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PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685

tel (561)-331-2048 WWW.PROARCHITECT.CO

PROPOSED RESIDENCE FOR:
CONNAUGHTON RESIDENCE

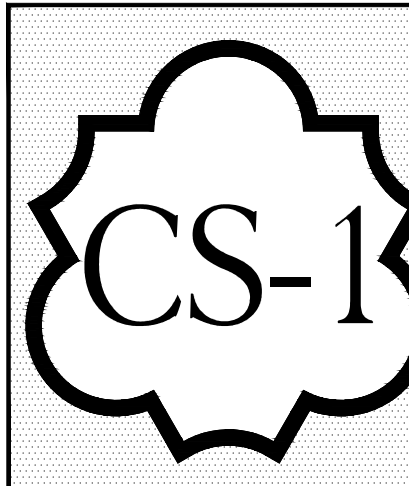
300 COLONIAL LANE
PALM BEACH, FL 33480

Project #: 23-003
Drawn by: AR,PRO
Date(s):
26 JUNE, 2023 - ARCOM PRE-APP
07 SEPT, 2023 - ARCOM FIRST
SUBMITTAL
23 OCT, 2023 - ARCOM SECOND
SUBMITTAL
09 NOV, 2023 - ARCOM FINAL
SUBMITTAL
JANUARY, 2024 - ARCOM FINAL
RESUBMITTAL

SEAL

PATRICK RYAN O'CONNELL

PROFESSIONAL CERTIFICATION:
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licensed architect under the laws of the State
of Florida, license #AR98461,
exp. date 28 February 2025."



PALM BEACH, FL 33480

TOWN OF PALM BEACH, FLORIDA

"FINAL RESUBMITTAL"

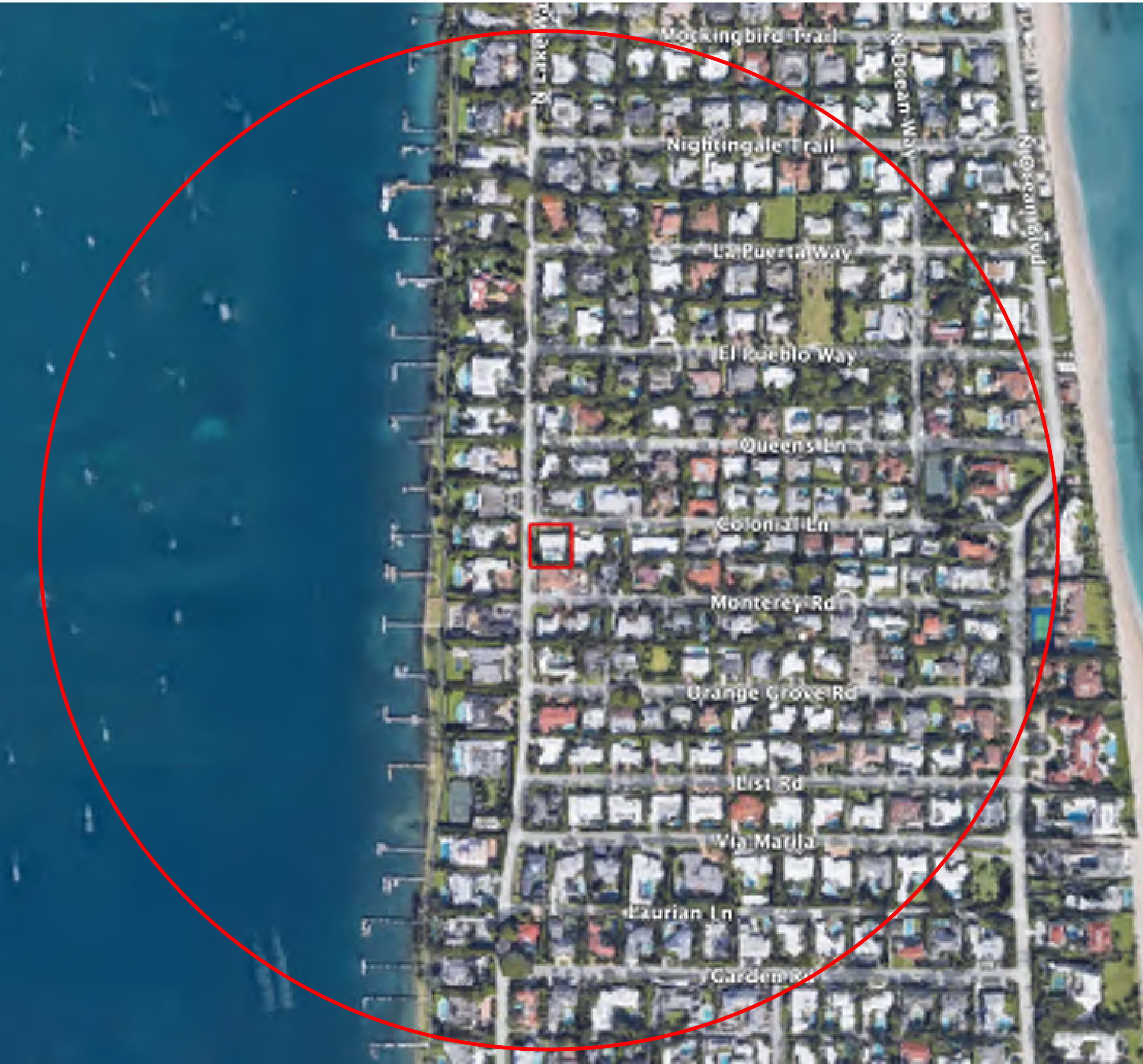
FINAL SUBMITTAL DATE: 01-03-2024
ARCOM DATE OF HEARING: 01-24-2024
TOWN COUNCIL DATE OF HEARING: T.B.D.

SCOPE OF WORK

ARCHITECTURE		ARCHITECTURE, CONTINUED		LANDSCAPE ARCHITECTURE	
CS-1	COVER SHEET AND INDEX	A3.7-1	CURRENT SOUTH COLORED ELEVATION	L1.0	EXISTING LANDSCAPE BUFFER IMAGES
A1.1	SITE LOCATION AERIALS/VICINITY MAP	A3.8	PREVIOUSLY PROPOSED WEST COLORED ELEVATION	L1.1	EXISTING LANDSCAPE BUFFER IMAGES
A1.2	LOCATION MAP/VICINITY PLAN	A3.8-1	CURRENT PROPOSED WEST COLORED ELEVATION	L1.2	EXISTING LANDSCAPE BUFFER IMAGES
A1.2A	STREETSCAPE ELEVATIONS	A3.9	PREVIOUSLY FRONT AERIAL RENDER	L1.3	EXISTING LANDSCAPE BUFFER IMAGES
A1.2B	NEIGHBOR CONTEXT DIAGRAM	A3.9-1	CURRENT FRONT AERIAL RENDER	L2.0	EXISTING VEGETATION INVENTORY & ACTION PLAN
A1.2C	NEIGHBOR CONTEXT DIAGRAM	A3.10	PREVIOUSLY FRONT STREET RENDER	L3.0	DEMOLITION AND VEGETATION ACTION PLAN
A1.3	EXISTING CONDITIONS PHOTOGRAPHS	A3.10-1	CURRENT FRONT STREET RENDER	L4.0	CONSTRUCTION SCREENING PLAN
A1.4	EXISTING CONDITIONS PHOTOGRAPHS	A3.11	PREVIOUSLY REAR AERIAL RENDER	L5.0	CONSTRUCTION STAGING PLAN
A1.5	PHOTOGRAPHS OF NEIGHBORING RESIDENCES	A3.11-1	CURRENT REAR AERIAL RENDER	L6.0	TRUCK LOGISTICS PLAN
A1.6	PHOTOGRAPHS OF NEIGHBORING RESIDENCES	A3.12	DETAILS	L7.0	SITE PLAN
A1.7	PHOTOGRAPHS OF NEIGHBORING RESIDENCES	A3.13	DETAILS	L7.1	SITE CALCULATIONS/OPEN SPACE GRAPHICS
A1.8	PHOTOGRAPHS OF NEIGHBORING RESIDENCES	A3.14	PROPOSED NORTH (FRONT) AND EAST (SIDE) ELEVATION	L8.0	LANDSCAPE PLAN
A1.9	PHOTOGRAPHS OF NEIGHBORING RESIDENCES	A3.15	PROPOSED SOUTH (REAR) AND WEST (SIDE) ELEVATION	L8.1	PLANT SCHEDULE
A1.10	PHOTOGRAPHS OF NEIGHBORING RESIDENCES	A3.16	PROPOSED SLAT HOUSE ELEVATIONS AND SECTION	L8.2	RENDERED LANDSCAPE PLAN
A1.11	EXISTING SITE PLAN	A3.17	FINISHES	L8.3	PLANTING DETAILS & SPECIFICATIONS
A1.12	PREVIOUSLY PROPOSED SITE PLAN	A4.1	PREVIOUSLY BUILDING SECTION DIAGRAM	L9.0	LANDSCAPE LIGHTING PLAN
A1.12-1	CURRENT PROPOSED SITE PLAN	A4.1-1	CURRENT BUILDING SECTION DIAGRAM	L10.0	LANDSCAPE RENDERED ELEVATIONS
A1.13	PREVIOUSLY CUBIC CONTENT DIAGRAM	A4.2	PREVIOUSLY BUILDING SECTION DIAGRAM	L10.1	LANDSCAPE RENDERED ELEVATIONS
A1.13-1	CURRENT CUBIC CONTENT DIAGRAM	A4.2-1	CURRENT BUILDING SECTION DIAGRAM	L11.0	PROPOSED HARDSCAPE IMAGES
A1.14	PARTI DIAGRAM	A4.3	YARD SECTION DIAGRAMS		
A2.1	PREVIOUSLY PROPOSED GROUND FLOOR PLAN	A4.4	PREVIOUSLY VARIANCE DIAGRAM	CIVIL	
A2.1-1	CURRENT PROPOSED GROUND FLOOR PLAN	A4.4-1	CURRENT VARIANCE DIAGRAM	C-1	SITE GRADING & DRAINAGE PLAN
A2.2	PREVIOUSLY PROPOSED GROUND FLOOR PLAN	A4.5	LOT COVERAGE DIAGRAM	SURVEY	
A2.2-1	CURRENT PROPOSED GROUND FLOOR PLAN	A4.6	FILL DIAGRAM		
A2.3	PREVIOUSLY PROPOSED ROOF PLAN	A4.7	SITE WALL ELEVATION		
A2.3-1	CURRENT PROPOSED ROOF PLAN	A4.8	SITE WALL ELEVATION		
A3.1	LOCAL PRECEDENT IMAGES	A4.9	SITE WALL ELEVATION		
A3.2	BERMUDA PRECEDENT IMAGES	A4.10	SITE WALL ELEVATION		
A3.3	BERMUDA PRECEDENT IMAGES				
A3.4	SLAT HOUSE PRECEDENT				
A3.5	PREVIOUSLY PROPOSED NORTH COLORED ELEVATION				
A3.5-1	CURRENT PROPOSED NORTH COLORED ELEVATION				
A3.6	PREVIOUSLY PROPOSED EAST COLORED ELEVATION				
A3.6-1	CURRENT EAST COLORED ELEVATION				
A3.7	PREVIOUSLY PROPOSED SOUTH COLORED ELEVATION				

PROPOSED CONSTRUCTION OF:
TWO-STORY SINGLE FAMILY RESIDENCE
HARDSCAPE
LANDSCAPE
POOL
VARIANCE RELIEF:
a. Variance 1: Sec. 134.891 (b)(3) A variance to permit a south rear-yard setback of 8.75 ft. in lieu of the 10 ft minimum rear-yard setback required for a detached unenclosed accessory flat house structure. b. Variance 2: Section 134-1576 (a): A variance to permit a west street side-yard setback of 8' 2" in lieu of the 25 ft. setback required, for construction of a detached unenclosed accessory flat house structure. c. Variance 3: Section 134-893 (6) A variance request to allow 128-degree angle of vision in lieu of the 100-degree angle of vision required, related to the construction of an accessory flat house structure. d. Variance 4: Section 134-893 (b)(11)a: A variance request to permit a lot coverage of 32% in lieu of the 30% maximum permitted, for the construction of a new-single family residence with a detached accessory flat house structure. e. Variance 5: Sec. 134-893(b)(7)a: A variance request to permit a one-story east side-yard setback of 10 ft. in lieu of the 12.5 ft minimum one-story side yard setback required. f. Variance 6: Sec. 134-893(b)(7)b: A variance request to permit a two-story east side-yard setback of 13'-6" in lieu of the 15 ft minimum two-story setback required. g. Variance 7: Sec. 134-1728: Mechanical Equipment: Variance request to allow three pieces of equipment in the East side-yard setback where two pieces of air conditioning equipment is the maximum permitted.

	ARCHITECT:	LANDSCAPE ARCHITECT:	CIVIL ENGINEER:	SURVEYOR:	ELIZABETH CONNAUGHTON ARCHITECT OF RECORD: PATRICK RYAN O'CONNELL
	PATRICK RYAN O'CONNELL ARCHITECT 400 ROYAL PALM WAY, SUITE 206 PALM BEACH, FL 33480	ENVIRONMENTAL DESIGN GROUP 139 NORTH COUNTY RD. PALM BEACH, FL. 33480 561-832-4600	GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE, SUITE 305 WEST PALM BEACH, FL 33401 561-312-2041	COMPASS SURVEYING. 6250 N. MILITARY TRAIL, SUITE 102. WEST PALM BEACH, FL 33407 561-640-4800	

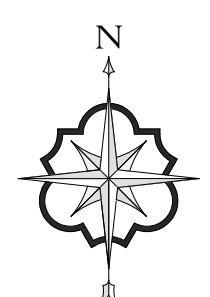


1

SITE LOCATION AERIAL
N.T.S.

2

VICINITY MAP
N.T.S.



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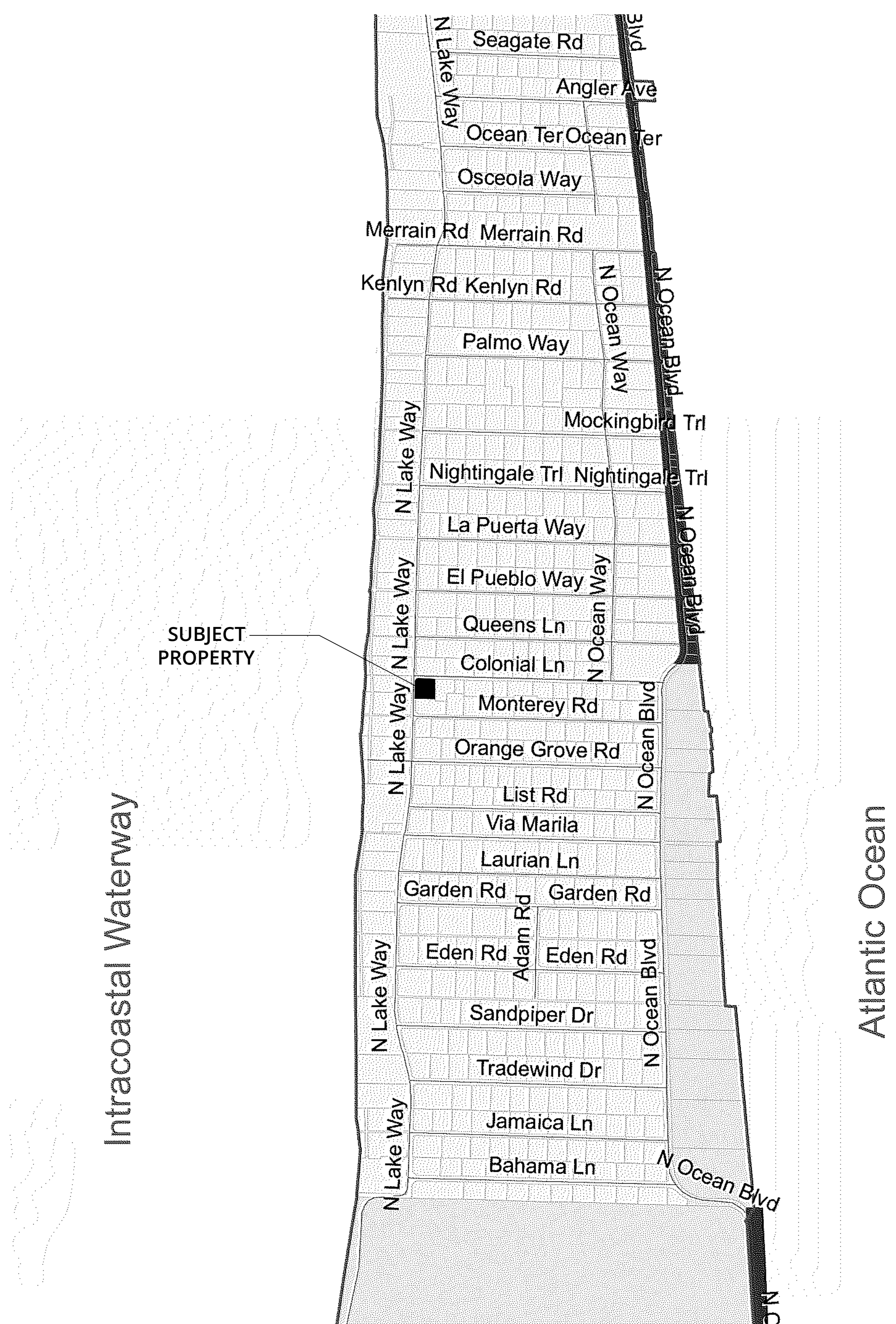
300 COLONIAL LANE
PALM BEACH, FL 33480

Project #: 23-003
Drawn by: AR
Date(s):
26 JUNE, 2023 - ARCOM PRE-APP
10 AUGUST, 2023 - ARCOM FIRST
SUBMITTAL

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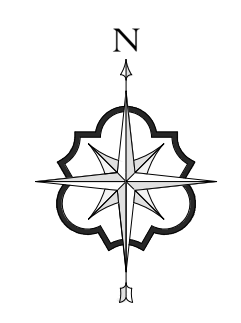
A1.1



1 LOCATION MAP
N.T.S.



2 SITE VICINITY PLAN
N.T.S.



ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL
ARCOM #: 23-052 ZON #: 23092



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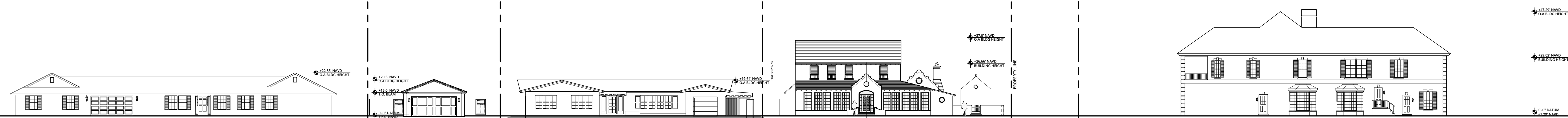
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270 COLONIAL LANE

281 MONTEREY
RD
(ON
CONSTRUCTION)

292 COLONIAL LANE

300 COLONIAL LANE
(SUBJECT PROPERTY)

N. LAKE
WAY

1110 N. LAKE WAY

1 COLONIAL LANE LOOKING NORTH
N.T.S.



1098 N. LAKE WAY

MONTEREY
ROAD

1100 N. LAKE WAY

1110 N. LAKE WAY

1118 N. LAKE WAY

1127 N. LAKE WAY

2 NORTH LAKE WAY LOOKING WEST
N.T.S.



300 QUEENS LANE

1123 N. LAKE WAY

COLONIAL
LANE

300 COLONIAL LANE
(SUBJECT PROPERTY)

1105 N. LAKE WAY

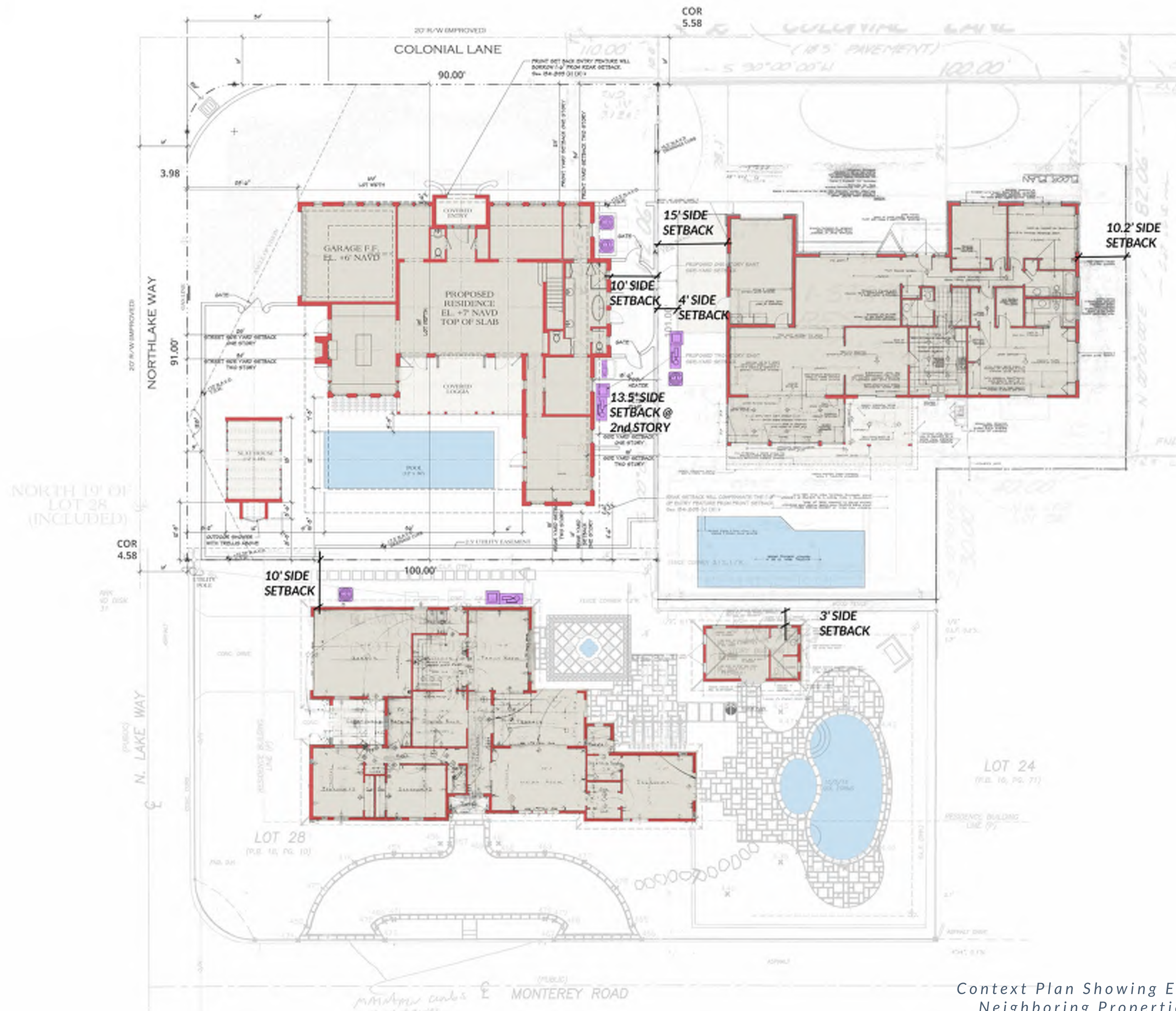
MONTEREY
ROAD

284 MONTEREY ROAD

3 NORTH LAKE WAY LOOKING EAST
N.T.S.

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
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ARCOM #: 23-052 ZON #: 23092



Context Plan Showing East and South
Neighboring Properties, Equipment
Placement (in purple), and Setbacks



CONTEXT PLAN DIAGRAM
N.T.S.

ELIZABETH CONNAUGHTON
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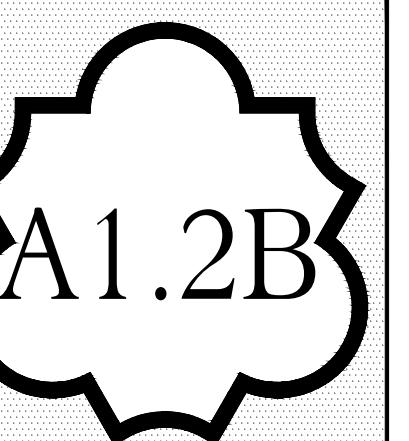
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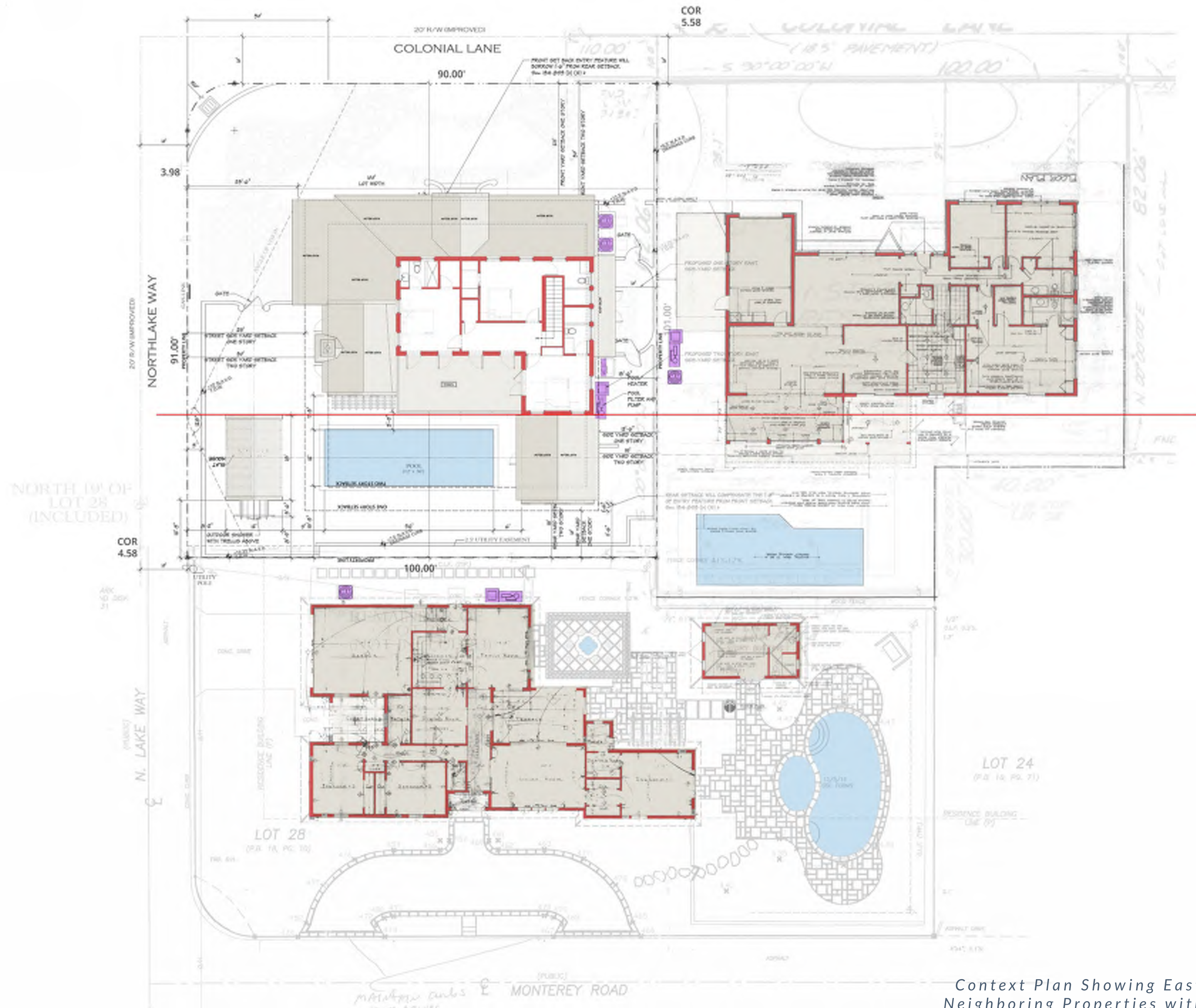
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SEAL

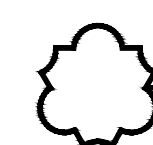
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Context Plan Showing East and South
Neighboring Properties with 2nd Story



CONTEXT PLAN DIAGRAM
N.T.S.

ELIZABETH CONNAUGHTON
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Photo 1



Photo 2



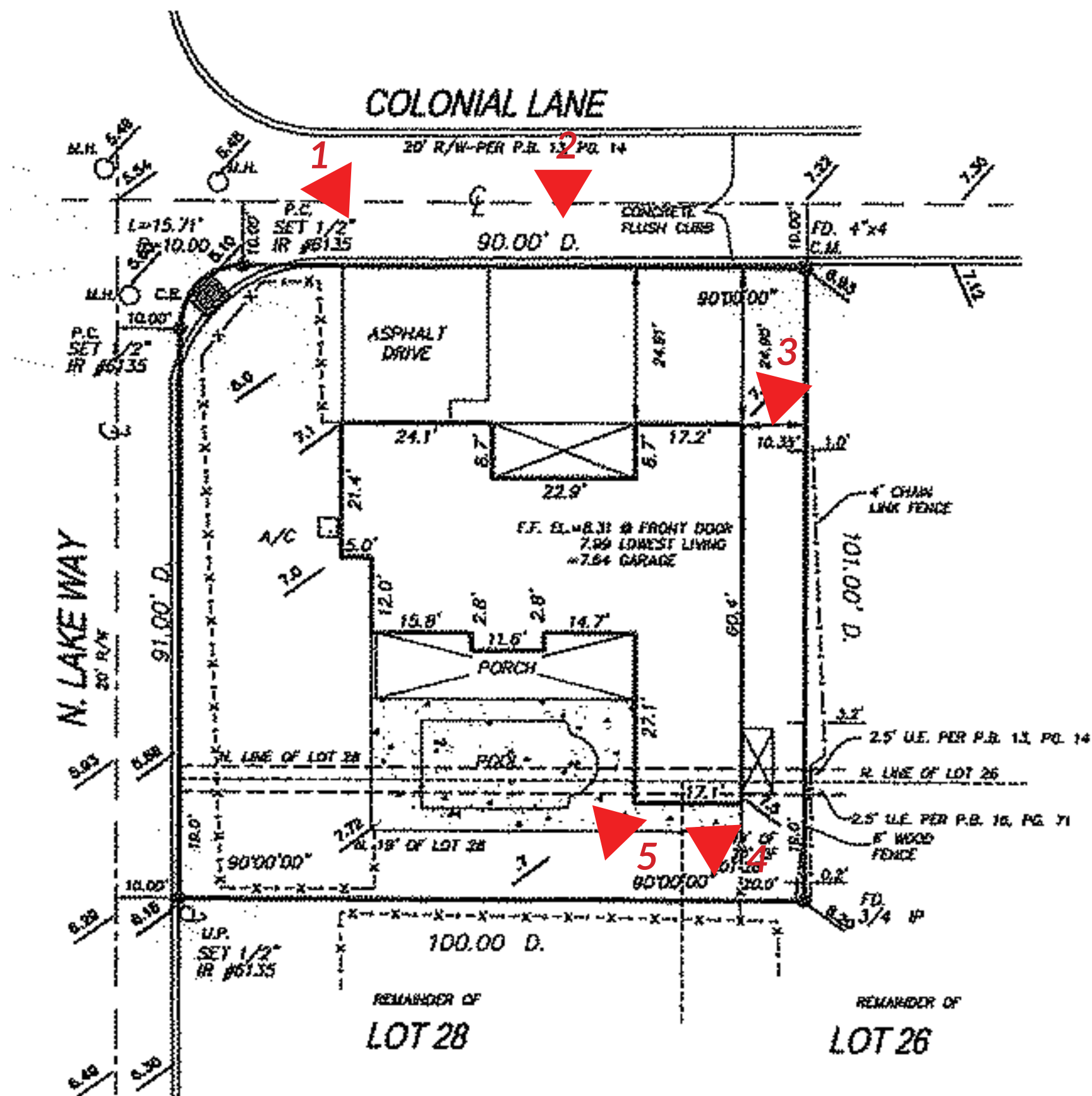
Photo 3



Photo 4



Photo 5



Key Plan

EXISTING CONDITIONS
N.T.S.



Photo 6



Photo 7



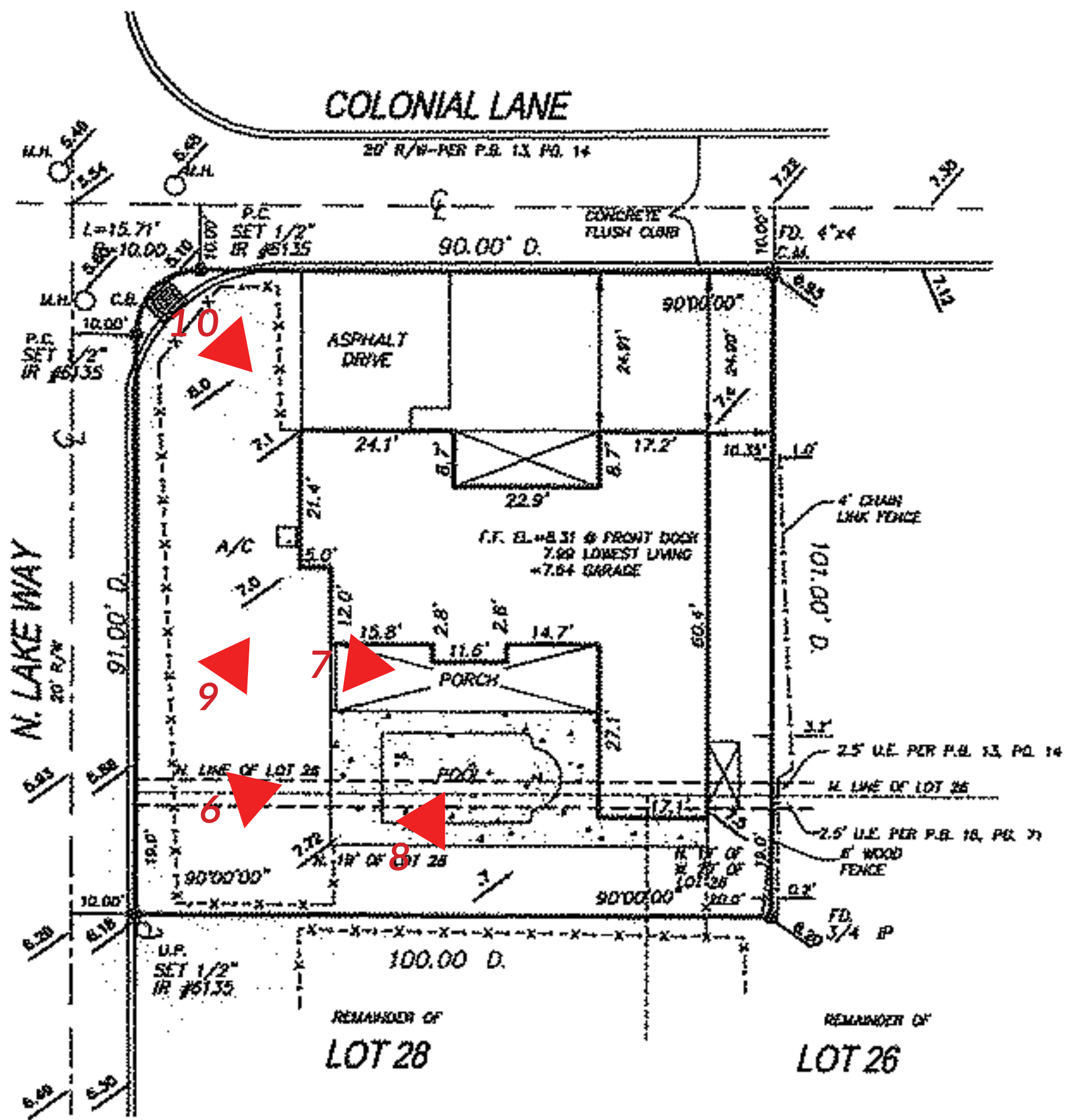
Photo 8



Photo 9



Photo 10



EXISTING CONDITIONS
N.T.S.



1123 N Lake Way



300 Queens Lane



1105 N Lake Way



284 Monterey Road



1085 N Lake Way



1141 N. Lake Way



1127 N. Lake Way



1118 N. Lake Way



1110 N. Lake Way



1100 N. Lake Way



1098 N. Lake Way



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292 Colonial Lane



285 Colonial Lane



270 Colonial Lane



279 Colonial Lane



266 Colonial Lane



270 Queens Lane



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A1.8

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NEIGHBORHOOD CONTEXT
N.T.S.



223 Colonial Lane



232 Colonial Lane



215 Colonial Lane



230 Colonial Lane



205 Colonial Lane



224 Colonial Lane

NEIGHBORHOOD CONTEXT
N.T.S.



