

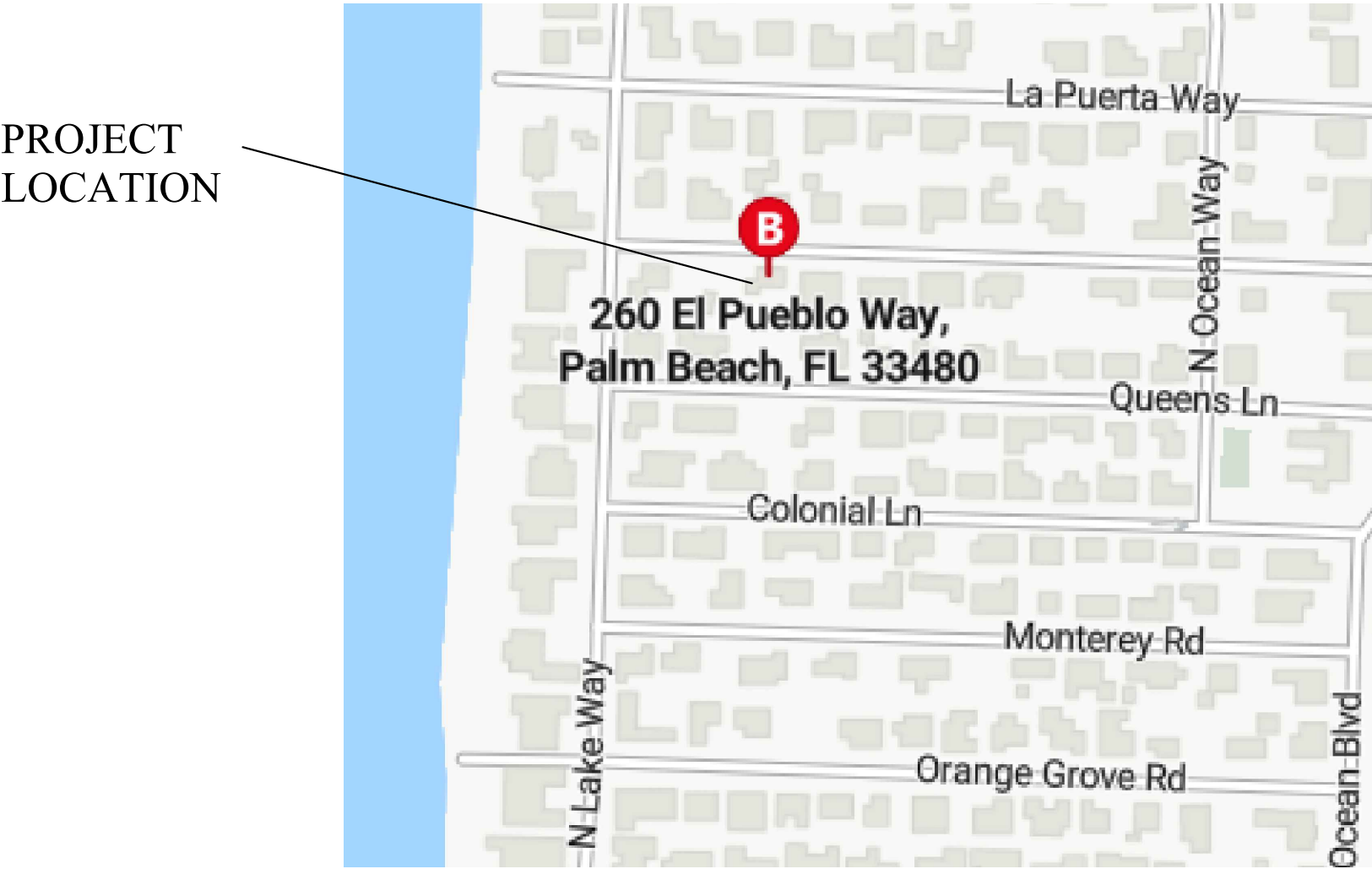
IMPROVEMENTS
TO THE PROPERTY AT

260 PUEBLO WAY
PALM BEACH, FLORIDA 33480

SCOPE OF WORK

THIS IS A PERMIT APPLICATION FOR IMPROVEMENTS TO AN
EXISTING 2-STOREY RESIDENCE.

PROJECT LOCATION



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SURVEY	SURVEY

PROJECT DESIGN TEAM

MHK

ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

FIRST SUBMITTAL:	04/11/24
SECOND SUBMITTAL:	04/29/24
FINAL SUBMITTAL:	.
ARCOM MEETING:	

ARC-24-0005

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ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

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PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

04/11/2024

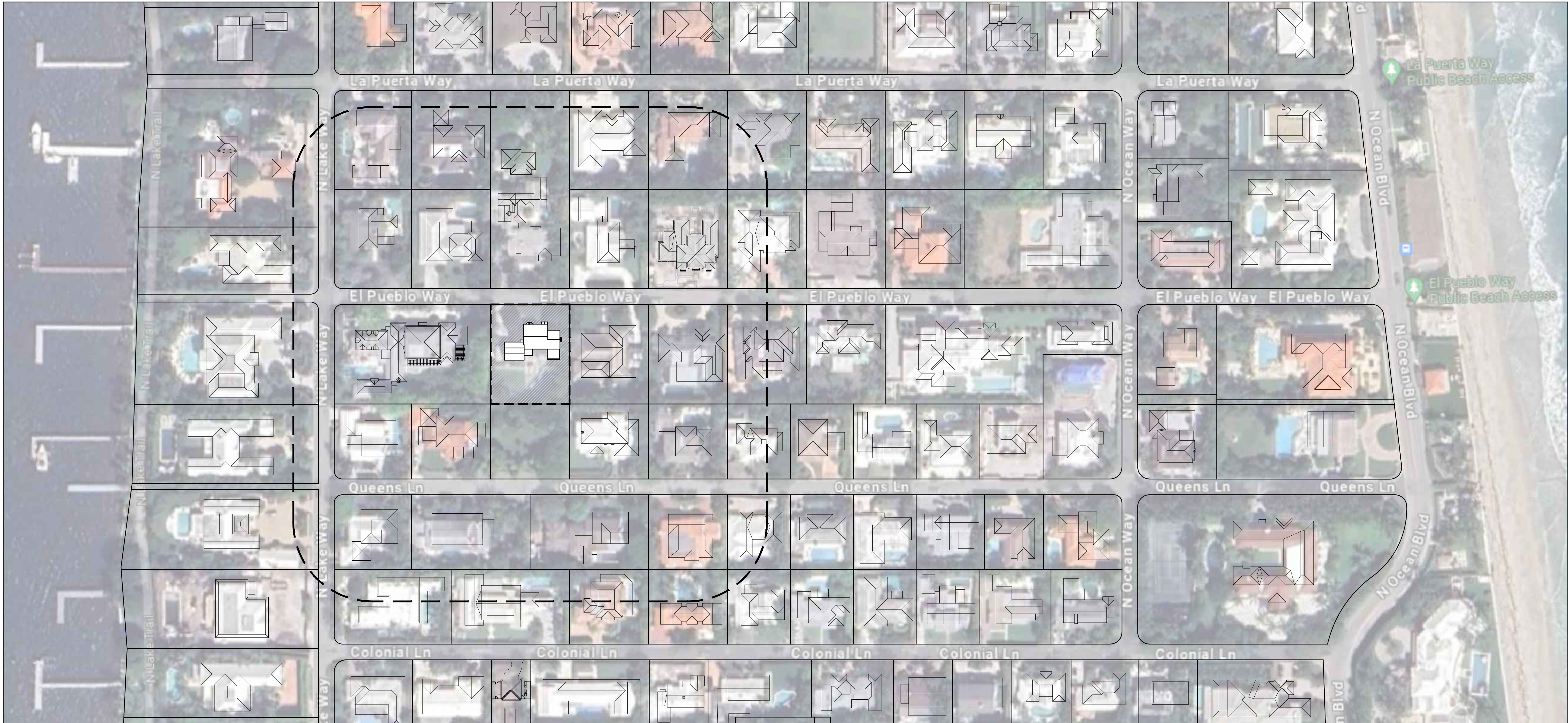
ISSUANCE

11

PHASE
PR NO

SD
23400

A000



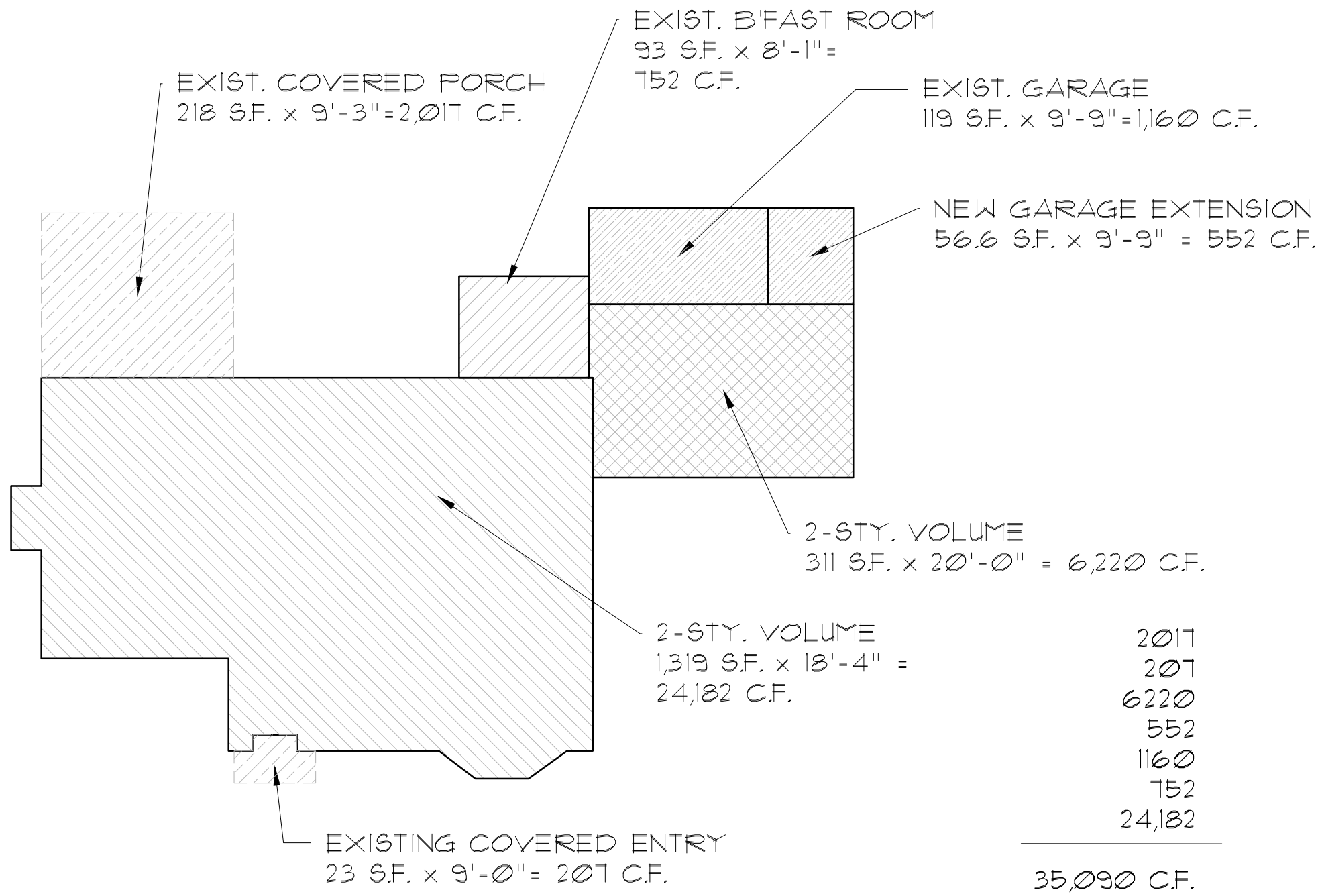
Sitescape - El Pueblo Way

Scale N.T.S. NORTH



Streetscape - El Pueblo Way

Scale N.T.S.



