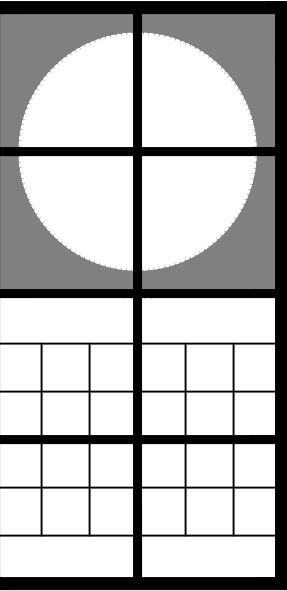


353 PERUVIAN AVENUE, PALM BEACH, FLORIDA

(FINAL SUBMITTAL)

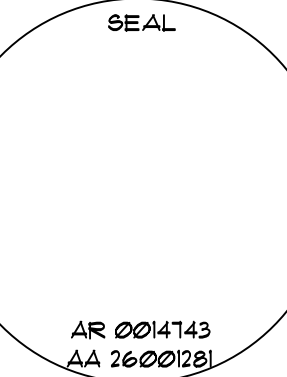
PROJECTED DATE OF HEARING: MARCH 22, 2023



Jerome
Baumohl
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Incorporated

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Suite 317
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Florida 33480
Phone : (561) 689 2000

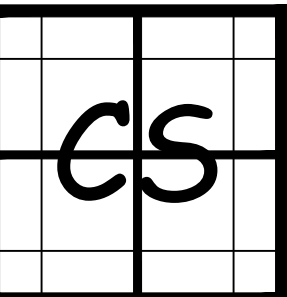
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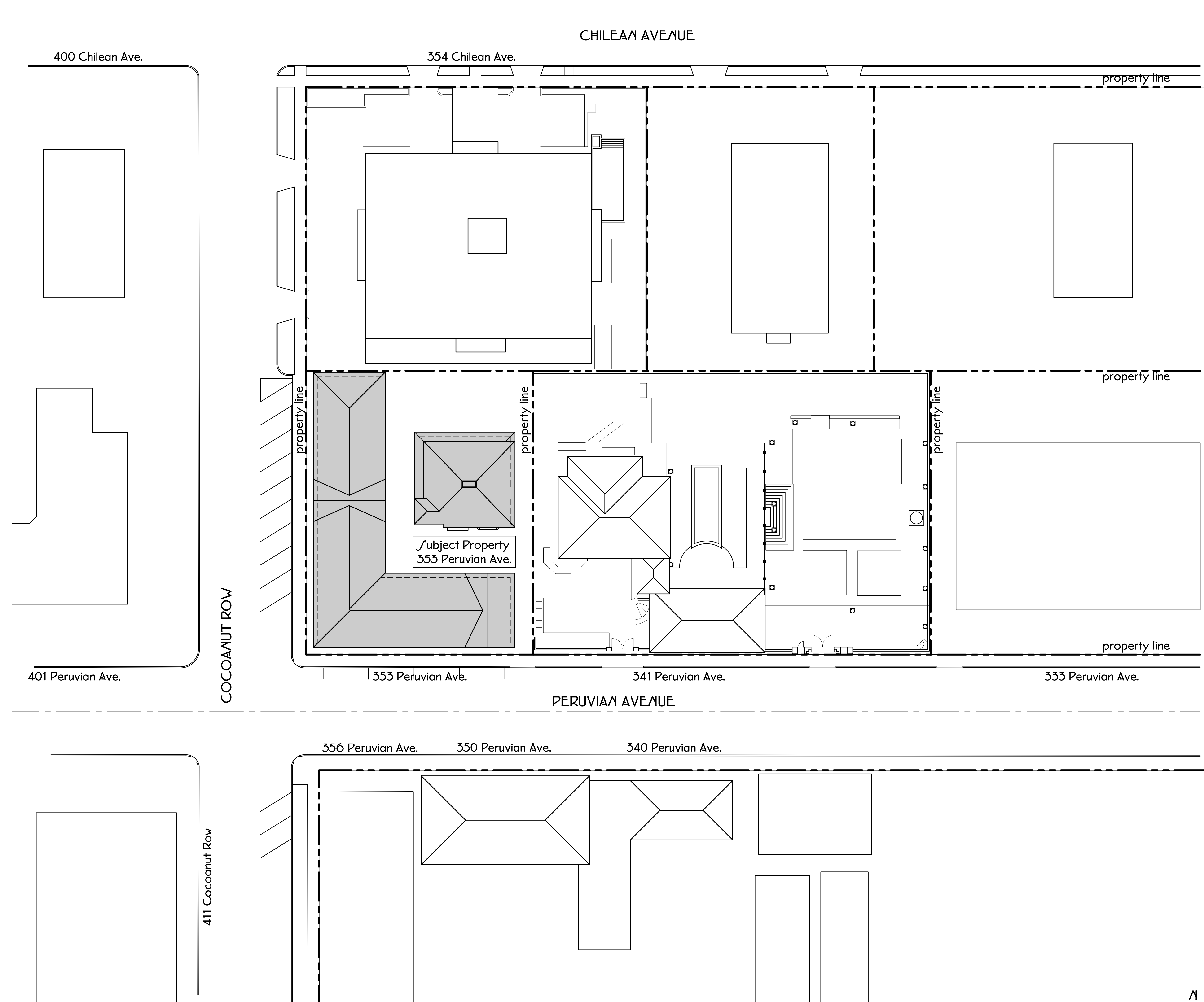
SCOPE OF WORK	SITE DATA	BUILDING DEPARTMENT NOTES	PROJECT TEAM	LIST OF DRAWINGS	
<u>ONE-STORY RETAIL BUILDING:</u> - REMOVE EXISTING APPLIED MOLDINGS FROM 1984 RENOVATION AND USE EXISTING STUCCO MOLDINGS FROM ORIGINAL BUILDING DESIGN. - REPLACE EXISTING STOREFRONT WITH IMPACT STOREFRONT IN THE MAJORITY OF THE EXISTING OPENINGS. (PLEASE SEE PROPOSED FLOOR PLANS AND BUILDING ELEVATION). - ADD NEW AWNING STRUCTURES PER PROPOSED FLOOR PLANS / BUILDING ELEVATIONS. <u>TWO-STORY RETAIL BUILDING:</u> - REWORK EXISTING GROUND FLOOR LAYOUT TO ACCOMMODATE NEW SECOND FLOOR LAYOUT.(SEE PROPOSED GROUND FLOOR PLAN) - REWORK EXISTING SECOND FLOOR TO ACCOMMODATE ADDITION OF +/- 564 SQUARE FEET. - REWORK EXISTING GROUND AND SECOND FLOOR ROOF STRUCTURES TO ACCOMMODATE NEW LAYOUT RESPECTFULLY COMPLIMENTING EXISTING ARCHITECTURAL VOCABULARY AND DETAILING. - REWORK EXTERIOR BUILDING ELEVATIONS OPTIMIZE AND COMPLEMENT EXISTING ARCHITECTURAL VOCABULARY AND DETAILING. - REPLACE EXISTING ROOF WITH NEW "BERMUDA STYLE" WHITE CEMENT TILE ROOF TO MATCH EXISTING. - PROPOSE THE ADDITION OF WEATHER VANE AT ROOF PEAK AS PER ORIGINAL DESIGN PREPARED BY SIMONSON & HOLLEY ARCHITECTURAL FIRM.	<u>ZONING DISTRICT:</u> <u>DIVISION 8 - C-TS COMMERCIAL TOWN-SERVING</u> SETBACKS AND LOT COVERAGE BASE ON C-TS DISTRICT, SINCE DEPTH AND WIDTH ARE GREATER THAN MIN. REQUIRED AT C-TS DISTRICT. OWNER: LIFESTYLE HOLDINGS LLC LOCATION: 353 PERUVIAN AVE CITY: PALM BEACH STATE: FLORIDA ZIP CODE: 33408 EXISTING LOT AREA: 12,500S.F. <u>LANDSCAPE OPEN SPACE :</u> SEE ENVIRONMENT DESIGN GROUP DRAWINGS <u>LOT COVERAGE :</u> EXISTING ONE STORY RETAIL BLDG FOOTPRINT: +/- 5,000 S.F. EXISTING TWO STORY BUILDING FOOTPRINT: +/- 1,565 S.F. AREA OF FOOTPRINT ADDED AT FIRST FLOOR: +/- 14 S.F. <u>NEW TOTAL LOT COVERAGE :</u> +/- 6,579 S.F. 53% LOT COVERAGE, 70% ALLOWED <u>OPEN LANDSCAPE :</u> FOR ONE STORY BUILDING : 15% (SEE ENVIRONMENT DESIGN GROUP DWG'S) FOR TWO STORY BUILDING : 25% (SEE ENVIRONMENT DESIGN GROUP DWG'S) NOT LESS THAN 35% OF THE REQUIRED FRONT YARD MUST BE LANDSCAPED OPEN SPACE IN THE C-TS DISTRICT. <u>BUILDING AREAS :</u> EXISTING ONE STORY RETAIL BLDG GROUND FLOOR : +/- 5,000 S.F. EXISTING TWO STORY BUILDING : GROUND FLOOR : +/- 1,565 S.F. GROUND FLOOR AREA ADDED : +/- 14 S.F. SECOND FLOOR : +/- 738 S.F. SECOND FLOOR AREA ADDED : +/- 561 S.F. NEW TOTAL LIVING AREA : +/- 7,878 S.F. <u>FRONT YARD :</u> FOR TWO STORY BUILDING: 5'-0" REQUIRED, 5'-0" PROVIDED (EXISTING) <u>SIDE YARD :</u> 5'-0" REQUIRED, 5'-0" & 9'-10" PROVIDED (EXISTING) <u>REAR YARD :</u> FOR TWO STORY BUILDING: 10'-0" REQUIRED, 2'-6" & 29'-0" PROVIDED (EXISTING) <u>BUILDING HEIGHT :</u> FOR ONE-STORY BUILDINGS: 15'-0", 10'-0" PROVIDED (EXISTING) FOR TWO-STORY BUILDINGS: 25'-0" MAX., 19'-6" & 26'-0" PROVIDED (PART EXIST) OVERALL BUILDING HEIGHT: 25'-0" + 10'-0" = 35'-0" MAX., 29'-0" PROVIDED (FROM CURRENT FINISH GRADE)	THE CONSTRUCTION/RENOVATION WORK DESCRIBED HEREIN SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL BUILDING CODES AND REPRESENTS: a NO CHANGE IN USE. b NO CHANGE IN OCCUPANCY. c NO CHANGE IN EGRESS (MODIFIED EXISTING)	Architect: Jerome Baumohl Architect, Inc. A.I.A., N.C.A.R.B. 205 Worth Avenue Suite 317 Palm Beach, Florida 33480 Contact: Jerome Baumohl A.I.A., N.C.A.R.B. phone: (561) 689-2000 fax: (561) 653-8086 MEP Consultants: Thompson & Youngross Engineering Consultants, LLC 902 Clint Moore Road, Suite 142 Boca Raton, Florida 33487 Contact: Matt Thompson phone: (561) 274-0200 fax: (561) 274-0222 Structural Engineer: Wieder Engineering, Inc. P.O. Box 8172 Hobe Sound, Florida 33475 Contact: Allen Wieder phone: (772) 618-3437 fax: (772) 545-3734 Landscape Architect Environment Design Group: The Paramount Building 139 North County Road - Suite 20-B Palm Beach, Florida 33480 Contact: Dustin Mizell phone: (561) 832-4600 Main: (561) 313-4424	<u>ARCHITECTURAL DRAWINGS</u> CS COVER SHEET - PROJECT DATA - SITE CALCS. EXHIBIT OF PROPERTY HISTORY: - ORIGINAL SINGLE-FAMILY RESIDENCE WITH DETACHED GARAGE - 1947 (4 SHEETS) - ONE-STORY RETAIL AND OFFICE BUILDING - 1958 (4 SHEETS) - ALTERATION TO DEMARIO BUILDING - 1984 (2 SHEETS) HS-1 AERIAL SITE PLAN HS-2 AERIAL SITE PLAN, (PHOTOGRAPHIC IMAGE) HS-3 STREETScape, (PERUVIAN AVENUE) HS-4 STREETScape, (COCOANUT ROW) SUR SURVEY SP SITE PLAN, (PROPOSED) SPa SITE PLAN, (PROPOSED WITH ADA RAMP) A1 GROUND FLOOR PLAN - SHOWING DEMOLITION A2 PARTIAL GROUND FLOOR, (SHOWING DEMOLITION) A3 PARTIAL FIRST FLOOR DEMOLITION PLAN A4 OVERALL SECOND FLOOR, (SHOWING DEMOLITION) A5 PARTIAL SECOND FLOOR EXISTING / ROOF PLAN, (SHOWING DEMOLITION) A6 PARTIAL ROOF PLAN - SECOND FLOOR PLAN, (SHOWING DEMOLITION) A7 ONE STORY RETAIL BUILDING / PERUVIAN AVENUE ELEVATION, (SHOWING DEMOLITION AND PROPOSED) (WITH RENOVATED TWO STORY BEYOND) A8 ONE STORY RETAIL BUILDING / COCOANUT ROW ELEVATION, (SHOWING DEMOLITION AND PROPOSED) (WITH RENOVATED TWO STORY BEYOND) A9 ONE STORY RETAIL BUILDING / COURTYARD ELEVATION LOOKING SOUTH (SHOWING DEMOLITION AND PROPOSED) A10 ONE STORY RETAIL BUILDING / COURTYARD ELEVATION LOOKING WEST (SHOWING DEMOLITION AND PROPOSED) A11 OVERALL GROUND FLOOR PLAN, (PROPOSED) A12 PARTIAL GROUND FLOOR PLAN, (PROPOSED) A13 PARTIAL GROUND FLOOR PLAN, (PROPOSED) A14 OVERALL SECOND FLOOR PLANS, (PROPOSED) A15 PARTIAL SECOND FLOOR / ROOF PLANS, (PROPOSED) A16 PARTIAL GROUND FLOOR PLAN, (PROPOSED) A17 HIGH ROOF PLAN - COMMERCIAL BUILDING PROPOSED NEW CONSTRUCTION A18 TWO STORY COMMERCIAL BUILDING - DEMO AND PROPOSED NORTH AND SOUTH ELEVATIONS. A19 TWO STORY COMMERCIAL BUILDING - DEMO AND PROPOSED EAST AND WEST ELEVATIONS. A20 PHOTOGRAPH EXHIBIT, (EXISTING PROPERTY) A21 PHOTOGRAPH EXHIBIT, (EXISTING PROPERTY) A22 PHOTOGRAPH EXHIBIT, (EXISTING PROPERTY) A23 PHOTOGRAPH EXHIBIT, (EXISTING PROPERTY) A24 PHOTOGRAPH EXHIBIT, (ADJACENT PROPERTY) A25 PHOTOGRAPH EXHIBIT, (ADJACENT PROPERTY) A26 PHOTOGRAPH EXHIBIT, (ADJACENT PROPERTY) A27 TWO STORY BUILDING, (ARCHITECTURAL DETAILS) A28 ONE AND TWO STORY BUILDINGS, (MATERIALS AND DETAILS) A29 DETAILS ENVIRONMENT DESIGN GROUP - SECOND SUBMITTAL DRAWINGS	<u>Location Map</u> No Scale <u>Location Plan</u> No Scale

Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
Palm Beach, Florida 33480

09/29/2022	HSB FIRST SUBMITTAL	11/08/2022	HSB SECOND SUBMITTAL	07/12/2023	HSB REVISED SECOND SUBMITTAL	03/08/2023	REVISED PER COMMENTS	12-50
OCTOBER 18, 2022								

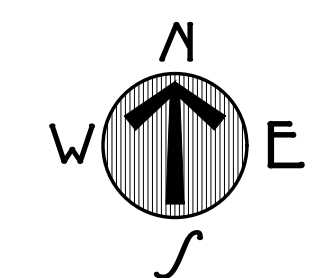


ZONING : 22 - 154
HSB : 22 - 016

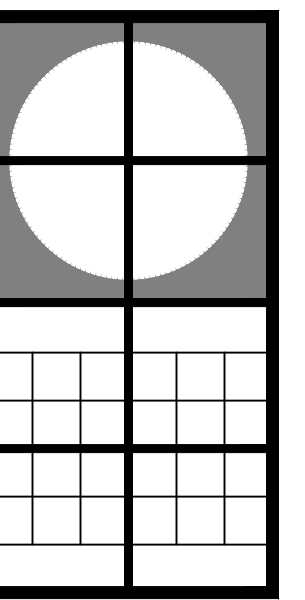


Peruvian Avenue and Coconut Row Aerial Site Plan (Showing Property Relationships)

Scale: 1"=20'-0" +/-



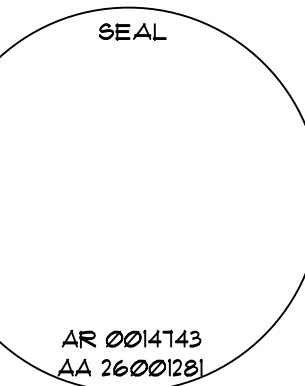
ZONING : 22 - 154
HSB : 22 - 016



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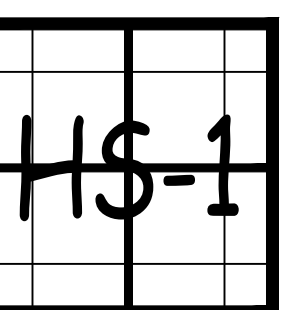
205 Worth Avenue
Suite 311
Palm Beach
Florida 33480
Phone : (561) 689 1000

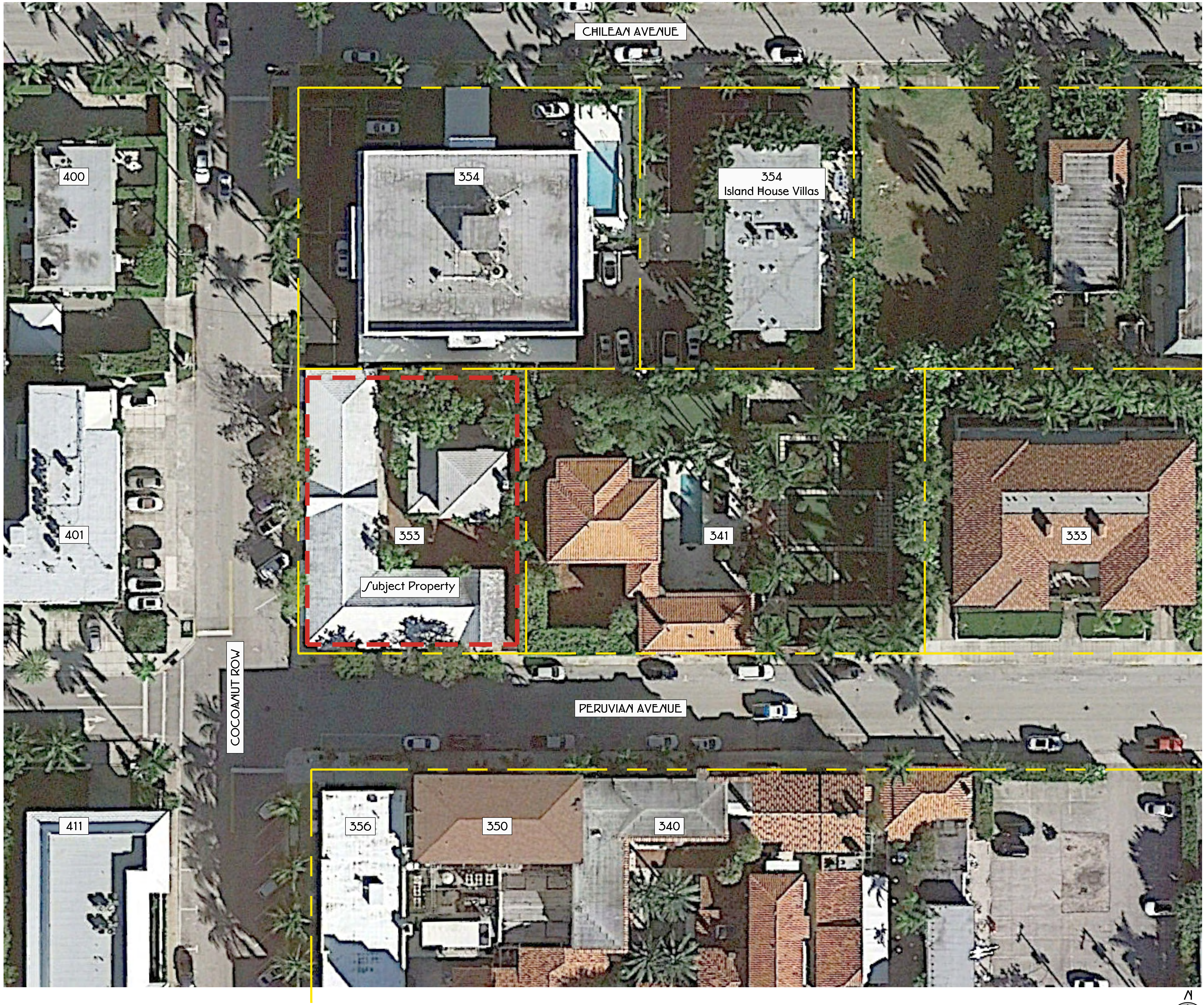
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Exterior Renovations and Second Floor Addition to :
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353 Peruvian Avenue
Palm Beach, Florida 33480

