

Building Renovations for: 380 S County Road Palm Beach, FL 33480

THE PROPOSED WORK INCLUDES:

- RENOVATION OF THE EXISTING 2-STORY 6,226 SQUARE FOOT BUILDING
- ADDITION OF 497 SQUARE FOOT COVERED PORCH
- ADDITION OF 1,677 SQUARE FEET OF RESTAURANT/KITCHEN/SUPPORT SPACE TO THE GROUND FLOOR UNDER EXISTING SECOND FLOOR FOOTPRINT
- ADDITION OF 327 SQUARE FEET TWO-STORY ADDITION INCLUDING GROUND FLOOR BACK OF HOUSE AND OF FUTURE SECOND FLOOR OFFICE.
- NEW FOUNDATION
- NEW STRUCTURAL MASONRY WALLS
- NEW EXTERIOR DOORS & WINDOWS
- NEW EXTERIOR FINISHES
- NEW ROOF
- NEW ROOFTOP HVAC EQUIPMENT
- NEW ASSOCIATED HARDSCAPE AND LANDSCAPE



Architecture • Interior Design

285 BANYAN BLVD.
WEST PALM BEACH, FLORIDA 33401
ph: 561.684.6844 • spinaorourke.com
FL Lic. # AA26002399

Keith M. Spina # AR13419

REVISED FINAL SUBMITTAL 03.02.22

ARCOM (ARC-21-038) - FEBRUARY 23, 2021

ZONING (ZON-21-002) - MARCH 09, 2022

Landscape Architect
Environmental Design Group

139 NORTH COUNTY ROAD - SUITE 20-B
PALM BEACH, FL 33480
561.832.4600

Civil / Traffic Engineer
Simmons & White

2581 METROCENTRE BLVD. SUITE 3
WEST PALM BEACH, FL 33407
561.473.7848

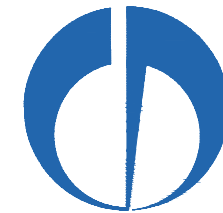
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By elyn at 2:21 pm, Mar 02, 2022

NO.	SHEET TITLE
	ARCHITECTURAL
CVR	COVER SHEET
41.0.1	SURVEY
AC.0.1	SITE LOCATION MAP
AC.0.2	SUBJECT PROPERTY
AC.0.3	CONTEXT IMAGES
AC.0.4	CONTEXT IMAGES
AC.0.5	CONTEXT IMAGES
AC.0.6	CONTEXT IMAGES
AC.0.7	CONTEXT IMAGES
AC.0.8	CONTEXT IMAGES
AC.1.0	ZONING LEGEND
AC.1.1	EXISTING SITE PLAN
AC.1.2	PROPOSED SITE PLAN
AC.1.3	LOT COVERAGE
AC.1.4	VARIANCE DIAGRAMS
AC.1.5	OVERALL PLANS
AC.1.6	PROPOSED GROUND FLOOR PLAN
AC.1.7	OVERALL DEMOLITION PLANS
AC.1.8	VALET TRAFFIC PLAN
AC.3.1	PROPOSED ROOF PLAN
AC.4.1	OVERALL EXTERIOR ELEVATIONS
AC.4.2	EAST ELEVATIONS
AC.4.2A	EAST ELEVATIONS - COLORED
AC.4.3	SOUTH ELEVATIONS
AC.4.3A	SOUTH ELEVATIONS - COLORED
AC.4.4	NORTH ELEVATIONS
AC.4.4A	NORTH ELEVATIONS - COLORED
AC.4.5	WEST ELEVATIONS
AC.4.5A	WEST ELEVATIONS - COLORED
AC.4.6	EXTERIOR DETAILS
AC.4.7	EXTERIOR WALL DEMO DIAGRAMS & SECTION
AC.4.8A	VIEW FROM SOUTHEAST - EXISTING
AC.4.8B	VIEW FROM SOUTHEAST - PROPOSED
AC.4.9A	VIEW FROM SOUTHWEST - EXISTING
AC.4.9B	VIEW FROM SOUTHWEST - PROPOSED
	LANDSCAPE
L2.0	EXISTING VEGETATION INVENTORY & ACTION PLAN
L3.0	DEMOLITION & VEGETATION ACTION PLAN
L4.0	CONSTRUCTION SCREENING PLAN
L5.0	CONSTRUCTION STAGING PLAN
L6.0	TRUCK LOGISTICS PLAN
L7.0	SITE PLAN
L8.0	LANDSCAPE PLAN
L8.1	RENDERED LANDSCAPE PLAN
L8.2	NATIVE LANDSCAPE PLAN
L8.3	PLANT SCHEDULE
L8.4	PLANTING DETAILS & SPECIFICATIONS
L9.0	LANDSCAPE LIGHTING PLAN
L10.0	RENDERED LANDSCAPE ELEVATIONS
L11.1	RENDERED LANDSCAPE ELEVATIONS
	CIVIL
1 OF 1	CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.3594
spinaorourke.com
FL Lic. # AA26002399

