

ALTERATIONS TO:

210 VIA DEL MAR
PALM BEACH, FLORIDA 33480

COA - 22 - 055 (ZON-23-025)

FIRST SUBMITTAL 10 - 03-2022
SECOND SUBMITTAL 10 - 24-2022
FINAL SUBMITTAL 11 - 04-2022

LANDMARKS HEARING 12-21-2022

PROJECT TEAM

LANDSCAPE ARCHITECT
NIELSEN LANDSCAPE ARCHITECTURE, LLC.
1447 CYPRESS DRIVE, SUITE 2
TEQUESTA, FLORIDA 33469

ARCHITECT
ASBACHER ARCHITECTURE
210 SEAVIEW AVENUE, SUITE 2A
PALM BEACH, FLORIDA 33480

CIVIL ENGINEER
GRUBER CONSULTING ENGINEERS, INC.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL. 33401

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LANDSCAPE DRAWINGS

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L003	ILLUSTRATIVE RENDERINGS
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L100	TREE DISPOSITION NOTES
L101	TREE DISPOSITION NOTES
L102	TREE DISPOSITION SCHEDULE & IMAGES
L103	TREE DISPOSITION PLAN
L200	SITE DEMOLITION PLAN & NOTES

L300	LANDSCAPE OPEN SPACE DIAGRAM
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L302	MATERIALS PLAN
L500	LAYOUT PLAN & NOTES
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L701	TREE & PALM PLANTING PLAN
L702	UNDERSTORY PLANTING PLAN
L703	PLANTING DETAILS
L900	LIGHTING PLAN, SCHEDULE AND NOTES

CIVIL DRAWINGS

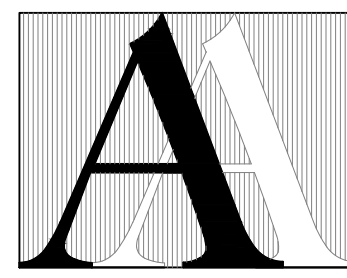
C-1	SITE DRAINAGE PLAN
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SCOPE OF WORK

- REPLACE EXISTING ROOF TILES
- REPLACE EXISTING WINDOWS AND DOORS WITH IMPACT RESISTANT WOOD UNITS
- REVIEW EXISTING PAINT SCHEMES
- REVISE EXISTING LANDSCAPE
- ADD VEHICULAR GATES (ZON-23-025)
- NEW GARDEN TRELLIS

