


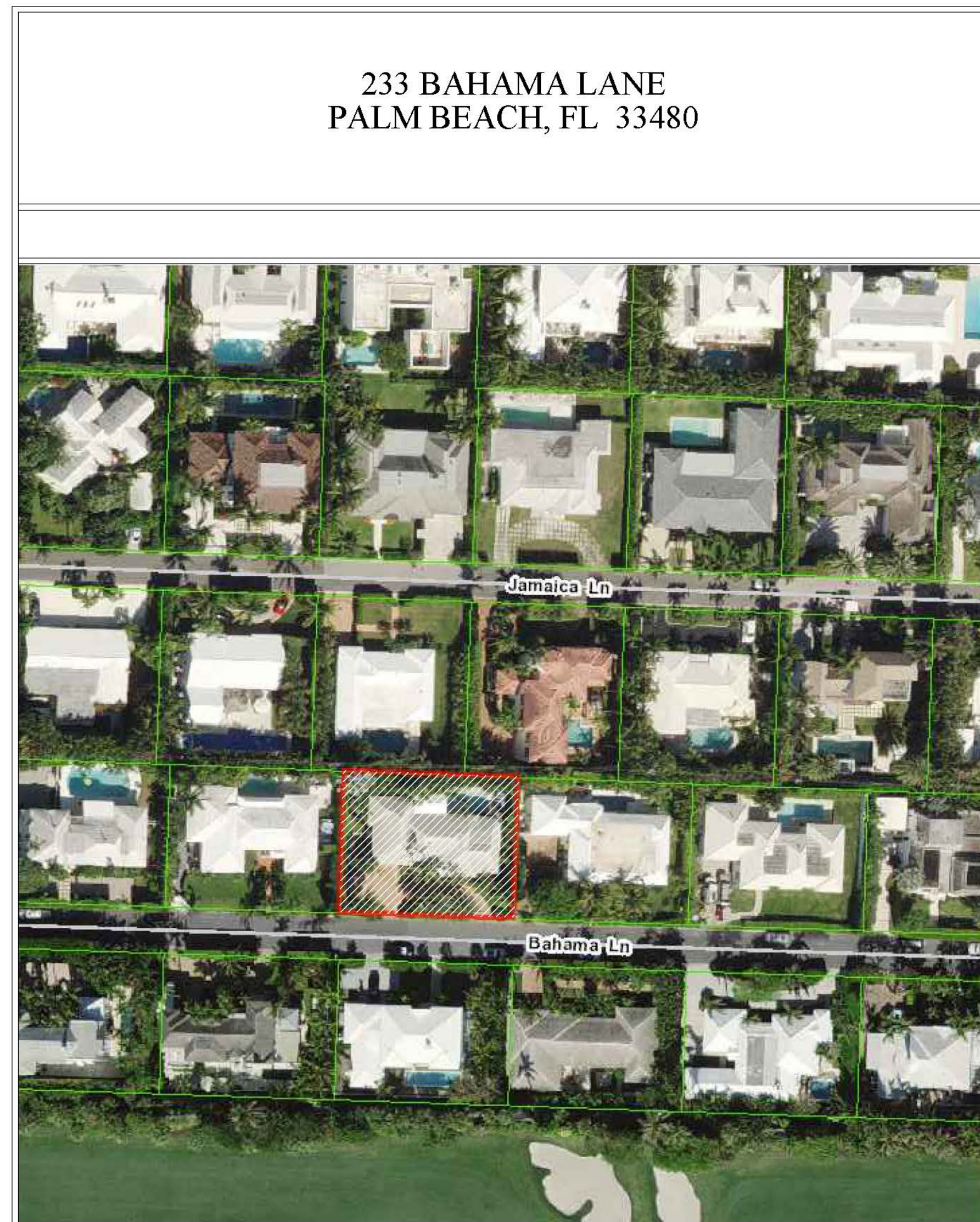
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By DSR at 9:37 am, Jul 19, 2022

