

SHEET INDEX

1

COVER SHEET

2

AERIAL VIEW

3

EXISTING AERIAL VIEWS

4

ADJACENT ENTRANCES

5

EXISTING CONDITIONS

6

EXISTING CONDITIONS

7

EXISTING & PROPOSED SITE PLANS

7A

ZONING DIAGRAM

7B

PROPOSED 1st FLOOR VARIANCE DIAGRAM

7C

ANGLE OF VISION PLAN

8

EXISTING SITE PLAN

9

PROPOSED SITE PLAN

9A

CONSTRUCTION STAGING PLAN

10

PROPOSED SITE PLAN - COLORED

11

EXISTING BASEMENT ON SITE PLANS

11A

EXIST. BASEMENT & PROP. GARAGE ON SITE PLAN

12

EXIST./ DEMO 1st FLOOR ON SITE PLANS

13

EXIST./ PROPOSED 1st FLOOR ON SITE PLANS

14

PROPOSED 2ND FLOOR ON SITE PLAN

15

EXISTING & DEMO ROOF PLANS ON SITE PLAN

16

EXIST. & PROPOSED ROOF PLANS ON SITE PLAN

17

EXISTING BASEMENT PLAN

17A

PROPOSED 2-CAR GARAGE PLAN

18

EXISTING 1ST FLOOR PLAN - BLDGS. A#B

19

1ST FLOOR DEMO PLAN - BLDGS. A#B

20

PROP. 1ST FL. PLAN - BLDGS A#B, E. POOL HOUSE

21

PROPOSED 2ND FLOOR PLAN - BUILDING A

21A

PROPOSED 2nd FLOOR REFLECTED CEILING PLAN

22

PROPOSED W. POOL HOUSE PLANS

23

CABANA PLANS

24

EXISTING ROOF PLAN - BUILDINGS A#B

25

DEMO ROOF PLAN - BUILDINGS A#B

26

PROP. ROOF PLANS - BLDGS A#B, E. POOL HOUSE

27

WEST ELEVATIONS

28

EAST ELEVATIONS

29

NORTH ELEVATIONS - BUILDING B

30

NORTH & SOUTH ELEVATIONS

31

COLORLED ELEVATIONS - EAST & WEST

32

COLORLED ELEVATIONS - NORTH

33

COLORLED ELEVATIONS - SOUTH

34

WALL SECTIONS

34A

BUILDING SECTIONS

35A

REILLY DETAILS - OS CASEMENT

35B

REILLY DETAILS - OS FRENCH DOOR

35C

REILLY DETAILS - LIFT AND SLIDE 1

35D

REILLY DETAILS - LIFT AND SLIDE 2

36A

REILLY DETAILS - LIFT AND SLIDE 3

36B

REILLY DETAILS - LIFT AND SLIDE 4

36C

REILLY DETAILS - LIFT AND SLIDE 5

36D

REILLY DETAILS - LIFT AND SLIDE 6

37

DOOR ELEVATIONS

38

MISCELLANEOUS DETAILS

39

BUILDING SECTION

40

COLOR RENDERING

41

COLOR RENDERING

42

COLOR RENDERING

43

COLOR RENDERING

44

COLOR RENDERING

45

COLOR RENDERING

46

COLOR RENDERING

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COLOR RENDERING

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COLOR RENDERING

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COLOR RENDERING

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COLOR RENDERING

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COLOR RENDERING

POWERS RESIDENCE

1473 NORTH OCEAN BOULEVARD

PALM BEACH, FL 33480

ARCOM

OCTOBER 25, 2023

SKA ARCHITECT + PLANNER

PATRICK W. SEGRAVES, A.I.A.

PRE-APP SUBMITTAL

FEBRUARY 17, 2023

FIRST SUBMITTAL

MARCH 9, 2023

SECOND SUBMITTAL

MAY 1, 2023



AREA CALCULATIONS		ZONING DISTRICT - R-A	
	ALLOWABLE	EXISTING	PROPOSED
LOT AREA	20,000 SQ. FT. MINIMUM	78,116 SQ. FT.	NO CHANGE
LOT WIDTH	125.00' MINIMUM	210.60'	NO CHANGE
LOT DEPTH	150.00' MINIMUM	651.49'	NO CHANGE
LOT COVERAGE: BUILDING A - 1st FLOOR BUILDING B - 1st FLOOR POOL HOUSE GUEST HOUSE - 2nd FLOOR LOGGIA NEW GARAGE NEW EAST POOL HOUSE NEW WEST POOL HOUSE		3,562 SQ. FT. 2,180 SQ. FT. 672 SQ. FT. 2,086 SQ. FT. 2,931 SQ. FT. ----- 809 SQ. FT. 834 SQ. FT.	4,981 SQ. FT. NO CHANGE NO CHANGE NO CHANGE 3,116 SQ. FT. 441 SQ. FT. 809 SQ. FT. 834 SQ. FT.
TOTAL LOT COVERAGE:	19,529 SQ. FT. MAX. (25%)	11,431 SQ. FT. (14.7%)	14,934 SQ. FT. (19.1%)
ADDITIONAL FLOOR AREA: BUILDING A - BASEMENT BUILDING A - GARAGE GUEST HOUSE - 1st FLOOR BUILDING A - 2nd FLOOR BUILDING A - COV'D. BALCONIES		2,918 SQ. FT. 906 SQ. FT. 1,796 SQ. FT.	NO CHANGE 1,347 SQ. FT. NO CHANGE 6,328 SQ. FT. 353 SQ. FT.
TOTAL FLOOR AREA:		17,051 SQ. FT.	27,676 SQ. FT.
LANDSCAPE AREA:	50% MINIMUM	42,283 SQ. FT. (54.1%)	SEE LANDSCAPE
HARDSCAPE:		24,379 SQ. FT. (31.2%)	SEE LANDSCAPE

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:	1473 N Ocean Blvd		
2	Zoning District:	R-A LOW DENSITY RESIDENTIAL		
3	Structure Type:	ONE STORY, SINGLE FAMILY HOME		
4		Required/Allowed	Existing	Proposed
5	Lot Size (Sq Ft)	20,000 SQ.FT.	78,116 SQ.FT.	78,116 SQ.FT.
6	Lot Depth	150.00'	347.28'	347.28'
7	Lot Width	125.00'	214.26'	214.26'
8	Lot Coverage (Sq Ft and %)	25%	11,431 SQ.FT. (14.7%)	14,934 SQ.FT. (19.1%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)	NA	17,051 SQ.FT.	27,676 SQ.FT.
10	Cubic Content Ratio (CCR) (R-B ONLY)	NA	NA	NA
11	*Front Yard Setback (Ft.)	35.0'	107.4'	101.8'
12	* Side Yard Setback (1st Story) (Ft.)	30.0'	9.9' S / 29.9' N	9.9' S / 29.9' N
13	* Side Yard Setback (2nd Story) (Ft.)	30.0'	NA	29.9' N
14	*Rear Yard Setback (Ft.)	15.0'	49.3'	16.42'
15	Angle of Vision (Deg.)	NA	NA	NA
16	Building Height (Ft.)	25.0'	12.0'	23.66'
17	Overall Building Height (Ft.)	35.0'	20.66'	33.66'
18	Crown of Road (COR) (NAVD)	NA	3.36'	3.36'
19	Max. Amount of Fill Added to Site (Ft.)	NA	6.09'	6.09'
20	Finished Floor Elev. (FFE)(NAVD)	7.00' MINIMUM	15.54'	15.54'
21	Zero Datum for point of meas. (NAVD)	7.00' MINIMUM	7.00'	7.00'
22	FEMA Flood Zone Designation	NA	AE-X-VE	AE-X-VE
23	Base Flood Elevation (BFE)(NAVD)		14.72'	14.72'
24	Landscape Open Space (LOS) (Sq Ft and %)	50%	46,388 SQ.FT. (59%)	39,532 SQ.FT. (50.6%)
25	Perimeter LOS (Sq Ft and %)	NA	NA	NA
26	Front Yard LOS (Sq Ft and %)	45%	5,602 SQ.FT. (78.3%)	5,358 SQ.FT. (75.3%)
27	**Native Plant Species %	Please refer to separate landscape legend.		

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

** Provide Native plant species calculation per
category as required by Ord. 24-2021 on separate
table

If value is not applicable, enter N/A

If value is not changing, enter N/C

REV BF 20220304

CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102

RIGHT ANGLE DRAFTING, LLC
MESA / GILBERT ARIZONA
480) 406-1830
kevin@rightangledrafting.com
PROJECT: 220804

RIGHT ANGLE DRAFTING

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

REVISIONS:

TITLE: COVER SHEET
PROJECT: ARC-23-064 (ZON-23-054)
DATE: OCTOBER 05, 2023

SHEET:
1

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
E.B. = ELECTRIC BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ES/MT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
FOB. = FIBER OPTIC BOX
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O/H. = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S. = OFFSET
P. = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O. = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R. = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
RW. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D. = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
TCB. = TELECOMMUNICATIONS BOX
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C. = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
Y.D. = YARD DRAIN
℄. = CENTERLINE
Δ. = CENTRAL ANGLE/DELTA
■. = CONCRETE MONUMENT FOUND (AS NOTED)
□. = CONCRETE MONUMENT SET (LB #4569)
●. = ROD & CAP FOUND (AS NOTED)
○. = 5/8" ROD & CAP SET (LB #4569)
○. = IRON PIPE FOUND (AS NOTED)
●. = IRON ROD FOUND (AS NOTED)
●. = NAIL FOUND
●. = NAIL & DISK FOUND (AS NOTED)
●. = MAG NAIL & DISK SET (LB #4569)
P. = PROPERTY LINE
P. = UTILITY POLE
P. = FIRE HYDRANT
P. = WATER METER
P. = WATER VALVE
P. = LIGHT POLE
P. = PINE TREE
P. = SABAL PALM

BOUNDARY SURVEY FOR:
WILLIAM C. POWERS AND MARIANNE E. ELMASRI

This survey is made specifically and only for the following parties for the purpose of a DEP Permit on the surveyed property.

William C. Powers and Marianne E. Elmasri

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:

1473 N. Ocean Boulevard
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Parcel 1:

The property constitutes a portion of the parcel described below, which portion is bounded on the East by the mean high water line of the Atlantic Ocean, bounded on the West by the Eastern edge of the right of way of North Ocean Boulevard, bounded on the South by the Southern boundary of the parcel described below, and bounded on the North by a line parallel to and 70 feet South of the North line of the parcel described below.

COMMENCE at the point of intersection of the North line of **MANANA ESTATES (PLAT 3)**, according to the amended Plat thereof, recorded in the Public Records of Palm Beach County, Florida, in Plat Book 16, Page 8, and the East line of the Ocean Boulevard;
run thence Southerly along the East line of said Ocean Boulevard, a distance of 279.92 feet to a point, said point being the **POINT OF BEGINNING** of the tract of land herein described;
thence continue Southerly along the East line of said Ocean Boulevard a distance of 139.86 feet, more or less, to the Southwest corner of Lot 8E of **MANANA ESTATES**, according to the original Plat thereof recorded in Plat Book 11, Page 70, of said Public Records;
run thence Easterly along the South line of said Lot 8E and the South line of Lot 7E of **MANANA ESTATES**, according to the amended Plat thereof recorded in Plat Book 16, Page 8, as aforesaid, to a point in said South line of Lot 7E which is 18.83 feet Westerly from, measured along said South line, the Southeast corner of said Lot 7E;
thence Easterly along the arc of a curve to the right having a radius of 68.83 feet, a distance of 41.25 feet to the Southwest corner of Ocean Lot 3, as shown on said original Plat of **MANANA ESTATES**, recorded in Plat Book 11, Page 70, as aforesaid;
thence Easterly along the South line of said Ocean Lot 3 to the waters of the Atlantic Ocean;
thence Northerly along the waters of the Atlantic Ocean to the intersection thereof with the North line of said Ocean Lot 3;
thence Westerly along the North line of said Ocean Lot 3 and its Westerly extension, and along the North line of the South 18 feet of the West 100 feet of Lot 9E and the South 38 feet of Lot 10E of the amended plat of **MANANA ESTATES**, recorded in Plat Book 16, Page 8, as aforesaid, to the **POINT OF BEGINNING**.

Parcel 2:

The North one-half (N ½) of Ocean Lot #2 and all of Lot 4E, amended Plat of **MANANA ESTATES (PLAT 3)**, according to the Plat thereof, as recorded in Plat Book 16, Page 8, of the Public Records of Palm Beach County, Florida.

Parcel 3:

Lot 5E, **MANANA ESTATES**, Palm Beach, Florida, according to the Amended Plat (Plat 3) thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 16, at Page 8, and the following described portion of Lot C-1 of said **MANANA ESTATES**:
BEGINNING at the Southeast corner of said Lot 5E;
thence South along the Southerly extension of the East line of said Lot 5E, 2.5 feet;
thence West, parallel to the South line of said Lot 5E, 40 feet to the beginning of a curve concave to the Southeast and having a radius of 17.65 feet;
thence Westerly and Southwesterly along that arc of said curve, 15.74 feet to the end of said curve;
thence Southwesterly along a line tangent to the end of said curve, 49.71 feet more or less, to the Easterly right of way line of Ocean Boulevard as shown on said plat;
thence Northwesterly along the Easterly right of way line of said Ocean Boulevard, 48.57 feet to the South line of said Lot 5E;
thence East, along the South line of said Lot 5E, 94.02 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT the following described portion of Lot C-1 of said **MANANA ESTATES**, more particularly described as follows:

COMMENCE at the Southeast corner of said Lot 5E, **MANANA ESTATES**, according to the Amended Plat (Plat No. 3) thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 16, at Page 8;
thence South along the Southerly extension of the East line of said Lot 5E, 2.5 feet;
thence West, parallel to the South line of said Lot 5E, 40 feet to the beginning of a curve concave to the Southeast and having a radius of 17.65 feet and the **POINT OF BEGINNING** of the hereinafter described parcel;
thence Southwesterly along the arc of said curve, 15.74 feet; thence Southwesterly along a line tangent to the end of said curve, 49.71 feet more or less, to the Easterly right of way line of Ocean Boulevard as shown on said Plat;
thence Northwesterly along the Easterly right of way line of said Ocean Boulevard, 46.06 feet to a point on a line 2.5 feet South of, and parallel with, said South line of Lot 5E;
thence East along said parallel line, 53.54 feet to the **POINT OF BEGINNING**.

Parcel 4:

BEGINNING at the Southwest corner of Lot 9E of **MANANA ESTATES**, according to the original Plat thereof recorded in Plat Book 11, Page 70, of said Public Records,
thence along the South lines of said Lot 8E and Lot 7E, North 89 degrees 06 minutes 57 seconds East, a distance of 181.77 feet to the beginning of a curve, concave Southwesterly, having a radius of 68.83 feet and a central angle of 89 degrees 58 minutes 03 seconds, said beginning of curve lying 18.83 feet West of the Southeast corner of said Lot 7E;
thence along the arc of said curve to the right, and along the Westerly line of Ocean Lot 2, 108.08 feet to the end of said curve;
thence South 00 degrees 55 minutes 00 seconds East, a distance of 18.21 feet to the intersection with the South line of the North One-Half of Ocean Lot 2 of said plat of **MANANA ESTATES**;
thence, along said Westerly prolongation of said South line, South 89 degrees 06 minutes 57 seconds West, a distance of 20.00 feet to the East line of said Lot 4E;
thence, along said East line, North 00 degrees 55 minutes 00 seconds West, a distance of 18.20 feet to the beginning of a curve concave Southwest, having a radius of 48.83 feet and a central angle of 89 degrees 58 minutes 03 seconds;
thence along the arc of said curve to the left a distance of 76.67 feet to the end of said curve;
thence, along the North line of said Lots 4E and 5E, South 89 degrees 06 minutes 57 seconds West, a distance of 177.97 feet to the Northwest corner of said Lot 5E and the intersection with the Easterly right of way of Ocean Boulevard;
thence along said Easterly right of way, North 11 degrees 38 minutes 03 seconds West, a distance of 20.36 feet to the **POINT OF BEGINNING**.

FLOOD ZONE:

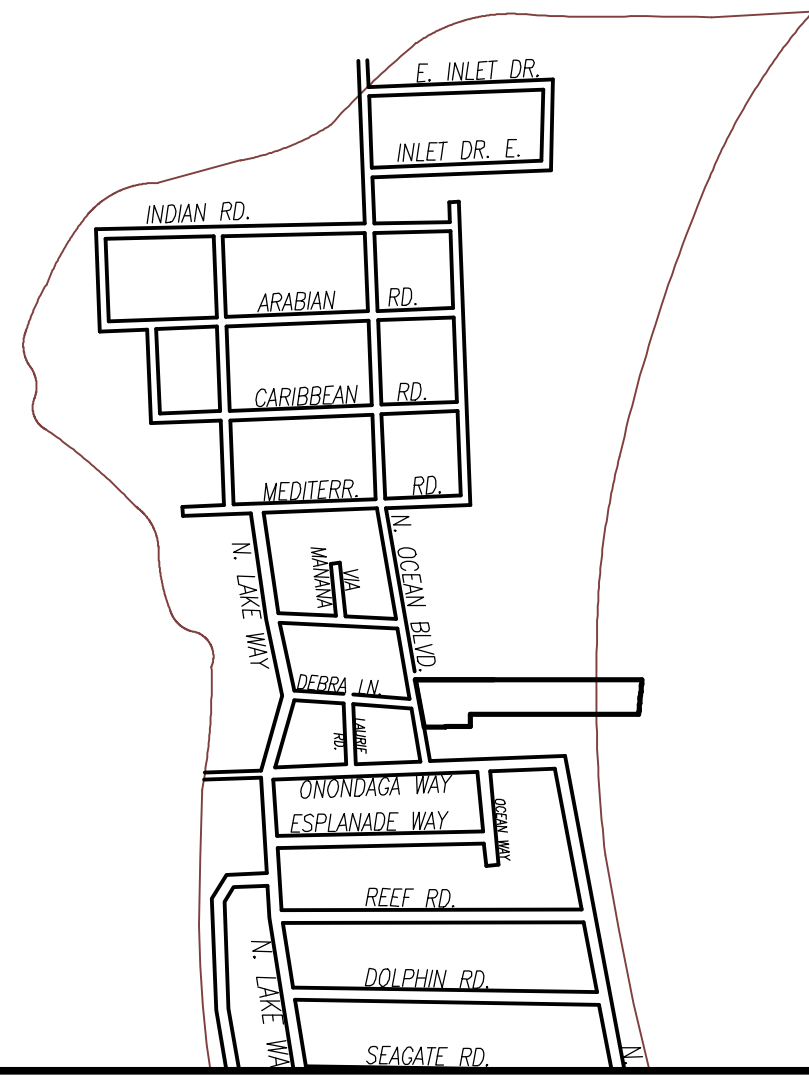
This property is located in Flood Zone AE (EL 6), X & VE (EL 9 & 10), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from policy number OF6-8552943, issued by Old Republic National Title Insurance Company, dated March 28, 2018. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted and are based upon N.A.V.D. 1988.
- Description furnished by client or client's agent.
- Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.
- Distances shown hereon are ground unless shown otherwise. The scale factor from ground to grid is 1.000052136.
- Coordinates shown hereon are based upon Datum - NAD 83 1999 adjustment, Zone - Florida East, Linear Unit - US Traverse Mercator Projection.
- This survey falls within the suburban category as classified in Chapter 5J-17.051 and 5J-17.052, Florida Administrative Code. All field measurements exceeded the accuracy requirements for this classification.
- The real-time GPS positional information shown hereon was collected with a Topcon Hiperlite System. The information was translated to conform to the Coastal Construction Control Line, permanent reference monuments as recorded in Plat Book 80, Page 137, Public Records of Palm Beach County, Florida. The horizontal positional accuracy was plus/minus 0.07 of a foot based upon the published information for the permanent reference monuments.

PALM BEACH INLET

LAKE WORTH LAGOON



ATLANTIC OCEAN

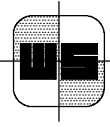
VICINITY SKETCH N.T.S.

TITLE POLICY REVIEW						
CLIENT:	WILLIAM C. POWERS AND MARIANNE ELAINE ELMASRI	POLICY NO. : OF6-8552943	DATE: MARCH 28, 2018			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 06-1204.2				
B ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1	N/A	Standard Exceptions				•
2 to 6	N/A	Standard Exceptions		DELETED		
7	PB 11, PG 70	Plat of AMENDED PLAT OF (PLAT NO. 2) MANANA ESTATES	•			
8a	PB 16, PG 8	Plat of AMENDED PLAT OF (PLAT 3) MANANA ESTATES	•			
8b	ORB 6105, PG 625	Resolution No. 19-12	•			
9	ORB 3894, PG 1355	Agreement with the Town of Palm Beach for installation of a paver interlocking driveway across road right of way	•			
10	ORB 22574, PG 314 ORB 22707, PG 1992	Agreement between Stanley N. Gaines and Gay H. Gaines and Town of Palm Beach				•
11	ORB 22836, PG 810	Florida Power & Light Company Easement (Document incomplete, easement area not defined)		•		
12	ORB 23403, PG 1000	Agreement with the Town of Palm Beach regulating the installation of a lobby driveway across road right of way and/or utility easement	•			
13	ORB 23540, PG 1510	Stormwater Management Agreement				•
14	ORB 27951, PG 1806	Temporary Construction Easement Agreement with Town of Palm Beach	•			
15	ORB 27951, PG 1800	Temporary Construction Easement Agreement with Town of Palm Beach	•			
16	N/A	Riparian and Littoral rights				•
17	N/A	Rights of the Public to use the land				•
18	N/A	Policy does not insure parcel lying waterward of the Mean High Water Line of the Atlantic Ocean	•			
19	ORB 28741, PG 1683	Amended and Restated Declaration of Unity of Title - affects all of surveyed property		•		

REVISIONS
02/09/23 SURVEY AND TIE-IN UPDATE B.M./M.B. 06-1204.4 PB342/64

BOUNDARY SURVEY FOR:

WILLIAM C. POWERS AND MARIANNE E. ELMASRI



WALLACE SURVEYING

CORP., LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

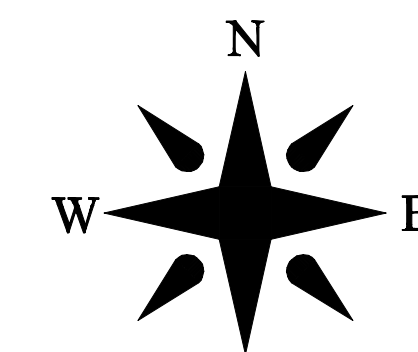
FIELD	B.M.	JOB NO: 06-1204.2	F.B: PB269 PG. 40
OFFICE:	M.B.	DATE: 12/5/18	DWG. NO. 06-1204
C'K'D	C.W.	REF: 06-1204.DWG	SHEET 1 OF 4

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

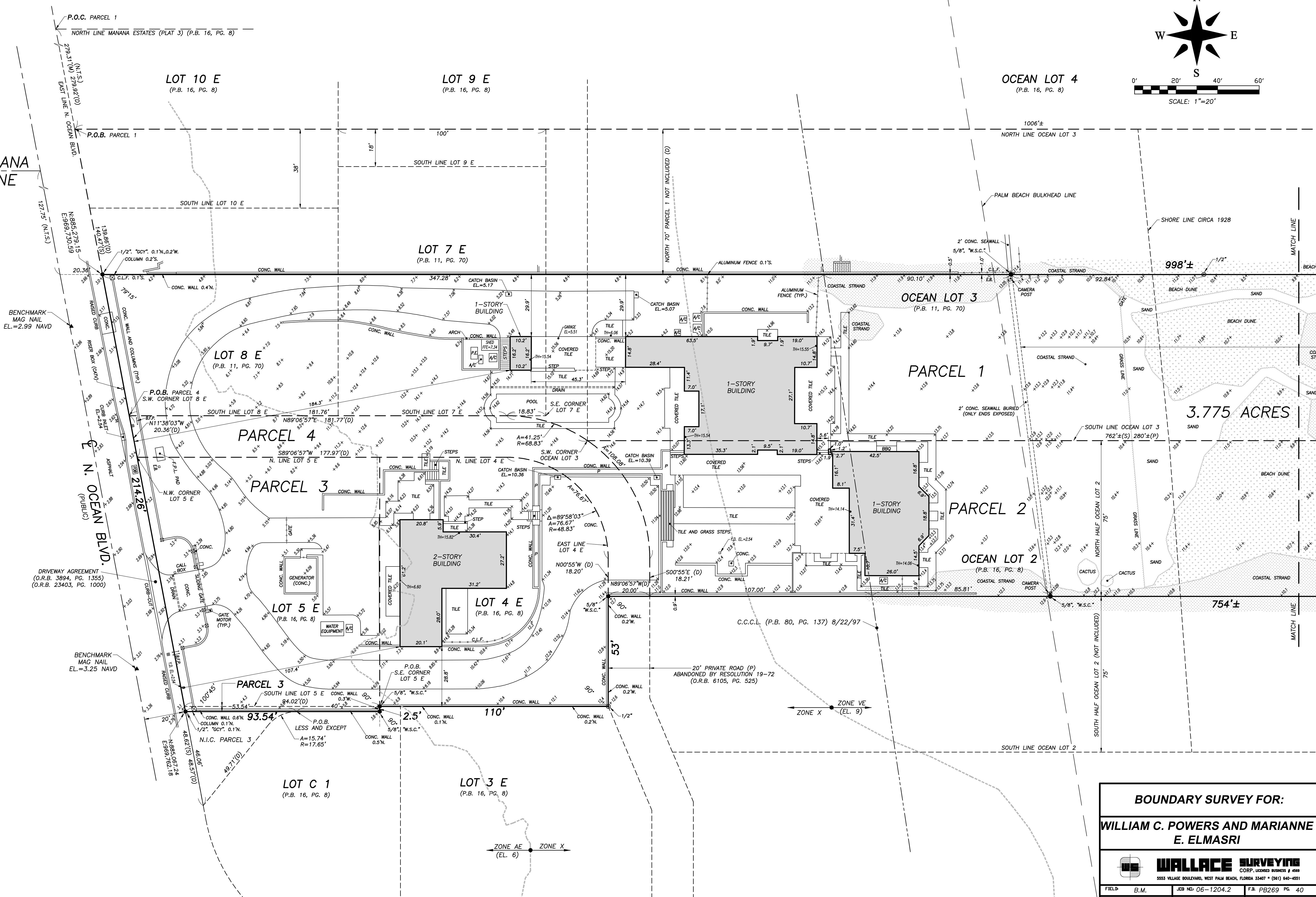
DATE OF LAST FIELD SURVEY: 2/9/2023

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357



0' 20' 40' 60'
SCALE: 1"=20'

MANANA LANE

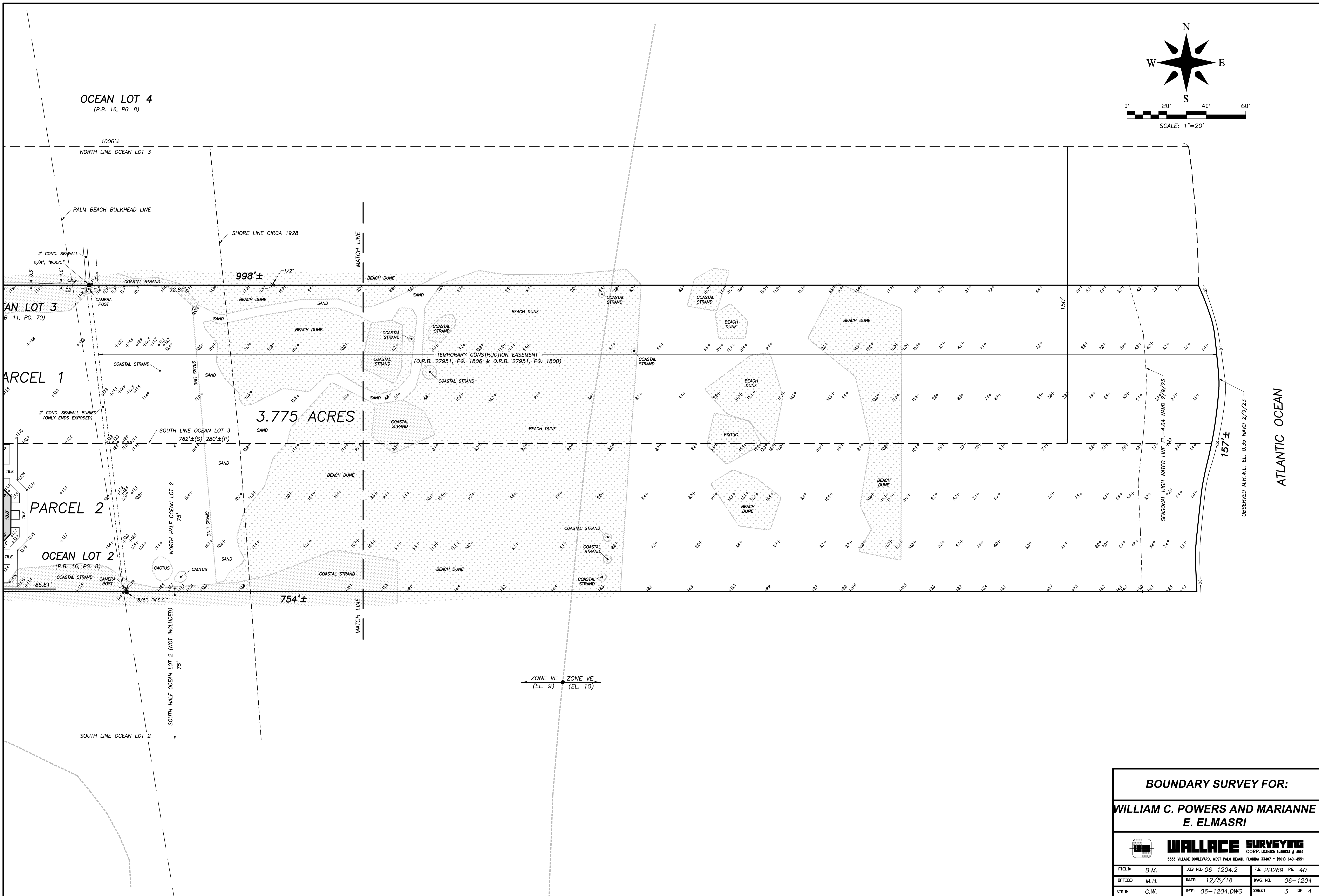
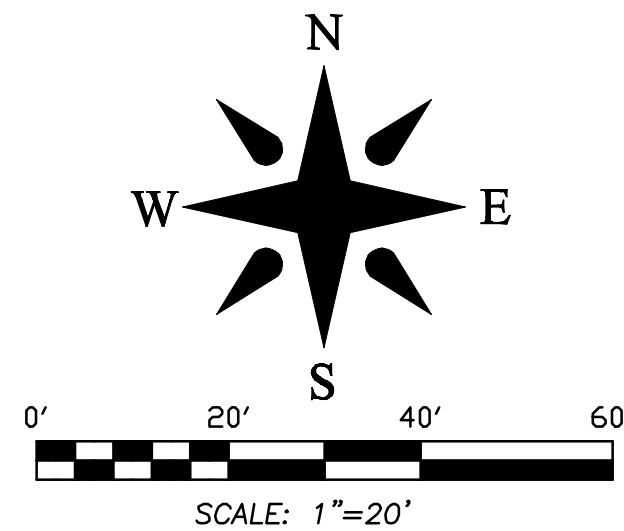


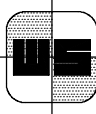
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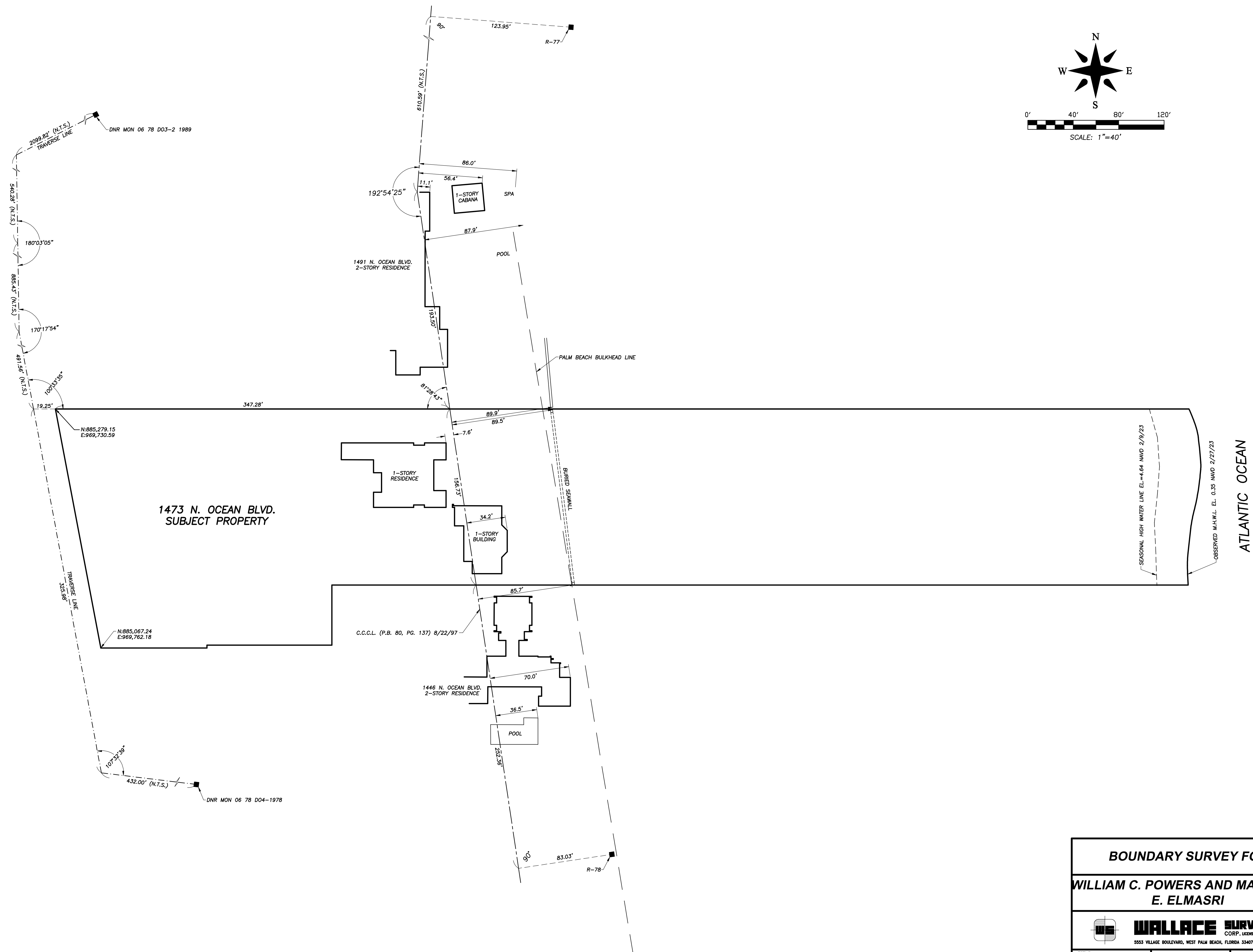
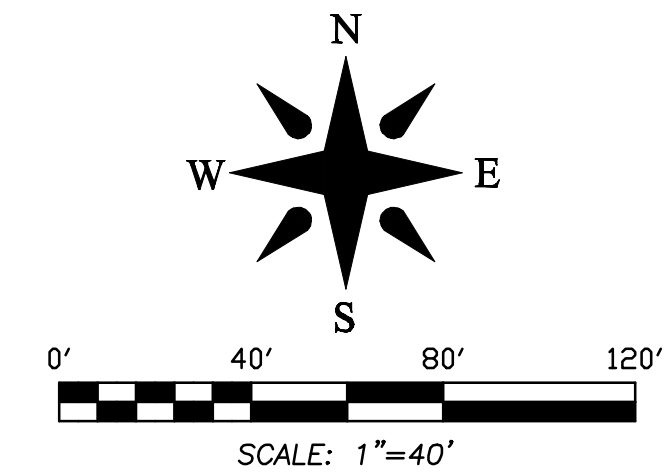
WILLIAM C. POWERS AND MARIANNE E. ELMASRI

WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

FIELD	B.M.	JOB NO.	06-1204.2	F.B.	PB269 PG. 40
OFFICE	M.B.	DATE	12/5/18	DWG. NO.	06-1204
C.K'D	C.W.	REF.	06-1204.DWG	SHEET	2 OF 4

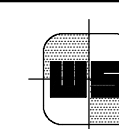


BOUNDARY SURVEY FOR:			
WILLIAM C. POWERS AND MARIANNE E. ELMASRI			
 WALLACE SURVEYING CORP., LICENSED BUSINESS # 4569 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551			
FIELD	B.M.	JOB NO: 06-1204.2	F.B. PB269 PG. 40
OFFICE	M.B.	DATE: 12/5/18	DWG. NO. 06-1204
CHECKED	C.W.	REF: 06-1204.DWG	SHEET 3 OF 4



BOUNDARY SURVEY FOR:

**WILLIAM C. POWERS AND MARIANNE
E. ELMASRI**



WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO: 06-1204.2	F.B. PB269 PG. 40
OFFICE: M.B.	DATE: 12/5/18	DWG. NO. 06-1204
C.K'D: C.W.	REF: 06-1204.DWG	SHEET 4 OF 4



