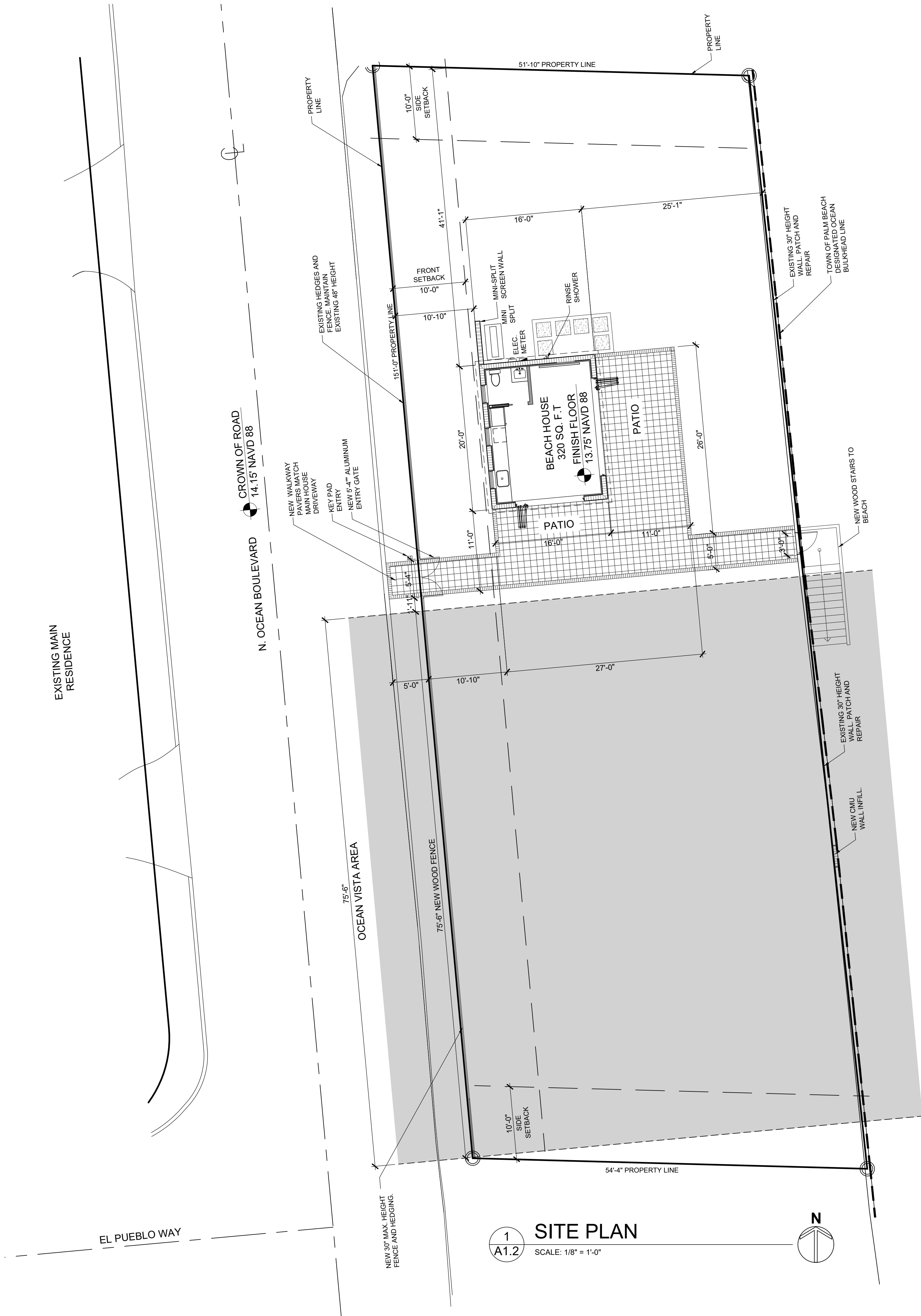


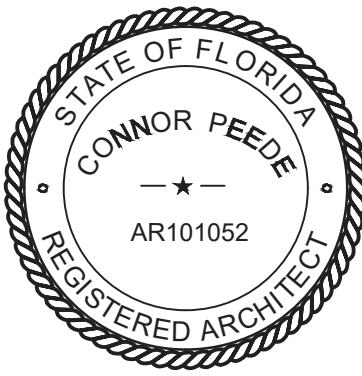
Line #	Zoning Legend			
1	Property Address:	1160 N. Ocean Blvd.		
2	Zoning District:	BEACH AREA		
3	Structure Type:	Beach House		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	7,964	7,964	7,964
6	Lot Depth	n/a	51'-10"	51'-10"
7	Lot Width	n/a	151'-0"	151'-0"
8	Lot Coverage (Sq Ft and %)	55% (4,380 sf)	n/a	12% (920 sf)
9	Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Accessory Structures, etc.)	500	n/a	320
10	Cubic Content Ratio (CCR) (R-B ONLY)	n/a	n/a	n/a
11	*Front Yard Setback (Ft.)	10'-0" W	10'-0" W	10'-10" W
12	* Side Yard Setback (1st Story) (Ft.)	10'-0" N	10'-0" N	4'-1" N
13	* Side Yard Setback (2nd Story) (Ft.)	n/a	n/a	n/a
14	*Rear Yard Setback (Ft.)	n/a E	n/a E	n/a E
15	Angle of Vision (Deg.)	n/a	n/a	n/a
16	Building Height (Ft.)	8'-0"	n/a	8'-0"
17	Overall Building Height (Ft.)	12'-0"	n/a	11'-6"
18	Crown of Road (COR) (NAVD)	14.15	14.15	n/a
19	Max. Amount of Fill Added to Site (Ft.)	n/a	n/a	n/a
20	Finished Floor Elev. (FFE)(NAVD)	Natural Grade	n/a	14.07
21	Zero Datum for point of meas. (NAVD)	14.07	14.07	14.07
22	FEMA Flood Zone Designation	n/a	x	n/a
23	Base Flood Elevation (BFE)(NAVD)	n/a	n/a	n/a
24	Landscape Open Space (LOS) (Sq Ft and %)	45% (3,584 sf)	n/a	88%(7,044 sf)
25	Perimeter LOS (Sq Ft and %)	n/a	n/a	n/a
26	Front Yard LOS (Sq Ft and %)	n/a	n/a	n/a
27	**Native Plant Species %	25%	100%	95%



1 SITE PLAN
A1.2 SCALE: 1/8" = 1'-0"

SHOREBREAK DESIGNS
ARCHITECTURE + PLANNING

CONNOR PEEDE, R.A. NCARB, A.I.A.
CONNOR9915@GMAIL.COM
561-379-3095



CONNOR PEEDE, R.A. NCARB, A.I.A.
FLORIDA AR101052
ARCHITECT

TO THE BEST OF MY KNOWLEDGE THE PLANS
AND SPECIFICATIONS COMPLY WITH THE
APPLICABLE MINIMUM BUILDING CODES AS
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FLORIDA STATUTES.

1160 N. OCEAN BLVD

BEACH HOUSE

1160 N OCEAN BOULEVARD, PALM BEACH FL 33480

MR. AND MRS. MADDOCK

PROJECT NUMBER
21.0015

PROJECT DATE
MARCH 8, 2022

REVISIONS

- 1
- 2
- 3
- 4
- 5
- 6
- 7

SUBMITTAL PHASE

ACROM & TOWN COUNCIL
ARC: 22-063
ZON: 22-046

SHEET CONTENTS

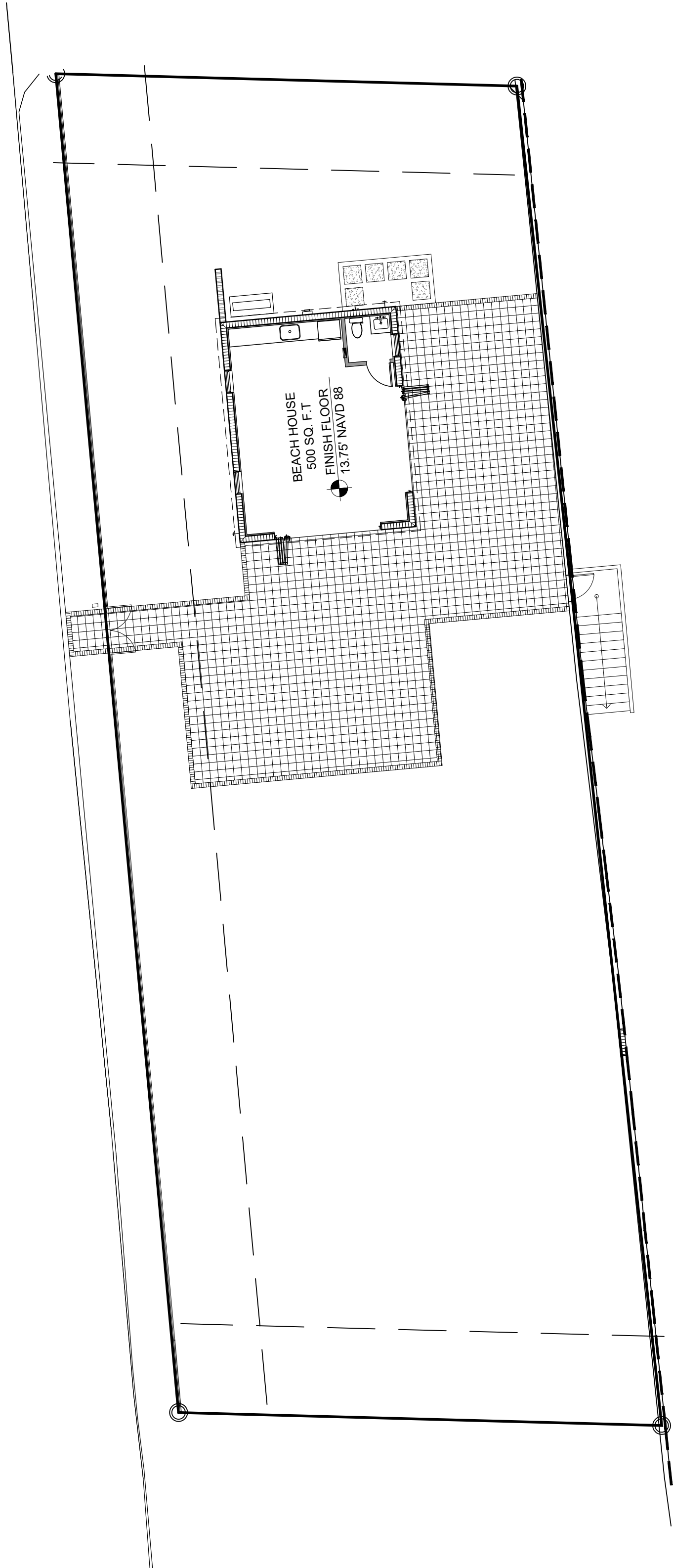
SITE
PLAN

SHEET NO.

