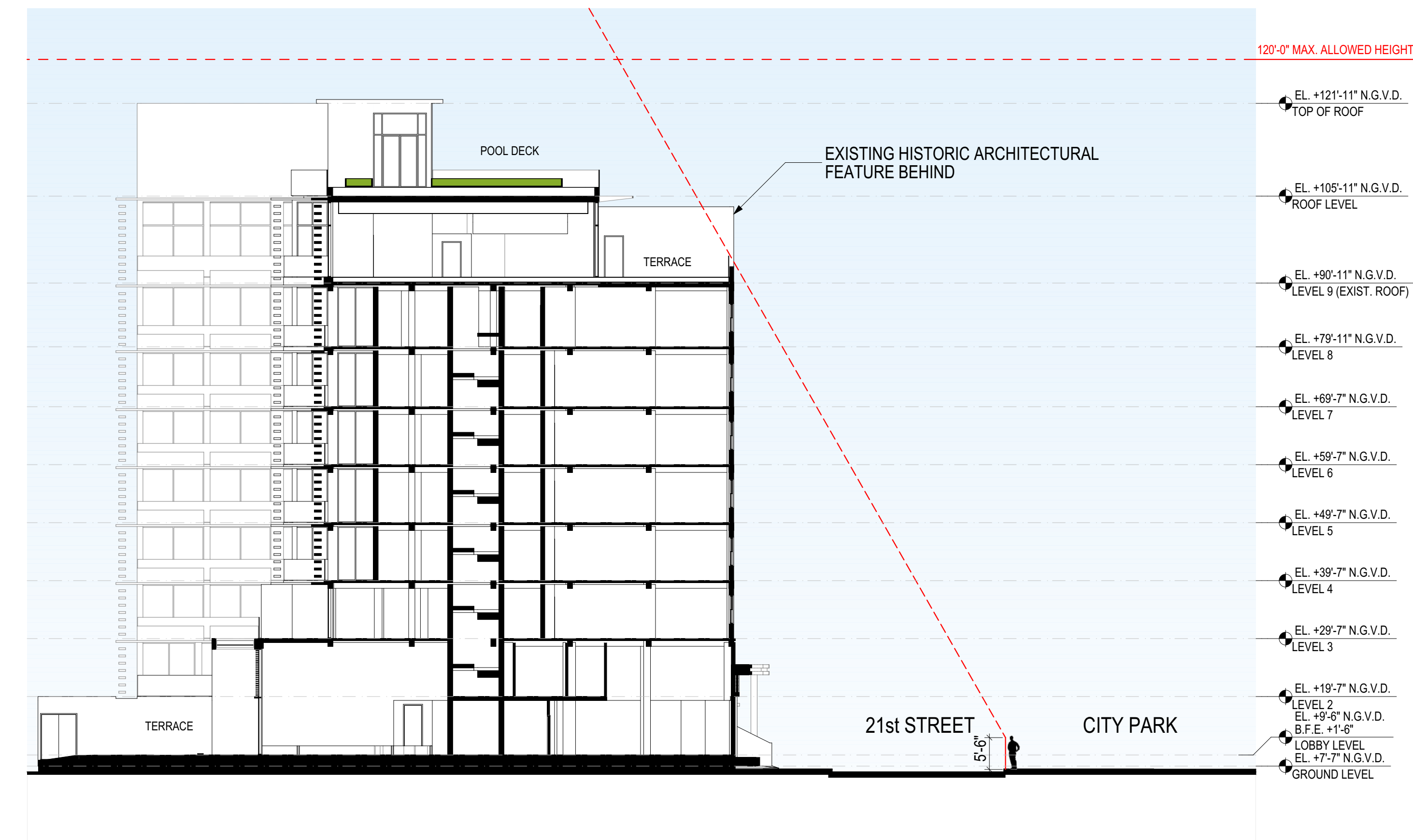


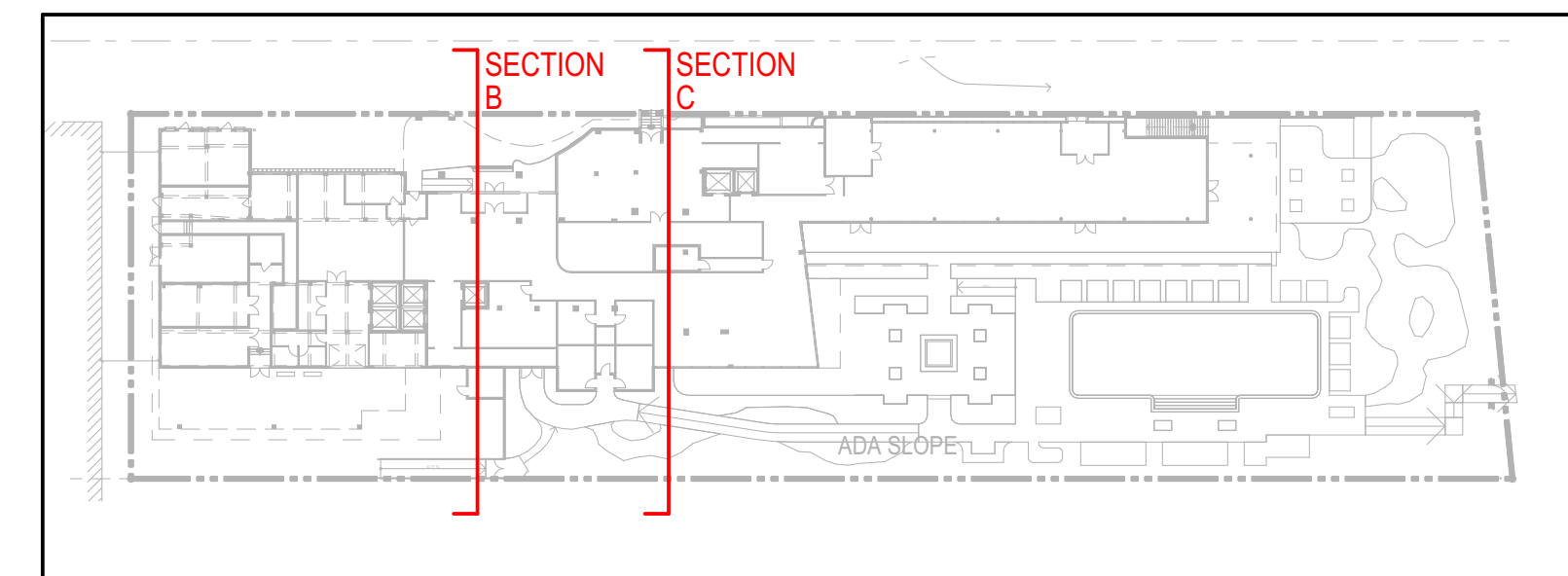
- 120'-0" MAX. ALLOWED HEIGHT
- EL. +121'-11" N.G.V.D.
TOP OF ROOF
- EL. +105'-11" N.G.V.D.
ROOF LEVEL
- EL. +90'-11" N.G.V.D.
LEVEL 9 (EXIST. ROOF)
- EL. +79'-11" N.G.V.D.
LEVEL 8
- EL. +69'-7" N.G.V.D.
LEVEL 7
- EL. +59'-7" N.G.V.D.
LEVEL 6
- EL. +49'-7" N.G.V.D.
LEVEL 5
- EL. +39'-7" N.G.V.D.
LEVEL 4
- EL. +29'-7" N.G.V.D.
LEVEL 3
- EL. +19'-7" N.G.V.D.
LEVEL 2
- EL. +9'-6" N.G.V.D.
B.F.E. +1'-6"
LOBBY LEVEL
- EL. +7'-7" N.G.V.D.
GROUND LEVEL

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



- 120'-0" MAX. ALLOWED HEIGHT
- EL. +121'-11" N.G.V.D.
