

alm Way

S County Rd

Royal Palm Way

Brazilian Ave

S Ocean Blvd

S County Rd

Australian Ave

RECEIVED  
By yfigueroa at 2:26 pm, Aug 14, 2023

FINAL SUBMITTAL COA-23-030

WHEAT RESIDENCE  
130 BRAZILIAN AVE  
PALM BEACH, FL



JACQUELINE ALBARRAN, PA  
REGISTERED ARCHITECT 11701

| REVISIONS: |
|------------|
| ▲          |
| ▲          |

SHEET NUMBER:

DATE: 08-15-2023

JCB # 0490

SKA  
SKA ARCHITECT + PLANNER  
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA  
TEL: 561.655.7676 FAX: 561.655.3533

**INDEX OF DRAWINGS**

**ARCHITECTURAL**

- A0 - PLOT PLAN, INDEX.
- A1.1- NEIGHBORHOOD MAP
- A1.2- EXISTING & PROPOSED STREETScape
- A1.3- EXISTING & PROPOSED SITE PLANS AND GATE ELEVATION
- A1.4- CONSTRUCTION STAGING PLAN
- A2 - EXISTING & PROPOSED NORTH ELEVATIONS
- A3 - RENDERED EXISTING & PROPOSED NORTH ELEVATIONS
- LP1 - TRUCK LOGISTICS AND CONSTRUCTION TIMELINE

**SURVEY**

BOUNDARY, TOPOGRAPHIC AND EASEMENT SURVEY

**ARCHITECT:**

SKA Architect + Planner  
 Attn: Jacqueline Albarran  
 324 Royal Palm Way  
 Suite 227  
 Palm Beach, FL 33480  
 (561) 655-7676

**CONSULTING SURVEYOR:**

Compass Surveying  
 6250 N. Military Trail  
 Suite 102  
 West Palm Beach, FL 33407  
 (561) 640-4800

| Line 0 | ZONING LEGEND                        |  |                     |                     |
|--------|--------------------------------------|--|---------------------|---------------------|
| 1      | PROPERTY ADDRESS                     | 130 BRAZILIAN AVENUE, PALM BEACH, FL           |                     |                     |
| 2      | ZONING DISTRICT                      | R-B  |                     |                     |
| 3      | STRUCTURE TYPE                       | WALL: CLAY TILE/FRAME - ROOF: CLAY BARREL TILE |                     |                     |
| 4      |                                      | REQUIRED/ALLOWED                               | EXISTING            | PROPOSED            |
| 5      | LOT SIZE (SQ. FT.)                   | 10,000 MIN.                                    | 12,840.0            | NO CHANGE           |
| 6      | LOT DEPTH                            | 100 MIN.                                       | 171.20'             | NO CHANGE           |
| 7      | LOT WIDTH                            | 100 MIN.                                       | 75.0'               | NO CHANGE           |
| 8A     | LOT COVERAGE (SQ. FT.)               | 3,852.0 MAX. (30%)                             | 3,008.9 (23.43%)    | NO CHANGE           |
| 8B     | LOT COVERAGE W/ 3% DEDUCTION         | 3,852.0 MAX. (30%)                             | 3,008.9 (23.43%)    | NO CHANGE           |
| 9      | ENCLOSED SQUARE FOOTAGE              |  |                     | NO CHANGE           |
| 10     | CUBIC CONTENT RATIO                  | 3.97   | 4.31                | NO CHANGE           |
| 11     | FRONT YARD SETBACK (1 STORY/2 STORY) | 25.0'/30.0' MIN.                               | 31.0'/43.9'         | NO CHANGE           |
| 12     | SIDE YARD SETBACK (1 STORY)          | 12.5' MIN.                                     | 5.4'                | NO CHANGE           |
| 13     | SIDE YARD SETBACK (2 STORY)          | 15.0' MIN.                                     | 5.4'                | NO CHANGE           |
| 14     | REAR YARD SETBACK (1 STORY/2 STORY)  | 10.0'/15.0' MIN.                               | 14.05'/24.0'        | NO CHANGE           |
| 15     | ANGLE OF VISION                      |  |                     | NO CHANGE           |
| 16     | BUILDING HEIGHT                      |  |                     | NO CHANGE           |
| 17     | OVERALL BUILDING HEIGHT              |  |                     | NO CHANGE           |
| 18     | CROWN OF ROAD (COR) (NAVD)           | 11.85 AT HIGH POINT                            | 11.85 AT HIGH POINT | 11.85 AT HIGH POINT |
| 19     | MAX. AMOUNT OF FILL ADDED TO SITE    |  |                     | N/A                 |
| 20     | FINISH FLOOR ELEVATION (FFE) (NAVD)  |  |                     | N/A                 |
| 21     | ZERO DATUM-PT. OF MEAS. (NAVD)       |  |                     | N/A                 |
| 22     | FEMA FLOOD ZONE DESIGNATION          |  |                     | N/A                 |
| 23     | BASE FLOOD ELEVATION (BFE) (NAVD)    |  |                     | N/A                 |
| 24     | LANDSCAPE OPEN SPACE (LOS)           | 5,778.0 (45%)                                  | 6,785.9 (52.85%)    | 6,666.9 (51.92%)    |
| 25     | PERIMETER (LOS)                      | 2,889.0 (50%)                                  | 3,400.0 (58.8%)     | 3,359.0 (58.1%)     |
| 26     | FRONT YARD (LOS)                     | 900.6 (40%)                                    | 1,932.2 (85.8%)     | 1,862.1 (82.7%)     |
| 27     | NATIVE PLANT SPECIES %               |  |                     | NO CHANGE           |



