## RENOVATIONS FOR SINGLE-FAMILY RESIDENCE AT:

# 235 BANYAN ROAD

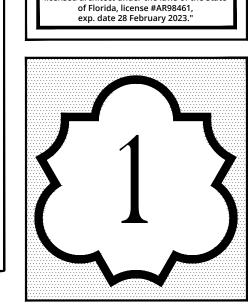




PROPOSED RESIDENCE FOR: Project #: 23-009 Drawn by: NS, PRO Date(s):

08 DEC. 2022 - FIRST SUBMITTAL 27 DEC. 2022 - SECOND SUBMITTA 12 JAN. 2023 - FINAL SUBMITTAL 17 FEB. 2023 - PRESENTATION 01 MAR. 2023 - RESUBMITTAL

PATRICK RYAN O'CONNELI "I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State



PALM BEACH, FL 33480

TOWN OF PALM BEACH, FLORIDA

COA: 23-009 "RESUBMITTAL"

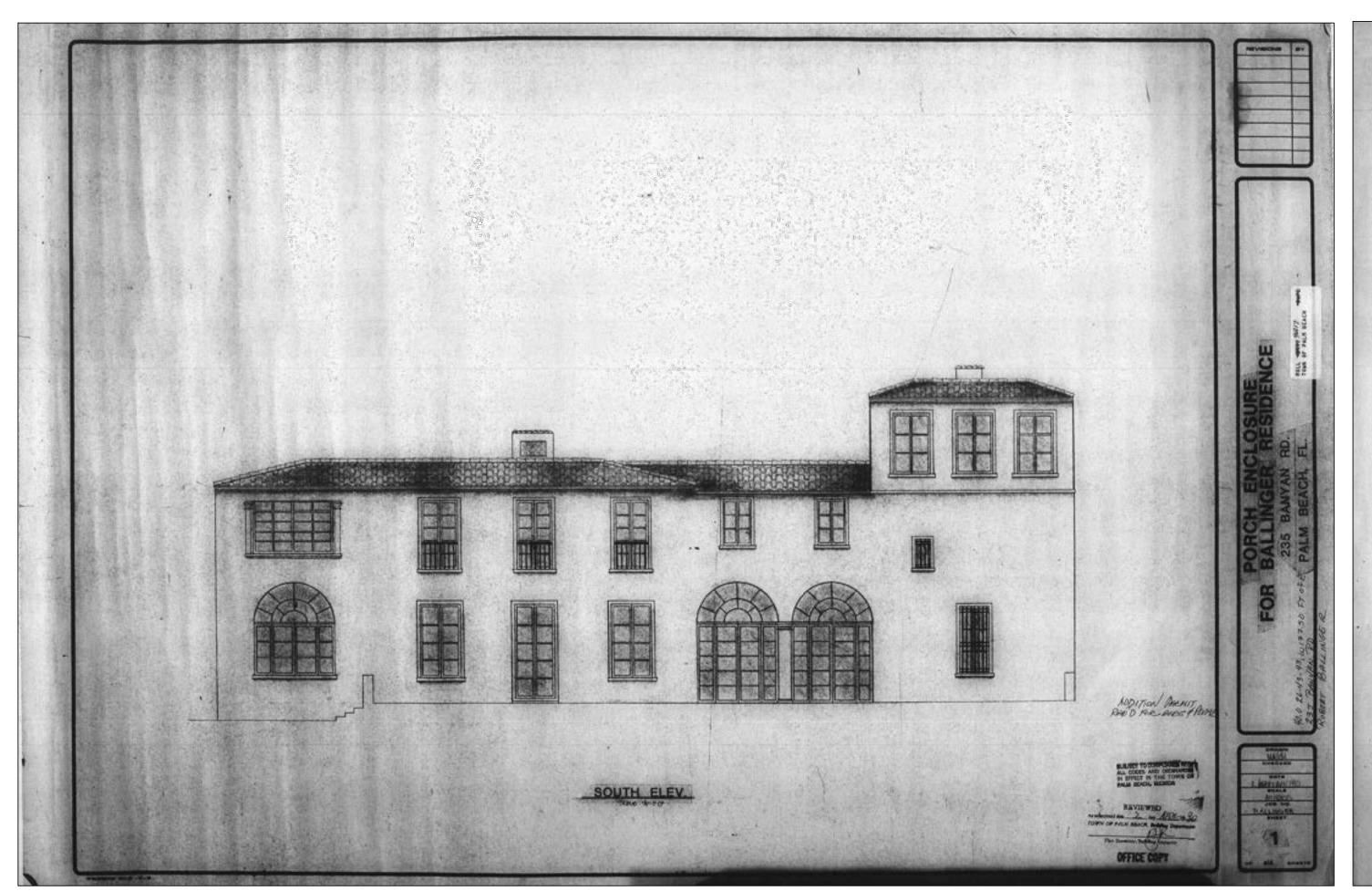
RESUBMITTAL DATE: 03-01-2023 LANDMARKS DATE OF HEARING: 03-22-2023 ORIGINAL LANDMARKS DATE OF HEARING: 02-17-2023

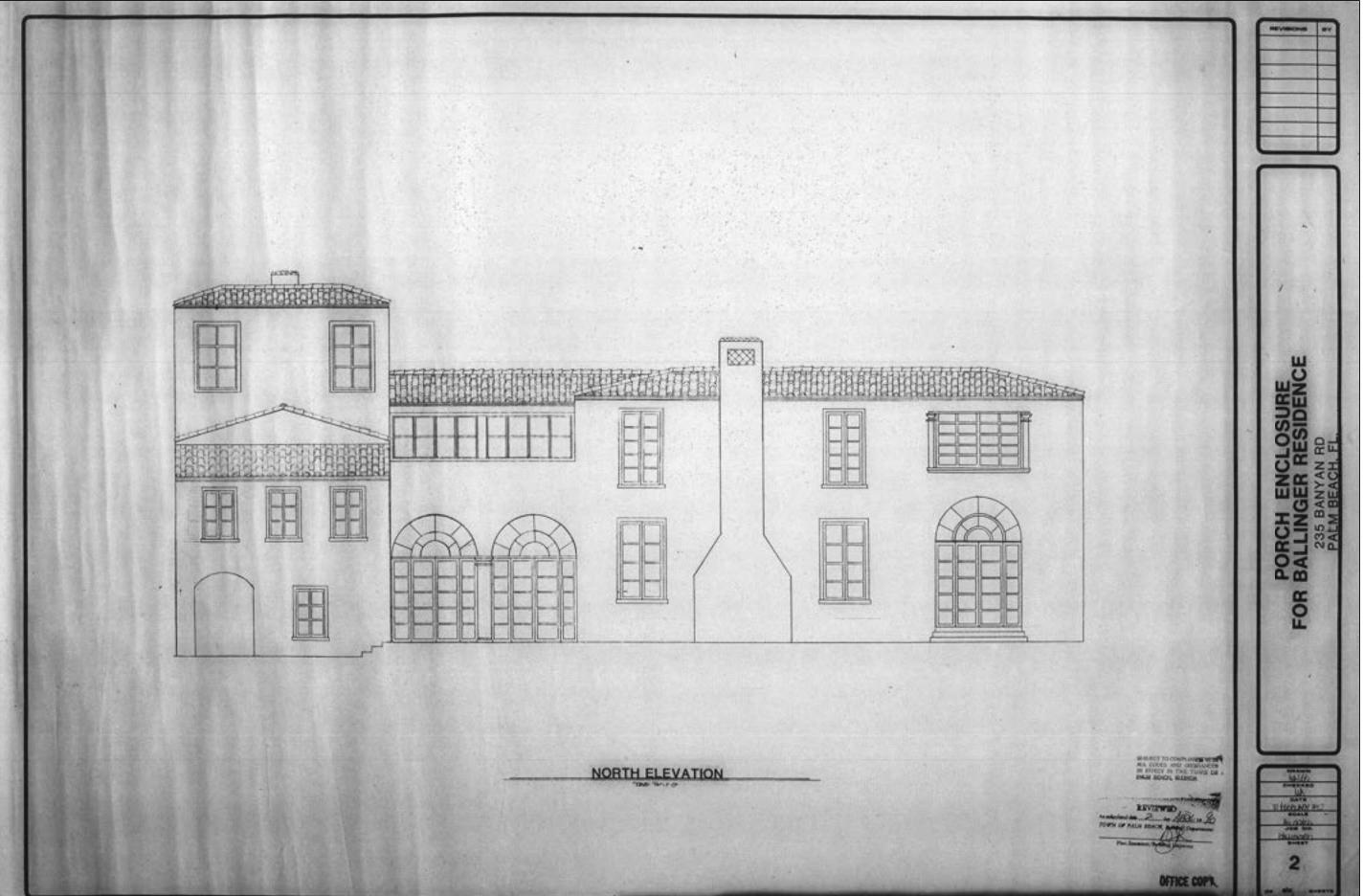
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12. EAISTING SITE PLAIN	
13. PROPOSED SITE PLAN	
14. YARD SECTION DIAGRAMS	
15. FENCES, WALLS, AND GATES SHEET-NOT USED	
16. DIAGRAMS AND TOWN OF P.B. ZONING LEGEND	
17. DEMOLITION REPORT NO LANDSCAPE PROPOSED	
18. EXISTING FIRST FLOOR PLAN SURVEY	

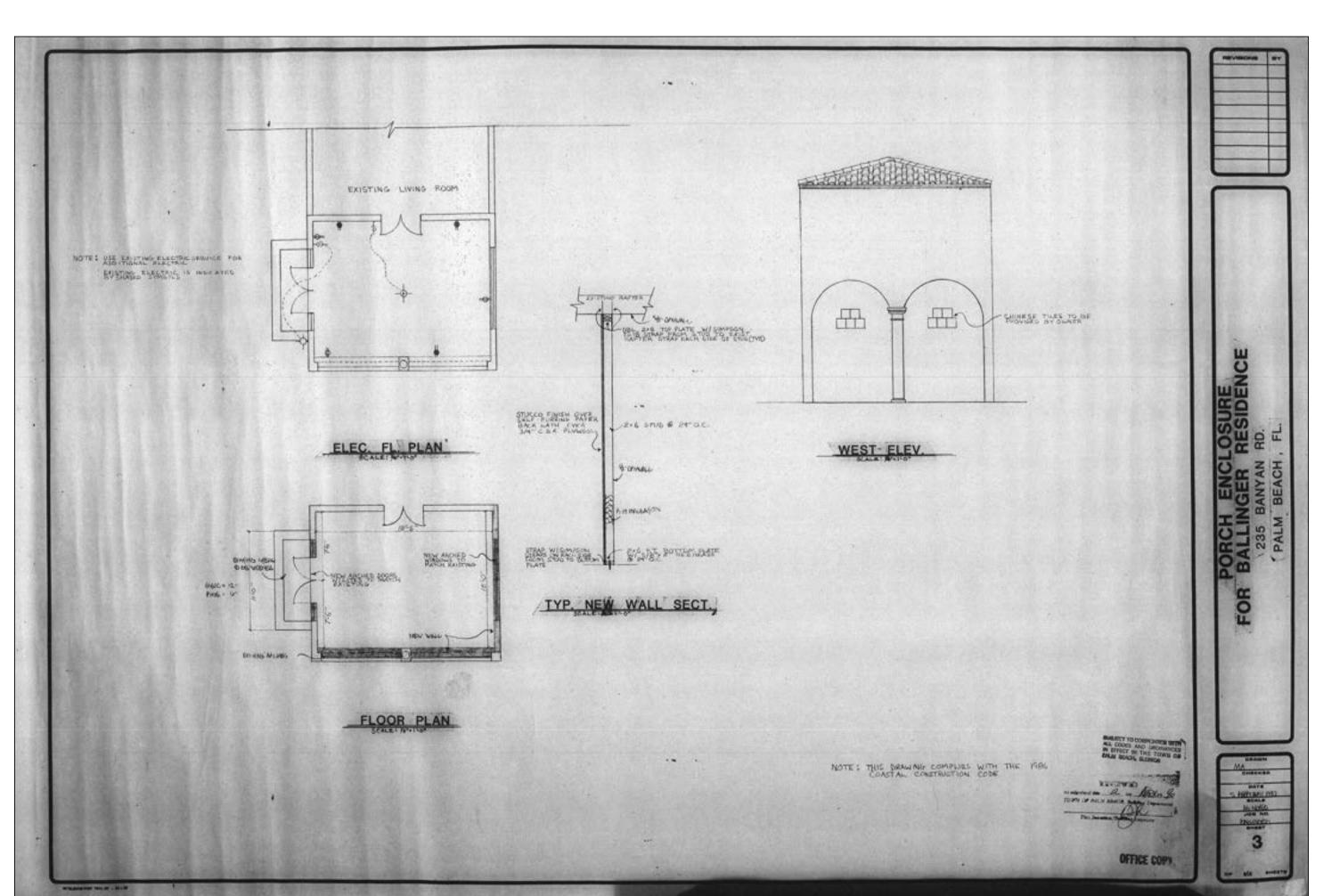
# SCOPE OF WORK

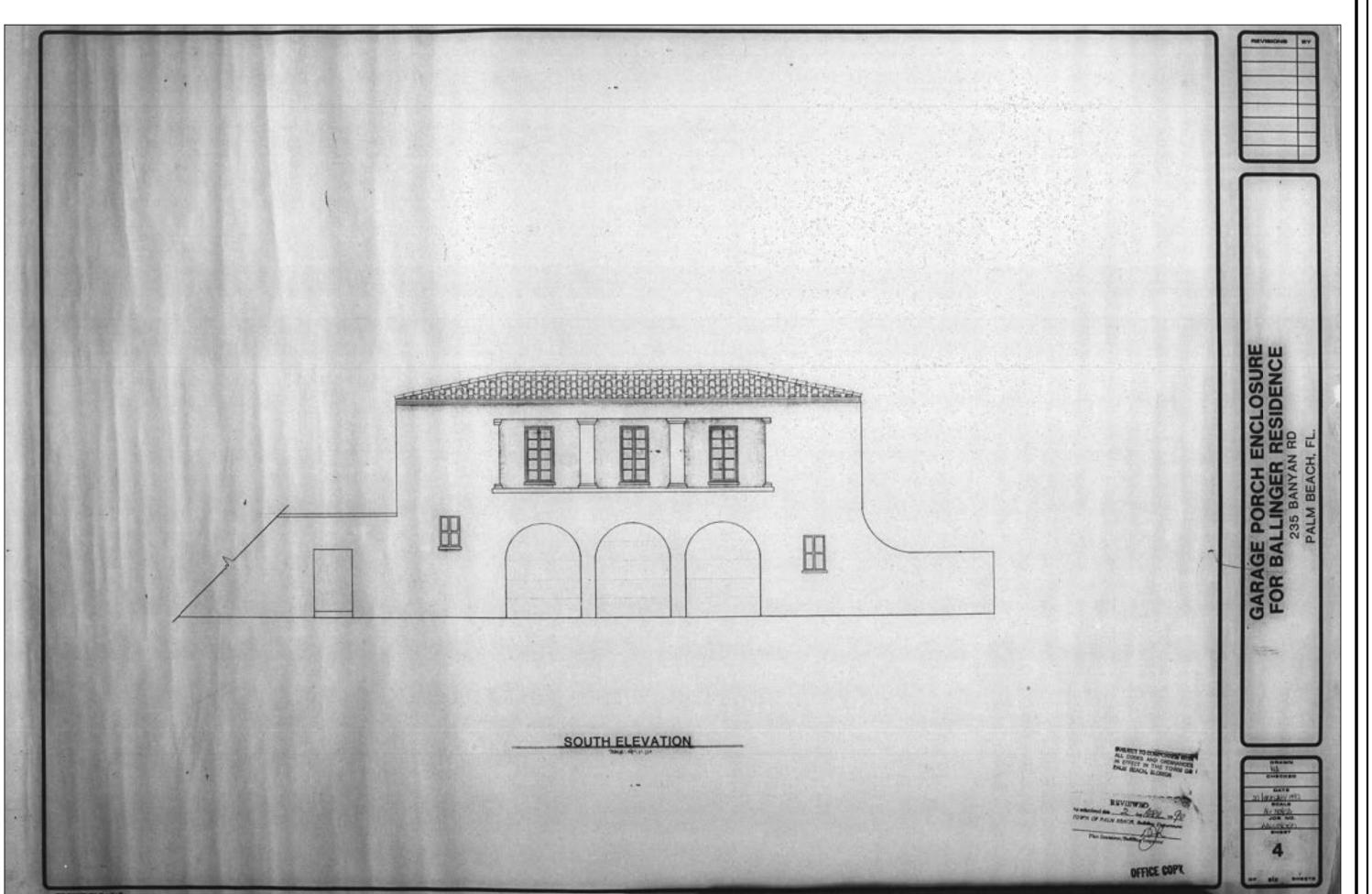
• PROPOSED 242 S.F. ADDITION TO SECOND FLOOR OF EXISTING HOUSE.

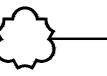
ARCHITECT: **SURVEYOR:** WALLACE SURVEYING CORP. PATRICK RYAN O'CONNELL ARCHITECT 5553 VILLAGE BLVD. WEST PALM BEACH, FL 33407 400 ROYAL PALM WAY, SUITE 206 PALM BEACH, FL 33480 561-640-4551











HISTORICAL DOCUMENTS
N.T.S.