TOP OF ROOF
- EL. +105'-11" N.G.V.D.
ROOF LEVEL
- EL. +90'-11" N.G.V.D.
LEVEL 9 (EXIST. ROOF)
- EL. +79'-11" N.G.V.D.
LEVEL 8
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LEVEL 3
- EL. +19'-7" N.G.V.D.
LEVEL 2
- EL. +9'-6" N.G.V.D.
B.F.E. +1'-6"
LOBBY LEVEL
- EL. +7'-7" N.G.V.D.
GROUND LEVEL

2 SECTION C
SCALE: 1/16" = 1'-0"



KEY PLAN

LINE OF SIGHT DIAGRAM

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Consultant

Luis O. Revuelta
AR-007972

HPB SET

Date

03/05/2021

Scale

AS SHOWN

Project No.

2005

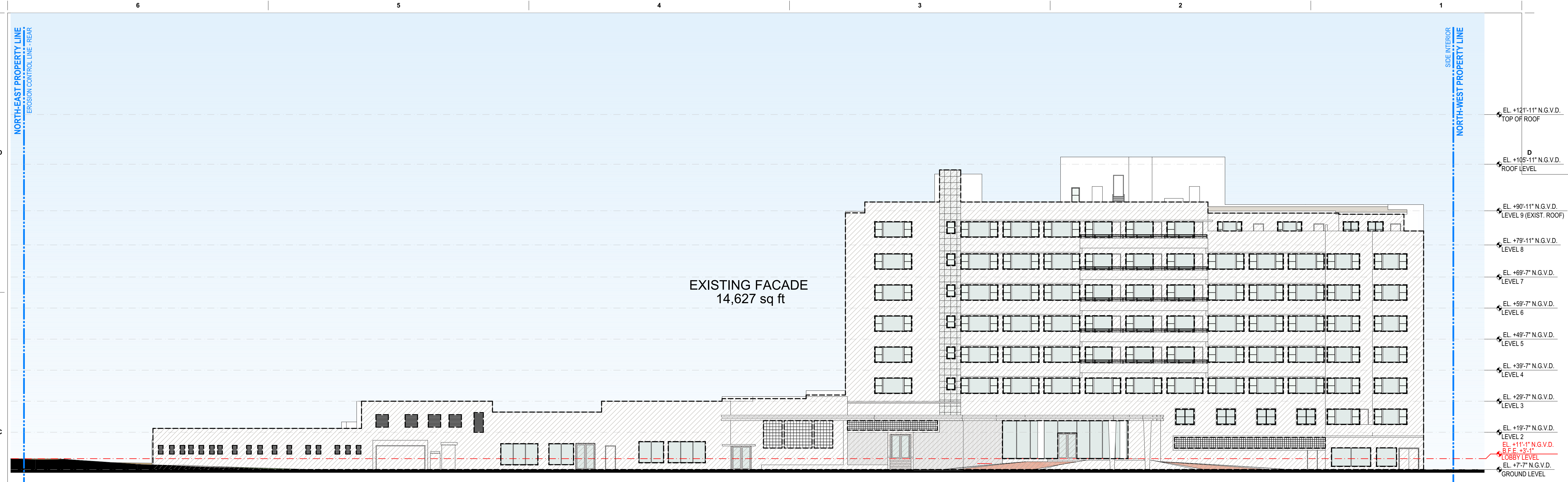
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LINE OF SIGHT DIAGRAMS

Sheet No.

