

PROJECT TEAM	
ARCHITECT:	McALPINE 1133 BROADWAY, SUITE 1416 NEW YORK, NY 10010 212.414.1272
LANDSCAPE ARCHITECT:	NIEVERA WILLIAMS DESIGN 625 FLAGLER DDRIVE SUITE 502 WEST PALM BEACH, FL 33401 561.659.2820
CIVIL ENGINEER:	GRUBER CONSULTING ENGINEERS, INC. 2474 MERCER AVENUE SUITE 305 WEST PALM BEACH, FL 33401 561.312.2041

SCOPE OF WORK	
-	CONSTRUCT NEW TWO-STORY, 5 BEDROOM, 5 FULL BATH, 2 HALF-BATH MAIN HOUSE
-	NEW HARDSCAPE AND FOUNTAIN
-	NEW LANDSCAPE AND PLANTINGS
-	CIVIL - STORM WATER MANAGEMENT PLAN

VARIANCE REQUESTS	
-	VARIANCE 1: SEC. 134-1728(c)(1) A VARIANCE TO ALLOW A SWIMMING POOL PUMP AND FILTER WITHIN THE REAR YARD SETBACK AT A DISTANCE OF 27'-1/4" FROM THE POOL WATER'S EDGE IN LIEU OF THE 25' MAXIMUM PERMITTED.
-	VARIANCE 2: SEC. 134-1728(c)(2) A VARIANCE TO ALLOW A POOL HEATER WITH A REAR YARD SETBACK OF 7' IN LIEU OF THE 10' REQUIRED AND AT A DISTANCE OF 27'-1/4" FROM THE POOL WATER'S EDGE IN LIEU OF THE 25' MAXIMUM PERMITTED.
-	VARIANCE 3: SEC. 134-896(a) A VARIANCE TO CONSTRUCT A CHIMNEY AT A HEIGHT OF 32.79' IN LIEU OF THE 30.8' MAXIMUM HEIGHT PERMITTED.

RECEIVED

By yfigueroa at 7:35 am, Oct 12, 2023

a proposed new home for

1186 N. Ocean Way

Palm Beach, FL 33480

ARCOM #: 23-123
ZON-23-105

ARCOM PRESENTATION - PRE-APP SUBMITTAL - 06/30/2023

ARCOM PRESENTATION - FIRST SUBMITTAL - 08/10/2023

ARCOM PRESENTATION - SECOND SUBMITTAL - 09/25/2023

ARCOM PRESENTATION - FINAL DROP-OFF - 10/12/2023

ARCOM PRESENTATION - PROJECTED HEARING DATE - 11/20/2023

TOWN COUNCIL PRESENTATION - PROJECTED HEARING DATE - 12/13/2023

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A0.2	NEIGHBORHOOD CONTEXT
A0.3	NEIGHBORHOOD CONTEXT
A0.4	NEIGHBORHOOD CONTEXT
A0.5	NEIGHBORHOOD CONTEXT
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PALM BEACH, FL 33480

ARC 23-123

PROJECT

PRE-APP 06/30/2023

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SECOND 09/25/2023

FINAL 10/12/2023

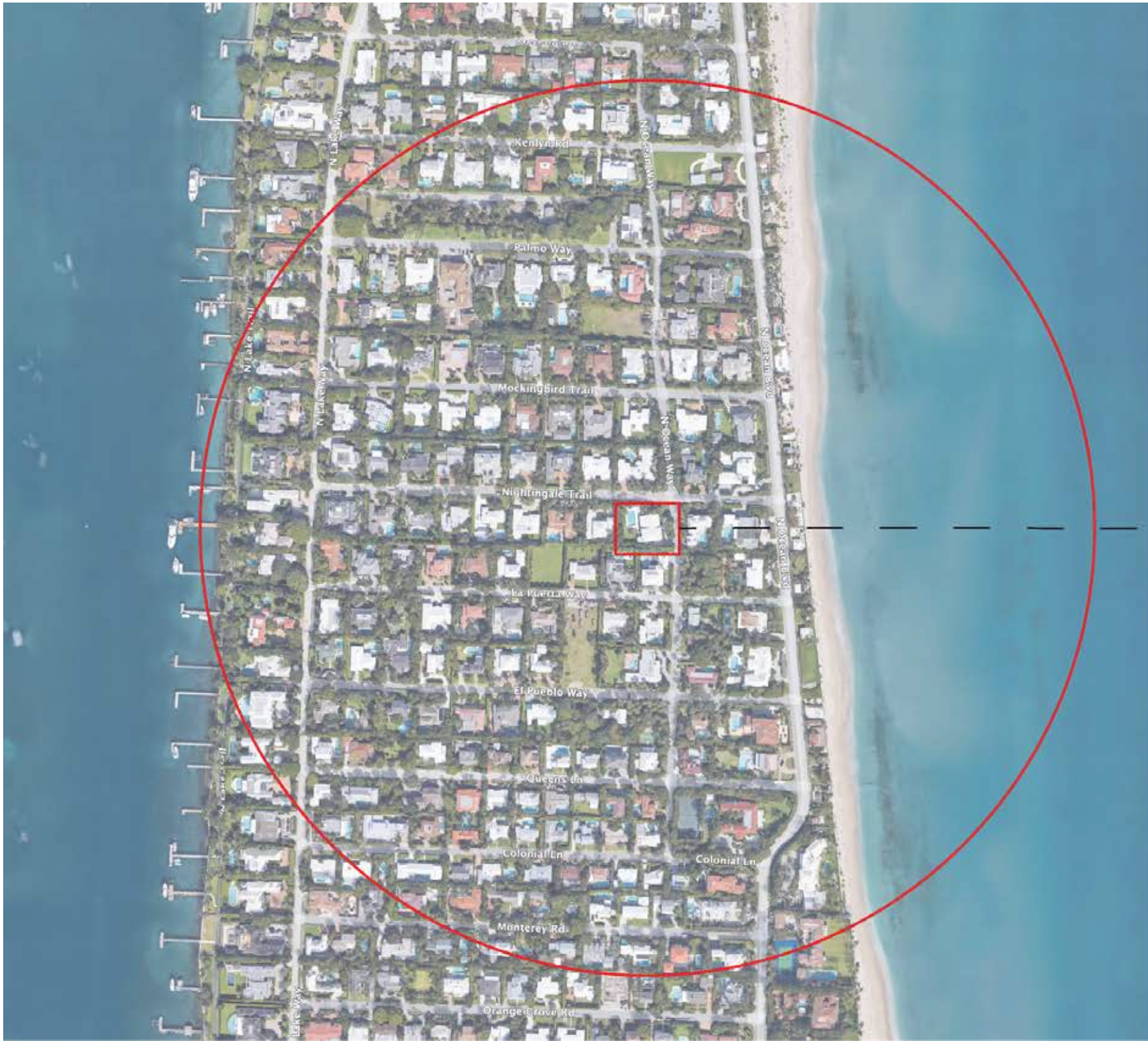
DATE

NOT FOR CONSTRUCTION - COVER SHEET

TITLE

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SHEET NO

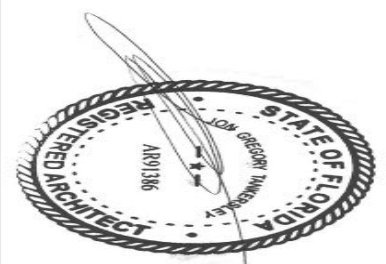


→ SUBJECT PROPERTY
LOCATION

vicinity location map
N.T.S.



location plan
N.T.S.



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VICINITY LOCATION MAP
& LOCATION PLAN

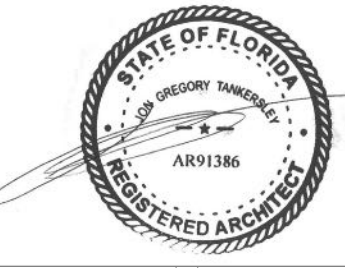
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DATE

TITLE

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FINAL 10/12/2023

NEIGHBORHOOD
CONTEXT

A0.3

PROJECT

DATE _____

TITLE

SHEET No



228 Nightingale Trail



220 Nightingale Trail



212 Nightingale Trail



*1186 N Ocean Way



1191 N Ocean Way



1190 N Ocean Blvd



1178 N Lake Way



271 La Puerta Way



265 La Puerta Way



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NEIGHBORHOOD CONTEXT

A0.5

PROJECT I

21

III

SHEET NO.



1171 N Ocean Way



1161 N Ocean Blvd



171 El Pueblo Way



1150 N Ocean Way



268 Nightingale Trail



1021 N Ocean Blvd



235 Sunrise Ave



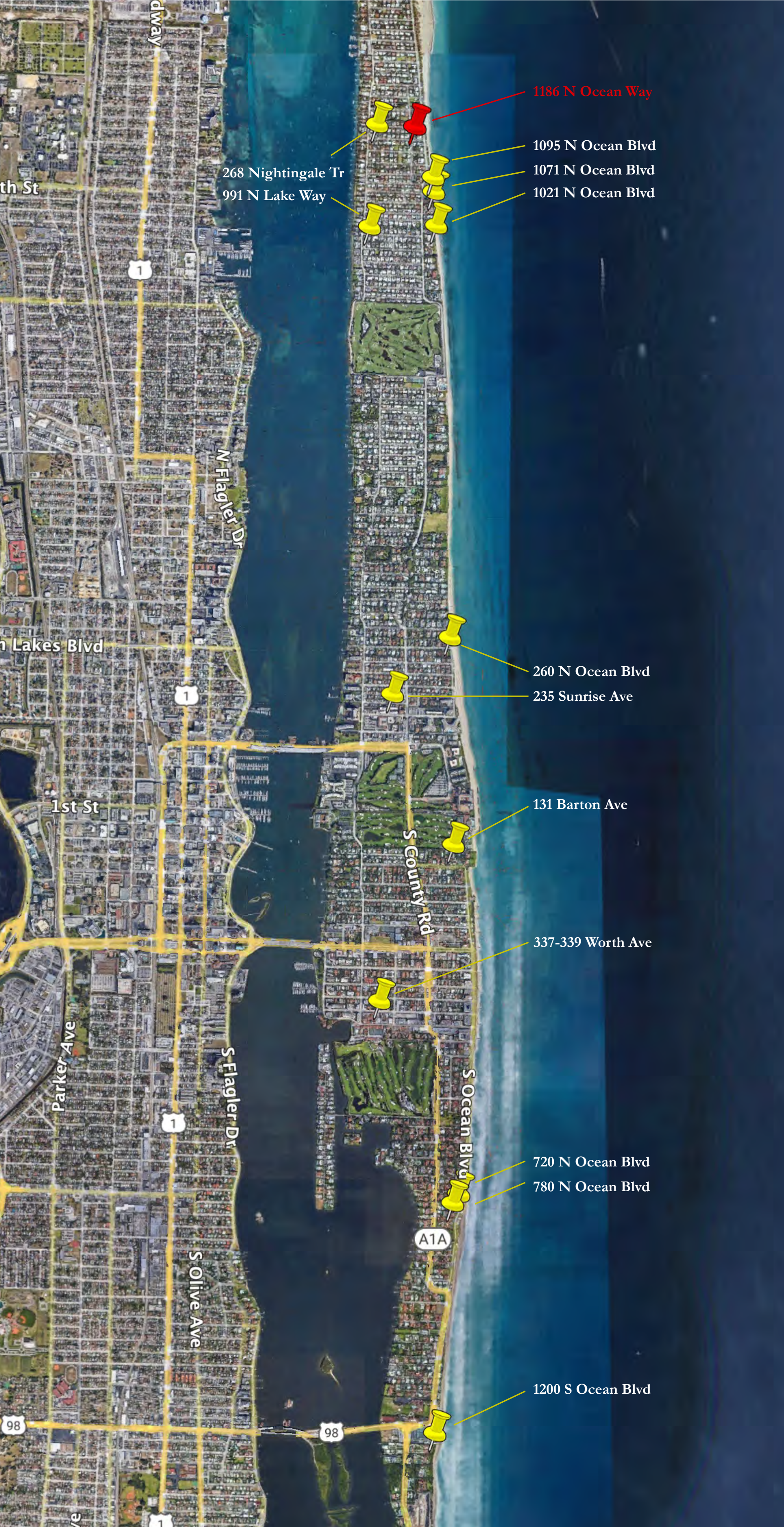
1071 N Ocean Blvd



131 Barton Ave



991 N Lake Way



inspiration location key plan
NTS

neighborhood inspiration

examples of homes of a similar style, materiality and ornamentation, and/or formal expression

STATE OF FLORIDA
REGISTERED ARCHITECT
ARCH 1386

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SIMILAR HOUSES & MIZNER INSPIRATION
KEY PLAN

A0.7

PROJECT

DATE

TITLE

SHEET NO



260 N Ocean Blvd
Villa Flora



1095 N Ocean Blvd
La Guerida



780 S Ocean Blvd
Casa Nana



neighborhood inspiration

examples of Addison Mizner homes that effectively combine different historical architectural styles with decorative arts



720 S Ocean Blvd
El Solano



337-339 Worth Ave
Villa Mizner

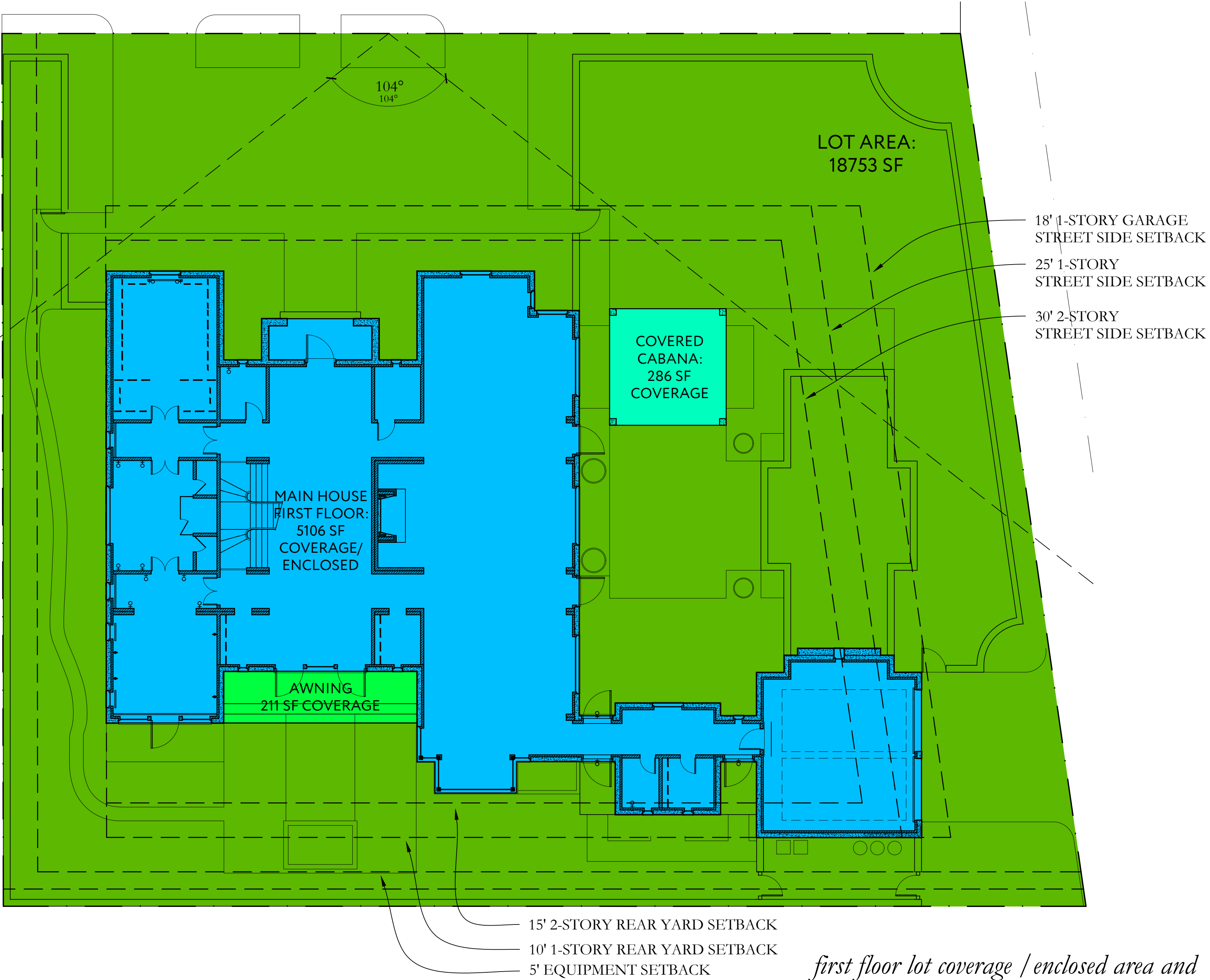


1200 S Ocean Blvd
Louwana



neighborhood inspiration

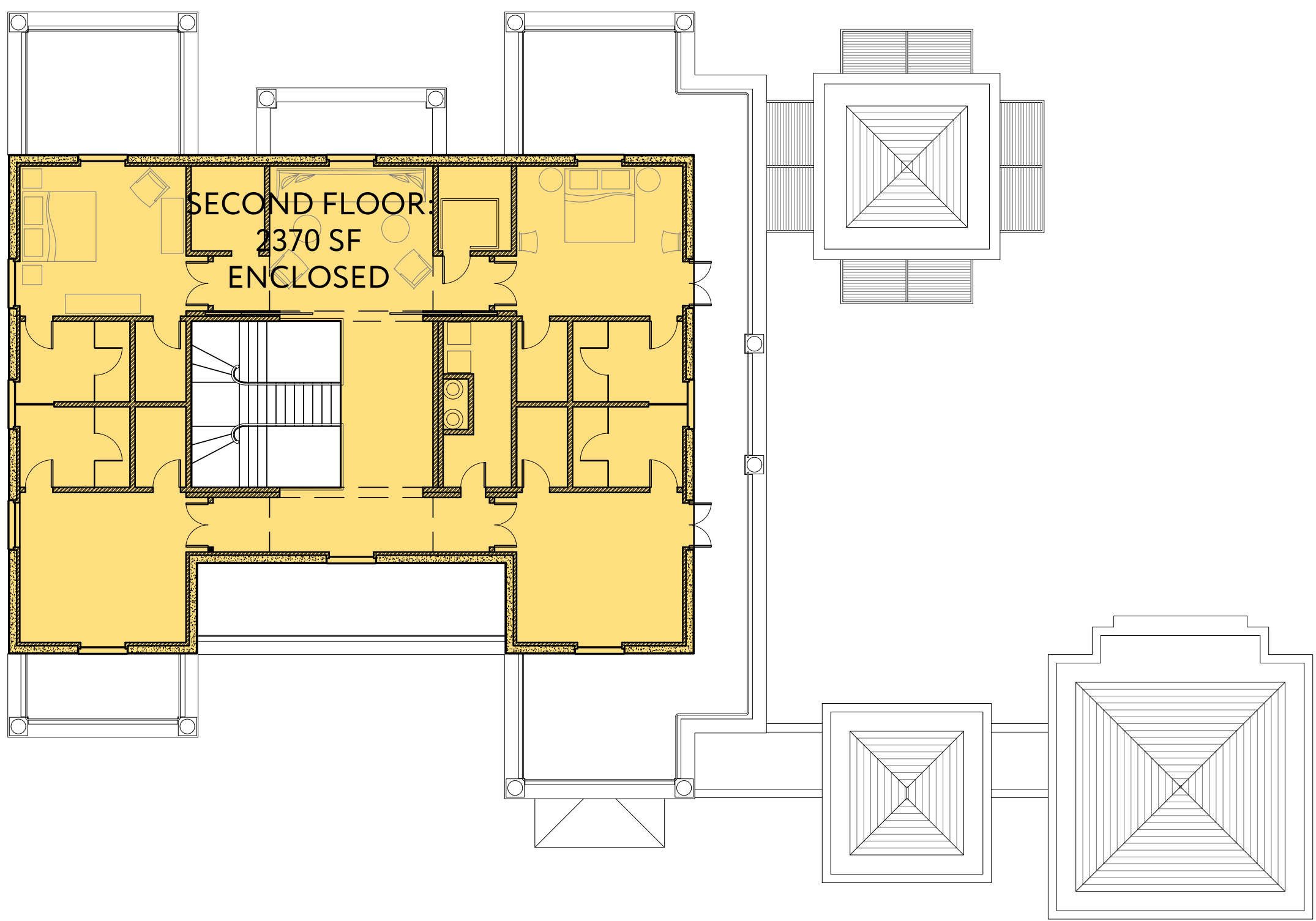
examples of Addison Mizner homes that effectively combine different historical architectural styles with decorative arts



first floor lot coverage / enclosed area and angle of vision

1/8" = 1'-0"

1
A0.10



second floor enclosed area

1/8" = 1'-0"

2
A0.10

Lot Coverage Calculations:

Allowable Coverage:	30%
Lot Area:	18,754 sf
Allowable Area:	(18,742 sf)(.3) = 5626 sf
Main House Coverage:	5106 sf
Awning	211 sf
Covered Cabana:	286 sf
Total Coverage:	5106 + 211 + 286 = 5603 sf

Enclosed Area:

First Floor Enclosed Area:	5106 sf
Second Floor Enclosed Area:	2370 sf
Total Enclosed Area:	5106 sf + 2370 sf = 7476 sf



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:	1186 N. Ocean Way		
2	Zoning District:	R-B		
3	Lot Area (sq. ft.):	18,754		
4	Lot Width (W) & Depth (D) (ft.):	139' W x 127.92' D		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY		
6	FEMA Flood Zone Designation:	AE		
7	Zero Datum for point of meas. (NAVD)	+ 7.00 (AE6 + 1' FREEBOARD)		
8	Crown of Road (COR) (NAVD)	+ 5.49		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5626 SF (30%)	N/A	5603 SF (29.9%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Acrs. Structure, etc)	N/A	N/A	7476 SF
12	*Front Yard Setback (Ft.)	25 FT / 30 FT N	N/A	34'-6" / 47'-5" N
13	* Side Yard Setback (1st Story) (Ft.)	12.5 FT W / 18 FT E	N/A	NA / 18'-9.5" E
14	* Side Yard Setback (2nd Story) (Ft.)	15 FT W / 30 FT E	N/A	15 FT W / 67'-11" E
15	*Rear Yard Setback (Ft.)	10 FT S	N/A	10 FT S
16	Angle of Vision (Deg.)	104 DEG.	N/A	100 DEG.
17	Building Height (Ft.)	22 FT	N/A	20'-11.25"
18	Overall Building Height (Ft.)	30 FT	N/A	28'-4.75"
19	Cubic Content Ratio (CCR) (R-B ONLY)	73508 CF/ 3.91	N/A	73,194 CF/3.89
20	** Max. Fill Added to Site (Ft.)	7 - 5.49 = 1.51/2 =0.76	N/A	0.76
21	Finished Floor Elev. (FFE)(NAVD)	+7.00 FT	N/A	+7.00 FT
22	Base Flood Elevation (BFE)(NAVD)	+ 6.00 FT	N/A	+6.00 FT
23	Landscape Open Space (LOS) (Sq Ft and %)	8,440 SF / 45%	N/A	SEE LANDSCAPE
24	Perimeter LOS (Sq Ft and %)	2523 SF / 50%	N/A	4029 SF/ 79 %
25	Front Yard LOS (Sq Ft and %)	1408 SF / 40%	N/A	2167 SF / 61.5%
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



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a proposed new home

for

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PALM BEACH, FL 33480

ARC 23-123

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ZONING DIAGRAMS -
LOT COVERAGE

A0.10

PROJECT

DATE

TITLE

SHEET NO

CCR CALCULATIONS

MAX CCR + VOLUME ALLOWED: 60,000 – 18,800 sf lot = 41,300/50,000 = (.82)(.5) = .41
+3.5 = 3.91 CCR

5% LOGGIA CREDIT: (3.91)(18,800 sf) = 73,508 cubic feet
(73,508)(.05) = 3,675 cubic feet

ENCLOSED AREA

-MAIN HOUSE FIRST FLOOR EXTERIOR WALL HEIGHT = 10'-0"
-MAIN HOUSE FIRST FLOOR AREA = 4072 sf
-MAIN HOUSE FIRST FLOOR VOLUME = (4072 sf)(10 ft) = 40,720 cubic feet

-CONNECTOR EXTERIOR WALL HEIGHT = 8'-0
-CONNECTOR AREA = 316 sf
-CONNECTOR VOLUME = (316 sf)(8 ft) = 2528 cubic feet

-GARAGE EXTERIOR WALL HEIGHT = 9'-0" (10' - 1'-0" BELOW FFE)
-GARAGE AREA = 624 sf
-GARAGE VOLUME = (624 sf)(9 ft) = 5616 cubic feet

-PLENUM HEIGHT = 1' - 11 ¼"
-FLOOR AREA = 2544 sf
-PLENUM VOLUME = (2544 sf)(1.875 ft) = 4770 cubic feet

-MAIN HOUSE SECOND FLOOR EXTERIOR WALL HEIGHT @ PRIMARY ROOF SLOPE = 6'-0"
-MAIN HOUSE SECOND FLOOR AREA = 1196 sf
MAIN HOUSE SECOND FLOOR VOLUME = (1196 sf)(6 ft) = 7176 cubic feet

MAIN HOUSE DORMER EXTERIOR WALL HEIGHT = 9'-0"

MAIN HOUSE DORMER FLOOR AREA = 1376 sf
MAIN HOUSE DORMER VOLUME = (1376 sf)(9 ft) = 12,384 cubic feet

