

PROJECT TEAM:

DESIGNER:  
KEAN DESIGNS LTD.  
5 MAIN STREET, COLD SPRING HARBOR, NY 11724  
(631) 367-9696

ARCHITECT OF RECORD:  
JOSEPH M. NEITZEL, R.A.  
406 NORTH COUNTRY ROAD  
ST. JAMES, NY 11780  
(631) 862-8095

SURVEYOR:  
RENNER BURGESS INC.  
1 SE 4TH AVE, SUITE 205  
DELRAY BEACH, FL 33483  
(561) 243-4624

CIVIL ENGINEER:  
GRUBER CONSULTING ENGINEERS  
2475 MERCER AVE.  
WEST PALM BEACH, FL 33401  
(561) 312-2041

LANDSCAPE ARCHITECT:  
ENVIRONMENT DESIGN GROUP  
139 N COUNTY ROAD #20B  
PALM BEACH, FL 33480  
(561) 832-4600

PROPOSED RESIDENCE FOR:  
**"MIRAFLORES"**  
260 MIRAFLORES DRIVE  
TOWN OF PALM BEACH, FLORIDA

**RECEIVED**  
By yfigueroa at 11:31 am, Dec 07, 2023



\*RENDERING FOR REPRESENTATIONAL PURPOSES ONLY. NOT TO SCALE.

FINAL SUBMITTAL

2023-12-07

SECOND SUBMITTAL

2023-11-20

FIRST SUBMITTAL

2023-11-02

SCOPE OF WORK:

1. NEW 2-STORY SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE
2. NEW HARDSCAPE INCLUDING IN-GROUND POOL
3. NEW LANDSCAPE AND ASSOCIATED DRAINAGE

PROJECTED ARCOM HEARING:

2024-01-24

SHEET INDEX :

GENERAL REQUIREMENTS:

- D1. (CS-1) COVER SHEET
- D2. PROPERTY SURVEY
- D3/D4. (VM-1) VICINITY & LOCATION MAP
- D5. (PS-1.0) PHOTO SHEET (NEIGHBORHOOD)
- D5. (PS-1.1) PHOTO SHEET (SITE)
- D6. (SP-1.0) SITE PLAN
- D6. (SP-1.1) RENDERED SITE PLAN
- D7/F1. (ZD-1.0) ZONING DIAGRAM
- D7/F1. (ZD-1.1) CUBIC CONTENT CALCULATIONS

NEW CONSTRUCTION:

- F2. (A-1.1) FIRST FLOOR PLAN
- F2. (A-1.2) SECOND FLOOR PLAN
- F3. (A-1.3) ROOF PLAN
- F4. (A-2.0) FRONT & RIGHT SIDE EXTERIOR ELEVATIONS
- F4. (A-2.1) REAR & LEFT SIDE EXTERIOR ELEVATIONS
- F5. (A-2.2) COLOR ELEVATIONS
- F5/18. (A-2.3) EXTERIOR MATERIALS AND FINISHES
- F6. (A-2.4) STREETSCAPE ELEVATIONS
- F7. (A-4.0) TYPICAL WALL SECTION
- F7. (A-5.0) EAVE AND RAKE DETAILS
- F7. (A-6.1) PORTICO DETAILS
- F7. (A-6.1a) PORTICO DETAILS
- F7. (A-6.2) EXTERIOR DETAILS
- F7. (A-6.2a) EXTERIOR DETAILS
- F7. (A-6.2b) EXTERIOR DETAILS
- F7. (A-6.3) BAY WINDOW DETAILS
- F8. (A-3.0) BUILDING SECTION DIAGRAMS
- F8. (A-3.1) BUILDING SECTION DIAGRAMS
- F8. (A-3.2) BUILDING SECTION DIAGRAMS
- F9. (A-3.3) YARD SECTION DIAGRAMS
- F9. (A-3.4) YARD SECTION DIAGRAMS
- F9. (A-3.5) YARD SECTION DIAGRAMS
- F10/16. (CR-1.0) COLOR RENDERINGS (W/ PLANTING)
- F10/16. (CR-1.1) COLOR RENDERINGS (W/O PLANTING)
- F11/17. (A-6.4) FENCES, WALLS, AND GATES
- F11/17. (A-6.4a) FENCES, WALLS, AND GATES
- F12/19. (C-1) SITE CIVIL DRAINAGE PLAN/  
STORMWATER MANAGEMENT PLAN
- F13. (L-3.0) CONSTRUCTION SCREENING PLAN\*  
\*INCLUDED IN LANDSCAPE AND HARDSCAPE (I10.)
- F14. (L-5.0) CONSTRUCTION STAGING PLAN\*  
\*INCLUDED IN LANDSCAPE AND HARDSCAPE (I11.)
- F14. (L-6.0) TRUCK LOGISTICS PLAN\*  
\*INCLUDED IN LANDSCAPE AND HARDSCAPE (I11.)

PRESENTED BY THE OFFICE OF:



**KEAN DESIGNS LTD.**

5 MAIN STREET  
COLD SPRING HARBOR  
NEW YORK, 11724

T: +1 (631)-367-9696  
E: info@keandesigns.com

SHEET INDEX : CONT'D

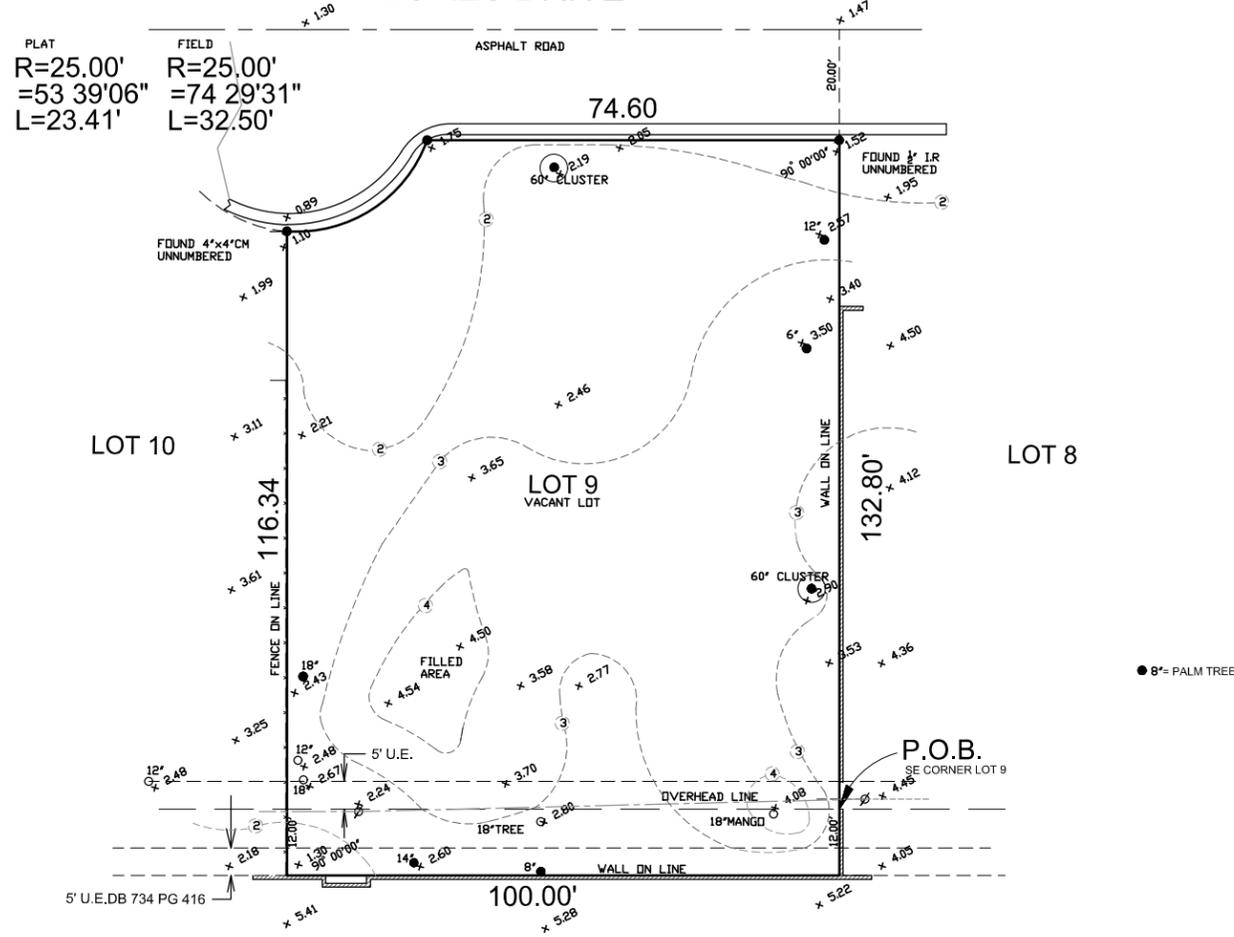
LANDSCAPE AND HARDSCAPE:

- I1. (L-1.0) EXISTING CONDITIONS INVENTORY
- (L-2.0) DEMOLITION AND VEGETATION ACTION PLAN
- (L-4.0) EXISTING LANDSCAPE BUFFER IMAGES
- I2. (I-8.1) TOWN OF PALM BEACH LANDSCAPE LEGEND
- I3. (L-7.0) PROPOSED LANDSCAPE AND HARDSCAPE PLANS AND ELEVATIONS
- I3. (L-8.0) LANDSCAPE PLAN
- (L-8.1) PLANT SCHEDULE
- (L-8.2) PLANTING DETAILS AND SPECIFICATIONS
- (L-9.0) LANDSCAPE LIGHTING PLAN
- (L-7.1) OPEN SPACE DIAGRAMS
- I5. NOT REQUIRED
- I6. (CR-1.0) COLOR RENDERINGS (W/ PLANTING)\*  
\*INCLUDED IN NEW CONSTRUCTION (F10)
- I6. (CR-1.1) COLOR RENDERINGS (W/O PLANTING)\*  
\*INCLUDED IN NEW CONSTRUCTION (F10)
- I7. (A-6.4) FENCES, WALLS, AND GATES\*  
\*INCLUDED IN NEW CONSTRUCTION (F11)
- I7. (A-6.4a) FENCES, WALLS, AND GATES\*  
\*INCLUDED IN NEW CONSTRUCTION (F11)
- I8. (A-2.3) EXTERIOR MATERIAL AND FINISHES\*  
\*INCLUDED IN NEW CONSTRUCTION (F5)
- I9. (C-1) SITE CIVIL DRAINAGE PLAN\*  
\*INCLUDED IN NEW CONSTRUCTION (F5)
- I9. (C-1) STORMWATER MANAGEMENT PLAN  
\*INCLUDED IN NEW CONSTRUCTION (F12)
- I10. (L-3.0) CONSTRUCTION SCREENING PLAN
- I11. (L-5.0) CONSTRUCTION STAGING PLAN
- I11. (L-6.0) CONSTRUCTION LOGISTICS PLAN

PROPOSED RESIDENCE FOR:  
KEAN INVESTMENTS INC.

260 MIRAFLORES DRIVE  
TOWN OF PALM BEACH, FLORIDA 33480  
PARCEL#: 50-43-43-14-02-000-0090  
PROJECT NUMBER: ARC-24-009

# 260 MIRAFLORES DRIVE



LOT 9 IN DRAKE PARK, AN ADDITION TO THE TOWN OF PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 20, PAGE 11, ALSO A PARCEL OF LAND IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF LOT 9, DRAKE PARK, A SUBDIVISION IN THE TOWN OF PALM BEACH ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 20, PAGE 11, OF THE PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, FLORIDA, THENCE WESTWARDLY ALONG THE SOUTH LINE OF LOT 9, A DISTANCE OF 100 FEET TO THE SW CORNER OF SAID LOT; THENCE SOUTH AT RIGHT ANGLE A DISTANCE OF 12 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF THIS PROPERTY A DISTANCE OF 100 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLE A DISTANCE OF 12 FEET TO THE POINT OF BEGINNING.

- 1) BEARINGS SHOWN HEREON ARE RELITAVE TO PLAT AND ARE ASSUMED.
- 2) NO ABSTRACT DR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS DR RESTRICTIONS OF RECORD.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 UNLESS OTHERWISE NOTED.
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS DR UTILITIES HAVE BEEN LOCATED DR SHOWN ON THIS SURVEY.

D.R.B. = official record book	TRAN. = transformer pad	P.B. = plat book	P = plat	P.G. = page
C.B.S. = concrete block structure	F.P.&L. = Florida power and light	TYP. = typical	Ø = power pole	I.R. = iron rod
P.C.C. = point of compound curve	DM = concrete monument	R/W = right-of-way	M = MEASURED	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	Δ = central angle	I.P. = IRON PIPE	D = deed
P.O.C. = point of commencement	P.I. = point of intersection	⊕ = bearing basis line	RP = radius point	D/S = offset
P.O.B. = point of beginning	⊙ = not field measured	ASPH = asphalt	L = ARC LENGTH	CONC. = concrete
D/E = drainage easement	WPF = wood privacy fence	M.H. = manhole	CL = centerline	ESMT. = easement
C.M.P. = corrugated metal pipe	CHATI = chattahoochee	U/E = utility easement	ALUM = aluminum	CALC. = calculated
R.L.S. = registered land surveyor	ELEV = elevation	CLF = chain link fence	P.C. = point of curvature	
L.B. = licensed business		P.R.M. = permanent reference monument		



NORTH  
NOT TO SCALE  
NDRTH  
VICINITY  
MAP



801 S.E. 6th Ave., Suite 203  
Delray Beach, FL 33483

Phone 561-243-4624  
Fax 243-4869

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

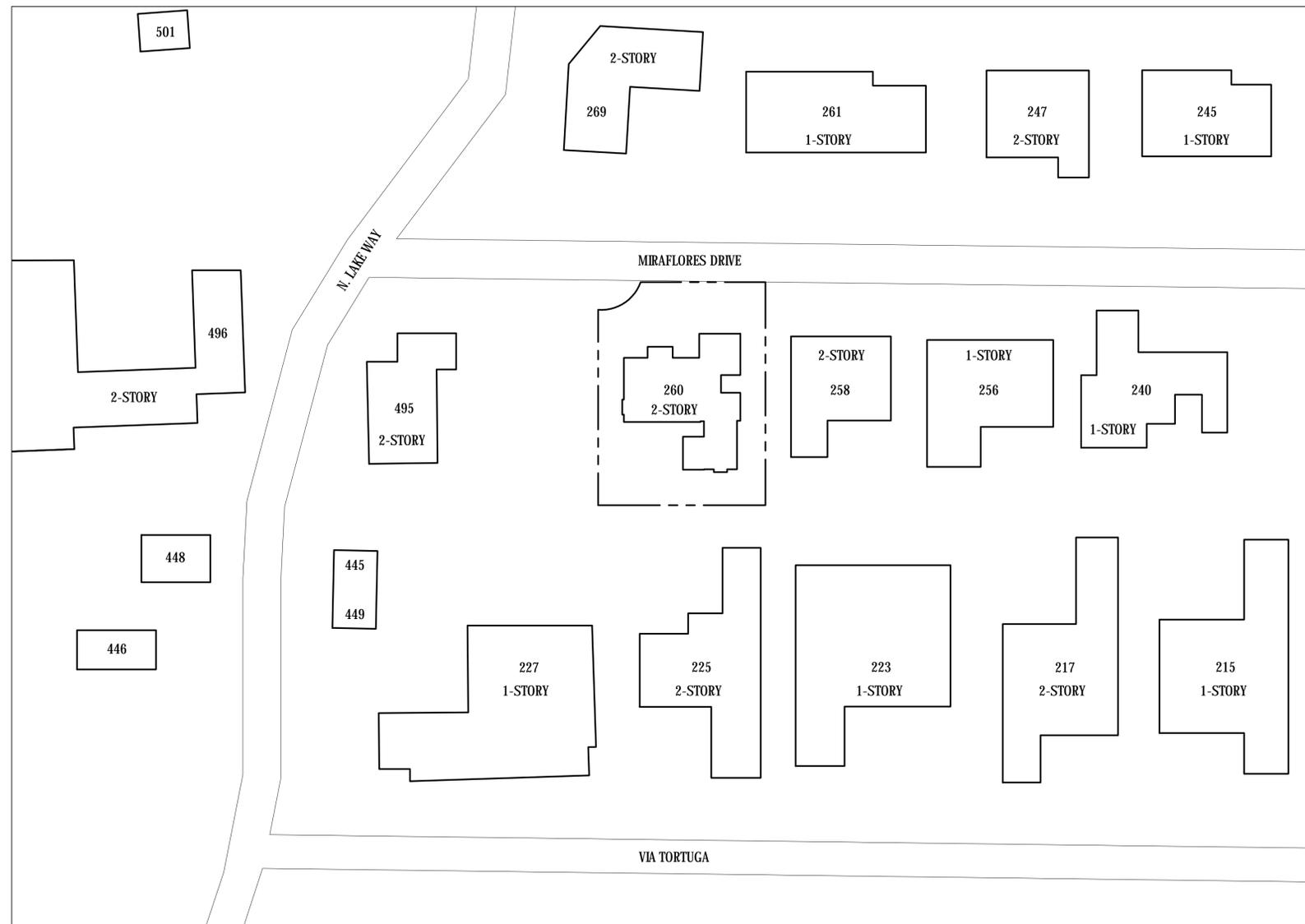
HARRY A BURGESS PLS 5089

CERTIFIED TO:
FLOOD ZONE AE 6
MAP No 12099C0581F
MAP DATE 10-5-2017
REVISED 11-30-2023
DATE 11-14-2023
JOB NO 9-19-022

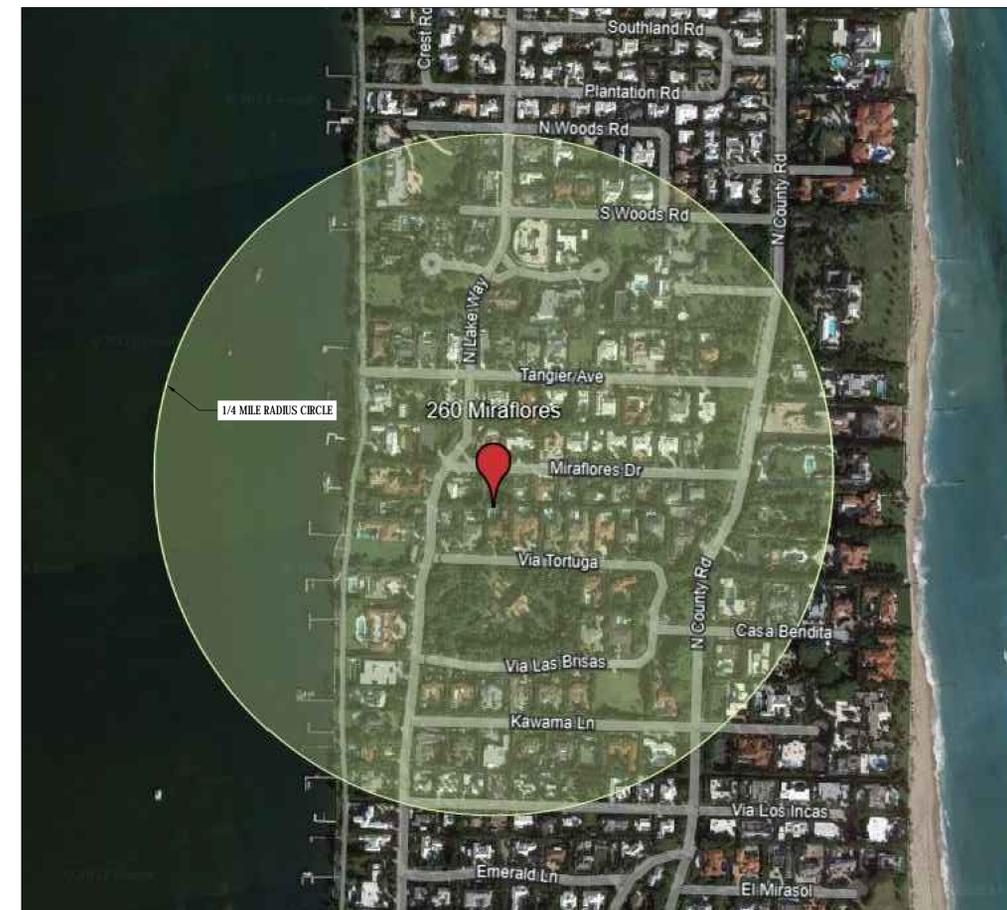
NOT VALID  
UNLESS SEALED  
WITH EMBOSSED  
SURVEYOR'S SEAL

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (ARCOM), 11-07-2023
2	SECOND SUBMITTAL (ARCOM), 11-20-2023
3	FINAL SUBMITTAL (ARCOM), 12-07-2023
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	

CONSULTANTS:



N  
2 LOCATION PLAN  
VM-1.0 SCALE: 1:500



N  
1 VICINITY LOCATION MAP  
VM-1.0 SCALE: NTS



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT ARE THE PROPERTY OF KEAN DESIGNS LTD. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF KEAN DESIGNS LTD. IS STRICTLY PROHIBITED. ANY SUCH REUSE, REPRODUCTION, OR DISTRIBUTION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO KEAN DESIGNS LTD. OR ITS AGENTS, EMPLOYEES, OR CONSULTANTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. KEAN DESIGNS LTD. AND ITS AGENTS, EMPLOYEES, OR CONSULTANTS SHALL NOT BE LIABLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DOCUMENTS OR THE PROJECT OR FROM THE CONSTRUCTION OF THE PROJECT OR FROM ANY OTHER CAUSE.



**KEAN DESIGNS LTD.**  
5 MAIN STREET  
COLD SPRING HARBOR  
NEW YORK, 11724  
T: +1 (631) 367-9696  
E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
260 MIRAFLORES DRIVE  
TOWN OF PALM BEACH, FLORIDA

AS NOTED | JTD  
SCALE | DRAWN  
JOB | © 2016  
KEAN DESIGNS

**VM-1.0**

VICINITY LOCATION MAP AND LOCATION PLAN



**9** 269 MIRAFLORES  
**PS-1.0** SCALE: NTS



**8** 261 MIRAFLORES  
**PS-1.0** SCALE: NTS



**7** 247 MIRAFLORES  
**PS-1.0** SCALE: NTS



**6** 258 MIRAFLORES  
**PS-1.0** SCALE: NTS



**5** 258 MIRAFLORES  
**PS-1.0** SCALE: NTS



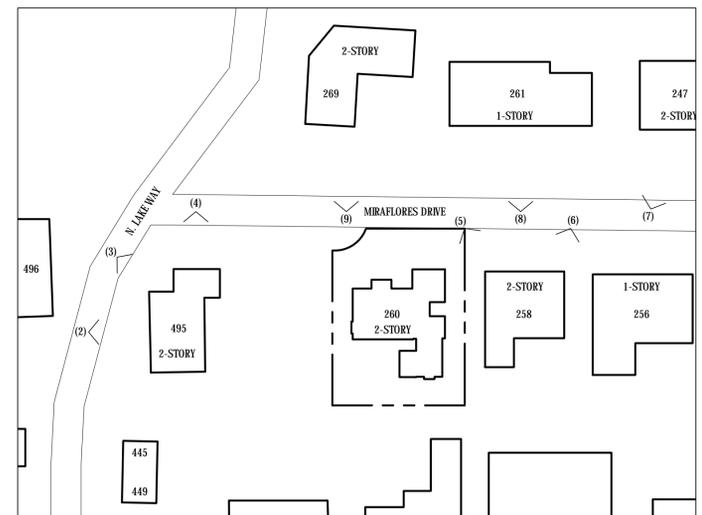
**4** 495 N. LAKE WAY  
**PS-1.0** SCALE: NTS



**3** 495 N. LAKE WAY  
**PS-1.0** SCALE: NTS



**2** 495 N. LAKE WAY  
**PS-1.0** SCALE: NTS



**1** PHOTO KEY PLAN  
**PS-1.0** SCALE: NTS

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (ARCOM) 11-07-2023
2	SECOND SUBMITTAL (ARCOM) 11-20-2023
3	FINAL SUBMITTAL (ARCOM) 12-07-2023
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	

CONSULTANTS:



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT, ARE HEREBY OFFICIALLY APPROVED FOR THE USE OF THE ARCHITECT BY THE PROJECT ARCHITECT. KEAN DESIGNS LTD. SHALL BE LIABLE FOR THE ACTION OF THESE DOCUMENTS ONLY TO THE EXTENT OF THE PROFESSIONAL SERVICES PROVIDED BY KEAN DESIGNS LTD. FOR THE PROJECT. NO OTHER LIABILITY SHALL BE INCURRED BY KEAN DESIGNS LTD. OR ITS ARCHITECTS OR ENGINEERS IN CONNECTION WITH THESE DOCUMENTS. NO OTHER LIABILITY SHALL BE INCURRED BY KEAN DESIGNS LTD. OR ITS ARCHITECTS OR ENGINEERS IN CONNECTION WITH THESE DOCUMENTS.



