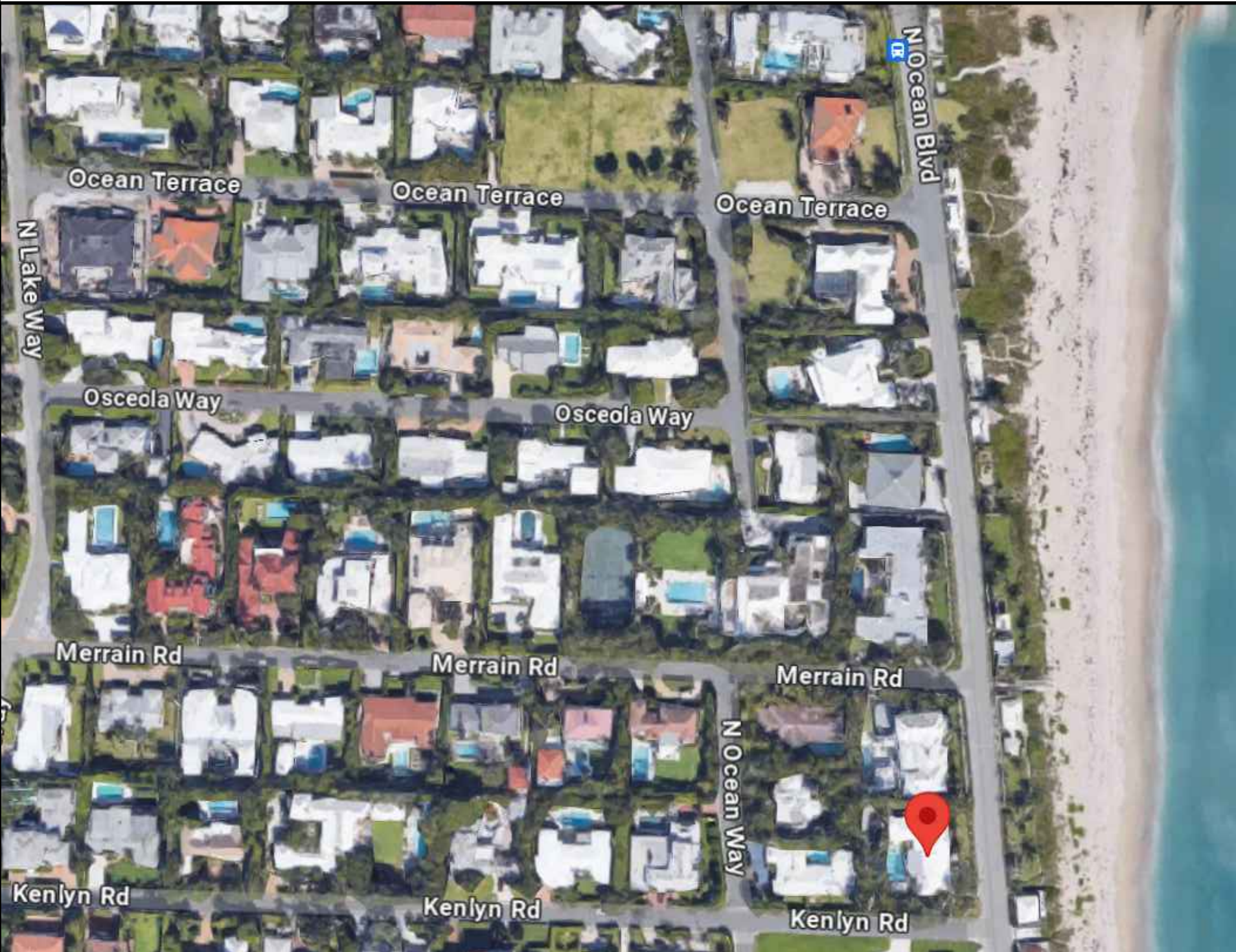


1285 N OCEAN BLVD, PALM BEACH, FL

2025-04-23 ARCOM RE-SUBMITTAL

DRAWING INDEX

SITE LOCATION MAP



1285 N OCEAN BLVD
PALM BEACH, FL 33480

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A-8.000	SCHEDULES: MATERIAL SPECIFICATIONS
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CS1	CONSTRUCTION SCREENING PLAN
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TR1.1	TRUCK LOGISTIC PLAN

GENERAL NOTES

1. SCALE

DO NOT SCALE DRAWINGS.

2. CODES

All construction shall comply with national, state, and local building codes.

3. JOB SITE

Prior to submitting bid, Contractor shall visit job site and notify Designer of any physical conditions not included in construction documents which require corrective action.

4. DIMENSIONS

Contractor shall field verify all dimensions and conditions at site and notify Designer of any discrepancies before ordering materials, beginning fabrication, or starting construction.

5. FASTENINGS

All fasteners and attachments shall be fully concealed from view.

6. BLOCKING

Contractor shall provide and locate fire retardant wood blocking in partitions where required to support hung components (i.e. standards, shelves, coat rod, tack panels, drapery hardware) as indicated in drawings.

7. FIRE EXTINGUISHER

Contractor shall install (1) fire extinguisher for every 75 feet of travel distance, as indicated on drawings, and as further required by governing codes.

PROJECT INFORMATION

BUILDING:

A. OCCUPANCY CLASSIFICATION: R-B
B. TYPE OF CONSTRUCTION: VB

C. PROJECT DESCRIPTION:

CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE REINFORCED CONCRETE SLAB, LOAD BEARING CMU EXTERIOR WALLS, COMPOSITE STRUCTURAL CONCRETE SLAB 2ND FLOOR (WHERE APPLICABLE), & PRE-ENGINEERED ROOF TRUSS FRAMING.

CODES:

ALL BUILDING CONSTRUCTION DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST TOWN OF PALM BEACH CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CODES:

FLORIDA BUILDING CODE 6TH EDITION (2017) W/ TOPB AMENDMENTS
FLORIDA MECHANICAL CODE 6TH EDITION (2017)
FLORIDA PLUMBING CODE 6TH EDITION (2017)
FLORIDA BUILDING EXIST BUILDING CODE 6TH EDITION (2017)
FLORIDA BUILDING ENERGY CONSERVATION CODE 6TH EDITION (2017)
FLORIDA FIRE PREVENTION CODE 8TH EDITION (2021)
NATIONAL ELECTRIC CODE (NFPA 70)

MATERIAL/FINISH INFORMATION

WALLS, EXTERIOR TRIM AND RAFTER TAILS: BM OC 149 DECORATORS WHITE

ROOF TILE: LUDOWICI CENTURY SHAKE IN EARTH GRAY

FRONT DOOR, GARAGE DOOR, SHUTTERS, DRIVEWAY AND PEDESTRIAN GATES, SASHES: HC 137 MILL SPRINGS BLUE

WINDOWS AND DOORS' SHUTTERS: TR2: 2" FIXED LOUVER SHUTTER (TIMBERLANE ENDURIAN)

PORCH CEILINGS: LIMED CYPRESS

ARRIVAL COURT AND TERRACE FIELD: SAVANNAH GRAY BRICK

POOL, FOUNTAIN AND SPA COPING, ENTRY COLUMNS, PIER CAPS, THREADS, TERRACE BORDER AND WALKWAYS: BUFF LIMESTONE

MOTOR COURT AND VERGE FIELD WASHED AGGREGATE CONCRETE

PROJECTED HEARING DATE

2025-04-23

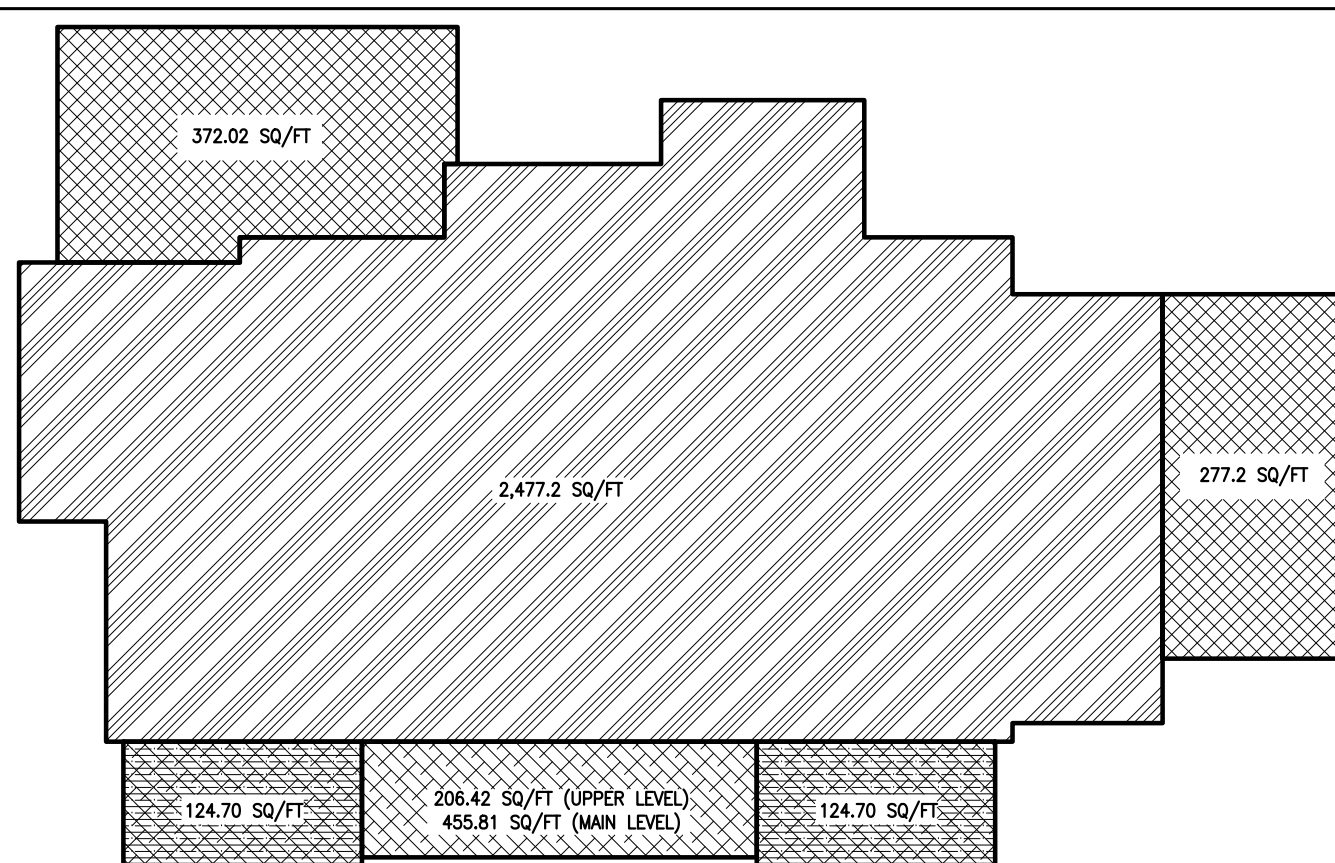
ARCHITECTURAL DRAWING CONVENTIONS

CENTER LINE 106.8' MAIN FLOOR FINISH ELEVATION CUT LINE MATCH LINE TO FACE OF CONSTRUCTION TO CENTERLINE OF CONSTRUCTION CLEAR OF CONSTRUCTION	SECTION DETAIL NO. A-4.000 SHEET NO. ELEVATION DETAIL NO. A-3.000 SHEET NO. DETAIL NO. A-4.100 SHEET NO. NORTH ARROW	CEILING MATERIAL - SEE FINISH LEGEND CEILING HEIGHT ROOM NUMBER REVISION SYMBOL REVISION AREA	PARTITION TYPE INTERIOR WALL MATERIAL EXTERIOR WALL MATERIAL WINDOW CASED OPENING EXTERIOR DOOR INTERIOR DOOR	STUD WALLS @ 16" O.C. MAX., U.N.O. CONCRETE BRICK VENEER STONE VENEER LIMESTONE / CASTSTONE VENEER	HARDWOOD CARPET CONCRETE THINSET TILE THICKSET TILE LIMESTONE PAVING
---	---	---	---	--	---

