

PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

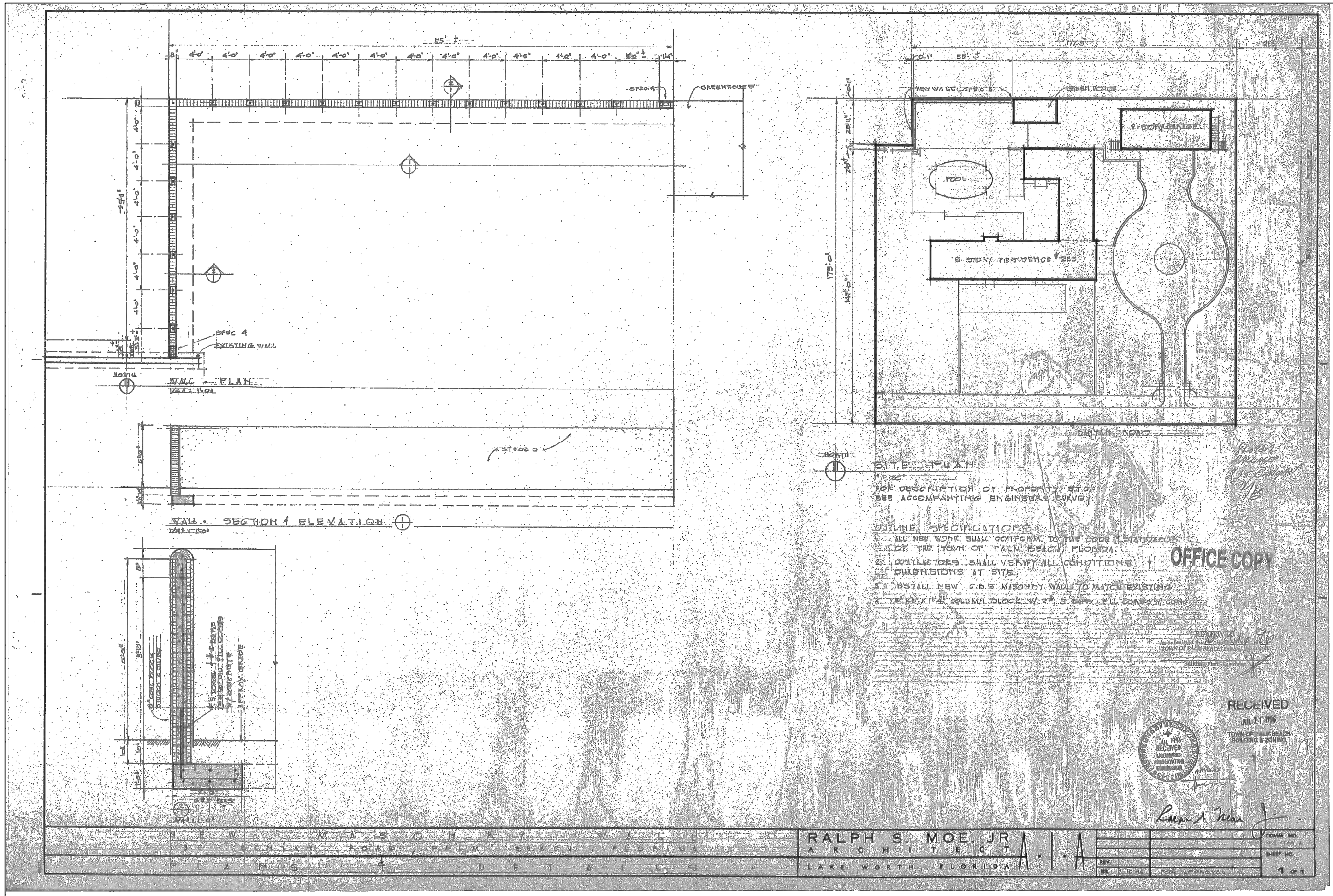
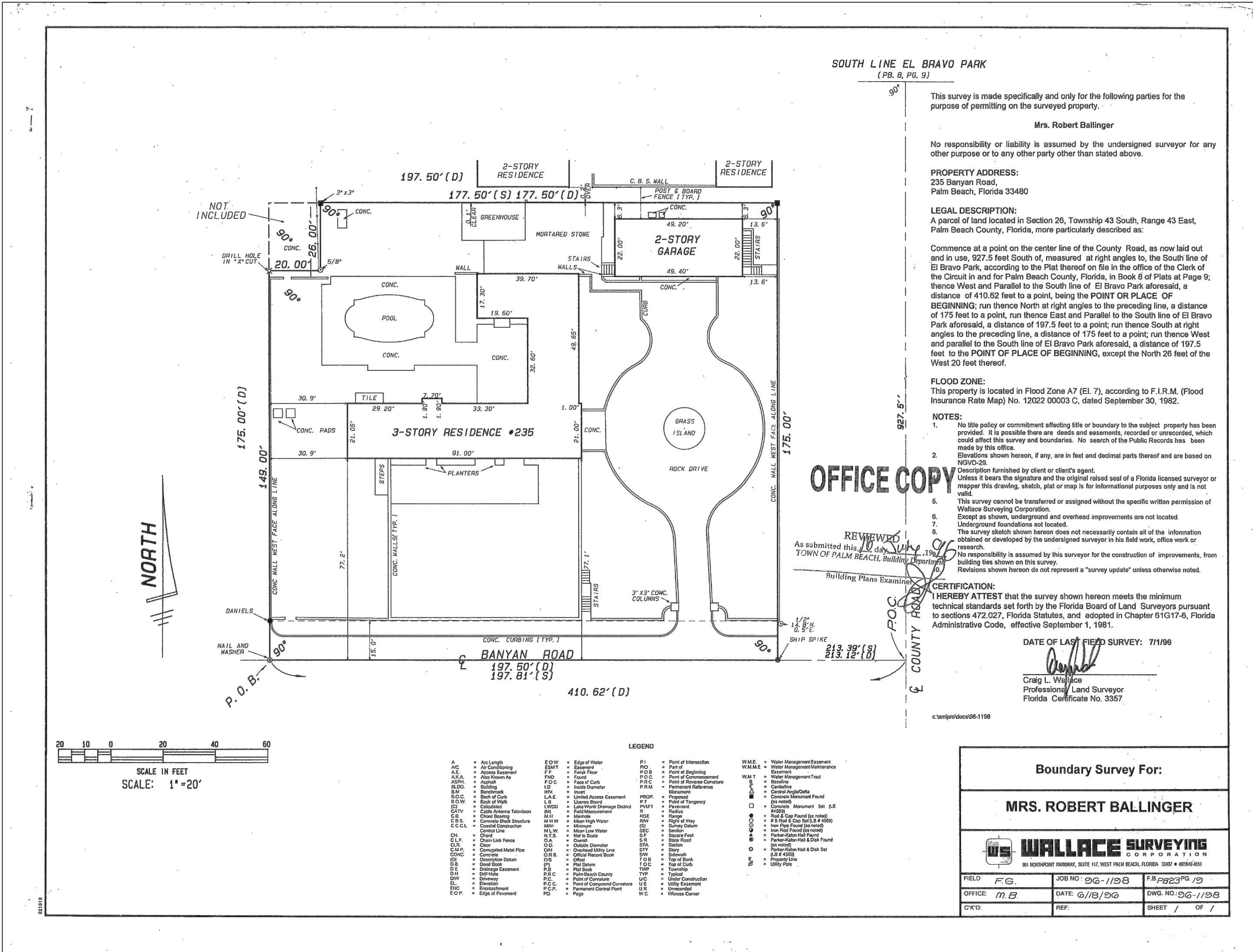
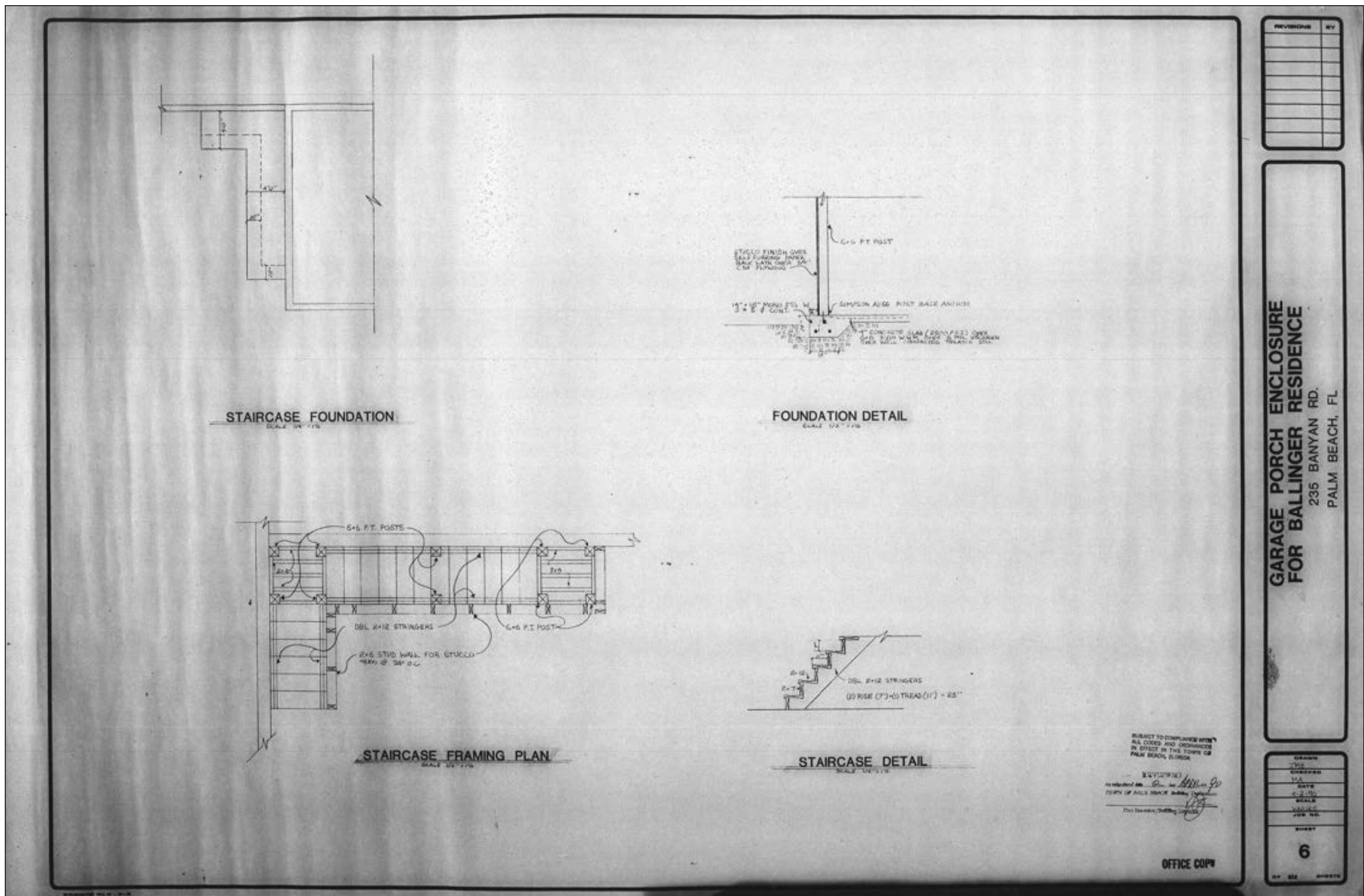
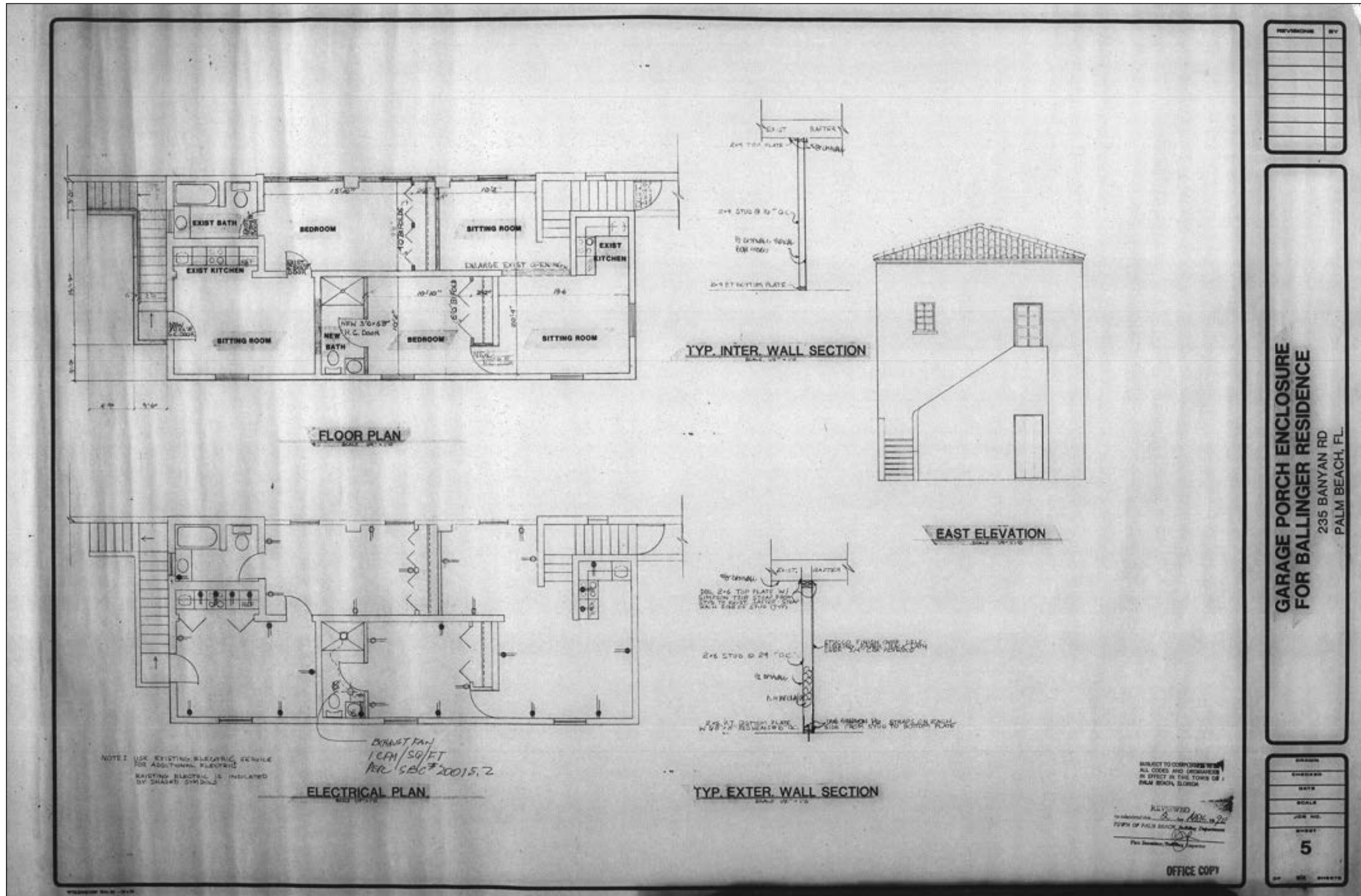
PROPOSED RESIDENCE FOR:
235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):
08 DEC. 2022 - FIRST SUBMITTAL
27 DEC. 2022 - SECOND SUBMITTAL
12 JAN. 2023 - FINAL SUBMITTAL
17 FEB. 2023 - PRESENTATION
01 MAR. 2023 - RESUBMITTAL

SEAL
PATRICK RYAN O'CONNELL
PROFESSIONAL CERTIFICATION:
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or approved by me, and that I am a duly
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of Florida, license #AAB00461,
exp. date 28 February 2023."



HISTORICAL DOCUMENTS
N.T.S.

