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SKA ARCHITECT + PLANNER
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PALM BEACH, FLORIDA 33480
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247 Mercer Ave, Suite 305
West Palm Beach, FL 33401
561.312.2041

BISHOP RESIDENCE
123 CHILEAN AVENUE
PALM BEACH, FLORIDA 33480
NEW CONSTRUCTION

ARCOM
ARC-23-145
DECEMBER 15, 2023

TOWN COUNCIL
ZON-23-113
JANUARY 10, 2024

SKA ARCHITECT + PLANNER
PATRICK W. SEGRAVES, A.I.A.
DANIEL A. CLAVIJO, ASSOCIATE A.I.A.

PROJECT DESCRIPTION

New construction of a 2,917 sq.ft. Monterrey style two story single family home with detached one story cabana. Landscape and hardscape to be included.

Section 134-893(c): Special Exception with Site Plan Review to allow the construction of a new 2 story residence and 1 story cabana on a lot that is 50 feet wide in lieu of the 100 foot width minimum required in the R-B Zoning District with a lot width of 50 ft in lieu of the 100 ft required and a lot area of 6,520 sq ft in lieu of the 10,000 sq ft required.

Variance 1: Section 134-893(7)b.: Variance request to allow a west side yard setback of 10.5' in lieu of the 15.0' required for a two story structure.

Variance 2: Section 134-893(7)b.: Variance to allow an east side setback of 10.0' in lieu of the 15.0' required for a two story structure.

Variance 3: Sec. 134-893(b)(13): A variance to construct a residence in the R-B zoning district with a Cubic Content Ratio of 4.662 in lieu of the 4.38 maximum allowed.

RECEIVED

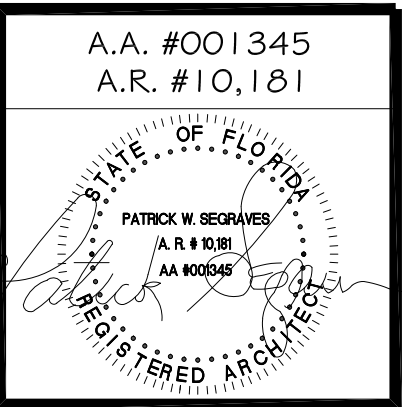
By yfigueroa at 2:24 pm, Dec 04, 2023

PRE-APP SUBMITTAL
08-21-23
FIRST SUBMITTAL
09-07-23
SECOND SUBMITTAL
09-25-23
NTP - DROPOFF
10-12-23



CONSULTANT:

PROPOSED RESIDENCE FOR:
BISHOP
123 CHILEAN AVENUE
PALM BEACH, FLORIDA 33480



REVISIONS:

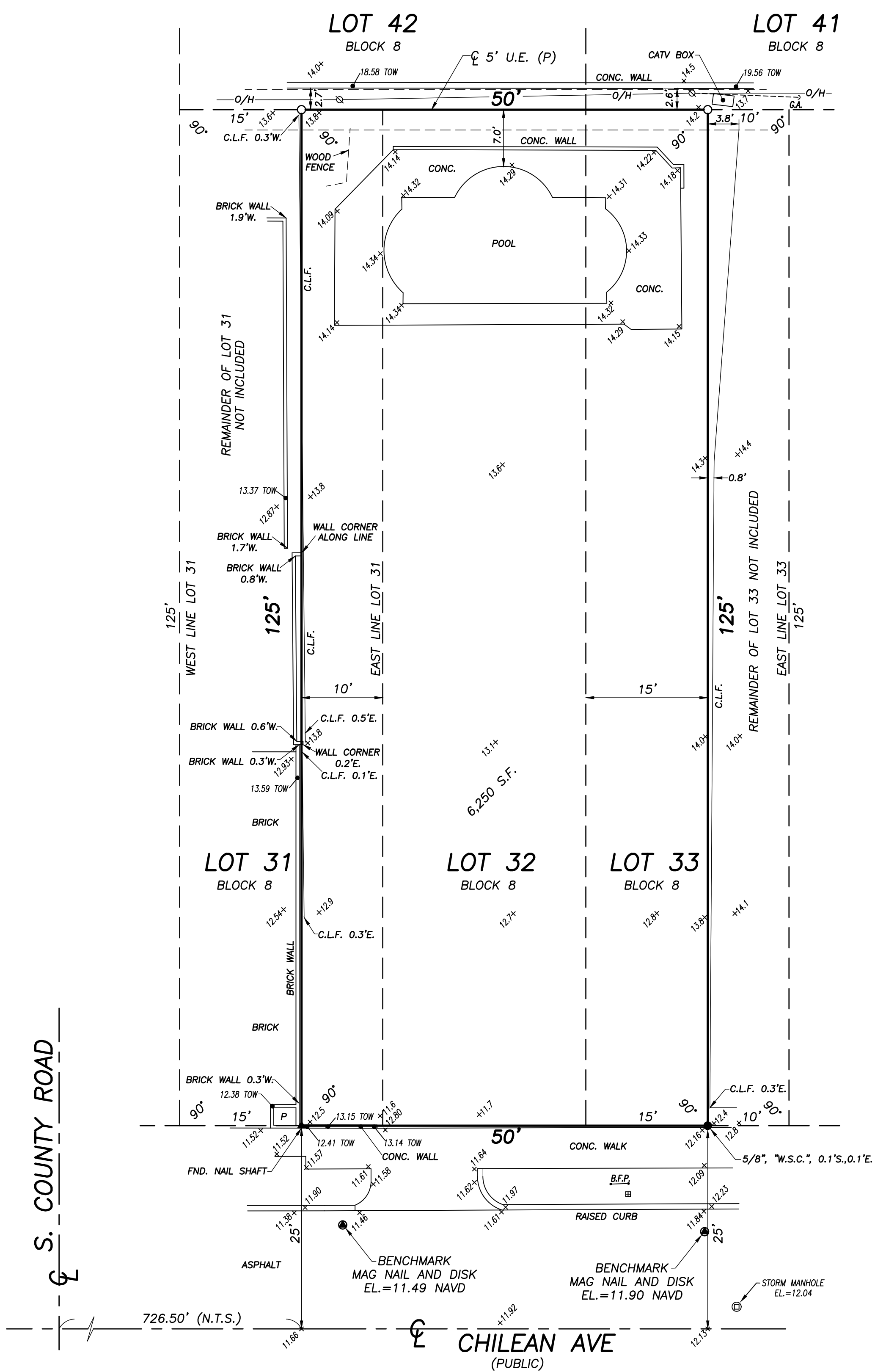
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SHEET NUMBER:
1