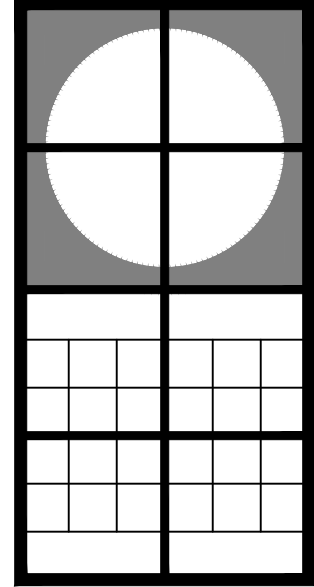
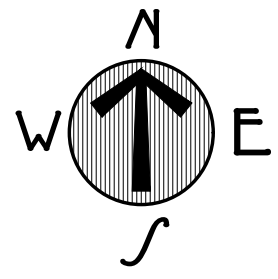
12-50			
09/29/2022	HSB, FIRST SUBMITTAL	11/08/2022	HSB, SECOND SUBMITTAL
07/12/2023	HSB, REVISED SECOND SUBMITTAL	09/08/2023	REVISED PER COMMENTS
OCTOBER 8, 2022			





Peruvian Avenue and Coconut Row Aerial Site Plan (Showing Property Relationships)

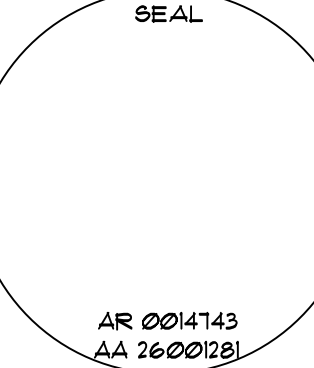
Scale: 1"=20'-0" +/-



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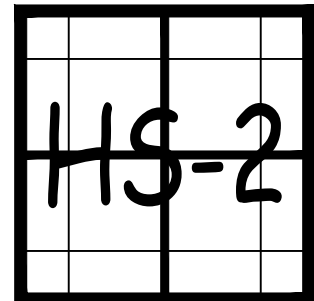
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Florida 33480
Phone : (561) 689 2000

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Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

09/29/2022	HSB FIRST SUBMITTAL	11/08/2022	HSB SECOND SUBMITTAL	07/27/2023	HSB REVISED SECOND SUBMITTAL	09/28/2023	REVISED PER COMMENTS
OCTOBER 9, 2022							



ZONING : 22 - 154
HSB : 22 - 016



353 Peruvian Avenue
Subject Property

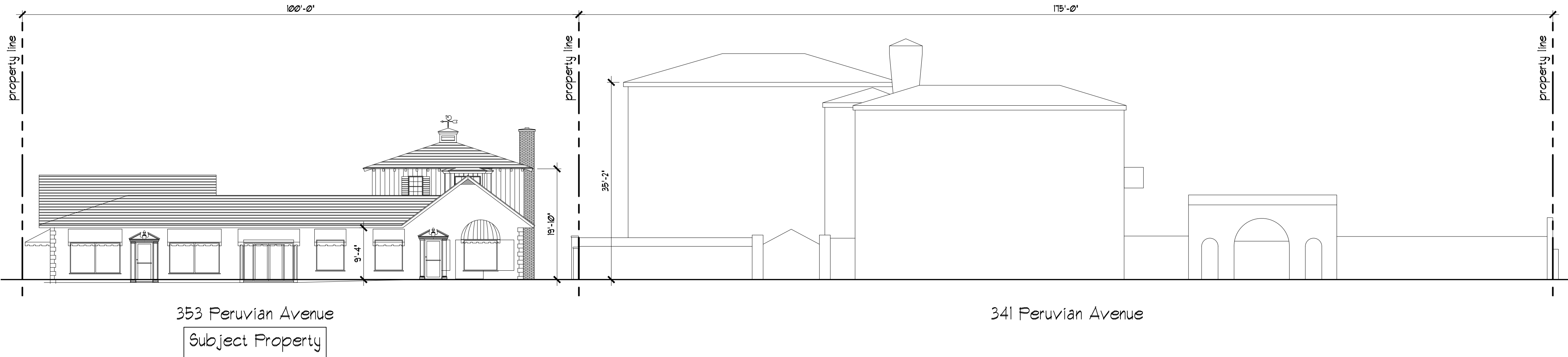


341 Peruvian Avenue (west partial)

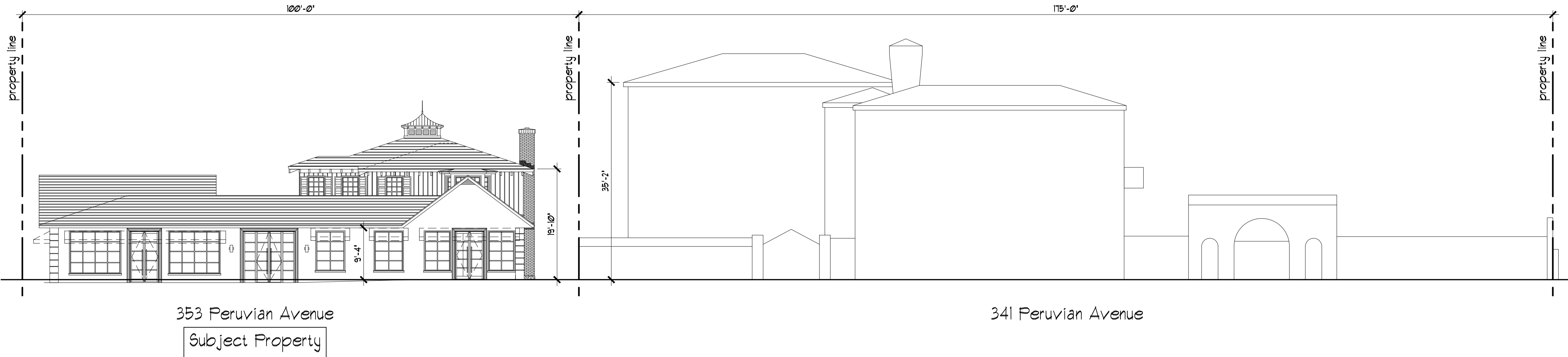


341 Peruvian Avenue (east partial)

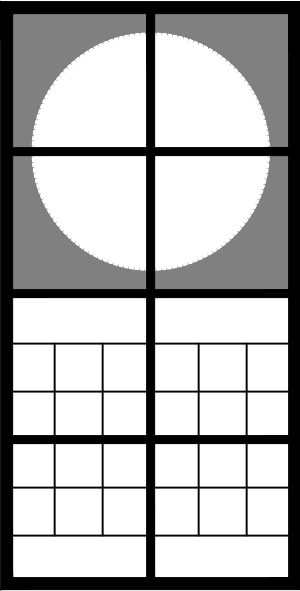
Peruvian Avenue - North Streetscape, (Existing Photographic View)



Peruvian Avenue - North Streetscape, (Existing Profile)

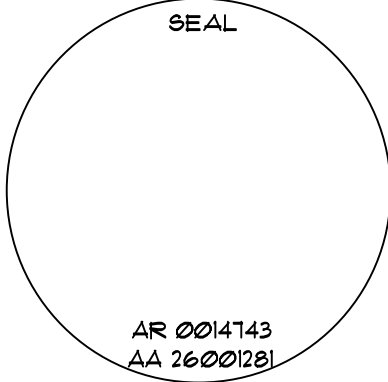


Peruvian Avenue - North Streetscape, (Proposed Profile)



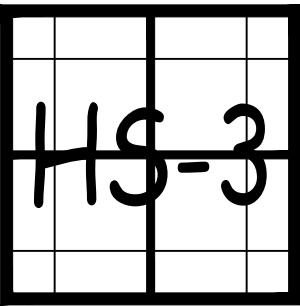
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Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

12-50			
09/25/2022	HSB FIRST SUBMITTAL	1/18/2023	HSB SECOND SUBMITTAL
		07/17/2023	HSB REVISED SECOND SUBMITTAL
		03/08/2023	HSB REVISED PER COMMENTS
OCTOBER 5, 2022			





354 Chilean Avenue



353 Peruvian Avenue

Subject Property

Cocoanut Row - East Streetscape, (Existing Photopographic View)



354 Chilean Avenue

353 Peruvian Avenue

Subject Property

Cocoanut Row - East Streetscape, (Existing Profile)

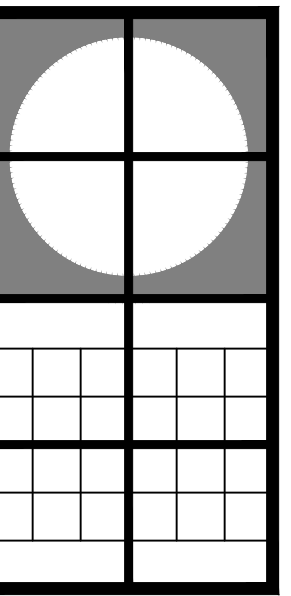


354 Chilean Avenue

353 Peruvian Avenue

Subject Property

Cocoanut Row - East Streetscape, (Proposed Profile)



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Incorporated**

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Florida 33480
Phone : (561) 689 1000

