

ALTERATIONS TO:

134 El Vedado Road
Palm Beach, FL 33480

COA - 23 - 040 (ZON-23-109)

FIRST SUBMITTAL 09 - 07-2023
SECOND SUBMITTAL 09 - 25-2023
FINAL DROP OFF SUBMITTAL 10 - 12-2023

PROJECT TEAM

LANDSCAPE ARCHITECT
NIEVERA WILLIAMS LANDSCAPE ARCHITECTURE
625 N. FLAGLER DRIVE SUITE 502
WEST PALM BEACH, FL 33401

ARCHITECT
ASBACHER ARCHITECTURE
210 SEAVIEW AVENUE, SUITE 2A
PALM BEACH, FLORIDA 33480

CIVIL ENGINEER
GRUBER CONSULTING ENGINEERS, INC.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL. 33401

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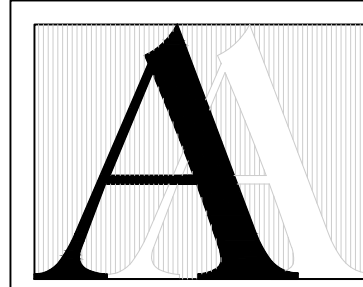
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CIVIL:
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EC-1 CONSTRUCTION AND STAGING PLAN

SURVEY

SCOPE OF WORK

- INTERIOR RENOVATIONS TO EXISTING TWO STORY MAIN HOUSE
- NEW COVERED TERRACE FOR MAIN HOUSE
- NEW COVERED WALK CONNECTING MAIN HOUSE AND TENNIS HOUSE
- ADDITIONS TO AN EXISTING TENNIS HOUSE
- NEW LANDSCAPE/HARDSCAPE
- NEW DRIVEWAY AND ACCESS GATES
- REPLACE ALL EXTERIOR WINDOWS AND DOORS



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ASBACHER ARCHITECTURE, INC.
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PALM BEACH, FLORIDA 33480
FL (561) 203-7131 NY (212) 252-2084

LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE

- PRE - APPLICATION
- FIRST SUBMITTAL
- SECOND SUBMITTAL
- FINAL DROP OFF

REVISIONS

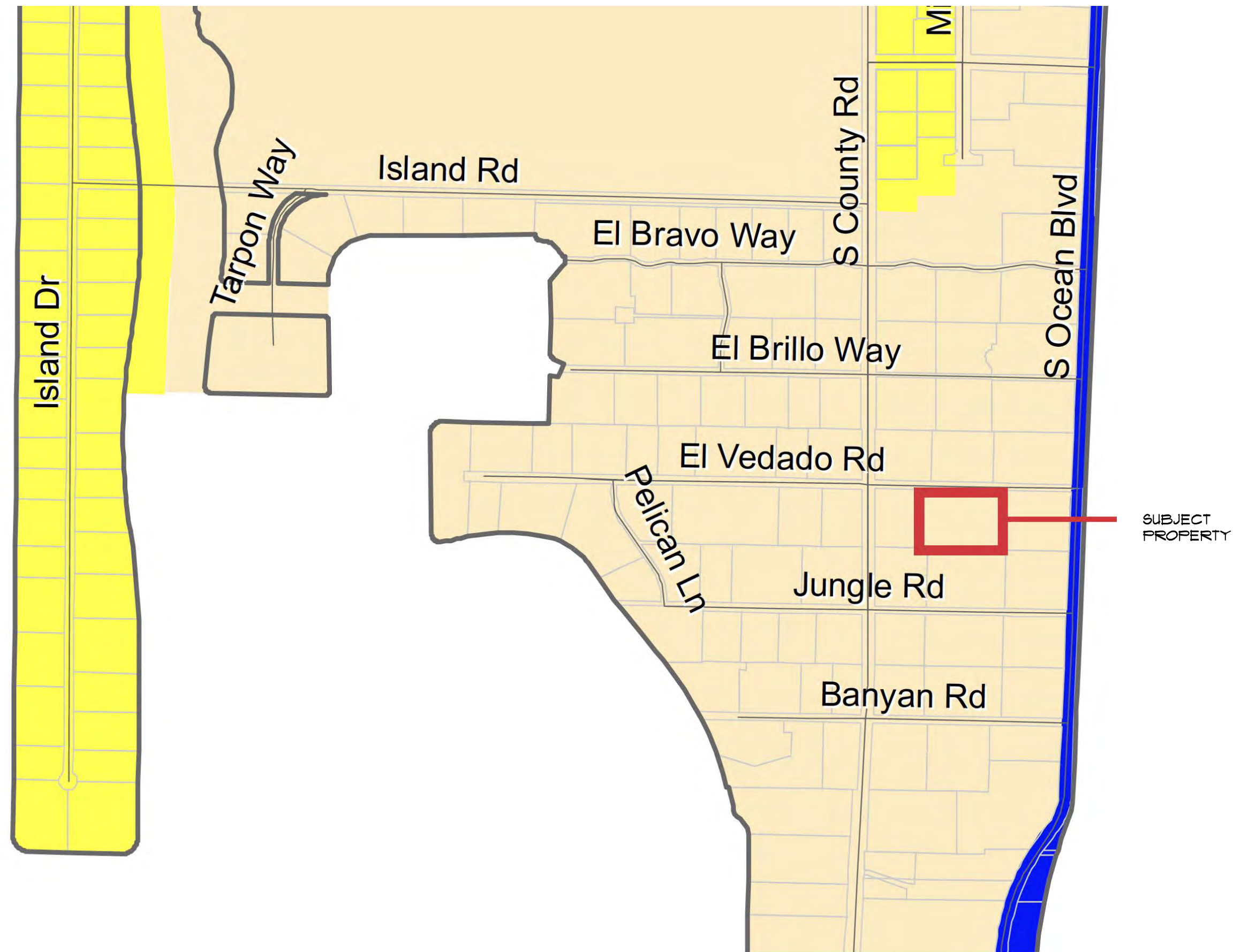
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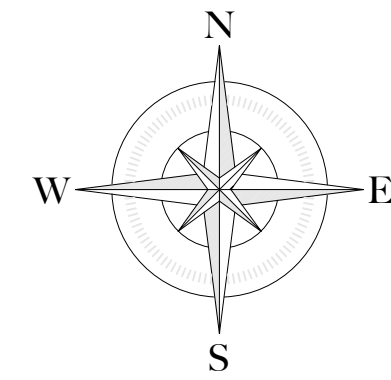
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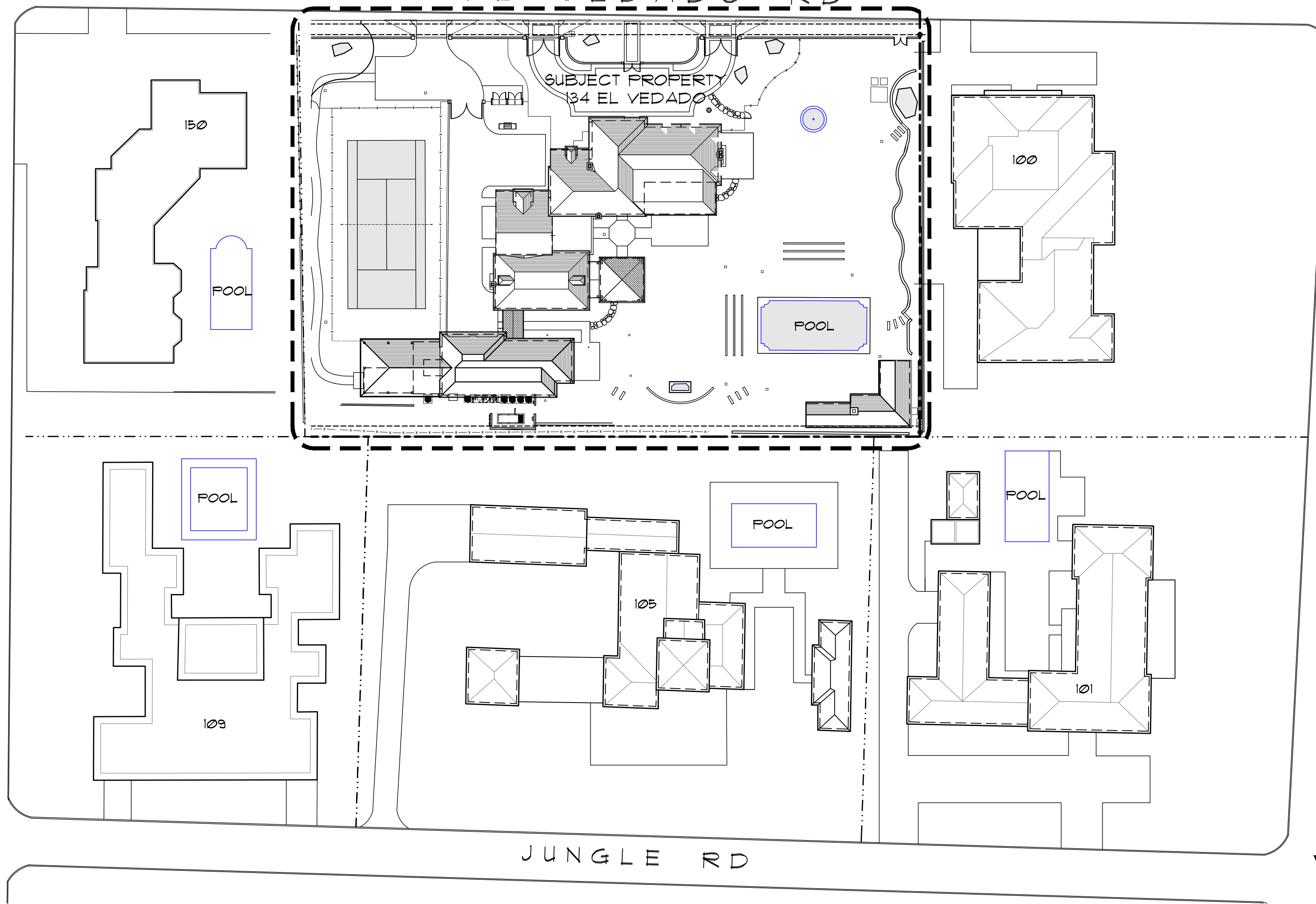
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1 VICINITY PLAN
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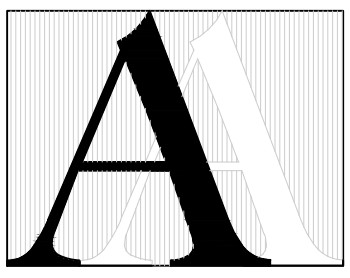