PATRICK RYAN
O'CONNELL
ARCHITECT

ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685

Project #: 23-009 Drawn by: NS, PRO

08 DEC. 2022 - FIRST SUBMITAL

27 DEC. 2022 - SECOND SUBMITA

12 JAN. 2023 - FINAL SUBMITTAL

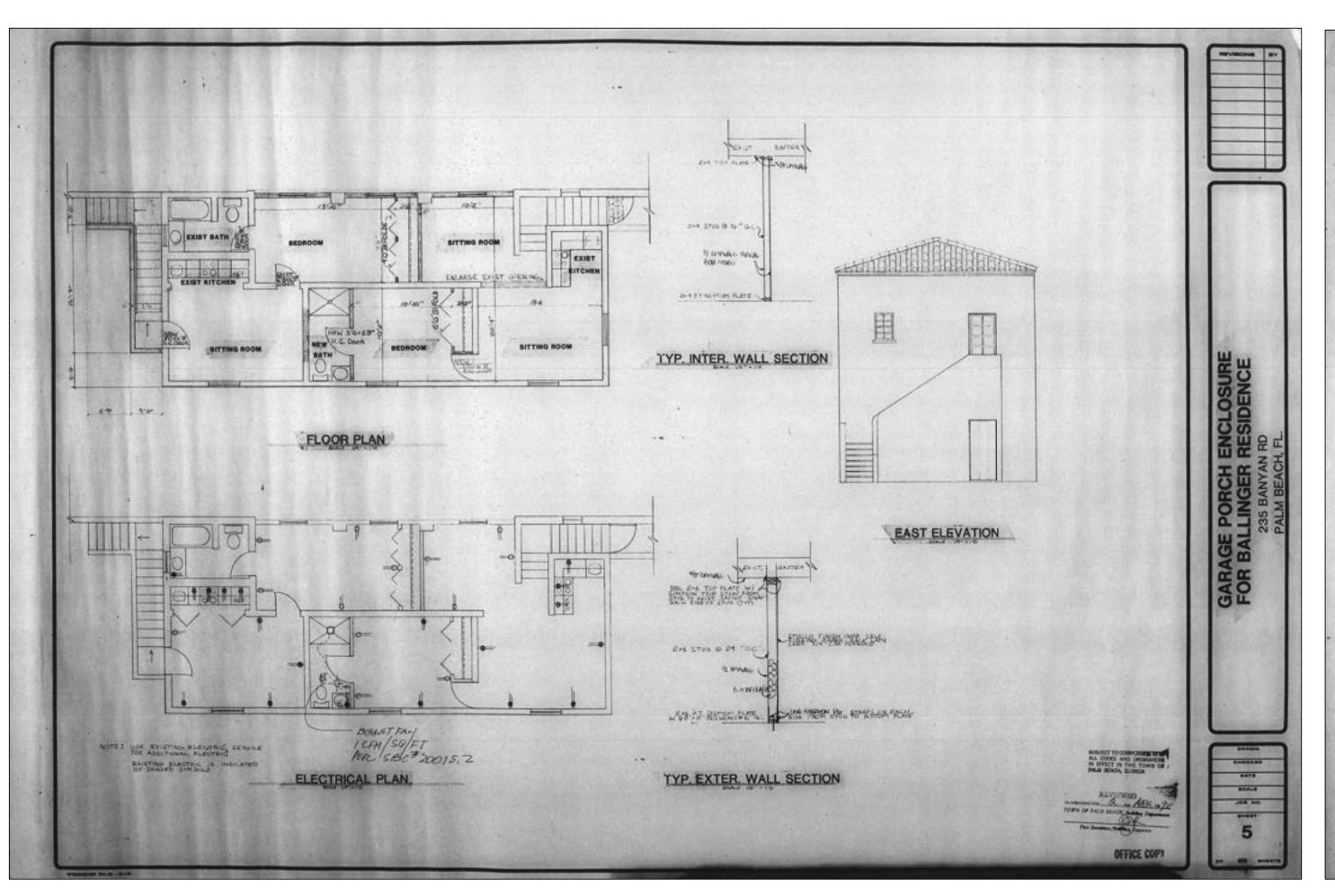
17 FEB. 2023 - PRESENTATION

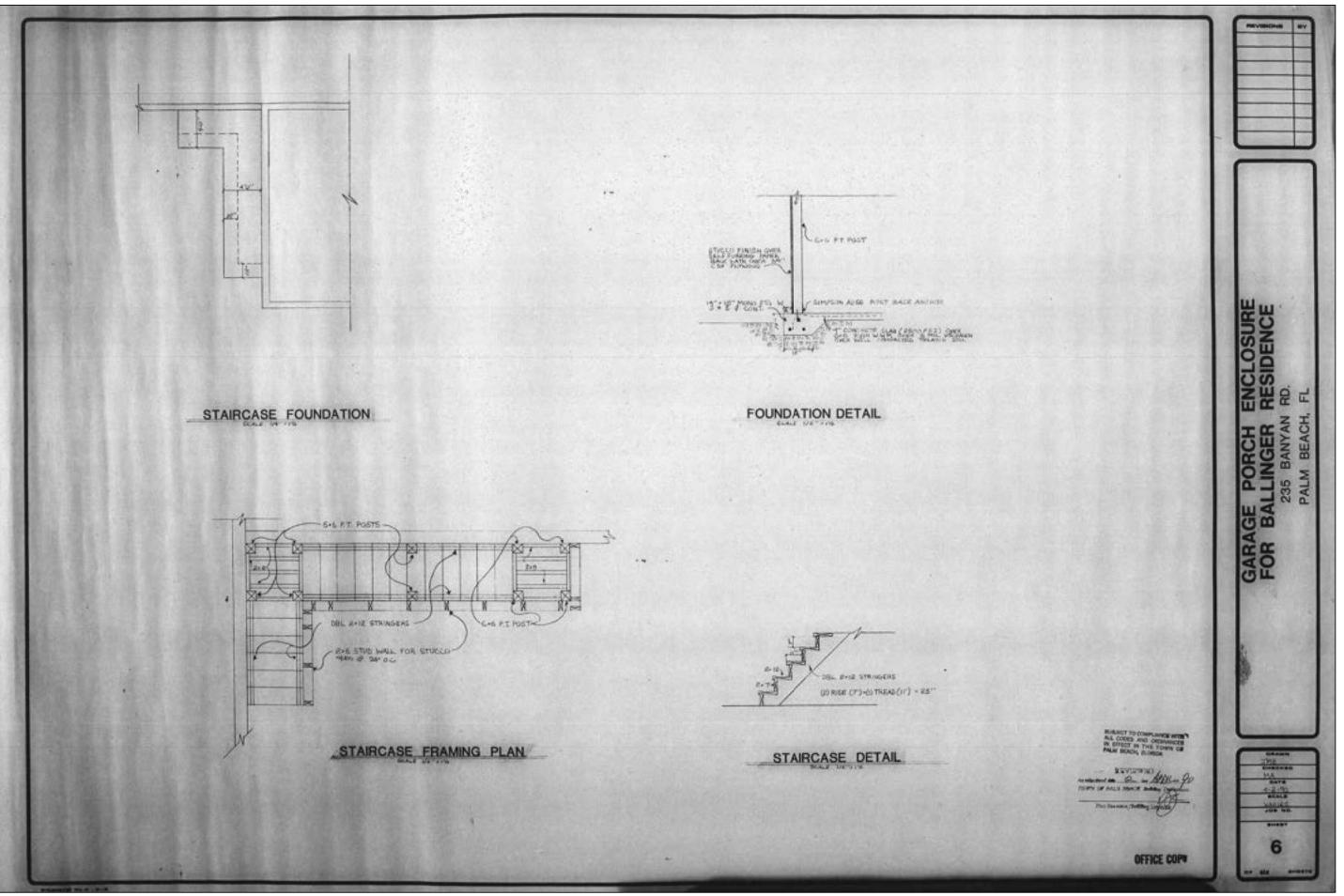
01 MAR. 2023 - RESUBMITTAL

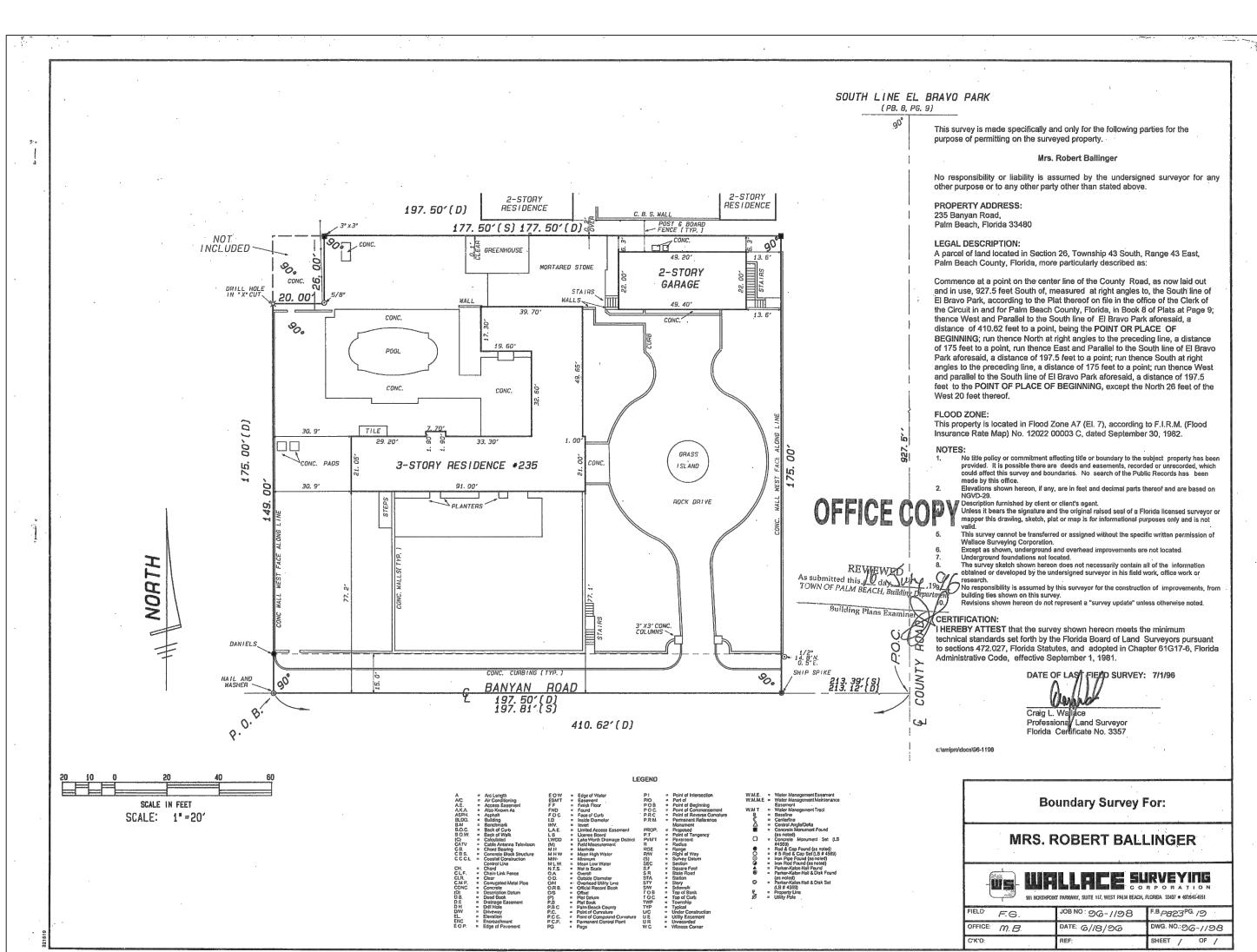
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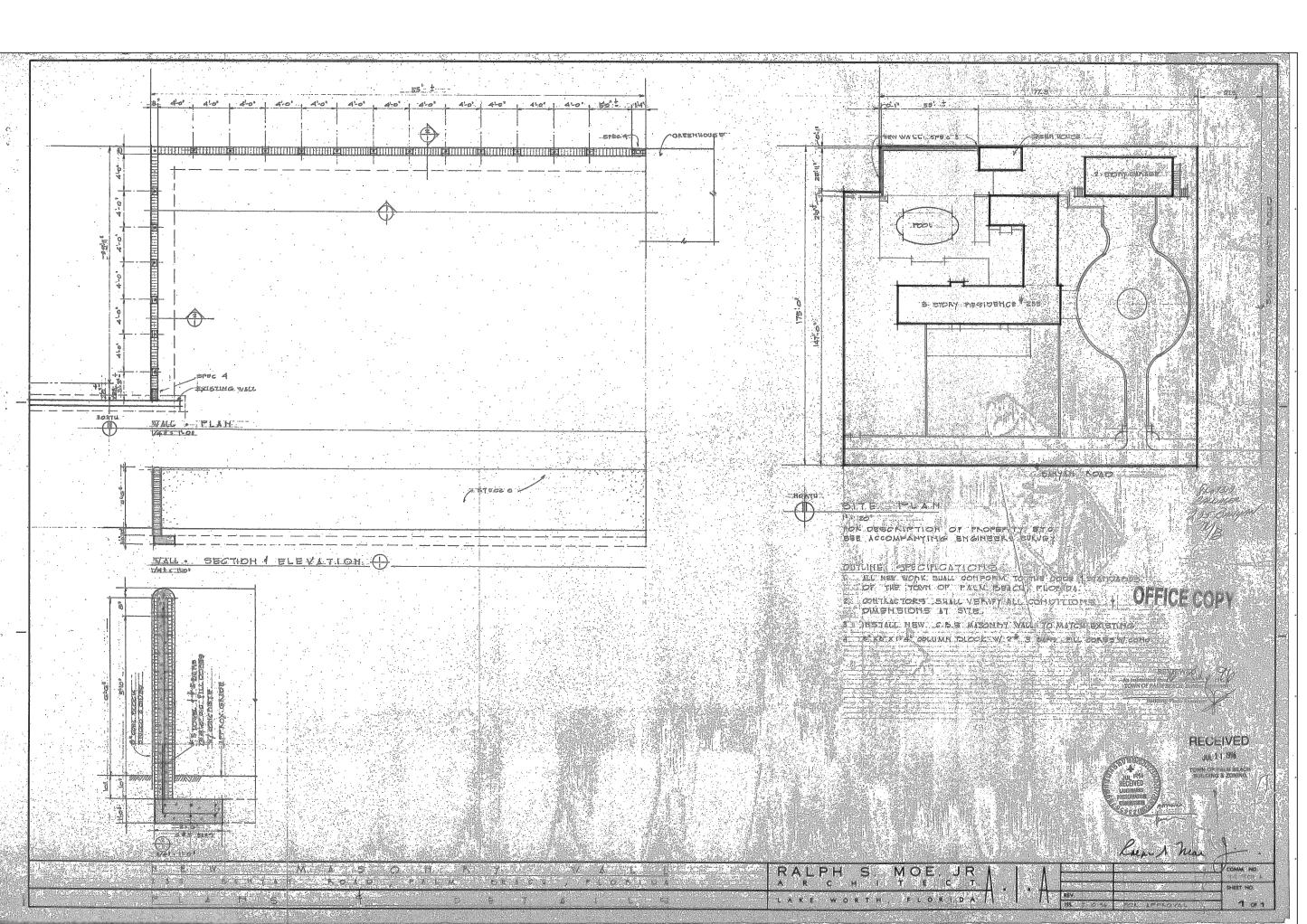
PATRICK RYAN O'CONNELI

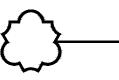
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licensed architect under the laws of the State
of Florida, license #AR98461,
exp. date 28 February 2023."