**KEAN DESIGNS LTD.**  
 5 MAIN STREET  
 COLD SPRING HARBOR  
 NEW YORK, 11724  
 T: +1 (631) 367-9696  
 E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
 260 MIRAFLORES DRIVE  
 TOWN OF PALM BEACH, FLORIDA

NTS SCALE | JTD DRAWN  
 © 2016  
 JOB | KEAN DESIGNS

**PS-1.0**

PHOTO SHEET  
 NEIGHBORHOOD CONTEXT



**9** N PROPERTY LINE LOOKING N  
**PS-1.1** SCALE: NTS



**8** N PROPERTY LINE LOOKING S  
**PS-1.1** SCALE: NTS



**7** SW LOOKING N  
**PS-1.1** SCALE: NTS



**6** SW LOOKING E  
**PS-1.1** SCALE: NTS



**5** SE LOOKING W  
**PS-1.1** SCALE: NTS



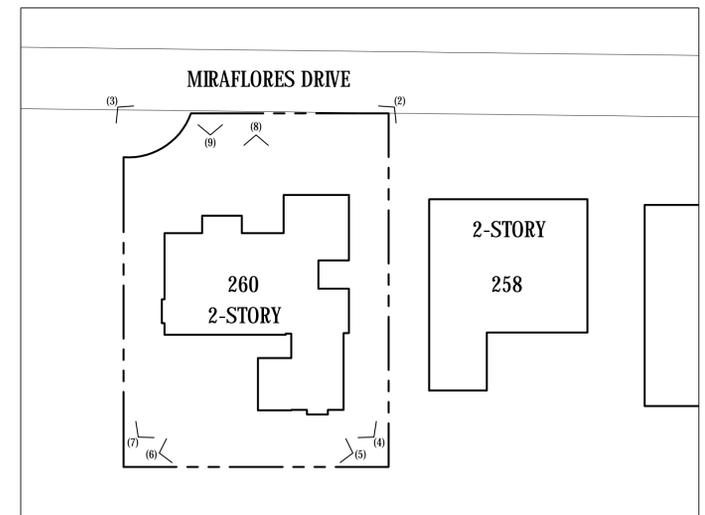
**4** SE LOOKING N  
**PS-1.1** SCALE: NTS



**3** NW LOOKING SE  
**PS-1.1** SCALE: NTS



**2** NE LOOKING SW  
**PS-1.1** SCALE: NTS



**1** PHOTO KEY PLAN  
**PS-1.1** SCALE: NTS

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (ARCOM), 11-07-2023
2	SECOND SUBMITTAL (ARCOM), 11-20-2023
3	FINAL SUBMITTAL (ARCOM), 12-07-2023
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	

CONSULTANTS:

PROFESSIONAL SEAL

THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT, ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THE CLIENT'S USE ONLY. THEY ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF KEAN DESIGNS LTD. ANY SUCH REPRODUCTION OR USE WITHOUT THE WRITTEN CONSENT OF KEAN DESIGNS LTD. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO KEAN DESIGNS LTD. OR ANY OTHER PARTY.



**KEAN DESIGNS LTD.**  
 5 MAIN STREET  
 COLD SPRING HARBOR  
 NEW YORK, 11724  
 T: +1 (631) 367-9696  
 E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
 260 MIRAFLORES DRIVE  
 TOWN OF PALM BEACH, FLORIDA

NTS SCALE | JTD DRAWN  
 © 2016 KEAN DESIGNS  
 JOB

**PS-1.1**

PHOTO SHEET  
 EXISTING SITE



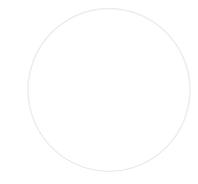



1 RENDERED SITE PLAN  
SP-1.1 SCALE: NTS

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (ARCOM), 11-07-2023
2	SECOND SUBMITTAL (ARCOM), 11-20-2023
3	FINAL SUBMITTAL (ARCOM), 12-07-2023
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	

CONSULTANTS:

PROFESSIONAL SEAL:



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT, ARE HEREBY OFFICIALLY APPROVED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. KEAN DESIGNS LTD. ACCEPTS RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. KEAN DESIGNS LTD. SHALL BE LIABLE FOR THE ACTION OF THESE DOCUMENTS AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION COSTS AND OTHER EXPENSES INCURRED BY THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. KEAN DESIGNS LTD. SHALL NOT BE LIABLE FOR THE OMISSION OF ANY INFORMATION OR FOR ANY OTHER REASON. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO KEAN DESIGNS LTD. AND FOR THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.



**KEAN DESIGNS LTD.**

5 MAIN STREET  
COLD SPRING HARBOR  
NEW YORK, 11724

T: +1 (631) 367-9696  
E: info@keandesigns.com

PROJECT ADDRESS:

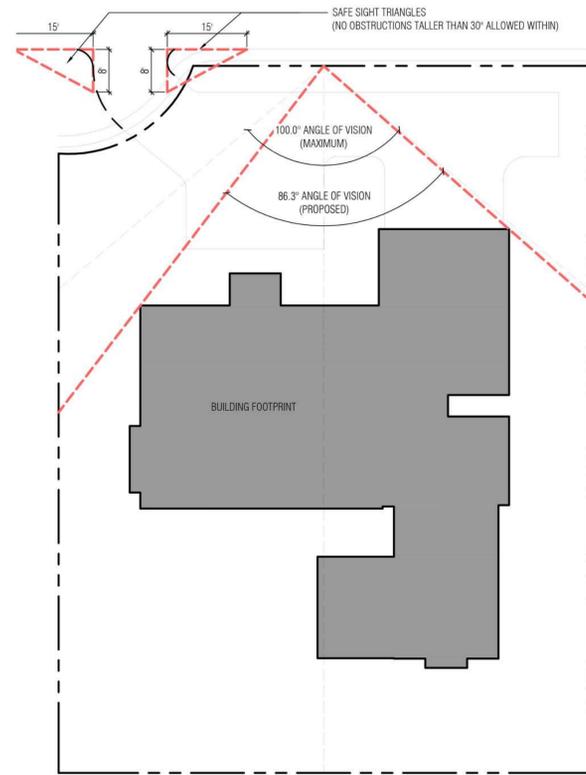
**MIRAFLORES**  
260 MIRAFLORES DRIVE  
TOWN OF PALM BEACH, FLORIDA

AS NOTED | CW  
SCALE | DRAWN

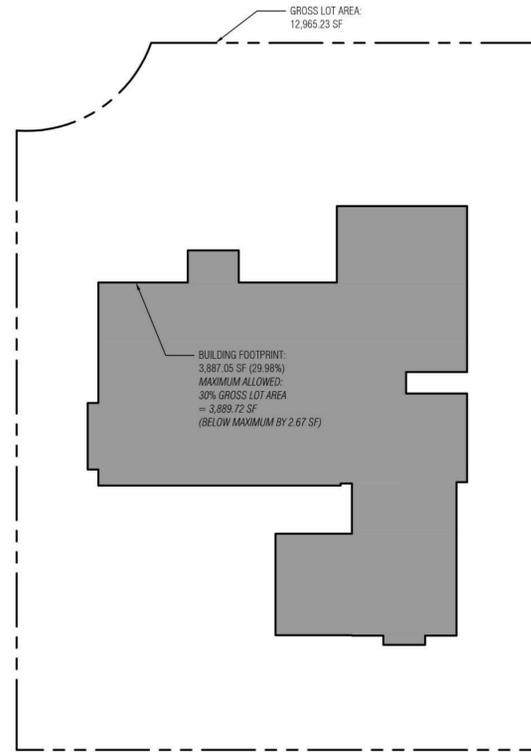
© 2016  
JOB | KEAN DESIGNS

**SP-1.1**

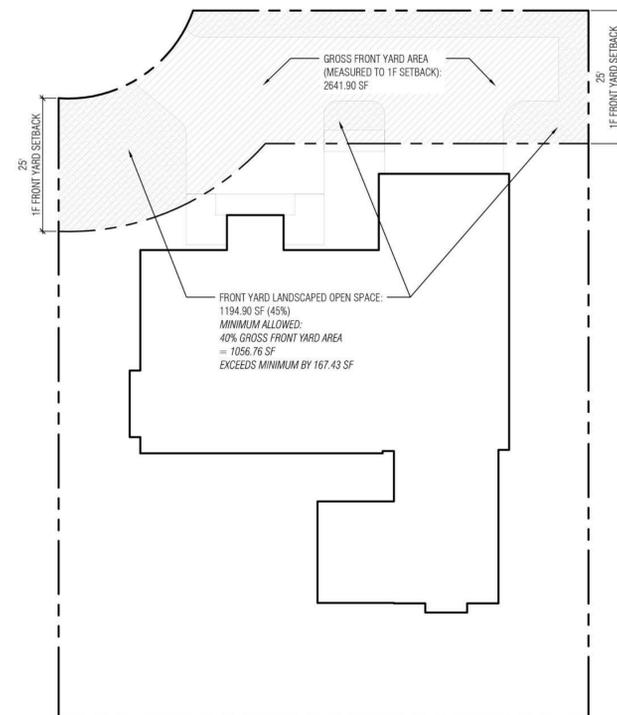
RENDERED SITE PLAN



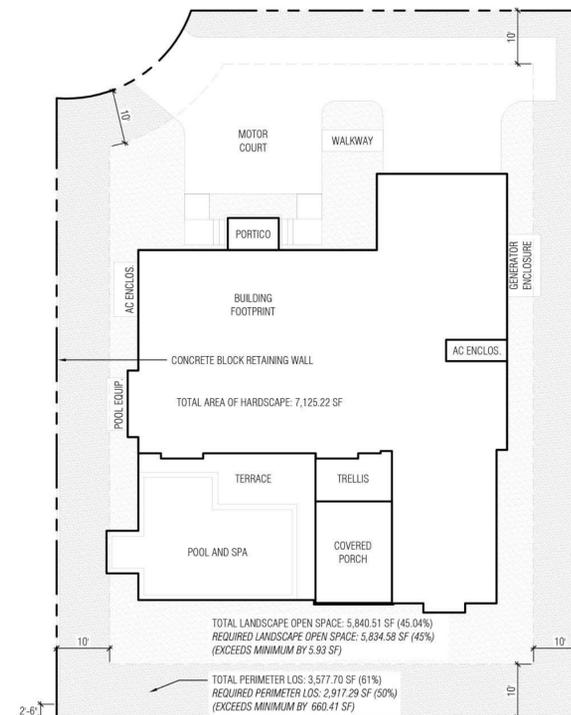
5 SIGHT LINES DIAGRAM  
ZD-1.0 SCALE: 1/16" = 1'-0"



4 LOT COVERAGE DIAGRAM  
ZD-1.0 SCALE: 1/16" = 1'-0"



3 FRONT YARD DIAGRAM  
ZD-1.0 SCALE: 1/16" = 1'-0"



2 OPEN SPACE DIAGRAM  
ZD-1.0 SCALE: 1/16" = 1'-0"

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

Line #	REQ'D / PERMITTED	EXISTING	PROPOSED	
1	<b>Zoning Legend</b>			
2	Property Address: 260 Miraflores Drive, Palm Beach, FL 33480			
3	Zoning District: R-B Residential District			
4	Lot Area (sq. ft.): 12,965.73 SF			
5	Lot Width (W) & Depth (D) (ft.): 100'-0" Wide x 132'-9 5/8" Deep			
6	Structure Type: Single Family Residential (Single-Family, Multi-Family, Comm., Other)			
7	FEMA Flood Zone Designation: Zone "AE" EL. 6.00 (Per FIRM Map #12099C0581F (Dated 10/5/2017))			
8	Zero Datum for point of meas. (NAVD) EL. 7.00 NAVD88 (Used as Architectural 0'-0")			
9	Crown of Road (COR) (NAVD) EL. 1.45 NAVD88			
10	Lot Coverage (Sq Ft and %)	3,889.27 SF, 30%	0	3,887.05 SF, 29.98%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs., Structure, etc.)	N/A	0	5,727.08 SF
12	*Front Yard Setback (Ft.)	N 25'-0" (1F), 30'-0" (2F)	N/A	N 30'-0" (1F), 30'-1 7/8" (2F)
13	*Side Yard Setback (1st Story) (Ft.)	E 12'-6", W 12'-6"	N/A	E 15'-0", W 13'-5 1/8"
14	*Side Yard Setback (2nd Story) (Ft.)	E 15'-0", W 15'-0"	N/A	E 38'-10 1/8", W 15'-5 1/8"
15	*Rear Yard Setback (Ft.)	S 10'-0" (1F), 15'-0" (2F)	N/A	S 21'-5 3/8" (1F), 49'-7 5/8" (2F)
16	Angle of Vision (Deg.)	100°	N/A	86.3°
17	Building Height (Ft.)	14'-0" (1F), 22'-0" (SF)	N/A	9'-1 11/16" (1F), 19'-0 7/8" (2F)
18	Overall Building Height (Ft.)	30'-0"	N/A	28'-10 1/2"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.97	N/A	3.96
20	** Max. Fill Added to Site (Ft.)	2.77 FT	N/A	2.77 FT
21	Finished Floor Elev. (FFE)(NAVD)	EL. 7.00 NAVD88	N/A	EL. 7.00 NAVD88
22	Base Flood Elevation (BFE)(NAVD)	EL. 6.00 NAVD88	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	5,834.58 SF, 45%	12,965.73 SF, 100%	5,840.51 SF, 45.04%
24	Perimeter LOS (Sq Ft and %)	2,917.29, 50%	4,157.13, 71%	3,577.70, 61%
25	Front Yard LOS (Sq Ft and %)	1,056.76 SF, 40%	2,641.90 SF (100%)	1,194.90 SF, 45%
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

REV BF 20230626

1 PALM BEACH ZONING LEGEND  
ZD-1.0 SCALE: N/A

DATE LOG

NO.	ISSUE	DATE
1	FIRST SUBMITTAL (ARCOM)	11-03-2023
2	SECOND SUBMITTAL (ARCOM)	11-20-2023
3	FINAL SUBMITTAL (ARCOM)	12-07-2023
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		

CONSULTANTS:

PROFESSIONAL SEAL:



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT ARE THE PROPERTY OF KEAN DESIGNS LTD. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD. ANY UNAUTHORIZED USE OF THESE DOCUMENTS SHALL BE AT THE USER'S OWN RISK AND WITHOUT LIABILITY TO KEAN DESIGNS LTD.



**KEAN DESIGNS LTD.**  
5 MAIN STREET  
COLD SPRING HARBOR  
NEW YORK, 11724  
T: +1 (631) 367-9696  
E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
260 MIRAFLORES DRIVE  
TOWN OF PALM BEACH, FLORIDA

AS NOTED | JTD  
SCALE | DRAWN

© 2016  
JOB | KEAN DESIGNS

**ZD-1.0**

ZONING LEGEND AND DIAGRAMS

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (ARCOM) 11-03-2023
2	SECOND SUBMITTAL (ARCOM) 11-20-2023
3	FINAL SUBMITTAL (ARCOM) 12-07-2023
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	

CONSULTANTS:



THE SEALS, SPECIFICATIONS, AND OTHER DOCUMENTS DRAWN BY KEAN DESIGNS LTD. FOR THE PROJECT ARE THE PROPERTY OF KEAN DESIGNS LTD. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD. ANY UNAUTHORIZED USE OF THESE DOCUMENTS SHALL BE AT THE USER'S OWN RISK AND WITHOUT LIABILITY TO KEAN DESIGNS LTD.



**KEAN DESIGNS LTD.**  
 5 MAIN STREET  
 COLD SPRING HARBOR  
 NEW YORK, 11724  
 T: +1 (631) 367-9696  
 E: info@keandesigns.com

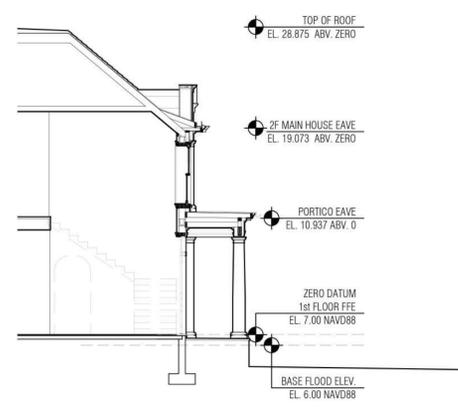
PROJECT ADDRESS:  
**MIRAFLORES**  
 260 MIRAFLORES DRIVE  
 TOWN OF PALM BEACH, FLORIDA

AS NOTED | JTD  
 SCALE | DRAWN

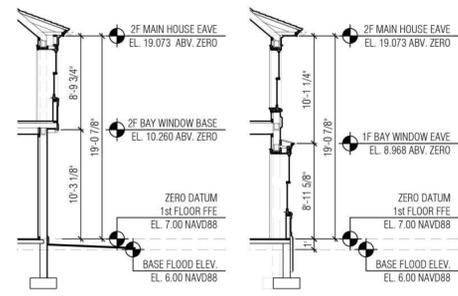
JOB | © 2016  
 KEAN DESIGNS

**ZD-1.1**

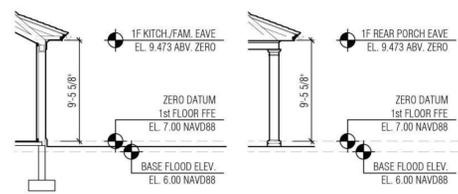
CUBIC CONTENT RATIO DIAGRAM AND CALCULATIONS



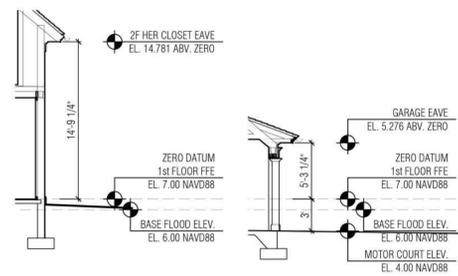
**10 CCR SECTIONS A, H, I**  
 ZD-1.1 SCALE: 1/8" = 1'-0"



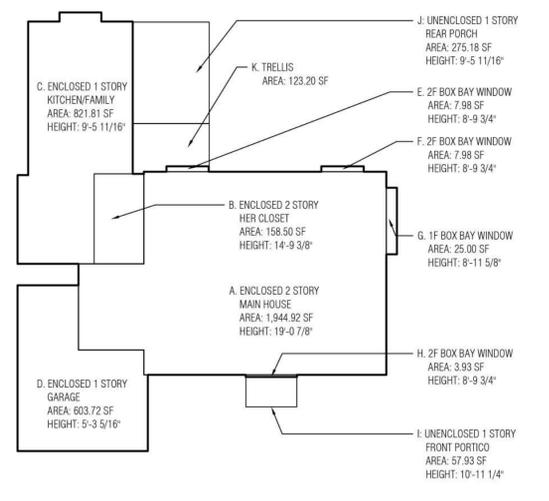
**8,9 CCR SECTIONS E, F, G**  
 ZD-1.1 SCALE: 1/8" = 1'-0"



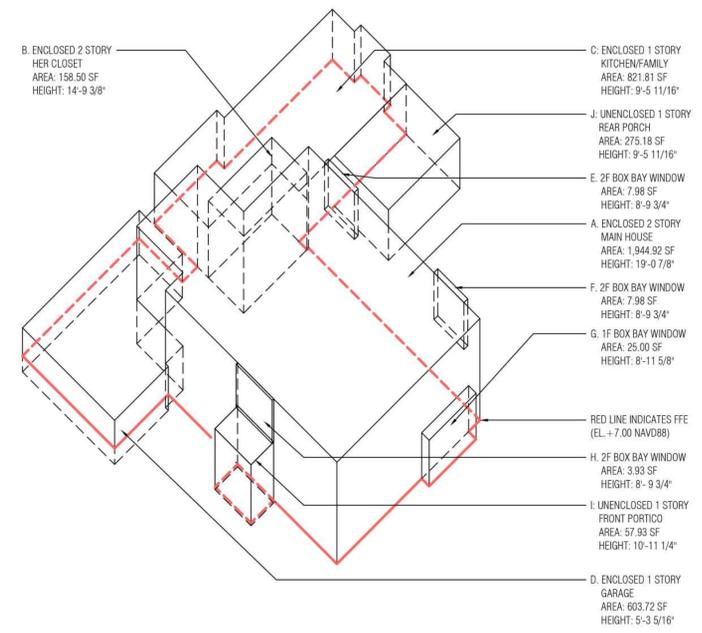
**6,7 CCR SECTIONS C, J**  
 ZD-1.1 SCALE: 1/8" = 1'-0"



**4,5 CCR SECTIONS B, D**  
 ZD-1.1 SCALE: 1/8" = 1'-0"



**3 CCR PLAN DIAGRAM**  
 ZD-1.1 SCALE: NTS

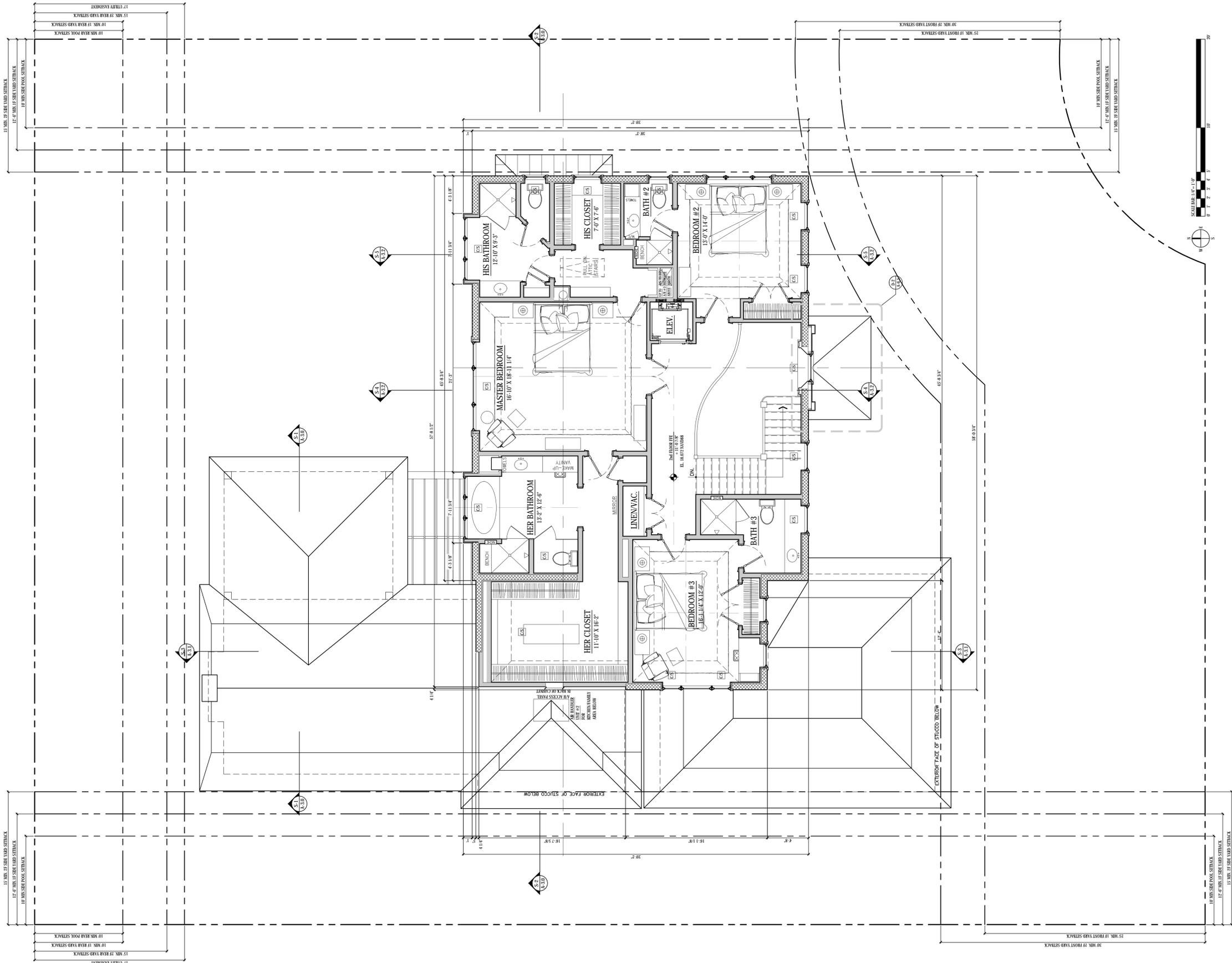


**2 CCR AXONOMETRIC DIAGRAM**  
 ZD-1.1 SCALE: NTS

CUBIC CONTENT RATIO FOR ZONING DISTRICT R - B			
LOT SIZE: 13,000 SF (ROUNDED PER CODE)	SQ. FT. (SQUARE FOOT) AREA	HEIGHT FROM ZERO DATUM	CU. FT. (CUBIC FEET) VOLUME
A. ENCLOSED 2 STORY MAIN HOUSE	1,944.92 SF.	19'-0 7/8" (19.073)	37,095.46 CU. FT.
B. ENCLOSED 2 STORY HER CLOSET	158.50 SF.	14'-9 3/8" (14.781)	2,342.79 CU. FT.
C. ENCLOSED 1 STORY KITCHEN/FAMILY	821.81 SF.	9'-5 11/16" (9.473)	7,785.01 CU. FT.
D. ENCLOSED 1 STORY GARAGE	603.72 SF.	5'-3 5/16" (5.276)	3,185.23 CU. FT.
E. 2nd STORY BOX BAY WINDOW	7.98 SF.	8'-9 3/4" (8.813)	70.33 CU. FT.
F. 2nd STORY BOX BAY WINDOW	7.98 SF.	8'-9 3/4" (8.813)	70.33 CU. FT.
G. 1st STORY BOX BAY WINDOW	25.00 SF.	8'-11 5/8" (8.968)	224.20 CU. FT.
H. 2nd STORY BOX BAY WINDOW	3.93 SF.	8'-9 3/4" (8.813)	34.64 CU. FT.
TOTAL ENCLOSED:			50,807.97 CU. FT.
I. UNENCLOSED 1 STORY: FRONT PORTICO	57.93 SF.	10'-11 1/4" (10.937)	633.58 CU. FT.
J. UNENCLOSED 1 STORY: REAR PORCH	275.18 SF.	9'-5 11/16" (9.473)	2,606.78 CU. FT.
TOTAL UNENCLOSED:			3,240.36 CU. FT.
K. TRELIS	150.46 SF.		
MAXIMUM ALLOWABLE CCR = 3.50 + (((60,000 - 13,000) ÷ 50,000) X 0.5) = 3.97 OR 51,610 CU. FT.			
MAXIMUM EXEMPT CCR FOR UNENCLOSED COVERED = 5% OF MAXIMUM ALLOWABLE CCR (51,610) = 2,580 CU. FT. (MAXIMUM ALLOWED) 3,240.36 (PROPOSED) - 2,580 (ALLOWED) = 659.86 CU. FT. NON-EXEMPT (TO BE ADDED TO CCR)			
MAXIMUM EXEMPT TRELIS: = 3% OF GROSS LOT AREA (12,965.73 SF) = 388.97 SF (MAXIMUM ALLOWED) 123.20 SF PROPOSED; TRELIS DOES NOT CONTRIBUTE TO CCR OR LOT COVERAGE. (PER §134-895)			
TOTAL CCR = 50,807.97 (TOTAL PROPOSED ENCLOSED) + 659.86 (NON-EXEMPT UNENCLOSED) = 51,467.83 CU. FT. < 51,610 CU. FT. (142.17 CU. FT. UNDER) 51,467.83/13,000 = 3.96 CCR ≤ 3.97 MAX. CCR			

