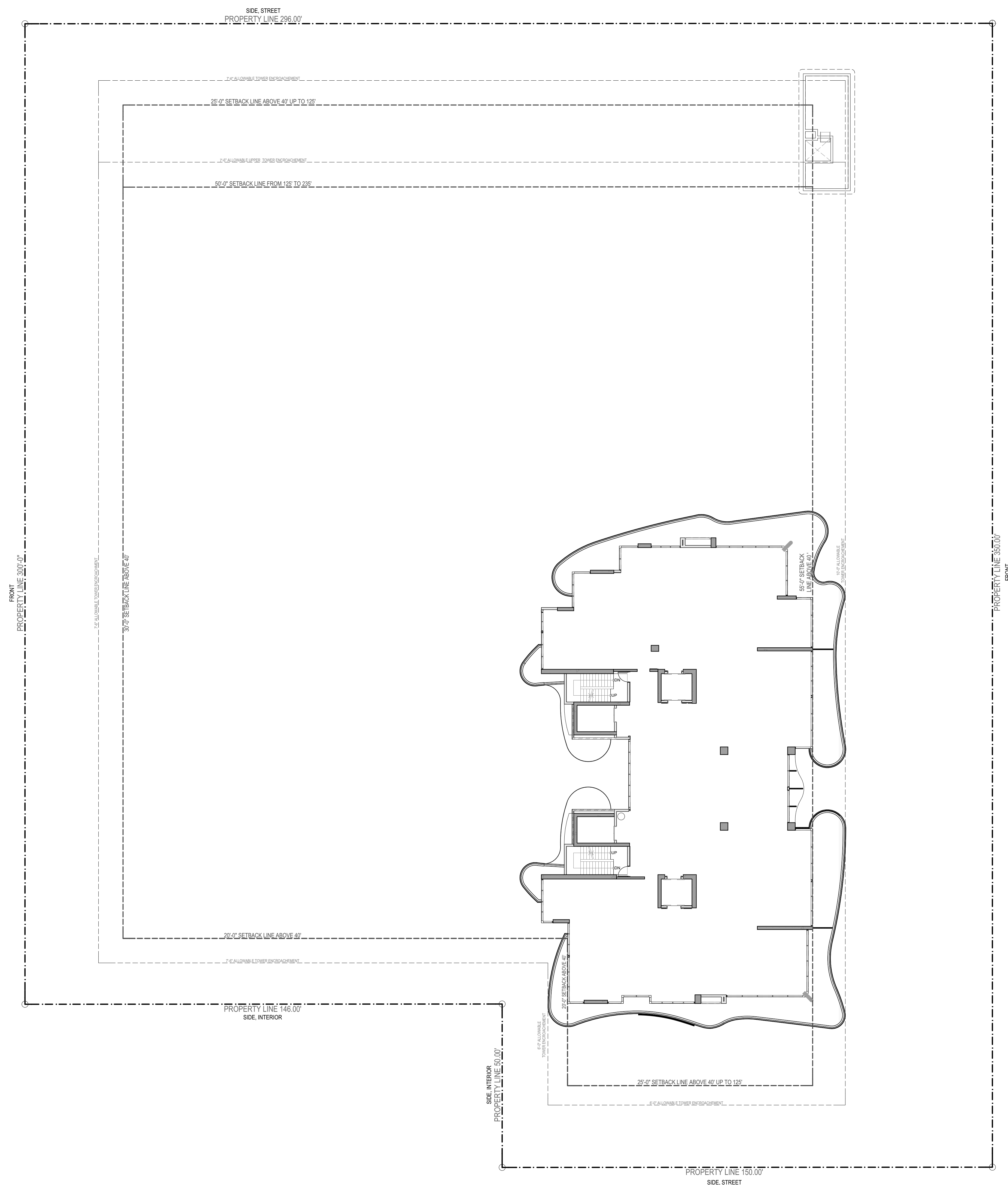
Date
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Scale
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Sheet Name

**REQUESTED
VARIANCES L8**

A-049



V-1 VARIANCE TO WAIVE 3'-5" OF THE
REQUIRED 5'-0" FRONT YARD SETBACK
TO ALLOW THE VERTICAL SUPPORTS OF
THE CANOPY TO BE SETBACK 1'-7"

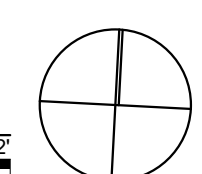
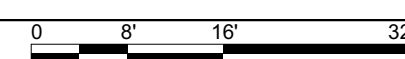
V-2 VARIANCE TO WAIVE 12'-0" OF THE REQUIRED PEDESTAL SIDE STREET SETBACK OF 20'-0" FOR PORTIONS OF NEW BUILDINGS ABOVE 20' IN HEIGHT TO BUILD A GYM TERRACE AT 23' AND A POOL DECK AT 40' WITH AN 8'-0" SETBACK

V-3 VARIANCE TO WAIVE 18'-1" OF THE REQUIRED 25'-0" TOWER SIDE STREET SETBACK TO ALLOW THE CONSTRUCTION OF A ROOFTOP BOILER ROOM AND ROOFTOP MECHANICAL ROOM WITH A 6'-11" SETBACK.

V-4 VARIANCE TO WAIVE 29'-9 1/2" OF THE
REQUIRED TOWER FRONT SETBACK OF
55'-0" TO ALLOW A ROOF TOP
MECHANICAL ROOM WITH A 25'-2 1/2"
SETBACK

V-5 VARIANCE TO ALLOW BALCONIES ABOVE 125' IN HEIGHT TO ENCROACH 8'-0" INTO TOWER SIDE STREET SETBACK OF 50'-0" WHERE A MAX. 6'-0" ENCROACHMENT IS ALLOWED. VARIANCE OF 2'-0".

LEVEL 8
SCALE: 1/16" = 1'-0"



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