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- LP1– TRUCK LOGISTICS AND CONSTRUCTION TIMELINE

SURVEY

BOUNDARY, TOPOGRAPHIC AND EASEMENT SURVEY

ARCHITECT:

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

SURVEYOR:

Survey Solutions
Attn: Christopher Henn
5878 NW 25th Terrace
Boca Raton, FL 33496
(561) 245-5263

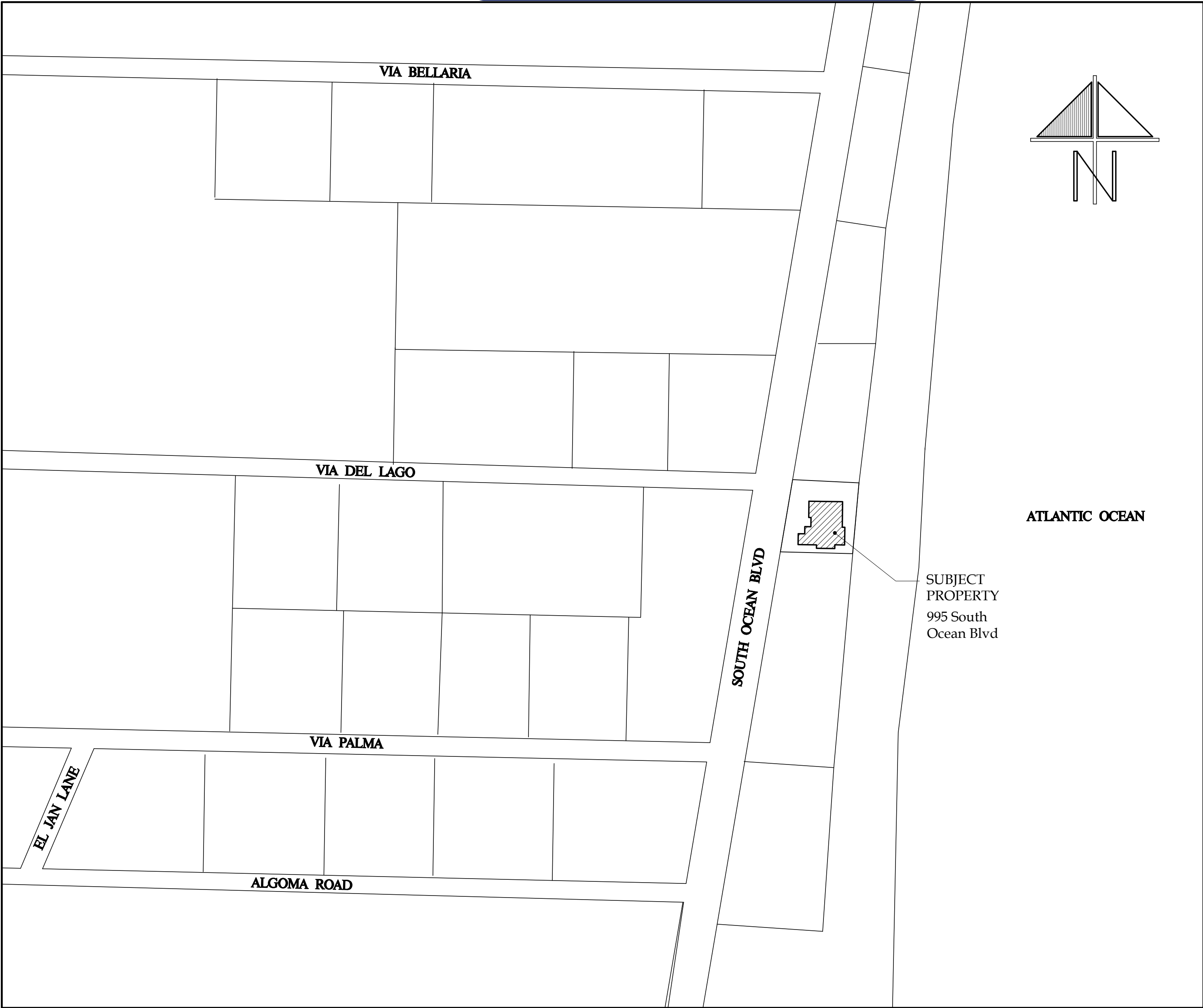
Line 0	ZONING LEGEND			
1	PROPERTY ADDRESS	995 SOUTH OCEAN BLVD, PALM BEACH, FL		
2	ZONING DISTRICT	R-A		
3	LOT SIZE (SQ. FT.)	11,325 SQ. FT.		
4	LOT WIDTH (W) & DEPTH (D)	92.52' +/- (W) & 122.4' +/- (D)		
5	STRUCTURE TYPE	SINGLE FAMILY		
6	FEMA FLOOD ZONE DESIGNATION	VE		
7	ZERO DATUM--PT. OF MEAS. (NAVD)	15.9' NAVD		
8	CROWN OF ROAD (COR) (NAVD)	15.2' NAVD (AT HIGHEST POINT)		
9		REQUIRED/ALLOWED	EXISTING	PROPOSED
10	LOT COVERAGE (SQ. FT.)	2,831.25 (25%)	2,902.4 (25.6%)	NO CHANGE
11	ENCLOSED SQUARE FOOTAGE		2,855 1st / 766 2nd	2,855 1st / 981 2nd
12	FRONT YARD SETBACK (1 STORY/2 STORY)	35.0'/35.0'	18.67'/35.0'	18.67'/27.0'
13	SIDE YARD SETBACK (1 STORY)	15.0' MIN.	5.48' (S) 26.08' (N)	NO CHANGE
14	SIDE YARD SETBACK (2 STORY)	15.0' MIN.	19.02' (S) 42.75' (N)	9.92' (S) 42.75' (N)
15	REAR YARD SETBACK	15.0' MIN.	43' (3' FROM BULKHD)	NO CHANGE
16	ANGLE OF VISION	100°	104°	NO CHANGE
17	BUILDING HEIGHT	25.0'	15.83'	NO CHANGE
18	OVERALL BUILDING HEIGHT	35.0'	21.83'	NO CHANGE
19	CUBIC CONTENT RATIO	N/A	N/A	N/A
20	MAX. AMOUNT OF FILL ADDED TO SITE			NONE
21	FINISH FLOOR ELEVATION (FFE) (NAVD)		14.4'/12.8'	NO CHANGE
22	BASE FLOOD ELEVATION (BFE) (NAVD)	7.0'	7.0'	7.0'
23	LANDSCAPE OPEN SPACE (LOS)	5,662.5 (50%)	5,889.0 (52%)	NO CHANGE
24	PERIMETER (LOS)	N/A	N/A	N/A
25	FRONT YARD (LOS)	5,096.2 (45%)	5,889.0 (52%)	NO CHANGE
26	NATIVE PLANT SPECIES %			NO CHANGE

SCOPE OF WORK

- WE ARE PROPOSING TO ADD A SECOND FLOOR ART STUDIO, ABOVE AN EXISTING ONE-STORY AREA, TO AN EXISTING 2-STORY SINGLE FAMILY RESIDENCE.
- THE BUILDING HEIGHT AND ROOF HEIGHT OF THE ADDITION WILL BOTH BE LOWER THAN THOSE OF THE EXISTING SECOND FLOOR.
- WE ARE ALSO PROPOSING TO REMOVE AN EXISTING FLAT ROOF ON THE GARAGE AND REPLACE IT WITH A TERRACE.
- VARIANCES WILL BE REQUIRED FOR FRONT SETBACK, SIDE SETBACK AND BUILDING HEIGHT PLANE.

RECEIVED

By yfigueroa at 2:57 pm, Dec 04, 2023



PLOT PLAN
SCALE: N.T.S.

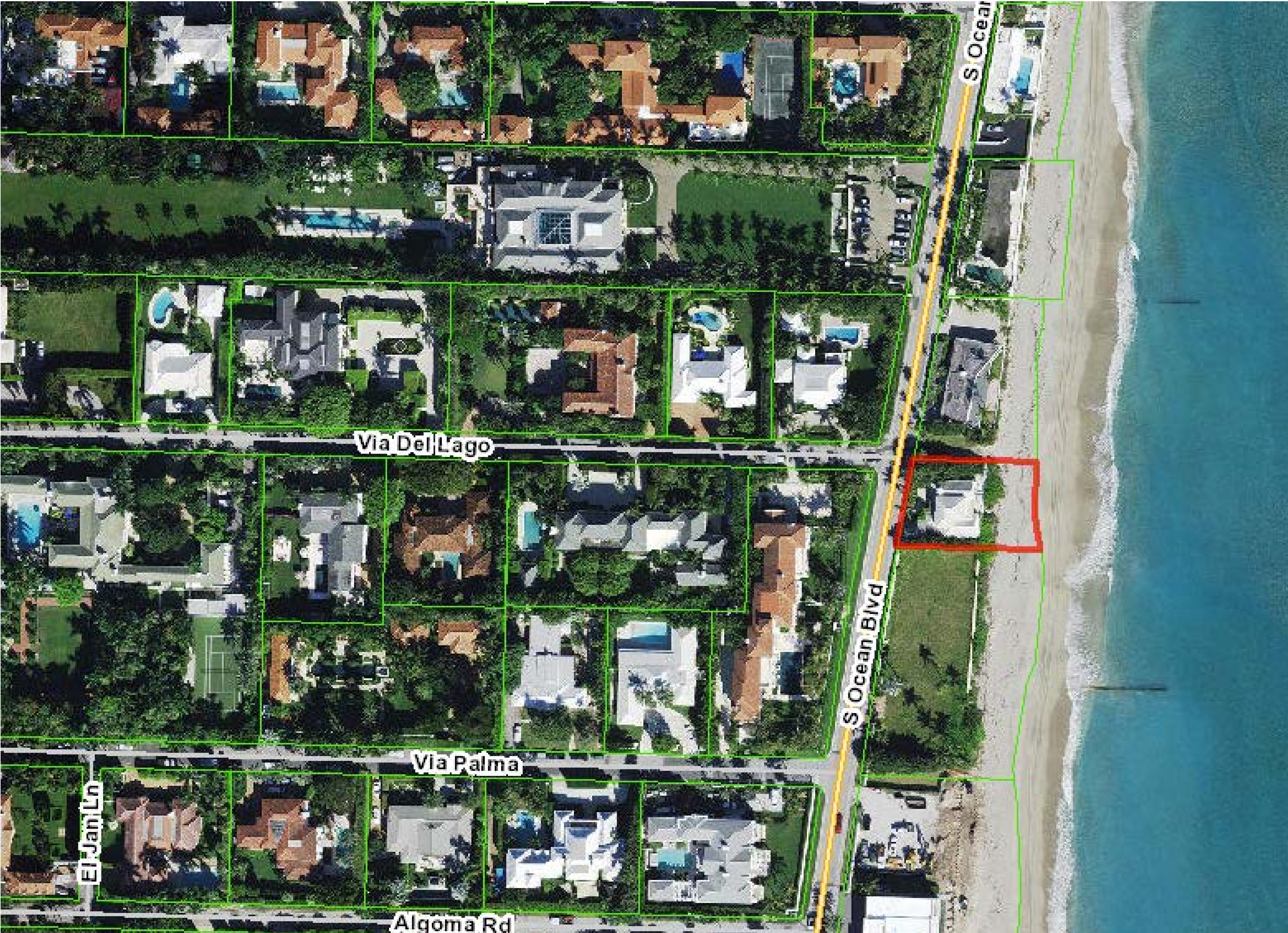


REVISED FINAL SUBMITTAL
ARCOM HEARING 12-15-23 TC HEARING 01-10-24
ARC-23-146 ZON-23-119

CONRAD RESIDENCE
995 SOUTH OCEAN BOULEVARD

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

DATE:
12-04-23



El Jan Ln

Via Del Lago

Via Palma

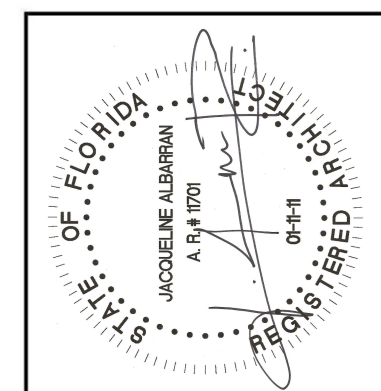
Algoma Rd

S Ocean Blvd

S Ocean

REVISED FINAL SUBMITTAL ARC-23-146 (ZON 23-119)

CONRAD RESIDENCE
995 S. OCEAN BLVD.
PALM BEACH, FLORIDA

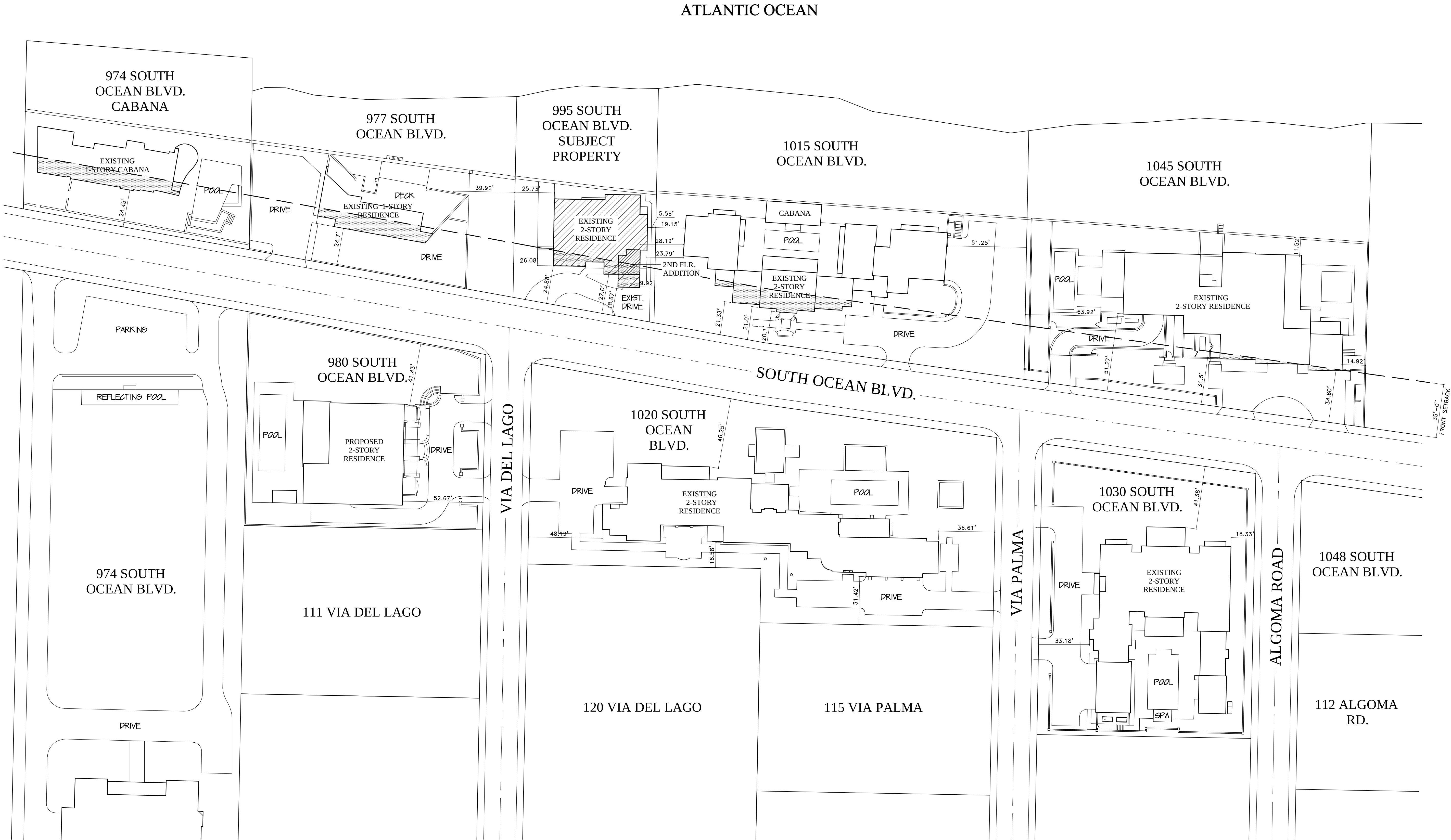


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JOB # 0495

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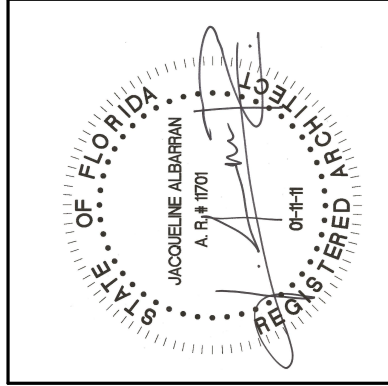
GENERAL NOTE:
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.



