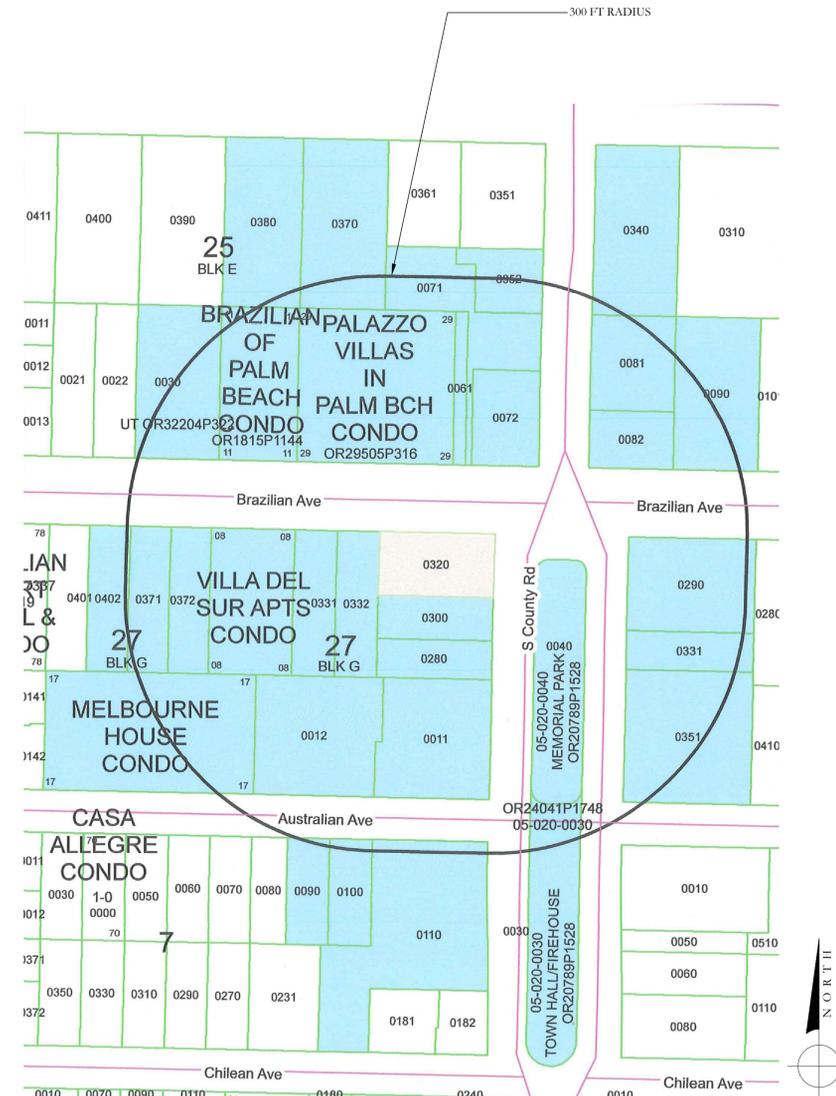


1 VICINITY LOCATION MAP
1"=300'-0"



2 TAX RADIUS MAP
1"=100'-0"



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL 05/28/2024
D.R.C. FIRST SUBMITTAL 05/09/2024
D.R.C. PRE-APP SUBMITTAL 04/29/2024

COA-24-0003

214 BRAZILIAN AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
LOCATION MAPS &
STREETSCAPE ELEVATION

DATE JUNE 07, 2024 SHEET NO G-001
SCALE AS NOTED
BY MS, STC



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-8891
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000848



3 KEY ELEVATION: BRAZILIAN AVE, LOOKING SOUTH
1/16"=1'-0"

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

Zoning Legend			
1	Property Address:	214 Brazilian Ave., Suite 212	
2	Zoning District:	C-TS	
3	Lot Area (sq. ft.):	10,275 sq. ft.	
4	Lot Width (W) & Depth (D) (ft.):	137.00' W x 75.00' D	
5	Structure Type:	Commercial	
6	FEMA Flood Zone Designation:	AE	
7	Zero Datum for point of meas. (NAVD)	unknown	
8	Crown of Road (COR) (NAVD)	unknown	
9		REQ'D / PERMITTED	EXISTING
10	Lot Coverage (Sq Ft and %)	7,192.5 sq. ft. (70%)	9,112 sq. ft. (88.7%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs., Structure, etc.)	15,000 sq. ft.	18,224 sq. ft.
12	*Front Yard Setback (Ft.)	16.0' (N)	0.0'
13	*Side Yard Setback (1st Story) (Ft.)	0.0' (W)	4.6'
14	*Side Yard Setback (2nd Story) (Ft.)	16.0' (W)	4.6'
15	*Rear Yard Setback (Ft.)	21.0' (S)	0.0'
16	Angle of Vision (Deg.)	N/A	N/A
17	Building Height (Ft.)	25.0'	37.0'
18	Overall Building Height (Ft.)	30.0'	37.0'
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	unknown	unknown
21	Finished Floor Elev. (FFE)(NAVD)	7.0' NAVD	unknown
22	Base Flood Elevation (BFE)(NAVD)	6.0' NAVD	unknown
23	Landscape Open Space (LOS) (Sq Ft and %)	2,569 sq. ft. (25%)	84 sq. ft. (0.82%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	3,596 sq. ft. (35%)	60 sq. ft. (0.58%)
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



RICHARD F. SAMMONS
 STATE OF FLORIDA
 ARCHITECT
 REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL 05/28/2024
 D.R.C. FIRST SUBMITTAL 05/09/2024
 D.R.C. PRE-APP SUBMITTAL 04/29/2024