A1.2

DEFERRED SITE PLAN

MAY 25, 2022 ARCOM

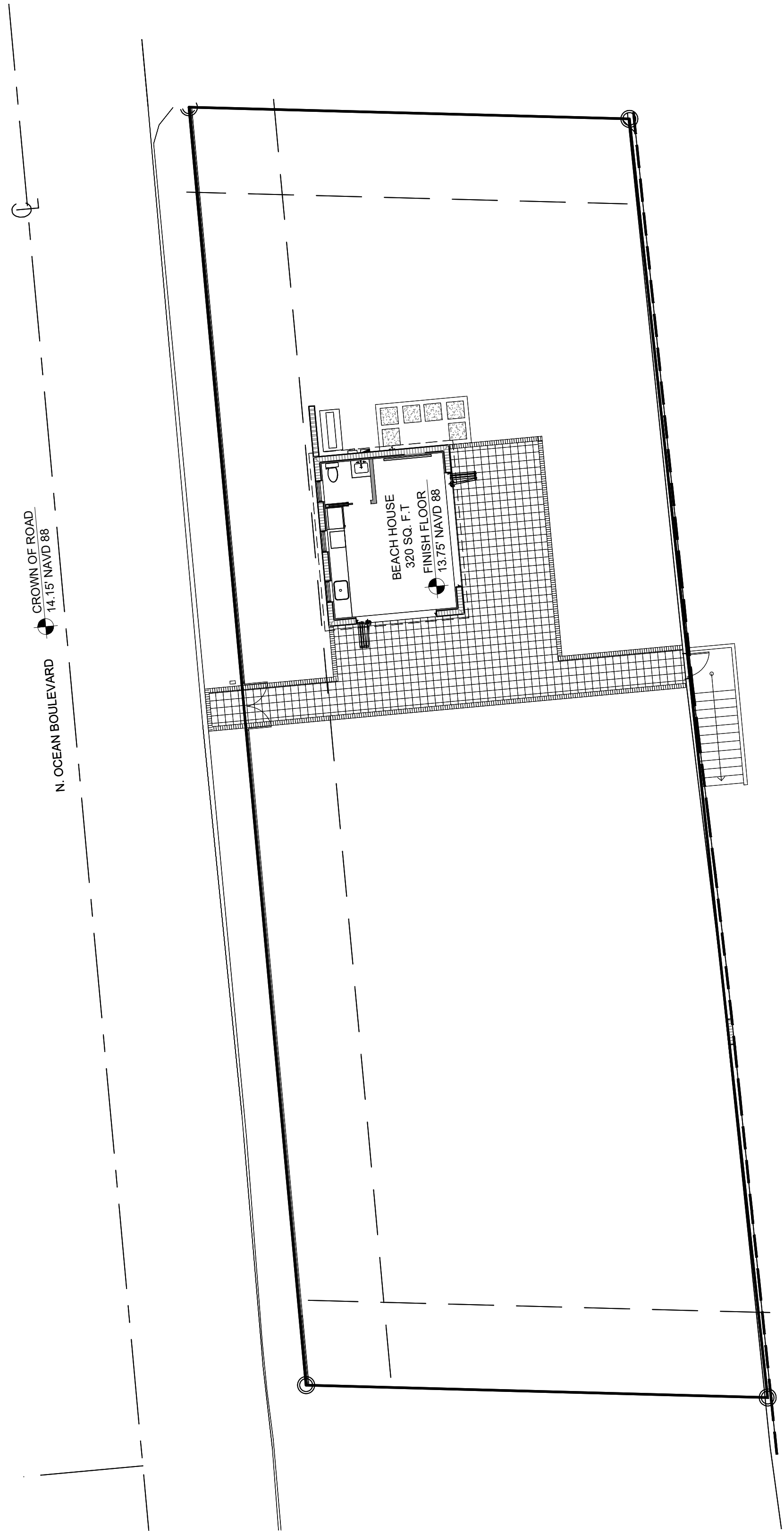


CALCULATIONS:

CABANA: 500 S.F
HARDSCAPE: 1,320 S.F.

PROPOSED SITE PLAN

JUNE 29, 2022 ARCOM



CALCULATIONS:

CABANA: 320 S.F
HARDSCAPE: 600 S.F.

1
A1.2

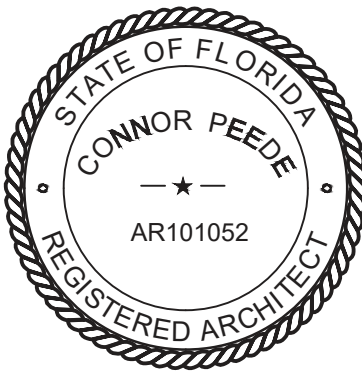
SITE PLAN

SCALE: 1/8" = 1'-0"



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BEACH HOUSE
1160 N OCEAN BOULEVARD, PALM BEACH FL 33480
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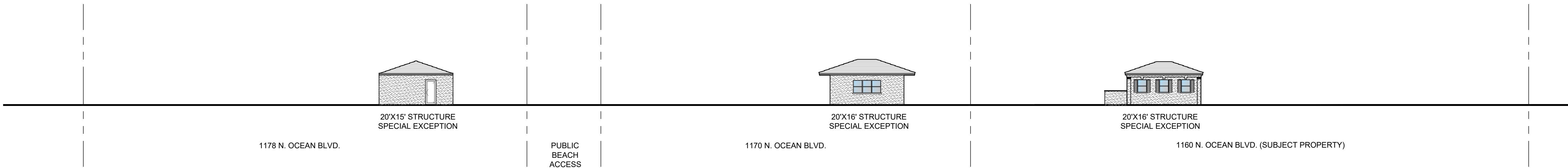
ACROM & TOWN COUNCIL
ARC: 22-063
ZON: 22-046

SHEET CONTENTS

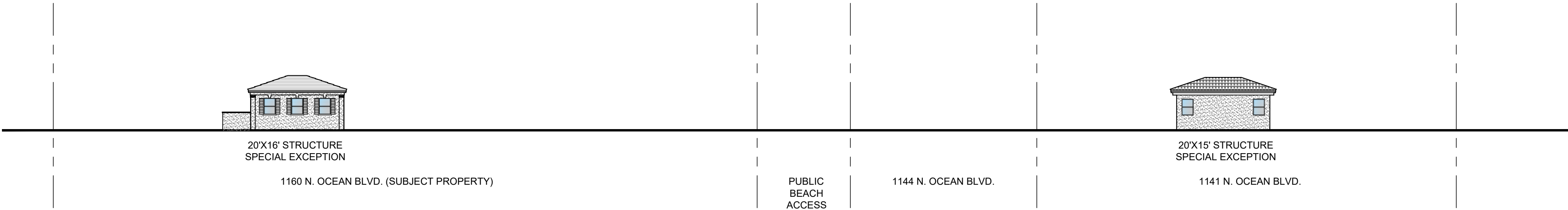
SITE PLANS
COMPARED

SHEET NO.

A1.2.1



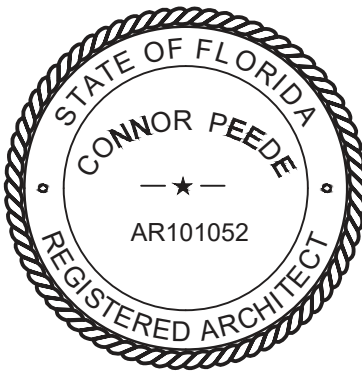
1
A1.3 N. OCEAN BLVD. STREET ELEVATION (A)
SCALE: 1/16" = 1'-0"



2
A1.3 N. OCEAN BLVD. STREET ELEVATION (B)
SCALE: 1/16" = 1'-0"

SHOREBREAK DESIGNS
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1160 N. OCEAN BLVD
BEACH HOUSE
1160 N OCEAN BOULEVARD, PALM BEACH FL 33480
MR. AND MRS. MADDOCK

PROJECT NUMBER
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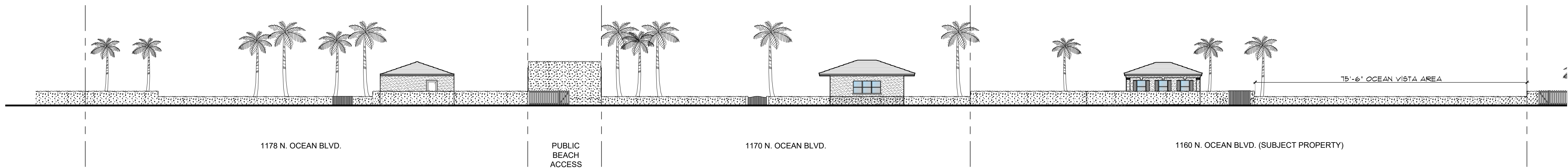
PROJECT DATE
MARCH 8, 2022