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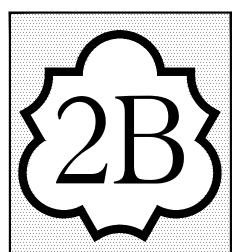
PATRICK RYAN

ARCHITECT

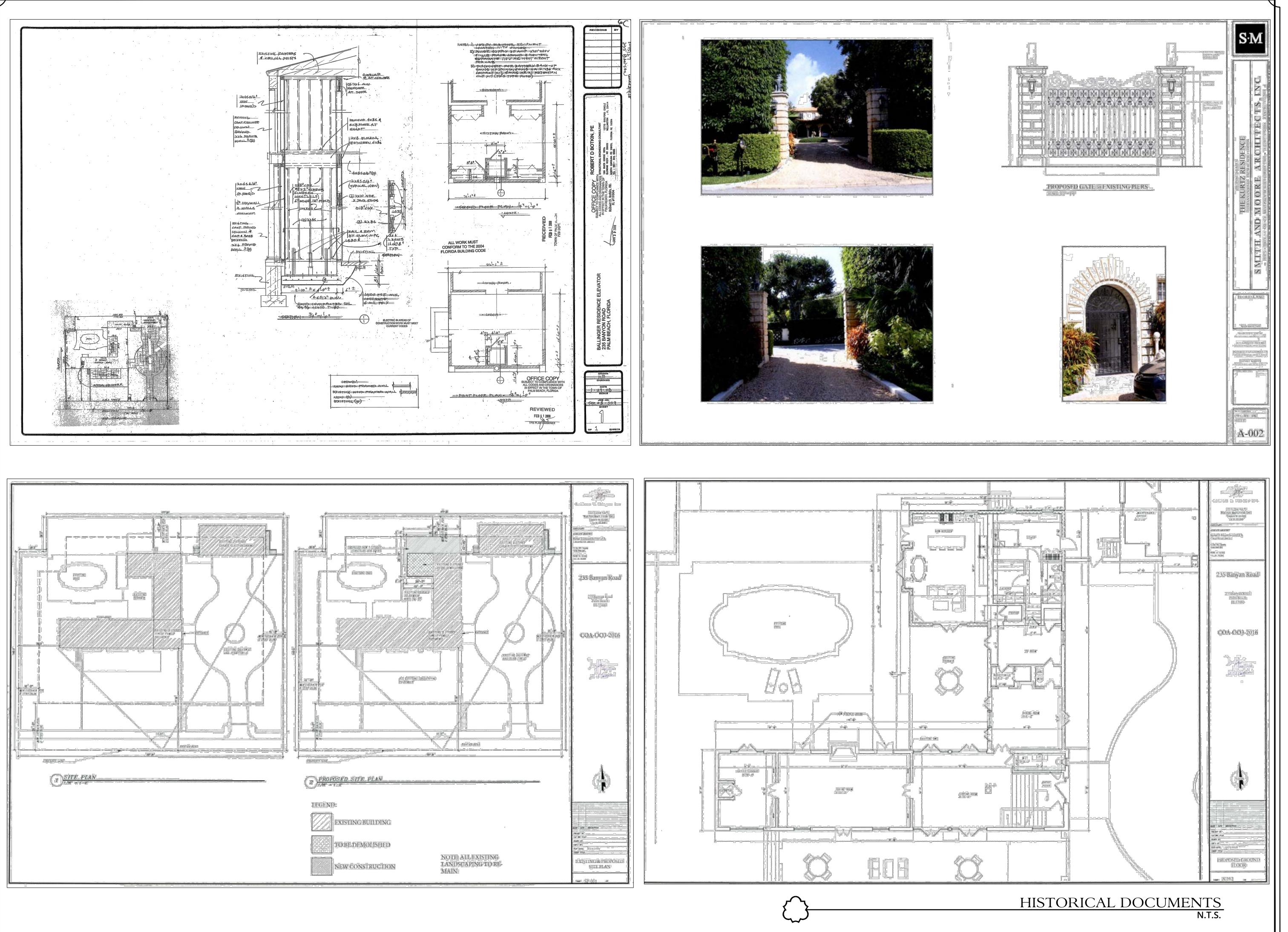
O'CONNEL

l	Project #: 23-009
I	Drawn by: NS, PRO
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PATRICK	K RYAN O'CONNELL
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"I certify that t	hese documents were prepare
	d by me, and that I am a duly tect under the laws of the State
	rida, license #AR98461,
	date 28 February 2023."



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PATRICK RYAN
O'CONNELL
ARCHITECT

ROPOSED RESIDENCE FOR:

**BANYAN ROAD** 

Project #: 23-009 Drawn by: NS, PRO

08 DEC. 2022 - FIRST SUBMITAL

27 DEC. 2022 - SECOND SUBMITA

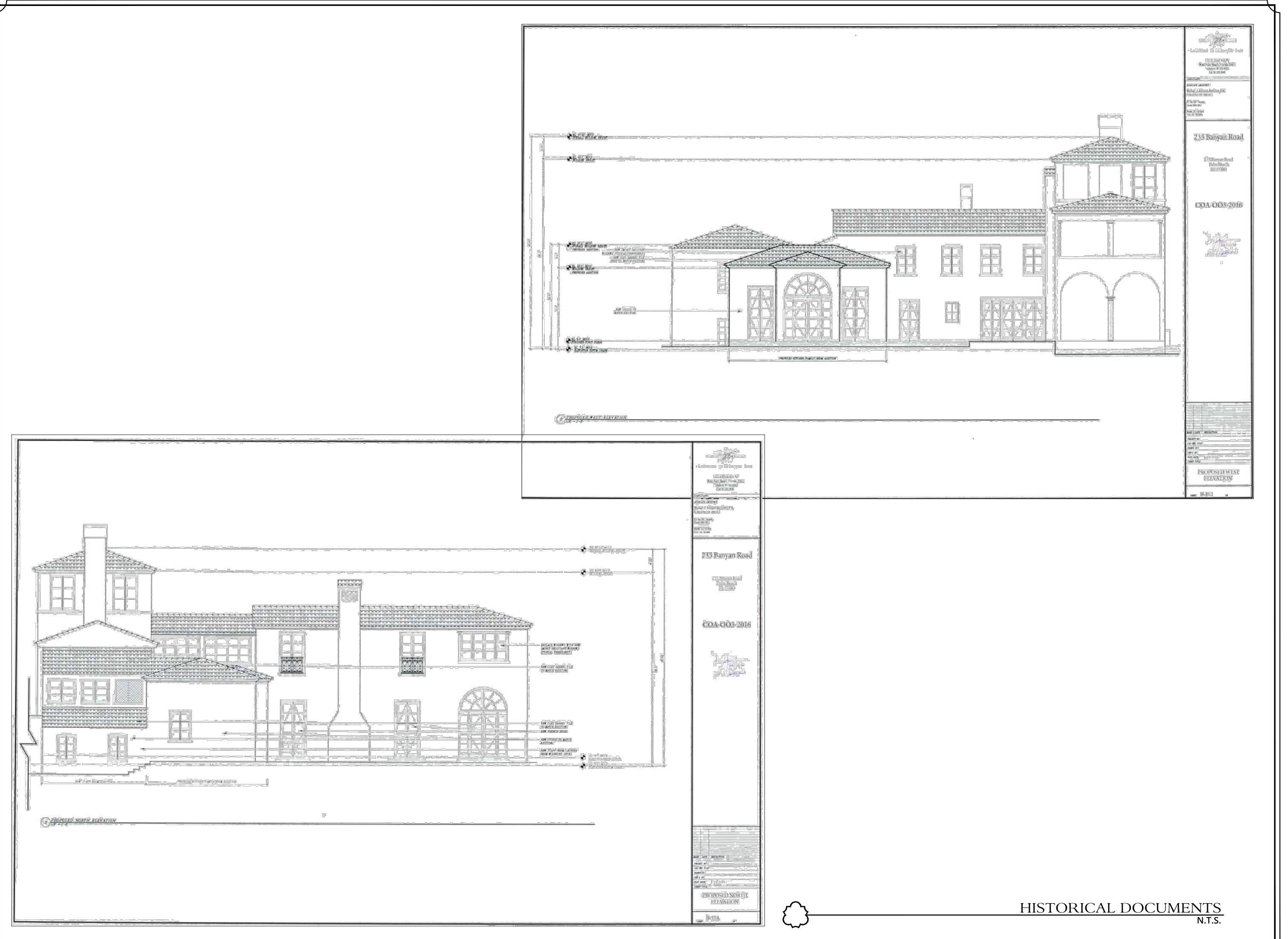
12 JAN. 2023 - FINAL SUBMITTAL
17 FEB. 2023 - PRESENTATION
01 MAR. 2023 - RESUBMITTAL

PATRICK RYAN O'CONNELI

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licensed architect under the laws of the State
of Florida, license #AR98461,
exp. date 28 February 2023."

Date(s):

WE 0000





PROPOSED RESIDENCE FOR:

235 BANYAN ROAD

Project #: 23-009 Drawn by: NS, PRO

08 DEC. 2022 - FIRST SUBMITAL

27 DEC. 2022 - SECOND SUBMITA

12 JAN. 2023 - FINAL SUBMITTAL

17 FEB. 2023 - PRESENTATION

01 MAR. 2023 - RESUBMITTAL

Date(s):

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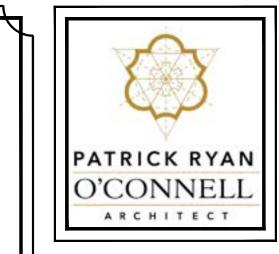








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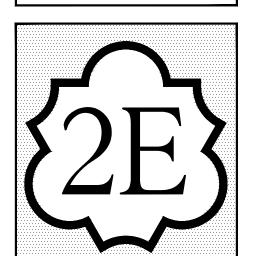


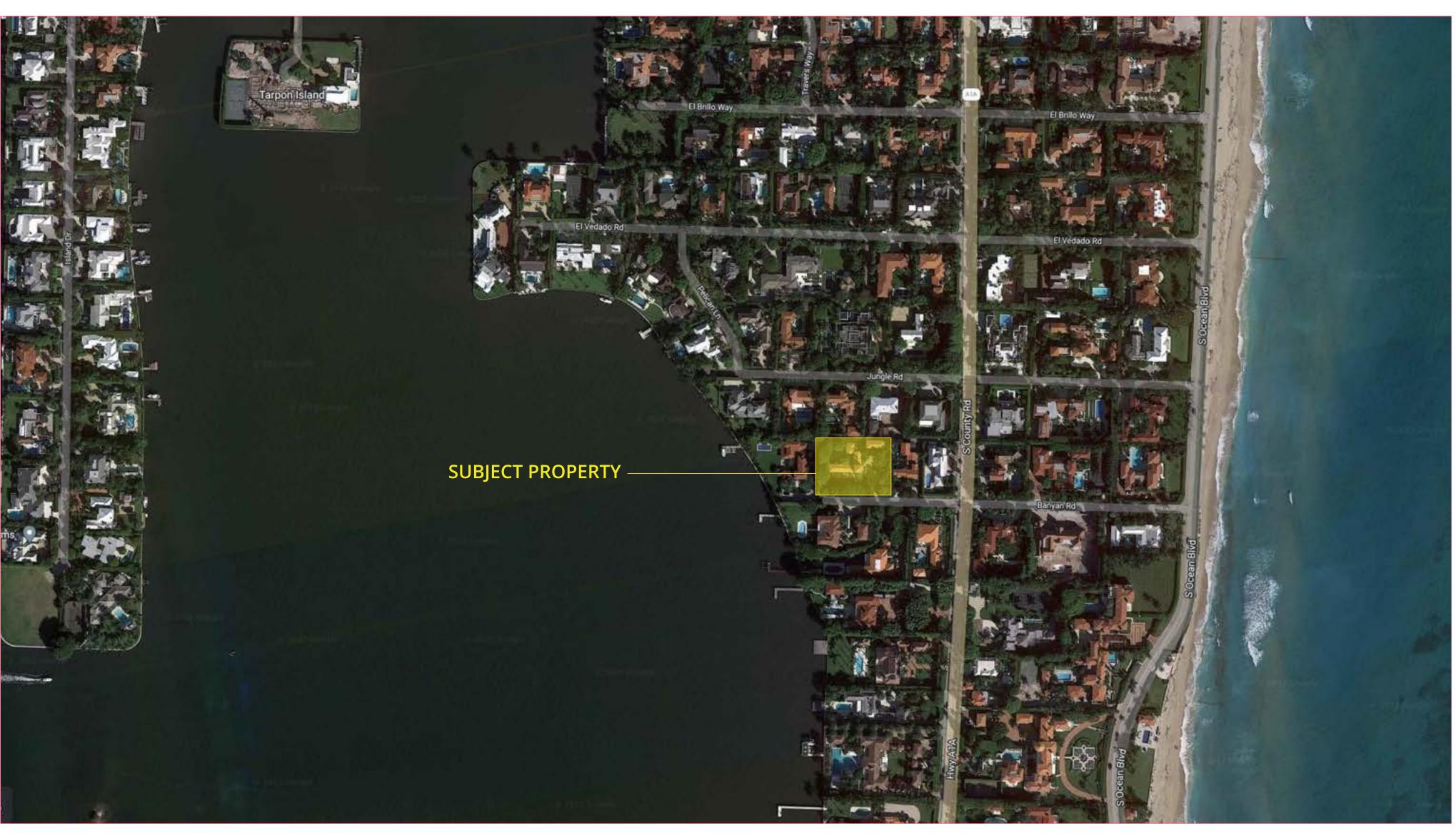
PATRICK RYAN O'CONNELL ARCHITECT, LLC.

PROPOSED RESIDENCE FOR: 235 BANYAN ROAD

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

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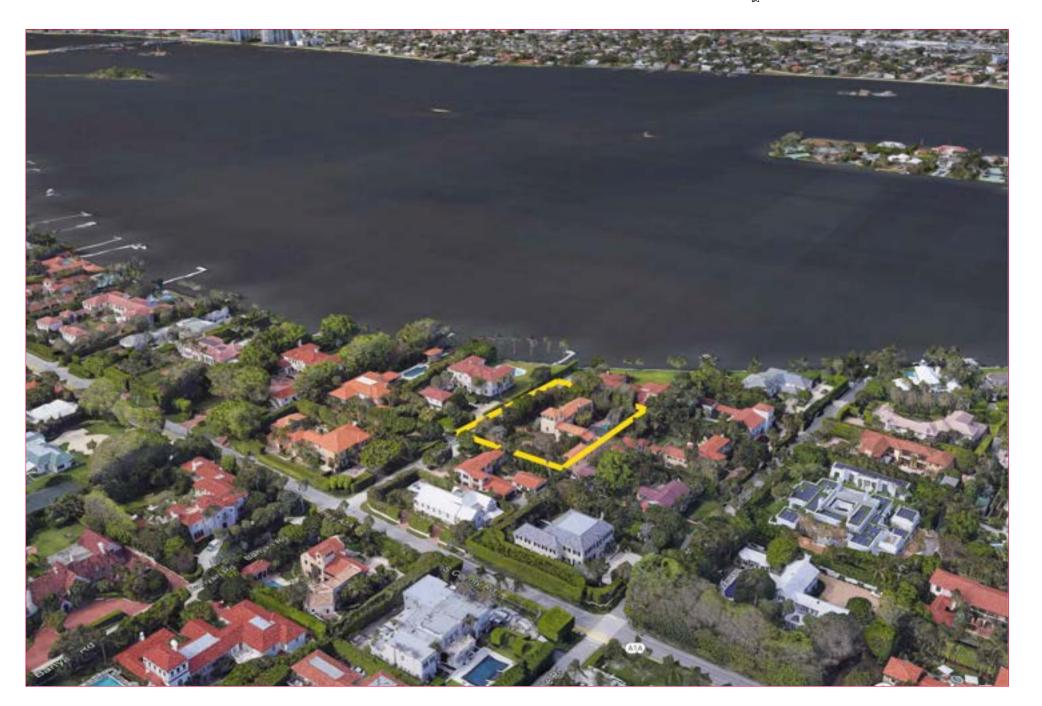




VICINITY LOCATION MAP

N.T.S.



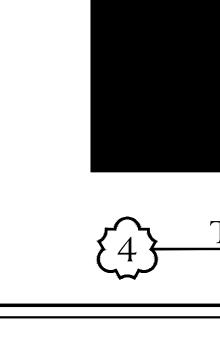


AERIAL VIEW LOOKING NORTHEAST
N.T.S.



AERIAL VIEW LOOKING SOUTHWEST

N.T.S.



TOWN OF PALM BEACH MAP



PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685

235 BANYAN ROAD
Palm Beach FL 33480

PROPOSED RESIDENCE FOR:

Project #: 23-009
Drawn by: NS, PRO
Date(s):

08 DEC. 2022 - FIRST SUBMITTAL

27 DEC. 2022 - SECOND SUBMITTAL

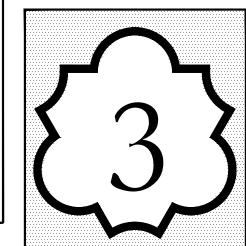
12 JAN. 2023 - FINAL SUBMITTAL

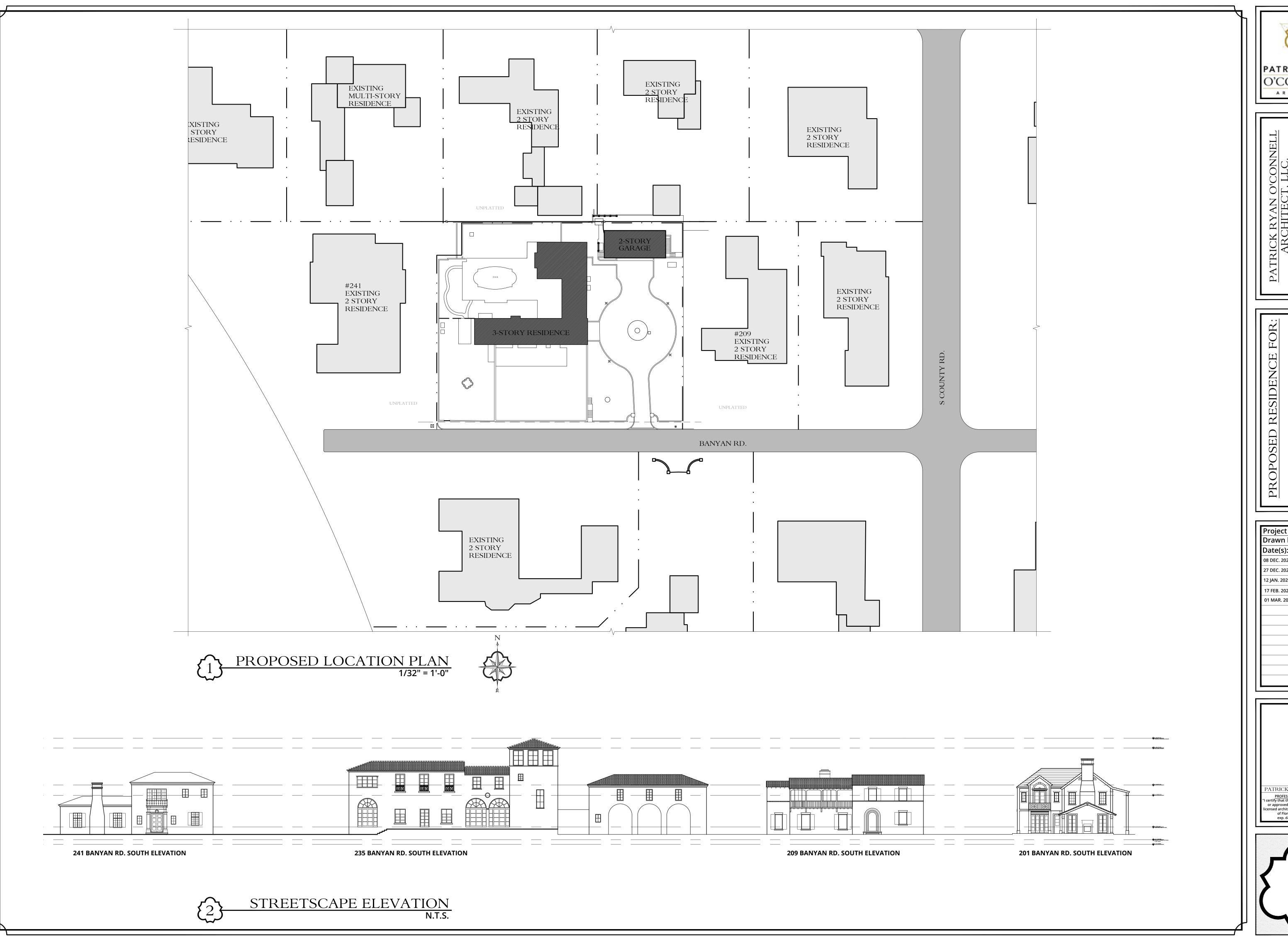
17 FEB. 2023 - PRESENTATION

01 MAR. 2023 - RESUBMITTAL

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PATRICK RYAN O'CONNELL ARCHITECT

