

PROPOSED RESIDENCE AT:

301 POLMER PARK ROAD

PALM BEACH, FL 33480
TOWN OF PALM BEACH, FLORIDA

ARC: 24-0098

"SECOND SUBMITTAL"

SECOND SUBMITTAL: 10-21-2024
ARCOM DATE OF HEARING: 12-20-2024

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SCOPE OF WORK

- PROPOSED CONSTRUCTION OF NEW TWO-STORY RESIDENCE
- HARDSCAPE
- LANDSCAPE
- POOL



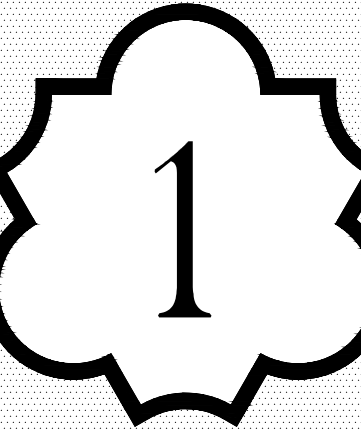
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400 ROYAL PALM WAY, SUITE 206
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PROPOSED RESIDENCE FOR:
301 POLMER PARK ROAD
301 POLMER PARK
PALM BEACH, FL 33480

Project #: 24-004
Drawn by: PRO,AR
Date(s):
19 AUGUST, PRE-APP SUBMITTAL
03 OCTOBER, FIRST SUBMITTAL
21 OCTOBER, SECOND SUBMITTAL

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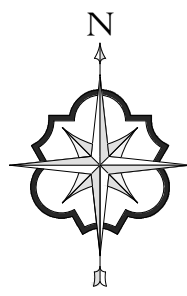


SUBJECT PROPERTY
301 POLMER PARK ROAD



1

SITE VICINITY MAP
N.T.S.



2

AERIAL LOOKING NORTH-WEST
N.T.S.

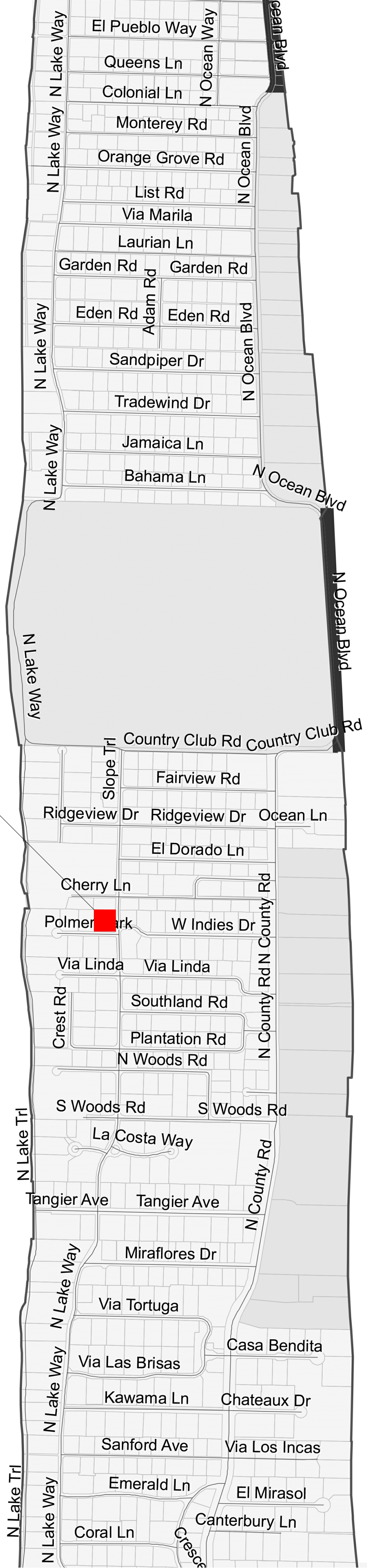


3

AERIAL LOOKING SOUTH-EAST
N.T.S.

Intracoastal Waterway

SUBJECT PROPERTY
301 POLMER PARK ROAD



Atlantic Ocean



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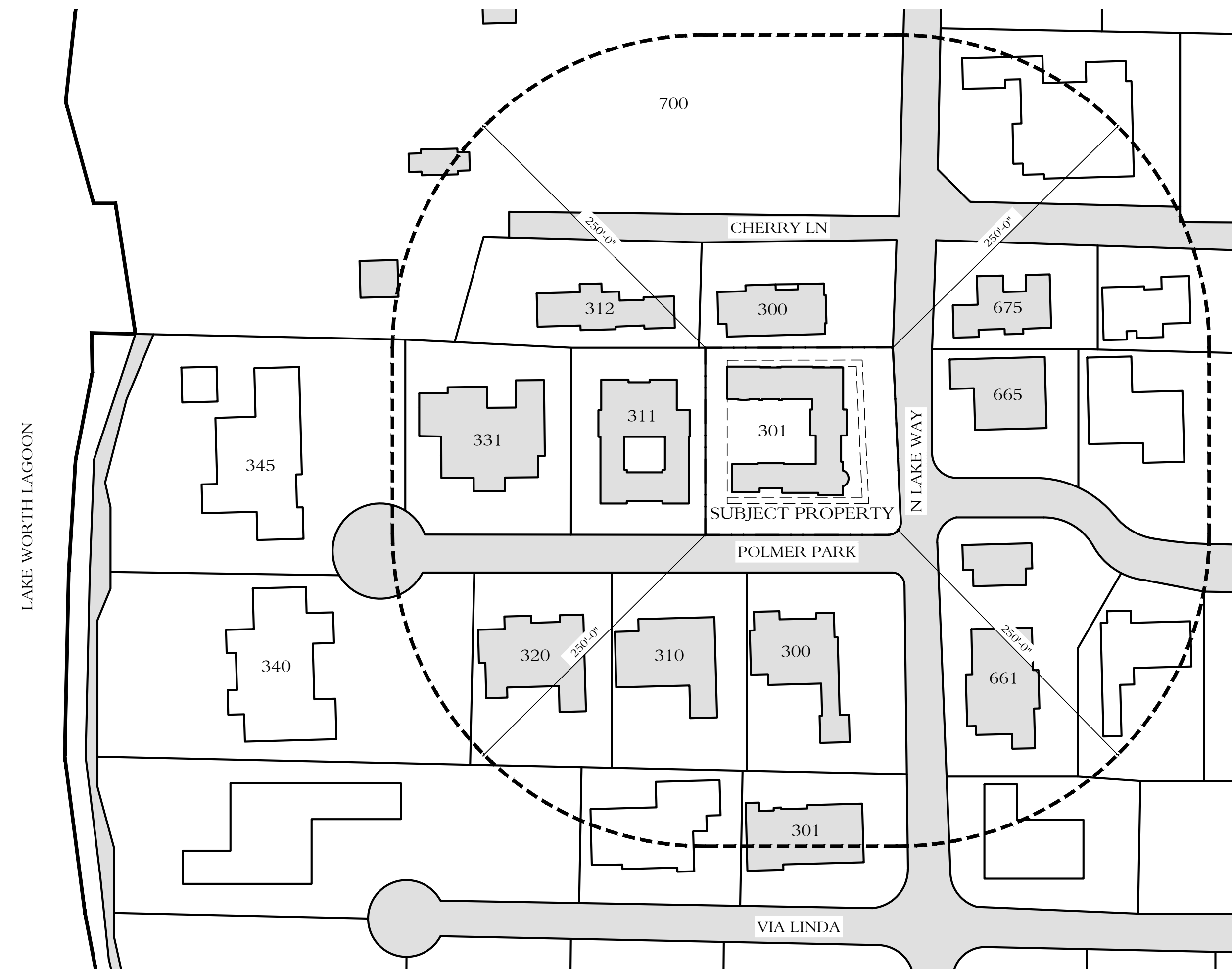
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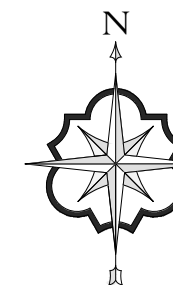
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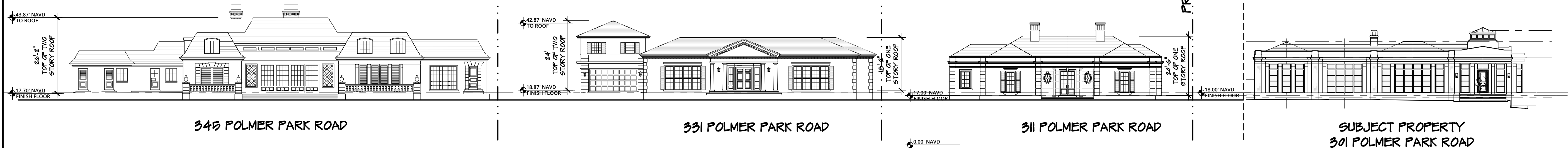
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VICINITY LOCATION MAP
N.T.S.



PROPERTY LINE

PROPERTY LINE



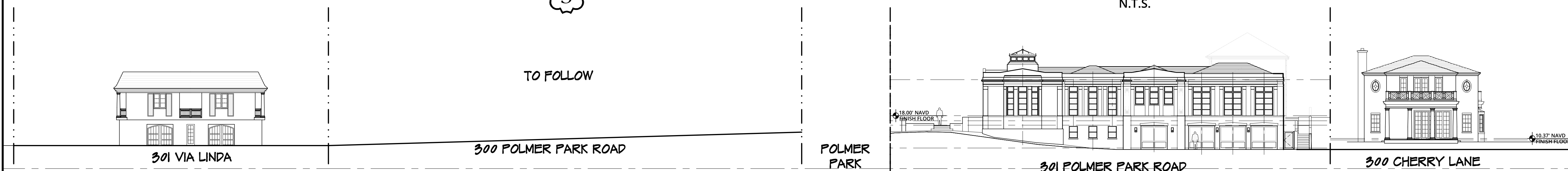
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POLMER PARK STREET ELEVATION LOOKING NORTH
N.T.S.



3

POLMER PARK STREET ELEVATION LOOKING SOUTH
N.T.S.



4

NORTH LAKE WAY ELEVATION LOOKING WEST
N.T.S.



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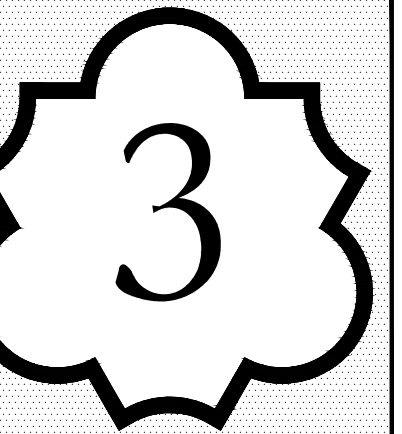
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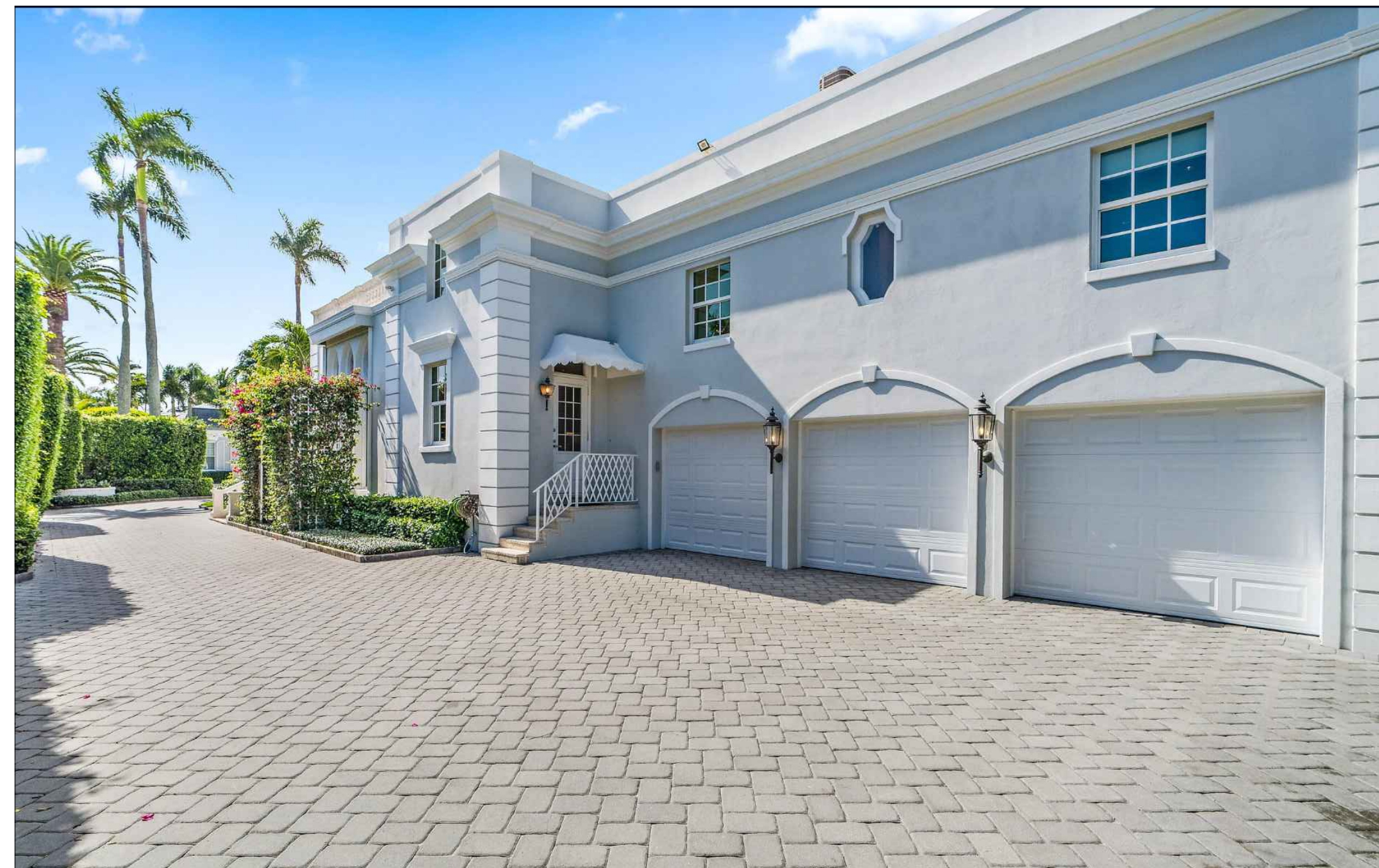
01-SOUTH FRONT



02-FRONT SOUTH-EAST CORNER



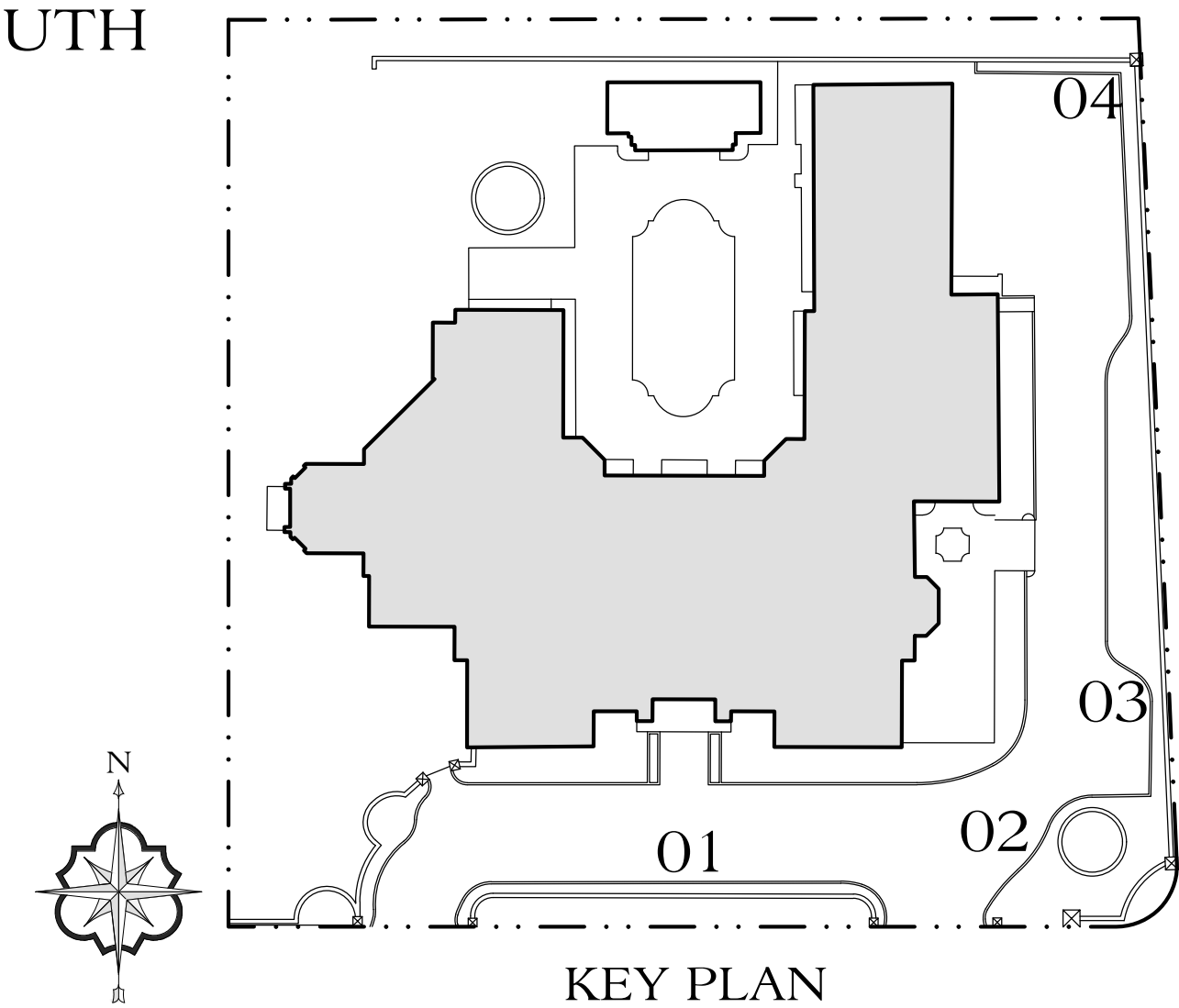
03-EAST ELEVATION



04-EAST ELEVATION LOOKING SOUTH



PHOTOGRAPHS OF EXISTING RESIDENCE
N.T.S.



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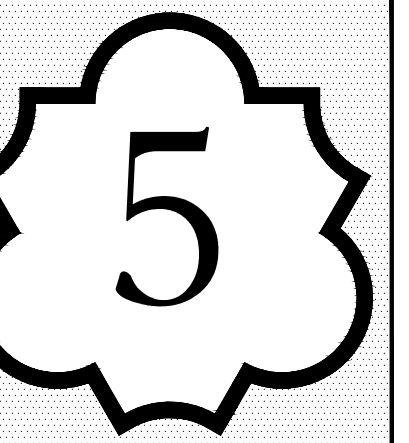
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01-COURTYARD LOOKING SOUTH



02-POOL HOUSE



03-COURTYARD LOOKING EAST



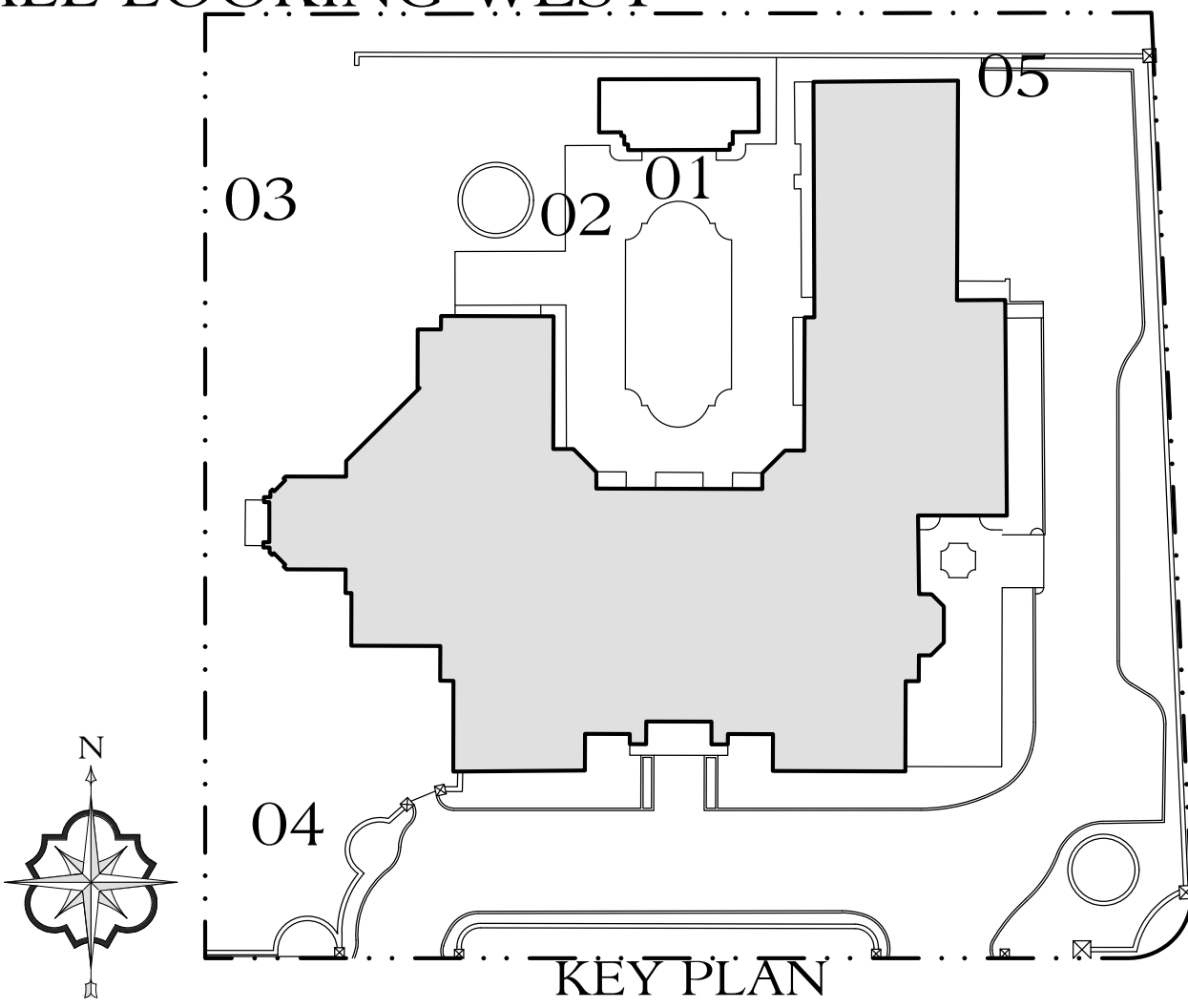
04-COURTYARD LOOKING NORTH



05-SIDE WALL LOOKING WEST



PHOTOGRAPHS OF EXISTING RESIDENCE
N.T.S.