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

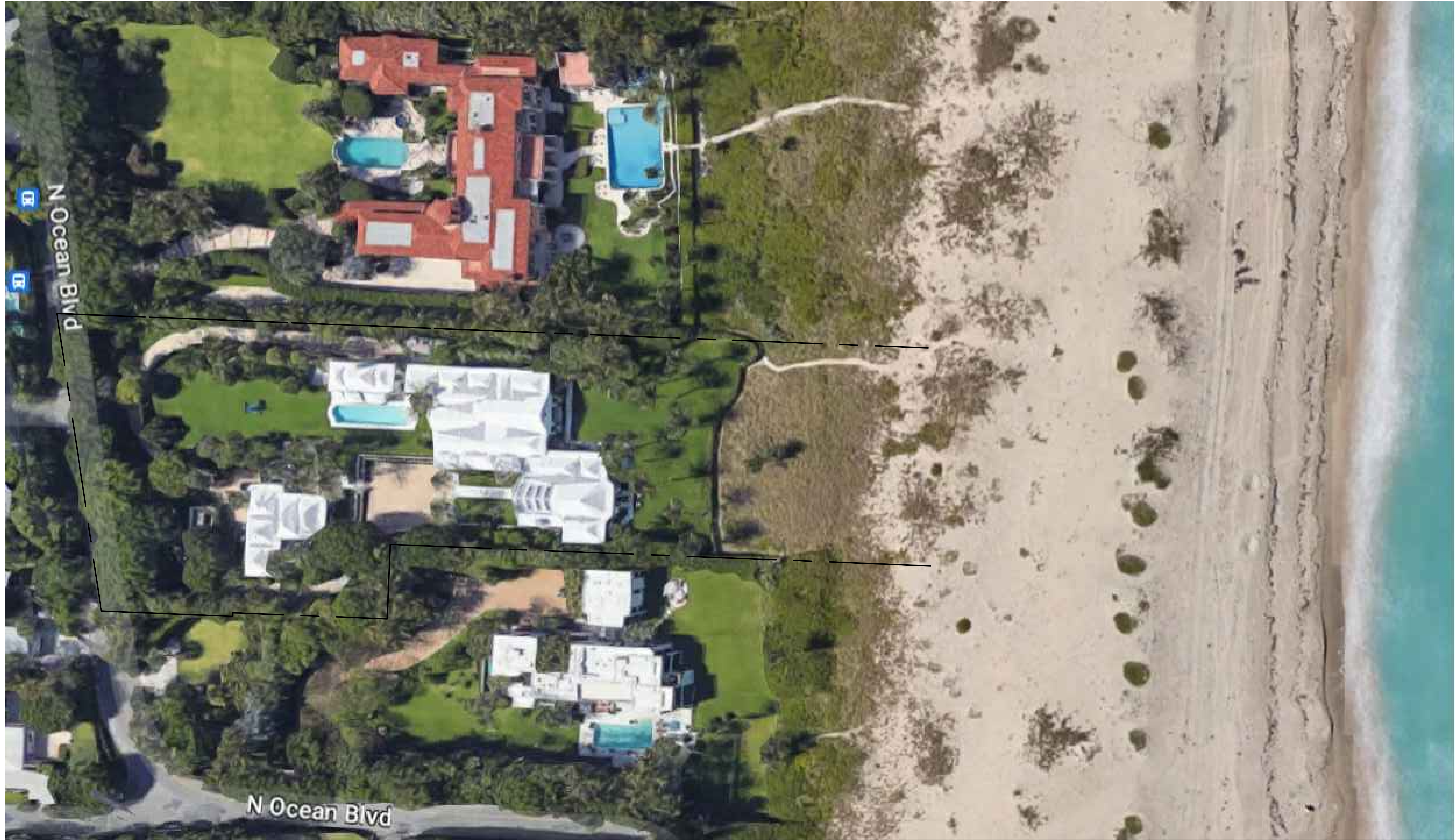
Line #	Zoning Legend			
1	Property Address:	1473 N Ocean Blvd		
2	Zoning District:	R-A LOW DENSITY RESIDENTIAL		
3	Structure Type:	ONE STORY, SINGLE FAMILY HOME		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	20,000 SQ.FT.	78,116 SQ.FT	78,116 SQ.FT
6	Lot Depth	150.00'	347.28'	347.28'
7	Lot Width	125.00'	214.26'	214.26'
8	Lot Coverage (Sq Ft and %)	25%	11,431 SQ.FT. (14.7%)	14,934 SQ.FT. (19.1%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	NA	17,051 SQ.FT.	27,676 SQ.FT.
10	Cubic Content Ratio (CCR) (R-B ONLY)	NA	NA	NA
11	*Front Yard Setback (Ft.)	35.0'	107.4'	101.8'
12	* Side Yard Setback (1st Story) (Ft.)	30.0'	9.9' S / 29.9' N	9.9' S / 29.9' N
13	* Side Yard Setback (2nd Story) (Ft.)	30.0'	NA	29.9' N
14	*Rear Yard Setback (Ft.)	15.0'	49.3'	16.42'
15	Angle of Vision (Deg.)	NA	NA	NA
16	Building Height (Ft.)	25.0'	12.0'	23.66'
17	Overall Building Height (Ft.)	35.0'	20.66'	33.66'
18	Crown of Road (COR) (NAVD)	NA	3.36'	3.36'
19	Max. Amount of Fill Added to Site (Ft.)	NA	6.09'	6.09'
20	Finished Floor Elev. (FFE)(NAVD)	7.00' MINIMUM	15.54'	15.54'
21	Zero Datum for point of meas. (NAVD)	7.00' MINIMUM	7.00'	7.00'
22	FEMA Flood Zone Designation	NA	AE-X-VE	AE-X-VE
23	Base Flood Elevation (BFE)(NAVD)		14.72'	14.72'
24	Landscape Open Space (LOS) (Sq Ft and %)	50%	46,388 SQ.FT. (59%)	39,532 SQ.FT. (50.6%)
25	Perimeter LOS (Sq Ft and %)	NA	NA	NA
26	Front Yard LOS (Sq Ft and %)	45%	5,602 SQ.FT. (78.3%)	5,358 SQ.FT. (75.3%)
27	**Native Plant Species %	Please refer to separate landscape legend.		

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

If value is not applicable, enter N/A

** Provide Native plant species calculation per
category as required by Ord. 24-2021 on separate
table

If value is not changing, enter N/C



1473 NORTH OCEAN BOULEVARD - AERIAL VIEW

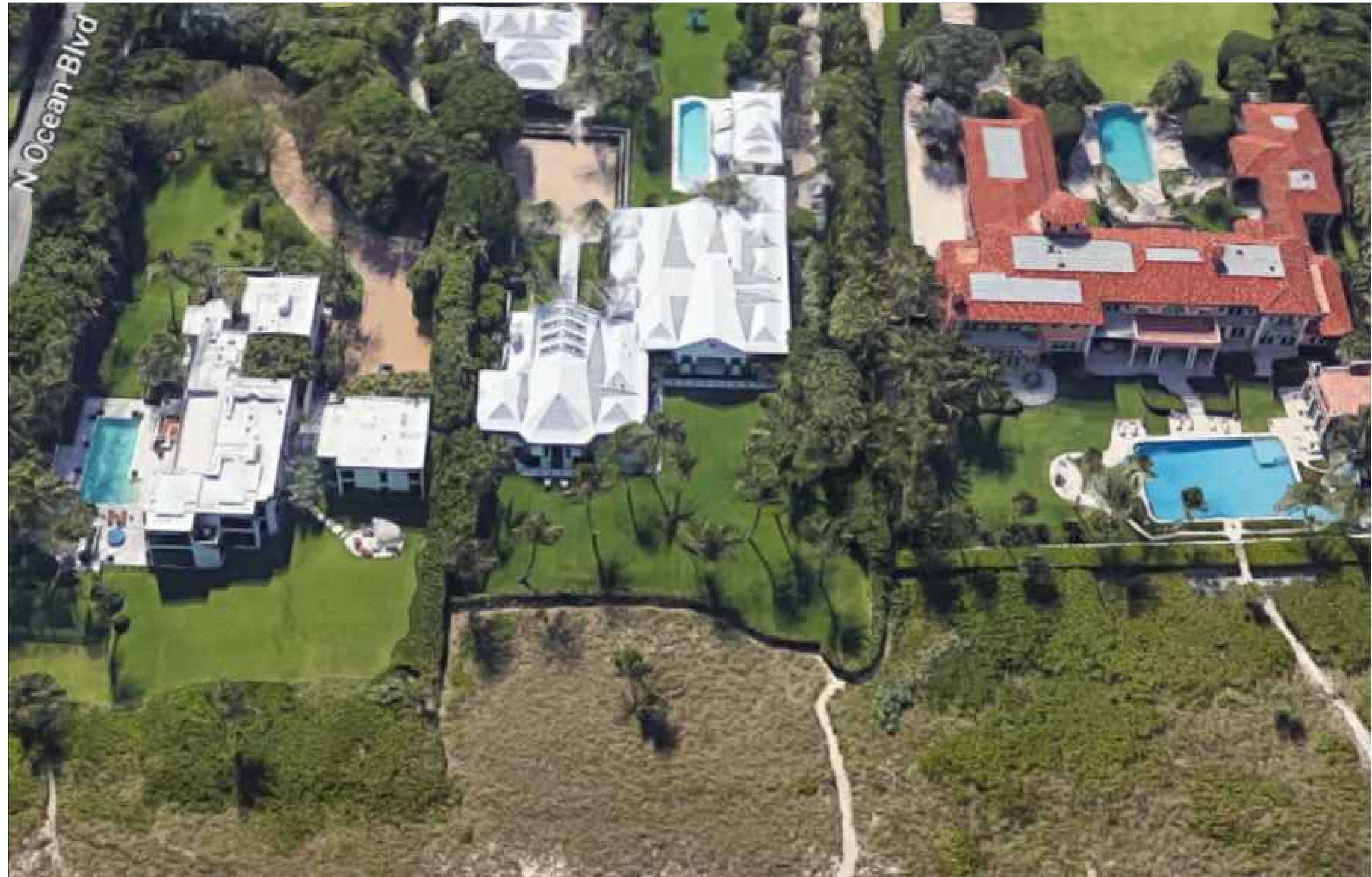
TITLE: AERIAL VIEW
PROJECT: ARC-23-064 (ZON-23-054)
DATE: FEBRUARY 17, 2023

REVISIONS:

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

RIGHT ANGLE DRAFTING, LLC
MESA / GILBERT, ARIZONA
(480) 406-1830
kevin@rightangledrafting.com
PROJECT: 220804

CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102



1473 NORTH OCEAN BOULEVARD - EXISTING AERIAL VIEWS

TITLE: EXISTING AERIAL VIEWS
PROJECT: ARC-23-064 (ZON-23-054)
DATE: FEBRUARY 17, 2023

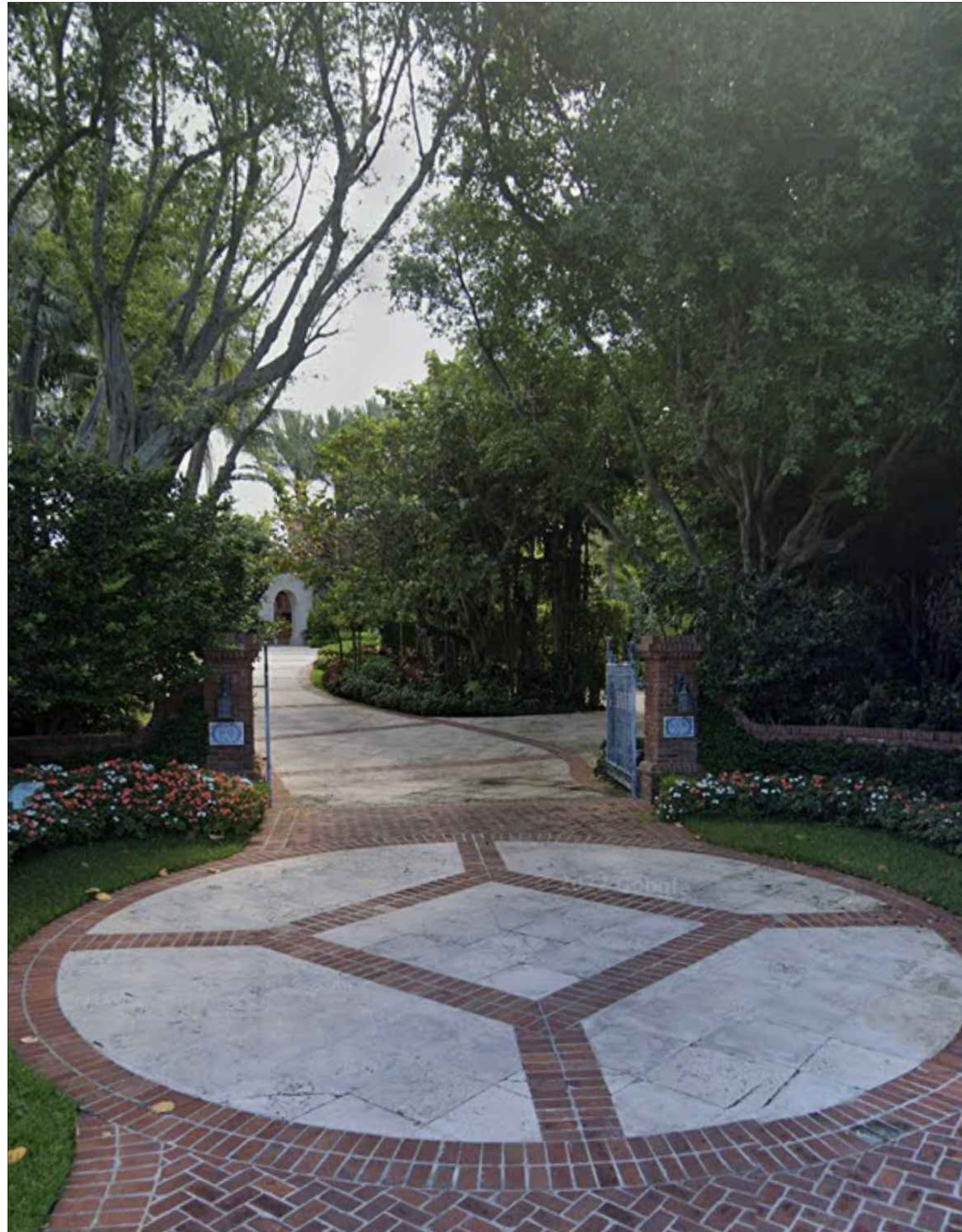
SHEET:
3

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

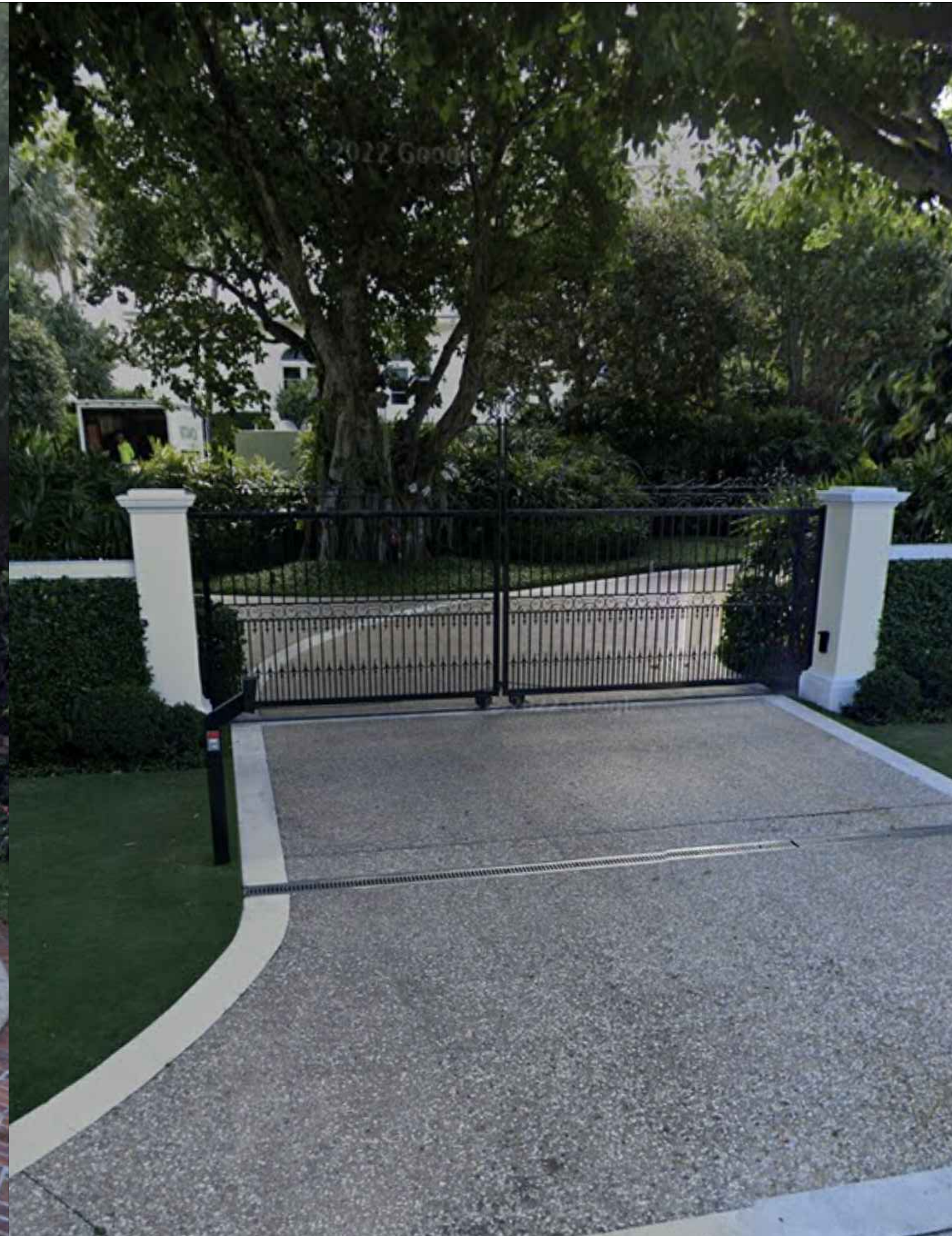


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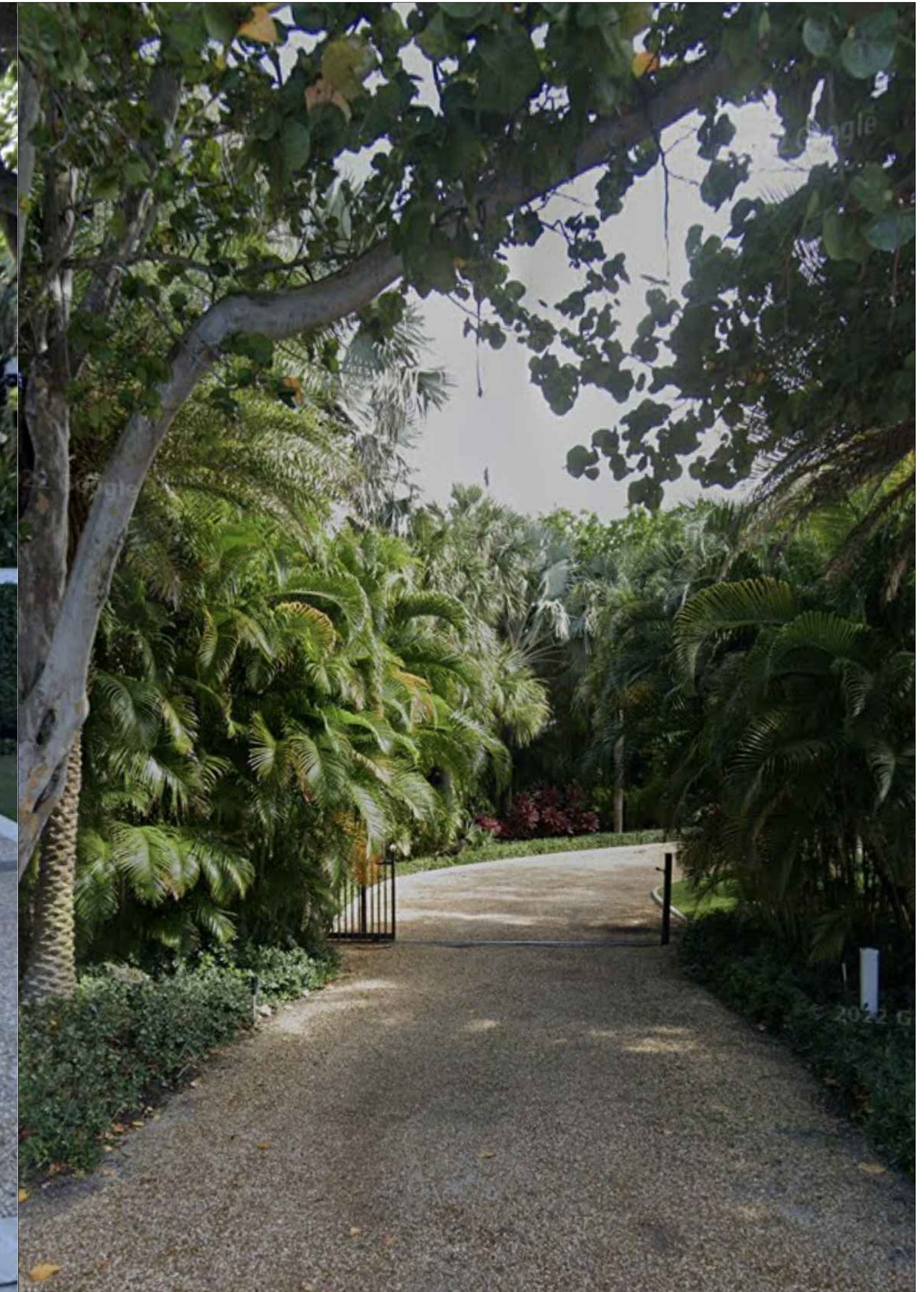
CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102



1491 NORTH OCEAN DRIVE BOULEVARD
NORTH ADJACENT ENTRANCE



1473 NORTH OCEAN DRIVE BOULEVARD
SUBJECT PROPERTY ENTRANCE



1440 NORTH OCEAN DRIVE BOULEVARD
SOUTH ADJACENT ENTRANCE

1473 NORTH OCEAN BOULEVARD - ADJACENT ENTRANCES

CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102

RIGHT ANGLE DRAFTING, LLC
MESA, GILBERT, ARIZONA
(480) 406-1830
kevin@rightangledrafting.com
PROJECT: 220804

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

REVISIONS:

TITLE: ADJACENT ENTRANCES
PROJECT: ARC-23-064 (ZON-23-054)
DATE: FEBRUARY 17, 2023

SHEET:
4



WEST SIDE EXISTING BUILDING B



WEST SIDE EXISTING FRONT ENTRY



NORTH SIDE EXISTING BUILDING B



EAST SIDE EXISTING BUILDING B

1473 NORTH OCEAN BOULEVARD - EXISTING CONDITIONS

CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102

RIGHT ANGLE DRAFTING, LLC
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(480) 406-1830
kevin@rightangledrafting.com
PROJECT: 220804

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

REVISIONS:

TITLE: EXISTING CONDITIONS
PROJECT: ARC-23-064 (ZON-23-054)
DATE: FEBRUARY 17, 2023

SHEET:
5



EAST SIDE EXISTING BUILDING A

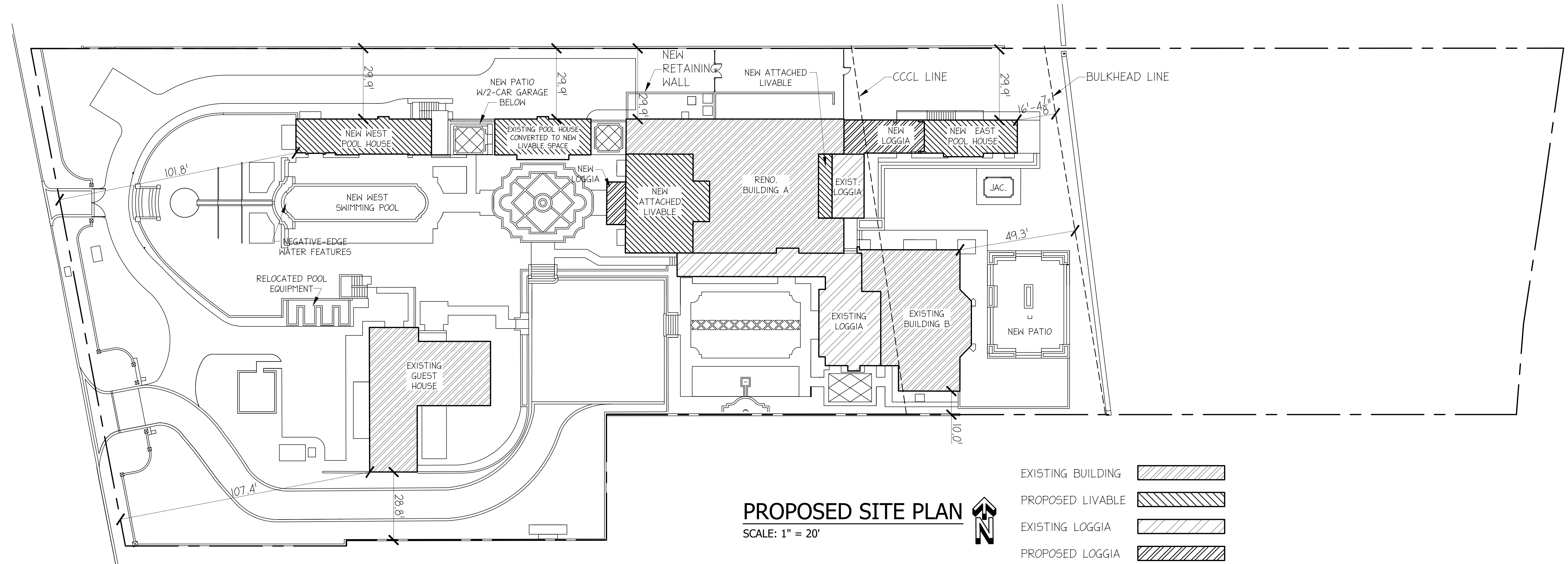
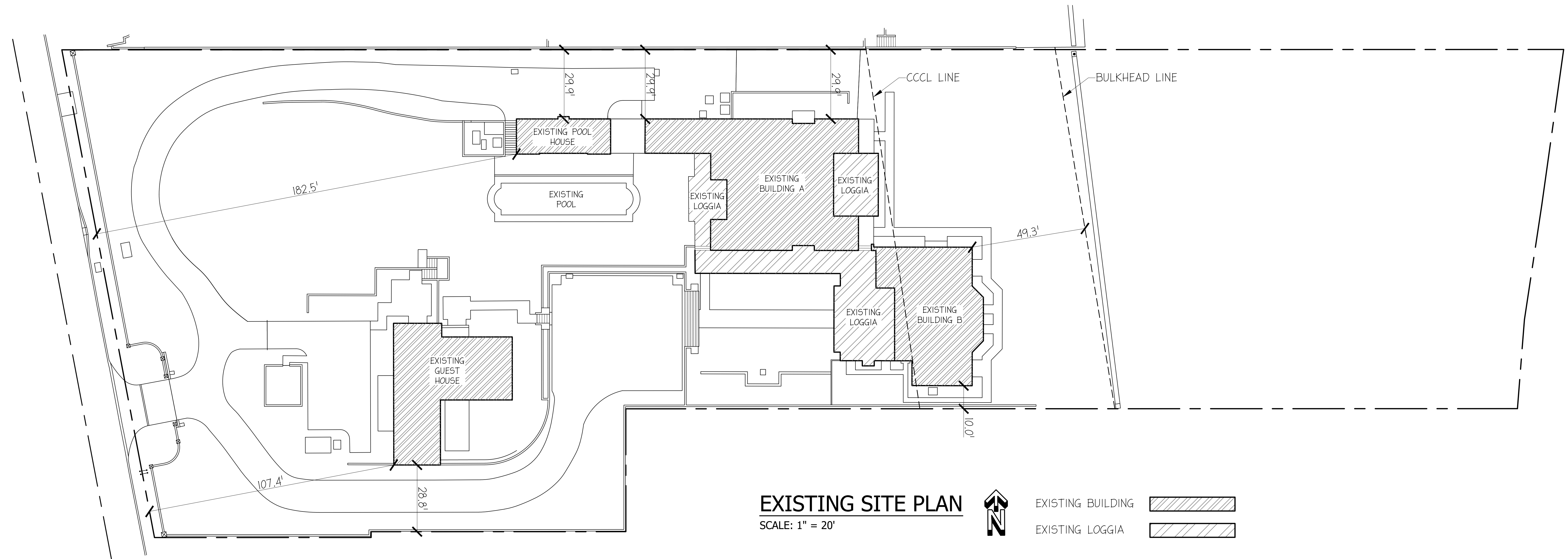


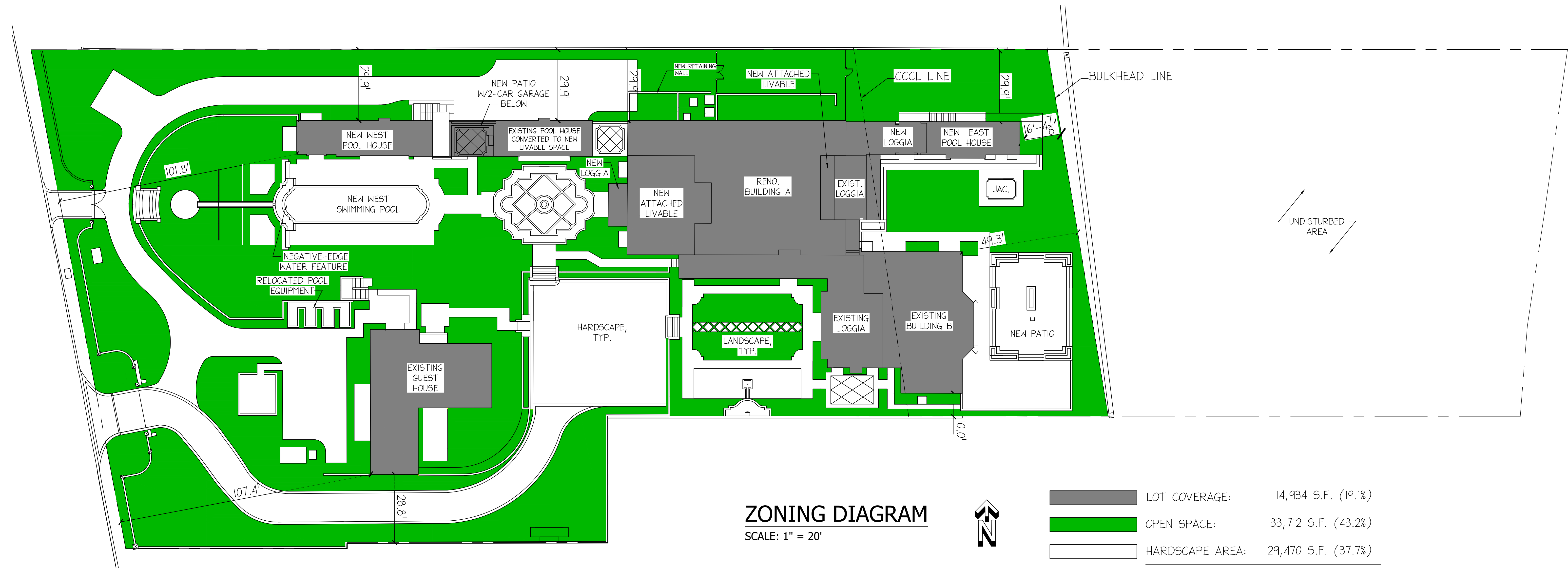
SOUTH SIDE EXISTING BULDING A

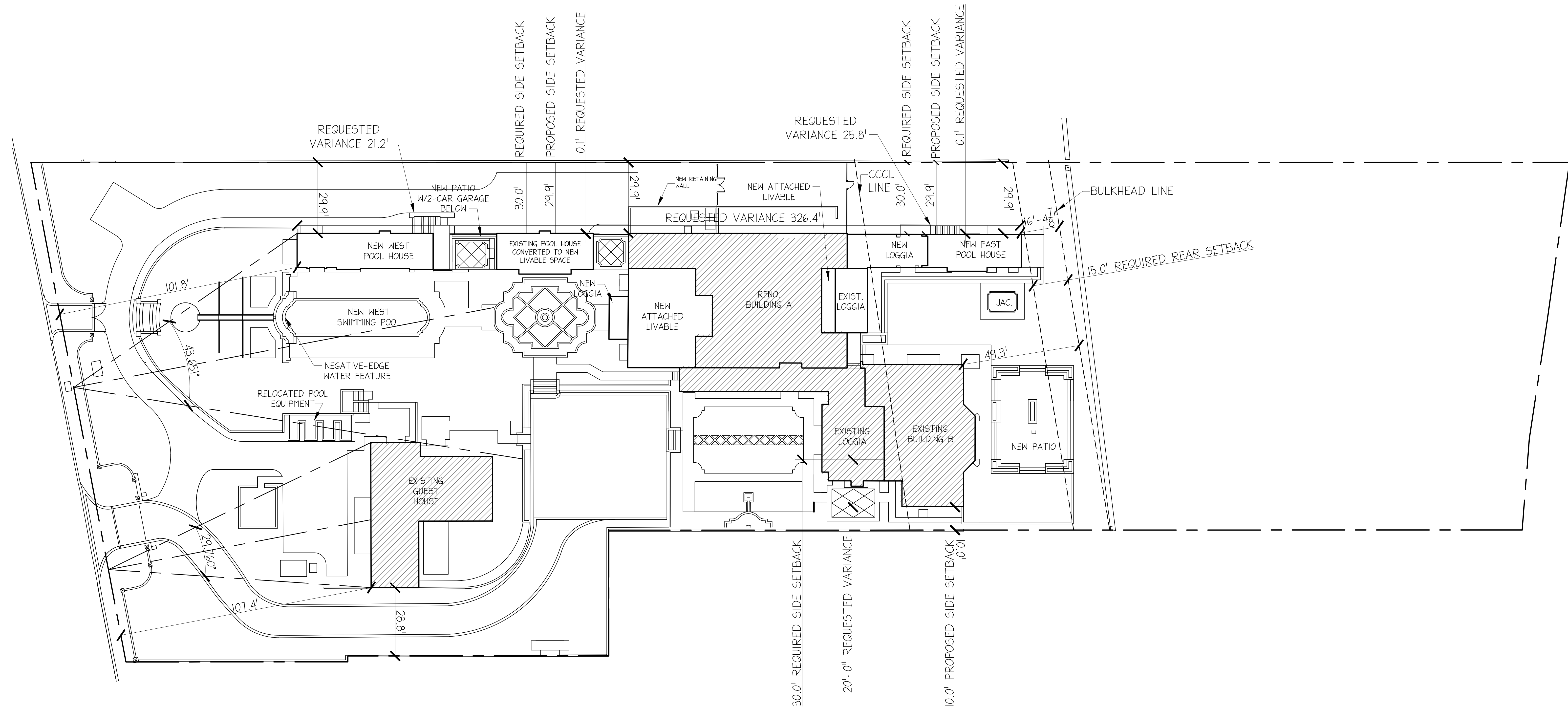


SOUTH SIDE EXISTING POOL HOUSE

1473 NORTH OCEAN BOULEVARD - EXISTING CONDITIONS

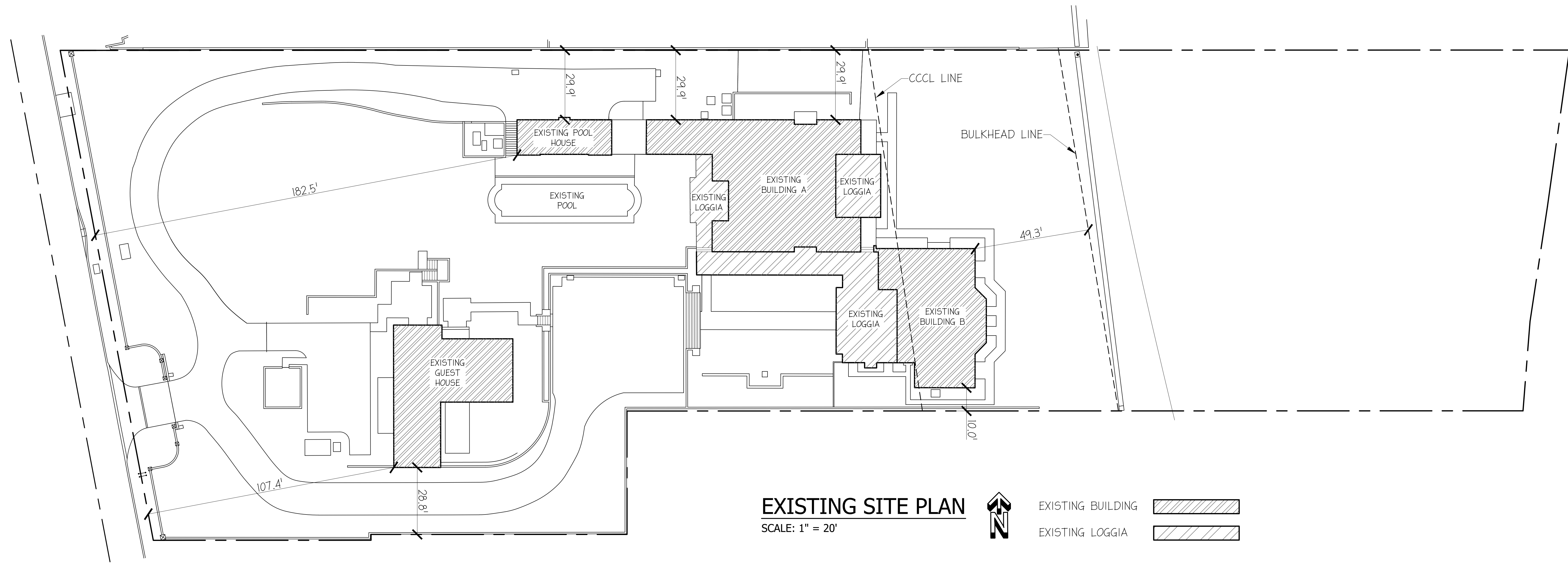


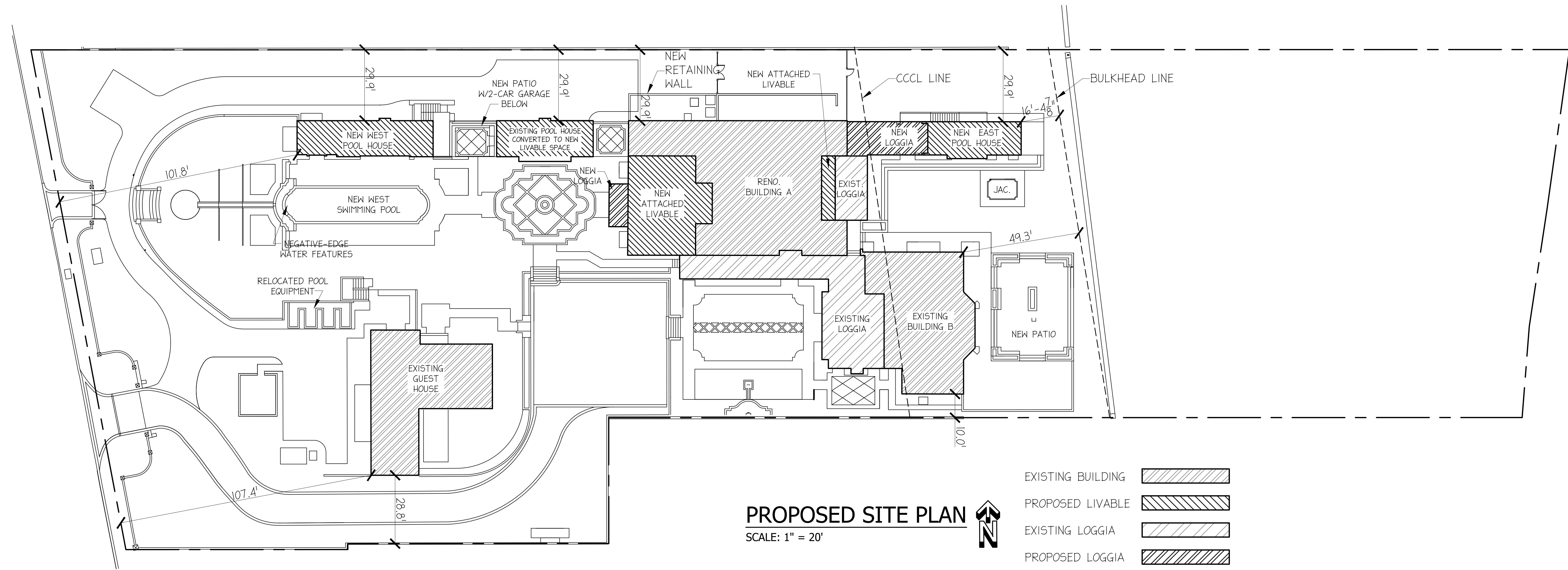




ANGLE OF VISION PLAN
SCALE: 1" = 20'