LEGEND

- 20'-0" (2-STOREY VOLUME)
- 18'-4" (2-STOREY VOLUME)
- 8'-1" BRKFST. RM.
- GARAGE 9'-9"
- COVERED 9'-0" ENTRY
- COVERED 9'-3" PORCH

SQ. FT. CALCS

UNDER AIR:

FIRST FLOOR	=1,414#
SECOND FLOOR	=1,597#
TOTAL U/A	=3,018#
GARAGE	=482#
COVERED ENTRY	=23#
COVERED PORCH	=218#
TOTAL:	=3,734#

LOT SIZE = 12,536#

MAX ALLOWABLE CCR = 3.5 (60,000 - 12,536) / 50,000 x 0.5) = 3.975

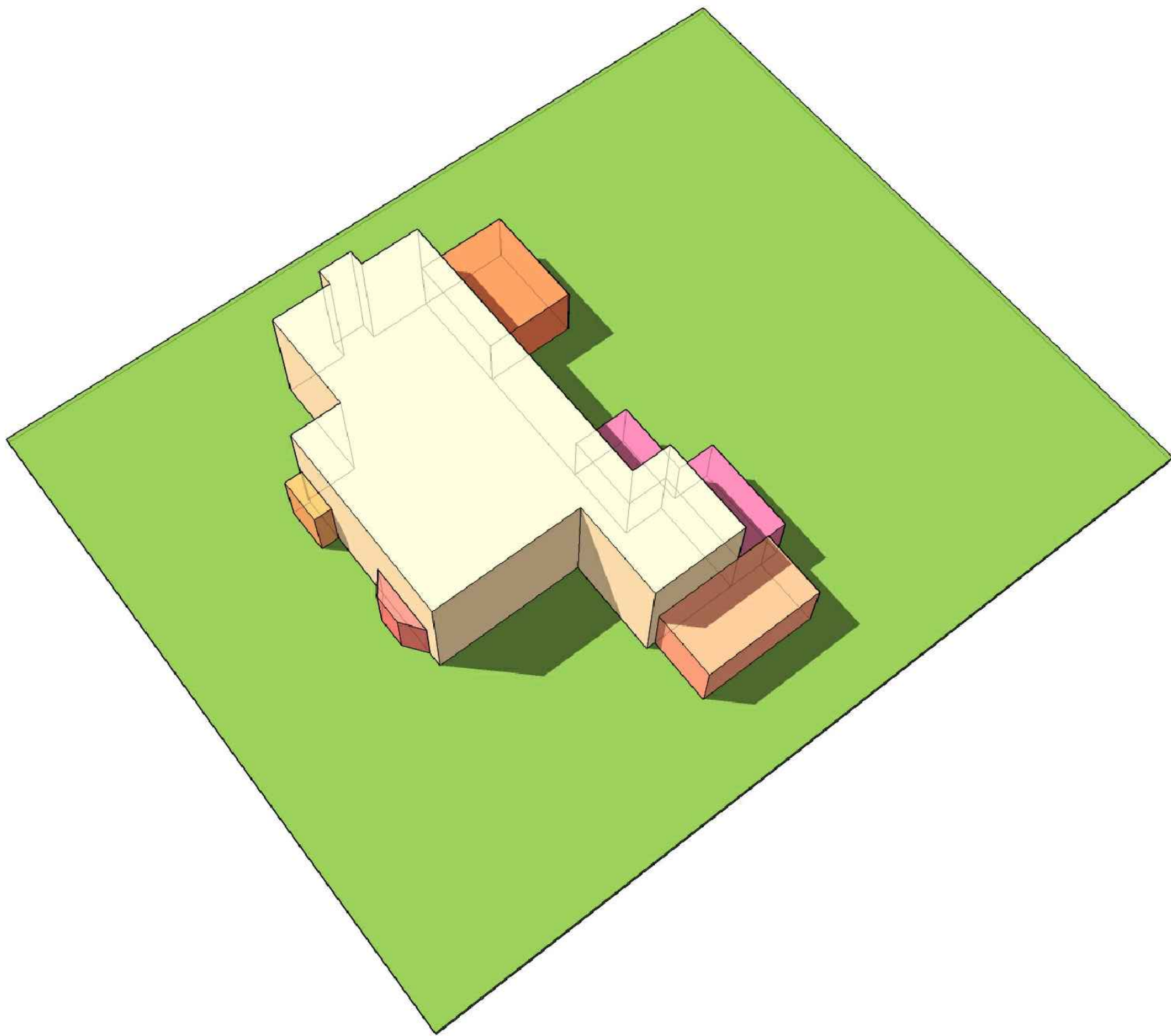
EXISTING CCR = 2.55

MAX ALLOWABLE CUBIC FEET = 3.975 x 12,500 = 49,687.5

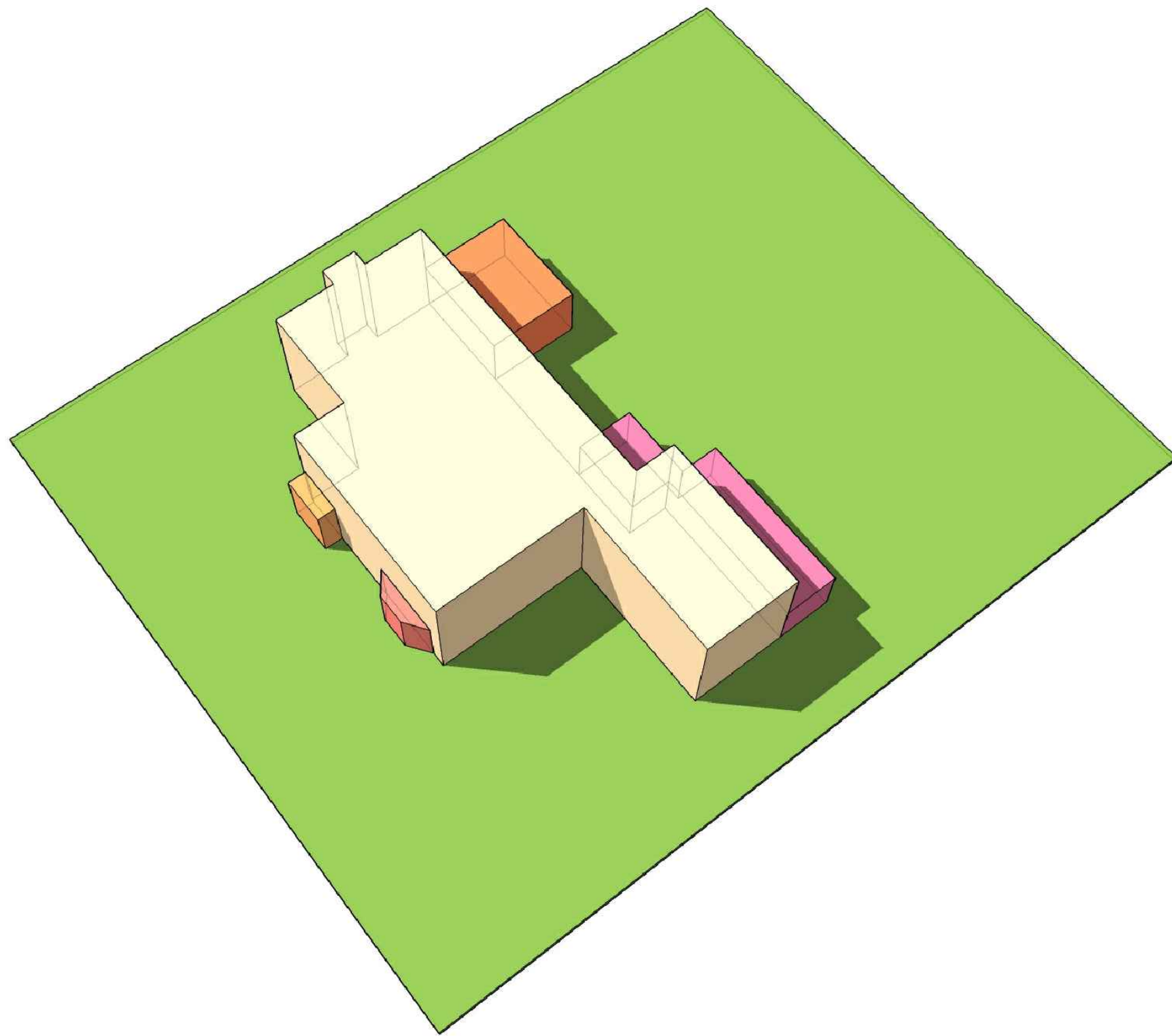
EXISTING CUBIC FEET = 31,835 CU. FT. / 12,500 SQ. FT. = 2.55

PROPOSED = 35,090 CU. FT. / 12,500 SQ. FT. = 2.81

Area Calculations



Existing Cubic Content Isometric



Proposed Cubic Content Isometric

ARC-24-0005



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:	260 EL PUEBLO WAY		
2	Zoning District:	R-B		
3	Lot Area (sq. ft.):	12,536		
4	Lot Width (W) & Depth (D) (ft.):	100' x 125.36'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY		
6	FEMA Flood Zone Designation:	AE (EL6)		
7	Zero Datum for point of meas. (NAVD)	+7.75'		
8	Crown of Road (COR) (NAVD)	+3.36'		
9	REQ'D / PERMITTED	EXISTING	PROPOSED	
10	Lot Coverage (Sq Ft and %)	30% MAX	1,961# / 15.6%	2,137# / 17.0%
11	Enclosed Square Footage (1st & 2nd FL, Basement, Accs, Structure, etc)	N/A	3,654#	3,734#
12	*Front Yard Setback (Ft.)	25' N	49.8' N	N/C
13	* Side Yard Setback (1st Story) (Ft.)	12.5' EW	15.3' E / 12.4' W	15.0' E / N/C W
14	* Side Yard Setback (2nd Story) (Ft.)	15.0' EW	12.4' E / 22.1' W	15.0' E / N/C W
15	*Rear Yard Setback (Ft.)	10'	53.3' S	N/C
16	Angle of Vision (Deg.)	100°	100°	N/C
17	Building Height (Ft.)	22'	18-4"	20'
18	Overall Building Height (Ft.)	30'	23.17"	24.83'
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.975	2.91	2.98
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/C
21	Finished Floor Elev. (FFE)(NAVD)	7.0'	7.75' / 6.04'	N/C
22	Base Flood Elevation (BFE)(NAVD)	6.0	6.0	6.0
23	Landscape Open Space (LOS) (Sq Ft and %)	45%	7,524/60.0%	7,507/59.9%
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/C
25	Front Yard LOS (Sq Ft and %)	-		N/C
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