PROJECT TEAM

OWNER	ARCHITECT	CONTRACTOR	LANDSCAPE	CIVIL
M2B Properties, LLC. 1266 W Paces Ferry Road, Suite 500 Atlanta, GA 30327	Harrison Design Gregory L. Palmer 24 10th Street South Naples, FL 34102 T: (239) 206-5909 E: gpalmer@harrisondesign.com	Shoreline Building Group Daniel Leiva 2500 Broadway West Palm Beach, FL 33407 T: (561) 404-0545 E: dleiva@shorelinebuildinggroup.com	Vertesch Landscape Architecture Brian Vertesch T: (561) 316-8232 E: brian@verteschla.com	Gruber Consulting Engineers, Inc. Chad M. Gruber 2475 Mercer Avenue, Suite 305 West Palm Beach, FL 33401 T: (561) 312-2041 E: chad@gruberengineers.com

SITE DATA



SEE ENLARGED (SQUARE FOOTAGE CALCS.): SHEET A-1.012

Square Footage	
Area	Volume
124.70 SQ/FT	124.70
206.42 SQ/FT (UPPER LEVEL)	206.42
455.81 SQ/FT (MAIN LEVEL)	455.81
124.70 SQ/FT	124.70
277.2 SQ/FT	277.2
372.02 SQ/FT	372.02
2,477.2 SQ/FT	2,477.2

Cubic Content	
Area	Volume
124.70 SQ/FT	124.70
206.42 SQ/FT (UPPER LEVEL)	206.42
455.81 SQ/FT (MAIN LEVEL)	455.81
124.70 SQ/FT	124.70
277.2 SQ/FT	277.2
372.02 SQ/FT	372.02
2,477.2 SQ/FT	2,477.2

SEE ENLARGED: SHEET A-1.014

SEE ENLARGED (CUBIC CONTENT CALCS.): SHEET A-1.013

Intracoastal Waterway



Atlantic Ocean

SUBJECT
PROPERTY

3 AREA MAP
N.T.S.

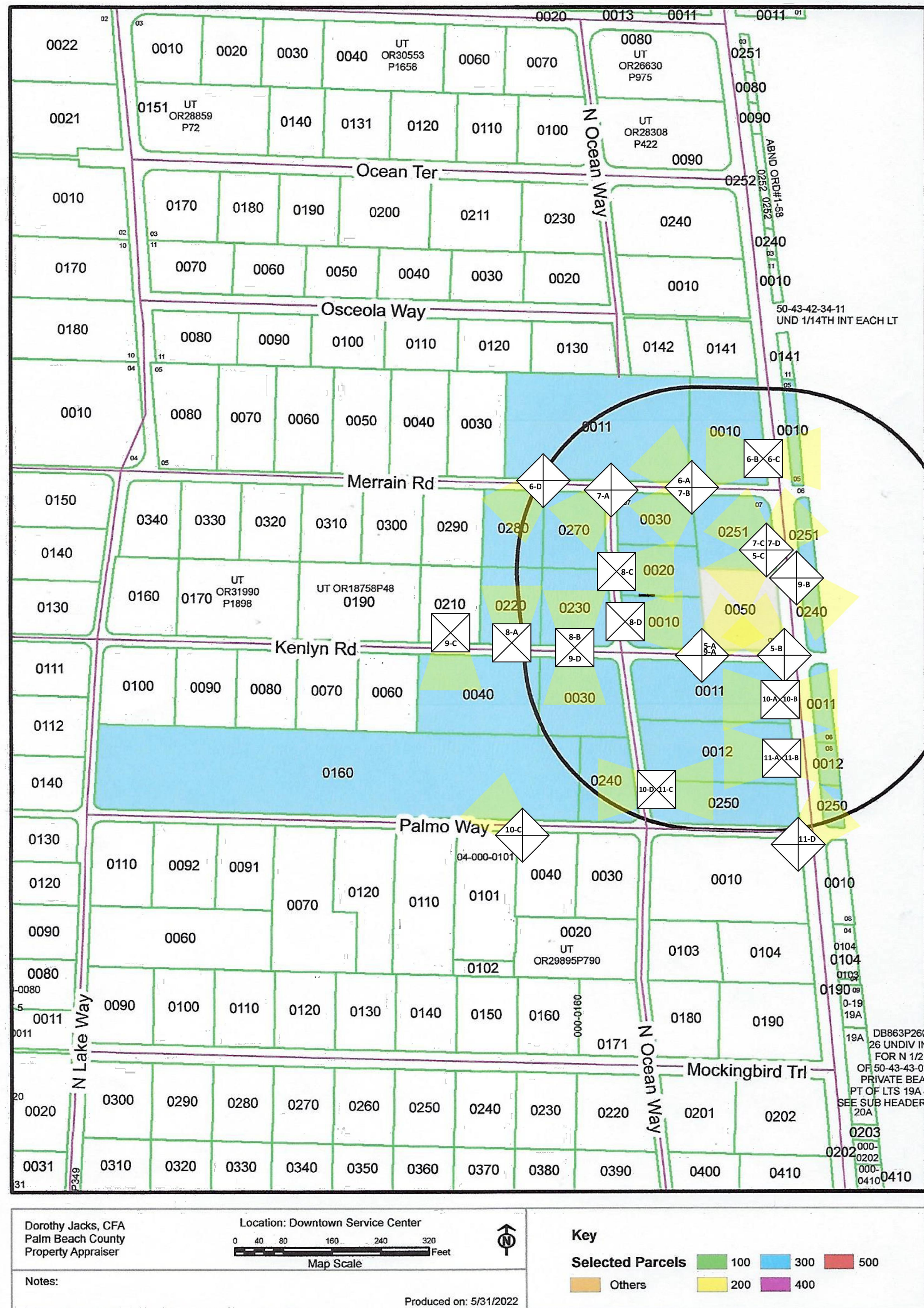


201 Kenlyn Rd.

North Ocean Way



1287 N Ocean Way



Dorothy Jacks, CFA
Palm Beach County
Property Appraiser

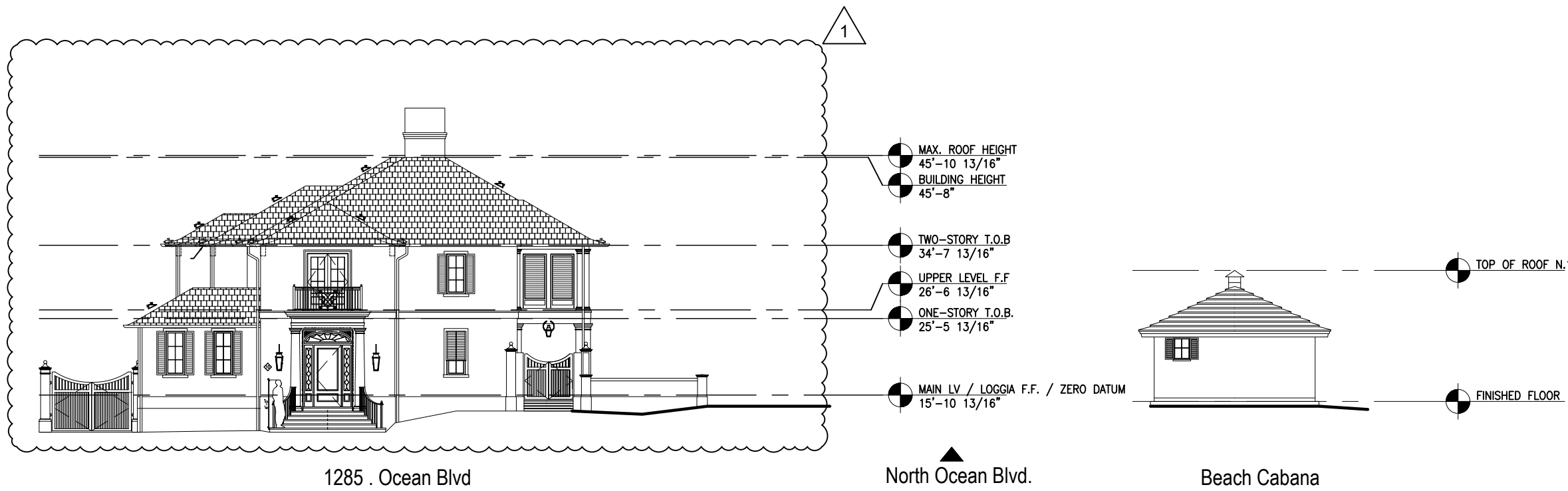
Notes:

Location: Downtown Service Center
0 40 80 160 240 320 Feet
Map Scale

Produced on: 5/31/2022

Key
Selected Parcels 100 300 500
Others 200 400

2 VICINITY MAP
N.T.S.



1285 N Ocean Blvd

North Ocean Blvd.

Beach Cabana

1 N OCEAN BLVD FRONT ELEVATIONS
1/8" = 1'-0"

H
HARRISON DESIGN

24 Tenth Street South
Naples, FL 34102
phone: 239-206-5909
harrisondesign.com

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way, the copyright and ownership of drawings
provisions stated herein.

1285 N OCEAN BLVD

PALM BEACH, FLORIDA

stamps

Issue

2024-12-20 ARCOM MEETING

ARC-24-0040

1 12-04-2024 UPDT. ELEV.

date

2024-08-26

scale

AS NOTED

drawn

SD checked GP

project no.

235732

title

SITE CONDITIONS

VICINITY MAP & ELEVATIONS

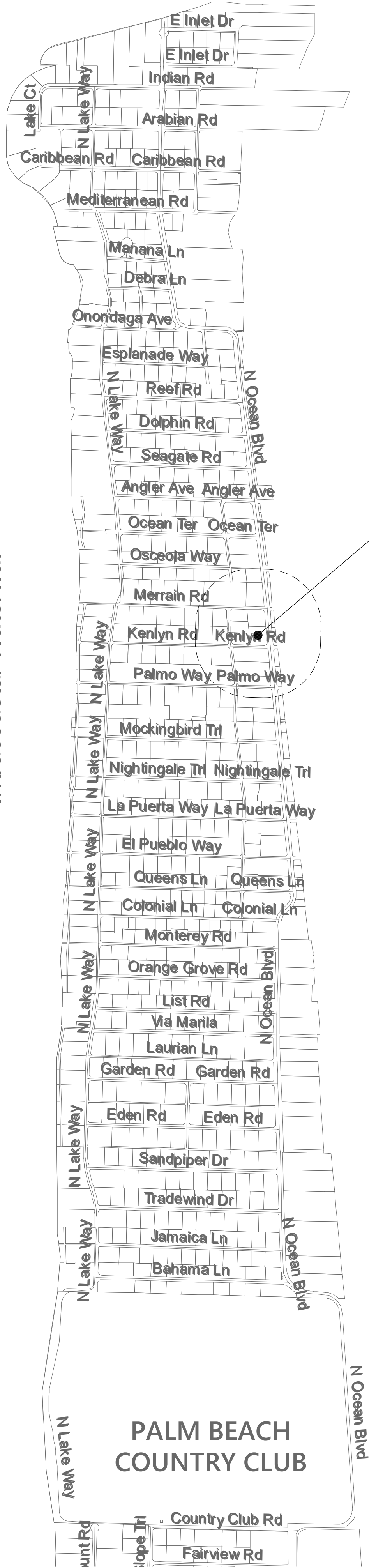
sheet number

A-1.001

NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION

Intracoastal Waterway



Atlantic Ocean

SUBJECT
PROPERTY

2 AREA MAP
N.T.S.



1 NEIGHBORING PROPERTIES
1/32" = 1'-0"

H
HARRISON DESIGN

24 Tenth Street South
Naples, FL 34102
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1285 N OCEAN BLVD
PALM BEACH, FLORIDA

