

FINAL PRESENTATION - RESUBMITTAL
02-17-23

MR. & MRS. PANATTONI

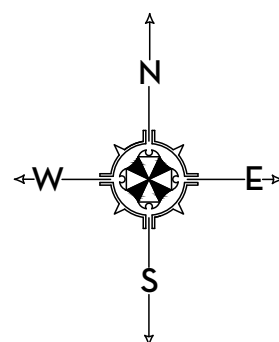
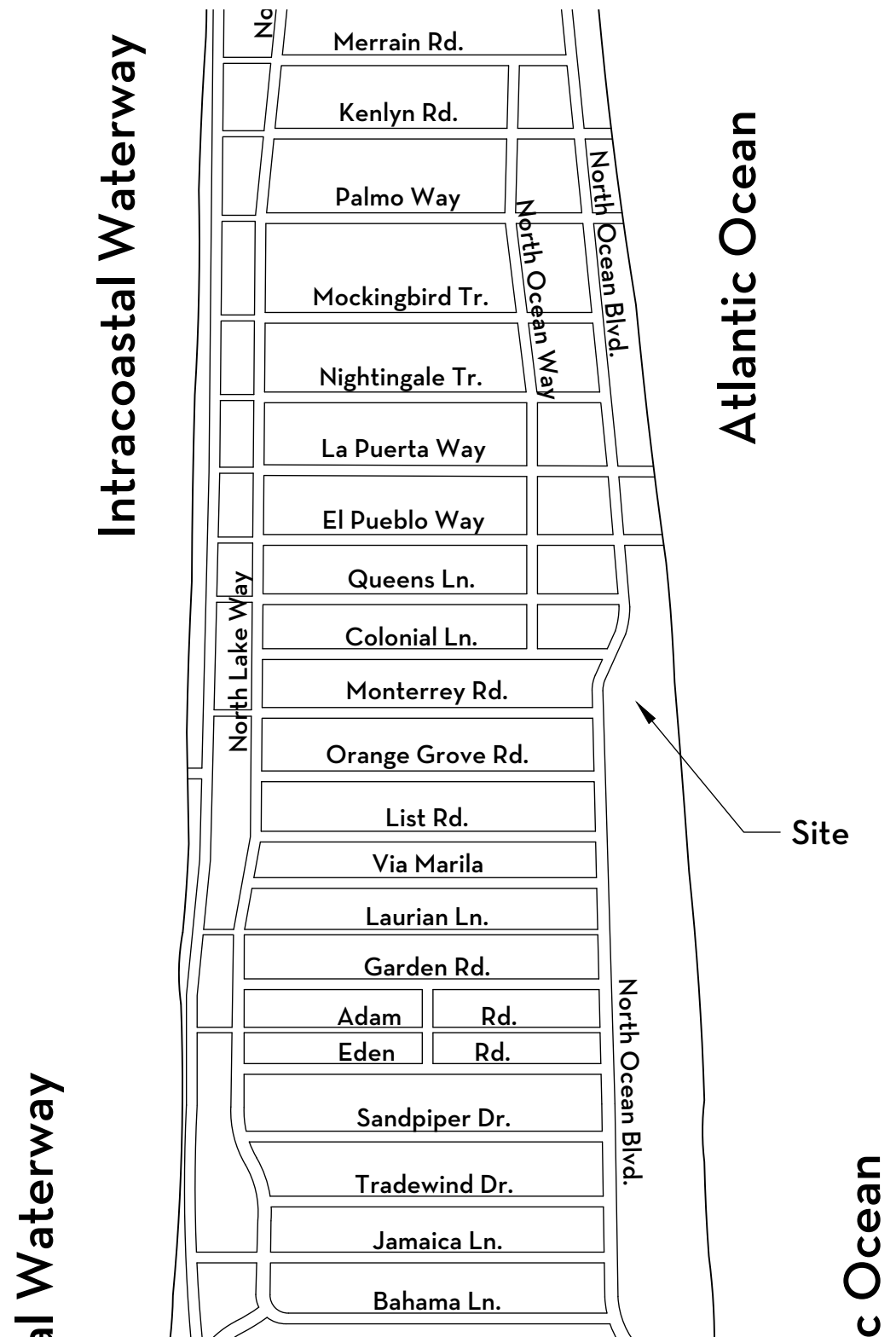
1095 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

LANDMARKS

COA-23-005

FEBRUARY 17, 2023

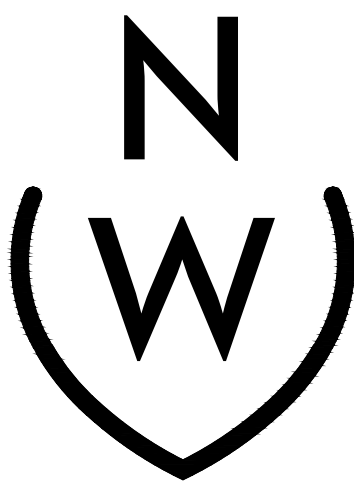
NIEVERA WILLIAMS DESIGN
KEITH WILLIAMS, ASLA
CODY SYLVIA, ASSOCIATE



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- 57) PREVIOUSLY APPROVED PERGOLA DETAIL
- 58) PERGOLA DETAIL
- 59) D14- RAILING DETAIL
- 60) C-1 - CIVIL GRADING / DRAINAGE PLAN



NIEVERA WILLIAMS
DESIGN

625 NORTH FLAGLER DRIVE, SUITE 502
WEST PALM BEACH, FLORIDA
P: 561-659-2820
F: 561-659-2113
nieverawilliams.com

SKA ARCHITECT + PLANNER
249 PERUVIAN AVENUE, SUITE F-2
OFFICE: (561) 655-1116
FACSIMILE: (561) 832-7828

BOUNDARY SURVEY FOR: 1095 NORTH OCEAN TRUST DATED JUNE 2, 2020

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

1095 NORTH OCEAN TRUST dated June 2, 2020
First American Title Insurance Company
Kochman & Ziska, PLC.

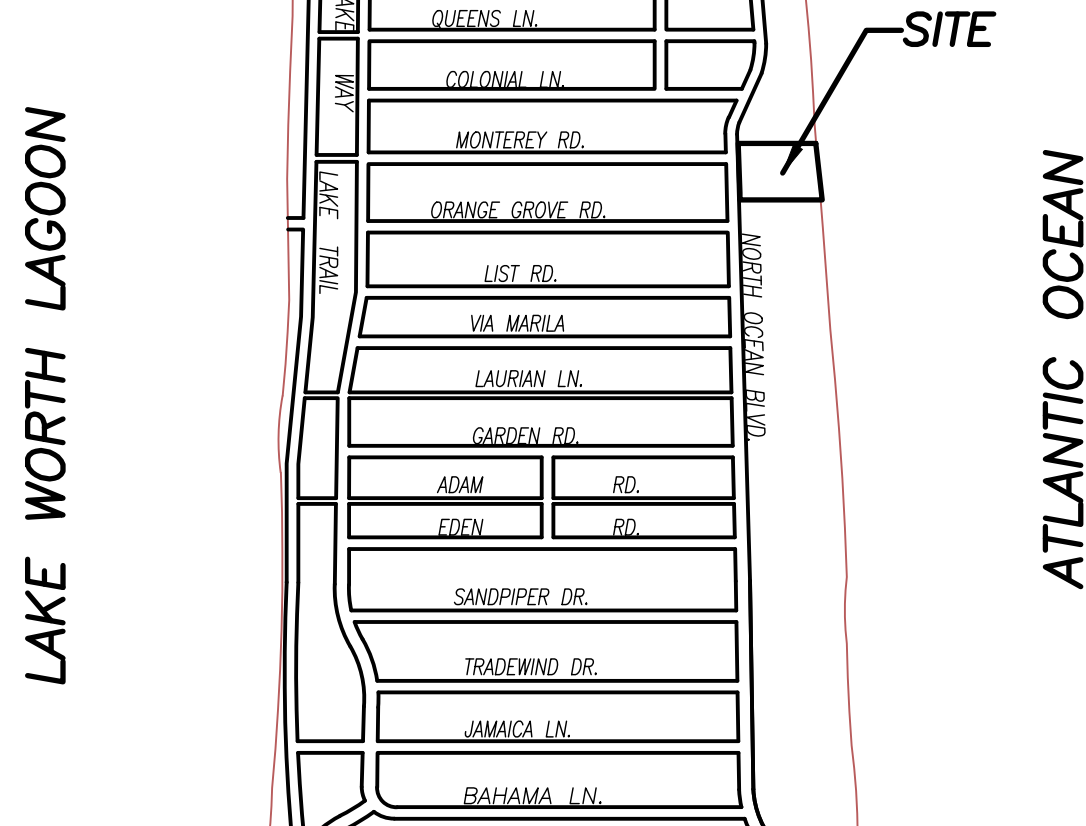
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS: 1095 N. Ocean Blvd. Palm Beach, FL 33480

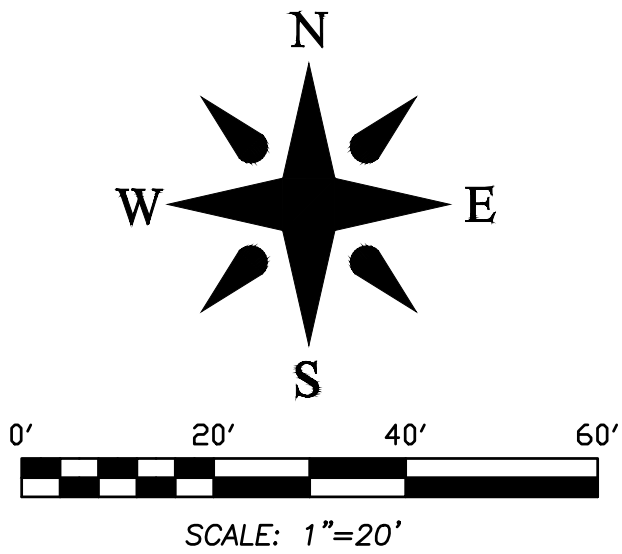
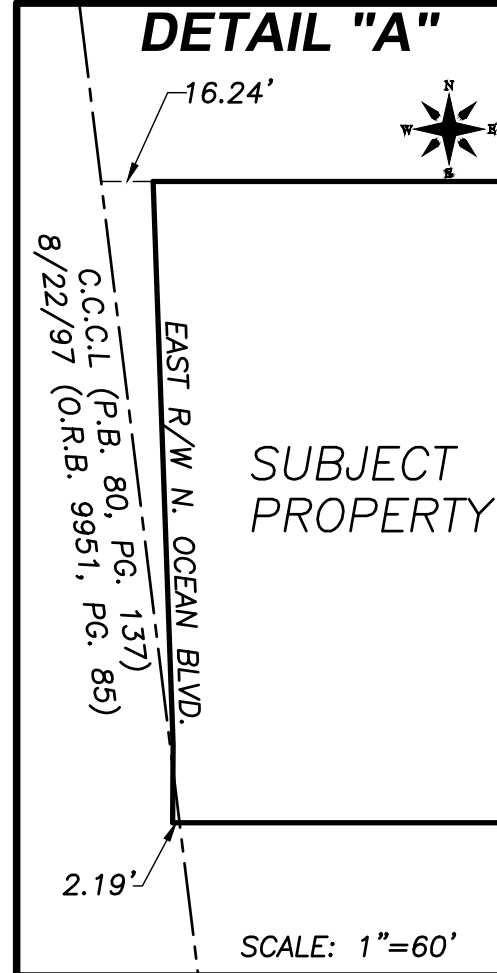
LEGAL DESCRIPTION:

That part of the South one hundred seventy-six (176) feet of Government Lot Three (3), Section Three (3), Township Forty-Three (43) South, Range Forty-Three (43) East, and that part of the North twenty-four (24) feet of Government Lot Four (4), Section Three (3), Township Forty-Three (43) South, Range Forty-Three (43) East, lying East of the East right of way line of Ocean Boulevard as now established; also that part of Government Lot One (1), Section Two (2), Township Forty-Three (43) South, Range Forty-Three (43) East, bounded on the East by the waters of the Atlantic Ocean; bounded on the South and North by the Easterly extensions of the above described tract, all lying in Palm Beach County, Florida. The above parcel being more particularly described as follows:

BEGINNING at the point of intersection with the East right of way line of Ocean Boulevard (as said right of way is shown on the Plat of "GREGORY ADDITION", recorded in Plat Book 16, Page 71, Public Records of Palm Beach County, Florida), and the South line of Government Lot 3, Section 3, Township 43 South, Range 43 East, Palm Beach County, Florida; thence South 00°24'00" West along the East right of way line, a distance of 24.57 feet; thence North 90°00'00" East (as a basis of bearing, the South line of Government Lot 3 is assumed to bear North 90°00'00" East) along a line parallel with and 291 feet South of the South line of said Government Lot 3 and its Easterly extension, a distance of 291.58 feet to the waters of the Atlantic Ocean; thence North 06°26'36" West along the waters of the Atlantic Ocean, a distance of 201.27 feet to the Easterly extension of the North line of the South 176 feet of said Government Lot 3; thence North 90°00'00" West along the North line of the South 176 feet of said Government Lot 3 and its Easterly extension, a distance of 275.06 feet to the East right of way line of Ocean Boulevard as shown on said Plat of GREGORY ADDITION; thence South 02°02'00" East along said right of way line, a distance of 175.54 feet to the POINT OF BEGINNING.