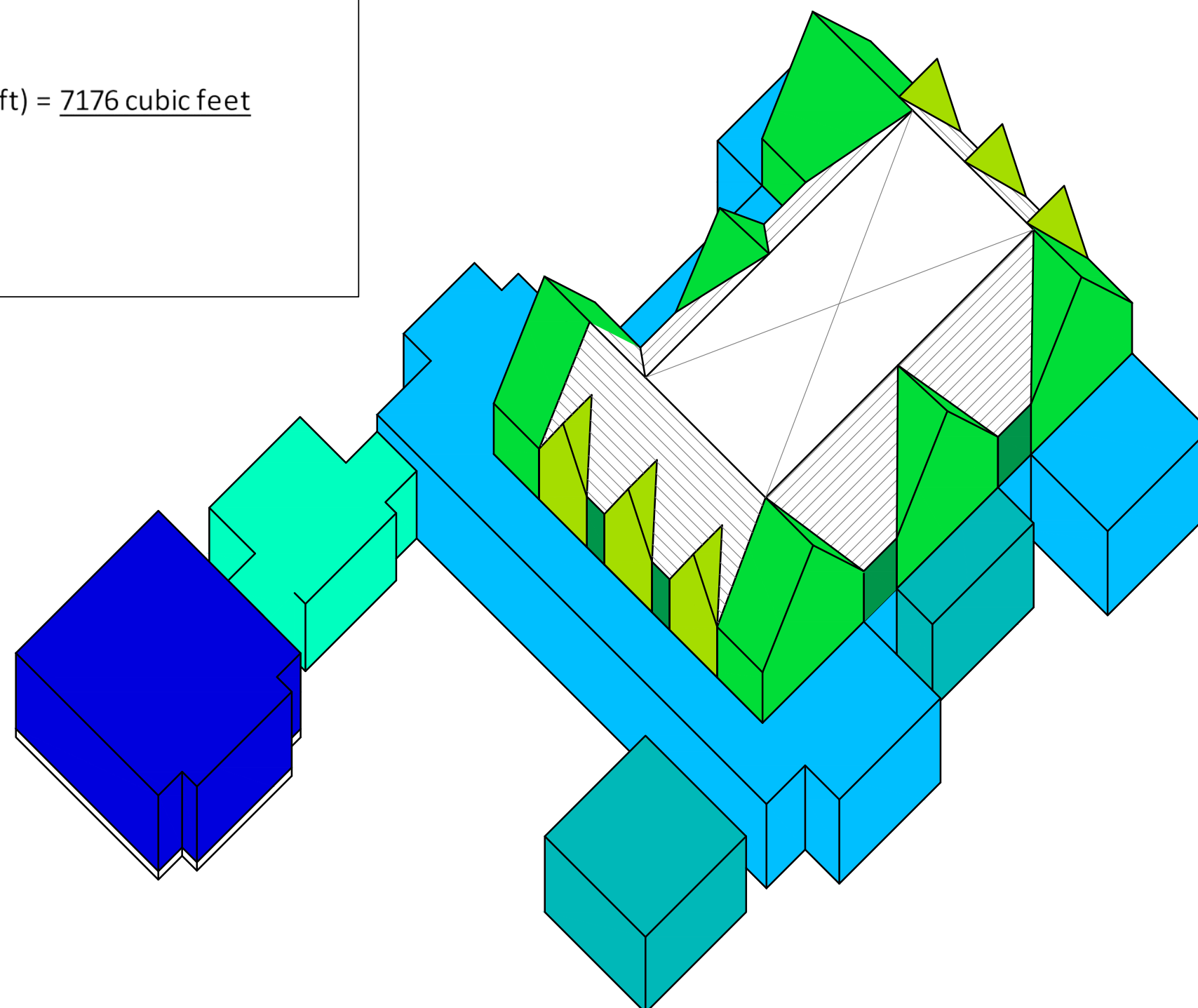
UNENCLOSED AREA

ENTRY EXTERIOR WALL HEIGHT = 10'-0"
ENTRY AREA = 102 sf
ENTRY VOLUME = (102 sf)(10 ft) = 1020 cubic feet

CABANA EXTERIOR WALL HEIGHT = 9'-0"
CABANA AREA = 286 sf
CABANA VOLUME = (286 sf)(9 ft) = 2574 cubic feet

TOTALS

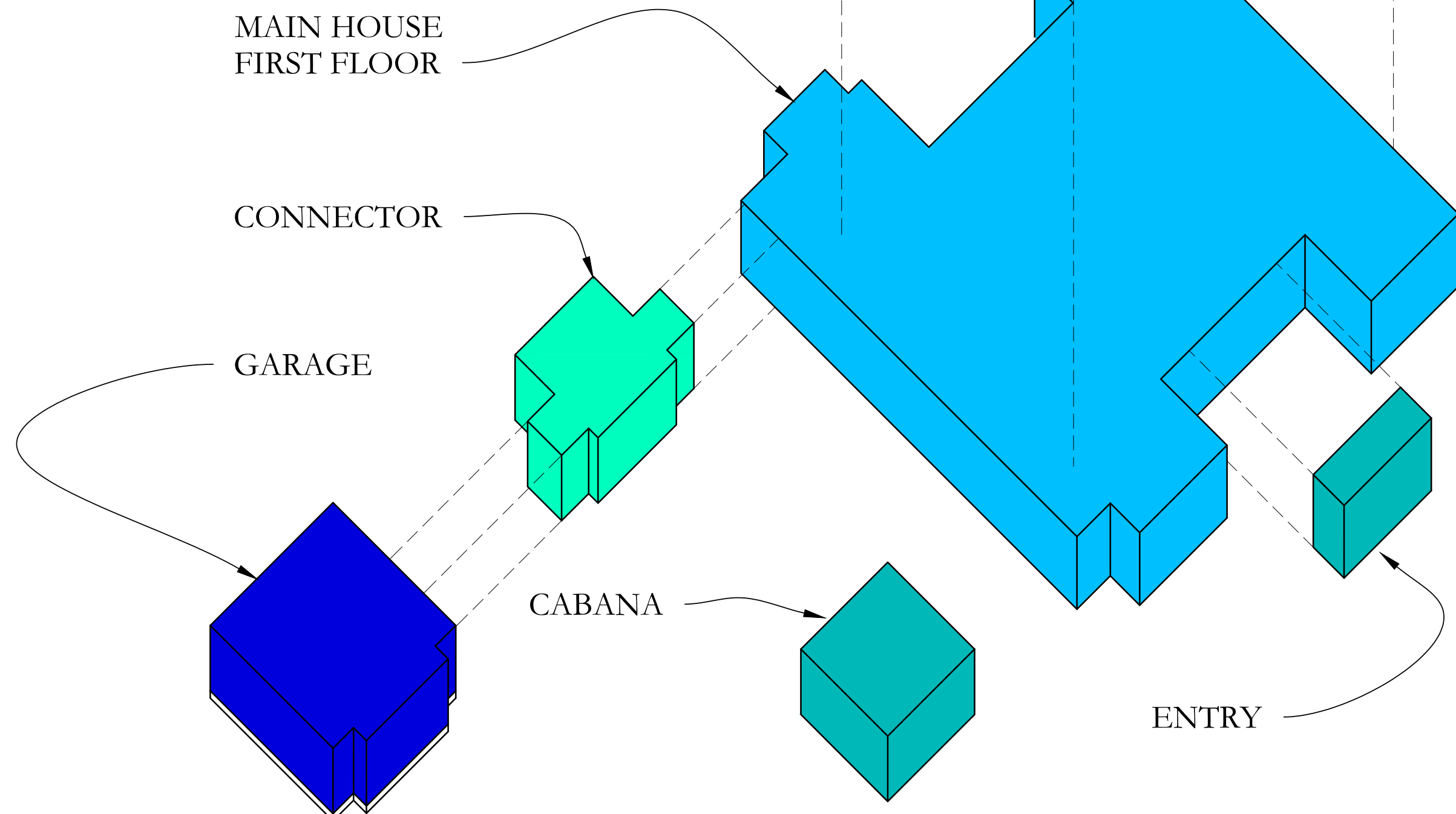
ENCLOSED VOLUME = 73,194 cubic feet
UNENCLOSED VOLUME = 3,594 cubic feet
73,194 interior volume proposed + 3,594 unenclosed volume proposed = 76,788 total proposed
76,788 total volume – 3,594 unenclosed credit = 73,194 total proposed volume
73,194 cubic feet proposed < 73,508 cubic feet allowed
CCR = 73,194/18,800 = 3.89



axonometric

1/16" = 1'-0"

1
A0.11



exploded axonometric

1/16" = 1'-0"

2
A0.11

MAIN HOUSE DORMER

MAIN HOUSE SECOND FLOOR @ PRIMARY ROOF SLOPE

PLENUM

MAIN HOUSE FIRST FLOOR

CONNECTOR

GARAGE

CABANA

ENTRY

ROOF OMITTED FOR CLARITY



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ZONING DIAGRAMS -
CCR DIAGRAMS

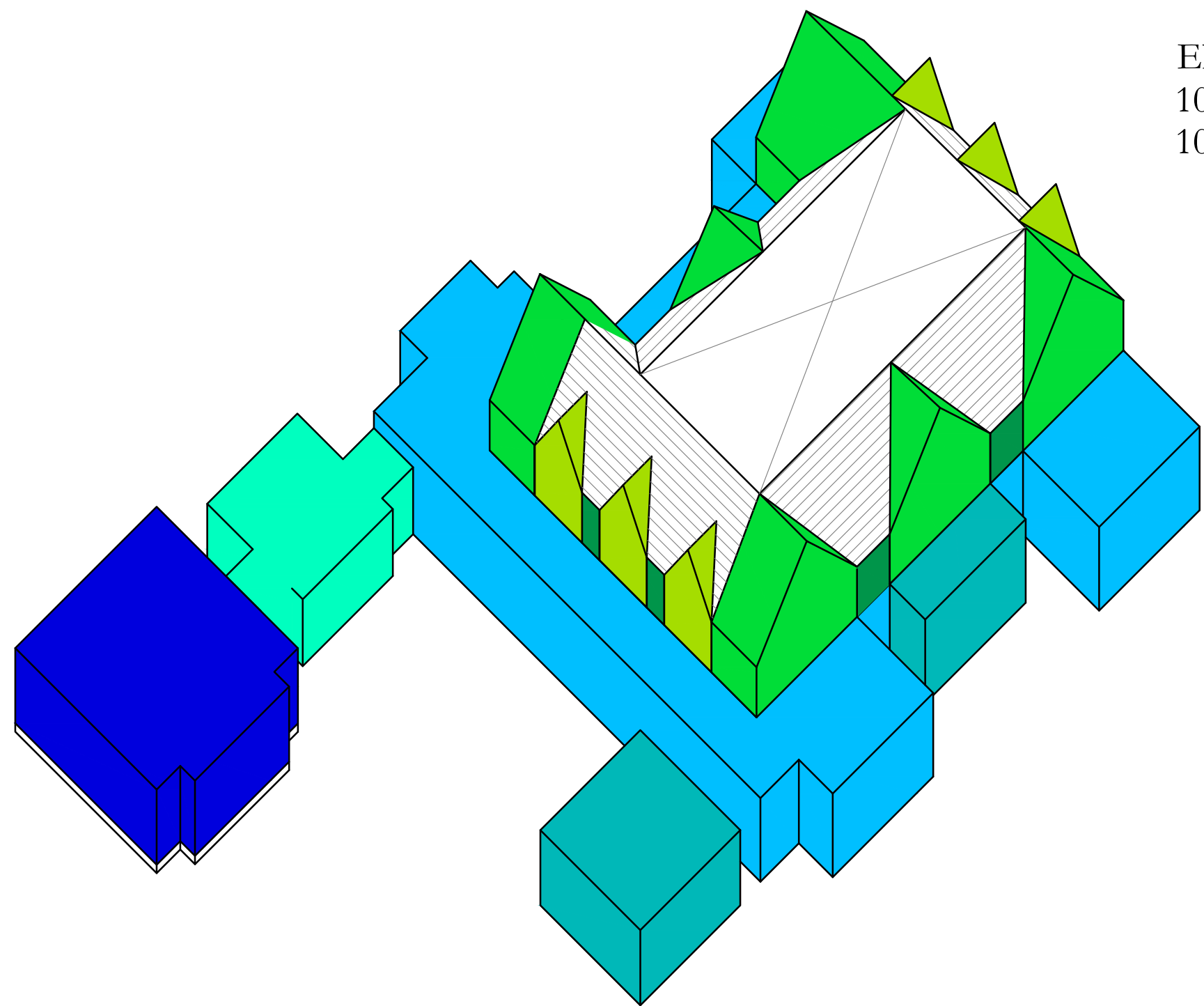
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PROJECT

DATE

TITLE

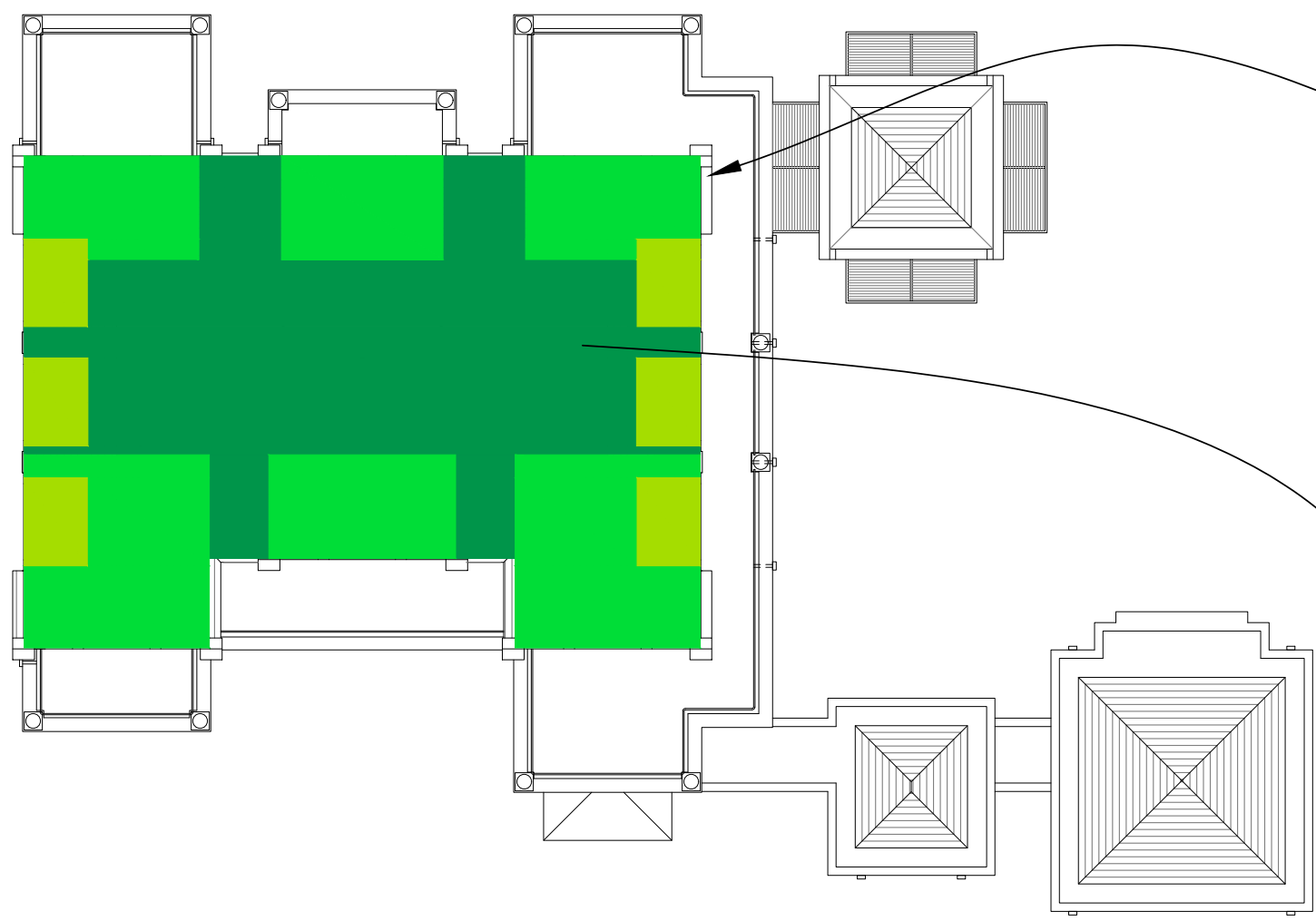
SHEET No



axonometric

$\frac{1}{16}" = 1'-0"$

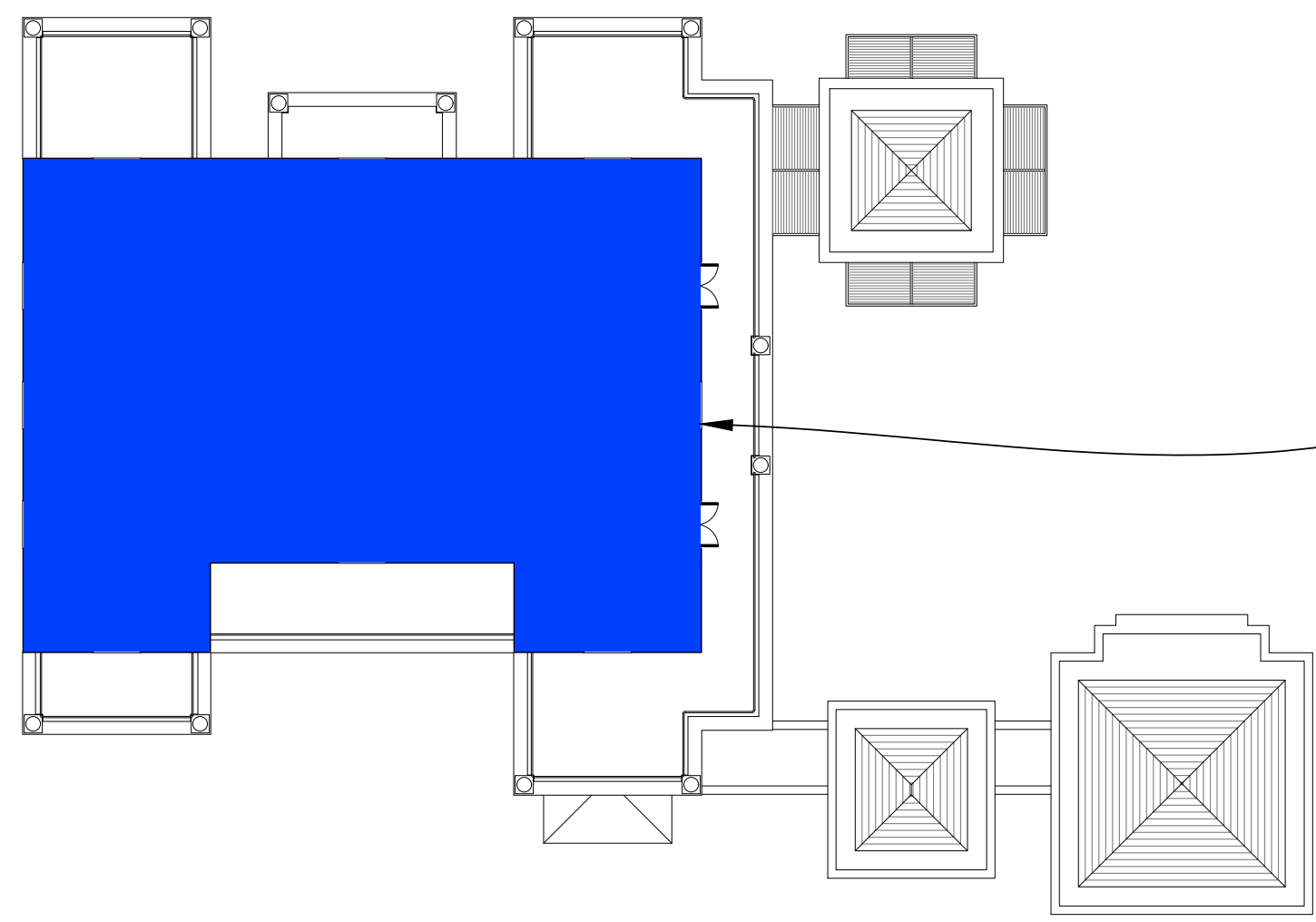
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roof plan

$\frac{1}{16}" = 1'-0"$

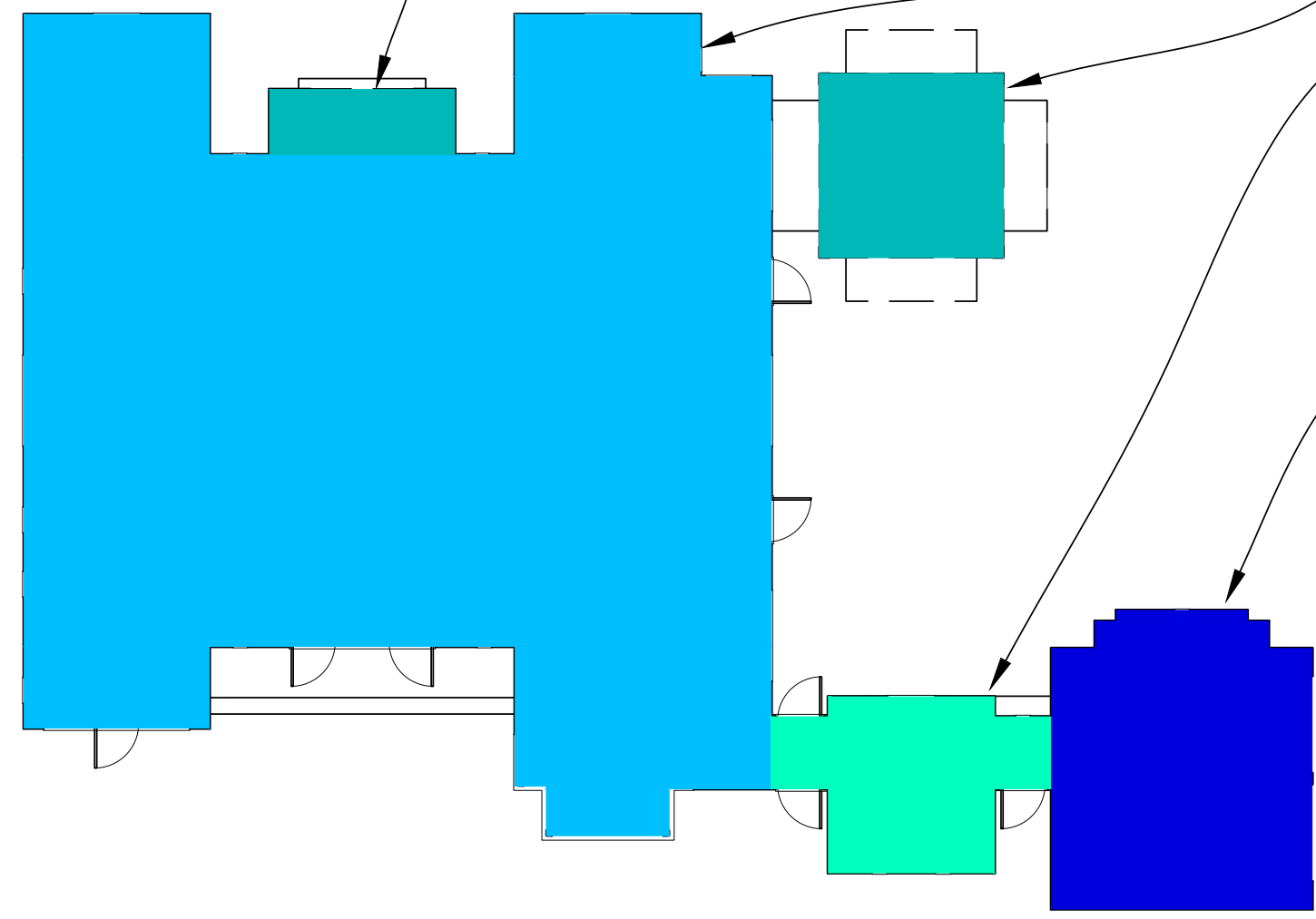
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A0.11b



second floor plan

$\frac{1}{16}" = 1'-0"$

3
A0.11b



first floor plan

$\frac{1}{16}" = 1'-0"$

4
A0.11b

MAIN HOUSE DORMERS
1376 SF @ 9'-0" HEIGHT
12,384 CUBIC FEET

MAIN HOUSE SECOND FLOOR @
PRIMARY ROOF SLOPE
1196 SF @ 6'-0" HEIGHT
7176 CUBIC FEET

PLENUM
2544 SF @ 1'-11 $\frac{1}{4}"$
4770 CUBIC FEET

MAIN HOUSE FIRST FLOOR
4072 SF @ 10'-0" HEIGHT
40720 CUBIC FEET

CABANA
286 SF @ 9'-0" HEIGHT
2574 CUBIC FEET

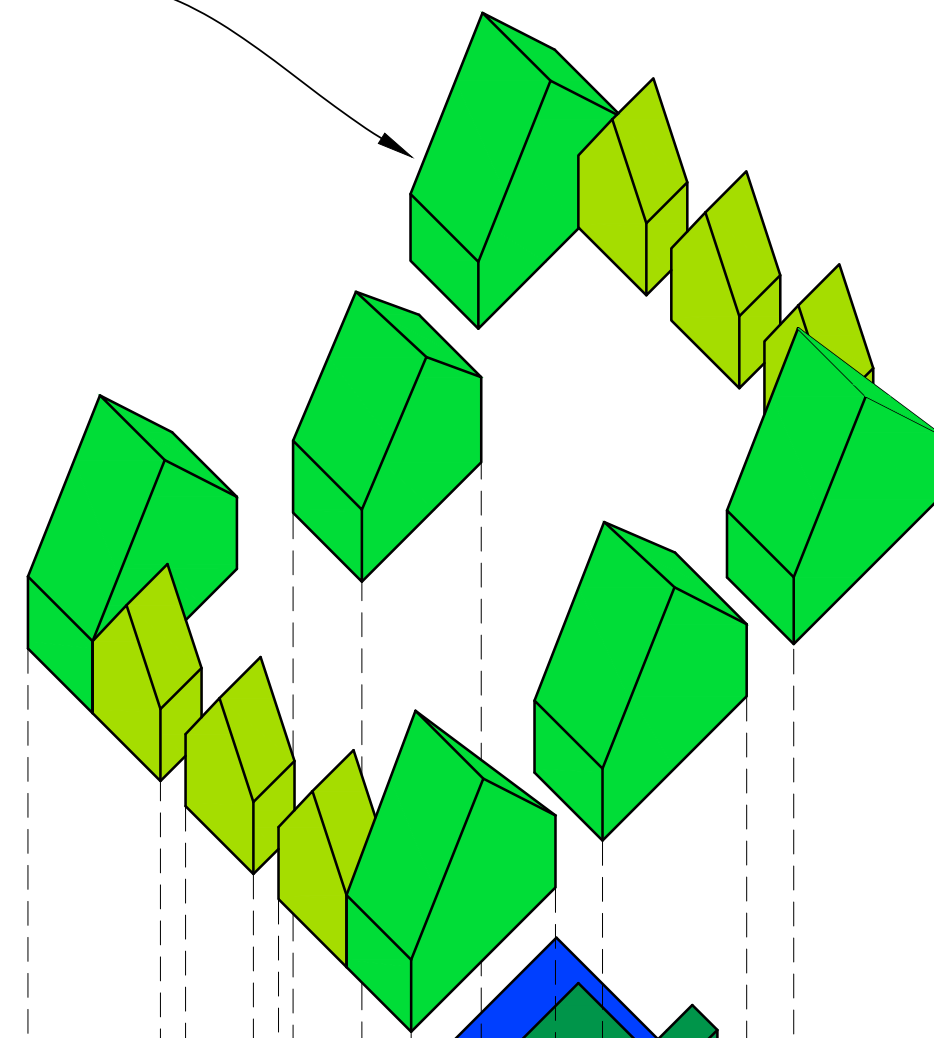
CONNECTOR
316 SF @ 8'-0"
2528 CUBIC FEET

