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# SCR SOYLEMEZ RESIDENCE

## ARCOM RESUBMTTAL

8/8/2022

ARC-22-105, ZON-22-071  
ARCOM MEETING DATE: 8/24/2022

# SCR

SOYLEMEZ RESIDENCE

ARC-22-105, ZON-22-071

124 COCONUT ROW, PALM BEACH, FLORIDA  
33480

OWNER

NEDIM AND REBECCA SOYLEMEZ  
124 COCONUT ROW  
PALM BEACH, FLORIDA 33480

ARCHITECT  
WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC  
39 W 38th Street, 7th Fl, New York, NY 10018  
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE ARCHITECT

LANG DESIGN GROUP  
1820 2nd AVE NORTH  
LAKE WORTH BEACH, FL 33461  
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CIVIL ENGINEER

CHAD M. GRUBER, P.E.  
GRUBER CONSULTING ENGINEERS, INC.  
2475 MERCER AVE., SUITE 305  
WEST PALM BEACH, FL 33401  
T: (561) 312-2041

CONTRACTOR

STRUCTURAL ENGINEER

MEP ENGINEER

ALL DESIGNS & SPECS ARE SUBJECT TO  
VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

ISSUES

CONSTRUCTION DOCUMENTS  
DRAWN BY: NTM  
CHECKED BY: BSS  
DATE: 8/8/2022  
SCALE: No Scale  
PROJ. NO. Project Number

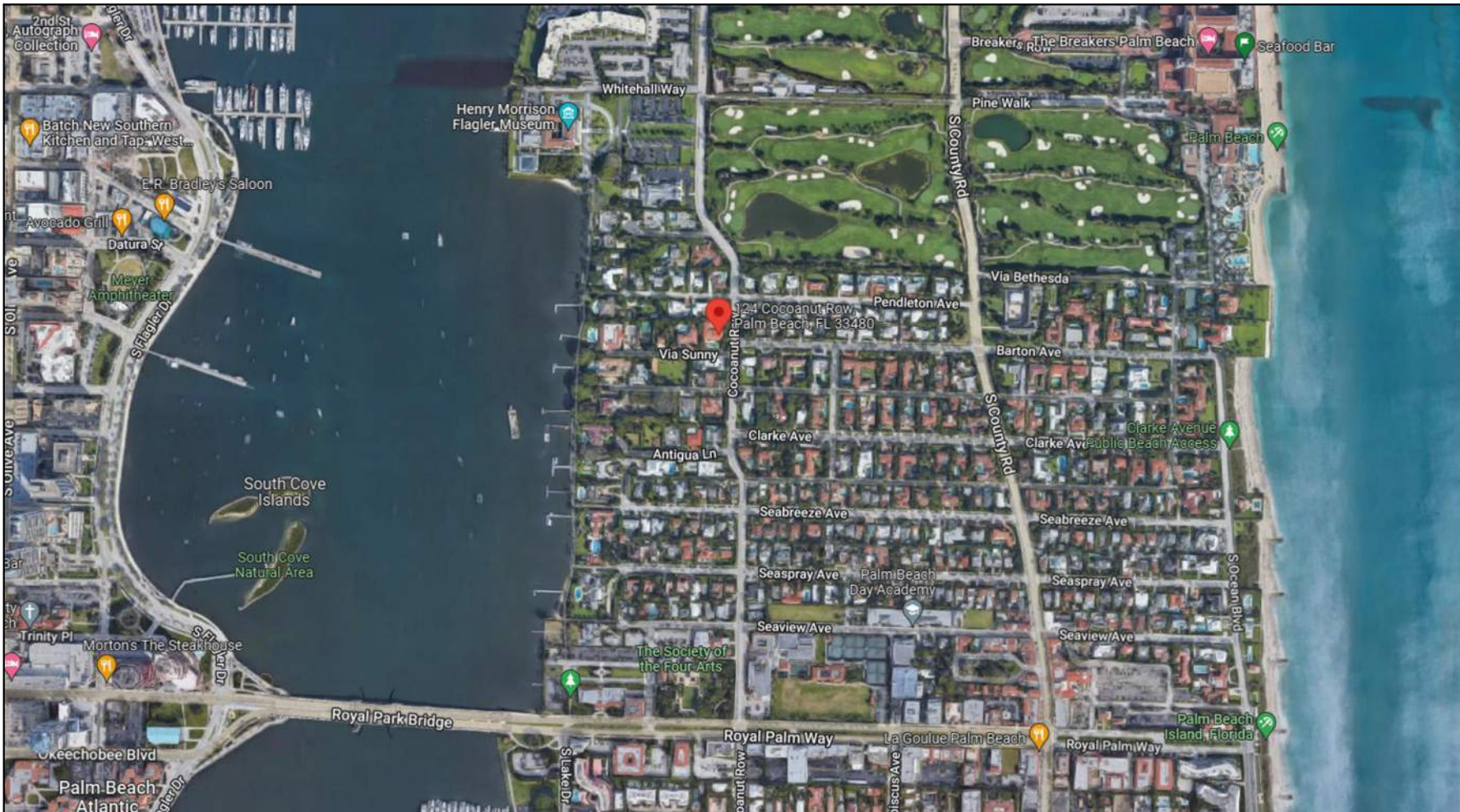
COVER SHEET

# T-000.00

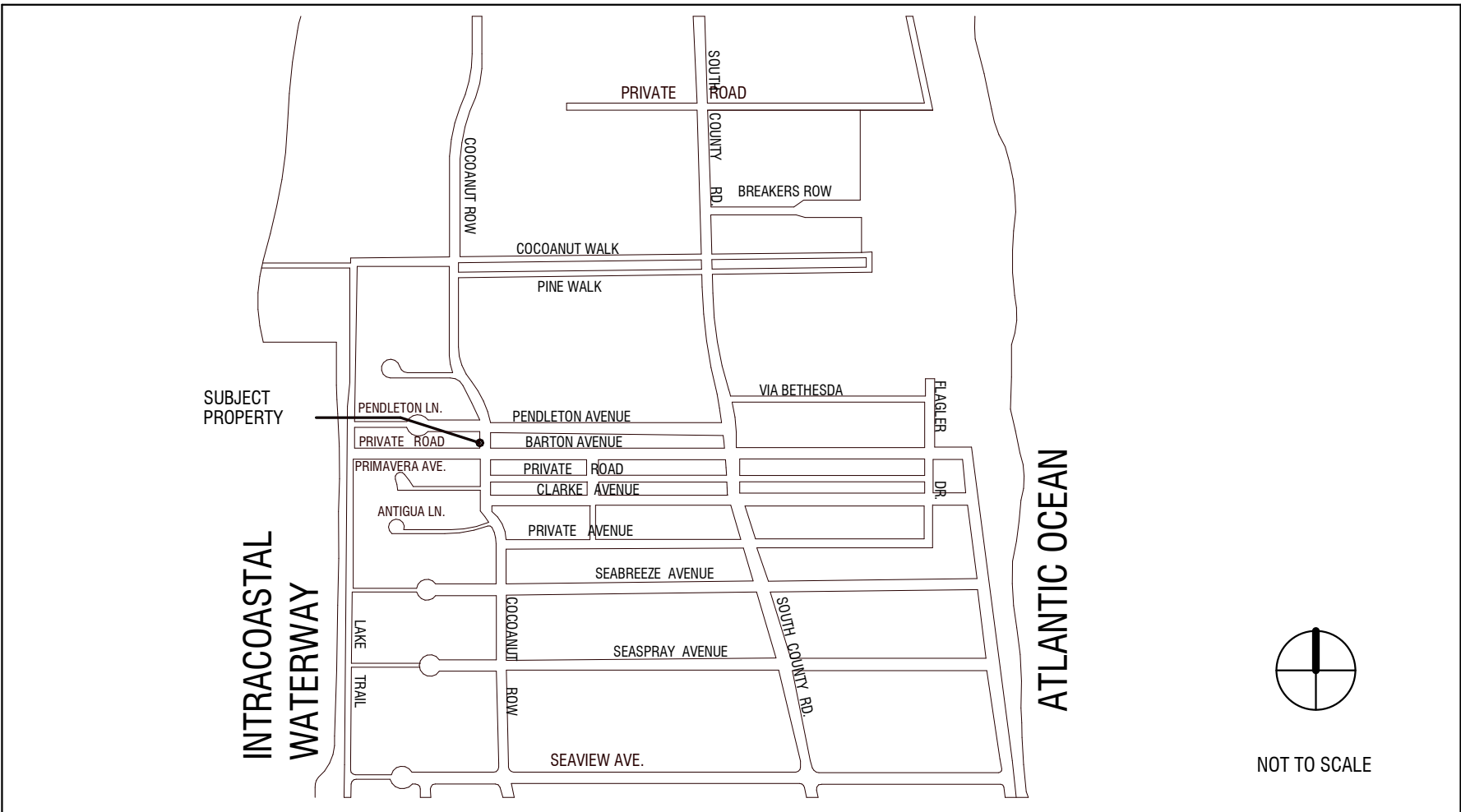
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VICINITY LOCATION MAP



LOCATION PLAN



DRAWING INDEX					
SHEET NUMBER		03/07/2022 FIRST SUBMITTAL	04/08/2022 ARCOM SUBMITTAL	5/25/2022 ARCOM ADDENDUM	6/15/2022 ARCOM REVISED SUBMITTAL
					7/13/2022 ARCOM RE-SUBMITTAL #4
					8/8/2022 ARCOM RESUBMITTAL #5

GENERAL					
T-000	COVER SHEET / TITLE SHEET				
G-001	PROPERTY SURVEY				
G-002	CONST. SCREENING & SITE STAGING PLAN				
G-003	STREETSCAPE ELEVATION				
G-004	PHOTO SHEETS				
G-005	PHOTO SHEETS				
G-006	PHOTO SHEETS				
G-007	PHOTO SHEETS				
G-008	PHOTO SHEETS				
G-009	PHOTO SHEETS				
G-010	PHOTO SHEETS				
G-011	PHOTO SHEETS				
G-012	PHOTO SHEETS				
G-013	PHOTO SHEETS				
G-014	NEIGHBORHOOD CONTEXT				
G-015	NEIGHBORHOOD CONTEXT				
D-001	DEMOLITION PLAN				

ZONING					
Z-100	SITE PLAN				
Z-101	ZONING TABLE - PROPOSED				
Z-102	ZONING TABLE - PREVIOUS				
Z-103	ZONING DIAGRAMS - PROPOSED				
Z-104	ZONING DIAGRAMS - PREVIOUS				

ARCHITECTURAL					
A-010	SITE PLAN - 1ST FLOOR - PROPOSED				
A-011	SITE PLAN - 1ST FLOOR - PREVIOUS				
A-100	1ST FLOOR PLAN - PROPOSED				
A-101	1ST FLOOR PLAN - PREVIOUS				
A-102	2ND FLOOR PLAN - PROPOSED				
A-104	2ND FLOOR PLAN - PREVIOUS				
A-105	ROOF PLAN				
A-200	BUILDING ELEVATIONS - EAST				
A-201	BUILDING ELEVATIONS - NORTH				
A-202	BUILDING ELEVATIONS - WEST				
A-203	BUILDING ELEVATIONS - SOUTH				
A-204	RENDERED ELEVATIONS - EAST				
A-205	RENDERED ELEVATIONS - NORTH				
A-206	RENDERED ELEVATIONS - WEST				
A-207	RENDERED ELEVATIONS - SOUTH				
A-250	EXTERIOR DETAILS				
A-300	BUILDING SECTIONS				
A-301	BUILDING SECTIONS				
A-500	FINISH SCHEDULE - PROPOSED				
A-501	FINISH SCHEDULE - PREVIOUS				
A-900	EXTERIOR RENDERINGS - PROPOSED				
A-900B	EXTERIOR RENDERINGS - PREVIOUS				
A-901	EXTERIOR RENDERINGS - PROPOSED				
A-901B	EXTERIOR RENDERINGS - PREVIOUS				
A-902	EXTERIOR RENDERINGS - PROPOSED				
A-902B	EXTERIOR RENDERINGS - PREVIOUS				
A-903	EXTERIOR RENDERINGS - PROPOSED				
A-903B	EXTERIOR RENDERINGS - PREVIOUS				
A-904	EXTERIOR RENDERINGS - PROPOSED				
A-904B	EXTERIOR RENDERINGS - PREVIOUS				

LANDSCAPE					
L-100	RENDERED LANDSCAPE SITE PLAN				
L-101	NORTH AND SOUTH ELEVATIONS WITH LANDSCAPE				
L-102	EAST AND WEST ELEVATIONS WITH LANDSCAPE				
L-200	LANDSCAPE CONSTRUCTION, DEMOLITION AND LANDSCAPE REMOVALS				
L-300	SITE CALCULATIONS				
L-301	HARDSCAPE PLAN				
L-302	HARDSCAPE NOTES, DETAILS, MATERIALS				
L-400	LANDSCAPE PLAN				
L-401	LANDSCAPE DETAILS AND PLANT LIST				
L-401-A	ENLARGED PLANT LIST				
L-401-B	ENLARGED PLANT LIST				
L-500	LANDSCAPE LIGHTING PLAN				
L-501	LANDSCAPE LIGHTING SPECIFICATIONS				
GRAND TOTAL: 65					



## LEGEND

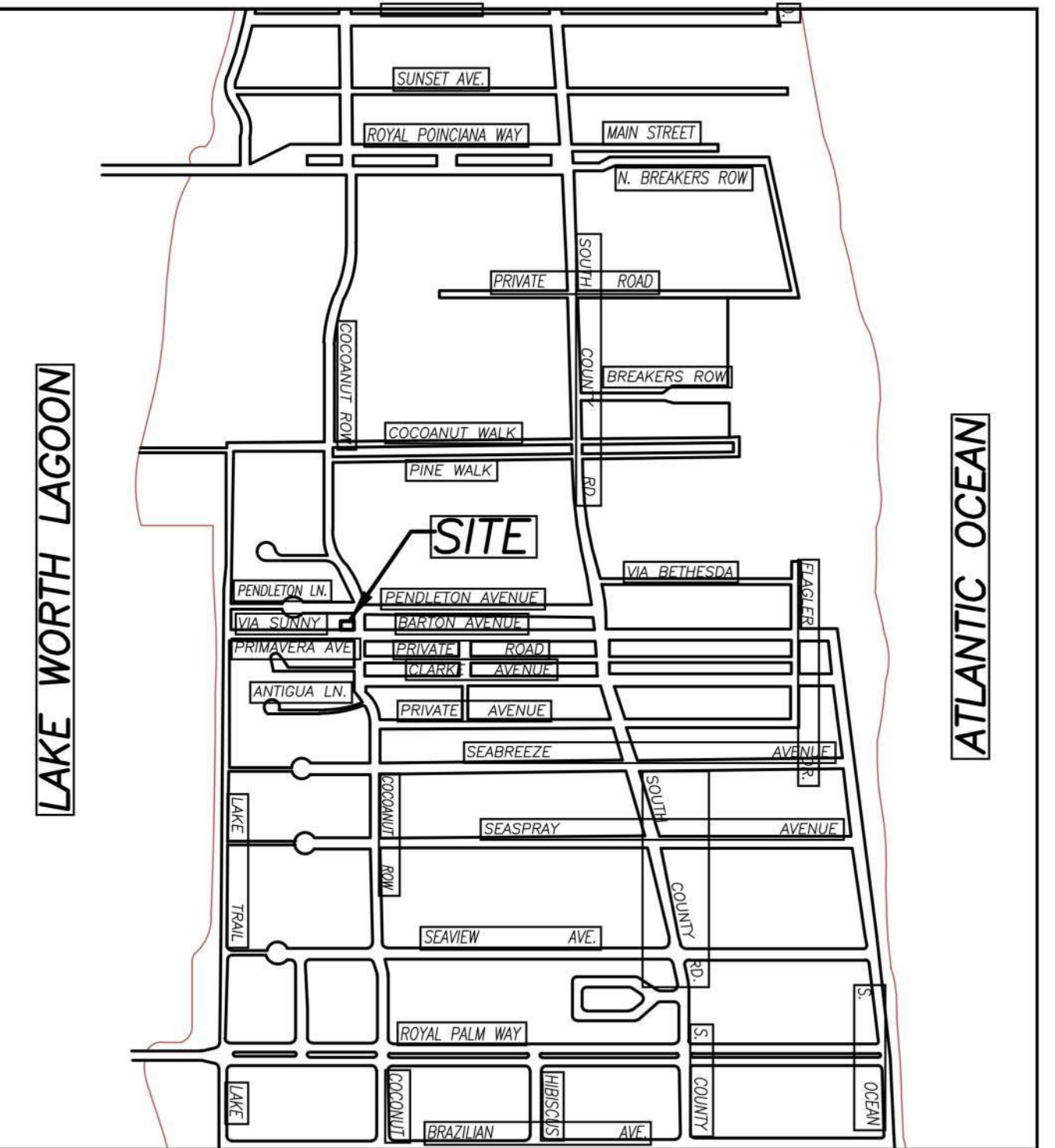
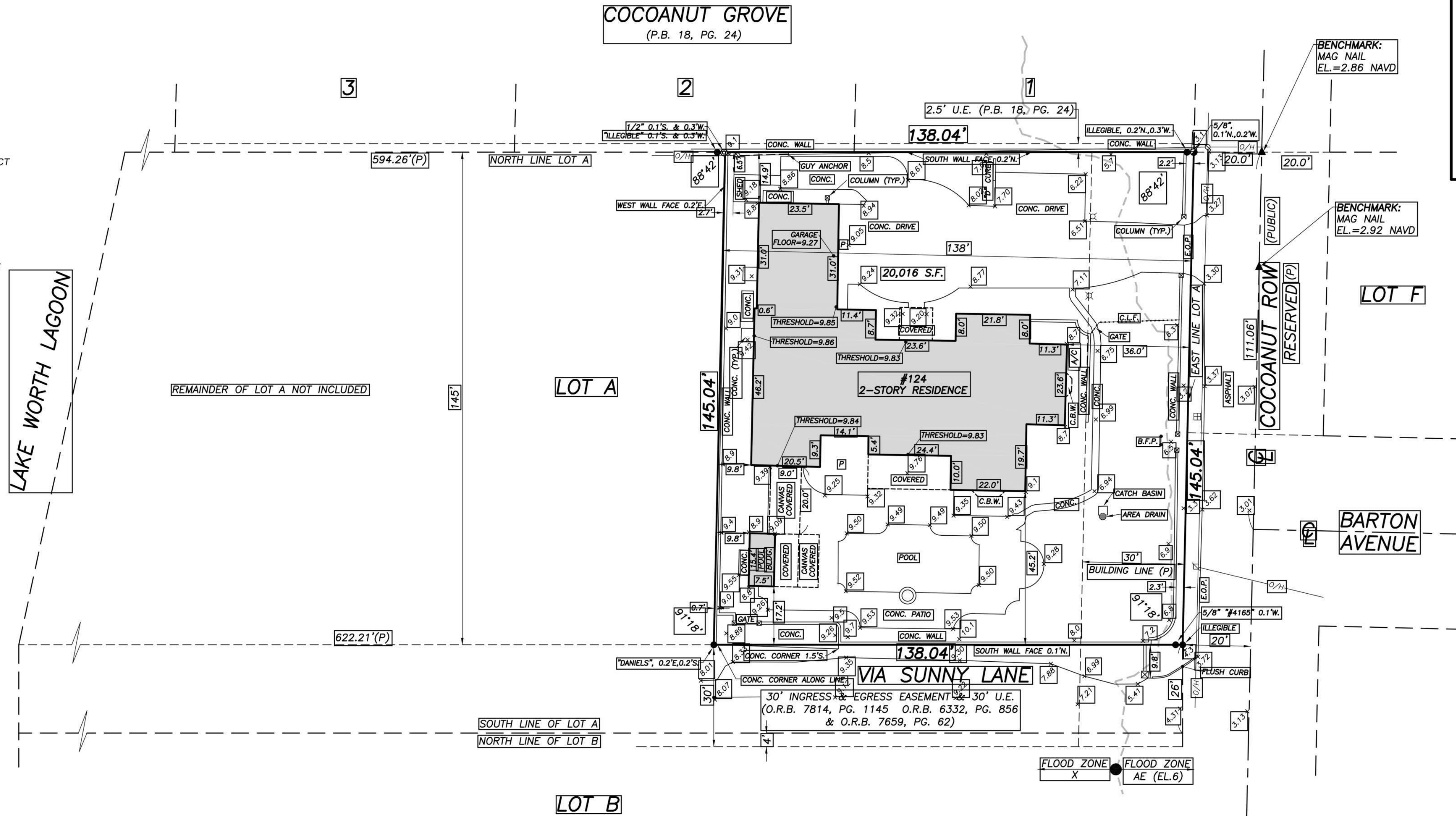
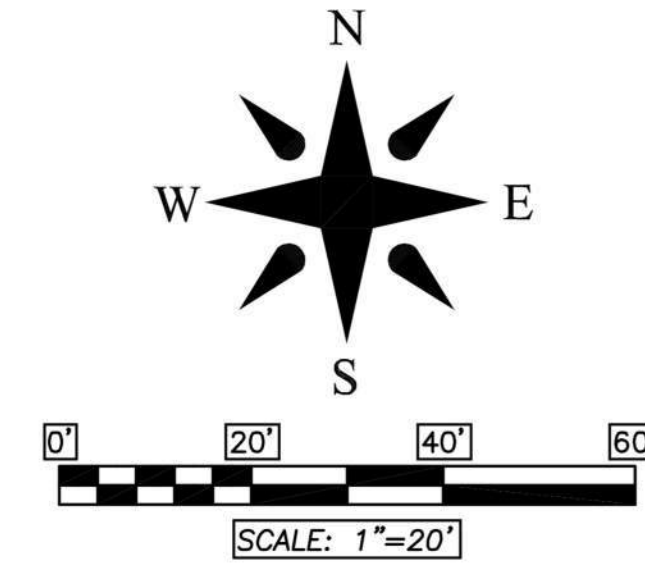
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
C.B.W.	= CANTILEVERED BAY WINDOW
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= 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
DW	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
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/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O.R.B.	= OFFSET
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
S/D	= 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.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
SW	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
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

# BOUNDARY SURVEY FOR: 124 COCONUT, LLC

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

124 Coconut, LLC  
Smith & Moore Architects Inc

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



VICINITY SKETCH N.T.S.