**PLOT PLAN**  
 SCALE: N.T.S.

**SCOPE OF WORK**

WE ARE PROPOSING TO RELOCATE AN EXISTING DRIVEWAY GATE, FROM IT'S CURRENT LOCATION ADJACENT TO THE HOUSE, TO THE DRIVEWAY ENTRANCE. THE GATE IS CURRENTLY COMPOSED OF 3 SECTIONS. A MATCHING SECTION WILL BE ADDED TO INCREASE THE WIDTH OF THE GATE. A ROW OF PAVERS, TO MATCH EXISTING, WILL BE ADDED TO EACH SIDE OF THE EXISTING DRIVEWAY IN THE AREA OF THE GATE.





## STREETScape OF SUBJECT PROPERTY





**SUBJECT PROPERTY FROM THE STREET WITH EXISTING GATE IN BACKGROUND**





MAIN HOUSE FROM  
FRONT GARDEN



VIEW FROM REAR TOWARDS STREET INCLUDING EXISTING GATE



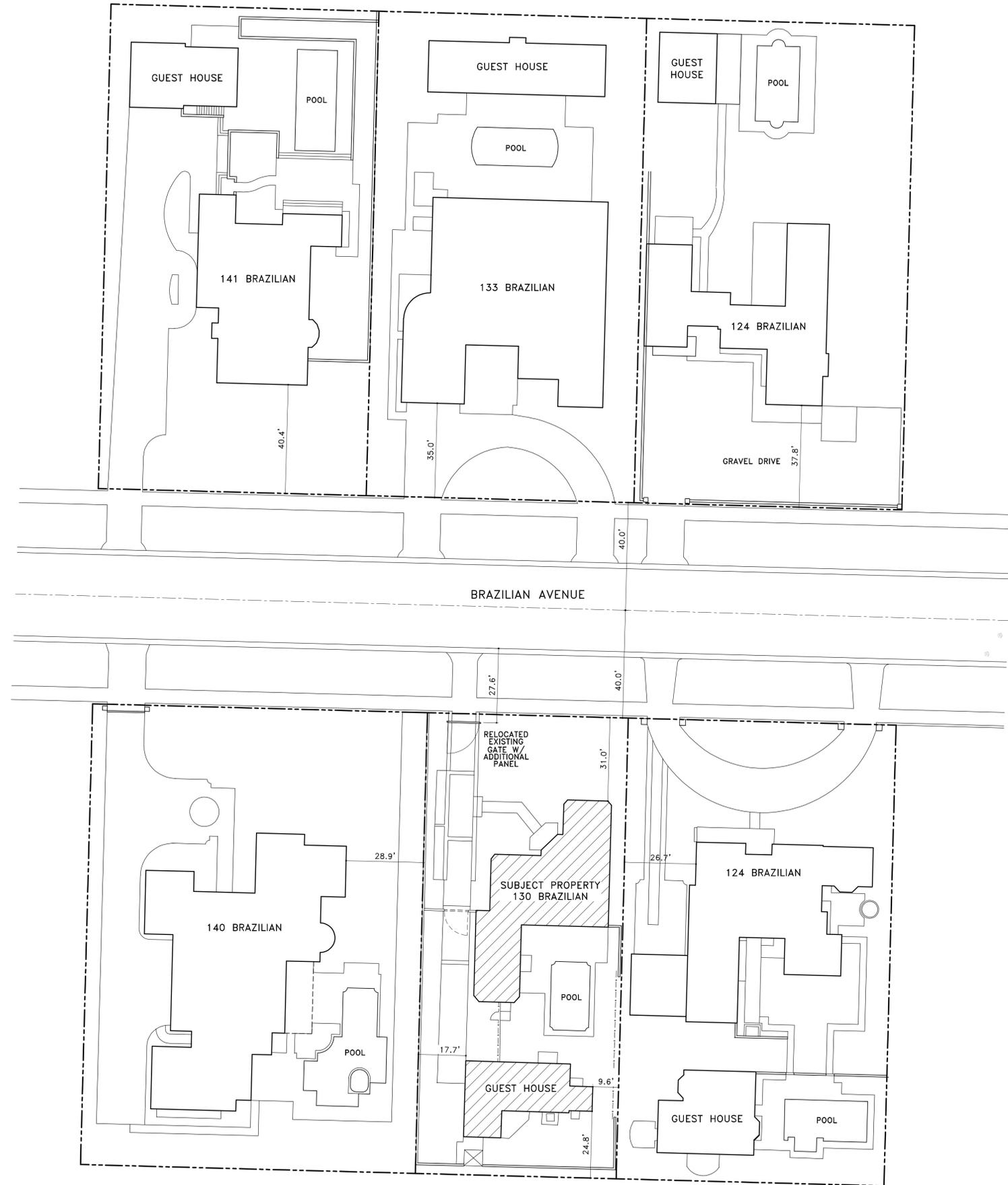
EXISTING ALUMINUM GATE TO BE REUSED. BLACK COLOR SHOWN TO REMAIN.