GARAGE
624 SF @ 9'-0"
5616 CUBIC FEET

CABANA

ENTRY

**ROOF OMITTED
FOR CLARITY**



exploded axonometric

$\frac{1}{16}" = 1'-0"$

5
A0.11b



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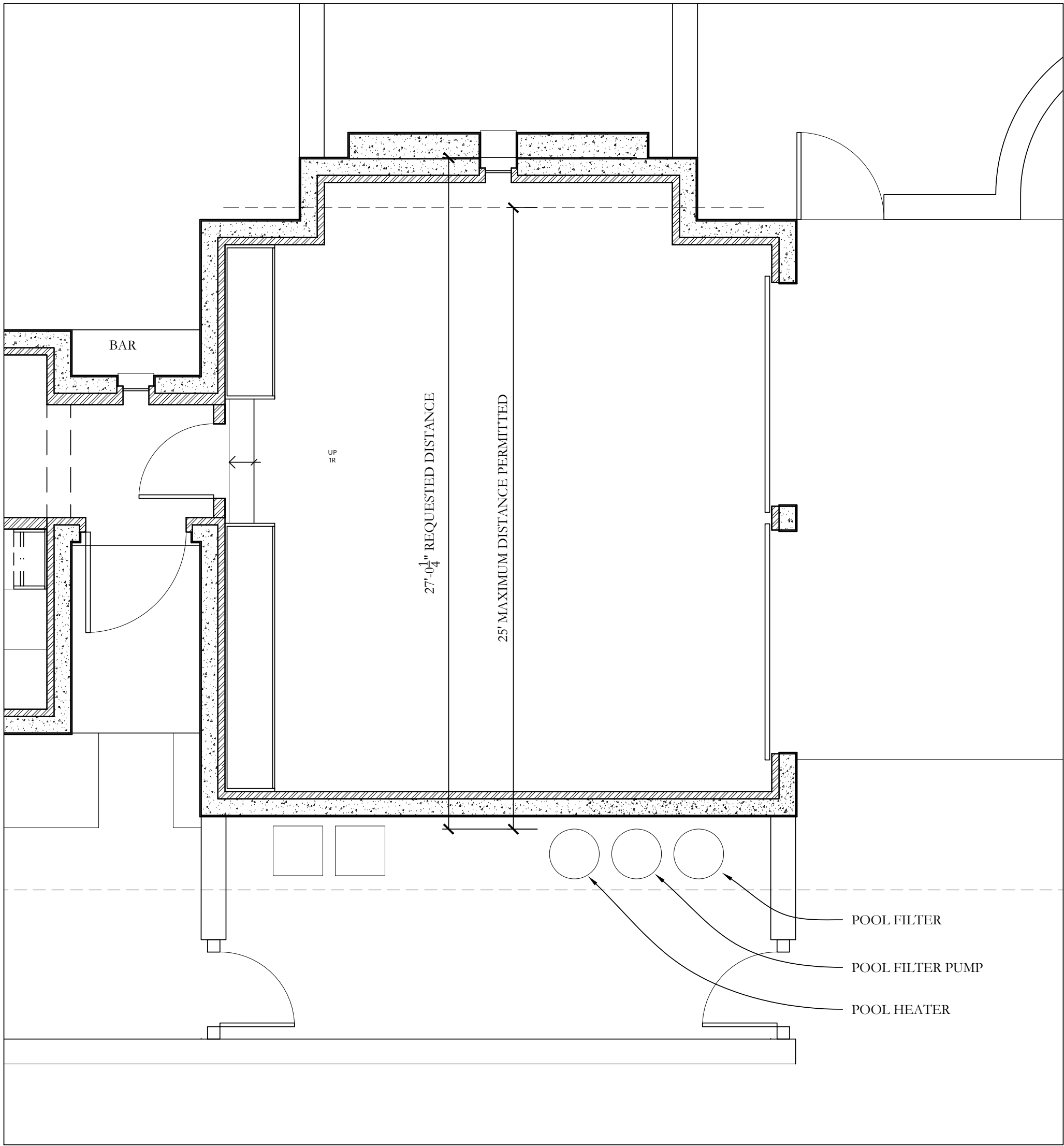
ZONING DIAGRAMS -
CCR DIAGRAMS

A0.11b

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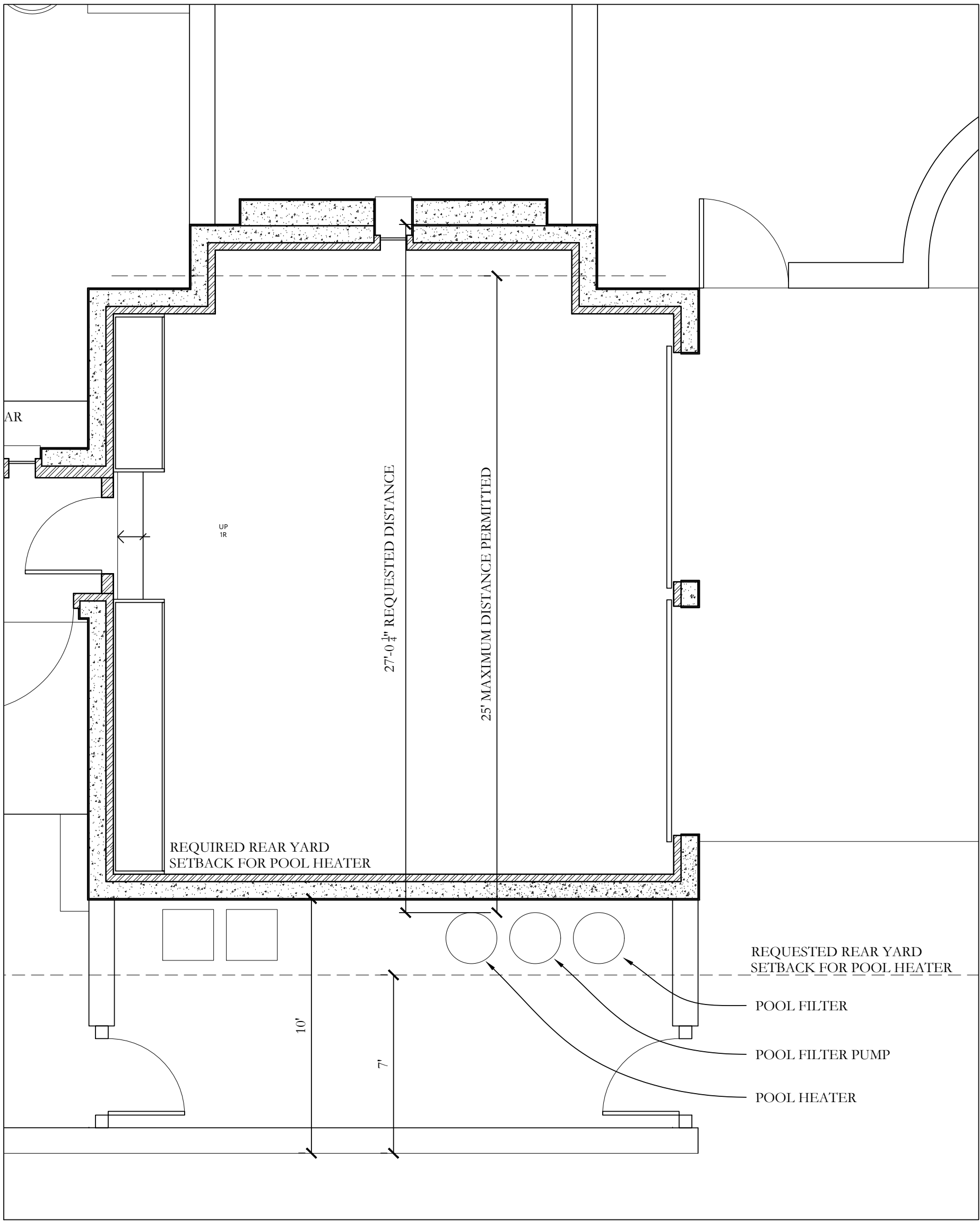
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variance 1 diagram

1/4" = 1'-0"

1
A0.12



variance 2 diagram

1/4" = 1'-0"

2
A0.12



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VARIANCE DIAGRAMS -
POOL EQUIPMENT AND
POOL HEATER

A0.12

- VARIANCE 3: SEC. 134-896(a) A VARIANCE TO CONSTRUCT A CHIMNEY AT A HEIGHT OF 32.79' IN LIEU OF THE 30.8' MAXIMUM HEIGHT PERMITTED.



variance 3 diagram

1/4" = 1'-0"

1
A0.13



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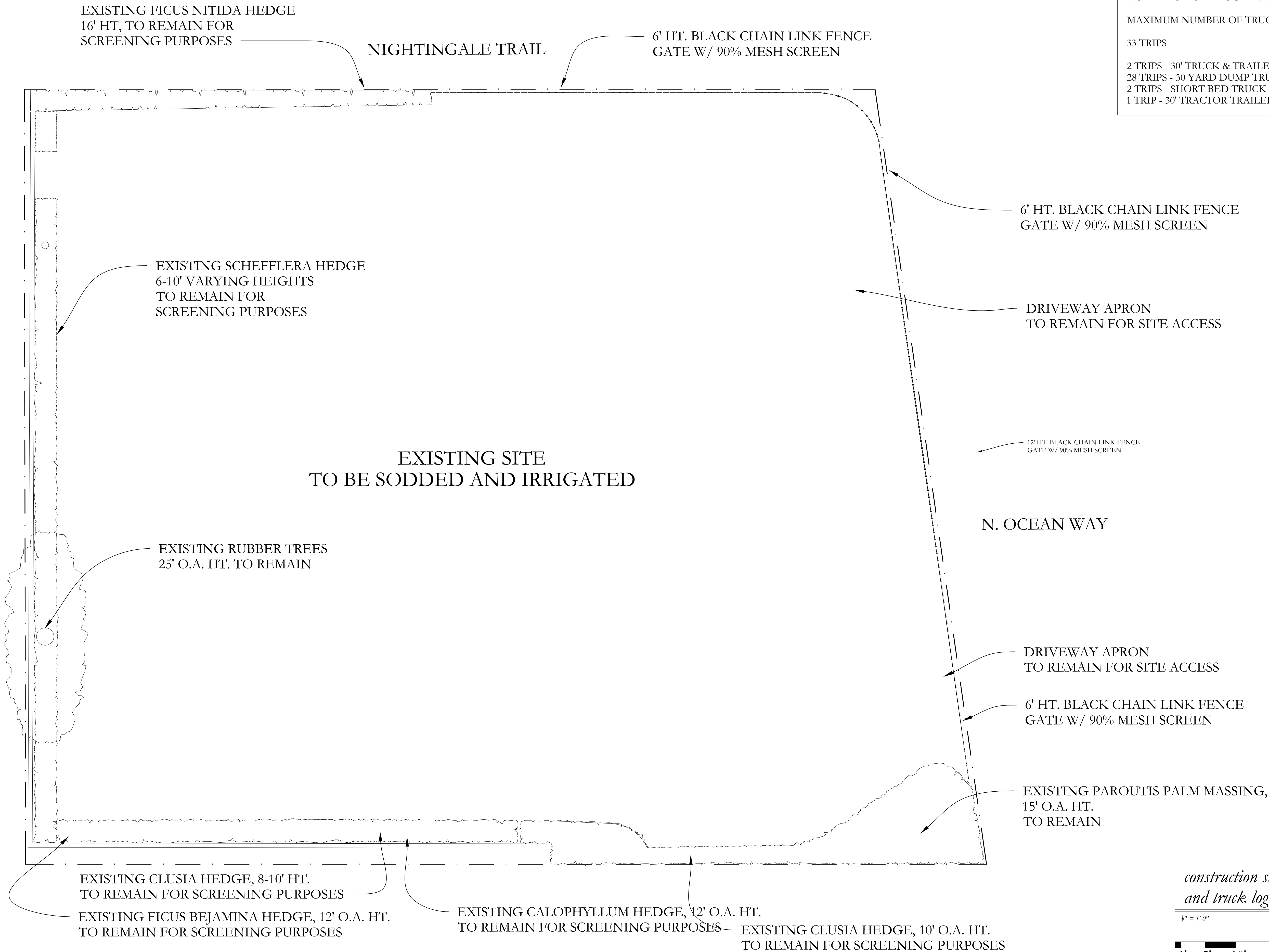
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a proposed new home
for
1186 N. OCEAN WAY
PALM BEACH, FL 33480
ARC 23-123

PRE-APP 06/30/2023
FIRST 08/10/2023
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FINAL 10/12/2023

VARIANCE DIAGRAMS -
CHIMNEY HEIGHT

A0.13



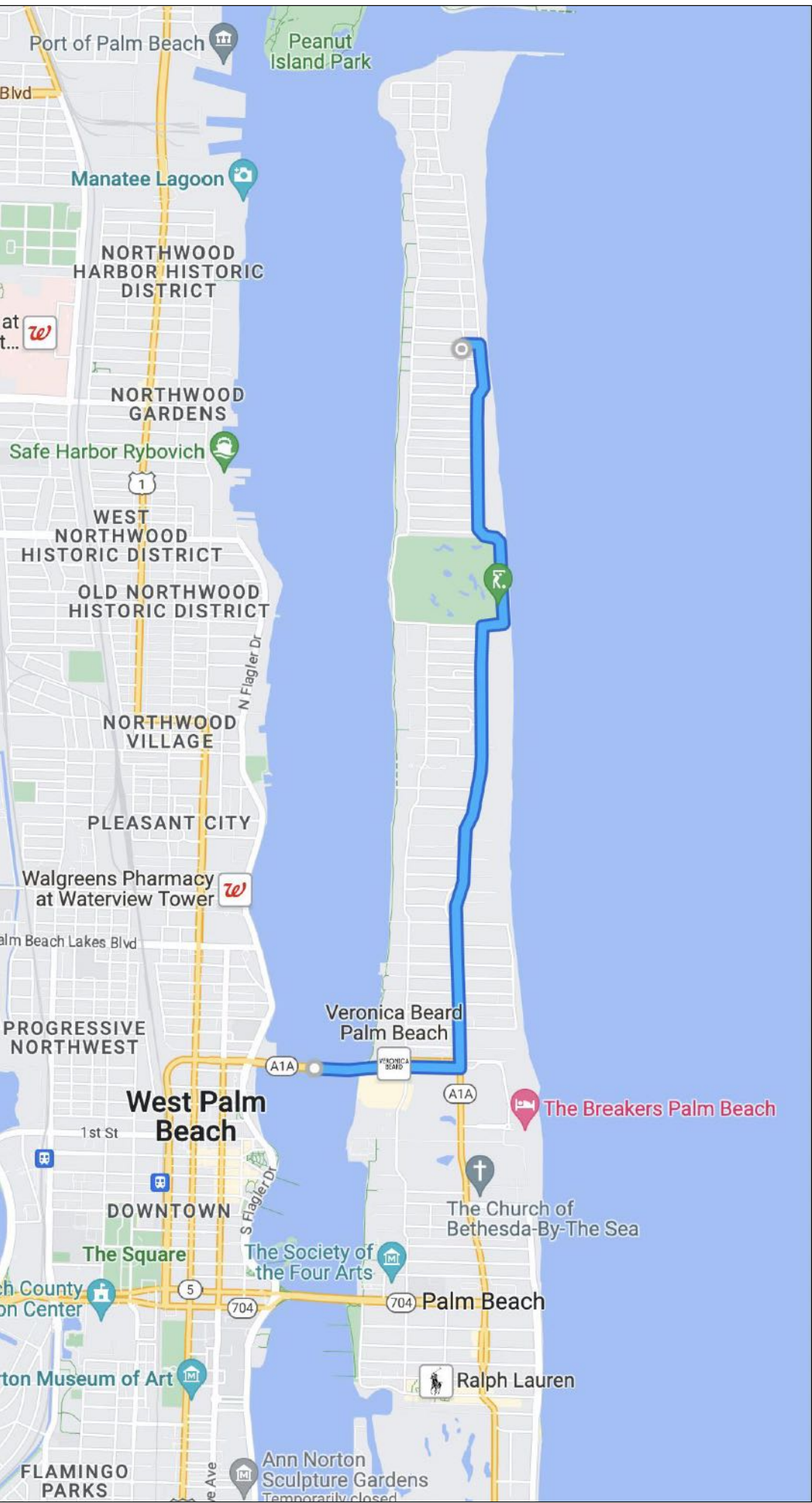
MAXIMUM SIZE TRUCK TO BE USED: 30' (TRUCK & TRAILER COMBINED)
SEPARATE ROW PERMITS WILL BE SUBMITTED

BEST ROUTE TO PROPERTY: USING FLAGLER MEMORIAL BRIDGE (NORTH BRIDGE)
TRAVEL EAST ALONG ROYAL POINCIANA WAY, TURN NORTH ONTO
NORTH COUNTY ROAD, TRAVEL NORTH ON NORTH COUNTY ROAD, CONTINUE
NORTH TO NORTH OCEAN WAY, TURN EAST ONTO 1186 NORTH OCEAN WAY

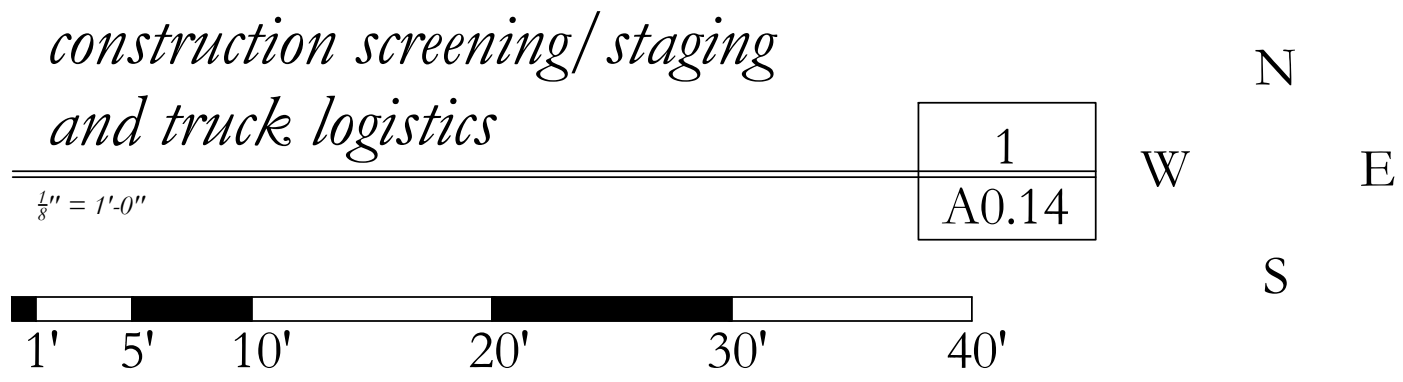
MAXIMUM NUMBER OF TRUCK TRIPS TO THE PROPERTY (ESTIMATED):

33 TRIPS

2 TRIPS - 30' TRUCK & TRAILER - EQUIPMENT DROP-OFF & PICK-UP
28 TRIPS - 30 YARD DUMP TRUCKS - EROSION ROCK DELIVERY AND DEMOLITION
2 TRIPS - SHORT BED TRUCK- FENCE INSTALLATION & REMOVAL
1 TRIP - 30' TRACTOR TRAILER - SOD



<i>truck route</i>	1
NTS	A0.14



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FINAL 10/12/2023	

NOT FOR CONSTRUCTION - CONSTRUCTION SCREENING/STAGING AND TRUCK LOGISTICS	TITLE
--	-------

A0.14	SHEET NO
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NOT FOR CONSTRUCTION -
EXISTING SITE PLAN

A1.0A

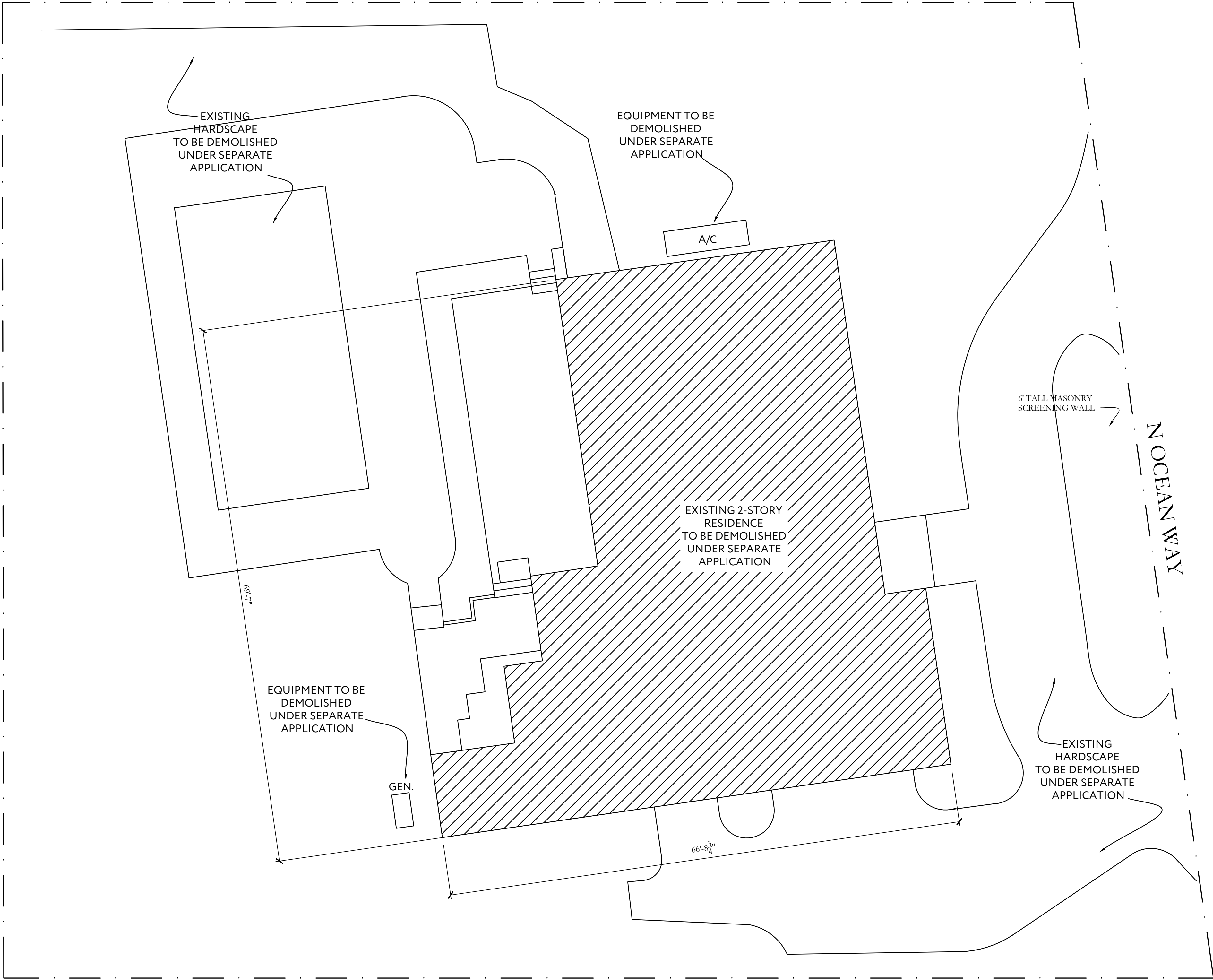
PROJECT

DATE

TITLE

SHEET No

NIGHTINGALE TRAIL

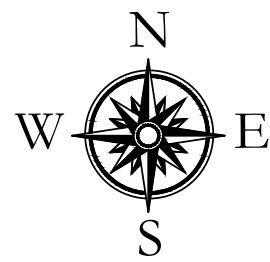


existing site plan

$\frac{1}{8}'' = 1'-0''$

1' 5' 10' 20' 30' 40'

1
A1.0A





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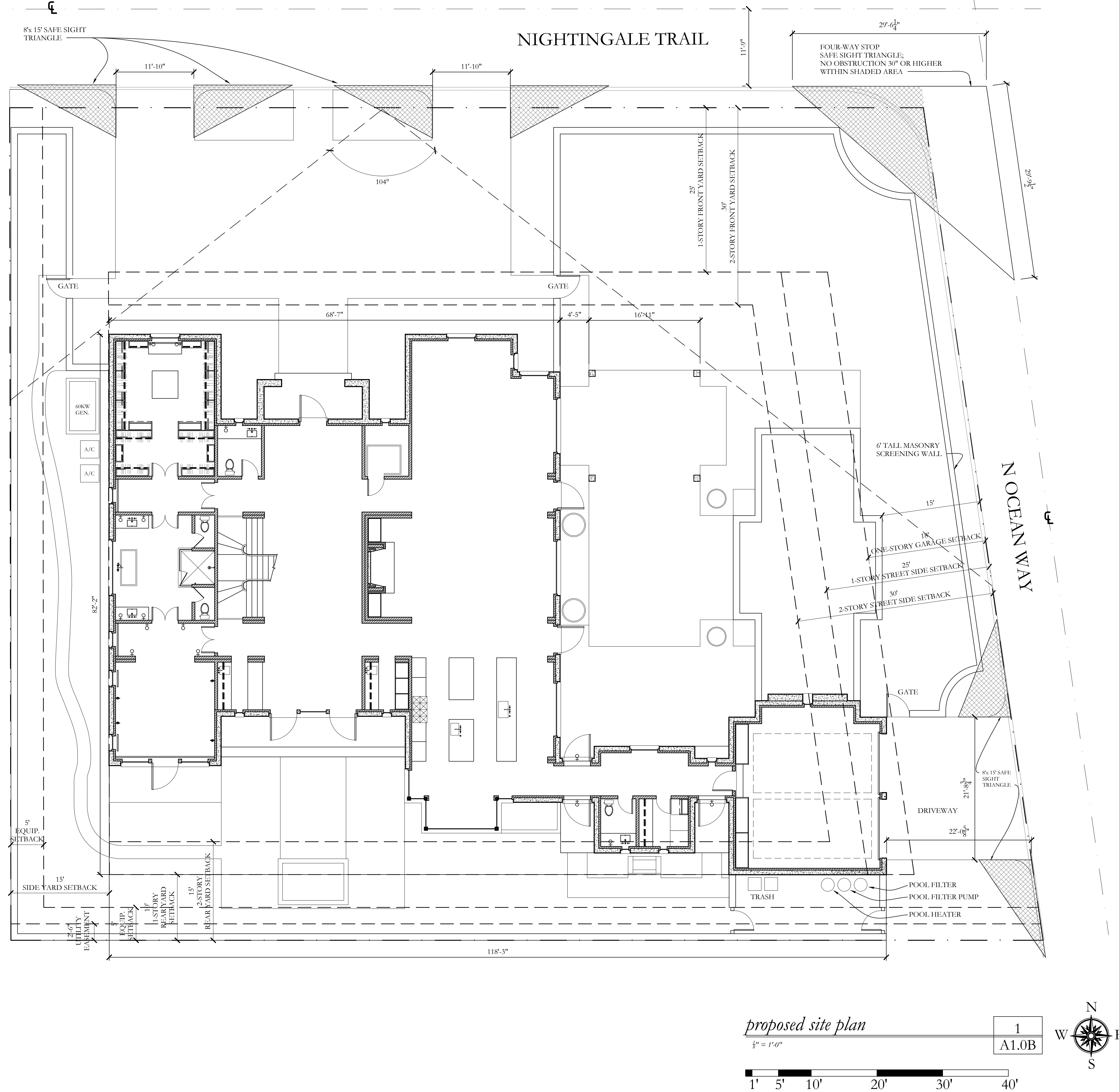
NOT FOR CONSTRUCTION -
PROPOSED SITE PLAN

