

SHEET INDEX

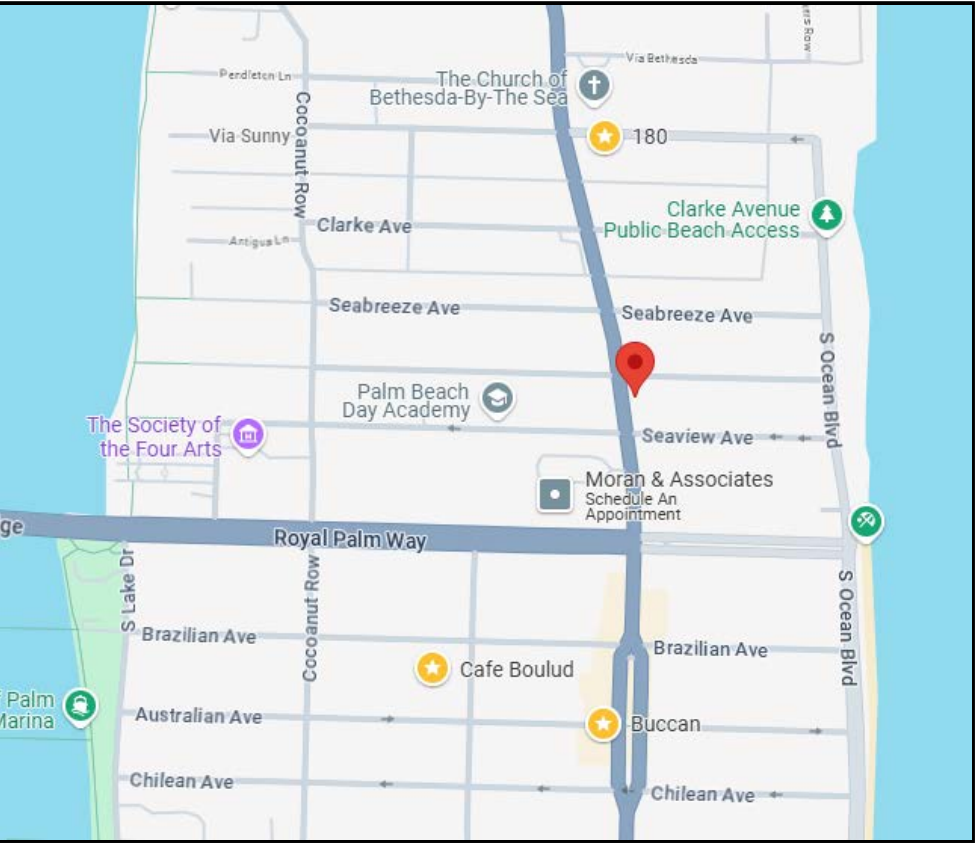
|     |                                                           |
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TANIOUS RESIDENCE  
225 S. COUNTY RD  
PALM BEACH, FLORIDA 33480  
RENOVATION

LANDMARKS  
COA-24-0021  
12-18-24

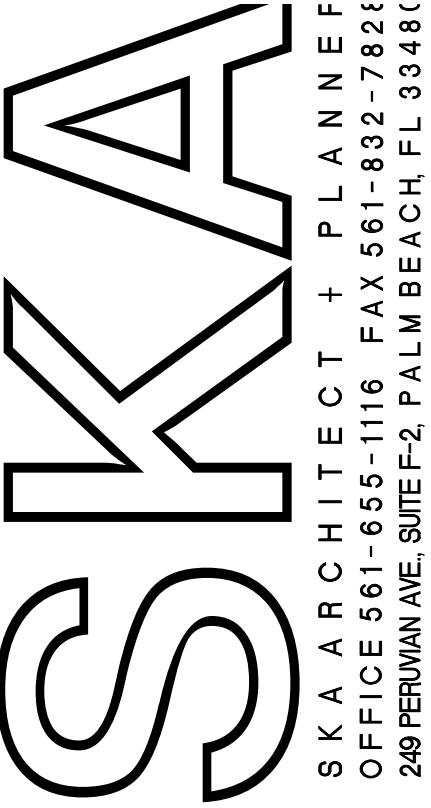
TOWN COUNCIL  
ZON-24-0056  
01-15-25

FINAL DROP  
12-04-24



SKA ARCHITECT + PLANNER  
249 PERUVIAN AVENUE, SUITE F-2  
PALM BEACH, FLORIDA 33480  
(561) 655 - 1116 OFFICE  
(561) 832 - 7828 FACSIMILE  
[www.skaarchitect.com](http://www.skaarchitect.com)

RENOVATION OF 3,556 SF 3-STORY RESIDENCE BUILT IN 1924 (NON-CONFORMING AND NON-HISTORIC). RENOVATIONS TO INCLUDE: NEW ROOF, STUCCO, WINDOWS, AND DOORS, AS WELL AS NEW LANDSCAPING AND HARDSCAPING. MINOR INTERIOR MODIFICATIONS TO INCLUDE: ONE WINDOW LOCATION ADJUSTMENT IN THE MASTER BEDROOM, RELOCATION OF THE MASTER BATHROOM, AND IMPROVEMENTS TO CIRCULATION IN THE LIVING ROOM AND DEN. A VARIANCE IS REQUIRED TO REINSTALL A NON-CONFORMING TRELLIS THAT WAS PART OF THE ORIGINAL AS WELL AS A VARIANCE TO INCREASE THE ANGLE OF VISION.



CONSULTANT:

PROPOSED RESIDENCE FOR:  
TANIOUS RESIDENCE  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181

REVISIONS:



SHEET NUMBER:

ISSUE 12-04-24  
DATE:  
JOB #COA-24-0021  
ZON-24-0056





# 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:                                                          | 225 S. COUNTY RD. PALM BEACH FL, 33480 |                        |                     |
| 2      | Zoning District:                                                           | RB                                     |                        |                     |
| 3      | Lot Area (sq. ft.):                                                        | 6598.46 SQ FT                          |                        |                     |
| 4      | Lot Width (W) & Depth (D) (ft.):                                           | 63.77' N, 43.96' S, 122.50 E, 124.09 W |                        |                     |
| 5      | Structure Type:<br>(Single-Family, Multi-Family, Comm., Other)             | Single-Family                          |                        |                     |
| 6      | FEMA Flood Zone Designation:                                               | Zone X                                 |                        |                     |
| 7      | Zero Datum for point of meas. (NAVD)                                       | 7.00' N.A.V.D.                         |                        |                     |
| 8      | Crown of Road (COR) (NAVD)                                                 | 7.05'                                  |                        |                     |
| 9      |                                                                            | REQ'D / PERMITTED                      | EXISTING               | PROPOSED            |
| 10     | Lot Coverage (Sq Ft and %)                                                 | 40%(1) 30%(2)                          | 1,813.31 SQ FT         | 1813.31 SQ FT       |
| 11     | Enclosed Square Footage<br>(1st & 2nd Fl., Basement, Accs. Structure, etc) |                                        | 3,556 SQ FT            | 3,556 SQ FT         |
| 12     | *Front Yard Setback (Ft.)                                                  | 25'(1) 30'(2)(E)                       | 15'-8"(1) 15'-8'(2)(E) | EXIST               |
| 13     | * Side Yard Setback (1st Story) (Ft.)                                      | 25'-0"(N) 12'-6"(S)                    | 27'-11"(N) 36'-1"(S)   | EXIST               |
| 14     | * Side Yard Setback (2nd Story) (Ft.)                                      | 10'(1) 15'(2)                          | 37'-8"(N) 36'(S)       | EXIST               |
| 15     | *Rear Yard Setback (Ft.)                                                   | 10'(1) 15'(2)                          | 4'-8"(E)               | EXIST               |
| 16     | Angle of Vision (Deg.)                                                     | 110 DEG                                | 114 DEG                | 132 DEG             |
| 17     | Building Height (Ft.)                                                      | 14'(1) - 22'(2)                        | *8'-9"(1) 26'(3)       | EXIST               |
| 18     | Overall Building Height (Ft.)                                              | 22'(1) 30'(2)                          | *29'-2" (3)            | EXIST               |
| 19     | Cubic Content Ratio (CCR) (R-B ONLY)                                       | N/A                                    | N/A                    | N/A                 |
| 20     | ** Max. Fill Added to Site (Ft.)                                           | 2.42                                   | EXIST                  | EXIST               |
| 21     | Finished Floor Elev. (FFE)(NAVD)                                           | 11.89'                                 | EXIST                  | EXIST               |
| 22     | Base Flood Elevation (BFE)(NAVD)                                           | 7.00' N.A.V.D.                         | 11.89' N.A.V.D.        | 11.89' N.A.V.D.     |
| 23     | Landscape Open Space (LOS) (Sq Ft and %)                                   | 2,969 SQ FT (45%)                      | 3,273 SQ FT (49%)      | 2,990 SQ FT (45.3%) |
| 24     | Perimeter LOS (Sq Ft and %)                                                | 1,484 SQ FT (50%)                      | 2,084 SQ FT            | 2,215 SQ FT (70.5%) |
| 25     | Front Yard LOS (Sq Ft and %)                                               | 613 SQ FT (40%)                        | 1,540 SQ FT (99.8%)    | 1,094 SQ FT (70.9%) |
| 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

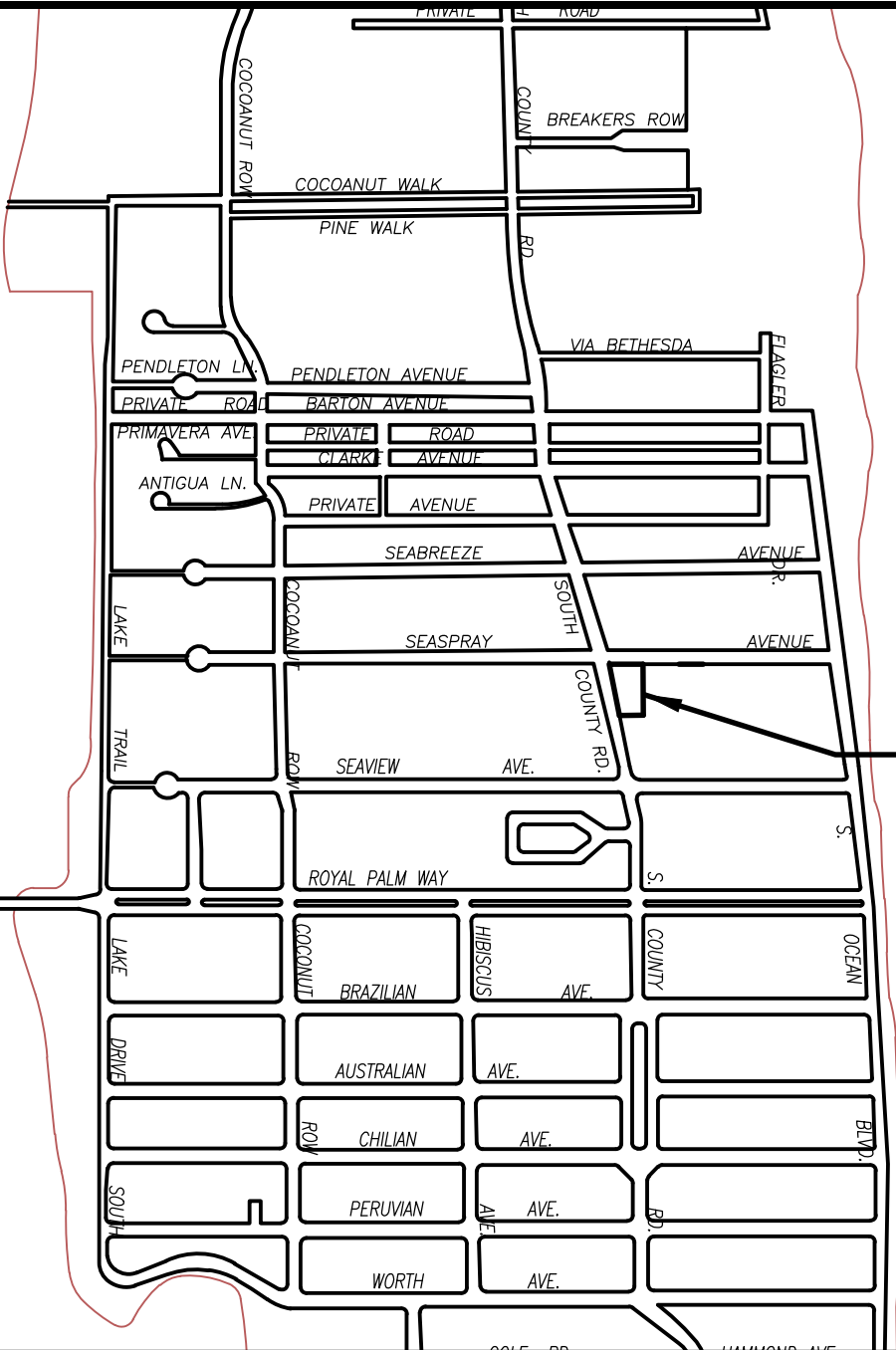
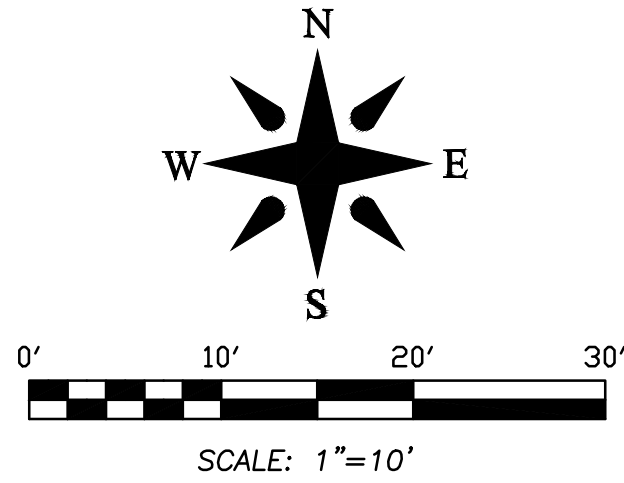
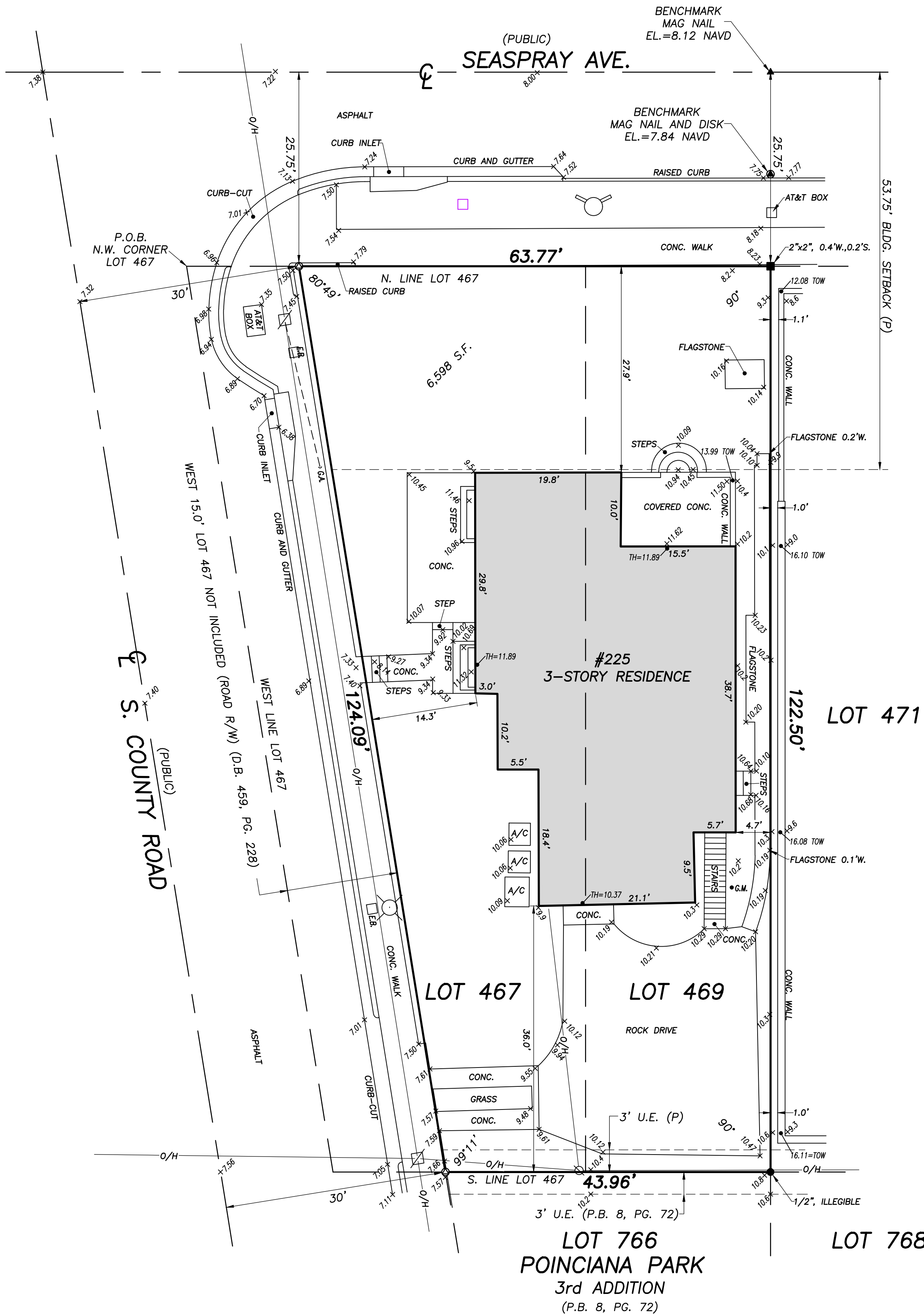
Enter N/A if value is not applicable.  
Enter N/C if value is not changing.

REV BF 20230626



LEGEND

- A = ARC LENGTH  
A/C = AIR CONDITIONING  
A.E. = ACCESS EASEMENT  
A.K.A. = ALSO KNOWN AS  
ASPH. = ASPHALT  
BLDG. = BUILDING  
B.M. = BENCHMARK  
B.O.C. = BACK OF CURB  
B.O.W. = BACK OF WALK  
(C) = CALCULATED  
CATV = CABLE ANTENNA TELEVISION  
C.B. = CHORD BEARING  
C.B.S. = CONCRETE BLOCK STRUCTURE  
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE  
CH = CHORD  
C.L.F. = CHAIN LINK FENCE  
CLR. = CLEAR  
C.M.P. = CORRUGATED METAL PIPE  
CONC. = CONCRETE  
(D) = DESCRIPTION DATUM  
D.B. = DEED BOOK  
D.E. = DRAINAGE EASEMENT  
D.H. = DRILL HOLE  
E.B. = ELECTRIC BOX  
EL. = ELEVATION  
ENC. = ENCROACHMENT  
E.O.P. = EDGE OF PAVEMENT  
E.O.W. = EDGE OF WATER  
ESMT = EASEMENT  
F.F. = FINISH FLOOR  
FND. = FOUND  
G.A. = GUY ANCHOR  
G.M. = GAS METER  
INV. = INVERT  
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT  
L.A.E. = LIMITED ACCESS EASEMENT  
L.B. = LICENSE BOARD  
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT  
(M) = FIELD MEASUREMENT  
M.H. = MANHOLE  
M.H.W.L. = MEAN HIGH WATER LINE  
M.L.W.L. = MEAN LOW WATER LINE  
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM  
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM  
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
N.T.S. = NOT TO SCALE  
O.A. = OVERALL  
O.D. = OUTSIDE DIAMETER  
O/H = OVERHEAD UTILITY LINE  
O.R.B. = OFFICIAL RECORD BOOK  
P. = PLANTER  
(P) = PLAT DATUM  
P.B. = PLAT BOOK  
P.B.C. = PALM BEACH COUNTY  
P.C. = POINT OF CURVATURE  
P.C.C. = POINT OF COMPOUND CURVATURE  
P.C.P. = PERMANENT CONTROL POINT  
PG. = PAGE  
P.I. = POINT OF INTERSECTION  
P/O. = PART OF  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.R.C. = POINT OF REVERSE CURVATURE  
P.R.M. = PERMANENT REFERENCE MONUMENT  
PROP. = PROPOSED  
P.T. = POINT OF TANGENCY  
P.V.M.T. = PAVEMENT  
(R) = RADIAL  
R. = RADIUS  
RGE. = RANGE  
R.P.B. = ROAD PLAT BOOK  
R/W. = RIGHT OF WAY  
(S) = SURVEY DATUM  
S.B. = SETBACK  
SEC. = SECTION  
S.D. = SUBDIVISION  
S.F. = SQUARE FEET  
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT  
S.R. = STATE ROAD  
STA. = STATION  
STY. = STORY  
TH. = THRESHOLD ELEVATION  
T.O.B. = TOP OF BANK  
T.O.W. = TOP OF WALL ELEVATION  
TWP. = TOWNSHIP  
TYP. = TYPICAL  
U.C. = UNDER CONSTRUCTION  
U.E. = UTILITY EASEMENT  
U.R. = UNRECORDED  
W.C. = WITNESS CORNER  
W.M.E. = WATER MANAGEMENT EASEMENT  
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT  
W.M.T. = WATER MANAGEMENT TRACT  
= BASELINE  
= CENTERLINE  
= CENTRAL ANGLE/DELTA  
1. = CONCRETE MONUMENT FOUND (AS NOTED)  
2. = CONCRETE MONUMENT SET (LB #8598)  
3. = ROD & CAP FOUND (AS NOTED)  
4. = 5/8" ROD & CAP SET (LB #8598)  
5. = IRON PIPE FOUND (AS NOTED)  
6. = IRON ROD FOUND (AS NOTED)  
7. = NAIL FOUND  
8. = NAIL & DISK FOUND (AS NOTED)  
9. = MAG NAIL & DISK SET (LB #8598)  
10. = PROPERTY LINE  
11. = UTILITY POLE  
12. = FIRE HYDRANT  
13. = WATER METER  
14. = WATER VALVE  
15. = LIGHT POLE  
16. = PINE TREE  
17. = SABAL PALM



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:

SPHINX PROPERTIES, LLC

This survey is made specifically and only for the following party for the purpose of a closing on the surveyed property.

Sphinx Properties, LLC  
Daniel Tanious  
Ross Felty, a Real Estate Law Firm  
Old Republic National Title Insurance Company

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:  
225 S. County Road  
Palm Beach, FL 33480

LEGAL DESCRIPTION:  
Lots 467 and 469, Poinciana Park 2nd. Addition, according to the plat thereof as recorded in Plat Book 6, Page, 86, Public Records of Palm Beach County, Florida.

LESS AND EXCEPT the following:  
BEGINNING at the Northwest corner of Lot 467, run East along the North line of said Lot 467 to the intersection with a line parallel to the center line of the county road and 30 feet therefrom;  
thence Southeasterly along a line parallel to the center line of the county road and 30 feet therefrom to the intersection with the South line of said Lot 467;  
thence West along the South line of said Lot 467 to the intersection with the West line of said Lot 467;  
thence Northwesterly along the West Line of said Lot 467 to the POINT OF BEGINNING.

| TITLE COMMITMENT REVIEW                                                 |                  |                                                                   |                     |                            |                 |                     |
|-------------------------------------------------------------------------|------------------|-------------------------------------------------------------------|---------------------|----------------------------|-----------------|---------------------|
| CLIENT: Sphinx Properties, LLC, a Mississippi limited liability company |                  | COMMITMENT NO. : 1480111A3                                        | DATE: 02/01/24      |                            |                 |                     |
| REVIEWED BY: James G. Peden Jr.                                         |                  | JOB NO. : 198776-SE                                               |                     |                            |                 |                     |
| B2 ITEM NO.                                                             | DOCUMENT         | DESCRIPTION                                                       | AFFECTS AND PLOTTED | AFFECTS AND NOT PLOTT-ABLE | DOES NOT AFFECT | NOT A SURVEY MATTER |
| 1-4                                                                     | N/A              | Standard Exceptions.                                              |                     |                            |                 | •                   |
| 5                                                                       | PB 6, PG 86      | All matters contained on the Plat of Poinciana Park 2nd Addition. | •                   |                            |                 |                     |
| 6                                                                       | D.B. 459, PG 228 | Easement.                                                         | •                   |                            |                 |                     |
| 7                                                                       | N/A              | Standard Exceptions.                                              |                     |                            |                 | •                   |

CERTIFICATION:  
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 3/8/2024

James G. Peden Jr.  
Professional Surveyor and Mapper  
Florida Certificate No. 6122

REVISIONS  
09/12/24; ADDED ELEVATIONS; B.M./B.M.; 218405-SE-1; SURPASS  
09/04/24 SPOT ELEVATIONS B.M./B.M.

