

Ambassador

2720 S. Ocean Blvd &
2730 S. Ocean Blvd
Palm Beach, Florida 33480

GENERAL SCOPE OF WORK INCLUDES:

- DEMOLITION OF EXISTING 113,115 SF BUILDING ON 2730 SOUTH OCEAN BOULEVARD.

- DEMOLITION OF EXISTING 61,758 SF BUILDING ON 2720 SOUTH OCEAN BOULEVARD.

- CONSTRUCTION OF 2 NEW 5-STORY MULTI-UNIT RESIDENTIAL BUILDINGS TOTALING 221,661 SF ON 2730 SOUTH OCEAN BOULEVARD.

- CONSTRUCTION OF 1 NEW 5-STORY 122,917 SF MULTI-UNIT RESIDENTIAL BUILDING ON 2720 SOUTH OCEAN BOULEVARD.

- ASSOCIATED SITE INCLUDING LANDSCAPE & HARDSCAPE, BELOW GRADE PARKING, AND NEW ACCESS DRIVES ON BOTH SITES.

FINAL SUBMITTAL 03/10/2025

LPC #TBD

ZONING #TBD

LANDSCAPE ARCHITECT

NEVERA WILLIAMS DESIGN
625 N. FLAGLER DRIVE, SUITE 502
WEST PALM BEACH, FL 33401
T: 561 659 2820

CIVIL ENGINEER

KIMLEY-HORN
1920 WEKIVA WAY
ROYAL PALM BEACH, FL 33411
T: 561 845 0665

MECHANICAL ENGINEER

FELLER ENGINEERING
500 NORTHEAST 3RD AVENUE
FORT LAUDERDALE, FL 33301
T: 954 467 1402

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SPINAOROURKE
+ PARTNERS

Architecture•Interior Design

Keith M. Spina # AR13419

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DRAWING LIST

DWG NO.	DRAWING TITLE	02/10/2025
ARCOM-010	Unnamed	
G-001	COVER SHEET & DRAWING LIST	•
G-002	TOPOGRAPHIC SURVEY	•
G-003	ZONING DATA	•
G-004	AMBASSADOR ZONING DATA	•
G-005	EDGEWATER ZONING DATA	•
G-006	CONTEXT LOCATION PLAN	•
G-007	AERIAL VIEWS	•
G-008	EYE LEVEL VIEWS	•
G-009	CURRENT VS. PROPOSAL COMPARISON	•
G-010	EXISTING CONDITIONS - AMBASSADOR	•
G-011	EXISTING CONDITIONS - EDGEWATER	•
G-012	PROPOSED CONDITIONS - AMBASSADOR	•
G-013	PROPOSED CONDITIONS - EDGEWATER	•
G-014	AREA SUMMARY	•
G-015	FLOOD ZONE	•
G-016	FLOOD ZONE	•
G-017	VARIANCE SUMMARY	•
G-018	VARIANCE DIAGRAMS - AM	•
G-019	VARIANCE DIAGRAMS - AM	•
G-020	VARIANCE DIAGRAMS - AM	•
G-021	VARIANCE DIAGRAMS - AM	•
G-022	VARIANCE DIAGRAMS - AM	•
G-023	VARIANCE DIAGRAMS - AM	•
G-024	VARIANCE DIAGRAMS - AM	•
G-025	VARIANCE DIAGRAMS - EW	•
G-026	VARIANCE DIAGRAMS - EW	•
G-027	VARIANCE DIAGRAMS - EW	•
G-028	VARIANCE DIAGRAMS - EW	•
A-010	SITE PLAN	•
A-011	MANEUVERING PLANS 1	•
A-012	MANEUVERING PLANS 2	•
A-099a	BLDG 1 & 2 LEVEL B02	•
A-099b	BLDG 3 LEVEL B02	•
A-100a	BLDG 1 & 2 LEVEL B01	•
A-100b	BLDG 3 LEVEL B01	•
A-101a	BLDG 1 & 2 GROUND FLOOR	•
A-101b	BLDG 3 GROUND FLOOR	•
A-102a	BLDG 1 & 2 TYP. LEVEL 02-04	•
A-102b	BLDG 3 TYP. LEVEL 02-04	•
A-105a	BLDG 1 & 2 LEVEL 5	•
A-105b	BLDG 3 LEVEL 05	•
A-106a	BLDG 1 & 2 ROOF LEVEL	•