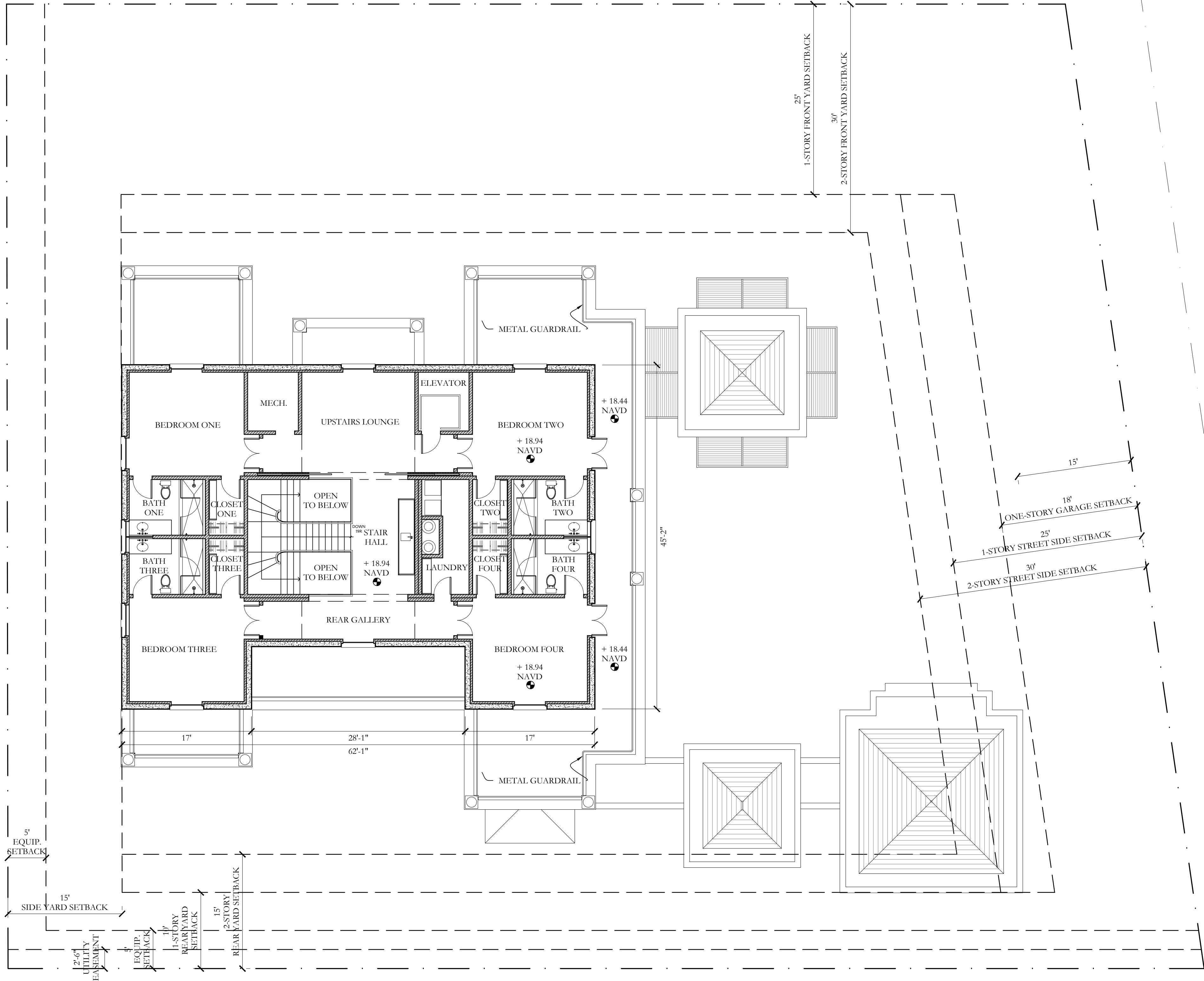
PROJECT

DATE _____

TITLE

SHEET NO

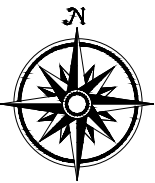




second floor plan

1/8" = 1'-0"

1
A1.2



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NOT FOR CONSTRUCTION -
SECOND FLOOR PLAN

A1.2



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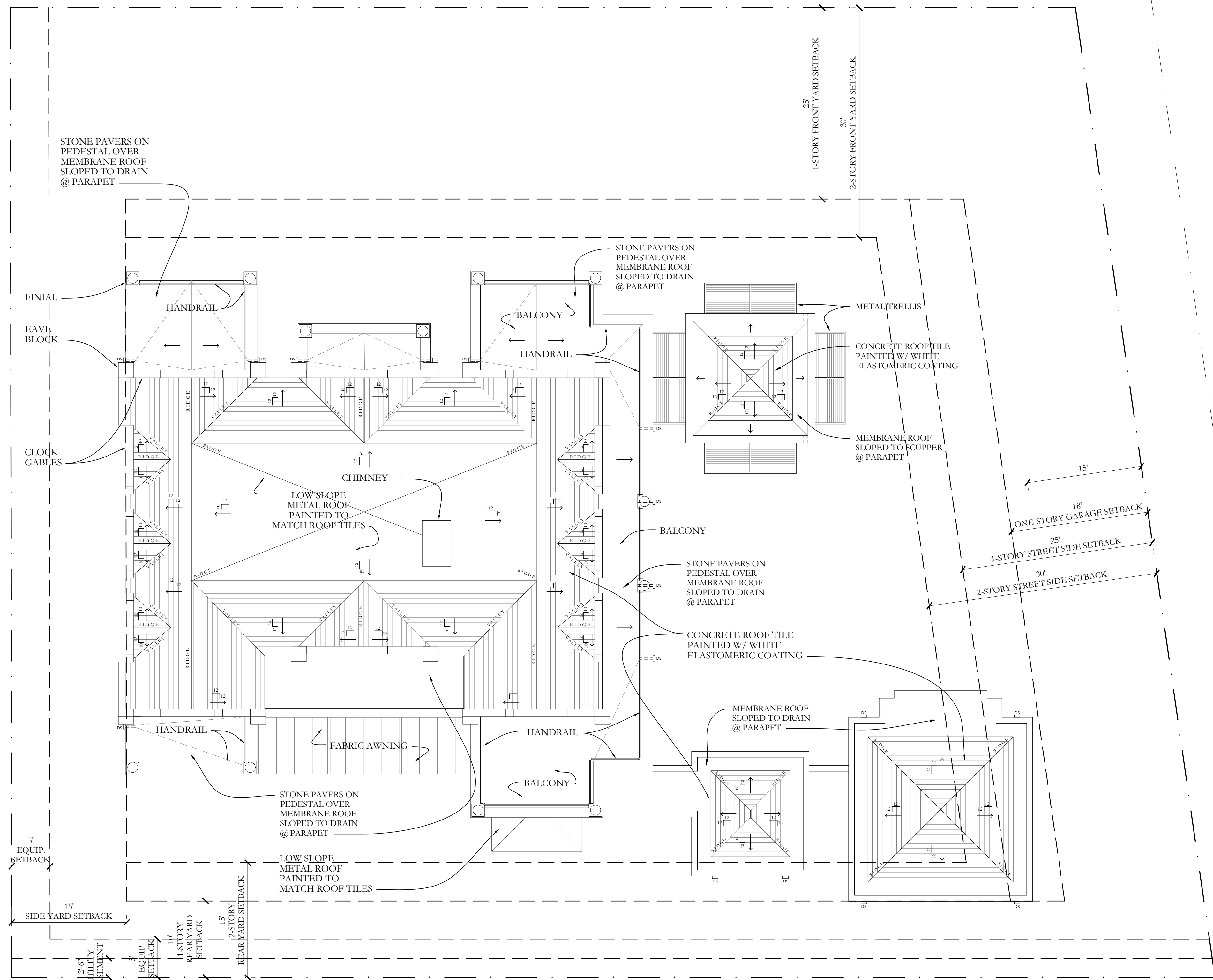
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ROOF PLAN

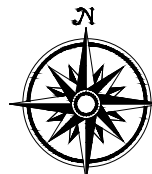
A1.3



roof plan

$\frac{1}{8}" = 1'-0"$

1
A1.3





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FINAL 10/12/2023

ELEVATIONS

A2.1

FINISHES:

STUCCO: INHERENT COLOR TO MATCH SHERWIN WILLIAMS PEARLY WHITE SW-7009

ROOF: BORAL ROOFING, BERMUDA SMOOTH, NATURAL GRAY, PAINTED W/ WHITE ELASTOMERIC ROOF COATING

SHUTTERS: SHERWIN WILLIAMS PEARLY WHITE SW-7009

HANDRAIL: SHERWIN WILLIAMS PEARLY WHITE SW-7009

"TIE-BACK" STRAPS AND WINDOW BARS: BRONZE-COLORED STRAP IRON

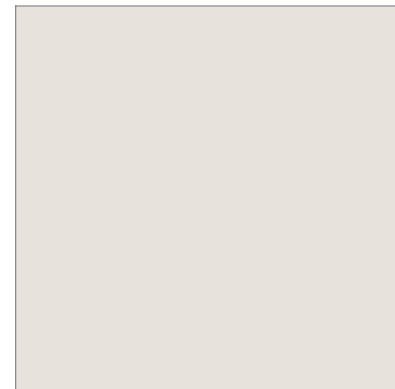
CABANA TRELLISES: BRONZE-COLORED STEEL

ENTRY LANTERN: CUSTOM COPPER LANTERN BY HACIENDA LIGHTS

OTHER LANTERNS: BEVOLO MODERNIST ORIGINAL BRACKET, 27" STANDARD COPPER FINISH

COLOR SWATCHES

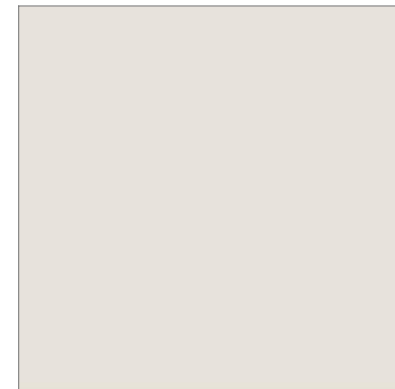
STUCCO: INHERENT COLOR TO MATCH SHERWIN WILLIAMS PEARLY WHITE SW-7009



ROOF: SMOOTH FLAT CONCRETE ROOF TILE, PAINTED W/ WHITE ELASTOMERIC ROOF COATING



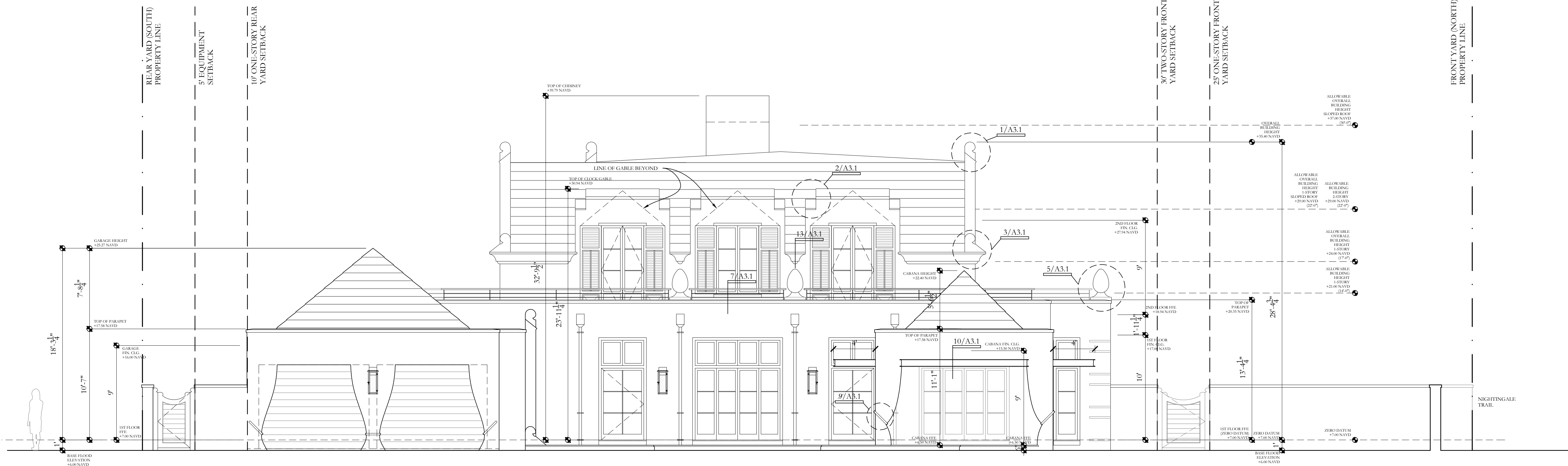
SHUTTERS AND HANDRAIL: SHERWIN WILLIAMS PEARLY WHITE SW-7009



entry elevation (north)

1/8" = 1'-0"

1
A2.1



street side elevation (east)

1/8" = 1'-0"

2
A2.1

PROJECT

TITLE

SHEET NO



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FIRST 08/10/2023

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FINAL 10/12/2023

ELEVATIONS

PROJECT

TITLE

SHEET No

A2.2

STUCCO: INHERENT COLOR TO MATCH SHERWIN
WILLIAMS PEARLY WHITE SW-7009

ROOF: BORAL ROOFING, BERMUDA SMOOTH, NATURAL GRAY, PAINTED W/ WHITE ELASTOMERIC ROOF COATING

SHUTTERS: SHERWIN WILLIAMS PEARLY WHITE SW-7009

HANDRAIL: SHERWIN WILLIAMS PEARLY WHITE SW-7009

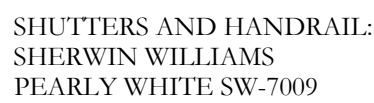
"TIE-BACK" STRAPS AND WINDOW BARS:
BRONZE-COLORED STRAP IRON

CABANA TRELLISES: BRONZE-COLORED STEEL

ENTRY LANTERN: CUSTOM COPPER LANTERN BY HACIENDA LIGHTS

OTHER LANTERNS: BEVOLO MODERNIST ORIGINAL
BRACKET, 27" STANDARD COPPER FINISH

STUCCO: INHERENT COLOR TO
MATCH SHERWIN WILLIAMS
PEARLY WHITE SW-7009



SHUTTERS AND HANDRAIL:
SHERWIN WILLIAMS
PEARLY WHITE SW-7009

AWNING:
SUNBRELLA
MAXIM HEATHER BEIGE


$$\frac{3}{16}'' = 1'-0''$$

1

1


$$\frac{3}{2}'' = 1' - 0'$$

2

A2.2

A2.2

FINISHES:

STUCCO: INHERENT COLOR TO MATCH SHERWIN WILLIAMS PEARLY WHITE SW-7009

ROOF: BORAL ROOFING, BERMUDA SMOOTH, NATURAL GRAY, PAINTED W/ WHITE ELASTOMERIC ROOF COATING

SHUTTERS: SHERWIN WILLIAMS PEARLY WHITE SW-7009

HANDRAIL: SHERWIN WILLIAMS PEARLY WHITE SW-7009

"TIE-BACK" STRAPS AND WINDOW BARS: BRONZE-COLORED STRAP IRON

CABANA TRELLISES: BRONZE-COLORED STEEL

ENTRY LANTERN: CUSTOM COPPER LANTERN BY HACIENDA LIGHTS

OTHER LANTERNS: BEVOLO MODERNIST ORIGINAL BRACKET, 27" STANDARD COPPER FINISH

COLOR SWATCHES

STUCCO: INHERENT COLOR TO MATCH SHERWIN WILLIAMS PEARLY WHITE SW-7009



ROOF: SMOOTH FLAT CONCRETE ROOF TILE, PAINTED W/ WHITE ELASTOMERIC ROOF COATING



SHUTTERS AND HANDRAIL: SHERWIN WILLIAMS PEARLY WHITE SW-7009



entry elevation (north)

$\frac{1}{16}'' = 1'-0''$

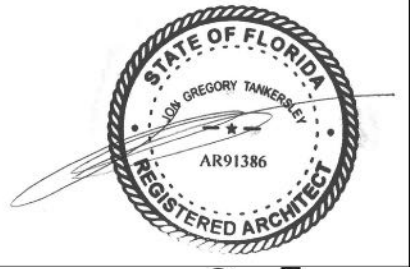
1
A2.3



street side elevation (east)

$\frac{1}{16}'' = 1'-0''$

2
A2.3



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ARC 23-123

PRE-APP 06/30/2023
FIRST 08/10/2023
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FINAL 10/12/2023

RENDERED ELEVATIONS

A2.3

PROJECT

TITLE

SHEET NO

FINISHES:

STUCCO: INHERENT COLOR TO MATCH SHERWIN WILLIAMS PEARLY WHITE SW-7009

ROOF: BORAL ROOFING, BERMUDA SMOOTH, NATURAL GRAY, PAINTED W/ WHITE ELASTOMERIC ROOF COATING

SHUTTERS: SHERWIN WILLIAMS PEARLY WHITE SW-7009

HANDRAIL: SHERWIN WILLIAMS PEARLY WHITE SW-7009

"TIE-BACK" STRAPS AND WINDOW BARS: BRONZE-COLORED STRAP IRON

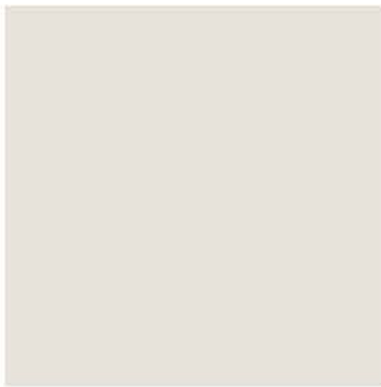
CABANA TRELLISES: BRONZE-COLORED STEEL

ENTRY LANTERN: CUSTOM COPPER LANTERN BY HACIENDA LIGHTS

OTHER LANTERNS: BEVOLO MODERNIST ORIGINAL BRACKET, 27" STANDARD COPPER FINISH

COLOR SWATCHES

STUCCO: INHERENT COLOR TO MATCH SHERWIN WILLIAMS PEARLY WHITE SW-7009



ROOF: SMOOTH FLAT CONCRETE ROOF TILE, PAINTED W/ WHITE ELASTOMERIC ROOF COATING



SHUTTERS AND HANDRAIL: SHERWIN WILLIAMS PEARLY WHITE SW-7009



AWNING: SUNBRELLA MAXIM HEATHER BEIGE



rear elevation (south)

$\frac{3}{16}'' = 1'-0''$

1

A2.4



side elevation (west)

$\frac{3}{16}'' = 1'-0''$

2

A2.4



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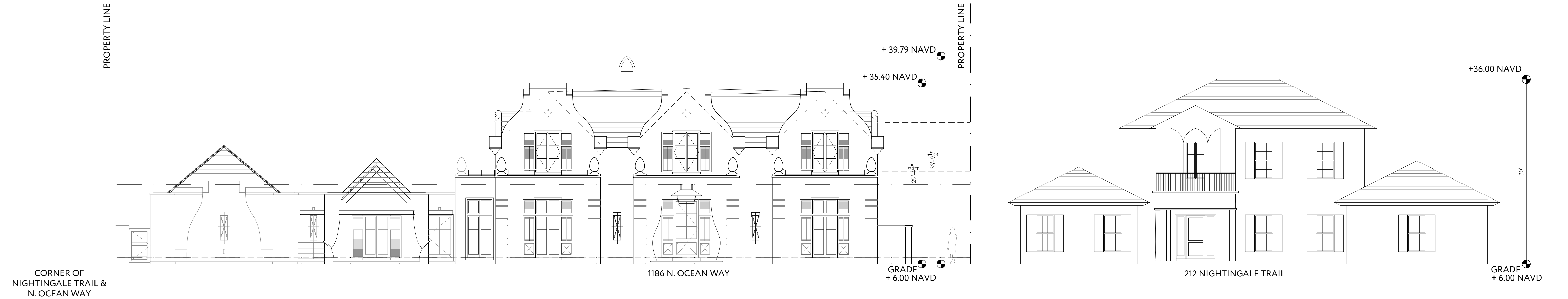
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FINAL 10/12/2023

RENDERED ELEVATIONS

A2.4



nightingale trail street elevation

$\frac{1}{8}'' = 1'-0''$

1
A2.5



n. ocean way street elevation

$\frac{1}{8}'' = 1'-0''$

2
A2.5



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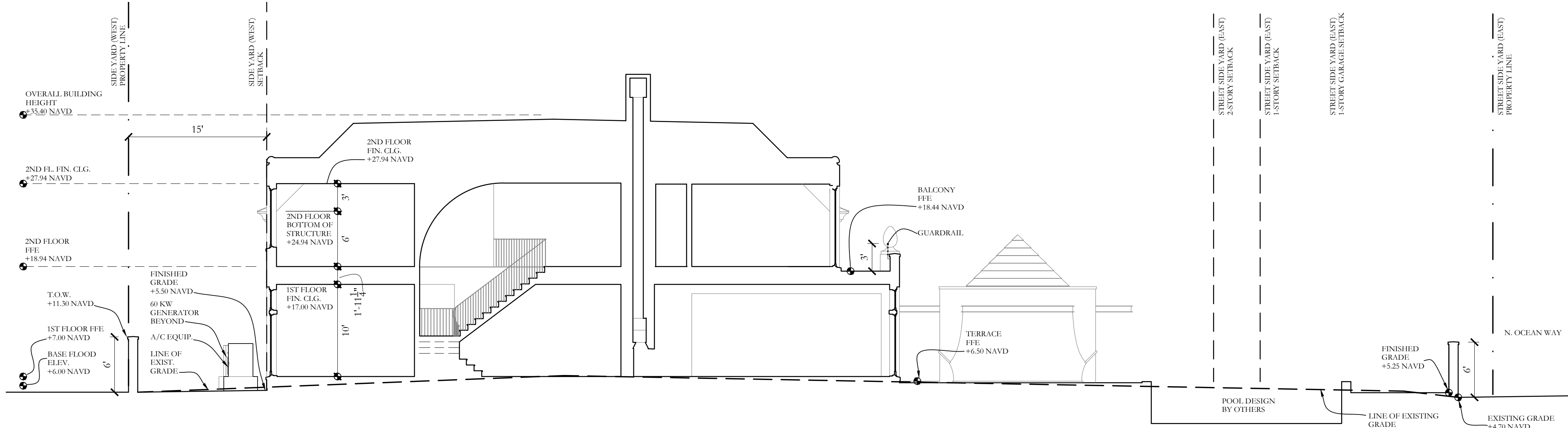
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STREETSCAPE ELEVATIONS