EXISTING CLAY-COLORED CONCRETE PAVER BORDER TO BE MATCHED.

**MATERIALS**

GENERAL NOTE:  
 THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.  
 DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
 ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7TH EDITION (2020)



NEIGHBORHOOD MAP  
 SCALE: 3/32" = 1'-0"

**SKA**  
 SKA ARCHITECT + PLANNER  
 324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA  
 TEL: 561.655.7676 FAX: 561.655.5533

FINAL SUBMITTAL COA-23-030

**WHEAT RESIDENCE**  
 130 BRAZILIAN AVE  
 PALM BEACH, FL



JACQUELINE ALBARRAN, PA  
 REGISTERED ARCHITECT 11701

REVISIONS:

|  |  |
|--|--|
|  |  |
|  |  |

SHEET NUMBER:

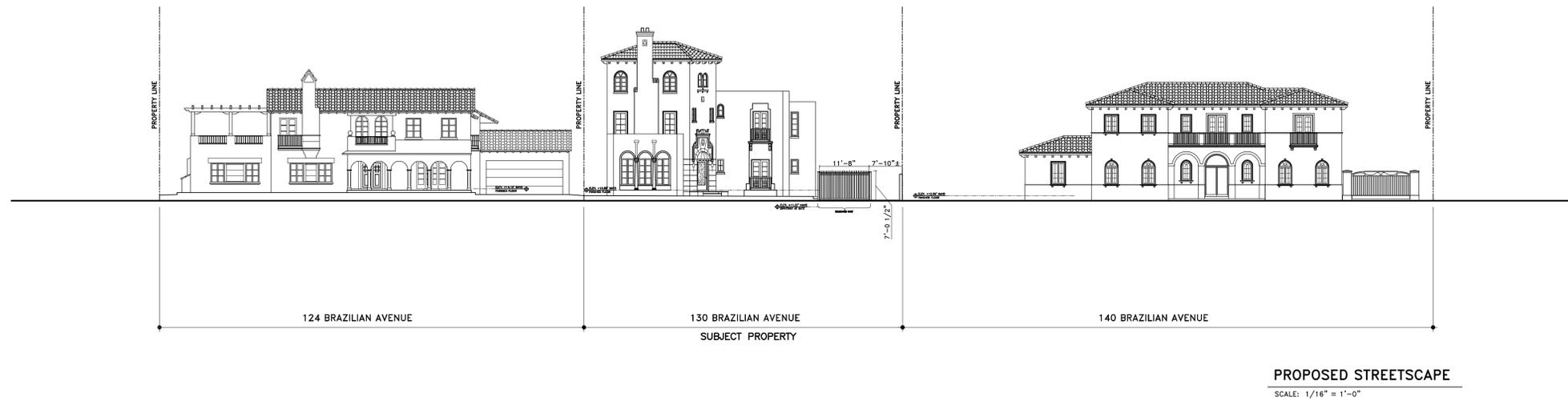
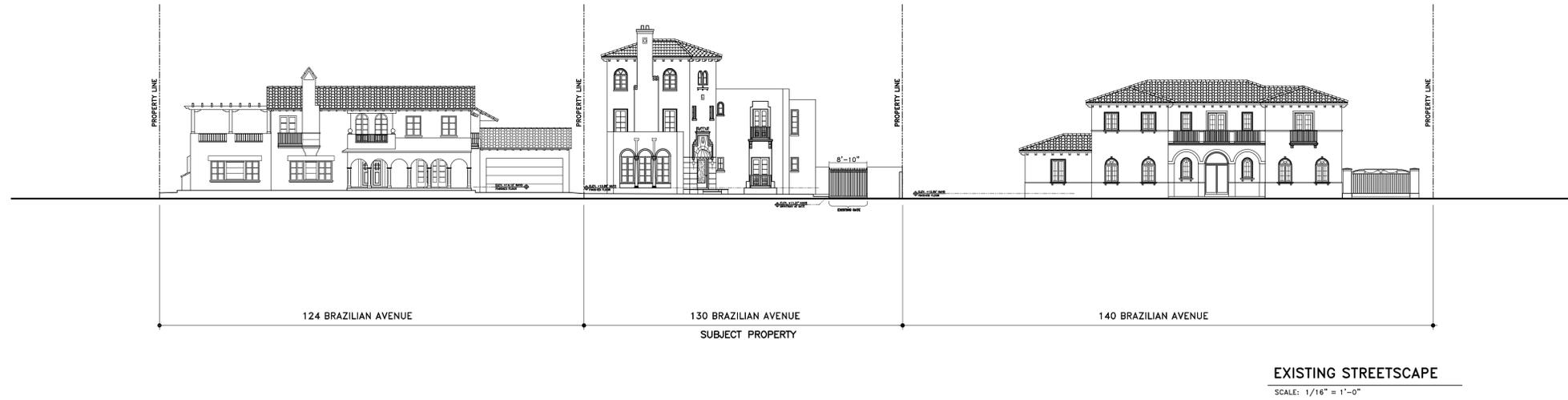
**A1.1**

