

PROJECT TEAM	
ARCHITECT:	McALPINE 1133 BROADWAY, SUITE 1416 NEW YORK, NY 10010 212.414.1272
LANDSCAPE ARCHITECT:	NIEVERA WILLIAMS DESIGN 625 FLAGLER DDRIIVE SUITE 502 WEST PALM BEACH, FL 33401 561.659.2820
CIVIL ENGINEER:	GRUBER CONSULTING ENGINEERS, INC. 2474 MERCER AVENUE SUITE 305 WEST PALM BEACH, FL 33401 561.312.2041

SCOPE OF WORK	
- CONSTRUCT NEW TWO-STORY, 5 BEDROOM, 5 FULL BATH, 2 HALF-BATH MAIN HOUSE - NEW HARDSCAPE - NEW LANDSCAPE AND PLANTINGS - CIVIL - STORM WATER MANAGEMENT PLAN	

RECEIVED

By yfigueroa at 3:19 pm, Jun 10, 2024

a proposed new home for

1330 N. Ocean Blvd

Palm Beach, FL 33480

ARCOM #: 24-051

ARCOM PRESENTATION - PRE-APP SUBMITTAL - 01/29/2024

ARCOM PRESENTATION - FIRST SUBMITTAL - 02/08/2024

ARCOM PRESENTATION - FIRST SUBMITTAL RESPONSE - 03/14/2024

ARCOM PRESENTATION - SECOND SUBMITTAL - 04/01/2024

ARCOM PRESENTATION - FINAL DROP-OFF - 04/15/2024

ARCOM PRESENTATION - 05/29/2024

ARCOM PRESENTATION - FIRST DEFERRAL - 06/10/2024

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-----	PROPERTY SURVEY
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A0.3	NEIGHBORHOOD CONTEXT
A0.4	NEIGHBORHOOD CONTEXT
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for

PROJECT

1330 N. OCEAN BLVD.
PALM BEACH, FL 33480

ARC-24-051

01.29.2024
02.08.2024
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DATE

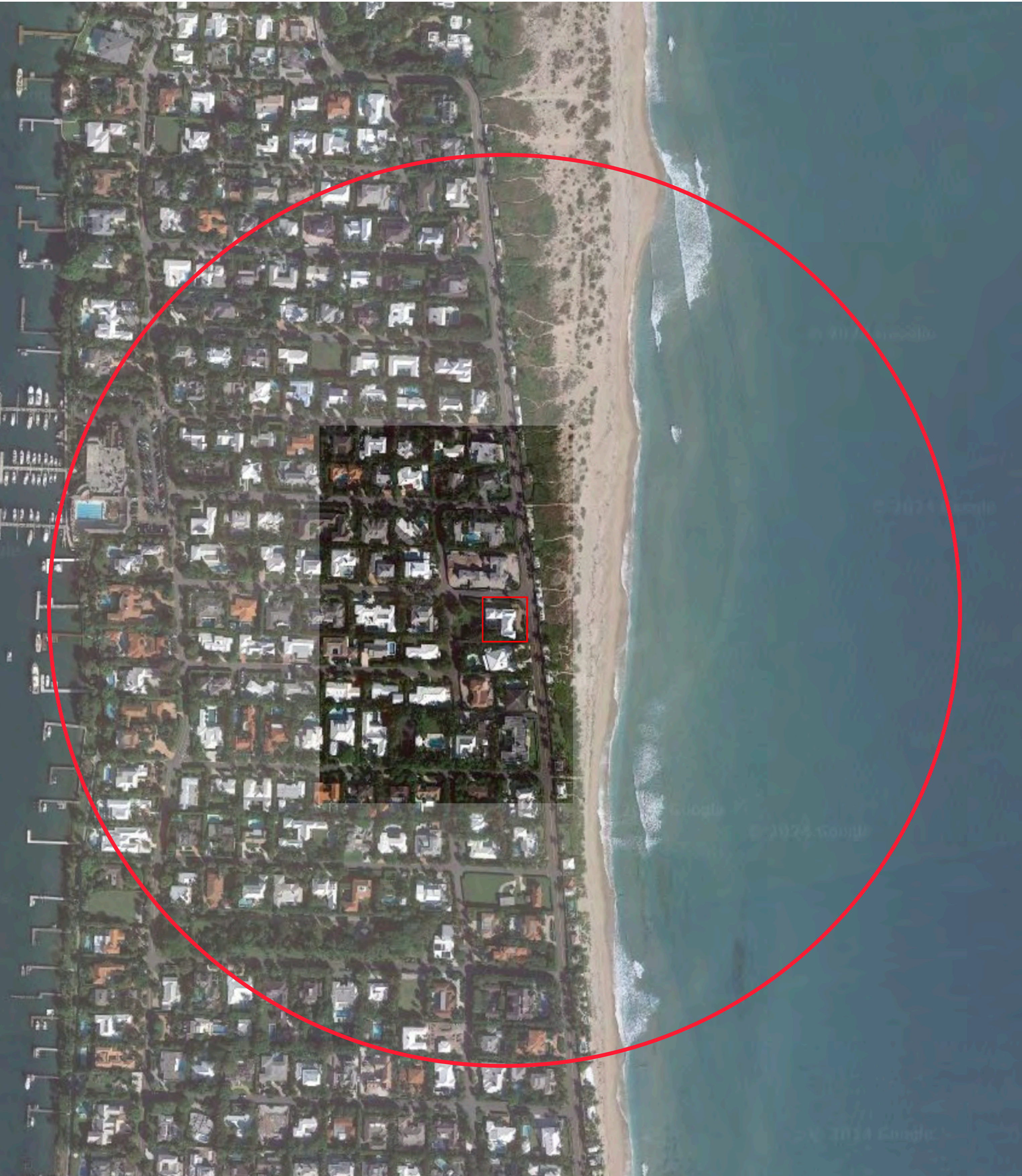
FIRST DEFERRAL

COVER SHEET

TITLE

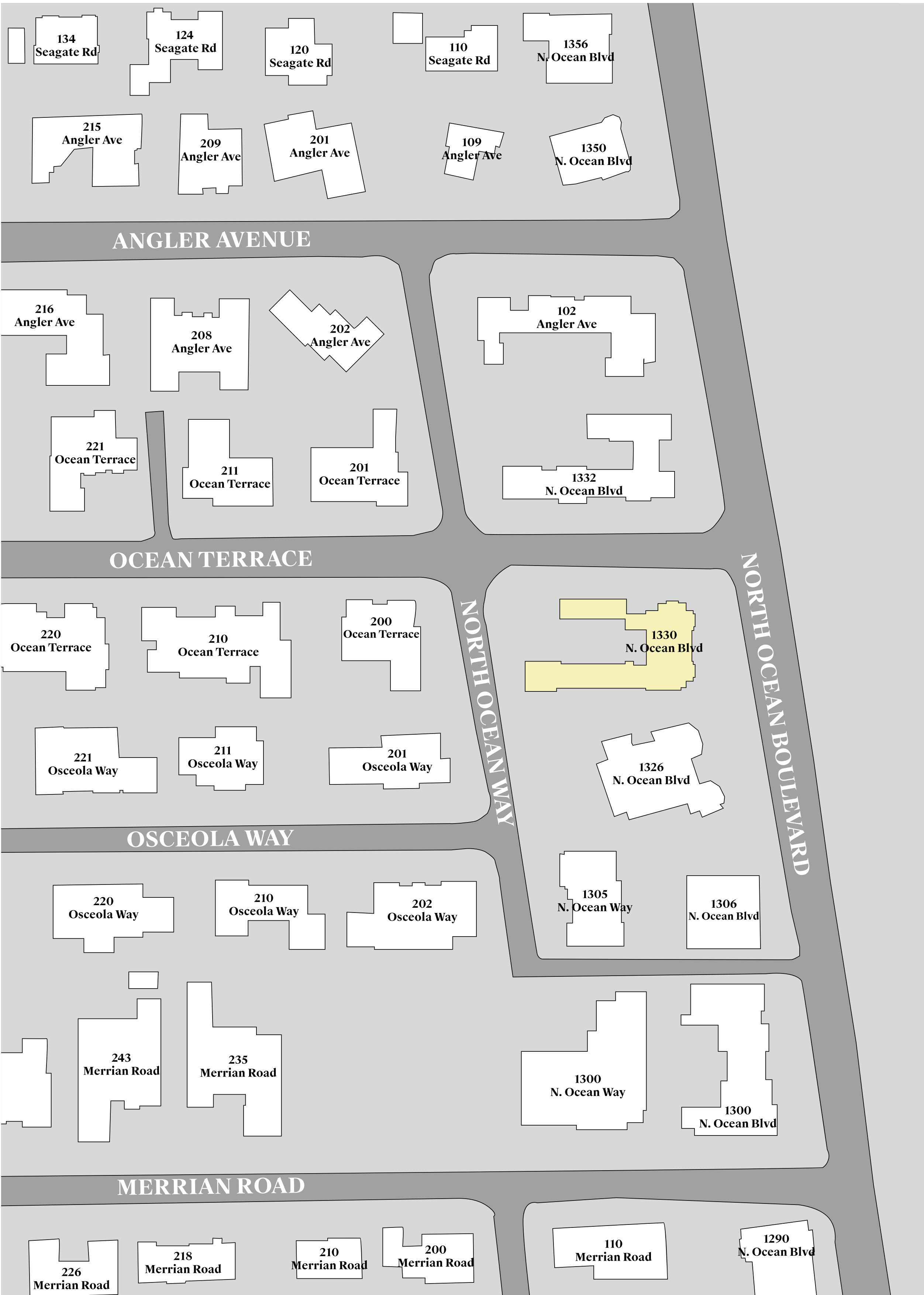
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SHEET No



vicinity location map with 1/4 mile radius

NTS



location plan

NTS

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FIRST DEFERRAL
VICINITY LOCATION
MAP & LOCATION MAP

A0.1

SHEET No



209 ANGLER AVENUE



201 ANGLER AVENUE



109 ANGLER AVENUE



1350 NORTH OCEAN BOULEVARD



102 ANGLER AVENUE



202 ANGLER AVENUE



208 ANGLER AVENUE



211 OCEAN TERRACE



201 OCEAN TERRACE

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FIRST DEFERRAL
NEIGHBORHOOD
CONTEXT
TITLE

A0.2
SHEET No



1332 NORTH OCEAN BOULEVARD



200 OCEAN TERRACE



200 OCEAN TERRACE (FROM OCEAN WAY)



210 OCEAN TERRACE



211 OSCEOLA WAY



201 OSCEOLA WAY



1326 NORTH OCEAN BOULEVARD



202 OSCEOLA WAY

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FIRST DEFERRAL
NEIGHBORHOOD
CONTEXT
TITLE

A0.3
SHEET No



1305 NORTH OCEAN WAY



1306 NORTH OCEAN BOULEVARD



210 OSCEOLA WAY



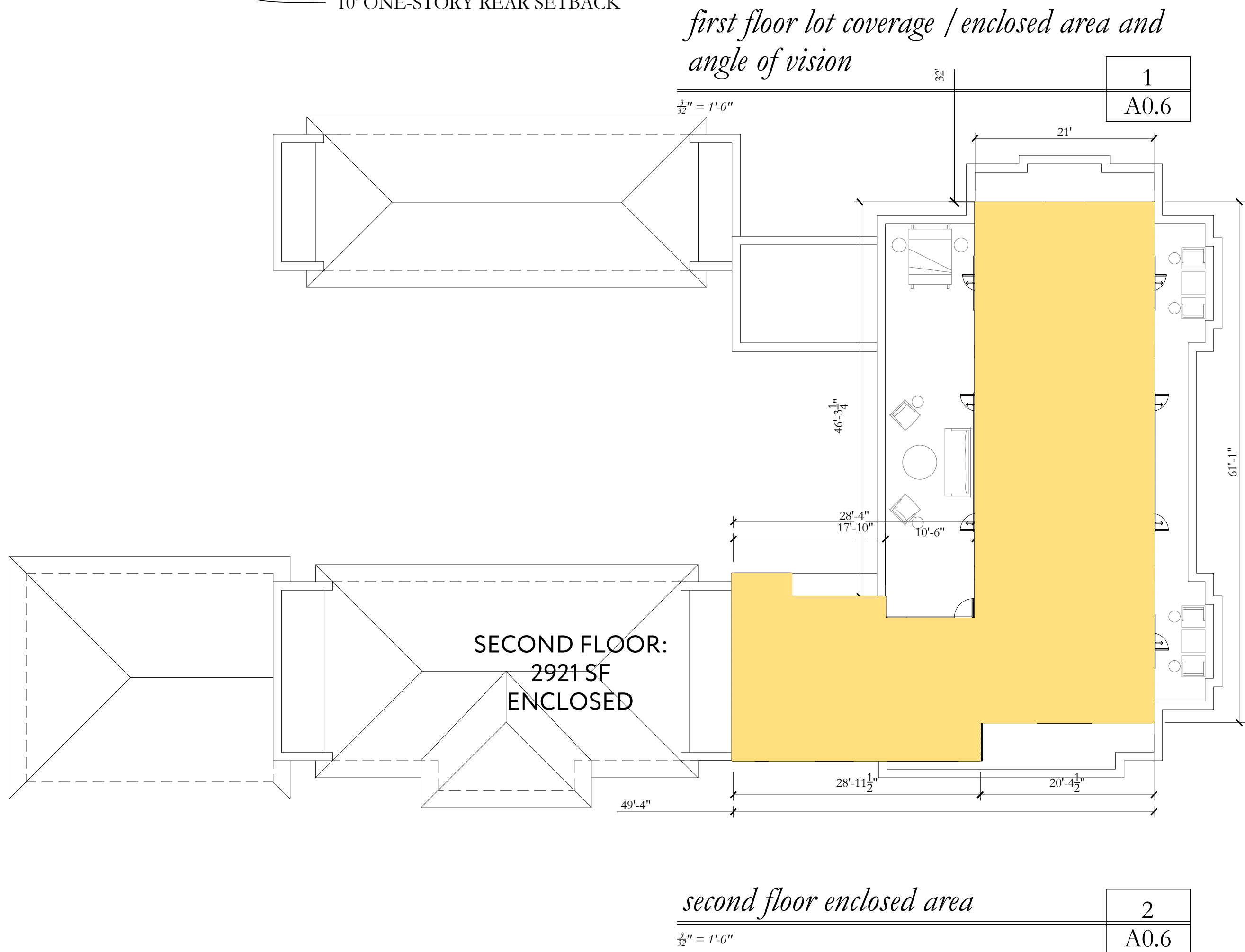
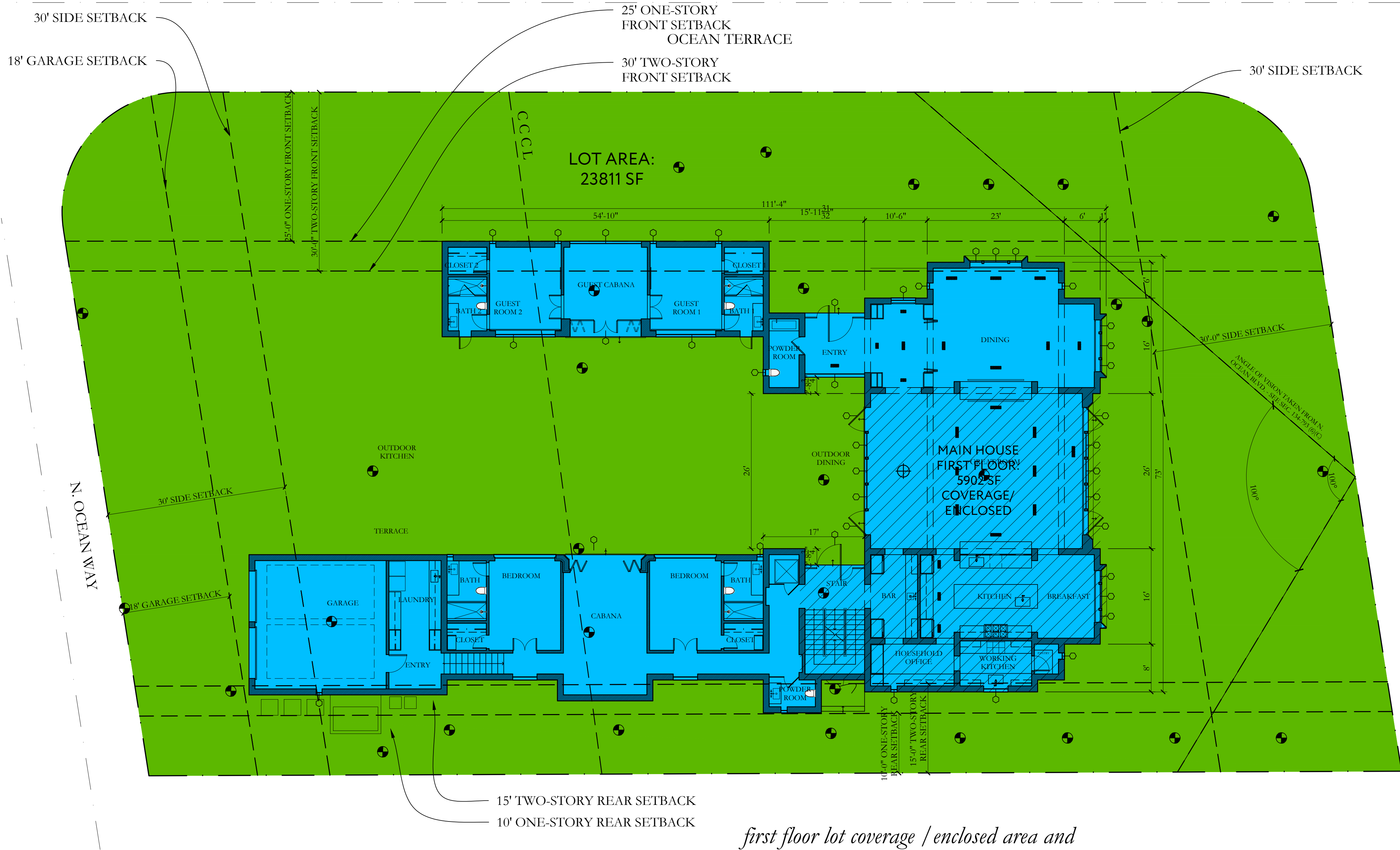
235 MERRIAN ROAD



1300 NORTH OCEAN WAY



1300 NORTH OCEAN BOULEVARD



LOT COVERAGE CALCULATIONS:

ALLOWABLE COVERAGE:	25%
LOT AREA:	23,811 SF
ALLOWABLE AREA:	(23,811 SF)(.25) = 5,953 SF
PROPOSED COVERAGE:	5,950 SF
ENCLOSED AREA:	
BASEMENT ENCLOSED AREA:	2,126 SF
FIRST FLOOR ENCLOSED AREA:	5,950 SF
SECOND FLOOR ENCLOSED AREA:	1,765 SF
TOTAL ENCLOSED AREA:	2,126 SF + 5,950 SF + 1,765 SF = 9,841 SF



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:	1330 N. Ocean Boulevard	
2	Zoning District:	R-B	
3	Lot Area (sq. ft.):	23,811 SF	
4	Lot Width (W) & Depth (D) (ft.):	210' x 113'-11"	
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY	
6	FEMA Flood Zone Designation:	X(@ MAIN HOUSE) VE (@ BEACH PARCEL)	
7	Zero Datum for point of meas. (NAVD)	+10.08' WEST OF CCCL; +15.9' EAST OF CCCL	
8	Crown of Road (COR) (NAVD)	+8.58' WEST OF CCCL; +13.19' EAST OF CCCL	
9		REQ'D / PERMITTED	EXISTING
10	Lot Coverage (Sq Ft and %)	5,953 SF (25%)	5,950 SF (24.9%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	9,435 SF
12	*Front Yard Setback (Ft.)	25'/30' N	25'/32'-11" N
13	* Side Yard Setback (1st Story) (Ft.)	30' E	37'-8" E
14	* Side Yard Setback (2nd Story) (Ft.)	30' E	44'-3" E
15	*Rear Yard Setback (Ft.)	10'/15' S	13'-6"/15'-7" S
16	Angle of Vision (Deg.)	104 DEG	100 DEG
17	Building Height (Ft.)	22'	21'-2" W /19'-10" E
18	Overall Building Height (Ft.)	30'	28'-4"/27'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	91,868 CF/3.86	88,629 CF/3.72
20	** Max. Fill Added to Site (Ft.)	see below	3.42' W/ 1.17' E
21	Finished Floor Elev. (FFE)(NAVD)	+15.90 FT	+15.90 FT
22	Base Flood Elevation (BFE)(NAVD)	N/A FOR FLOOD ZONE X	N/A FOR FLOOD ZONE X
23	Landscape Open Space (LOS) (Sq Ft and %)	11,905 SF/50%	23,810 SF/100%
24	Perimeter LOS (Sq Ft and %)		N/A
25	Front Yard LOS (Sq Ft and %)	3227 SF/45%	7172 SF/100%
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.

Max Fill:
W of CCCL [15.9 - 8.58]/2 = 3.66'
E of CCCL [13.19-8.58]/2 = 1.355'

REV BF 20230626

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for

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PALM BEACH, FL 33480

ARC-24-051

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FIRST DEFERRAL
ZONING DIAGRAMS -
LOT COVERAGE

A0.6

CCR CALCULATIONS

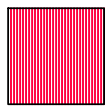
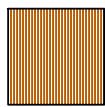
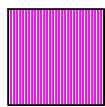
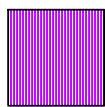
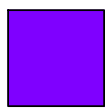
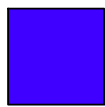
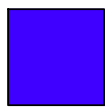
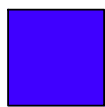
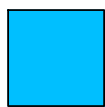
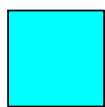
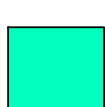
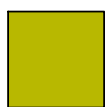
MAX CCR + VOLUME ALLOWED:

60,000 - 23,800 SF LOT = 36,200 / 50,000 = .72(.5) = .36 + 3.5 = 3.86 CCR
(3.86)(23,800 SF) = 91,868 CUBIC FEET

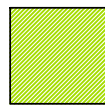
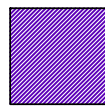
MAX CCR ALLOWED:
91,868 / 23,800 = 3.86

ENCLOSED AREA

MAIN HOUSE FIRST FLOOR SECTIONS 1-12

	SECTION 1 - EXTERIOR WALL HEIGHT = 13.31' - FLOOR AREA = 127 SF - VOLUME = (127 SF)(13.31 FT) = <u>1690 CUBIC FEET</u>
	SECTION 2 - EXTERIOR WALL HEIGHT = 13.81' - FLOOR AREA = 123 SF - VOLUME = (123 SF)(13.81 FT) = <u>1699 CUBIC FEET</u>
	SECTION 3 - EXTERIOR WALL HEIGHT = 8'-0" - FLOOR AREA = 499 SF - VOLUME = (499 SF)(8 FT) = <u>3922 CUBIC FEET</u>
	SECTION 4 - EXTERIOR WALL HEIGHT = 8'-0" - FLOOR AREA = 123 SF - VOLUME = (123 SF)(8 FT) = <u>984 CUBIC FEET</u>
	SECTION 5 - EXTERIOR WALL HEIGHT = 10'-6" - FLOOR AREA = 790 SF - VOLUME = (790 SF)(10.5 FT) = <u>8295 CUBIC FEET</u>
	SECTION 6 - EXTERIOR WALL HEIGHT = 10'-6" - FLOOR AREA = 116 SF - VOLUME = (116 SF)(10.5 FT) = <u>1218 CUBIC FEET</u>
	SECTION 7 - EXTERIOR WALL HEIGHT = 10'-6" - FLOOR AREA = 375 SF - VOLUME = (375 SF)(10.5 FT) = <u>3938 CUBIC FEET</u>
	SECTION 8 - EXTERIOR WALL HEIGHT = 10'-6" - FLOOR AREA = 155 SF - VOLUME = (155 SF)(10.5 FT) = <u>1628 CUBIC FEET</u>
	SECTION 9 - EXTERIOR WALL HEIGHT = 10'-6" - FLOOR AREA = 1888 SF - VOLUME = (1888 SF)(10.5 FT) = <u>19,824 CUBIC FEET</u>
	SECTION 10 - EXTERIOR WALL HEIGHT = 9'-0" - FLOOR AREA = 683 SF - VOLUME = (683 SF)(9 FT) = <u>6147 CUBIC FEET</u>
	SECTION 11 - EXTERIOR WALL HEIGHT = 14.81' - FLOOR AREA = 729 SF - VOLUME = (729 SF)(14.81 FT) = <u>8026 CUBIC FEET</u>
	GARAGE - EXTERIOR WALL HEIGHT = 8'-0" - FLOOR AREA = 541 SF - VOLUME = (541 SF)(8 FT) = <u>4328 CUBIC FEET</u>
	PLENUM 1 VOID
	PLENUM 2 - HEIGHT = 2'-0" - FLOOR AREA = 1645 SF - VOLUME = (1645)(2 FT) = <u>3290 CUBIC FEET</u>