RECEIVED

By yfigueroa at 12:54 pm, Nov 04, 2022



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FL LICENSE # AR05435

ASBACHER ARCHITECTURE, INC.
201 SEAVIEW AVENUE, SUITE 2A
PALM BEACH, FLORIDA 33480
FL (561) 203-7131 NY (212) 252-2084

RENOVATIONS TO:
210 VIA DEL MAR
PALM BEACH, FL 33458

ISSUE
LANDMARKS

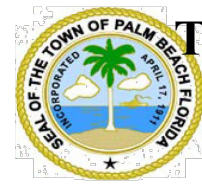
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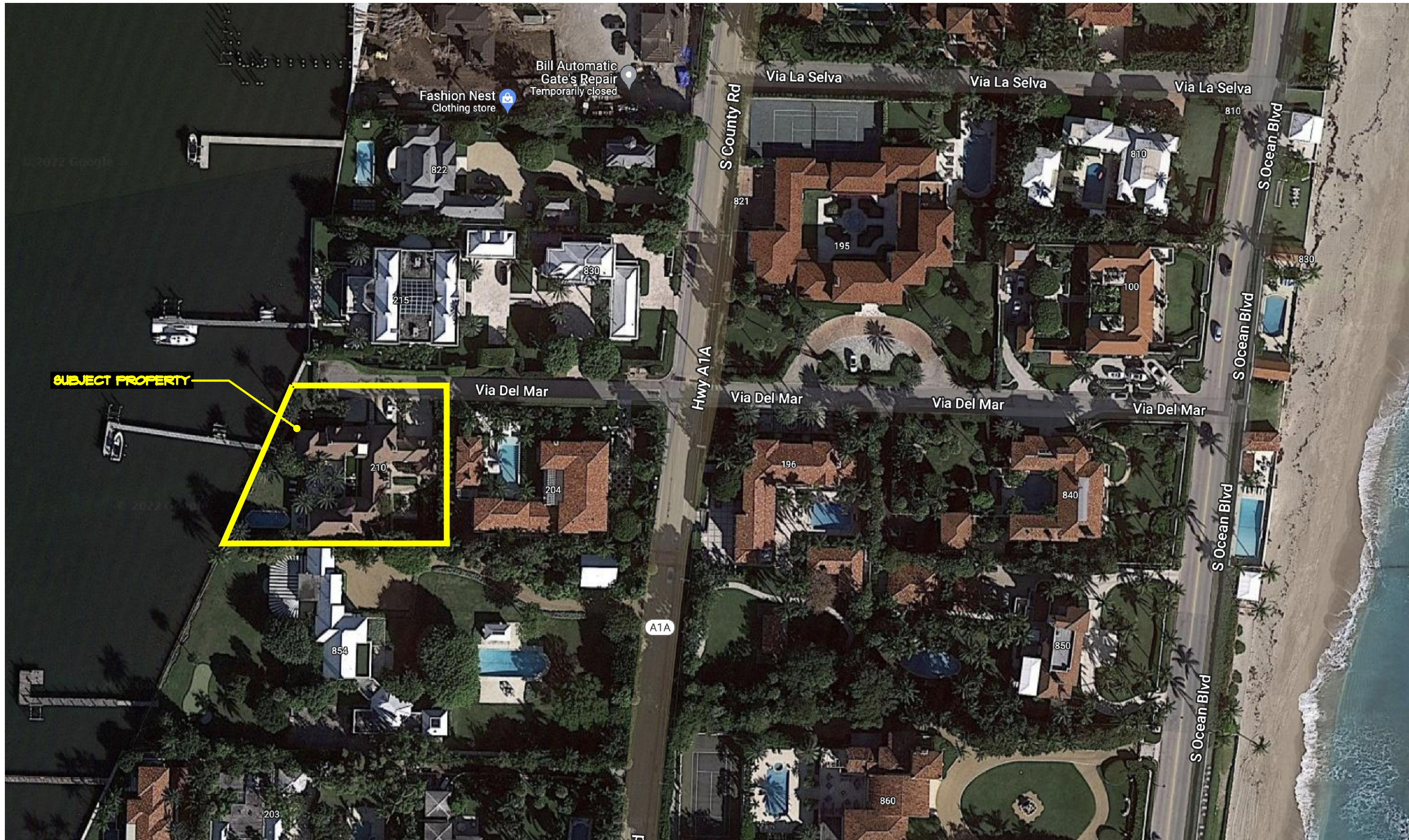
Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend			
Line #	Property Address:	210 VIA DEL MAR	
1	Zoning District:	R-A ESTATE RESIDENTIAL	
2	Structure Type:	SINGLE FAMILY	
3		Required/Allowed	Existing
4			Proposed
5	Lot Size (sq ft)	20,000 FT	25,280 S.F.
6	Lot Depth	150 FT	150 FT
7	Lot Width	125 FT	168.6 FT
8	Lot Coverage (Sq Ft and %)	5,000 SF/25 %	6,690 SF/26 %
9	Enclosed Square Footage (1st & 2nd fl., Basement, Attic, Structure, etc.)	N/C	N/C
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A
11	*Front Yard Setback (Ft.)	35 FT	31.3 FT
12	*Side Yard Setback (1st Story) (Ft.)	15 FT	5.1'(E)/19.5'(W)
13	*Side Yard Setback (2nd Story) (Ft.)	N/C	N/C
14	*Rear Yard Setback (Ft.)	15 FT	8 FT
15	Angle of Vision (Deg.)	N/A	N/A
16	Building Height (Ft.)	N/C	N/C
17	Overall Building Height (Ft.)	N/C	N/C
18	Crown of Road (COR) (NAVD)	+ 2.75 FT	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A
20	Finished Floor Elev. (FFE)(NAVD)	N/C	N/C
21	Zero Datum for point of meas. (NAVD)	N/C/	N/C
22	FEMA Flood Zone Designation	AE (ELEV 6)	N/C
23	Base Flood Elevation (BFE)(NAVD)	N/C	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	12,640 SF (50%)	11,761 S.F. (47 %)
25	Perimeter LOS (Sq Ft and %)	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	2,307 SF (45%)	2,281 SF (44%)
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

