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247 Mercer Ave, Suite 305
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BISHOP RESIDENCE
123 CHILEAN AVENUE
PALM BEACH, FLORIDA 33480
NEW CONSTRUCTION

ARCOM
ARC-23-145
JANUARY 24, 2024

TOWN COUNCIL
ZON-23-113
FEBRUARY 14, 2024

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

PROJECT DESCRIPTION

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

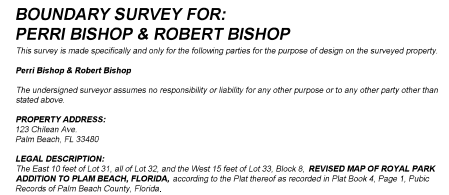
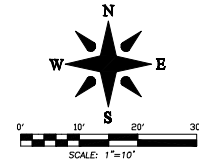
Section 134-893(c): Special Exception with Site Plan Review to allow the construction of a new 2 story residence and 1 story cabana on a lot that is 50 feet wide in lieu of the 100 foot width minimum required in the R-B Zoning District with a lot width of 50 ft in lieu of the 100 ft required and a lot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

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

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

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

A = ARC LENGTH
 A.C. = AIR CONDITIONING
 A.E. = ACCESS EASEMENT
 A.K.A. = ALSO KNOWN AS
 B.P. = BACKFLOW PREVENTER
 BLDG. = BUILDING
 B.M. = BENCHMARK
 B.O.C. = BACK OF CURB
 B.O.W. = BACK OF WALK
 C = CALCULATED
 CATV = CABLE ANTENNA TELEVISION
 CB = CHORD BEARING
 C.B.S. = CONCRETE BLOCK STRUCTURE
 C.C.H. = LIMITED ACCESS EASEMENT
 CH = CHORD
 C.I. = CHAIN LINK FENCE
 C.L. = CLEAR
 C.M.P. = CORRUGATED METAL PIPE
 CONC. = CONCRETE
 D = DESCRIPTION DATUM
 DR = DEED BOOK
 D.E. = DRAINAGE EASEMENT
 D.H. = DRILL HOLE
 DW = DRIVEWAY
 E = ELEVATION
 ENC. = ENCROACHMENT
 E.P. = EDGE OF PAVEMENT
 E.O.W. = EDGE OF WATER
 ESMT = EASEMENT
 F.F. = FINISH FLOOR
 FND = FOUND
 G.A. = GUY ANCHOR
 I.D. = INSIDE DIAMETER
 INV. = INVERT
 I.N.C. = INDIAN NATION CONTROL DISTRICT
 L.A.E. = LIMITED ACCESS EASEMENT
 L.R. = LICENSE ROAD
 L.O.D. = LOCAL DRAINAGE DISTRICT
 M = FIELD MEASUREMENT
 M.H. = MAHOLE
 M.W.L. = MEAN HIGH WATER LINE
 M.L.W.L. = MEAN LOW WATER LINE
 N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 N.C.V.D. = NORTH CAROLINA VERTICAL DATUM
 N.P.B.C.I.D. = NORTH PALM BEACH COUNTY IMPROVEMENT DISTRICT
 N.T.S. = NOT TO SCALE
 O.A. = OVERALL
 O.D. = OUTSIDE DIAMETER
 O.H. = OVERHEAD UTILITY LINE
 O.R.B. = OFFICIAL RECORD BOOK
 O.S.T. = OFFSET
 P = PLAT DATUM
 P.B. = PLAT BOOK
 P.C. = PALM BEACH COUNTY
 P.C.B. = PALM BEACH CURVATURE
 P.C.C. = PALM BEACH CURVATURE
 P.C.P. = PERMANENT CONTROL POINT
 P.G. = PAGE
 P.I. = POINT OF INTERSECTION
 P.O. = PART OF
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.R.C. = POINT OF REVERSE CURVATURE
 P.R.M. = PERMANENT REFERENCE MONUMENT
 PROP. = PROPOSED
 P.T. = POINT OF TANGENCY
 P.W.M.T. = PAVEMENT
 R = RADIAL
 R = RADIIUS
 ROE = RANGE
 R.P.B. = ROAD PLAT BOOK
 RW = RIGHT OF WAY
 S.D. = SURVEY DATUM (LB #4659)
 S.B. = SETBACK
 SEC. = SECTION
 S.D. = SUBDIVISION
 S.F. = SQUARE FEET
 S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
 S.R. = STATE ROAD
 STA. = STATION
 STY. = STORY
 SWW = SIDEWALK
 T.O.B. = TOP OF BANK
 T.C. = TOP OF CURB
 TWP. = TOWNSHIP
 TYP. = TYPICAL
 U.C. = UNDER CONSTRUCTION
 U.E. = UTILITY EASEMENT
 U.R. = UNDERGROUND
 W.C. = WITNESS CORNER
 W.M.E. = WATER MANAGEMENT EASEMENT
 W.M.M. = WATER MANAGEMENT MAINTENANCE EASEMENT
 W.M.T. = WATER MANAGEMENT TRAIL
 — = BASELINE
 Δ = CENTRAL ANGLE/DELTA
 □ = CONCRETE MONUMENT FOUND (AS NOTED)
 ■ = CONCRETE MONUMENT SET (LB #4659)
 ○ = ROD & CAP FOUND (AS NOTED)
 ○ = SET ROD & CAP FOUND (LB #4659)
 ○ = IRON PIPE FOUND (AS NOTED)
 ○ = IRON ROD FOUND (AS NOTED)
 ○ = HAIL FOUND
 ○ = NAIL & DISK FOUND (AS NOTED)
 ○ = MAIL NAIL & DISK SET (LB #4659)
 ○ = PROPERTY LINE
 ○ = UTILITY POLE
 ○ = FIRE HYDRANT
 ○ = WATER METER
 ○ = WATER VALVE
 ○ = LIGHT POLE
 ○ = PINE TREE
 ○ = SABAL PALM



CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 9/12/2023

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



Town of Palm Beach

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

Line #	Zoning Legend			
1	Property Address:	123 CHILEAN AVE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Lot Area (sq. ft.):	6,250 SQ.FT.		
4	Lot Width (W) & Depth (D) (ft.):	50.00' x 125.00'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single-Family Home		
6	FEMA Flood Zone Designation:	Zone X		
7	Zero Datum for point of meas. (NAVD)	7.00' NAVD		
8	Crown of Road (COR) (NAVD)	12.13'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	1,875.00 SQ.FT. (30%)		1,710.00 SQ.FT. (27.36%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			2,770.00 SQ.FT.
12	*Front Yard Setback (Ft.)	25'(1) - 30'(2) N		30.0'
13	* Side Yard Setback (1st Story) (Ft.)	12.50' (W+E)		13.50' W / 12.50' E (Cabana)
14	* Side Yard Setback (2nd Story) (Ft.)	15.00' (W+E)		10.5' W / 10.0' E *
15	*Rear Yard Setback (Ft.)	10'(1) - 15'(2) S		10.0' N
16	Angle of Vision (Deg.)	100		49
17	Building Height (Ft.)	14'(1) - 22'(2)		9.83' - 20.83'
18	Overall Building Height (Ft.)	22'(1) - 30'(2)		12.83' - 25.08'
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.375		4.662 *
20	** Max. Fill Added to Site (Ft.)	0.75'		0.75'
21	Finished Floor Elev. (FFE)(NAVD)	14.5'		14.5'
22	Base Flood Elevation (BFE)(NAVD)	13.63'		13.63'
23	Landscape Open Space (LOS) (Sq Ft and %)	2,812.50 SQ.FT. (45.0%)		2,834.010 SQ.FT. (45.4%)
24	Perimeter LOS (Sq Ft and %)	1,406.00 SQ.FT. (50.0%)		2,270.00 SQ.FT. (80.7%)
25	Front Yard LOS (Sq Ft and %)	600.00 SQ.FT. (40.0%)		796.00 SQ.FT. (53.1%)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

* Indicate each yard area with cardinal direction
(N,S,E,W)

** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill [\(Sec. 134-1600\)](#)

*** Provide Native plant species info per
category as required by [Ord. 003-2023](#) on
separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