MAIN HOUSE SECOND FLOOR SECTIONS A & B

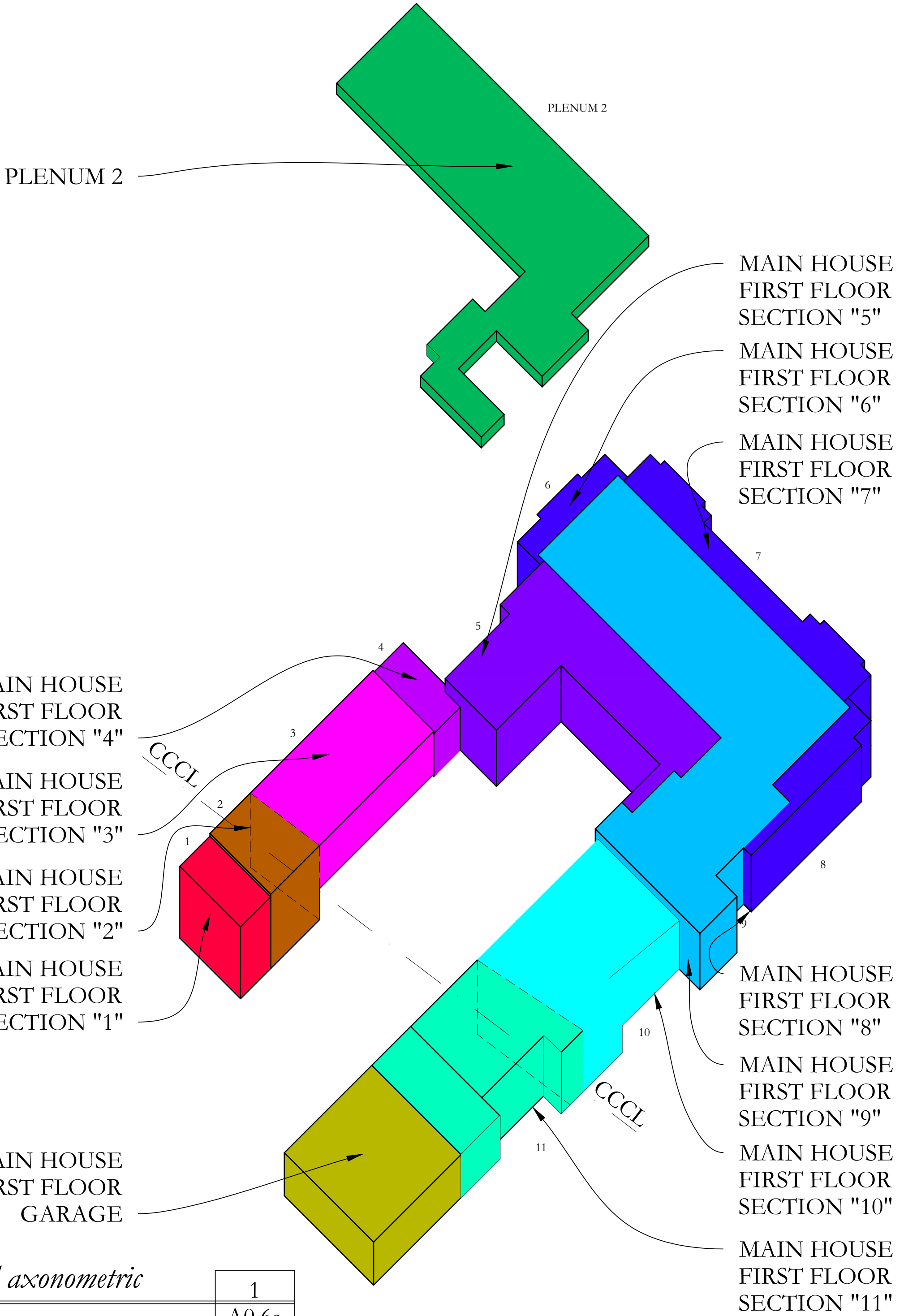
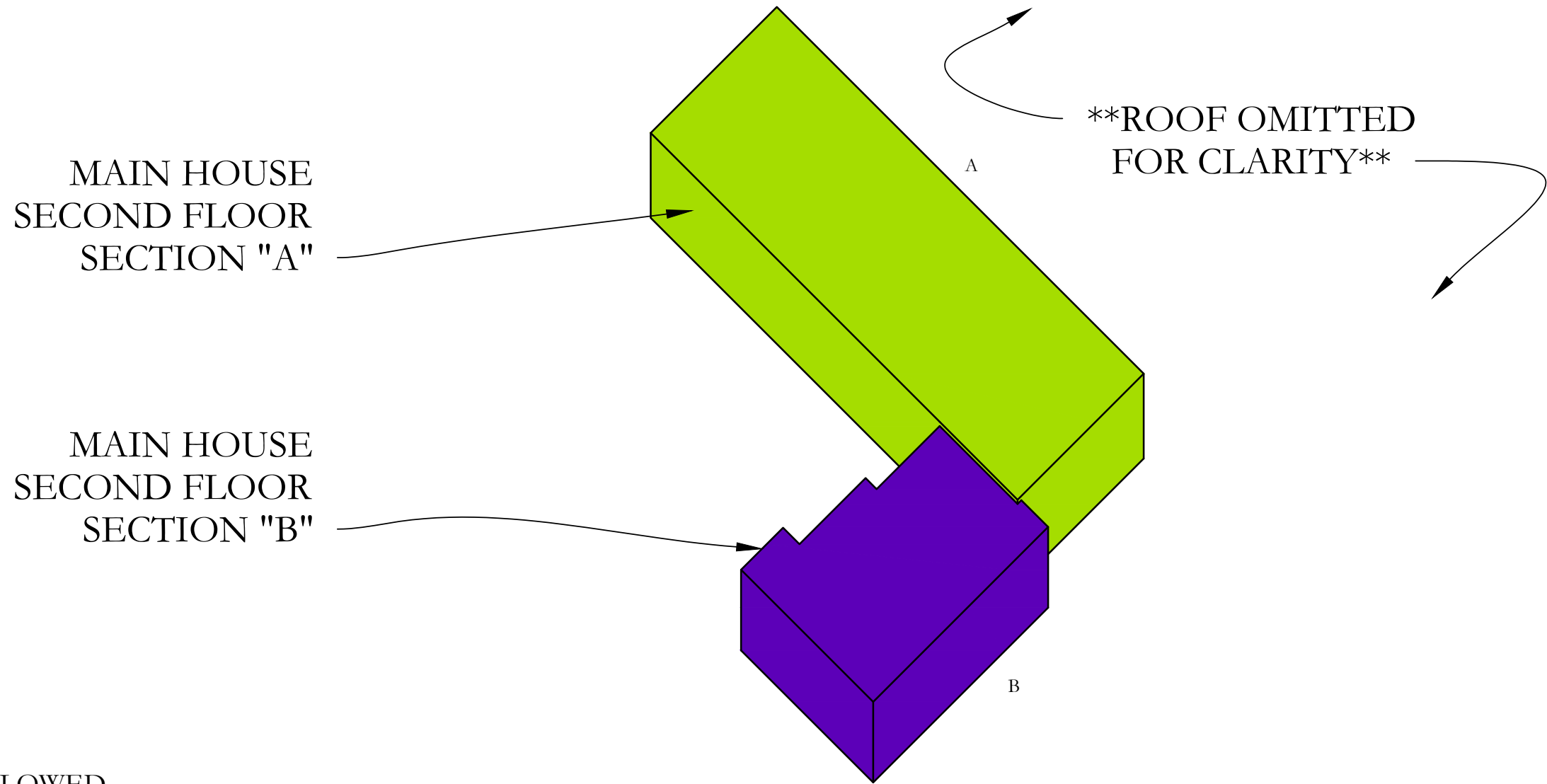
	SECTION A - EXTERIOR WALL HEIGHT = 8'-0" - FLOOR AREA = 1282 SF - VOLUME = (1282 SF)(8 FT) = <u>10,256 CUBIC FEET</u>
	SECTION B - EXTERIOR WALL HEIGHT = 8'-0" - FLOOR AREA = 481 SF - VOLUME = (481 SF)(8 FT) = <u>3,848 CUBIC FEET</u>

TOTALS

ENCLOSED VOLUME = 59,269 CUBIC FEET

59,269 CUBIC FEET INTERIOR VOLUME PROPOSED > 91,868 CUBIC FEET INTERIOR VOLUME ALLOWED

CCR = 88,629 / 23,800 = 2.49 < 3.86



exploded axonometric

$\frac{1}{16}" = 1'-0"$

1
A0.6a

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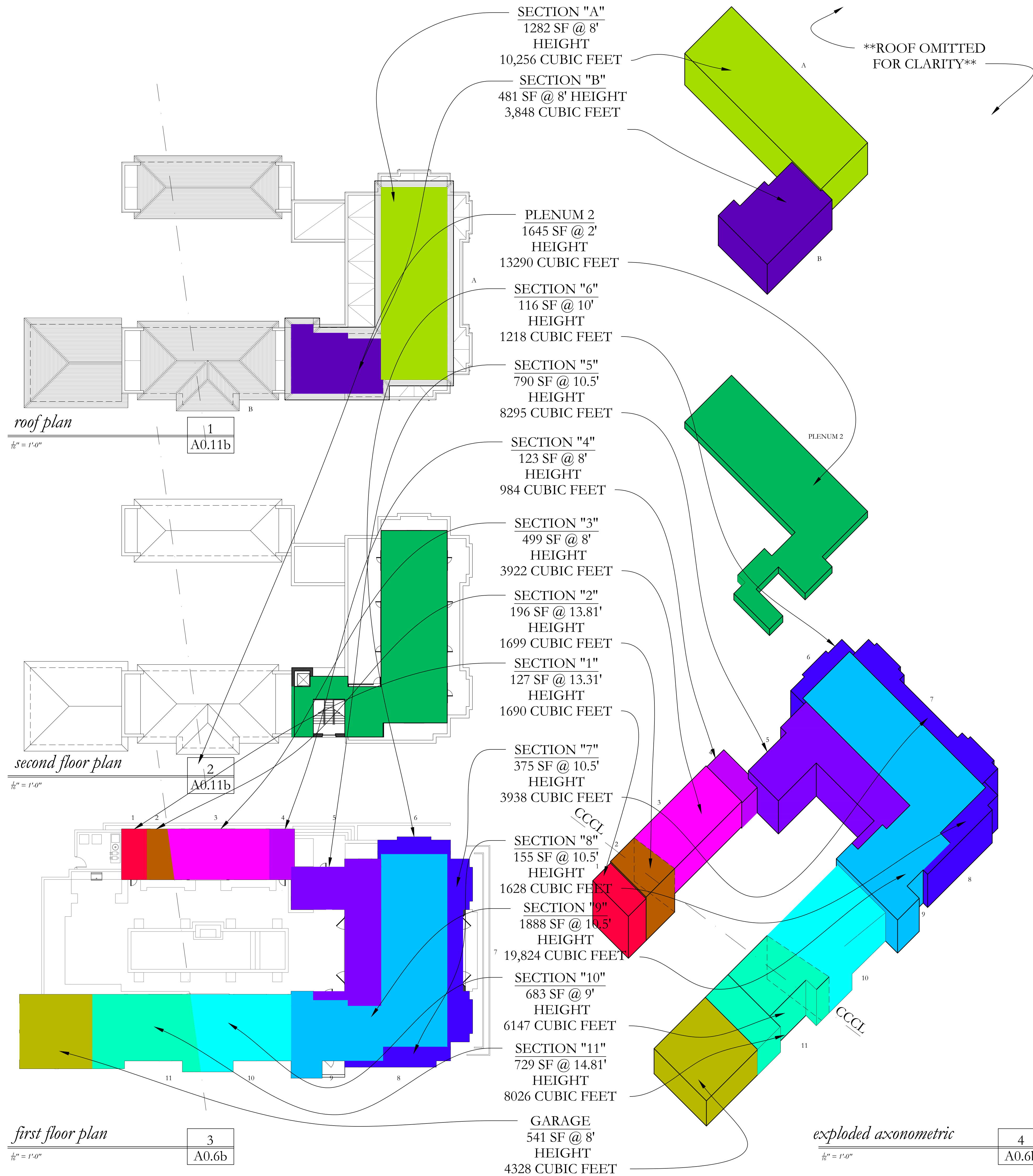
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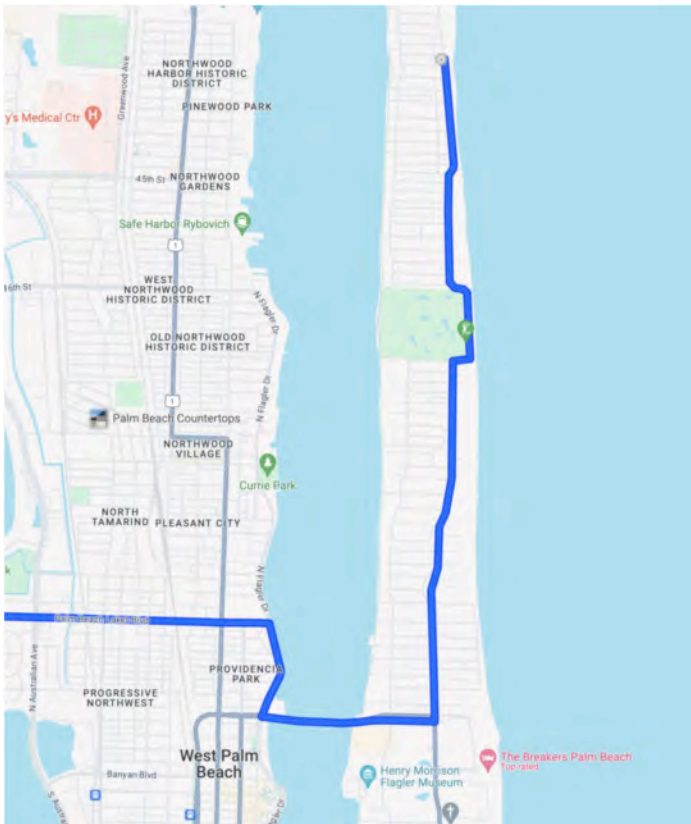
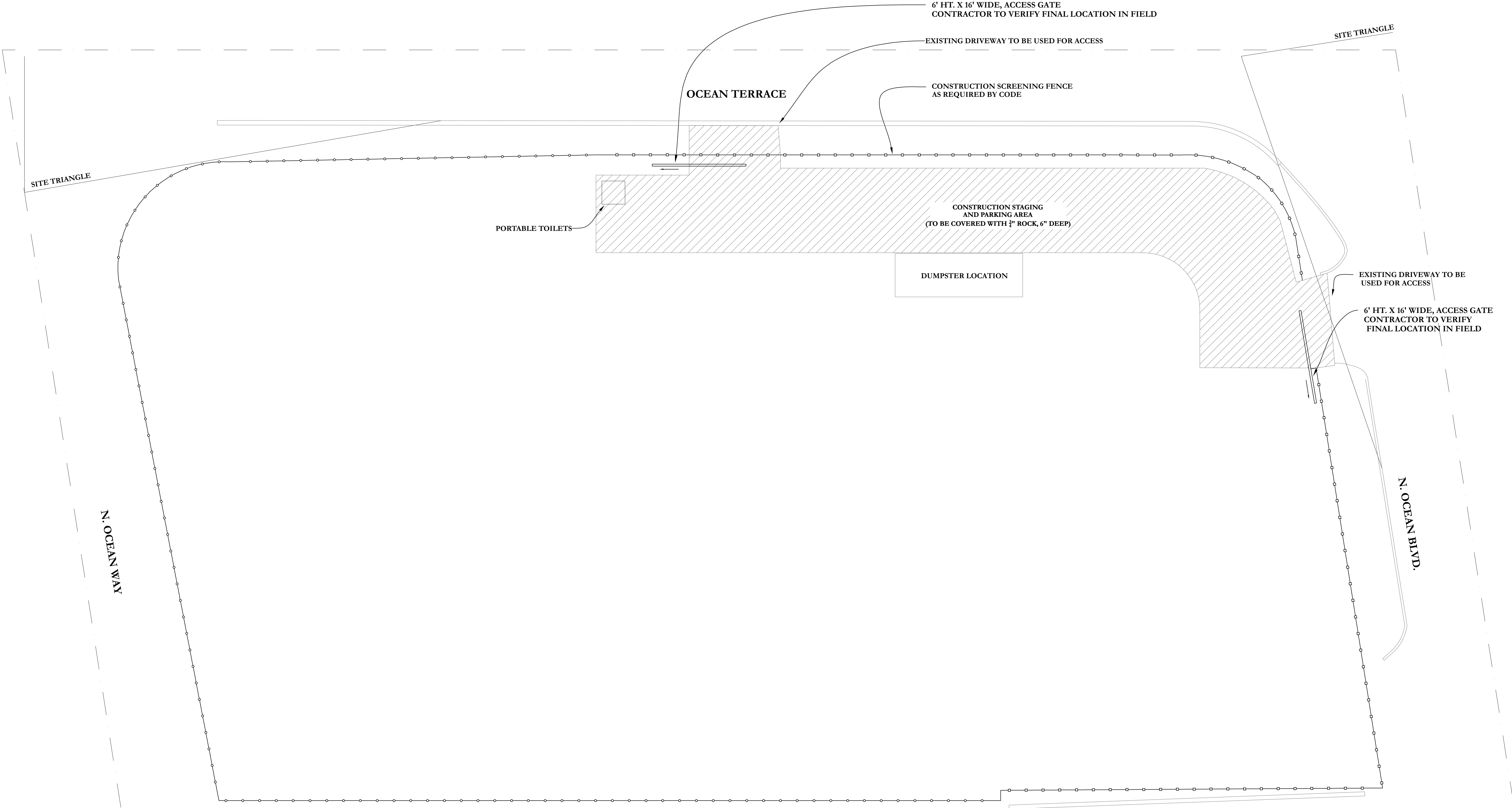
FIRST DEFERRAL
ZONING DIAGRAMS -
CCR DIAGRAMS

TITLE

A0.6a

SHEET No





TRUCK ROUTE MAP & LOGISTICS

MAXIMUM TRUCK SIZE: 8.5' W X 54' L
BEST ROUTH TO PROPERTY:
FLAGLER MEMORIAL BRIDGE TO NORTH COUNTRY RD.,
CONTINUE TO 1330 N. OCEAN BLVD.

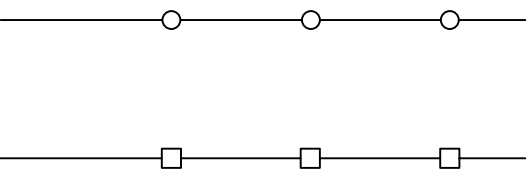
ESTIMATED NUMBER OF TRIPS: 60

first floor plan

1/8" = 1'-0"

1
A0.7

FENCE KEY:



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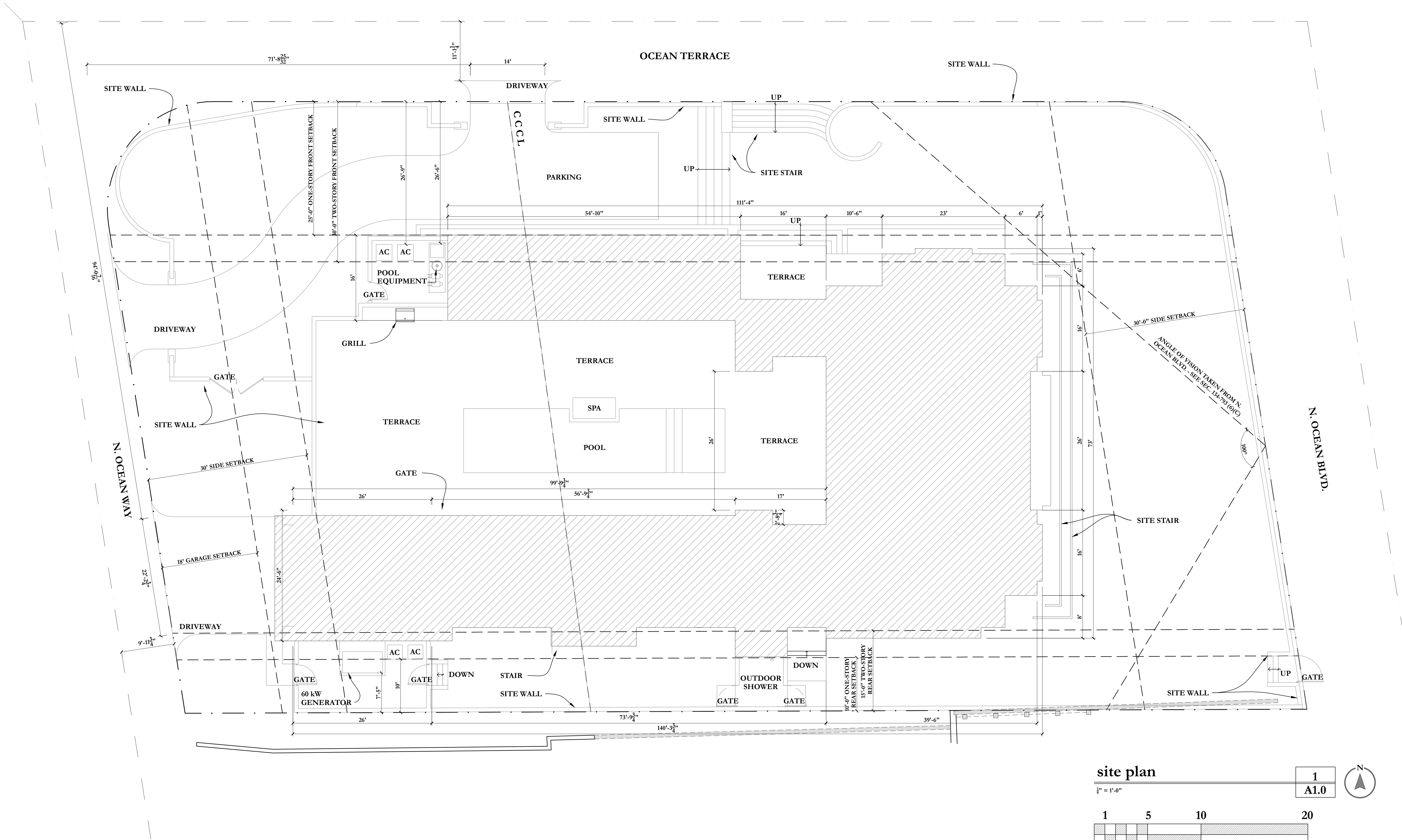
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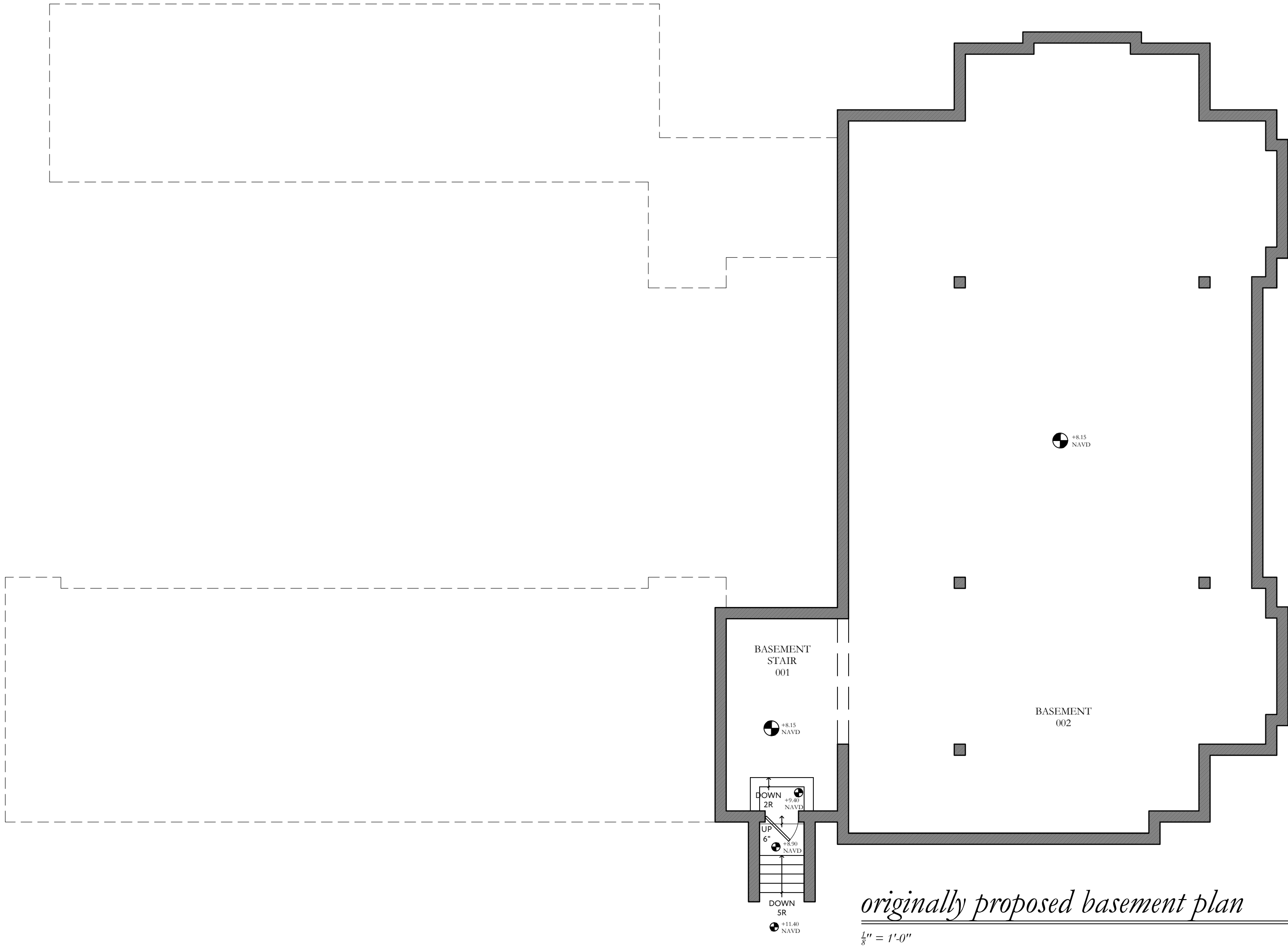
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FIRST DEFERRAL
CONSTRUCTION
LOGISTICS AND
STAGING PLAN