ARC: 22-115
ZON: 22-125

<div><div></div><div>Town of Palm Beach Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com</div></div>				
ZONING LEGEND				
Line #	Property Address:			
1	Zoning District:			
2	Structure Type:			
3				
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 S.F.	10,353 S.F.	10,353 S.F.
6	Lot Depth	100'	91.77'	N/C
7	Lot Width	100'	113'	N/C
8	Lot Coverage (Sq Ft and %)	(40%) 4,141.2 S.F.	2,771.0 S.F.(26 %)	3,219.65 S.F.(31%)
9	Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Accessory Structures, etc.)	4,141.2 S.F.	2,771.0 S.F.	3,219.65 S.F.
10	Cubic Content Ratio (CCR) (R B ONLY)	3.9	2.4	2.7
11	*Front Yard Setback (Ft.)	25' MIN.	25'	25'
12	*Side Yard Setback (1st Story) (Ft.)	12.5'	16.7' & 14.2'	16.7' & 14.2'
13	*Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
14	*Rear Yard Setback (Ft.)	10.0'	13.0'	14.1'
15	Angle of Vision (Deg.)	(104°)	(103°)	(103°)
16	Building Height (Ft.)	14' + 8' = 22'	17' - 10"	17' - 10"
17	Overall Building Height (Ft.)	17' - 10"	17' - 10"	17' - 10"
18	Crown of Road (COR) (NAVD)	6.08'	6.08'	N/C
19	Max. Amount of Fill Added to Site (Ft.)	0.82'	N/C	0.50'
20	Finished Floor Elev. (FFE)(NAVD)	7.9'	7.9'	7.9'
21	Zero Datum for point of meas. (NAVD)	7.58'	7.58'	7.58'
22	FEMA Flood Zone Designation	ZONE AE/ZONE X	ZONE AE/ZONE X	ZONE AE/ZONE X
23	Base Flood Elevation (BFE)(NAVD)	6.0'	6.0'	6.0'
24	Landscape Open Space (LOS) (Sq Ft and %)	(45%)4,666.50 S.F.	(37.5%)3,887.0 S.F.	(37.6%)3,901.00 S.F.
25	Perimeter LOS (Sq Ft and %)	(50%)2,333.25 S.F.	(51.27%)2,392.7 S.F.	(53.8%)2,515.00 S.F.
26	Front Yard LOS (Sq Ft and %)	(40%)1,130.00 S.F.	(43.55%)1,230.4 S.F.	(40.3%)1,138.00 S.F.
27	**Native Plant Species %	Please refer to separate landscape legend.		

ALTERATIONS & ADDITIONS TO:
THE RESIDENCE LOCATED AT
233 Bahama Lane, Palm Beach, FL 33480



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CIVIL DRAWING

C-1	CIVIL DRAINAGE PLAN/STORM WATER MANAGEMENT PLAN
-----	---

STRUCTURAL DRAWINGS

M.E.P. DRAWINGS

PROJECT TEAM:

ARCHITECTS

Studio SR Architecture & Design
44 Coconut Row, Suite T-6, Palm Beach, FL 33480
561 659 3616

LANDSCAPE ARCHITECTS

Environment Design Group
139 North County Road, Palm Beach, FL 33480
561 832 4600

CIVIL ENGINEER

Gruber Consulting Engineers, Inc
2475 Mercer Avenue, Suite 305, West Palm Beach, FL 33401
561 312 2041

SCOPE OF WORK:

Project consists of a 437 S.F. addition to the north-west corner of the existing residence, including additions to Bedroom 1, Kitchen, an enlarged Family Room and a new Dining Room. Interior renovations will include a new laundry and an en-suite bath for Bedroom 1

Exterior work to include:

- 1.New wood columns flanking the entrance portico.
2. A new cast-stone surround at front door.
- 3.New wood columns flanking the triple window at the master closet exterior.
4. A new mitered flat concrete tile roof
- 5.New Impact rated casement windows and french and sliding doors.
6. New impact rated overhead garage door.
7. A new impact rated aluminum entrance door.
8. New impact rated garage and master bedroom swing doors
- 9.New decorative louvers at exterior window locations

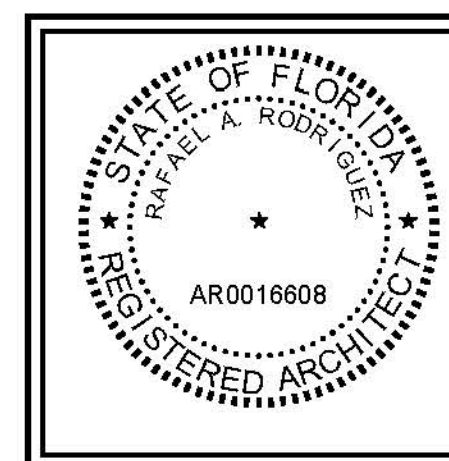
StudioSR
Architecture+Design

License Number AA26003104
44 Coconut Row, Suite T-6 Palm Beach, FL 33480 561.659.3616

FINAL SUBMITTAL
6/27/2022

ARCOM MEETING
8/24/2022

TOWN COUNCIL
9/14/2022



LIC Number AR0016608

RAFAEL A. RODRIGUEZ, STATE OF
FLORIDA, ARCHITECT, LICENSE NO.
AR0016608

THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY RAFAEL A.
RODRIGUEZ, R.A. ON 06.20.2022
USING A DIGITAL SIGNATURE AND DATE.

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44 Coconut Row, Suite T-6 Palm Beach, FL 33480 561.659.3616

EXISTING HOUSE RENOVATION
233 BAHAMA LANE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez

LIC Number AR0016608

REVISIONS

DATE:
05.31.2022

C1

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EXISTING HOUSE RENOVATION
233 BAHAMA LANE, PALM BEACH
FLORIDA, 33480

<p style="text-align: center;">REVISIONS</p> <hr/> <hr/> <hr/> <hr/> <hr/> <p style="text-align: center;">DATE: 05.31.2022</p> <hr/> <p style="text-align: center;">C2</p>
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JAMAICA LANE
(P.B. 18, PG. 93)

#233 1-STORY RESIDENCE

10,349 S.F.