PROPERTY ADDRESS:  
124 Coconut Row  
Palm Beach, Florida 33480-4115

LEGAL DESCRIPTION:  
The East 138 feet of the North 145 feet of Lot A, PRIMAVERA ESTATES (LAKE FRONT), according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 7, Page 32. TOGETHER WITH an easement for ingress and egress over the East 138 feet of said Lot A, less the North 145 feet thereof, and over the North 4 feet of the East 138 feet of Lot B, PRIMAVERA ESTATES (LAKE FRONT), according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 7, Page 32.

## FLOOD ZONES:

This property is located in Flood Zones X & AE (EL. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated 10/05/2017.

## NOTES:

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. 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 and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- 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.

## CERTIFICATION:

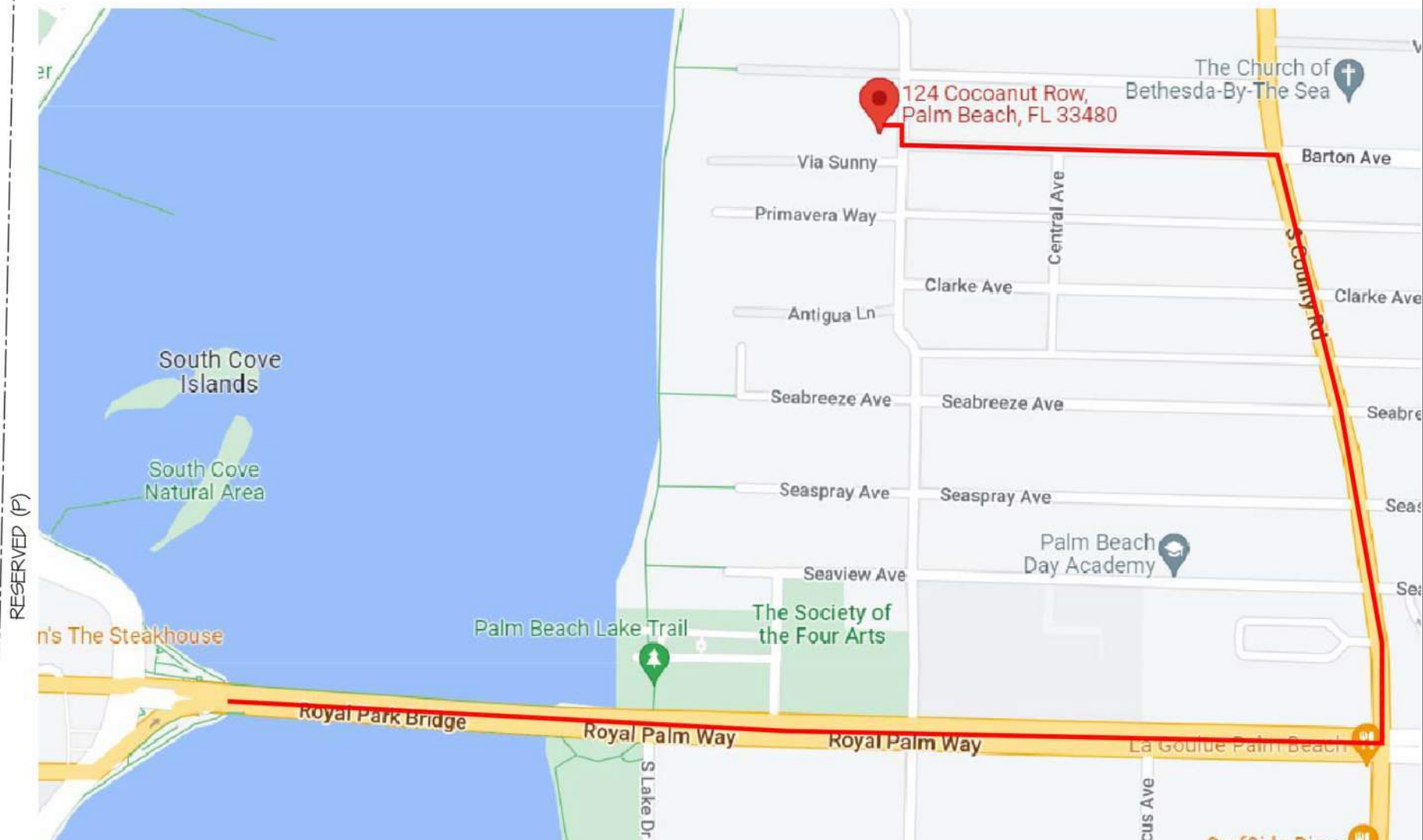
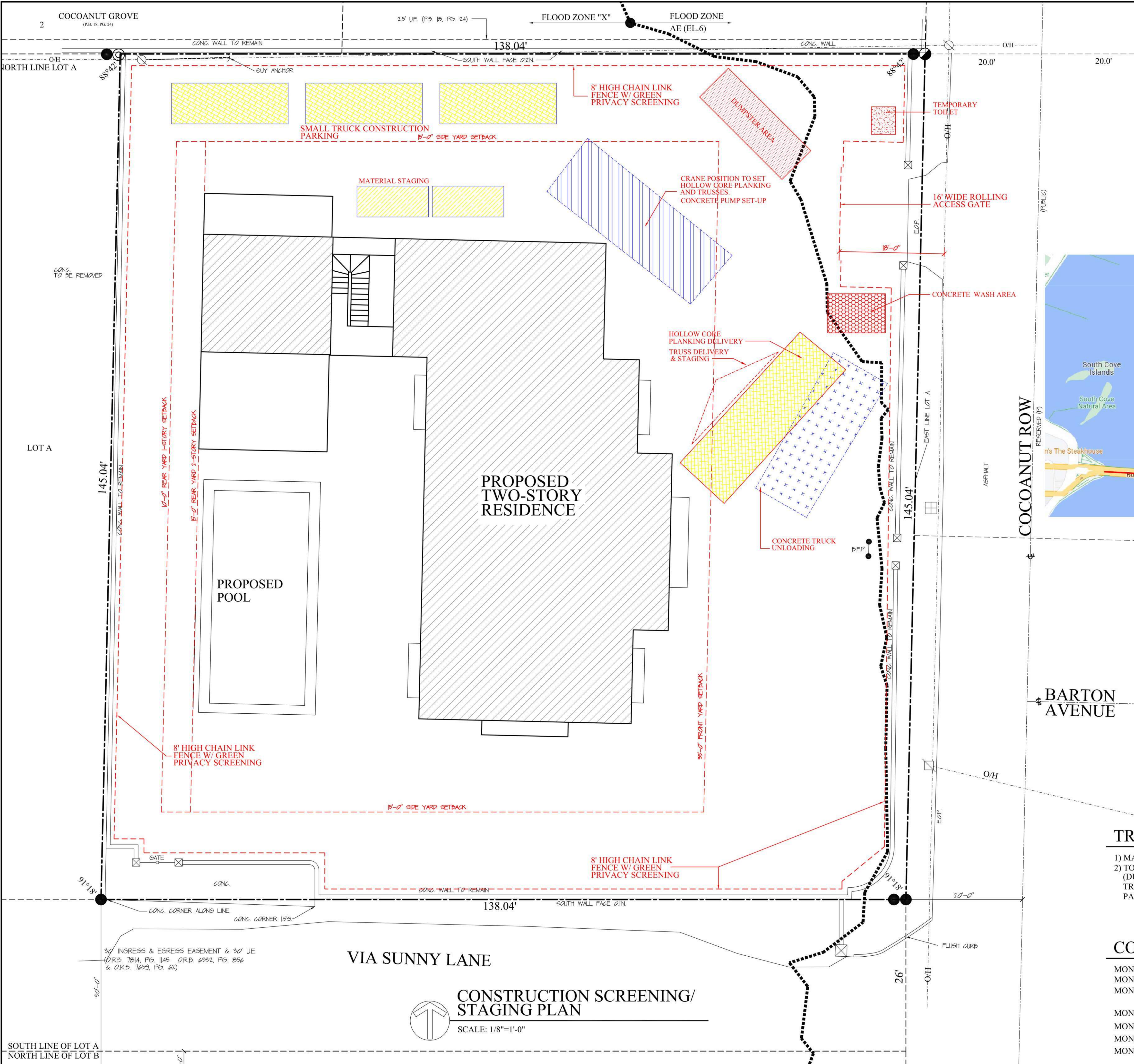
I HEREBY ATTEST that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 04/05/2021

Craig L. Wallace  
Professional Surveyor and Mapper  
Florida Certificate No. 3357

REVISIONS				
04/05/21	SURVEY AND TIE-IN UPDATE	B.M./S.W.	97-1160.4	PB308/73
07/25/13	SURVEY AND TIE-IN UPDATE	C.K./M.B.	97-1160.3	PB160/37
02/10/04	SURVEY UPDATE	F.G./K.S.	97-1160A	PB57/46
BOUNDARY SURVEY FOR:				
124 COCONUT, LLC				
FIELD:	B.M.	JOB NO.:	97-1160A	F.B. PB25 PG. 37
OFFICE:	K.S.	DATE:	5/7/97	DWG. NO. 97-1160-1
CHKD:	C.W.	REF:	97-1160-1.DWG	SHEET 1 OF 1





**TRUCK ROUTE PLAN**

DELIVERIES AND WORKERS WILL BE USING THE ROYAL PALM WAY BRIDGE, TO SOUTH COUNTY ROAD., LEFT ON SOUTH COUNTY ROAD., TO BARTON AVENUE., LEFT ON BARTON AVENUE., TO COCOANUT ROW., RIGHT ON COCOANUT ROW, SITE ON LEFT.

- TRUCK LOGISTICS**
- 1) MAXIMUM TRUCK LENGTH 60'.
  - 2) TOTAL NUMBER OF DELIVERIES GENERATED BY THE PROJECT 75. (ESTIMATED) (DUMP TRUCKS, DEMOLITION, FILL, STEEL, CONCRETE, BLOCK, WINDOWS & DOORS, TRUSSES, ROOF SHEATHING, A/C UNITS, CABINETS, APPLIANCES, FLOOR TILE, PAVERS, LANDSCAPE, ETC.)

CONSTRUCTION SCHEDULE	
MONTH 1	SITE PREP
MONTH 2-6	FOUNDATION/STRUCTURAL SHELL
MONTH 7-13	ROOF, WINDOWS, DOORS, INTERIOR FRAMING.
MONTH 14	M.E.P ROUGHS
MONTH 15-17	INSULATION, DRYWALL, INTERIOR FINISHES
MONTH 18-19	PAINT, M.E.P FINISH
MONTH 20	HARDSCAPE/LANDSCAPE

# SCR

SOYLEMEZ RESIDENCE  
ARC-22-105, ZON-22-071

124 COCOANUT ROW, PALM BEACH, FLORIDA 33480

**OWNER**  
NEDIM AND REBECCA SOYLEMEZ  
124 COCOANUT ROW  
PALM BEACH, FLORIDA 33480

**ARCHITECT**  
**WORKSHOP/APD**  
WORKSHOP/APD ARCHITECTURE DPC  
39 W 38th Street, 7th Fl, New York, NY 10018  
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LANG DESIGN GROUP  
1820 2nd AVE NORTH  
LAKE WORTH BEACH, FL 33461  
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2475 MERCER AVE., SUITE 305  
WEST PALM BEACH, FL 33401  
T: (561) 312-2041

**CONTRACTOR**

**STRUCTURAL ENGINEER**

**MEP ENGINEER**

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

**REVISIONS**

NO.	DESCRIPTION	DATE

**NOT FOR CONSTRUCTION**

**ISSUES**

NO.	DESCRIPTION	DATE

**DRAWING INFO**

CONSTRUCTION DOCUMENTS	NTM
DRAWN BY:	BSS
CHECKED BY:	07/13/2022
DATE:	07/13/2022
SCALE:	Project Number
PROJ. NO.	

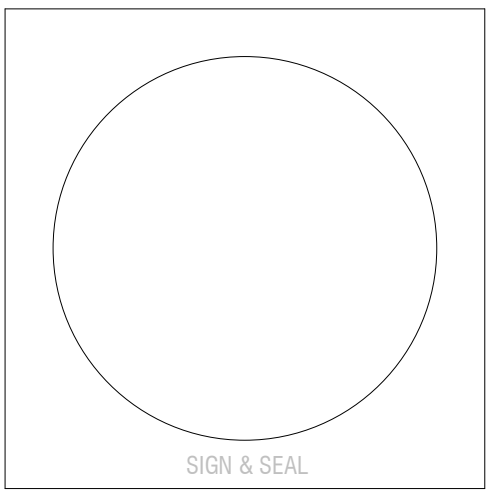
**CONST. SCREENING & SITE STAGING PLAN**

# G-002

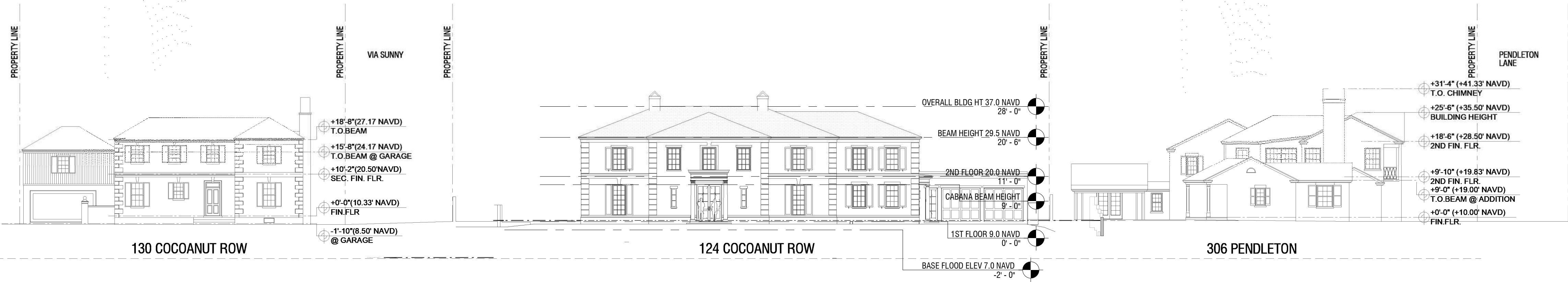
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NO.	DESCRIPTION	DATE



NO.	DESCRIPTION	DATE



STREETSCAPE ELEVATION - COCOANUT ROW

1/16" = 1'-0"



STREETSCAPE ELEVATION - VIA SUNNY

1/16" = 1'-0"



STREETSCAPE MAP

1" = 80'-0"