S COUNTY ROAD



2 LOCATION PLAN
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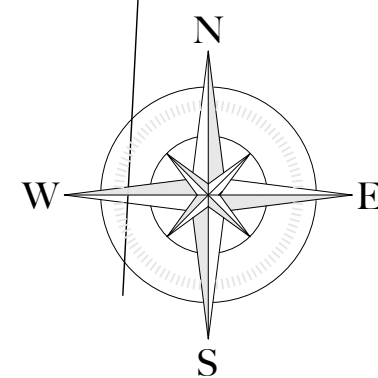
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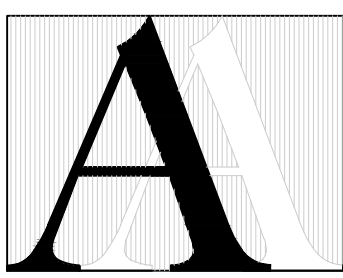
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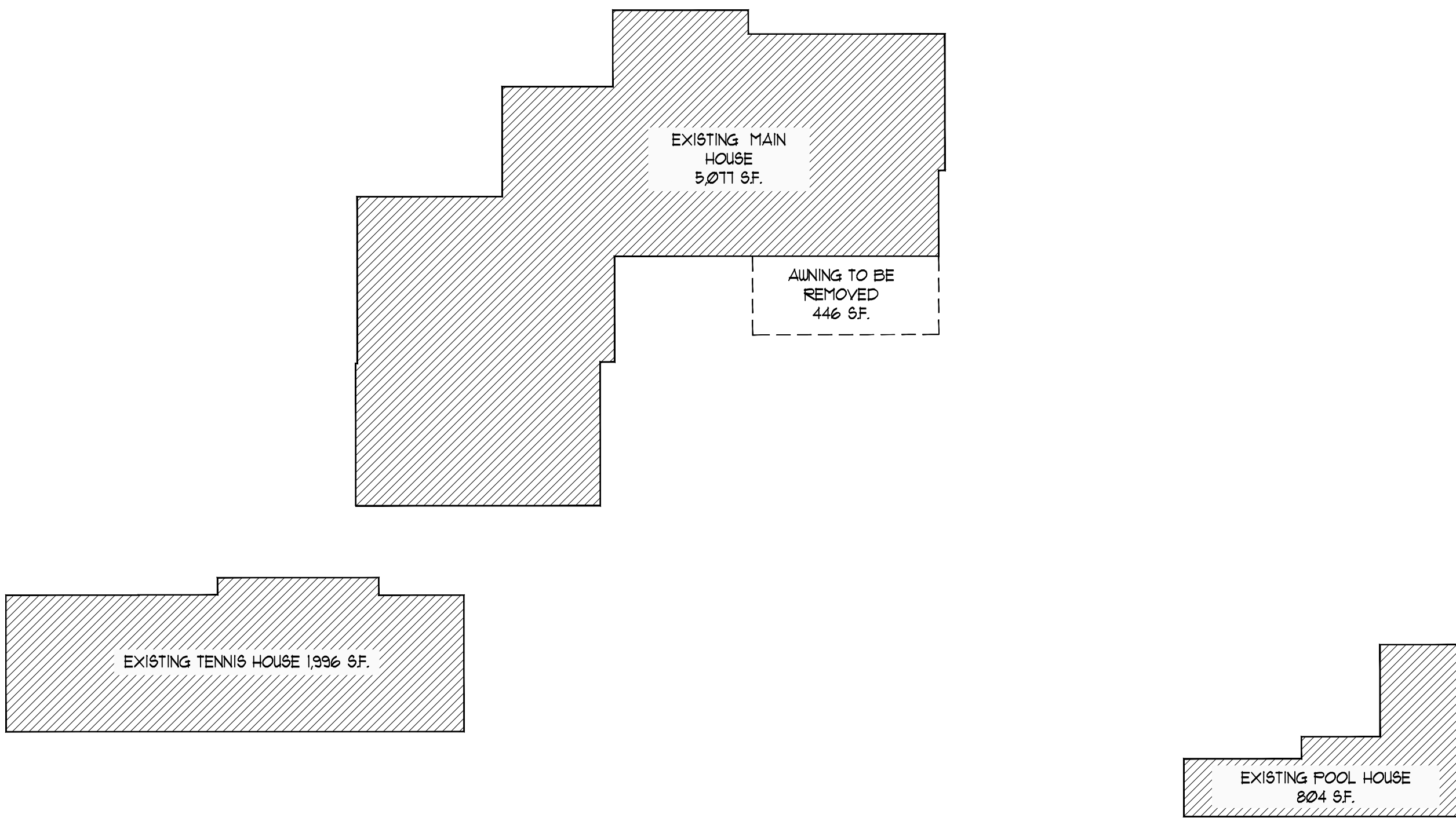
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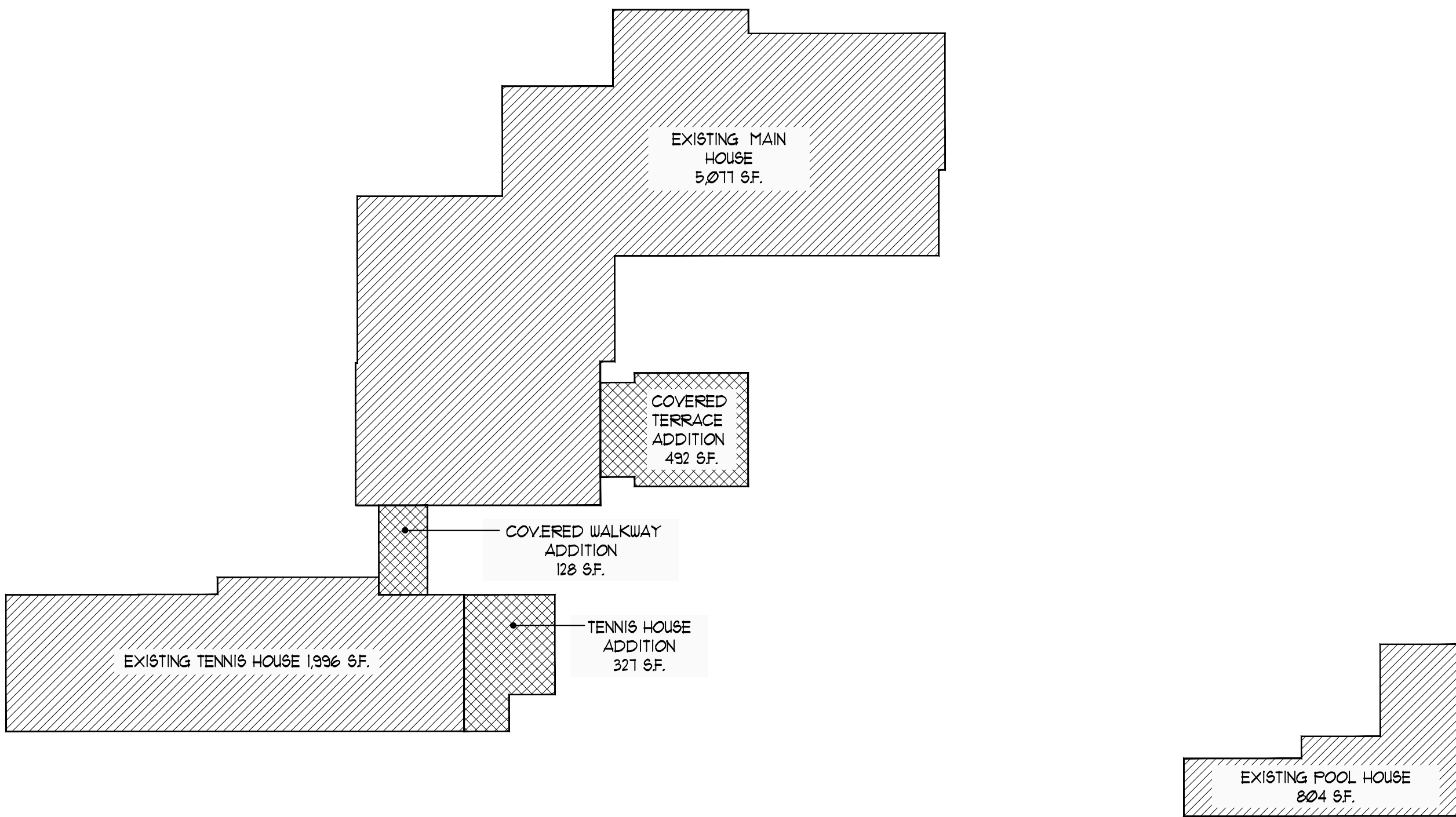
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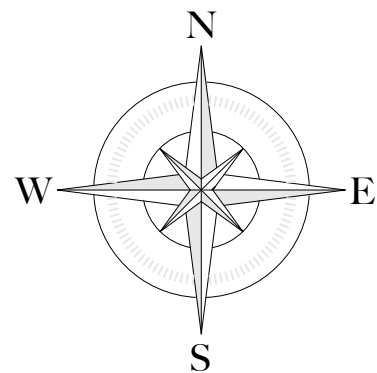