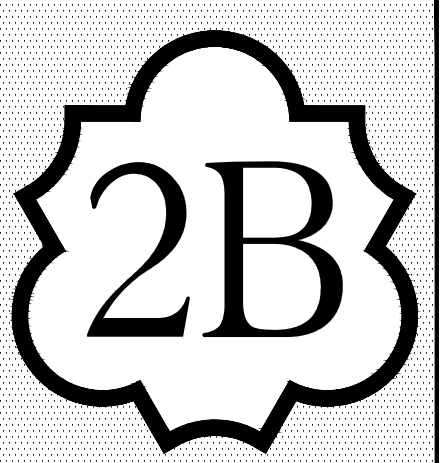


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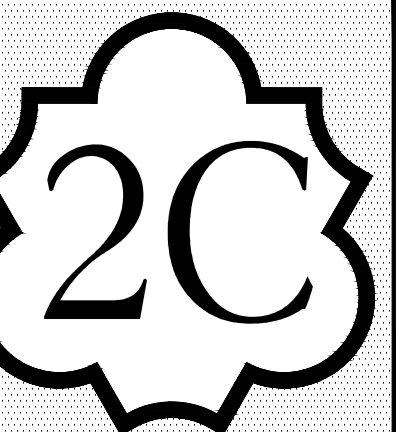
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
tel (561)-331-2048 WWW.PROARCHITECT.COM

PROPOSED RESIDENCE FOR:
235 BANYAN ROAD

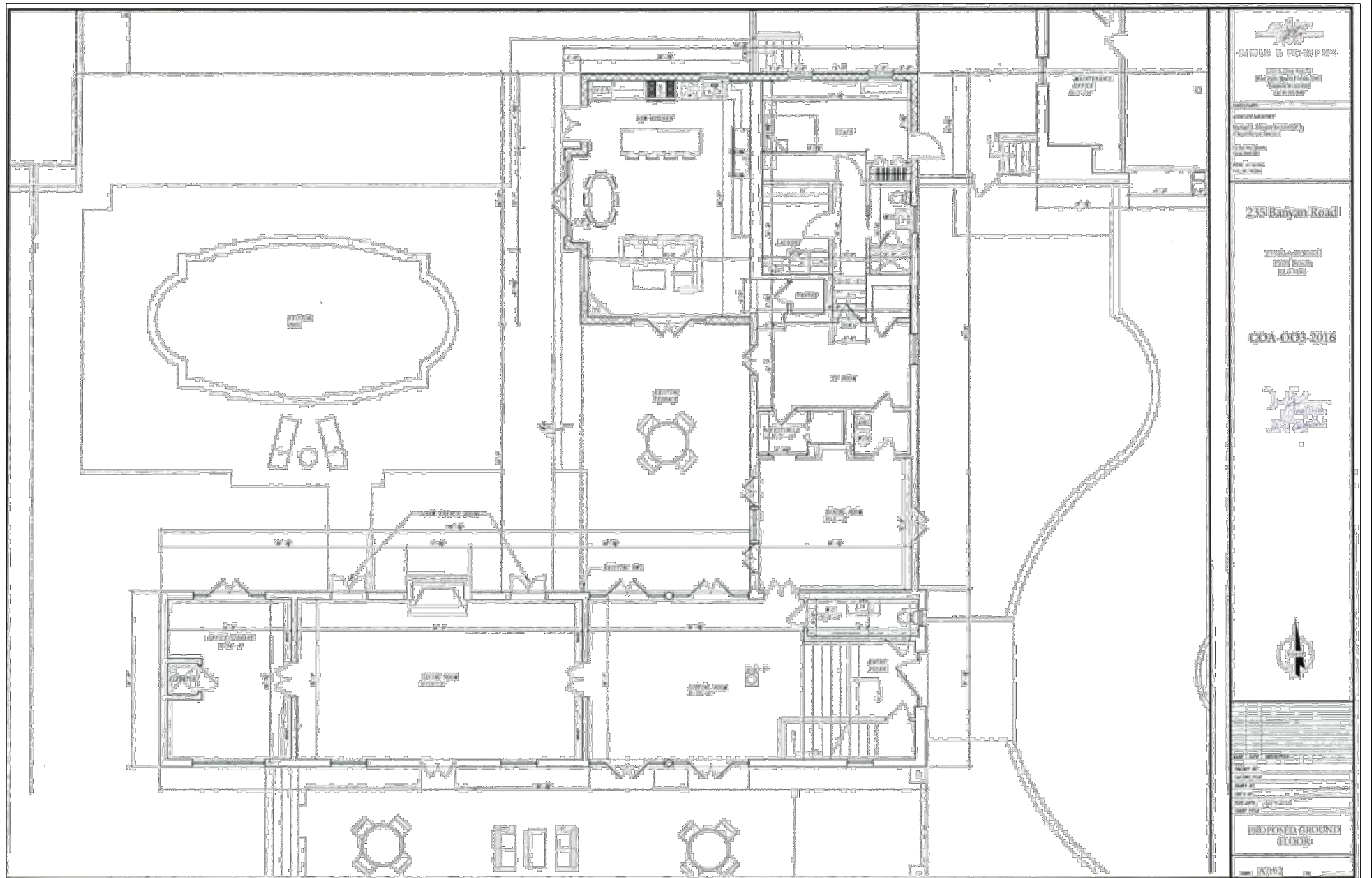
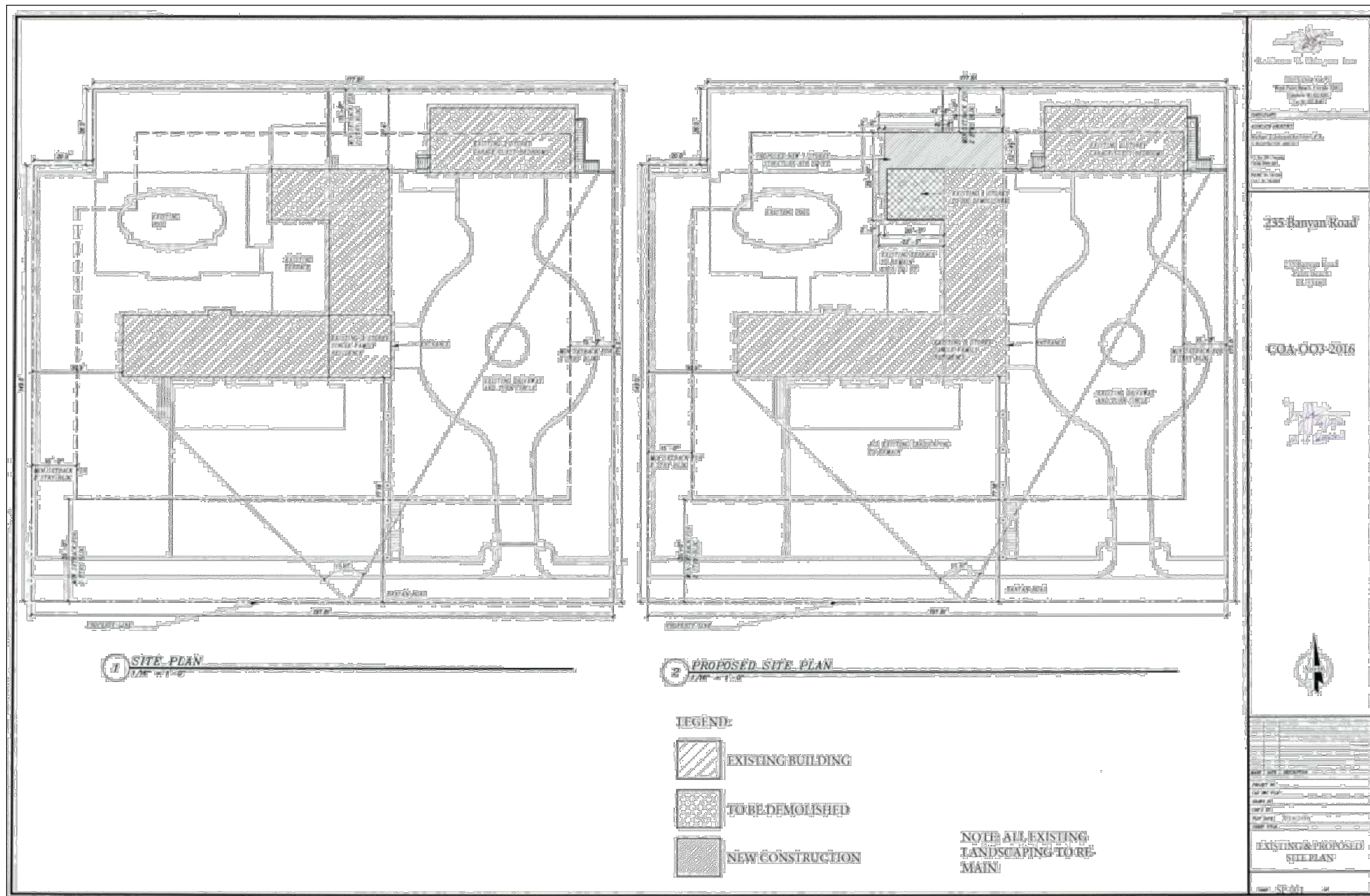
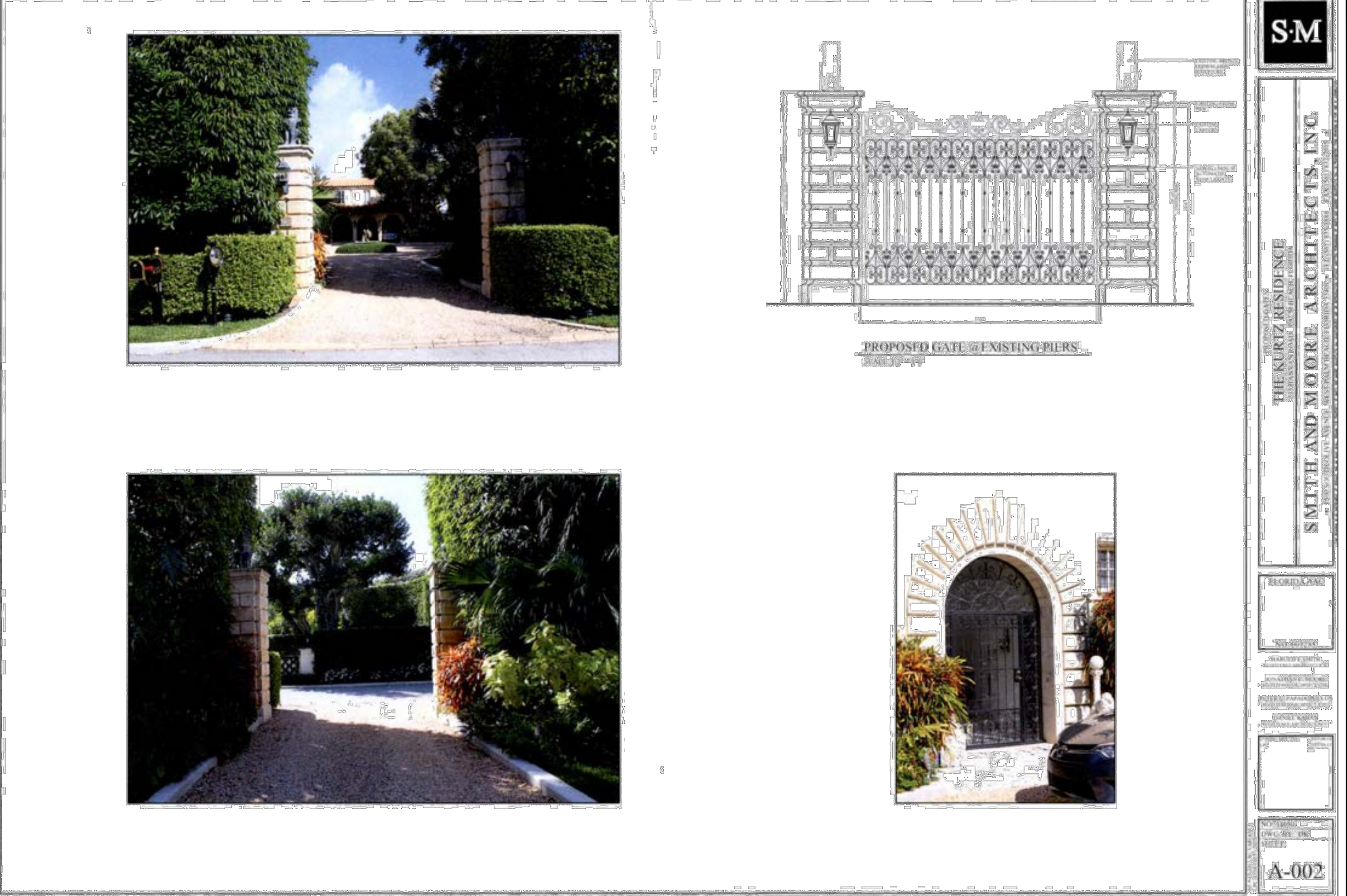
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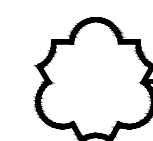
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Palm Beach FL 33480

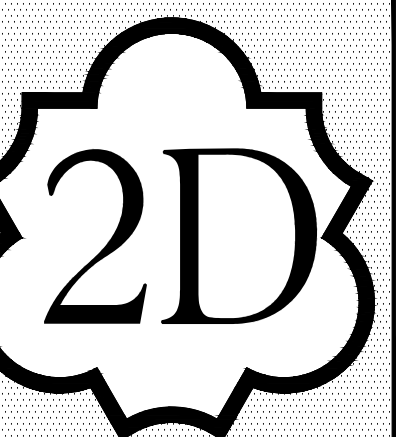
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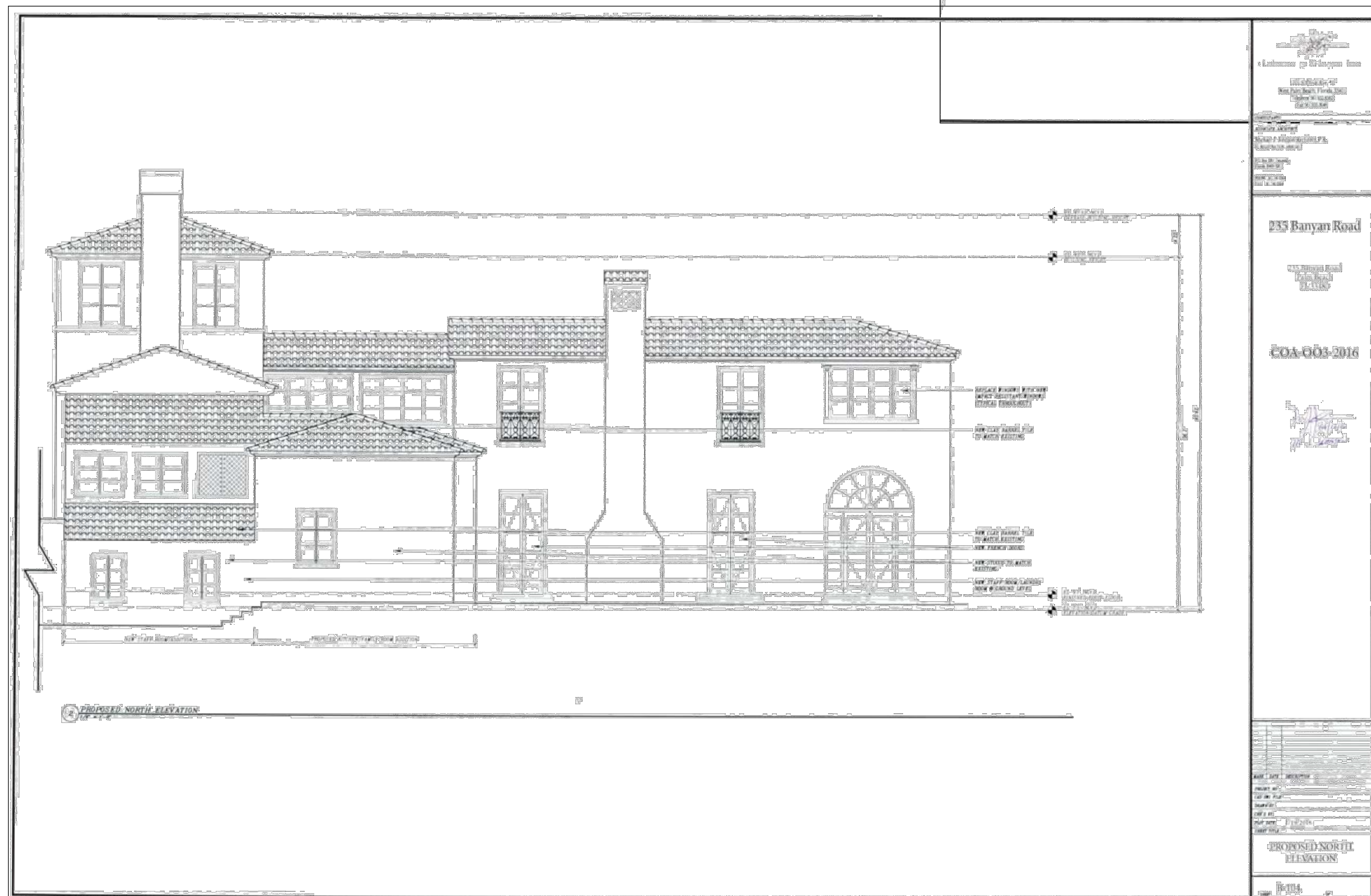
EAL

