

EXISTING 1 STORY BEACH CABANA AT
720 S OCEAN BLVD
PALM BEACH, FL 33480

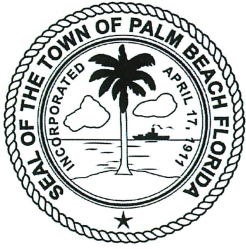
COA-21-017
10/12/2023 FINAL SUBMITTAL
11/17/2023 LPC MEETING



ARCHITECTURE
MP DESIGN & ARCHITECTURE

SCOPE OF WORK

We are submitting the attached drawings for the review of our project at
720 S Ocean Blvd Palm Beach, FL 33480. The scope of work
encompasses the proposed window details for the beach cabana, which
forms part of previously approved application
(approved December 22, 2021).



TOWN OF PALM BEACH

Planning, Zoning & Building Department

DEVELOPMENT ORDER (LPC)

File: COA-21-017 (ZON-22-005)
Property: 720 S OCEAN BLVD (Landmark)
Meeting Date: December 22, 2021

The Landmarks Preservation Commission (LPC) approved the proposed demolition of an existing beach cabana and associated hardscape and the construction of a new beach cabana, pool, and hardscape and landscape improvements east of South Ocean Boulevard, and hardscape and landscape alterations west of South Ocean Boulevard (7-0) with the following conditions as part of this Development Order:

1. The location, size and configuration of the beach cabana shall be approved as proposed, but the architect shall refine the overall final design details and architectural treatment of the exterior and shall return to the Landmarks Preservation Commission for review and approval at the February 16, 2022 LPC meeting.

Provided, the applicant build substantially in accordance with the approved plans, as prepared and submitted by **N | W Nievera Williams Design and MP Design and Architecture** dated November 1, 2021, and as approved by the LPC, as determined by staff.

Approval of this application for Certificate of Appropriateness by the LPC does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as Town Council approval and the necessary building permits. A building permit for the work authorized under this approval must be obtained within one year from the date of approval or said approval will expire.

When requesting a building permit, the plans submitted to the Town for permit are required to be consistent with the plans approved by the Commission and modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Development Order. A copy of all pages of the Development Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the Commission, and shall be subject to all conditions of approval herein, unless otherwise modified by the Commission. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

This Development Order shall serve as the written approval of the LPC in accordance with Section 54-94.

Sincerely,

Wayne Bergman, Director of Planning, Zoning and Building, on behalf of
LANDMARKS PRESERVATION COMMISSION

cc: James G. Murphy, Assistant Director of Planning, Zoning and Building
Sarah C. Pardue, Historic Preservation Planner
Jordan Hodges, Planner II

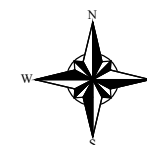


720 South Ocean Blvd
Beach Cabana
Subject Property

Location Map

Scale

N.T.S.





720 S Ocean Blvd -
Existing Cabana Parcel
Looking North



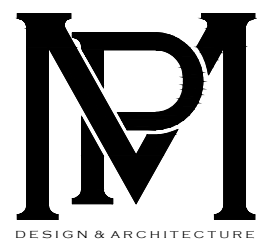
720 S Ocean Blvd -
Cabana Parcel Looking
West



720 S Ocean Blvd - Existing
Cabana Parcel Looking
SouthEast



720 S Ocean Blvd - Existing
Cabana



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10-08-2021

REVISIONS

Beach Cabana New Construction to:

720 South Ocean Boulevard

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720 South Ocean Boulevard



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Photos
1



720 S Ocean Blvd



720 S Ocean Blvd



710 S Ocean Blvd



780 S Ocean Blvd



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△ 09.25.23

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720 South Ocean Boulevard

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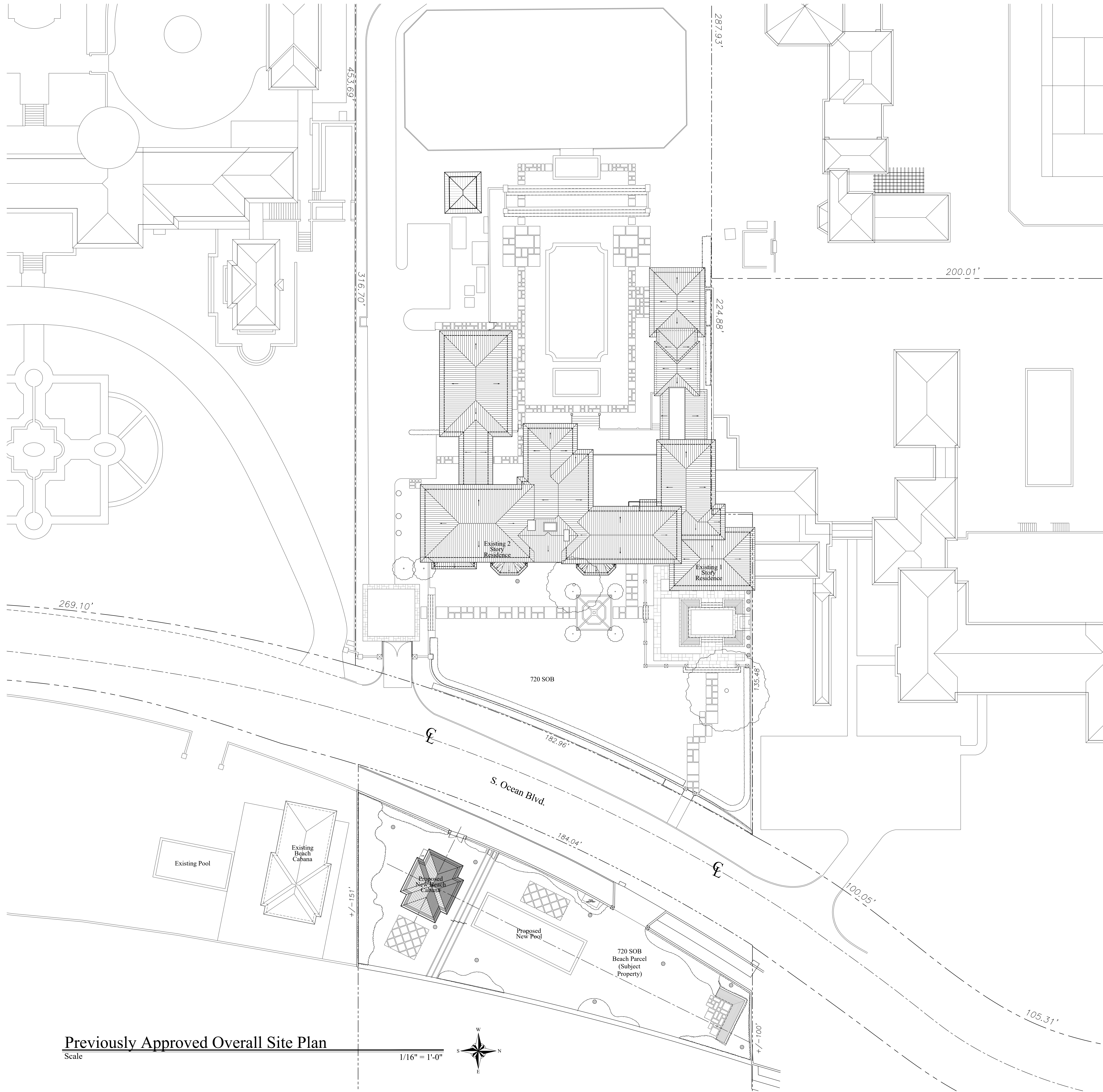