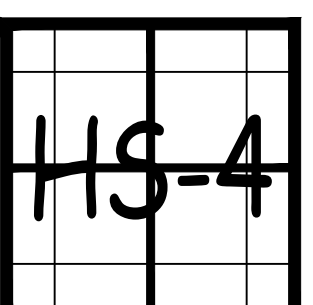
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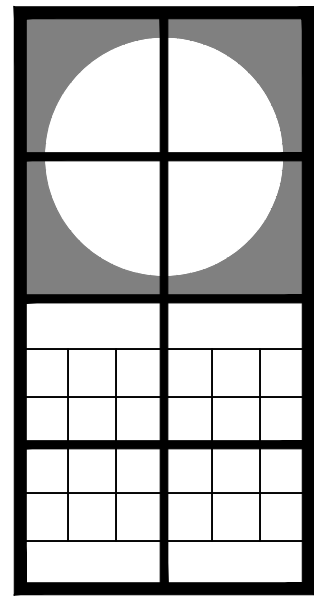
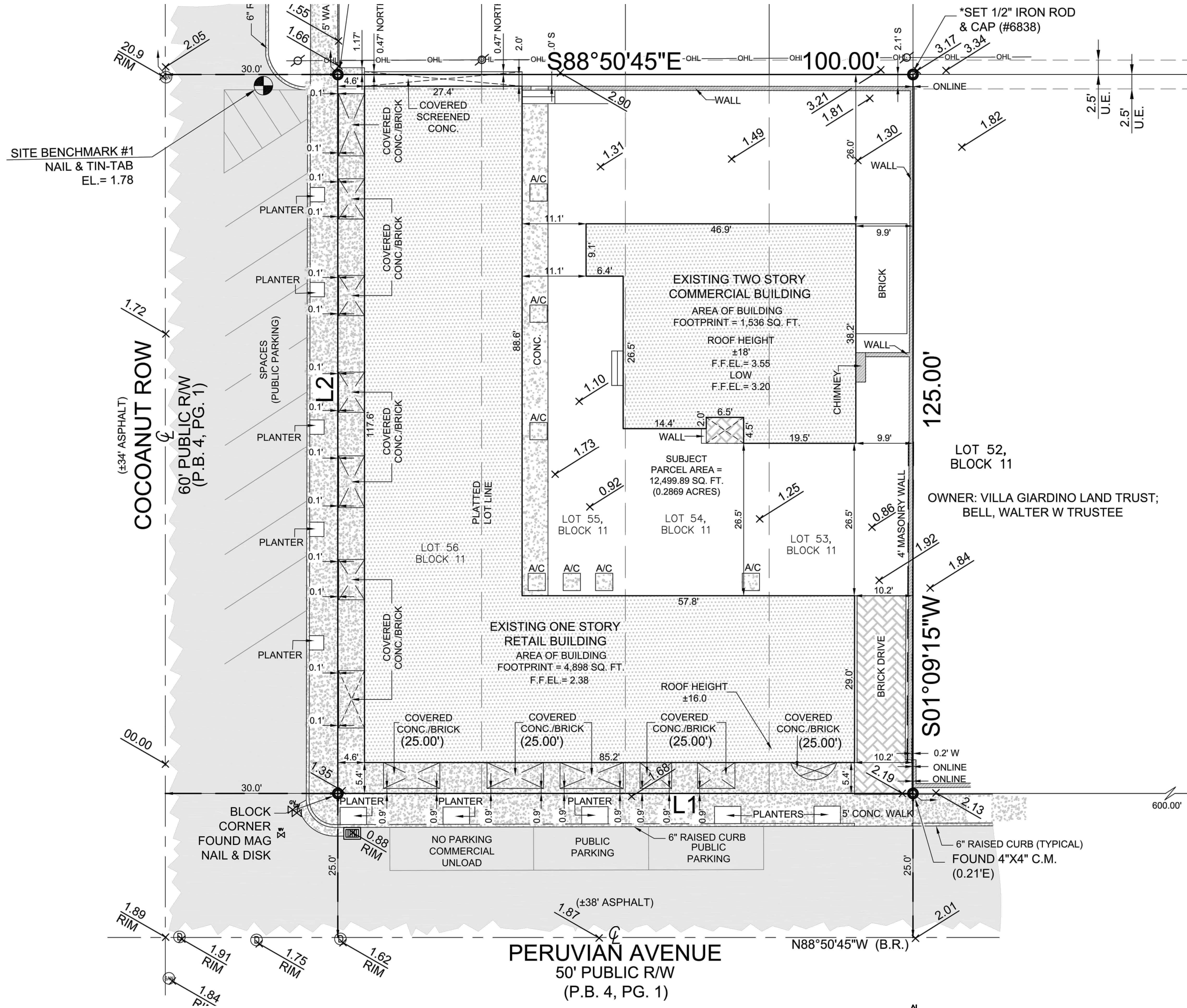


Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue

353 Peruvian Avenue
Palm Beach, Florida 33480

12-50			
09/25/2022	HSB, FIRST SUBMITTAL	1/18/2023	HSB, SECOND SUBMITTAL
		07/17/2023	HSB, REVISED SECOND SUBMITTAL
		03/08/2023	REVISED PER COMMENTS
OCTOBER 5, 2022			

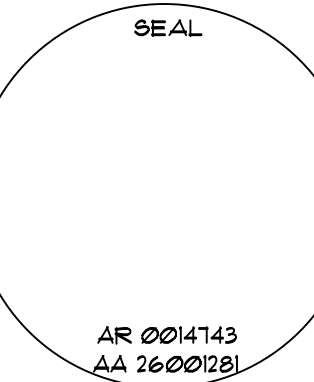




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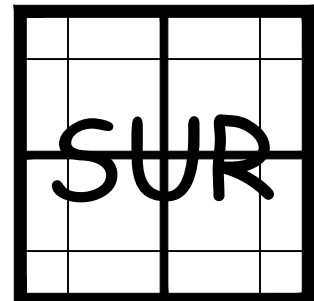
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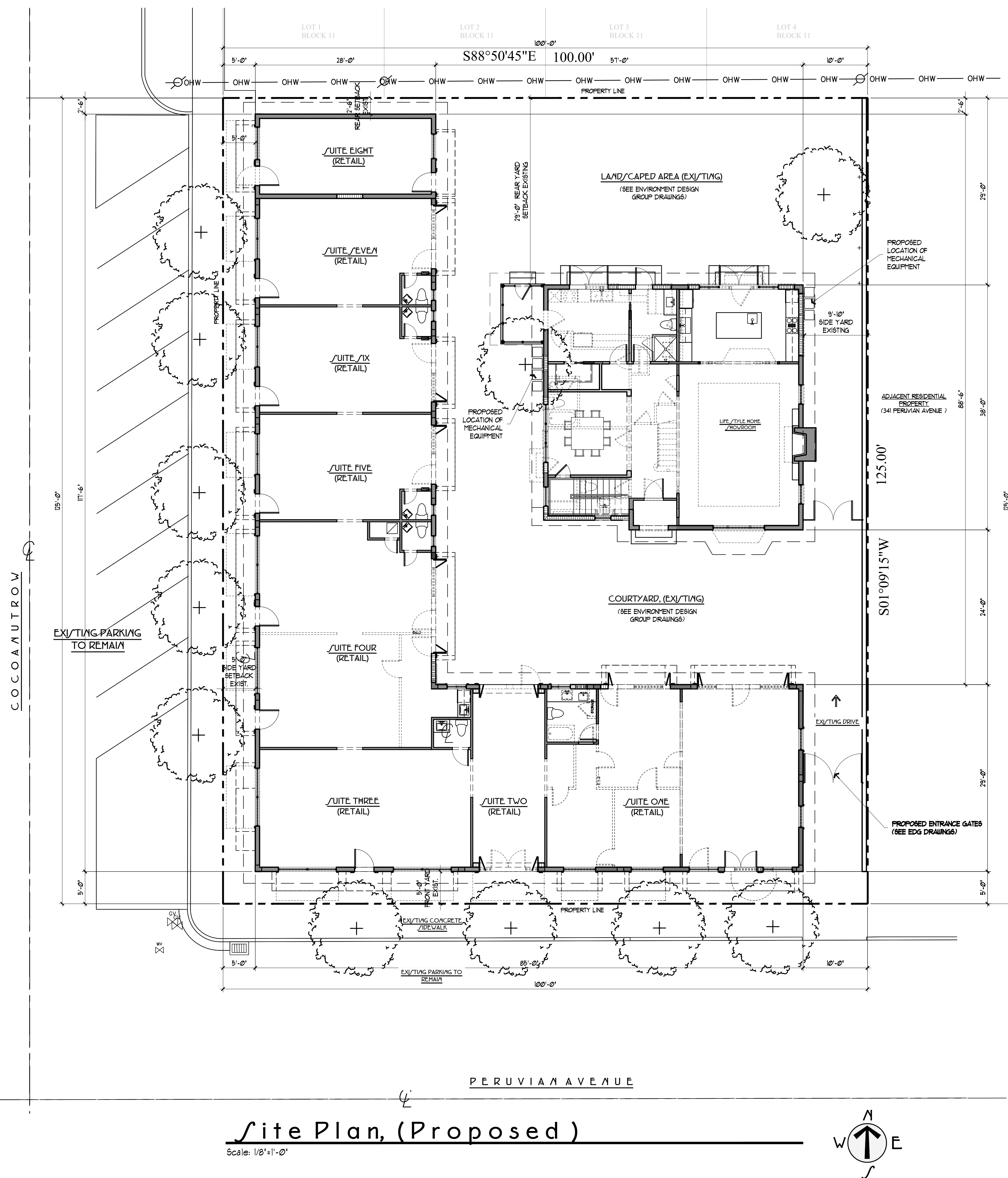


Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

12-50			
09/29/2022	HAS FIRST SUBMITTAL	1/18/2023	HAS SECOND SUBMITTAL
01/17/2023	HAS REVISED SECOND SUBMITTAL	03/08/2023	REVISED PER COMMENTS
OCTOBER 8, 2022			



ZONING : 22 - 154
HSB : 22 - 016



SITE DATA

ZONING DISTRICT:

DIVISION 8 - C-18 COMMERCIAL TOWN-SERVING

SETBACKS AND LOT COVERAGE BASE ON C-18 DISTRICT,
SINCE DEPTH AND WIDTH ARE GREATER THAN MIN. REQUIRED AT
C-18 DISTRICT.

OWNER:

LOCATION:

CITY:

STATE:

ZIP CODE:

EXISTING LOT AREA:

LANDSCAPE OPEN SPACE :

LOT COVERAGE :

EXISTING ONE STORY RETAIL BLDG FOOTPRINT: + 5,000 SF.

EXISTING TWO STORY BUILDING FOOTPRINT: + 1365 SF.

AREA OF FOOTPRINT ADDED AT FIRST FLOOR: + 14 SF.

NEW TOTAL LOT COVERAGE : + 6,379 SF.

53% LOT COVERAGE,
70% ALLOWED

OPEN LANDSCAPE :

FOR ONE STORY BUILDING : 15% (SEE ENVIRONMENT DESIGN
GROUP DUG'S)

FOR TWO STORY BUILDING : 25% (SEE ENVIRONMENT DESIGN
GROUP DUG'S)

NOT LESS THAN 35% OF THE REQUIRED FRONT YARD MUST
BE LANDSCAPED OPEN SPACE IN THE C-18 DISTRICT.

BUILDING AREA :

EXISTING ONE STORY RETAIL BLDG GROUND FLOOR : + 5,000 SF.