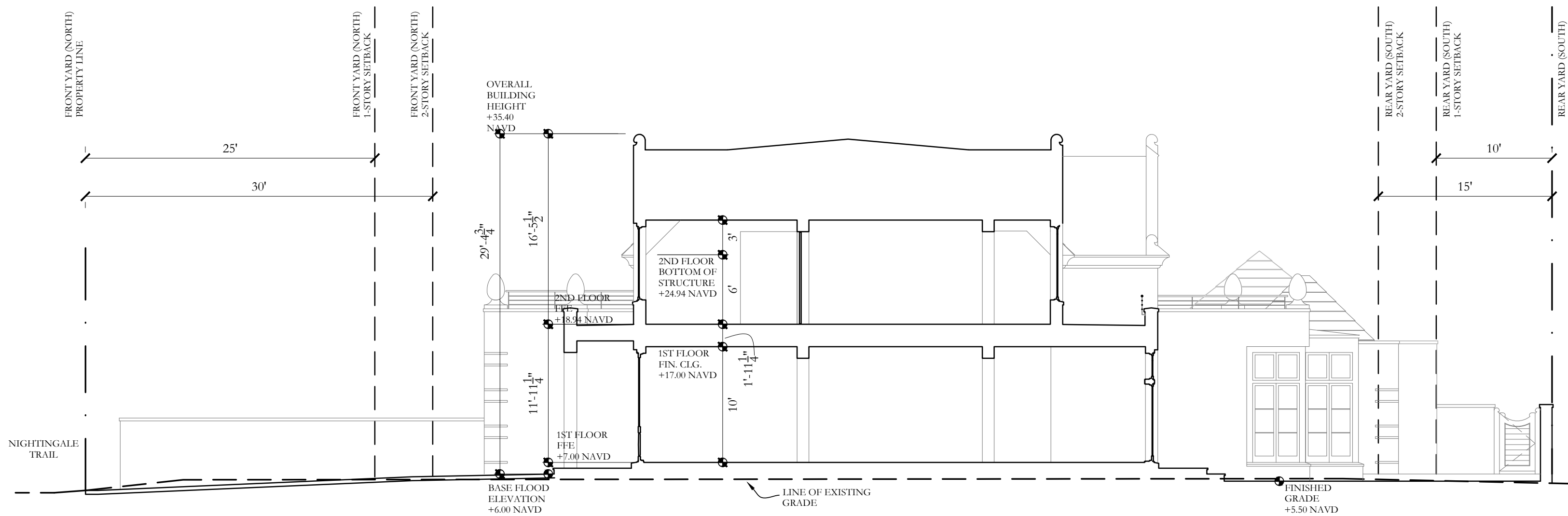
A2.5



west-east building section

$\frac{1}{16}'' = 1'-0''$

1
A2.6



north-south building section

$\frac{1}{16}'' = 1'-0''$

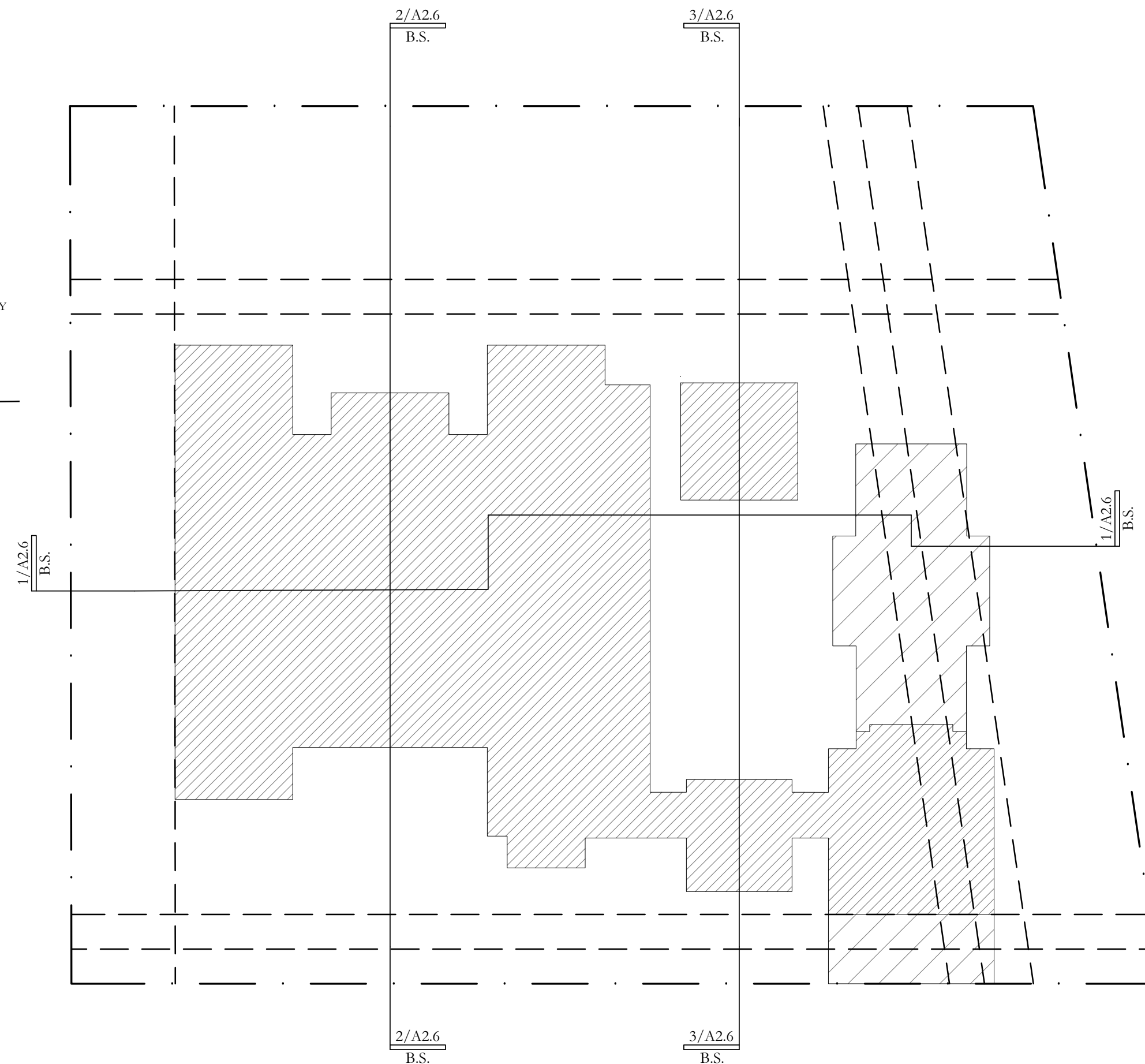
2
A2.6



south-north building section

$\frac{1}{16}'' = 1'-0''$

3
A2.6



key plan

$\frac{1}{16}'' = 1'-0''$

4
A2.6



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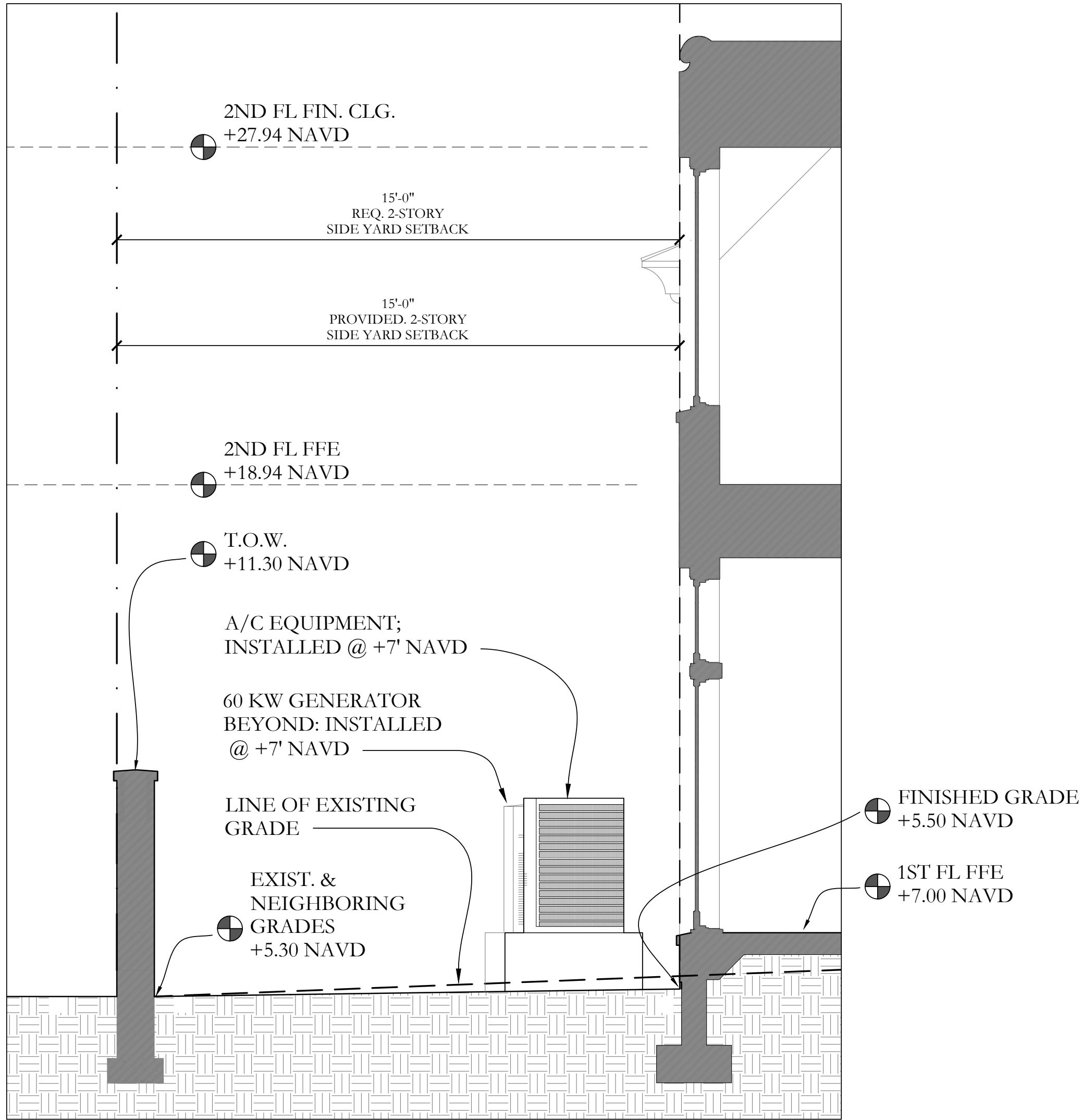
DATE

NOT FOR CONSTRUCTION -
BUILDING SECTIONS

TITLE

A2.6

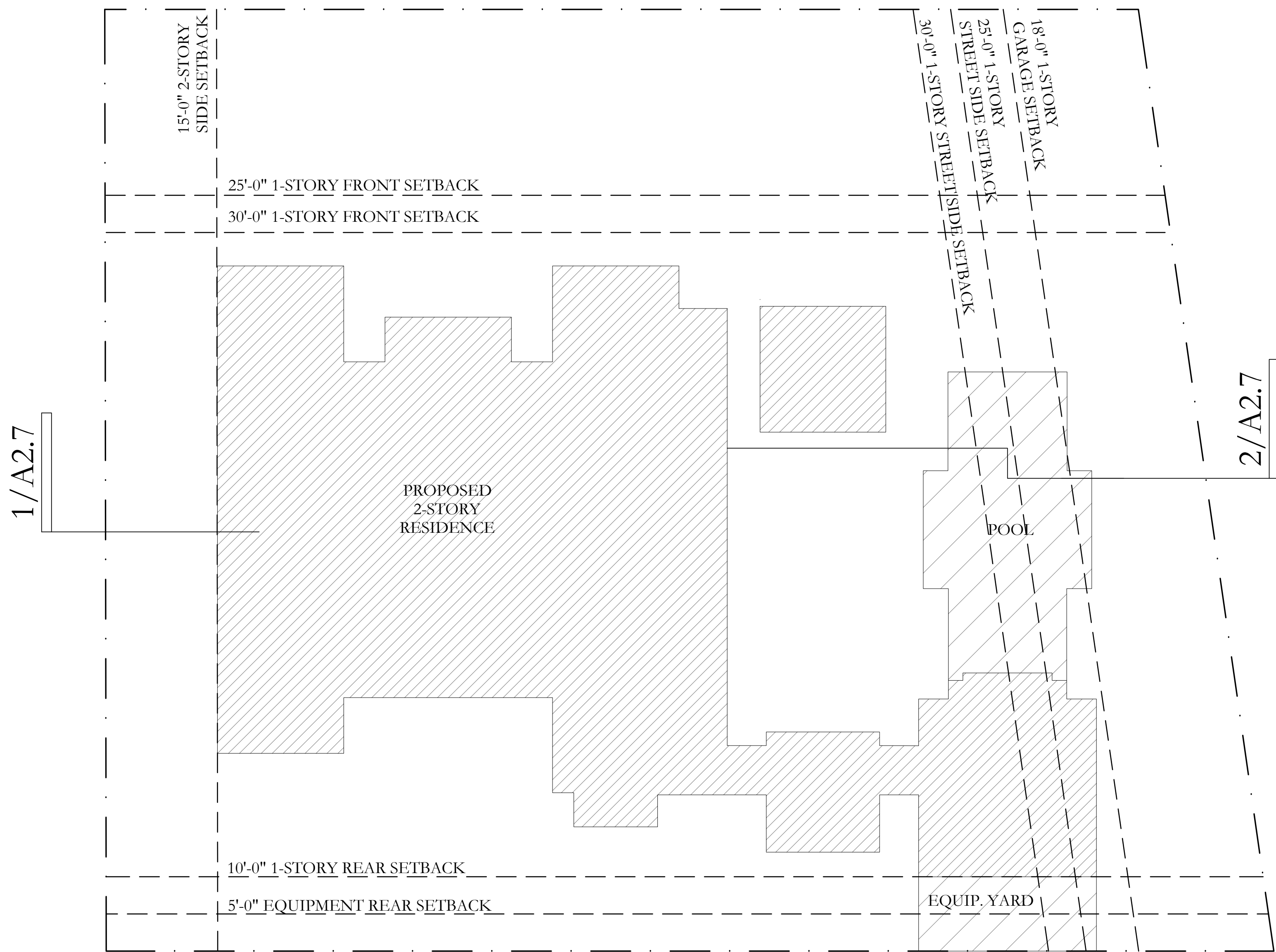
SHEET NO



west side yard section

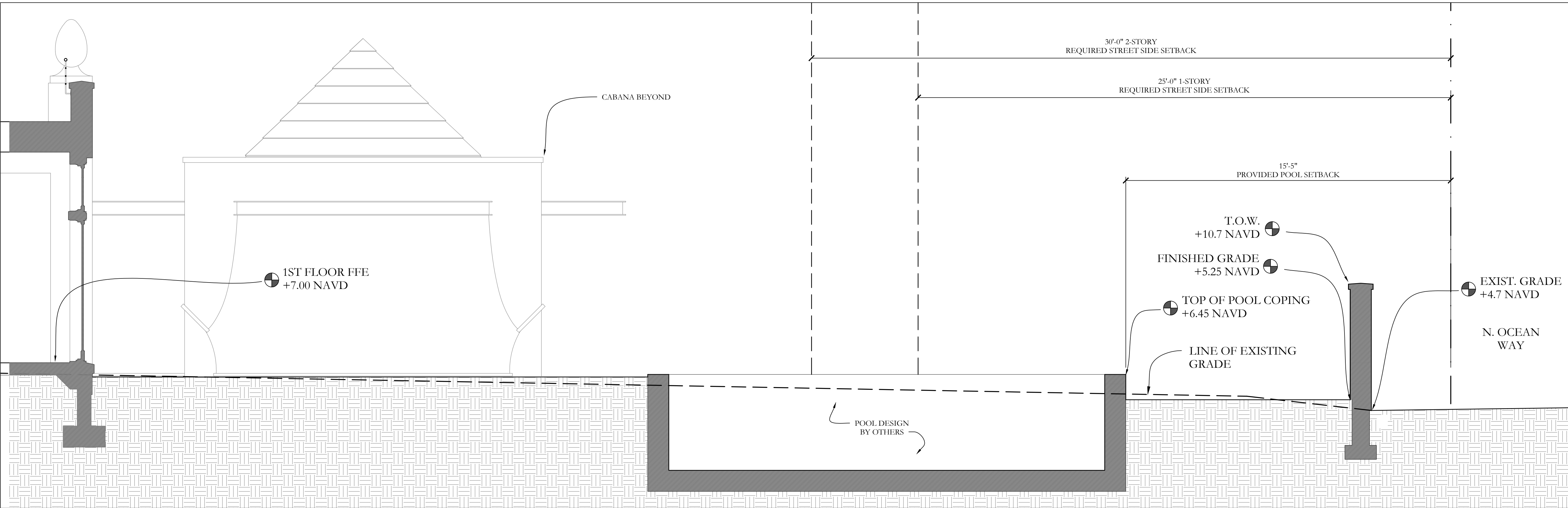
$\frac{3}{8}" = 1'-0"$

1
A2.7



key plan

$\frac{1}{8}" = 1'-0"$



east street side yard section

$\frac{3}{8}" = 1'-0"$

2
A2.7



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YARD SECTIONS

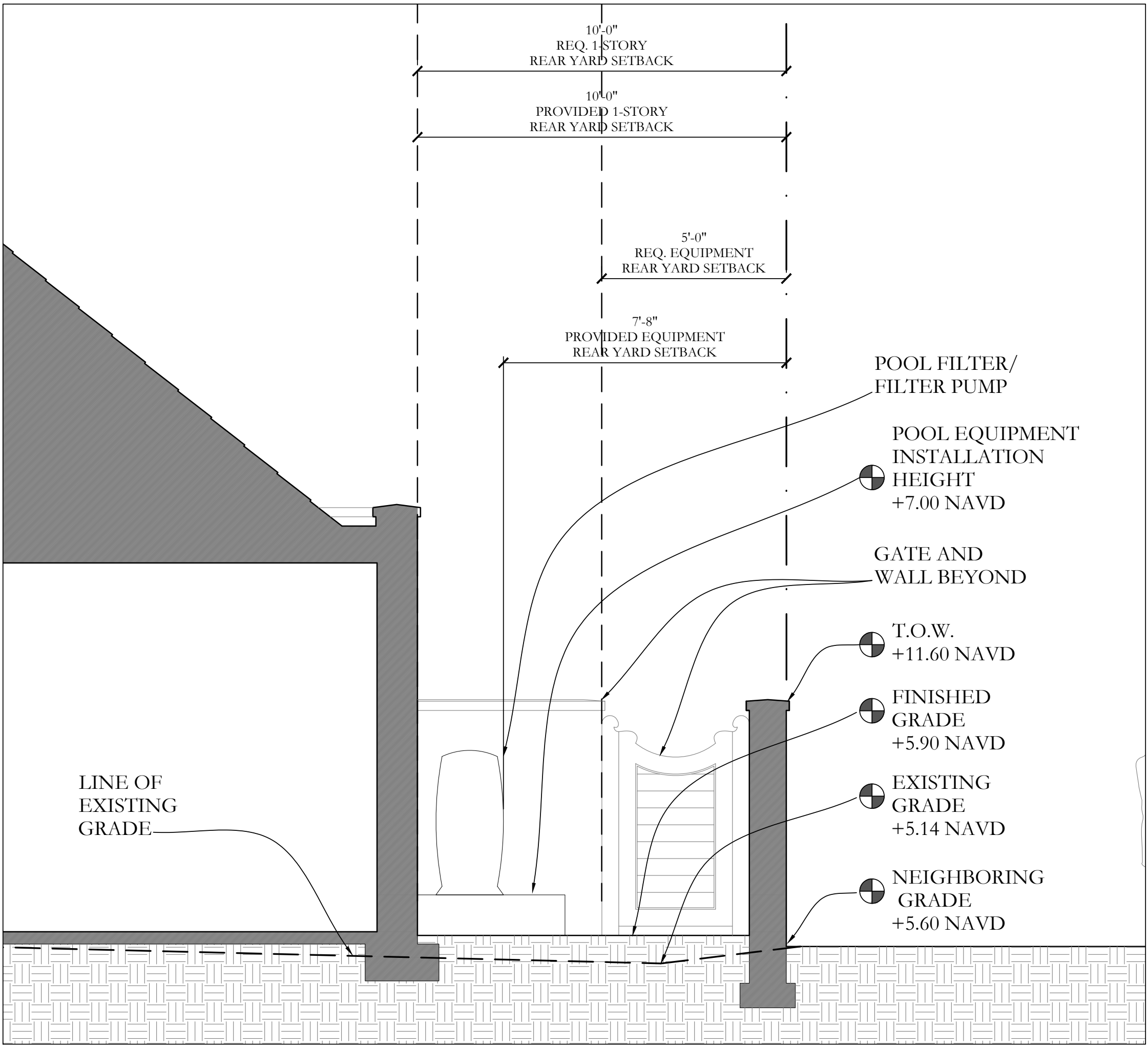
A2.7

PROJECT

DATE

TITLE

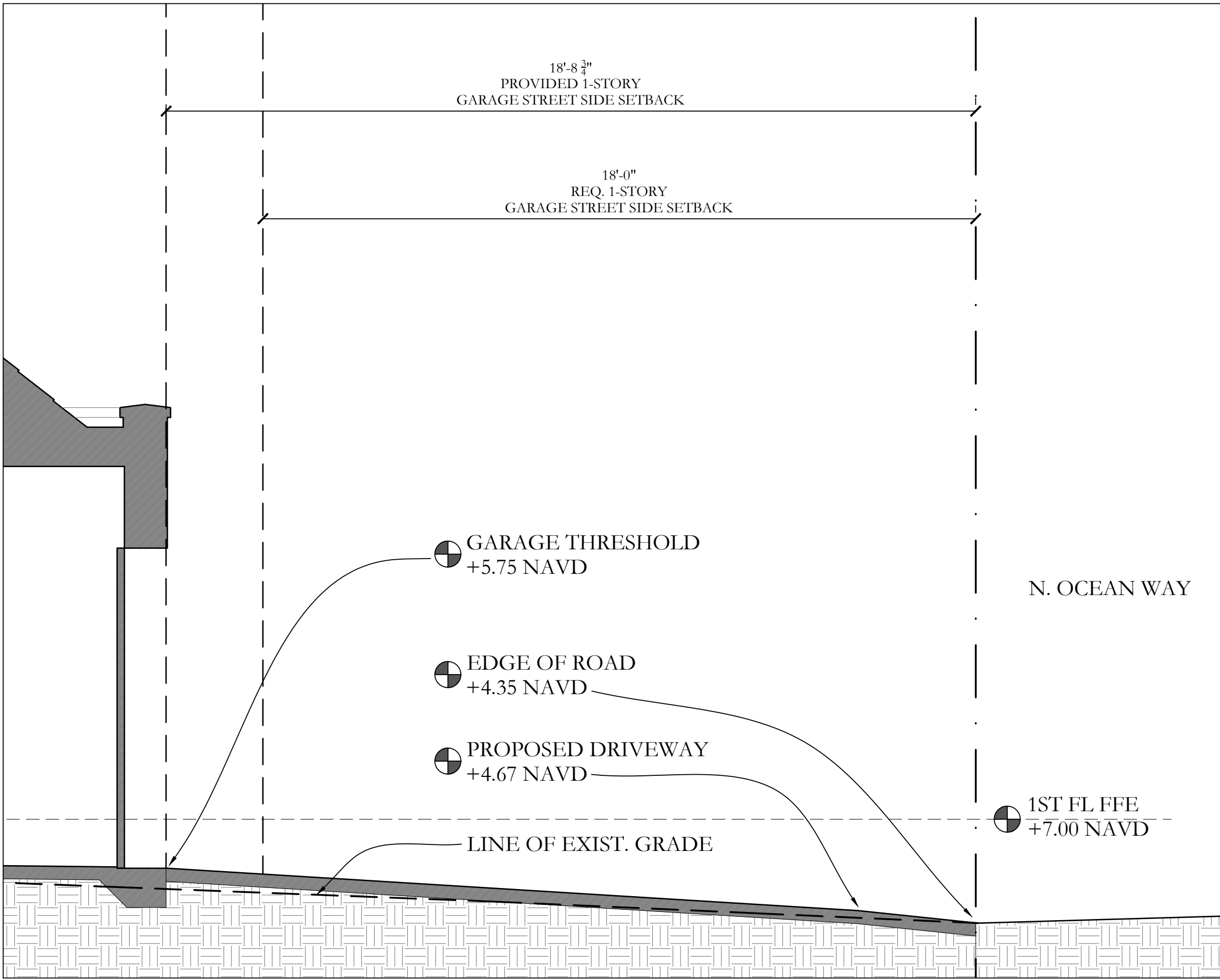
SHEET No



south rear yard section

$\frac{3}{8}" = 1'-0"$

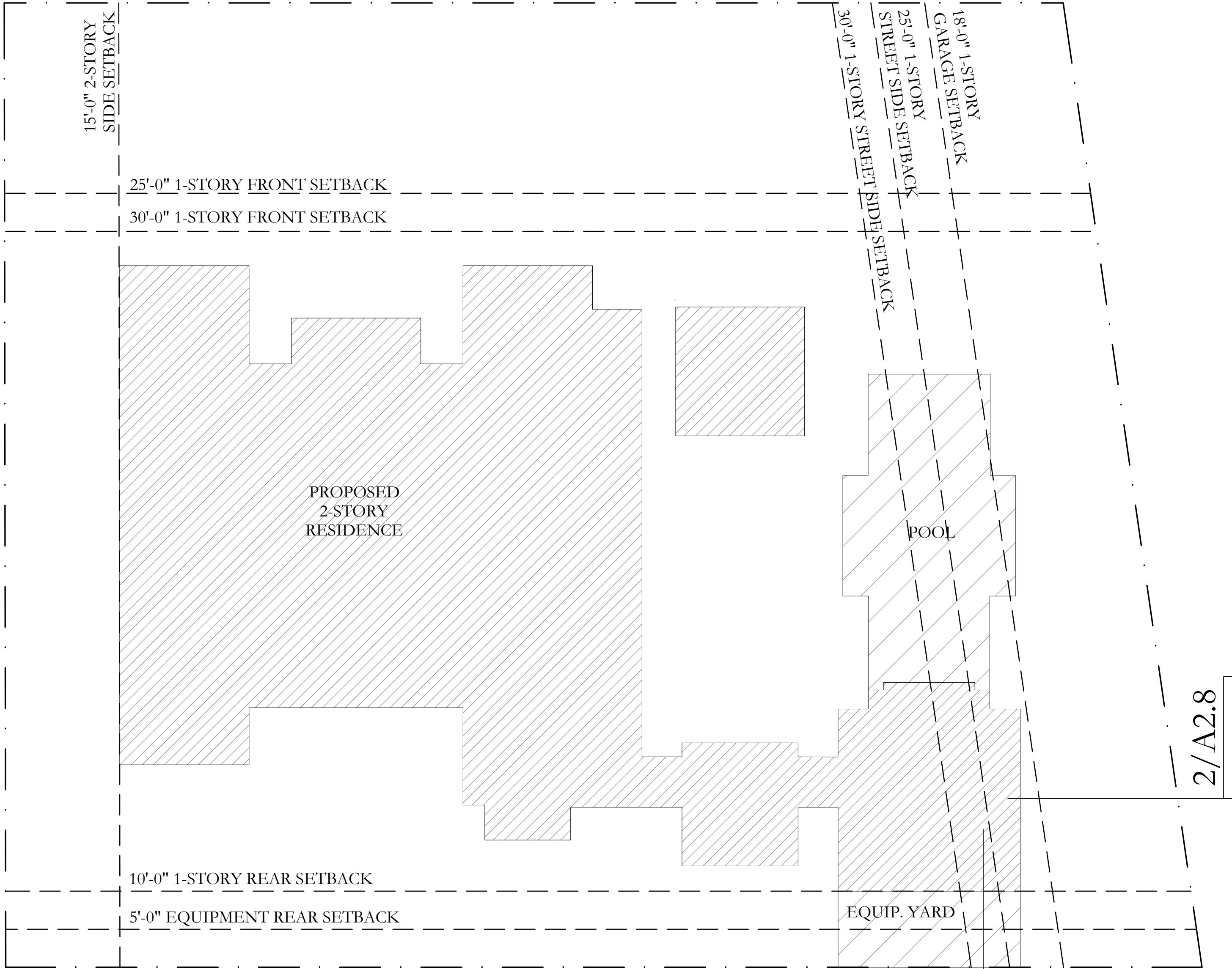
1
A2.8



east street side yard section

$\frac{3}{8}" = 1'-0"$

2
A2.8



key plan

$\frac{1}{10}" = 1'-0"$

1/A2.8

2/A2.8



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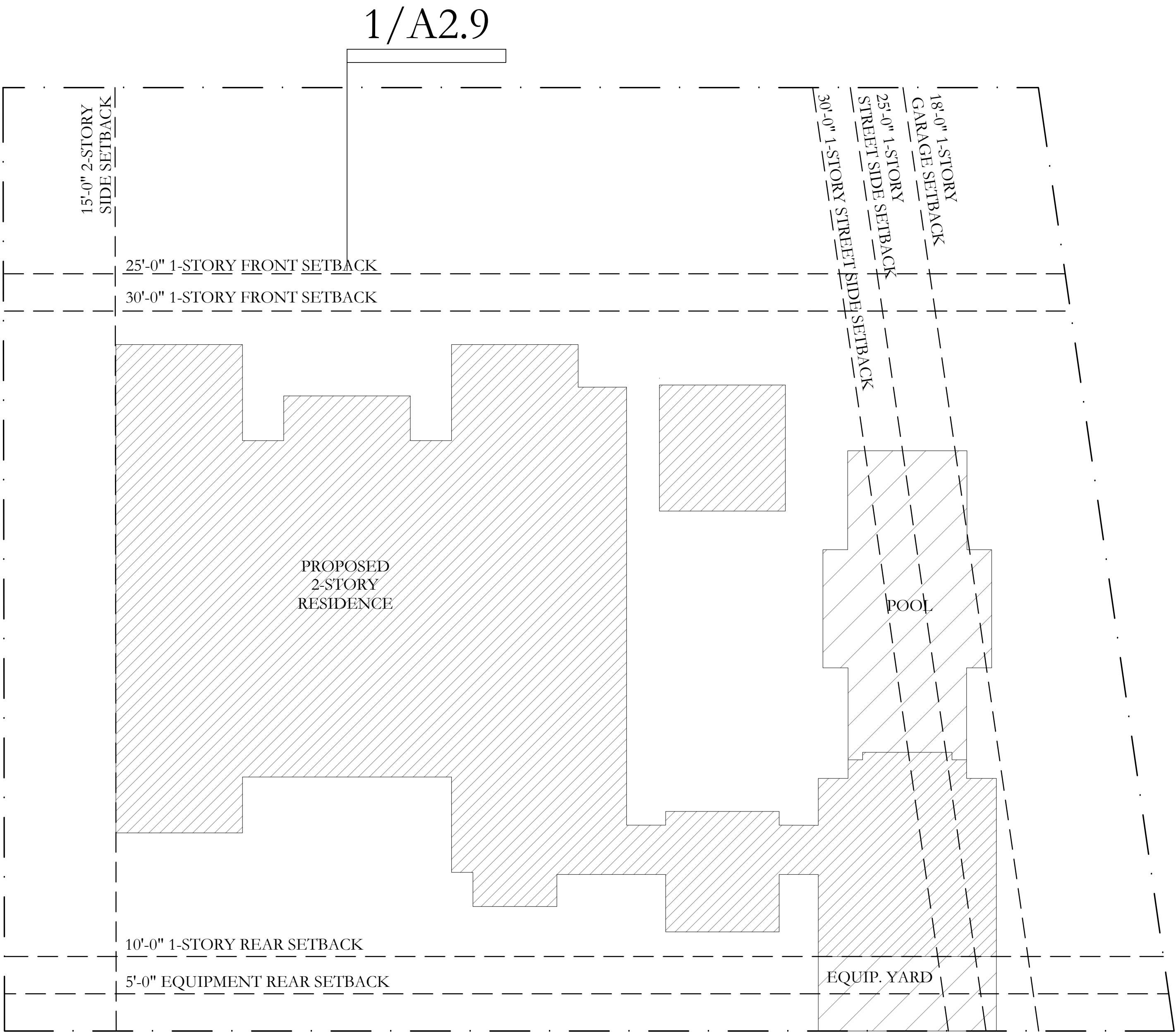
DATE