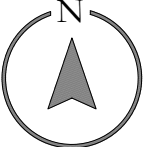
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originally proposed basement plan

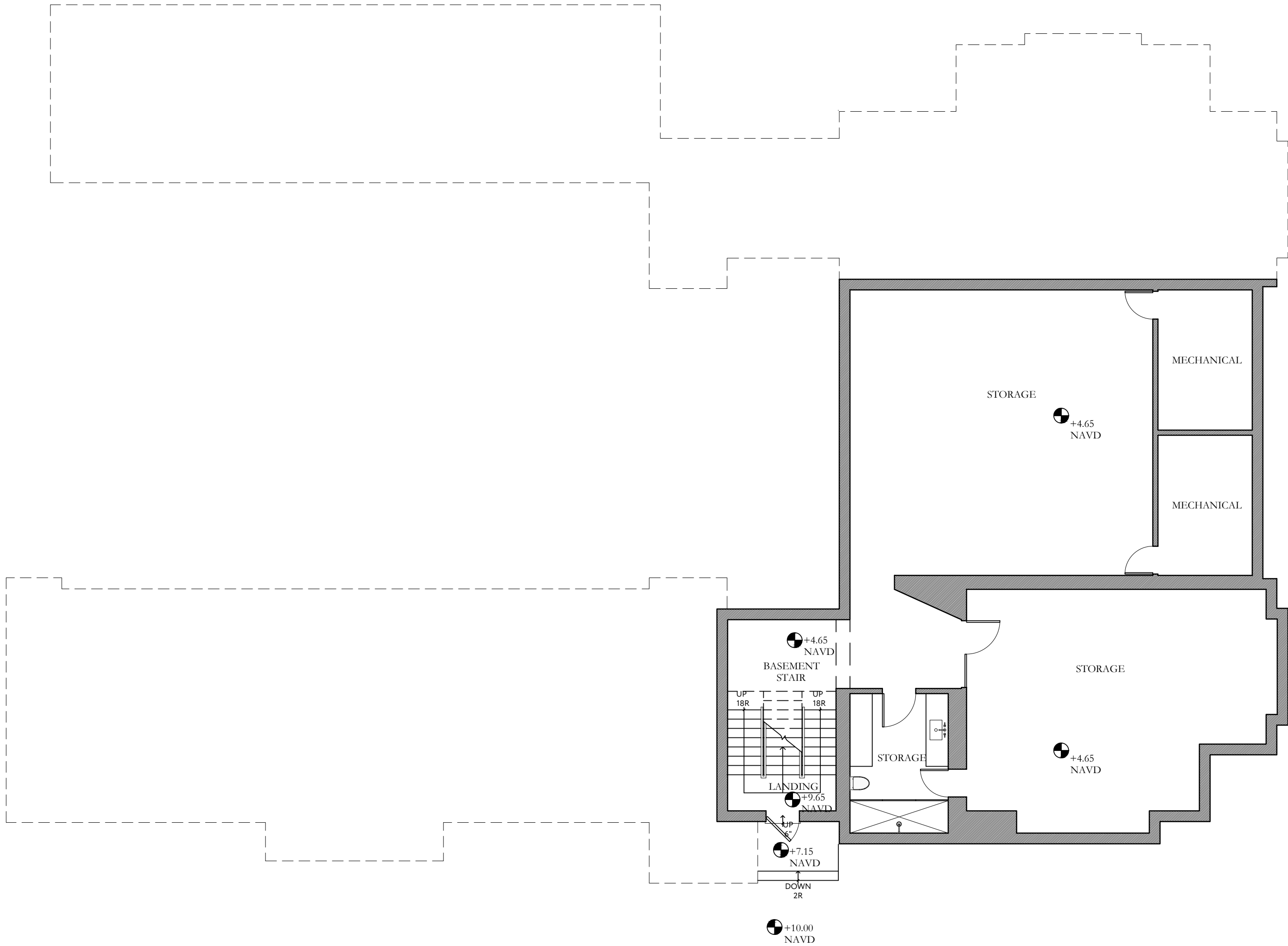
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A1.0



FLOOD ZONE X

PLAN AREA INFORMATION

1ST FLOOR:	5,286 SQ FT
2ND FLOOR:	2,921 SQ FT
GARAGE:	637 SQ FT
HOUSE TOTAL:	8,844 SQ FT
BASEMENT:	2,899 SQ FT
GRAND TOTAL:	11,743 SQ FT



basement plan

1
A1.0



FLOOD ZONE X

PLAN AREA INFORMATION

1ST FLOOR:	5,465 SQ FT
2ND FLOOR:	1,765 SQ FT
GARAGE:	541 SQ FT
HOUSE TOTAL:	7,771 SQ FT
BASEMENT:	2,126 SQ FT
GRAND TOTAL:	9,841 SQ FT

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a new house

for

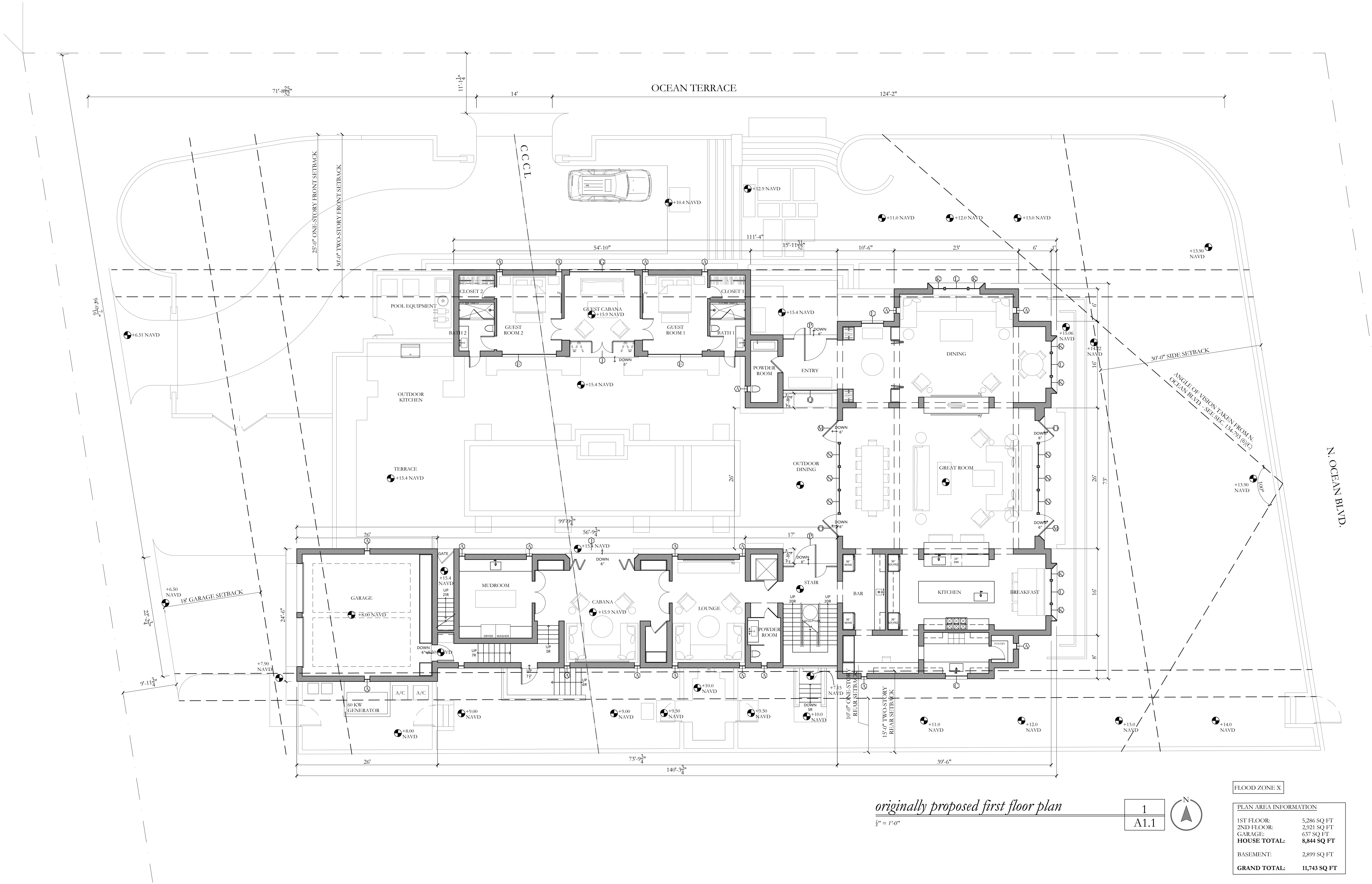
1330 N. OCEAN BLVD.
PALM BEACH, FL 33480

ARC-24-051

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04.15.2024
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FIRST DEFERRAL

A1.0



originally proposed first floor plan

$\frac{1}{8}'' = 1'-0''$

1
A1.1



FLOOD ZONE X

PLAN AREA INFORMATION

1ST FLOOR:	5,286 SQ FT
2ND FLOOR:	2,921 SQ FT
GARAGE:	637 SQ FT
HOUSE TOTAL:	8,844 SQ FT
BASEMENT:	2,899 SQ FT
GRAND TOTAL:	11,743 SQ FT

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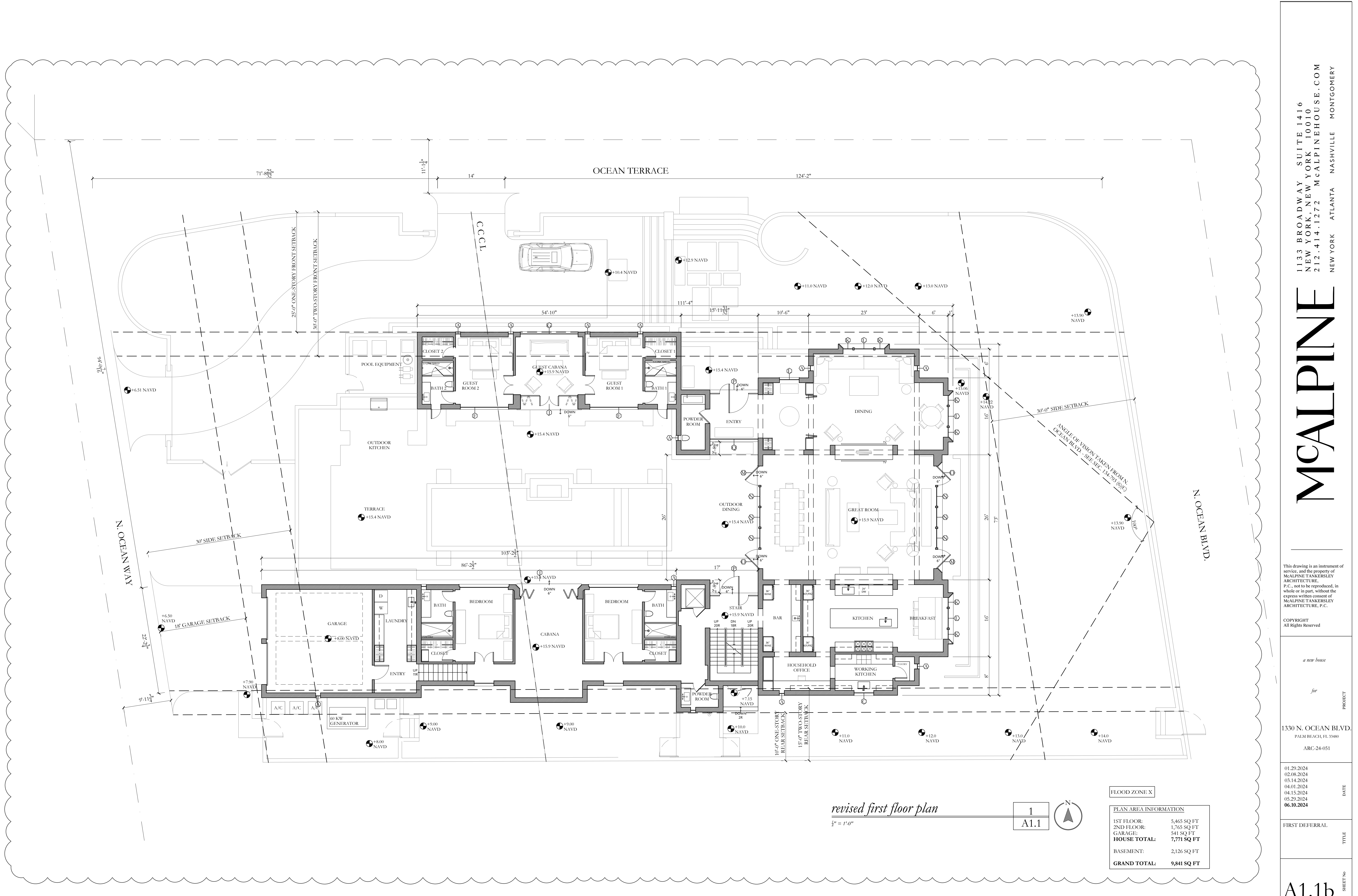
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FIRST DEFERRAL

A1.1a



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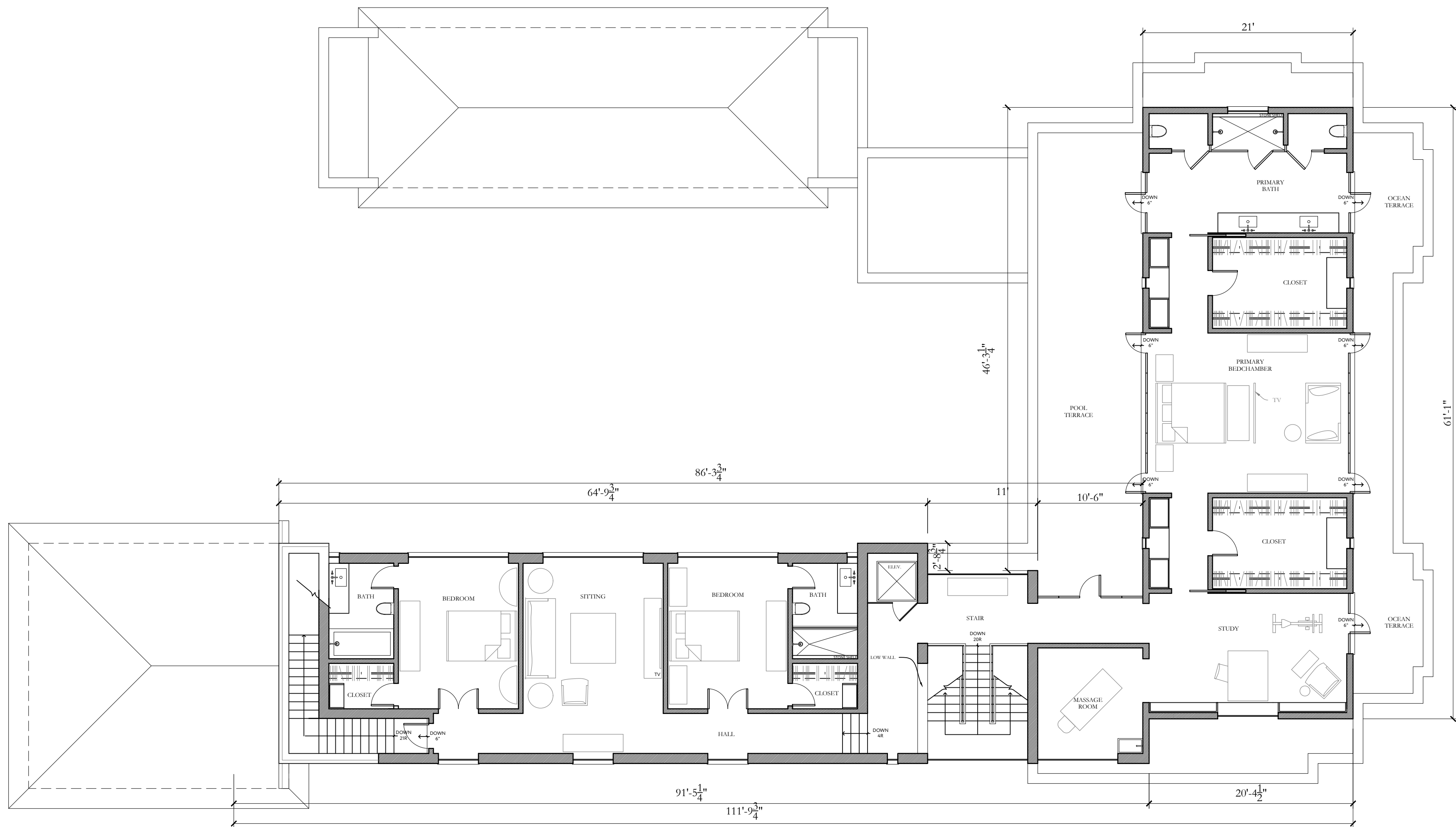
PALM BEACH, FL 33480

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04.01.2024
04.15.2024
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FIRST DEFERRAL

A1.1b



originally proposed second floor plan

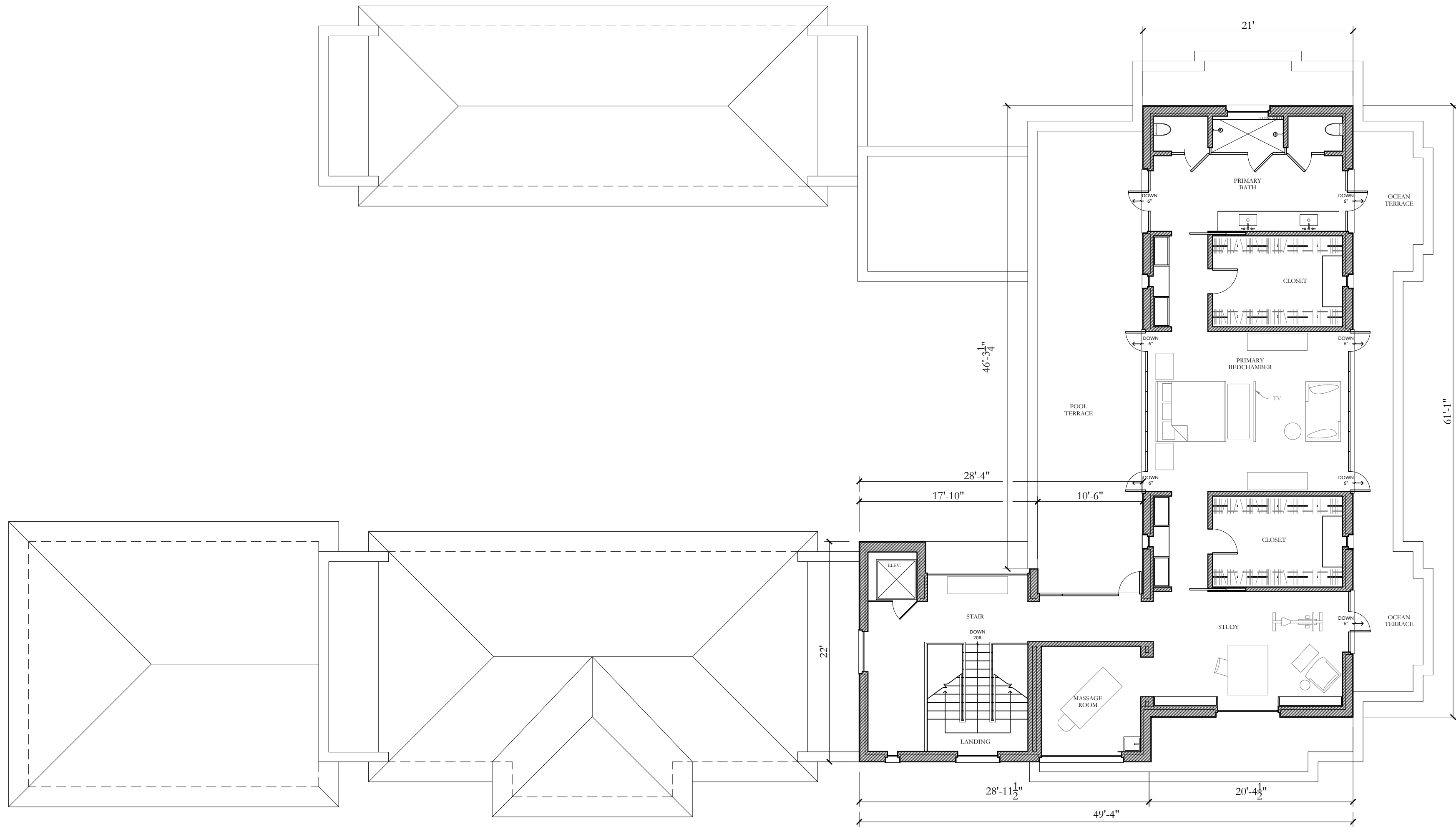
1/8" = 1'-0"

1
A1.2



FLOOD ZONE X

PLAN AREA INFORMATION	
1ST FLOOR:	5,286 SQ FT
2ND FLOOR:	2,921 SQ FT
GARAGE:	637 SQ FT
HOUSE TOTAL:	8,844 SQ FT
BASEMENT:	2,899 SQ FT
GRAND TOTAL:	11,743 SQ FT



revised second floor plan

1/8" = 1'-0"

1
A1.2



FLOOD ZONE X

PLAN AREA INFORMATION	
1ST FLOOR:	5,465 SQ FT
2ND FLOOR:	1,765 SQ FT
GARAGE:	541 SQ FT
HOUSE TOTAL:	7,771 SQ FT
BASEMENT:	2,126 SQ FT
GRAND TOTAL:	9,841 SQ FT

PLAN KEY	
	SAFETY GLASS
	SMOKE & CARBON MONOXIDE DETECTOR
	DOWNSPOUT
	RAIN CHAIN

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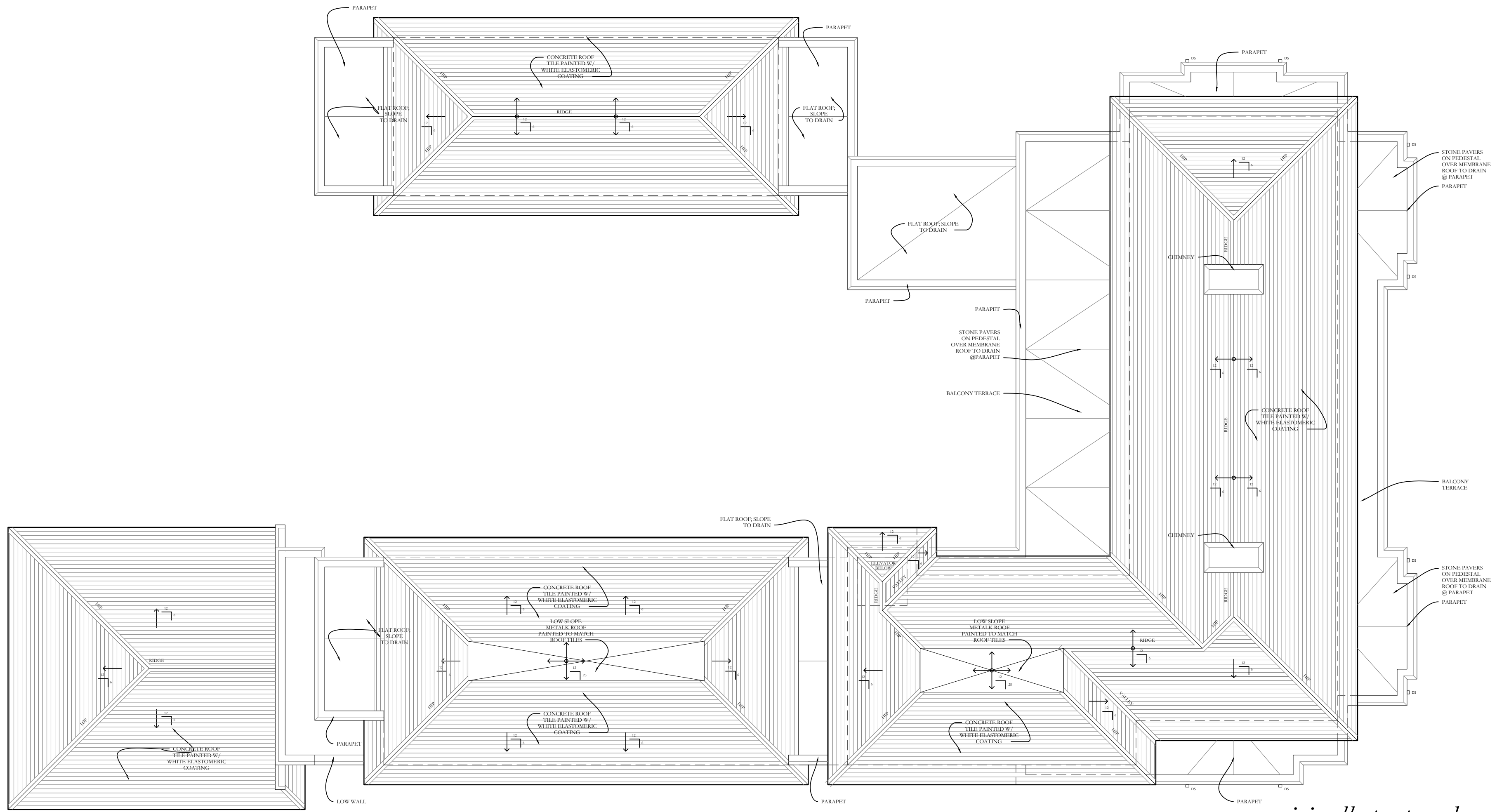
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FIRST DEFERRAL