VICINITY SKETCH N.T.S.



- LEGEND**
- A = ARC LENGTH
 - A/C = AIR CONDITIONING
 - A.E. = ACCESS EASEMENT
 - A.K.A. = ALSO KNOWN AS
 - B.F.P. = BACKFLOW PREVENTER
 - B.L.D.G. = BUILDING
 - B.M. = BENCHMARK
 - B.O.C. = BACK OF CURB
 - B.O.W. = BACK OF WALK
 - (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
 - CL.R. = CLEAR
 - C.O. = CLEAN-OUT
 - C.O.C. = CONCRETE
 - (D) = DESCRIPTION DATUM
 - D.B. = DEED BOOK
 - D.E. = DRAINAGE EASEMENT
 - D.H. = DRILL HOLE
 - D.W. = DRIVEWAY
 - EL. = ELEVATION
 - ENC. = ENCROACHMENT
 - E.O.P. = EDGE OF PAVEMENT
 - E.O.W. = EDGE OF WATER
 - ESMT = EASEMENT
 - F.F.E. = FINISH FLOOR ELEVATION
 - FND. = FOUND
 - FTN. = FOUNTAIN
 - G.M. = GAS METER
 - 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.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 - N.T.S. = NOT TO SCALE
 - O.A. = OVERALL
 - O.D. = OUTSIDE DIAMETER
 - O.H. = OVERHEAD UTILITY LINE
 - O.R.B. = OFFICIAL RECORD BOOK
 - 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.E. = POOL EQUIPMENT
 - P.G. = 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.B. = RISER BOX
 - 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
 - TOW. = TOP OF WALL ELEVATION
 - 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
 - ⊕ = COCONUT PALM

LOT 1
GREGORY ADDITION
(P.B. 16, PG. 71)

LANDSCAPE AREA SUBJECT TO AGREEMENT
IN N. OCEAN BOULEVARD R/W
(O.R.B. 28715, PG. 113)

SOUTH LINE GOVERNMENT LOT 3
SECTION 3/43/43 (C)
N90°00'00"E
(BASIS OF BEARINGS)

NORTH LINE GOVERNMENT LOT 4
SECTION 3/43/43

S00°24'00"W 24.35'(S)
24.57'(D)

FLOOD ZONES:

This property is located in Flood Zones AE (EL. 6), X & VE (EL. 10 & 12), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1062-4751336, issued by First American Title Insurance Company, dated May 5, 2020. 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 (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted and are based upon N.A.V.D. 1988.
- 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.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.
- Distances shown hereon are ground unless shown otherwise. The scale factor from ground to grid is 1.00005479.
- Coordinates shown hereon are based upon Datum - NAD 83 1999 adjustment, Zone - Florida East, Linear Unit - US Traverse Mercator Projection.
- The survey falls within the suburban category as classified in Chapter 5J-17.051 and 5J-17.052, Florida Administrative Code. All field measurements exceeded the accuracy requirements for this classification.
- The real-time GPS positional information shown hereon was collected with a Topcon Hiperlite System. The information was translated to conform to the Coastal Construction Control Line, permanent reference monuments as recorded in Plat Book 80, Page 137, Public Records of Palm Beach County, Florida. The horizontal positional accuracy was plus/minus 0.07 of a foot based upon the published information for the permanent reference monuments.

UNPLATTED

NORTH LINE, SOUTH 176' GOVERNMENT LOT 3

N90°00'00"W 294'±(S)

275.06'(D)

204.04'

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LOT A
NEW SIERS TRACT
(P.B. 16, PG. 86)

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to 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: 12/3/2020

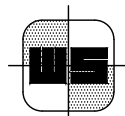
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

TITLE COMMITMENT REVIEW					
CLIENT:	MAURA ZSKA, ATTORNEY-IN-FACT	COMMITMENT NO.:	1062-4751336	DATE:	MAY 5, 2020
REVIEWED BY:	CRAIG L. WALLACE	JOB #:	12-1206.26		
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1 TO 8	N/A	Standard Exceptions			
9	DS 643, PG 426	Encroachment Agreement	•		•
10a	ORB 8760, PG 109	Agreement with the Town of Palm Beach		•	
10b	ORB 8783, PG 98	Certificate of Notification of Designation of Certain Properties as Landmarks		•	
11	ORB 17667, PG 462	Agreement	•		
12	ORB 24403, PG 995	Landscape Agreement	•		
13	N/A	Right of the Public to use the land	•		
14	N/A	Riparian and/or Littoral rights	•		•
15a	PB 80, PG 137	Plat with Coastal Construction setback lines	•		
15b	PB 38, PG 91	Replaced by PB 80, PG 137			•
15c	ORB 9951, PG 85	Alfredit	•		
16	N/A	Policy does not insure land lying below the Mean or Ordinary High Water Line	•		
17	N/A	Any adverse ownership claim by the State of Florida to any part of the land		•	
18	N/A	Any adverse claim that portion of the land is within the boundaries by an exclusive movement of the Atlantic Ocean		•	
19	ORB 27565, PG 130	Unplatted easements for utility purposes (subject to unplatted public utility easements of record located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7 1/2 feet in width as to side lines) "NOTE: - the reference to "of record", no such easements appear in this title work		•	
20	ORB 28702, PG 168	Stormwater Management Agreement			•
21	ORB 28569, PG1683	Agreement	•		
22	ORB 28715, PG 113	Installation and Maintenance Agreement	•		
23	ORB 28717, PG 1023	Kitchen Agreement			•
24	ORB 28505, PG 1768	Easement granted to Florida Power & Light Company	•		
25	N/A	Any lien			•

REVISIONS:

- 05/27/22 FORMBOARD TIE IN & EL. J.O./L.P. 12-1206.40 PB334/23
- 05/20/22 TOP OF WALL ELEVATIONS J.O./L.P. 12-1206.40 PB334/16
- 05/10/22 FORMBOARD TIE-IN J.O./M.B. 12-1206.38 PB333/2
- 04/21/22 BASEMENT AND POOL FORM TIE-IN J.O./M.B. 12-1206.38 PB329/53
- 04/15/22 LOCATE ADJOINERS IMPROVEMENTS AT SOUTH LINE J.C./M.B. 12-1206.38 PB330/55
- 03/18/22 FORMBOARD TIE-IN J.C./S.W. 12-1206.37 PB330/9
- 03/07/22 FORMBOARD TIE-IN J.C./S.W. 12-1206.36 PB325/77
- 01/19/22 FORMBOARD TIE-IN B.M./S.W. 12-1206.35 PB319/60
- 11/29/21 DISTANCE FROM EASTERNMOST GRADEBAM TO C.C.C.L. J.C./S.W. 12-1206.34 PB323/50
- 10/28/21 FORMBOARD TIE-IN & EL. J.O./S.W. 12-1206.33 PB318/60
- 02/18/21 SPOT ELEVATIONS J.C./S.W. 12-1206.29 PB305/68
- 12/03/20 SURVEY AND TIE-IN UPDATE WITH 62-B REQUIREMENTS B.M./M.B. 12-1206.28 PB303/47
- 06/02/20 SURVEY AND TIE-IN UPDATE B.M./M.B. 12-1206.26 PB286/16
- 11/17/18 SURVEY UPDATE & FINAL TIE-IN B.M./N.L. 12-1206.23 PB231/34
- 10/24/16 FORMBOARD TIE-IN & EL. J.C./L.P. 12-1206.24 PB229/51
- 07/28/16 REVERSE ELEVATIONS TO MVD DATUM N.L. 12-1206.20
- 07/08/16 NEW IMPROVEMENTS TIE-IN B.M./N.L. 12-1206.19 PB224/40
- 04/15/16 NEW POOL FORMS TIE-IN S.W./N.L. 12-1206.15 PB218/38
- 03/05/16 POOL FORMS TIE-IN B.M./N.L. 12-1206.14 PB218/14
- 10/15/15 ADD ADJOINING POOL
- 07/28/15 SURVEY AND TIE-IN UPDATE WITH 62-B REQUIREMENTS B.M./M.B. 12-1206.6 PB202/43
- 04/13/15 ADD LANDMARK & LANDSCAPE AGREEMENT NOTES. J.P.

BOUNDARY SURVEY FOR:
1095 NORTH OCEAN TRUST
DATED JUNE 2, 2020



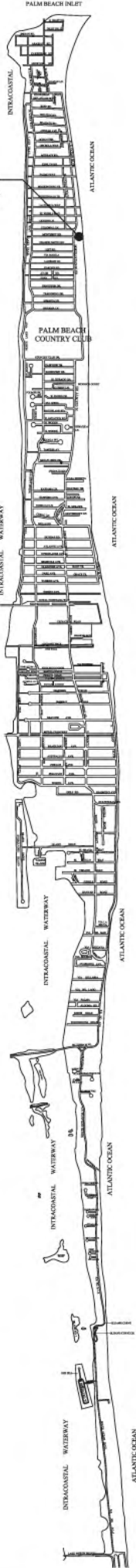
WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4698
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD	B.M.	JOB NO:	12-1206.3	F.B.:	PB197 PG. 16
OFFICE:	M.B.	DATE:	4/6/15	DWG. NO.:	12-1206-5
C'D:	J.P.	REF:	12-1206-62B-5-DWG	SHEET	1 OF 1



1095 NORTH OCEAN BOULEVARD - AERIAL VIEW

SUBJECT
PROPERTY



PROPOSED RESIDENCE FOR:
MR. & MRS. CARL PANATTONI
1095 N OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480



REVISIONS:
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△
△
△

SHEET NUMBER:

ISSUE DATE: 10-7-2020
JOB #: COA-28-2020

CONSULTANT:

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERMAN AVE. SUITE-2, PALM BEACH, FL 33480



1095 NORTH OCEAN BOULEVARD - EXISTING AERIAL VIEWS

CONSULTANT:

PROPOSED RESIDENCE FOR:
MR. & MRS. CARL PANATTONI
 1095 N OCEAN BOULEVARD
 PALM BEACH, FLORIDA 33480

A.A. #001345
 A.R. #10,181


REVISIONS:

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△

SHEET NUMBER:

ISSUE DATE: 10-7-2020

JOB #: COA-28-2020



1095 NORTH OCEAN BOULEVARD - EXISTING CONDITIONS

CONSULTANT:

PROPOSED RESIDENCE FOR:
MR. & MRS. CARL PANATTONI
 1095 N OCEAN BOULEVARD
 PALM BEACH, FLORIDA 33480

A.A. #001345
 A.R. #10,181

REVISIONS:

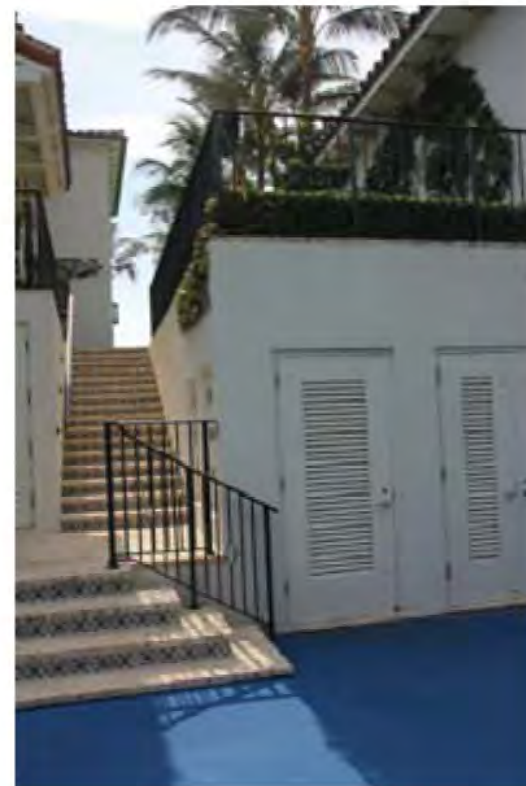
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SHEET NUMBER:

ISSUE DATE: 10-7-2020

JOB #: COA-28-2020

TBC-COA-28-2020



1095 NORTH OCEAN BOULEVARD - EXISTING CONDITIONS

CONSULTANT:

PROPOSED RESIDENCE FOR:
MR. & MRS. CARL PANATTONI
1095 N OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181



REVISIONS:

- △
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SHEET NUMBER:

ISSUE DATE: 10-7-2020

JOB #: COA-28-2020



1095 NORTH OCEAN BOULEVARD - EXISTING CONDITIONS

CONSULTANT:

PROPOSED RESIDENCE FOR:
MR. & MRS. CARL PANATTONI
 1095 N OCEAN BOULEVARD
 PALM BEACH, FLORIDA 33480

A.A. #001345
 A.R. #10,181
 STATE OF FLORIDA
 ARCHITECT
 PATRICK W. GORMAN
 10/18/2020

REVISIONS:

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SHEET NUMBER:

ISSUE DATE: 10-7-2020
 JOB #: COA-28-2020



1095 NORTH OCEAN BOULEVARD - EXISTING CONDITIONS

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1095 N OCEAN BOULEVARD

PALM BEACH, FLORIDA 33480

A.A. #001345

A.R. #10.181

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1095 NORTH OCEAN BOULEVARD - EXISTING CONDITIONS

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1095 NORTH OCEAN BOULEVARD - EXISTING CONDITIONS

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PROPOSED RESIDENCE FOR:
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 PALM BEACH, FLORIDA 33480

A.A. #001345
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1095 NORTH OCEAN BOULEVARD - EXISTING CONDITIONS

CONSULTANT:

PROPOSED RESIDENCE FOR:
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 1095 N OCEAN BOULEVARD
 PALM BEACH, FLORIDA 33480

A.A. #001345
 A.R. #10,181
 STATE OF FLORIDA
 PATRICK W. BECKWITH
 A.A. #10,181
 REGISTERED ARCHITECT

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CONSULTANT:

PROPOSED RESIDENCE FOR:
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1095 N OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

A.A. #001345
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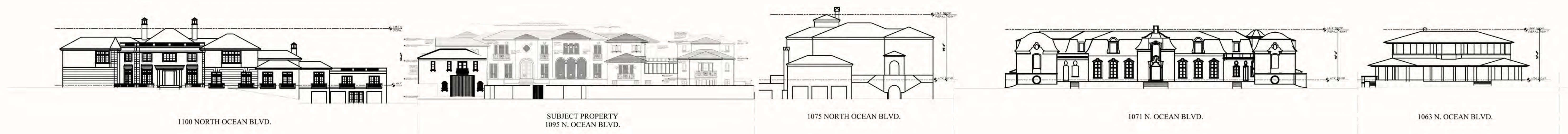
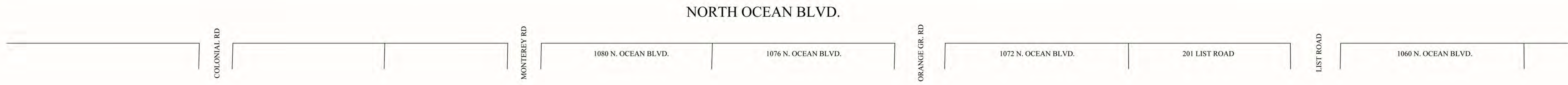
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SHEET NUMBER:

CSP-1

ISSUE DATE: 10-04-2021

JOB #: COA-21-010



CONSULTANT:

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MR. & MRS. CARL PANATTONI
1095 N OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

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SHEET NUMBER:
SS-1

ISSUE DATE: 10-04-2021
JOB #: COA-21-010



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

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

*** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table*

If value is not applicable, enter N/A

If value is not changing, enter N/C

REV BF 20220304

CONSULTANT:

PROPOSED RESIDENCE FOR:
MR. & MRS. CARL PANATTONI
1095 N OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

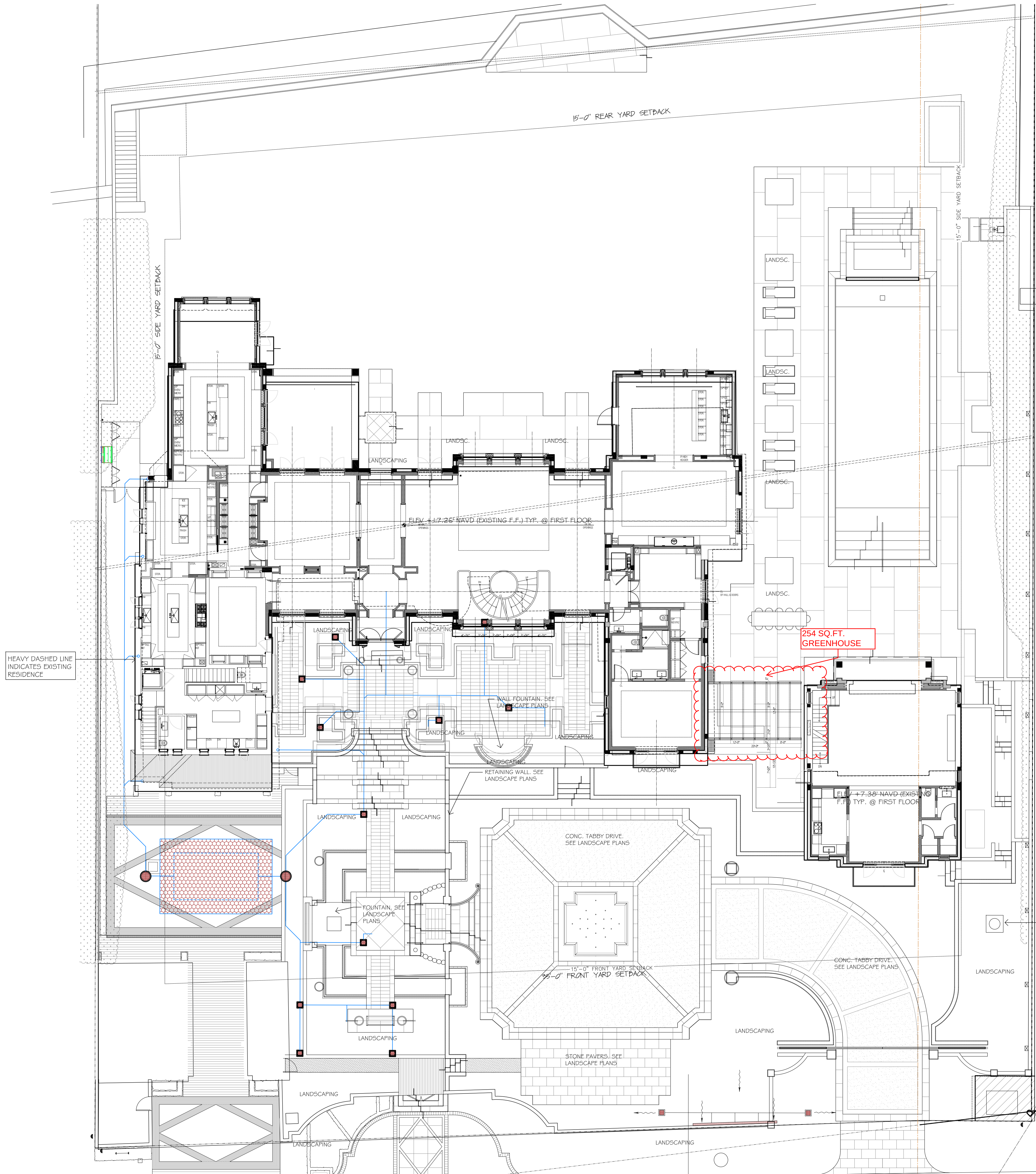
REVISIONS:

SHEET NUMBER:

SP-1

ISSUE DATE: 11-04-2022

JOB #: COA-23-005



 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:	1095 N Ocean Blvd	
2	Zoning District:	R-A LOW DENSITY RESIDENTIAL	
3	Structure Type:	ONE STORY, SINGLE FAMILY HOME	
4		Required/Allowed	Existing
5	Lot Size (sq ft)	10,000 SQ.FT.	46,300 SQ.FT. to meet
6	Lot Depth	150.00'	294' N / 303' S
7	Lot Width	125.00'	176.11' W / 201' E
8	Lot Coverage (Sq Ft and %)	25%	11,086 SQ.FT. (23.94%)
9	Enclosed Square Footage (Basement, 1st Fl, and 2nd Fl, Accessory Structures, etc)	NA	38,169 SQ.FT. (23.94%)
10	Cubic Content Ratio (CCR) (R-B ONLY)	NA	NA
11	*Front Yard Setback (Ft)	35.0'	25.00'
12	* Side Yard Setback (1st Story) (Ft)	15.0'	NA
13	* Side Yard Setback (2nd Story) (Ft)	15.0'	9.33' N / 61.625' S
14	*Rear Yard Setback (Ft)	15.0'	51.17'
15	Angle of Vision (Deg)	NA	NA
16	Building Height (Ft)	25.0'	23.17'
17	Overall Building Height (Ft)	35.0'	29.17'
18	Crown of Road (COR) (NAVD)	NA	4.22'
19	Max. Amount of Fill Added to Site (Ft)	NA	NA
20	Finished Floor Elev. (FFE)(NAVD)	7.00' MINIMUM	17.34'
21	Zero Datum for point of meas. (NAVD)	7.00' MINIMUM	7.00'
22	FEMA Flood Zone Designation	NA	X
23	Base Flood Elevation (BFE)(NAVD)		7.00'
24	Landscape Open Space (LOS) (Sq Ft and %)	50%	19,569 SQ.FT. (42%)
25	Perimeter LOS (Sq Ft and %)	NA	NA
26	Front Yard LOS (Sq Ft and %)	45%	2,875 SQ.FT. (41%)
27	** Native Plant Species %	Please refer to separate landscape legend.	
* Indicate each yard area with cardinal direction (N,S,E,W)			
** Provide Native plant species calculation per category as required by Ord. 26-2021 on separate table			
If value is too applicable, enter N/A			
If value is not changing, enter N/C			

REV BF 2024.03

PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-852-7828
249 PERMAN AVE. SUITE F2 PALM BEACH FL 33480

CONSULTANT:

PROPOSED RESIDENCE FOR:
MR. & MRS. CARL PANATTONI
1095 N OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

SHEET NUMBER:
SP-2
ISSUE DATE: 11-04-2022
JOB #: COA-23-005

CONSULTANT:

COA: 23-005 - RESIDENCE RENOVATION FOR:

MR. & MRS. PANATTONI

1095 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

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SHEET NUMBER:

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ISSUE DATE: 11-23-22

JOB #: 0000000000

COA: 23-005



PREVIOUSLY APPROVED WEST ELEVATION

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



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MR. & MRS. PANATTONI
1095 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

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JOB #: 0000000000000000

COA: 23-005



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

CONSULTANT:

COA: 23-005 - RESIDENCE RENOVATION FOR:

MR. & MRS. PANATTONI

1095 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

A.A. #001345
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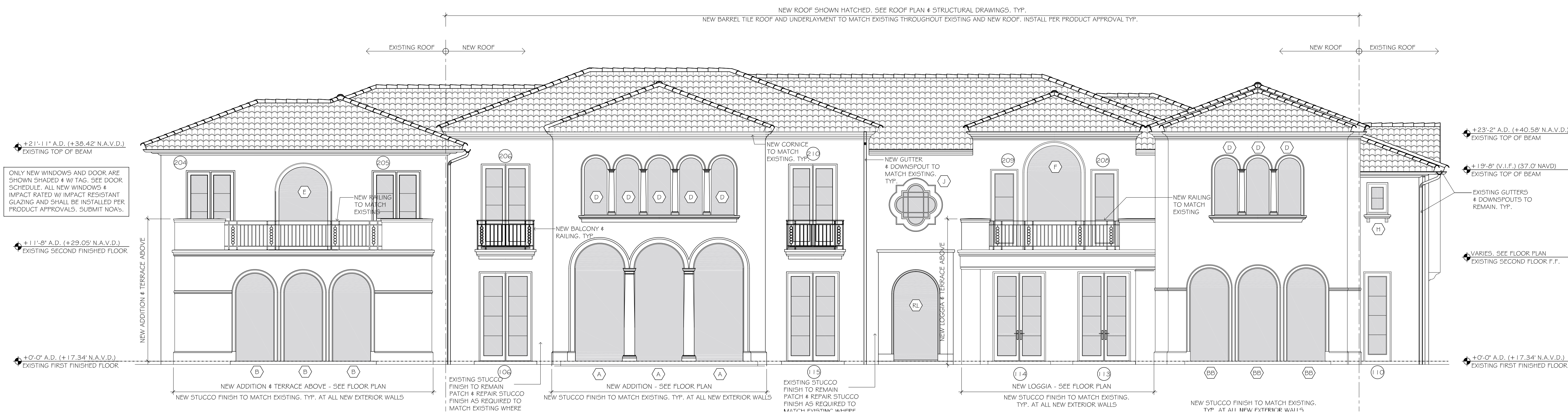
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ISSUE DATE: 11-23-22

JOB #: 0000000000

COA: 23-005



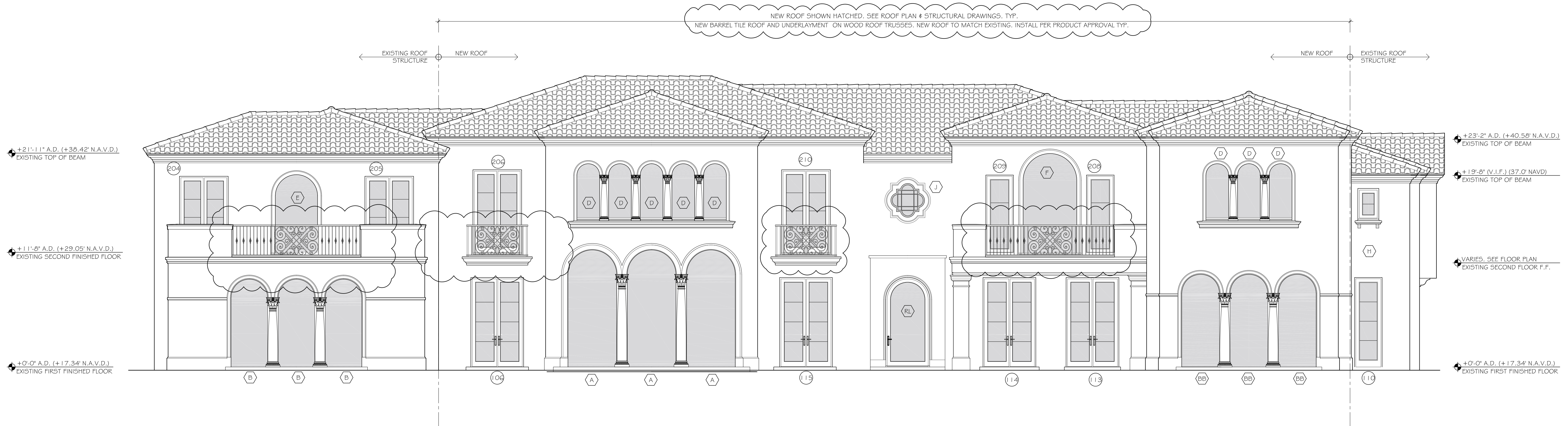
PREVIOUSLY APPROVED EAST ELEVATION

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



PREVIOUSLY SUBMITTED EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

CONSULTANT:

COA: 23-005 - RESIDENCE RENOVATION FOR:
MR. & MRS. PANATTONI

1095 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

A.A. #001345
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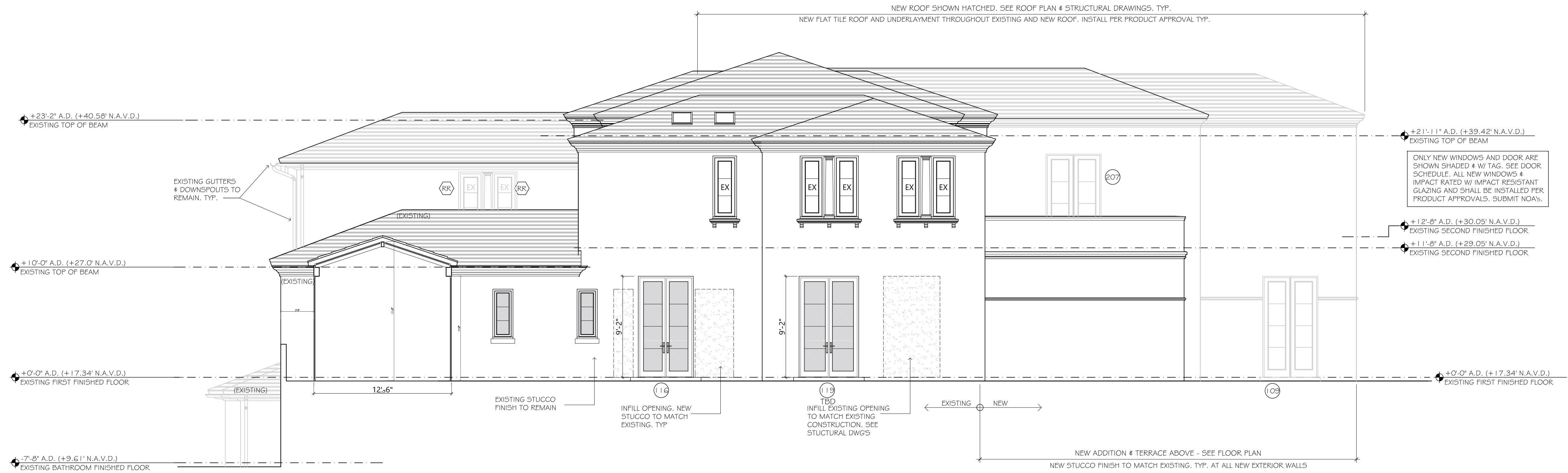
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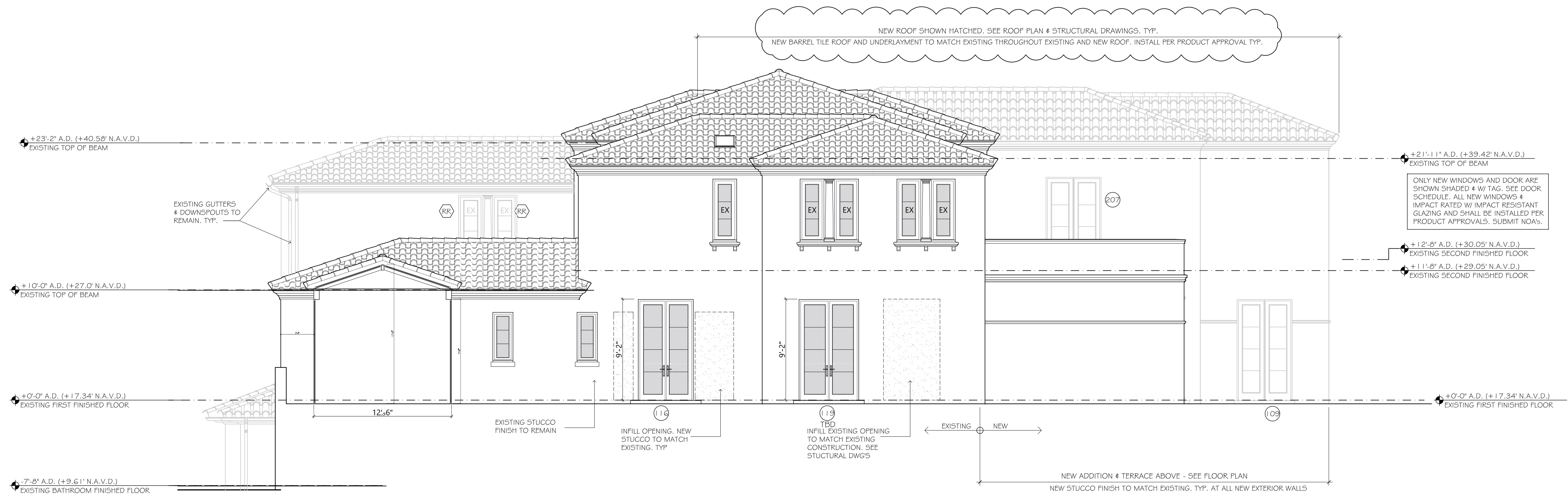
ISSUE DATE: 11-23-22

JOB #: 0000000000

COA: 23-005



PREVIOUSLY SUBMITTED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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

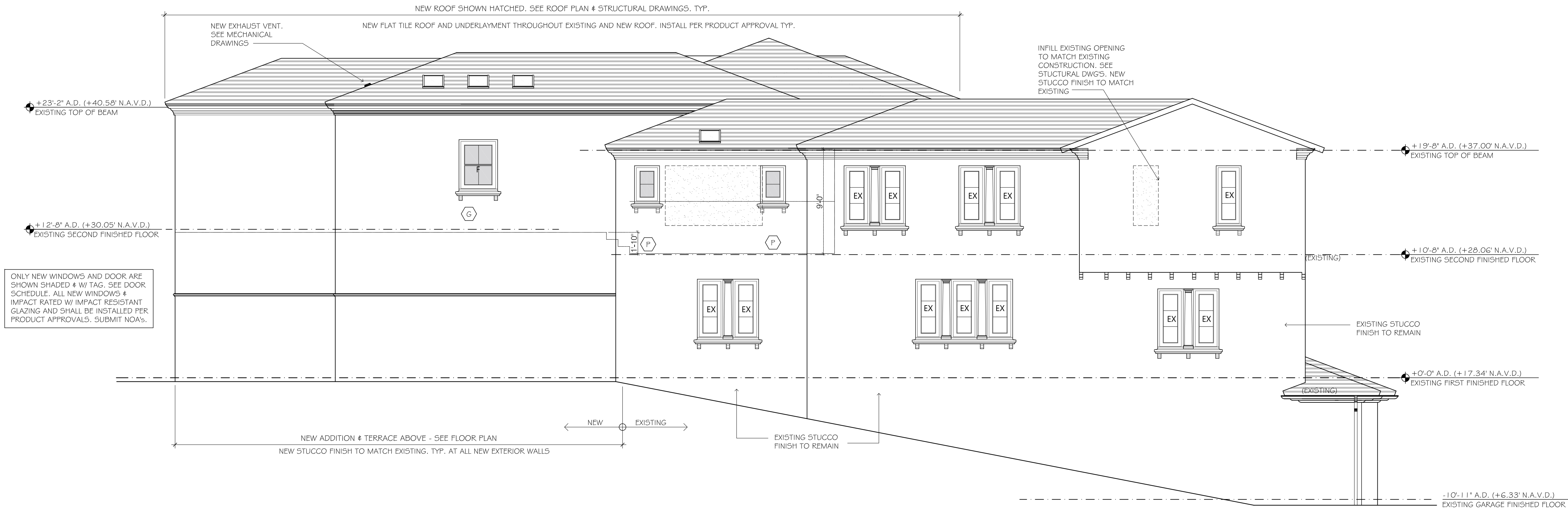
CONSULTANT:

COA: 23-005 - RESIDENCE RENOVATION FOR:
MR. & MRS. PANATTONI
1095 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

A.A. #001345
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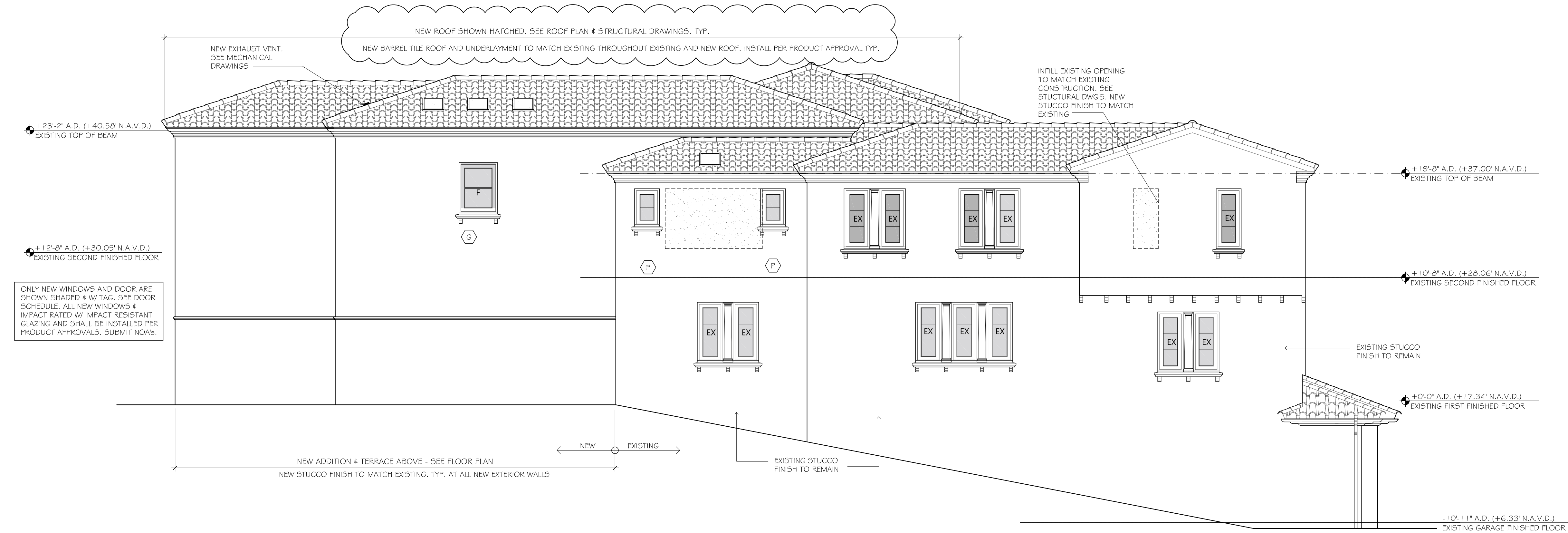
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ISSUE DATE: 11-23-22
JOB #: 0000000000



PREVIOUSLY SUBMITTED NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

CONSULTANT:

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MR. & MRS. PANATTONI
1095 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

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ISSUE DATE: 11-23-22
JOB #: 0000000000

CONSULTANT:

COA: 23-005 - RESIDENCE RENOVATION FOR:

MR. & MRS. PANATTONI

1095 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

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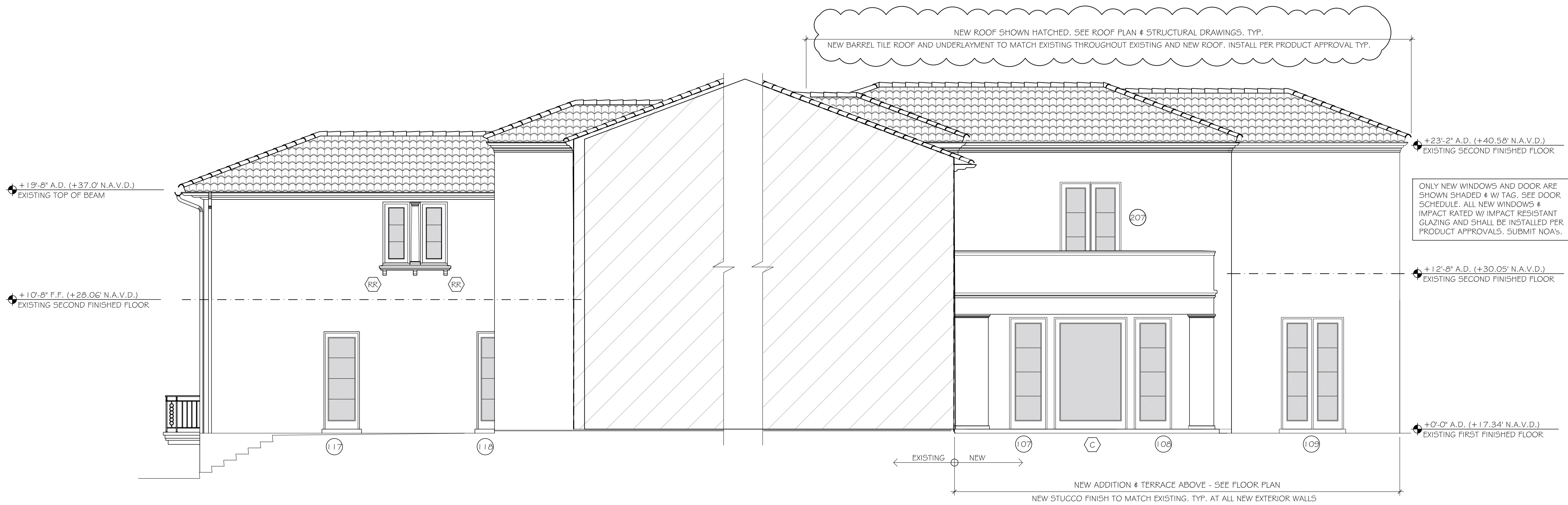
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ISSUE DATE: 11-23-22

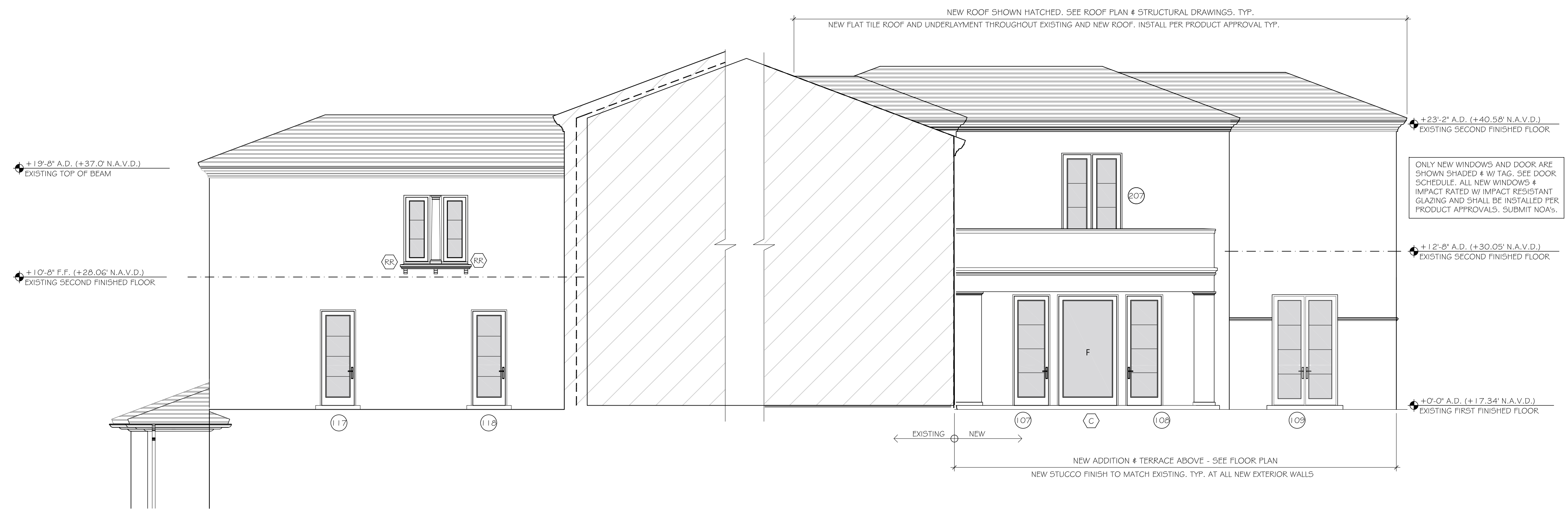
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COA: 23-005



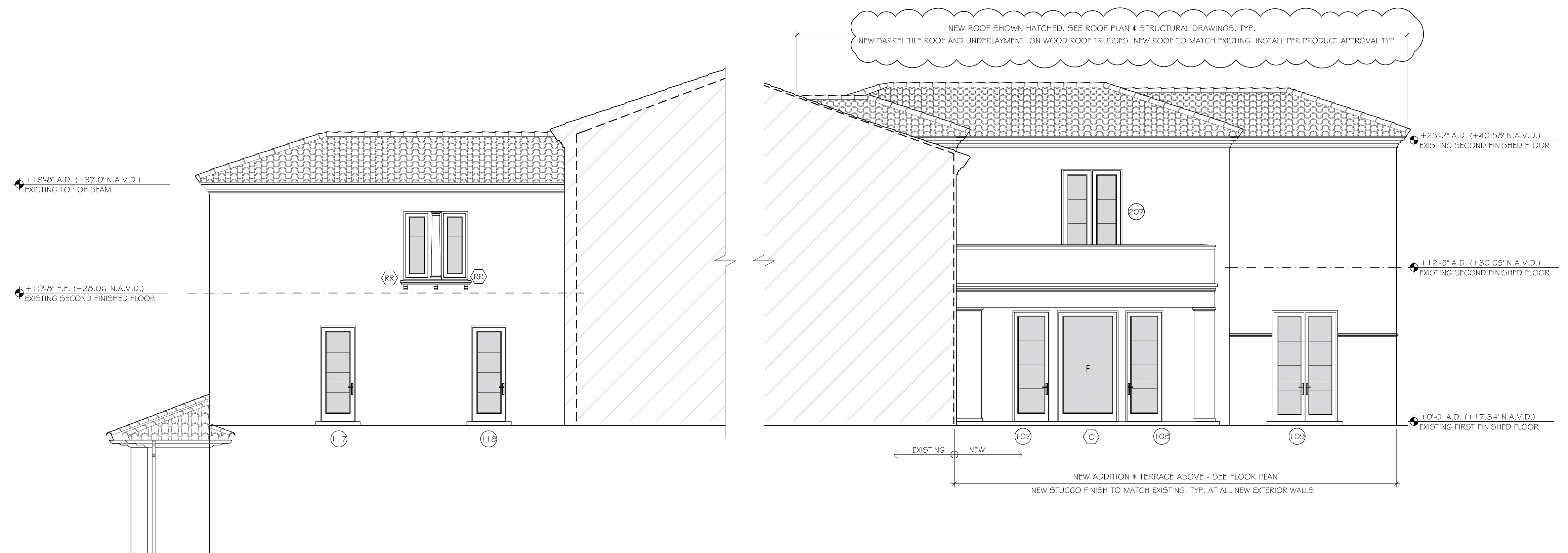
PREVIOUSLY APPROVED PARTIAL SOUTH ELEVATION