**1 CUBIC CONTENT RATIO CALCULATIONS**  
 ZD-1.1 SCALE: NTS



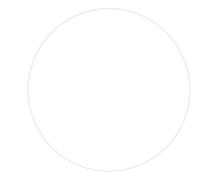


P-2 SECOND FLOOR PLAN  
 A-1.2 SCALE: 3/16" = 1'-0"

NO.	ISSUE DATE
1	FOR REVIEW 10-23-2019
2	PRELIMINARY FOR REVIEW ONLY (AR.COM) 10-18-2023
3	FIRST SUBMITTAL (AR.COM) 11-07-2023
4	SECOND SUBMITTAL (AR.COM) 11-20-2023
5	FINAL SUBMITTAL (AR.COM) 12-07-2023
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	

CONSULTANTS:

PROFESSIONAL SEAL:



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT ARE THE PROPERTY OF KEAN DESIGNS LTD. ANY REUSE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD. IS STRICTLY PROHIBITED. KEAN DESIGNS LTD. SHALL BE LIABLE FOR DAMAGES IN THE EVENT OF THESE DOCUMENTS BEING USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED. KEAN DESIGNS LTD. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY ANY PARTY AS A RESULT OF THE USE OF THESE DOCUMENTS. THE PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN KEAN DESIGNS LTD. AND THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. KEAN DESIGNS LTD. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY ANY PARTY AS A RESULT OF THE USE OF THESE DOCUMENTS.

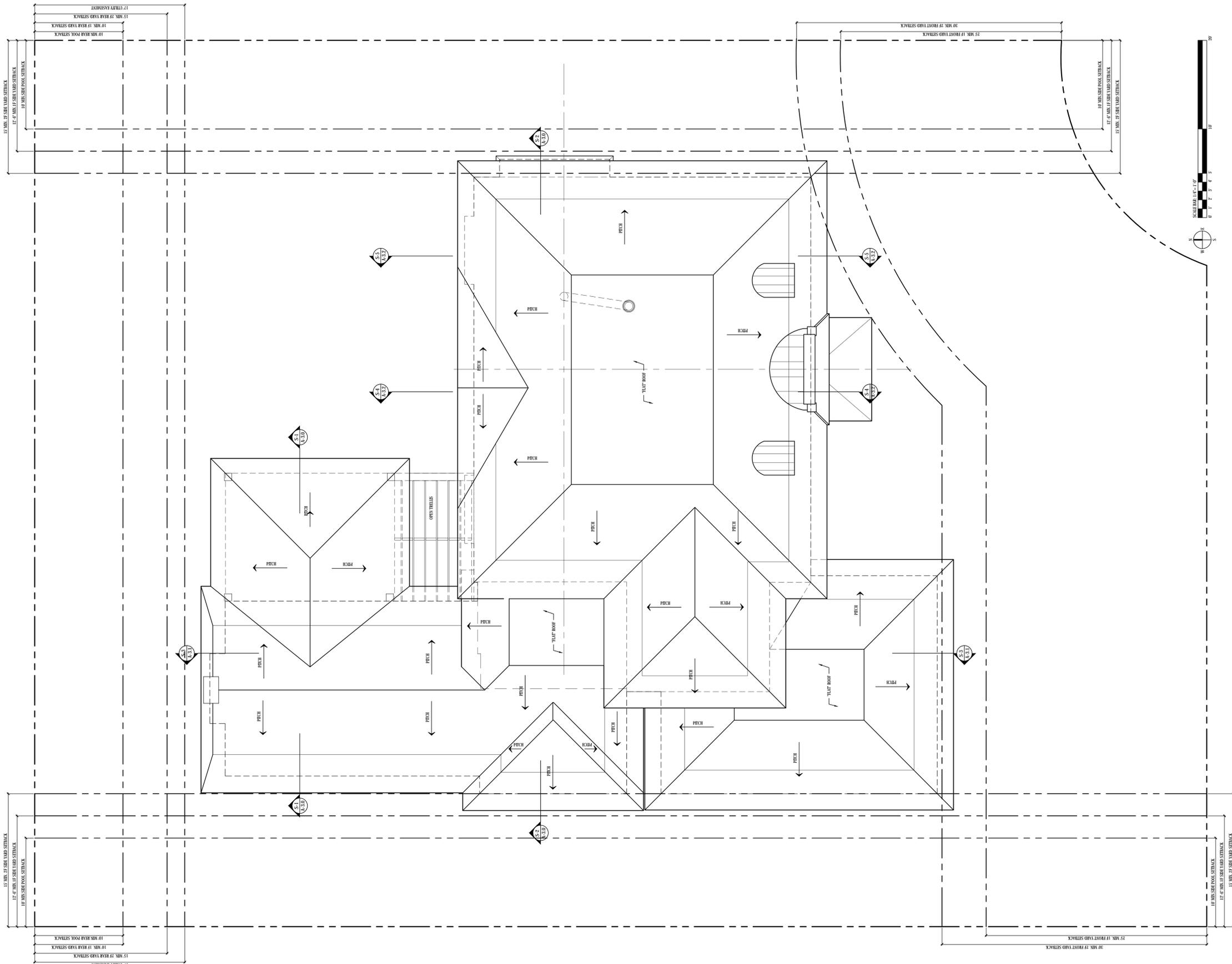


**KEAN DESIGNS LTD.**  
 5 MAIN STREET  
 COLD SPRING HARBOR  
 NEW YORK, 11724  
 T: +1 (631) 367-9696  
 E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
 260 MIRAFLORES DRIVE  
 TOWN OF PALM BEACH, FLORIDA

3/16" = 1'-0" ED, JTD  
 SCALE DRAWN  
 © 2016  
 JOB KEAN DESIGNS

**A-1.2**



**P-3** ROOF PLAN  
**A-1.3** SCALE: 3/16" = 1'-0"

DATE LOG	
NO.	ISSUE DATE
1	FOR REVIEW
2	10-23-2019 PRELIMINARY FOR REVIEW ONLY (AR.COM)
3	10-18-2023 FIRST SUBMITTAL (AR.COM)
4	11-07-2023 SECOND SUBMITTAL (AR.COM)
5	11-20-2023 FINAL SUBMITTAL (AR.COM)
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	

CONSULTANTS:

---

PROFESSIONAL SEAL:

THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT ARE THE PROPERTY OF KEAN DESIGNS LTD. ANY REUSE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD. IS STRICTLY PROHIBITED. ANY REUSE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD. IS STRICTLY PROHIBITED. ANY REUSE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD. IS STRICTLY PROHIBITED.

**KEAN DESIGNS LTD.**  
 5 MAIN STREET  
 COLD SPRING HARBOR  
 NEW YORK, 11724  
 T: +1 (631) 367-9696  
 E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
 260 MIRAFLORES DRIVE  
 TOWN OF PALM BEACH, FLORIDA

3/16" = 1'-0" ED, JTD  
 SCALE DRAWN  
 © 2016  
 JOB KEAN DESIGNS

**A-1.3**

NO.	ISSUE DATE
1	FOR REVIEW
2	FOR REVIEW
3	FOR REVIEW
4	PRELIMINARY FOR REVIEW ONLY (ARCOM)
5	FINAL SUBMITTAL (ARCOM)
6	SECOND SUBMITTAL (ARCOM)
7	FINAL SUBMITTAL (ARCOM)
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	

CONSULTANTS

PROFESSIONAL SEAL



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY AIAAC ARCHITECTS, P.C. AND THE ARCHITECT, ARE HEREBY OFFICIALLY APPROVED FOR THE ARCHITECT'S USE IN CONNECTION WITH THE PROJECT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AIAAC ARCHITECTS, P.C. OR THE ARCHITECT. ANY REPRODUCTION OR TRANSMISSION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF AIAAC ARCHITECTS, P.C. OR THE ARCHITECT IS PROHIBITED.



**KEAN DESIGNS LTD.**  
 5 MAIN STREET  
 COLD SPRING HARBOR  
 NEW YORK, 11724  
 T: +1 (631) 367-9696  
 E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
 266 MIRAFLORES DRIVE  
 TOWN OF PALM BEACH, FLORIDA

1/4" = 1'-0" ED, JTD  
 SCALE DRAWN

© 2016  
 JOB KEAN DESIGNS

**A-2.0**

**EXTERIOR MATERIAL NOTES:**

**ROOF MATERIAL NOTES:**

- "VEREA" FLAT CLAY ROOF TILES (TO BE SELECTED), WITH COPPER FLASHING WHERE APPLICABLE
- RED COPPER STANDING SEAM ROOF
- RED COPPER GUTTERS AND LEADERS
- REFER TO ROOF PLAN DWG. A-1.3 FOR ADDITIONAL INFORMATION.

**SIDING AND TRIM MATERIAL NOTES:**

- WHITE STUCCO WALL SURFACES
- PAINTED AZEK CASINGS AND TRIM
- PAINTED AZEK FRIEZE, FASCIA AND TRIM
- TIMBERLINE ENDURIAN SHUTTERS W/ HARDWARE AS SELECTED. (STYLE, COLOR AND HARDWARE SHUTTER SCHEDULE TO BE DETERMINED)

**WINDOW NOTES:**

- MARVIN ULTIMATE CLAD HURRICANE-RATED WINDOWS.
- LIFE-CUTS AS SHOWN ON ELEVATIONS.

**MASONRY NOTES:**

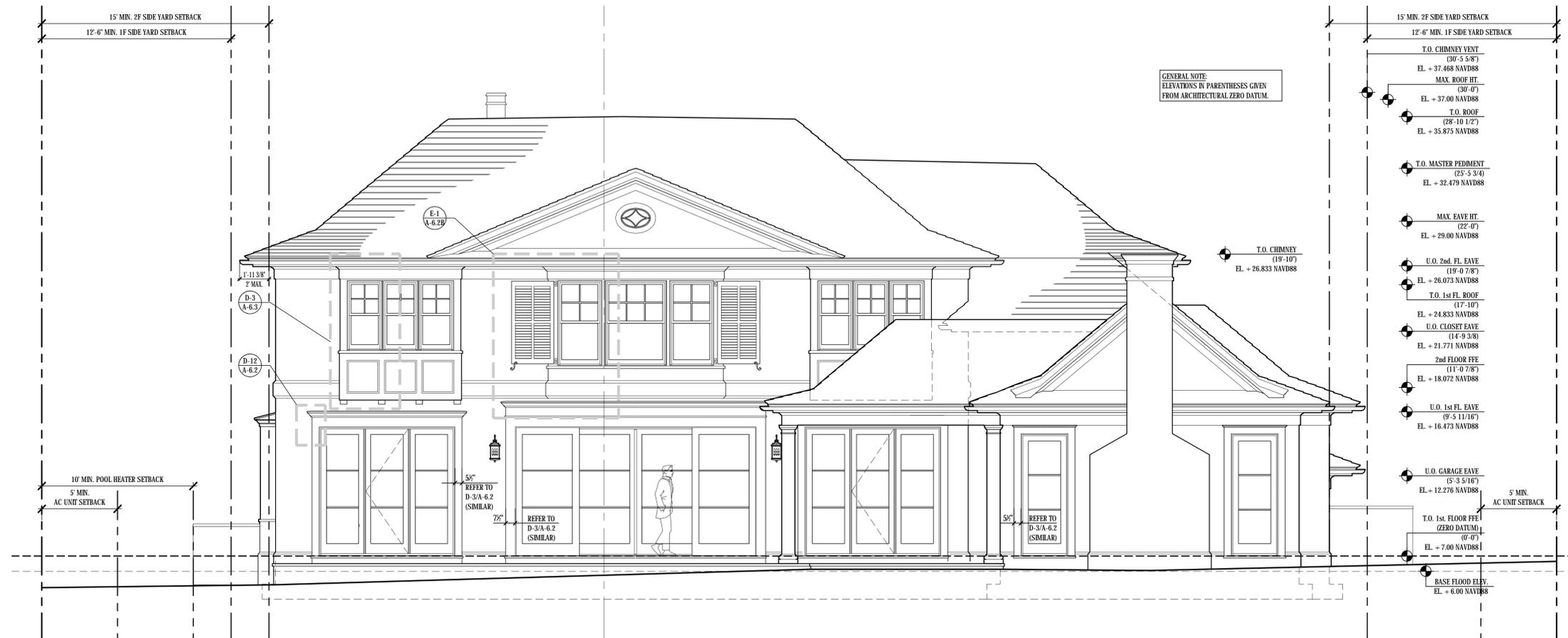
- STUCCO VENEER CHIMNEYS
- BLUESTONE PAVERS AT ALL PORCHES AND TREADS.



**E-1 FRONT ELEVATION**  
 A-2.0 SCALE: 1/4" = 1'-0"



**E-2 RIGHT SIDE ELEVATION**  
 A-2.0 SCALE: 1/4" = 1'-0"



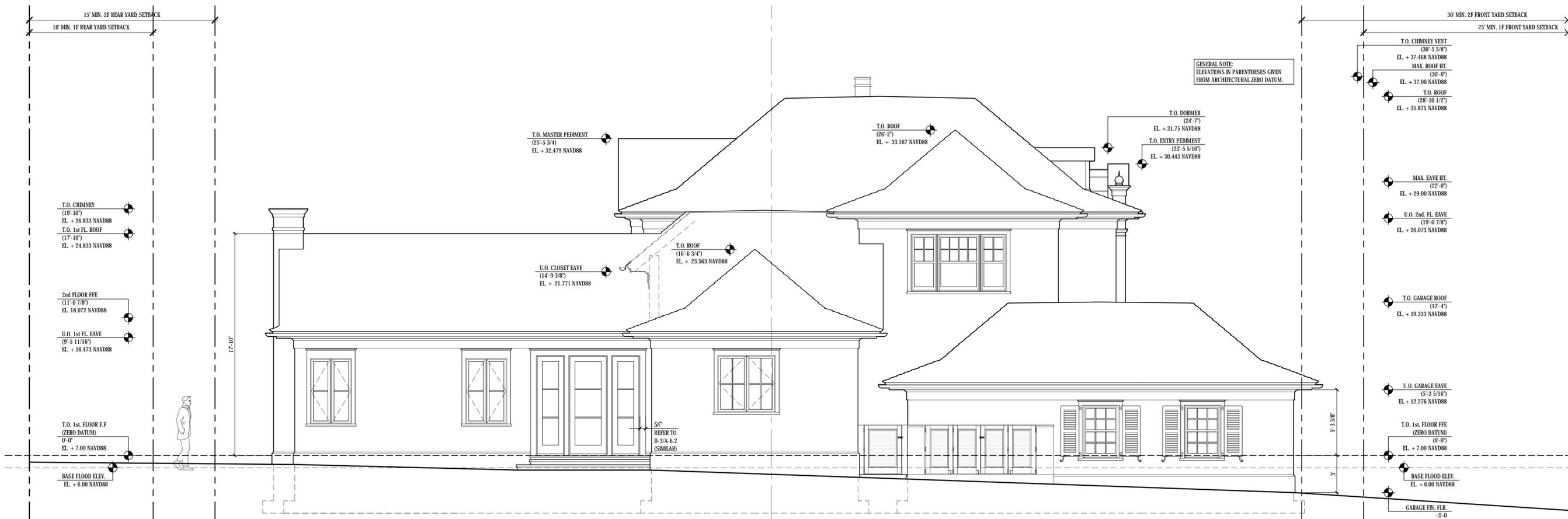
**E-3** REAR ELEVATION  
**A-2.1** SCALE: 1/4" = 1'-0"

GENERAL NOTE:  
 ELEVATIONS IN PARENTHESES GIVEN  
 FROM ARCHITECTURAL ZERO DATUM.

- T.O. CHIMNEY VENT (30'-5 3/8") EL. + 37.468 NAVD88
- MAX. ROOF HT. (30'-0") EL. + 37.00 NAVD88
- T.O. ROOF (28'-10 1/2") EL. + 35.875 NAVD88
- T.O. MASTER PEDIMENT (25'-3 3/4") EL. + 32.479 NAVD88
- MAX. EAVE HT. (22'-0") EL. + 29.00 NAVD88
- T.O. CHIMNEY (19'-10") EL. + 26.833 NAVD88
- U.O. 2nd FL. EAVE (19'-0 7/8") EL. + 26.073 NAVD88
- T.O. 1st FL. ROOF (17'-10") EL. + 24.833 NAVD88
- U.O. CLOSET EAVE (14'-9 3/8") EL. + 21.771 NAVD88
- 2nd FLOOR FFE (11'-0 7/8") EL. + 18.072 NAVD88
- U.O. 1st FL. EAVE (9'-5 11/16") EL. + 16.473 NAVD88
- U.O. GARAGE EAVE (5'-3 5/16") EL. + 12.276 NAVD88
- T.O. 1st FLOOR FFE (ZERO DATUM) (0'-0") EL. + 7.00 NAVD88
- BASE FLOOD ELEV. EL. + 6.00 NAVD88

NO.	ISSUE	DATE
1	FOR REVIEW	10-23-2019
2	FOR REVIEW	12-13-2019
3	PRELIMINARY FOR REVIEW ONLY (ARCOM)	10-14-2023
4	FINAL SUBMITTAL (ARCOM)	11-03-2023
5	SECOND SUBMITTAL (ARCOM)	11-29-2023
6	FINAL SUBMITTAL (ARCOM)	12-07-2023
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		

CONSULTANTS:  
 PROFESSIONAL SEAL



**E-4** LEFT SIDE ELEVATION  
**A-2.1** SCALE: 1/4" = 1'-0"

GENERAL NOTE:  
 ELEVATIONS IN PARENTHESES GIVEN  
 FROM ARCHITECTURAL ZERO DATUM.

- T.O. CHIMNEY VENT (30'-5 3/8") EL. + 37.468 NAVD88
- MAX. ROOF HT. (30'-0") EL. + 37.00 NAVD88
- T.O. ROOF (28'-10 1/2") EL. + 35.875 NAVD88
- T.O. DORMER (24'-7") EL. + 31.75 NAVD88
- T.O. ENTRY PEDIMENT (23'-5 5/16") EL. + 30.443 NAVD88
- MAX. EAVE HT. (22'-0") EL. + 29.00 NAVD88
- U.O. 2nd FL. EAVE (19'-0 7/8") EL. + 26.073 NAVD88
- T.O. GARAGE ROOF (12'-4") EL. + 19.333 NAVD88
- U.O. GARAGE EAVE (5'-3 5/16") EL. + 12.276 NAVD88
- T.O. 1st FLOOR FFE (ZERO DATUM) (0'-0") EL. + 7.00 NAVD88
- BASE FLOOD ELEV. EL. + 6.00 NAVD88
- GARAGE FIN. FLR. (-3'-0")

PROFESSIONAL SEAL



**KEAN DESIGNS LTD.**  
 5 MAIN STREET  
 COLD SPRING HARBOR  
 NEW YORK, 11724  
 T: +1 (631) 367-9696  
 E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
 260 MIRAFLORES DRIVE  
 TOWN OF PALM BEACH, FLORIDA

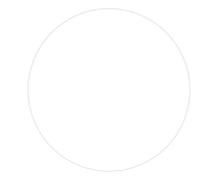
1/4" = 1'-0" ED. JTD  
 SCALE DRAWN  
 © 2016  
 JOB KEAN DESIGNS

**A-2.1**

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (ARCOM), 11-07-2023
2	SECOND SUBMITTAL (ARCOM), 11-20-2023
3	FINAL SUBMITTAL (ARCOM), 12-07-2023
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	

CONSULTANTS:

PROFESSIONAL SEAL:



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT ARE HEREBY OFFICIALLY APPROVED FOR THE DESIGN PROFESSIONAL BY KEAN DESIGNS LTD. IN ACCORDANCE WITH THE PROFESSIONAL SEALING ACT AND THE PROFESSIONAL SEALING REGULATIONS. ANY CHANGES TO THESE DOCUMENTS MUST BE APPROVED BY KEAN DESIGNS LTD. IN WRITING. ANY CHANGES TO THESE DOCUMENTS SHALL NOT BE USED BY THE CONTRACTOR OR OTHER PARTY WITHOUT THE WRITTEN APPROVAL OF KEAN DESIGNS LTD. IN ACCORDANCE WITH THE PROFESSIONAL SEALING ACT AND THE PROFESSIONAL SEALING REGULATIONS.



