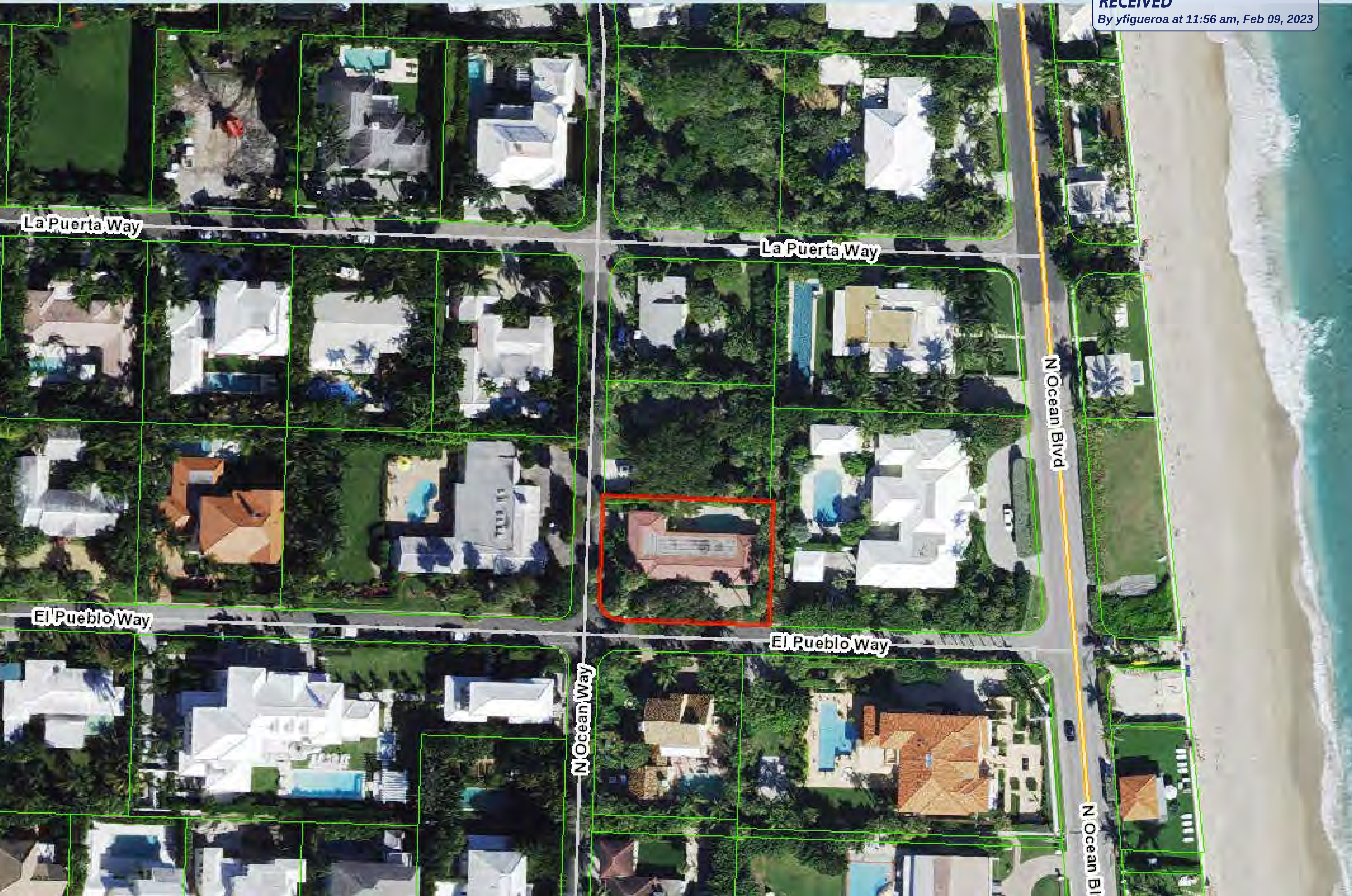
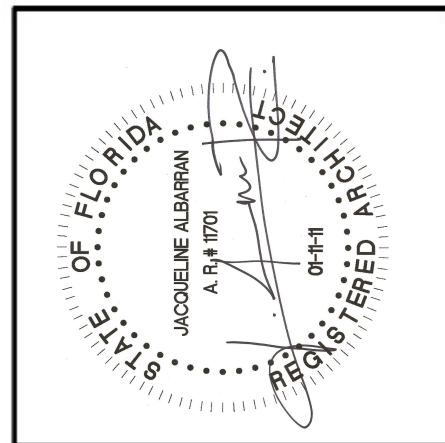




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By yfigueroa at 11:56 am, Feb 09, 2023

ARC-23-026 ZON-23-034 SECOND SUBMITTAL

PRESSLY-RYAN RESIDENCE
171 EL PUEBLO WAY
PALM BEACH, FLORIDA



REVISIONS:
2-09-2023

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3535

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- A1.3– NEIGHBORHOOD PHOTOS
- A1.4– NEIGHBORHOOD PHOTOS
- A2 – STREETSAPES
- A3 – PROPOSED SITE PLAN
- A4 – CONSTRUCTION SCREENING AND STAGING PLAN
- A5 – PROPOSED FIRST FLOOR PLAN
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- A7 – PROPOSED ROOF PLAN
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- L1.1– EXISTING SITE PHOTOS
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- C1– SCHEMATIC GRADING AND DRAINAGE CONSTRUCTION PLAN

SURVEY

- BOUNDARY, TOPOGRAPHIC AND EASEMENT SURVEY

ARCHITECT:

SKA Architect + Planner
Attn: Jacqueline Albarran
324 Royal Palm Way
Suite 227
Palm Beach, FL 33480
(561) 655-7676

LANDSCAPE ARCHITECT:

Environment Design Group
Attn: Dustin Mizell
139 N. County Road
Suite 20-B
Palm Beach, FL 33480
(561) 832-4600

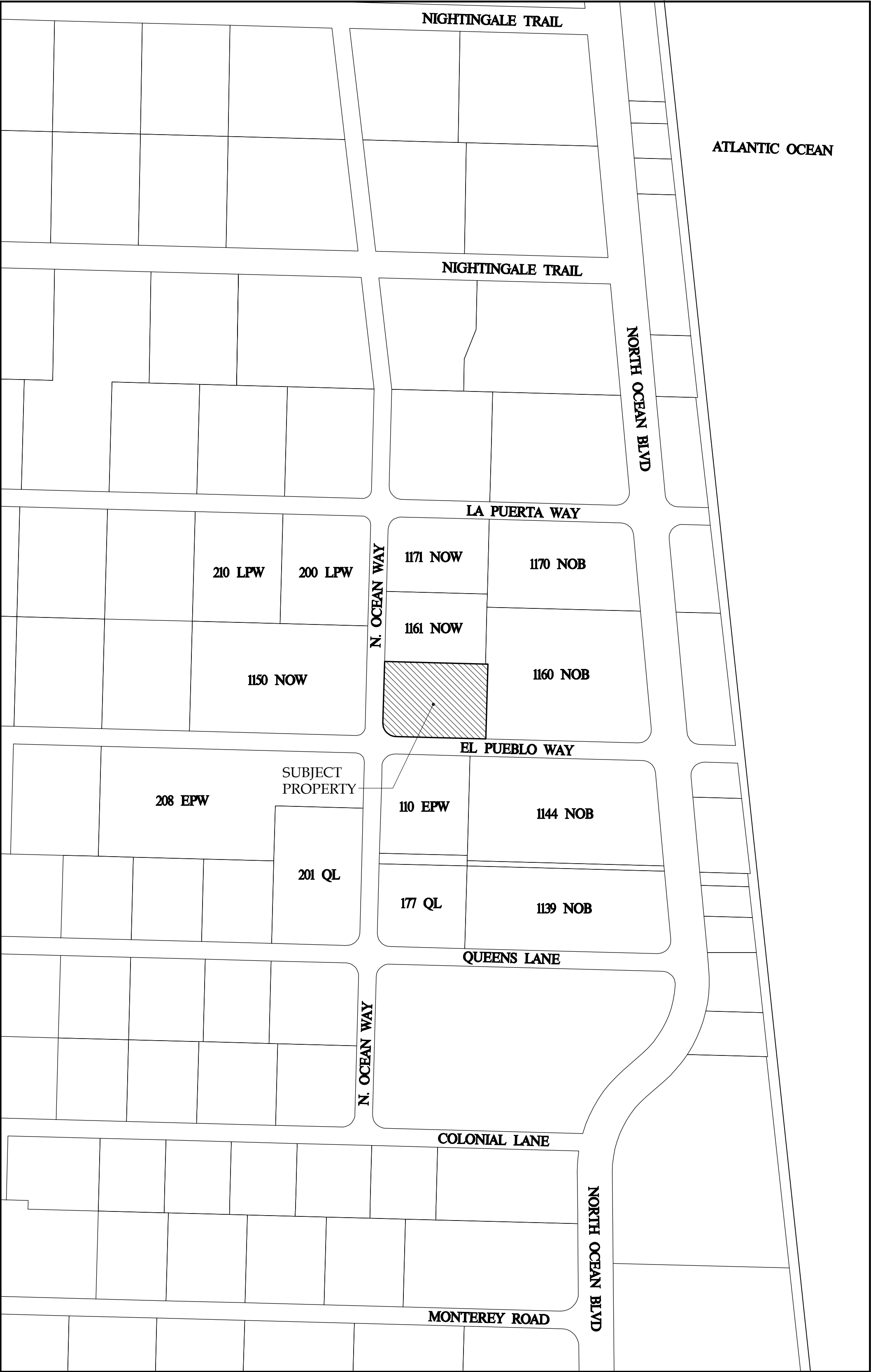
CIVIL ENGINEER:

Gruber Consulting Engineers, Inc.
Attn: Chad Gruber
2465 Mercer Ave. Ste 206
West Palm Beach, FL 33401
(561) 312-2041