BOUNDARY SURVEY FOR:

SPHINX PROPERTIES, LLC



|              |                 |                      |
|--------------|-----------------|----------------------|
| FIELD: B.M.  | JOB NO: 218405  | F.B: PB360 PG. 8     |
| OFFICE: M.B. | DATE: 3/8/24    | DWG. NO. 218405-SE-1 |
| C/K'D: J.P.  | REF: 198776.DWG | SHEET 1 OF 1         |



SITE DATA

ZONING:

YEAR BUILT:

ACRES:

LOT CVRG:

ENCLOSED SF:

SITE SF:

BUILDER:

RB ZONING

1924

0.1514

1,813 SQ FT

3,556 SQ FT

6595 SQ FT

CITY BUILDERS

MAIN HOME

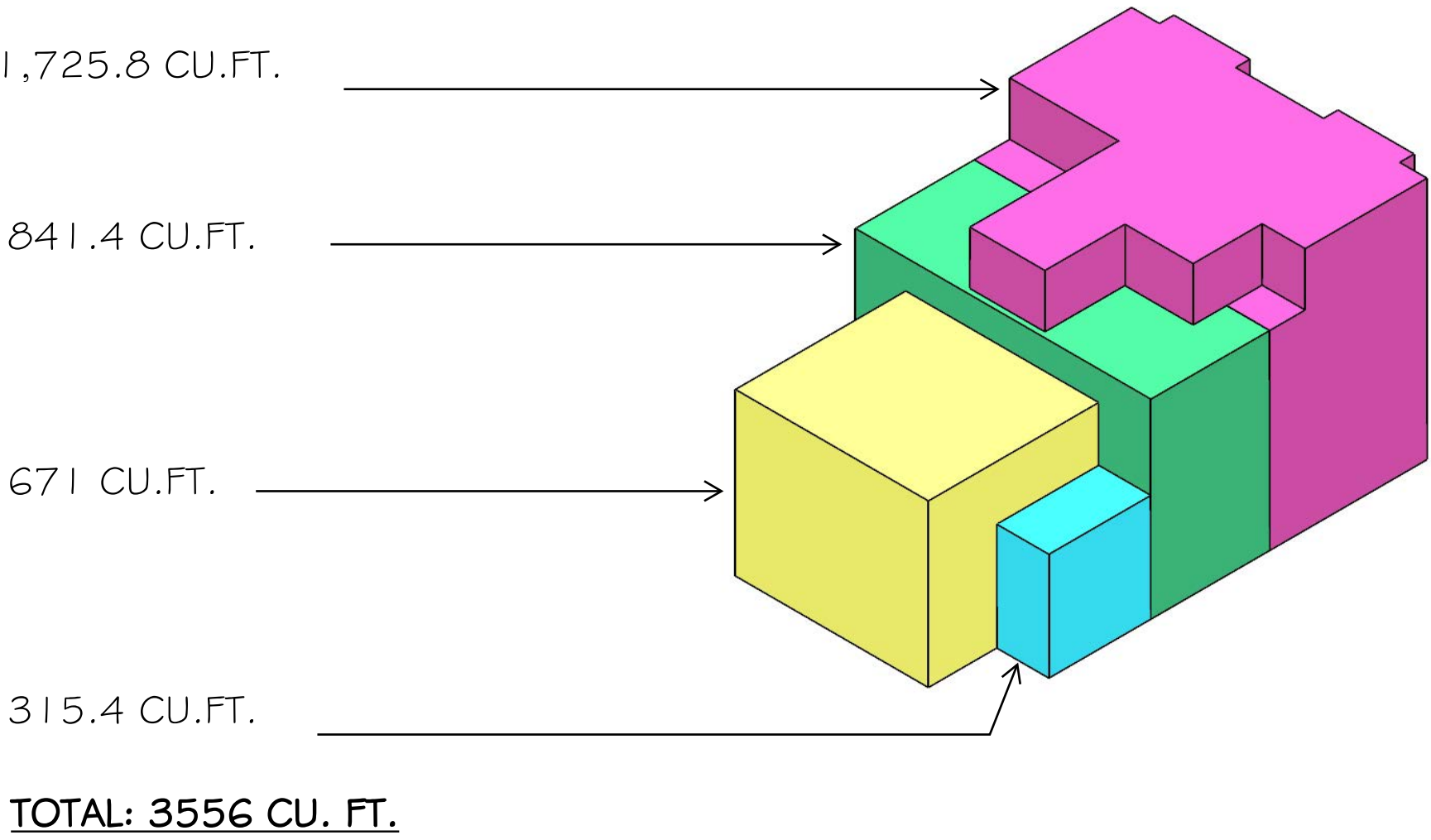
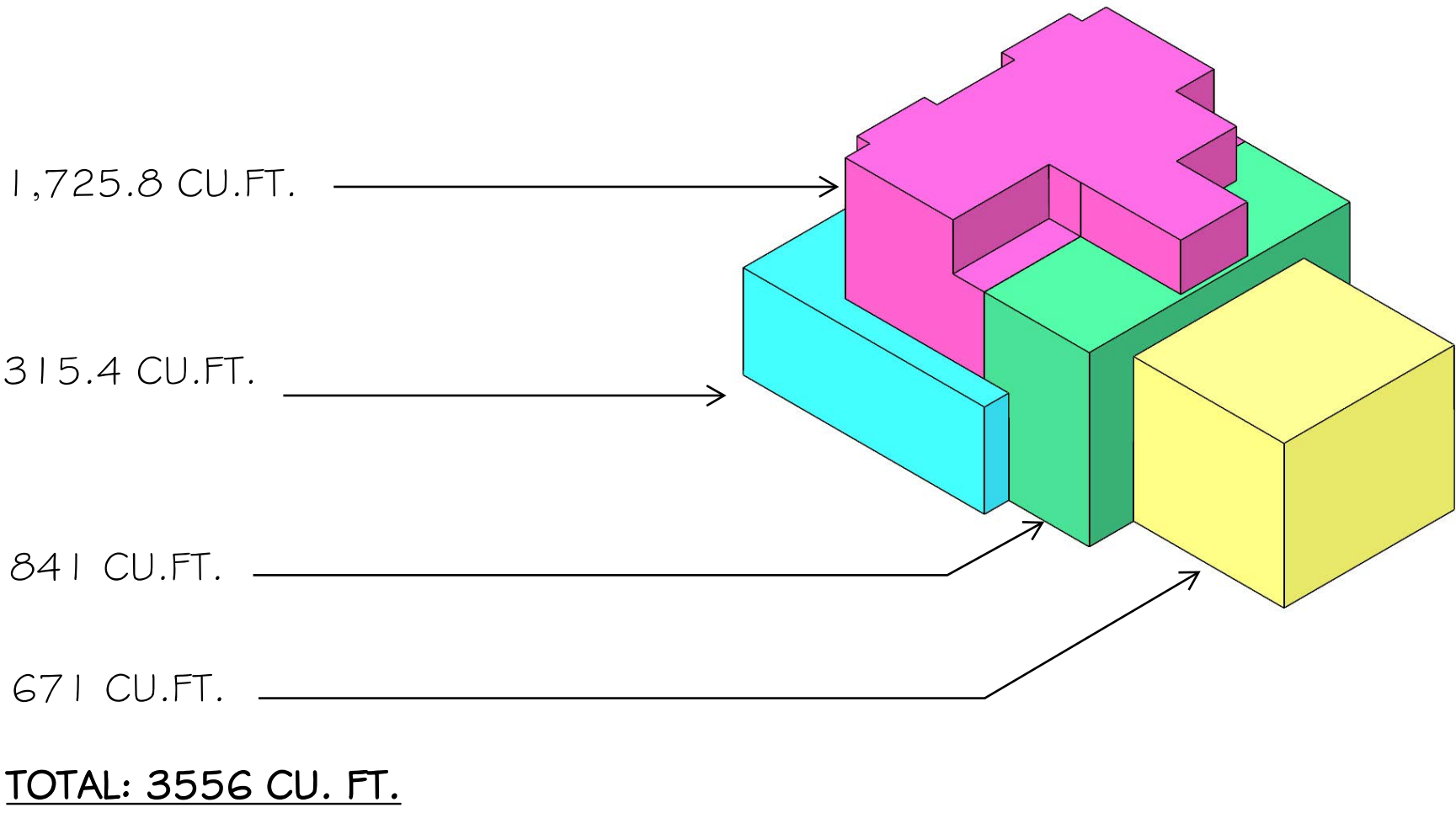
3,556 SQ. FT. @ 9' = 32,004 CU. FT. (THREE STORY STRUCTURE)

TOTAL CUBIC FEET = 32,004 CU. FT. / 6,598.46 SQ. FT. = 4.85 CCR

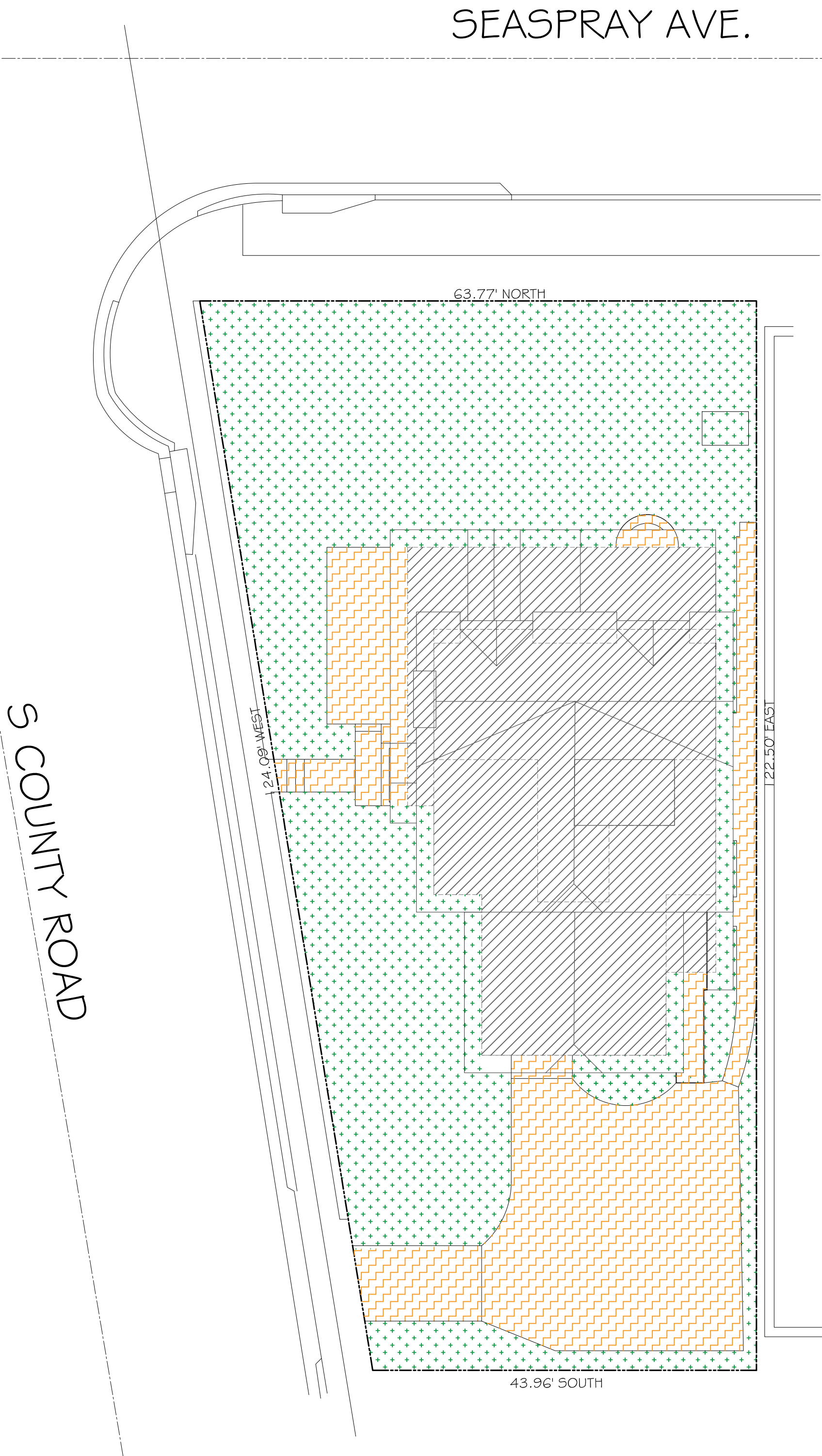
MAX ALLOWABLE CCR: 4.0 + ((10,000 - 6,600 ) / 10,000)) = 4.34 CCR

MAX ALLOWABLE CUBIC FEET: 4.34 X 6,600 = 28,644 CU. FT. MAX

32,004 CU. FT. MAX - 29,337 CU. FT. = -2,667 CU. FT. REMAINING

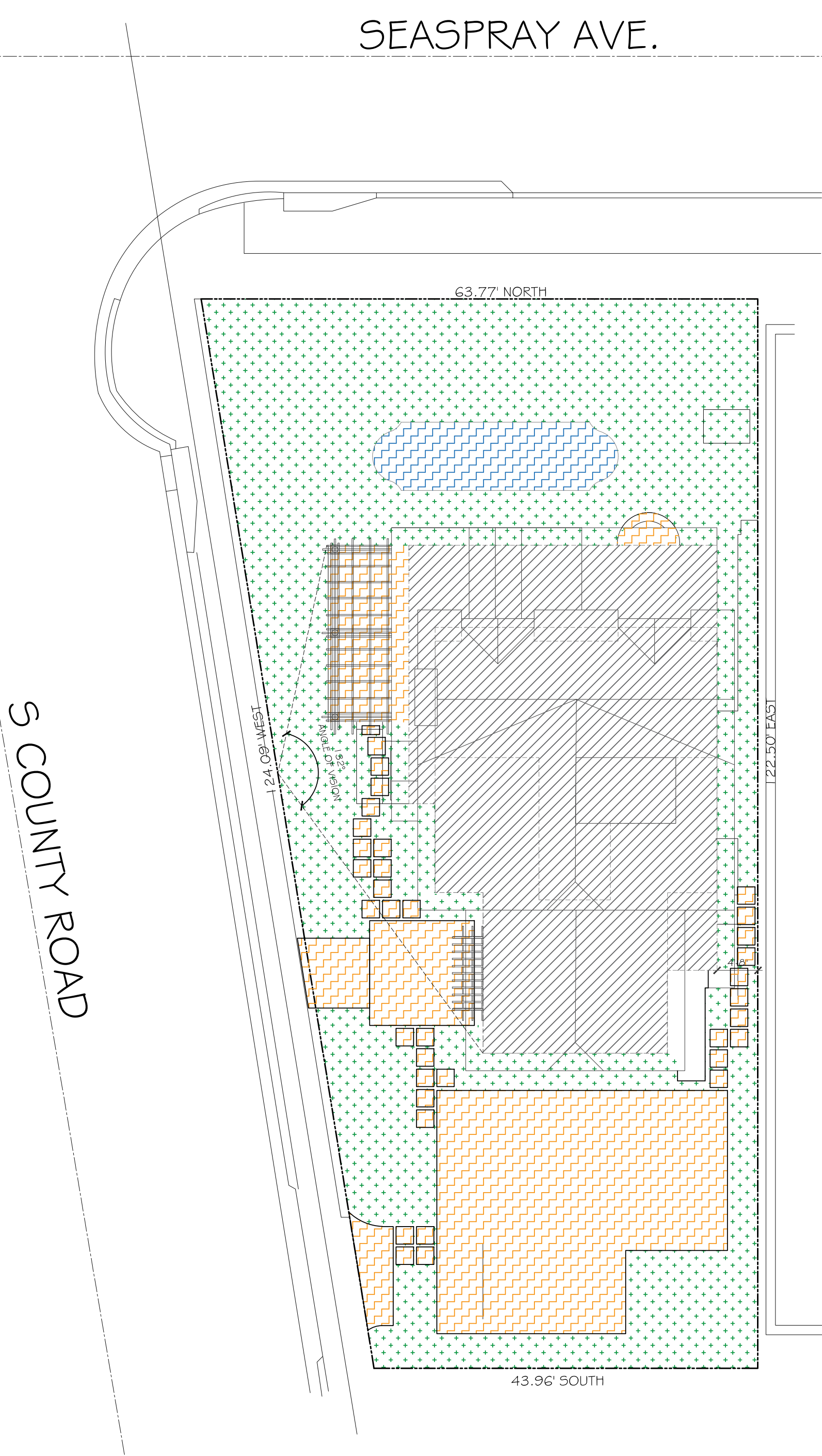


|  |                  |            |        |
|--|------------------|------------|--------|
|  | LOT COVERAGE     | 1813.31 SF | 27.5%  |
|  | OPEN SPACE       | 3338.05 SF | 50.61% |
|  | HARDSCAPE / POOL | 1440.74 SF | 21.84% |
|  |                  | 6595 SF    | 100%   |



|  |                  |            |        |
|--|------------------|------------|--------|
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|  | OPEN SPACE       | 3338.05 SF | 50.61% |
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|  |                  |            |        |
|--|------------------|------------|--------|
|  | LOT COVERAGE     | 1813.31 SF | 27.5%  |
|  | OPEN SPACE       | 3178.21 SF | 48.19% |
|  | HARDSCAPE / POOL | 1600.58 SF | 24.27% |
|  |                  | 6595 SF    | 100%   |



|  |                  |            |        |
|--|------------------|------------|--------|
|  | LOT COVERAGE     | 1813.31 SF | 27.5%  |
|  | OPEN SPACE       | 3178.21 SF | 48.19% |
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CONSULTANT:

PROPOSED RESIDENCE FOR:  
TANIOUS RESIDENCE  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181

Digitally signed  
by Patrick W. Seagraves  
Date: 2024.12.09 17:21:56-0500

REVISIONS:

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SHEET NUMBER:  
1

ISSUE DATE: 12-04-24  
JOB #COA-24-0021  
ZON-24-0056



SKA ARCHITECT + PLANNING  
OFFICE 561-655-1116 FAX 561-832-7828  
249 PERUWIAN AVE., SUITE F-2, PALM BEACH, FL 33480

|             |
|-------------|
| CONSULTANT: |
|             |

PROPOSED RESIDENCE FOR:  
TANIOUS RESIDENCE  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181

Digitally signed  
by Patrick W  
Seagraves  
Date: 2024.12.09  
17:22:02-05'00'



| REVISIONS: |
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| SHEET NUMBER: | 2                          |
| ISSUE DATE:   | 12-04-24                   |
| JOB #         | COA-24-0021<br>ZON-24-0056 |

SUE 12-04-24  
ATE:  
DB #COA-24-0021  
ZON-24-0056









CONTEXTUAL SITE PLAN  
SCALE: 1/32" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181

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REVISIONS:

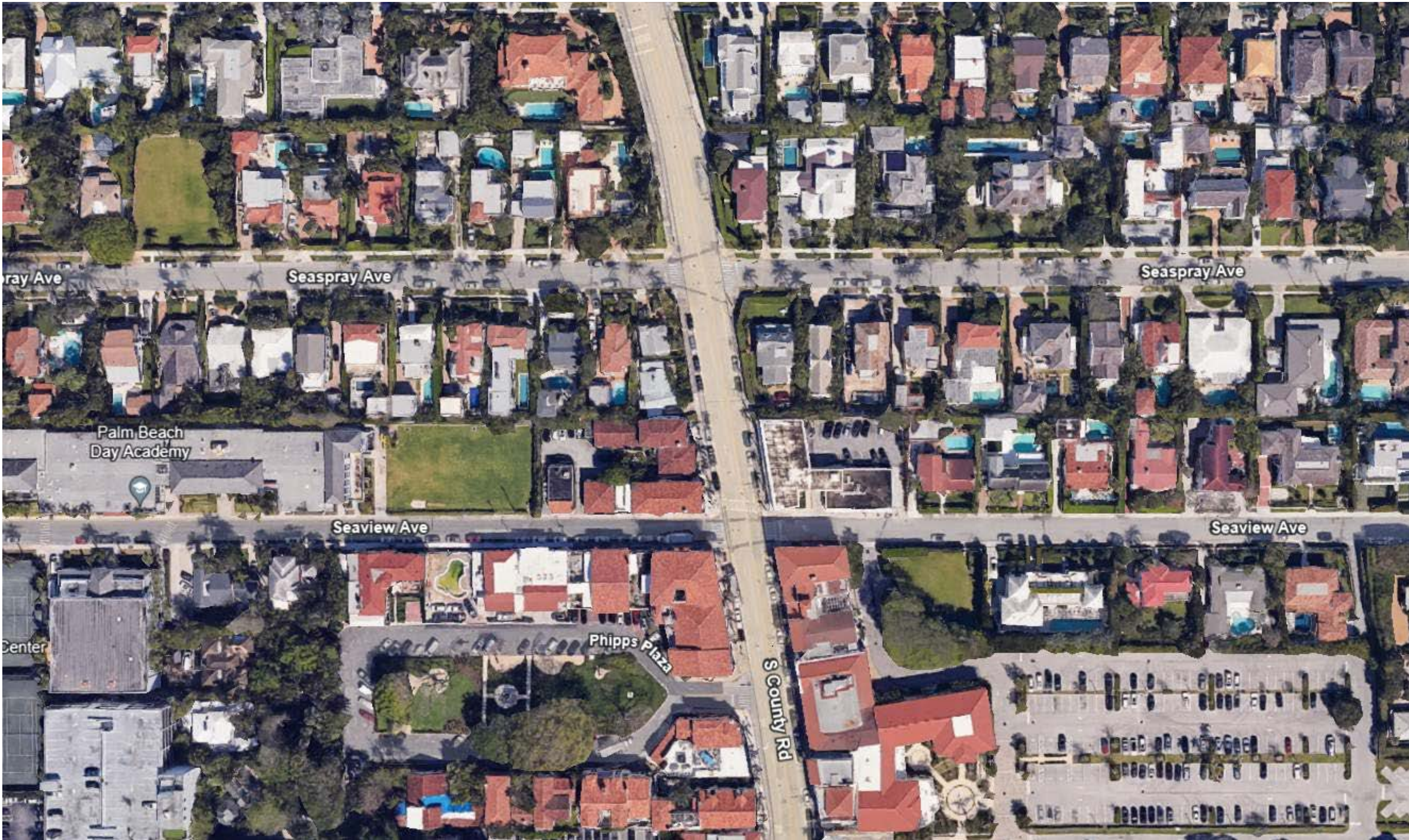


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ISSUE 12-04-24  
DATE:  
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CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181

Digitally signed  
by Patrick W. Seagraves  
Date: 2024.12.09  
17:22:21 -0500

REVISIONS:

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SHEET NUMBER:

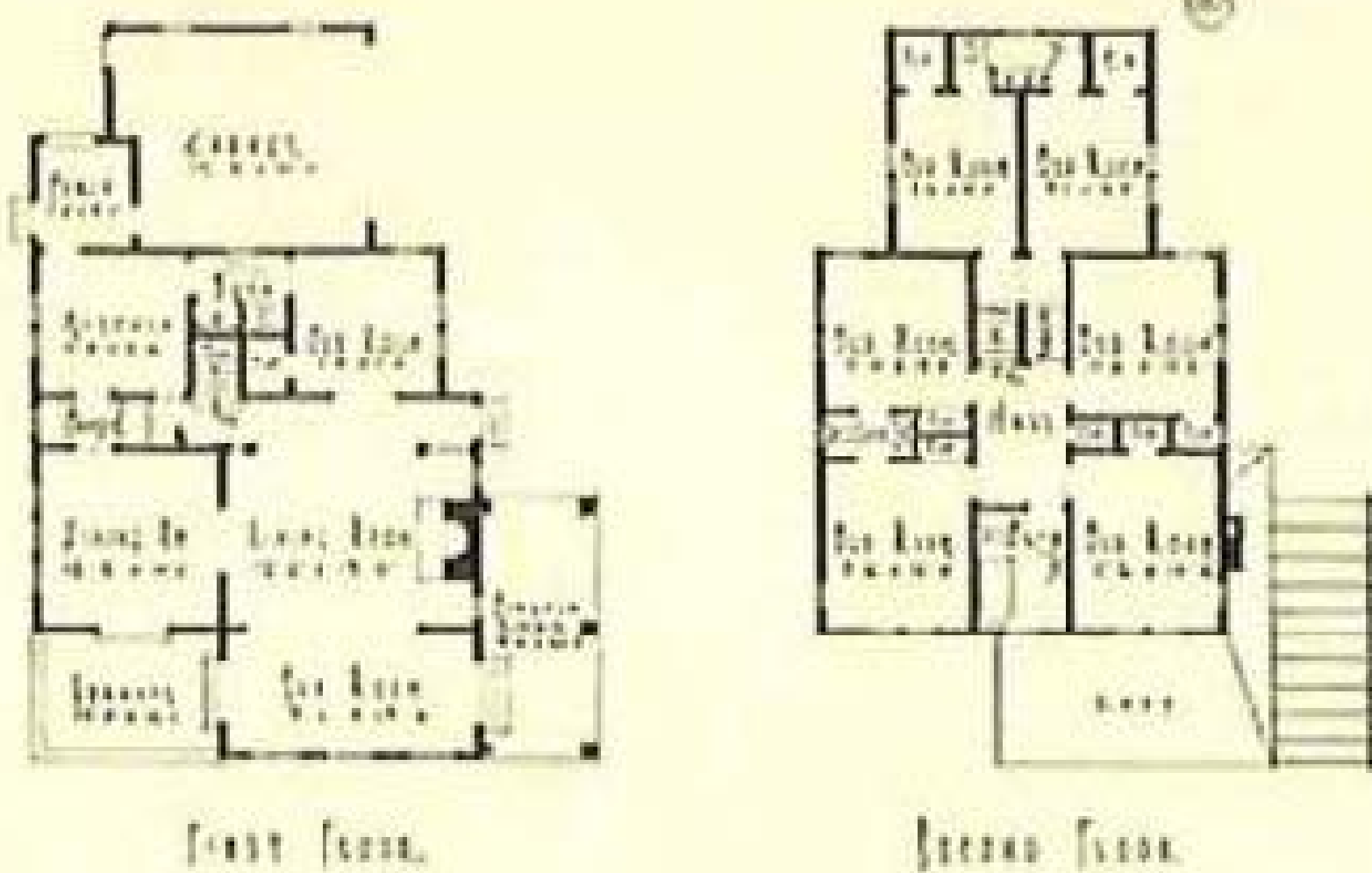
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ISSUE DATE: 12-04-24  
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ZON-24-0056



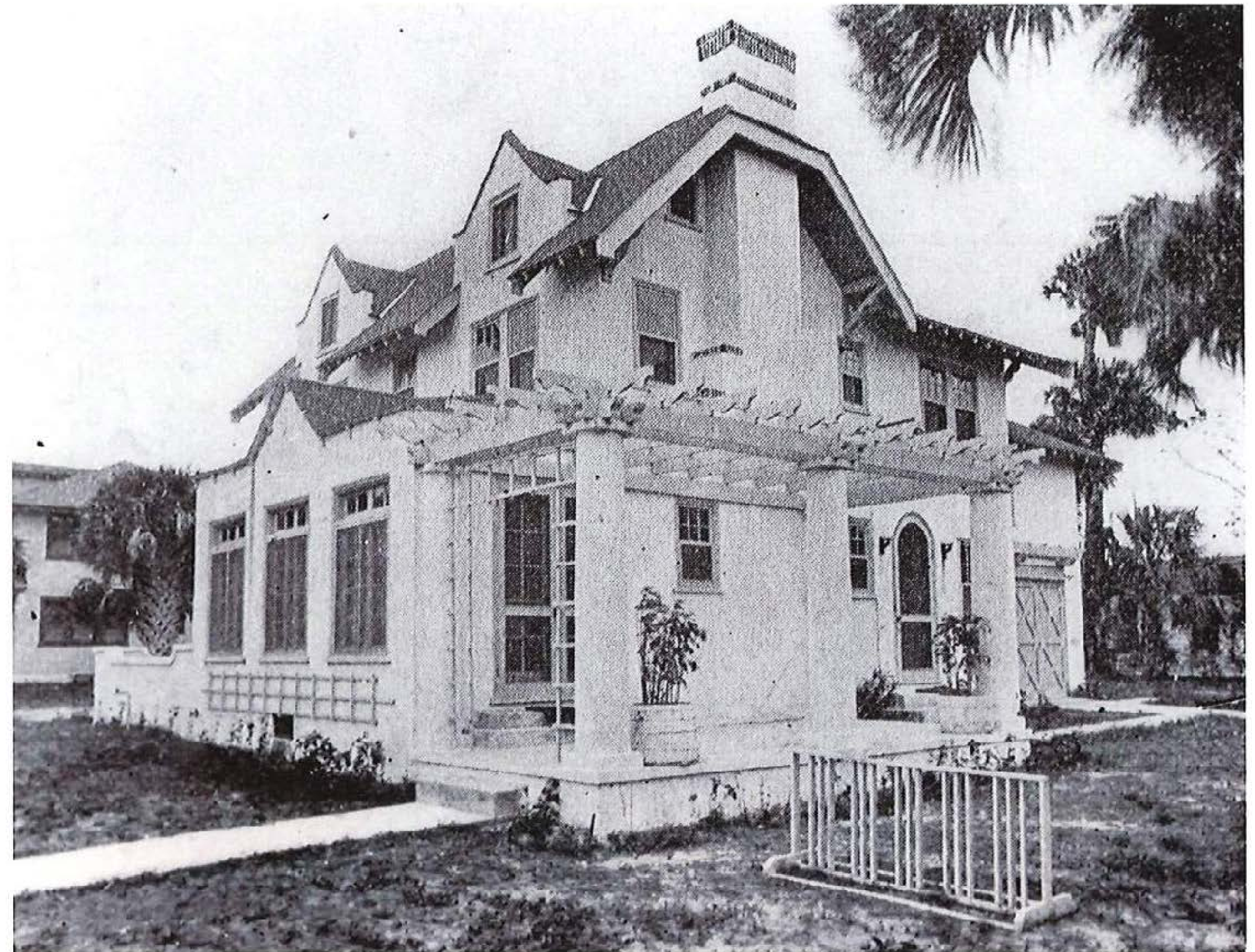


# HISTORICAL DOCUMENTATION



## Lots 467-9 Corner Sea Spray Avenue and County Road

**A** RATHER unattractive picture of a house, located in the Ocean Block, which we strongly recommend as a winter residence. Here we offer another popular plan with many distinctive features. There are seven bedrooms, including downstairs bedroom for servants, each provided with spacious closets, two complete baths with tubs, another bath with shower, and an additional lavatory. Further study of these floor plans will reveal a liberal living room, with fireplace, and sun parlor which opens on a terrace. Being located on a corner, easy access is obtained to the two car garage attached to rear of house. It was our desire when planning this cottage to build something peculiarly adapted to the seashore and in which there would be included every requisite for comfort. As is the case with several other of the houses pictured on this page, the grounds have been beautified with flowers and shrubbery since the photos were taken. You will find it difficult to obtain a more desirable home for lease.



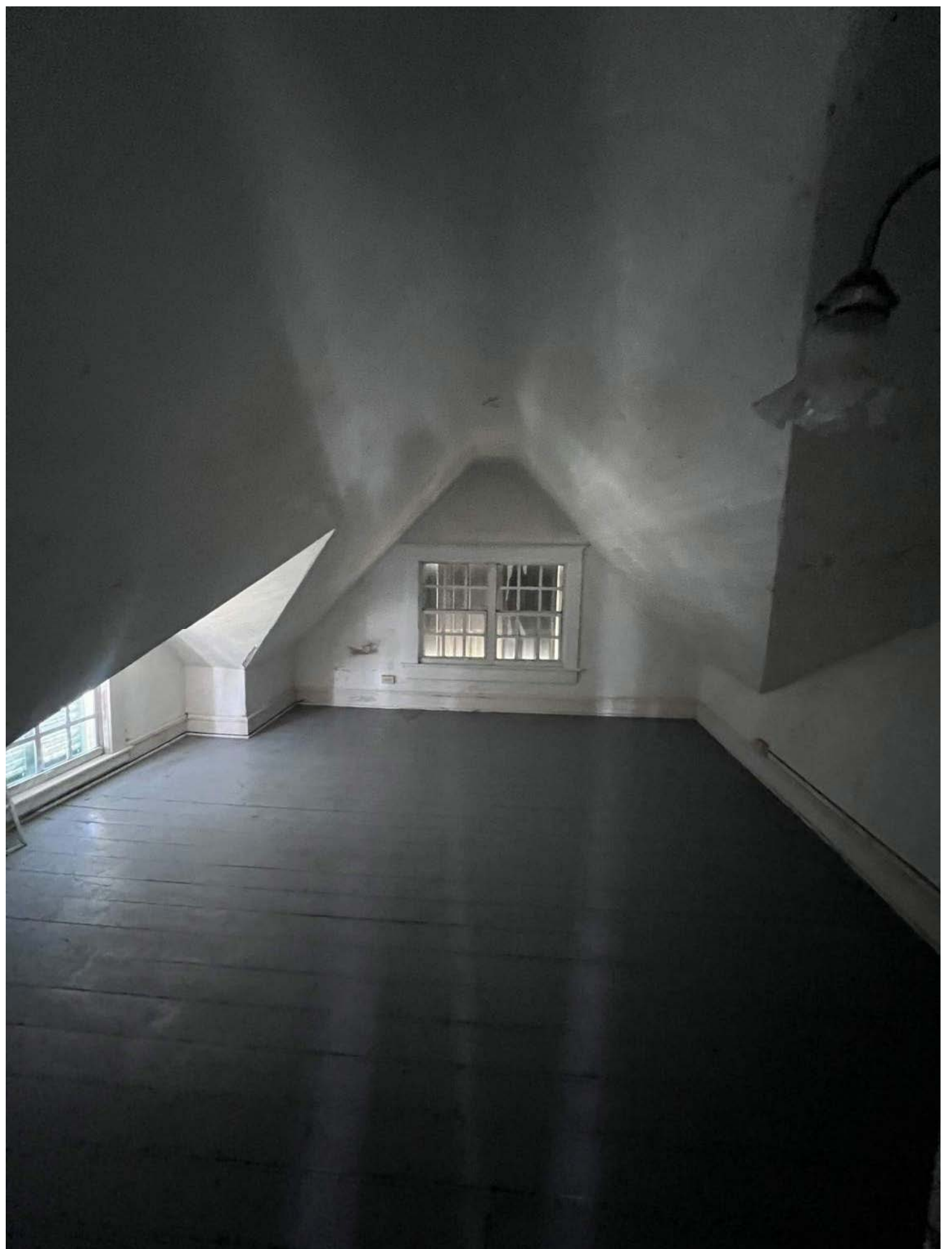


















WINDOW MUNTIN PHOTOS



06 -07



08



09



01



02



04



05



10



WINDOW MUNTIN PHOTOS



NORTH FACADE



SOUTH FACADE



SOUTH + WEST FACADE DETAIL  
#1s 03-08



WINDOW MUNTIN PHOTOS



09



06



07



08



01



02



03



04

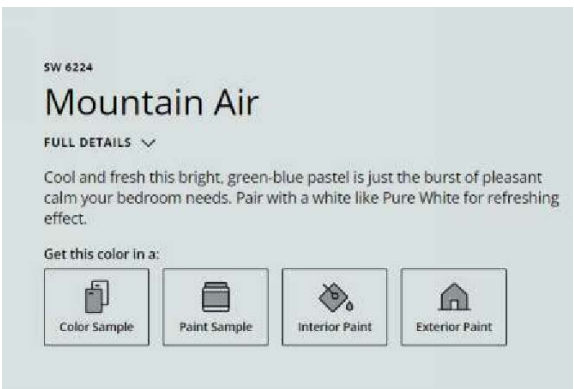


05

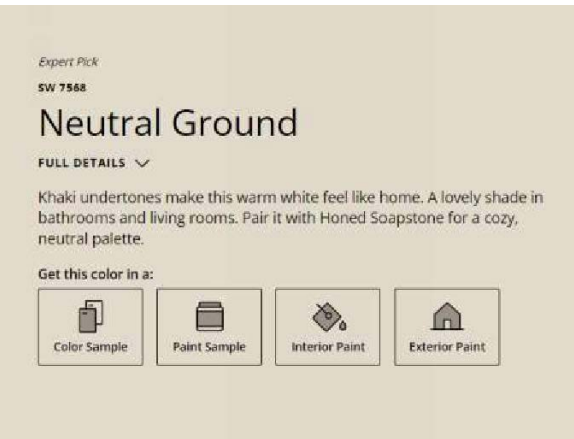




ROOF:  
CEDAR SHAKE  
COLOR: TBD  
MFR: TBD



BODY OF HOUSE COLOR:  
MOUNTAIN AIR  
MFR: SHERWIN WILLIAMS



TRIM COLOR:  
NEUTRAL GROUND  
MFR: SHERWIN WILLIAMS



White Gallery

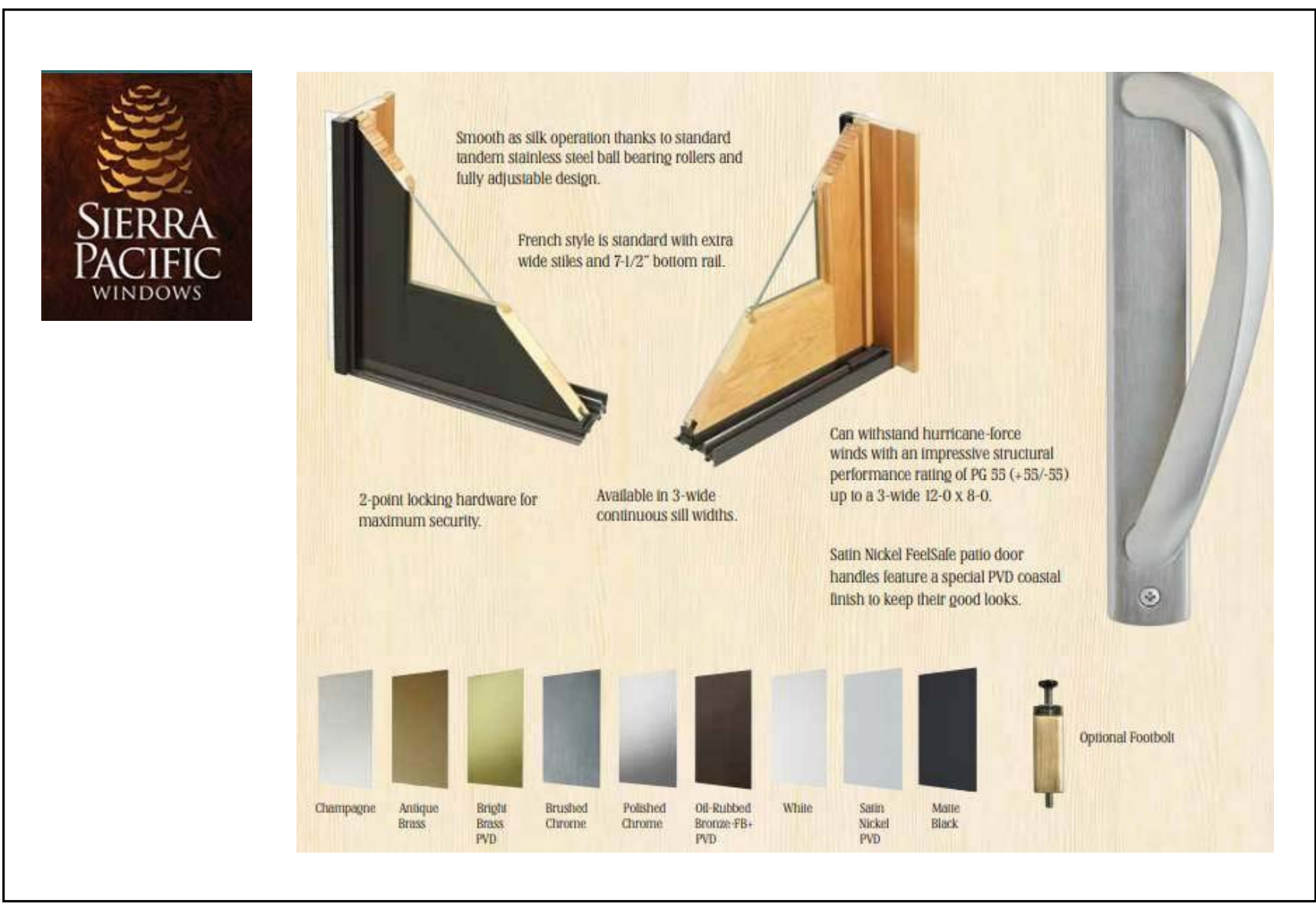
HGSW4002

Color Information

| FAMILY        | UNDERTONE | LRV  |
|---------------|-----------|------|
| White         | Warm      | 84.0 |
| RGB           | HEX       |      |
| 245, 242, 233 | #F5F2E9   |      |

TRIM COLOR:  
WHITE GALLERY  
MFR: SHERWIN WILLIAMS

TRELLIS COLOR:  
WHITE GALLERY  
MFR: SHERWIN WILLIAMS



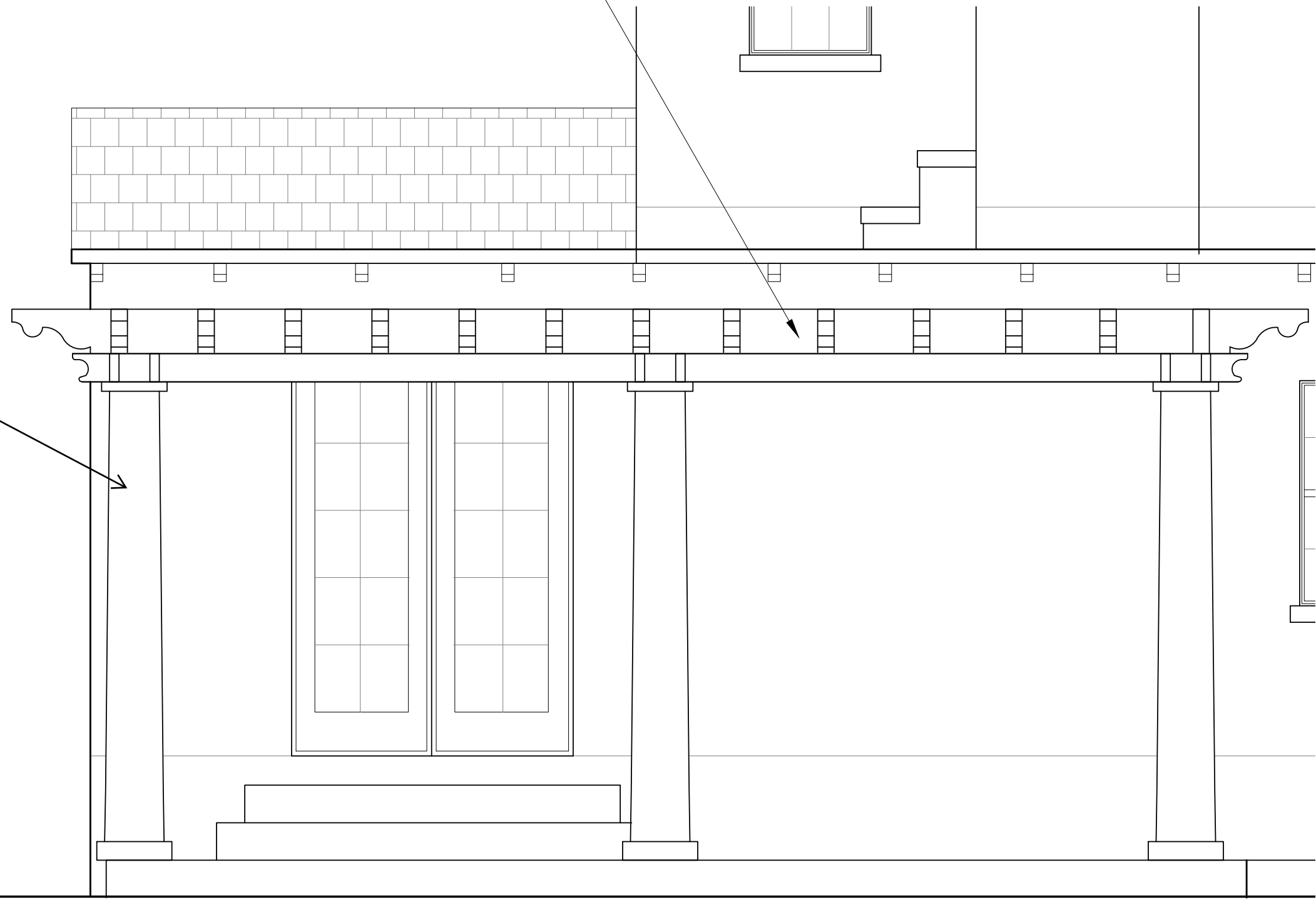
WINDOWS / DOOR:  
SIERRA PACIFIC FEELSAFE  
COLOR: TBD  
CLAD ALUMINUM



ENLARGED COLORED NORTH FACADE  
SCALE: N.T.S.

NEW TRELLIS TO MATCH ORIGINAL

MATERIAL:  
PAINTED WOOD  
COLOR: WHITE GALLERY



ENLARGED TRELLIS DETAIL  
SCALE: N.T.S.