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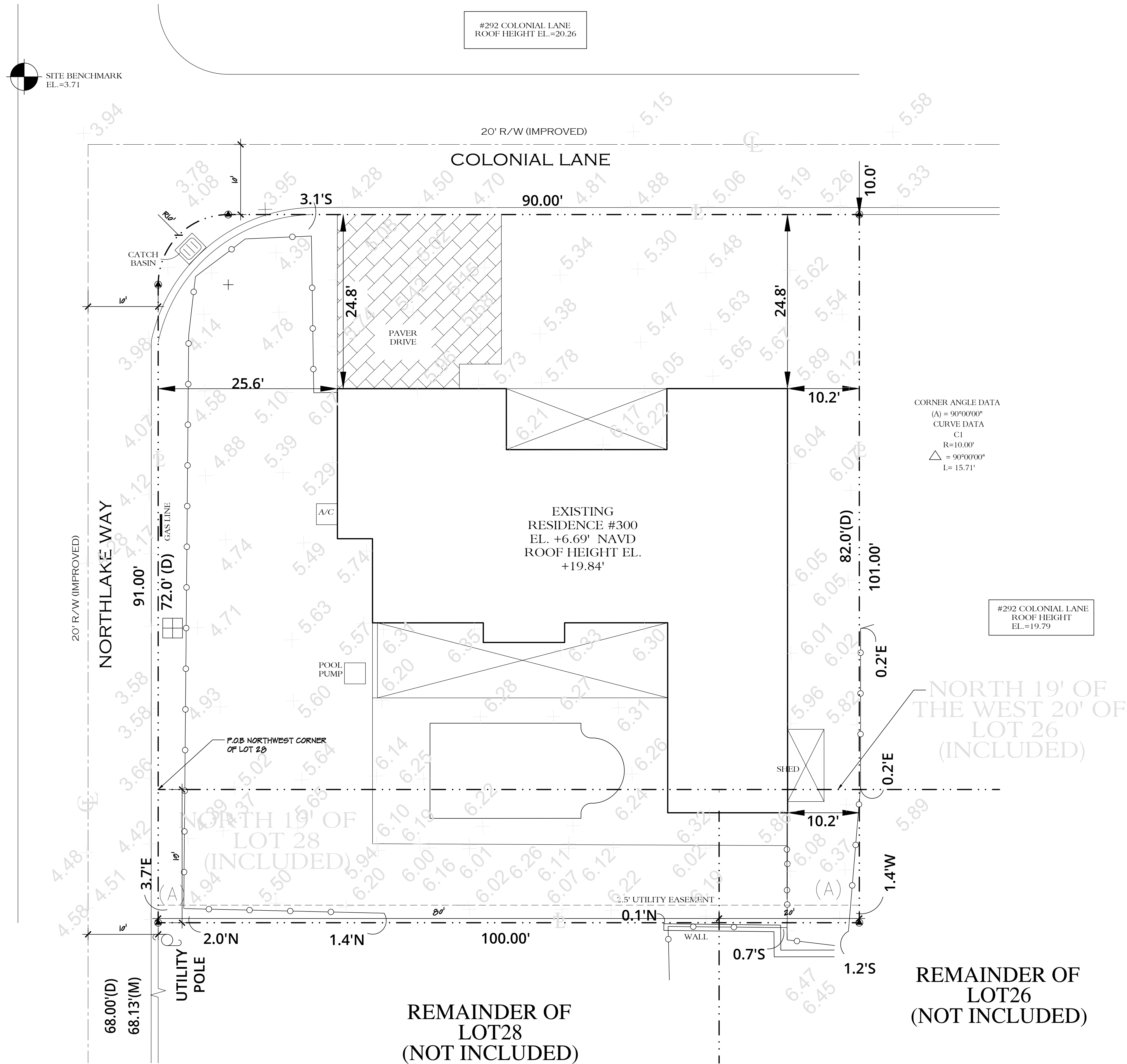
216 Colonial Lane



1102 N Ocean Blvd



1090 N Ocean Blvd



REMAINDER OF
LOT 26
(NOT INCLUDED)

NORTH 19' OF
THE WEST 20' OF
LOT 26
(INCLUDED)

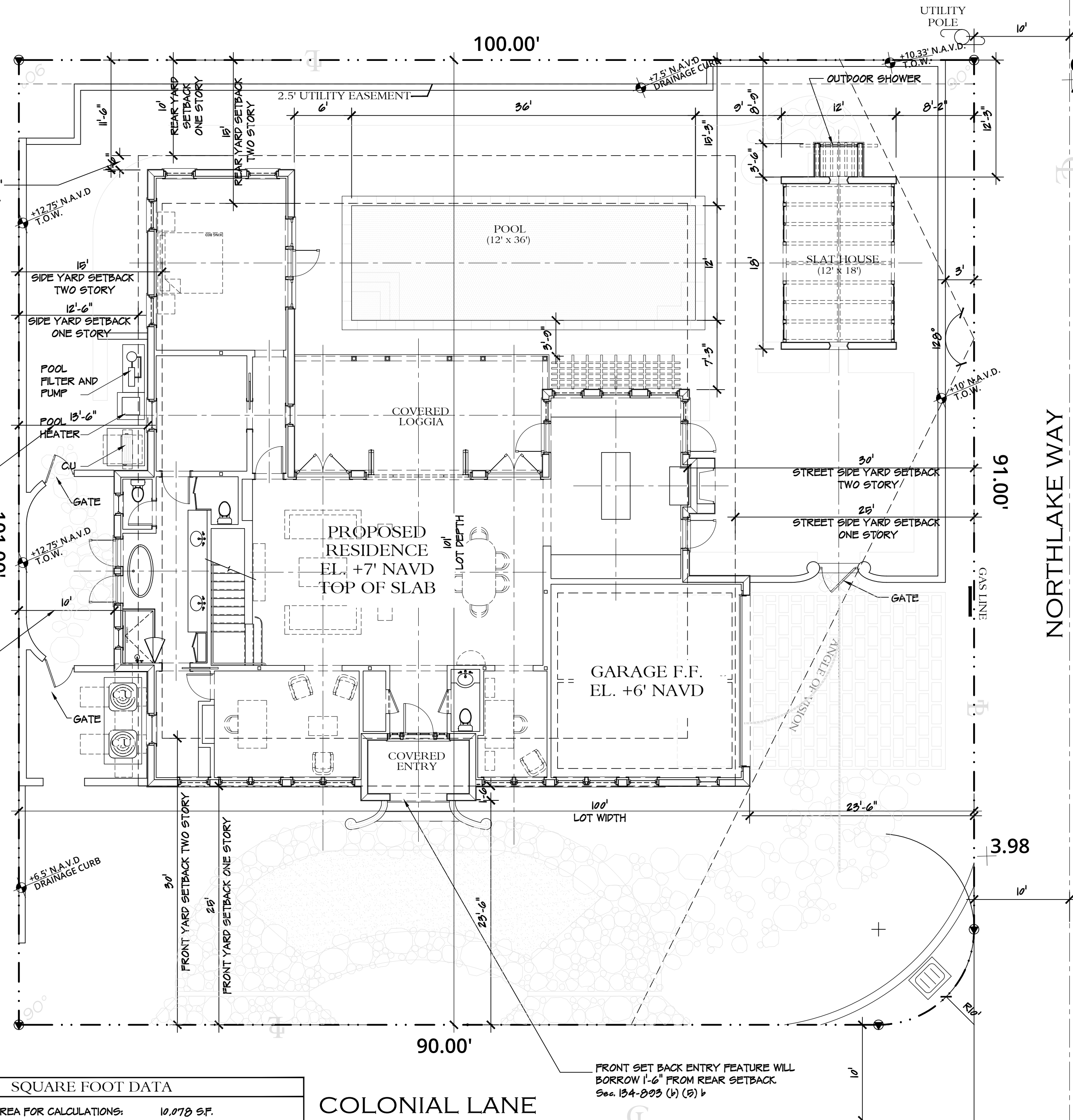
REMAINDER OF
LOT 28
(NOT INCLUDED)

NORTH 19' OF
LOT 28
(INCLUDED)

REAR SETBACK WILL COMPENSATE THE 1'-6" OF ENTRY FEATURE FROM FRONT SETBACK
See 134-893 (h) (5) b

PROPOSED TWO-STORY EAST SIDE-YARD SETBACK

PROPOSED ONE-STORY EAST SIDE-YARD SETBACK

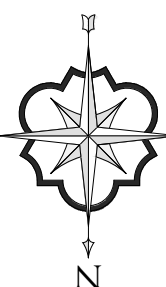


LOT INFORMATION	
PROPERTY ADDRESS:	300 COLONIAL LANE PALM BEACH, 33480
ZONING DATA:	R-B ZONING DISTRICT
FLOOD ZONE:	THIS PROPERTY IS LOCATED IN FLOOD ZONE A6 (EL. 6), ACCORDING TO FIRM (FLOOD INSURANCE RATE MAP) NO. 12099C0889F, DATED 10-06-2017.
SURVEY INFO:	ALL SURVEY INFORMATION BASED ON SURVEY BY: COMPASS SURVEYING 6850 N. MILITARY TRAIL, SUITE 102 WEST PALM BEACH, FLORIDA 33407 (561)-640-4800 KENNETH OSBORNE FLORIDA CERTIFICATE #6415
DATE OF FIELD SURVEY:	06/06/2023
LEGAL DESCRIPTION:	A PARCEL OF LAND BEGINNING AT THE NORTHWEST CORNER OF LOT 28, GREGORY ADDITION, AS RECORDED IN PLAT BOOK 16, PAGE 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTHERLY SIDE OF LOTS 28 AND 26, GREGORY ADDITION, A DISTANCE OF 100 FEET; THENCE AT RIGHT ANGLE IN A NORTHERLY DIRECTION, A DISTANCE OF 82 FEET; THENCE IN A WESTERLY AND SOUTHERLY DIRECTION TO THE EAST SIDE OF LAKE WAY; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SIDE OF LAKE WAY, A DISTANCE OF 72 FEET TO THE POINT OF BEGINNING; ALSO THE NORTH 10 FEET OF LOT 28 AND THE NORTH 10 FEET OF THE WEST 20 FEET OF LOT 26 OF SAID GREGORY ADDITION.

SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS:	10,078 S.F.
LOT COVERAGE:	
ALLOWABLE: 2-STORY	(30%) 3,023 S.F.
PROPOSED: 2-STORY MAIN HOUSE (3,093 S.F.) (30.4%) 3,073 S.F. + KITCHEN PERGOLA (40 S.F.)	
2-STORY WITH SLAT HOUSE & TRELLIS	(32.8%) 3,300 S.F.
SQUARE FOOTAGE BREAKDOWN:	
AIR CONDITIONED SPACE	
1ST FLOOR (INCLUDES GARAGE)	2,628 S.F.
2ND FLOOR	1,076 S.F.
TOTAL A/C	3,704 S.F.
COVERED NON-AIR CONDITIONED SPACE	
1ST FLOOR (FRONT ENTRY + LOGGIA)	408 S.F.
2ND FLOOR	0 S.F.
TOTAL NON-A/C	408 S.F.
ADDITIONAL AREAS	
KITCHEN PERGOLA	40 S.F.
SECOND FLOOR TERRACE	320 S.F.
SLAT HOUSE	216 S.F.
SLAT HOUSE TRELLIS	20 S.F.

COLONIAL LANE
20' R/W (IMPROVED)

1 PREVIOUSLY PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



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

Zoning Legend			
1	Property Address:	300 COLONIAL LANE PALM BEACH, 33480	
2	Zoning District:	R-B	
3	Lot Area (sq. ft.):	10,078 S.F.	
4	Lot Width (W) & Depth (D) (ft.):	W 100'-0" D 101'-0"	
5	Structure Type:	Single Family Residence	
6	FEMA Flood Zone Designation:	X/AE	
7	Zero Datum for point of meas. (NAVD)	7' NAVD	
8	Crown of Road (COR) (NAVD)	5.58' NAVD @ COLONIAL LN 4.58' NAVD @ N LAKE WAY	
9		REQ'D / PERMITTED	EXISTING / PROPOSED
10	Lot Coverage (Sq Ft and %)	3,023 S.F. 30%	N/A 3,309 S.F. 32.8%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Atrium, Structure, etc.)	N/A	N/A 3,701 S.F.
12	*Front Yard Setback (Ft.)	1-25' 2-30'	N/A 1-23'-6" 2-37'-0"
13	*Side Yard Setback (1st Story) (Ft.)	E-12'-6" W-25'-0"	N/A E-10'-0" W-8'-2"
14	*Side Yard Setback (2nd Story) (Ft.)	E-15'-0" W-30'-0"	N/A E-13'-6" W-44'-6"
15	*Rear Yard Setback (Ft.)	1-10' 2-15'	N/A 1-11'-6" 2-30'-4"
16	Angle of Vision (Deg.)	100°	N/A 128°
17	Building Height (Ft.)	1-14' 2-22'	N/A 1-12'-1" 2-20'-1"
18	Overall Building Height (Ft.)	30'	N/A 29'-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.0	N/A 4.0
20	** Max. Fill Added to Site (Ft.)	1.01	N/A 0.75
21	Finished Floor Elev. (FFE)(NAVD)	7' NAVD	N/A 7.417' NAVD
22	Base Flood Elevation (BFE)(NAVD)	6' NAVD	N/C N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	4,535.1 S.F. 45%	N/A 4,545 S.F. 45.09%
24	Perimeter LOS (Sq Ft and %)	2,267.6 S.F. 50%	N/A 2,880 S.F. 80%
25	Front Yard LOS (Sq Ft and %)	993.2 S.F. 40%	N/A 1,256 S.F. 50%
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. 003-2022 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626



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

Landscape Legend			
1	Property Address:	300 Colonial Lane	
2	Lot Area (sq. ft.):	10,078 SF	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	4,535.1 SF (45%)	4,614 SF (45.8%)
5	LOS to be altered (Sq Ft and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,267.6 SF (50% REQ O.S.)	2,740 SF (76.1%)
7	Front Yard LOS (Sq Ft and %)	993.2 SF (40%)	1429 (57.6 %)
8	Native Trees %	30% (number of trees)	69.2% (9)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	44.9% (162)
10	Native Groundcover %	30% (groundcover area)	90.9% (1,350)

ZONING TABULATION		
ZONING ITEM	REQUIRED/ALLOWED	PROPOSED
ZONING DISTRICT	R-B	R-B
LOT AREA	10,000 SF	10,078 SF
LOT WIDTH	100' MIN	100'
LOT DEPTH	100' MIN	101'
DENSITY	4 DU/ACRE	
FRONT YARD SETBACK	1ST STORY 25'-0" 2ND STORY 30'-0"	1ST STORY 23'-6" 2ND STORY 37'-0"
SIDE YARD SETBACK (EAST)	1ST STORY 12'-6" 2ND STORY 15'-0"	1ST STORY 10'-0" 2ND STORY 13'-6"
FRONT SIDE YARD SETBACK (WEST)	1ST STORY 25'-0" 2ND STORY 30'-0"	SLAT HOUSE 8'-2" 2ND STORY 44'-6"
REAR YARD SETBACK	1ST STORY 10'-0" 2ND STORY 15'-0"	1ST STORY 11'-6" 2ND STORY 30'-4"
ANGLE OF VISION (PER SECTION 134-893 a.6)	N/A. CUL-DE-SAC LOT	N/A. CUL-DE-SAC LOT
MAX. BUILDING HEIGHT	1ST STORY 14'-0" 2ND STORY 22'-0"	12'-1" 20'-1"
MAX. OVERALL HEIGHT	30'-0" MAXIMUM	29'-6"
CUBIC CONTENT	4.00 CCR 40,400 CF.	4.00 CCR 40,506 CF.
LOT COVERAGE (FOOTPRINT)	TWO STORY: 30% (3,023 S.F. MAX)	TWO STORY: 32.8% (3,300 S.F.)
LANDSCAPE OPEN SPACE	48% MINIMUM (4,896 S.F.)	48.8% 4,614 S.F.
REQUIRED FRONT YARD LANDSCAPE OPEN SPACE	40% MINIMUM (993.2 S.F.)	87.6% 1,420 S.F.
NATIVE PLANTING	30% MINIMUM	69.2% (9)
PERIMETER LANDSCAPE OPEN SPACE	60% MINIMUM (2,267.6 S.F.)	76% 2,740 S.F.

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL

ARCOM #: 23-052 ZON #: 23092



PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
WWW.PROARCHITECT.COM
tel (561)-331-2048

PROPOSED RESIDENCE FOR:
CONNAUGHTON RESIDENCE
300 COLONIAL LANE
PALM BEACH, FL 33480

Project #: 23-003
Drawn by: AR,PRO
Date(s):
26 JUNE, 2023 - ARCOM PRE-APP
07 SEPT. 2023 - ARCOM FIRST
SUBMITTAL
23 OCT. 2023 - ARCOM SECOND
SUBMITTAL
09 NOV. 2023 - ARCOM FINAL
SUBMITTAL
JANUARY, 2024 - ARCOM FINAL
RESUBMITTAL

SEAL

PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license #AB98461, exp. date 28 February 2025."

A1.12

REMAINDER OF
LOT 26
(NOT INCLUDED)

REMAINDER OF
LOT 28
(NOT INCLUDED)

NORTH 19' OF
THE WEST 20' OF
LOT 26
(INCLUDED)

NORTH 19' OF
LOT 28
(INCLUDED)

LOT INFORMATION	
PROPERTY ADDRESS:	300 COLONIAL LANE PALM BEACH, 33480
ZONING DATA:	R-B ZONING DISTRICT
FLOOD ZONE:	5.58
SURVEY INFO:	THIS PROPERTY IS LOCATED IN FLOOD ZONE A6 (EL. 6), ACCORDING TO FIRM (FLOOD INSURANCE RATE MAP) NO. 12099C0885F, DATED 10-06-2017.
DATE OF FIELD SURVEY:	06/06/2023
LEGAL DESCRIPTION:	A PARCEL OF LAND BEGINNING AT THE NORTHWEST CORNER OF LOT 28, GREGORY ADDITION, AS RECORDED IN PLAT BOOK 16, PAGE 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTHERLY SIDE OF LOTS 28 AND 26, GREGORY ADDITION, A DISTANCE OF 100 FEET; THENCE AT RIGHT ANGLE IN A NORTHERLY DIRECTION, A DISTANCE OF 82 FEET; THENCE IN A WESTERLY AND SOUTHERLY DIRECTION TO THE EAST SIDE OF LAKE WAY; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SIDE OF LAKE WAY, A DISTANCE OF 72 FEET TO THE POINT OF BEGINNING; ALSO THE NORTH 10 FEET OF LOT 28 AND THE NORTH 10 FEET OF THE WEST 20 FEET OF LOT 26 OF SAID GREGORY ADDITION.

SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS:	10,078 S.F.
LOT COVERAGE:	
ALLOWABLE: 2-STORY	(30%) 3,023 S.F.
PROPOSED: 2-STORY MAIN HOUSE (3,033 S.F.) (30.4%) 3,073 S.F.	
+ KITCHEN PERGOLA (40 S.F.)	
2-STORY WITH SLAT HOUSE & TRELLIS	(32.8%) 3,309 S.F.
SQUARE FOOTAGE BREAKDOWN:	
AIR CONDITIONED SPACE	
1ST FLOOR (INCLUDES GARAGE)	2,628 S.F.
2ND FLOOR	1,076 S.F.
TOTAL A/C	3,704 S.F.
COVERED NON-AIR CONDITIONED SPACE	
1ST FLOOR (FRONT ENTRY + LOGGIA)	478 S.F.
2ND FLOOR	0 S.F.
TOTAL NON-A/C	478 S.F.
ADDITIONAL AREAS	
KITCHEN PERGOLA	40 S.F.
SECOND FLOOR TERRACE	320 S.F.
SLAT HOUSE	216 S.F.
SLAT HOUSE TRELLIS	20 S.F.

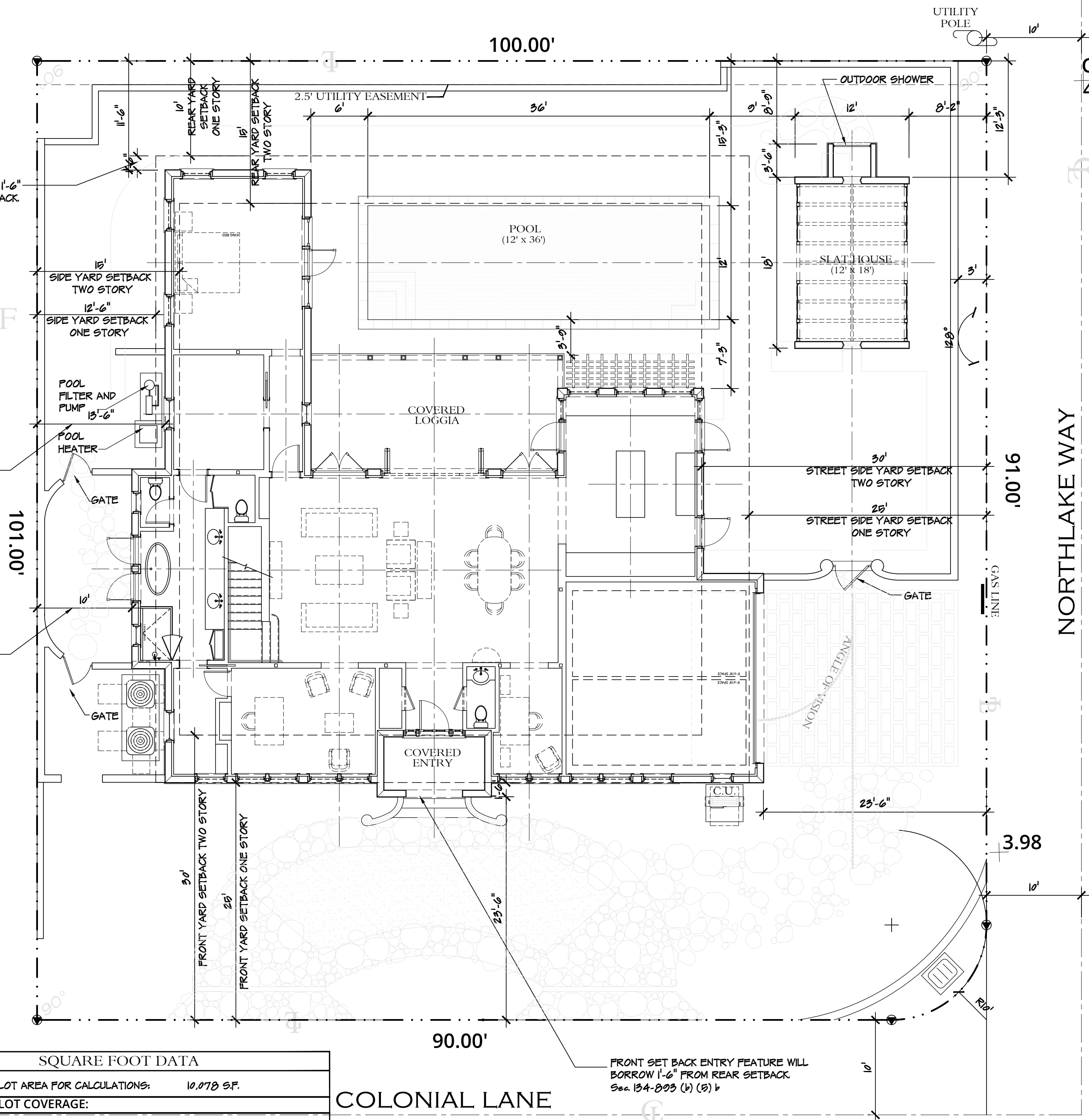
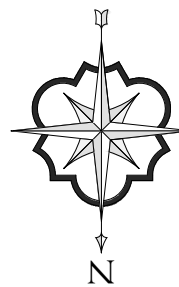
COLONIAL LANE

20' R/W (IMPROVED)

1

CURRENT PROPOSED SITE PLAN

SCALE: 1"=1'-0"



NORTHLAKE WAY

20' R/W (IMPROVED)

COR
4.58

3.98

90.00'

91.00'

100.00'

101.00'



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

Zoning Legend			
Line #	Property Address:	300 COLONIAL LANE PALM BEACH, 33480	
1	Zoning District:	R-B	
2	Lot Area (sq. ft.):	10,078 S.F.	
3	Lot Width (W) & Depth (D) (ft.):	W 100'-0" D 101'-0"	
4	Structure Type:	Single Family Residence	
5	FEMA Flood Zone Designation:	X/AE	
6	Zero Datum for point of meas. (NAVD)	7' NAVD	
7	Crown of Road (COR) (NAVD)	5.58' NAVD @ COLONIAL LN 4.58' NAVD @ N LAKE WAY	
8		REQ'D / PERMITTED	EXISTING
9	Lot Coverage (Sq Ft and %)	3,023 S.F. 30%	3,309 S.F. 32.8%
10	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc.)	N/A	3,701 S.F.
11	*Front Yard Setback (Ft.)	1-25' 2-30'	1-23'-6" 2-37'-0"
12	*Side Yard Setback (1st Story) (Ft.)	E-12'-6" W-25'-0"	E-10'-0" W-8'-2"
13	*Side Yard Setback (2nd Story) (Ft.)	E-15'-0" W-30'-0"	E-13'-6" W-44'-6"
14	*Rear Yard Setback (Ft.)	1-10' 2-15'	1-11'-6" 2-30'-4"
15	Angle of Vision (Deg.)	100°	128°
16	Building Height (Ft.)	1-14' 2-22'	1-12'-0" 2-19'-8"
17	Overall Building Height (Ft.)	30'	28'-8"
18	Cubic Content Ratio (CCR) (R-B ONLY)	4.0	3.9
19	** Max. Fill Added to Site (Ft.)	1.01	0.75
20	Finished Floor Elev. (FFE)(NAVD)	7' NAVD	7.5' NAVD
21	Base Flood Elevation (BFE)(NAVD)	6' NAVD	N/C
22	Landscape Open Space (LOS) (Sq Ft and %)	4,535.1 S.F. 45%	4,545 S.F. 45.09%
23	Perimeter LOS (Sq Ft and %)	2,267.6 S.F. 50%	2,880 S.F. 80%
24	Front Yard LOS (Sq Ft and %)	993.2 S.F. 40%	1,256 S.F. 50%
25	*** Native Plant Species %	Please refer to TOPB Landscape Legend.	
26			

* 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



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

Landscape Legend		
Line #	Property Address:	300 Colonial Lane
1	Lot Area (sq. ft.):	10,078 SF
2		
3		REQUIRED
4	Landscape Open Space (LOS) (Sq Ft and %)	4,535.1 SF (45%)
5	LOS to be altered (Sq Ft and %)	N/A
6	Perimeter LOS (Sq Ft and %)	2,267.6 SF (50% REQ O.S.)
7	Front Yard LOS (Sq Ft and %)	993.2 SF (40%)
8	Native Trees %	30% (number of trees)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)
10	Native Groundcover %	30% (groundcover area)

ZONING TABULATION		
ZONING ITEM	REQUIRED/ALLOWED	PROPOSED
ZONING DISTRICT	R-B	R-B
LOT AREA	10,078 SF	10,078 SF
LOT WIDTH	100' MIN.	100'
LOT DEPTH	100' MIN.	101'
DENSITY	4 DU/ACRE	
FRONT YARD SETBACK	1ST STORY 25'-0"	1ST STORY 25'-6"
	2ND STORY 30'-0"	2ND STORY 37'-0"
SIDE YARD SETBACK (EAST)	1ST STORY 12'-6"	1ST STORY 10'-0"
	2ND STORY 15'-0"	2ND STORY 15'-6"
FRONT SIDE YARD SETBACK (WEST)	1ST STORY 25'-0"	SLAT HOUSE 8'-2"
	2ND STORY 30'-0"	2ND STORY 44'-6"
REAR YARD SETBACK	1ST STORY 15'-0"	1ST STORY 11'-6"
	2ND STORY 15'-0"	2ND STORY 30'-4"
ANGLE OF VISION (PER SECTION 134-893 a.6)	N/A. CUL-DE-SAC LOT	N/A. CUL-DE-SAC LOT
MAX. BUILDING HEIGHT	1ST STORY 14'-0"	12'-0"
	2ND STORY 22'-0"	19'-8"
MAX. OVERALL HEIGHT	30'-0" MAXIMUM	28'-8"
CUBIC CONTENT	4.00 CCR	3.9 CCR
	40,400 C.F.	39,782 C.F.
LOT COVERAGE (FOOTPRINT)	TWO STORY: 30% (3,023 S.F. MAX)	TWO STORY: 32.8% (3,309 S.F.)
LANDSCAPE OPEN SPACE	45% MINIMUM (4,535.1 S.F.)	45.8% 4,614 S.F.
REQUIRED FRONT YARD LANDSCAPE OPEN SPACE	40% MINIMUM (993.2 S.F.)	57.6% 1,420 S.F.
NATIVE PLANTING	30% MINIMUM	60.2% (9)
PERIMETER LANDSCAPE OPEN SPACE	50% MINIMUM (2,267.6 S.F.)	76.1% 2,740 S.F.

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL

ARCOM #: 23-052 ZON #: 23092



PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
WWW.PROARCHITECT.COM
tel (561)-331-2048

PROPOSED RESIDENCE FOR:
CONNAUGHTON RESIDENCE

300 COLONIAL LANE
PALM BEACH, FL 33480

Project #: 23-003

Drawn by: AR,PRO

Date(s):

26 JUNE, 2023 - ARCOM PRE-APP

07 SEPT. 2023 - ARCOM FIRST

SUBMITTAL

23 OCT. 2023 - ARCOM SECOND

SUBMITTAL

09 NOV. 2023 - ARCOM FINAL

SUBMITTAL

JANUARY, 2024 - ARCOM FINAL

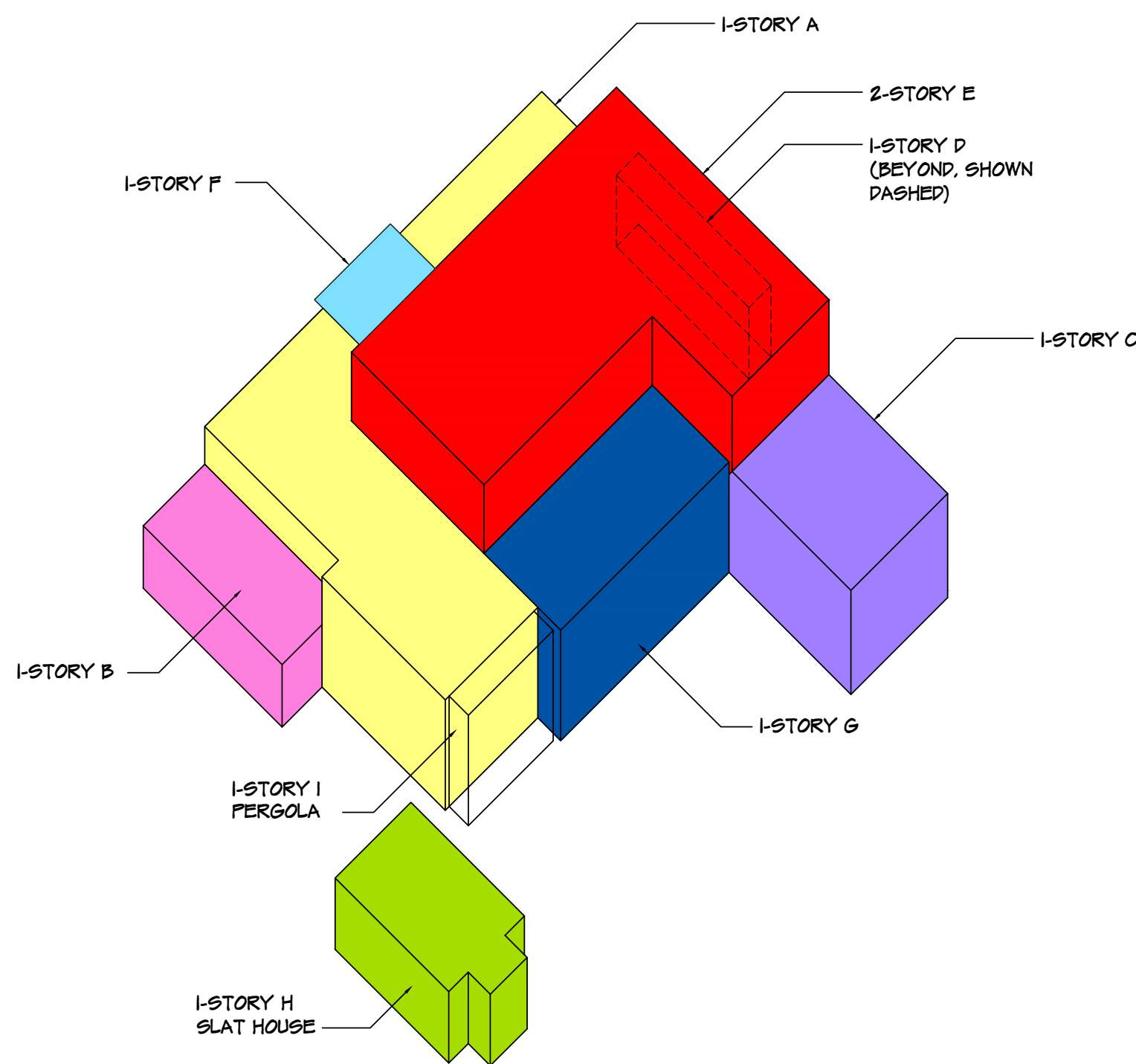
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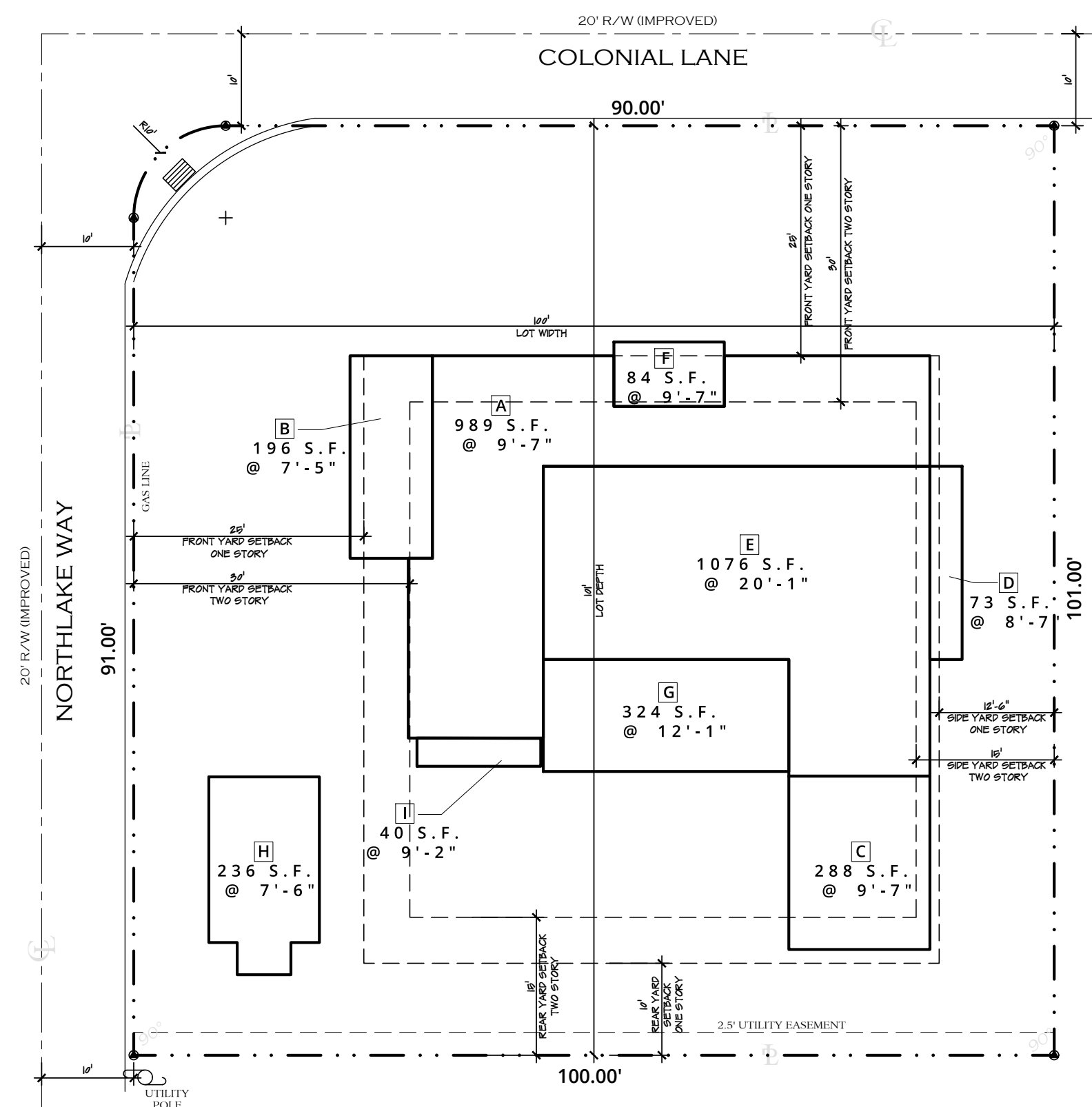
PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
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A1.12-1

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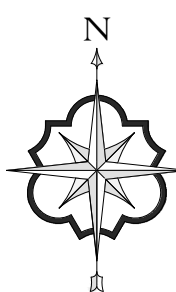


CUBIC CONTENT RATIO DATA FOR R-B DISTRICT			
LOT SIZE: 10,078 SF	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
1-STORY A:	989 SF	9'-7"	9,477 CF
1-STORY B:	106 SF	7'-6"	1,453 CF
1-STORY C:	288 SF	9'-7"	2,760 CF
1-STORY D:	79 SF	9'-7"	626 CF
2-STORY E:	1076 SF	20'-1"	21,609 CF
TOTAL ENCLOSED:			38,925 CF
1-STORY COVERED F:	84 SF	9'-7"	805 CF
1-STORY COVERED G:	324 SF	12'-1"	3,916 CF
1-STORY COVERED H (SLAT HOUSE):	236 SF	7'-6"	1,770 CF
KITCHEN PERGOLA I: (NOT INCLUDED IN CALC)	40 SF	9'-2"	368 CF
TOTAL UNENCLOSED:			6,490 CF
CALCULATIONS ARE TAKEN FROM PROPOSED SLAB TO THE BOTTOM OF THE TOP CHORD.			
* "Building height of (applicable only in R-B districts) means the vertical distance from the top of the floor slab (excluding garage) to the bottom of the top chord of the roof framing member where it intersects the plane of the outside face of the exterior wall for pitched roofs."			
[MAX. ALLOWABLE CCR] = $3.50 + [(60,000 - 10,100) \div 50,000] \times 0.10$			
= 4.0 OR 40,400 CF			
TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 8.0% OF C.C. OR 2,020 C.F. MAX			
TOTAL PROPOSED UNENCLOSED COVERED = 6,490 CF			
2,020 C.F. - 6,490 C.F. = 4,470 C.F. OVER (ALLOWED) - (PROPOSED)			
35,925 C.F. + 6,490 C.F. - 2,020 = 40,395 C.F. (ENCLOSED) + (UNENCLOSED) - (UNENCLOSED CREDIT) = PROPOSED CCR			
PROPOSED CCR = 4.0 or 40,395 C.F.			
- TOTAL ENCLOSED AREA OF CCR			
40,400 C.F. - 40,395 C.F. = 5 C.F. UNDER (ALLOWED) - (PROPOSED)			



1

PREVIOUSLY CUBIC CONTENT DIAGRAM
N.T.S.



ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL

ARCOM #: 23-052 ZON #: 23092



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400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:

CONNAUGHTON RESIDENCE

300 COLONIAL LANE
PALM BEACH, FL 33480

Project #: 23-003

Drawn by: AR,PRO

Date(s):

26 JUNE, 2023 - ARCOM PRE-APP

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SUBMITTAL

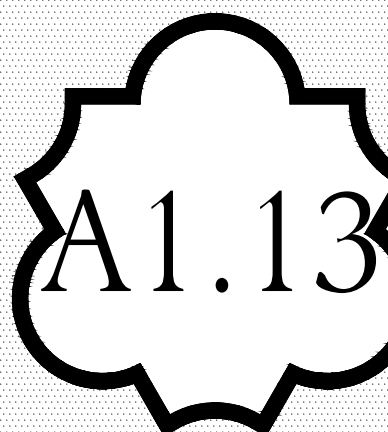
JANUARY, 2024 - ARCOM FINAL

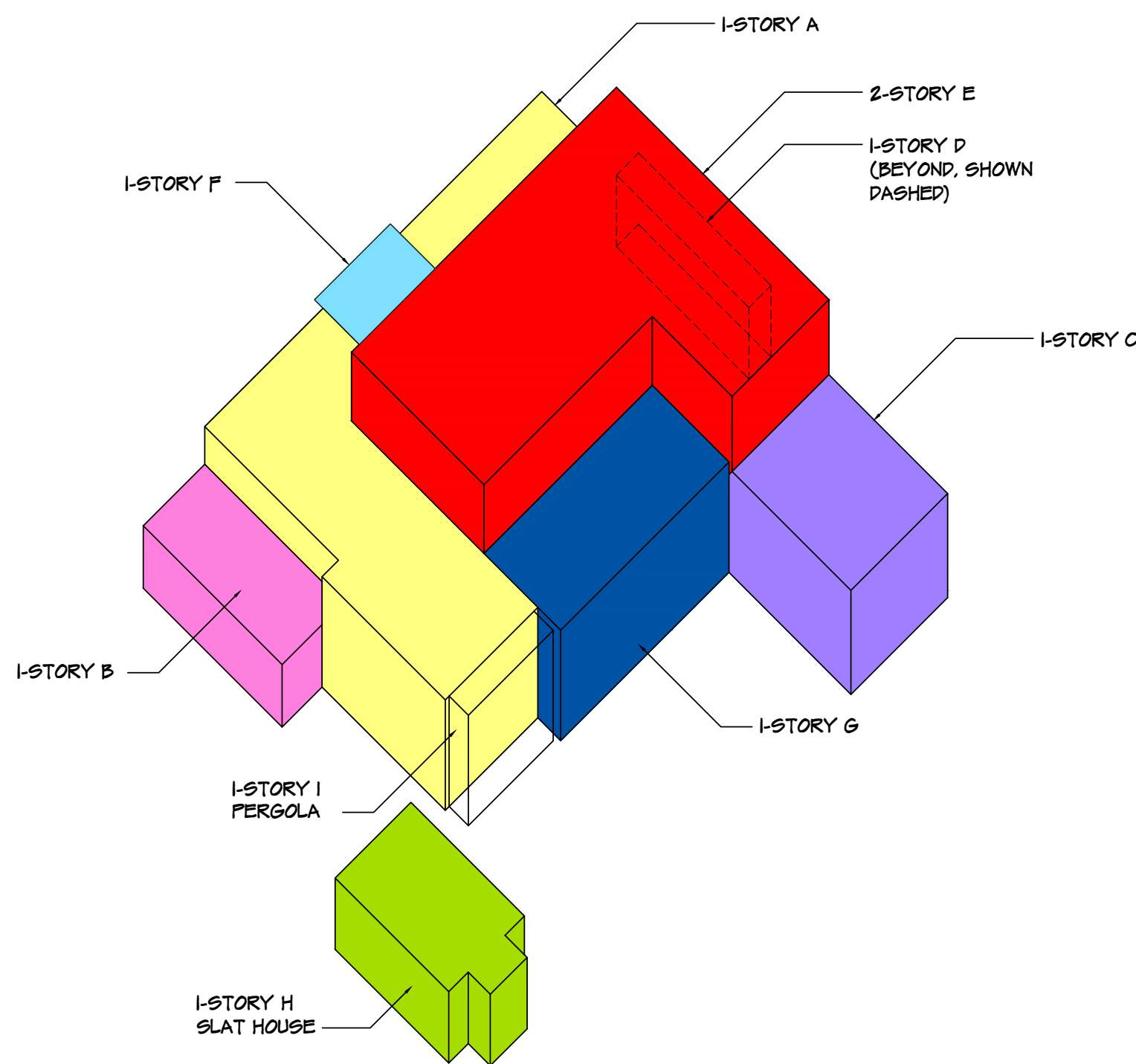
RESUBMITTAL

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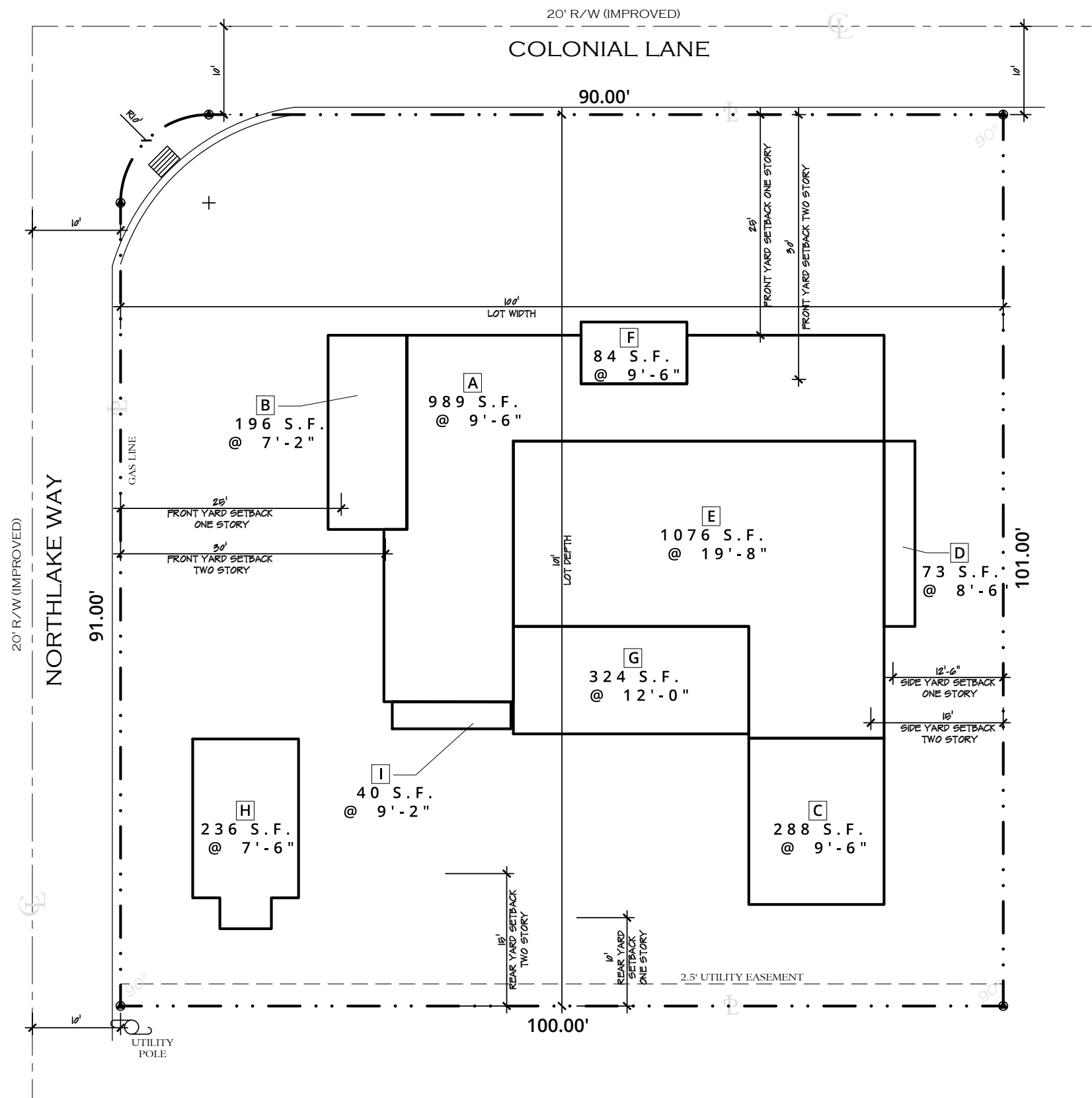
PATRICK RYAN O'CONNELL

PROFESSIONAL CERTIFICATION:
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or approved by me, and that I am a duly
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of Florida, license #AAB98461,
exp. date 28 February 2025."





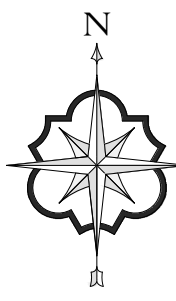
CUBIC CONTENT RATIO DATA FOR R-B DISTRICT			
LOT SIZE: 10,078 SF	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
1-STORY A:	200 SF	9'-6"	9,300 CF
1-STORY B:	106 SF	7'-2"	1,404 CF
1-STORY C:	200 SF	9'-6"	2,736 CF
1-STORY D:	75 SF	8'-6"	620 CF
2-STORY E:	1076 SF	10'-0"	21,161 CF
TOTAL ENCLOSED:			35,316 CF
1-STORY COVERED F:	84 SF	9'-6"	790 CF
1-STORY COVERED G:	324 SF	12'-0"	3,888 CF
1-STORY COVERED H (SLAT HOUSE):	236 SF	7'-6"	1,770 CF
KITCHEN PERGOLA I: (NOT INCLUDED IN CALC)	40 SF	9'-2"	360 CF
TOTAL UNENCLOSED:			6,456 CF
CALCULATIONS ARE TAKEN FROM PROPOSED SLAB TO THE BOTTOM OF THE TOP CHORD.			
* "Building, height of (applicable only in R-B districts) means the vertical distance from the top of the floor slab (excluding garage) to the bottom of the top chord of the roof framing member where it intersects the plane of the outside face of the exterior wall for pitched roofs."			
MAX. ALLOWABLE CCR = $3.50 + [(60,000 - 10,100) \div 50,000] \times 0.5$			
= 4.0 OR 40,400 CF			
TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 5.0% OF CCR OR 2,020 C.F. MAX			
TOTAL PROPOSED UNENCLOSED COVERED = 6,456 CF			
2,020 C.F. - 6,456 C.F. = 4,436 C.F. OVER (ALLOWED) - (PROPOSED)			
35,316 C.F. + 6,456 C.F. - 2,020 = 39,752 C.F.			
(ENCLOSED) + (UNENCLOSED) - (UNENCLOSED CREDIT) = PROPOSED CCR			
PROPOSED CCR = 3.9 or 39,752 C.F.			
- TOTAL ENCLOSED AREA OF CCR			
40,400 C.F. - 39,752 C.F. = 648 C.F. UNDER (ALLOWED) - (PROPOSED)			



1

CURRENT CUBIC CONTENT DIAGRAM

N.T.S.



ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL
ARCOM #: 23-052 ZON #: 23092



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PROPOSED RESIDENCE FOR:
CONNAUGHTON RESIDENCE
300 COLONIAL LANE
PALM BEACH, FL 33480

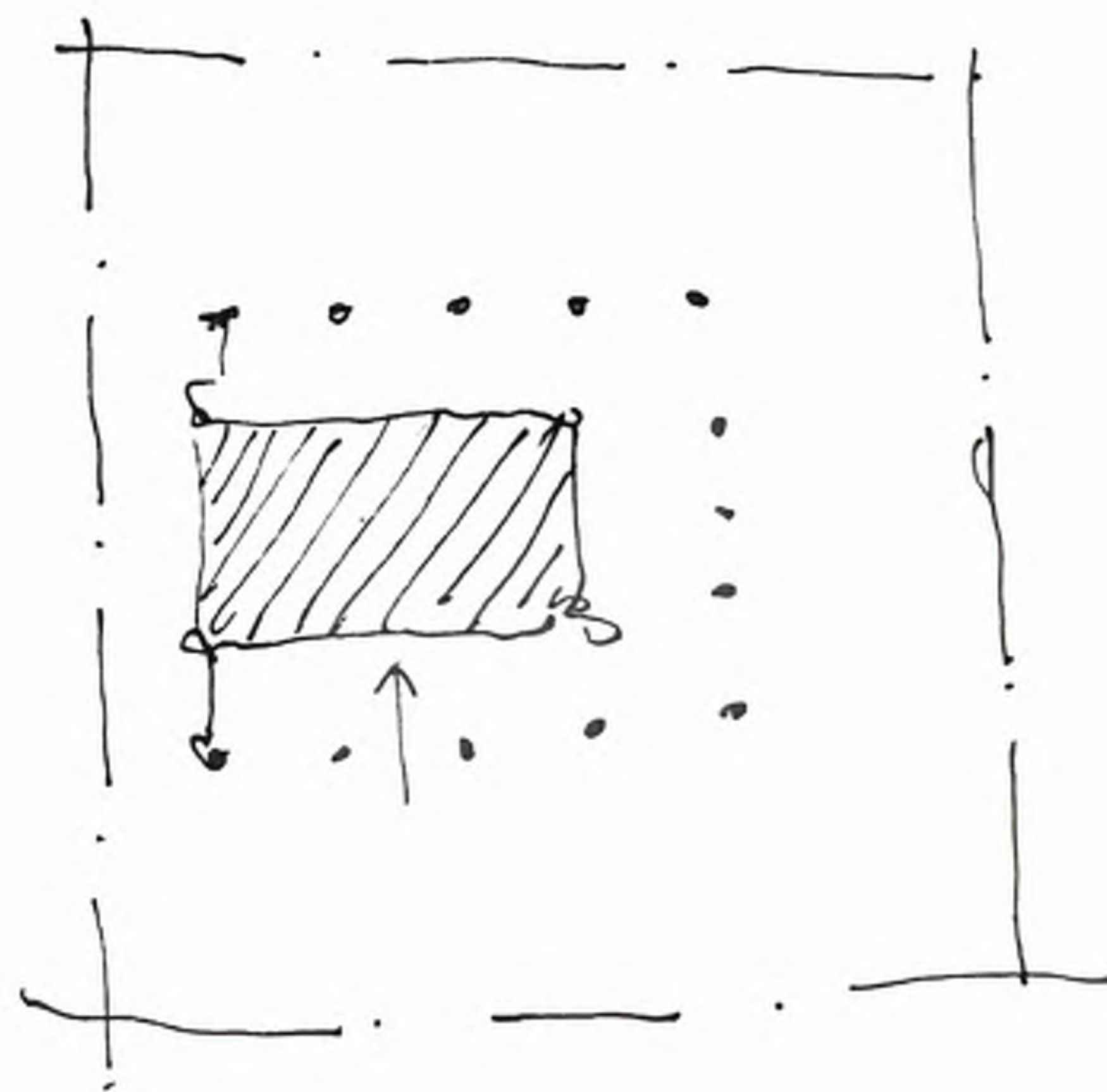
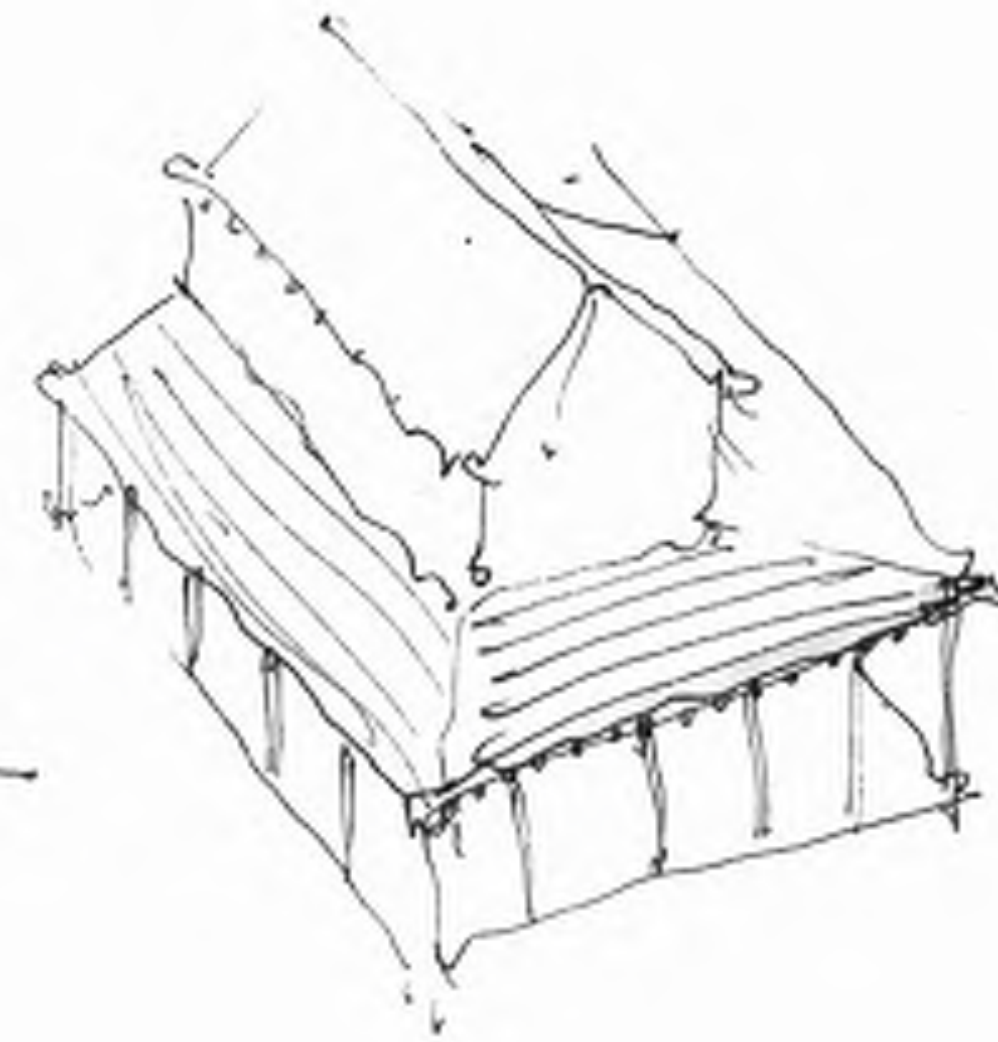
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SUBMITTAL
09 NOV. 2023 - ARCOM FINAL
SUBMITTAL
JANUARY, 2024 - ARCOM FINAL
RESUBMITTAL

SEAL
PATRICK RYAN O'CONNELL
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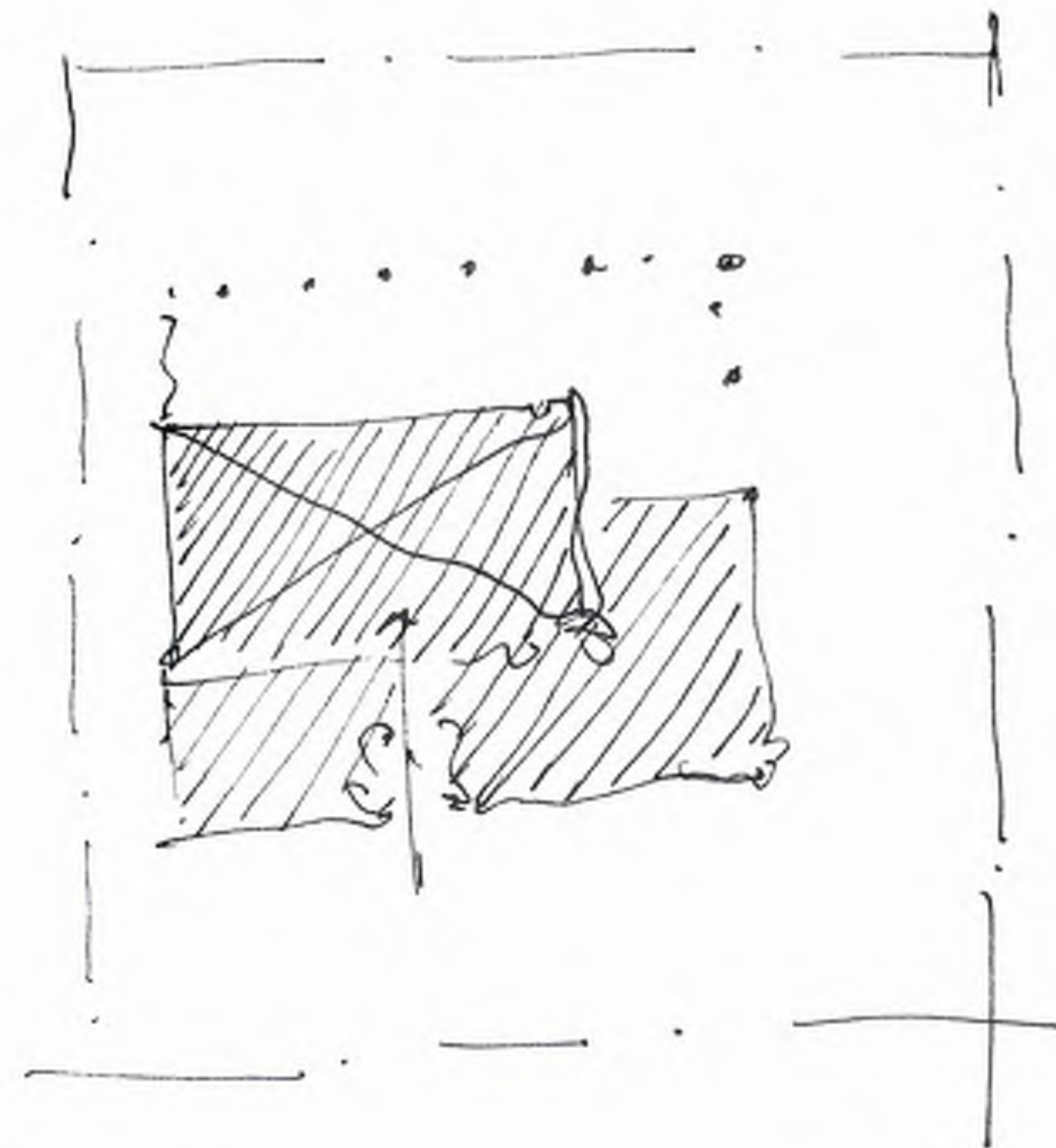
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PARTI...

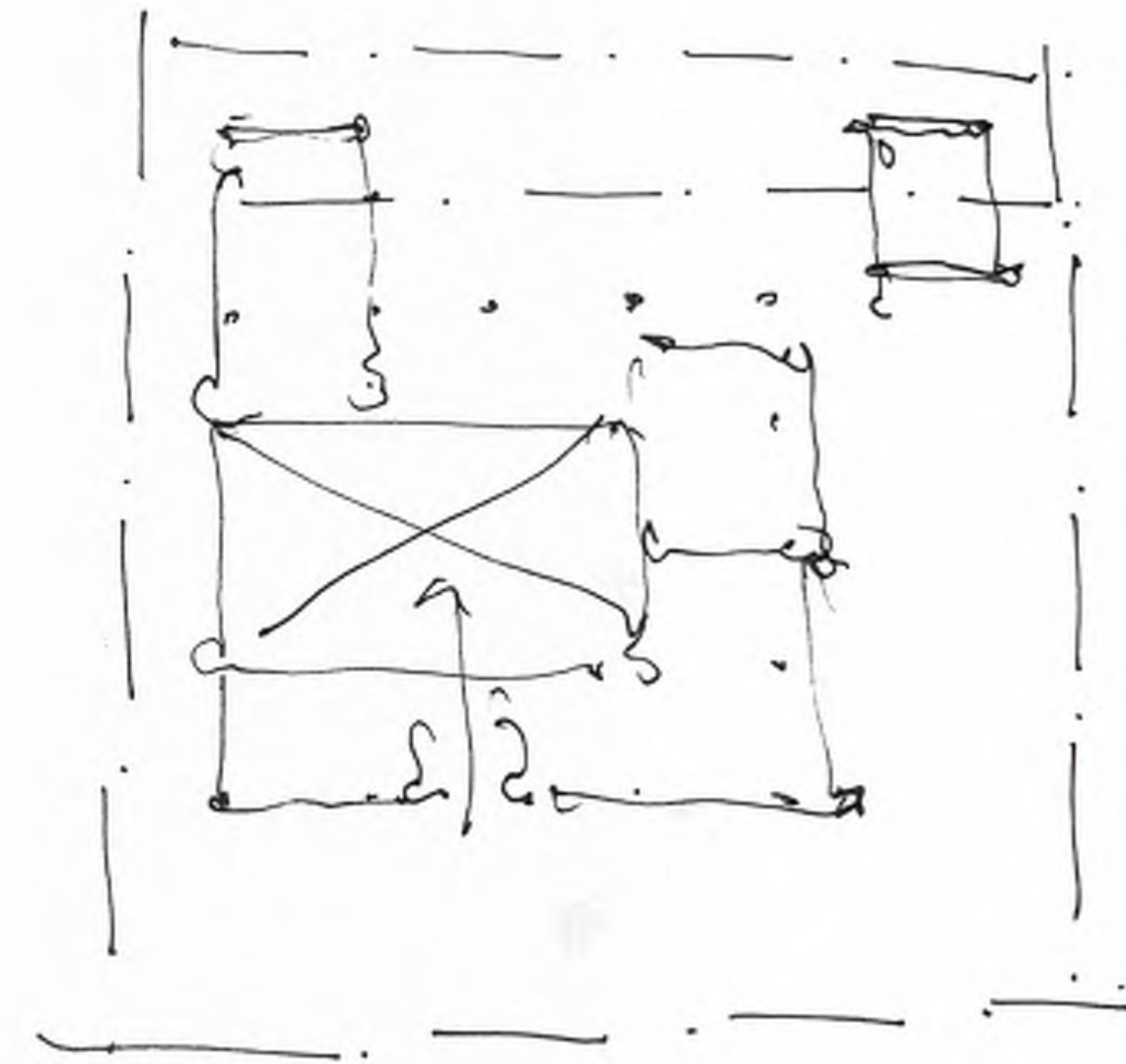
Additions over time...



1.



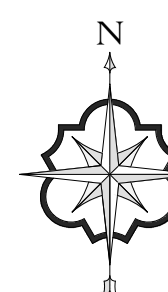
2.



3.

1

PARTI DIAGRAM
N.T.S.



ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL

ARCOM #: 23-052 ZON #: 23092



PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
CONNAUGHTON RESIDENCE

300 COLONIAL LANE
PALM BEACH, FL 33480

Project #: 23-003

Drawn by: AR,PRO

Date(s):

26 JUNE, 2023 - ARCOM PRE-APP

07 SEPT. 2023 - ARCOM FIRST

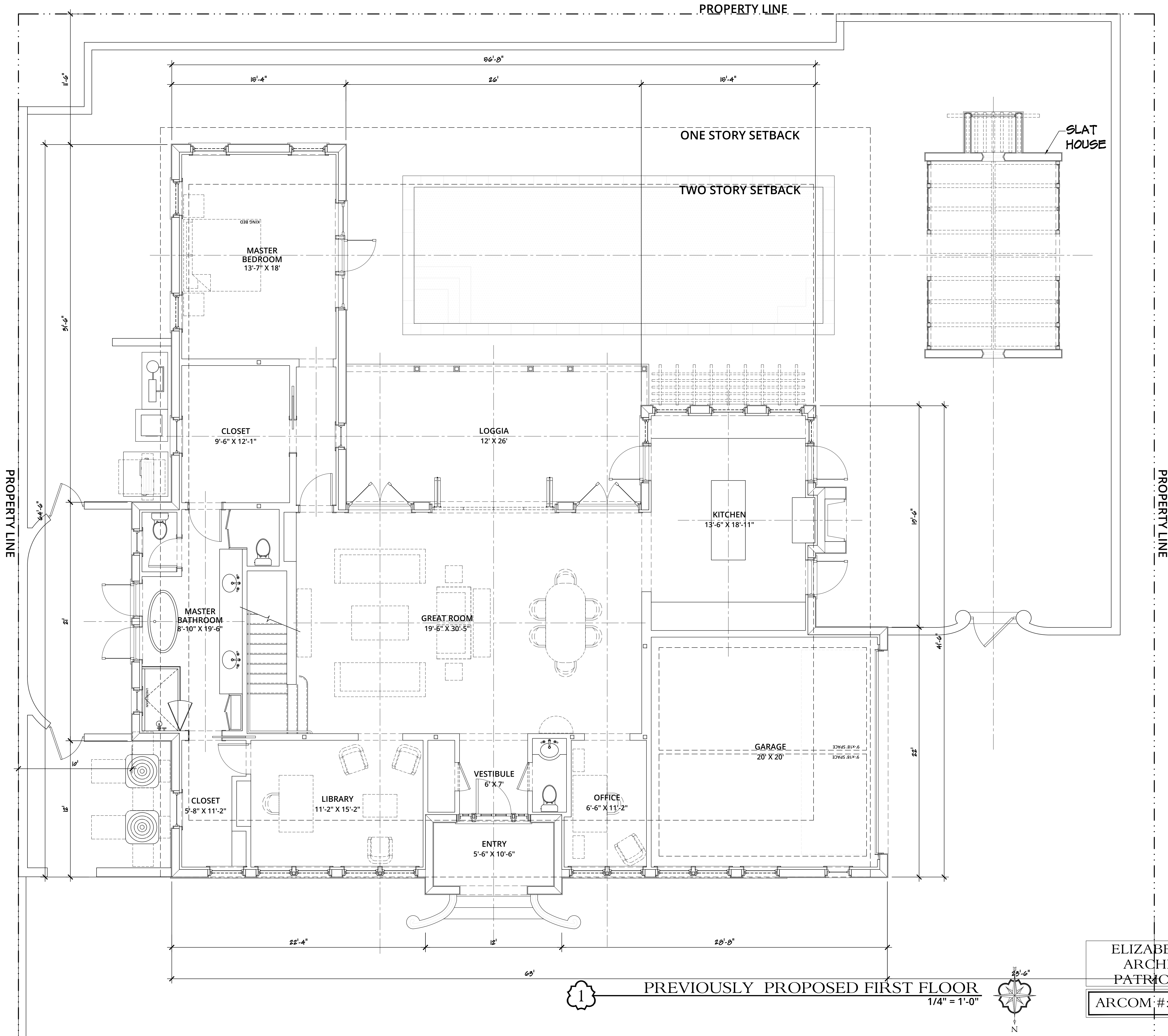
SUBMITTAL

23 OCT. 2023 - ARCOM SECOND

SUBMITTAL

09 NOV. 2023 - ARCOM FINAL

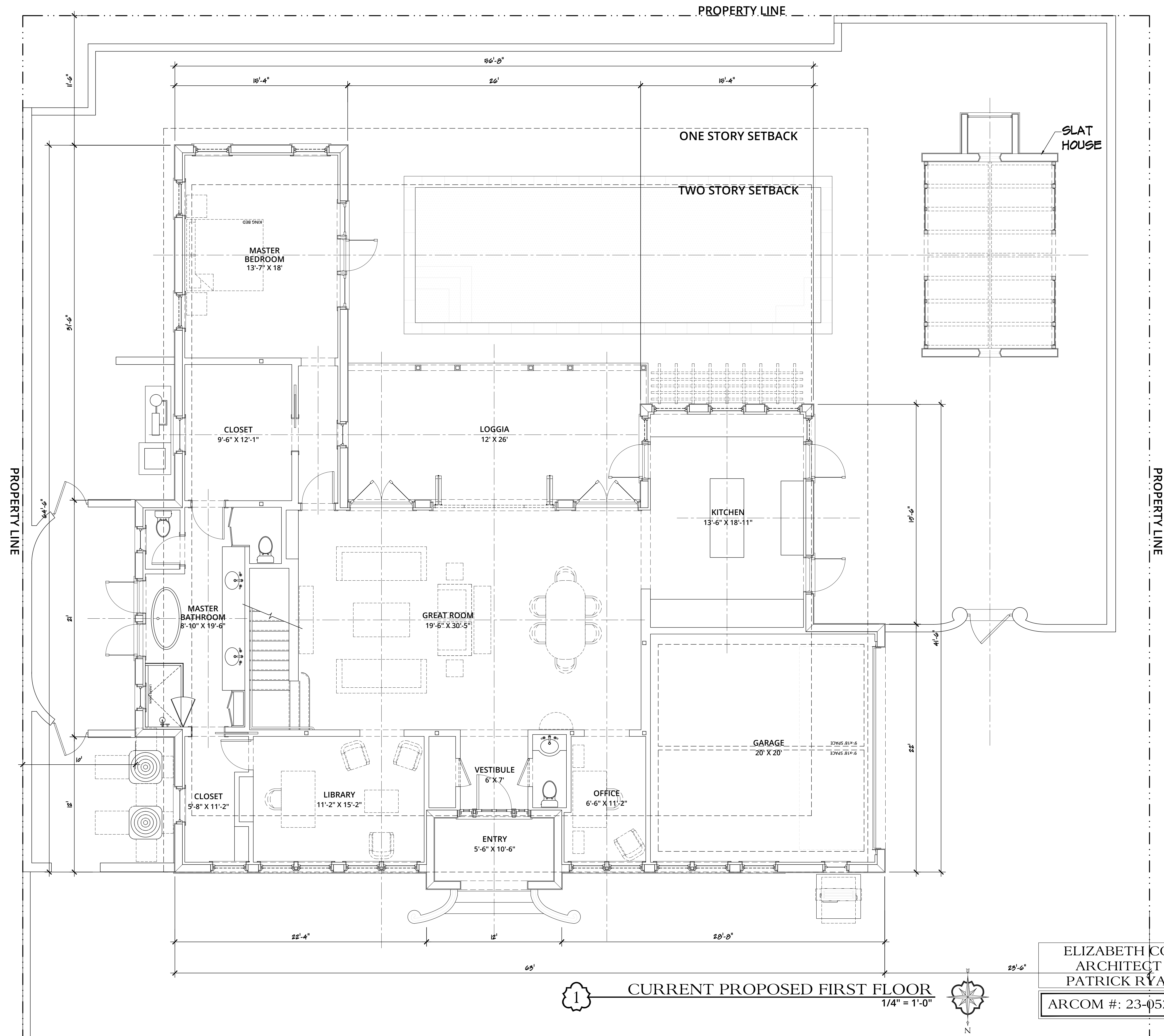
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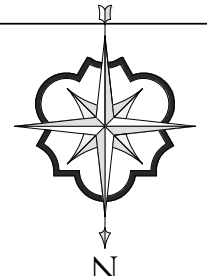
PREVIOUSLY PROPOSED FIRST FLOOR
1/4" = 1'-0"

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL
ARCOM #: 23-052 ZON #: 23092



1

CURRENT PROPOSED FIRST FLOOR
1/4" = 1'-0"



ELIZABETH CONNAUGHTON
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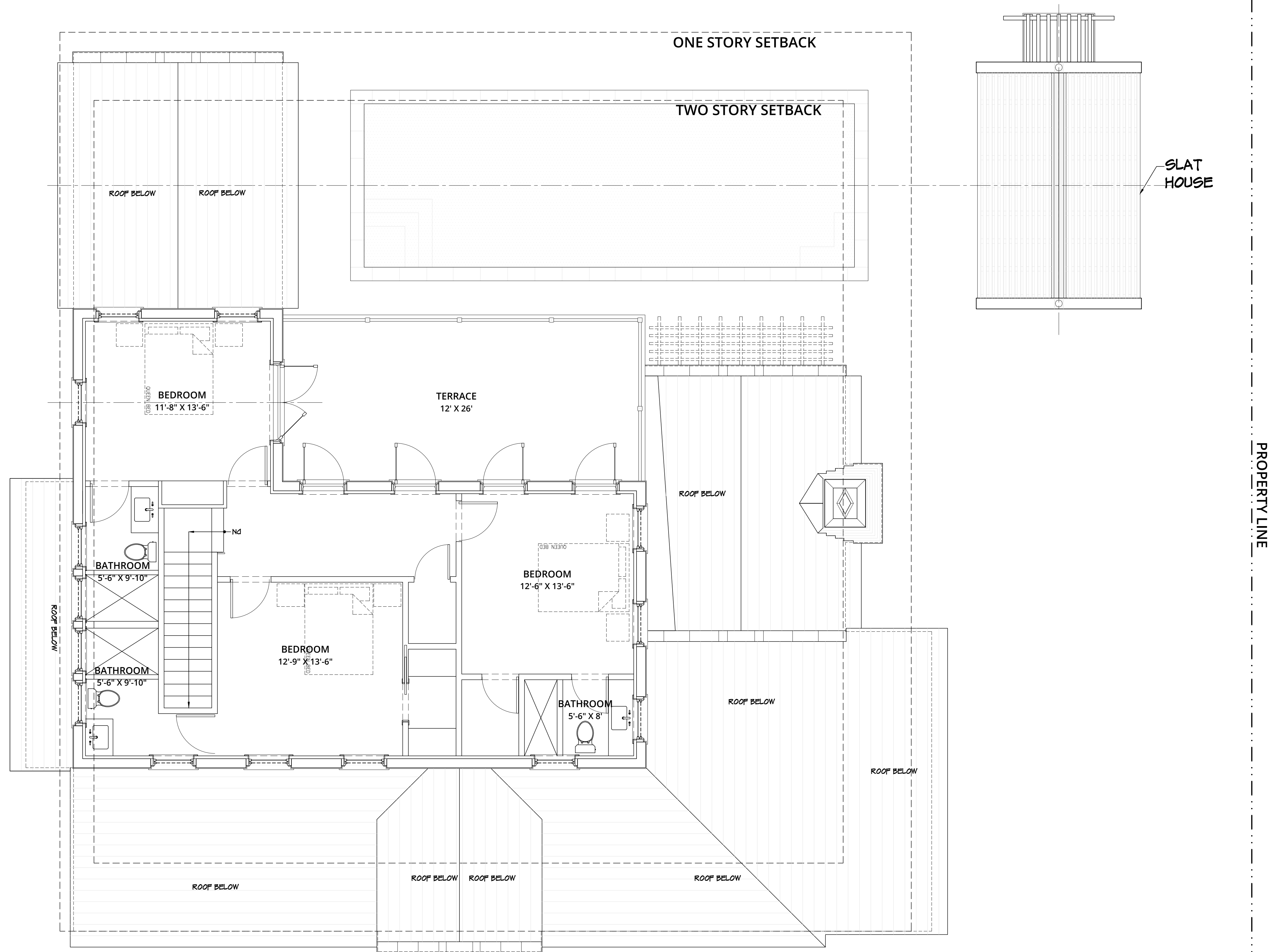
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300 COLONIAL LANE
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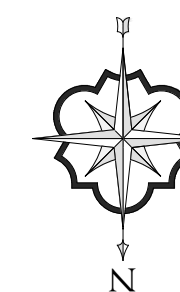
A2.1-1