TITLE

SHEET NO

A1.2



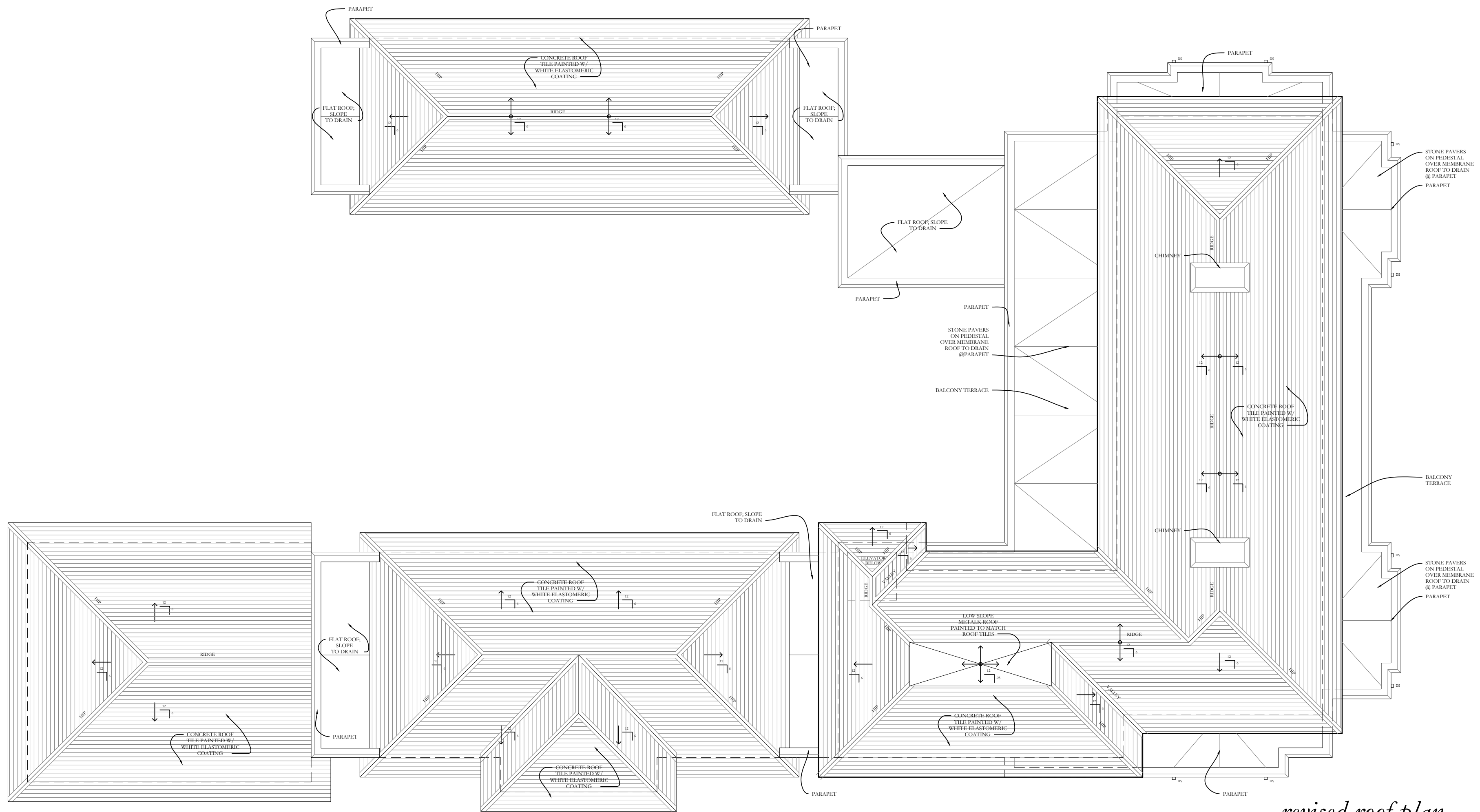
originally proposed roof plan
 $\frac{1}{8}'' = 1'-0''$

1
A1.3



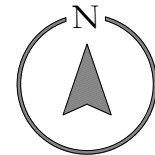
FLOOD ZONE X

PLAN AREA INFORMATION	
1ST FLOOR:	5,286 SQ FT
2ND FLOOR:	2,921 SQ FT
GARAGE:	637 SQ FT
HOUSE TOTAL:	8,844 SQ FT
BASEMENT:	2,899 SQ FT
GRAND TOTAL:	11,743 SQ FT



revised roof plan
 $\frac{1}{8}'' = 1'-0''$

1
A1.3



FLOOD ZONE X

PLAN AREA INFORMATION	
1ST FLOOR:	5,465 SQ FT
2ND FLOOR:	1,765 SQ FT
GARAGE:	541 SQ FT
HOUSE TOTAL:	7,771 SQ FT
BASEMENT:	2,126 SQ FT
GRAND TOTAL:	9,841 SQ FT

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DATE

FIRST DEFERRAL
ROOF PLAN

TITLE

A1.3

SHEET No

FINISHES:

STUCCO: SHERWIN WILLIAMS PEARLY WHITE SW-7009
PAINTED OR INHERENT COLORATION TO MATCH

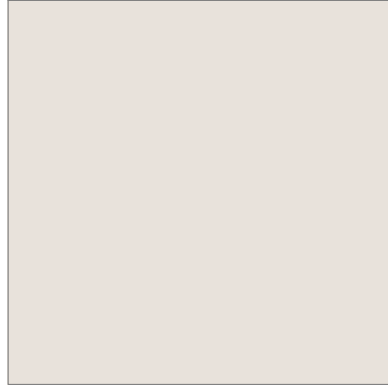
ROOF: SMOOTH FLAT CONCRETE ROOF TILE, PAINTED
W/ WHITE ELASTOMERIC ROOF COATING

ENTRY LANTERN: CUSTOM LANTERN BY BEVELO

OTHER LANTERNS: BEVOLO MODERNIST ORIGINAL
BRACKET

COLOR SWATCHES

STUCCO: SHERWIN WILLIAMS
PEARLY WHITE SW-7009
PAINTED OR INHERENT
COLORATION TO MATCH



ROOF: SMOOTH FLAT
CONCRETE ROOF TILE,
PAINTED W/ WHITE
ELASTOMERIC ROOF COATING

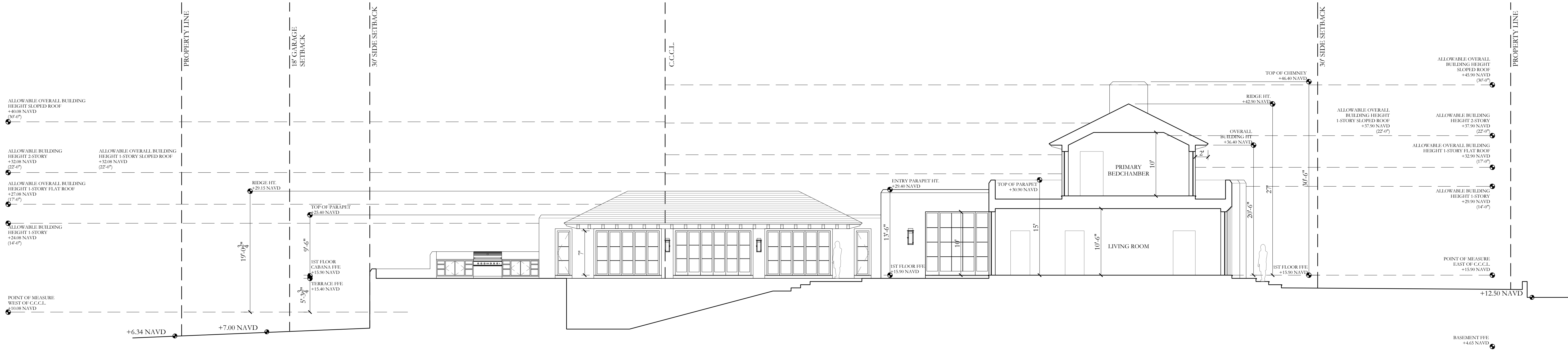


north ocean boulevard elevation

$\frac{1}{8}'' = 1'-0''$

1

A2.1



guest wing poolside elevation

$\frac{1}{8}'' = 1'-0''$

2

A2.1

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FIRST DEFERRAL
ELEVATIONS

TITLE

A2.1

SHEET No

FINISHES:

STUCCO: SHERWIN WILLIAMS PEARLY WHITE SW-7009
PAINTED OR INHERENT COLORATION TO MATCH

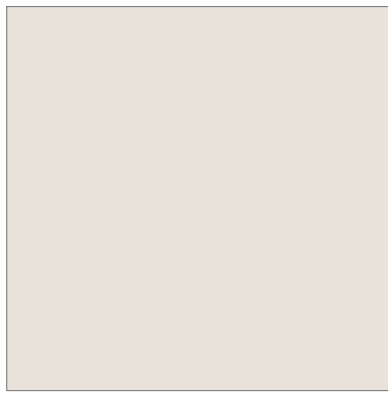
ROOF: SMOOTH FLAT CONCRETE ROOF TILE, PAINTED
W/ WHITE ELASTOMERIC ROOF COATING

ENTRY LANTERN: CUSTOM LANTERN BY BEVELO

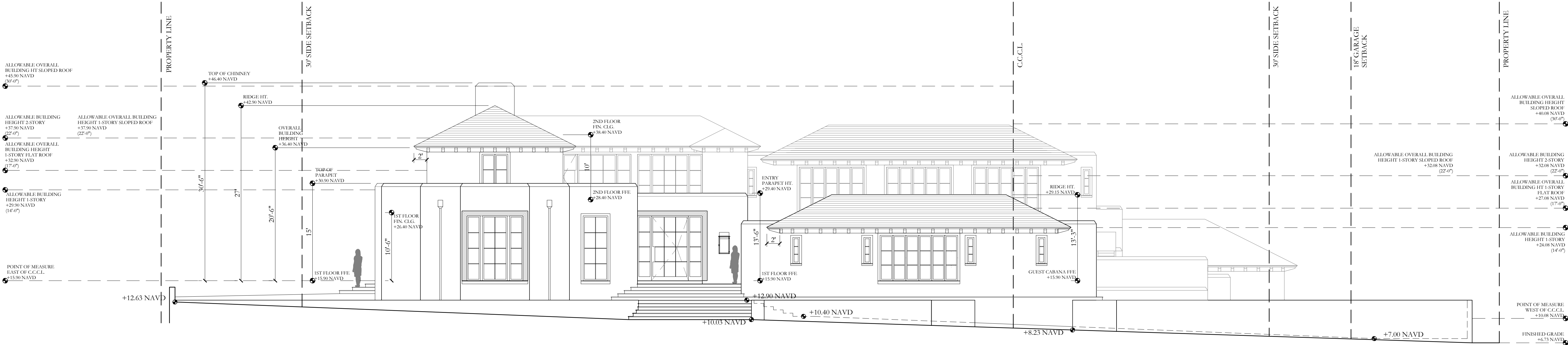
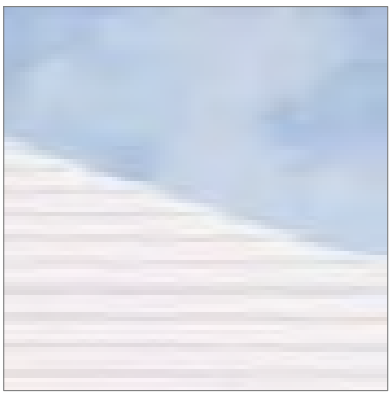
OTHER LANTERNS: BEVOLO MODERNIST ORIGINAL
BRACKET

COLOR SWATCHES

STUCCO: SHERWIN WILLIAMS
PEARLY WHITE SW-7009
PAINTED OR INHERENT
COLORATION TO MATCH



ROOF: SMOOTH FLAT
CONCRETE ROOF TILE,
PAINTED W/ WHITE
ELASTOMERIC ROOF COATING

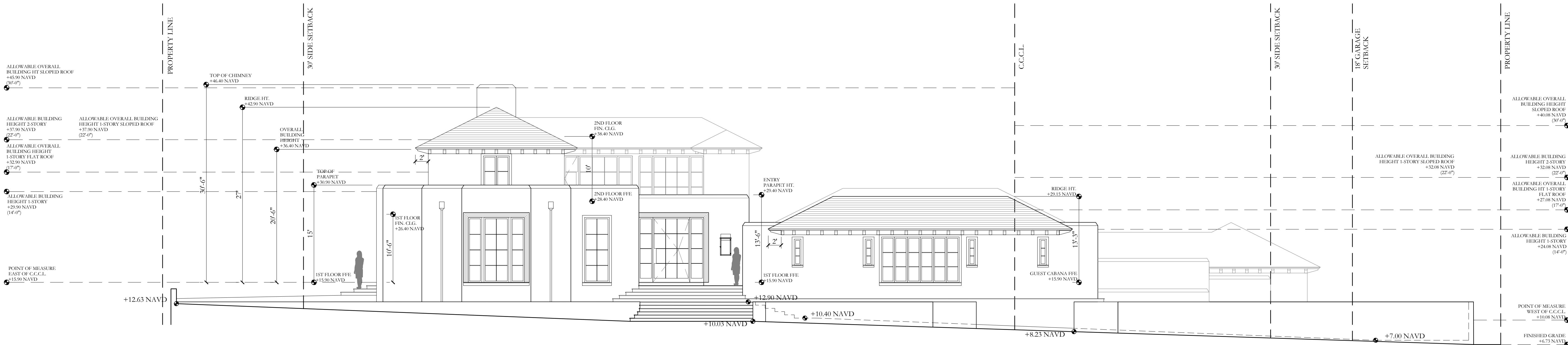


originally proposed ocean terrace elevation

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

1

A2.2



revised ocean terrace elevation

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

2

A2.2

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FIRST DEFERRAL
ELEVATIONS

TITLE

A2.2

SHEET NO

FINISHES:

STUCCO: SHERWIN WILLIAMS PEARLY WHITE SW-7009
PAINTED OR INHERENT COLORATION TO MATCH

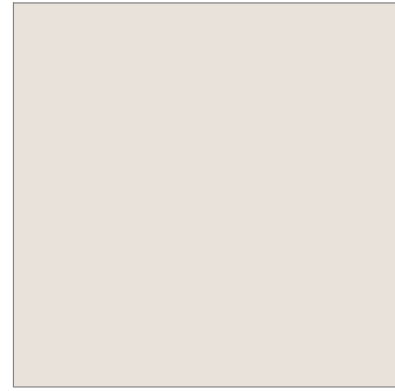
ROOF: SMOOTH FLAT CONCRETE ROOF TILE, PAINTED
W/ WHITE ELASTOMERIC ROOF COATING

ENTRY LANTERN: CUSTOM LANTERN BY BEVELO

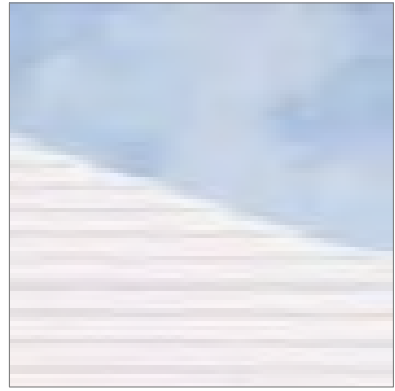
OTHER LANTERNS: BEVELO MODERNIST ORIGINAL
BRACKET

COLOR SWATCHES

STUCCO: SHERWIN WILLIAMS
PEARLY WHITE SW-7009
PAINTED OR INHERENT
COLORATION TO MATCH



ROOF: SMOOTH FLAT
CONCRETE ROOF TILE,
PAINTED W/ WHITE
ELASTOMERIC ROOF COATING



originally proposed kids' wing poolside elevation

1/8" = 1'-0"

1
A2.2



revised kids' wing poolside elevation

1/8" = 1'-0"

2
A2.3

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FIRST DEFERRAL
ELEVATIONS

TITLE

A2.3

SHEET NO

FINISHES:

STUCCO: SHERWIN WILLIAMS PEARLY WHITE SW-7009
PAINTED OR INHERENT COLORATION TO MATCH

ROOF: SMOOTH FLAT CONCRETE ROOF-TILE, PAINTED
W/ WHITE ELASTOMERIC ROOF COATING

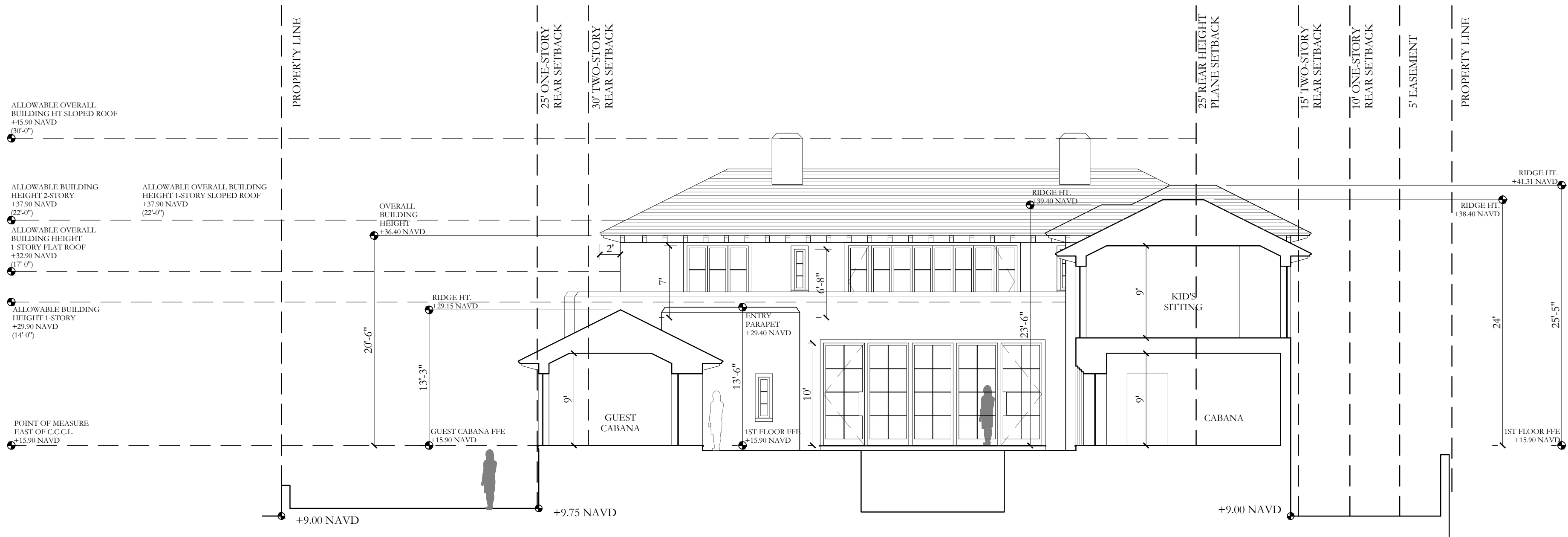
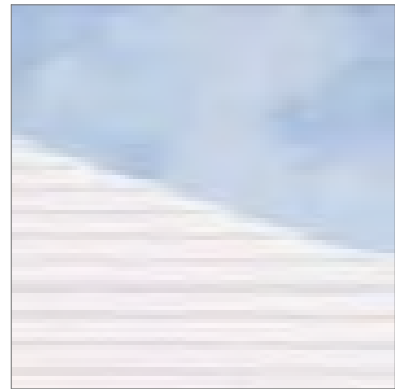
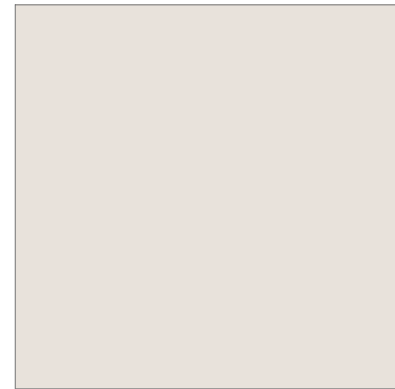
ENTRY LANTERN: CUSTOM LANTERN BY BEVELO

OTHER LANTERNS: BEVOLO MODERNIST ORIGINAL
BRACKET

COLOR SWATCHES

STUCCO: SHERWIN WILLIAMS
PEARLY WHITE SW-7009
PAINTED OR INHERENT
COLORATION TO MATCH

ROOF: SMOOTH FLAT
CONCRETE ROOF-TILE,
PAINTED W/ WHITE
ELASTOMERIC ROOF COATING

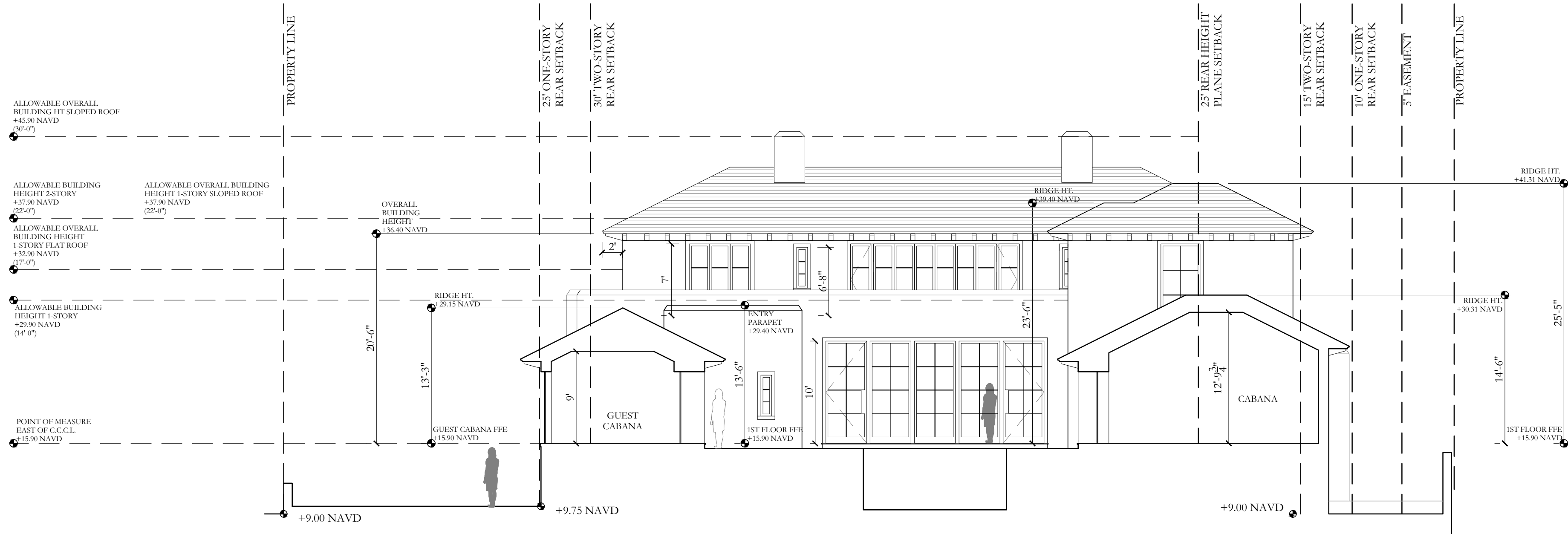


originally proposed covered terrace & primary suite poolside elevation

$\frac{1}{8}'' = 1'-0''$

1

A2.4



revised covered terrace & primary suite poolside elevation

$\frac{1}{8}'' = 1'-0''$

2

A2.4

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FIRST DEFERRAL
ELEVATIONS

TITLE

A2.4

SHEET NO

FINISHES:

STUCCO-SHERWIN WILLIAMS PEARLY WHITE SW-7009
PAINTED OR INHERENT COLORATION TO MATCH

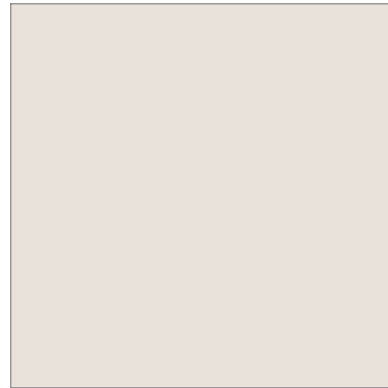
ROOF: SMOOTH FLAT CONCRETE ROOF TILE, PAINTED
W/ WHITE ELASTOMERIC ROOF COATING

ENTRY LANTERN: CUSTOM LANTERN BY BEVELO

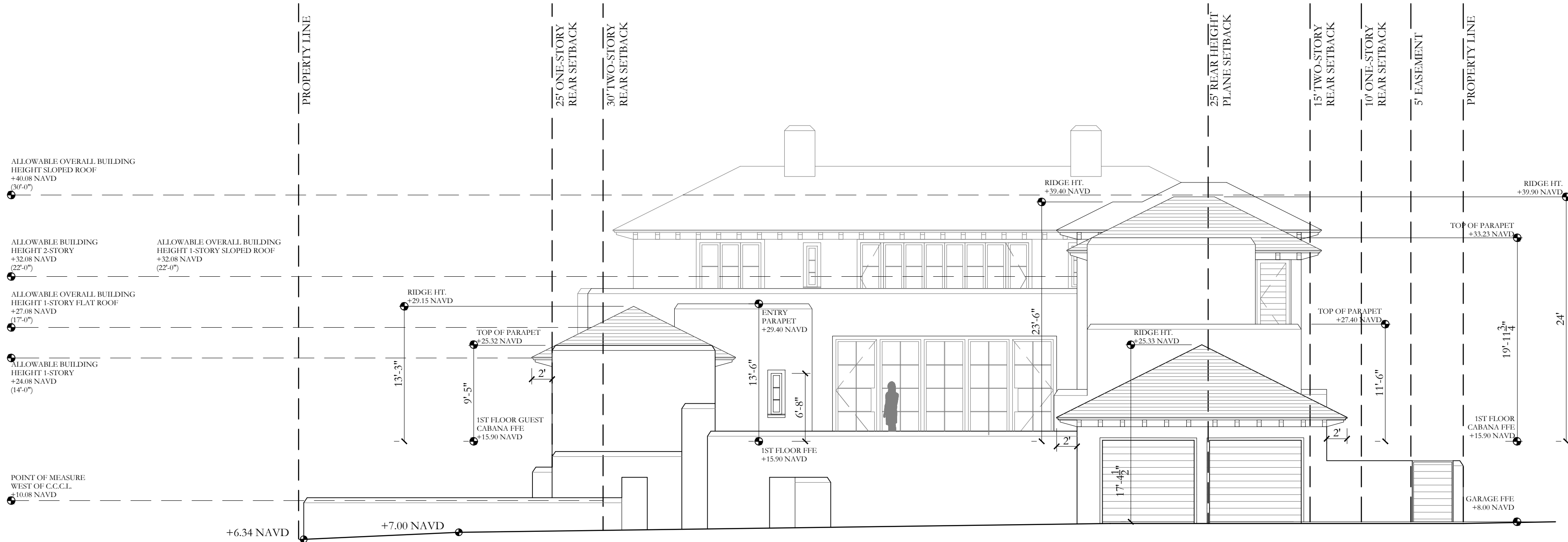
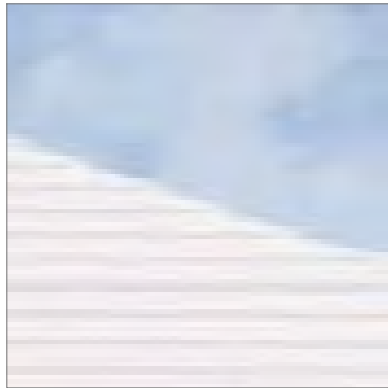
OTHER LANTERNS: BEVOLO MODERNIST ORIGINAL
BRACKET