ISSUE DATE: 8-25-23
JOB #: ARC-23-145 ZON-23-113

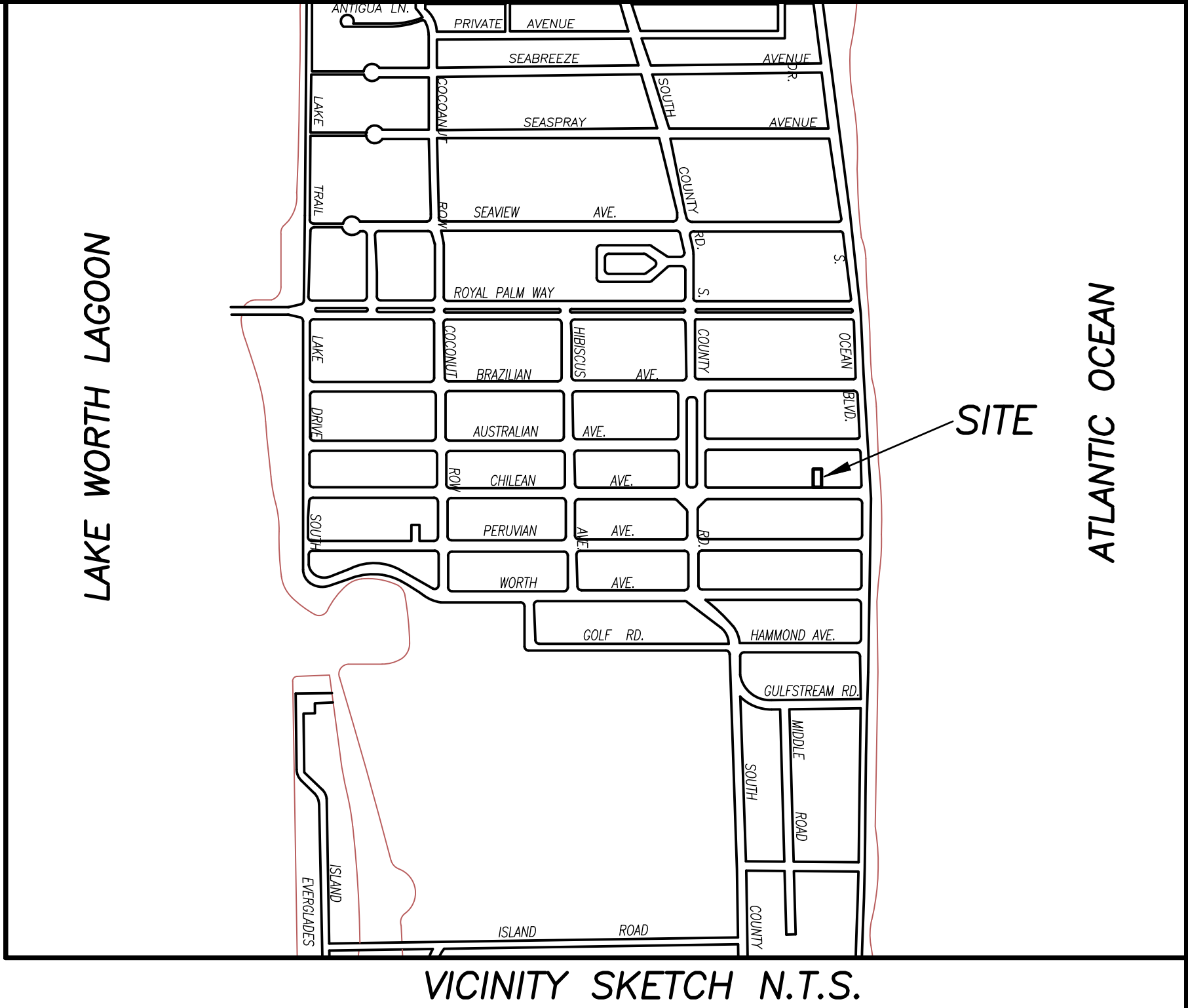
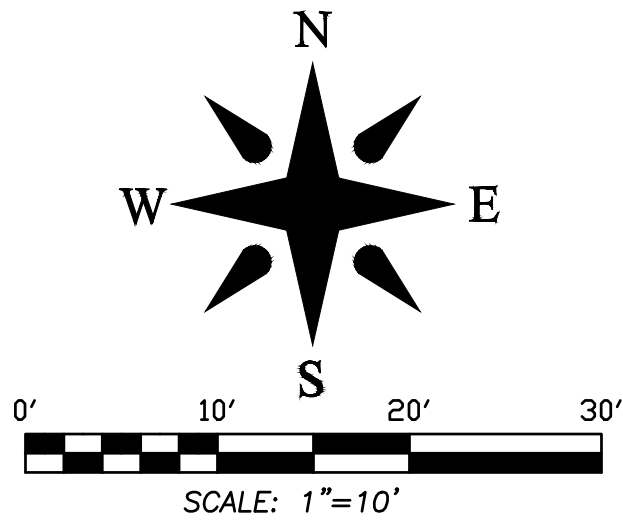
LEGEND

- 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
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
G.A. = GUY ANCHOR
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.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
(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.C.P. = PERMANENT CONTROL POINT
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
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
SID = 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
S/W = SIDEWALK
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
B = BASELINE
C = 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



FLOOD ZONE:
This property is located in Flood Zone X according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

- NOTES:**
- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. 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.
 - Description furnished by client or client's agent.
 - Unless presented in digital form with electronic seal and electronic signature this survey must bear 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. Certificate of Authorization Number LB4569.
 - 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'.



BOUNDARY SURVEY FOR:
PERRI BISHOP & ROBERT BISHOP

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

Perri Bishop & Robert Bishop

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

PROPERTY ADDRESS:

123 Chilean Ave.
Palm Beach, FL 33480

LEGAL DESCRIPTION:

The East 10 feet of Lot 31, all of Lot 32, and the West 15 feet of Lot 33, Block 8, **REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA**, according to the Plat thereof as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida.

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: 9/12/2023

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

BOUNDARY SURVEY FOR:

PERRI BISHOP & ROBERT BISHOP



FIELD	J.M.	JOB NO.	23-1405.1	F.B.	PB354 PG. 5
OFFICE	M.B.	DATE	9/12/23	DWG. NO.	23-1405
C'D	C.W.	REF.	23-1405.DWG	SHEET	1 OF 1



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:			
2	Zoning District:			
3	Lot Area (sq. ft.):			
4	Lot Width (W) & Depth (D) (ft.):			
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)			
6	FEMA Flood Zone Designation:			
7	Zero Datum for point of meas. (NAVD)			
8	Crown of Road (COR) (NAVD)			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)			
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			
12	*Front Yard Setback (Ft.)			
13	* Side Yard Setback (1st Story) (Ft.)			
14	* Side Yard Setback (2nd Story) (Ft.)			*
15	*Rear Yard Setback (Ft.)			
16	Angle of Vision (Deg.)			
17	Building Height (Ft.)			
18	Overall Building Height (Ft.)			
19	Cubic Content Ratio (CCR) (R-B ONLY)			*
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)			
22	Base Flood Elevation (BFE)(NAVD)			
23	Landscape Open Space (LOS) (Sq Ft and %)			
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)			
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