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Building Additions for:
380 S. County Road
Palm Beach, FL 33480

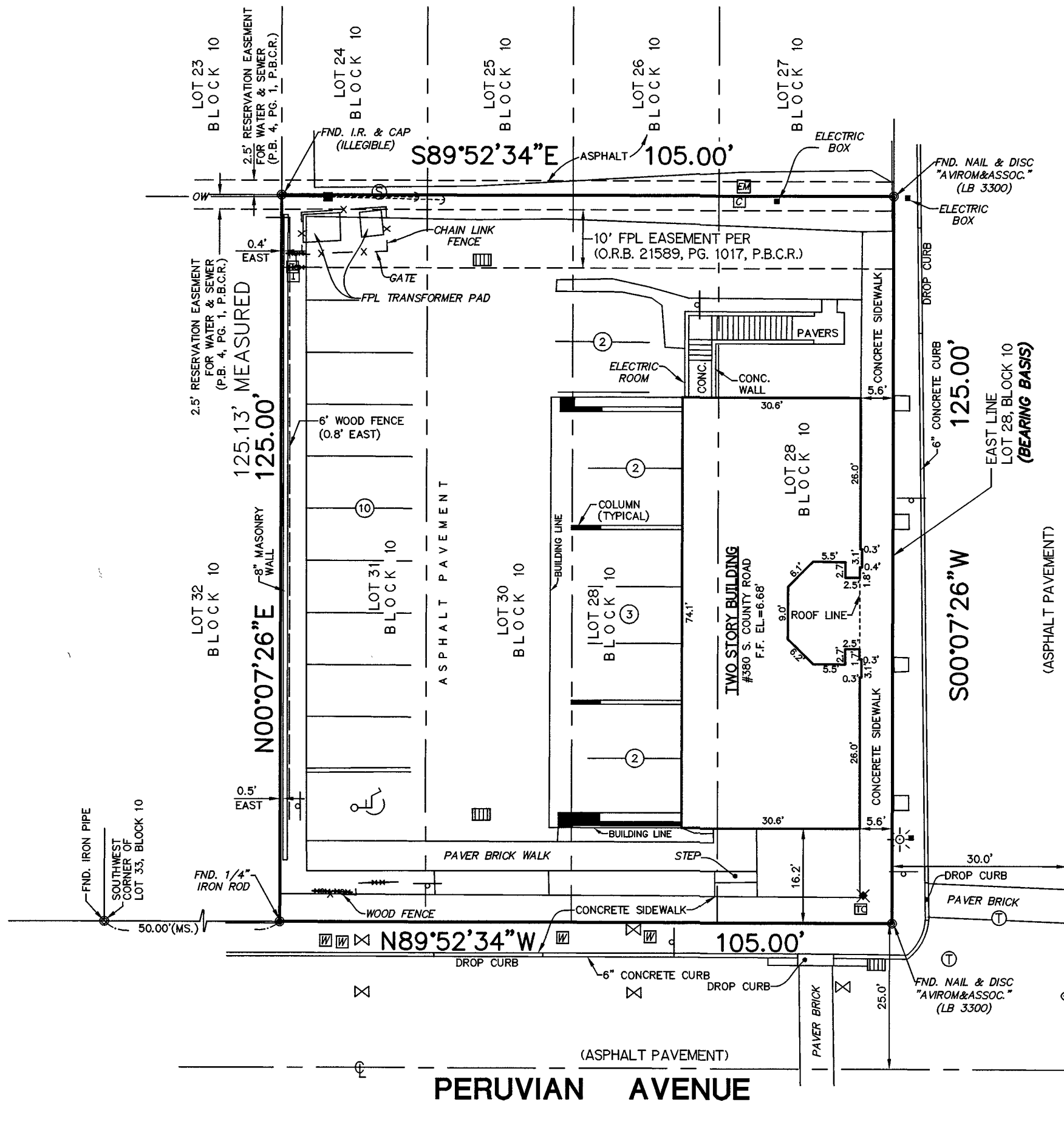
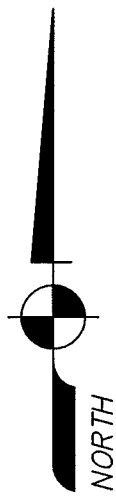
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Revisions:

Project no: 21076
Date: 12.27.21
Drawn by: CG
Project Architect: NF

AC
FINAL SUBMITTAL

COVER SHEET



LEGEND

- BACK FLOW PREVENTOR VALVE
- CABLE TELEVISION SERVICE
- CATCH BASIN
- CLEAN OUT
- CONCRETE UTILITY POLE
- DOUBLE DETECTOR CHECK VALVE
- DRAINAGE MANHOLE
- ELECTRIC METER
- ELECTRIC SERVICE BOX
- FIRE HYDRANT
- GUY ANCHOR
- HANDICAP PARKING
- IRRIGATION CONTROL BOX
- NUMBER OF REGULAR PARKING
- OVERHEAD WIRES
- SANITARY MANHOLE
- SIGNAL POLE
- SIGN (UNLESS NOTED)
- TELEPHONE MANHOLE
- VALVE
- WATER METER
- TRAFFIC SIGNAL CONTROL BOX

SUMMARY TABLE

SCHEDULE B, SECTION II EXCEPTIONS OF TITLE
COMMITMENT NO. 2989141
ISSUED BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY

EXCEPTION NUMBER AND RECORDING INFORMATION		AFFECTS SUBJECT PROPERTY	ACTION TAKEN
No. 7	P.B. 4/1	YES	SHOWN
No. 8	O.R.B. 20147/828	YES	NOT PLOTTABLE
	O.R.B. 23644/506	YES	NOT PLOTTABLE
	O.R.B. 23644/513	YES	NOT PLOTTABLE
No. 9	O.R.B. 21589/1017	YES	SHOWN
No. 10	O.R.B. 22885/1807	YES	NOT PLOTTABLE
No. 11	O.R.B. 22922/906	YES	NOT PLOTTABLE
No. 12	O.R.B. 25191/1739	YES	NOT PLOTTABLE
No. 13	O.R.B. 23644/579	YES	NOT PLOTTABLE
No. 14	O.R.B. 23644/587	YES	NOT PLOTTABLE

SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Commonwealth Land Title Insurance Company, Title Commitment No. 6301388, effective date March 22, 2017 @ 8:00 A.M. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Aviram & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- The land description shown hereon is in accord with the Title Commitment.
- No underground improvements were located.
- Bearings, distances and/or angles shown hereon are in accord with the plot and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the east line of Lot 28 having a bearing of S00°07'26"W.
- The property described hereon lies within Flood Zone A7, Base Flood Elevation 7 feet, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 120220 0003 C, dated 09/30/82.
- Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
- Benchmark Description: Palm Beach County Engineering Division Benchmark No. J310, Elevation =15.023 (NGVD 1929).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1"=20' (1:240).
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- Abbreviation Legend: C = Centerline; C.B.S. = Concrete, Block & Stucco; CONC = Concrete; EL = Elevation; FND = Found; F.F. = Finished Floor; FP&L = Florida Power & Light; INV = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG = Page; P.L.S. = Professional Surveyor and Mapper; R.C.P. = Reinforced Concrete Pipe; O.R.B. Official Records Book.
- Property Address: 380 South County Road, Palm Beach FL 33480.

LAND DESCRIPTION:

Lots 28, 29, 30 and 31, Block 10, REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, according to the Plat thereof, as recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida, and containing 13,125 square feet (0.3013 acres) more or less.