**KEAN DESIGNS LTD.**

5 MAIN STREET  
COLD SPRING HARBOR  
NEW YORK, 11724

T: +1 (631) 367-9696  
E: info@keandesigns.com

PROJECT ADDRESS:

**MIRAFLORES**  
260 MIRAFLORES DRIVE  
TOWN OF PALM BEACH, FLORIDA

NTS | CW  
SCALE | DRAWN

© 2016  
JOB | KEAN DESIGNS

**EL-2.2**

EXTERIOR MATERIALS AND FINISHES



**4** RIGHT ELEVATION (WEST)  
EL-2.2 SCALE: NTS



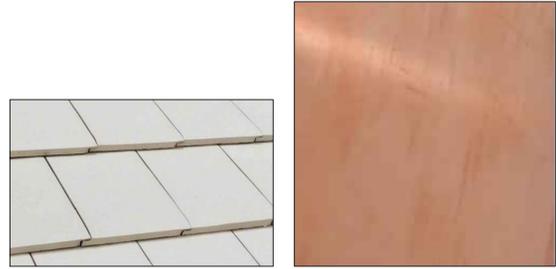
**2** REAR ELEVATION (SOUTH)  
EL-2.2 SCALE: NTS



**3** LEFT ELEVATION (EAST)  
EL-2.2 SCALE: NTS



**1** FRONT ELEVATION (NORTH)  
EL-2.2 SCALE: NTS



**1** **ROOF SAMPLE**  
CS-1.1 SCALE: NTS

**ROOF SPECIFICATIONS**

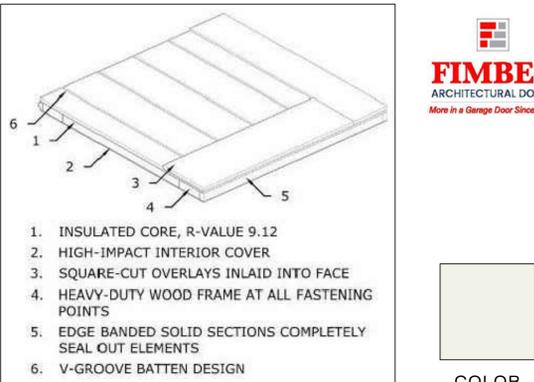
MANUFACTURER	MODEL/MATERIAL	COLOR
VEREA	FLAT CLAY ROOF TILE	'WHITE'
TBD	STANDING SEAM ROOF @ ROOF ACCENT AREAS AS PER ELEVATIONS	'RED COPPER'



**5** **PATIO & PATHS SAMPLE**  
CS-1.1 SCALE: NTS

**PATIOS/PATHS SPECIFICATIONS**

MANUFACTURER	MODEL/MATERIAL	COLOR
N/A	COQUINA STONE WITH RUNNING BOND	TBD



**8** **GARAGE DOOR**  
CS-1.1 SCALE: NTS

**GARAGE DOOR SPECIFICATIONS**

MANUFACTURER	MODEL/MATERIAL	COLOR
FIMBEL ARCHITECTURAL DOORS	ROARING TWENTIES / COMPOSITE CONSTRUCTION	'WHITE DOVE'

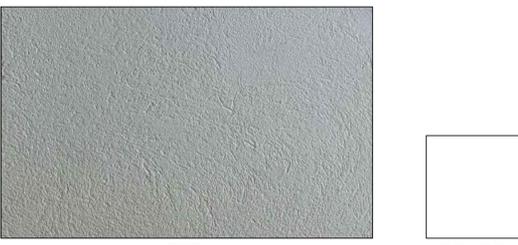
**NOTE: IMAGES SHOWN ARE A REPRESENTATION OF ACTUAL MATERIALS TO BE USED. COLOR & TEXTURE MAY VARY. PLEASE REFER TO PHYSICAL SAMPLES PROVIDED**



**11** **GUTTER & LEADERS SAMPLE**  
CS-1.1 SCALE: NTS

**GUTTER & LEADER SPECIFICATIONS**

MANUFACTURER	MODEL/MATERIAL	COLOR
TBD	HALF ROUND GUTTERS & LEADERS	RED COPPER



**2** **EXTERIOR WALL SAMPLE**  
CS-1.1 SCALE: NTS

**EXTERIOR WALL FINISH SPECIFICATIONS**

MANUFACTURER	MODEL/MATERIAL	COLOR
PAREX	STUCCO: "HAND OF THE CRAFTSMAN" FINISH	'SNOWBALL'



**6** **WINDOW AND/OR TRIM SAMPLE**  
CS-1.1 SCALE: NTS

**WINDOW AND/OR TRIM**

**NOTE:**  
- REFER TO ELEVATIONS FOR MULLION LAYOUT.  
- ALL WINDOWS TO BE HURRICANE-RATED

**WINDOW AND/OR TRIM SPECIFICATIONS**

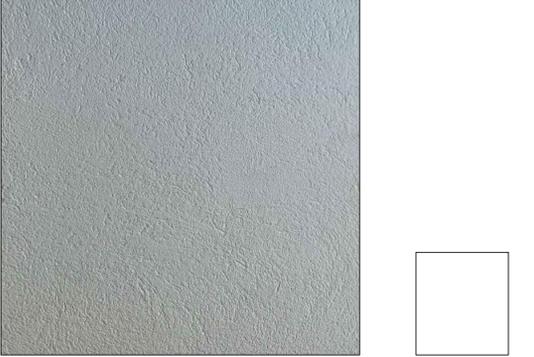
MANUFACTURER	MODEL/MATERIAL	COLOR
MARVIN	SIGNATURE ULTIMATE CLAD WINDOWS: DOUBLE HUNG AND CASEMENT	'STONE WHITE'



**9** **COLUMNS SAMPLE**  
CS-1.1 SCALE: NTS

**COLUMNS SPECIFICATIONS**

MANUFACTURER	MATERIAL	COLOR
TBD	PAINTED AZEK / PRE-CAST	'WHITE DOVE'



**12** **RETAINING/SITE WALL SAMPLE**  
CS-1.1 SCALE: NTS

**RETAINING WALL SPECIFICATIONS**

MANUFACTURER	MODEL/MATERIAL	COLOR
TBD	STUCCO - "HAND OF THE CRAFTSMAN FINISH"	'SNOWBALL'



**3** **EXTERIOR TRIM SAMPLE**  
CS-1.1 SCALE: NTS

**TRIM SPECIFICATIONS**

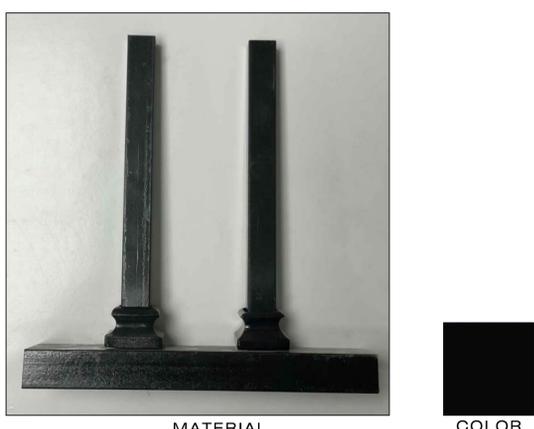
MANUFACTURER	MODEL/MATERIAL	COLOR
AZEK	PAINTED PVC TRIMBOARD	'WHITE DOVE'



**7** **FRONT DOOR SAMPLE**  
CS-1.1 SCALE: NTS

**FRONT DOOR SPECIFICATIONS**

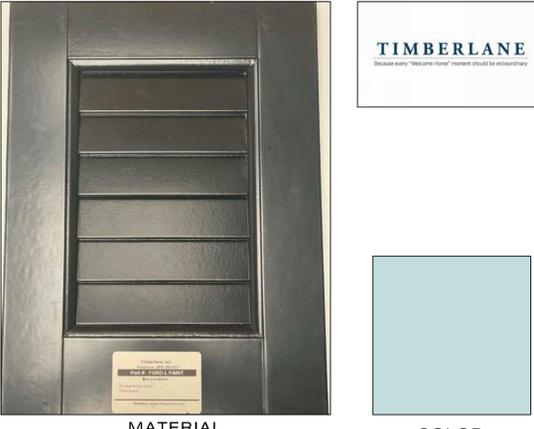
MANUFACTURER	MODEL/MATERIAL	COLOR
CUSTOM	CUSTOM PANNELLED WOOD CONSTRUCTION	'HIGH GLOSS BLACK'



**10** **RAILINGS SAMPLE**  
CS-1.1 SCALE: NTS

**RAILINGS SPECIFICATIONS**

MANUFACTURER	MATERIAL	COLOR
CUSTOM	WROUGHT IRON RAILING SYSTEM WITH BRONZE TOP RAIL	'GLOSS BLACK'



**13** **WINDOW SHUTTER SAMPLE**  
CS-1.1 SCALE: NTS

**WINDOW SHUTTER SPECIFICATIONS**

MANUFACTURER	MODEL/MATERIAL	COLOR
TIMBERLINE	ENDURIAN	'BIRD'S EGG' BM 2051-60



**4** **DRIVEWAY SAMPLE**  
CS-1.1 SCALE: NTS

**DRIVEWAY SPECIFICATIONS**

MANUFACTURER	MATERIAL	COLOR
N/A	PEA GRAVEL & CONCRETE PAVERS	'TBD'

DATE LOG

NO.	ISSUE	DATE
1	FIRST SUBMITTAL (AR.COM)	11-07-2023
2	SECOND SUBMITTAL (AR.COM)	11-29-2023
3	FINAL SUBMITTAL (AR.COM)	12-07-2023
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		

CONSULTANTS

PROFESSIONAL SEAL



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT, ARE THE PROPERTY OF KEAN DESIGNS LTD. SERVICES FOR THE CLIENT ARE LIMITED TO THE PROJECT AND "AS SHOWN" UNLESS OTHERWISE SPECIFIED. KEAN DESIGNS LTD. SHALL BE LIABLE FOR THE ACCURACY OF THESE DOCUMENTS. KEAN DESIGNS LTD. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE MADE BY THE CONTRACTOR OR OTHER PROFESSIONALS IN ACCORDANCE WITH THE PROJECT'S CONTRACT DOCUMENTS OR OTHER PROJECTS AND CONTRACTS.



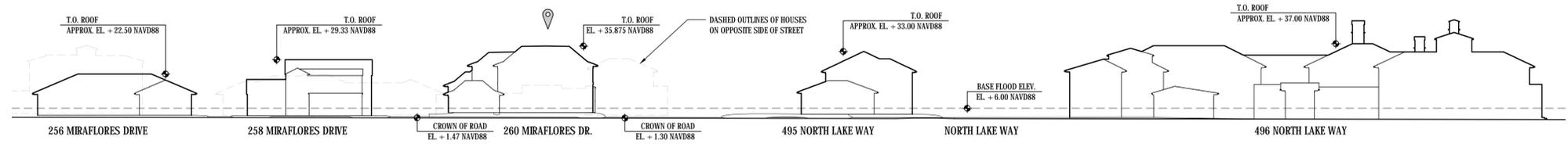
**KEAN DESIGNS LTD.**  
5 MAIN STREET  
COLD SPRING HARBOR  
NEW YORK, 11724  
T: +1 (631) 367-9696  
E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
260 MIRAFLORES DRIVE  
TOWN OF PALM BEACH, FLORIDA

NTS SCALE | JTD DRAWN  
© 2016  
JOB | KEAN DESIGNS

**EL-2.3**

EXTERIOR MATERIALS AND FINISHES



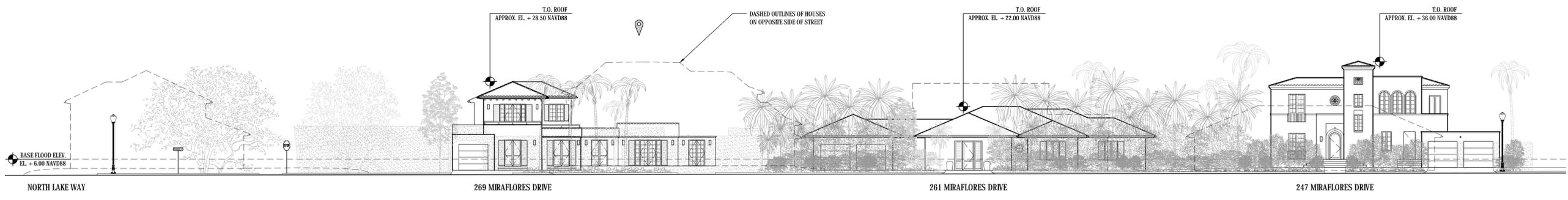
**E-1** MIRAFLORES DRIVE SOUTH SIDE STREETScape KEY ELEVATION  
**A-2.4** SCALE: 1/32"=1'-0"



**E-2** MIRAFLORES DRIVE SOUTH SIDE STREETScape ELEVATION  
**A-2.4** SCALE: 1/16"=1'-0"



**E-3** MIRAFLORES DRIVE SOUTH SIDE STREETScape ELEVATION  
**A-2.4** SCALE: 1/16"=1'-0"

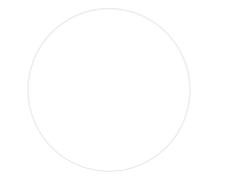


**E-4** MIRAFLORES DRIVE NORTH SIDE STREETScape ELEVATION  
**A-2.4** SCALE: 1/16"=1'-0"

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (A.R.C.O.M.) 11-07-2023
2	SECOND SUBMITTAL (A.R.C.O.M.) 11-20-2023
3	FINAL SUBMITTAL (A.R.C.O.M.) 12-07-2023
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	

CONSULTANTS:

PROFESSIONAL SEAL:



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT ARE THE PROPERTY OF KEAN DESIGNS LTD. ANY REUSE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD. IS STRICTLY PROHIBITED. KEAN DESIGNS LTD. SHALL BE LIABLE FOR THE ACTION OF THESE DOCUMENTS AND SHALL NOT BE USED BY THE OWNER OR OTHER PROFESSIONALS IN ACCORDANCE WITH THE PROJECT OR FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY OTHER PURPOSE.



**KEAN DESIGNS LTD.**  
 5 MAIN STREET  
 COLD SPRING HARBOR  
 NEW YORK, 11724  
 T: +1 (631) 367-9696  
 E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
 260 MIRAFLORES DRIVE  
 TOWN OF PALM BEACH, FLORIDA

AS NOTED | ED. JTD  
SCALE | DATE  
 © 2016  
 JOB | KEAN DESIGNS

**A-2.4**

STREETScape ELEVATIONS

DATE LOG	
NO.	ISSUE DATE
1	FOR REVIEW 10-23-2019
2	FIRST SUBMITTAL (ARCOM) 11-02-2023
3	SECOND SUBMITTAL (ARCOM) 11-29-2023
4	FINAL SUBMITTAL (ARCOM) 12-07-2023
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	

CONSULTANTS:

PROFESSIONAL SEAL



THE DRAWING, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THIS PROJECT ARE THE PROPERTY OF KEAN DESIGNS LTD. AND SHALL REMAIN THE PROPERTY OF KEAN DESIGNS LTD. IN THE EVENT OF ANY DISPUTE OR LITIGATION. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD.



**KEAN DESIGNS LTD.**

5 MAIN STREET  
COLD SPRING HARBOR  
NEW YORK, 11724

T: +1 (631) 367-9696  
E: info@keandesigns.com

PROJECT ADDRESS:

**MIRAFLORES**

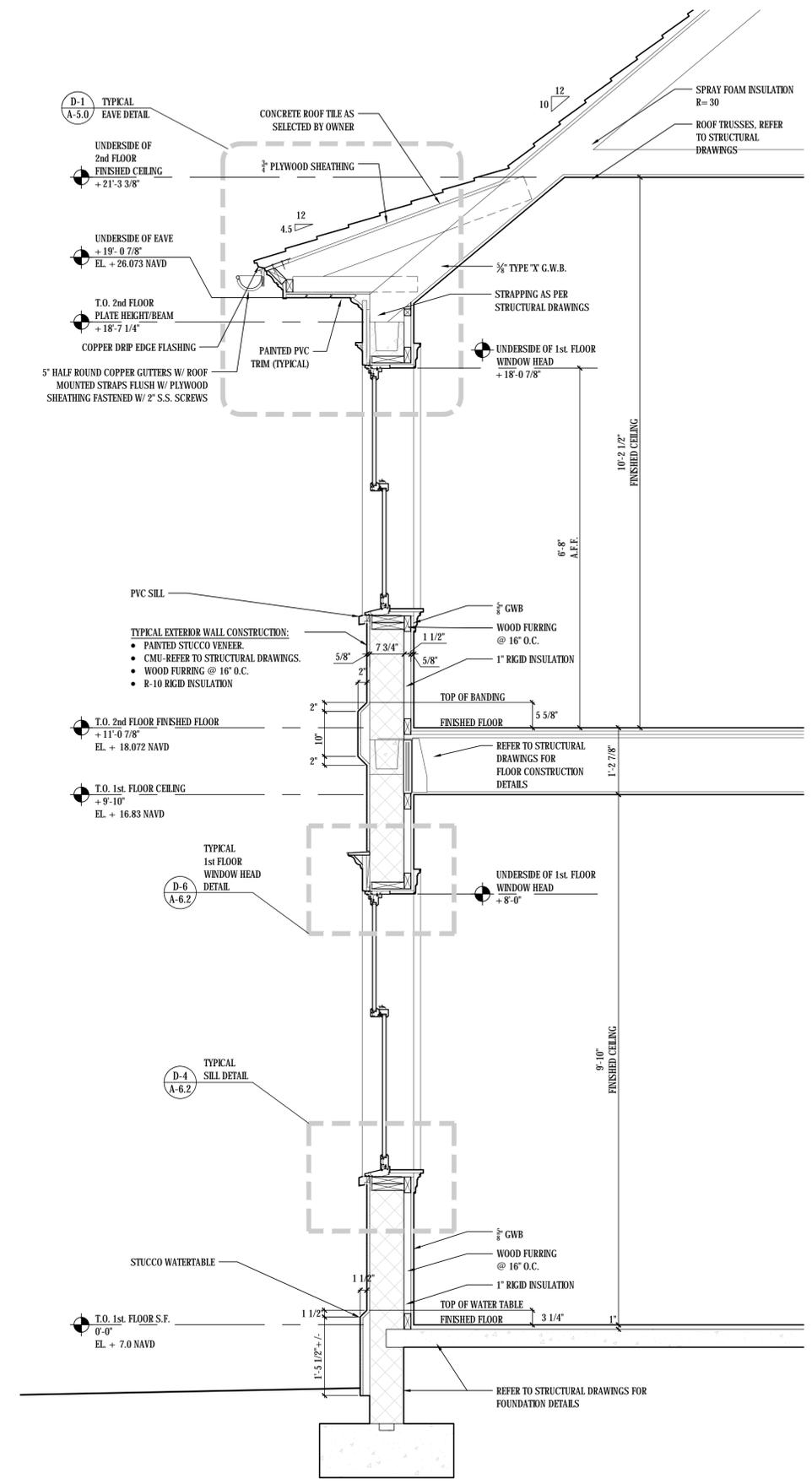
260 MIRAFLORES DRIVE  
TOWN OF PALM BEACH, FLORIDA

AS NOTED SCALE DRAWN

©2016 KEAN DESIGNS

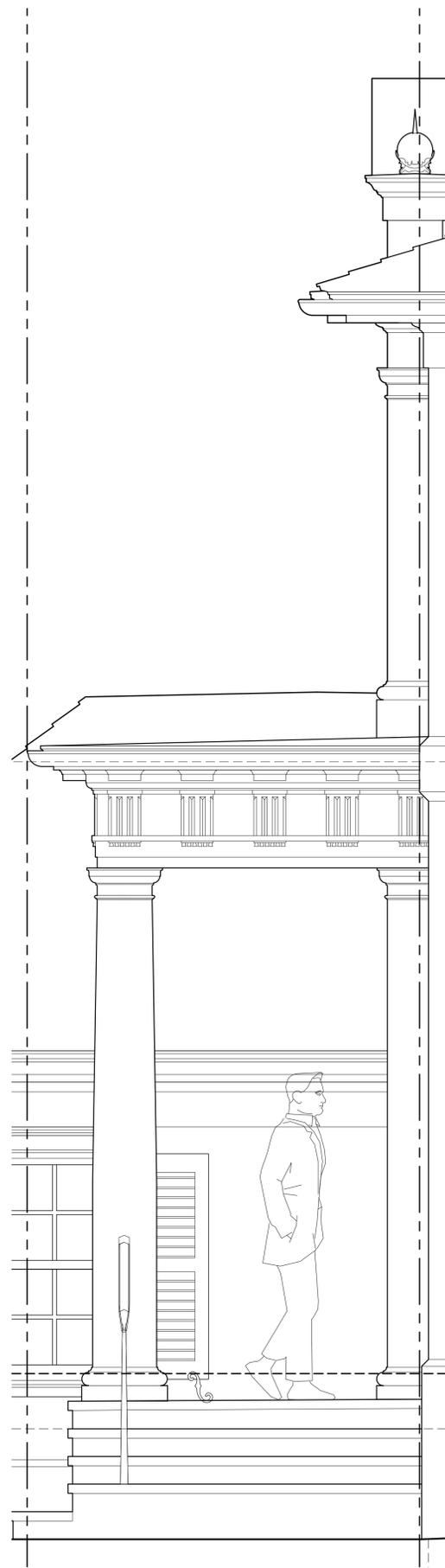
**A-4.0**

WALL SECTIONS

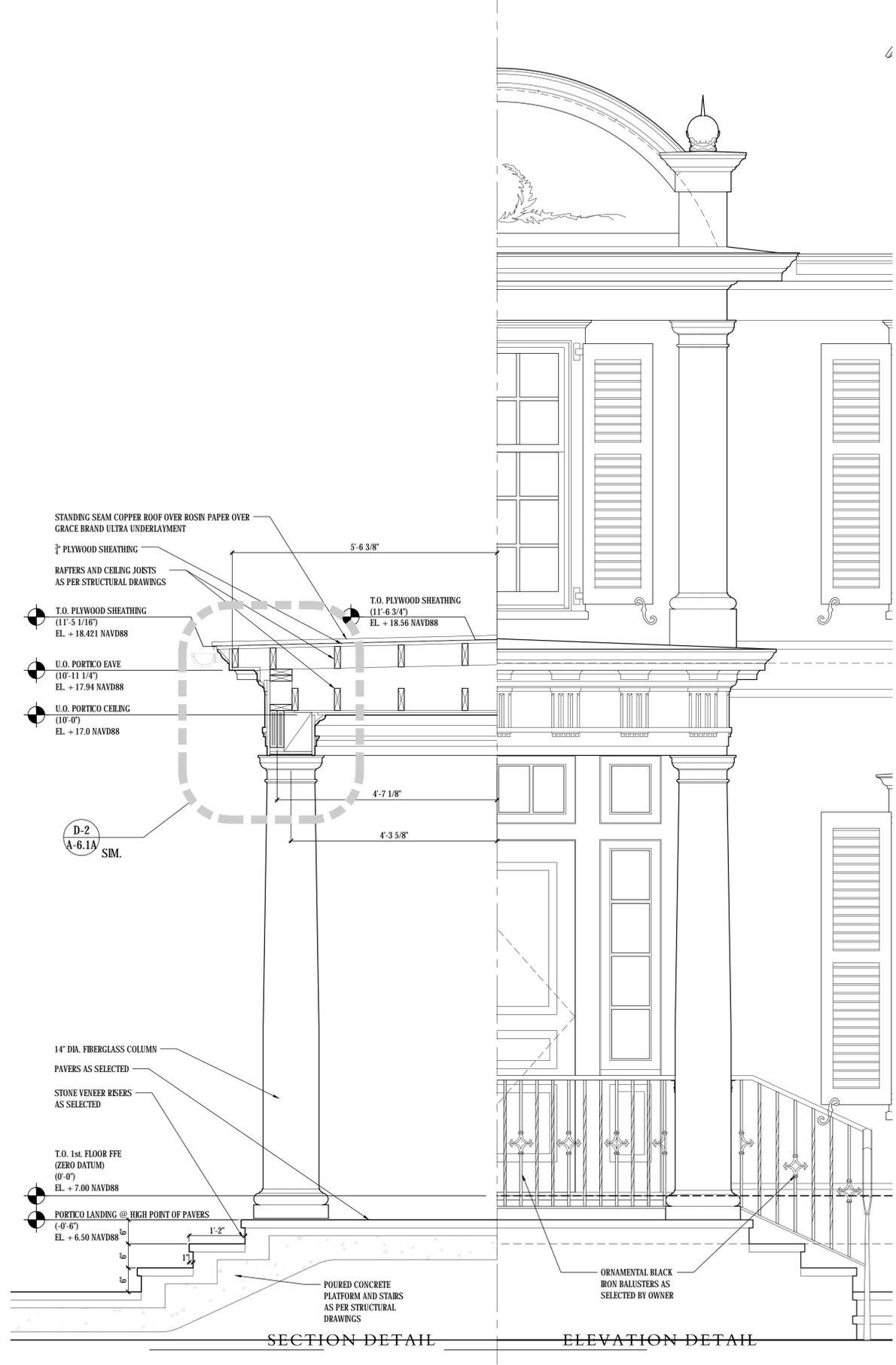


**WS-1** TYPICAL WALL SECTION  
**A-4.0** SCALE: 3/4" = 1'-0"





**D-1** PORTICO SIDE ELEVATION  
**A-6.1** SCALE: 3/4"=1'-0"



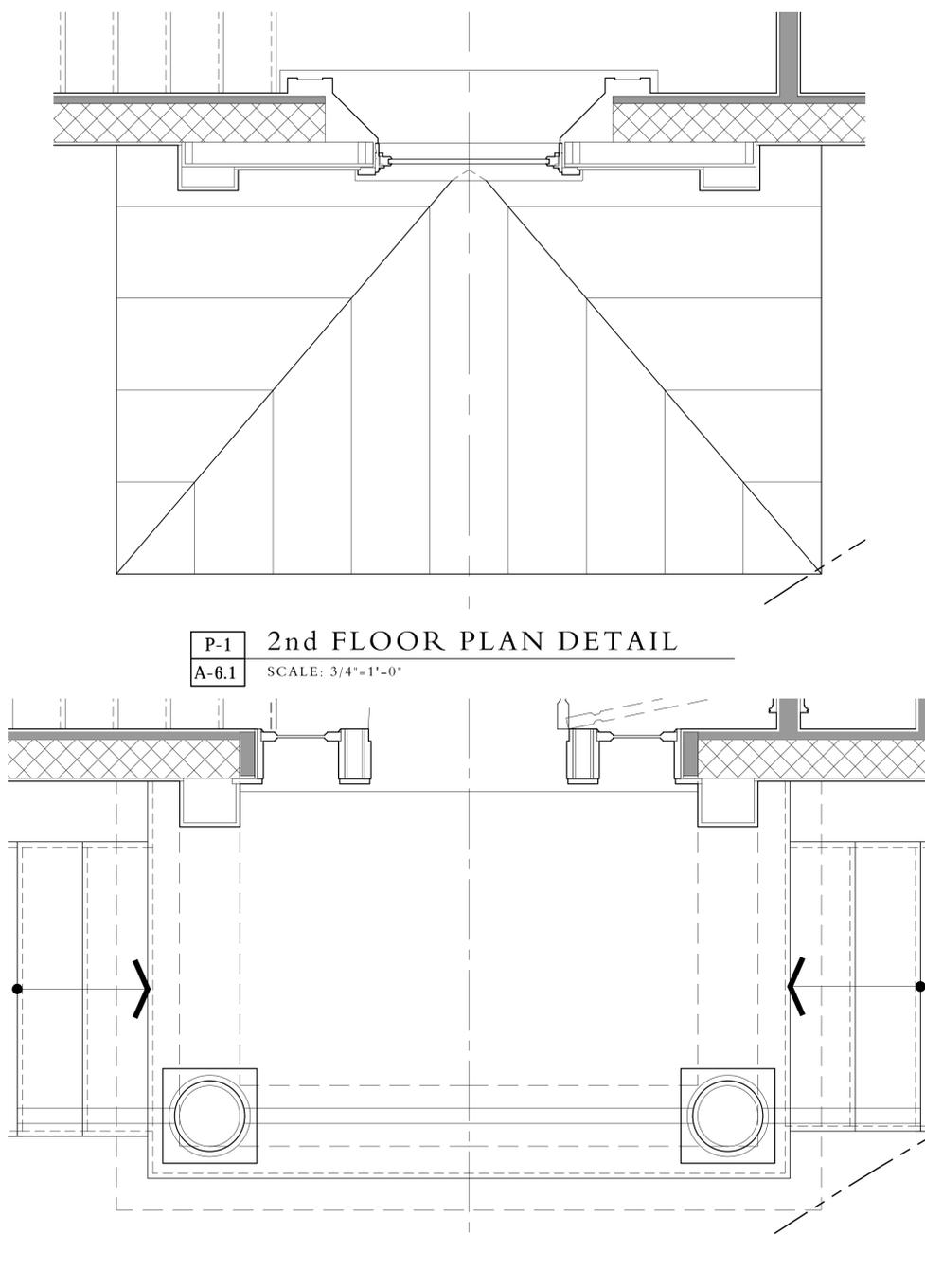
STANDING SEAM COPPER ROOF OVER ROSIN PAPER OVER GRACE BRAND ULTRA UNDERLAYMENT  
 3/4" PLYWOOD SHEATHING  
 RAFTERS AND CEILING JOISTS AS PER STRUCTURAL DRAWINGS  
 T.O. PLYWOOD SHEATHING (11'-5 1/16") EL. +18.421 NAVD88  
 U.O. PORTICO EAVE (10'-11 1/4") EL. +17.94 NAVD88  
 U.O. PORTICO CEILING (10'-0") EL. +17.0 NAVD88

