

3 4 1 P E R U V I A N A V E N U E
P A L M B E A C H , F L O R I D A

D R C S E C O N D S U B M I T T A L

JULY 31, 2023

ARCOM MEETING DATE: SEPTEMBER 27, 2023

TOWN COUNCIL MEETING DATE: OCTOBER 11, 2023



DRC SECOND SUBMITTAL SET	07/31/2023
DRC FIRST SUBMITTAL SET	07/13/2023
DRC PRE-APP MEETING SET	06/09/2023
DRC STAFF APPR. #1 SET (REV.)	06/09/2023
DRC STAFF APPROVAL #1 SET	05/15/2023
DRC FINAL SUBMITTAL SET	10/04/2021
DRC FIRST SUBMITTAL SET	09/13/2021
DRC PRE-APP MEETING SET	08/30/2021

DRC FILE #:
ARC-23-117
(ZON-23-091)

VILLA GIARDINO
RENOVATION
341 PERUVIAN DRIVE
PALM BEACH, FLORIDA

SHEET TITLE

TITLE SHEET & INDEX

DATE
JULY 31, 2023

SCALE
N.T.S.

BY	CG
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NEW YORK - PALM BEACH

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CODES AND STANDARDS:

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE
2020 FLORIDA BUILDING CODE.

LEGAL DESCRIPTION:

LOTS 46, 47, 48, 49, 50, 51 AND 52, BLOCK 11 OF **ROYAL PARK**
ADDITION TO THE TOWN OF PALM BEACH, FLORIDA,
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
 BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH
 COUNTY, FLORIDA.

MUNICIPALITY: PALM BEACH
LOCATION ADDRESS: 341 PERUVIAN AVENUE
PARCEL CONTROL NUMBER: 50-43-43-23-05-011-0460
SUBDIVISION: ROYAL PARK ADDITION

DOCUMENT ISSUE:	
06/26/23	DRC PRE-APP SUBMITTAL
07/13/23	DRC ARCOM FIRST SUBMITTAL
07/31/23	DRC ARCOM SECOND SUBMITTAL

[illegible]

ISSUED TO

TOWN OF PALM BEACH

TOWN OF PALM BEACH

TOWN OF PALM BEACH

ARCHITECT
FAIRFAX & SAMMONS ARCHITECTS
214 BRAZILIAN AVENUE, SUITE 100
PALM BEACH, FL 33480
561-805-8591

SCOPE OF WORK:

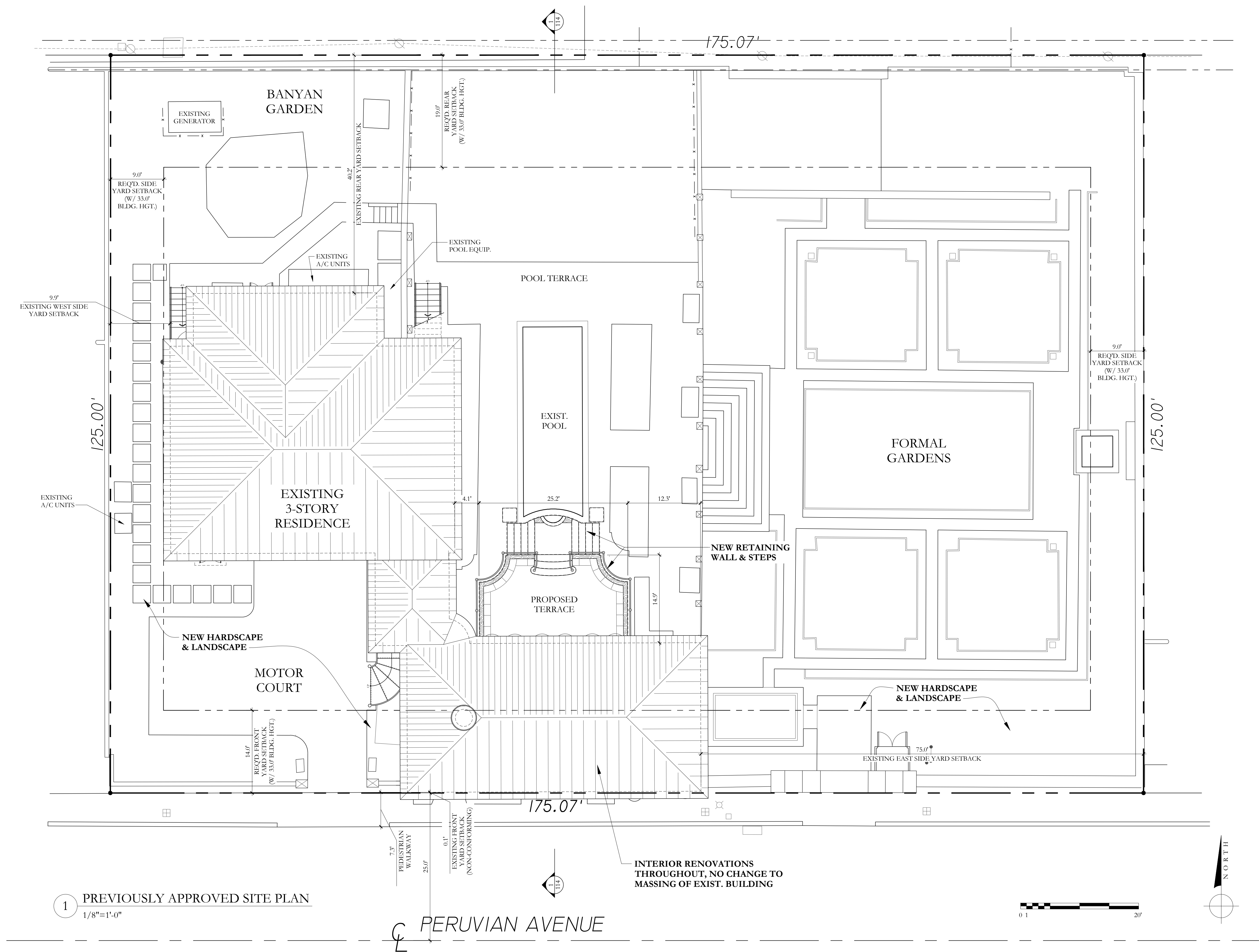
CHANGES IN SCOPE TO PREVIOUSLY APPROVED RENOVATION:

- NEW 60 KW GENERATOR & A/C UNITS W/ REQ'D. SCREENING WALL
- REMOVAL OF EXISTING A/C UNITS
- NEW TENT AND PTD. WOOD FOLLY (PACKAGE DROP)

VARIANCE REQUESTS:

VARIANCE #1: SEC. 134-1113(5): A VARIANCE TO CONSTRUCT A NEW FABRIC TENT AND PACKAGE RECEPTACLE WITH A 3.7' FRONT YARD SETBACK IN LIEU OF THE 5' REQUIRED.

VARIANCE #2: SEC. 134-1669: A VARIANCE TO CONSTRUCT A NEW MASONRY SITE WALL FOR MECHANICAL SCREENING ALONG THE WEST PROPERTY LINE WITH A HEIGHT OF 10.5' IN LIEU OF THE 7' MAXIMUM PERMITTED.



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VILLA GIARDINO
RENOVATION
341 PERUVIAN DRIVE
PALM BEACH, FLORIDA

SHEET TITLE
PREVIOUSLY APPROVED
SITE PLAN

DATE
JULY 31, 2023

SCALE
AS NOTED

BY
CG

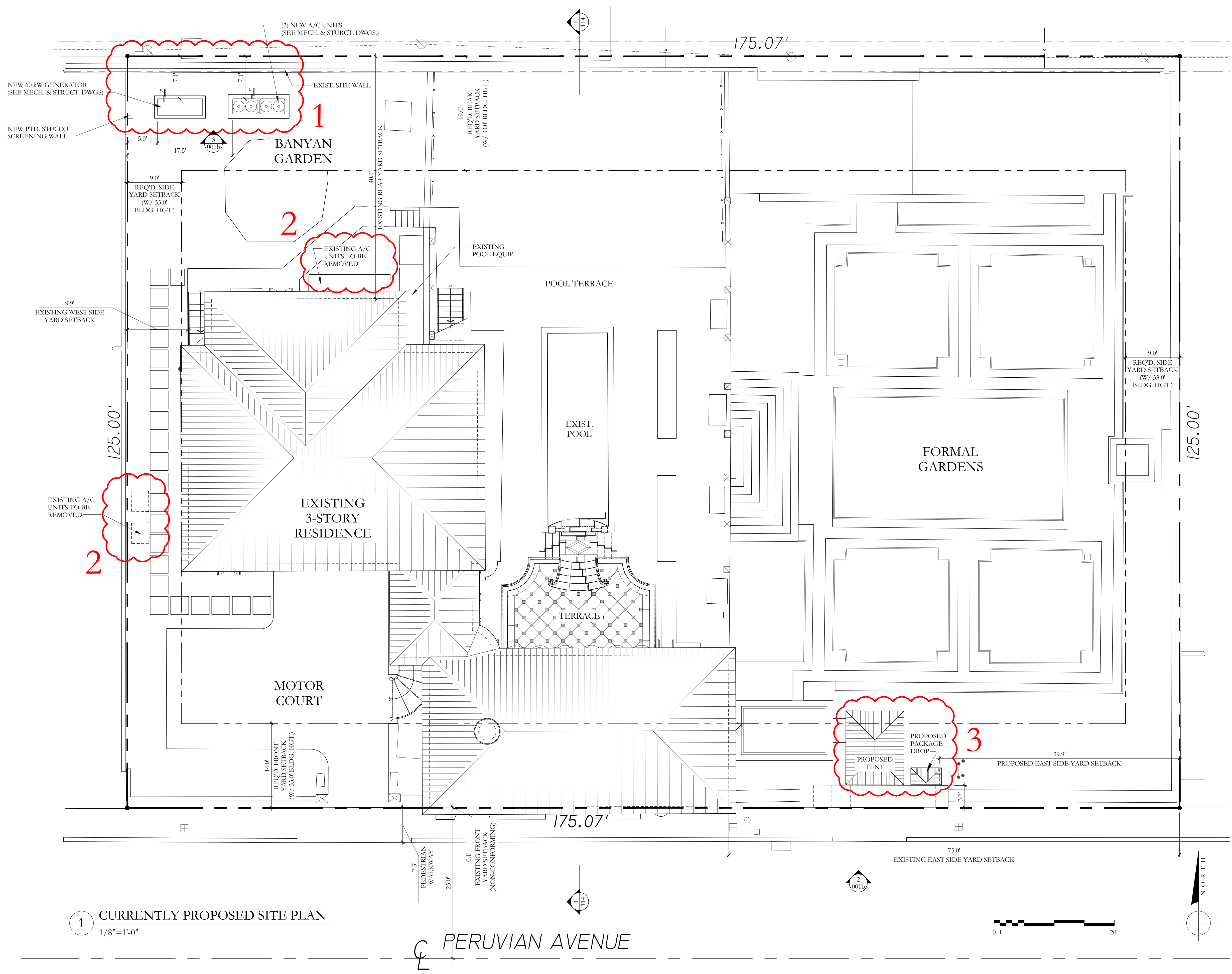
SHEET NO
A-001a



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2 SITE PHOTO LOOKING NORTH



3 SITE PHOTO LOOKING NORTH



4 SITE PHOTO LOOKING NORTH

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VILLA GIARDINO
RENOVATION
341 PERUVIAN DRIVE
PALM BEACH, FLORIDA

SHEET TITLE
CURRENTLY PROPOSED
SITE PLAN

DATE JULY 31, 2023	SHEET NO A-001b
SCALE AS NOTED	
BY CG	

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Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	341 Peruvian Avenue, Palm Beach, FL 33480		
2	Zoning District:	C-TS (Commercial Town-Serving)		
3	Lot Area (sq. ft.):	21,883		
4	Lot Width (W) & Depth (D) (ft.):	175.07' (W) & 125.00' (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	FEMA Flood Zone Designation:	AE (EI. 6)		
7	Zero Datum for point of meas. (NAVD)	+7.0' NAVD		
8	Crown of Road (COR) (NAVD)	+1.95' NAVD		
9		REQ'D / PERMITTED	PREV. APPROVED	PROPOSED
10	Lot Coverage (Sq Ft and %)	15,318 (70%)	3,415 (15.6%)	3,548 (16.2%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc)	N/A	N/A	N/A
12	*Front Yard Setback (Ft.)	5.0	0.1	N/C
13	* Side Yard Setback (1st Story) (Ft.)	0.0	75.0	39.9
14	* Side Yard Setback (2nd Story) (Ft.)	0.0	9.9	N/C
15	*Rear Yard Setback (Ft.)	10.0	40.2	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25.0	33.0	N/C
18	Overall Building Height (Ft.)	30.0	41.6	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	7.0	2.0	N/C
22	Base Flood Elevation (BFE)(NAVD)	6.0	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	5,471 (25%)	11,613 (53.1%)	N/C
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	1,103 (35%)	1,259 (39.9%)	N/C
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