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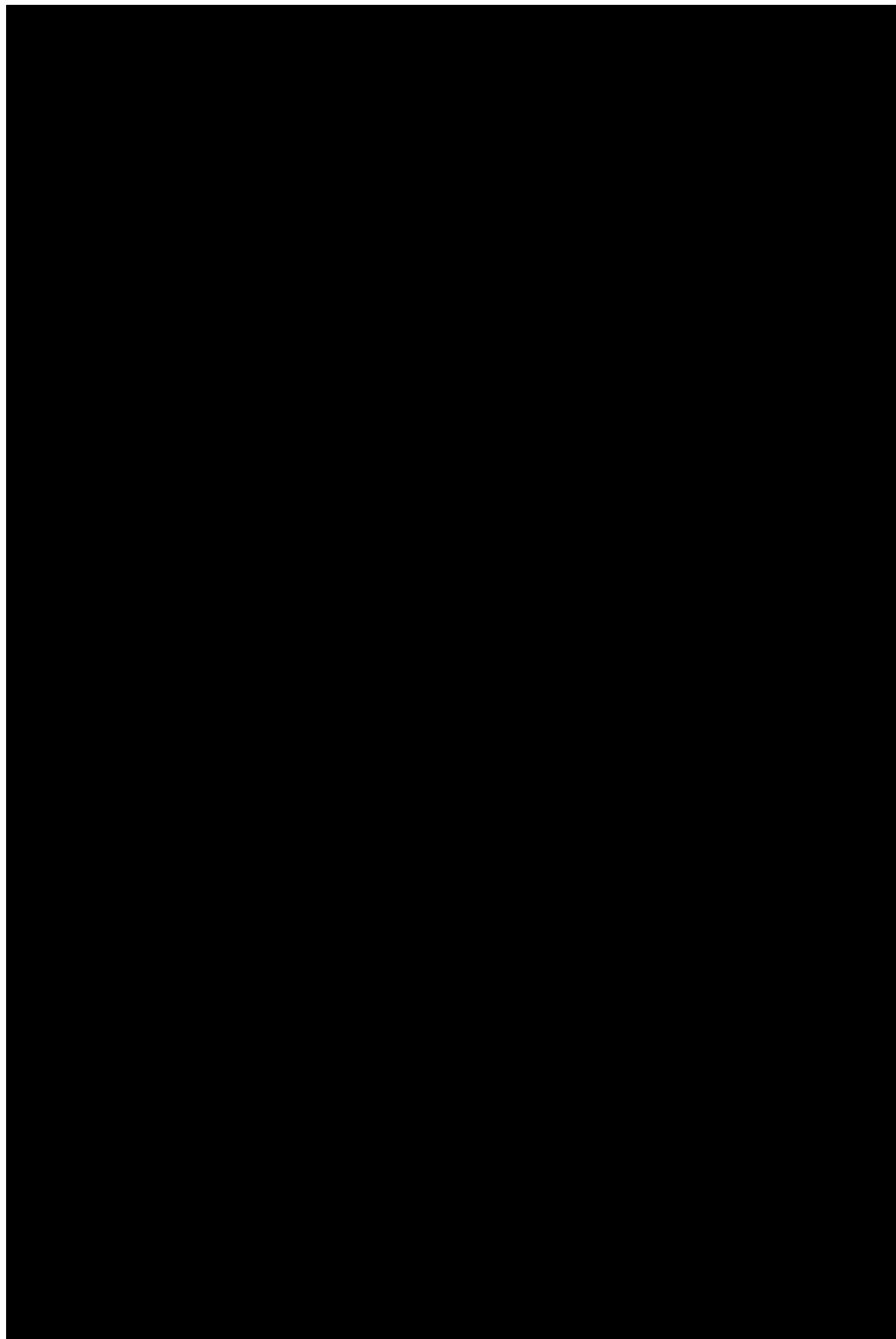
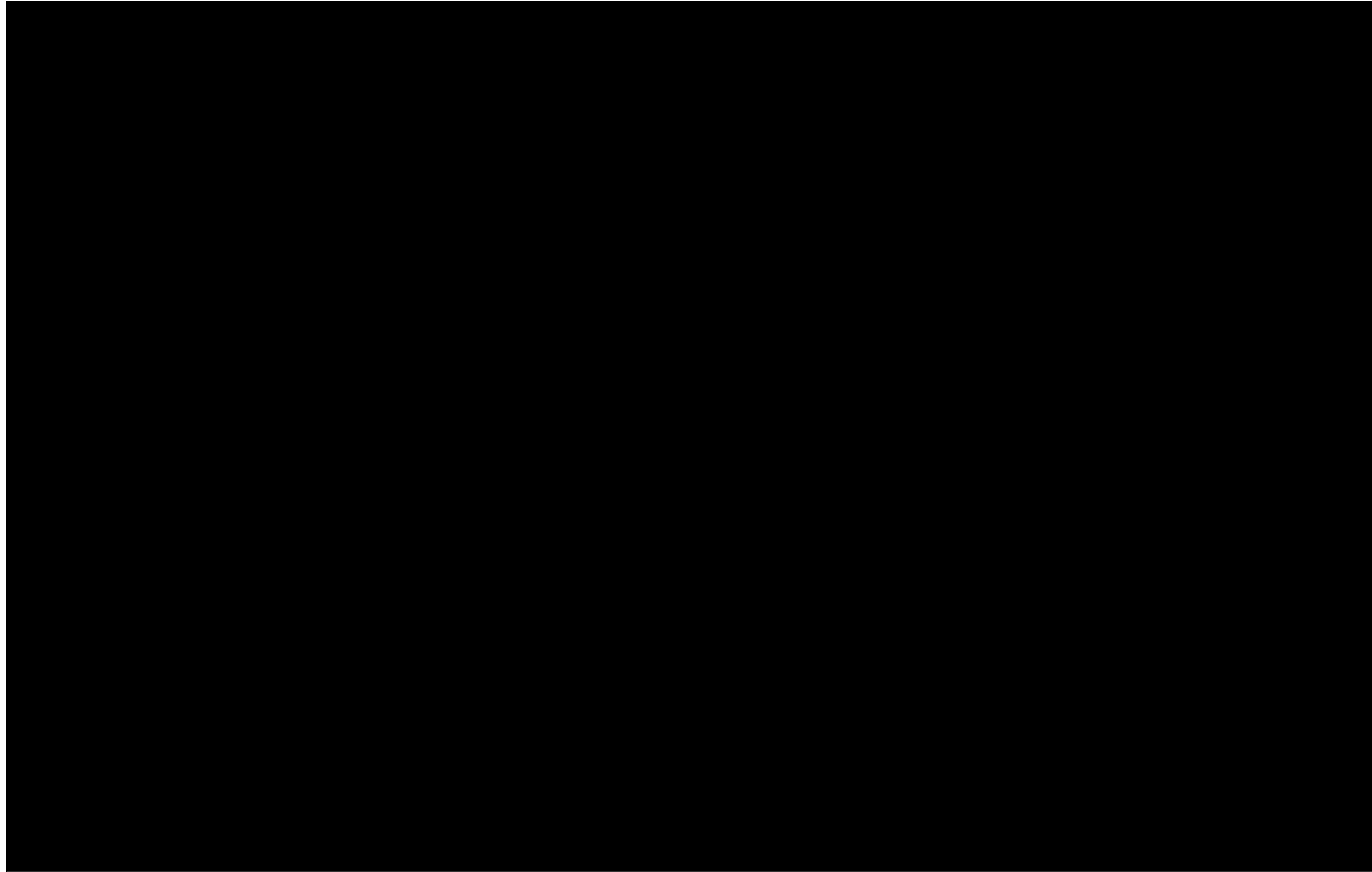
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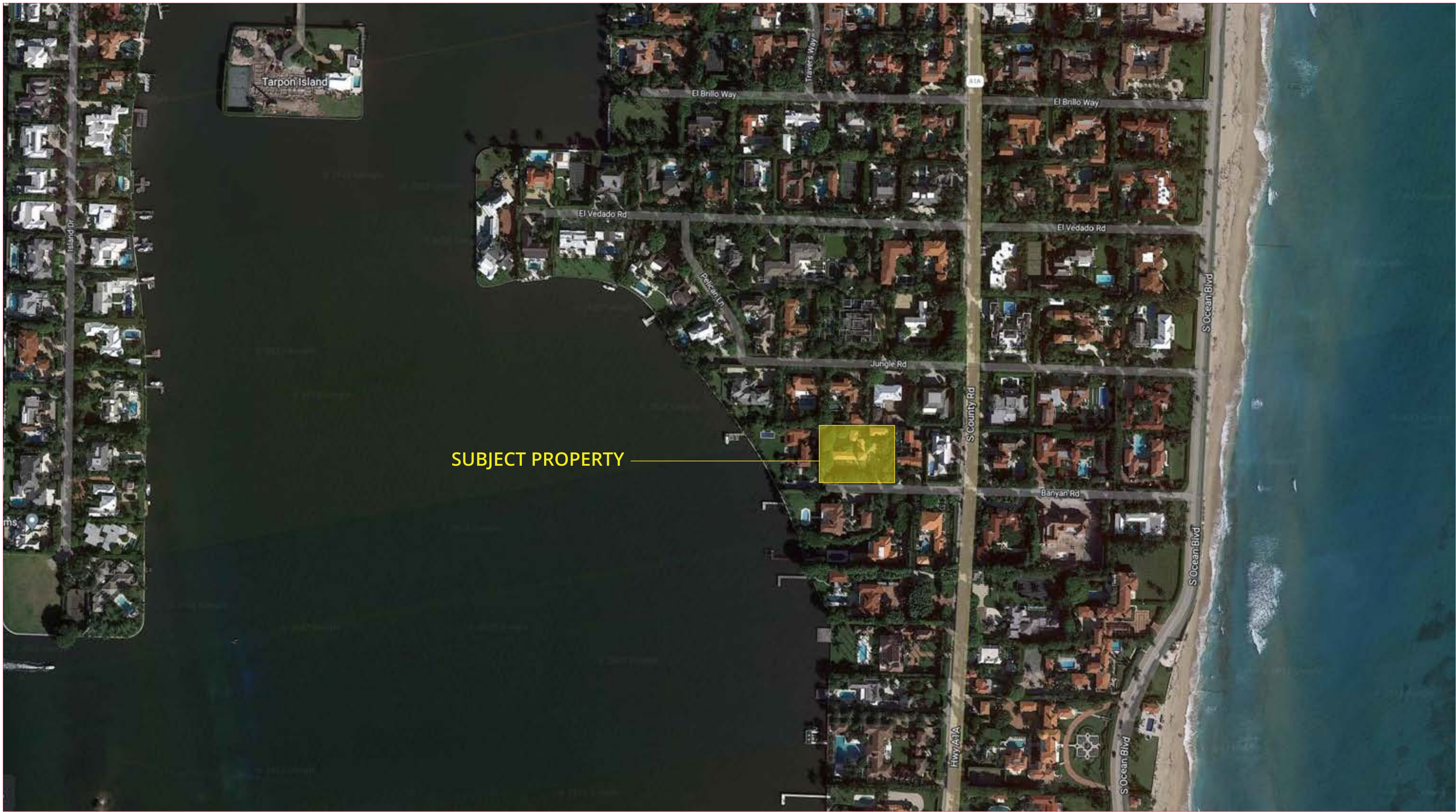
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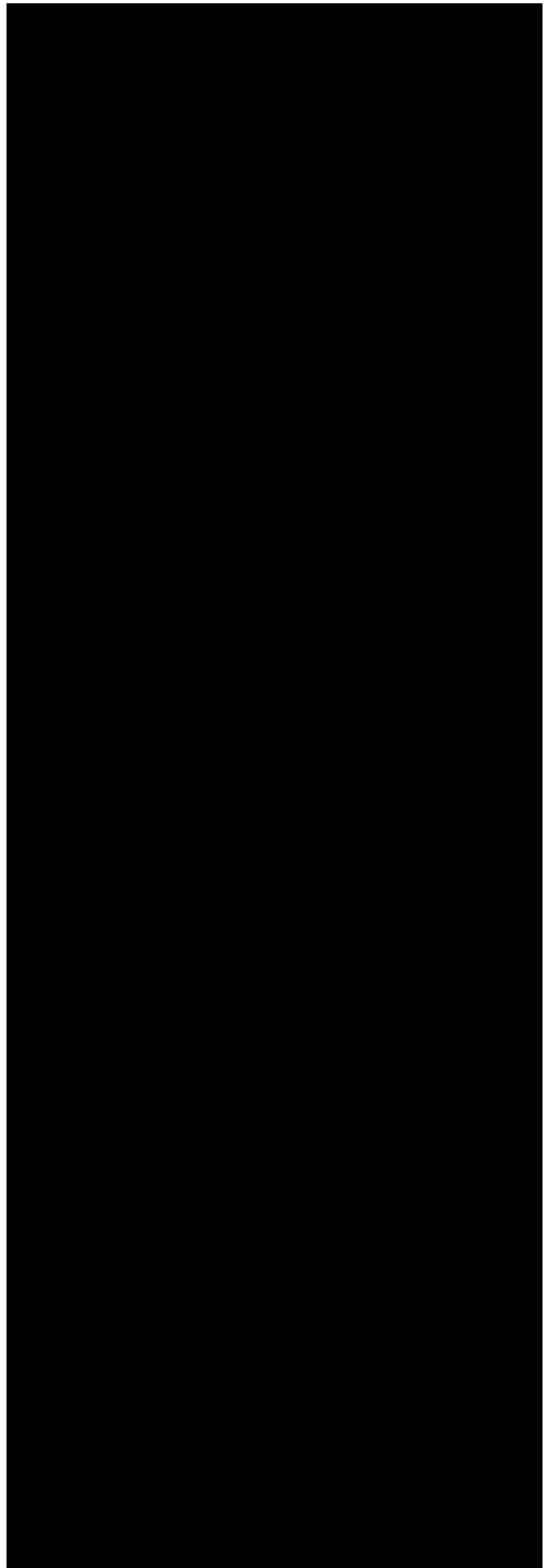
1 VICINITY LOCATION MAP
N.T.S.