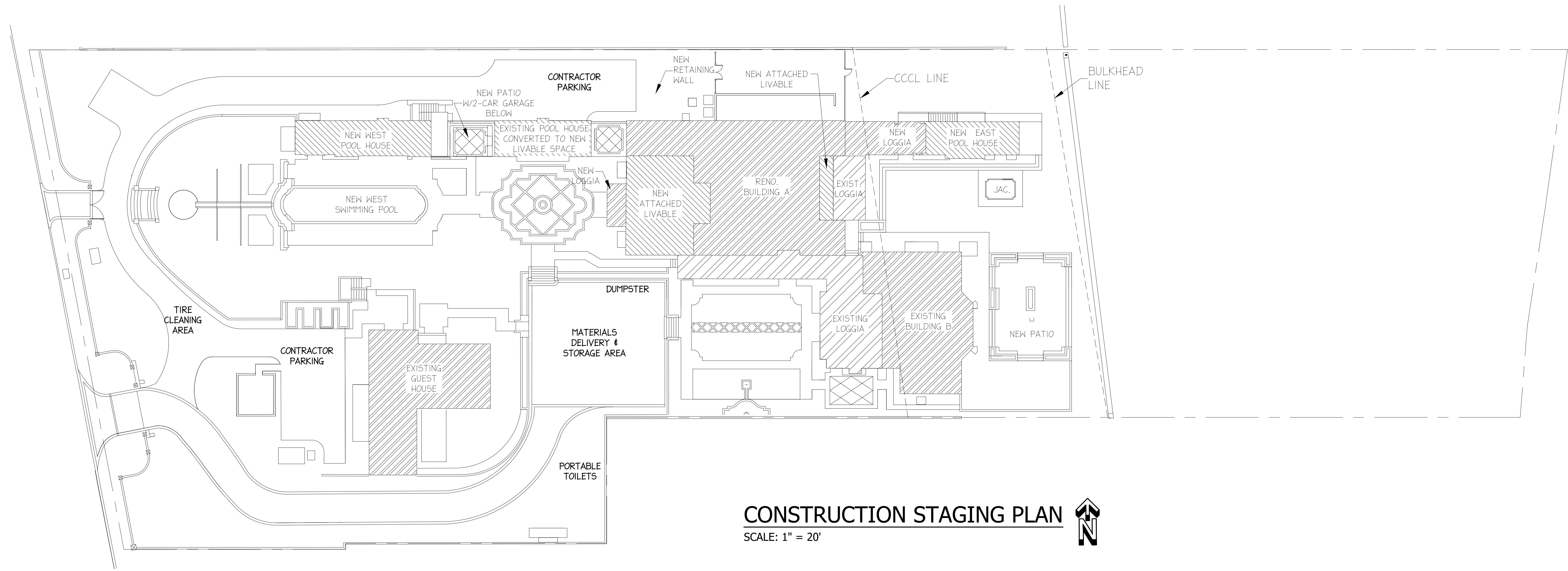


PROPOSED SITE PLAN

SCALE: 1" = 20'



- EXISTING BUILDING
- PROPOSED LIVABLE
- EXISTING LOGGIA
- PROPOSED LOGGIA
- PROPOSED GARAGE

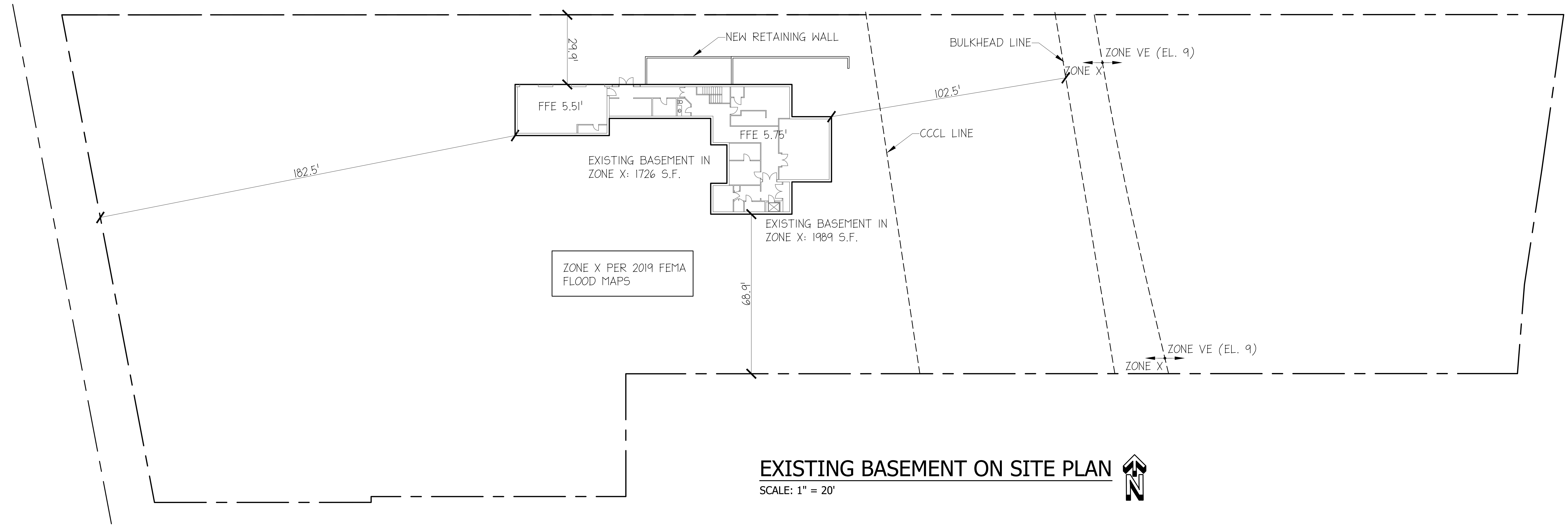


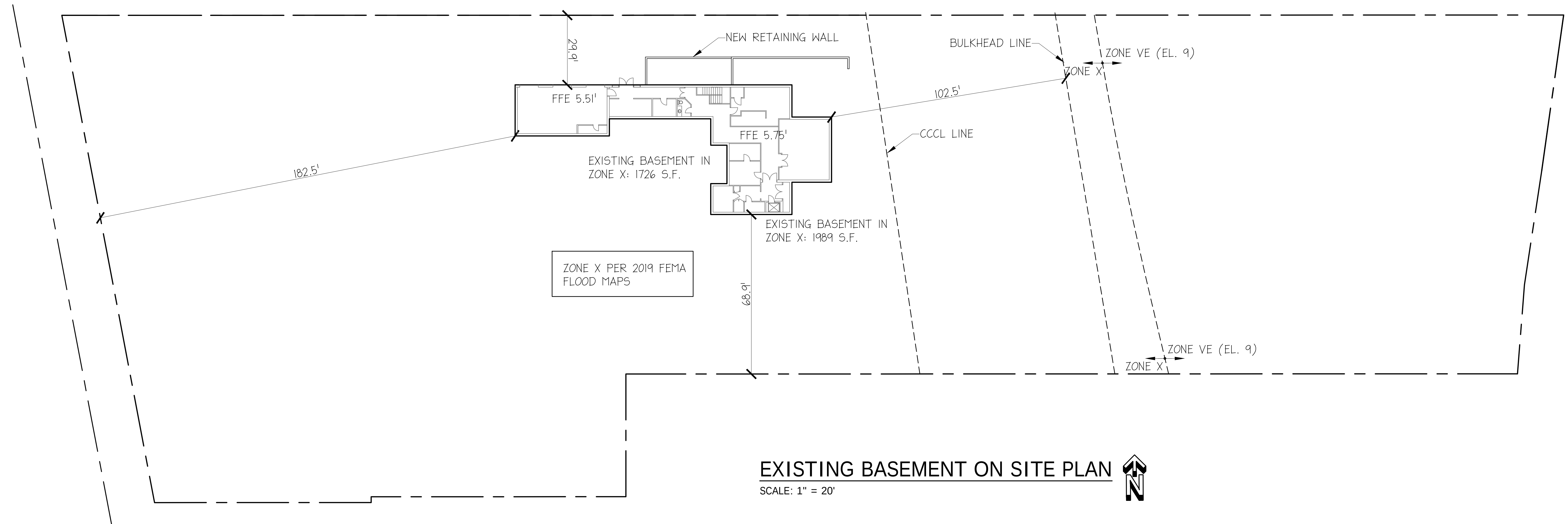
CONSTRUCTION STAGING PLAN

SCALE: 1" = 20'

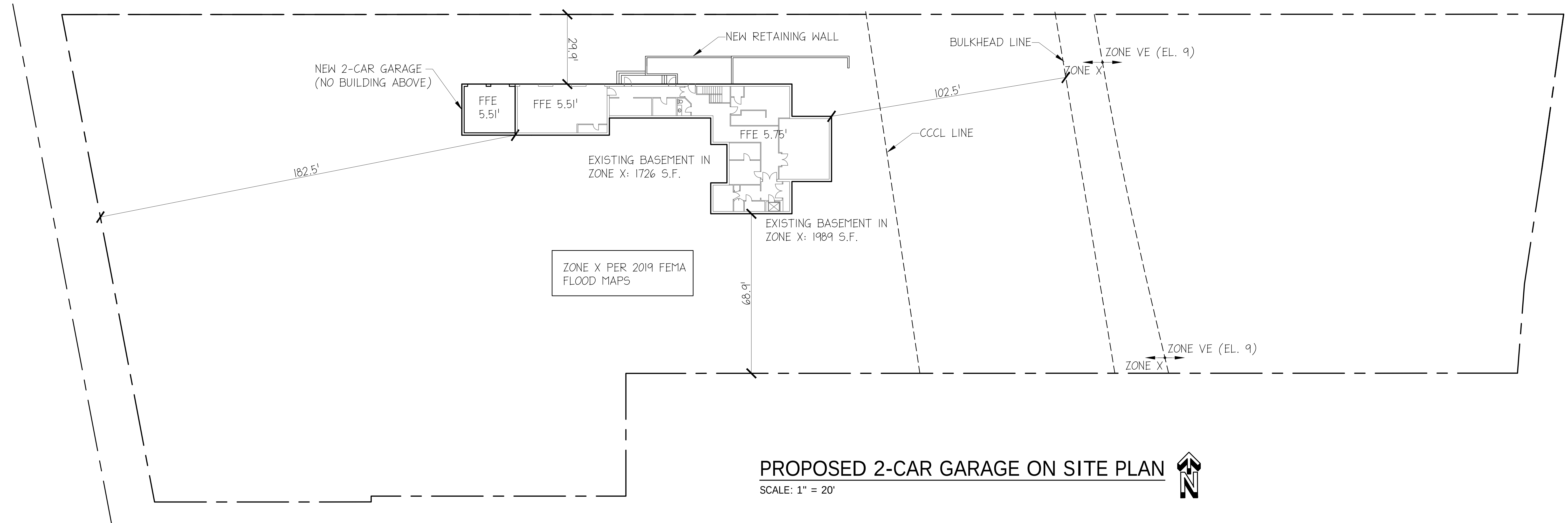


SHEET:
10





EXISTING BASEMENT ON SITE PLAN
SCALE: 1" = 20'



PROPOSED 2-CAR GARAGE ON SITE PLAN
SCALE: 1" = 20'



CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102

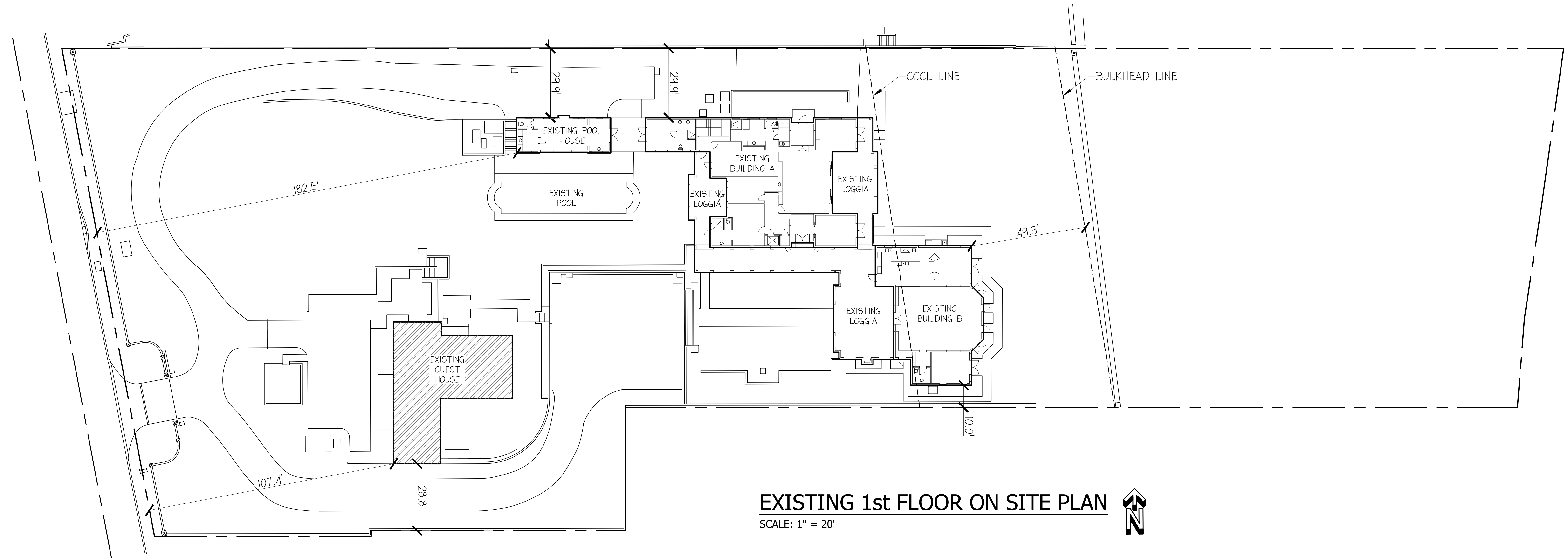
RIGHT ANGLE DRAFTING, LLC
MESA / GILBERT ARIZONA
(480) 406-1830
kevin@rightangledrafting.com
PROJECT: 220804

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

REVISIONS:

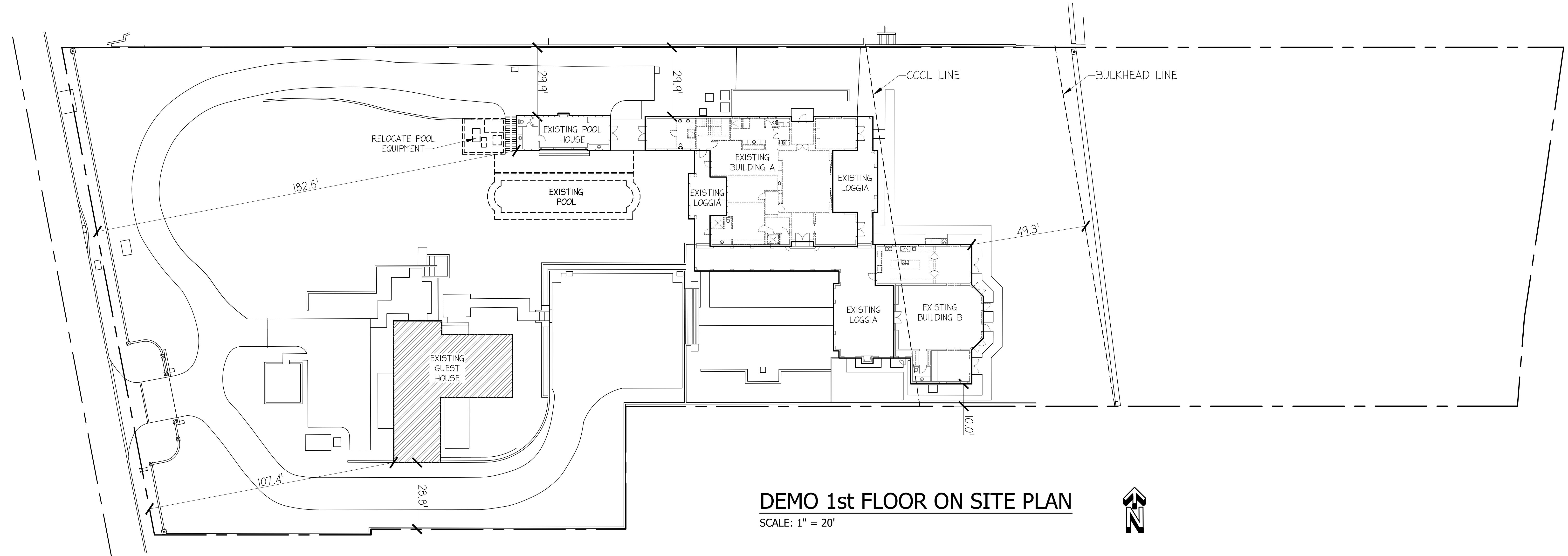
TITLE: PROPOSED GARAGE ON SITE PLAN
PROJECT: ARC-23-064 (ZON-23-054)
DATE: OCTOBER 08, 2023

SHEET:
11A



EXISTING 1st FLOOR ON SITE PLAN

SCALE: 1" = 20'



DEMO 1st FLOOR ON SITE PLAN

SCALE: 1" = 20'



CF3 DESIGN GROUP
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PROJECT: 220804

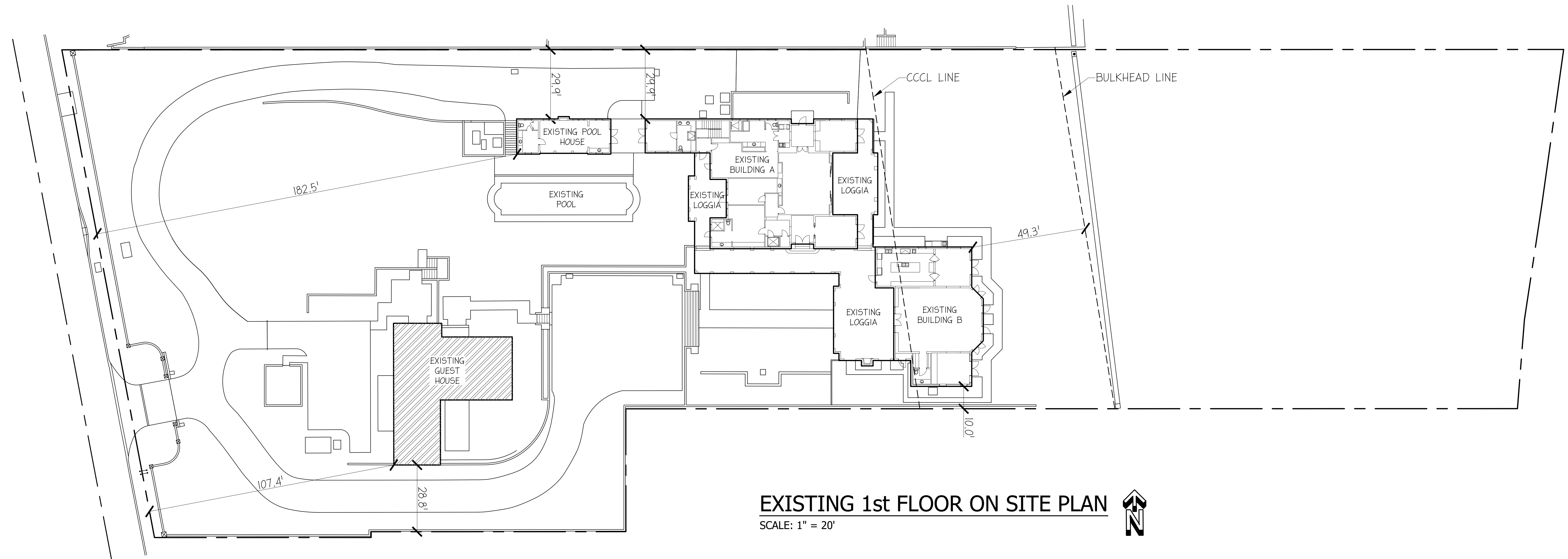


POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

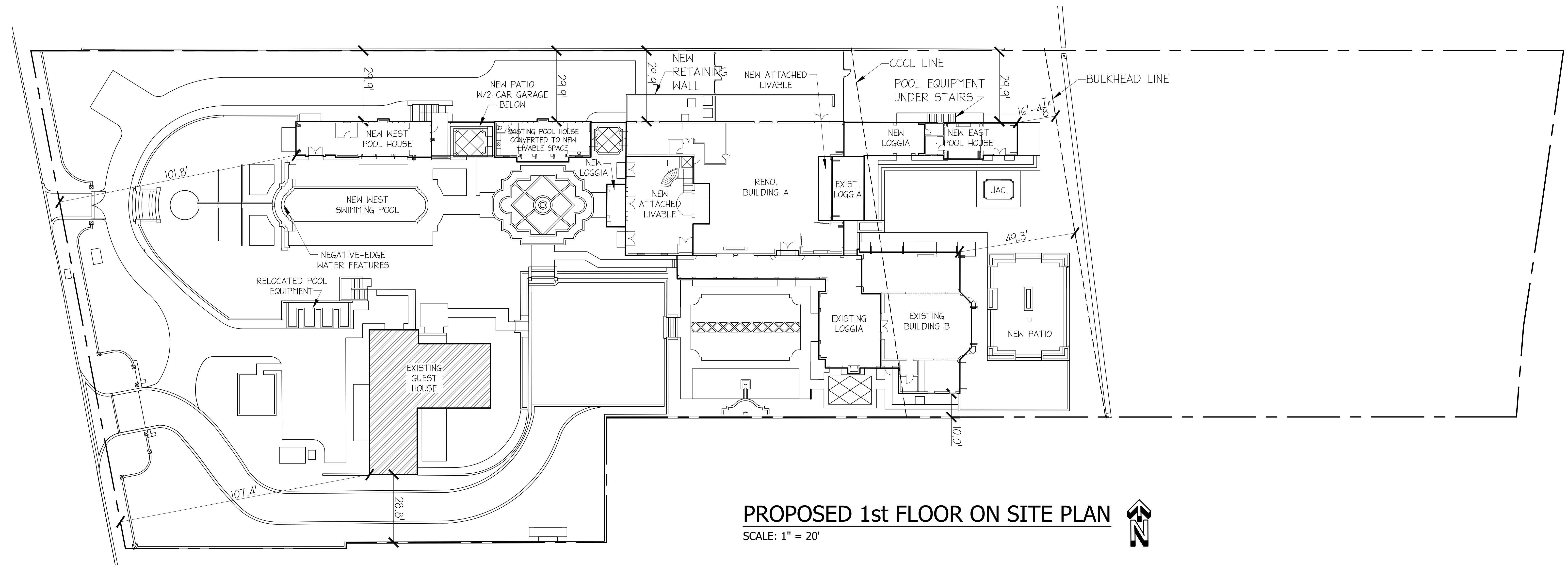
REVISIONS:

TITLE: EXIST./ DEMO 1st FLOOR ON SITE PLANS
PROJECT: ARC-23-064 (ZON-23-054)
DATE: OCTOBER 05, 2023

SHEET:
12

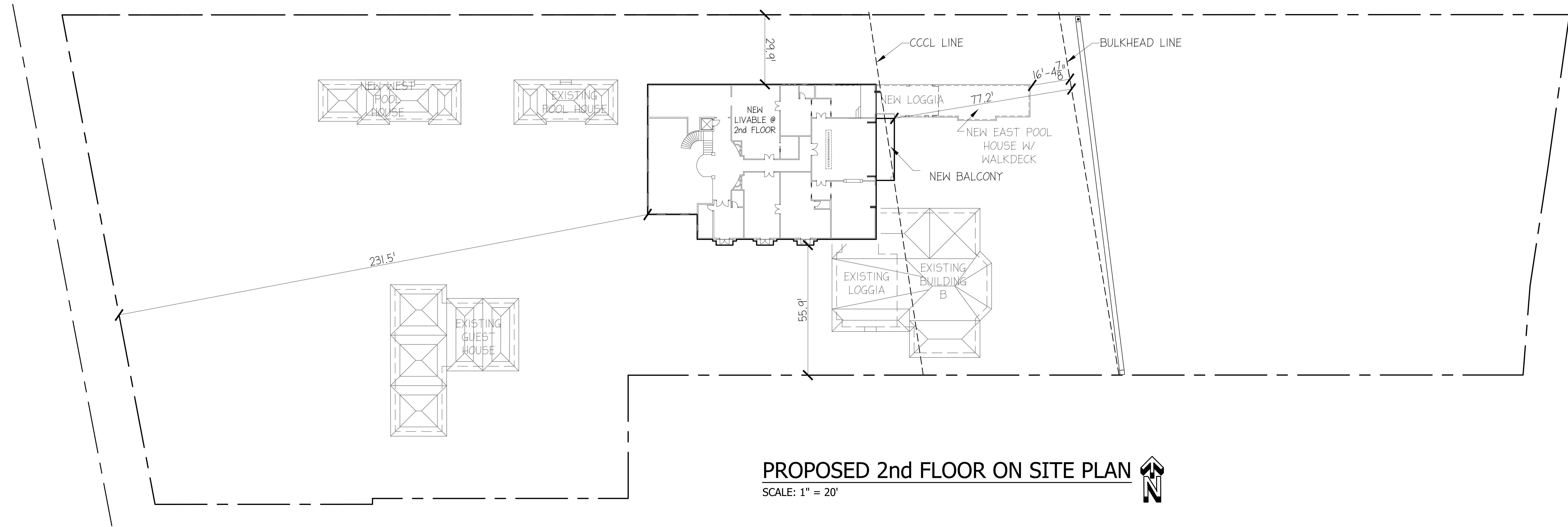


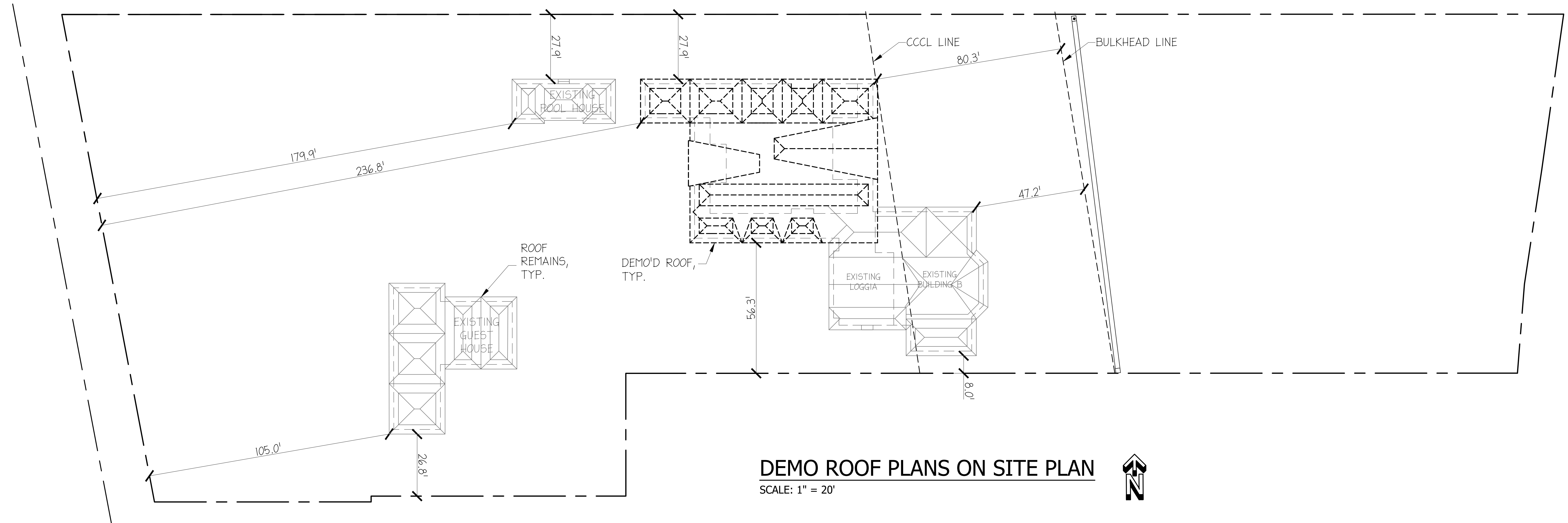
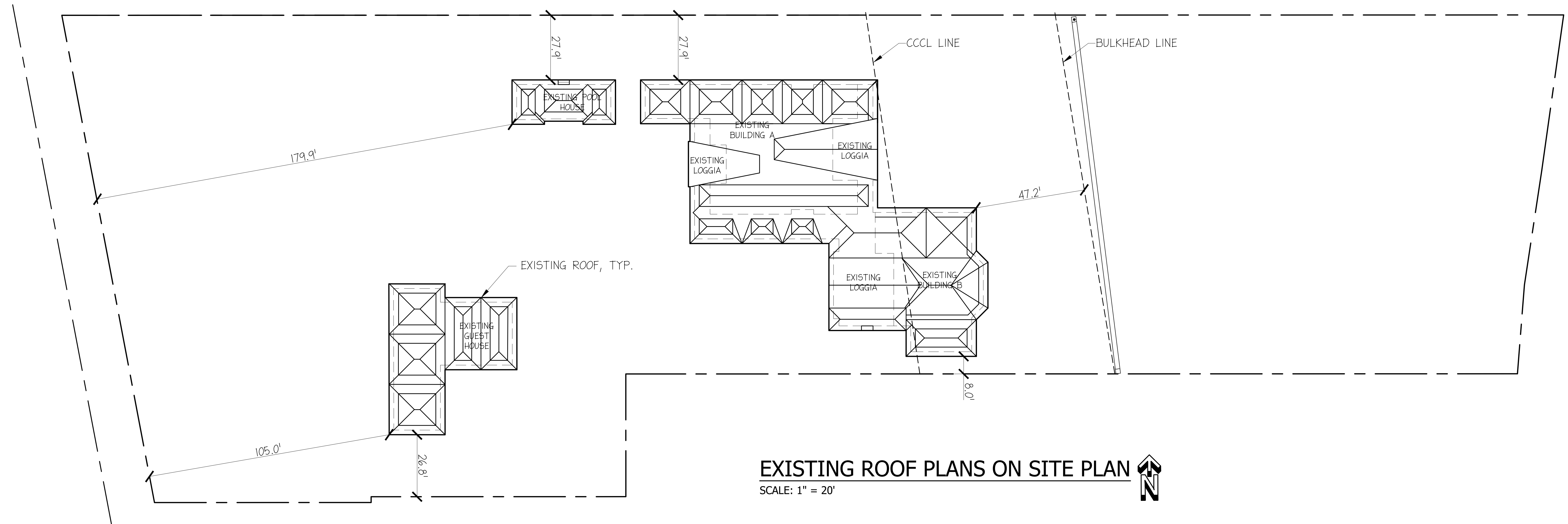
EXISTING 1st FLOOR ON SITE PLAN
SCALE: 1" = 20'

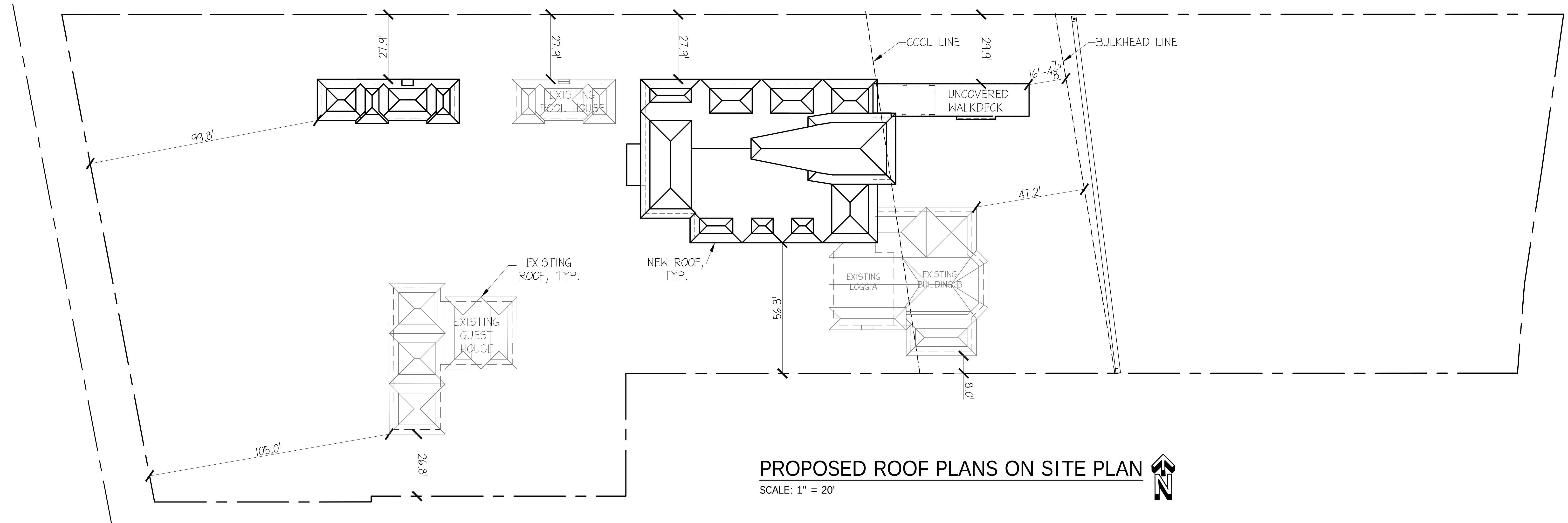
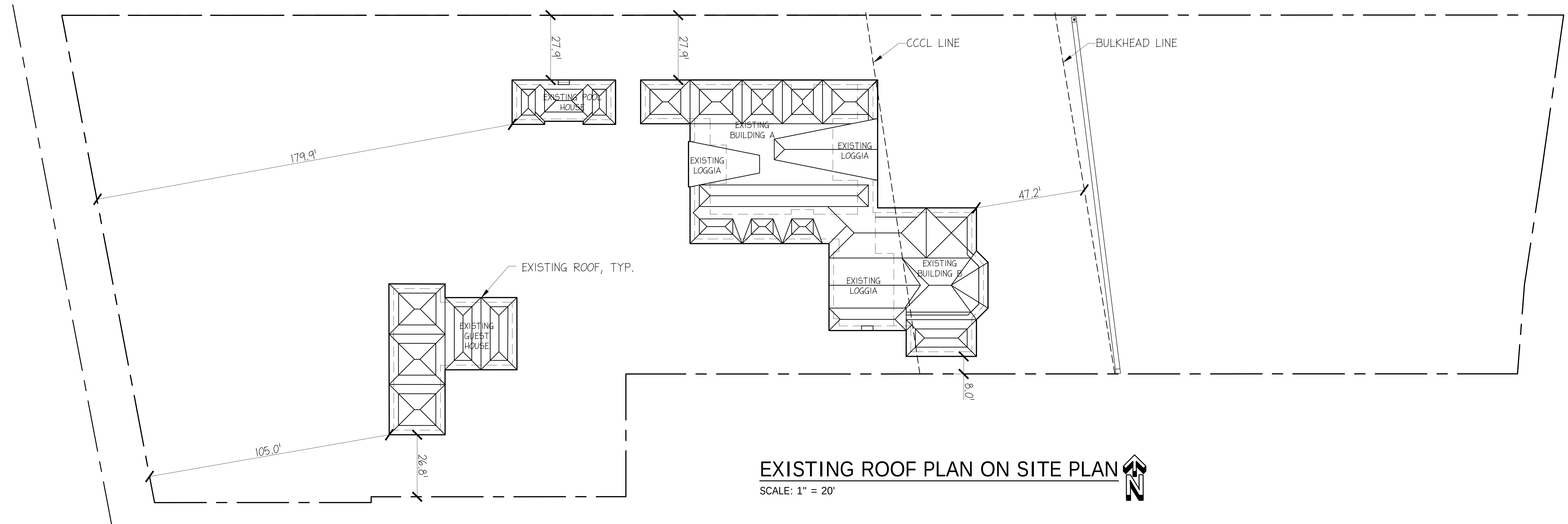