PROPERTY LINE



1

PREVIOUSLY PROPOSED SECOND FLOOR
1/4" = 1'-0"



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PALM BEACH FL 33480
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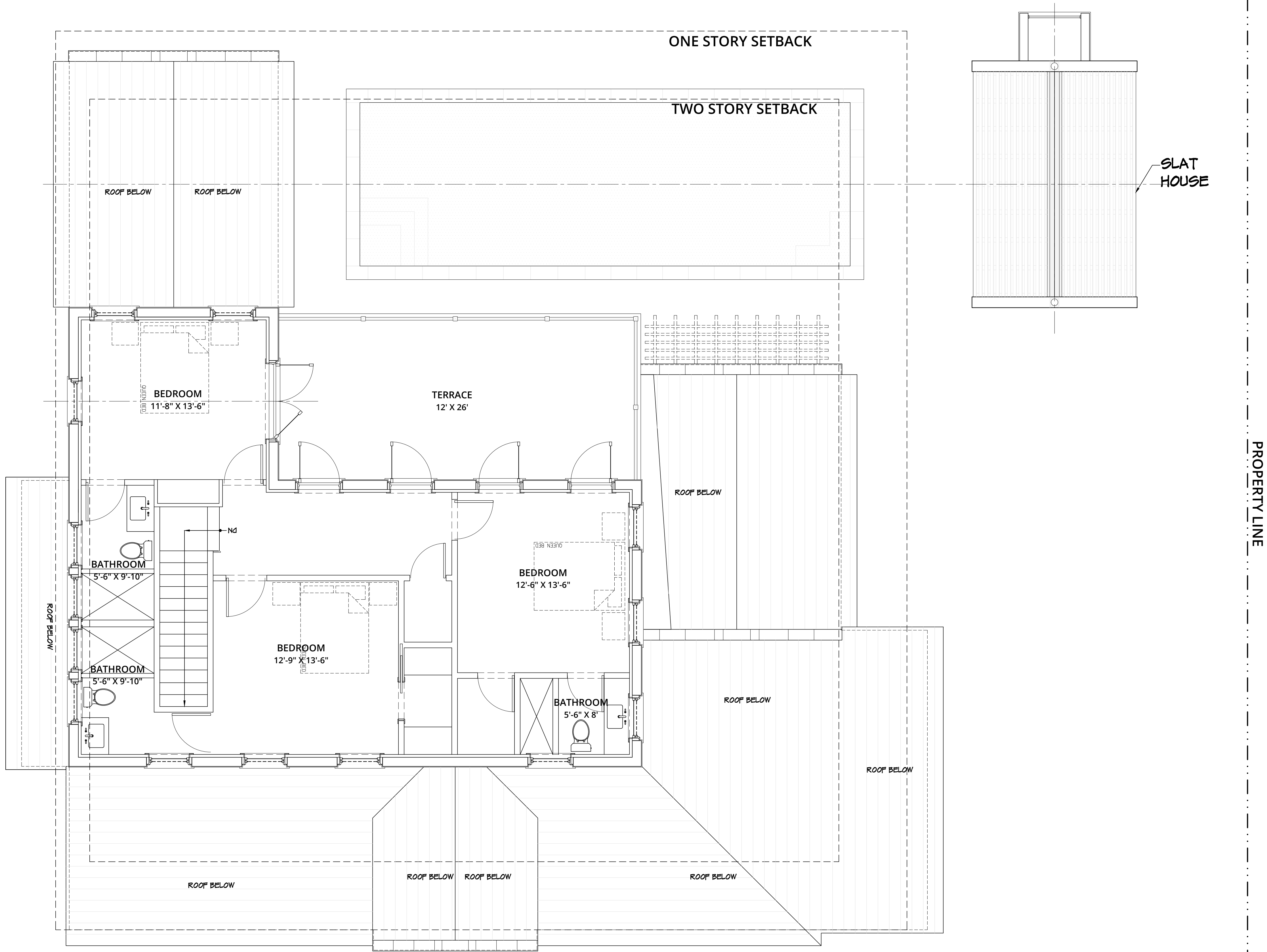
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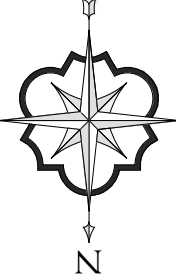
A2.2

PROPERTY LINE



1

CURRENT PROPOSED SECOND FLOOR
1/4" = 1'-0"



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PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
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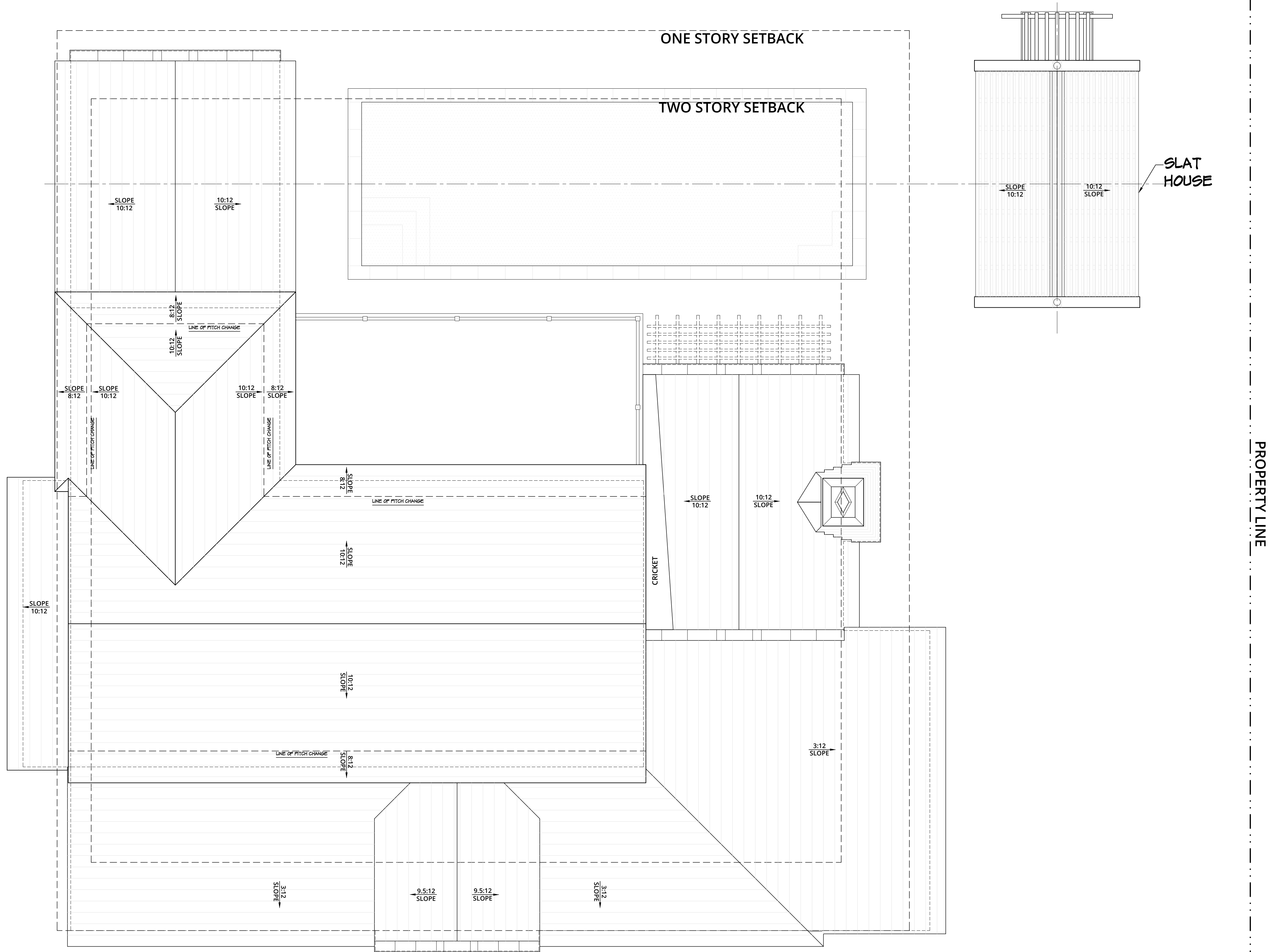
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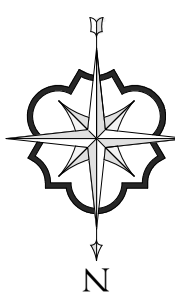
A2.2-1

PROPERTY LINE



1

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



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400 ROYAL PALM WAY, SUITE 206
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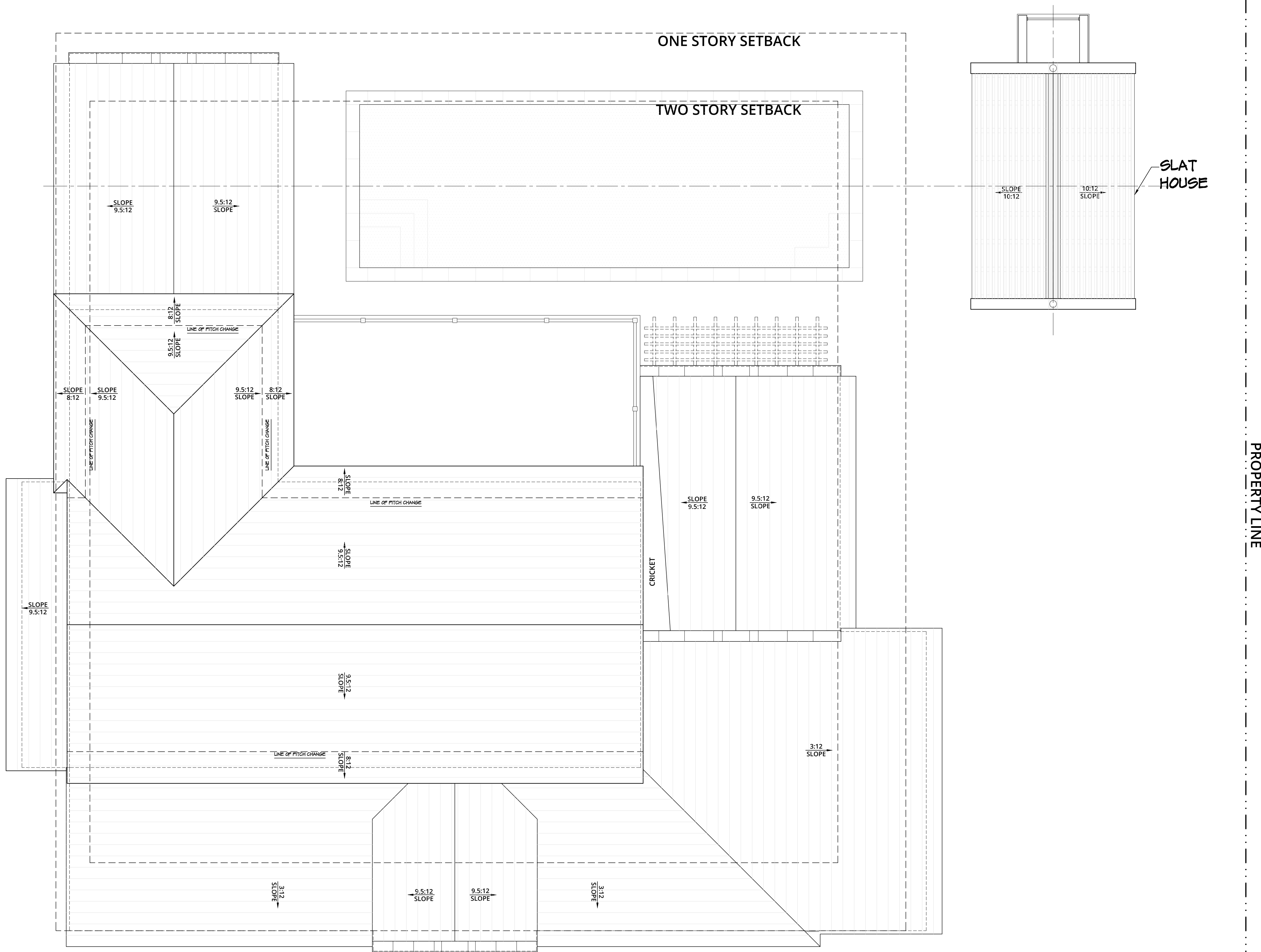
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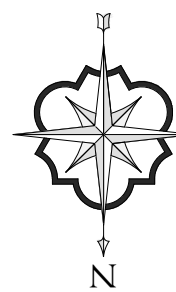
A2.3

PROPERTY LINE



1

CURRENT PROPOSED ROOF PLAN
1/4" = 1'-0"



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A2.3-1



White Gables



Tarpon Cove



Emerald Lane



White Gables



Major Alley



Major Alley

1 LOCAL PRECEDENT IMAGES

ELIZABETH CONNAUGHTON
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ARCOM #: 23-052 ZON #: 23092



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O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
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Orchid House, Palm Beach, FL



Ann Norton Sculpture Garden, West Palm Beach, FL



Slat House, Palm Beach, FL



Scott Merrill Orchid House, Vero Beach, FL



Scott Merrill Orchid House, Vero Beach, FL



Scott Merrill Orchid House, Vero Beach, FL



**PATRICK RYAN
O'CONNELL**
ARCHITECT

**PATRICK RYAN O'CONNELL
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SLAT HOUSE PRECEDENT IMAGES

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ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL

ARCOM #: 23-052 ZON #: 23092



1 PREVIOUSLY
PROPOSED NORTH COLORED ELEVATION

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL
ARCOM #: 23-052 ZON #: 23092



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ARCHITECT, LLC.
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PROPOSED RESIDENCE FOR:
CONNAUGHTON RESIDENCE
300 COLONIAL LANE
PALM BEACH, FL 33480

Project #: 23-003
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1 CURRENT PROPOSED NORTH COLORED ELEVATION

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL

ARCOM #: 23-052 ZON #: 23092



1 PREVIOUSLY
PROPOSED EAST COLORED ELEVATION

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
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PALM BEACH, FL 33480

Project #: 23-003
Drawn by: AR,PRO

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SUBMITTAL

SUBMITTAL

9 NOV. 2023 - ARCOM FINAL

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CURRENT PROPOSED EAST COLORED ELEVATION

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1 PROPOSED SOUTH COLORED ELEVATION

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CURRENT PROPOSED SOUTH COLORED ELEVATION

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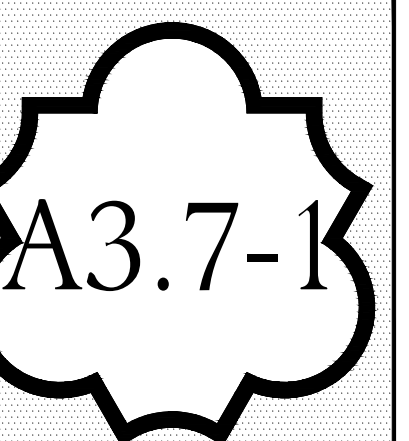
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CONNAUGHTON RESIDENCE

300 COLONIAL LANE
PALM BEACH, FL 33480

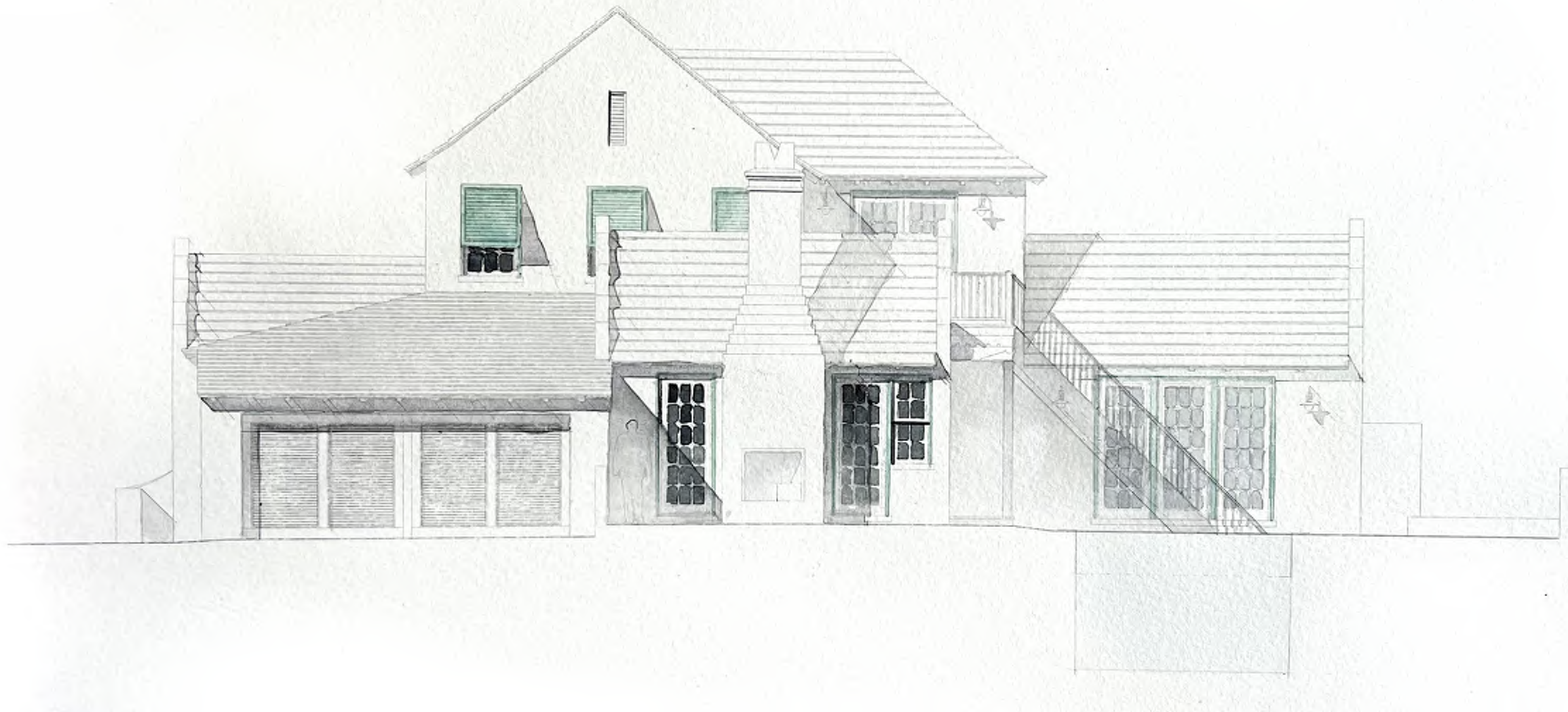
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1 PREVIOUSLY
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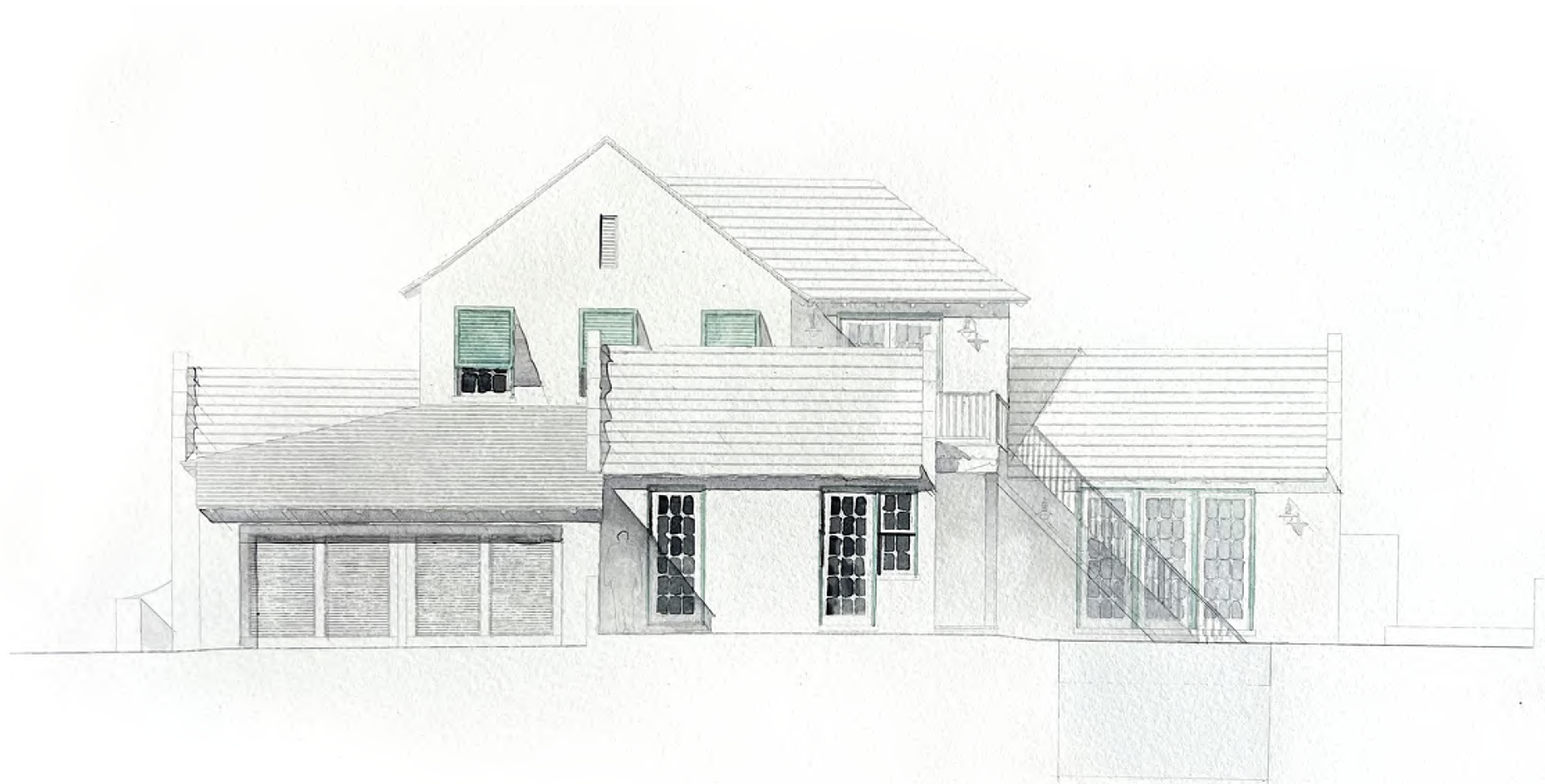
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1 CURRENT PROPOSED WEST COLORED ELEVATION

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PATRICK RYAN
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ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

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PROPOSED RESIDENCE FOR:

CONNAUGHTON RESIDENCE

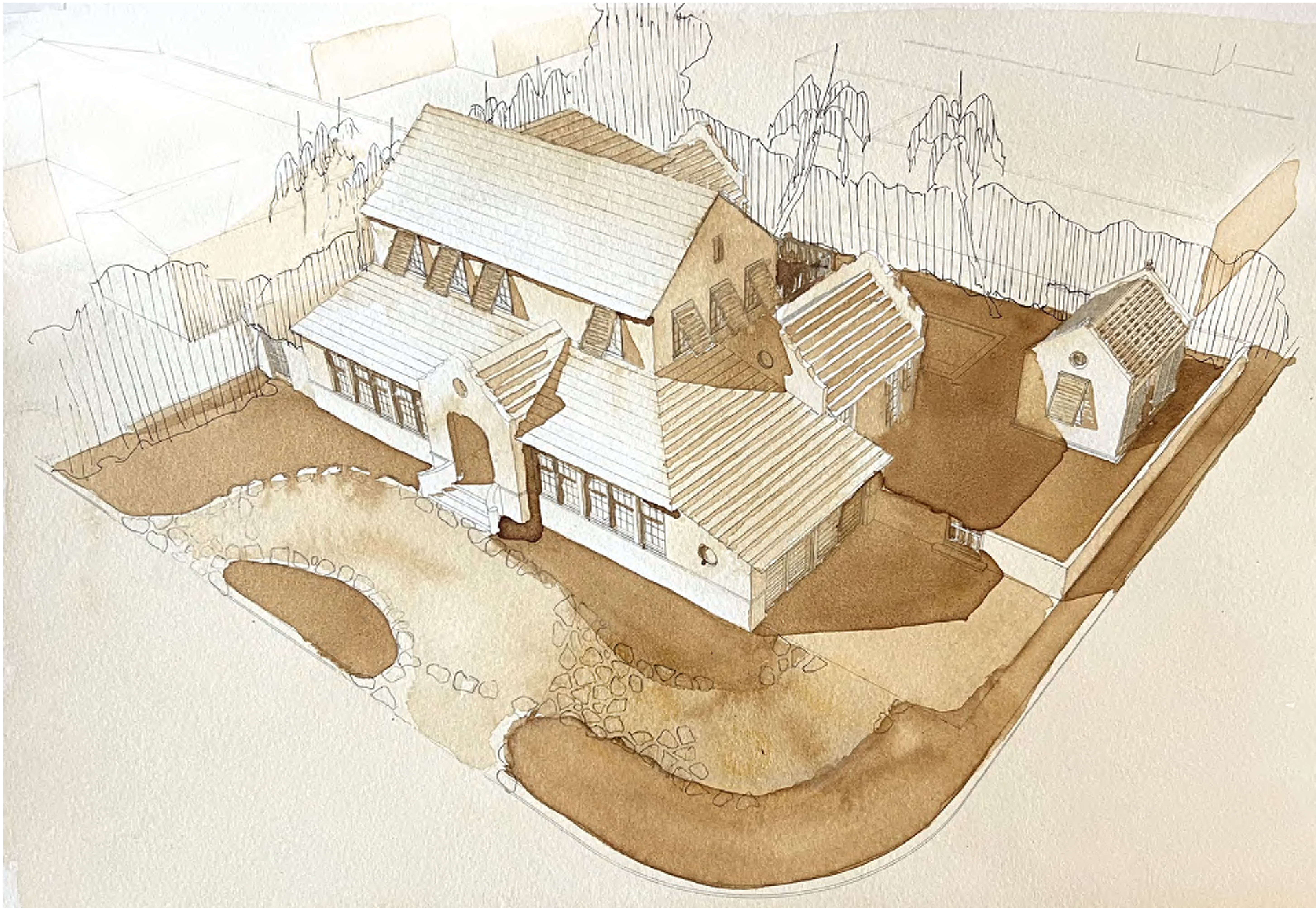
300 COLONIAL LANE
PALM BEACH, FL 33480

Project #: 23-003
Drawn by: AR,PRO
Date(s):
26 JUNE, 2023 - ARCOM PRE-APP
07 SEPT. 2023 - ARCOM FIRST
SUBMITTAL
23 OCT. 2023 - ARCOM SECOND
SUBMITTAL
09 NOV. 2023 - ARCOM FINAL
SUBMITTAL

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1 CURRENT FRONT AERIAL RENDER

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL
ARCOM #: 23-052 ZON #: 23092



PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
CONNAUGHTON RESIDENCE
300 COLONIAL LANE
PALM BEACH, FL 33480

Project #: 23-003
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FRONT STREET RENDER

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL

ARCOM #: 23-052 ZON #: 23092



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400 ROYAL PALM WAY, SUITE 206
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PROPOSED RESIDENCE FOR:
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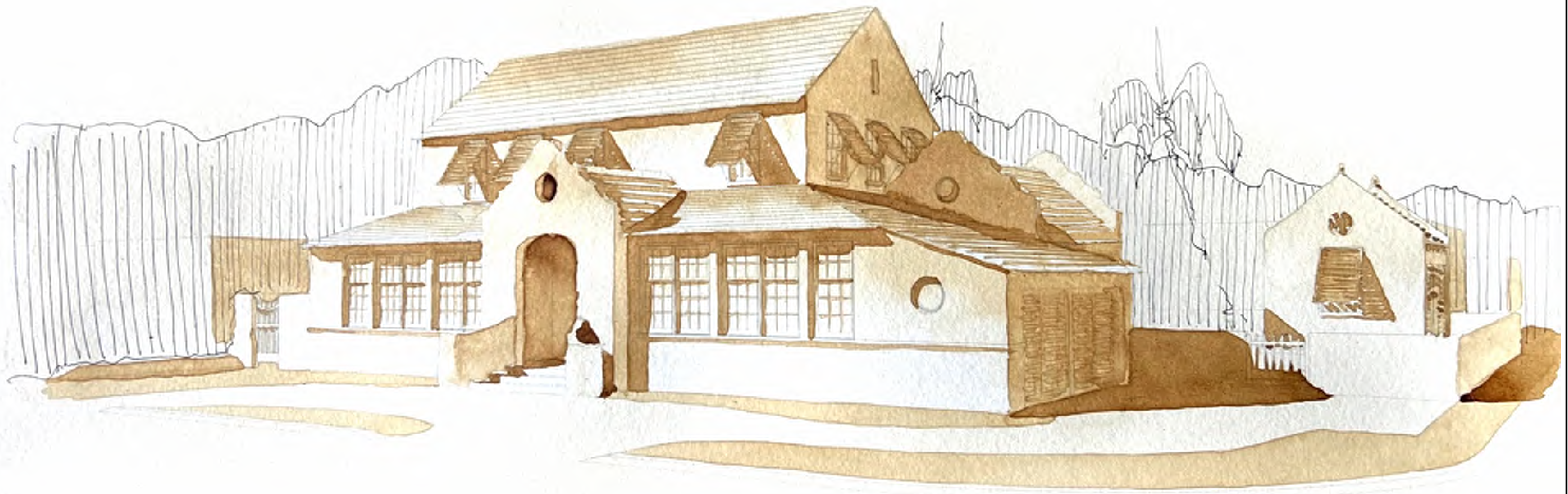
300 COLONIAL LANE
PALM BEACH, FL 33480

Project #: 23-003
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1 CURRENT FRONT STREET RENDER

ELIZABETH CONNAUGHTON
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BACK AERIAL RENDER

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL

ARCOM #: 23-052 ZON #: 23092



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O'CONNELL
ARCHITECT

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ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
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PROPOSED RESIDENCE FOR:
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300 COLONIAL LANE
PALM BEACH, FL 33480

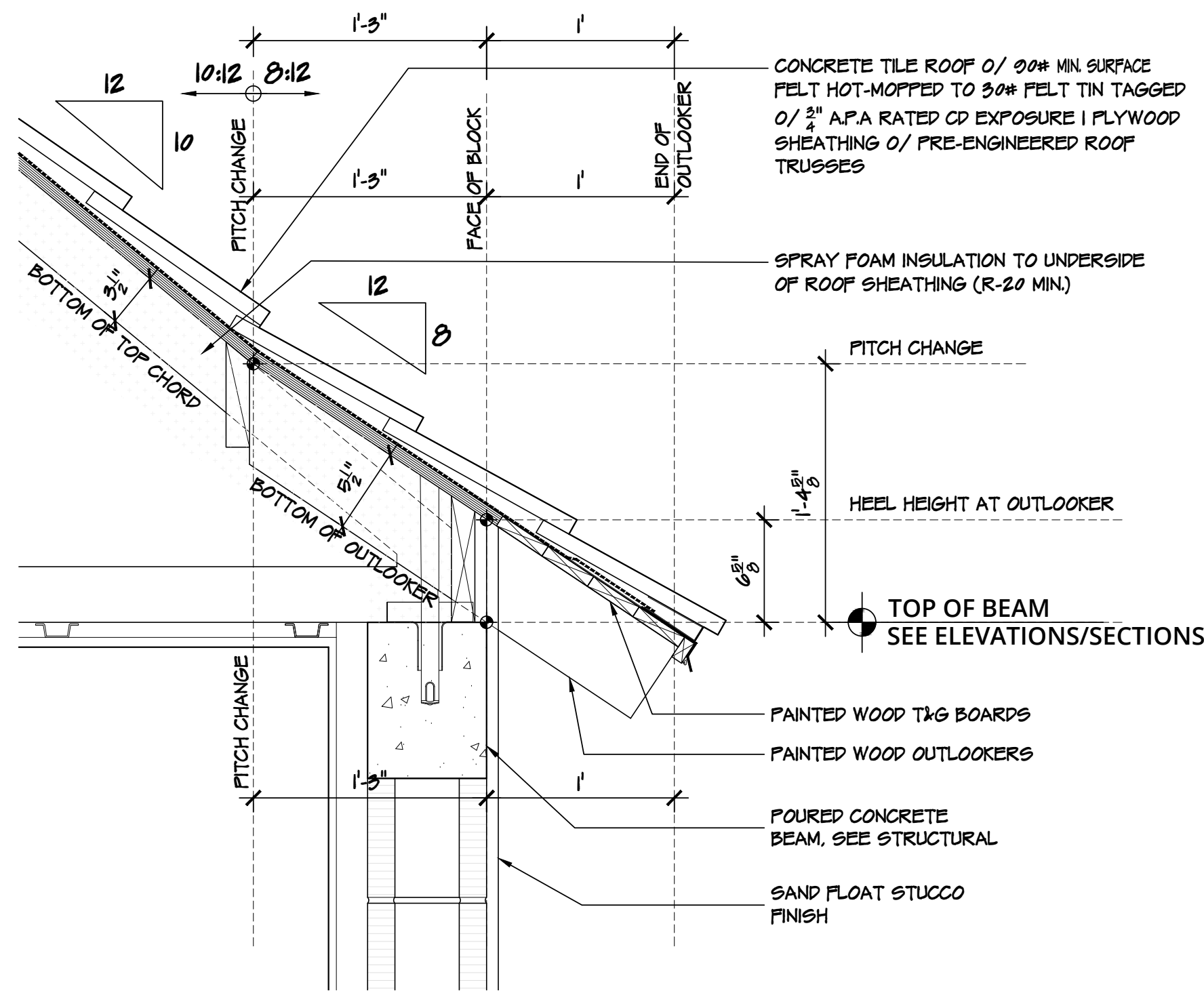
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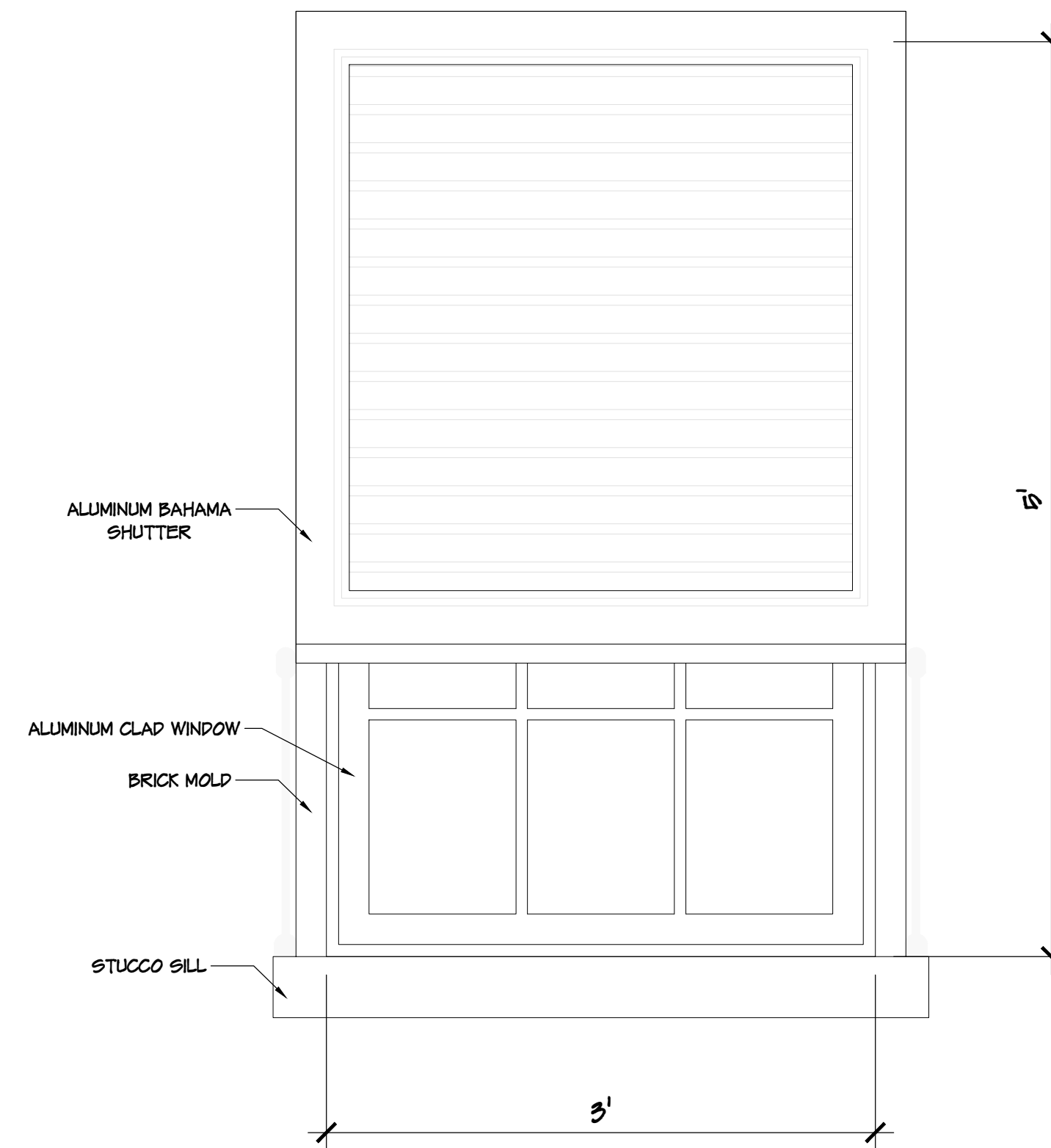
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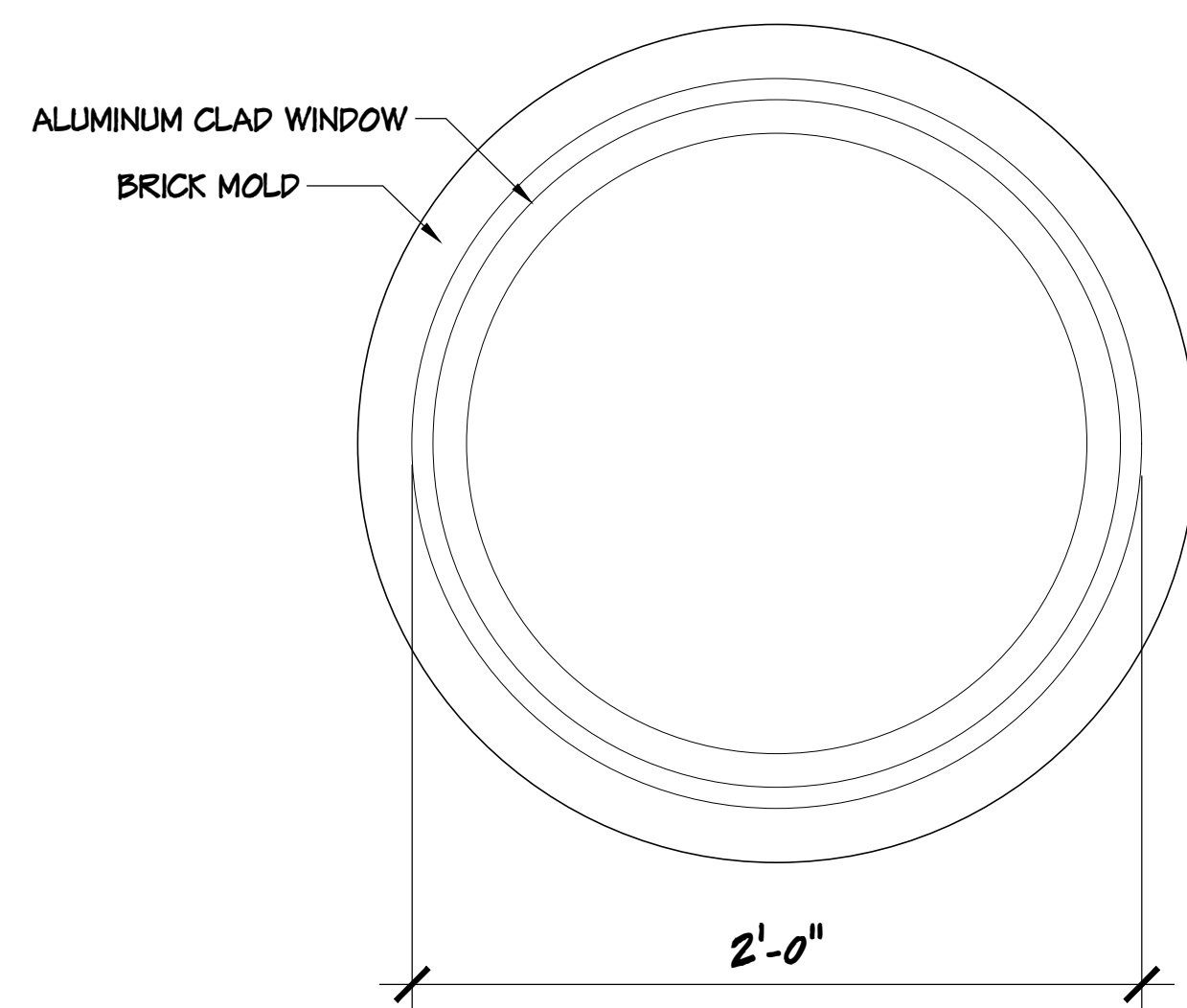