CONSULTING SURVEYORS

Wallace Surveying
5553 Village Blvd.
West Palm Beach, FL 33407
(561) 640-4551

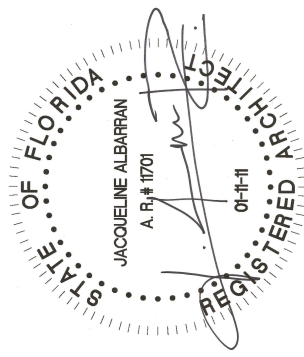
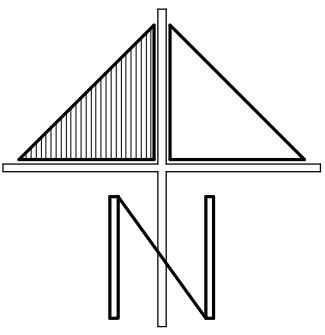
Line 0	ZONING LEGEND		
1	PROPERTY ADDRESS	171 EL PUEBLO WAY, PALM BEACH, FL	
2	ZONING DISTRICT	R-B	
3	STRUCTURE TYPE	WALL: CBS – ROOF: FLAT CONC. TILE SLOPED ROOFS	
4		REQUIRED/ALLOWED	EXISTING PROPOSED
5	LOT SIZE (SQ. FT.)	10,000 MIN.	9,960.46 9,960.46
6	LOT DEPTH	100 MIN.	85.0' 85.0'
7	LOT WIDTH	100 MIN.	117.75' 117.75'
8	LOT COVERAGE (SQ. FT.)	2,988.14 MAX. (30%)	N/A 2,467.34 (27.8%)
9	ENCLOSED SQUARE FOOTAGE		N/A 4,087.2
10	CUBIC CONTENT RATIO	4.00 MAX.	N/A 3.99
11A	FRONT YARD SETBACK (1 STORY)	25.0' /20.0' MIN.	N/A 22.5'
11B	FRONT YARD SETBACK (2 STORY)	30.0' /25.0' MIN.	N/A 25.0'
12	SIDE YARD SETBACK (1 STORY)	12.5' MIN.	N/A 12.5' (EAST)
13A	SIDE YARD SETBACK (2 STORY)	15.0' MIN.	N/A 15.0' (EAST)
13B	STREET SIDE YARD SETBACK (1 STORY)	25.0' MIN.	N/A 31.25'
13C	STREET SIDE YARD SETBACK (2 STORY)	30.0' MIN.	N/A 41.25'
13D	STREET SIDE YARD SETBACK (GARAGE)	18.0' MIN.	N/A 20.6'
14	REAR YARD SETBACK (1 STORY/2 STORY)	15.0' /20.0' MIN.	N/A 18.0' / 20.5'
15	ANGLE OF VISION	102'	N/A 100.5'
16	BUILDING HEIGHT	22.0'	N/A 19.6'
17	OVERALL BUILDING HEIGHT	30.0'	N/A 27.6'
18	CROWN OF ROAD (COR) (NAVD)	4.87'	4.87' 4.87'
19	MAX. AMOUNT OF FILL ADDED TO SITE	.56'	N/A .56'
20	FINISH FLOOR ELEVATION (FFE) (NAVD)	+7.0' NAVD	N/A +7.0' NAVD
21	ZERO DATUM–PT. OF MEAS. (NAVD)	+7.0' NAVD	+7.0' NAVD +7.0' NAVD
22	FEMA FLOOD ZONE DESIGNATION	AE/X	AE/X AE/X
23	BASE FLOOD ELEVATION (BFE) (NAVD)	+7.00' NAVD	+7.00' NAVD +7.00' NAVD
24	LANDSCAPE OPEN SPACE (LOS)	4,482 (45%)	N/A 4,511 (45.29%)
25	PERIMETER (LOS)	2,241 (50%)	N/A 2,245 (50.08%)
26	FRONT YARD (LOS)	1,000 (40%)	N/A 1,038 (49.0%)
27	NATIVE PLANT SPECIES %	SEE SHEET L7.2 FOR NATIVE LANDSCAPE PERCENTAGES	



SCOPE OF WORK

WE ARE PROPOSING TO REPLACE THE EXISTING 1–STORY STRUCTURE ON THE SITE WITH A NEW PARTIAL 2–STORY HOME. UPGRADES WILL INCLUDE A NEW POOL AND NEW LANDSCAPING THROUGHOUT. THE EXISTING CIRCULAR DRIVEWAY WITH BE REMOVED AND REPLACED WITH LANDSCAPING.

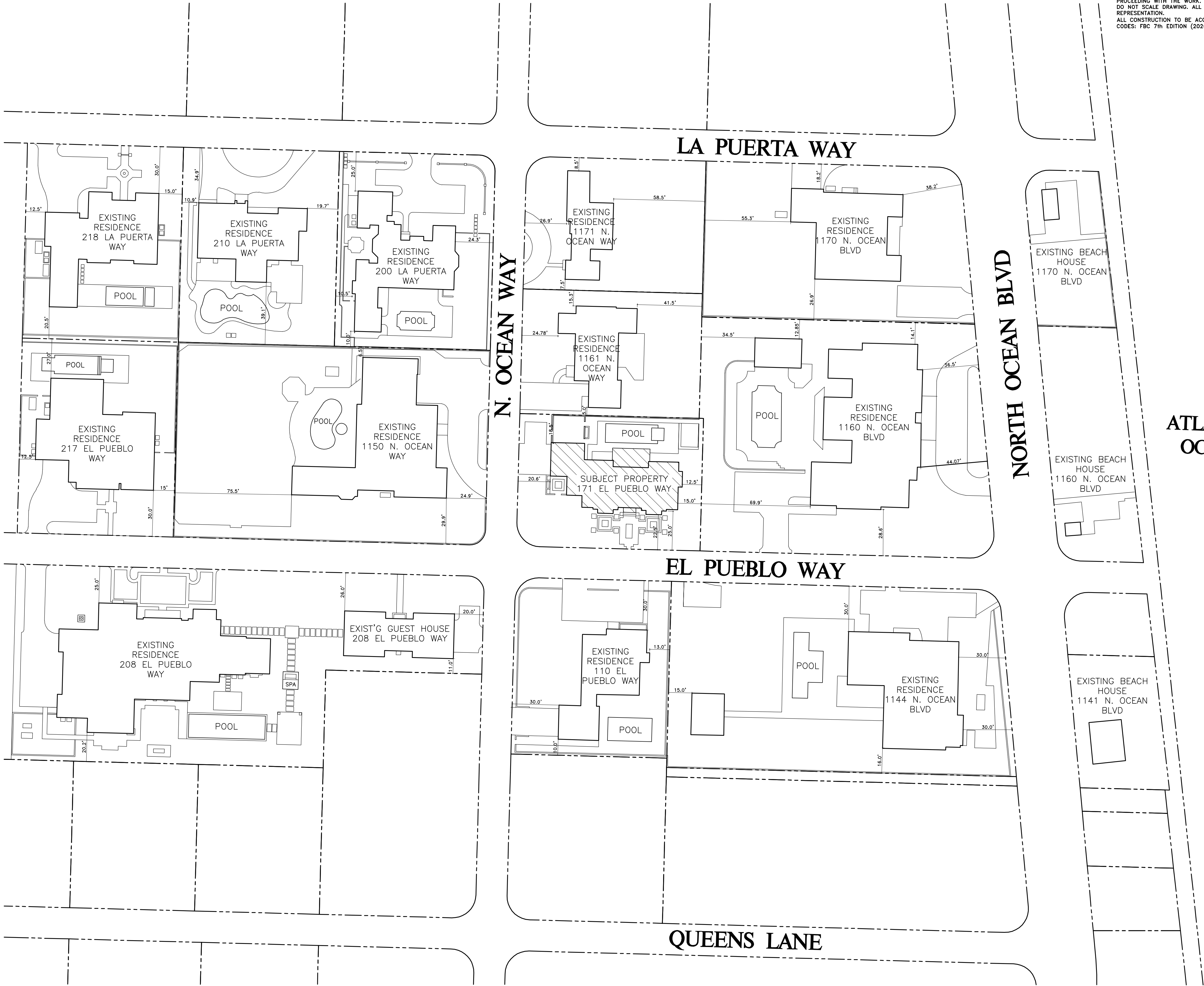
A SPECIAL EXCEPTION IS REQUIRED FOR THE 9,960 SQ. FT. NON–CONFORMING LOT. WE ARE REQUESTING SETBACK VARIANCES FOR THE POOL AND SPA, THE BALCONY OVER ENTRY AND FOR THE HEIGHT OF THE WALL TO CONCEAL THE GENERATOR.



