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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.COM

FINAL SUBMITTAL DATE: 02-05-2024
ARCOM DATE OF HEARING: 02-28-2024
TOWN COUNCIL DATE OF HEARING: T.B.D.

SCOPE OF WORK

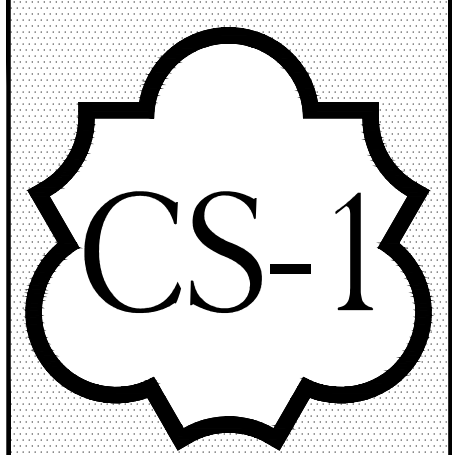
ARCHITECTURE		ARCHITECTURE, CONTINUED		LANDSCAPE ARCHITECTURE	
CS-1	COVER SHEET AND INDEX	A3.6-1	CURRENT EAST COLORED ELEVATION	L1.0	EXISTING LANDSCAPE BUFFER IMAGES
A1.1	SITE LOCATION AERIALS/VICINITY MAP	A3.7	PREVIOUSLY PROPOSED SOUTH COLORED ELEVATION	L1.1	EXISTING LANDSCAPE BUFFER IMAGES
A1.2A	STREETSCAPE ELEVATIONS	A3.7-1	CURRENT SOUTH COLORED ELEVATION	L1.2	EXISTING LANDSCAPE BUFFER IMAGES
A1.3	EXISTING CONDITIONS PHOTOGRAPHS	A3.8	PREVIOUSLY PROPOSED WEST COLORED ELEVATION	L1.3	EXISTING LANDSCAPE BUFFER IMAGES
A1.4	EXISTING CONDITIONS PHOTOGRAPHS	A3.8-1	CURRENT PROPOSED WEST COLORED ELEVATION	L2.0	EXISTING VEGETATION INVENTORY & ACTION PLAN
A1.5	PHOTOGRAPHS OF NEIGHBORING RESIDENCES	A3.9	PREVIOUSLY FRONT AERIAL RENDER	L3.0	DEMOLITION AND VEGETATION ACTION PLAN
A1.6	PHOTOGRAPHS OF NEIGHBORING RESIDENCES	A3.9-1	CURRENT FRONT AERIAL RENDER	L4.0	CONSTRUCTION SCREENING PLAN
A1.7	PHOTOGRAPHS OF NEIGHBORING RESIDENCES	A3.10	PREVIOUSLY FRONT STREET RENDER	L5.0	CONSTRUCTION STAGING PLAN
A1.8	PHOTOGRAPHS OF NEIGHBORING RESIDENCES	A3.10-1	CURRENT FRONT STREET RENDER	L6.0	TRUCK LOGISTICS PLAN
A1.9	PHOTOGRAPHS OF NEIGHBORING RESIDENCES	A3.11	PREVIOUSLY REAR AERIAL RENDER	L7.0	SITE PLAN
A1.10	PHOTOGRAPHS OF NEIGHBORING RESIDENCES	A3.11-1	CURRENT REAR AERIAL RENDER	L7.1	SITE CALCULATIONS/OPEN SPACE GRAPHICS
A1.11	EXISTING SITE PLAN	A3.12	DETAILS	L8.0	LANDSCAPE PLAN
A1.12-2	PREVIOUSLY HAND OUT 01-24-24 PROPOSED SITE PLAN	A3.14	PREVIOUSLY AND CURRENT PROPOSED NORTH ELEVATION	L8.1	PLANT SCHEDULE
A1.12-3	CURRENT PROPOSED SITE PLAN	A3.15	PREVIOUSLY AND CURRENT PROPOSED EAST ELEVATION	L8.2	RENDERED LANDSCAPE PLAN
A1.13-2	PREVIOUSLY HAND OUT CUBIC CONTENT DIAGRAM & CURRENT	A3.16	PREVIOUSLY AND CURRENT PROPOSED SOUTH ELEVATION	L8.3	PLANTING DETAILS & SPECIFICATIONS
	PROPOSED CUBIC CONTENT	A3.16-1	SOUTH ELEVATION OPTIONS	L8.4	PLANTING DETAIL & SPECIFICATIONS
A2.1	PREVIOUSLY PROPOSED GROUND FLOOR PLAN	A3.17	PREVIOUSLY AND CURRENT PROPOSED WEST ELEVATION	L8.5	PLANTING DETAIL & SPECIFICATIONS
A2.1-1	CURRENT PROPOSED GROUND FLOOR PLAN	A3.20	FINISHES	L8.6	PLANTING DETAIL & SPECIFICATIONS
A2.2	PREVIOUSLY PROPOSED SECOND FLOOR PLAN	A4.1-1	CURRENT BUILDING SECTION DIAGRAM	L8.7	PLANTING DETAIL & SPECIFICATIONS
A2.2-1	CURRENT PROPOSED SECOND FLOOR PLAN	A4.2	PREVIOUSLY BUILDING SECTION DIAGRAM	L9.0	LANDSCAPE LIGHTING PLAN
A2.3	PREVIOUSLY PROPOSED ROOF PLAN	A4.2-1	CURRENT BUILDING SECTION DIAGRAM	L10.0	LANDSCAPE RENDERED ELEVATIONS
A2.3-1	CURRENT PROPOSED ROOF PLAN	A4.5	LOT COVERAGE DIAGRAM & FILL DIAGRAM	L10.1	LANDSCAPE RENDERED ELEVATIONS
A3.1	LOCAL PRECEDENT IMAGES			L11.0	PROPOSED HARDSCAPE IMAGES
A3.2	BERMUDA PRECEDENT IMAGES				
A3.3	BERMUDA PRECEDENT IMAGES				
A3.4	BERMUDA PRECEDENT IMAGES				
A3.4-1	BERMUDA PRECEDENT IMAGES			CIVIL	
A3.5	PREVIOUSLY PROPOSED NORTH COLORED ELEVATION			C-1	SITE GRADING & DRAINAGE PLAN
A3.5-1	CURRENT PROPOSED NORTH COLORED ELEVATION			SURVEY	
A3.6	PREVIOUSLY PROPOSED EAST COLORED ELEVATION				

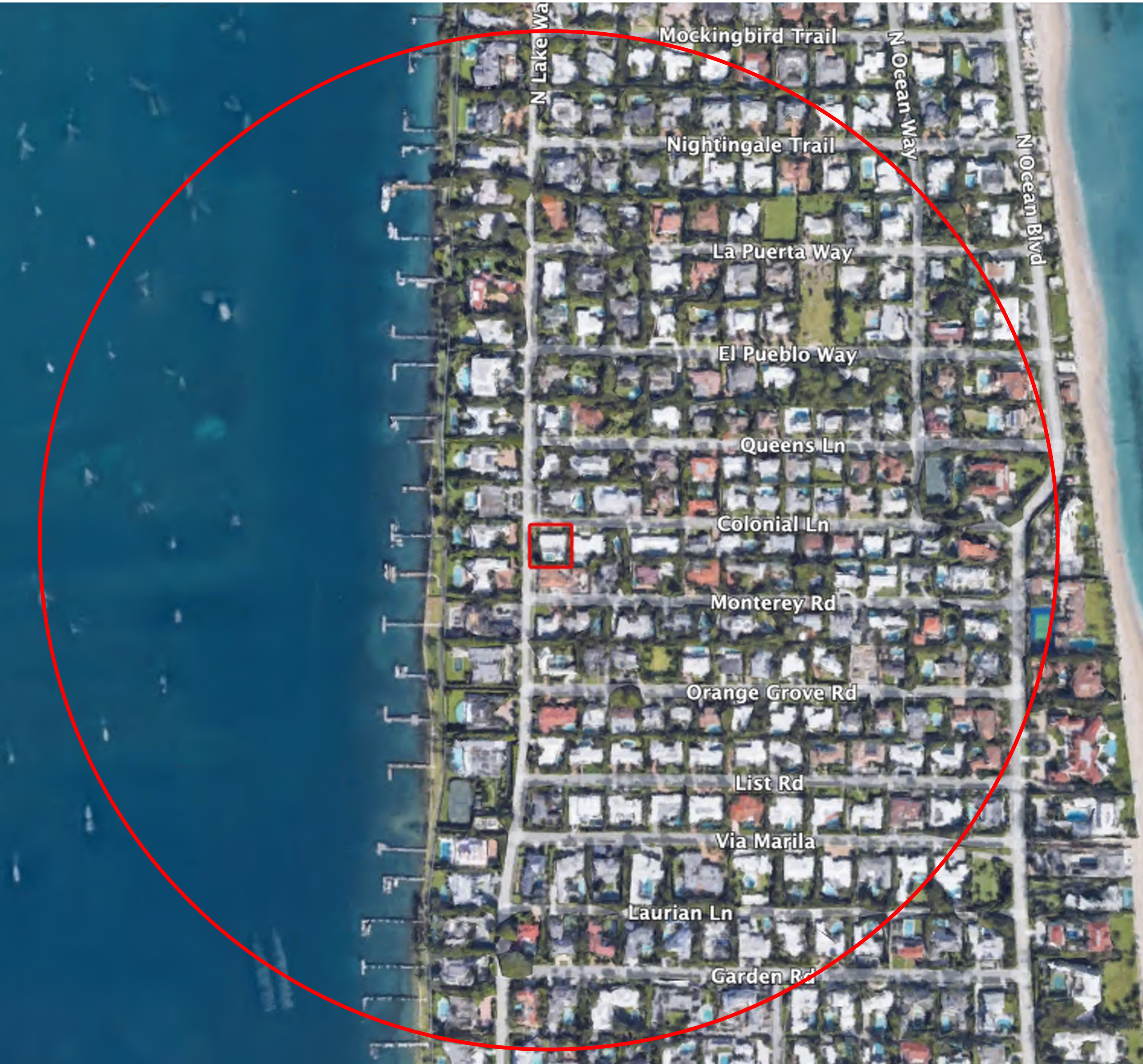
PROPOSED CONSTRUCTION OF:
TWO-STORY SINGLE FAMILY RESIDENCE
HARDSCAPE
LANDSCAPE
POOL

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
FEBRUARY 05, 2024 - ARCOM FINAL
RESUBMITTAL

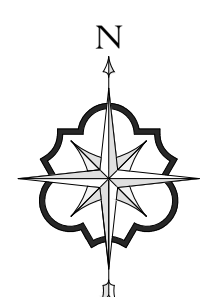
A rectangular professional engineer seal for the State of Florida. The seal has a double-line border. At the top center is the word "SEAL". Below it, the name "PATRICK RYAN O'CONNELL" is printed in all caps. Underneath the name is the title "PROFESSIONAL CERTIFICATION:" followed by a paragraph stating: "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 WAB05461, exp. date 28 February 2025."





