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RENOVATIONS TO THE PROPERTY AT

177 QUEENS LANE
PALM BEACH, FLORIDA 33480
HSB-22-015

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ARCHITECTURE
& PLANNING

211 SEAVIEW AVENUE
PALM BEACH FL 33480
PHONE: 561.401.1866

WWW.MHKAP.COM

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CONSULTANT:

RENOVATIONS TO THE
PROPERTY AT

177 QUEENS LANE
PALM BEACH, FL 33480

FLORIDA SEAL
REG. NO. 16971

NOT FOR
CONSTRUCTION

ISSUE DATE: FINAL SUBMITTAL 09-26-22

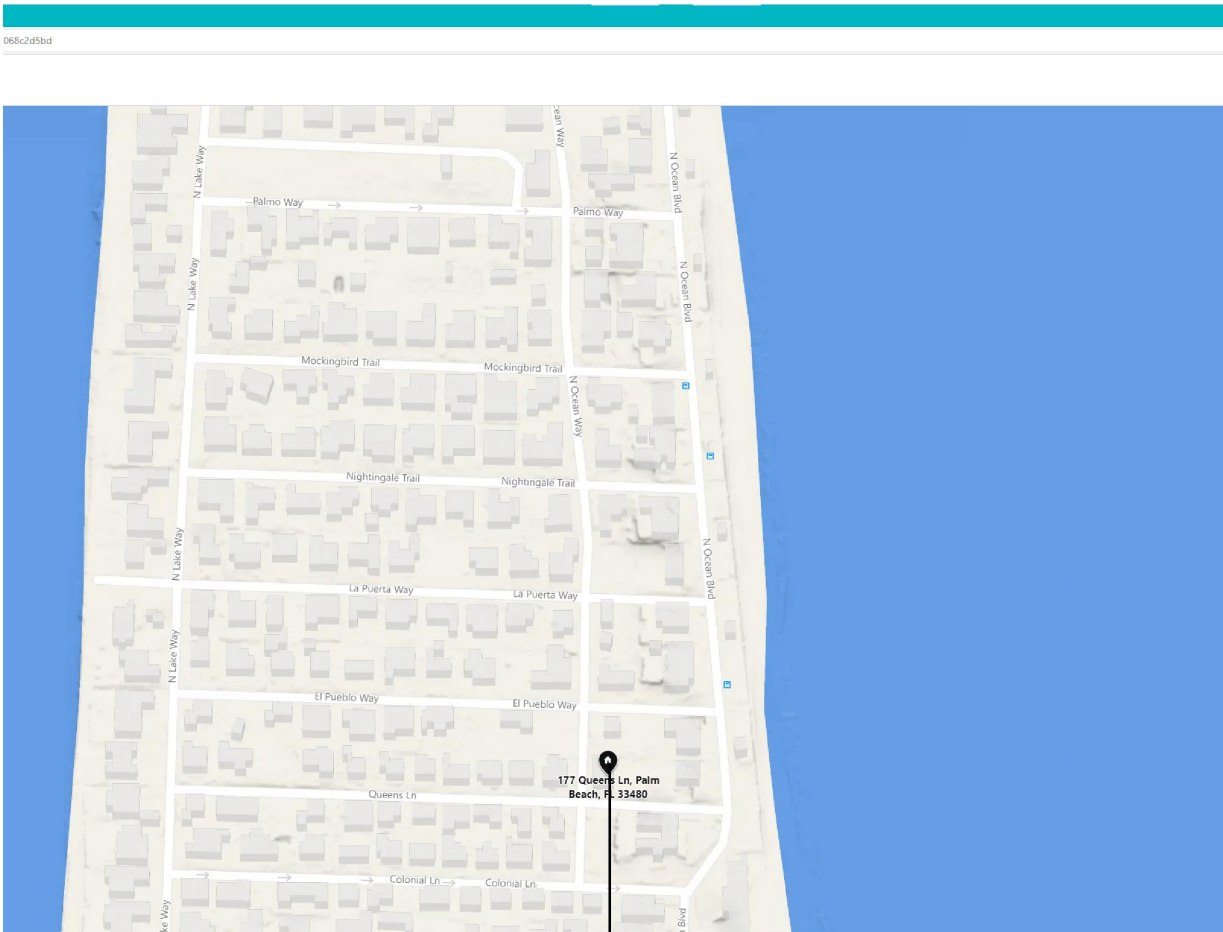
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PR NO 22099

A000

SCOPE OF WORK

RENOVATIONS TO AN EXISTING 2-STOREY RESIDENCE TO INCLUDE NEW WINDOWS AND DOORS, NEW ROOF TILES, AND VARIOUS CHANGES TO HARDSCAPE AND LANDSCAPE.

PROJECT LOCATION



PROJECT
LOCATION

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CIVIL

- C1 CIVIL & DRAINAGE SURVEY

PROJECT DESIGN TEAM

MHK
ARCHITECTURE
& PLANNING

211 Seaview Ave Palm Beach, FL 33480
561-401-1866

ENVIRONMENT
DESIGN
GROUP

138 North County Road - Suite 20-B
Palm Beach, FL 33480
561- 832-4600

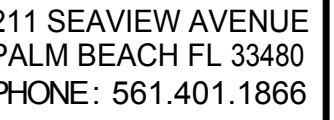
Gruber Consulting Engineers
2475 Mercer Ave.
West Palm Beach, FL 33401
561- 832-4600

FIRST SUBMITTAL: SEPTEMBER 6, 2022

FINAL SUBMITTAL: SEPTEMBER 26, 2022

ARCOM MEETING: NOVEMBER 16, 2022

HSB-22-015



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A001



1/8" = 1'-0"



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NORTH OCEAN WAY

QUEENS LANE

Proposed Site Plan

Scale

1/8" = 1'-0"



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Streetscape - Queens Lane

Scale

N.T.S.



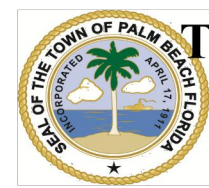
Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Landscape Legend			
Line #	Property Address:	177 Queens Ln	
4		Required	Proposed
5	Lot Size (sq ft)	10,000 SF	10,551 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	4,747 SF (MIN. 45%)	5,620 SF (53.26%)
7	Perimeter LOS (Sq Ft and %)	2,373 SF (MIN. 50%)	3,005 SF (63.30%)
8	Front Yard LOS (Sq Ft and %)	980 SF (MIN 40%)	2,240 SF (91.42%)
9	Native* Trees %	35%	72.00%
10	Native* Palms %	35%	35.00%
11	Native* Shrubs %	35%	42.53%
12	Native* Vines / Ground Cover %	35%	67.00%

To determine appropriate native vegetation, the **Institute for Regional Conservation ("IRC"), **Natives for Your Neighborhood** guide shall be used.*

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect

REV BF 20220304



Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend				
Line #	Property Address:	177 Queens Ln.		
2	Zoning District:	RB		
3	Structure Type:	Single Family Home		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	10,552	10,552
6	Lot Depth	100'	106'	106'
7	Lot Width	100'	100'	100'
8	Lot Coverage (Sq Ft and %)	30%	28.9%	28.9%
9	Enclosed Square Footage (1st & 2nd Fl., Basement, Access Structure)	5,495	5,495	5,495
10	Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	25'-0"	25'-1"	25'-1"
12	Side Yard Setback (1st Story) (Ft.)	12'-6"	29'-8" +/- East 14'-9" WEST	29'-8" +/- EAST/ 14'-9" WEST
13	Side Yard Setback (2nd Story) (Ft.)	15'-0"	29'-8" EAST/ 14'-9" WEST	29'-8" EAST/ 14'-9" WEST
14	*Rear Yard Setback (Ft.)	10' - 1 Story 15' - 2 Story	19.3'	19.3'
15	Angle of Vision (Deg.)	100'	100'	100'
16	Building Height (Ft.)	22'	N/A	N/A
17	Overall Building Height (Ft.)	30'	N/A	N/A
18	Crown of Road (COR) (NAVD)	N/A	3.88	3.88
19	Amount of Fill Added to Site (Ft.)	N/A	N/A	.30
20	Finished Floor Elev. (FEE)(NAVD)	N/A	5.20'	5.20'
21	datum for point of meas. (NAVD)	N/A	N/A	N/A
22	FEMA Flood Zone Designation	AE	AE	AE
23	Base Flood Elevation (BFE)(NAVD)	6.0 NAVD	6.0 NAVD	6.0 NAVD
24	Landscape Open Space (LOS) (Sq Ft and %)	4,747 SF (MIN. 45%)	3,269 SF (30.9%)	5,620 SF (53.26%)
25	Perimeter LOS (Sq Ft and %)	2,373 SF (MIN. 50%)	540 SF 22%	3,005 SF (63.0%)
26	Front Yard LOS (Sq Ft and %)	980 SF (MIN 40%)	1,972 SF 53.6%	2,240 SF (91.42%)
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

*** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table*
If value is not changing, enter N/C

REV BF 20220616



Sitescape

Scale

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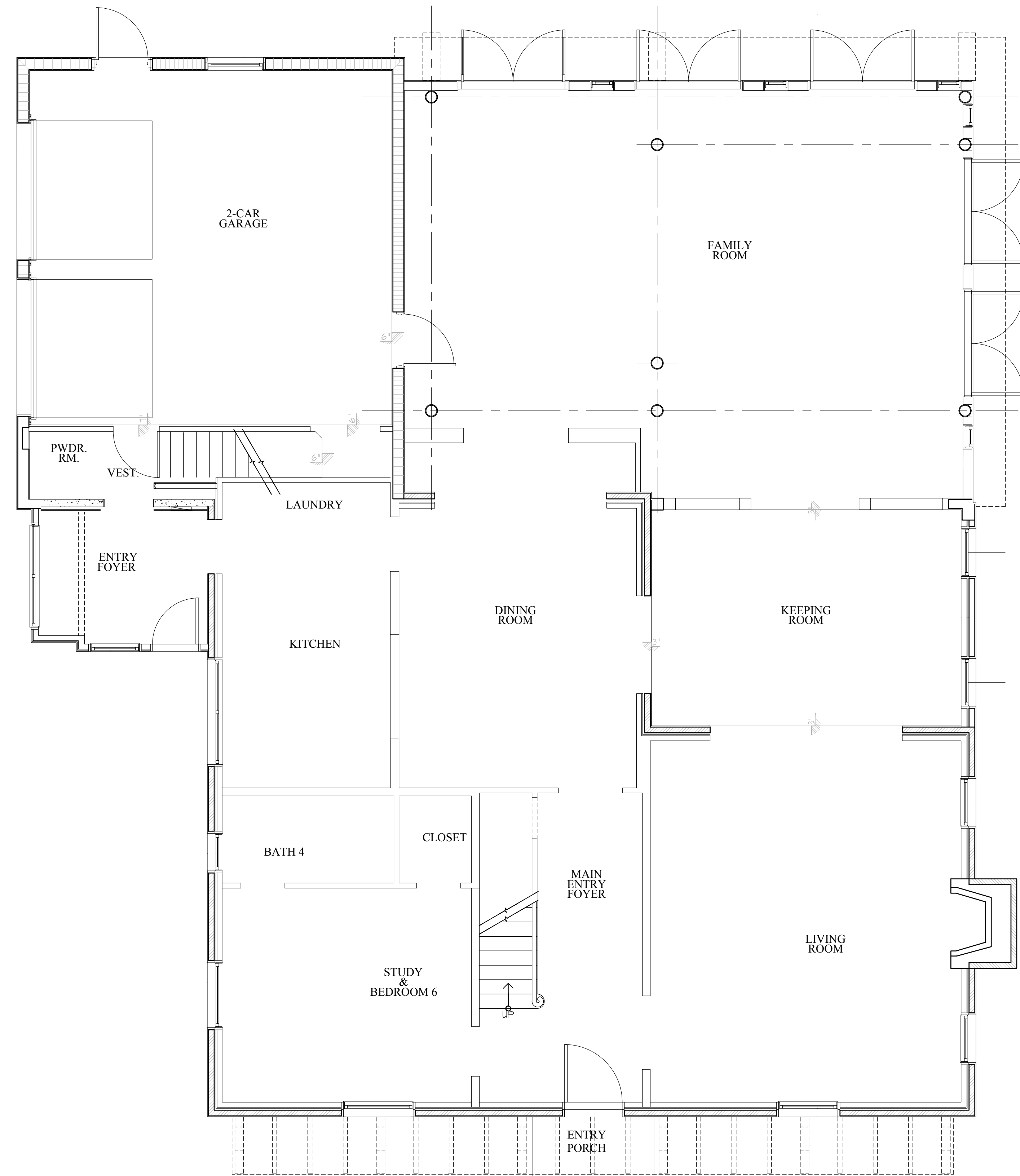
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A100