PROPOSED 1st FLOOR ON SITE PLAN
SCALE: 1" = 20'









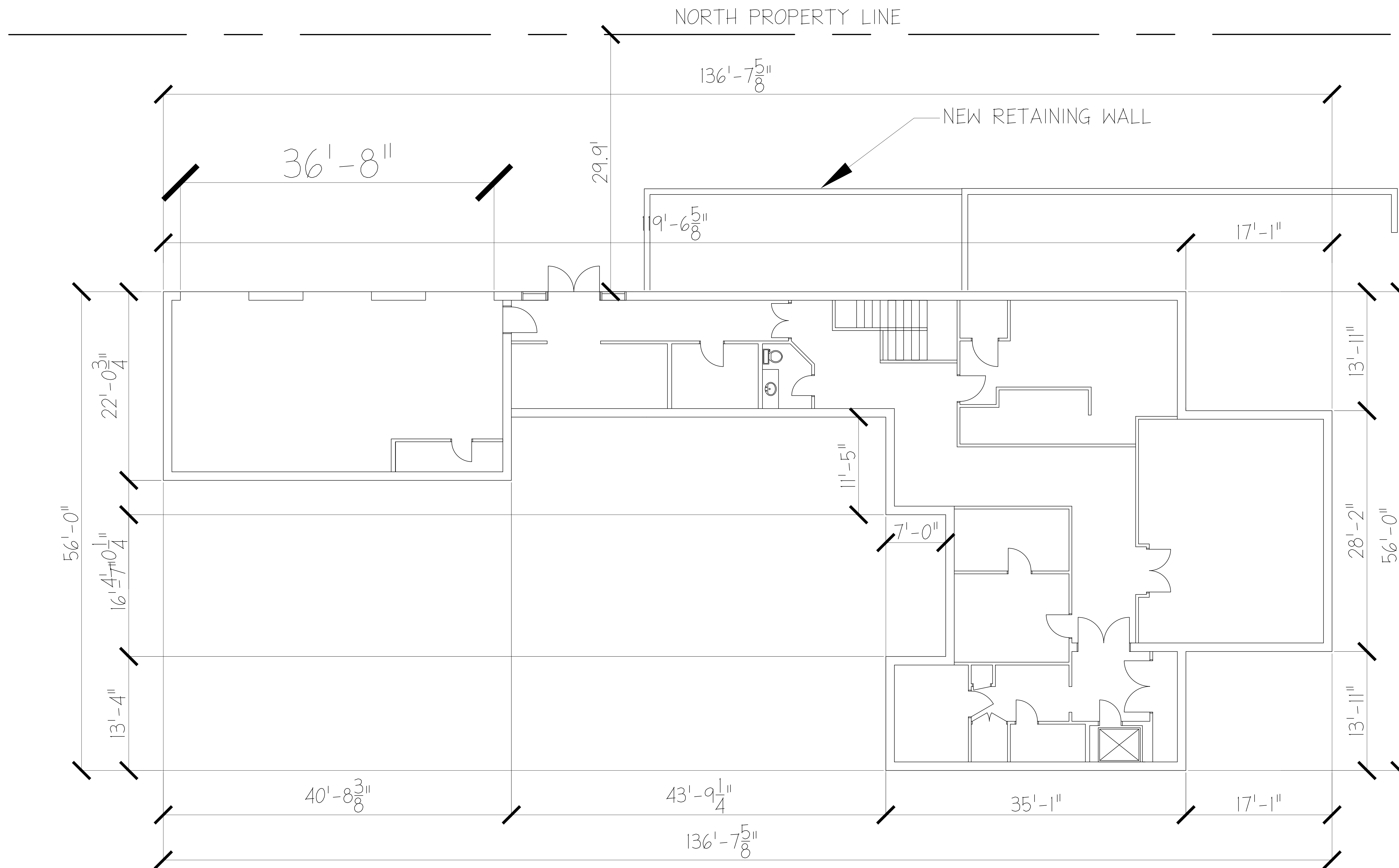
CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102

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kevin@rightangledrafting.com
PROJECT: 220804

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

TITLE: EXIST. & PROPOSED ROOF PLANS ON SITE PLAN
PROJECT: ARC-23-064 (ZON-23-054)
DATE: OCTOBER 09, 2023

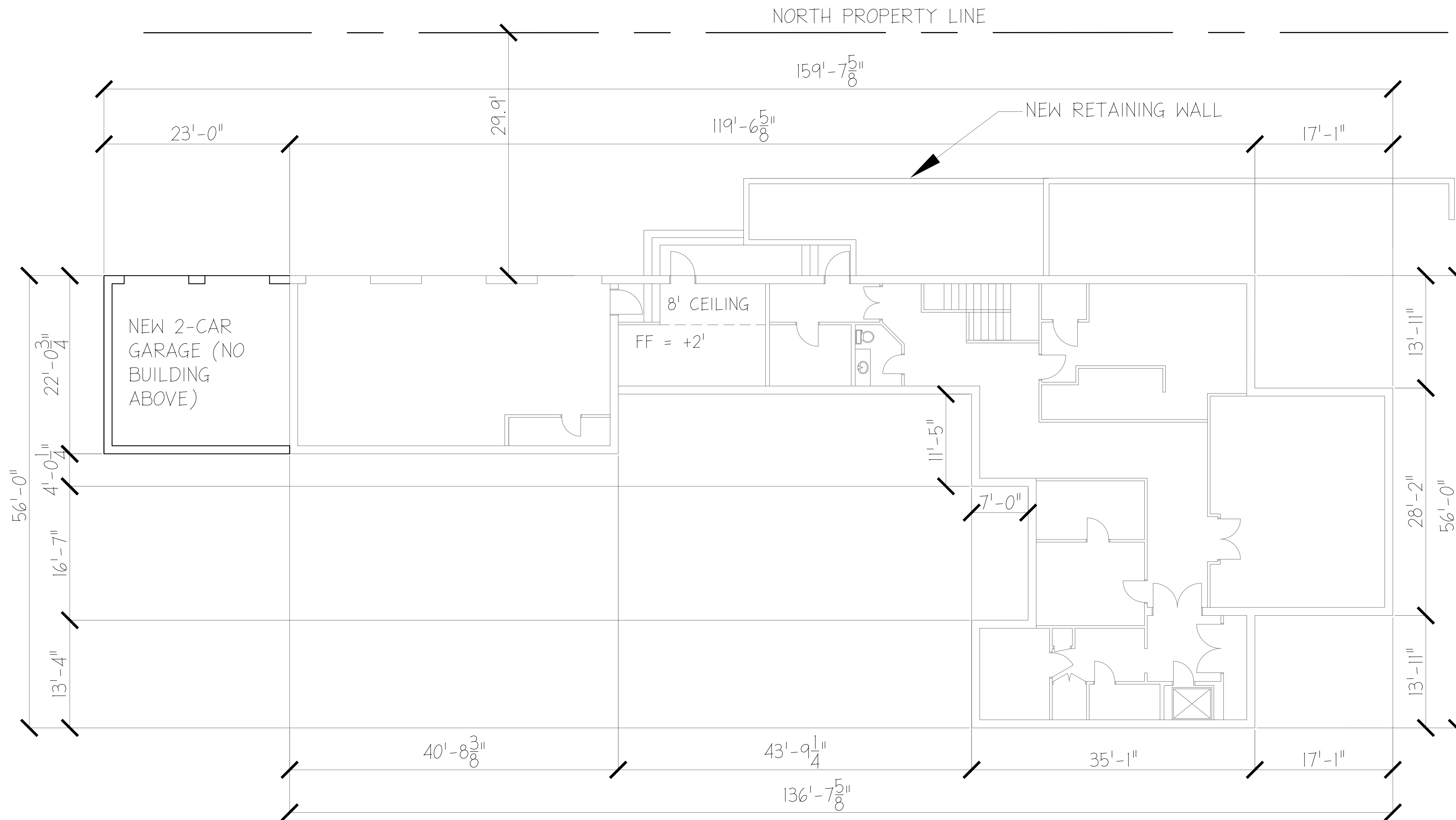
SHEET:
16



EXISTING BASEMENT PLAN
SCALE: 3/16" = 1'



ZONE X PER 2019 FEMA
FLOOD MAPS



PROPOSED 2-CAR GARAGE PLAN

SCALE: 3/16" = 1'



ZONE X PER 2019 FEMA
FLOOD MAPS

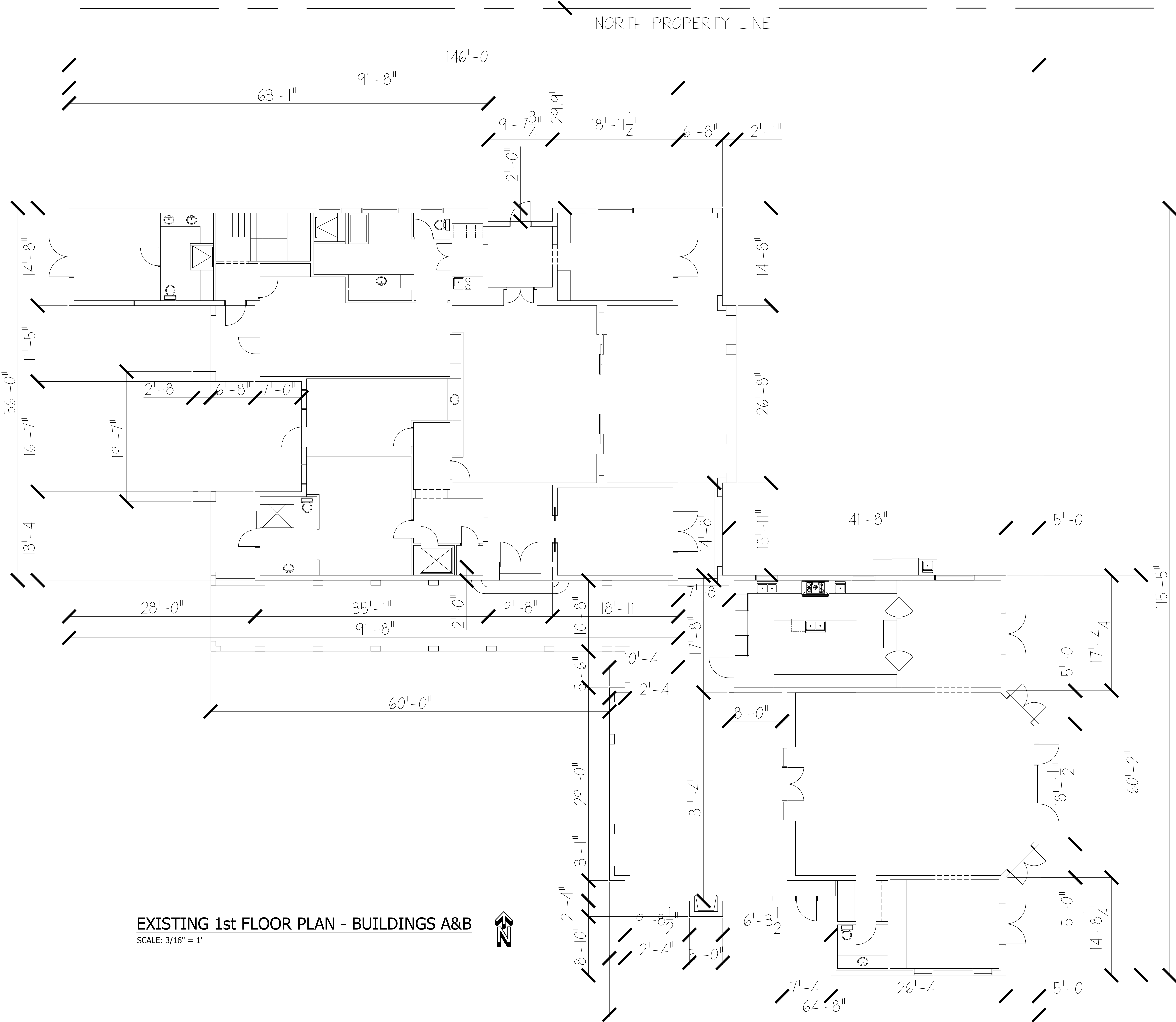
CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102

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kevin@rightangledrafting.com
PROJECT: 220804

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

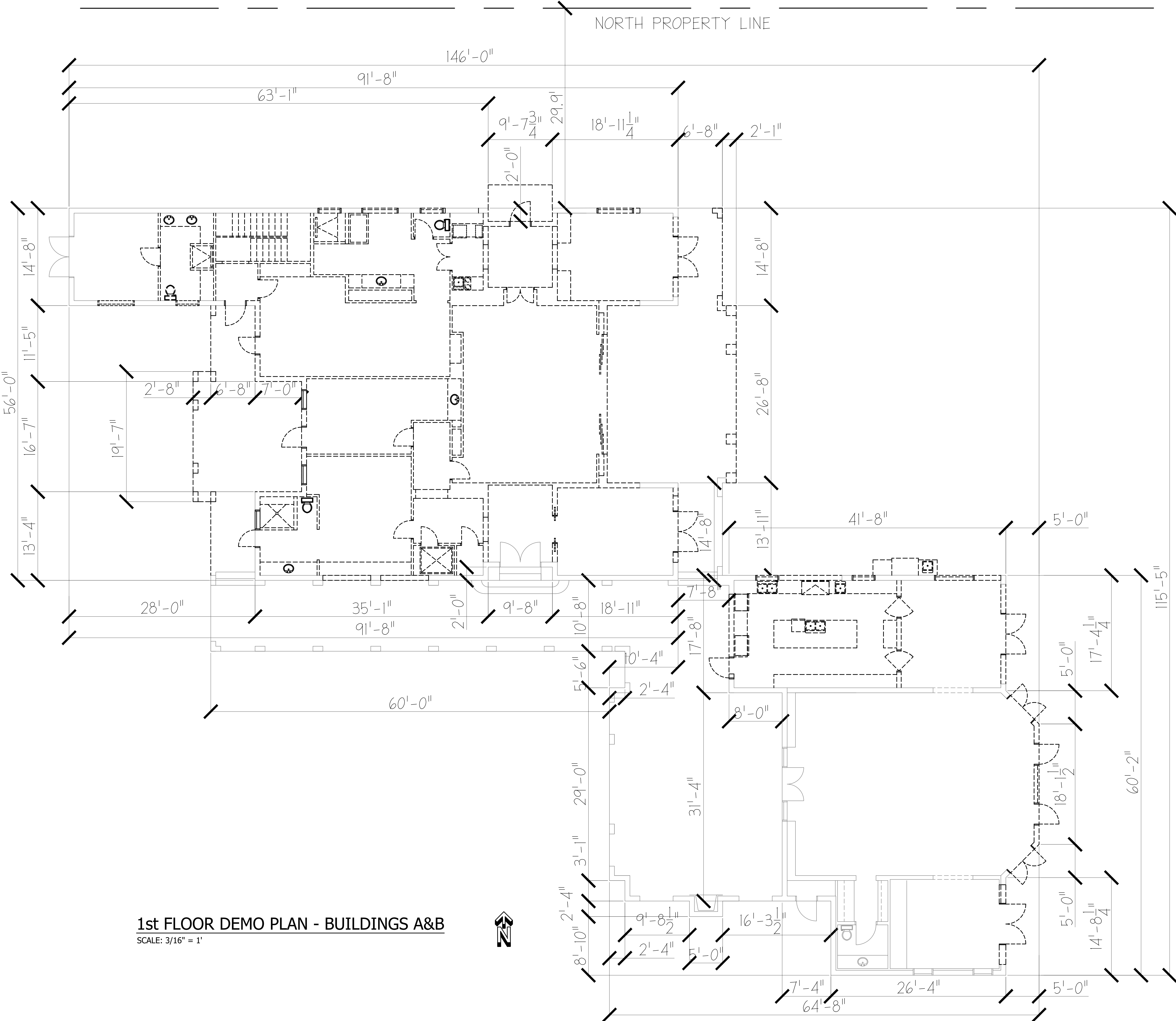
TITLE: PROPOSED 2-CAR GARAGE PLAN
PROJECT: ARC-23-064 (ZON-23-054)
DATE: OCTOBER 08, 2023

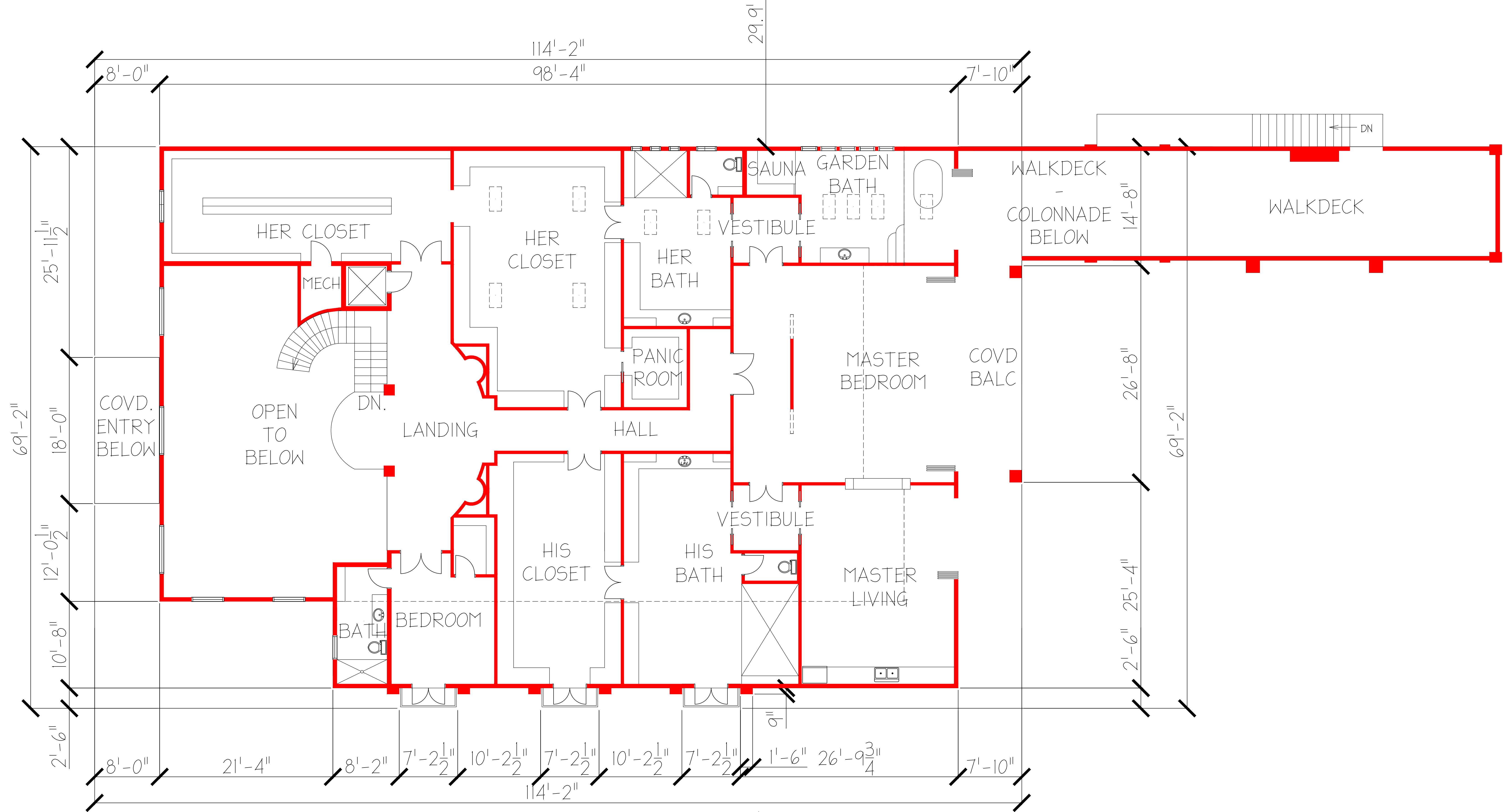
SHEET:
17A



EXISTING 1st FLOOR PLAN - BUILDINGS A&B
SCALE: 3/16" = 1'







PROPOSED 2nd FLOOR PLAN - BUILDING A

SCALE: 3/16" = 1'



EXISTING WALLS



NEW WALLS



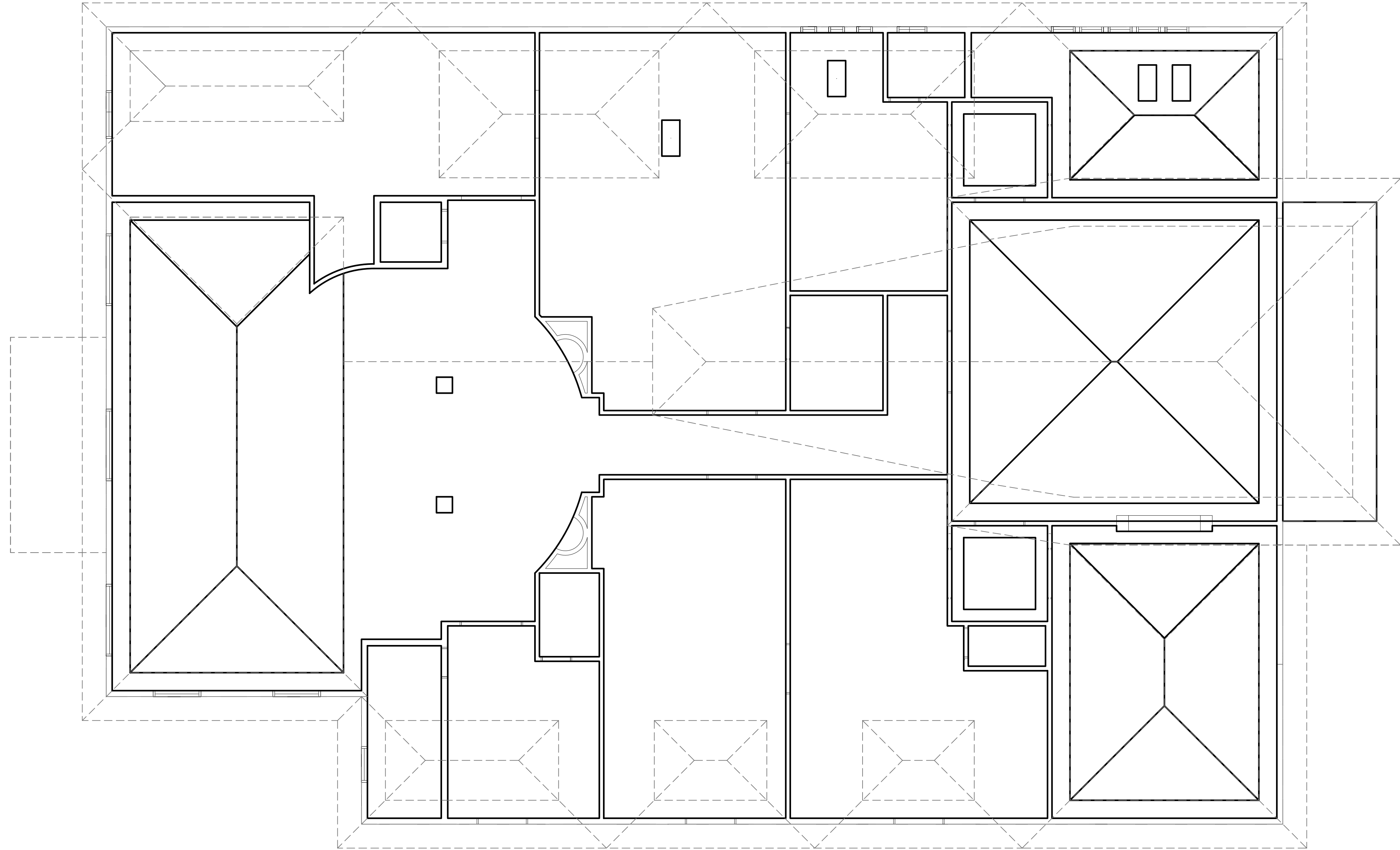
CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102

RIGHT ANGLE DRAFTING, LLC
MESA / GILBERT, ARIZONA
(480) 406-1830
kevin@rightangledrafting.com
PROJECT: 220804

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

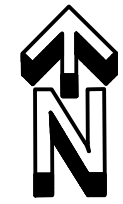
TITLE: PROPOSED 2nd FLOOR PLAN - BUILDING A
PROJECT: ARC-23-064 (ZON-23-054)
DATE: APRIL 28, 2023

SHEET:
21



2nd FLOOR REFLECTED CEILING PLAN - BUILDING A

SCALE: 3/16" = 1'

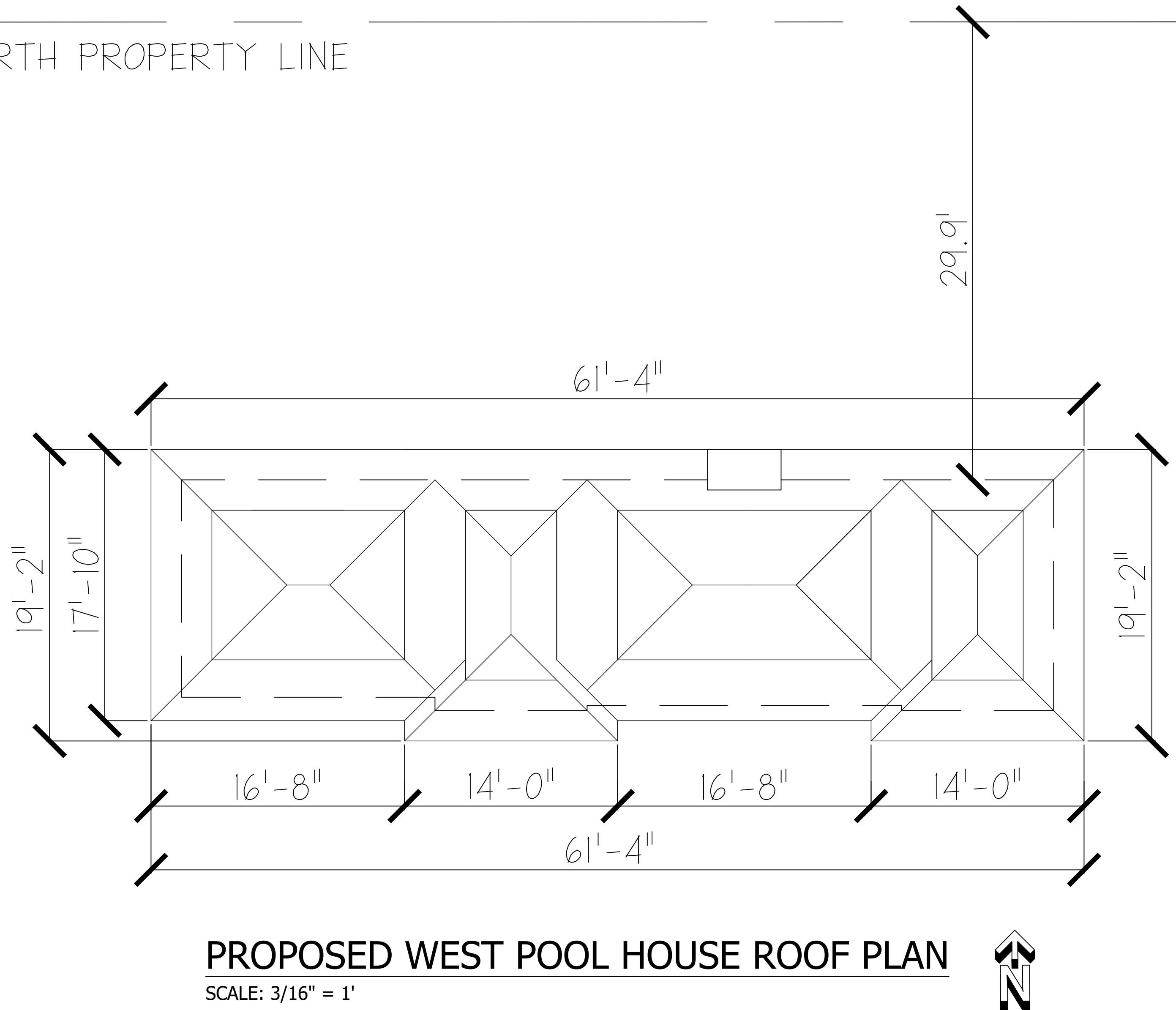
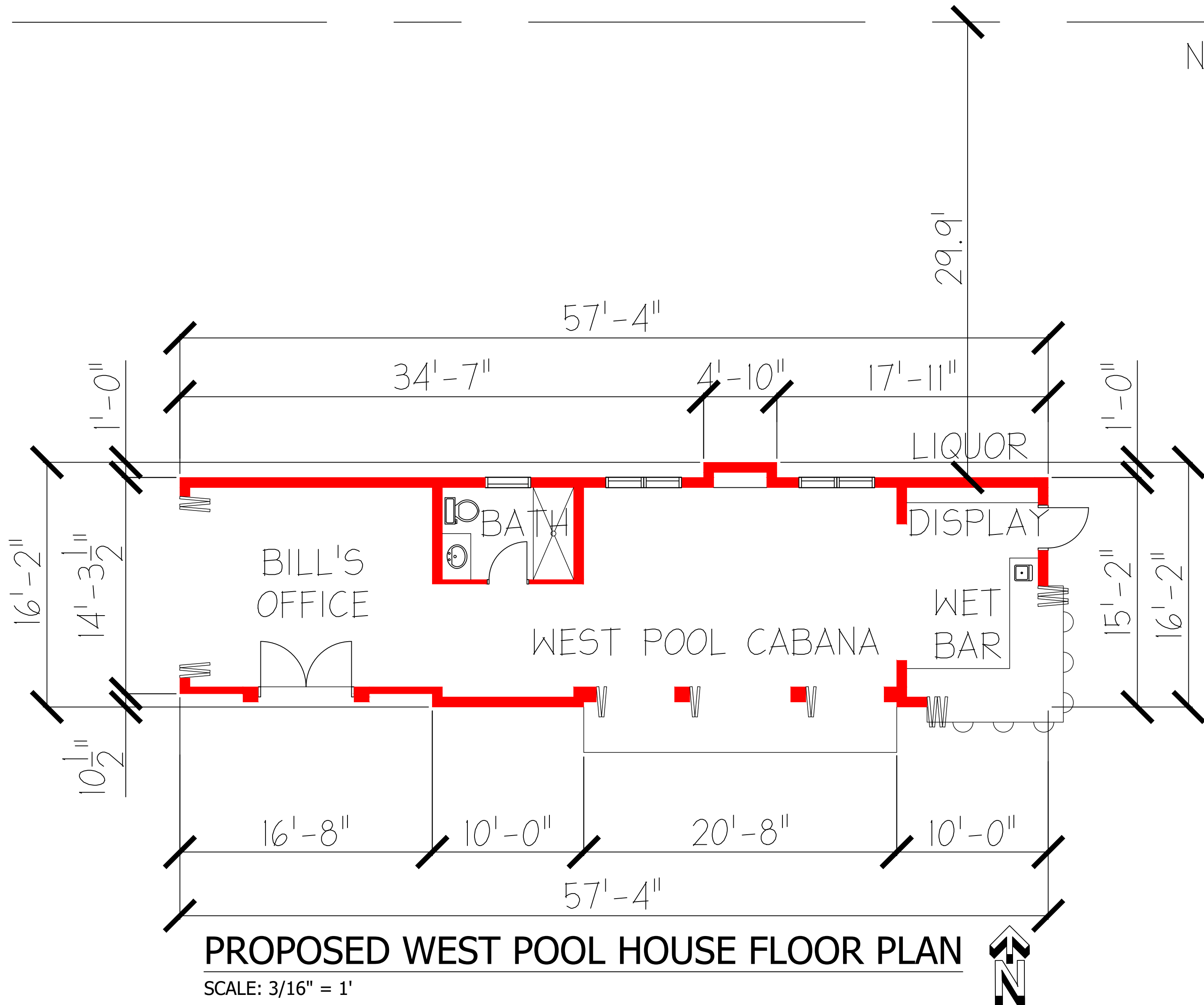