1 EXISTING LOT COVERAGE DIAGRAM
NTS



2 PROPOSED LOT COVERAGE DIAGRAM
NTS

LOT COVERAGE CALCULATIONS	
LOT SIZE	51,709 SF
LOT COVERAGE ALLOWED (R-A)	14,441 SF (25%)
LOT COVERAGE EXISTING:	
MAIN HOUSE	5,071 SF
TENNIS HOUSE	1,936 SF
POOL HOUSE	804 SF
COVERED TERRACE	446 SF
TOTAL	8,323 SF (14.4%)
LOT COVERAGE PROPOSED:	
MAIN HOUSE	5,071 SF
TENNIS HOUSE	1,936 SF
TENNIS HOUSE ADDITION	321 SF
COVERED WALKWAY ADDITION	128 SF
COVERED TERRACE ADDITION	492 SF
POOL HOUSE	804 SF
TOTAL	8,824 SF (15.21%)



COA PROJECT NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109



Town of Palm Beach

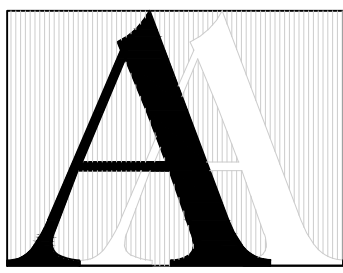
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	134 El Vedado Road		
2	Zoning District:	RA		
3	Structure Type:			
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	20,000sf	57,789sf	N/C
6	Lot Depth	150'	201.14'W / 201.25'E	N/C
7	Lot Width	100'	289.24N / 285.71'S	N/C
8	Lot Coverage (Sq Ft and %)	14,447sf/25%	8,317sf/14.4%	8,824sf /15.27%
9	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	35'-0"	40'-0"	N/C
12	* Side Yard Setback (1st Story) (Ft.)	15'-0"	28'-0"W/91'-0"E	N/C
13	* Side Yard Setback (2nd Story) (Ft.)	NA	N/A	N/A
14	*Rear Yard Setback (Ft.)	15'-0"	19'-9"	N/C
15	Angle of Vision (Deg.)	110 DEG	110	N/C
16	Building Height (Ft.)	25'-0"	6'-4 3/4"	13'-7 13/4"
17	Overall Building Height (Ft.)	35'-0"	19'-0 3/4"	23'-1"
18	Crown of Road (COR) (NAVD)	13.79'	N/C	N/C
19	Max. Amount of Fill Added to Site (Ft.)			0
20	Finished Floor Elev. (FFE)(NAVD)		13.1'	N/C
21	Zero Datum for point of meas. (NAVD)		15.29'	N/C
22	FEMA Flood Zone Designation		X	N/C
23	Base Flood Elevation (BFE)(NAVD)	7.0'	NC	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	28,895 SF - 50%	33,799 SF - 58.5%	33,214 SF - 57.47%
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	3,475 SF - 45%	6,147 SF - 79.3%	6,263 SF - 81.09%
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 requited by Ord. 24-2021 on separate table If value is not changing, enter N/C

REV BF 20220616



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LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE

- 1. PRE - APPLICATION
- 2. FIRST SUBMITTAL
- 3. SECOND SUBMITTAL
- 4. FINAL DROP OFF

REVISIONS

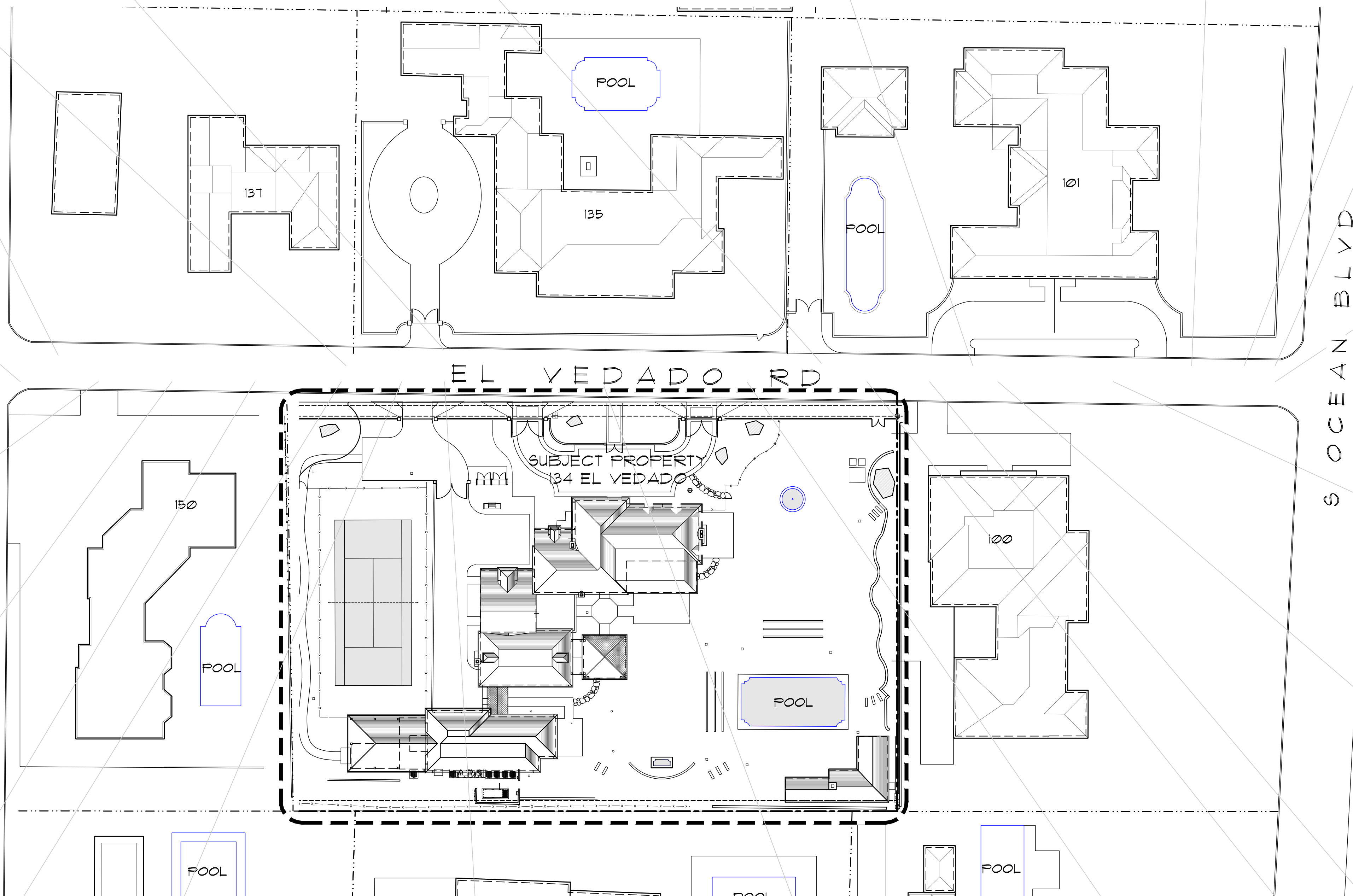
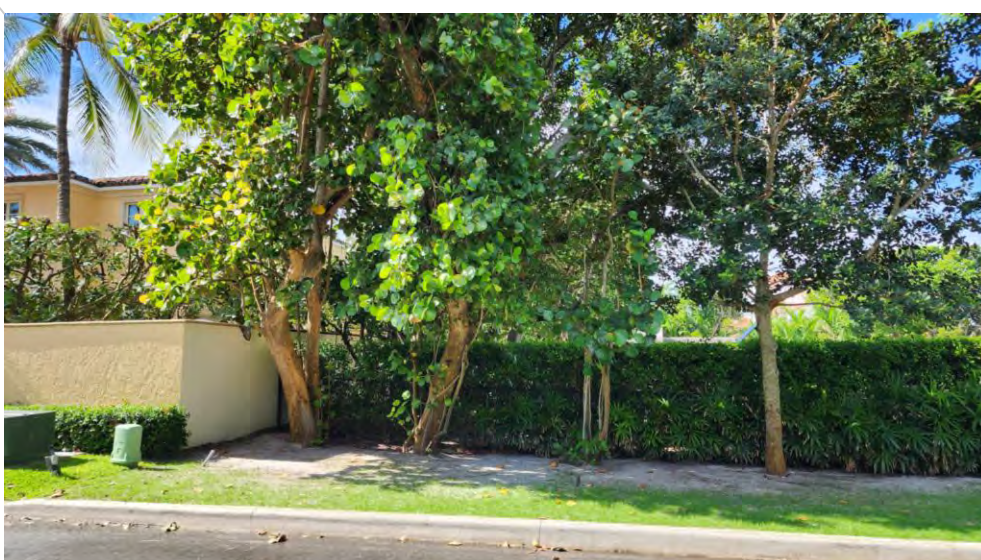
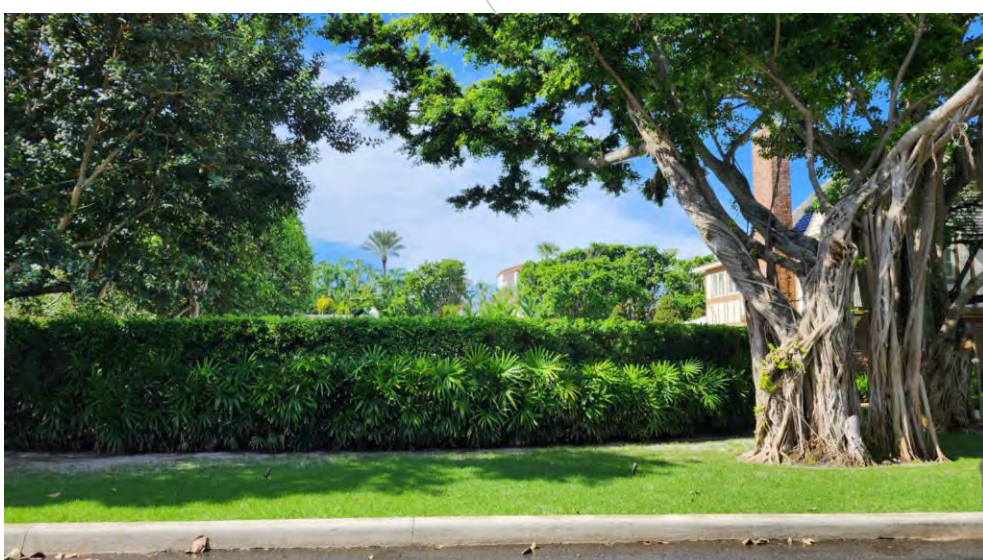
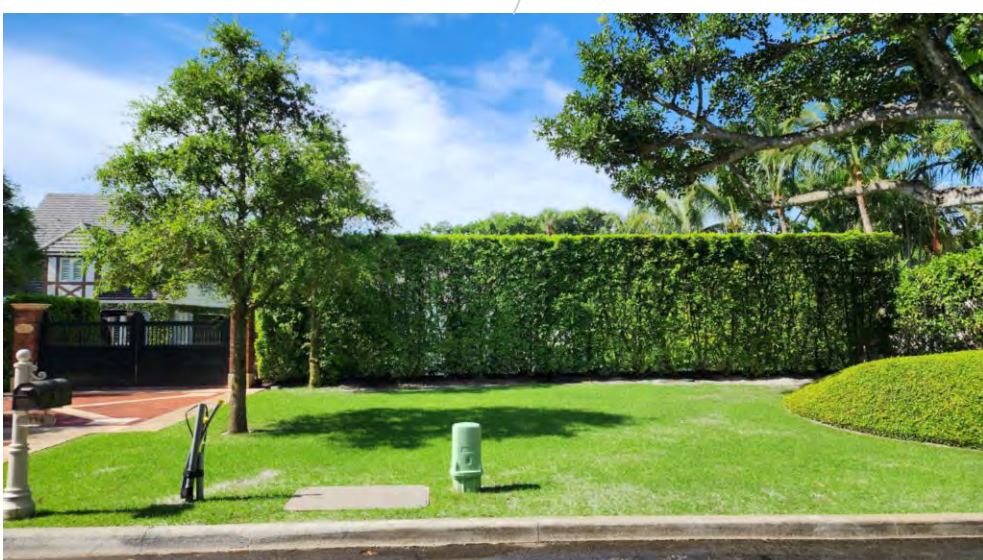
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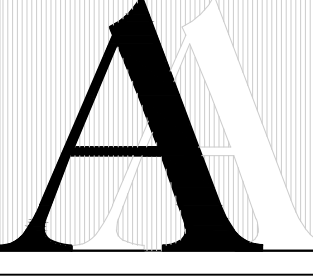
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1 KEY PLAN - NEIGHBORHOOD PHOTOS
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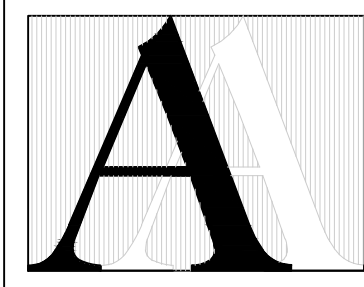