BAHAMA LANE
DRIVEWAY AGREEMENT
(O.R.B. 6591, PG. 290) &
(O.R.B. 23.714, PG. 656)

N. LAKE WAY

REVISIONS:

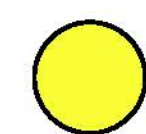
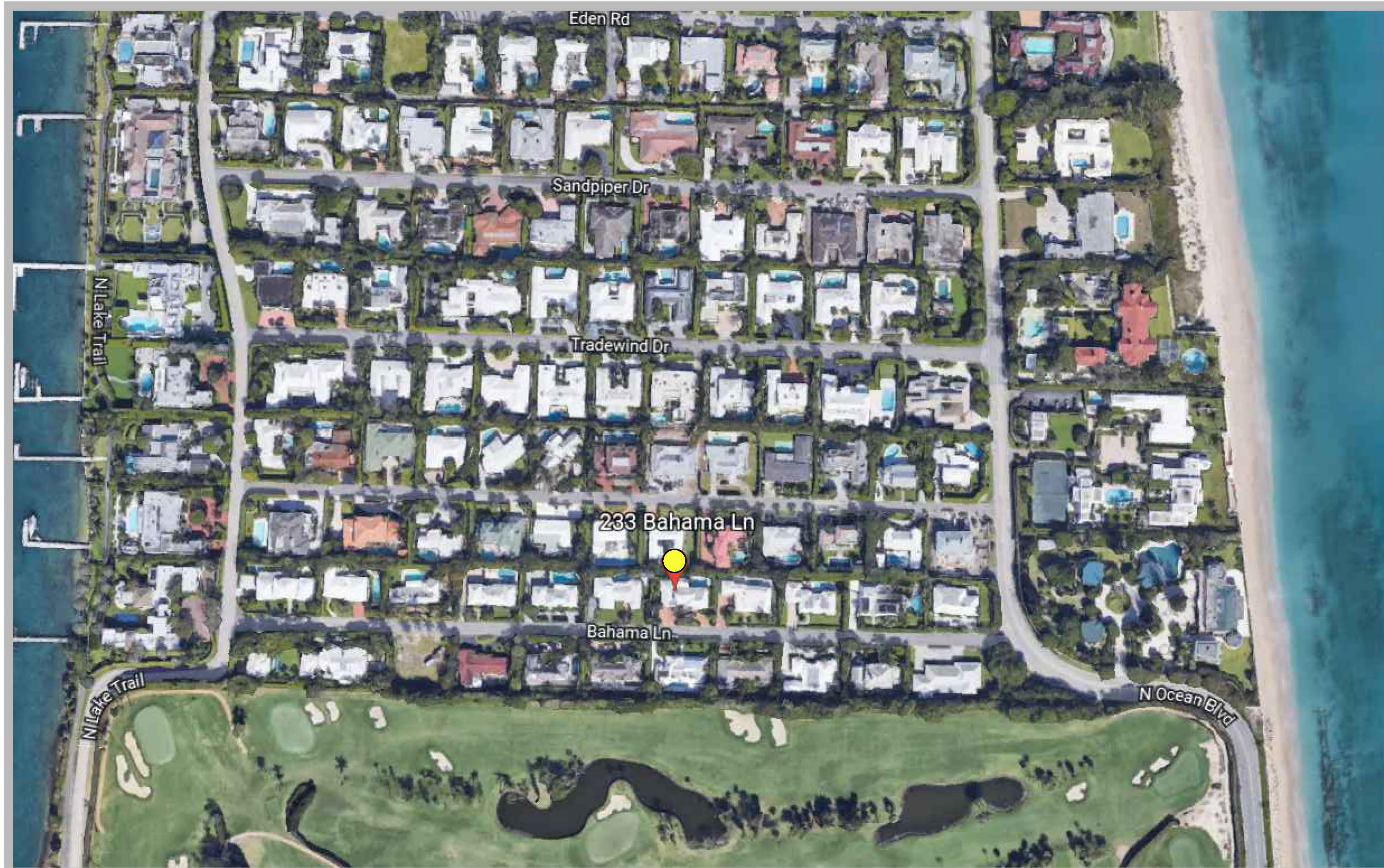
06/27/22 TITLE REVIEW M.B. 08-1246.12
01/10/22 SPOT ELEVATIONS & SET BENCHMARKS J.D./S.W. 08-1246.11 BFB6/5
01/10/21 SURVEY AND TIE-IN UPDATE J.C./M.B. 08-1246.10 PB317/5
12/09/09 UPDATE SURVEY & FINAL TIE-IN J.P./K.S. 08-1246.6 PB114/51
09/28/09 FORMBOARD TIE-IN ON ADDITION J.P./M.B. 08-1246.5 PB113/13
08/19/09 PLOT PROPOSED ADDITION M.B. 08-1246.4