TITLE: PROPOSED 2nd FLOOR RCP - BUILDING A
PROJECT: ARC-23-064 (ZON-23-054)
DATE: OCTOBER 09, 2023

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

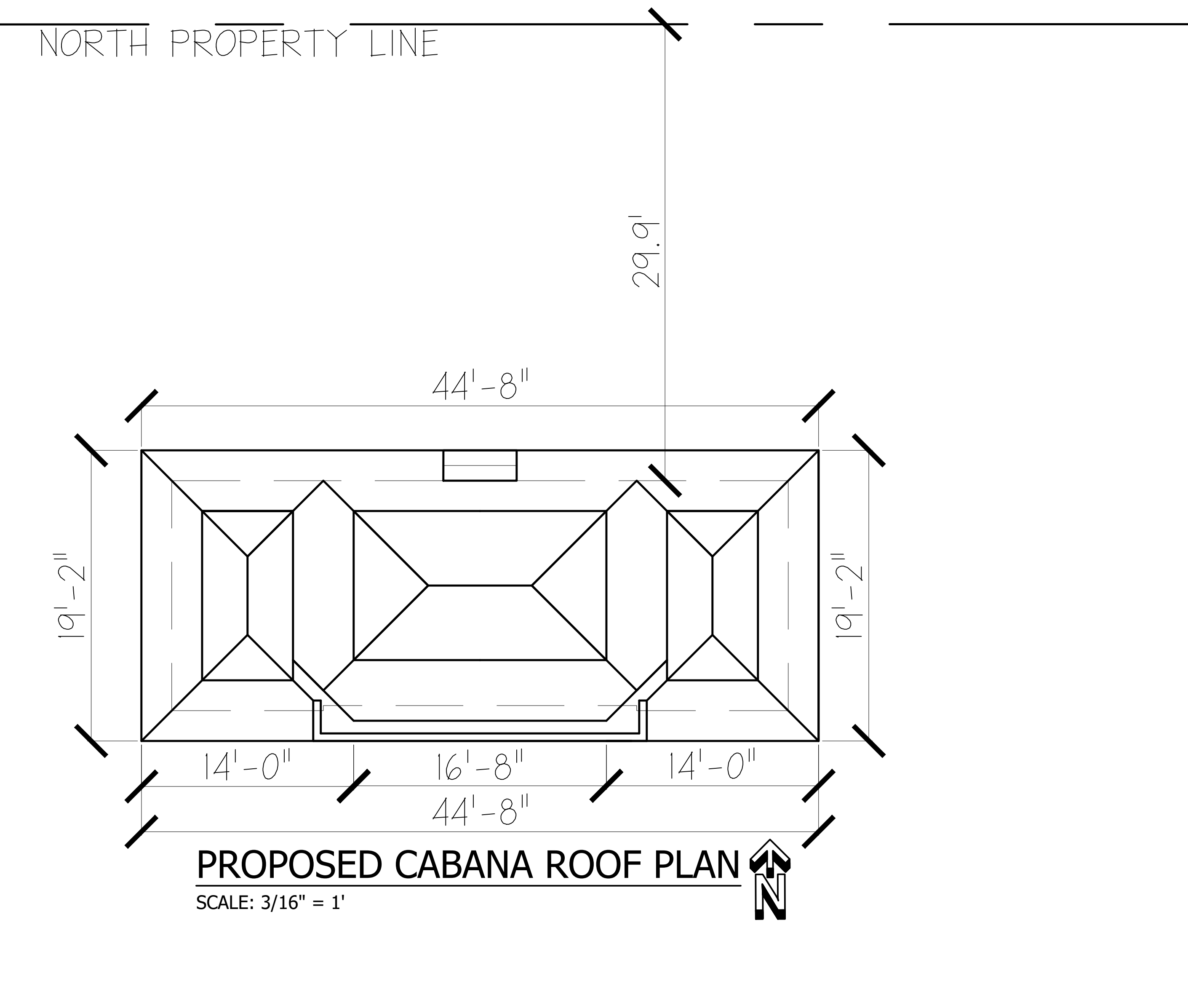
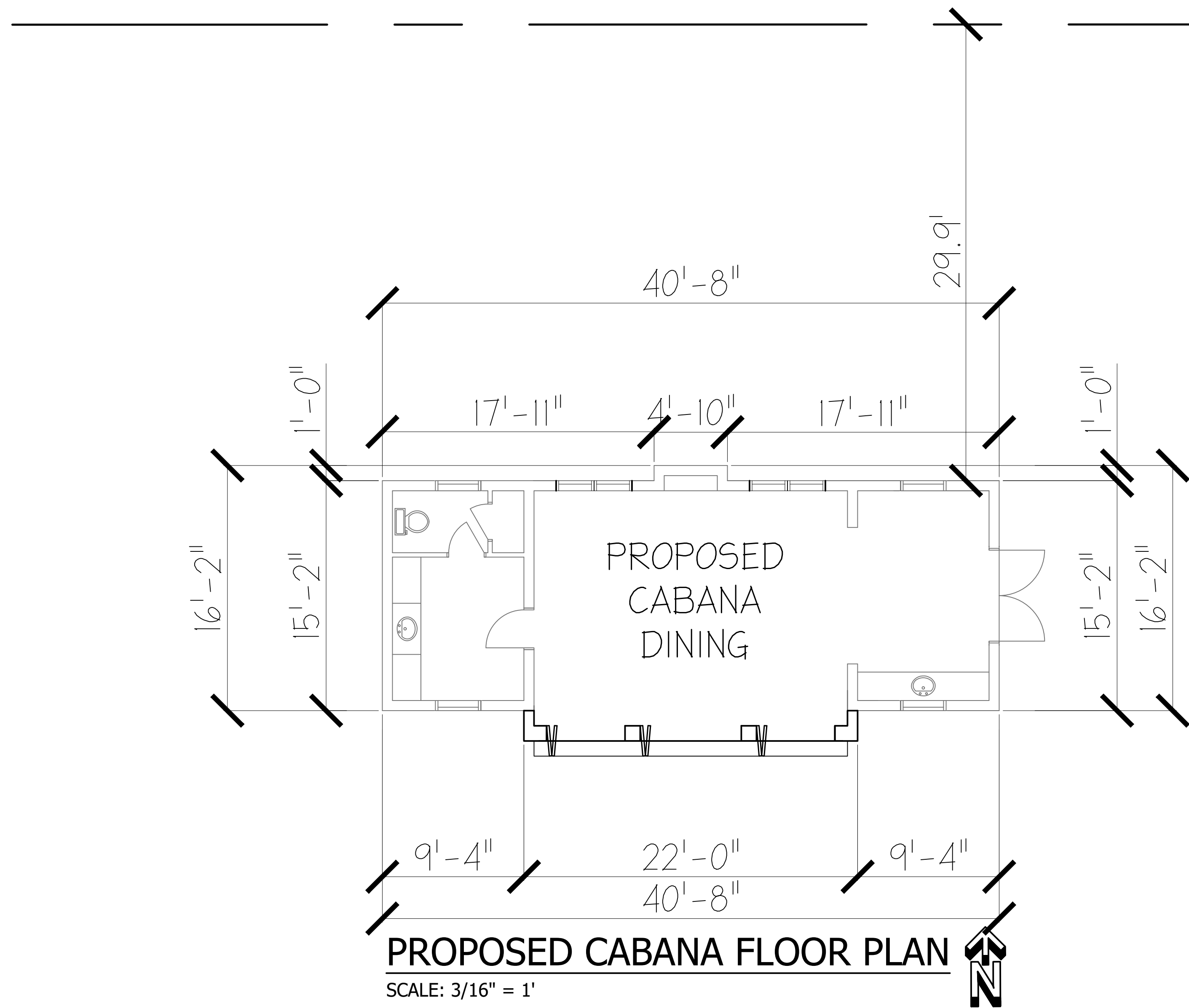
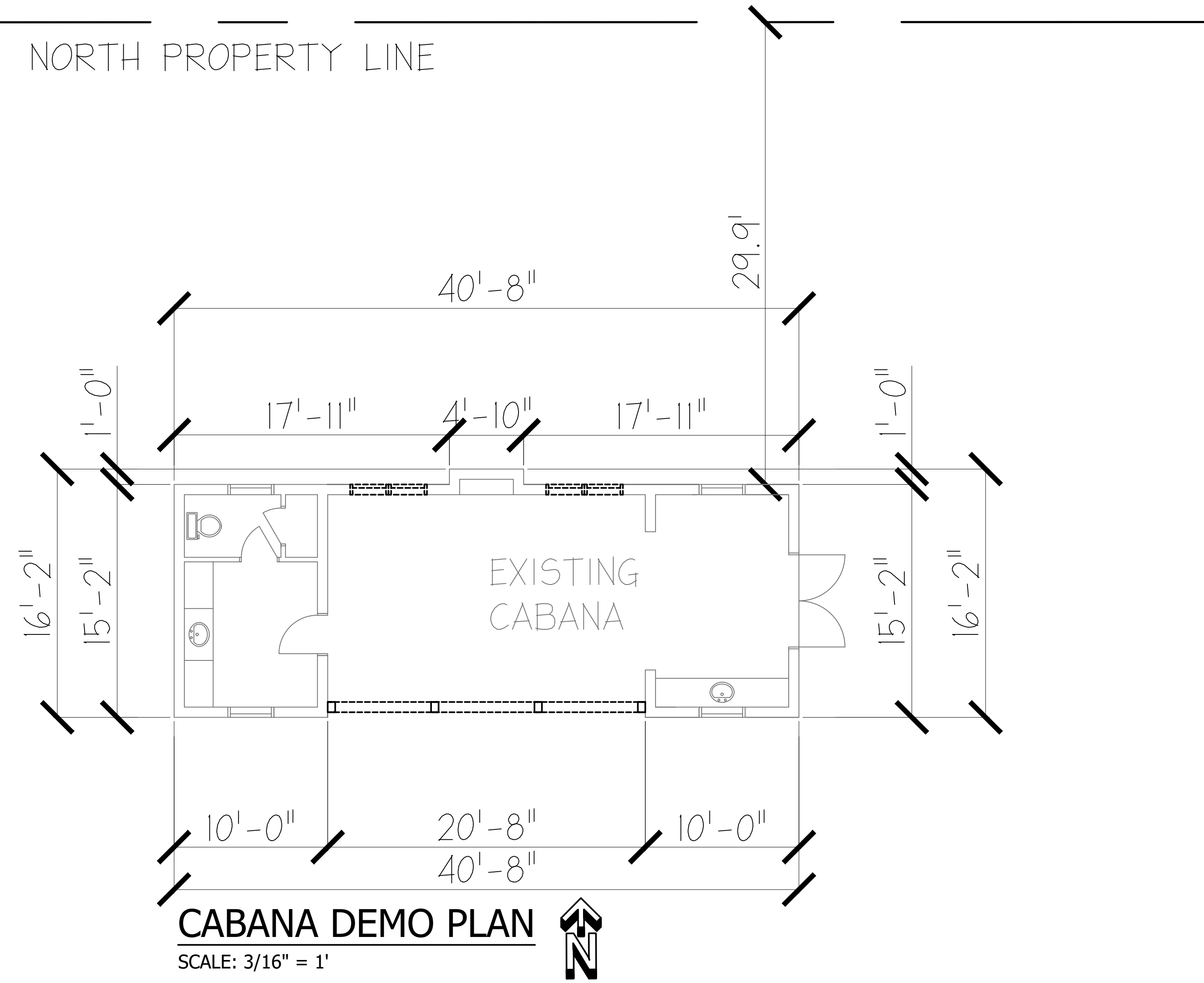
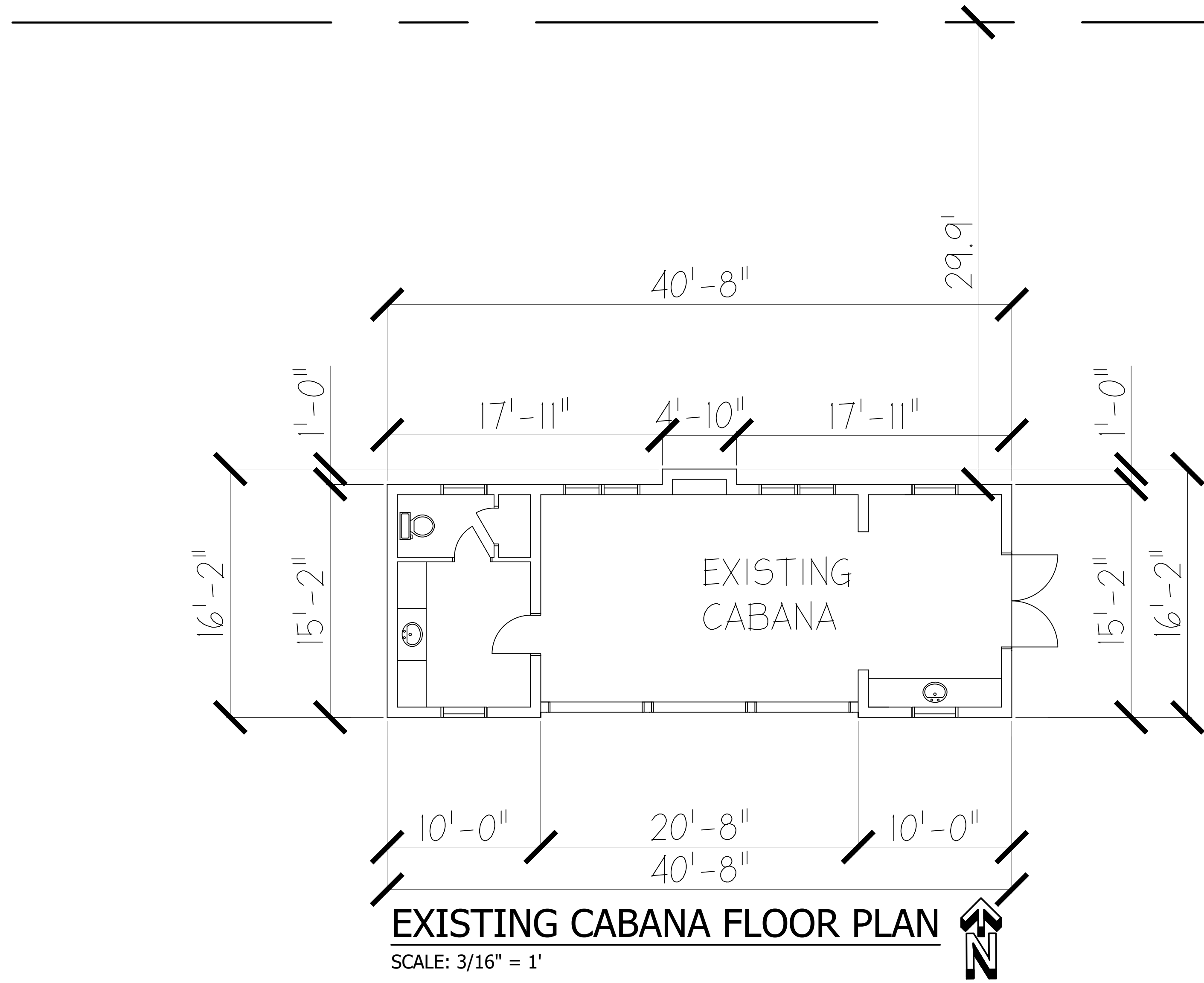
RIGHT ANGLE DRAFTING
MESA, GILBERT, ARIZONA
(480) 406-1830
kevin@rightangledrafting.com
PROJECT: 220804

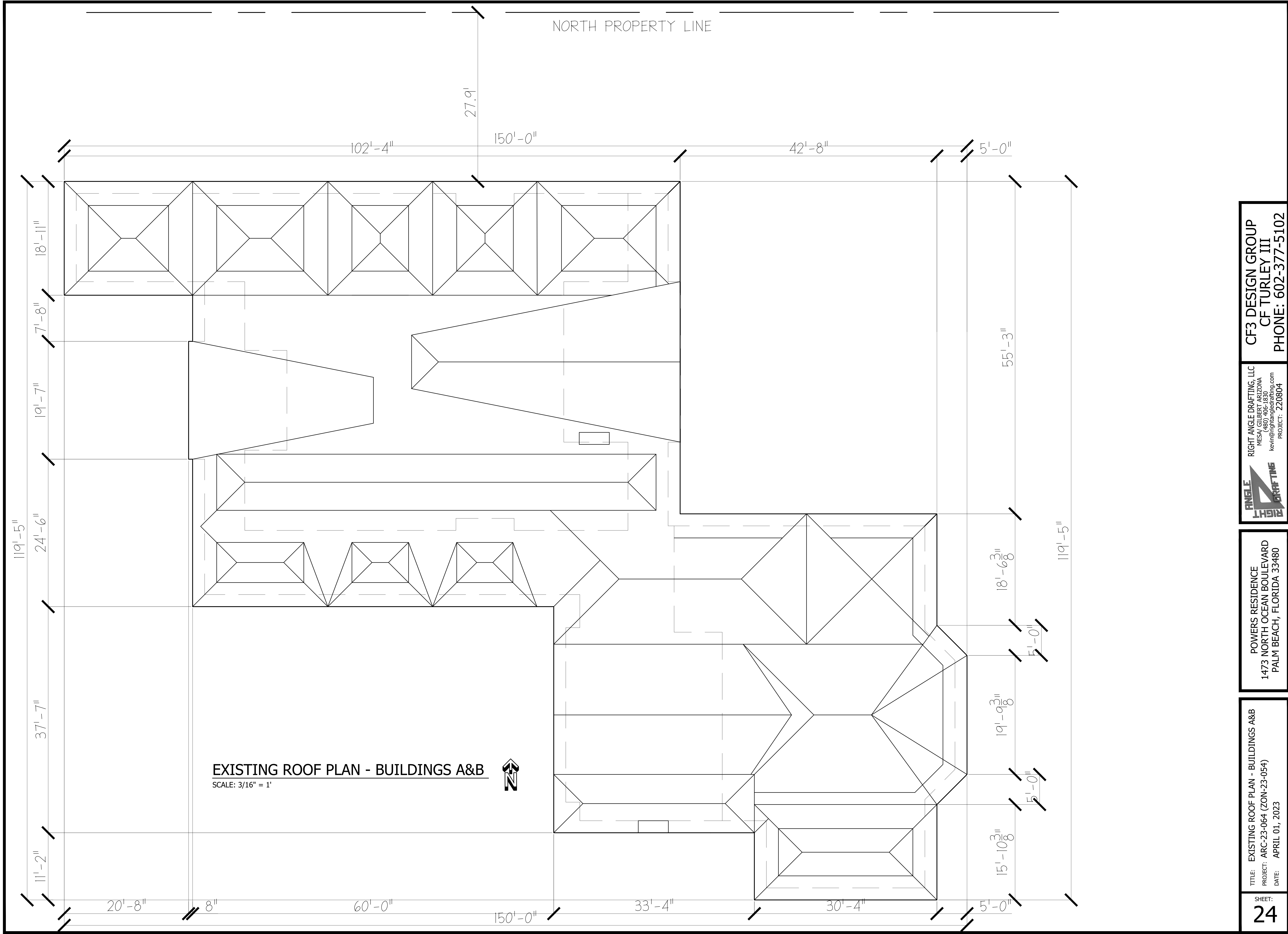
CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102

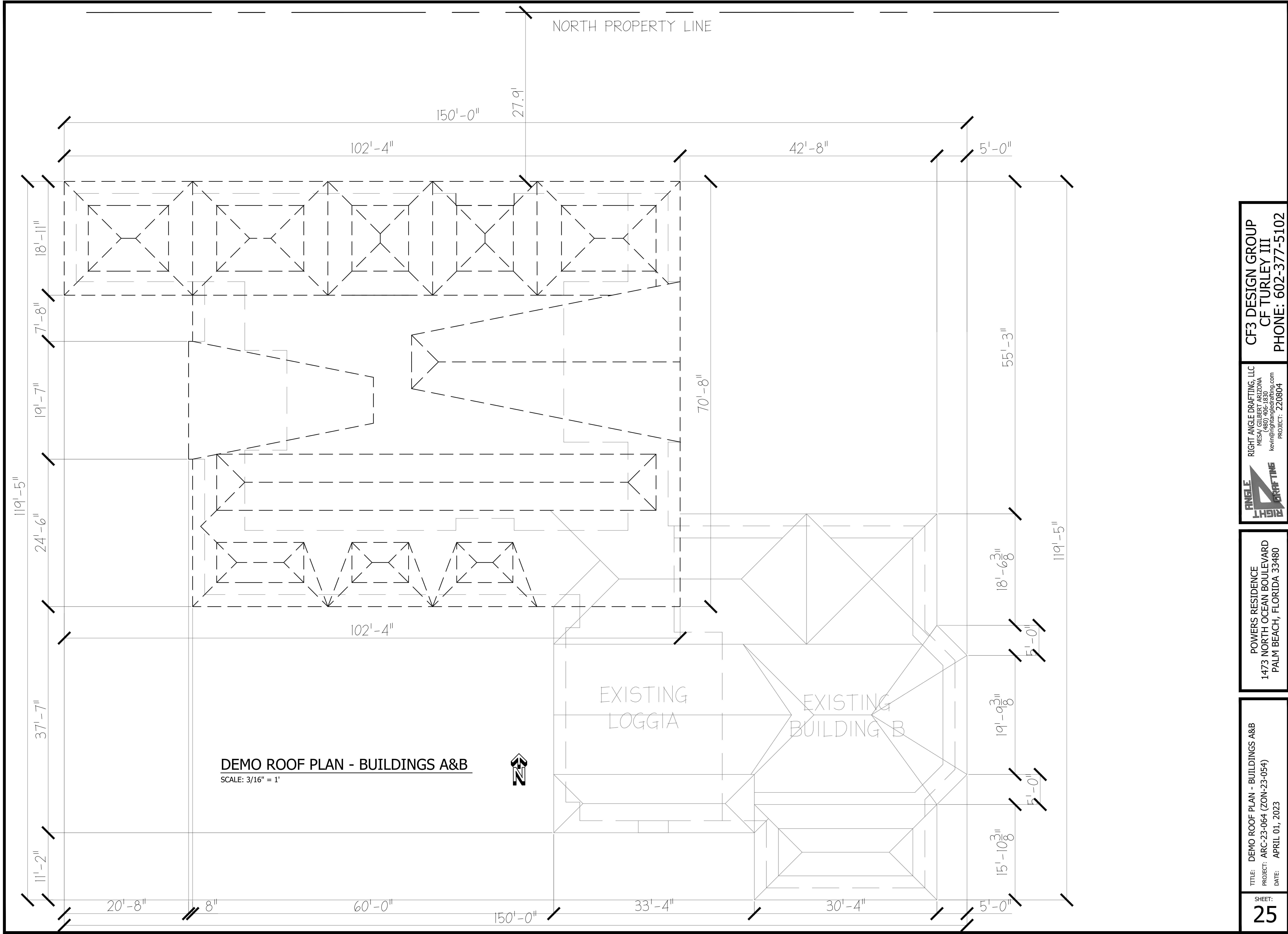


EXISTING WALLS

NEW WALLS





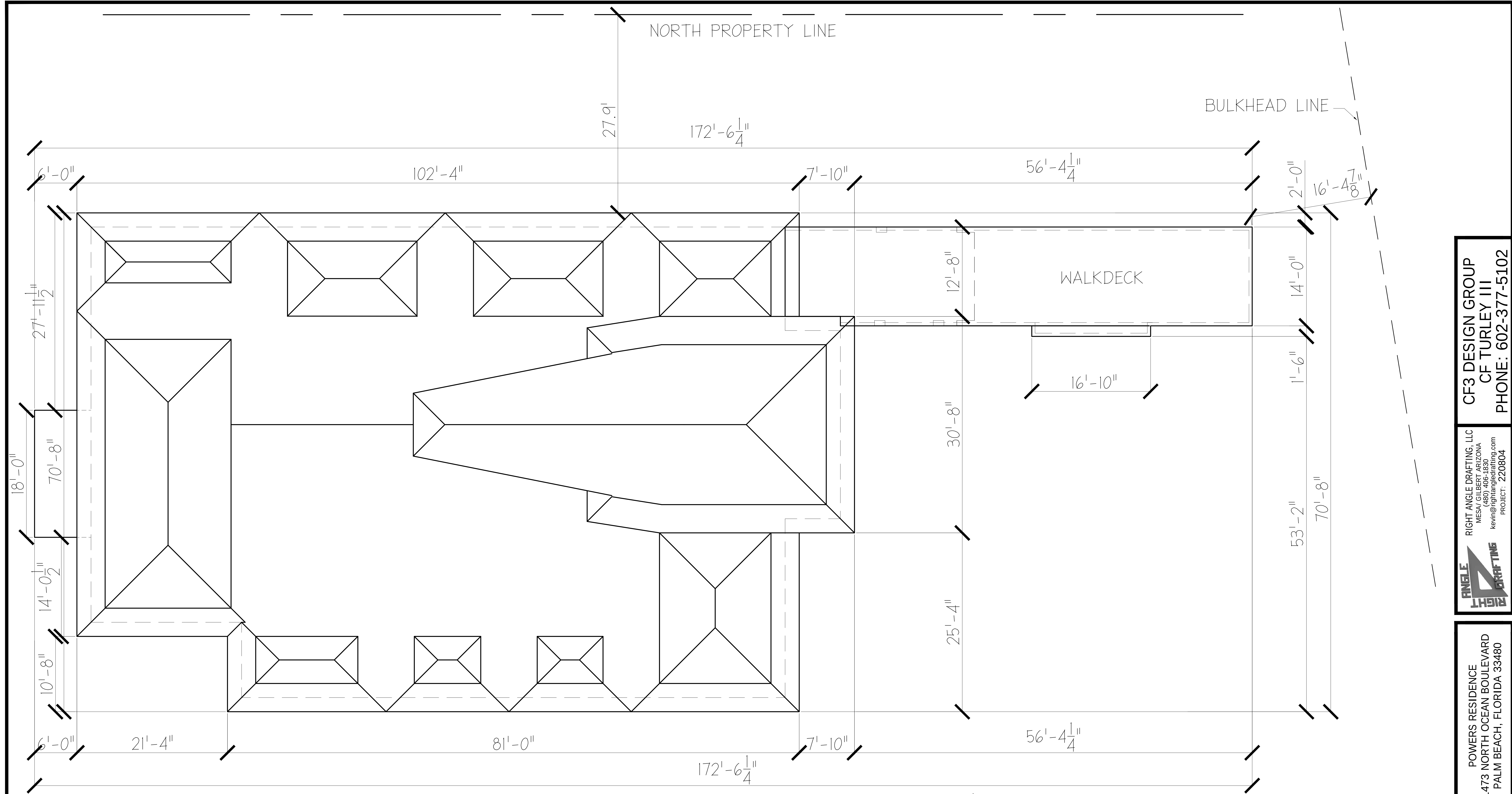


CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102

RIGHT ANGLE DRAFTING, LLC
MESA / GILBERT / ARIZONA
(480) 406-1830
kevin@rightangledrafting.com
PROJECT: 220804

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

TITLE: DEMO ROOF PLAN - BUILDINGS A&B
PROJECT: ARC-23-064 (ZON-23-054)
DATE: APRIL 01, 2023



PROPOSED ROOF PLANS - BUILDING A & EAST POOL HOUSE

SCALE: 3/16" = 1'



CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102

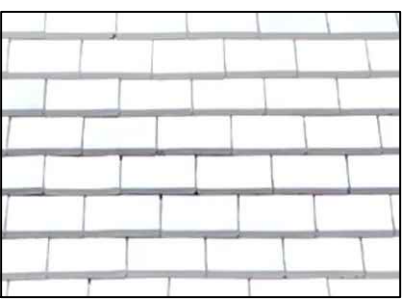
RIGHT ANGLE DRAFTING, LLC
MESA, GILBERT, ARIZONA
(480) 406-1830
kevin@rightangledrafting.com
PROJECT: 220804

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

TITLE: PROP. ROOF PLANS - BLDGS A & E. POOL HOUSE
PROJECT: ARC-23-064 (ZON-23-054)
DATE: OCTOBER 09, 2023

FINISH LEGEND

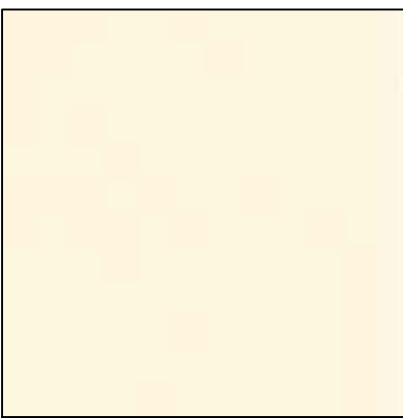
ROOF TILE:



FASCIA AND ACCENT COLOR: SW
SM1017 IVORY WOOL, MATCH
EXISTING BUILDINGS



MAIN BODY COLOR:
SW 3006-4C LEMON CREAM ON
SMOOTH FINISH STUCCO, MATCH
EXISTING BUILDINGS



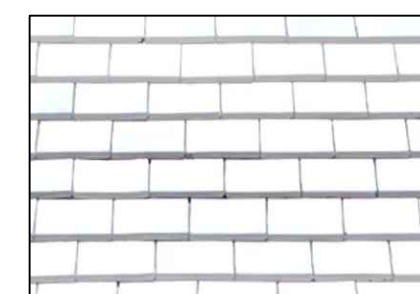
ALUMINUM RAILING:
SW 8006-12G CHARCOAL BLACK





FINISH LEGEND

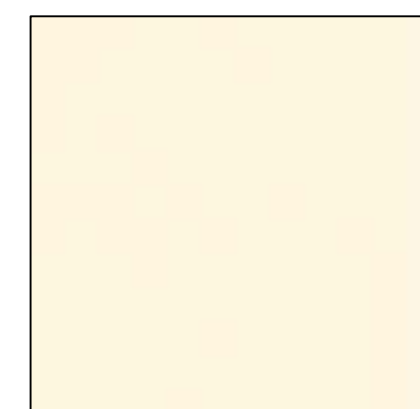
ROOF TILE:



FASCIA AND ACCENT COLOR: SW SM1017 IVORY WOOL, MATCH EXISTING BUILDINGS



MAIN BODY COLOR:
SW 3006-4C LEMON CREAM ON
SMOOTH FINISH STUCCO, MATCH
EXISTING BUILDINGS



ALUMINUM RAILING:
SW 8006-12G CHARCOAL BLACK



CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102

RIGHT ANGLE DRAFTING, LLC
MESA, GILBERT, ARIZONA
(480) 406-1830
kevin@rightangledrafting.com

RIGHT ANGLE DRAFTING

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

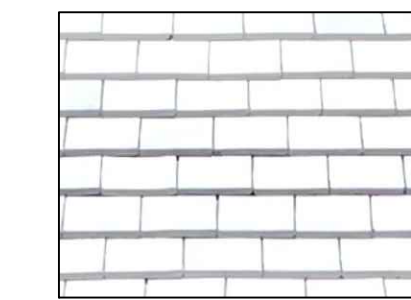
REVISIONS:

TITLE: EAST ELEVATIONS
PROJECT: 220804
DATE: AUGUST 27, 2023

SHEET:
28

FINISH LEGEND

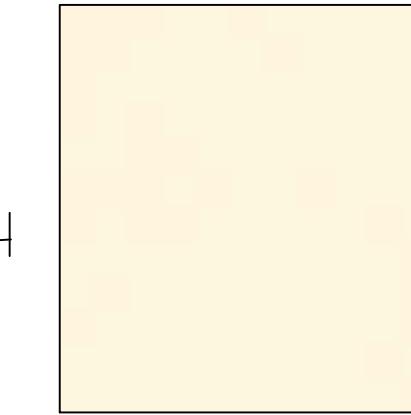
ROOF TILE:



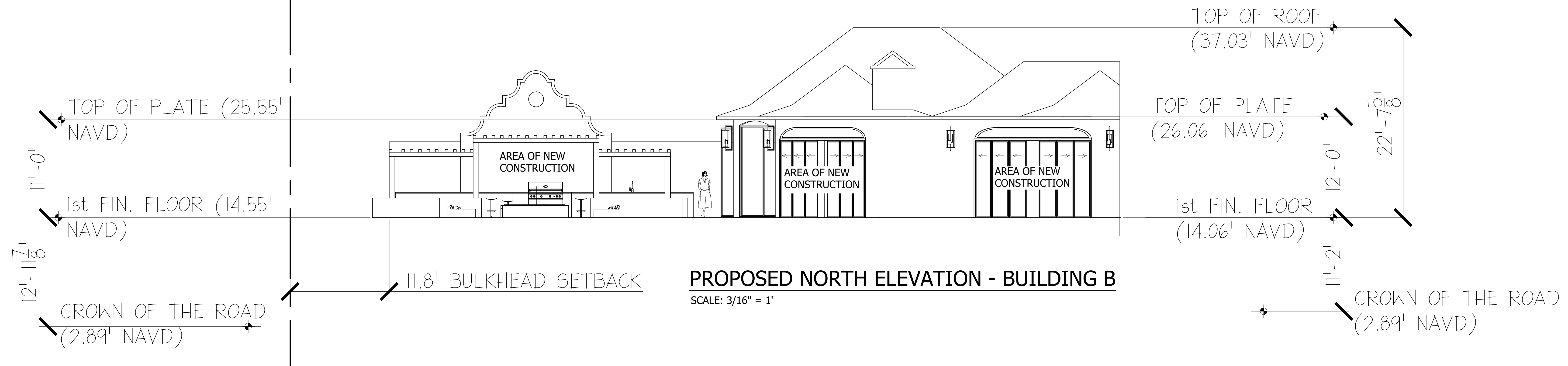
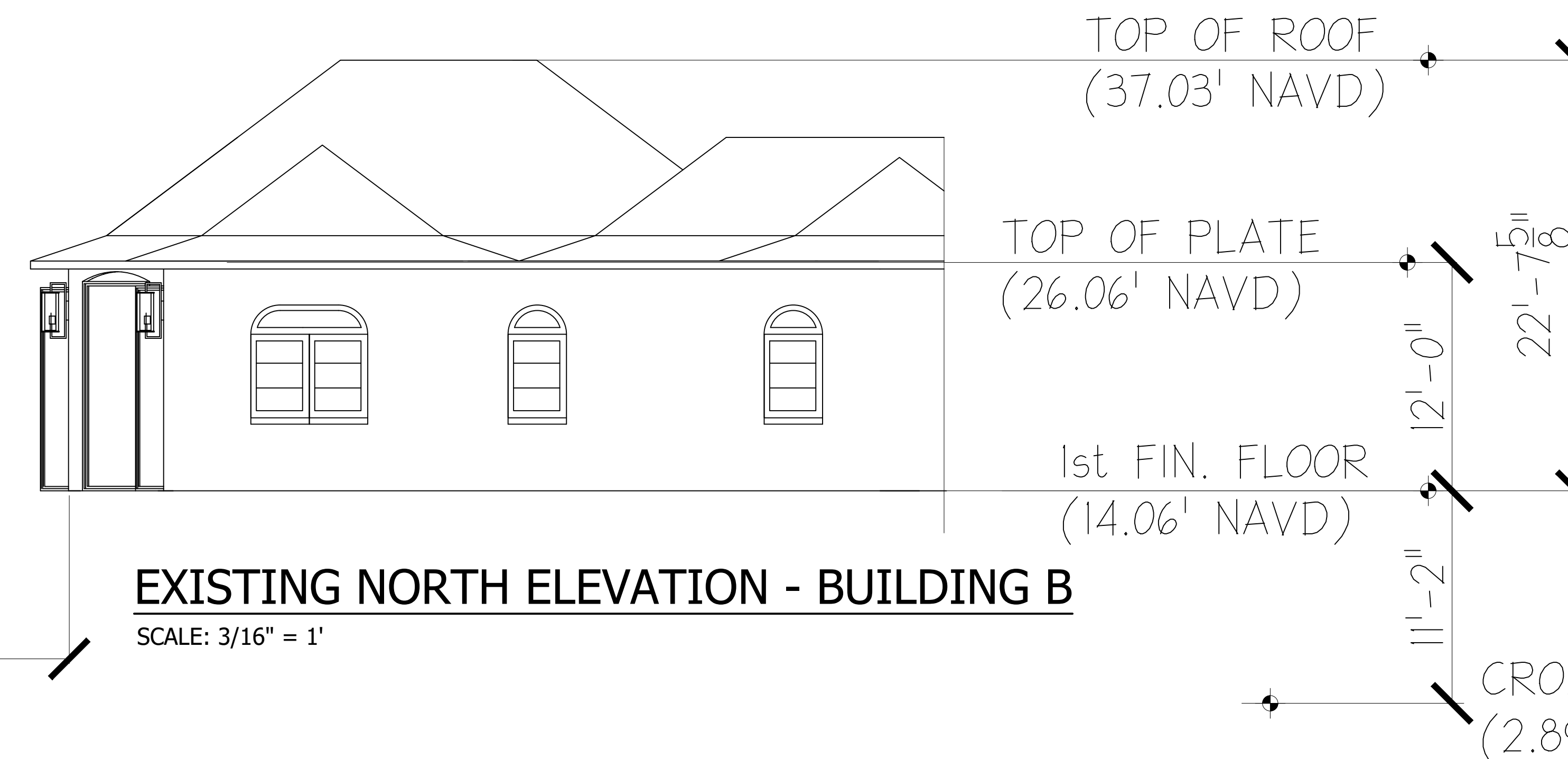
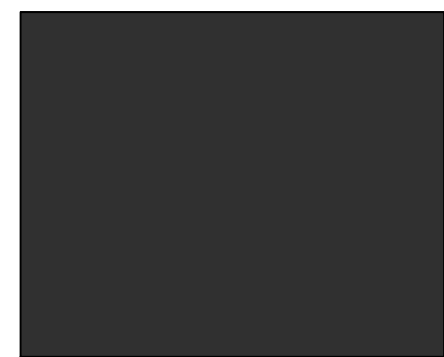
FASCIA AND ACCENT COLOR: SW
SM1017 IVORY WOOL, MATCH
EXISTING BUILDINGS



MAIN BODY COLOR:
SW 3006-4C LEMON CREAM ON
SMOOTH FINISH STUCCO, MATCH
EXISTING BUILDINGS



ALUMINUM RAILING:
SW 8006-12G CHARCOAL BLACK



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POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

REVISIONS:

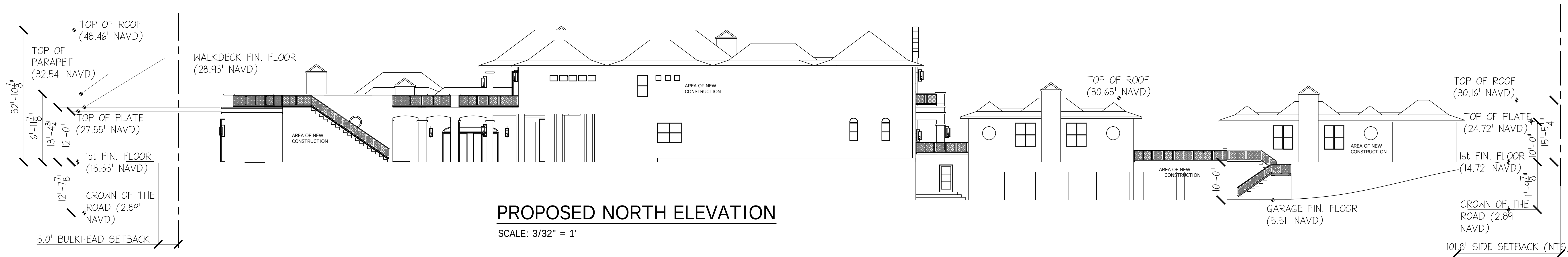
TITLE: NORTH ELEVATIONS - BUILDING B
PROJECT: 220804
DATE: MARCH 07, 2023

SHEET:
29



EXISTING NORTH ELEVATION

SCALE: 3/32" = 1'

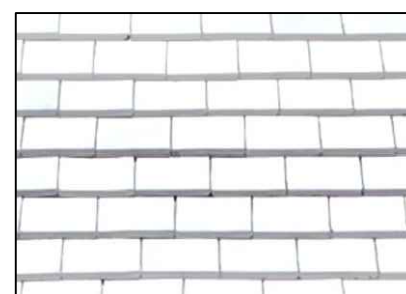


PROPOSED NORTH ELEVATION

SCALE: 3/32" = 1'

FINISH LEGEND

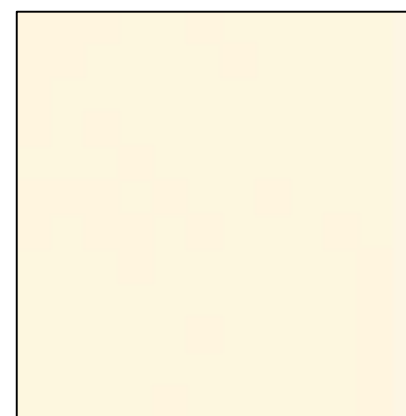
ROOF TILE:



FASCIA AND ACCENT
COLOR: SW SM1017
IVORY WOOL, MATCH
EXISTING BUILDINGS



MAIN BODY COLOR:
SW 3006-4C LEMON
CREAM ON SMOOTH
FINISH STUCCO,
MATCH EXISTING
BUILDINGS



ALUMINUM RAILING:
SW 8006-12G CHARCOAL
BLACK



EXISTING SOUTH ELEVATION

SCALE: 3/32" = 1'