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SUBMITTAL PHASE
ACROM & TOWN COUNCIL
ARC: 22-063
ZON: 22-046

SHEET CONTENTS
STREET
ELEVATIONS

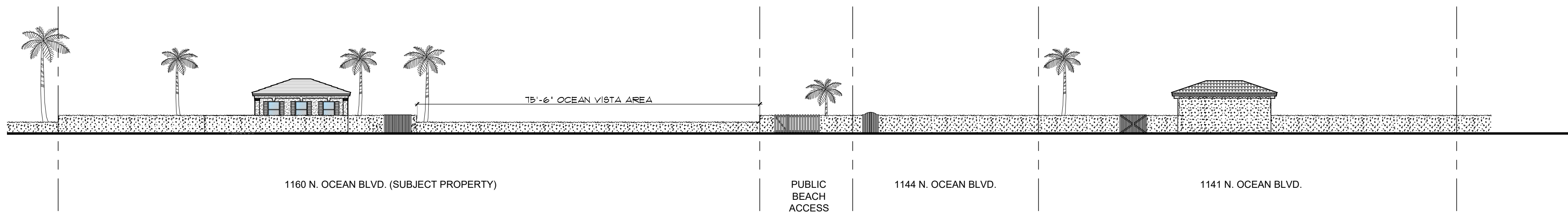
SHEET NO.
A1.3



1
A1.4

N. OCEAN BLVD. STREET ELEVATION (A)
LANDSCAPED

SCALE: 1/16" = 1'-0"



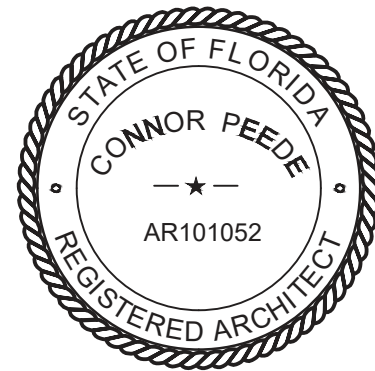
2
A1.4

N. OCEAN BLVD. STREET ELEVATION (B)
LANDSCAPED

SCALE: 1/16" = 1'-0"

SHOREBREAK DESIGNS
ARCHITECTURE + PLANNING

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ACROM & TOWN COUNCIL
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ZON: 22-046

SHEET CONTENTS

STREET
ELEVATIONS
WITH LANDSCAPING

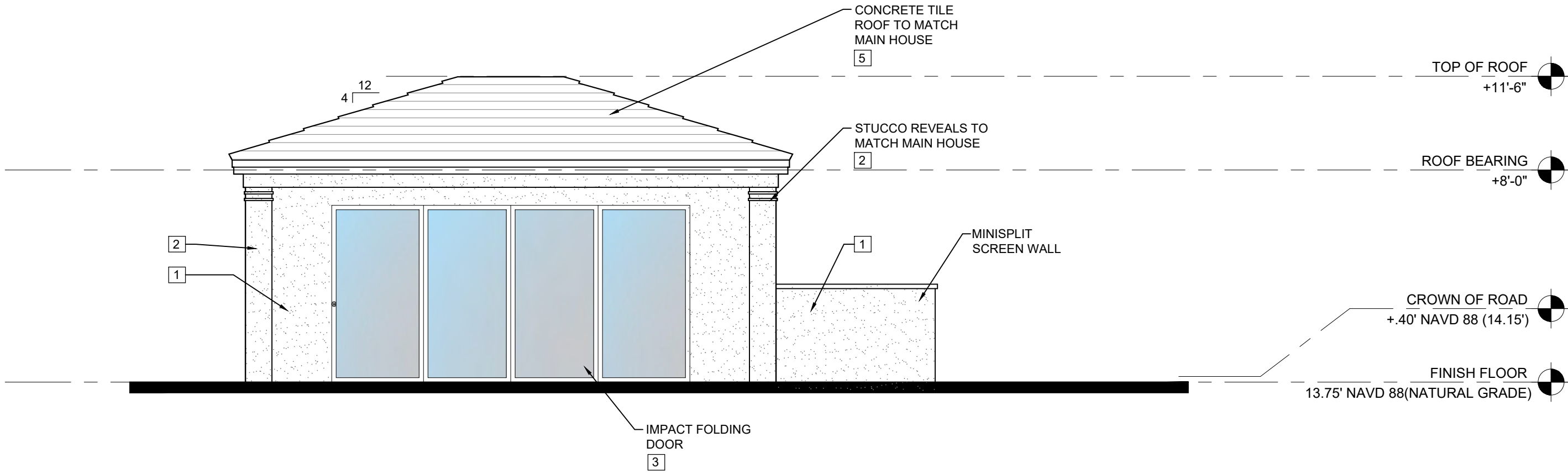
SHEET NO.

A1.4



PICTURE OF EXISTING MAIN RESIDENCE

- STUCCO BANDING AND REVEALS TO MATCH
- DECORATIVE SHUTTER MATERIAL AND COLOR TO MATCH
- SMOOTH STUCCO SURFACE AND COLOR TO MATCH
- ALUMINUM WINDOW AND DOORS TO MATCH

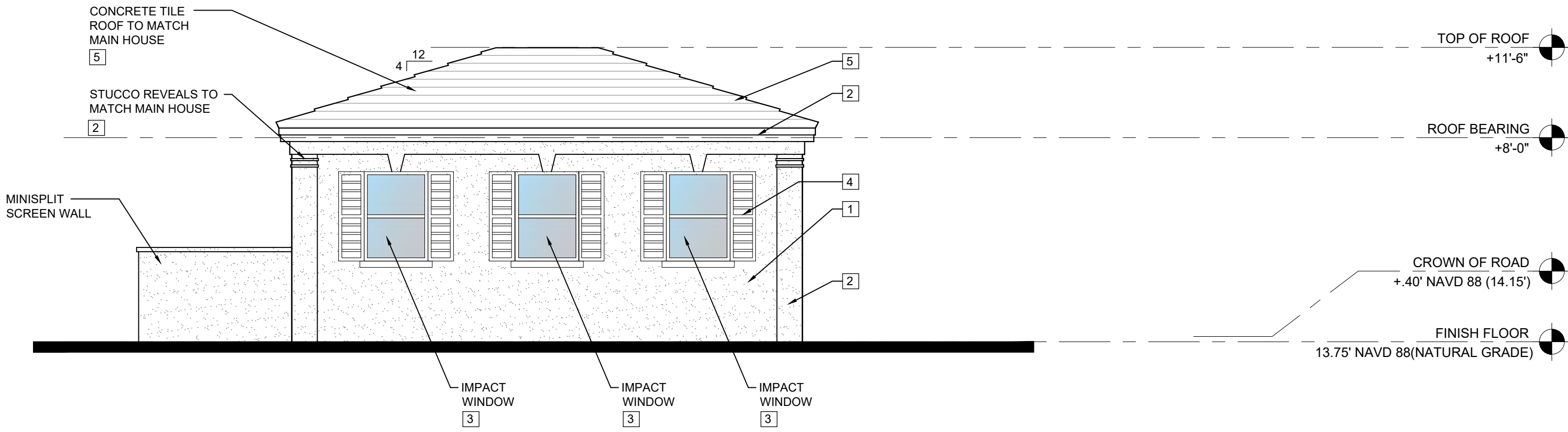


1 EAST ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



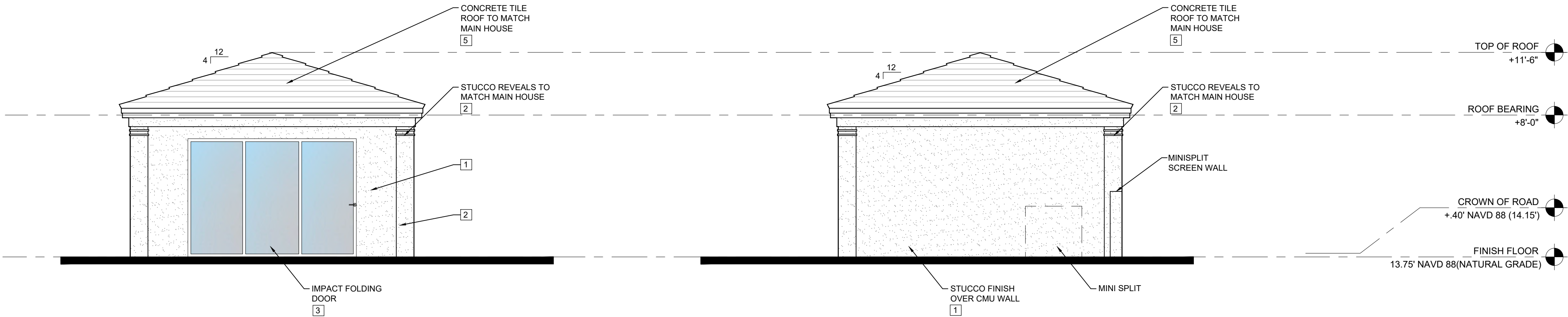
PICTURE OF EXISTING MAIN RESIDENCE

- CONCRETE ROOF TILES TO MATCH EXISTING
- SMOOTH STUCCO SURFACE AND COLOR TO MATCH
- DECORATIVE SHUTTER MATERIAL AND COLOR TO MATCH
- ALUMINUM WINDOW AND DOORS TO MATCH
- PAVER MATERIAL AND PATTERN TO MATCH EXISTING



2 WEST ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

- BUILDING COLOR SCHEME AND FINISHES**
- 1 STUCCO FINISH NO. 1
PINEAPPLE GROVE - BENJAMIN MOORE (MATCH EXISTING)
SMOOTH STUCCO FINISH (MATCH EXISTING)
 - 2 STUCCO FINISH NO. 2
CHANTILLY LACE - BENJAMIN MOORE (MATCH EXISTING)
STUCCO BANDING (MATCH EXISTING)
 - 3 WINDOW AND DOORS
ALUMINUM IMPACT RATED - WHITE FINISH
ES WINDOWS
 - 4 DECORATIVE SHUTTERS
ALUMINUM SHUTTERS TO MATCH EXISTING
COLOR: WHITE
 - 5 ROOF
FLAT CONCRETE TILES TO MATCH EXISTING
COLOR: WHITE

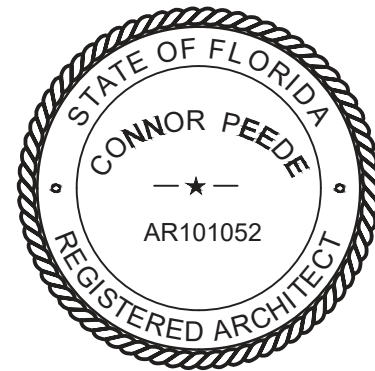


3 SOUTH ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

4 NORTH ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

SHOREBREAK DESIGNS
ARCHITECTURE + PLANNING

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CONNOR9915@GMAIL.COM
561-379-3095