EXISTING TWO STORY BUILDING :

GROUND FLOOR : + 1365 SF.

GROUND FLOOR AREA ADDED : + 14 SF.

SECOND FLOOR : + 738 SF.

SECOND FLOOR AREA ADDED : + 361 SF.

NEW TOTAL LIVING AREA : + 7,818 SF.

FRONT YARD :

FOR TWO STORY BUILDING: 5'-0" REQUIRED,

5'-0" PROVIDED (EXISTING)

SIDE YARD :

5'-0" REQUIRED,

5'-0' + 9'-10" PROVIDED (EXISTING)

REAR YARD :

FOR TWO STORY BUILDING: 10'-0" REQUIRED,

2'-6" + 25'-0" PROVIDED (EXISTING)

BUILDING HEIGHT :

FOR ONE-STORY BUILDINGS: 15'-0",

10'-0" PROVIDED (EXISTING)

FOR TWO-STORY BUILDINGS: 25'-0" MAX.,

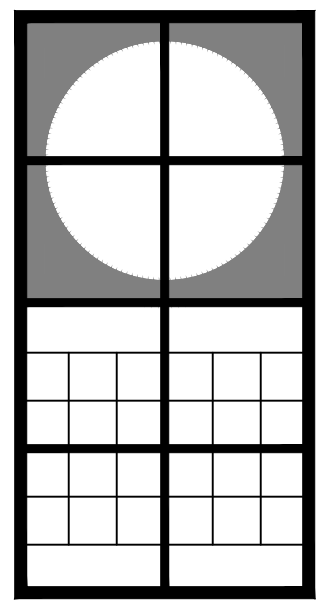
15'-6" + 26'-0" PROVIDED

(PART EXIST)

OVERALL BUILDING HEIGHT: 25'-0" + 10'-0" = 35'-0" MAX.,

25'-0" PROVIDED

(FROM CURRENT FINISH GRADE)

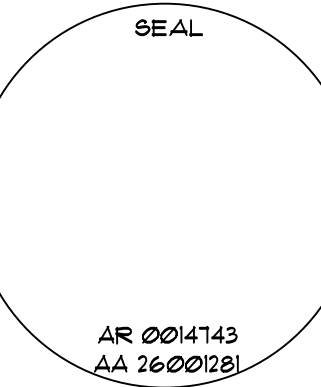


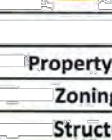
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Town of Palm Beach
Planning Zoning and Building
3654 County Rd.
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend

Item #	Description	Required/Allowed	Existing	Proposed
1	Property Address:	353 Peruvian Avenue, Palm Beach, Florida 33480		
2	Zoning District:	C1S - Commercial Town Serving		
3	Structure Type:	Retail (one-story building)		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	N/A	12,500 SF	N/C
6	Lot Depth	N/A	125'-0"	N/C
7	Lot Width	N/A	100'-0"	N/C
8	Lot Coverage (Sq Ft and %)	N/A	6,434.0 SF (51.48%)	
9	Enclosed Storage Footage			
10	1.75x Flood Elevation (FE) (NAVD)			
11	Cubic Content Footage (CCR) (R.R ONLY)	N/A	N/A	N/A
12	*Front Yard Setback (Ft.)	0'-0"	nom. 5'-4" west 4'-6"	N/C
13	* Side Yard Setback (1st Story) (Ft.)	10'-0"	east 10'-2"	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/C
15	* Rear Yard Setback (Ft.)	10'-0"	east 67'-8"	N/C
16	Angle of Vision (Deg.)	N/A	N/C	N/C
17	Building Height (Ft.)	15'-0"	16'-0"	N/C
18	Overall Building Height (Ft.)	N/A	16'-0"	N/C
19	Crown of Road (COR) (NAVD)	N/A	Peruvian 1.87 NAVD Coconut 1.72 NAVD	N/C
20	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/C
21	Finished Floor Elevation (FFE) (NAVD)	N/A	2.38 NAVD	N/C
22	Zero Datum for point of meas. (NAVD)	N/A	N/A	N/A
23	FEMA Flood Zone Designation	N/A	AE	
24	Base Flood Elevation (BFE) (NAVD)	N/A	Elev. 6'-0"	N/C
25	Landscape Open Space (LOS) (Sq Ft and %)	1,875.5 SF (15%)	840 SF (6.7%)	2,068 SF (16.7%)
26	Perimeter LOS (Sq Ft and %)	EDG	EDG	EDG
27	Front Yard LOS (Sq Ft and %)	EDG	EDG	EDG
28	**Native Plant Species %			

(Please refer to separate landscape legend.)

Town of Palm Beach

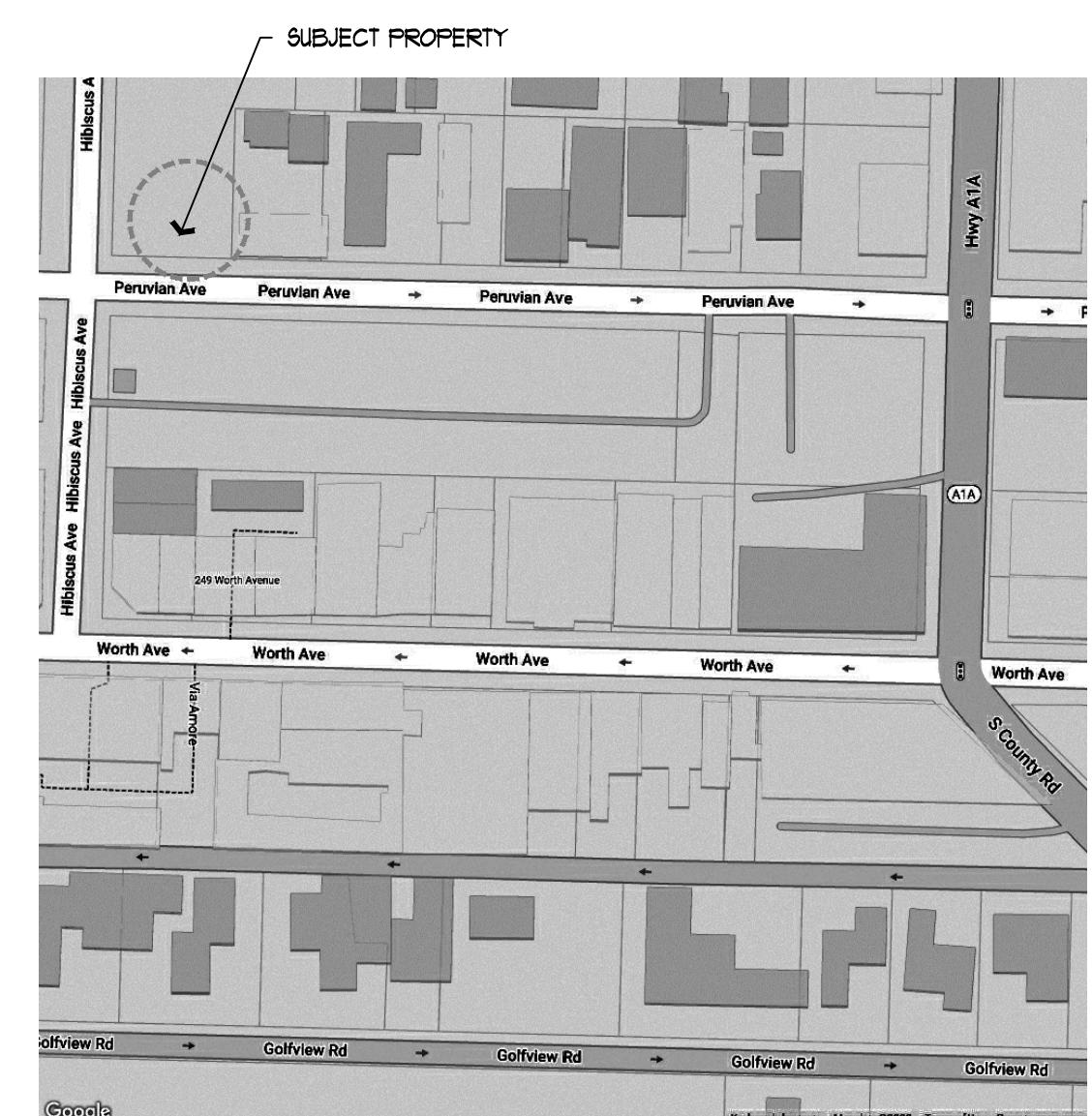
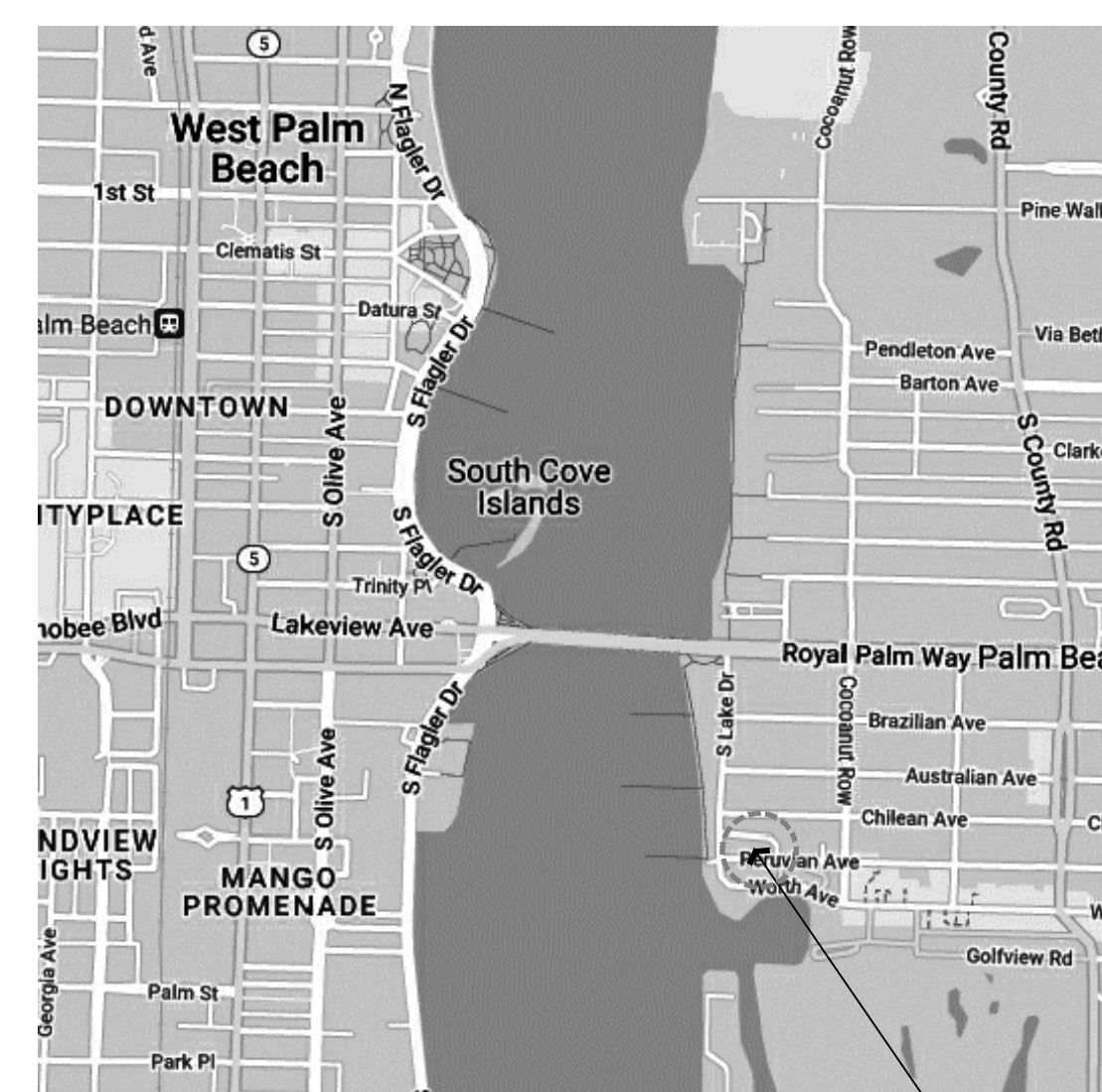
Planning Zoning and Building