COA-24-0003

214 BRAZILIAN AVENUE, SUITE 212
 PALM BEACH, FL 33480

SHEET TITLE
 EXISTING/PROPOSED SITE PLAN & ZONING LEGEND

DATE
 JUNE 07, 2024

SHEET NO
 EX-001

SCALE
 AS NOTED

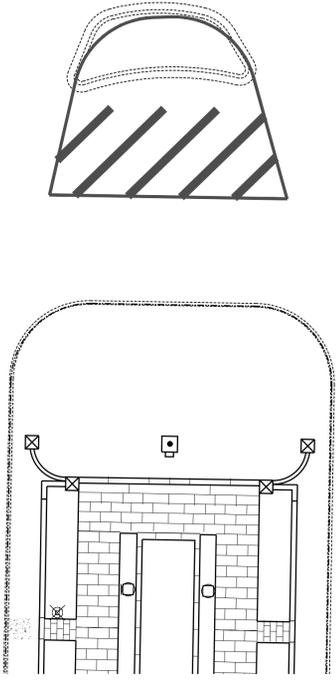
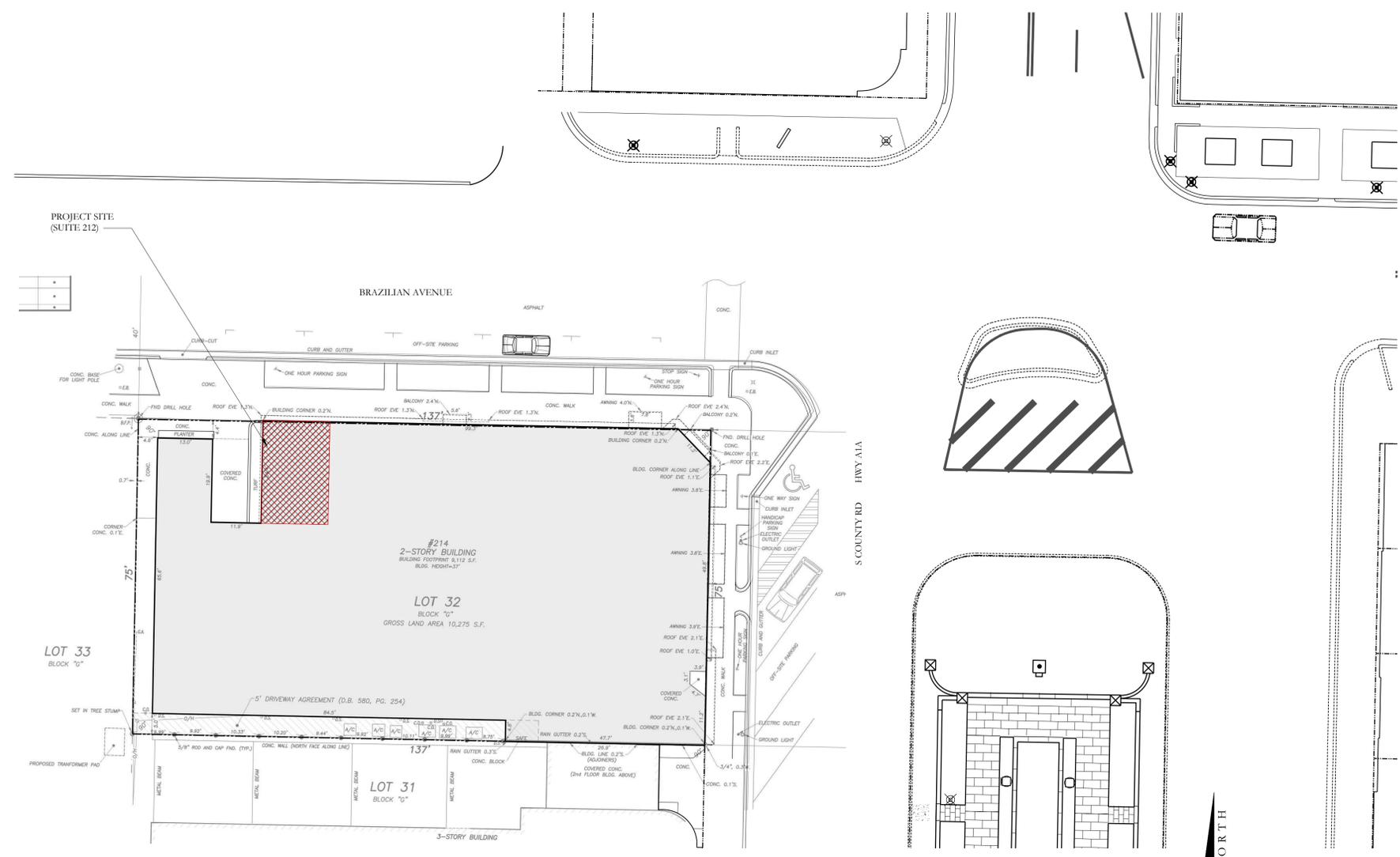
BY
 MC