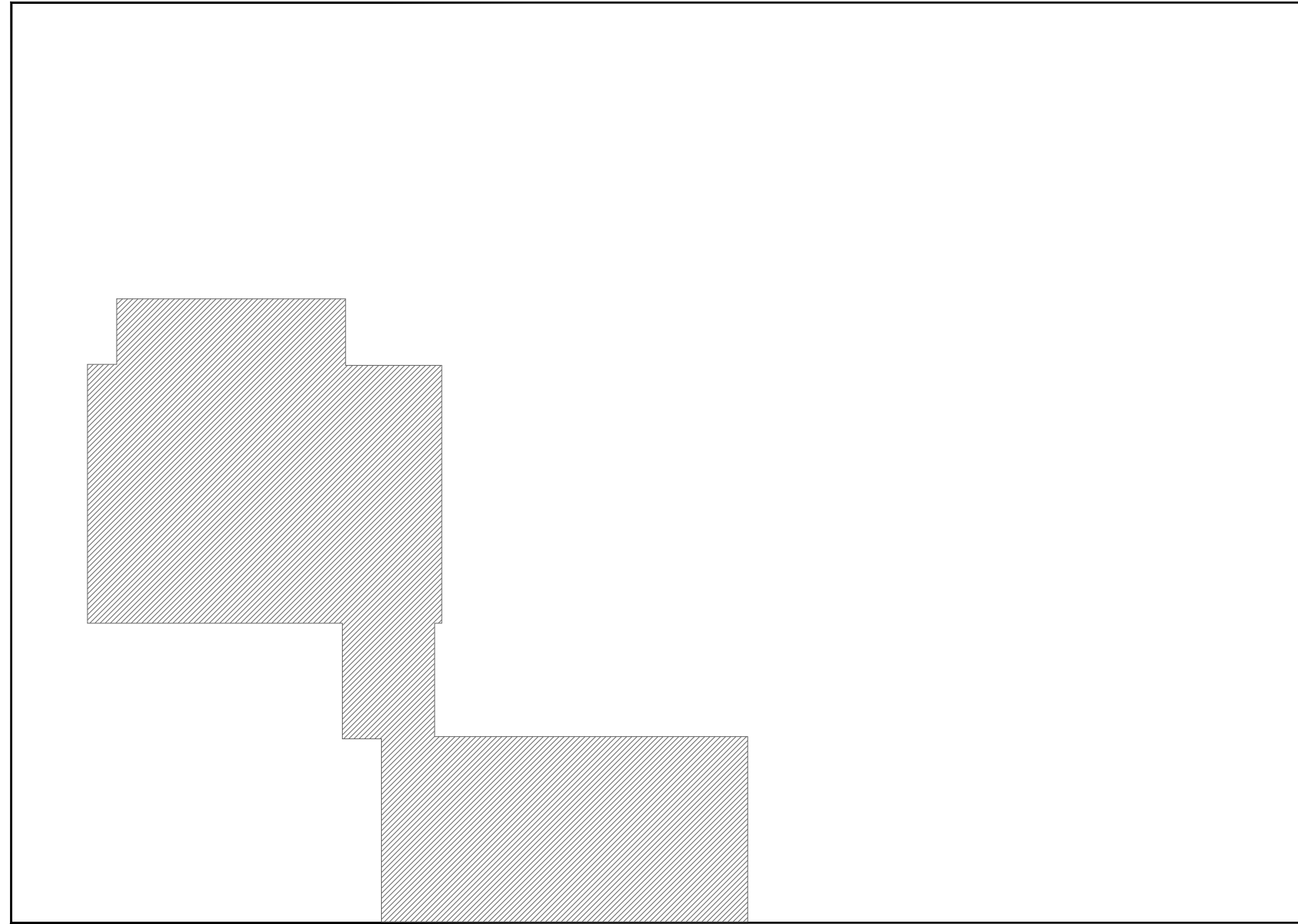
* Indicate each yard area with cardinal direction
(N,S,E,W)

** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill (Sec. 134-1600)

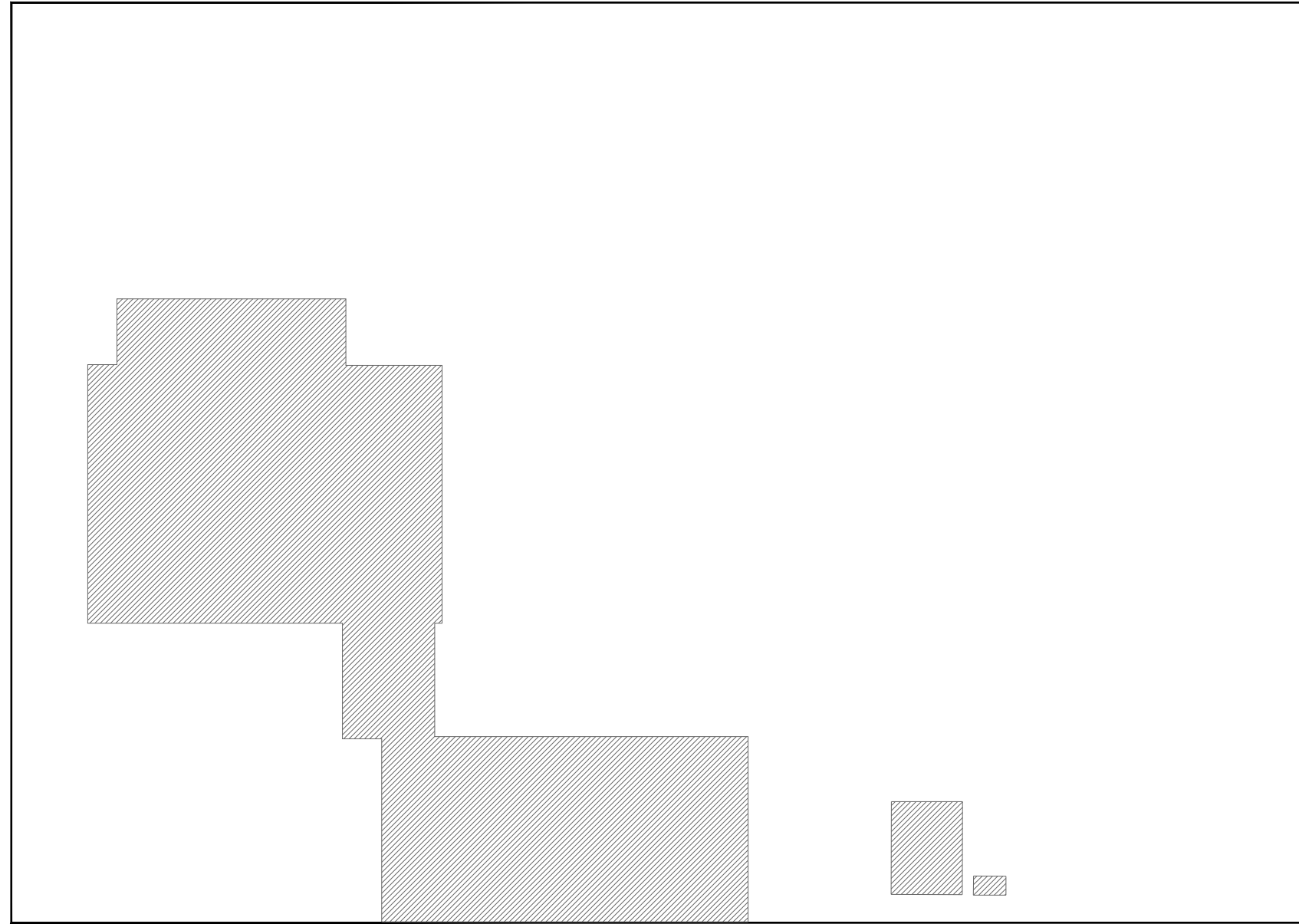
*** Provide Native plant species info per
category as required by Ord. 003-2023 on
separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

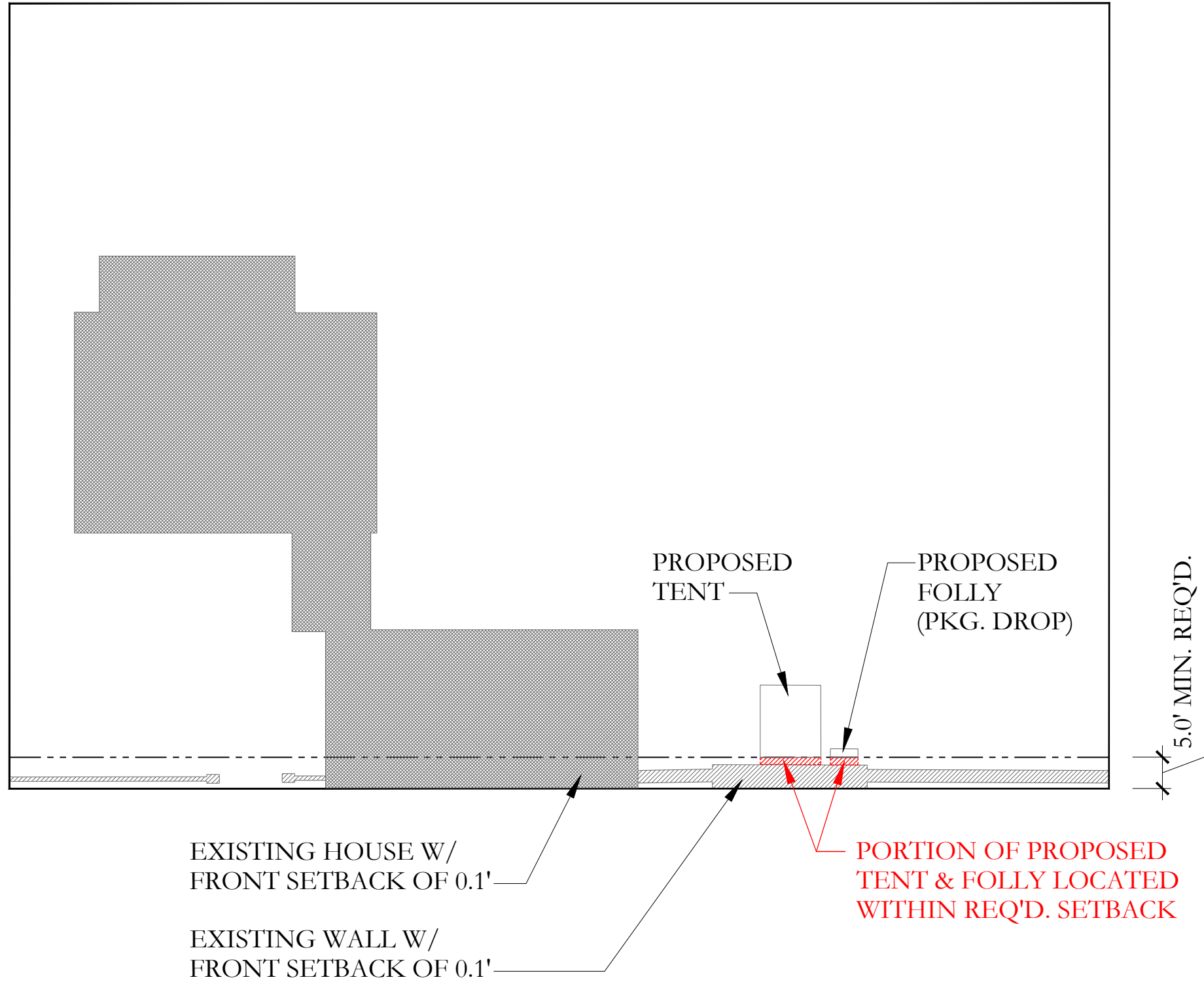
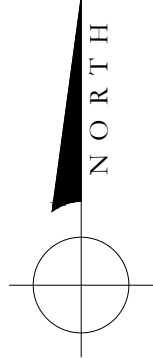
REV BF 20230626