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

ARC-23-146 ZON-23-119

CONRAD RESIDENCE
995 S. OCEAN BLVD.
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, P.A.
REGISTERED ARCHITECT 11701

REVISIONS:

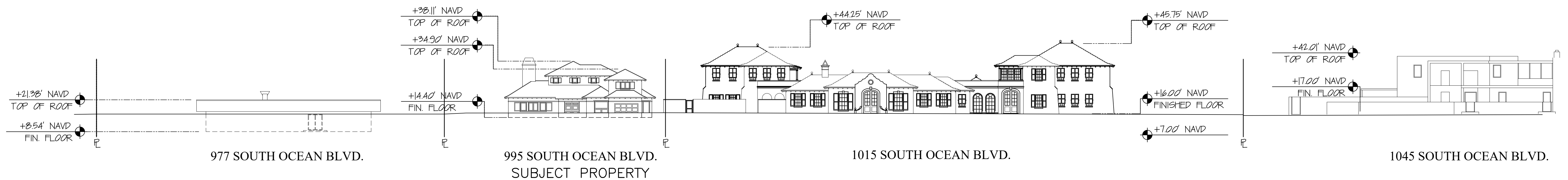
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A1.1
DATE:
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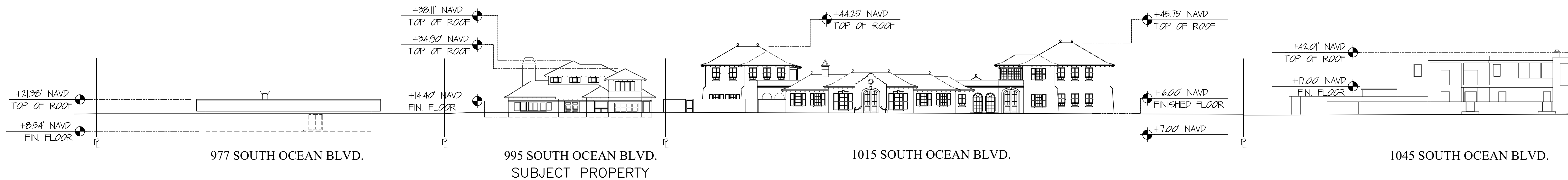


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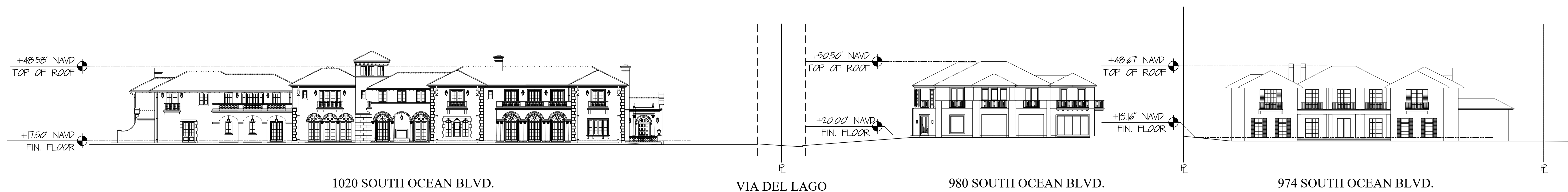
EXISTING STREETScape LOOKING EAST (WEST ELEVATIONS)
SCALE: 3/64" = 1'-0"



PREVIOUSLY PRESENTED PROP. STREETScape LOOKING EAST
SCALE: 3/64" = 1'-0"



PROPOSED STREETScape LOOKING EAST (WEST ELEVATIONS)
SCALE: 3/64" = 1'-0"



EXISTING STREETScape LOOKING WEST (EAST ELEVATIONS)
SCALE: 3/64" = 1'-0"

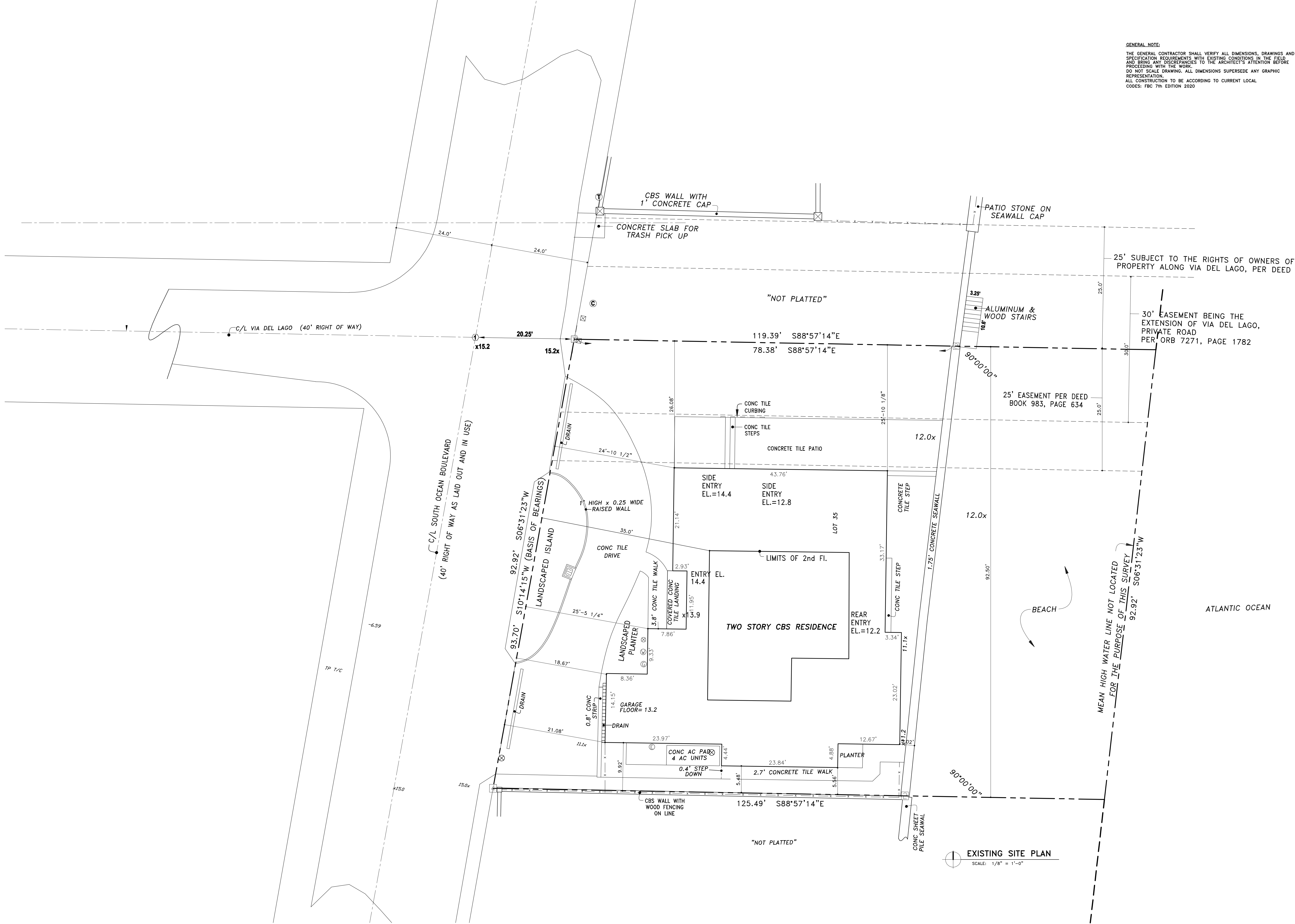
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1	12-04-23

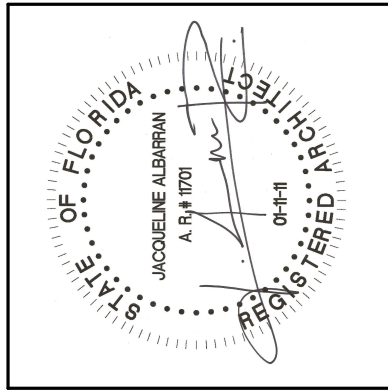
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 PALM BEACH, FLORIDA



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A2.1
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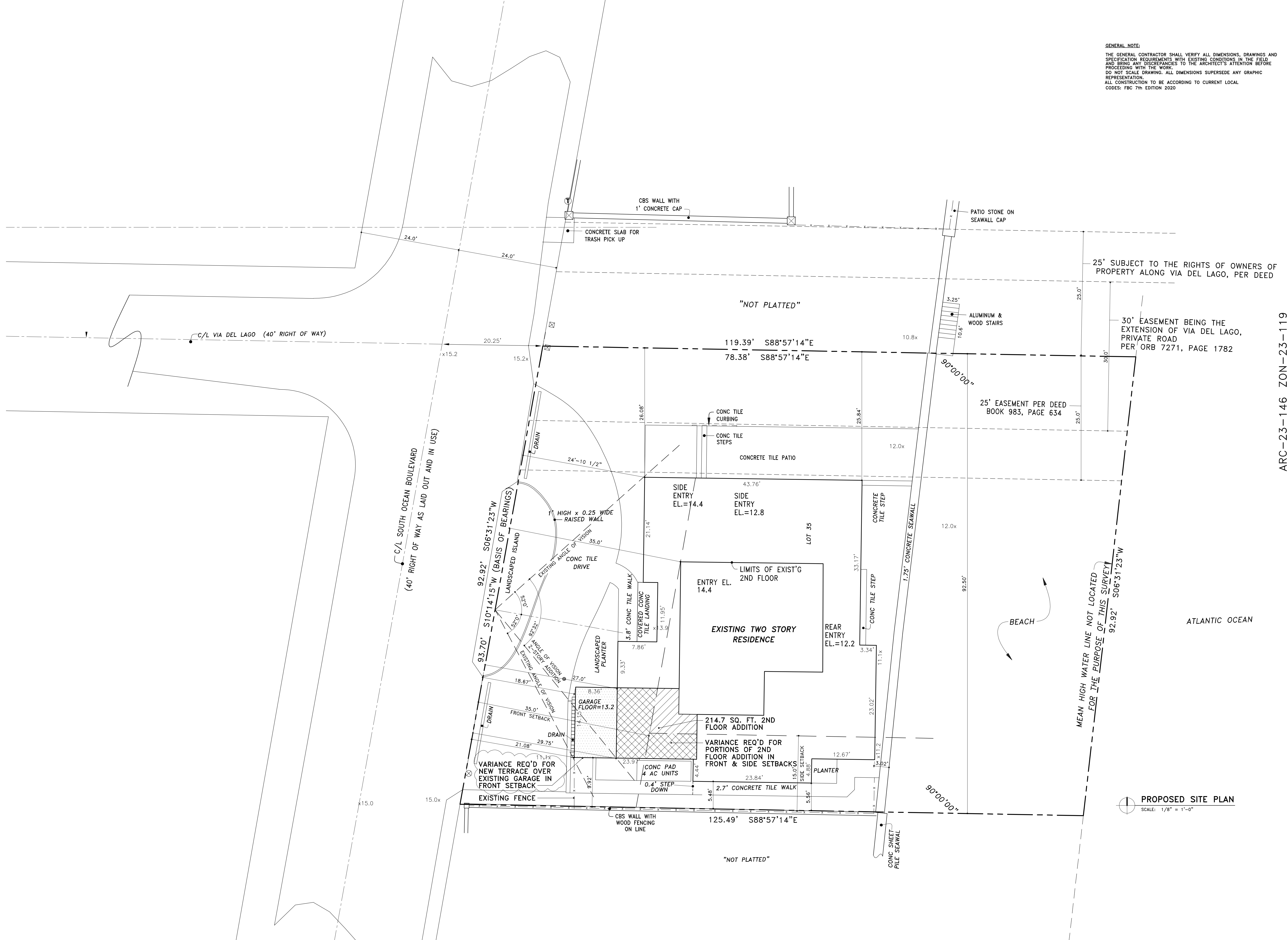


1 12-04-23

A2.2

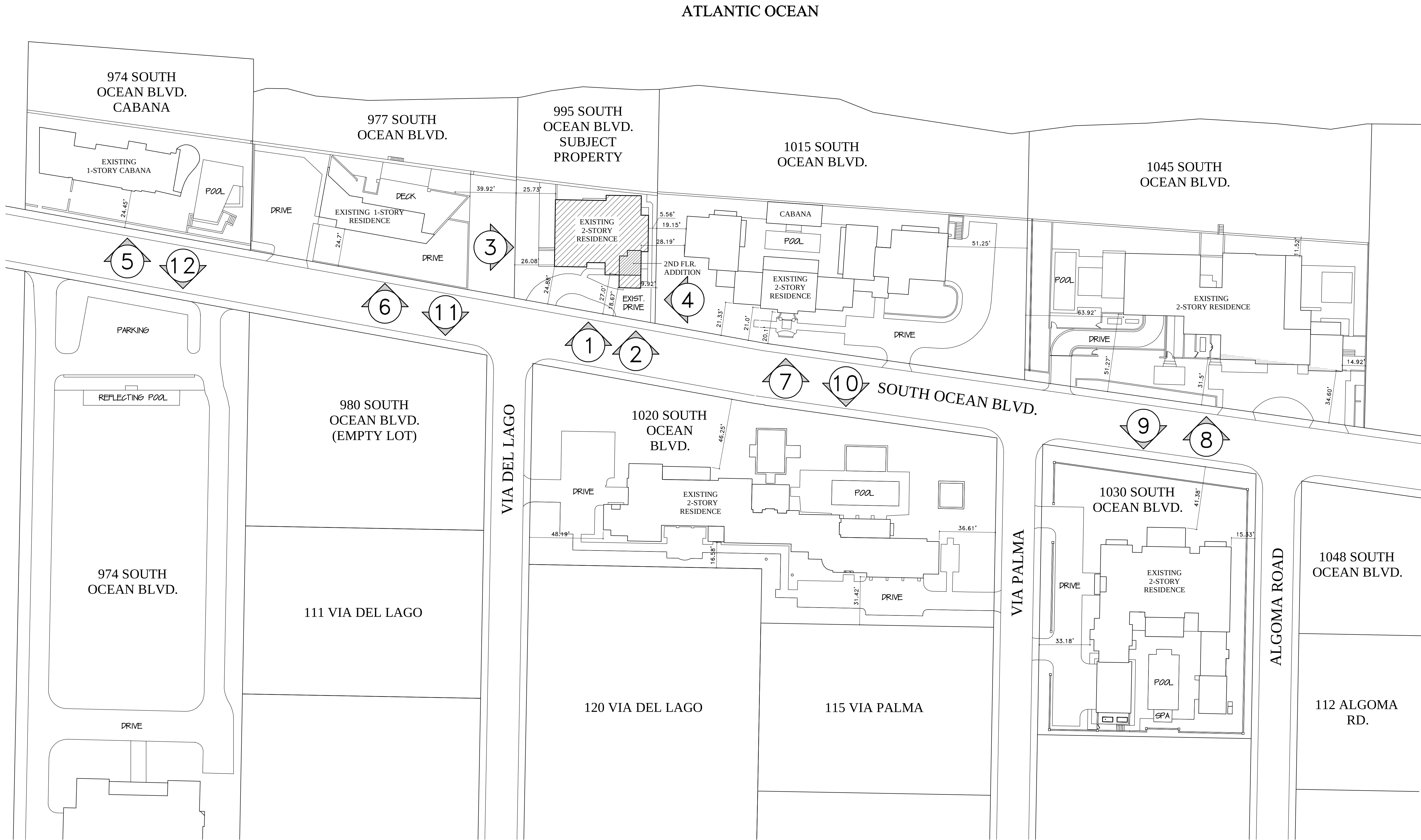
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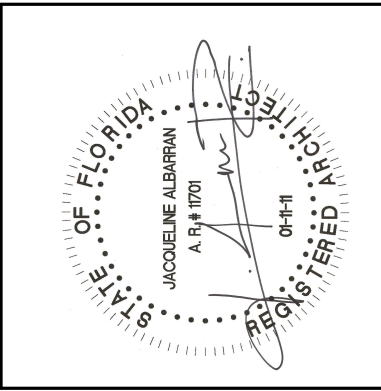
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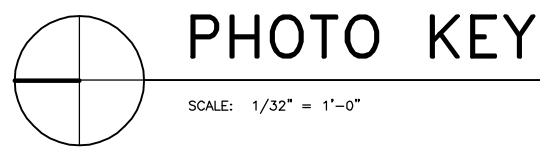