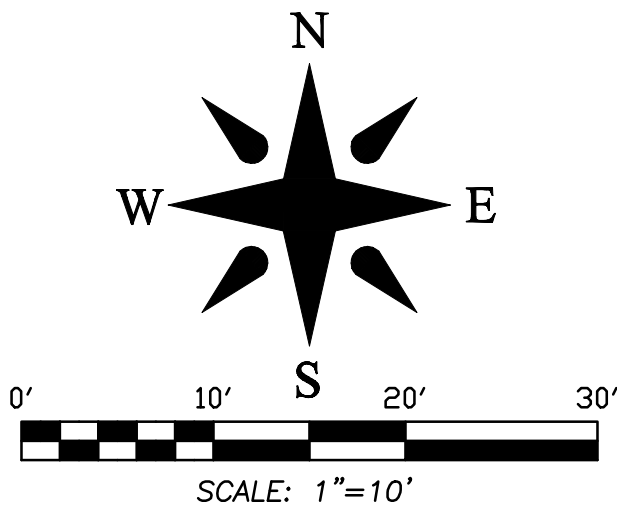


Issue
2024-12-20 ARCOM MEETING
ARC-24-0040

date 2024-08-26
scale AS NOTED
drawn SD checked GP
project no. 235732
title SITE CONDITIONS
VICINITY MAP & ELEVATIONS
sheet number

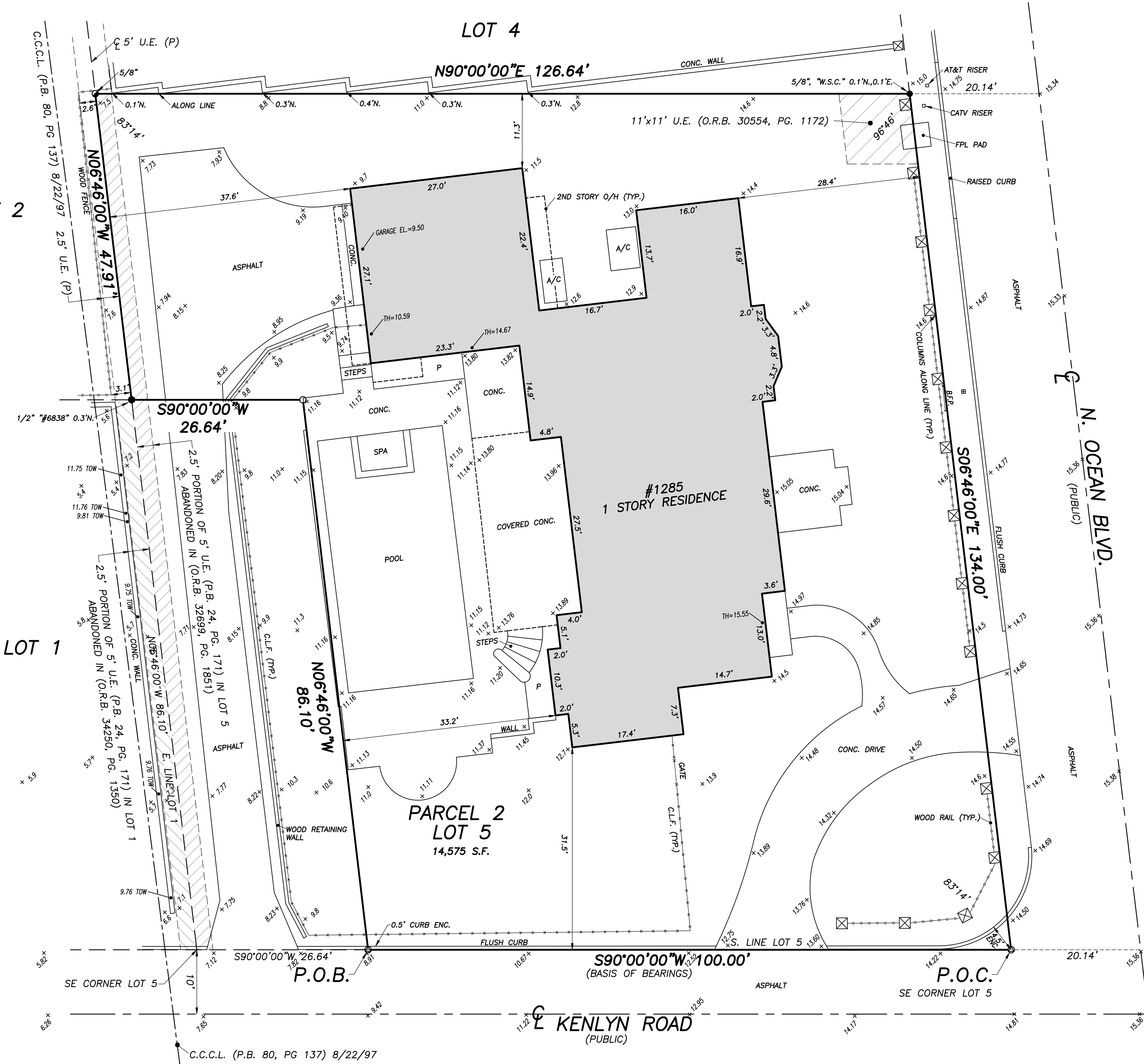
A-1.002

NOT RELEASED FOR CONSTRUCTION



LEGEND

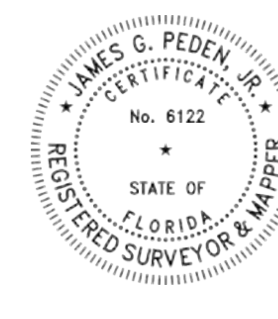
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
B.L.D.G.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= 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
FOB	= FIBER OPTIC BOX
I.D.	= INSIDE DIAMETER
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
OH	= 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
SID	= 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.M.H.	= SANITARY MANHOLE
S.R.	= STATE ROAD
STY.	= STORY
TH	= THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
TOW	= TOP OF WALL ELEVATION
TWP.	= TOWNSHIP
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
±	= CONCRETE MONUMENT FOUND (AS NOTED)
±	= CONCRETE MONUMENT SET (LB #4569)
±	= ROD & CAP FOUND (AS NOTED)
±	= 5/8" ROD & CAP SET (LB #4569)
±	= IRON PIPE FOUND (AS NOTED)
±	= IRON ROD FOUND (AS NOTED)
±	= NAIL FOUND
±	= NAIL & DISK FOUND (AS NOTED)
±	= MAG NAIL & DISK SET (LB #4569)
±	= PROPERTY LINE
±	= UTILITY POLE
±	= FIRE HYDRANT
±	= WATER METER
±	= WATER VALVE
±	= LIGHT POLE



FLOOD ZONES: This property is located in Flood Zones X according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 5011412-0981766e, issued by First American Title Insurance Company, dated March 7, 2022. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted and are based upon N.A.V.D. 1988.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

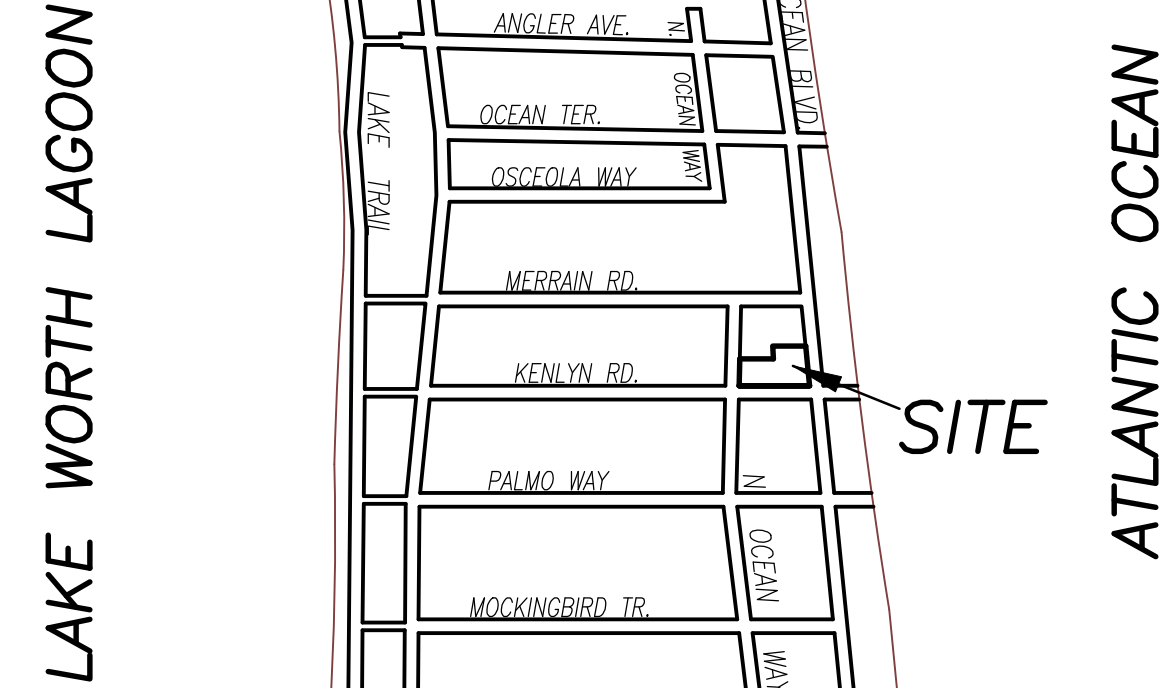


CERTIFICATION:

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: 7/24/2023

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



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR: M2B PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY

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

M2B Properties, LLC, a Georgia limited liability company
Kochman & Ziska PLC
First American Title Insurance Company
First Republic Bank, ISAOA

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

PROPERTY ADDRESS: 1285 N. Ocean Blvd, Palm Beach, FL 33480

LEGAL DESCRIPTION:

Parcel 2:

Lot 5, RE-SUBDIVISION OF LOTS 24-25 AND 26 OF BELLO LIDO, according to the Plat thereof, as recorded in Plat Book 24, Page 171, of the Public Records of Palm Beach County, Florida, LESS and EXCEPT the following described portion thereof:

A portion of Lot 5, RE-SUBDIVISION OF LOTS 24-25 AND 26 OF BELLO LIDO, according to the Plat thereof, as described as follows:

COMMENCE at the Southeast corner of said Lot 5;
Thence South 90°00'00" West, along the South line of said Lot 5 (said South line is assumed to bear South 90°00'00" West and all other bearings are relative thereto), a distance of 100.00 feet to the POINT OF BEGINNING of the hereinafter described parcel;
Thence continue South 90°00'00" West a distance of 26.64 feet to the Southwest corner of said Lot 5;
Thence North 06°46'00" West, along the East line of Lot 1, according to said Plat, a distance of 86.10 feet to the Northeast corner of said Lot 1;
Thence North 90°00'00" East a distance of 26.64 feet to a point;
Thence South 06°46'00" East, parallel with said East line, a distance of 86.10 feet to the POINT OF BEGINNING.