1 SITE LOCATION AERIAL
N.T.S.

2 VICINITY MAP
N.T.S.



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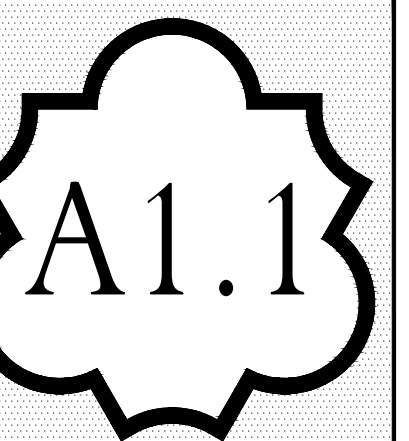
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CONNAUGHTON RESIDENCE

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

SEAL

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PROFESSIONAL CERTIFICATION:
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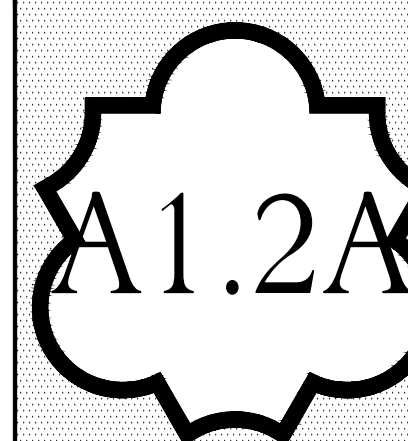
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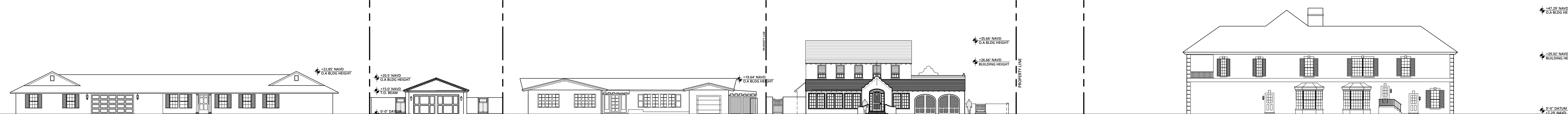
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270 COLONIAL LANE

281 MONTEREY
RD
(ON
CONSTRUCTION)

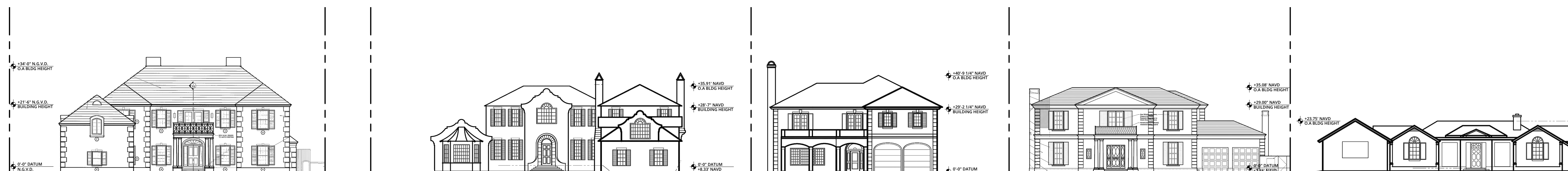
292 COLONIAL LANE

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:
PATRICK RYAN O'CONNELL

ARCOM #: 23-052 ZON #: 23092



1123 N Lake Way



300 Queens Lane



1105 N Lake Way



284 Monterey Road



1085 N Lake Way

NEIGHBORHOOD CONTEXT
N.T.S.



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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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260 Colonial Lane



255 Colonial Lane



248 Colonial Lane



249 Colonial Lane



245 Colonial Lane



242 Colonial Lane



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SUBMITTAL
05 SEPT 2022 ARCOM SECOND

25 SEPT. 2022

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A1.9

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NEIGHBORHOOD CONTEXT



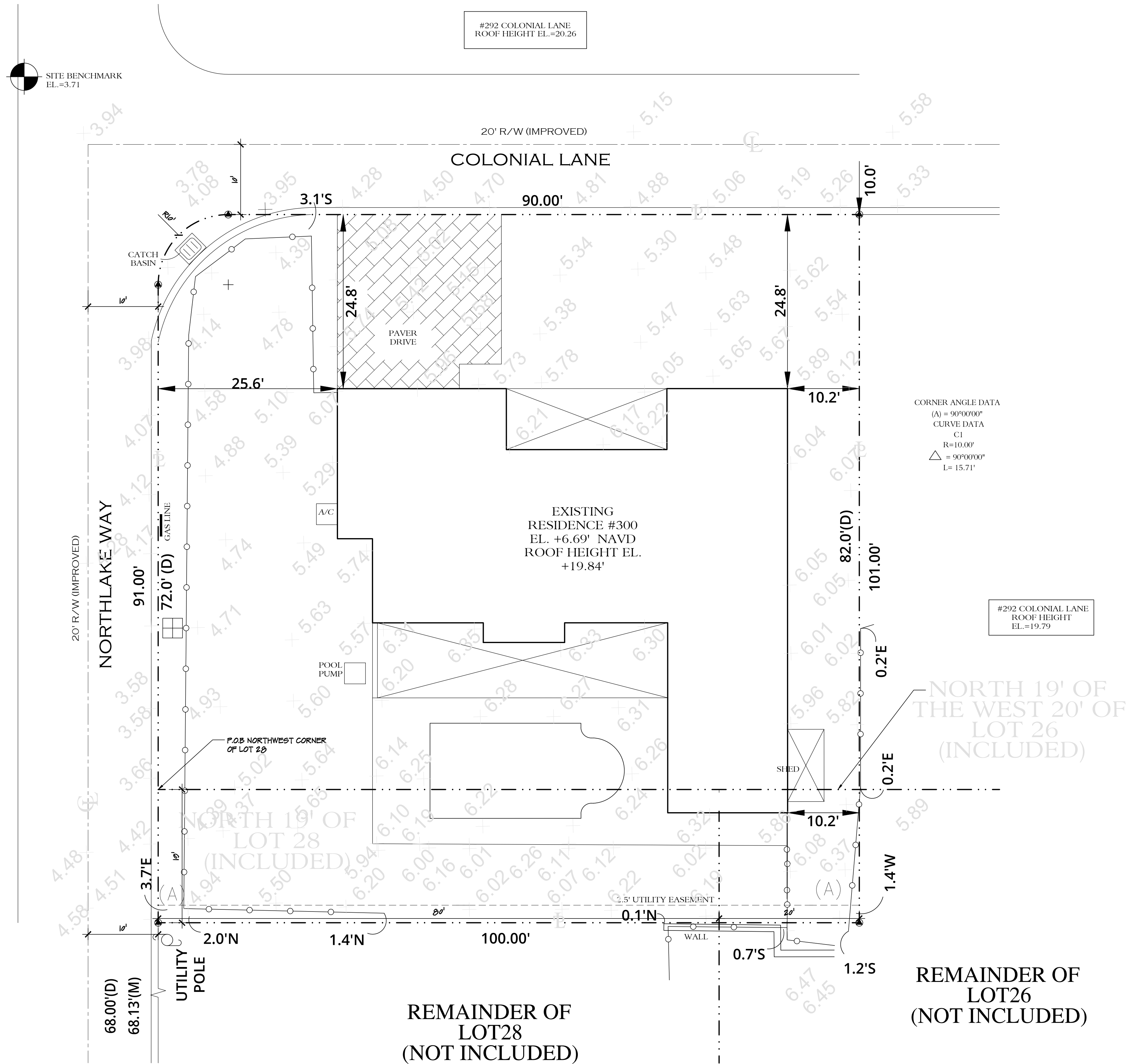
216 Colonial Lane



1102 N Ocean Blvd



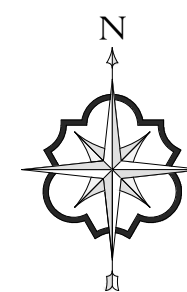
1090 N Ocean Blvd



1

EXISTING SITE PLAN

SCALE: $\frac{1}{8}$ "=1'-0"



ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL

ARCOM #: 23-052 ZON #: 23092



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23 OCT. 2023 - ARCOM SECOND

SUBMITTAL

09 NOV. 2023 - ARCOM FINAL

SUBMITTAL

REMAINDER OF
LOT 26
(NOT INCLUDED)

(NOT INCLUDED)

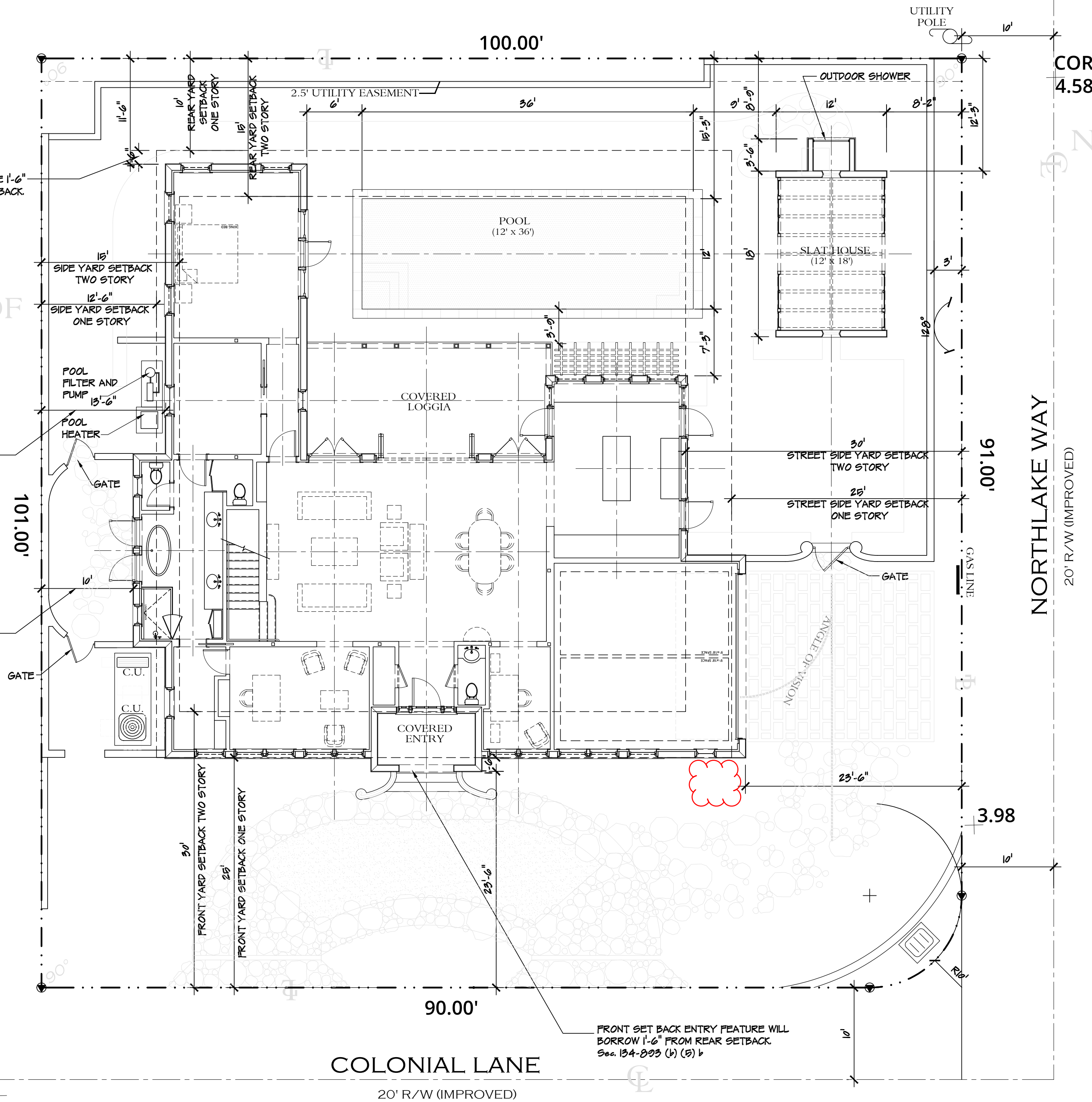
NORTH 19' OF
THE WEST 20' OF
LOT 26
(INCLUDED)