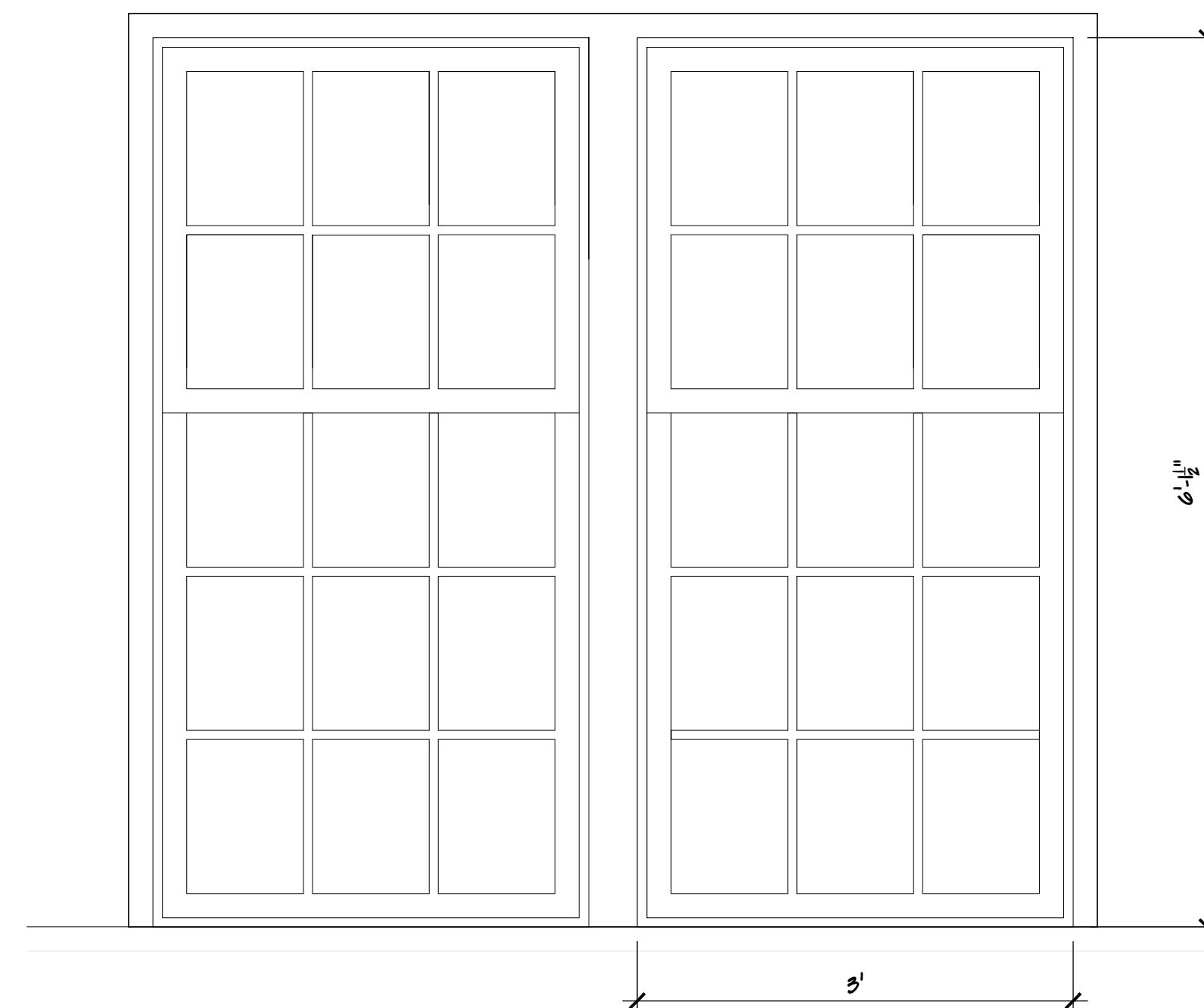
1 TYPICAL EAVE DETAIL
NOT TO SCALE



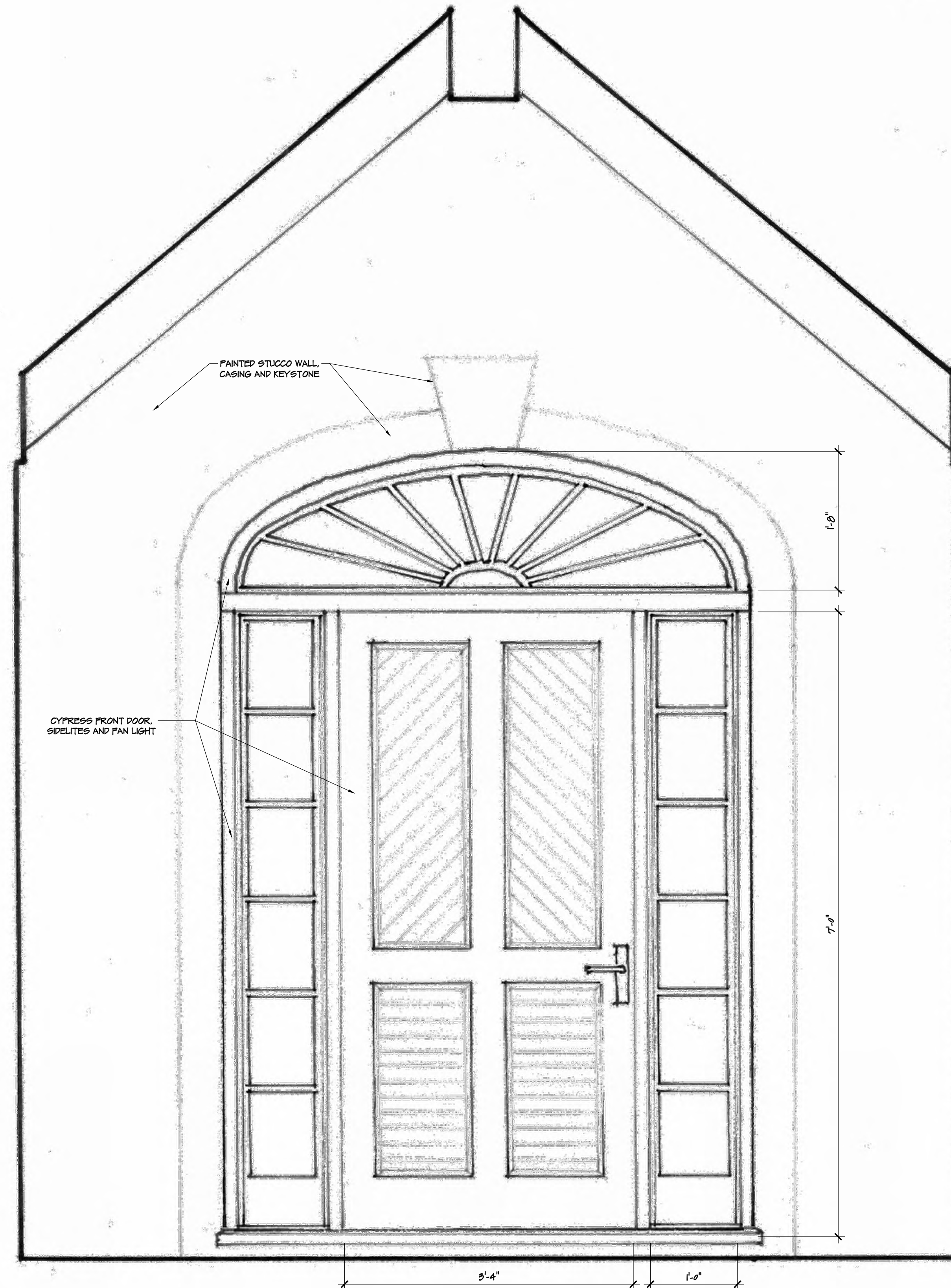
2 TYPICAL WINDOW DETAIL
NOT TO SCALE



3 CIRCLE WINDOW DETAIL
NOT TO SCALE



4 TYPICAL WINDOW DETAIL
NOT TO SCALE



5 FRONT ENTRY DOOR DETAIL
NOT TO SCALE

ELIZABETH CONNAUGHTON
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PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
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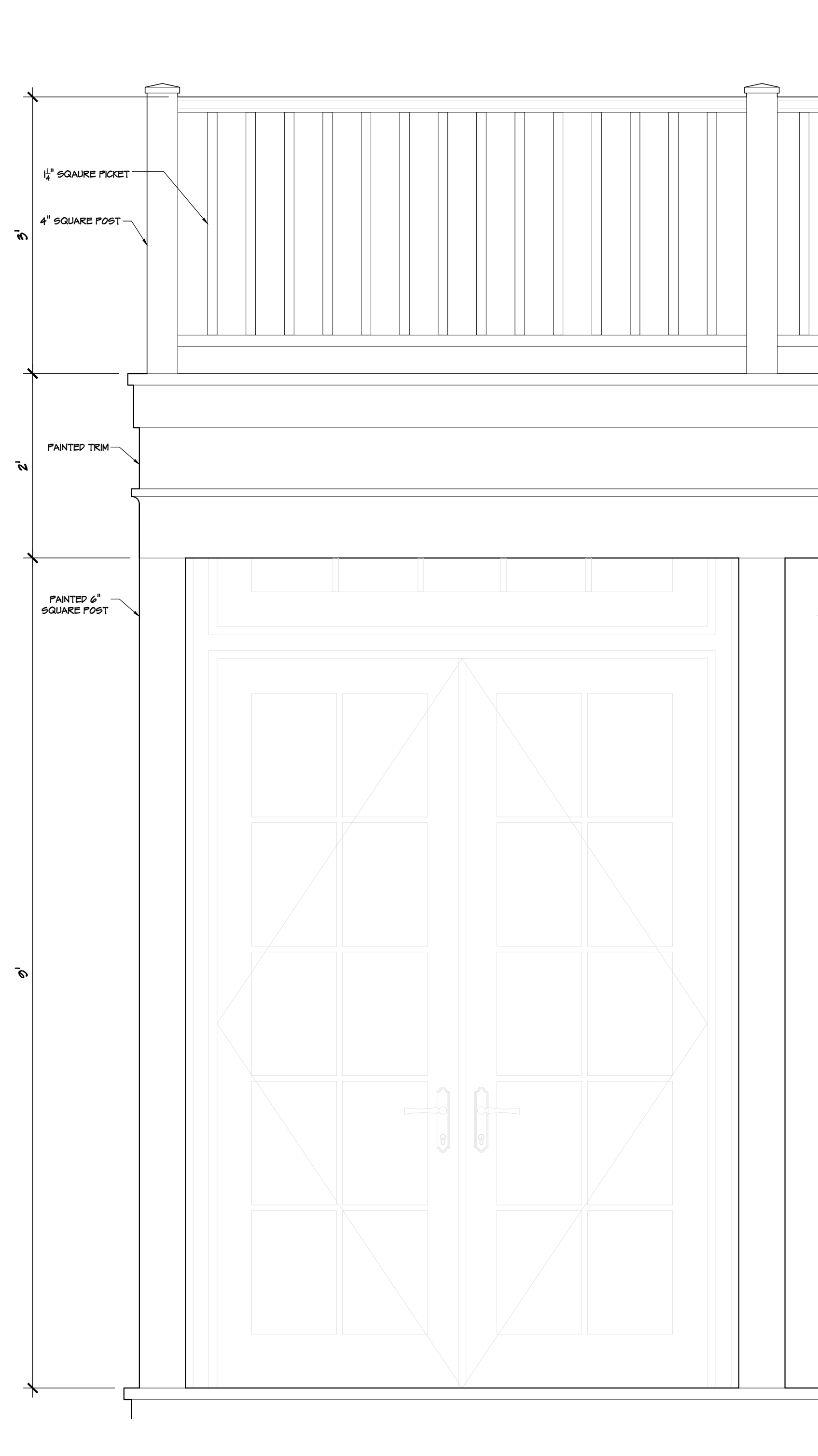
PROPOSED RESIDENCE FOR:
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300 COLONIAL LANE
PALM BEACH, FL 33480

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JANUARY, 2024 - ARCOM FINAL
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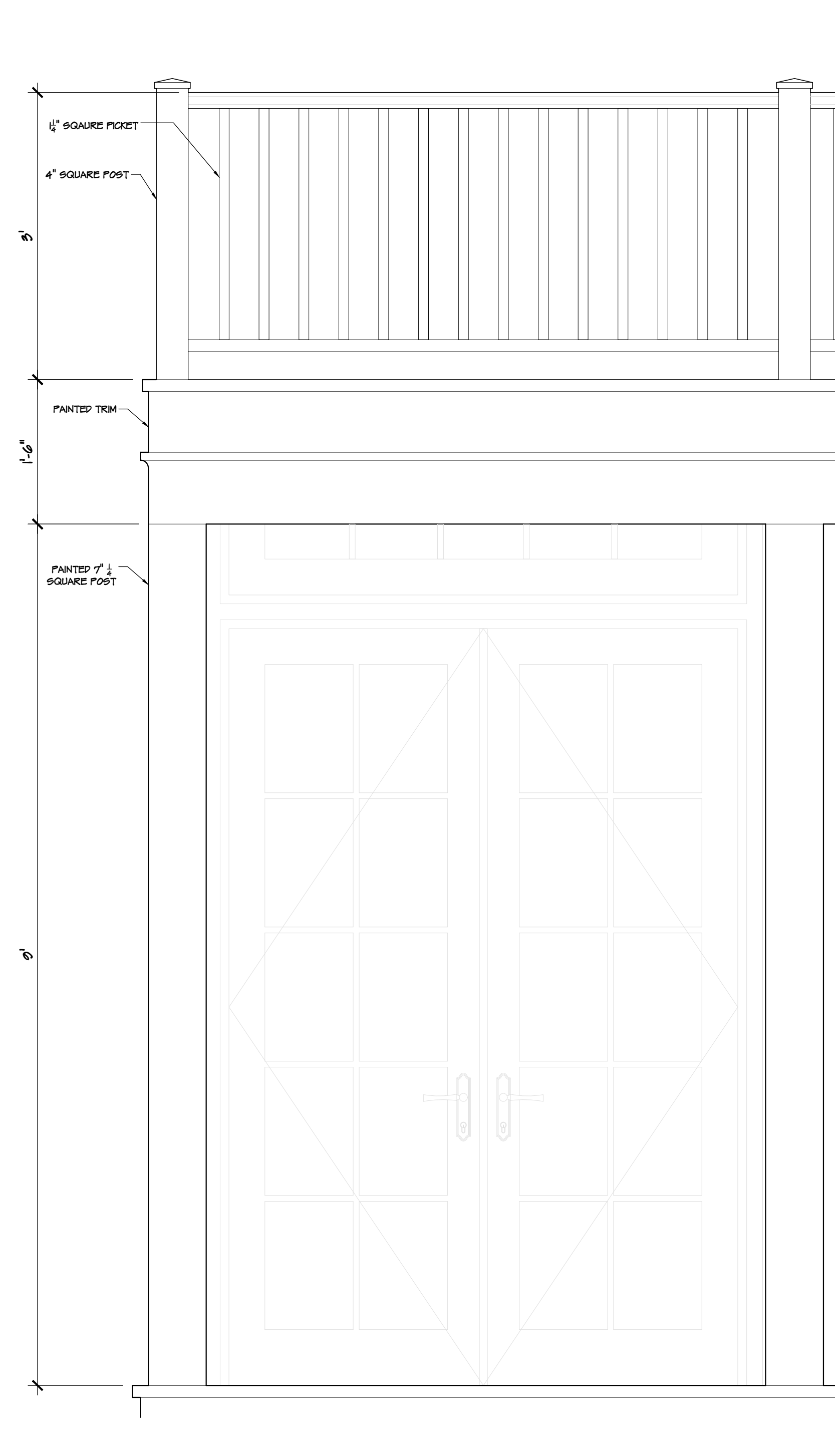
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1 PREVIOUSLY PROPOSED REAR LOGGIA DETAIL
NOT TO SCALE



2 CURRENT PROPOSED REAR LOGGIA DETAIL
NOT TO SCALE

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL
ARCOM #: 23-052 ZON #: 23092



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PALM BEACH, FL 33480

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A3.13



1 PREVIOUSLY NORTH FRONT ELEVATION
1/4" = 1'-0"



2 CURRENT NORTH FRONT ELEVATION
1/4" = 1'-0"

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL
ARCOM #: 23-052 ZON #: 23092



1

PREVIOUSLY EAST ELEVATION
1/4" = 1'-0"

- +30'-0" A.D.
MAX. ALLOWED
- +29'-6" A.D.
TOP OF ROOF
(MAX. OVERALL HEIGHT)
- +20'-1" A.D.
TOP OF CHORD
(MAX. BLDG. HT.)
- +12'-1" A.D.
2ND FLR. FIN. FLOOR
- +11'-11" A.D.
2ND FLR. TOP OF SLAB
- +9'-7" A.D.
TOP OF BEAM
- +8'-7" A.D.
TOP OF BEAM
MASTER BATH
- 0'-5" A.D.
1ST FLR. FIN. FLOOR
- 0'-0" DATUM
POINT OF MEASURE
+7' NAVD



2

CURRENT EAST ELEVATION
1/4" = 1'-0"

- +30'-0" A.D.
MAX. ALLOWED
- +28'-8" A.D.
TOP OF ROOF
(MAX. OVERALL HEIGHT)
- +19'-8" A.D.
TOP OF CHORD
(MAX. BLDG. HT.)
- +12'-0" A.D.
2ND FLR. FIN. FLOOR
- +11'-10" A.D.
2ND FLR. TOP OF SLAB
- +9'-6" A.D.
TOP OF BEAM
- +8'-6" A.D.
TOP OF BEAM
MASTER BATH
- 0'-6" A.D.
1ST FLR. FIN. FLOOR
- 0'-0" DATUM
POINT OF MEASURE
+7' NAVD
- 0'-4" A.D.
TOP OF SLAB

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL

ARCOM #: 23-052 ZON #: 23092



PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
CONNAUGHTON RESIDENCE

300 COLONIAL LANE
PALM BEACH, FL 33480

Project #: 23-003
Drawn by: AR,PRO

Date(s):

26 JUNE, 2023 - ARCOM PRE-APP
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SUBMITTAL
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SUBMITTAL
09 NOV. 2023 - ARCOM FINAL
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A3.15



1 PREVIOUSLY SOUTH REAR ELEVATION
1/4" = 1'-0"



2 CURRENT EAST REAR ELEVATION
1/4" = 1'-0"

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL
ARCOM #: 23-052 ZON #: 23092

PATRICK RYAN O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
WWW.PROARCHITECT.COM
tel (561)-331-2048

PROPOSED RESIDENCE FOR:
CONNAUGHTON RESIDENCE
300 COLONIAL LANE
PALM BEACH, FL 33480

Project #: 23-003
Drawn by: AR,PRO
Date(s):
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A3.16
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tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
CONNAUGHTON RESIDENCE

300 COLONIAL LANE
PALM BEACH, FL 33480

Project #: 23-003

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Date(s):

26 JUNE, 2023 - ARCOM PRE-APP

07 SEPT. 2023 - ARCOM FIRST

SUBMITTAL

23 OCT. 2023 - ARCOM SECOND

SUBMITTAL

09 NOV. 2023 - ARCOM FINAL

SUBMITTAL

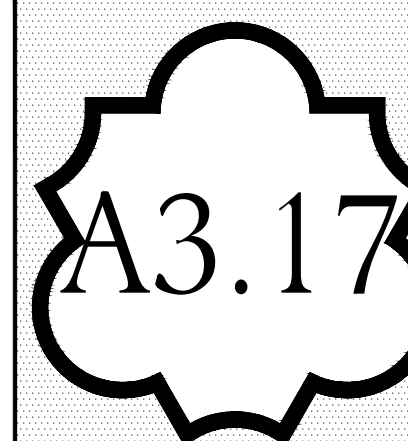
JANUARY, 2024 - ARCOM FINAL

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1

PREVIOUSLY WEST SIDE ELEVATION
1/4" = 1'-0"

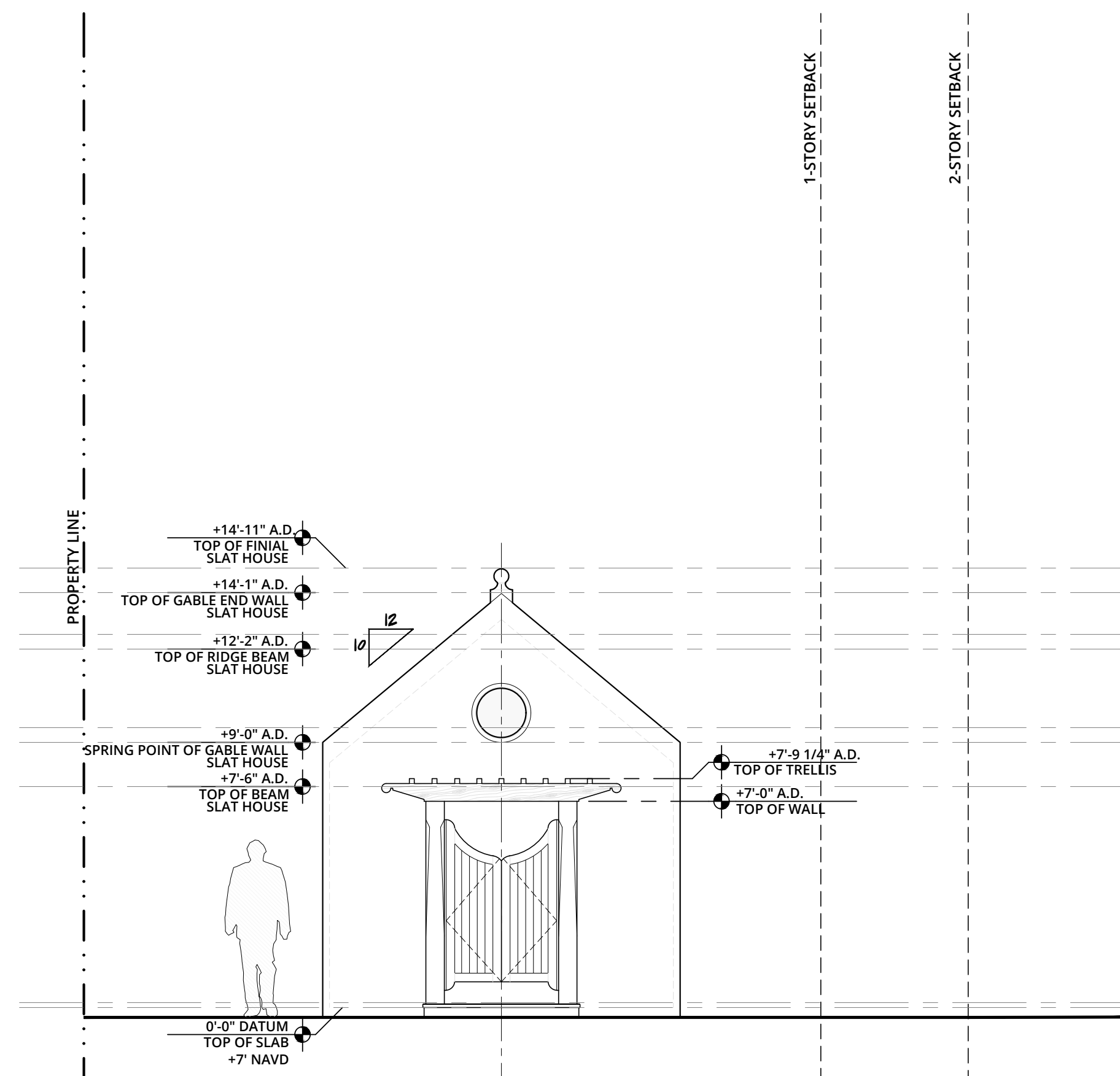


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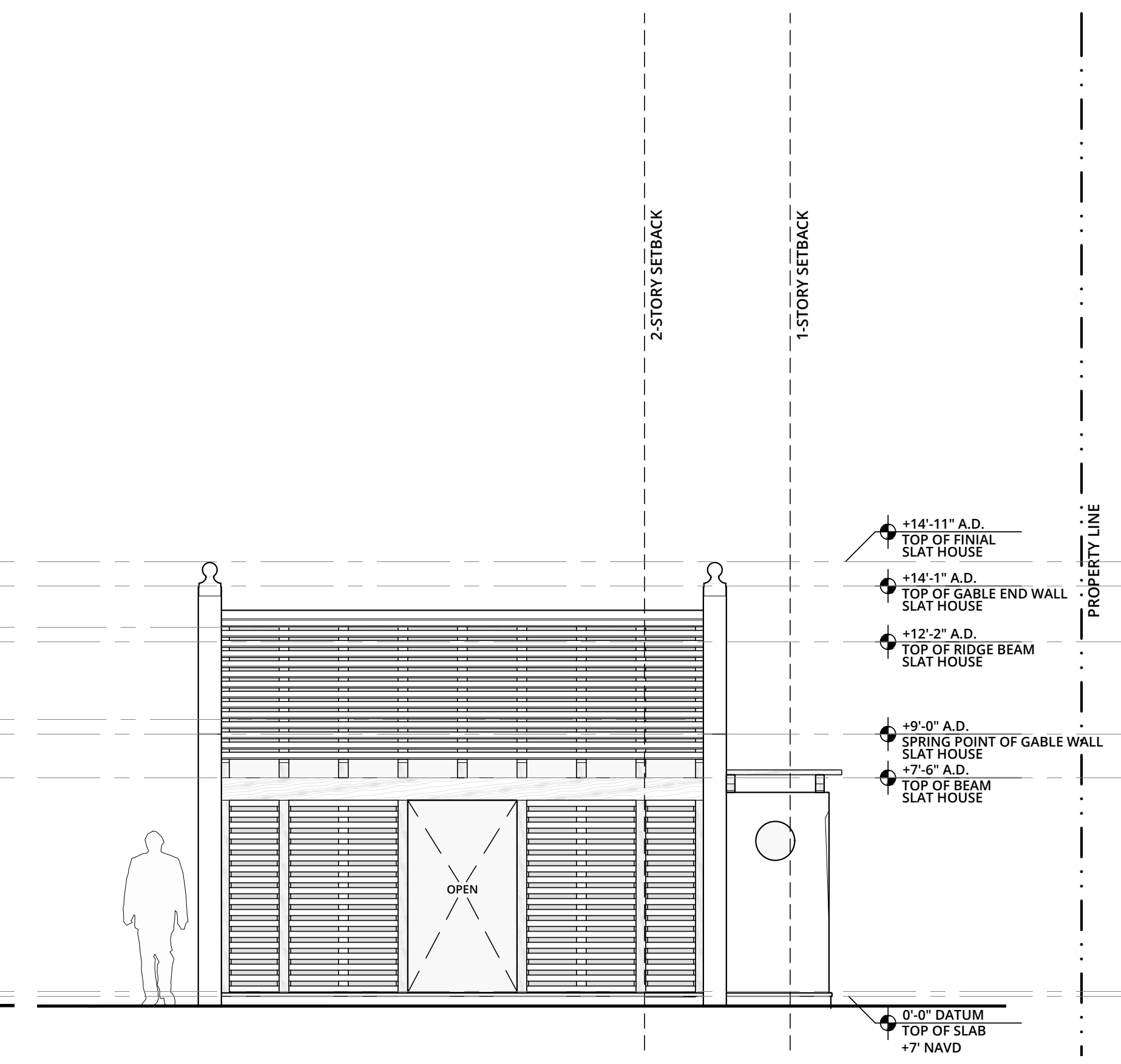
CURRENT WEST SIDE ELEVATION
1/4" = 1'-0"

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL

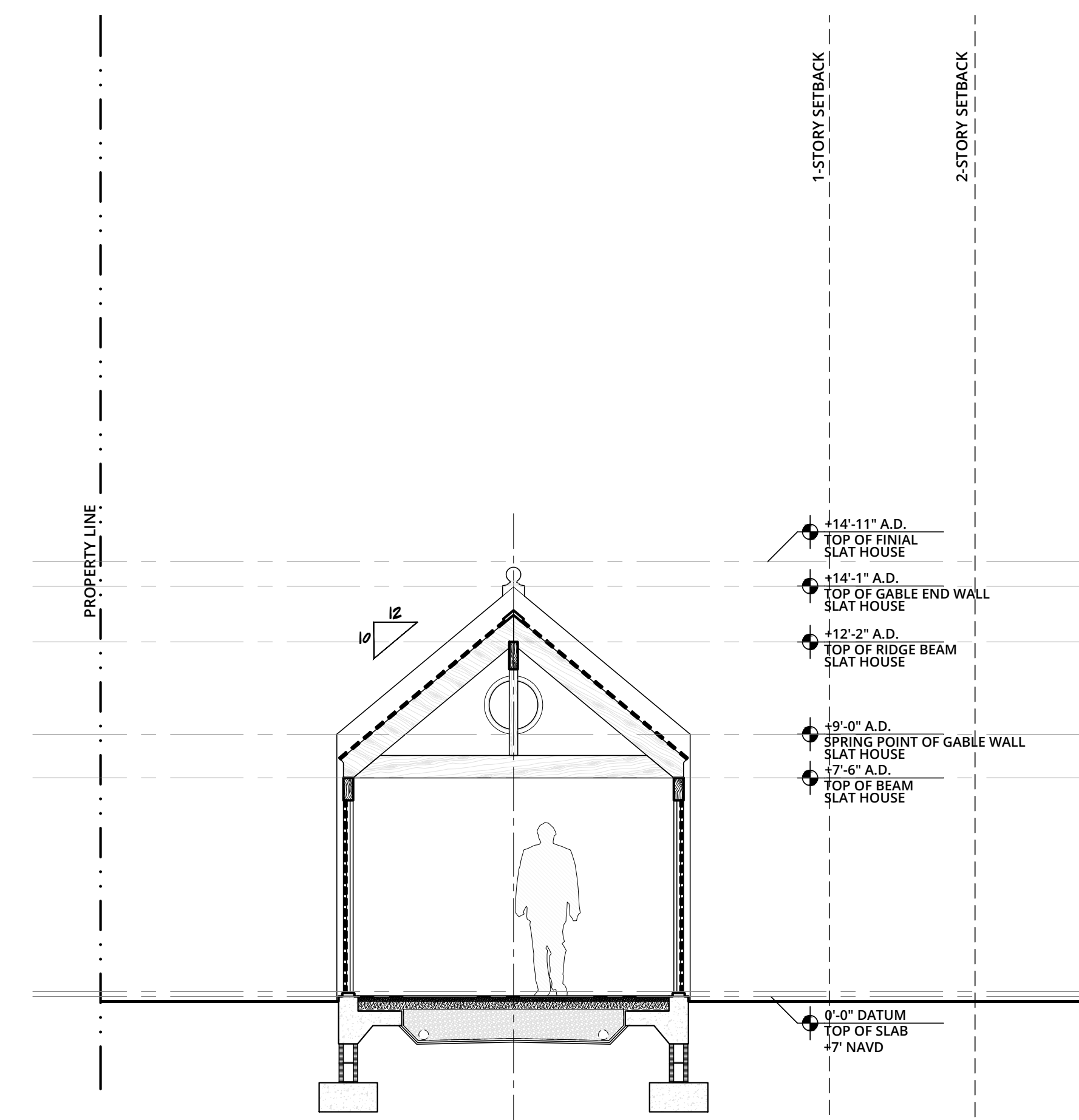
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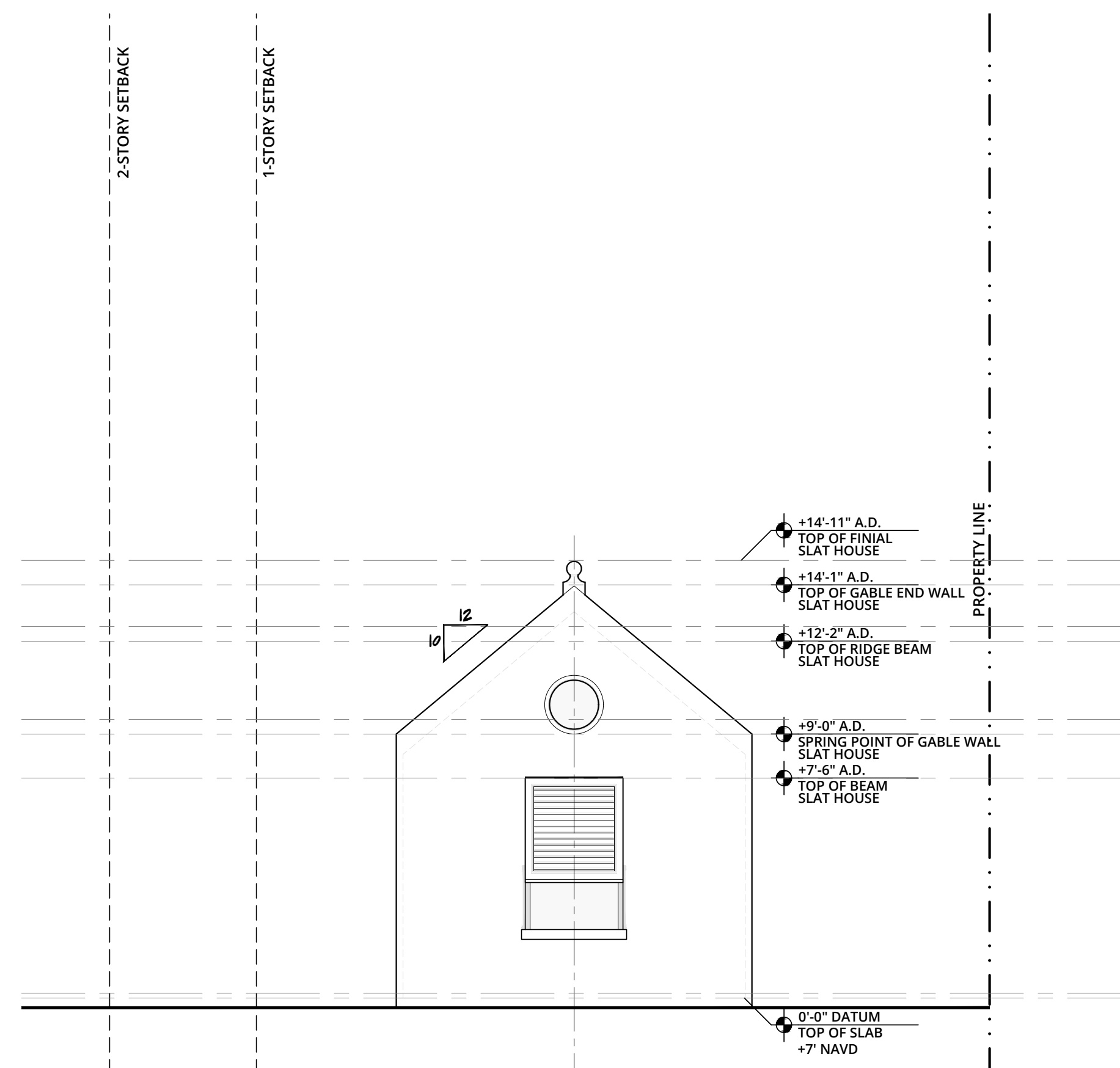
1 SOUTH ELEVATION
1/4" = 1'-0"