COLOR SWATCHES

STUCCO: SHERWIN WILLIAMS
PEARLY WHITE SW-7009
PAINTED OR INHERENT
COLORATION TO MATCH



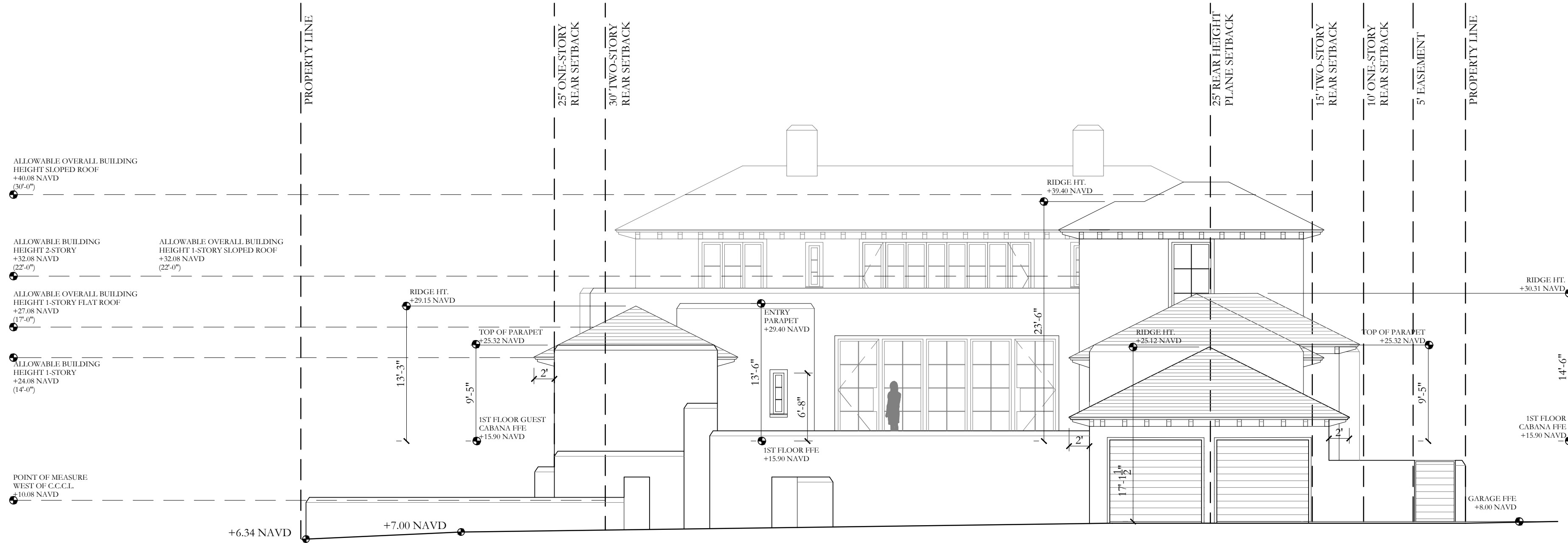
ROOF: SMOOTH FLAT
CONCRETE ROOF TILE,
PAINTED W/ WHITE
ELASTOMERIC ROOF COATING



originally proposed north ocean way elevation

$\frac{1}{8}'' = 1'-0''$

1
A2.5



revised north ocean way elevation

$\frac{1}{8}'' = 1'-0''$

2
A2.5

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FIRST DEFERRAL
ELEVATIONS

A2.5

FINISHES:

STUCCO: SHERWIN WILLIAMS PEARLY WHITE SW-7009
PAINTED OR INHERENT COLORATION TO MATCH

ROOF: SMOOTH FLAT CONCRETE ROOF TILE, PAINTED
W/ WHITE ELASTOMERIC ROOF COATING

ENTRY LANTERN: CUSTOM LANTERN BY BEVELO

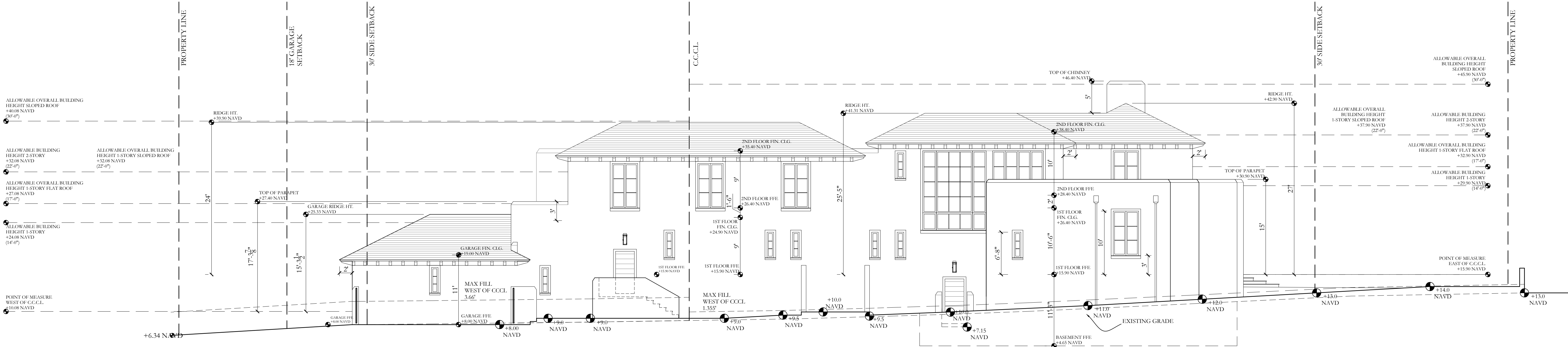
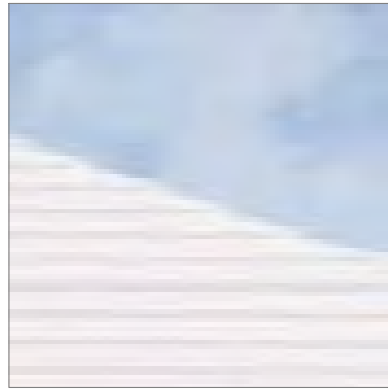
OTHER LANTERNS: BEVOLO MODERNIST ORIGINAL
BRACKET

COLOR SWATCHES

STUCCO: SHERWIN WILLIAMS
PEARLY WHITE SW-7009
PAINTED OR INHERENT
COLORATION TO MATCH



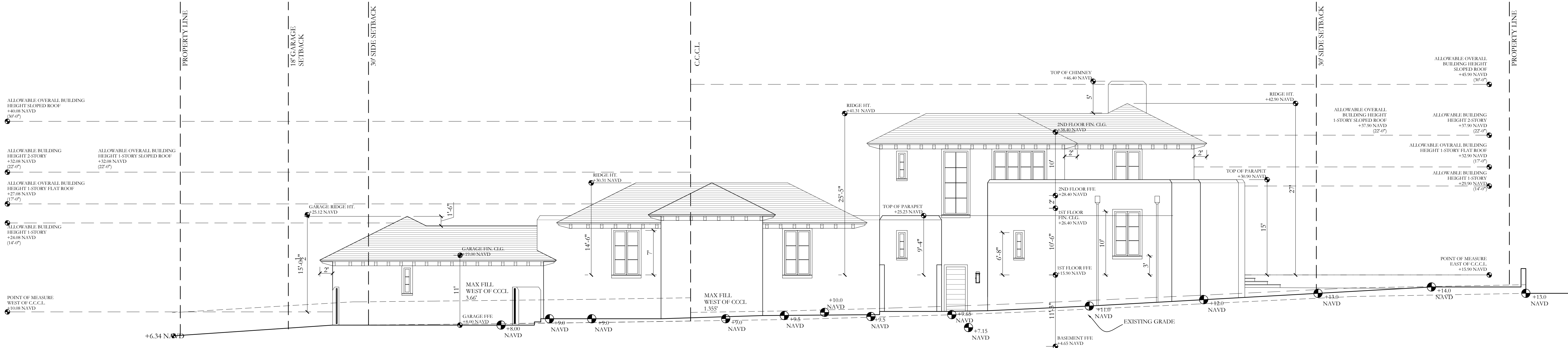
ROOF: SMOOTH FLAT
CONCRETE ROOF TILE,
PAINTED W/ WHITE
ELASTOMERIC ROOF COATING



originally proposed south (rear yard) elevation

$\frac{1}{8}'' = 1'-0''$

1
A2.6



revised south (rear yard) elevation

$\frac{1}{8}'' = 1'-0''$

2
A2.6

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FIRST DEFERRAL
ELEVATIONS

TITLE

A2.6

SHEET NO

FINISHES:

STUCCO: SHERWIN WILLIAMS PEARLY WHITE SW-7009
PAINTED OR INHERENT COLORATION TO MATCH

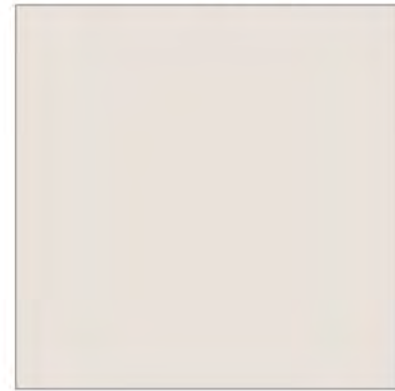
ROOF: SMOOTH FLAT CONCRETE ROOF TILE, PAINTED
W/ WHITE ELASTOMERIC ROOF COATING

ENTRY LANTERN: CUSTOM LANTERN BY BEVELO

OTHER LANTERNS: BEVOLO MODERNIST ORIGINAL
BRACKET

COLOR SWATCHES

STUCCO: SHERWIN WILLIAMS
PEARLY WHITE SW-7009
PAINTED OR INHERENT
COLORATION TO MATCH



ROOF: SMOOTH FLAT
CONCRETE ROOF TILE,
PAINTED W/ WHITE
ELASTOMERIC ROOF COATING

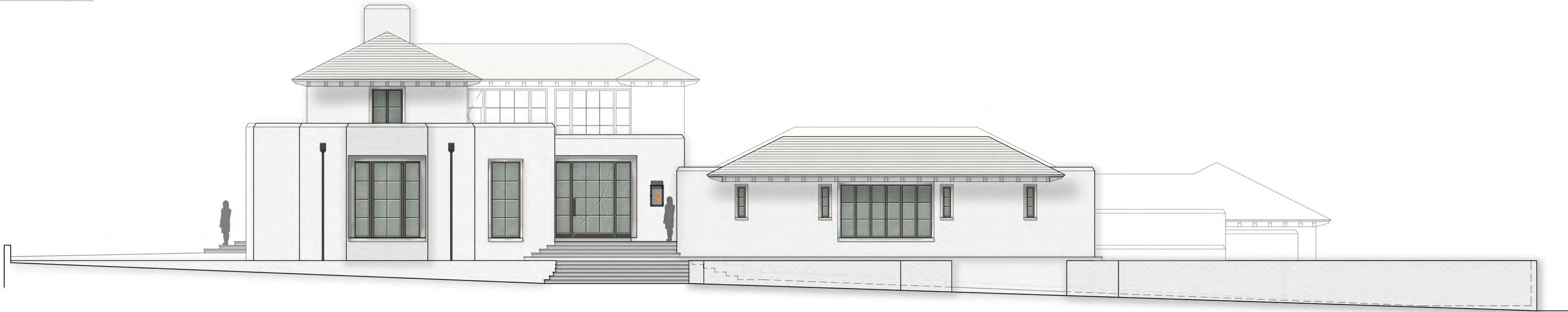


north ocean boulevard elevation

$\frac{1}{8}'' = 1'-0''$

1

A2.7



ocean terrace elevation

$\frac{1}{8}'' = 1'-0''$

2

A2.7

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FIRST DEFERRAL
RENDERED
ELEVATIONS

TITLE

A2.7

SHEET No



north ocean boulevard elevation

$\frac{1}{8}'' = 1'-0''$

1

A2.8

FINISHES:

STUCCO: SHERWIN WILLIAMS PEARLY WHITE SW-7009
PAINTED OR INHERENT COLORATION TO MATCH

ROOF: SMOOTH FLAT CONCRETE ROOF TILE, PAINTED
W/ WHITE ELASTOMERIC ROOF COATING

ENTRY LANTERN: CUSTOM LANTERN BY BEVELO

OTHER LANTERNS: BEVELO MODERNIST ORIGINAL
BRACKET

COLOR SWATCHES

STUCCO: SHERWIN WILLIAMS
PEARLY WHITE SW-7009
PAINTED OR INHERENT
COLORATION TO MATCH



ROOF: SMOOTH FLAT
CONCRETE ROOF TILE,
PAINTED W/ WHITE
ELASTOMERIC ROOF COATING



covered terrace & primary suite poolside elevation

$\frac{1}{8}'' = 1'-0''$

2

A2.8



guest wing poolside elevation

$\frac{1}{8}'' = 1'-0''$

3

A2.8

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a new house

for

PROJECT

1330 N. OCEAN BLVD.
PALM BEACH, FL 33480

ARC-24-051

01.29.2024
02.08.2024
03.14.2024
04.01.2024
04.15.2024
05.29.2024
06.10.2024

DATE

FIRST DEFERRAL
RENDERED
ELEVATIONS

TITLE

A2.8

SHEET No

FINISHES:

STUCCO: SHERWIN WILLIAMS PEARLY WHITE SW-7009
PAINTED OR INHERENT COLOR TO MATCH

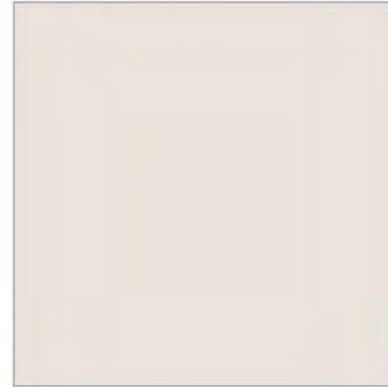
ROOF: SMOOTH FLAT CONCRETE ROOF TILE, PAINTED
W/ WHITE ELASTOMERIC ROOF COATING

ENTRY LANTERN: CUSTOM LANTERN BY BEVELO

OTHER LANTERNS: BEVOLO MODERNIST ORIGINAL
BRACKET

COLOR SWATCHES

STUCCO: SHERWIN WILLIAMS
PEARLY WHITE SW-7009
PAINTED OR INHERENT COLOR TO
MATCH



ROOF: SMOOTH FLAT
CONCRETE ROOF TILE,
PAINTED W/ WHITE
ELASTOMERIC ROOF COATING



north ocean way elevation

$\frac{1}{8}'' = 1'-0''$

1

A2.9



south (rear yard) elevation

$\frac{1}{8}'' = 1'-0''$

2

A2.9

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01.29.2024
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06.10.2024

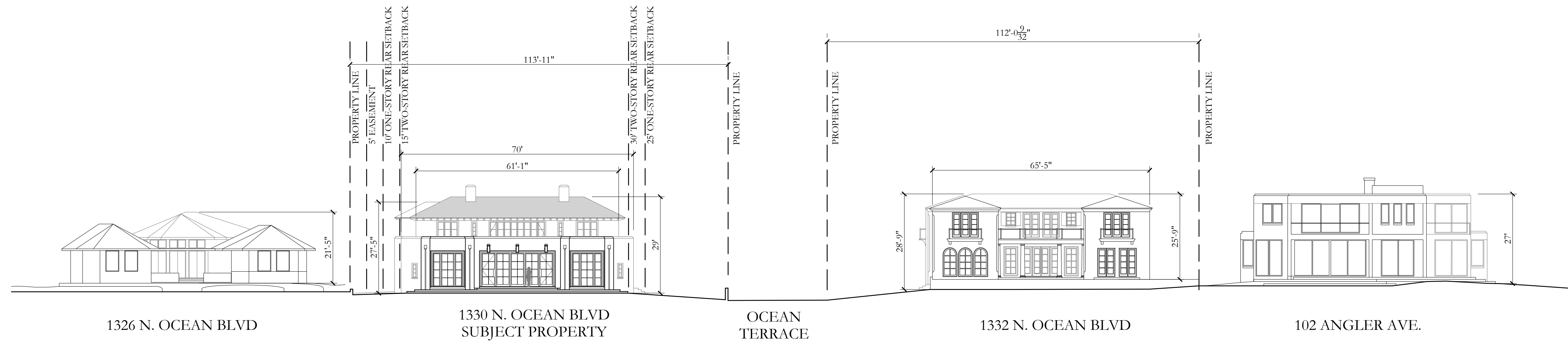
DATE

FIRST DEFERRAL.
RENDERED
ELEVATIONS

TITLE

A2.9

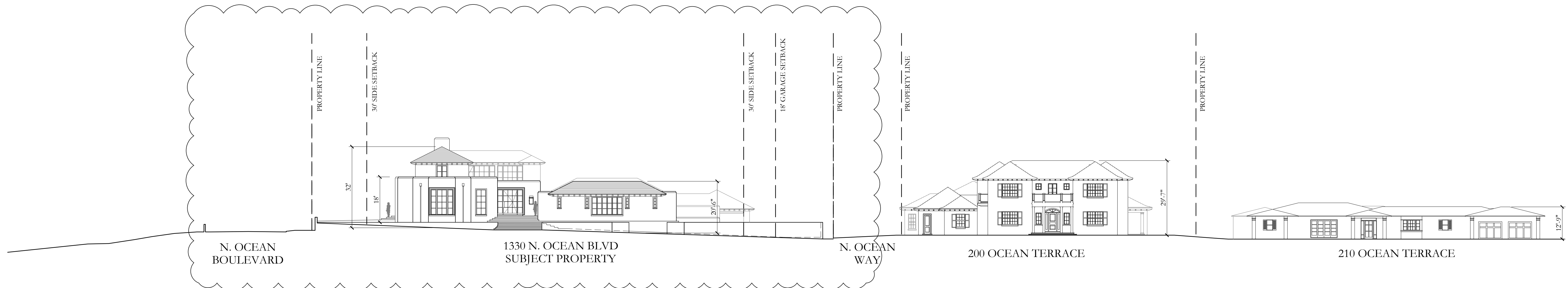
SHEET No



streetscape looking west on N. Ocean Boulevard

1" = 20'

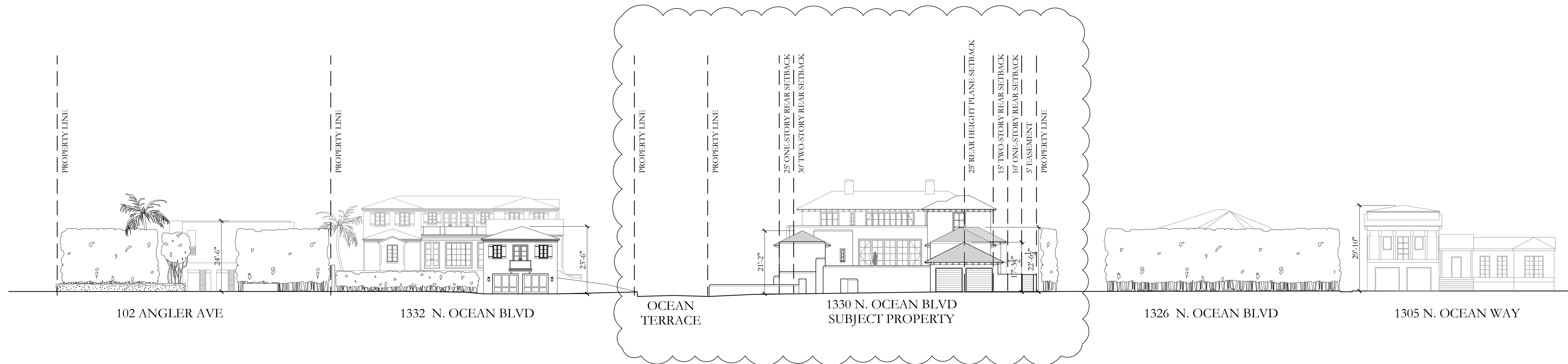
1
A2.10



streetscape looking south on Ocean Terrace

1" = 20'

2
A2.10



streetscape looking east on N. Ocean Way

1" = 20'

3
A2.10

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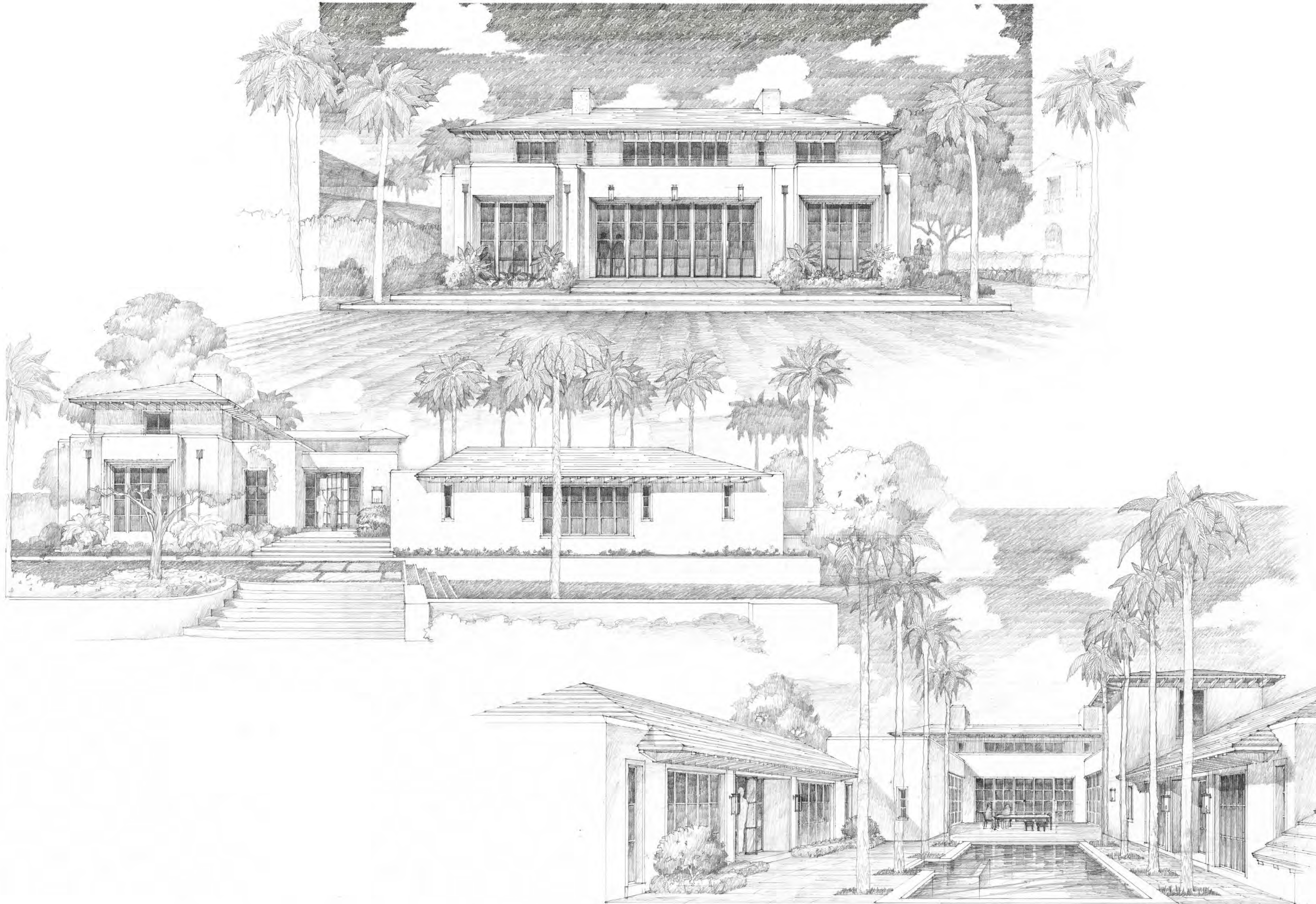
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PALM BEACH, FL 33480

ARC-24-051

01.29.2024
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04.01.2024
04.15.2024
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06.10.2024