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: F.G.	JOB NO.: 08-1246.3	F.B. PB107 PG. 2
OFFICE: M.B.	DATE: 12/10/08	DWG. NO. 08-1246-
C'KD: C.W.	REF: 08-1246-2.DWG	SHEET 2 OF 2

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

ARC: 22-115
ZON: 22-125



SUBJECT PROPERTY

VICINITY LOCATION MAP

StudioSR
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License Number AA26003104
44 Coconut Row, Suite T-6 Palm Beach, FL 33480 561.659.3616

EXISTING HOUSE RENOVATION
233 BAHAMA LANE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez

LIC Number AR0016608


REVISIONS

DATE:
05.31.2022

C3

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Rafael A. Rodriguez



LIC Number AR0016608

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C-4

1/16" = 1'-0"

ARC: 22-115
ZON: 22-125



SOUTH VIEW



SOUTH VIEW



SOUTH VIEW



NORTH-EAST VIEW

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EXISTING HOUSE RENOVATION
233 BAHAMA LANE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez

LIC Number AR0016608

REVISIONS

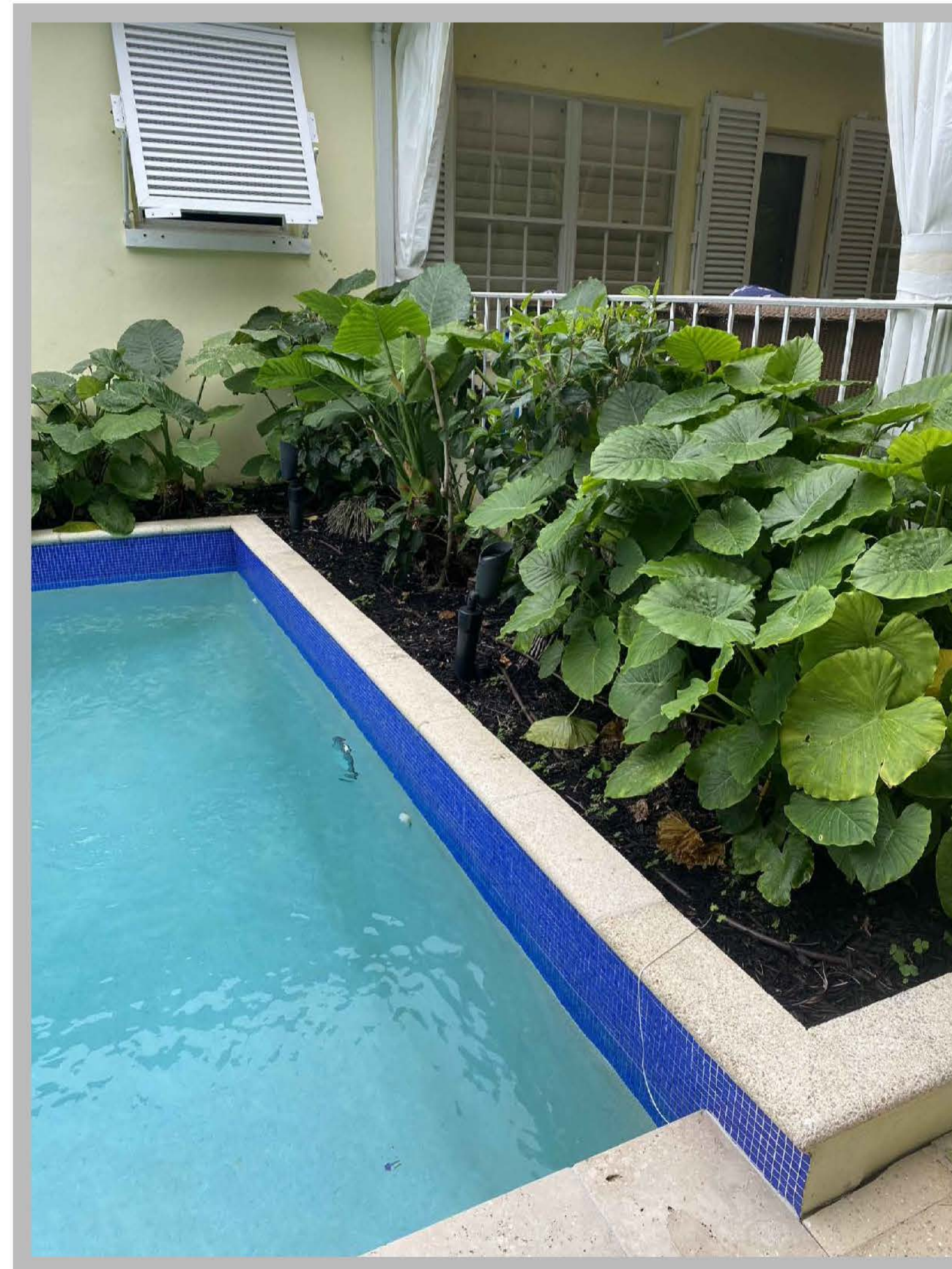
DATE:
05.31.2022

C5-1

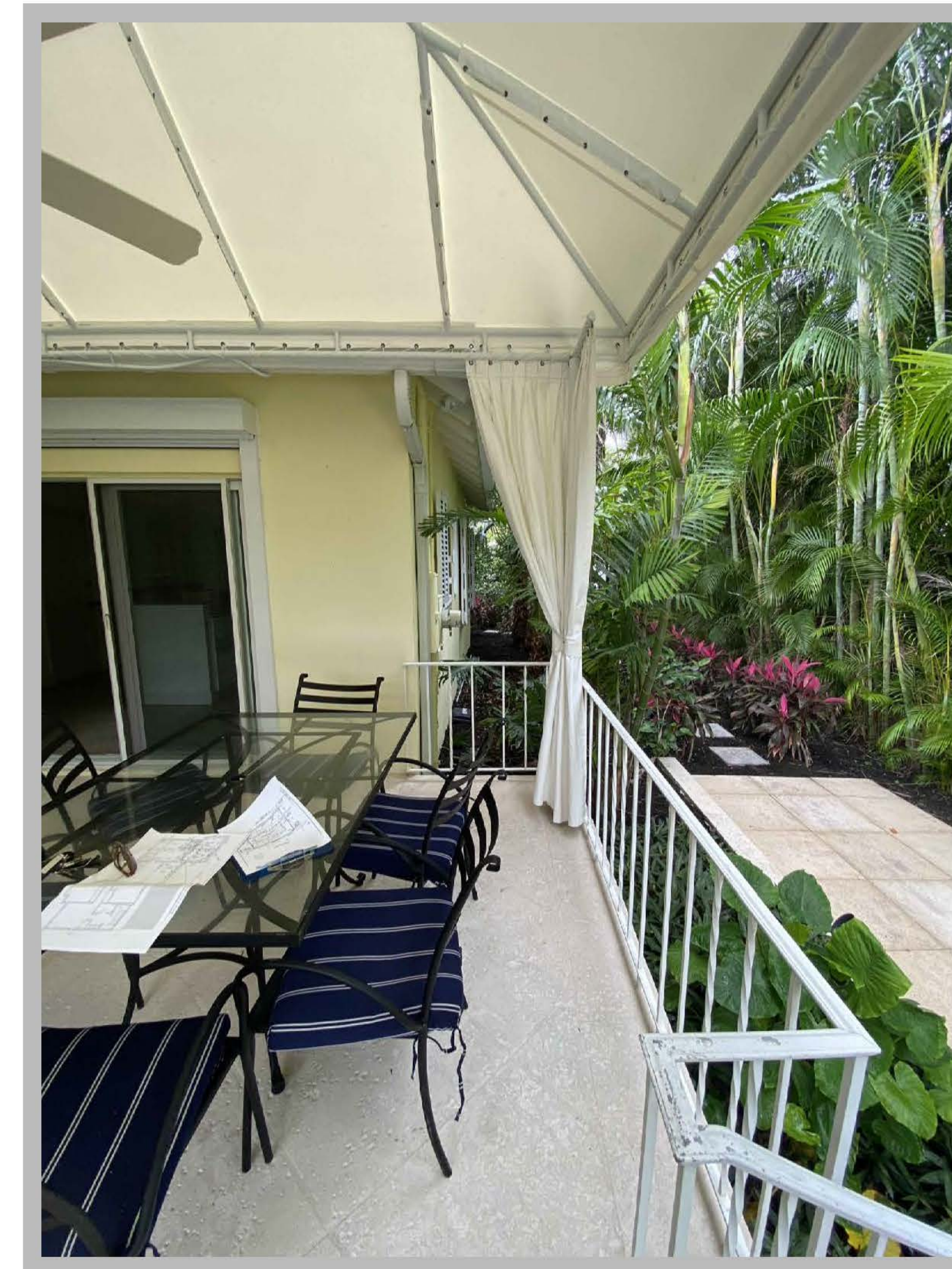
ARC: 22-115
ZON: 22-125



NORTH VIEW



NORTH VIEW



EAST VIEW

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License Number AA26003104

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EXISTING HOUSE RENOVATION
233 BAHAMA LANE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez

LIC Number AR0016608

REVISIONS

DATE:
05.31.2022

C5-2

ARC: 22-115
ZON: 22-125



NORTH SIDE PORCH VIEW



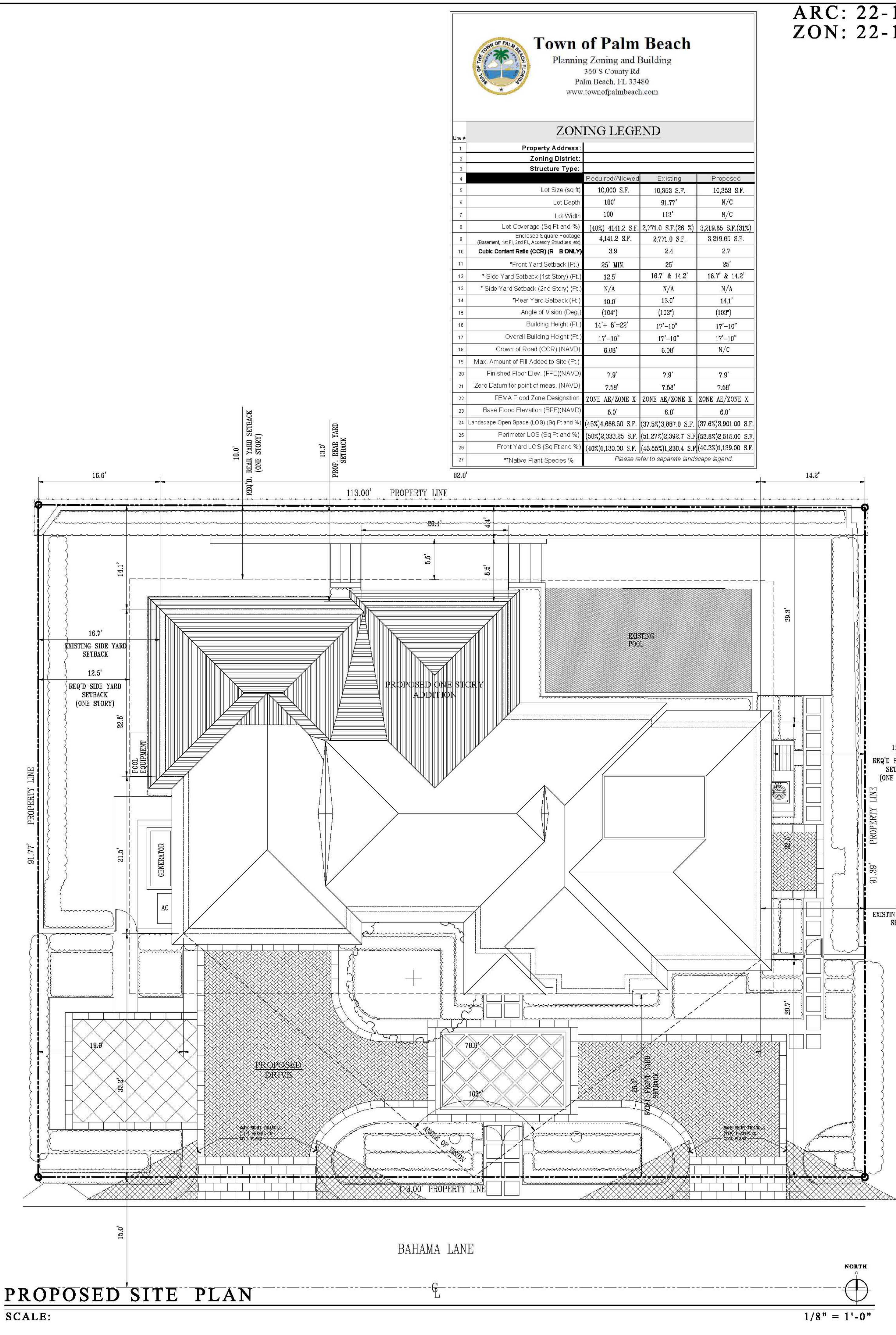
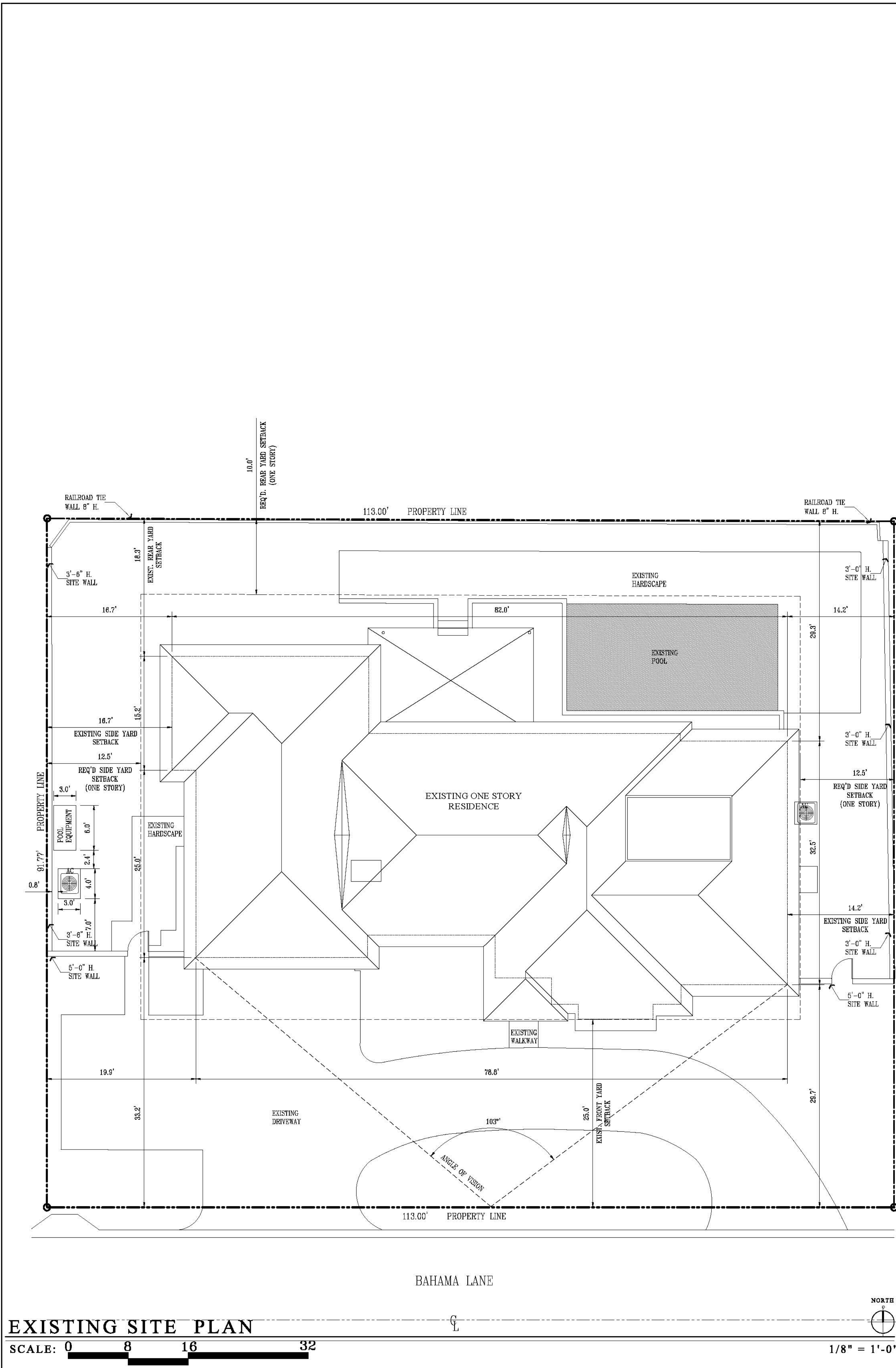
NORTH-WEST VIEW