TITLE COMMITMENT REVIEW					
CLIENT: M2B Properties, LLC, a Georgia limited liability company		COMMITMENT NO. : 5011412-0981766e	DATE: 03/07/22		
REVIEWED BY: Craig Wallace		JOB NO. : 97-1097.18			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1-7	N/A	Standard Exceptions.			•
8	PB 24, PG 171	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF LOTS 24-25 AND 26 OF BELLO LIDO	•		
8a	ORB 32699, PG 1851	As affected by Resolution No. 076-2021	•		
9	ORB 18532, PG 1337	Agreement.			•
10	ORB 30554, PG 1172	Easement.	•		
11	N/A	Survey prepared by Wallace Surveying Corp., dated December 22, 2020.			•
12	ORB 33383, PG 1268	That certain mortgage in the principal amount of \$15,000,000.00 given by M2B Properties, LLC, a Georgia limited liability company in favor of First Republic Bank, its successors and/or assigns as defined in the Conditions of the policy.			•

REVISIONS:

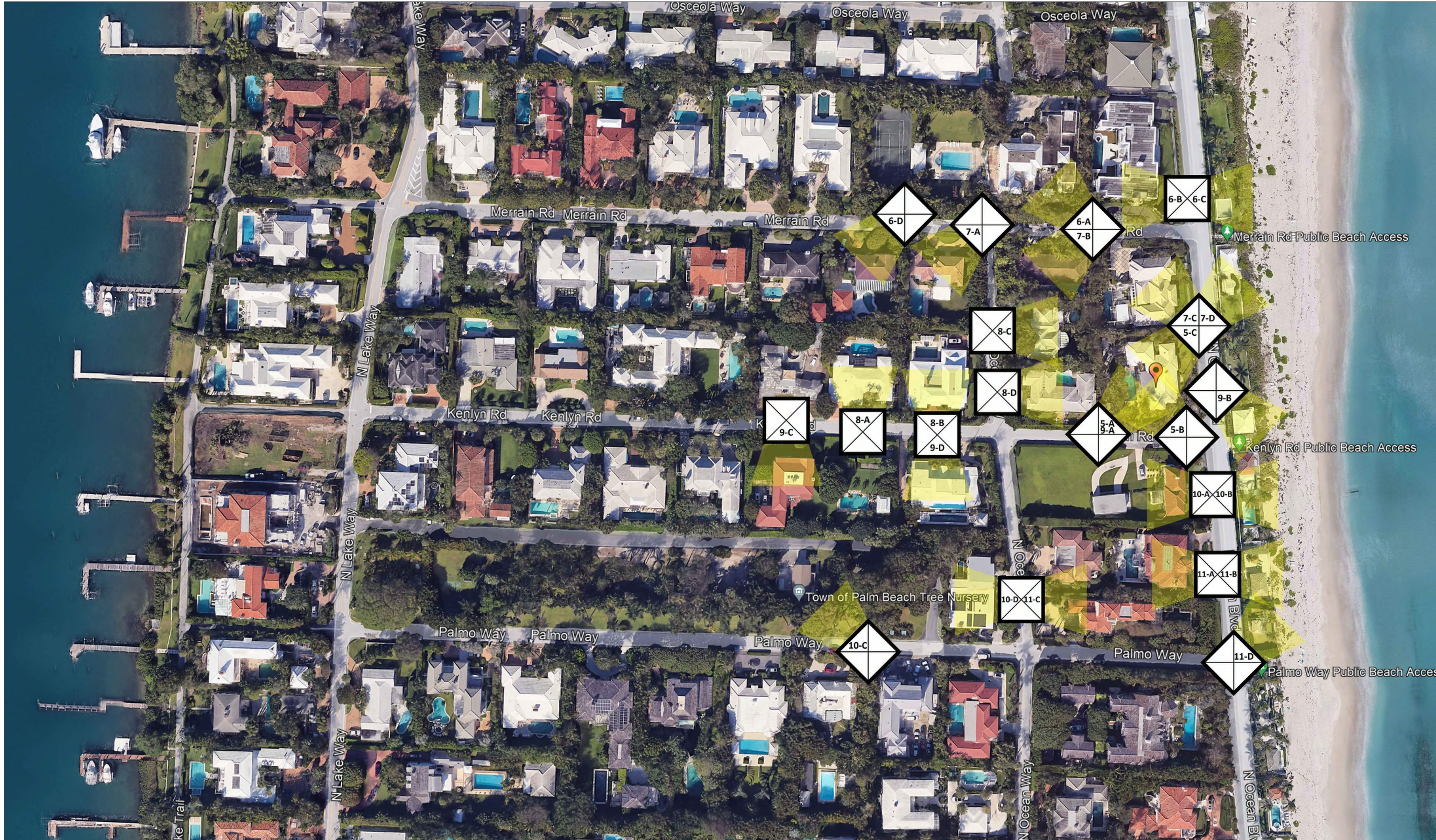
05/30/24 ADD SPOT ELEVATIONS FROM CIRCA 2021 S.W. 198979
11/30/23 TITLE REVIEW M.B. 97-1097.18
10/03/23 SEPARATE DRAWINGS OF LOTS 1 AND 5 M.B. 97-1097.18
07/24/23 SURVEY AND TIE-IN UPDATE M.B. 97-1097.16 (ELEVATIONS NOT UPDATED) PB351/21
02/25/22 SHOW BUILDING TIES TO EAST LINE OF LOT 1 M.B. 97-1097.12
02/10/22 TITLE REVIEW M.B. 97-1097.11
02/04/21 SURVEY AND TIE-IN UPDATE WITH 62-B REQUIREMENTS M.B. 97-1097.10 PB307/20

BOUNDARY SURVEY FOR:

M2B PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY



FIELD	B.M.	JOB NO. : 97-1097.8	F.B. : PB304 PG. 13
OFFICE	M.B.	DATE: 12/22/20	DWG. NO. : 97-1097-7
C'K'D	C.W.	REF: 97-1097-7-DWG	SHEET 1 OF 1



1 AERIAL VIEW LOOKING NORTH



5-A

SW CORNER LOOKING NE



5-B

SE CORNER LOOKING NW



5-C

NE CORNER LOOKING SW

H

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1285 N OCEAN BLVD

PALM BEACH, FLORIDA

stamps

STATE OF FLORIDA

Professional Seal

199724

REGISTERED ARCHITECT

Issue

2024-12-20 ARCOM MEETING

ARC-24-0040

date

2024-08-26

scale

N.T.S.

drawn

SD

checked

GP

project no.

235732

title

SITE CONDITIONS
EXISTING CONDITIONS

sheet number

A-1.005

NOT RELEASED FOR CONSTRUCTION



6-A

1300 N Ocean Way



6-C

1300 N Ocean Blvd



6-B

1300 N Ocean Blvd



6-D

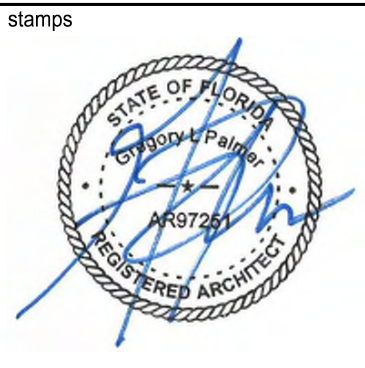
210 Merrain Rd



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1285 N OCEAN BLVD
PALM BEACH, FLORIDA



issue
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ARC-24-0040

date 2024-08-26
scale N.T.S.
drawn SD checked GP
project no. 235732

title SITE CONDITIONS
NEIGHBORING PROPERTIES
sheet number A-1.006

NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION



7-A

200 Merrain Rd



7-B

110 Merrain Rd



7-C

1290 N Ocean Blvd



7-D

1290 N Ocean Blvd



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930 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA

stamps



issue

2024-12-20 ARCOM MEETING

ARC-24-0040

date 2024-08-26

scale N.T.S.

drawn SD checked GP

project no. 235732

title SITE CONDITIONS
NEIGHBORING PROPERTIES
sheet number A-1.007

NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION



8-A

211 Kenlyn Rd



8-B

201 Kenlyn Rd



8-C

1291 N Ocean Way



8-D

1287 N Ocean Way

stamps



issue

2024-12-20 ARCOM MEETING

ARC-24-0040

date 2024-08-26

scale N.T.S.

drawn SD checked GP

project no. 235732

title SITE CONDITIONS
NEIGHBORING PROPERTIES
sheet number A-1.008



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1285 N OCEAN BLVD
PALM BEACH, FLORIDA



ue
024-12-20 ARCOM MEETING
ARC-24-0040

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ale	N.T.S.	
awn	SD	checked GP
ject no.	235732	

SITE CONDITIONS
NEIGHBORING PROPERTIES

Sheet number

A-1.009

NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION



10-A

1270 N Ocean Blvd



10-B

1270 N Ocean Blvd



10-C

265 Palmo Way



10-D

1240 N Ocean Way

H

H

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STATE OF FLORIDA

OFFICE OF PROFESSIONAL REGULATION

REGISTERED ARCHITECT

Issue

2024-12-20 ARCOM MEETING

ARC-24-0040

date

2024-08-26

scale

N.T.S.

drawn

SD

checked

GP

project no.

235732

title

SITE CONDITIONS
NEIGHBORING PROPERTIES

sheet number

A-1.010

NOT RELEASED FOR CONSTRUCTION



11-A

1260 N Ocean Blvd



11-B

1260 N Ocean Blvd



11-C

1250 N Ocean Blvd



11-D

1250 N Ocean Blvd

H

H

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stamps

STATE OF FLORIDA

OFFICE OF PROFESSIONAL REGULATION

REGISTERED ARCHITECT

2024-12-20

ARC-24-0040

issue

2024-12-20 ARCOM MEETING

ARC-24-0040

date

2024-08-26

scale

N.T.S.

drawn

SD

checked

GP

project no.

235732

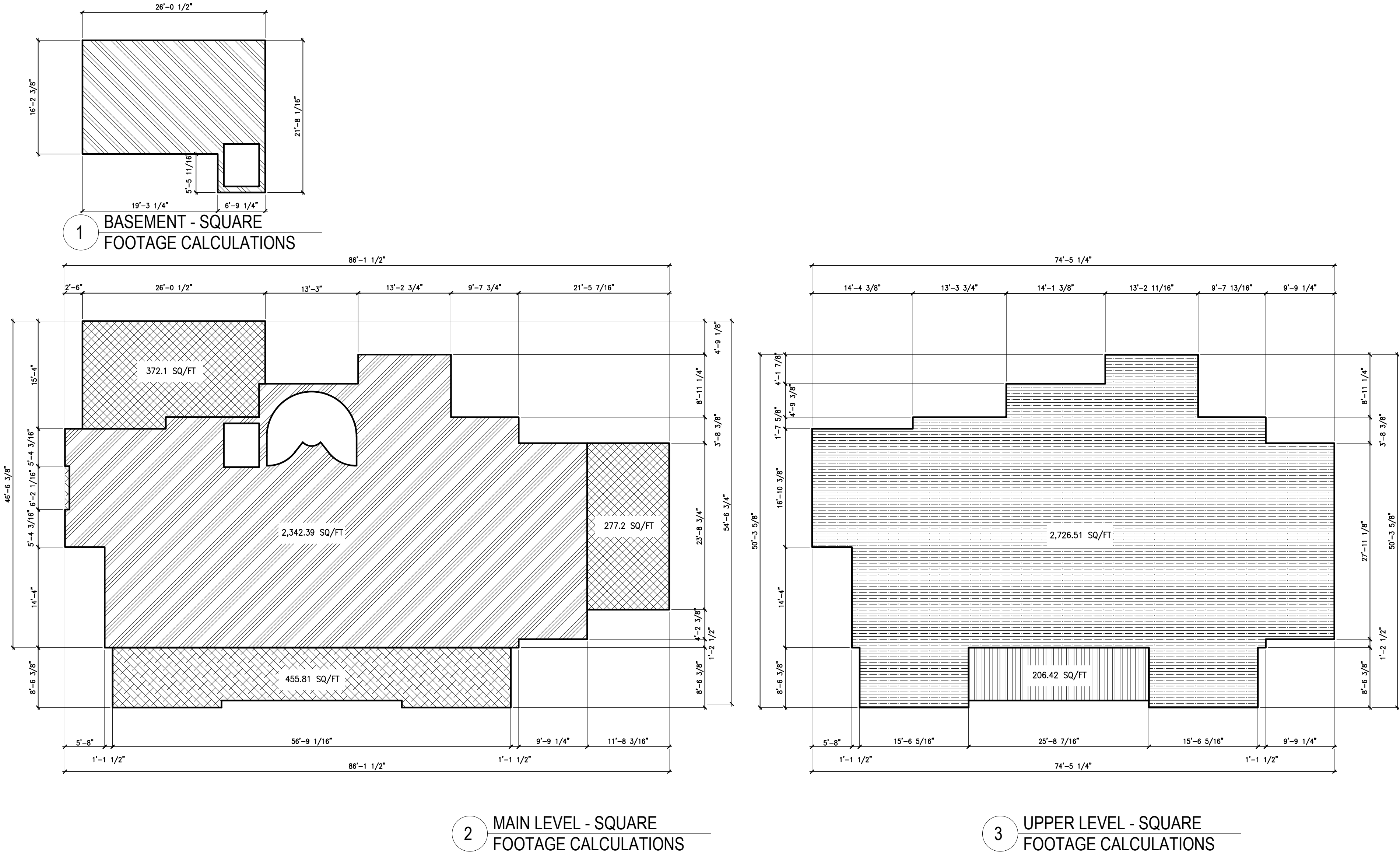
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SITE CONDITIONS
NEIGHBORING PROPERTIES