CERTIFIED TO:

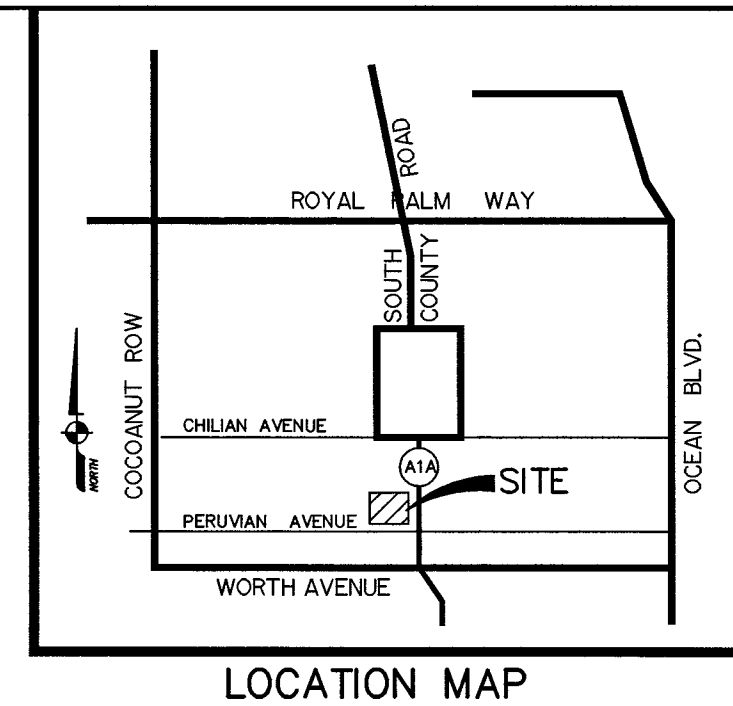
380 South County, LLC, a Florida limited liability company
John D. O'Neill, P.A.
Commonwealth Land Title Insurance Company
Alley, Mooss, Rogers & Lindsey, P.A.
Manufacturers and Traders Trust Company, its successors and/or assigns

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 4/19/2017

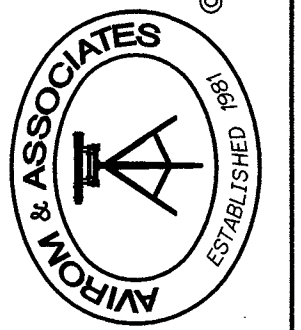
JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