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FLORIDA AR101052
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1160 N. OCEAN BLVD

BEACH HOUSE

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MR. AND MRS. MADDOCK

PROJECT NUMBER
21.0015

PROJECT DATE
MARCH 8, 2022

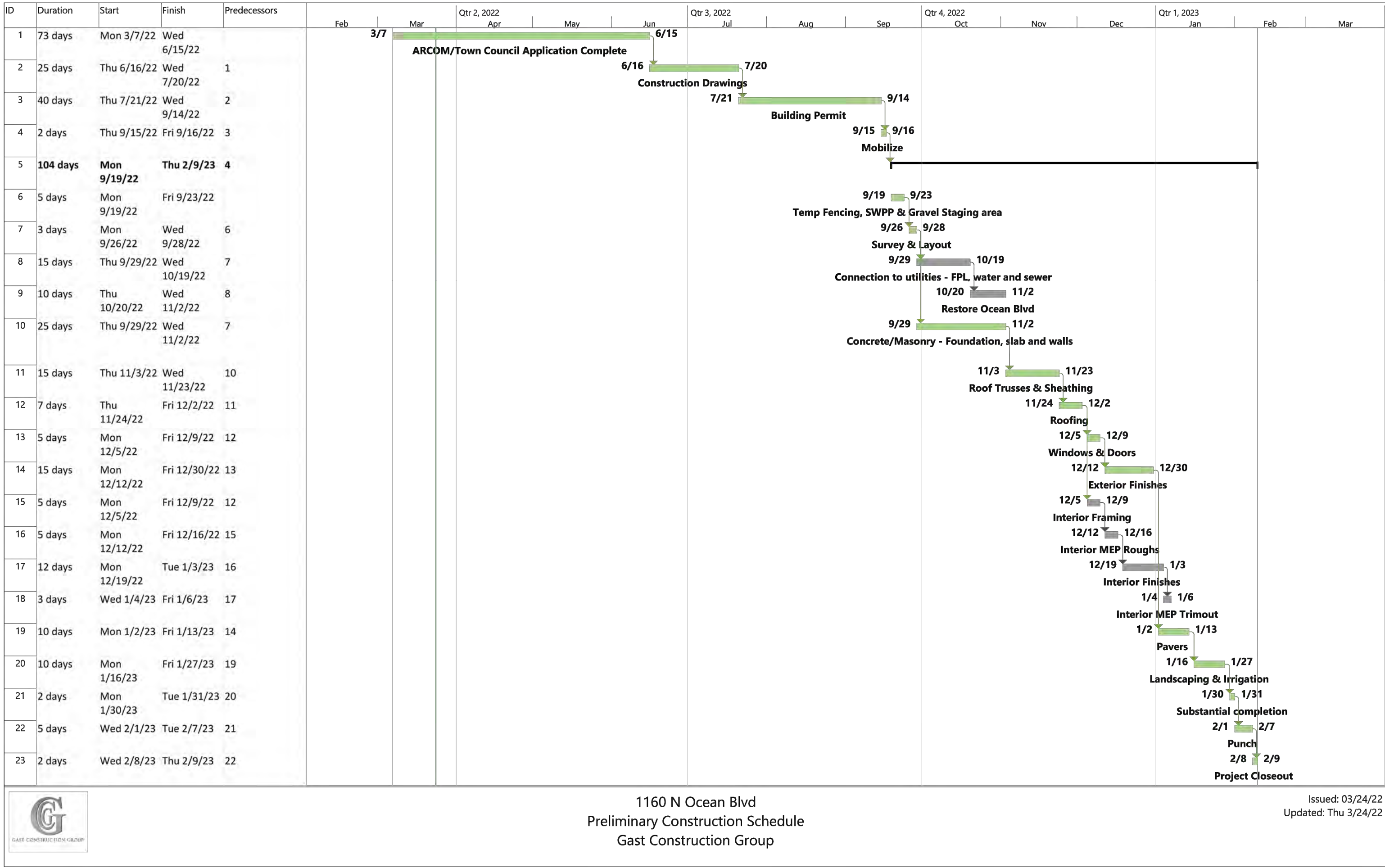
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SUBMITTAL PHASE
ACROM & TOWN COUNCIL
ARC: 22-063
ZON: 22-046

SHEET CONTENTS
BUILDING
ELEVATIONS

SHEET NO.

A2.1



WWW.GASTCONSTRUCTIONGROUP.COM

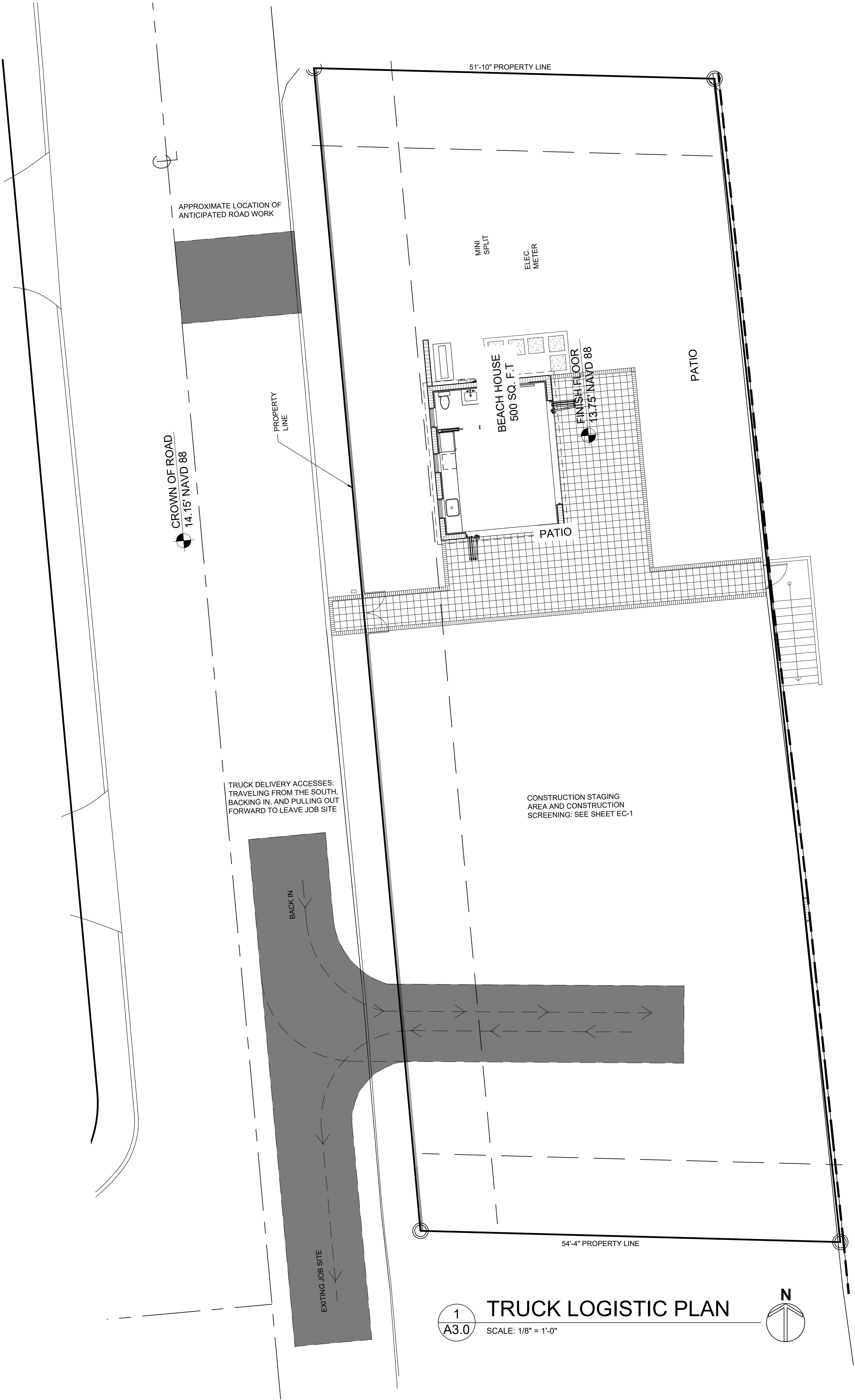
COMMERCIAL RESIDENTIAL RENOVATIONS ADDITIONS NEW CONSTRUCTION

1160 N Ocean Blvd

Approximate staging area for deliveries and truck access is 75' (from North to South) x 50' (East to West). We assume minimal road closures for deliveries. Traffic will be halted via flagman while delivery trucks back into said 75' x 50' staging area, estimate 5-10 minutes per delivery. The site can be accessed from the North or South. We anticipate approximately forty (40) deliveries for construction materials, fixtures, and finishes.

Temporary road closures will occur while performing asphalt cuts to Ocean Blvd for utility connections, specifically water and sewer connections. The electrical connection/FPL transformer is located on the East side Ocean Blvd and we assume minimal encroachment to Ocean Blvd if any will be required.

Estimated duration for intermittent road closures only while work is being performed, is estimated as one week for asphalt cuts, one week for connections and inspections and one week for restoration. After working hours each day steel plates will cover our penetrations to allow for normal traffic patterns.