1 EXIST./PREV. APPROVED LOT COVERAGE DIAGRAM
1"=20'-0"



2 PROPOSED LOT COVERAGE DIAGRAM
1"=20'-0"

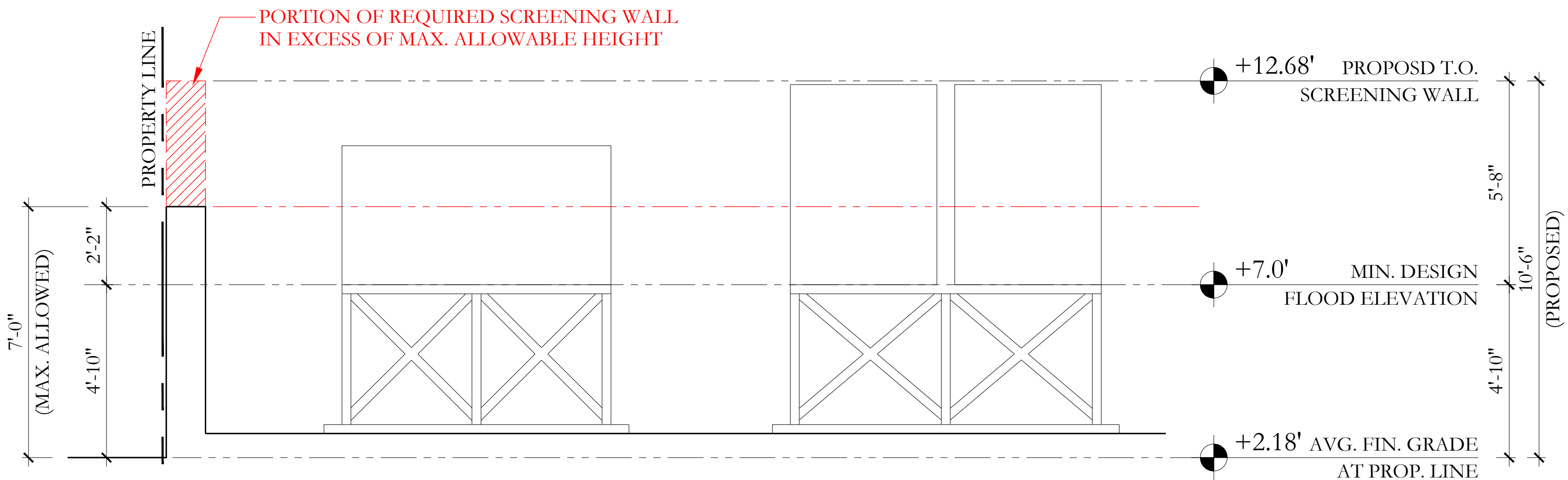


3 FRONT SETBACK DIAGRAM (VARIANCE #1)
1"=20'-0"

VARIANCE #1:

SEC. 134-1113(5): A VARIANCE TO CONSTRUCT A NEW FABRIC TENT AND PACKAGE RECEPTACLE (FOLLY) WITH A 3.7' FRONT SETBACK IN LIEU OF THE 5.0 FEET* REQUIRED.

HARDSHIP: THE EXISTING HOUSE IS LOCATED IN THE FRONT YARD SETBACK AT 0.1 FEET FROM THE PROPERTY LINE. THE PROPOSED TENT AND FOLLY ABOUT THE EXISTING SITE WALL AND WOULD NOT FUNCTION AS DESIRED IF LOCATED OUTSIDE OF THE REQUIRED FRONT YARD SETBACK.



4 WALL HEIGHT DIAGRAM (VARIANCE #2)
3/8"=1'-0"

VARIANCE #2:

SEC. 134-1669: A VARIANCE TO CONSTRUCT A NEW MASONRY SITE WALL FOR MECHANICAL SCREENING ALONG THE WEST PROPERTY LINE WITH A HEIGHT OF 10.5' IN LIEU OF THE 7 FOOT MAXIMUM PERMITTED.

HARDSHIP: MECHANICAL EQUIPMENT IS REQUIRED TO BE POSITIONED ABOVE THE MINIMUM DESIGN FLOOD ELEVATION (+7.0' NAVD), WHICH PUTS THE BOTTOM OF THE EQUIPMENT AT 4.82 FEET ABOVE GRADE. THE WALL MUST COMPLETELY SCREEN THE EQUIPMENT, WHICH MUST BE 10.5 FEET HIGH TO SATISFY THE REQUIREMENT.