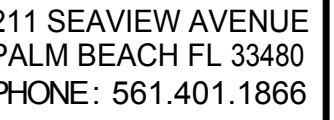


Existing First Floor Plan
Scale

1/4" = 1'-0"



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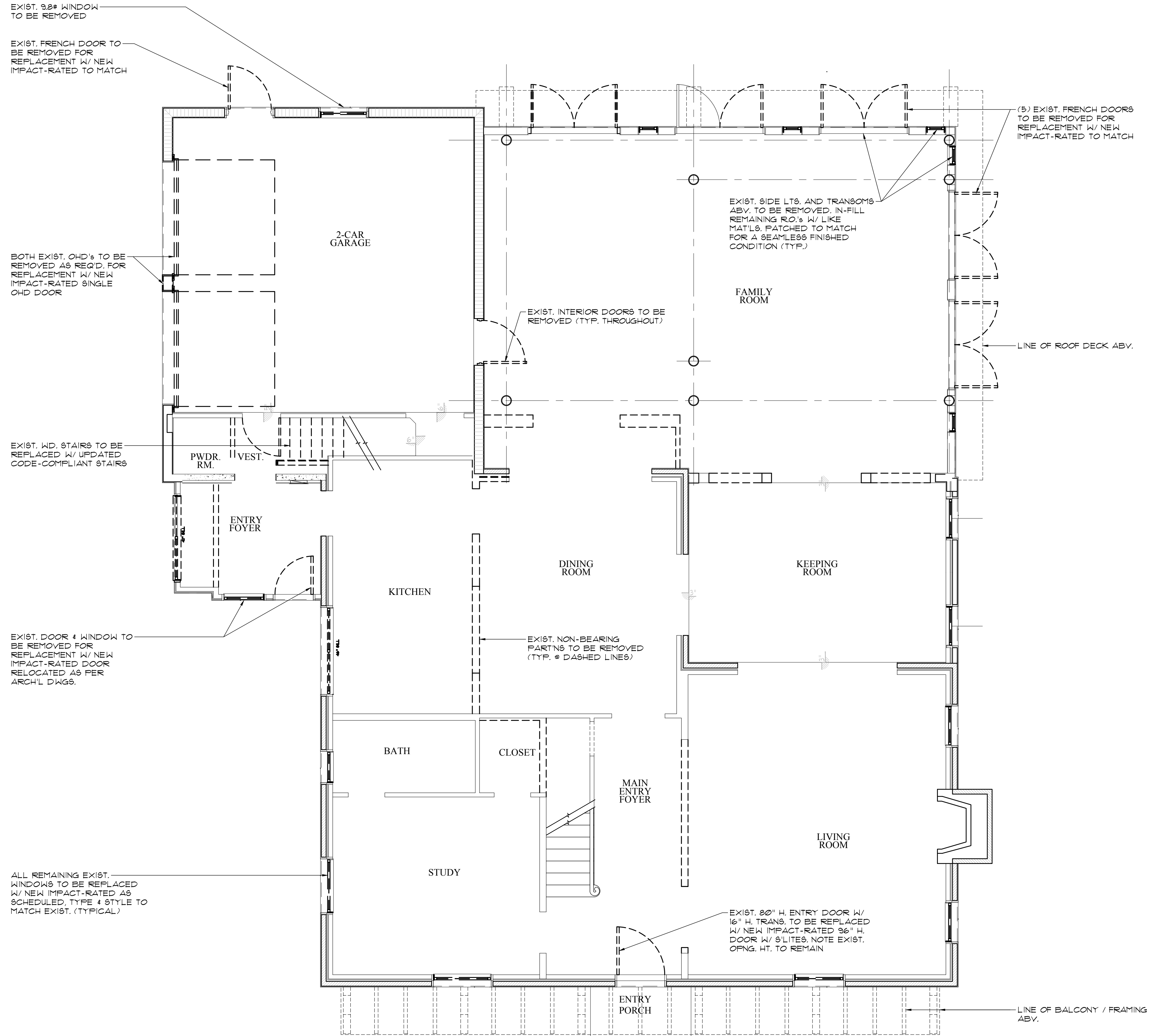
A101



HSB-22-015

DEMOLITION NOTES

1. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS REQUIRED FOR THE REMODELING WORK INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, CEILING SYSTEM, ELECTRICAL, PLUMBING, FLOOR MATERIAL, ETC.
2. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING MATERIALS, EQUIPMENT, TREES, UTILITY LINES, ETC., WHICH ARE TO REMAIN AND REPAIR OR REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED, EITHER BY THE G.C. OR SUBCONTRACTORS, AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS THAT WILL BE SAVED. THOSE ITEMS SHALL BE REMOVED AND STORED AS DIRECTED BY THE OWNER.
4. PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY.
5. ABANDONED PLUMBING LINES TO BE CAPPED OFF BELOW FLOOR LEVEL AS PER CODE. PLUMBING LINES TO BE REWORKED TO SUIT NEW PLAN PLUMBING LAYOUTS WHERE APPLICABLE.
6. ALL EXISTING INTERIOR FINISHES TO BE REMOVED AND DISPOSED OF PROPERLY. PATCH AND REPAIR WALLS TO REMAIN AND SUB-FLOOR SMOOTH AND LEVEL AND PREPARED READY TO RECEIVE NEW FLOOR FINISHES AS SCHEDULED.
7. ELECTRICAL SAFE-OFF BY ELECTRICAL SUB-CONTRACTOR
8. G.C. TO LOCATE ANY EXISTING STRUCT'L MEMBERS & HVAC CHASES W/IN WALL CAVITIES AND NOTIFY ARCHITECT OF RESULTS PRIOR TO DEMOLITION.
9. G.C. TO VERIFY THAT ALL PARTITIONS SCHEDULED FOR REMOVAL ARE NON-BEARING. NOTIFY ARCHITECT OF RESULTS PRIOR TO ANY DEMOLITION.



First Floor Demolition Plan

Scale

1/4" = 1'-0"



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D100

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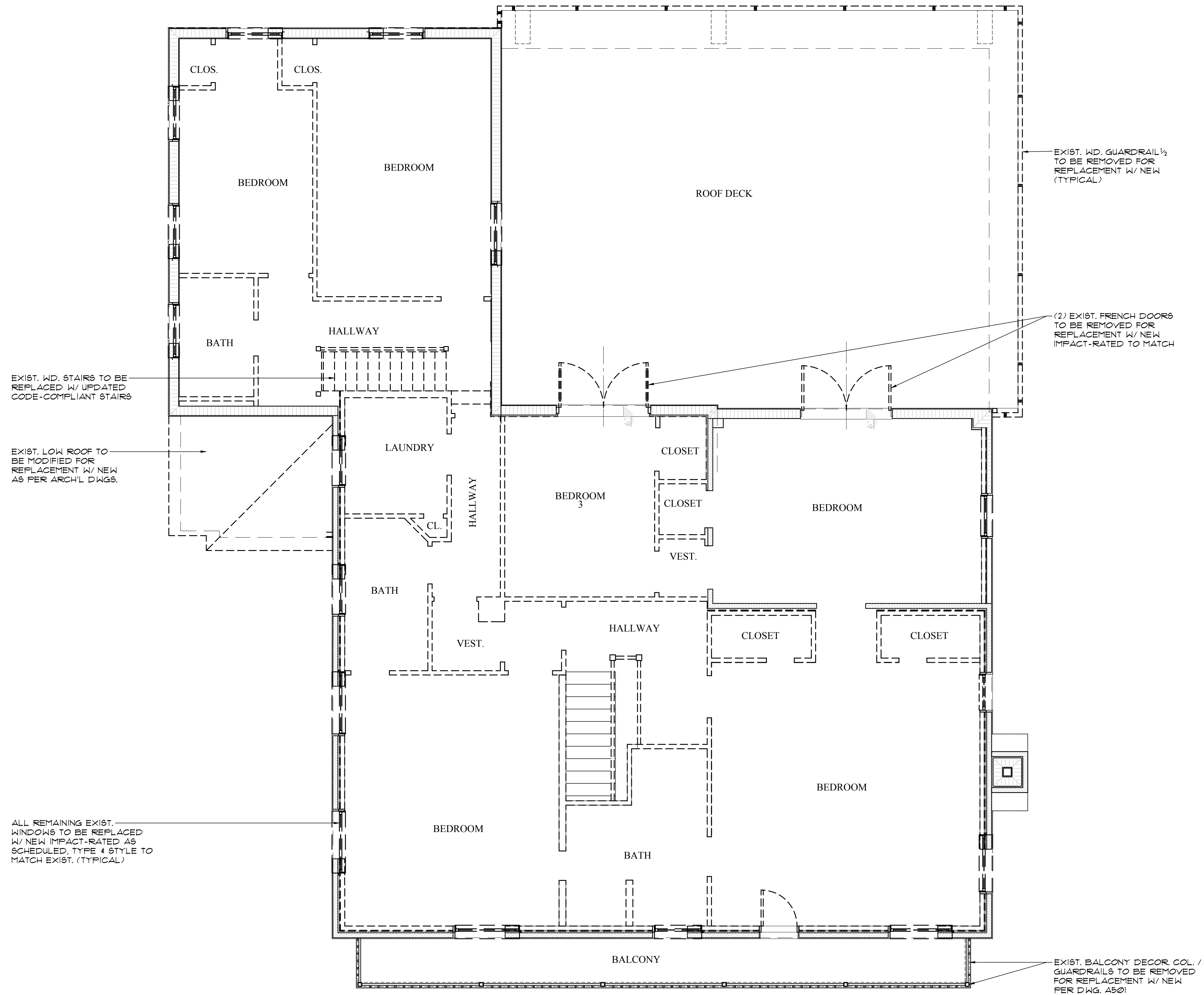
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D101



Second Floor Demolition Plan

Scale

1/4" = 1'-0"