3





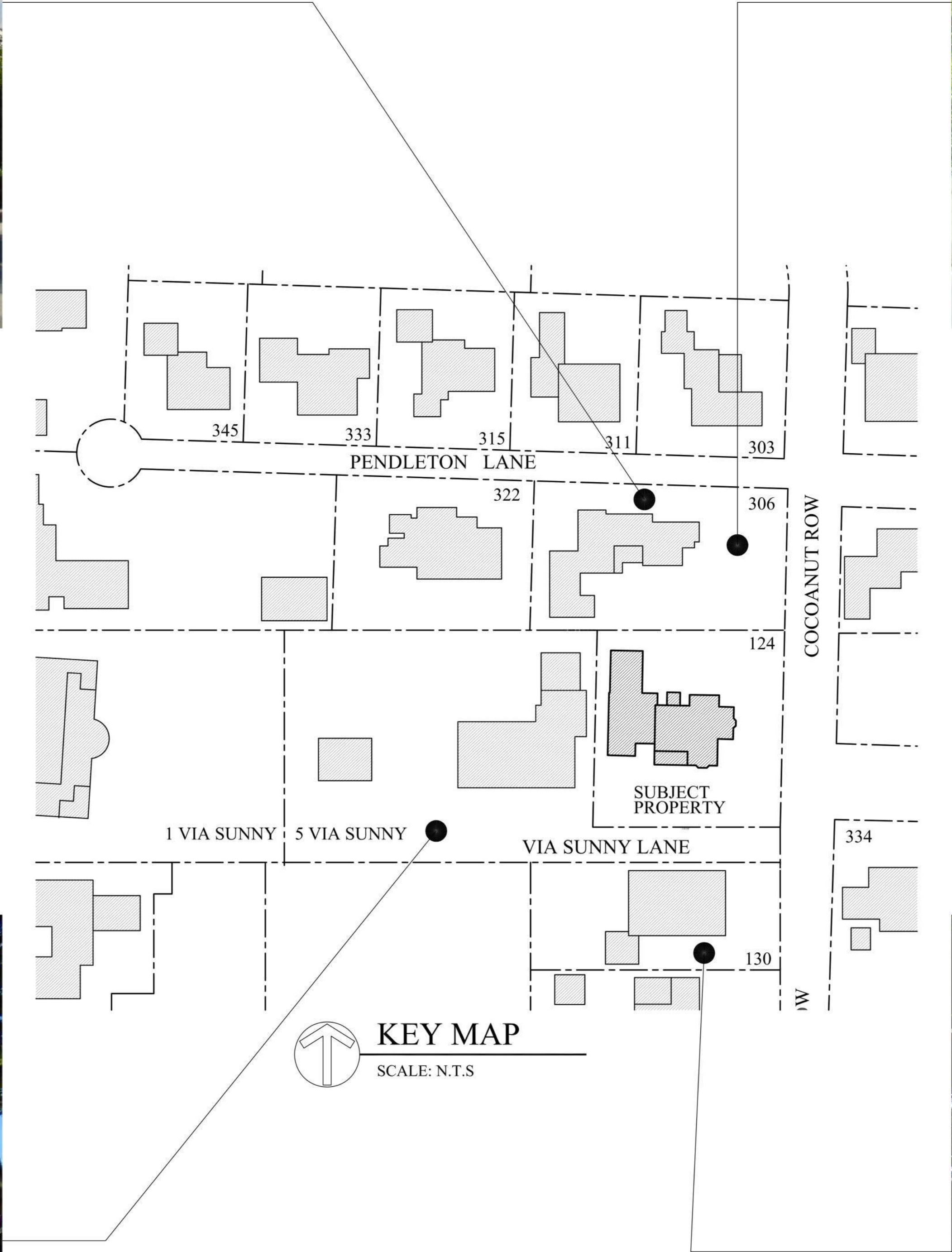
306 PENDLETON LANE



306 PENDLETON LANE



5 VIA SUNNY



130 COCOANUT ROW

SCR

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ARC-22-105, ZON-22-071

124 COCOANUT ROW, PALM BEACH, FLORIDA 33480

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PHOTO SHEETS

G-004

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270 PENDLETON AVENUE



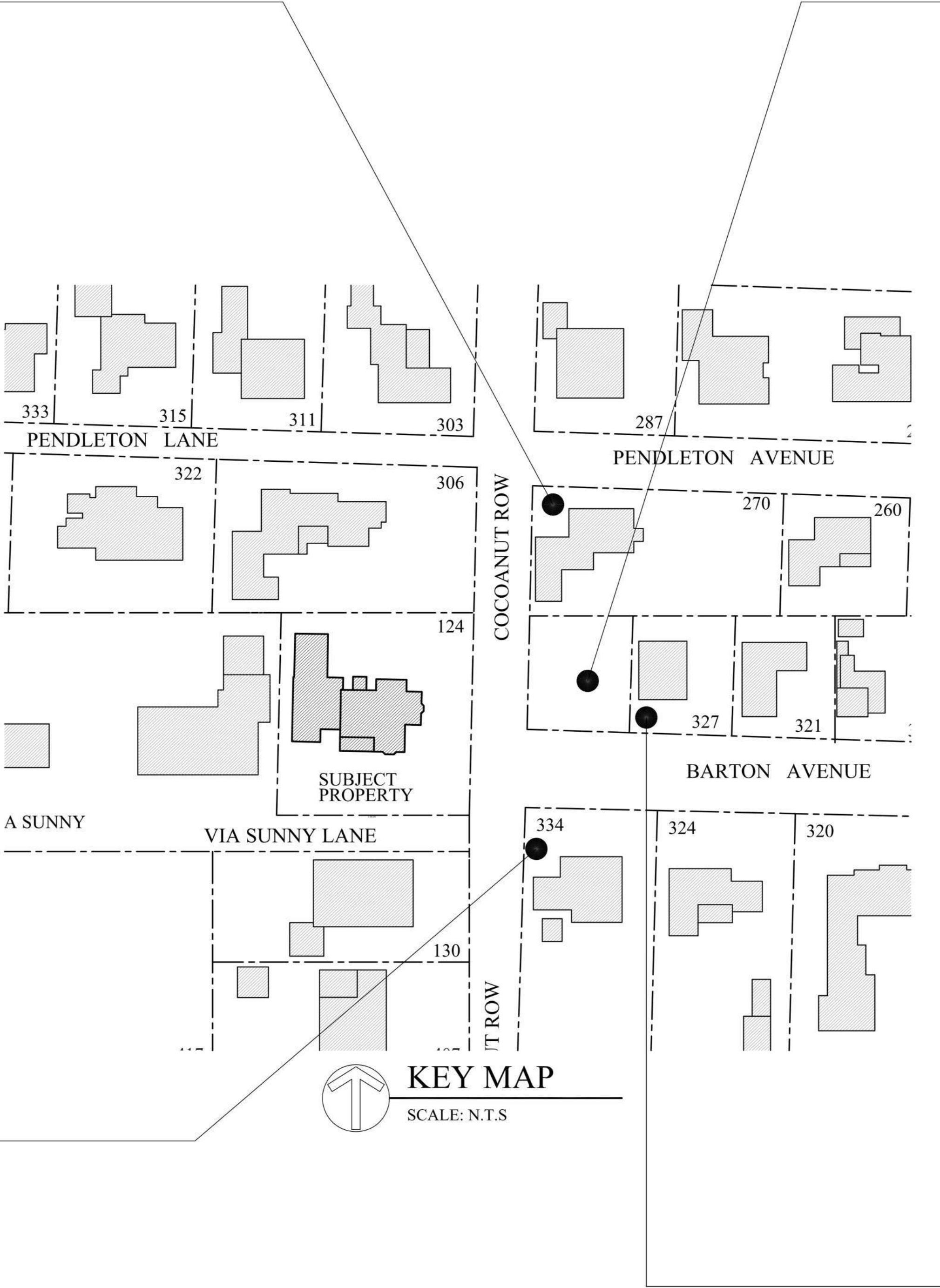
BARTON AVENUE VACANT LOT



334 BARTON AVENUE



327 BARTON AVENUE



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PHOTO SHEETS

G-005

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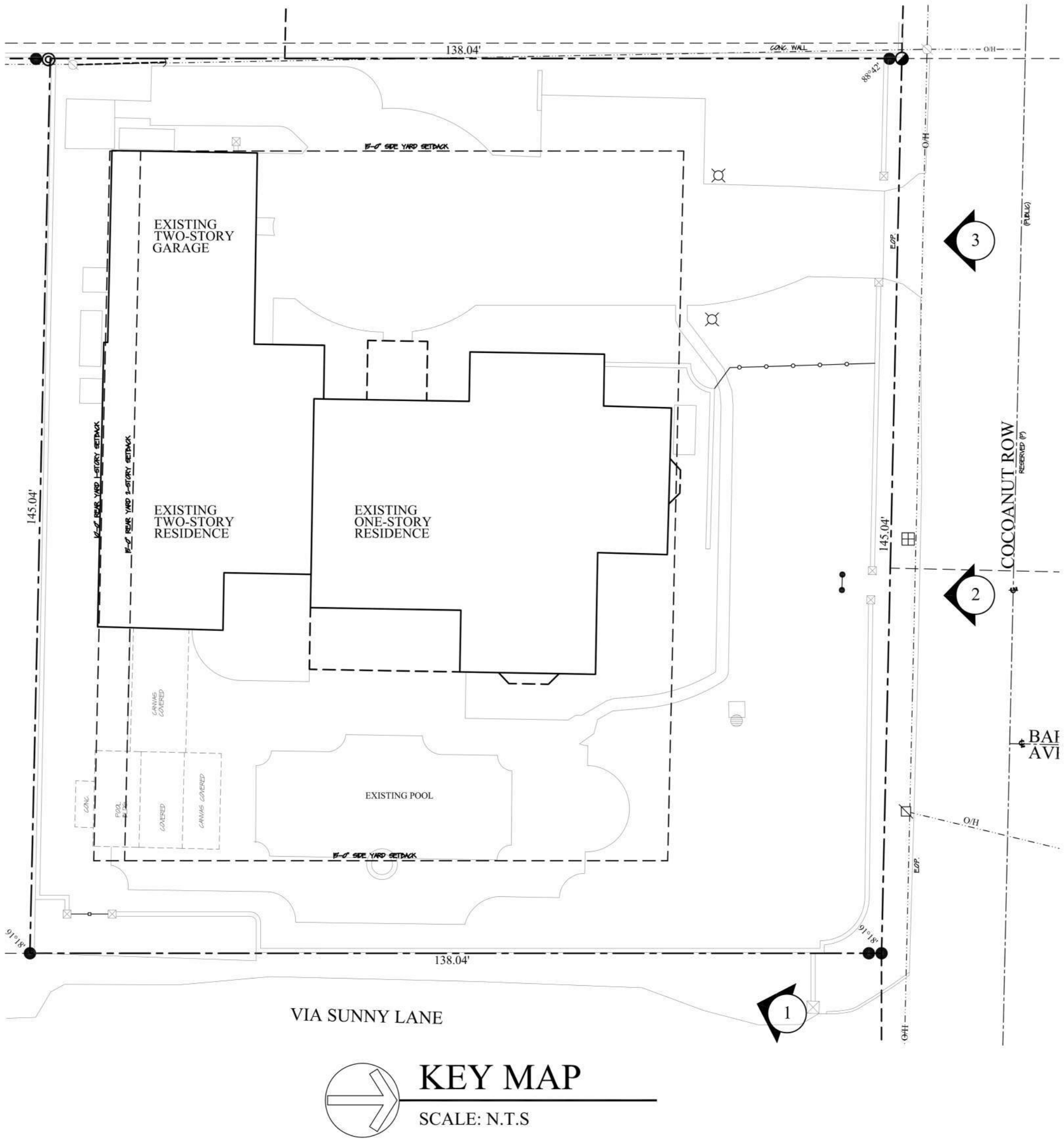
(1) 124 COCOANUT ROW FROM VIA SUNNY



(2) 124 COCOANUT ROW



(3) 124 COCOANUT ROW



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PHOTO SHEETS

G-006

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130 COCOANUT ROW



447 PRIMAVERA WAY



407 PRIMAVERA WAY

**COCOANUT ROW**

- TWO STORY
- QUOINING
- HIDDEN BY VEGETATION
- PORTION OF COCOANUT ROW BETWEEN SEABREEZE AN BREAKERS GOLF COURSE IS MOSTLY HIDDEN FROM STREET BY VEGETATION, **OR** IS "HEAVIER" CONSTRUCTION



306 PENDELTON AVENUE



270 PENDELTON AVENUE



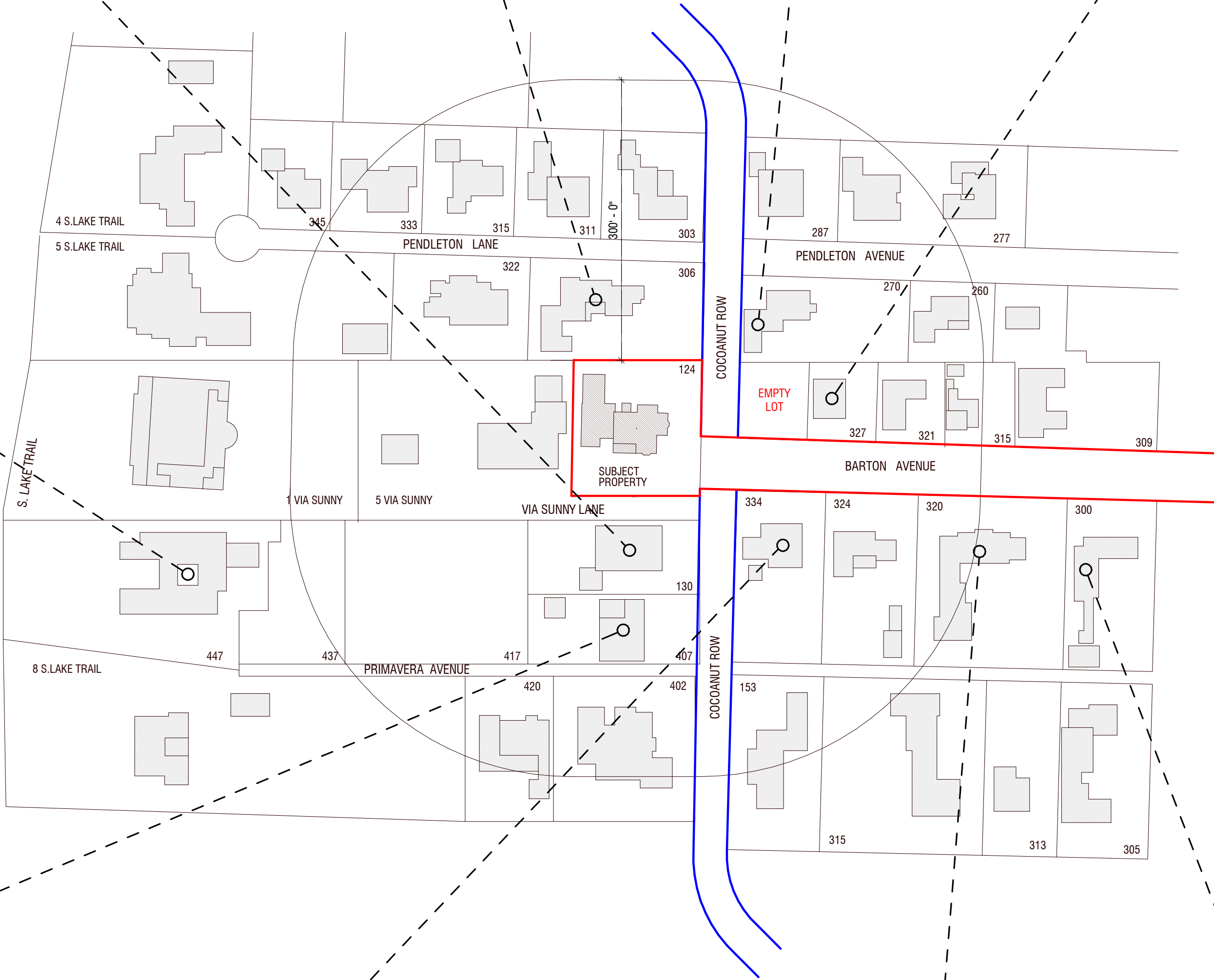
327 BARTON AVENUE



245 BARTON AVENUE



300 BARTON AVENUE



334 BARTON AVENUE



320 BARTON AVENUE

**BARTON AVENUE**

- TWO STORY
- QUOINING
- THICK STRINGCOURSE
- KEYSTONE DETAILING
- CASEMENT WINDOWS w/ SHUTTERS

**SCR**

SOYLEMEZ RESIDENCE  
ARC-22-105, ZON-22-071

124 COCOANUT ROW, PALM BEACH,  
FLORIDA 33480

**OWNER**

NEDIM AND REBECCA SOYLEMEZ  
124 COCOANUT ROW  
PALM BEACH, FLORIDA 33480

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**LANDSCAPE ARCHITECT**

LANG DESIGN GROUP  
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LAKE WORTH BEACH, FL 33461  
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GRUBER CONSULTING ENGINEERS, INC.  
2475 MERCER AVE., SUITE 305  
WEST PALM BEACH, FL 33401  
T: (561) 312-2041

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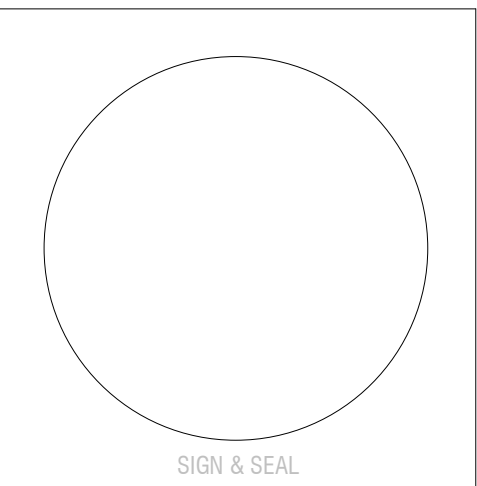
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**REVISIONS**

NO.	DESCRIPTION	DATE

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CONSTRUCTION DOCUMENTS  
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CHECKED BY: BSS  
DATE: 07/13/2022  
SCALE: 1" = 100'-0"  
PROJ. NO. Project Number

**NEIGHBORHOOD CONTEXT**

**G-014**





DETAIL PRECEDENTS - PALM BEACH

SCR

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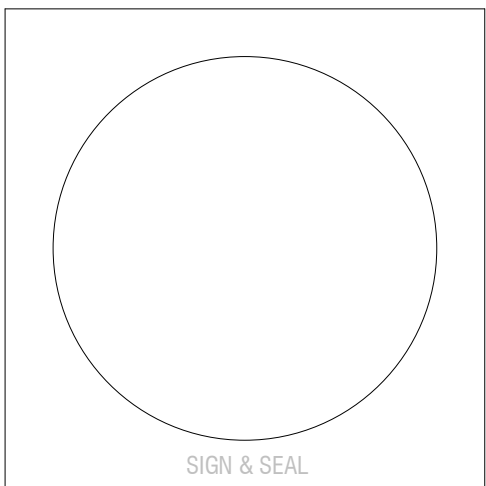
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NEIGHBORHOOD CONTEXT

G-015

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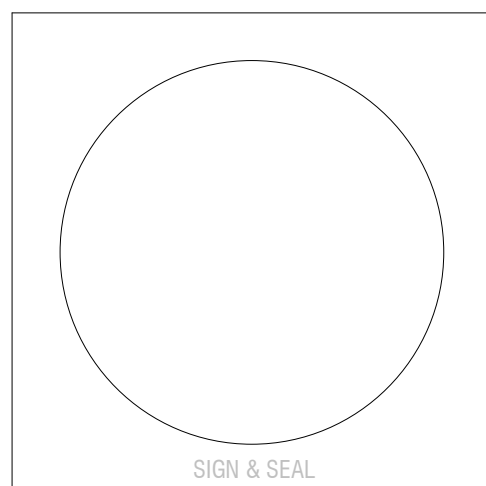
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NO.	DESCRIPTION	DATE

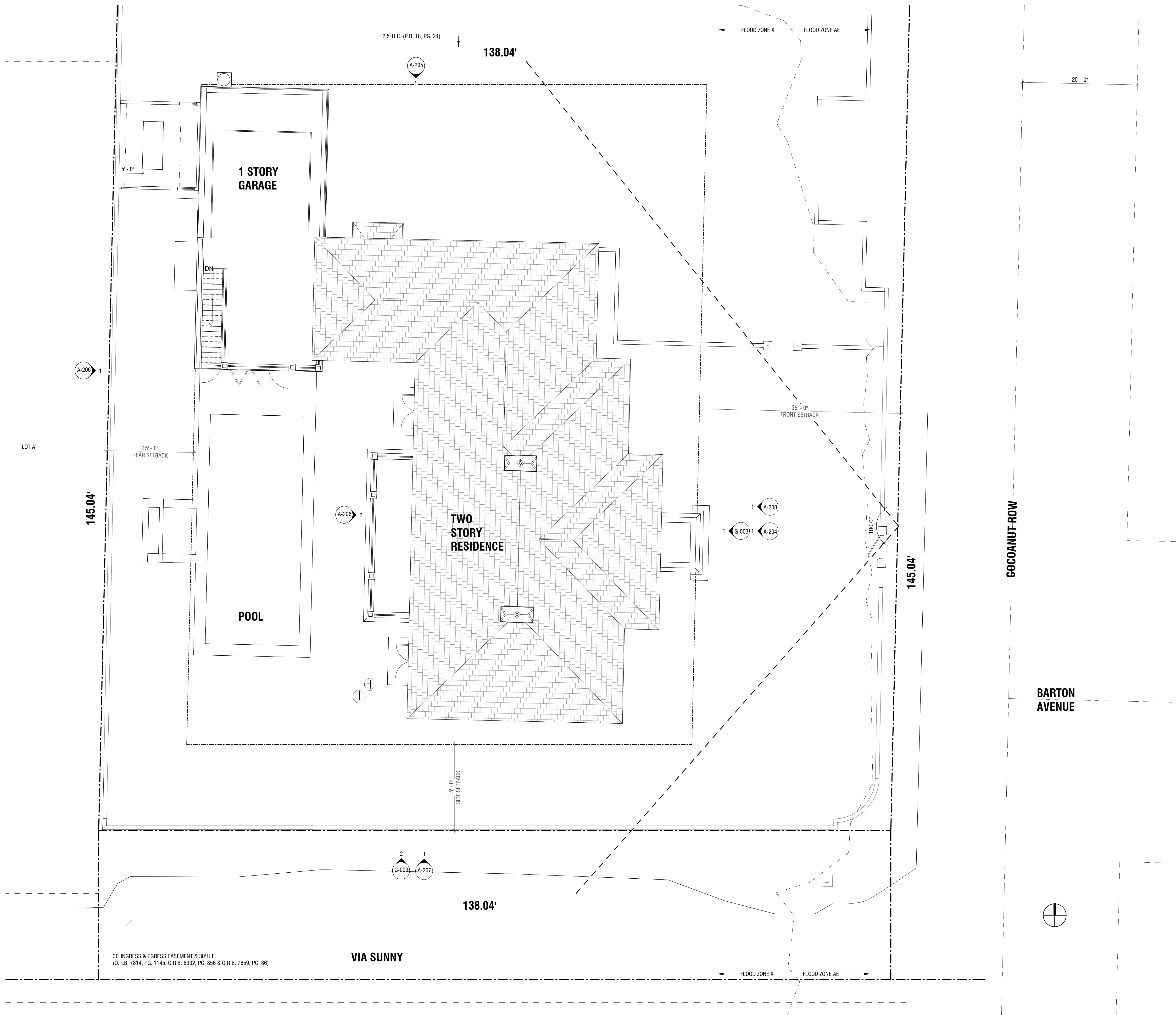
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CONSTRUCTION DOCUMENTS  
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SCALE: 1/8" = 1'-0"  
PROJ. NO. Project Number

SITE PLAN

Z-100

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SITE PLAN

1/8" = 1'-0"

1





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:	124 Cocoanut Row, Palm Beach, FL		
2	Zoning District:	R-B		
3	Structure Type:	Single Family Residence		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10000		20016
6	Lot Depth	100		138.04
7	Lot Width	100		145.04
8	Lot Coverage (Sq Ft and %)	5004 SQ FT/25%		4694 SQ FT/23%
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)			7557
10	Cubic Content Ratio (CCR) (R-B ONLY)	78062 CU FT/3.9		87169 CUFT/4.3
11	*Front Yard Setback (Ft.)	35		35
12	* Side Yard Setback (1st Story) (Ft.)	15		22.3
13	* Side Yard Setback (2nd Story) (Ft.)	15		22.3
14	*Rear Yard Setback (Ft.)	15		15
15	Angle of Vision (Deg.)	100		100
16	Building Height (Ft.)	22		22.5
17	Overall Building Height (Ft.)	30		30
18	Crown of Road (COR) (NAVD)	3.1		3.1
19	Max. Amount of Fill Added to Site (Ft.)	2.95		0
20	Finished Floor Elev. (FFE)(NAVD)	7		9
21	Zero Datum for point of meas. (NAVD)	7		9
22	FEMA Flood Zone Designation	AE/ X		AE/X
23	Base Flood Elevation (BFE)(NAVD)	7		7
24	Landscape Open Space (LOS) (Sq Ft and %)	10008 SQ FT/50%		10471 SQ FT/52%
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	2030 SQ FT/40%		3794 SQ FT/75%
27	**Native Plant Species %	Please refer to separate landscape legend.		

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

If value is not applicable, enter N/A

ACTUAL ENCLOSED SQUARE FOOTAGE DECREASED FROM PREVIOUS SUBMITTAL. CUBIC CONTENT INCREASED SLIGHTLY DUE TO AREA UNDER JULIETTE BALCONIES COUNTED AS LOGGIA AND DEEPER LOGGIA

FROM PROPOSED 9.0 NAVD POINT OF MEASUREMENT, CCR = 77633 CU FT = 3.9 CCR  
SEE Z-102 FOR CUBIC CONTENT CALCULATIONS AND VARIANCE DIAGRAMS

SEE L300 FOR OPEN SPACE CALCULATIONS

SCR

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ZONING TABLE - PROPOSED

Z-101

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## VARIANCE NARRATIVE

NOTE: DUE TO EXISTING SITE GRADES AND CORAL RIDGE/BEDROCK, CLIENT IS APPLYING FOR A POINT OF MEASUREMENT VARIANCE WITH REFERENCE TO:

1. BUILDING HEIGHT
2. BUILDING HEIGHT PLANE.
3. CUBIC CONTENT RATIO

IT IS PROPOSED TO CALCULATE THE ITEMS ABOVE FROM 9.0' NAVD INSTEAD OF 7.0' NAVD, WITH THE FIRST FLOOR ELEVATION TO BE SET AT 9.0' NAVD. ADJACENT PROPERTIES HAVE FINISH FLOOR AT 10.0' NAVD AND 10.3' NAVD (SEE STREETScape ELEVATION). THE SITE GRADES FEATURE A CORAL RIDGE AND BEDROCK CLOSE TO THE SURFACE, WHICH PRESENTS A HARDSHIP RELATIVE TO THE REQUIRED 7.0' NAVD POINT OF MEASUREMENT.

VARIANCE 1: SECTION 134-893 (10)B. TO EXCEED MAXIMUM BUILDING HEIGHT BY .5 FEET WHERE 22 FEET IS ALLOWED WHEN MEASURED FROM REQUIRED 7 FT. NAVD.

VARIANCE 2: SECTION 134-843 (10); TO EXCEED THE BUILDING HEIGHT PLANE BY 2 FEET.