PROPOSED SOUTH ELEVATION

SCALE: 3/32" = 1'

CF3 DESIGN GROUP
CF TURLEY III
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kevin@rightangledrafting.com



POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

REVISIONS:

TITLE: NORTH & SOUTH ELEVATIONS
PROJECT: 220804
DATE: OCTOBER 08, 2023

SHEET:
30



PROPOSED WEST ELEVATION

SCALE: NTS

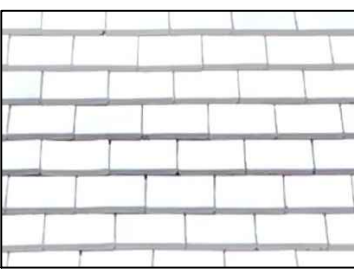


PROPOSED EAST ELEVATION

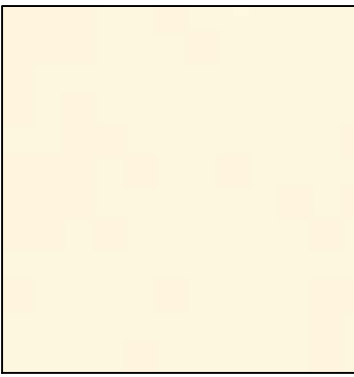
SCALE: NTS

FINISH LEGEND

ROOF TILE:



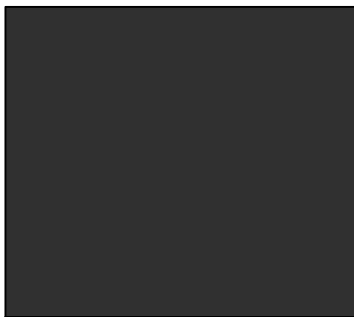
MAIN BODY COLOR:
SW 3006-4C LEMON CREAM ON
SMOOTH FINISH STUCCO, MATCH
EXISTING BUILDINGS



FASCIA AND ACCENT COLOR: SW
5M1017 IVORY WOOL, MATCH
EXISTING BUILDINGS



ALUMINUM RAILING:
5W 8006-12G CHARCOAL BLACK



CF3 DESIGN GROUP
CF TURLEY III
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POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

TITLE: COLORED ELEVATIONS - EAST & WEST
PROJECT: 220804
DATE: JULY 08, 2023

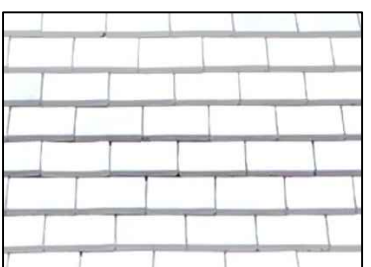
SHEET:
31



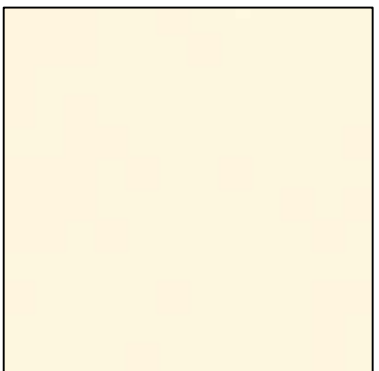
PROPOSED NORTH ELEVATION - BUILDING B
SCALE: NTS

FINISH LEGEND

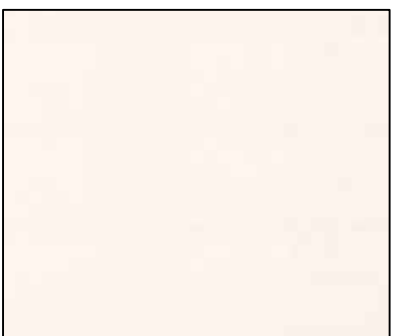
ROOF TILE:



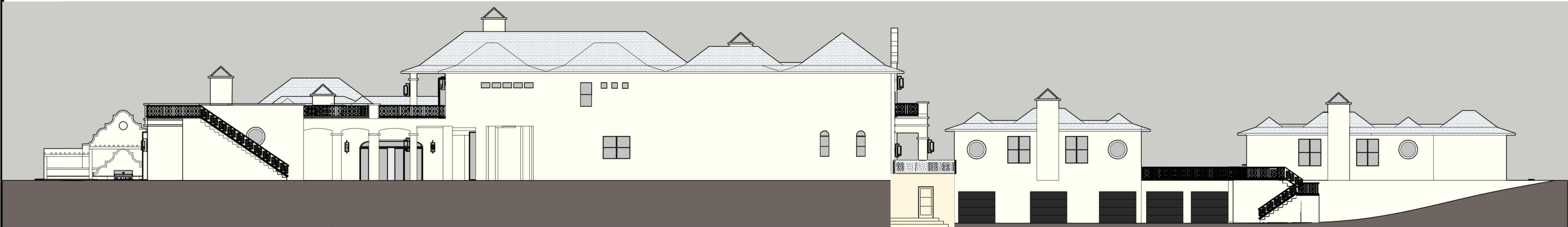
MAIN BODY COLOR:
SW 3006-4C LEMON CREAM ON
SMOOTH FINISH STUCCO, MATCH
EXISTING BUILDINGS



FASCIA AND ACCENT COLOR: SW
SM1017 IVORY WOOL, MATCH
EXISTING BUILDINGS



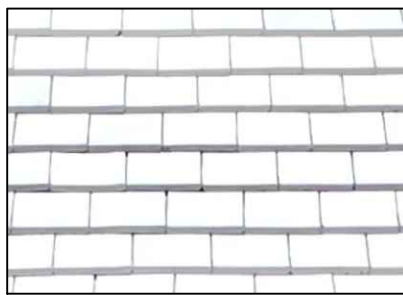
ALUMINUM RAILING:
SW 8006-12G CHARCOAL BLACK



PROPOSED NORTH ELEVATION
SCALE: NTS

FINISH LEGEND

ROOF TILE:



FASCIA AND ACCENT COLOR: SW
SM1017 IVORY WOOL, MATCH
EXISTING BUILDINGS



MAIN BODY COLOR:
SW 3006-4C LEMON CREAM ON
SMOOTH FINISH STUCCO, MATCH
EXISTING BUILDINGS



ALUMINUM RAILING:
SW 8006-12G CHARCOAL BLACK



PROPOSED SOUTH ELEVATION

SCALE: NTS

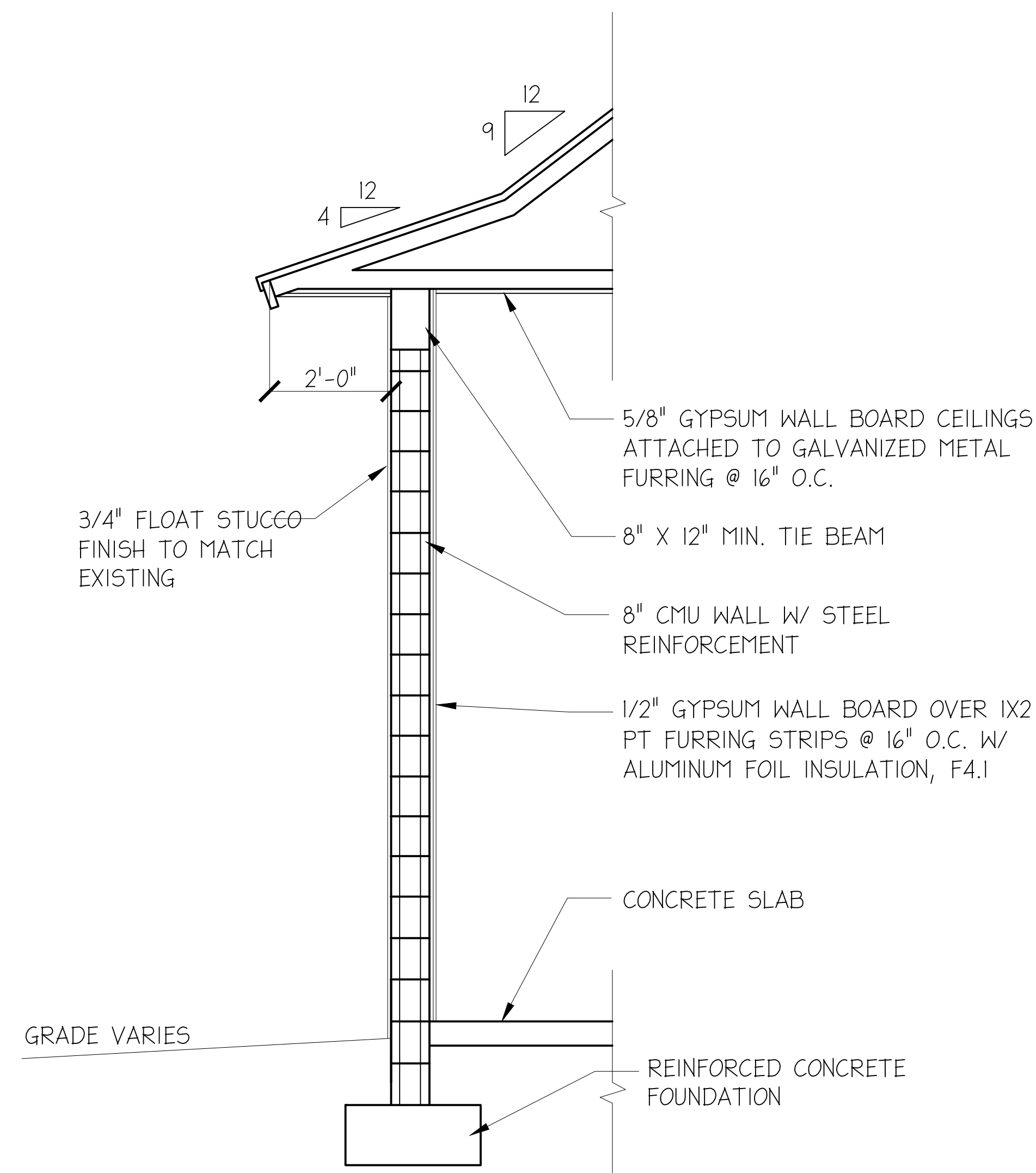
CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102

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(480) 406-1830
kevin@rightangledrafting.com

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

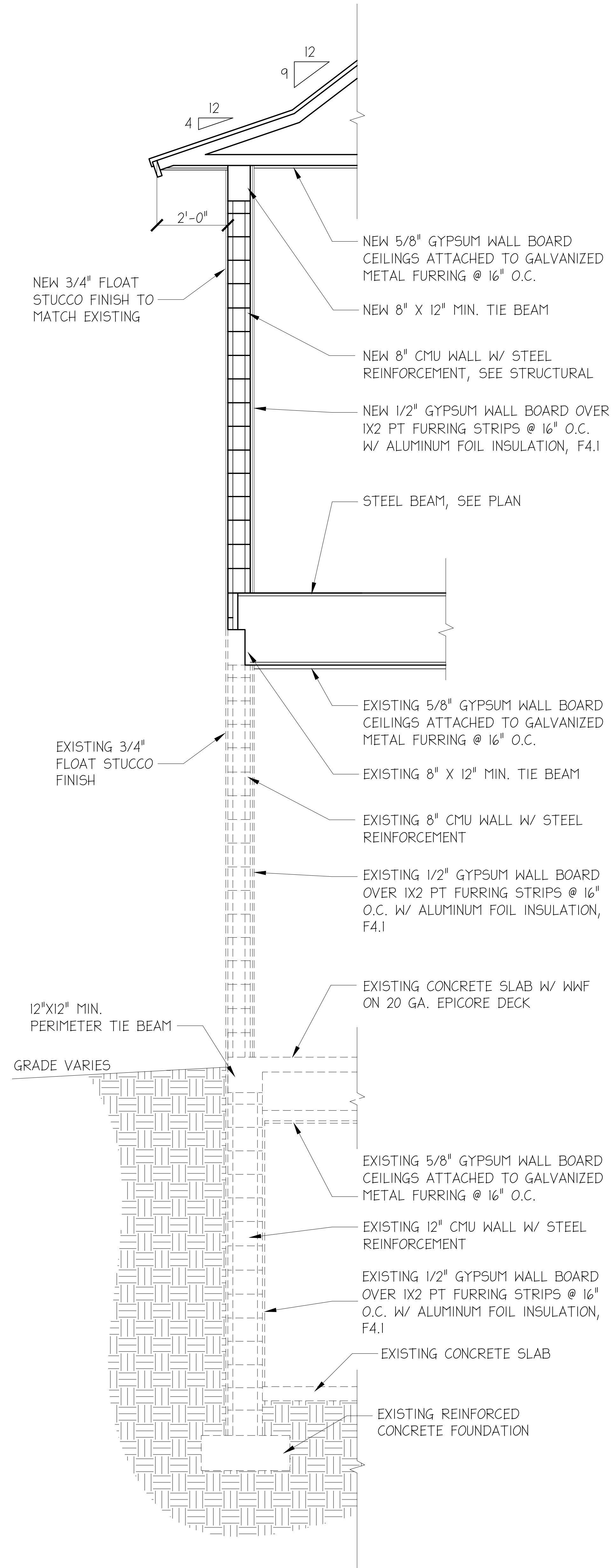
REVISIONS:
TITLE: COLORED ELEVATIONS - SOUTH
PROJECT: 220804
DATE: JULY 08, 2023

SHEET:
33



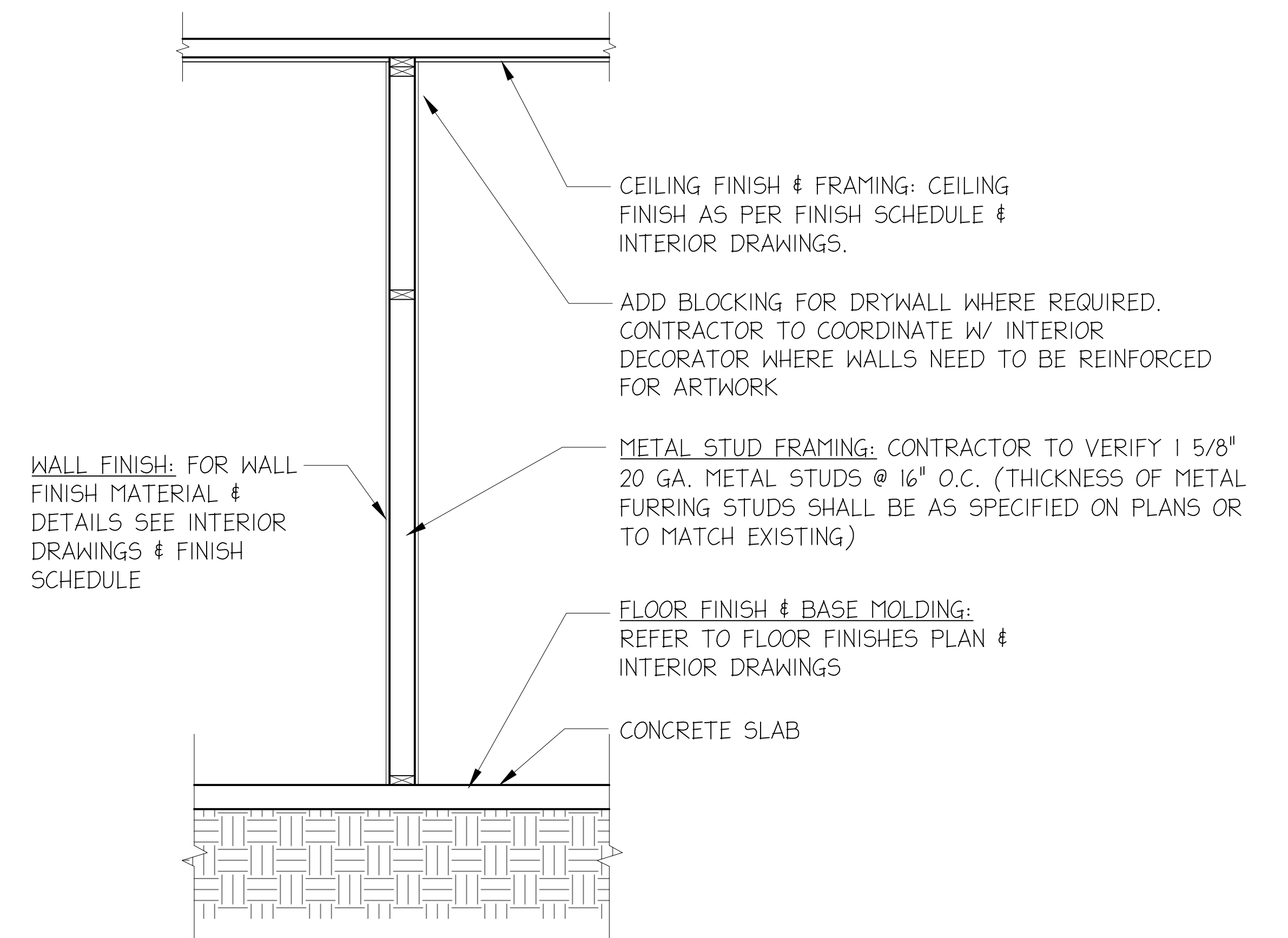
NEW 1-STORY WALL SECTION

SCALE: NTS FOR REFERENCE ONLY



NEW WALL SECTION @ BASEMENT

SCALE: NTS FOR REFERENCE ONLY



NEW INTERIOR FRAMED WALL SECTION, TYP.

SCALE: NTS FOR REFERENCE ONLY

CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102

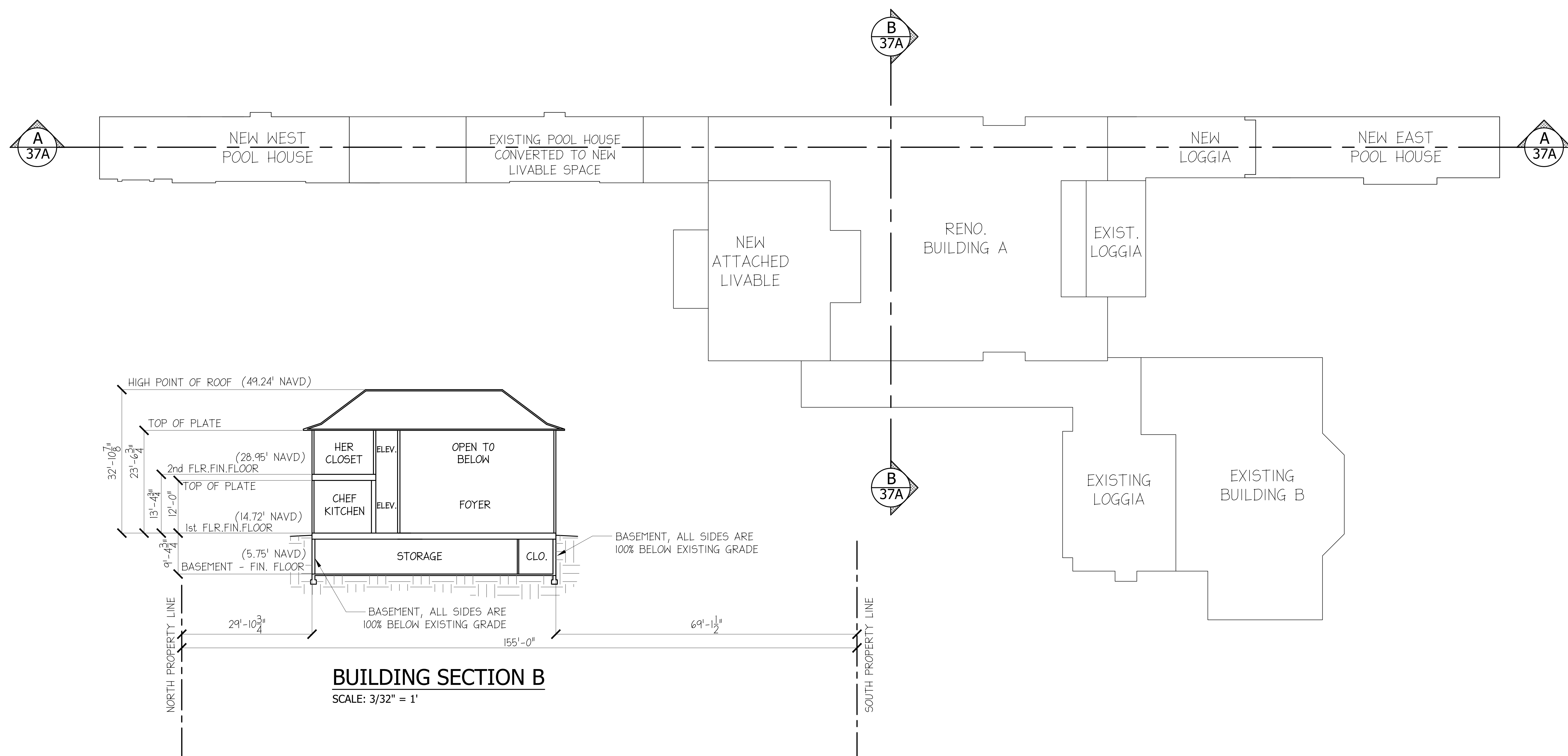
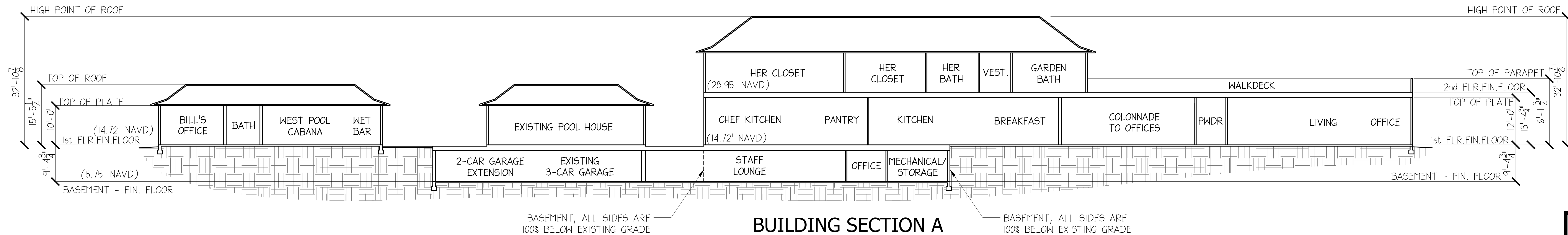
RIGHT ANGLE DRAFTING, LLC
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kevin@rightangledrafting.com
PROJECT: 220804

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

REVISIONS:

TITLE: WALL SECTIONS
PROJECT: ARC-23-064 (ZON-23-054)
DATE: JUNE 22, 2023

SHEET:
34



CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102

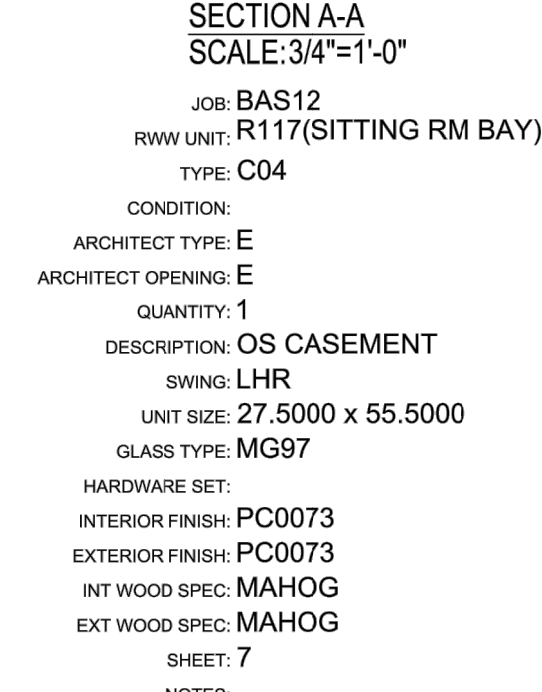
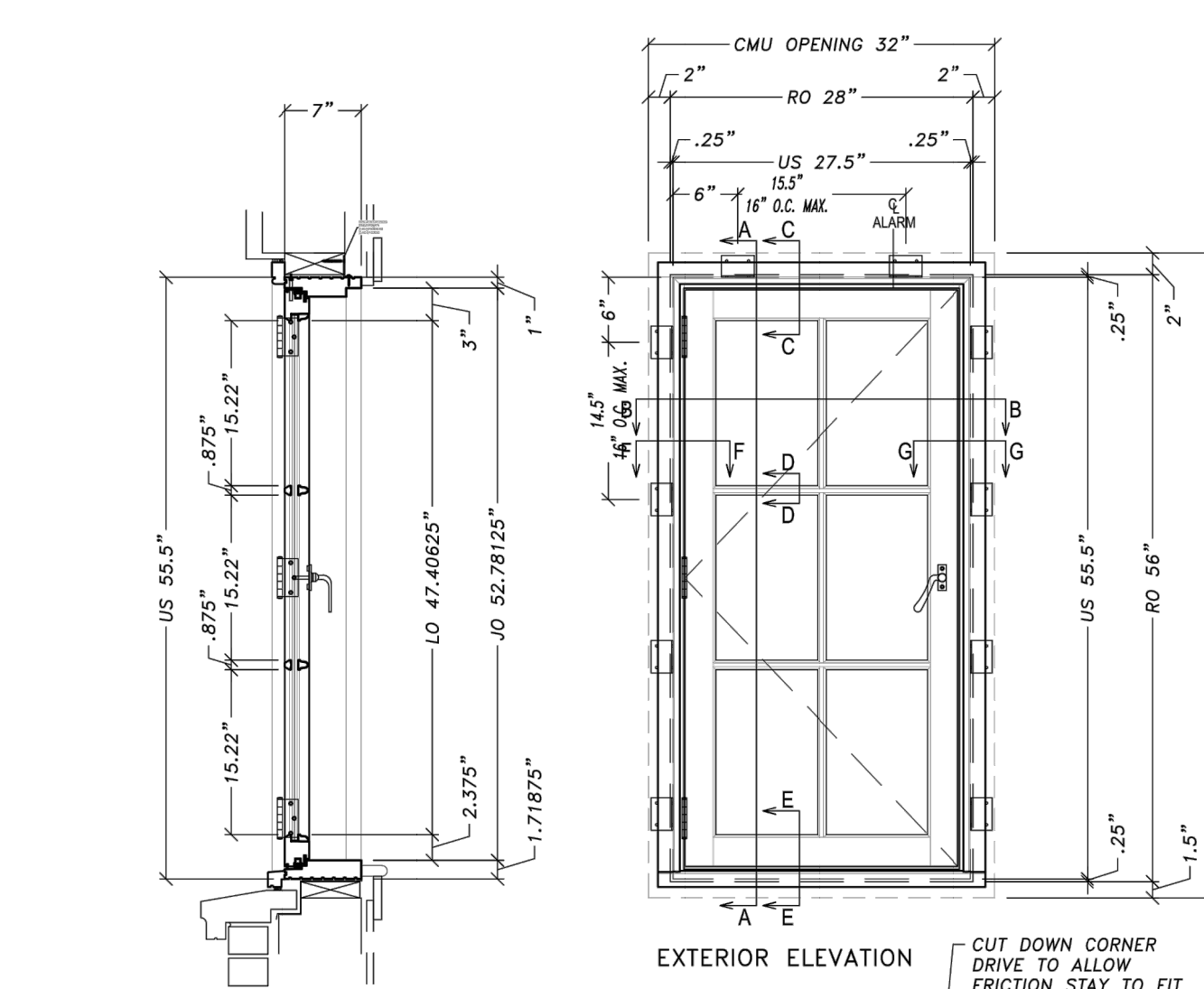
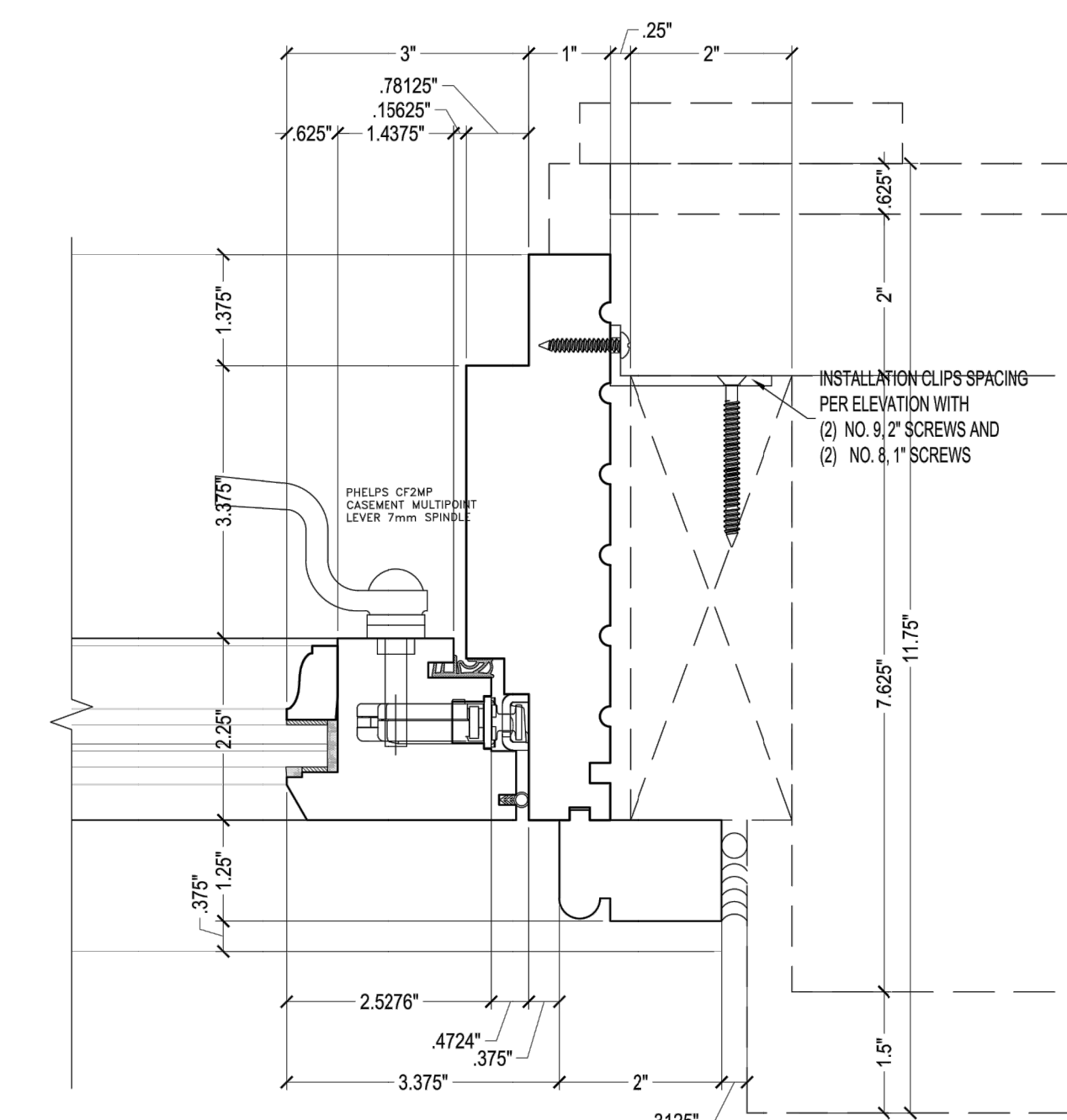
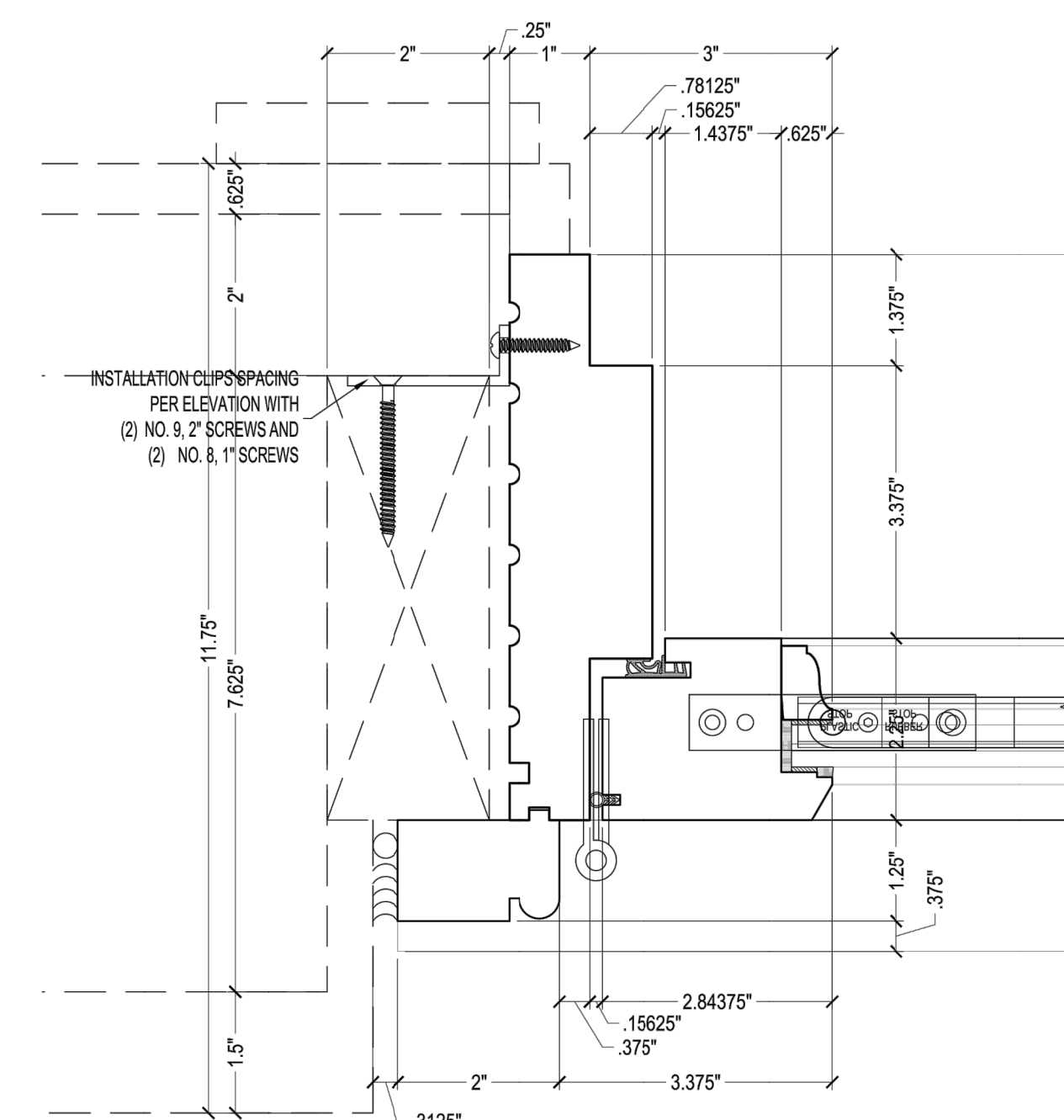
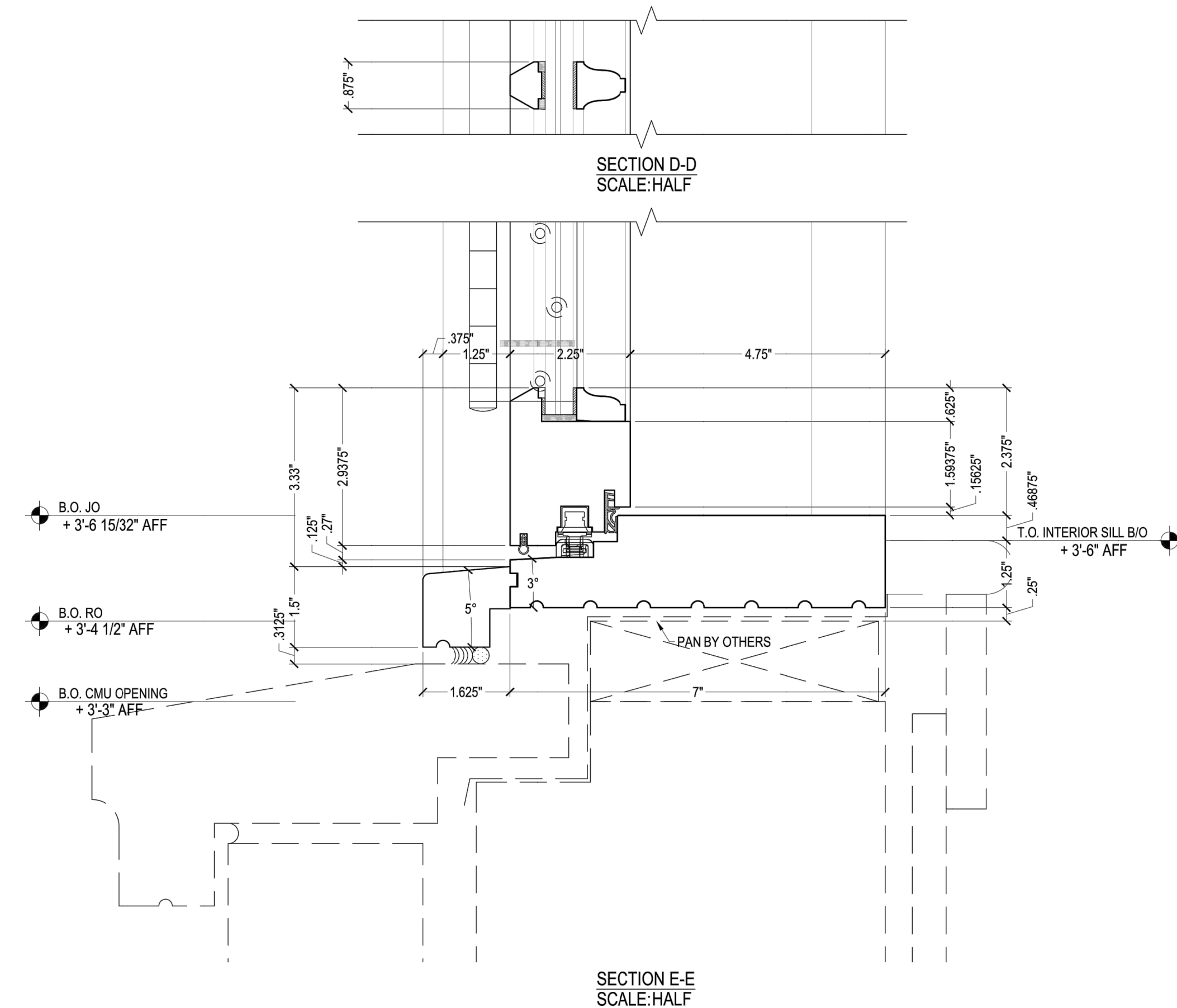
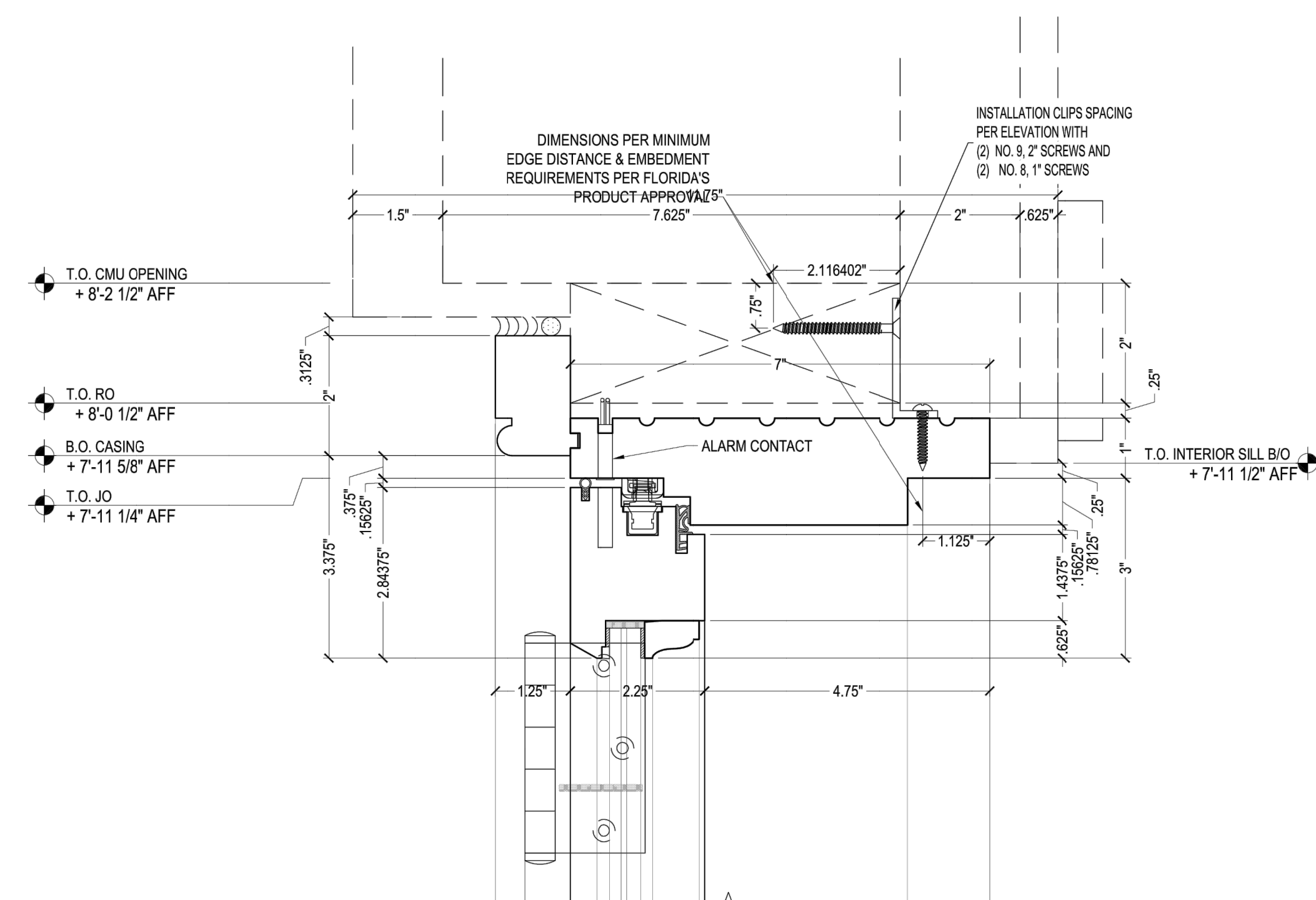
RIGHT ANGLE DRAFTING, LLC
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(480) 406-1830
kevin@rightangledrafting.com
PROJECT: 220804