NORTH 19' OF
LOT 28
(INCLUDED)

REAR SETBACK WILL COMPENSATE THE 1'-6"
OF ENTRY FEATURE FROM FRONT SETBACK.
See 134-893 (4) (5) b

PROPOSED TWO-STORY EAST
SIDE-YARD SETBACK

PROPOSED ONE-STORY EAST
SIDE-YARD SETBACK



COR
4.58

NORTHLAKE WAY
20' R/W (IMPROVED)

101.00'

3.98

90.00'

COLONIAL LANE
20' R/W (IMPROVED)

FRONT SET BACK ENTRY FEATURE WILL
BORROW 1'-6" FROM REAR SETBACK.
See 134-893 (4) (5) b

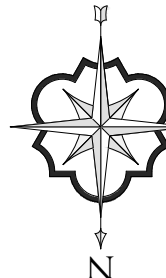
LOT INFORMATION	
PROPERTY ADDRESS:	300 COLONIAL LANE PALM BEACH, 33480
ZONING DATA:	R-B ZONING DISTRICT
FLOOD ZONE:	THIS PROPERTY IS LOCATED IN FLOOD ZONE A6 (EL. 6), ACCORDING TO FIRM (FLOOD INSURANCE RATE MAP) NO. 12099C0889F, DATED 10-06-2017.
SURVEY INFO:	ALL SURVEY INFORMATION BASED ON SURVEY BY: COMPASS SURVEYING 6250 N. MILITARY TRAIL, SUITE 102 WEST PALM BEACH, FLORIDA 33417 (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 19 FEET OF LOT 28 AND THE NORTH 19 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%) 3,309 S.F.
SQUARE FOOTAGE BREAKDOWN:	
AIR CONDITIONED SPACE	
1ST FLOOR (INCLUDES GARAGE)	2,629 S.F.
2ND FLOOR	1,076 S.F.
TOTAL A/C	3,701 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.

1

REVISED CURRENT PROPOSED HAND OUT
01-24-24 SITE PLAN

SCALE: 1/8"=1'-0"



Line #	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, Multi-Family, Comm., Other)	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, Accs. 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'-0" 2-19'-8"
18	Overall Building Height (Ft.)	30'	N/A 28'-8"
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.0	N/A 3.88
20	** Max. Fill Added to Site (Ft.)	1.01	N/A 0.75
21	Finished Floor Elev. (FFE)(NAVD)	7' NAVD	N/A 7.5' 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.	

** Difference of Fin. Floor Elev. (FFE) and
Highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill See 134-16001

*** 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
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 15'-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'-0" 10'-0"
MAX. OVERALL HEIGHT	30'-0" MAXIMUM	28'-8"
CUBIC CONTENT	400 CCR 40,400 CF.	380 CCR 30,209 CF.
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 SF.)	45.8% 4,614 SF.
REQUIRED FRONT YARD LANDSCAPE OPEN SPACE	40% MINIMUM (993.2 SF.)	57.6% 1,429 SF.
NATIVE PLANTING	30% MINIMUM	69.2% (9)
PERIMETER LANDSCAPE OPEN SPACE	50% MINIMUM (2,267.6 SF.)	76.1% 2,740 SF.

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
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

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A1.12-2

REMAINDER OF
LOT 26
(NOT INCLUDED)

(NOT INCLUDED)

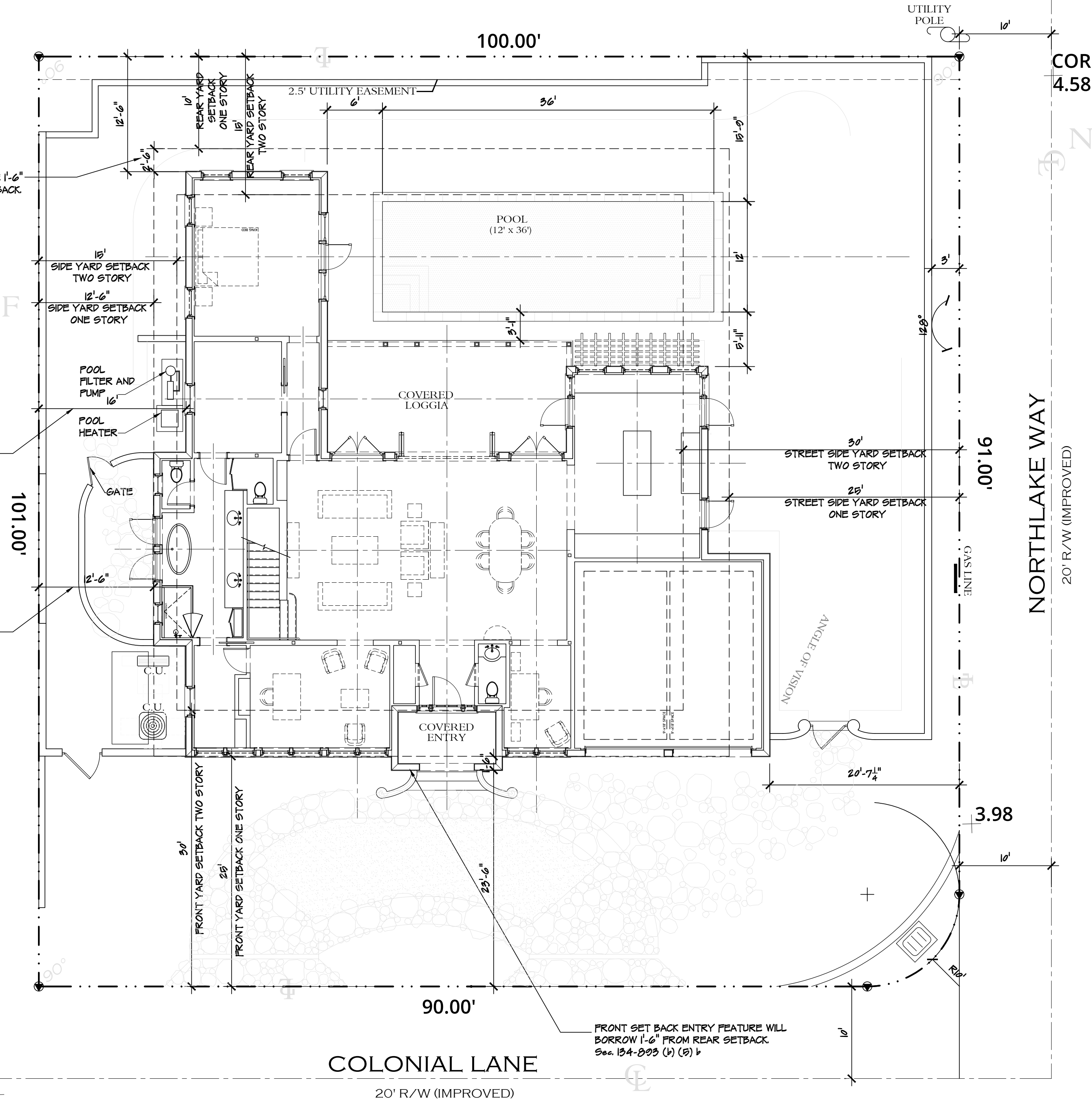
NORTH 19' OF
THE WEST 20' OF
LOT 26
(INCLUDED)

NORTH 19' OF
LOT 28
(INCLUDED)

REAR SETBACK WILL COMPENSATE THE 1'-6"
OF ENTRY FEATURE FROM FRONT SETBACK.
See 134-893 (4) (5) b

PROPOSED TWO-STORY EAST
SIDE-YARD SETBACK

PROPOSED ONE-STORY EAST
SIDE-YARD SETBACK

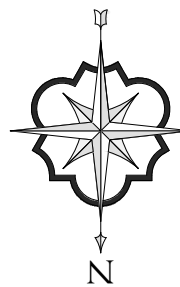


LOT INFORMATION		SQUARE FOOT DATA	
PROPERTY ADDRESS: 300 COLONIAL LANE PALM BEACH, 33480		LOT AREA FOR CALCULATIONS: 10,078 SF.	
ZONING DATA: R-B ZONING DISTRICT		LOT COVERAGE:	
FLOOD ZONE: THIS PROPERTY IS LOCATED IN FLOOD ZONE A6 (EL 6), ACCORDING TO FIRM (FLOOD INSURANCE RATE MAP) NO. 12099C0089F, DATED 10-09-2017.		ALLOWABLE: 2-STORY (30%) 3,023 SF.	
SURVEY INFO: ALL SURVEY INFORMATION BASED ON SURVEY BY: COMPASS SURVEYING 6280 N. MILITARY TRAIL, SUITE 102 WEST PALM BEACH, FLORIDA 33407 (561) 640-4300 KENNETH OSBORNE FLORIDA CERTIFICATE #6418		PROPOSED: 2-STORY MAIN HOUSE (3,022 SF.) (30%) 3,022 SF. + KITCHEN PERGOLA (48 SF.) (NOT INCLUDED IN CALCULATIONS)	
DATE OF FIELD SURVEY: 06-06-2023		SQUARE FOOTAGE BREAKDOWN:	
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.		AIR CONDITIONED SPACE 1ST FLOOR (INCLUDES GARAGE) 2,628 SF. 2ND FLOOR 1,076 SF. TOTAL A/C 3,704 SF.	
		COVERED NON-AIR CONDITIONED SPACE 1ST FLOOR (FRONT ENTRY + LOGGIA) 307 SF. 2ND FLOOR 0 SF. TOTAL NON-A/C 307 SF.	
		ADDITIONAL AREAS KITCHEN PERGOLA 48 SF. SECOND FLOOR TERRACE 320 SF.	

1

CURRENT 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%	3,022 S.F. 30%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs., Structure, etc.)	N/A	2,553 S.F.
12	*Front Yard Setback (Ft.)	1-25' 2-30'	1-23'-6" 2-37'-0"
13	*Side Yard Setback (1st Story) (Ft.)	E-12'-6" W-25'-0"	E-12'-6" W-20'-7 1/4"
14	*Side Yard Setback (2nd Story) (Ft.)	E-15'-0" W-30'-0"	E-16'-0" W-42'-0"
15	*Rear Yard Setback (Ft.)	1-10' 2-15'	1-12'-6" 2-30'-4"
16	Angle of Vision (Deg.)	100°	100°
17	Building Height (Ft.)	1-14' 2-22'	1-10'-8" 2-19'-8"
18	Overall Building Height (Ft.)	30'	28'-2"
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.0	3.6
20	** Max. Fill Added to Site (Ft.)	1.01	0.75
21	Finished Floor Elev. (FFE)(NAVD)	7' NAVD	7.5' NAVD
22	Base Flood Elevation (BFE)(NAVD)	6' NAVD	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	4,535.1 S.F. 45%	4,545 S.F. 45.09%
24	Perimeter LOS (Sq Ft and %)	2,267.6 S.F. 50%	2,880 S.F. 80%
25	Front Yard LOS (Sq Ft and %)	993.2 S.F. 40%	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. 003-2023 on separate TOPB Landscape Legend

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 12'-6" 2ND STORY 16'-0"
FRONT SIDE YARD SETBACK (WEST)	1ST STORY 25'-0" 2ND STORY 30'-0"	1ST STORY (GARAGE) 20'-7 1/4" 2ND STORY 42'-0"
REAR YARD SETBACK	1ST STORY 10'-0" 2ND STORY 15'-0"	1ST STORY 12'-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"	1ST STORY 12'-0" 2ND STORY 19'-0"
MAX. OVERALL HEIGHT	30'-0" MAXIMUM	28'-0"
CUBIC CONTENT	4.00 C.C.R. 40,400 CF.	3.66 C.C.R. 36,670 CF.
LOT COVERAGE (FOOTPRINT)	TWO STORY: 30% (3,023 SF. MAX)	TWO STORY: 30% (3,022 SF.)
LANDSCAPE OPEN SPACE	45% MINIMUM (4,535 SF.)	45.8% 4,614 SF.
REQUIRED FRONT YARD LANDSCAPE OPEN SPACE	40% MINIMUM (993.2 SF.)	57.6% 1,429 SF.
NATIVE PLANTING	30% MINIMUM	69.2% (9)
PERIMETER LANDSCAPE OPEN SPACE	50% MINIMUM (2,267.6 SF.)	76.1% 2,740 SF.

ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
PATRICK RYAN O'CONNELL

ARCOM #: 23-052 ZON #: 23092



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ARCHITECT

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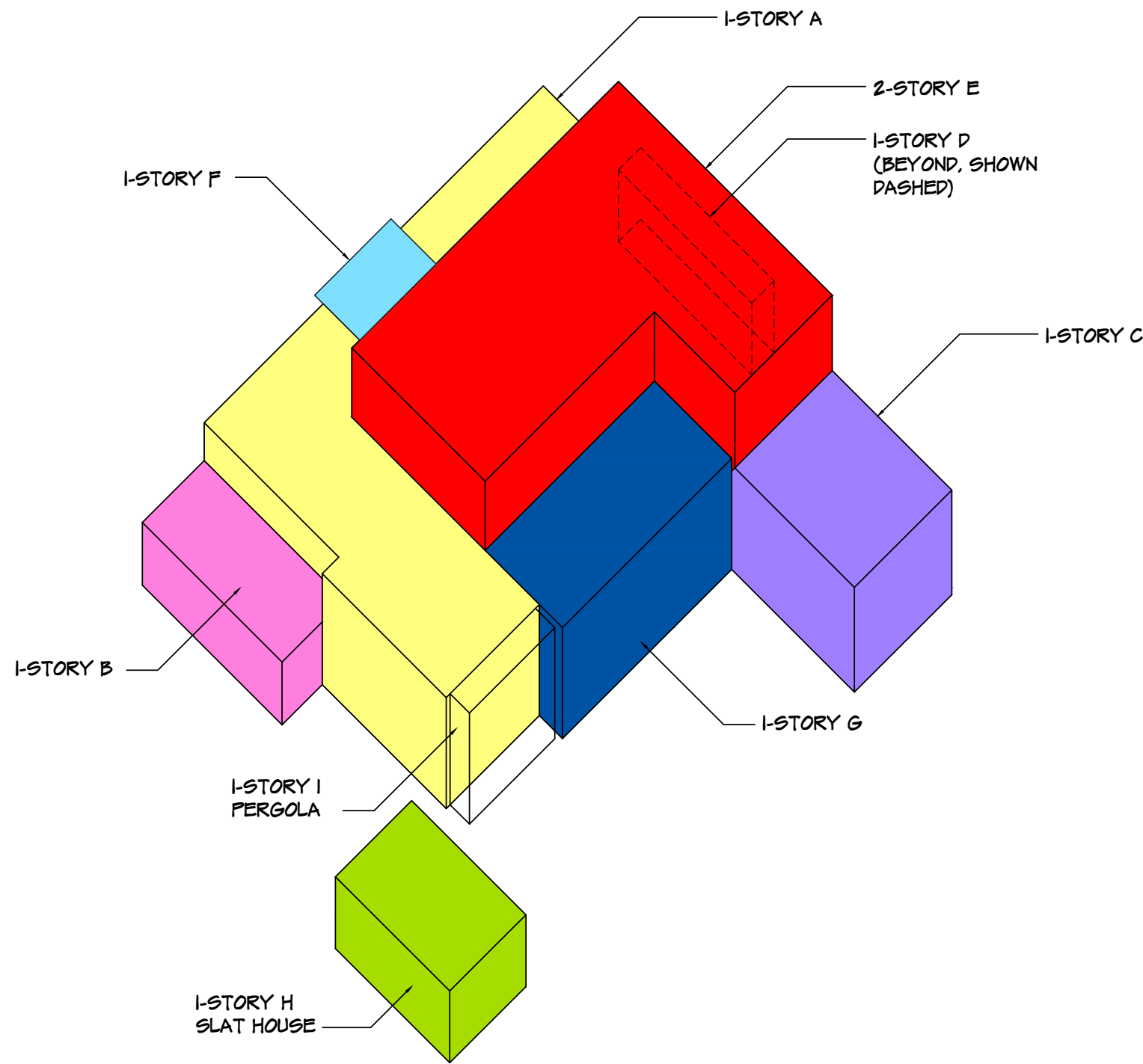
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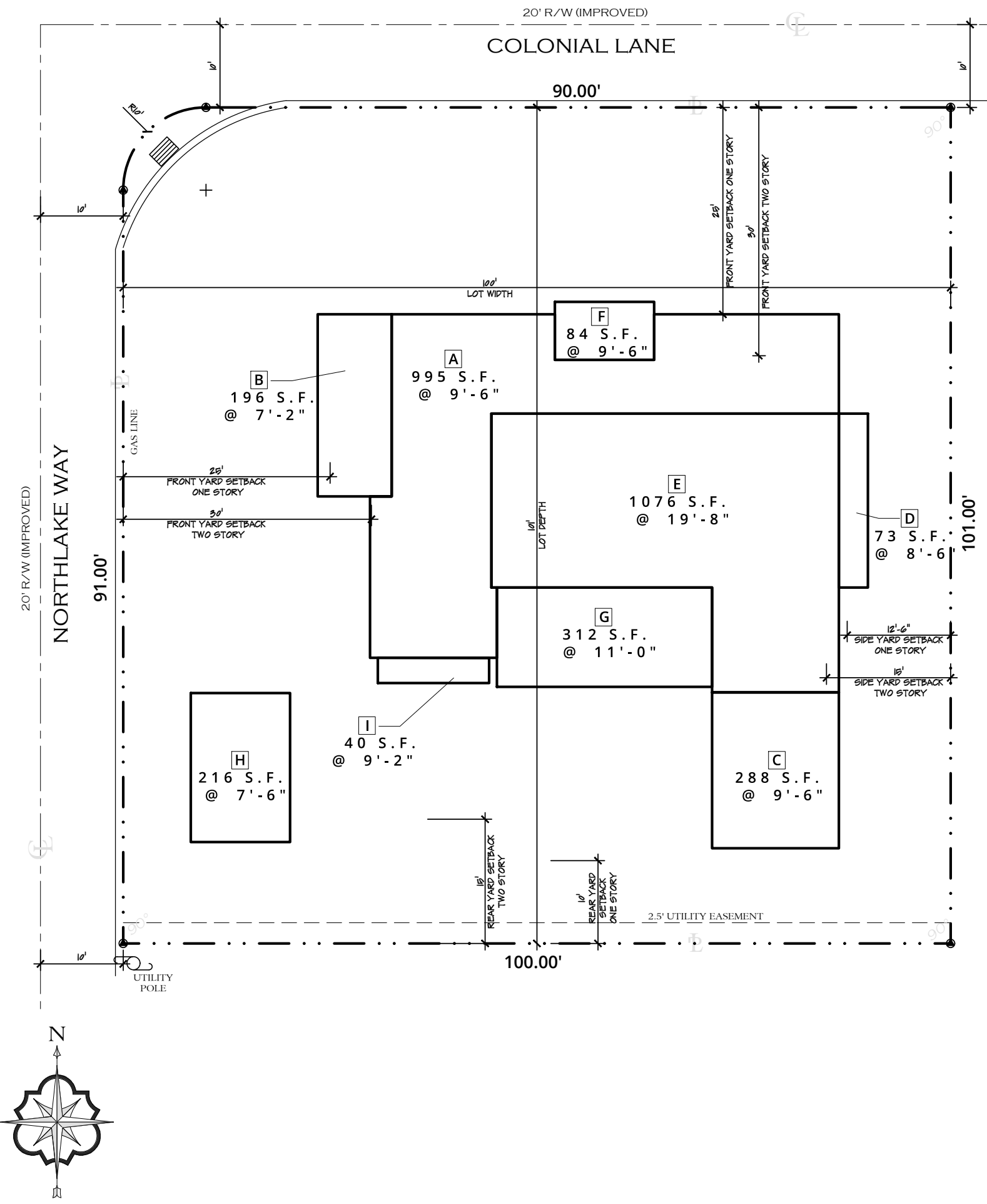
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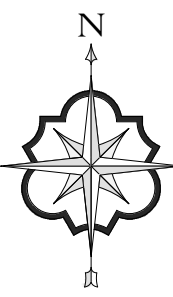
CUBIC CONTENT RATIO DATA FOR R-B DISTRICT			
LOT SIZE: 10,078 SF	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
1-STORY A :	995 SF	9'-6"	9,482 CF
1-STORY B :	106 SF	7'-2"	1,404 CF
1-STORY C :	288 SF	9'-6"	2,756 CF
1-STORY D :	73 SF	8'-6"	620 CF
2-STORY E :	1076 SF	10'-8"	21,161 CF
TOTAL ENCLOSED :			35,373 CF
1-STORY COVERED F :	84 SF	9'-6"	798 CF
1-STORY COVERED G :	312 SF	11'	3,432 CF
1-STORY COVERED H (SLAT HOUSE) :	216 SF	7'-6"	1,620 CF
KITCHEN PERGOLA I : (NOT INCLUDED IN CALC)	40 SF	9'-2"	368 CF
TOTAL UNENCLOSED :			5,850 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 = $3.80 + [(60,000 - 10,100) \div 50,000] \times 0.5$ = 4.0 OR 40,400 CF			
TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 8.0% OF C.C. OR 2,020 CF, MAX			
TOTAL PROPOSED UNENCLOSED COVERED = 5,850 CF			
2,020 C.F. - 6,456 C.F. = 3,830 C.F. OVER (ALLOWED) - (PROPOSED)			
35,373 C.F. + 5,850 C.F. - 2,020 = 39,203 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. - 39,203 C.F. = 1,197 C.F. UNDER (ALLOWED) - (PROPOSED)			