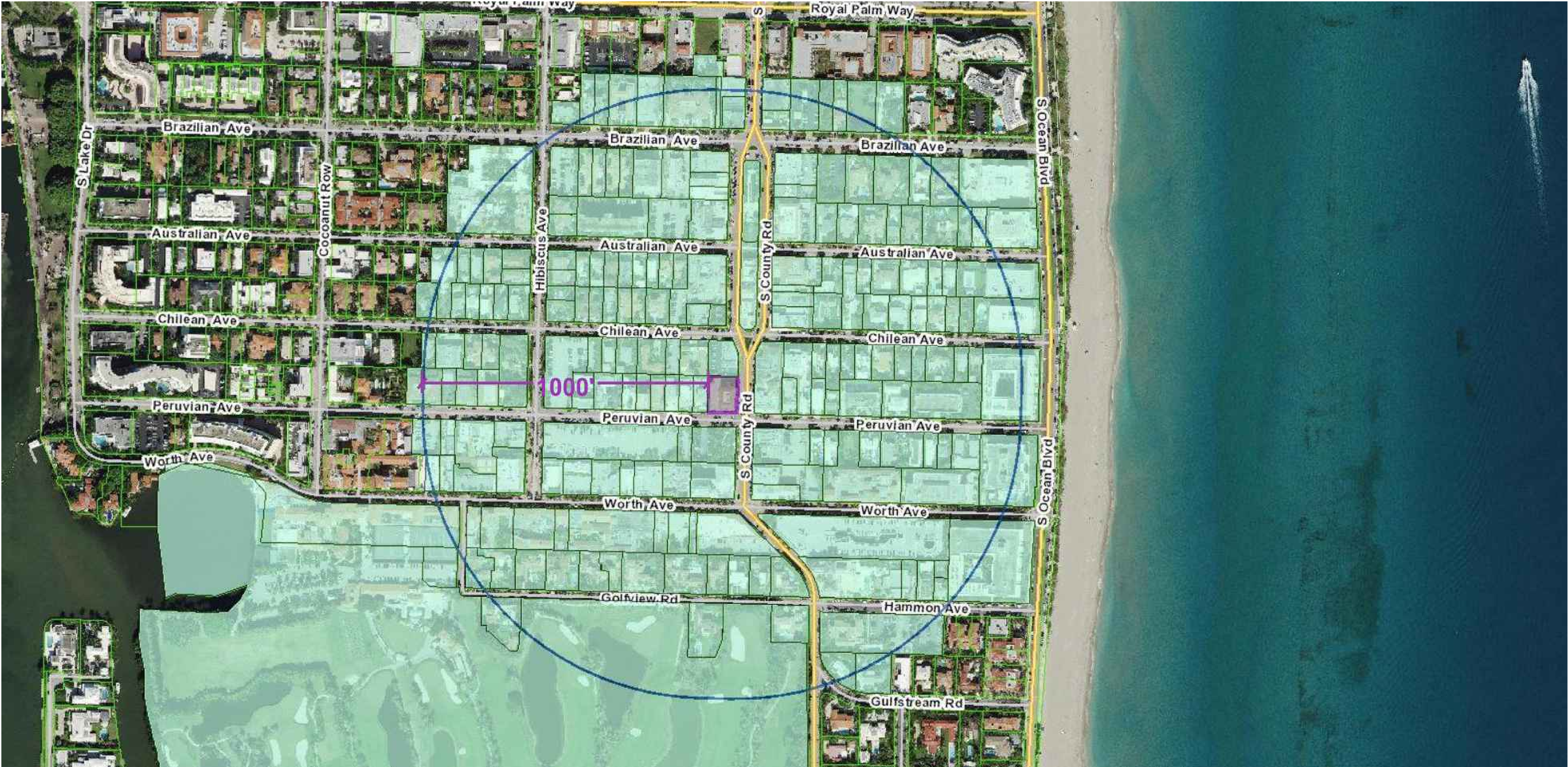


BOUNDARY SURVEY
LOTS 28-31, BLOCK 10
REVISED MAP OF ROYAL PARK
ADDITION TO PALM BEACH
(P.B. 4, PG. 1, P.B.C.R.)
PALM BEACH COUNTY, FLORIDA.

SCALE 1" = 20'	REVISIONS	DATE	BY	CK
DATE 10/18/05	FIELD UPDATE SURVEY (F.B. 1388/24)	05/15/07	N.L.	J.T.D.
BY C.L.P.	FIELD UPDATE SURVEY (F.B. 1513/56-59)	07/05/10	W.R.E.	J.T.D.
CK'D. J.T.D.	FIELD UPDATE SURVEY (SKETCH)	04/07/2017	A.S.B.	J.T.D.
F.B.1303PG. 04	REVISED PER NEW TITLE COMMITMENT	04/19/2017	K.S.B.	J.T.D.
JOB NO. 7923				

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594, FAX (561) 394-7125
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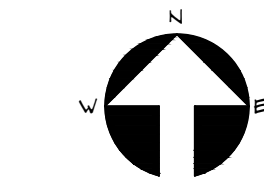


SITE LOCATION MAP

SITE LOCATION MAP

AC 0.1

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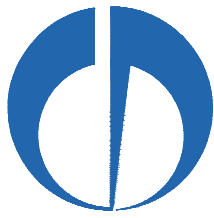


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Project Architect: NF

Revisions:

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Architecture • Interior Design
Keith W. Spina #AR12419