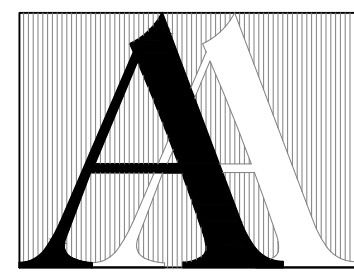
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VICINITY LOCATION MAP



AREA MAP



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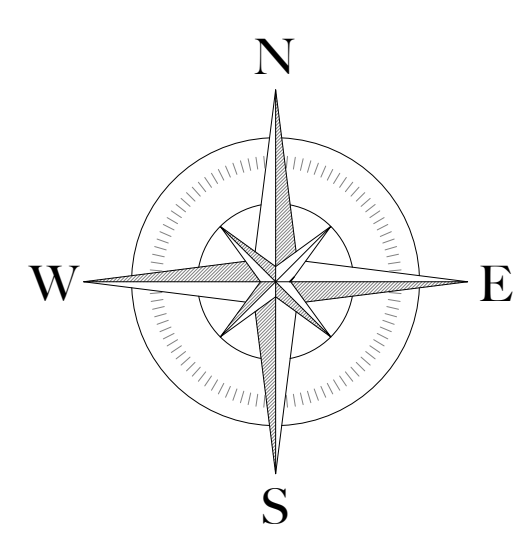