SHOREBREAK DESIGNS
ARCHITECTURE + PLANNING

CONNOR PEEDE, R.A. NCARB, A.I.A.
CONNOR9915@GMAIL.COM
561-379-3095

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FLORIDA AR101052
ARCHITECT

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1160 N. OCEAN BLVD

BEACH HOUSE

1160 N OCEAN BOULEVARD, PALM BEACH FL 33480

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PROJECT NUMBER

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PROJECT DATE

MARCH 8, 2022

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SUBMITTAL PHASE

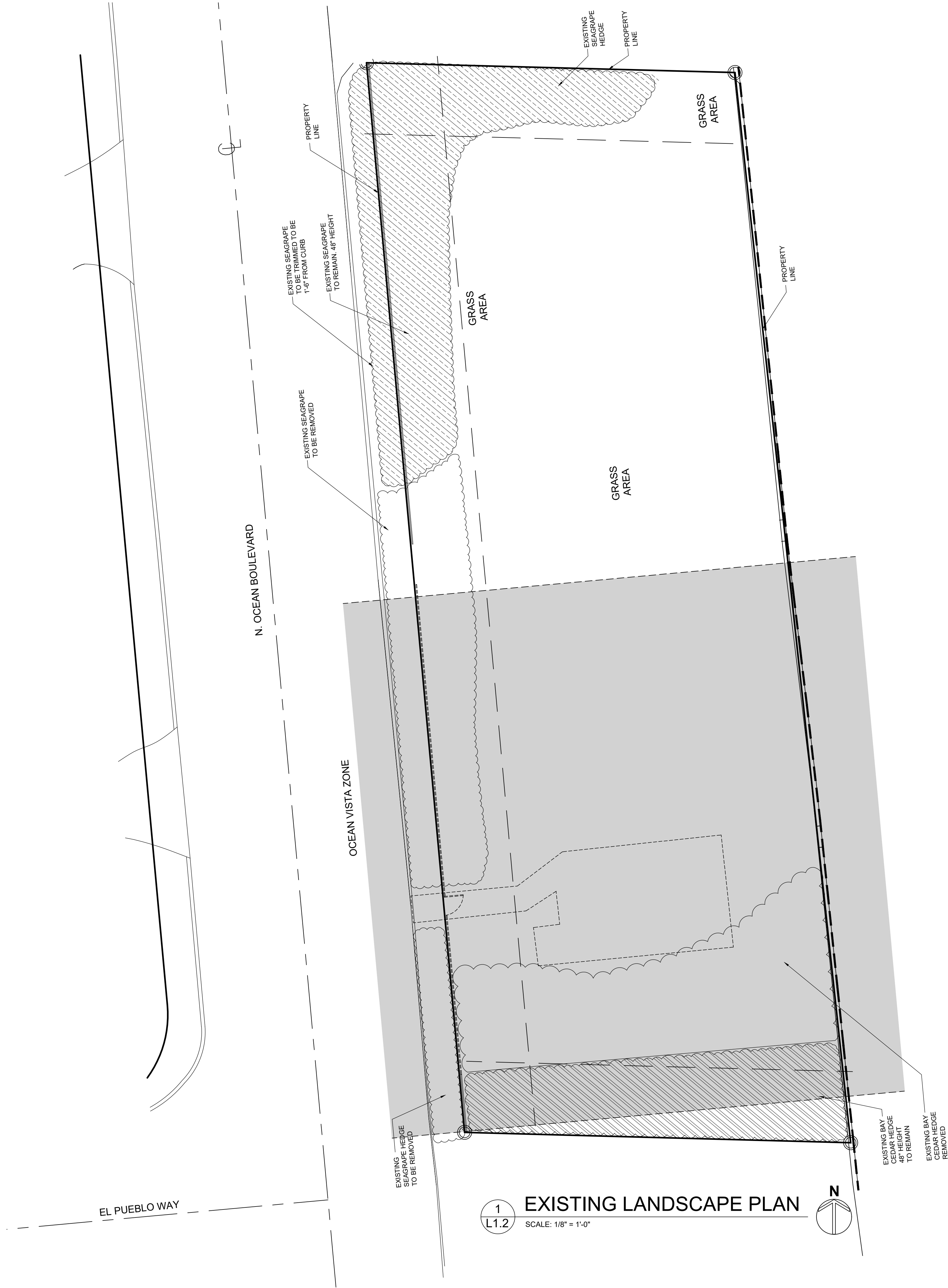
ACROM & TOWN COUNCIL
ARC: 22-063
ZON: 22-046

SHEET CONTENTS

TRUCK
LOGISTIC
PLAN

SHEET NO.

A3.0



SHOREBREAK DESIGNS
ARCHITECTURE + PLANNING

CONNOR PEEDE, R.A. NCARB, A.I.A.
CONNOR9915@GMAIL.COM
561-379-3095

STATE OF FLORIDA
CONNOR PEEDE
AR101052
REGISTERED ARCHITECT

CONNOR PEEDE, R.A. NCARB, A.I.A.
FLORIDA AR101052
ARCHITECT

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1160 N. OCEAN BLVD
BEACH HOUSE
1160 N OCEAN BOULEVARD, PALM BEACH FL 33480
MR. AND MRS. MADDOCK

PROJECT NUMBER
21.0015

PROJECT DATE
MARCH 8, 2022

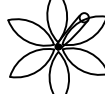
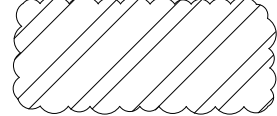
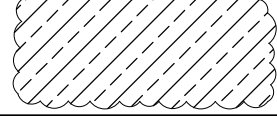
REVISIONS

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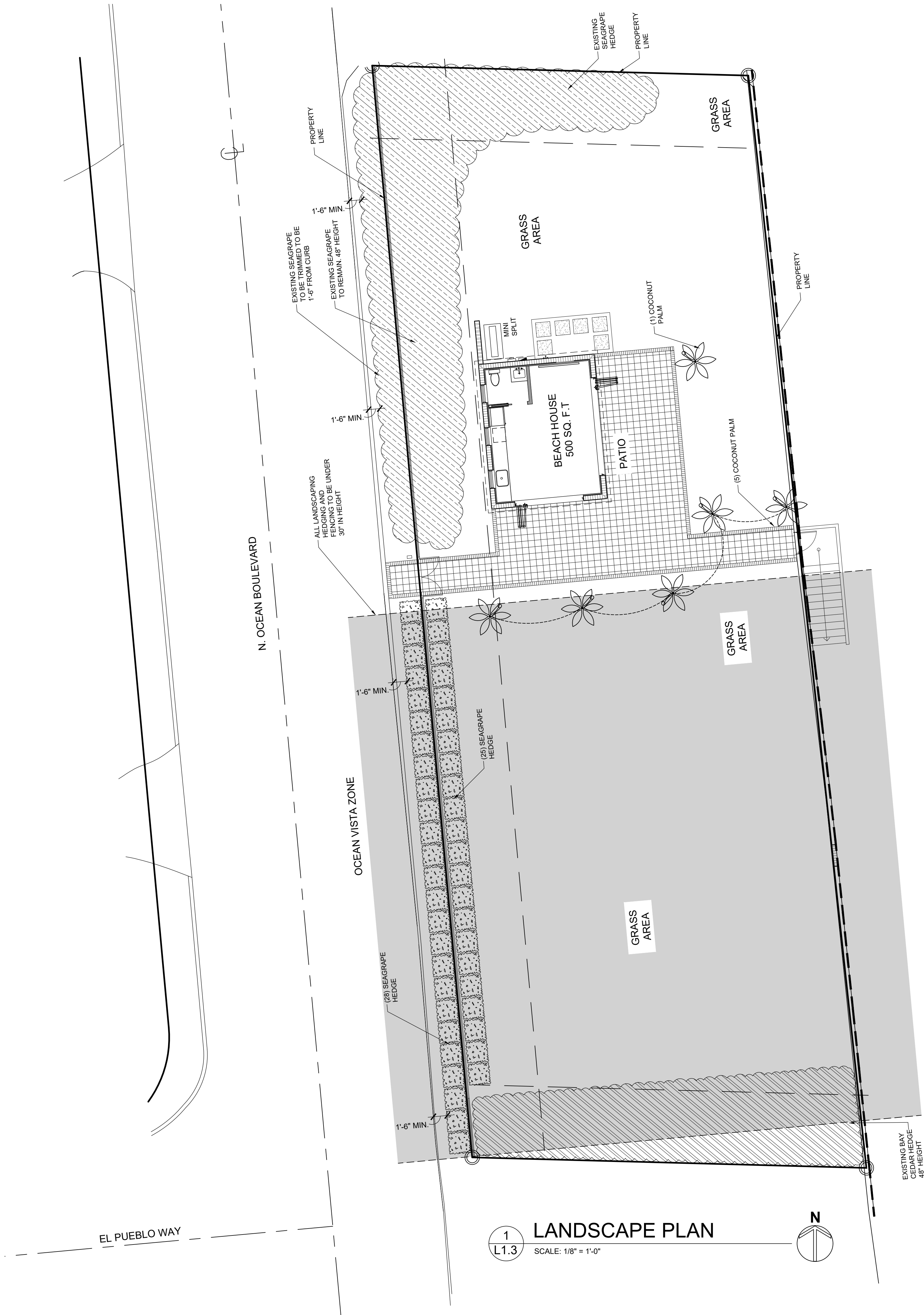
SUBMITTAL PHASE
ACROM & TOWN COUNCIL
ARC: 22-063
ZON: 22-046

SHEET CONTENTS
EXISTING LANDSCAPE PLAN

SHEET NO.
L1.2

PLANTING SCHEDULE				
NEW PALM TREES	QTY	COMMON NAME/ BOTANICAL NAME	SPECIFICATIONS	NATIVE
	6	COCONUT PALM / COCOS NUCIFERA	12'-16" HT. GW MIXTURE OF STRAIGHT AND CURVED TRUNKS	NO
NEW SHRUBS	QTY	COMMON NAME/ BOTANICAL NAME	SPECIFICATIONS	NATIVE
	53	SEAGRAPE/ COCOOLOBA UVIFERA	MIN. 3 GAL. 18" HT. X 18" SPR. 24" O.C. FULL AND DENSE SHRUB. FULL TO BASE MAINTAIN TO 30" HEIGHT	YES
NEW SOD				
	4,340 SQ. FT.	ST. AUGUSTINE SOD/ STENOTAPHRUM SECUNDATUM 'PALMETTO'	WEED AND DISEASE FREE, LAID TIGHTLY, STAGGERED ROWS, ROLL AND SANDED TO LEVEL LAWN	
EXISTING HEDGE/SHRUB				
	65	BAY CEDAR/ SURIANA MARITIMA	EXISTING TO REMAIN. MAINTAINED AT 4'-0" HEIGHT	YES
	75	SEAGRAPE/ COCOOLOBA UVIFERA	EXISTING TO REMAIN. MAINTAINED AT 4'-0" HEIGHT	YES