*Denotes need for variance



400 S OCEAN BLVD



360 S OCEAN BLVD



400 S OCEAN BLVD



360 S OCEAN BLVD



130 CHILEAN AVE



124 CHILEAN AVE



134 CHILEAN AVE



120 CHILEAN AVE



125 CHILEAN AVE



129 CHILEAN AVE



123 CHILEAN AVE



129 CHILEAN AVE



135 CHILEAN AVE



135 CHILEAN AVE



View to West



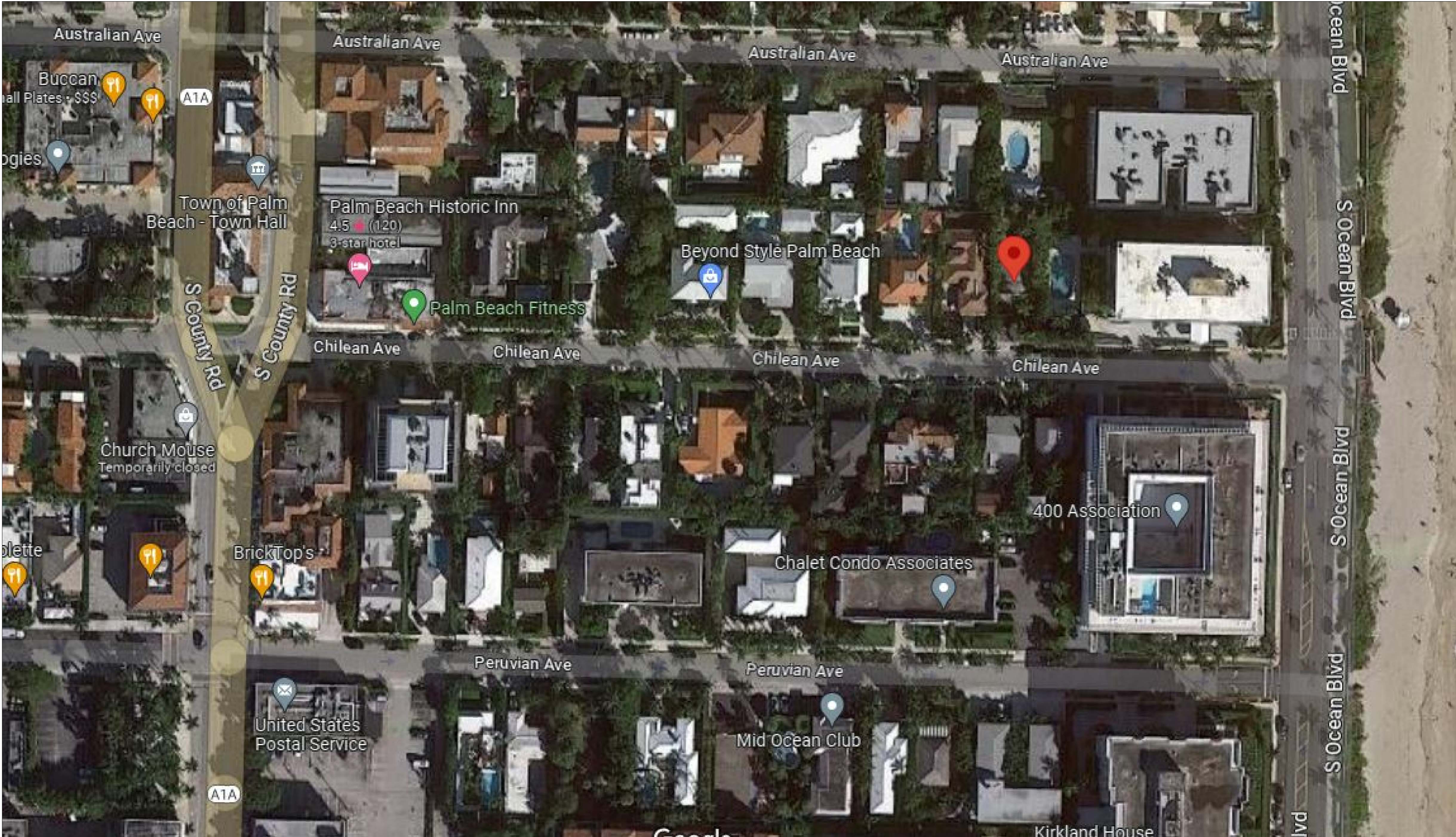
View of existing pool



View to South



View to Northeast



VICINITY LOCATION MAP

SCALE: NTS



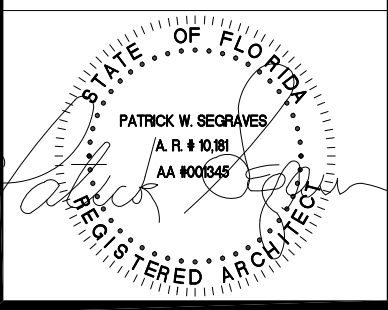
CONSULTANT:

PROPOSED RESIDENCE FOR:

BISHOP

123 CHILEAN AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181



REVISIONS:

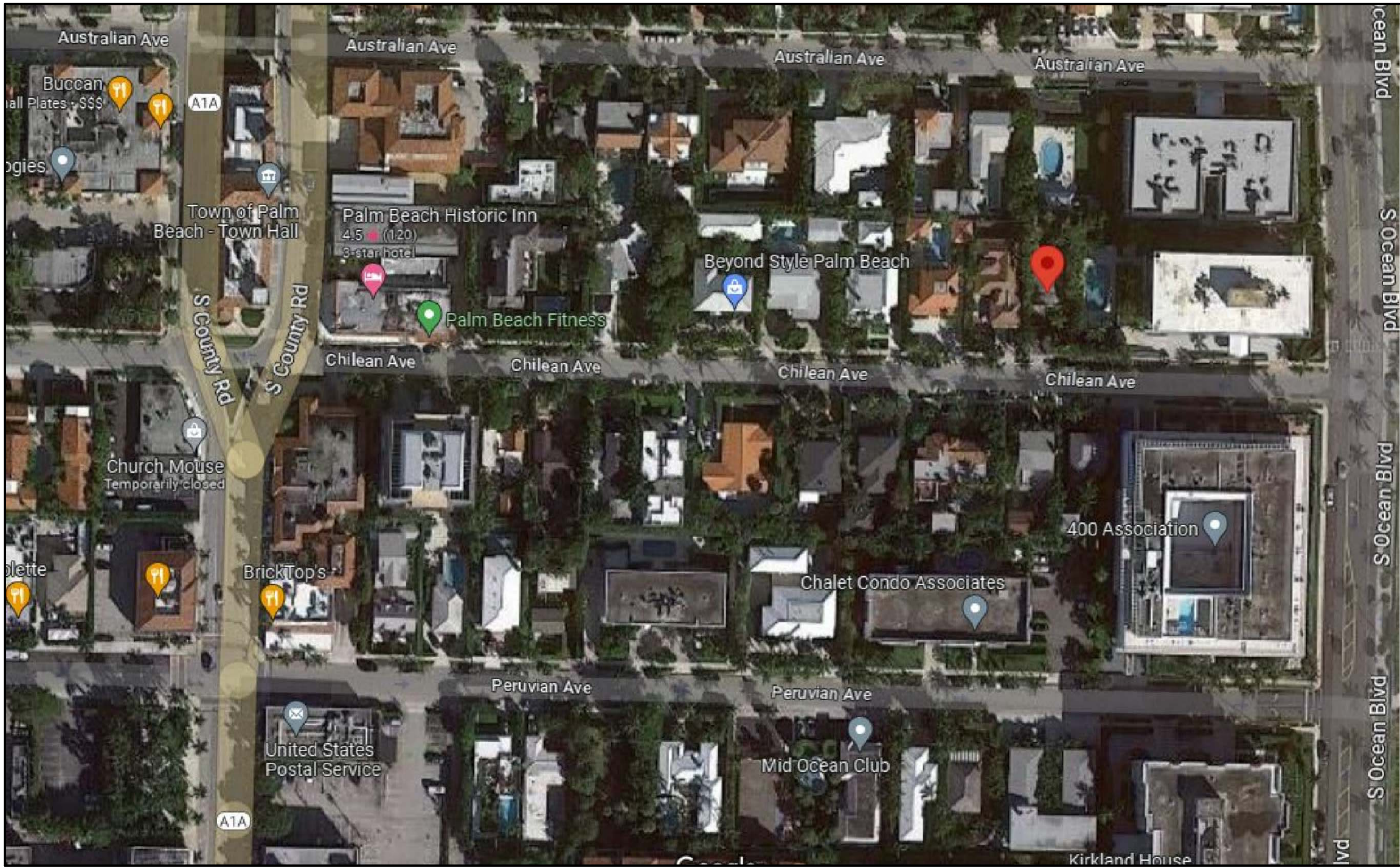


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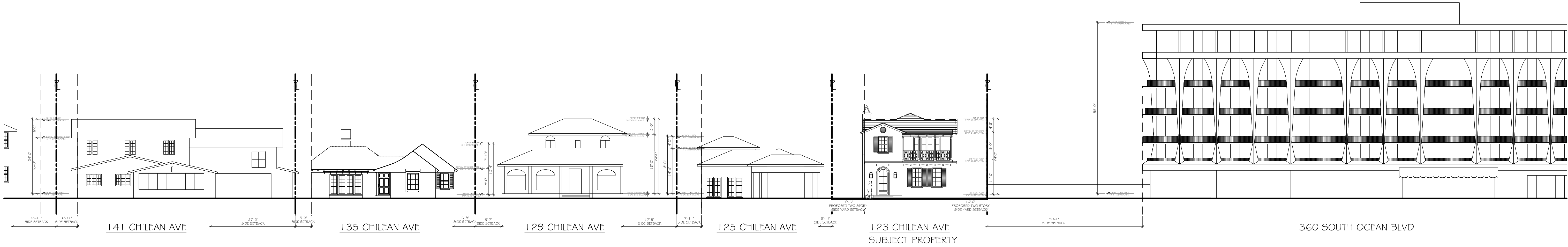
ISSUE DATE: 8-25-23

ARC-23-145
JOB #: ZON-23-113



CONTEXTUAL SITE PLAN

SCALE: NT5



STREETSCAPE

SCALE: 1/16" = 1'-0"



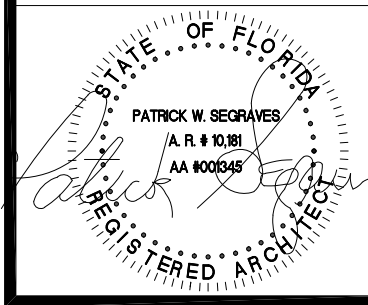
SKA
S
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE, SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

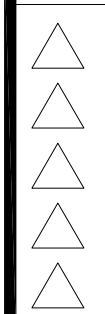
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REVISIONS:



SHEET NUMBER:

10

ISSUE DATE: 8-25-23

ARC-23-145

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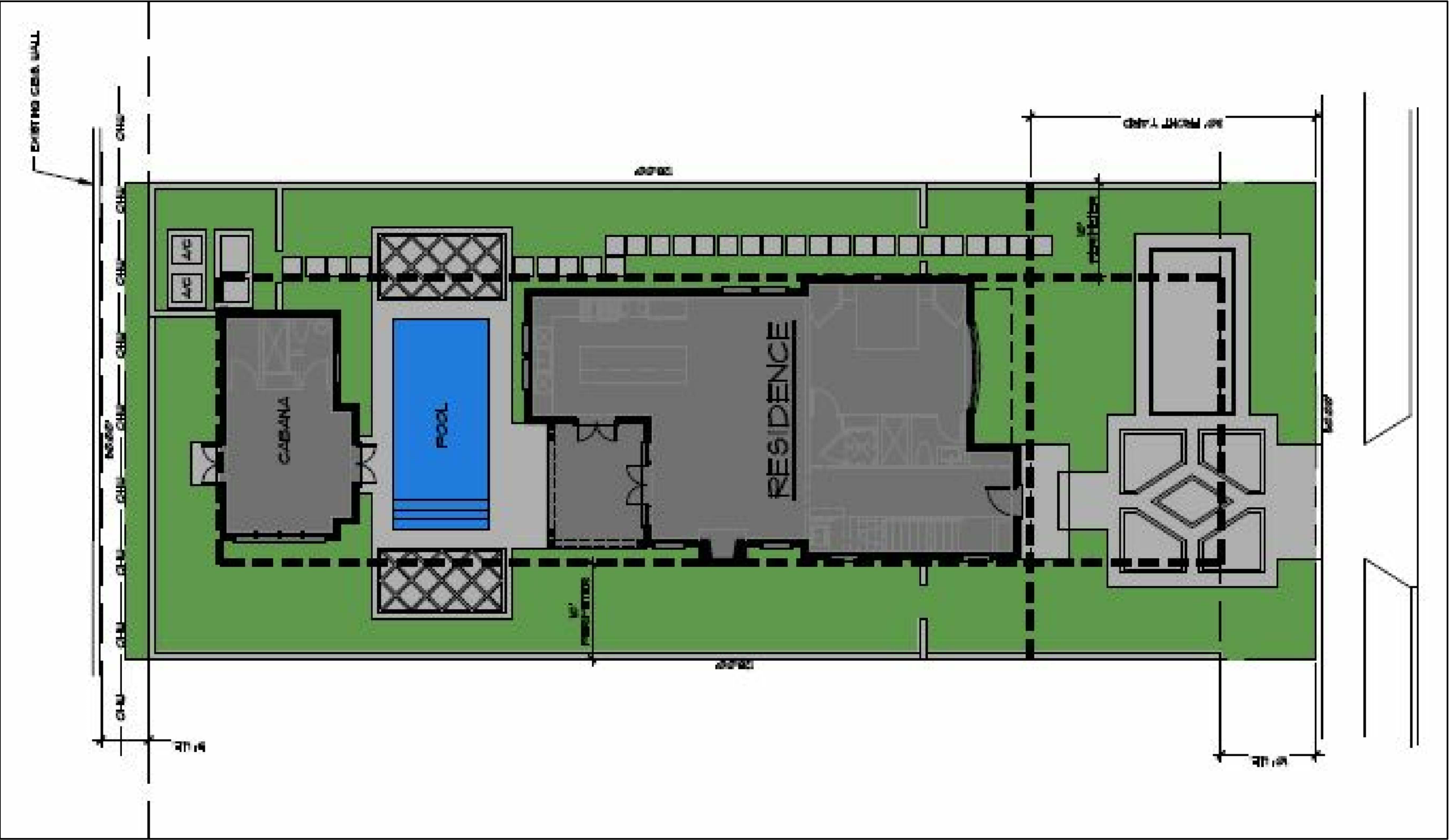
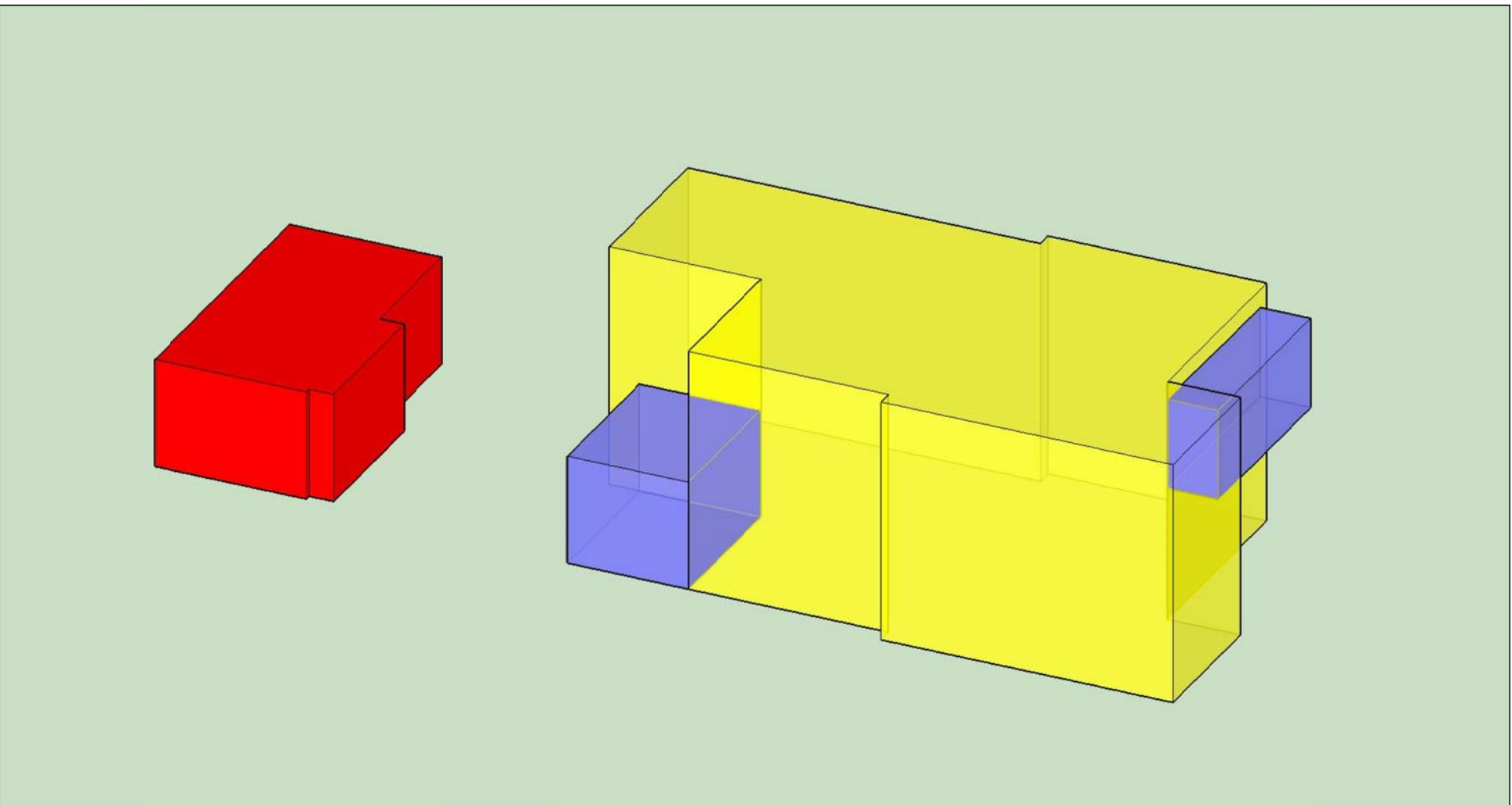
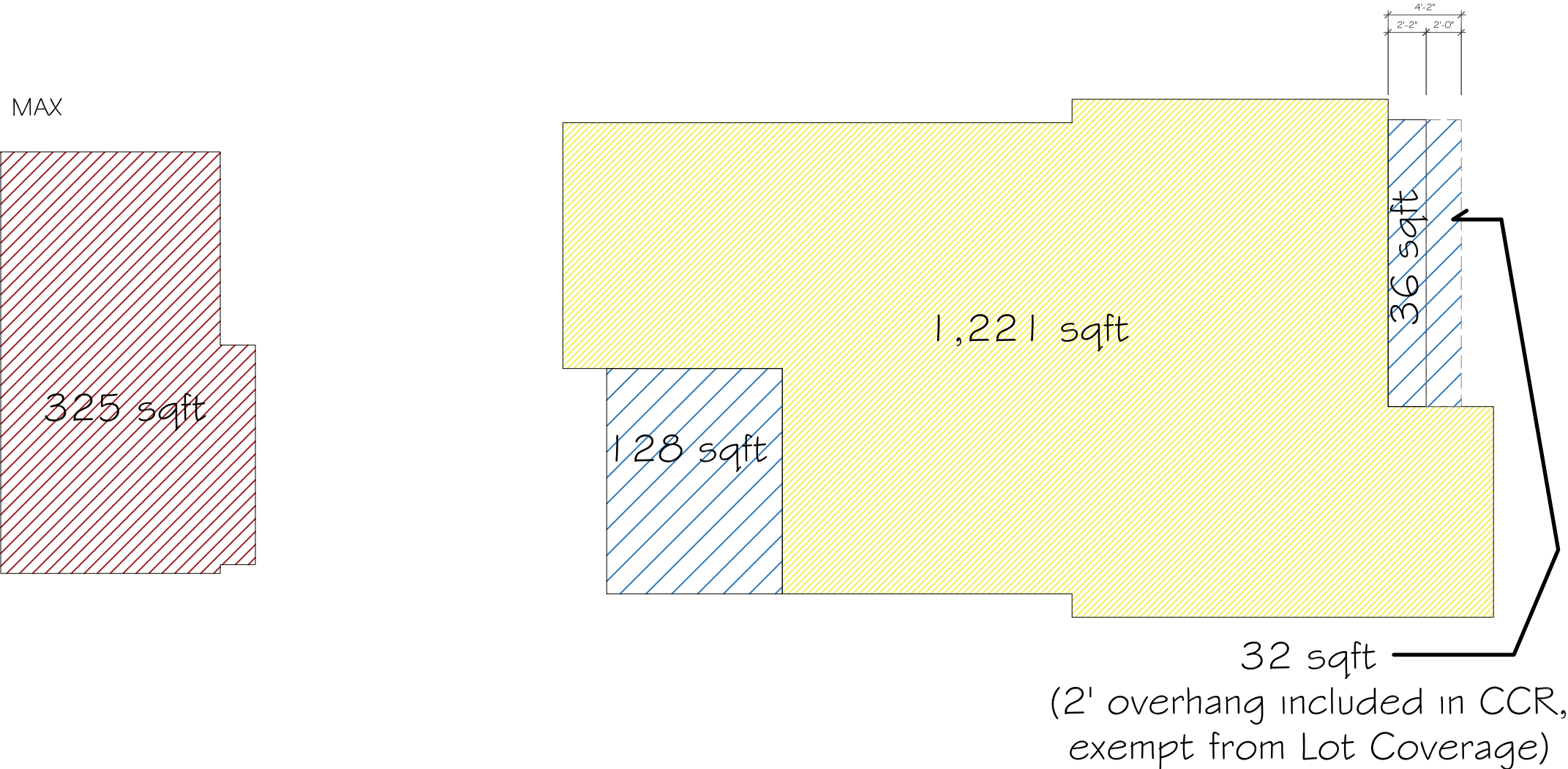
MAX ALLOWABLE CCR: 4.00 + [((10,000 - 6,300.00) / 10,000)] = 4.370 CCR
MAX ALLOWABLE CUBIC FEET: 4.370 X 6,300.00 = 27,531.00 CU. FT.
MAX ALLOWABLE LOGGIA: 5% OF HOUSE CU.FT. (27,531.00 CU. FT.) = 1,376.55 CU. FT. MAX