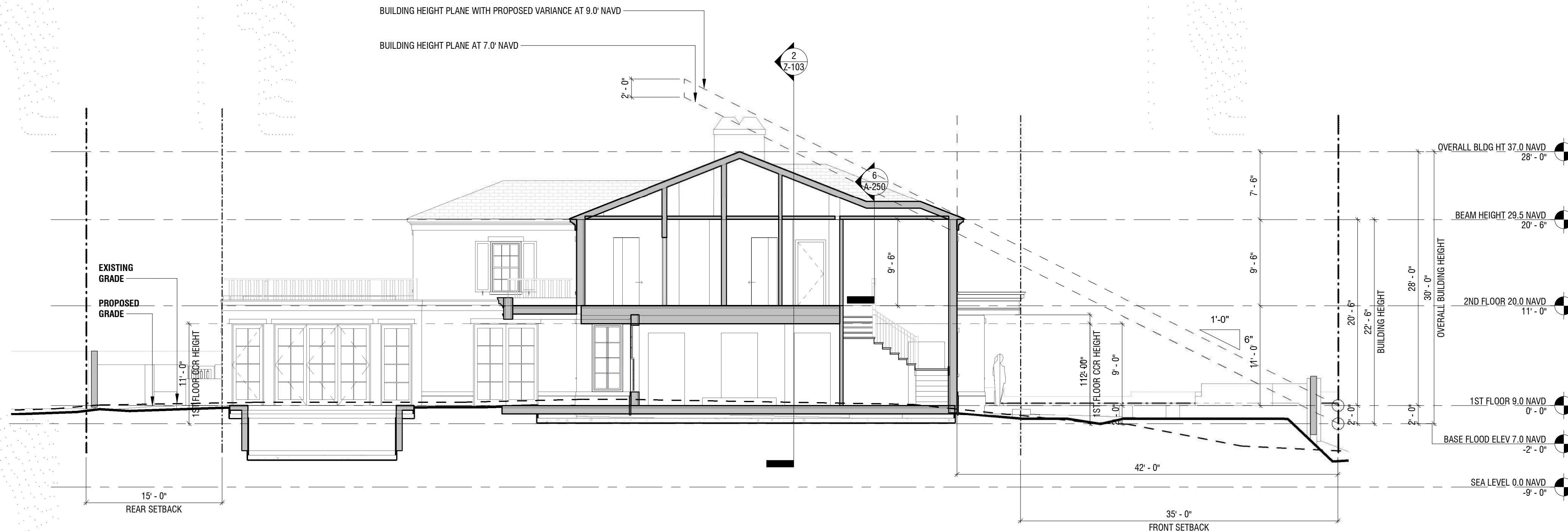
VARIANCE 3: SECTION 134-893(13); TO EXCEED THE MAXIMUM ALLOWED CUBIC CONTENT RATIO (CCR) BY 9107 CUBIC FEET TO ALLOW 87169 (4.3) WHERE 78062.4 (3.9) IS ALLOWED.

## CUBIC CONTENT CALCULATION

LOT AREA: 20,016 SQ FT  
ALLOWABLE: 78062.4 SQ FT = 3.90 CCR

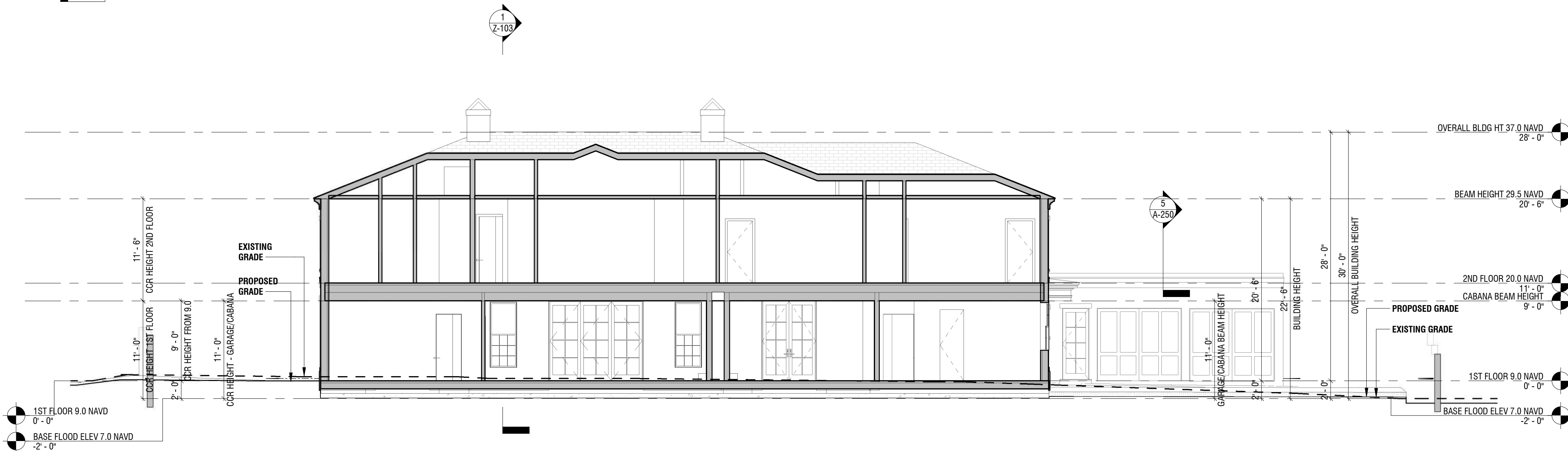
CUBIC CONTENT CALCULATION			
FROM 9.0' NAVD PROPOSED POINT OF MEASUREMENT			
	AREA (SQ FT)	HEIGHT (FT)	VOLUME (CU FT)
1ST FLOOR	3198	9	28782
GARAGE AND CABANA	986	9	8874
2ND FLOOR - 10.75 FT CLG	3373	11.5	38789.5
LOGGIA 9.5 FT CLG (REAR INCLUDING JULIETTES)	498	9	4482
LOGGIA 10 FT CLG	37	9	333
LOGGIA 9 FT CLG	34	9	306
TOTAL VOLUME			81567
LESS LOGGIA CREDIT - 5% MAX ALLOWABLE			-3903.1
<b>TOTAL CUBIC VOLUME</b>			<b>77663</b>
MAX ALLOWABLE CUBIC VOLUME			78062.4
TOTAL A/C AREA	7557		

CUBIC CONTENT CALCULATION			
FROM 7.0' NAVD POINT OF MEASUREMENT			
	AREA (SQ FT)	HEIGHT (FT)	VOLUME (CU FT)
1ST FLOOR	3198	11	35178
GARAGE AND CABANA	986	11	10846
2ND FLOOR - 10.75 FT CLG	3373	11.5	38789.5
LOGGIA 9.5 FT CLG (REAR INCLUDING JULIETTES)	498	11	5478
LOGGIA 10 FT CLG	37	11	407
LOGGIA 9 FT CLG	34	11	374
TOTAL VOLUME			91073
LESS LOGGIA CREDIT - 5% MAX ALLOWABLE			-3903.1
<b>TOTAL CUBIC VOLUME</b>			<b>87169</b>
MAX ALLOWABLE CUBIC VOLUME			78062.4
PROPOSED VARIANCE			9107
TOTAL A/C AREA	7557		



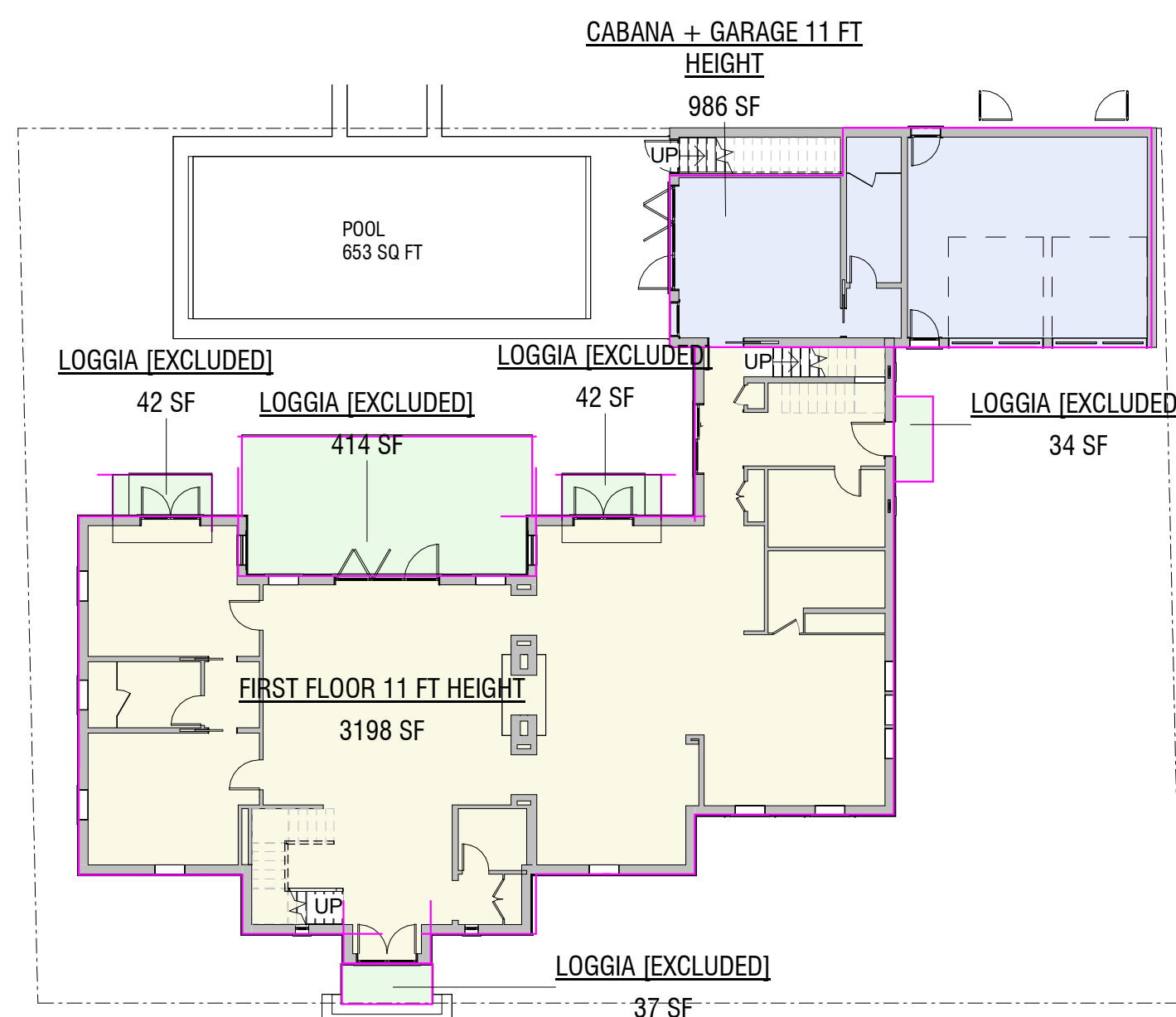
## CROSS SITE SECTION

1/8" = 1'-0"



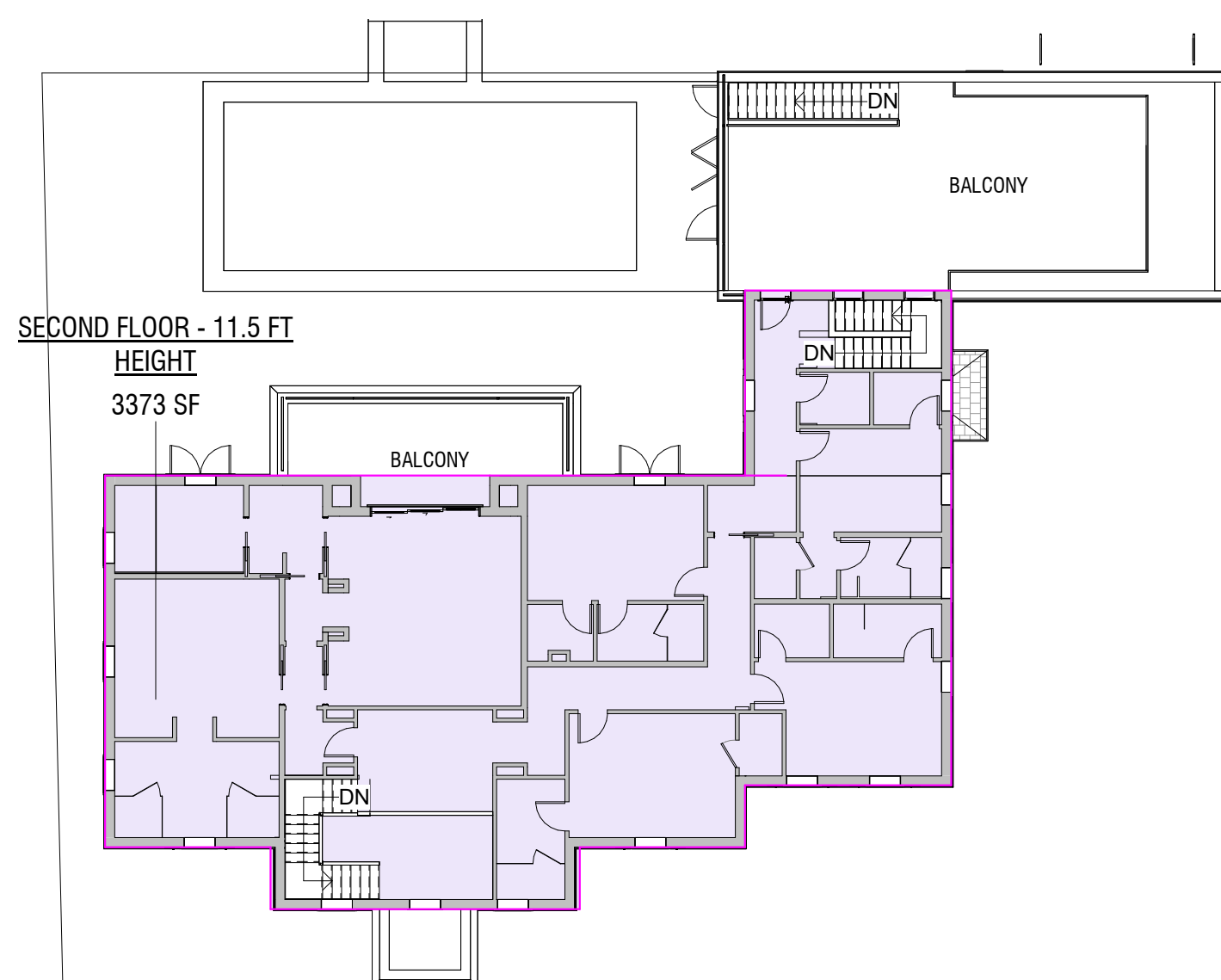
## LONG SITE SECTION

1/8" = 1'-0"



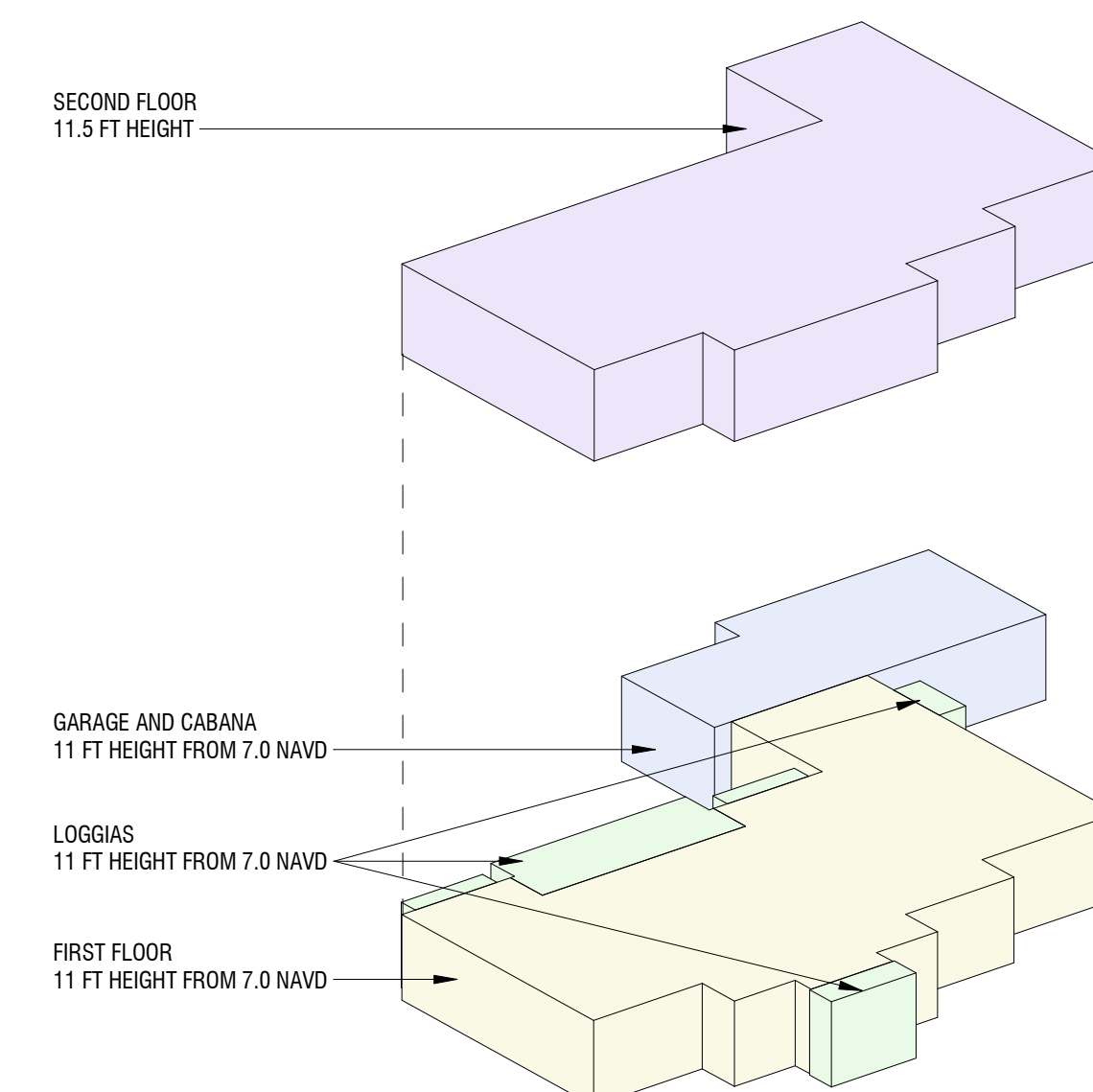
## 1ST FLOOR AREA

1/16" = 1'-0"



## 2ND FLOOR AREA

1/16" = 1'-0"

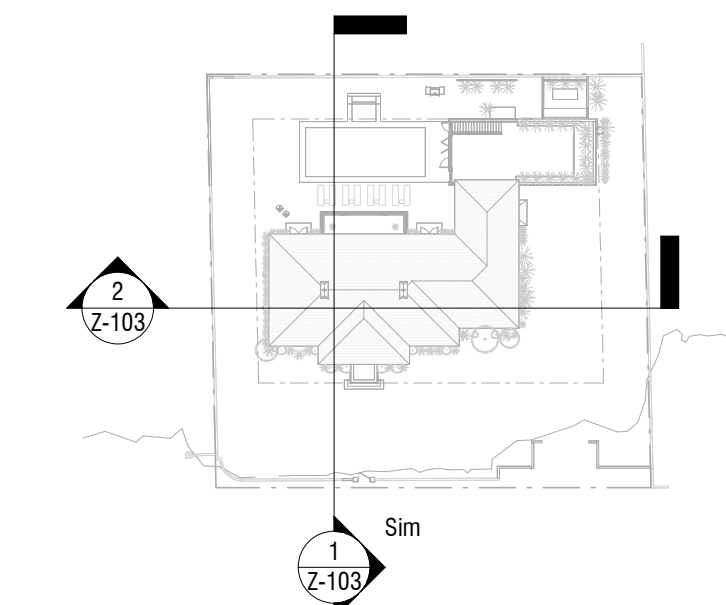


## CCR AXONOMETRIC

6

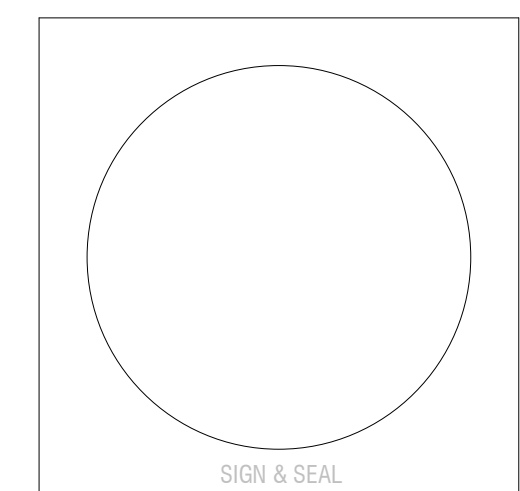
## SITE SECTIONS KEY PLAN

1/64" = 1'-0"