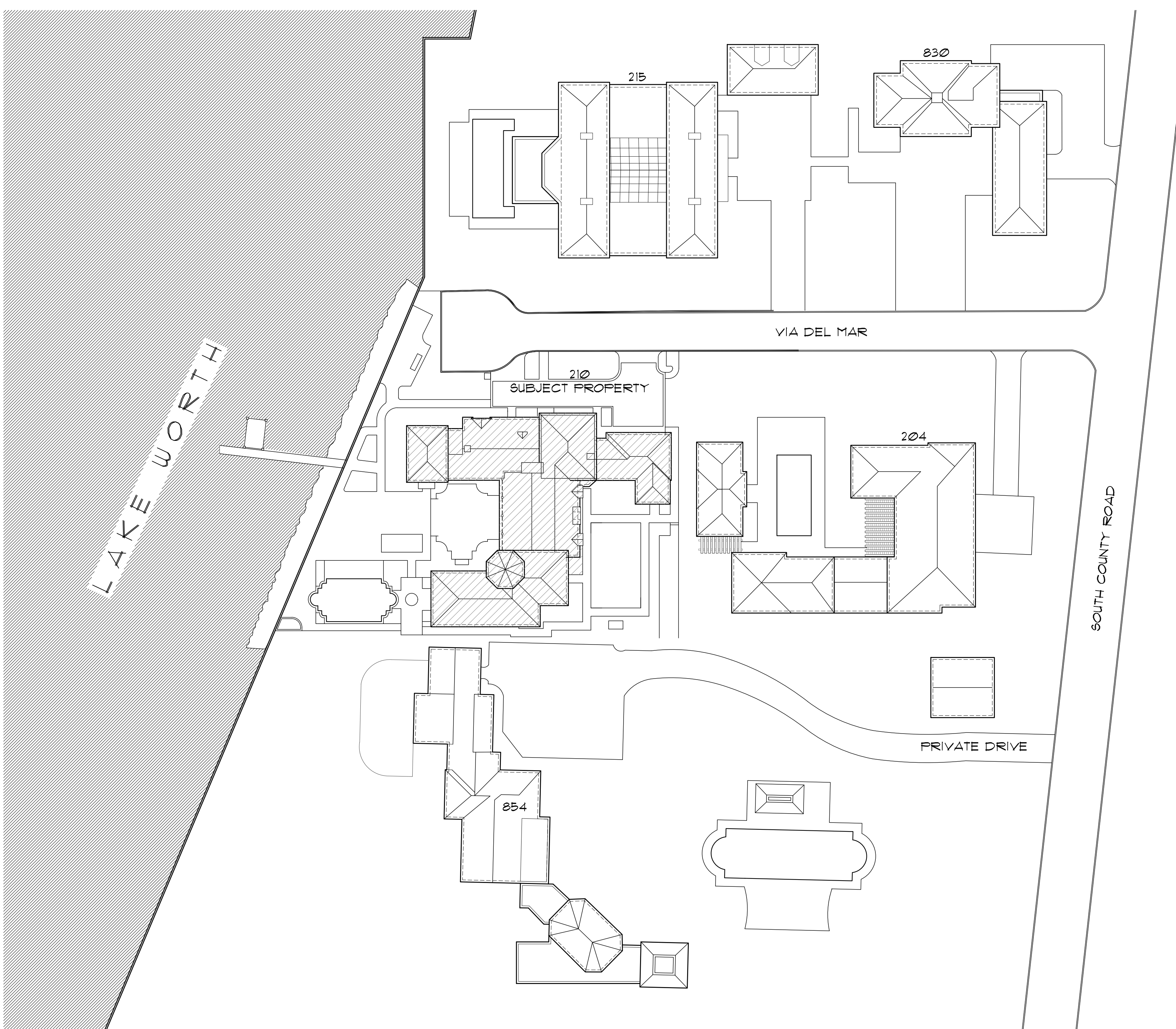
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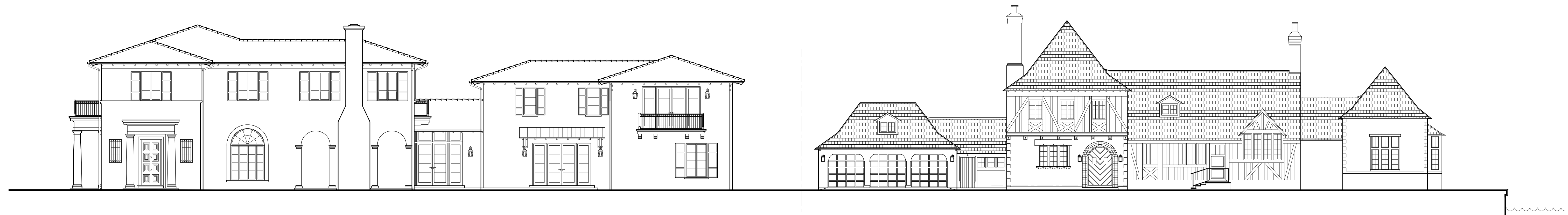
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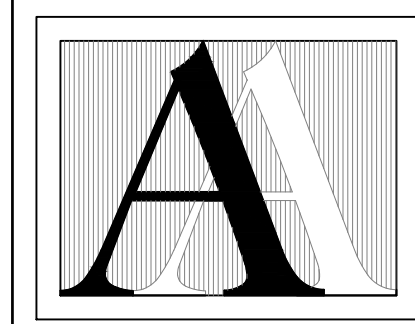