MAIN HOME
1,221.00 SQ. FT. @ 20.83' = 25,433.43 CU. FT. (TWO STORY STRUCTURE)
CABANA / GUEST HOUSE
325.00 SQ. FT. @ 9.83' = 3,194.75 CU. FT. (ONE STORY STRUCTURE)
SECOND STORY BALCONY
68.00 SQ. FT. @ 7.50' = 510.00 CU. FT.
LOGGIA
128.00 SQ. FT. @ 9.83' = 1,258.24 CU. FT.

SUBTRACT LOGGIA CREDIT (-)1,258.24 CU. FT.

TOTAL CUBIC FEET = 29,138.18 CU. FT. / 6,250.00 SQ. FT. = 4.662 CCR
27,531.00 CU. FT. MAX - 29,138.18 CU. FT. = (-)1,607.18 CU. FT. IN EXCESS
4.370 - 4.662 = (-)0.29 CCR IN EXCESS

Mass	Area	Height	Volume (CF)	6,250.00	Lot Size (ROUNDED)	6,300.00	1,890.00
2 Story Home	1,221.00	20.83	25,433.43	4.00 + [(10,000 - Lot Size) / 10,000] = MAX CCR			
1 Story Guest Cabana	325.00	9.83	3,194.75	MAX CCR x Lot Size = MAX ALLOWABLE CUBIC FEET			
Second Story Balcony	68.00	7.50	510.00	Max CCR	27,531.00	4.370	Max Loggia
Loggia	128.00	9.83	1,258.24		29,138.18	4.662	1,376.55
Loggia Credit			(1,258.24)				
		TOTAL	29,138.18		-1607.18	-0.29	



LOT COVERAGE	1,696.00 SQ. FT.	(27.14%)
OPEN SPACE	2,834.00 SQ. FT.	(45.40%)
HARDSCAPE	1,720.00 SQ. FT.	(27.46%)
TOTAL	6,250.00 SQ. FT.	(100.00%)

CCR + ZONING DIAGRAMS



CONSULTANT:

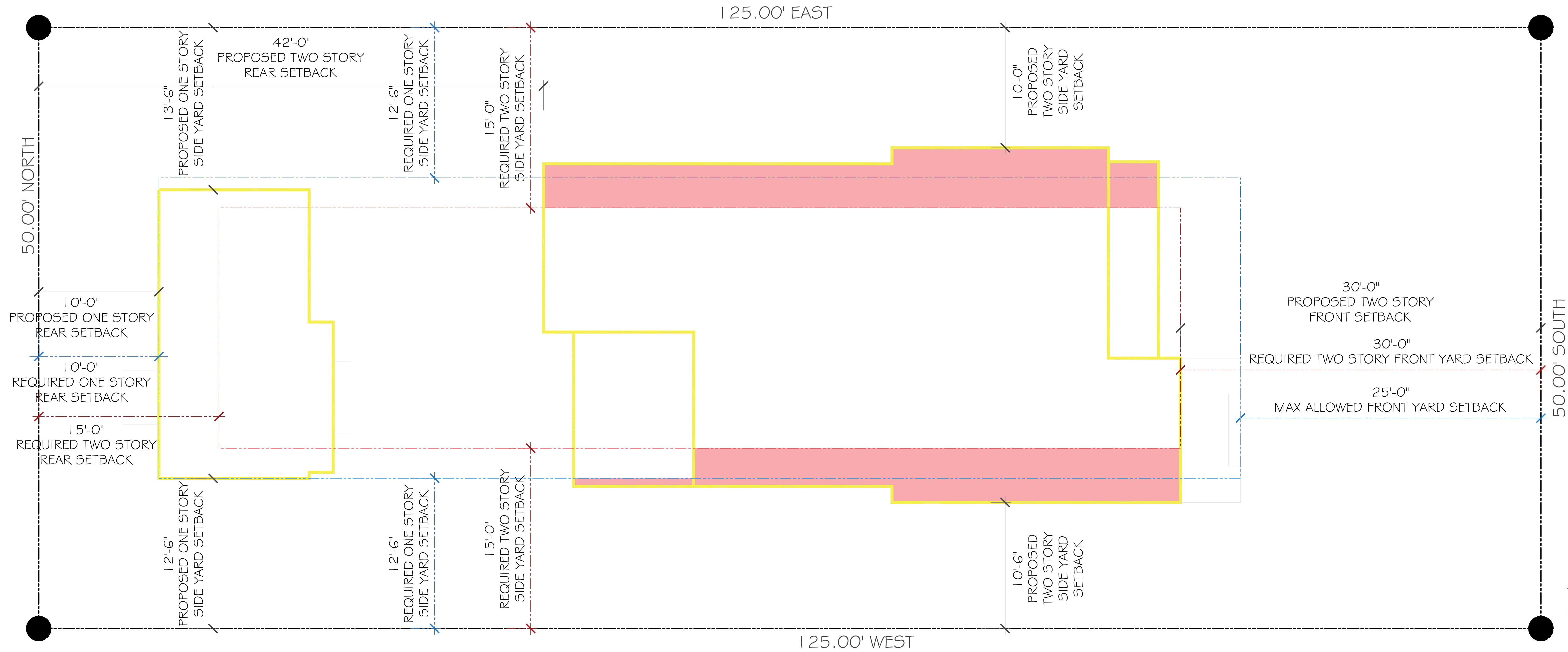
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BISHOP
123 CHILEAN AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
PATRICK W. SEGRANES
A.A. #001345
REGISTERED ARCHITECT

REVISIONS:

SHEET NUMBER:
11
ISSUE DATE: 8-25-23
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ZON-23-113

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-852-7828
249 PERMAN AVE. SUITE F2 PALM BEACH FL 33480



VARIANCE REQUEST

Section 134-893(c): Special Exception with Site Plan Review to allow the construction of a new 2 story residence and 1 story cabana on a lot that is 50 feet wide in lieu of the 100 foot width minimum required in the R-B Zoning District with a lot width of 50 ft in lieu of the 100 ft required and a lot area of 6,520 sq ft in lieu of the 10,000 sq ft required. .