**D-2**  
**A-6.1A** SIM.

14" DIA. FIBERGLASS COLUMN  
 PAVERS AS SELECTED  
 STONE VENEER RISERS AS SELECTED  
 T.O. 1st FLOOR FFE (ZERO DATUM) (0'-0") EL. +7.00 NAVD88  
 PORTICO LANDING @ HIGH POINT OF PAVERS (-0'-6") EL. +6.50 NAVD88

POURED CONCRETE PLATFORM AND STAIRS AS PER STRUCTURAL DRAWINGS  
 ORNAMENTAL BLACK IRON BALUSTERS AS SELECTED BY OWNER

**D-2** PORTICO SECTION/ELEVATION DETAIL  
**A-6.1** SCALE: 3/4"=1'-0"



**P-1** 2nd FLOOR PLAN DETAIL  
**A-6.1** SCALE: 3/4"=1'-0"

**P-2** 1st FLOOR PLAN DETAIL  
**A-6.1** SCALE: 3/4"=1'-0"

NO.	ISSUE	DATE
1	FIRST SUBMITTAL (ARCOM)	11-07-2023
2	SECOND SUBMITTAL (ARCOM)	11-20-2023
3	FINAL SUBMITTAL (ARCOM)	12-07-2023
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		

CONSULTANTS:

PROFESSIONAL SEAL:



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT ARE THE PROPERTY OF KEAN DESIGNS LTD. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD. ANY UNAUTHORIZED USE OF THESE DOCUMENTS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO KEAN DESIGNS LTD.



**KEAN DESIGNS LTD.**  
 5 MAIN STREET  
 COLD SPRING HARBOR  
 NEW YORK, 11724  
 T: +1 (631) 367-9696  
 E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
 260 MIRAFLORES DRIVE  
 TOWN OF PALM BEACH, FLORIDA

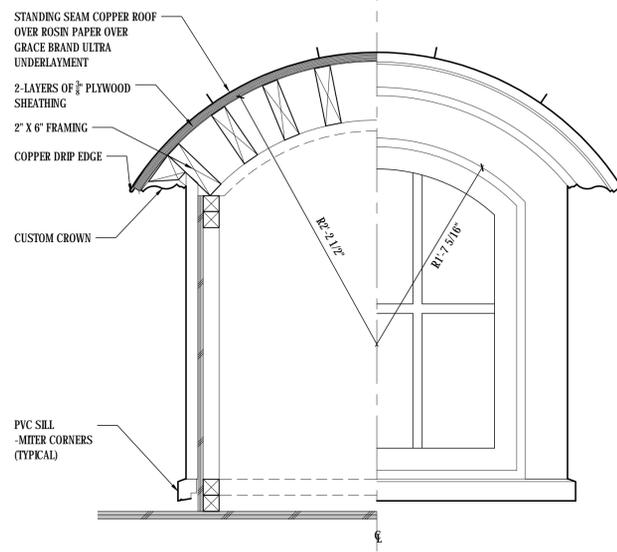
AS NOTED | ED  
 SCALE | DRAWN  
 © 2016  
 JOB | KEAN DESIGNS

**A-6.1**

ENTRY PORTICO DETAILS

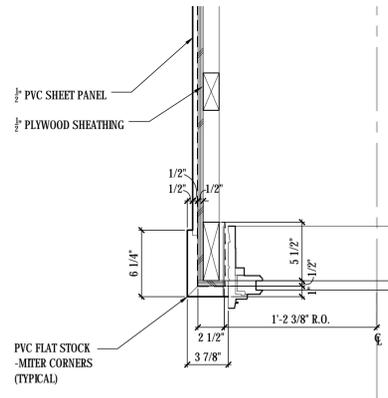






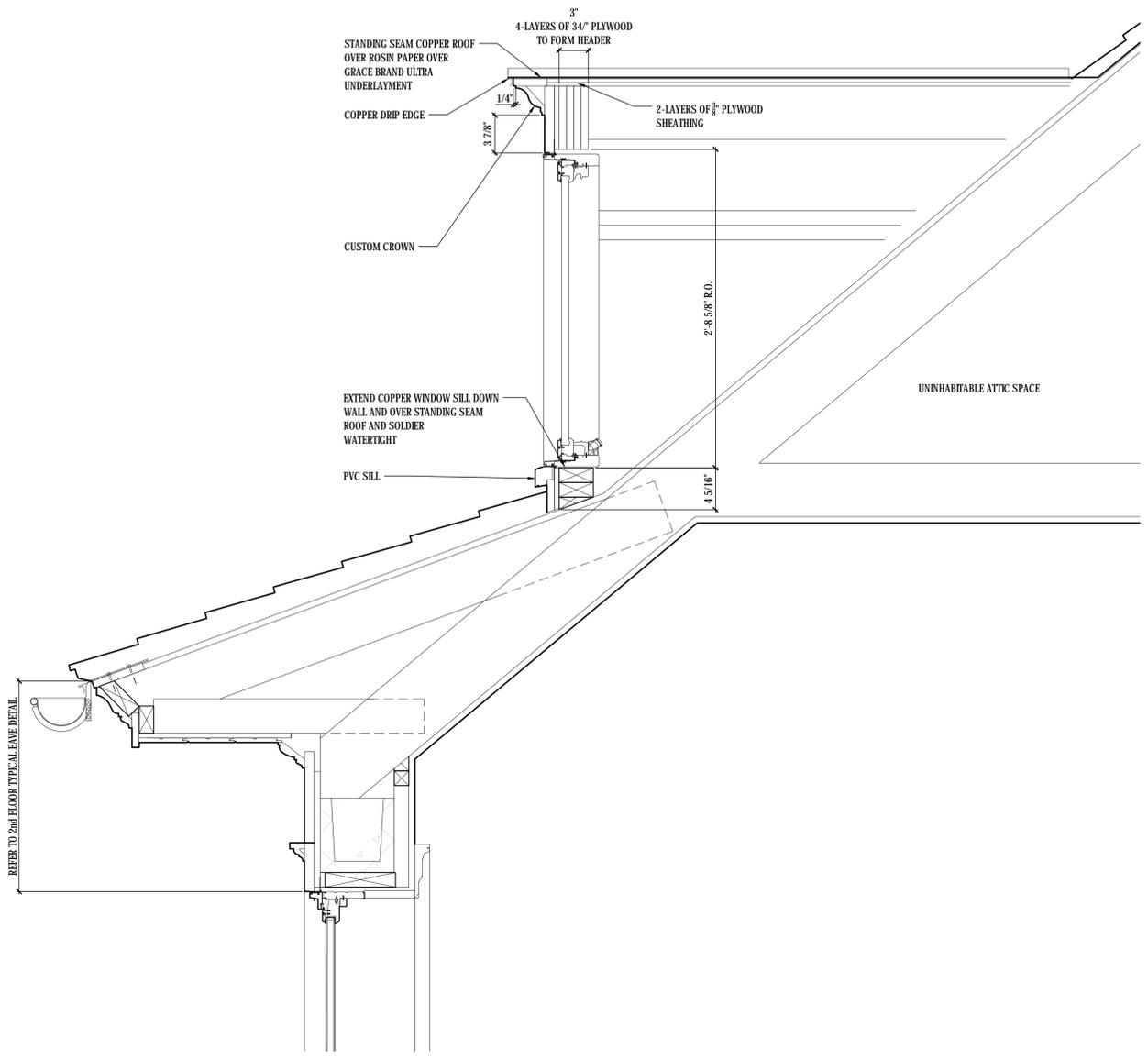
**D-1** DORMER SECTION/  
ELEVATION DETAIL

**A-6.2a** SCALE: 1 1/2"=1'-0"



**D-2** DORMER PLAN DETAIL

**A-6.2a** SCALE: 1 1/2"=1'-0"



**D-3** DORMER SECTION DETAIL

**A-6.2a** SCALE: 1 1/2"=1'-0"

NO.	ISSUE	DATE
1	FIRST SUBMITTAL (A.R.C.O.M.)	11-07-2023
2	SECOND SUBMITTAL (A.R.C.O.M.)	11-20-2023
3	FINAL SUBMITTAL (A.R.C.O.M.)	12-07-2023
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		

CONSULTANTS:

PROFESSIONAL SEAL:



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT ARE THE PROPERTY OF KEAN DESIGNS LTD. ANY REUSE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD. IS STRICTLY PROHIBITED. KEAN DESIGNS LTD. SHALL BE LIABLE FOR THE ACTIONS OF THESE DOCUMENTS AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DOCUMENTS. KEAN DESIGNS LTD. SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DOCUMENTS.



**KEAN DESIGNS LTD.**

5 MAIN STREET  
COLD SPRING HARBOR  
NEW YORK, 11724

T: +1 (631) 367-9696  
E: info@keandesigns.com

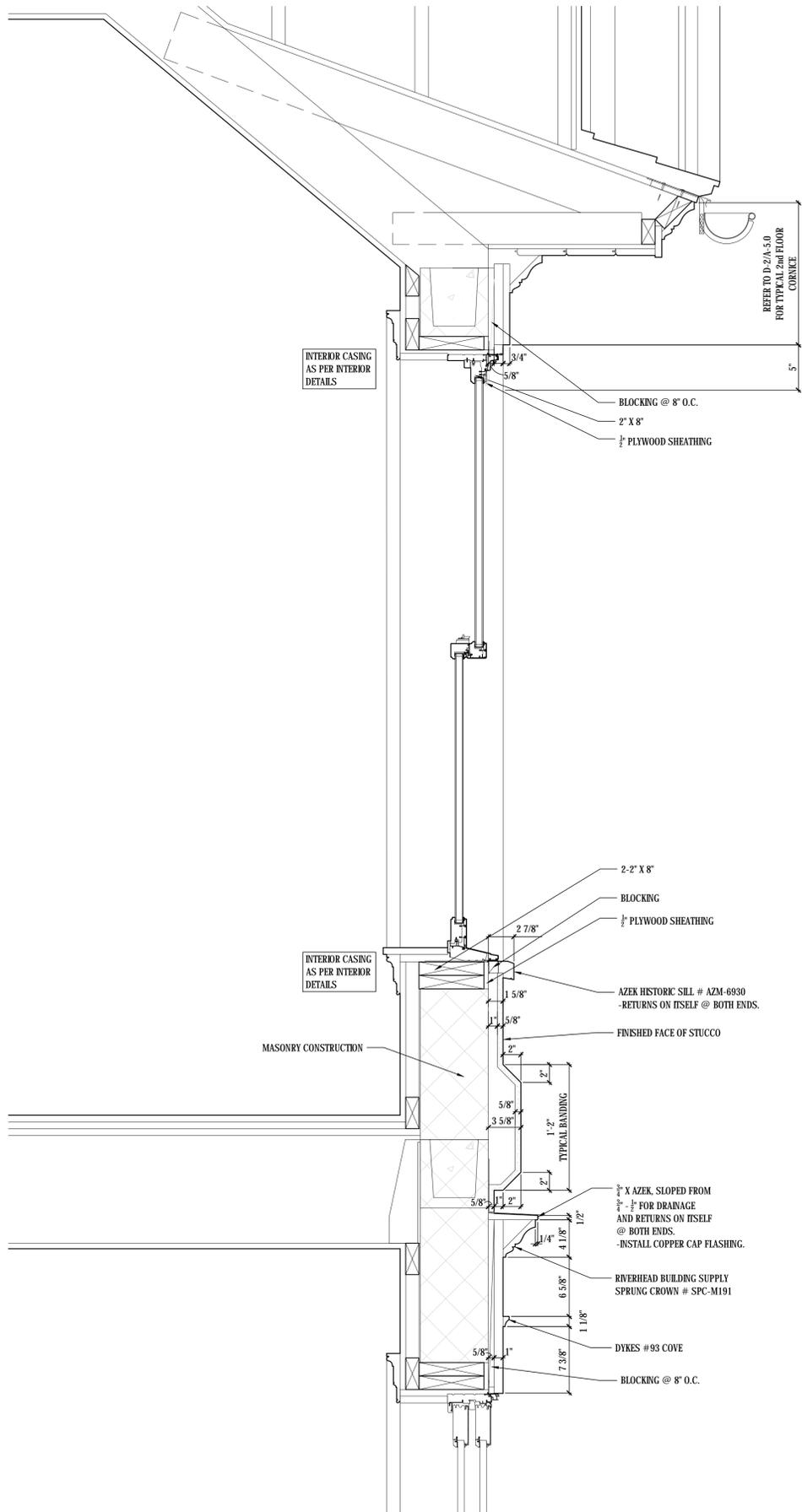
PROJECT ADDRESS:

**MIRAFLORES**  
260 MIRAFLORES DRIVE  
TOWN OF PALM BEACH, FLORIDA

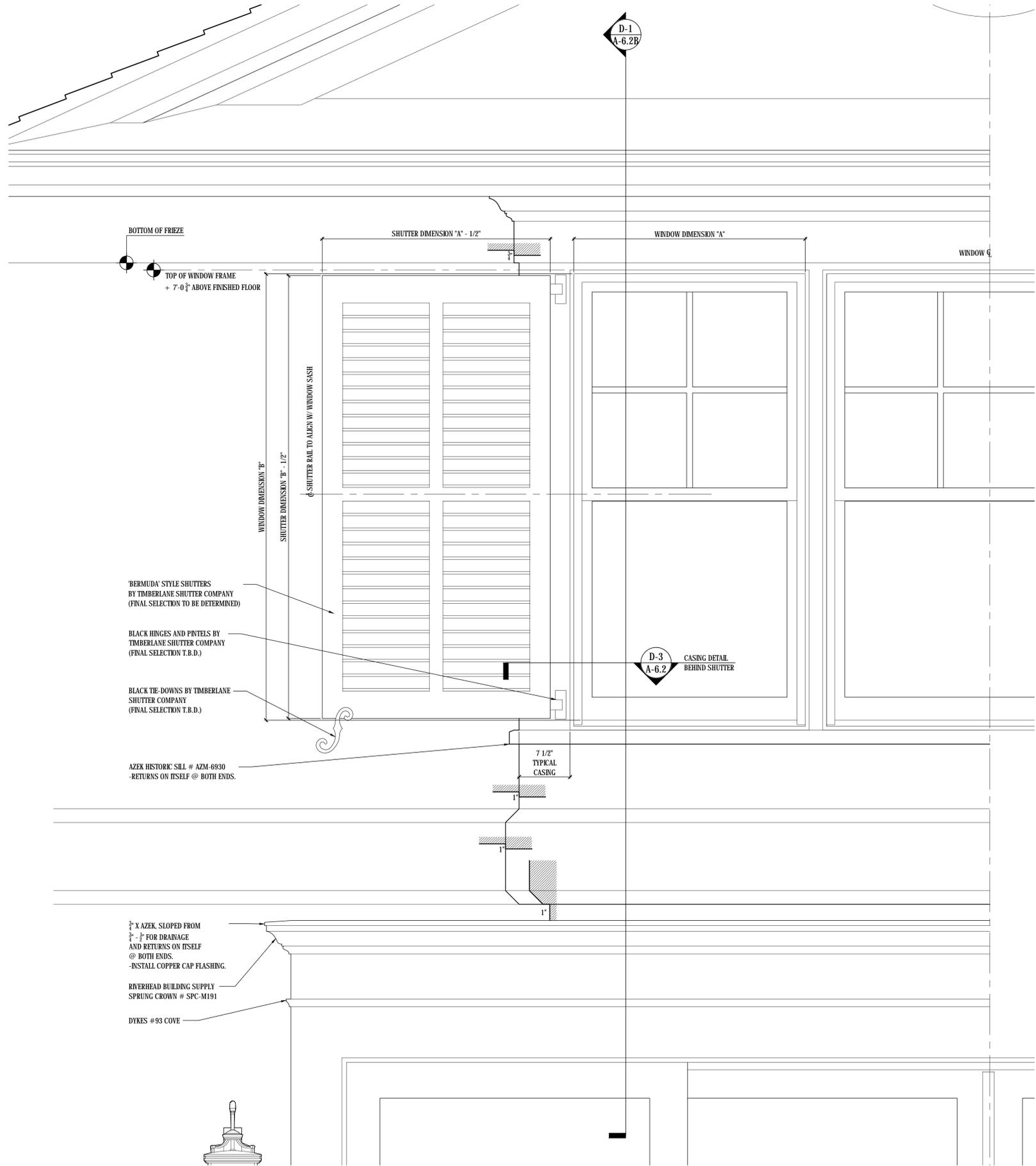
AS NOTED | ED  
SCALE | DRAWN  
JOB | KEAN DESIGNS

**A-6.2a**

EXTERIOR DETAILS



D-1 MASTER BEDROOM WINDOW SECTION DETAIL  
A-6.2b SCALE: 1 1/2" = 1'-0"



E-1 MASTER BEDROOM WINDOW ELEVATION DETAIL  
A-6.2b SCALE: 1 1/2" = 1'-0"

DATE LOG

NO.	ISSUE	DATE
1	FIRST SUBMITTAL (AR.COM)	11-07-2023
2	SECOND SUBMITTAL (AR.COM)	11-20-2023
3	FINAL SUBMITTAL (AR.COM)	12-07-2023
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		

CONSULTANTS:

PROFESSIONAL SEAL:

THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT ARE HEREBY SET FORTH AS A PROFESSIONAL SEAL. ANY CHANGES TO THE PROJECT SHALL BE MADE BY KEAN DESIGNS LTD. KEAN DESIGNS LTD. SHALL BE LIABLE FOR THE ACCURACY OF THESE DOCUMENTS AND SHALL BE RESPONSIBLE FOR THE PROJECT. ANY CHANGES TO THE PROJECT SHALL BE MADE BY KEAN DESIGNS LTD. KEAN DESIGNS LTD. SHALL BE RESPONSIBLE FOR THE PROJECT. ANY CHANGES TO THE PROJECT SHALL BE MADE BY KEAN DESIGNS LTD. KEAN DESIGNS LTD. SHALL BE RESPONSIBLE FOR THE PROJECT.

**KEAN DESIGNS LTD.**  
5 MAIN STREET  
COLD SPRING HARBOR  
NEW YORK, 11724  
T: +1 (631) 367-9696  
E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
260 MIRAFLORES DRIVE  
TOWN OF PALM BEACH, FLORIDA

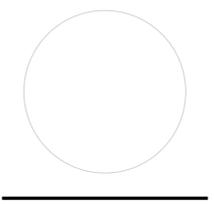
AS NOTED | ED  
SCALE | DRAWN  
© 2016  
JOB | KEAN DESIGNS

**A-6.2b**

NO.	ISSUE DATE
1	FOR REVIEW 10-23-2019
2	FIRST SUBMITTAL (ARCOM) 11-02-2023
3	SECOND SUBMITTAL (ARCOM) 11-29-2023
4	FINAL SUBMITTAL (ARCOM) 12-07-2023
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	

CONSULTANTS:

PROFESSIONAL SEAL



THE DRAWING, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THIS PROJECT ARE THE PROPERTY OF KEAN DESIGNS LTD. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD. THIS PROJECT IS FOR THE CONSTRUCTION OF THIS PROJECT ONLY.



