



ARCHITECT + PLANNER

RECEIVED
By yfigueroa at 2:22 pm, Feb 06, 2023

Re:
422 Australian Avenue
Palm Beach, Florida 33480
Date:
February 6, 2023

Based on the January 2023 ARCOM meeting and commissioners' comments, we have modified the design on 422 Australian Ave in the following manner:

- Reduced overall height of house by 1.5' removing 6" from the first floor and 12" from the second floor. MAX Height allowed in RC District is 23.5' tall --- our design is 20.5'
- Lowered the window and door header heights
- Decreased spacing between the arched windows on the first floor by slightly increasing the window width
- Switched front balcony location to bring forward the primary mass of the house 2.5' closer to the street in order to further push back the 1 car garage door façade
- Simplified the Mediterranean Revival design by
 - Removing the rope detailing around rectangular doors and windows
 - Altering the front entry
 - Changing the eave detail from cast stone cornice to exposed cypress rafter tails
 - Adding a wood beam detail over select windows and doors
- Inclusion of chimney to break up window massing on west side elevation