DATE: 08-15-23

JOB # 0490

GENERAL NOTE:  
 THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.  
 DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
 ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.

**SKA**  
 SKA ARCHITECT + PLANNER  
 324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA  
 TEL: 561.655.7676 FAX: 561.655.5533



FINAL SUBMITTAL COA-23-030

WHEAT RESIDENCE  
 130 BRAZILIAN AVE  
 PALM BEACH, FL



JACQUELINE ALBARRAN, PA  
 REGISTERED ARCHITECT 11701

REVISIONS:

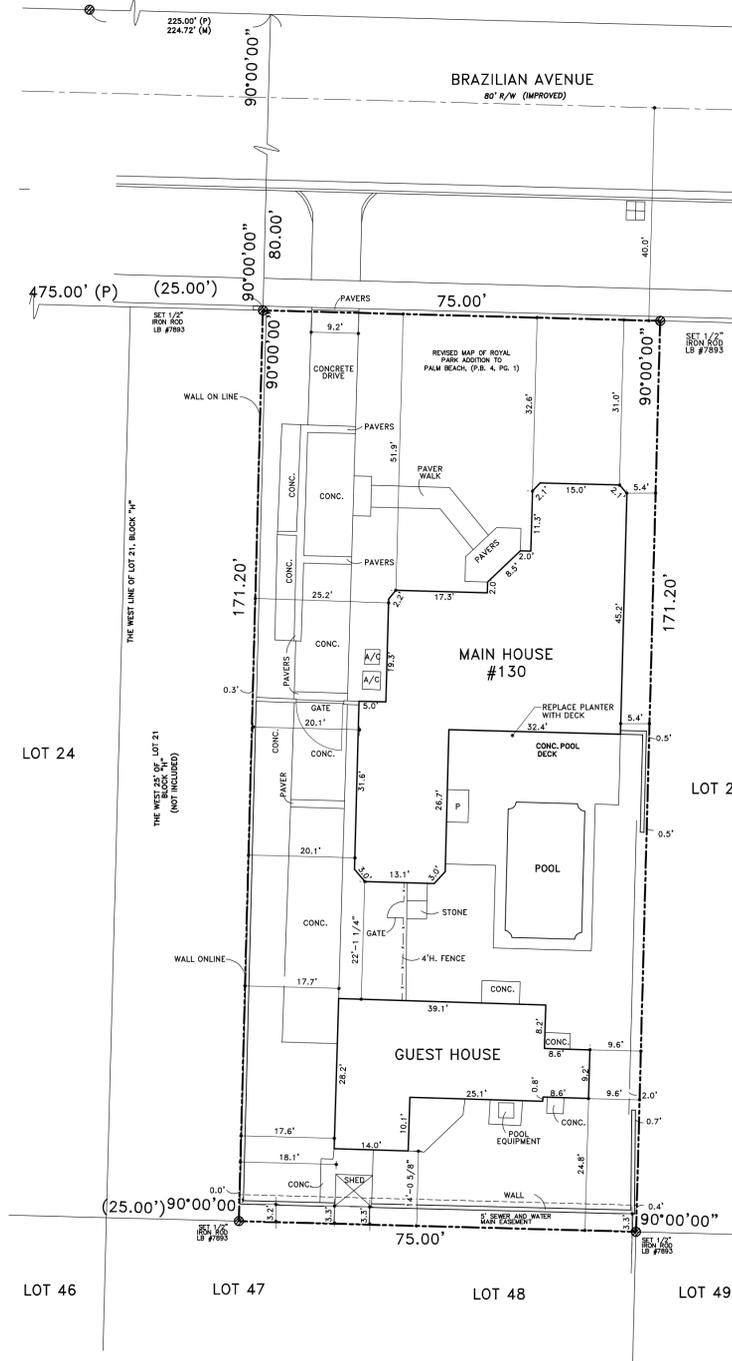
|   |  |
|---|--|
| ▲ |  |
| ▲ |  |

SHEET NUMBER:

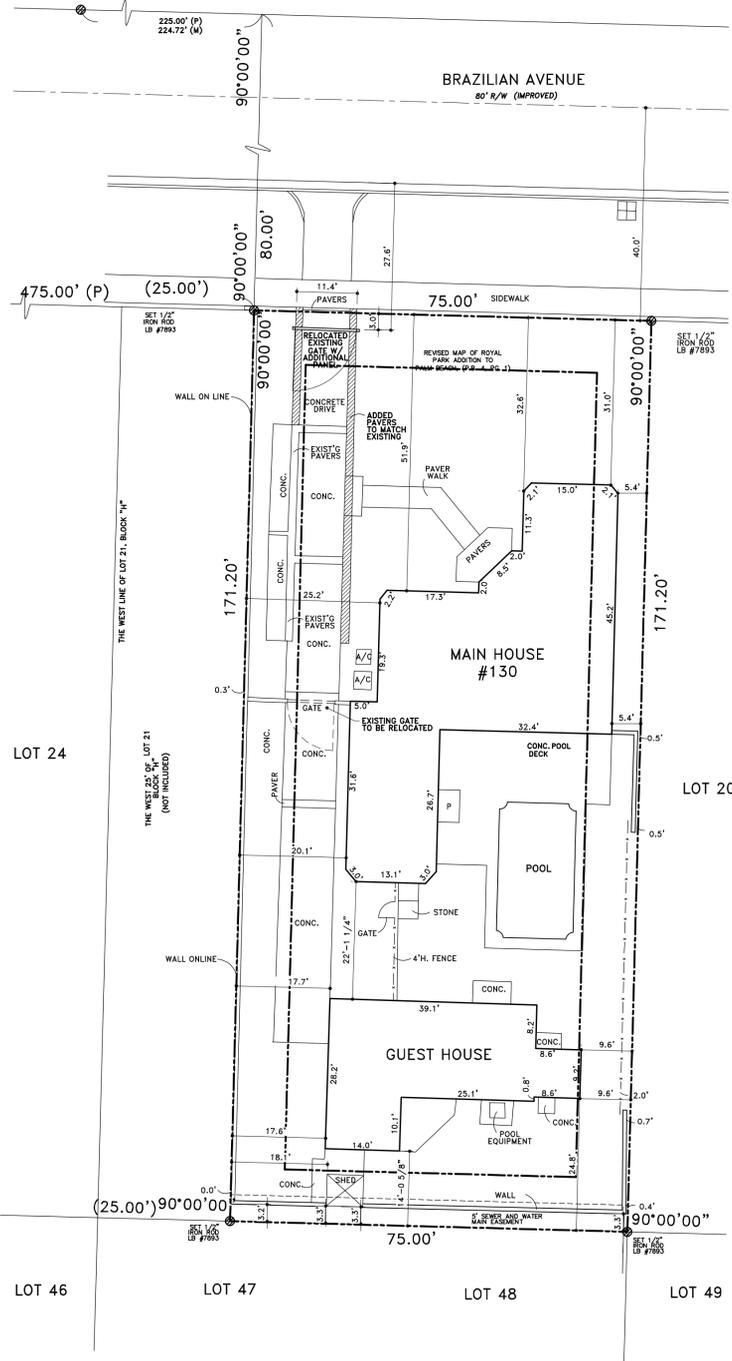
|                   |
|-------------------|
| A1.2              |
| DATE:<br>08-15-23 |
| JOB #<br>0490     |

GENERAL NOTE:  
 THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.  
 DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
 ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.

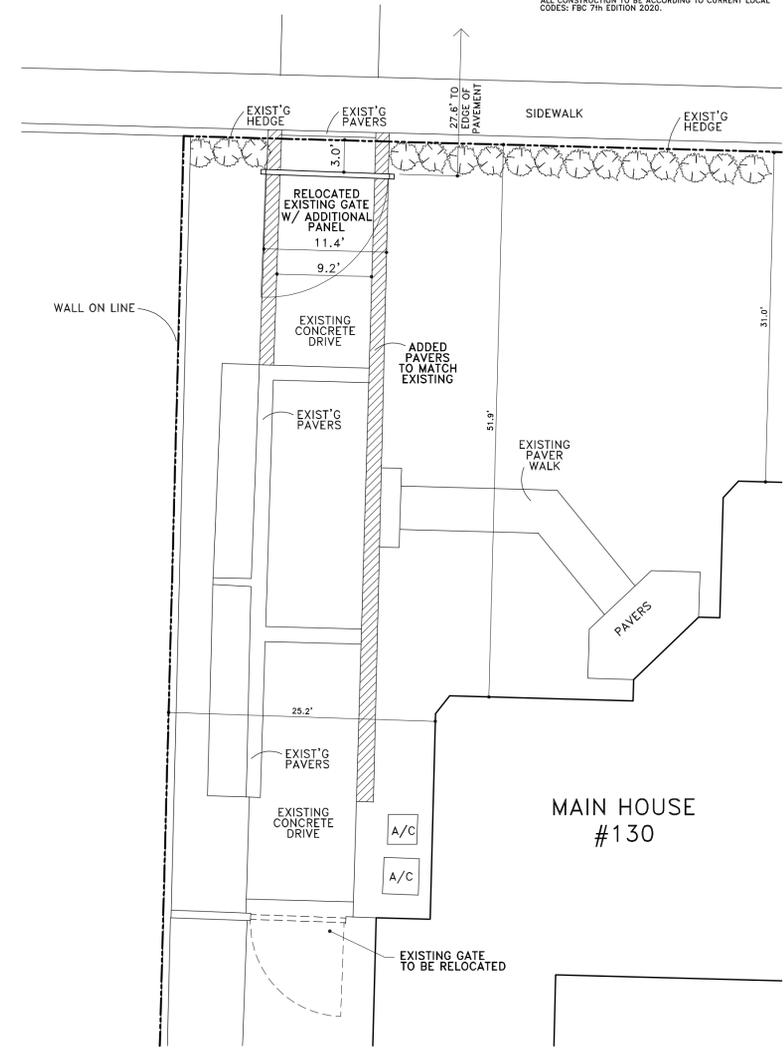
**SKA**  
 SKA ARCHITECT + PLANNER  
 324 ROYAL PALM WAY, SUITE 227,  
 PALM BEACH, FLORIDA  
 TEL: 561.655.7676  
 FAX: 561.655.5533