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VILLA GIARDINO
RENOVATION
341 PERUVIAN DRIVE
PALM BEACH, FLORIDA

SHEET TITLE
ZONING LEGEND, DIAGRAMS &
VARIANCE DIAGRAMS

DATE
JULY 31, 2023

SCALE
AS NOTED

BY
CG

SHEET NO

A-001c

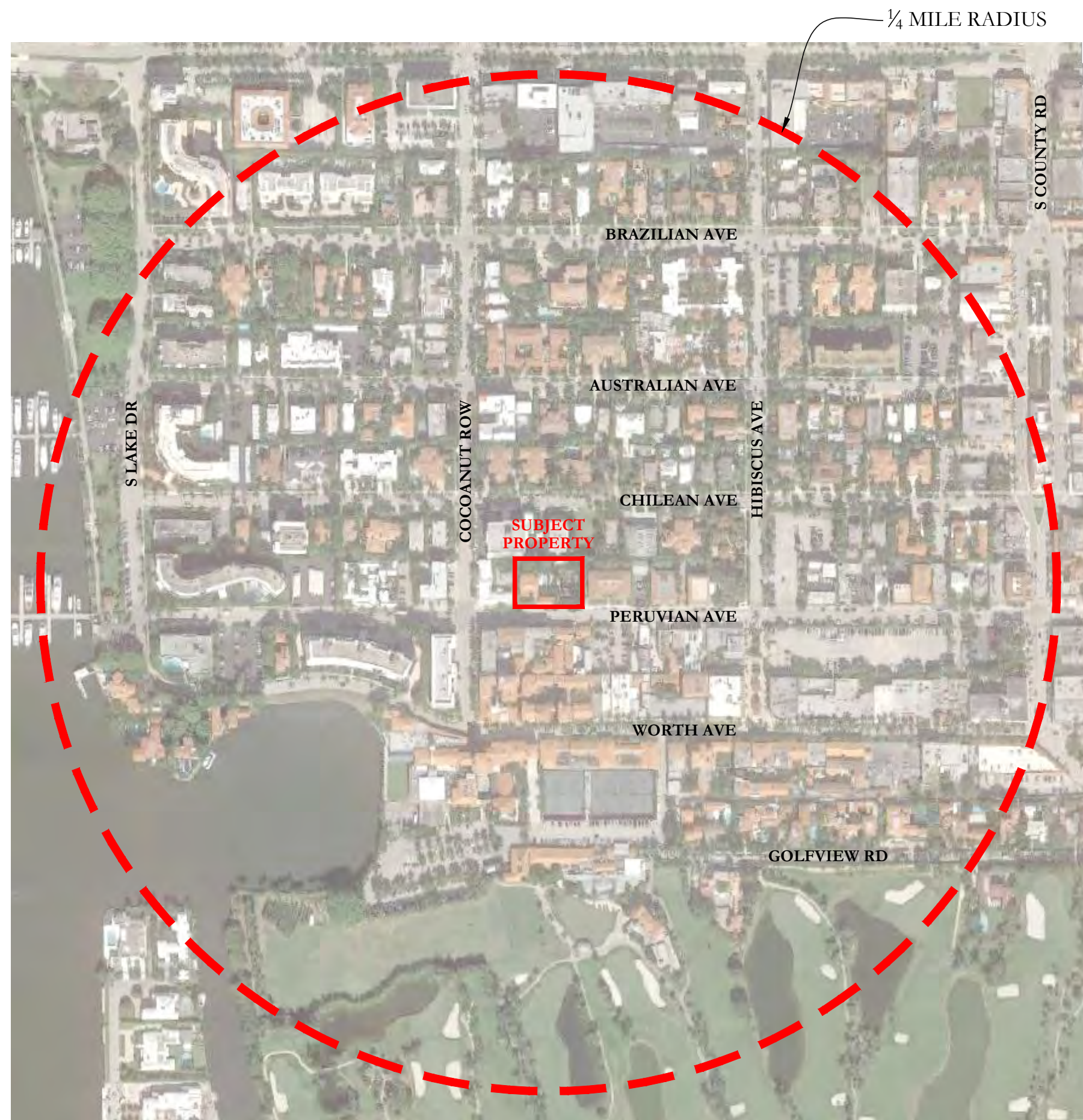


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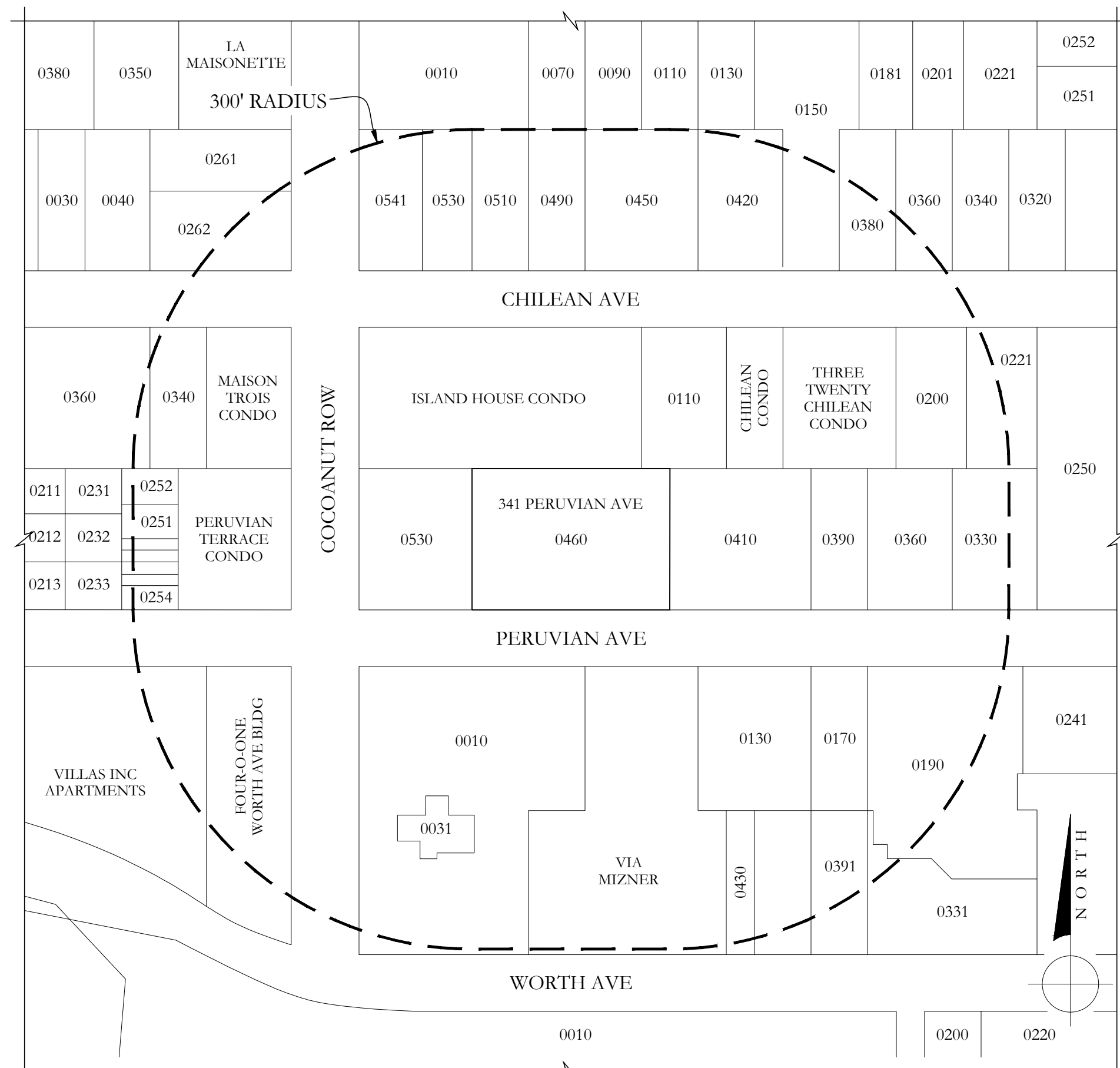
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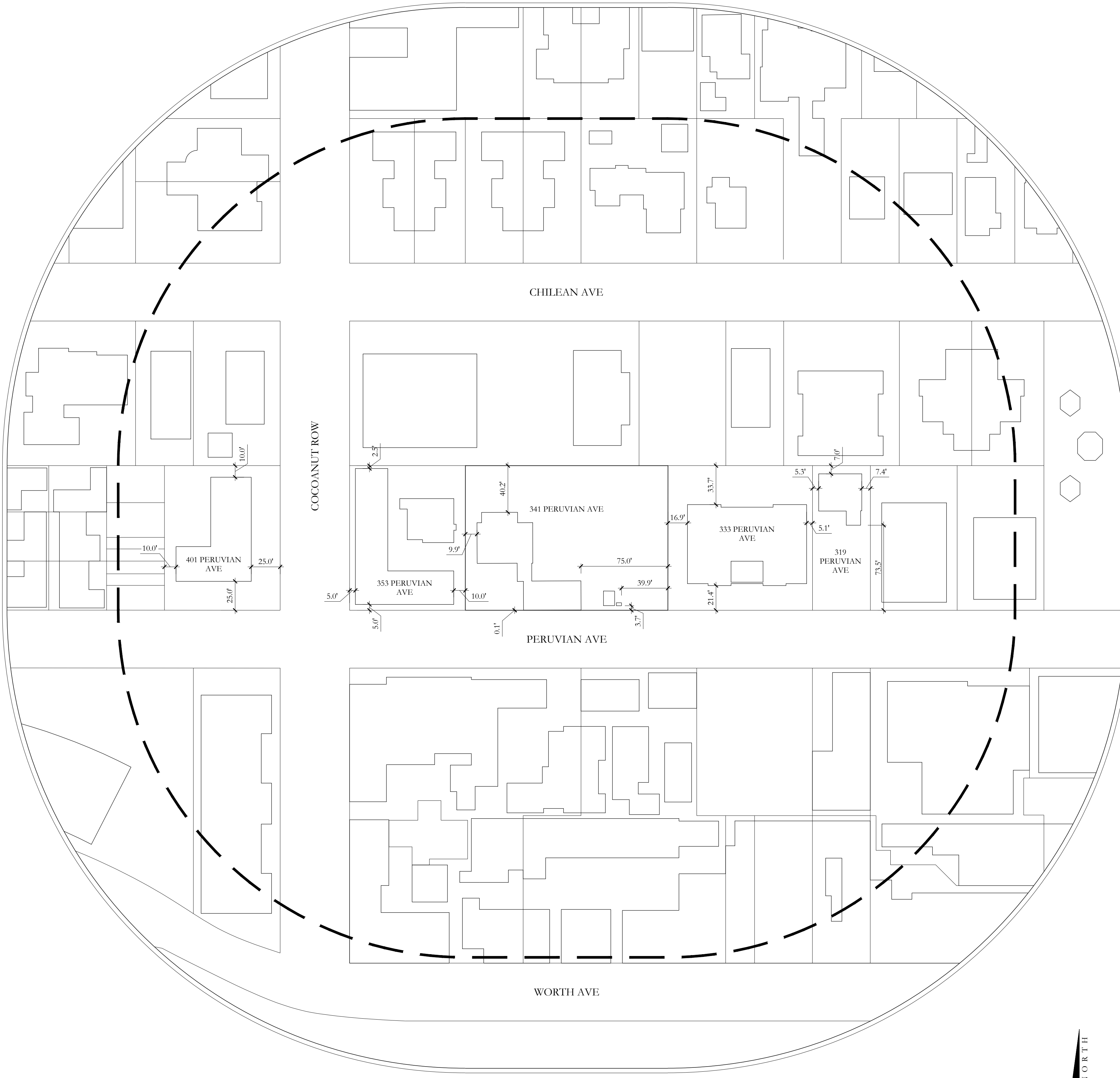
1 PROPOSED PERUVIAN AVE. STREETSCAPE ELEVATION, FACING SOUTH
1"=20'-0"



2 AERIAL MAP
1"=300'-0"



3 LOCATION/VICINITY MAP
1"=100'-0"



4 LOCATION SITE PLAN
1"=50'-0"

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VILLA GIARDINO
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341 PERUVIAN DRIVE
PALM BEACH, FLORIDA

SHEET TITLE
STREETSCAPE ELEVATION &
LOCATION/VICINITY MAP

DATE JULY 31, 2023	SHEET NO A-002
SCALE VARIES	
BY CG	

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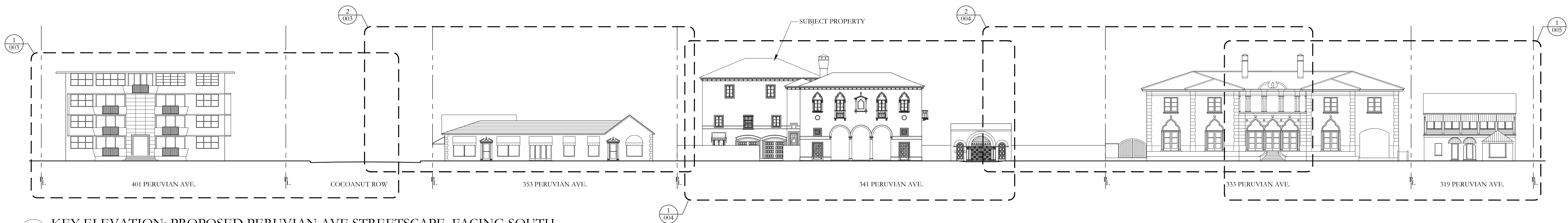
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1 401 PERUVIAN AVE & COCOANUT ROW: STREETSCAPE PHOTOS FROM WEST TO EAST, LOOKING NORTH



2 353 PERUVIAN AVE & 341 PERUVIAN AVE: STREETSCAPE PHOTOS FROM WEST TO EAST, LOOKING NORTH



3 KEY ELEVATION: PROPOSED PERUVIAN AVE STREETSCAPE, FACING SOUTH

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SHEET TITLE
STREETSCAPE PHOTOGRAPHS

DATE JULY 31, 2023	SHEET NO. A-003
SCALE N.T.S.	
BY CG	

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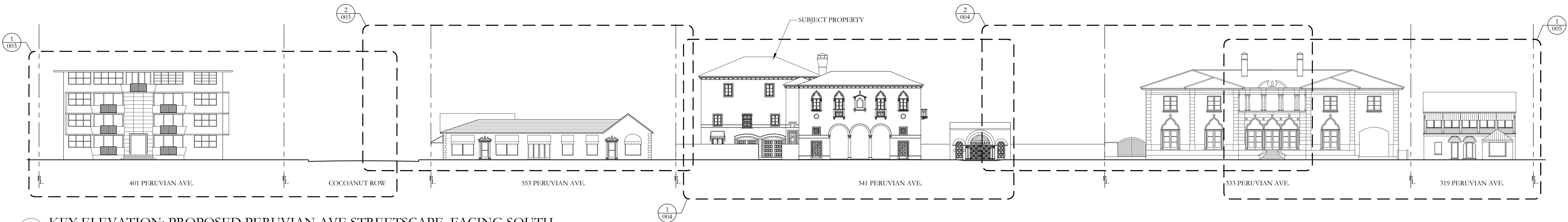
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1 341 PERUVIAN AVE: STREETSCAPE PHOTOS FROM WEST TO EAST, LOOKING NORTH



2 341 PERUVIAN AVE & 333 PERUVIAN AVE: STREETSCAPE PHOTOS FROM WEST TO EAST, LOOKING NORTH



3 KEY ELEVATION: PROPOSED PERUVIAN AVE STREETSCAPE, FACING SOUTH

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STREETSCAPE PHOTOGRAPHS

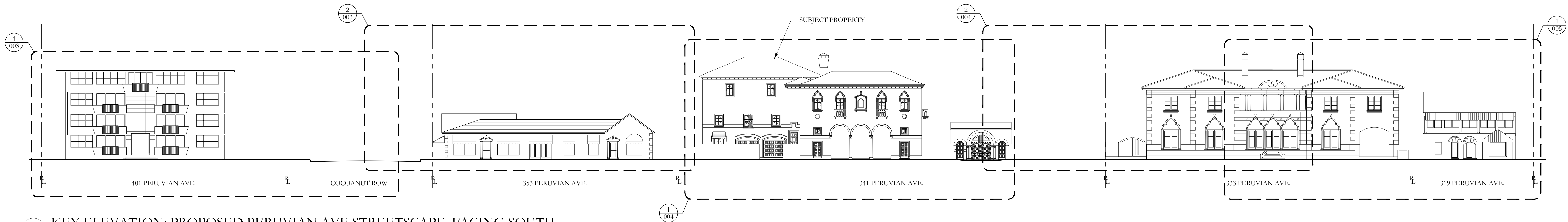
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1 333 PERUVIAN AVE & 319 PERUVIAN AVE: STREETScape PHOTOS FROM WEST TO EAST, LOOKING NORTH



2 KEY ELEVATION: PROPOSED PERUVIAN AVE STREETScape, FACING SOUTH

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SHEET TITLE
STREETScape PHOTOGRAPHS

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JULY 31, 2023

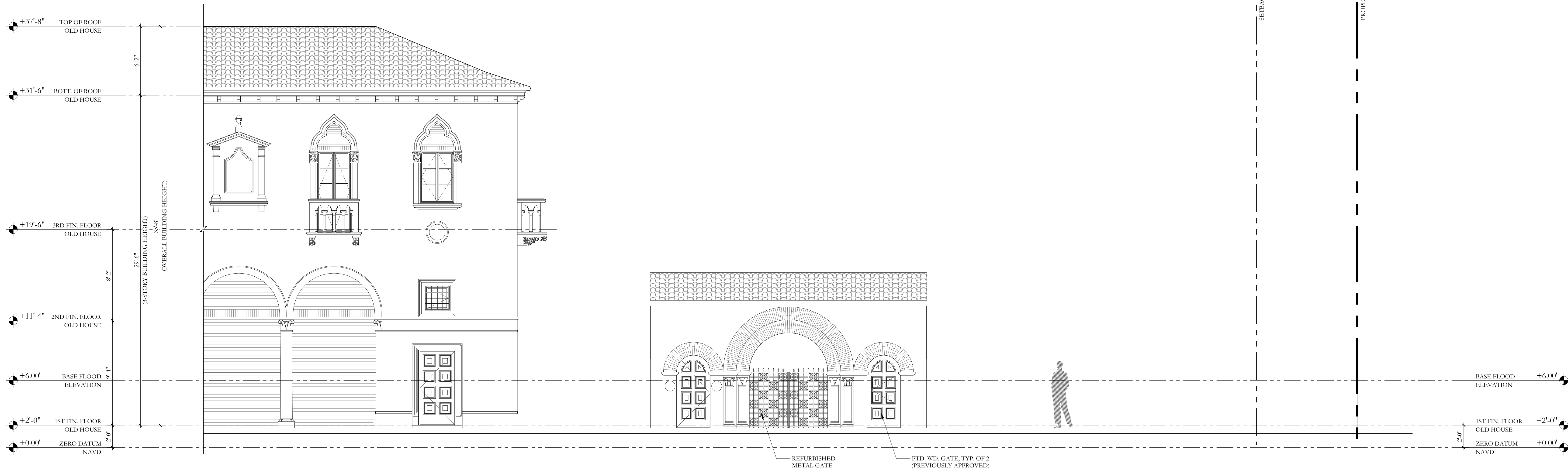
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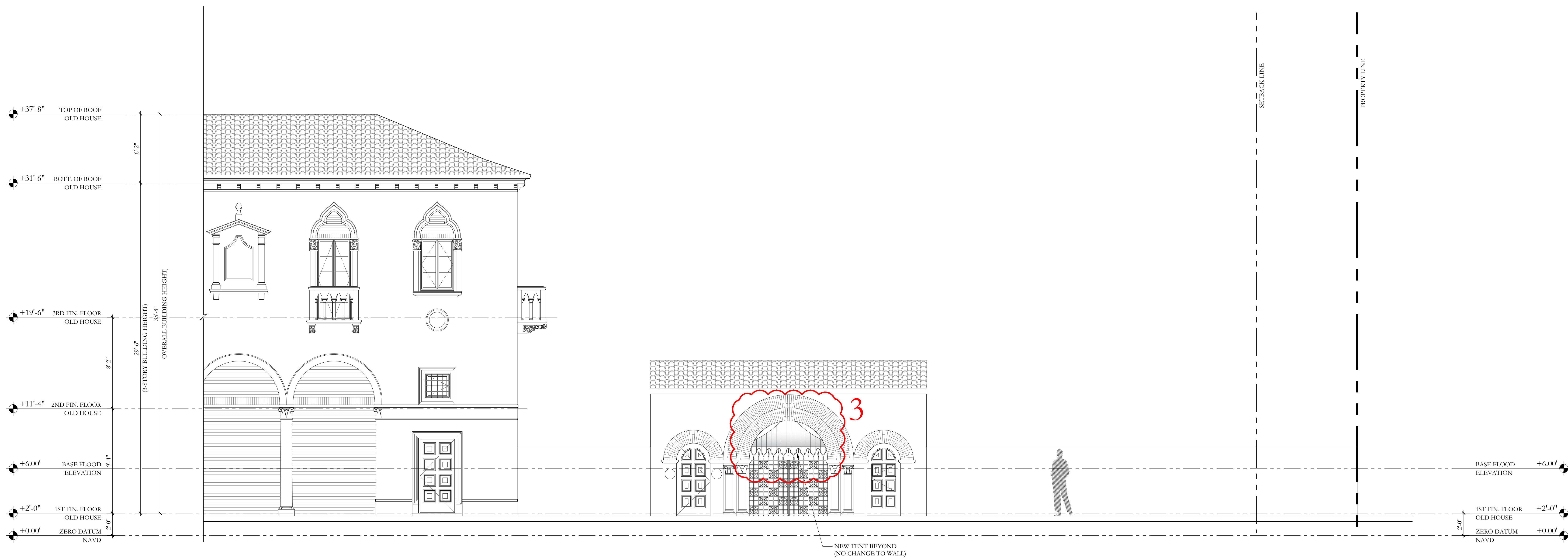
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A-005