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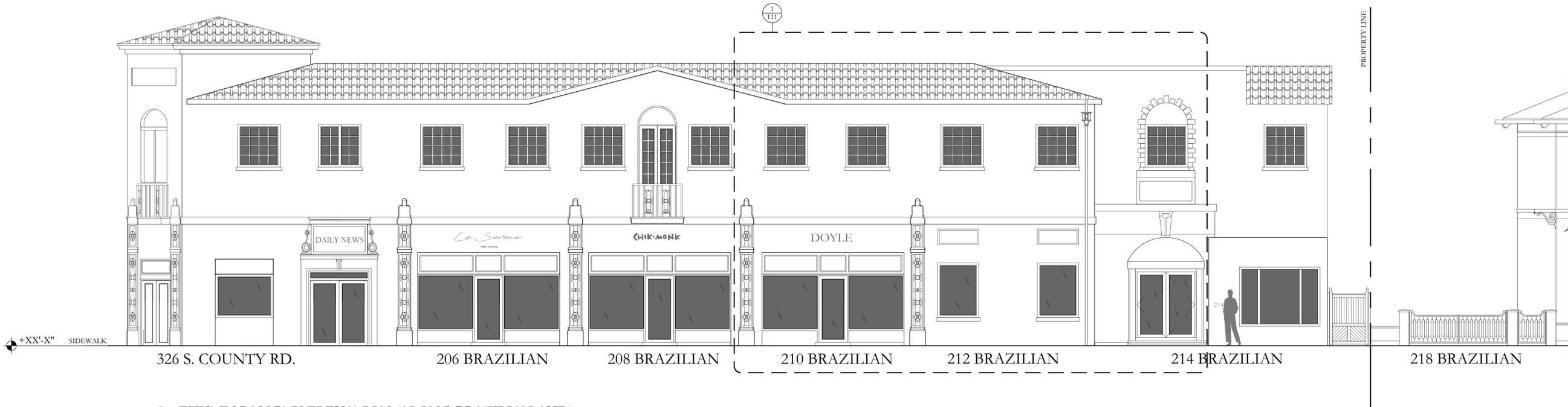
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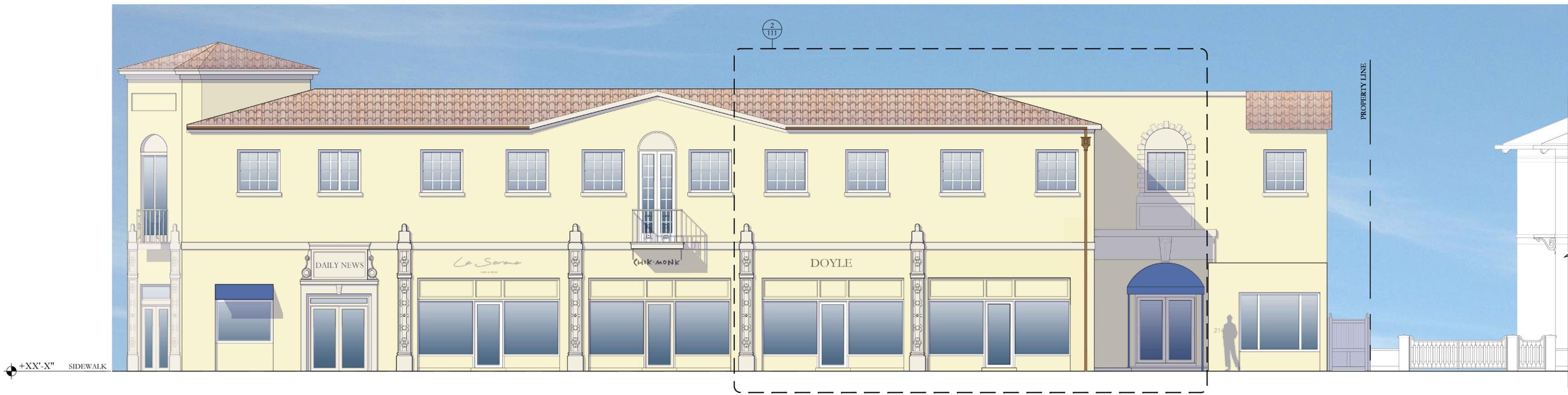
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1 EXISTING/PROPOSED SITE PLAN (NO CHANGE)
 1/16" = 1'-0"



1 EXISTING NORTH ELEVATION (ALONG BRAZILIAN AVE.)
3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION (ALONG BRAZILIAN AVE.)
3/16" = 1'-0"



RICHARD F. SAMMONS
STATE OF FLORIDA
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COA-24-0003