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



PREVIOUSLY SUBMITTED SOUTH ELEVATION

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



PROPOSED PARTIAL SOUTH ELEVATION

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

CONSULTANT:

COA: 23-005 - RESIDENCE RENOVATION FOR:

MR. & MRS. PANATTONI

1095 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

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ISSUE DATE: 11-23-22

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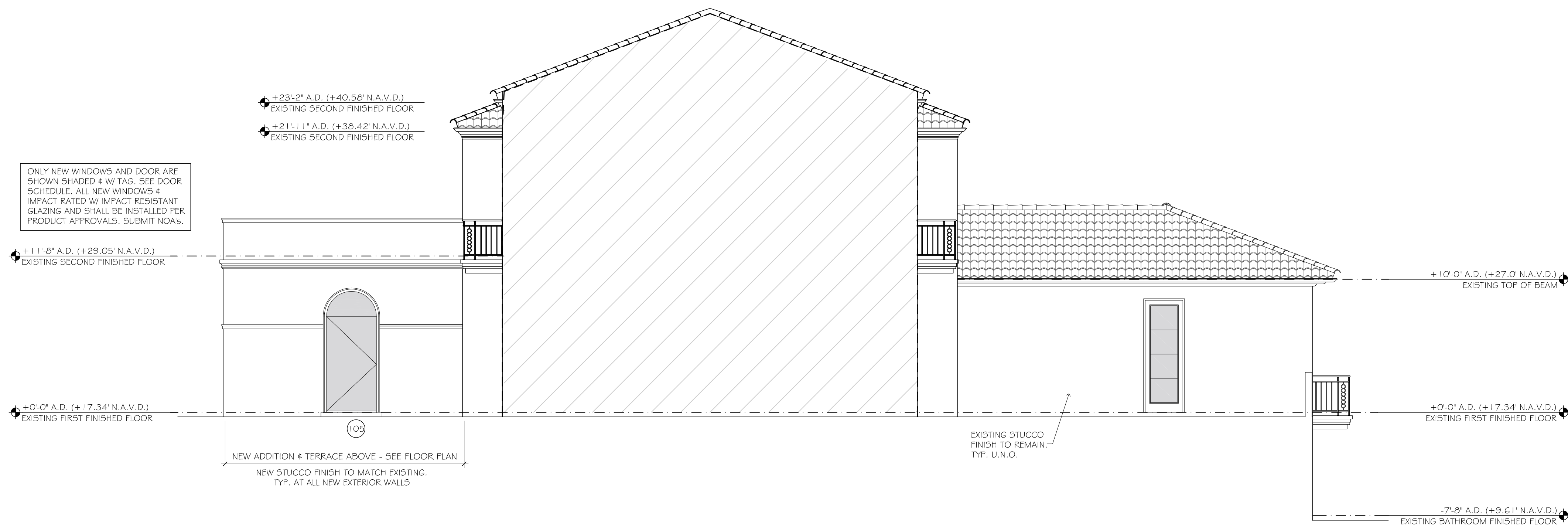
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ISSUE DATE: 11-23-22

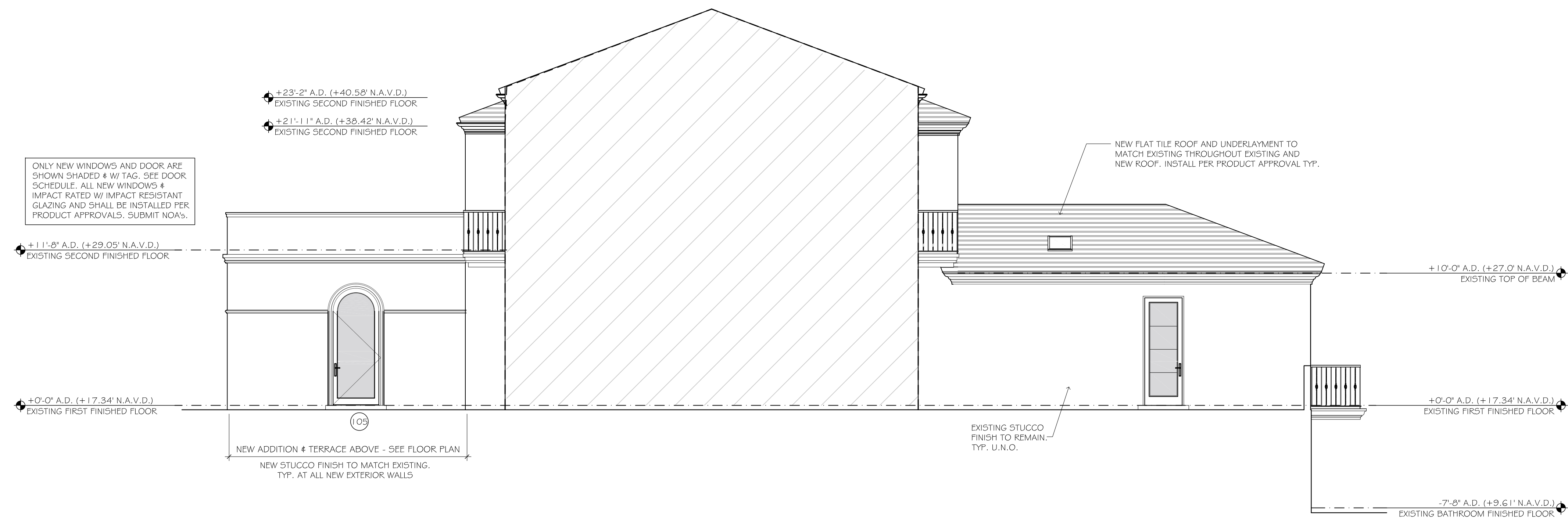
JOB #: 00000000000

COA: 23-005



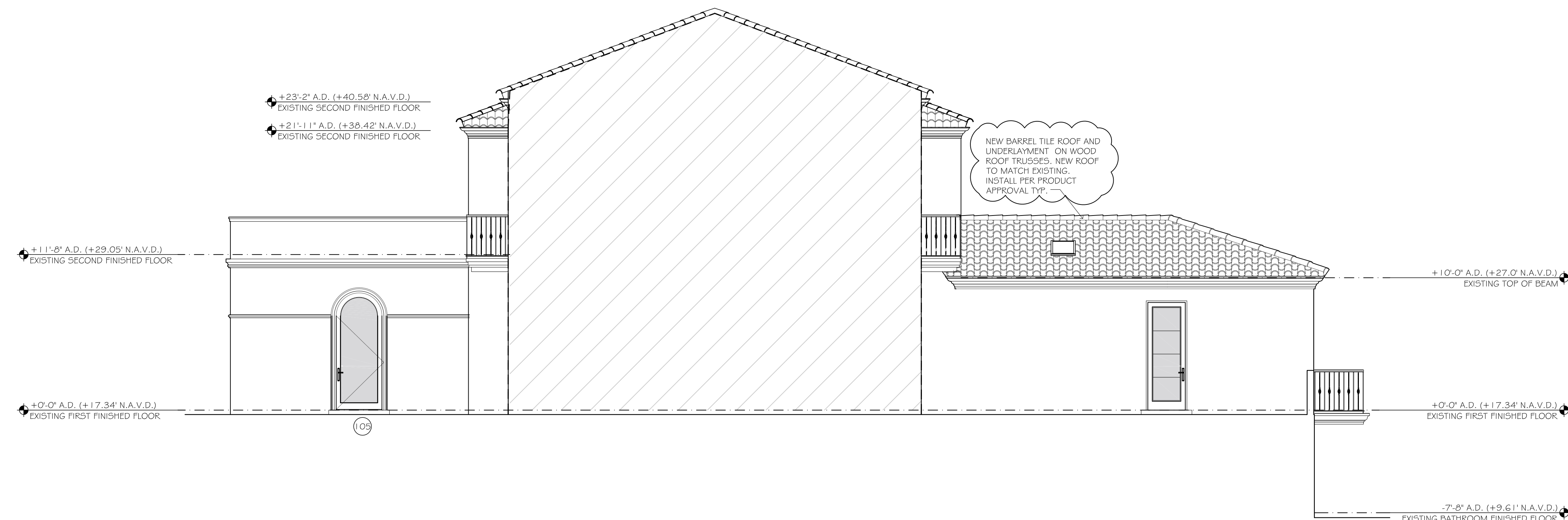
PREVIOUSLY APPROVED PARTIAL NORTH ELEVATION

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



PREVIOUSLY SUBMITTED PARTIAL NORTH ELEVATION

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



PROPOSED PARTIAL NORTH ELEVATION

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

CONSULTANT:

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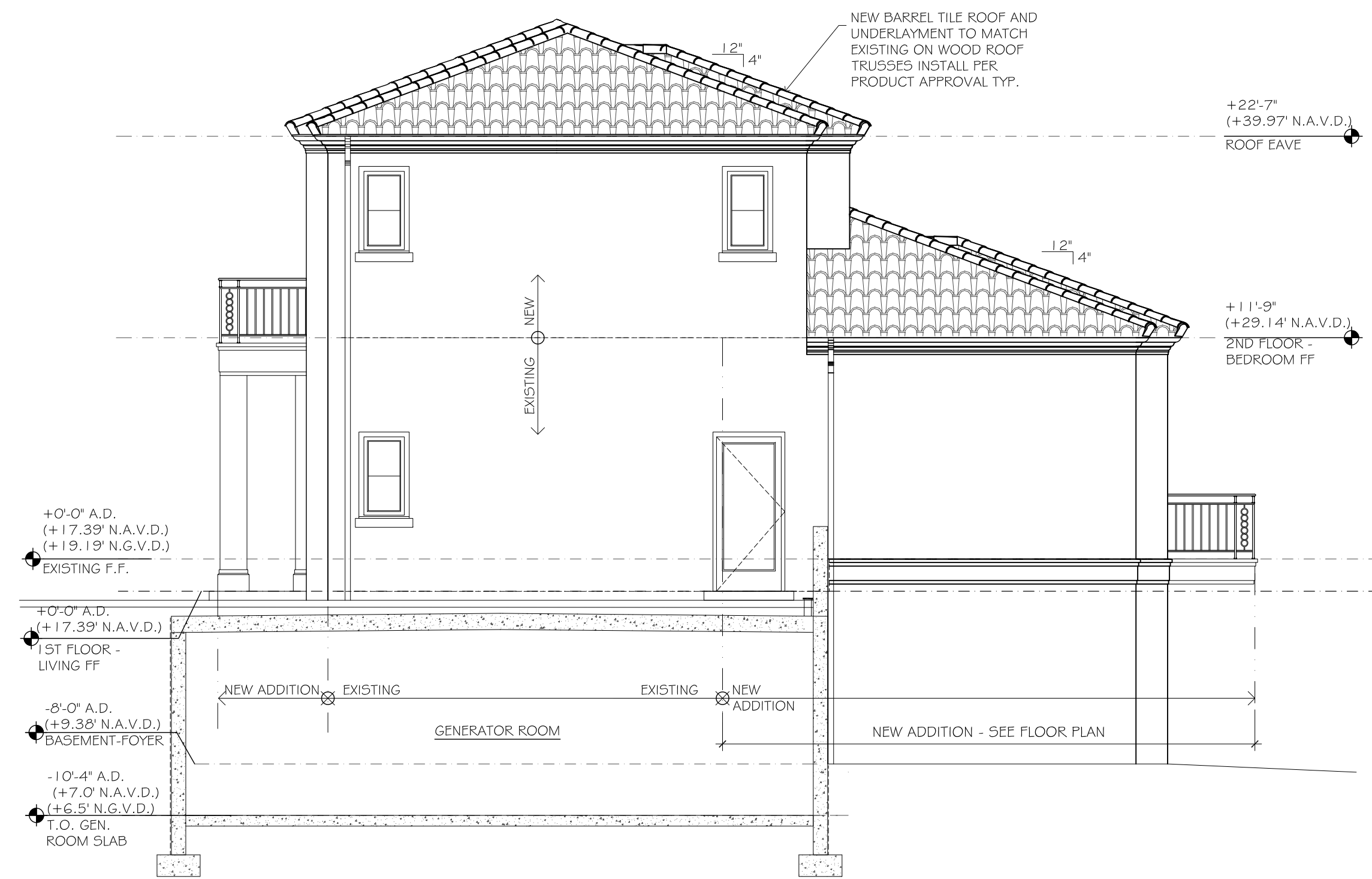
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ISSUE DATE: 11-23-22