360 S. County Rd.

Palm Beach, FL 33449

www.townofpalmbeach.com

Use#		Zoning Legend		
3	Property Address:	353 Penwauhan Avenue, Palm Beach, Florida 33480		
3	Zoning District:	CTS - Commercial Town Serving		
4	Structure Type:	Commercial (two-story building)		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	N/A	12,500 SF	N/C
6	Lot Depth	N/A	125'-0"	N/C
7	Lot Width	N/A	100'-0"	N/C
8	Lot Coverage (Sq Ft %)	N/A	6,434 SF (51.48%)	N/C
9	Enclosed Storage Footage (Maximum: 144,000 sq ft, Accessory structures excluded)	N/A		
10	Cubic Content Ratio (CCR) (R-8 ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	5'-0"	60'-9"	N/C
12	*Side Yard Setback (1st Story) (Ft.)	N/A	N/A	N/A
13	*Side Yard Setback (2nd Story) (Ft.)	10'-0"	80'-0" or west: 9'-9"	N/C
14	*Rear Yard Setback (Ft.)	10'-0"	north: 26'-0"	N/C
15	Angle of Vision (Deg.)	N/A	N/A	N/A
16	Building Height (Ft.)	25'-0"	23'-6"	25'-0"
17	Overall Building Height (Ft.)	N/A	Permit: 147' NAVD Coastant: 172' NAVD	N/A
18	Crown of Road (COR) (NAVD)	N/A		N/A
19	Max. Amount of Fill Added to Site (ft.)	N/A	N/A	N/A
20	Finished Floor Elev. (FFE)(NAVD)	N/A	3.65' NAVD	N/C
21	Zero Datum for point of mass. (NAVD)	N/A	N/A	N/A
22	FEMA Flood Zone Designation	N/A	AE	
23	Base Flood Elevation (BFE)(NAVD)	N/A	Elev: 6'-0"	NAVD
24	Landscape Open Space (LOS) (Per # and %)	1.875% S.F. (15.0%)	840 SF (6.7%)	2,088 SF (16.7%)
25	Perimeter LOS (Sq Ft) Spec	EDG	EDG	EDG
26	Front Yard LOS (Sq Ft) Spec	EDG	EDG	EDG
27	*Native Plant Species %	Please refer to separate Landscape legend.		



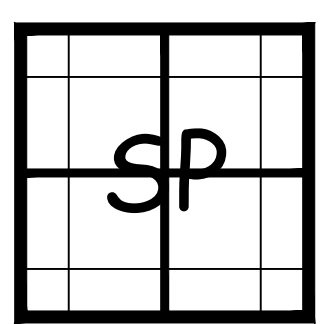
Location Map

Location Plan

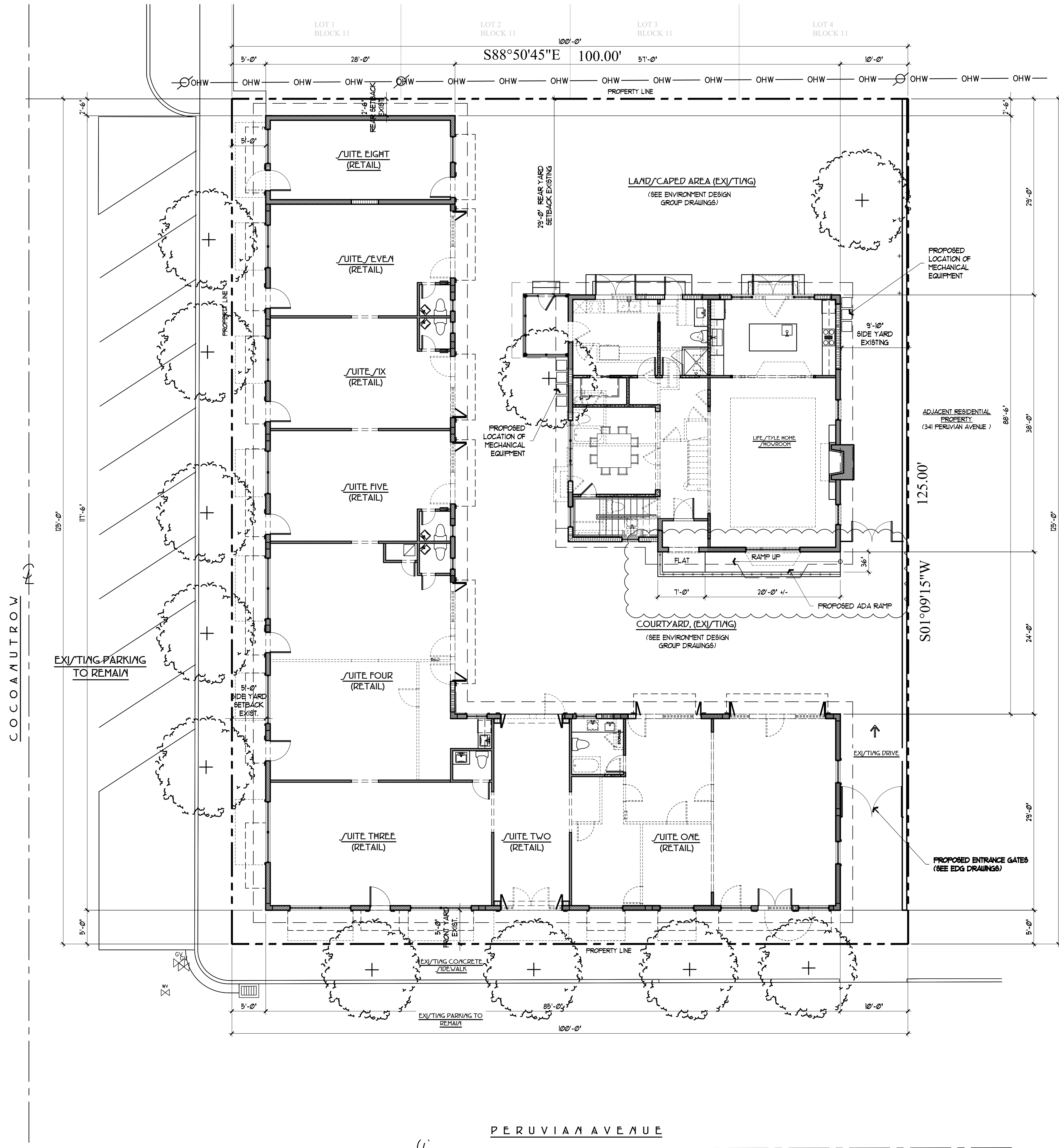
No Scale



Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

[illegible]

ZONING : 22 - 154
HSB : 22 - 016



SITE DATA	
ZONING DISTRICT: DIVISION 8 - C-1S COMMERCIAL TOWN-SERVING	BUILDING AREAS: EXISTING ONE STORY RETAIL BLDG GROUND FLOOR: ± 5,000 SF. EXISTING TWO STORY BUILDING: GROUND FLOOR: ± 14,565 SF. SECOND FLOOR: ± 138 SF. SECOND FLOOR AREA ADDED: ± 1,861 SF. NEW TOTAL LIVING AREA: ± 1,818 SF.
SETBACKS AND LOT COVERAGE BASE ON C-1S DISTRICT, SINCE DEPTH AND WIDTH ARE GREATER THAN MIN. REQUIRED AT C-1S DISTRICT.	FRONT YARD: FOR TWO STORY BUILDING: 5'-0" REQUIRED, 5'-0" PROVIDED (EXISTING)
OWNER: LIFESTYLE HOLDINGS LLC LOCATION: 353 PERUVIAN AVE CITY: PALM BEACH STATE: FLORIDA ZIP CODE: 33408 EXISTING LOT AREA: 12,500 SF.	SIDE YARD: 5'-0" REQUIRED, 5'-0" ± 9'-10" PROVIDED (EXISTING)
LANDSCAPE OPEN SPACE: SEE ENVIRONMENT DESIGN GROUP DRAWINGS	REAR YARD: FOR TWO STORY BUILDING: 10'-0" REQUIRED, 2'-6" ± 9'-10" PROVIDED (EXISTING)
LOT COVERAGE: EXISTING ONE STORY RETAIL BLDG FOOTPRINT: ± 5,000 SF. EXISTING TWO STORY BUILDING FOOTPRINT: ± 15,655 SF. AREA OF FOOTPRINT ADDED AT FIRST FLOOR: ± 14 SF.	BUILDING HEIGHT: FOR ONE-STORY BUILDINGS: 5'-0", 10'-0" PROVIDED (EXISTING) FOR TWO-STORY BUILDINGS: 25'-0" MAX, 19'-6" ± 26'-0" PROVIDED (PART EXIST) 25'-0" ± 10'-0" ± 35'-0" MAX, 29'-0" PROVIDED (FROM CURRENT FINISH GRADE)
NEW TOTAL LOT COVERAGE: ± 6,579 SF 53% LOT COVERAGE, 10% ALLOWED	OVERALL BUILDING HEIGHT: 25'-0" ± 10'-0" ± 35'-0" MAX, 29'-0" PROVIDED (FROM CURRENT FINISH GRADE)
OPEN LANDSCAPE: FOR ONE STORY BUILDING: 15% (SEE ENVIRONMENT DESIGN GROUP DUG'S) FOR TWO STORY BUILDING: 25% (SEE ENVIRONMENT DESIGN GROUP DUG'S)	
NOT LESS THAN 35% OF THE REQUIRED FRONT YARD MUST BE LANDSCAPED OPEN SPACE IN THE C-1S DISTRICT.	