285 BANYAN BLVD
West Palm Beach, Florida 33401
561.684.6844 • Fax 561.684.3594
spinaorourke.com
FL Lic # AR0502297



EXISTING NORTH-EAST PERSPECTIVE



EXISTING EAST FACADE



EXISTING SOUTH-EAST PERSPECTIVE



EXISTING SOUTH-WEST PERSPECTIVE

285 BANYAN BLVD
West Palm Beach, Florida 33401
561.684.6844 • Fax 561.684.3594
spinaorourke.com
FL Lic # AR000297

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Keith W. Spina # AR1519

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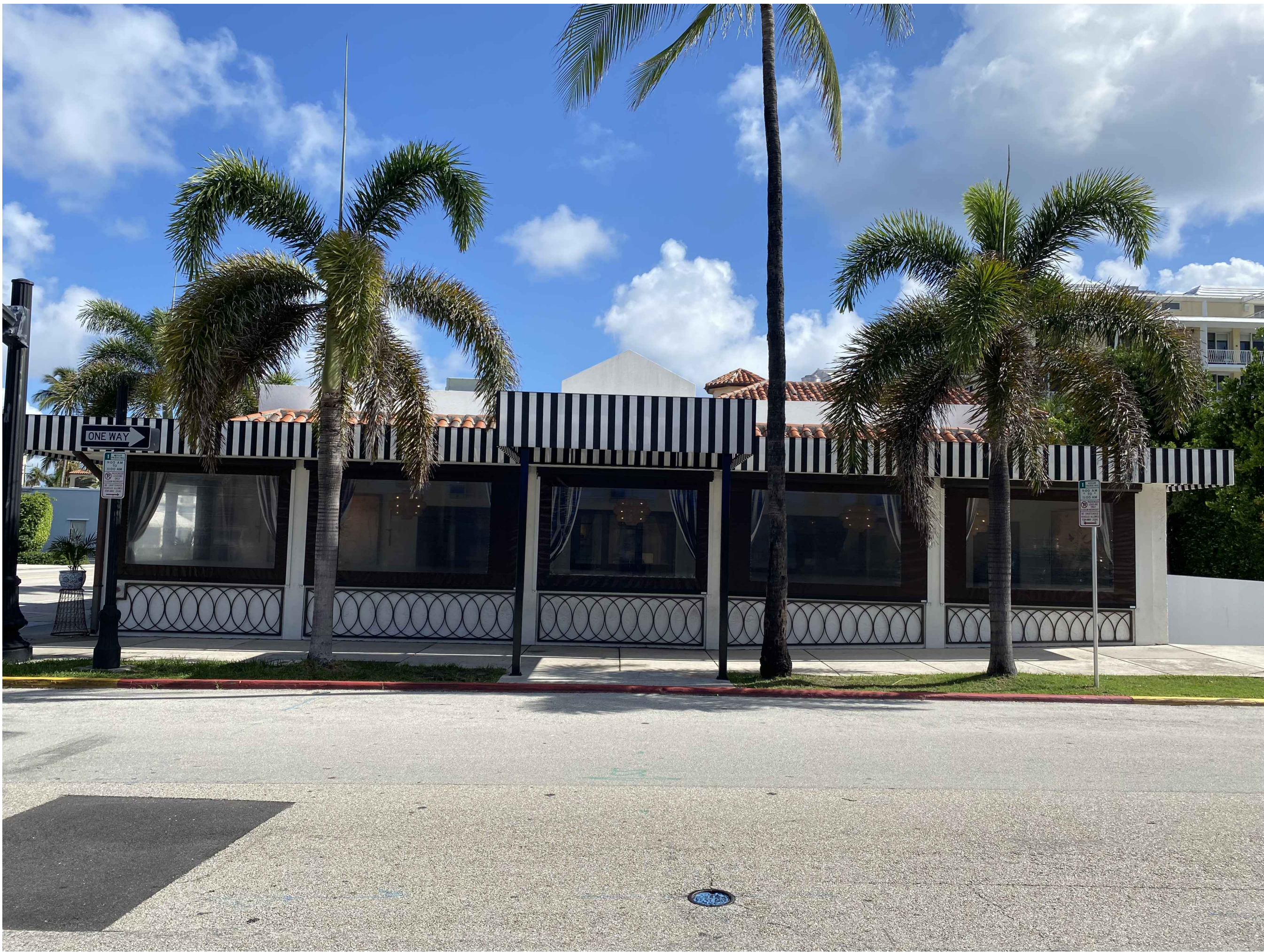
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SUBJECT PROPERTY

AC 0.2

FINAL SUBMITTAL



375 S COUNTY RD.



375 S COUNTY RD.



375 S COUNTY RD.



375 S COUNTY RD.



376 S COUNTY RD.



376 S COUNTY RD.



211 PERUVIAN AVE.



211 PERUVIAN AVE.

CONTEXT IMAGES

AC 0.4

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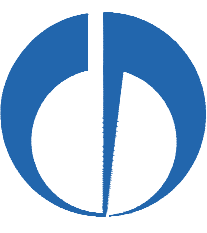
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spinaorourke.com
FL Lic # AC0502297



400 S COUNTY RD.



401 S COUNTY RD.



360 S COUNTY RD.



360 S COUNTY RD.



356 S COUNTY RD.



361 S COUNTY RD.



365 S. COUNTY RD.



201 CHILEAN AVE.



214 CHILEAN AVE.