Zoning Legend

MHK
ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.JMHKAP.COM

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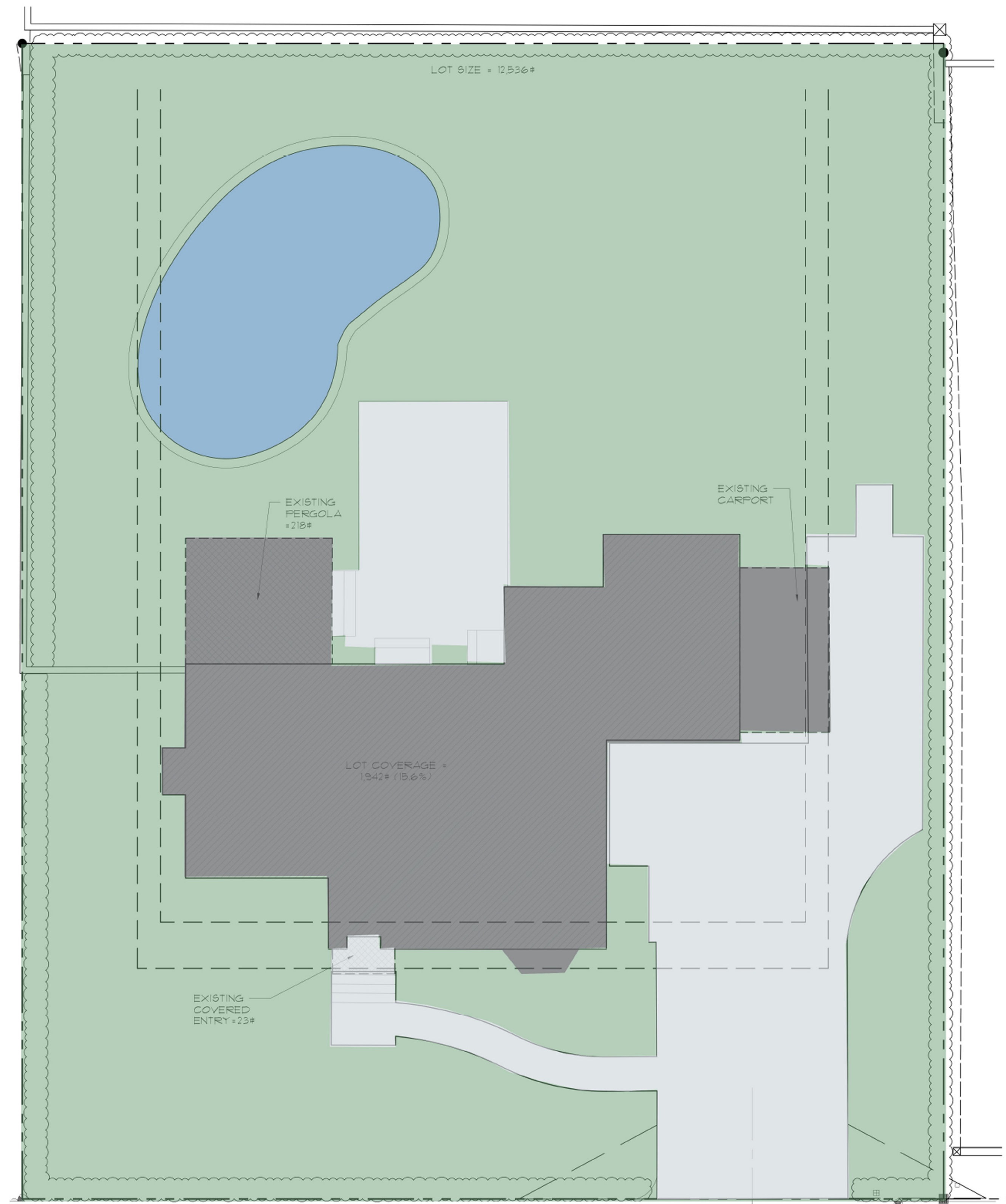
FLORIDA SEAL
REG# AR 16971

04/11/2024

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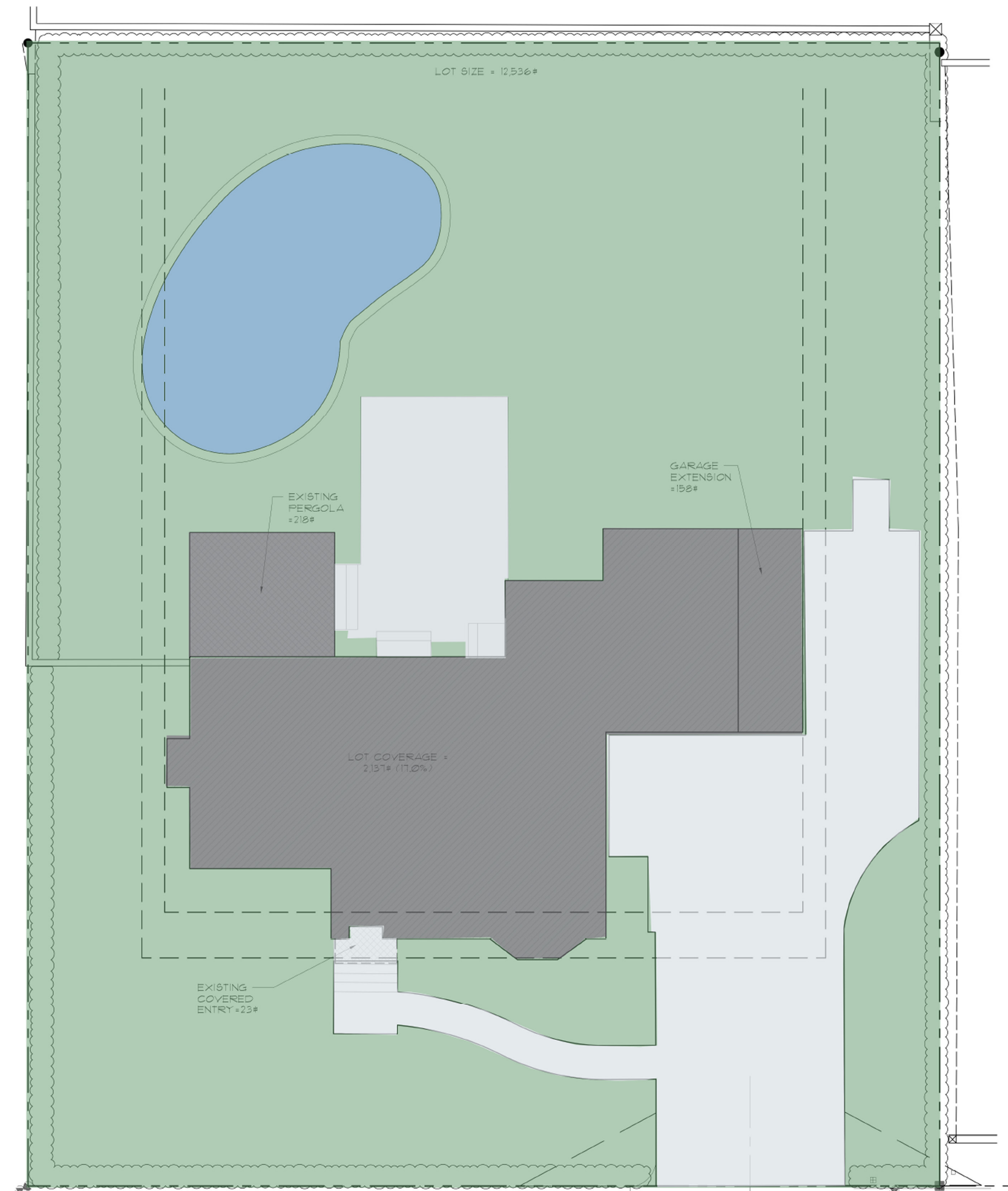
PHASE SD
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A000.2



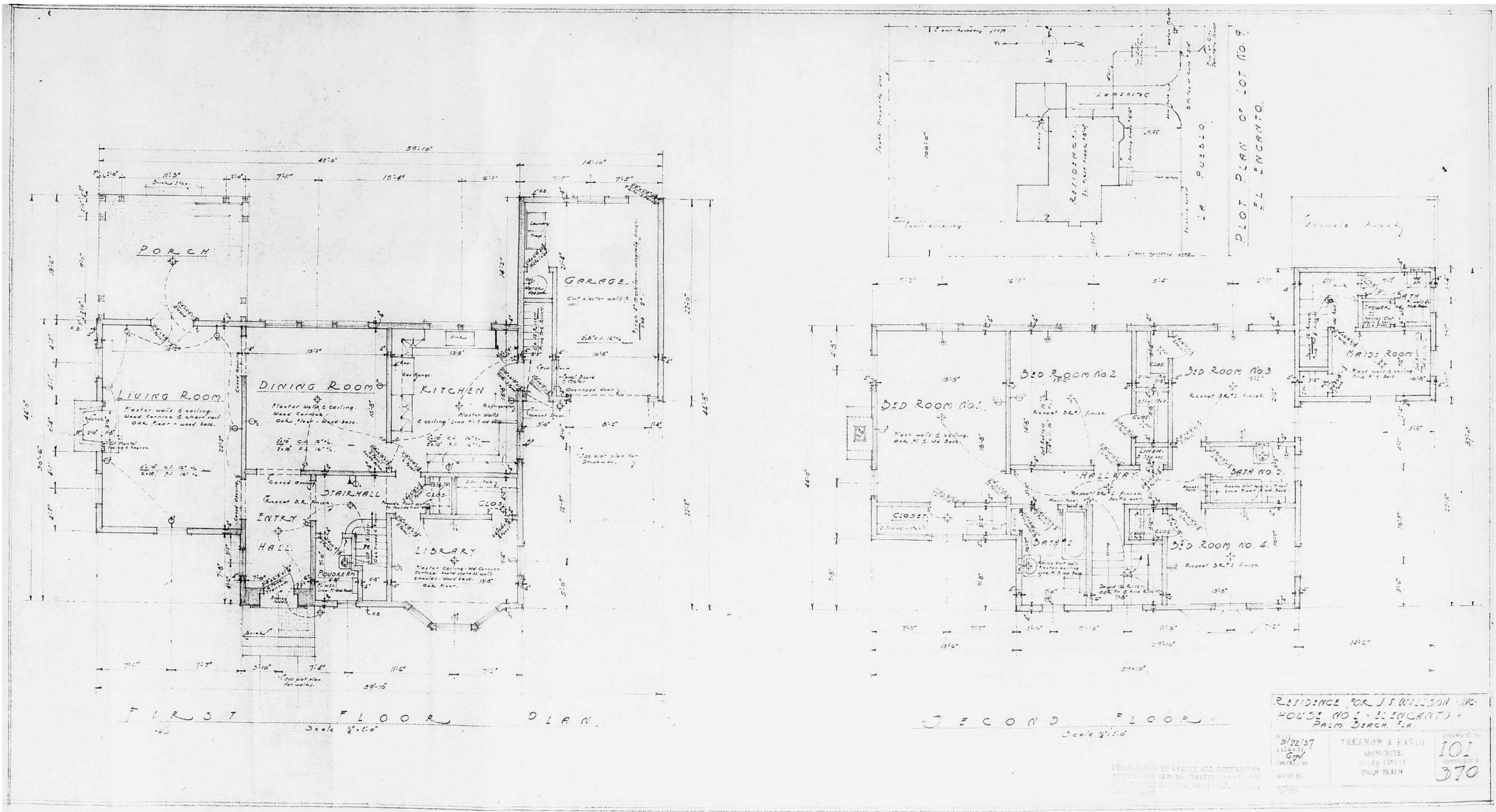
Existing Lot Coverage

Enclosed area - 3,654
 Lot coverage - 2151 - 17.15%
 Landscape open space - 7,524 60%