Native Landscape Legend			
Line #	Property Address:	1160 N Ocean Blvd.	
1		Required	Proposed
4			
5	Lot Size (sq ft)	7,964	7,964
6	Landscape Open Space (LOS) (Sq Ft and %)	45% (3,584 sf)	77%(6,145 sf)
7	Perimeter LOS (Sq Ft and %)	n/a	n/a
8	Front Yard LOS (Sq Ft and %)	n/a	n/a
9	Native* Trees %	n/a	n/a
10	Native* Palms %	n/a	n/a
11	Native* Shrubs %	25% (of all)	95%
12	Native* Vines / Ground Cover %	n/a	n/a



SHOREBREAK DESIGNS
ARCHITECTURE + PLANNING

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STATE OF FLORIDA
CONNOR PEEDE
REGISTERED ARCHITECT
AR101052

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FLORIDA AR101052
ARCHITECT

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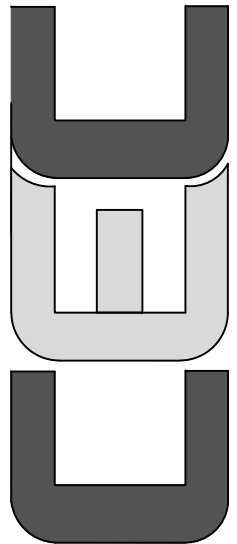
SUBMITTAL PHASE
ACROM & TOWN COUNCIL
ARC: 22-063
ZON: 22-046

SHEET CONTENTS
LANDSCAPE PLAN

SHEET NO.
L1.3



Know what's below.
Call before you dig.



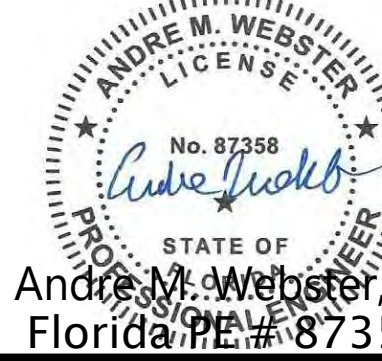
CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398

andre@cec-fl.com www.cec-fl.com

No:	Revisions:	Date:
1	PER ARCOM COMMENTS	03-27-22

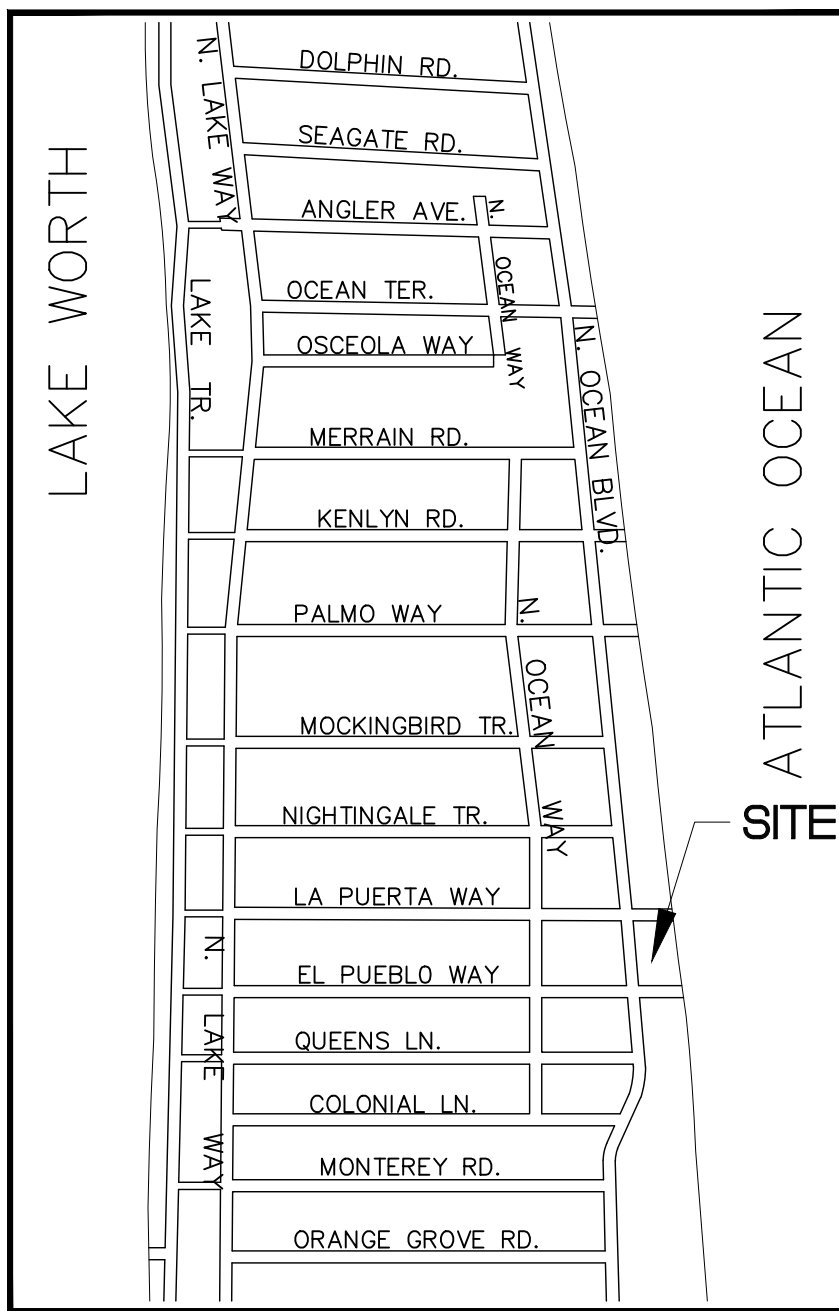
CIVIL PLANS FOR:
PROPOSED BEACH HOUSE
1160 N OCEAN DRIVE
PALM BEACH, FLORIDA

Project #:	22-020
Issue Date:	02/24/22
Drawn By:	MAW
Chkd By:	AMW
Scale:	As Shown



SHEET TITLE
DRAINAGE & GRADING PLAN

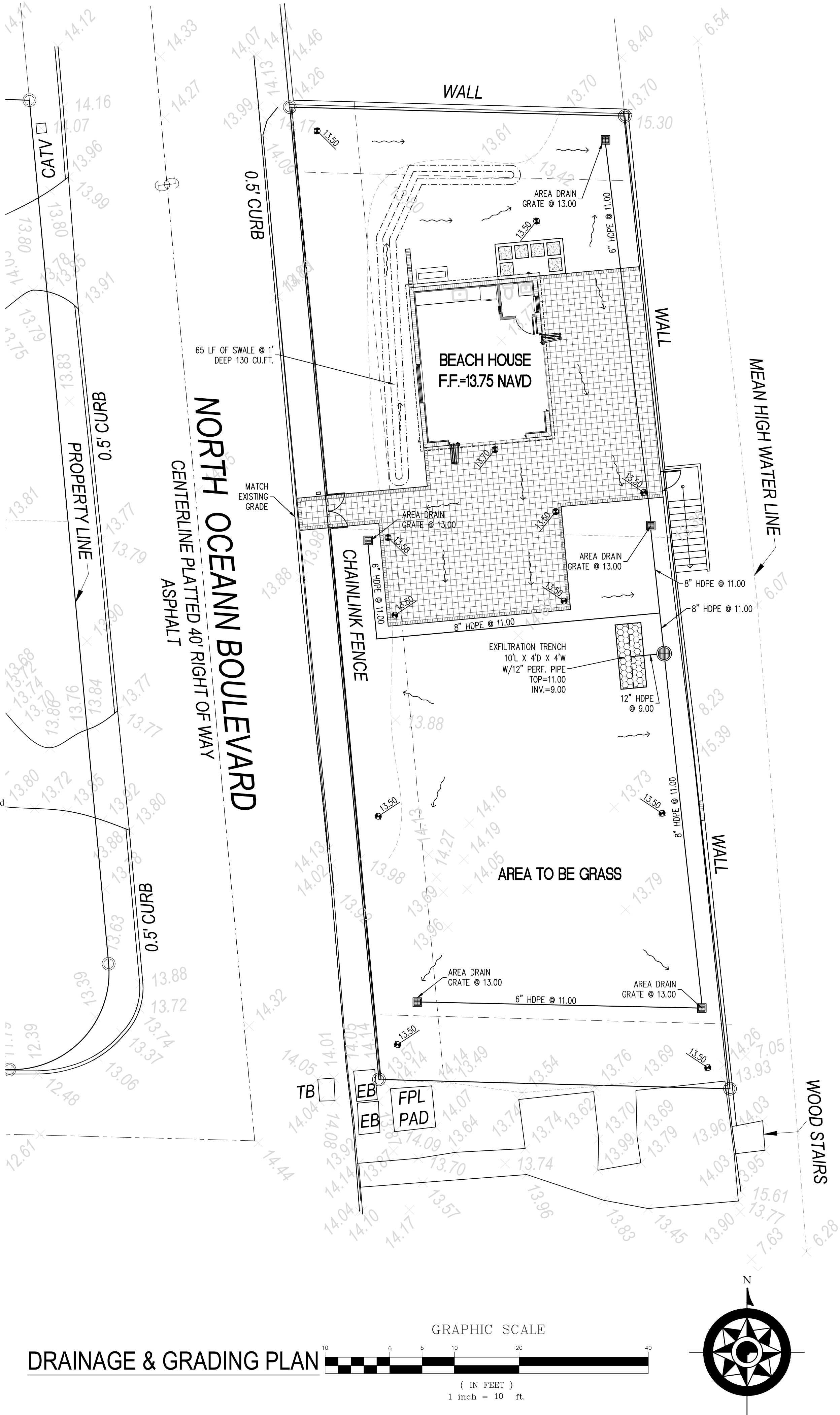
SHEET NUMBER:
C-1



LEGEND

- EXISTING ELEVATION PER PRINCIPAL MERIDIAN SURVEYING, INC. (NAVD)
- PROPOSED ELEVATION (NAVD)
- FLOW DIRECTION.