DRAWING LIST

DWG NO.	DRAWING TITLE	02/10/2025
A-106b	BLDG 3 ROOF LEVEL	•
A-111	BLDG 1 ROOF LEVEL	•
A-112	BLDG 2 ROOF LEVEL	•
A-113	BLDG 3 ROOF LEVEL	•
A-201	ELEVATIONS	•
A-211	ENLARGED ELEVATIONS - AM 1	•
A-211R	RENDERED ELEVATIONS - AM 1	•
A-212	ENLARGED ELEVATIONS - AM 1	•
A-212R	RENDERED ELEVATIONS - AM 1	•
A-213	ENLARGED ELEVATIONS - AM 2	•
A-213R	RENDERED ELEVATIONS - AM 2	•
A-214	ENLARGED ELEVATIONS - AM 2	•
A-214R	RENDERED ELEVATIONS - AM 2	•
A-215	ENLARGED ELEVATIONS - EW	•
A-215R	RENDERED ELEVATIONS - EW	•
A-216	ENLARGED ELEVATIONS - EW	•
A-216R	RENDERED ELEVATIONS - EW	•
A-301	SECTIONS	•
A-311	WALL SECTION - BLDG 1 - NORTH	•
A-312	WALL SECTION - BLDG 2 - NORTH	•
A-313	WALL SECTION - BLDG 1 - SOUTH	•
A-314	WALL SECTION - BLDG 2 - SOUTH	•
A-315	WALL SECTION - BLDG 2 - WEST	•
A-316	WALL SECTION - BLDG 3 - NORTH POOL	•
A-317	WALL SECTION - BLDG 3 - NORTH	•
A-318	WALL SECTION - BLDG 3 - SOUTH	•
A-319	WALL SECTION - BLDG 3 - EAST	•
A-320	WALL SECTION AMBASSADOR @MOTORCOURT	•
A-321	WALL SECTION @ COURTYARD	•
A-322	WALL SECTION - BLDG 1 - REAR YARD	•
A-323	WALL SECTION - BLDG 2 - COURTYARD	•
A-324	WALL SECTION - BLDG 3 - REAR YARD	•
A-601	FACADE CONCEPT	•
A-602	FACADE MATERIALS	•
A-603	FACADE TYPICAL DETAILS	•
A-604	FACADE TYPICAL DETAILS	•
A-605	FACADE TYPICAL DETAILS	•
A-606	MECHANICAL SCREEN DETAILS	•
R-01	RENDERED VIEWS	•
R-02	RENDERED VIEWS	•
R-03	RENDERED VIEWS	•
R-04	RENDERED VIEWS	•
R-05	RENDERED VIEWS	•
R-06	RENDERED VIEWS	•
R-07	RENDERED VIEWS	•
R-08	RENDERED VIEWS	•
R-09	RENDERED VIEWS	•