**KEAN DESIGNS LTD.**

5 MAIN STREET  
COLD SPRING HARBOR  
NEW YORK, 11724  
T: +1 (631) 367-9696  
E: info@keandesigns.com

PROJECT ADDRESS:

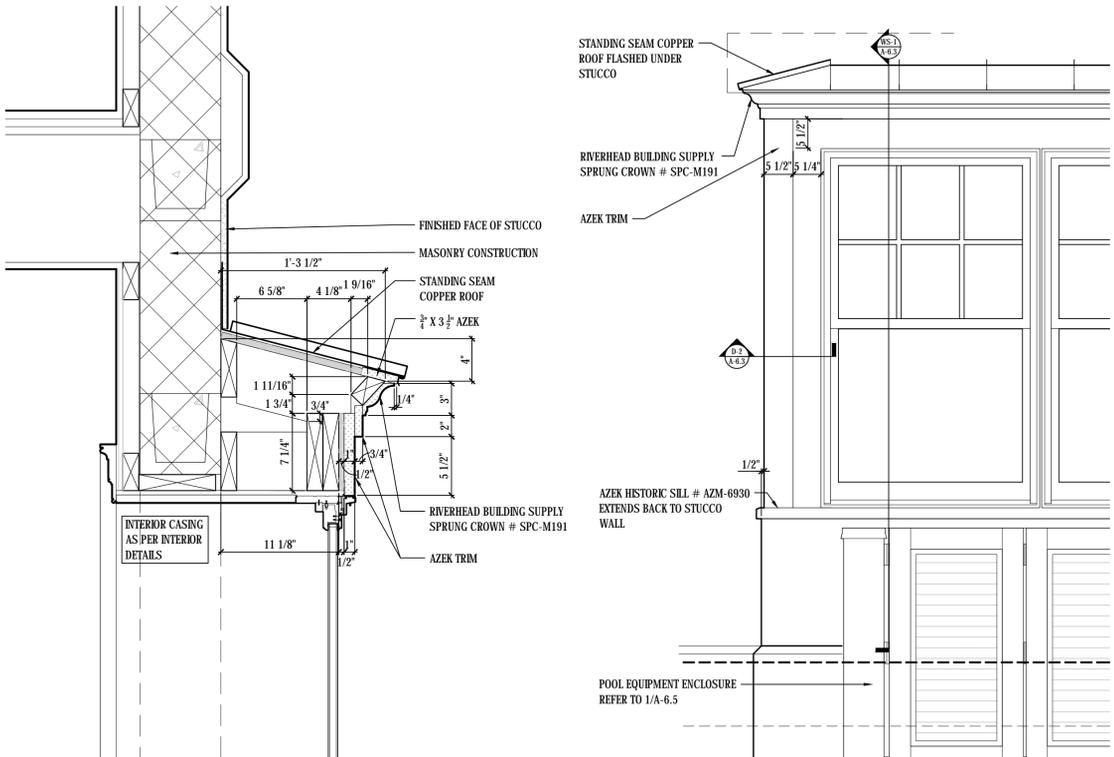
**MIRAFLORES**  
260 MIRAFLORES DRIVE  
TOWN OF PALM BEACH, FLORIDA

AS NOTED | ED  
SCALE | DRAWN

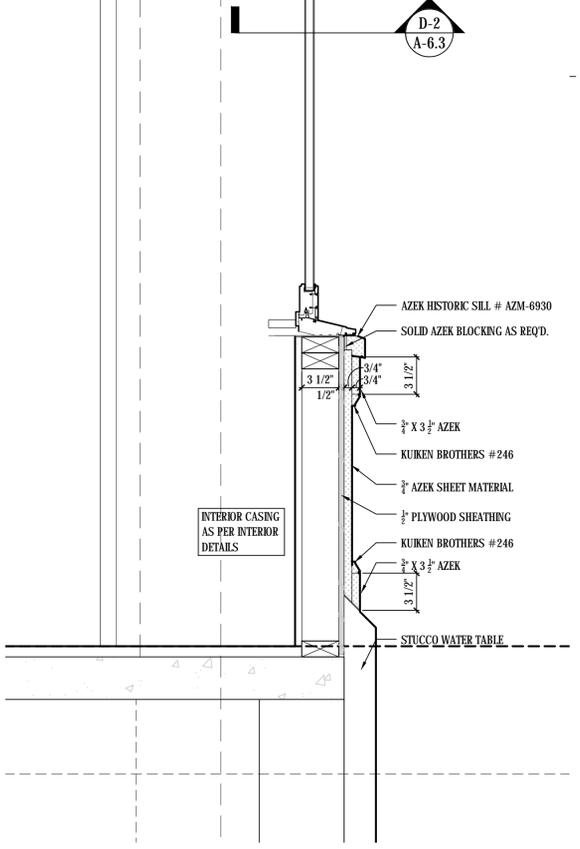
JOB | KEAN DESIGNS  
© 2016

**A-6.3**

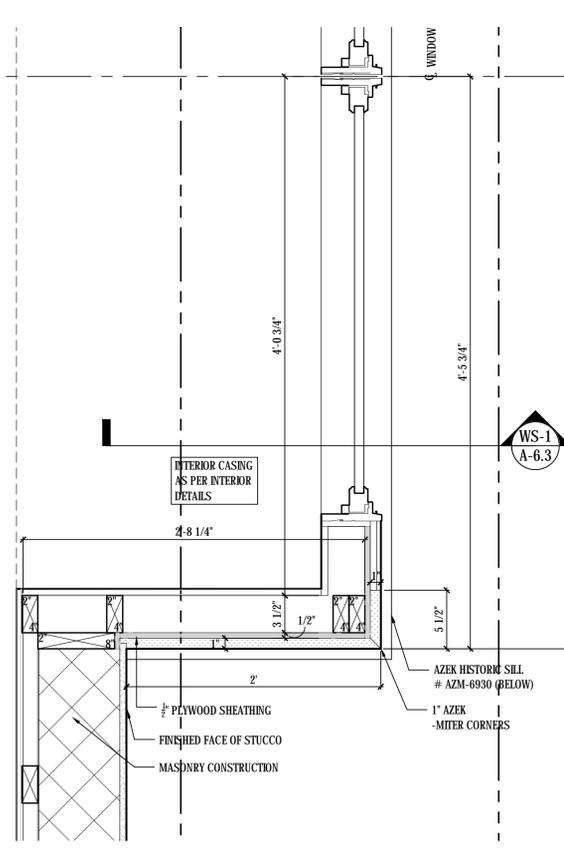
BAY WINDOW DETAILS



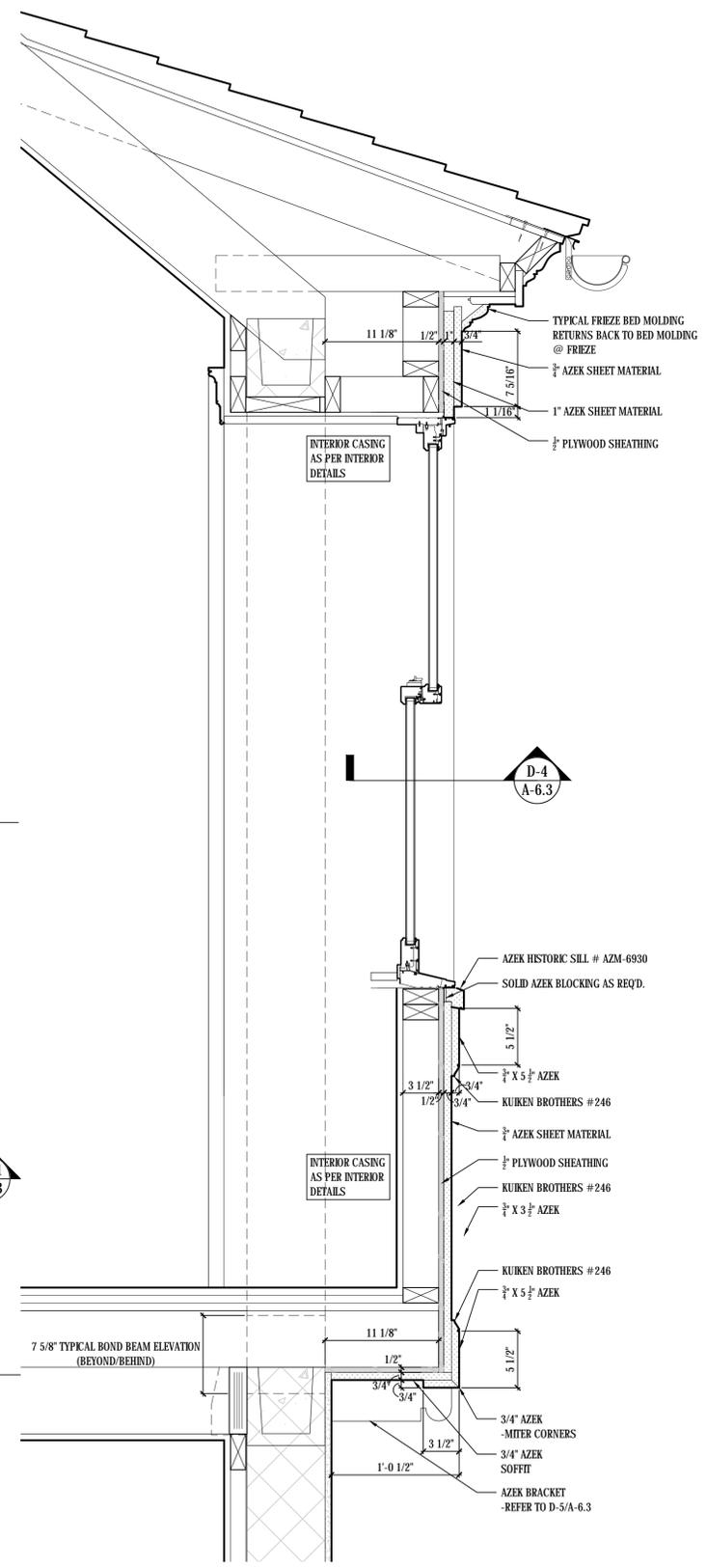
**ELEVATION DETAIL @ DEN BAY WINDOW**  
D-1 A-6.3 SCALE: 3/4"=1'-0"



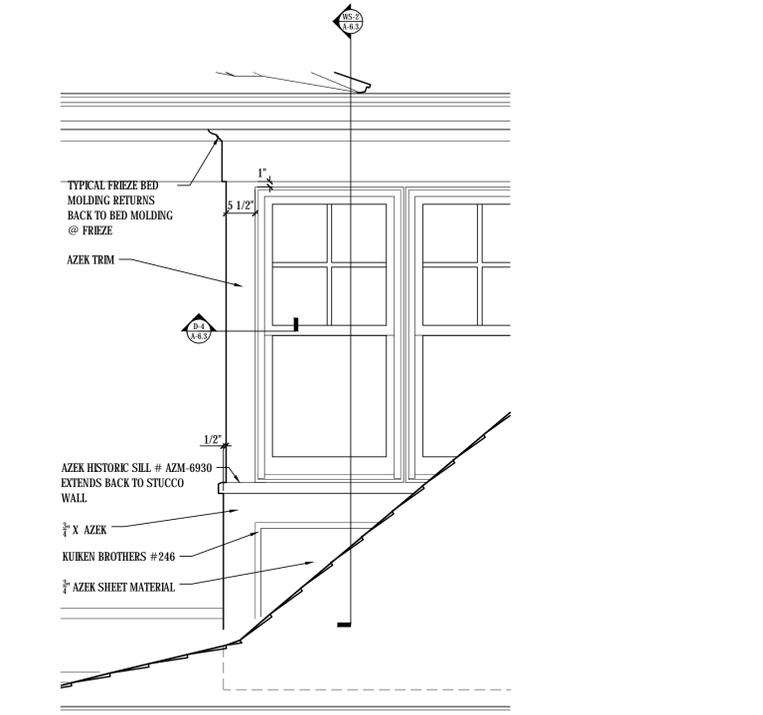
**WALL SECTION @ DEN BAY WINDOW**  
WS-1 A-6.3 SCALE: 1 1/2"=1'-0"



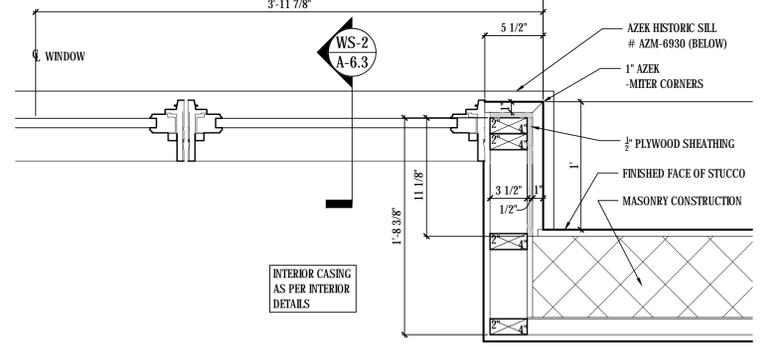
**PLAN DETAIL @ DEN BAY WINDOW**  
D-2 A-6.3 SCALE: 1 1/2"=1'-0"



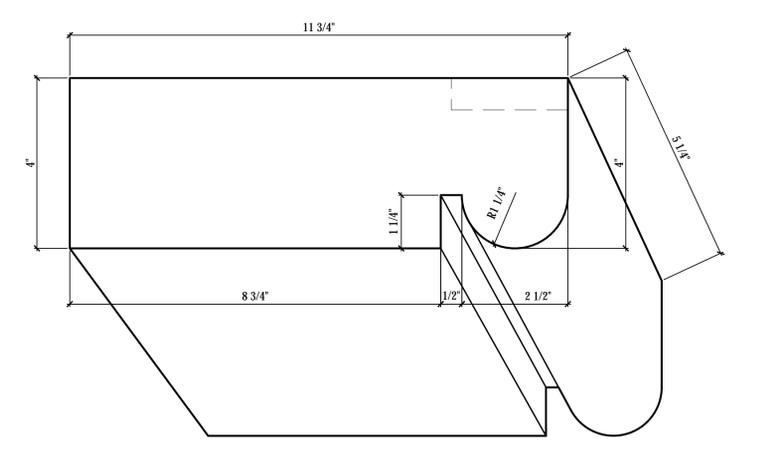
**WALL SECTION @ 2nd FLOOR BAY WINDOW**  
WS-2 A-6.3 SCALE: 1 1/2"=1'-0"



**ELEVATION DETAIL @ DEN BAY WINDOW**  
D-3 A-6.3 SCALE: 3/4"=1'-0"



**PLAN DETAIL @ 2nd FLOOR BAY WINDOW**  
D-4 A-6.3 SCALE: 1 1/2"=1'-0"



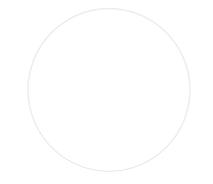
**BAY WINDOW BRACKET PROFILE**  
D-5 A-6.3 SCALE: 6"=1'-0"



NO.	ISSUE	DATE
1	FOR REVIEW	10-23-2019
2	FIRST SUBMITTAL (ARCOM)	11-03-2023
3	SECOND SUBMITTAL (ARCOM)	11-29-2023
4	FINAL SUBMITTAL (ARCOM)	12-07-2023
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		

CONSULTANTS:

PROFESSIONAL SEAL:



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT ARE THE PROPERTY OF KEAN DESIGNS LTD. ANY REUSE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD. IS STRICTLY PROHIBITED. ANY REUSE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD. SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ENGINEER. KEAN DESIGNS LTD. SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DOCUMENTS OR FOR ANY CONSEQUENCES ARISING FROM THEIR USE. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND CODES.

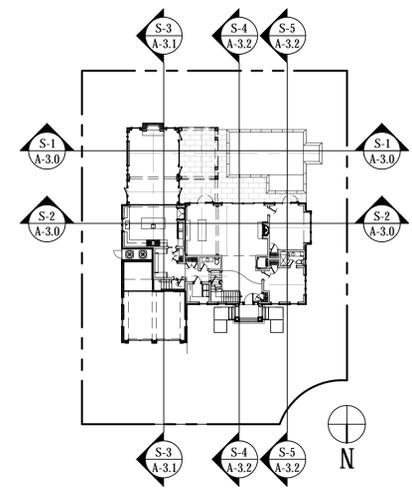


**KEAN DESIGNS LTD.**  
 5 MAIN STREET  
 COLD SPRING HARBOR  
 NEW YORK, 11724  
 T: +1 (631) 367-9696  
 E: info@keandesigns.com

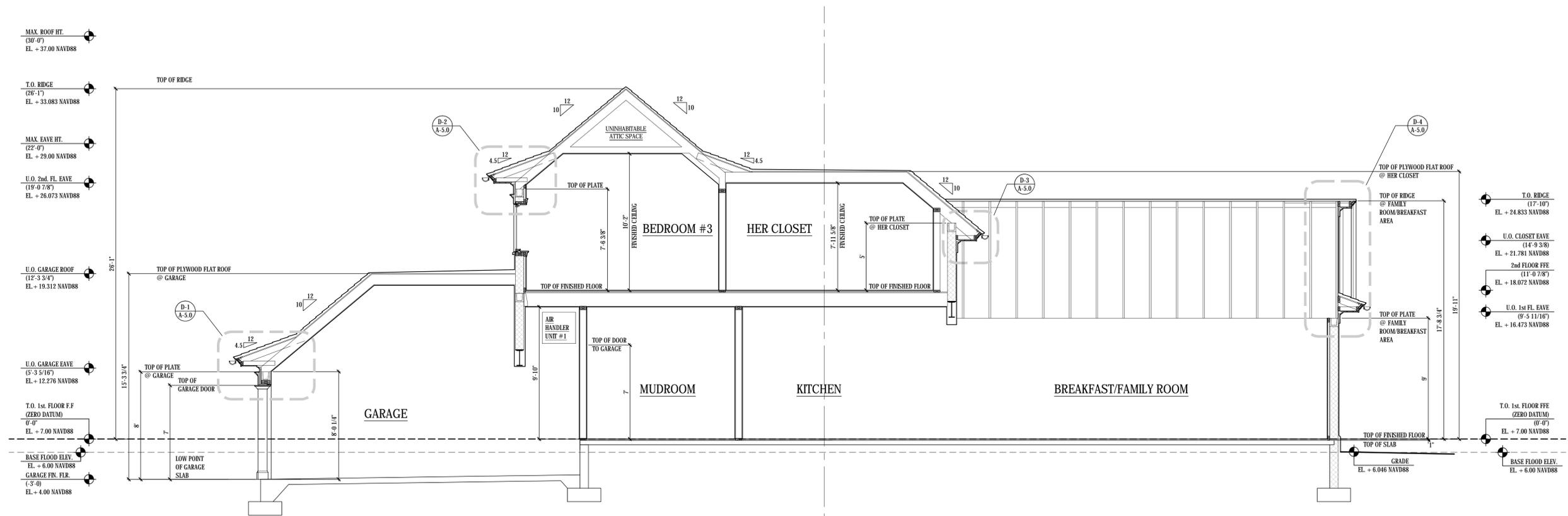
PROJECT ADDRESS:  
**MIRAFLORES**  
 260 MIRAFLORES DRIVE  
 TOWN OF PALM BEACH, FLORIDA

1/4" = 1'-0" ED  
 SCALE DRAWN  
 © 2016  
 JOB KEAN DESIGNS

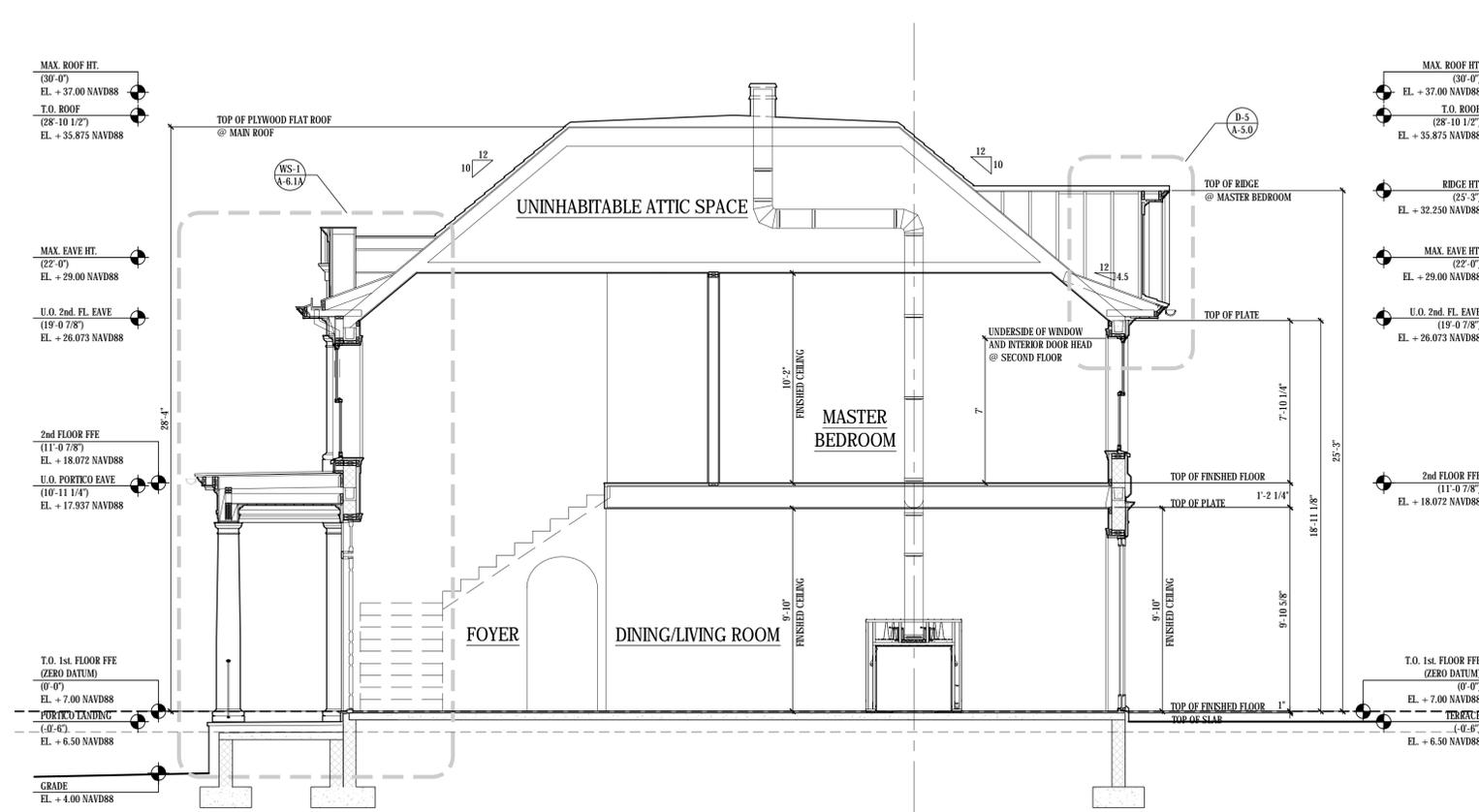
**A-3.1**



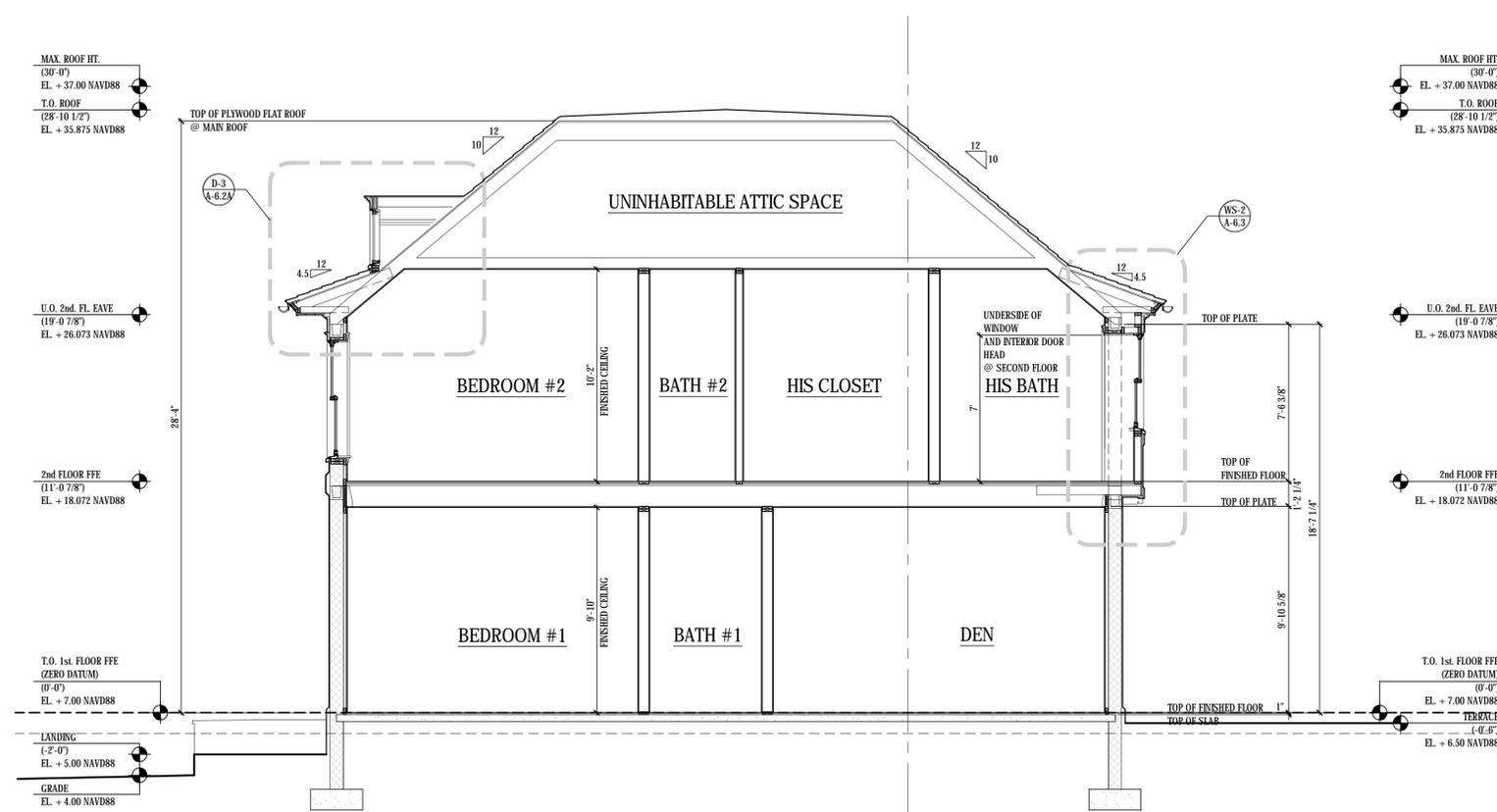
**KP-1 KEYPLAN**  
**A-3.0** NTS



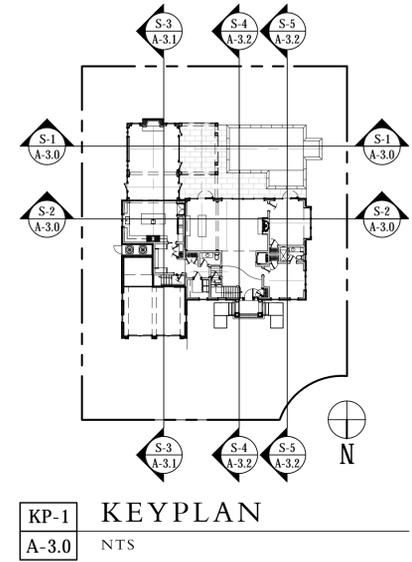
**S-3 BUILDING CROSS SECTION**  
**A-3.1** SCALE: 1/4" = 1'-0"



S-4 BUILDING CROSS SECTION  
A-3.2 SCALE: 1/4" = 1'-0"



S-5 BUILDING CROSS SECTION  
A-3.2 SCALE: 1/4" = 1'-0"



NO.	ISSUE DATE
1	FOR REVIEW 10-23-2019
2	FIRST SUBMITTAL (ARCOM) 11-03-2023
3	SECOND SUBMITTAL (ARCOM) 11-29-2023
4	FINAL SUBMITTAL (ARCOM) 12-07-2023
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	

CONSULTANTS:



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY K&D DESIGN LTD. ARE THE PROPERTY OF K&D DESIGN LTD. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF K&D DESIGN LTD. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THESE DOCUMENTS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO K&D DESIGN LTD.