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1 PREVIOUSLY APPROVED SOUTH ELEVATION AT GATE
1/4"=1'-0"



2 CURRENTLY PROPOSED SOUTH ELEVATION AT GATE
1/4"=1'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

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ARC-23-117
(ZON-23-091)

VILLA GIARDINO
RENOVATION
341 PERUVIAN DRIVE
PALM BEACH, FLORIDA

SHEET TITLE
PREV. APPROVED & PROPOSED
SOUTH ELEVATION AT GATE

DATE
JULY 31, 2023

SCALE
1/4" = 1'-0"

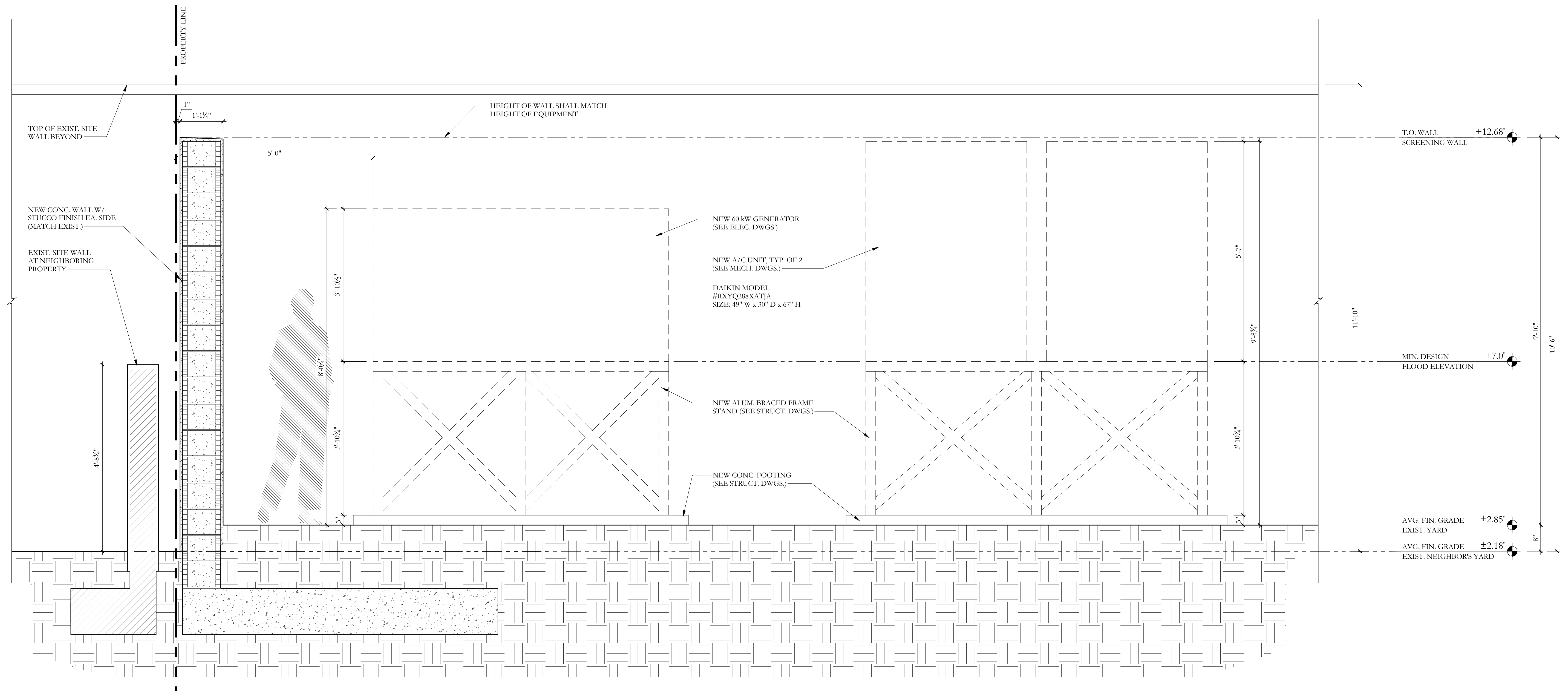
BY
CG

SHEET NO
A-120

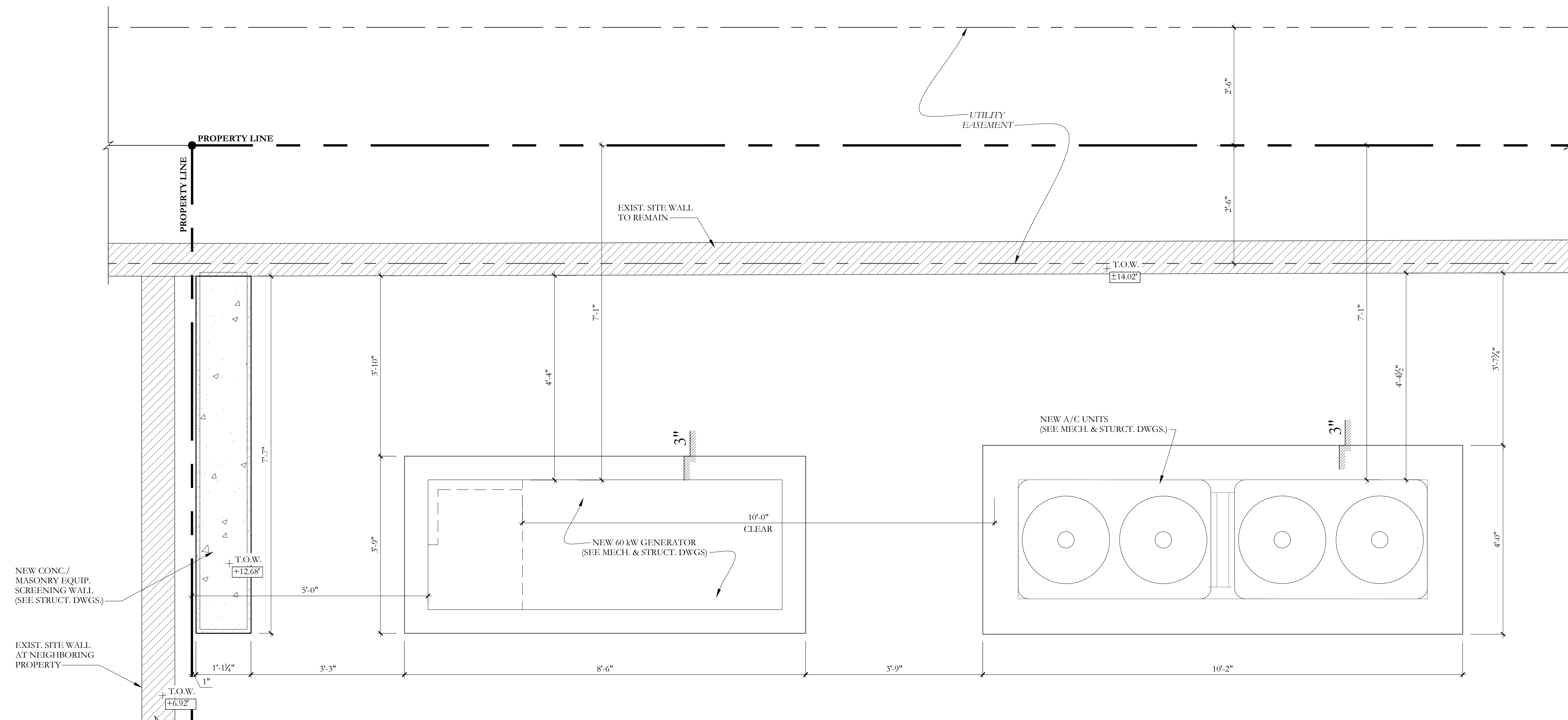


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1 PROPOSED SITE WALL SECTION
3/4"=1'-0"



2 PROPOSED GENERATOR & A/C UNIT LOCATIONS
3/4"=1'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

DRC SECOND SUBMITTAL SET	07/31/2023
DRC FIRST SUBMITTAL SET	07/13/2023
DRC PRE-APP MEETING SET	06/09/2023
DRC STAFF APPR. #1 SET (REV.)	06/09/2023
DRC STAFF APPROVAL #1 SET	05/15/2023
DRC FINAL SUBMITTAL SET	10/04/2021
DRC FIRST SUBMITTAL SET	09/15/2021
DRC PRE-APP MEETING SET	08/30/2021

DRC FILE #:
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VILLA GIARDINO
RENOVATION
341 PERUVIAN DRIVE
PALM BEACH, FLORIDA