311 POLMER PARK



331 POLMER PARK



345 POLMER PARK



340 POLMER PARK



320 POLMER PARK



310 POLMER PARK



300 POLMER PARK



661 N LAKE WAY



665 WEST INDIES DRIVE



675 N LAKE WAY



300 CHERRY LN



312 CHERRY LN



NEIGHBORHOOD CONTEXT
N.T.S.



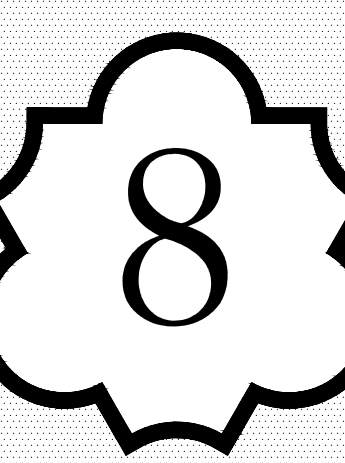
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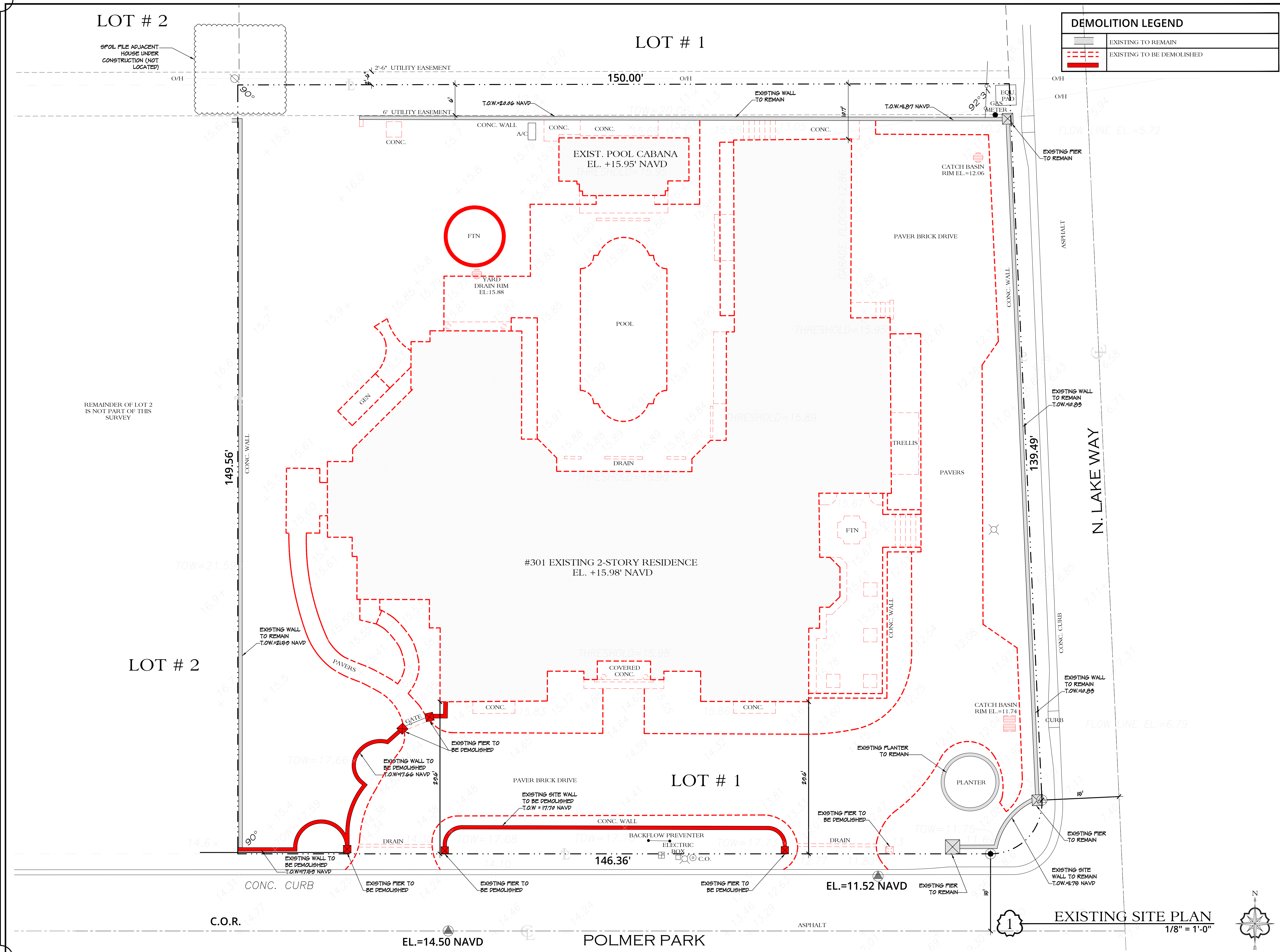
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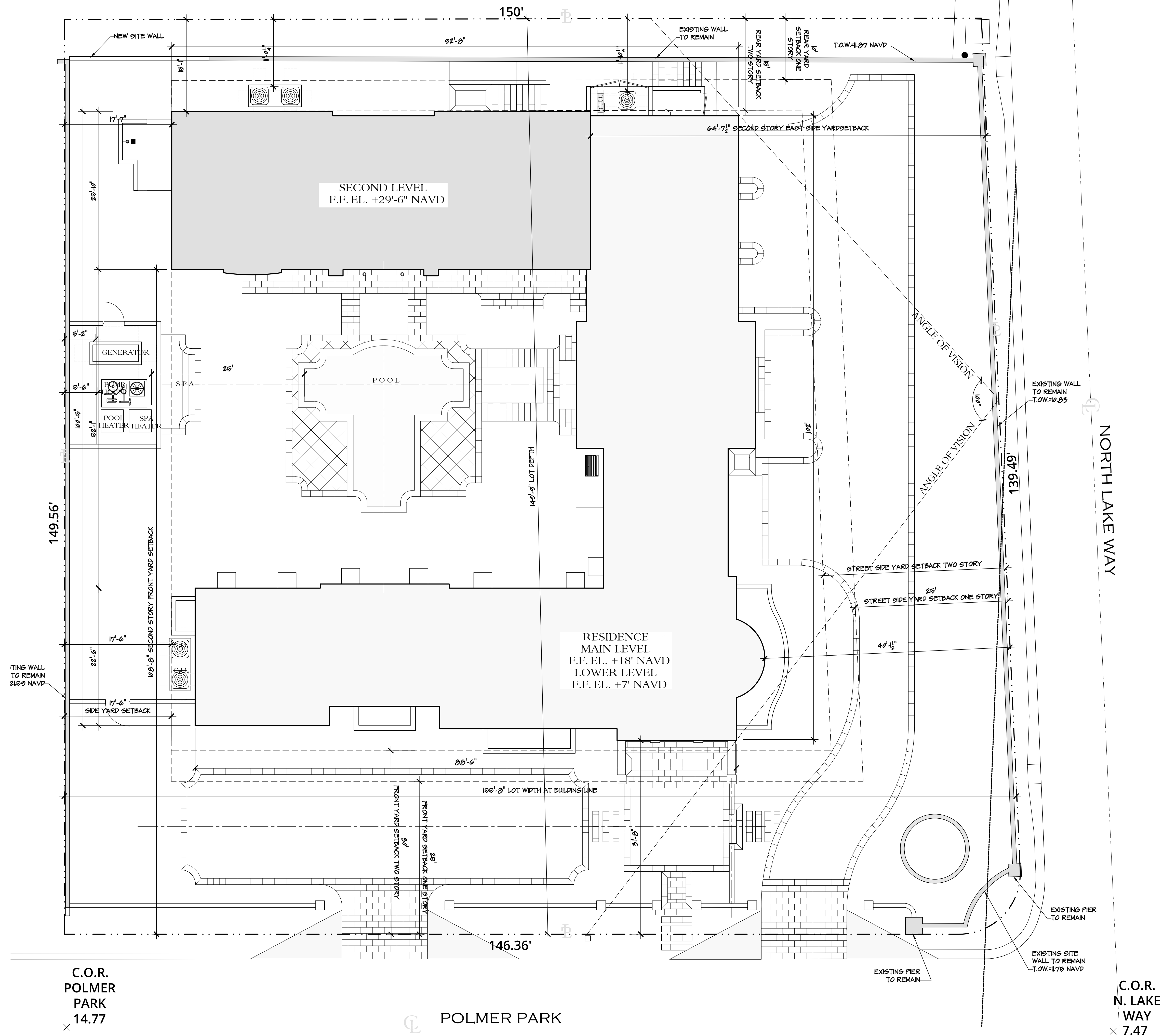
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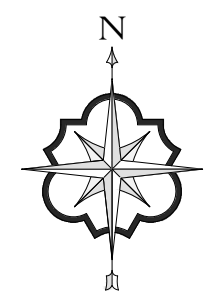






1

PROPOSED SITE PLAN
1/8" = 1'-0"



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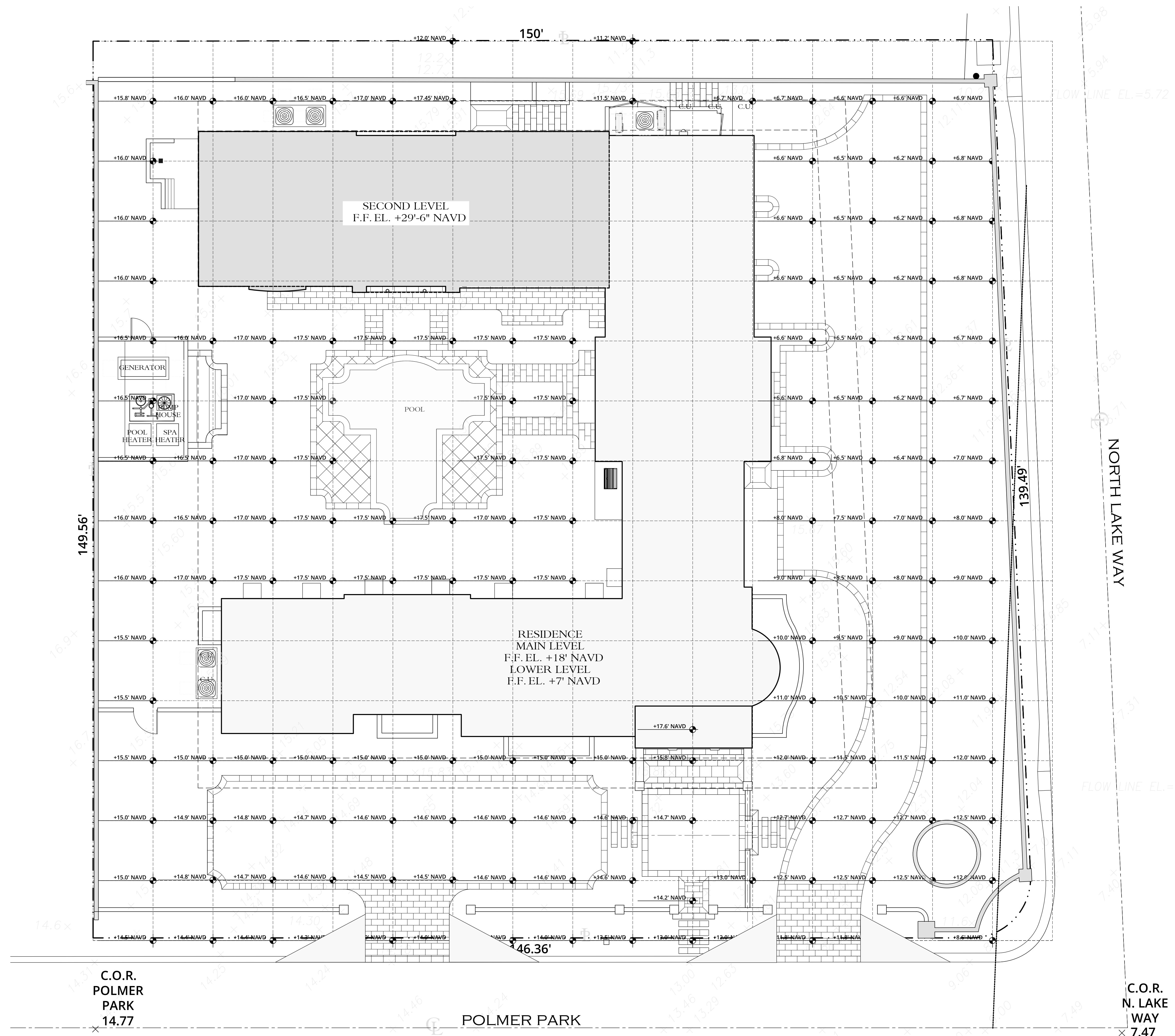
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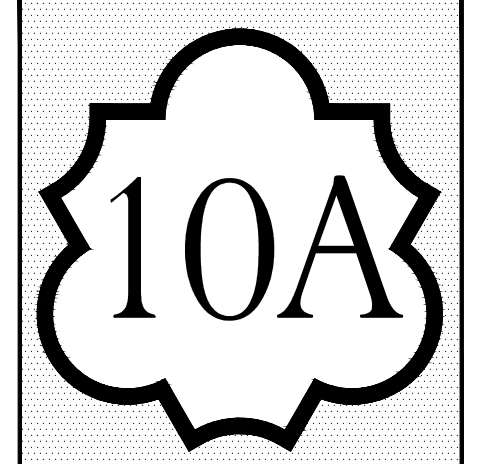
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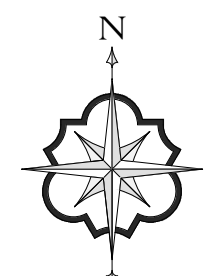
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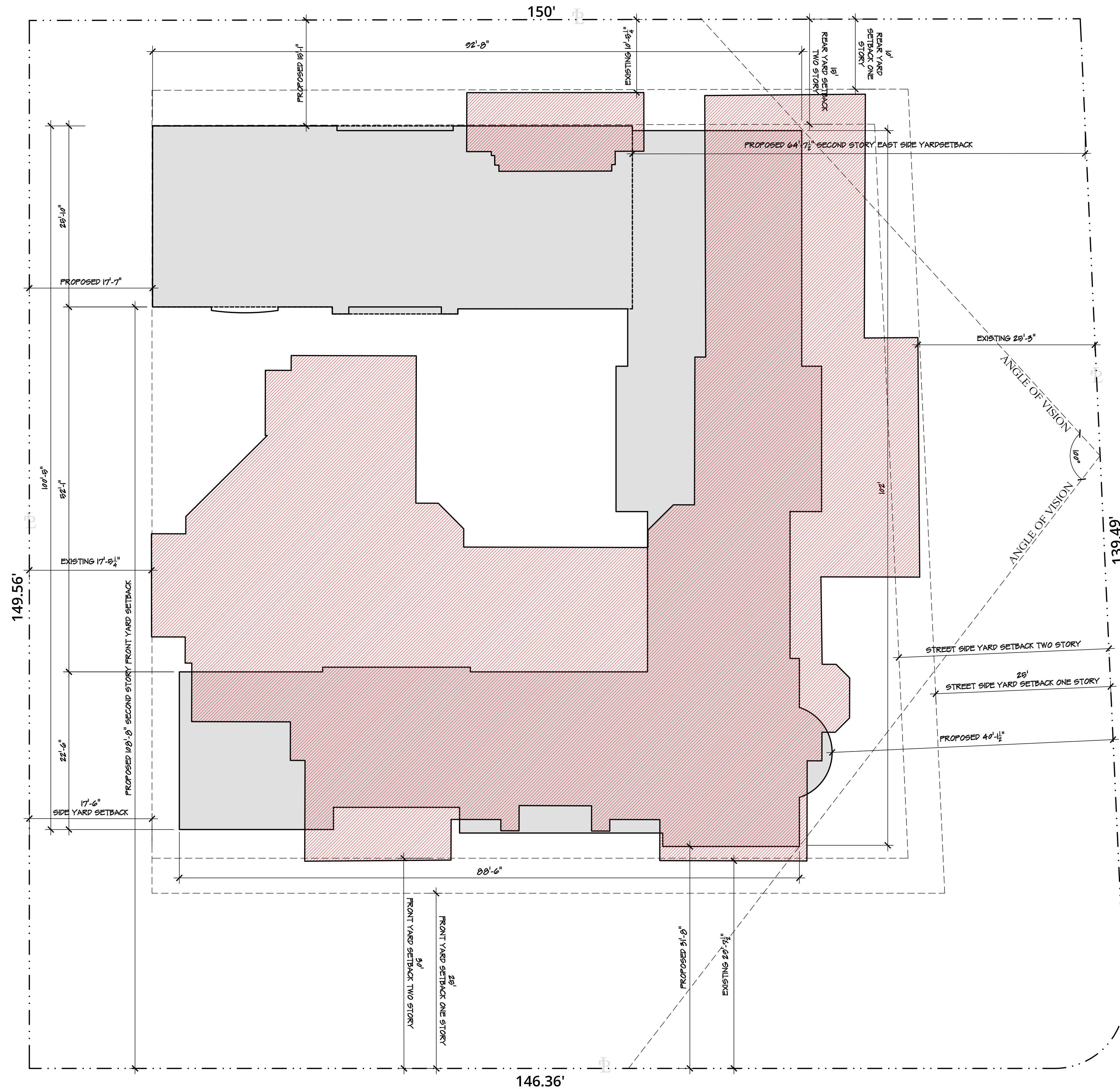
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1 AVERAGE GRADE PLAN DIAGRAM
1/8" = 1'-0"





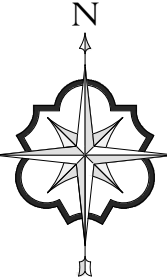
LOT COVERAGE		
EXISTING:	EXISTING:	6,442 SF.
PROPOSED:	PROPOSED:	8,718 SF.

SETBACKS	EXISTING SETBACKS		PROPOSED SETBACKS	
FRONT YARD SETBACK	1ST STORY	20'-7 1/2"	1ST STORY	31'-8"
	2ND STORY	N/A	2ND STORY	108'-8"
SIDE YARD SETBACK (1st Story) (Ft.)	WEST	17'-5 1/4"	WEST	17'-7"
	EAST	25'-3"	EAST	40'-1 1/2"
SIDE YARD SETBACK (2nd Story) (Ft.)	WEST	N/A	WEST	17'-7"
	EAST	N/A	EAST	64'-7 1/2"
REAR YARD SETBACK	1ST STORY	10'-5 1/4"	1ST STORY	15'-1"
	2ND STORY	N/A	2ND STORY	15'-1"

1

FOOTPRINT & SETBACK COMPARISON PLAN DIAGRAM

1/8" = 1'-0"



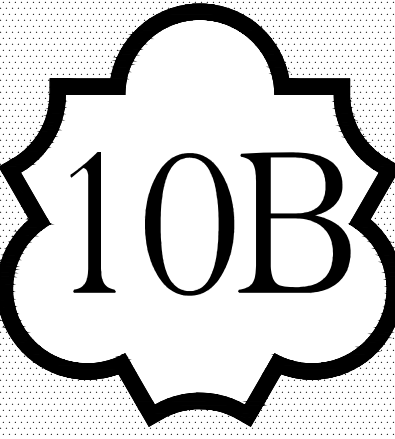
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LEGEND	
	EXISTING
	PROPOSED