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Photos
2



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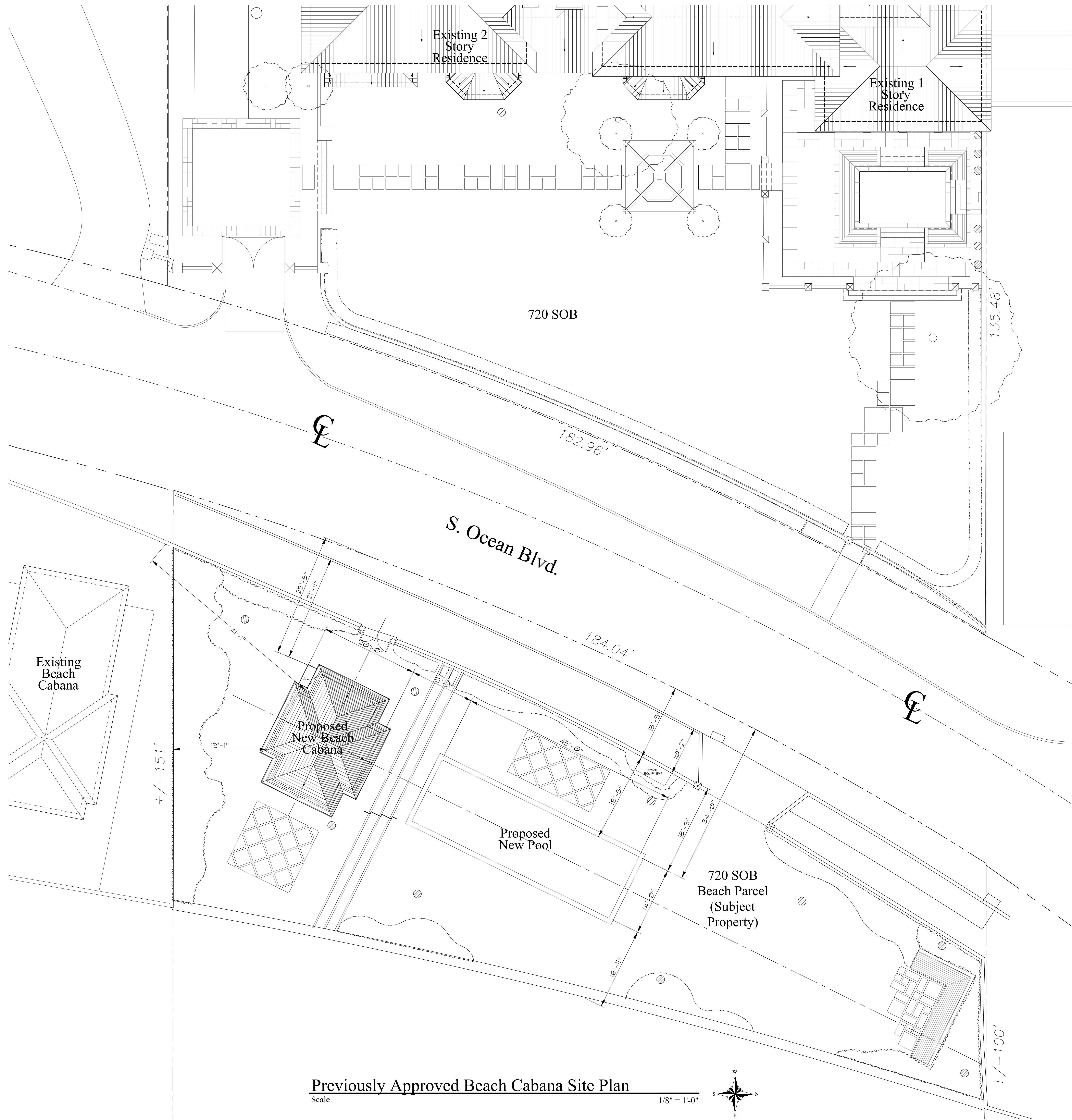
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720 S Ocean Blvd



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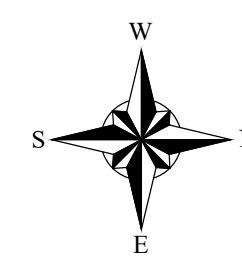
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A001



Previously Approved Beach Cabana Site Plan

Scale

1/8" = 1'-0"



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A001.1

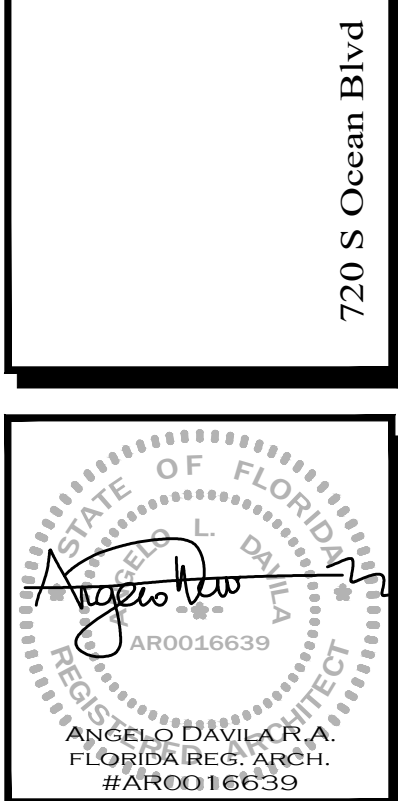


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09.25.23
10.02.23

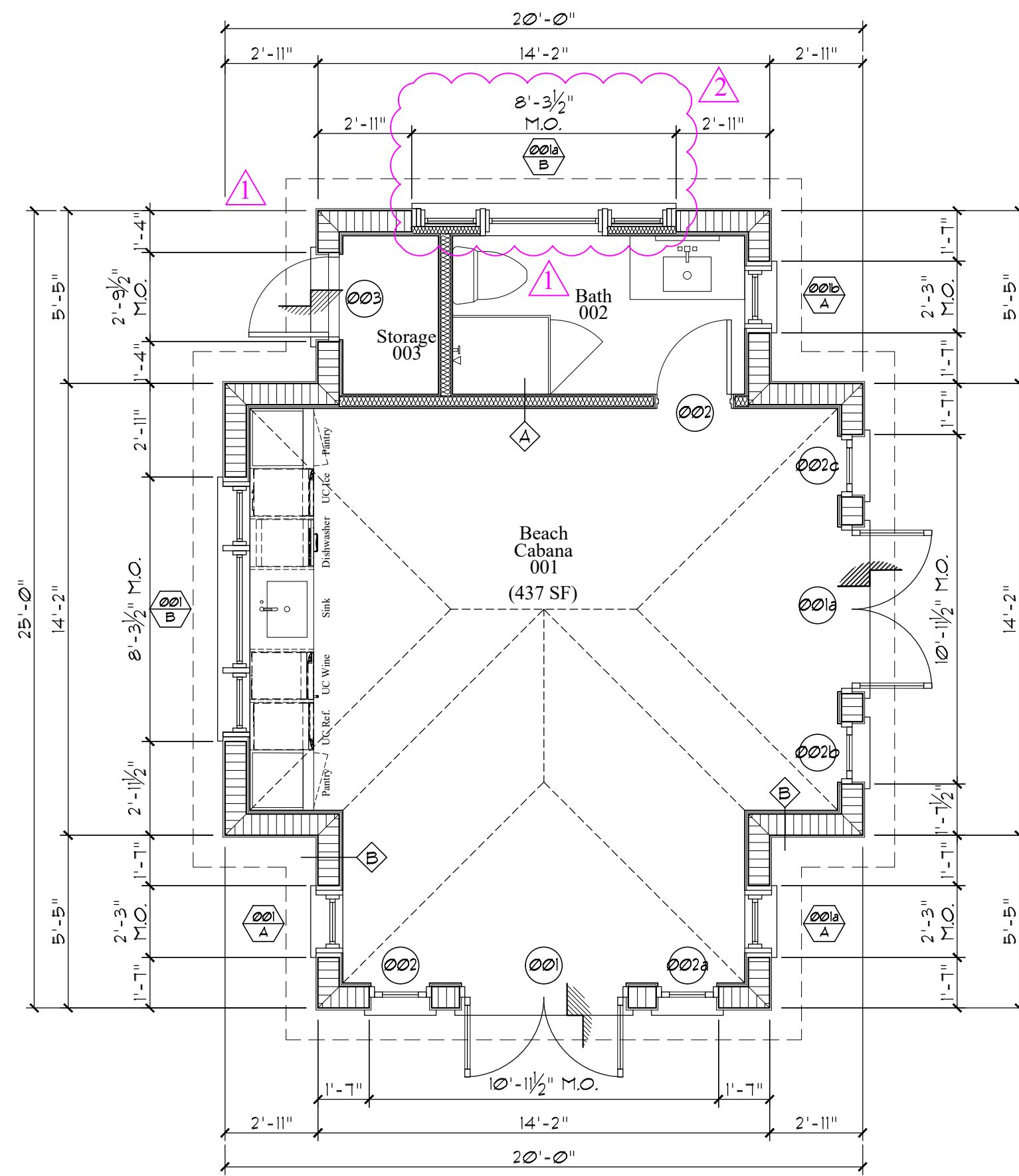
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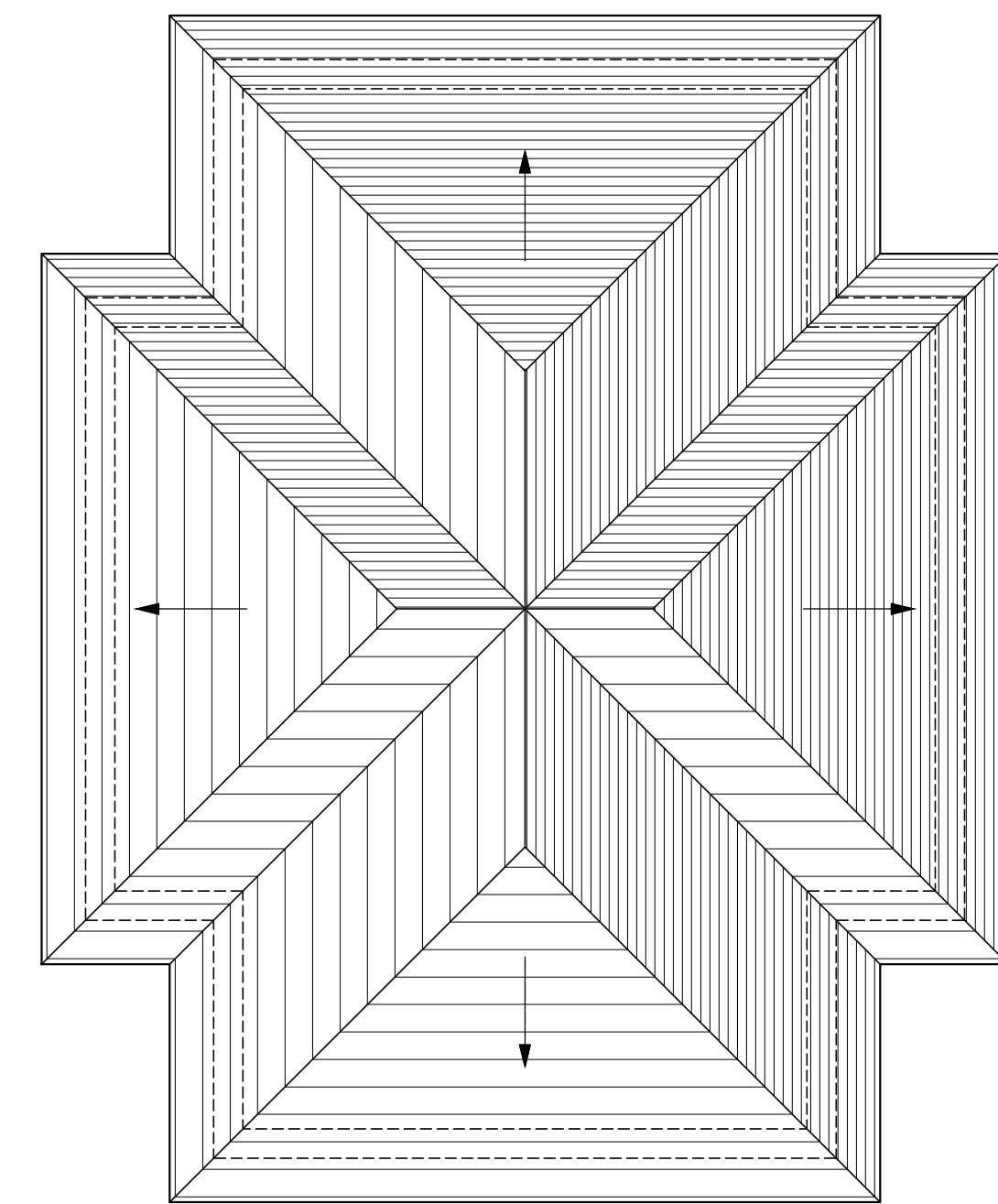
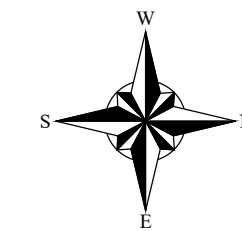
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A100