PHOTO KEY

SCALE: 1/32" = 1'-0"

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A2.3
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10-12-23
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1 - STREET VIEW

SUBJECT PROPERTY



2 - GARAGE DETAIL



3- NORTH ELEVATION



4 - SOUTH ELEVATION



5 - 974 S OCEAN CABANA

NEIGHBORING PROPERTIES

6 - 977 S OCEAN



7 - 1015 S OCEAN BLVD



8 - 1045 S OCEAN BLVD



9 - 1030 S OCEAN



10 - 1020 S OCEAN

NEIGHBORING PROPERTIES



11 - 980 S OCEAN BLVD (EMPTY LOT)



12 - 974 S OCEAN BLVD

FINISHES OF ADDITION TO MATCH EXISTING

LIGHT GRAY CONCRETE TILE ROOF

WHITE ALUMINUM WINDOWS

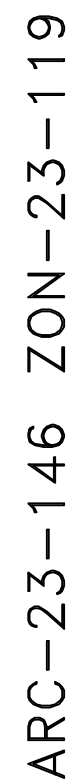
LIGHT BLUE SHUTTERS



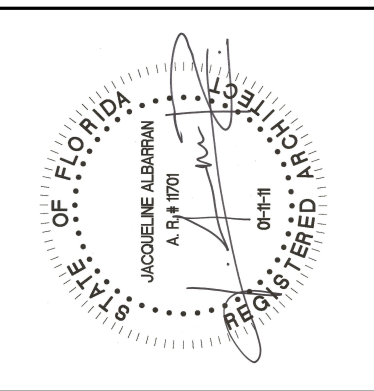
WHITE SMOOTH STUCCO
WALLS

995 S. OCEAN BLVD.

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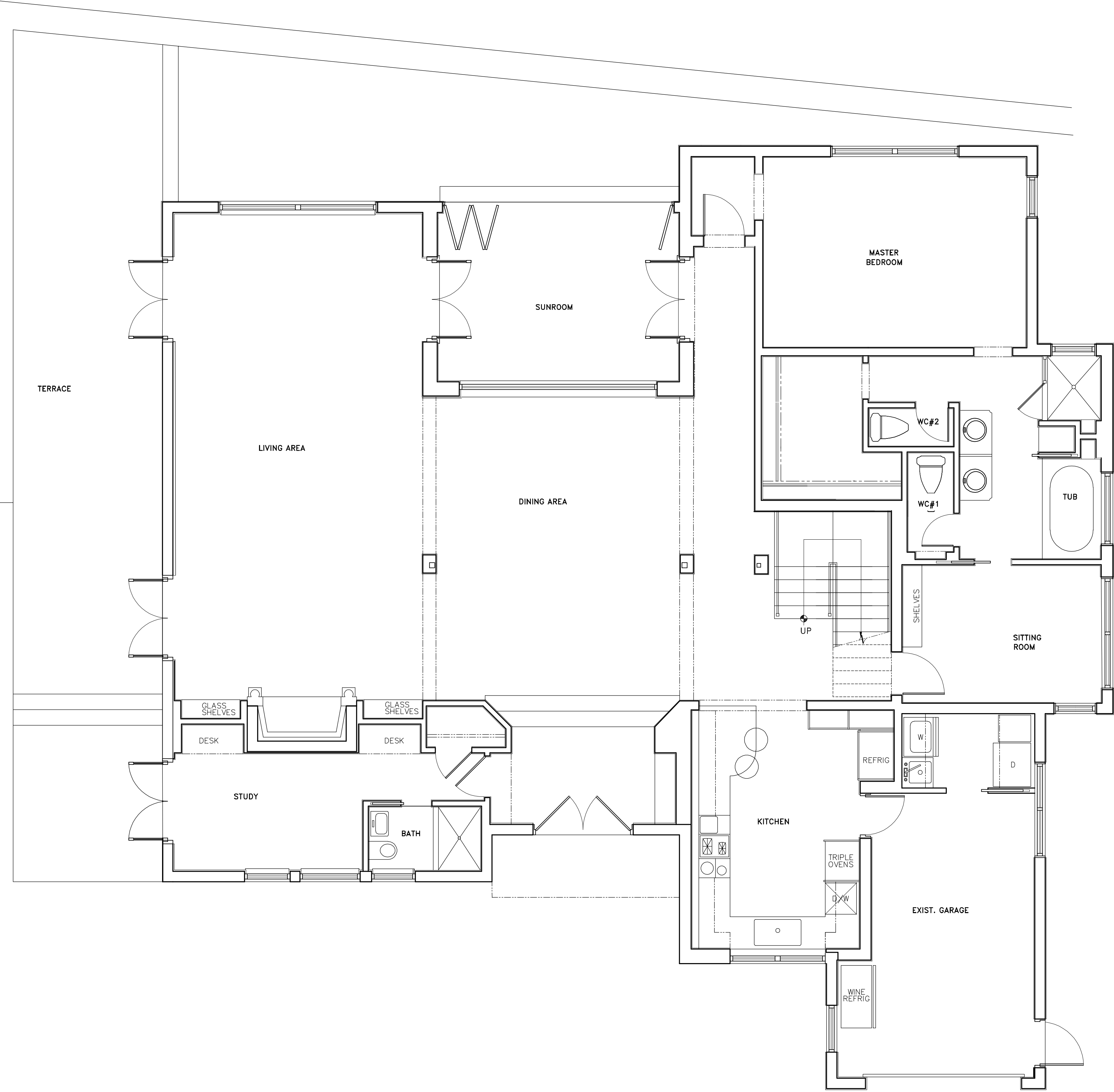
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PALM BEACH, FLORIDA



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A2.4	
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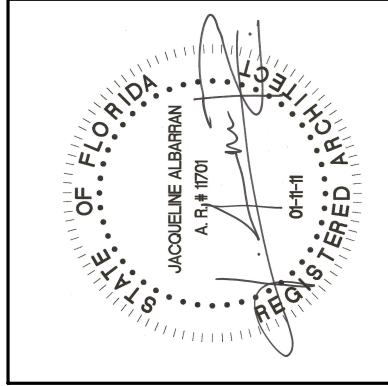


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EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PALM BEACH, FLORIDA



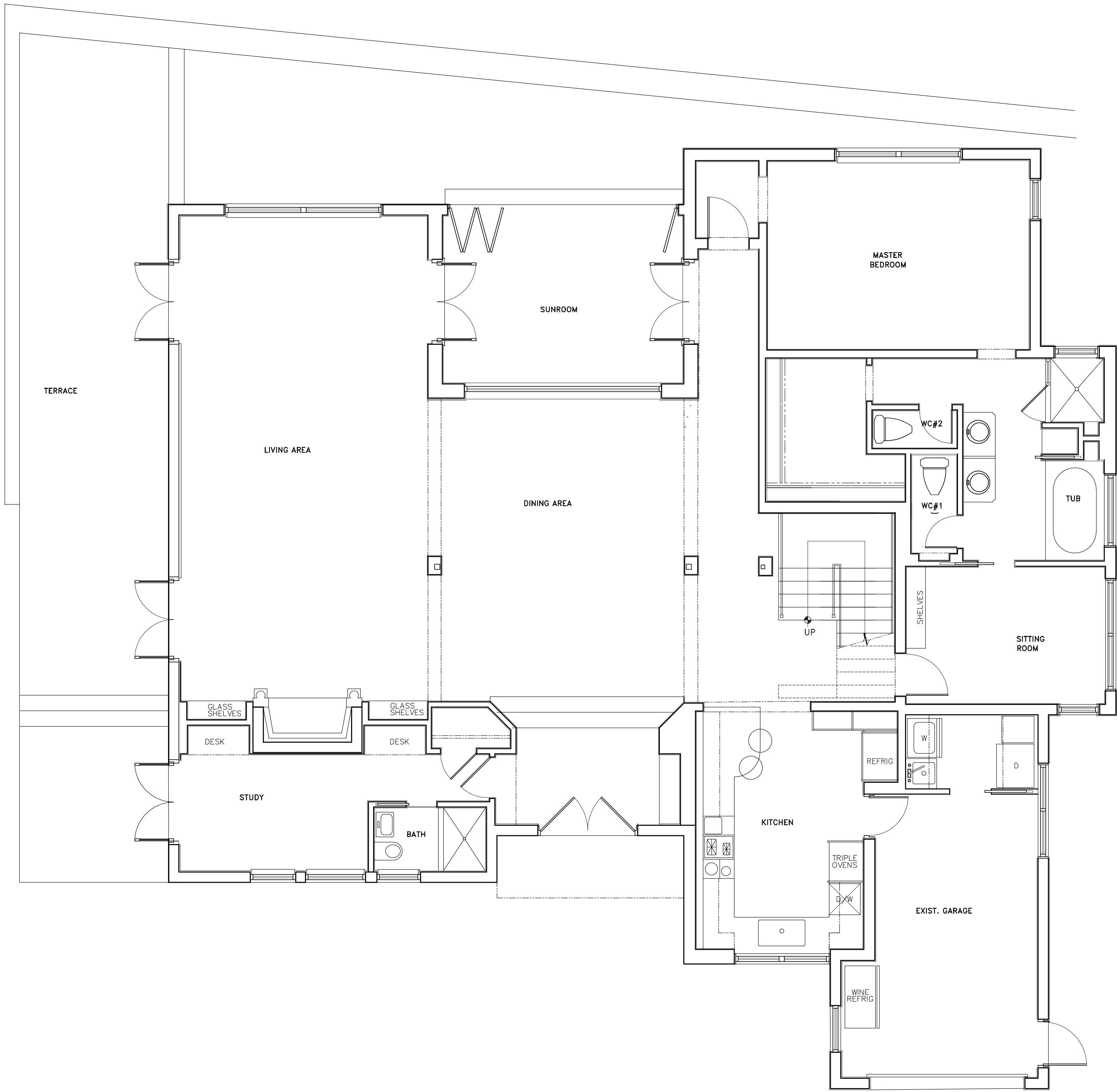
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A3	
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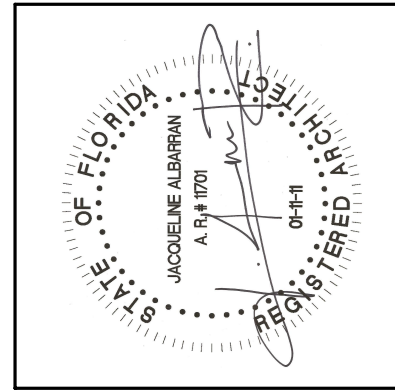
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PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" (NO CHANGE)

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PALM BEACH, FLORIDA

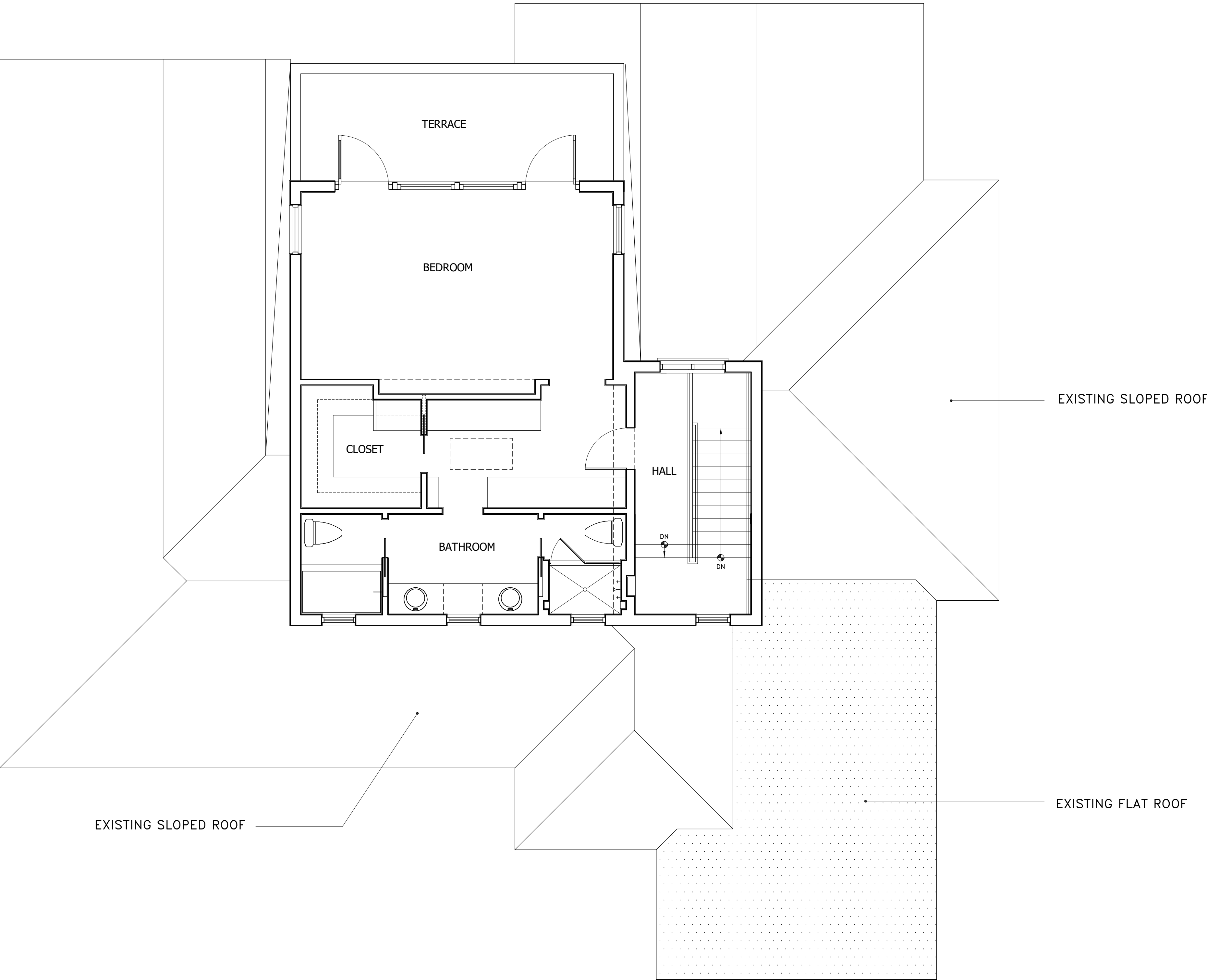


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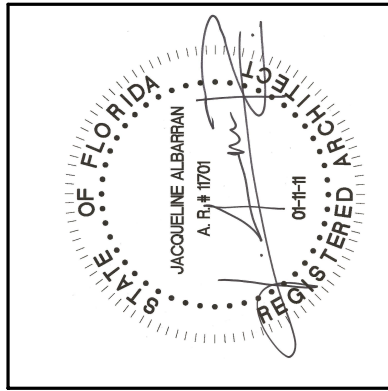
EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PALM BEACH, FLORIDA