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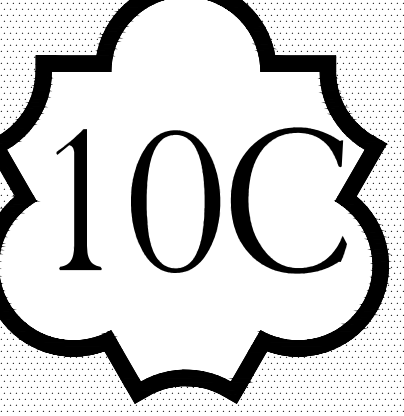
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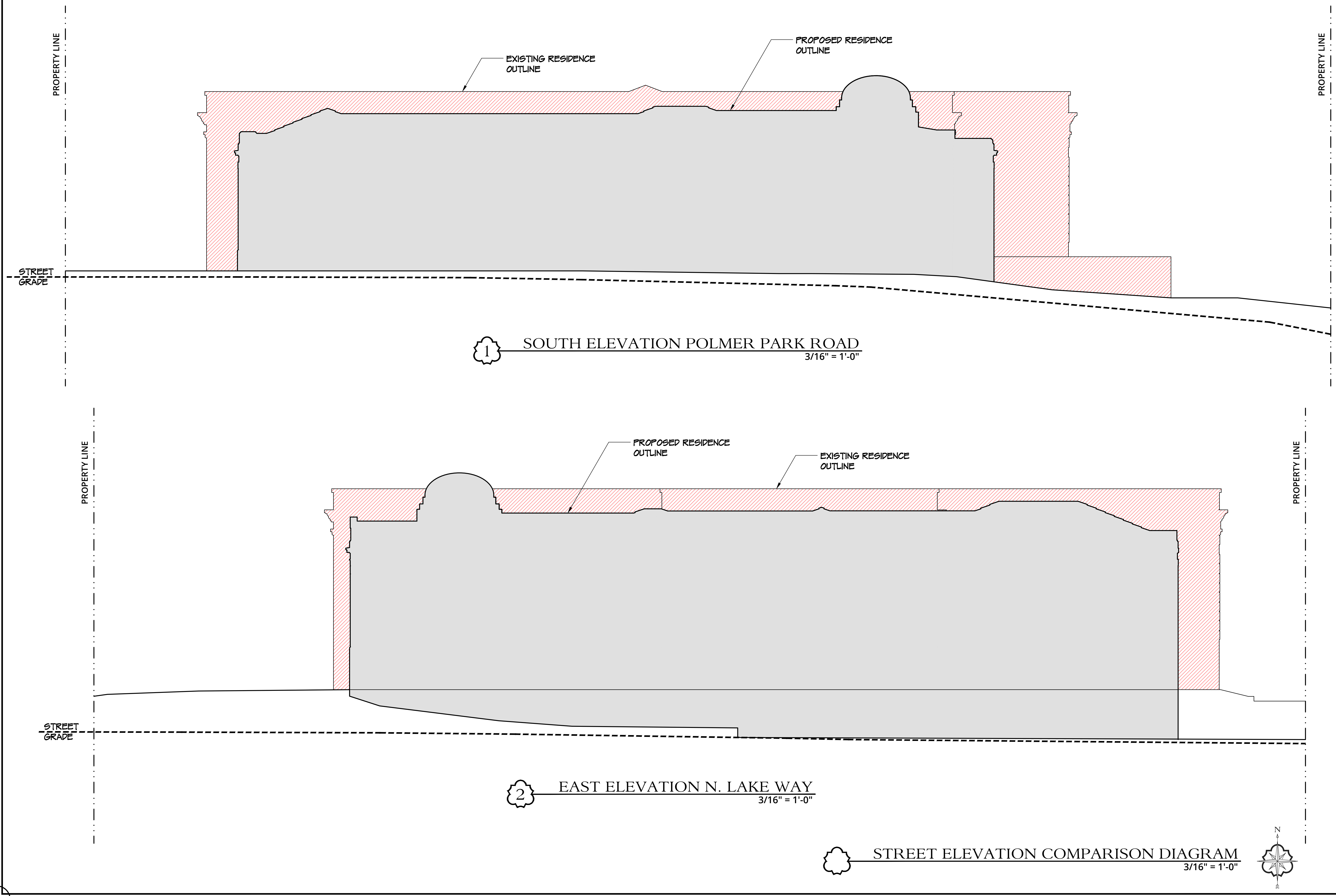
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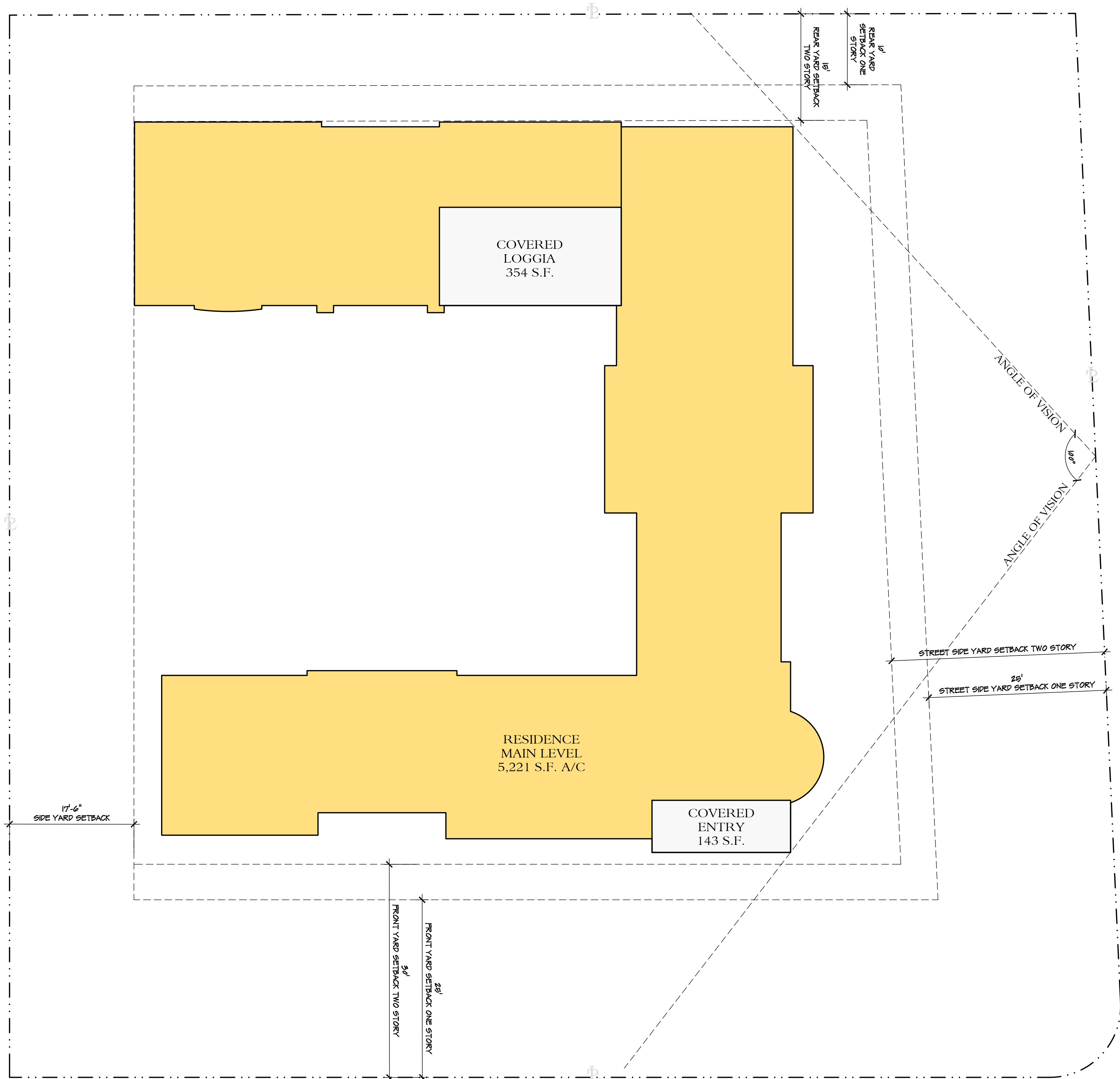
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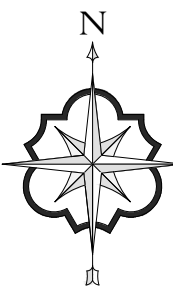
PROPOSED LOT COVERAGE:

MAIN LEVEL RESIDENCE A/C AREA: 5,221 S.F.
FRONT COVERED ENTRY: 143 S.F.
COVERED LOGGIA: 354 S.F.

TOTAL LOT COVERAGE: 5,718 S.F.

1

LOT COVERAGE DIAGRAM
N.T.S.



LOT INFORMATION	
PROPERTY ADDRESS:	301 POLMER PARK PALM BEACH, 33480
ZONING DATA:	RB ZONING DISTRICT
FLOOD ZONE:	THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO FIRM (FLOOD INSURANCE RATE MAP) NO. 12090C 050F, DATED 10-06-2017.
SURVEY INFO:	ALL SURVEY INFORMATION BASED ON SURVEY BY: WALLACE SURVEYING 8889 VILLAGE BOULEVARD WEST PALM BEACH, FLORIDA 33407 (561)-640-4391 CRAIG L. WALLACE FLORIDA CERTIFICATE #3387
DATE OF FIELD SURVEY:	08/27/2024
LEGAL DESCRIPTION:	LOTS 1 & 2, LESS THE WEST 60 FEET THEREOF POLMER PARK, AN ADDITION TO THE TOWN OF PALM BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 27 AT PAGE 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS:	22,939 S.F.
LOT COVERAGE:	
ALLOWABLE: 2-STORY	(25%) 5,735 S.F.
PROPOSED: 2-STORY	(25%) 5,718 S.F.
SQUARE FOOTAGE BREAKDOWN:	
AIR CONDITIONED SPACE	
LOWER LEVEL (INCLUDES GARAGE)	3,962 S.F.
MAIN FLOOR	5,221 S.F.
2ND FLOOR	1,776 S.F.
TOTAL A/C	10,959 S.F.
COVERED NON-AIR CONDITIONED SPACE	
1ST FLOOR	497 S.F.
2ND FLOOR	0 S.F.
TOTAL NON-A/C	497 S.F.
TOTAL A/C & NON-A/C	11,456 S.F.



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:	301 Palmer Park Road		
2	Zoning District:	R-B Zoning District		
3	Lot Area (sq. ft.):	22,939.13 S.F.		
4	Lot Width (W) & Depth (D) (ft.):	155'-8" (Width) 149'-9" (Depth)		
5	Structure Type:	Single Family Residence		
	(Single-Family, Multi-Family, Comm., Other)			
6	FEMA Flood Zone Designation:	Flood Zone X		
7	Zero Datum for point of meas. (NAVD)	16.27' NAVD (C.O.R. + 1.5')		
8	Crown of Road (COR) (NAVD)	14.77' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5,735 S.F. 25%	N/A	5,718 S.F. 25%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Access Structure, etc.)	N/A	N/A	10,959 S.F.
12	*Front Yard Setback (Ft.)	25' (1 STORY)-30' (2 STORY)	N/A	31'-10"(1STORY)-108'-0"(2 STORY)
13	* Side Yard Setback (1st Story) (Ft.)	17'-6" West 25'-0" East	N/A	17'-7" West 40'-1 1/2" East
14	* Side Yard Setback (2nd Story) (Ft.)	17'-6" West 30'-0" East	N/A	17'-7" West 64'-7 1/2" East
15	*Rear Yard Setback (Ft.)	15' (2 STORY)	N/A	15'-1"
16	Angle of Vision (Deg.)	100 DEGREES	N/A	100 DEGREES
17	Building Height (Ft.)	22'-0"	N/A	21'-3 1/2"
18	Overall Building Height (Ft.)	30'-0"	N/A	29'-11 1/2"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.87	N/A	3.8
20	** Max. Fill Added to Site (Ft.)	0'	N/A	0'
21	Finished Floor Elev. (FFE)(NAVD)	7' NAVD	N/A	7' NAVD, 18' NAVD
22	Base Flood Elevation (BFE)(NAVD)	7' NAVD	N/A	7' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	min 45% 10,322.61 s.f.	N/A	45% 10,325 s.f.
24	Perimeter LOS (Sq Ft and %)	min. 50% 2,480 s.f.	N/A	56.4% 2,801 s.f.
25	Front Yard LOS (Sq Ft and %)	min. 40% 1,181 s.f.	N/A	58.3% 1,531 s.f.
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 (Sec. 134-1600)

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

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626



Town of Palm Beach
Planning Zoning and Building
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www.townofpalmbeach.com

Landscape Legend			
Line #	Property Address:	301 Polmer Park Road, Palm Beach, FL	
1	Lot Area (sq. ft.):	22,939.13 s.f.	
2	REQUIRED	PROPOSED	
3	Landscape Open Space (LOS) (Sq Ft and %)	10,322.61 s.f. min. 45%	10,325.0 s.f. 45%
4	LOS to be altered (Sq Ft and %)	N/A	N/A
5	Perimeter LOS (Sq Ft and %)	2,480 s.f. min 50%	2801 s.f. 56.4%
6	Front Yard LOS (Sq Ft and %)	1,181 s.f. min. 40%	1,531 s.f. 58.3%
7	Native Trees %	30% (number of trees)	31.3% 20 TREES
8	Native Shrubs & Vines %	30% (number of shrubs & vines)	38.8% 551 SHRUBS
9	Native Groundcover %	30% (groundcover area)	31.8% 560 S.F.
10	To determine qualifying native vegetation use either: the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List OR the Florida Native Plant Society Native Plants for Your Area List		

Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023

REV BF 20230727



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PROPOSED RESIDENCE FOR:

301 POLMER PARK ROAD

301 POLMER PARK
PALM BEACH, FL 33480

Project #: 24-004

Drawn by: PRO,AR

Date(s):

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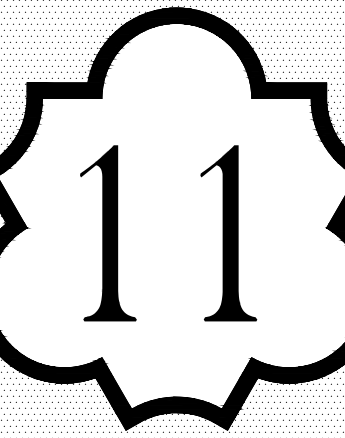
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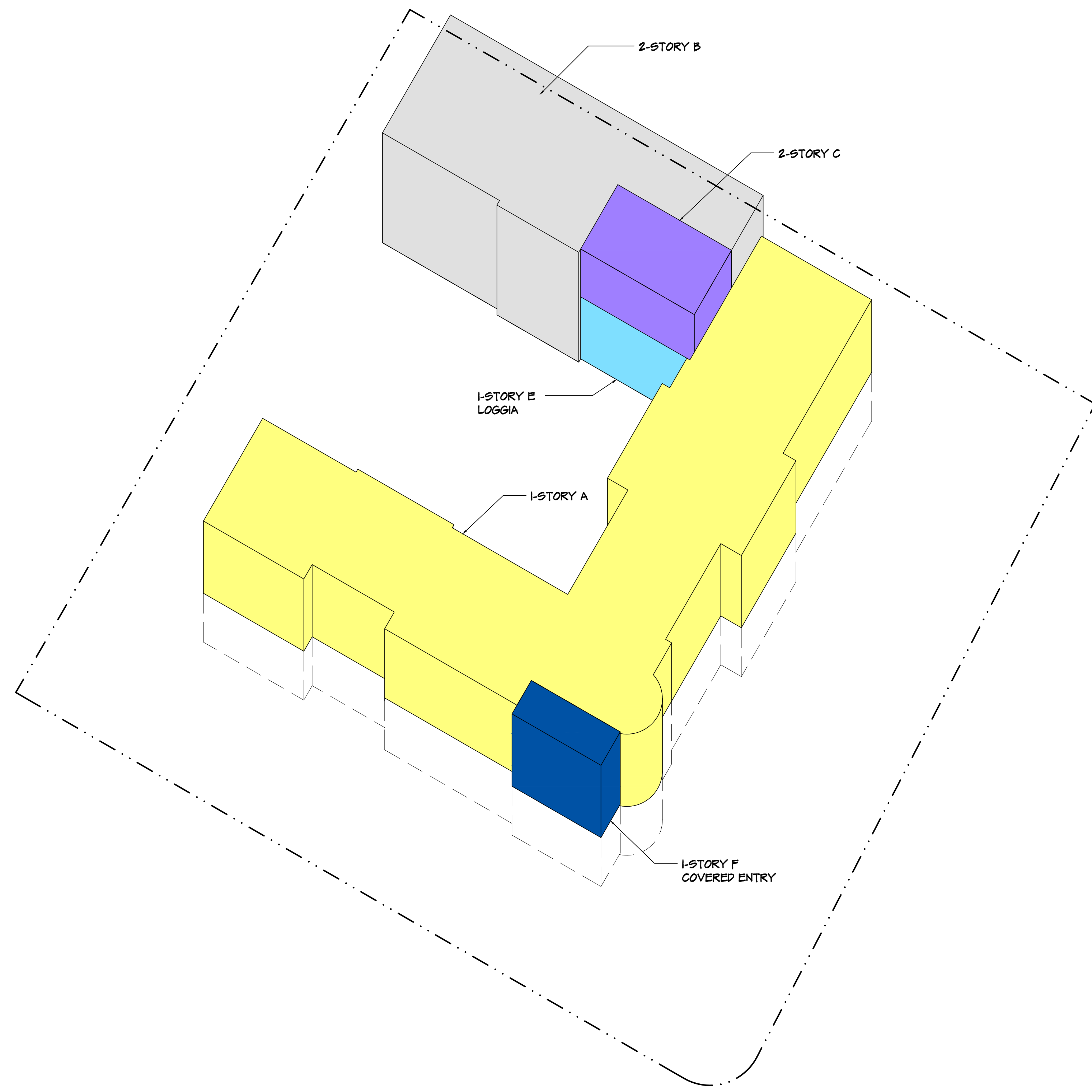
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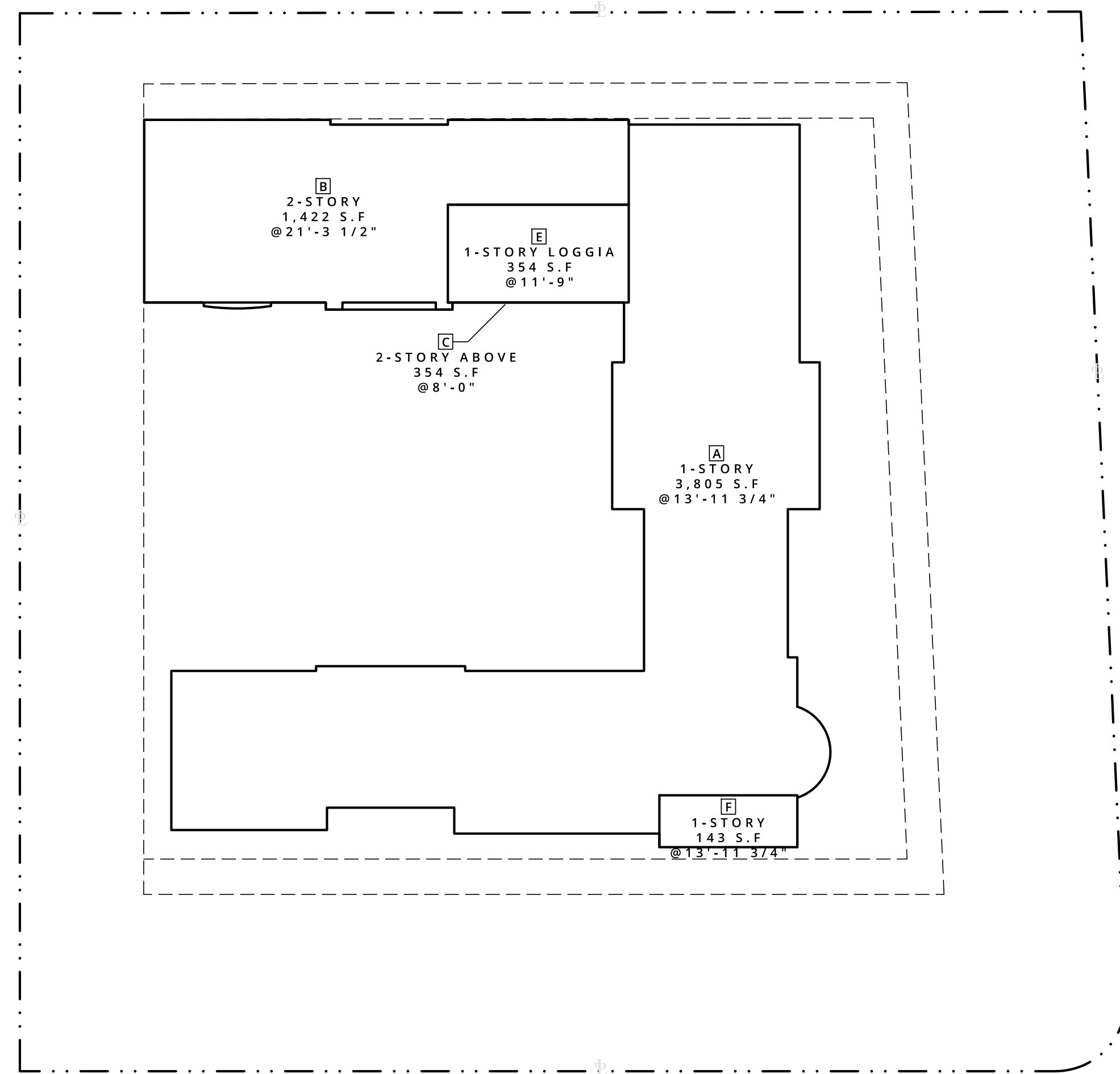
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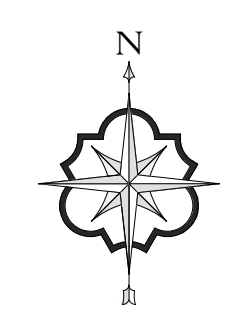


1 CUBIC CONTENT AXONOMETRIC DIAGRAM
N.T.S.

CUBIC CONTENT RATIO DATA FOR R-B DISTRICT			
LOT SIZE: 22,939 SF	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
1-STORY A:	3,805 SF	13'-11 3/4"	83,190 CF
2-STORY B:	1,422 SF	21'-3 1/2"	30,276 CF
1-STORY C:	354 SF	8'-0"	2,832 CF
TOTAL ENCLOSED:			86,298 CF
1-STORY E:	354 SF	11'-0"	4,431 CF
1-STORY F:	143 SF	13'-11 3/4"	10,900 CF
TOTAL UNENCLOSED:			6,158 CF
CALCULATIONS ARE TAKEN FROM POINT OF MEASUREMENT TO POINT WHERE HORIZONTAL EAVE MEETS EXTERIOR WALL OR THE PARAPET WALL			
*Building height of means the maximum height of the building measured from the point of measurement to the highest point of the roof system. It excludes chimneys, skylights, spires, cupolas, and similar architectural features that are usually carried above the roofline and not used for human occupancy, provided that each of the features shall be erected only to such height and size as is necessary to accomplish the purpose it serves. The height of the outside exterior walls is measured from the point of measurement to the point at which the outside wall meets the horizontal eave of the roof or the bottom of a parapet wall. The lowest habitable finished floor elevation shall be at or above the point of measurement applicable to the subject lot. (Applicable only in R-B districts)			
[MAX. ALLOWABLE CCR] = $3.80 + [(60,000 - 22,900) \div 80,000] \times 0.8$ = 3.87 OR 88,623 CF			
TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 8.0% OF G.C. OR 4,431 CF MAX			
TOTAL PROPOSED UNENCLOSED COVERED = 6,158 CF			
4,431 C.F. - 6,158 C.F. = 1,727 C.F. OVER (ALLOWED) - (PROPOSED)			
86,298 C.F. + 6,158 C.F. - 4,431 C.F. = 88,025 C.F.			
(ENCLOSED) + (UNENCLOSED) - (UNENCLOSED CREDIT) = PROPOSED CCR			
PROPOSED CCR = 3.8 or 88,025 C.F.			
-TOTAL ENCLOSED AREA OF CCR			
88,623 C.F. - 88,025 C.F. = 598 C.F. UNDER (ALLOWED) - (PROPOSED)			