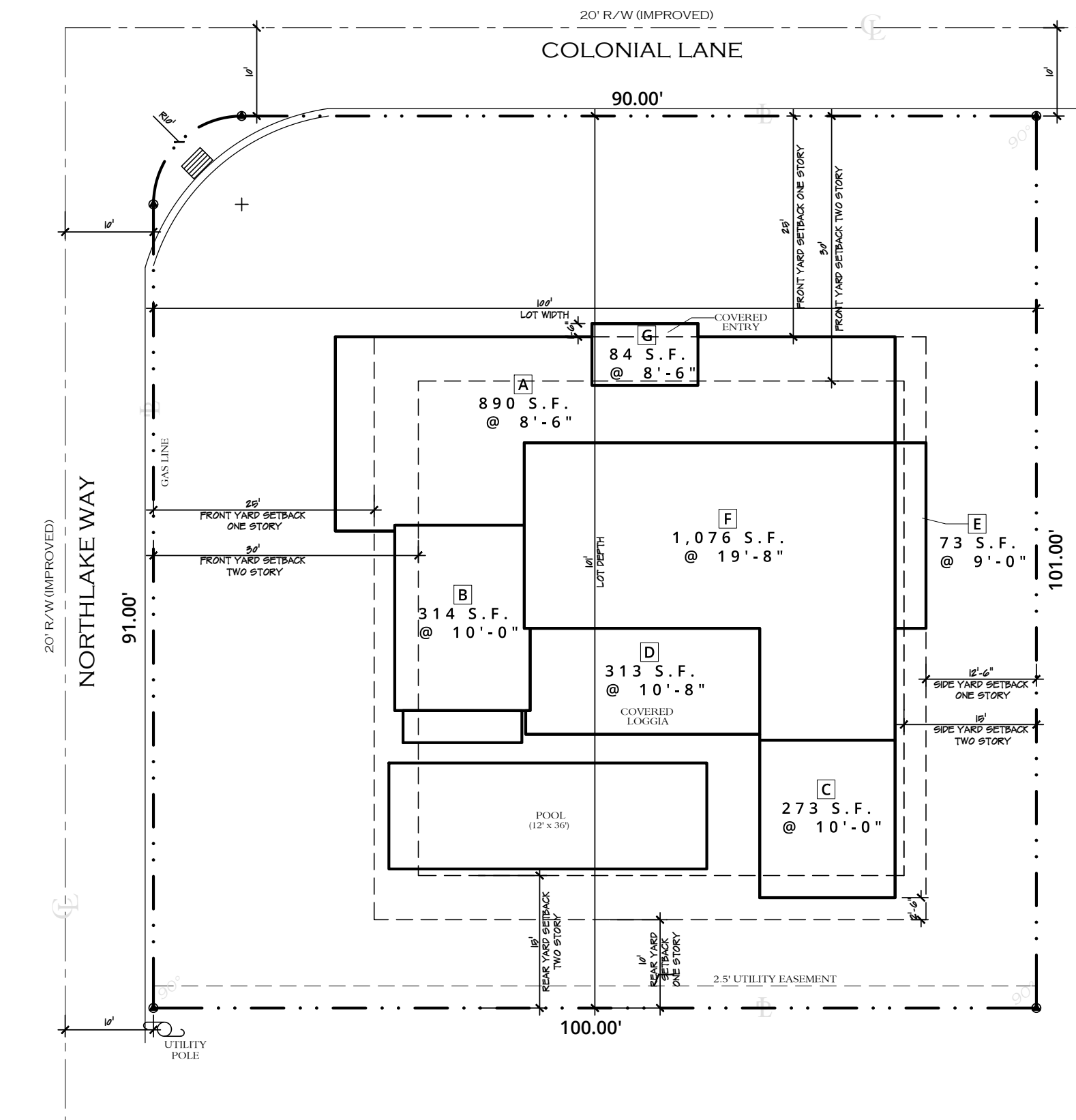
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PREVIOUSLY PROPOSED HAND OUT 01-24-24
CUBIC CONTENT DIAGRAM

N.T.S.



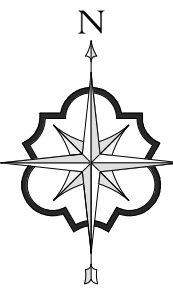
CUBIC CONTENT RATIO DATA FOR R-B DISTRICT			
LOT SIZE: 10,078 SF	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
1-STORY A :	890 SF	8'-6"	7,868 CF
1-STORY B :	314 SF	10'-0"	3,140 CF
1-STORY C :	273 SF	10'-0"	2,730 CF
2-STORY E :	1076 SF	10'-8"	21,161 CF
TOTAL ENCLOSED :			34,896 CF
1-STORY D (LOGGIA) :	313 SF	10'-8"	3,380 CF
1-STORY G (COVERED ENTRY) :	84 SF	8'-6"	714 CF
KITCHEN PERGOLA I : (NOT INCLUDED IN CALC)	40 SF	9'-2"	441 CF
TOTAL UNENCLOSED :			4,094 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 = $3.80 + [(60,000 - 10,100) \div 50,000] \times 0.5$ = 4.0 OR 40,400 CF			
TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 8.0% OF C.C. OR 2,020 CF, MAX			
TOTAL PROPOSED UNENCLOSED COVERED = 4,094 CF			
2,020 C.F. - 4,094 C.F. = 2,074 C.F. OVER (ALLOWED) - (PROPOSED)			
34,596 C.F. + 4,094 C.F. - 2,020 = 36,670 C.F. (ENCLOSED) + (UNENCLOSED) - (UNENCLOSED CREDIT) = PROPOSED CCR			
PROPOSED CCR = 3.6 or 36,670 C.F.			
-TOTAL ENCLOSED AREA OF CCR			
40,400 C.F. - 36,670 C.F. = 3,730 C.F. UNDER (ALLOWED) - (PROPOSED)			



2

REVISED CURRENT
CUBIC CONTENT DIAGRAM

N.T.S.



ELIZABETH CONNAUGHTON
ARCHITECT OF RECORD:
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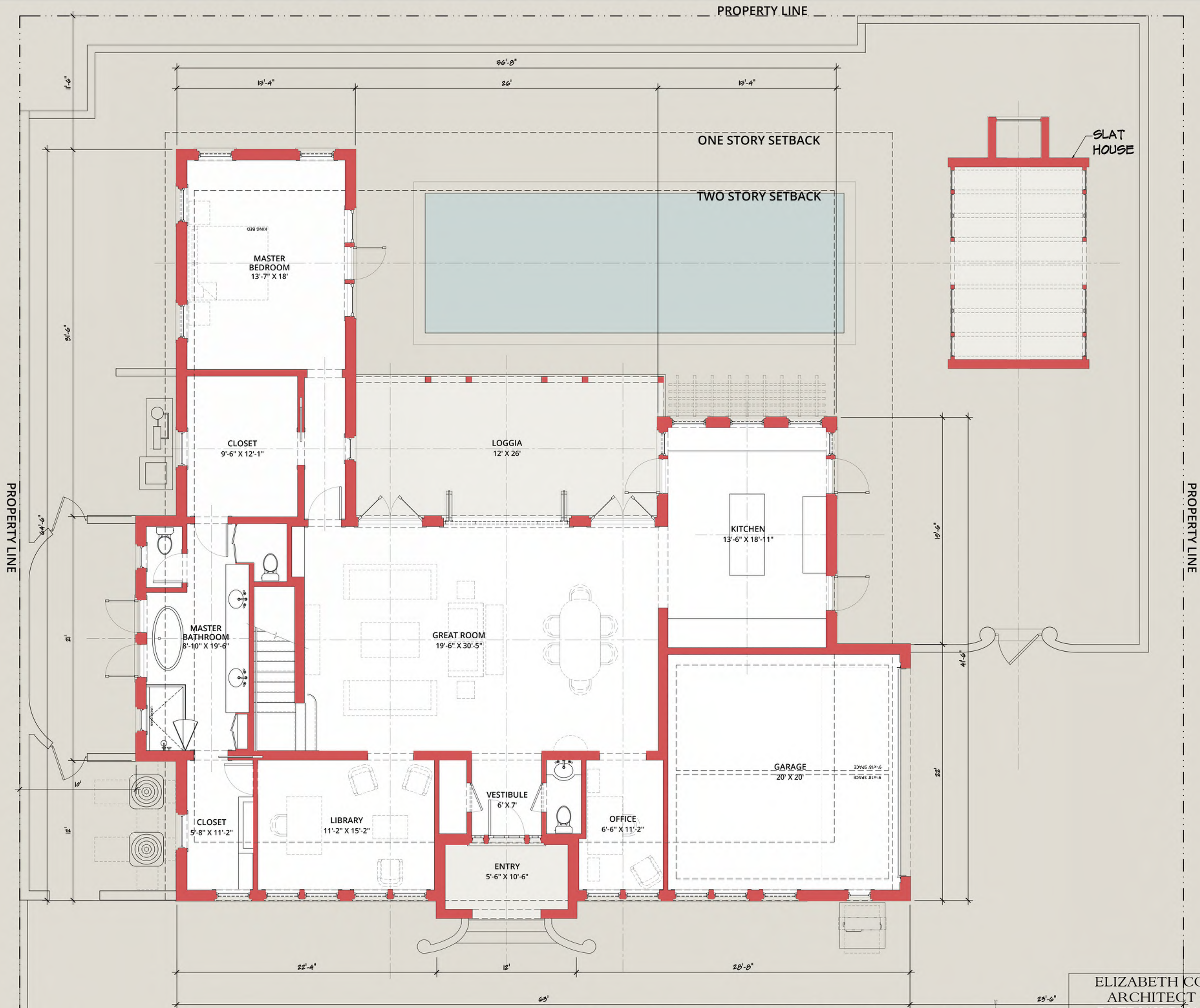
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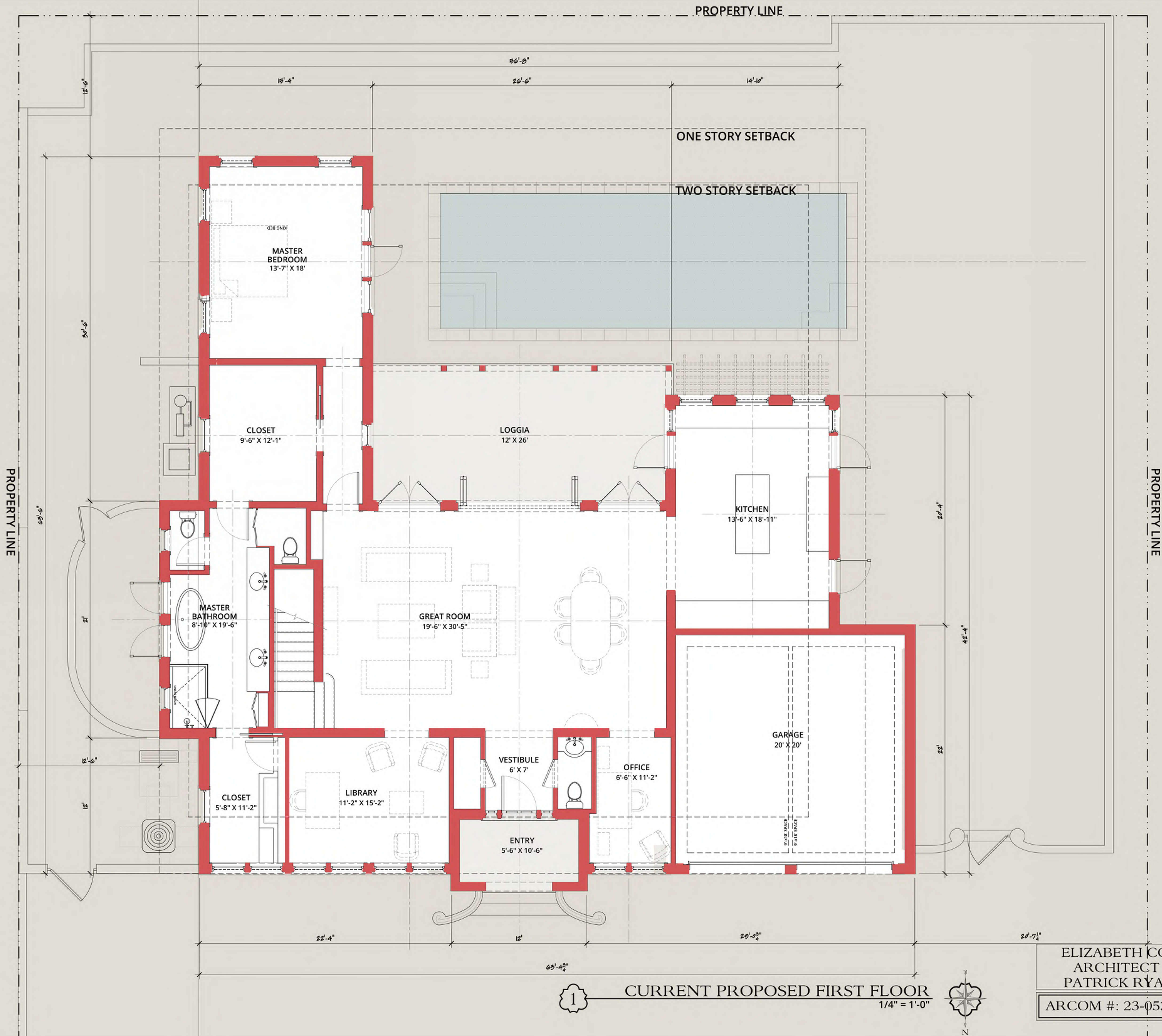
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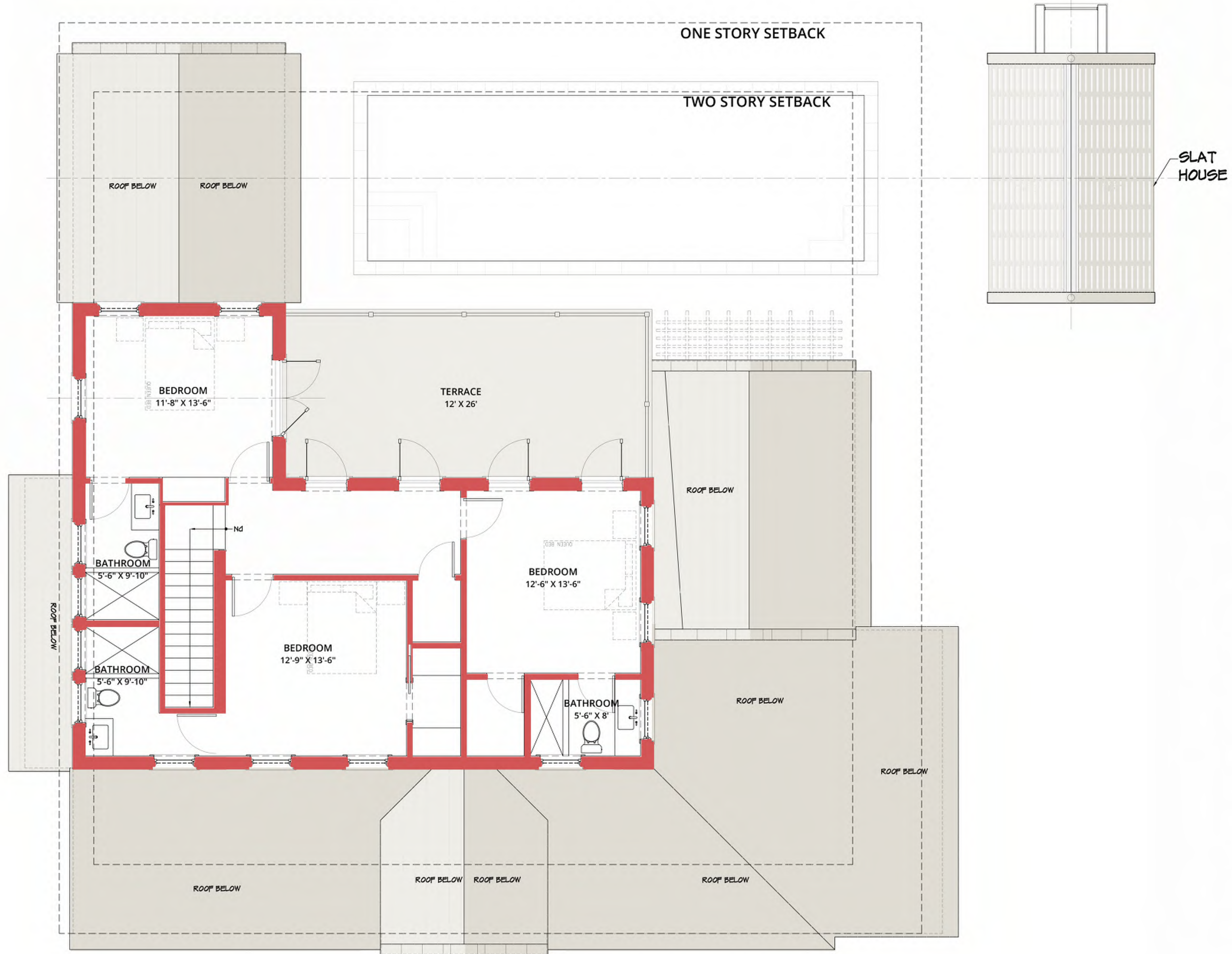
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CURRENT PROPOSED FIRST FLOOR
1/4" = 1'-0"