214 BRAZILIAN AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
EXISTING & PROPOSED
NORTH ELEVATIONS

DATE
JUNE 07, 2024

SHEET NO

SCALE
AS NOTED

A-110

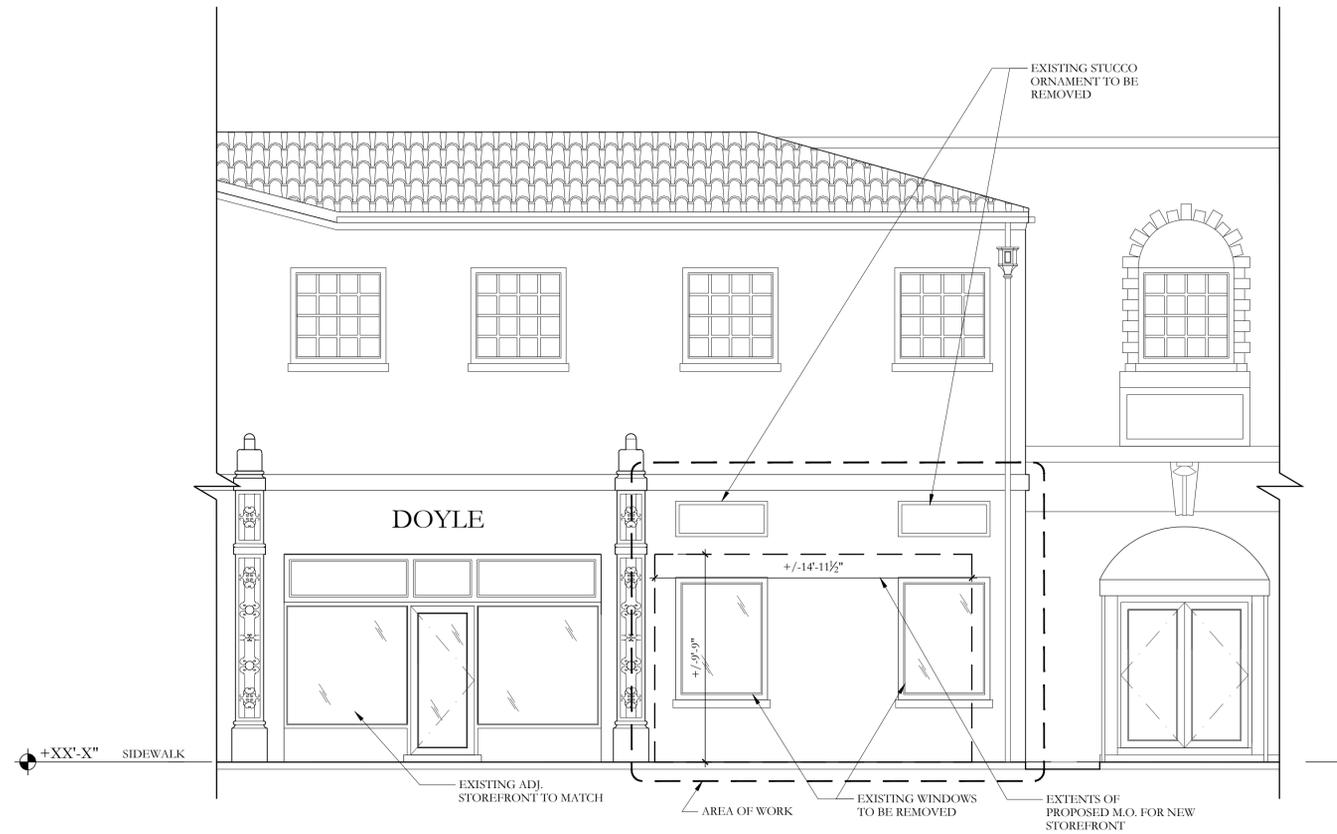
BY
MC



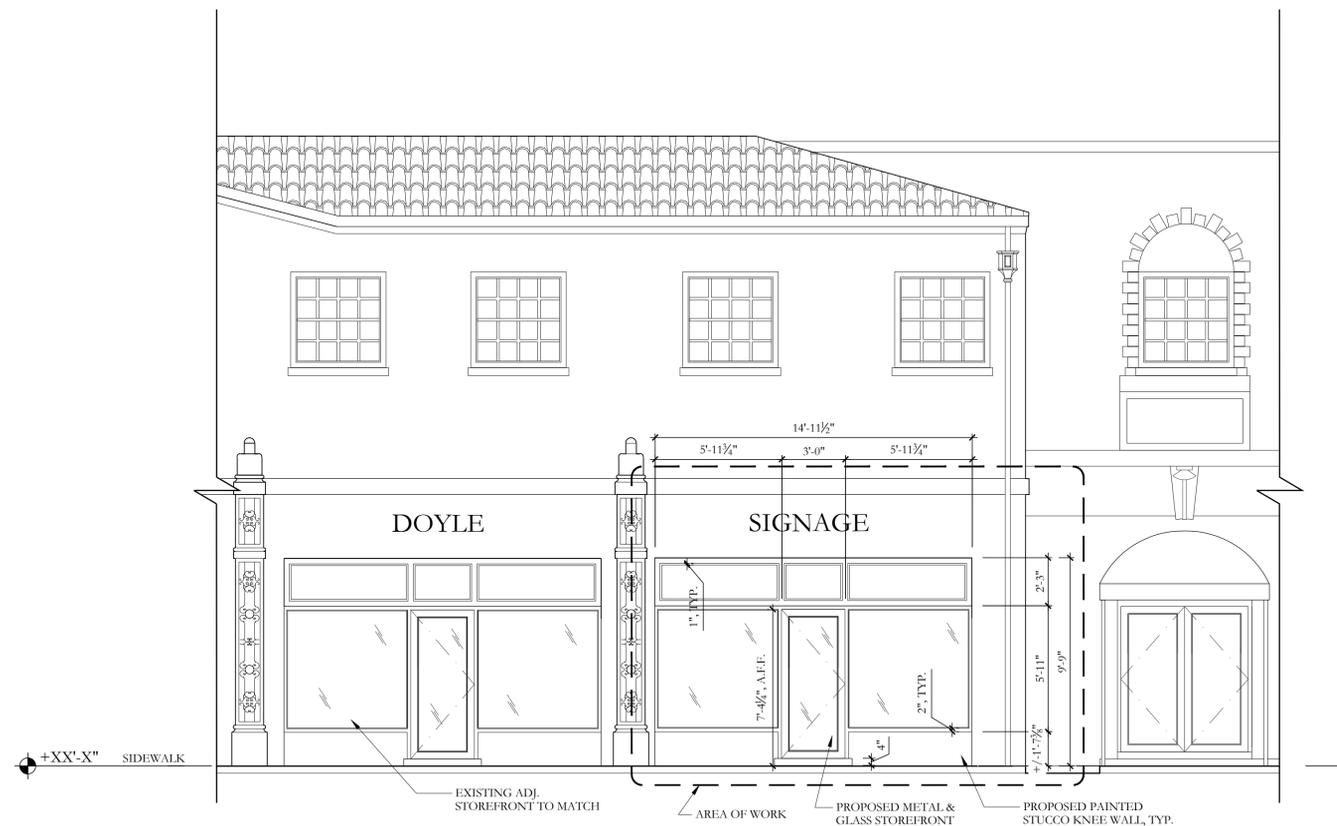
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1 EXISTING PARTIAL NORTH ELEVATION
1/4" = 1'-0"