2 CUBIC CONTENT AREA DIAGRAM
N.T.S.



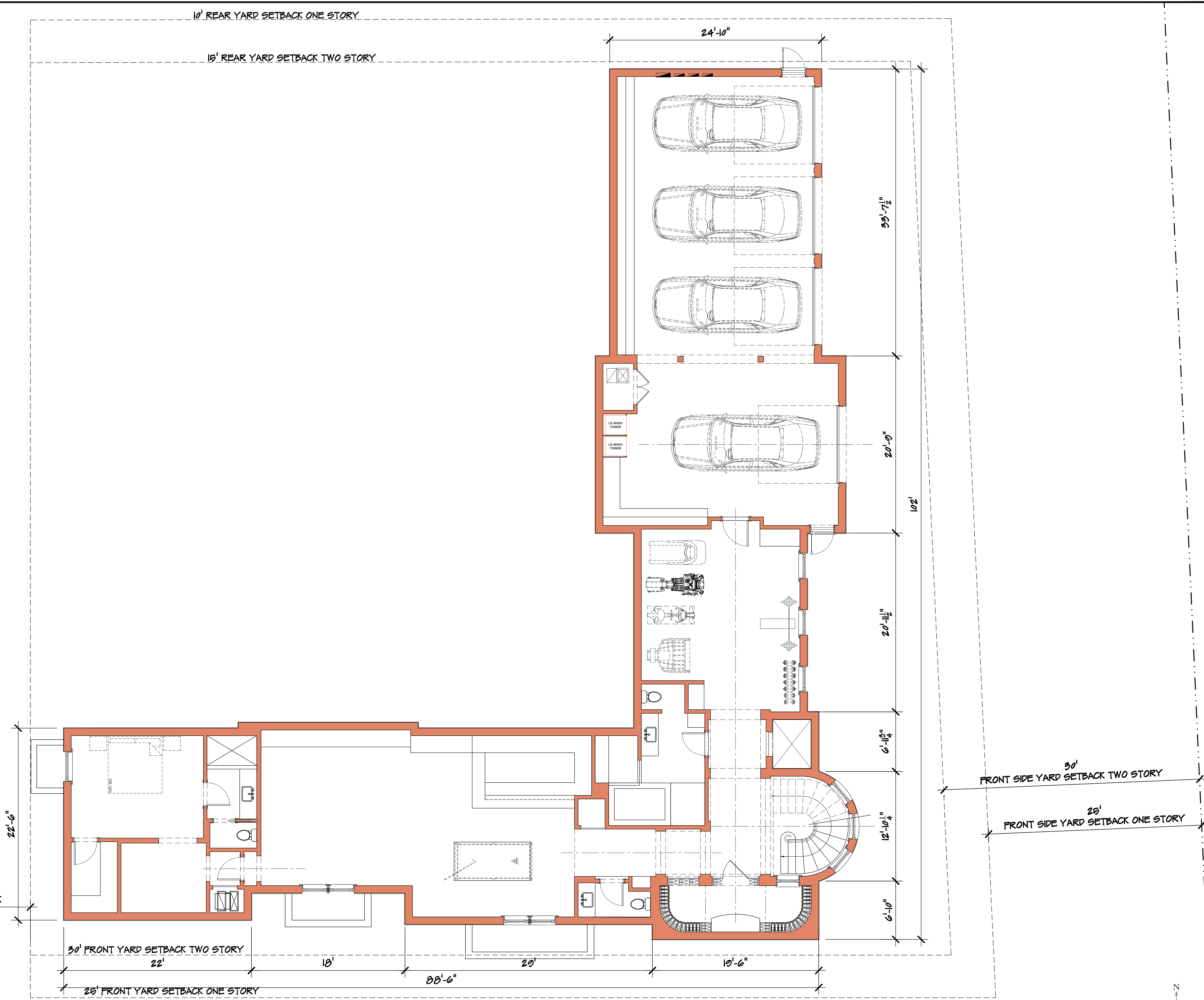
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PROPOSED RESIDENCE FOR:
301 POLMER PARK ROAD
301 POLMER PARK
PALM BEACH, FL 33480

Project #: 24-004
Drawn by: PRO,AR
Date(s):
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03 OCTOBER, FIRST SUBMITTAL
21 OCTOBER, SECOND SUBMITTAL

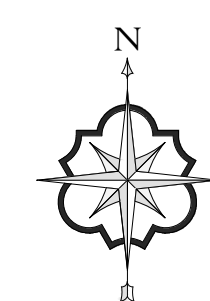
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1

PROPOSED LOWER LEVEL FLOOR PLAN
3/16" = 1'-0"




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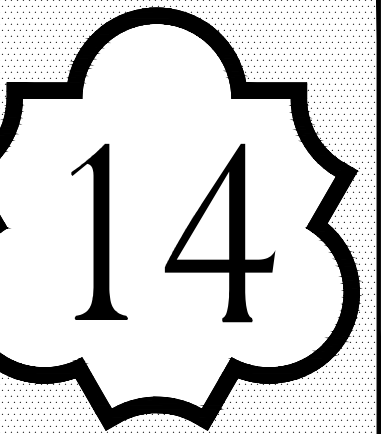
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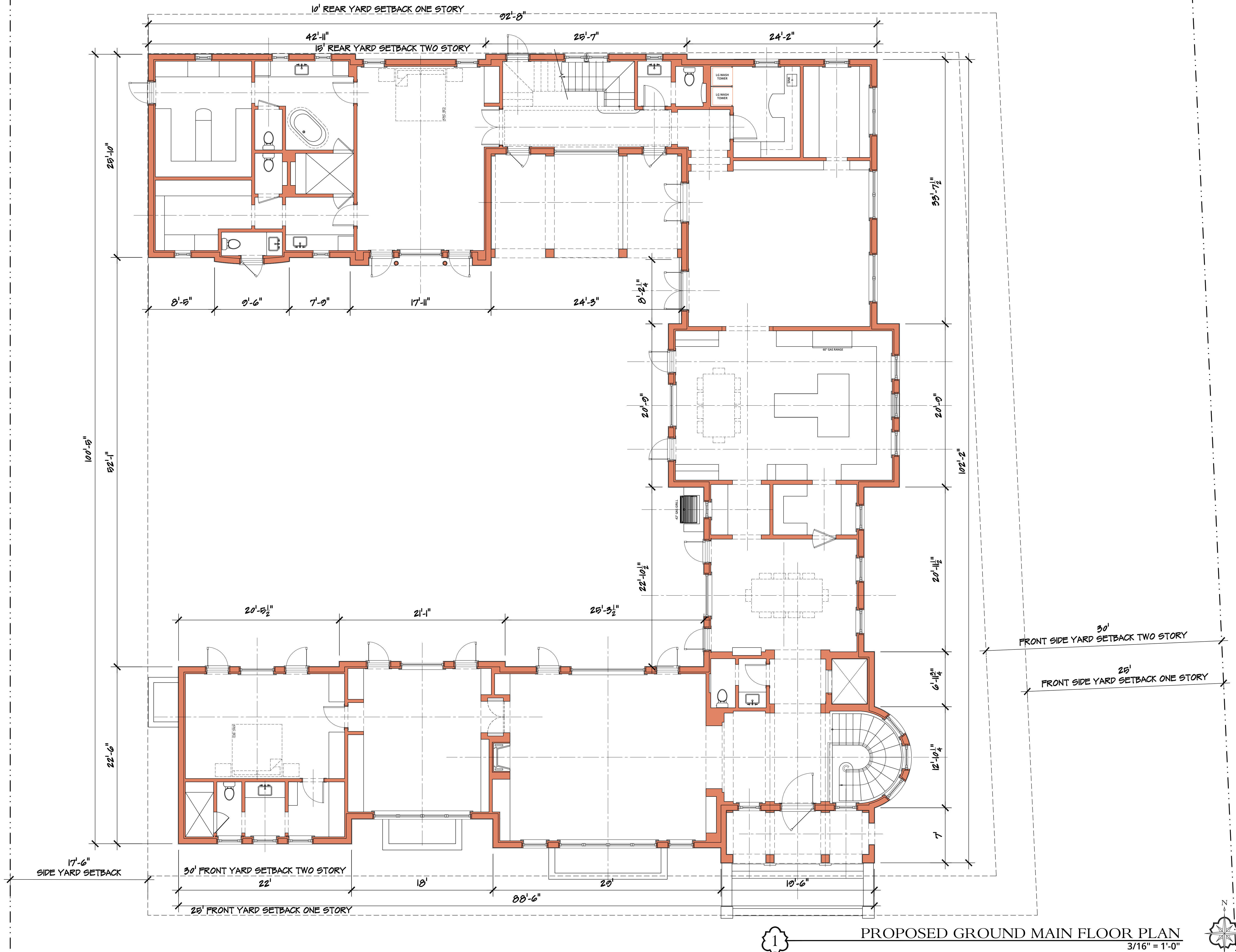
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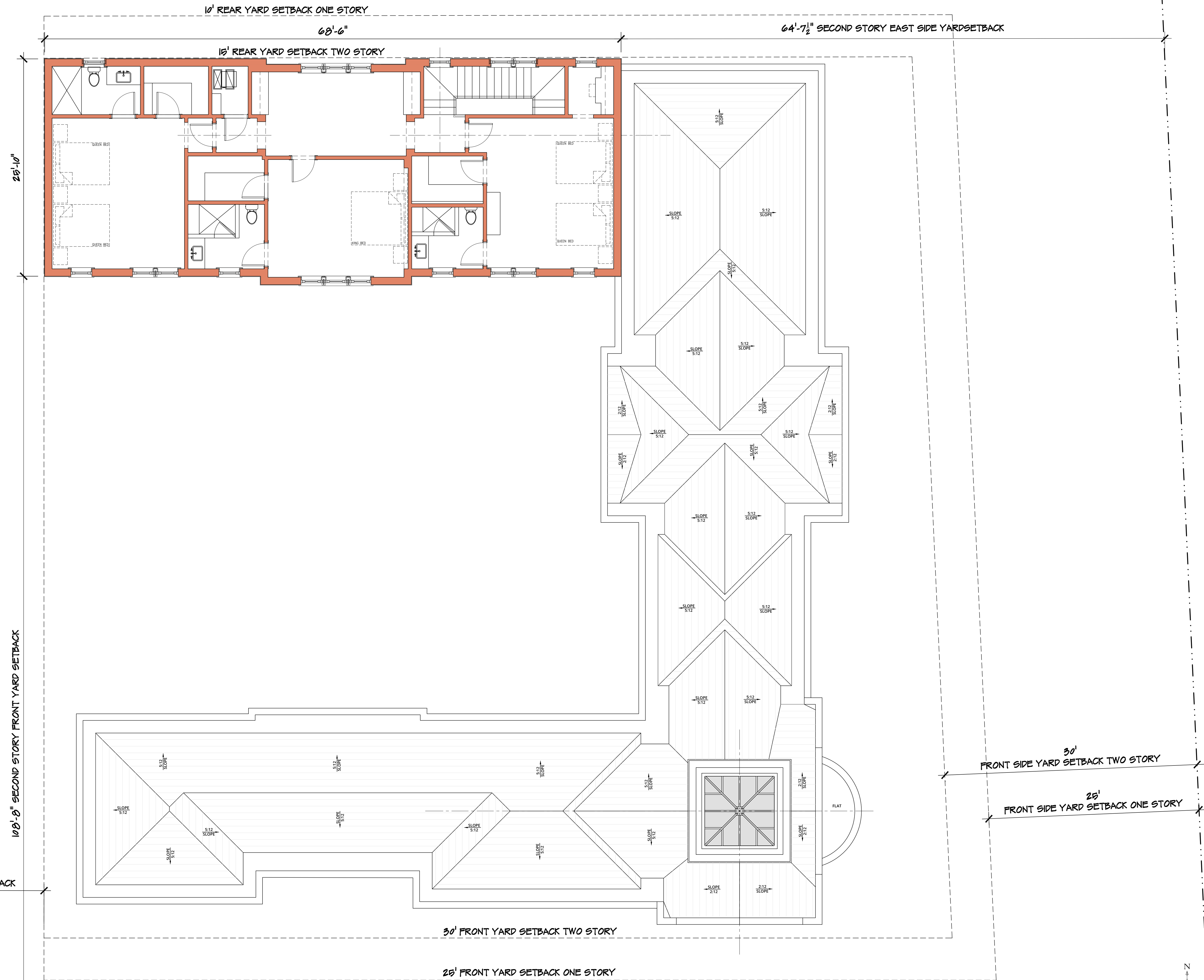
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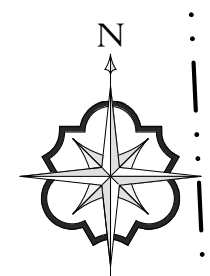
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PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"



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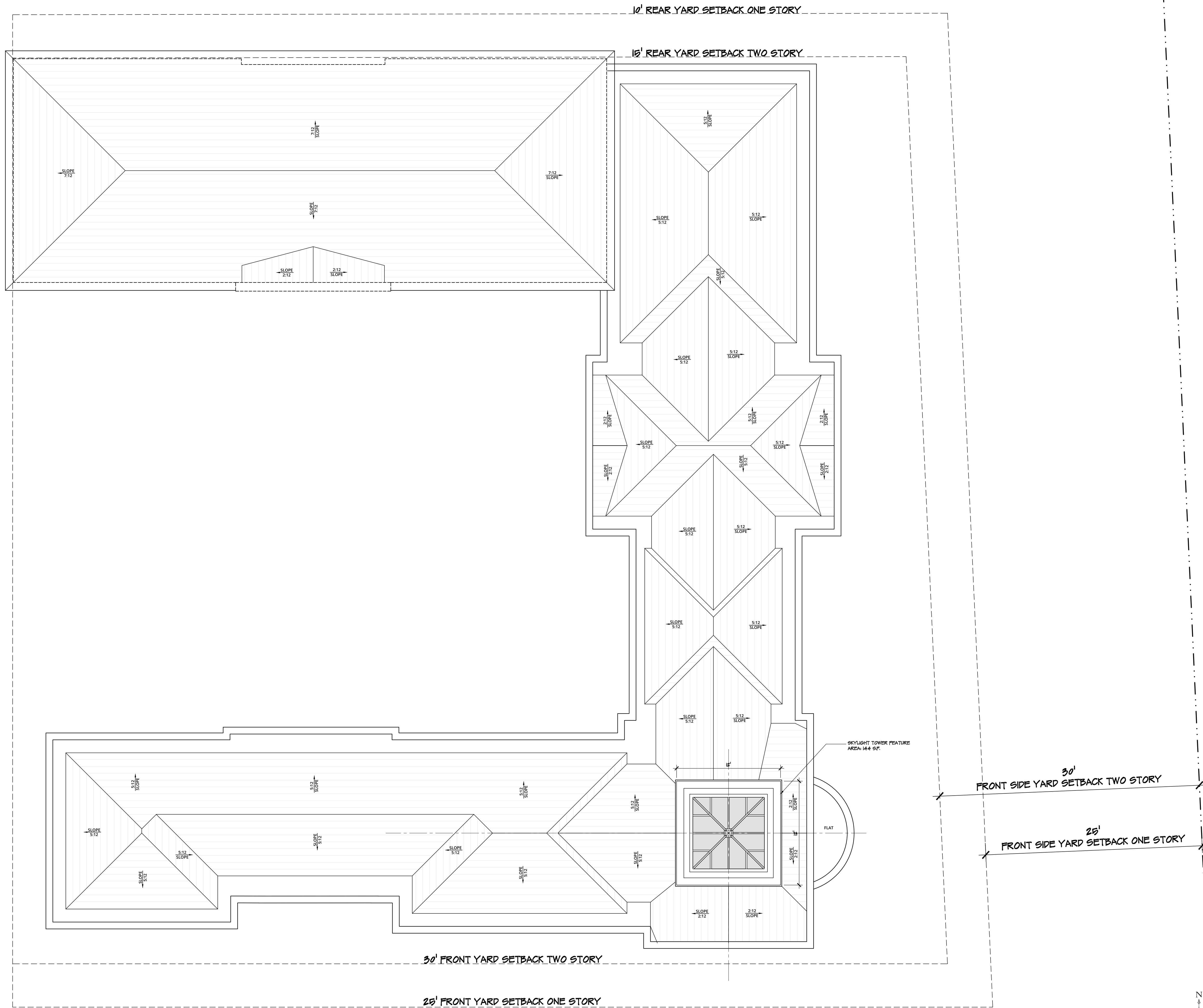
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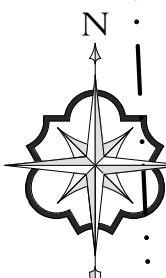
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PROPOSED ROOF PLAN
3/16" = 1'-0"





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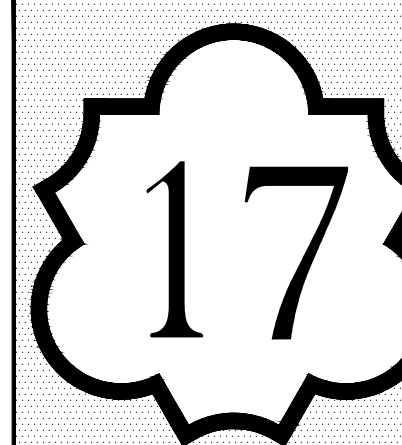
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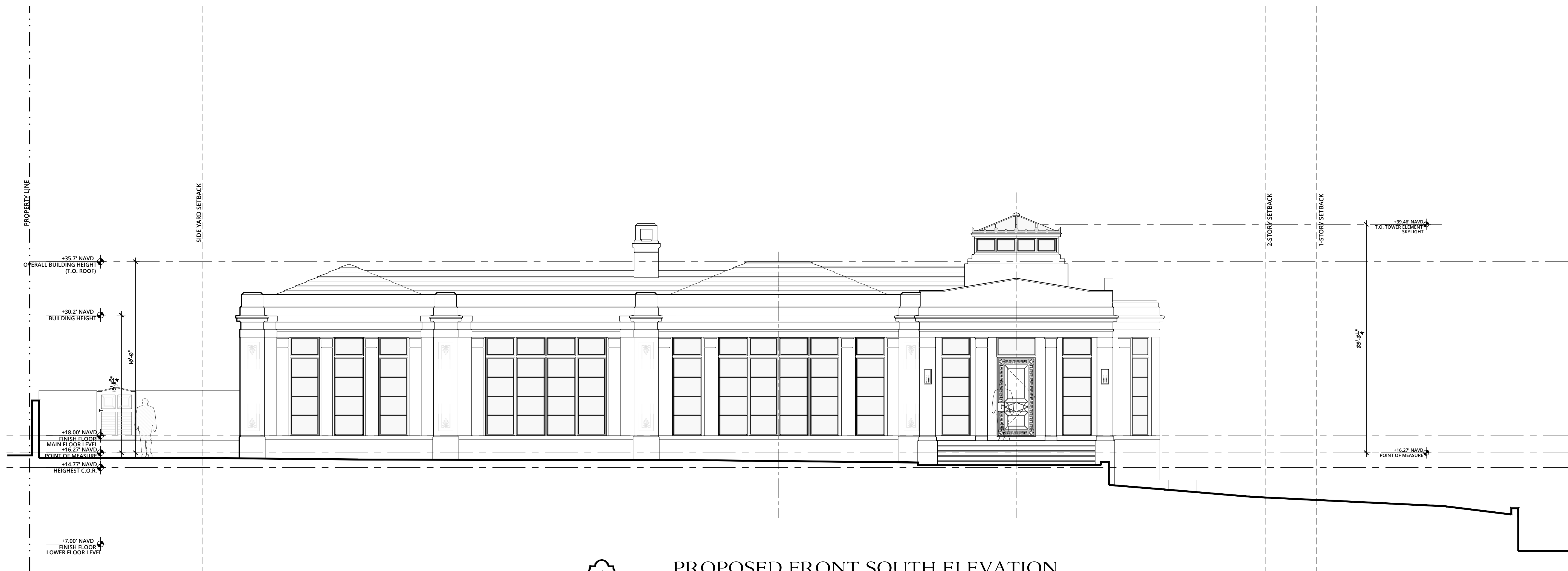
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1

PROPOSED FRONT SOUTH ELEVATION

3/16"=1'-0"



2

PROPOSED EAST ELEVATION

3/16"=1'-0"



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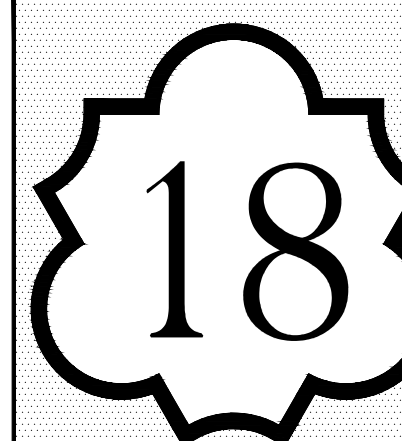
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1

PROPOSED NORTH ELEVATION
3/16"=1'-0"

2

PROPOSED WEST ELEVATION
3/16"=1'-0"



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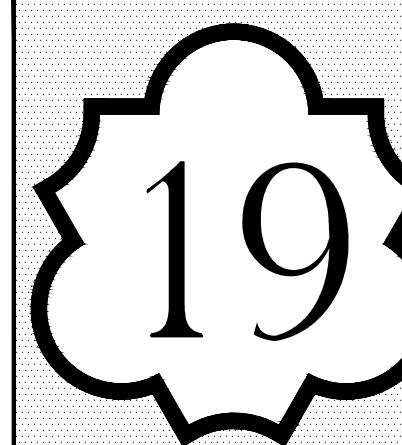
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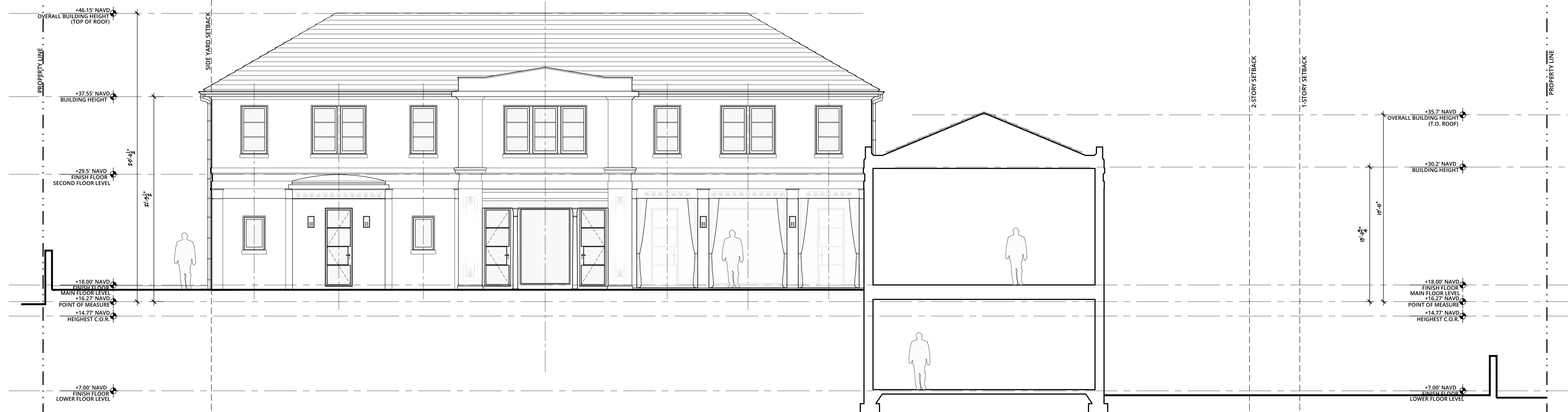
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1