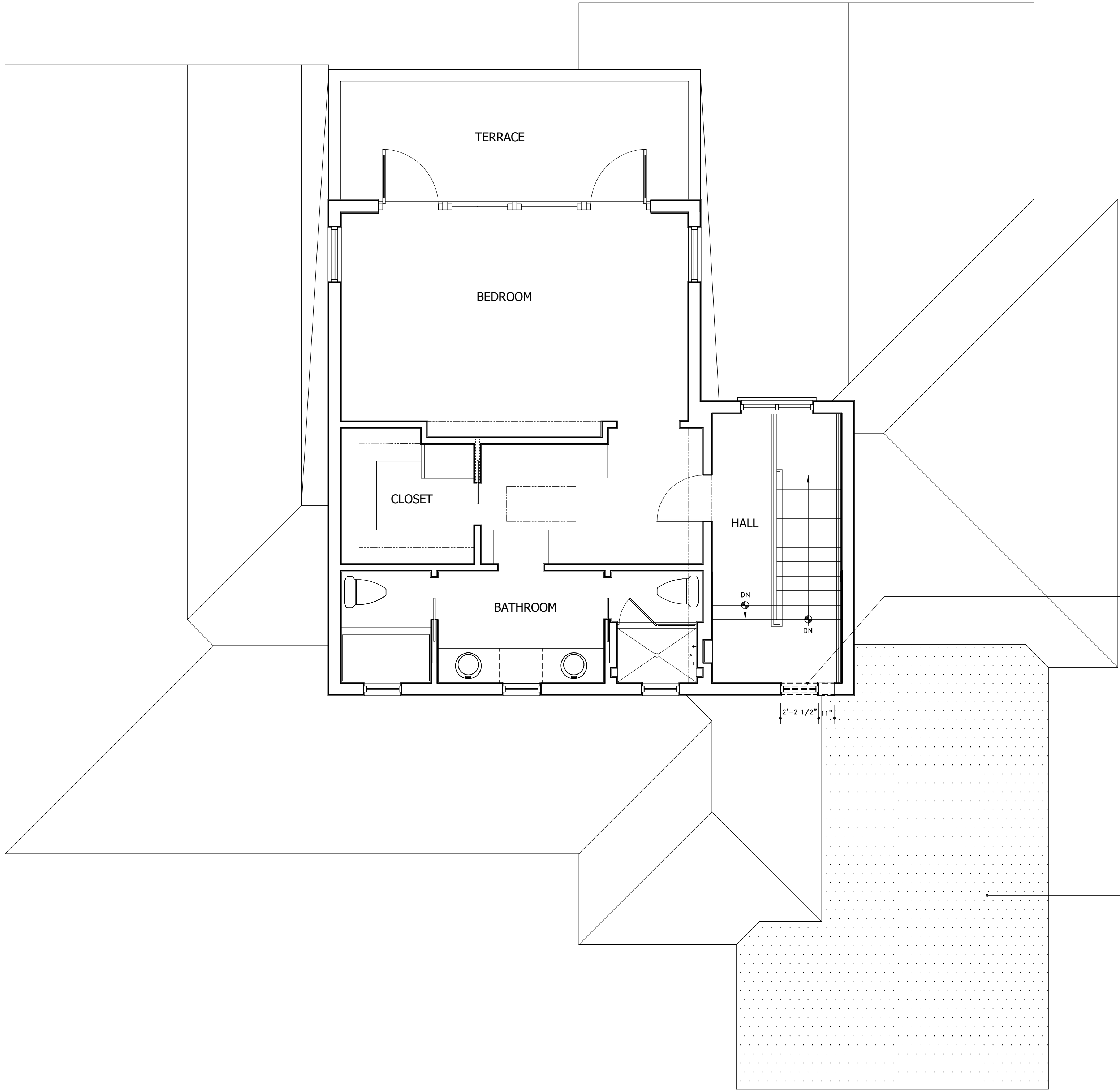
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JACQUELINE ALBARRAN, PA
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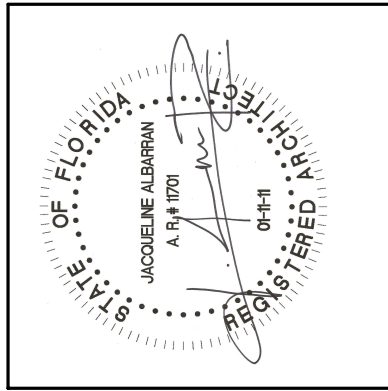
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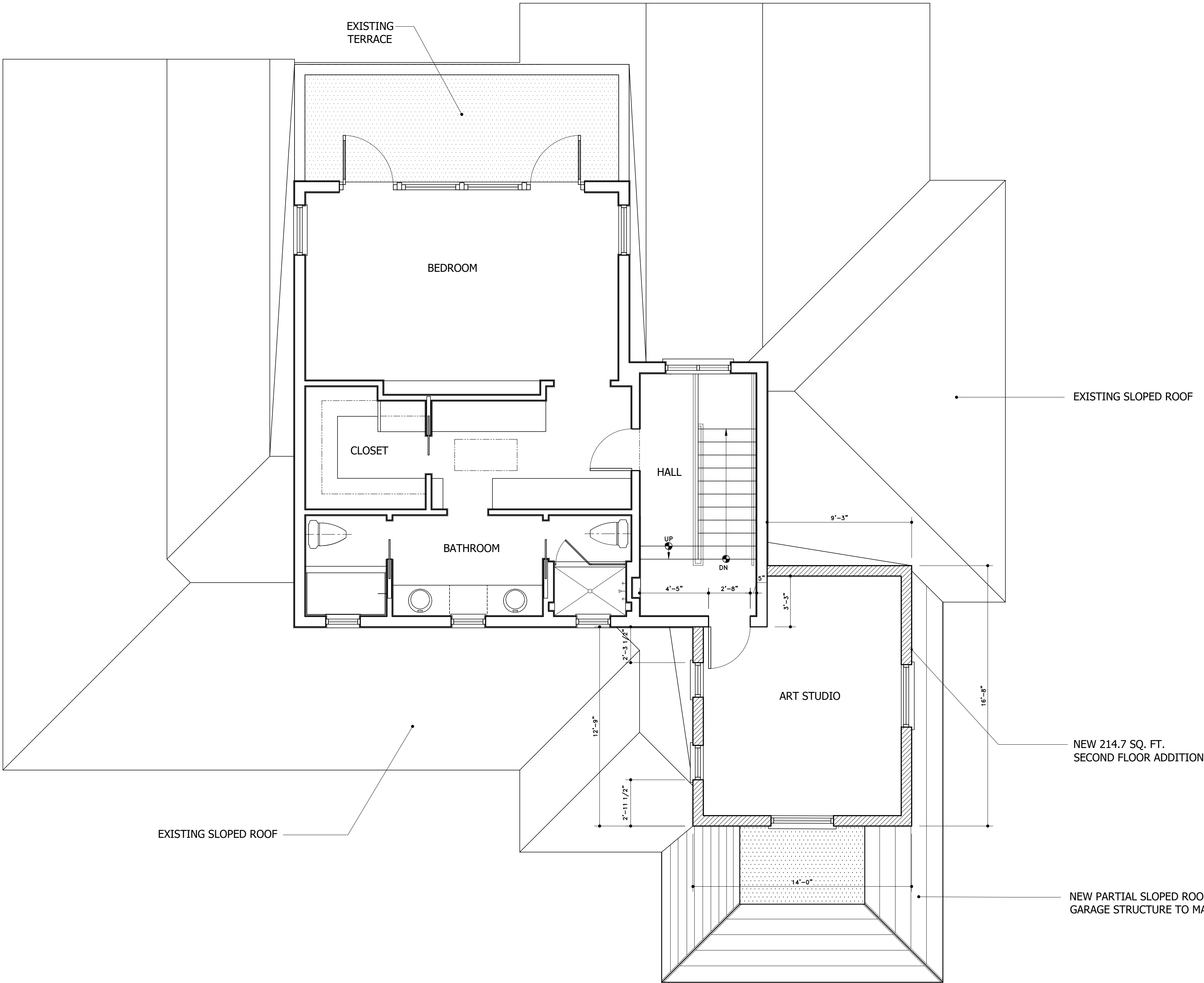
CONRAD RESIDENCE
995 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA



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1	12-04-23

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A6	
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JOB #	0495

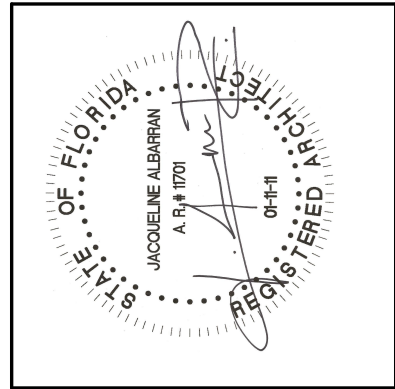


PREVIOUSLY PRESENTED PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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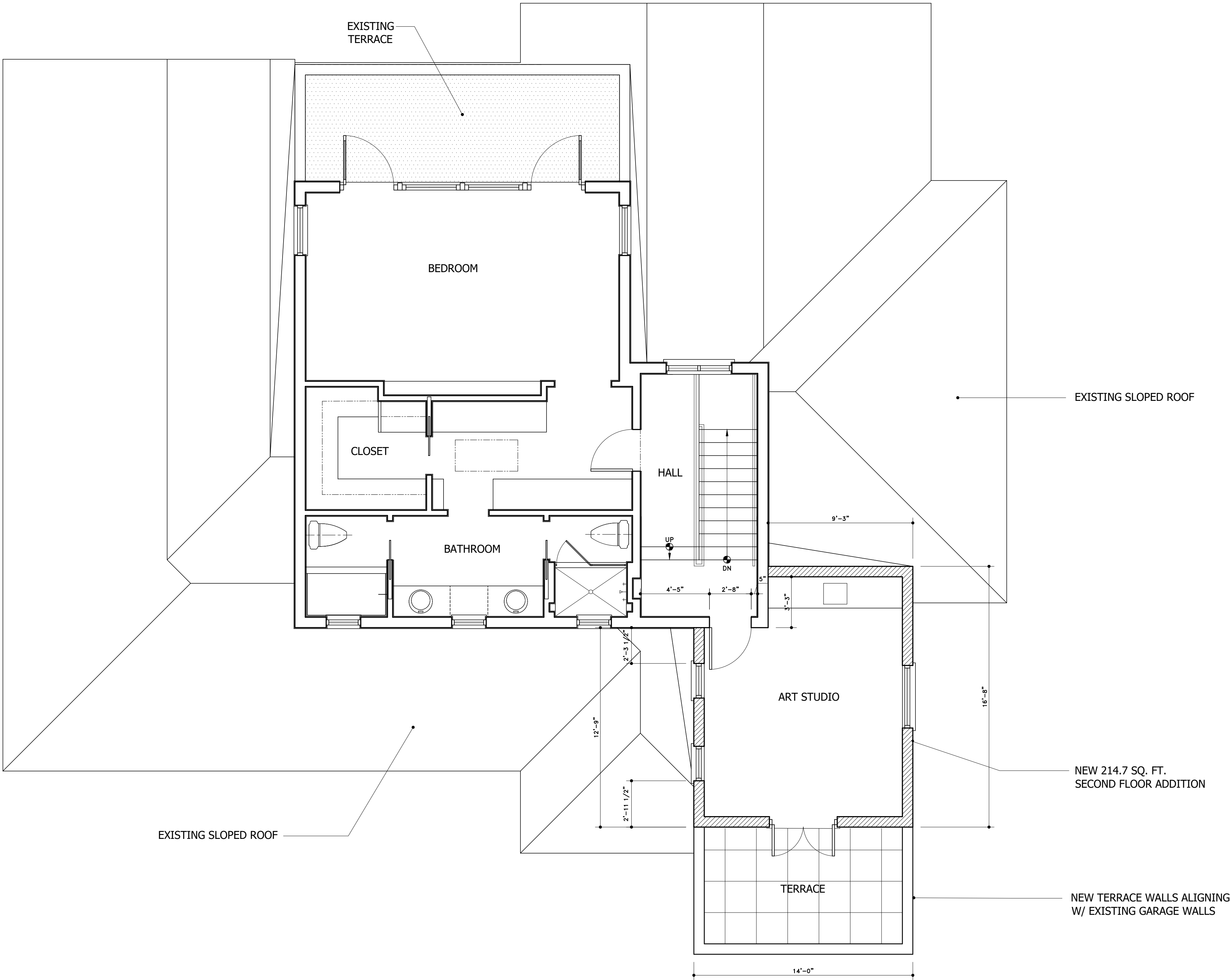


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A7	
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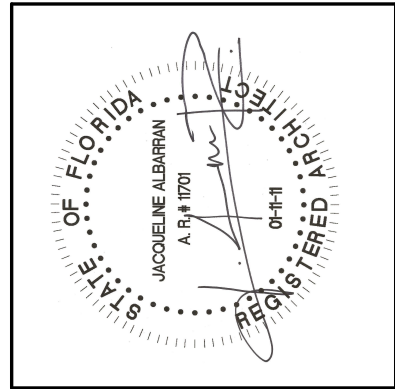


PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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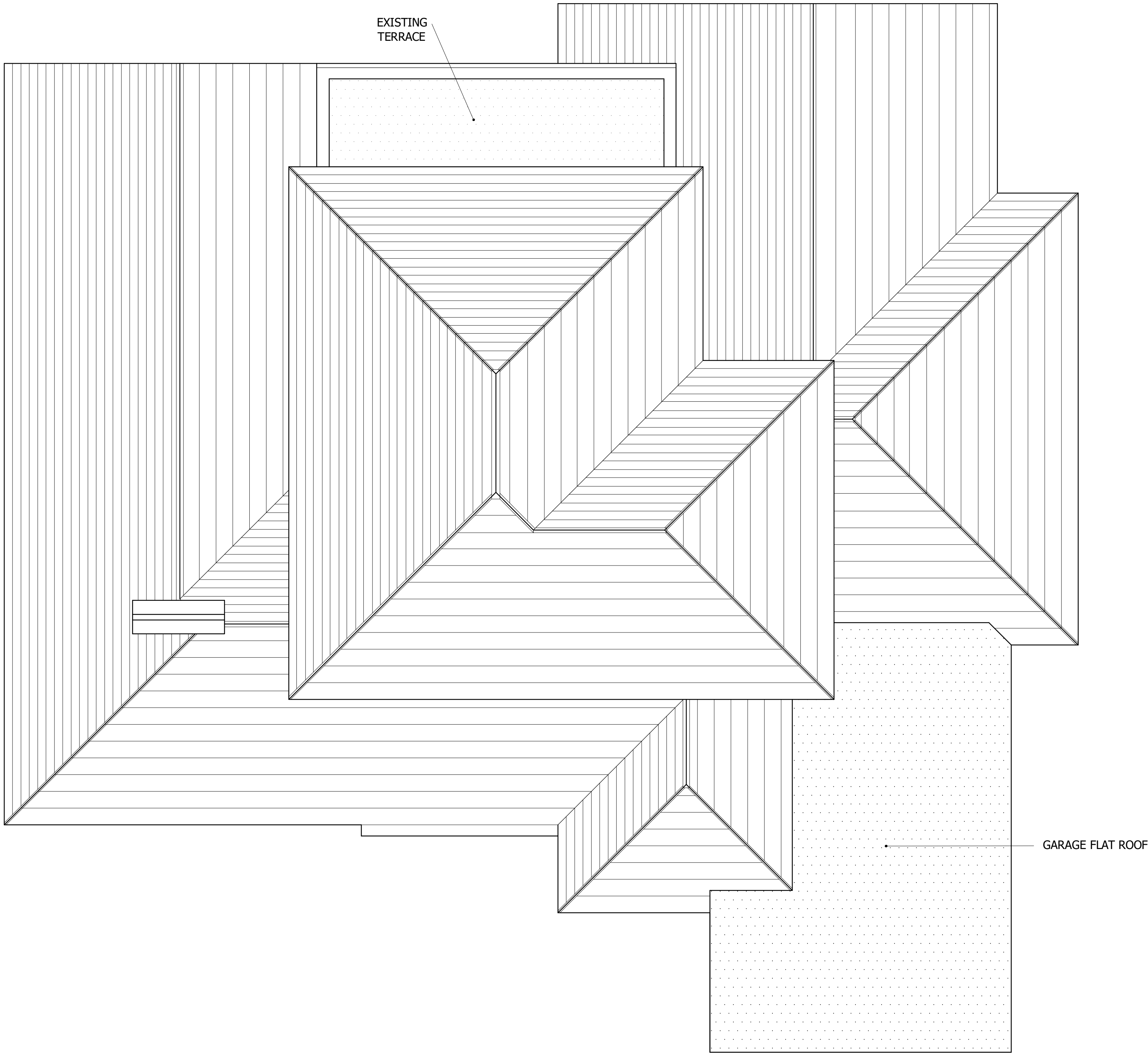


JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:	
1	12-04-23
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△	
△	

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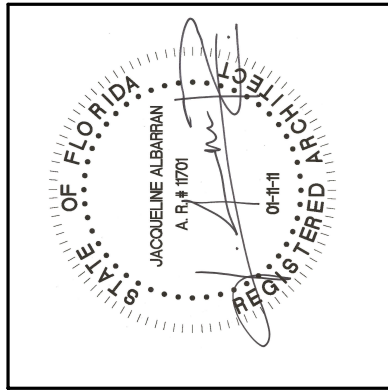


EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTE:
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ARC-23-146 ZON-23-119

CONRAD RESIDENCE
995 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA

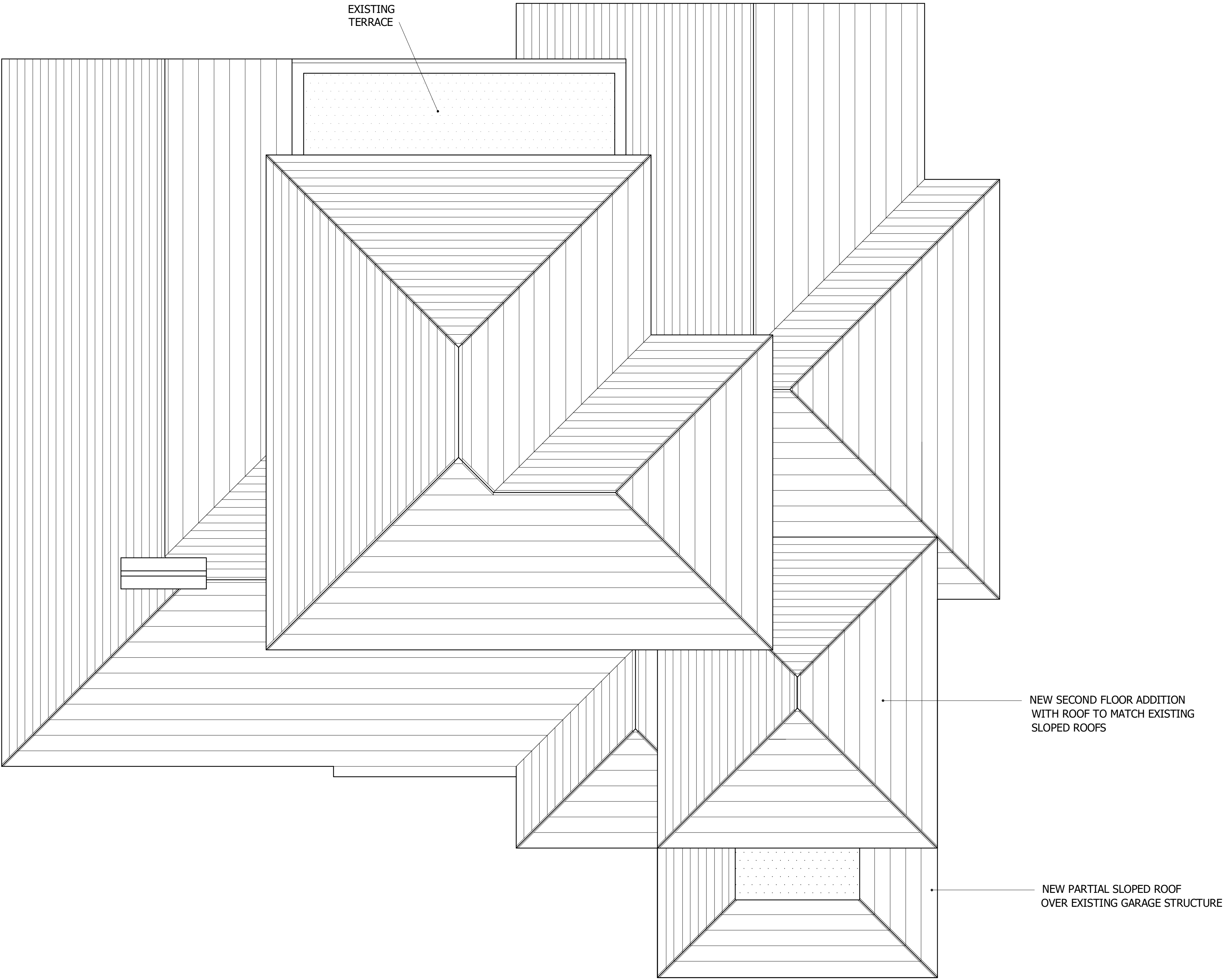


JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:	
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SHEET NUMBER:	
A8	
DATE:	10-12-23
JOB #	0495

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



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PREVIOUSLY PRESENTED PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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CONRAD RESIDENCE
995 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA

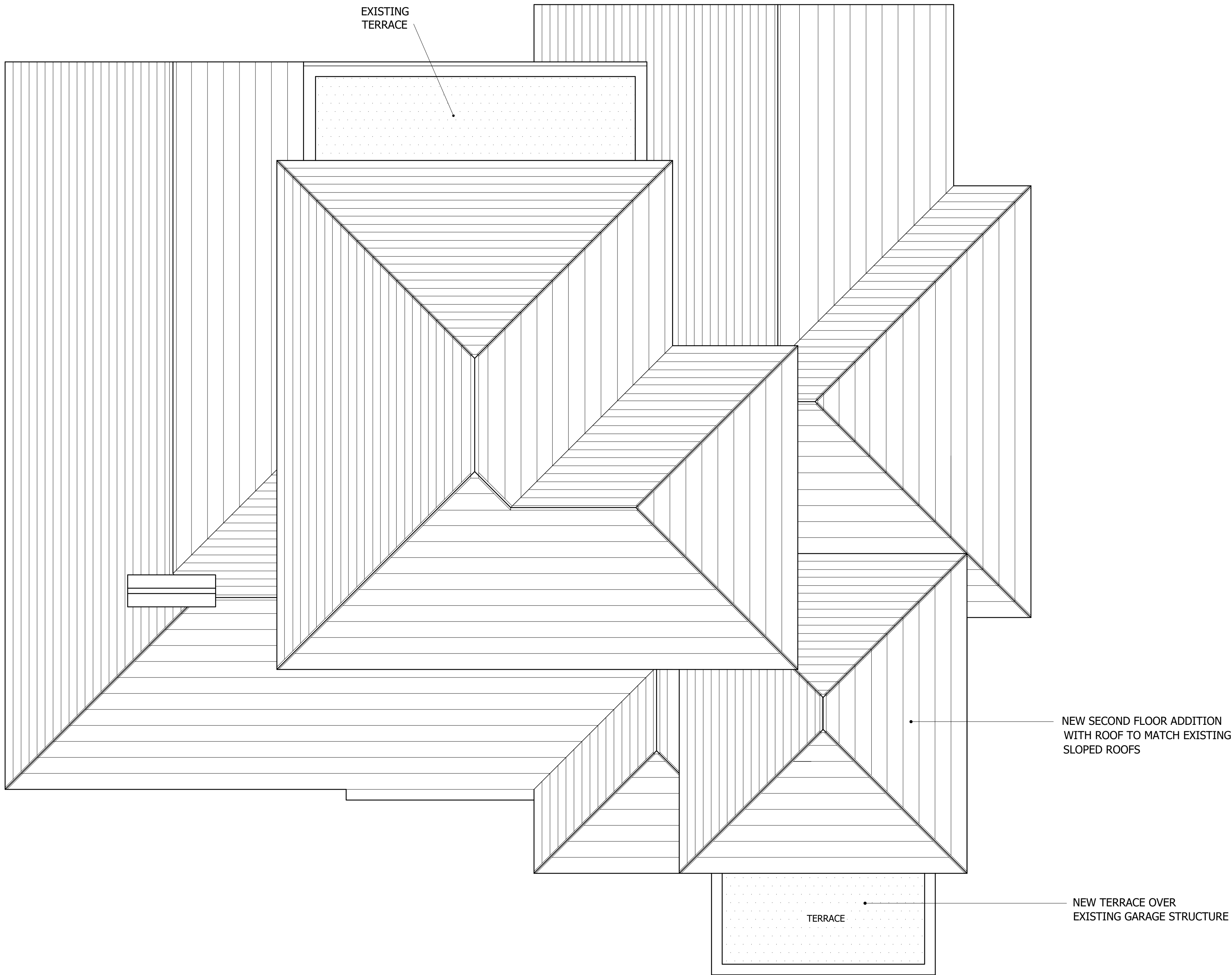


JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:	
1	

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A9	
DATE:	10-12-23
JOB #	0495

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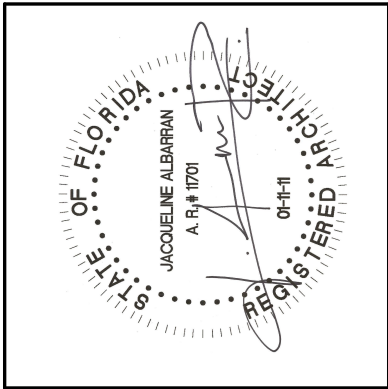


PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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REVISIONS:	
1	12-04-23

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DATE:	10-12-23
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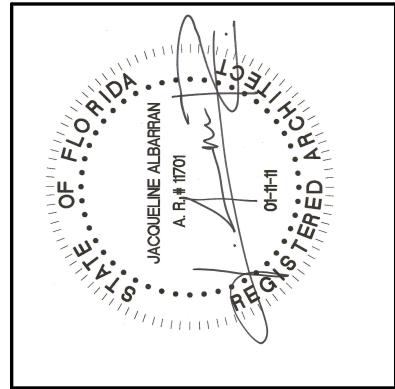
CONRAD RESIDENCE
995 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA



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



PREVIOUSLY PRESENTED PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

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SHEET NUMBER:

A10

DATE:

10-12-23

JOB #

0495

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



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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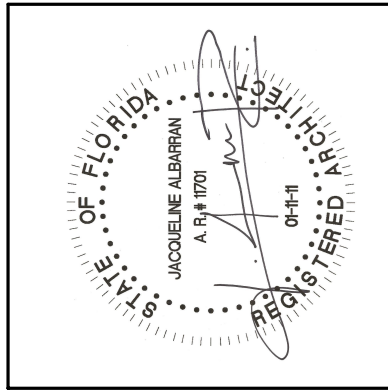
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JOB #	
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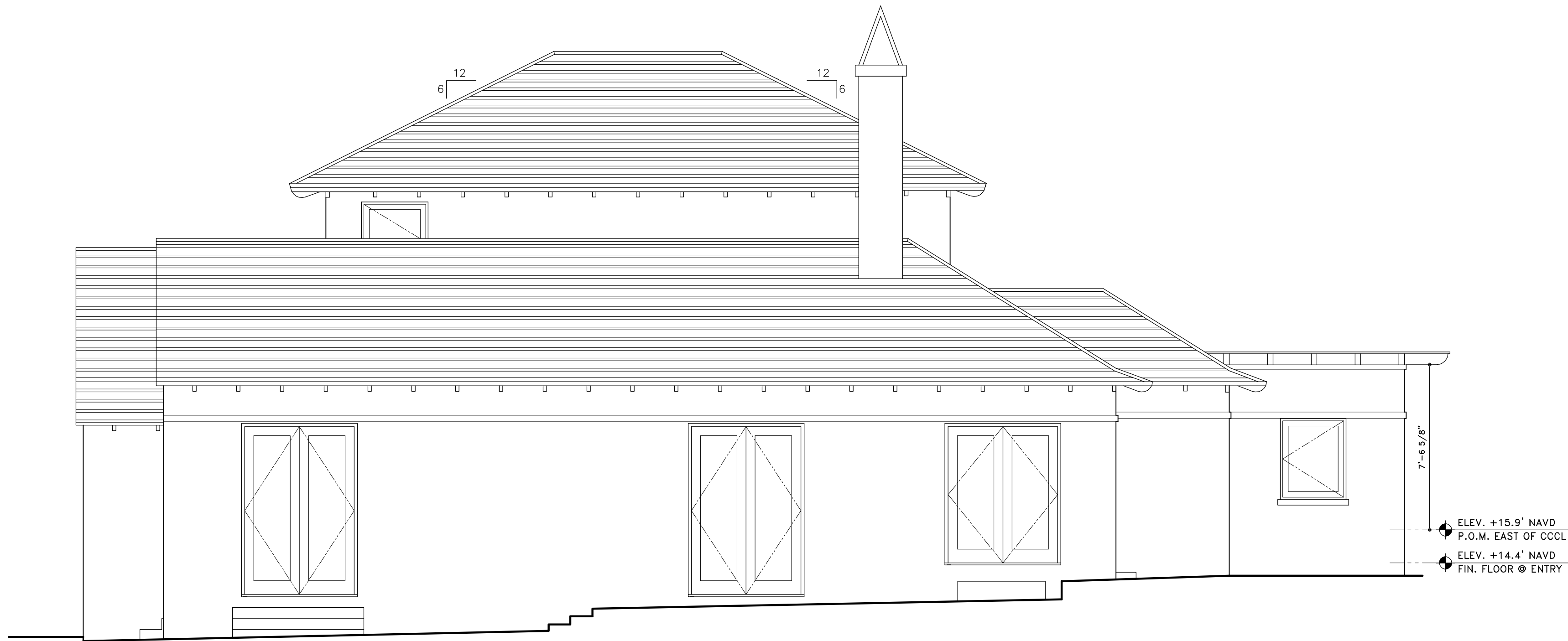


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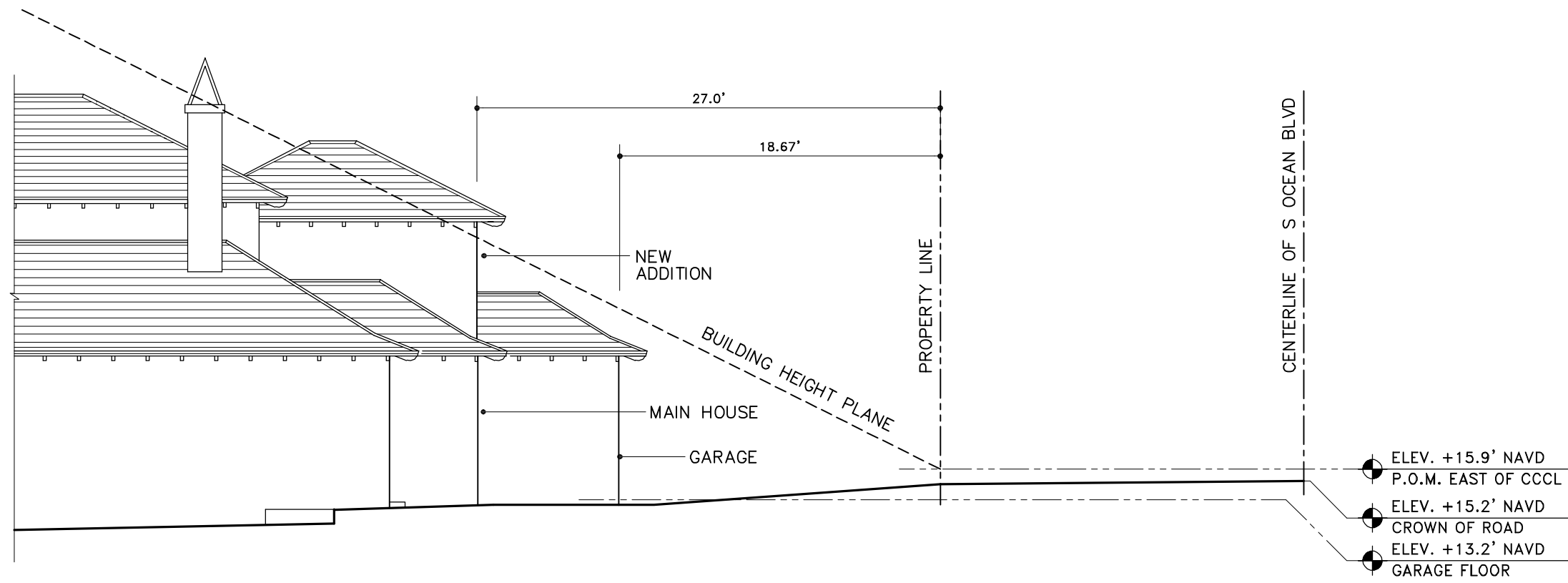
REVISIONS:	
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SHEET NUMBER:	
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DATE:	10-12-23
JOB #	0495