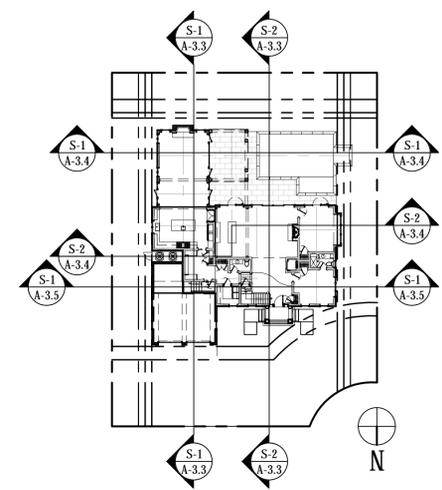
**KEAN DESIGNS LTD.**  
5 MAIN STREET  
COLD SPRING HARBOR  
NEW YORK, 11724  
T: +1 (631) 367-9696  
E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
260 MIRAFLORES DRIVE  
TOWN OF PALM BEACH, FLORIDA

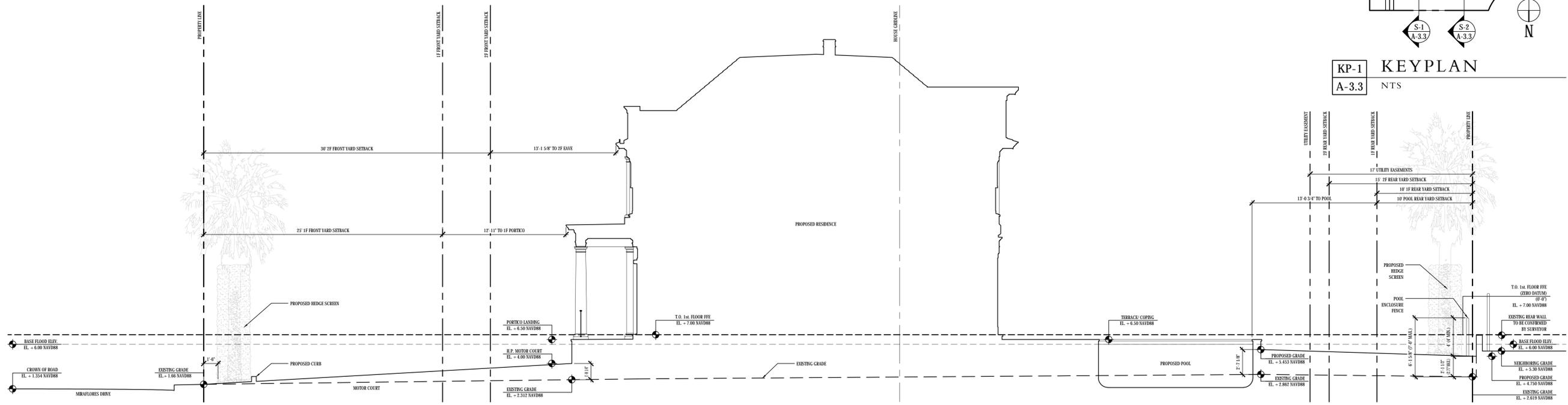
1/4" = 1'-0" ED  
SCALE DRAWN  
© 2016  
JOB KEAN DESIGNS

**A-3.2**

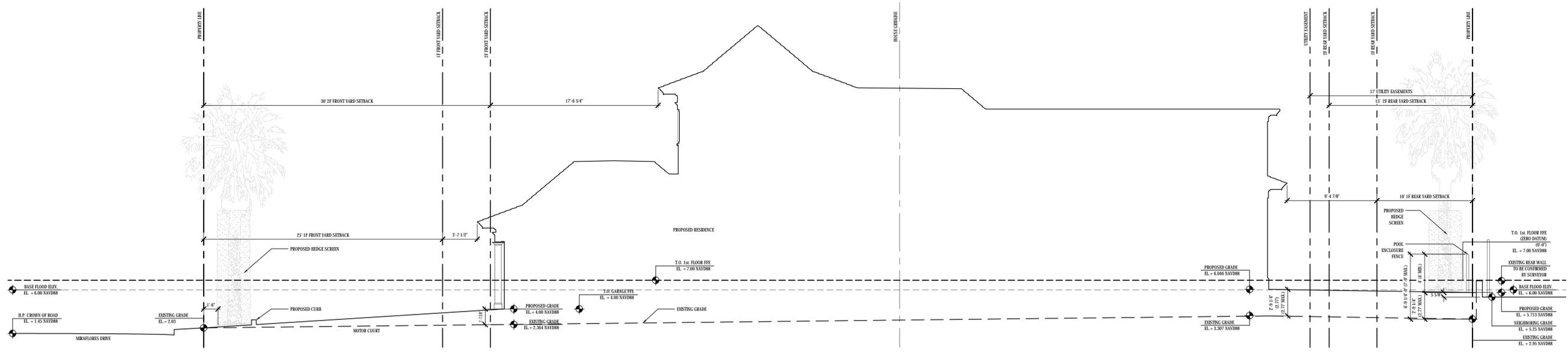
NO.	ISSUE	DATE
1	FIRST SUBMITTAL (AR.COM)	11-07-2023
2	SECOND SUBMITTAL (AR.COM)	11-20-2023
3	FINAL SUBMITTAL (AR.COM)	12-07-2023
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		



KP-1 KEY PLAN  
A-3.3 NTS



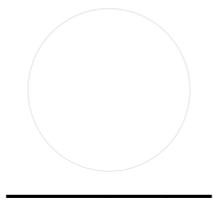
S-2 NORTH-SOUTH LONGITUDINAL YARD SECTION 2  
A-3.3 SCALE: 3/16" = 1'-0"



S-1 NORTH-SOUTH LONGITUDINAL YARD SECTION 1  
A-3.3 SCALE: 3/16" = 1'-0"

CONSULTANTS:

PROFESSIONAL SEAL:



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY AEA&D ARCHITECTS, P.C. FOR THE PROJECT, ARE INSTRUMENTS OF PROFESSIONAL SERVICE. THEY SHALL BE USED ONLY FOR THE PROJECT AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AEA&D ARCHITECTS, P.C. ANY SUCH REPRODUCTION OR TRANSMISSION WITHOUT THE WRITTEN PERMISSION OF AEA&D ARCHITECTS, P.C. SHALL BE CONSIDERED A VIOLATION OF PROFESSIONAL ETHICS AND MAY BE SUBJECT TO LEGAL ACTION.



KEAN DESIGNS LTD.

5 MAIN STREET  
COLD SPRING HARBOR  
NEW YORK, 11724  
T: +1 (631) 367-9696  
E: info@keandesigns.com

PROJECT ADDRESS:  
MIRAFLORES  
260 MIRAFLORES DRIVE  
TOWN OF PALM BEACH, FLORIDA

AS NOTED | JTD  
SCALE | DRAWN  
© 2016  
JOB | KEAN DESIGNS

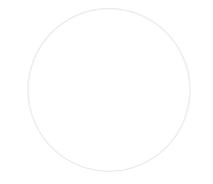
A-3.3

YARD SECTIONS  
(NORTH - SOUTH)

NO.	ISSUE	DATE
1	FIRST SUBMITTAL (AR.COM)	11-07-2023
2	SECOND SUBMITTAL (AR.COM)	11-20-2023
3	FINAL SUBMITTAL (AR.COM)	12-07-2023
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		

CONSULTANTS:

PROFESSIONAL SEAL:



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY K&D DESIGN LTD. FOR THE PROJECT, ARE PROVIDED TO YOU FOR YOUR INFORMATION ONLY. YOU AGREE TO HOLD K&D DESIGN LTD. HARMLESS FROM AND AGAINST ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY YOU OR ANY OTHER PARTY AS A RESULT OF YOUR USE OF THESE DOCUMENTS. YOU AGREE TO HOLD K&D DESIGN LTD. HARMLESS FROM AND AGAINST ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY YOU OR ANY OTHER PARTY AS A RESULT OF YOUR USE OF THESE DOCUMENTS.



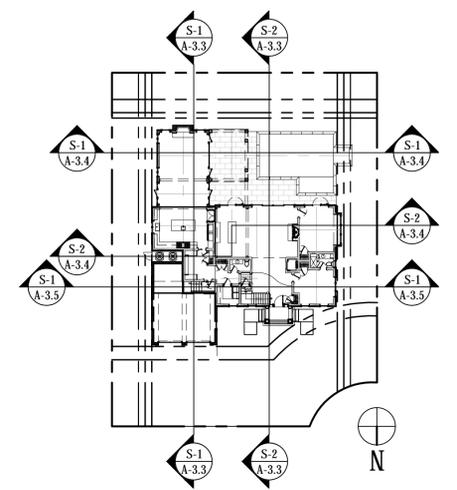
**KEAN DESIGNS LTD.**  
 5 MAIN STREET  
 COLD SPRING HARBOR  
 NEW YORK, 11724  
 T: +1 (631) 367-9696  
 E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
 260 MIRAFLORES DRIVE  
 TOWN OF PALM BEACH, FLORIDA

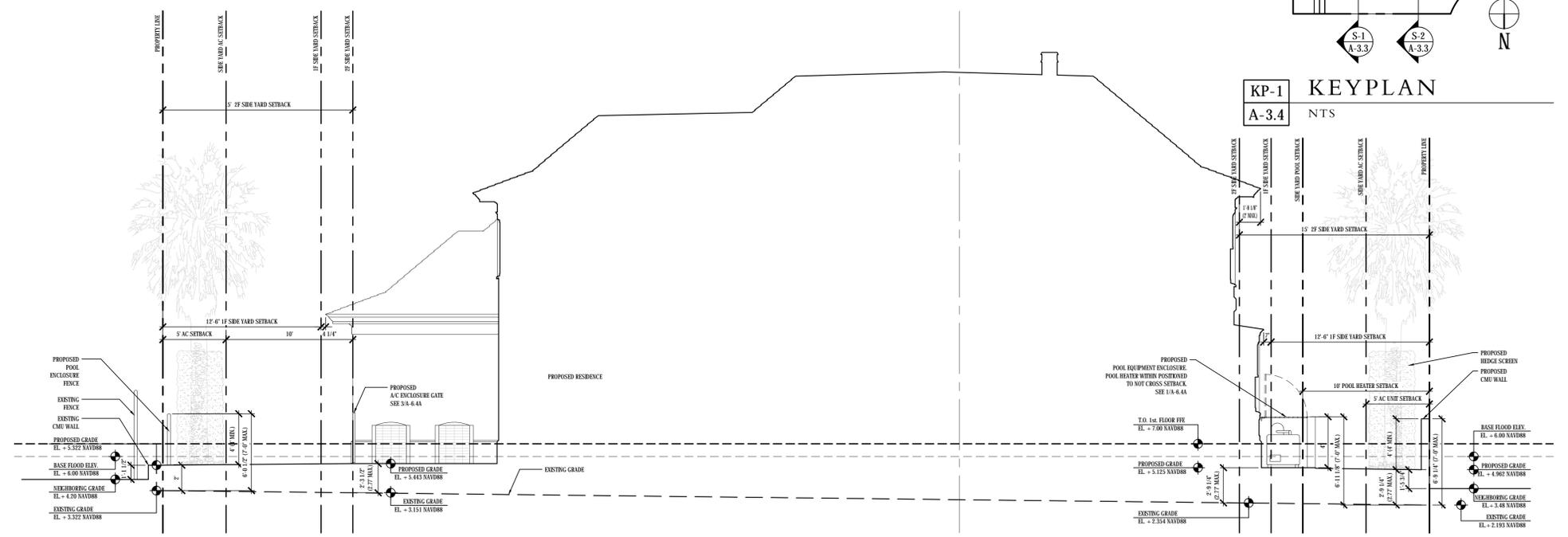
AS NOTED | JTD  
 SCALE | DRAWN  
 © 2016  
 JOB | K&D DESIGN

**A-3.4**

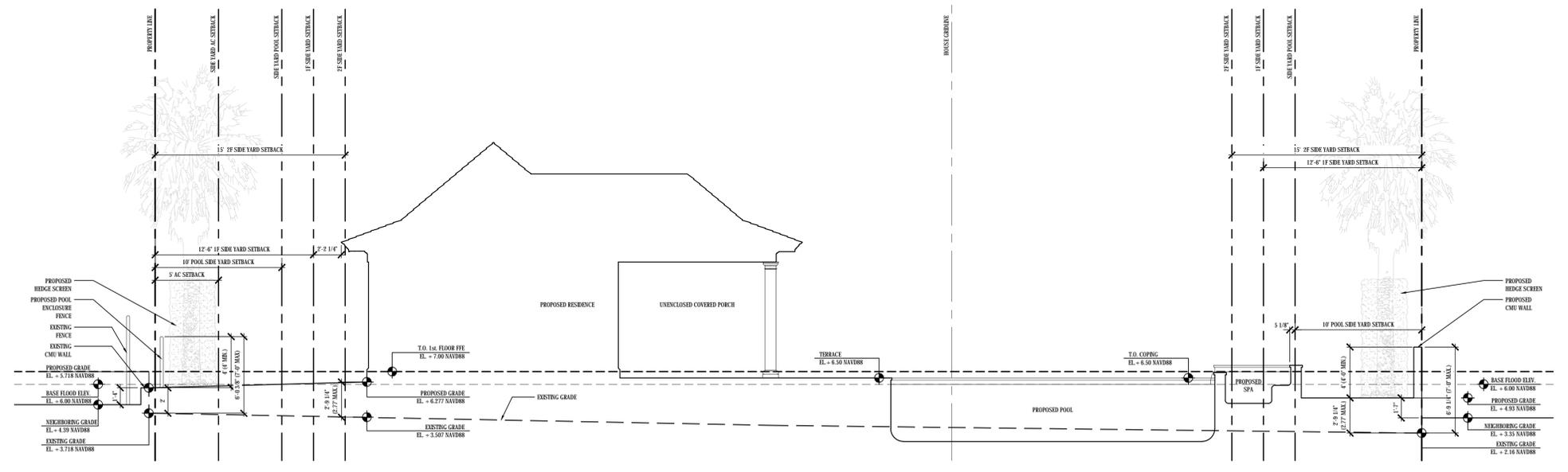
YARD SECTIONS  
 (EAST - WEST)



**KP-1 KEYPLAN**  
**A-3.4 NTS**

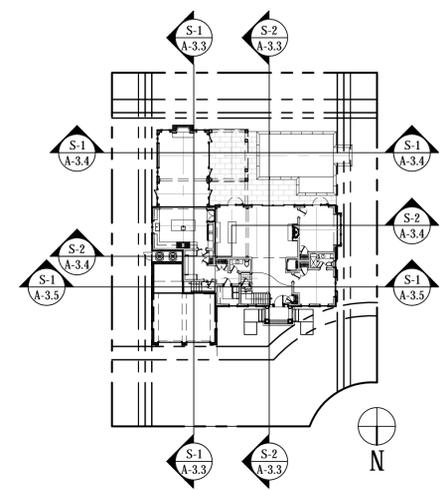


**S-2 EAST-WEST YARD CROSS SECTION 2**  
**A-3.4 SCALE: 3/16"=1'-0"**



**S-1 EAST-WEST YARD CROSS SECTION 1**  
**A-3.4 SCALE: 3/16"=1'-0"**

DATE LOG	
NO.	ISSUE DATE
1	SECOND SUBMITTAL (ARCOM) 11-29-2023
2	FINAL SUBMITTAL (ARCOM) 12-07-2023
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	



KP-1 KEYPLAN  
A-3.5 NTS

CONSULTANTS:

PROFESSIONAL SEAL:

THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT, ARE THE PROPERTY OF KEAN DESIGNS LTD. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD. IS STRICTLY PROHIBITED. ANY UNAUTHORIZED USE SHALL BE DONE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO KEAN DESIGNS LTD. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**KEAN DESIGNS LTD.**  
5 MAIN STREET  
COLD SPRING HARBOR  
NEW YORK, 11724  
T: +1 (631) 367-9696  
E: info@keandesigns.com

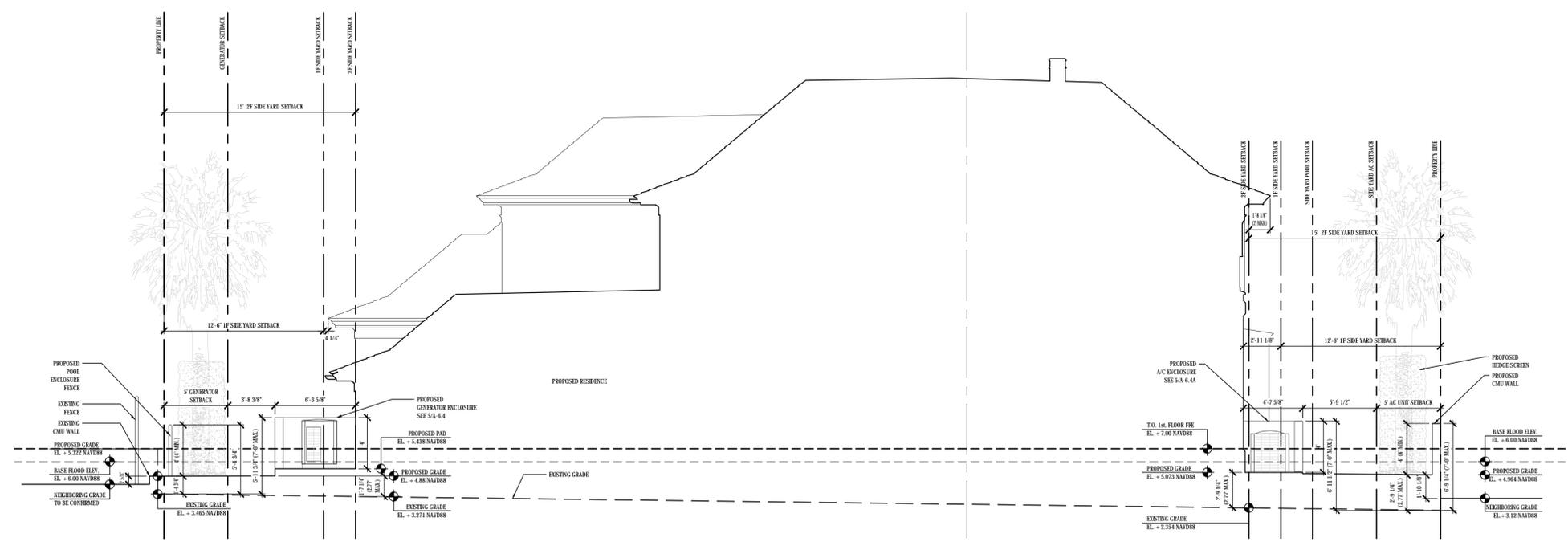
PROJECT ADDRESS:  
**MIRAFLORES**  
260 MIRAFLORES DRIVE  
TOWN OF PALM BEACH, FLORIDA

AS NOTED | JTD  
SCALE | DRAWN

© 2016  
JOB | KEAN DESIGNS

**A-3.5**

YARD SECTIONS  
(EAST - WEST)



S-1 EAST-WEST YARD CROSS SECTION 3  
A-3.5 SCALE: 3/16" = 1'-0"



4 VIEW OF POOL AND COVERED PORCH  
 CR-1.0 SCALE: NTS



2 NORTH FACADE AND MOTOR COURT  
 CR-1.0 SCALE: NTS



3 VIEW OF BACKYARD  
 CR-1.0 SCALE: NTS

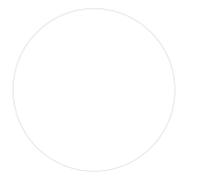


1 VIEW FROM STREET ENTRANCE  
 CR-1.0 SCALE: NTS

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (ARCOM) 11-07-2023
2	SECOND SUBMITTAL (ARCOM) 11-20-2023
3	FINAL SUBMITTAL (ARCOM) 12-07-2023
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	

CONSULTANTS:

PROFESSIONAL SEAL:



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT, ARE PROVIDED TO YOU FOR YOUR INFORMATION ONLY. YOU AGREE TO HOLD KEAN DESIGNS LTD. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY KEAN DESIGNS LTD. OR ITS EMPLOYEES, AGENTS, OR SUBCONTRACTORS IN CONNECTION WITH THE PROJECT. THIS AGREEMENT SHALL BE GOVERNED BY THE LAW OF THE STATE OF NEW YORK. KEAN DESIGNS LTD. IS NOT RESPONSIBLE FOR ANY DELAYS OR OMISSIONS IN THE PROJECT OR FOR ANY DAMAGES OR LOSSES INCURRED BY YOU OR YOUR CONTRACTORS IN CONNECTION WITH THE PROJECT OR FOR ANY DAMAGES OR LOSSES INCURRED BY YOU OR YOUR CONTRACTORS IN CONNECTION WITH THE PROJECT.



**KEAN DESIGNS LTD.**  
 5 MAIN STREET  
 COLD SPRING HARBOR  
 NEW YORK, 11724  
 T: +1 (631) 367-9696  
 E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
 260 MIRAFLORES DRIVE  
 TOWN OF PALM BEACH, FLORIDA

NTS SCALE | CW/AS DRAWN  
 © 2016 KEAN DESIGNS  
 JOB

**CR-1.0**

COLOR RENDERINGS (WITH VEGETATION)



4 NORTHEAST AXONOMETRIC VIEW  
 CR-1.1 SCALE: NTS



2 NORTH FACADE AND MOTOR COURT  
 CR-1.1 SCALE: NTS



3 VIEW OF BACKYARD  
 CR-1.1 SCALE: NTS

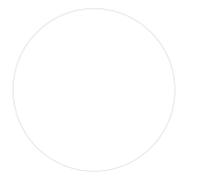


1 NORTHWEST AXONOMETRIC VIEW  
 CR-1.1 SCALE: NTS

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (ARCOM) 11-07-2023
2	SECOND SUBMITTAL (ARCOM) 11-20-2023
3	FINAL SUBMITTAL (ARCOM) 12-07-2023
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	

CONSULTANTS:

PROFESSIONAL SEAL:



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT ARE THE PROPERTY OF KEAN DESIGNS LTD. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF KEAN DESIGNS LTD. IS STRICTLY PROHIBITED. ANY SUCH REUSE, REPRODUCTION, OR DISTRIBUTION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO KEAN DESIGNS LTD. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. KEAN DESIGNS LTD. DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DOCUMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.