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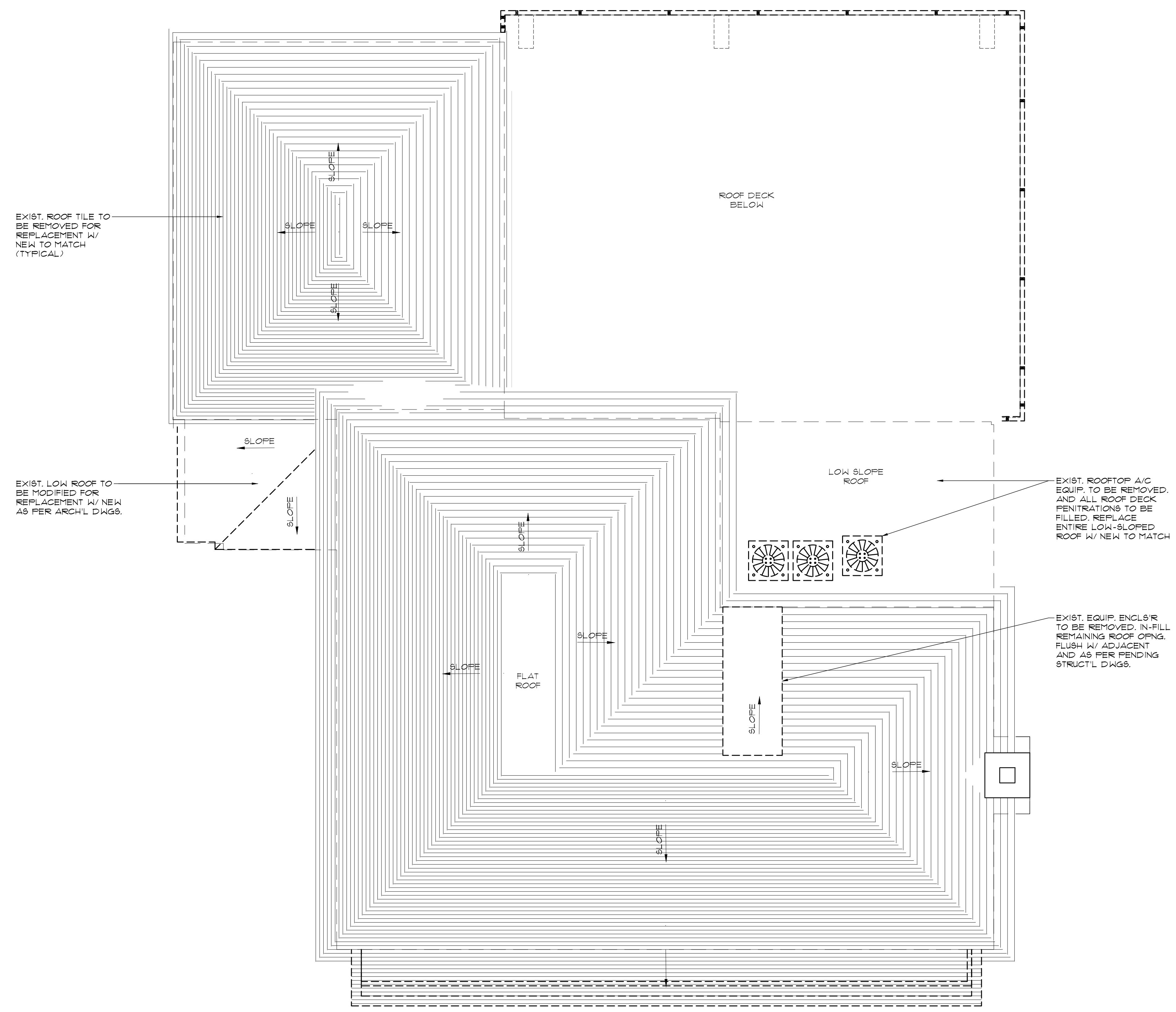
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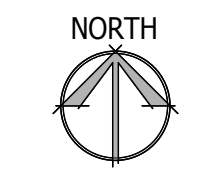
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D102

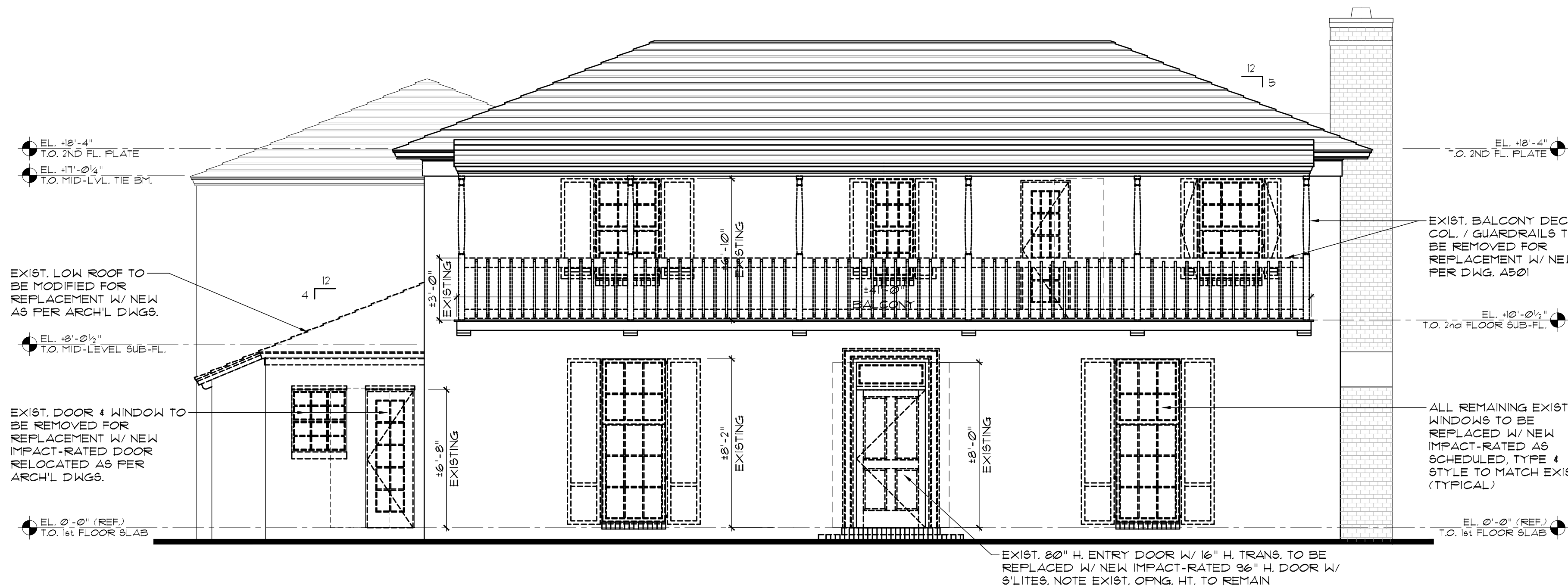


Roof Demolition Plan
Scale

1/4" = 1'-0"



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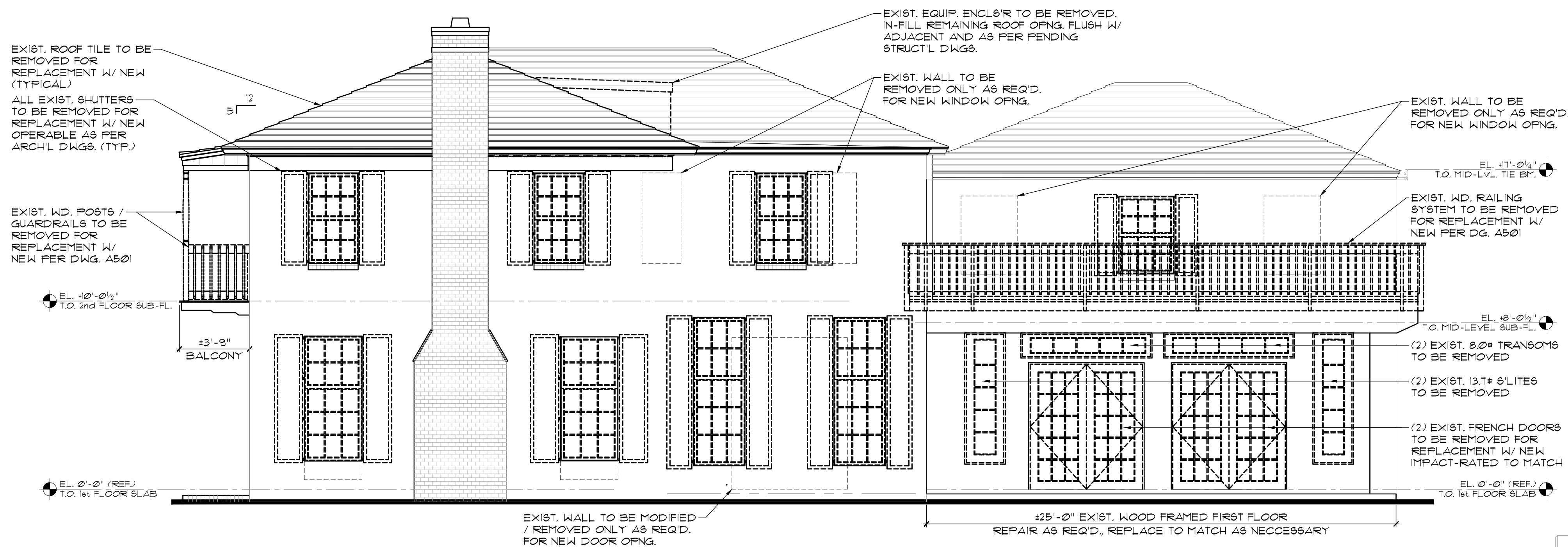


SOUTH (FRONT) WALL AREA =	990.4#
SQ. FT. DEMOLITION / REPLACEMENT =	195#
PERCENTAGE DEMO / REPLACEMENT =	19.7%

Demolition- Front (South) Elevation

Scale

1/4" = 1'-0"



EAST (RIGHT) WALL AREA =	1089.6#
SQ. FT. DEMOLITION / REPLACEMENT =	363.6#
PERCENTAGE DEMO / REPLACEMENT =	33.4%

Demolition- Right Side (East) Elevation

Scale

1/4" = 1'-0"

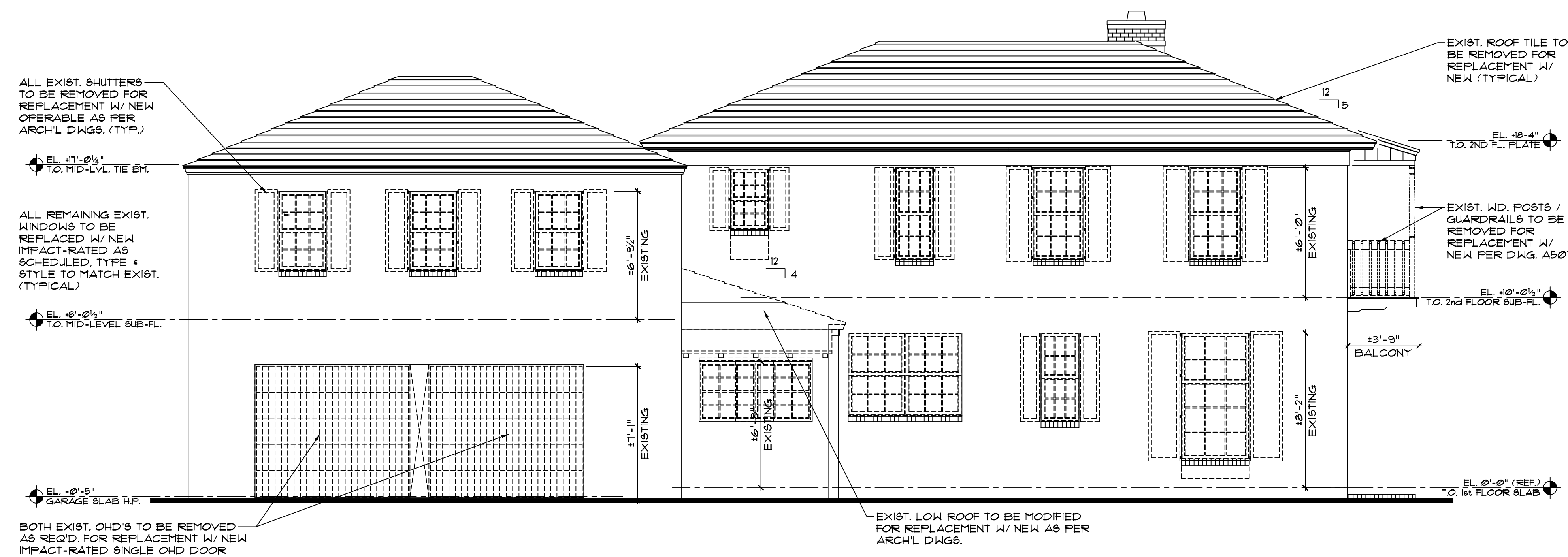


NORTH (REAR) WALL AREA =	966.1#
SQ. FT. DEMOLITION / REPLACEMENT =	344.3#
PERCENTAGE DEMO / REPLACEMENT =	36.6%

Demolition- Rear (North) Elevation

Scale

1/4" = 1'-0"



WEST (LEFT) WALL AREA =	1,073.9#
SQ. FT. DEMOLITION / REPLACEMENT =	275#
PERCENTAGE DEMO / REPLACEMENT =	25.6%

Demolition Left Side (West) Elevation

Scale

1/4" = 1'-0"