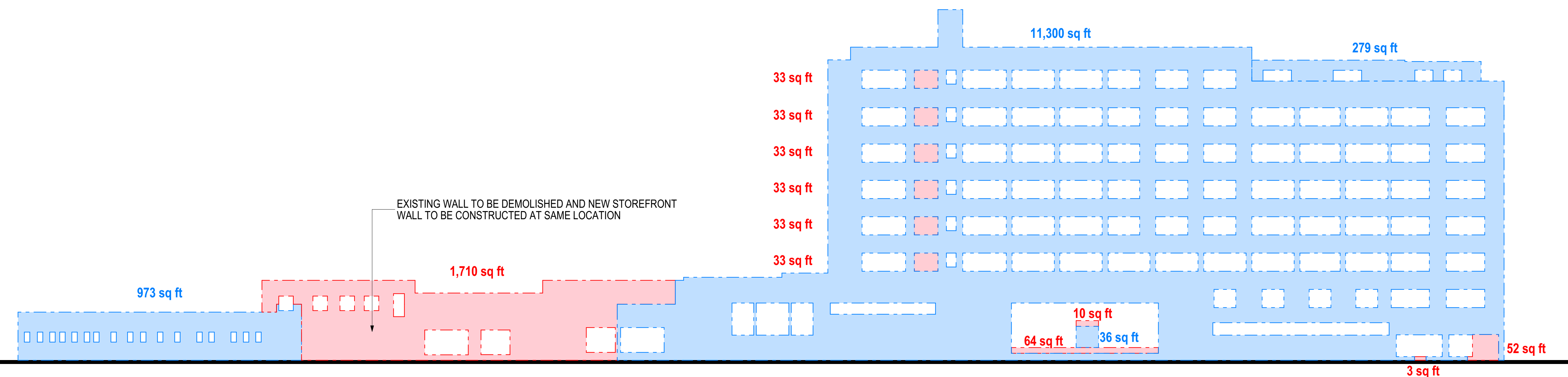
A-027

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EXISTING NORTH ELEVATION

▨ TOTAL FACADE WALL AREA = 14,627 SF



CALCULATION DIAGRAM

TOTAL FACADE WALL AREA	14,627 SF
▨ WALLS TO BE RETAINED	12,552 SF = 85.8%
▨ WALLS TO BE DEMOLISHED	2,037 SF = 14.2%

87.3%
 OF THE FACADE TO BE RETAINED AND PRESERVED
 COMPLIES WITH SECTION 118-395 (B)(2)(D)(2)
 HPB WAIVER REQUIRED

1 SCHEMATIC NORTH ELEVATION DEMOLITION PLAN
 SCALE: 1/16" = 1'-0"

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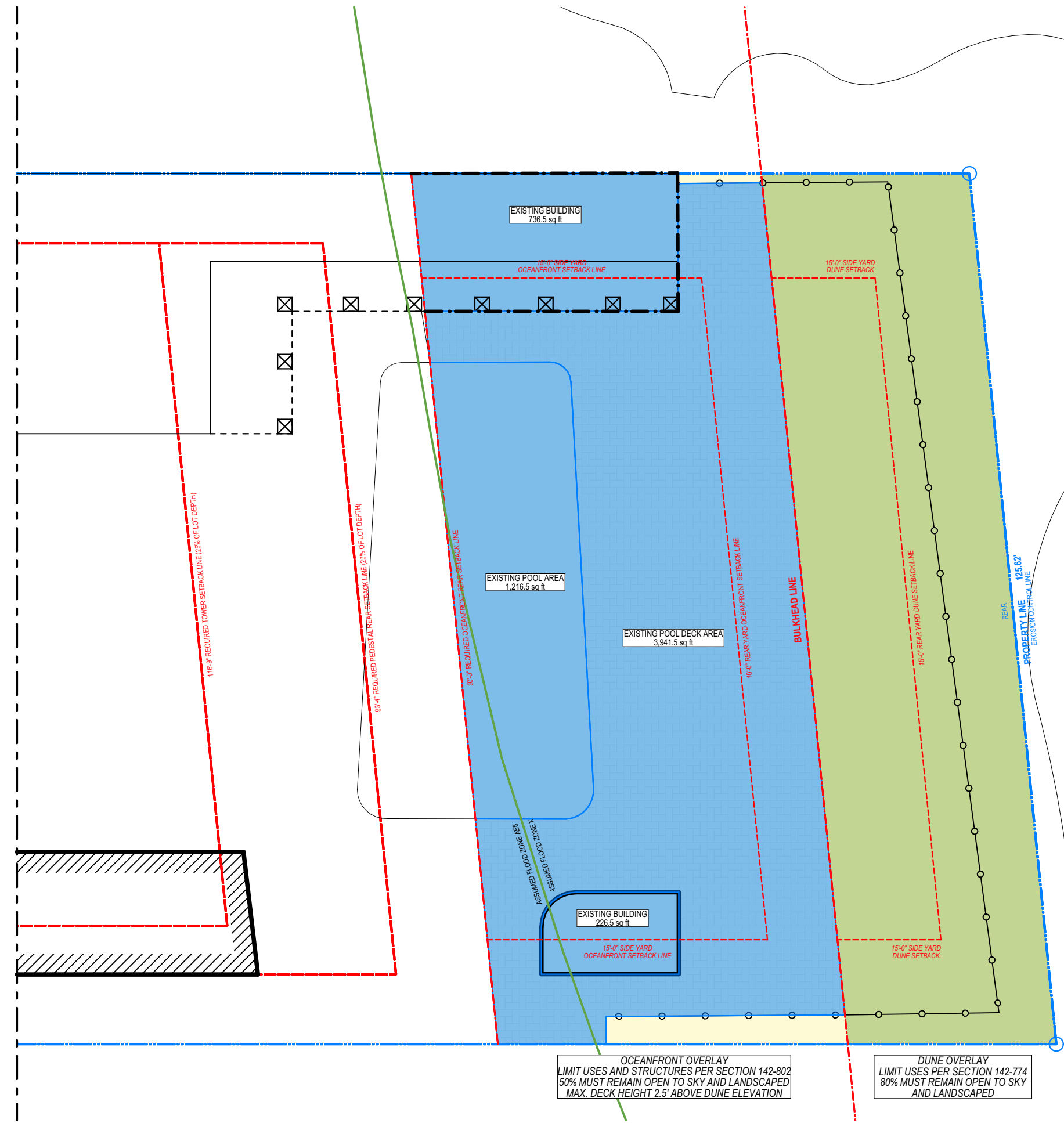
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 NORTH ELEVATION SCHEMATIC
 DEMOLITION PLAN