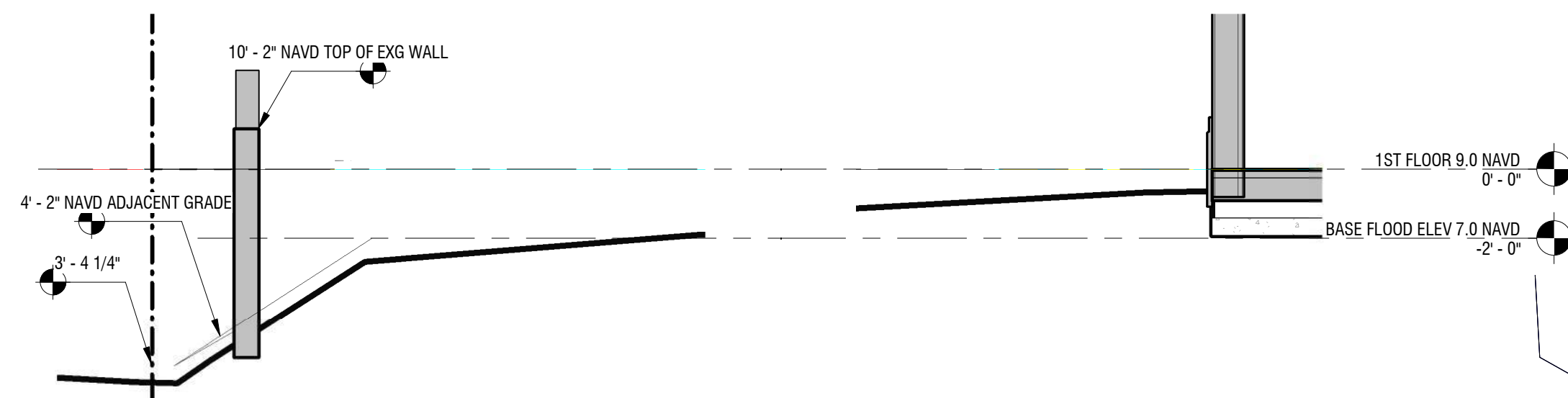




DATE	DESCRIPTION
5/10/2022	ARCOM ADDENDUM

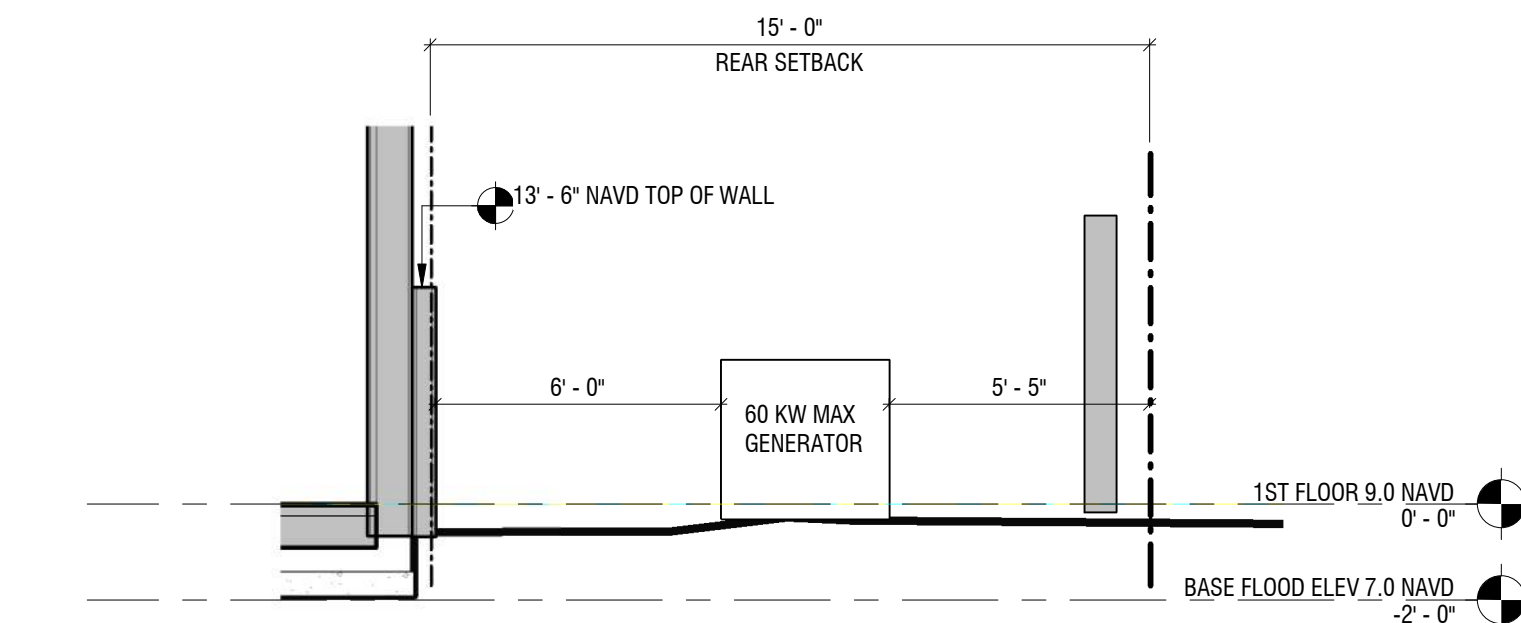



CONSTRUCTION DOCUMENTS	NTM
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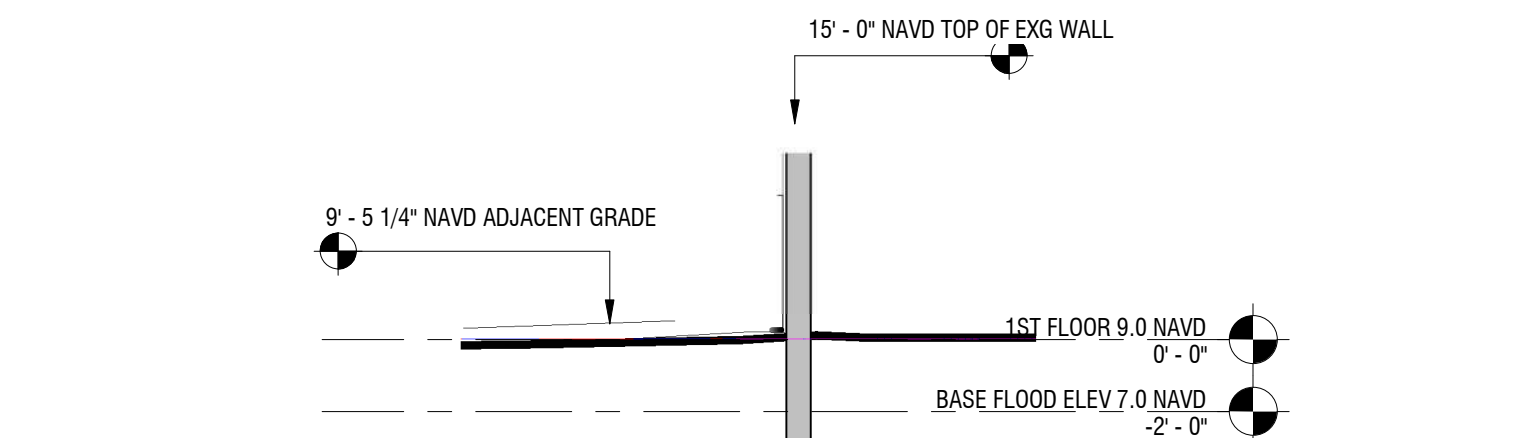
### SITE SECTION 2

1/4" = 1'-0"



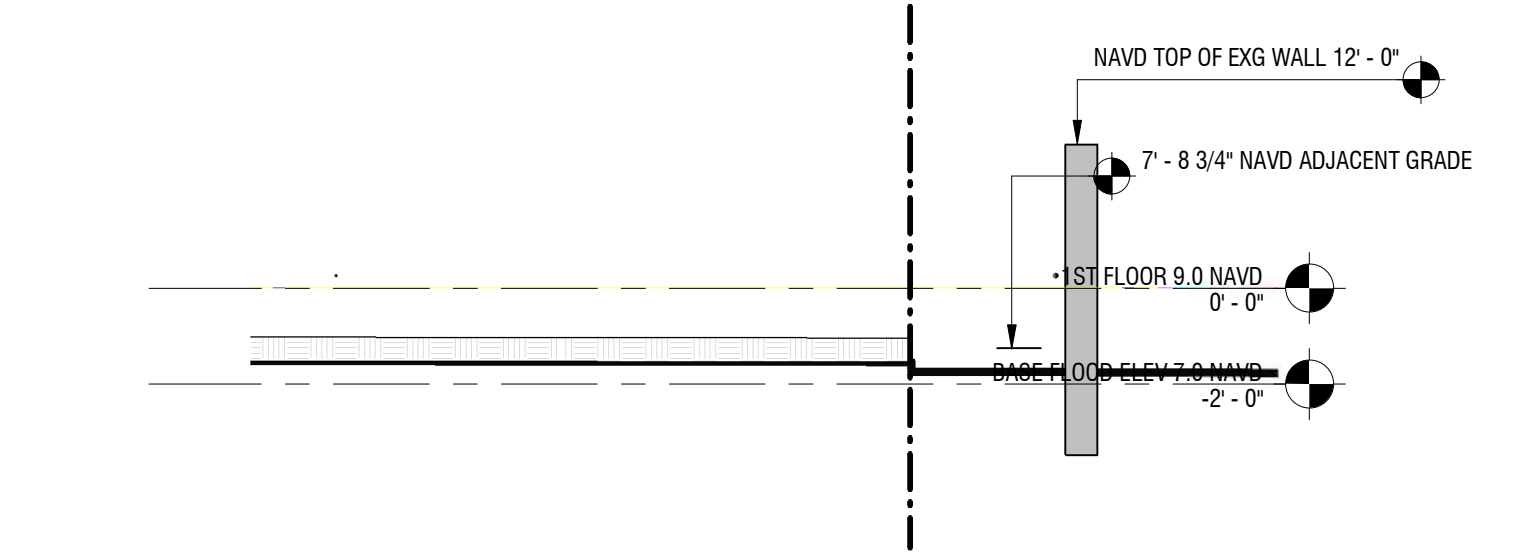
### SITE SECTION 4

1/4" = 1'-0"



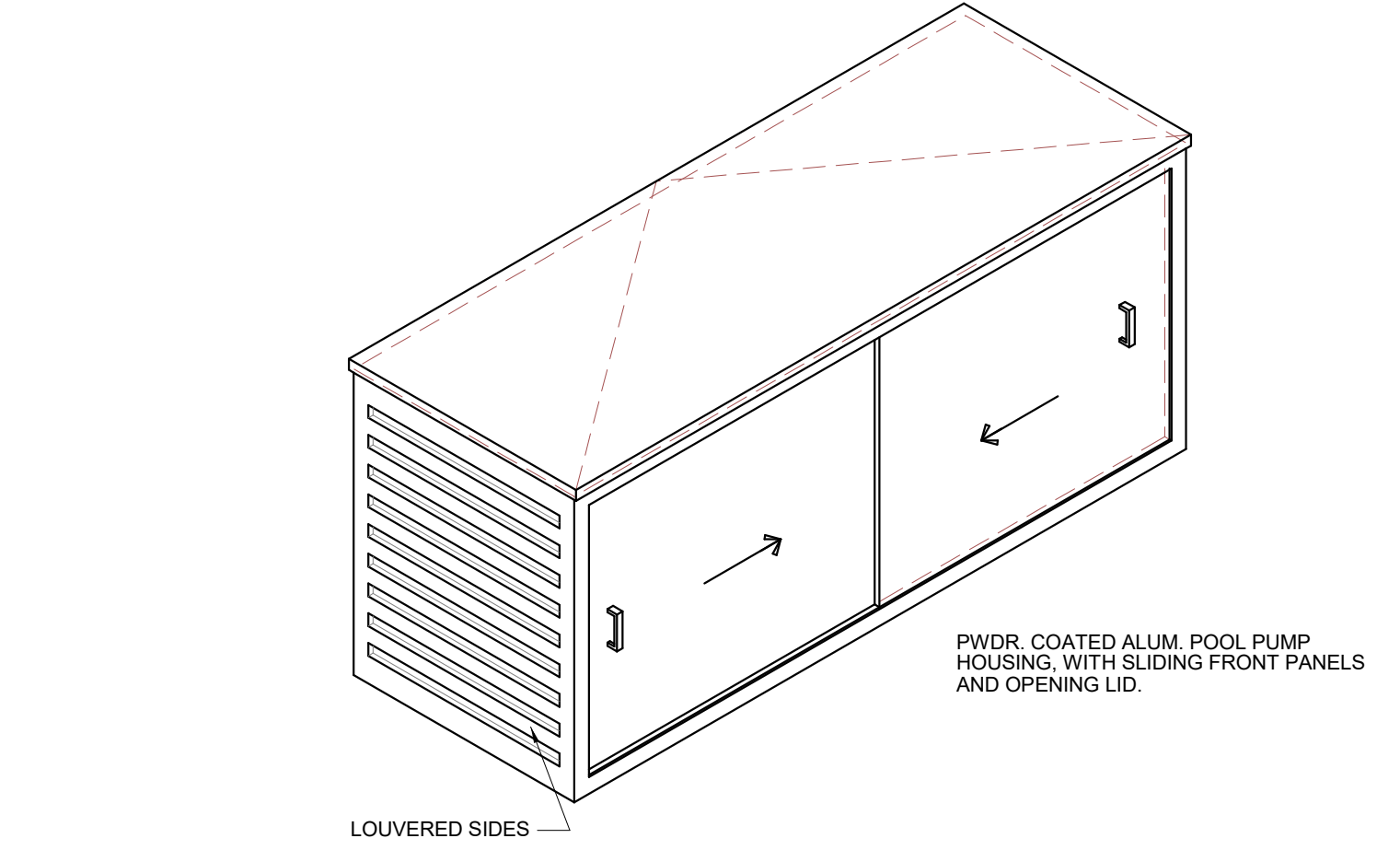
### SITE SECTION 3

3/16" = 1'-0"



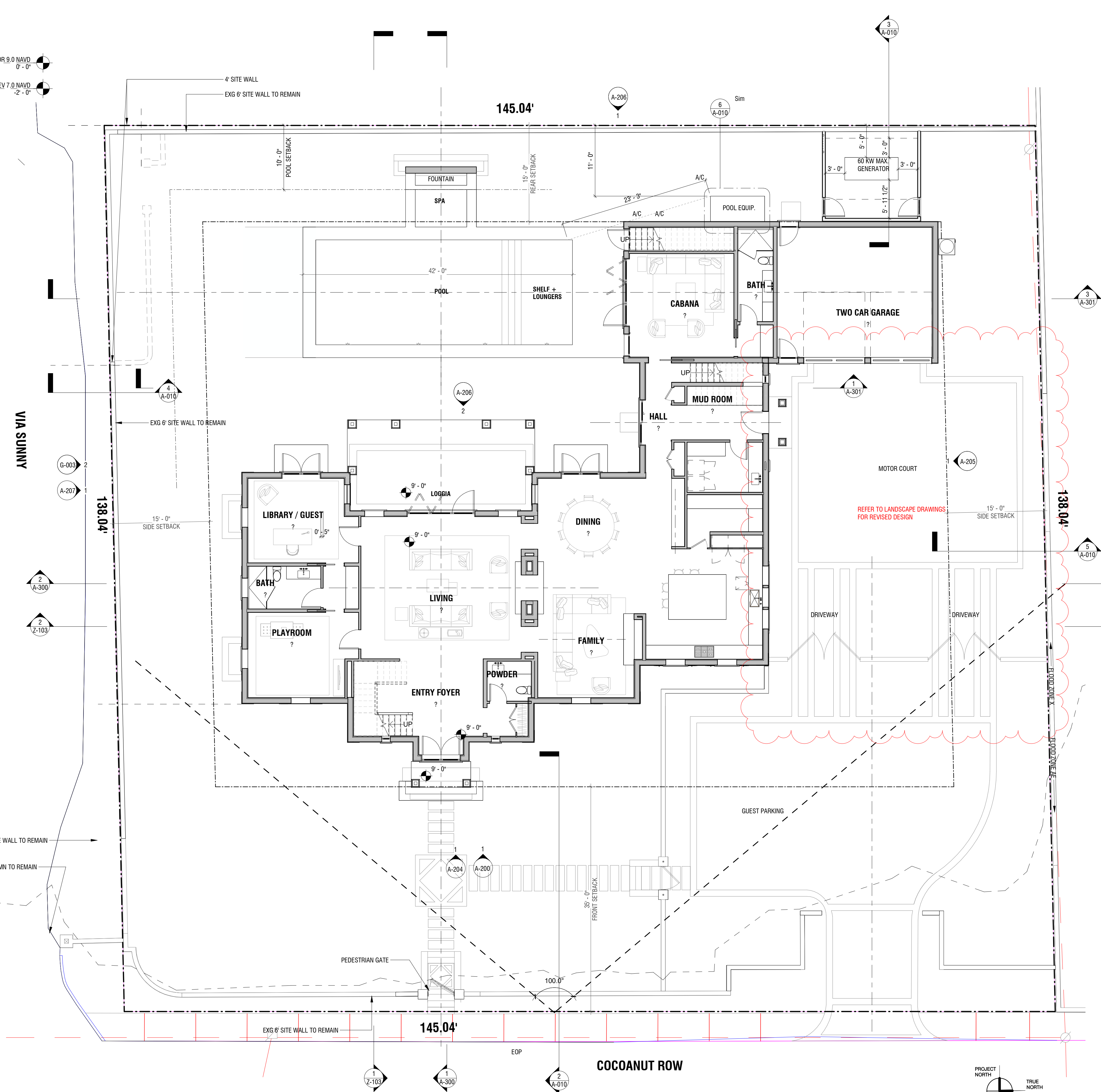
### SITE SECTION 5

1/4" = 1'-0"



### POOL PUMP ENCLOSURE ISOMETRIC

1/2" = 1'-0"

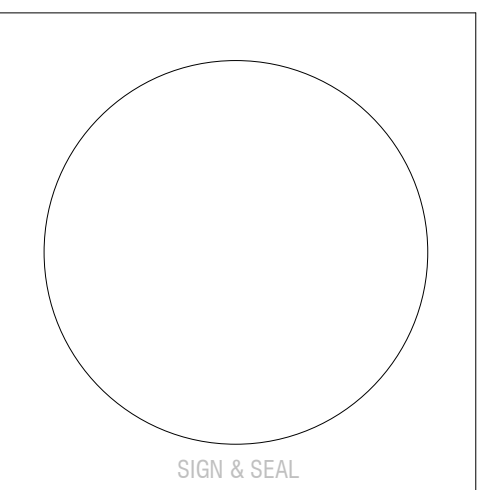


### SITE PLAN - 1ST FLOOR

1/8" = 1'-0"



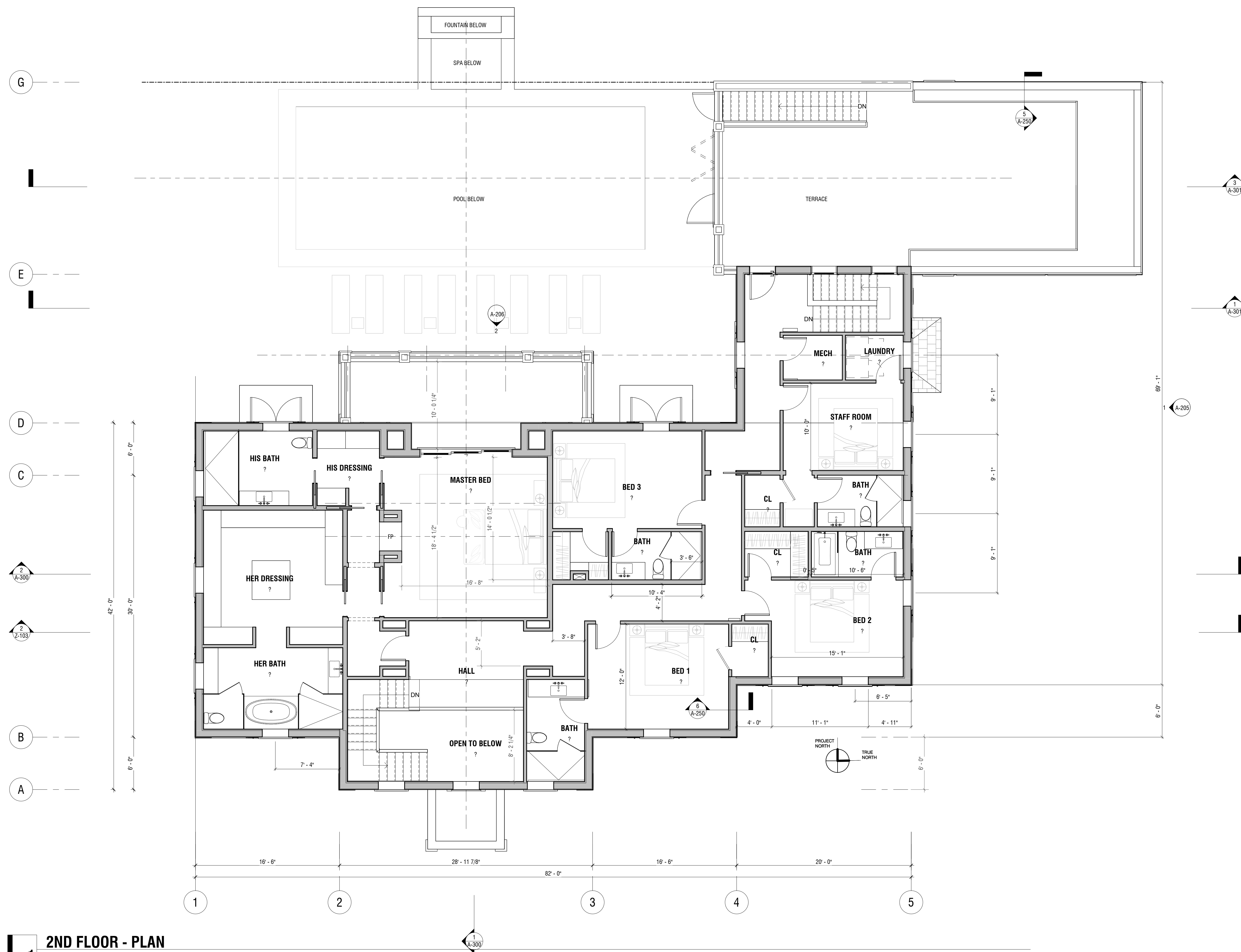
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SCALE:	3/16" = 1'-0"
PROJ. NO.	Project Number