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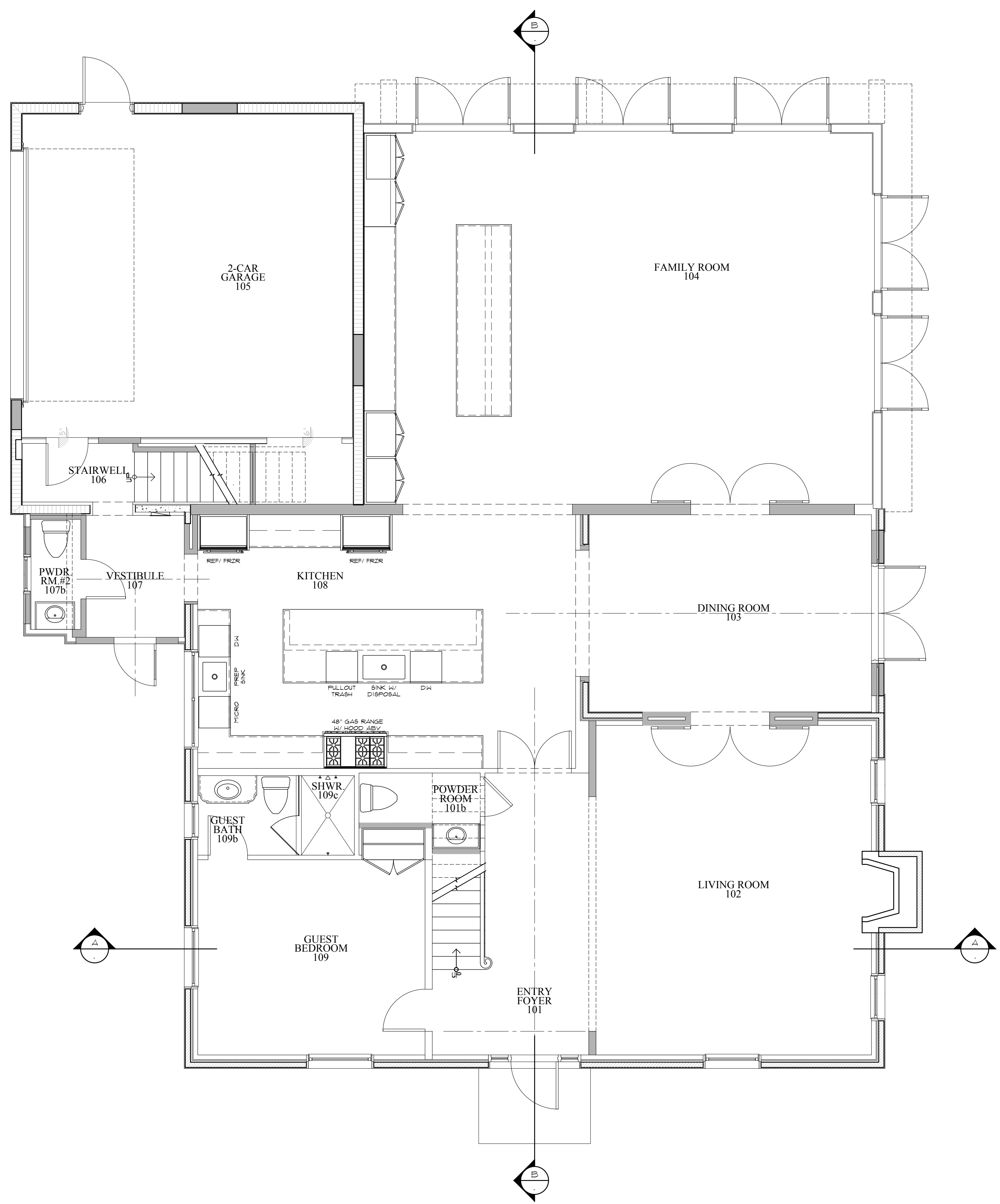
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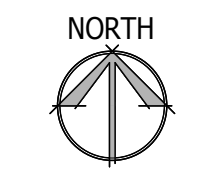
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Proposed First Floor Plan
Scale

1/4" = 1'-0"



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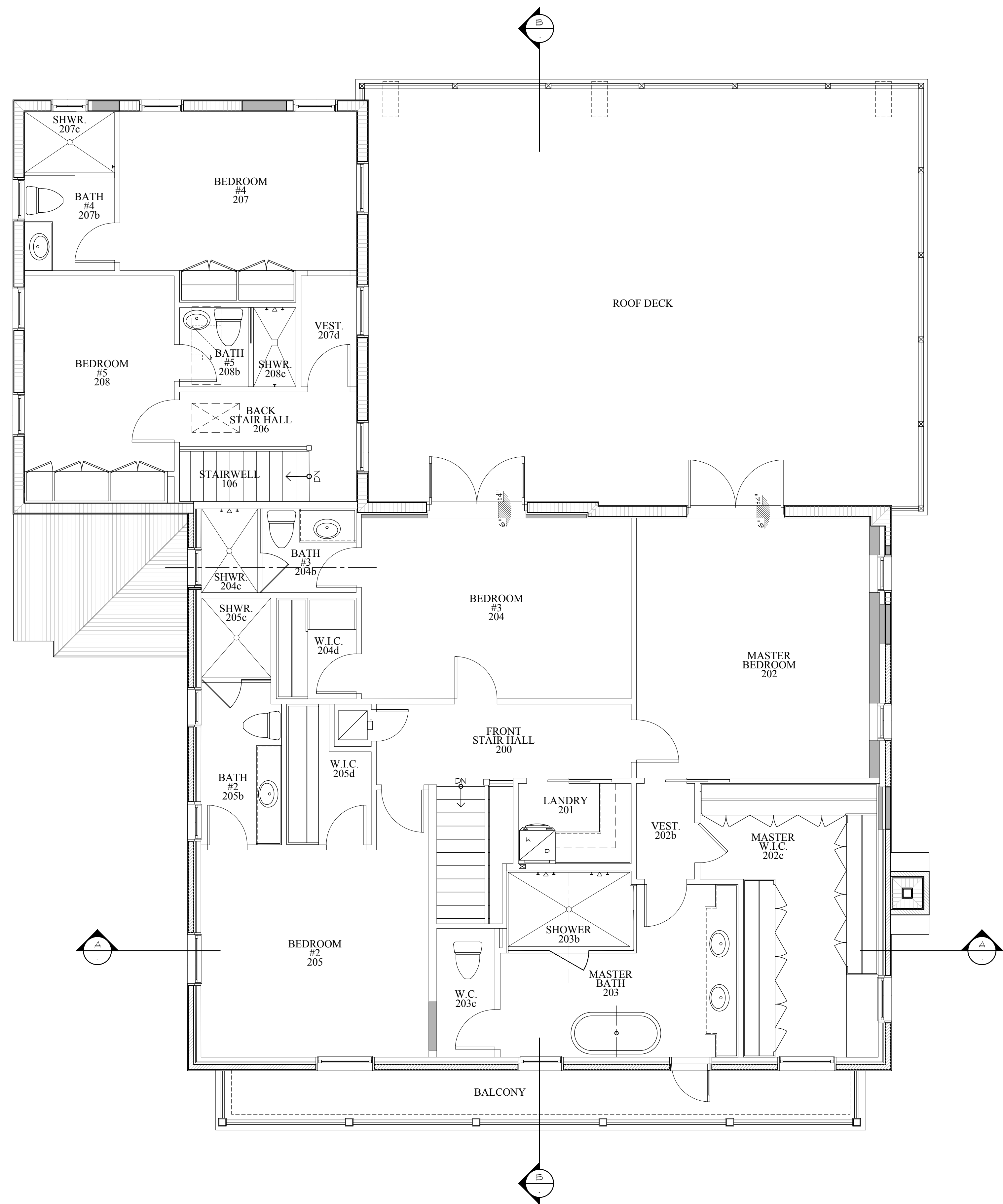
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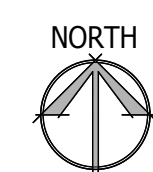
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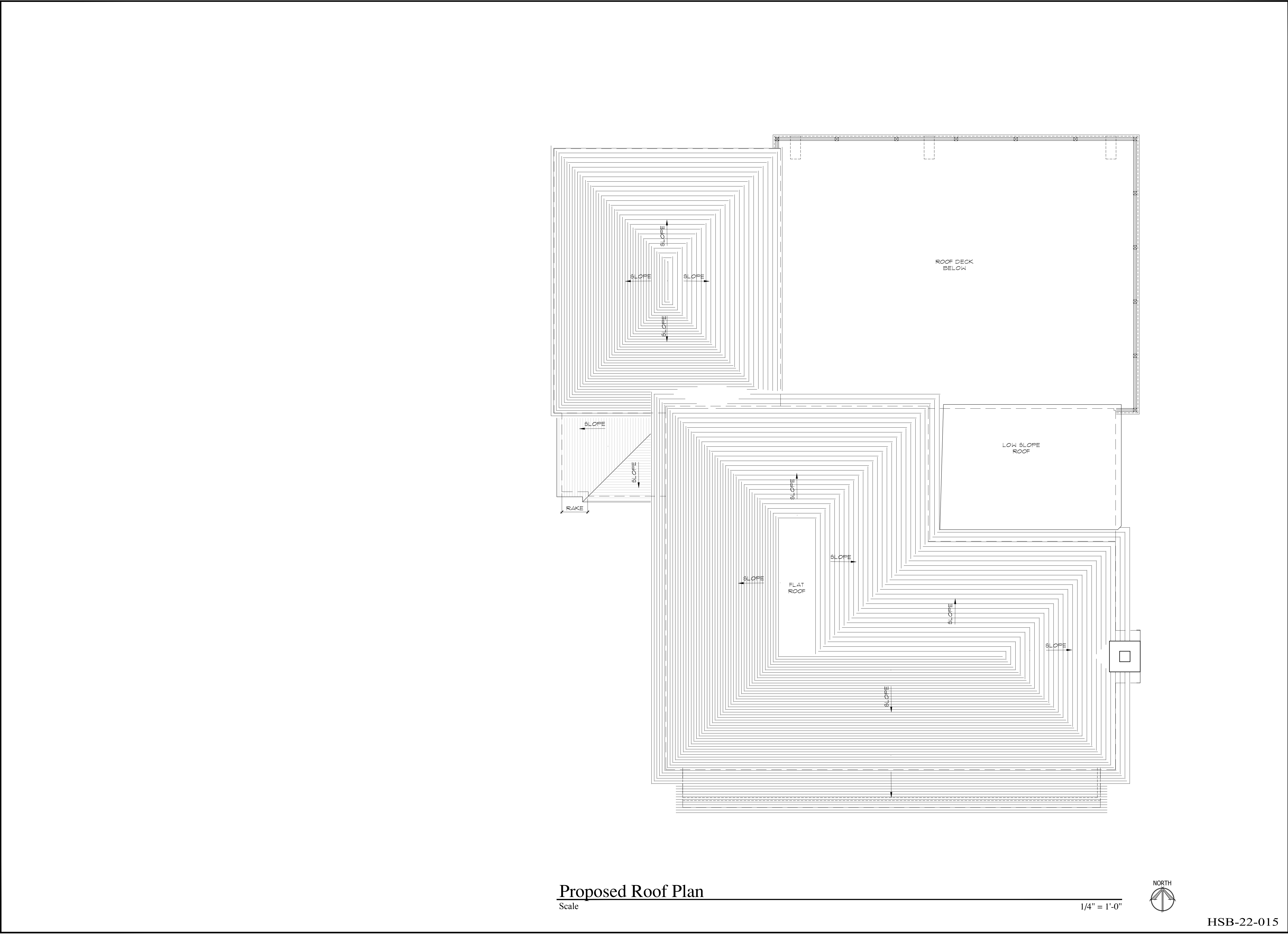


Proposed Second Floor Plan
Scale

1/4" = 1'-0"



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Proposed Roof Plan
Scale

1/4" = 1'-0"



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Scale

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Queens Lane - North View No Vegetation

Scale

N.T.S.

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Queens Lane - Northeast View
Scale

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A109



Queens Lane - Northeast View No Vegetation

Scale

N.T.S.