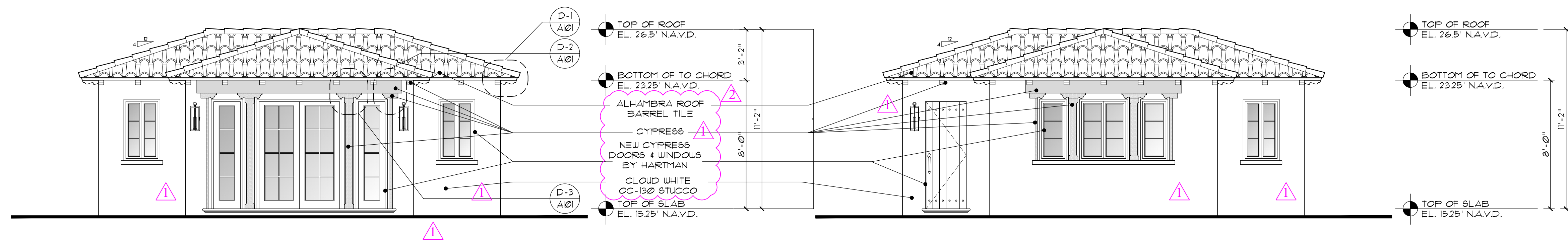
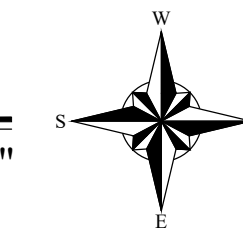
Proposed Beach Cabana Floor Plan

Scale 1/4" = 1'-0"



Proposed Beach Cabana Roof Plan

Scale 1/4" = 1'-0"

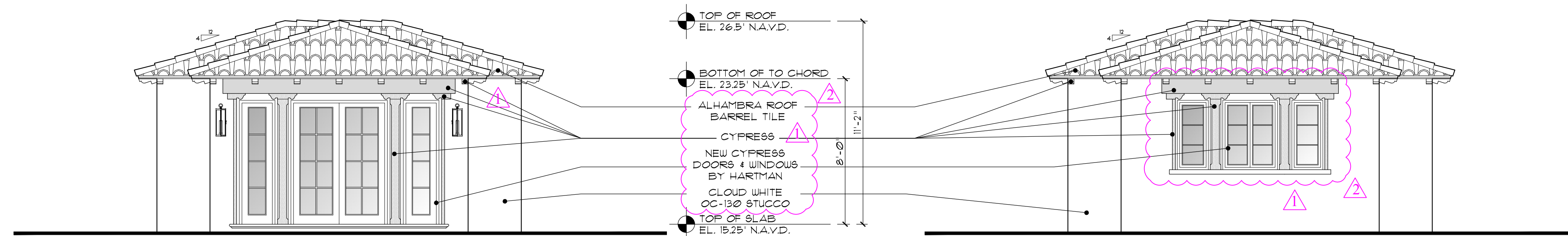


Proposed Beach Cabana North Elevation

Scale 1/4" = 1'-0"

Proposed Beach Cabana South Elevation

Scale 1/4" = 1'-0"