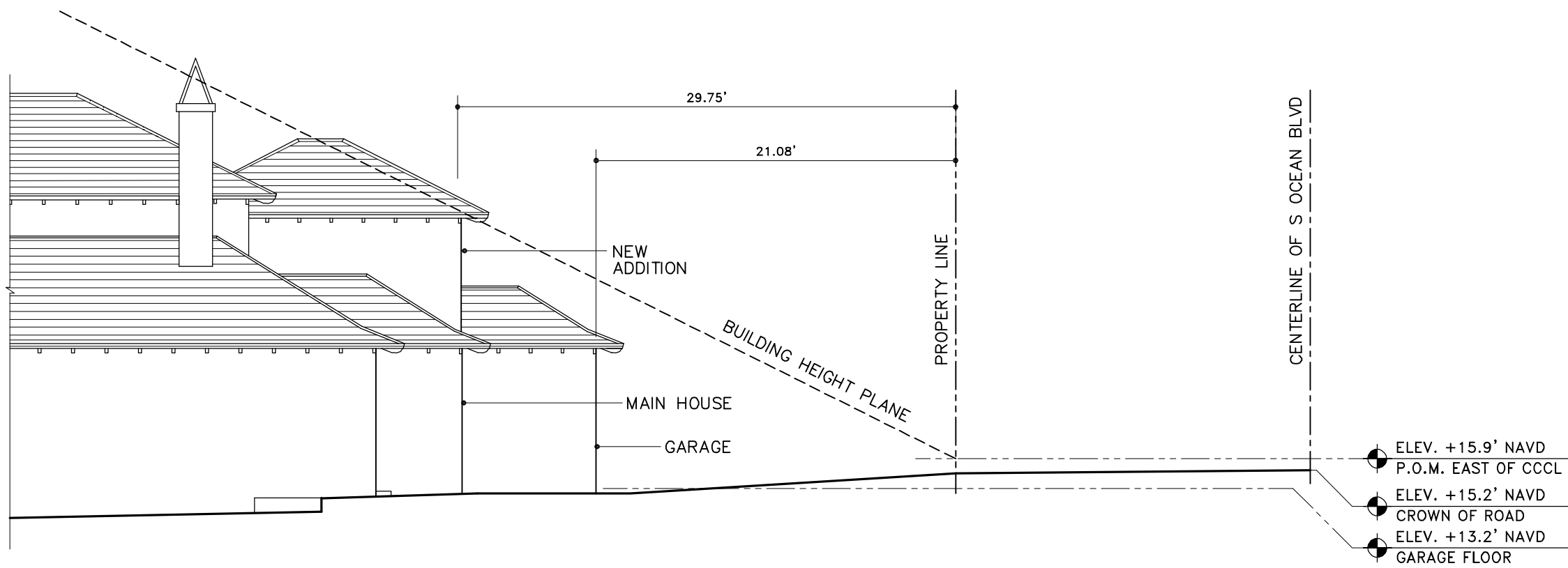
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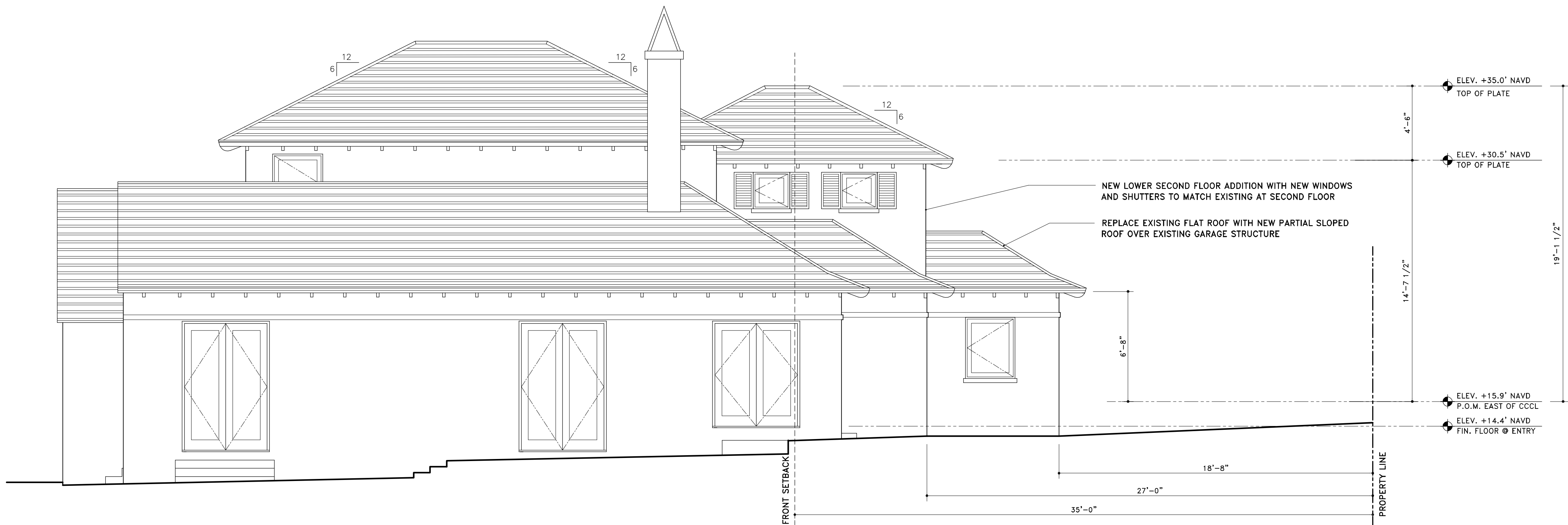
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



BUILDING HEIGHT PLANE DIAGRAM A
WHERE ADDITION IS CLOSEST TO PROPERTY LINE
SCALE: 1/8" = 1'-0"



BUILDING HEIGHT PLANE DIAGRAM B
WHERE ADDITION IS FURTHEST FROM PROPERTY LINE
SCALE: 1/8" = 1'-0"



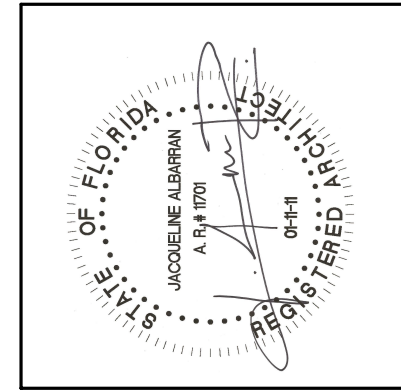
PREVIOUSLY PRESENTED PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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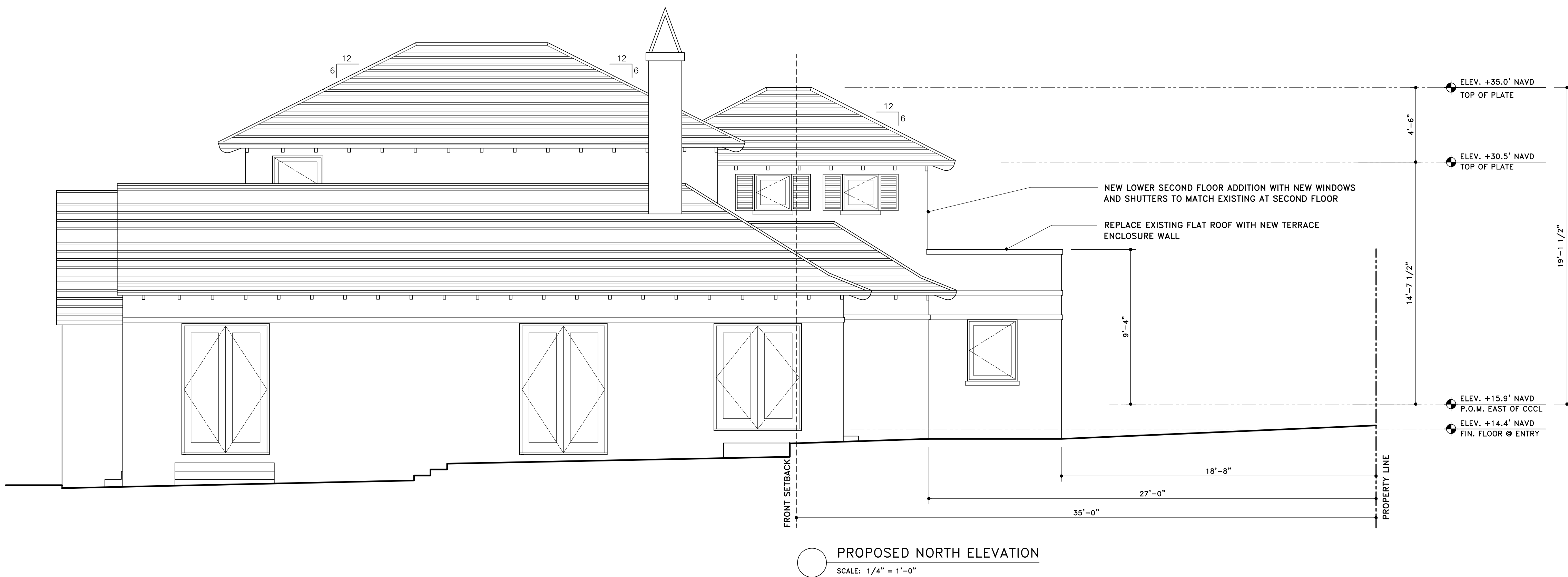
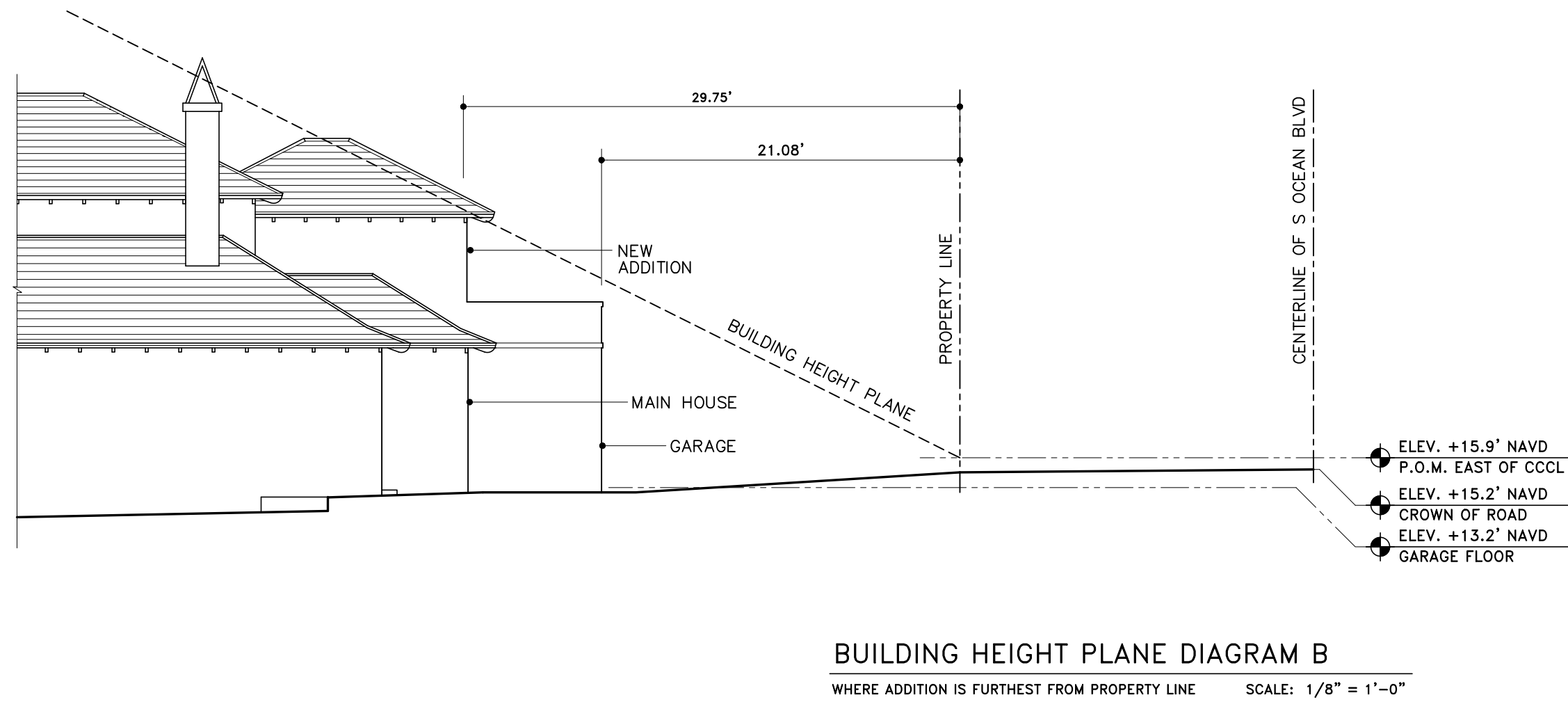
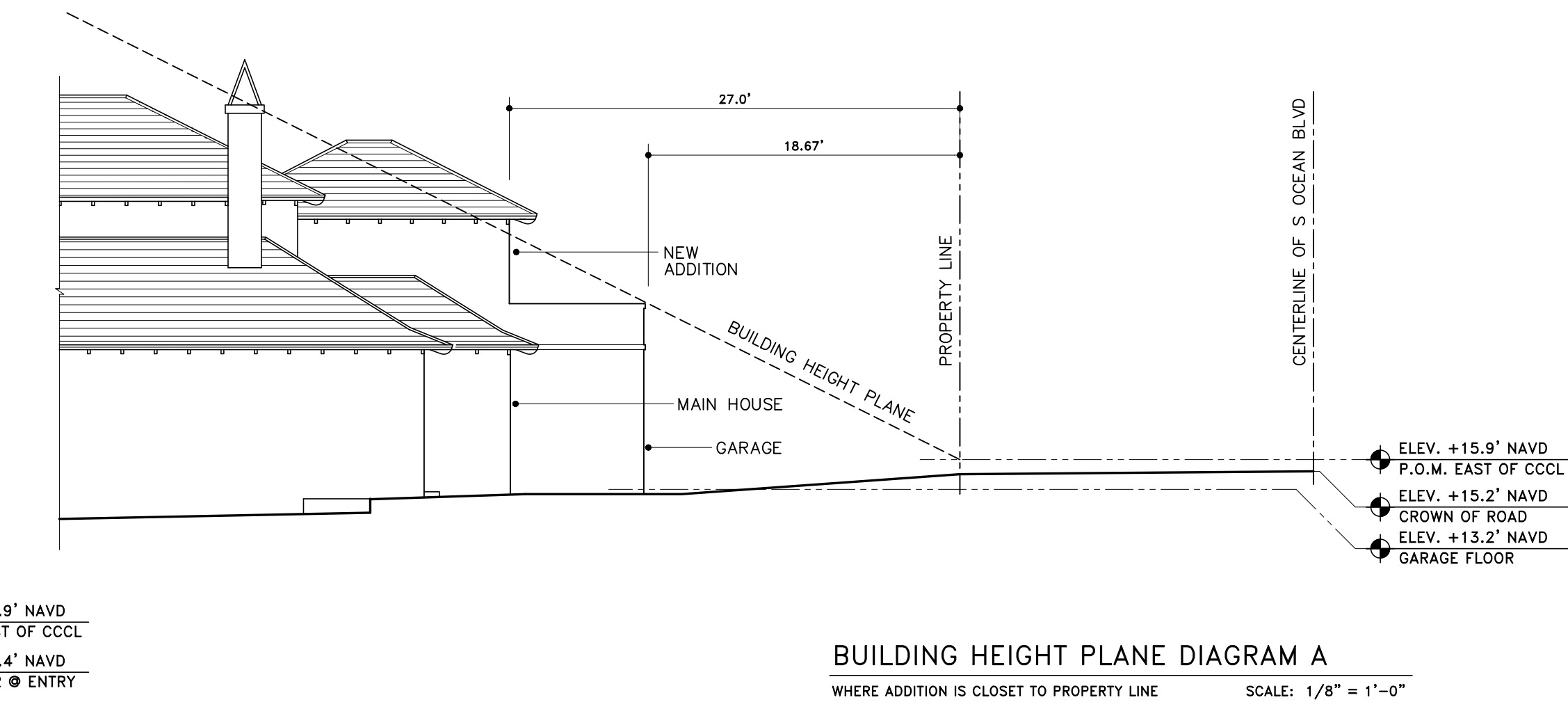
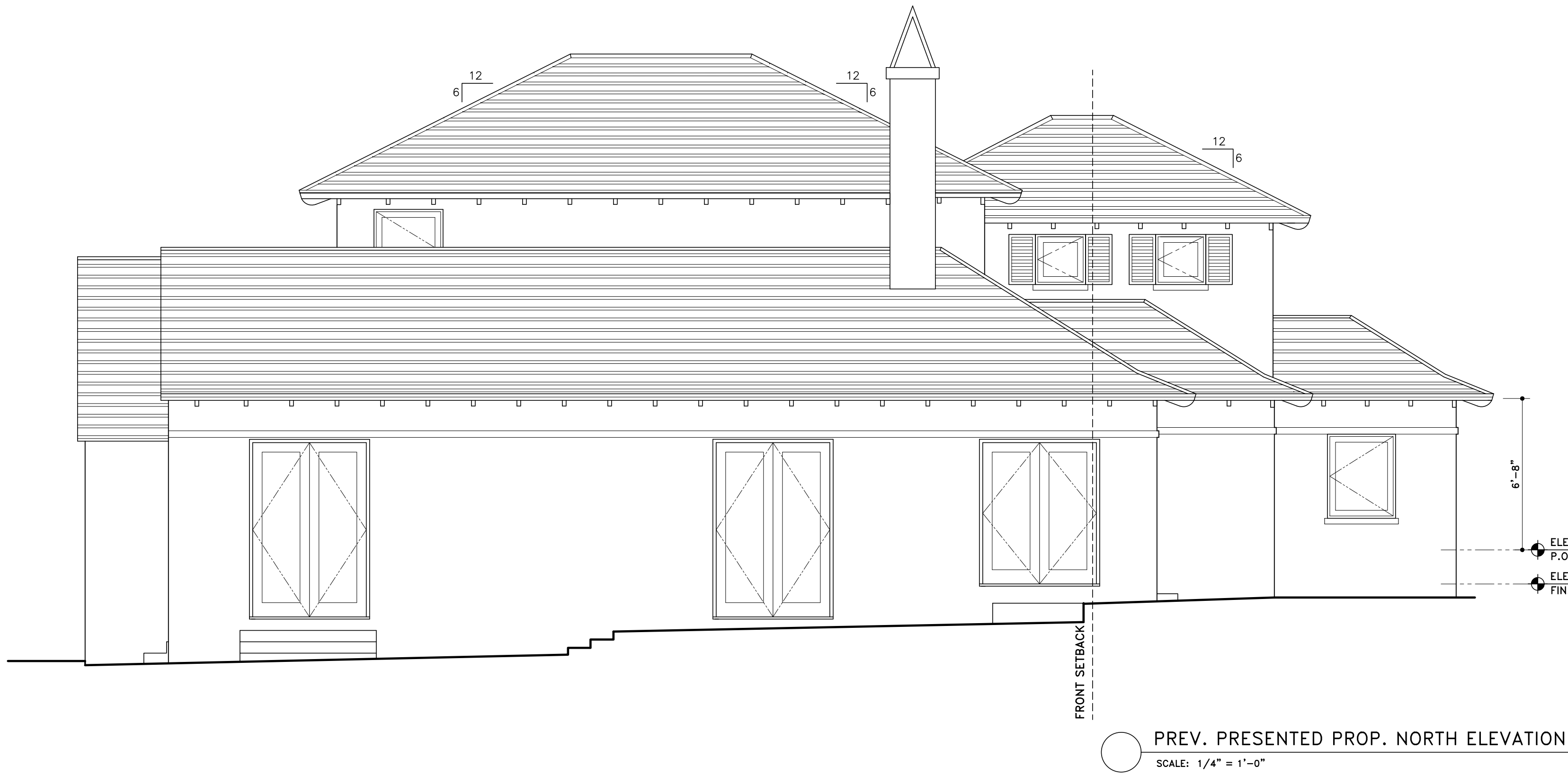
CONRAD RESIDENCE
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PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:	
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SHEET NUMBER:	
A12	
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JOB #	0495