Town of Palm Beach

Planning Zoning and Building

353 Peruvian Ave.

Palm Beach, FL 33480

www.townofpalmbeach.com

Zoning Legend			
1	Property Address:	353 Peruvian Avenue, Palm Beach, Florida 33480	
2	Zoning District:	C-1S - Commercial Town Serving	
3	Structure Type:	Retail (one-story building)	
4		Required/Allowed	Existing
5	Lot Size (sq ft)	N/A	12,500 SF
6	Lot Depth	N/A	125'-0"
7	Lot Width	N/A	100'-0"
8	Lot Coverage (Sq Ft and %)	N/A	6,434.0 SF (51.48%)
9	Enclosed Square Footage (1st & 2nd Fl. Maximum, Max. Structure)	N/A	N/A
10	Cubic Content (CC) (SF x R-8 ONLY)	N/A	N/A
11	* Front Yard Setback (Ft.)	5'-0"	north: 5.4' west: 4.6'
12	* Side Yard Setback (1st Story) (Ft.)	10'-0"	east: 10.2'
13	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A
14	* Rear Yard Setback (Ft.)	10'-0"	east: 67.6'
15	Angle of Vision (Deg.)	N/A	N/A
16	Building Height (Ft.)	15'-0"	16'-0"
17	Overall Building Height (Ft.)	N/A	16'-0"
18	Amount of Flood (CCR) (Sifts)	N/A	Permitted: 1.87 NAVD Coocurrent: 1.72 NAVD
19	Max. Amount of Fill Allowed to Setback (Ft.)	N/A	N/A
20	Finished Floor Elev. (FFE)(NAVD)	N/A	2.38 NAVD
21	Zero Datum for point of meas. (NAVD)	N/A	N/A
22	FEMA Flood Zone Designation	N/A	AE
23	Base Flood Elevation (BFE)(NAVD)	N/A	Elev: 6'-0"
24	Landscape Open Space (LOS) (Sq Ft and %)	1,875.5 SF (15%)	840 SF (6.7%)
25	Perimeter LOS (Sq Ft and %)	EDG	EDG
26	Front Yard LOS (Sq Ft and %)	EDG	EDG
27	** Native Plant Species %	Please refer to separate landscape legend.	

Town of Palm Beach

Planning Zoning and Building

353 Peruvian Ave.

Palm Beach, FL 33449

www.townofpalmbeach.com

Zoning Legend

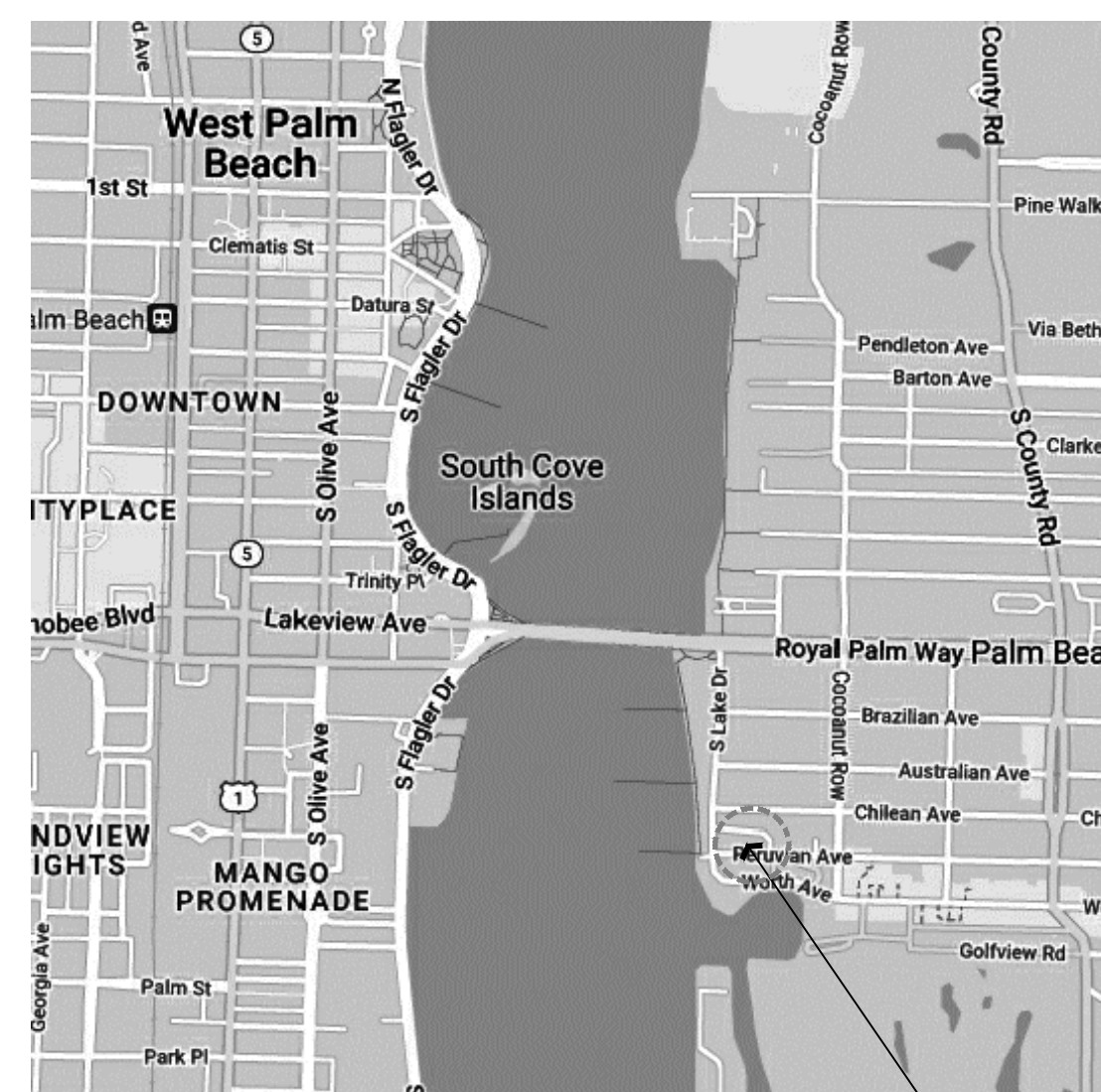
Property Address: 353 Peruvian Avenue, Palm Beach, Florida 33480

Zoning District: C-1S Commercial Town Serving

Structure Type: Commercial (two-story building)

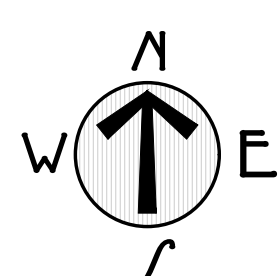
		Required/Allowed	Existing	Proposed
1	Lot Size (sq ft)	N/A	12,500 SF	N/A
2	Lot Depth:	N/A	125'-0"	N/A
3	Lot Width:	N/A	100'-0"	N/A
4	Lot Coverage (Sq Ft and %)	N/A	6,434 SF (51.48%)	N/A
5	Enclosed Square Footage			
6	(Maximum: 10,000 sq ft)			
7	Rebar Content Ratio (C/R) (R-8 Only)	N/A	N/A	N/A
8	*Front Yard Setback (Ft.)	5'-0"	60.9'	N/A
9	*Side Yard Setback (1st Story) (Ft.)	N/A	N/A	N/A
10	*Side Yard Setback (2nd Story) (Ft.)	10'-0"	100'-0" west, 9.9'	N/A
11	*Rear Yard Setback (Ft.)	10'-0"	north, 26.0'	N/A
12	Angle of Vision (Deg.)	N/A	N/A	N/A
13	Building Height (Ft.)	25'-0"	23'-6"	25'-0"
14	Overall Building Height (Ft.)	N/A	N/A	N/A
15	Crown of Road (COR) (NAVD)		Peruvian: 1.87' NAVD Coconut: 1.72' NAVD	N/A
16	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
17	Finished Floor Elev. (FFE) (NAVD)	N/A	3.55' NAVD	N/A
18	Zero Datum for point of meas. (NAVD)	N/A	N/A	N/A
19	FEMA Flood Zone Designation	N/A	AE	N/A
20	Base Flood Elevation (BFE) (NAVD)	N/A	Elev: 6'-0"	NAVD
21	Landscape Open Space (LOS) (Sq Ft and %)	1,875.5 SF (15.0%)	840.5 SF (6.7%)	2,088 SF (16.7%)
22	Perimeter (LOS) (Sq Ft and %)	EDG	EDG	EDG
23	Front Yard LOS (Sq Ft and %)	EDG	EDG	EDG
24	*Native Plant Species %			

(Please refer to separate landscape legend.)