FINAL SUBMITTAL 02–09–23
HEARING DATE 03–29–23
ARCOM # ARC–23–026 VARIANCE # ZON–23–034

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PRESLEY-RYAN RESIDENCE
171 EL PUEBLO WAY, PALM BEACH, FLORIDA

DATE:
02–09–2023

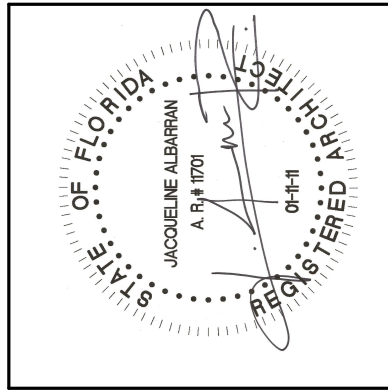


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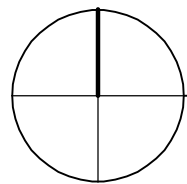
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PRESSLY-RYAN RESIDENCE
171 EL PUEBLO WAY
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:



PROPOSED NEIGHBORING PROPERTIES MAP

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

SHEET NUMBER:
A1.1
DATE:
01-23-23
JOB #
0491



200 LA PUERTA



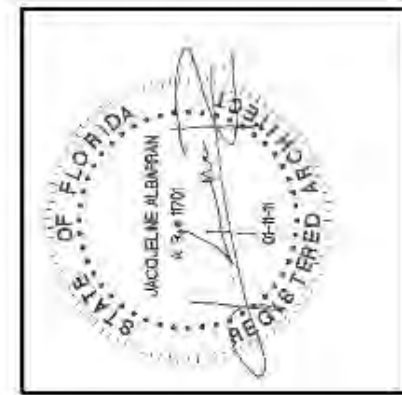
1171 N OCEAN WAY



1161 OCEAN WAY

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PRESSLY-RYAN RESIDENCE
171 EL PUEBLO WAY
PALM BEACH, FLORIDA



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REVISIONS:

SHEET NUMBER:
A1.2
DATE:
1-05-2023
JOB #
0491

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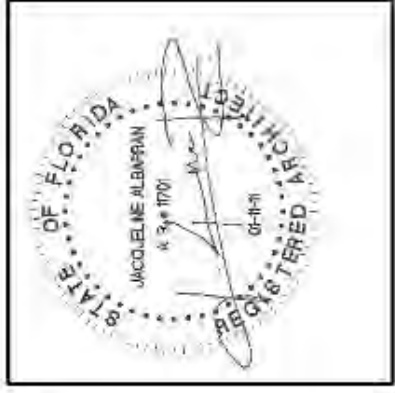
217 EL PUEBLO



1150 N OCEAN WAY



1160 N OCEAN BLVD
(EL PUEBLO VIEW)



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

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A1.3
DATE:
1-05-2023
JOB #
0491



224 EL PUEBLO



208 EL PUEBLO



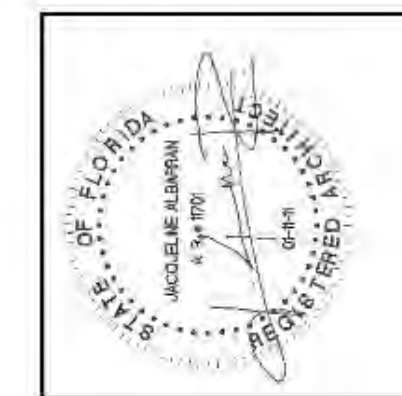
110 EL PUEBLO



1144 N OCEAN
(EL PUEBLO VIEW)

ARCOM # ARC-23-026 VARIANCE # ZON-23-034

PRESSLY-RYAN RESIDENCE
171 EL PUEBLO WAY
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

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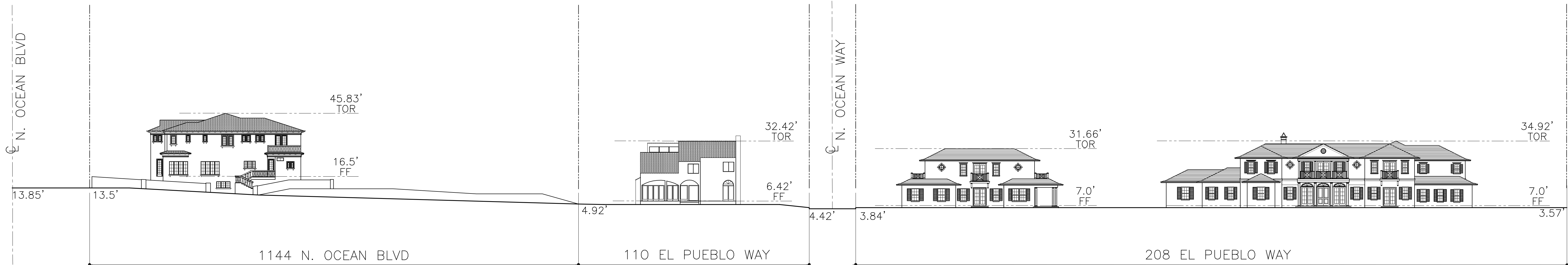
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324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
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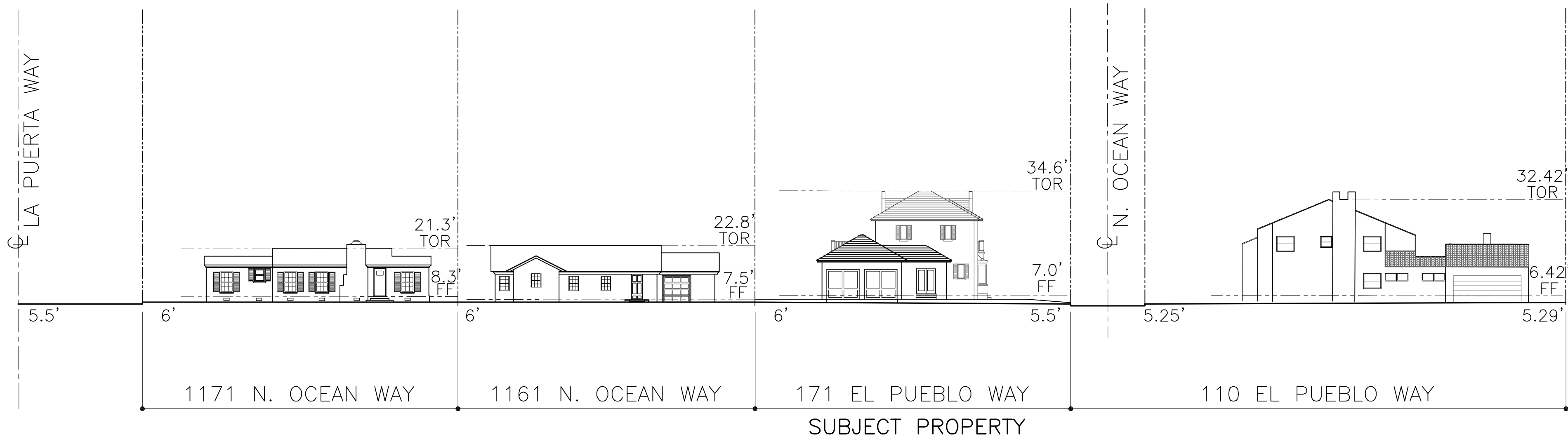
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STREETSCAPE EL PUEBLO WAY (LOOKING NORTH)
SCALE: 3/64" = 1'-0"



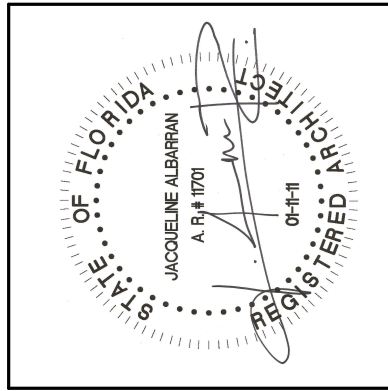
STREETSCAPE EL PUEBLO WAY (LOOKING SOUTH)
SCALE: 3/64" = 1'-0"



STREETSCAPE N. OCEAN WAY (LOOKING EAST)
SCALE: 3/64" = 1'-0"

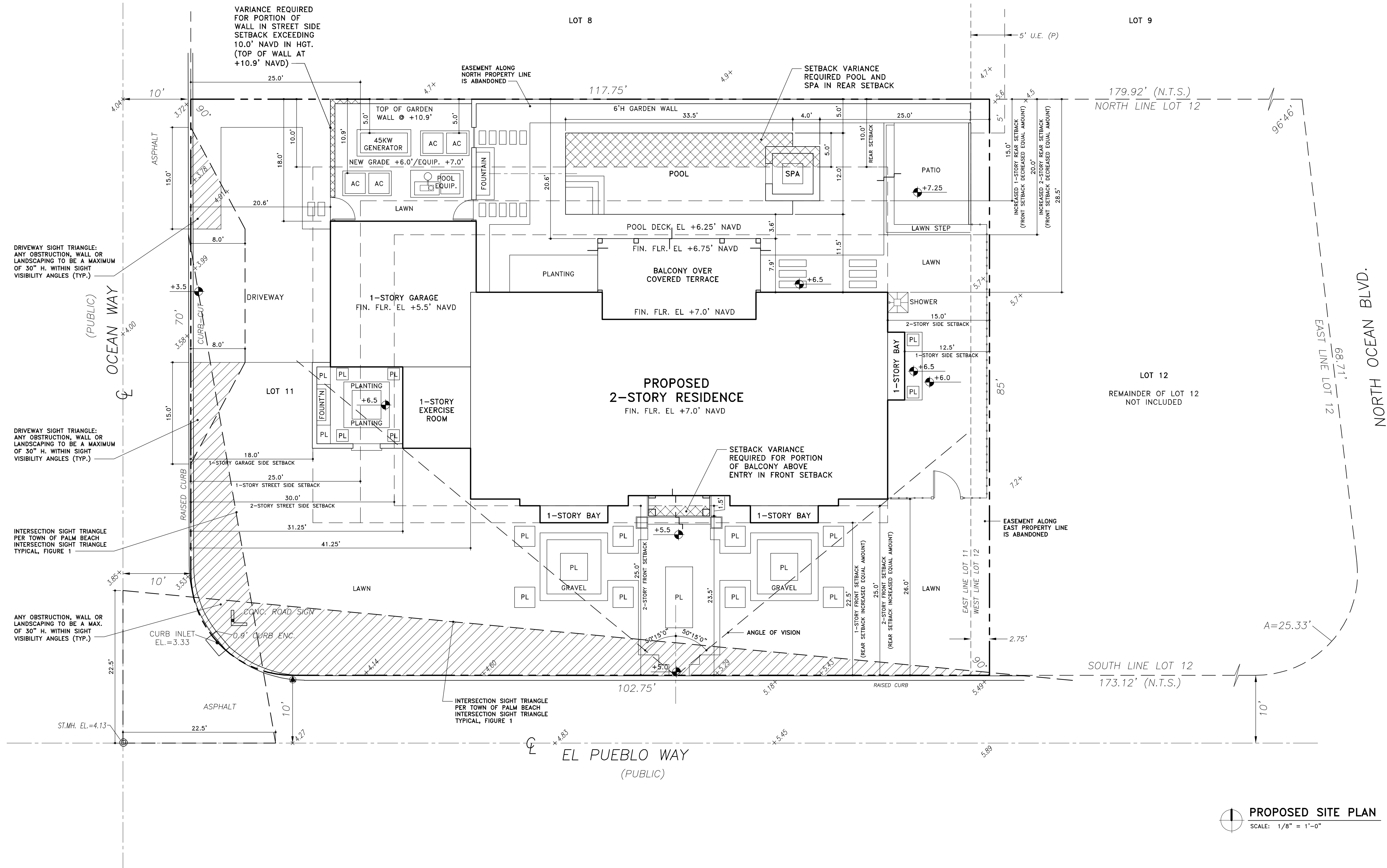
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PRESSLY-RYAN RESIDENCE
171 EL PUEBLO WAY
PALM BEACH, FLORIDA