NOT FOR CONSTRUCTION -
YARD SECTIONS

TITLE

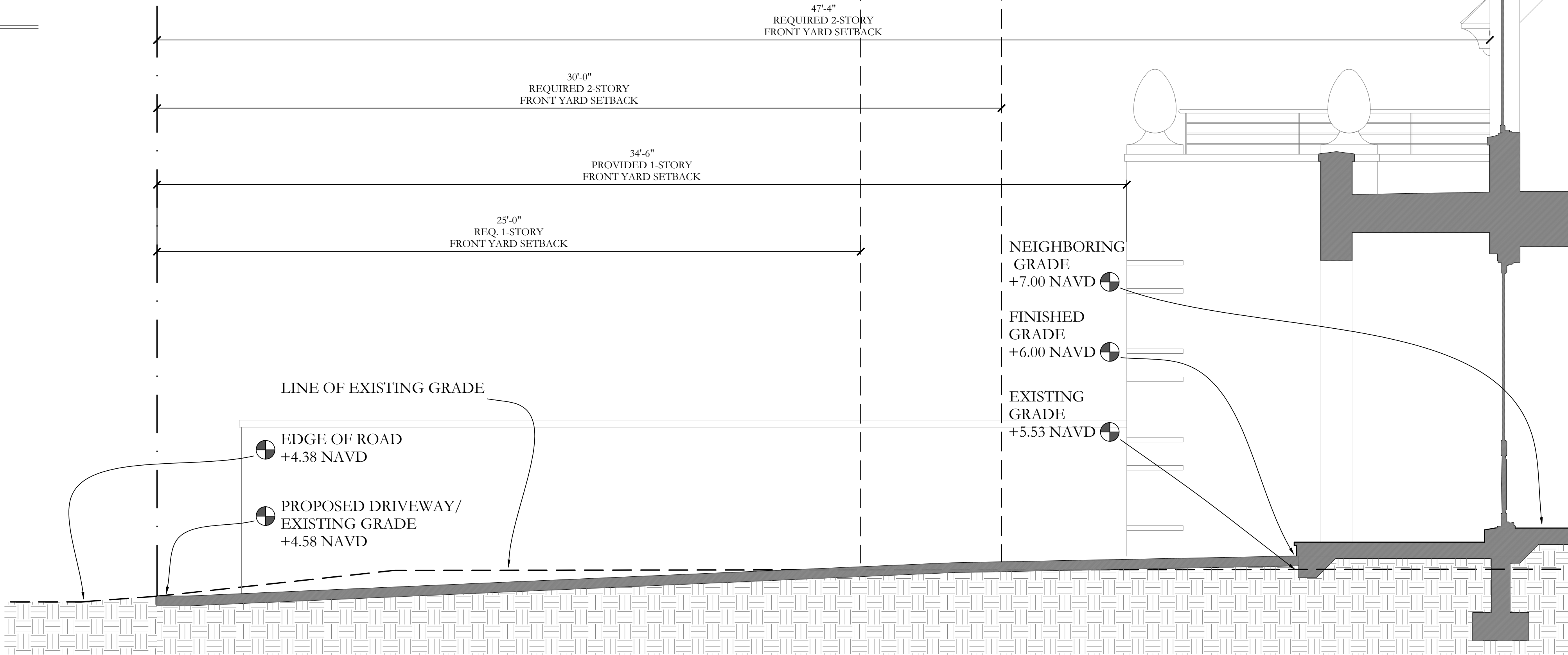
A2.8

SHEET No



key plan

$\frac{1}{2}" = 1'-0"$



north front yard section

$\frac{3}{8}" = 1'-0"$



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NOT FOR CONSTRUCTION -
YARD SECTIONS

1
A2.9

A2.9



northwest view from nightingale trail

not to scale

1

A2.10



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ARC 23-123

PRE-APP 06/30/2023

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SECOND 09/25/2023

FINAL 10/12/2023

NOT FOR CONSTRUCTION -
COLOR RENDERINGS

A2.10



northeast corner view from nightingale trail

not to scale

1
A2.11



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A2.11

PROJECT

DATE

TITLE

SHEET NO



southwest view from rear yard

not to scale

1
A2.12



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A2.12



view of rear yard fountain

not to scale

1
A2.13



view of west side yard

not to scale

2
A2.13



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COLOR RENDERINGS

TITLE

A2.13

SHEET No



north-to-south view of pool

not to scale

1

A2.14



west-to-east view of pool

not to scale

2

A2.14



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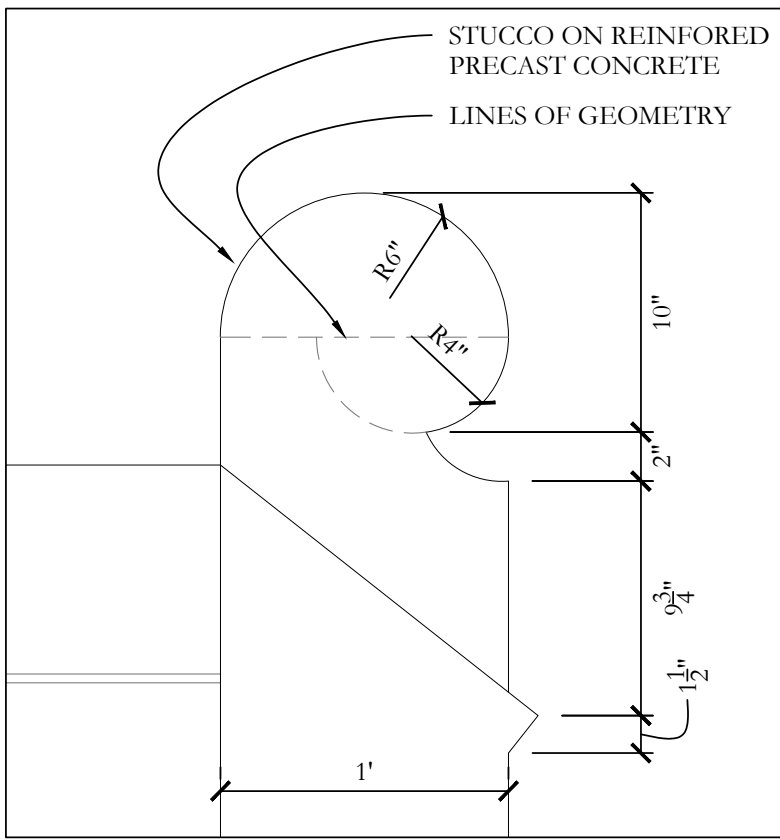
DATE

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COLOR RENDERINGS

TITLE

A2.14

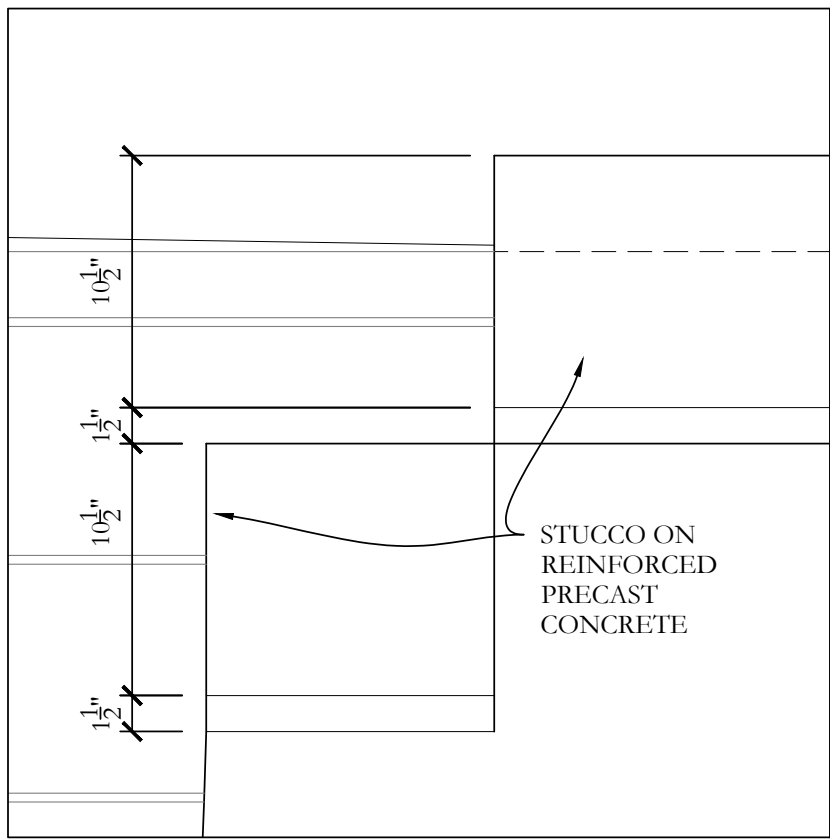
SHEET NO



clock gable section det.

1 1/2" = 1'-0"

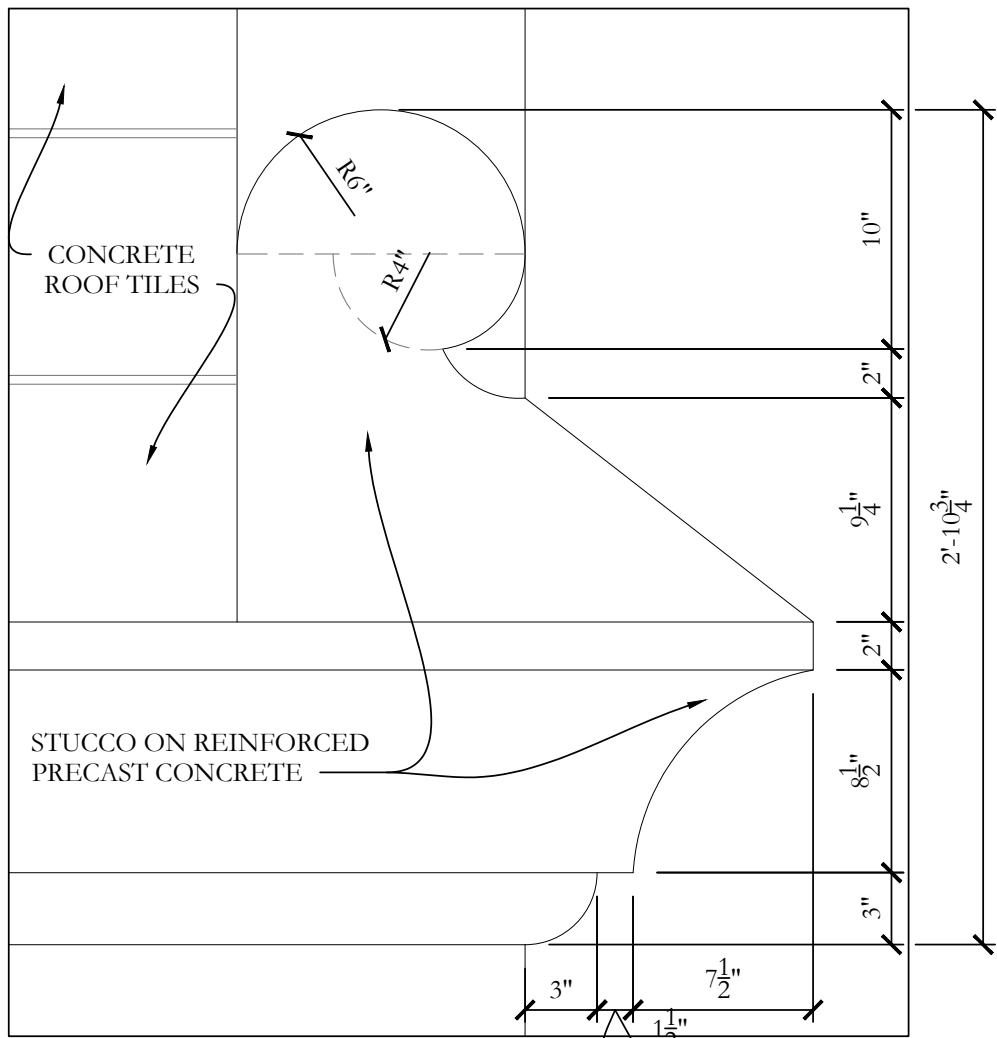
1
A3.1



clock gable elevation det.

1 1/2" = 1'-0"

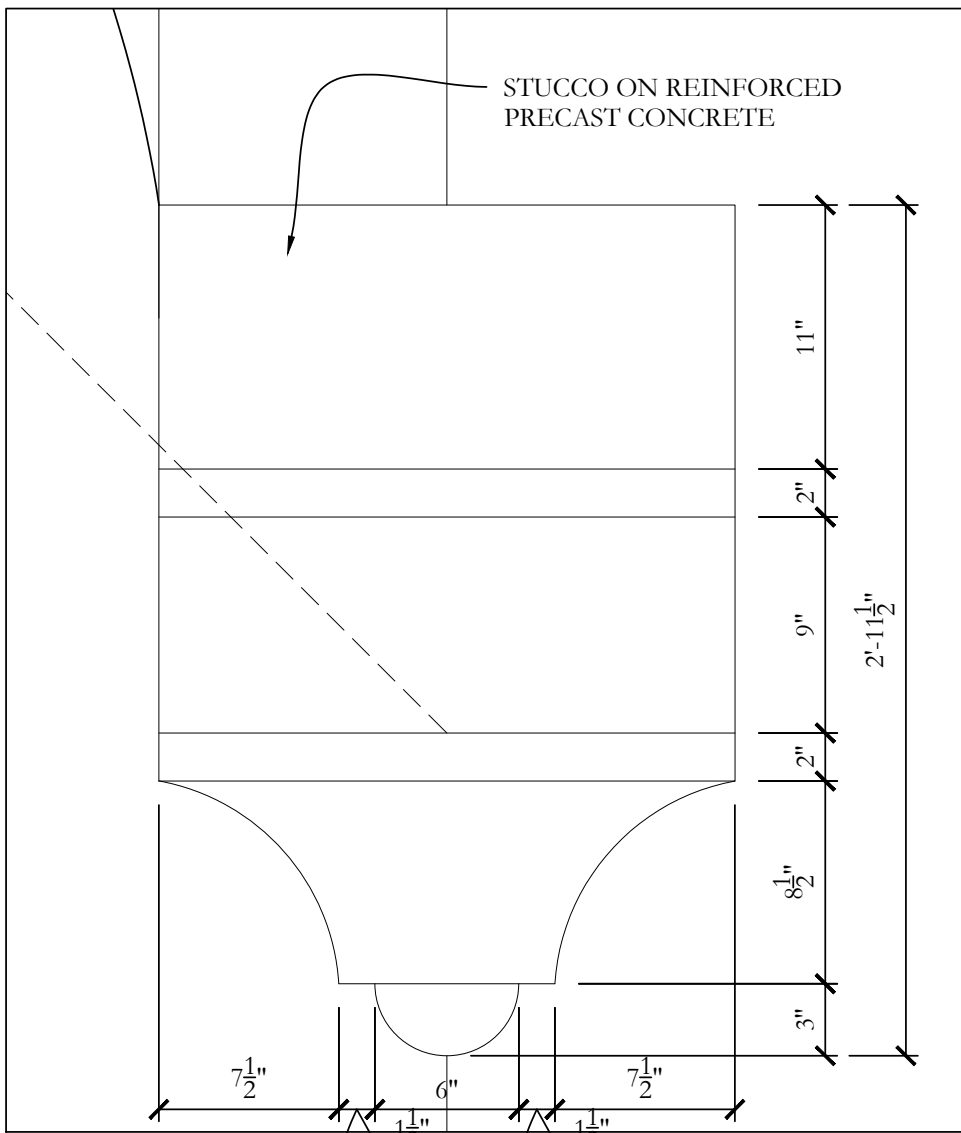
2
A3.1



eave elevation det.

1 1/2" = 1'-0"

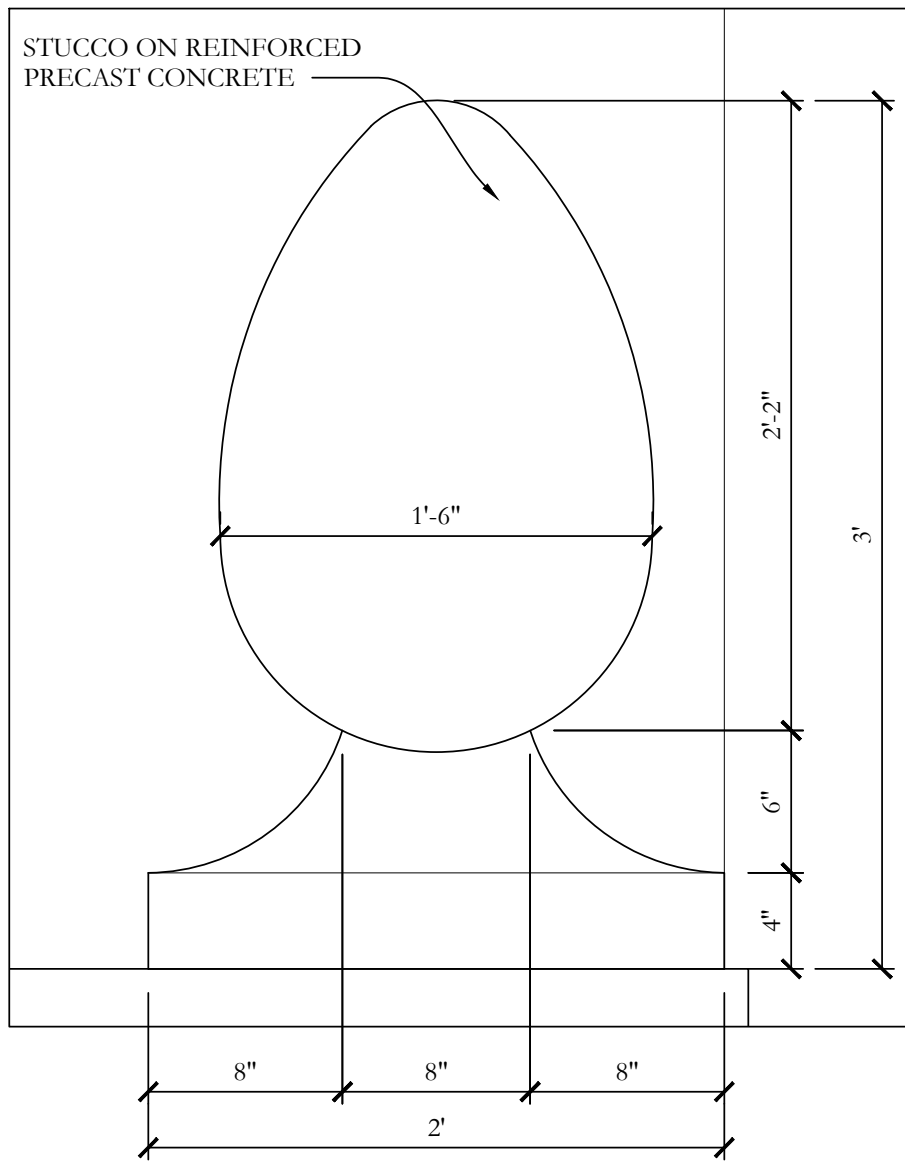
3
A3.1



eave elevation det.

1 1/2" = 1'-0"

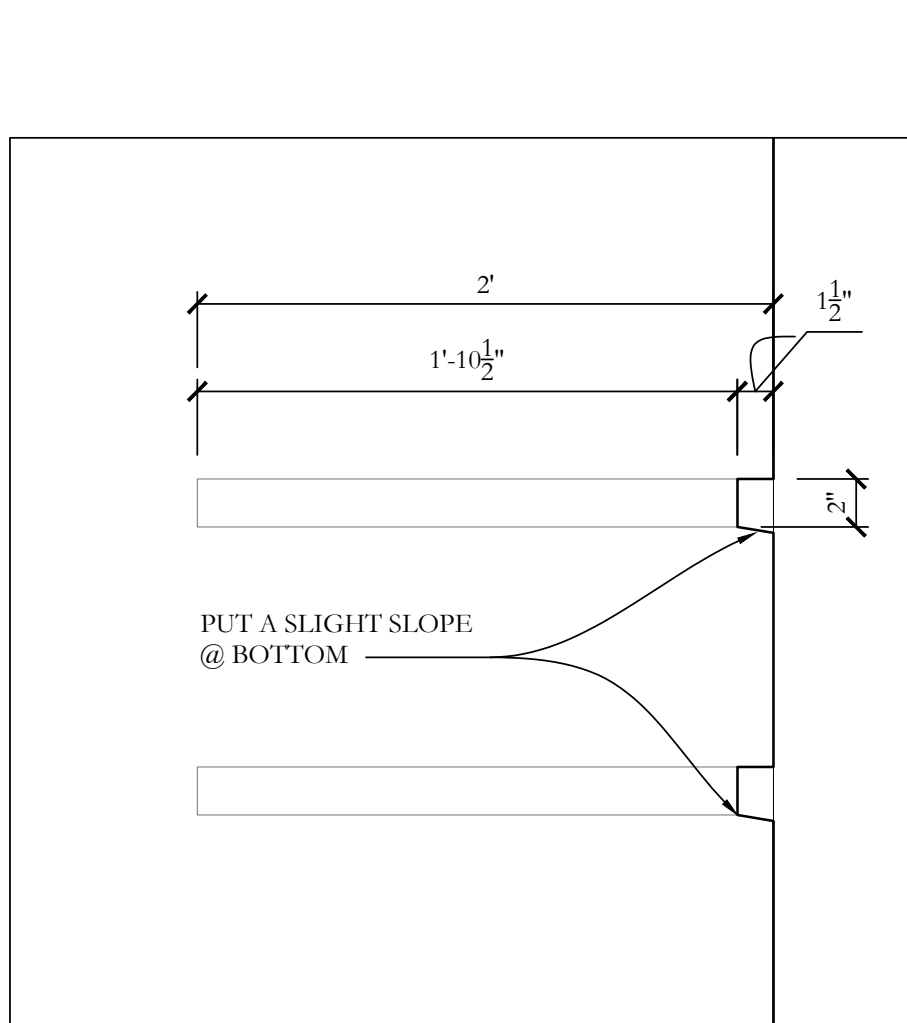
4
A3.1



finial elevation det.