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123 CHILEAN AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
PATRICK W. SEGRANES
A.A. #001345
A.A. #10,181
REGISTERED ARCHITECT

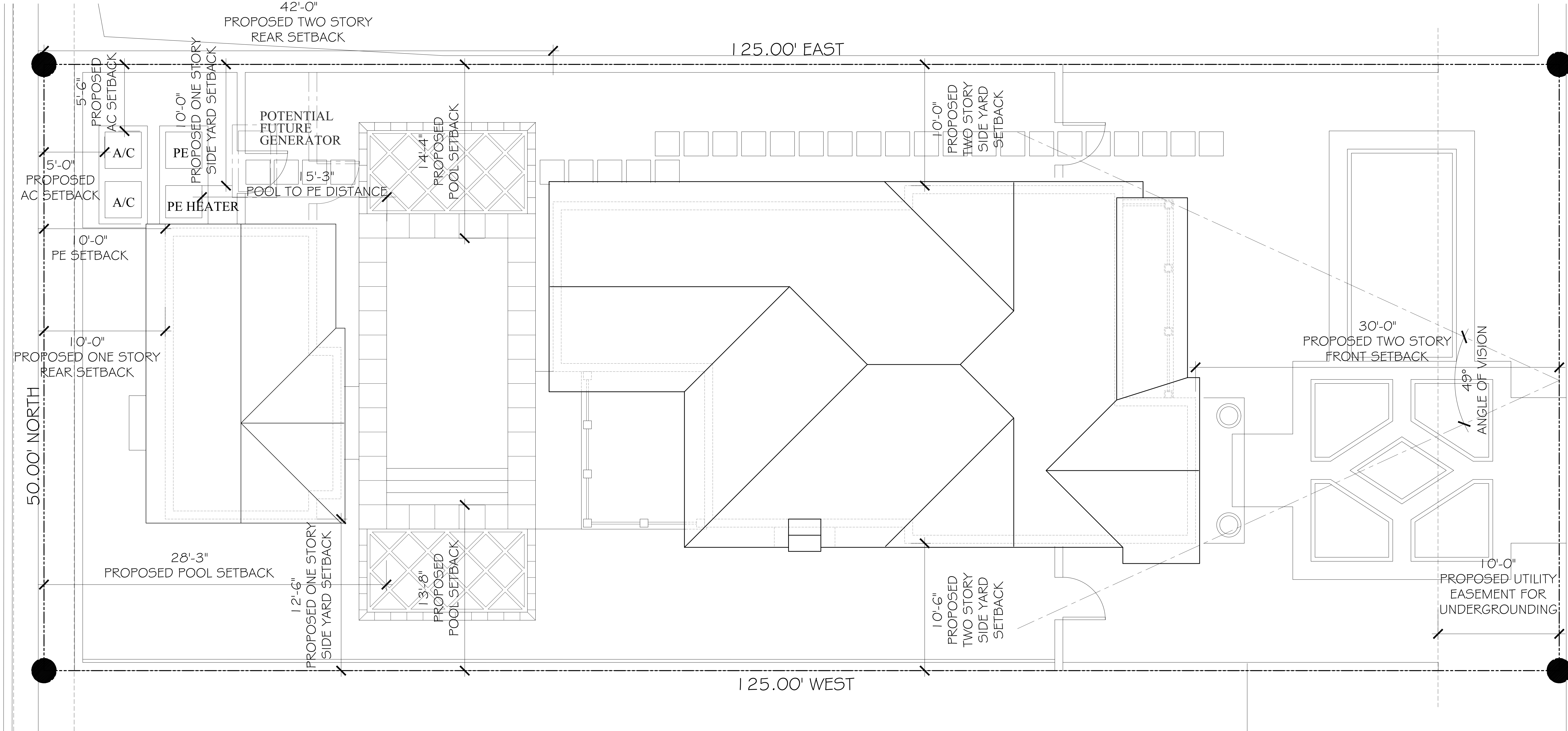
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12
ISSUE DATE: 8-25-23
JOB #: ARC-23-145
ZON-23-113

VARIANCE SETBACK DIAGRAM

SCALE: 1/4" = 1'-0"





PROPOSED SITE PLAN

SCALE: 1/4" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:
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PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

PATRICK W. BECKWITH
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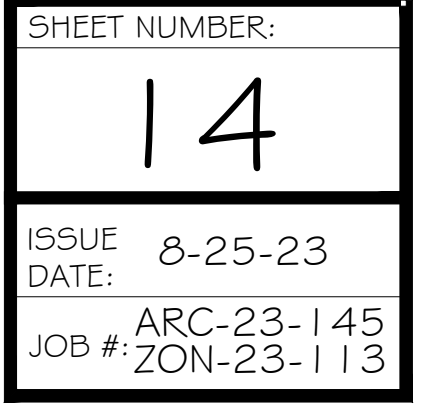
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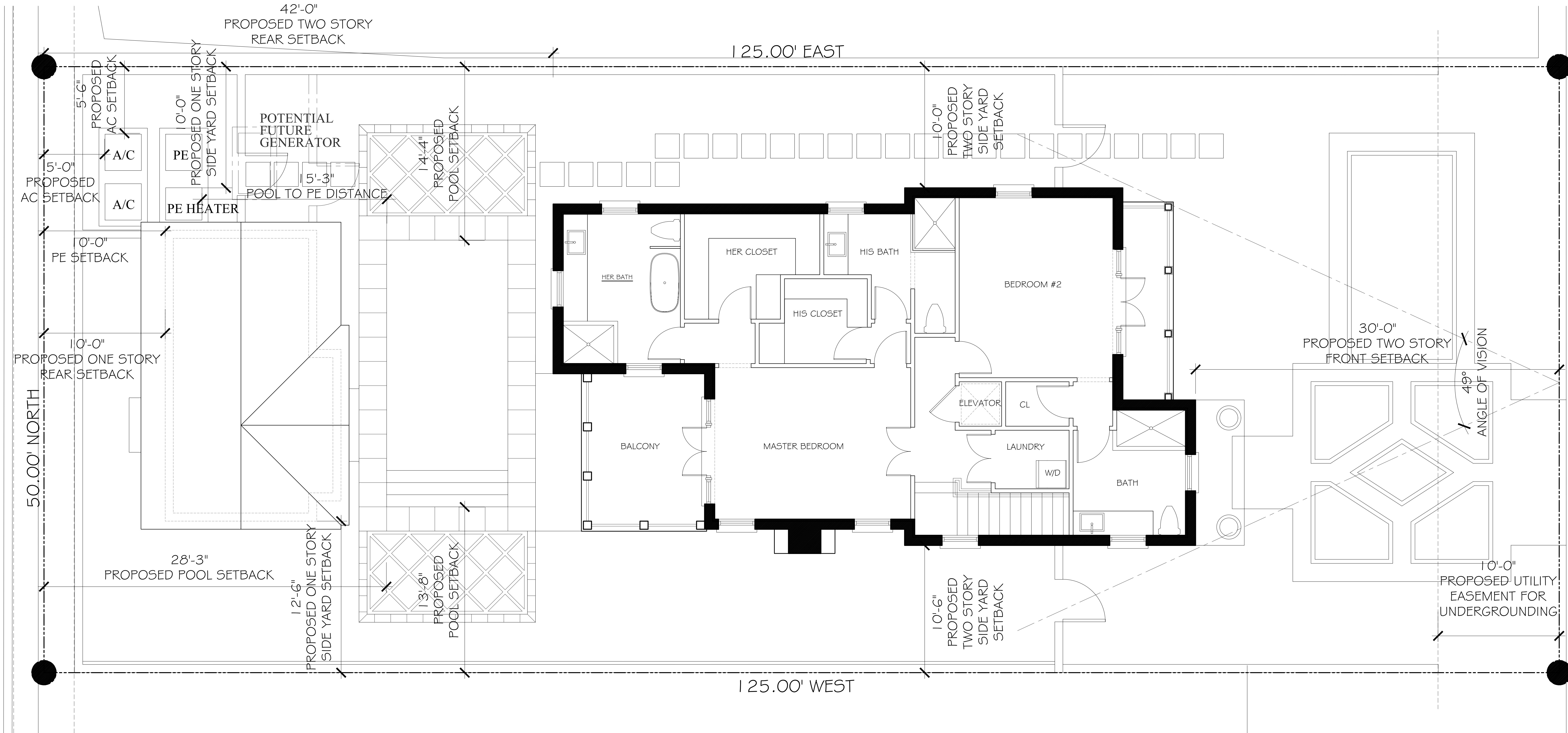
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249 PERMAN AVE, SUITE F-2, PALM BEACH, FL 33480





PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



CONSULTANT:

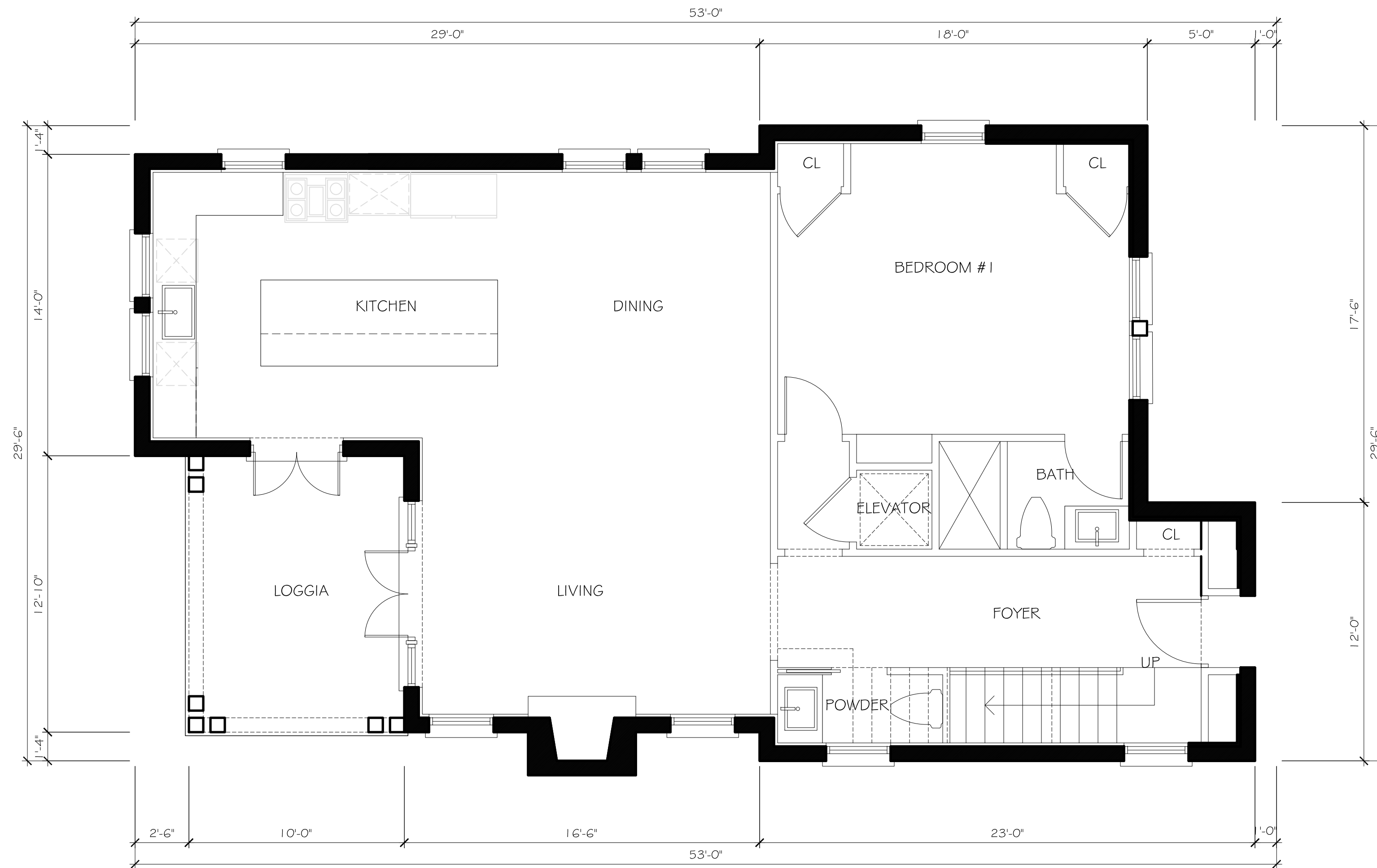
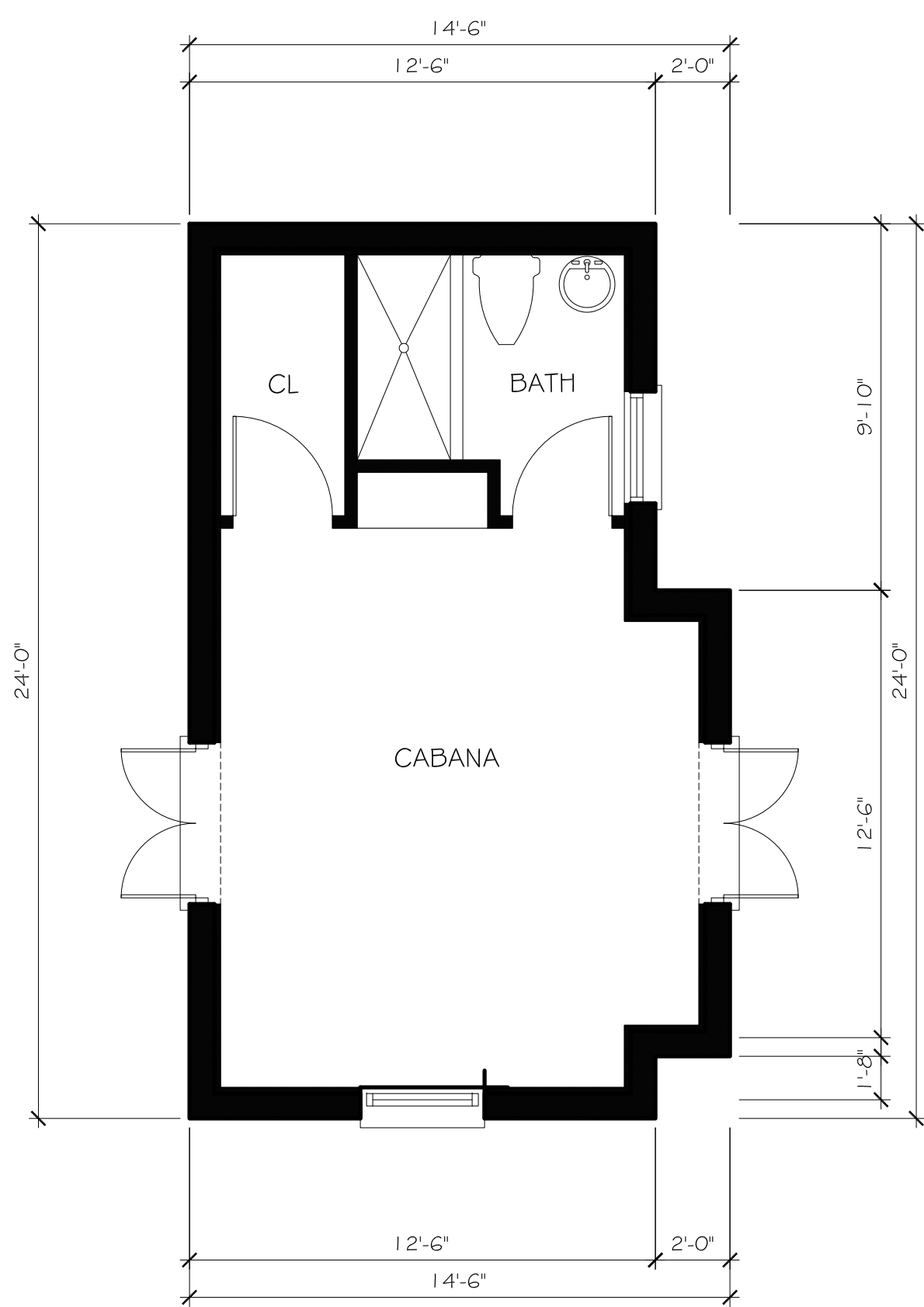
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A.A. #001345
A.R. #10,181
PATRICK W. BECKWITH
A.A. #001345
A.R. #10,181
REGISTERED ARCHITECT