PROPOSED ELEVATION COURTYARD LOOKING NORTH

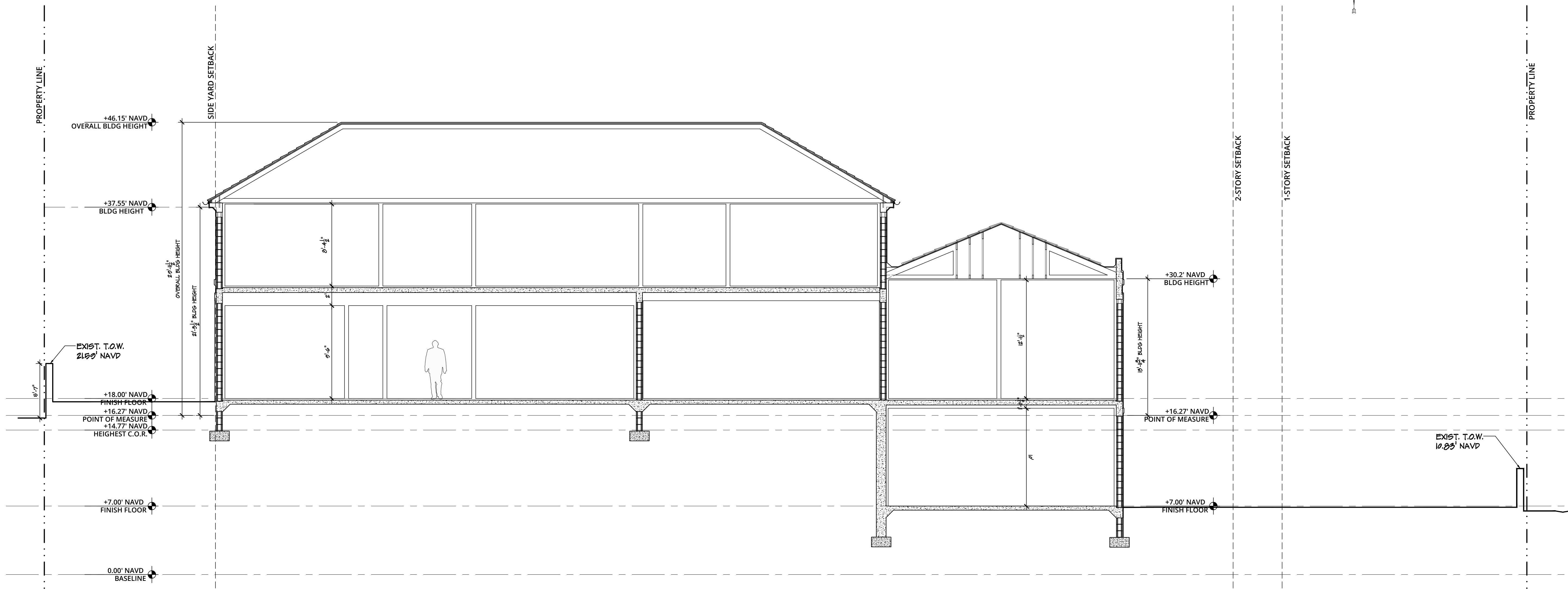
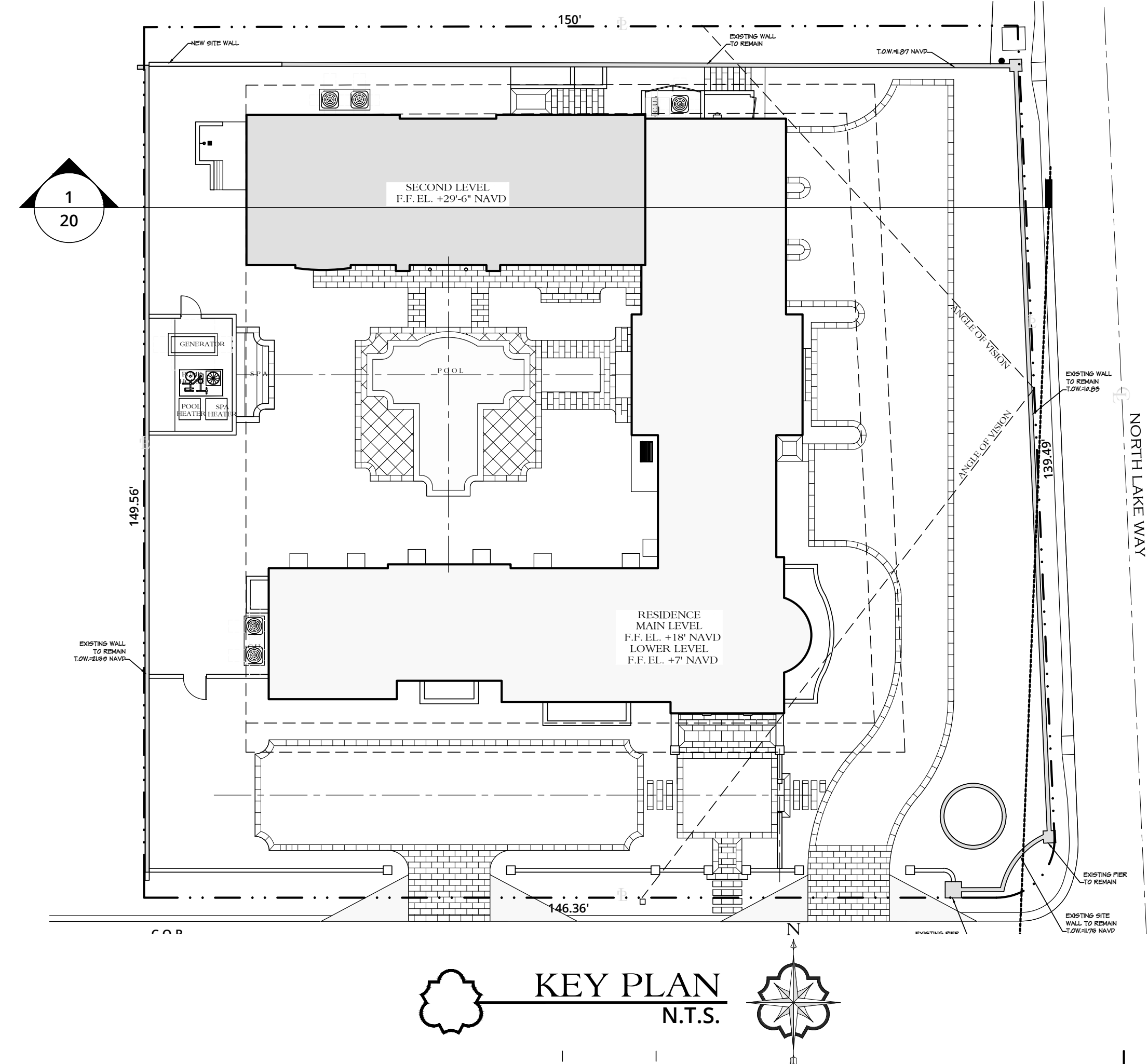
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2

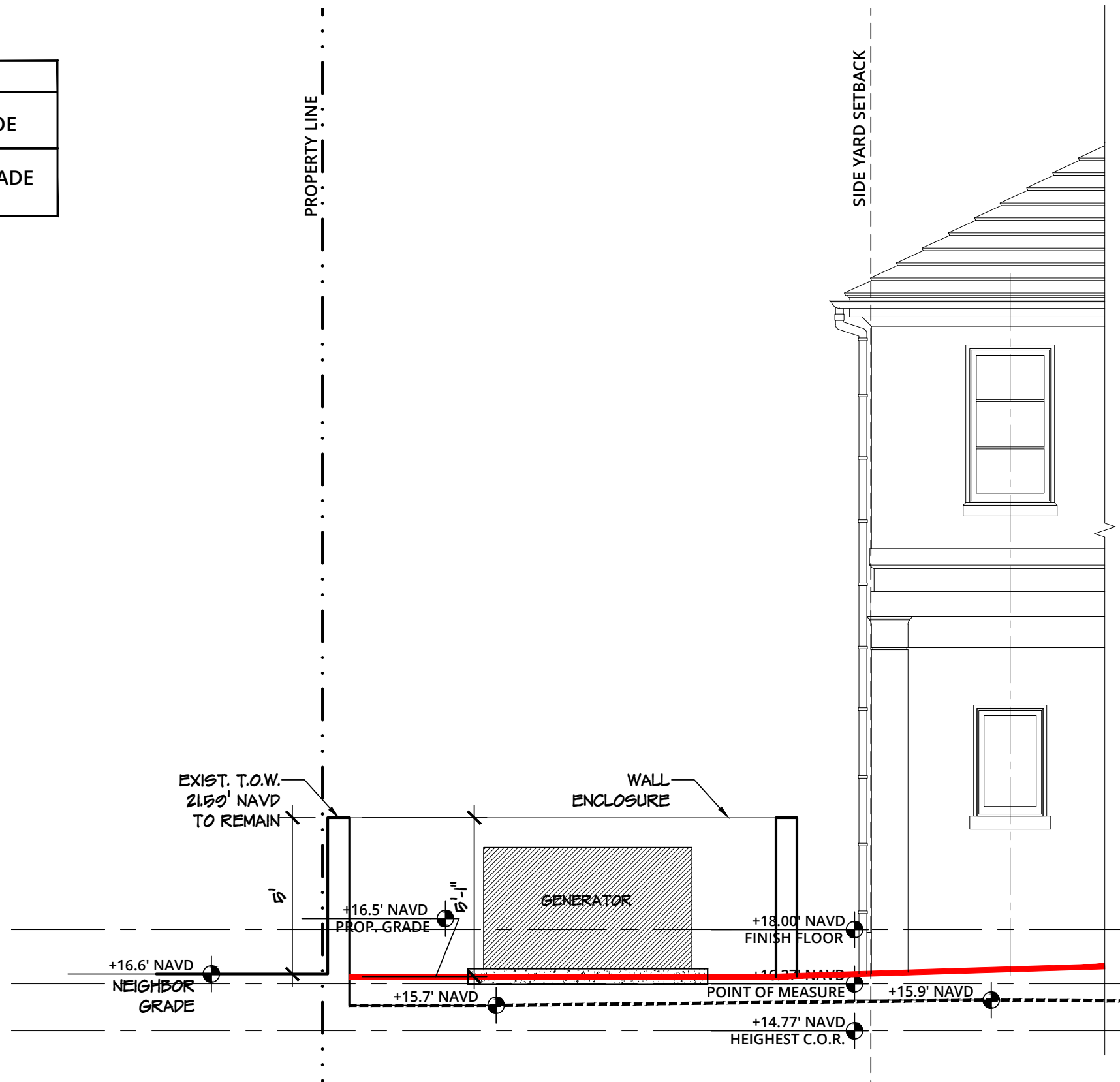
PROPOSED ELEVATION COURTYARD LOOKING SOUTH

3/16"=1'-0"

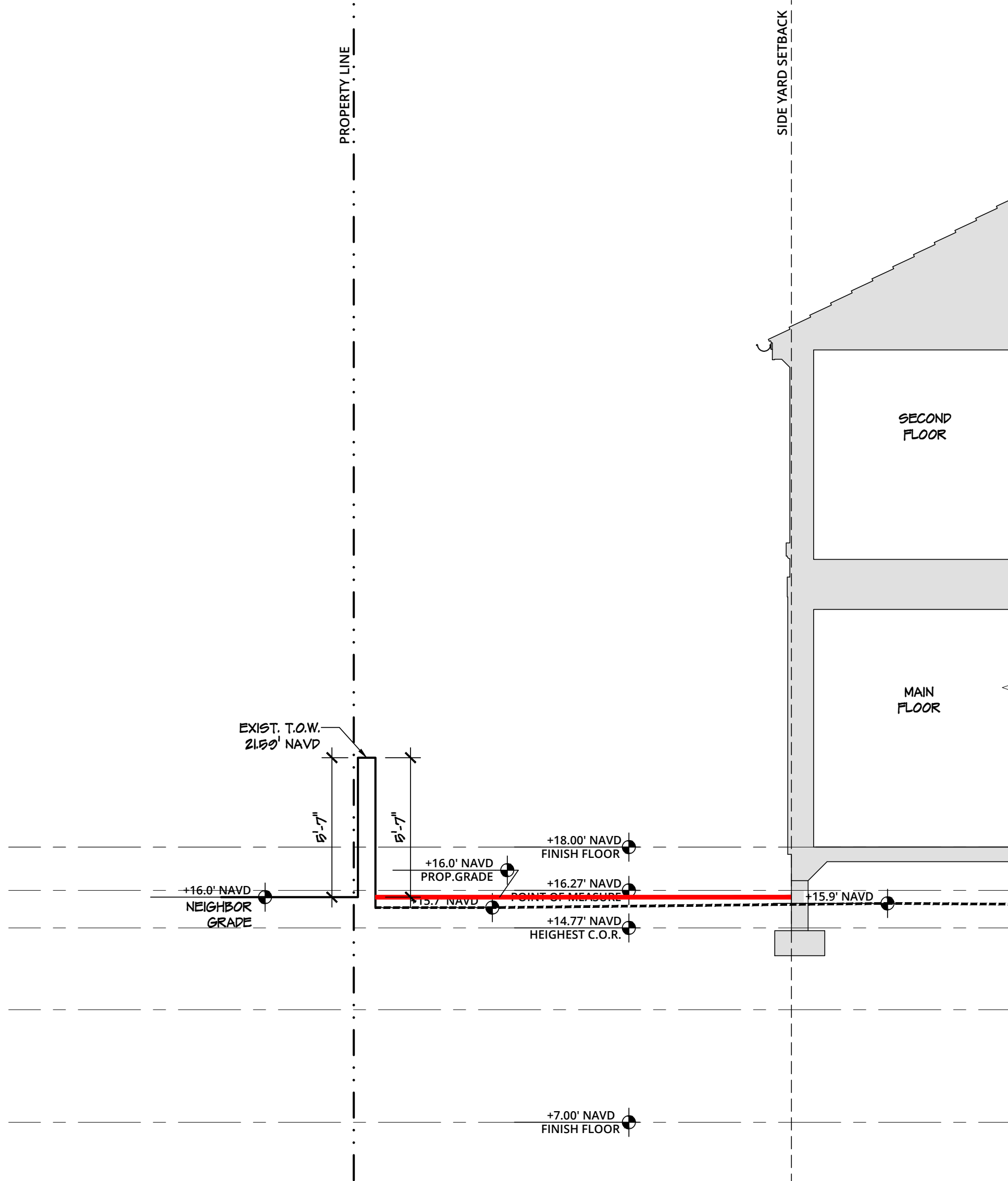


1 BUILDING SECTION
3/16"=1'-0"

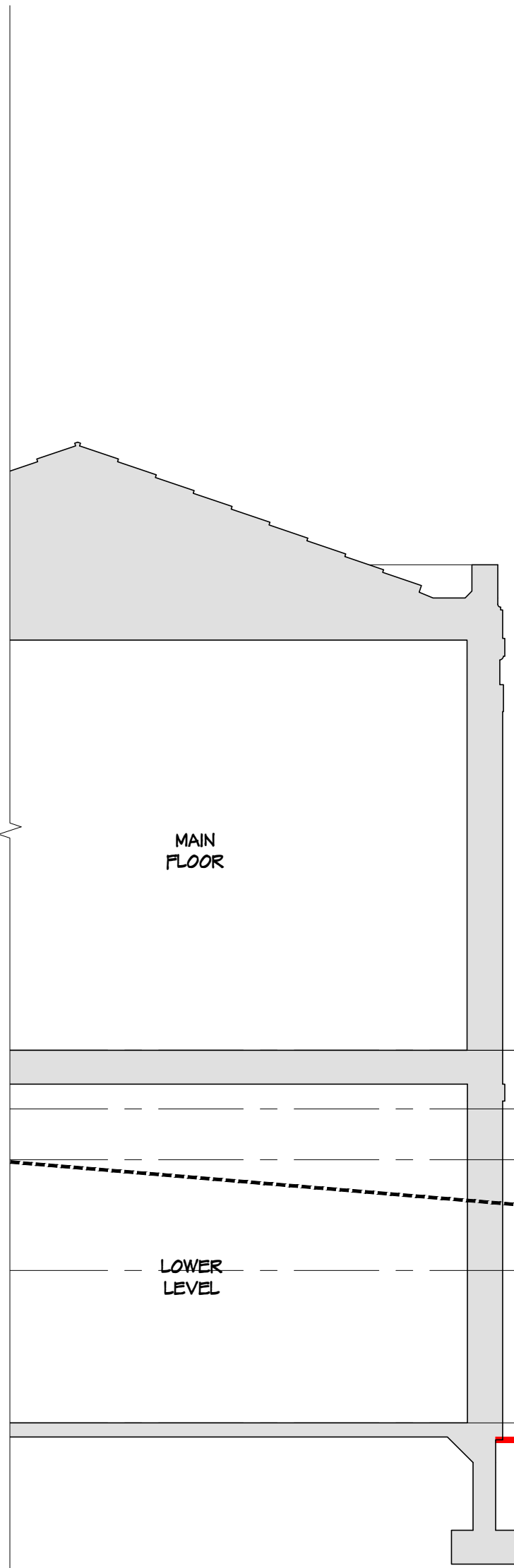
YARD SECTION GRADE	
	INDICATES EXISTING GRADE
	INDICATES PROPOSED GRADE



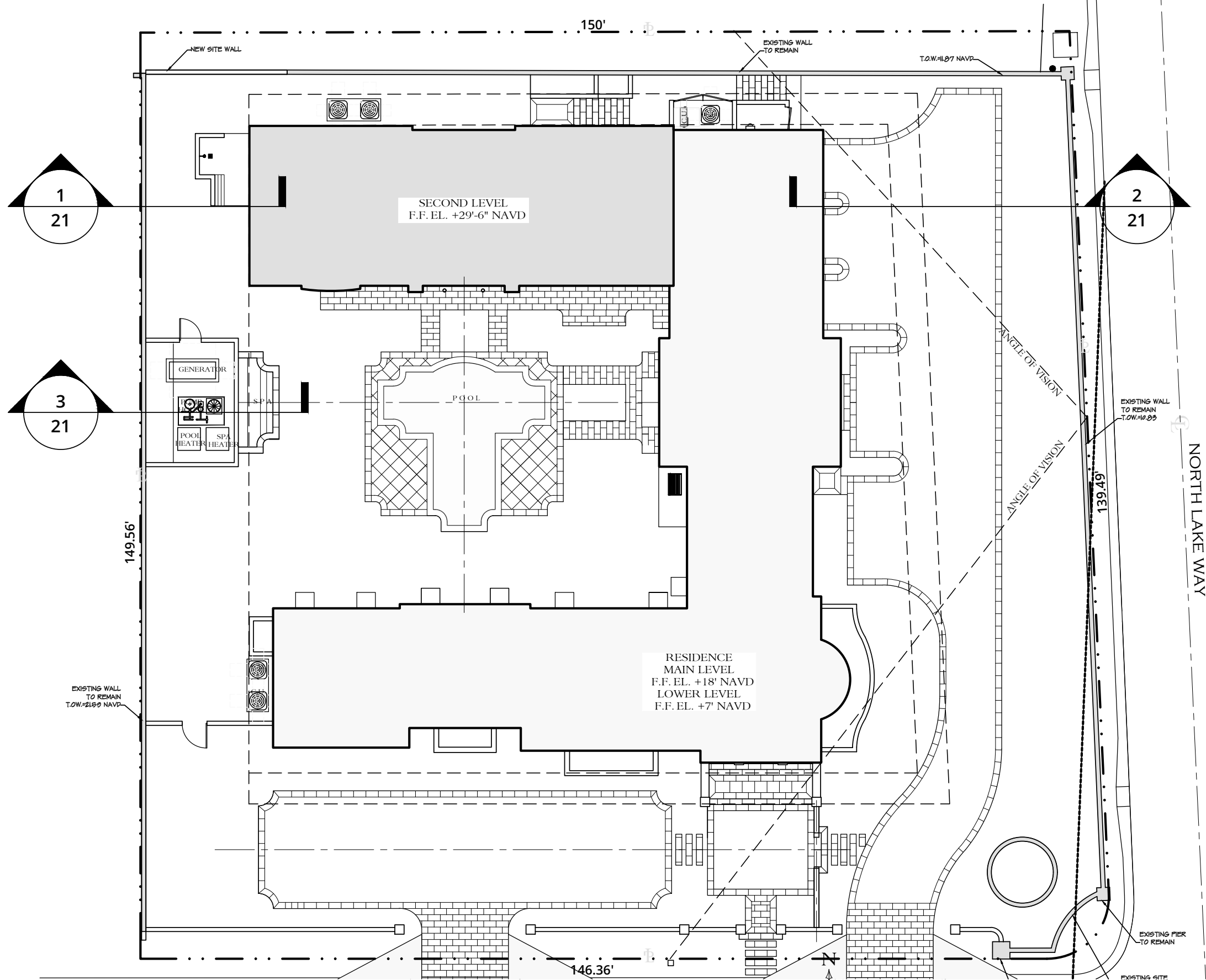
3
YARD SECTION
1/4"=1'-0"



1
YARD SECTION
1/4"=1'-0"



2
YARD SECTION
1/4"=1'-0"



KEY PLAN
N.T.S.