Proposed Lot Coverage

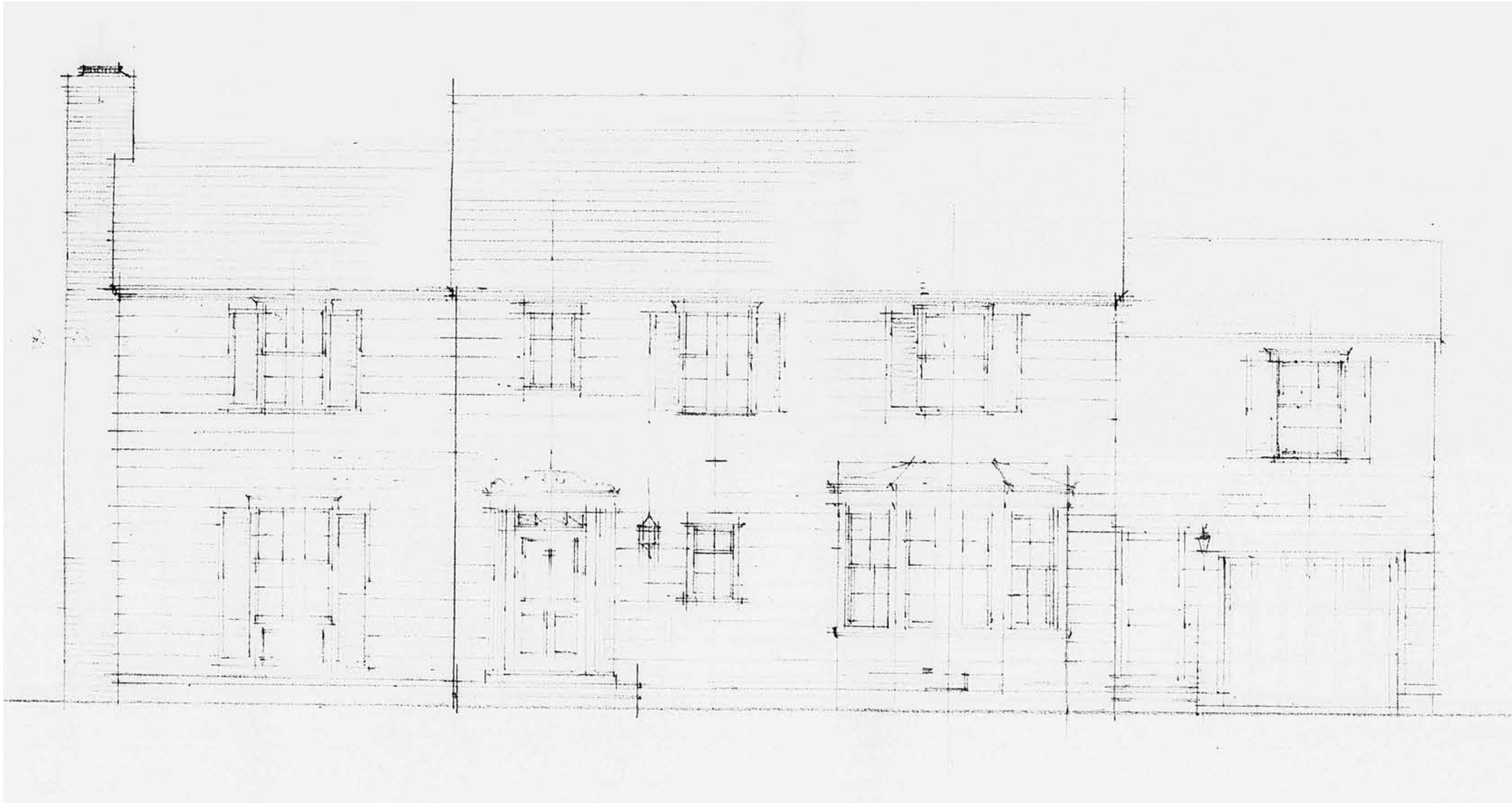
Enclosed area - 3,734
 Lot coverage - 2130 - 16%
 Landscape open space - 7,507 59.9%



260 El Pueblo Way - Historic Documentation - Floor Plans

Scale

N.T.S.



260 El Pueblo Way - Historic Documentation - Front Elevation

Scale

N.T.S.

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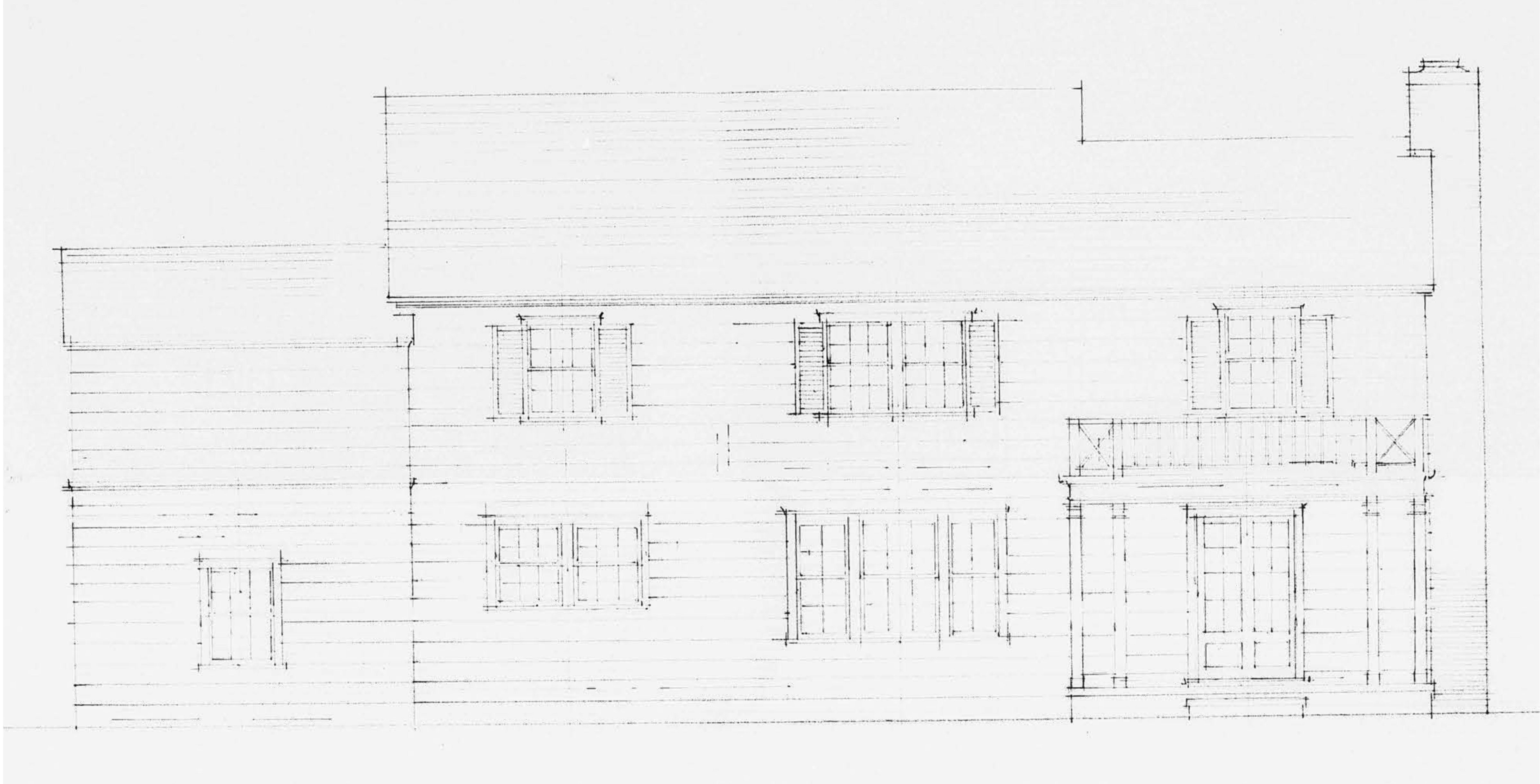
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REG# AR 18971

04/11/2024

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PHASE SD
PR NO 23400

A000.5



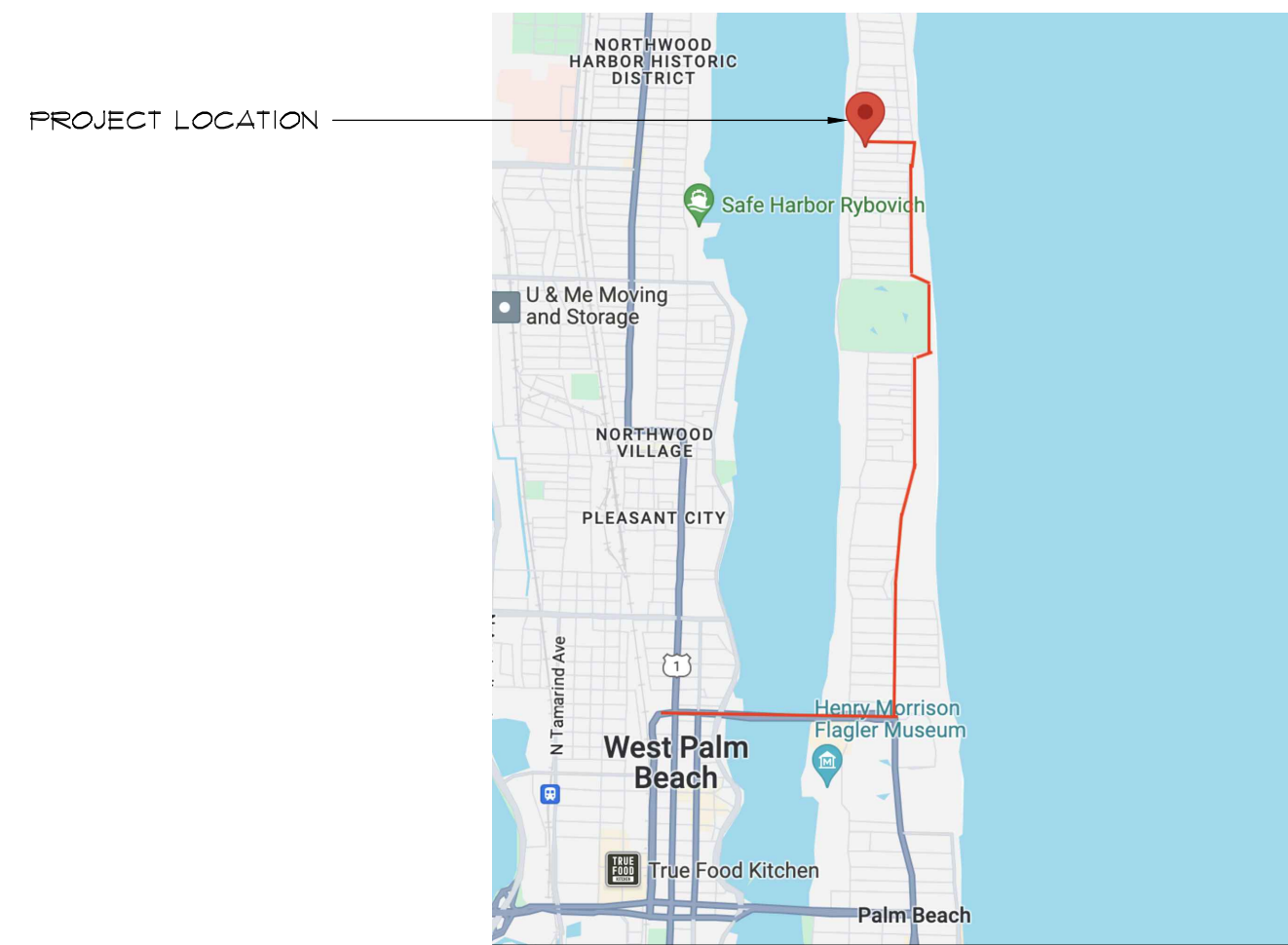
260 El Pueblo Way - Historic Documentation - Rear Elevation

Scale

N.T.S.