235 BANYAN ROAD

Project #: 23-009 Drawn by: NS, PRO Date(s): 08 DEC. 2022 - FIRST SUBMITTAL 27 DEC. 2022 - SECOND SUBMITTA 12 JAN. 2023 - FINAL SUBMITTAL

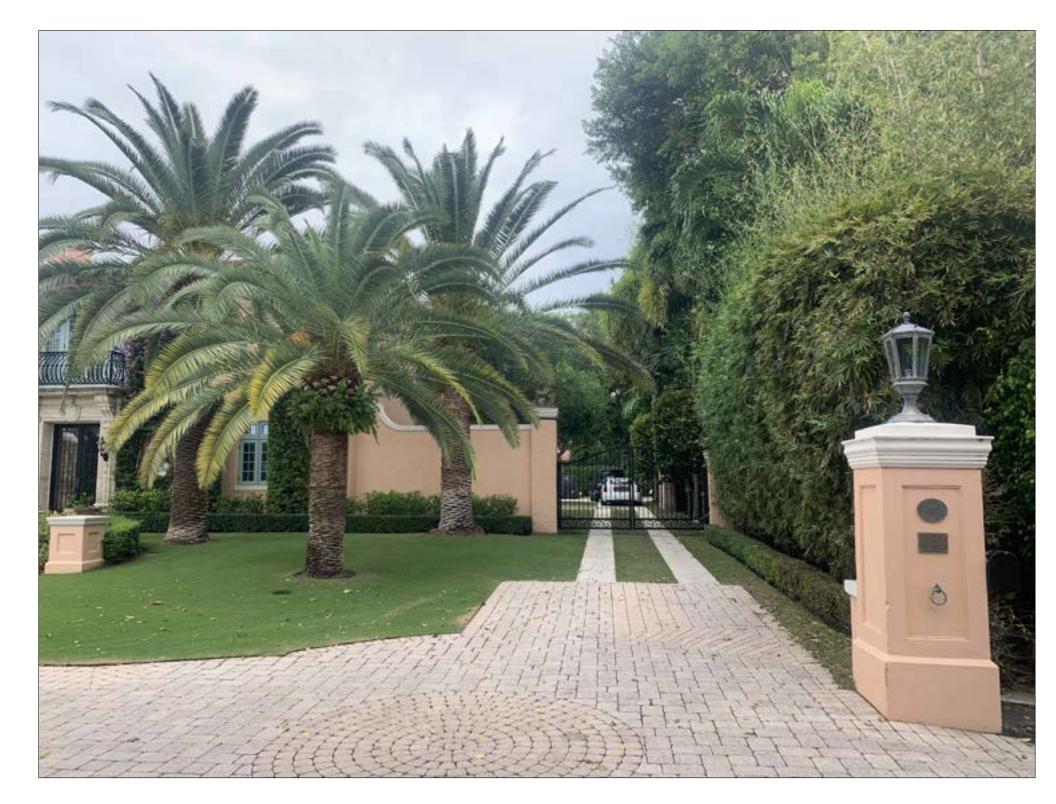
17 FEB. 2023 - PRESENTATION 01 MAR. 2023 - RESUBMITTAL

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A - 240 BANYAN RD (SOUTH NEIGHBOR)



C - 241 BANYAN RD (WEST NEIGHBOR)

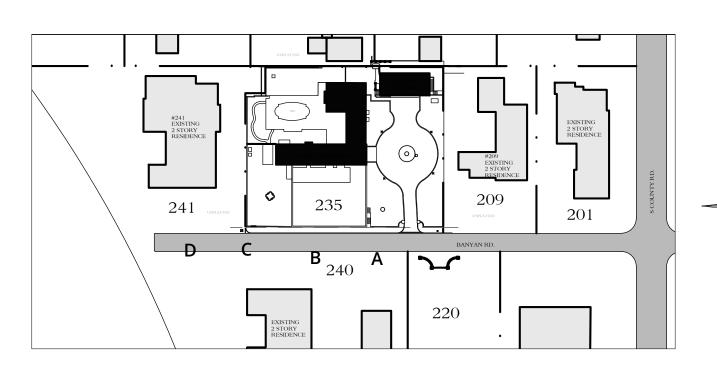


B - 240 BANYAN RD (SOUTH NEIGHBOR)



D - 241 BANYAN RD (WEST NEIGHBOR)





KEY PLAN



SK RYAN O'CONNELL CCHITECT, LLC.

OYAL PALM WAY, SUITE 206

PALM BEACH FL 33480

FL LIC #: AA26003685

ARCHITECT,
400 ROYAL PALM WAY,
PALM BEACH FL 3
FL LIC #: AA2600
tel (561)-331-2048 WWW.Pl

235 BANYAN ROAD

Project #: 23-009
Drawn by: NS, PRO
Date(s):

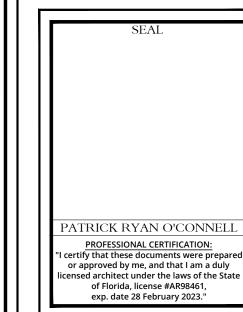
08 DEC. 2022 - FIRST SUBMITAL

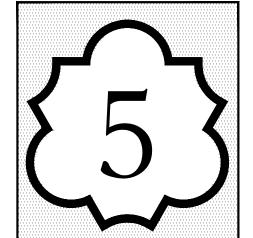
27 DEC. 2022 - SECOND SUBMITAL

12 JAN. 2023 - FINAL SUBMITTAL

17 FEB. 2023 - PRESENTATION

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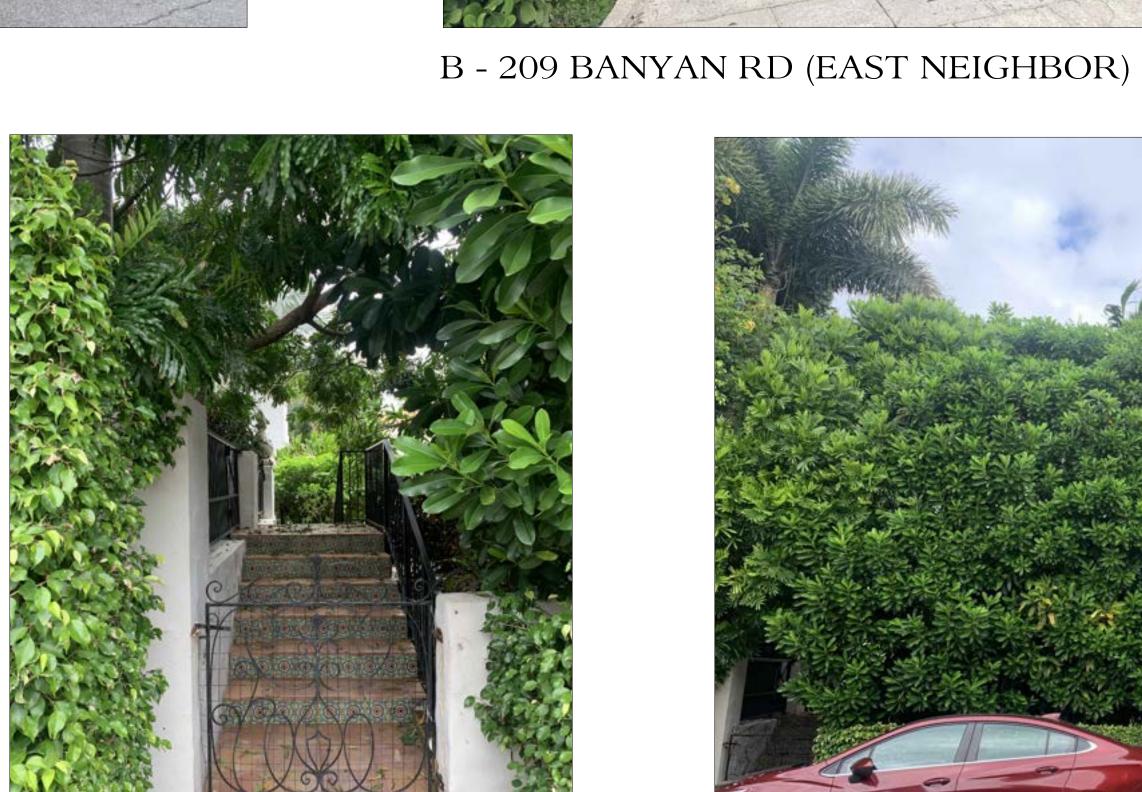




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A - 220 BANYAN RD LOOKING SOUTHEAST



C - 235 BANYAN RD ACROSS THE STREET



D - 235 BANYAN RD (ACCESS STAIRS)



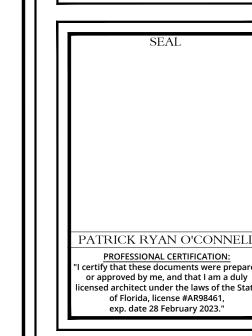
E - 235 BANYAN RD ACROSS THE STREET

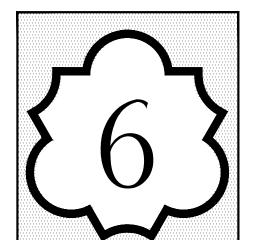


KEY PLAN



Project #: 23-009 Drawn by: NS, PRO 17 FEB. 2023 - PRESENTATION





EXISTING NEIGHBORHOOD CONTEXT PHOTOS



A - 235 BANYAN RD ENTRY



B - GARAGE (SOUTH ELEVATION)



C - EXISTING EAST ELEVATION/GARAGE



D - EXISTING EAST ELEVATION

EXISTING EXTERIOR PHOTOS



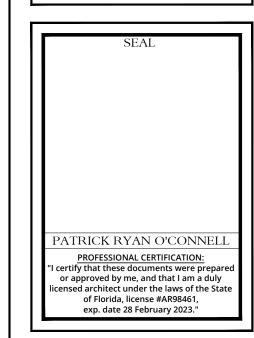
E - TOWER (EAST ELEVATION)

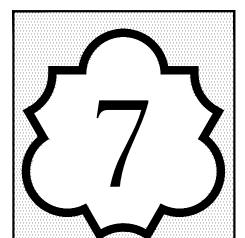


KEY PLAN



Project #: 23-009 Drawn by: NS, PRO 17 FEB. 2023 - PRESENTATION 01 MAR. 2023 - RESUBMITTAL







A - EXISTING SOUTH ELEVATION



B - EXISTING SOUTH ELEVATION

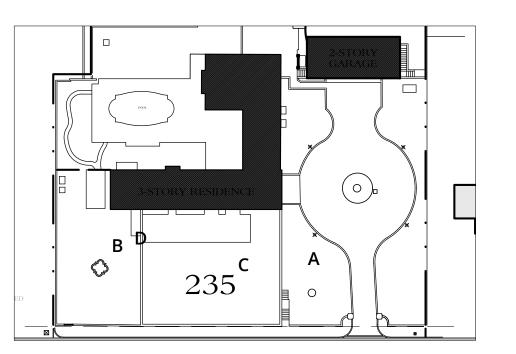


C - EXISTING SOUTH ELEVATION

EXISTING EXTERIOR PHOTOS



D - EXISTING SOUTH ELEVATION



KEY PLAN



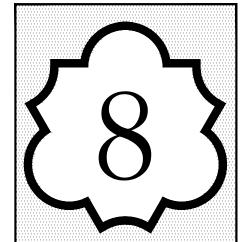
ICK RYAN O'CONNELL ARCHITECT, LLC.

S ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685

OPOSED RESIDENCE FO









A - EXISTING WEST ELEVATION



B - EXISTING WEST ELEVATION



C - EXISTING WEST ELEVATION



KEY PLAN



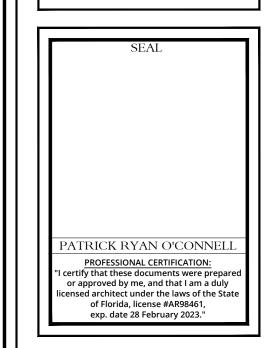
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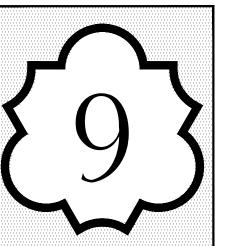
ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685

ARCE
— 400 ROYAL
PALN
FL LI
tel (561)-331-2048

235 BANYAN ROAL
Palm Beach FL 33480







EXISTING EXTERIOR PHOTOS



A - EXISTING NORTH ELEVATION



B - EXISTING NORTH ELEVATION



C - EXISTING NORTH ELEVATION

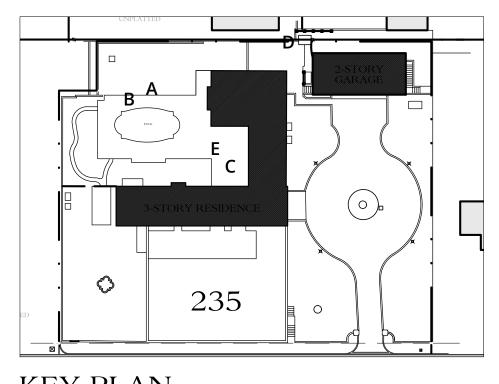


D - EXISTING NORTH ELEVATION

EXISTING EXTERIOR PHOTOS



E - EXISTING NORTH ELEVATION



KEY PLAN



AICK RYAN O'CONNELL
ARCHITECT, LLC.

OO ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685

235 BANYAN ROAD
Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):

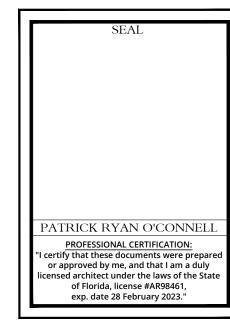
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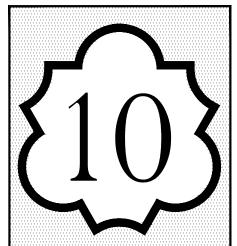
27 DEC. 2022 - SECOND SUBMITA

12 JAN. 2023 - FINAL SUBMITTAL

17 FEB. 2023 - PRESENTATION

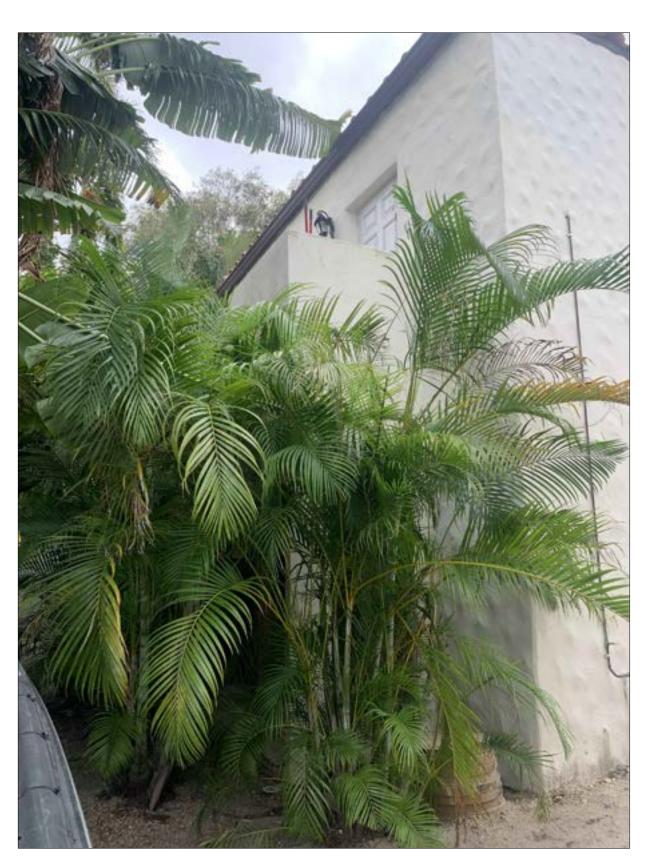
01 MAR. 2023 - RESUBMITTAL







A - EXISTING NORTH ELEVATION - GARAGE

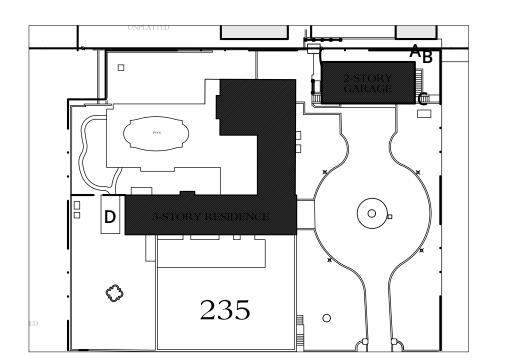




B/C - EXISTING EAST ELEVATION (GARAGE)



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



KEY PLAN



CK RYAN O'CONNELL RCHITECT, LLC.