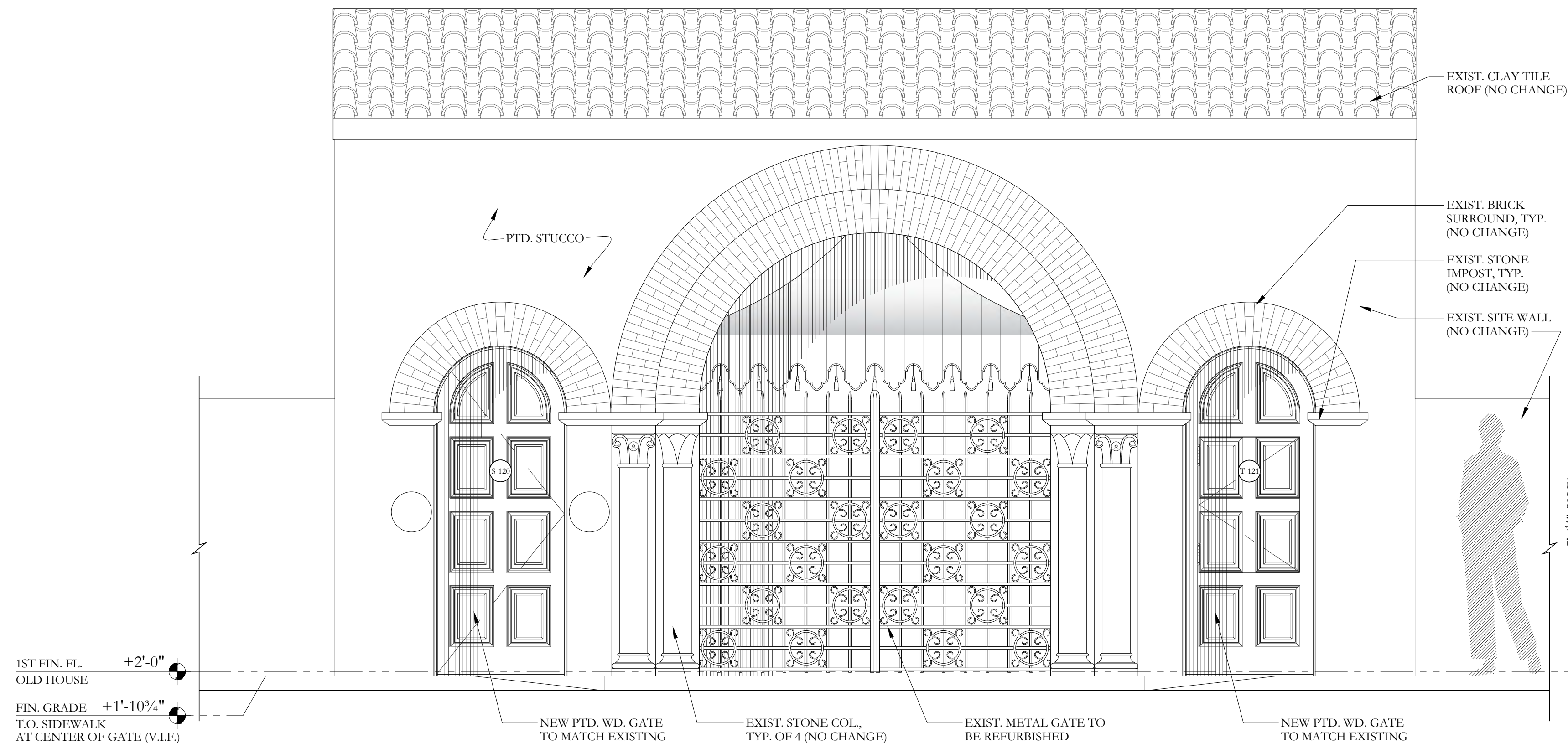
SHEET TITLE
EQUIP. LOCATIONS &
SITE WALL SECTION

DATE JULY 31, 2023	SHEET NO A-201
SCALE 3/4"=1'-0"	
BY CG	

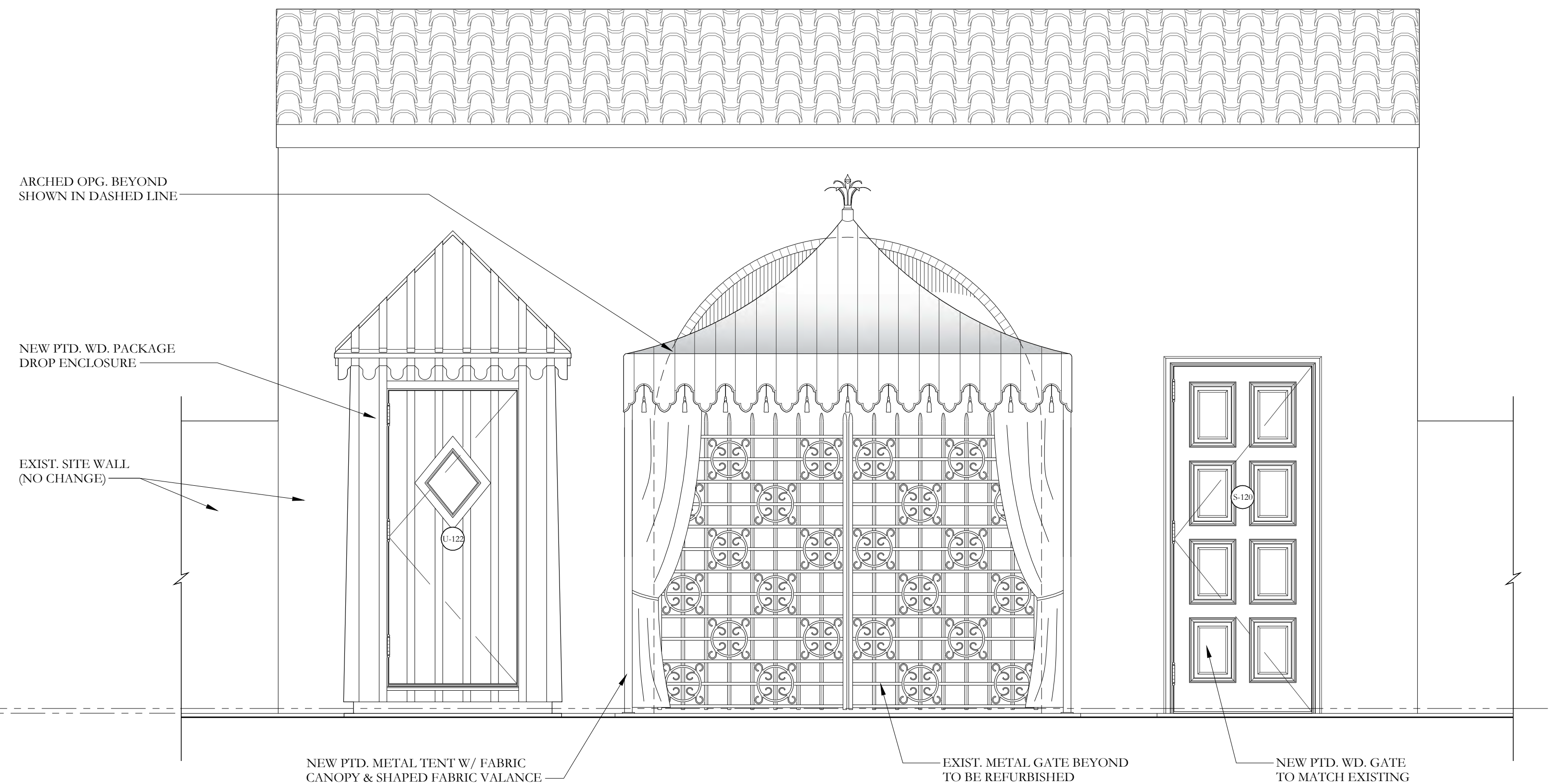
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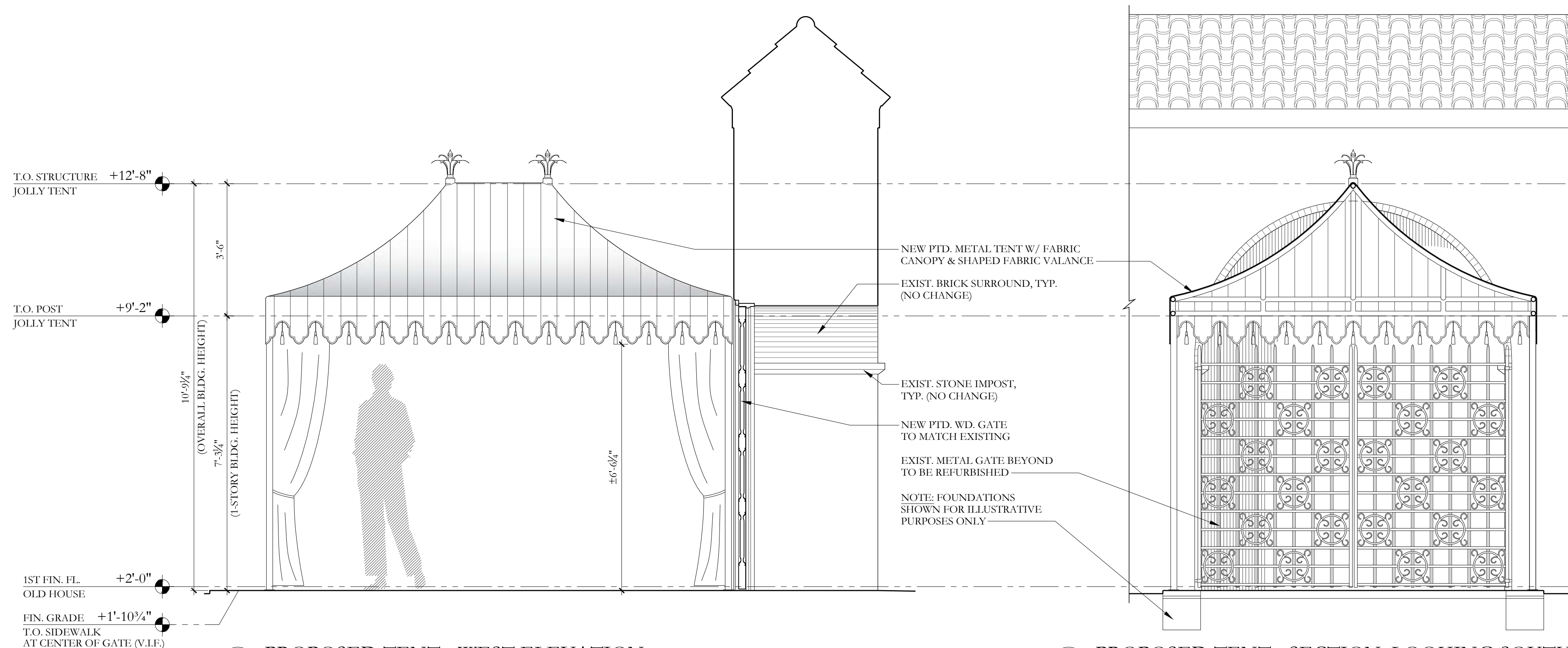
NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS



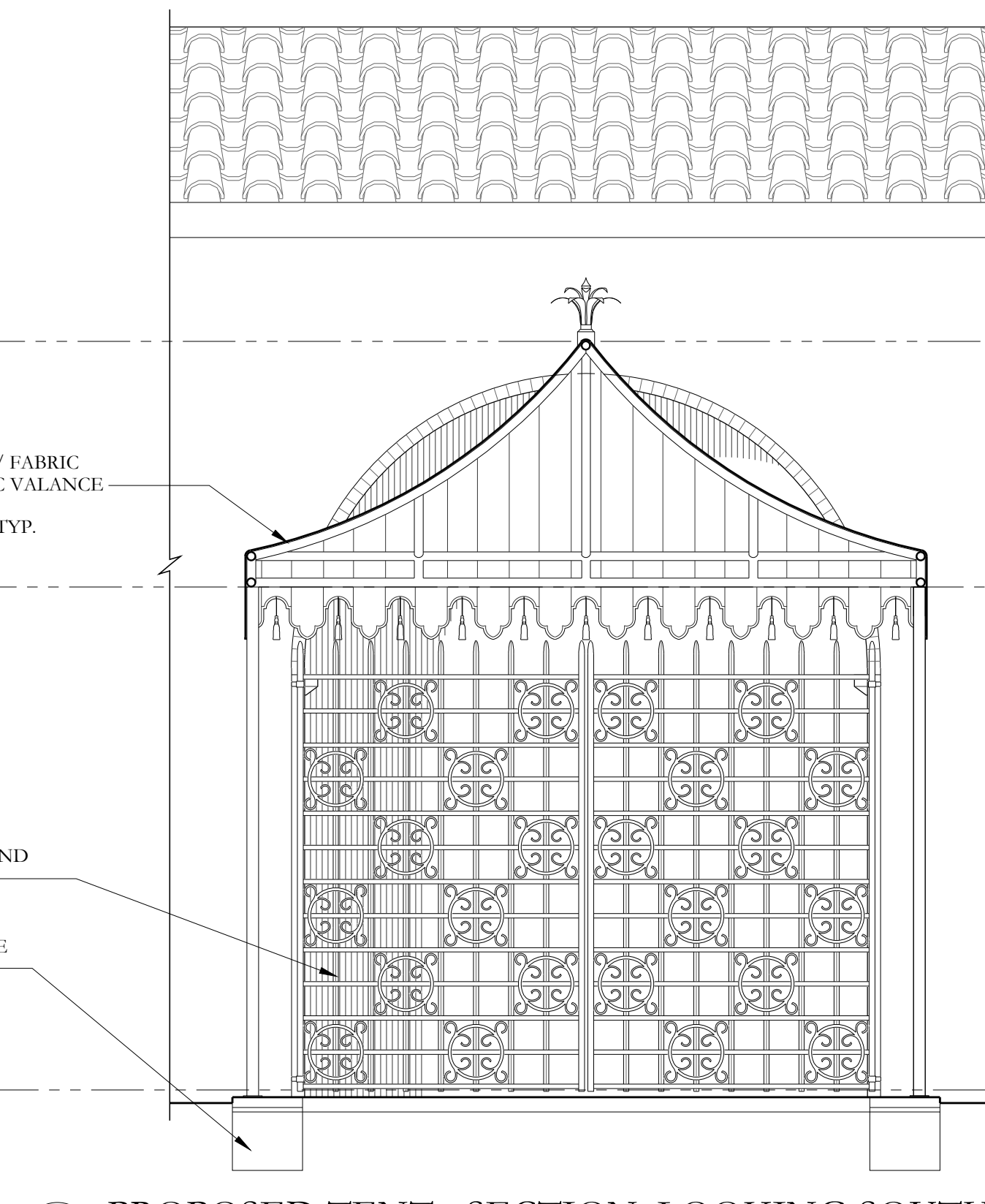
1 PROPOSED SOUTH ELEVATION AT GATE (PREVIOUSLY APPROVED)
1/2"=1'-0"