*Denotes need for variance



400 S OCEAN BLVD



360 S OCEAN BLVD



400 S OCEAN BLVD



360 S OCEAN BLVD



130 CHILEAN AVE



124 CHILEAN AVE



134 CHILEAN AVE



120 CHILEAN AVE



125 CHILEAN AVE



129 CHILEAN AVE



123 CHILEAN AVE



129 CHILEAN AVE



135 CHILEAN AVE



135 CHILEAN AVE

SUBJECT PROPERTY



View to West



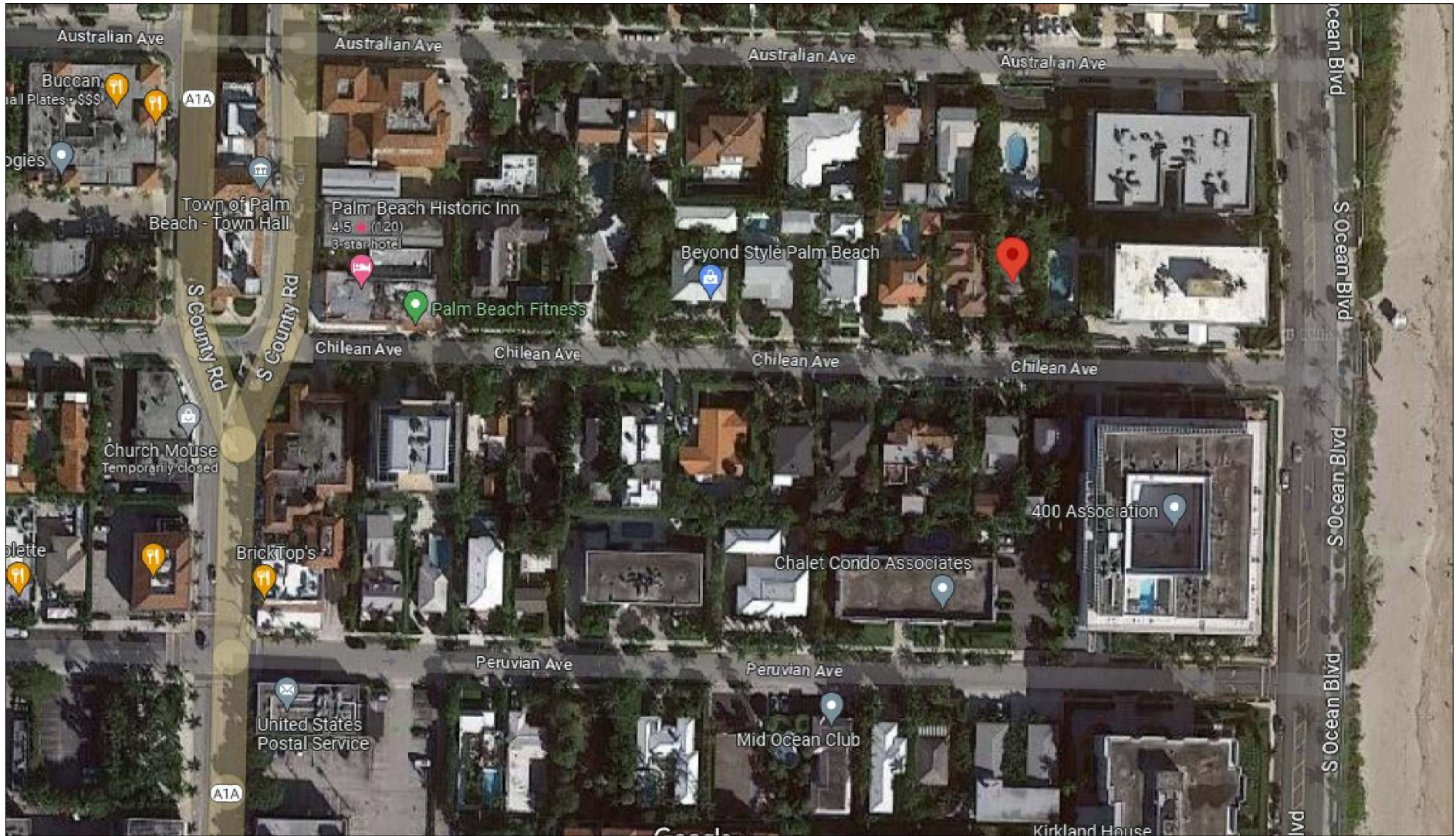
View of existing pool



View to South



View to Northeast



VICINITY LOCATION MAP 

SCALE: NTS

CONSULTANT:

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

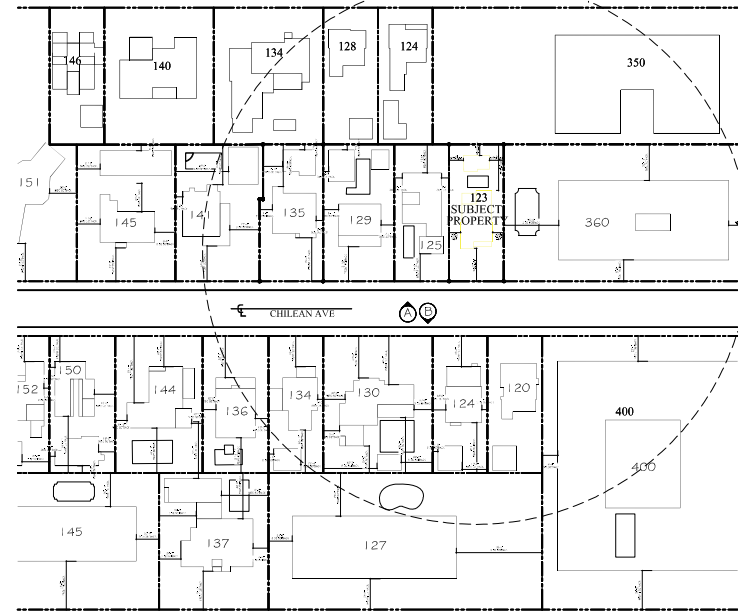
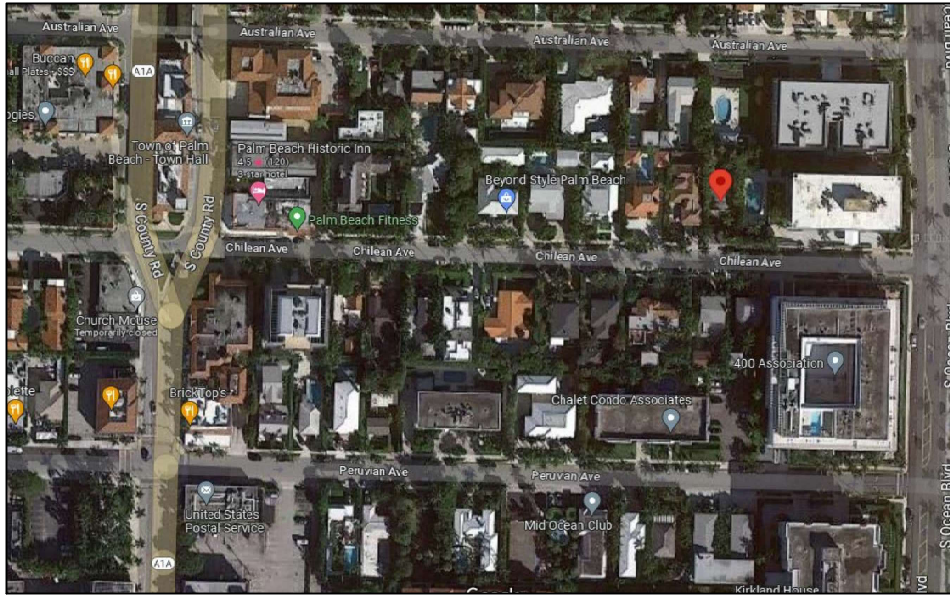


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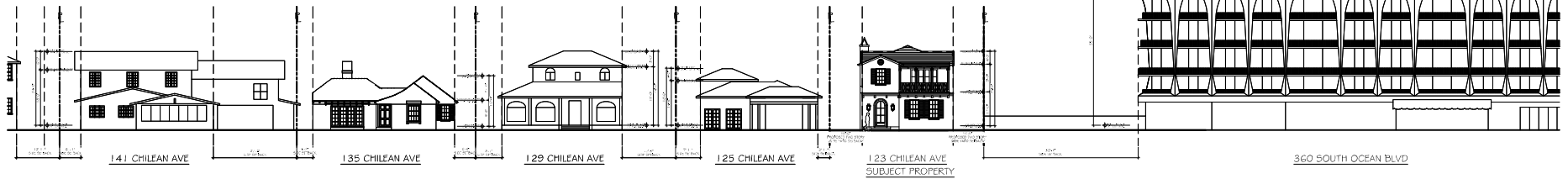
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SHEET NUMBER:
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ISSUE DATE: 8-25-23
 JOB # ARC-23-145
 ZON-23-113