FIRST DEFERRAL
STREETSCAPES

A2.10



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05.29.2024
06.10.2024

FIRST DEFERRAL
RENDERED
PERSPECTIVES

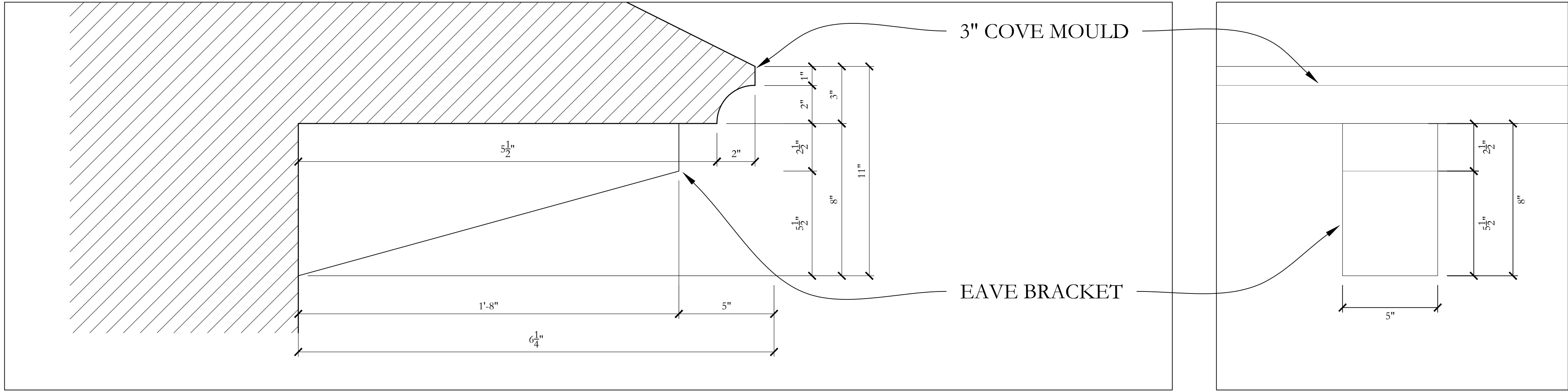
A2.14

PRODUCT

DATE

TITLE

SHEET NO

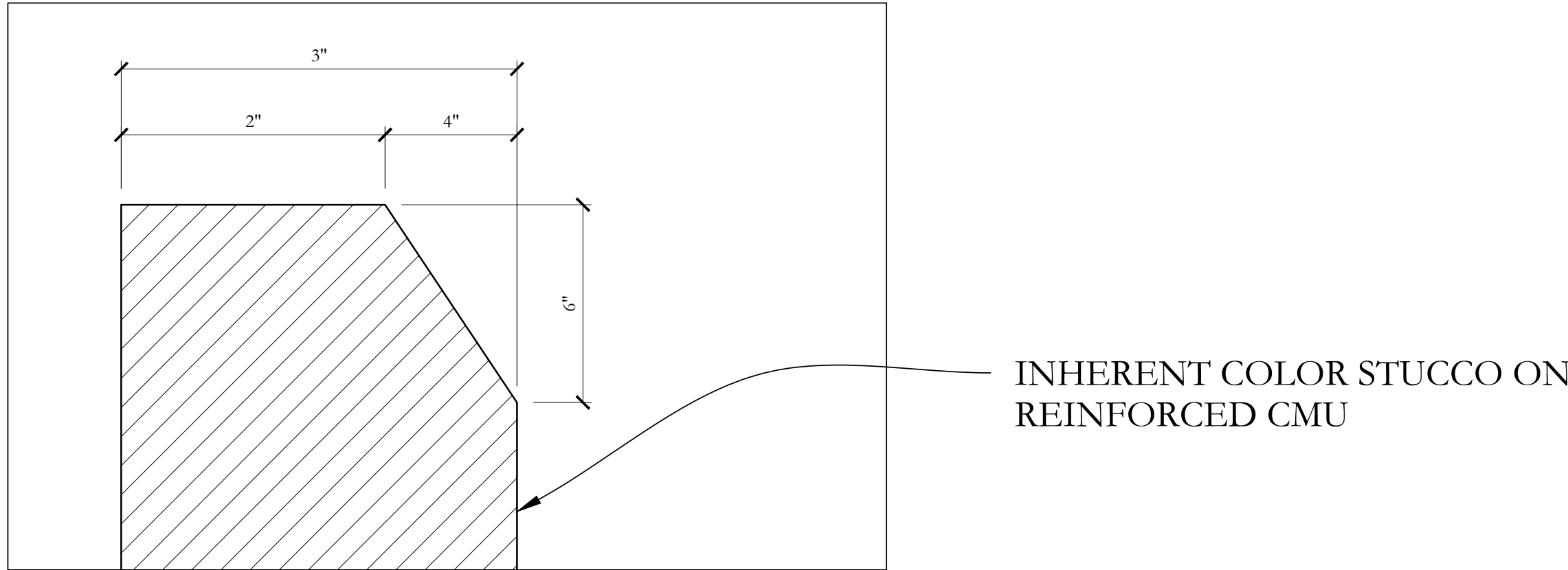


eave edge detail and bracket
3" = 1'-0"

1
A3.1a

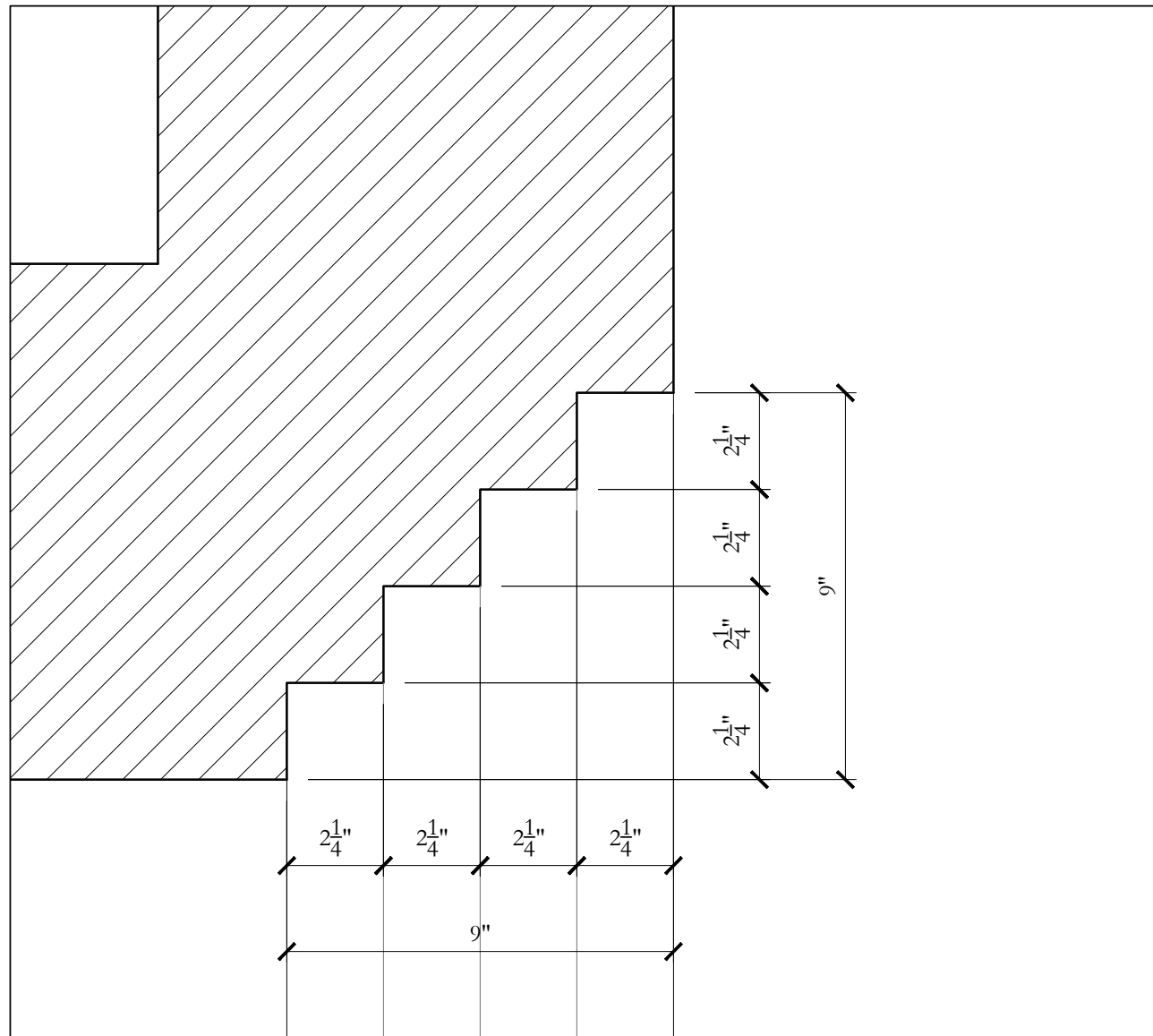
eave edge detail and bracket elevation
3" = 1'-0"

2
A3.1a



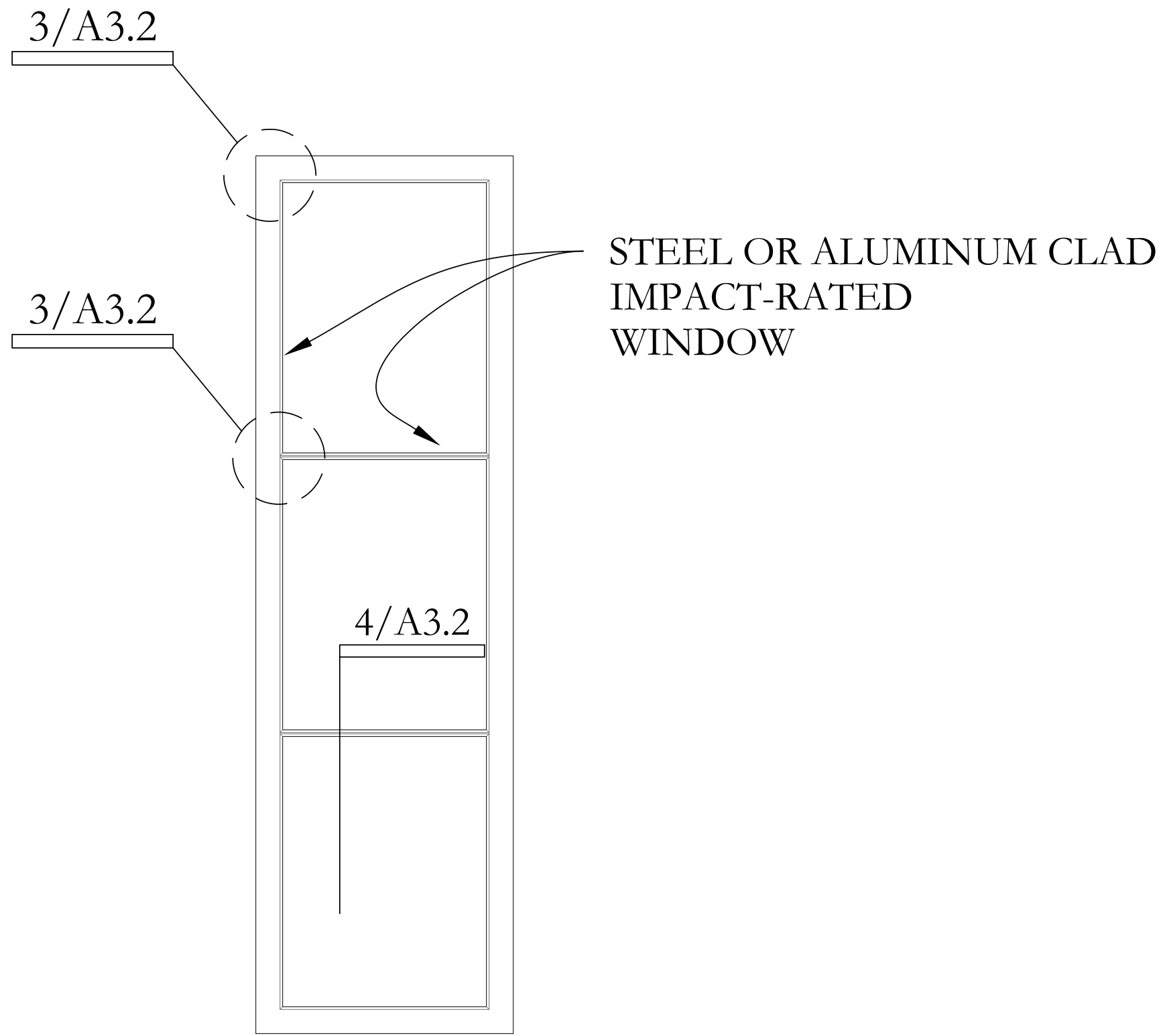
parapet/chimney cap faceted edge detail
3" = 1'-0"

3
A3.1a



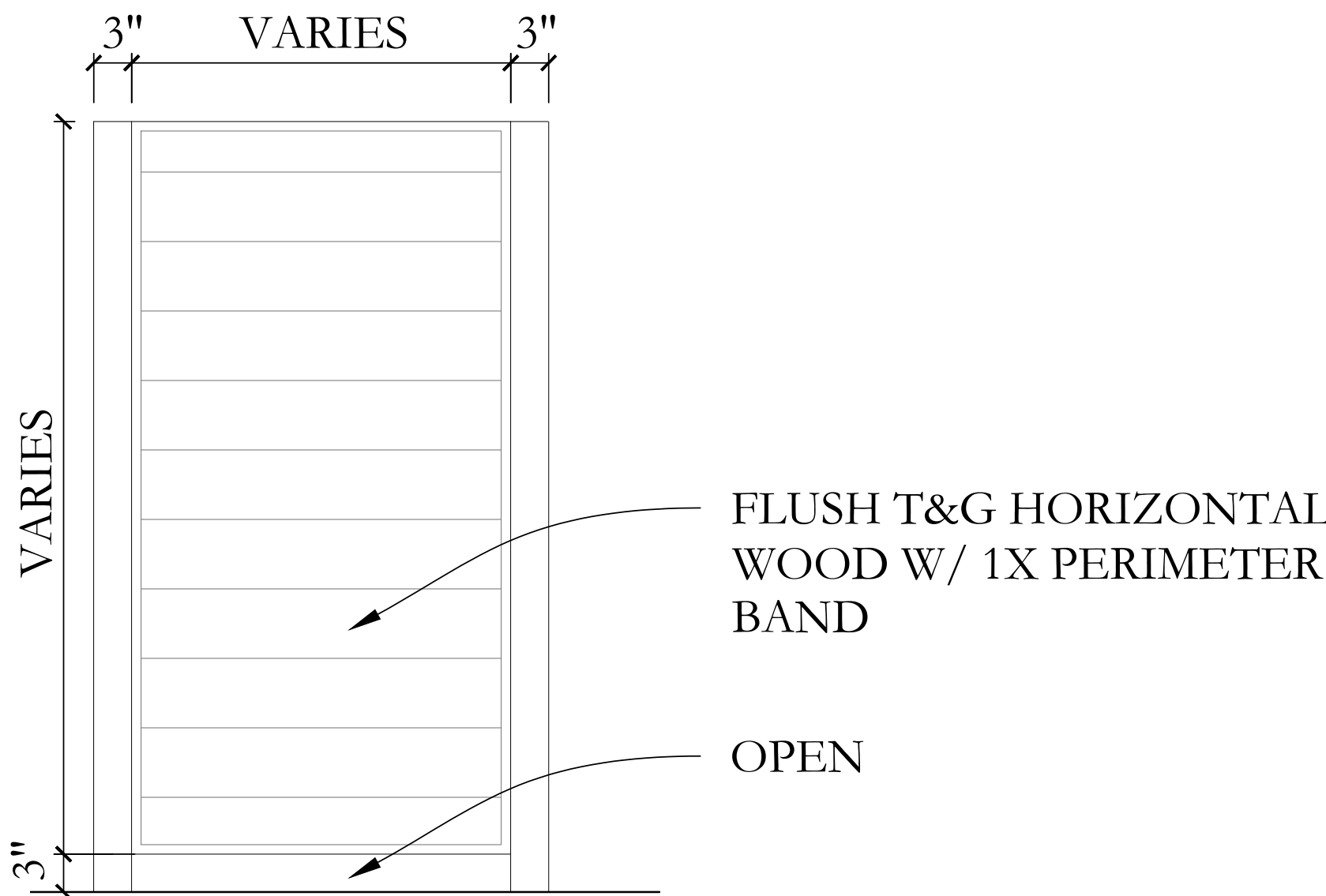
stepped head/side jamb detail
3" = 1'-0"

4
A3.1a



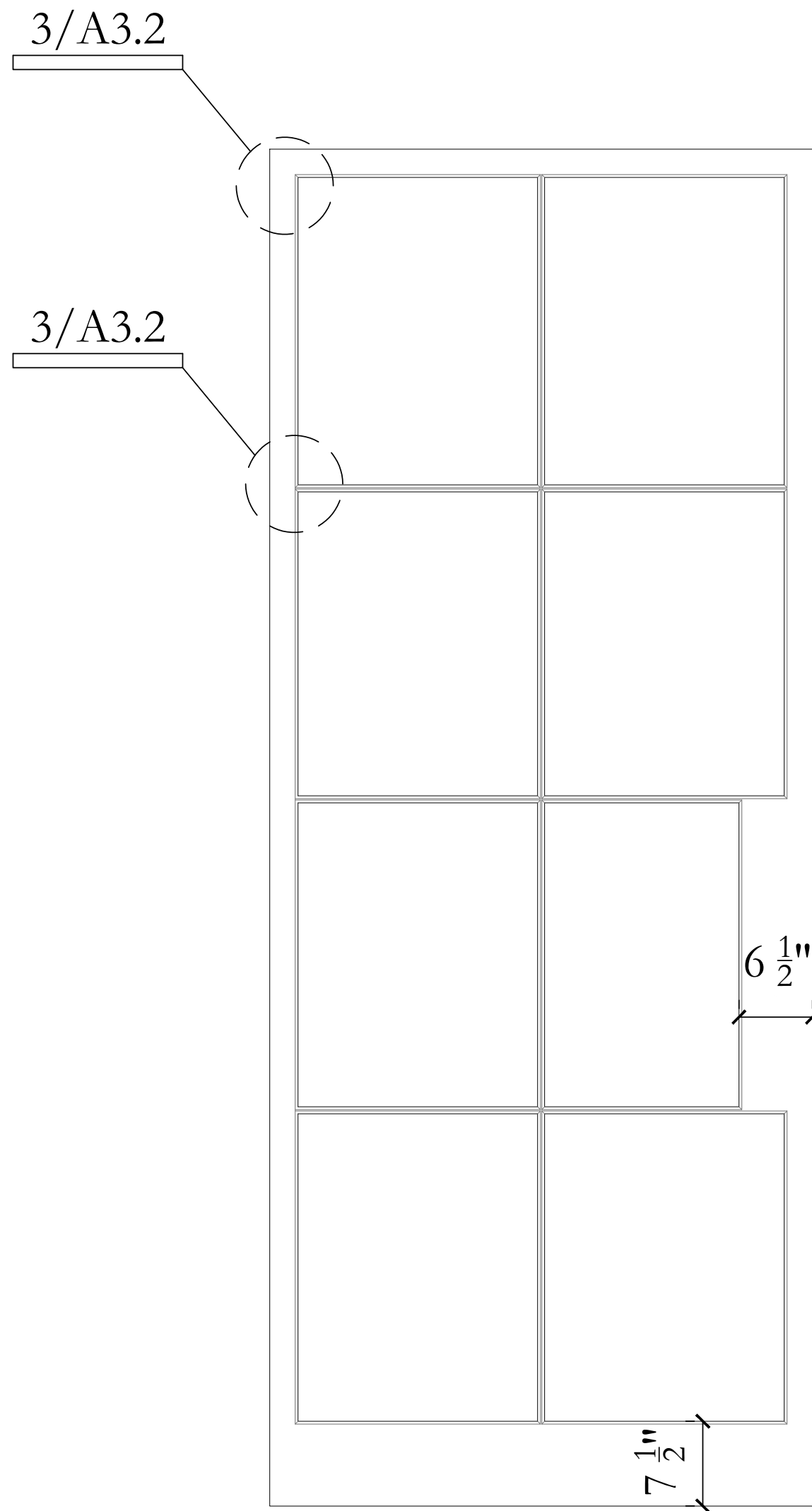
typical window unit
1" = 1'-0"

1
A3.1b



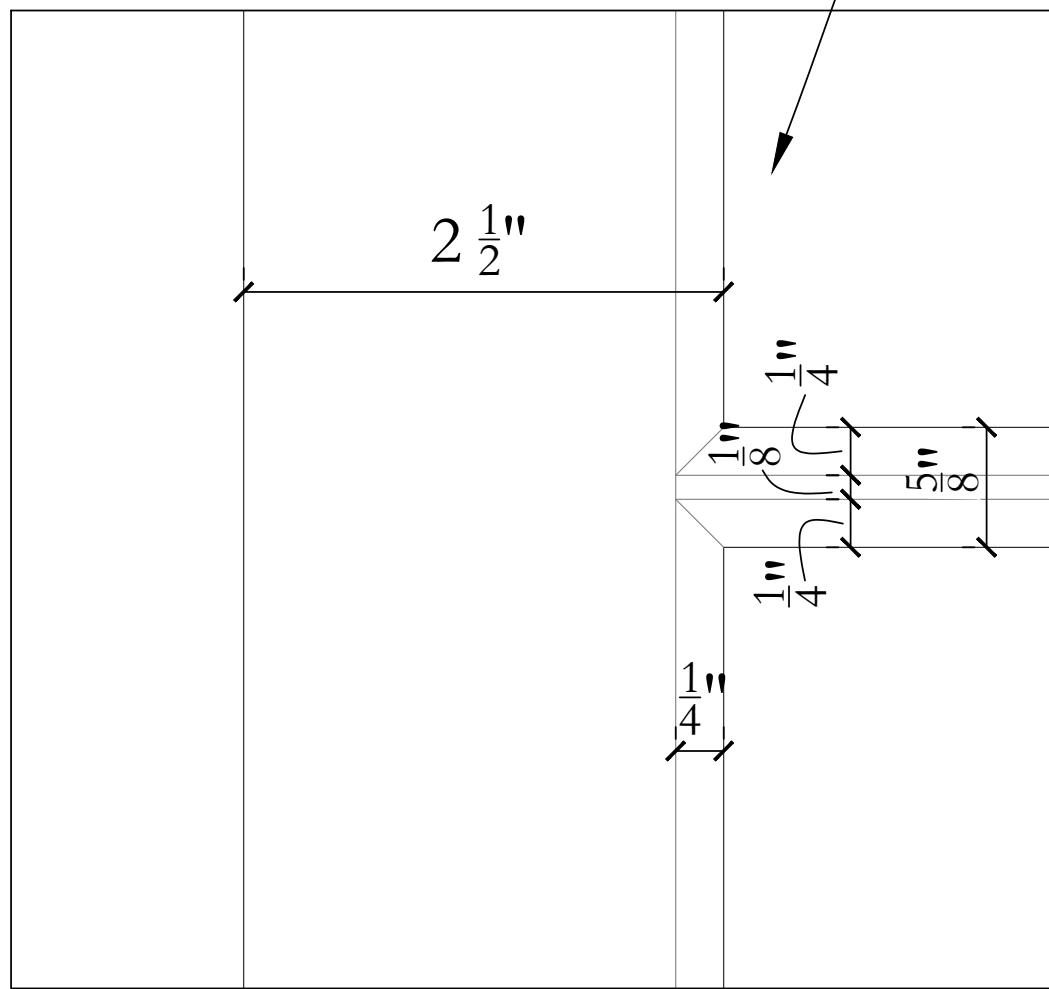
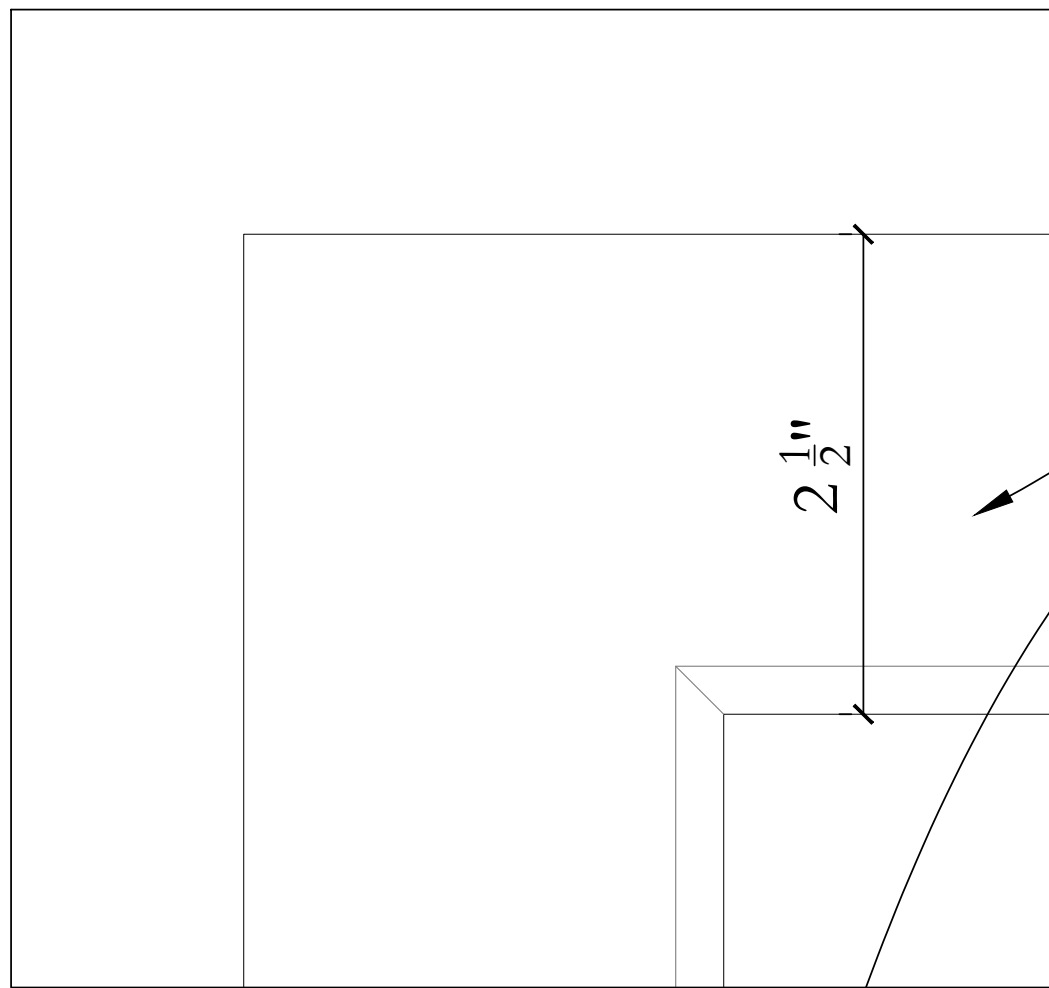
typical door unit
1" = 1'-0"