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Location Map / Truck Logistics Plan

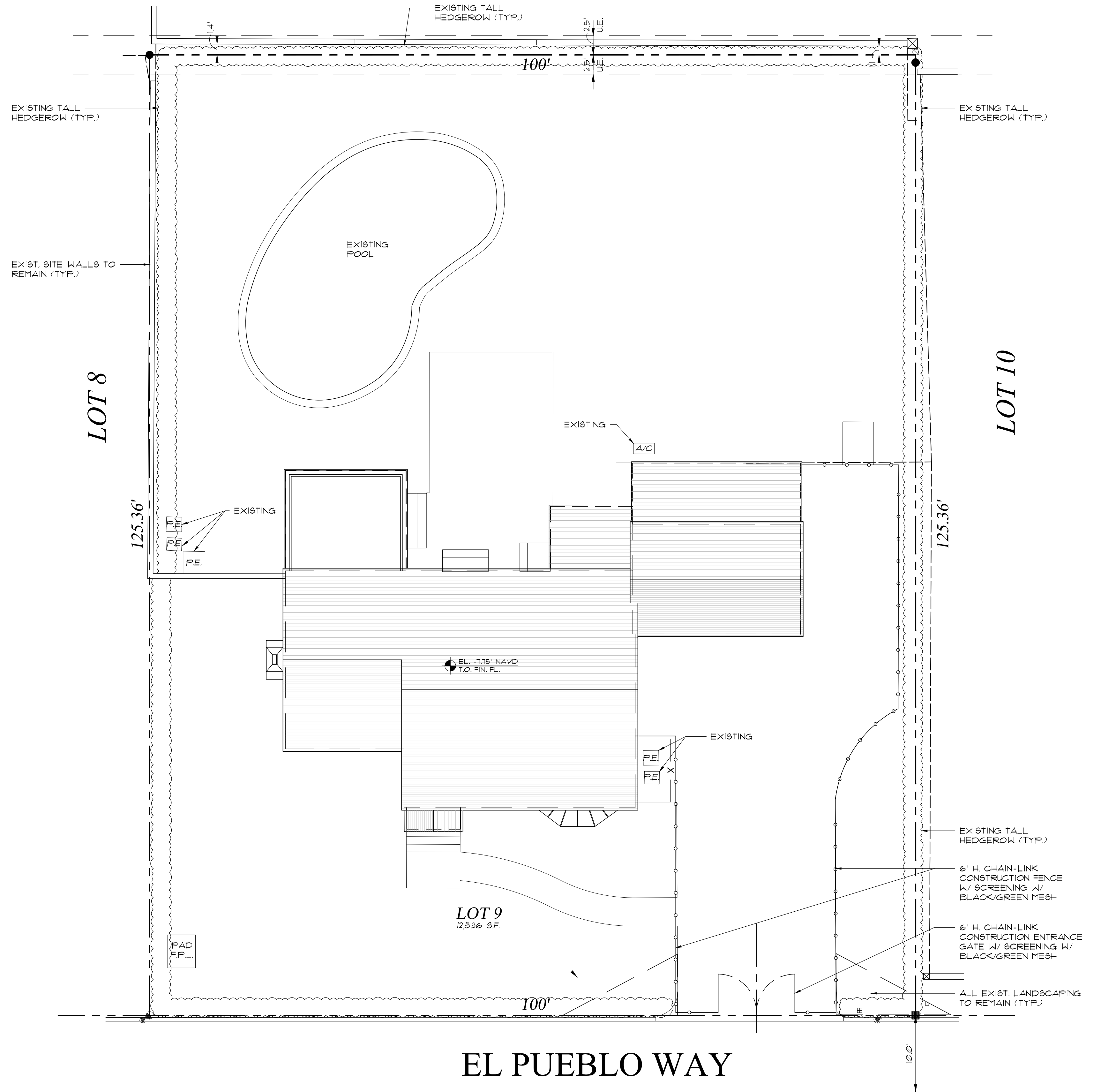
Scale

N.T.S.



TRUCK LOGISTICS
• MAXIMUM SIZED TRUCK THAT CAN TRAVERSE THE STREET TO ACCESS PROPERTY ± 30' • BEST ROUTE TO PROPERTY: NORTH BRIDGE / ROYAL POINCIANA WAY TO COUNTRY ROAD / NORTH OCEAN BLVD. TO EL PUEBLO WAY • MAXIMUM NUMBER OF TRUCK TRIPS TO PROPERTY (ESTIMATED) ± 10

NOTE: CONSTRUCTION SCREENING TO ENSURE 100% COVERAGE FROM NEIGHBORING PROPERTIES, INCLUDING SECOND FLOOR WINDOWS AND BALCONIES, AND FROM R.O.W.



Proposed Construction / Screening Plan

Scale

1/8" = 1'-0"



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211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
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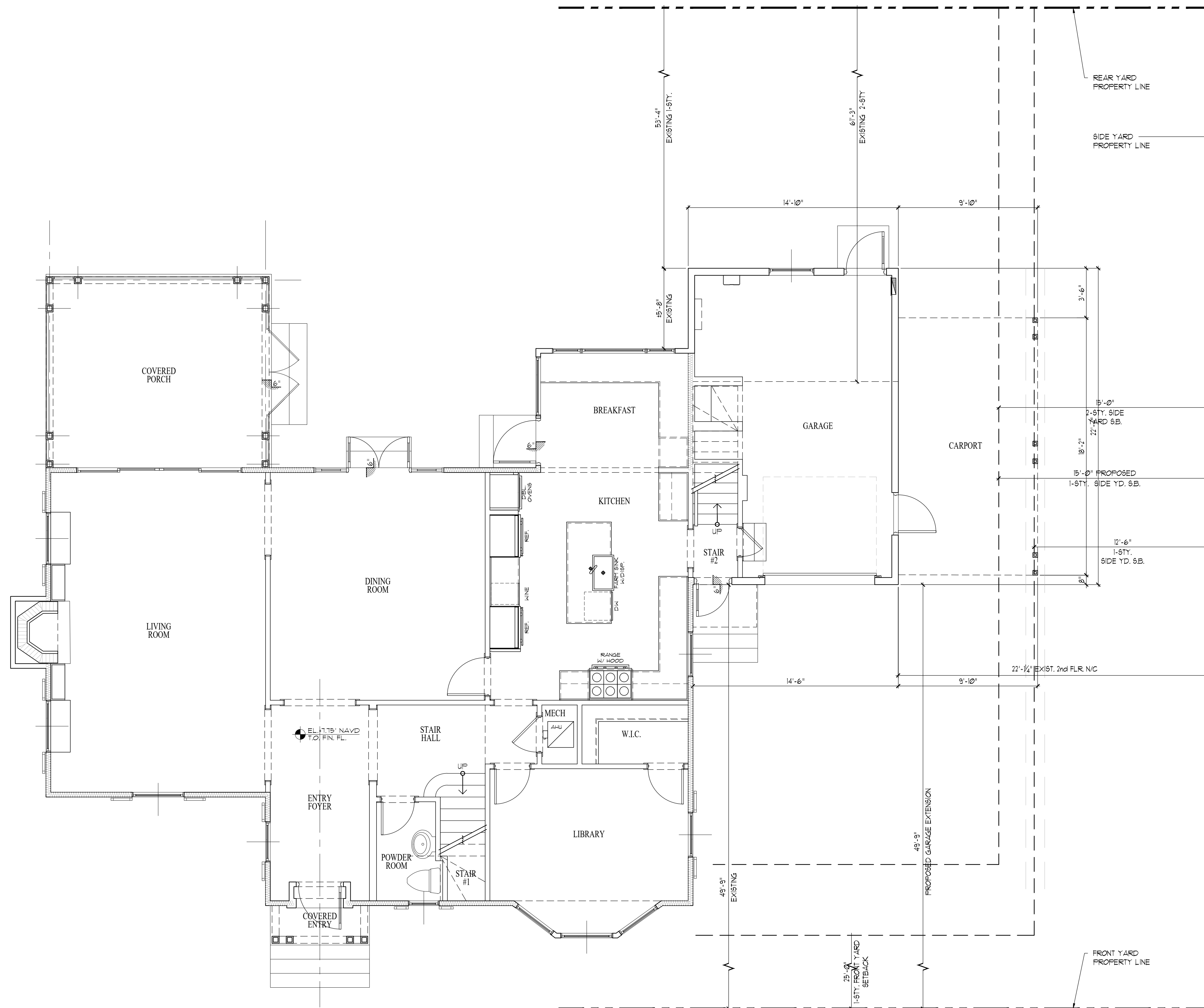
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11/11/2024

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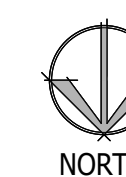
SD
23400

A003

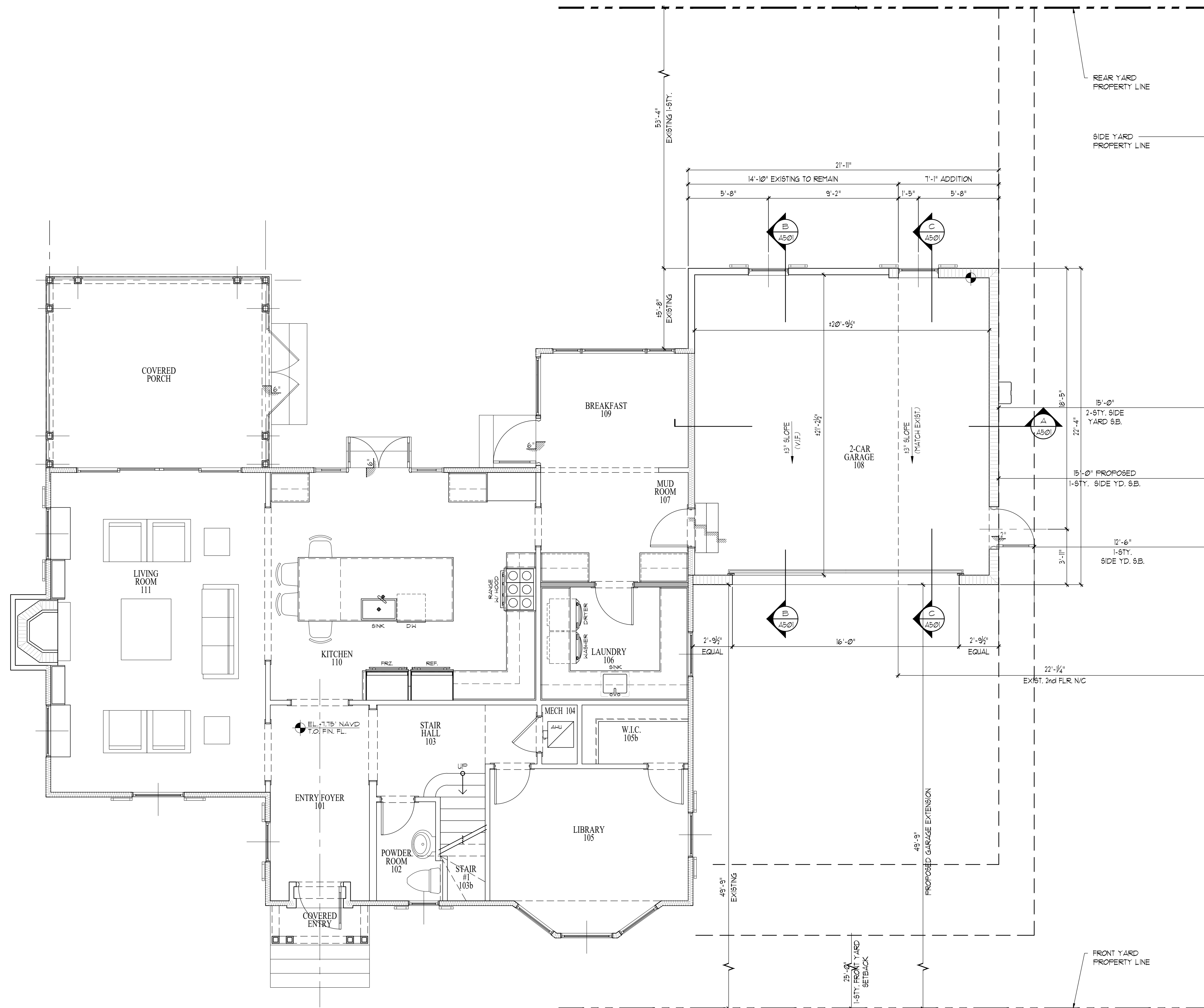


Existing First Floor Plan
Scale

1/4" = 1'-0"