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A2
DATE:
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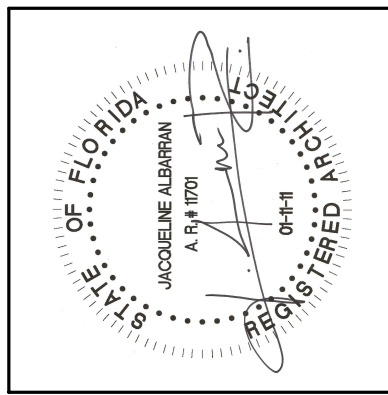


PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

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PRESSLY-RYAN RESIDENCE
171 EL PUEBLO WAY
PALM BEACH, FLORIDA

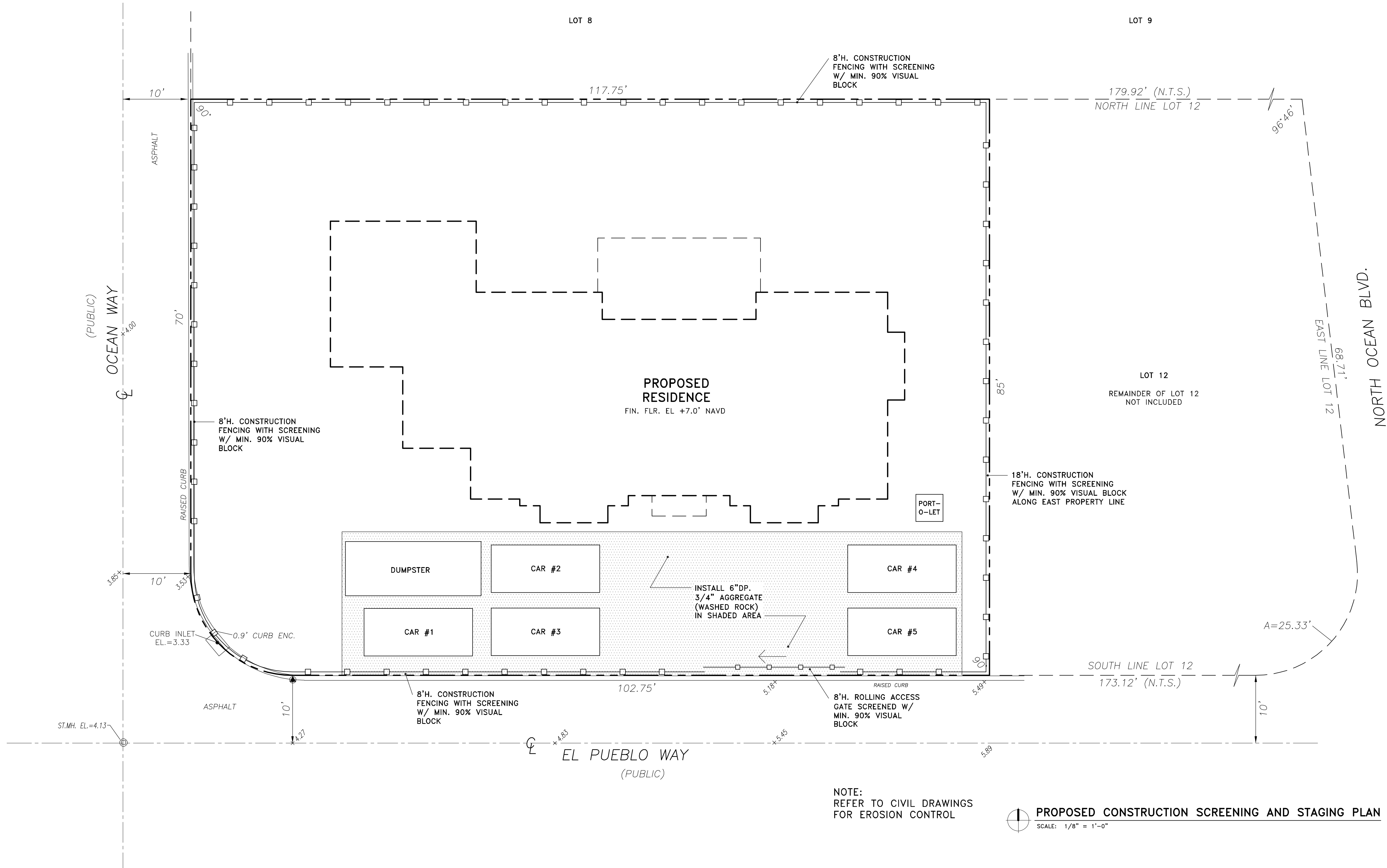


JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:	
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2	02-09-23
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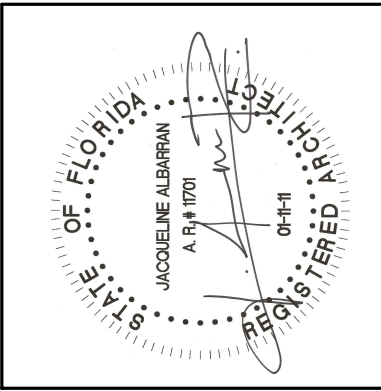
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JOB #	0491

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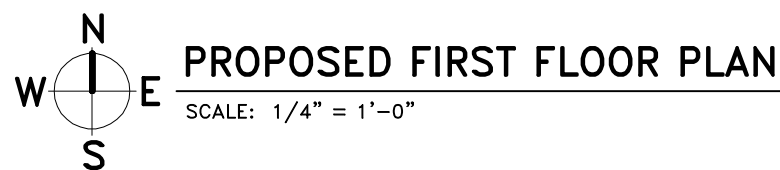
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PRESSLY-RYAN RESIDENCE
171 EL PUEBLO WAY
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

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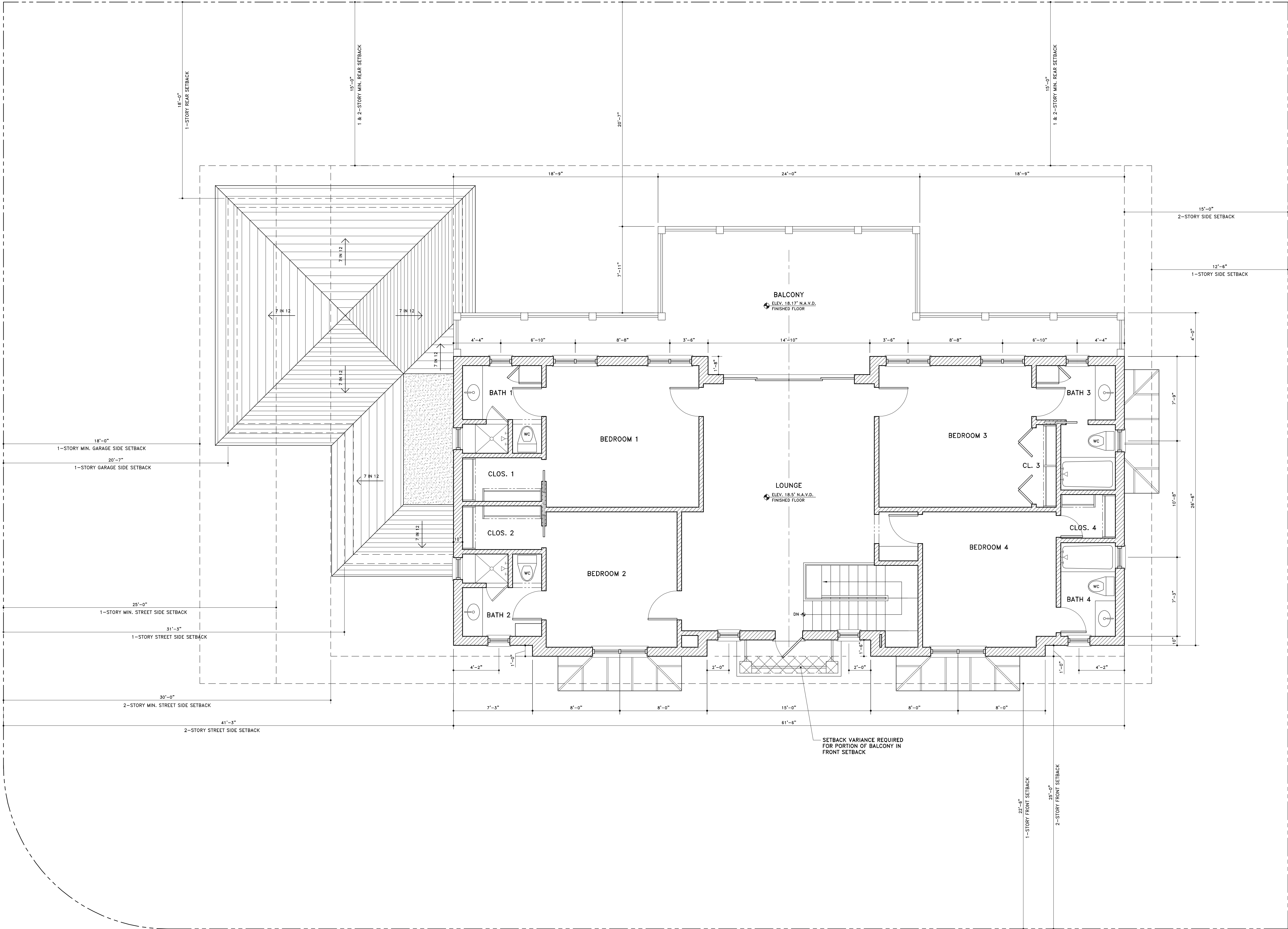
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DATE:	01-23-23
JOB #	0491