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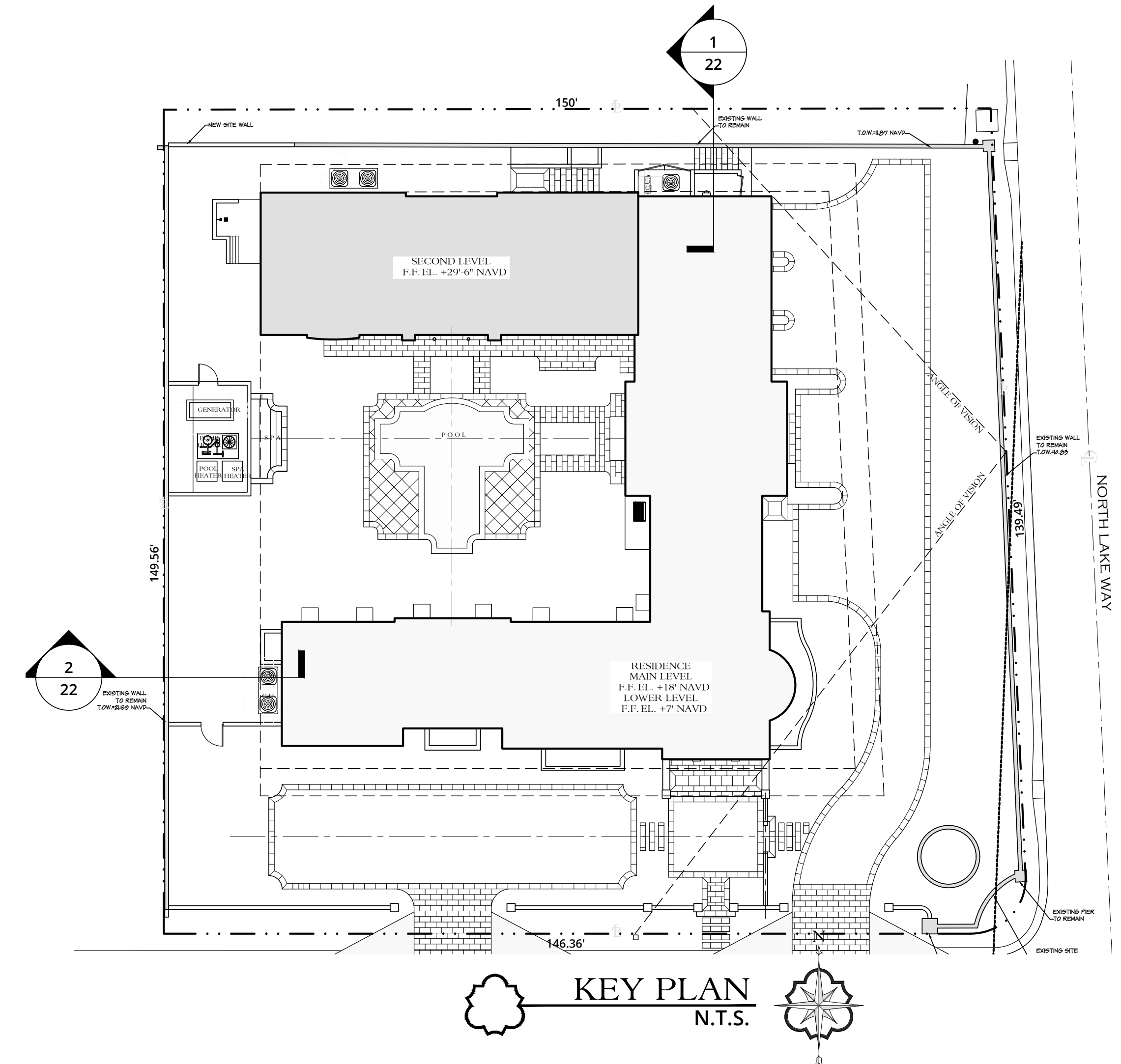
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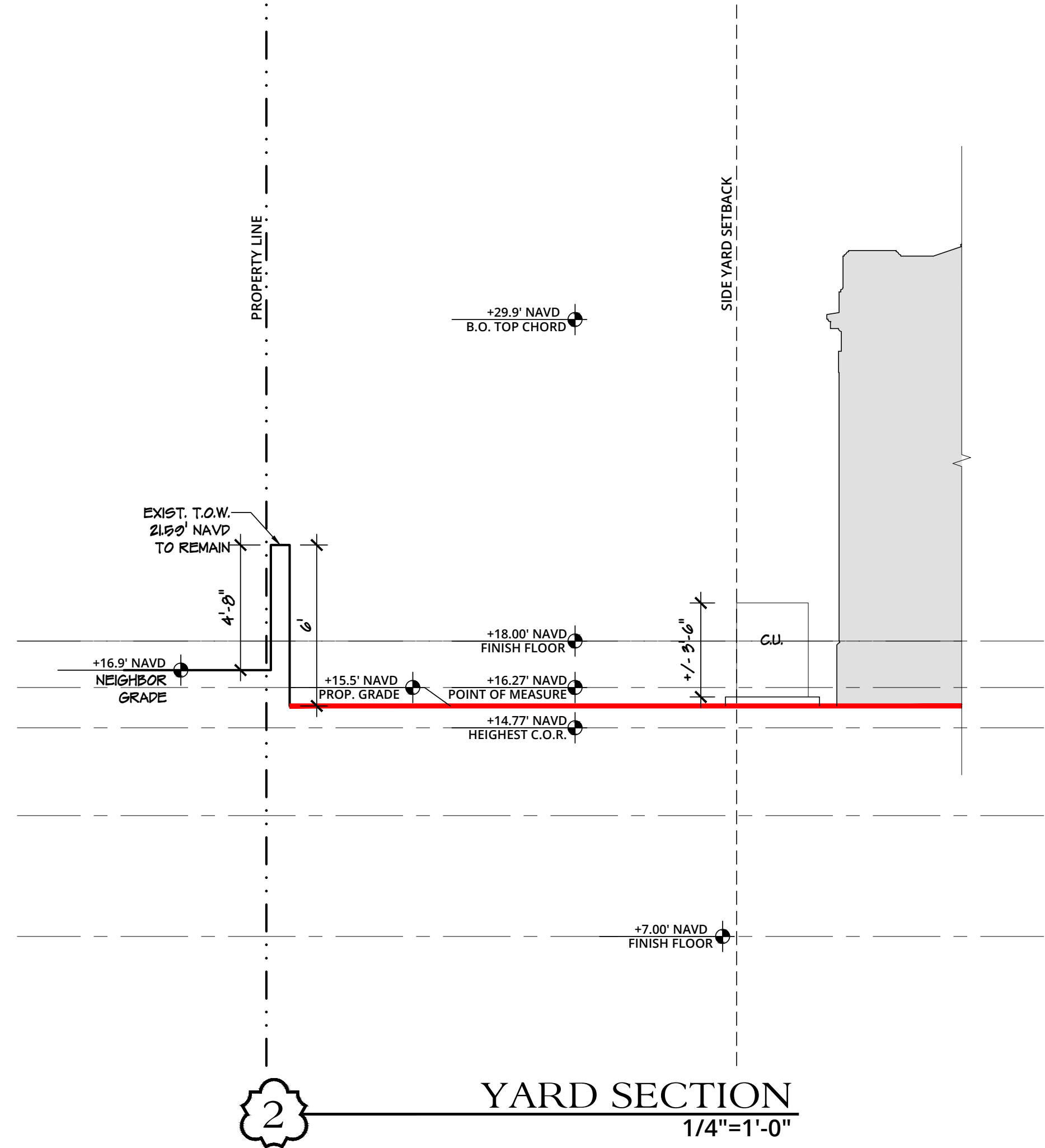
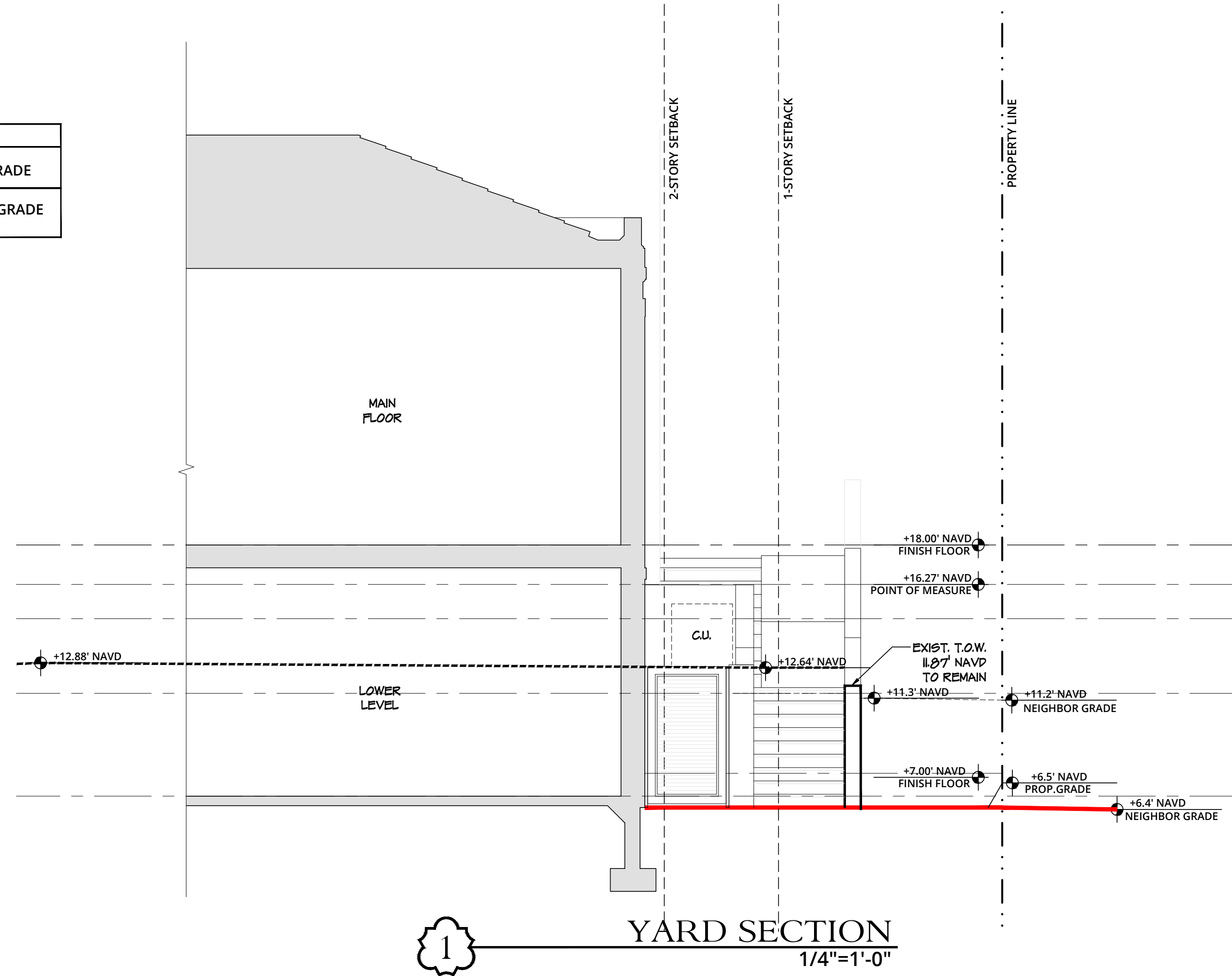
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YARD SECTION GRADE	
	INDICATES EXISTING GRADE
	INDICATES PROPOSED GRADE





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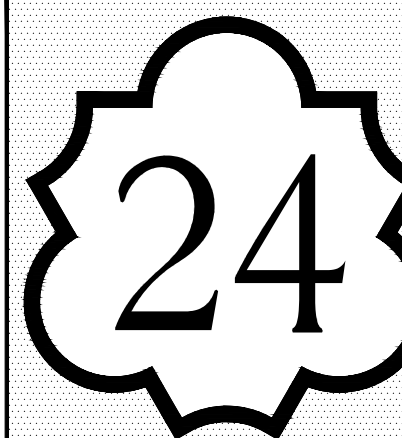
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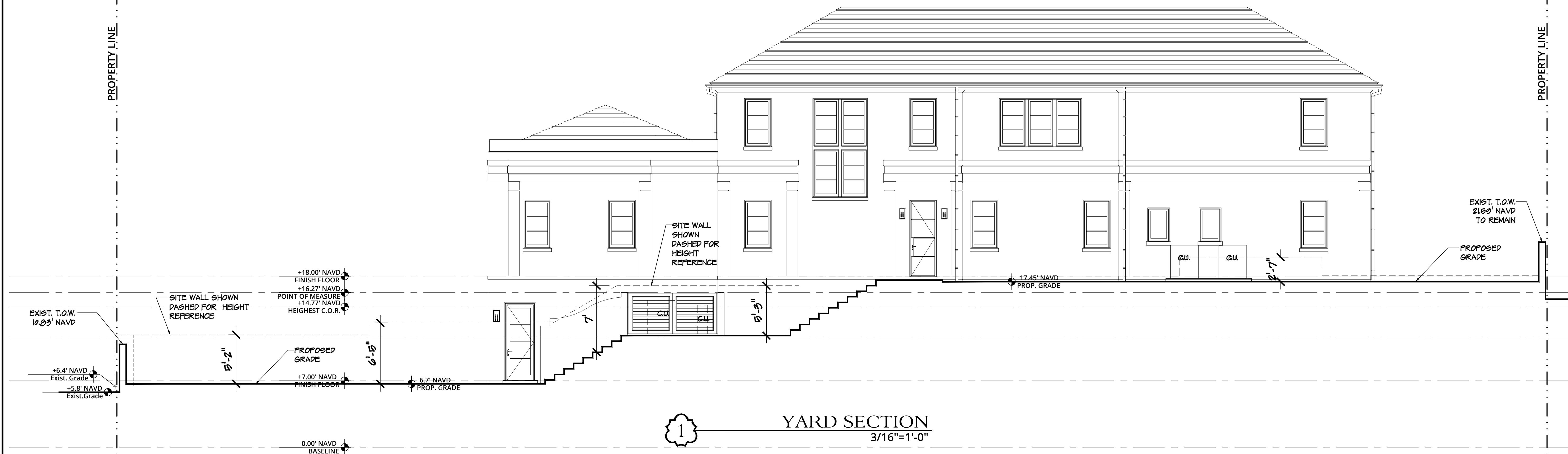
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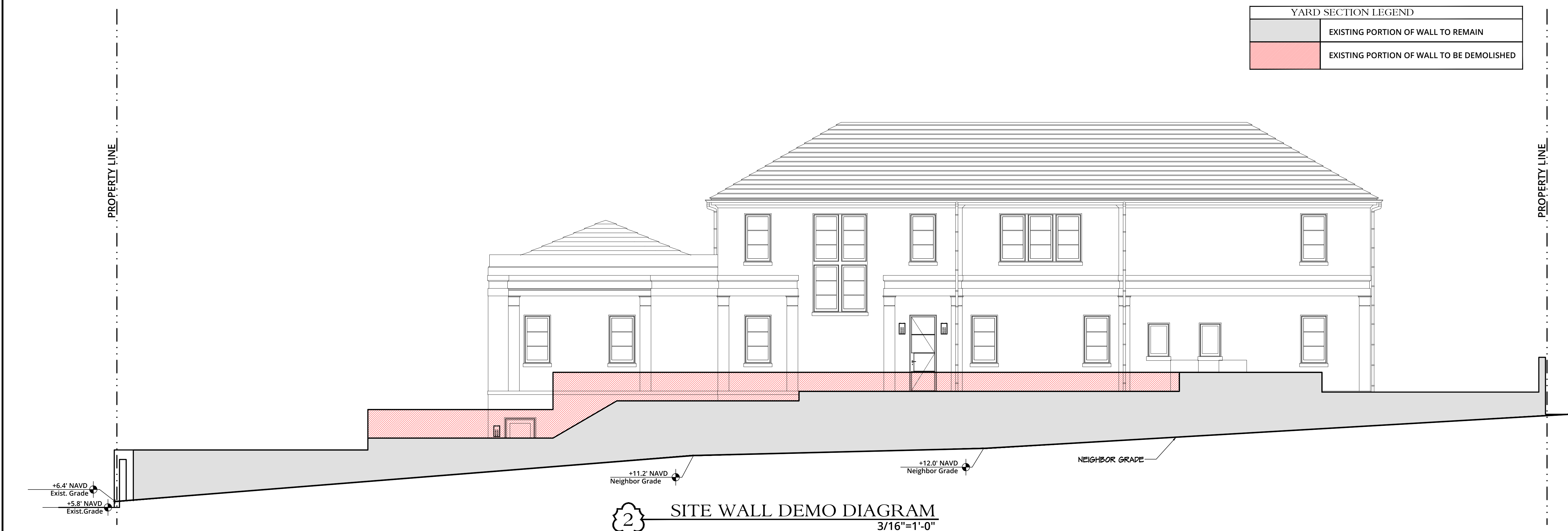
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YARD SECTION LEGEND	
	EXISTING PORTION OF WALL TO REMAIN
	EXISTING PORTION OF WALL TO BE DEMOLISHED





1

PROPOSED COLORED SOUTH FRONT ELEVATION
POLMER PARK ROAD
N.T.S.



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1

PROPOSED COLORED EAST ELEVATION
N. LAKE WAY
N.T.S.



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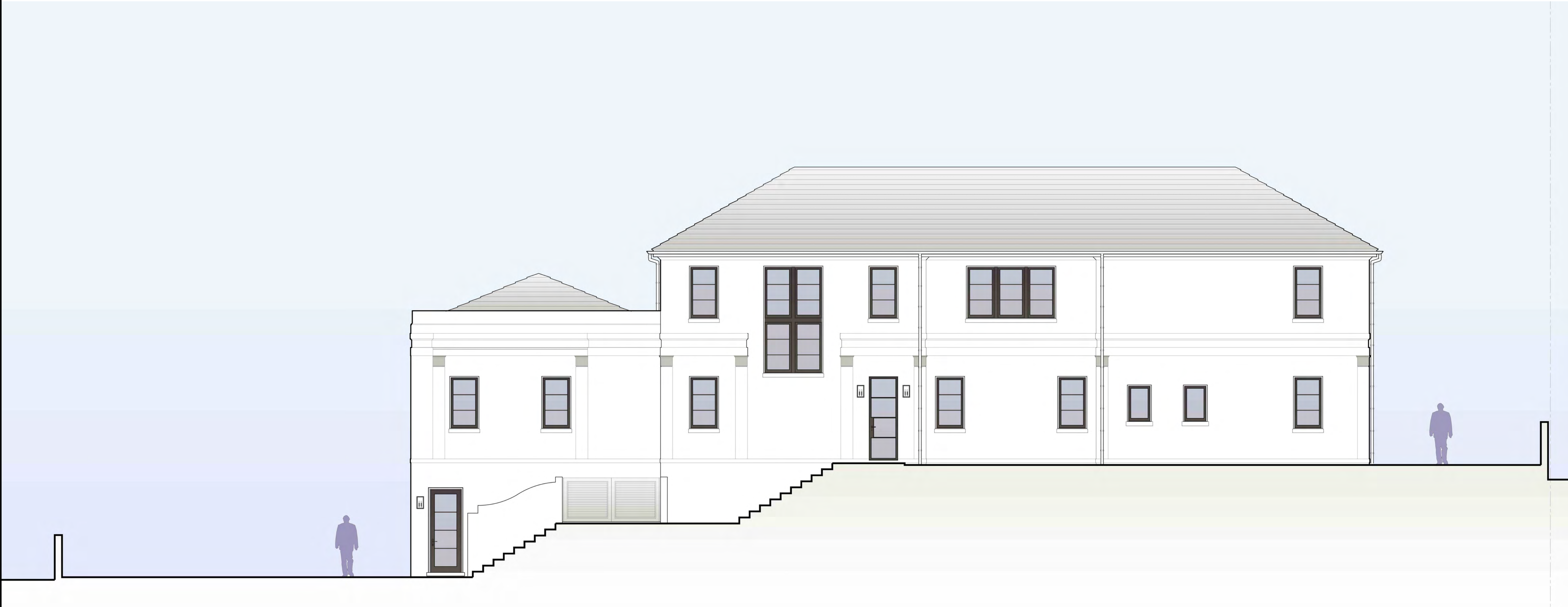
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1

PROPOSED COLORED NORTH ELEVATION
N.T.S.



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PROPOSED COLORED WEST ELEVATION
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400 ROYAL PALM WAY, SUITE 206
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FL LIC # A26003685
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PROPOSED RESIDENCE FOR:

301 POLMER PARK ROAD

301 POLMER PARK
PALM BEACH, FL 33480

Project #: 24-004
Drawn by: PRO,AR
Date(s):
19 AUGUST, PRE-APP SUBMITTAL
03 OCTOBER, FIRST SUBMITTAL
21 OCTOBER, SECOND SUBMITTAL

SEAL

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1 PROPOSED COLORED COURTAYRD ELEVATION LOOKING NORTH
N.T.S.



1

PROPOSED COLORED COURTAYRD ELEVATION LOOKING SOUTH
N.T.S.