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

REVISIONS:

TITLE: BUILDING SECTIONS
PROJECT: ARC-23-064 (ZON-23-054)
DATE: OCTOBER 05, 2023

SHEET:
34A



CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102

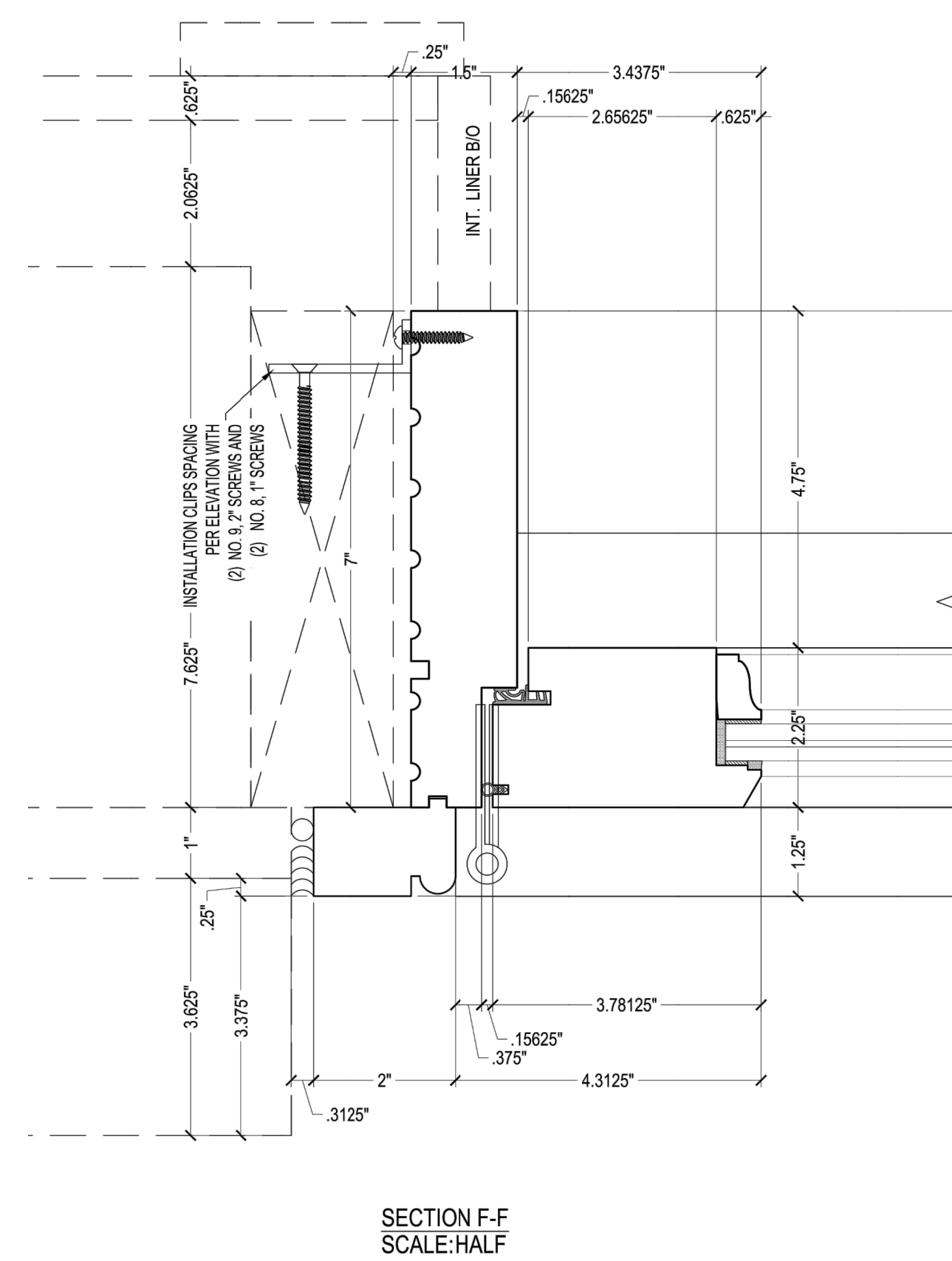
RIGHT ANGLE DRAFTING, LLC
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(480) 406-1830
kevin@rightangledrafting.com
PROJECT: 220804

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

REVISIONS:

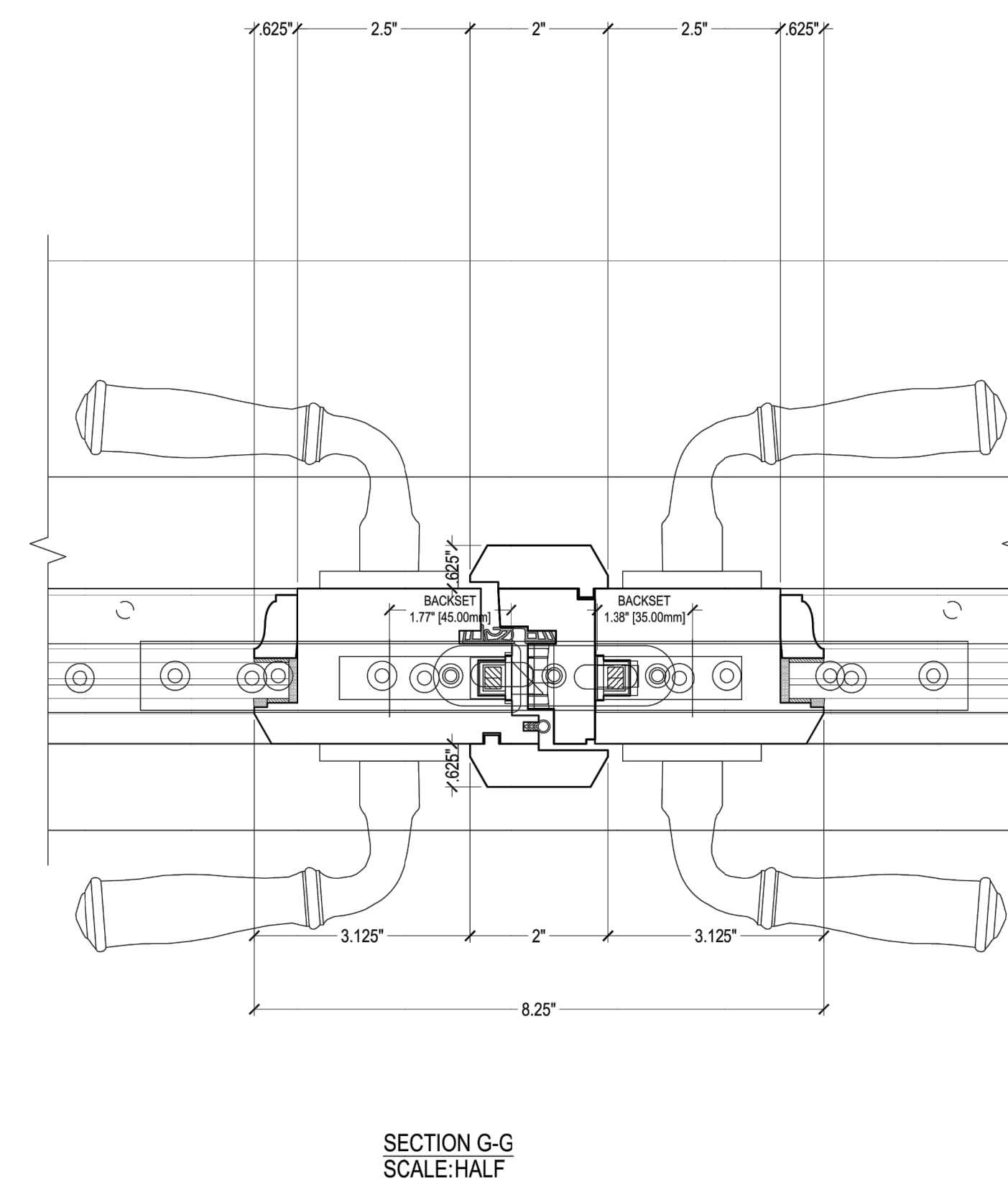
TITLE: REILLY DETAILS - OS CASEMENT
PROJECT: ARC-23-064 (ZON-23-054)
DATE: JUNE 21, 2023

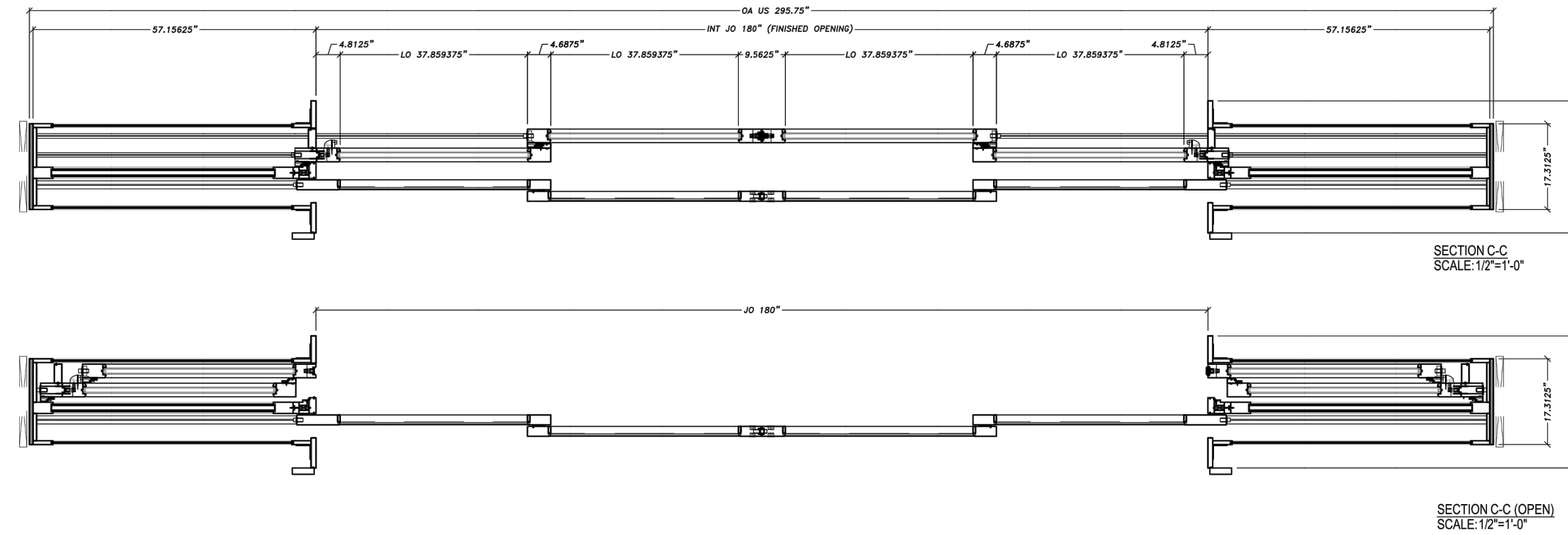
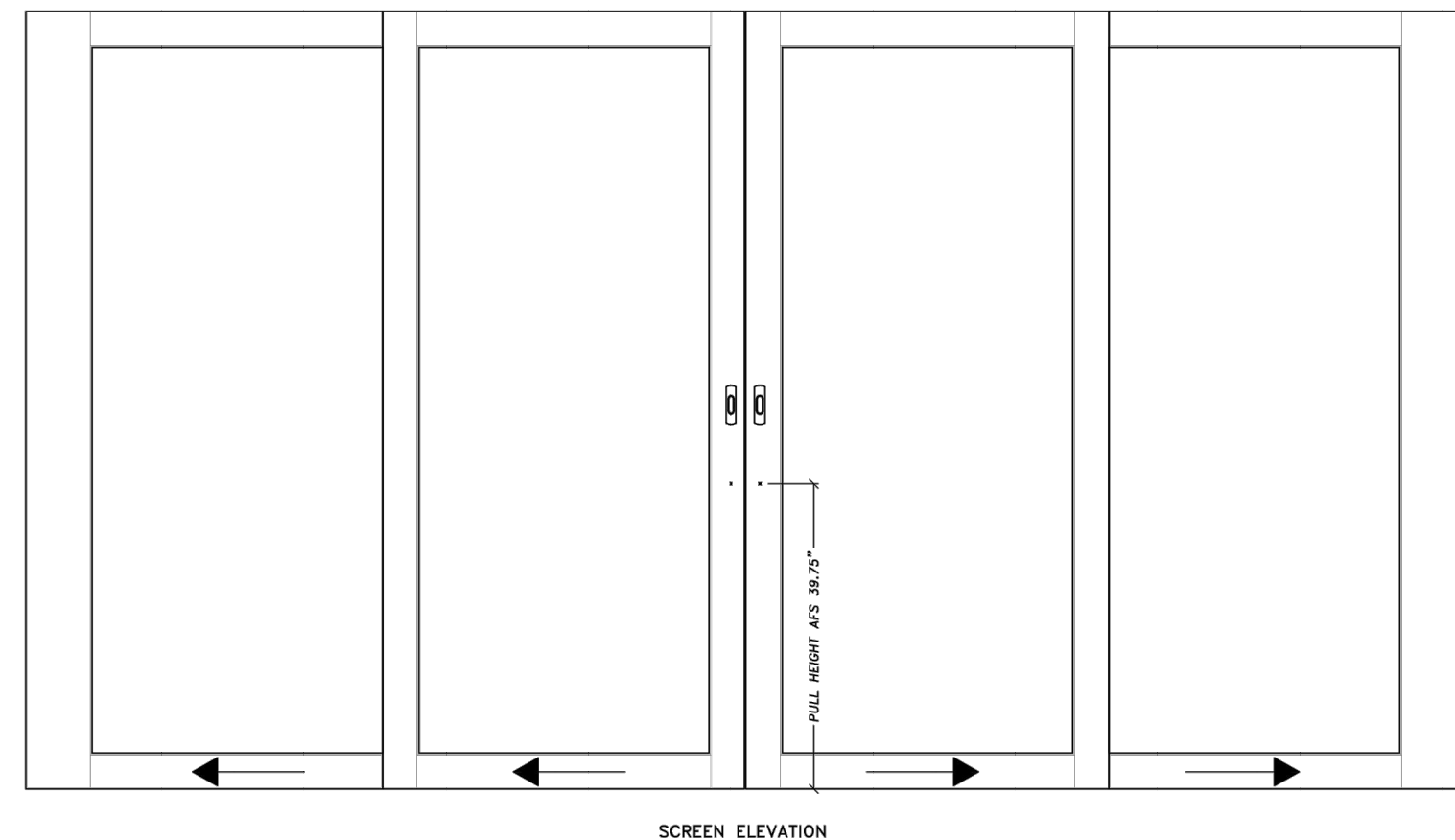
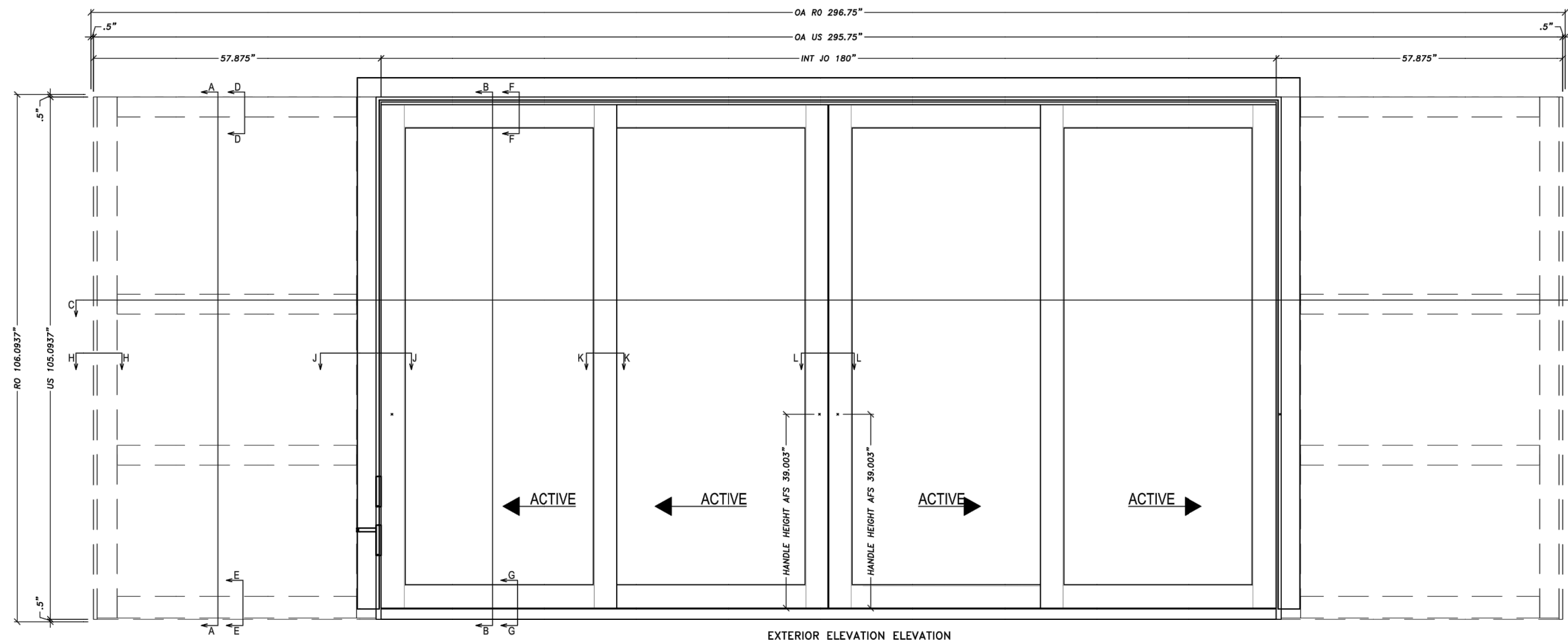
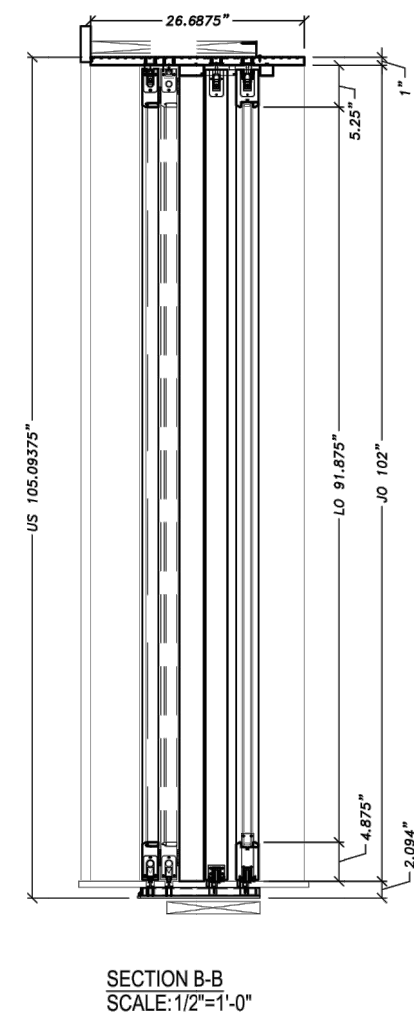
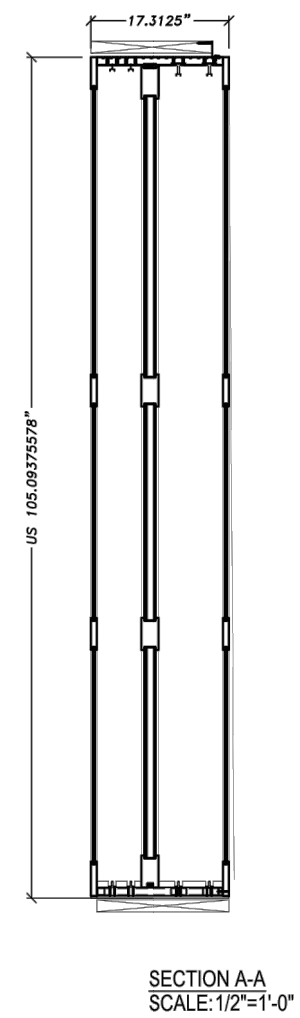
SHEET:
35a

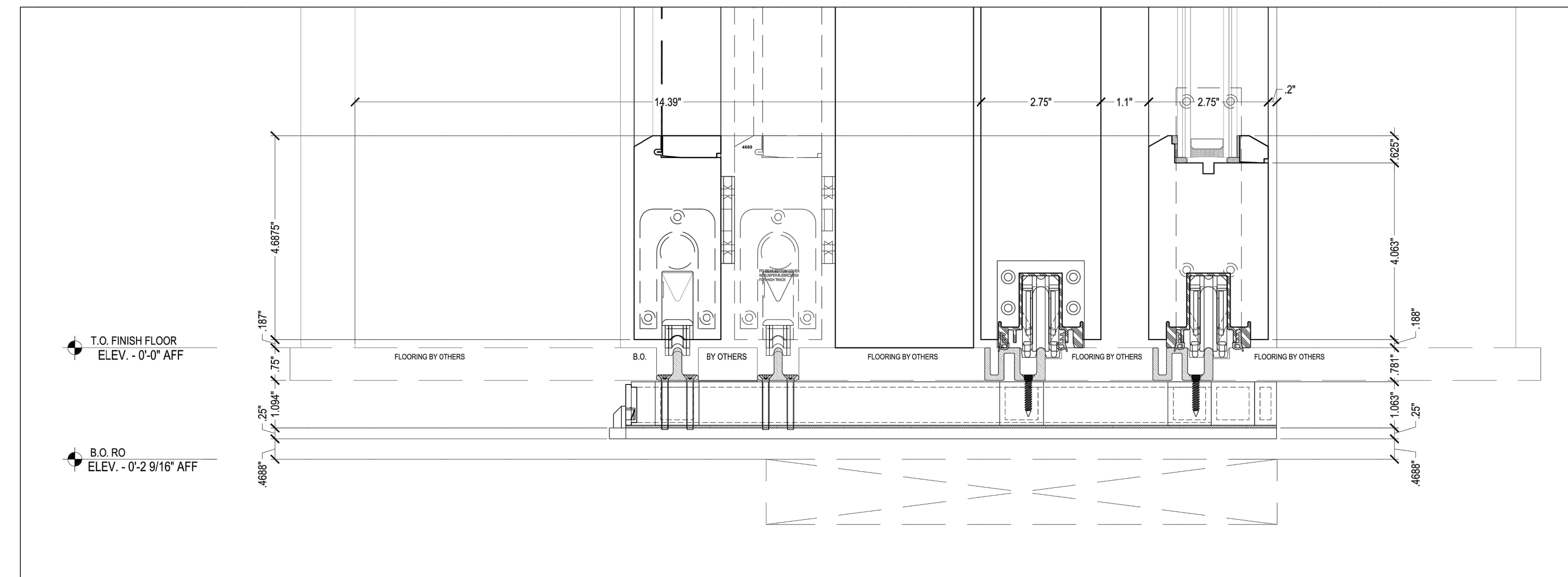
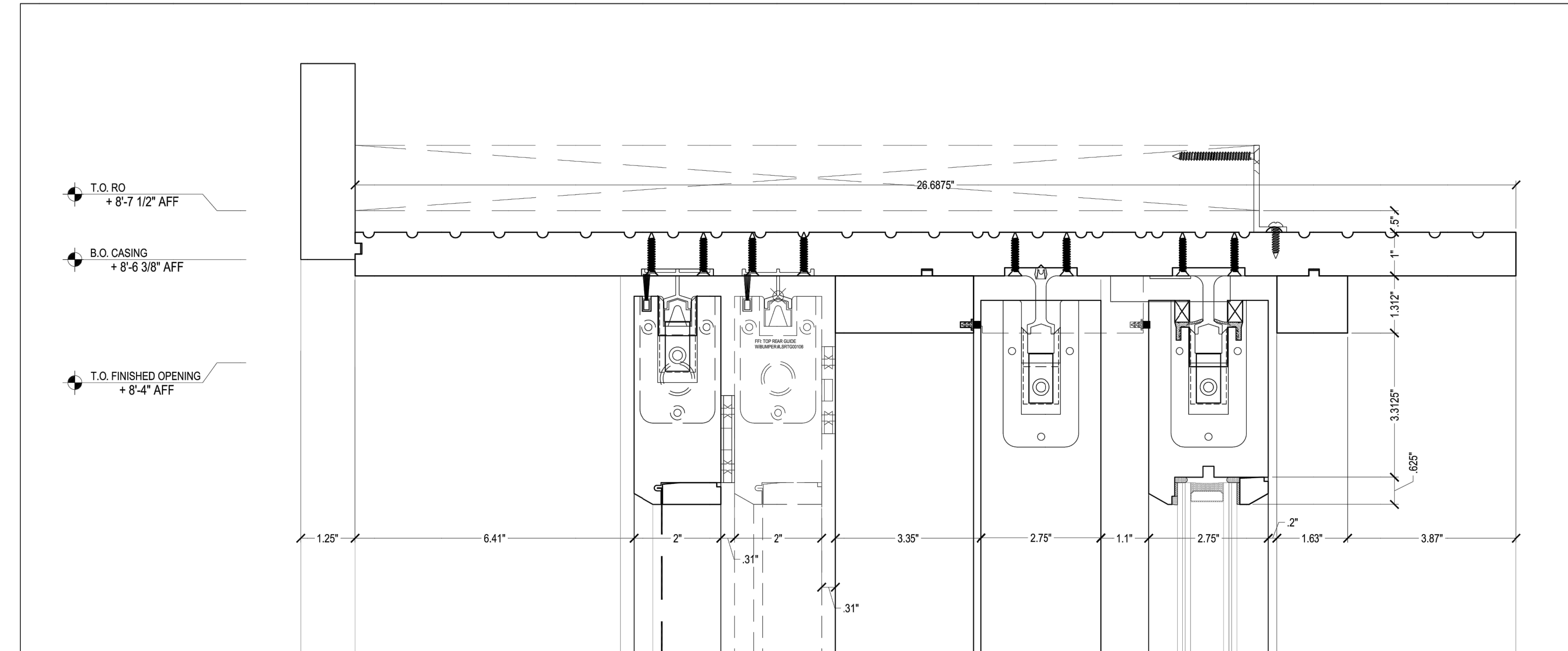
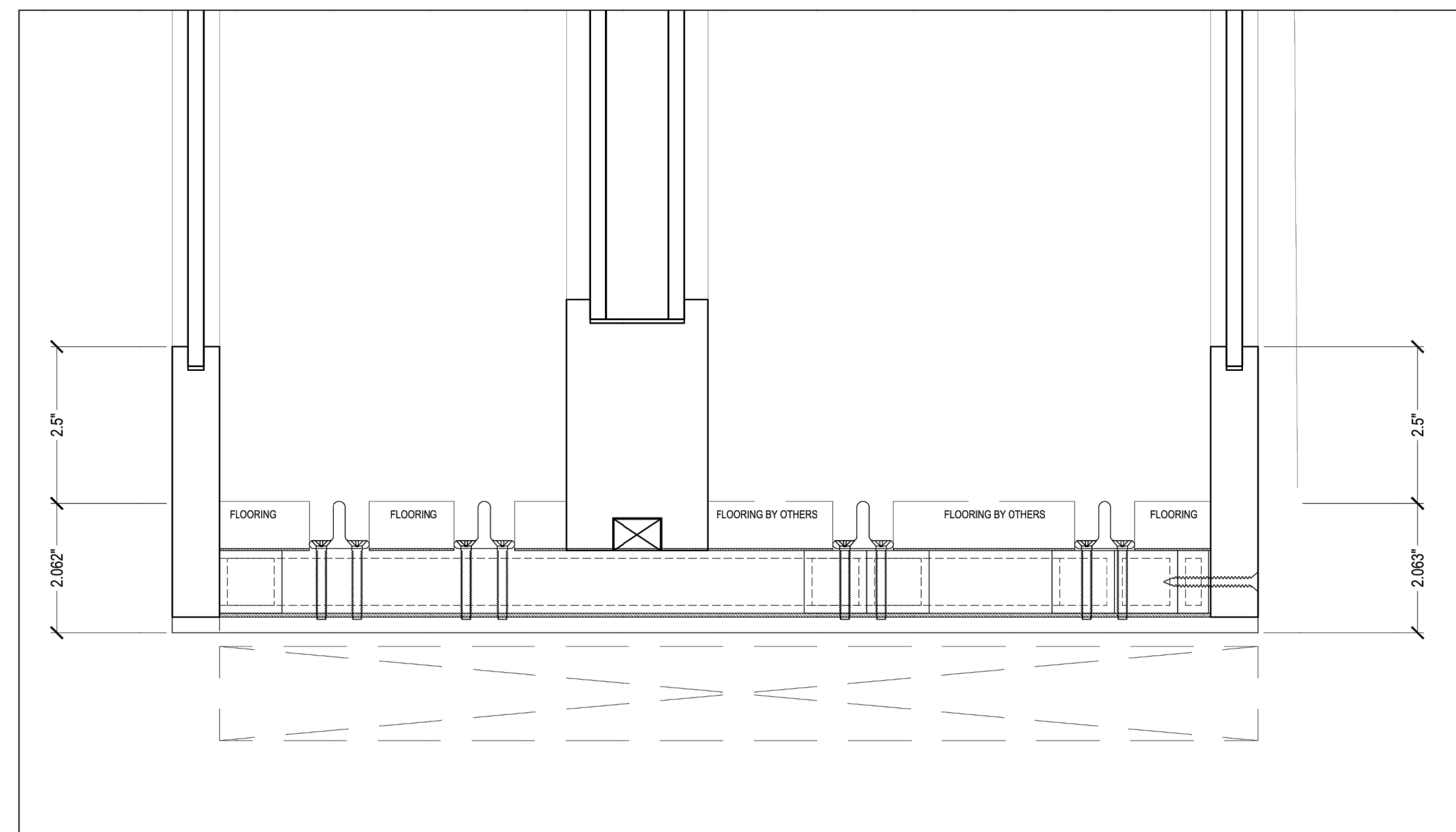
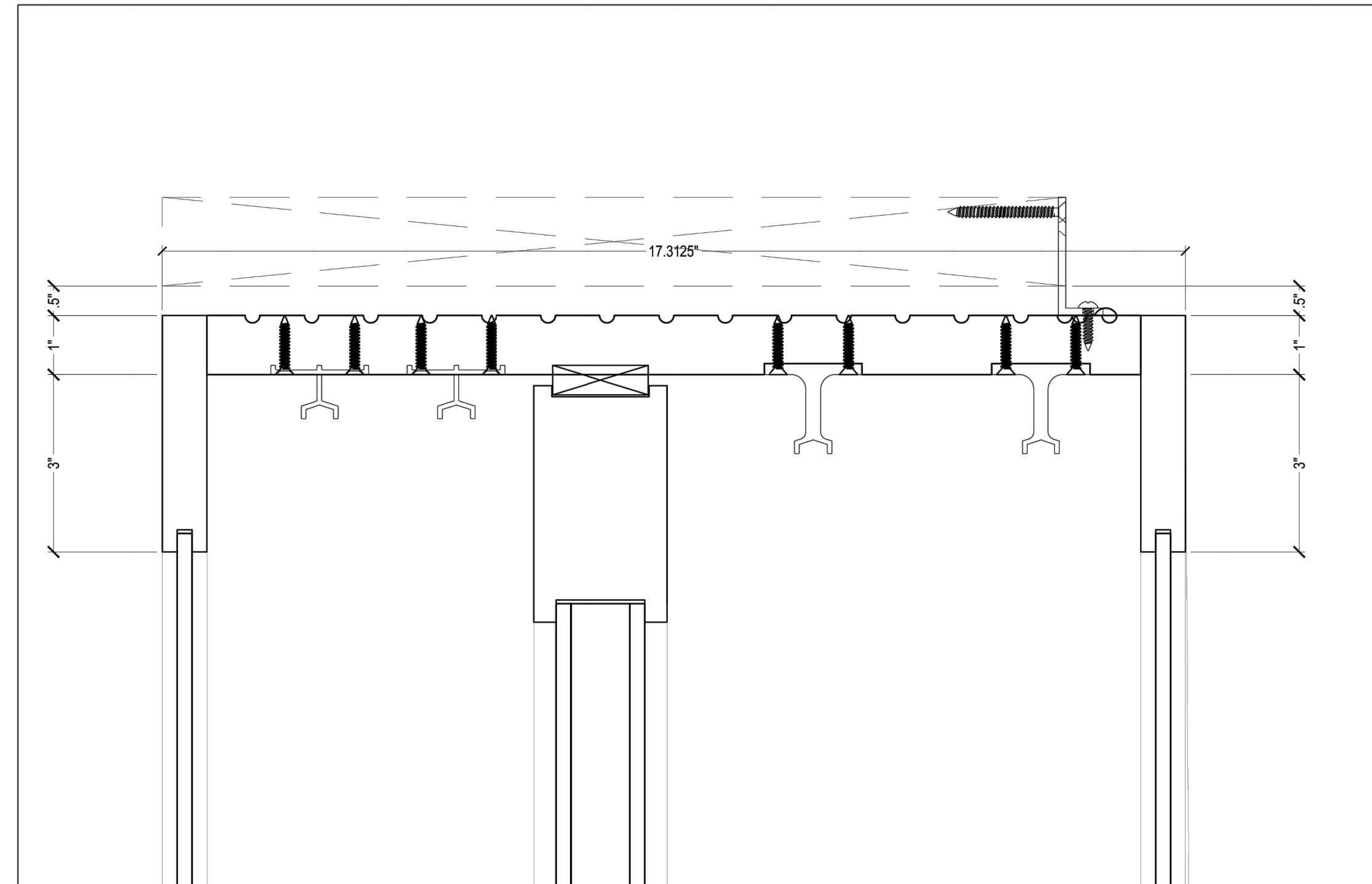