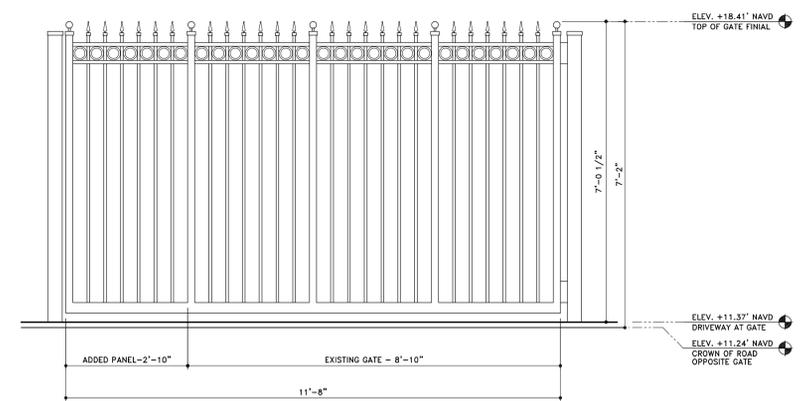
EXISTING SITE PLAN  
 SCALE: 1/16" = 1'-0"



PROPOSED SITE PLAN  
 SCALE: 1/16" = 1'-0"



ENLARGED PROPOSED SITE PLAN DETAIL  
 SCALE: 1/8" = 1'-0"



EXISTING GATE INCREASED IN WIDTH AND RELOCATED TO 3 FT. BACK FROM FRONT PROPERTY LINE  
 ELEVATION OF PROPOSED GATE  
 SCALE: 1/2" = 1'-0"

FINAL SUBMITTAL COA-23-030  
**WHEAT RESIDENCE**  
 130 BRAZILIAN AVE  
 PALM BEACH, FL



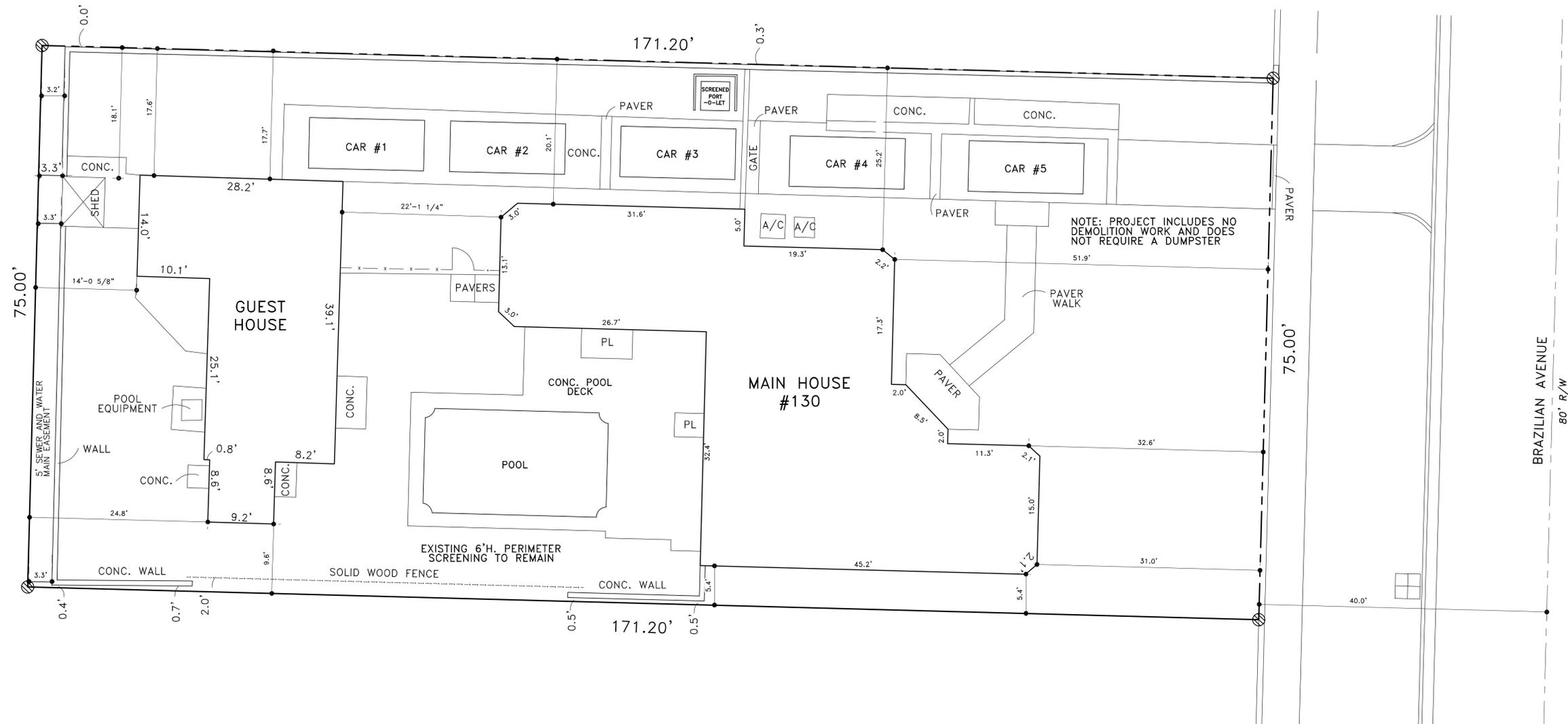
JACQUELINE ALBARRAN, PA  
 REGISTERED ARCHITECT 11701