1 1/2" = 1'-0"

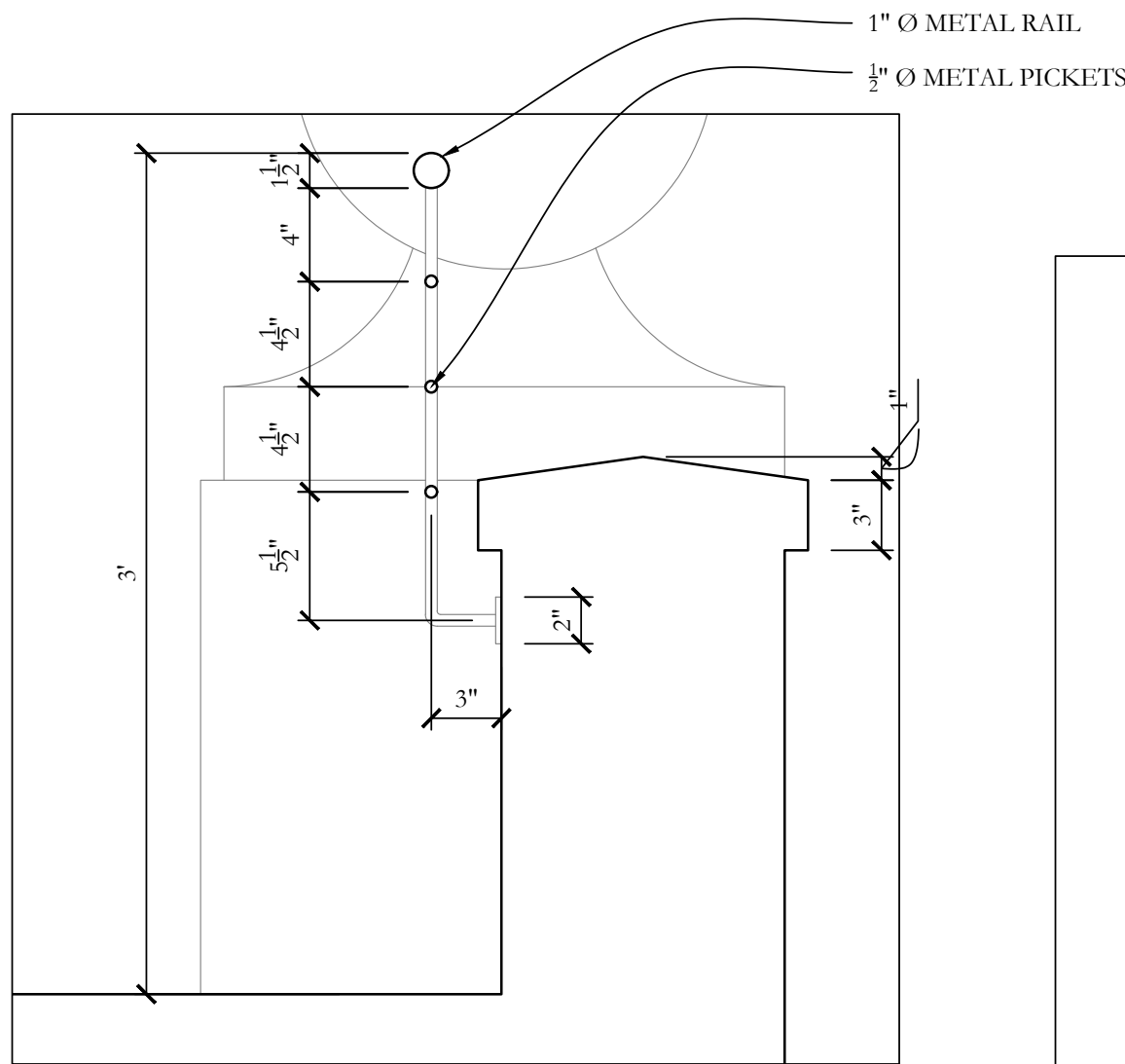
5
A3.1



quoin elevation det.

1 1/2" = 1'-0"

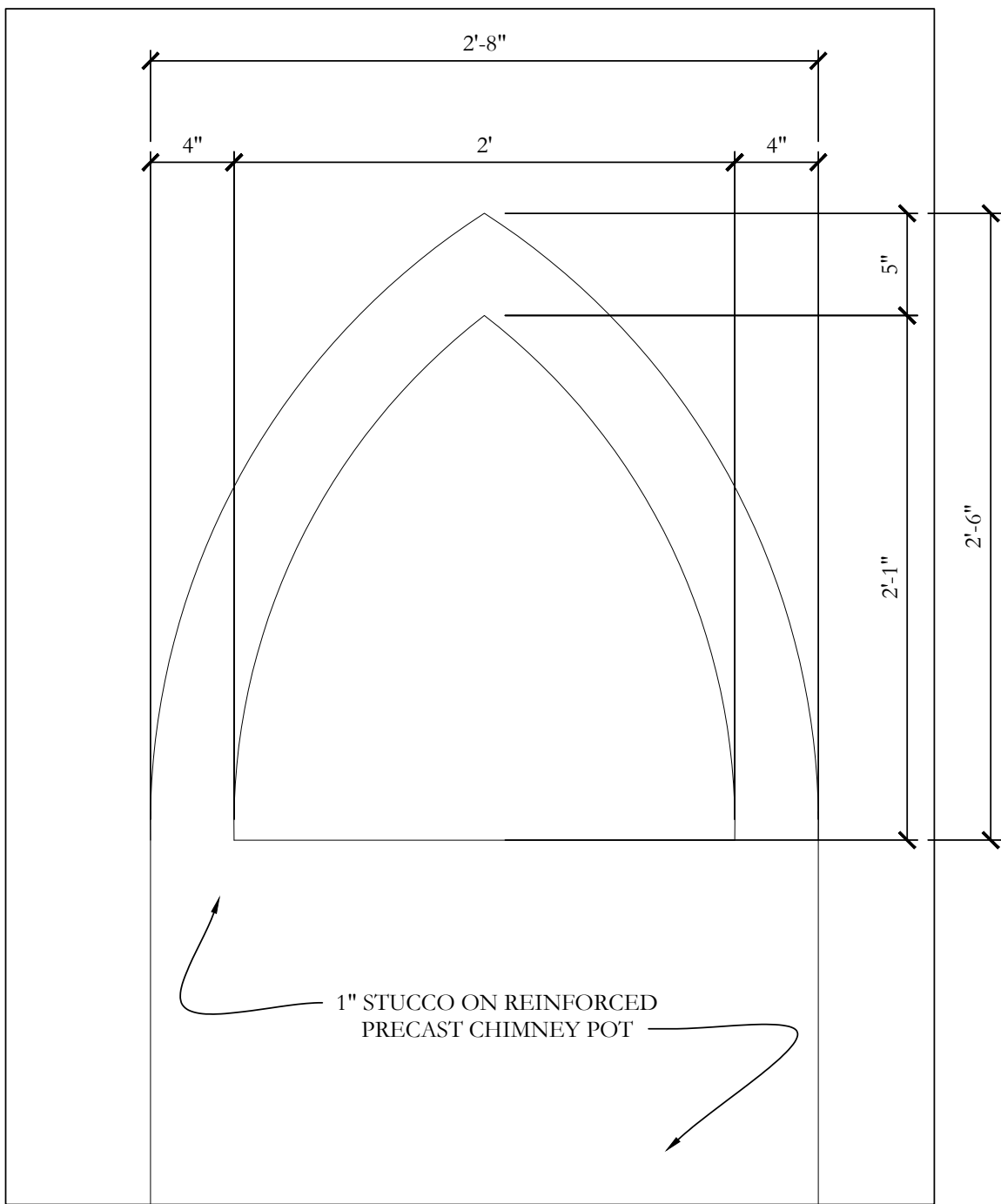
6
A3.1



balcony handrail section det.

1 1/2" = 1'-0"

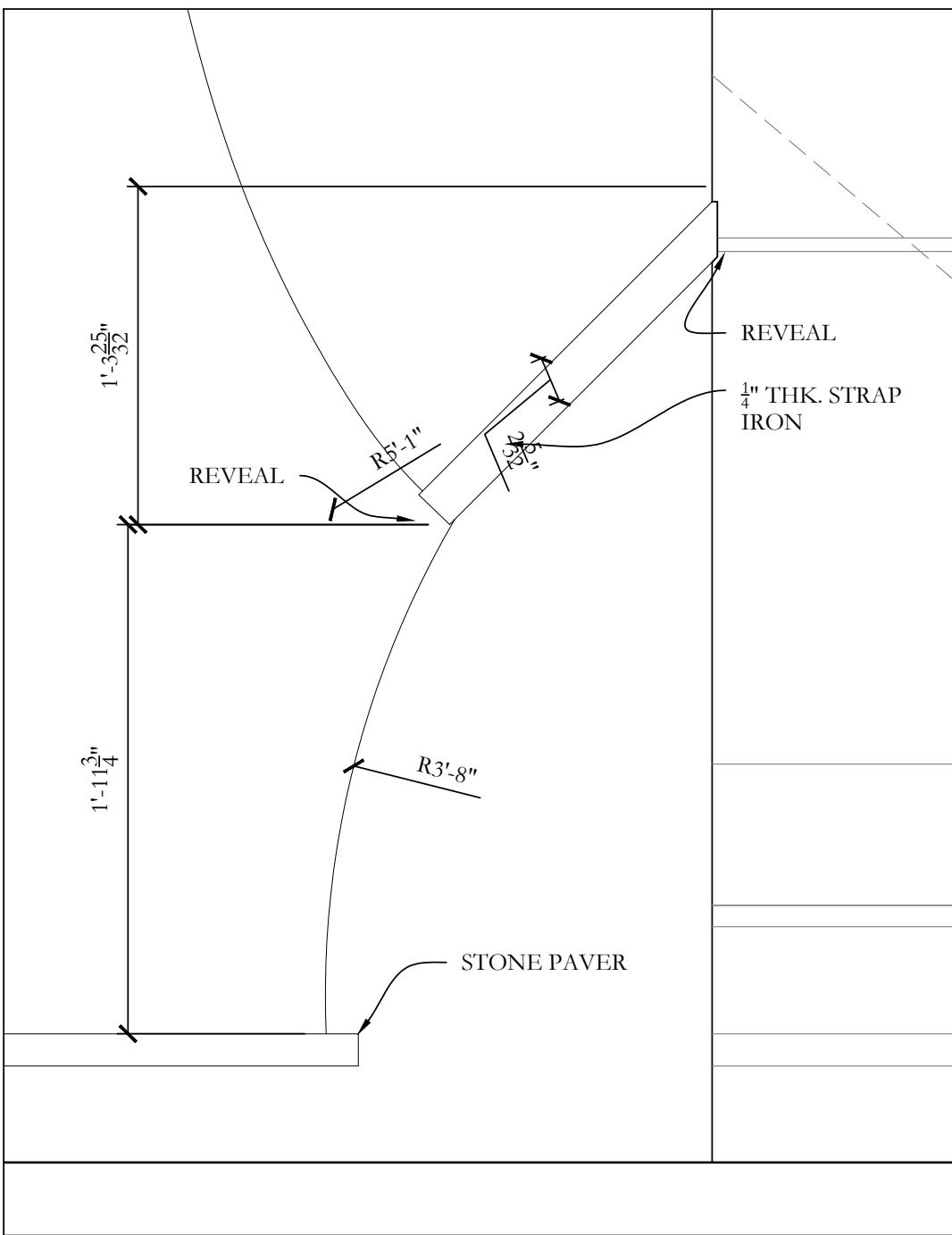
7
A3.1



chimney pot elevation det.

1 1/2" = 1'-0"

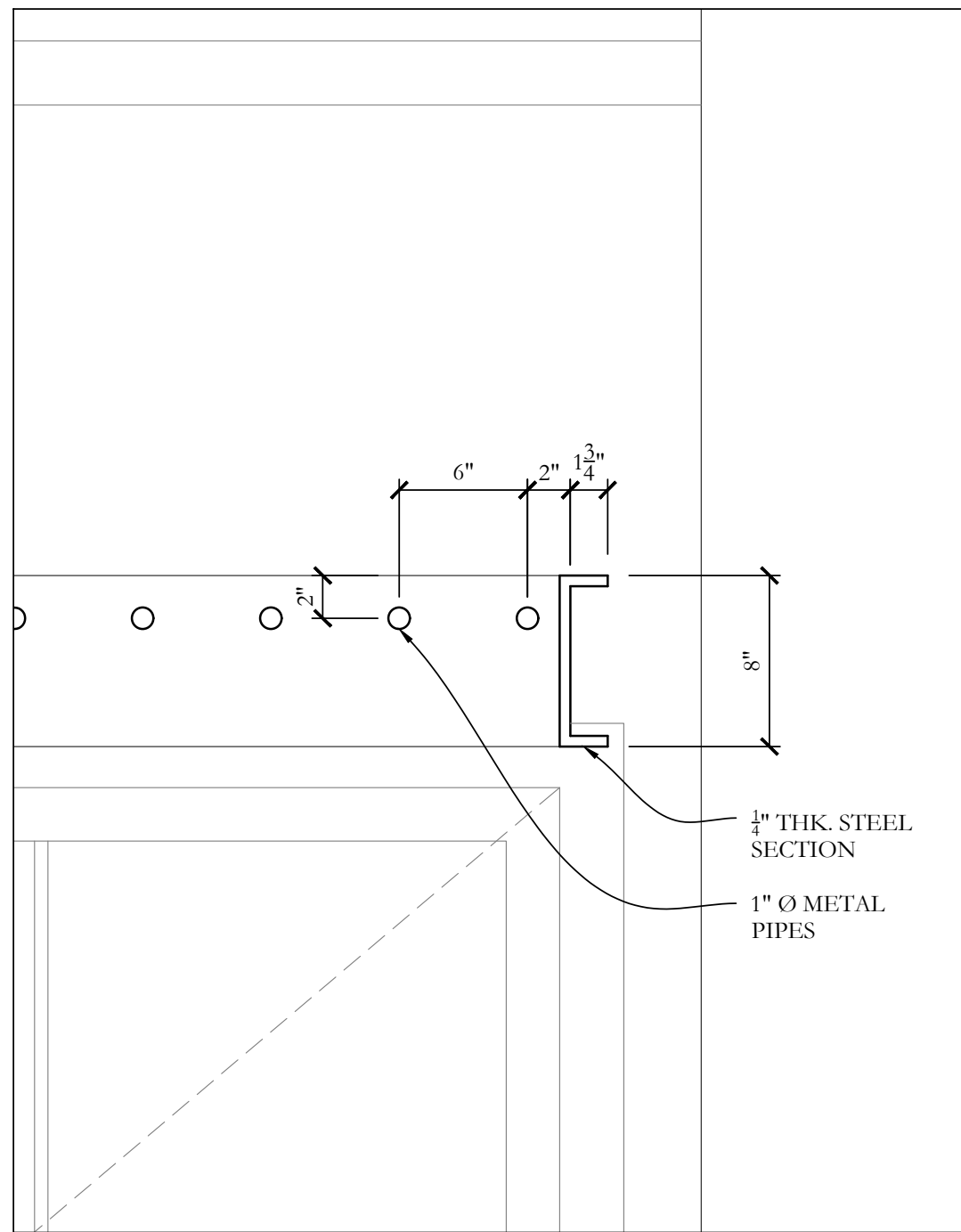
8
A3.1



cabana corner elevation det.

1 1/2" = 1'-0"

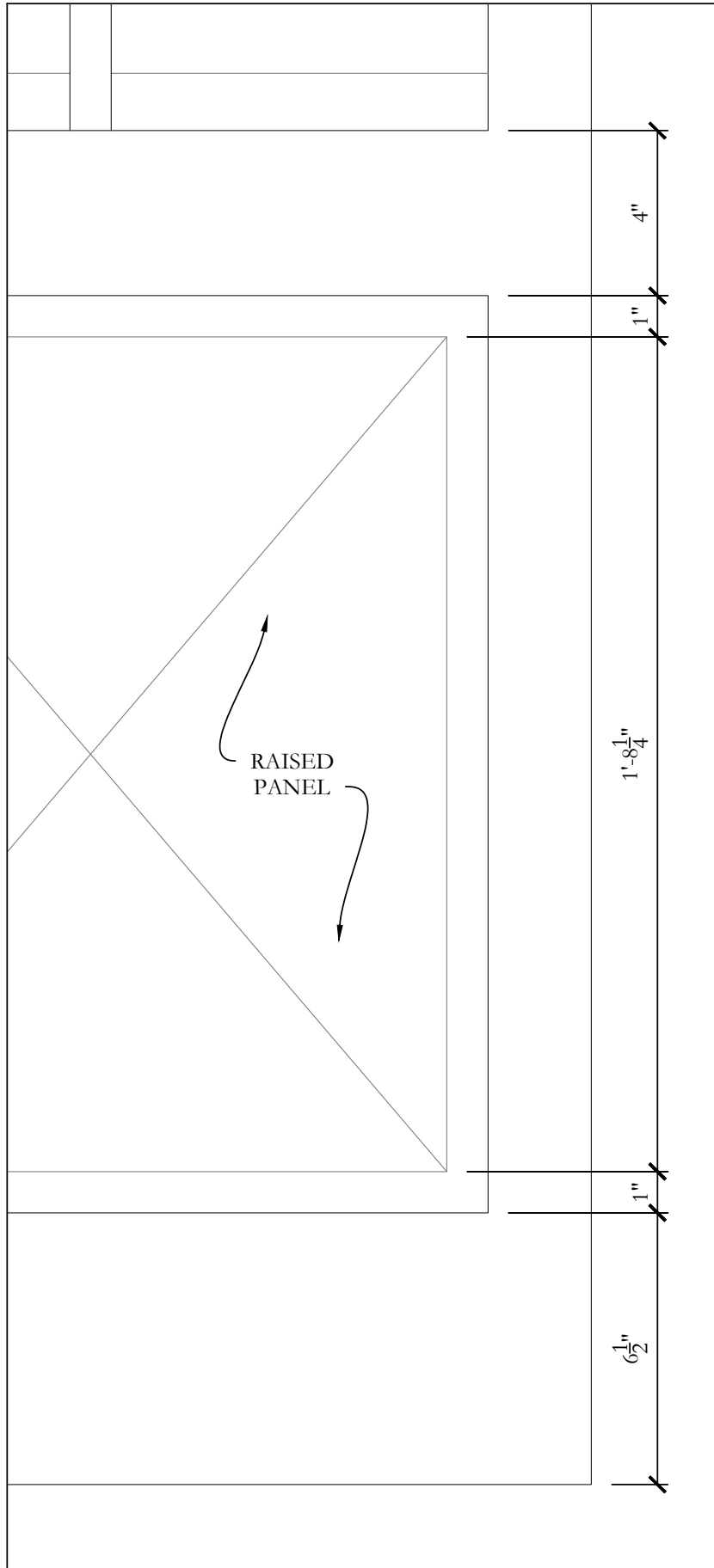
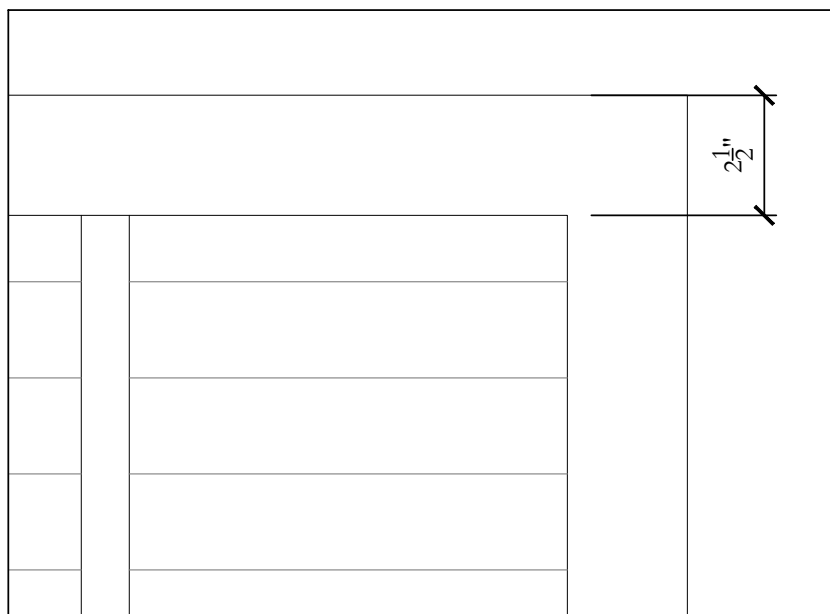
9
A3.1



cabana trellis section det.

1 1/2" = 1'-0"

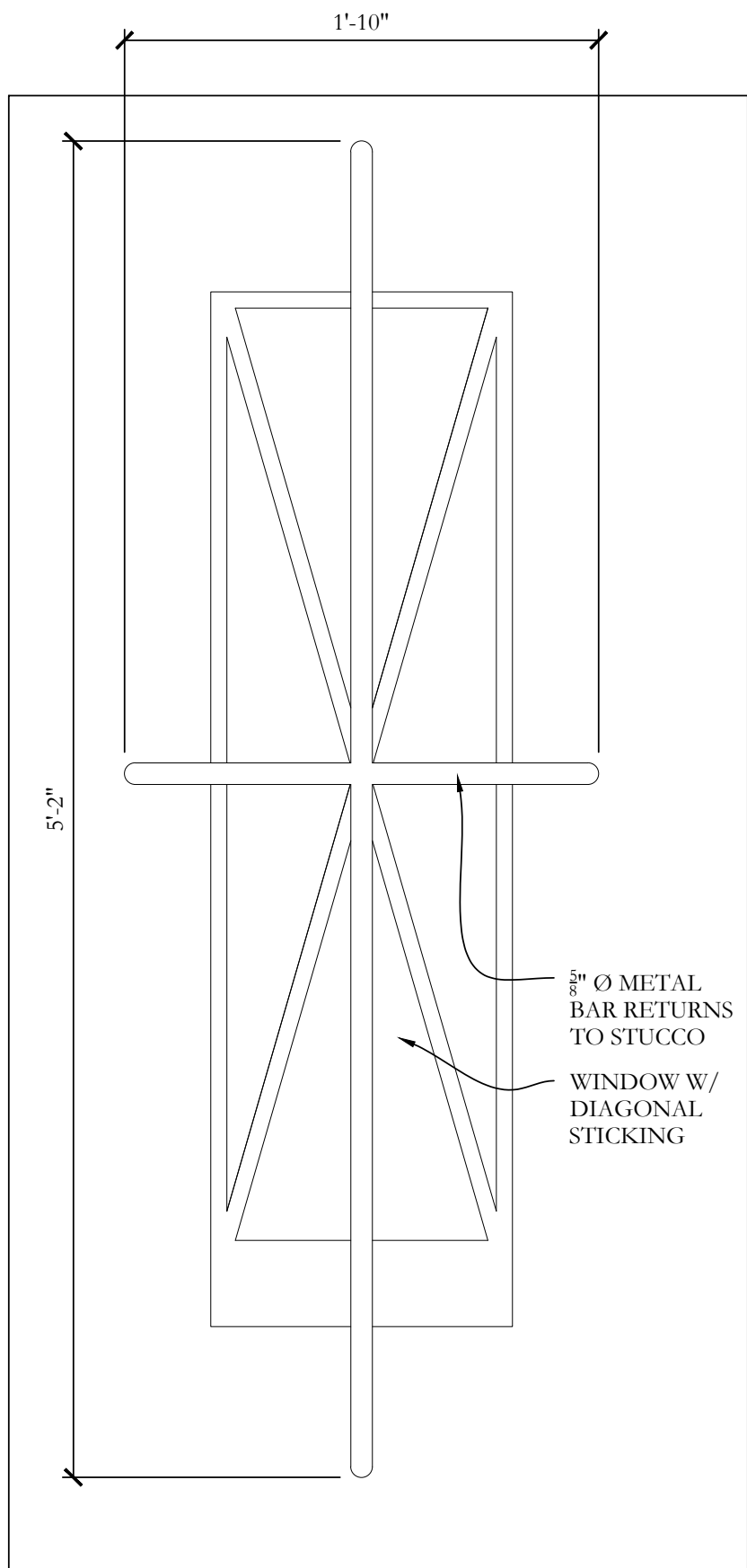
10
A3.1



shutter elevation det.

1 1/2" = 1'-0"

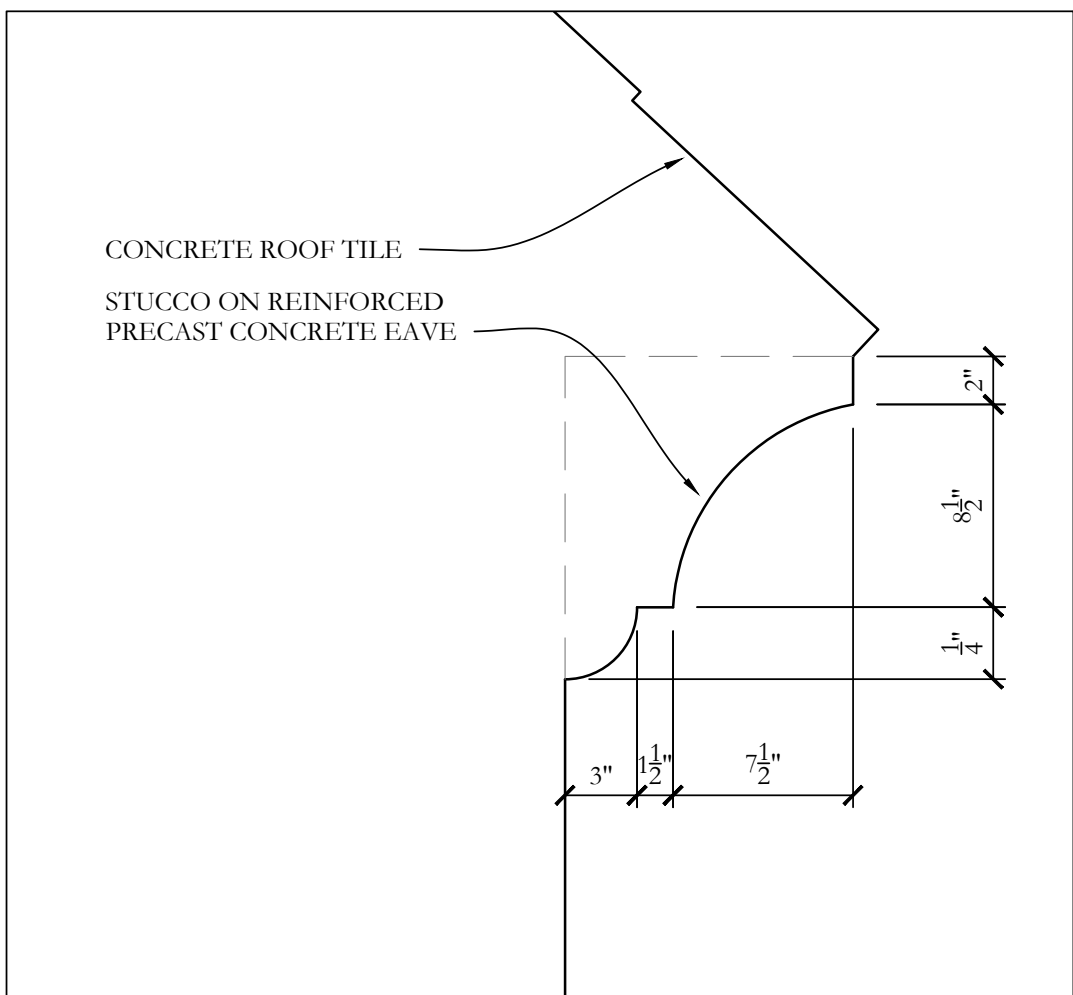
11
A3.1



window bars elevation det.