CONTEXTUAL SITE PLAN
SCALE: NTS



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

SKA
SKA ARCHITECT + PLANNER
OFFICE 801-855-1116 FAX 801-855-7888
940 PERMANUE AVE #4 PALM BEACH FL 33480

CONSULTANT:

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

A.A. #001345
A.R. #10101

REVISIONS:
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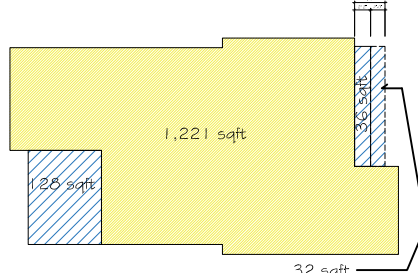
SHEET NUMBER:
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ISSUE DATE: 8-25-23
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JOB # ZON-23-113

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

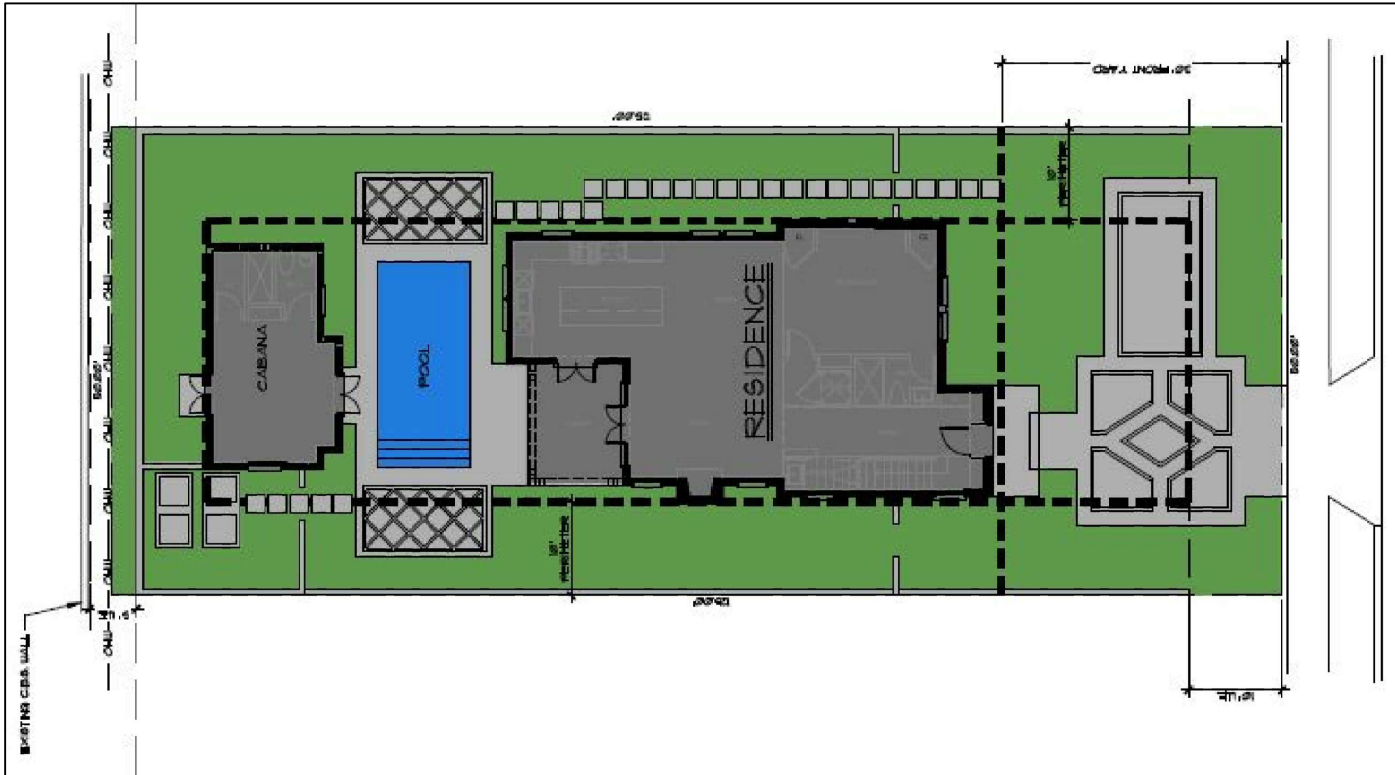
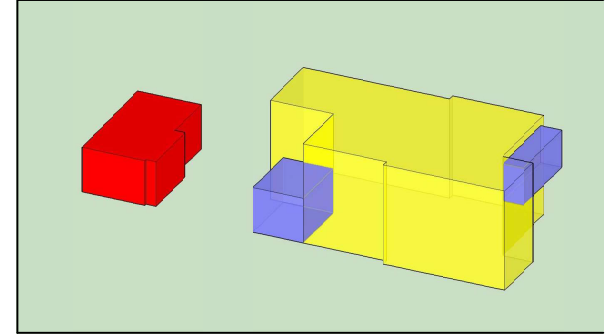
MAIN HOME
 1,221.00 SQ. FT. @ 20.83' = 25,433.43 CU. FT. (TWO STORY STRUCTURE)
 CABANA / GUEST HOUSE
 325.00 SQ. FT. @ 9.83' = 3,194.75 CU. FT. (ONE STORY STRUCTURE)
 SECOND STORY BALCONY
 68.00 SQ. FT. @ 7.50' = 510.00 CU. FT.
 LOGGIA
 128.00 SQ. FT. @ 9.83' = 1,258.24 CU. FT.
 SUBTRACT LOGGIA CREDIT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