Existing Front (South) Elevation

Scale

1/4" = 1'-0"



Proposed Front (South) Elevation

Scale

1/4" = 1'-0"

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A400a



Front Elevation Rendering - Looking North

Scale

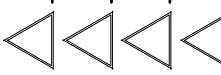
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A400b



Front Elevation Rendering - Looking North (No Vegetation)

Scale

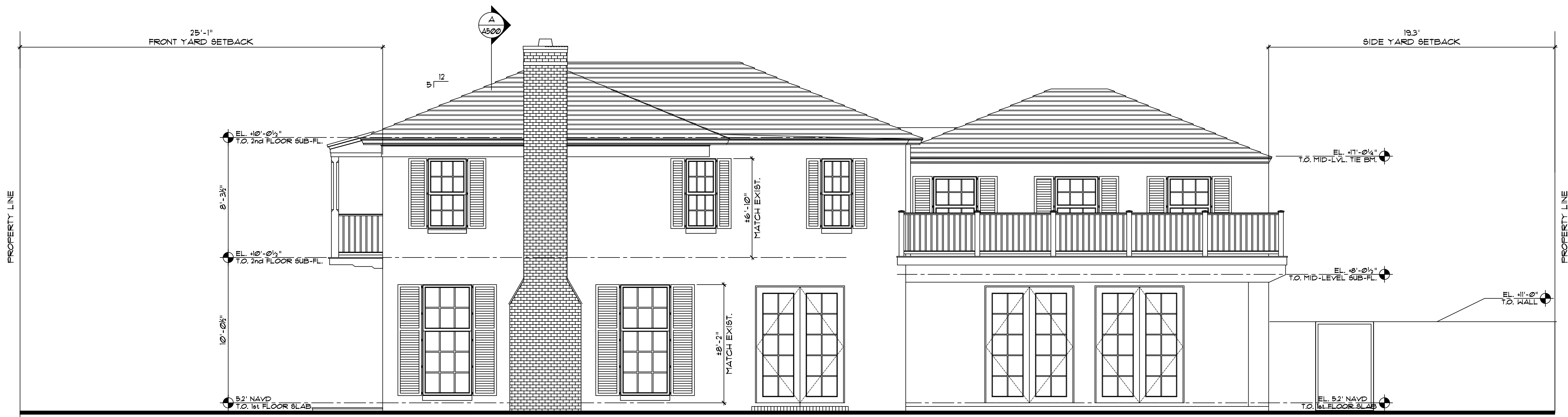
N.T.S.



Existing Right Side (East) Elevation

Scale

1/4" = 1'-0"



Proposed Right Side (East) Elevation

Scale

1/4" = 1'-0"



Right Elevation Rendering - Looking West

Scale

N.T.S.



Existing Rear (North) Elevation

Scale

1/4" = 1'-0"



Proposed Rear (North) Elevation

Scale

1/4" = 1'-0"

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A402a



Rear Elevation Rendering - Looking South

Scale

N.T.S.

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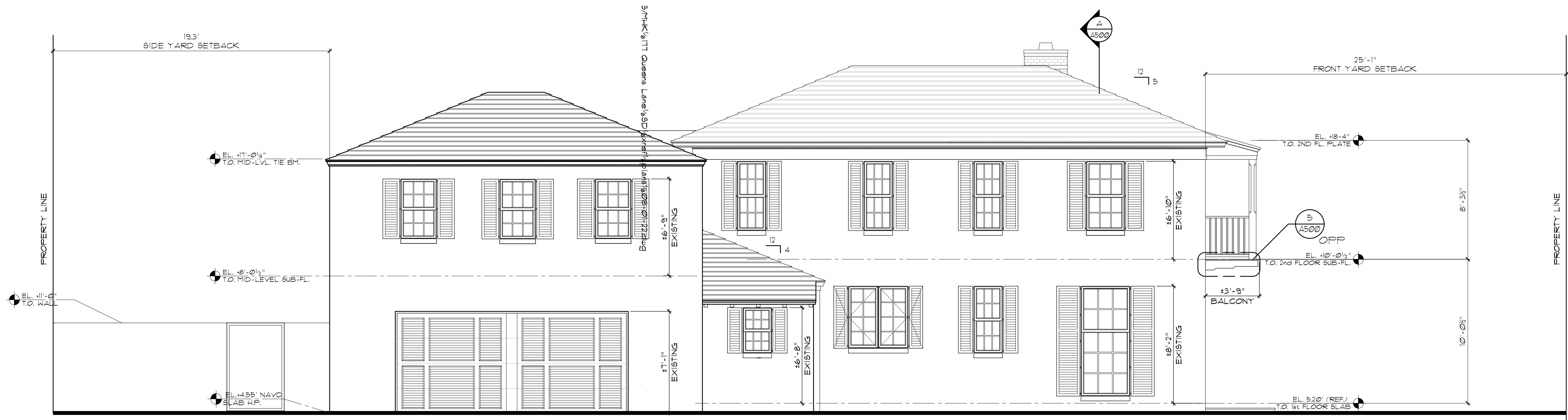
A403



Existing Left Side (West) Elevation

Scale

1/4" = 1'-0"



Proposed Left Side (West) Elevation

Scale

1/4" = 1'-0"

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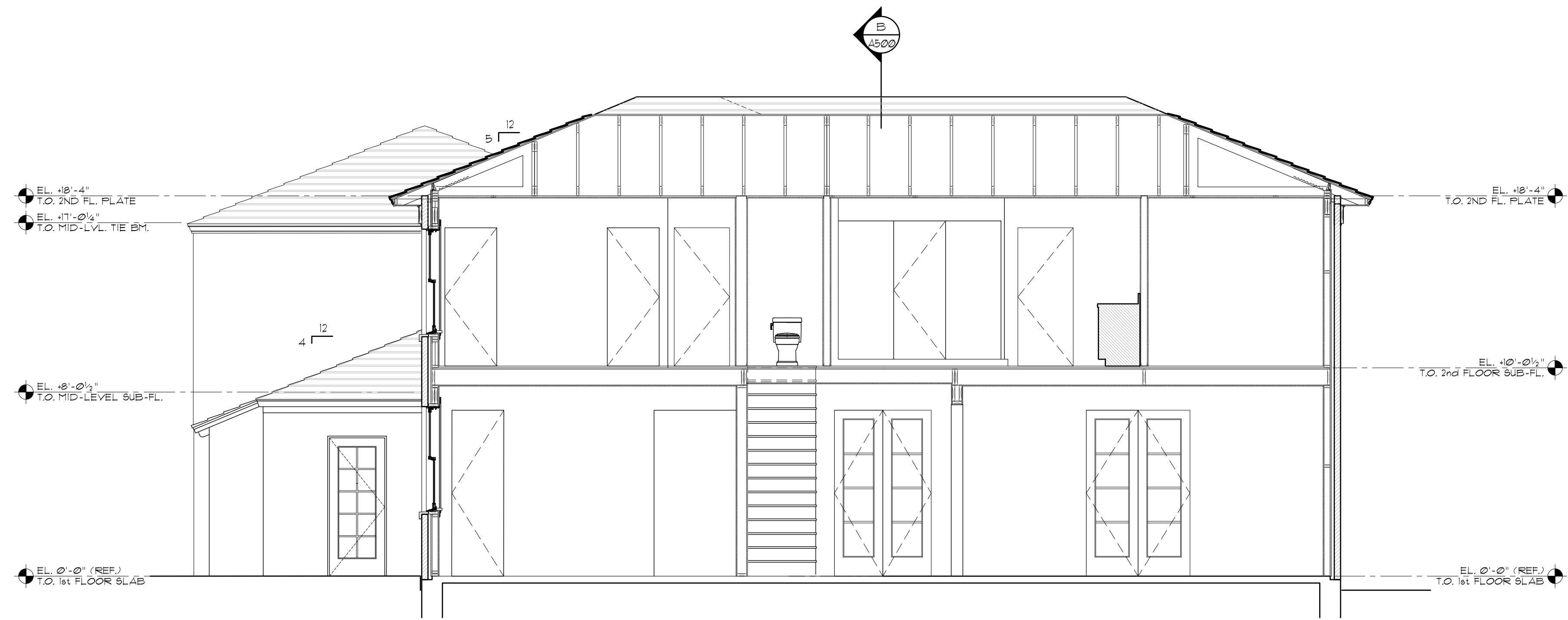
A403a



Left Elevation Rendering - Looking East

Scale

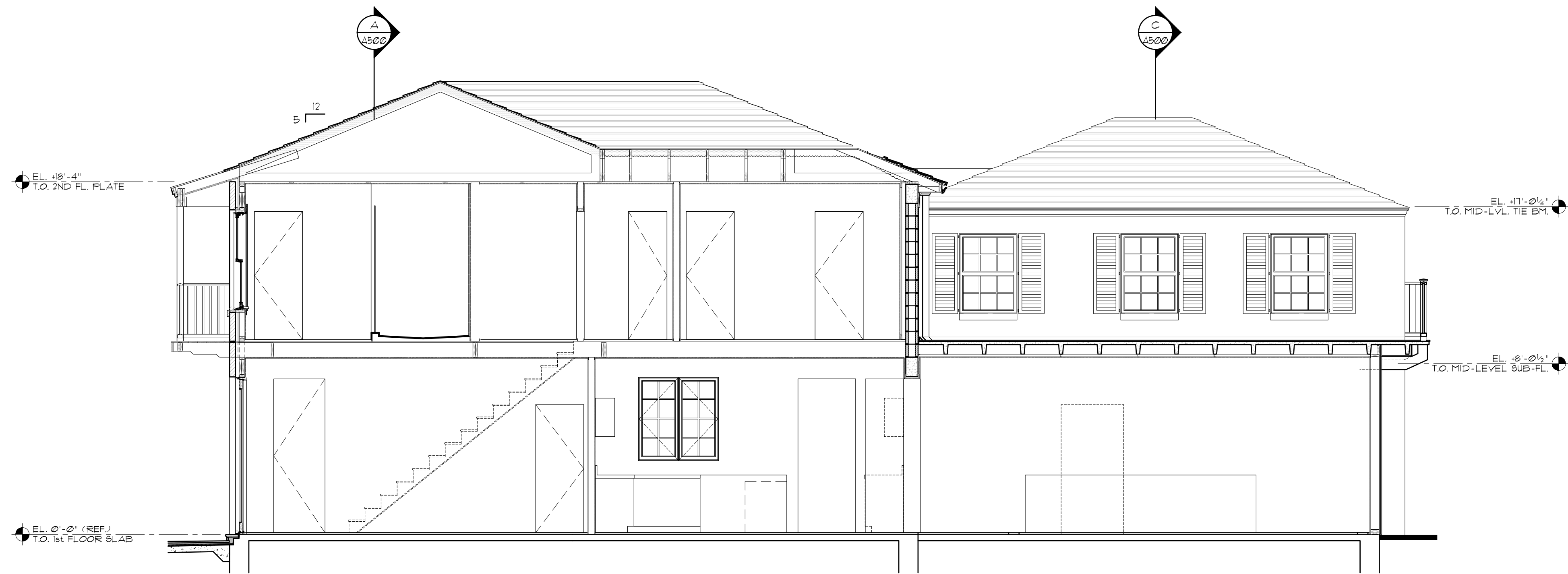
NT.S.