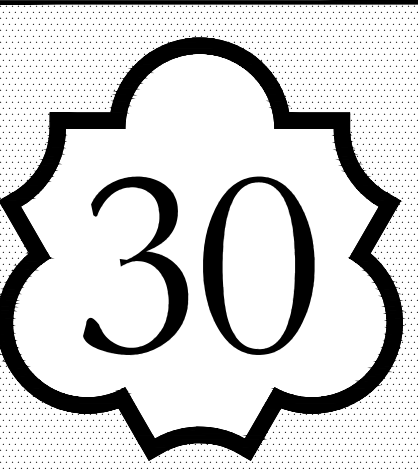
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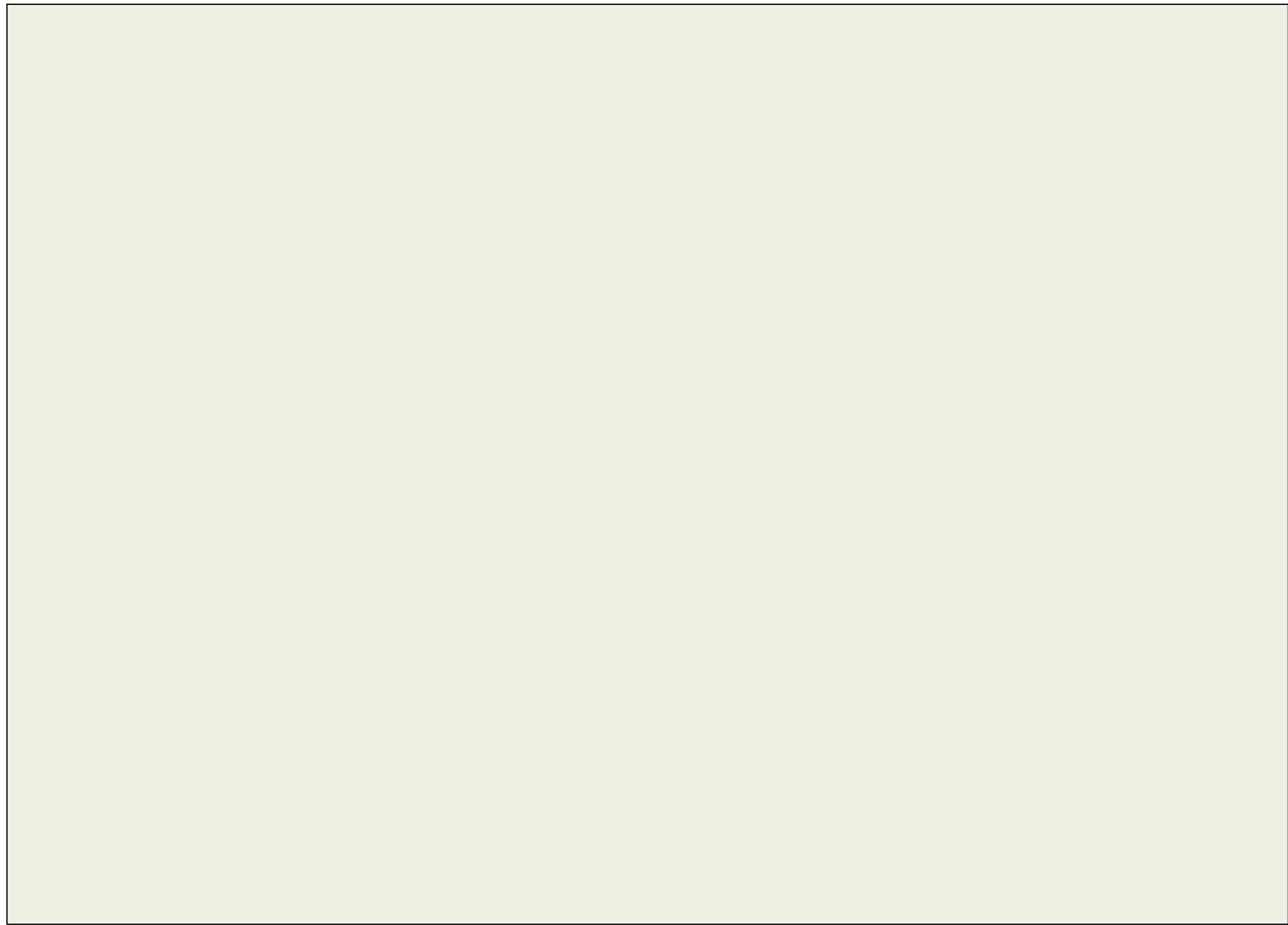
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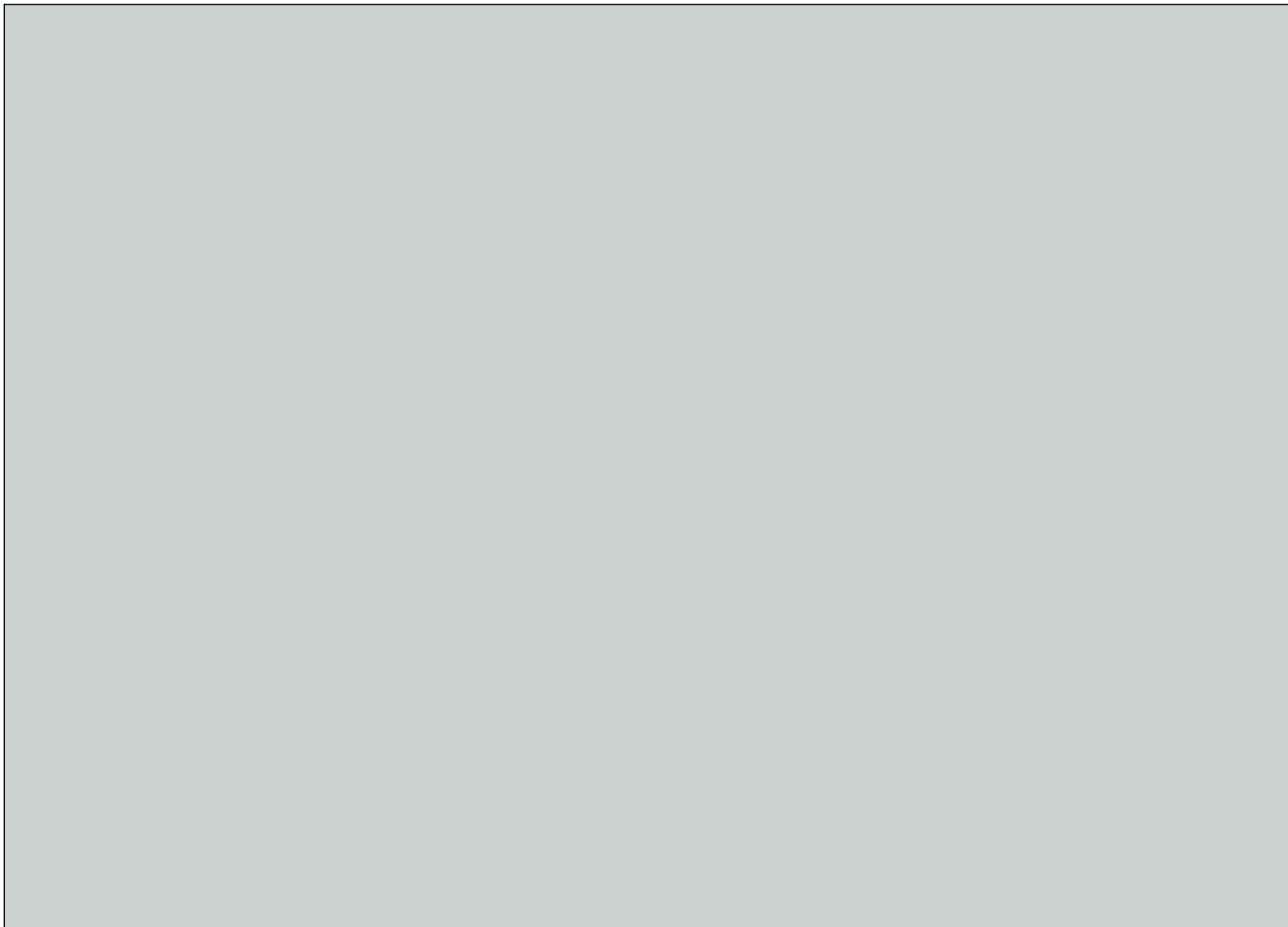
ROOF TILE:
EAGLE CONCRETE TILE ROOF
4516 ROYAL PALM, BEL AIR PROFILE
COLOR: HUES OF GRAY AND WHITE
STREAKS



EXTERIOR STUCCO:
BENJAMIN MOORE
COLOR: WHITE DOVE



EXTERIOR WINDOWS AND DOORS:
BENJAMIN MOORE
COLOR: BLACK BEAUTY



COLUMN CAPITAL:
CAST STONE
COLOR: FOGGY MORNING



FRONT DOOR:
BENJAMIN MOORE
COLOR: WICKHAM GRAY



EXTERIOR LIGHTING:
URBAN ELECTRIC VIC

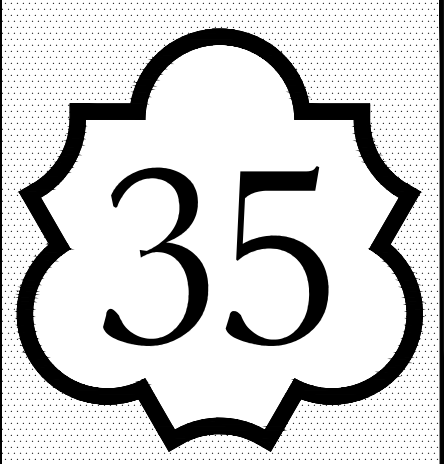
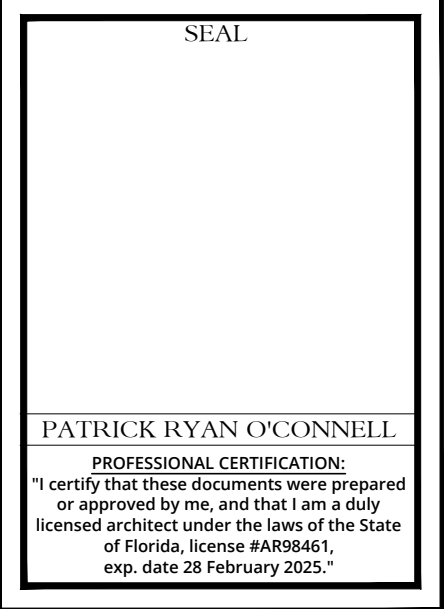
PROPOSED BUILDING MATERIALS AND COLORS



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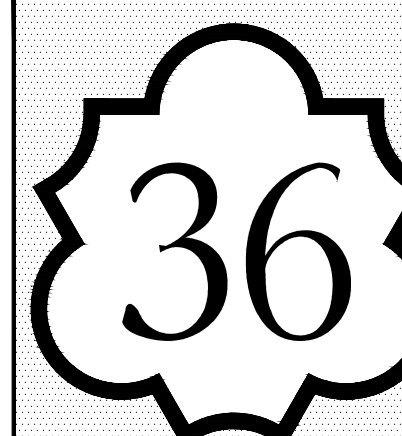
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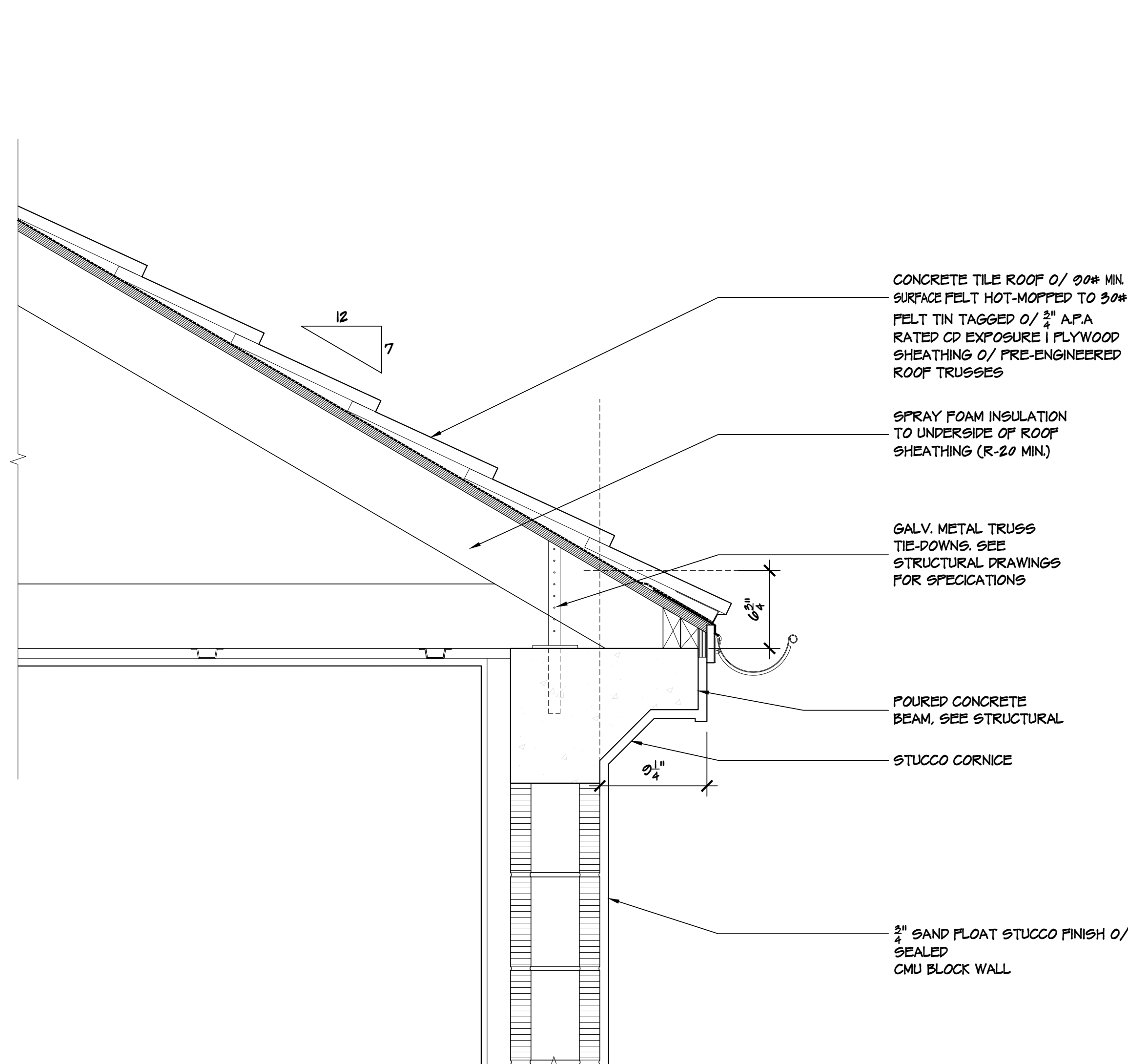
21 OCTOBER, SECOND SUBMITTAL

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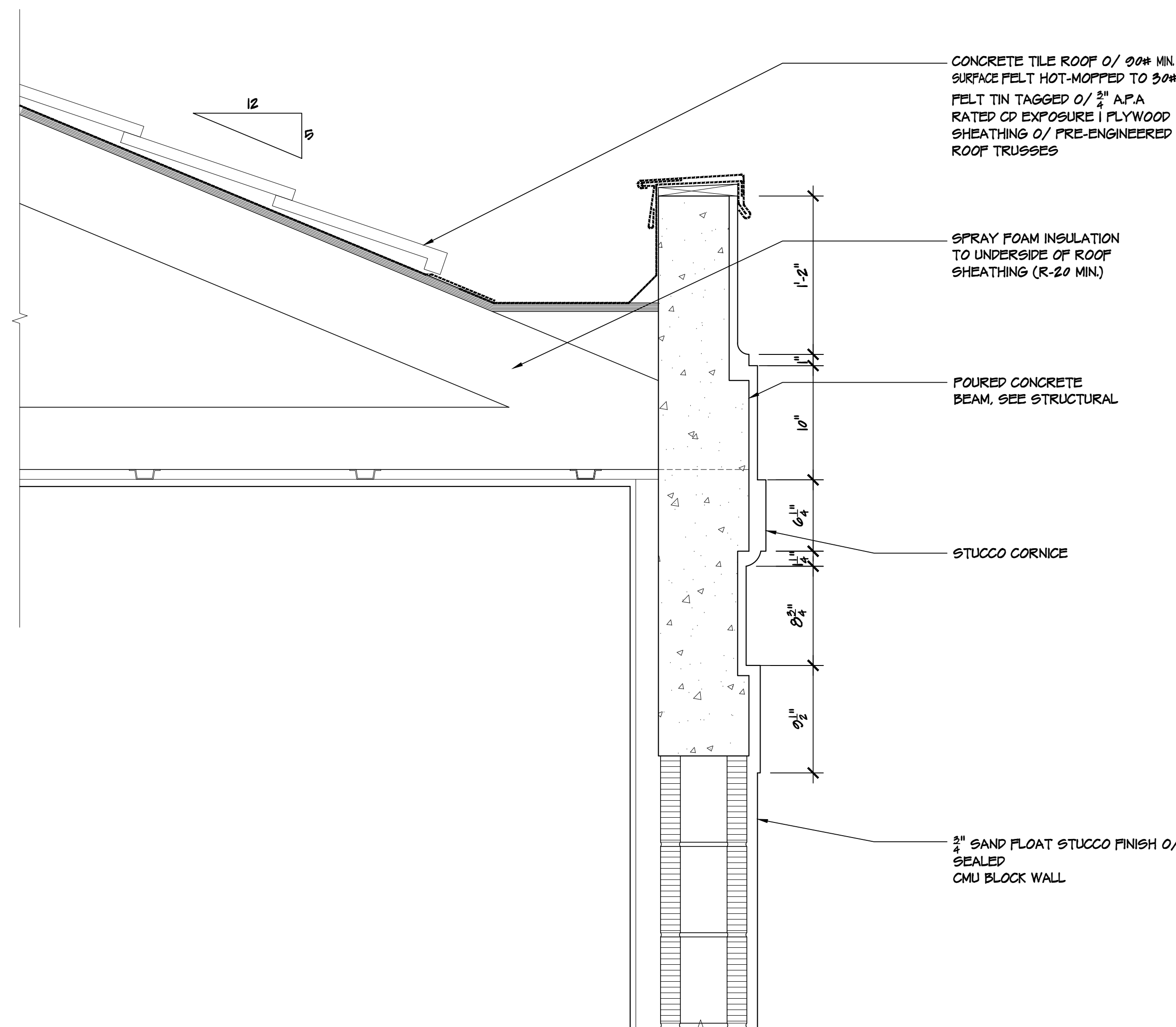
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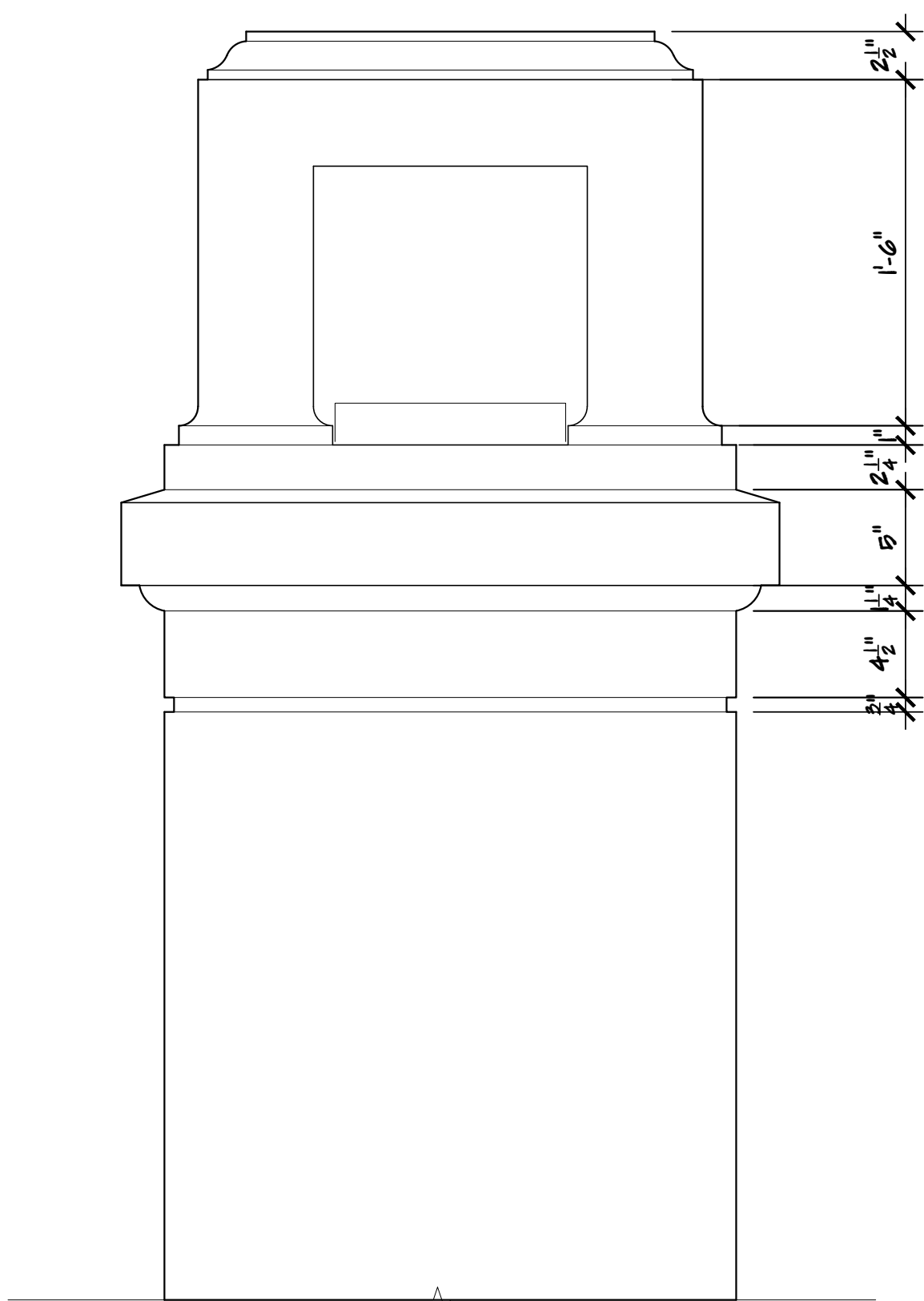
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1 EAVE DETAIL @TWO STORY PORTION
1 1/2"=1'-0"