PRESSLY-RYAN RESIDENCE
171 EL PUEBLO WAY
PALM BEACH, FL



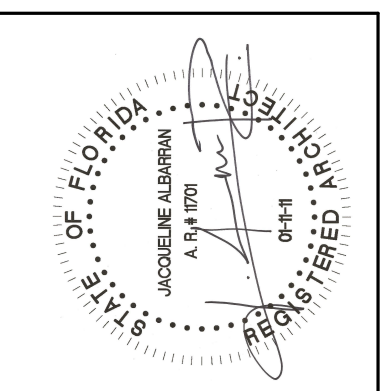
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DATE:	01-23-23
JOB #	0491



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ARCOM # ARC-23-026 VARIANCE# ZON-23-034

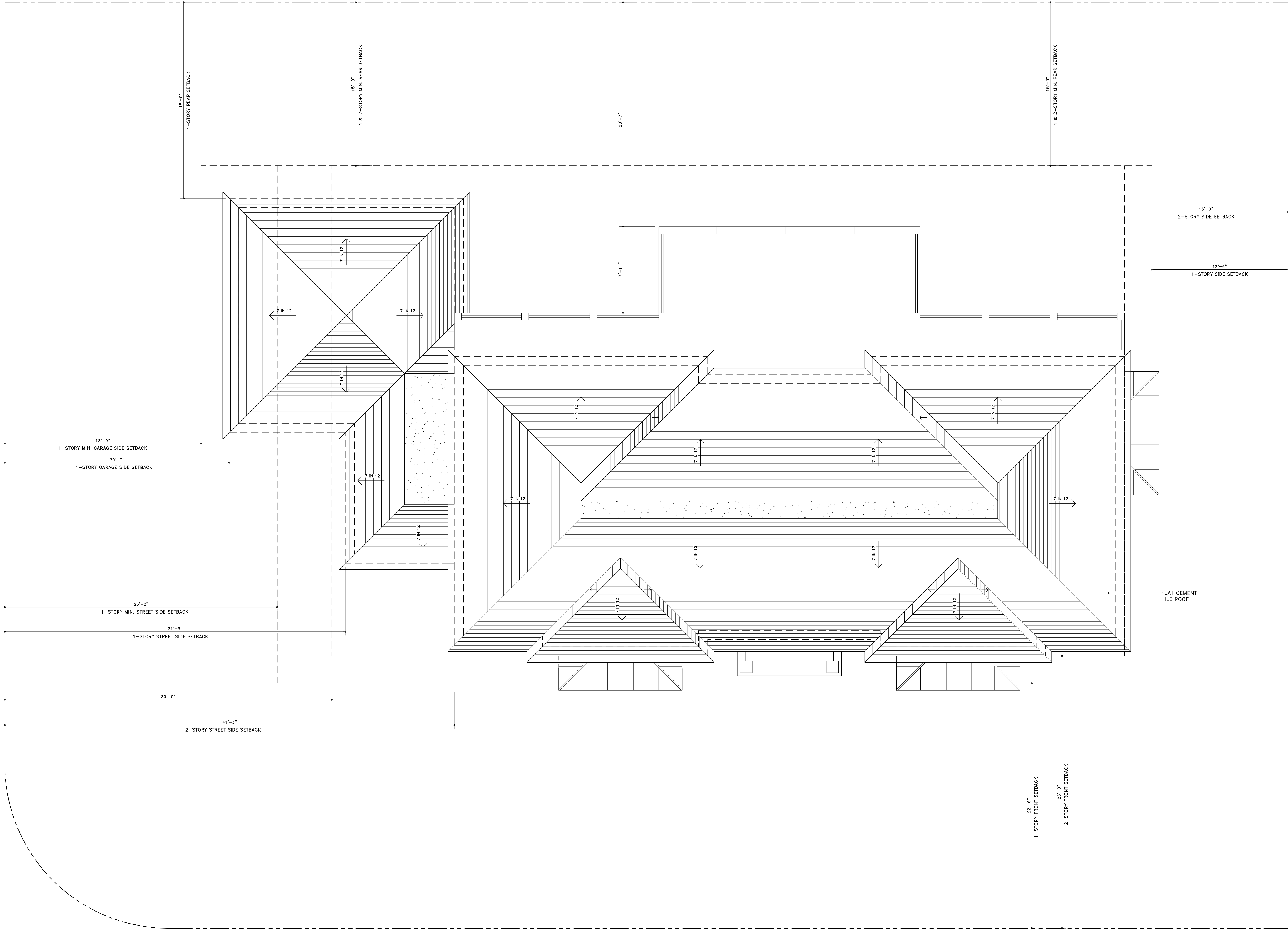
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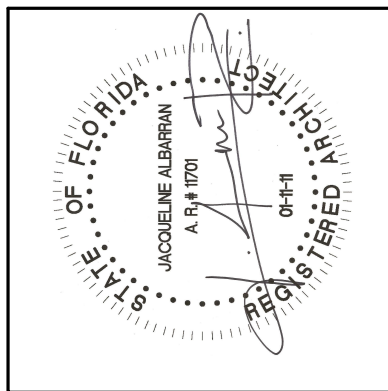
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PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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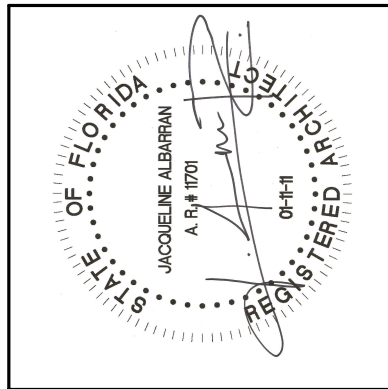
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ARCOM # ARC-23-026 VARIANCE # ZON-23-034

PRESSLY-RYAN RESIDENCE
171 EL PUEBLO WAY
PALM BEACH, FL



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

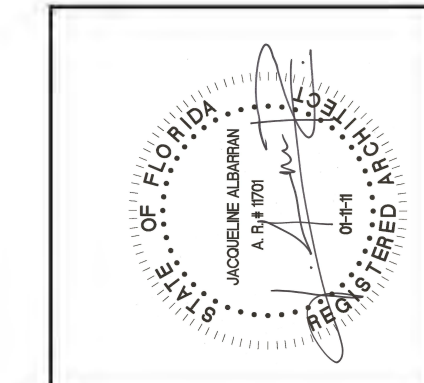
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SHEET NUMBER:	
A8.1	
DATE:	02-02-23
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JACQUELINE ALBARRAN, PA
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SHEET NUMBER:	
A8.2	
DATE:	02-02-23
JOB #	0491



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

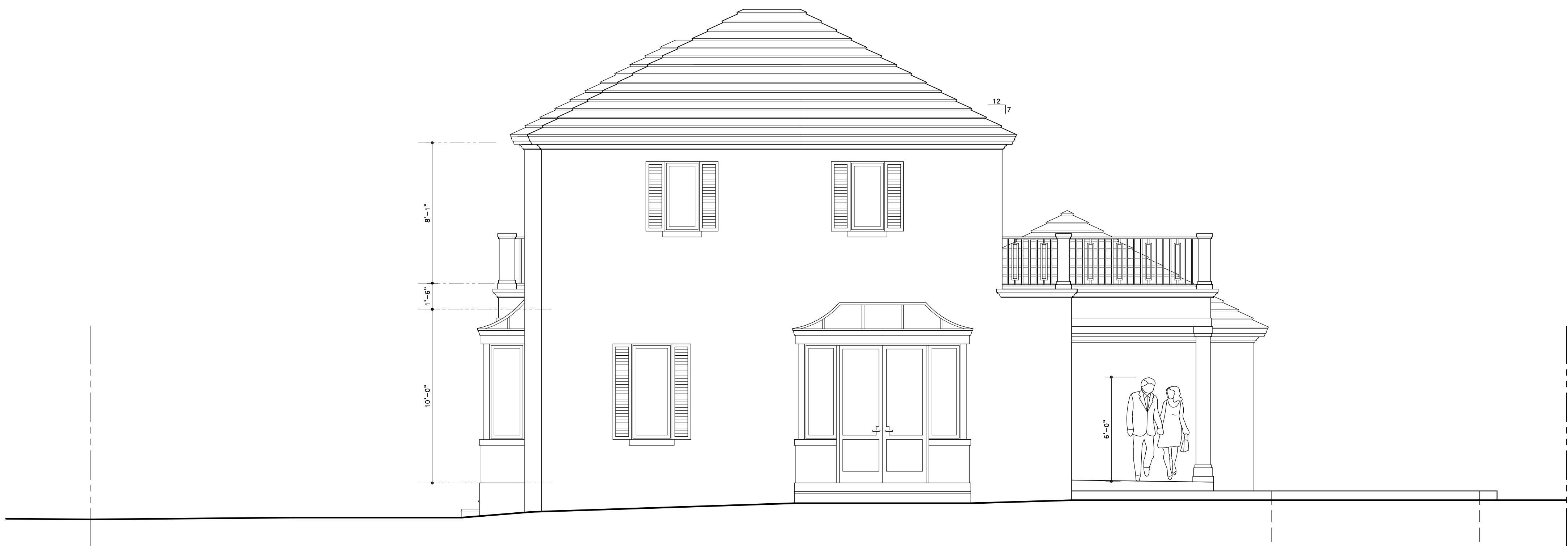


PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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PALM BEACH, FL