Building Section A-A

Scale

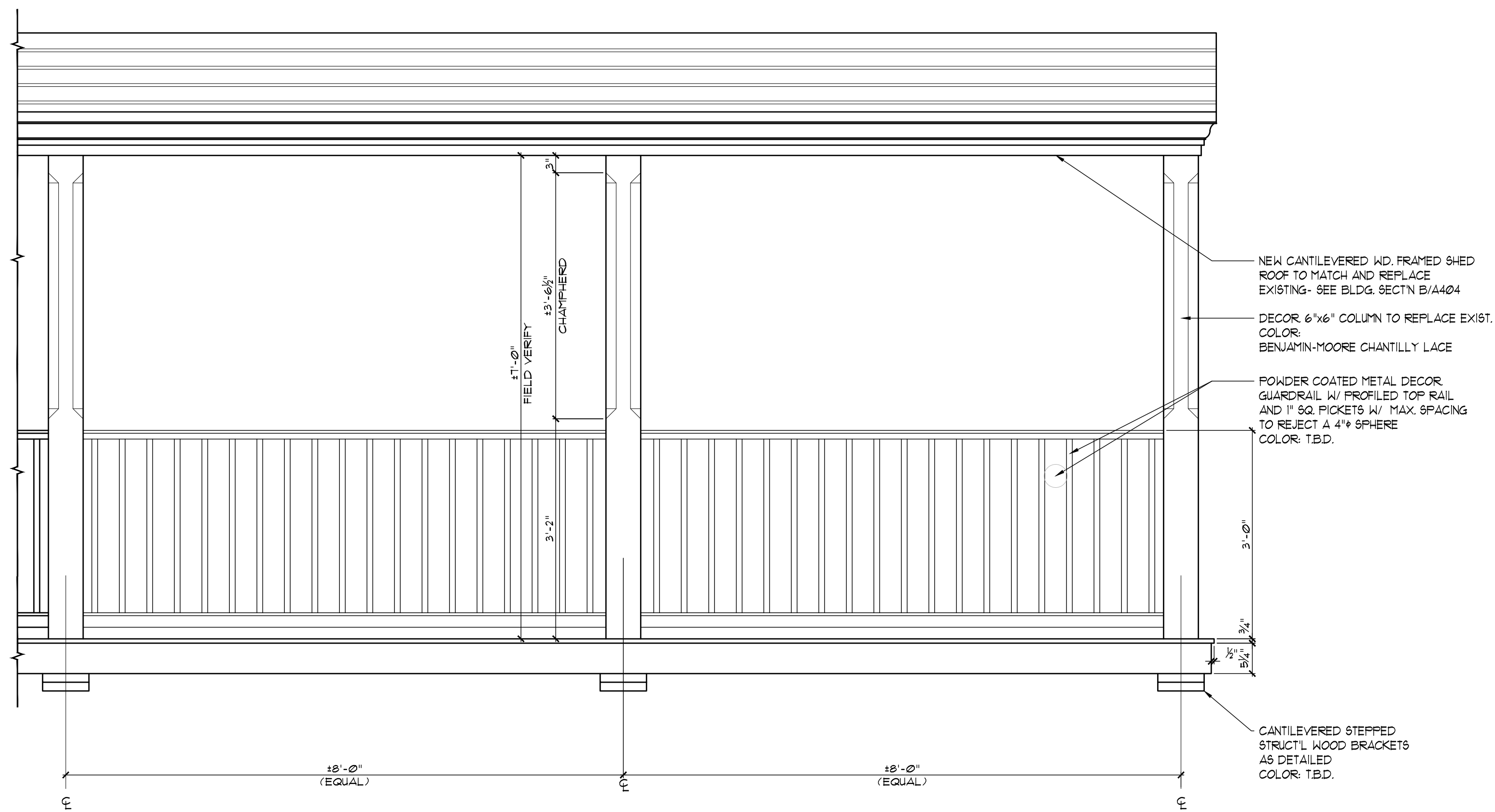
1/4" = 1'-0"



Building Section B-B

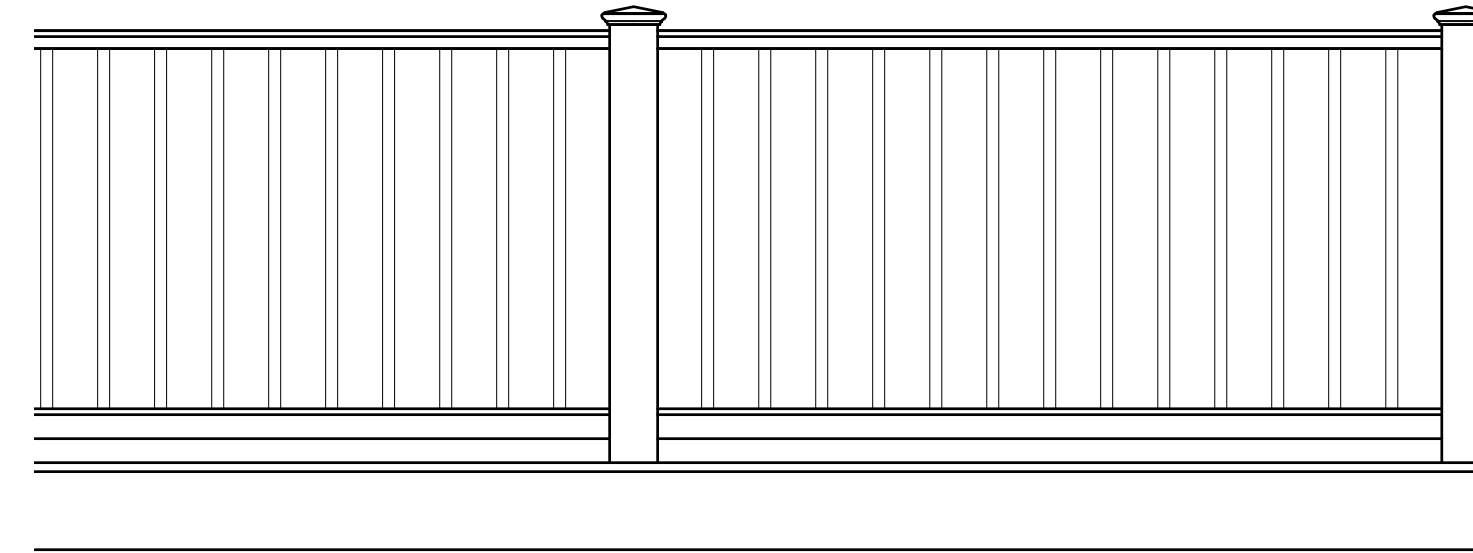
Scale

1/4" = 1'-0"



1 Typical Balcony Railing & Column Details

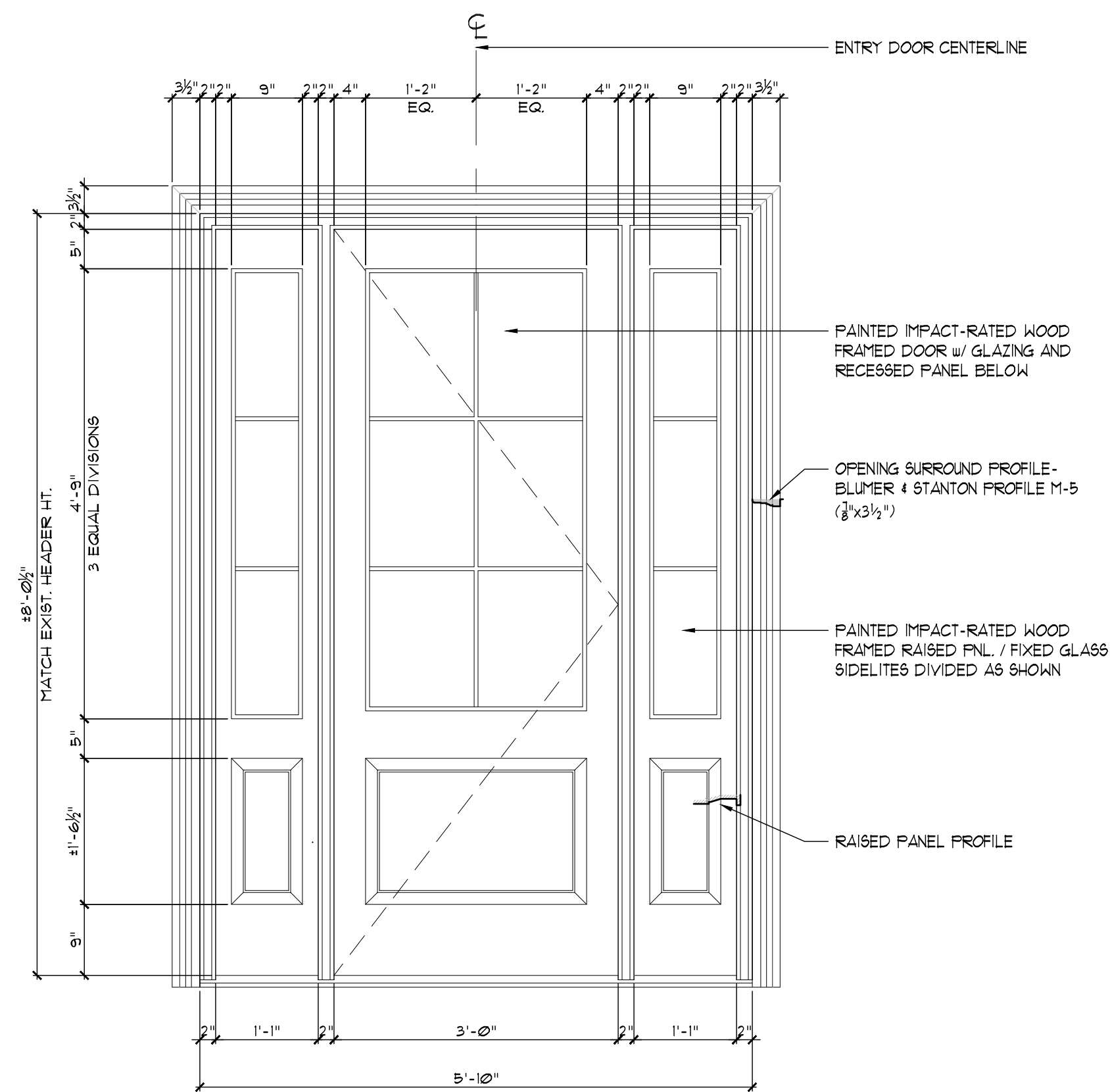
3/4" = 1'-0"



2 Typical Roof Deck Railing & Post Details

Scale

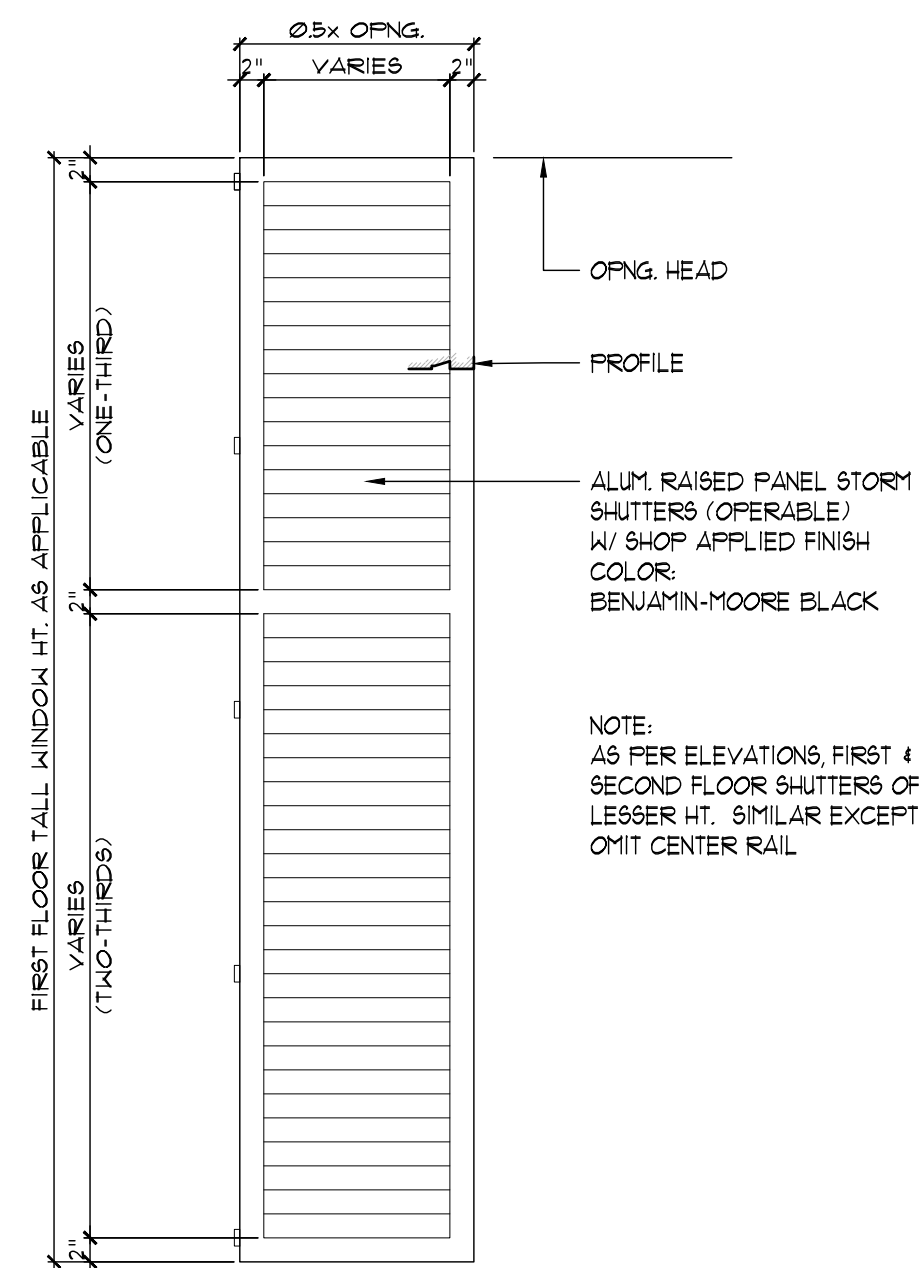
3/4" = 1'-0"