| REVISIONS: |
|------------|
| ▲          |
| ▲          |

|               |             |
|---------------|-------------|
| SHEET NUMBER: | <b>A1.3</b> |
| DATE:         | 08-15-23    |
| JOB #         | 0490        |

GENERAL NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.



FINAL SUBMITTAL COA-23-030

WHEAT RESIDENCE  
130 BRAZILIAN AVENUE  
PALM BEACH, FLORIDA



REVISIONS:

|   |  |
|---|--|
| ▲ |  |
| ▲ |  |
| ▲ |  |
| ▲ |  |

CONSTRUCTION STAGING PLAN  
SCALE: 1/8" = 1'-0"

SHEET NUMBER:

**A1.4**

DATE: 08-15-23

JOB # 0490

**GENERAL NOTE:**  
 THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.  
 DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
 ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7TH EDITION (2020)

**SKA**  
 SKA ARCHITECT + PLANNER  
 324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA  
 TEL: 561.655.7676 FAX: 561.655.3533



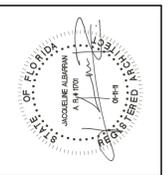
EXISTING NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION W/ RELOCATED AND EXPANDED GATE  
 SCALE: 1/4" = 1'-0"

FINAL SUBMITTAL COA-23-030

WHEAT RESIDENCE  
 130 BRAZILIAN AVE  
 PALM BEACH, FL



JACQUELINE ALBARRAN, PA  
 REGISTERED ARCHITECT 11701

REVISIONS:

|   |  |
|---|--|
| 1 |  |
| 2 |  |
|   |  |
|   |  |

SHEET NUMBER:

**A2**

DATE: 08-15-23

JOB # 0490

GENERAL NOTE:  
 THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.  
 DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
 ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7TH EDITION (2020)

**SKA**  
 SKA ARCHITECT + PLANNER  
 324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA  
 TEL: 561.655.7676 FAX: 561.655.3533



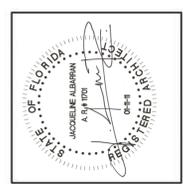
EXISTING NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION W/ RELOCATED AND EXPANDED GATE  
 SCALE: 1/4" = 1'-0"

FINAL SUBMITTAL COA-23-030

WHEAT RESIDENCE  
 130 BRAZILIAN AVE  
 PALM BEACH, FL



REVISIONS:

|   |  |
|---|--|
| 1 |  |
| 2 |  |
|   |  |
|   |  |

SHEET NUMBER:

**A3**

DATE: 08-15-23

JOB # 0490

# WHEAT RESIDENCE CONSTRUCTION LOGISTICS PLAN

**MAXIMUM TRUCK SIZE THAT CAN TRAVERSE THE STREETS TO ACCESS THE PROPERTY: 55' TRACTOR TRAILER**

**BEST ROUTE TO THE PROPERTY:**  
From the Royal Poinciana Way Bridge turn **RIGHT** on **SOUTH COUNTY ROAD**, approximately one block, turn **LEFT** on **BRAZILIAN AVE**, the property is located on the **SOUTH** side of the street.