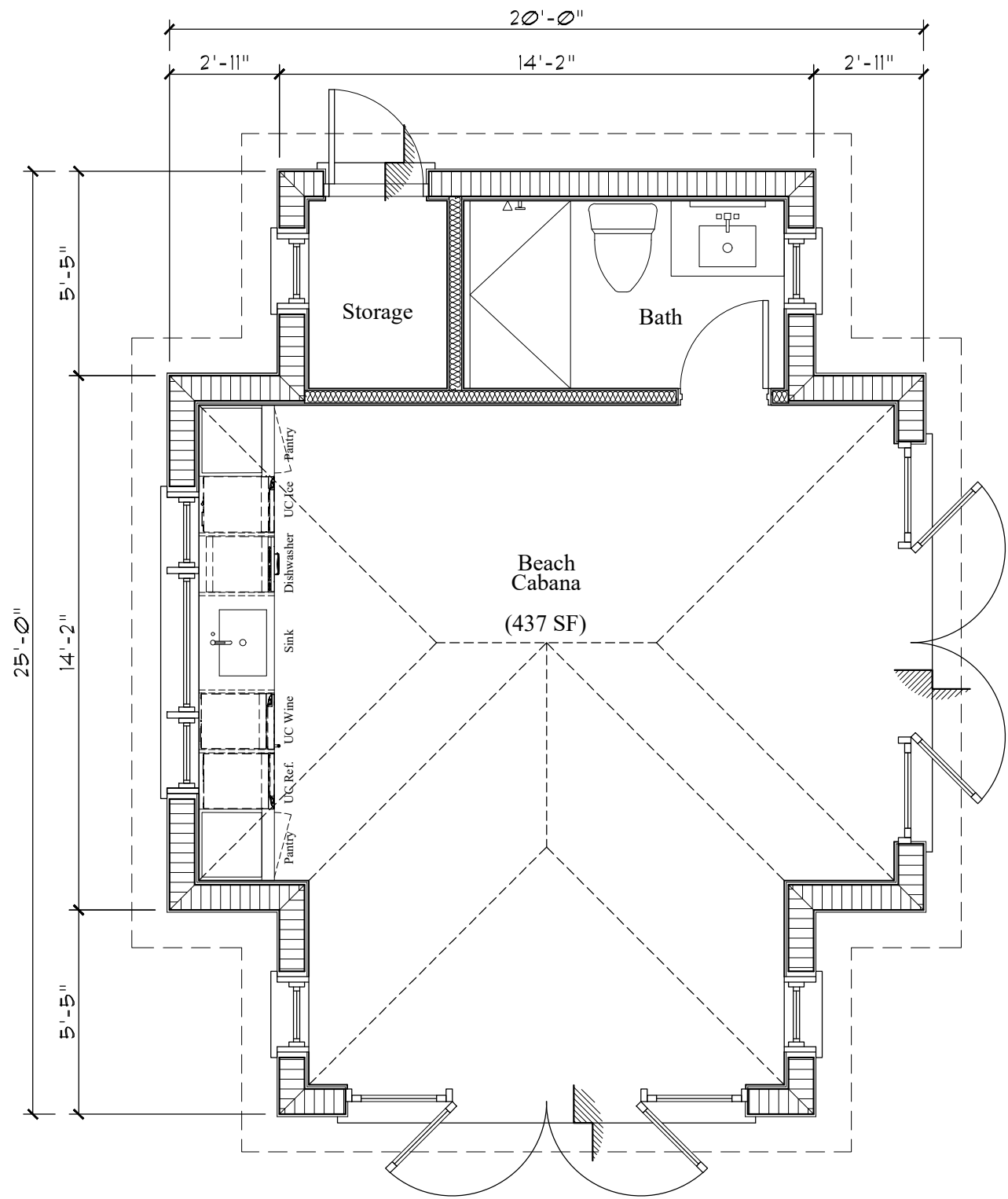


Proposed Beach Cabana East Elevation

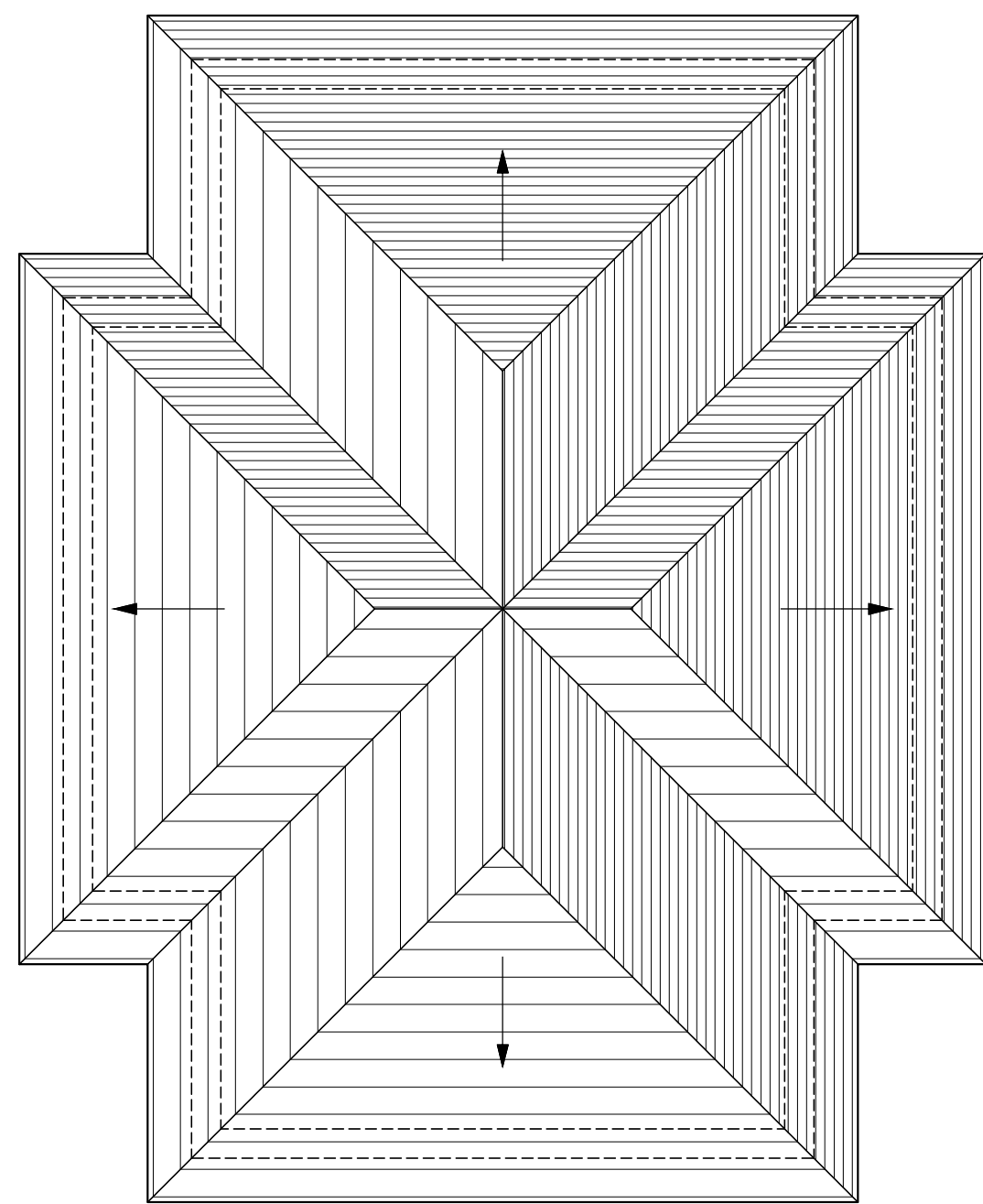
Scale 1/4" = 1'-0"

Proposed Beach Cabana West Elevation

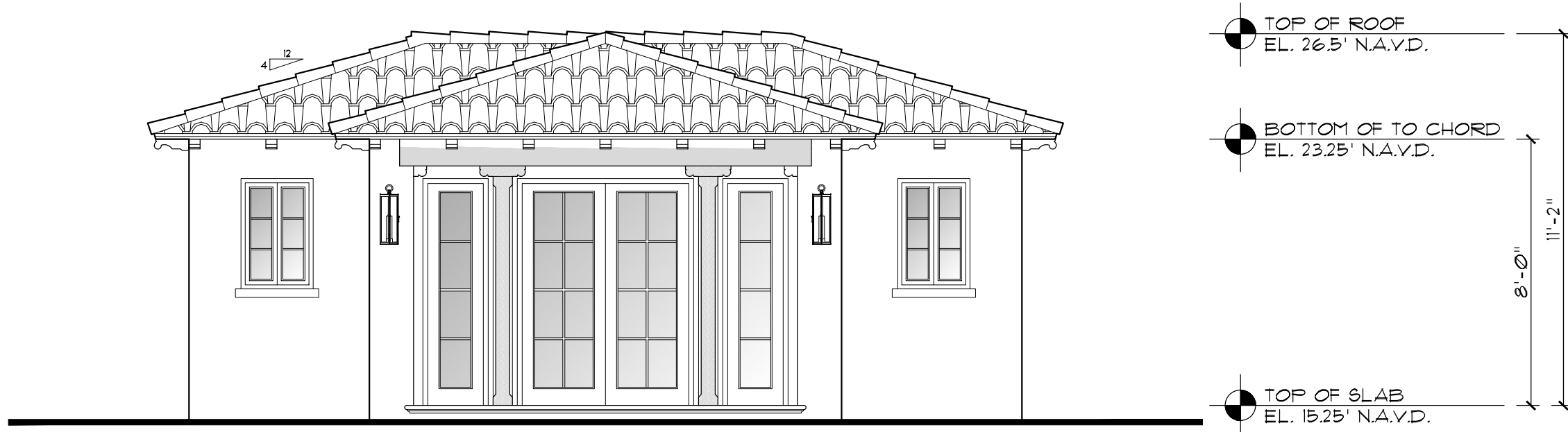
Scale 1/4" = 1'-0"



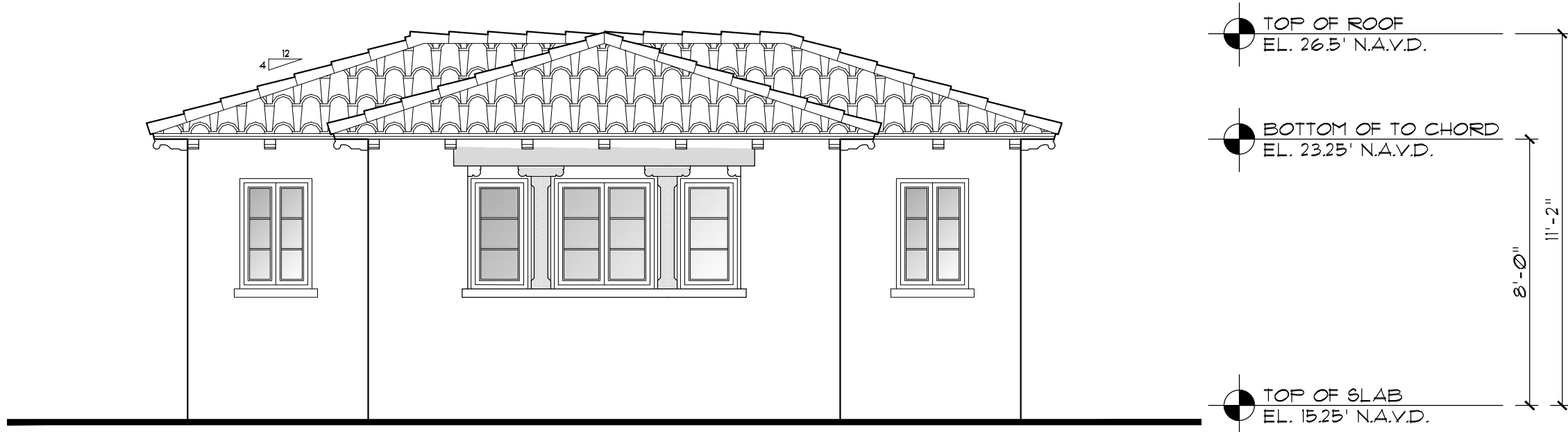
Previously Proposed Beach Cabana Floor Plan 11.08.21
Scale 1/4" = 1'-0"