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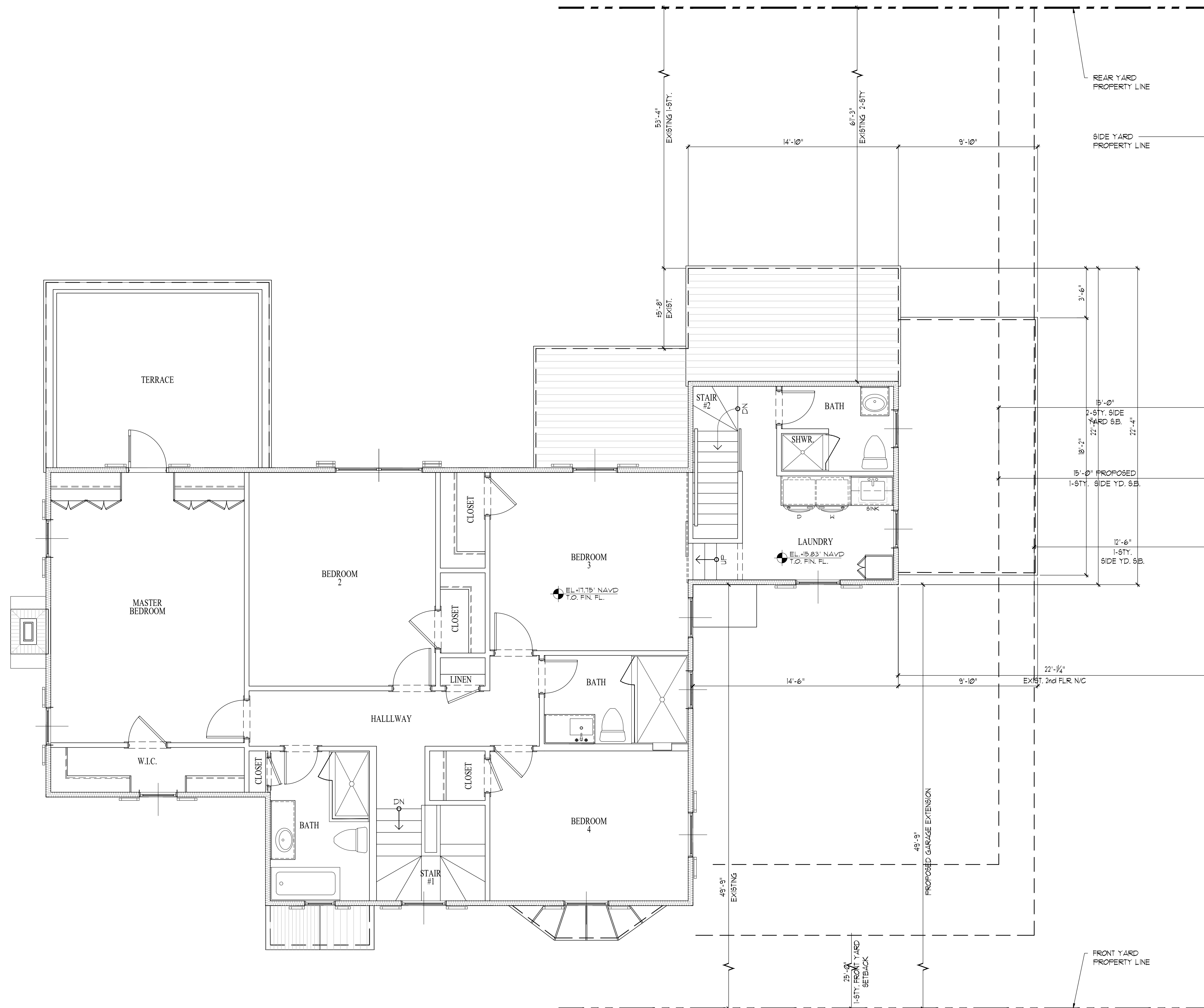


Proposed First Floor Plan
Scale

1/4" = 1'-0"



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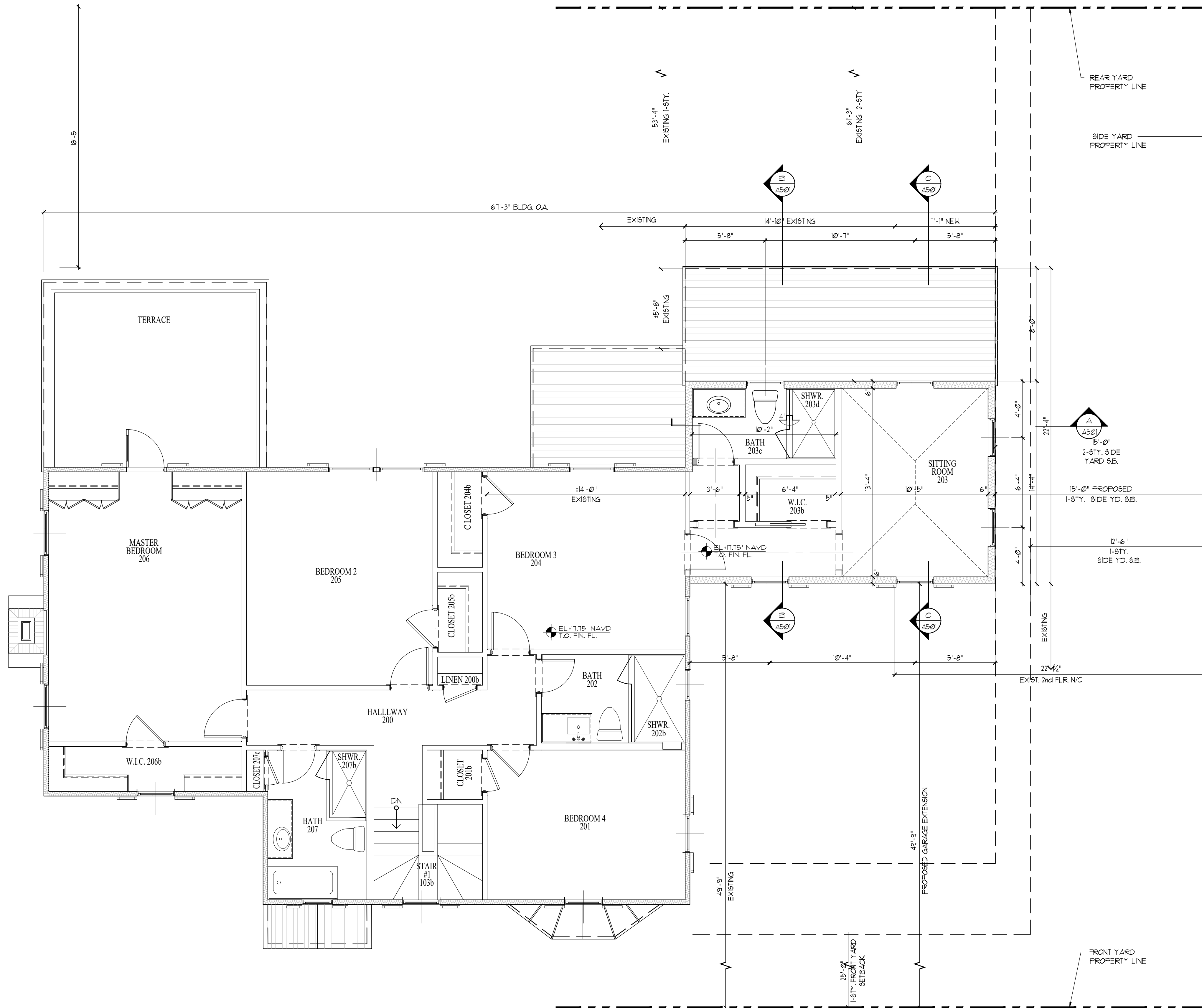
Existing Second Floor Plan

Scale

1/4" = 1'-0"



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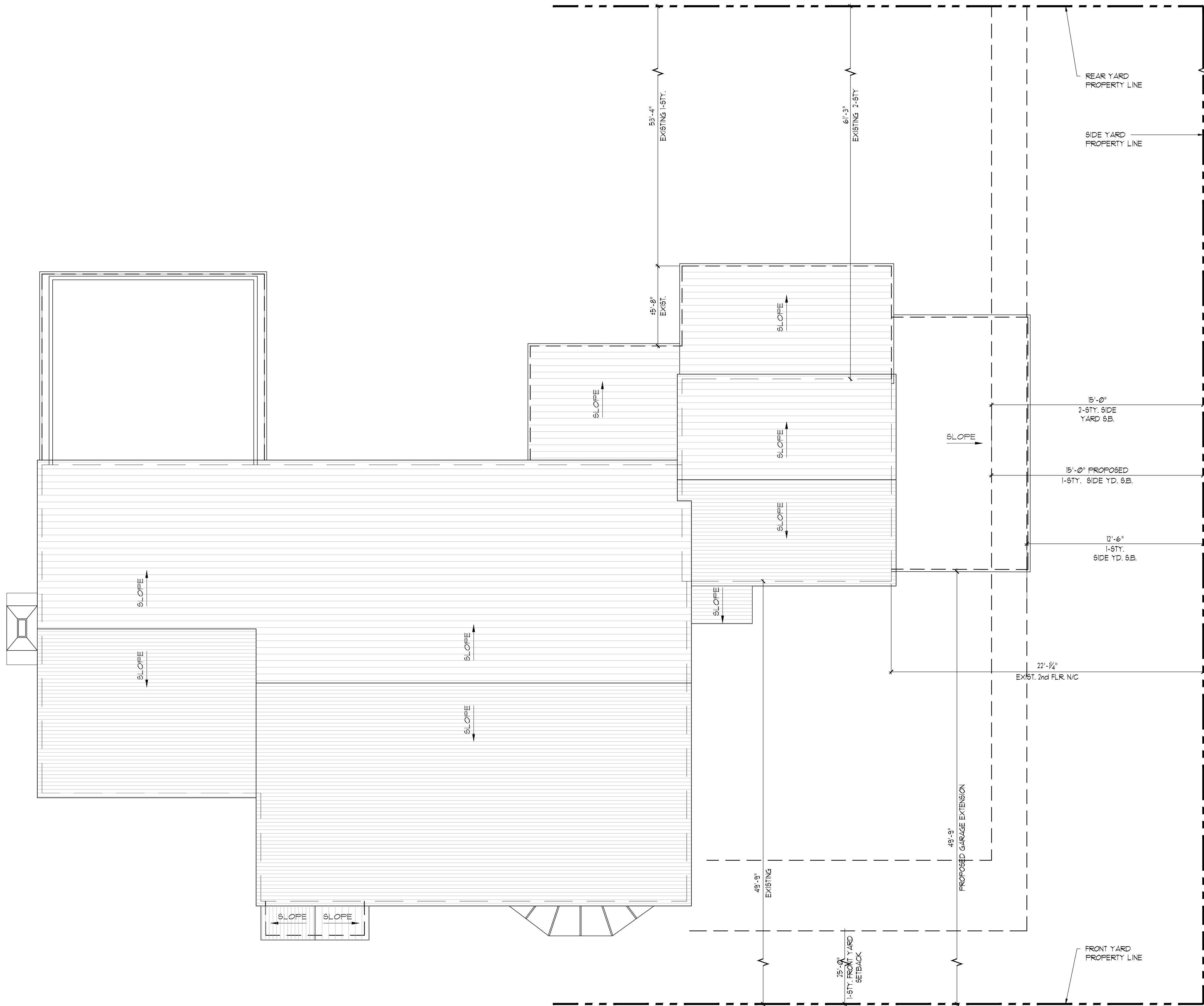
Proposed Second Floor Plan

Scale

1/4" = 1'-0"