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

Item	Area	Height	Volume (CU. FT.)	CCR	CCR	CCR
2 Story Home	1,221.00	20.83	25,433.43	6,250.00	CCR	CCR
1 Story Guest Cabana	325.00	9.83	3,194.75	10,000	CCR	CCR
Second Story Balcony	68.00	7.50	510.00	CCR	CCR	CCR
Loggia	128.00	9.83	1,258.24	CCR	CCR	CCR
Loggia Credit			(1,258.24)			
TOTAL			29,138.18			



32 sqft
 (2' overhang included in CCR, exempt from Lot Coverage)



LOT COVERAGE	1,696.00 SQ. FT. (27.14%)
OPEN SPACE	2,634.00 SQ. FT. (45.40%)
HARDSCAPE	1,720.00 SQ. FT. (27.46%)
TOTAL	6,250.00 SQ. FT. (100.00%)

CCR + ZONING DIAGRAMS

SKA
 SKA ARCHITECT + PLANNER
 OFFICE 561-655-1116 FAX 601-632-7888
 540 PERMANUE AVE. #2 PALM BEACH FL 33480

CONSULTANT:

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



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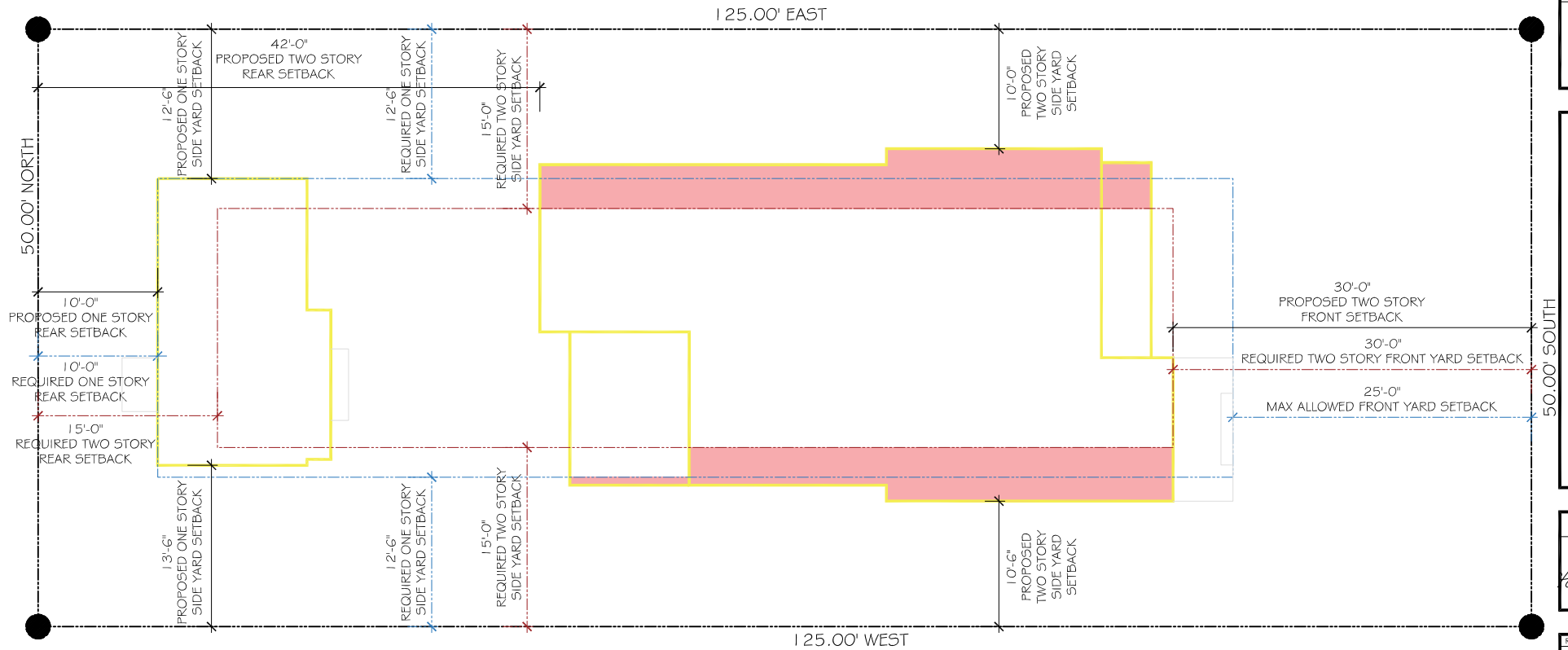
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CONSULTANT:

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

A.A. #001345

A.R. #10,181

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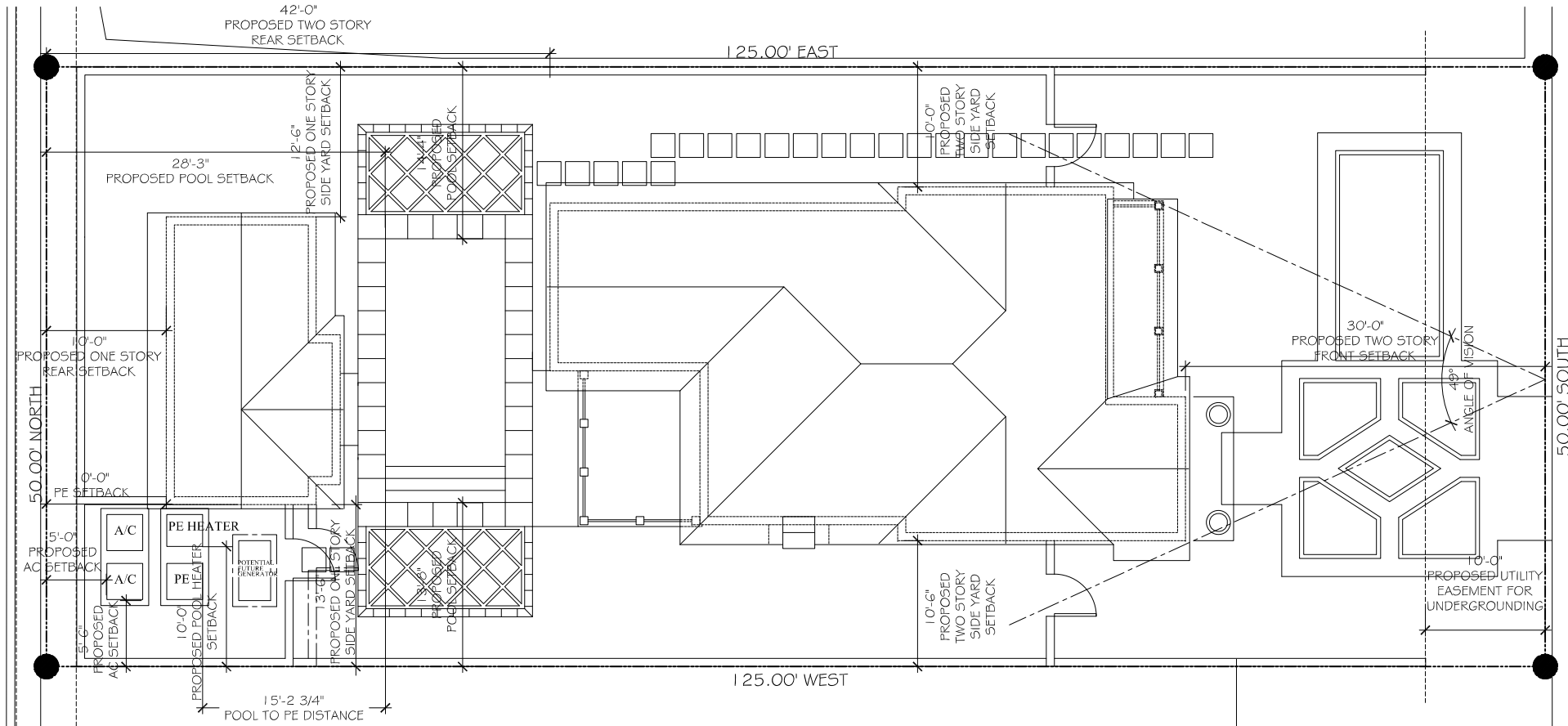
DATE: 8-25-23

ARC-23-145

VARIANCE SETBACK DIAGRAM

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





CONSULTANT:

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

A.A. #001345
 A.R. #10101

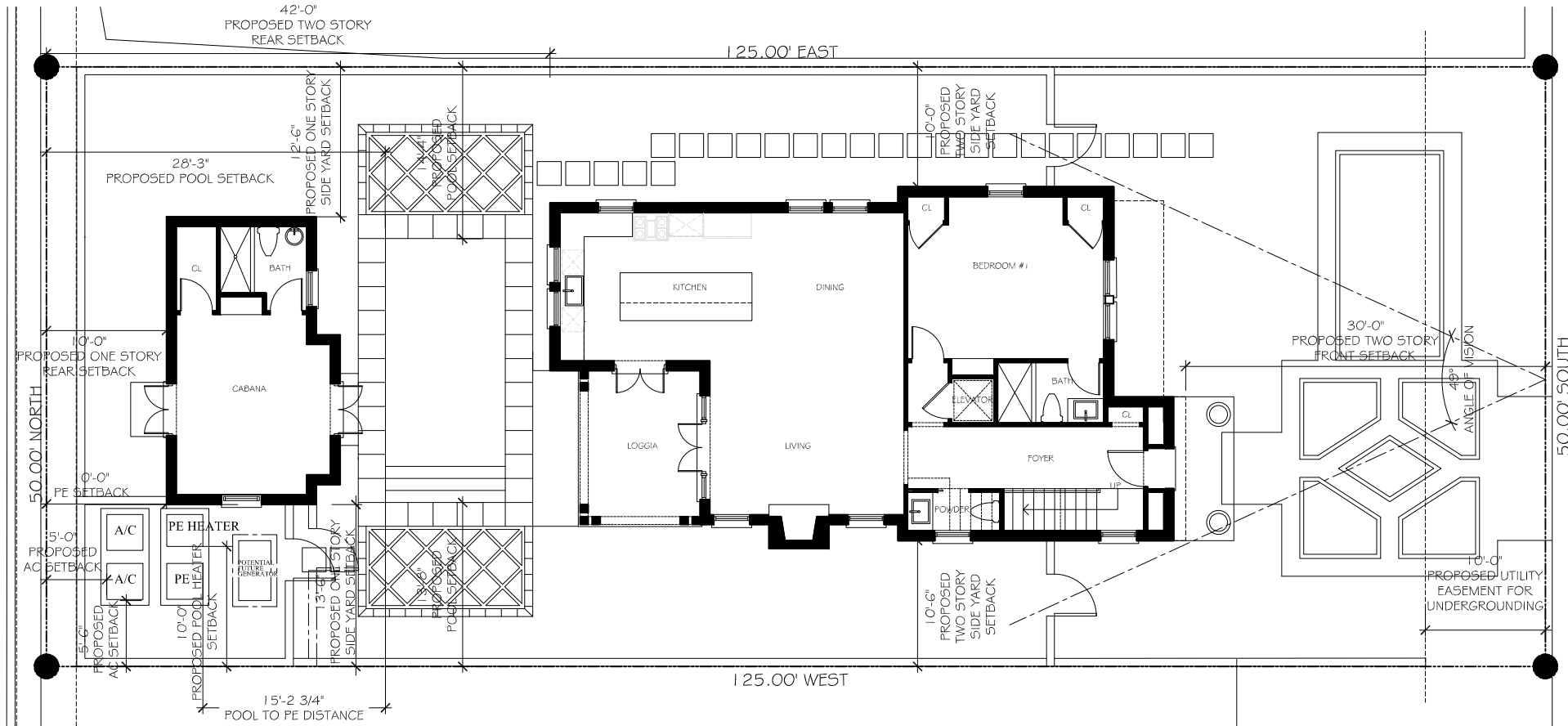
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13
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 ZON # ZON-23-113