Sheet No.

A-028

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OCEANFRONT OVERLAY

- OCEAN FRONT OVERLAY AREA
- EXISTING CONSTRUCTION

TOTAL OCEANFRONT OVERLAY AREA:	6,280 S.F.
REQUIRED OCEANFRONT OVERLAY OPEN TO SKY:	3,140 S.F. (50%)
DECK:	3,943 S.F.
POOL:	1,216 S.F.
BUILDINGS	962 S.F.
TOTAL CONST. AREA:	6,121 S.F.

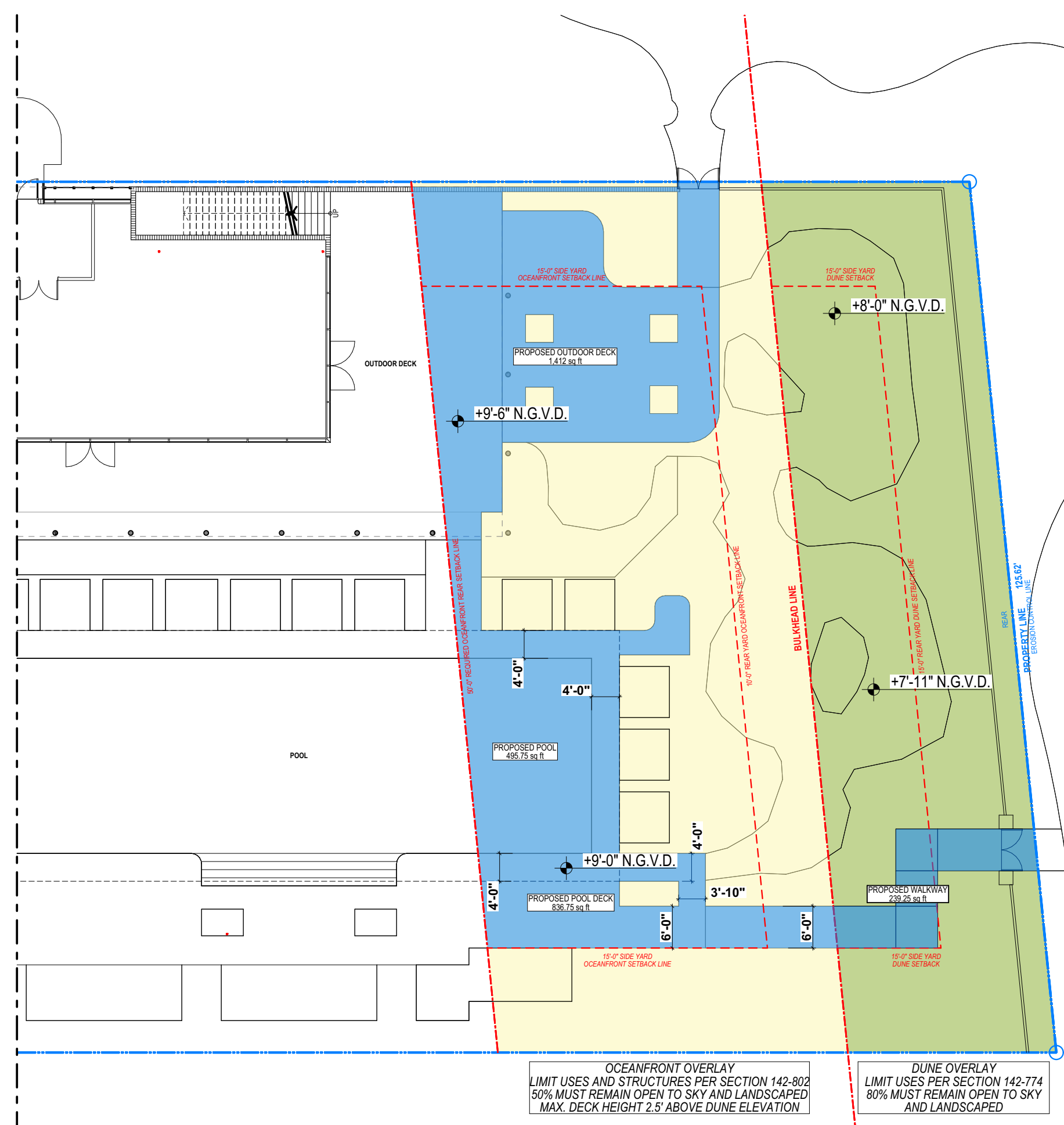
EXISTING OCEAN FRONT OVERLAY OPEN TO SKY: 2.54%
DEFICIENCY 2,981 S.F. (+47.46%)