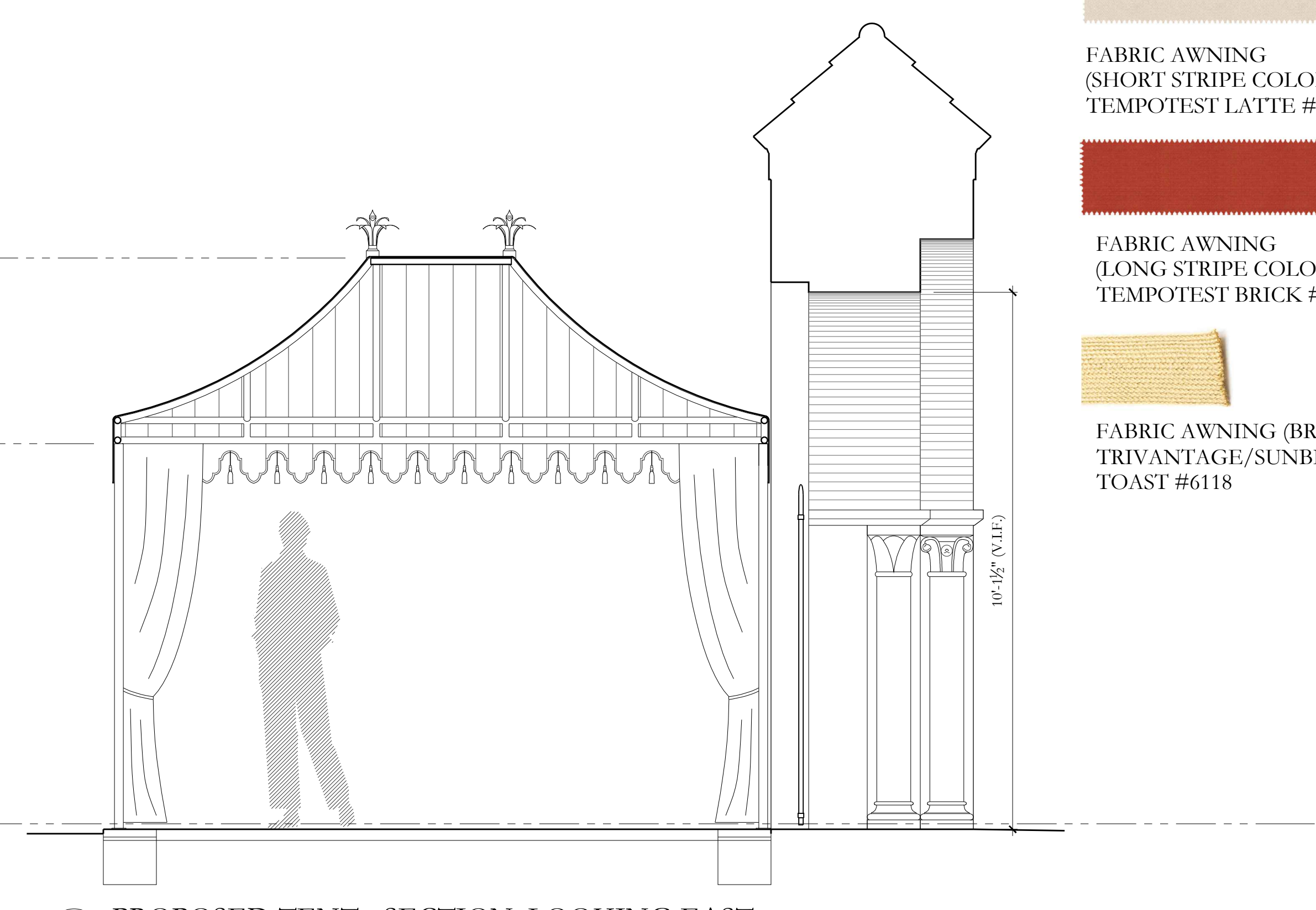
2 PROPOSED NORTH ELEVATION AT GATE
1/2"=1'-0"



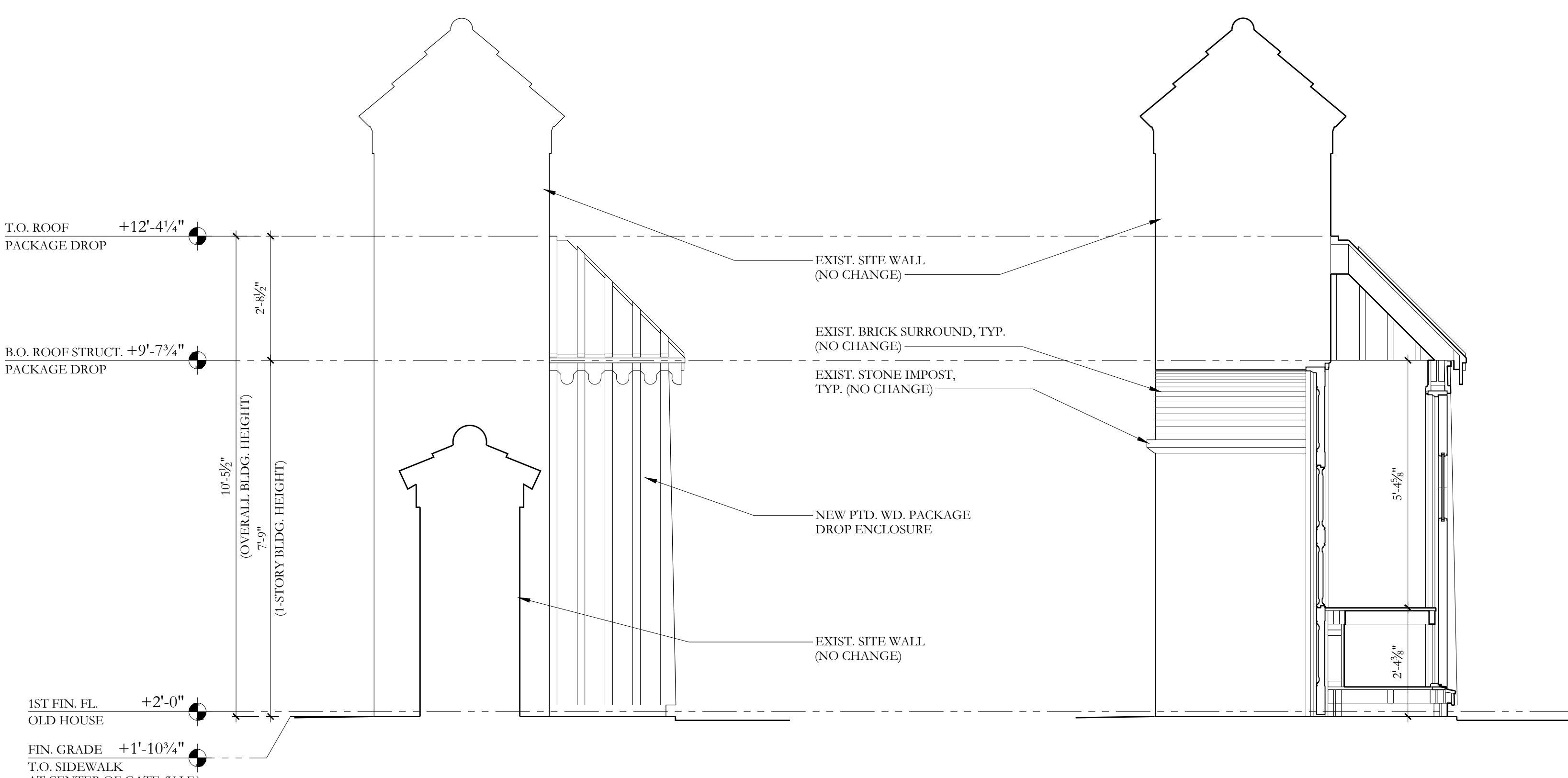
3 PROPOSED TENT - WEST ELEVATION
1/2"=1'-0"



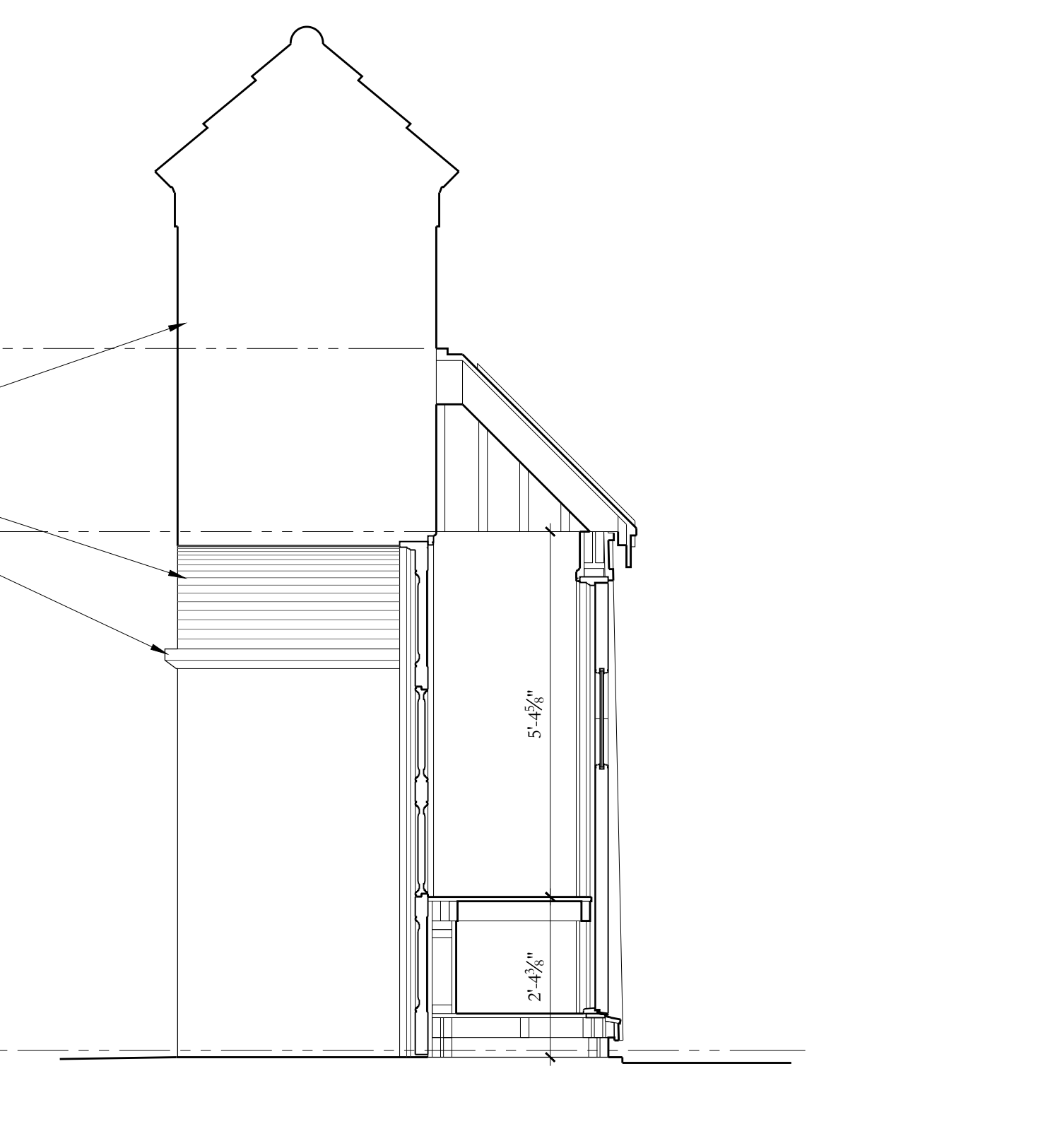
4 PROPOSED TENT - SECTION, LOOKING SOUTH
1/2"=1'-0"