sheet number

A-1.011

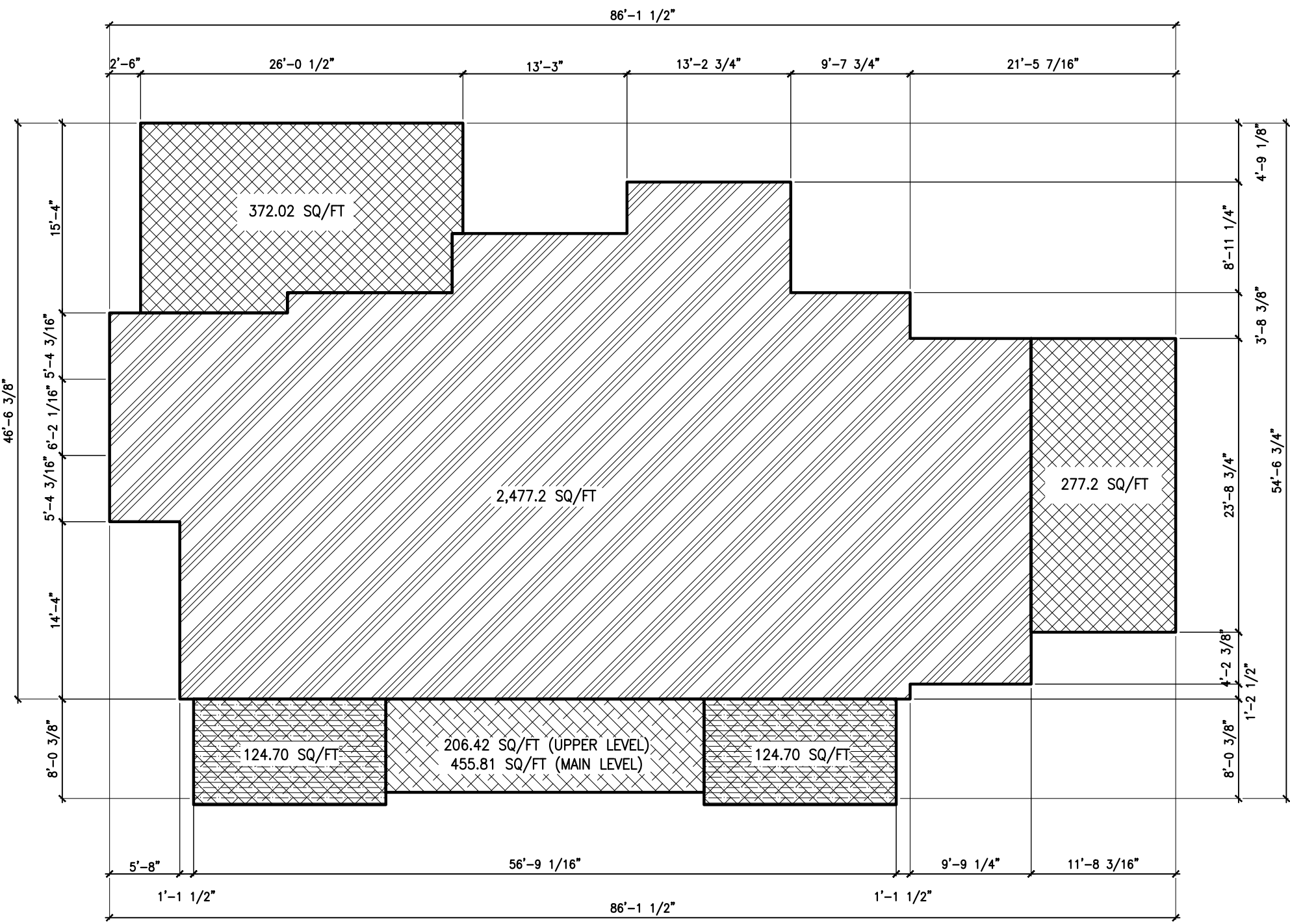
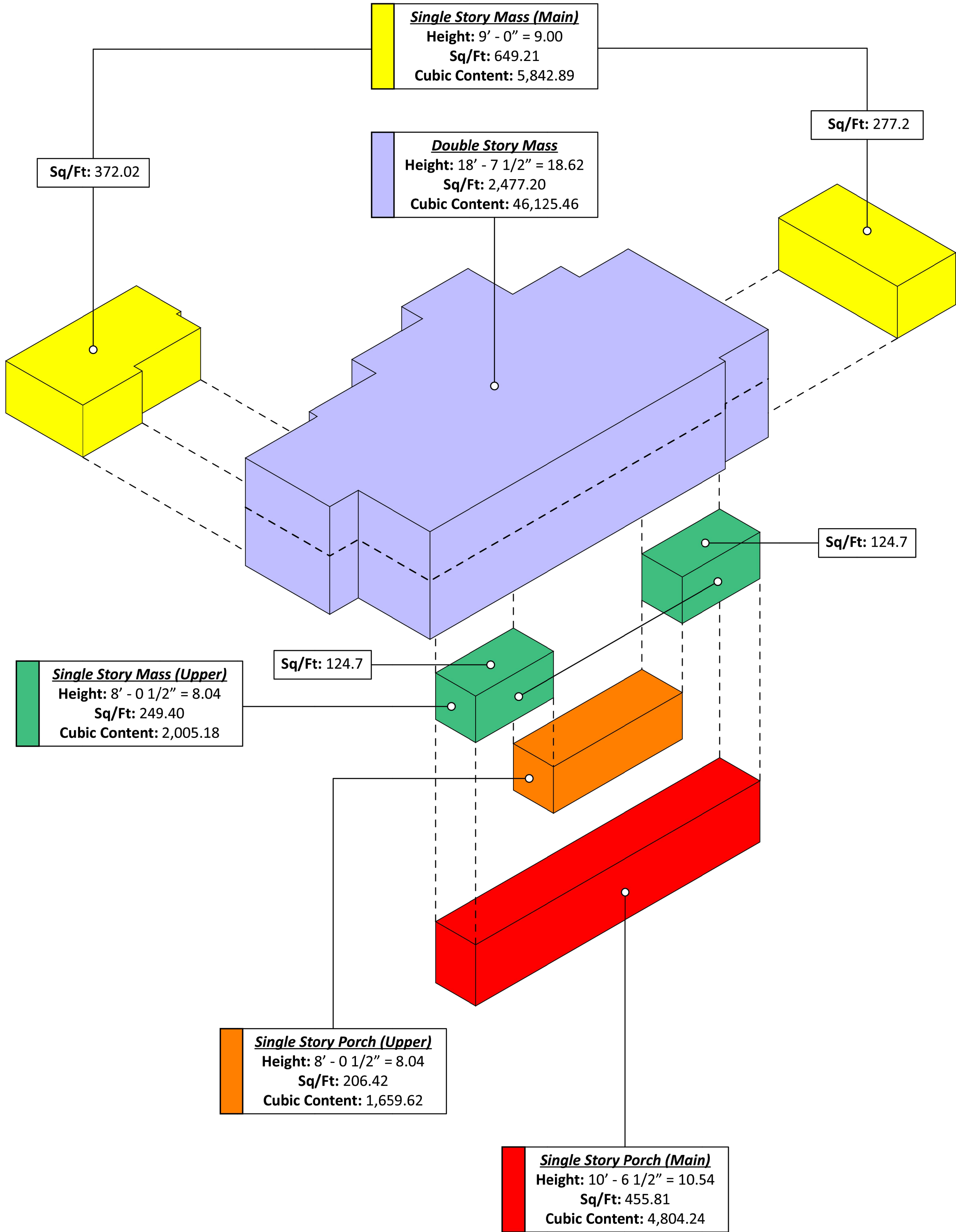
NOT RELEASED FOR CONSTRUCTION



Square Footage							
		Main Level Single Story Mass N.1	Main Level Single Story Mass N.2	Main Level Single Story Porch	Upper Level Single Story Mass	Upper Level Single Story Porch	Total (sq/ft)
Height	N/A	N/A	N/A	N/A	N/A	N/A	
Basement	428.48						428.48
Main Level		2,342.39	648.30	455.81			3,446.50
Upper Level					2,756.40	231.16	2,987.56
Total (Sq/Ft)	428.48	2,342.39	648.30	455.81	2,756.40	231.16	6,862.54

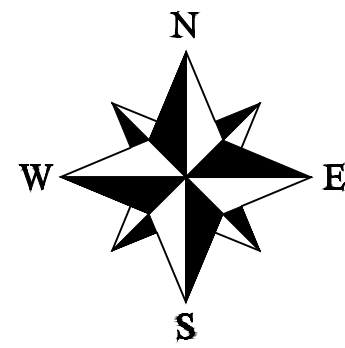
4

SQUARE FOOTAGE
CALCULATIONS



Cubic Content					Lot Area: 14,575.00 Sq/Ft 3.95 = 57,571.25 Cu. Ft.	
		Double Story Mass	Main Level Single Story Mass	Main Level Single Story Porch	Upper Level Single Story Mass	Upper Level Single Story Porch
Height		18' - 7 1/2"	9' - 0"	10' - 6 1/2"	8' - 0 1/2"	8' - 0 1/2"
		18.62	9.00	10.54	8.04	8.04
Main & Upper Level Sq/Ft		2,477.20	649.21	455.81	249.40	206.42
Total Cubic Feet Double-Story Mass		46,125.46				
Total Cubic Feet Single Story Mass			5,842.89		2,005.18	
Total Cubic Feet Porches & Loggias				4,804.24		1,659.62
Total Cubic Feet					Total Cubic Content	
					Less Loggias (5% Max. Allowable)	
					Final Cubic Content Ratio = 3.95	
					60,437.38	
					2,879.00	
					57,558.38	

3 CUBIC CONTENT RATIO CALCULATIONS



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1285 N OCEAN BLVD.