2 PROPOSED PARTIAL NORTH ELEVATION
1/4" = 1'-0"

PROPOSED WINDOW & DOOR INFORMATION			
UNIT TYPE	FRAME MAT'L	FRAME COLOR	GLASS TYPE
STOREFRONT SYSTEM BY CGI OR SIM. TO MATCH EXISTING ADJACENT UNITS	PAINTED ALUMINIUM TO MATCH EXISTING ADJACENT UNITS	WHITE TO MATCH EXISTING ADJACENT UNITS	CLEAR LOW-E GLASS TO MATCH EXISTING ADJACENT UNITS



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COA-24-0003

214 BRAZILIAN AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
EXISTING & PROPOSED PARTIAL NORTH ELEVATIONS

DATE: JUNE 07, 2024
SCALE: AS NOTED
BY: MC
SHEET NO: A-111



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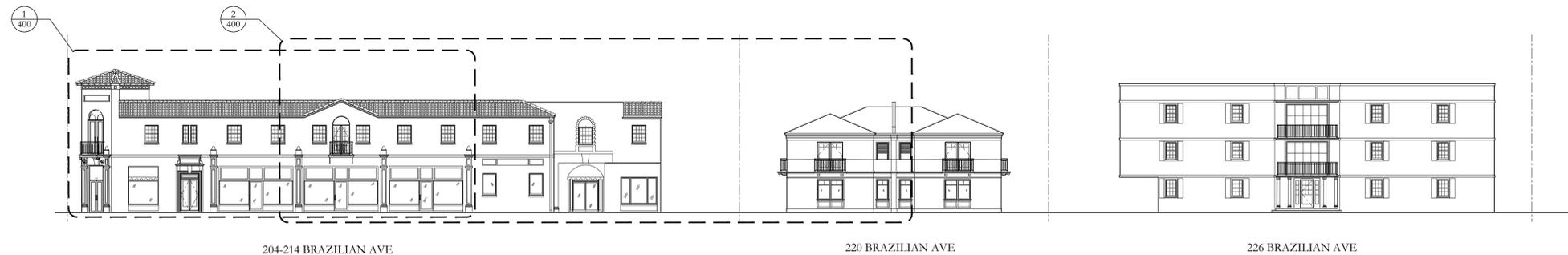
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1 204 THROUGH 214 BRAZILIAN AVE: STREETSCAPE PHOTOS FROM EAST TO WEST, LOOKING SOUTH
N.T.S



2 214 THROUGH 220 BRAZILIAN AVE: STREETSCAPE PHOTOS FROM EAST TO WEST, LOOKING SOUTH
N.T.S



3 KEY ELEVATION: BRAZILIAN AVE, LOOKING SOUTH
1/16"=1'-0"



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL 05/28/2024
D.R.C. FIRST SUBMITTAL 05/09/2024
D.R.C. PRE-APP SUBMITTAL 04/29/2024

COA-24-0003

214 BRAZILIAN AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
STREETSCAPE PHOTOS

DATE JUNE 07, 2024	SHEET NO EX-400
SCALE AS NOTED	
BY MS, STC	



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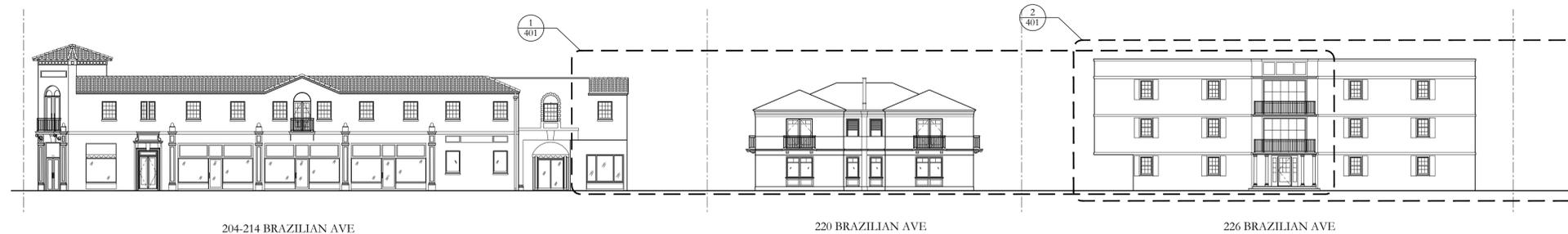
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1 220 THROUGH 226 BRAZILIAN AVE: STREETSCAPE PHOTOS FROM EAST TO WEST, LOOKING SOUTH
N.T.S



2 226 THROUGH 228 BRAZILIAN AVE: STREETSCAPE PHOTOS FROM EAST TO WEST, LOOKING SOUTH
N.T.S



3 KEY ELEVATION: BRAZILIAN AVE, LOOKING SOUTH
1/16"=1'-0"



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL	05/28/2024
D.R.C. FIRST SUBMITTAL	05/09/2024
D.R.C. PRE-APP SUBMITTAL	04/29/2024

COA-24-0003

214 BRAZILIAN AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
STREETSCAPE PHOTOS

DATE JUNE 07, 2024	SHEET NO EX-401
SCALE AS NOTED	
BY MS, STC	



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1 ALONG BRAZILIAN AVE, FROM NORTH-NORTHEAST



2 ALONG BRAZILIAN AVE, FROM NORTH



3 ALONG S. COUNTY RD, FROM EAST



4 AT INTERSECTION, FROM EAST-NORTHEAST



5 ALONG BRAZILIAN AVE, FROM NORTH



6 ALONG BRAZILIAN AVE, FROM NORTHEAST



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
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COA-24-0003

214 BRAZILIAN AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
EXISTING CONDITIONS
PHOTOS

DATE JUNE 07, 2024	SHEET NO EX-410
SCALE AS NOTED	
BY STC	



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1 BUILDING VIEWED FROM WEST-NORTHWEST