SOYAL PALM WAY, SUITE 206
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FL LIC #: AA26003685

ARCHITEC 400 ROYAL PALM W. PALM BEACH F FL LIC #: AA26 tel (561)-331-2048 WWW

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Palm Beach FL 33480

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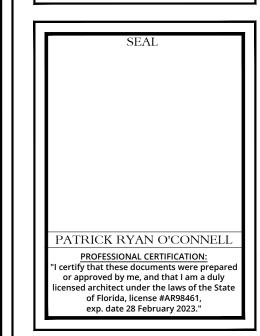
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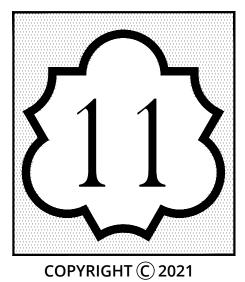
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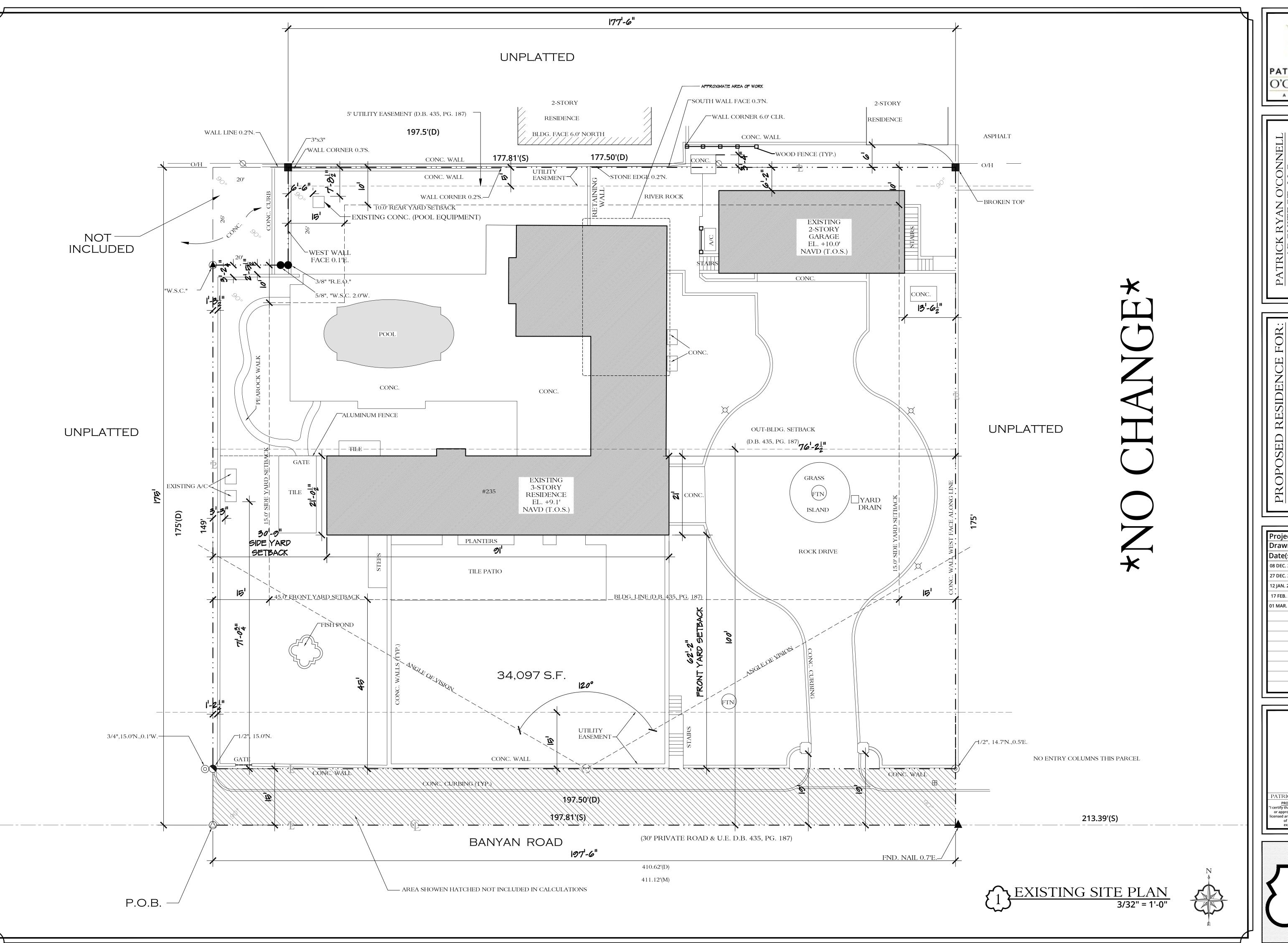
17 FEB. 2023 - PRESENTATION

01 MAR. 2023 - RESUBMITTAL





EXISTING EXTERIOR PHOTOS





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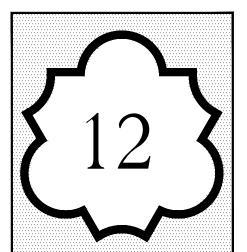
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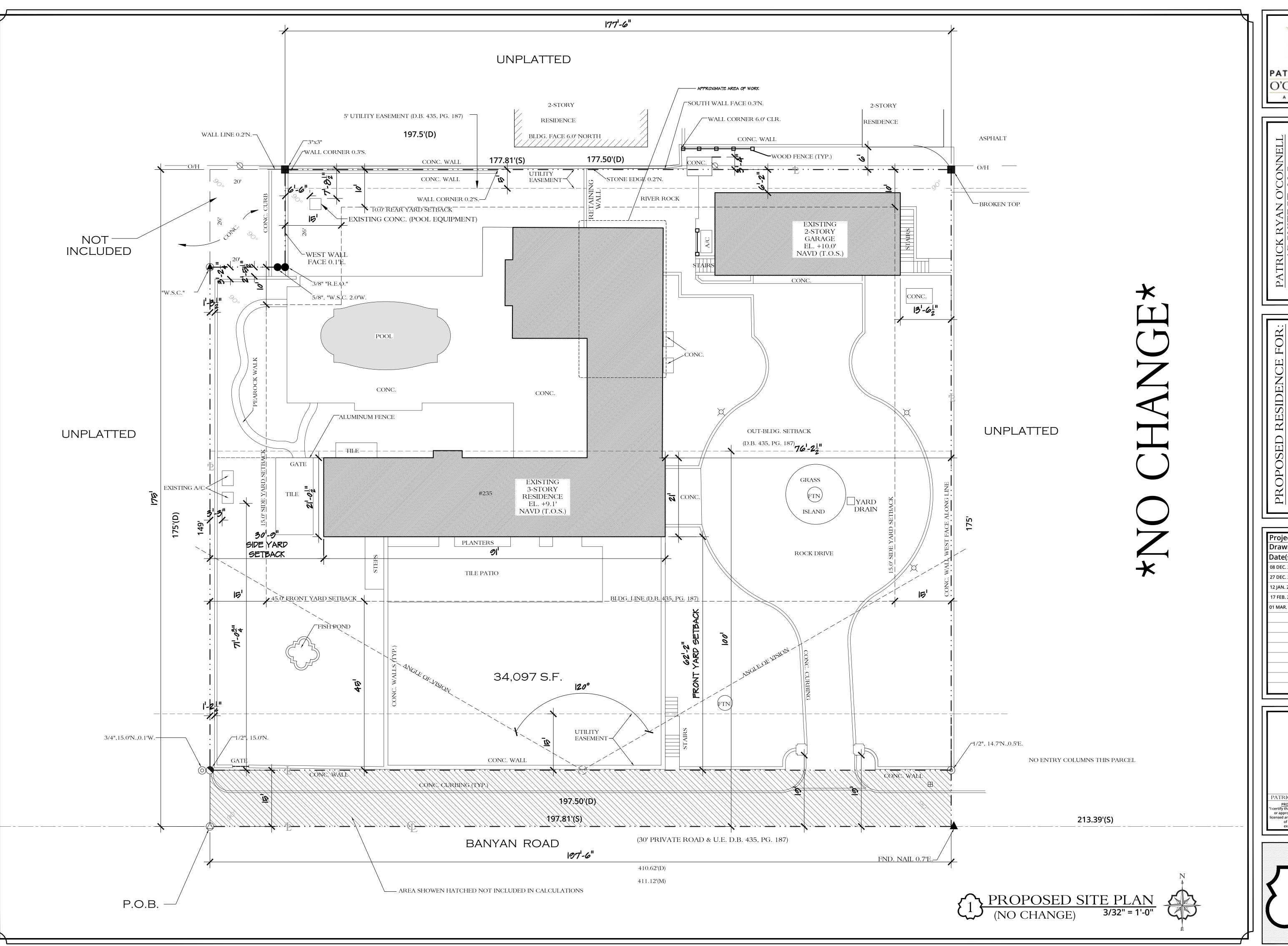
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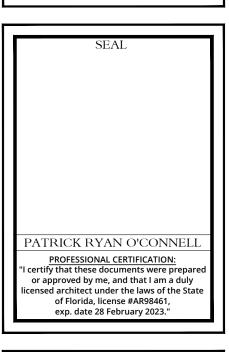


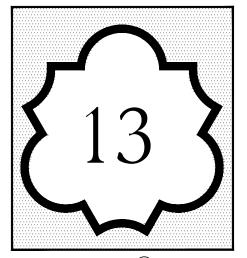


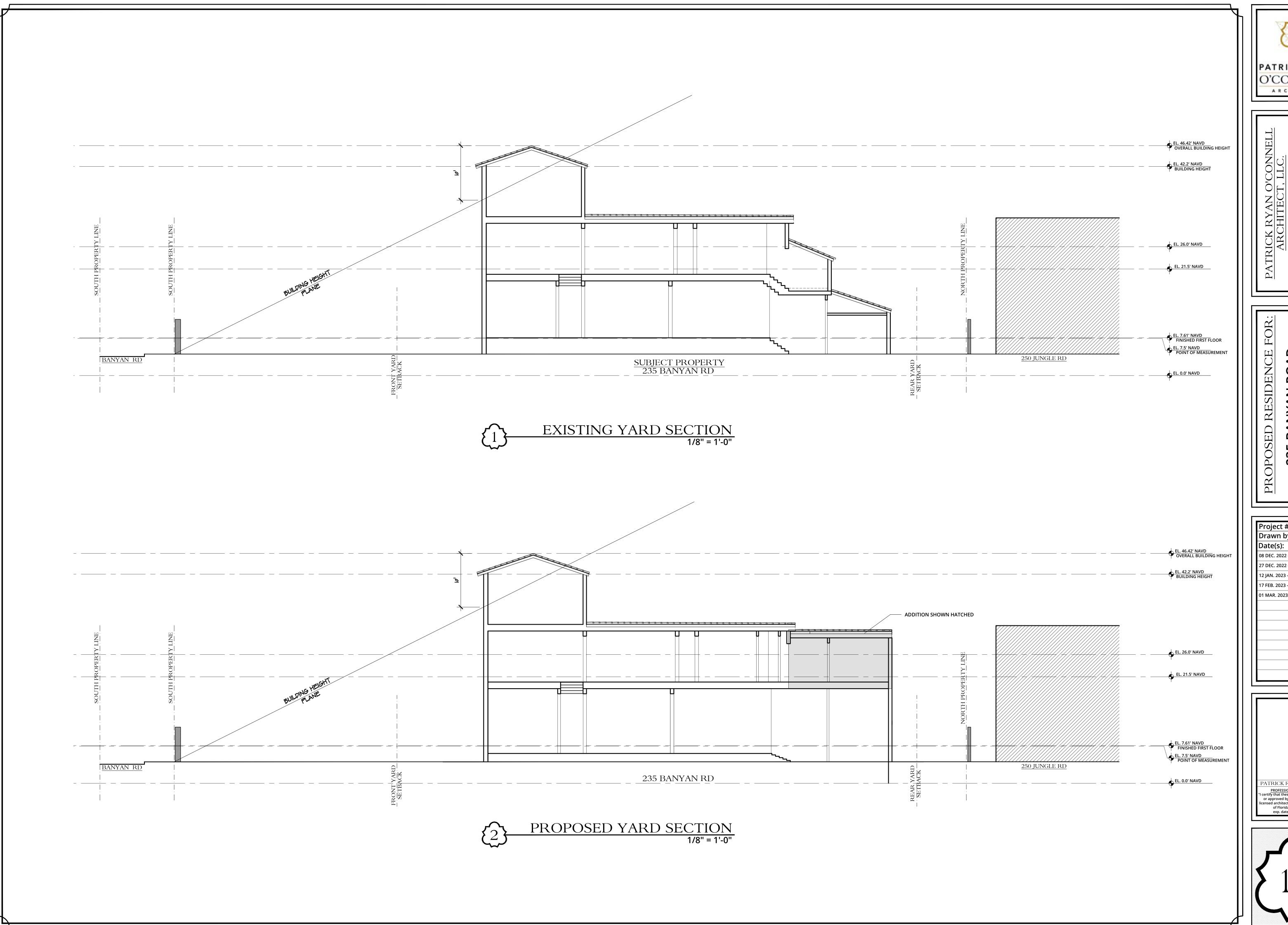


235 BANYAN ROAD

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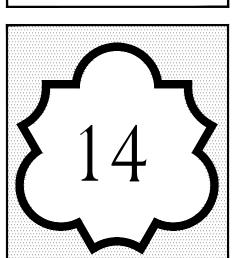
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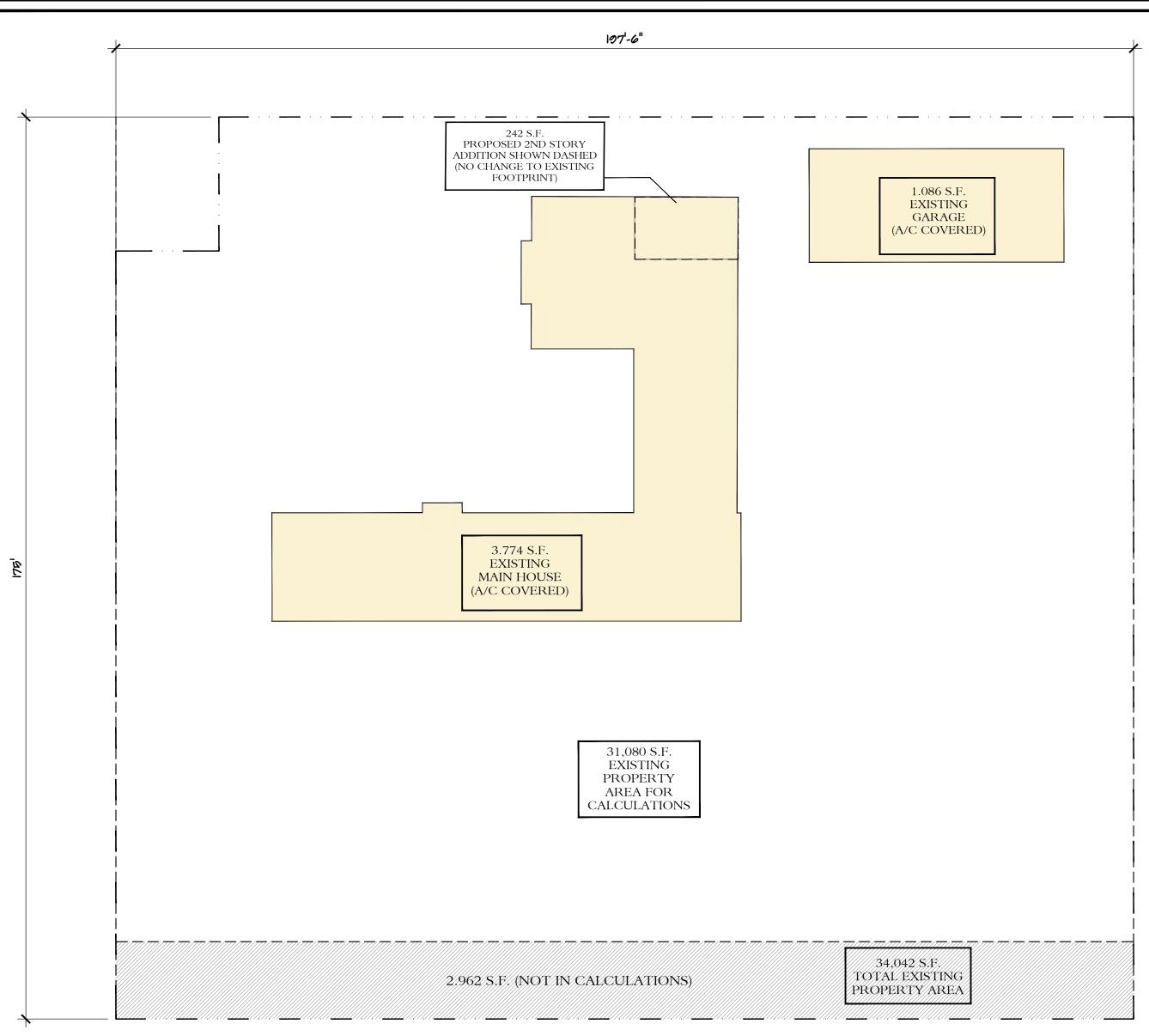
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 $\frac{4,860 \text{ S.F (LOT COVERAGE)}}{31,080 \text{ S.F. (SITE AREA)}} = 15.6\% \text{ LOT COVERAGE}$ 



LOT INFORMATION  PROPERTY ADDRESS:  236 BANYAN ROAD PALM BEACH, 33480  ZONING DATA:
235 BANYAN ROAD PALM BEACH, 33480 ZONING DATA:
PALM BEACH, 33480 ZONING DATA:
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. 12099C0583F, 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
CPAIG I WALLACE
CRAIG L. WALLACE
CRAIG L. WALLACE FLORIDA CERTIFICATE #3357
FLORIDA CERTIFICATE #3357

TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM

BEACH COUNTY, FLORIDA

	LOT AREA (ENTIRE PROPERTY): 34.042 S.F.  LOT AREA FOR CALCULATIONS: 31.080 S.F.					
	LOT COVERAGE:					
$\frac{1}{1}$	ALLOWABLE:	25%		7,770 S.F.		
	EXISTING:	15.6%	MAIN HOUSE GARAGE	3.774 S.F. 1.086 S.F.		
			TOTAL	4,860 S.F.		
	PROPOSED:	15.6%		4,860 S.F.		
	SQUARE FOOTAGE BREAKDOWN:  AIR CONDITIONED SPACE					
	MAIN HOUSE	EXISTI	NG GROUND FLOOR	4.801 S.F.		
1		EXISTI	NG 2nd FLOOR	3,946 S.F.		
		PROPO	OSED 2nd FLOOR ADDITION	242 S.F.		
		EXISTI	NG 3rd FLOOR	437 S.F.		
1	GARAGE:	EXISTI	NG GROUND FLOOR	1.082 S.F.		
		EXISTI	NG 2nd FLOOR	1.082 S.F.		
	TOTAL			11.500 S.F.		