DWG. NO	DRAWING TITLE	02/10/2025
C1.00	COVER SHEET	•
C1.01	GENERAL NOTES	•
C2.00	OVERALL DEMOLITION AND EROSION CONTROL PLAN	•
C2.01	DEMOLITION AND EROSION CONTROL PLAN	•
C2.02	DEMOLITION AND EROSION CONTROL PLAN	•
C2.03	DEMOLITION AND EROSION CONTROL PLAN	•
C2.10	DEMOLITION AND EROSION CONTROL PLAN	•
C3.00	OVERALL HORIZONTAL CONTROL, PAVEMENT MARKING & SIGNAGE PLAN	•
C3.01	OVERALL HORIZONTAL CONTROL, PAVEMENT MARKING & SIGNAGE PLAN	•
C3.02	OVERALL HORIZONTAL CONTROL, PAVEMENT MARKING & SIGNAGE PLAN	•
C3.03	OVERALL HORIZONTAL CONTROL, PAVEMENT MARKING & SIGNAGE PLAN	•
C4.00	OVERALL PAVING GRADING AND DRAINAGE PLAN	•
C4.01	PAVING, GRADING AND DRAINAGE PLAN	•
C4.02	PAVING, GRADING AND DRAINAGE PLAN	•
C4.03	PAVING, GRADING AND DRAINAGE PLAN	•
C4.04	TYPICAL SECTIONS	•
C4.05	TYPICAL SECTIONS	•
C4.10	PAVING, GRADING & DRAINAGE DETAILS	•
C4.11	PAVING, GRADING & DRAINAGE DETAILS	•
C4.12	PAVING, GRADING & DRAINAGE DETAILS	•
C4.13	PAVING, GRADING & DRAINAGE DETAILS	•
C5.00	OVERALL UTILITY PLAN	•
C5.01	UTILITY PLAN	•
C5.02	UTILITY PLAN	•
C5.03	UTILITY PLAN	•
C5.10	UTILITY DETAILS	•
C5.11	UTILITY DETAILS	•
C5.12	UTILITY DETAILS	•
C6.00	MANEUVERABILITY PLAN	•
C6.01	MANEUVERABILITY PLAN	•
C6.02	MANEUVERABILITY PLAN	•
C6.03	MANEUVERABILITY PLAN	•
C6.04	MANEUVERABILITY PLAN	•

DWG. NO	DRAWING TITLE	02/10/2025
ILP0	ILLUSTRATIVE LANDSCAPE PLAN	•
ILP1	ILLUSTRATIVE LANDSCAPE PLAN	•
ILP2	ILLUSTRATIVE LANDSCAPE PLAN	•
ILP3	ILLUSTRATIVE LANDSCAPE PLAN	•
ILP4	ILLUSTRATIVE LANDSCAPE PLAN	•
ILP5	ILLUSTRATIVE LANDSCAPE PLAN	•
ILP6	ILLUSTRATIVE LANDSCAPE PLAN	•
ILP7	ILLUSTRATIVE LANDSCAPE PLAN	•
EL1	ILLUSTRATIVE LANDSCAPE ELEVATION	•
EL2	ILLUSTRATIVE LANDSCAPE ELEVATION	•
IM1	MATERIALS AND FINISHES	•
OS1	LANDSCAPE OPEN SPACE DIAGRAM	•
OS2	LANDSCAPE OPEN SPACE DIAGRAM	•
CSP1	CONSTRUCTION SCREENING PLAN	•
CSP2	CONSTRUCTION SCREENING PLAN	•
CSP3	CONSTRUCTION LOGISTICS PLAN	•
CSP4	CONSTRUCTION LOGISTICS PLAN	•
L0	HARDSCAPE PLANS	•
L1	HARDSCAPE PLANS	•
L2	HARDSCAPE PLANS	•
L3	HARDSCAPE PLANS	•
L4	HARDSCAPE PLANS	•
L5	HARDSCAPE PLANS	•
L6	HARDSCAPE PLANS	•
L7	HARDSCAPE PLANS	•
D1	COMPREHENSIVE DETAILS	•
D2	COMPREHENSIVE DETAILS	•
D3	COMPREHENSIVE DETAILS	•
D4	COMPREHENSIVE DETAILS	•
LP0	LANDSCAPE PLANS	•
LP1	LANDSCAPE PLANS	•
LP2	LANDSCAPE PLANS	•
LP3	LANDSCAPE PLANS	•
LP4	LANDSCAPE PLANS	•
LP5	LANDSCAPE PLANS	•
LP6	LANDSCAPE PLANS	•
LP7	LANDSCAPE PLANS	•
LP8	LANDSCAPE SCHEDULE/ DETAILS	•
LP9	LANDSCAPE SCHEDULE/ DETAILS	•
RS1	RECREATIONAL DIAGRAM	•
RS1	RECREATIONAL DIAGRAM	•

Submittal for:
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Palm Beach, Florida 33480

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Revisions:

FINAL SUBMITTAL 03-10-2025

Project no: 22049
Date: 03/10/2025
Drawn by: Author
Project Architect: Checker

G-001

COVER SHEET & DRAWING
LIST

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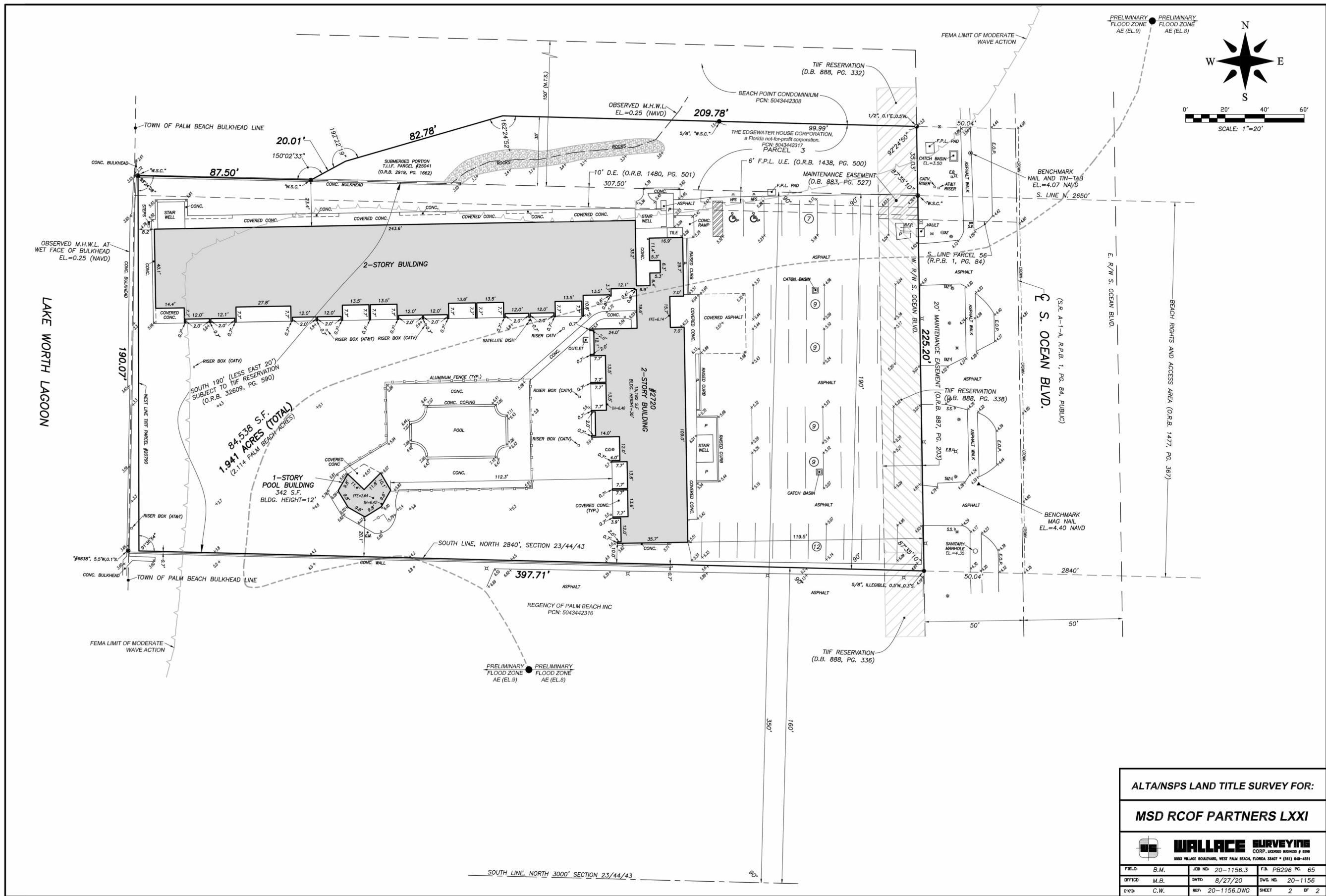
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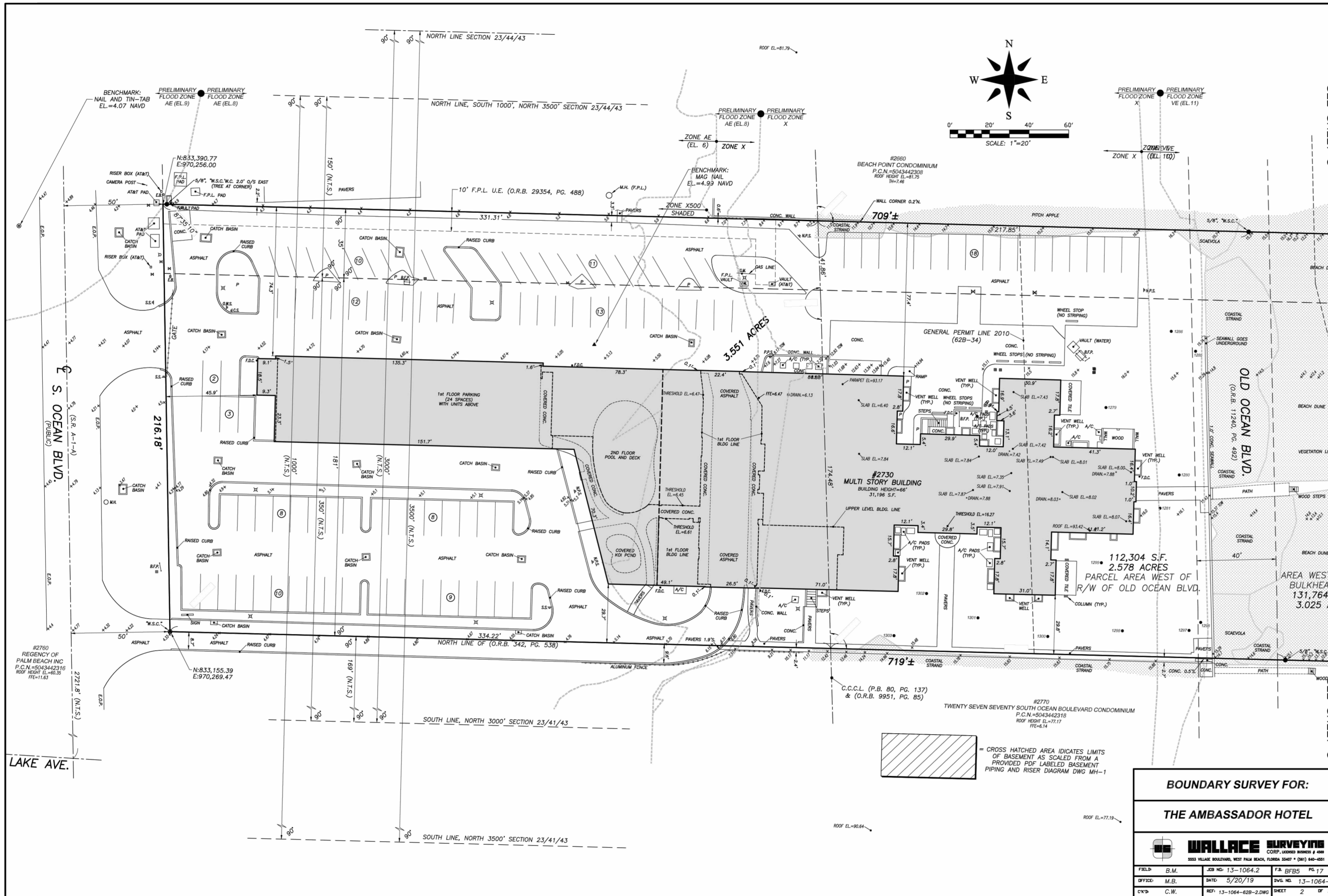