2 MAIN BLDG. ENTRY (INCL. SUITE 212), FROM NORTHWEST



3 SUITE 212, FROM NORTH-NORTHWEST



4 SUITE 212, FROM NORTH-NORTHEAST



5 BRAZILIAN AVE STOREFRONTS, FROM NORTHWEST



6 BRAZILIAN AVE STOREFRONTS, FROM NORTHEAST



05/28/24
 RICHARD F. SAMMONS
 STATE OF FLORIDA
 ARCHITECT
 REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL 05/28/2024
 D.R.C. FIRST SUBMITTAL 05/09/2024
 D.R.C. PRE-APP SUBMITTAL 04/29/2024

COA-24-0003

214 BRAZILIAN AVENUE, SUITE 212
 PALM BEACH, FL 33480

SHEET TITLE
 EXISTING CONDITIONS
 PHOTOS

DATE
 JUNE 07, 2024

SHEET NO

SCALE
 AS NOTED

EX-411

BY
 STC



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1 1926, VIEWED FROM EAST-NORTHEAST



2 CIRCA 1920s-1930s, VIEWED FROM EAST-NORTHEAST



3 1975 RENDERING, VIEWED FROM NORTH-NORTHEAST



4 1985 N.R.H.P. DESIGNATION REPORT, FROM EAST



5 1985 N.R.H.P. DESIGNATION REPORT, FROM N-NE



6 1985 N.R.H.P. DESIGNATION REPORT, FROM N-NW



RICHARD F. SAMMONS
 STATE OF FLORIDA
 ARCHITECT
 REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL	05/28/2024
D.R.C. FIRST SUBMITTAL	05/09/2024
D.R.C. PRE-APP SUBMITTAL	04/29/2024

COA-24-0003

214 BRAZILIAN AVENUE, SUITE 212
 PALM BEACH, FL 33480

SHEET TITLE
 HISTORIC PHOTOS

DATE JUNE 07, 2024	SHEET NO EX-420
SCALE AS NOTED	
BY STC	



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1 1985 N.R.H.P. DESIG. REPORT, WEST ADD'N. FROM N.



2 CIRCA 1980s, FROM NORTHEAST



3 CIRCA 1986-1991, VIEWED FROM NORTHWEST



4 1987, VIEWED FROM EAST



5 CIRCA 1980s, VIEWED FROM NORTHEAST



6 1987, VIEWED FROM NORTH



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL 05/28/2024
D.R.C. FIRST SUBMITTAL 05/09/2024
D.R.C. PRE-APP SUBMITTAL 04/29/2024

COA-24-0003

214 BRAZILIAN AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC PHOTOS

DATE JUNE 07, 2024	SHEET NO EX-421
SCALE AS NOTED	
BY STC	



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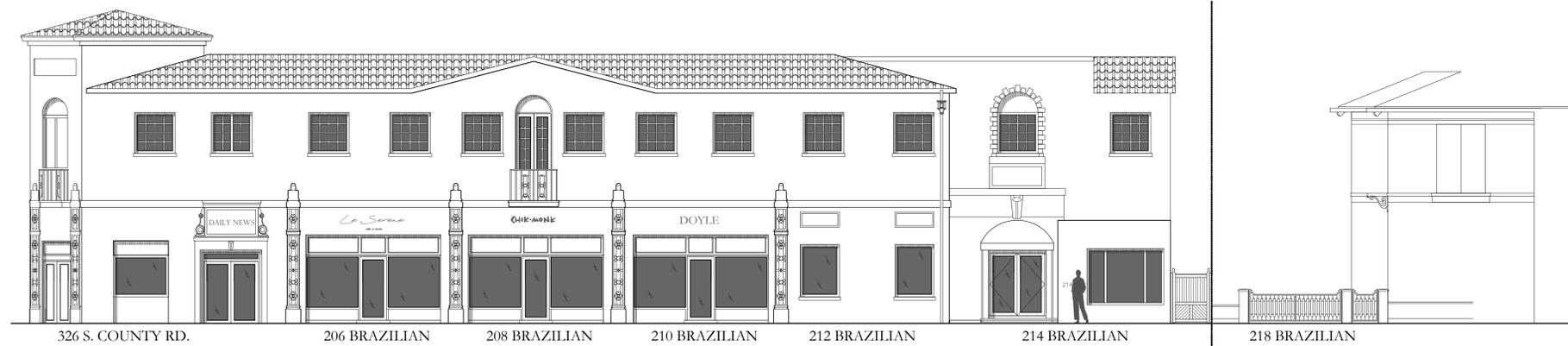
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1 1985 N.R.H.P. DESIGNATION REPORT, FROM N-NW



2 CIRCA 1986-1991, VIEWED FROM NORTHWEST



3 EXISTING NORTH ELEVATION (ALONG BRAZILIAN AVE.)
1/8" = 1'-0"



4 PROPOSED NORTH ELEVATION (ALONG BRAZILIAN AVE.)
1/8" = 1'-0"



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL 05/28/2024
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D.R.C. PRE-APP SUBMITTAL 04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC, EXISTING &
PROPOSED COMPARISON VIEWS

DATE JUNE 07, 2024 SHEET NO EX-422
SCALE AS NOTED
BY STC



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1 VIEW FROM NORTHEAST TOWARD NORTH SIDE OF BUILDING



05/28/24

RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL 05/28/2024

D.R.C. FIRST SUBMITTAL 05/09/2024

D.R.C. PRE-APP SUBMITTAL 04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
VIEW FROM NORTHEAST
TOWARD NORTH OF BUILDING

DATE JUNE 07, 2024	SHEET NO R-001
SCALE AS NOTED	
BY MR	



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NEW YORK - PALM BEACH
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TELEPHONE (561) 808-8881
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1 VIEW FROM NORTHWEST TOWARD NORTH SIDE OF BUILDING
OPTION 1