SQUARE FOOT DATA

1,770 S.F.	
774 S.F.	
086 S.F.	
860 S.F.	
,860 S.F.	ZONING DISTRICT
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ZONING ITEM
	LOT AREA
	LOT WIDTH
t.801 S.F.	LOT DEPTH
946 S.F.	FRONT YARD SETBACK (
242 S.F.	SIDE YARD SETBACK (E)
437 S.F.	SIDE YARD SETBACK (W
.082 S.F.	REAR YARD SETBACK (N
,	MAX. BUILDING HEIGH
.082 S.F.	MAX. OVERALL HEIGH
.590 S.F.	MAX. LOT COVERAGE

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'	197'-6"	NO CHANGE			
LOT DEPTH	150 <sup>1</sup>	1751	NO CHANGE			
RONT YARD SETBACK (S)	35'	62'-2"	NO CHANGE			
IDE YARD SETBACK (E)	15 <sup>1</sup>	13'-6 1/2"	NO CHANGE			
SIDE YARD SETBACK (W)	15 <sup>1</sup>	30'-9"	NO CHANGE			
EAR 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			
MANA LOT COVEDACE	•					



## 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:	235 BANYAN ROAD		
2	Zoning District:	R-A ESTATE RESIDENTIAL DISTRICT		
3	Structure Type:	SINGLE FAMILY RESIDENCE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	20,000 S.F.	31,080 S.F.	NO CHANGE
6	Lot Depth	150'	175'	NO CHANGE
7	Lot Width	125'	197'-6"	NO CHANGE
8	Lot Coverage (Sq Ft and %)	7,770 S.F. (25%)	4,860 S.F. (15.6%)	NO CHANGE
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	N/A	11,348 S.F.	11,590 S.F.
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	35' (SOUTH)	62'-2"	NO CHANGE
12	* Side Yard Setback (1st Story) (Ft.)	15' (E) 15' (W)	13'-6 1/2" (E)	NO CHANGE
13	* Side Yard Setback (2nd Story) (Ft.)	15' (E) 15' (W)	30'-9" (W)	NO CHANGE
14	*Rear Yard Setback (Ft.)	15' (NORTH)	6'-2" (NORTH)	NO CHANGE
15	Angle of Vision (Deg.)	120°	81°	NO CHANGE
16	Building Height (Ft.)	25'-0"	34'-8 1/2"	NO CHANGE
17	Overall Building Height (Ft.)	35'-0"	38'-11 1/4"	NO CHANGE
18	Crown of Road (COR) (NAVD)	N/A	2.08'	NO CHANGE
19	Max. Amount of Fill Added to Site (Ft.)	N/A	NO CHANGE	NO CHANGE
20	Finished Floor Elev. (FFE)(NAVD)	7.5'	7.61'	NO CHANGE
21	Zero Datum for point of meas. (NAVD)	7.5'	NO CHANGE	NO CHANGE
22	FEMA Flood Zone Designation	AE (EL-6)	NO CHANGE	NO CHANGE
23	Base Flood Elevation (BFE)(NAVD)	7.5'	NO CHANGE	NO CHANGE
24	Landscape Open Space (LOS) (Sq Ft and %)	NO CHANGE	NO CHANGE	NO CHANGE
25	Perimeter LOS (Sq Ft and %)	NO CHANGE	NO CHANGE	NO CHANGE
26	Front Yard LOS (Sq Ft and %)	NO CHANGE	NO CHANGE	NO CHANGE
27	**Native Plant Species %	Please ref	er to separate landscap	oe legend.
	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 requited by Ord. 24-2021 on separate table

If value is not applicable, enter N/A

If value is not changing, enter N/C

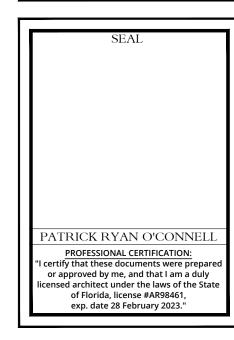
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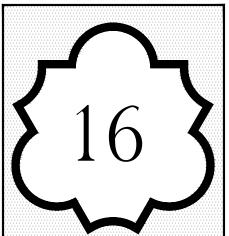
REV BF 20220304

PATRICK RYAN O'CONNEL! ARCHITECT

PROPOSED RESIDENCE FOR: 235 BANYAN ROAD

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





# 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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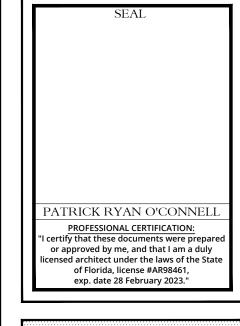
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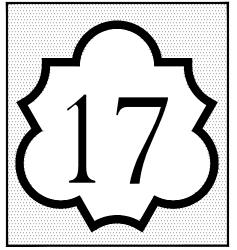
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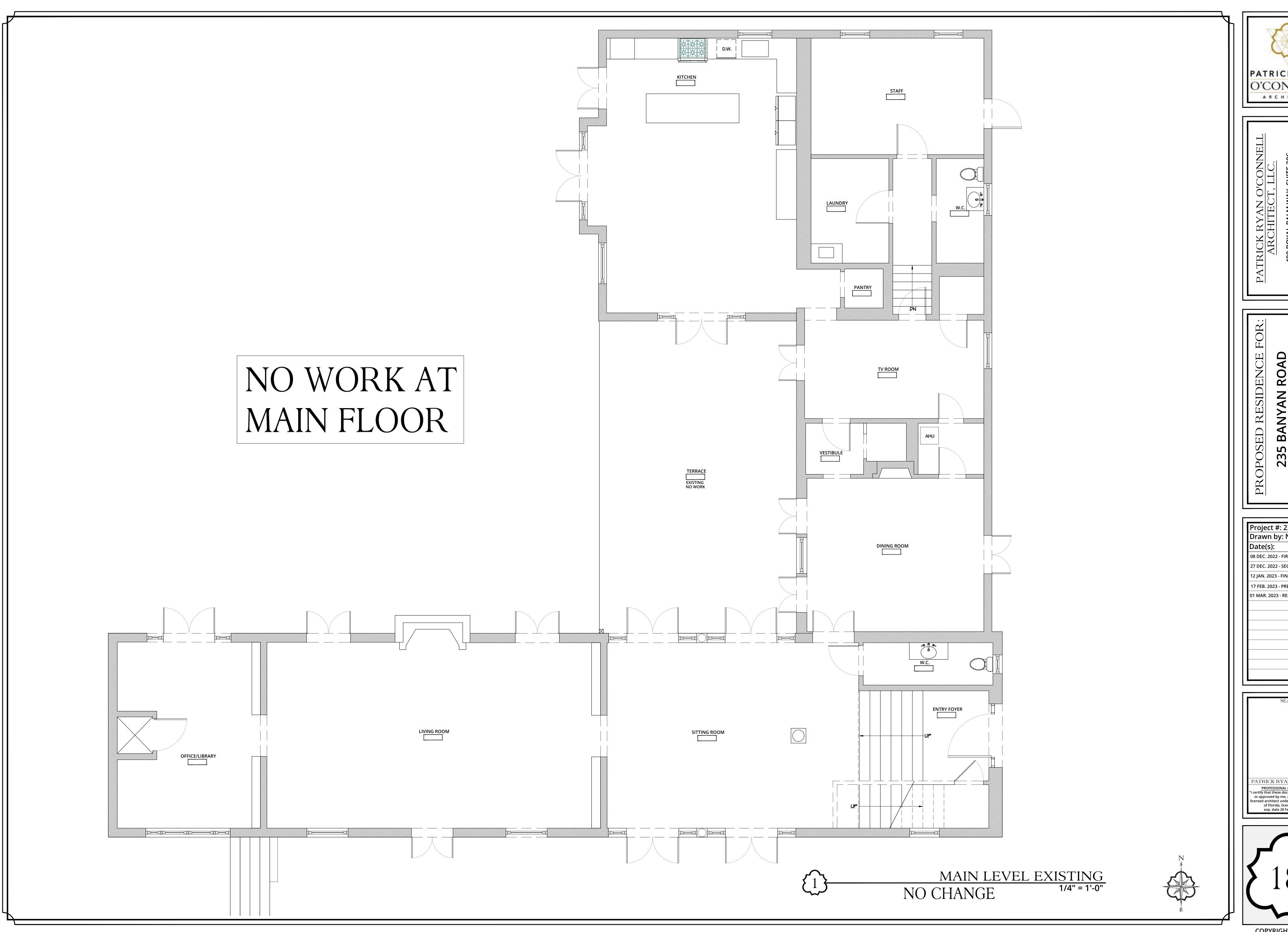
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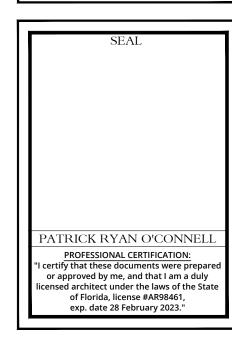


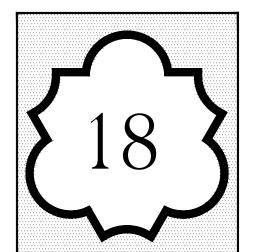


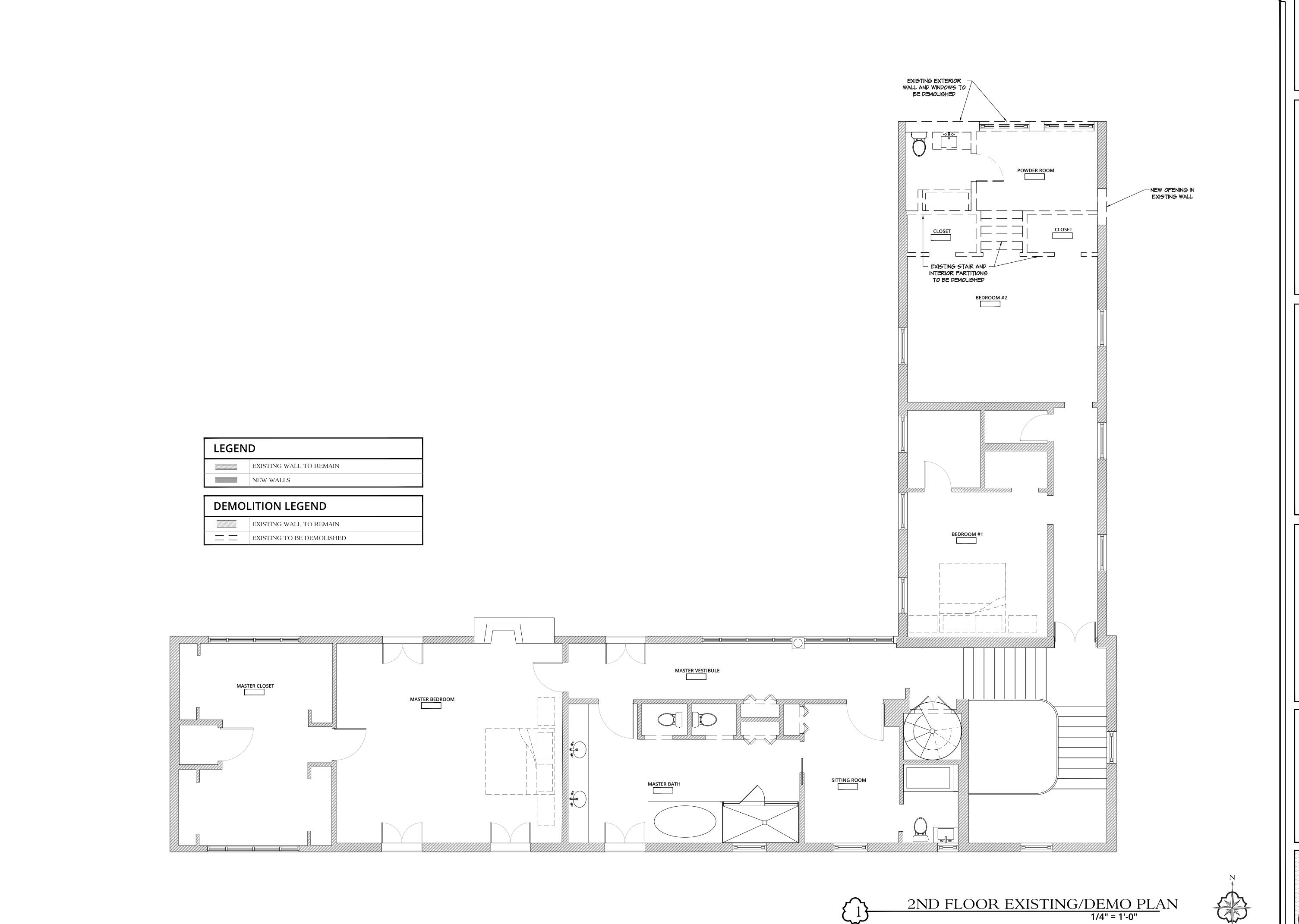
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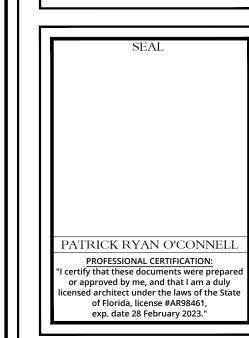
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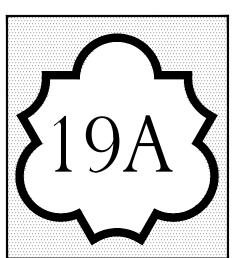
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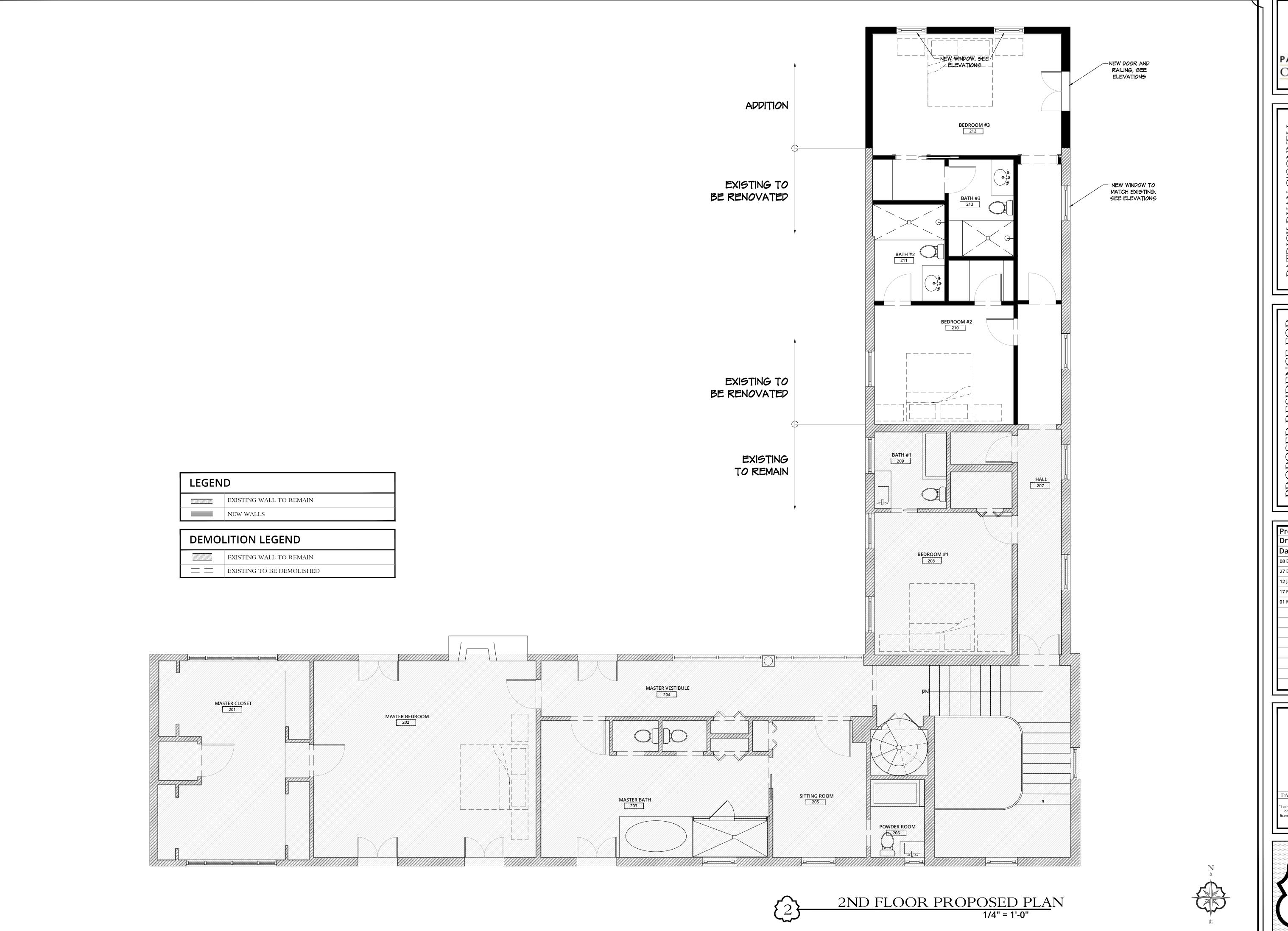
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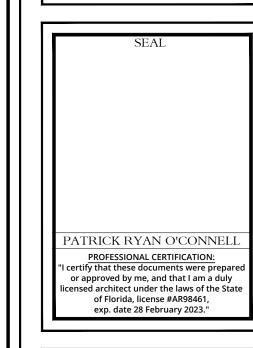