2
A3.1b



typical door unit
1" = 1'-0"

5
A3.1b



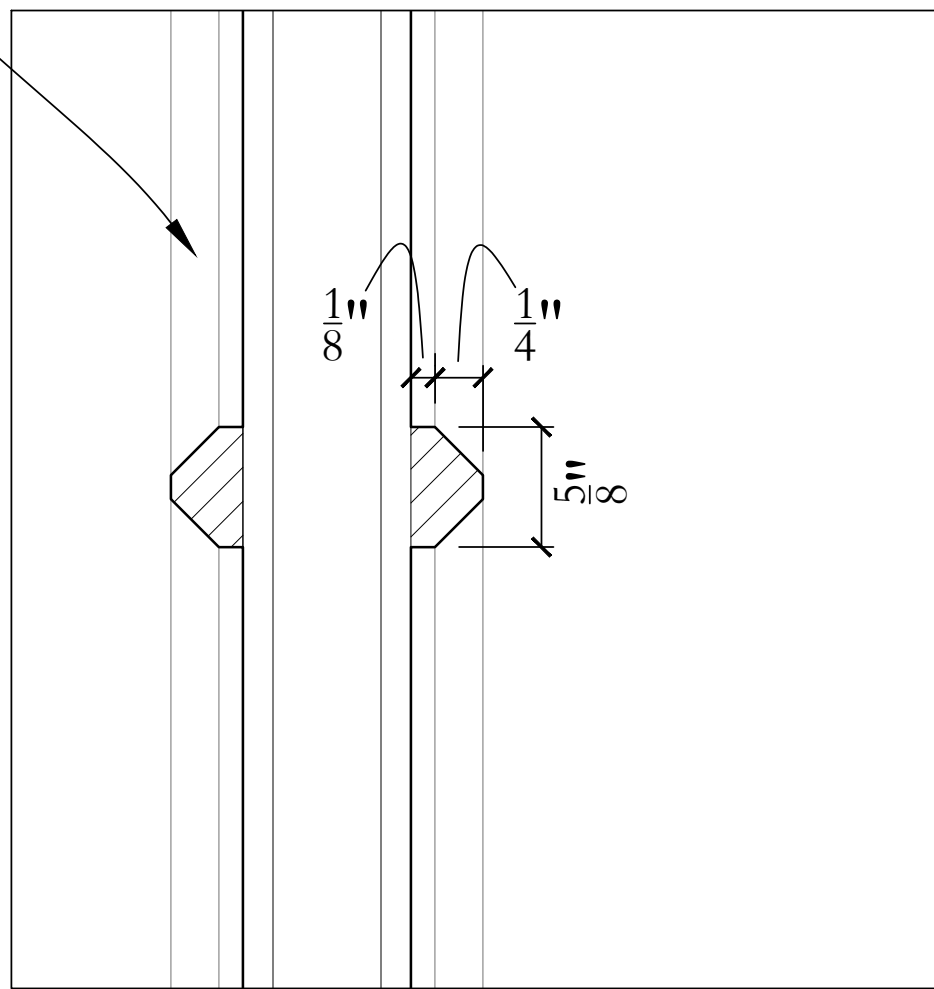
*typical window/ door
sash & muntin elevation detail*

FULL SIZE

3
A3.1b

STEEL OR ALUMINUM CLAD
IMPACT-RATED
WINDOW

IMPACT-RATED
GLASS



typical muntin section

FULL SIZE

4
A3.1b

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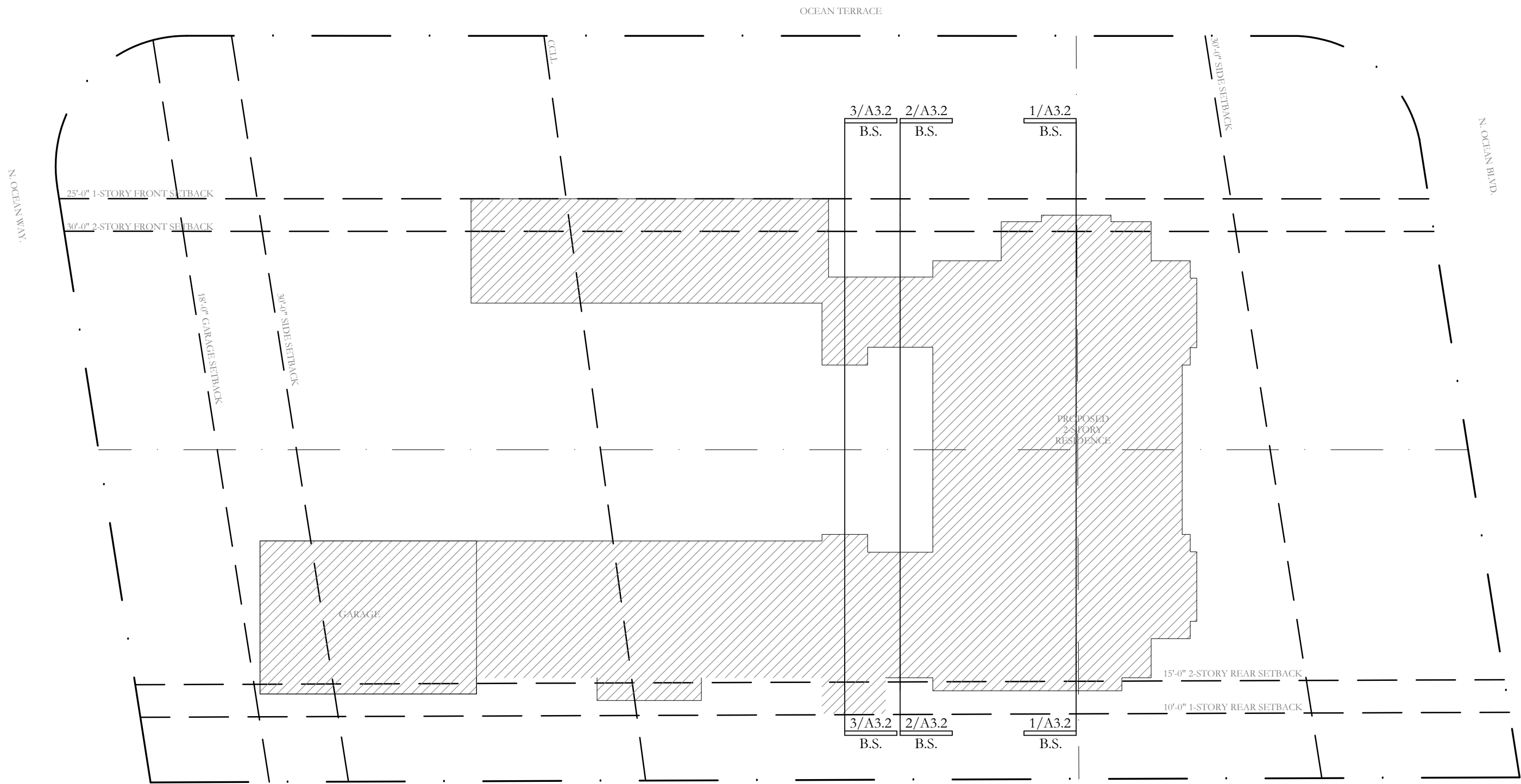
FIRST DEFERRAL
ARCHITECTURAL
DETAILS

A3.1b

SHEET No

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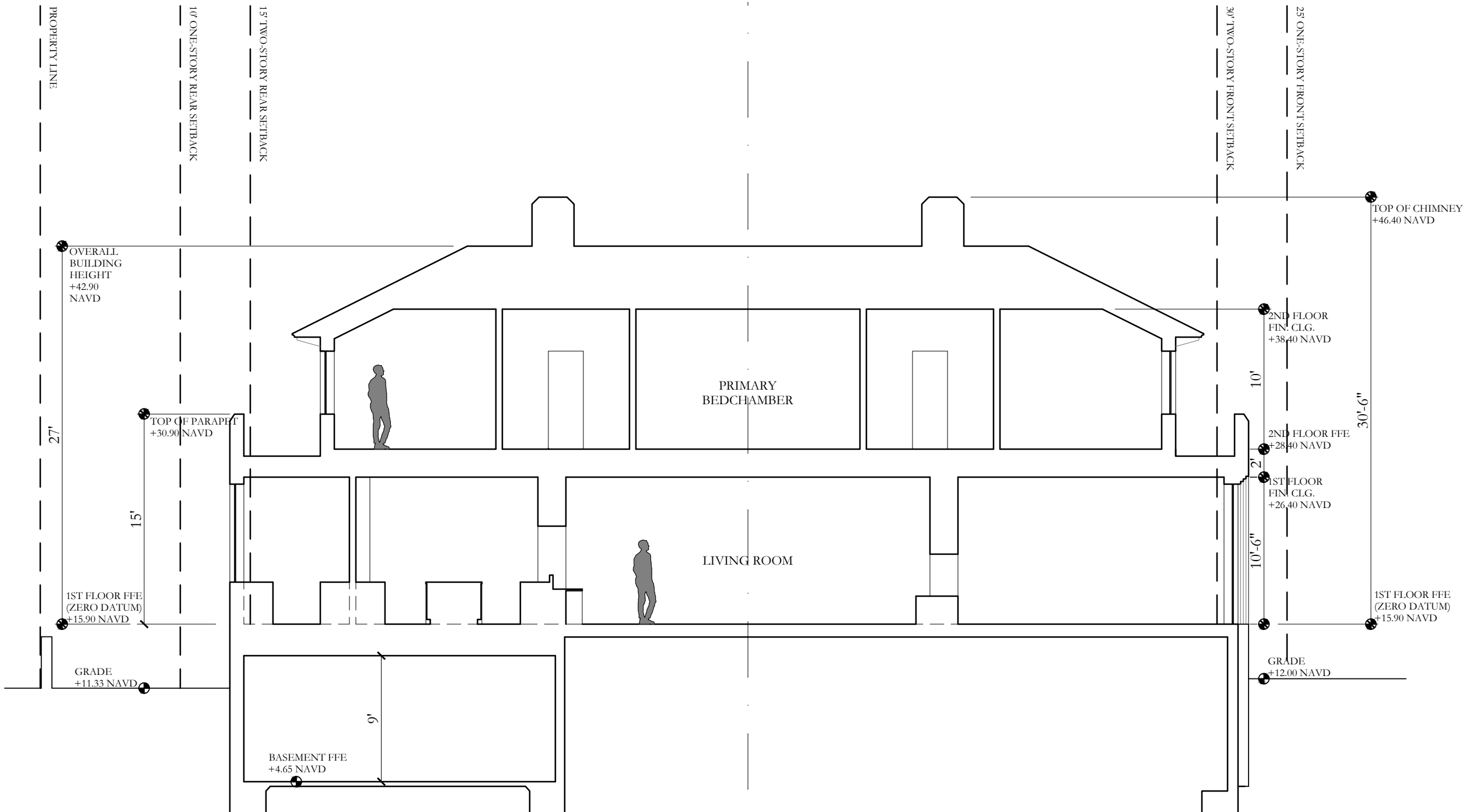