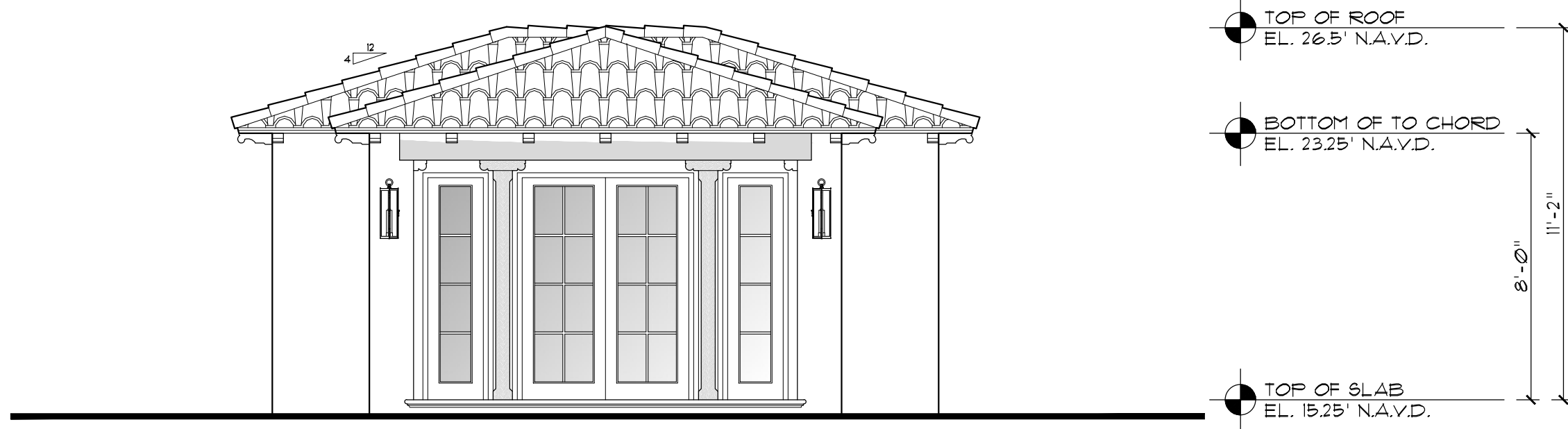
Previously Proposed Beach Cabana Roof Plan 11.08.21
Scale 1/4" = 1'-0"



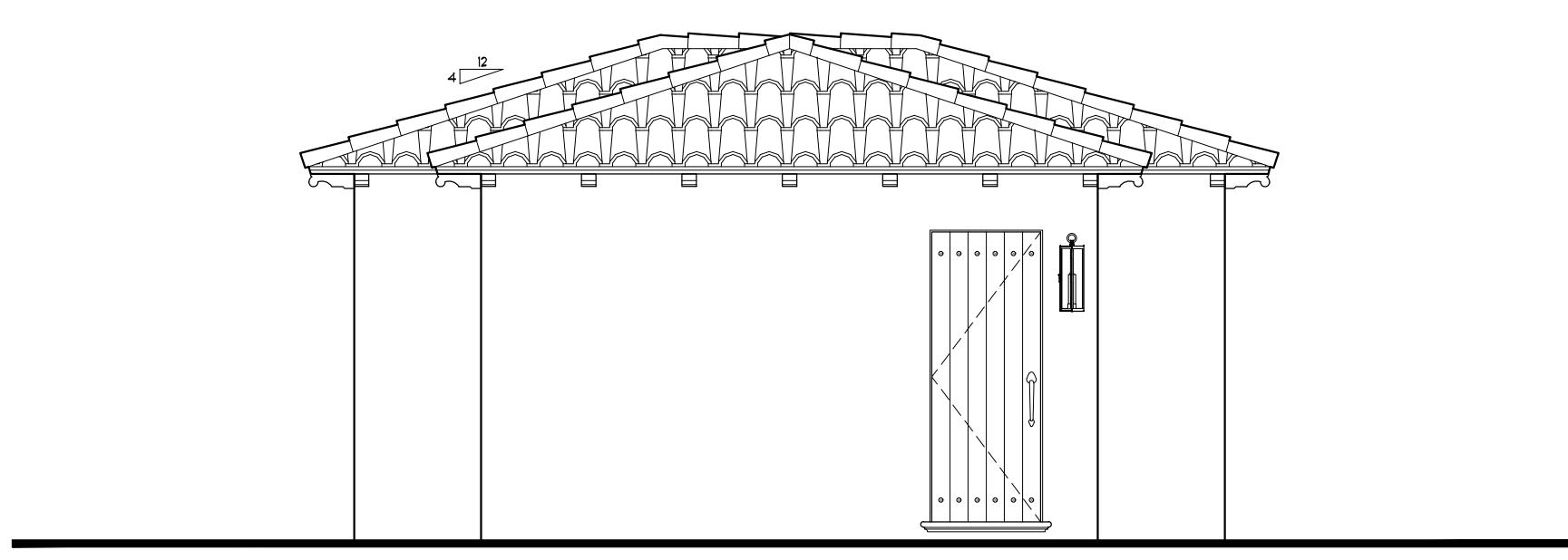
Previously Proposed Beach Cabana North Elevation 11.08.21
Scale 1/4" = 1'-0"



Previously Proposed Beach Cabana South Elevation 11.08.21
Scale 1/4" = 1'-0"



Previously Proposed Beach Cabana East Elevation 11.08.21
Scale 1/4" = 1'-0"



Previously Proposed Beach Cabana West Elevation 11.08.21
Scale 1/4" = 1'-0"

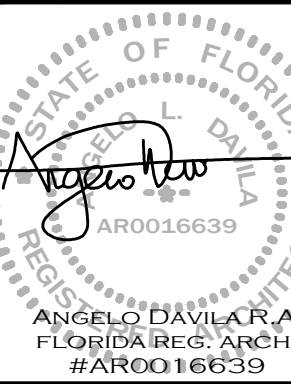


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Beach Cabana New Construction to:
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Palm Beach, FL 33480



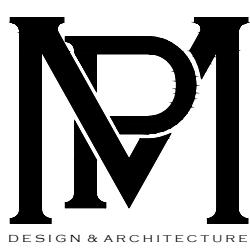
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A100.1



Previously Proposed
Render 11.08.21



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Renders
1



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Render 11.08.21



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Renders
2



Revised Proposed Render



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Renders
3



Revised Proposed Render



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Renders
4



Revised Proposed Render



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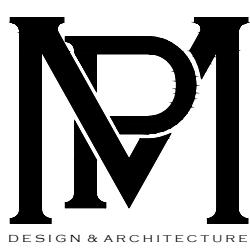
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Renders
5