NORTH-WEST VIEW



SOUTH-WEST VIEW



<div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>Town of Palm Beach</div><div>Planning Zoning and Building</div><div>360 S County Rd</div><div>Palm Beach, FL 33460</div><div>www.townofpalmbeach.com</div></div></div></div>			
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25	**Native Plant Species %	Please refer to separate landscape legend.	

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44 Coconut Row, Suite T-6 Palm Beach, FL 33480

561.659.3616

EXISTING HOUSE RENOVATION

233 BAHAMA LANE, PALM BEACH

FLORIDA, 33480

Rafael A. Rodriguez

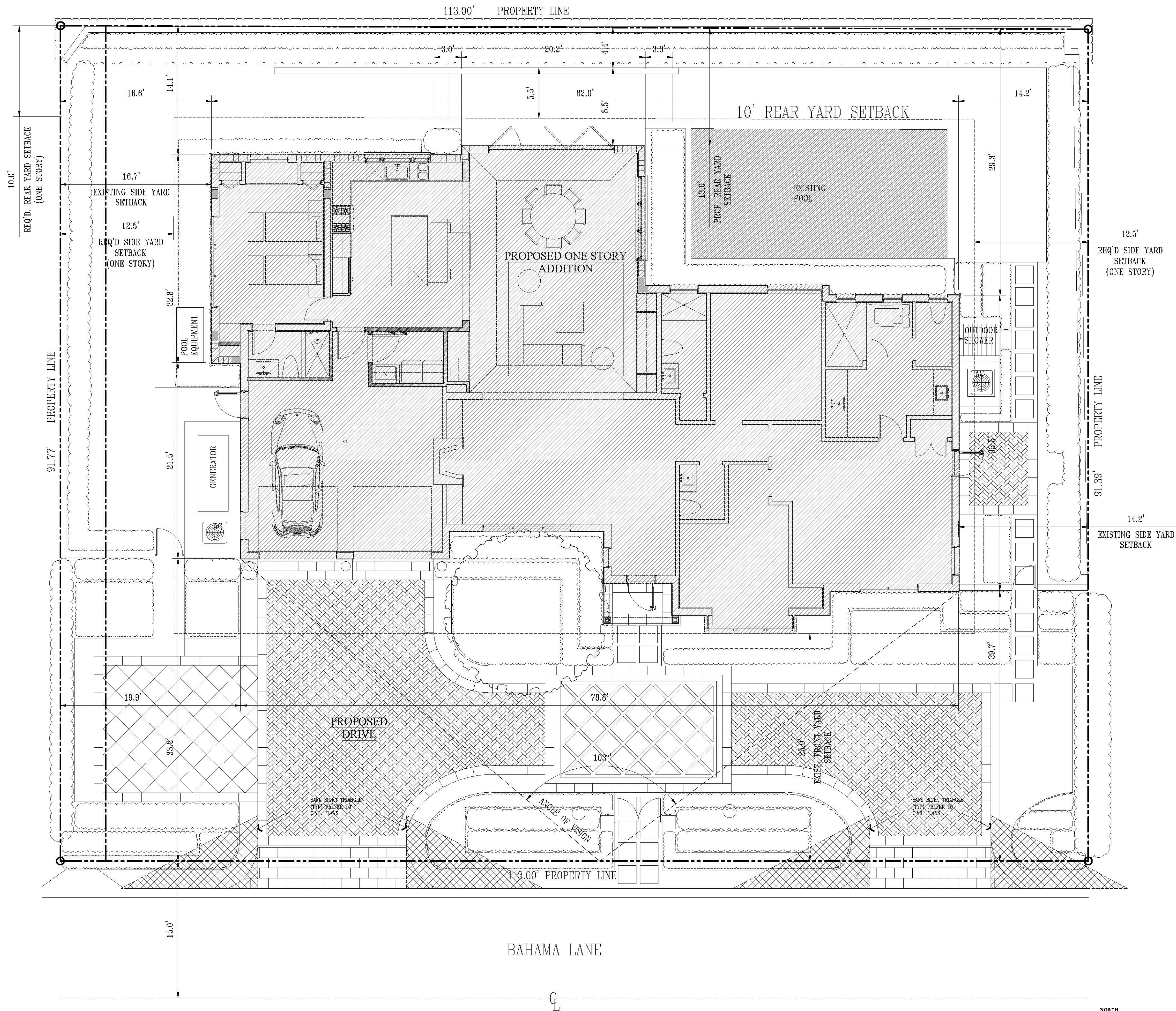
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ARC: 22-115
ZON: 22-125

<div><div></div><div><div>Town of Palm Beach</div><div>Planning Zoning and Building</div><div>360 S County Rd</div><div>Palm Beach, FL 33480</div><div>www.townofpalmbeach.com</div></div></div>			
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EXISTING HOUSE RENOVATION
233 BAHAMA LANE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez

LIC Number AR0016608

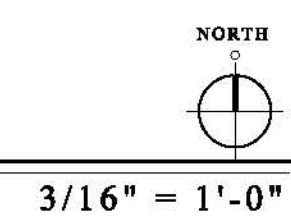
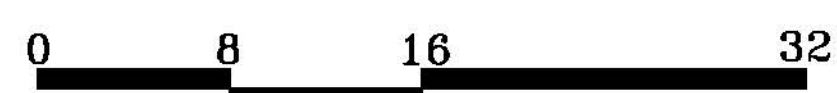
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DATE:
05.31.2022




A0.02

ZONING DIAGRAM

SCALE:


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

ARC: 22-115
ZON: 22-125

-  EXISTING FOOTPRINT
 CONFORMING ADDITION
 LANDSCAPE OPEN SPACE



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

ZONING LEGEND

1	Property Address: (REQUIRED) [REDACTED]	0	+	[(60,000 - 10,353) / 50,000]	50,000
2	Zoning District: [REDACTED]				
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20	Finished Floor Elev. (FFE)(NAVD)	7.9'	7.9'	7.9'	
21	Zero Datum for point of meas. (NAVD)	7.56'	7.56'	7.56'	
22	FEMA Flood Zone Designation	ZONE AE/ZONE X	ZONE AE/ZONE X	ZONE AE/ZONE X	
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27	**Native Plant Species %		Please refer to separate landscape plan		

CCR- LEGEND

$$(\text{REQUIRED})3.50 + [(60,000 - 10,353) / 50,000] \times 0.5 = 3.9 \text{ CCR}$$

(PROPOSED)9' X 3,219.65 S.F.= 28,976.85 C.F./10,353 S.F. = 2.79 CCR

StudioSR
Architecture+Design
License Number AA26003104

License Number AA26003104
44 Coconut Row, Suite T-6 Palm Beach, FL 33480 561.659.3616

EXISTING HOUSE RENOVATION

233 BAHAMA LANE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez

LIC Number AR0016608

REVISIONS

DATE:
05.31.2022

A0.03