ELIZABETH CONNAUGHTON
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PROPERTY LINE



1

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



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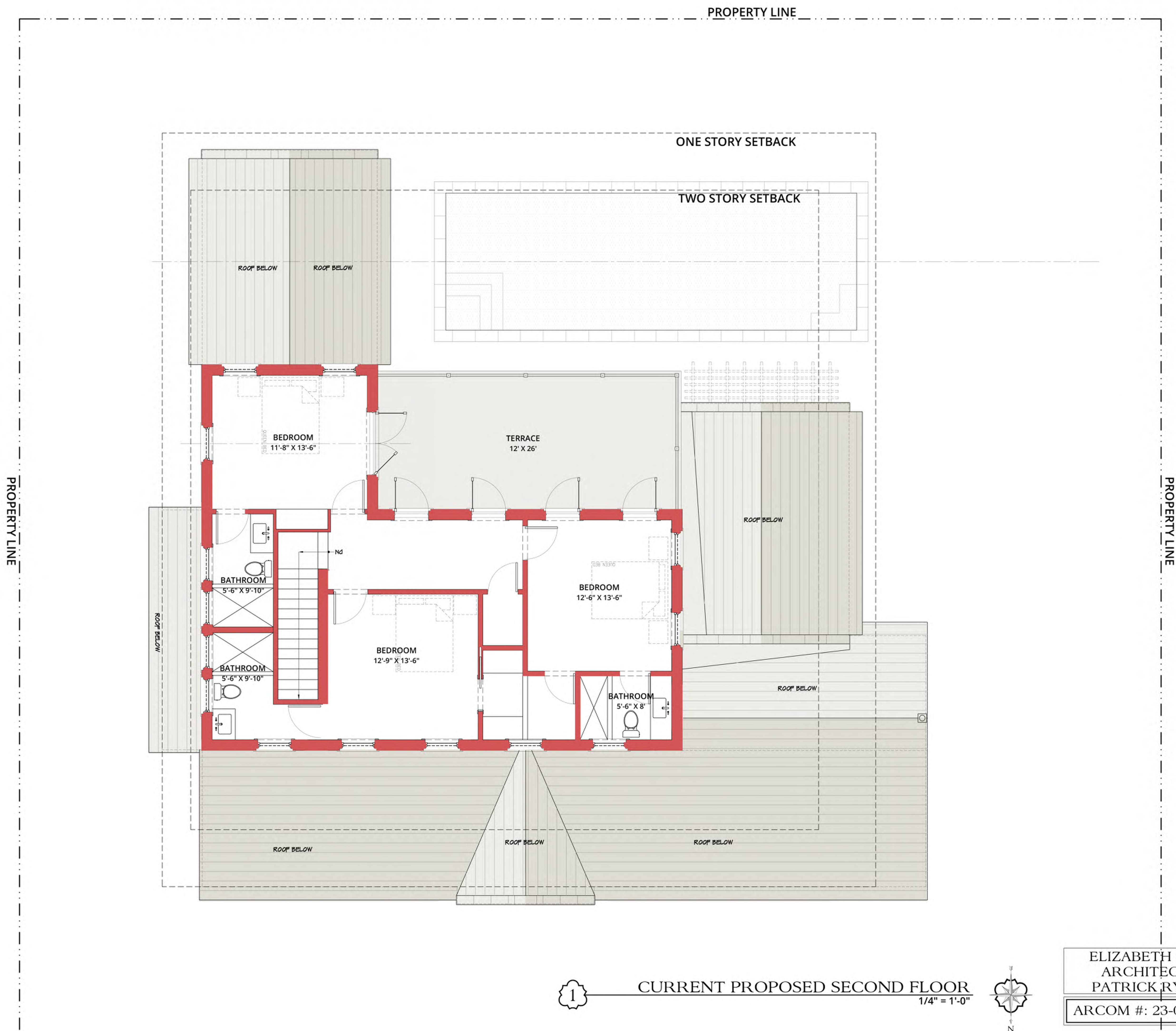
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A2.2



1

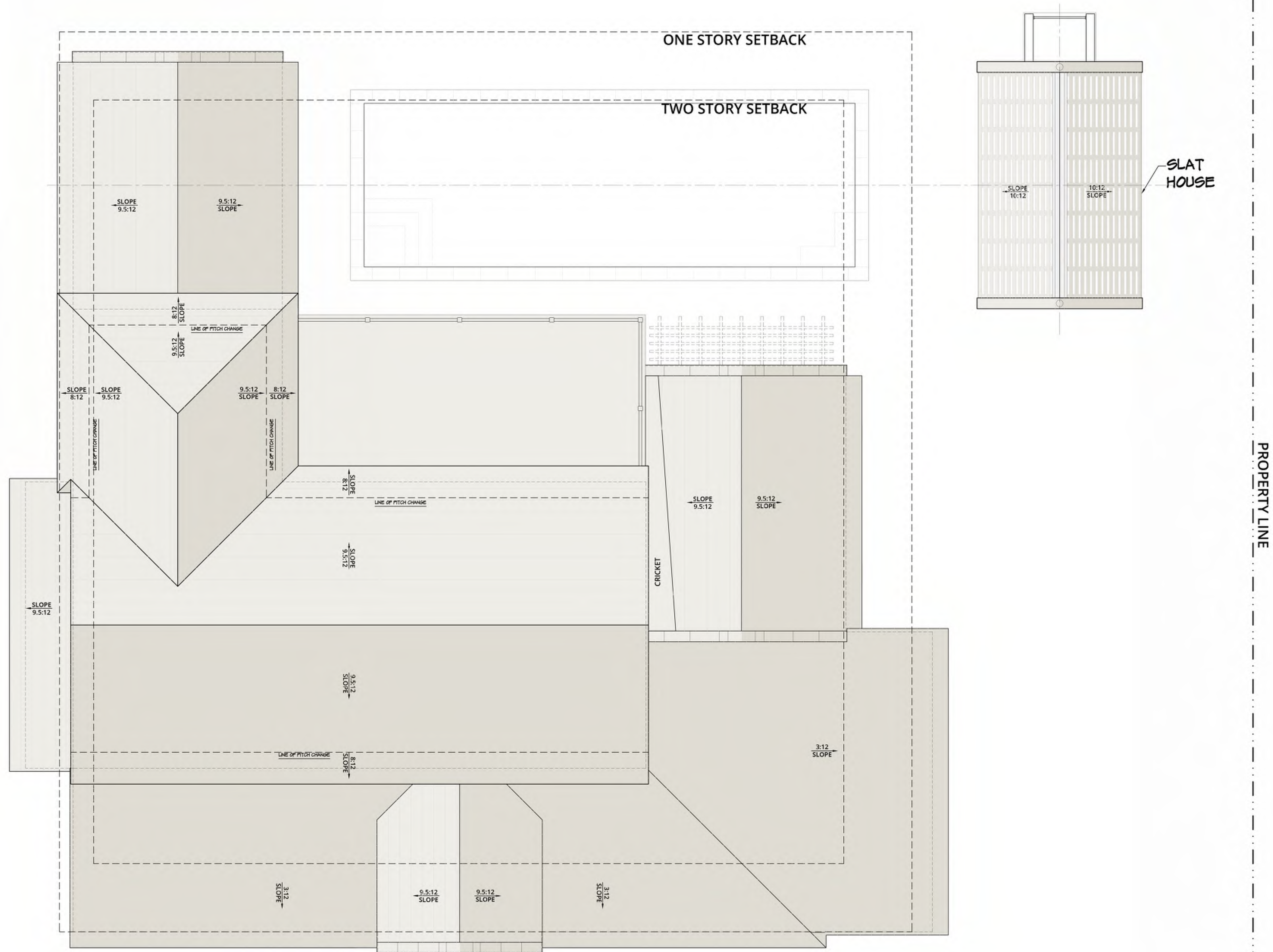
CURRENT PROPOSED SECOND FLOOR
1/4" = 1'-0"