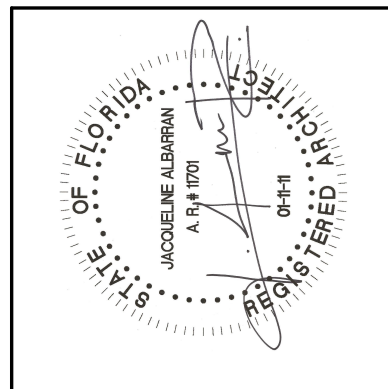


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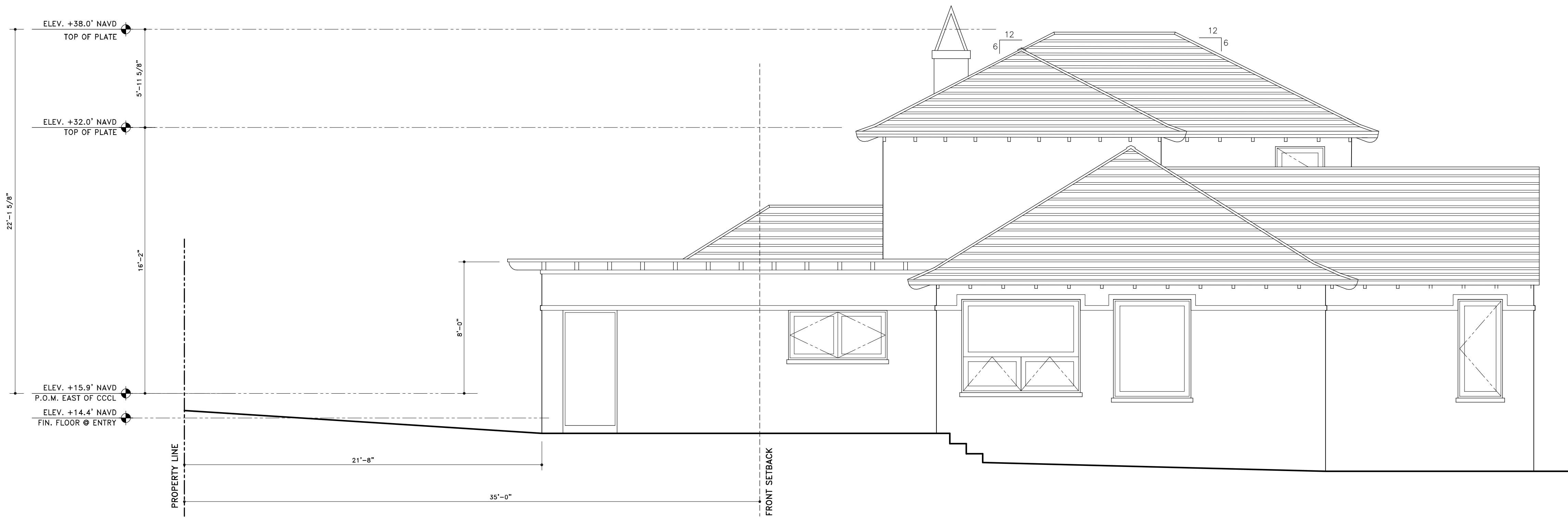


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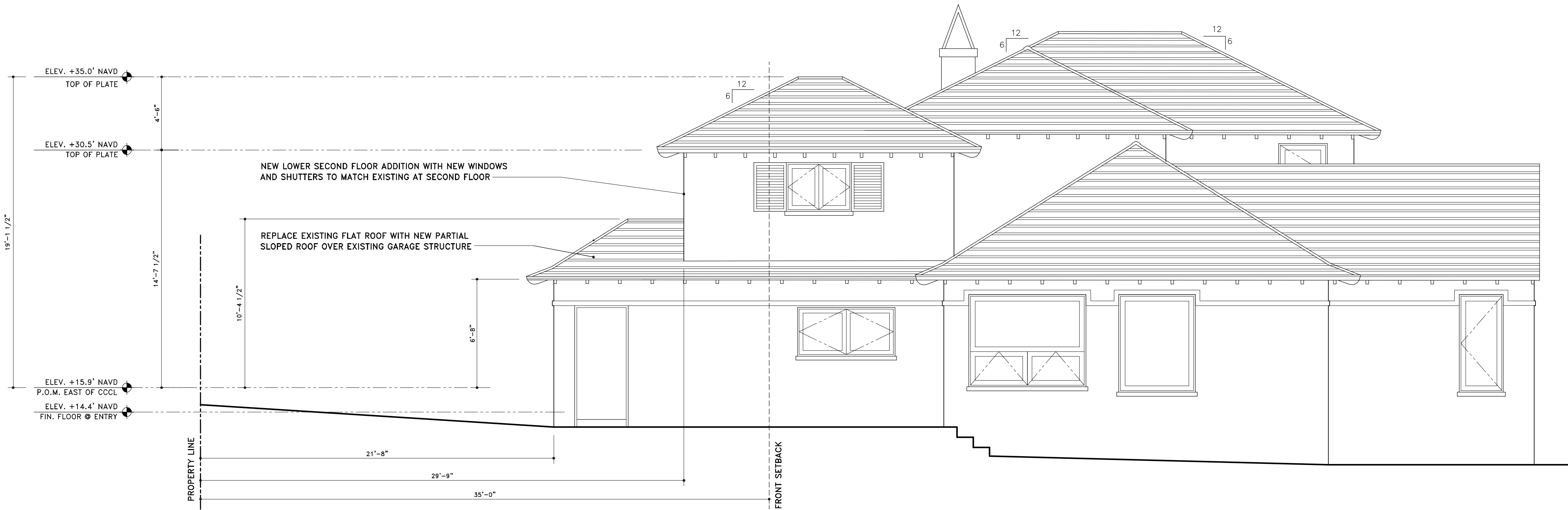
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EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

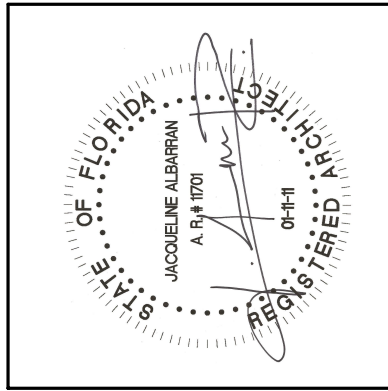


PREVIOUSLY PRESENTED PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ARC-23-146 ZON-23-119

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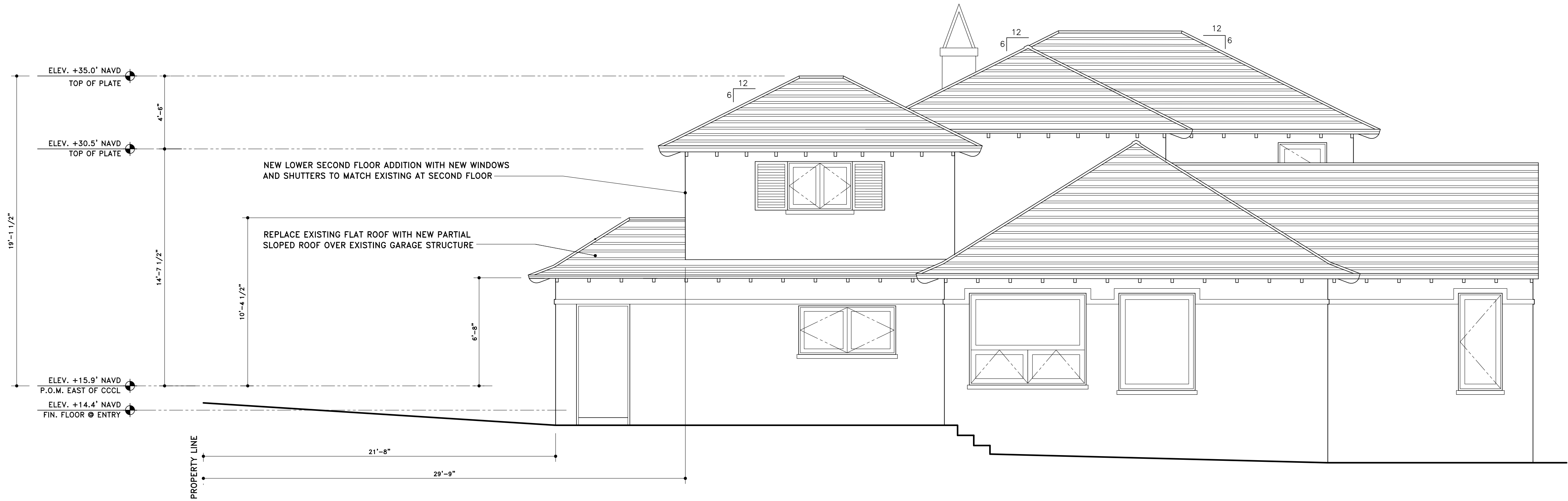


JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

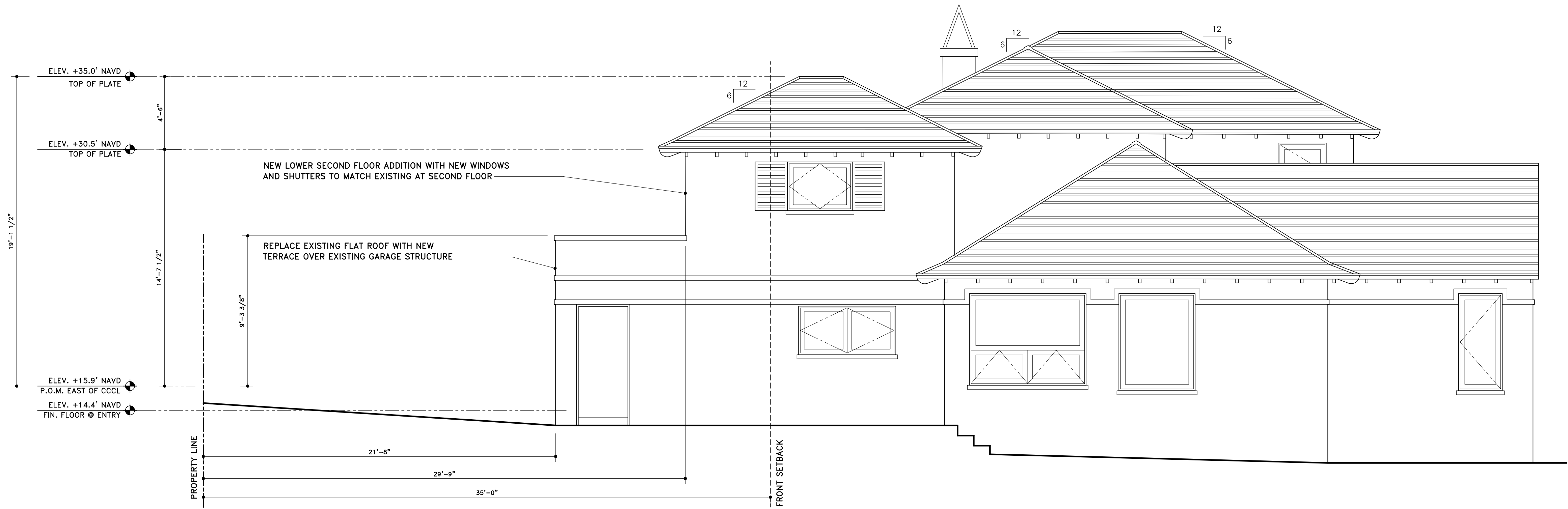
REVISIONS:	
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A13	
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PREVIOUSLY PRESENTED PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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PALM BEACH, FLORIDA