PALM BEACH, FLORIDA



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:	1285 N. OCEAN BLVD, PALM BEACH, FL 33480		
2	Zoning District:	R-B		
3	Lot Area (sq. ft.):	14,575 Sq Ft		
4	Lot Width (W) & Depth (D) (ft.):	100.00' Ft (W) & 134.00' ft (D)		
5	Structure Type:	Single-Family		
6	(Single-Family, Multi-Family, Comm., Other)			
7	FEMA Flood Zone Designation:	X		
7	Zero Datum for point of meas. (NAVD)	15.9 feet NAVD		
8	Crown of Road (COR) (NAVD)	12.51 COR		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	4,372 Sq Ft / 30%	N/A	3,517 Sq Ft / 24%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Area Structure, etc)		N/A	6,118.84 Sq Ft
12	*Front Yard Setback (Ft.)	25 Ft. / 30 Ft.	N/A	30.0 Ft. / 30.0 Ft.
13	* Side Yard Setback (1st Story) (Ft.)	12.5 Ft.	N/A	12.5 Ft.
14	* Side Yard Setback (2nd Story) (Ft.)	15 Ft.	N/A	24.6 Ft.
15	*Rear Yard Setback (Ft.)	10 Ft. / 15 Ft.	N/A	12.6 Ft. / 17.4 Ft.
16	Angle of Vision (Deg.)	106°	N/A	87°
17	Building Height (Ft.)	22 Ft.	N/A	22 Ft.
18	Overall Building Height (Ft.)	30 Ft.	N/A	29.76 Ft.
19	Cubic Content Ratio (CCR) (R-B ONLY)	57,571.25 Cu Ft	N/A	57,558.38 Cu Ft
20	** Max. Fill Added to Site (Ft.)	6.26 Ft.	N/A	6.0 Ft.
21	Finished Floor Elev. (FFE)(NAVD)	15.9 NAVD	N/A	15.9 FFE
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	6,524 Sq. Ft. / 45%	N/A	6,562 Sq. Ft. / 45.26%
24	Perimeter LOS (Sq Ft and %)	3,262 Sq. Ft. / 50%	N/A	3,642 Sq. Ft. / 55.8%
25	Front Yard LOS (Sq Ft and %)	970 Sq. Ft. / 40%	N/A	1,271.4 Sq. Ft. / 52.5%
26	*** Native Plant Species %		Please refer to TOPB Landscape Legend.	

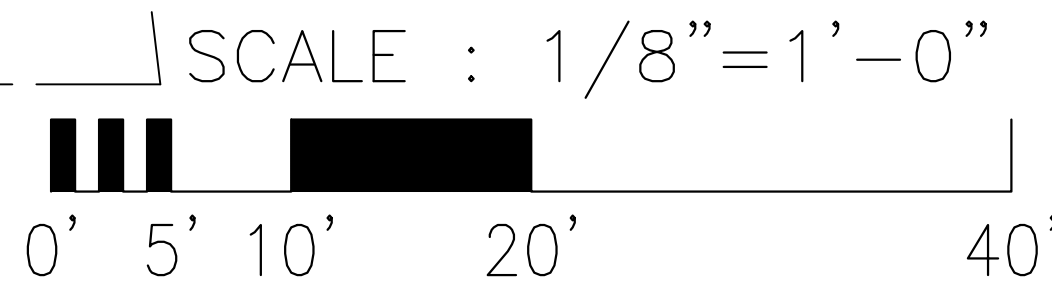
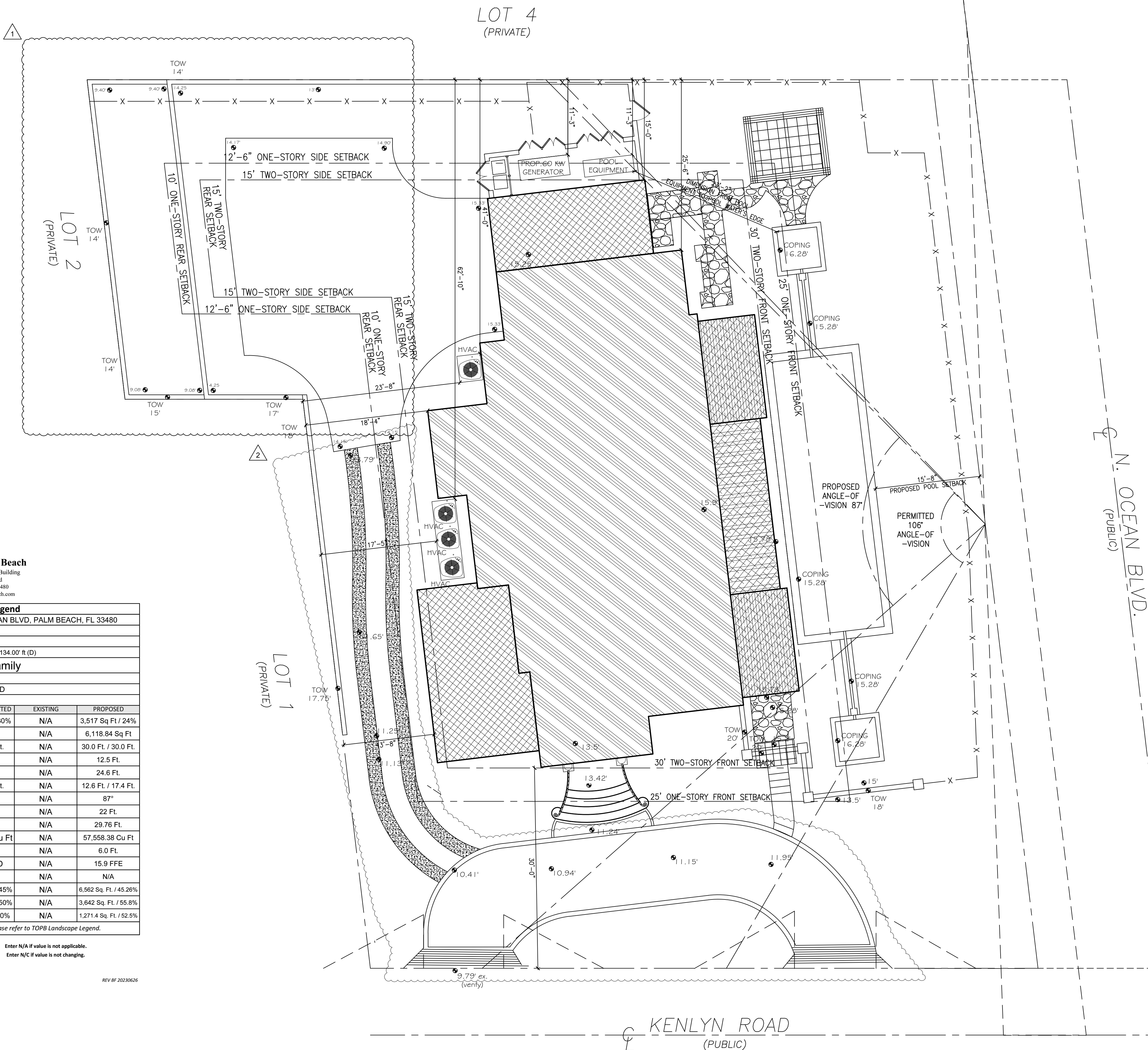
* Indicate each yard area with cardinal direction (N,S,E,W)

** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (see 1.16.16.02)

*** 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.

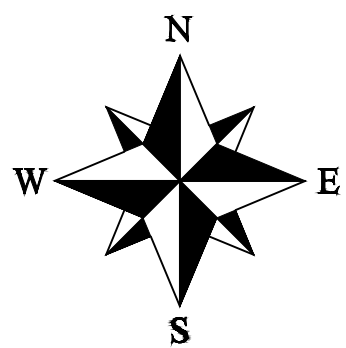
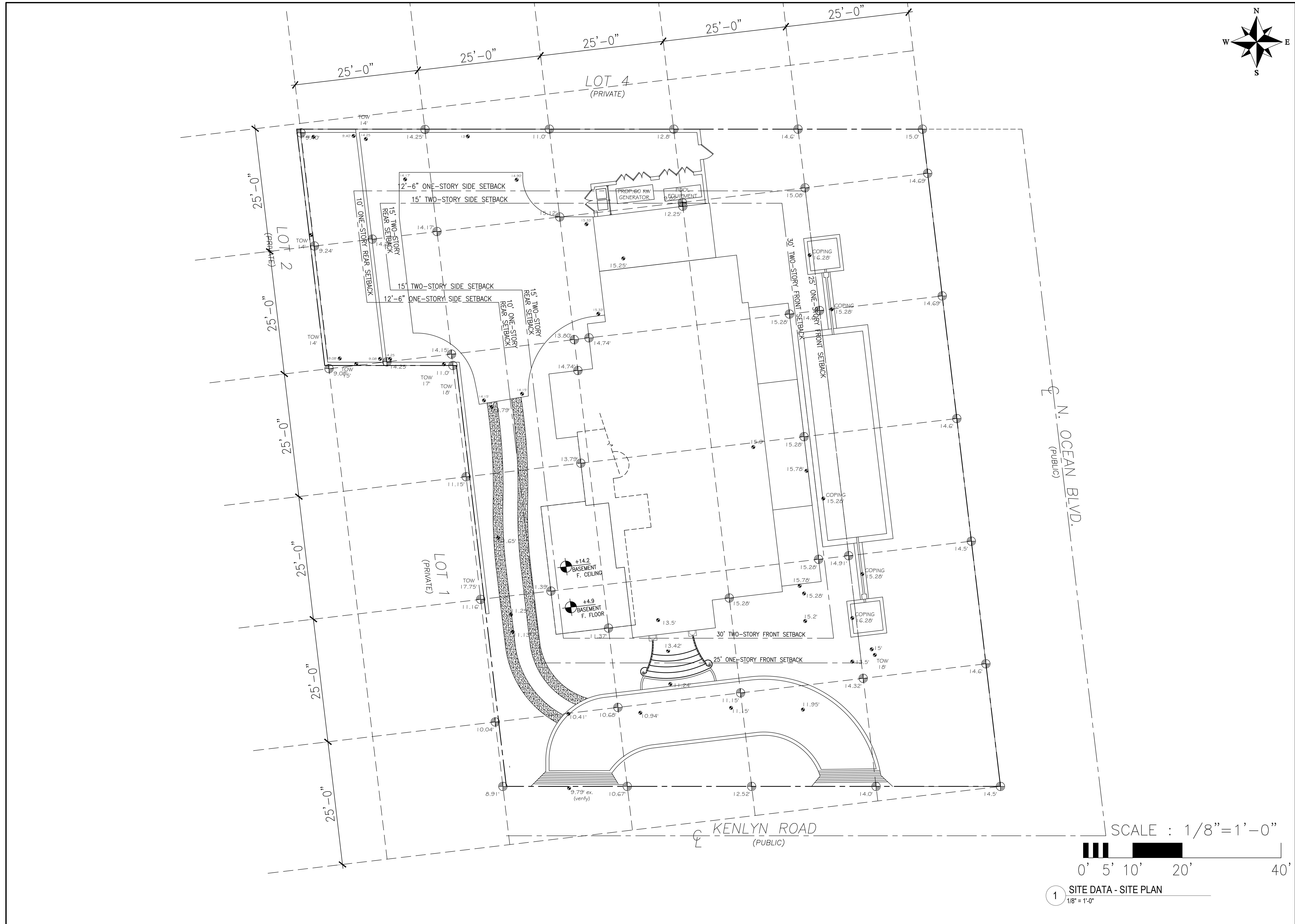
REV BF 20230626



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

stamps	
issue	
2024-12-20 ARCOM MEETING	
ARC-24-0040	
1 12-04-2024 RETENTION W	
2 12-04-2024 DRIVEWAY M.	
date	2024-08-26
scale	AS NOTED
drawn	SD checked GP
project no.	235732
title	SITE DATA: SITE PLAN
sheet number	A-1.014

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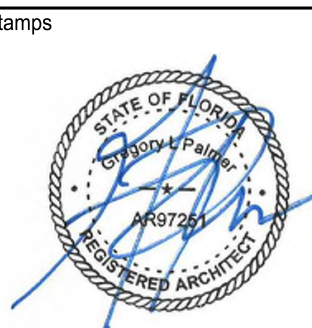


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1285 N OCEAN BLVD.
PALM BEACH, FLORIDA



issue
2024-12-20 ARCOM MEETING
ARC-24-0040

date 2024-08-26
scale AS NOTED
drawn SD checked GP
project no. 235732
title SITE DATA:
SITE PLAN (ADDITIONAL INFO)
sheet number

A-1.015

NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION

STORMWATER RETENTION CALCULATIONS
(Basin A)

A. SITE INFORMATION

Total Property Area =14,575 sq.ft.