Revised Proposed
North Elevation



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Renders
6



Revised Proposed
West Elevation



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Renders

7



Revised Proposed
South Elevation



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Renders
8



Revised Proposed
East Elevation



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720 South Ocean Boulevard

720 South Ocean Boulevard

Palm Beach FL 33480

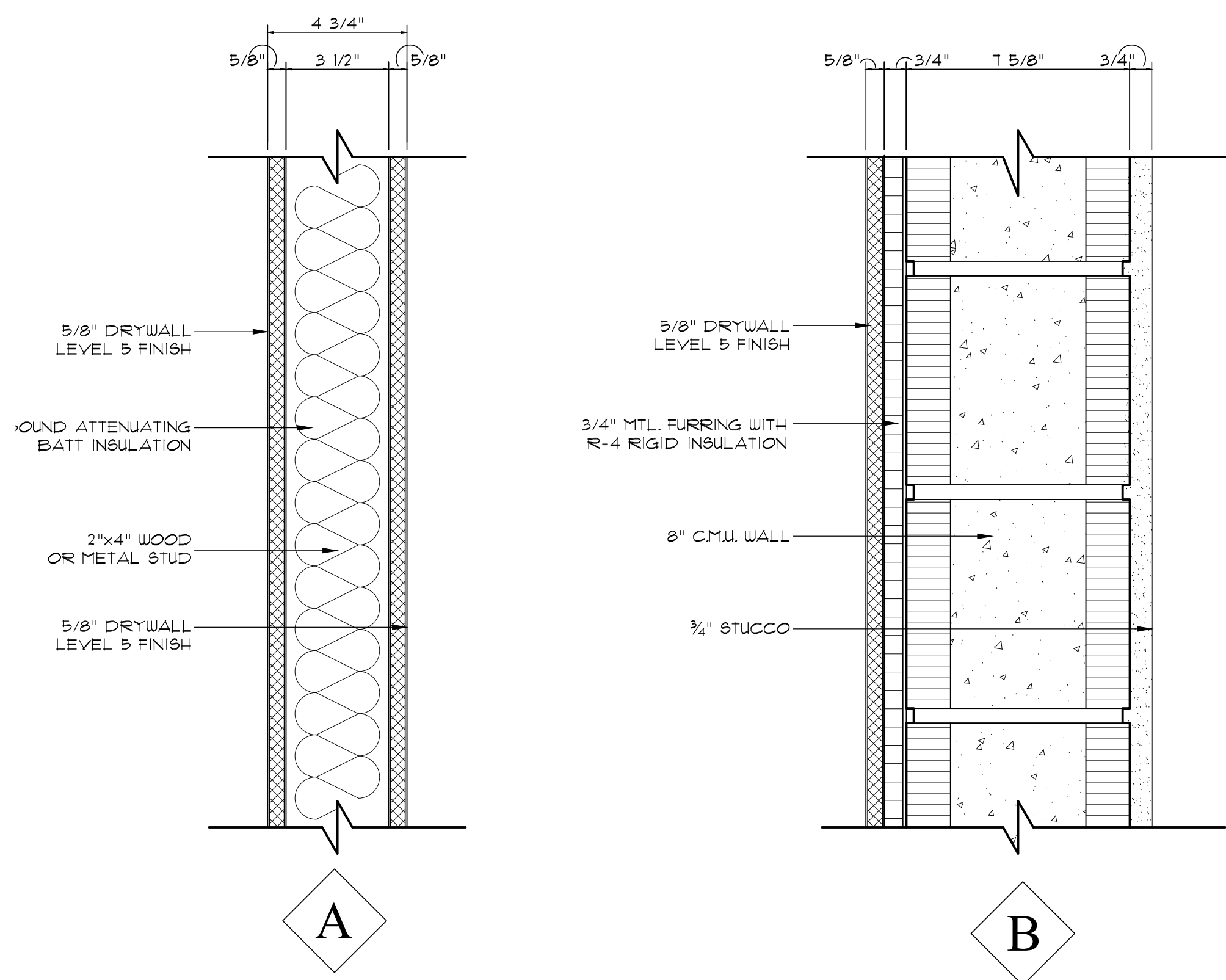


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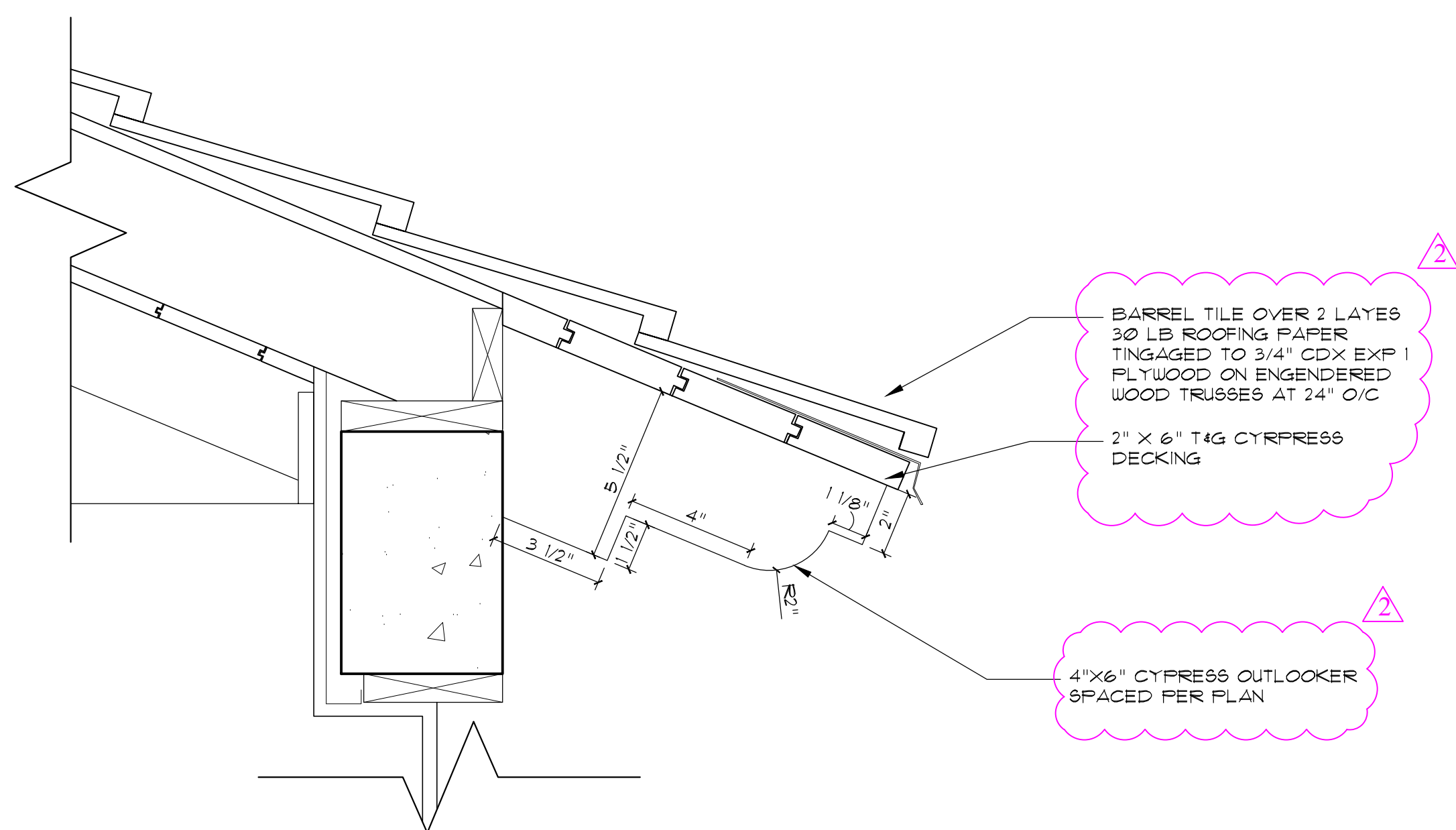
Renders
9



Wall Types

Scale

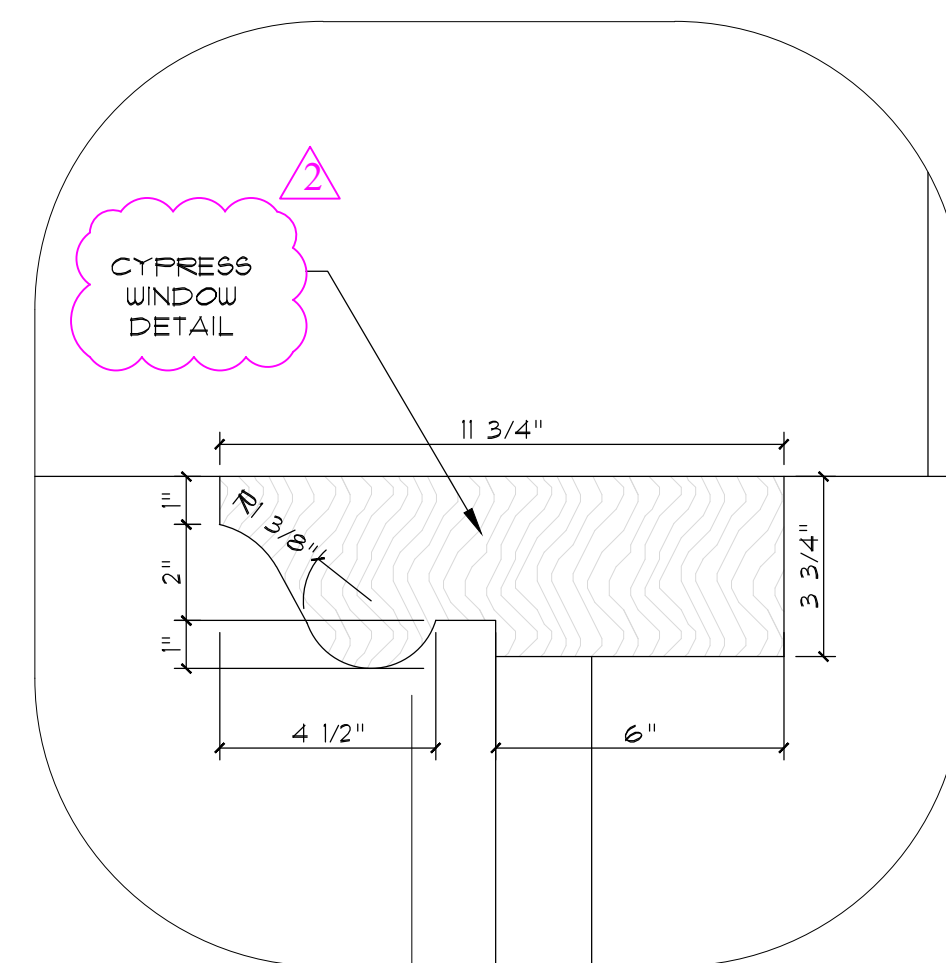
3" = 1'-0"