2 AERIAL VIEW LOOKING NORTHEAST
N.T.S.



3 AERIAL VIEW LOOKING SOUTHWEST
N.T.S.



4 TOWN OF PALM BEACH MAP
N.T.S.



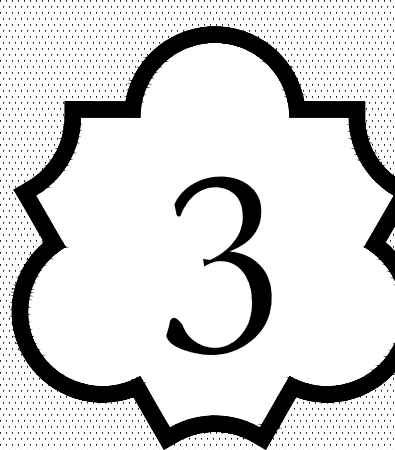
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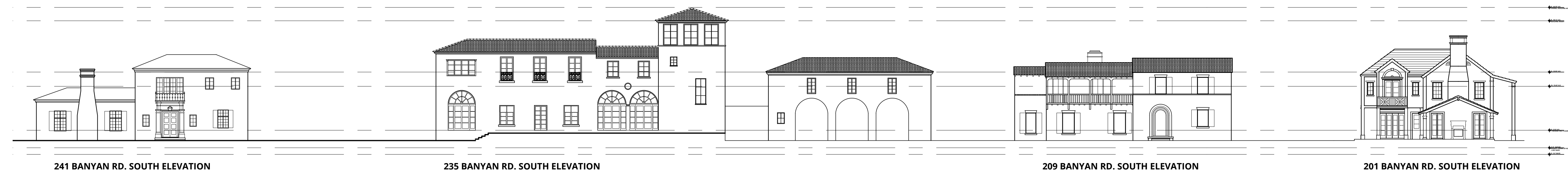
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1 PROPOSED LOCATION PLAN
1/32" = 1'-0"



2 STREETSCAPE ELEVATION
N.T.S.

PATRICK RYAN O'CONNELL ARCHITECT

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4

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A - 240 BANYAN RD (SOUTH NEIGHBOR)



B - 240 BANYAN RD (SOUTH NEIGHBOR)

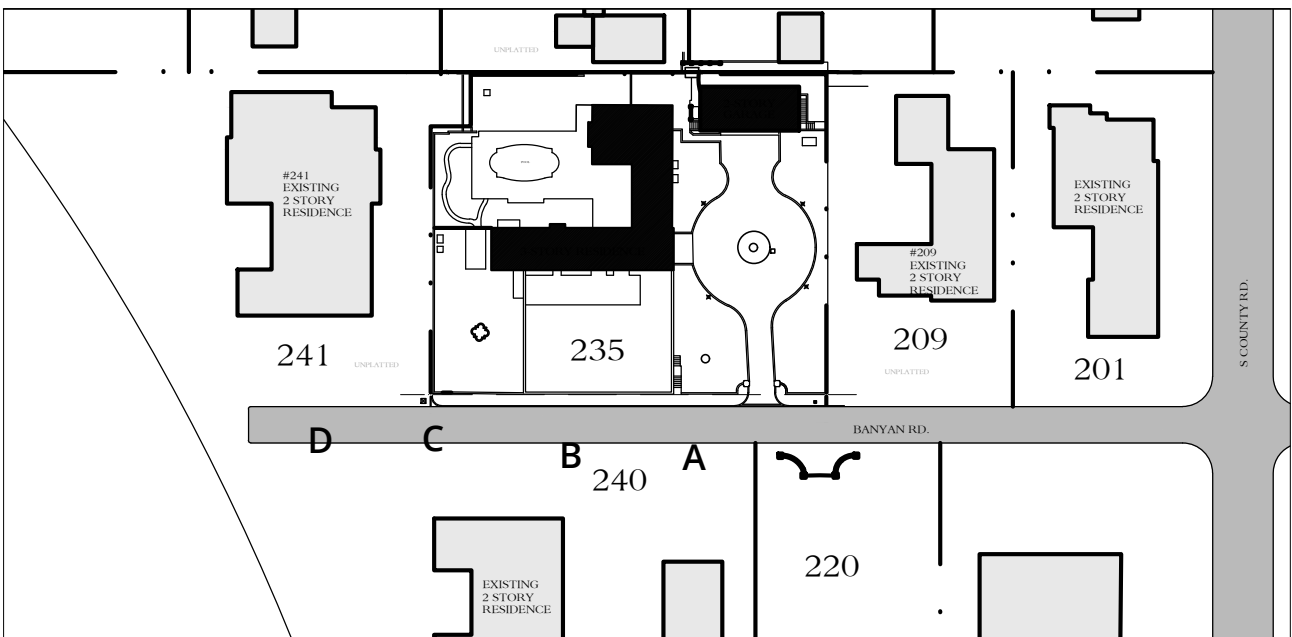


C - 241 BANYAN RD (WEST NEIGHBOR)



D - 241 BANYAN RD (WEST NEIGHBOR)

EXISTING NEIGHBORHOOD CONTEXT PHOTOS



KEY PLAN



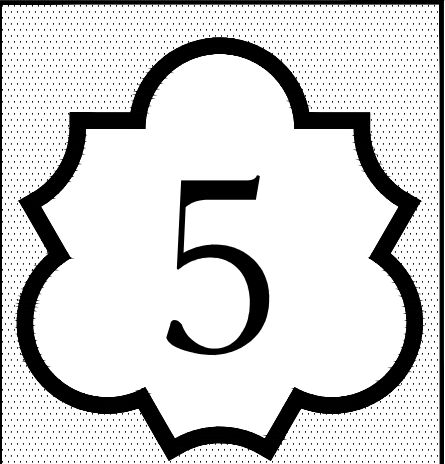
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A - 220 BANYAN RD LOOKING SOUTHEAST



B - 209 BANYAN RD (EAST NEIGHBOR)



C - 235 BANYAN RD ACROSS THE STREET

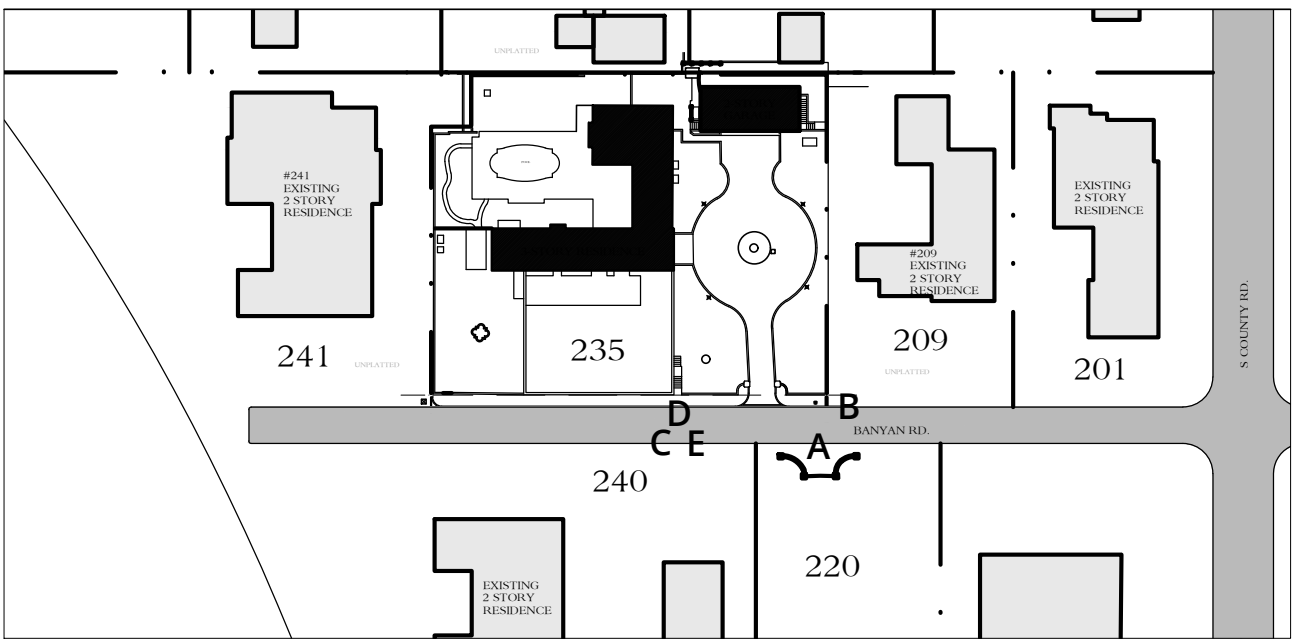


D - 235 BANYAN RD (ACCESS STAIRS)



E - 235 BANYAN RD ACROSS THE STREET

EXISTING NEIGHBORHOOD CONTEXT PHOTOS



KEY PLAN



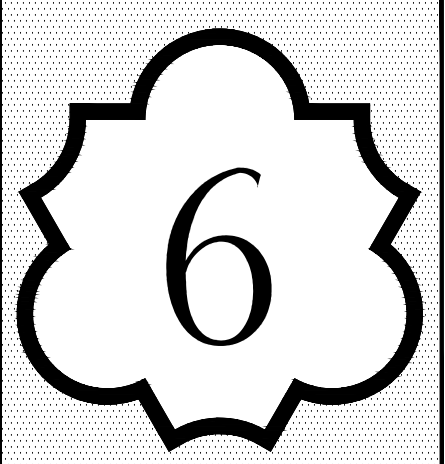
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A - 235 BANYAN RD ENTRY



B - GARAGE (SOUTH ELEVATION)



C - EXISTING EAST ELEVATION/GARAGE



D - EXISTING EAST ELEVATION



E - TOWER (EAST ELEVATION)



KEY PLAN

EXISTING EXTERIOR PHOTOS



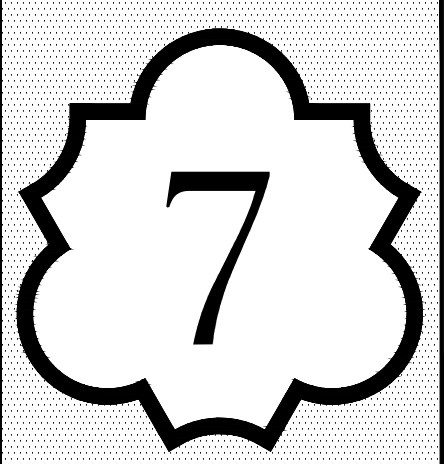
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A - EXISTING SOUTH ELEVATION



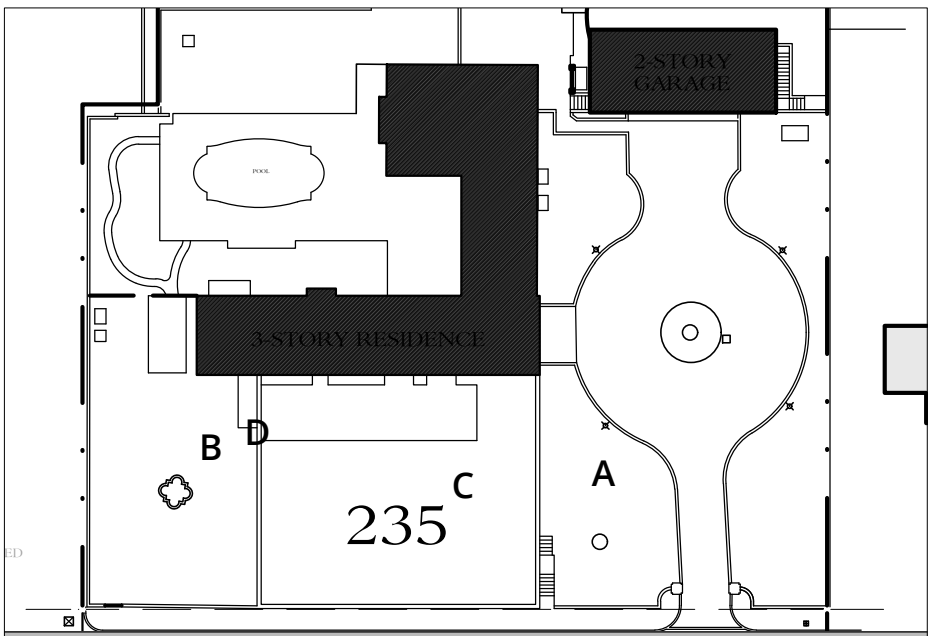
B - EXISTING SOUTH ELEVATION



C - EXISTING SOUTH ELEVATION



D - EXISTING SOUTH ELEVATION



KEY PLAN



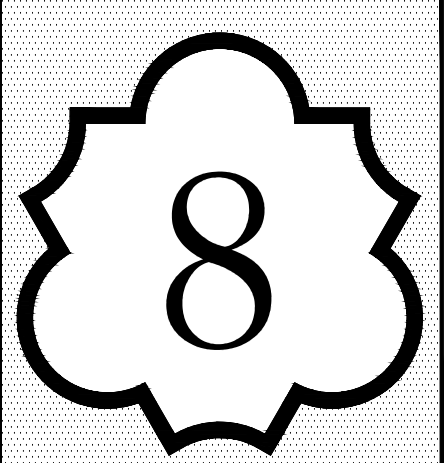
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EXISTING EXTERIOR PHOTOS



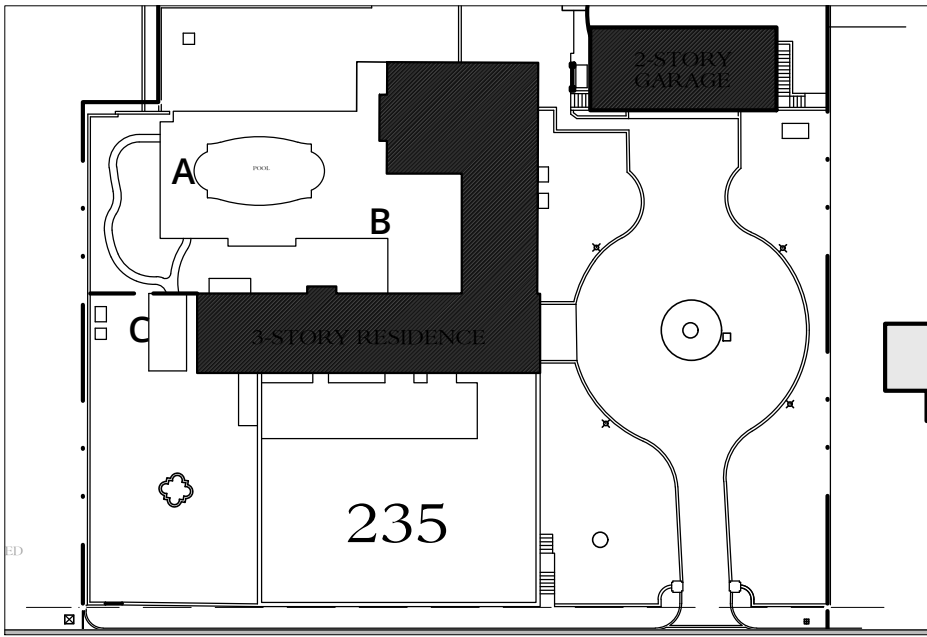
A - EXISTING WEST ELEVATION



B - EXISTING WEST ELEVATION



C - EXISTING WEST ELEVATION



KEY PLAN



**PATRICK RYAN
O'CONNELL**
ARCHITECT

**PATRICK RYAN O'CONNELL
ARCHITECT, LLC.**

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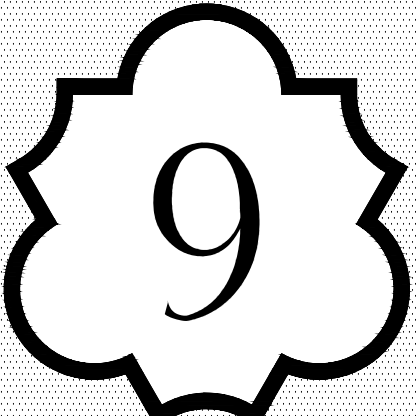
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A - EXISTING NORTH ELEVATION