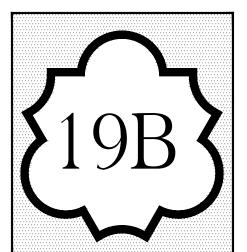


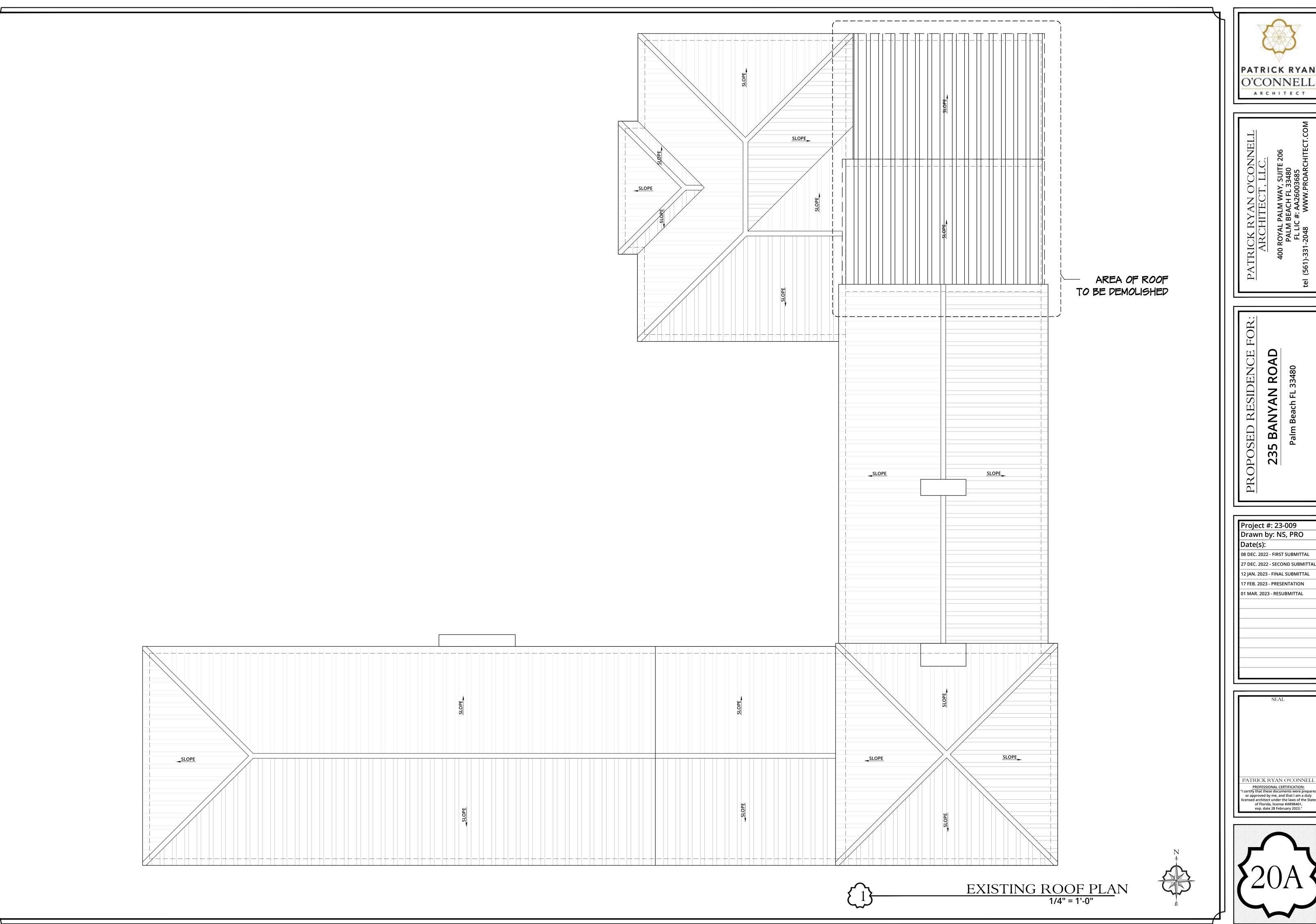


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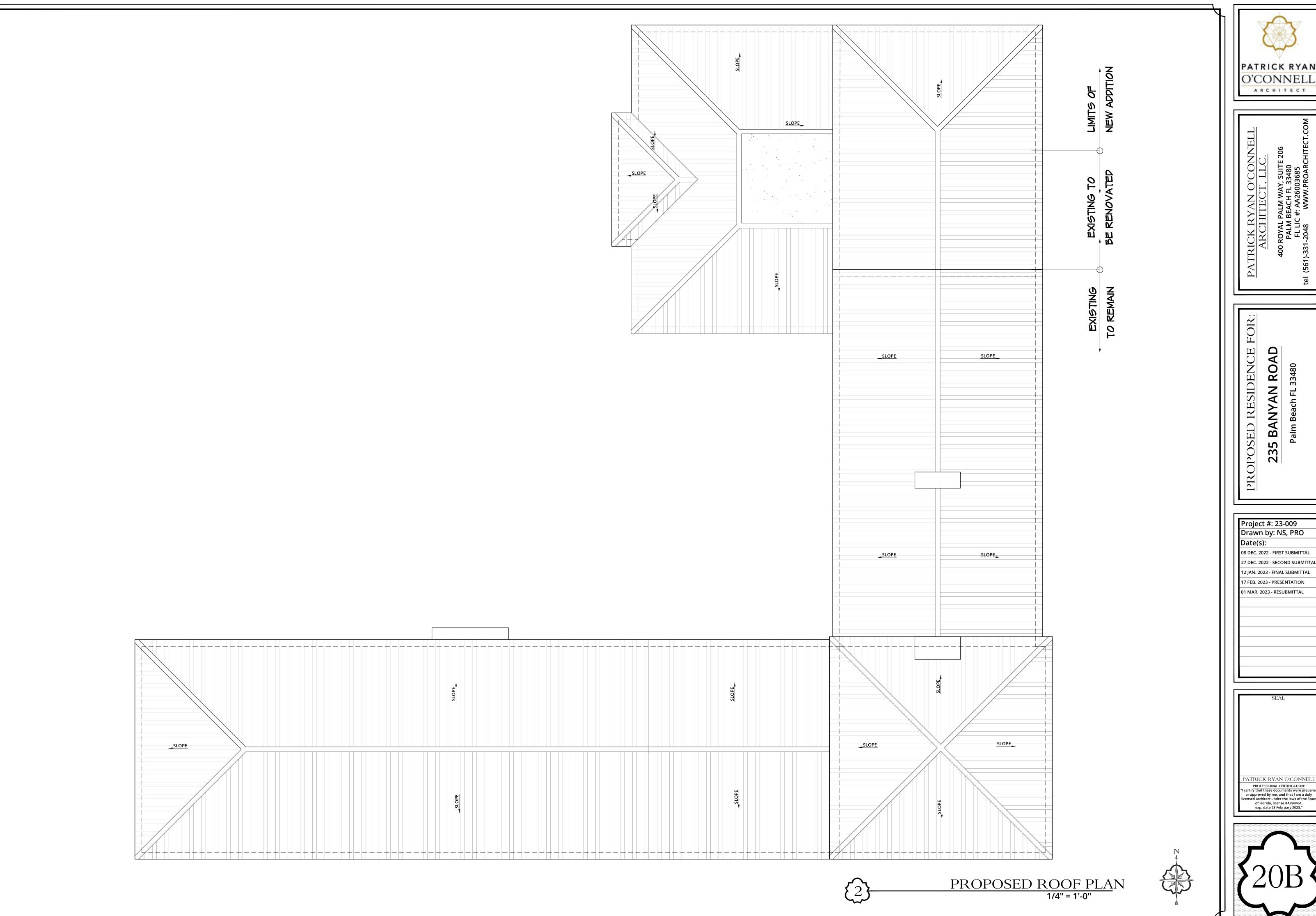






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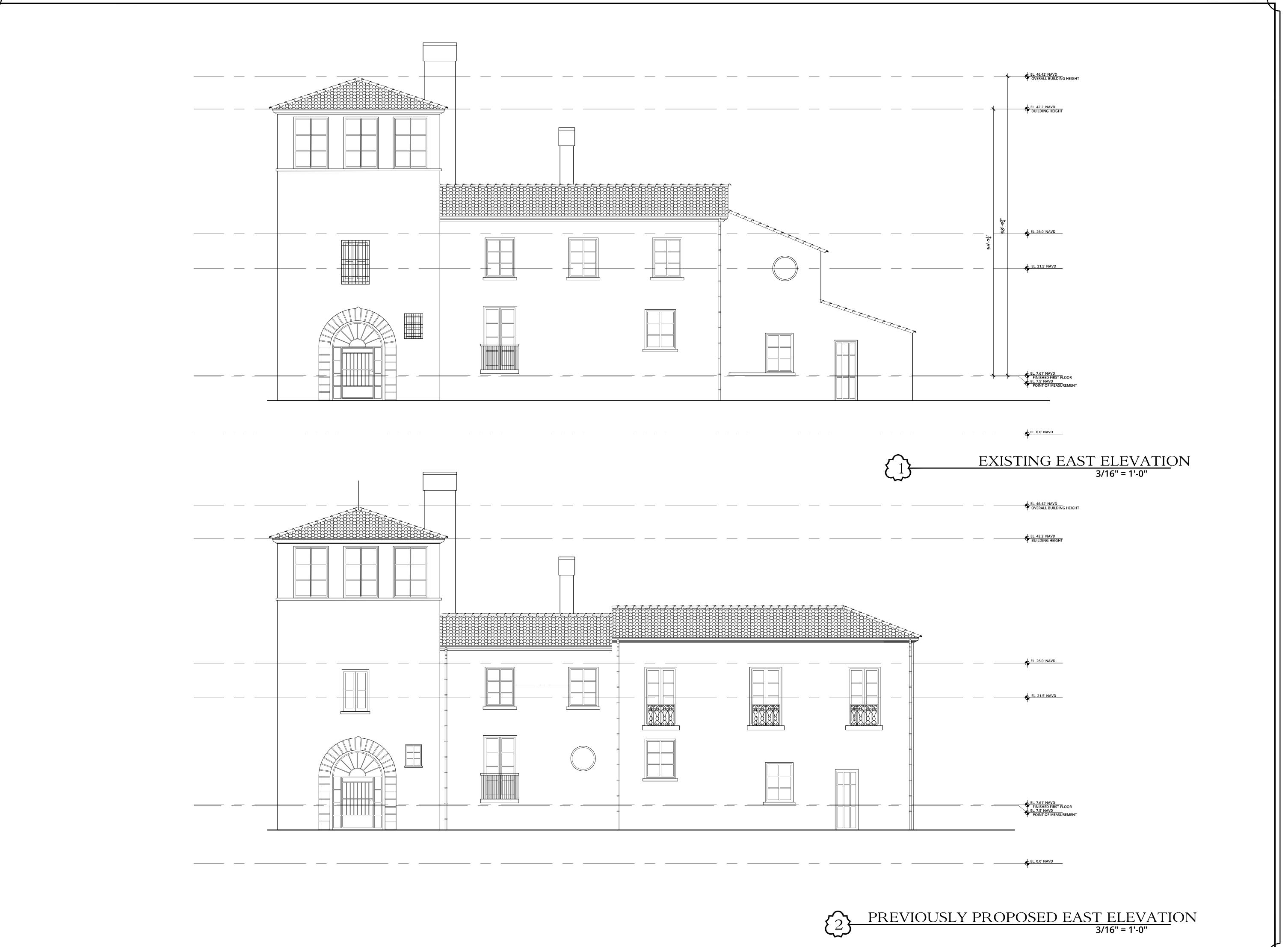




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ARCHITEC 400 ROYAL PALM WA PALM BEACH FI FL LIC #: AA260 tel (561)-331-2048 WWW.

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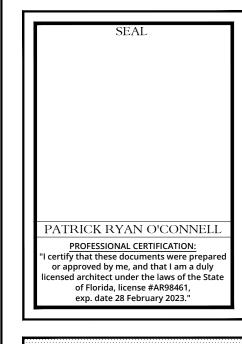
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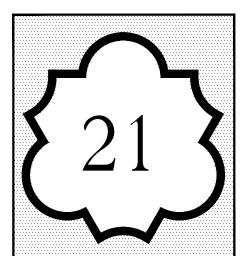
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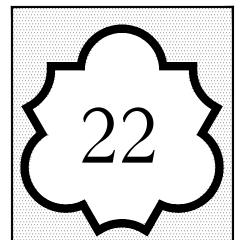
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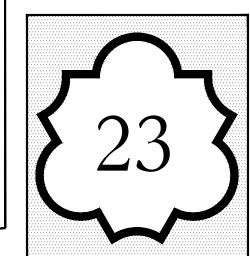
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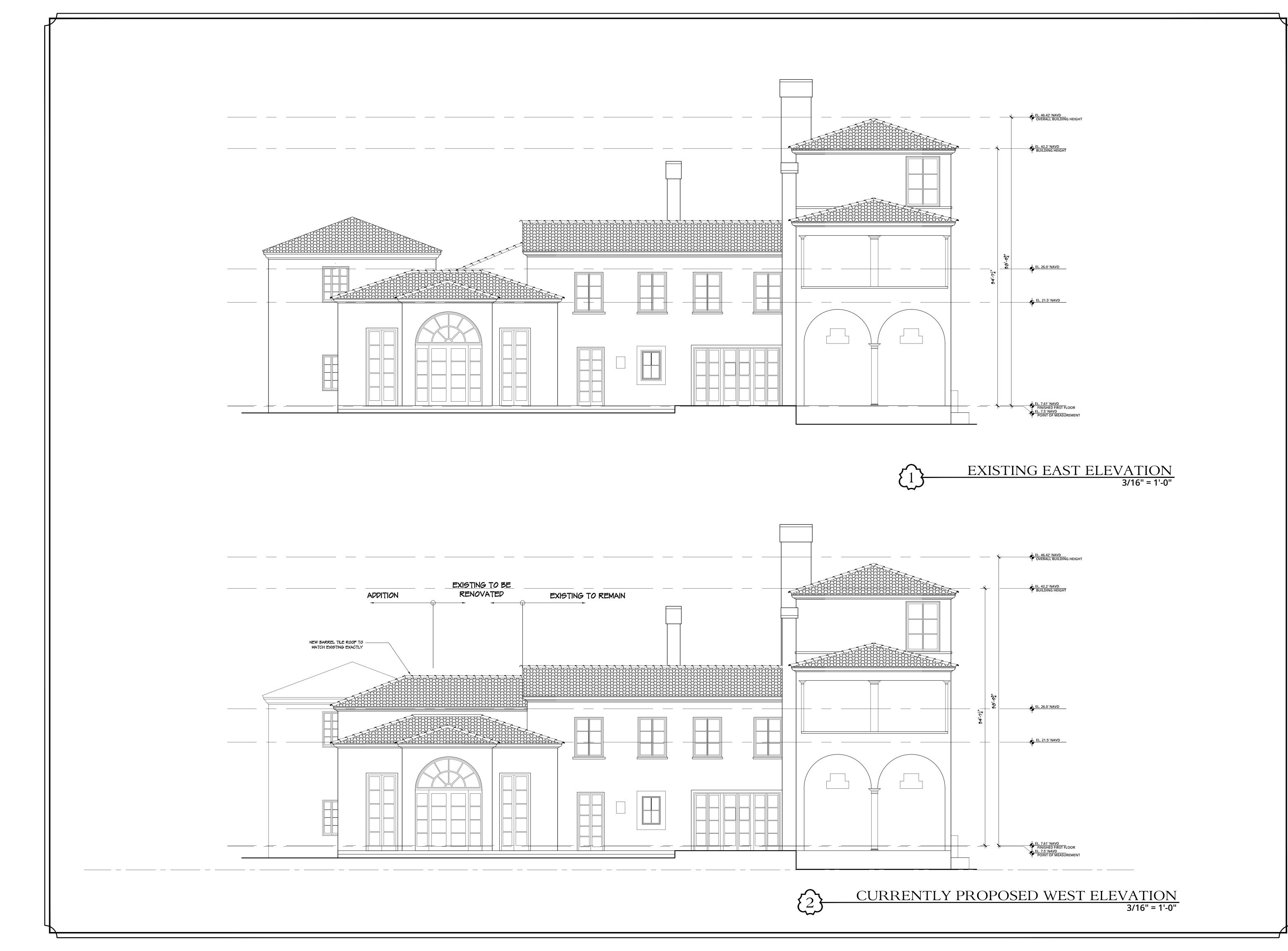
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400 ROYAL PALM WAY
PALM BEACH FL
FL LIC #: AA260(
tel (561)-331-2048 WWW.F

PROPOSED RESIDENCE FOR:

235 BANYAN ROAD

Project #: 23-009
Drawn by: NS, PRO
Date(s):

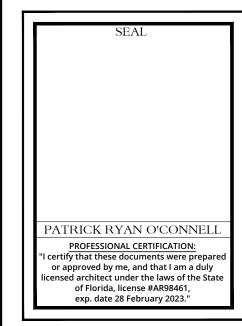
08 DEC. 2022 - FIRST SUBMITTAL

27 DEC. 2022 - SECOND SUBMITTAL

12 JAN. 2023 - FINAL SUBMITTAL

17 FEB. 2023 - PRESENTATION

01 MAR. 2023 - RESUBMITTAL









ARCHITECT, LLC.