**MAXIMUM NUMBER OF TRUCK TRIPS TO THE PROPERTY (ESTIMATED):**

- DEMO = 2
- CONCRETE = 1
- PAVERS = 1
- GATE = 2

**GENERAL NOTE:**  
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.

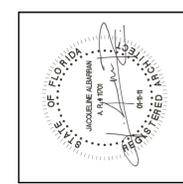


Project: WHEAT RESIDENCE  
Date: Thu 7/13/23

|                    |  |                       |  |                    |  |
|--------------------|--|-----------------------|--|--------------------|--|
| Task               |  | Inactive Summary      |  | External Tasks     |  |
| Split              |  | Manual Task           |  | External Milestone |  |
| Milestone          |  | Duration-only         |  | Deadline           |  |
| Summary            |  | Manual Summary Rollup |  | Progress           |  |
| Project Summary    |  | Manual Summary        |  | Manual Progress    |  |
| Inactive Task      |  | Start-only            |  |                    |  |
| Inactive Milestone |  | Finish-only           |  |                    |  |

FINAL SUBMITTAL COA-23-030

WHEAT RESIDENCE  
130 BRAZILIAN AVE  
PALM BEACH, FL



REVISIONS:

|   |  |
|---|--|
| 1 |  |
| 2 |  |
| 3 |  |
| 4 |  |

LOGISTICS PLAN AND CONSTRUCTION TIMELINE  
NO SCALE

SHEET NUMBER:

**LP1**

DATE: 08-15-23

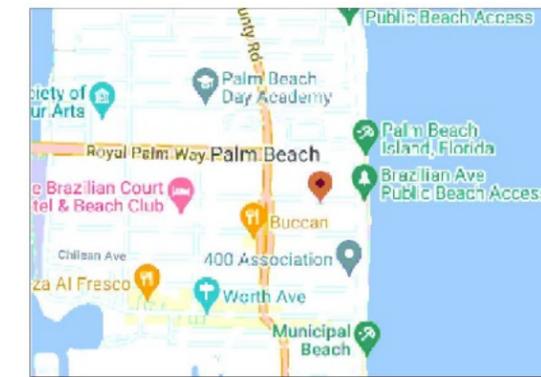
JOB # 0490

**SKA**  
SKA ARCHITECT + PLANNER  
204 PHIPPS PLAZA  
PALM BEACH, FLORIDA  
TEL: 561.655.7676  
FAX: 561.655.3533



SCALE: 1"=30'

ORIGINAL FIELD WORK COMPLETED BY  
TARGET SURVEYING, LLC.  
SURVEY #466091 DATED:3/11/2011



VICINITY MAP  
NOT TO SCALE

BOUNDARY SURVEY OF  
**130 BRAZILIAN AVENUE**  
PALM BEACH, FL 33480  
PREPARED FOR  
JACQUELINE ALBARRAN

**LEGAL DESCRIPTION**

THE EAST 75 FEET OF LOT 21, BLOCK H REVISED  
MAP OF ROYAL PARK ADDITION TO PALM BEACH,  
FLORIDA ACCORDING TO THE PLAT THEREOF A  
RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC OF  
PALM BEACH COUNTY, FLORIDA.

FLOOD ZONE: X  
COMMUNITY NUMBER: 120220  
PANEL: 0583  
SUFFIX: F

LOT 24  
BLOCK "H"

LOT 20  
BLOCK "H"

THE WEST 25' OF  
LOT 21,  
BLOCK "H"  
(NOT INCLUDED)

LOT 46  
BLOCK "H"

LOT 47  
BLOCK "H"

LOT 48  
BLOCK "H"

LOT 49  
BLOCK "H"

**LEGEND**

- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- EL. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- PSM. PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- PG. PAGE
- P.B. PLAT BOOK
- PK. PARKER KYLON NAIL
- R. RADIUS
- ⊙ CENTERLINE
- & AND
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- COV COVERED
- # NUMBER
- Δ DELTA OR CENTRAL ANGLE
- CONCRETE
- CHAIN LINK FENCE
- WOOD FENCE
- MISCELLANEOUS FENCE

**ORIGINATION BENCHMARK**

PALM BEACH COUNTY  
BENCHMARK "PALM BEACH"  
N.A.V.D. ELEVATION = 13.29

**NOTES:**

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

DATE OF FIELD WORK: 5/22/23  
DATE OF MAP: 6/12/23

SURVEYORS CERTIFICATE:  
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A  
TRUE AND CORRECT REPRESENTATION OF A SURVEY  
PREPARED UNDER MY DIRECTION. NOT VALID  
WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

Digitally signed by  
**Kenneth Osborne**  
Date: 2023.06.23  
10:19:44 -04'00'

(SIGNED)

**KENNETH J. OSBORNE**  
PROFESSIONAL SURVEYOR AND MAPPER #6415

C-587514  
6/12/23  
1"=30'  
1 of 1

6250 N. MILITARY TRAIL  
SUITE 102  
WEST PALM BEACH, FL 33407  
www.compassurveying.net



PHONE: 561.640.4800 FAX: 561.640.0576  
L.B. 7463