D-1 Outlooker Detail

Scale

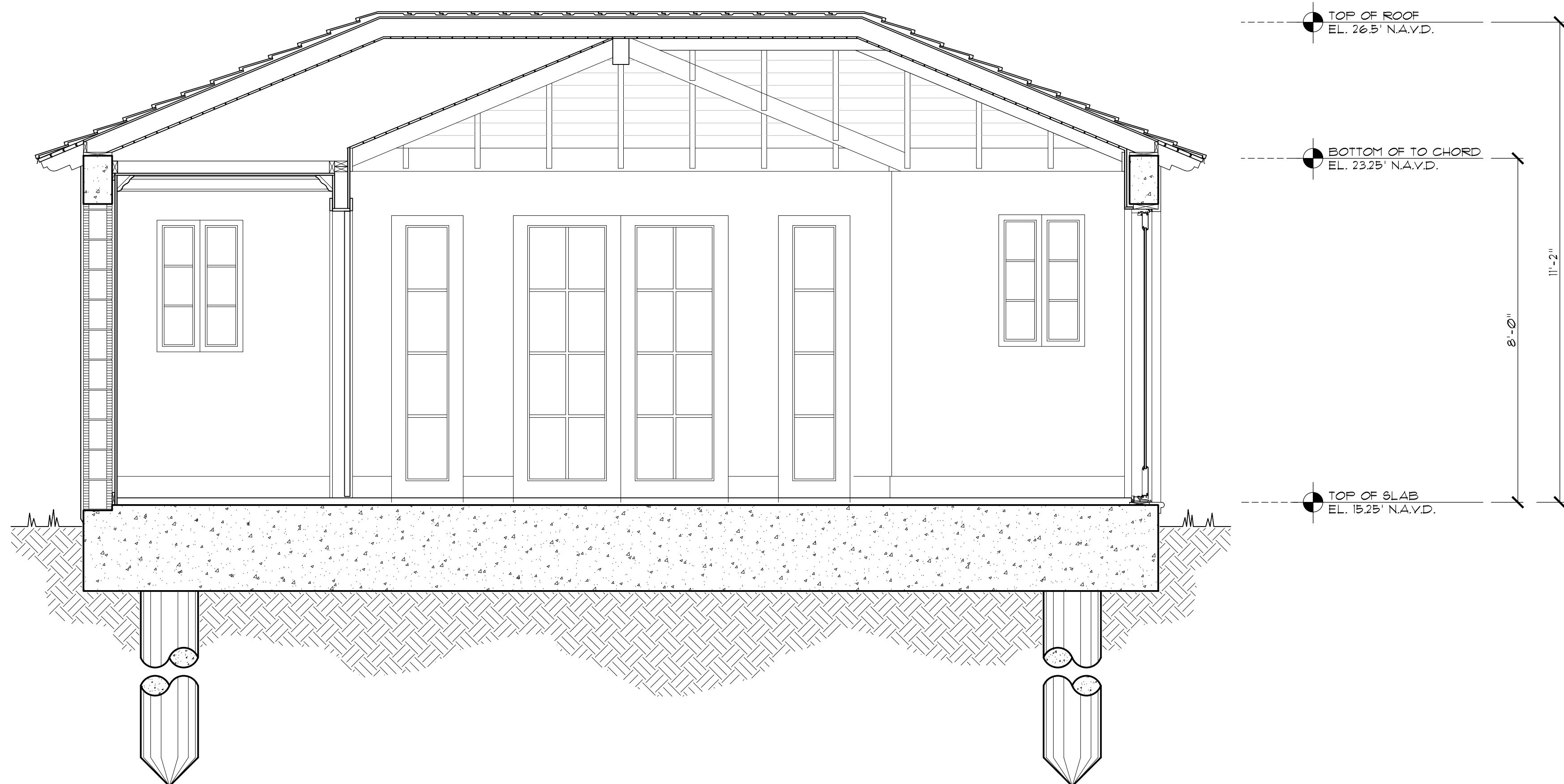
3" = 1'-0"



D-2 Window Trim Detail

Scale

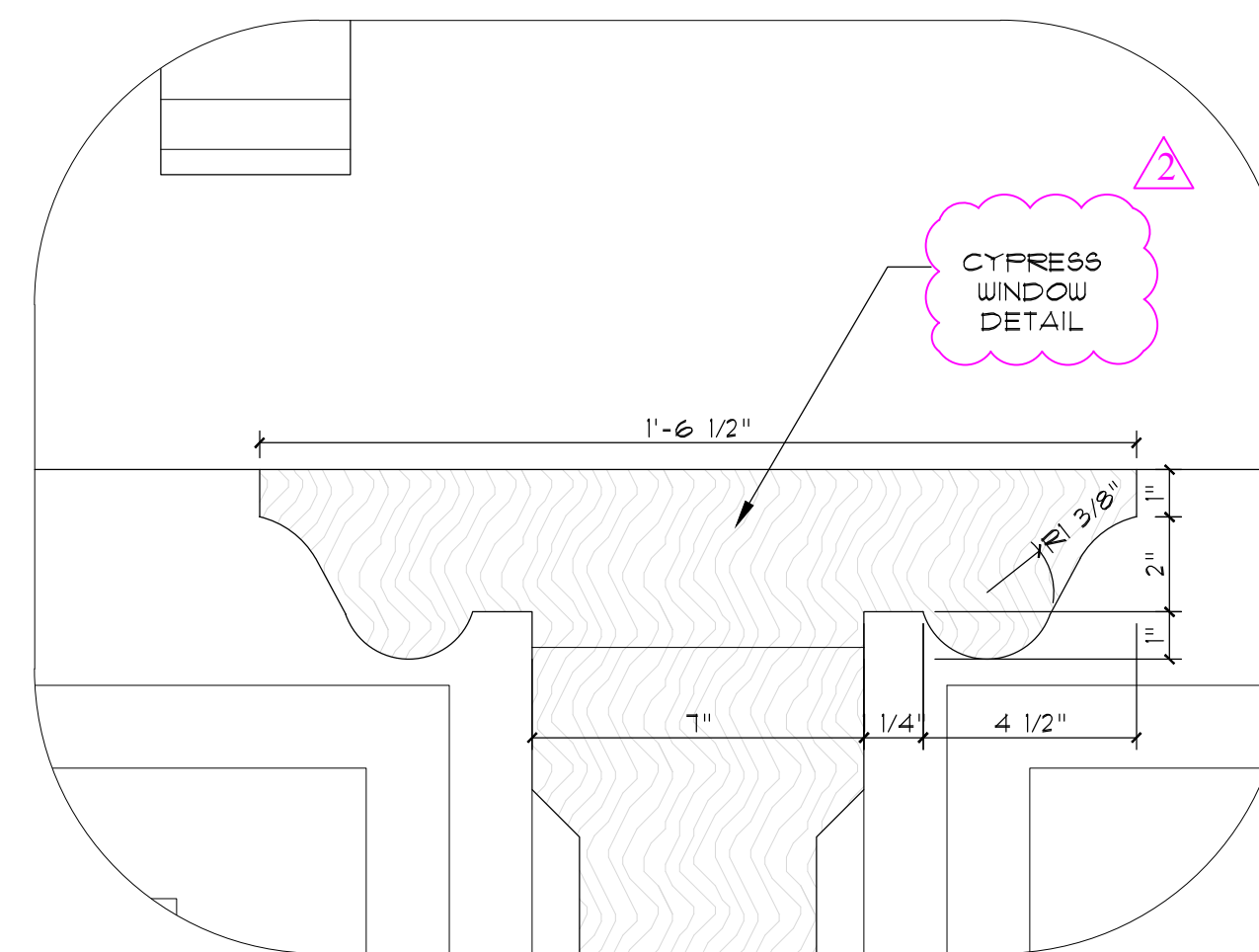
3" = 1'-0"



Proposed Section - Beach Cabana East Elevation

Scale

1/2" = 1'-0"



D-3 Window Trim Detail

Scale

3" = 1'-0"



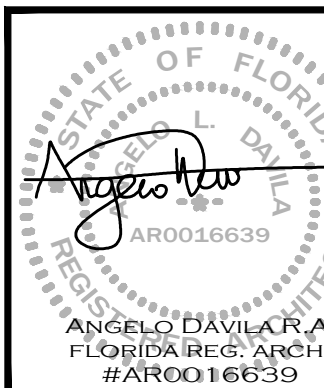
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10.02.23

Beach Cabana New Construction to:
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A101