- NOTES:**
- SITE DRAINAGE PLAN TO MEET TOWN OF PALM BEACH STORMWATER REQUIREMENTS. DURING DETAILED CONSTRUCTION PLAN PREPARATION, ADDITIONAL DRAINAGE IMPROVEMENTS MAY BE INCORPORATED INTO THE SITE DRAINAGE PLAN FROM THAT SHOWN. IF NECESSARY, STEM WALLS OR OTHER ITEMS MAY BE REQUIRED ALONG THE PROPERTY LINES TO PREVENT RUNOFF ONTO ADJACENT PROPERTIES.
 - ALL PORTIONS OF EXFILTRATION TRENCHES ADJACENT TO PLANT MATERIAL HAVING AN INVASIVE ROOT SYSTEM SHALL BE PROTECTED WITH A ROOT BARRIER.



PROPOSED BEACH HOUSE
1160 N OCEAN DRIVE
PALM BEACH, FLORIDA

STORMWATER MANAGEMENT CALCULATIONS

SITE PLAN DATA

Total Lot Area = 7,964 sq. ft. ±
Impervious Area (footprint, drive, walkways, pool, decking) = 2,284 sq.ft. ±
Pervious Area = 5,680 sq.ft. ±

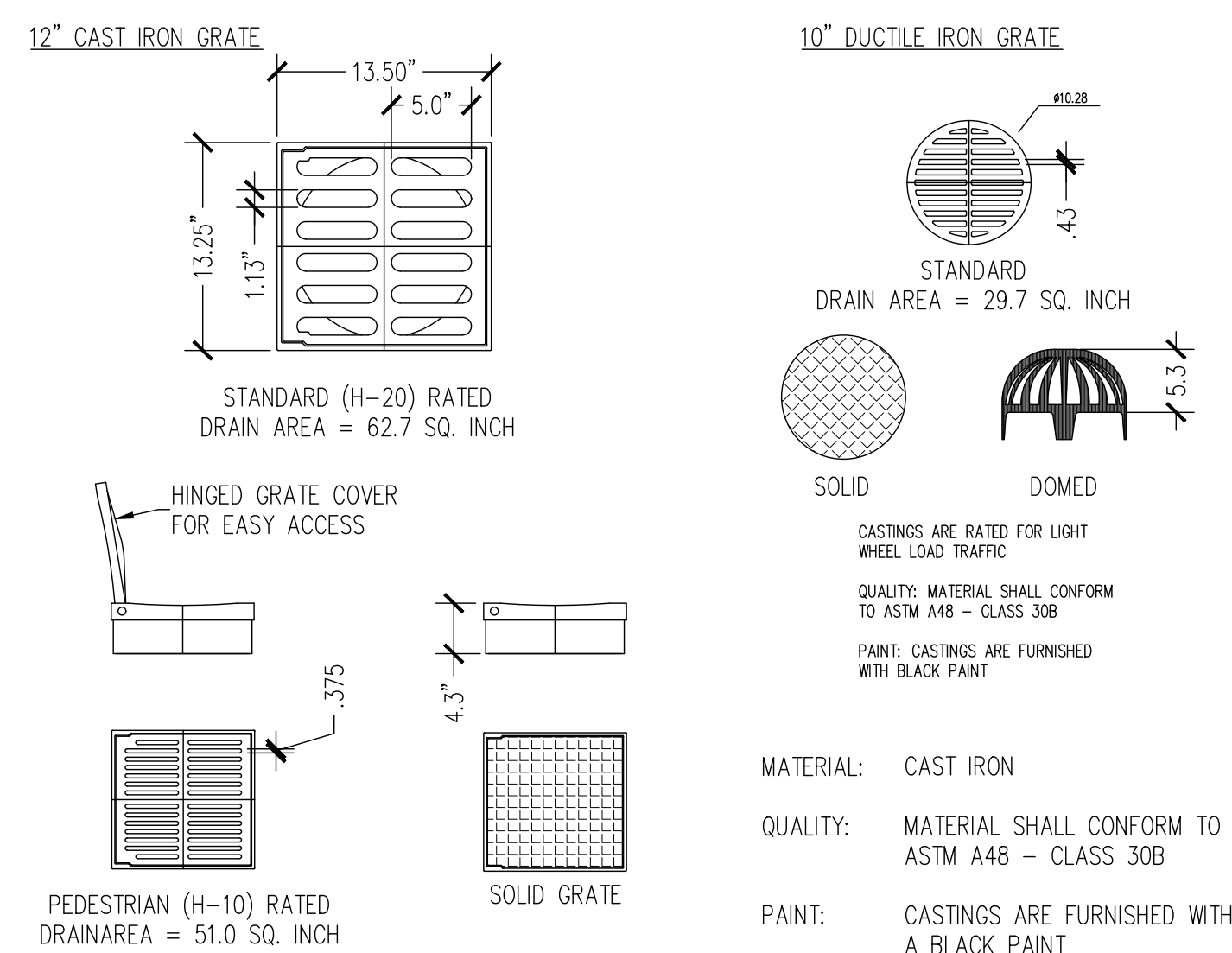
ESTIMATED RUNOFF VOLUME

Impervious Runoff Volume:
2" x 2,284 sq.ft. x 1 ft./12 in. = 381 cu.ft.
Pervious Runoff Volume:
0.4" x 5,680 sq.ft. x 1 ft./12 in. = 189 cu.ft.

Total Volume to be Retained = 570 cu.ft.

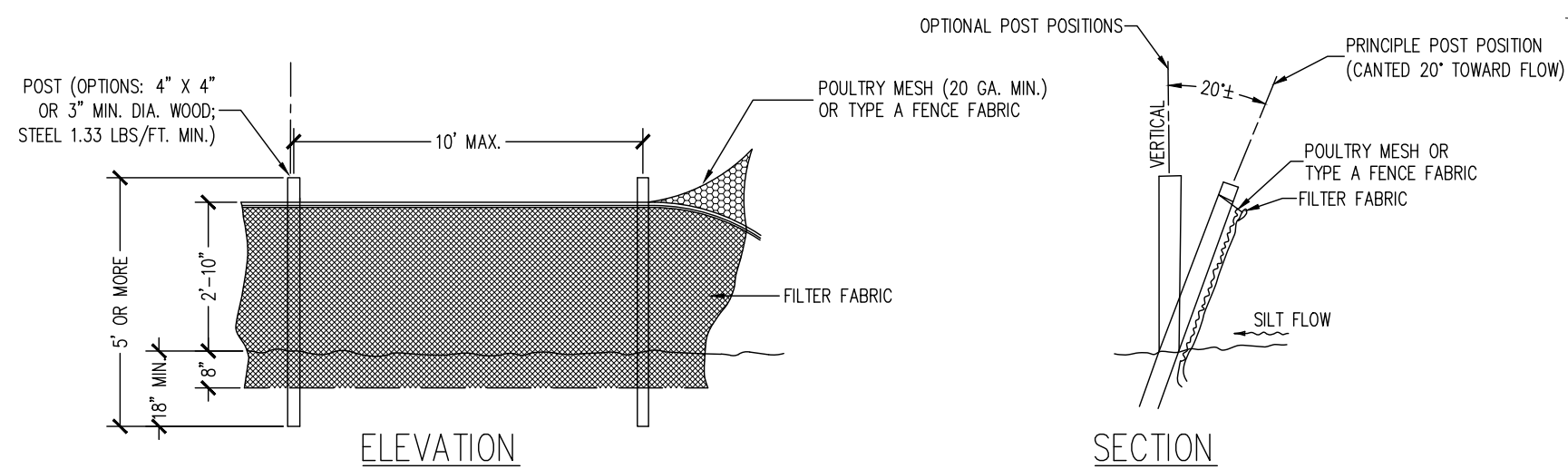
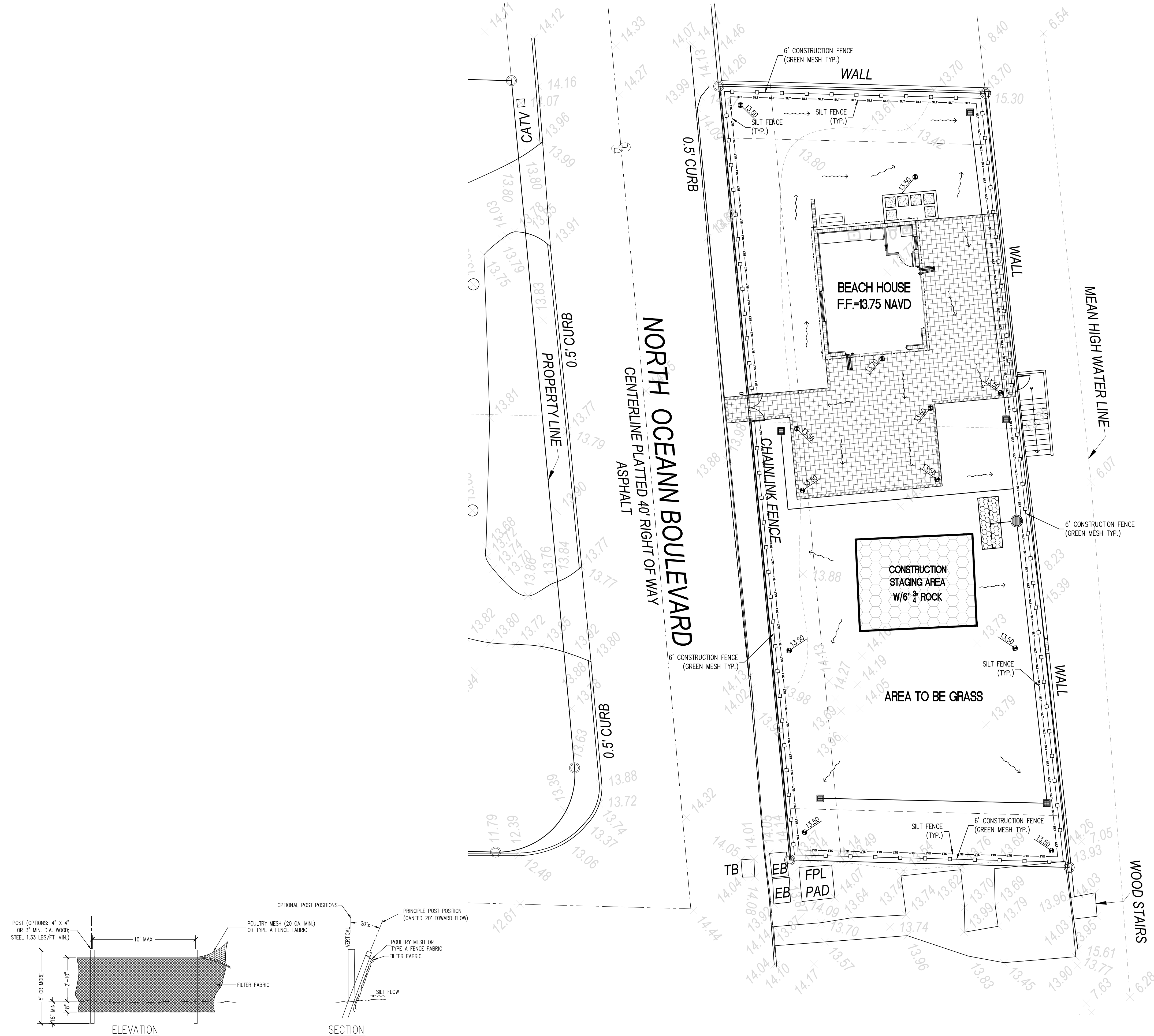
EXFILTRATION TRENCH CALCULATIONS (SFWMD ANALYSIS)