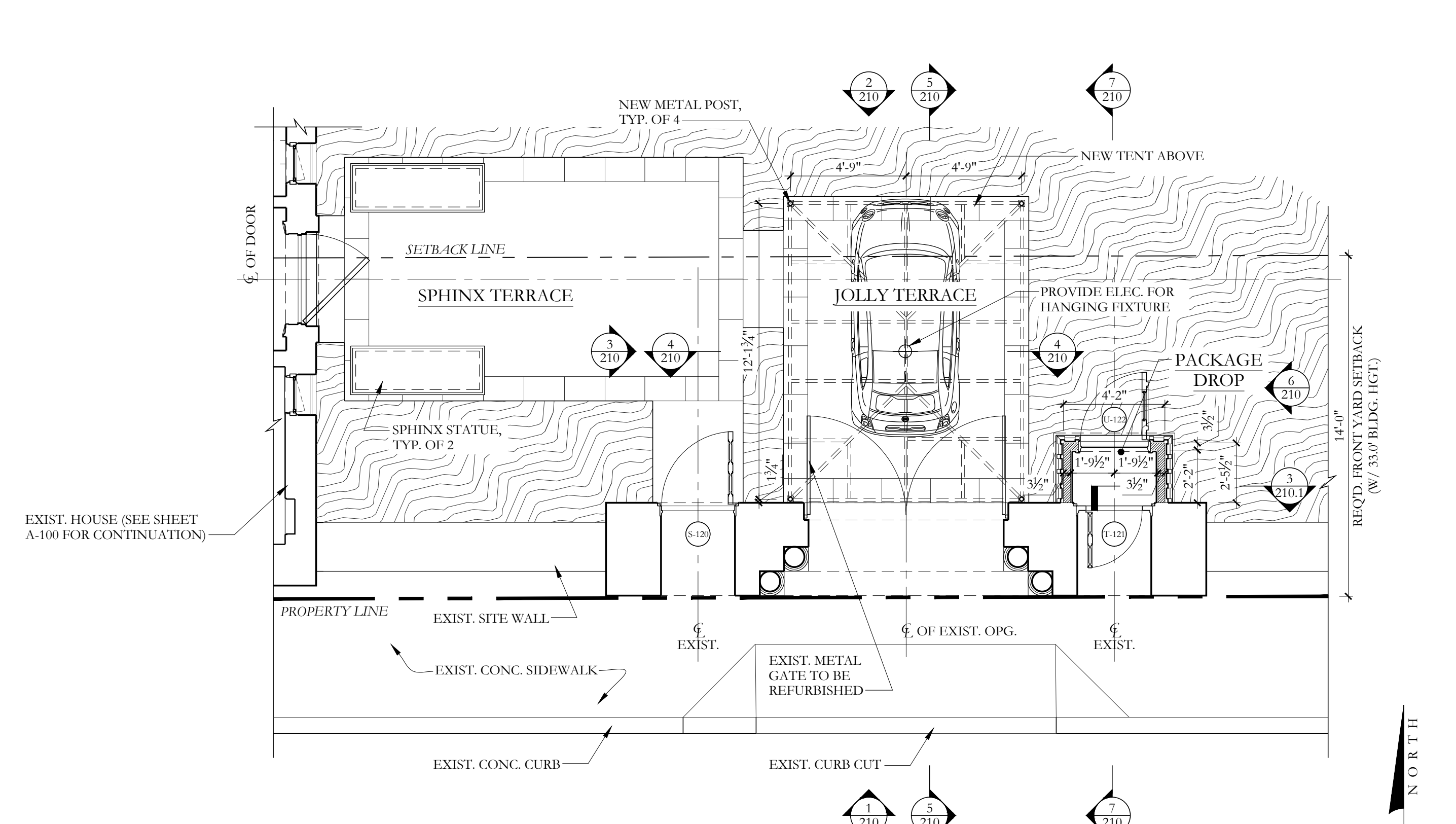
5 PROPOSED TENT - SECTION, LOOKING EAST
1/2"=1'-0"



6 PROPOSED PACKAGE DROP - EAST ELEV.
1/2"=1'-0"



7 PROPOSED PACKAGE DROP - SECT., LOOKING WEST
1/2"=1'-0"



8 JOLLY TENT; PLAN
1/4"=1'-0"

FABRIC AWNING
(SHORT STRIPE COLOR):
TEMPOTEST LATTE #T15/52-47

FABRIC AWNING
(LONG STRIPE COLOR):
TEMPOTEST BRICK #T426/47

FABRIC AWNING (BRAID):
TRIVANTAGE/SUNBRELLA
TOAST #6118

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DRC PRE-APP MEETING SET	08/30/2021

DRC FILE #:
ARC-23-117
(ZON-23-091)

VILLA GIARDINO
RENOVATION
341 PERUVIAN DRIVE
PALM BEACH, FLORIDA

SHEET TITLE
JOLLY TENT & PACKAGE DROP
PLAN, ELEV., & SECTIONS

DATE JULY 31, 2023	SHEET NO A-210
SCALE AS NOTED	
BY CG, SPB	

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1 VIEW FROM STREET, LOOKING NORTH
N.T.S.

DRC SECOND SUBMITTAL SET	07/31/2023
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DRC FILE #:
ARC-23-117
(ZON-23-091)

VILLA GIARDINO
RENOVATION
341 PERUVIAN DRIVE
PALM BEACH, FLORIDA

SHEET TITLE
JOLLY TENT & PACKAGE DROP
VIEW FROM STREET

DATE JULY 31, 2023	SHEET NO A-215
SCALE AS NOTED	
BY CG, SPB	

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1 ENLARGED VIEW FROM STREET, LOOKING NORTH
N.T.S.

DRC SECOND SUBMITTAL SET	07/31/2023
DRC FIRST SUBMITTAL SET	07/15/2023
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DRC FILE #:
ARC-23-117
(ZON-23-091)

VILLA GIARDINO
RENOVATION
341 PERUVIAN DRIVE
PALM BEACH, FLORIDA

SHEET TITLE
JOLLY TENT & PACKAGE DROP
ENLARGED VIEW FROM STREET

DATE JULY 31, 2023	SHEET NO A-216
SCALE AS NOTED	
BY CG, SPB	


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1 VIEW FROM GARDEN, LOOKING SOUTH
N.T.S.

DRC SECOND SUBMITTAL SET	07/31/2023
DRC FIRST SUBMITTAL SET	07/15/2023
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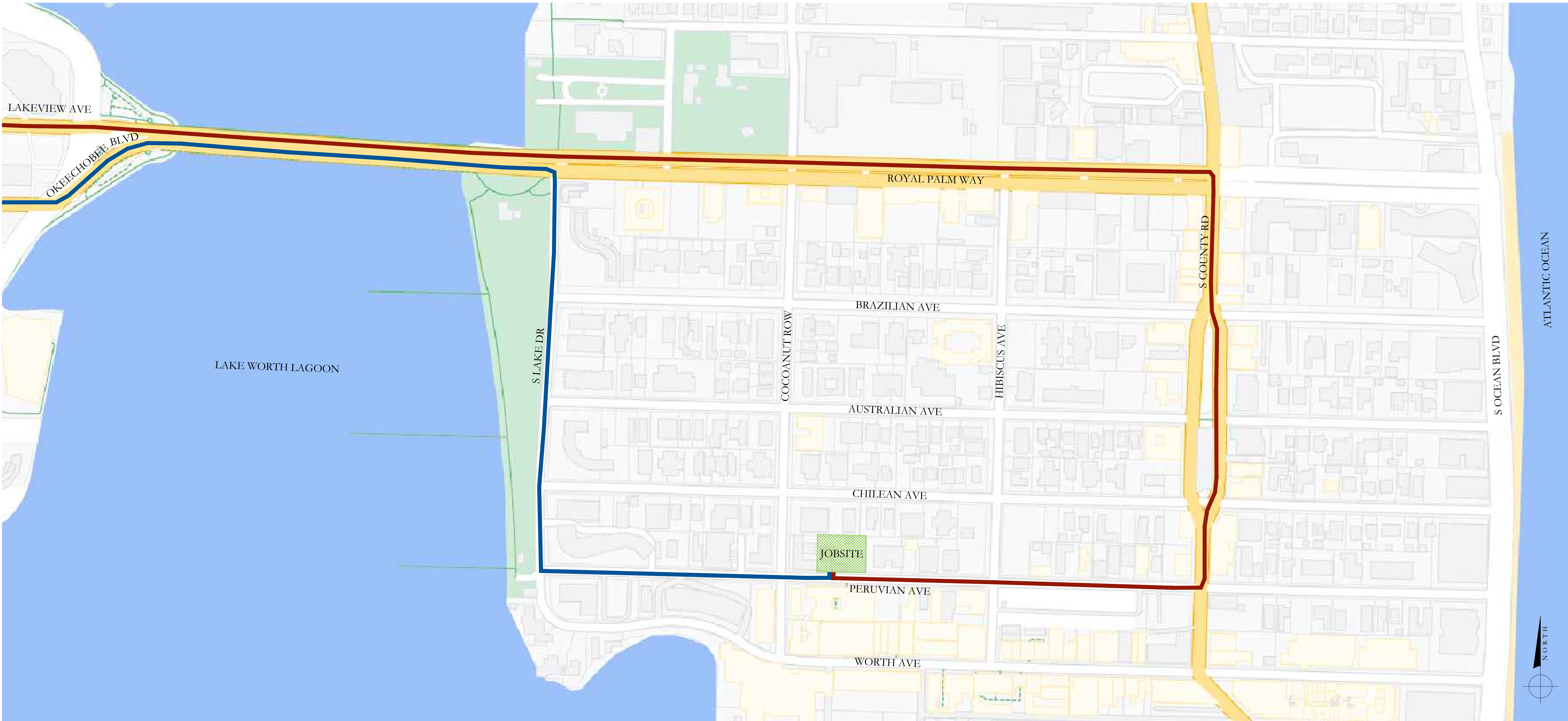
VILLA GIARDINO
RENOVATION
341 PERUVIAN DRIVE
PALM BEACH, FLORIDA

SHEET TITLE
JOLLY TENT & PACKAGE DROP
VIEW FROM GARDEN

DATE JULY 31, 2023	SHEET NO A-217
SCALE AS NOTED	
BY CG, SPB	

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1 PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP
N.T.S.

PROPOSED INGRESS TRUCK ROUTE
PROPOSED EGRESS TRUCK ROUTE

MAXIMUM VEHICLE SIZE ABLE TO BE
ACCOMMODATED ON SITE:
FULL SEMI-TRUCK W/53-FOOT TRAILER
(I.E. FULL RANGE OF TRUCK SIZES)

ESTIMATE OF NUMBER OF TRUCKS VISITING
JOBSITE OVER LIFE OF PROJECT:

5 WORKING DAYS/WEEK (AVG.)
x 4 WORK WEEKS/MONTH (AVG.)
x 1 MONTH SCHEDULE (PROPOSED)
= 20 TOTAL WORK DAYS (PROPOSED)

1 TRUCK/DAY (AVG.)
x 2 TRIPS/DAY (INGRESS & EGRESS)
= 2 TRUCK TRIPS/DAY (AVG.)

20 TOTAL WORK DAYS (PROP.)
x 2 TRUCK TRIPS/DAY (AVG.)
= 40 TOTAL TRUCK TRIPS OVER
LIFE OF PROJECT (EST.)

ROUGH SCHEDULE OF CONSTRUCTION
W/MAJOR CONSTRUCTION BENCHMARKS:

TASK: DURATION
(IN MONTHS):

TOTAL PROPOSED CONSTRUCTION TIME
(FOLLOWING ISSUANCE OF BUILDING PERMIT): 1 month

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DRC FILE #:
ARC-23-117
(ZON-23-091)

VILLA GIARDINO
RENOVATION
341 PERUVIAN DRIVE
PALM BEACH, FLORIDA

SHEET TITLE
TRUCK LOGISTICS PLAN &
SCHEDULE OF CONSTRUCTION

DATE JULY 31, 2023	SHEET NO T-1
SCALE AS NOTED	
BY CG	

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