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2023

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10.02.23

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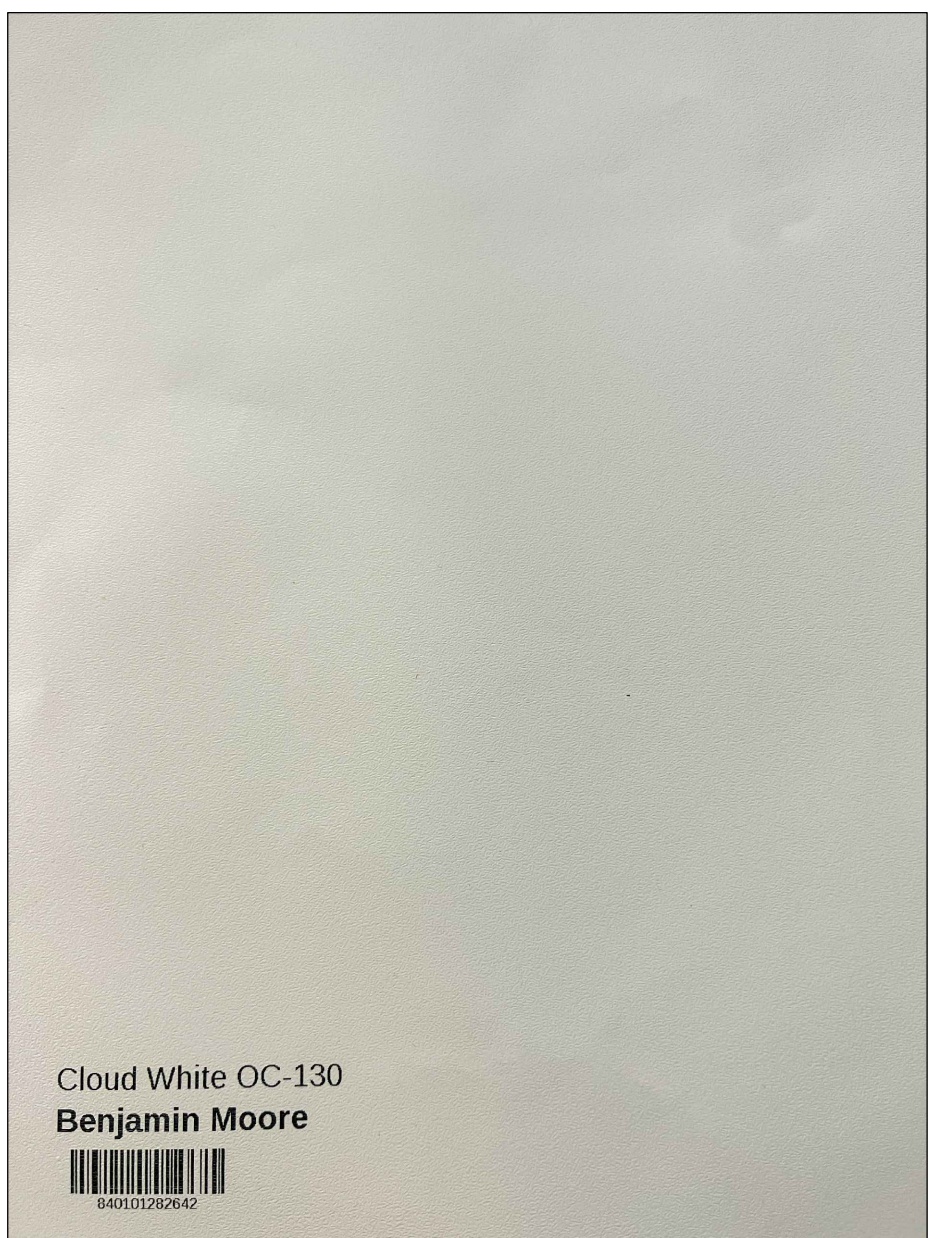
A500



Proposed Barrel Tile: Flash Blend

Scale

N.T.S.



Proposed Paint - Cloud White OC-130

Scale

N.T.S.

Window Schedule

NO.	ROOM LOCATION	FRAME SIZE			SASH MAT.	WIN. TYPE	WINDOW FINISH	FRAME MAT.	CASING	SILL APRON	FRAME DETAILS			REMARKS
		WIDTH	HEIGHT	THICK							HEAD	JAMB	SILL	
001	BEACH CABANA	2'-0"	3'-6 1/2"		AL/UD.	A	PAINT	AL/UD.	WOOD	WOOD				SINGLE HUNG WINDOW.
001a	BEACH CABANA	2'-0"	3'-6 1/2"		AL/UD.	A	PAINT	AL/UD.	WOOD	WOOD				SINGLE HUNG WINDOW.
001	BEACH CABANA	8'-0"	3'-6 1/2"		AL/UD.	B	PAINT	AL/UD.	WOOD	WOOD				
001b	CABANA BATH	2'-0"	3'-6 1/2"		AL/UD.	A	PAINT	AL/UD.	WOOD	WOOD				SINGLE HUNG WINDOW.
001b	BATH	8'-0"	3'-6 1/2"		AL/UD.	B	PAINT	AL/UD.	WOOD	WOOD				SINGLE HUNG WINDOW.

WINDOW SCHEDULE NOTES:

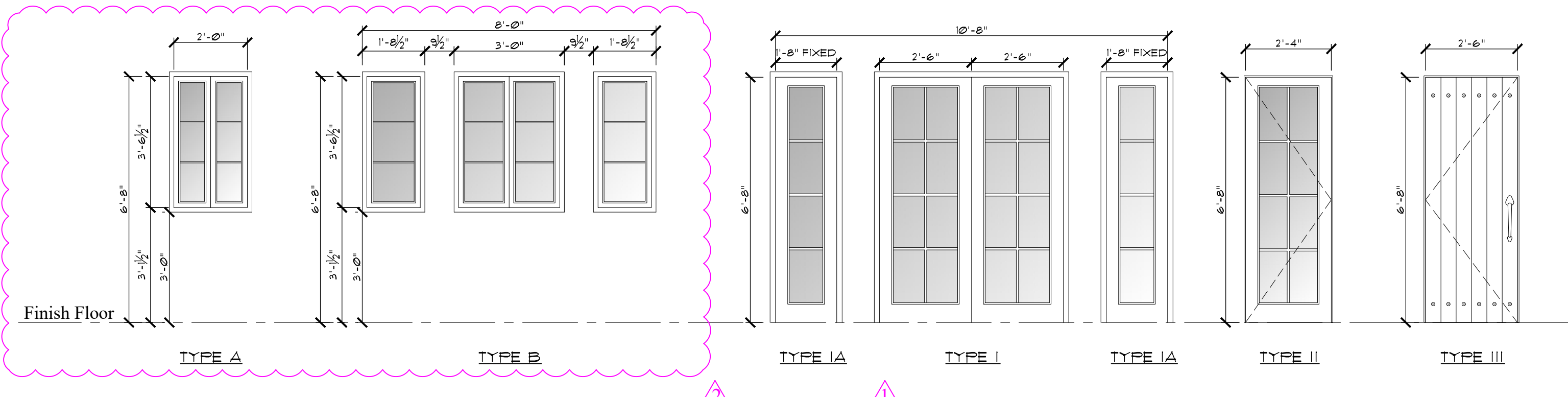
- WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR APPROVAL TO ARCHITECT PRIOR TO FABRICATION OF WINDOWS.
- ALL WINDOWS TO BE INSTALLED IN COPPER PAN FLASHING WITH CONTINUOUS SOLDER & LAP ALL SEAMS - TURN UP & DOWN 6" @ JAMBS & SILL.
- ALL WINDOWS ARE TO BE HARDWIRED TO THE ALARM SYSTEM, VERIFY TYPE OF WIRING AND CONNECTION REQUIRED WITH ALARM SYSTEM SUB AND/OR OWNER.
- ALL WINDOWS ARE TO BE HURRICANE RATED UNITS.

Door Schedule

NO.	ROOM LOCATION	DOOR LEAF SIZE			DOOR MAT.	DOOR TYPE	DOOR FIN. INT./EXT.	FRAME CASING MAT.	FRAME DETAILS			REMARKS
		WIDTH	HEIGHT	THICK					HEAD	JAMB	SILL	
001	BEACH CABANA	2'-2'-6"	6'-1'-8"	2'-1/4"	WOOD	I	PAINT/PAINT	WOOD				EXTERIOR FRENCH DOOR
002	BEACH CABANA	1'-8"	6'-1'-8"	2'-1/4"	WOOD	1A	PAINT/PAINT	WOOD				SIDELIGHTS
002a	BEACH CABANA	1'-8"	6'-1'-8"	2'-1/4"	WOOD	1A	PAINT/PAINT	WOOD				SIDELIGHTS
002a	BEACH CABANA	2'-2'-6"	6'-1'-8"	2'-1/4"	WOOD	I	PAINT/PAINT	WOOD				EXTERIOR FRENCH DOOR
002b	BEACH CABANA	1'-8"	6'-1'-8"	2'-1/4"	WOOD	1A	PAINT/PAINT	WOOD				SIDELIGHTS
002c	BEACH CABANA	1'-8"	6'-1'-8"	2'-1/4"	WOOD	1A	PAINT/PAINT	WOOD				SIDELIGHTS
002	CABANA BATH	2'-4"	6'-1'-8"	1'-3/4"	WOOD	III	PAINT/PAINT	WOOD				INTERIOR DOOR
003	STORAGE	2'-6"	6'-1'-8"	2'-1/4"	WOOD	II	PAINT/PAINT	WOOD				EXTERIOR DOOR

DOOR SCHEDULE NOTES:

- VERIFY ALL DOOR SIZES IN FIELD, REPORT ALL DISCREPANCIES W/ ARCHITECT PRIOR TO PLACING ORDER.
- DOOR MANUFACTURER TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
- ALL EXTERIOR DOORS TO BE INSTALLED IN COPPER PAN FLASHING WITH CONTINUOUS SOLDER & LAP ALL SEAMS - TURN UP & DOWN 6" AT JAMBS & SILL.
- ALL EXTERIOR DOORS ARE TO BE HARDWIRED TO THE ALARM SYSTEM, VERIFY TYPE OF WIRING AND CONNECTION REQUIRED WITH ALARM SYSTEM SUB AND/OR OWNER.
- ALL EXTERIOR DOORS ARE TO BE HURRICANE RATED.



Proposed Window & Door Types

Scale

3/8" = 1'-0"