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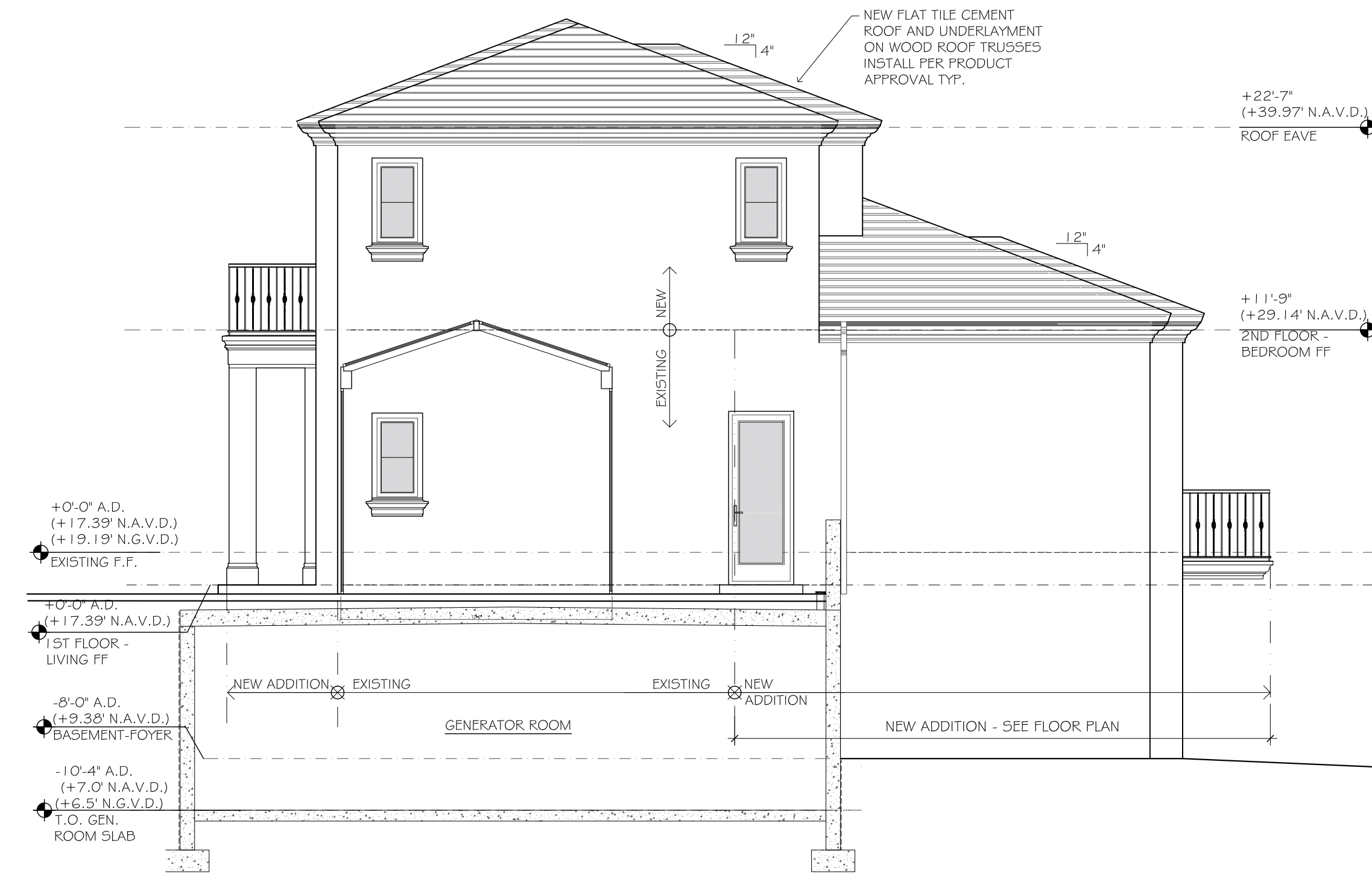
PREVIOUSLY APPROVED NORTH ELEVATION

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



PREVIOUSLY APPROVED WEST ELEVATION

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



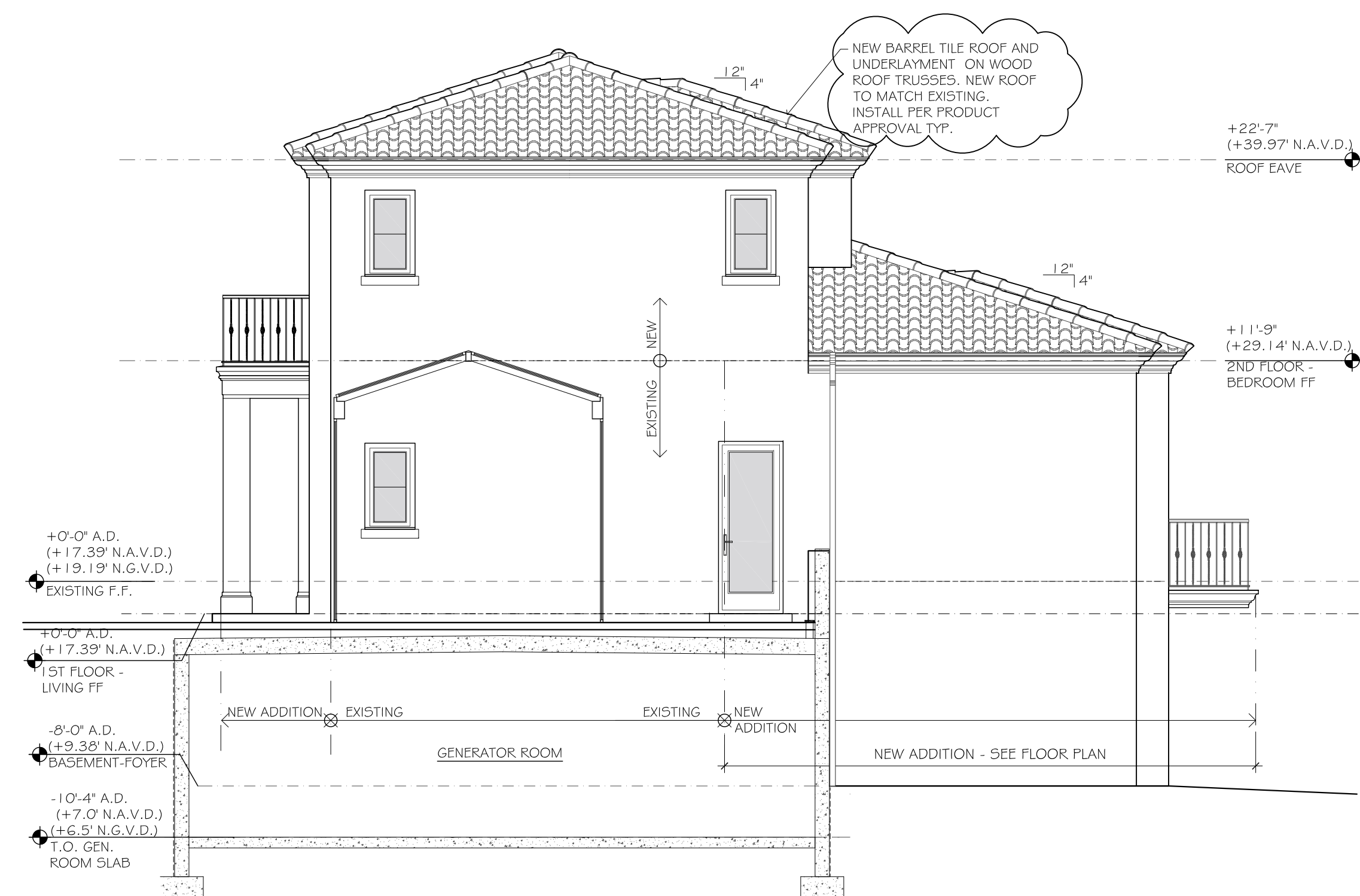
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SCALE: 3/16" = 1'-0"



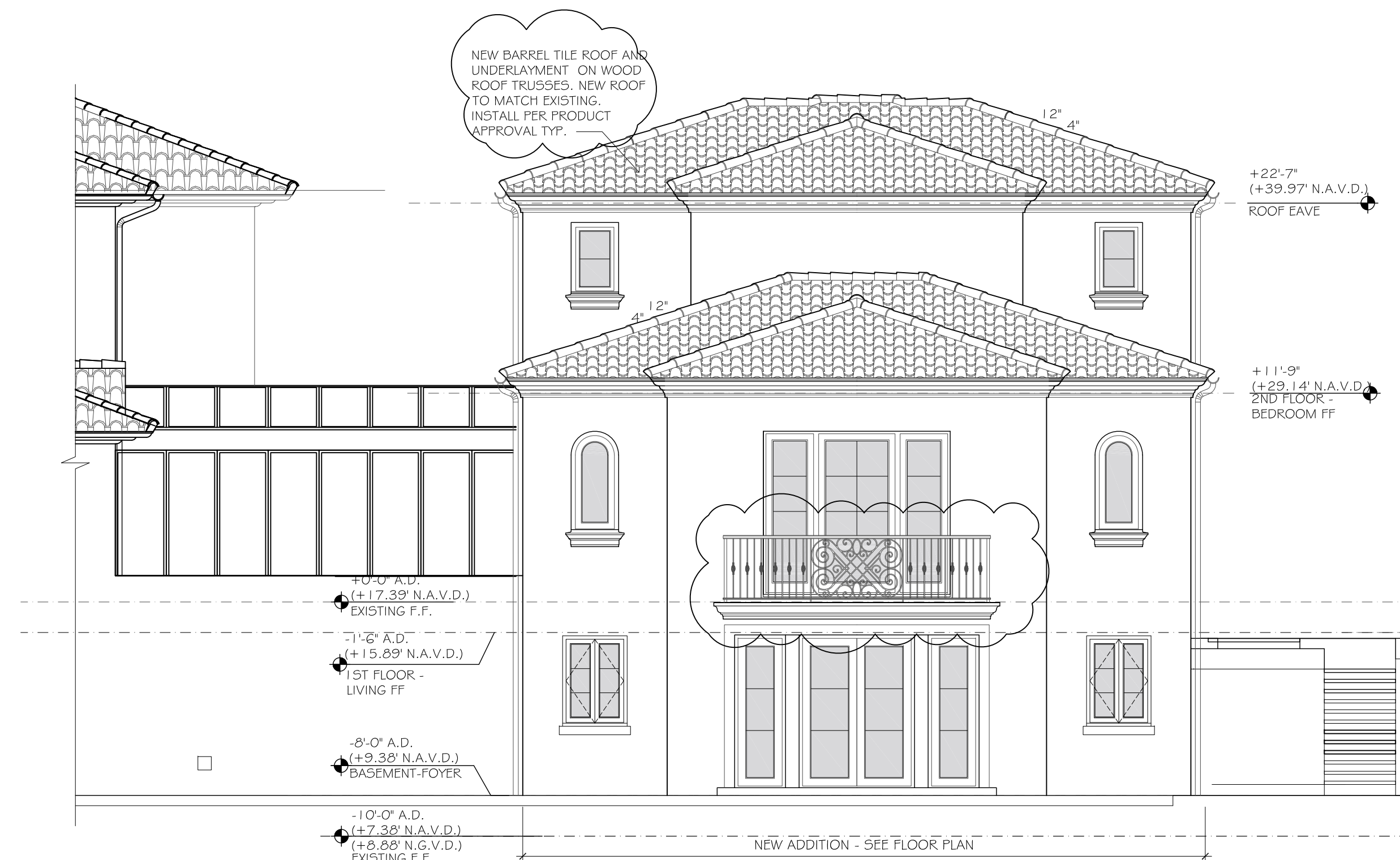
PREVIOUSLY SUBMITTED WEST ELEVATION

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



PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

CONSULTANT:

COA: 23-005 RESIDENCE RENOVATION FOR:
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JOB #: 0000000000

CONSULTANT:

COA: 23-005 RESIDENCE RENOVATION FOR:

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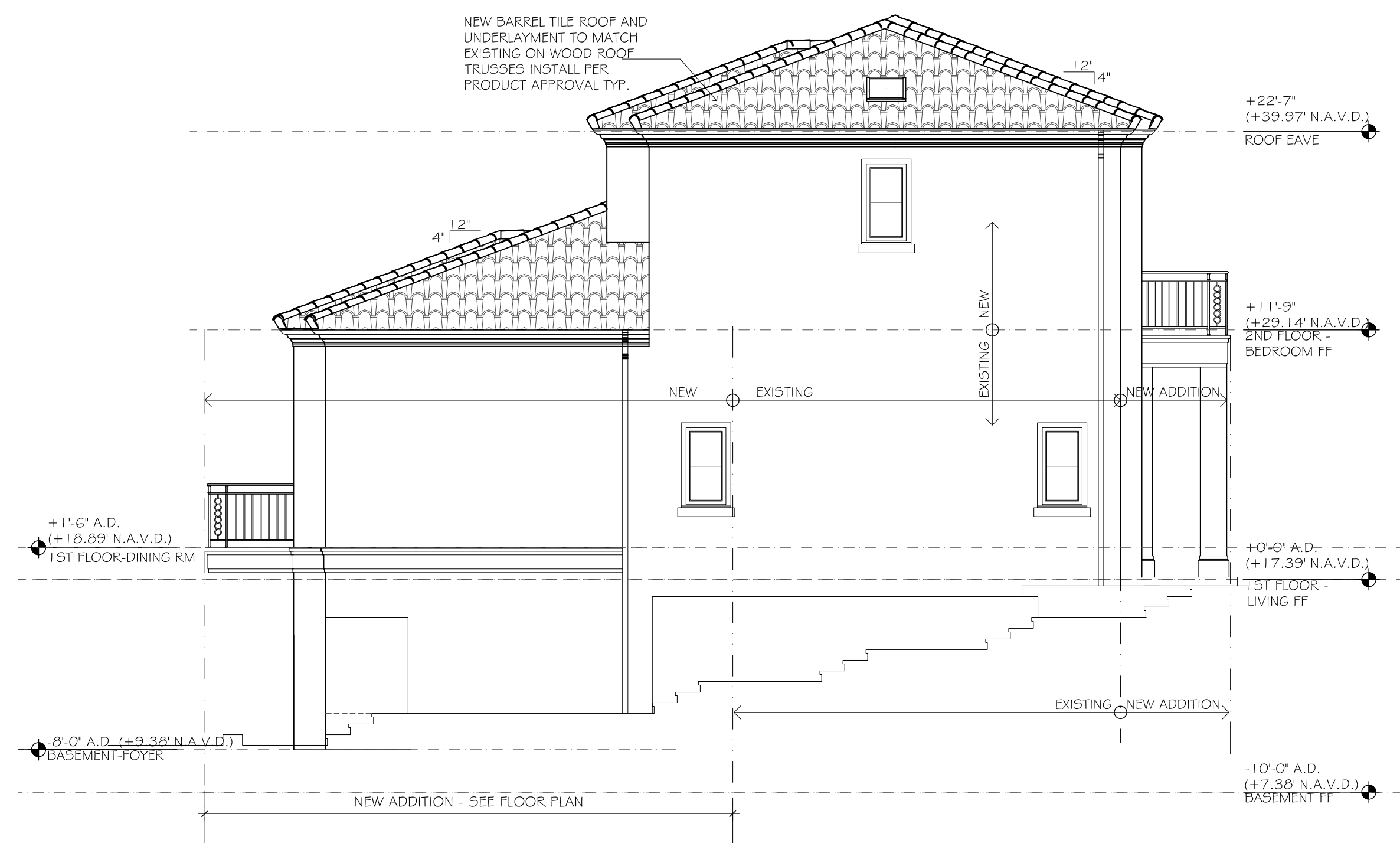
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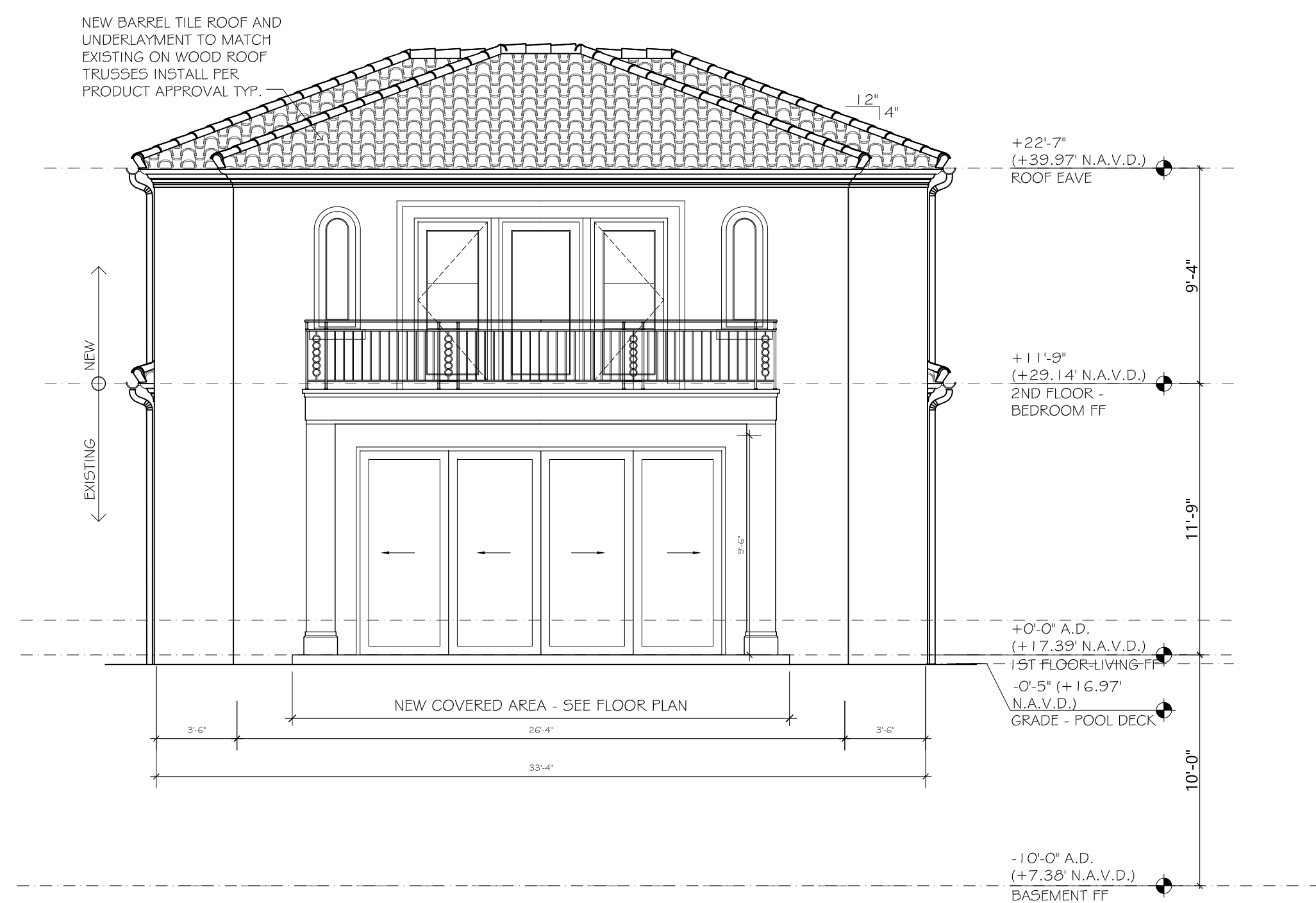
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PREVIOUSLY APPROVED SOUTH ELEVATION

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



PREVIOUSLY APPROVED EAST ELEVATION

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



Architectural elevation drawing of a two-story house. The drawing includes the following details and dimensions:

- Roof:** Gabled roof with a 12" x 4" pitch. Material: NEW FLAT TILE CEMENT ROOF AND UNDERLAYMENT ON WOOD ROOF TRUSSES. Installation: INSTALL PER PRODUCT APPROVAL TYP.
- Second Floor:** Features a balcony with a decorative railing. The balcony is 9'-4" high from the roof eave level. The floor level is marked as +11'-9" (CEILING FINISH).
- First Floor:** Features a large set of glass doors leading to a pool deck. The floor level is marked as +0'-0" A.D. (+11'-39" N.A.V.D.).
- Pool Deck:** The pool deck is 10'-0" high from the basement floor level. The level is marked as -0'-5" (+16.97" N.A.V.D.).
- Basement:** The basement floor level is marked as -10'-0" A.D. (+7.30" N.A.V.D.).
- Dimensions:**
 - Overall height from the basement floor to the roof eave is 22'-7" (+39.97" N.A.V.D.).
 - Overall height from the basement floor to the second floor ceiling is 22'-0" (+39.00" N.A.V.D.).
 - Overall height from the basement floor to the pool deck is 10'-0" (+16.00" N.A.V.D.).
- Labels:**
 - NEW (pointing to the roof and balcony railing)
 - EXISTING (pointing to the main house structure)
 - 2ND FLOOR BED ROOM (pointing to the second floor area)
 - POOL DECK (pointing to the pool deck area)
 - BASEMENT FF (pointing to the basement floor level)

PREVIOUSLY SUBMITTED EAST ELEVATION

NEW BARREL TILE ROOF AND UNDERLAYMENT ON WOOD ROOF TRUSSES, NEW ROOF TO MATCH EXISTING. INSTALL PER PRODUCT APPROVAL TYP.

+1'-6" A.D. (+18.89' N.A.V.D.)
1ST FLOOR-DINING RM

+8'-0" A.D. (+9.38' N.A.V.D.)
BASEMENT-FOYER

+22'-7" (+39.97' N.A.V.D.)
ROOF EAVE

+1'-5" (+29.14' N.A.V.D.)
2ND FLOOR - BEDROOM FF

+0'-0" A.D. (+17.39' N.A.V.D.)
1ST FLOOR - LIVING FF

-10'-0" A.D. (+7.38' N.A.V.D.)
BASEMENT FF

NEW ADDITION - SEE FLOOR PLAN

PROPOSED SOUTH ELEVATION

[illegible]

PROPOSED EAST ELEVATION

SKA
SKA ARCHITECT + PLANNER
OFFICE (561) 655-1116 FAX (561) 832-7928
249 PERUWAN AVE., SUITE F-2, PALM BEACH, FL 33480

COA: 23-005 RESIDENCE RENOVATION FOR:
MR. & MRS. PANATTONI
1 095 NORTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

A.A. #001345
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1/30/23

I JOB #: 2020-99

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