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1	12-04-23
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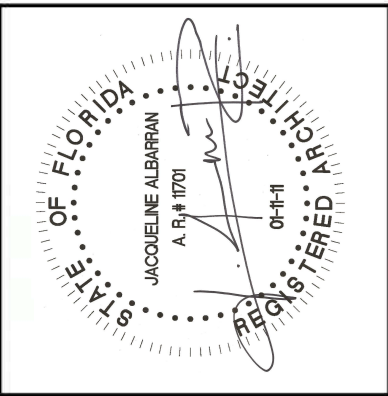
PREVIOUSLY PRESENTED PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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REVISIONS:	
1	12-04-23

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JOB #	0495

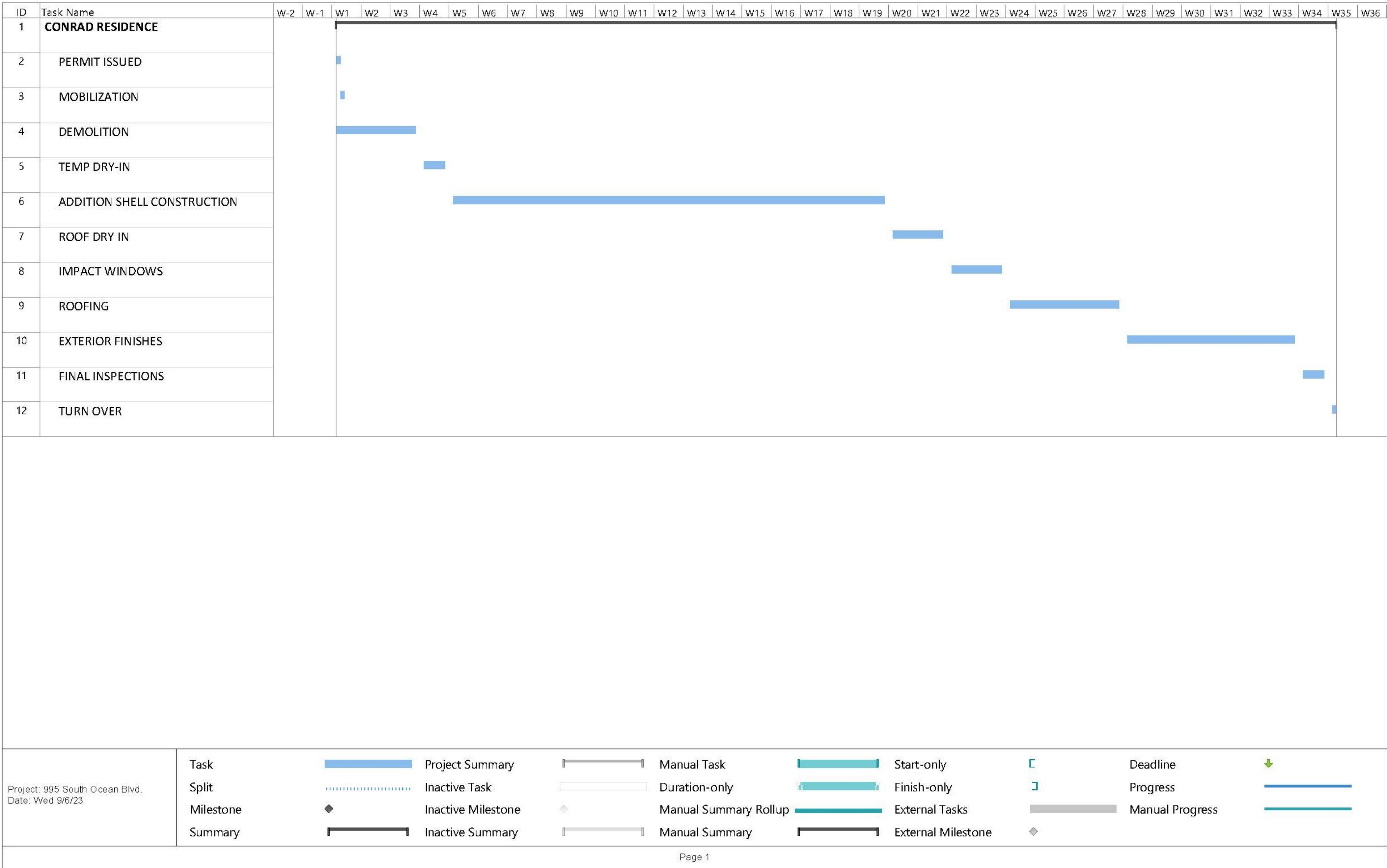
CONRAD RESIDENCE
CONSTRUCTION LOGISTICS PLAN

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

BEST ROUTE TO THE PROPERTY:
From the Southern Boulevard Bridge
turn LEFT/ NORTH on SOUTH OCEAN
BLVD., the property is located approx.
1/3 mile on the RIGHT.

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

DEMO = 3
CONCRETE = 1
ROOF = 1
MISC. = 3



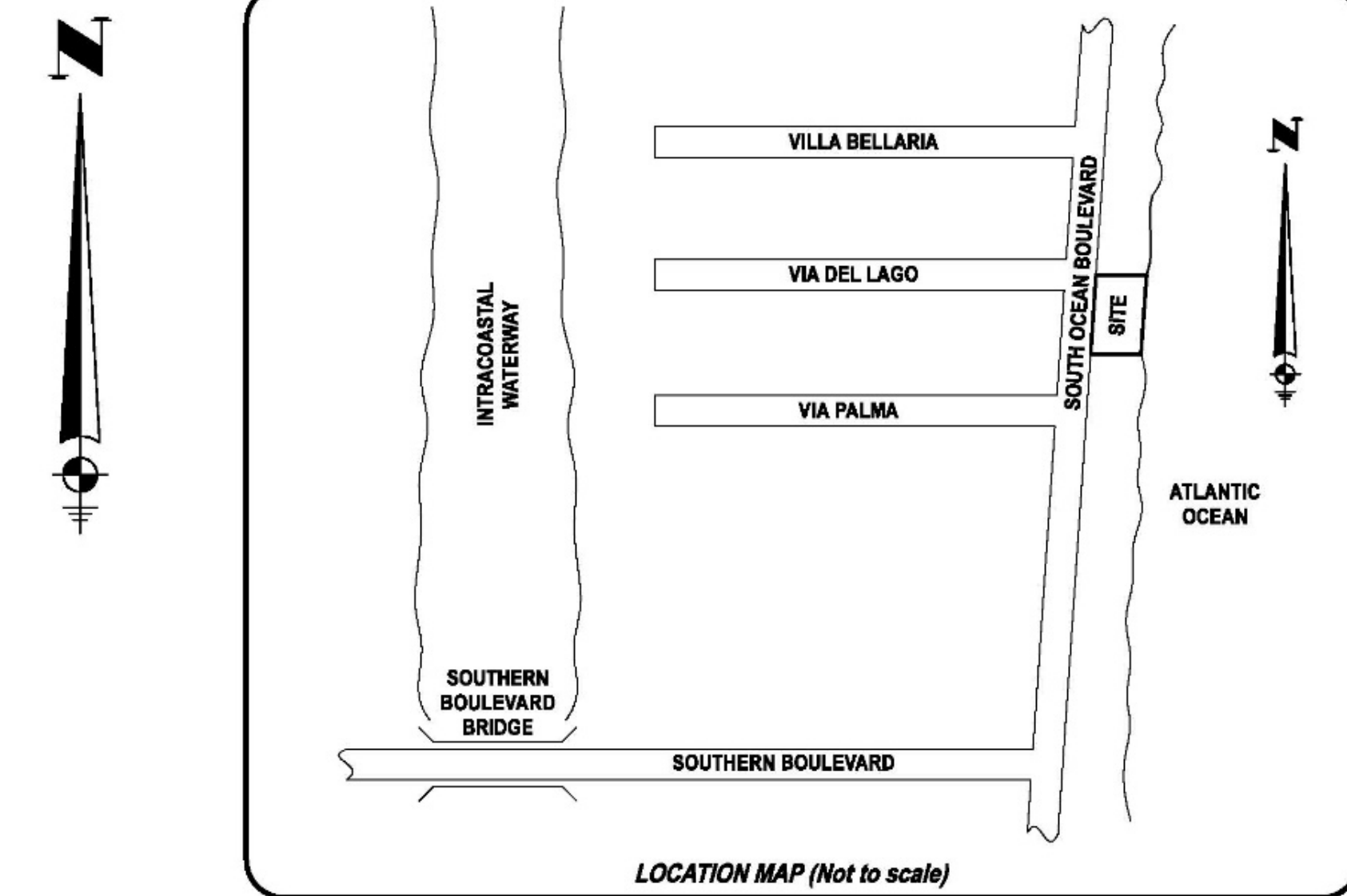
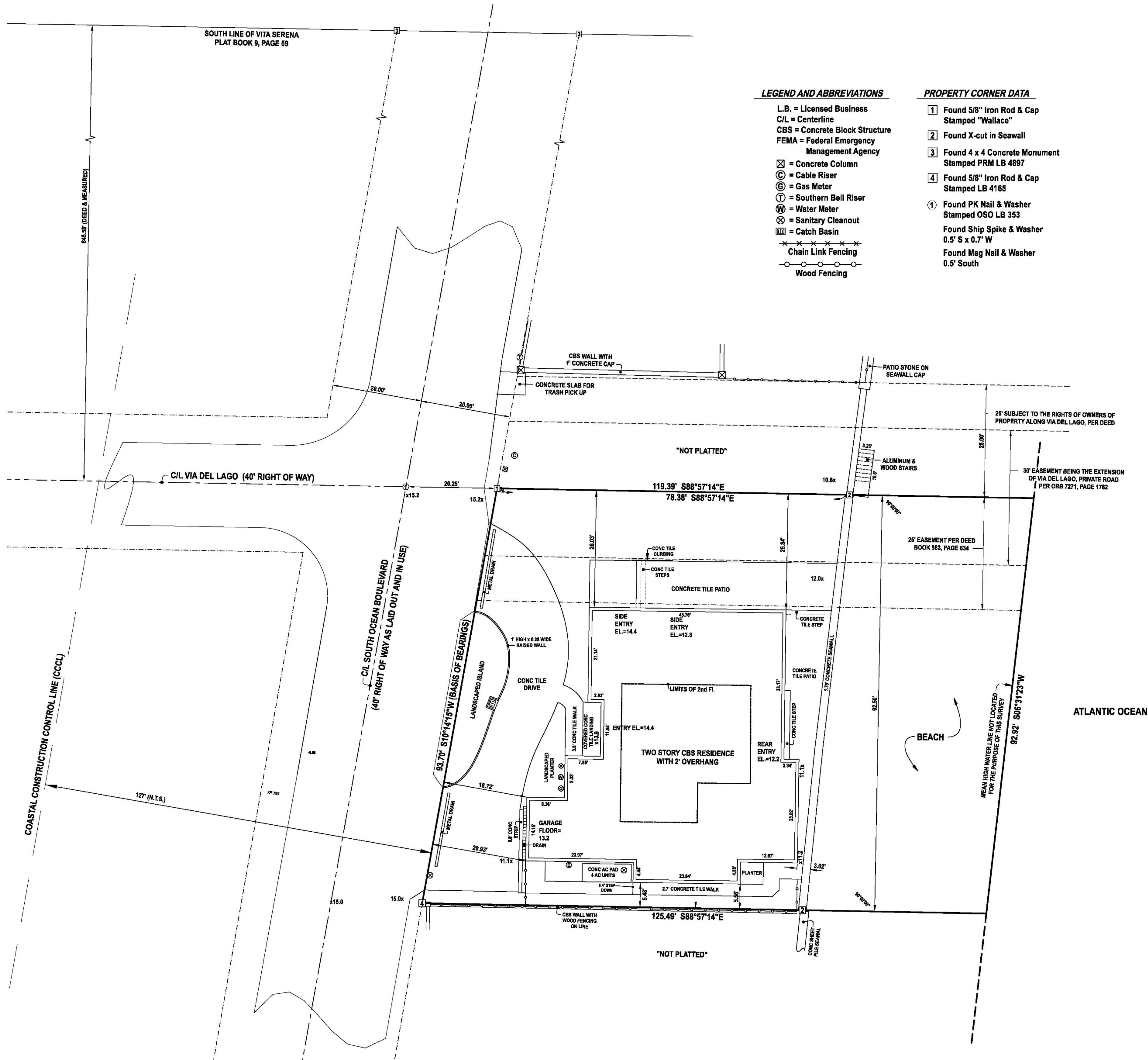
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REVISIONS:	
1	



LEGAL DESCRIPTION PER ORB 13833, PAGE 374

The Tract of land in Government Lot 2, of Section 35, Township 43 South, Range 43 East, bounded as follows:

On the West by the Ocean Boulevard, a public street in the Town of Palm Beach, Florida; on the North by a line parallel to and 645.48 feet South of, measured at right angles to, the South line of Vita Serena, according to the plat thereof recorded in Plat Book 9, Page 59, Public Records of Palm Beach County, Florida, on the East by the Atlantic Ocean and on the South by a line parallel to and 92.5 South of, measured at right angles to the North boundary.

Together with such littoral rights as may appertain thereto.

SURVEYOR'S NOTES

1. The current and expected use of the site is Residential.
2. The overall Property contains 11,325 square feet/ 0.26 acres more or less.
3. Foundations, Footers and other Underground Facilities not located, unless otherwise shown.
4. Encroachments as shown: Wood fencing along South Property line.
5. Existing easements and rights-of-way as shown hereon are per Description, unless otherwise shown.
6. A search of the Public Records was provided to this Surveyor in the form of Title Commitment, File No: 1062-40688 dated 12/18/2020. All survey related matters contained within said policy have been shown hereon.
7. Distances and angles/bearings shown hereon are per plat and agree with the survey measurement unless otherwise specified.
8. Bearing Base: The West Property line is taken to bear S10°14'15"W and all other bearings are relative thereto.
9. Property lies in Flood Zone VE. B.F.E. Elevation 10 per FEMA's Flood Insurance Rate Map, Community Panel Number 12099C0591 F, dated 10/05/2017
10. This survey cannot be transferred or assigned, unless written permission from Christopher Henn, P.S.M.
11. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
12. Coastal Control Construction line as recorded August 22, 1997 in Plat Book 80, pages 137-155, Palm Beach County, Florida lies West of the Right of for South Ocean Boulevard.
13. Benchmark Reference: Brass Disk "K-310" Elevation = 18.632 NGVD 1929 per Palm Beach County Department of Engineering. Elevations shown were converted NAVD'88 using VERTCON.

SURVEY PREPARED FOR:
MARY STEPHANIA CONRAD

Christoph
er Henn,
LS, PSM

Digitally signed
by Christopher
Henn, LS, PSM
Date: 2023.07.10
14:14:29 -04'00'

**CHRISTOPHER HENN,
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 6608**

DATE OF SURVEY: June 1, 2023

SURVEY SOLUTIONS CHRISTOPHER HENN, P.S.M. CONSULTING SURVEYORS & MAPPERS		BOUNDARY SURVEY OF: 995 SOUTH OCEAN BOULEVARD PALM BEACH, FLORIDA 33480	
Florida Certificate LB No. 7885 5878 NW 25th Terrace Boca Raton, Florida 33496 Telephone: (561) 245-5263 info@titlesurvey.com	REFERENCE: F60557 OFFICE: CH CHECKED:	REVISIONS:	SCALE: 1"=10' DWG. NUMBER: 03-905.7 SHEET 1 OF 1