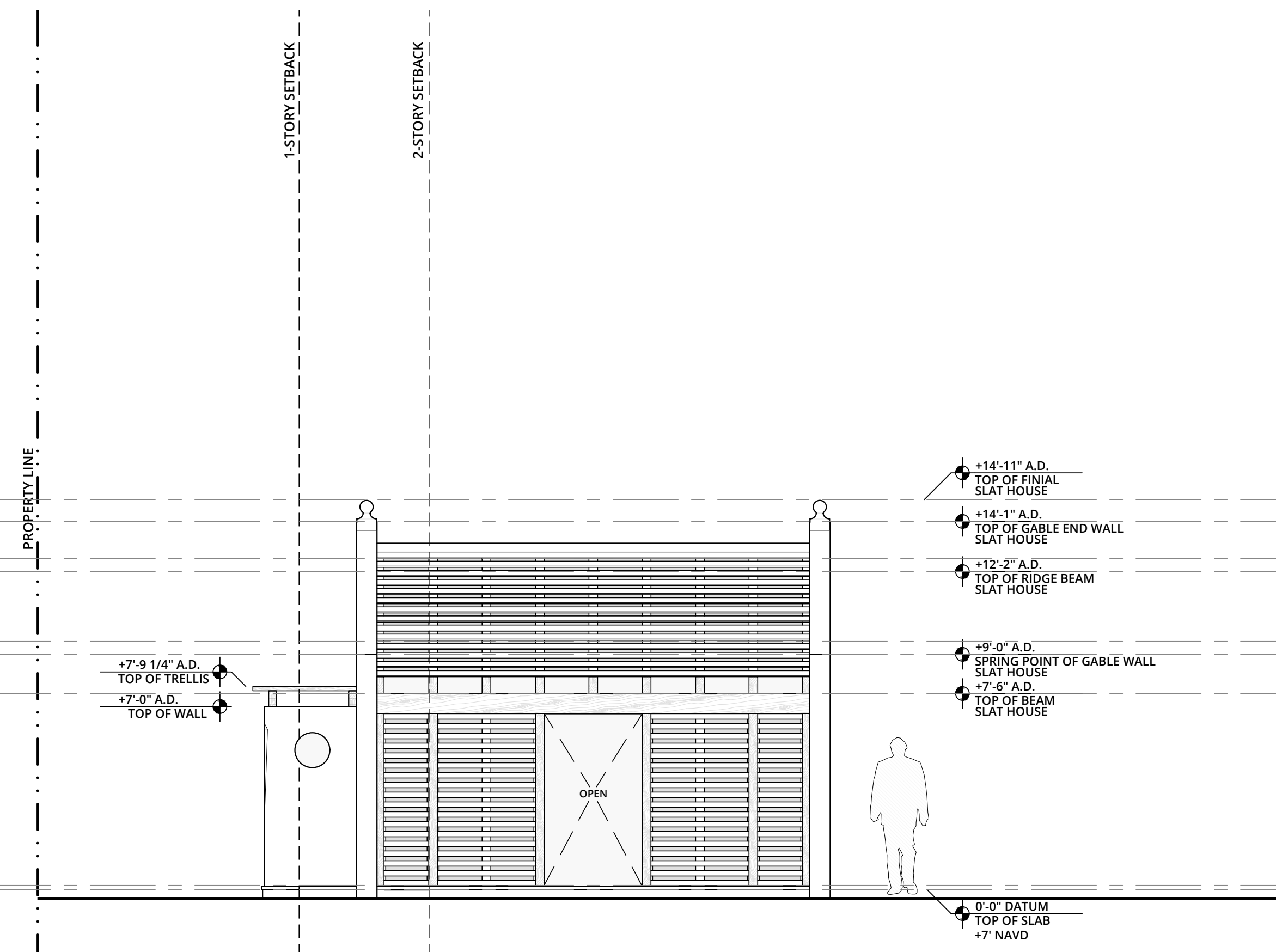
2 WEST ELEVATION
1/4" = 1'-0"



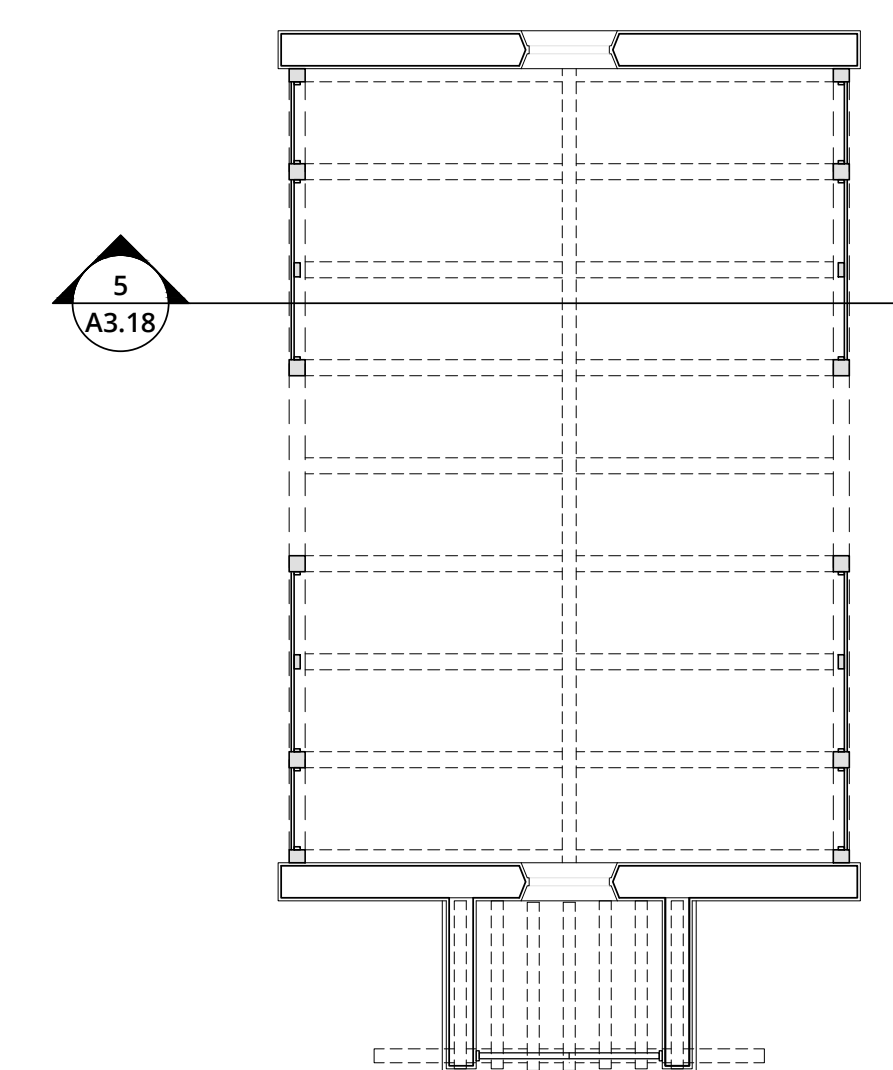
5 SECTION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



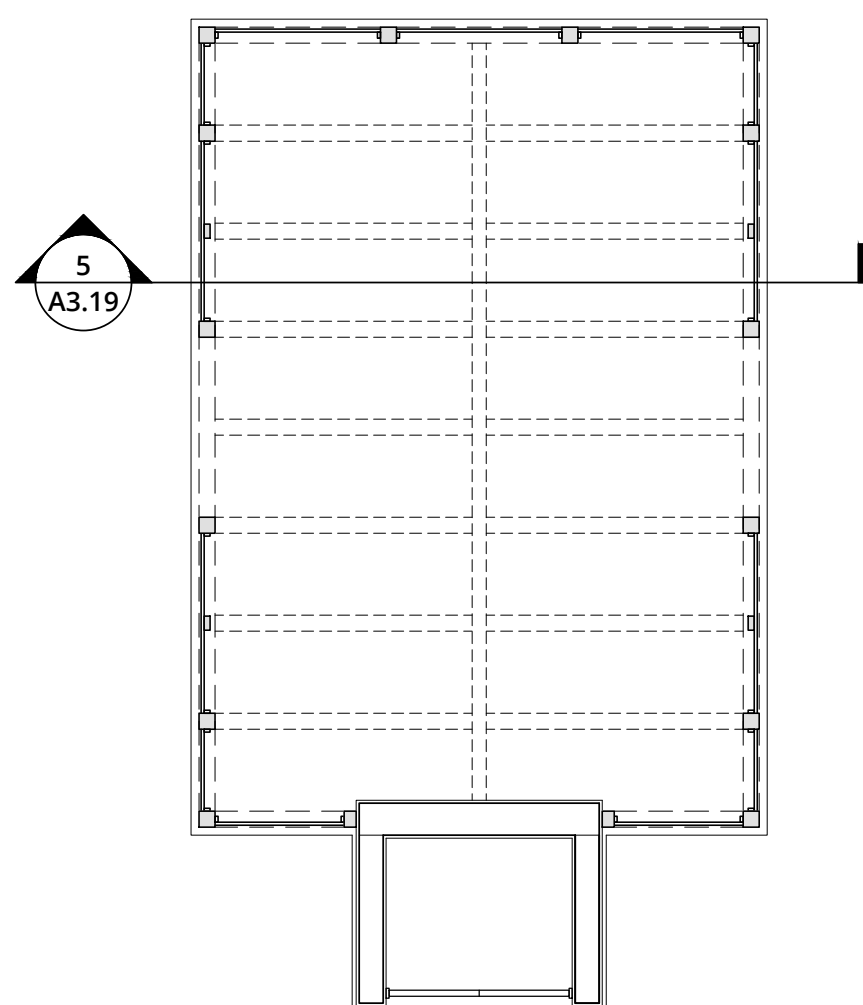
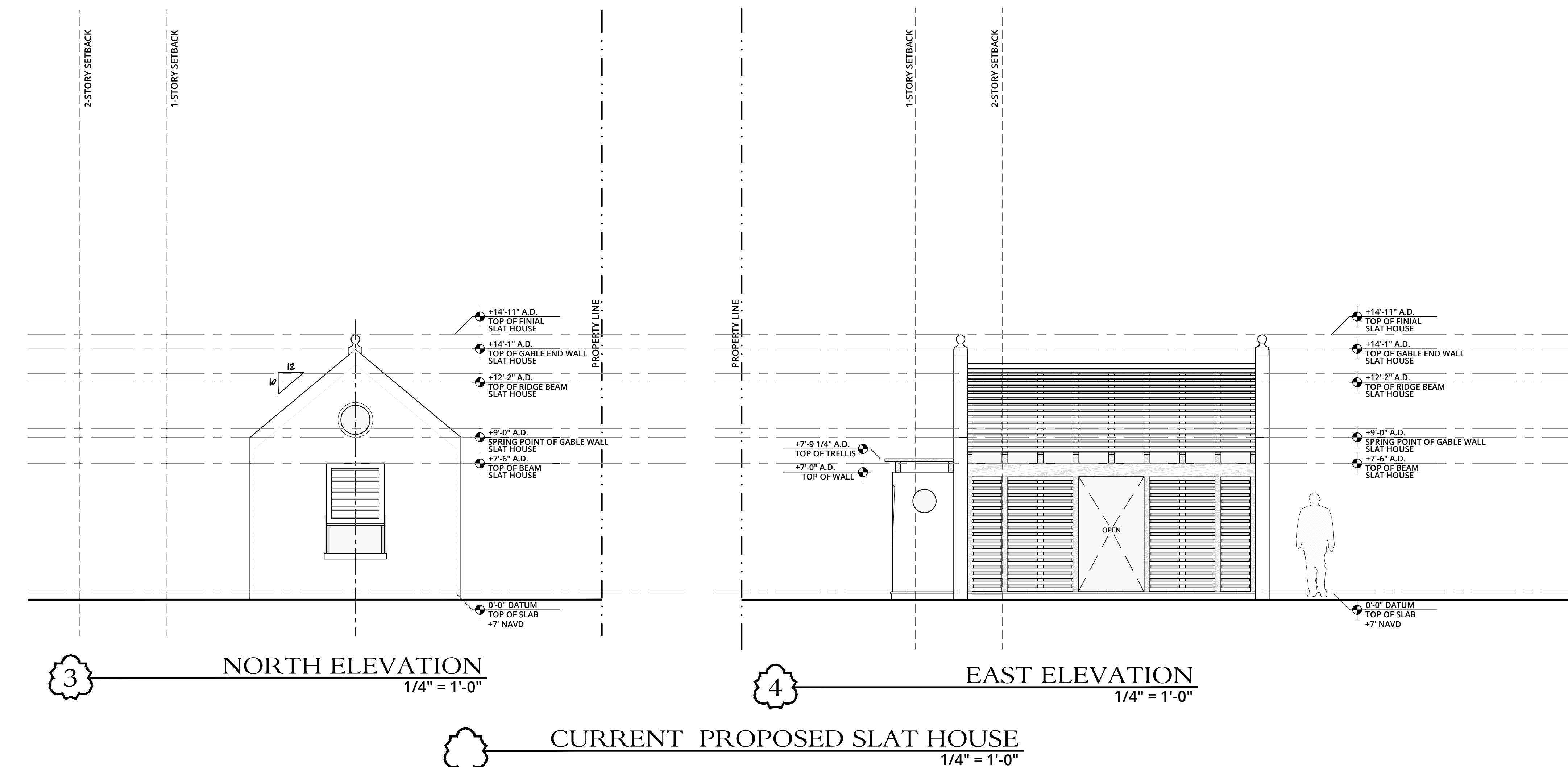
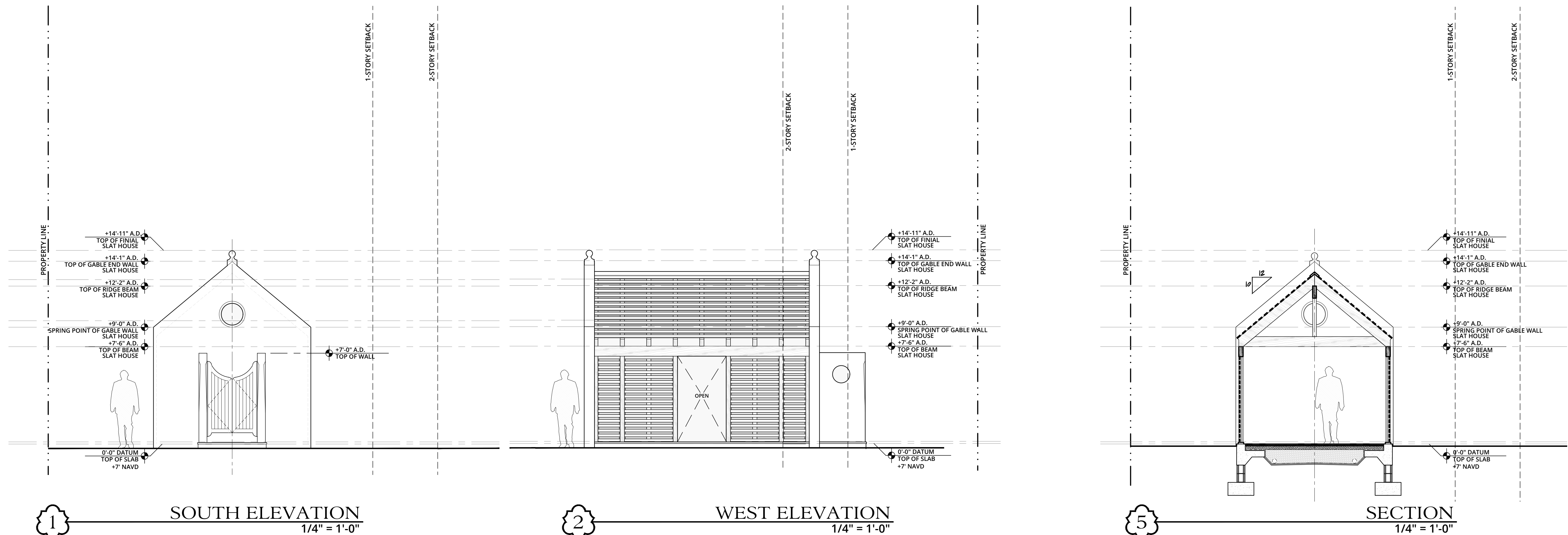
4 EAST ELEVATION
1/4" = 1'-0"



4 KEY PLAN
1/4" = 1'-0"

PREVIOUSLY PROPOSED SLAT HOUSE
1/4" = 1'-0"

Project #: 23-003
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WWW.PROARCHITECT.COM
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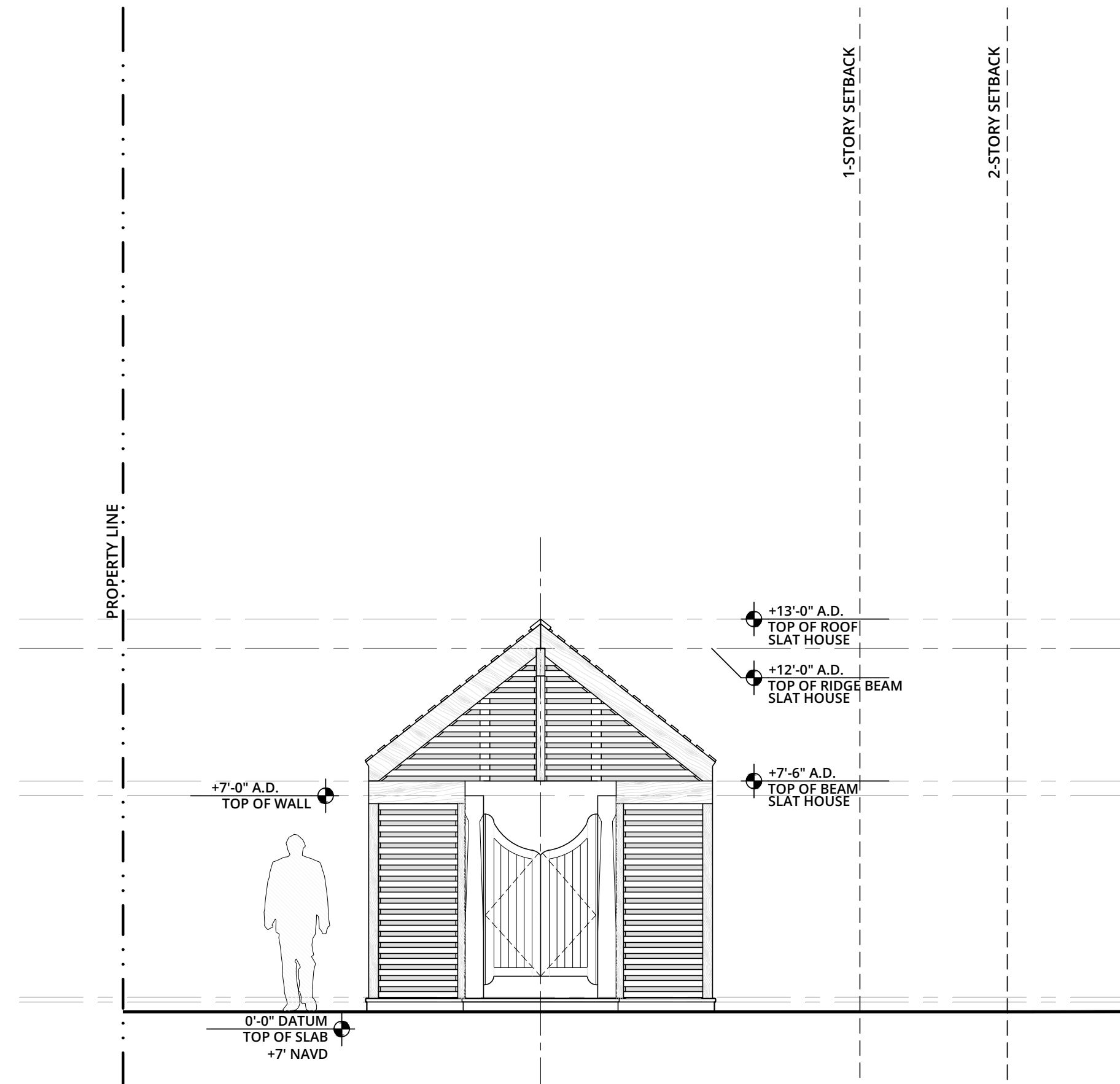
PROPOSED RESIDENCE FOR:
CONNAUGHTON RESIDENCE
300 COLONIAL LANE
PALM BEACH, FL 33480

Project #: 23-003
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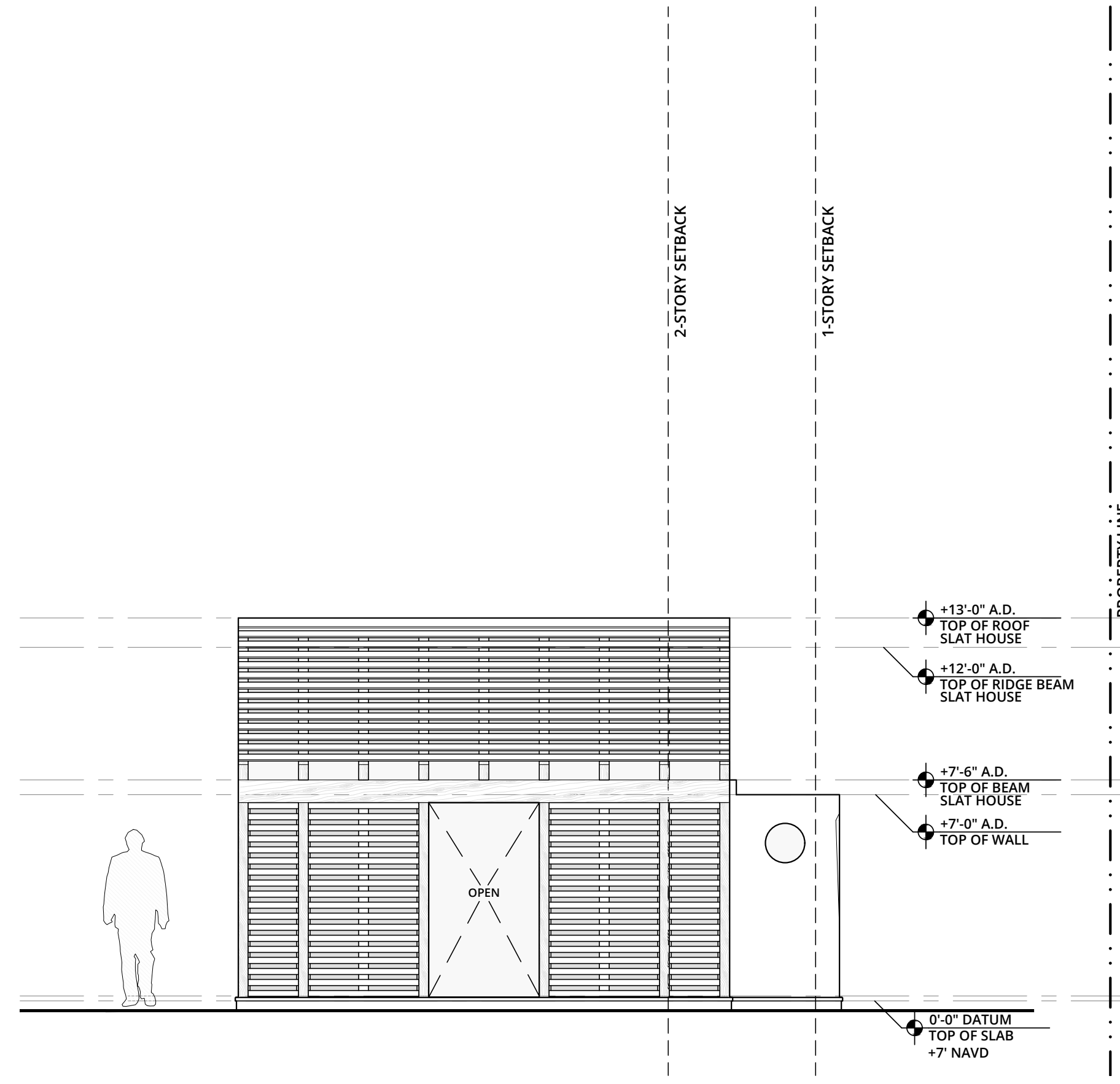
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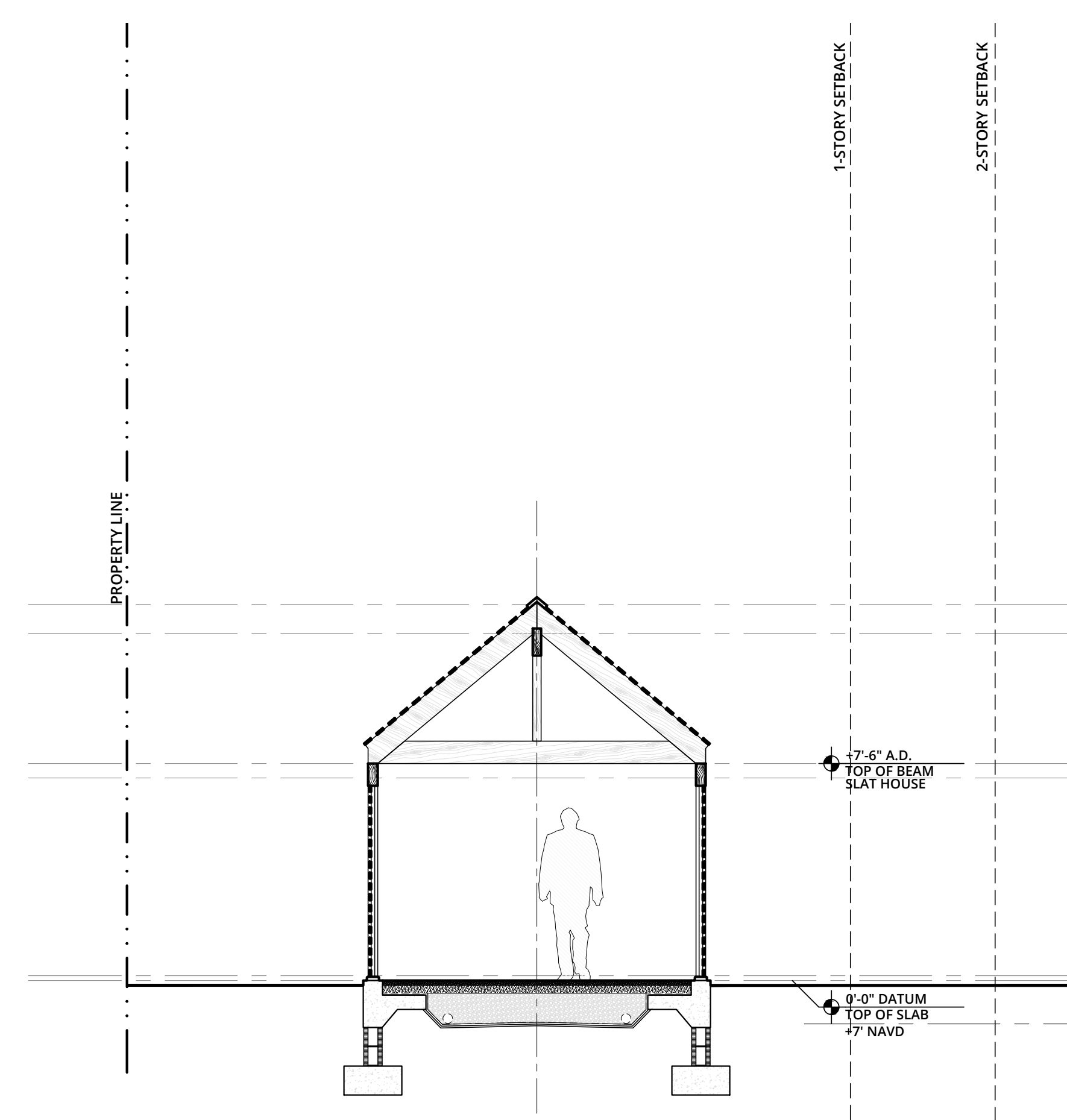
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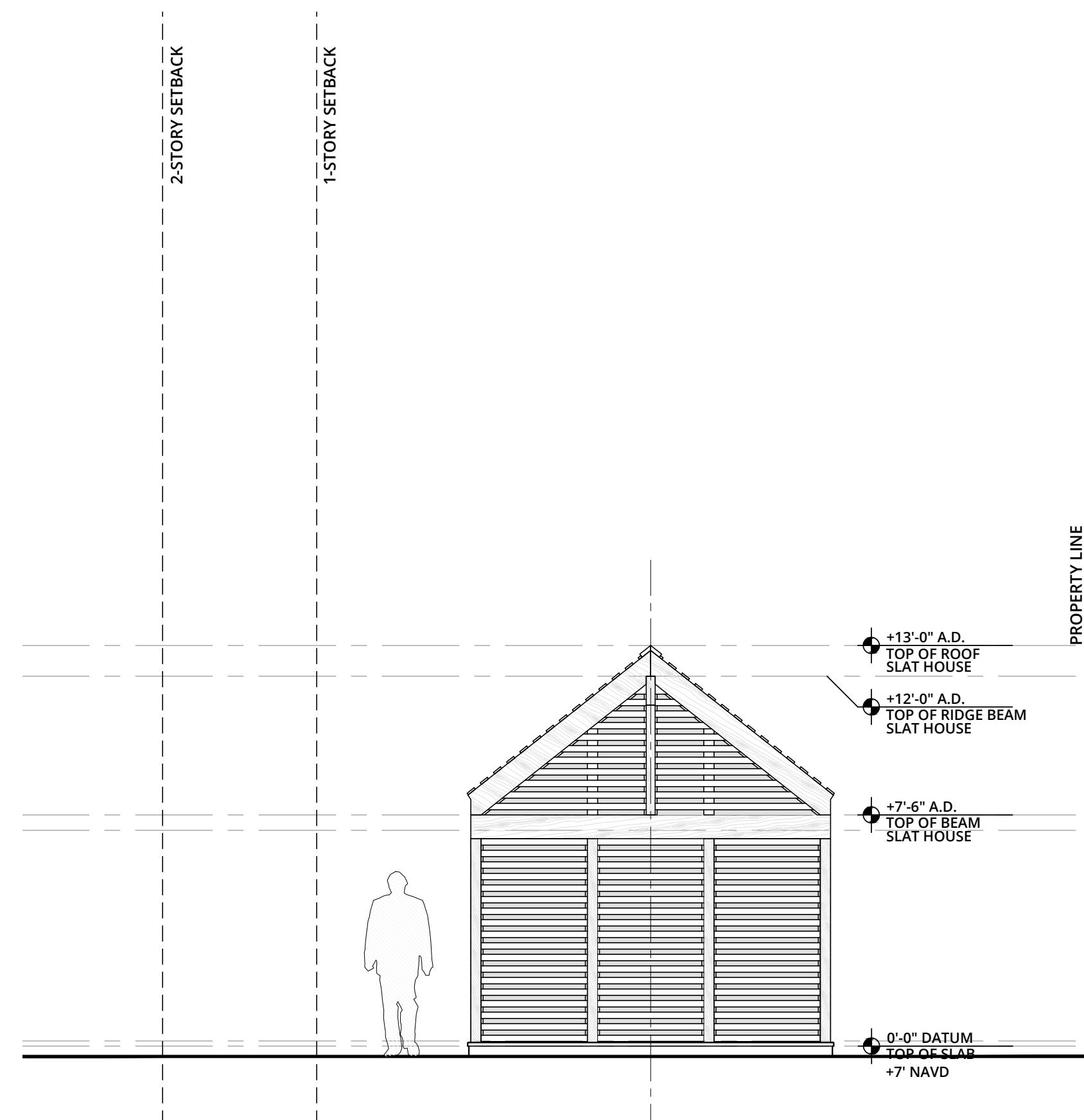
1 SOUTH ELEVATION
1/4" = 1'-0"



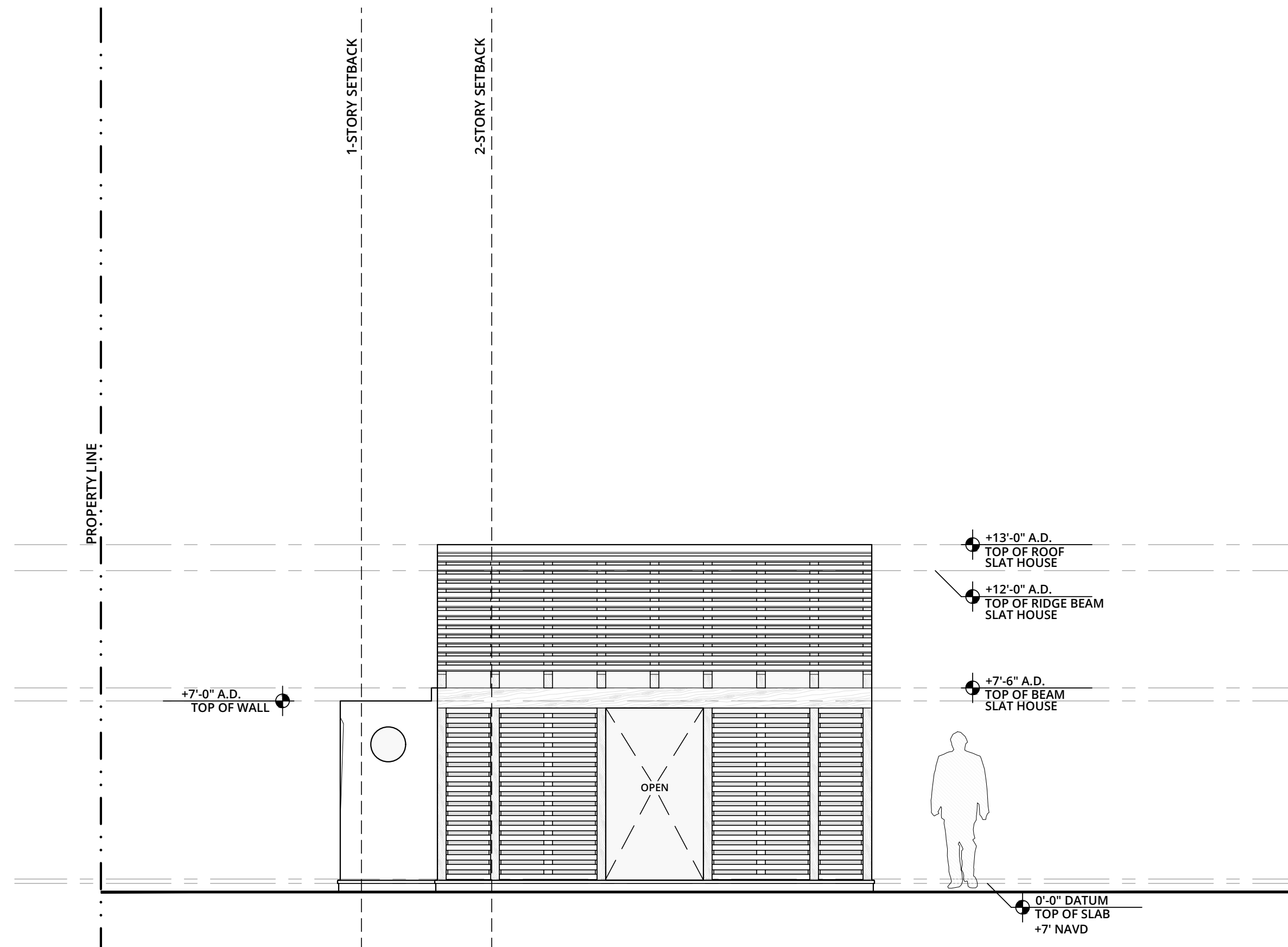
2 WEST ELEVATION
1/4" = 1'-0"



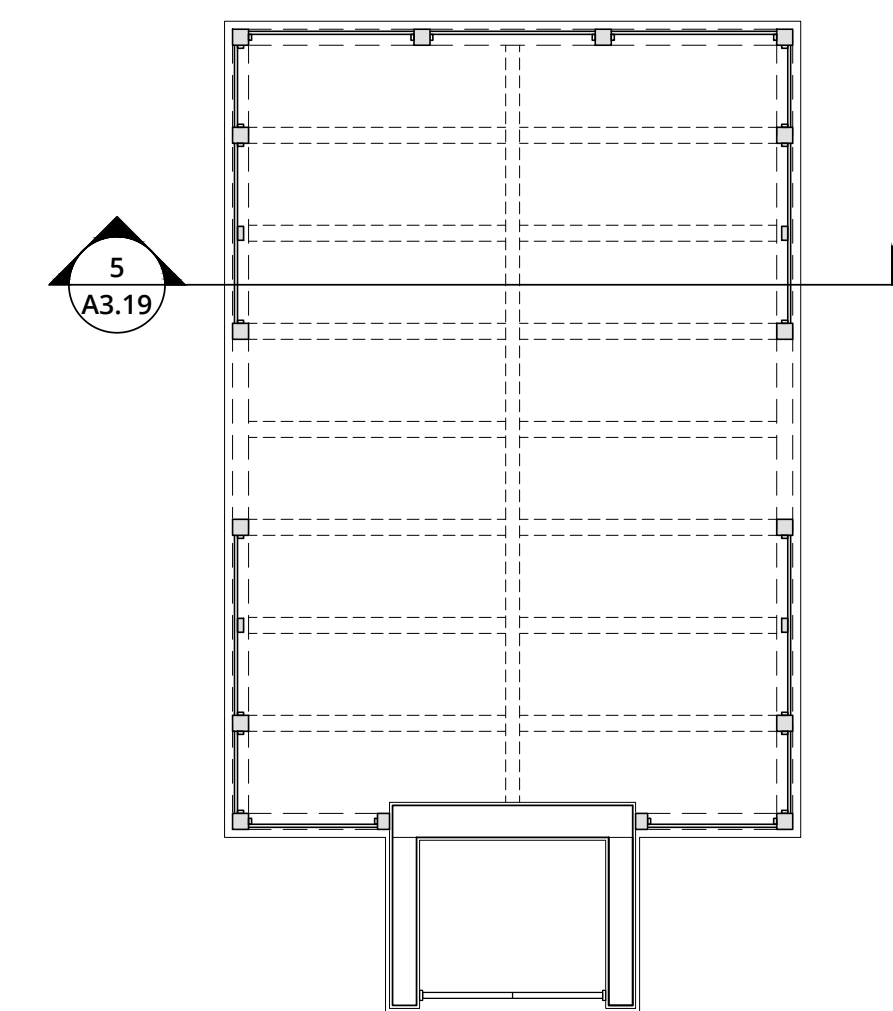
5 SECTION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"



4 KEY PLAN
1/4" = 1'-0"



DESIGN OPTION SLAT HOUSE
1/4" = 1'-0"

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL
ARCOM #: 23-052 ZON #: 23092



PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
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FL LIC #: AA26003685
WWW.PROARCHITECT.COM
tel (561)-331-2048

PROPOSED RESIDENCE FOR:
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PALM BEACH, FL 33480