Total Basin Area = 14,008 sq.ft.

Drainage Area Impervious Surface = 7,704 sq.ft.

Drainage Area Pervious Surface = 6,304 sq.ft.*

*Minimum required by zoning code without a variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method ($Q=CiA$) where:
 $C = 1.0$ (impervious surface)
 $C = 0.2$ (pervious surface)
 $i = 2$ in/hr

Impervious Surface Runoff Volume:
 $1.0 \times 2 \text{ in/hr} \times 7,704 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 1,284 \text{ cu.ft.}$

Pervious Runoff Volume:
 $0.2 \times 2 \text{ in/hr} \times 6,304 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 210 \text{ cu.ft.}$

Total Volume to be Retained = 1,494 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #A-1	
L = Total Length of Trench Provided	= 40 ft
W = Trench Width	= 10 ft
K = Hydraulic Conductivity	= 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table	= 6.00 ft
DU = Un-Saturated Trench Depth	= 2.50 ft
DS = Saturated Trench Depth	= 0.00 ft
V = Volume Treated	= 1,668 cu.ft.

STORMWATER RETENTION CALCULATIONS
(Basin B)

A. SITE INFORMATION

Total Property Area =14,575 sq.ft.

Total Basin Area = 567 sq.ft.

Drainage Area Impervious Surface = 0 sq.ft.

Drainage Area Pervious Surface = 567 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method ($Q=CiA$) where:
 $C = 1.0$ (impervious surface)
 $C = 0.2$ (pervious surface)
 $i = 2$ in/hr

Impervious Surface Runoff Volume:
 $1.0 \times 2 \text{ in/hr} \times 0 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 0 \text{ cu.ft.}$

Pervious Runoff Volume:
 $0.2 \times 2 \text{ in/hr} \times 567 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 19 \text{ cu.ft.}$

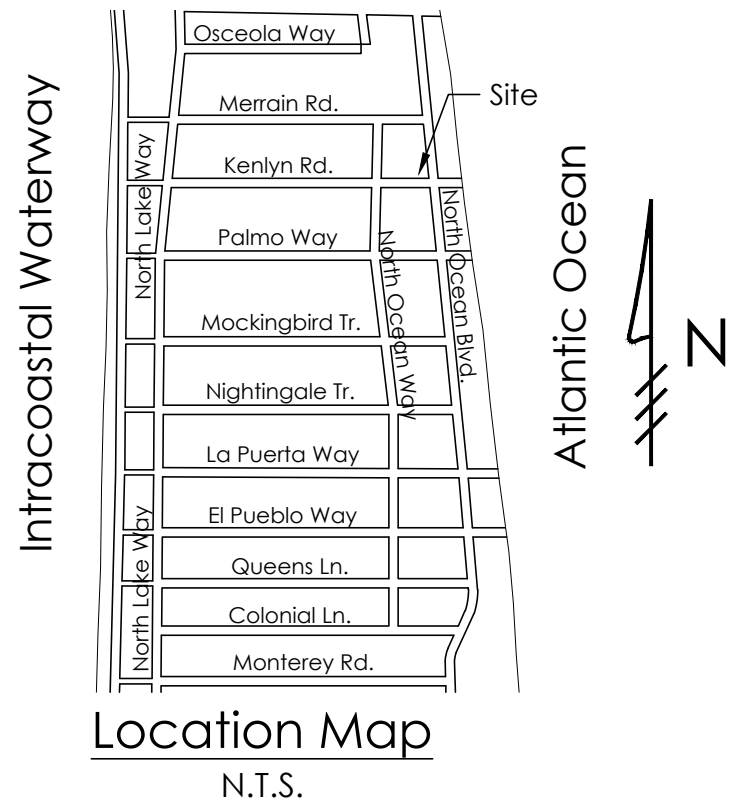
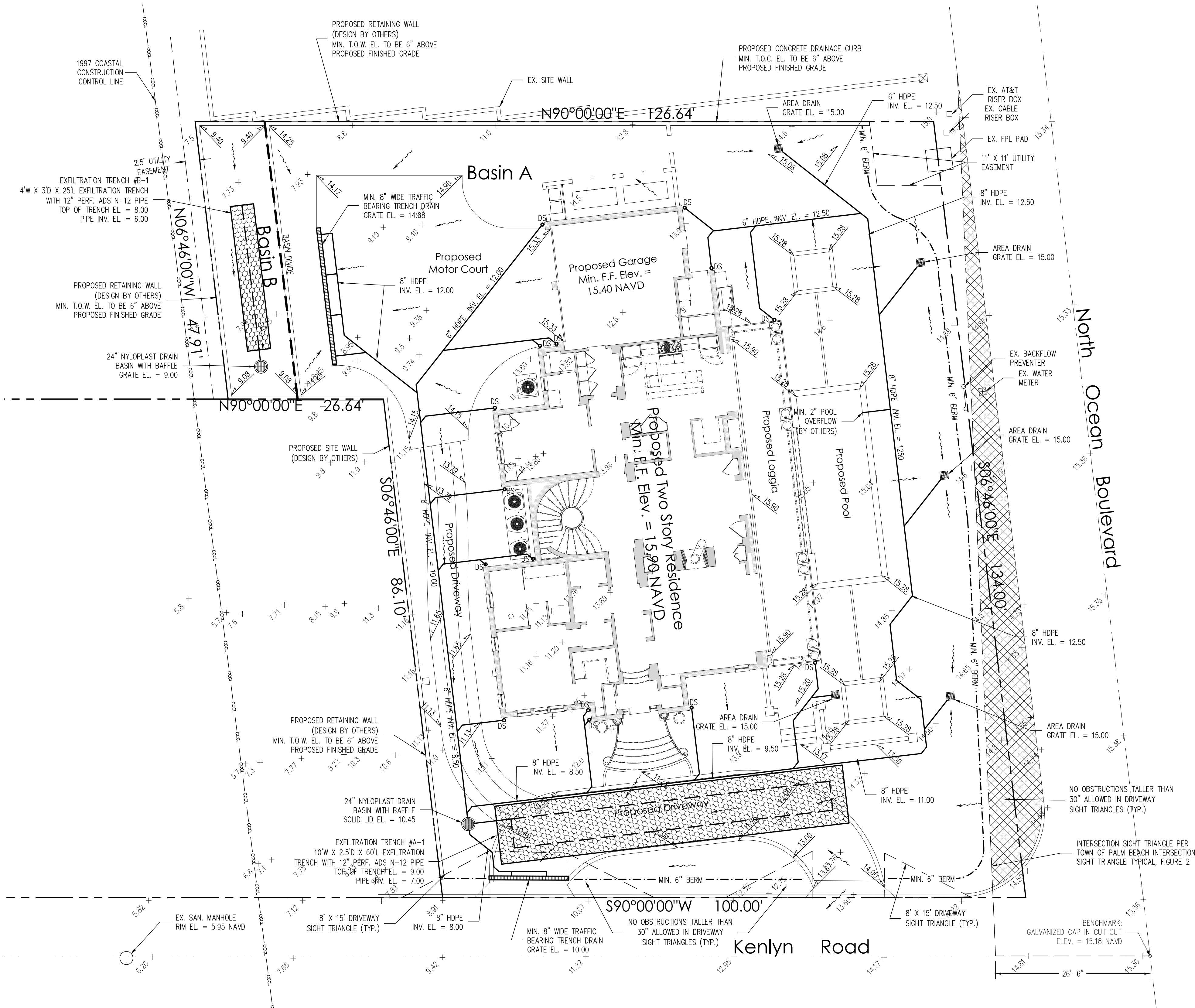
Total Volume to be Retained = 19 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #B-1	
L = Total Length of Trench Provided	= 25 ft
W = Trench Width	= 4 ft
K = Hydraulic Conductivity	= 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table	= 6.00 ft
DU = Un-Saturated Trench Depth	= 3.00 ft
DS = Saturated Trench Depth	= 0.00 ft
V = Volume Treated	= 383 cu.ft.

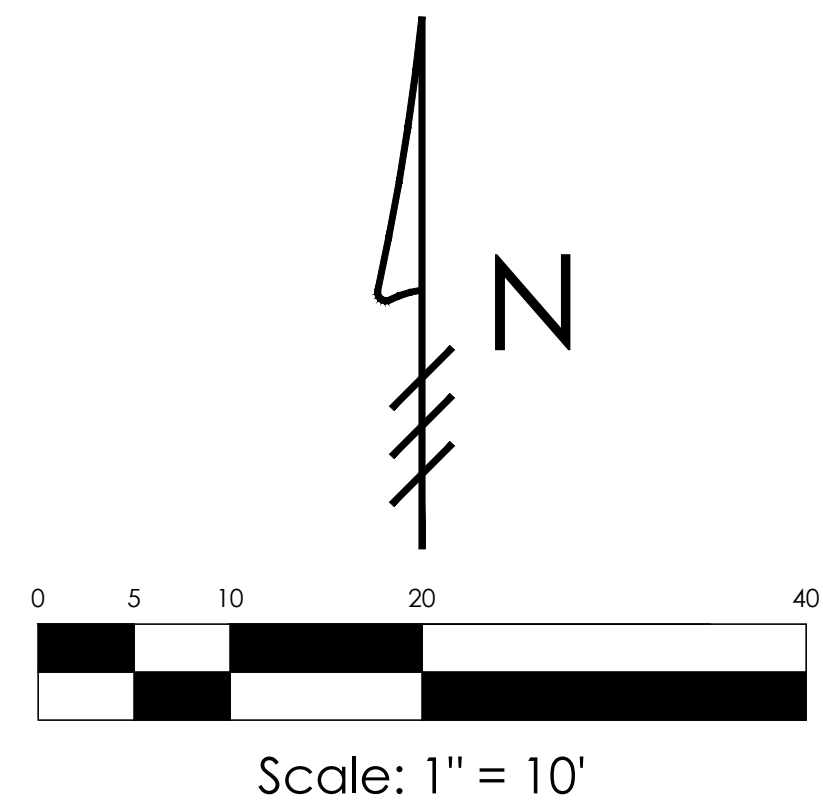
Notes:

- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- Video inspection of storm drainage system required prior to installation of sod.



Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



GRUBER
CONSULTING
ENGINEERS

2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401

☎ 561.312.2041
✉ office@gruberengineers.com

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CALL 1-800-432-4770
SUNSHINE STATE ONE
CALL OF FLORIDA, INC.

Contractor is responsible for
obtaining location of existing
utilities prior to commencement
of construction activities.