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A9.2	
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JOB #	0491

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PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

ARCOM # ARC-23-026 VARIANCE# ZON-23-034

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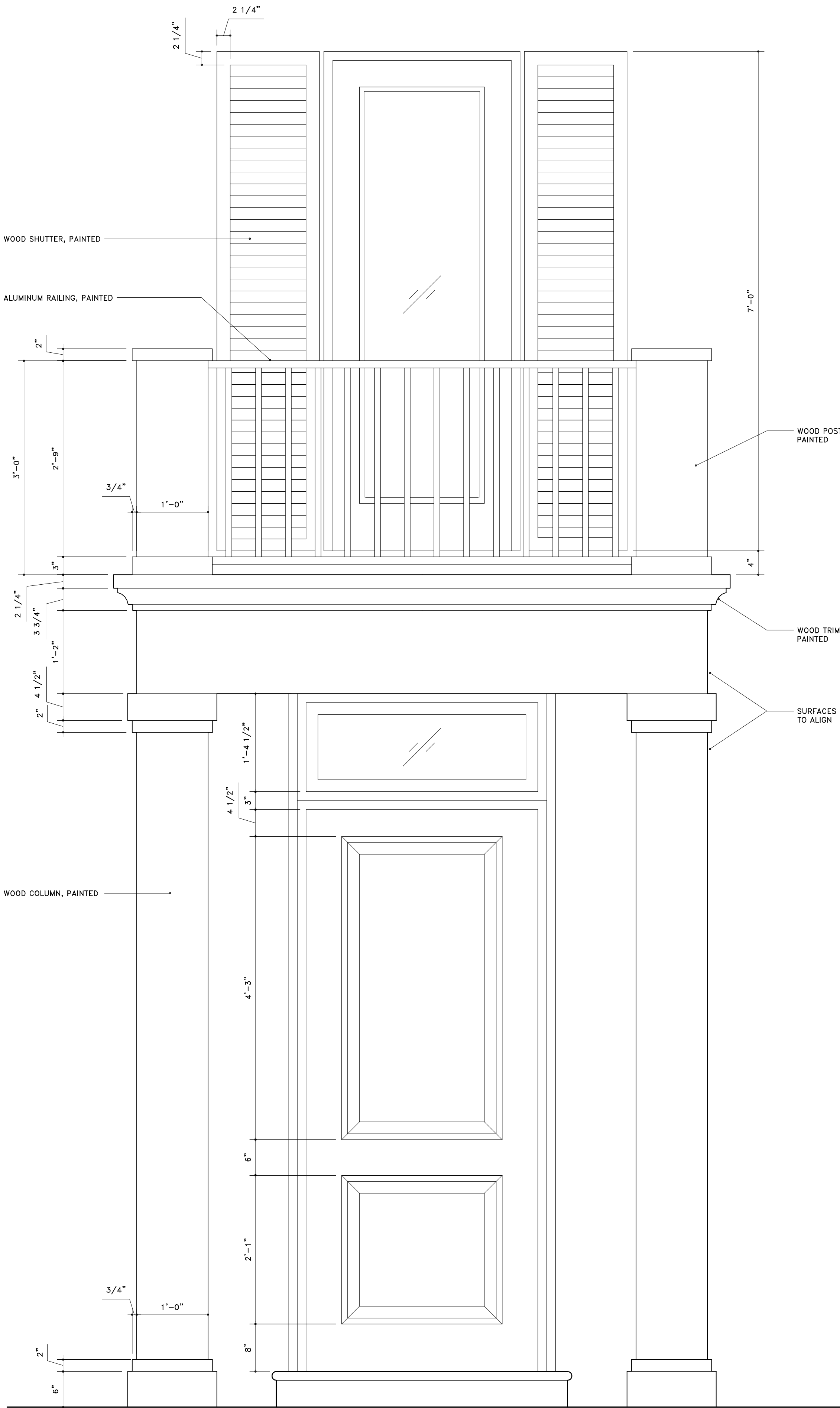
JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:	
1	01-30-23
2	02-09-23

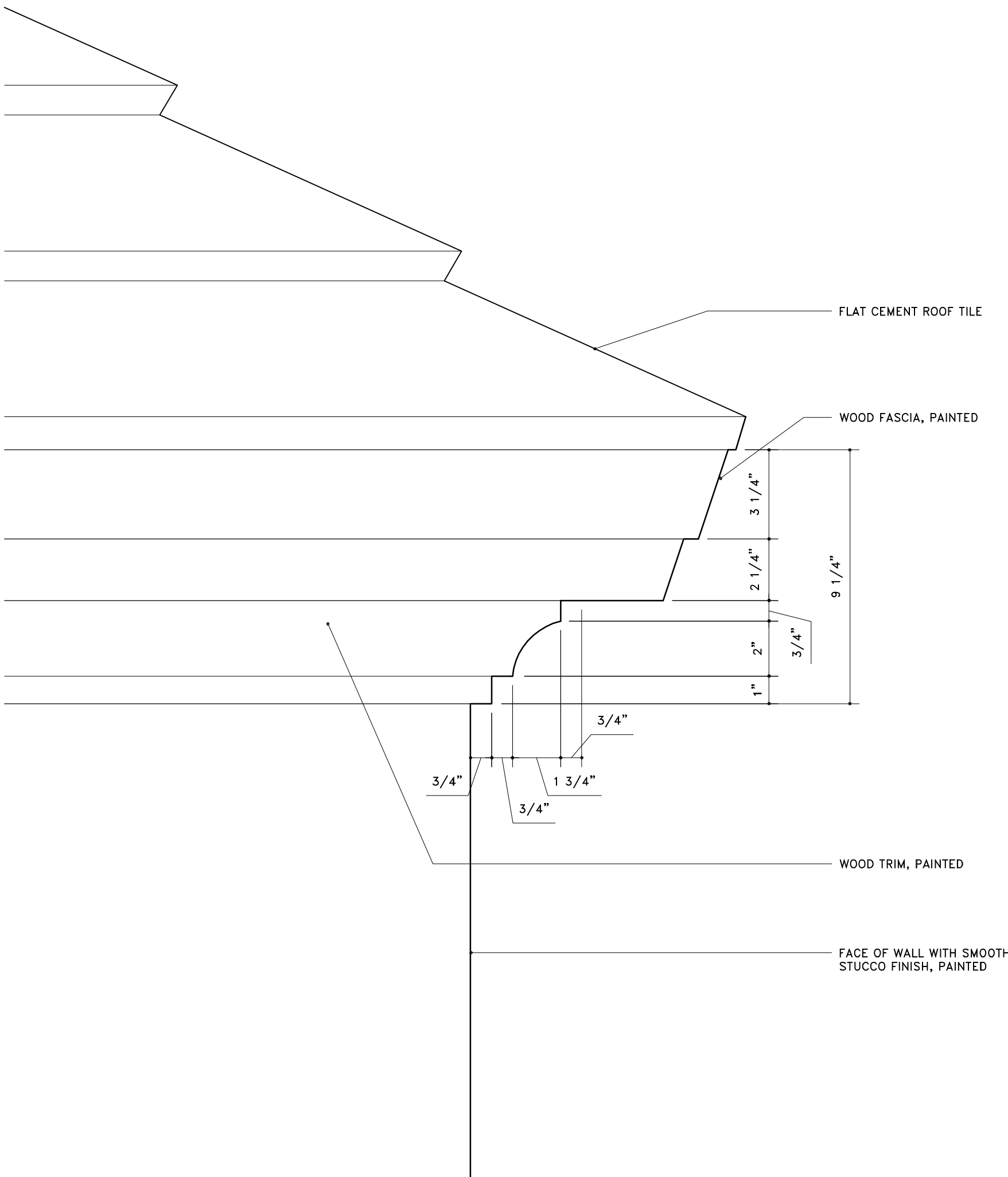
SHEET NUMBER:	
A9.2	
DATE:	01-23-23
JOB #	0491







1 DETAIL AT FRONT ENTRY
SCALE: 1" = 1'-0"



2 DETAIL AT EDGE OF ROOF
SCALE: 3" = 1'-0"

GENERAL NOTE:
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2020.