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A3.20

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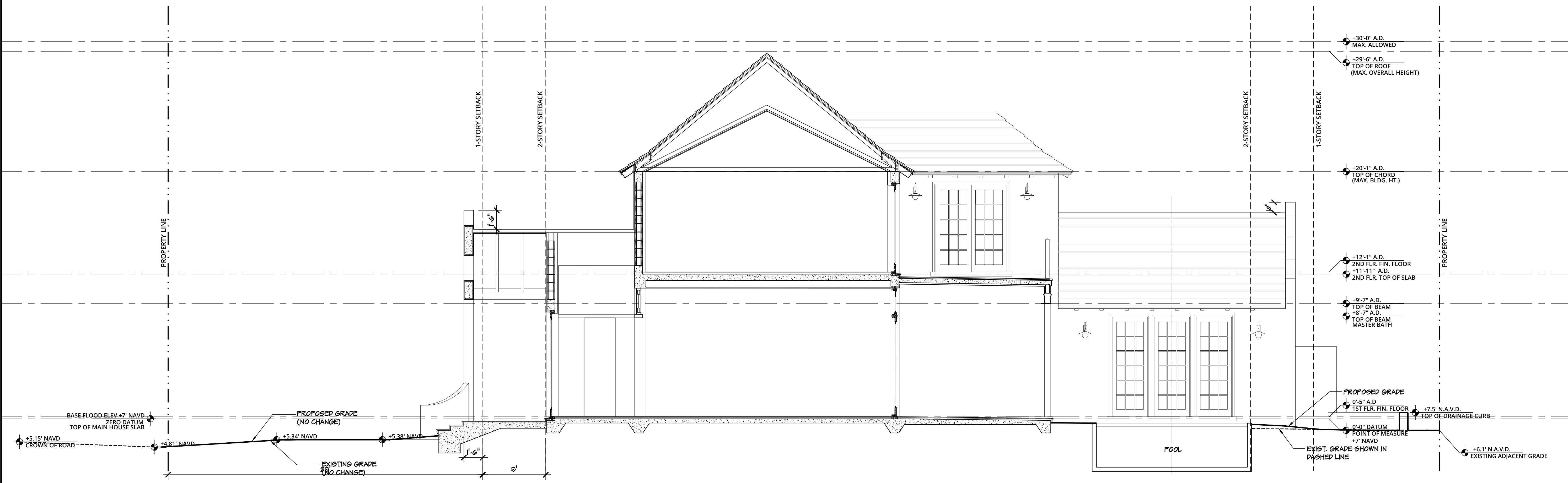
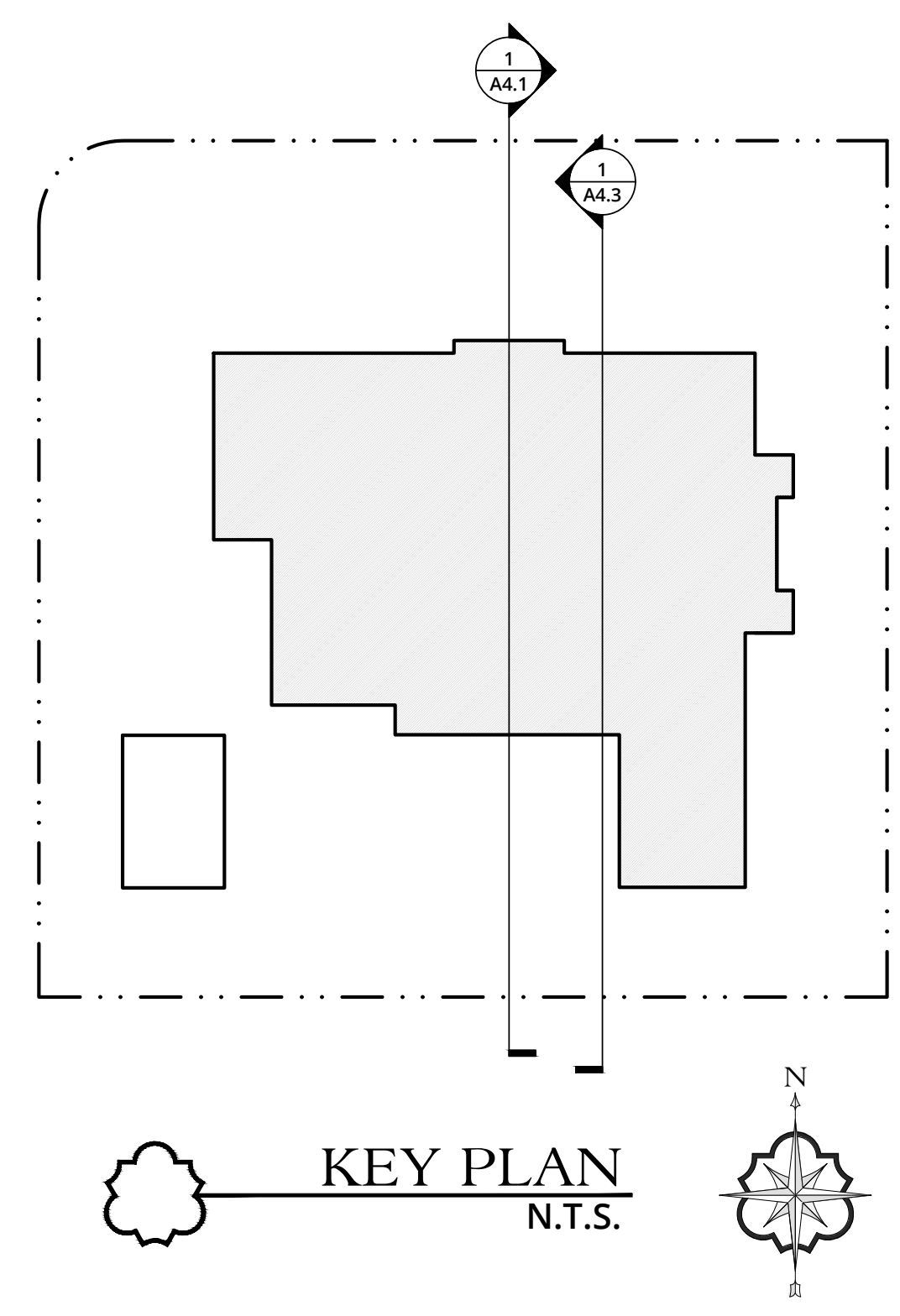


FINISHES

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL

ARCOM #: 23-052 ZON #: 23092

A3.20



1 PREVIOUSLY PROPOSED SECTION
1/4" = 1'-0"

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL
ARCOM #: 23-052 ZON #: 23092



PATRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECTURE.COM

PROPOSED RESIDENCE FOR:

300 COLONIAL LANE
PALM BEACH, FL 33480

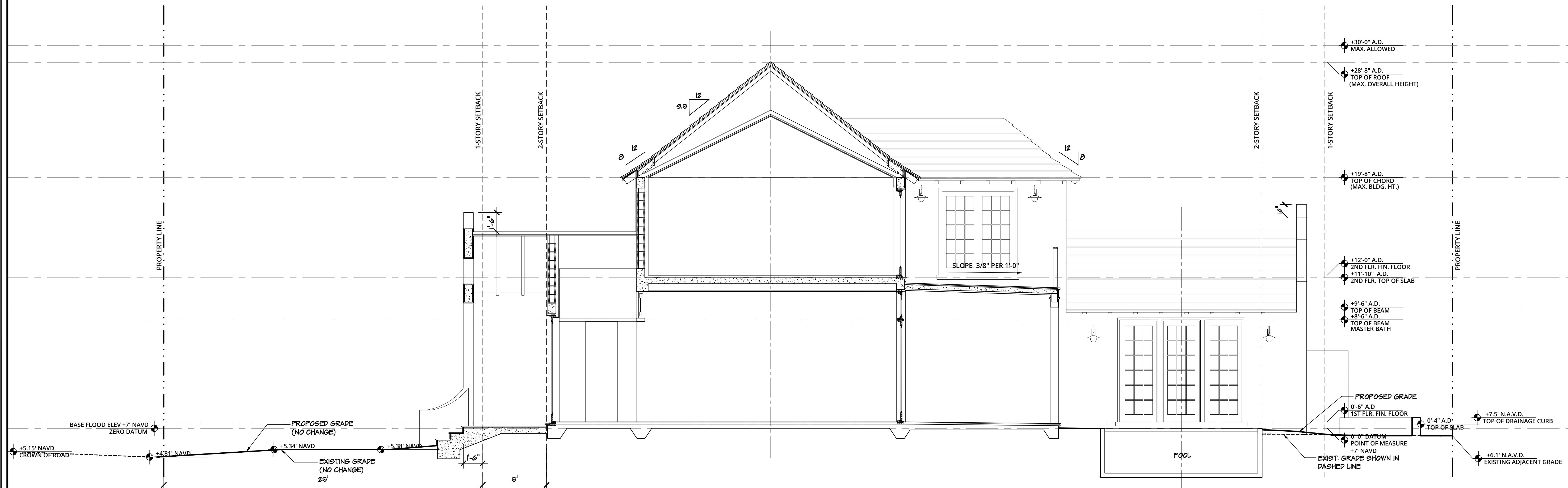
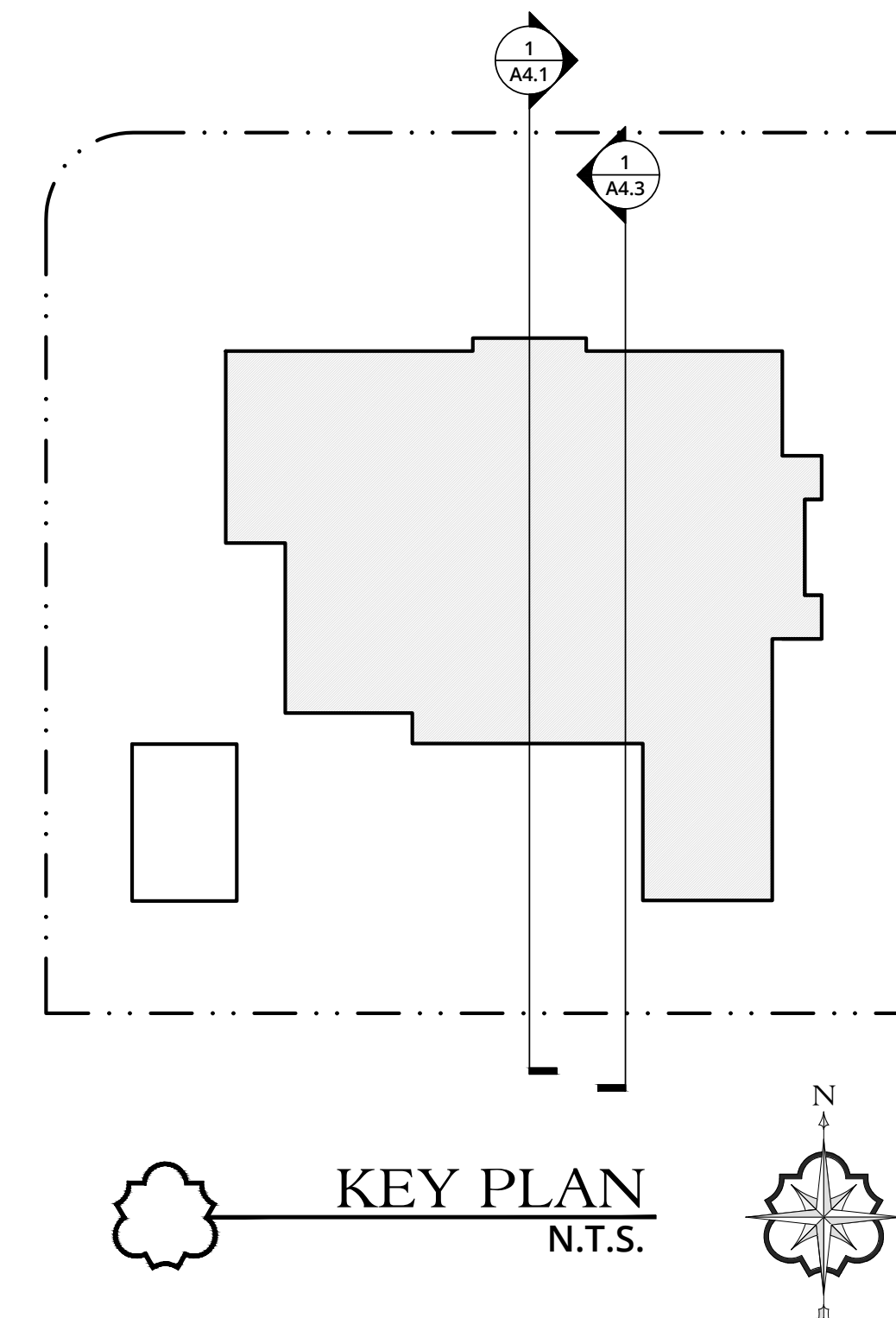
Project #: 23-003
Drawn by: AR,PRO
Date(s):
6 JUNE, 2023 - ARCOM PRE-APP
7 SEPT. 2023 - ARCOM FIRST
SUBMITTAL
3 OCT. 2023 - ARCOM SECOND
SUBMITTAL
19 NOV. 2023 - ARCOM FINAL
SUBMITTAL
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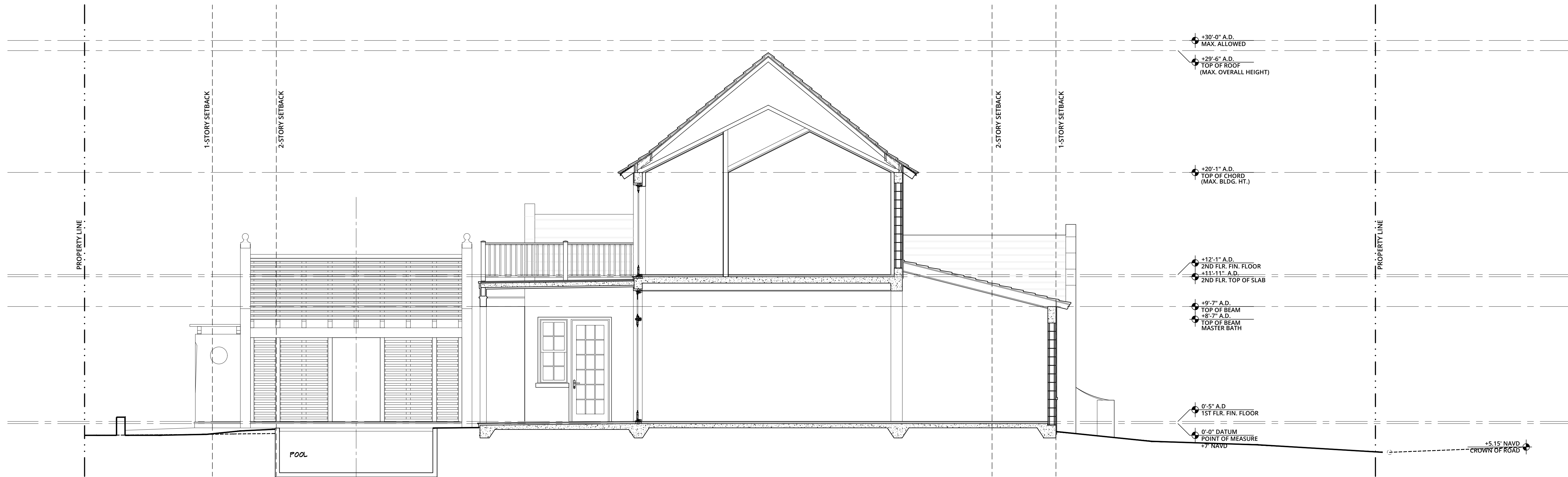
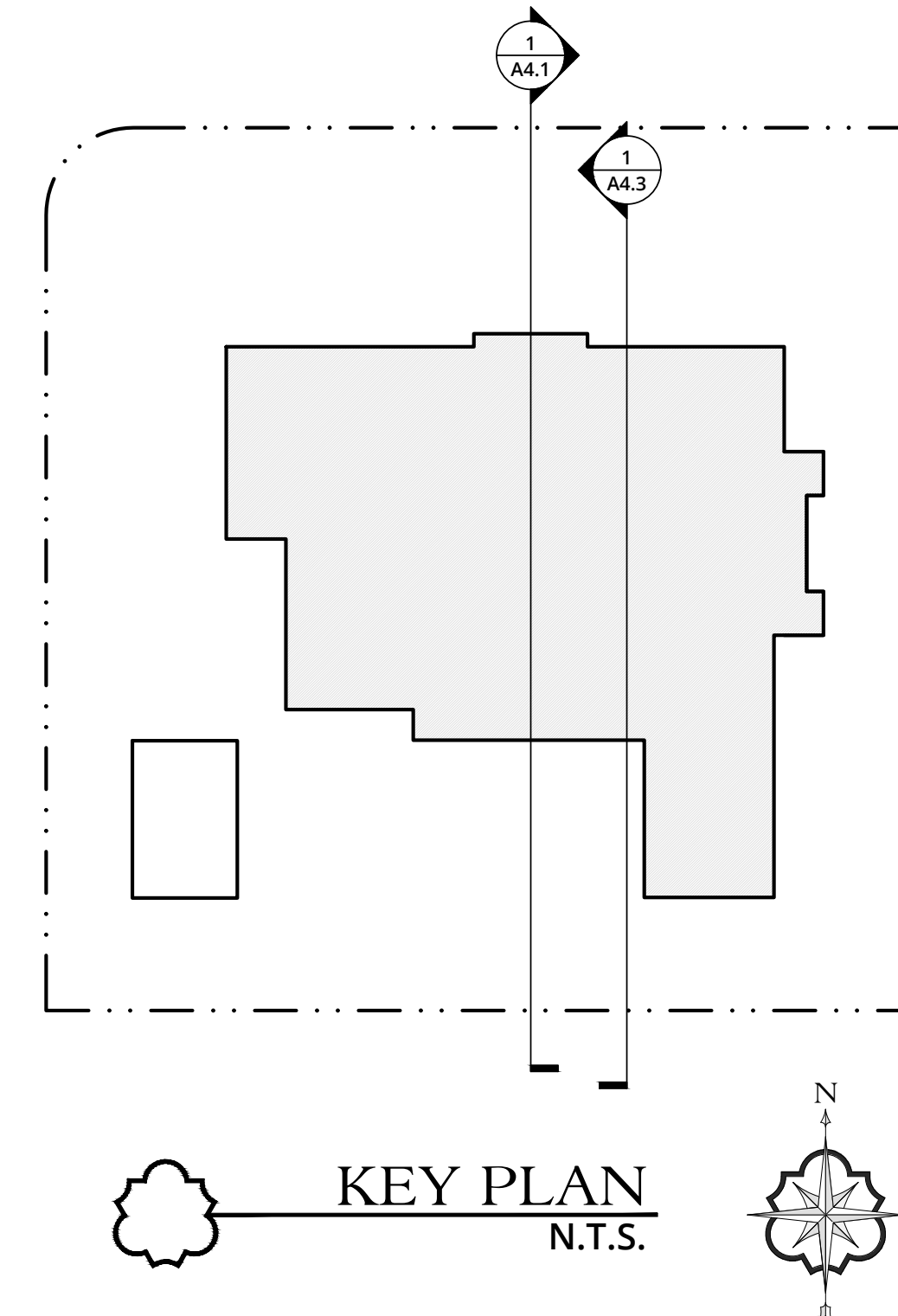
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1 CURRENT PROPOSED SECTION
1/4" = 1'-0"

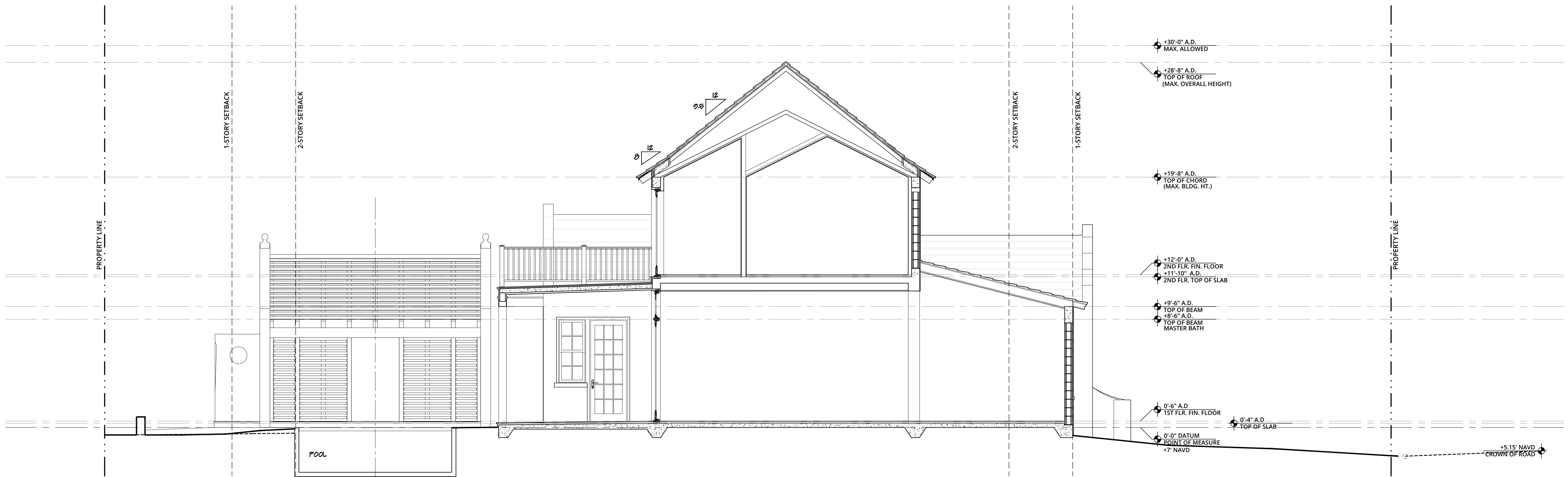
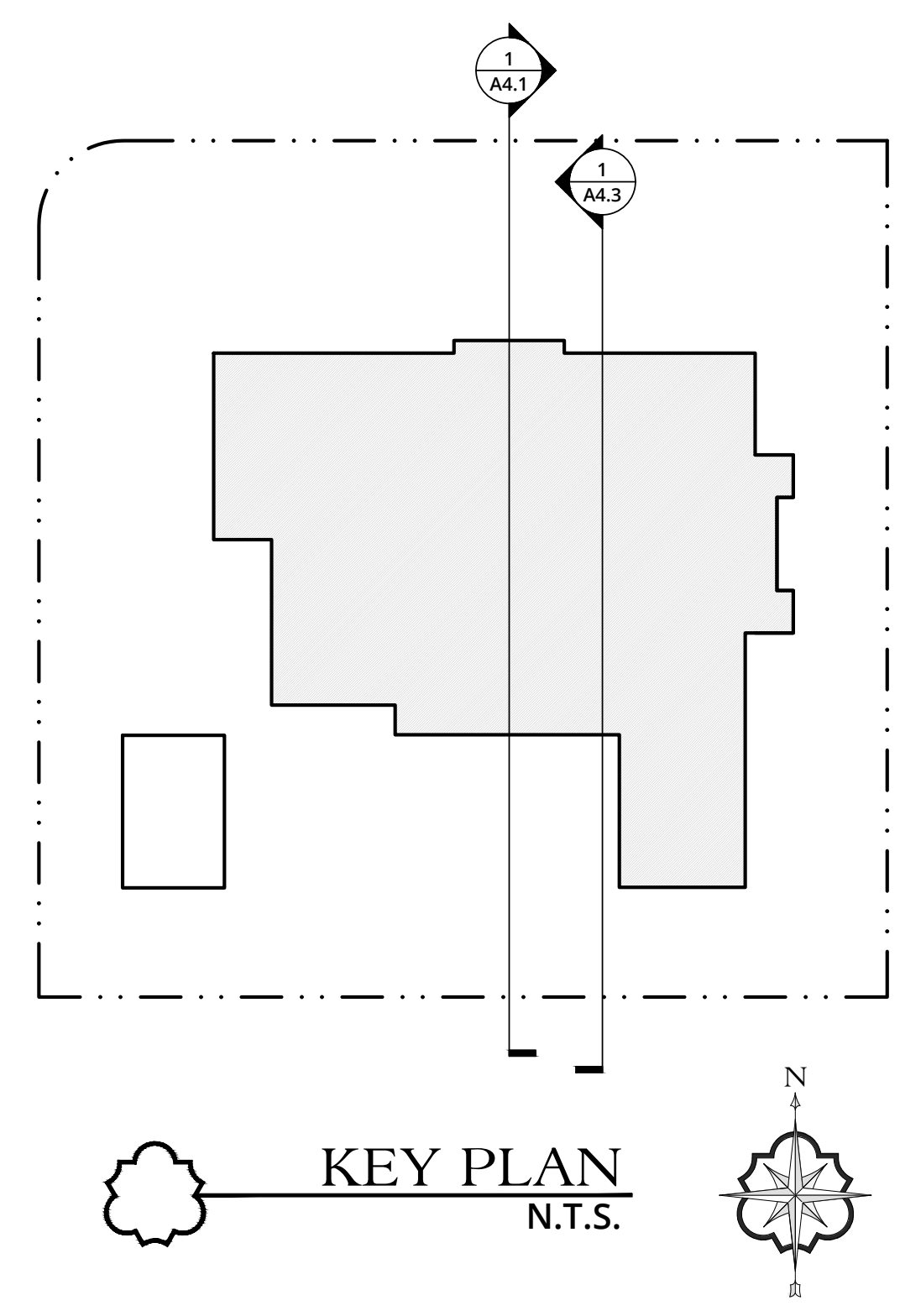
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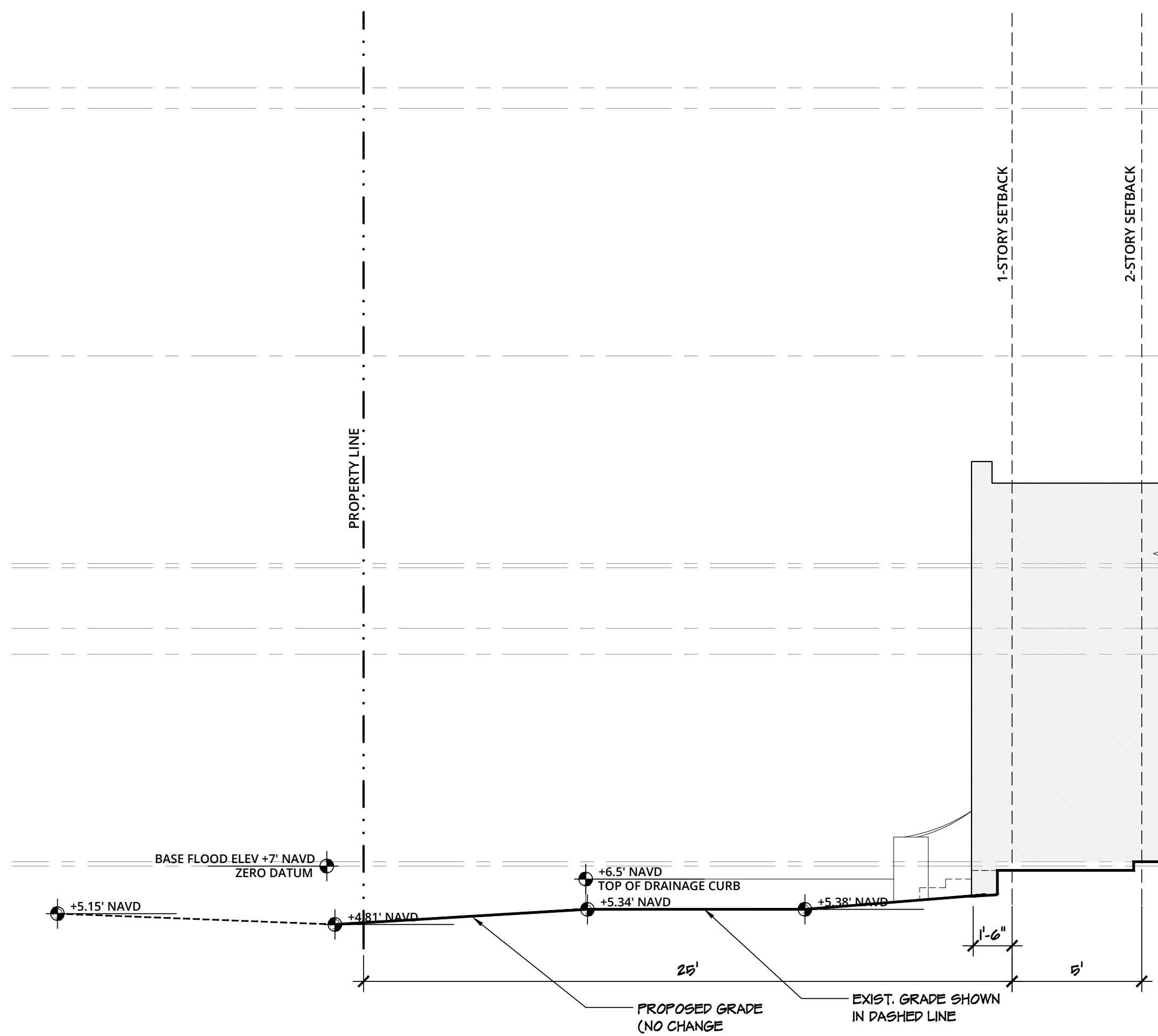
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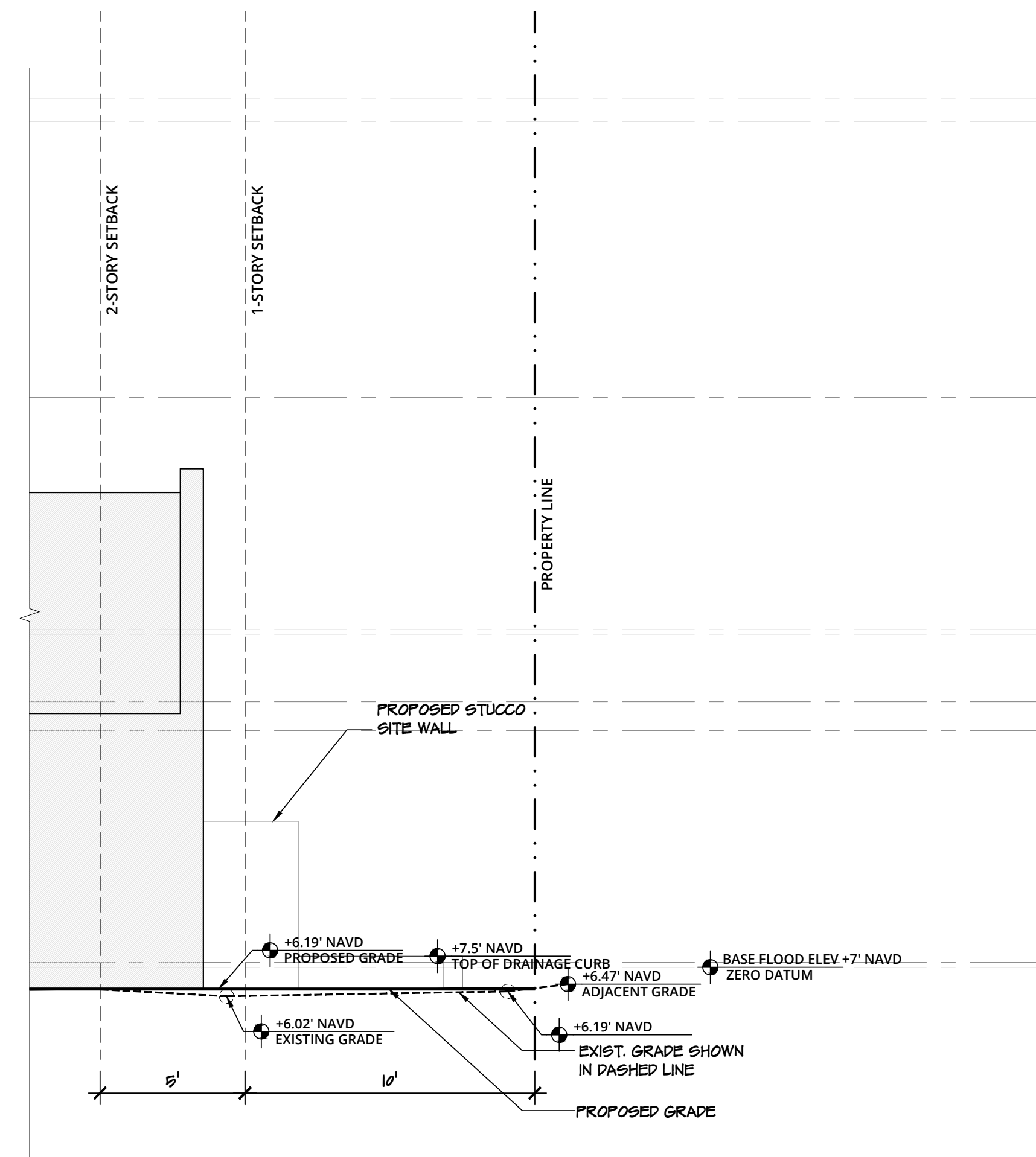


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1/4" = 1'-0"

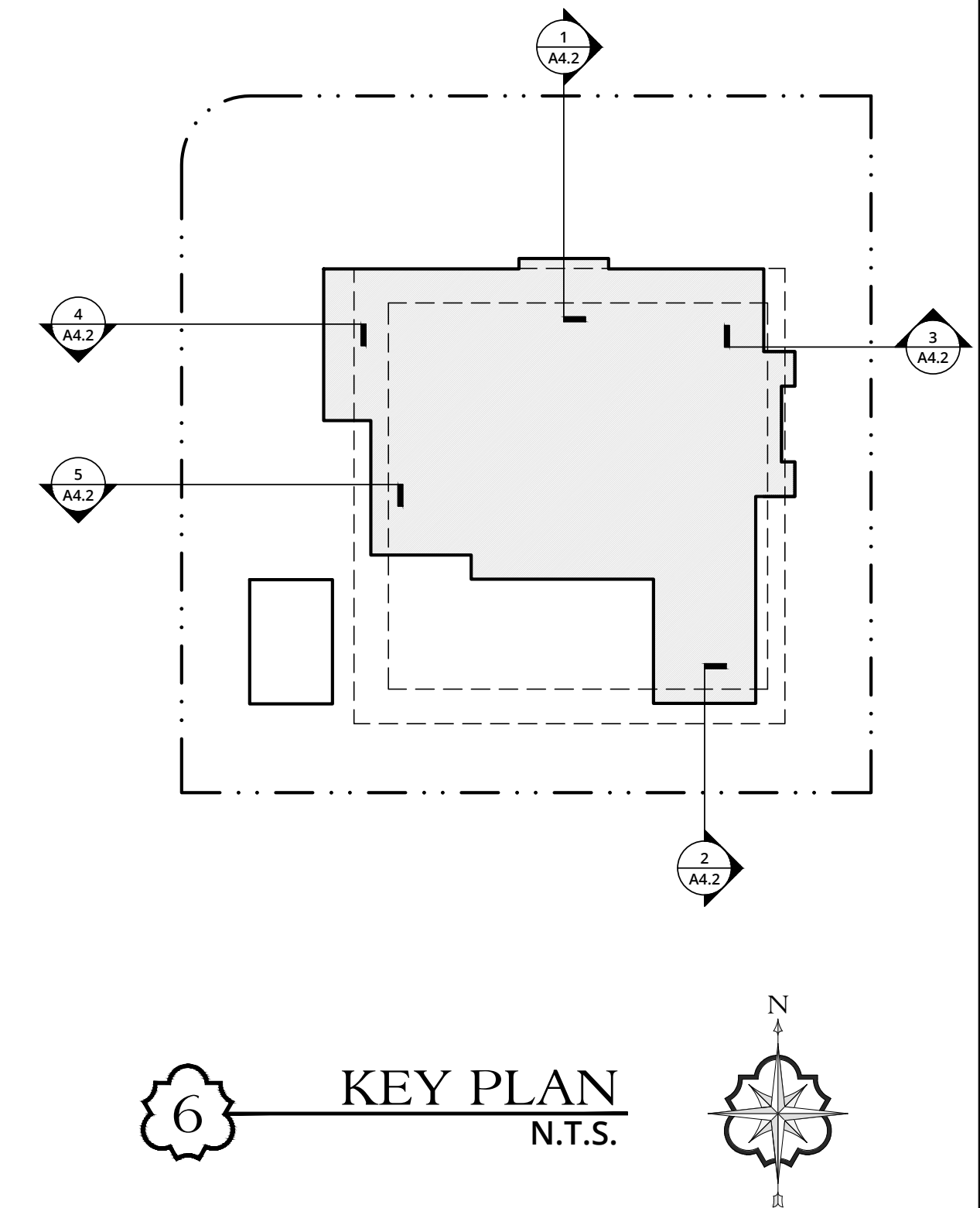
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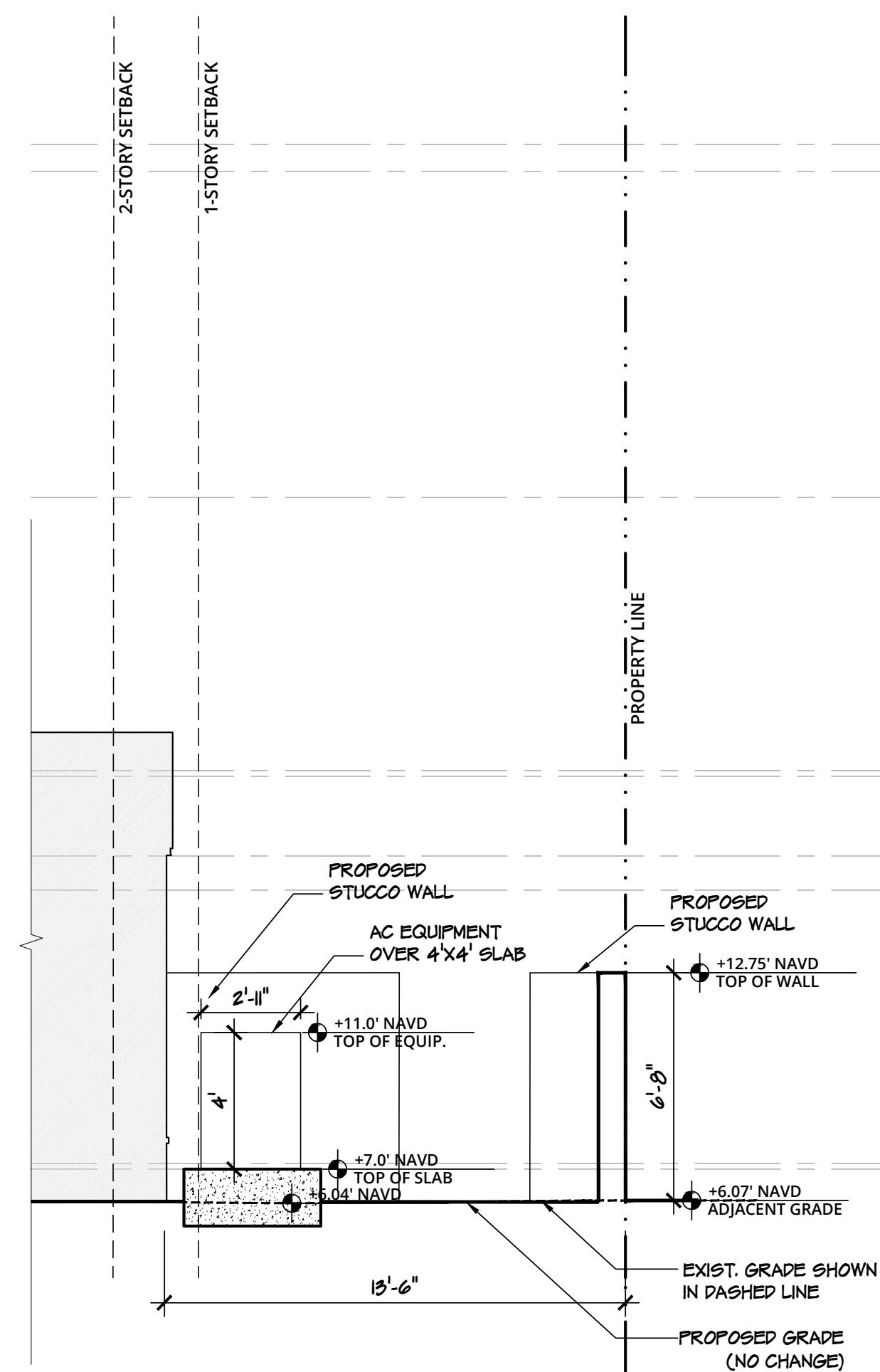
1 FRONT (NORTH) YARD SETBACK DIAGRAM 1/4" = 1'-0"