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

PROPERTY LINE



1

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



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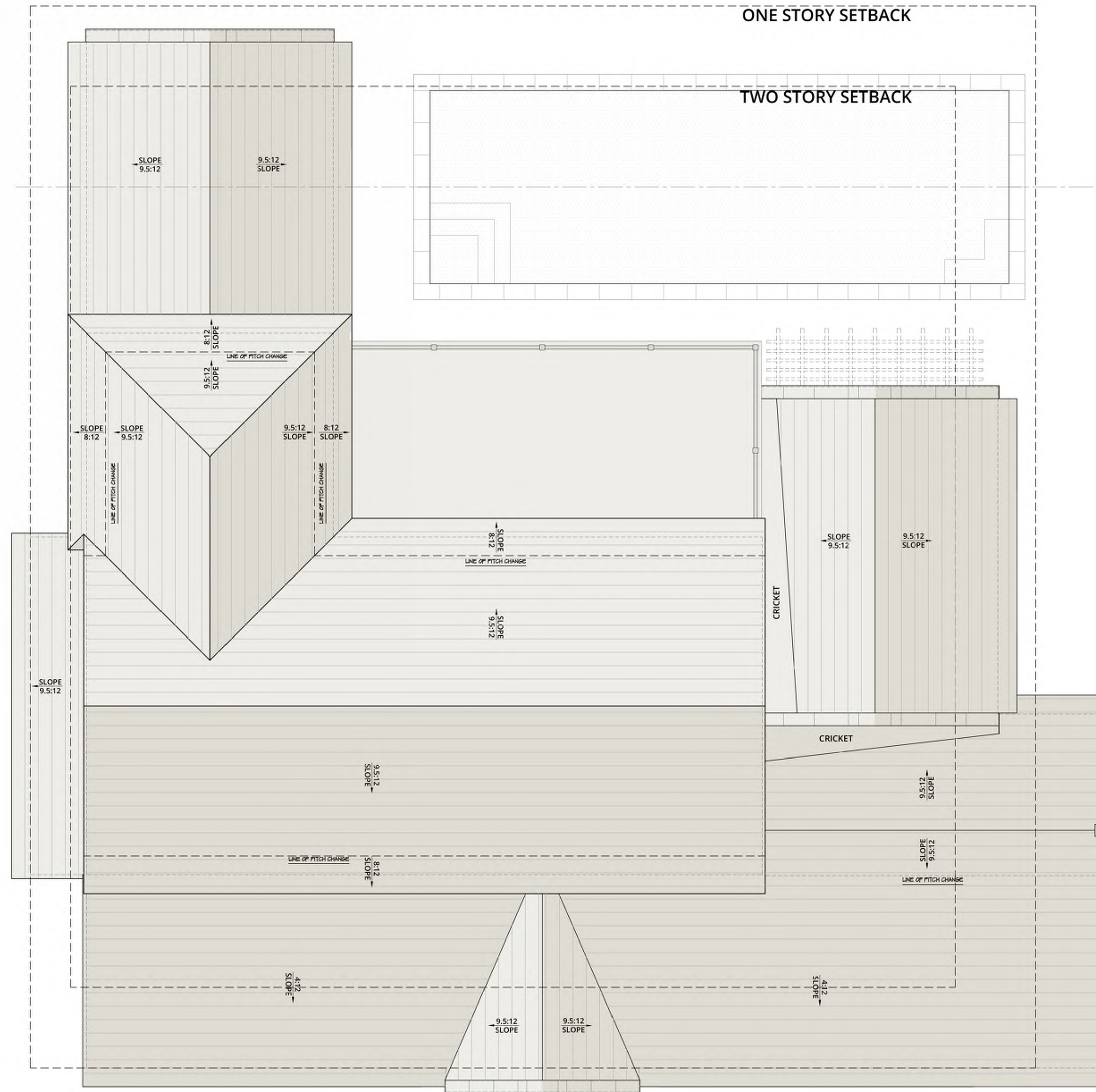
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A2.3

PROPERTY LINE



1

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



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A2.3-1



1 BERMUDA PRECEDENT IMAGES

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



PATRICK RYAN
O'CONNELL
ARCHITECT

PATRICK RYAN O'CONNELL
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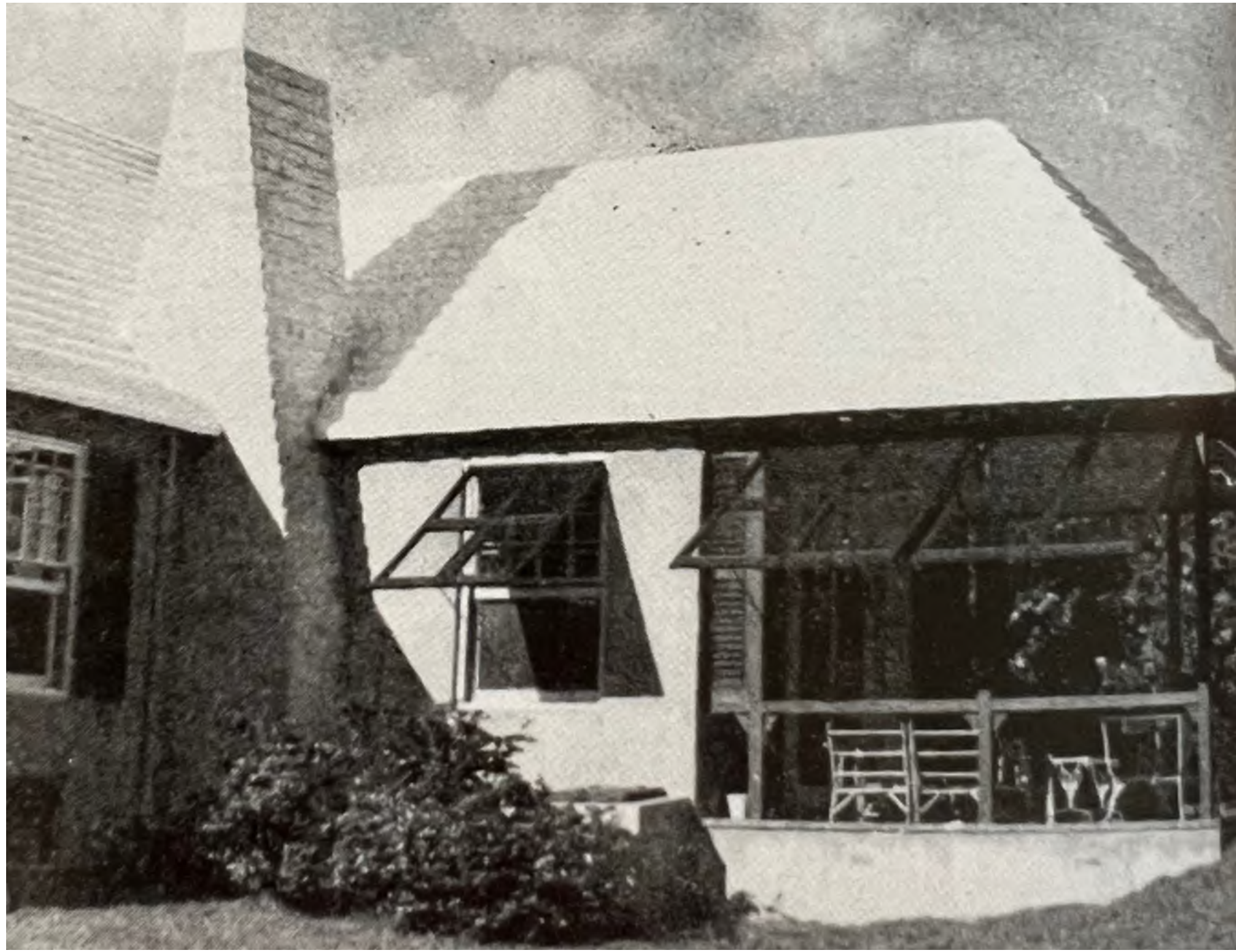
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A3.2





Bermuda



Bermuda



Bermuda



Bermuda



Bermuda



Bermuda



Bus Stop



Bus Stop



St. Georges



Tucker's Town



St. Georges



St. Georges



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

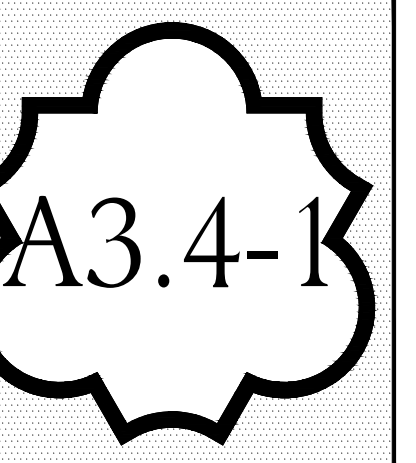
300 COLONIAL LANE
PALM BEACH, FL 33480

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
SUBMITTAL
JANUARY. 2024 - ARCOM FINAL
RESUBMITTAL
FEBRUARY 05. 2024 - ARCOM FINAL
RESUBMITTAL

SEAL

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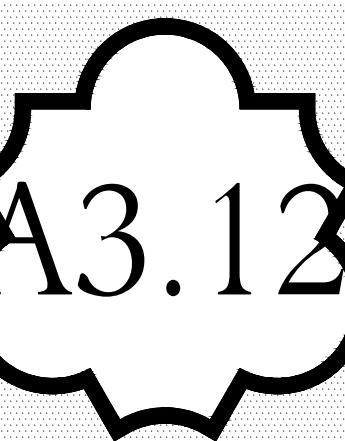
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ELIZABETH CONNAUGHTON ARCHITECT OF RECORD: PATRICK RYAN O'CONNELL
ARCOM #: 23-052 ZON #: 23092