B - EXISTING NORTH ELEVATION



C - EXISTING NORTH ELEVATION

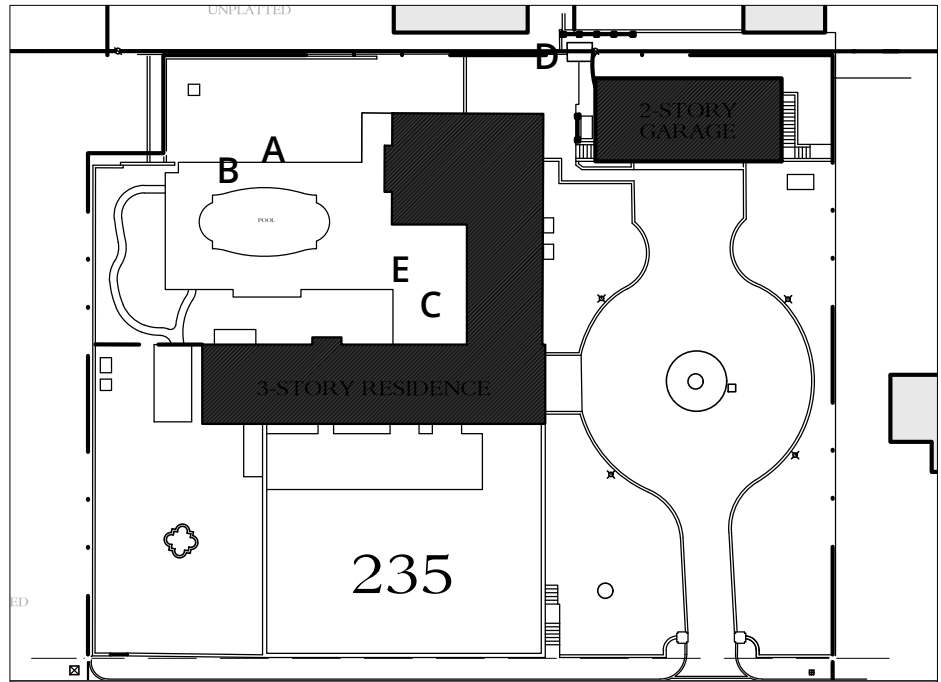


D - EXISTING NORTH ELEVATION

EXISTING EXTERIOR PHOTOS



E - EXISTING NORTH ELEVATION



KEY PLAN



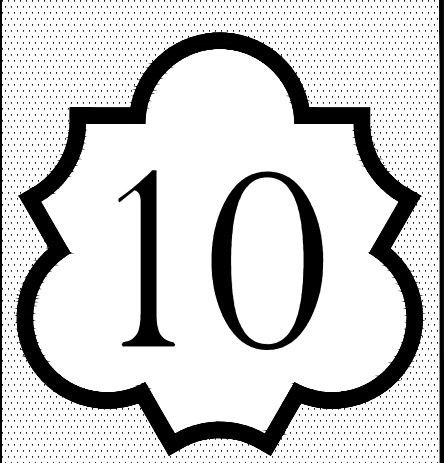
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A - EXISTING NORTH ELEVATION - GARAGE



B/C - EXISTING EAST ELEVATION (GARAGE)

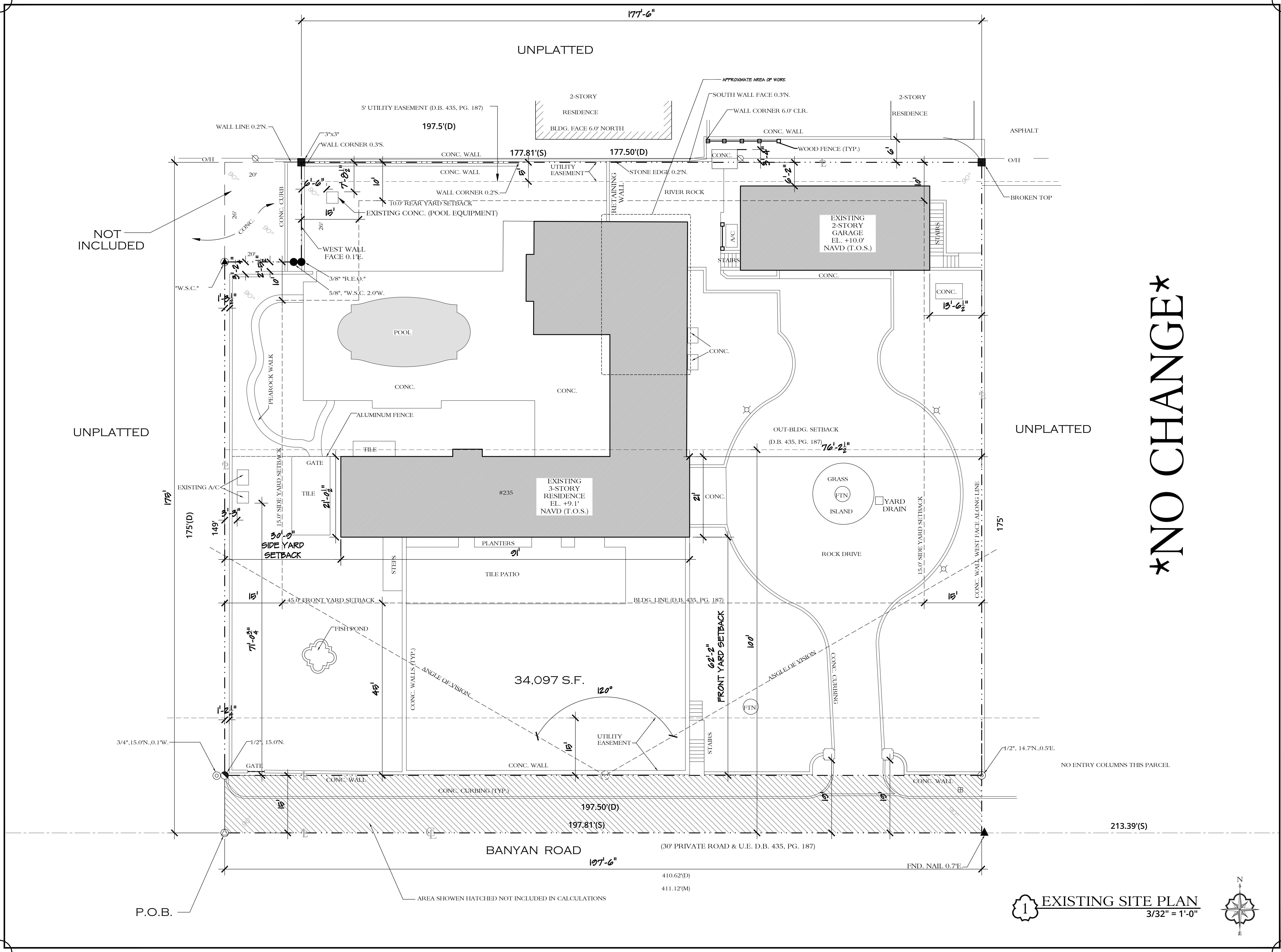


D - A.C. EQUIPMENT
(WEST SIDE OF THE HOUSE)



KEY PLAN

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NO CHANGE

1 EXISTING SITE PLAN
3/32" = 1'-0"


PATRICK RYAN O'CONNELL
ARCHITECT

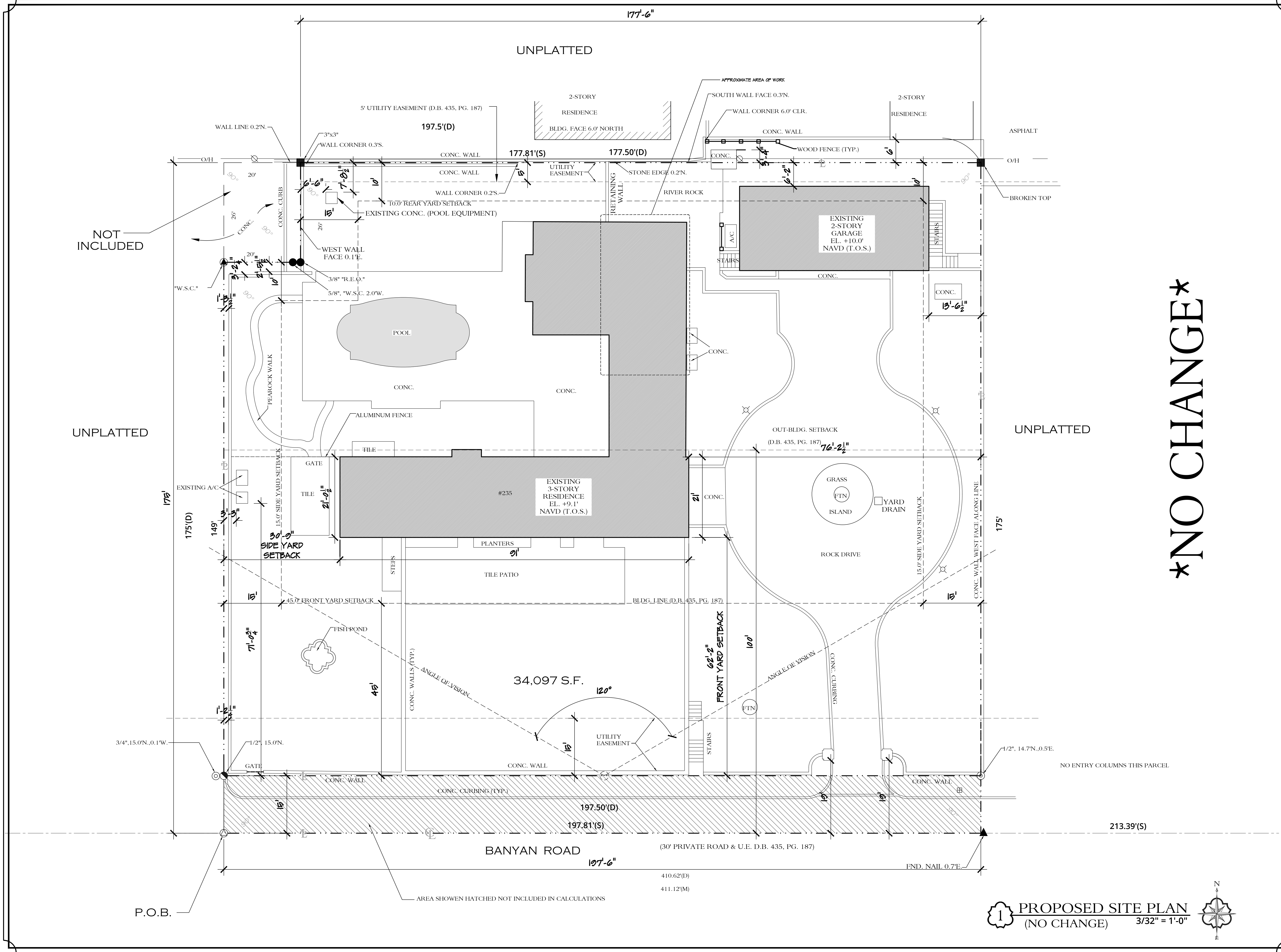
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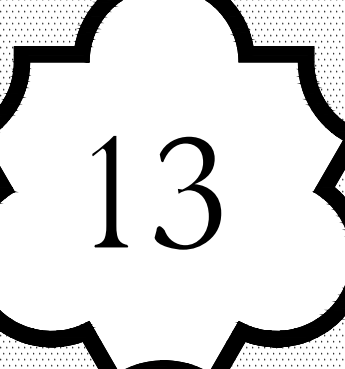
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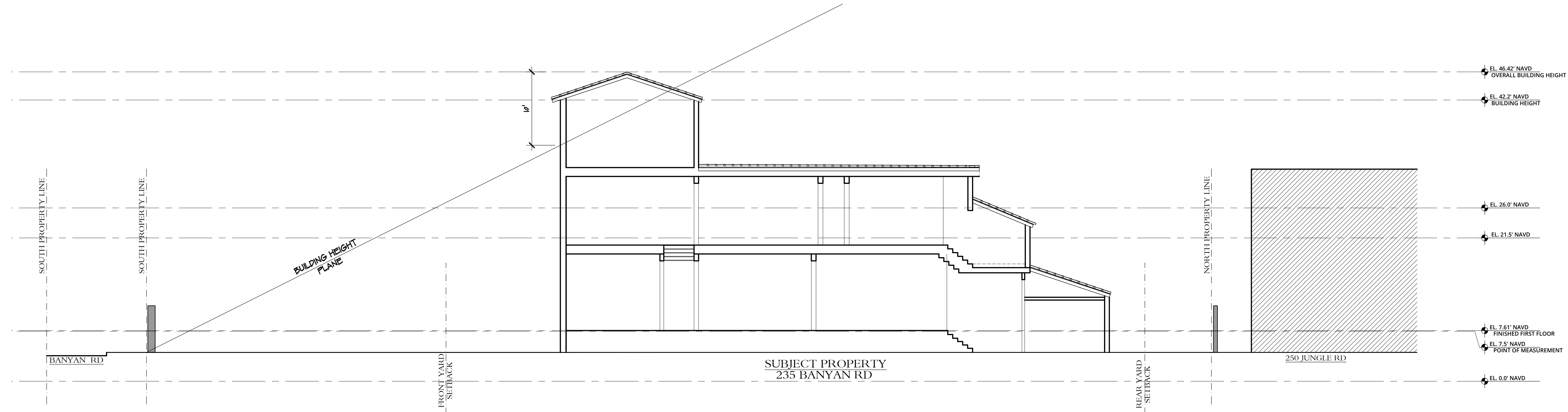
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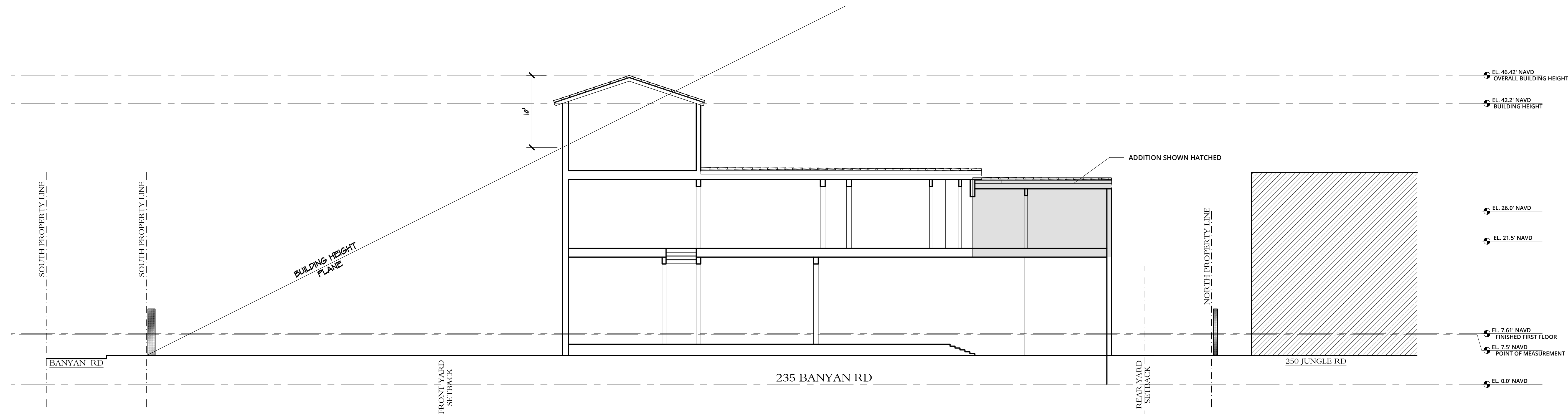
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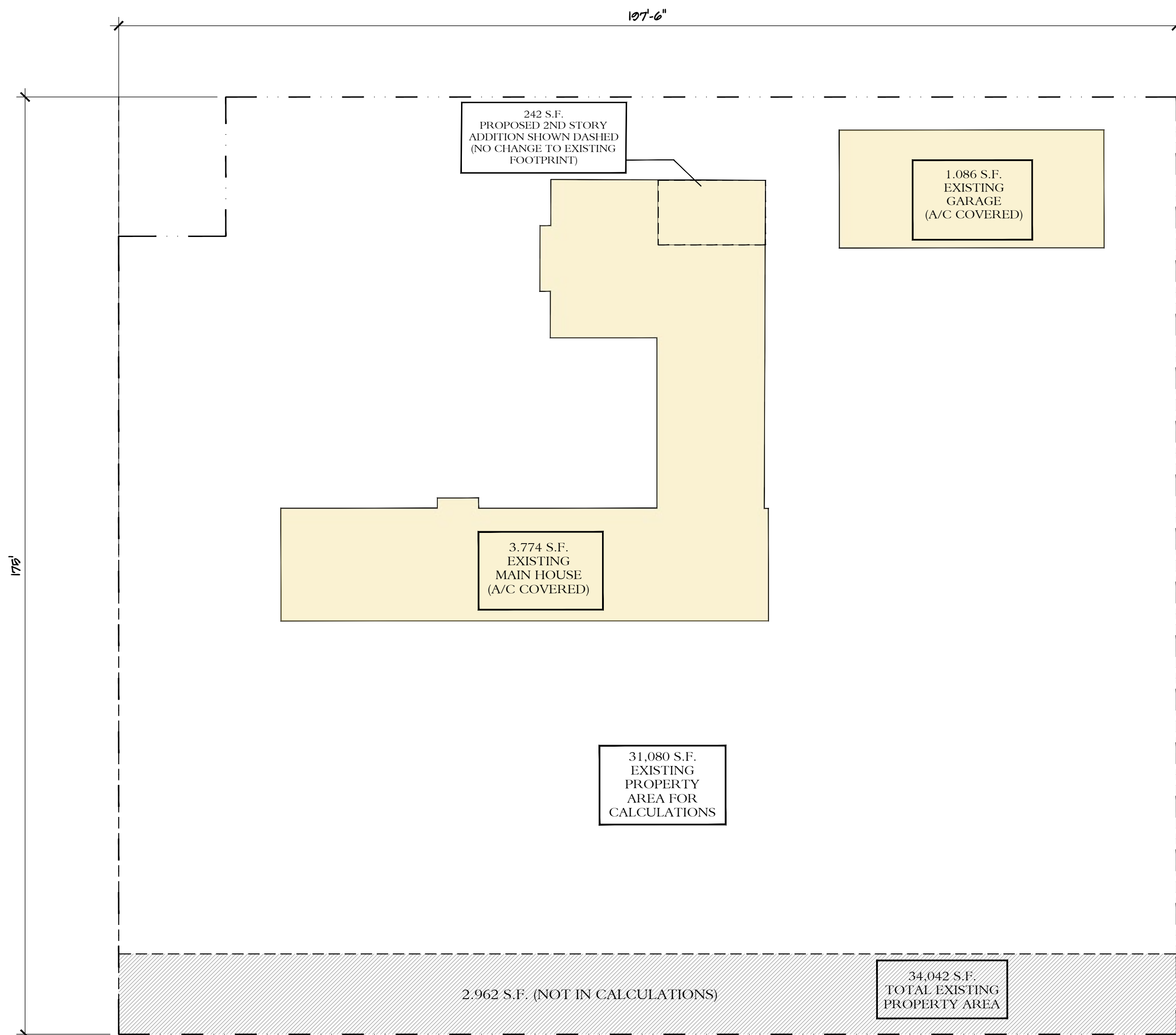
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1 EXISTING YARD SECTION
1/8" = 1'-0"