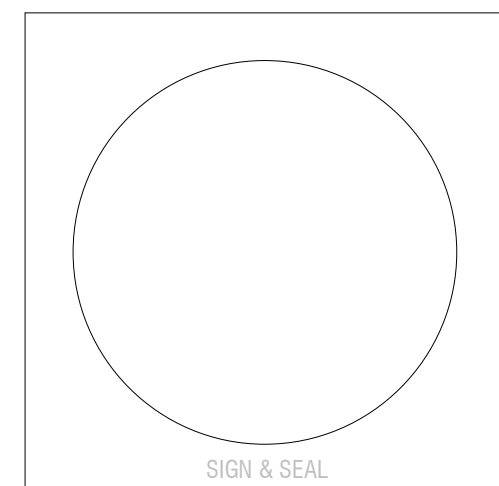





$$3/16'' = 1'-0''$$



NO.	DESCRIPTION	DATE



NO.	DESCRIPTION	DATE



1 EXTERIOR ELEVATION - EAST - PROPOSED

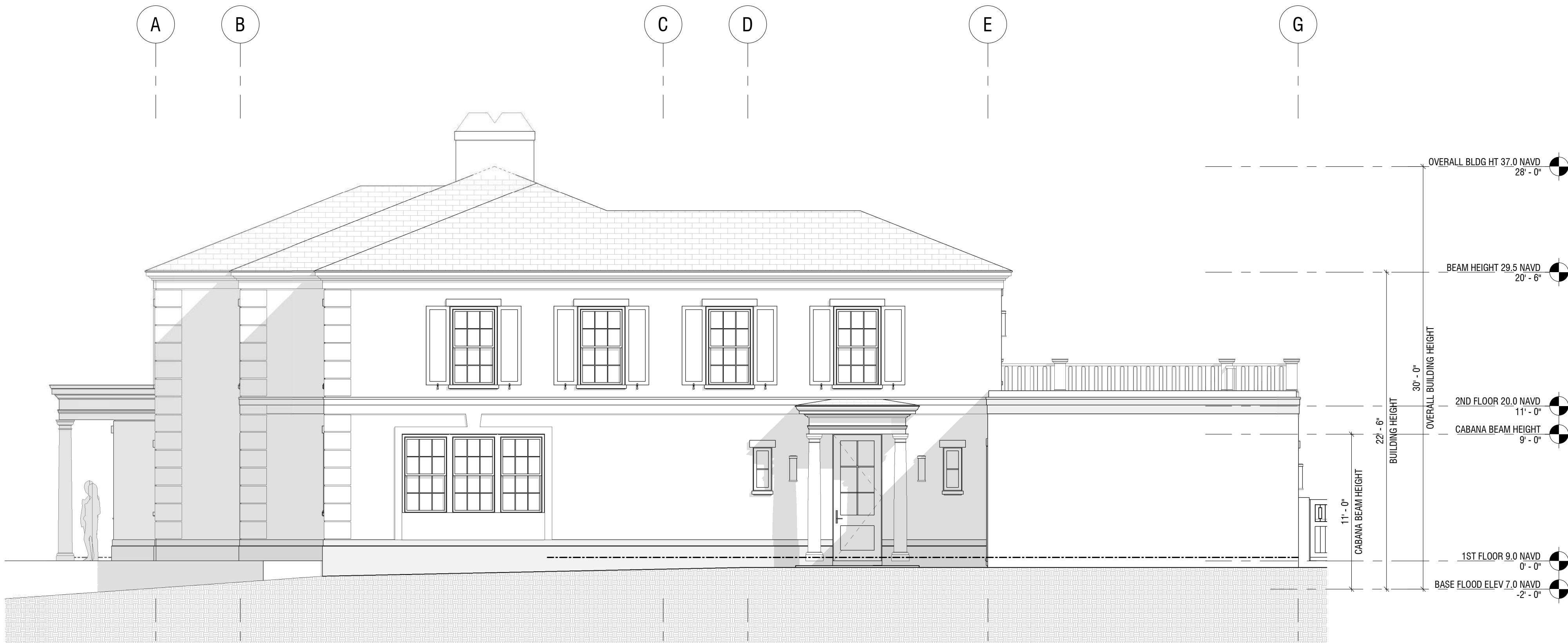
3/16" = 1'-0"



2 EXTERIOR ELEVATION - EAST - PREVIOUS

3/16" = 1'-0"





1 EXTERIOR ELEVATION - NORTH - PROPOSED  
3/16" = 1'-0"



2 EXTERIOR ELEVATION - NORTH - PREVIOUS  
3/16" = 1'-0"

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DATE: 8/8/2022

SCALE: 3/16" = 1'-0"

PROJ. NO. Project Number

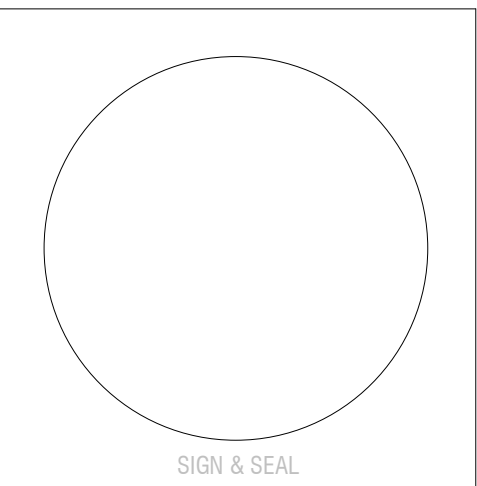
BUILDING ELEVATIONS - NORTH

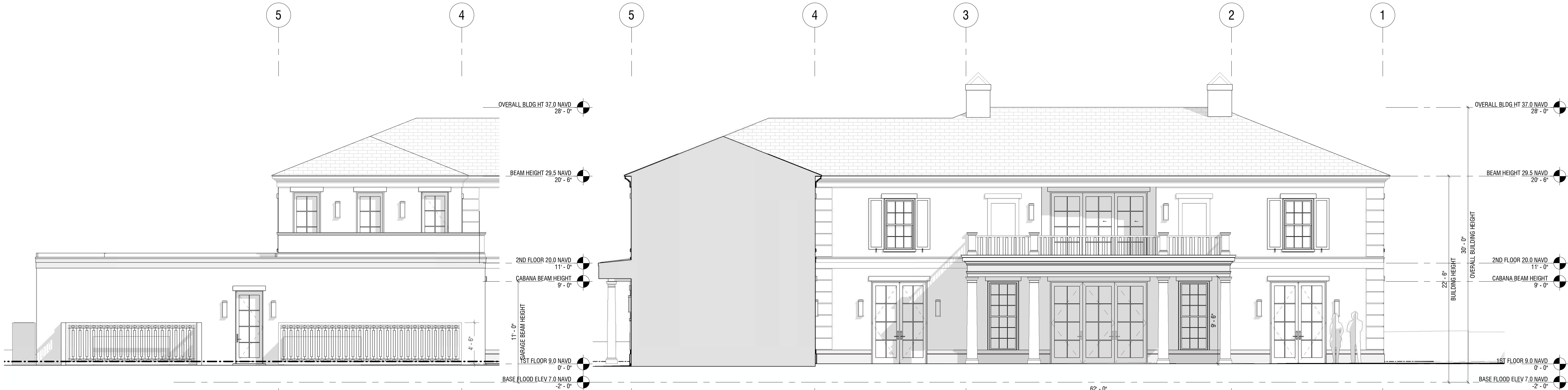
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NO.	DESCRIPTION	DATE



**1** EXTERIOR ELEVATION - WEST PARTIAL - PROPOSED  
3/16" = 1'-0"

**2** EXTERIOR ELEVATION - WEST SECTION - PROPOSED  
3/16" = 1'-0"

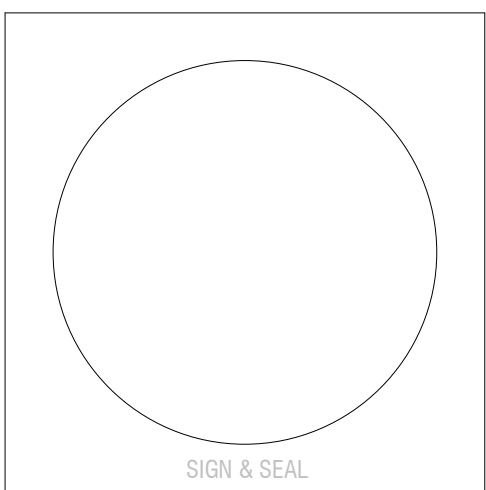


**3** EXTERIOR ELEVATION - WEST PARTIAL - PREVIOUS  
3/16" = 1'-0"

**4** EXTERIOR ELEVATION - WEST SECTION - PREVIOUS  
3/16" = 1'-0"



NO.	DESCRIPTION	DATE



NO.	DESCRIPTION	DATE

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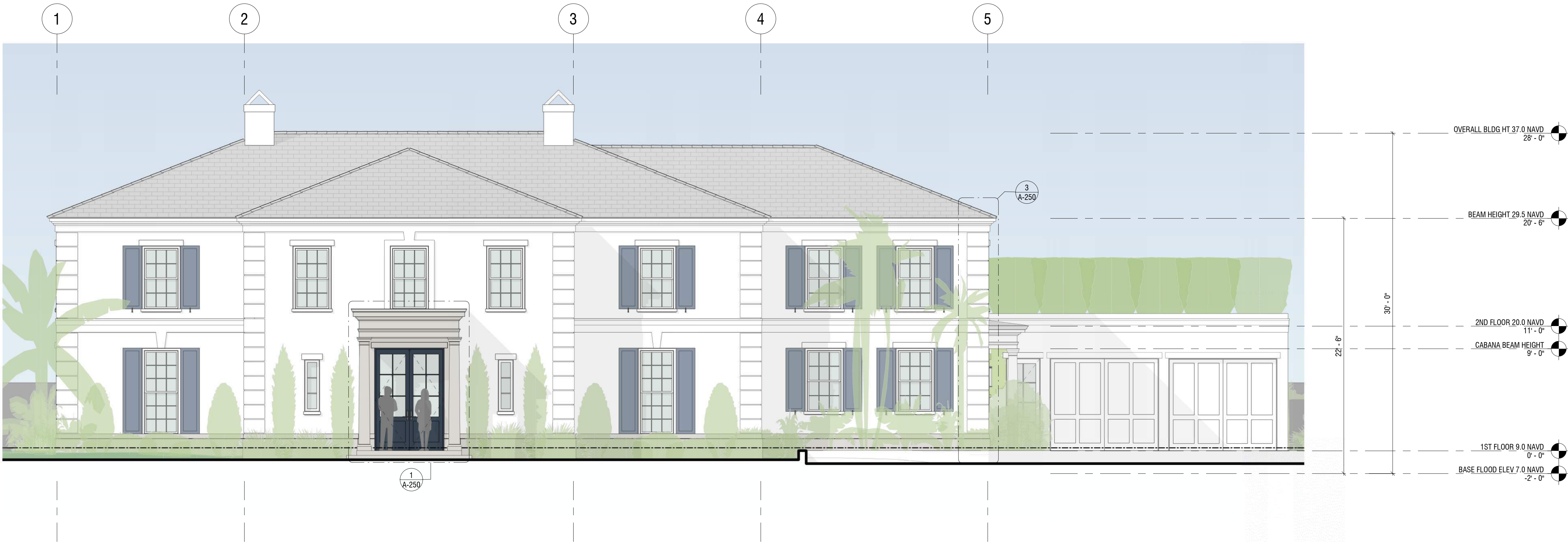


1 EXTERIOR ELEVATION - SOUTH - PROPOSED  
3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH - PREVIOUS  
3/16" = 1'-0"





**1 RENDERED ELEVATION - EAST - PROPOSED**  
3/16" = 1'-0"



**2 RENDERED ELEVATION - EAST - PREVIOUS**  
3/16" = 1'-0"

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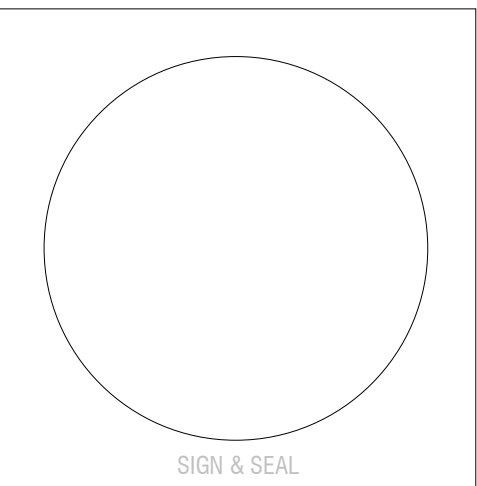
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**RENDERED ELEVATIONS - EAST**

**A-204**  
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1 RENDERED ELEVATION - NORTH - PROPOSED  
3/16" = 1'-0"



2 RENDERED ELEVATION - NORTH - PREVIOUS  
3/16" = 1'-0"

SCR

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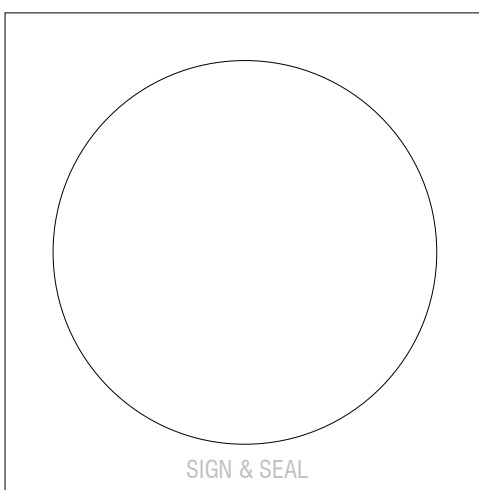
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CHECKED BY: BSS  
DATE: 8/8/2022  
SCALE: 3/16" = 1'-0"  
PROJ. NO. Project Number

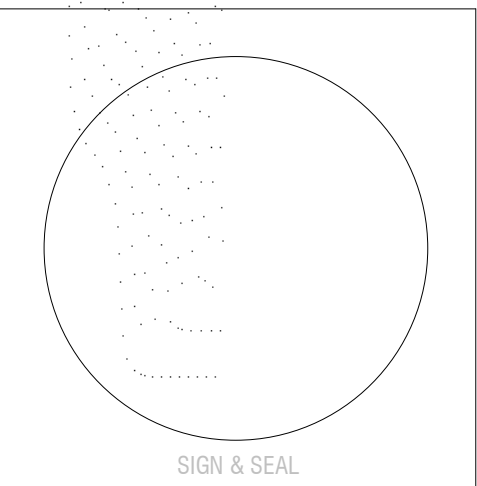
RENDERED ELEVATIONS -  
NORTH

A-205

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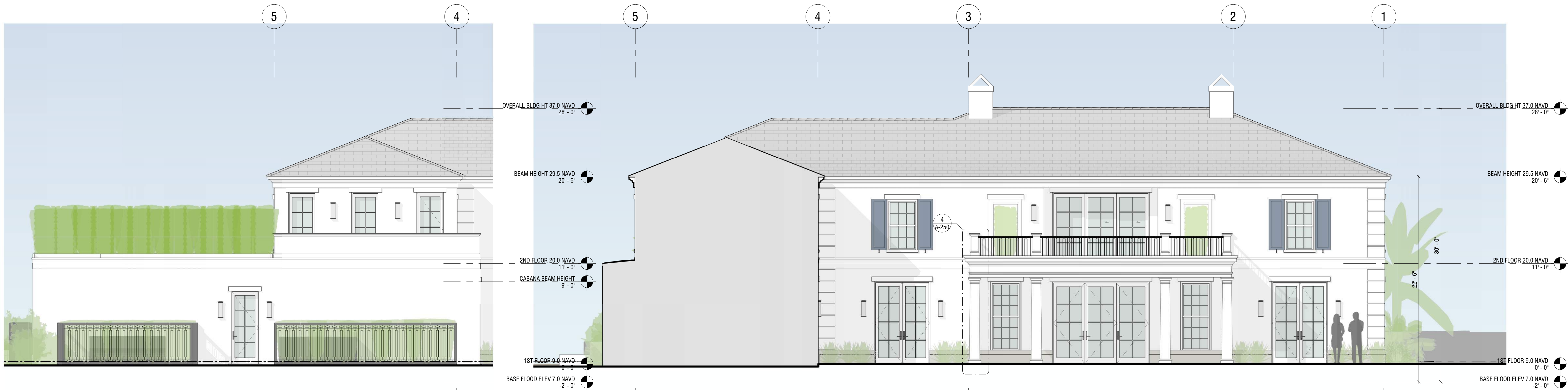


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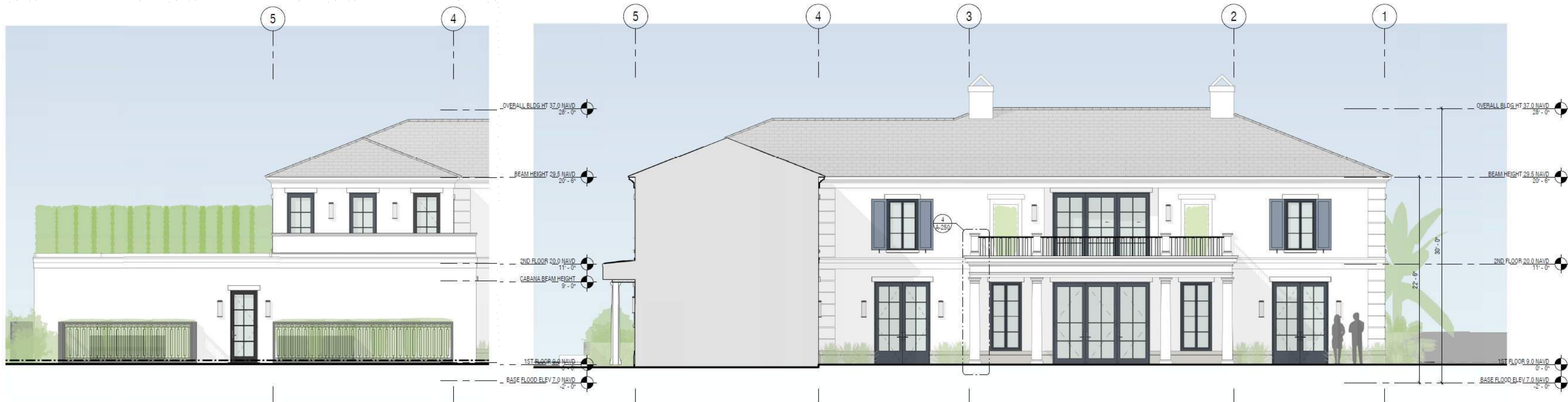
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CONSTRUCTION DOCUMENTS	NTM
DRAWN BY:	BSS
CHECKED BY:	BSS
DATE:	8/8/2022
SCALE:	3/16" = 1'-0"
PROJ. NO.	Project Number



1 RENDERED ELEVATION - WEST GARAGE - PROPOSED  
3/16" = 1'-0"

2 RENDERED ELEVATION - WEST - PROPOSED  
3/16" = 1'-0"



3 RENDERED ELEVATION - WEST GARAGE - PREVIOUS  
3/16" = 1'-0"

4 RENDERED ELEVATION - WEST - PREVIOUS  
3/16" = 1'-0"





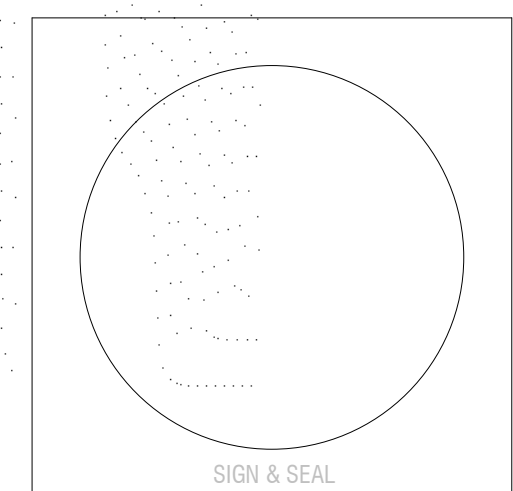
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3/16" = 1'-0"