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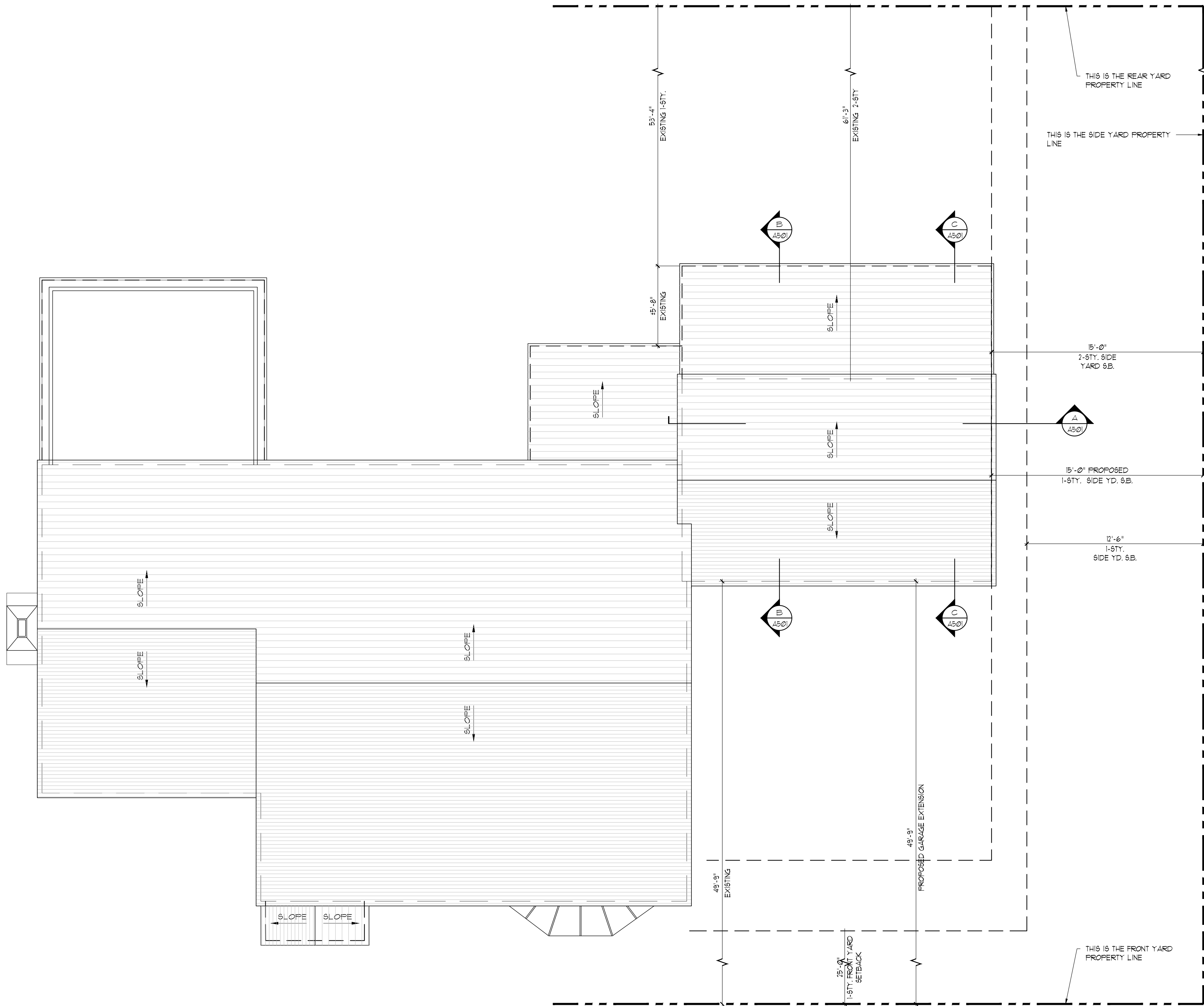
Existing Roof Plan

Scale

1/4" = 1'-0"



ARC-24-0005



Proposed Roof Plan
Scale

1/4" = 1'-0"



ARC-24-0005



Existing North Elevation
Scale

1/4" = 1'-0"



Proposed North Elevation
Scale

1/4" = 1'-0"

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260 El Pueblo Way - North Elevation

Scale

1/4" =1'-0"



260 El Pueblo Way - Front Perspective Rendering

Scale

NTS



260 El Pueblo Way - West Elevation

Scale

1/4" = 1'-0"



Existing South Elevation
Scale

1/4" = 1'-0"



Proposed South Elevation
Scale

1/4" = 1'-0"



260 El Pueblo Way - South Elevation
Scale

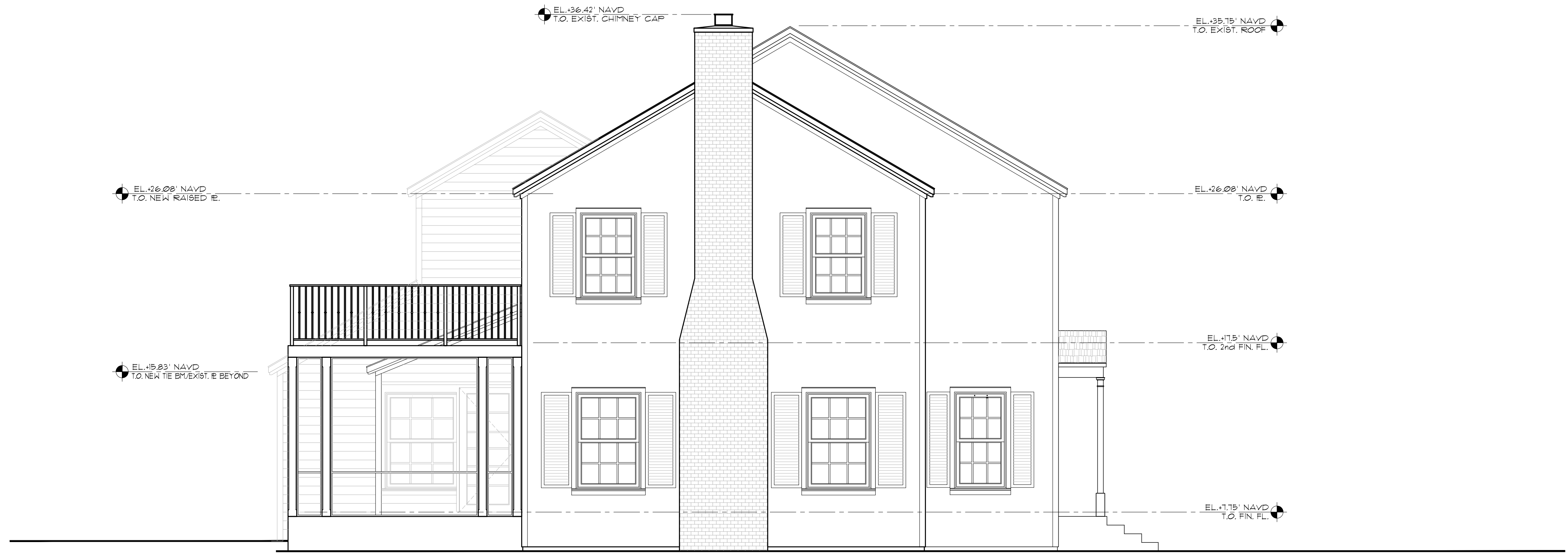
1/4" = 1'-0"