○ 137 EL VEDADO ROAD
NORTH SIDE OF EL VEDADO - DIAGONAL FROM SUBJECT SITE



○ 135 EL VEDADO ROAD
NORTH SIDE OF EL VEDADO - OPPOSITE OF SUBJECT PROPERTY

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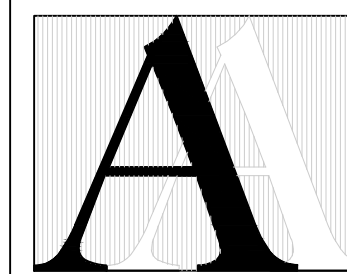
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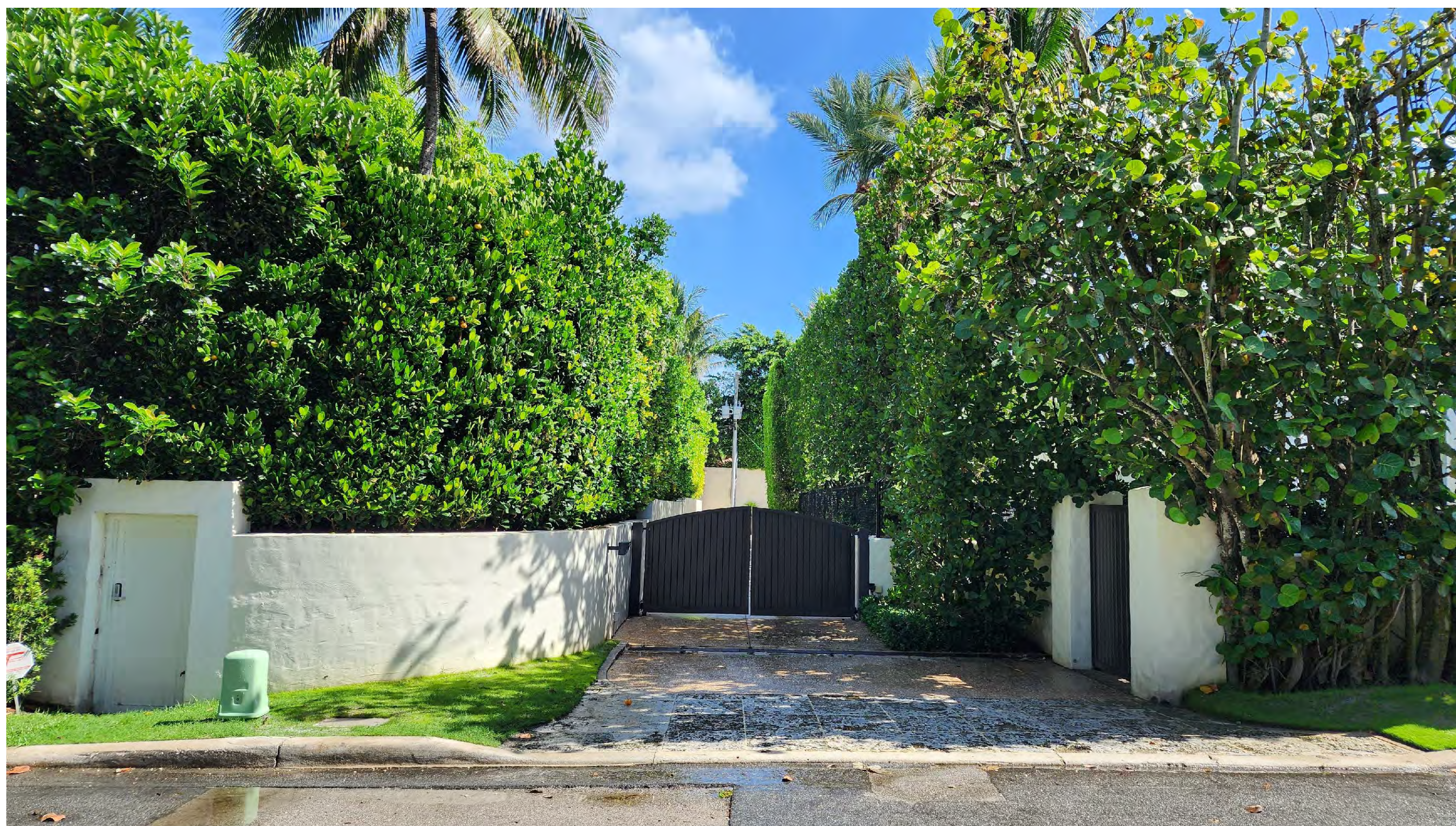
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SCALE: AS NOTED

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101 EL VEDADO ROAD
NORTH EAST SIDE OF EL VEDADO - DIAGONAL FROM SUBJECT SITE

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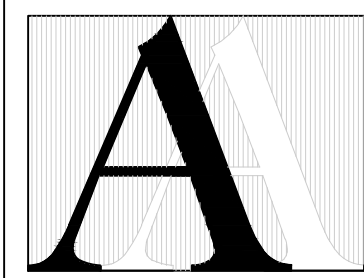


100 EL VEDADO ROAD
SOUTH EAST SIDE OF EL VEDADO - ADJACENT TO SUBJECT SITE



150 EL VEDADO ROAD
SOUTH WEST SIDE OF EL VEDADO - ADJACENT TO SUBJECT SITE

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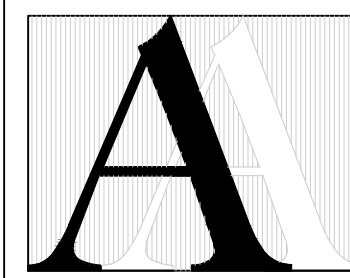
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1 134 EL VEDADO - VIEWS FROM STREET
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2. FIRST SUBMITTAL
3. SECOND SUBMITTAL
4. FINAL DROP OFF

REVISIONS		
#	DATE	DRAWN BY
1	23-08-25	
2	23-09-07	
3	23-09-25	
4	23-10-12	

DRAWN BY:
CHECKED BY:

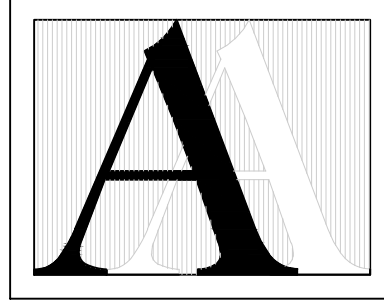
SCALE: AS NOTED

COA PROJECT NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

A114.00



1 134 EL VEDADO - VIEWS FROM STREET
NTS



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LEEDS RESIDENCE
134 EL VEDADO ROAD
PALM BEACH, FL 33480

ISSUE	
1.	PRE - APPLICATION
2.	FIRST SUBMITTAL
3.	SECOND SUBMITTAL
4.	FINAL DROP OFF

REVISIONS		
#	DATE	DRAWN BY
1	23-08-25	
2	23-09-07	
3	23-09-25	
4	23-10-12	

DRAWN BY: _____
CHECKED BY: _____

SCALE: AS NOTED

COA PROJECT NUMBER: COA-23-040
ZONING CASE NUMBER: ZON-23-109

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