DUNE OVERLAY

- OCEANFRONT DUNE OVERLAY AREA
- EXISTING CONSTRUCTION

TOTAL DUNE OVERLAY AREA:	3,739 S.F.
REQUIRED DUNE OVERLAY OPEN TO SKY:	2,991 S.F. (80%)
EXISTING DUNE OVERLAY OPEN TO SKY:	100%

EXISTING



OCEANFRONT OVERLAY

- OCEANFRONT OVERLAY AREA
- PROPOSED NEW CONSTRUCTION

TOTAL OCEANFRONT OVERLAY AREA:	6,280 S.F.
REQUIRED OCEANFRONT OVERLAY OPEN TO SKY:	3,140 S.F. (50%)
OUTDOOR DECK:	1,412 S.F.
POOL:	495.75 S.F.
POOL DECK:	836.75 S.F.
TOTAL CONST. AREA:	2,744.5 S.F.

PROPOSED OCEAN FRONT OVERLAY OPEN TO SKY: 56.3%

NOTE:
 OCEANFRONT OVERLAY LIMIT USES AND STRUCTURES PER SECTION 142-802
 50% MUST REMAIN OPEN TO SKY AND LANDSCAPED
 MAX. DECK HEIGHT 2.5' ABOVE DUNE ELEVATION

DUNE OVERLAY

- OCEANFRONT DUNE OVERLAY AREA
- PROPOSED NEW CONSTRUCTION

TOTAL DUNE OVERLAY AREA:	3,739 S.F.
REQUIRED DUNE OVERLAY OPEN TO SKY:	2,991 S.F. (80%)
PROPOSED WALKWAY:	240 S.F.
TOTAL CONST. AREA:	240 S.F.
PROPOSED DUNE OVERLAY OPEN TO SKY:	93.59%

NOTE:
 DUNE OVERLAY LIMIT USES PER SECTION 142-774
 80% MUST REMAIN OPEN TO SKY AND LANDSCAPED

PROPOSED



OCEAN FRONT OVERLAY DIAGRAM COMPARISON

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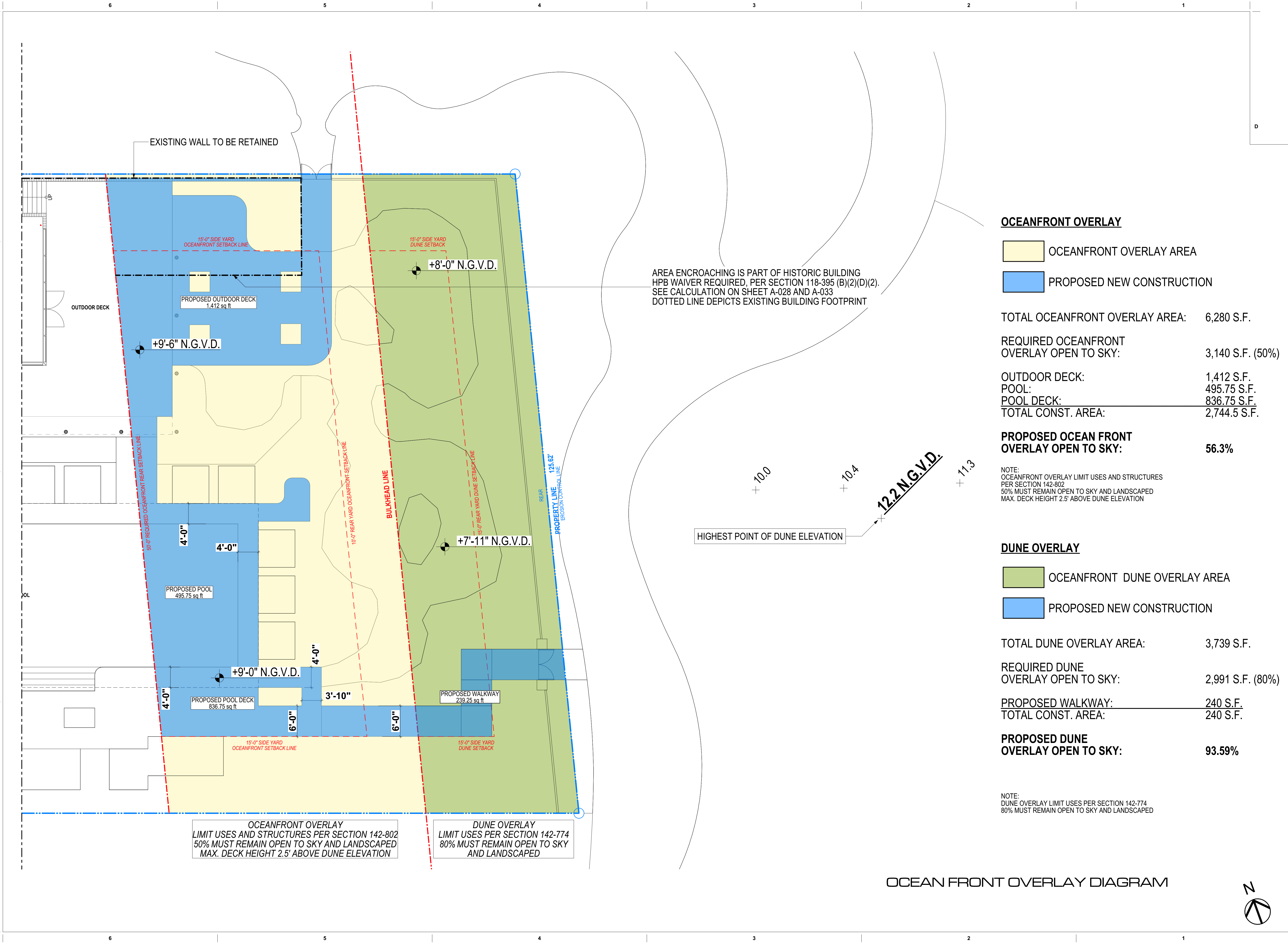
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Scale
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Project No.
2005

Sheet Name
OCEAN FRONT OVERLAY DIAGRAM
COMPARISON
Sheet No.