2 RENDERED ELEVATION - SOUTH - PREVIOUS  
3/16" = 1'-0"

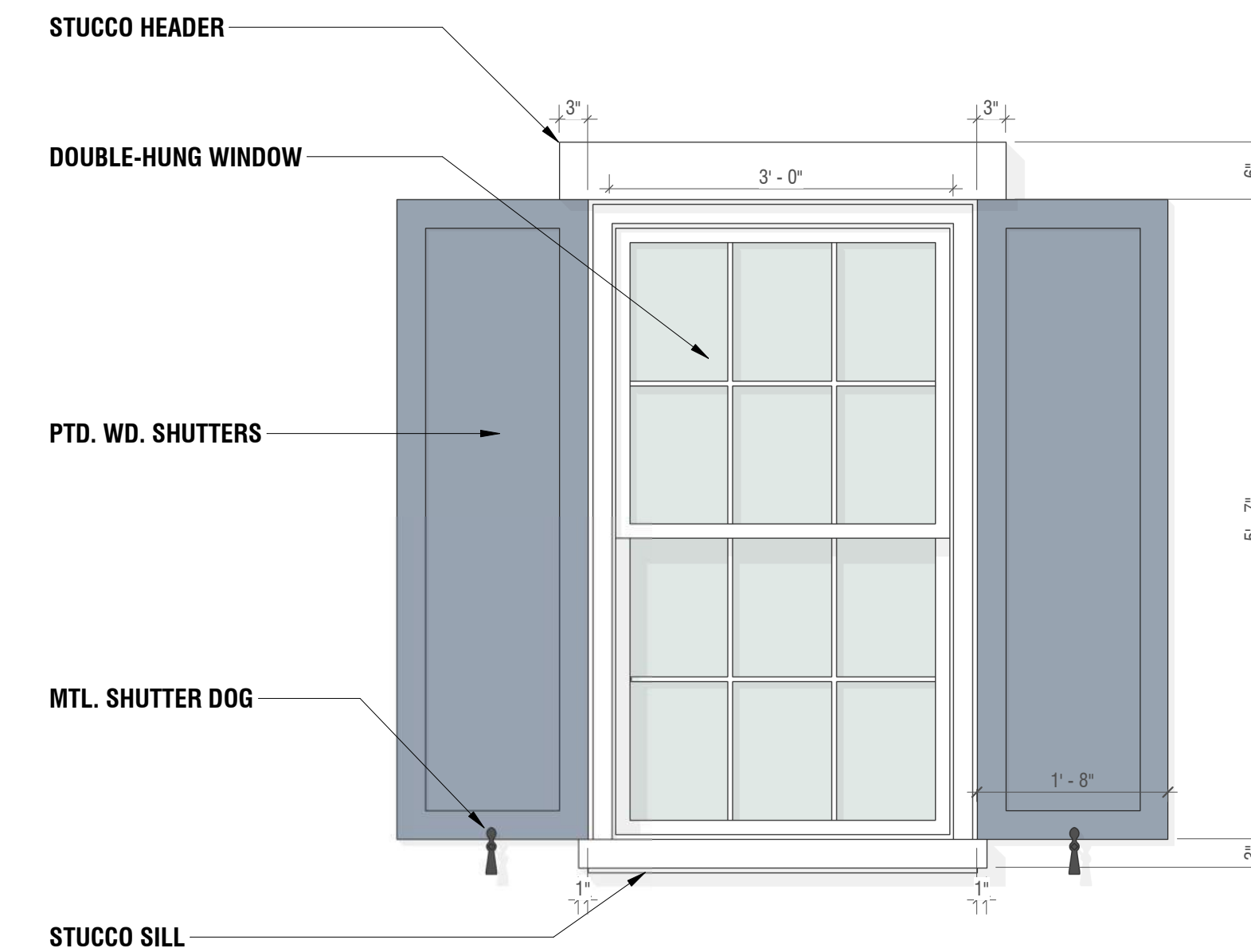


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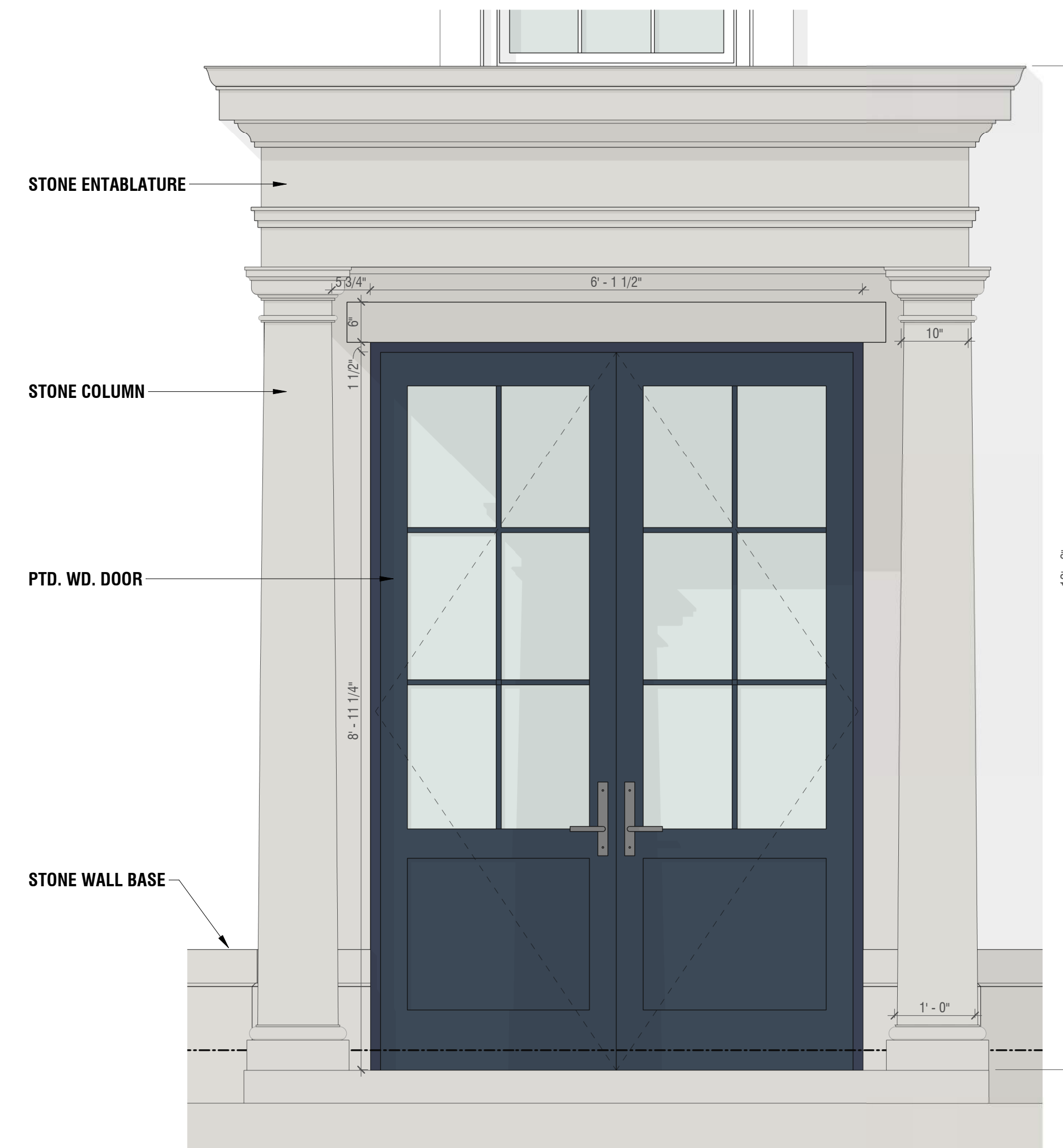


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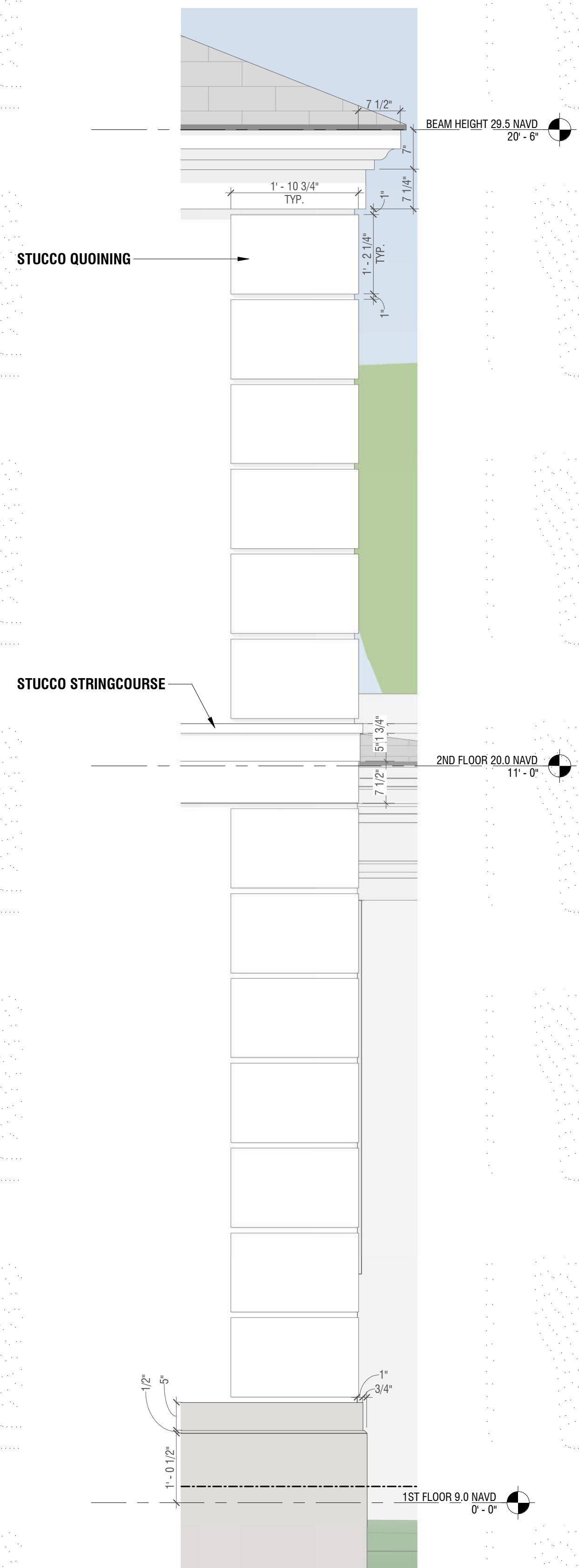
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CHECKED BY:	BSS
DATE:	8/8/2022
SCALE:	3/4" = 1'-0"
PROJ. NO.	Project Number



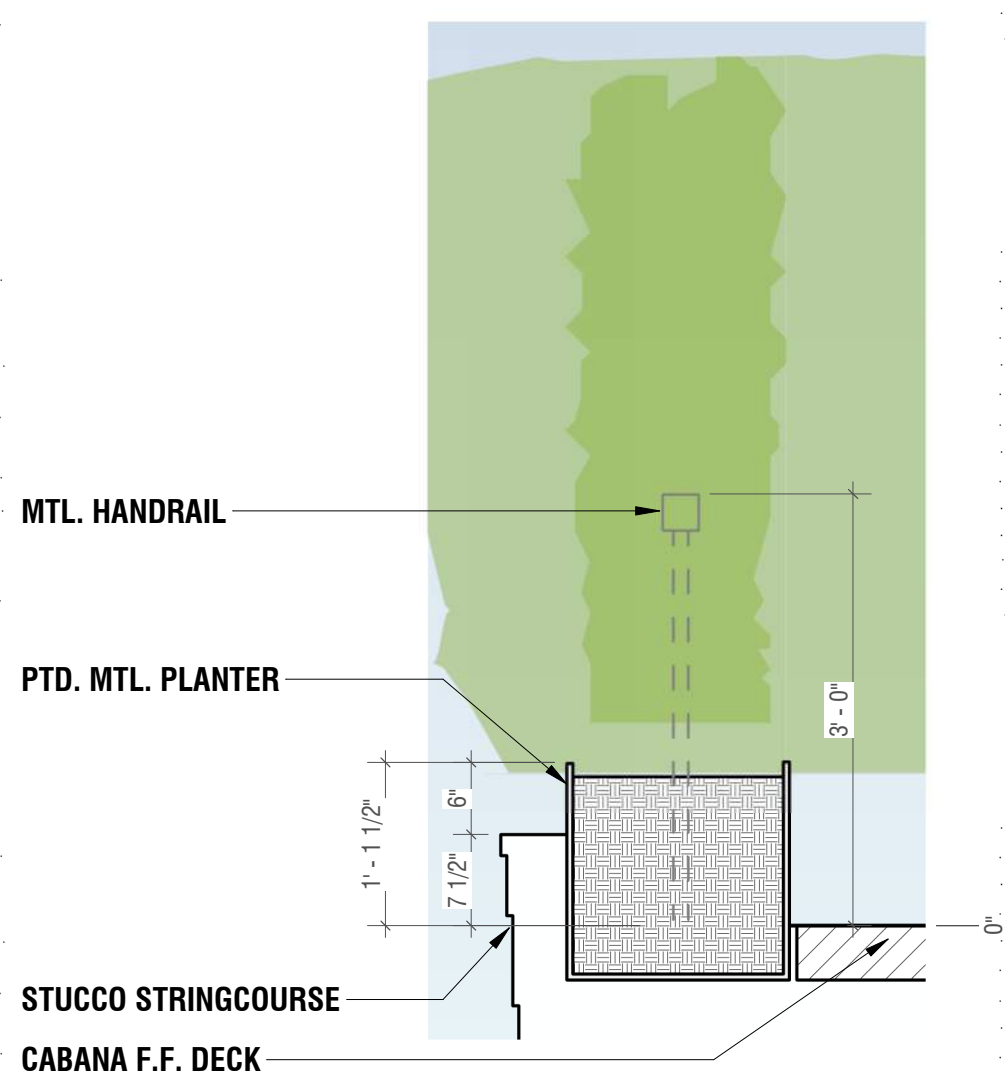
2 SECOND FLOOR WINDOW  
3/4" = 1'-0"



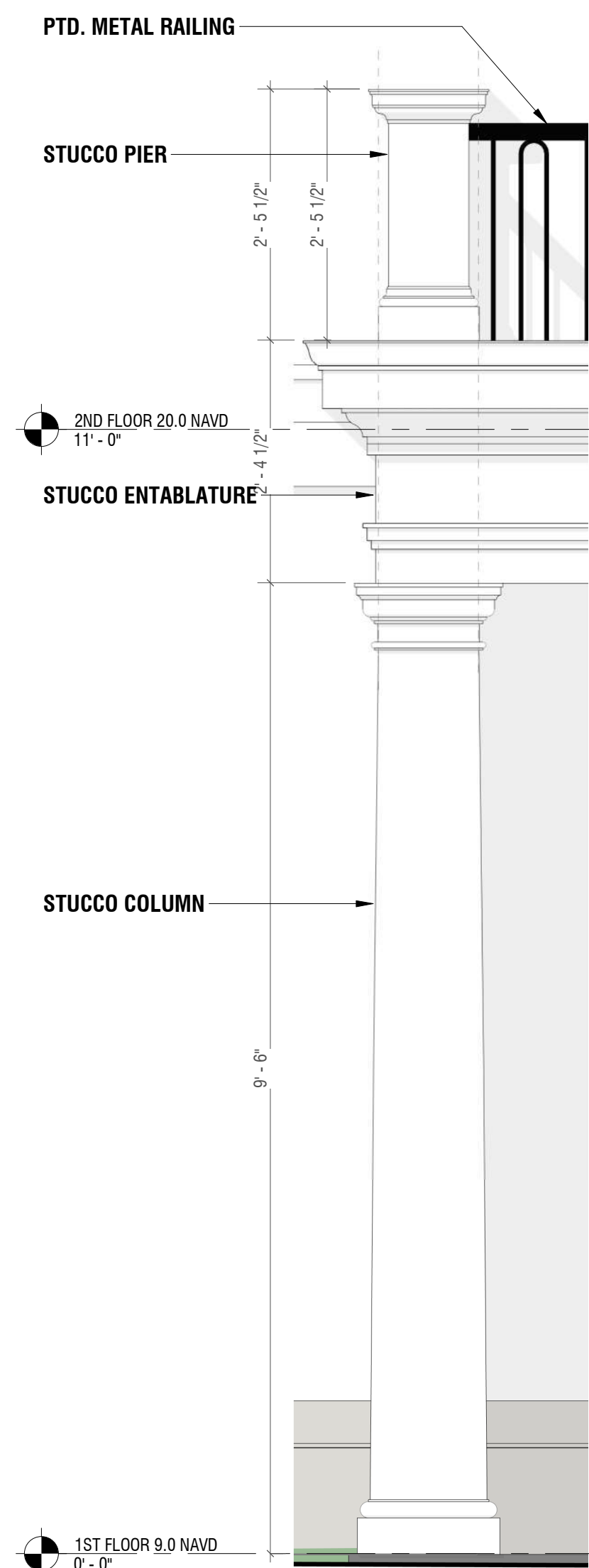
1 MAIN ENTRY PORTICO  
3/4" = 1'-0"



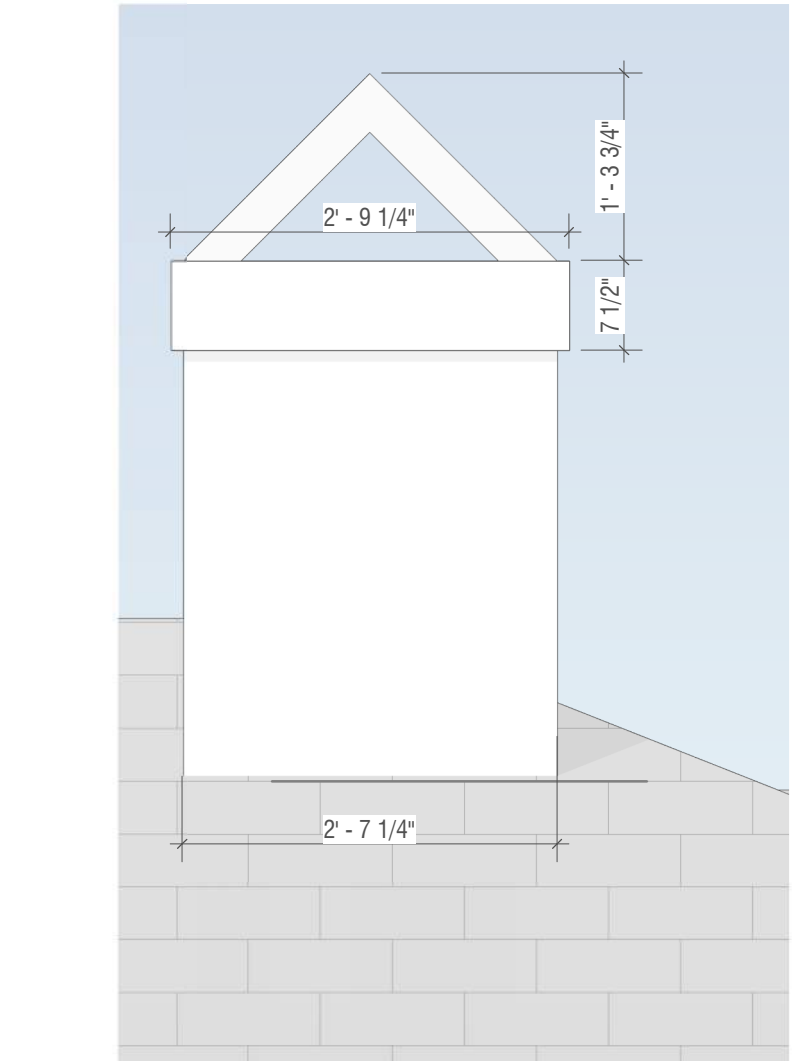
3 TWO STORY QUIONING / STRINGCOURSE  
3/4" = 1'-0"



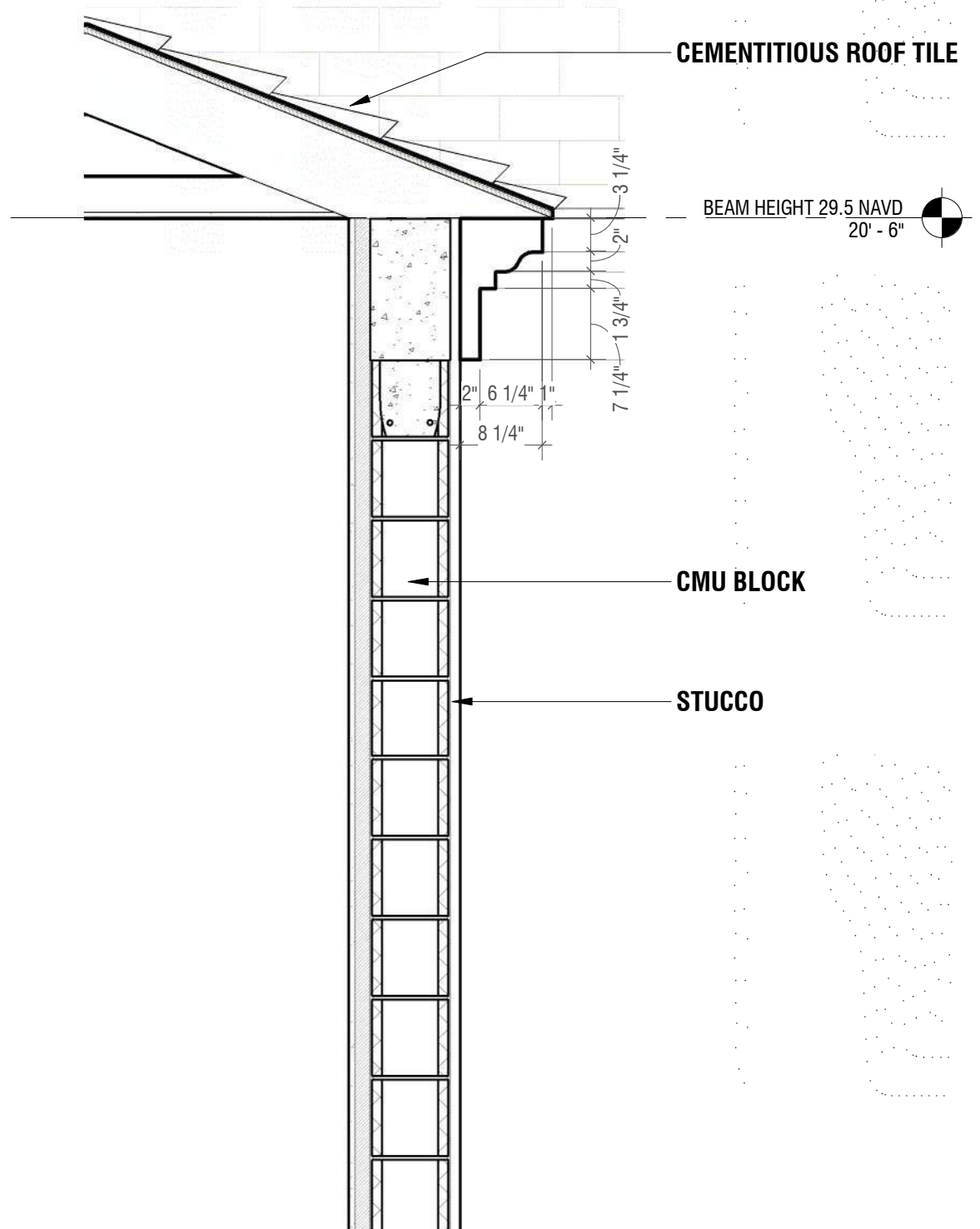
5 GARAGE / CABANA PARAPET SECTION  
3/4" = 1'-0"