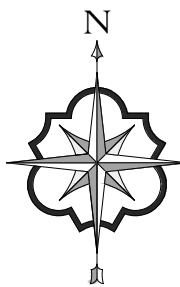
2 PROPOSED YARD SECTION
1/8" = 1'-0"



$$\frac{4,860 \text{ S.F. (LOT COVERAGE)}}{31,080 \text{ S.F. (SITE AREA)}} = 15.6\% \text{ LOT COVERAGE}$$



ZONING DIAGRAM - LOT COVERAGE
1/16" = 1'-0"



LOT INFORMATION	
PROPERTY ADDRESS:	
235 BANYAN ROAD PALM BEACH, 33480	
ZONING DATA:	
R-A ESTATE RESIDENTIAL DISTRICT	
FLOOD ZONE:	
THIS PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 6), ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12009C0583F, DATED OCTOBER 5TH, 2017.	
SURVEY INFO:	
ALL SURVEY INFORMATION BASED ON SURVEY BY: WALLACE SURVEYING CORP. 5553 VILLAGE BOULEVARD WEST PALM BEACH, FLORIDA 33407 (561)-640-4551 CRAIG L. WALLACE FLORIDA CERTIFICATE #3357	
DATE OF FIELD SURVEY: 7.15.2022	
LEGAL DESCRIPTION:	
A PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA	

SQUARE FOOT DATA			
LOT AREA (ENTIRE PROPERTY): 34,042 S.F.			
LOT AREA FOR CALCULATIONS: 31,080 S.F.			
LOT COVERAGE:			
ALLOWABLE:	25%		7,770 S.F.
EXISTING:	15.6%	MAIN HOUSE GARAGE TOTAL	3,774 S.F. 1,086 S.F. 4,860 S.F.
PROPOSED:	15.6%		4,860 S.F.
SQUARE FOOTAGE BREAKDOWN:			
AIR CONDITIONED SPACE			
MAIN HOUSE	EXISTING GROUND FLOOR		4,801 S.F.
	EXISTING 2nd FLOOR		3,046 S.F.
	PROPOSED 2nd FLOOR ADDITION		242 S.F.
	EXISTING 3rd FLOOR		437 S.F.
GARAGE:	EXISTING GROUND FLOOR		1,082 S.F.
	EXISTING 2nd FLOOR		1,082 S.F.
TOTAL			11,500 S.F.

ZONING TABULATION			
ZONING DISTRICT	R-A ESTATE RESIDENTIAL		
ZONING ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	20,000 S.F.	31,080 S.F.	NO CHANGE
LOT WIDTH	125'	107'-6"	NO CHANGE
LOT DEPTH	150'	178'	NO CHANGE
FRONT YARD SETBACK (S)	35'	62'-2"	NO CHANGE
SIDE YARD SETBACK (E)	15'	13'-6 1/2"	NO CHANGE
SIDE YARD SETBACK (W)	15'	30'-0"	NO CHANGE
REAR YARD SETBACK (N)	15'	6'-2"	NO CHANGE
MAX. BUILDING HEIGHT	25'-0"	34'-8"	NO CHANGE
MAX. OVERALL HEIGHT	35'-0"	38'-11"	NO CHANGE
MAX. LOT COVERAGE	25%	15.6%	NO CHANGE



Town of Palm Beach

Planning Zoning and Building

360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend		
	Property Address:	235 BANYAN ROAD	
1	Zoning District:	R-A ESTATE RESIDENTIAL DISTRICT	
2	Structure Type:	SINGLE FAMILY RESIDENCE	
4		Required/Allowed	Existing
5	Lot Size (sq ft)	20,000 S.F.	31,080 S.F.
6	Lot Depth	150'	175'
7	Lot Width	125'	197'-6"
8	Lot Coverage (Sq Ft and %)	7,770 S.F. (25%)	4,860 S.F. (15.6%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)	N/A	11,348 S.F.
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A
11	*Front Yard Setback (Ft.)	35' (SOUTH)	62'-2"
12	* Side Yard Setback (1st Story) (Ft.)	15' (E) 15' (W)	13'-6 1/2" (E) 30'-9" (W)
13	* Side Yard Setback (2nd Story) (Ft.)	15' (E) 15' (W)	
14	*Rear Yard Setback (Ft.)	15' (NORTH)	6'-2" (NORTH)
15	Angle of Vision (Deg.)	120°	81°
16	Building Height (Ft.)	25'-0"	34'-8 1/2"
17	Overall Building Height (Ft.)	35'-0"	38'-11 1/4"
18	Crown of Road (COR) (NAVD)	N/A	2.08'
19	Max. Amount of Fill Added to Site (Ft.)	N/A	NO CHANGE
20	Finished Floor Elev. (FFE)(NAVD)	7.5'	7.61'
21	Zero Datum for point of meas. (NAVD)	7.5'	NO CHANGE
22	FEMA Flood Zone Designation	AE (EL-6)	NO CHANGE
23	Base Flood Elevation (BFE)(NAVD)	7.5'	NO CHANGE
24	Landscape Open Space (LOS) (Sq Ft and %)	NO CHANGE	NO CHANGE
25	Perimeter LOS (Sq Ft and %)	NO CHANGE	NO CHANGE
26	Front Yard LOS (Sq Ft and %)	NO CHANGE	NO CHANGE
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 20220304



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PROPOSED RESIDENCE FOR:

235 BANYAN ROAD

Palm Beach FL 33480

Project #: 23-009
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16

DEMOLITION REPORT

1925 - HOWARD MAJOR

ORIGINAL ARCHITECT FOR THE HOUSE, LA TORRE BIANCA.

1974 - JAMES D. CARLTON, INC.

POOL CONSTRUCTION;
NEW AIR CONDITIONING.

1990-1992 - NO ARCHITECT INFO

GARAGE AND BATHROOM RENOVATIONS;
PORCH ENCLOSURE;
REPLACEMENT OF RUBBLE STONE FOR TERRACOTA TILES ON TERRACE'S SLAB;
ELECTRIC AND PLUMBING CHANGES;
DOORS/WINDOWS REPLACEMENTS.

1996 - RALPH S. MOE JR ARCHITECT

NEW C.B.S SITE WALL AT REAR PROPERTY LINE.

2004 - RALPH S. MOE JR ARCHITECT

GARAGE BUILDING - NEW OPENINGS, WALL REMOVAL. DESIGN NOT REALIZED.

2008 - ROBERT D. BOTKIN - STRUCTURAL ENGINEER

ELEVATOR INSTALLED IN MAIN HOUSE.

2015 - SMITH AND MOORE ARCHITECTS

NEW AUTOMATIC VEHICLE GATE INSTALLED WITHIN EXISTING LANDMARKED DRIVEWAY PIERS.

2016 - LABERGE & MENARD

NEW WOOD IMPACT RATED WINDOWS THROUGHOUT EXISTING STRUCTURE;
NEW ADDITION AT NORTHWESTAND NORTH SIDE OF EXISTING HOUSE (CHANGE ON NORTH/WEST/EAST ELEVATIONS);
EXISTING LIVING ROOM WINDOWS AT NORTH ELEVATION BECAME FRENCH DOORS;
INTERIOR MODIFICATION TO MASTER BATHROOM AND SITTING ROOM AREA.

2017 - NO ARCHITECT INFO

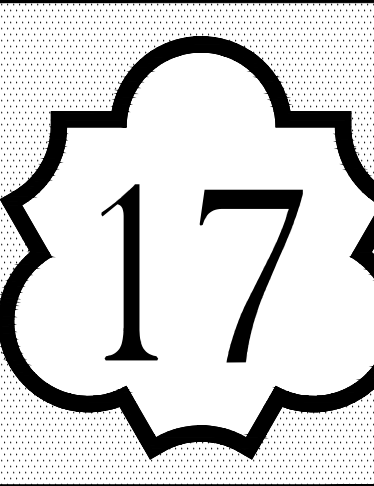
REMOVAL AND DISPOSAL EXISTING NON-IMPACT WINDOWS;
INSTALLMENT OF NEW IMPACT WINDOWS & DOORS. (NO CHANGE IN EXISTING OPENINGS.)



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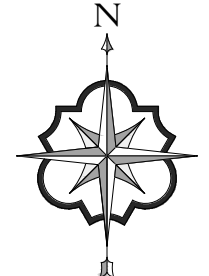
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1

MAIN LEVEL EXISTING
NO CHANGE
1/4" = 1'-0"



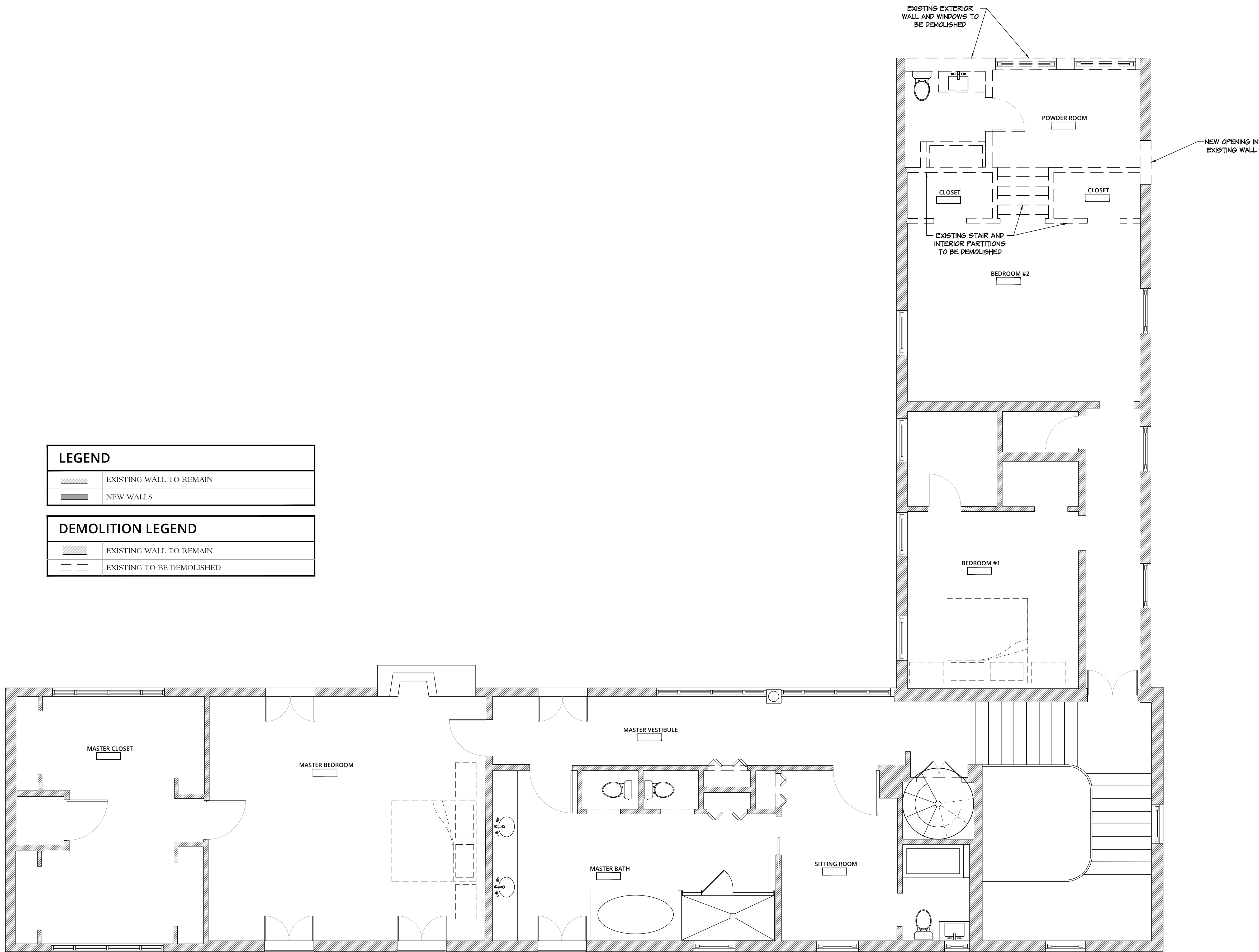
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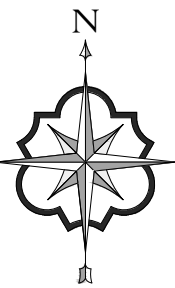
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1

2ND FLOOR EXISTING/DEMO PLAN

1/4" = 1'-0"