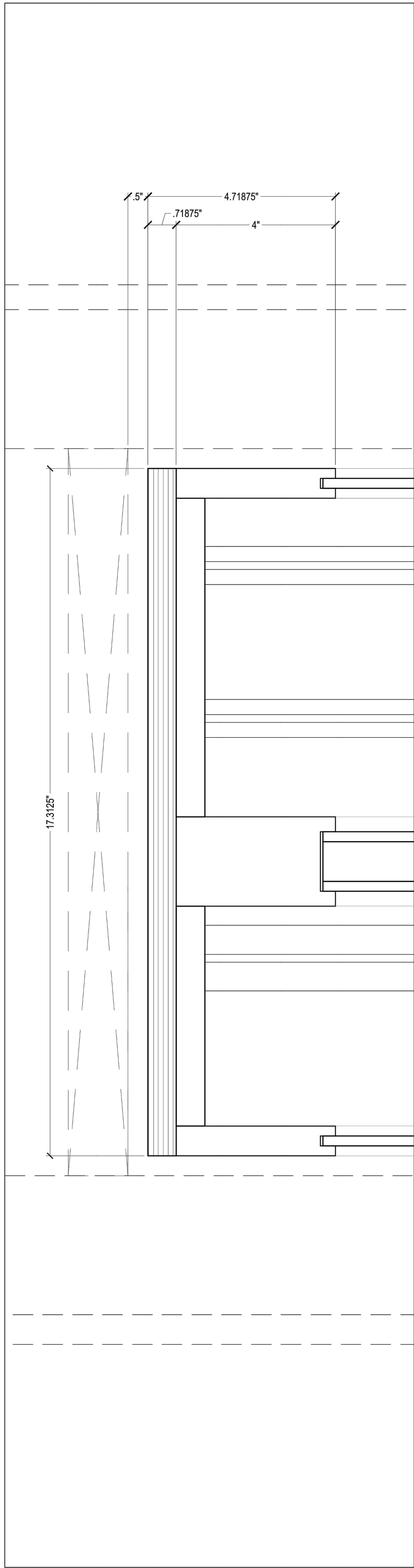
The image contains three technical drawings of a door assembly:

- SECTION A-A**
SCALE: 3/4"=1'-0"
This is a vertical cross-section of the door. It shows the door's profile with a top rail and bottom rail. Key dimensions include:
 - Overall height: 97.75"
 - Top rail height: 7"
 - Bottom rail height: 2.25"
 - Door opening height: 77.1875"
 - Door thickness: 1.5"
 - Various internal and external clearances and offsets are specified, such as 14.375", 8.75", 14.375", 14.5", and 14.25".
 - A note indicates: "F.F. TO CMU OPENING 96.875"
- EXTERIOR ELEVATION**
This drawing shows the front view of the door. It features a multi-point handle and a grid pattern. Key dimensions include:
 - Overall width: 68"
 - Overall height: 97.75"
 - Top rail height: 2"
 - Bottom rail height: 2.25"
 - Door opening width: 67.5"
 - Door thickness: 1.5"
 - Various internal and external clearances and offsets are specified, such as 14.375", 8.75", 14.375", 14.5", and 14.25".
 - A note indicates: "MULTI-POINT HANDLE HEIGHT IS FIXED"
 - A note indicates: "HANDLE HEIGHT 37.0625" AFF"
 - A note indicates: "HANDLE HEIGHT 36.5" AFF"
 - A note indicates: "ACTIVE"
- SECTION B-B**
SCALE: 3/4"=1'-0"
This is a horizontal cross-section of the door. It shows the door's profile with a top rail and bottom rail. Key dimensions include:
 - Overall width: 68"
 - Overall height: 97.75"
 - Top rail height: 2"
 - Bottom rail height: 2.25"
 - Door opening width: 67.5"
 - Door thickness: 1.5"
 - Various internal and external clearances and offsets are specified, such as 14.375", 8.75", 14.375", 14.5", and 14.25".
 - A note indicates: "F.F. TO CMU OPENING 96.875"

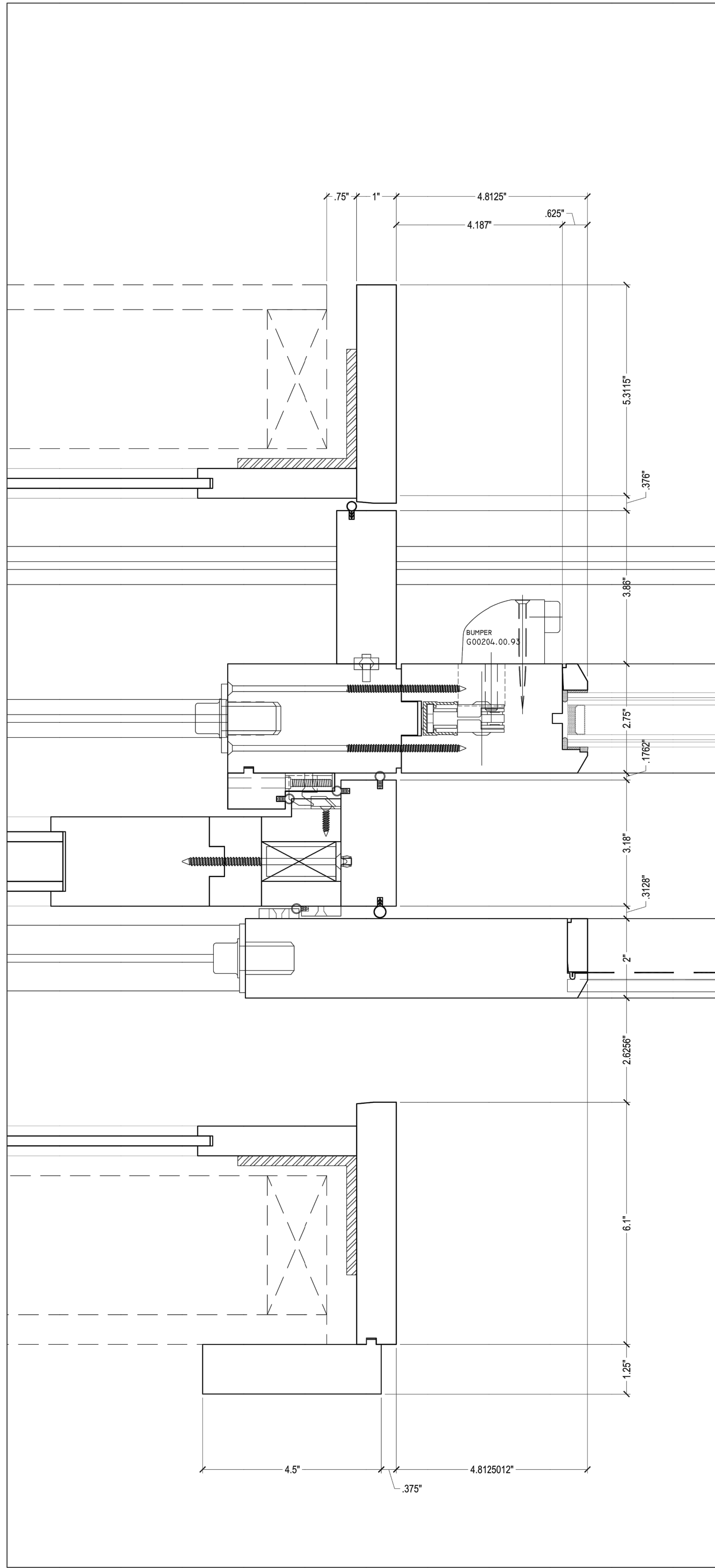




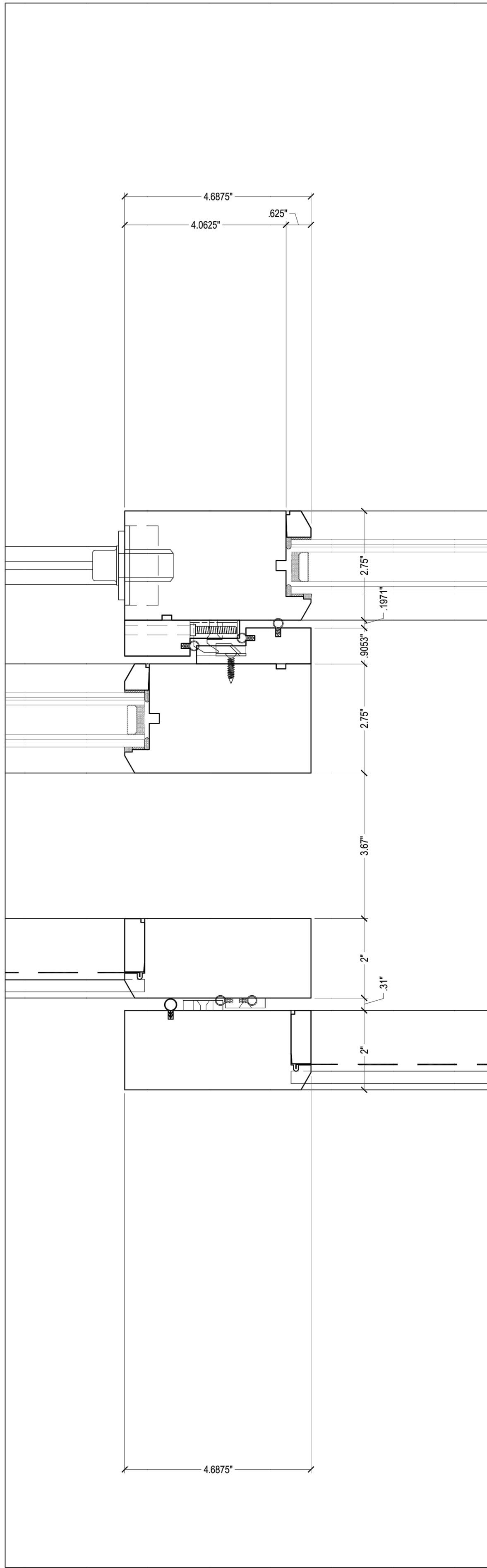




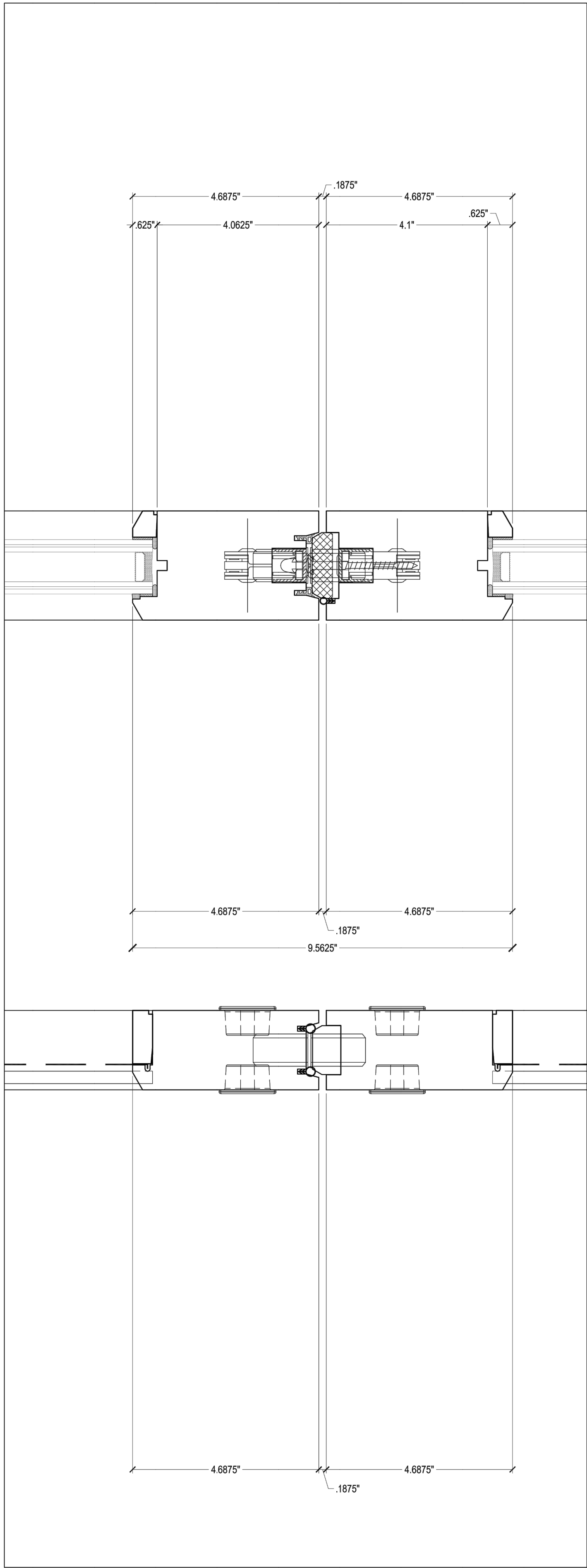
SECTION DETAIL
SCALE: 6" = 1'-0"



SECTION DETAIL
SCALE: 6" = 1'-0"



SECTION DETAIL
SCALE: 6" = 1'-0"



SECTION DETAIL
SCALE: 6" = 1'-0"

SHEET:

36a

TITLE: REILLY DETAILS - LIFT AND SLIDE 3
PROJECT: ARC-23-064 (ZON-23-054)
DATE: JUNE 21, 2023

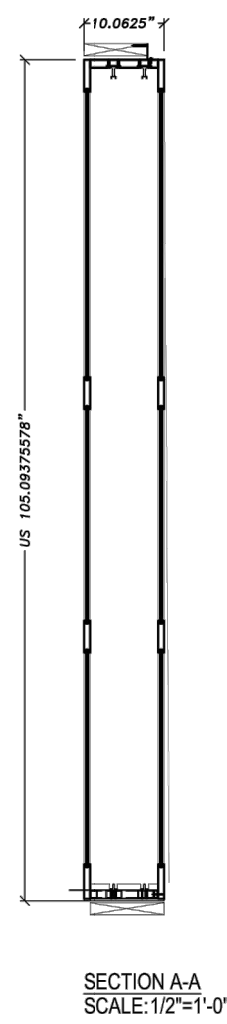
REVISIONS:

POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

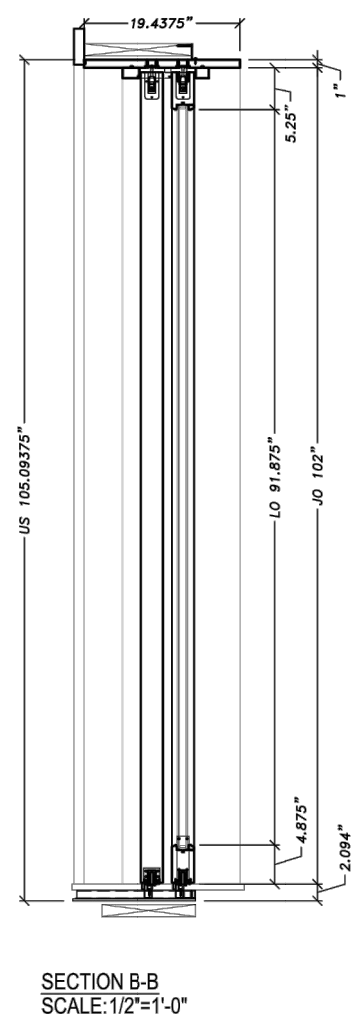
RIGHT ANGLE DRAFTING

RIGHT ANGLE DRAFTING, LLC
MESA / GILBERT ARIZONA
(480) 406-1830
kevin@rightangledrafting.com
PROJECT: 220804

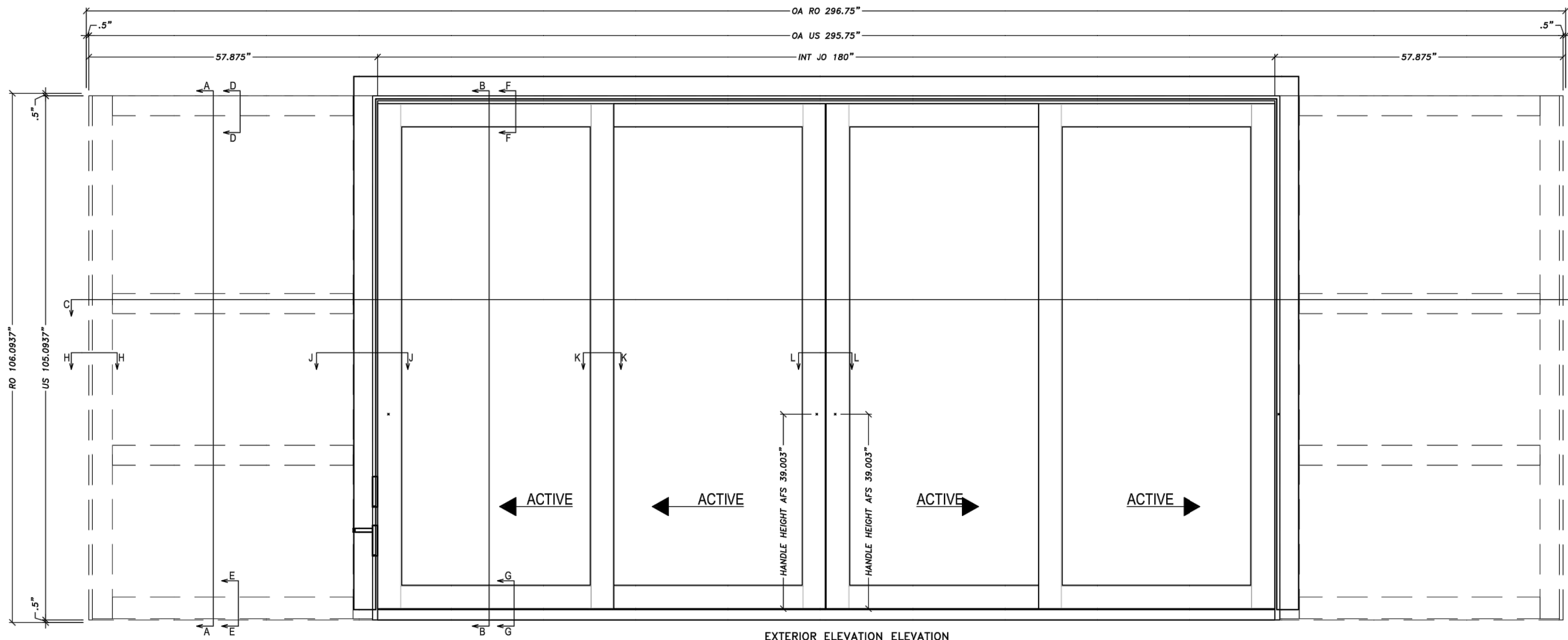
CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102



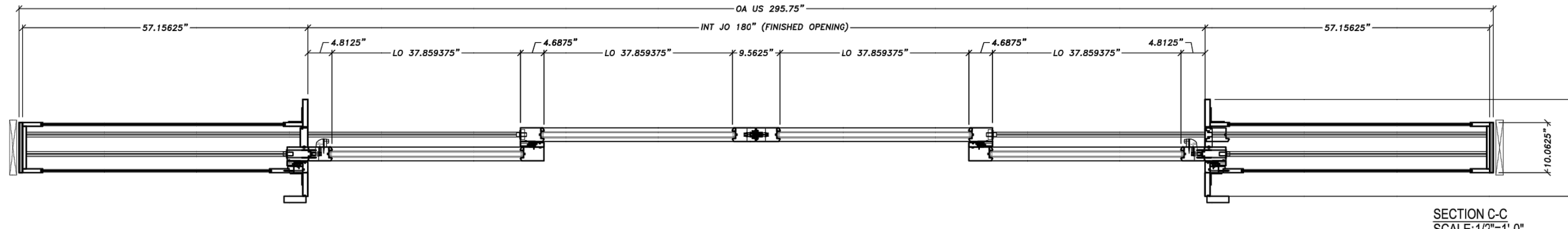
SECTION A-A
SCALE: 1/2"=1'-0"



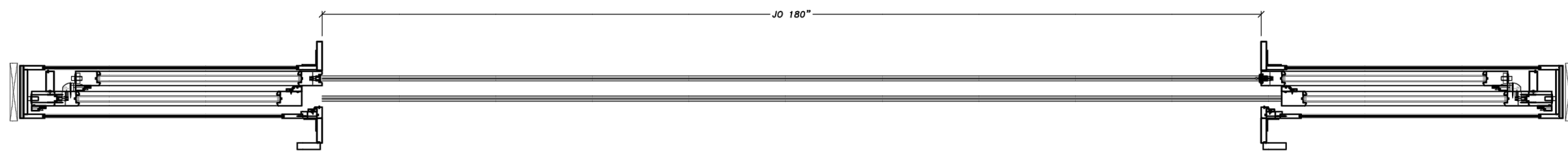
SECTION B-B
SCALE: 1/2"=1'-0"



EXTERIOR ELEVATION



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



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

CF3 DESIGN GROUP
CF TURLEY III
PHONE: 602-377-5102

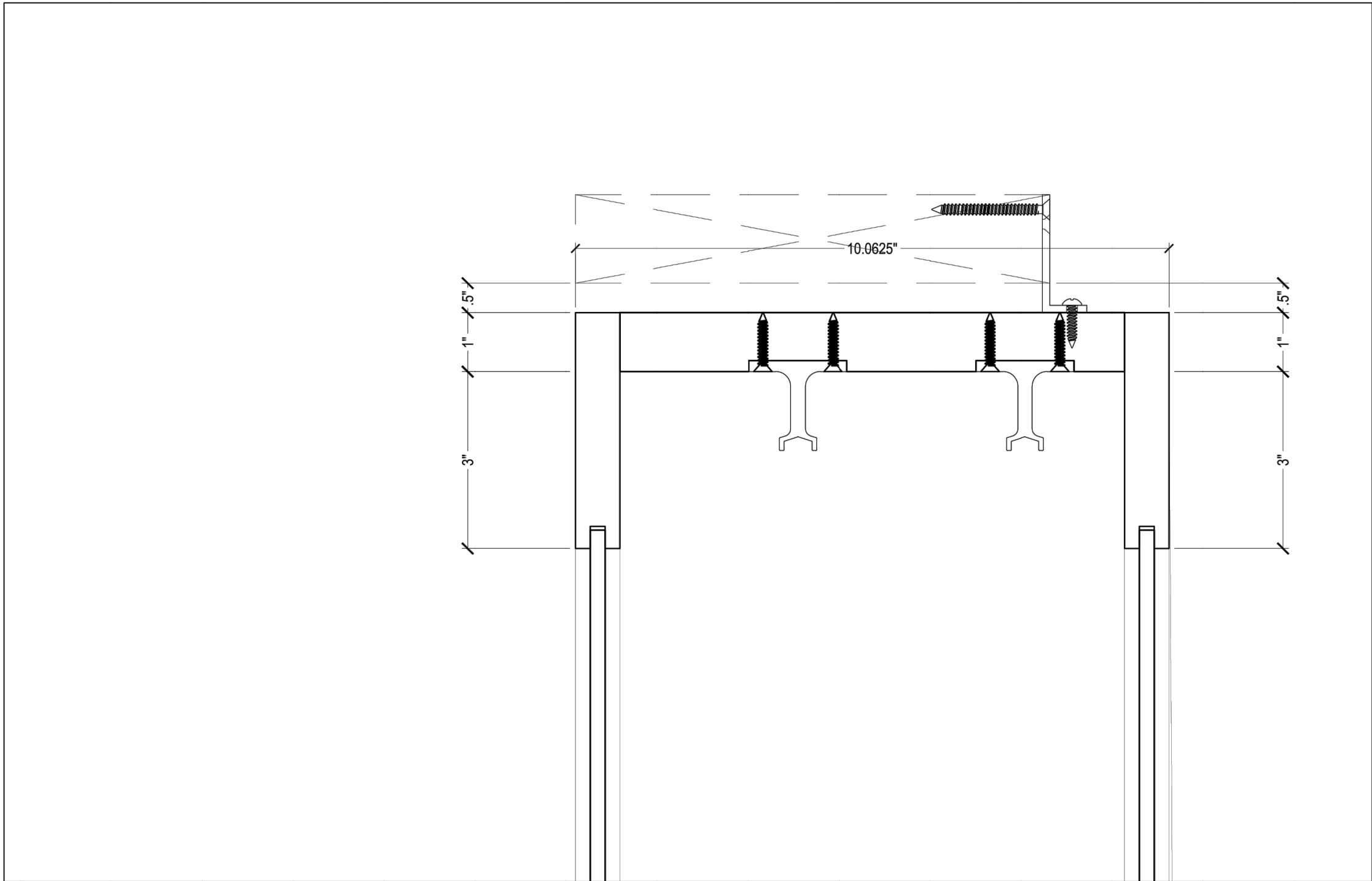
RIGHT ANGLE DRAFTING, LLC
MESA / GILBERT, ARIZONA
(480) 406-1830
kevin@rightangledrafting.com
PROJECT: 220804



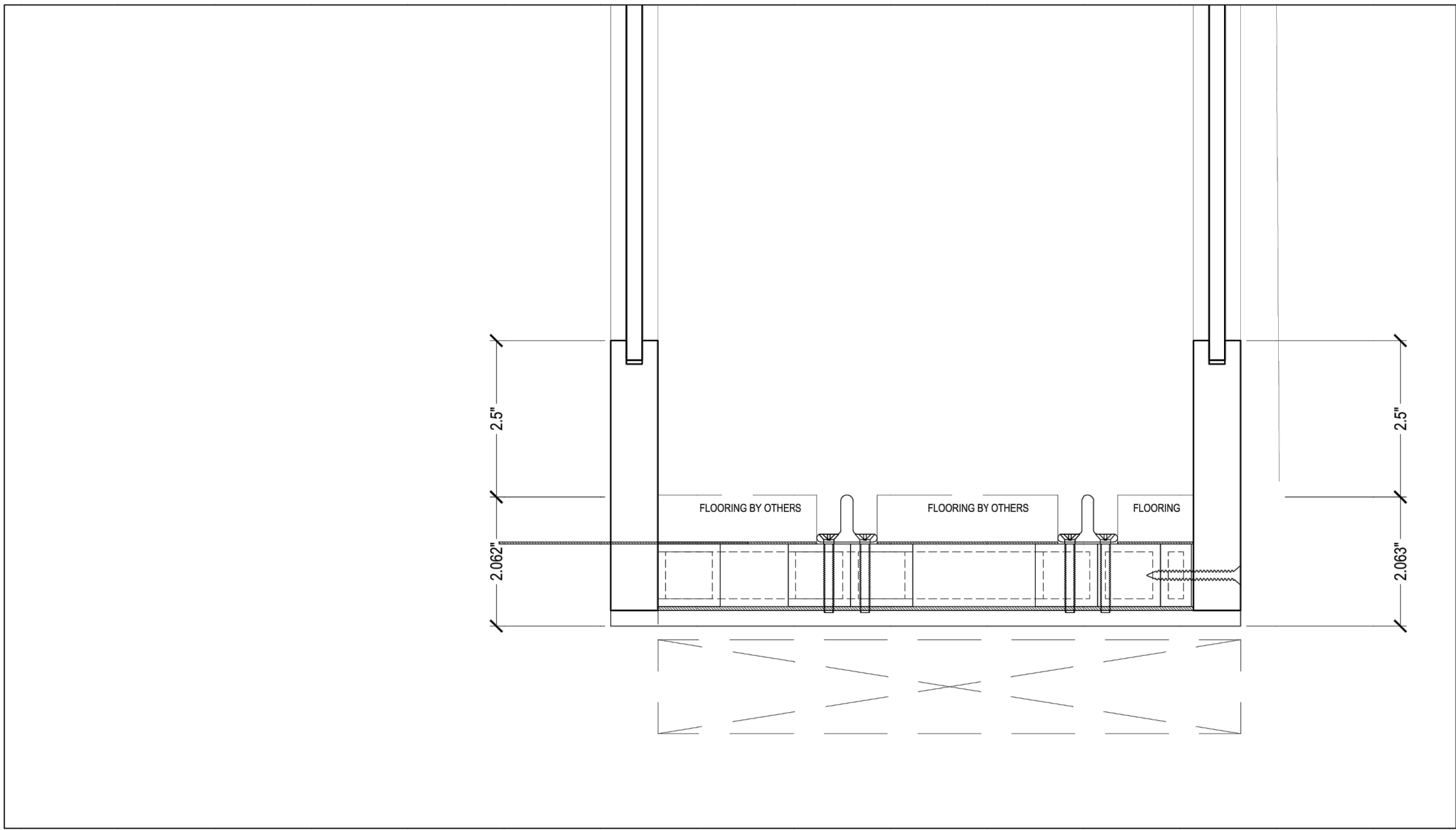
POWERS RESIDENCE
1473 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

TITLE: REILLY DETAILS - LIFT AND SLIDE 4
PROJECT: ARC-23-064 (ZON-23-054)
DATE: JUNE 21, 2023

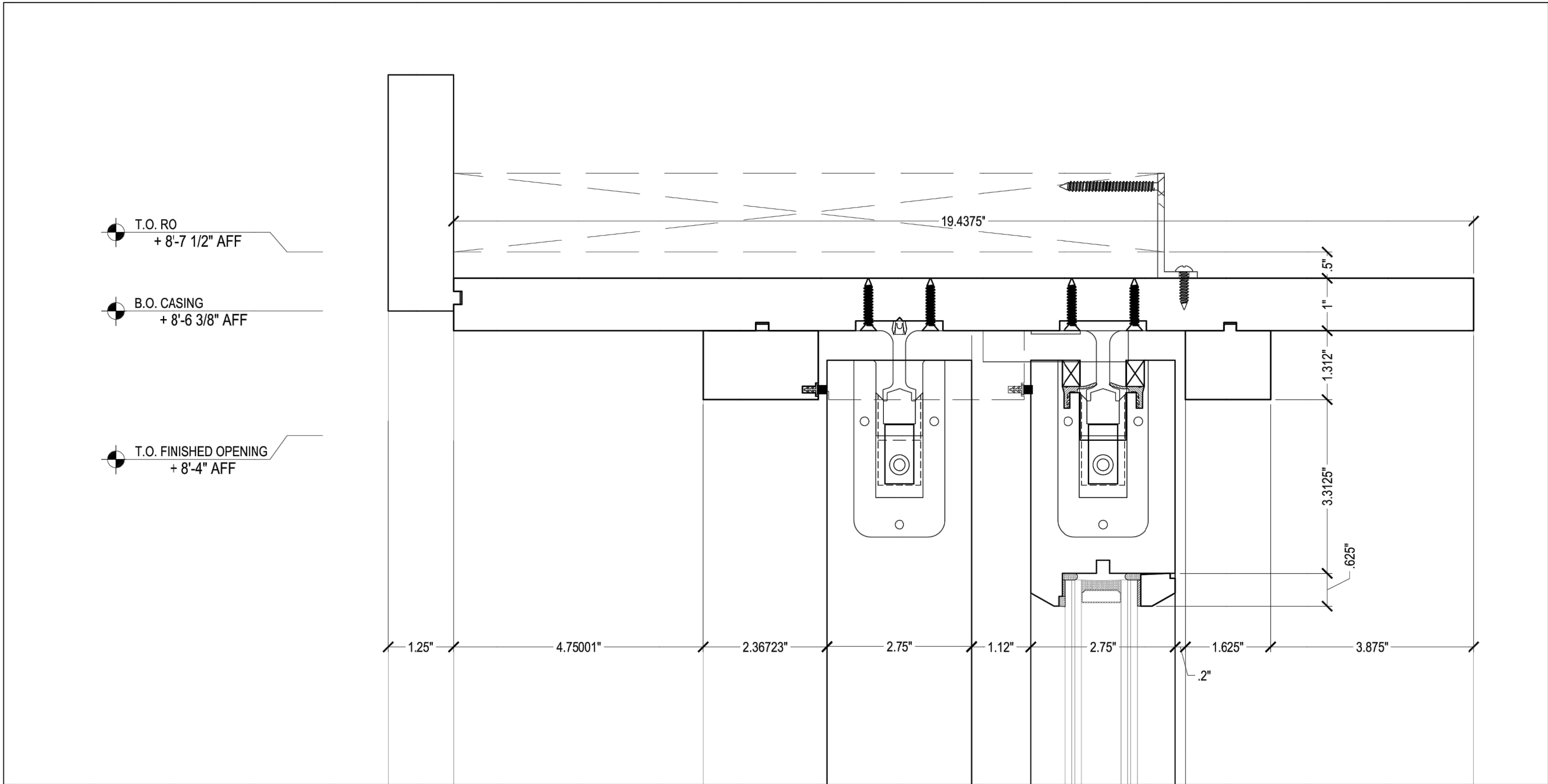
SHEET:
36b



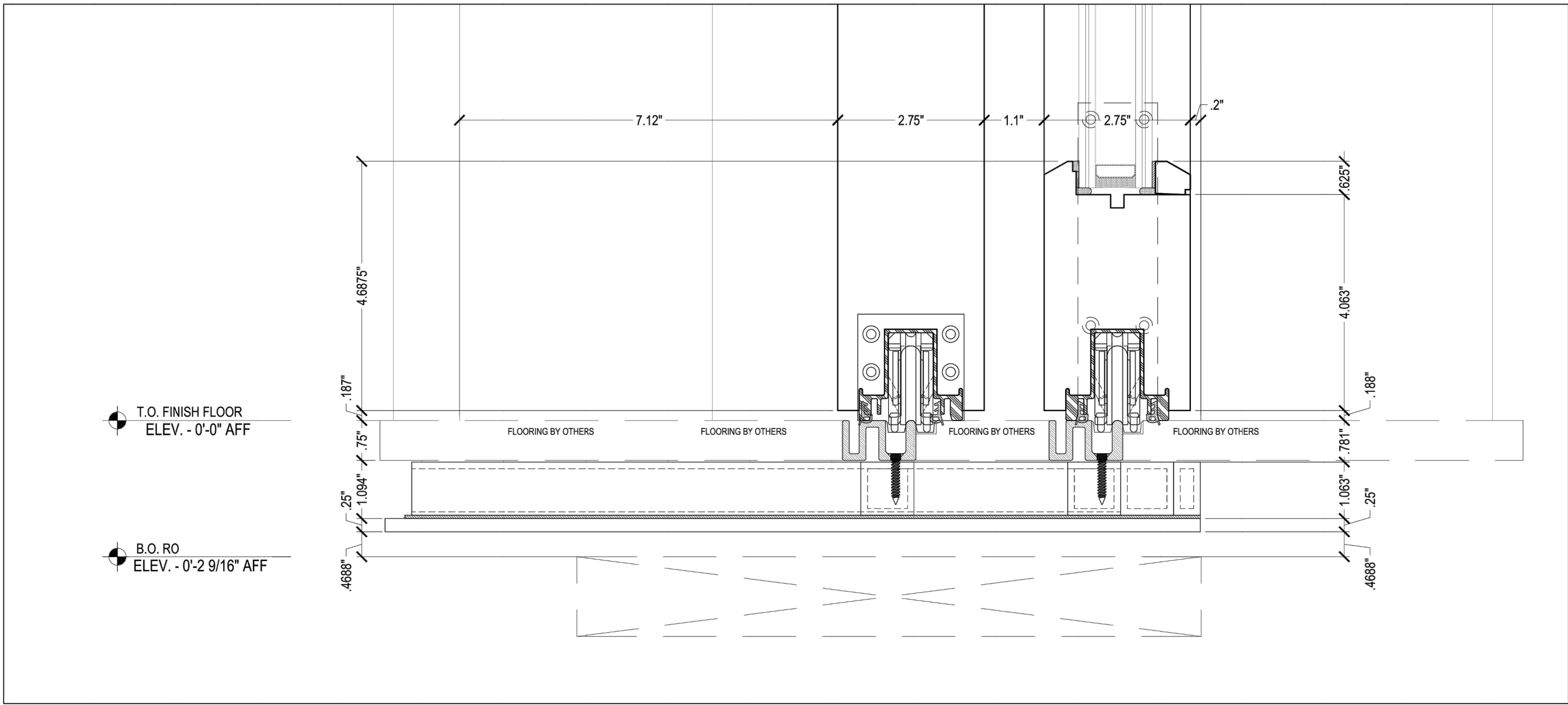
SECTION DETAIL
SCALE: 6" = 1'-0"



SECTION DETAIL
SCALE: 6" = 1'-0"



SECTION DETAIL
SCALE: 6" = 1'-0"



SECTION DETAIL
SCALE: 6" = 1'-0"