PROPOSED SITE PLAN

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



CONSULTANT:

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

A.A. #001345
 A.R. #10.101

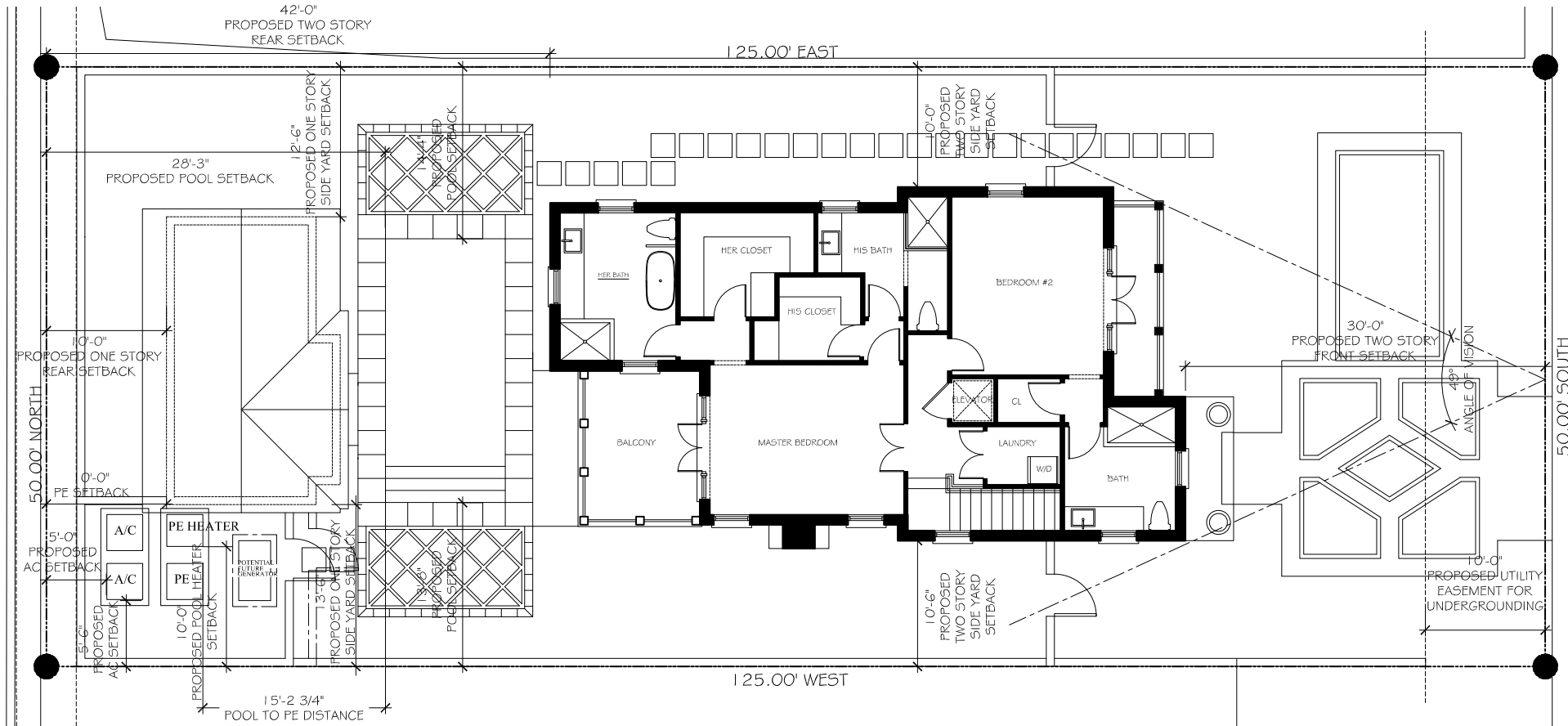

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14
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 ZON-23-113

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





CONSULTANT:

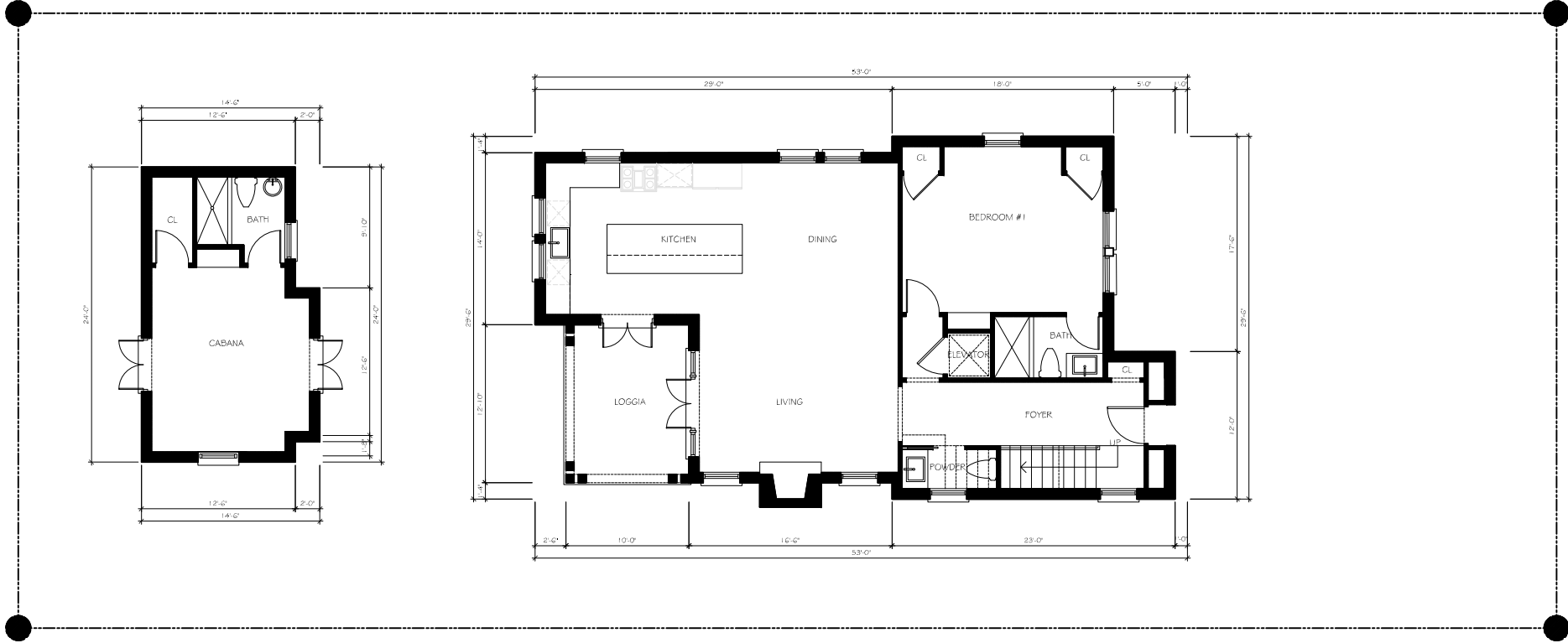
PROPOSED RESIDENCE FOR:
BISHOP
 123 CHILEAN AVENUE
 PALM BEACH, FLORIDA 33480

A.A. #001345
 A.R. #10.101

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15
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 ZON # ZON-23-113

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



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



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

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

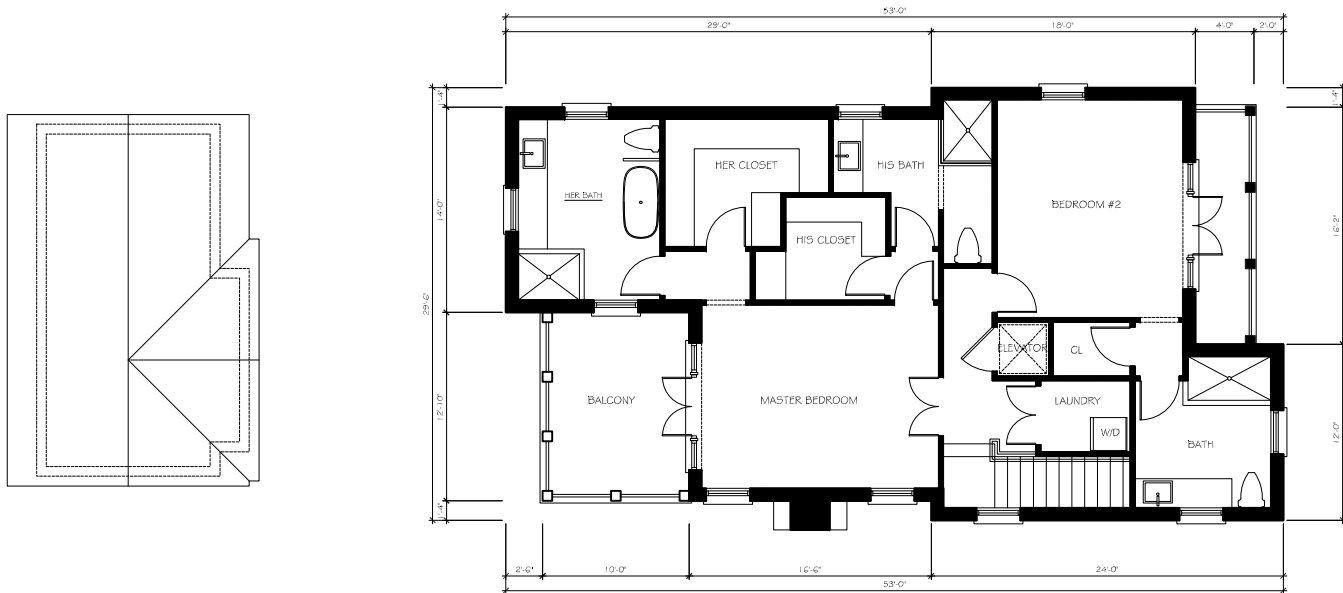


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SHEET NUMBER:

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



PROPOSED SECOND FLOOR PLAN

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



CONSULTANT:

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

A.A. #001345

A.R. #10,181



REVISIONS:



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17

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ZON-23-113