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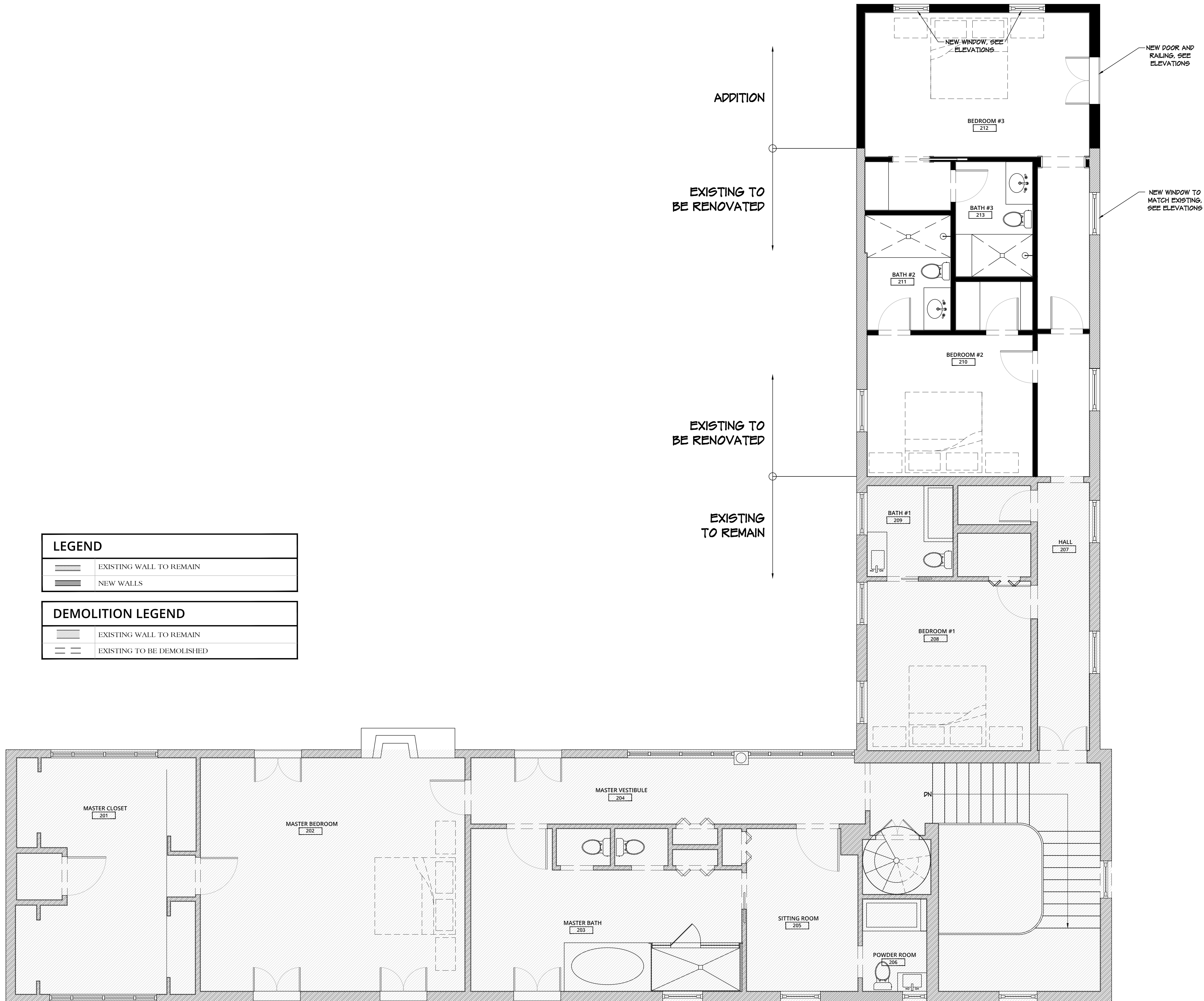
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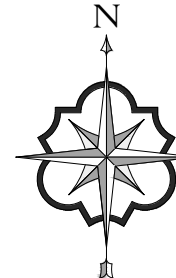
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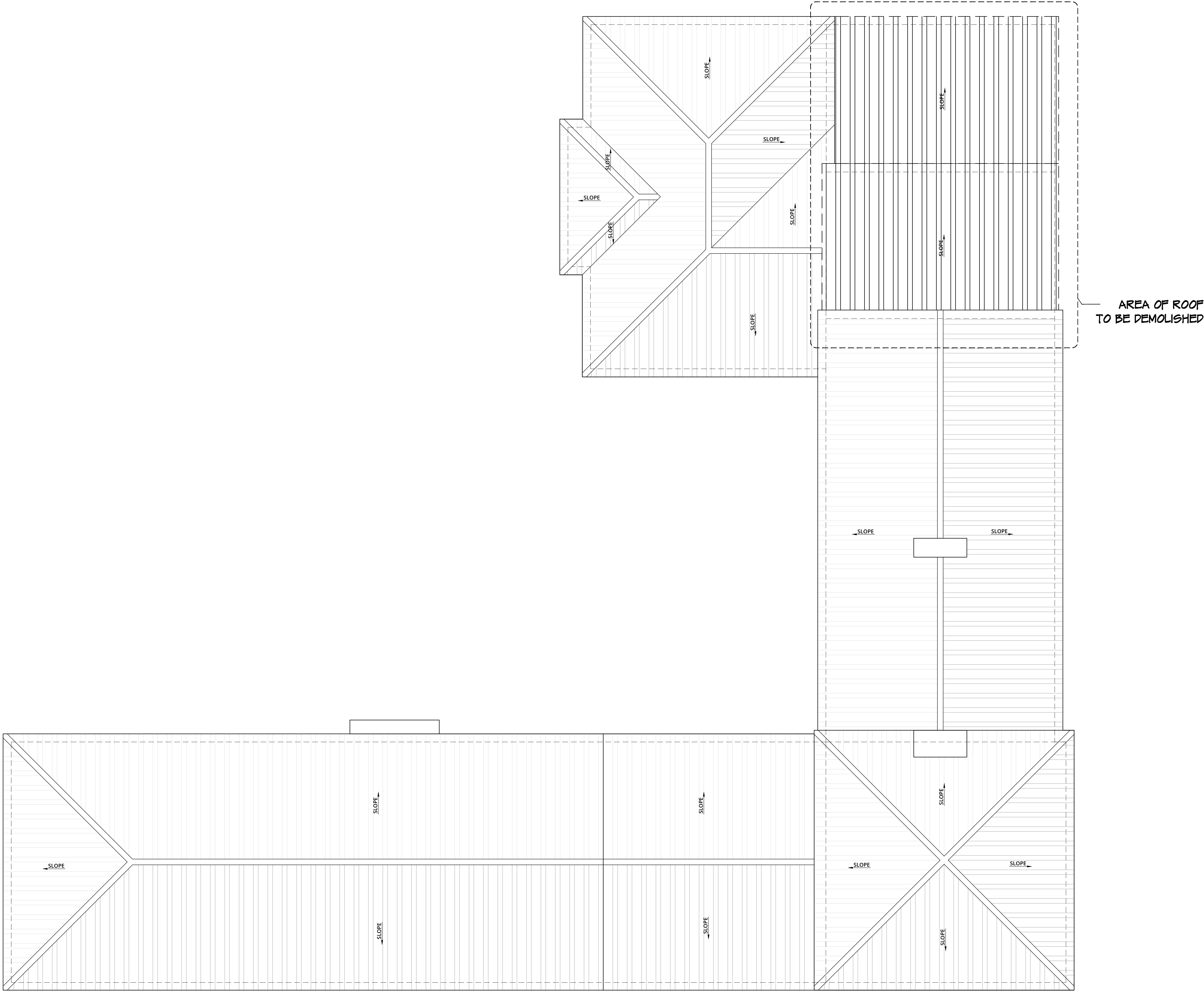
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LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALLS

DEMOLITION LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING TO BE DEMOLISHED

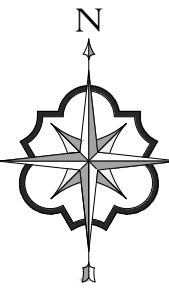




AREA OF ROOF
TO BE DEMOLISHED

1

EXISTING ROOF PLAN
1/4" = 1'-0"





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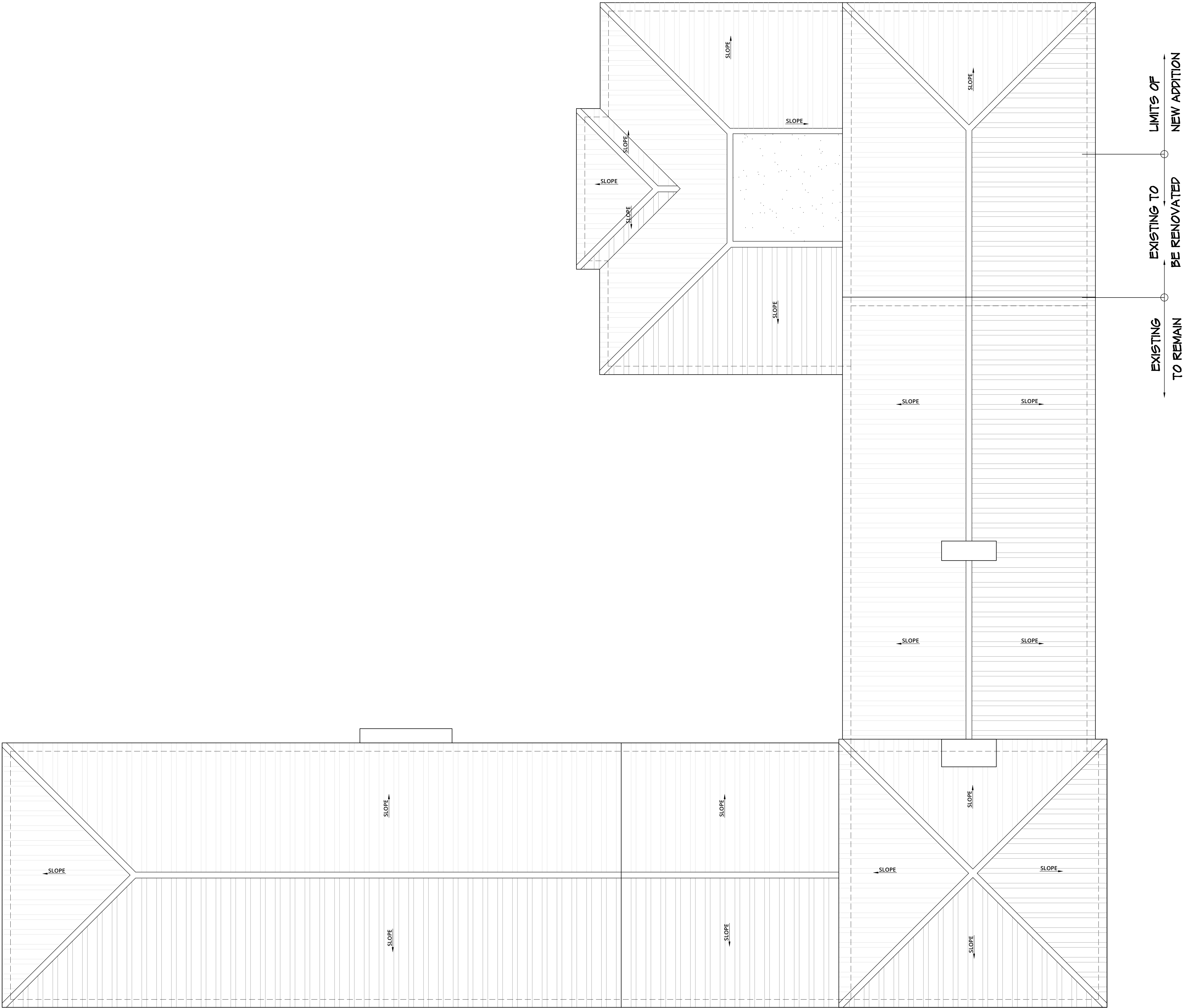
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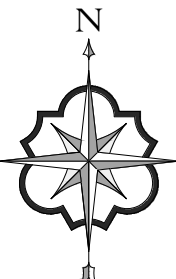
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2

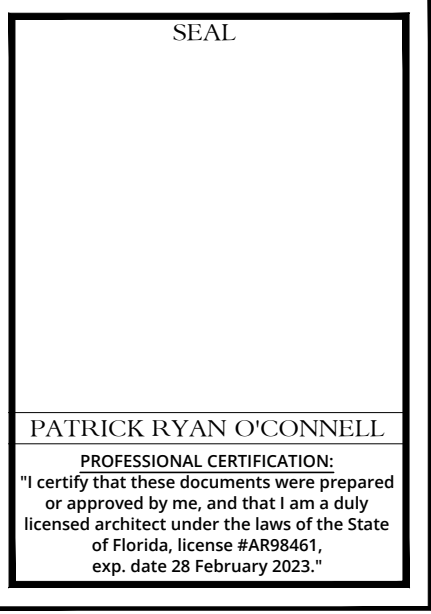
PROPOSED ROOF PLAN
1/4" = 1'-0"



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1

EXISTING EAST ELEVATION
3/16" = 1'-0"



2

PREVIOUSLY PROPOSED EAST ELEVATION
3/16" = 1'-0"



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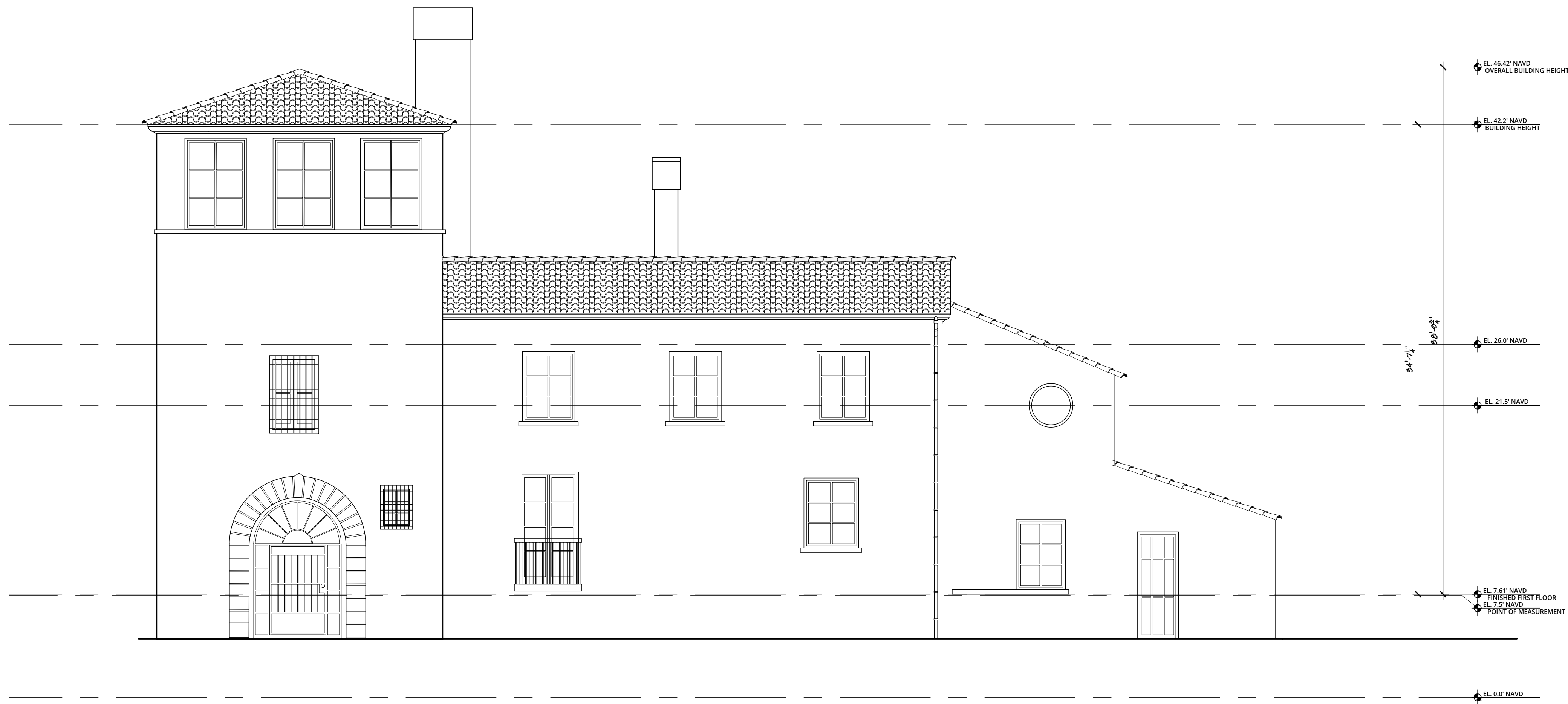
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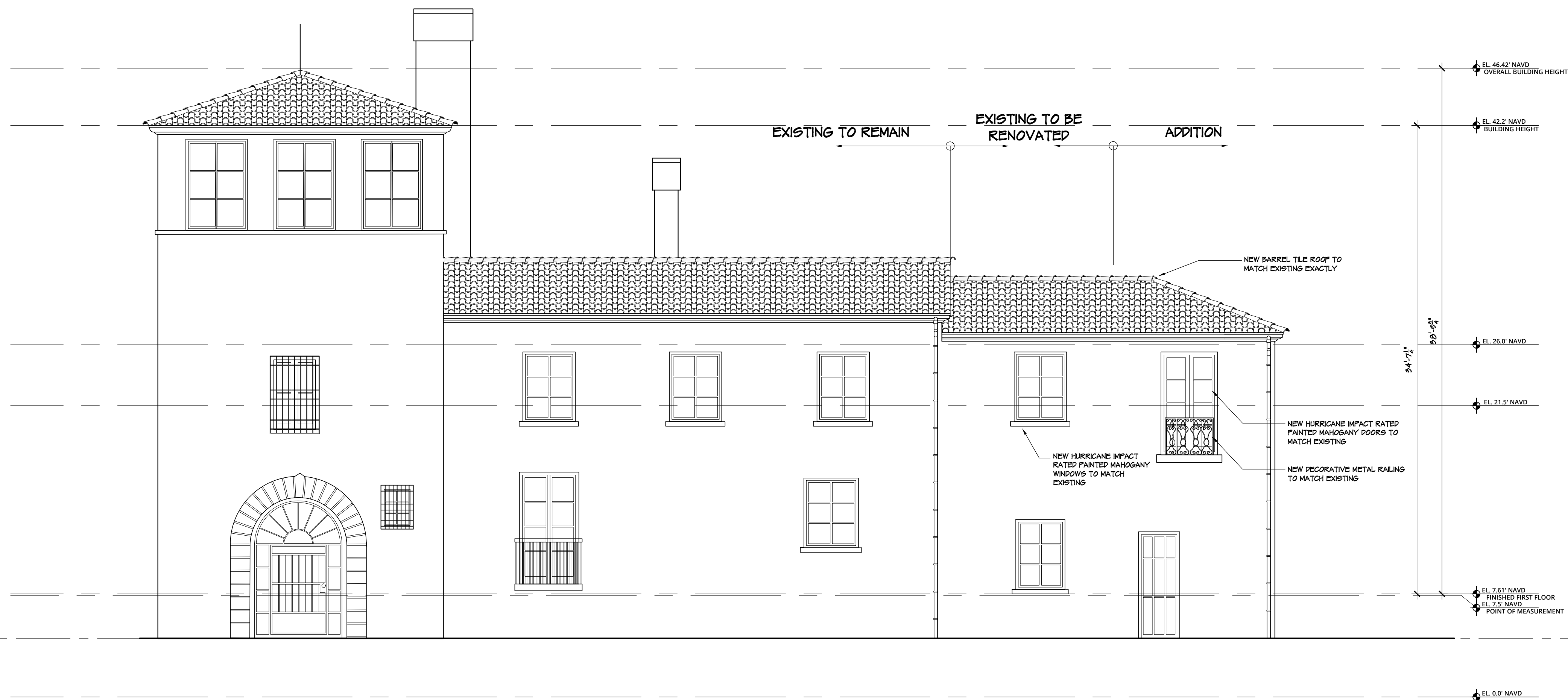
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1 EXISTING EAST ELEVATION
3/16" = 1'-0"