ARCOM# ARC-23-026 VARIANCE# ZON-23-034

PRESSLY-RYAN RESIDENCE
171 EL PUEBLO WAY
PALM BEACH, FLORIDA

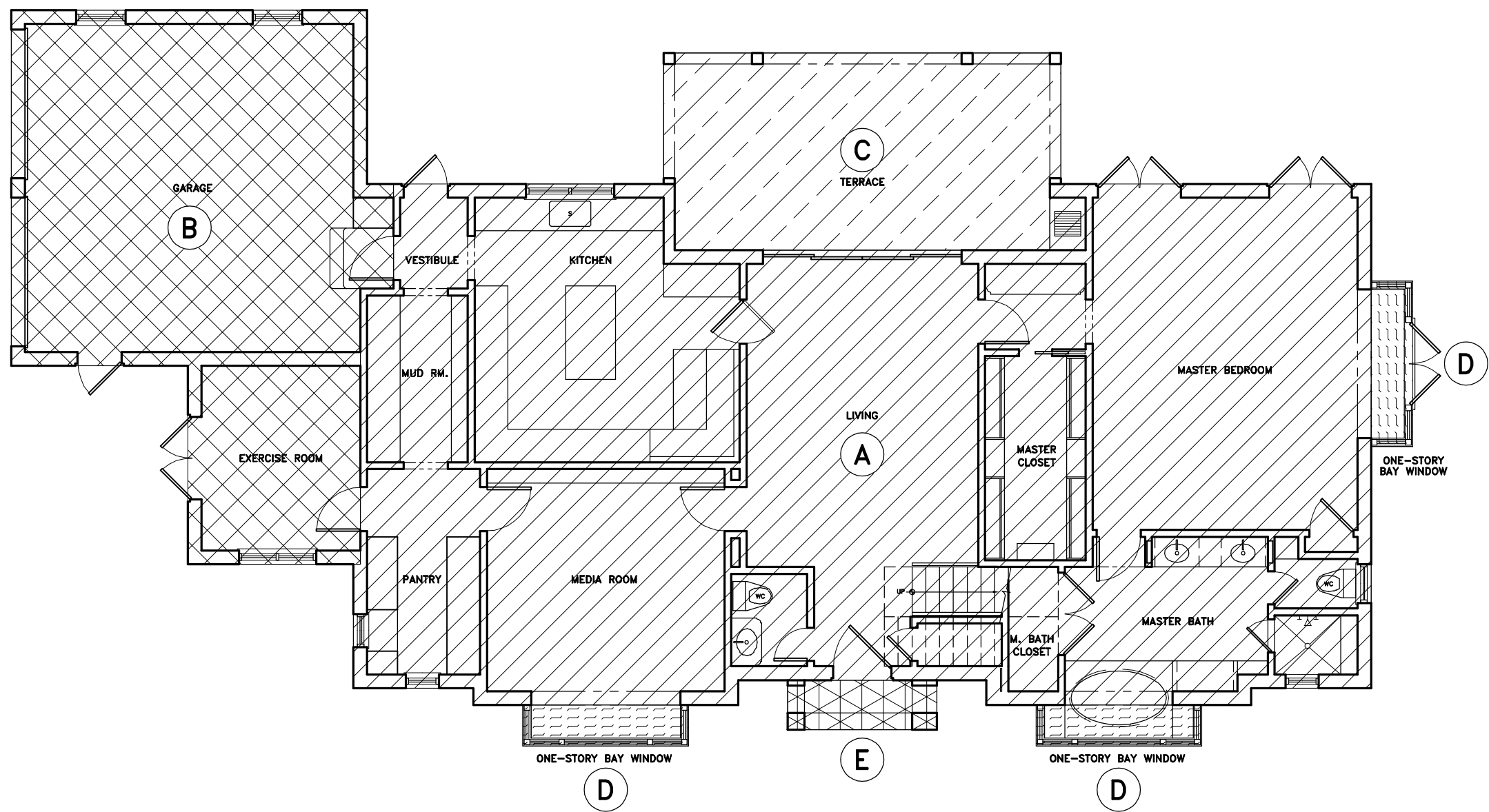
SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533



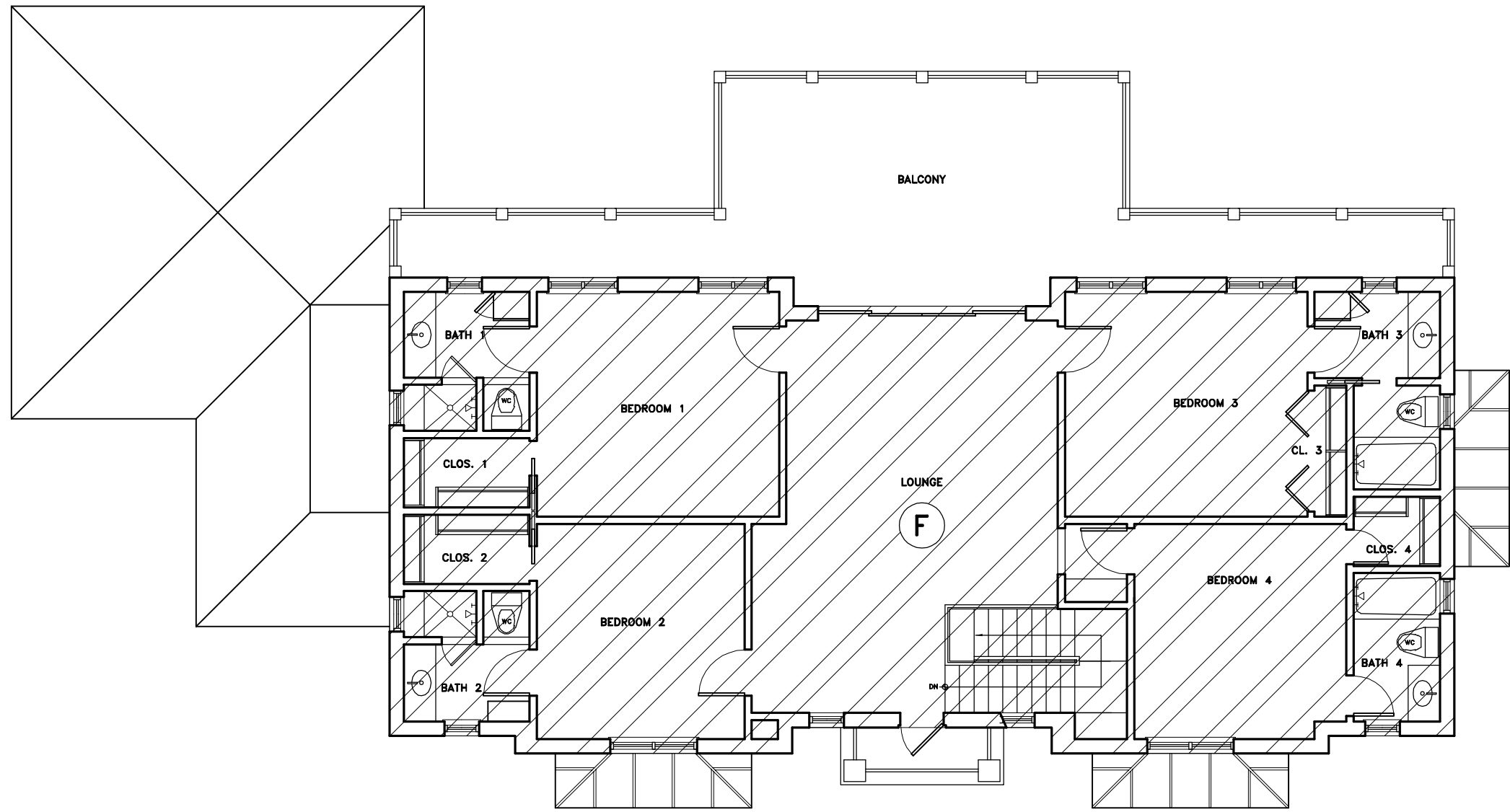
REVISIONS:	
1	
2	
3	
4	

SHEET NUMBER:	
A10	
DATE:	01-23-23
JOB #	0491

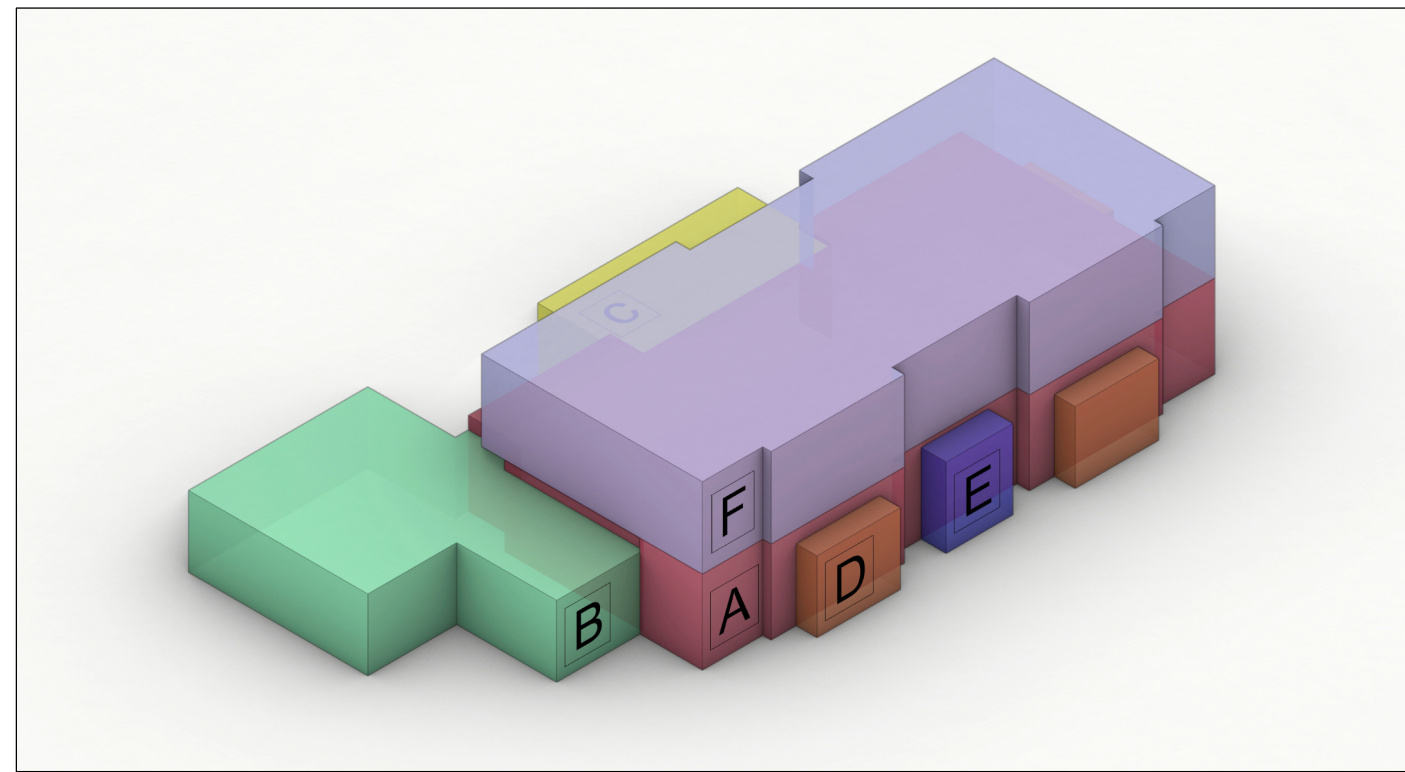
GENERAL NOTE:
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ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION (2020).