CONSULTANT:

PROPOSED RESIDENCE FOR:  
TANIOUS RESIDENCE  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181

Digitally signed by Patrick W. Segevres  
Date: 2024.12.09 7:22:28 -0500

REVISIONS:

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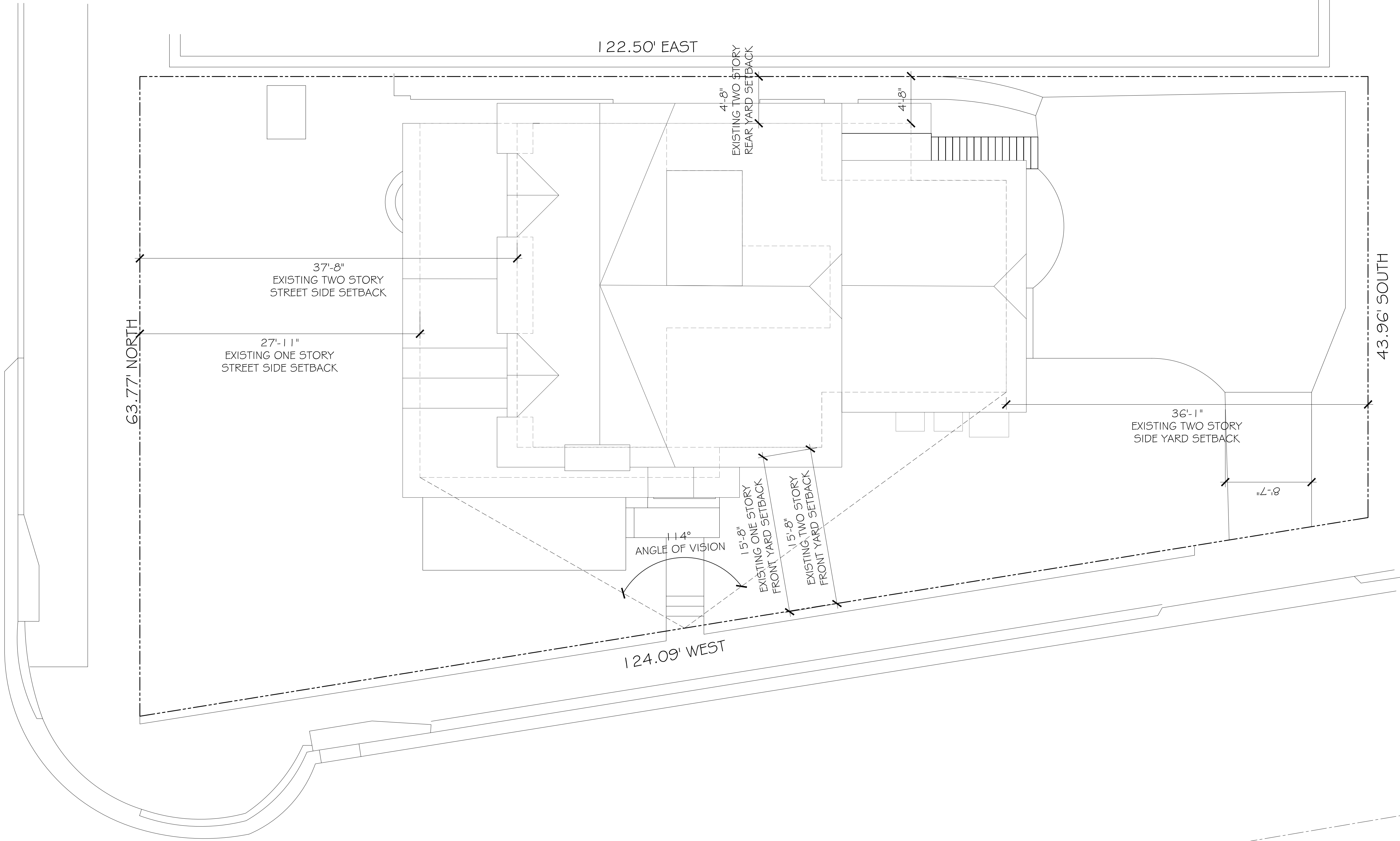
SHEET NUMBER:

22

ISSUE DATE: 12-04-24  
JOB #COA-24-0021  
ZON-24-0056



SEASPRAY AVE.



124.09' WEST

S COUNTY ROAD

EXISTING SITE PLAN  
SCALE: 3/16" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181  
Digitally signed by Patrick W. Setpraves Date: 2024.12.09 17:22:34 -0500

REVISIONS:

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SHEET NUMBER:  
**9**  
ISSUE DATE: 12-04-24  
JOB #COA-24-002  
ZON-24-0056

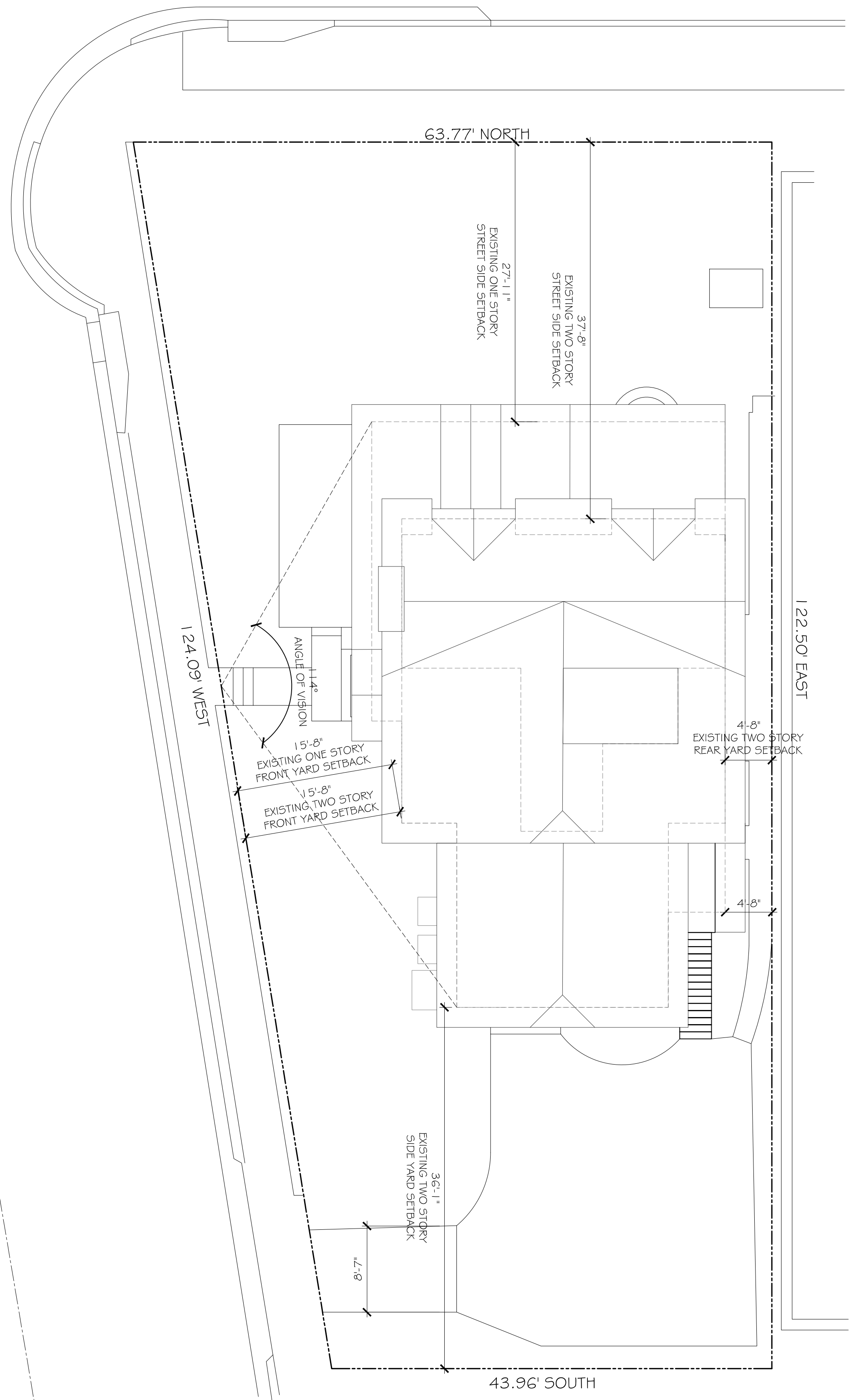




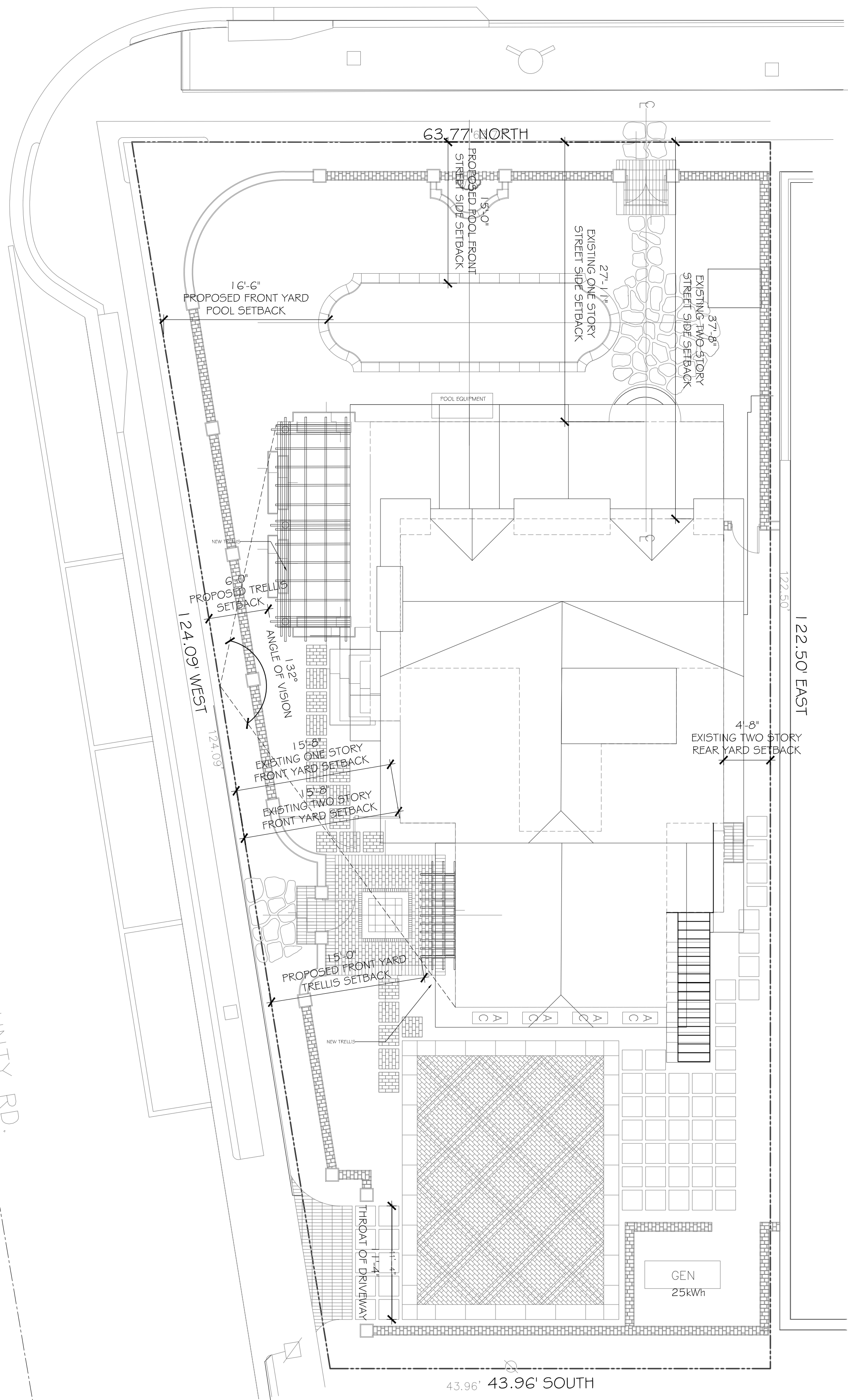
ISSUE DATE: 12-04-24  
JOB # COA-24-002  
ZON-24-0056

**SKA**  
ARCHITECT + PLANNER  
OFFICE 561-655-1116 FAX 561-632-7628  
249 PERDUE AVE. SUITE F2 PALM BEACH, FL 33480





EXISTING ROOF PLAN  
SCALE: 3/16" = 1'-0"



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



CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

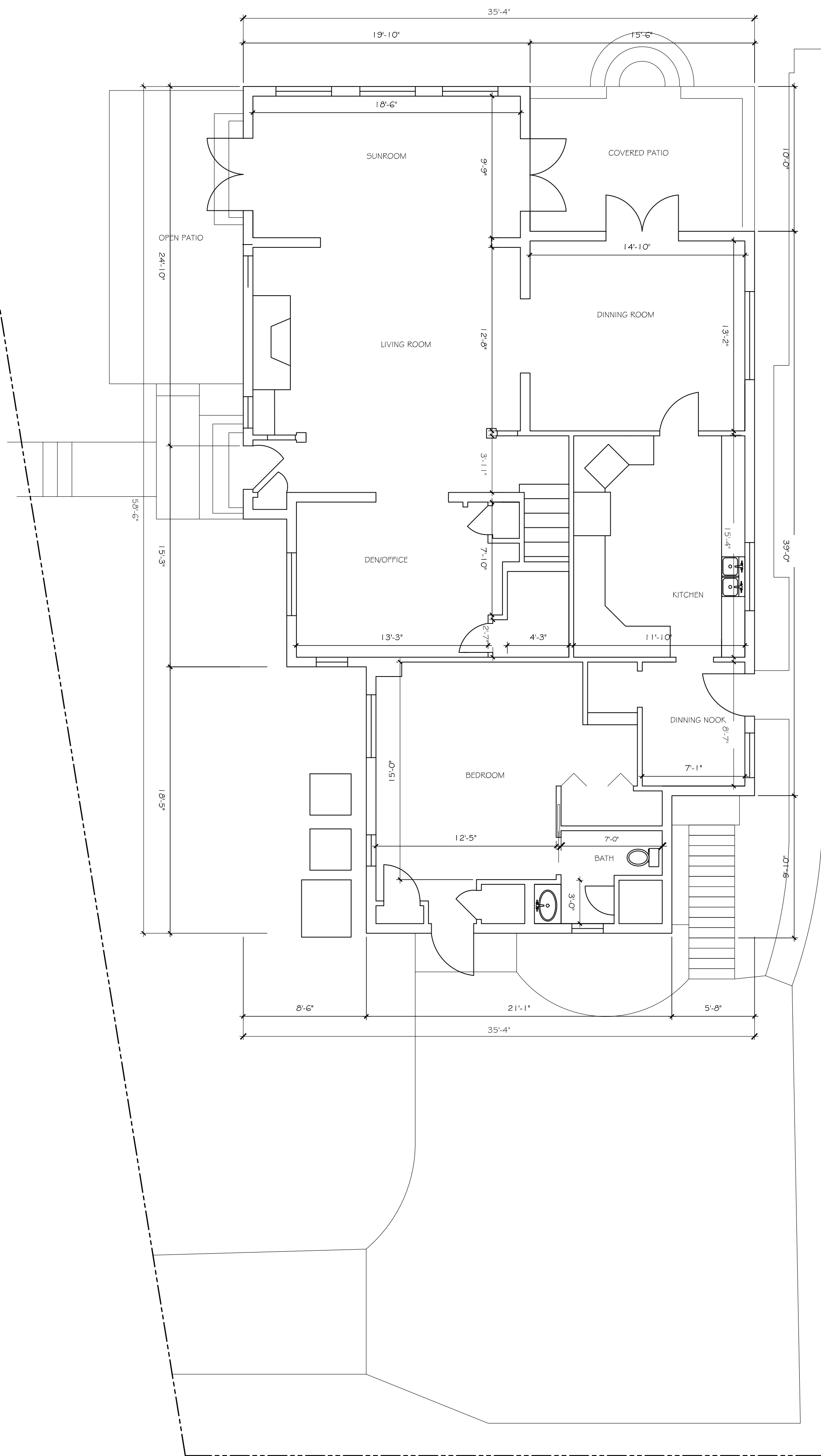
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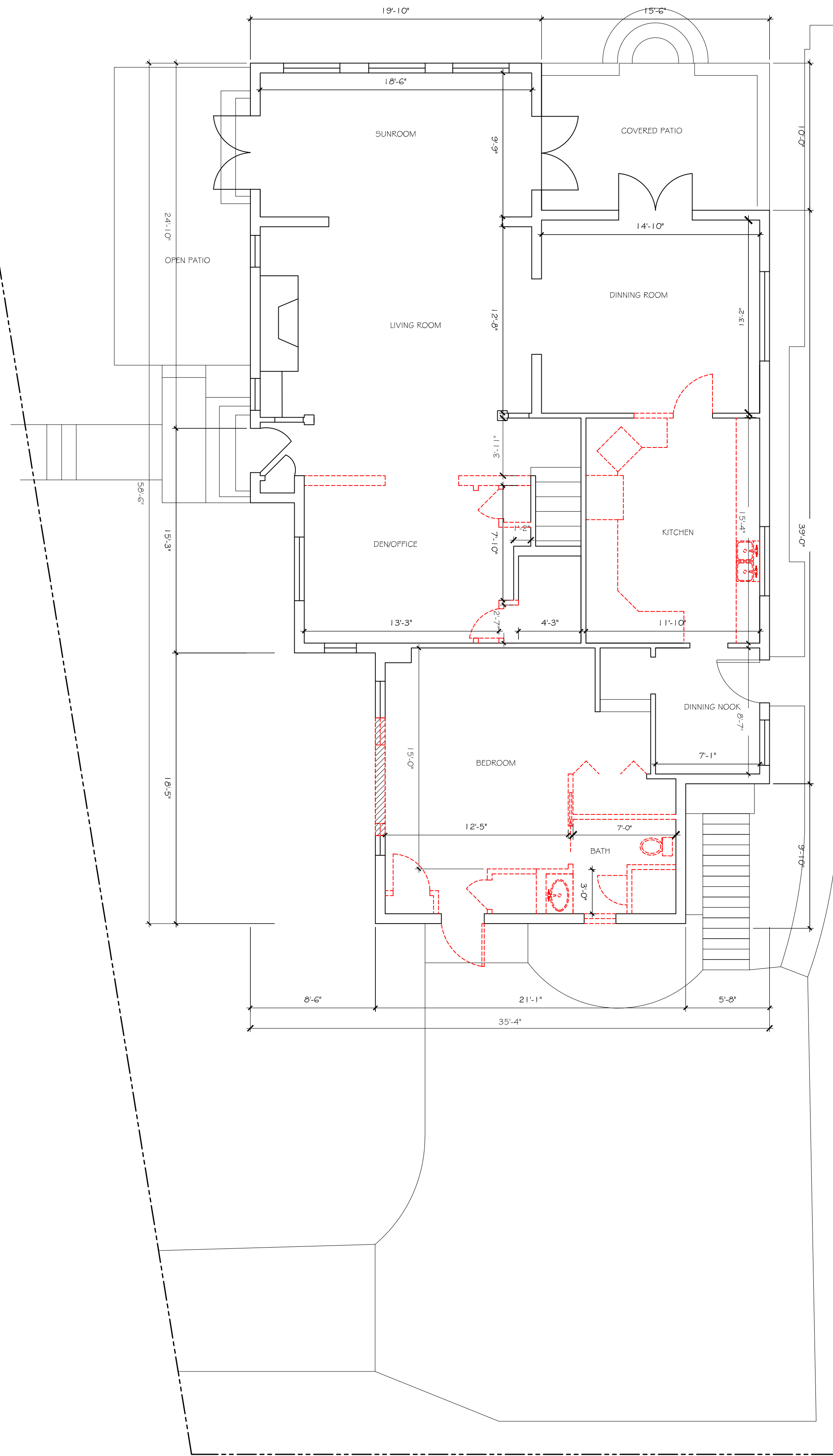
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SHEET NUMBER:  
**11**  
ISSUE DATE: 12-04-24  
JOB #COA-24-002  
ZON-24-0056





EXISTING FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



FIRST FLOOR DEMOLITION PLAN  
SCALE: 3/16" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

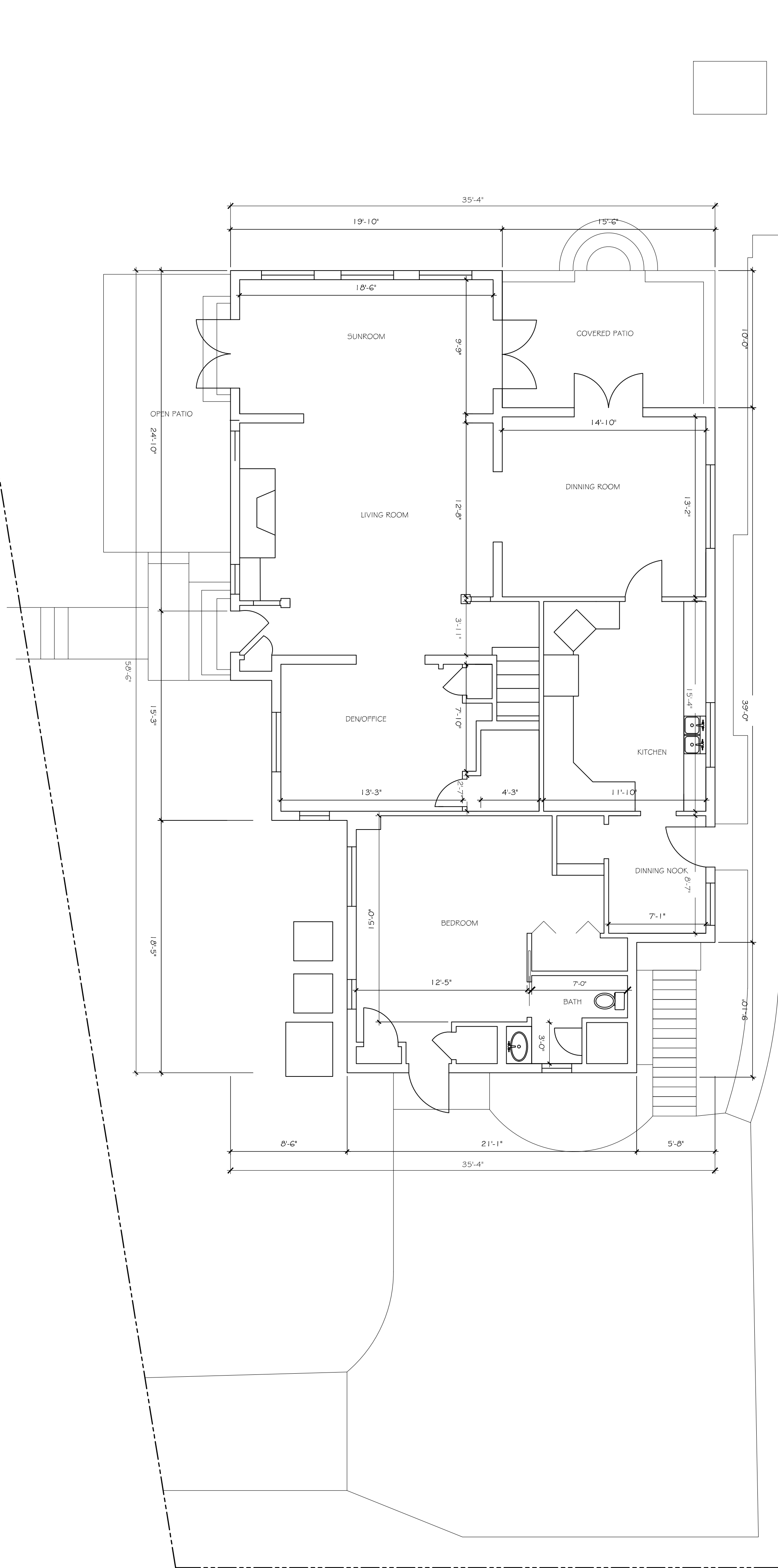
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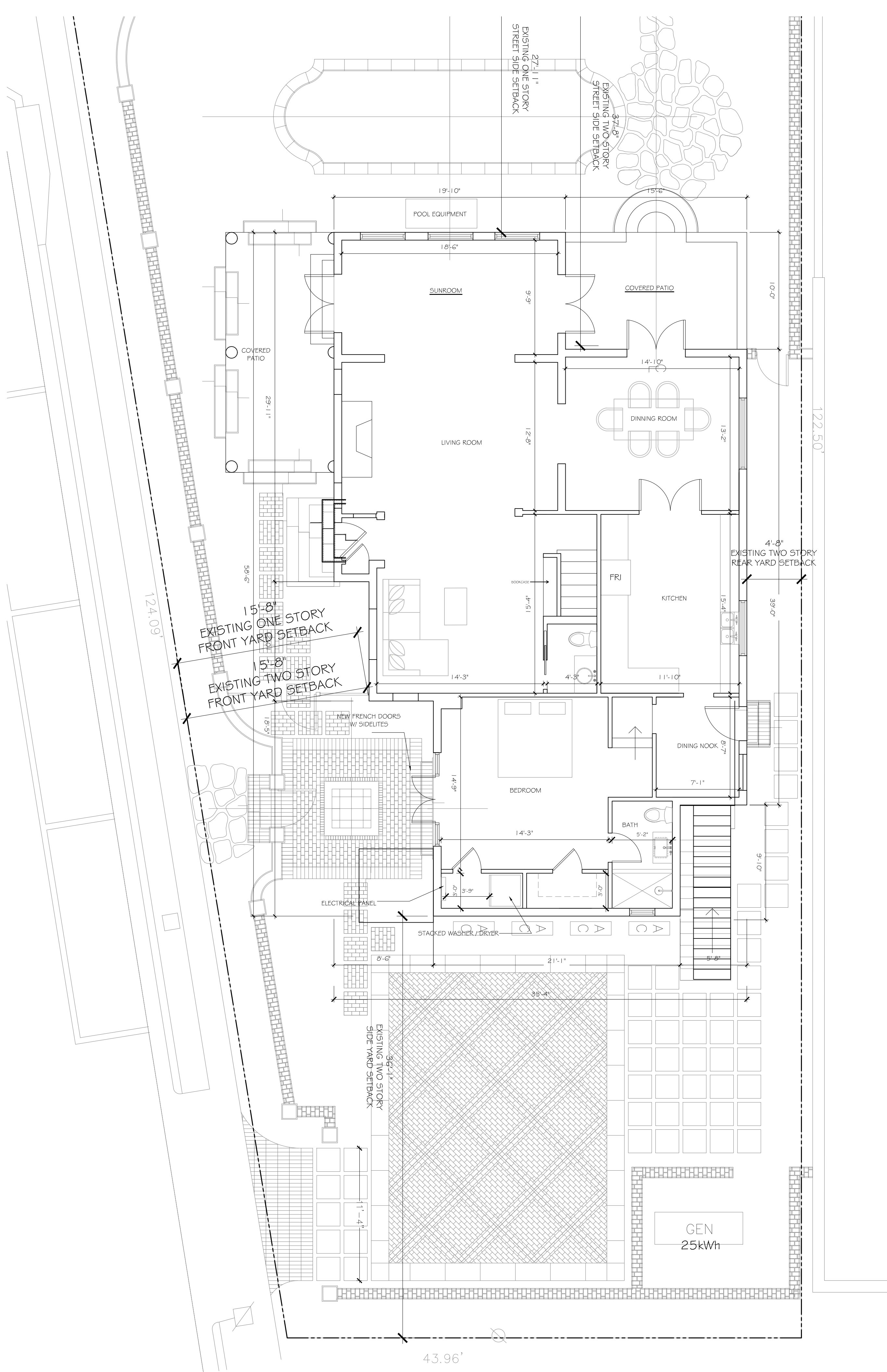
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SHEET NUMBER:  
**12**  
ISSUE DATE: 12-04-24  
JOB #COA-24-002  
ZON-24-0056