2 CURRENTLY PROPOSED EAST ELEVATION
3/16" = 1'-0"



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21A



1

EXISTING SOUTH ELEVATION
NO CHANGE
1/4" = 1'-0"



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22



1

EXISTING WEST ELEVATION
3/16" = 1'-0"



2

PREVIOUSLY PROPOSED WEST ELEVATION
3/16" = 1'-0"



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23



1

EXISTING EAST ELEVATION
3/16" = 1'-0"



2

CURRENTLY PROPOSED WEST ELEVATION
3/16" = 1'-0"



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1 EXISTING NORTH ELEVATION
3/16" = 1'-0"



2 PREVIOUSLY PROPOSED NORTH ELEVATION
3/16" = 1'-0"



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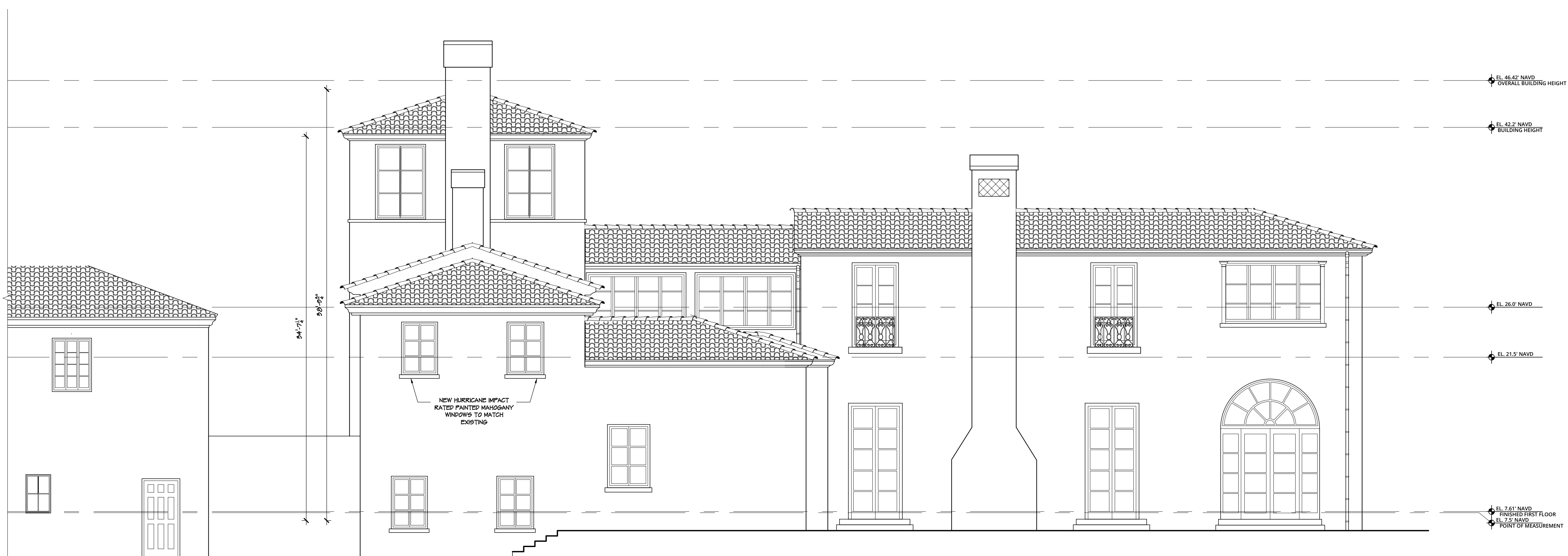
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3/16" = 1'-0"



2 CURRENTLY PROPOSED NORTH ELEVATION
3/16" = 1'-0"



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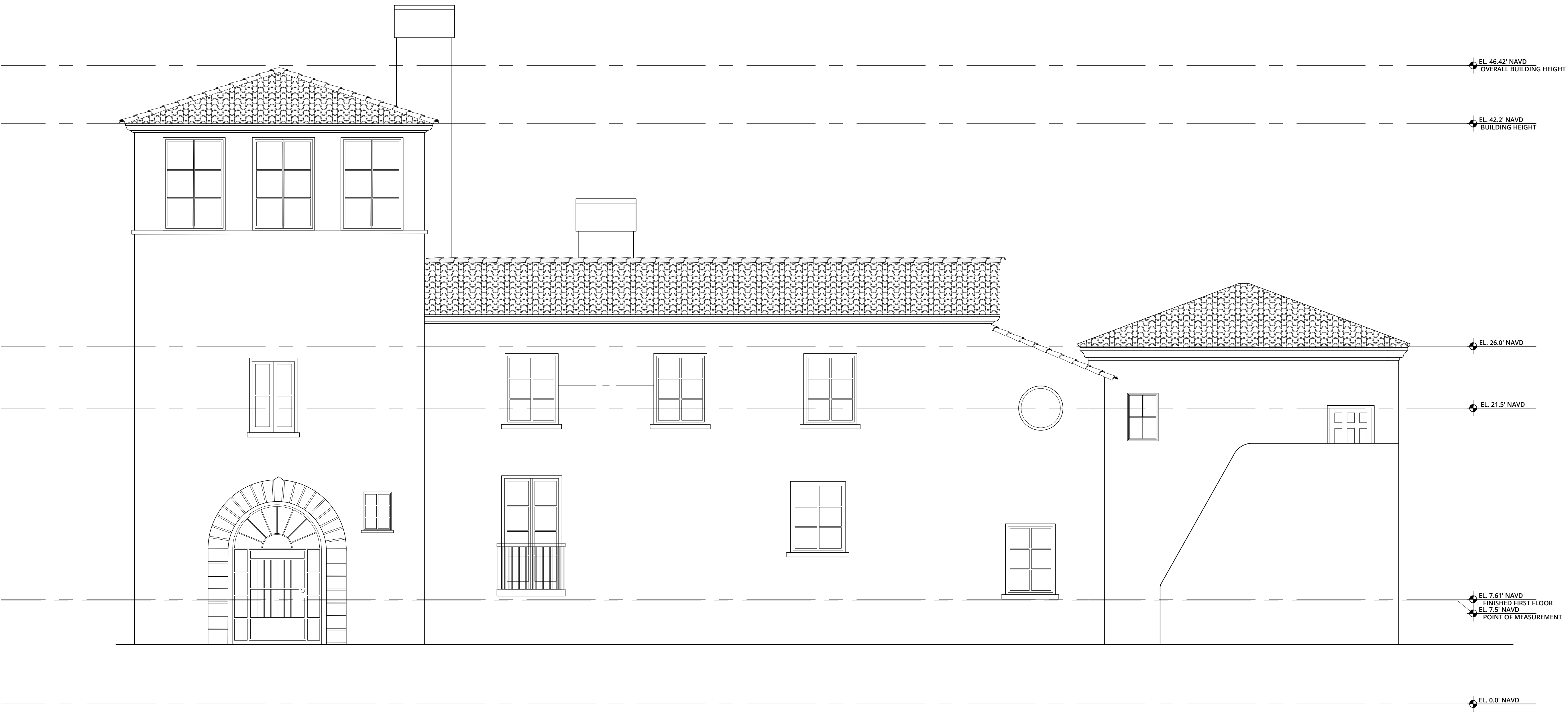
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1 ORIGINAL EAST ELEVATION (BEFORE 2016 ELEVATION)
1/4" = 1'-0"



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2

ORIGINAL NORTH ELEVATION (BEFORE 2016 ELEVATION)
1/4" = 1'-0"



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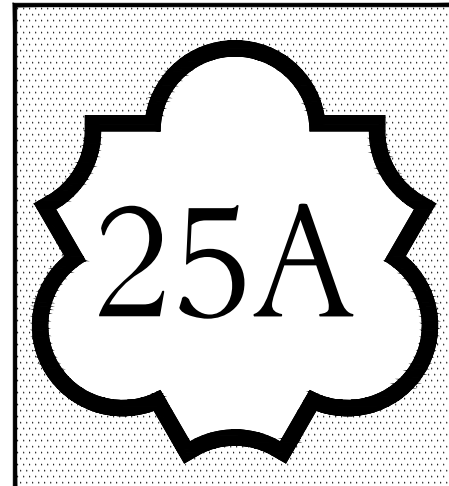
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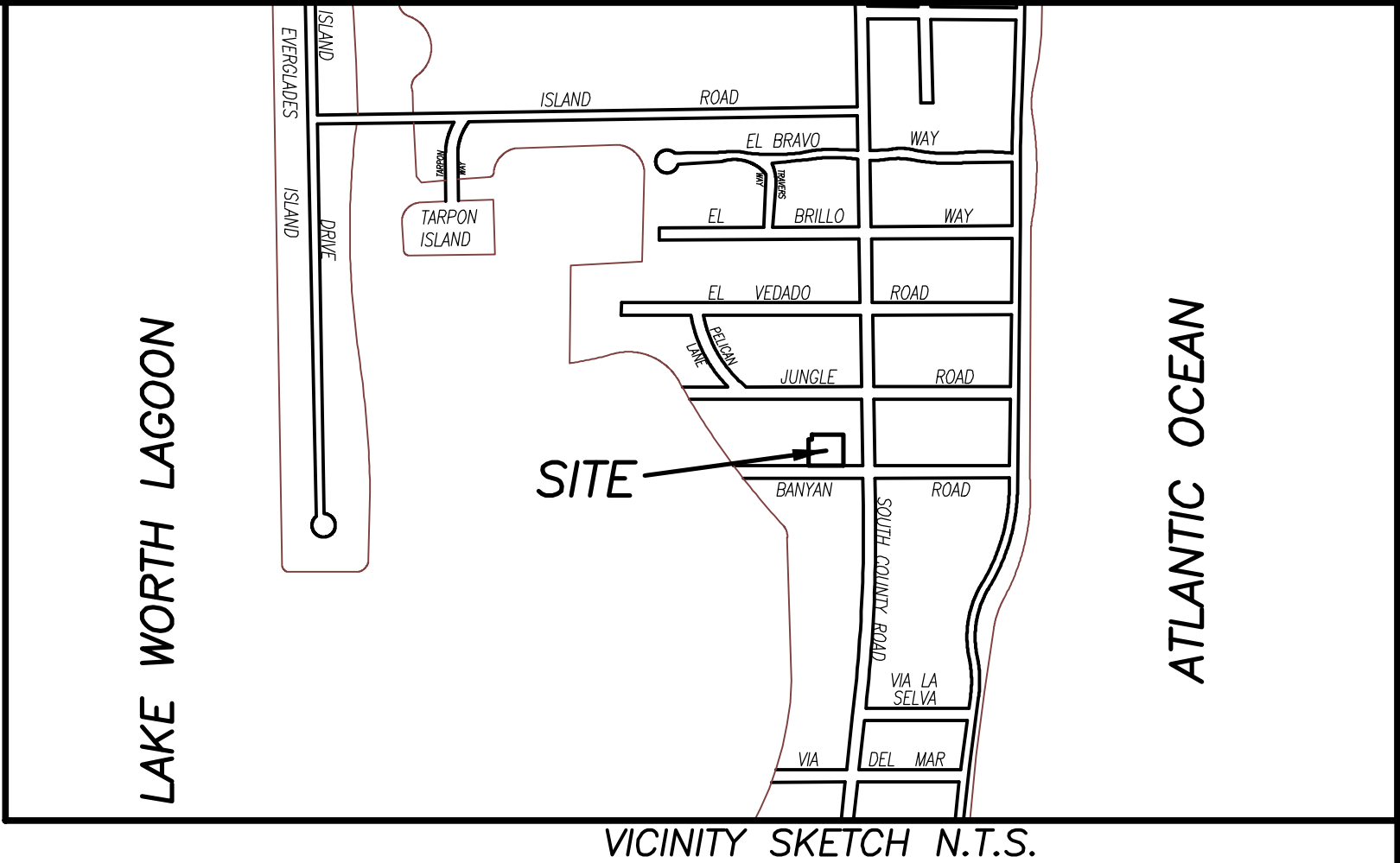
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25A

= ARC LENGTH
 A/C = AIR CONDITIONING
 A.E. = ACCESS EASEMENT
 A.K.A. = ALSO KNOWN AS
 ASPH. = ASPHALT
 BLDG. = 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
 C.H. = CHORD
 C.I.F. = CHAIN LINK FENCE
 C.L.R. = CLEAR
 C.M.P. = CORRUGATED METAL PIPE
 CONC. = 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. = FINISH FLOOR
 FND. = FOUND
 F.O.C. = FACE OF CURB
 FTN = FOUNTAIN
 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. = LINK NORTH 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.I.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
 O/S = OFFSET
 (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.C.P. = PERMANENT CONTROL POINT
 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
 PYMT = PAVEMENT
 (R) = RADIAL
 R = RADIUS
 RGE. = RANGE
 R.P.B. = ROAD PLAT BOOK
 RW = 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
 TWP. = TOWNSHIP
 TYP. = TYPICAL
 U/C = UNDER CONSTRUCTION
 U.E. = UTILITY EASEMENT
 U.R. = UNRECORDED
 W.C. = WITNESS CORNER
 ☐ = CENTERLINE
 Δ = 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)
 P = PROPERTY LINE
 U = UTILITY POLE
 F = FIRE HYDRANT
 M = WATER METER
 V = WATER VALVE
 L = LIGHT POLE
 ☸ = BANYAN TREE
 ☸ = BISMARCK PALM
 ☸ = FICUS TREE
 ☸ = FRANGIPANI TREE
 ☸ = UNKNOWN TREE



SOUTH LINE FL BRAVO PARK (P.B. 8. PG. 9)