ARCHITECT, LLC.

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

PROPOSED RESIDENCE FOR:

235 BANYAN ROAD

Palm Beach FL 33480

Project #: 23-009
Drawn by: NS, PRO
Date(s):

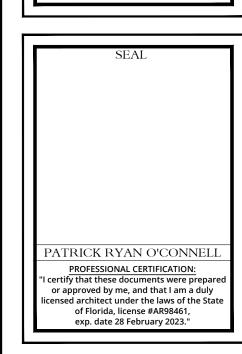
08 DEC. 2022 - FIRST SUBMITTAL

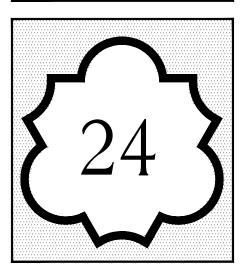
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Date(s):

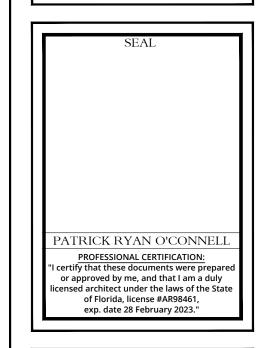
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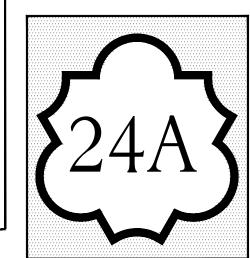
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ORIGINAL EAST ELEVATION (BEFORE 2016 ELEVATION)
1/4" = 1'-0"



TRICK RYAN O'CONNELL
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685

PROPOSED RESIDENCE FOR:

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Project #: 23-009
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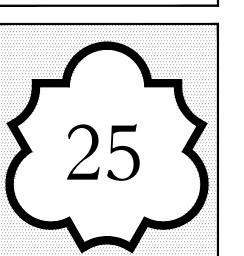
12 JAN. 2023 - FINAL SUBMITTAL

17 FEB. 2023 - PRESENTATION

01 MAR. 2023 - RESUBMITTAL

PATRICK RYAN O'CONNELL

PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license #AR98461, exp. date 28 February 2023."







ARCHITECT, LLC.

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PALM BEACH FL 33480
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-331-2048 WWW.PROARCHITECT.COM

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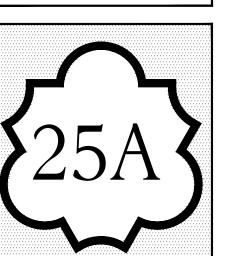
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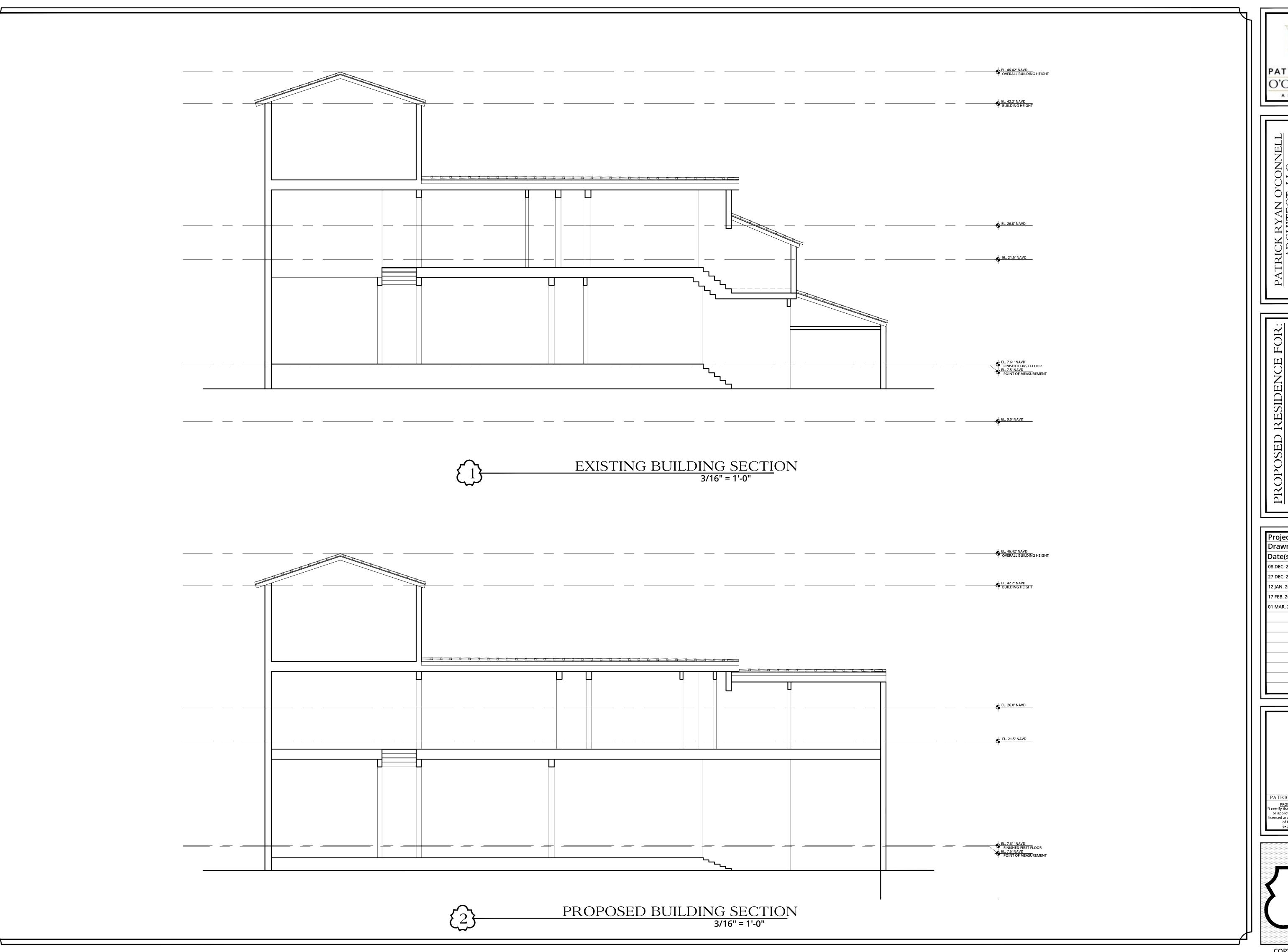
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ATRICK RYAN O'CONNELL
ARCHITECT, LLC.

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PALM BEACH FL 33480
FL LIC #: AA26003685

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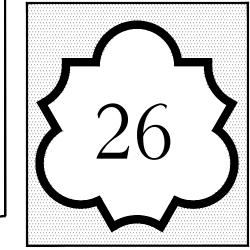
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COPVEIGHT (C) 2021

### LEGEND

= ARC LENGTH = AIR CONDITIONING = ACCESS EASEMENT = ALSO KNOWN AS = ASPHALT = BUILDING = BENCHMARK = BACK OF CURB = BACK OF WALK B.O.W. = CALCULATED = CABLE ANTENNA TELEVISION = CHORD BEARING = CONCRETE BLOCK STRUCTURE C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE = CHORD C.L.F. = CHAIN LINK FENCE = CLEAR = CORRUGATED METAL PIPE = CONCRETE = DESCRIPTION DATUM = DEED BOOK = DRAINAGE EASEMENT = DRILL HOLE D.H.

= DRIVEWAY D/W = ELEVATION = ENCROACHMENT = EDGE OF PAVEMENT = EDGE OF WATER ESM'T = EASEMENT = FINISH FLOOR

FND. = FOUND = FACE OF CURB = FOUNTAIN = INVERT I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT = LIMITED ACCESS EASEMENT

= LICENSE BOARD L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT= FIELD MEASUREMENT = MANHOLE

M.H.W.L. = MEAN HIGH WATER LINEM.L.W.L. = MEAN LOW WATER LINEN.A.V.D. = NORTH AMERICAN VERTICAL DATUMN.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM N.P.B.C.I.D.= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

= NOT TO SCALE = OVERALL = OUTSIDE DIAMETER = OVERHEAD UTILITY LINE = OFFICIAL RECORD BOOK O/S = OFFSET = PLAT DATUM = PLAT BOOK = PALM BEACH COUNTY = POINT OF CURVATURE = POINT OF COMPOUND CURVATURE = PERMANENT CONTROL POINT

= PAGE

PG.

= POINT OF INTERSECTION = PART OF = POINT OF BEGINNING = POINT OF COMMENCEMENT = POINT OF REVERSE CURVATURE = PERMANENT REFERENCE MONUMENT

= PROPOSED PROP. P.T. = POINT OF TANGENCY PVM'T = PAVEMENT (R) = RADIAL = RADIUS

RGE. = RANGE R.P.B. = ROAD PLAT BOOK R/W = RIGHT OF WAY = SURVEY DATUM S.B. = SETBACK SEC. = SECTION S/D = SUBDIVISION = SQUARE FEET S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT S.I.R.W.C.D= SOUTH INDIAN RIVER WATER

CONTROL DISTRICT = STATE ROAD = STATION STA. STY. = STORY S/W = 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

= 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

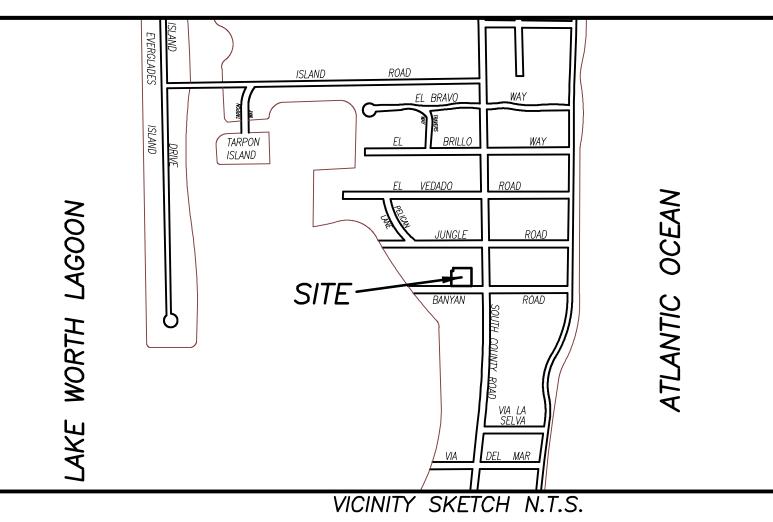
= CENTRAL ANGLE/DELTA

= NAIL & DISK FOUND (AS NOTED) = MAG NAIL & DISK SET (LB #4569) = PROPERTY LINE  $\mathbb{Z}, \emptyset$ = UTILITY POLE = FIRE HYDRANT = WATER METER

= WATER VALVE = LIGHT POLE = BANYAN TREE = BISMARCK PALM

= FICUS TREE = FRANGIPANI TREE = UNKNOWN TREE

SCALE: 1"=20'



EL BRAVO PARK

(P.B. 8, PG. 9)

5' U.E. (D.B. 435, PG. 187)¬ RESIDENCE RESIDENCE -WALL CORNER 6.0' CLR. SOUTH LINE EL BRAVO PARK (P.B. 8, PG. 9) BLDG. FACE 6.0' NORTH WALL LINE 0.2'N. CONC. WALL ASPHALT /\_WALL CORNER 0.3'S. **177.81'(S)** 177.50'(l WOOD FENCE (TYP.) - o/н — STONE EDGE 0.2'N. RIVER ROCK WALL CORNER 0.2'S.-/ 49.2' ∽BROKEN TOP CONC. (POOL EQUIPMENT) 2-STORY GARAGE INCLUDED "W.S.C." 5/8", "W.S.C. 2.0'W. CONC. CONC. -ALUMINUM FENCE UNPLATTED OUT-BLDG. SETBACK (D.B. 435, PG. 187) GRASS 3-STORY RESIDENCE TILE PATIO BLDG. LINE (D.B. 435, PG. 187) 15' 34,097 S.F. \_1/2", 15.0'N. 3/4",15.0'N.,0.1'W.¬ <sub>-</sub>1/2", 14.7'N.,0.5'E. TOP OF COLUMN EL.=10.57~ NO ENTRY COLUMNS THIS PARCEL CONC. WALL CONC. WALL CONC. CURBING (TYP.) ୬°197.81'(S) ⊳⁵ 213.39'(S)

#### **BOUNDARY SURVEY FOR:** RICHARD KURTZ

UNPLATTED

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

P.O.B.

Richard Kurtz Title Matters, LLC Stewart Title Guaranty Company Northern Trust, NA, its successors and/or assigs

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

**PROPERTY ADDRESS:** 235 Banyan Road Palm Beach, FL 33480

Guy Rabideau, Esquire

LEGAL DESCRIPTION:

A parcel of land located in Section 26, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

COMMENCE at a point on the center line of the County Road, as now laid out and in use, 927.5 feet South of, measured at right angles to, the South line of **EL BRAVO PARK**, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Book 8

thence West and parallel to the South line of EL BRAVO PARK aforesaid, a distance of 410.62 feet to a point, being the POINT OR PLACE OF **BEGINNING**:

run thence North at right angles to the preceding line, a distance of 175 feet to a point;

run thence East and parallel to the South line of EL BRAVO PARK aforesaid, a distance of 197.5 feet to a point; run thence South at right angles to the preceding line, a distance of 175 feet to a point;

run thence West and parallel to the South line of EL BRAVO PARK aforesaid, a distance of 197.5 feet to the POINT OR PLACE OF BEGINNING, except the North 26 feet of the West 20 feet thereof.

ROAD (30' PRIVATE ROAD & U.E. D.B. 435, PG. 187)

410.62'(D)

411.12'(M)

This property is located in Flood Zone AE (El. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated October 5th, 2017.

#### NOTES:

UNPLATTED

2-STORY

SOUTH WALL FACE 0.3'N.

1. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from policy number MP-3145217, issued by Buyer's Title, Inc., dated June 25, 2003. This office has made no search of the Public Records. 2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NGVD-29. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.

- 3. Description furnished by client or client's agent. 4. Unless it bears 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 5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located. 7. 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
- 8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.

FND. NAIL-

0.7'E.

- 9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- 10. 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. 11 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.
- 12. 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. 13. 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. 14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

I HEREBY ATTEST that the survey shown hereon conforms with 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: 07/15/2022

Craig L. Wallace Professional Surveyor and Mapper

Florida Certificate No. 3357

12/22/22 CONVERT 2014 CROWN ELEVATIONS TO NAVD88 C.W. 96-1198.10 07/15/22 SURVEY AND TIE-IN UPDATE C.E./S.W. 96-1198.9 PB335/33 05/08/17 SURVEY AND TIE-IN UPDATE E.G./M.B. 96-1198.7 PB241/41 10/27/15 ADDITIONAL SPOT ELEVATIONS S.W./N.I. 96-1198.6 PB210/23 12/17/14 ADDITIONAL SPOT ELEVATIONS T.S./N.I. 96-1198.5 PB91/41 12/03/14 SURVEY AND TIE-IN UPDATE, FINISH FLOOR AND COLUMN ELEVATIONS AND TREE LOCATIONS B.M./M.B. 96-1198.4 PB186/65

BOUNDARY SURVEY FOR:

RICHARD KURTZ



ATE: 11/11/09

<sup>REF</sup>' 96–1198–1.DWG

C'K'D C.W.

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551 J□B N□. 96-1198 F.B. PB113 PG. 73 OFFICE M.B. DWG. ND. 96-1198-1