EXISTING FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



PROPOSED FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

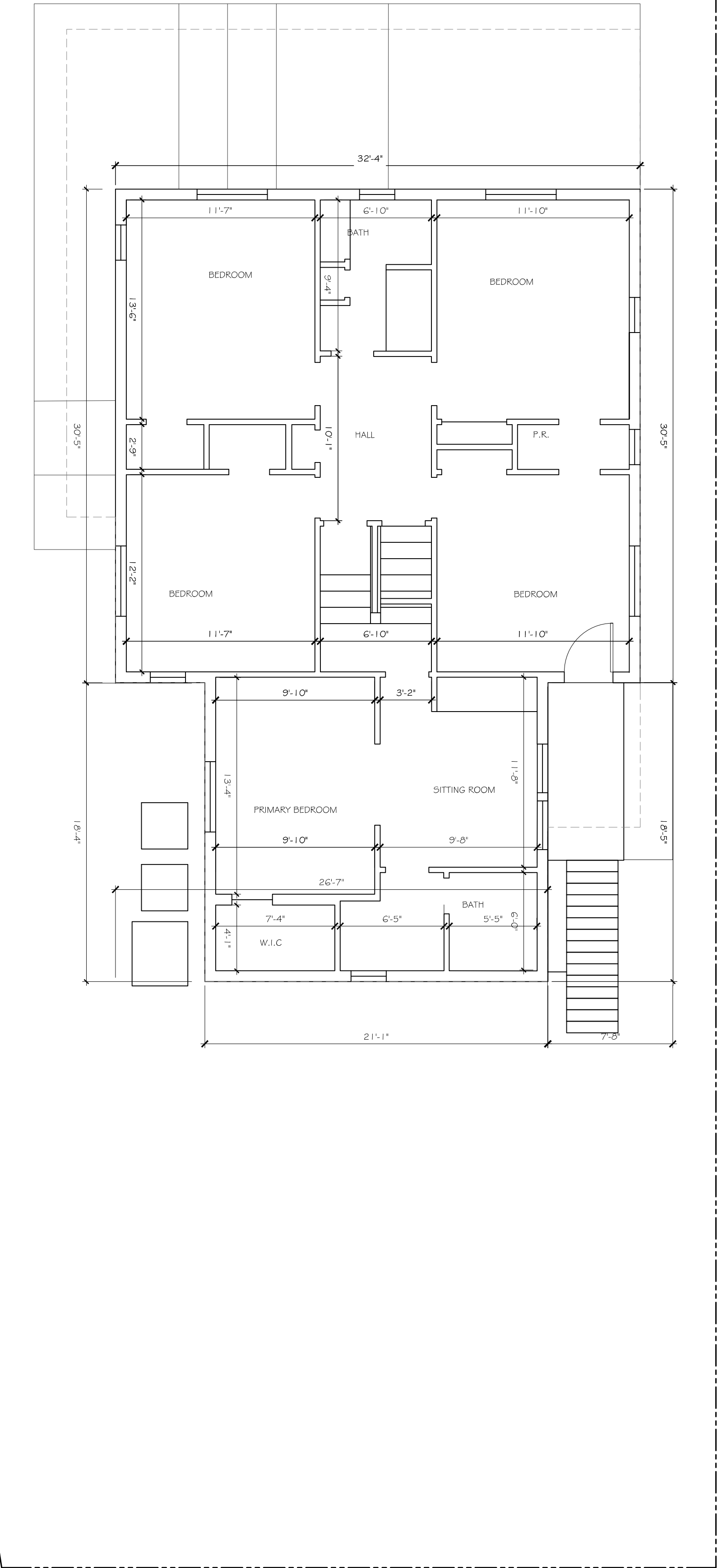
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Date: 2024.12.09 17:23:00-0500

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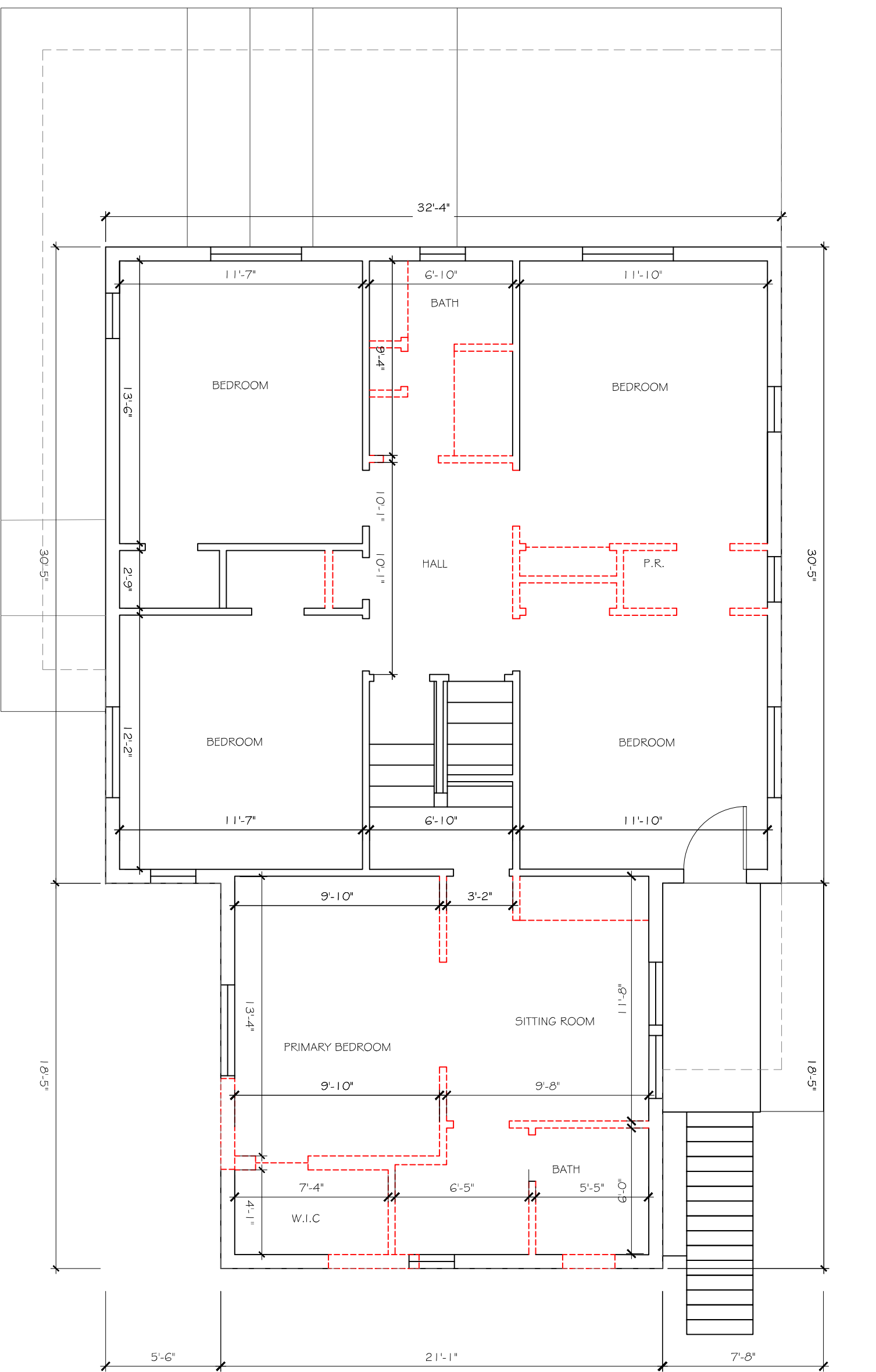
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**13**  
ISSUE DATE: 12-04-24  
JOB #COA-24-002  
ZON-24-0056





EXISTING SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



SECOND FLOOR DEMOLITION PLAN  
SCALE: 3/16" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

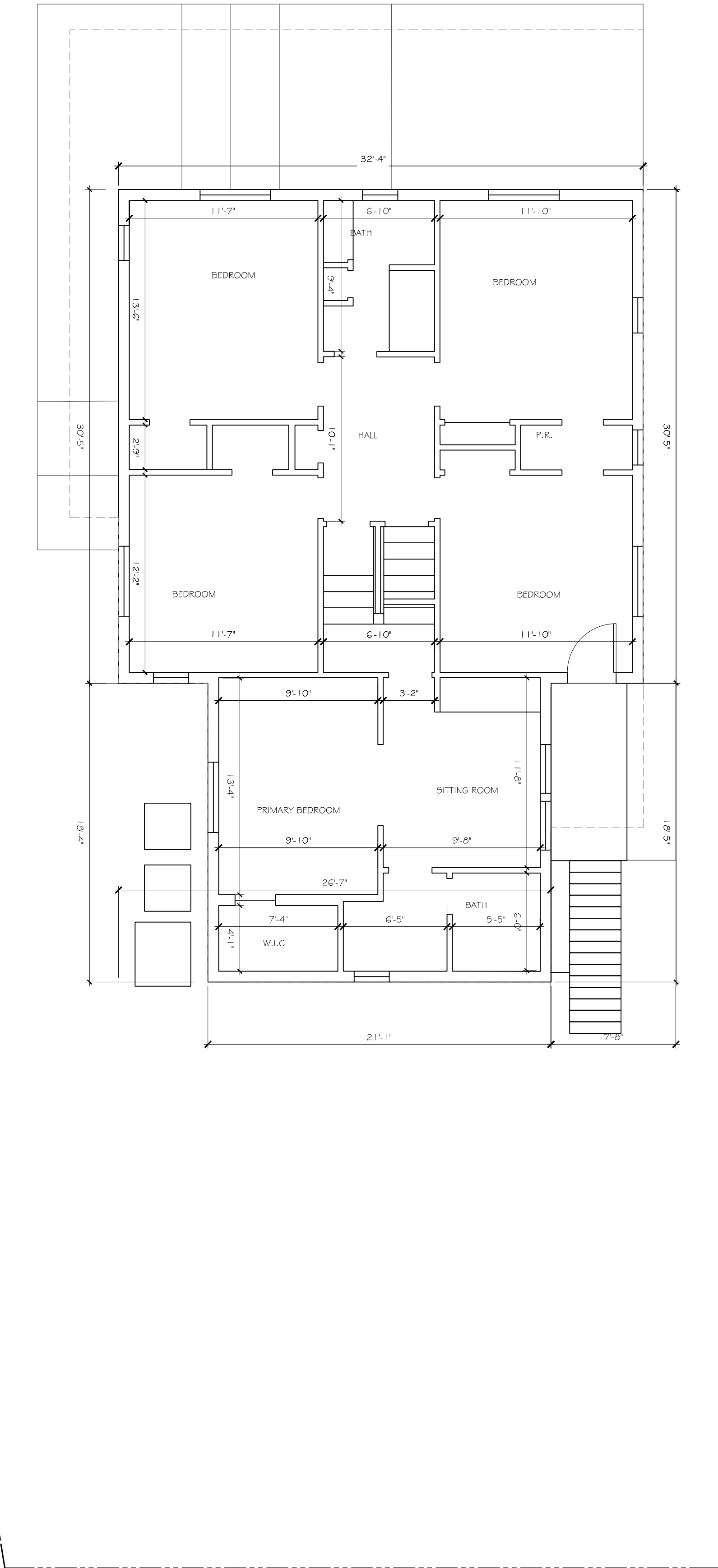
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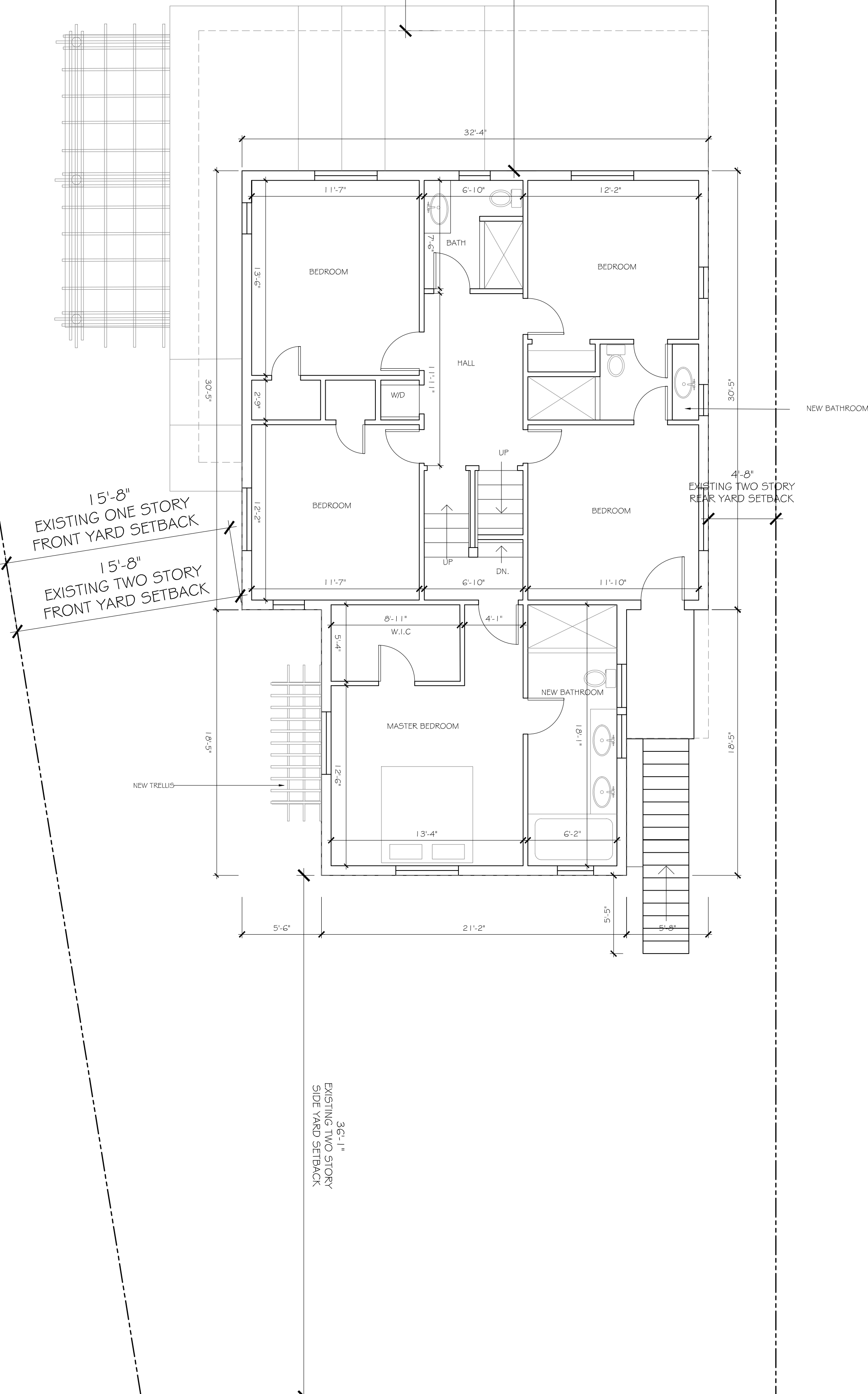
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SHEET NUMBER:  
**14**  
ISSUE DATE: 12-04-24  
JOB #COA-24-002  
ZON-24-0056





EXISTING SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



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



CONSULTANT:

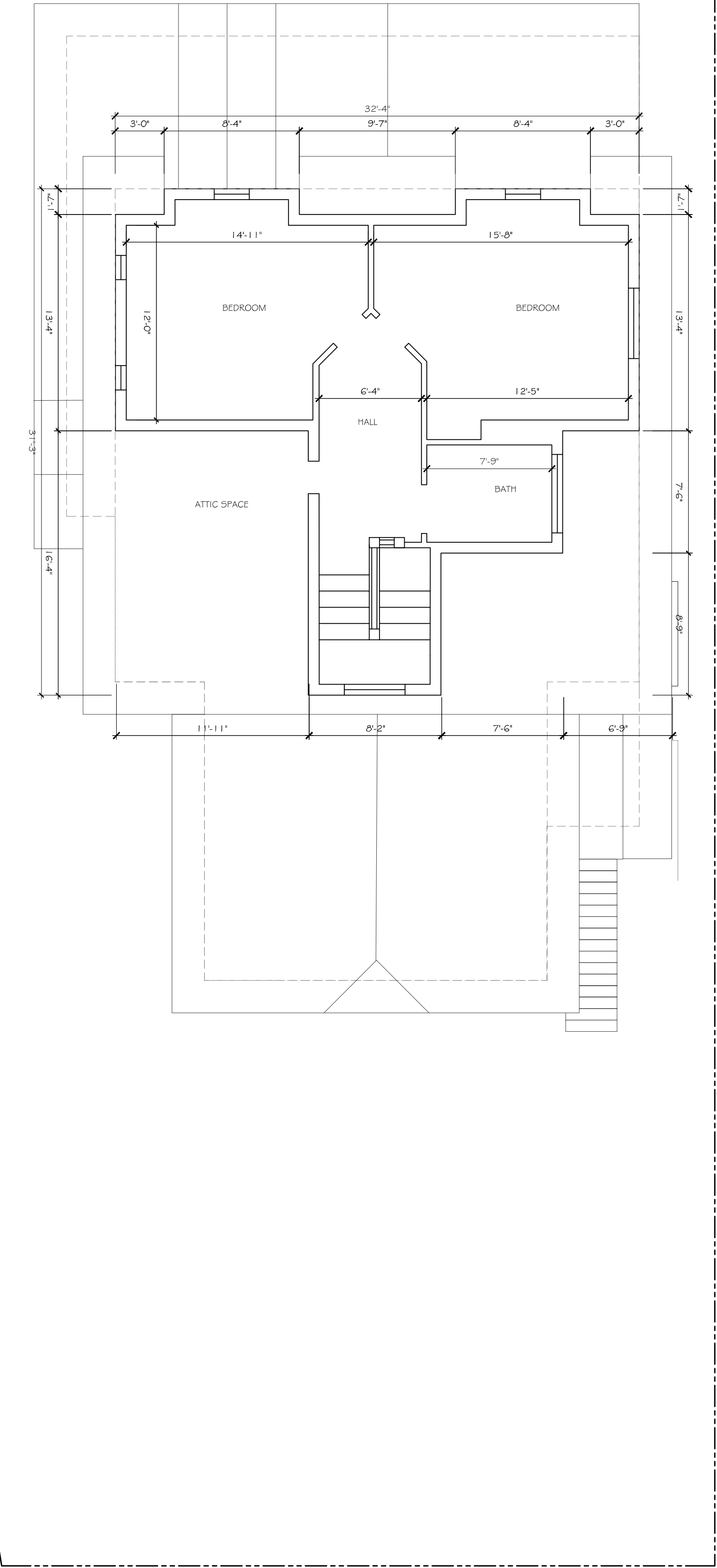
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**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

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Digitally signed by Patrick W. Setpraves Date: 2024.12.09 17:23:33-0500

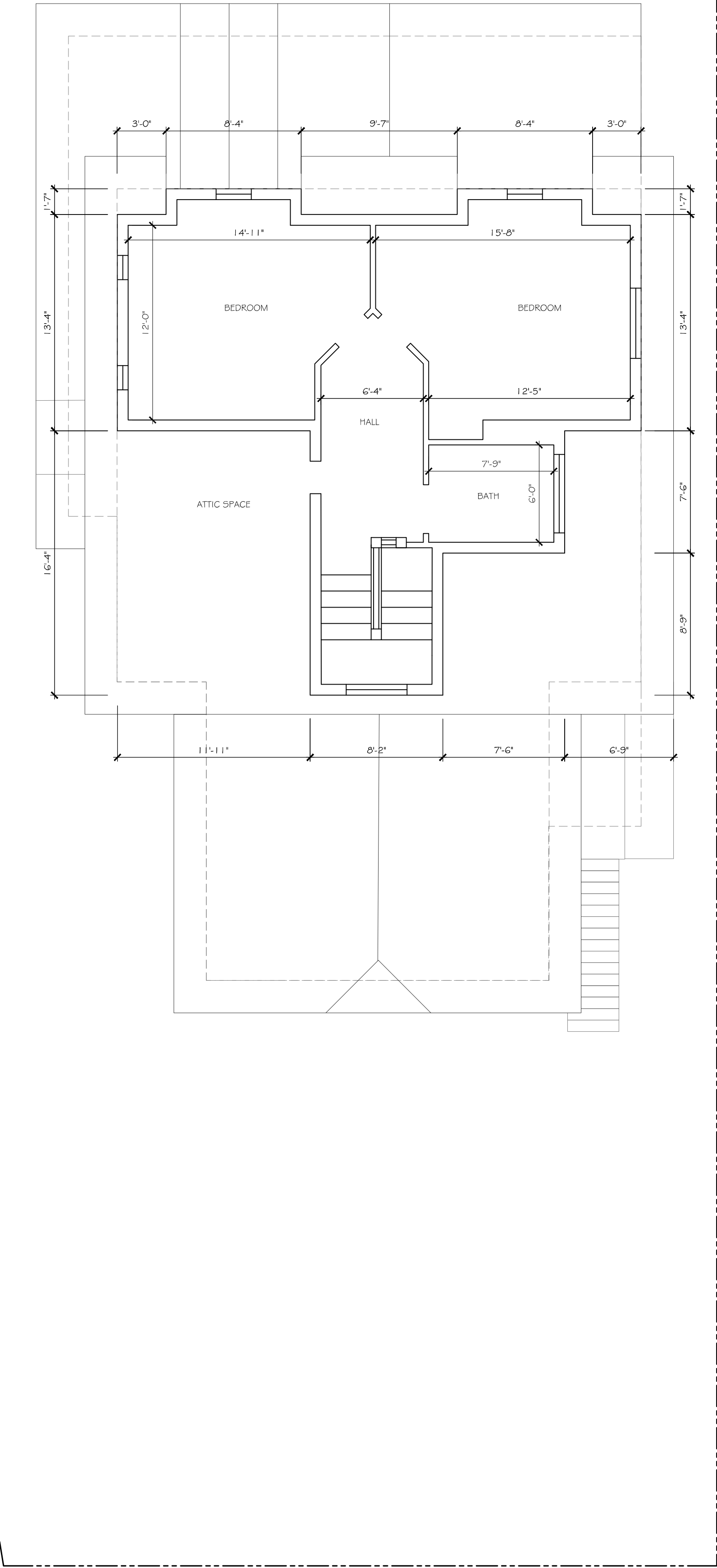
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SHEET NUMBER:  
**15**  
ISSUE DATE: 12-04-24  
JOB # COA-24-0021  
ZON-24-0056