1 EXISTING NEIGHBORHOOD SITE PLAN
1/32" = 1'-0"



2 EXISTING STREETSCAPE
N.T.S

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204 VIA DEL MAR



215 VIA DEL MAR

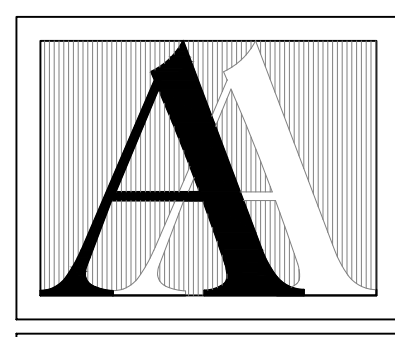


830 SOUTH COUNTY RD



WEST ELEVATION

1 EXISTING NEIGHBORHOOD ELEVATIONS



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1 NORTH ELEVATION



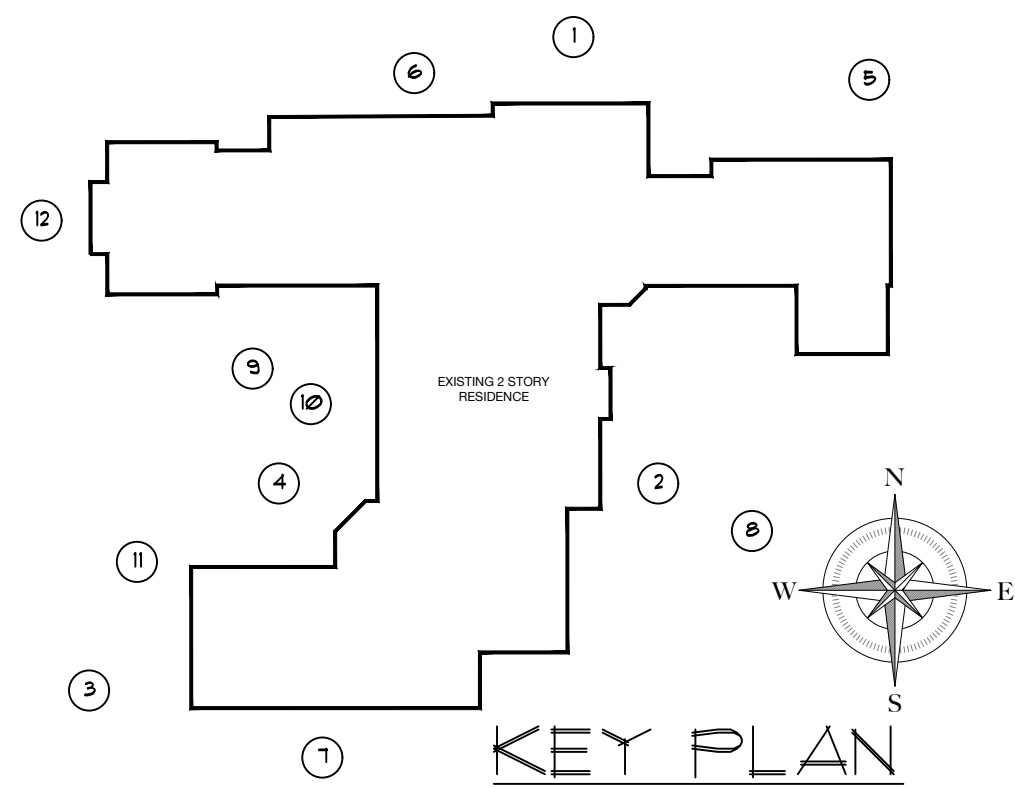
2 EAST ELEVATION



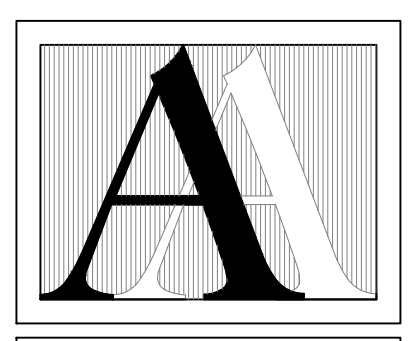
3 WEST ELEVATION



4 WEST ELEVATION



EXISTING ELEVATIONS



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5 NORTH ELEVATION



6 NORTH ELEVATION



7 SOUTH ELEVATION



8 EAST ELEVATION



9 WEST ELEVATION



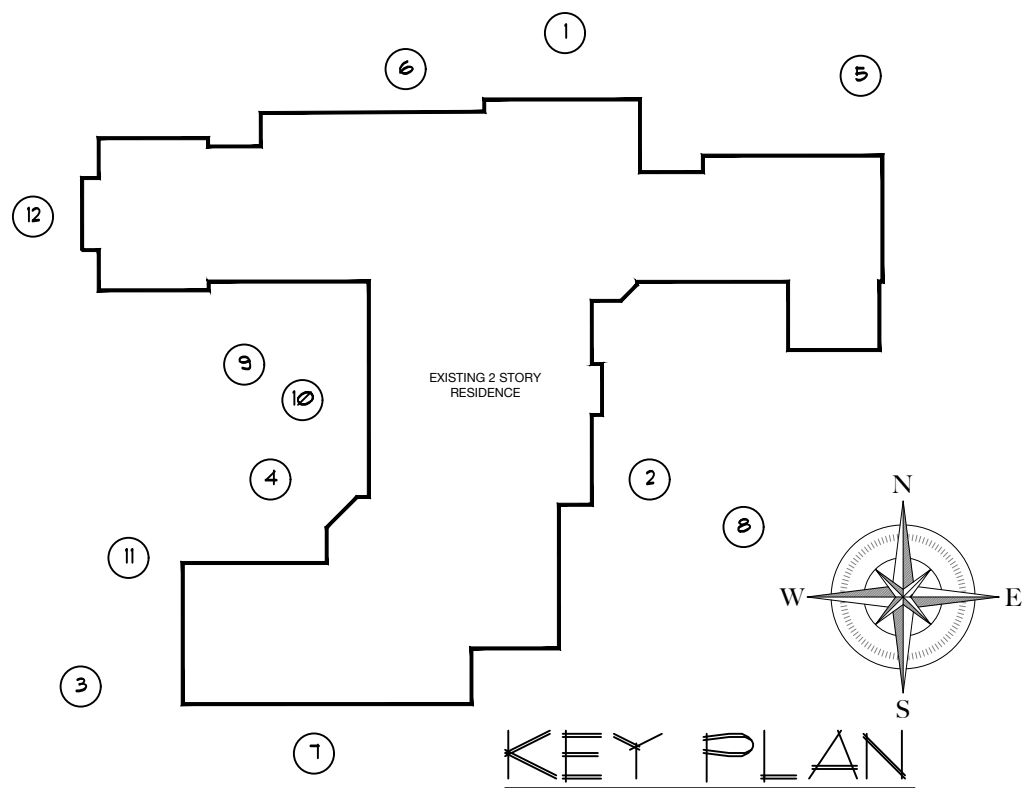
10 WEST ELEVATION



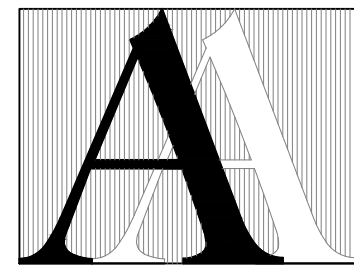
11 WEST ELEVATION



12 WEST ELEVATION



EXISTING ELEVATIONS



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c.1928
Photo from Maurice Fatio Palm Beach Architect by Kim Mockler, Copyright 2010
"The ground story is of brick originally painted white, with wood trim. The second story is half timbered stucco."



1991 LANDMARK ARCHITECTURE OF PALM BEACH BY BARBARA HOFFSTOT, Copyright 1991
"Here the ground story is brick painted white with wood trim. The projecting second story is half timber with stucco."



2022 Image - white painted brick and lighter painted half timbers similar to image from Landmark Architecture of Palm Beach.

1992 DESIGNATION REPORT

August 1991 By Paul Douglas Martins
"The entire first level, the exterior is finished Flemish bonded brick. Above the first story brick facade, pecky cypress beams extend out from the exterior wall, seemingly supporting the half timbered second story above."

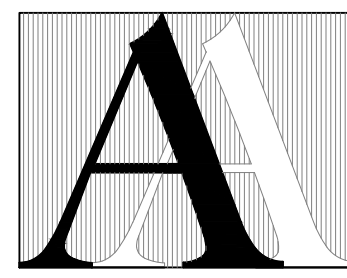


2004 Preservation Walking Tour.
Brick is not painted and half timbers are painted dark



2021 Image- white painted brick and darker painted half timbers

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