260 El Pueblo Way - Rear Perspective Rendering

Scale

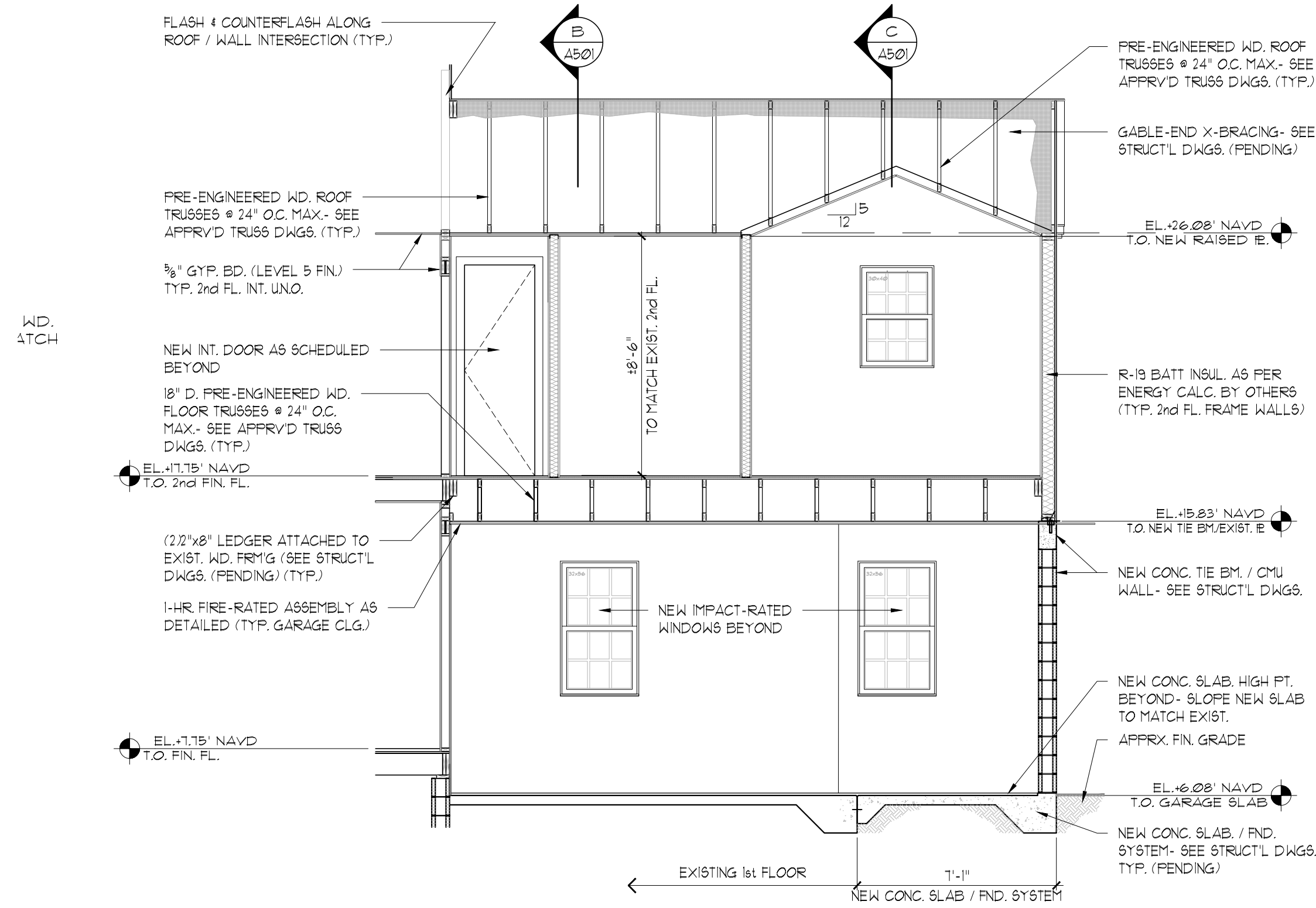
NTS



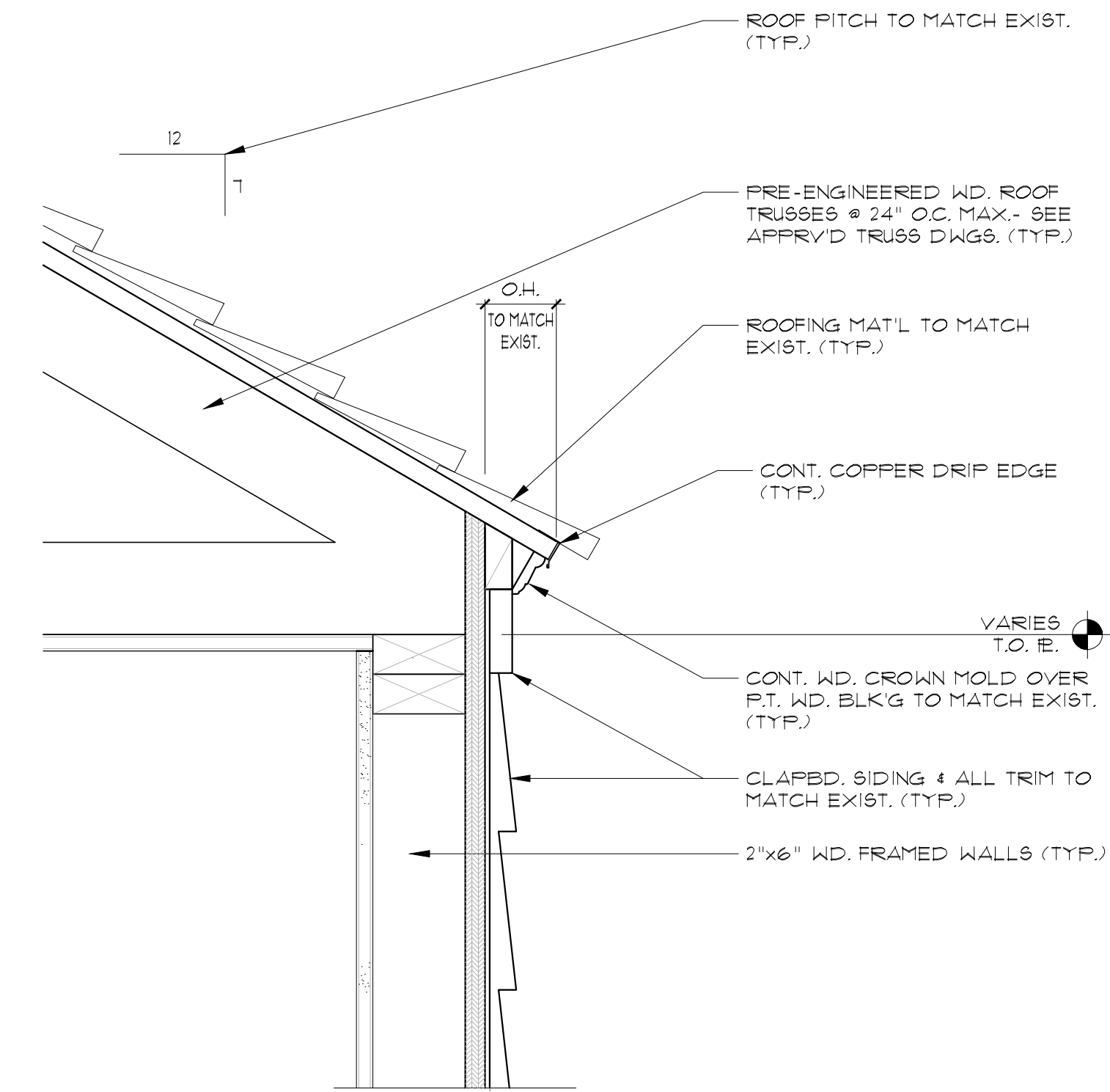
260 El Pueblo Way - East Elevation

Scale

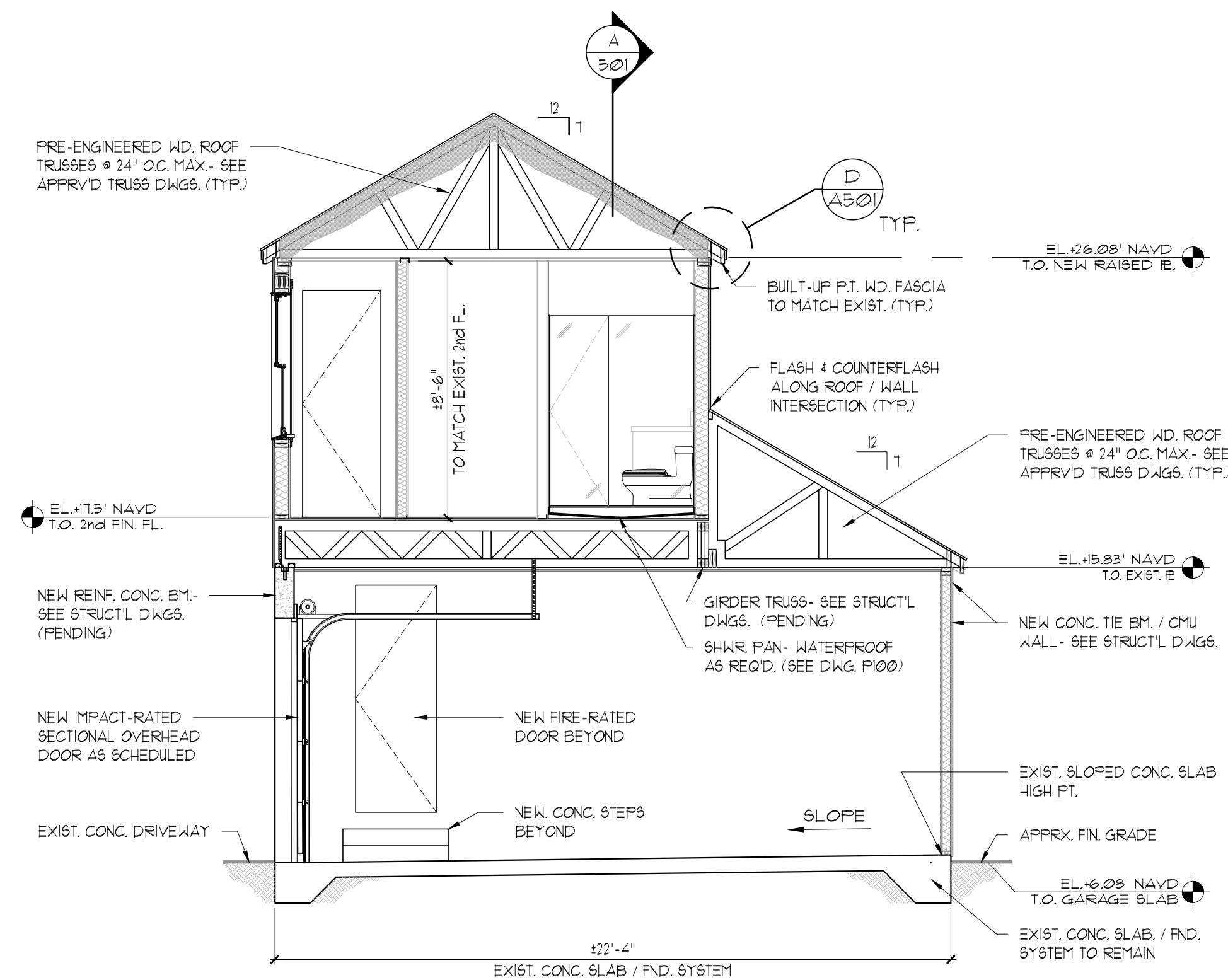
1/4" =1'-0"



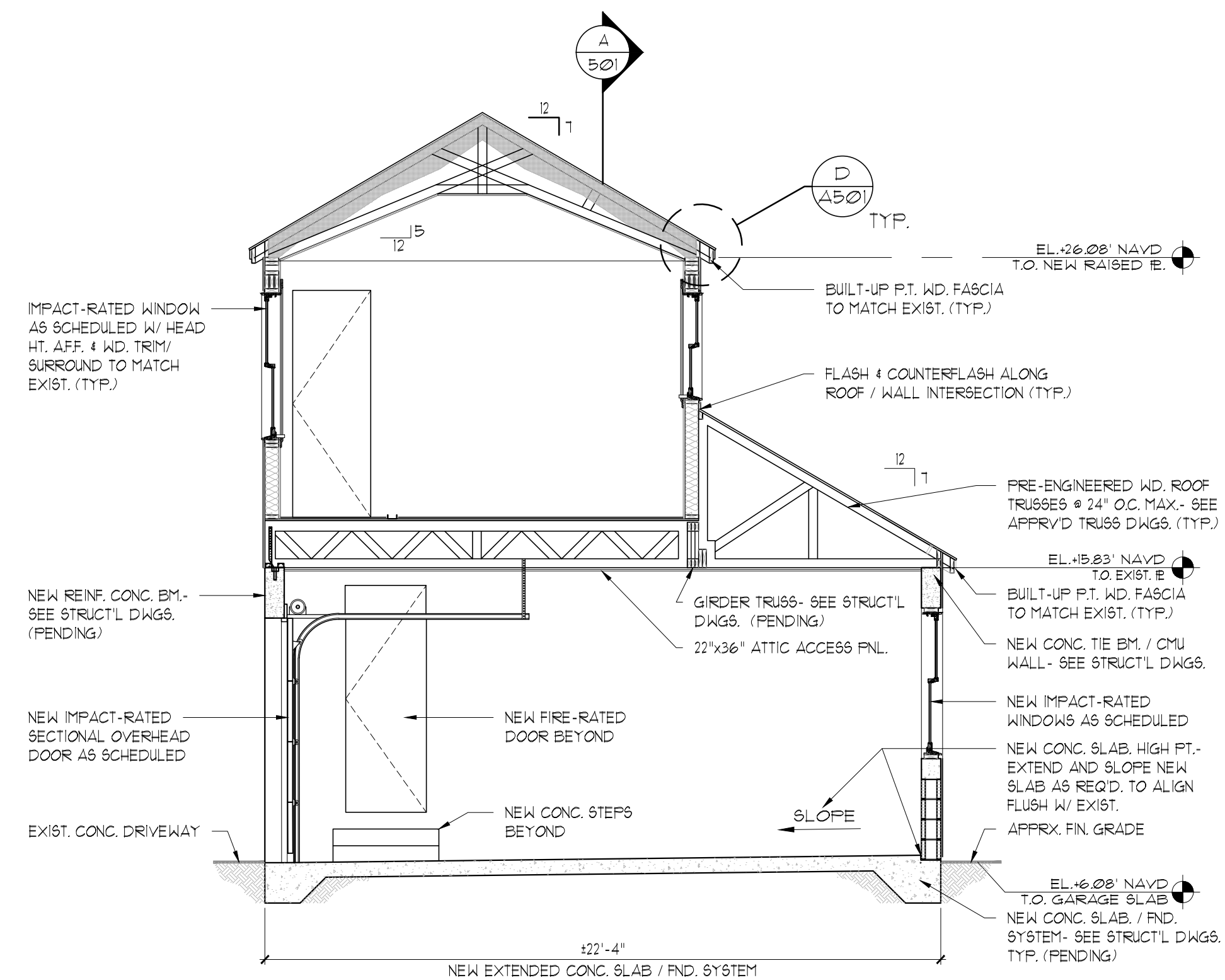
A Building Section
Scale 1/4" = 1'-0"



D Typical Cornice Condition (To Match Existing)
Scale 3/4" = 1'-0"



B Building Section
Scale 1/4" = 1'-0"



C Building Section
Scale 1/4" = 1'-0"

1. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS REQUIRED FOR THE REMODELING WORK INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARD WARE, CEILING SYSTEM, ELECTRICAL, PLUMBING, FLOOR MATERIAL, ETC.
2. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING MATERIALS, EQUIPMENT, TREES, UTILITY LINES, ETC., WHICH ARE TO REMAIN, AND REPAIR OR REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED, EITHER BY THE GC, OR SUBCONTRACTORS, AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS THAT WILL BE SAVED. THOSE ITEMS SHALL BE REMOVED AND STORED AS DIRECTED BY THE OWNER.
4. PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY.
5. ABANDONED PLUMBING LINES TO BE CAFFED OFF BELOW FLOOR LEVEL AS PER CODE. PLUMBING LINES TO BE REWORKED TO SUIT NEW PLAN PLUMBING LAYOUTS WHERE APPLICABLE.

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PALM BEACH, FL 33480

ISSUANCE 09/11/2024

D100



1/4" = 1'-0"