4 WEST LOGGIA  
3/4" = 1'-0"



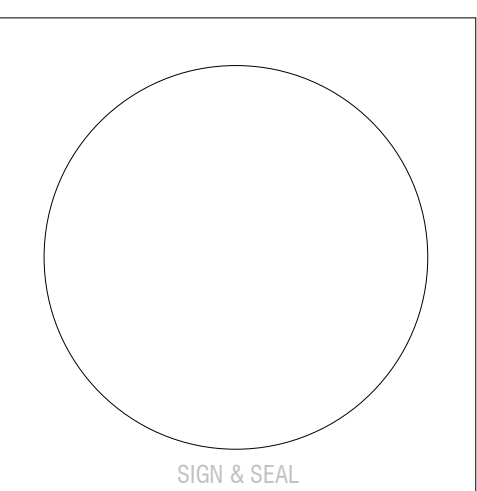
7 CHIMNEY DETAIL  
3/4" = 1'-0"



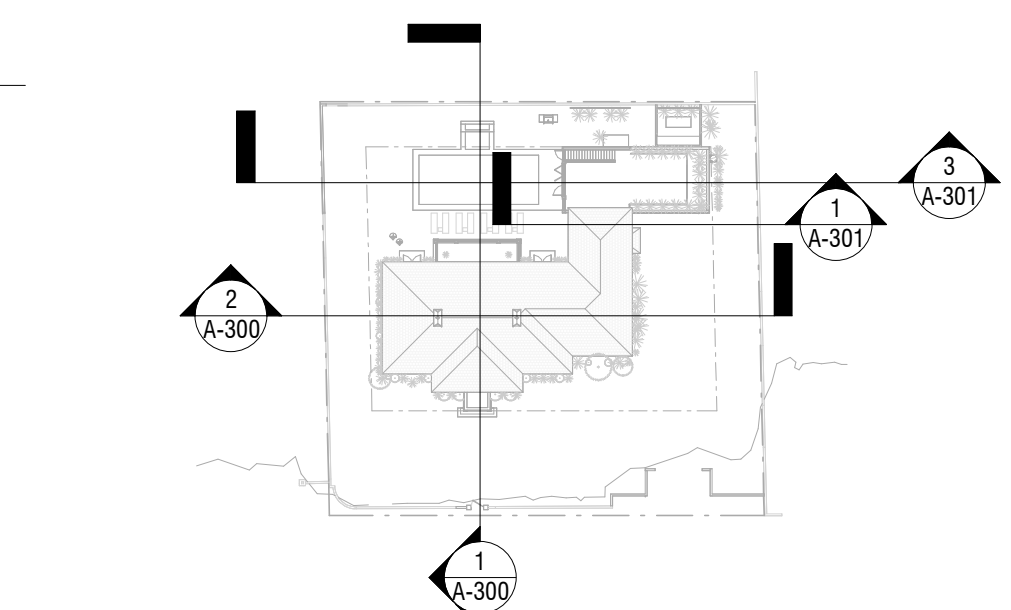
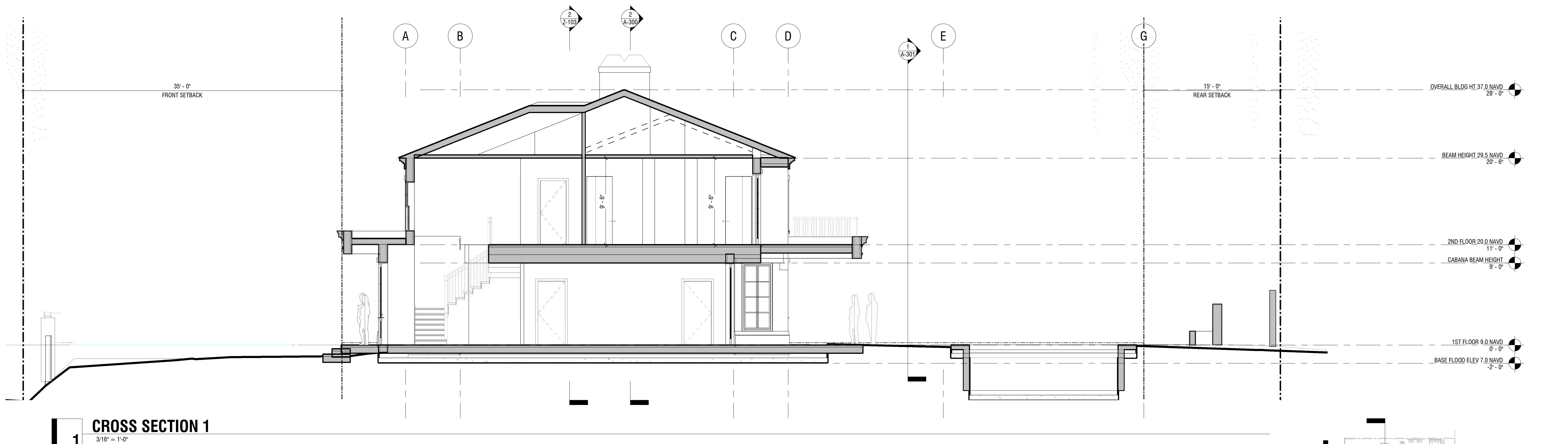
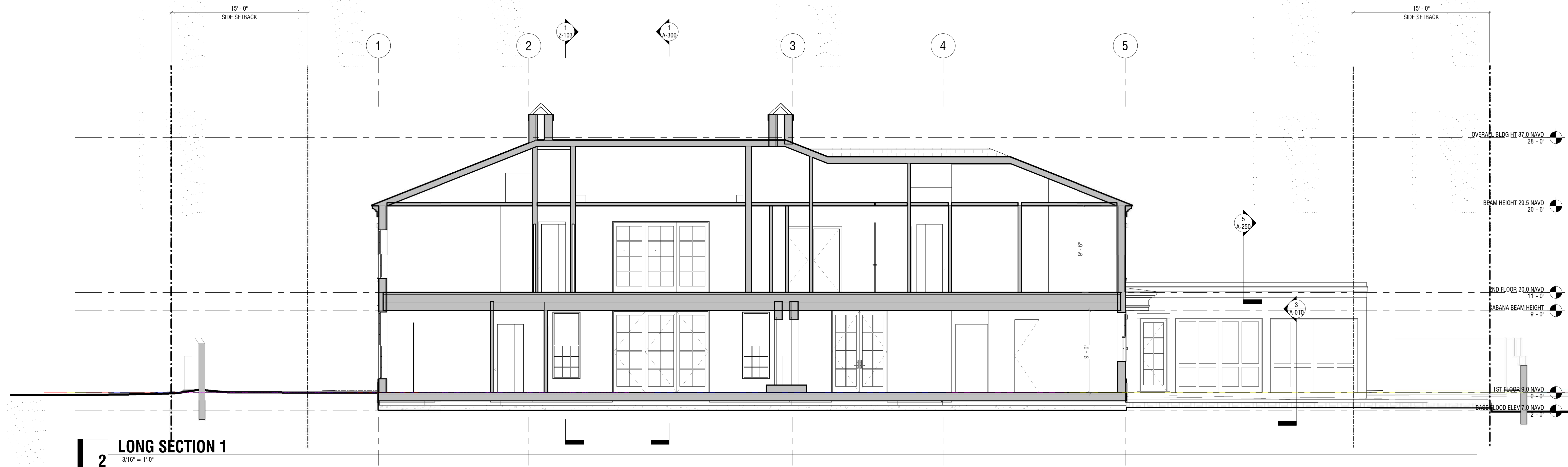
6 MAIN HOUSE WALL SECTION  
3/4" = 1'-0"



NO.	DESCRIPTION	DATE

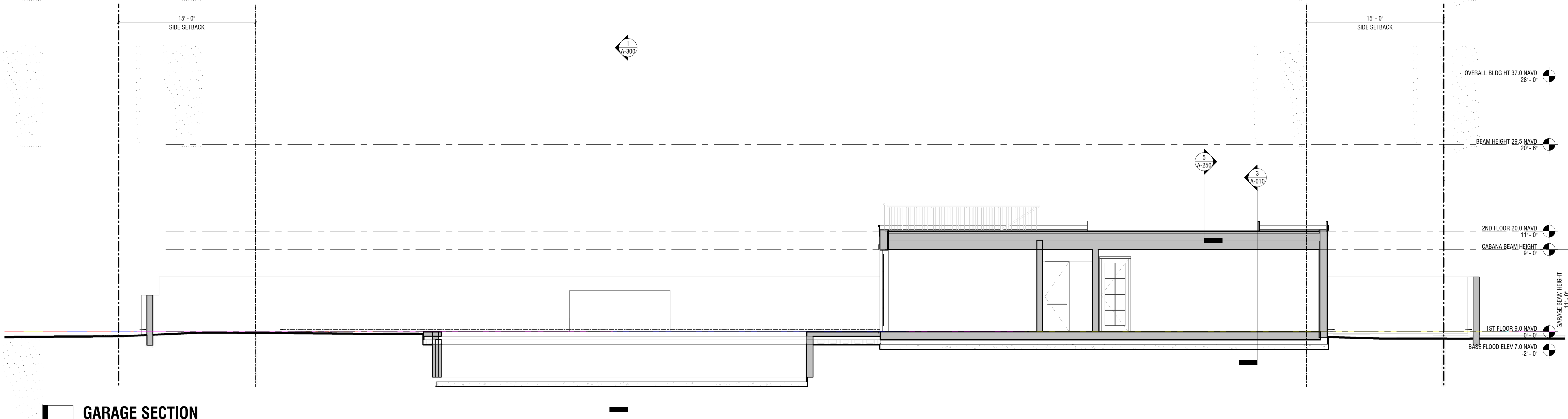



CONSTRUCTION DOCUMENTS	
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DATE:	07/13/2022
SCALE:	As indicated
PROJ. NO.	Project Number

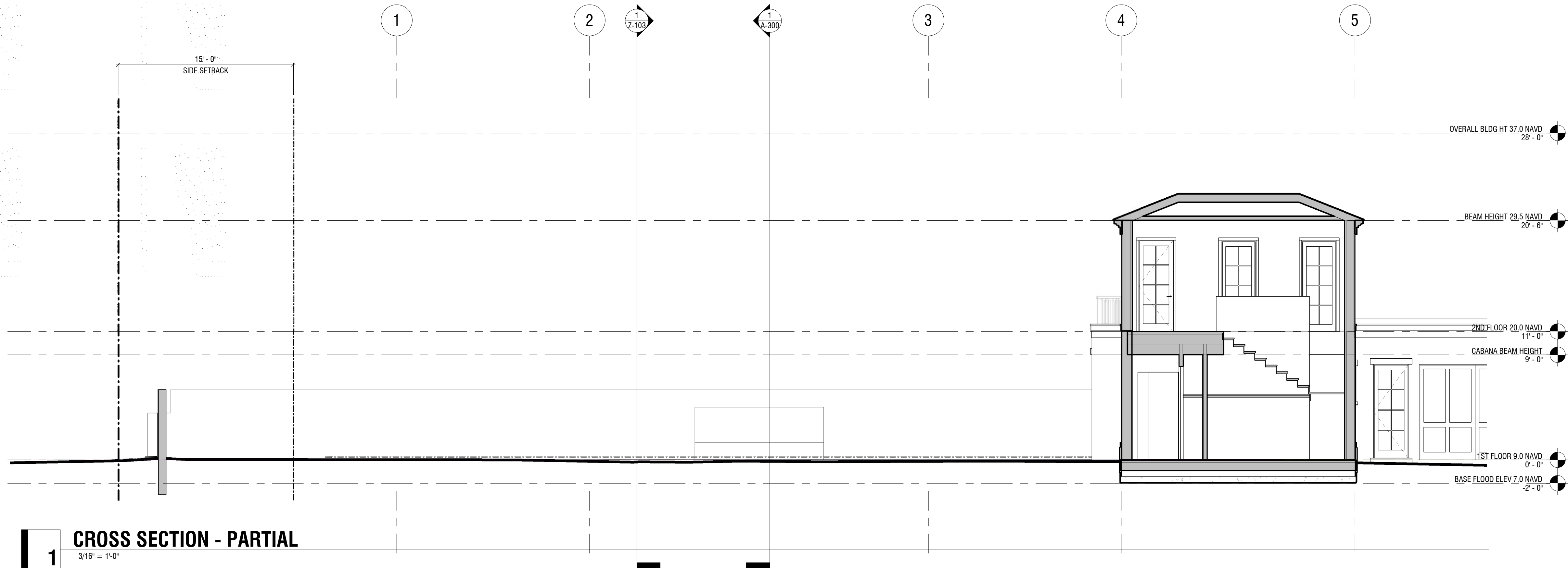


BLDG SECTIONS KEY PLAN 1

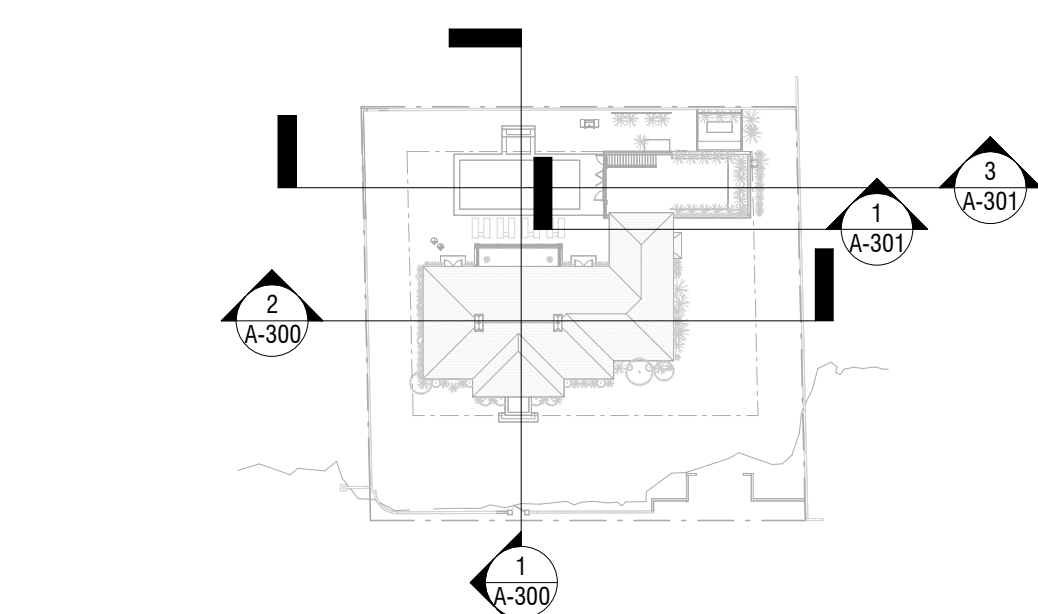




3 GARAGE SECTION  
3/16" = 1'-0"




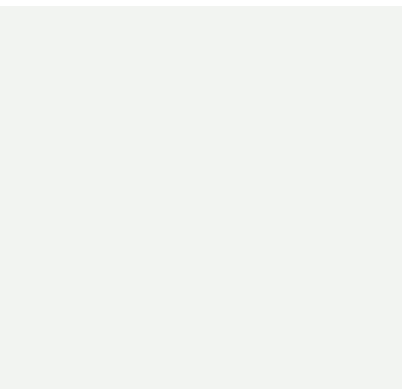

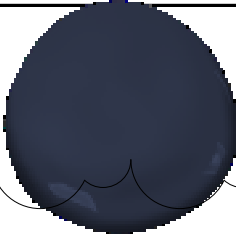




1 CROSS SECTION - PARTIAL  
3/16" = 1'-0"



4 BLDG SECTIONS KEY PLAN 2  
1/64" = 1'-0"



EXTERIOR FINISH SCHEDULE

NAME	KEY	TYPE	APPLICATION	SIZE/TYPE	SUPPLIER	SUBSTRATE	COLOR	FINISH	IMAGE	REMARKS	APPROVAL REQUIRED	Comments
METAL WAPD-MT-01 - POWDER COATED ALUMINUM	MT-01	METAL	RAILINGS		BENJAMIN MOORE OAE	ALUMINUM	OLD NAVY	POWDER COATED			PROVIDE SAMPLES	EXTERIOR
PAINT WAPD-PT-06 - EXTERIOR WHITE	PT-06	PAINT	WALLS AND TRIM, WINDOW FRAMES		BENJAMIN MOORE OAE		DISTANT GRAY	TBD			PROVIDE SAMPLES	EXTERIOR
WAPD-PT-07 - EXTERIOR BLUE GRAY	PT-07	PAINT	WINDOW SHUTTERS		SHERWIN WILLIAMS		SEARCHING BLUE	TBD			PROVIDE SAMPLES	EXTERIOR
WAPD-PT-08 - EXTERIOR OLD NAVY	PT-08	PAINT	WINDOW/DOOR FRAME		BENJAMIN MOORE		OLD NAVY	TBD		OLD NAVY COLOR REMOVED FROM WINDOW FRAMES	PROVIDE SAMPLES	EXTERIOR
WAPD-PT-09 - EXTERIOR NAVAL	PT-09	PAINT	FRONT DOOR		SHERWIN WILLIAMS		NAVAL	TBD			PROVIDE SAMPLES	EXTERIOR
ROOF TILE WAPD-RT-01 - CEMENTITIOUS ROOF TILE	RT-01	ROOF TILE	CONCRETE ROOF TILE	BERMUDA SMOOTH	WESTLAKE		NATURAL GRAY	SMOOTH			PROVIDE SAMPLES	EXTERIOR
STONE WAPD-ST-01 - SILVER CLOUD LIMESTONE	ST-01	STONE	EXTERIOR CLADDING/ TRIM		TBD		TBD	TBD			PROVIDE SAMPLES	EXTERIOR
STUCCO WAPD - SF-01 - STUCCO	SF-01	STUCCO	EXTERIOR WALL		TBD		TBD	TBD			PROVIDE SAMPLES	EXTERIOR

SCR

SOYLEMEZ RESIDENCE

ARC-22-105, ZON-22-071

124 COCONUT ROW, PALM BEACH, FLORIDA 33480

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NEDIM AND REBECCA SOYLEMEZ  
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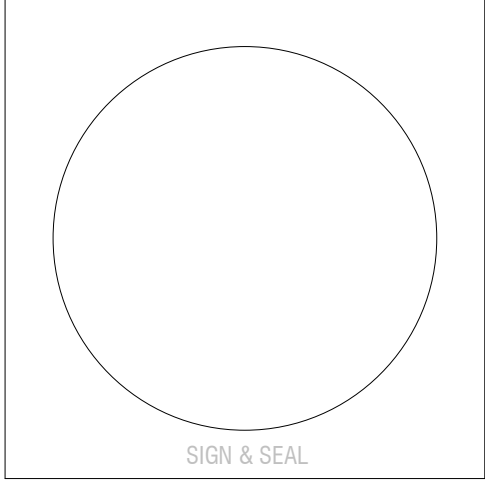
MEP ENGINEER

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REVISIONS

5/10/2022	ARCOM ADDENDUM

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ISSUES


DRAWING INFO

CONSTRUCTION DOCUMENTS

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DATE: 07/13/2022

SCALE:

PROJ. NO. Project Number

FINISH SCHEDULE - PROPOSED

A-500

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COCOANUT ROW RENDERING - CURRENTLY PROPOSED

SCR

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MEP ENGINEER

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EXTERIOR RENDERINGS -  
PROPOSED

A-900

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COCOANUT ROW RENDERING - PREVIOUSLY PROPOSED

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EXTERIOR RENDERINGS -  
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COCOANUT ROW DRIVEWAY RENDERING - CURRENTLY PROPOSED

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EXTERIOR RENDERINGS -  
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POOL RENDERING - CURRENTLY PROPOSED

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MEP ENGINEER

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EXTERIOR RENDERINGS -  
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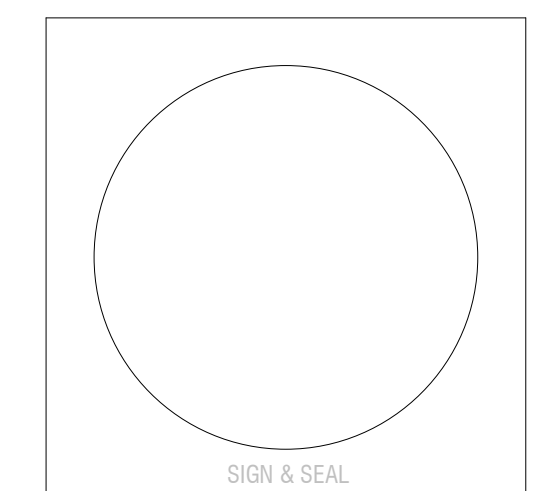
STRUCTURAL ENGINEER

MEP ENGINEER

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## REVISIONS


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## ISSUES

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EXTERIOR RENDERINGS -  
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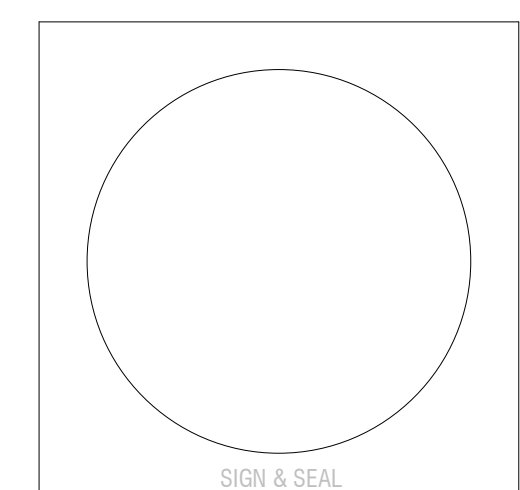
## POOL RENDERING - PREVIOUSLY PROPOSED



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## ISSUES

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EXTERIOR RENDERINGS -  
PROPOSED

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## AERIAL RENDERING - CURRENTLY PROPOSED





AERIAL RENDERING - PREVIOUSLY PROPOSED

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SCALE:

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EXTERIOR RENDERINGS -  
PREVIOUS

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