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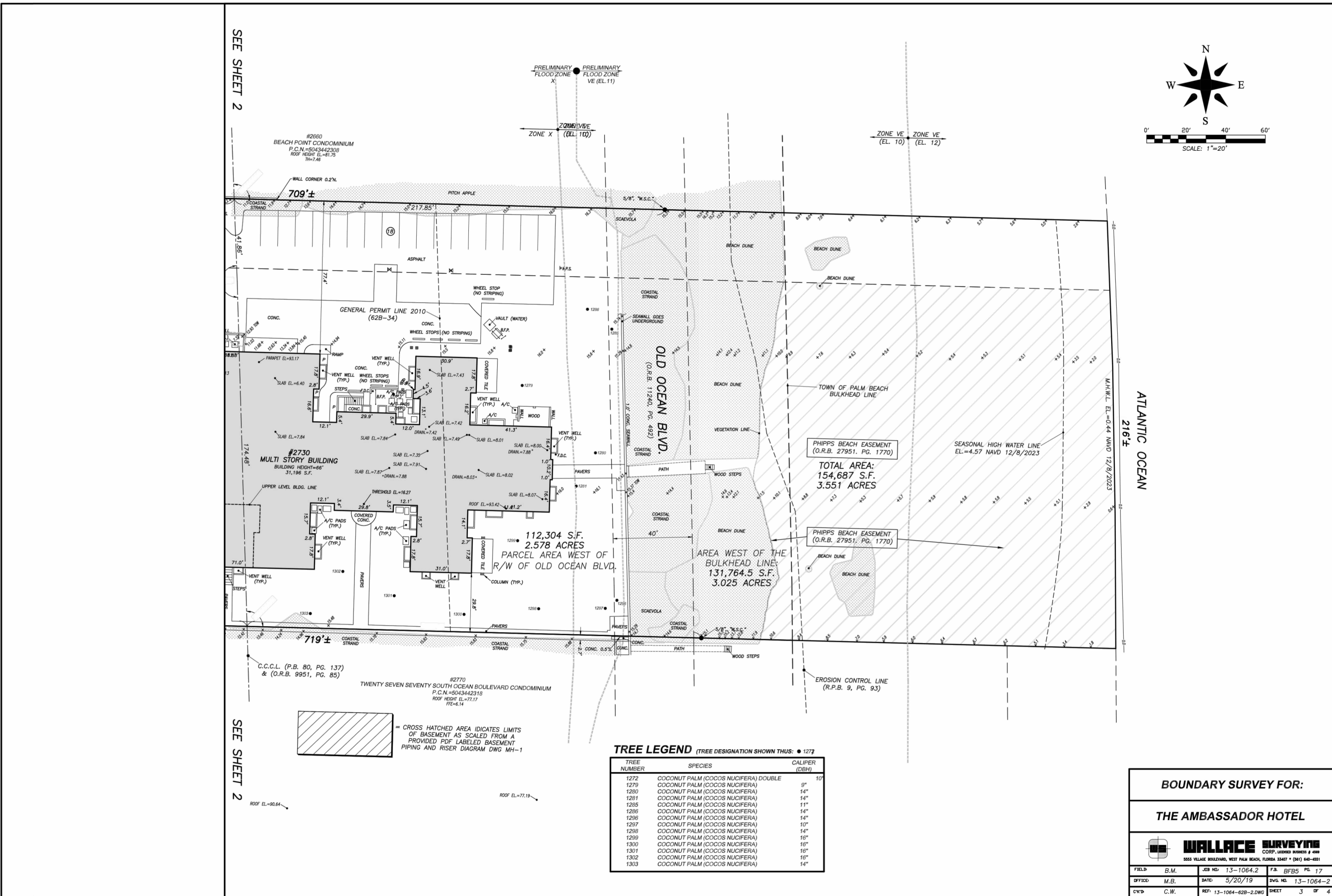
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03 TOPOGRAPHIC SURVEY - EDGEWATER