3 Entry Door Detail

Scale

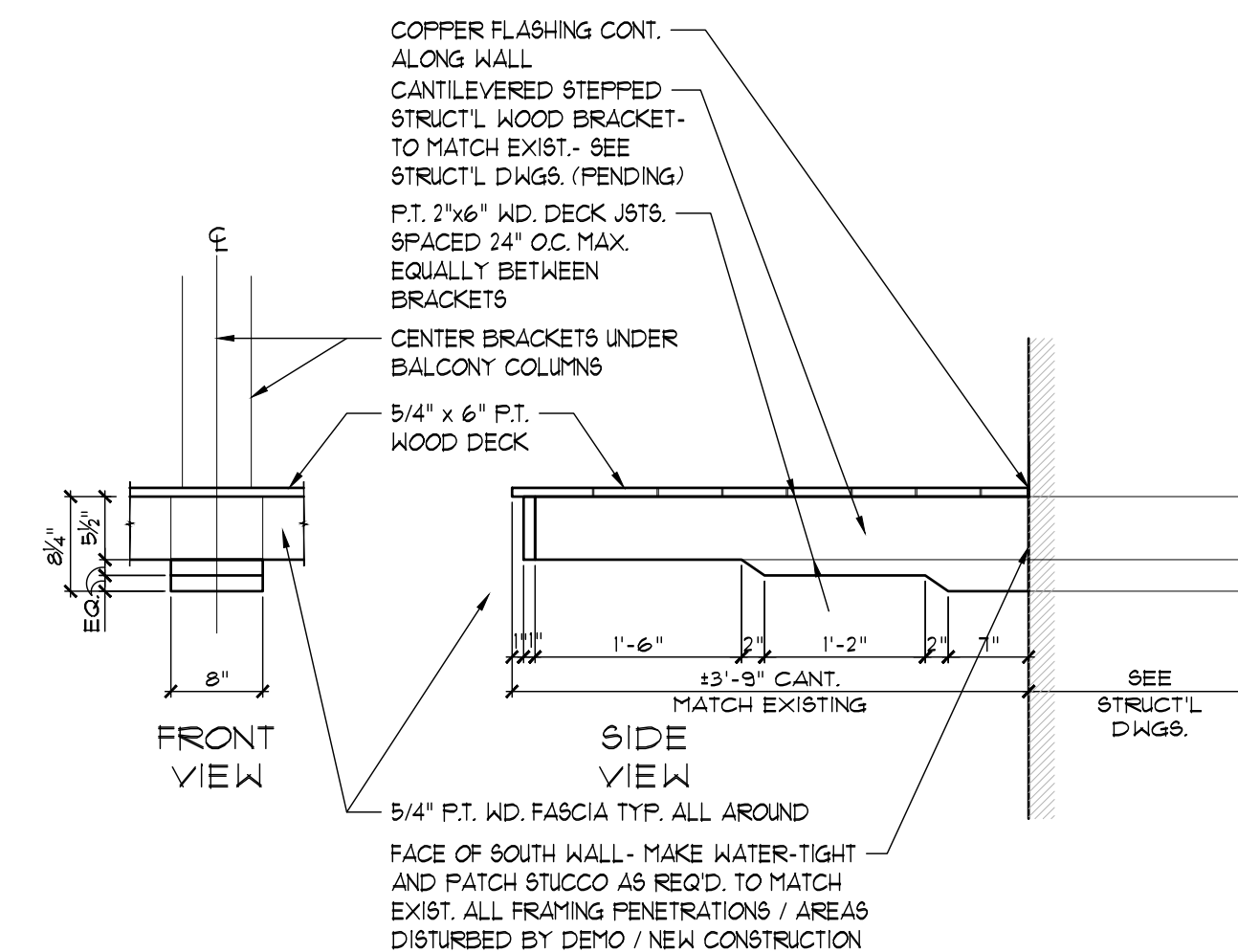
3/4" = 1'-0"



4 Typical Shutter Detail

Scale

3/4" = 1'-0"



5 Typical Balcony Bracket Detail

Scale

3/4" = 1'-0"

ROOFING MATERIAL:
CONCRETE ROOF TILE



SHUTTERS:
LOUVERED



SHUTTER COLOR:
BM HC-90 (BLACK)



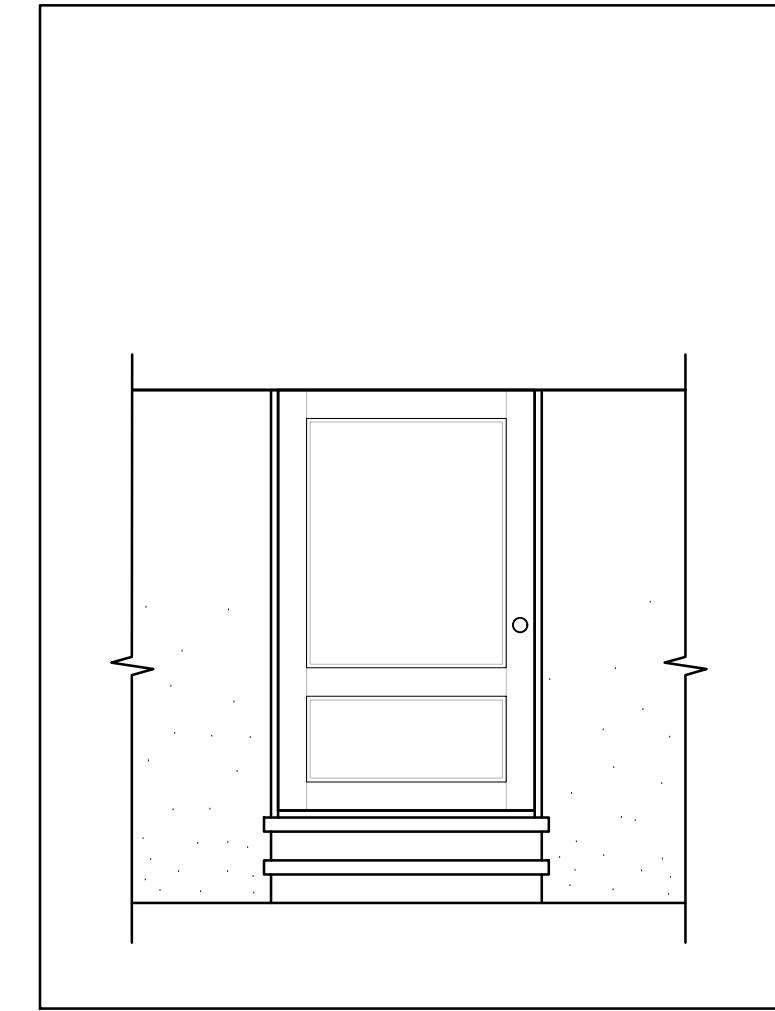
HOUSE COLOR:
BM OC-65 (CHANTILLY LACE)



RAILINGS & COLUMNS:
PAINTED WOOD



SITE WALL DOOR:
PAINTED WOOD





177 Queens Lane
Scale N.T.S.



177 Queens Lane
Scale N.T.S.



177 Queens Lane
Scale N.T.S.



177 Queens Lane
Scale N.T.S.

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P001

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177 Queens Lane
Scale

N.T.S.



177 Queens Lane
Scale

N.T.S.



177 Queens Lane
Scale

N.T.S.



177 Queens Lane
Scale

N.T.S.

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177 Queens Lane
Scale

N.T.S.



177 Queens Lane
Scale

N.T.S.



177 Queens Lane
Scale

N.T.S.

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P003

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Scale N.T.S.



177 Queens Lane
Scale N.T.S.



177 Queens Lane
Scale N.T.S.



177 Queens Lane
Scale N.T.S.

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P004

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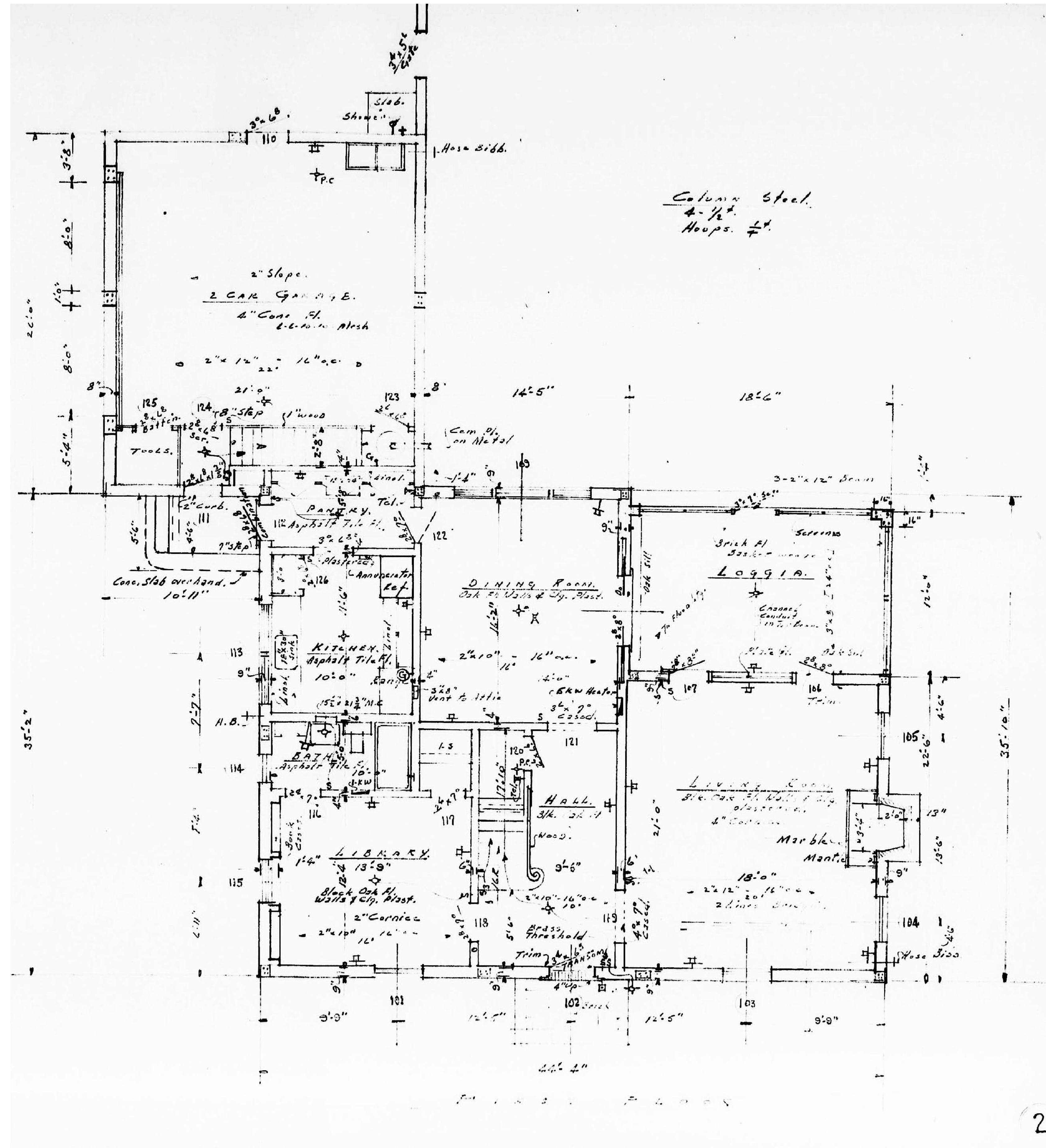
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P005