1 1/2" = 1'-0"

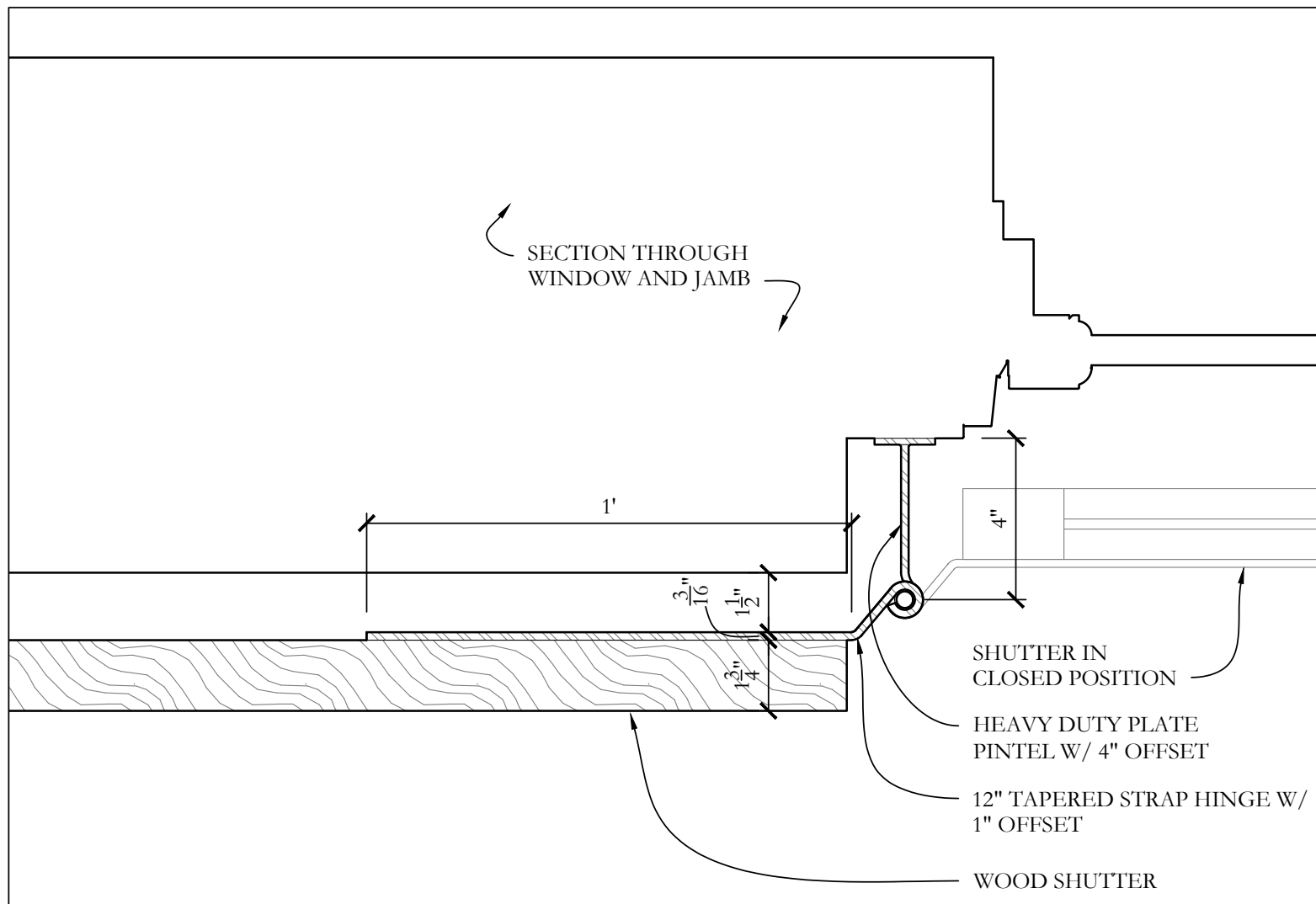
12
A3.1



eave section det.

1 1/2" = 1'-0"

13
A3.1



shutter operability plan detail

3" = 1'-0"

14
A3.1



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DETAILS

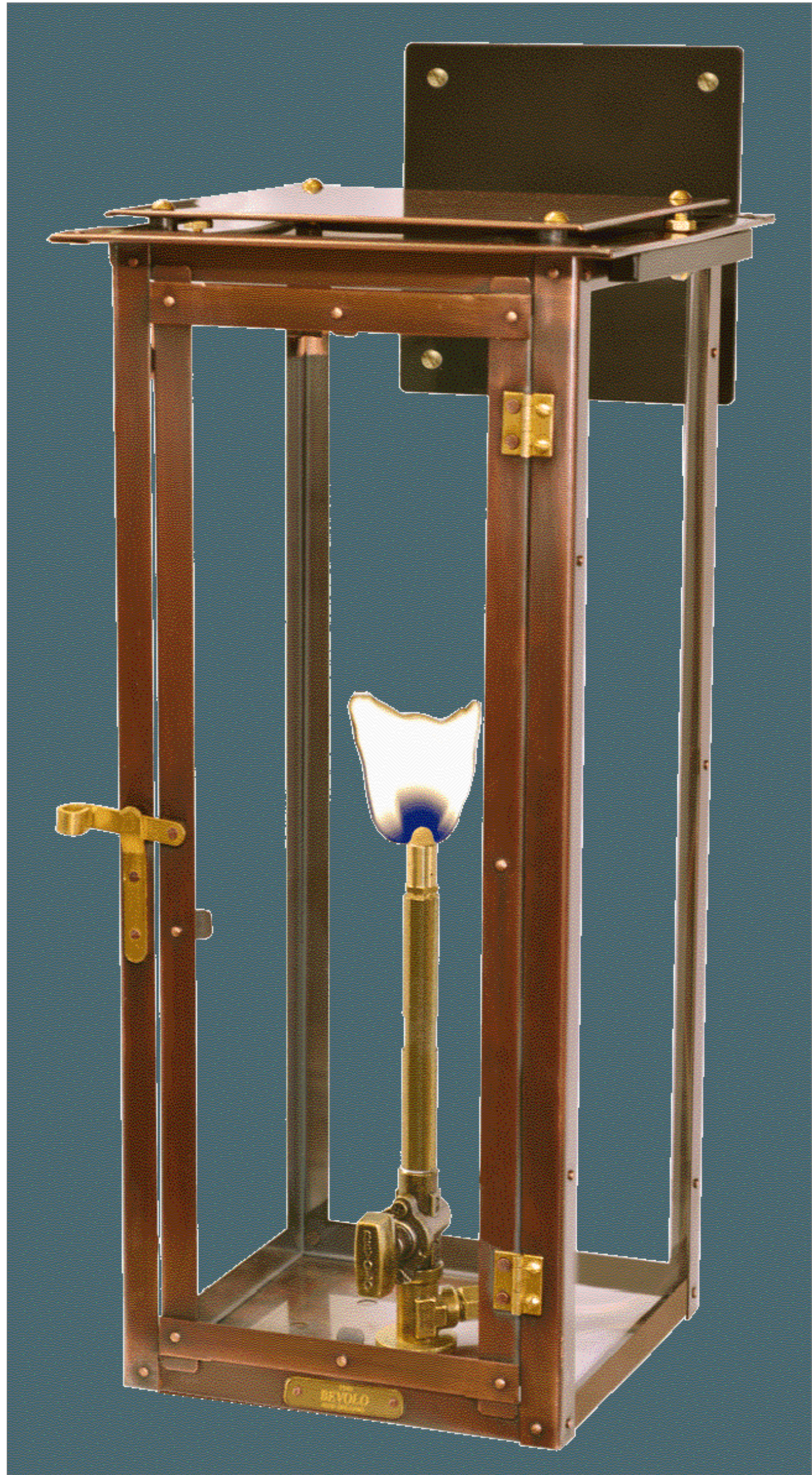
A3.1

PROJECT

DATE

TITLE

SHEET No



typ. exterior lantern-
27" Bevolo Modernist lantern on shelf bracket

N.L.S.

1
A3.2



entry lantern-
custom lantern similar to Hacienda Lights PN-050
hand forged iron seven light

N.L.S.

2
A3.2



awning fabric-
Sunbrella maxim heather beige

N.L.S.

3
A3.2



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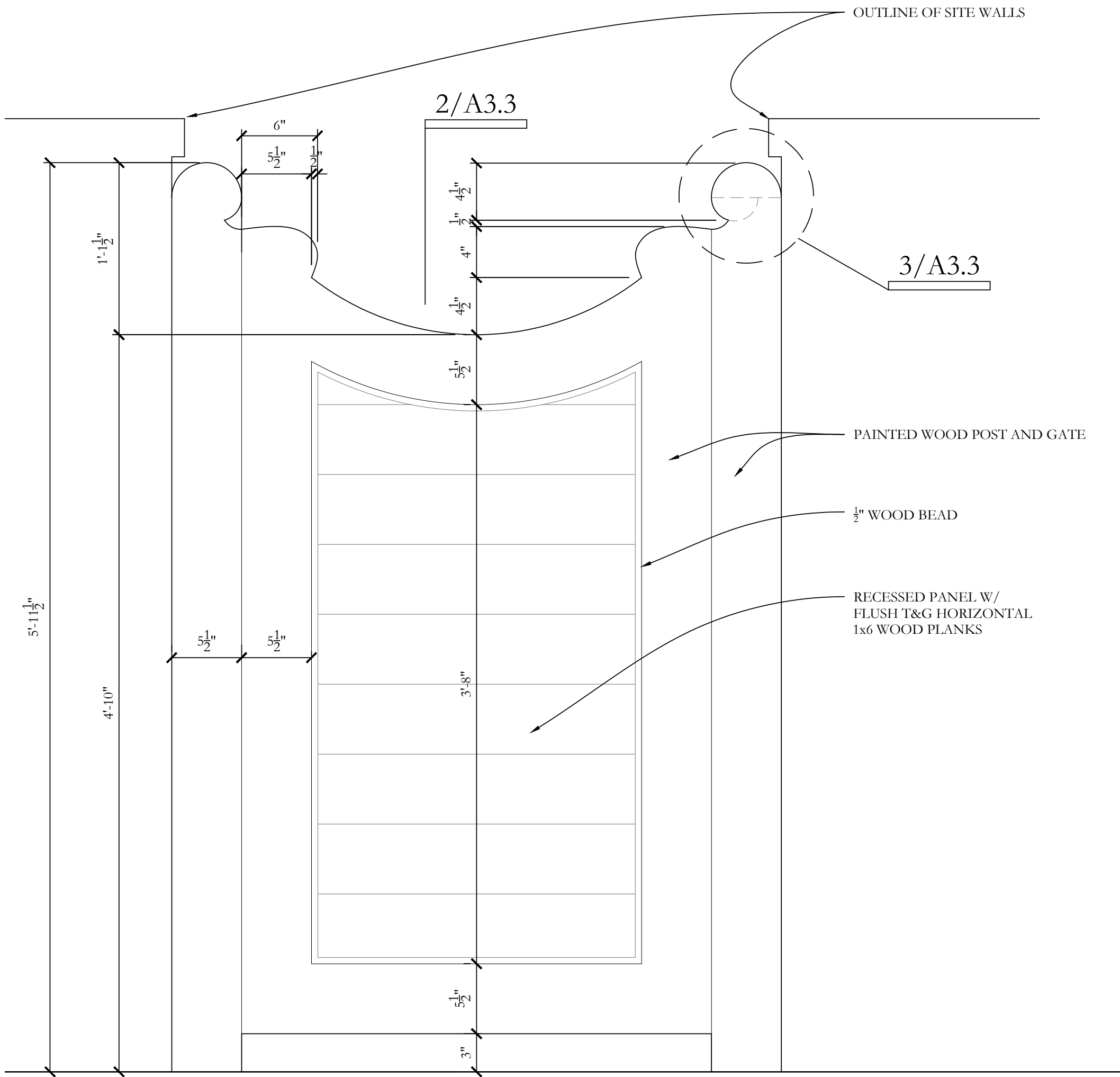
DATE

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ARCHITECTURAL
DETAILS

TITLE

A3.2

SHEET NO

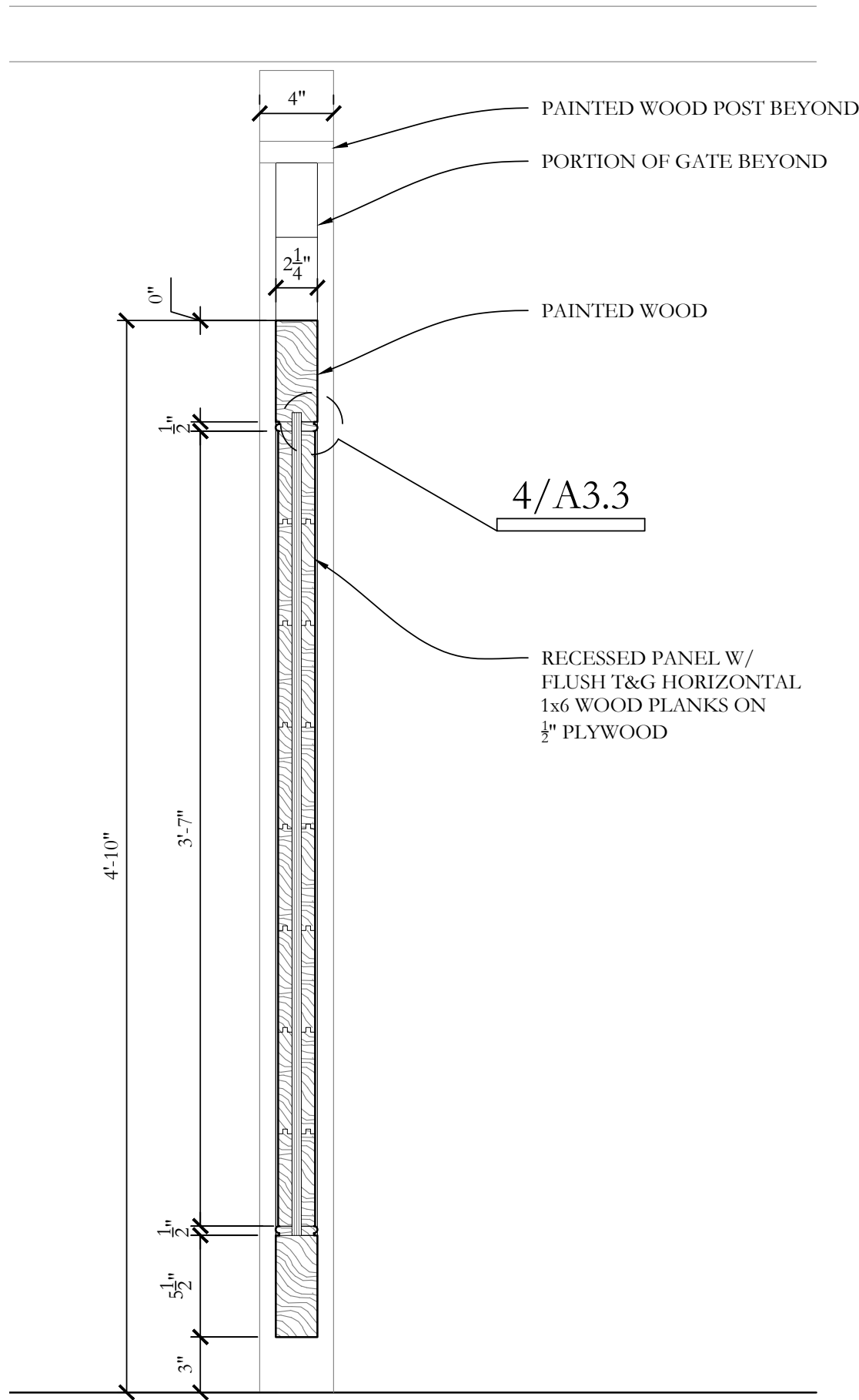


gate elevation

1 1/2" = 1'-0"

1

A3.3

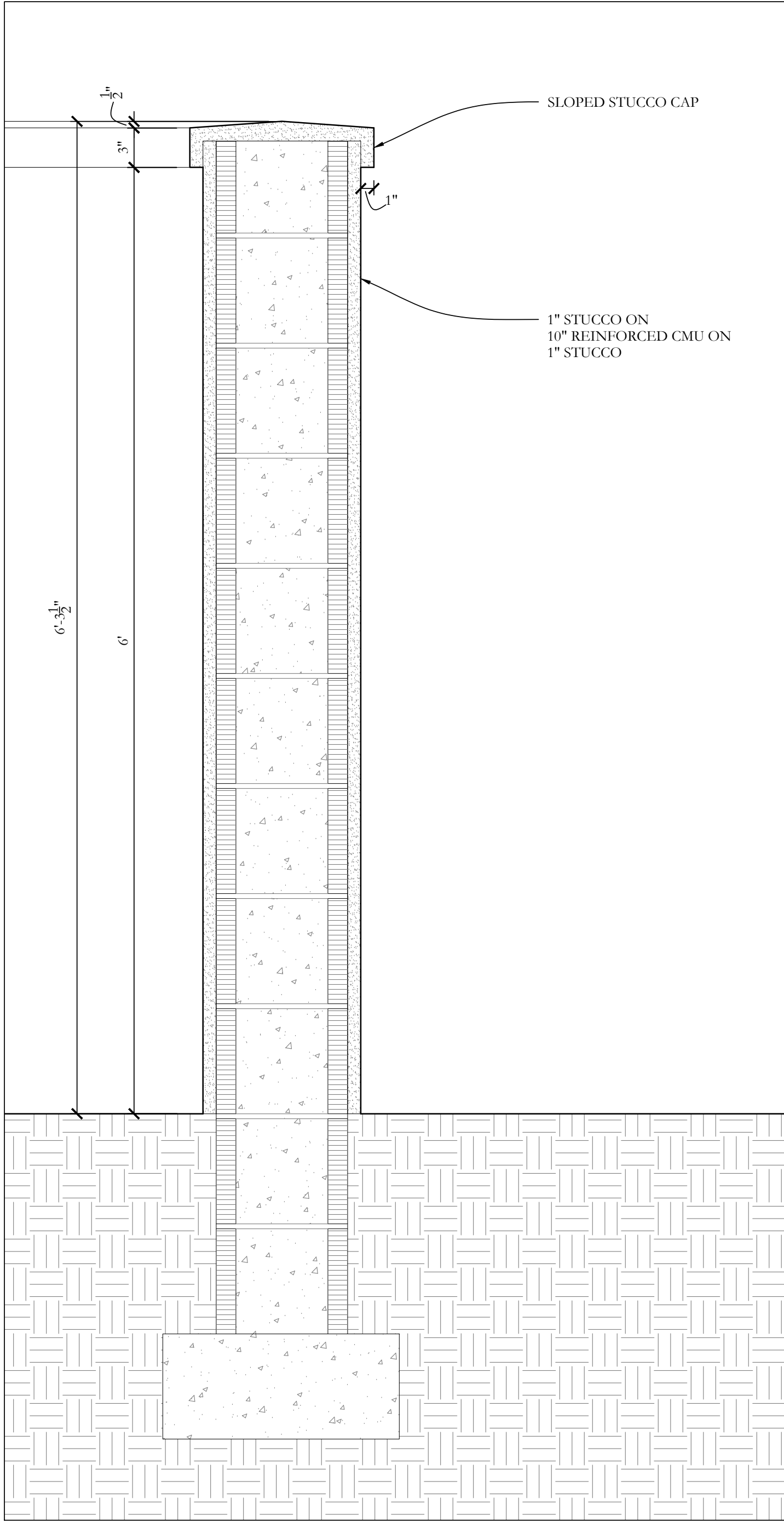


gate elevation

1 1/2" = 1'-0"

2

A3.3

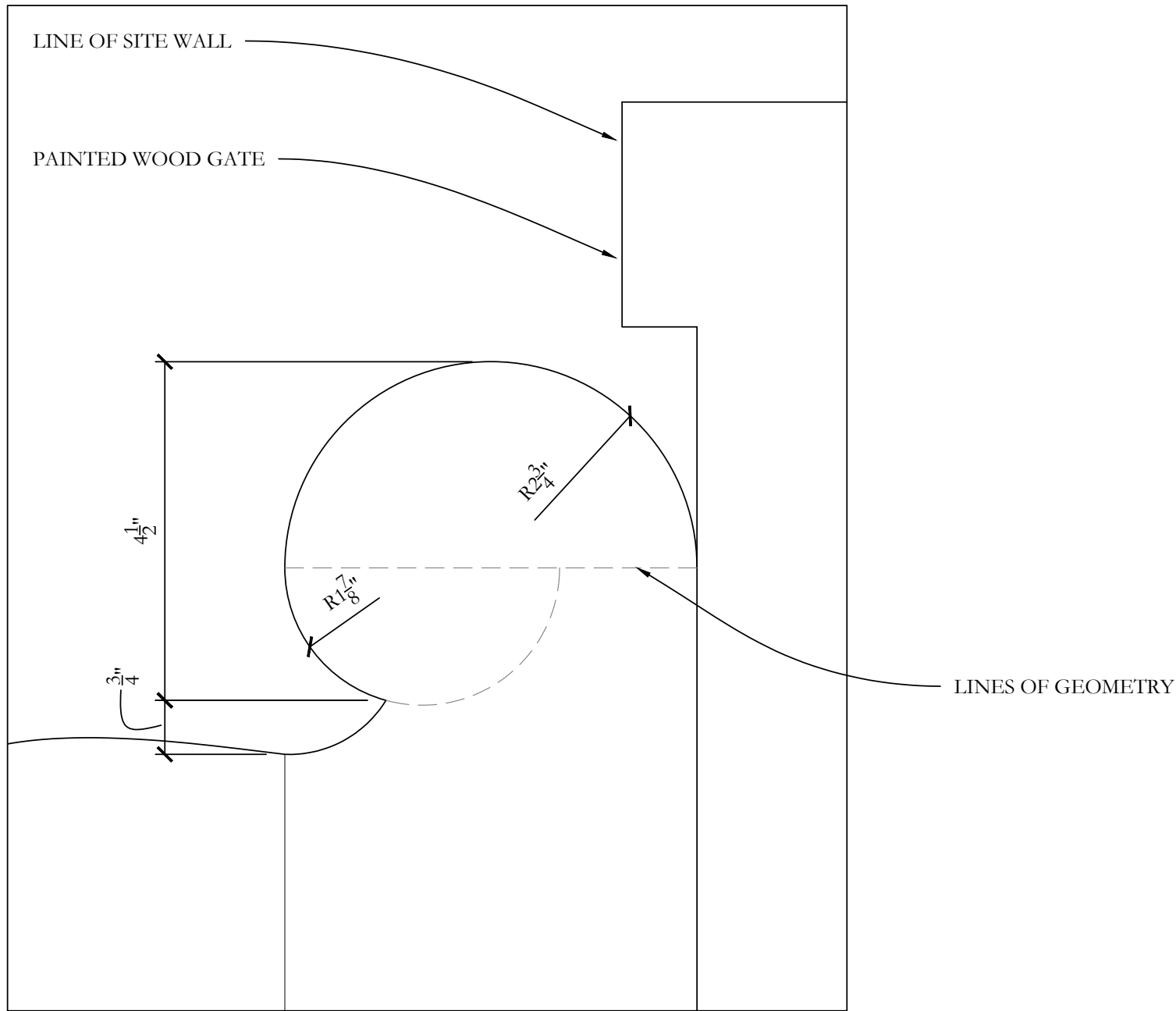


gate section

1 1/2" = 1'-0"

5

A3.3

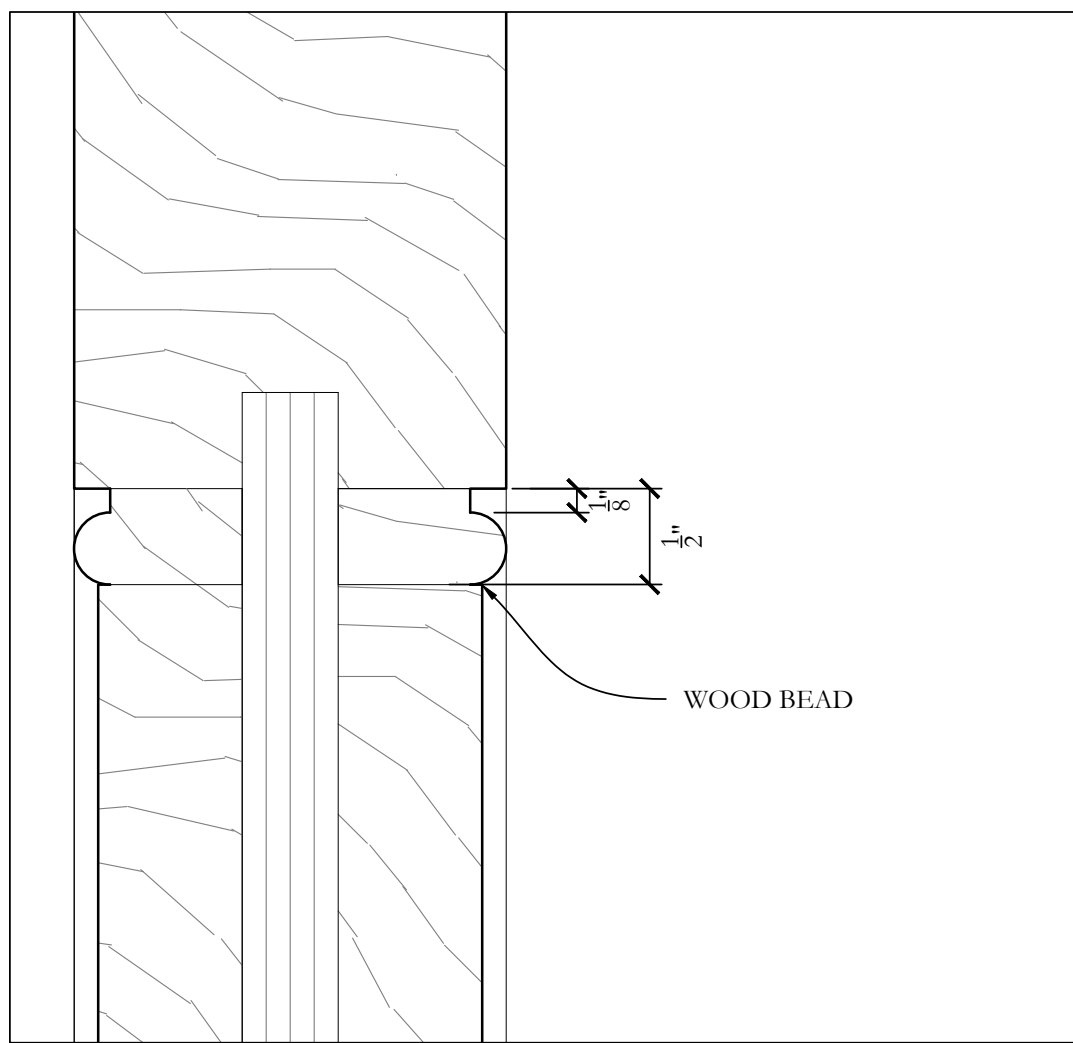


gate detail

half scale

3

A3.3



gate elevation

full scale

4

A3.3



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GATE AND WALL DETAILS

A3.3

SHEET NO