02 TOPOGRAPHIC SURVEY - AMBASSADOR 2



01 TOPOGRAPHIC SURVEY - AMBASSADOR 1

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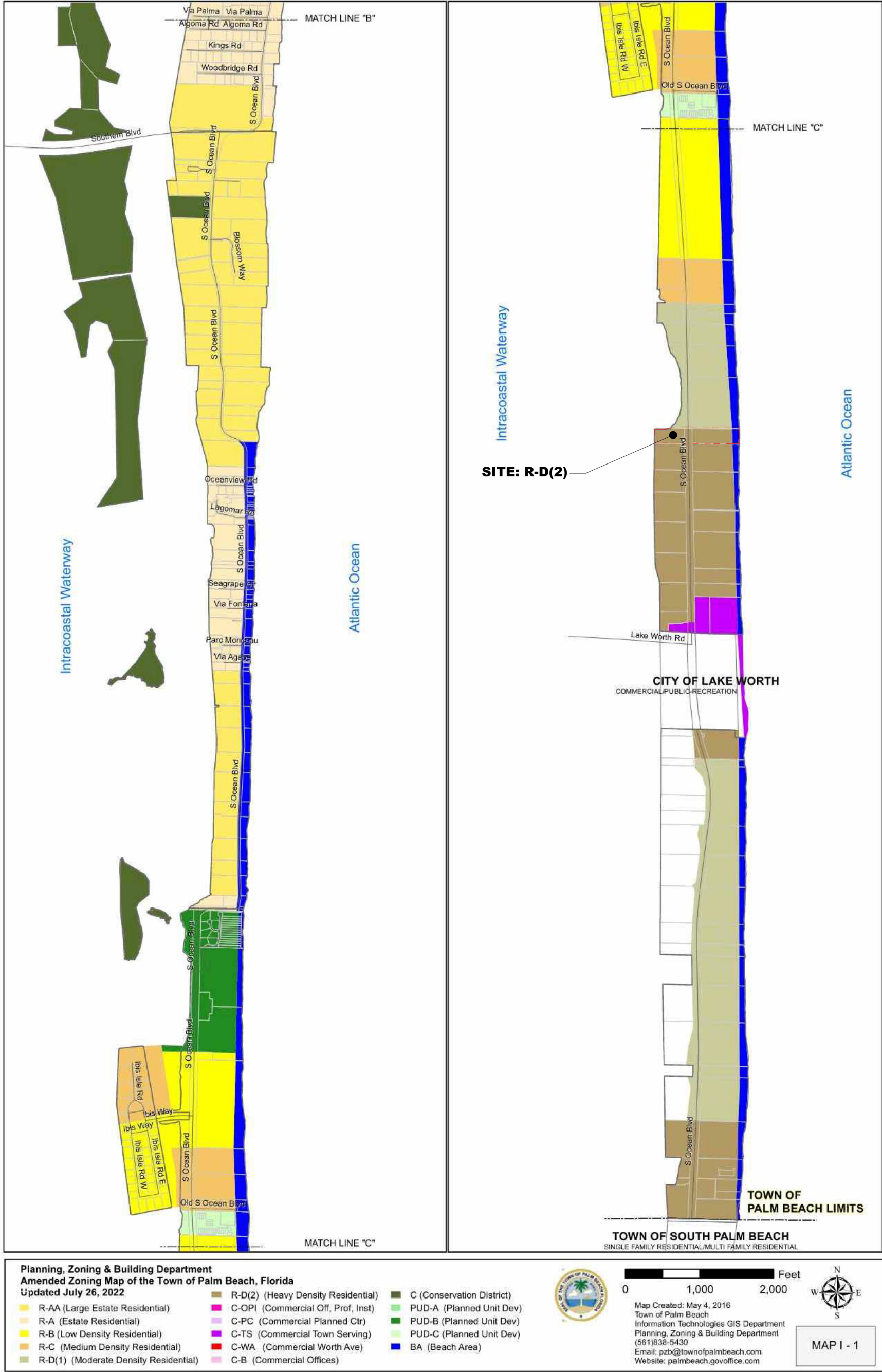
Revisions:
FINAL SUBMITTAL 03-10-2025

Project no: 22049
Date: 03/10/2025
Drawn by: Author
Project Architect: Checker

G-002

TOPOGRAPHIC SURVEY

7-3-2025 18:05:22



01 TOWN OF PALM BEACH ZONING MAP



02 FEMA FIRM PANEL 12099C0781G