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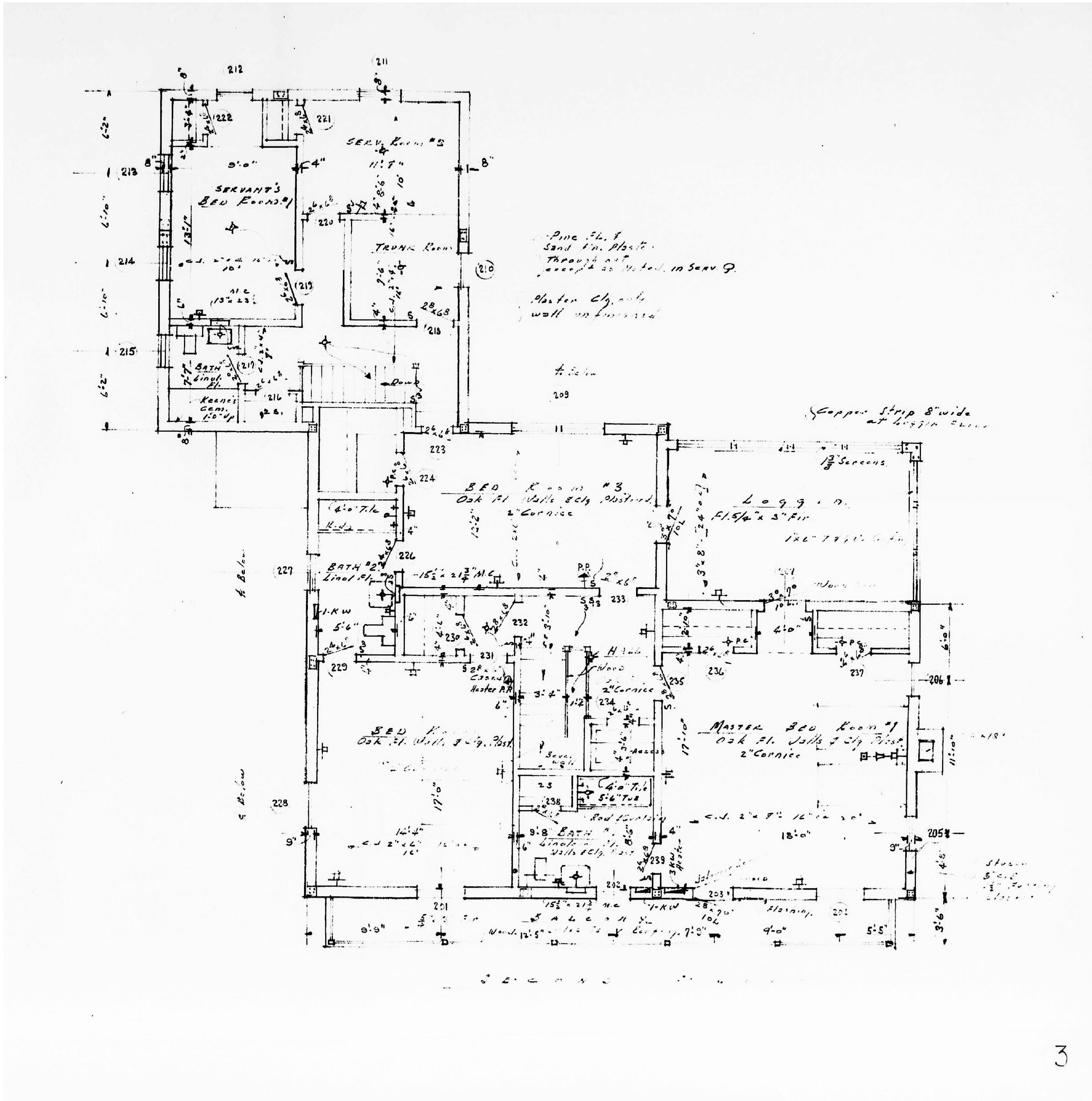
RENOVATIONS TO THE
PROPERTY AT
177 QUEENS LANE
PALM BEACH, FL 33480

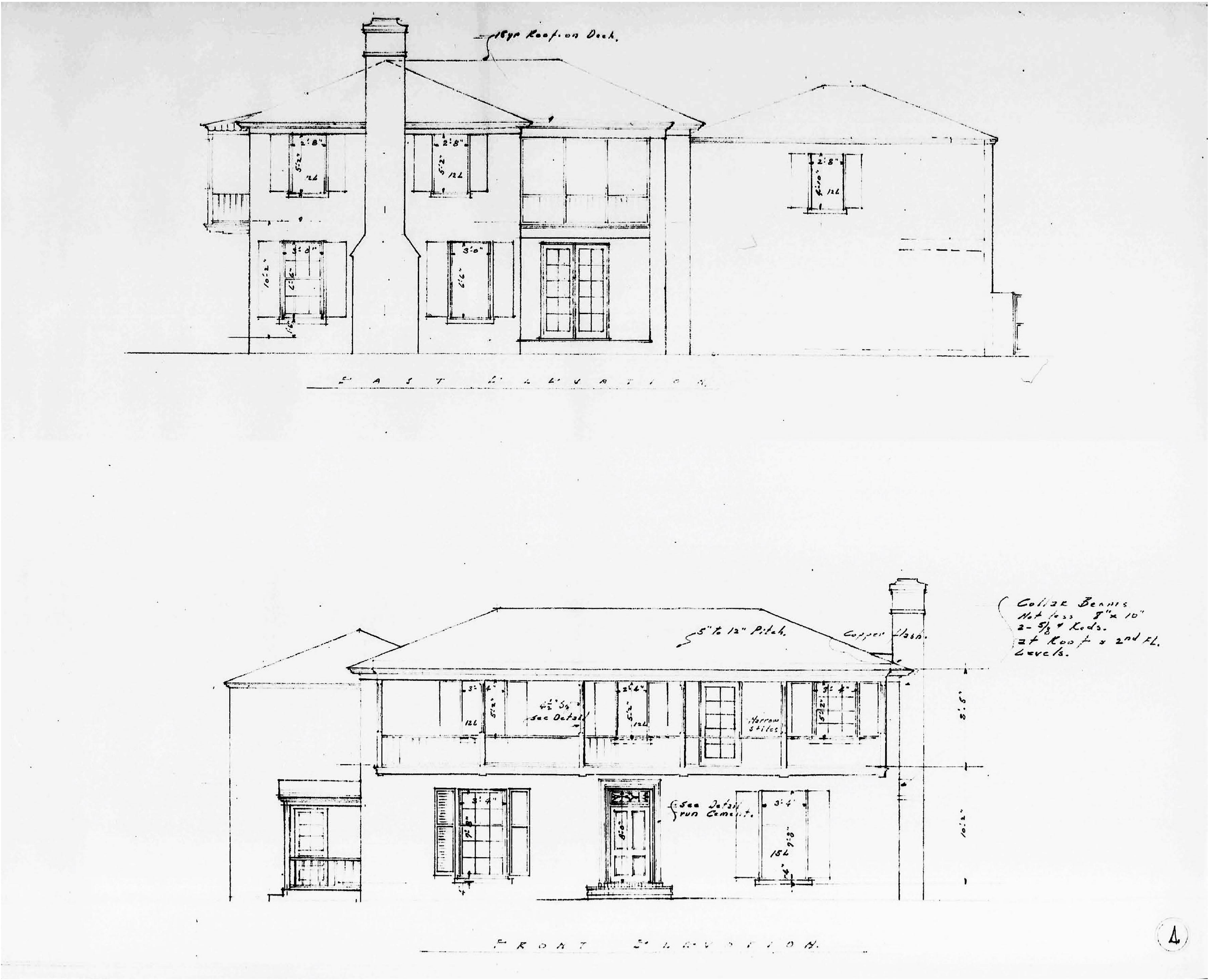
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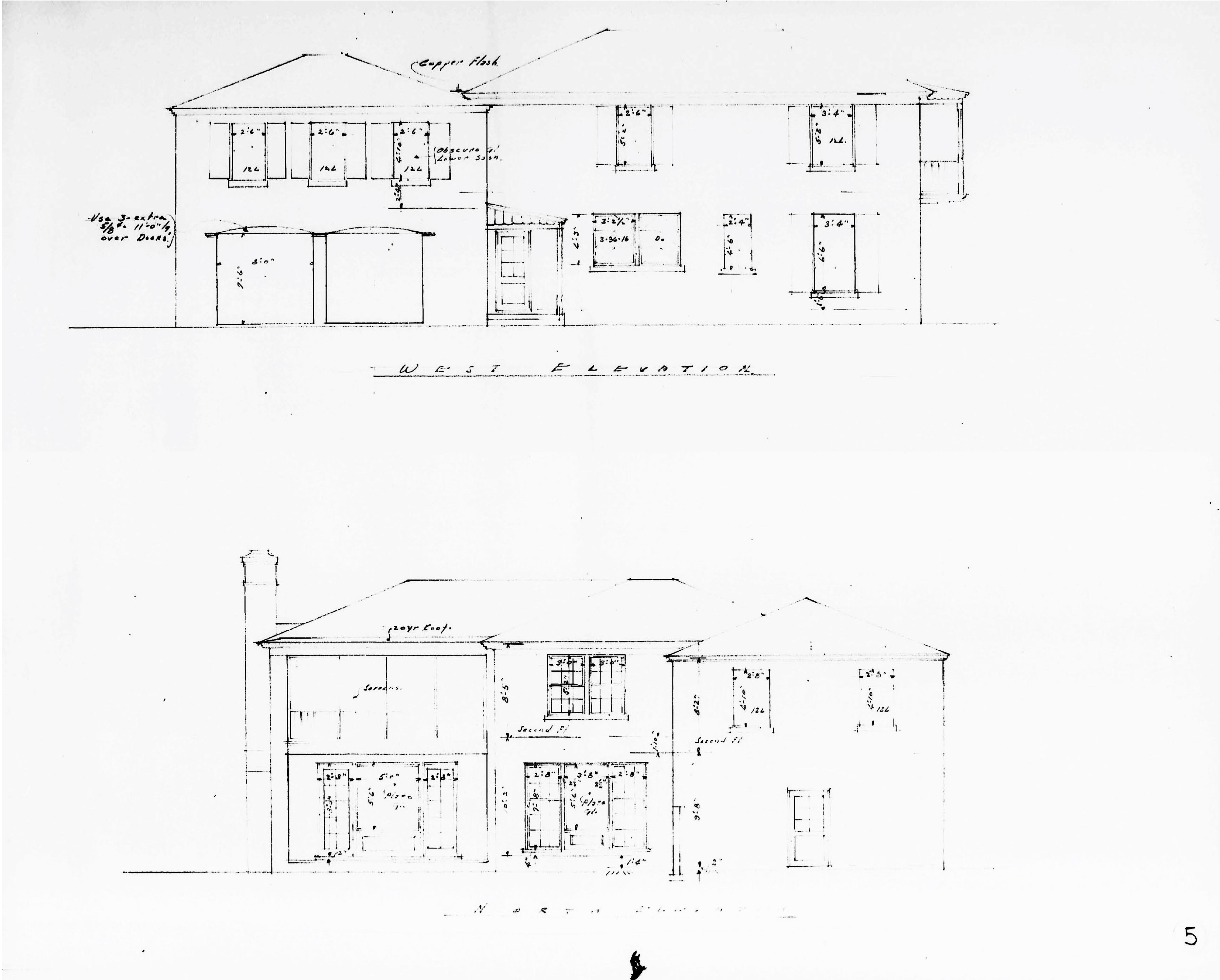
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P006







5



1139 North Ocean Boulevard

Scale

N.T.S.



1139 North Ocean Boulevard

Scale

N.T.S.



1102 North Ocean Boulevard

Scale

N.T.S.



300 Queens Lane

Scale

N.T.S.



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P009

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288 Queens Lane
Scale N.T.S.



280 Queens Lane
Scale N.T.S.



279 Queens Lane
Scale N.T.S.



272 Queens Lane
Scale N.T.S.

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P010

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270 Queens Lane
Scale

N.T.S.



269 Queens Lane
Scale

N.T.S.



259 Queens Lane
Scale

N.T.S.



250 Queens Lane
Scale

N.T.S.

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249 Queens Lane
Scale N.T.S.



245 Queens Lane
Scale N.T.S.



240 Queens Lane
Scale N.T.S.



235 Queens Lane
Scale N.T.S.

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234 Queens Lane
Scale

N.T.S.



223 Queens Lane
Scale

N.T.S.



221 Queens Lane
Scale

N.T.S.



214 Queens Lane
Scale

N.T.S.



206 Queens Lane

Scale

N.T.S.



201 Queens Lane

Scale

N.T.S.



200 Queens Lane

Scale

N.T.S.



110 El Pueblo Way

Scale

N.T.S.

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