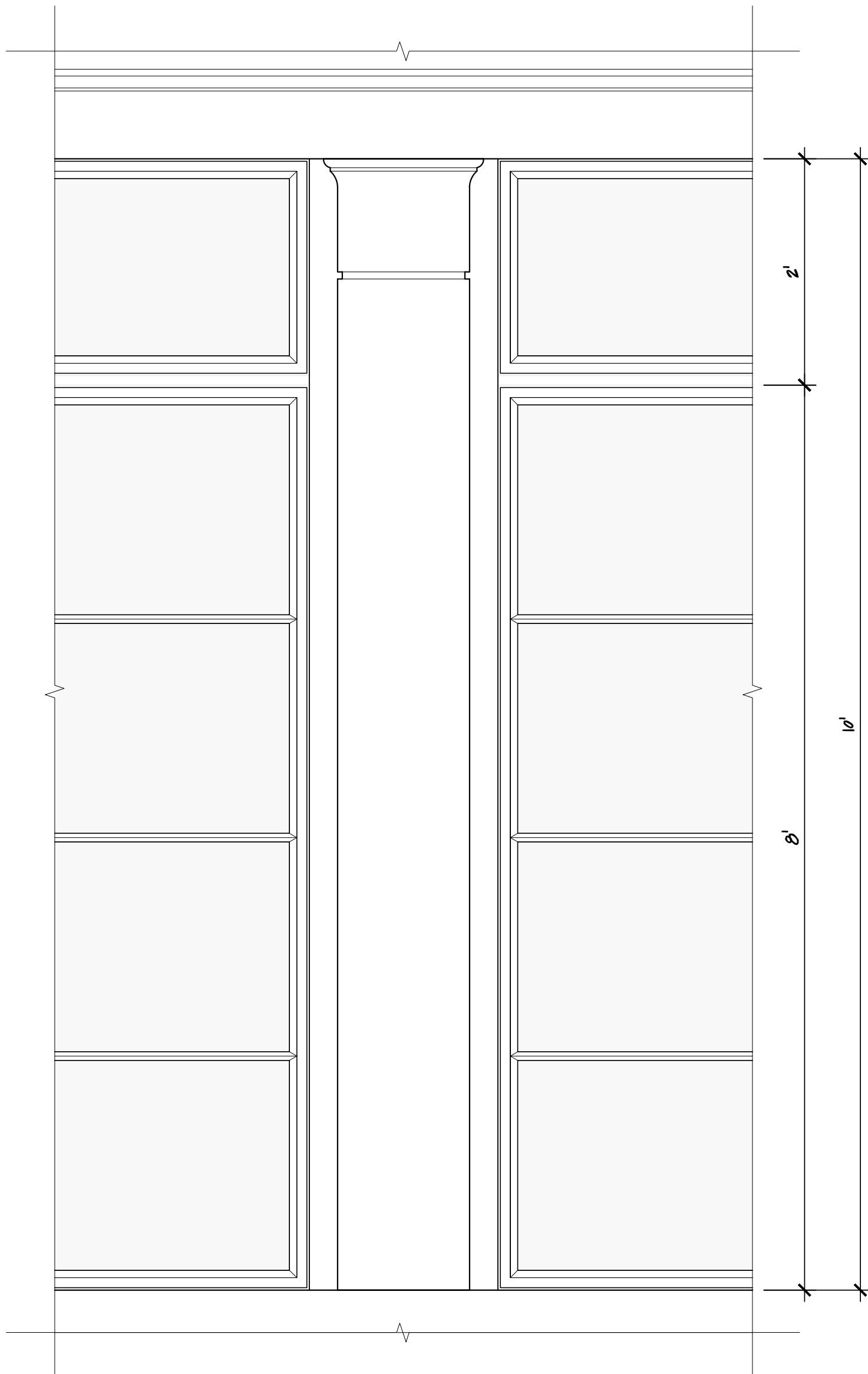


2 EAVE DETAIL @ONE STORY
1 1/2"=1'-0"



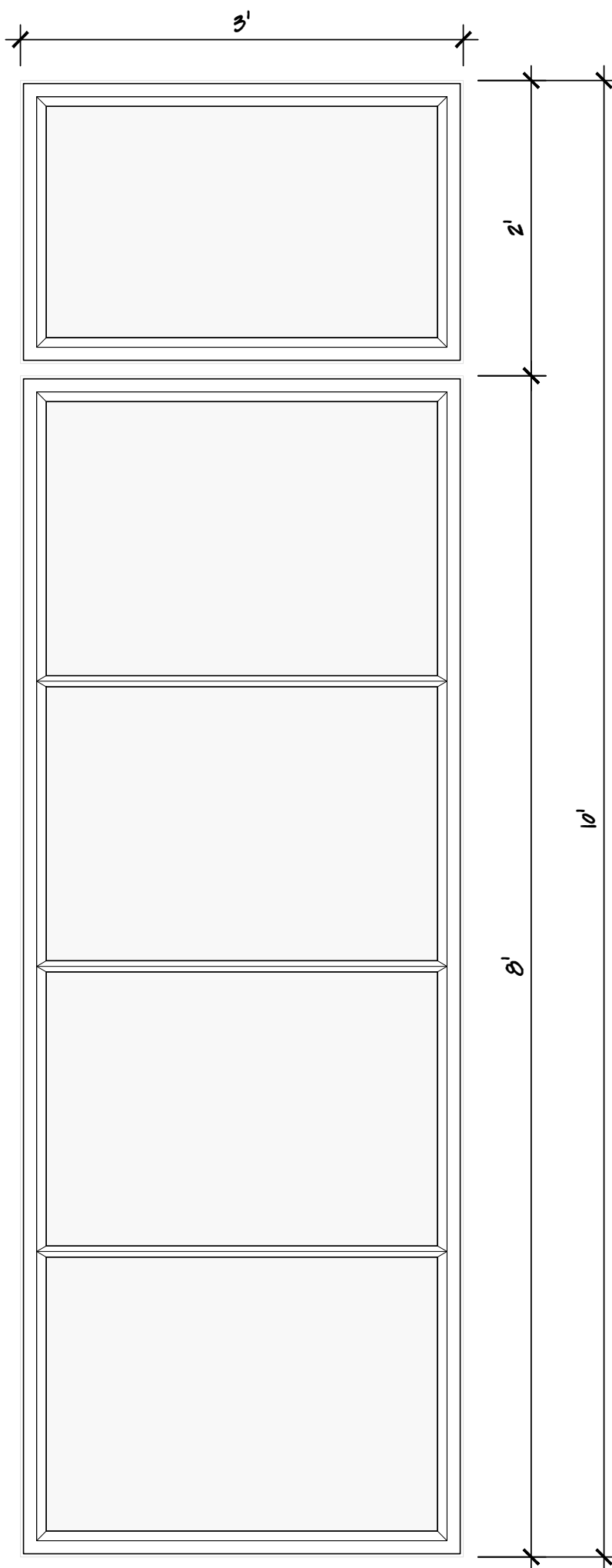
1

CHIMNEY DETAIL
1 1/2"=1'-0"



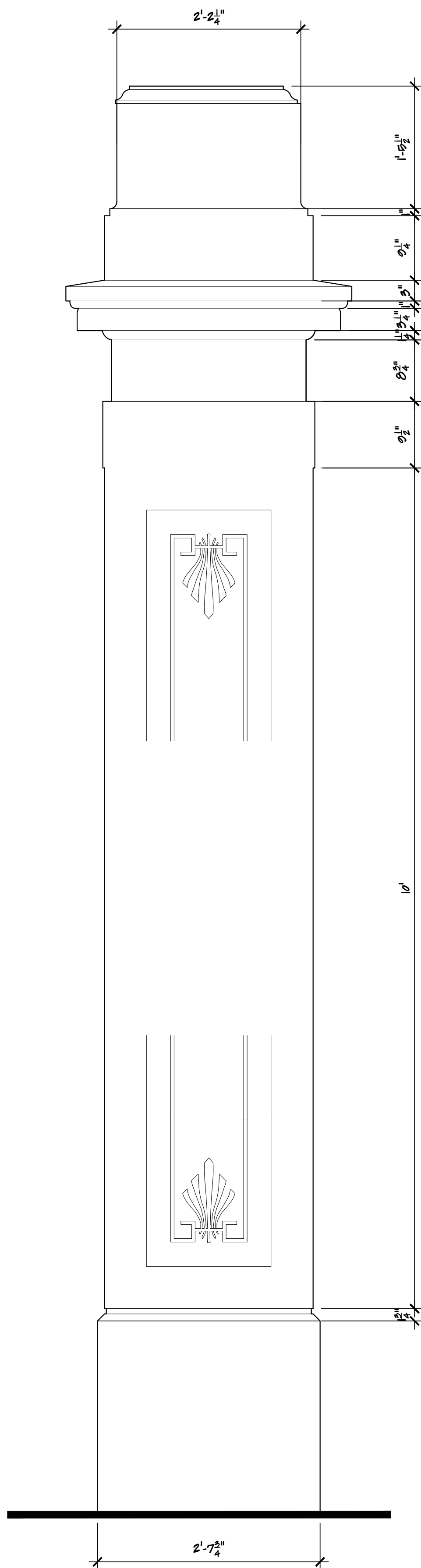
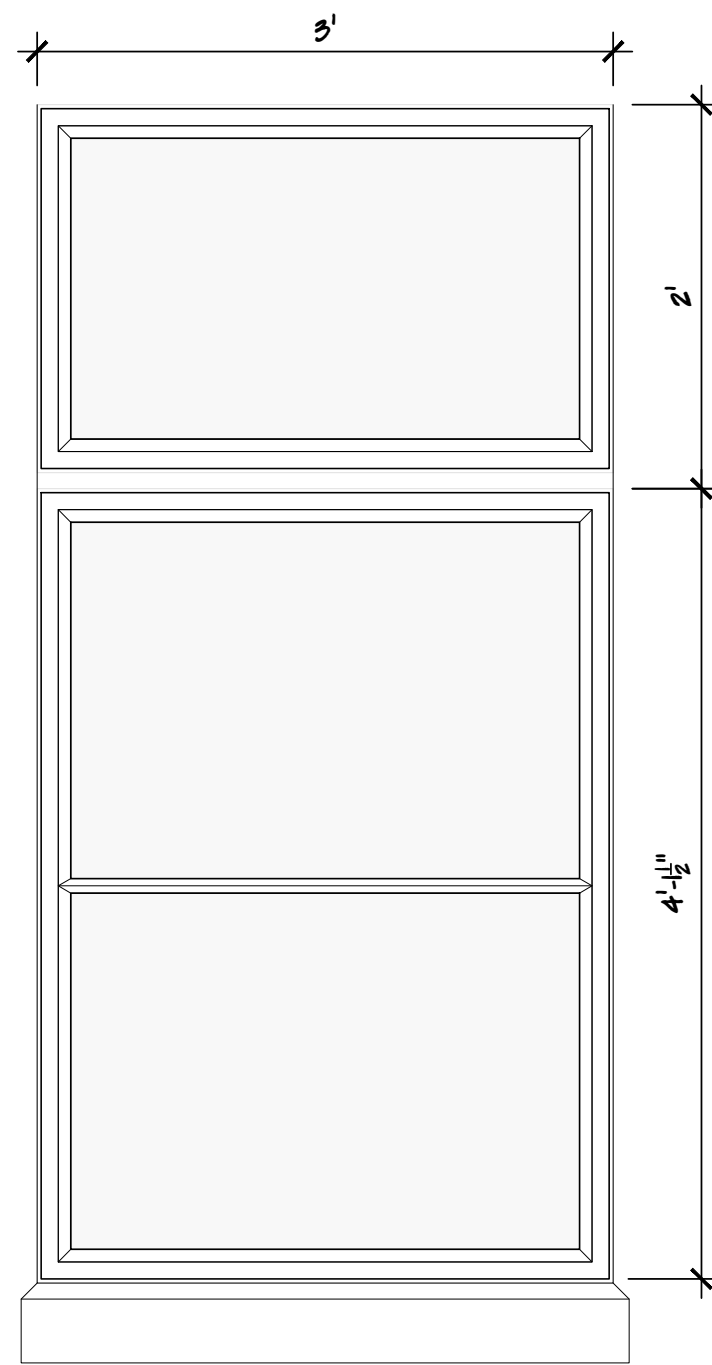
2

DETAIL
1"=1'-0"



3

WINDOW DETAIL
1"=1'-0"



4

ENGAGE COLUMN DETAIL
1"=1'-0"



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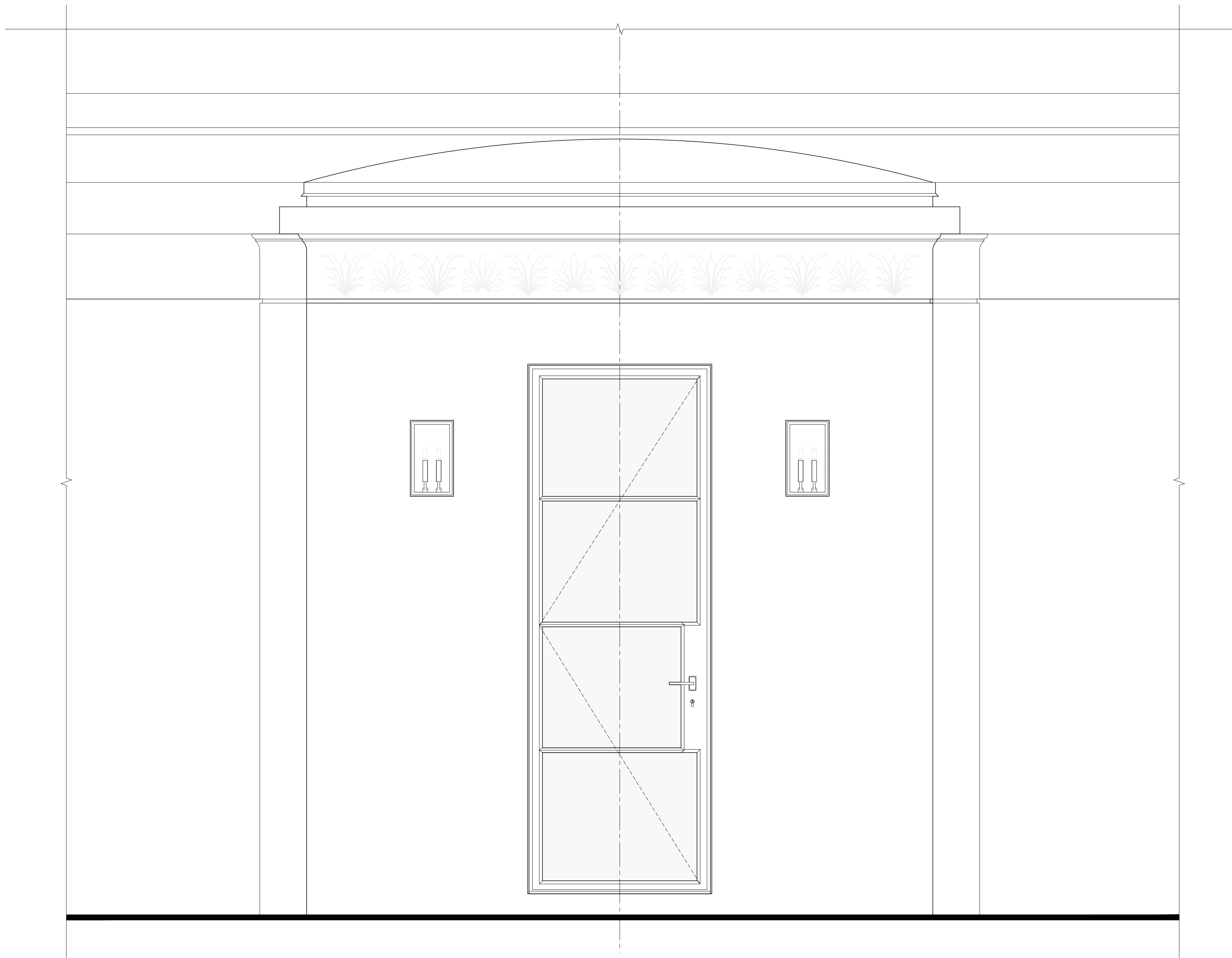
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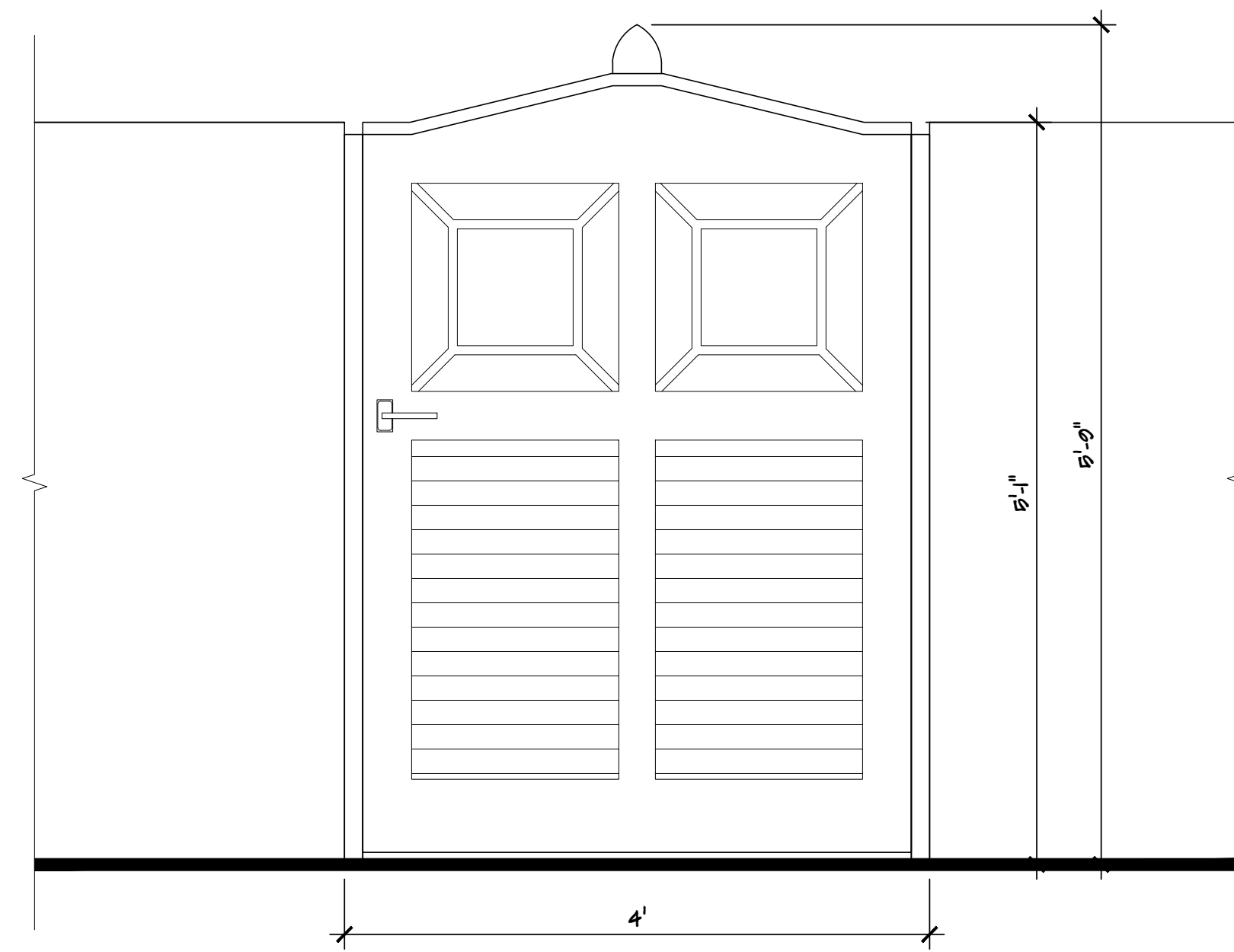
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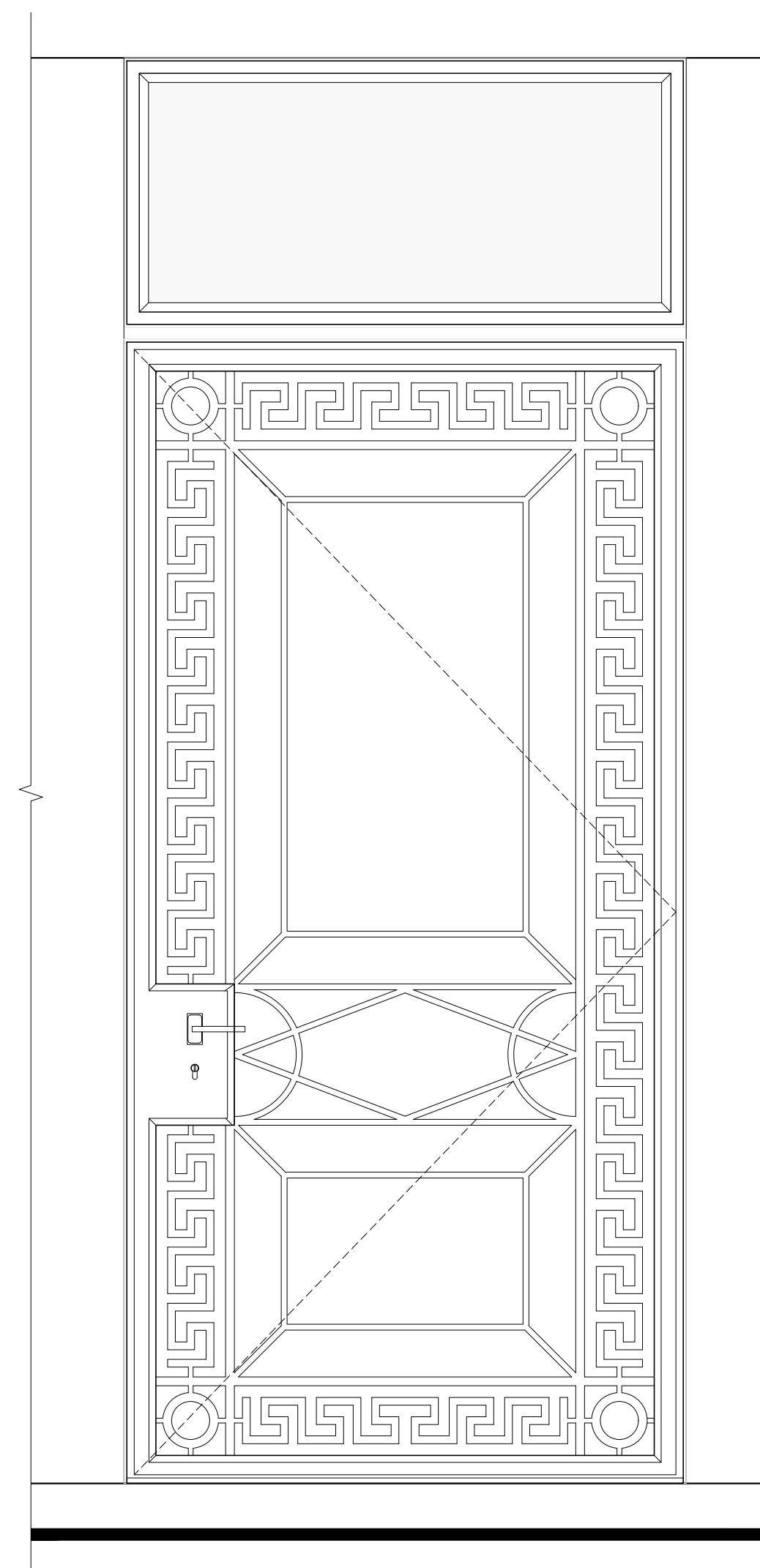




1 DETAIL @COURTYARD ENTRANCE
1"=1'-0"



2 PEDESTRIAN GATE DETAIL @SOUTH ELEVATION
1"=1'-0"



3 FRONT DOOR ELEVATION
1"=1'-0"



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