A-029

NOT FOR CONSTRUCTION



AREA ENCRANCHING IS PART OF HISTORIC BUILDING
HPB WAIVER REQUIRED, PER SECTION 118-395 (B)(2)(D)(2).
SEE CALCULATION ON SHEET A-028 AND A-033
DOTTED LINE DEPICTS EXISTING BUILDING FOOTPRINT

OCEANFRONT OVERLAY
LIMIT USES AND STRUCTURES PER SECTION 142-802
50% MUST REMAIN OPEN TO SKY AND LANDSCAPED
MAX. DECK HEIGHT 2.5' ABOVE DUNE ELEVATION

DUNE OVERLAY
LIMIT USES PER SECTION 142-774
80% MUST REMAIN OPEN TO SKY
AND LANDSCAPED

OCEANFRONT OVERLAY

- OCEANFRONT OVERLAY AREA
- PROPOSED NEW CONSTRUCTION

TOTAL OCEANFRONT OVERLAY AREA:	6,280 S.F.
REQUIRED OCEANFRONT OVERLAY OPEN TO SKY:	3,140 S.F. (50%)
OUTDOOR DECK:	1,412 S.F.
POOL:	495.75 S.F.
POOL DECK:	836.75 S.F.
TOTAL CONST. AREA:	2,744.5 S.F.

PROPOSED OCEAN FRONT OVERLAY OPEN TO SKY: 56.3%

NOTE:
OCEANFRONT OVERLAY LIMIT USES AND STRUCTURES PER SECTION 142-802
50% MUST REMAIN OPEN TO SKY AND LANDSCAPED
MAX. DECK HEIGHT 2.5' ABOVE DUNE ELEVATION

DUNE OVERLAY

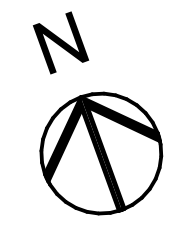
- OCEANFRONT DUNE OVERLAY AREA
- PROPOSED NEW CONSTRUCTION

TOTAL DUNE OVERLAY AREA:	3,739 S.F.
REQUIRED DUNE OVERLAY OPEN TO SKY:	2,991 S.F. (80%)
PROPOSED WALKWAY:	240 S.F.
TOTAL CONST. AREA:	240 S.F.

PROPOSED DUNE OVERLAY OPEN TO SKY: 93.59%

NOTE:
DUNE OVERLAY LIMIT USES PER SECTION 142-774
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OCEAN FRONT OVERLAY DIAGRAM