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



2 CURRENTLY PROPOSED EAST ELEVATION
1/4" = 1'-0"

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



2 CURRENTLY PROPOSED SOUTH REAR 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

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1 OPTION A: SOUTH REAR ELEVATION
1/4" = 1'-0"



2 OPTION B: SOUTH REAR ELEVATION
1/4" = 1'-0"

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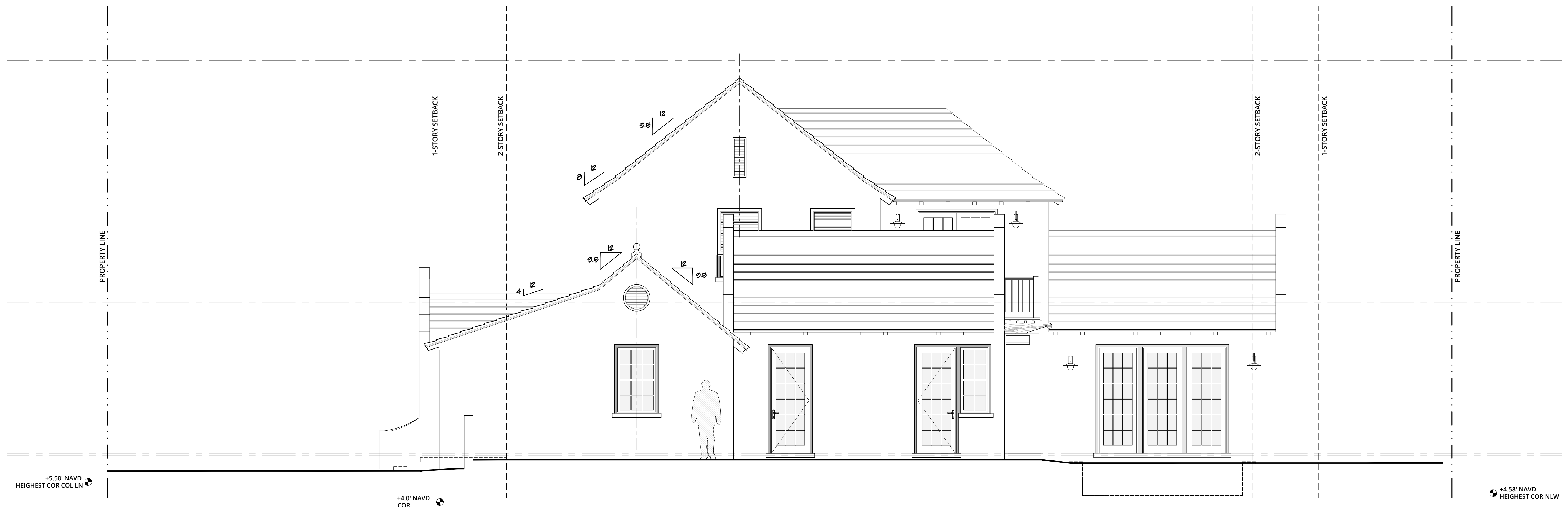
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1 PREVIOUSLY PROPOSED WEST SIDE ELEVATION
1/4" = 1'-0"



2 CURRENTLY PROPOSED WEST SIDE ELEVATION
1/4" = 1'-0"

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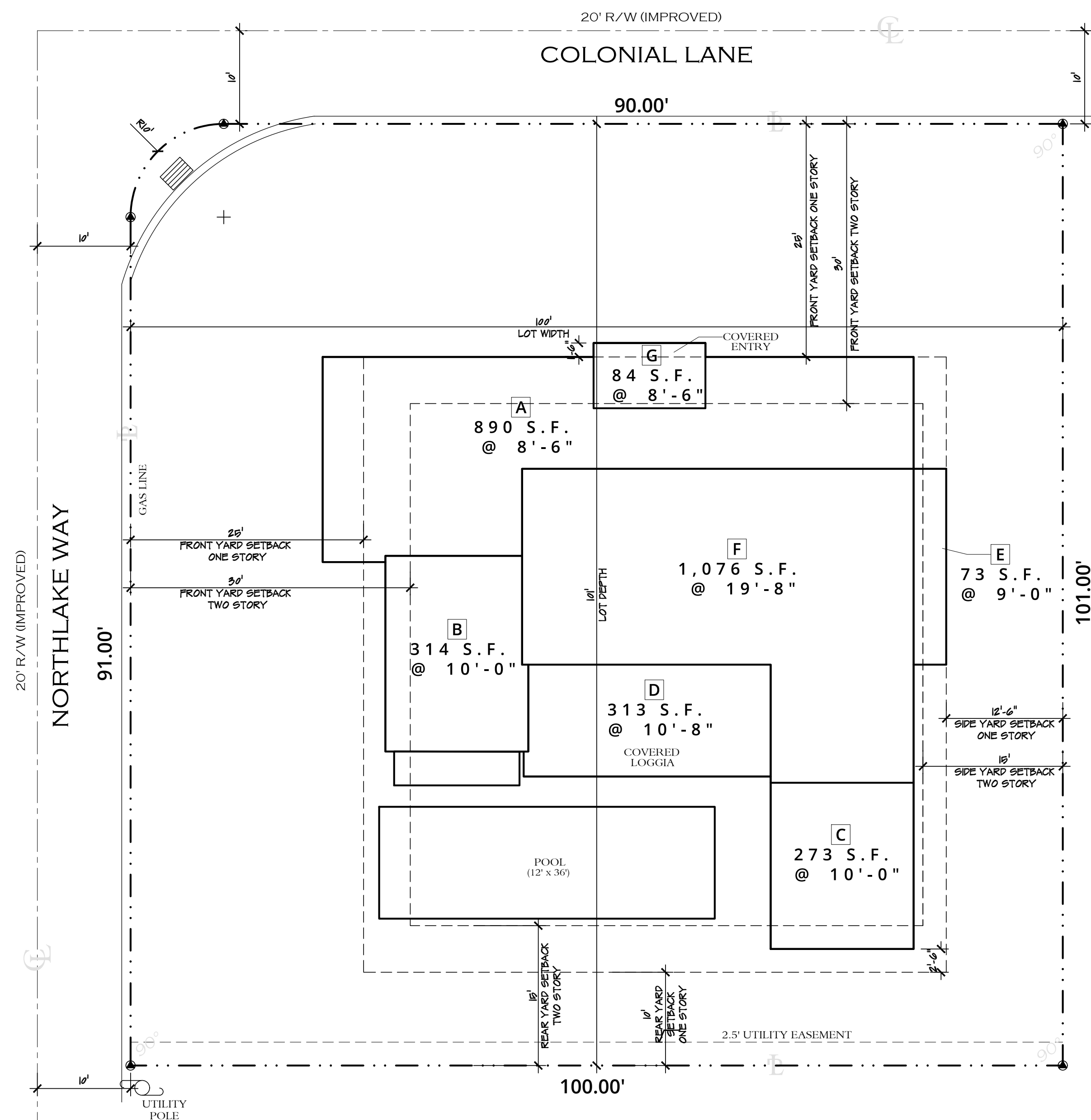
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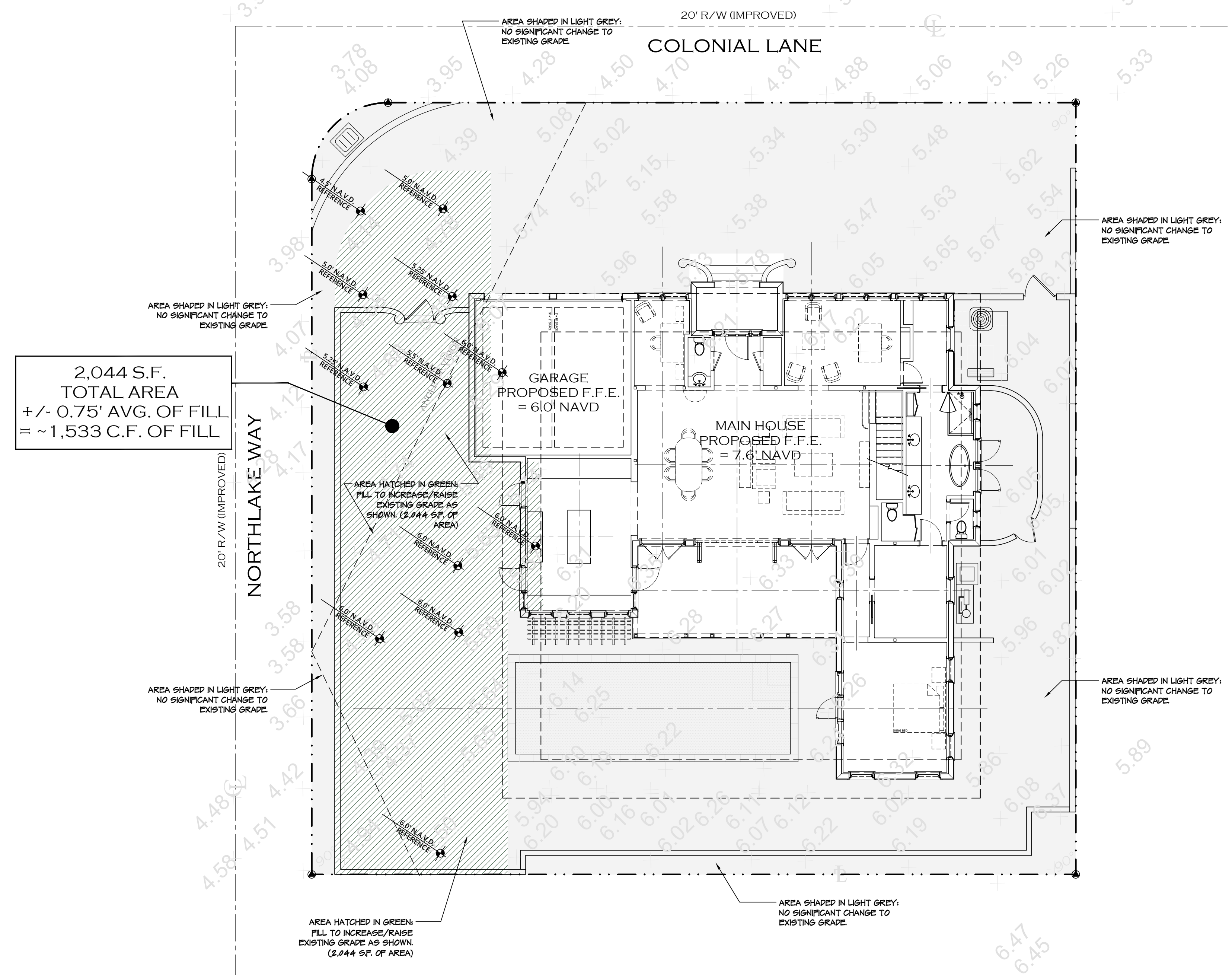
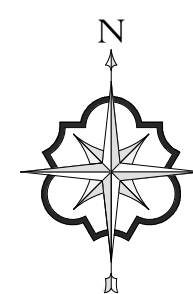
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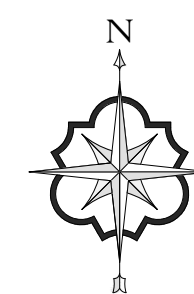
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1 LOT COVERAGE DIAGRAM



2 FILL DIAGRAM
N.T.S.



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