key plan

$\frac{1}{16}'' = 1'-0''$

4

A3.2

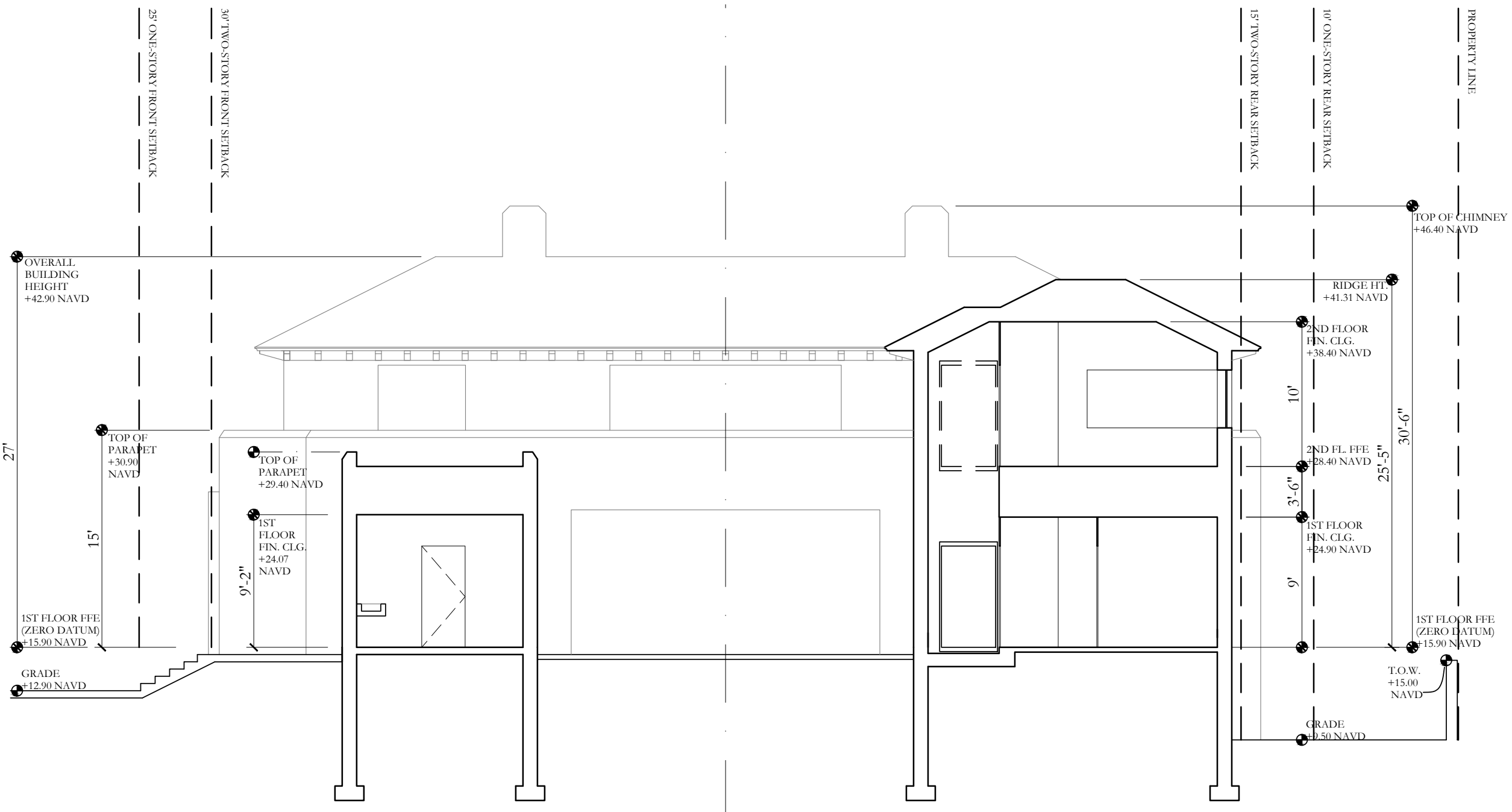


section

$\frac{1}{8}'' = 1'-0''$

1

A3.2

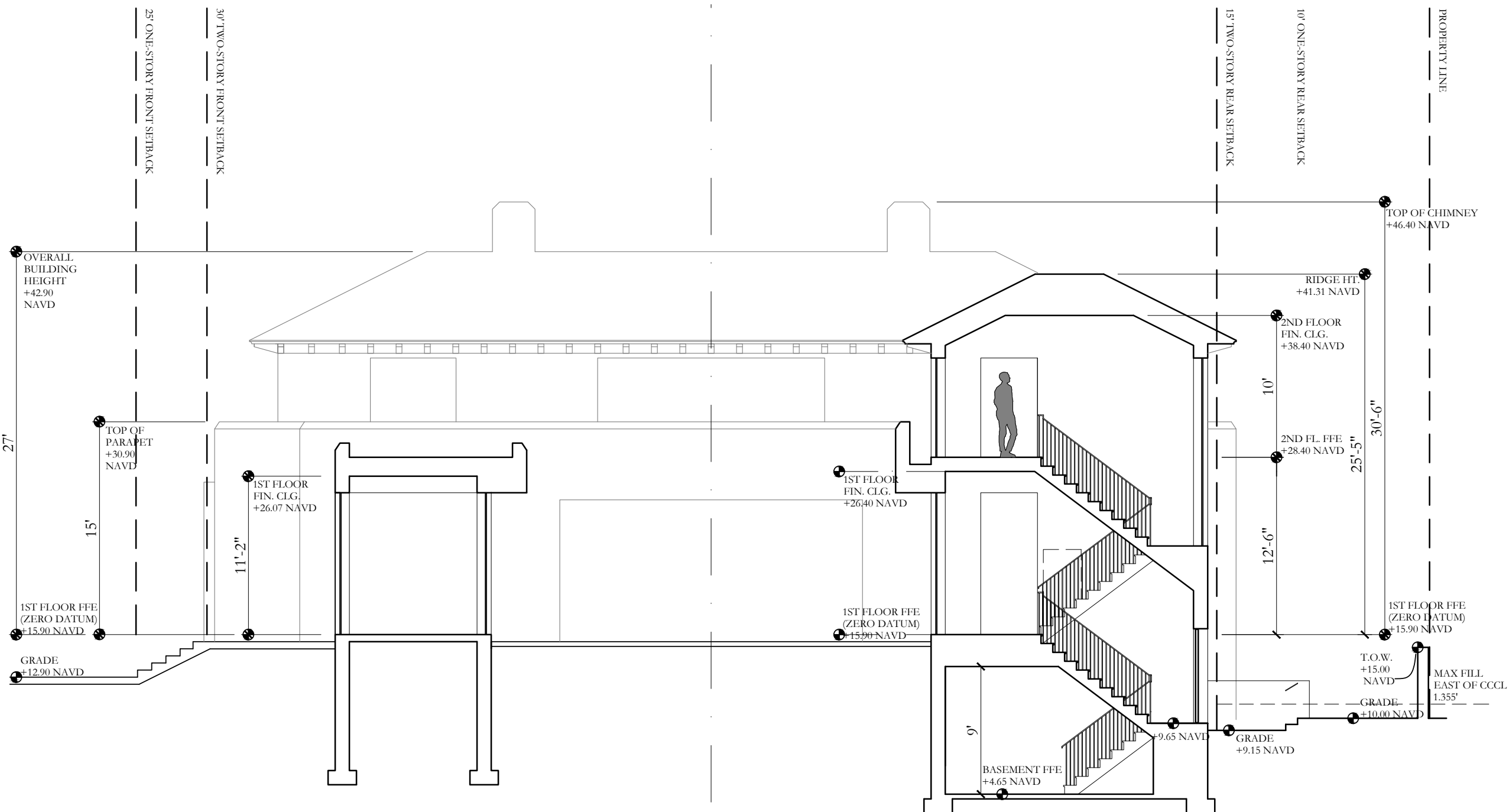


section

$\frac{1}{8}'' = 1'-0''$

3

A3.2



section

$\frac{1}{8}'' = 1'-0''$

2

A3.2

$$\frac{I}{s}'' = I' \cdot \theta''$$

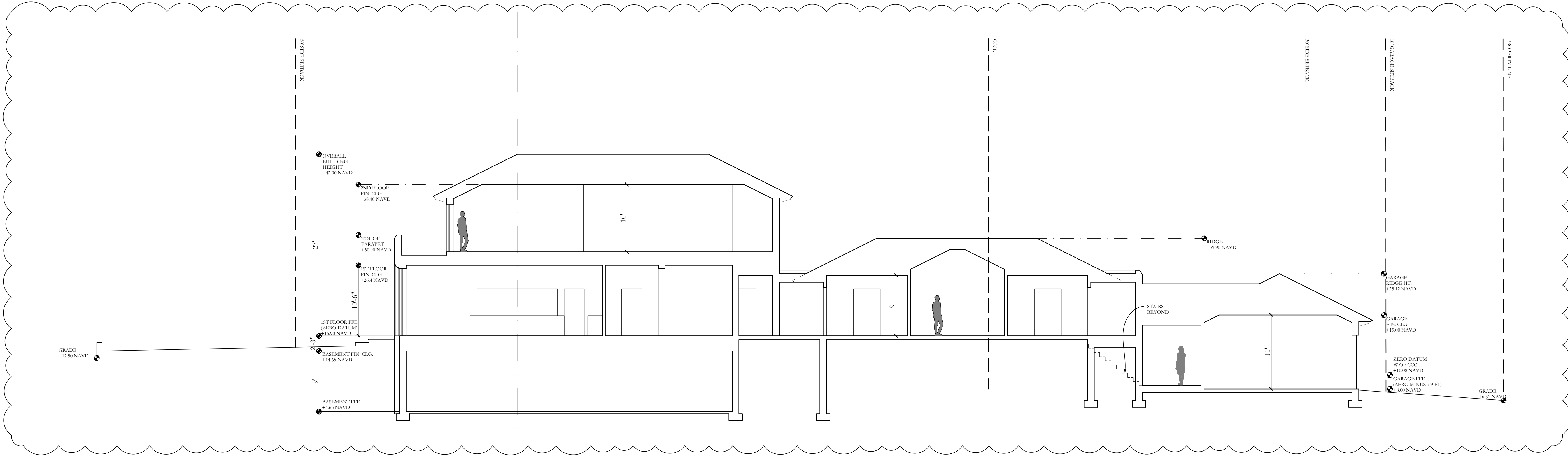
1
A3.3

$$\frac{1}{16}'' = 1'.0''$$

3
A3.3

$$\frac{f}{8}'' = f' \cdot 0''$$

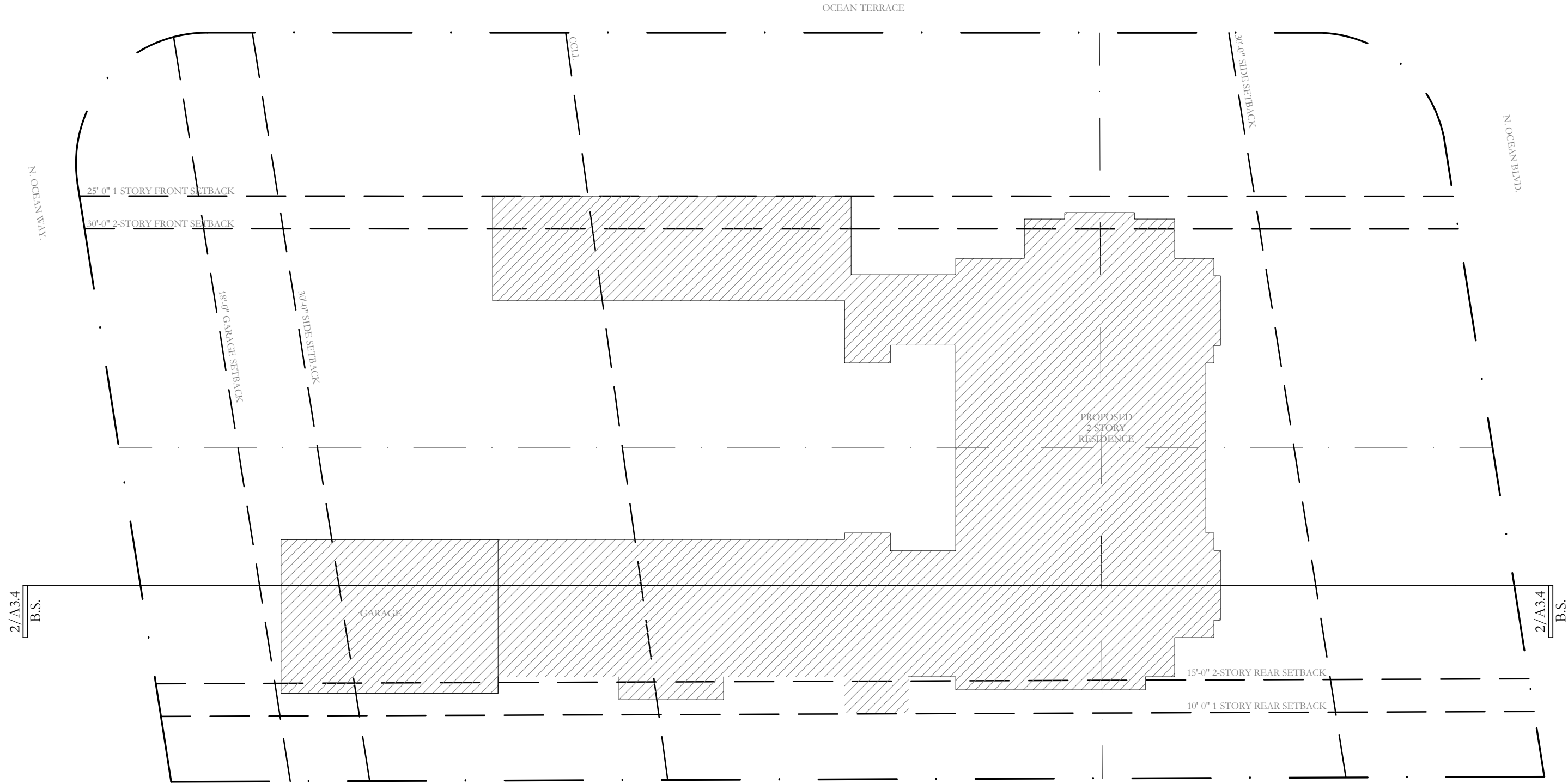
2
A3.3



section

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

2
A3.4



key plan

$\frac{1}{16}" = 1'-0"$

1
A3.4

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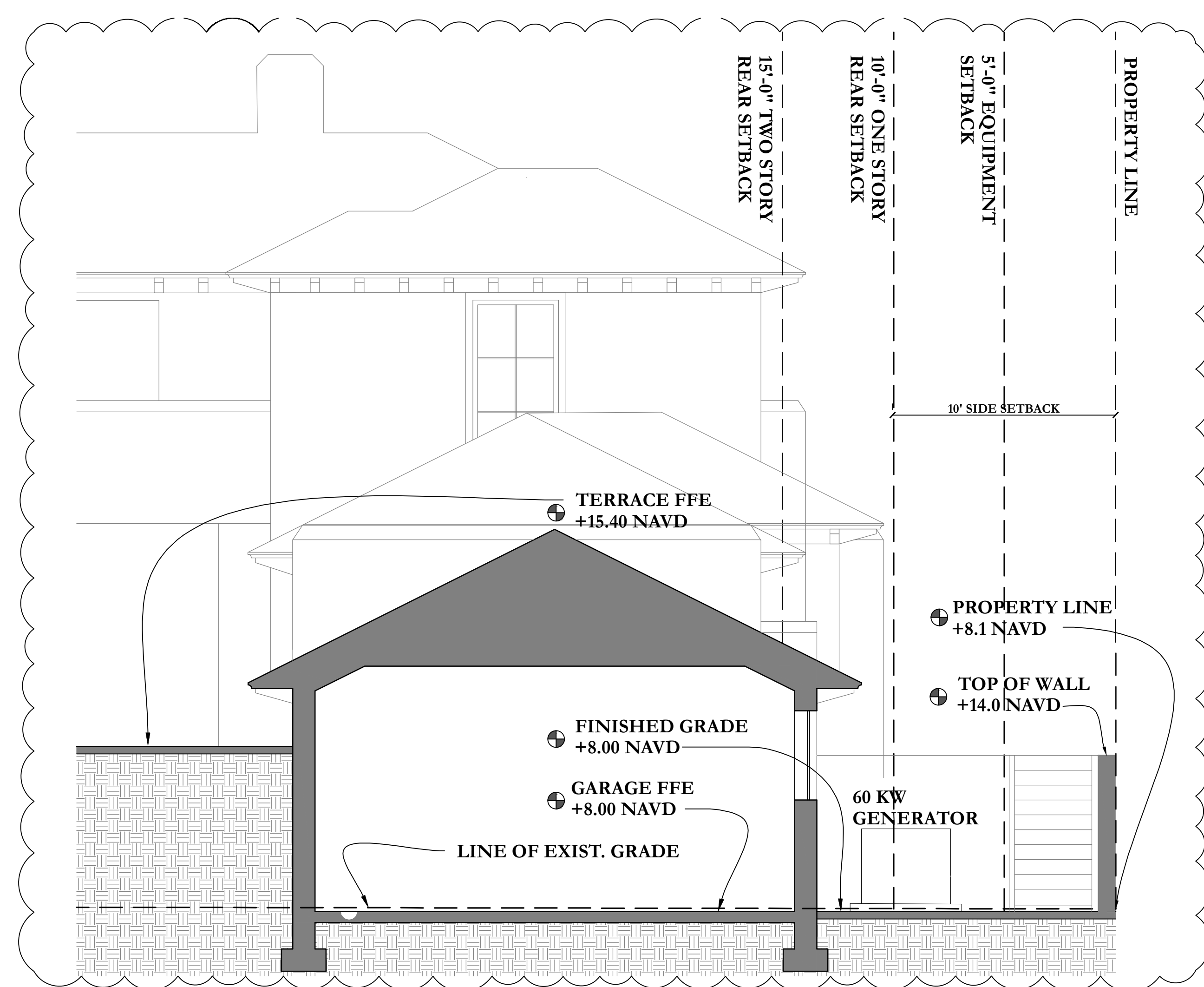
DATE

FIRST DEFERRAL
BUILDING SECTIONS

TITLE

A3.4

SHEET NO

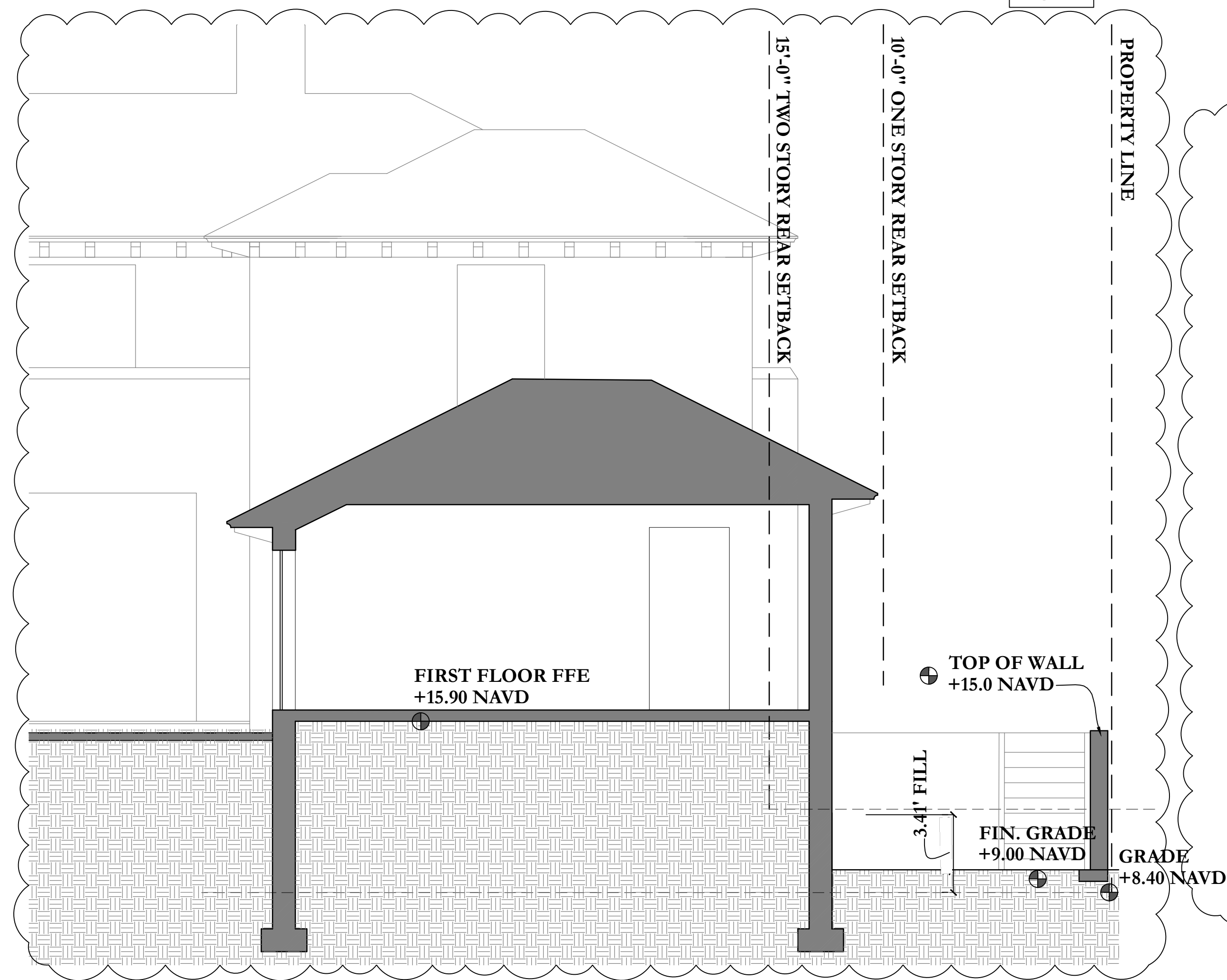


side yard section

$$\frac{1}{4}'' = 1'-0''$$

1

A3.11

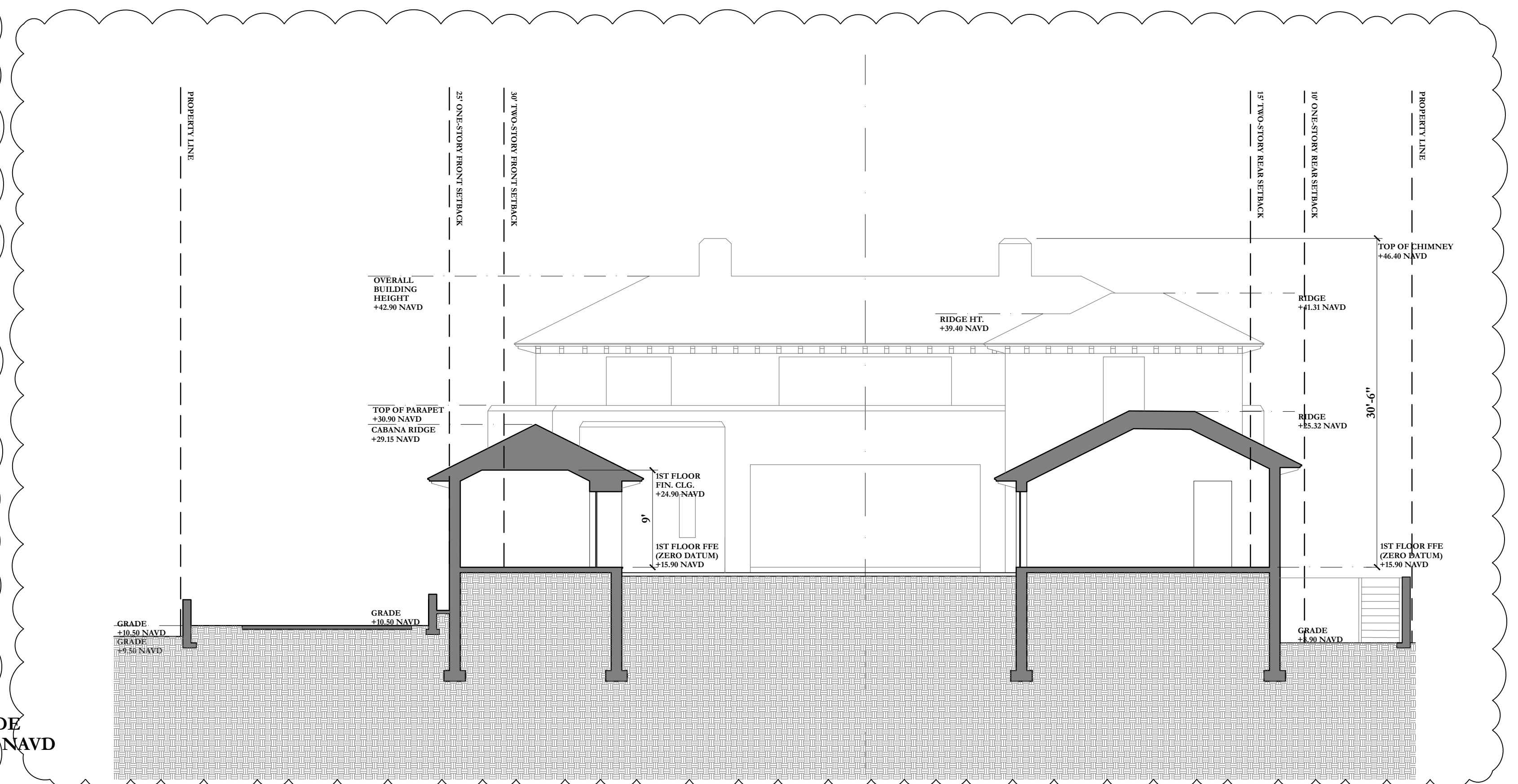


yard section

$$\frac{1}{2}'' = 1'-0''$$

3

A3.11

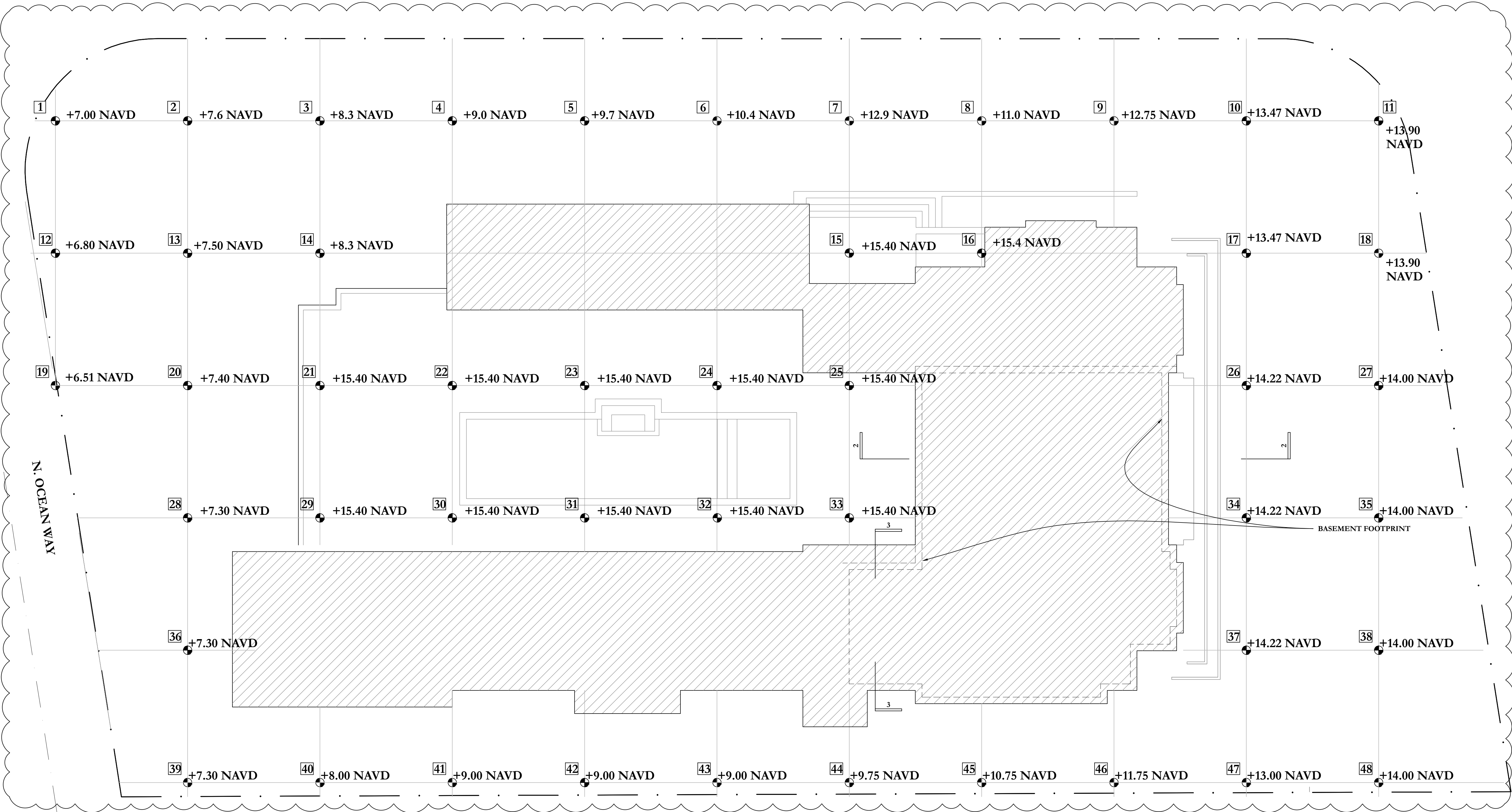


through-lot north/south yard section

$$\frac{1}{8}'' = 1'-0''$$

4

A3.11



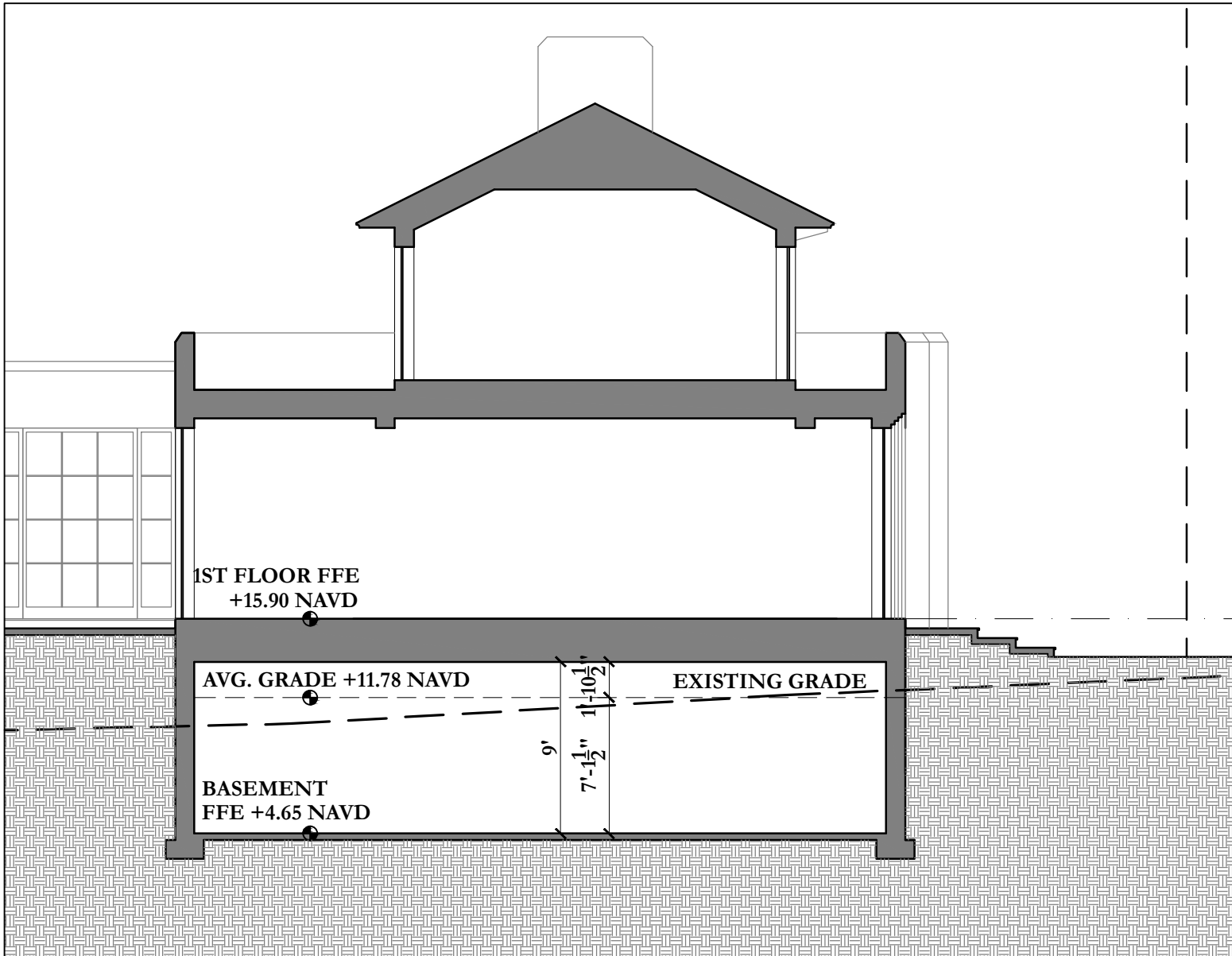
- 1 +7.00 NAVD
- 2 +7.60 NAVD
- 3 +8.30 NAVD
- 4 +9.00 NAVD
- 5 +9.70 NAVD
- 6 +10.40 NAVD
- 7 +12.90 NAVD
- 8 +11.00 NAVD
- 9 +12.75 NAVD
- 10 +13.47 NAVD
- 11 +13.90 NAVD
- 12 +6.80 NAVD
- 13 +7.50 NAVD
- 14 +8.30 NAVD
- 15 +15.40 NAVD
- 16 +15.40 NAVD
- 17 +13.47 NAVD
- 18 +13.90 NAVD
- 19 +6.51 NAVD
- 20 +7.40 NAVD
- 21 +15.40 NAVD
- 22 +15.40 NAVD
- 23 +15.40 NAVD
- 24 +15.40 NAVD
- 25 +15.40 NAVD
- 26 +14.22 NAVD
- 27 +14.00 NAVD
- 28 +7.30 NAVD
- 29 +15.40 NAVD
- 30 +15.40 NAVD
- 31 +15.40 NAVD
- 32 +15.40 NAVD
- 33 +15.40 NAVD
- 34 +14.22 NAVD
- 35 +14.00 NAVD
- 36 +7.30 NAVD
- 37 +14.22 NAVD
- 38 +14.00 NAVD
- 39 +7.30 NAVD
- 40 +8.00 NAVD
- 41 +9.00 NAVD
- 42 +9.00 NAVD
- 43 +9.00 NAVD
- 44 +9.75 NAVD
- 45 +10.75 NAVD
- 46 +11.75 NAVD
- 47 +13.00 NAVD
- 48 +14.00 NAVD

AVERAGE GRADE
565.51 / 48 =
+11.78 NAVD

average grade plan diagram

1

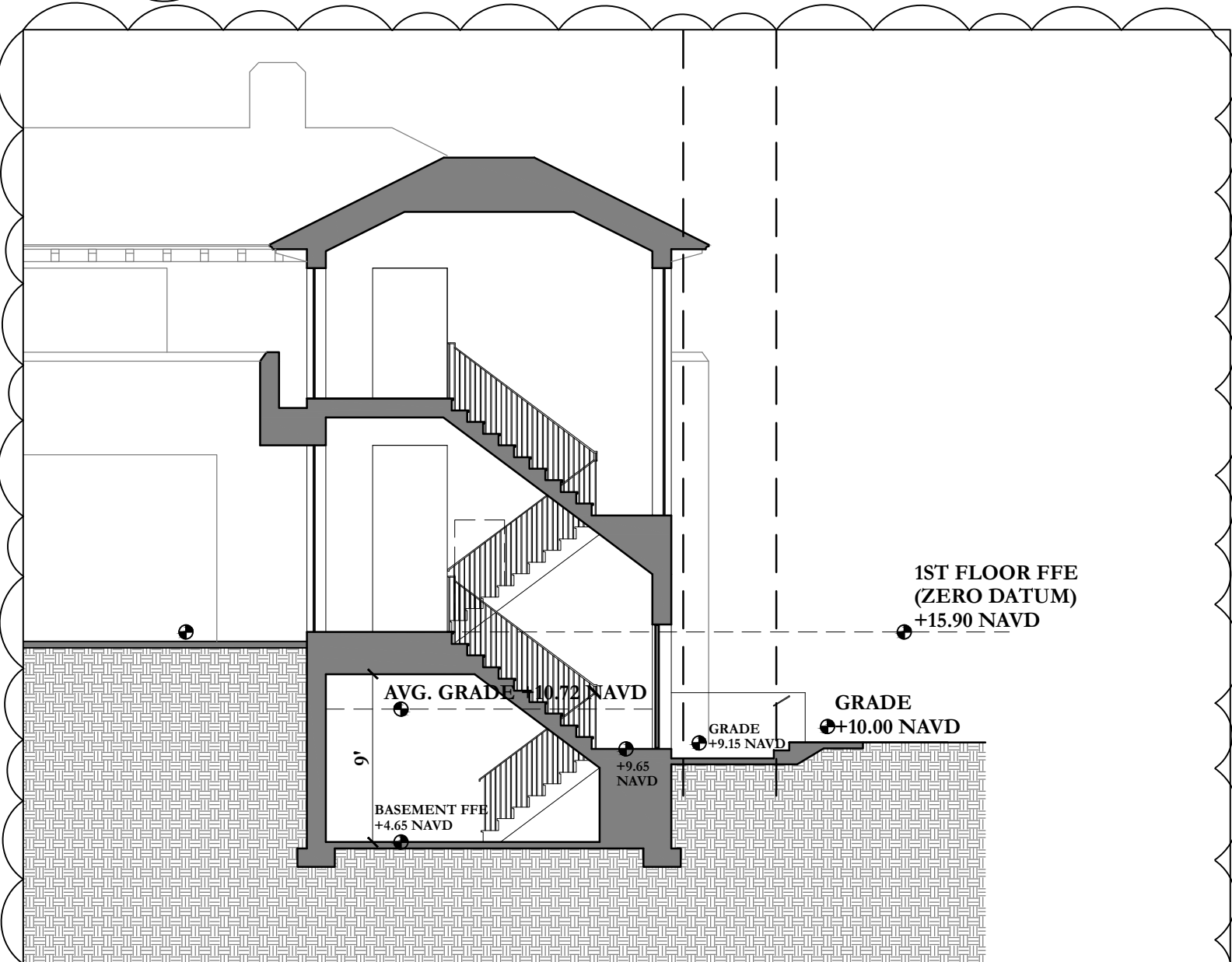
1/8" = 1'-0"



basement floor-to-ceiling vs. average grade

2

1/8" = 1'-0"



basement floor-to-ceiling vs. average grade

3

1/8" = 1'-0"