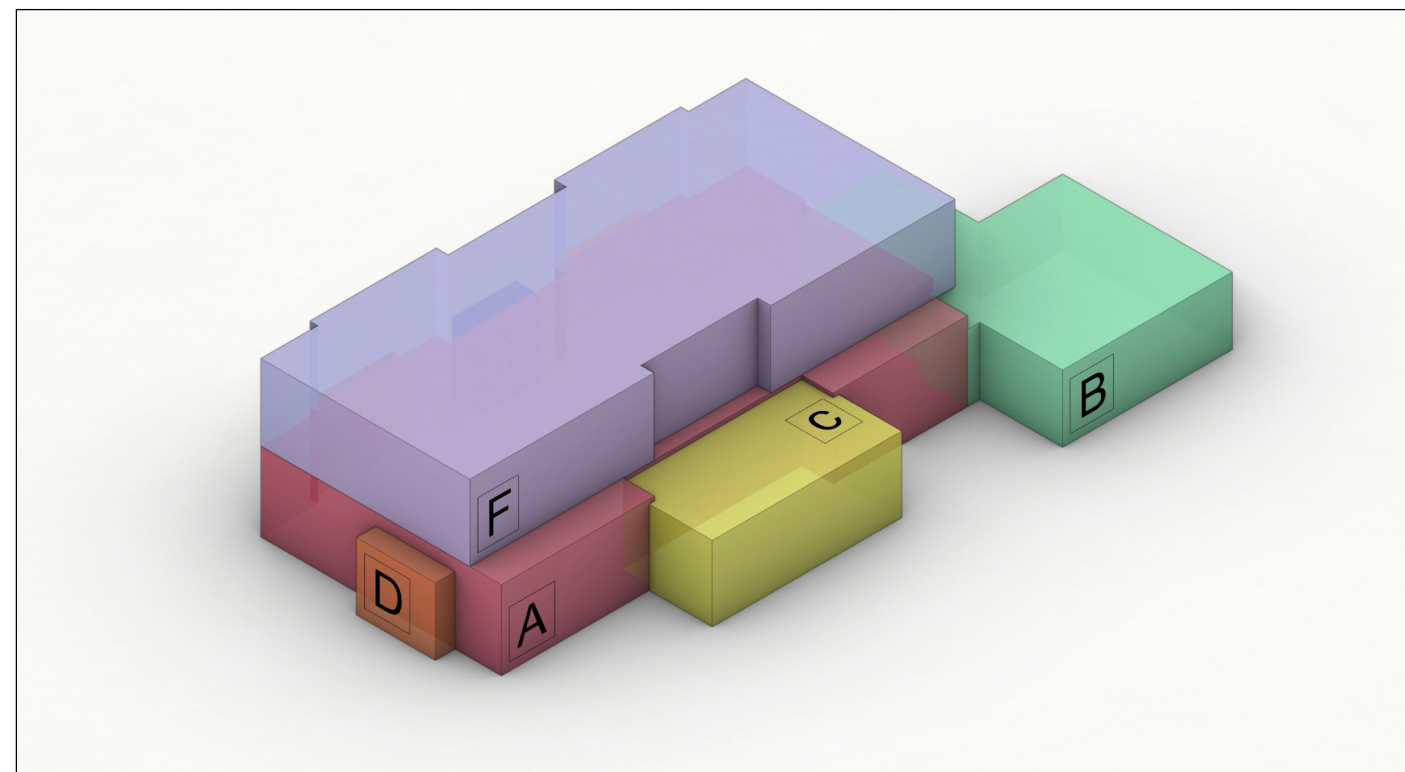
CUBIC CONTENT - FIRST FLOOR
SCALE: 1/8" = 1'-0"



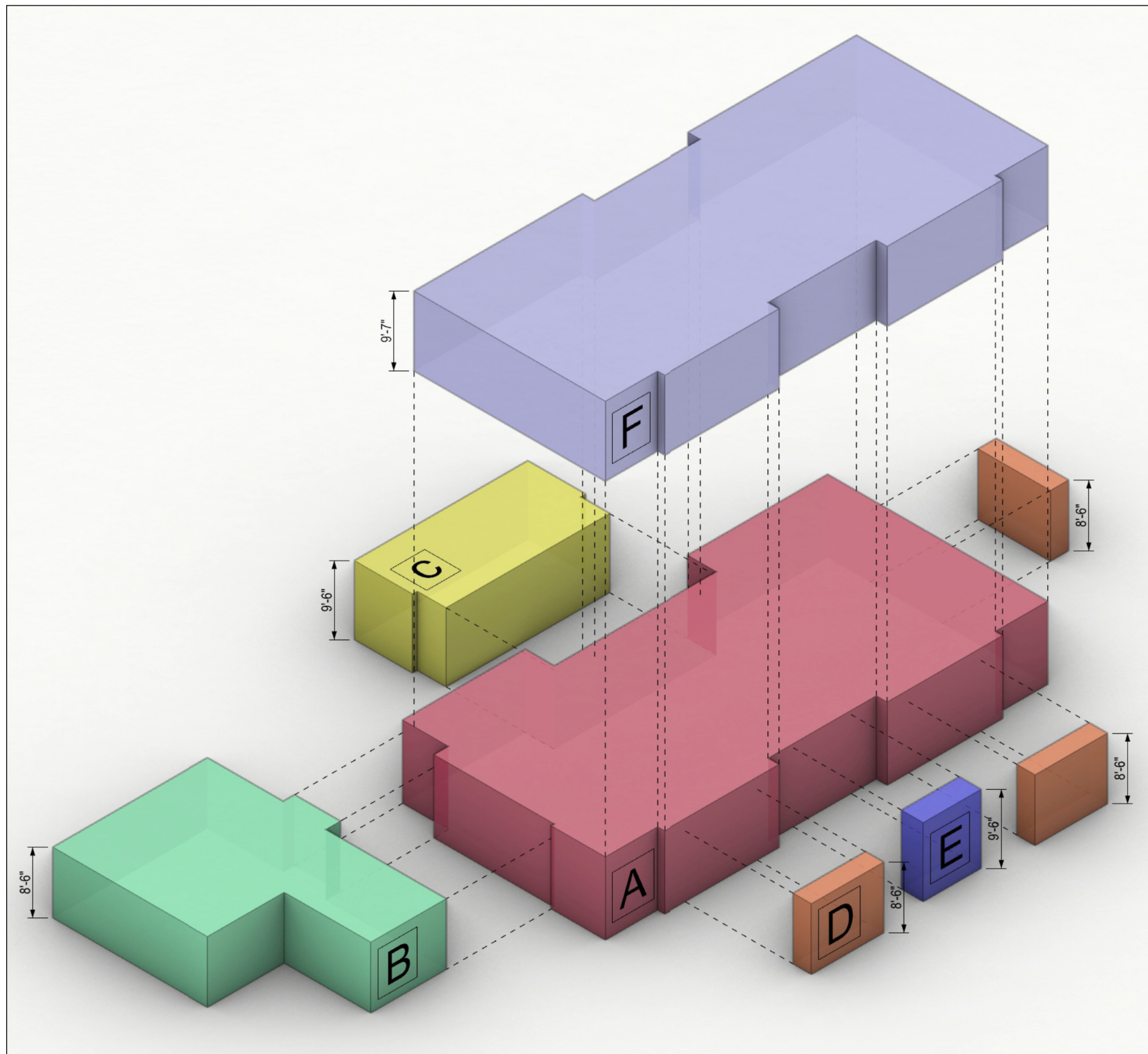
CUBIC CONTENT - SECOND FLOOR
SCALE: 1/8" = 1'-0"



CUBIC CONTENT - LOOKING NE
SCALE: NTS

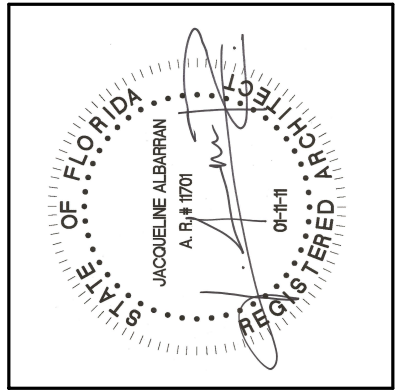


CUBIC CONTENT - LOOKING SW
SCALE: NTS



CUBIC CONTENT - AXONOMETRIC
SCALE: 1/16" = 1'-0"

CUBIC CONTENT CALCULATIONS		
ALLOWABLE CCR	40,000 CU.FT. (4.0 CCR)	
AREAS	CUBIC FEET	
A - 1,787.3 SQ. FT. @ 10.0'	17,873.0	
B - 595.3 SQ. FT. @ 8.5'	5,060.0	
C - 279.3 SQ. FT. @ 9.5'	2,653.4	
D - 3 x 25.0 SQ. FT. @ 8.5'	637.5	
E - 27.0 SQ. FT. @ 9.5'	256.5	
F - 1,629.5 SQ. FT. @ 9.58'	15,610.6	
SUBTOTAL	42,091.0	
LESS 5% FOR OPEN COVERED AREAS	(2,104.6)	
TOTAL	39,986.4	
CCR	3.99	



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:	
1	02-09-23
2	
3	
4	

SHEET NUMBER:	A11
DATE:	01-23-22
JOB #	0491