REVISIONS:

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15
ISSUE DATE: 8-25-23
ARC-23-145
JOB #: ZON-23-113

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-665-1116 FAX 561-832-7828
249 PERUVIAN AVE, SUITE F-2, PALM BEACH, FL 33480



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

CONSULTANT:

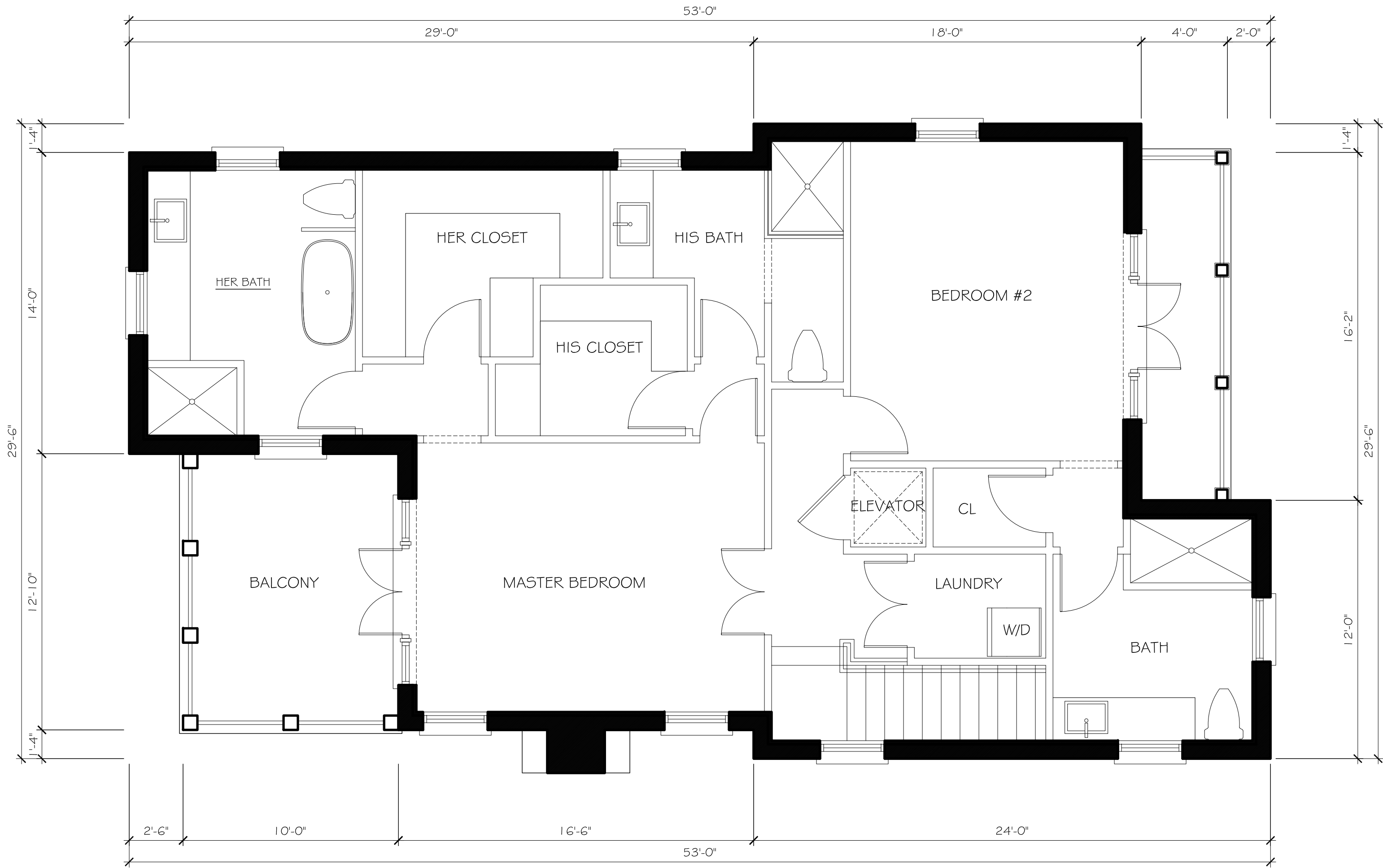
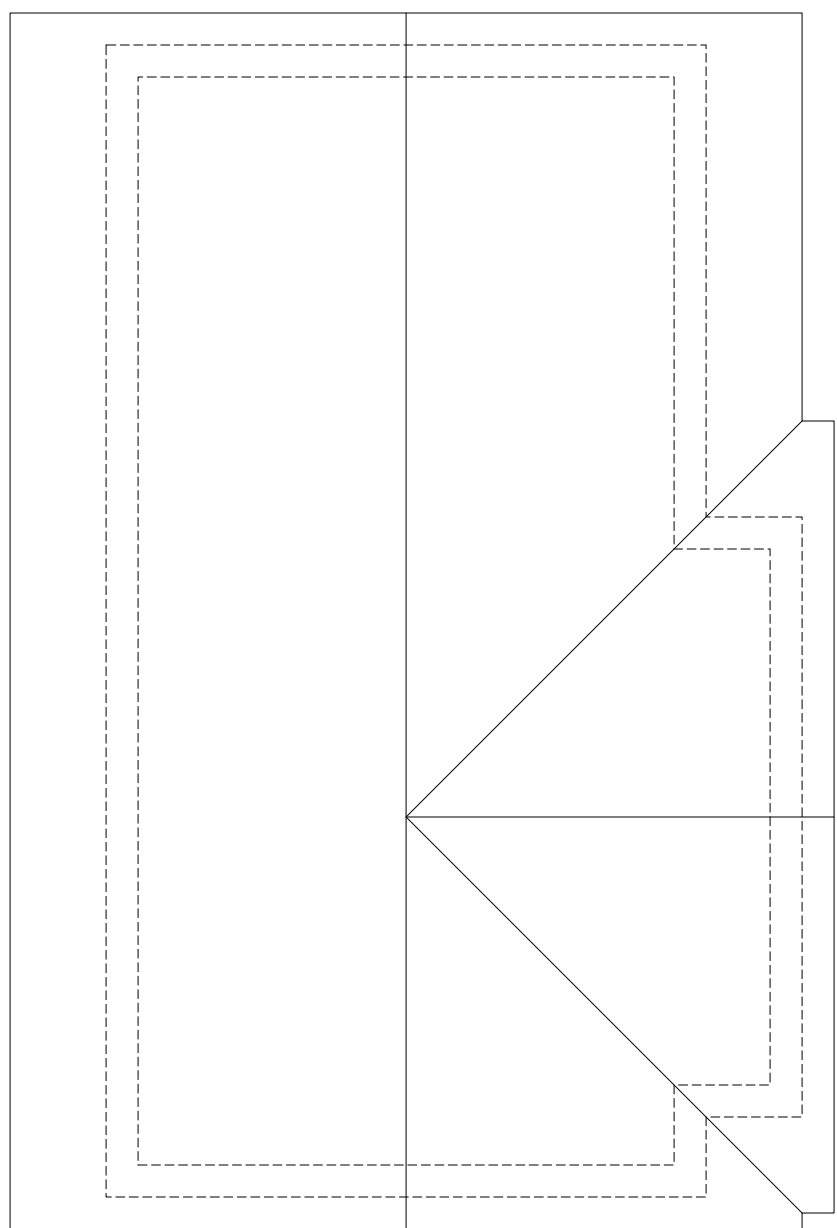
PROPOSED RESIDENCE FOR:
BISHOP
123 CHILEAN AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
STATE OF FLORIDA
PATRICK W. RESNADES
A.A. #00000000
REGISTERED ARCHITECT

REVISIONS:

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ZON-23-113



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:
BISHOP
123 CHILEAN AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

Patrick W. Reserves
A.A. #001345
REGISTERED ARCHITECT

REVISIONS:

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17

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