EXFILTRATION TRENCH
L = Total Length of Trench Provided = 10 ft
W = Trench Width = 4 ft
K = Hydraulic Conductivity = 0.0005 cfs/sq.ft. per ft. of head
H2 = Depth to Water Table = 4.00 ft
DU = Non-Saturated Trench Depth = 4.00 ft
DS = Saturated Trench Depth = 0.00 ft
V = Volume Treated = 662 cu.ft.



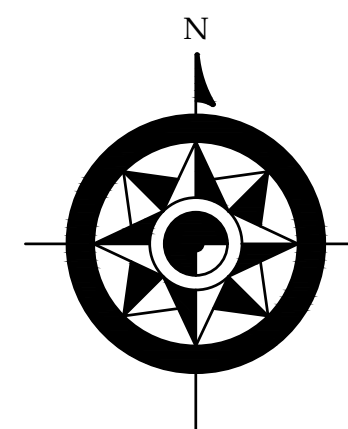
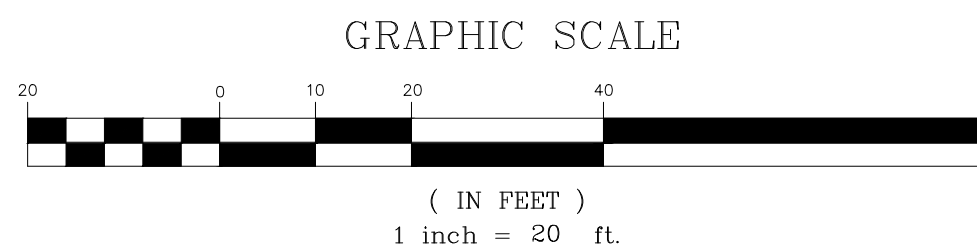
C-2

CIVIL ENGINEERING CONSULTING, INC.
 CERTIFICATE OF AUTHORIZATION #33369
 8195 WHITE ROCK CIRCLE
 BOYNTON BEACH, FL 33436
 Phone: 561-847-0398
 andre@cec-fl.com
 www.



SILT FENCE DETAIL
N.T.S.

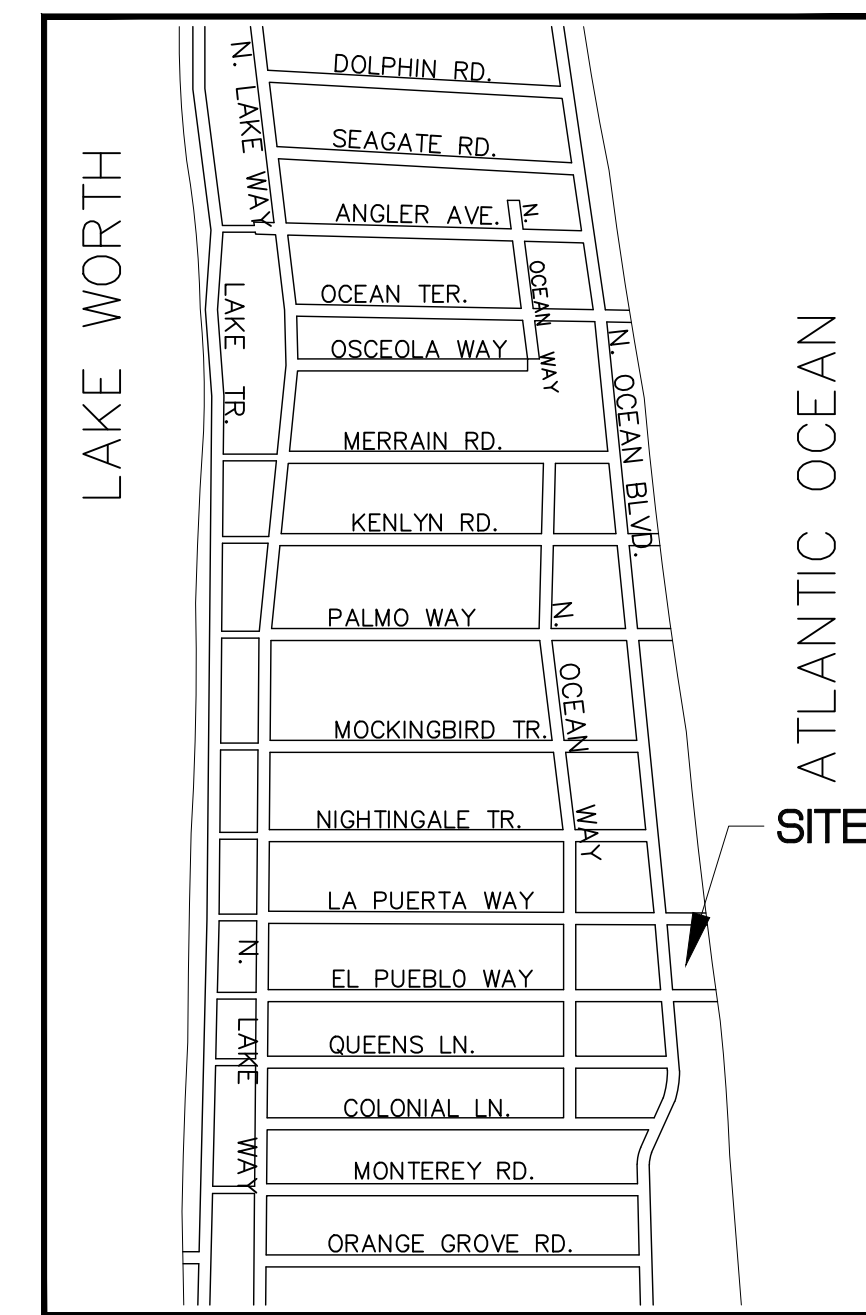
EROSION CONTROL PLAN



ARC-22-063 (ZON-22-046)



Know what's below.
Call before you dig.



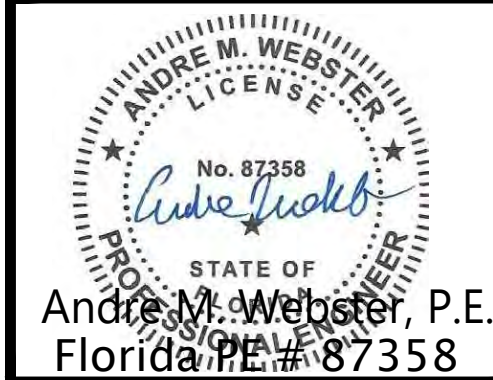
LOCATION MAP
N.T.S.

LEGEND

- EXISTING ELEVATION PER PRINCIPAL MERIDIAN SURVEYING, INC. (NAVD)
- SILT FENCE
- CONSTRUCTION FENCE
- CONSTRUCTION STAGING AREA

CIVIL PLANS FOR:
PROPOSED BEACH HOUSE
1160 N OCEAN DRIVE
PALM BEACH, FLORIDA

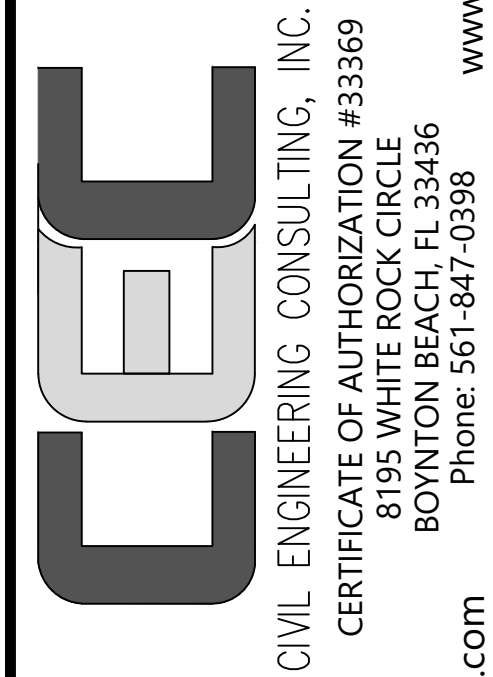
Project #:	22-020
Issue Date:	02/24/22
Drawn By:	MAW
Chkd By:	AMW
Scale:	As Shown



SHEET TITLE
EROSION
CONTROL PLAN

SHEET NUMBER:
EC-1

No:	Revisions:	Date:
1	PER ARCOM COMMENTS	03-27-22



andre@cec-fl.com