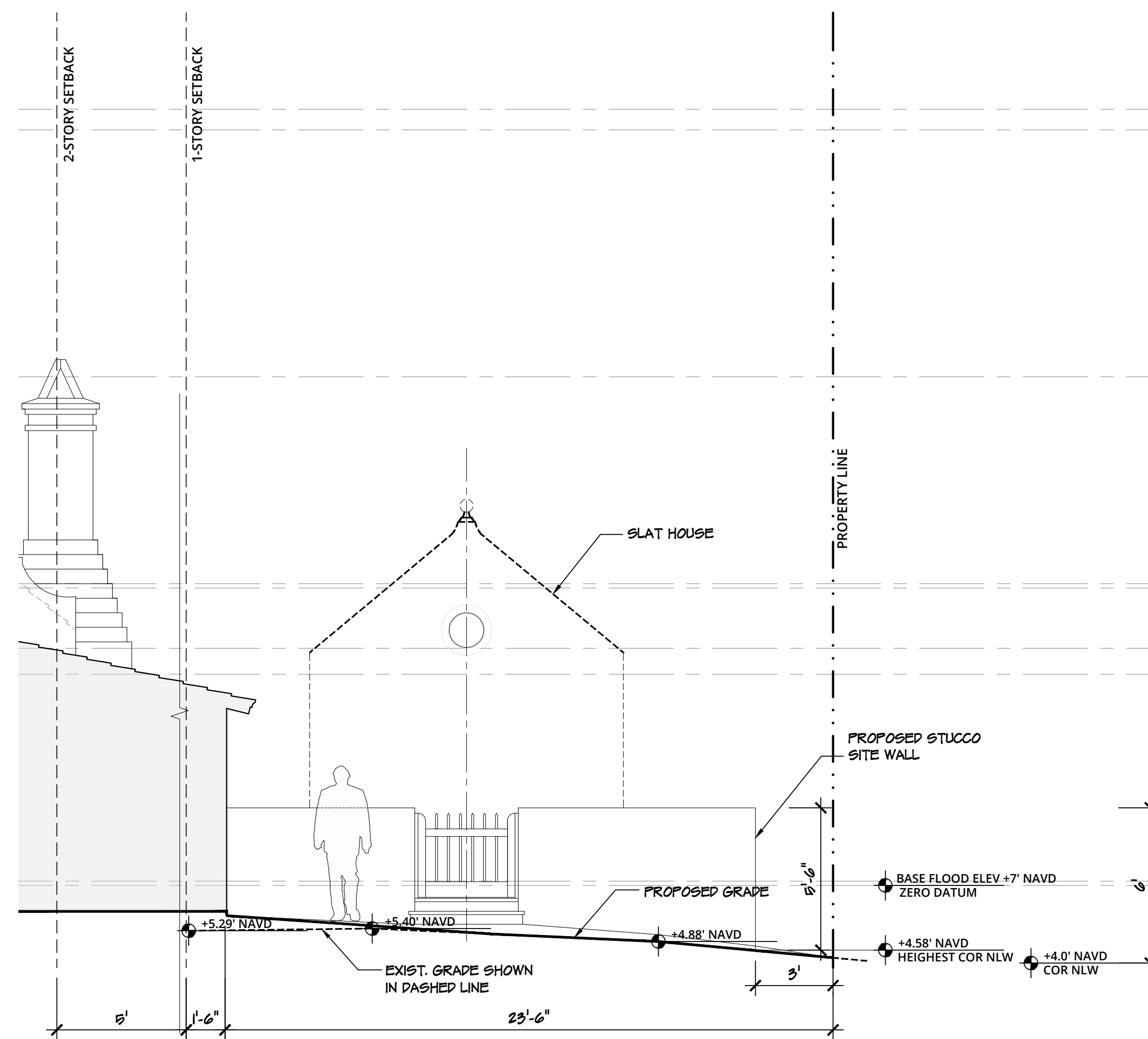
2 REAR (SOUTH) YARD SETBACK DIAGRAM 1/4" = 1'-0"



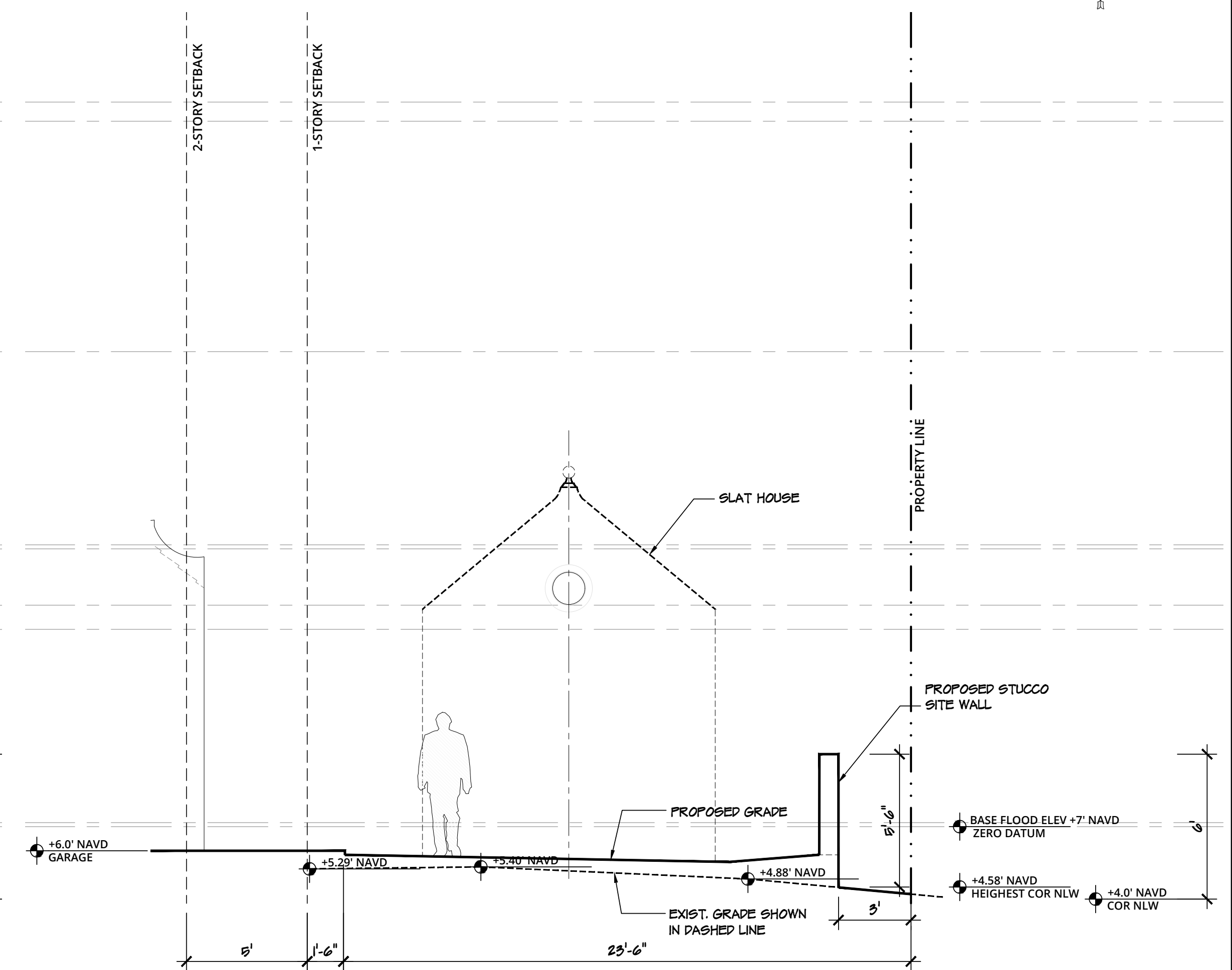
6 KEY PLAN
N.T.S.



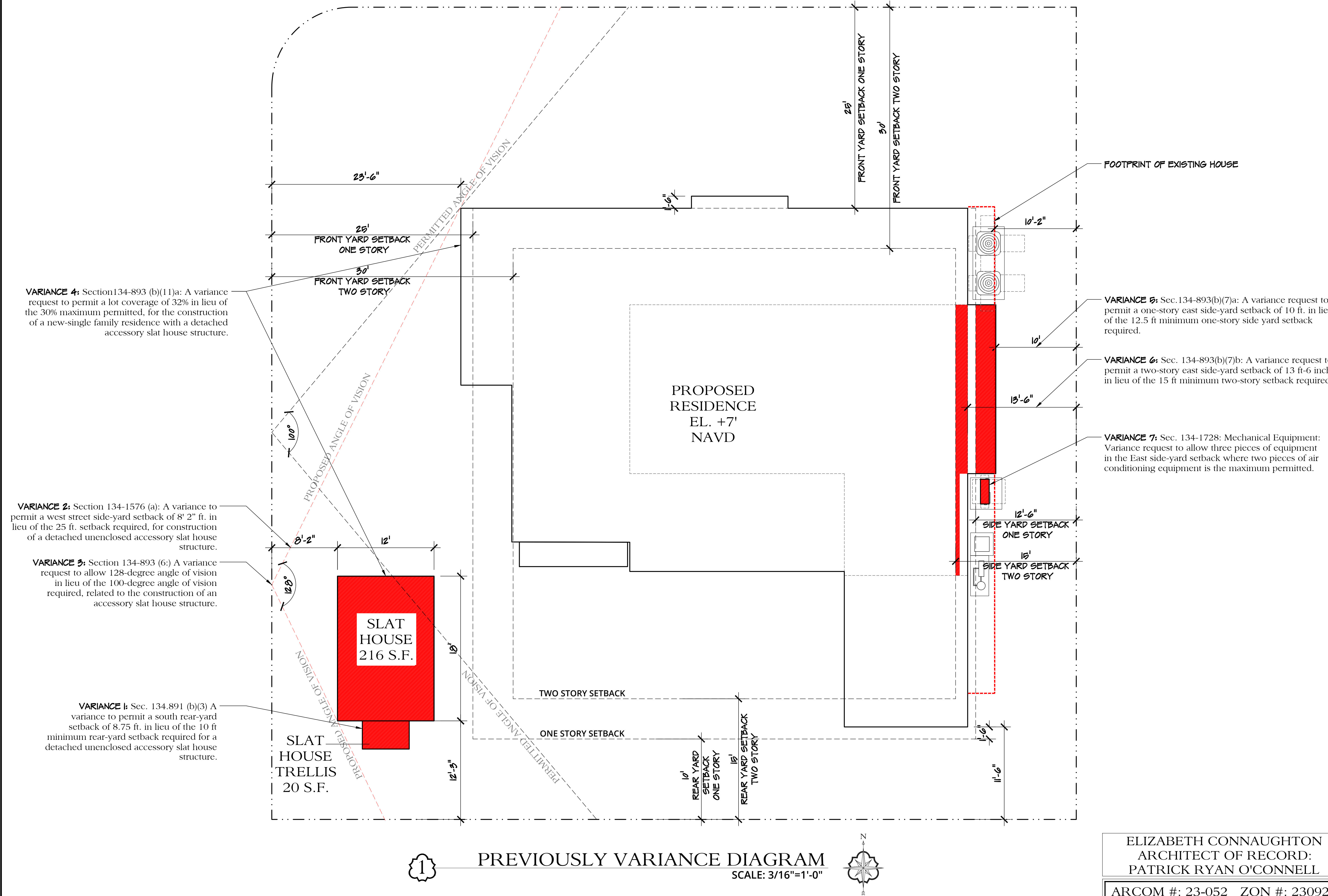
3 SIDE (EAST) YARD SETBACK DIAGRAM 1/4" = 1'-0"



4 SIDE (WEST) YARD SETBACK DIAGRAM 1/4" = 1'-0"



5 SIDE (WEST) YARD SETBACK DIAGRAM 1/4" = 1'-0"



VARIANCE 4: Section 134-893 (b)(11)a: A variance request to permit a lot coverage of 32% in lieu of the 30% maximum permitted, for the construction of a new single family residence with a detached accessory slat house structure.

VARIANCE 2: Section 134-1576 (a): A variance to permit a west street side-yard setback of 8' 2" ft. in lieu of the 25 ft. setback required, for construction of a detached unenclosed accessory slat house structure.

VARIANCE 3: Section 134-893 (6): A variance request to allow 128-degree angle of vision in lieu of the 100-degree angle of vision required, related to the construction of an accessory slat house structure.

VARIANCE 1: Sec. 134.891 (b)(3) A variance to permit a south rear-yard setback of 8.75 ft. in lieu of the 10 ft minimum rear-yard setback required for a detached unenclosed accessory slat house structure.

VARIANCE 5: Sec. 134-893(b)(7)a: A variance request to permit a one-story east side-yard setback of 10 ft. in lieu of the 12.5 ft minimum one-story side yard setback required.

VARIANCE 6: Sec. 134-893(b)(7)b: A variance request to permit a two-story east side-yard setback of 13 ft-6 inch in lieu of the 15 ft minimum two-story setback required.

VARIANCE 7: Sec. 134-1728: Mechanical Equipment: Variance request to allow three pieces of equipment in the East side-yard setback where two pieces of air conditioning equipment is the maximum permitted.



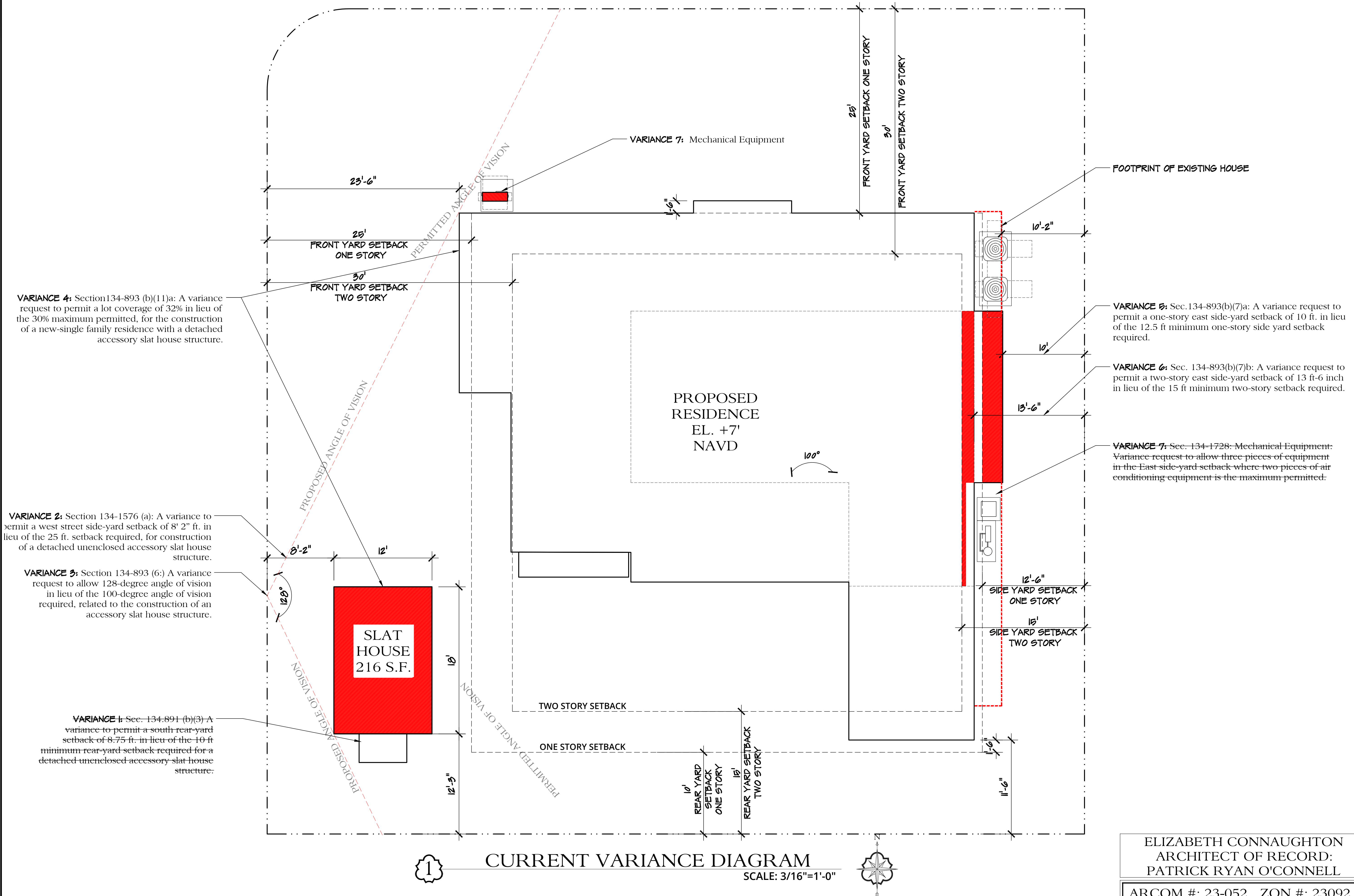
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PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

300 COLONIAL LANE
PALM BEACH, FL 33480

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PALM BEACH FL 33480
FL LIC #: AA26003685
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PROPOSED RESIDENCE FOR:
CONNAUGHTON RESIDENCE

300 COLONIAL LANE
PALM BEACH, FL 33480

Project #: 23-003
Drawn by: AR,PRO

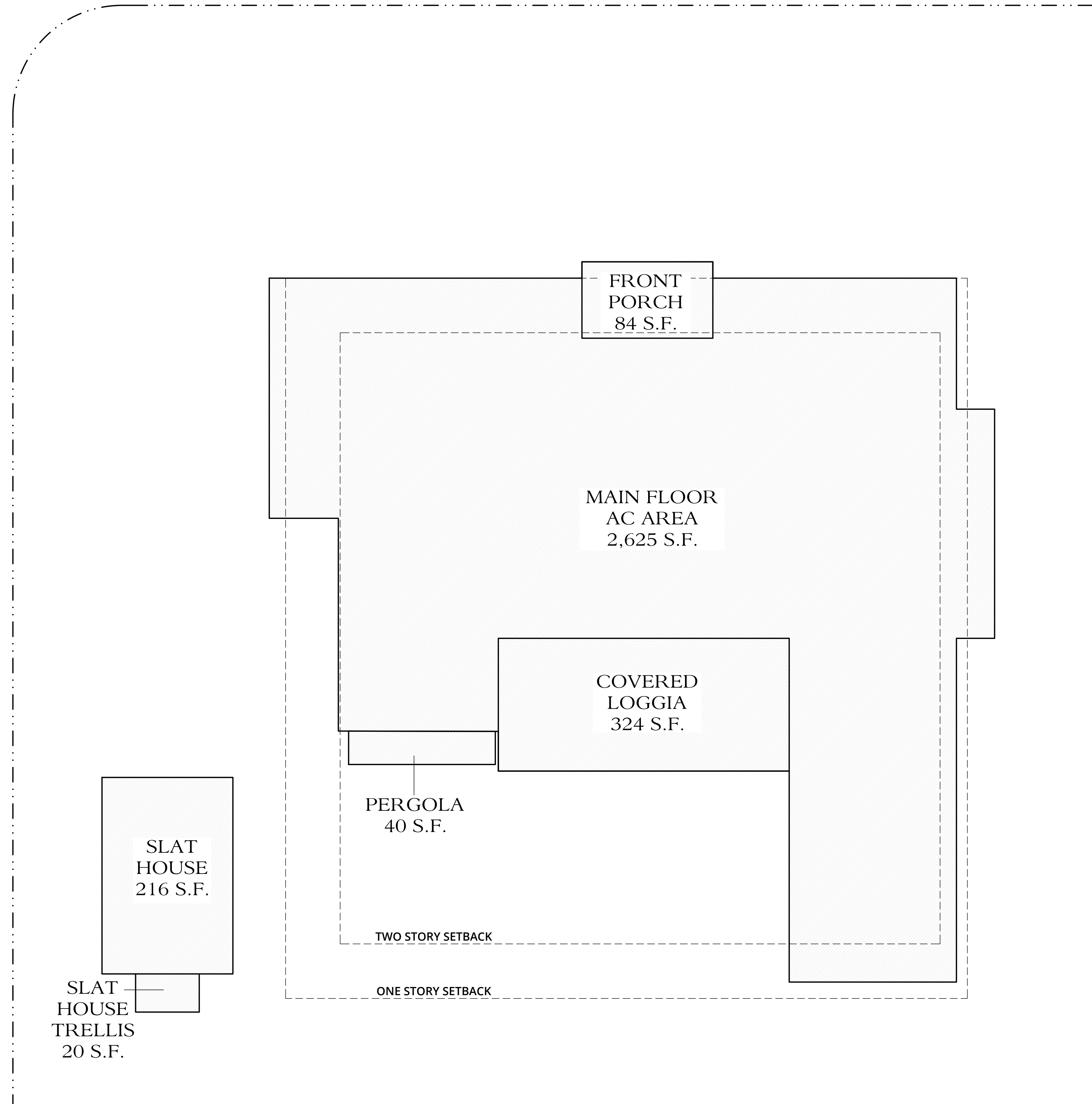
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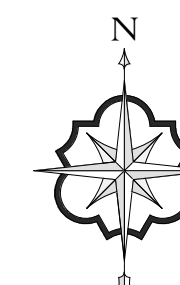
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PROPOSED:	
FRONT COVERED PORCHE	84 SF.
COVERED LOGGIA	324 SF.
MAIN FLOOR AC AREA	2,628 SF.
KITCHEN PERGOLA	40 SF.
TOTAL LOT COVERAGE MAIN HOUSE:	3,073 SF. 30%
SLAT HOUSE	216 SF.
SLAT HOUSE TRELLIS	20 SF.
TOTAL LOT COVERAGE MAIN HOUSE + SLAT HOUSE:	3,309 SF. 32.0%

1 LOT COVERAGE DIAGRAM

SCALE: 3/16"=1'-0"



ELIZABETH CONNAUGHTON
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ARCOM #: 23-052 ZON #: 23092

2,044 S.F.
TOTAL AREA
+/- 0.75' AVG. OF FILL
= ~1,533 C.F. OF FILL

AREA SHADED IN LIGHT GREY:
NO SIGNIFICANT CHANGE TO
EXISTING GRADE

AREA SHADED IN LIGHT GREY:
NO SIGNIFICANT CHANGE TO
EXISTING GRADE

AREA HATCHED IN GREEN:
FILL TO INCREASE/RAISE
EXISTING GRADE AS SHOWN.
(2,044 S.F. OF AREA)

AREA SHADED IN LIGHT GREY:
NO SIGNIFICANT CHANGE TO
EXISTING GRADE

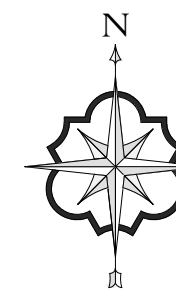
AREA SHADED IN LIGHT GREY:
NO SIGNIFICANT CHANGE TO
EXISTING GRADE

AREA SHADED IN LIGHT GREY:
NO SIGNIFICANT CHANGE TO
EXISTING GRADE

AREA SHADED IN LIGHT GREY:
NO SIGNIFICANT CHANGE TO
EXISTING GRADE

1

FILL DIAGRAM
N.T.S.



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PALM BEACH, FL 33480

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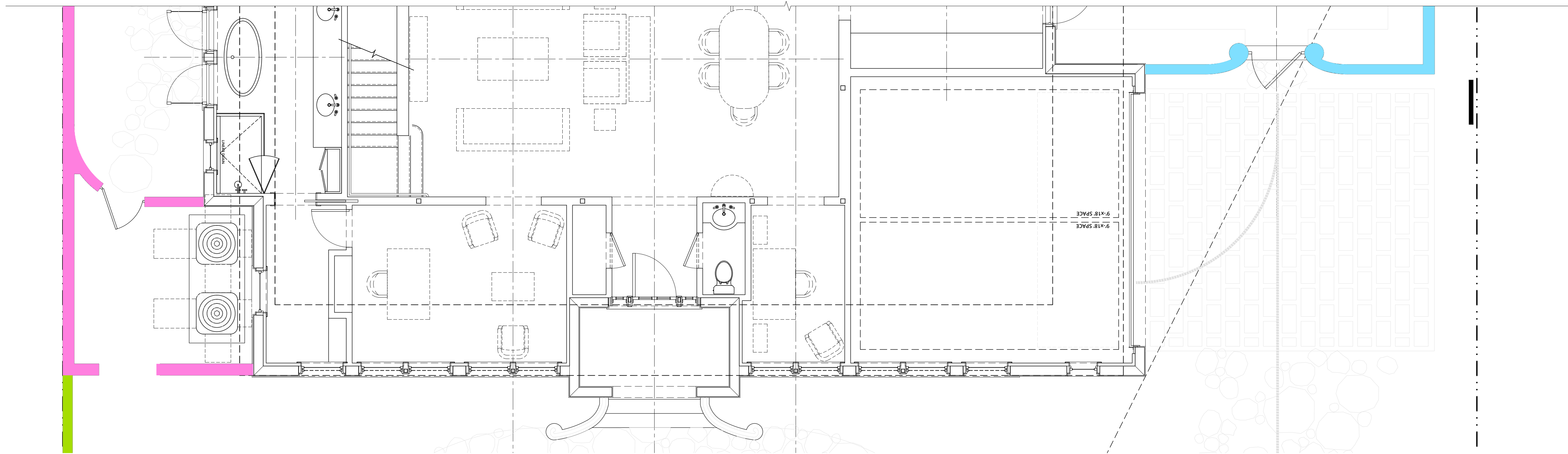
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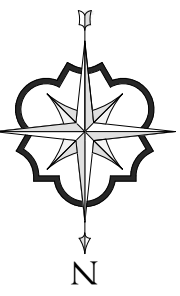
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NORTH SITE WALL/GATE ELEVATION
SCALE: 1/4"=1'-0"



2

NORTH SITE WALL/GATE PLAN
SCALE: 1/4"=1'-0"



SITE WALL TABLE		
	DESCRIPTION	HEIGHT
	SITE WALL	12.75' NAVD
	SITE WALL	10.33' NAVD
	CONCRETE DRAINAGE CURB 6" ABOVE PROPOSED FINISHED GRADE	6.5' NAVD
	CONCRETE DRAINAGE CURB 6" ABOVE PROPOSED FINISHED GRADE	7.5' NAVD

ELIZABETH CONNAUGHTON
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ARCOM #: 23-052 ZON #: 23092



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PROPOSED RESIDENCE FOR:

CONNAUGHTON RESIDENCE

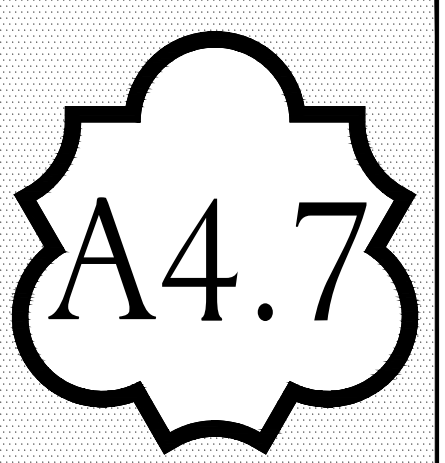
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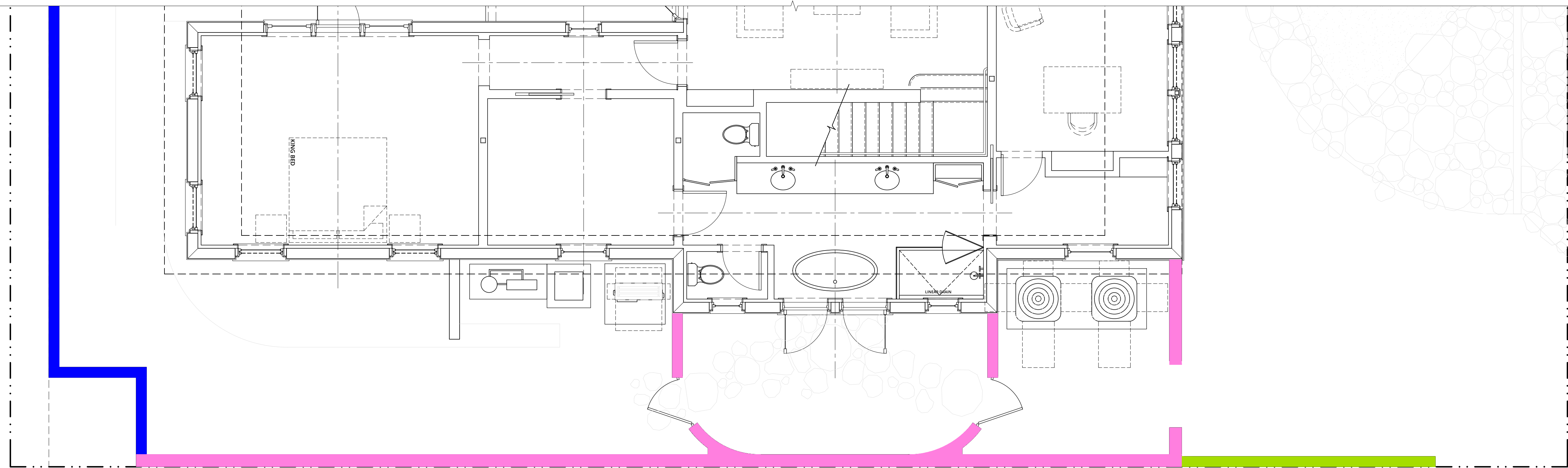
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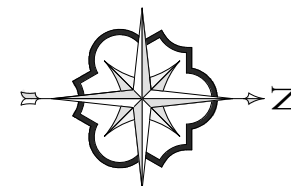
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EAST SITE WALL/GATE ELEVATION
SCALE: 1/4"=1'-0"



2

EAST SITE WALL/GATE PLAN
SCALE: 1/4"=1'-0"



SITE WALL TABLE		
	DESCRIPTION	HEIGHT
	SITE WALL	10' NAVD
	SITE WALL	12.75' NAVD
	SITE WALL	10.35' NAVD
	CONCRETE DRAINAGE CURB 6" ABOVE PROPOSED FINISHED GRADE	6.5' NAVD
	CONCRETE DRAINAGE CURB 6" ABOVE PROPOSED FINISHED GRADE	7.5' NAVD

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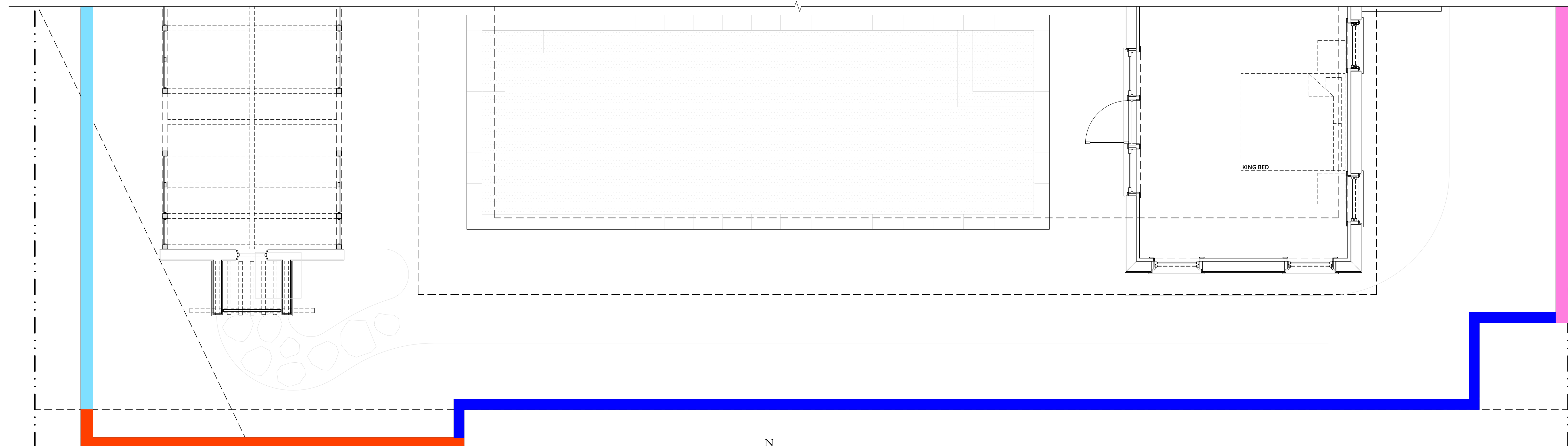
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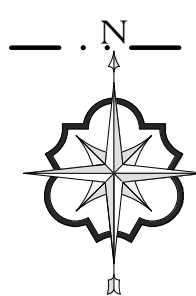
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SOUTH SITE WALL/GATE ELEVATION
SCALE: 1/4"=1'-0"



2

SOUTH SITE WALL/GATE PLAN
SCALE: 1/4"=1'-0"



SITE WALL TABLE		
	DESCRIPTION	HEIGHT
	SITE WALL	10' NAVD
	SITE WALL	12.75' NAVD
	SITE WALL	10.33' NAVD
	CONCRETE DRAINAGE CURB 6" ABOVE PROPOSED FINISHED GRADE	6.5' NAVD
	CONCRETE DRAINAGE CURB 6" ABOVE PROPOSED FINISHED GRADE	7.5' NAVD

ELIZABETH CONNAUGHTON
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ARCHITECT

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400 ROYAL PALM WAY, SUITE 206
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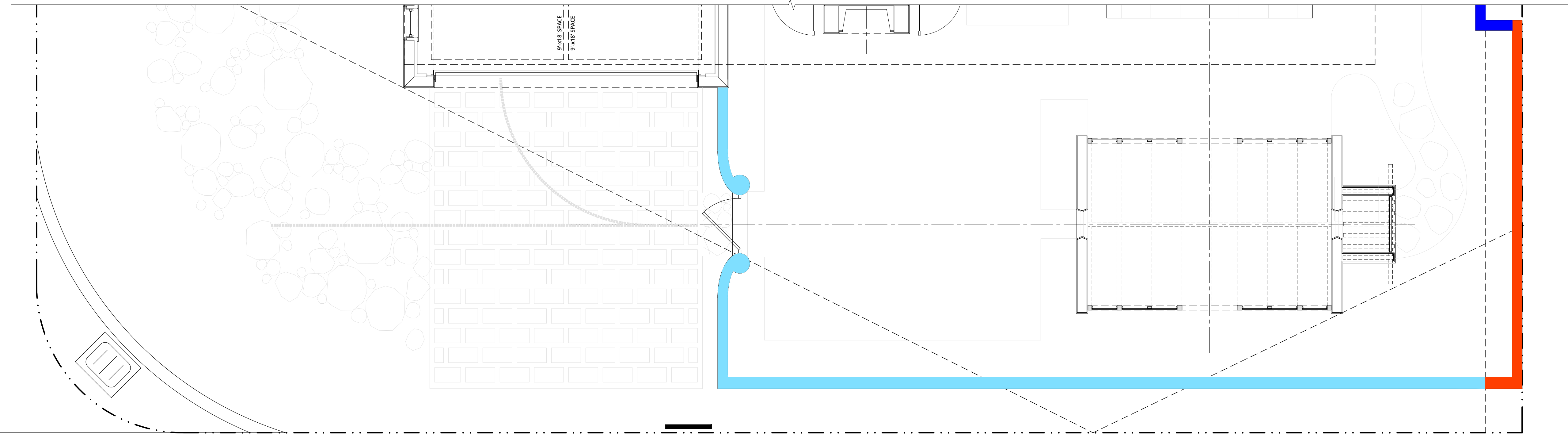
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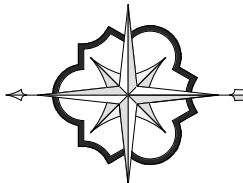
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WEST SITE WALL/GATE ELEVATION
SCALE: 1/4"=1'-0"



2

WEST SITE WALL/GATE PLAN
SCALE: 1/4"=1'-0"



SITE WALL TABLE		
	DESCRIPTION	HEIGHT
	SITE WALL	10' NAVD
	SITE WALL	12.78' NAVD
	SITE WALL	10.33' NAVD
	CONCRETE DRAINAGE CURB 6" ABOVE PROPOSED FINISHED GRADE	6.5' NAVD
	CONCRETE DRAINAGE CURB 6" ABOVE PROPOSED FINISHED GRADE	7.5' NAVD

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