Conceptual Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

1285 North Ocean Boulevard
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2024-0034
Issue Date	12/03/2024
Scale	1" = 10'

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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signed and sealed by Chad M. Gruber
on the date adjacent to the seal using
a SHA authentication code.
Printed copies of this document are
not considered signed and sealed and
the SHA authentication code must be
verified on any electronic copies.

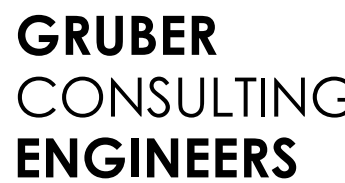
SHEET NUMBER:

C-1

Plan Background from Site Plan by
Harrison Design Received 12/3/24

ARC-24-0040

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✉ office@gruberengineers.com

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SUNSHINE STATE ONE
CALL OF FLORIDA, INC.**

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Conceptual Const. Staging/Erosion Control Plan For:

PROPOSED RESIDENCE

1285 North Ocean Boulevard
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2024-0034
Issue Date	12/03/2024
Scale	1" = 10'

REVISIONS

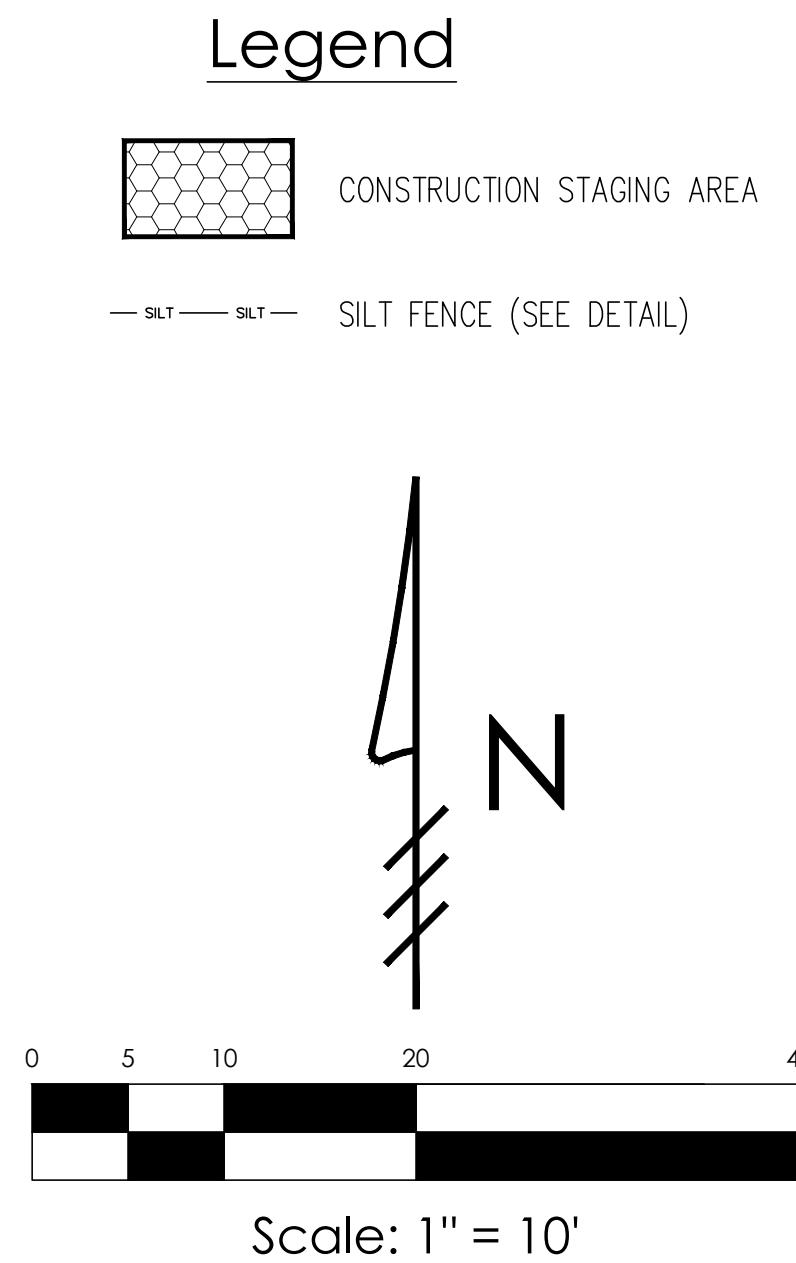
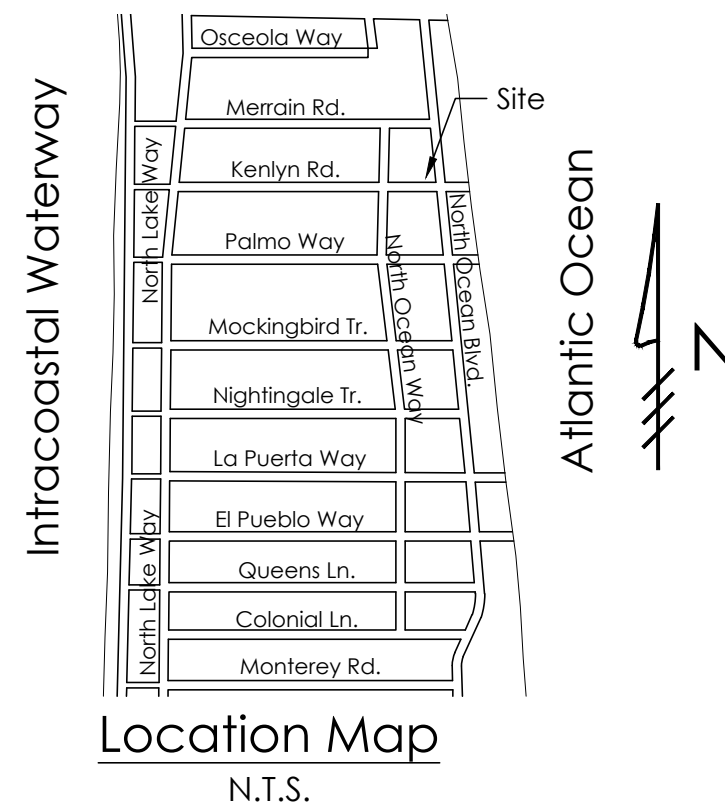
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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

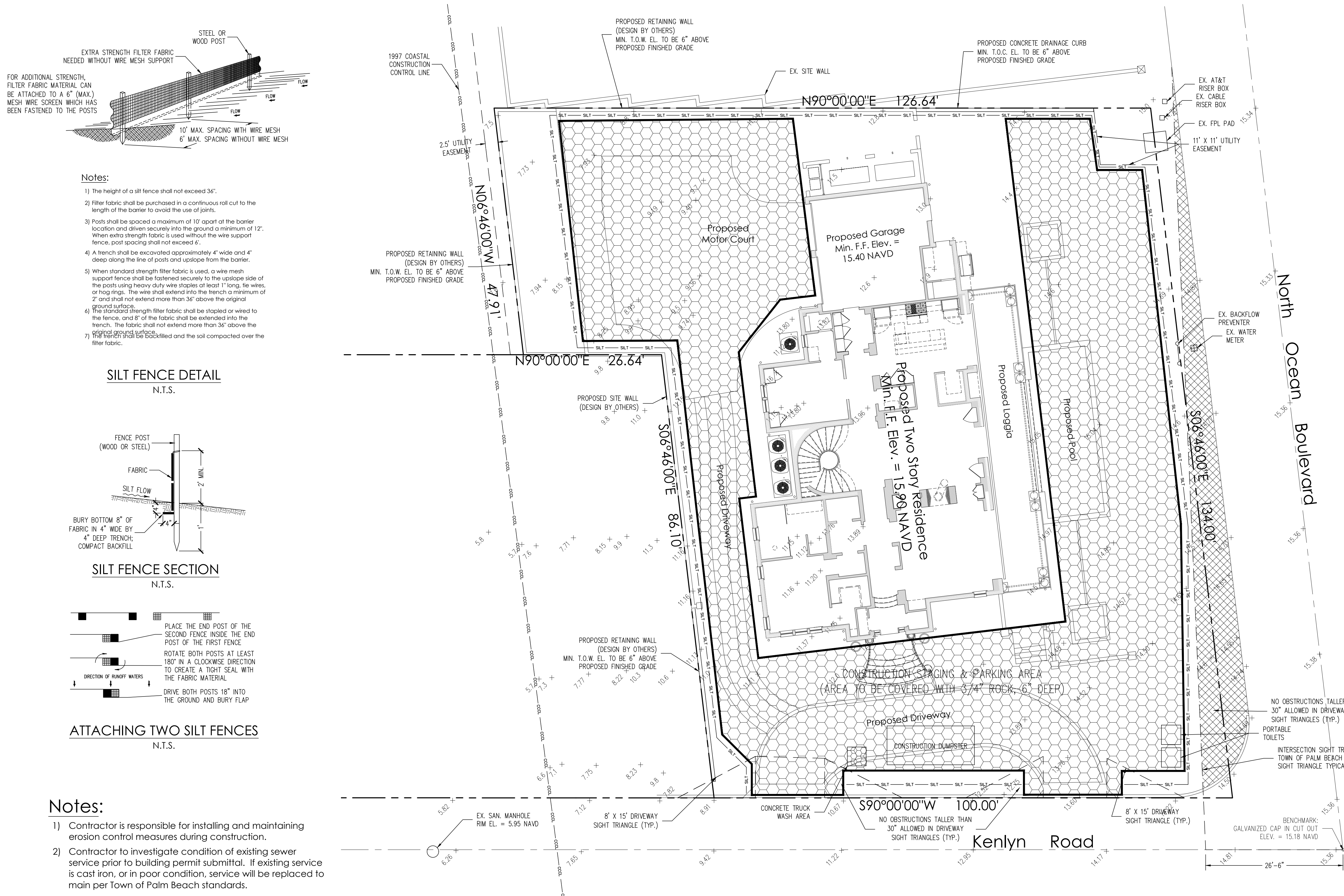
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SHEET NUMBER

EC-1



Plan Background from Site Plan by
Harrison Design Received 12/3/24
ARC-24-0040
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Notes:

- 1) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 2) Contractor to investigate condition of existing sewer service prior to building permit submittal. If existing service is cast iron, or in poor condition, service will be replaced to main per Town of Palm Beach standards.



1
R-1
RENDERING 1 (ARCOM MEETING 10-23)
SCALE: NTS



2
R-1
RENDERING 1 (ARCOM MEETING 02-26)
SCALE: NTS



3
R-1
RENDERING 1 (ARCOM MEETING 03-26)
SCALE: NTS



4
R-1
RENDERING 1 (ARCOM MEETING 04-23)
SCALE: NTS

H

HARRISON DESIGN

24 Tenth Street South
Naples, FL 34102
phone: 239-206-5909
harrisonsdesign.com

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PALM BEACH, FLORIDA

stamps

STATE OF FLORIDA
PROFESSIONAL ARCHITECT
198701

issue

2024-12-20 ARCOM MEETING

ARC-24-0040

date

2024-08-26

scale

NTS

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project no.

235732

title

RENDERINGS 1
(ARCOM PROPOSALS)

sheet number

R-1

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1
R-1A

RENDERING 1 (ARCOM MEETING 04-23)
SCALE: NTS

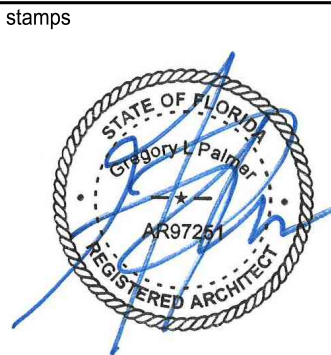


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