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Sheet Name

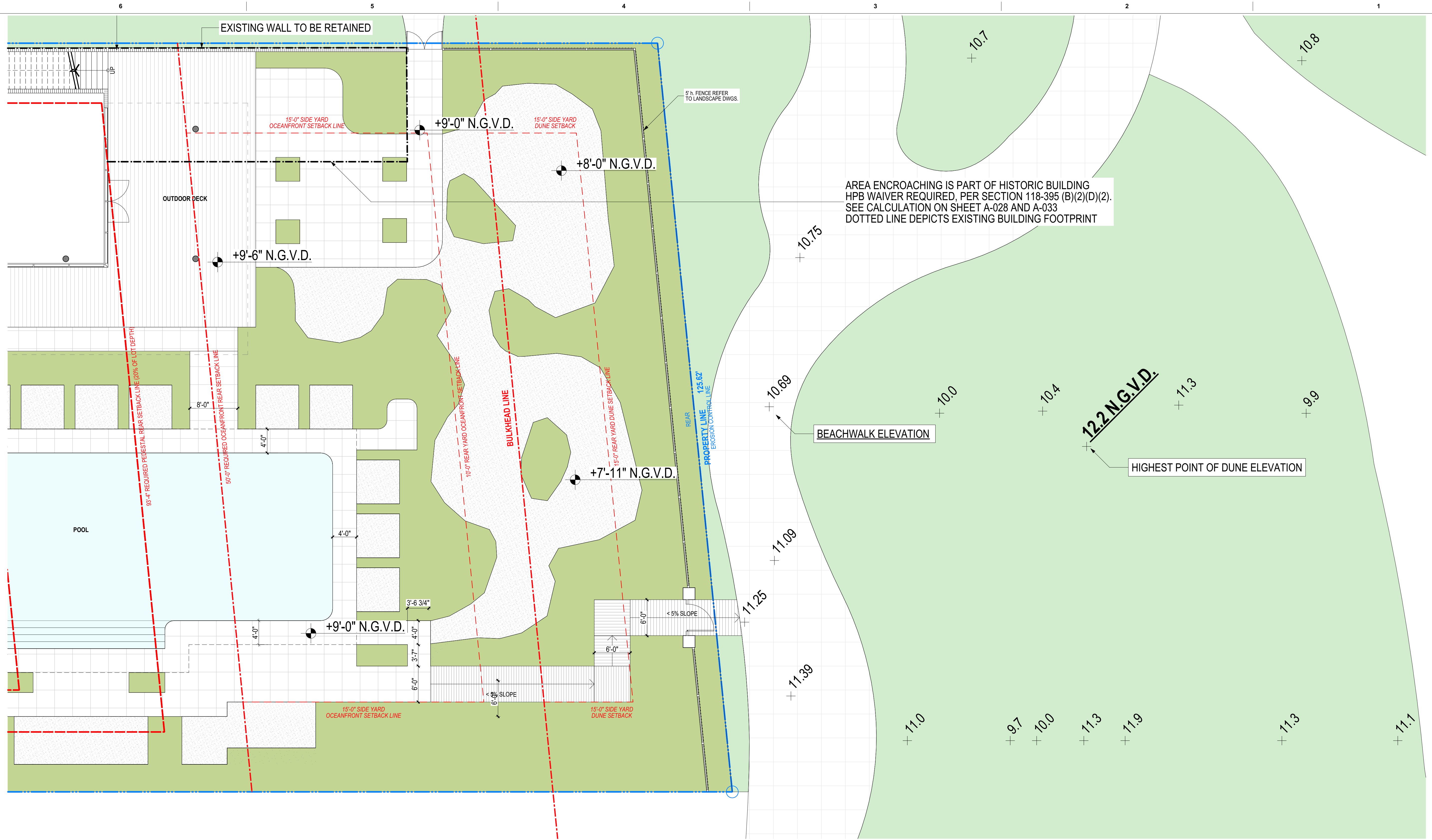
OCEAN FRONT OVERLAY DIAGRAM

Sheet No.

A-030

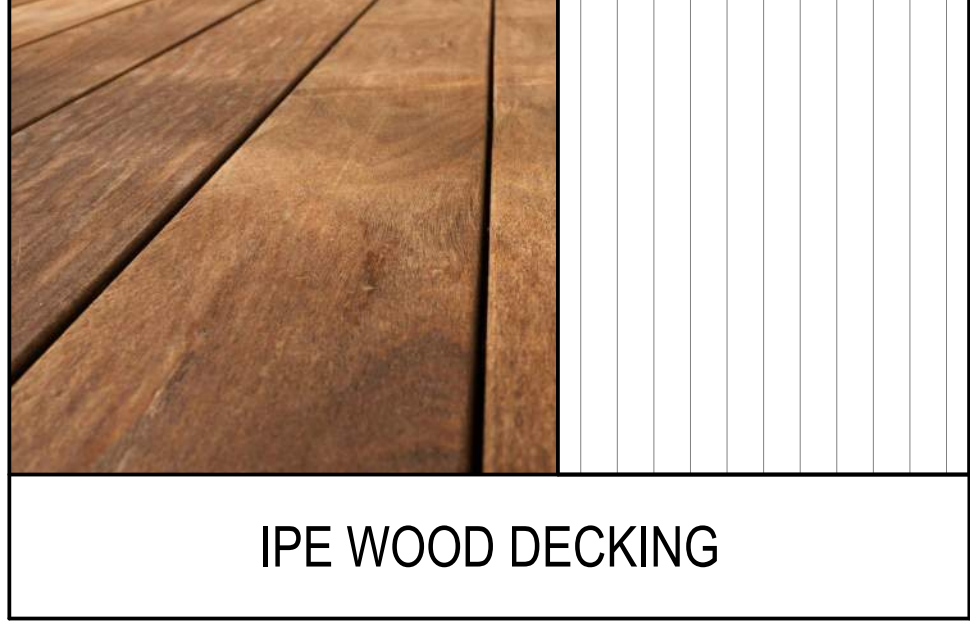
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SEE CALCULATION ON SHEET A-028 AND A-033
DOTTED LINE DEPICTS EXISTING BUILDING FOOTPRINT

**LEGEND
PROPOSED MATERIALS**

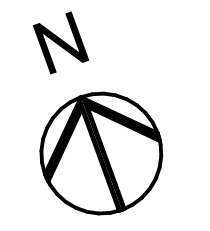


FOR MATERIAL DETAILS PLEASE REFER TO LANDSCAPE DRAWINGS

HIGHEST POINT OF DUNE ELEVATION	12.2' N.G.V.D.
POOL DECK ELEVATION	9.0' N.G.V.D.
OUTDOOR DECK ELEVATION	9.5' N.G.V.D.

