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Property location:  
1160 N Ocean Blvd  
Palm Beach, FL 33480

Letter of Intent (LOI)

The proposed beach house, located at 1160 N. Ocean Blvd, on the east side of N. Ocean Blvd will be located in the Beach Area district. The new structure will include 320 square feet of interior conditioned space. The interior space will include seating area and a powder room. The Architectural Style of the new structure will represent a Bermuda Vernacular style that is consistent with the main residence.

This application is being submitted for approval by the Architectural Review Board. The application is also being submitted for approval of a special exception to allow for the maximum square footage allowed on lots 150 feet or greater in width

The exterior finish consists of smooth stucco surfaces with stucco banding to provide an aesthetically pleasing façade. Each single hung window and folding glass door will be picture framed with an accent sill to provide architectural interest. All windows and doors include code mandated and approved hurricane impact resistant products. Accent banding and ornamental aluminum shutters will be provided to enhance the character of the new beach house while complimenting the main residence.

The construction will consist of exterior concrete masonry unit (CMU) load bearing walls, with code required concrete tie columns and beams. The interior partitioning will consist of industry standard metal framing and gypsum board sheathing. The beach house will include a hip roof with concrete roof tiles. The concrete tile roof will be a white color and include a pleasing 4/12 slope with copper drip edge to match the existing residence

The site work includes new paver entry, walkway and patio space. The existing landscaping and fencing will be reworked to accommodate the ocean vista area requirements. New landscaping is being proposed to replace the existing shrubs to be removed and to add new coconut palm trees. New wood stairs are proposed to regain beach access. The existing seawall will be repaired and painted.

Sincerely,



Shorebreak Designs  
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AR101052