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL	05/28/2024
D.R.C. FIRST SUBMITTAL	05/09/2024
D.R.C. PRE-APP SUBMITTAL	04/29/2024

COA-24-0003

214 BRAZILIAN AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
VIEW FROM NW TOWARDS N
OF BUILDING - OPTION 1

DATE JUNE 07, 2024	SHEET NO R-002
SCALE AS NOTED	
BY MR	



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LICENSE NO. AA2800048

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1 VIEW FROM NORTHWEST TOWARD NORTH SIDE OF BUILDING
OPTION 2



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STATE OF FLORIDA
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SHEET TITLE
VIEW FROM NW TOWARD N
OF BUILDING - OPTION 2

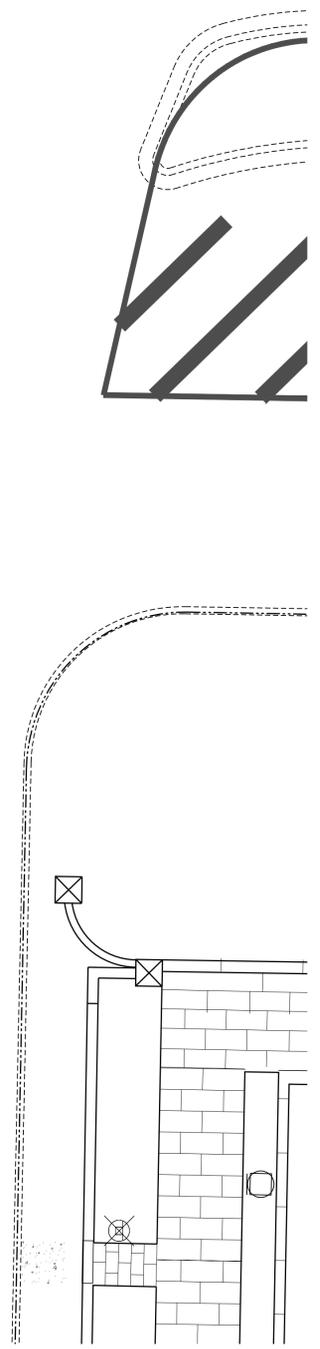
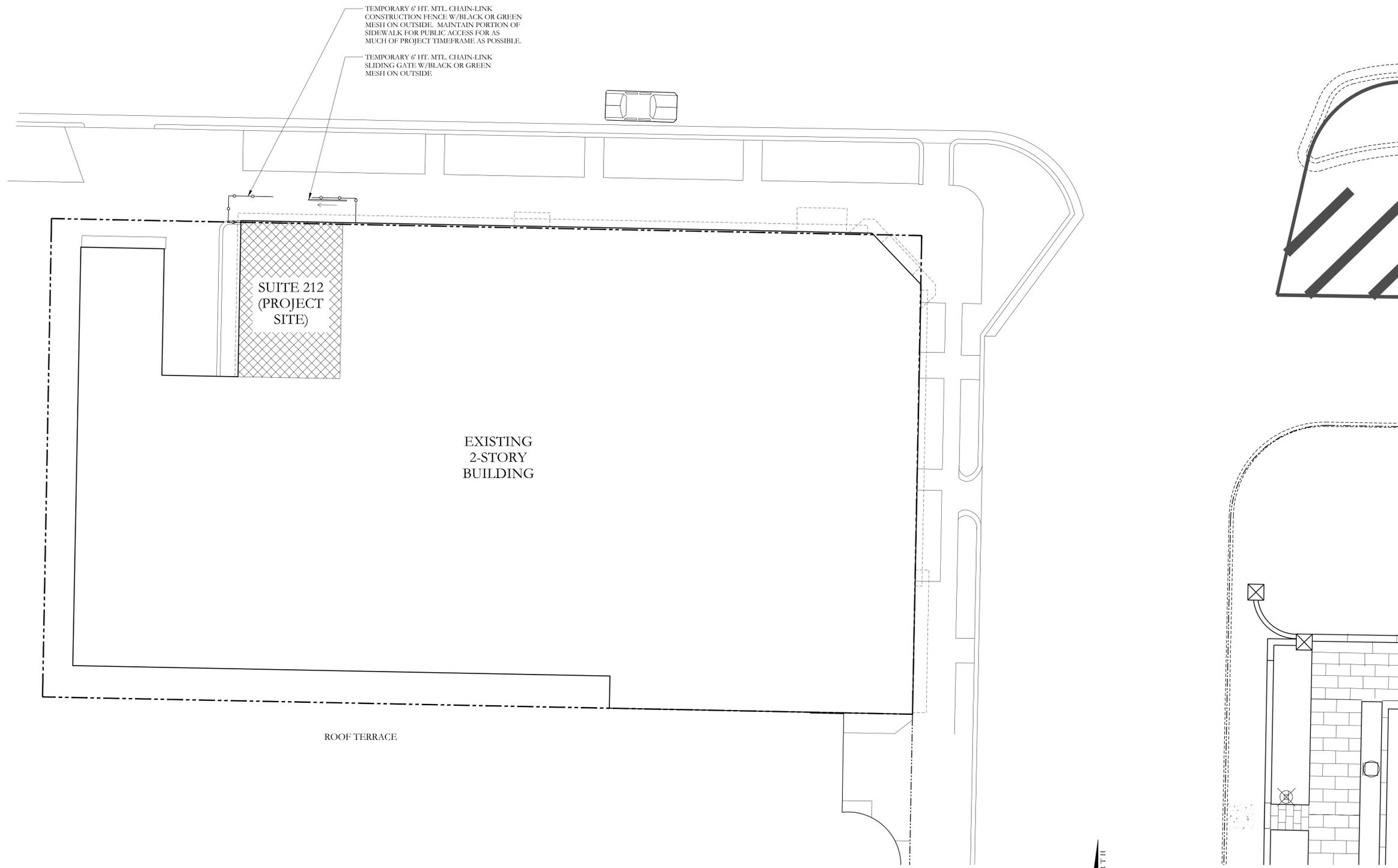
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1 CONSTRUCTION SCREENING PLAN
1/8" = 1'-0"