**KEAN DESIGNS LTD.**  
 5 MAIN STREET  
 COLD SPRING HARBOR  
 NEW YORK, 11724  
 T: +1 (631) 367-9696  
 E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
 260 MIRAFLORES DRIVE  
 TOWN OF PALM BEACH, FLORIDA

NTS SCALE | CW/AS DRAWN  
 © 2016 KEAN DESIGNS  
 JOB

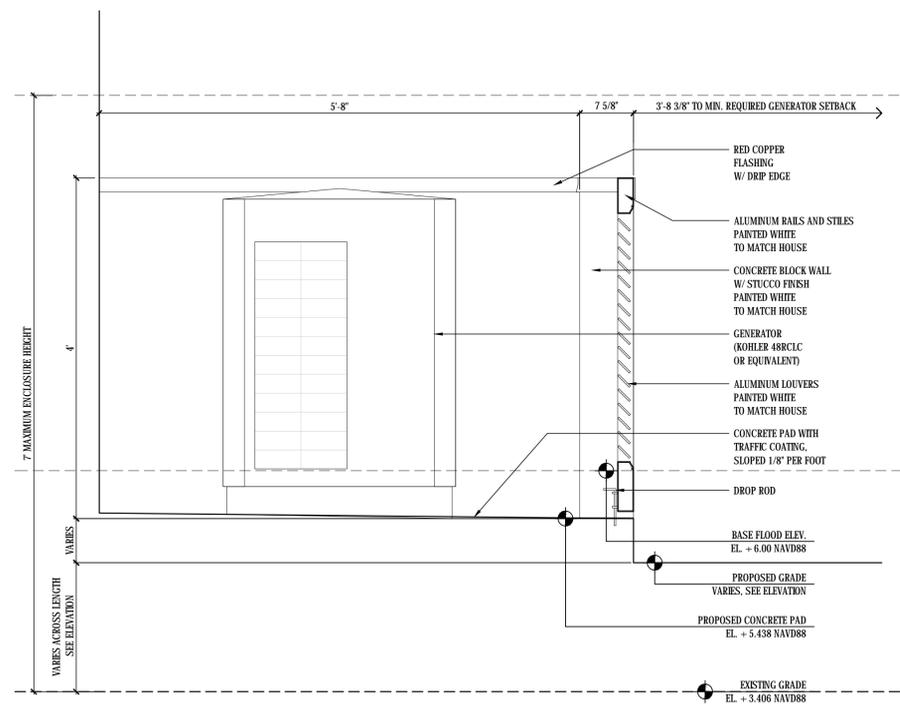
**CR-1.1**

COLOR RENDERINGS (WITHOUT VEGETATION)

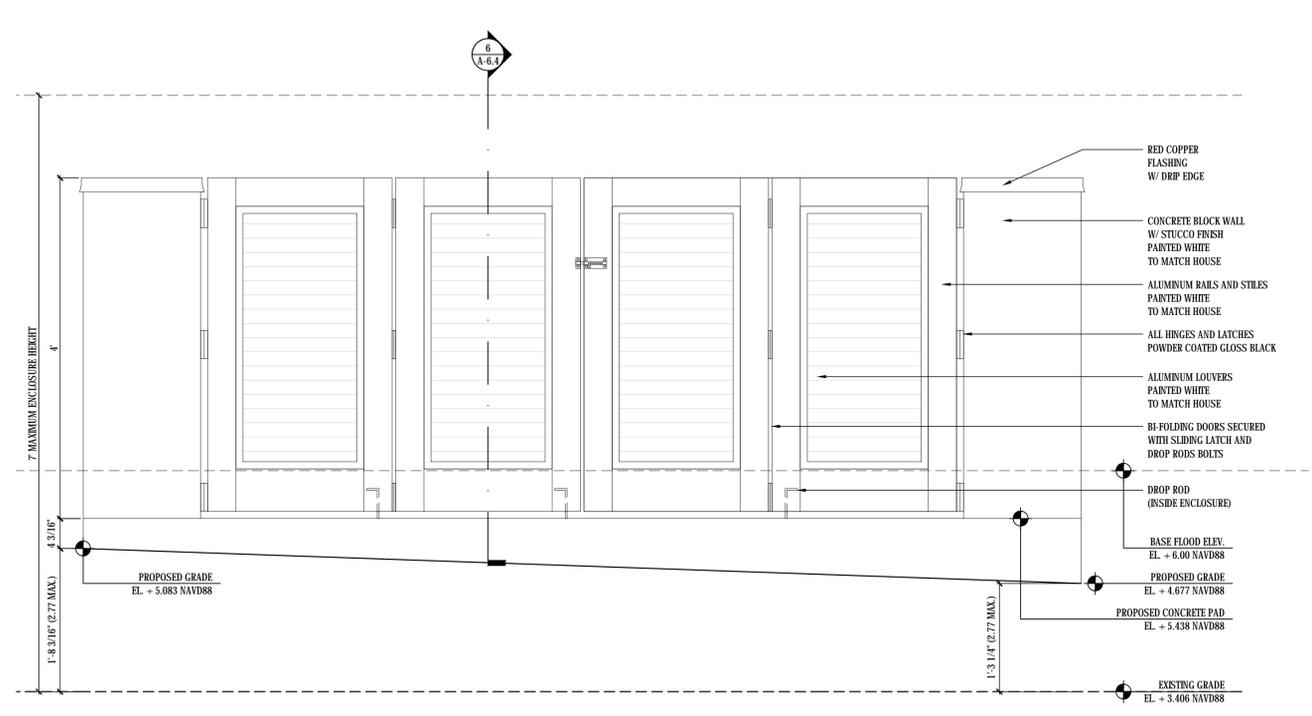
NO.	ISSUE	DATE
1	FIRST SUBMITTAL (AR.COM)	11-07-2023
2	SECOND SUBMITTAL (AR.COM)	11-20-2023
3	FINAL SUBMITTAL (AR.COM)	12-07-2023
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		

CONSULTANTS:

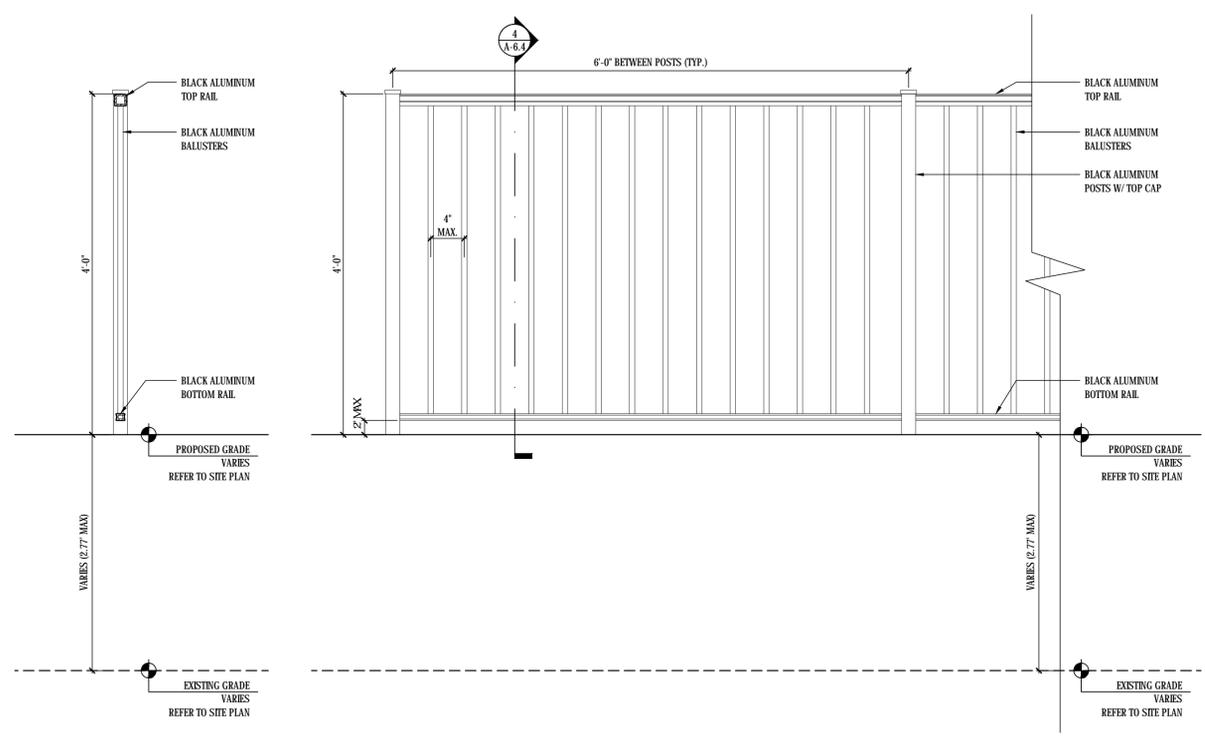
PROFESSIONAL SEAL:



**6** EAST YARD GENERATOR ENCLOSURE SECT.  
A-6.4 SCALE: 1"-1'-0"

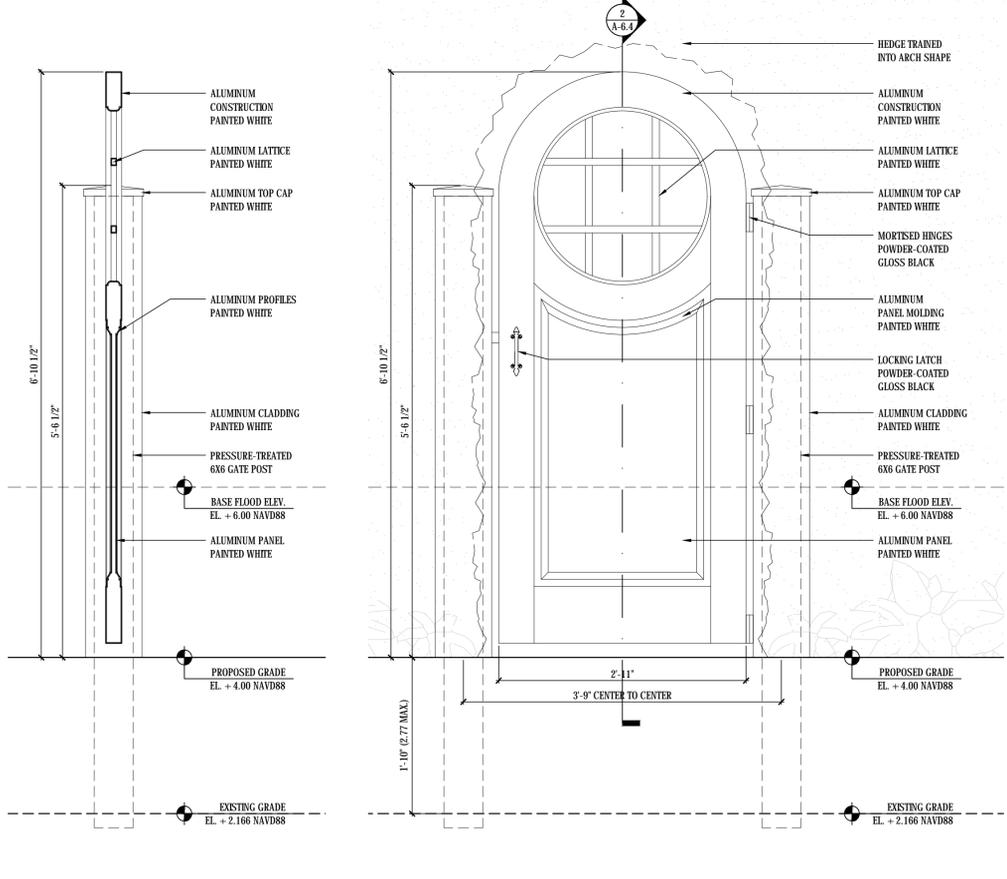


**5** EAST YARD GENERATOR ENCLOSURE ELEVATION  
A-6.4 SCALE: 1"-1'-0"



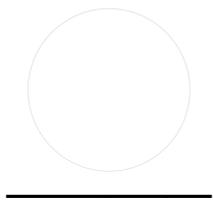
**4** SECTION  
A-6.4 SCALE: 1"-1'-0"

**3** POOL ENCLOSURE FENCE / ESTATE FENCE  
A-6.4 SCALE: 1"-1'-0"



**2** SECTION  
A-6.4 SCALE: 1"-1'-0"

**1** HEDGE GATE ELEVATION  
A-6.4 SCALE: 1"-1'-0"



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. AND THE PROJECT ARE INSTRUMENTS OF PROFESSIONAL SERVICE PROVIDED BY KEAN DESIGNS LTD. ONLY TO THE CLIENT FOR THE PROJECT AND FOR THE USE OF THE CLIENT ONLY. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD. IS STRICTLY PROHIBITED. KEAN DESIGNS LTD. SHALL BE SOLELY RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION, DESIGN, AND OTHER DOCUMENTS PROVIDED BY THE CLIENT TO KEAN DESIGNS LTD. AND FOR THE PROJECT. NO OTHER DOCUMENTS SHALL BE USED BY THE OWNER OR OTHER PARTY WITHOUT KEAN DESIGNS LTD.'S WRITTEN PERMISSION. THIS PROJECT IS THE PROPERTY OF KEAN DESIGNS LTD. AND SHALL REMAIN THE PROPERTY OF KEAN DESIGNS LTD.



**KEAN DESIGNS LTD.**  
5 MAIN STREET  
COLD SPRING HARBOR  
NEW YORK, 11724  
T: +1 (631) 367-9696  
E: info@keandesigns.com

PROJECT ADDRESS:  
**MIRAFLORES**  
260 MIRAFLORES DRIVE  
TOWN OF PALM BEACH, FLORIDA

AS NOTED | JTD  
SCALE | DRAWN  
© 2016  
JOB | KEAN DESIGNS

**A-6.4**

FENCE, GATE AND ENCLOSURE  
DETAILS

NO.	ISSUE	DATE
-----	-------	------

1	FIRST SUBMITTAL (AR.COM)	11-07-2023
2	SECOND SUBMITTAL (AR.COM)	11-20-2023
3	FINAL SUBMITTAL (AR.COM)	12-07-2023
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		

CONSULTANTS:

PROFESSIONAL SEAL



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KEAN DESIGNS LTD. FOR THE PROJECT ARE THE PROPERTY OF KEAN DESIGNS LTD. NO OTHER PARTY SHALL BE PERMITTED TO REPRODUCE OR TRANSMIT THESE DOCUMENTS IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD. ANY REPRODUCTION OR TRANSMISSION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF KEAN DESIGNS LTD. SHALL BE PROHIBITED. ANY VIOLATION OF THESE TERMS SHALL BE SUBJECT TO LEGAL ACTION.

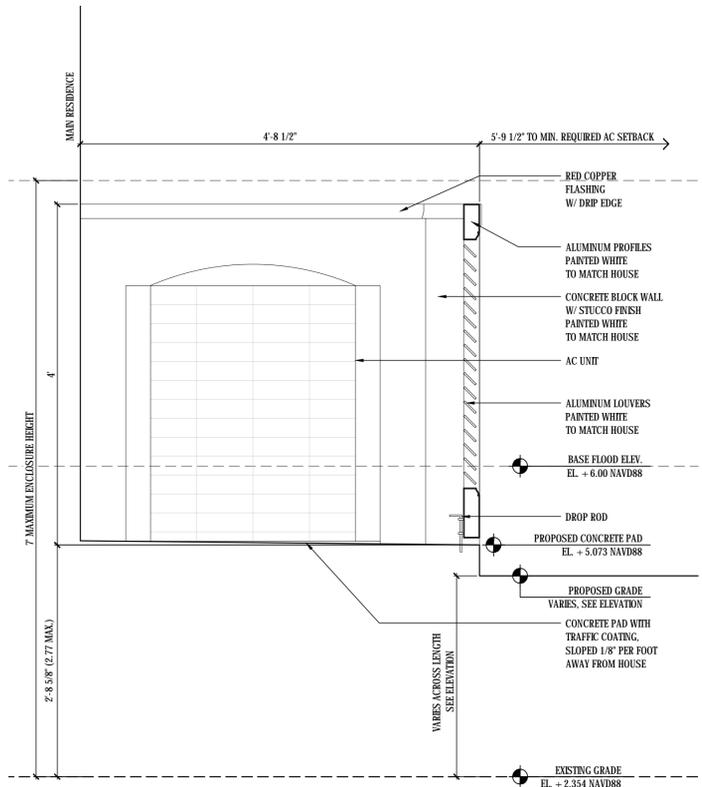


**KEAN DESIGNS LTD.**  
 5 MAIN STREET  
 COLD SPRING HARBOR  
 NEW YORK, 11724  
 T: +1 (631) 367-9696  
 E: info@keandesigns.com

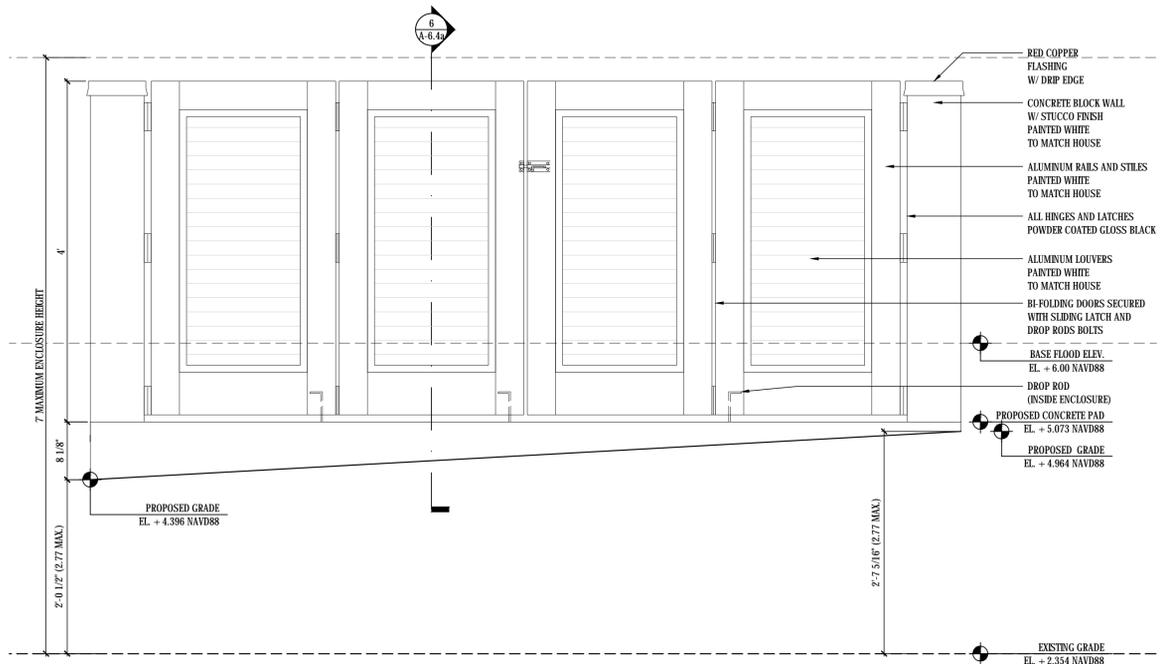
PROJECT ADDRESS:  
**MIRAFLORES**  
 260 MIRAFLORES DRIVE  
 TOWN OF PALM BEACH, FLORIDA

AS NOTED | JTD  
 SCALE | DRAWN  
 © 2016  
 JOB | KEAN DESIGNS

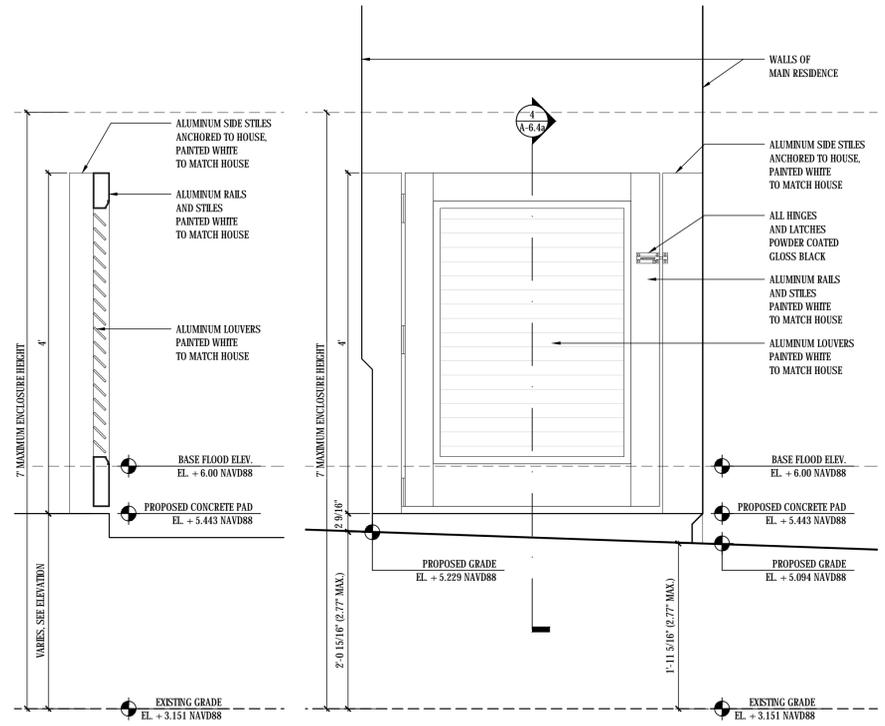
**A-6.4a**



**6 WEST AC UNIT ENCLOS. SECTION**  
**A-6.4a** SCALE: 1"=1'-0"

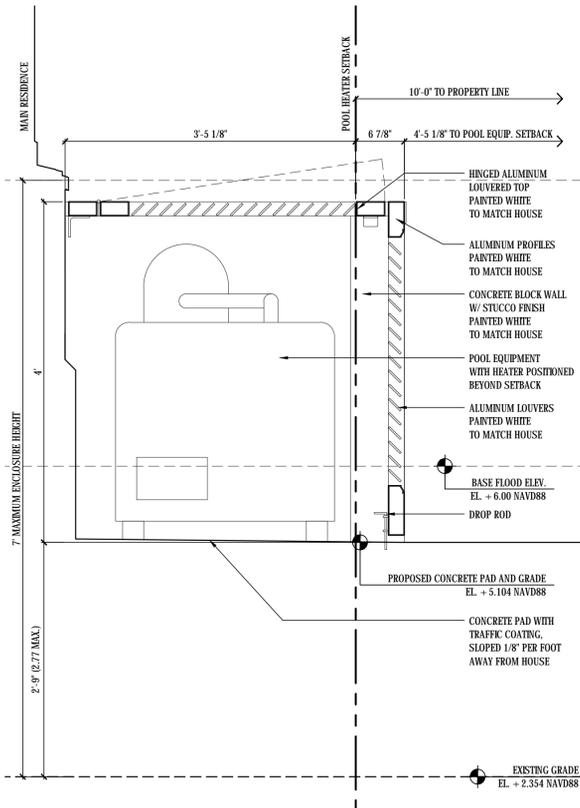


**5 WEST YARD AC UNIT ENCLOSURE ELEVATION**  
**A-6.4a** SCALE: 1"=1'-0"

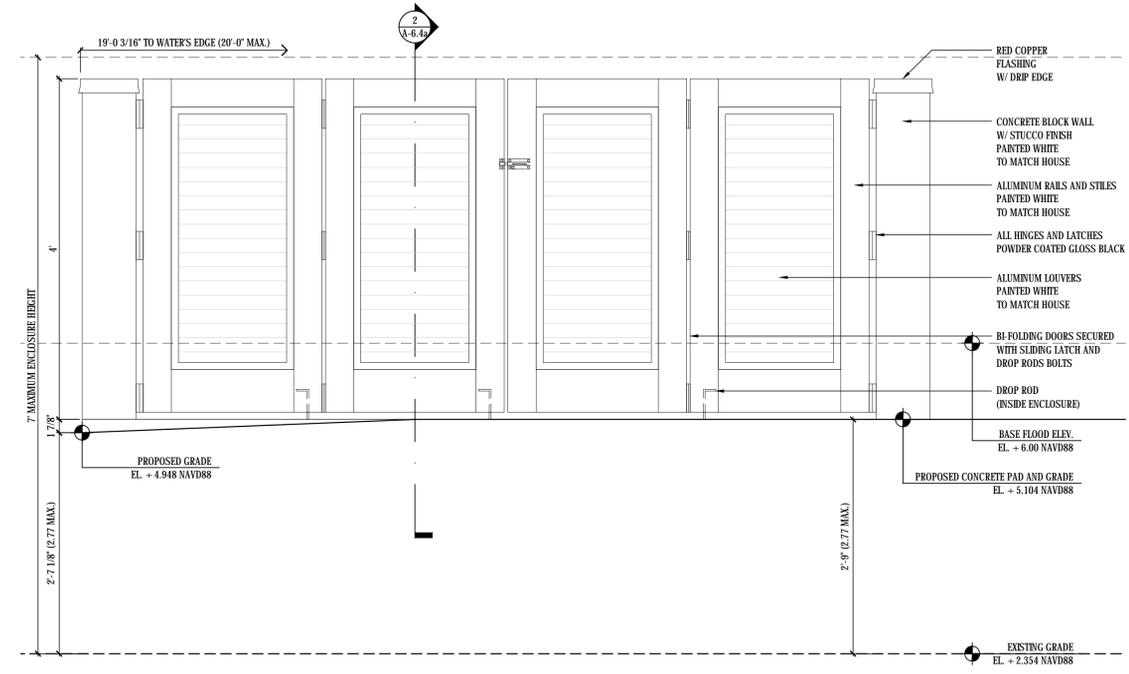


**4 SECTION**  
**A-6.4a** SCALE: 1"=1'-0"

**3 EAST YARD AC UNIT GATE**  
**A-6.4a** SCALE: 1"=1'-0"



**2 WEST POOL ENCLOS. SECT.**  
**A-6.4a** SCALE: 1"=1'-0"



**1 WEST YARD POOL EQUIPMENT ENCLOSURE ELEVATION**  
**A-6.4a** SCALE: 1"=1'-0"