FOR CALCULATIONS PLEASE REFER TO SHEET A-032

1 REAR YARD ENLARGED PLAN
SCALE: 1/8" = 1'-0"



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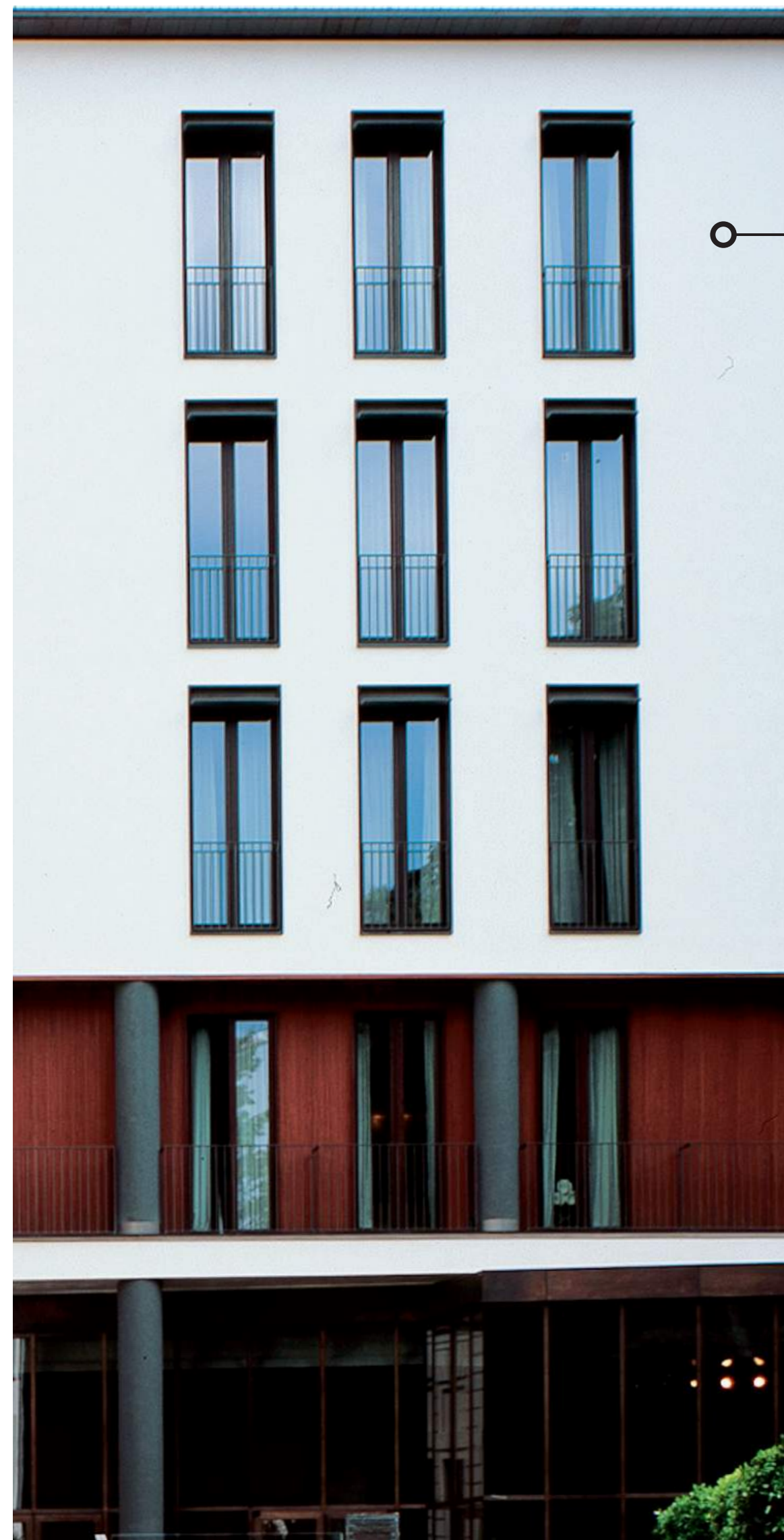
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03/05/2021

Scale
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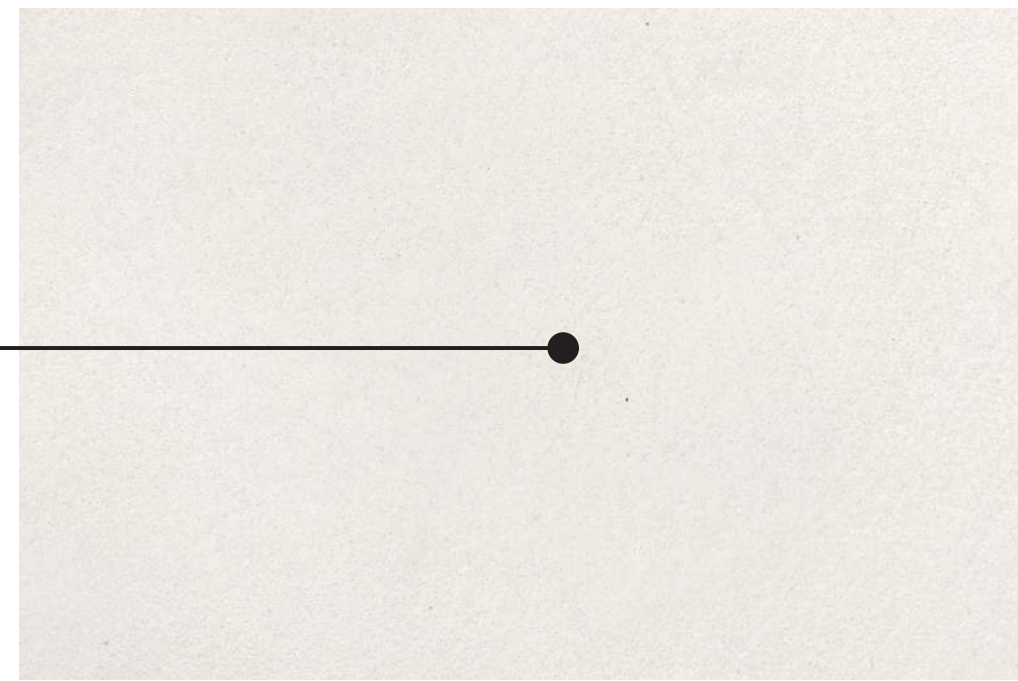
Project No.
2005

Sheet Name
REAR YARD ENLARGED PLAN

Sheet No.
A-031



BULGARI HOTEL MILAN



STUCCO COMACINO



COMPOSITE OUTDOOR DECKING



BRONZED WINDOW WALL PROFILES



CUSTOM COMPOSITE STONE LOUVERS



LIMESTONE FACADE



EXISTING/SIMILAR APPROVED LARGE FORMAT BLACK TILES



GLASS MOSAIC TILES



POOL MOSAIC

MATERIALS

1 PROPOSED MATERIALS
NOT TO SCALE

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Sheet Name

MATERIAL BOARD

Sheet No.

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