RICHARD F. SAMMONS
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SHEET TITLE
CONSTRUCTION SCREENING PLAN

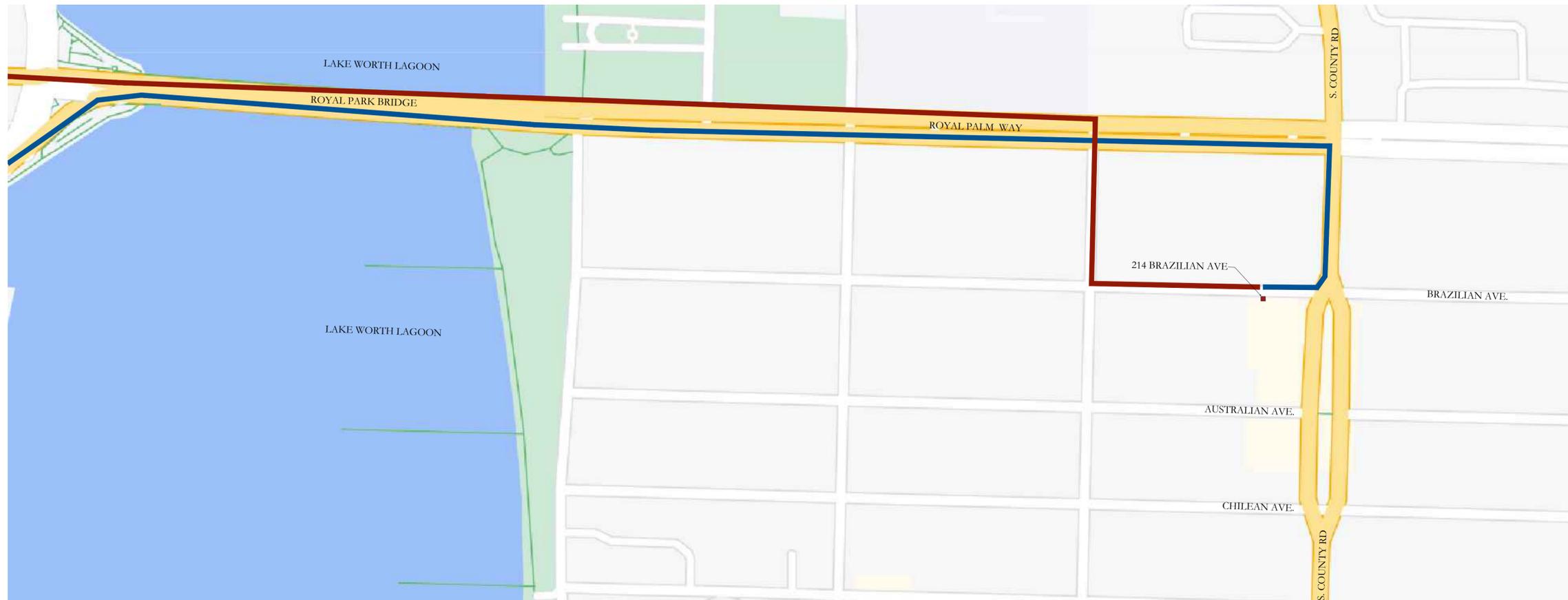
DATE JUNE 07, 2024	SHEET NO
SCALE AS NOTED	CS-1
BY STC	

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1 PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP
N.T.S.

PROPOSED INGRESS TRUCK ROUTE
 PROPOSED EGRESS TRUCK ROUTE

MAXIMUM VEHICLE SIZE ABLE TO BE ACCOMMODATED ON SITE:
 BOX TRUCK W/STANDARD 24' TRAILER

ESTIMATE OF NUMBER OF TRUCKS VISITING JOBSITE OVER LIFE OF PROJECT:

	5 WORKING DAYS/WEEK (AVG.)
x	4 WORK WEEKS/MONTH (AVG.)
x	3 MO. SCHEDULE (PROPOSED)
=	12 TOTAL WORK WEEKS (PROPOSED)
	3 TRUCKS/WEEK (AVG.)
x	2 TRIPS (INGRESS & EGRESS)
=	6 TRUCK TRIPS/WEEK (AVG.)
	12 TOTAL WORK WEEKS (PROP.)
x	6 TRUCK TRIPS/WEEK (AVG.)
=	72 TOTAL TRUCK TRIPS OVER LIFE OF PROJECT (EST.)

ROUGH SCHEDULE OF CONSTRUCTION W/MAJOR CONSTRUCTION BENCHMARKS:

TASK:	DURATION (IN MONTHS):
SITE PREPARATION:	0.25
FOUNDATION:	0.5
BLOCK DELIVERIES & CONCRETE POURS:	0.5
STONE WORK :	1.0
METAL WORK AND LIFT INSTALLATION:	0.5
FINAL INSPECTIONS:	0.25
TOTAL PROPOSED CONSTRUCTION TIME (FOLLOWING ISSUANCE OF BUILDING PERMIT):	3.0 mos.

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 STATE OF FLORIDA
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SHEET TITLE
 TRUCK LOGISTICS PLAN & CONSTRUCTION SCHEDULE

DATE	JUNE 07, 2024	SHEET NO	T-1
SCALE	AS NOTED		
BY	MC		

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