EXISTING THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



THIRD FLOOR DEMOLITION PLAN  
SCALE: 3/16" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

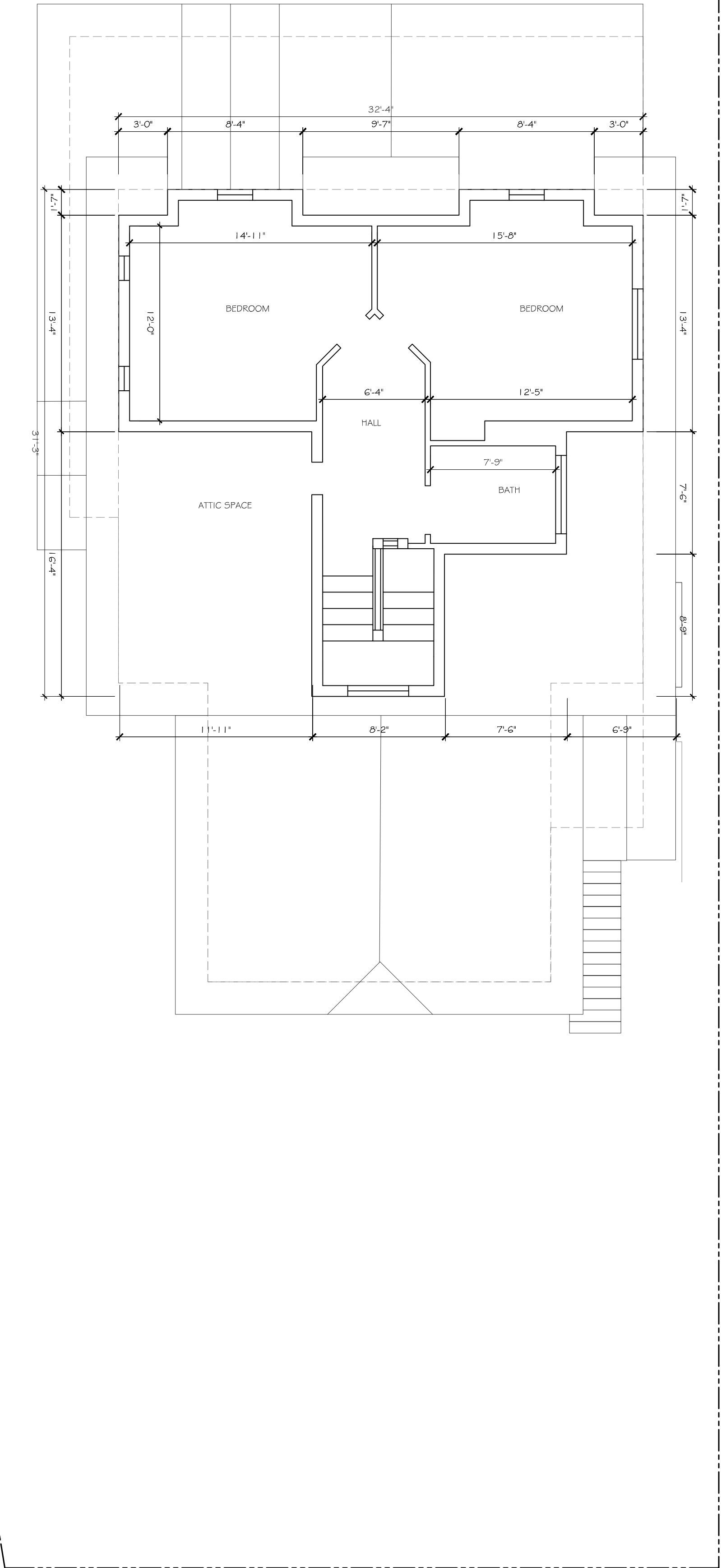
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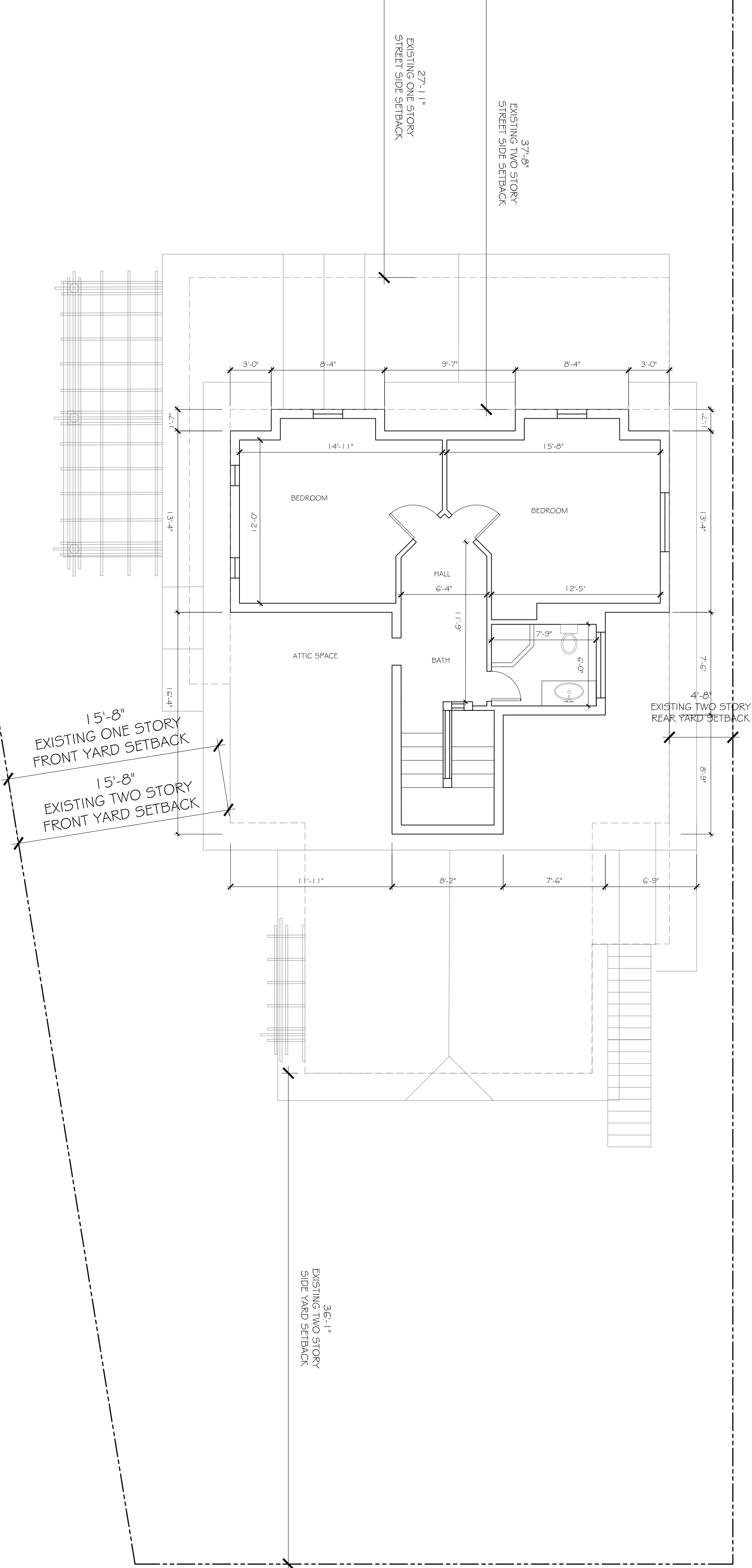
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SHEET NUMBER:  
**16**  
ISSUE DATE: 12-04-24  
JOB #COA-24-002  
ZON-24-0056





EXISTING THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



PROPOSED THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

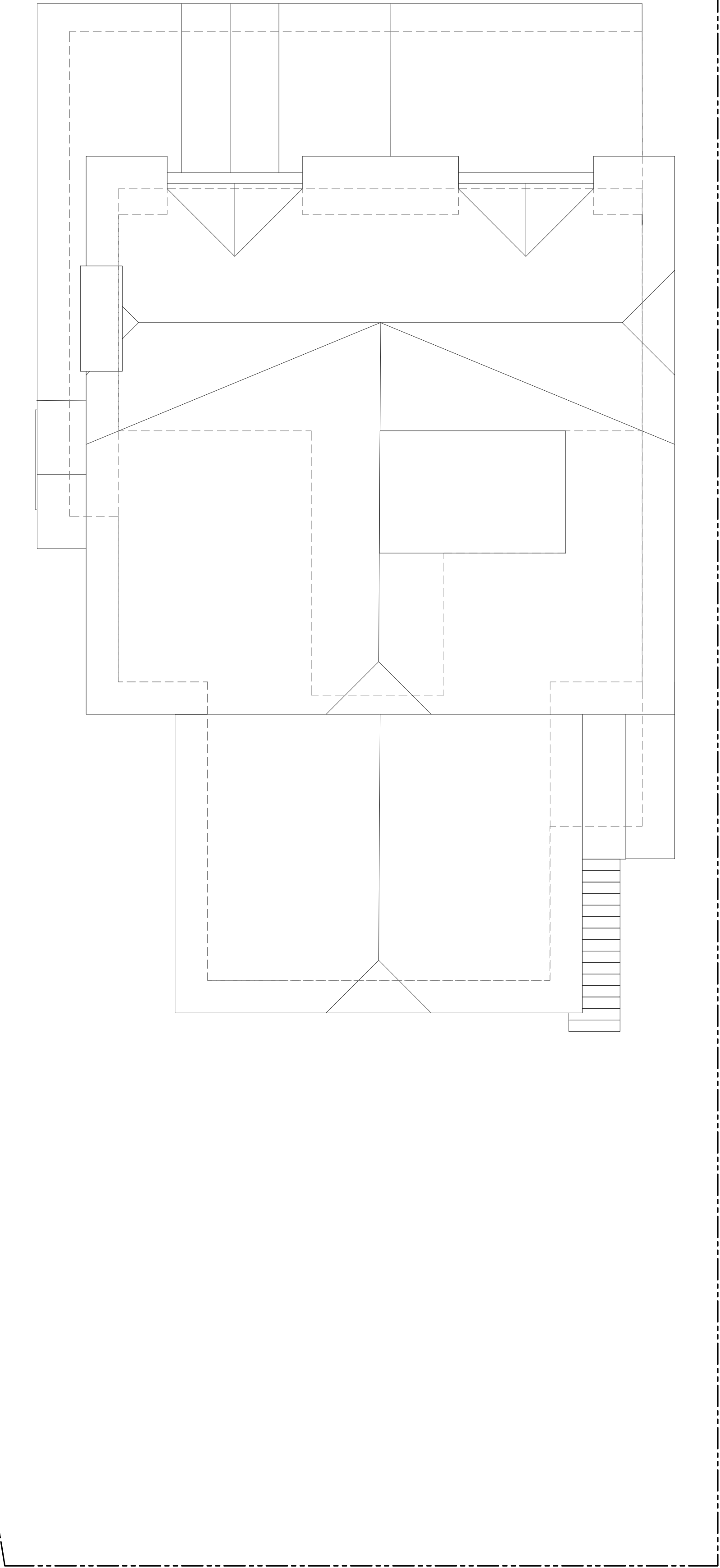
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REVISIONS:

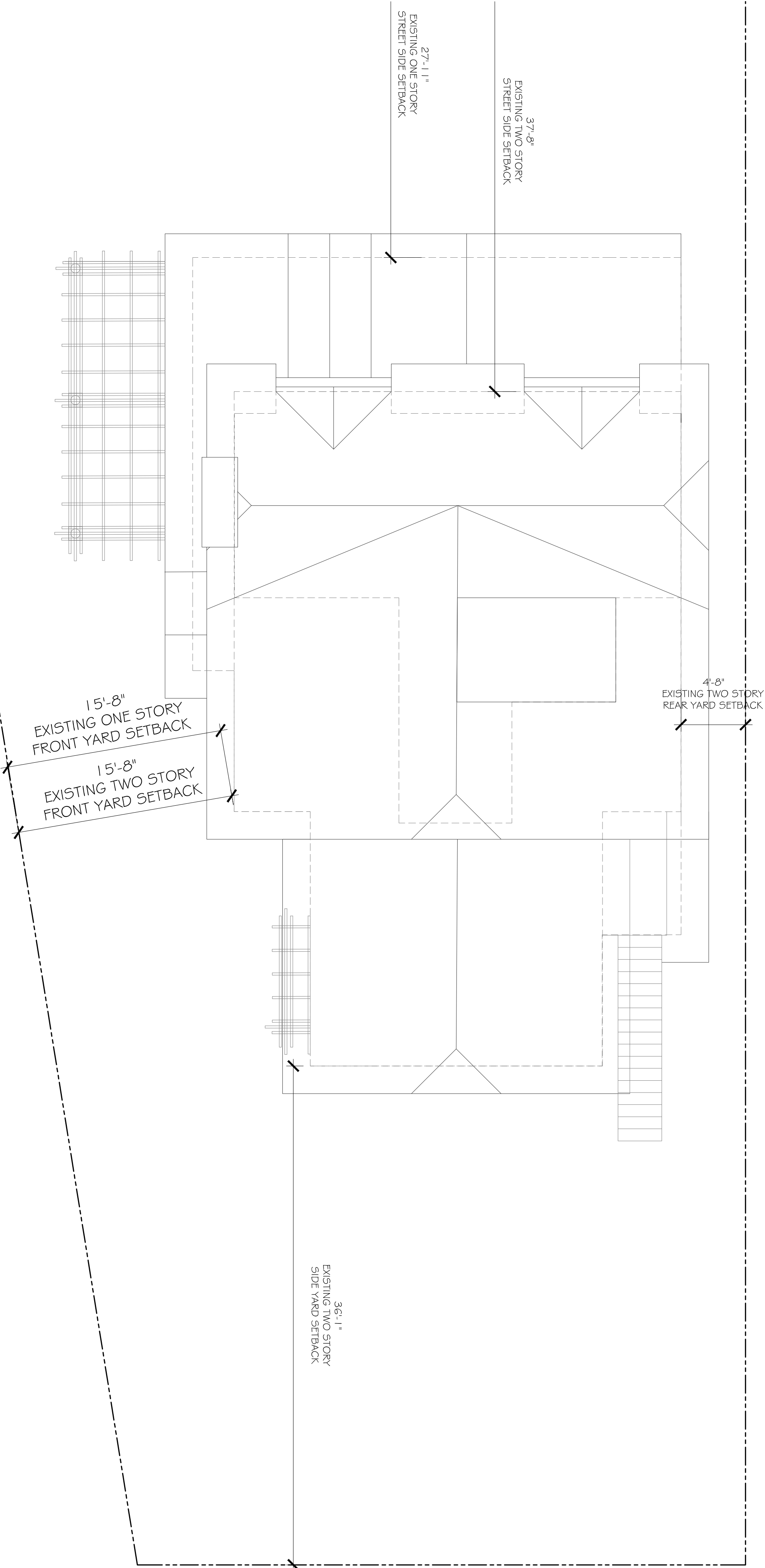
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SHEET NUMBER:  
**17**  
ISSUE DATE: 12-04-24  
JOB #COA-24-0021  
ZON-24-0056





EXISTING ROOF PLAN  
SCALE: 3/16" = 1'-0"



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

CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

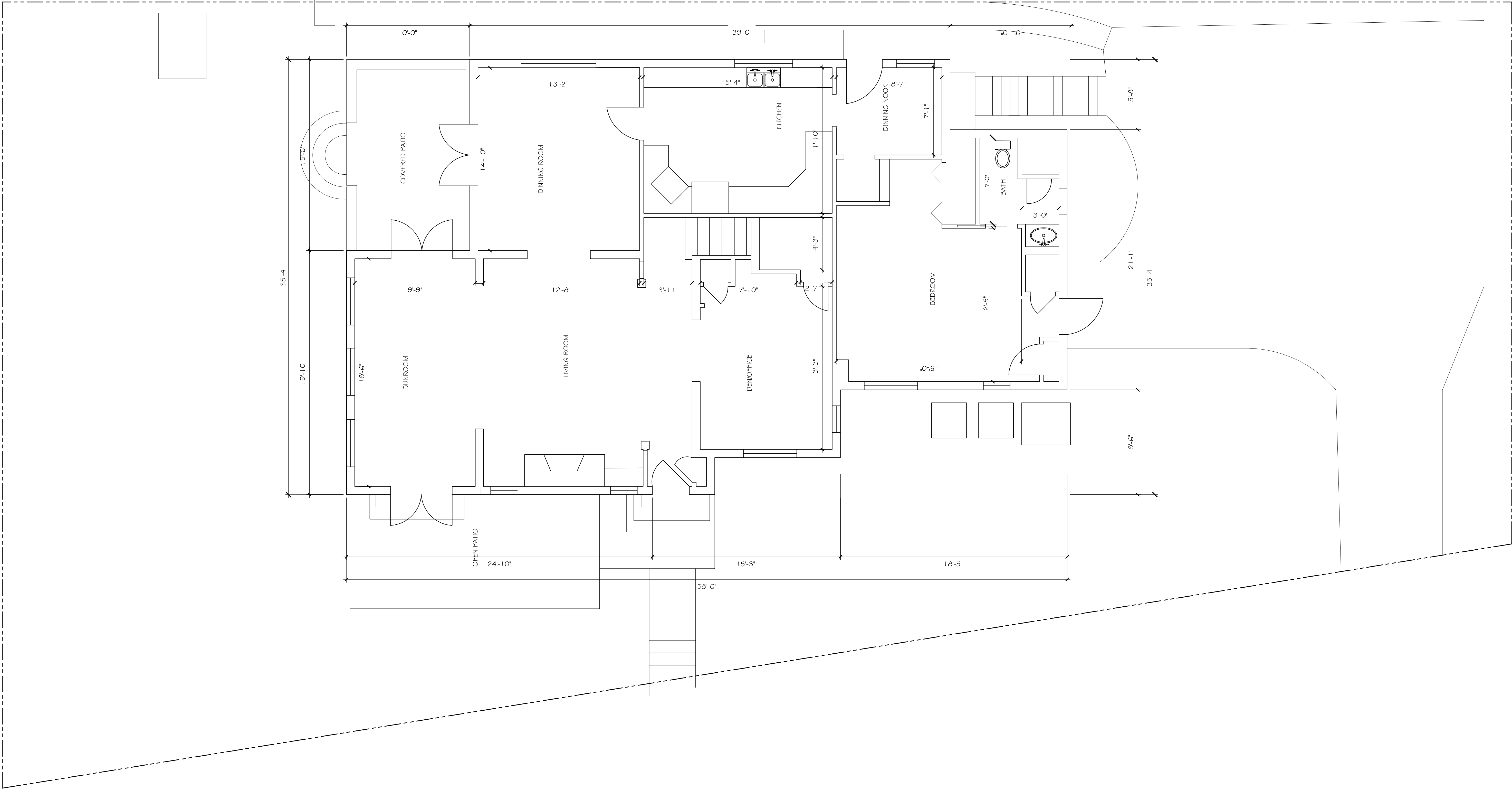
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SHEET NUMBER:  
**18**  
ISSUE DATE: 12-04-24  
JOB #COA-24-002  
ZON-24-0056





EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

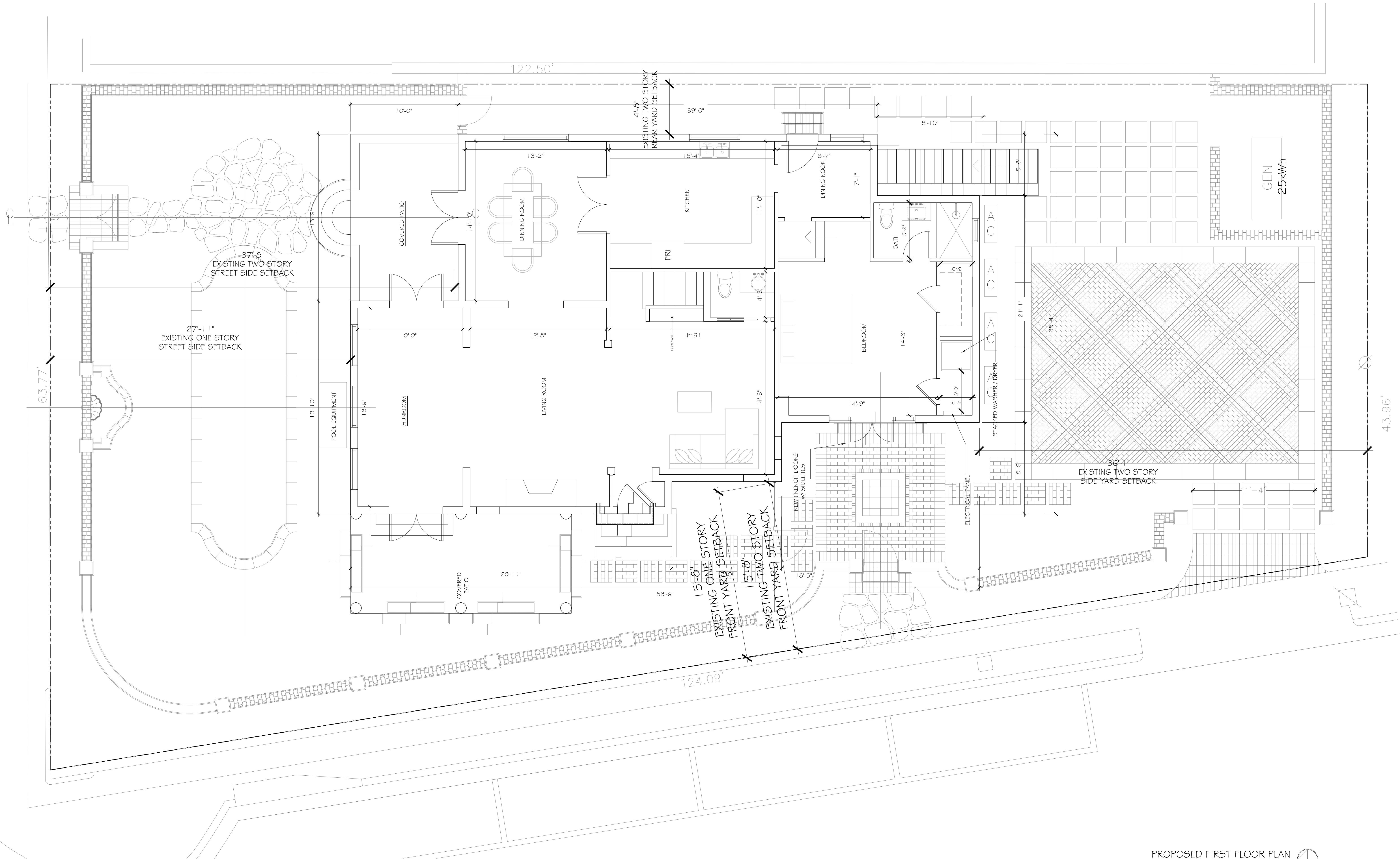
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**19**  
ISSUE DATE: 12-04-24  
JOB #COA-24-002  
ZON-24-0056





PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

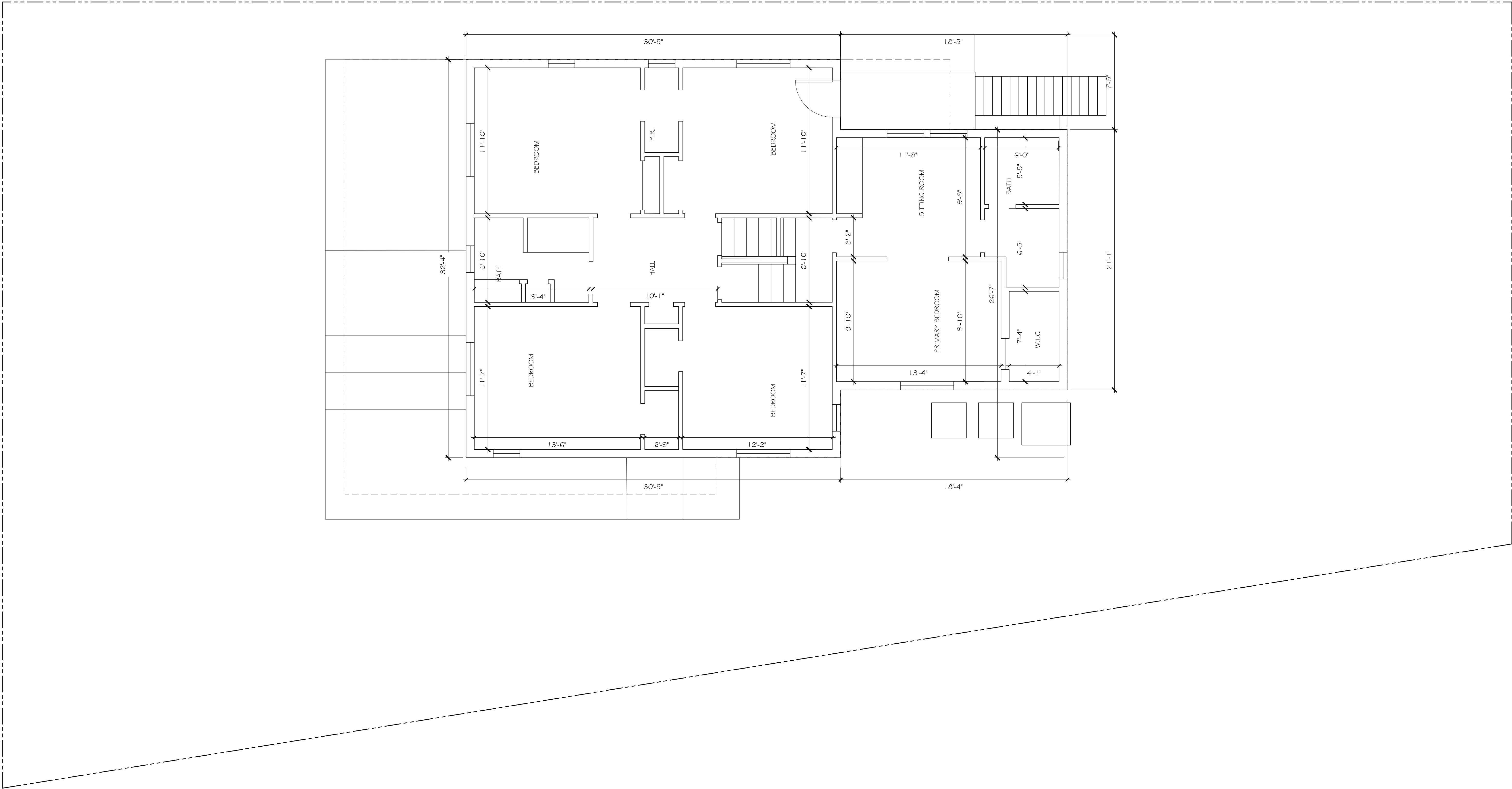
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SHEET NUMBER:  
**20**  
ISSUE DATE: 12-04-24  
JOB #COA-24-002  
ZON-24-0056





EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:  
TANIOUS RESIDENCE  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

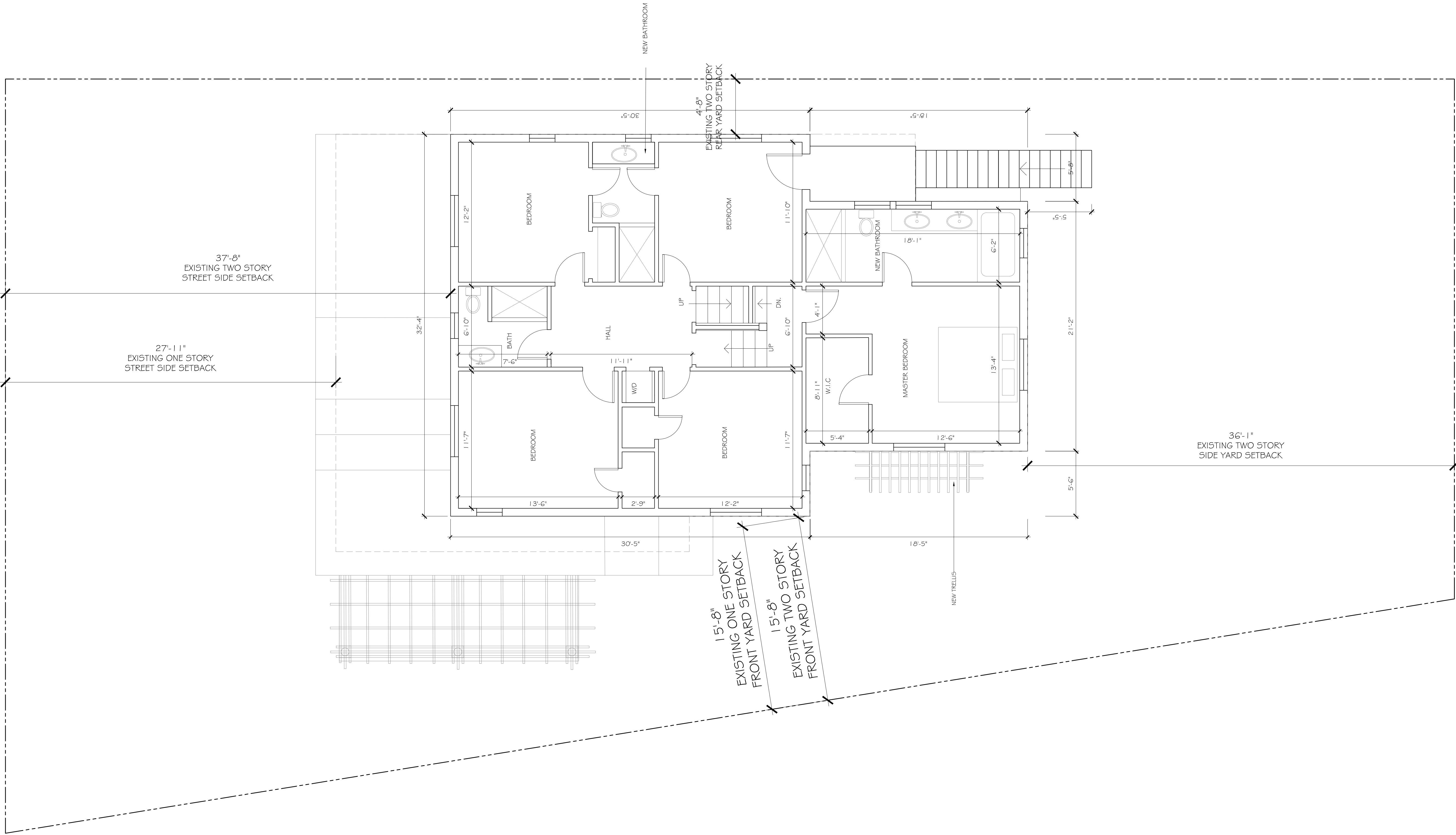
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Digitally signed by Patrick W. Setpraves Date: 2024.12.09 17:23:51-0500

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SHEET NUMBER:  
21  
ISSUE DATE: 12-04-24  
JOB #COA-24-002  
ZON-24-0056





CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

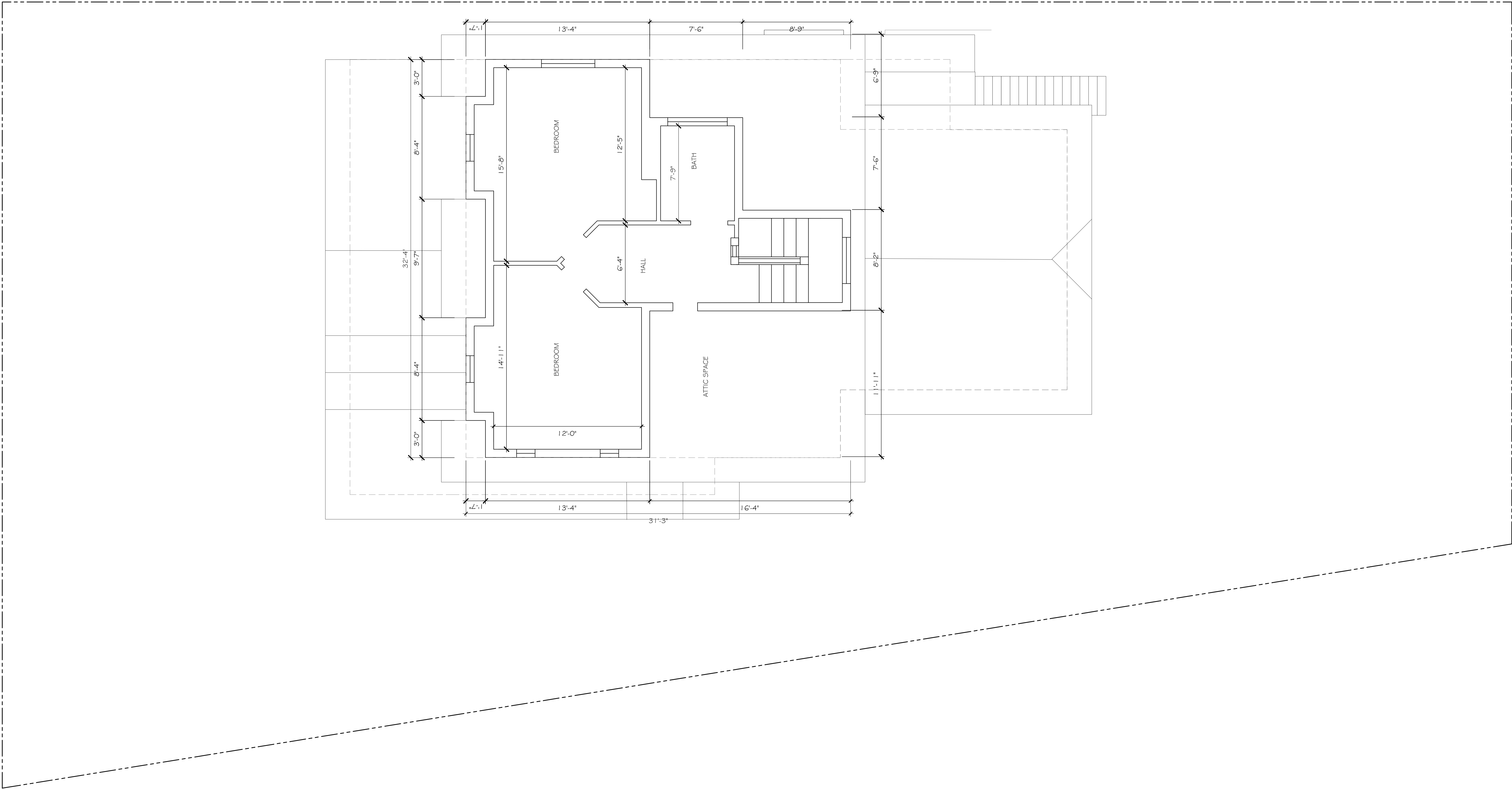
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Digitally signed by Patrick W. Setpraves Date: 2024.12.09 17:23:58-0500

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SHEET NUMBER:  
**22**  
ISSUE DATE: 12-04-24  
JOB #COA-24-002  
ZON-24-0056





EXISTING THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:  
TANIOUS RESIDENCE  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

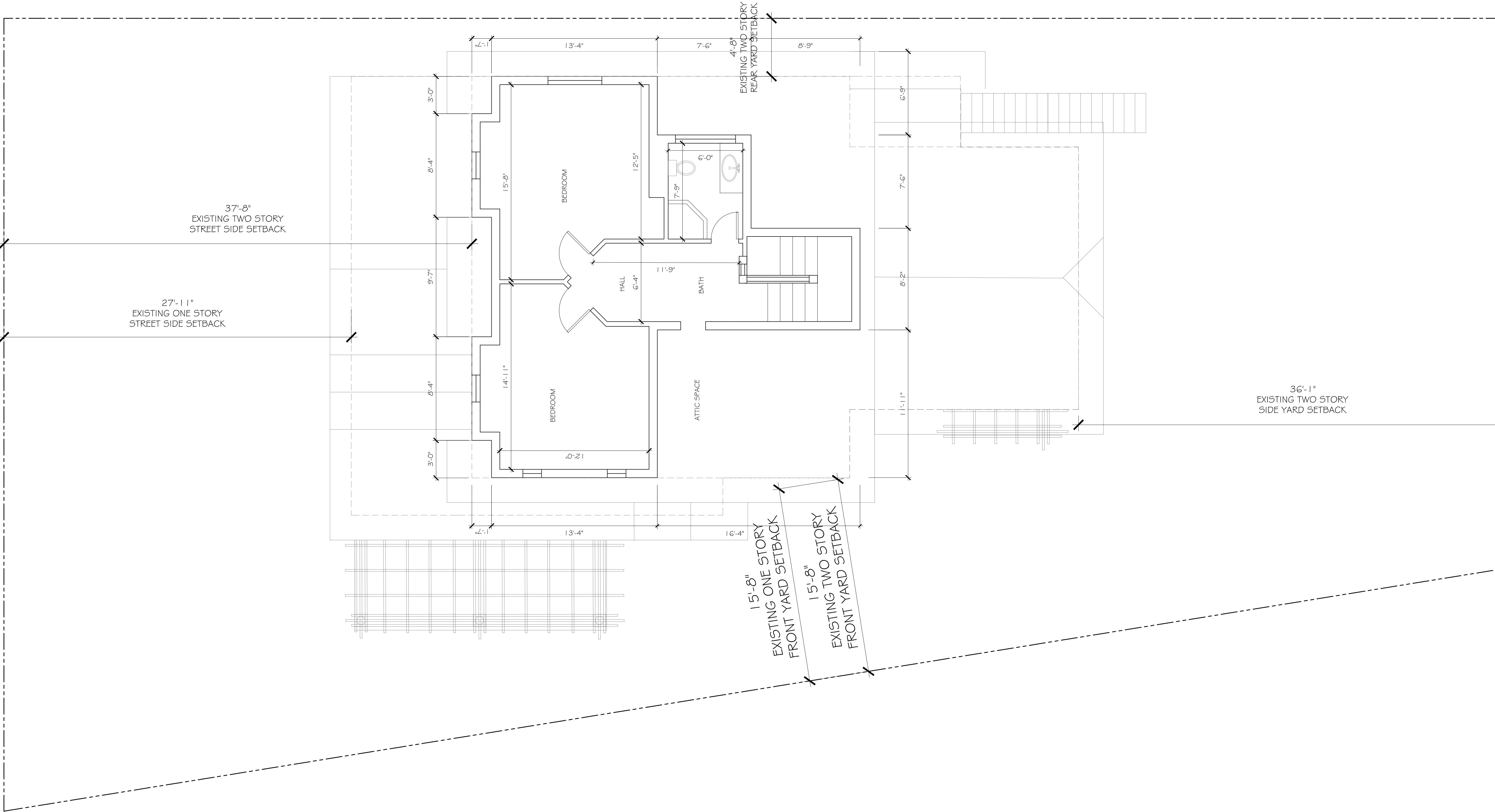
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17:24:04-0500

REVISIONS:

SHEET NUMBER:  
23  
ISSUE DATE: 12-04-24  
JOB #COA-24-002  
ZON-24-0056

SKA  
SKA ARCHITECT + PLANNER  
OFFICE 561-655-1116 FAX 561-832-7828  
249 PERMAN AVE. SUITE F2 PALM BEACH FL 33480





CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181  
Digitally signed by Patrick W. Setpraves Date: 2024.12.09 17:24:30 -0500

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SHEET NUMBER:  
**24**  
ISSUE DATE: 12-04-24  
JOB #COA-24-002  
ZON-24-0056





EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



DEMO NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:  
TANIOUS RESIDENCE  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181  
Digitally signed by Patrick W. Setpraves  
Date: 2024.12.09 17:24:37 -0500

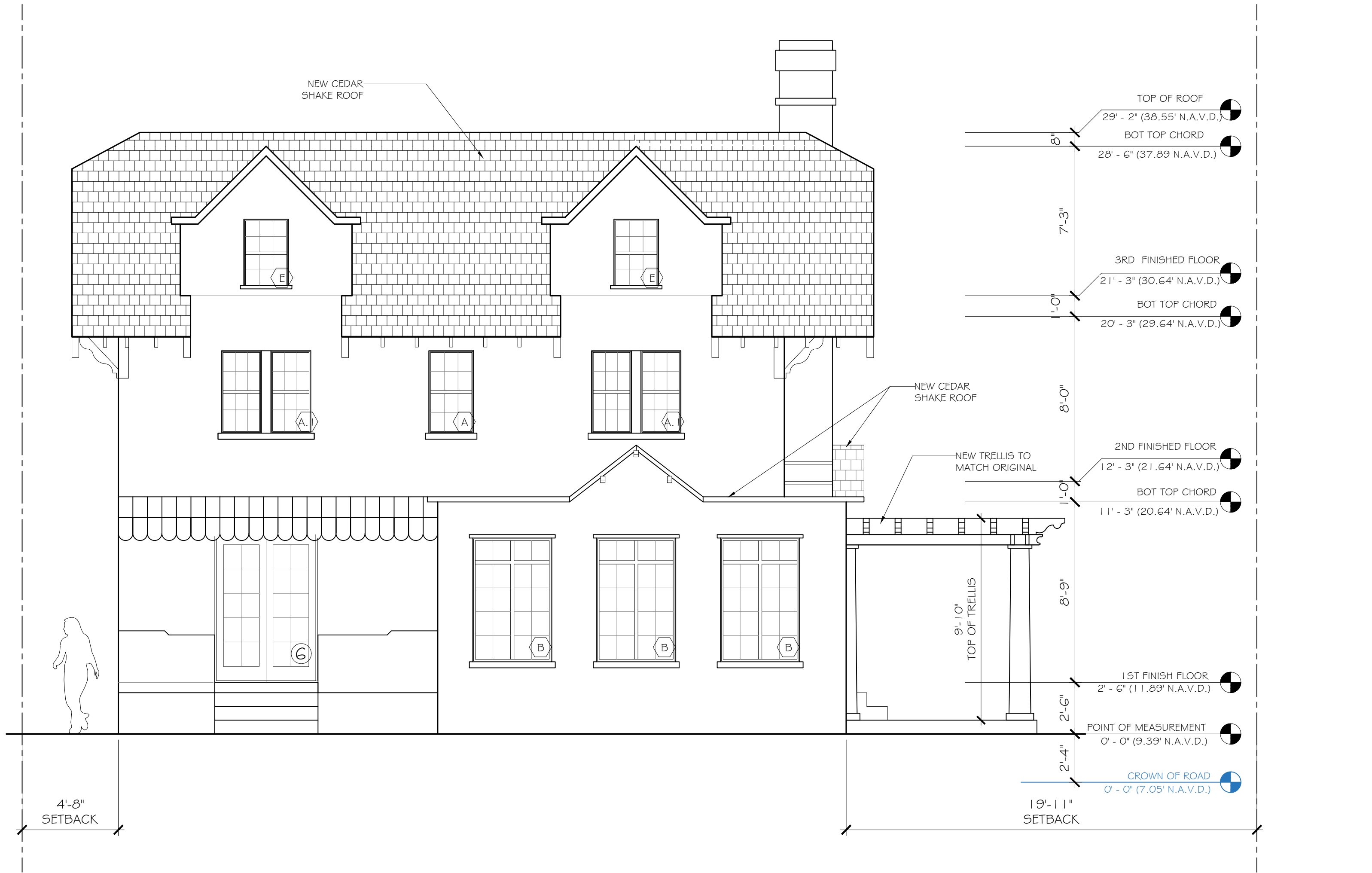
REVISIONS:

SHEET NUMBER:  
25  
ISSUE DATE: 12-04-24  
JOB #COA-24-0021  
ZON-24-0056





EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:  
TANIOUS RESIDENCE  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181  
Digitally signed by Patrick W. Setrales  
Date: 2024.12.09 17:24:23 -0500

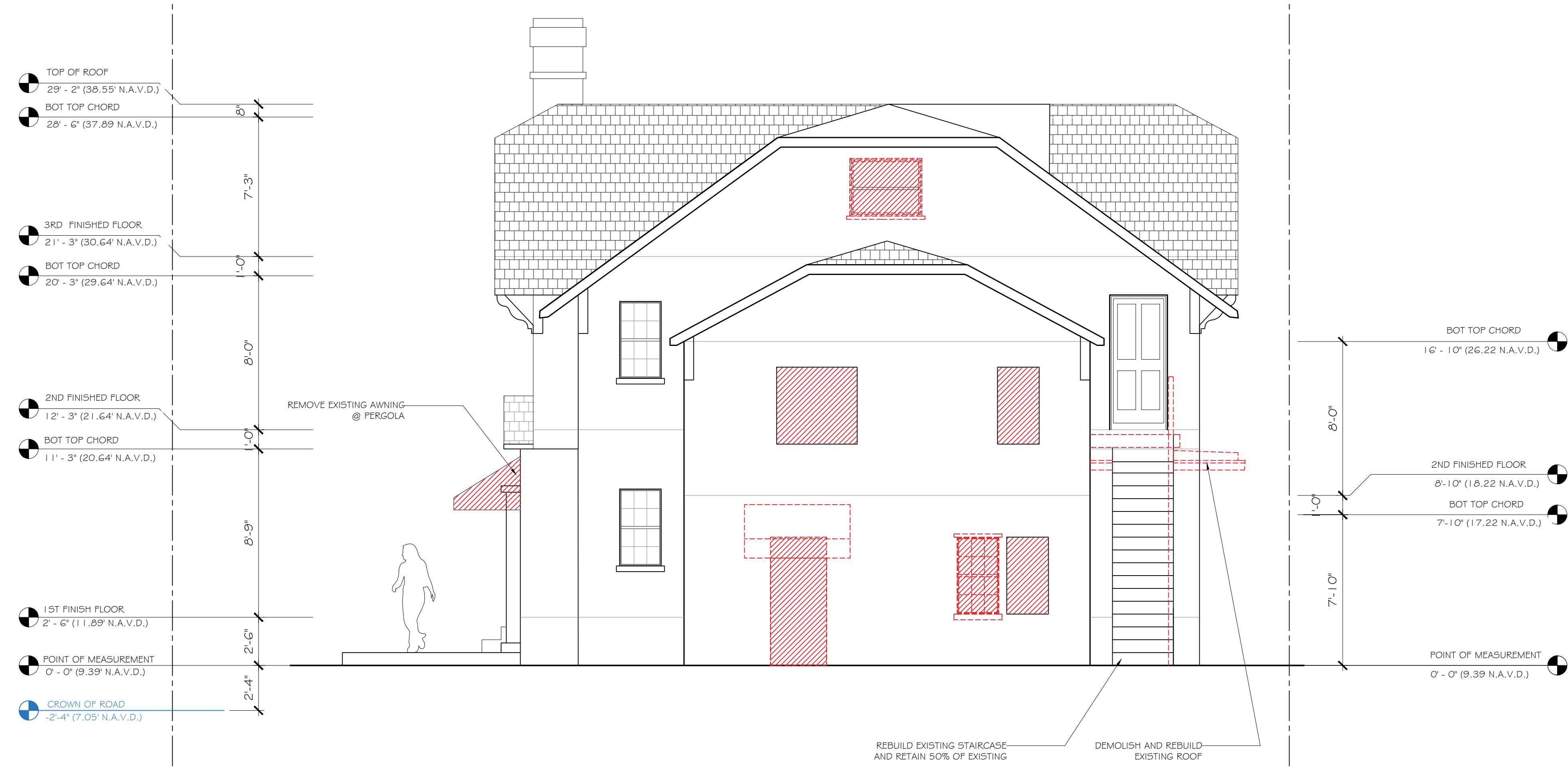
REVISIONS:

SHEET NUMBER:  
26  
ISSUE DATE: 12-04-24  
JOB #COA-24-0021  
ZON-24-0056





EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



DEMO SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181  
Digitally signed by Patrick W. September 2024.12:05:17:24-29:50:00

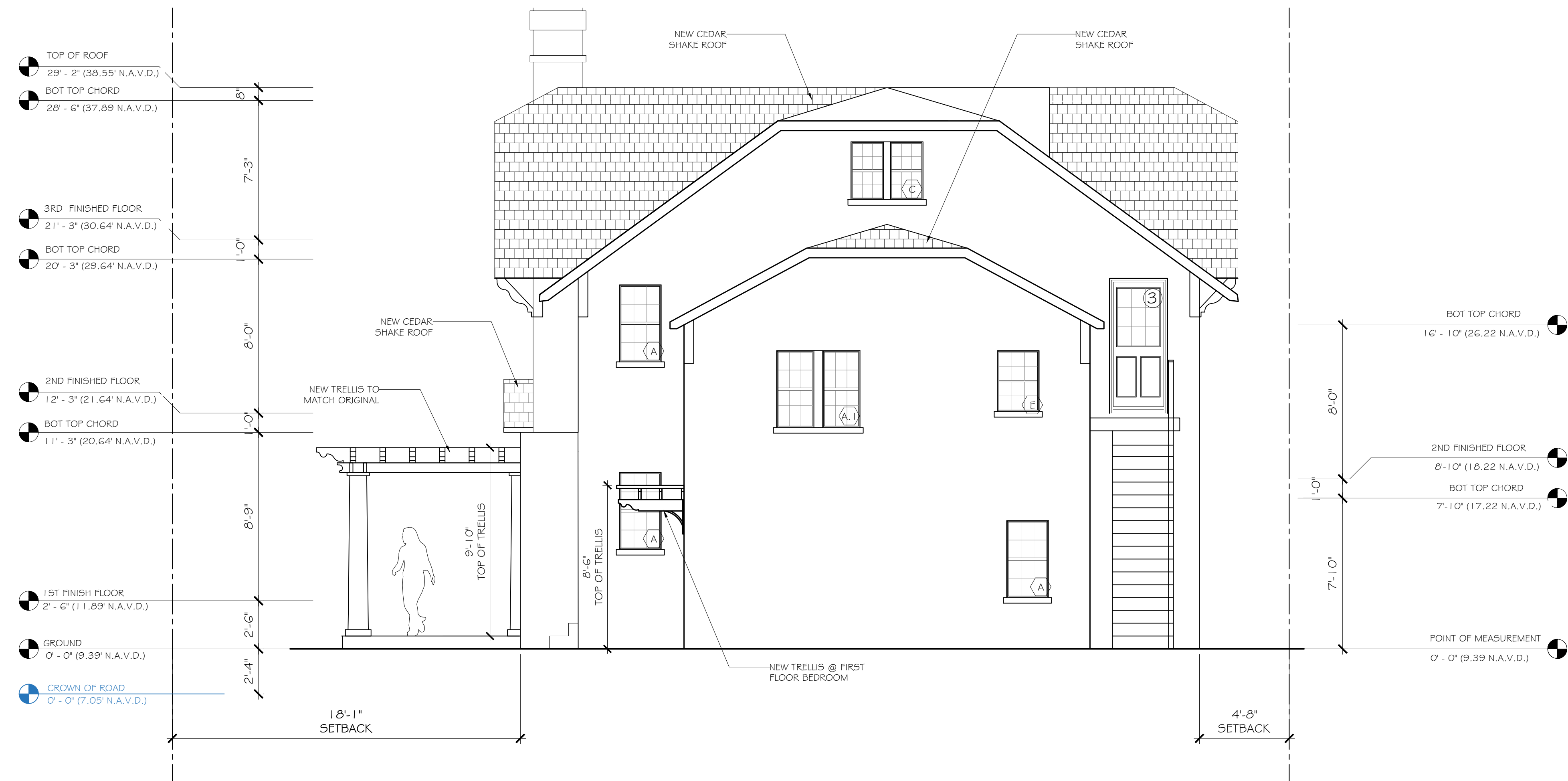
REVISIONS:

SHEET NUMBER:  
**27**  
ISSUE DATE: 12-04-24  
JOB #COA-24-0021  
ZON-24-0056





EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181

Digitally signed  
by Patrick W.  
Seppala  
DN: cn=Patrick W.  
Seppala, o=SKA  
Architecture, ou=SKA  
Architecture, email=patrick@skaarchitect.com, c=US  
2024.12.05  
17:24:36-0500

REVISIONS:



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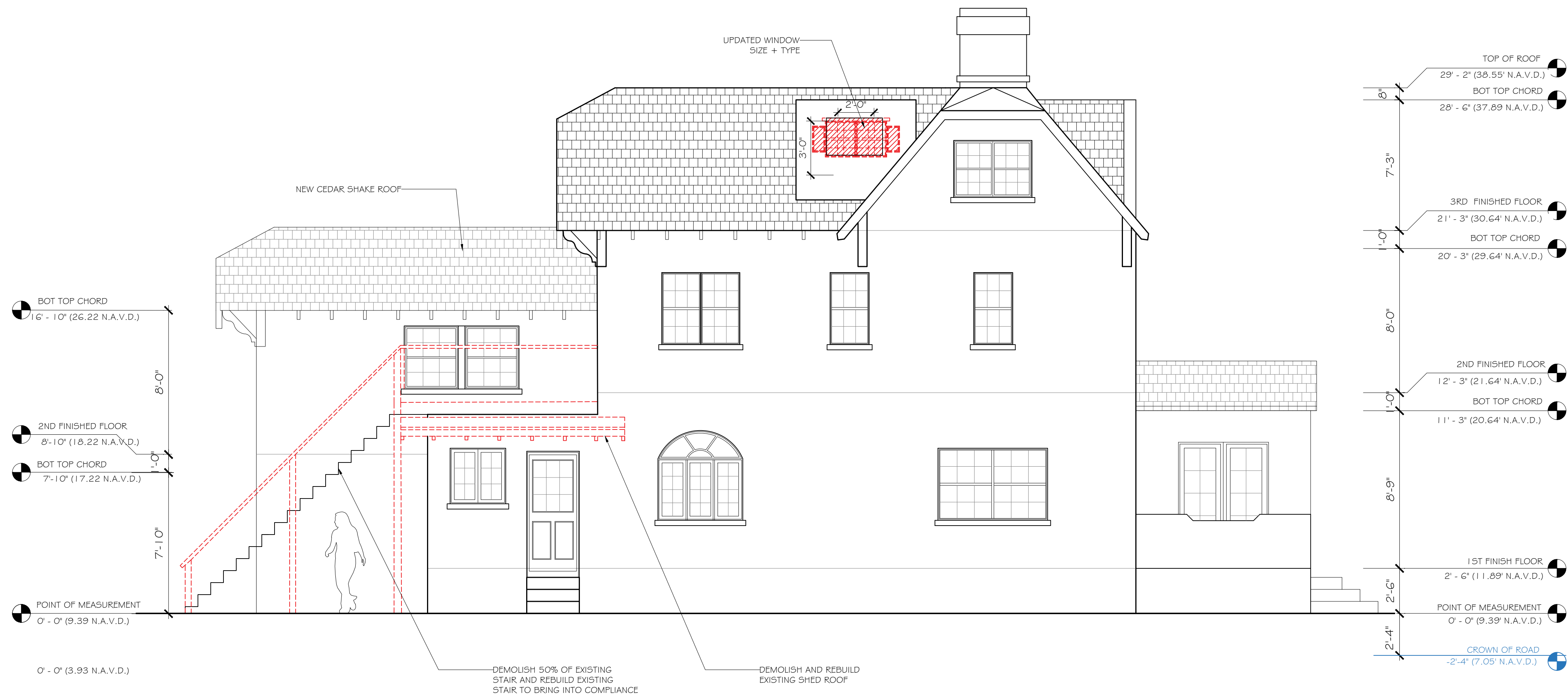
28

ISSUE DATE: 12-04-24  
JOB #COA-24-0021  
ZON-24-0056





EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



DEMO EAST ELEVATION  
SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181  
Digitally signed  
by Patrick W.  
Seppala  
DN: cn=Patrick W.  
Seppala, o=SKA  
Architecture, ou=SKA  
Architecture, email=patrick@ska-architect.com, c=US  
2024.12.05  
17:24:42-0500

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SHEET NUMBER:  
**29**  
ISSUE DATE: 12-04-24  
JOB #COA-24-0021  
ZON-24-0056





EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181  
Digitally signed by Patrick W. Settelles  
2024.12.05  
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SHEET NUMBER:  
**30**  
ISSUE DATE: 12-04-24  
JOB #COA-24-0021  
ZON-24-0056





EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



DEMO WEST ELEVATION  
SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181

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SHEET NUMBER:

31

ISSUE DATE: 12-04-24  
JOB #COA-24-0021  
ZON-24-0056





EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181

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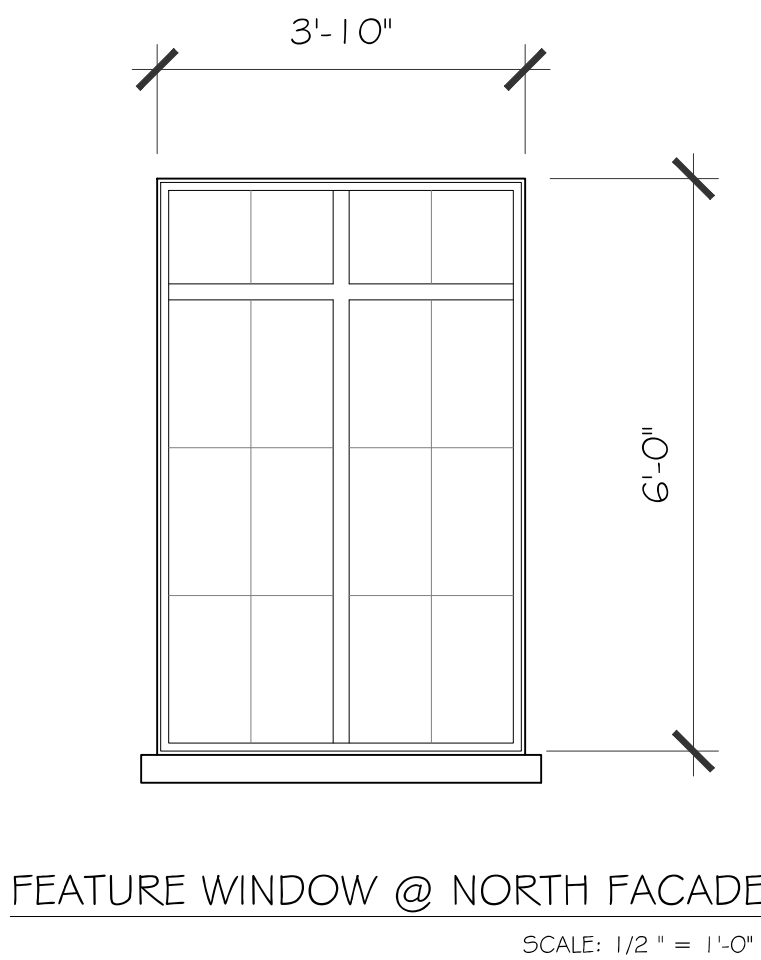
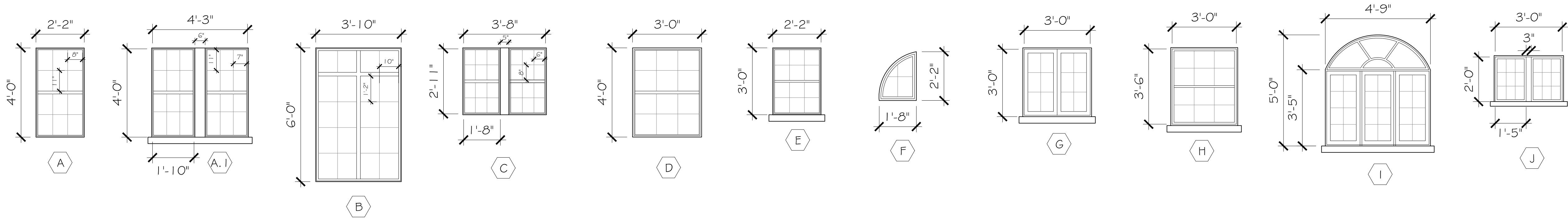
SHEET NUMBER:

**32**

ISSUE DATE: 12-04-24  
JOB #COA-24-0021  
ZON-24-0056

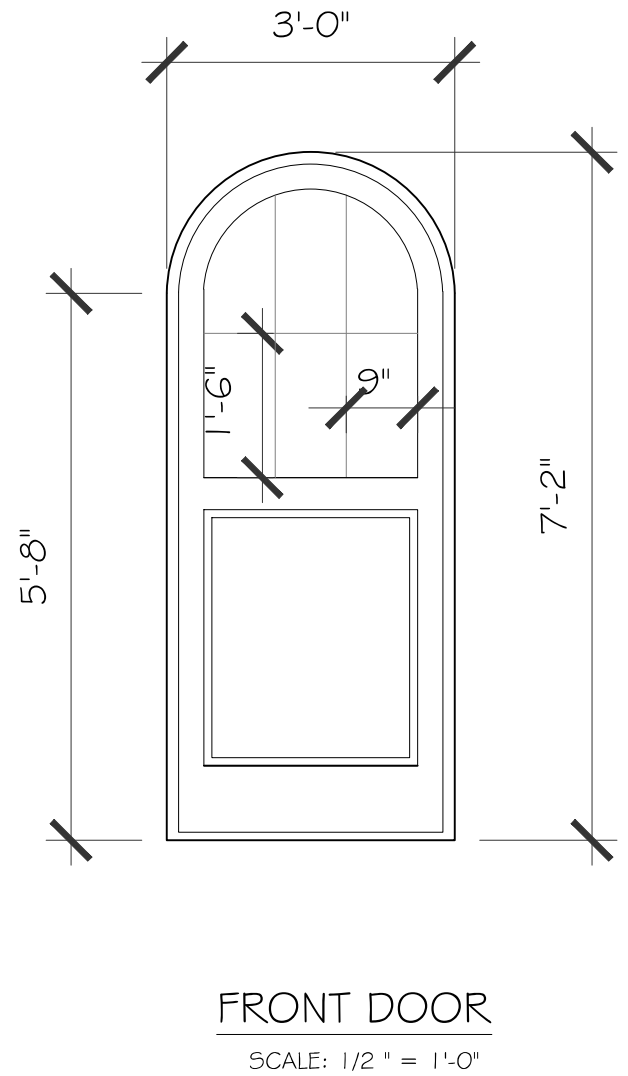
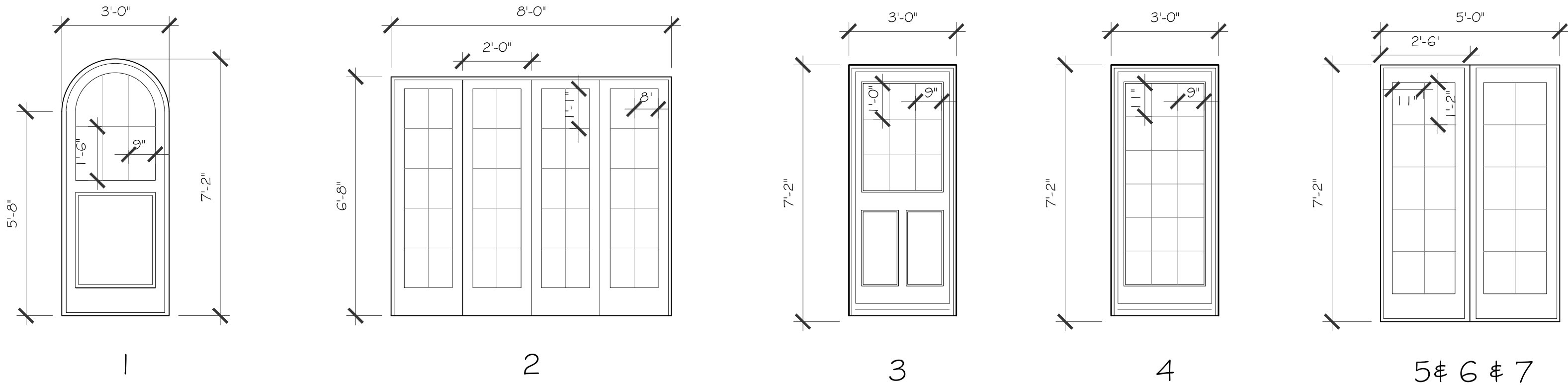


| WINDOW SCHEDULE |      |              |              |          |           |           |             |            |                                                                |
|-----------------|------|--------------|--------------|----------|-----------|-----------|-------------|------------|----------------------------------------------------------------|
| MARK            | QTY. | WINDOW TYPE  | OPENING SIZE |          | FRAME MAT | FRAME COL | MUNTIN TYPE | GLASS TYPE | NOTES:                                                         |
|                 |      |              | WIDTH        | HEIGHT   |           |           |             |            |                                                                |
| A               | 8    | DOUBLE HUNG  | 2'-2"        | 4'-0"    | ALUMINUM  | WHITE     | OGEE        | CLEAR      |                                                                |
| A.I             | 6    | DOUBLE HUNG  | 2(1'-10")    | 2(4'-0") | ALUMINUM  | WHITE     | OGEE        | CLEAR      | JOINED WINDOW WITH 6IN STILE<br>MULLION. 2 WINDOWS PER OPENING |
| B               | 3    | DOUBLE HUNG  | 3'-10"       | 6'-0"    | ALUMINUM  | WHITE     | OGEE        | CLEAR      |                                                                |
| C               | 2    | DOUBLE HUNG  | 1'-8"        | 2'-10"   | ALUMINUM  | WHITE     | OGEE        | CLEAR      |                                                                |
| D               | 2    | DOUBLE HUNG  | 3'-0"        | 4'-0"    | ALUMINUM  | WHITE     | OGEE        | CLEAR      |                                                                |
| E               | 8    | DOUBLE HUNG  | 2'-2"        | 3'-0"    | ALUMINUM  | WHITE     | OGEE        | CLEAR      |                                                                |
| F               | 2    | DOUBLE HUNG  | 1'-6"        | 2'-0"    | ALUMINUM  | WHITE     | OGEE        | CLEAR      |                                                                |
| G               | 1    | DBL CASEMENT | 3'-0"        | 3'-0"    | ALUMINUM  | WHITE     | OGEE        | CLEAR      |                                                                |
| H               | 2    | DOUBLE HUNG  | 3'-0"        | 3'-6"    | ALUMINUM  | WHITE     | OGEE        | CLEAR      |                                                                |
| I               | 1    | CASEMENT     | 4'-7"        | 5'-0"    | ALUMINUM  | WHITE     | OGEE        | CLEAR      | ARCHED TRIPLE CASEMENT                                         |
| J               | 1    | CASEMENT     | 1'-5"        | 2'-0"    | ALUMINUM  | WHITE     | OGEE        | CLEAR      | JOINED WINDOW WITH 3IN STILE<br>MULLION. 2 WINDOWS PER OPENING |



CONSULTANT:

|             | EXTERIOR DOOR SCHEDULE |                 |          |                           |           |       |                      |                         |           |           |             |  |
|-------------|------------------------|-----------------|----------|---------------------------|-----------|-------|----------------------|-------------------------|-----------|-----------|-------------|--|
|             | MARK                   | LOCATION        | DOOR     | SIZE                      | MAT'L     | FRAME | HDWR.                | REMARKS                 | FRAME MAT | FRAME COL | MUNTIN TYPE |  |
| FIRST FLOOR | 1                      | XXX FOYER       | EXTERIOR | 3'-0"x7'-2"               | WD/MTL/GL | METAL | KEYED ENTRY/DEADBOLT | ARCHED FRONT DOOR       | MAGHOGANY | MAHOGANY  | OGEE        |  |
|             | 2                      | XXX BDRM        | EXTERIOR | 8'-0"x6'-8" (2'-0"x6'-8") | WD/MTL/GL | METAL | KEYED / REMOTE ENTRY | FRENCH DOOR W SIDELITES | ALUMINUM  | WHITE     | OGEE        |  |
|             | 3                      | XXX SUNROOM     | EXTERIOR | 3'-0"x7'-2"               | WD/MTL/GL | METAL | KEYED ENTRY/DEADBOLT |                         | ALUMINUM  | WHITE     | OGEE        |  |
|             | 4                      | XXX DINING NOOK | EXTERIOR | 3'-0"x7'-2"               | WD/MTL/GL | METAL | KEYED ENTRY/DEADBOLT |                         | ALUMINUM  | WHITE     | OGEE        |  |
|             | 5                      | XXX SUN ROOM    | EXTERIOR | 2'-6"x7'-2"(2)            | WD/MTL/GL | METAL | KEYED ENTRY/DEADBOLT | FRENCH DOOR             | ALUMINUM  | WHITE     | OGEE        |  |
|             | 6                      | XXX DINING ROOM | EXTERIOR | 2'-6"x7'-2"(2)            | WD/MTL/GL | METAL | KEYED ENTRY/DEADBOLT | FRENCH DOOR             | ALUMINUM  | WHITE     | OGEE        |  |
|             | 7                      | XXX SUN ROOM    | EXTERIOR | 2'-6"x7'-2"(2)            | WD/MTL/GL | METAL | KEYED ENTRY/DEADBOLT | FRENCH DOOR             | ALUMINUM  | WHITE     | OGEE        |  |



DOOR + WINDOW SCEHDULES  
SCALE: 3/8" = 1'-0"





RENDERED WEST ELEVATION



RENDERED EAST ELEVATION

CONSULTANT:

PROPOSED RESIDENCE FOR:  
**TANIOUS RESIDENCE**  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181  
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ISSUE | 2-04-24  
DATE:  
JOB #COA-24-002 |  
ZON-24-0056





RENDERED NORTH ELEVATION



RENDERED SOUTH ELEVATION

CONSULTANT:

PROPOSED RESIDENCE FOR:  
TANIOUS RESIDENCE  
225 S. COUNTY ROAD  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181

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Setpraves  
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