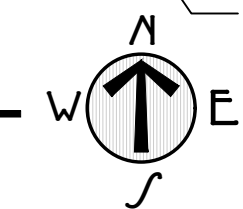
Site Plan, (Proposed with ADA Ramp)

Scale: 1/8"=1'-0"



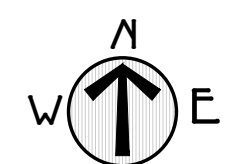
Location Map

No Scale

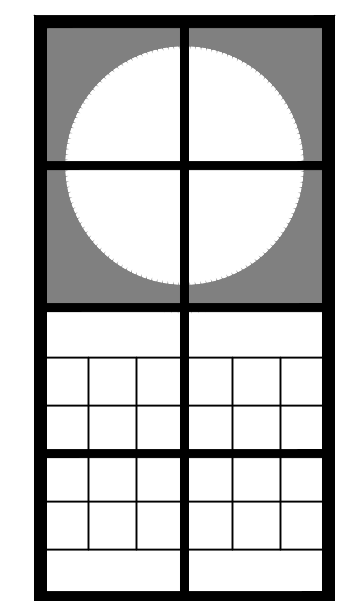


Location Plan

No Scale



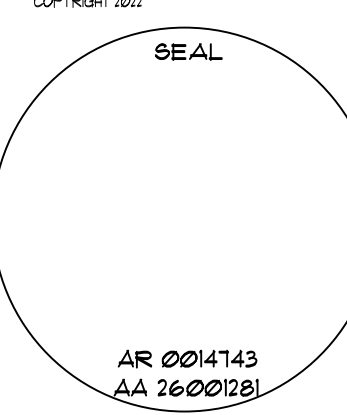
ZONING : 22 - 154
HSB : 22 - 016



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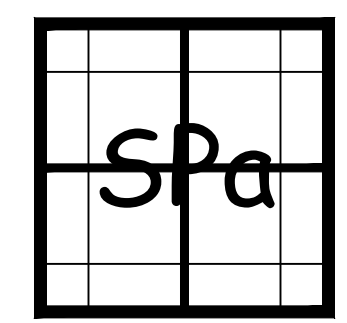
205 North Avenue
Suite 311
Palm Beach
Florida 33480
Phone : (561) 689 1000

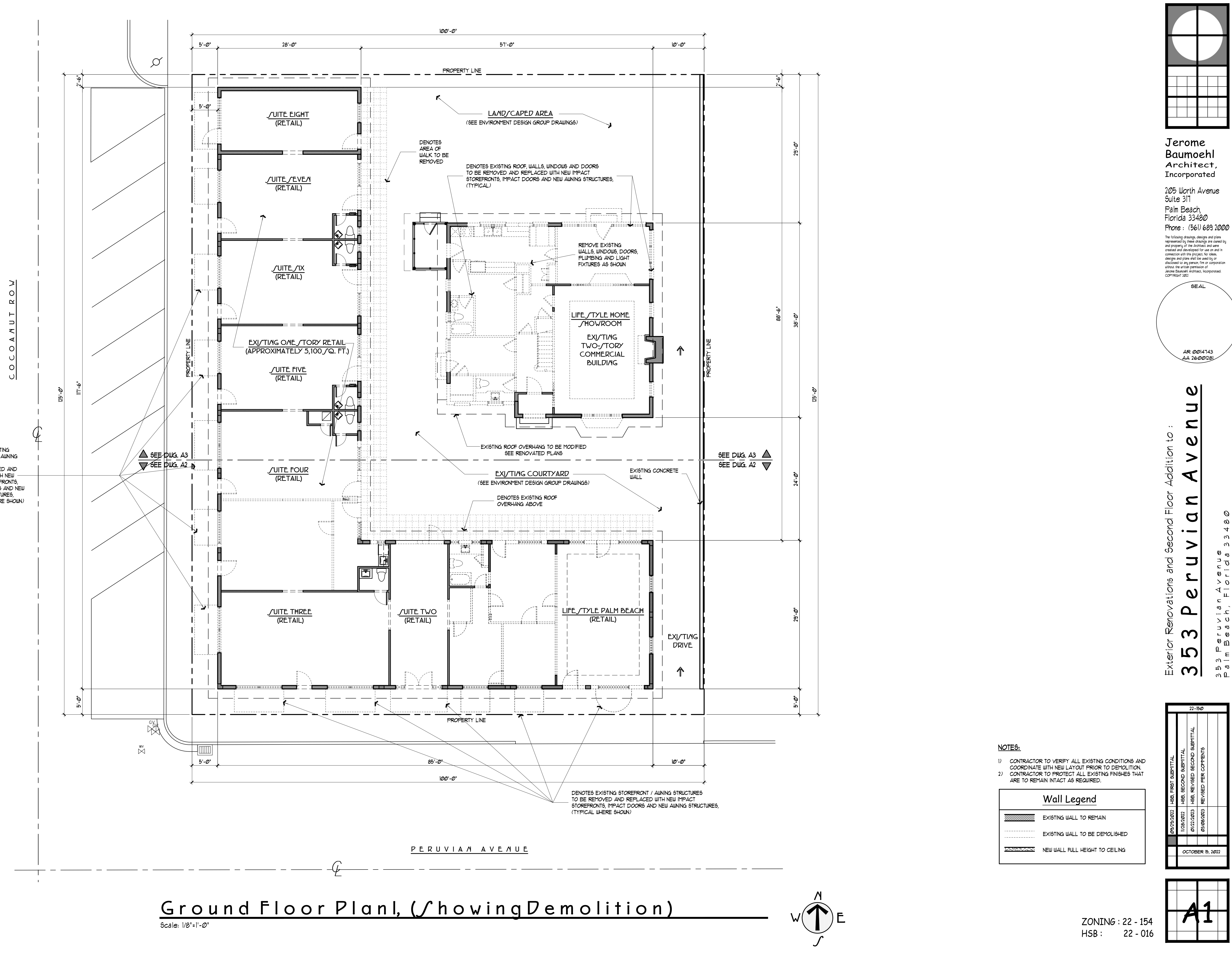
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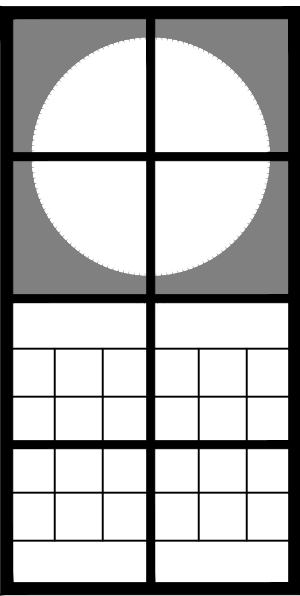


Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
Palm Beach, Florida 33480

09/29/2022	HAS FIRST SUBMITTAL
11/02/2022	HAS SECOND SUBMITTAL
07/12/2023	HAS REVISED SECOND SUBMITTAL
09/08/2023	REVISED PER COMMENTS
OCTOBER 5, 2022	



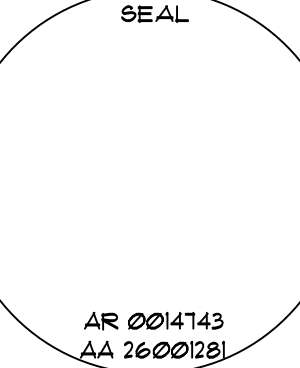




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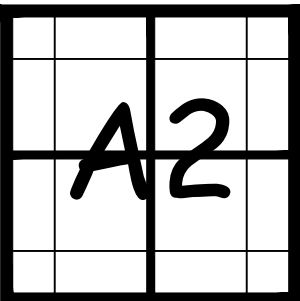
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Suite 311
Palm Beach, Florida 33480
Phone: (561) 689 1000

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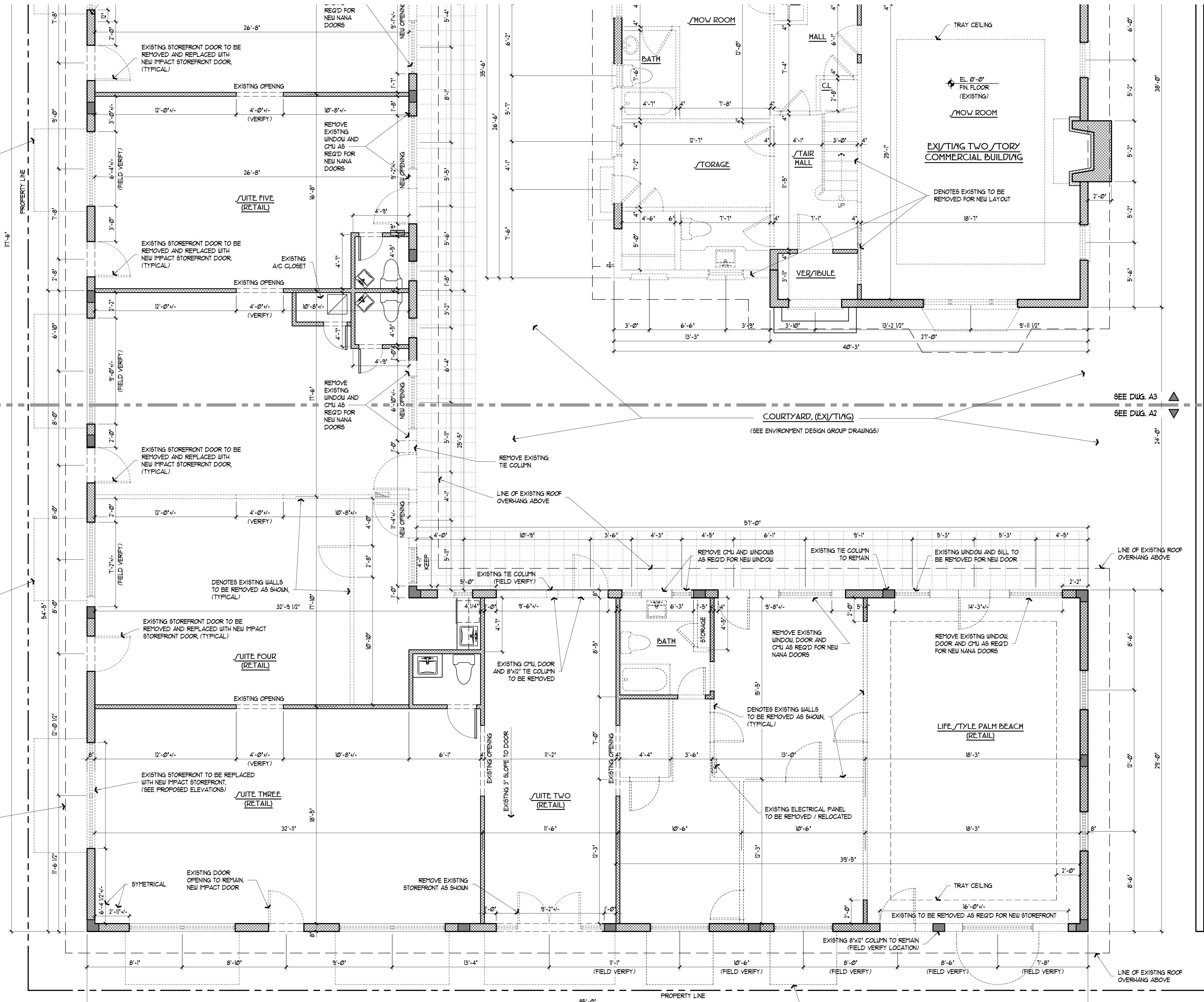
Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
Palm Beach, Florida 33480

09/29/2022	HAS FIRST SUBMITTAL	11/08/2022	HAS SECOND SUBMITTAL	07/17/2023	HAS REVISED SECOND SUBMITTAL	09/08/2023	REVISED PER COMMENTS
OCTOBER 9, 2022							



- NOTES:**
- 1) CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW LAYOUT PRIOR TO DEMOLITION.
 - 2) CONTRACTOR TO PROTECT ALL EXISTING FINISHES THAT ARE TO REMAIN INTACT AS REQUIRED.

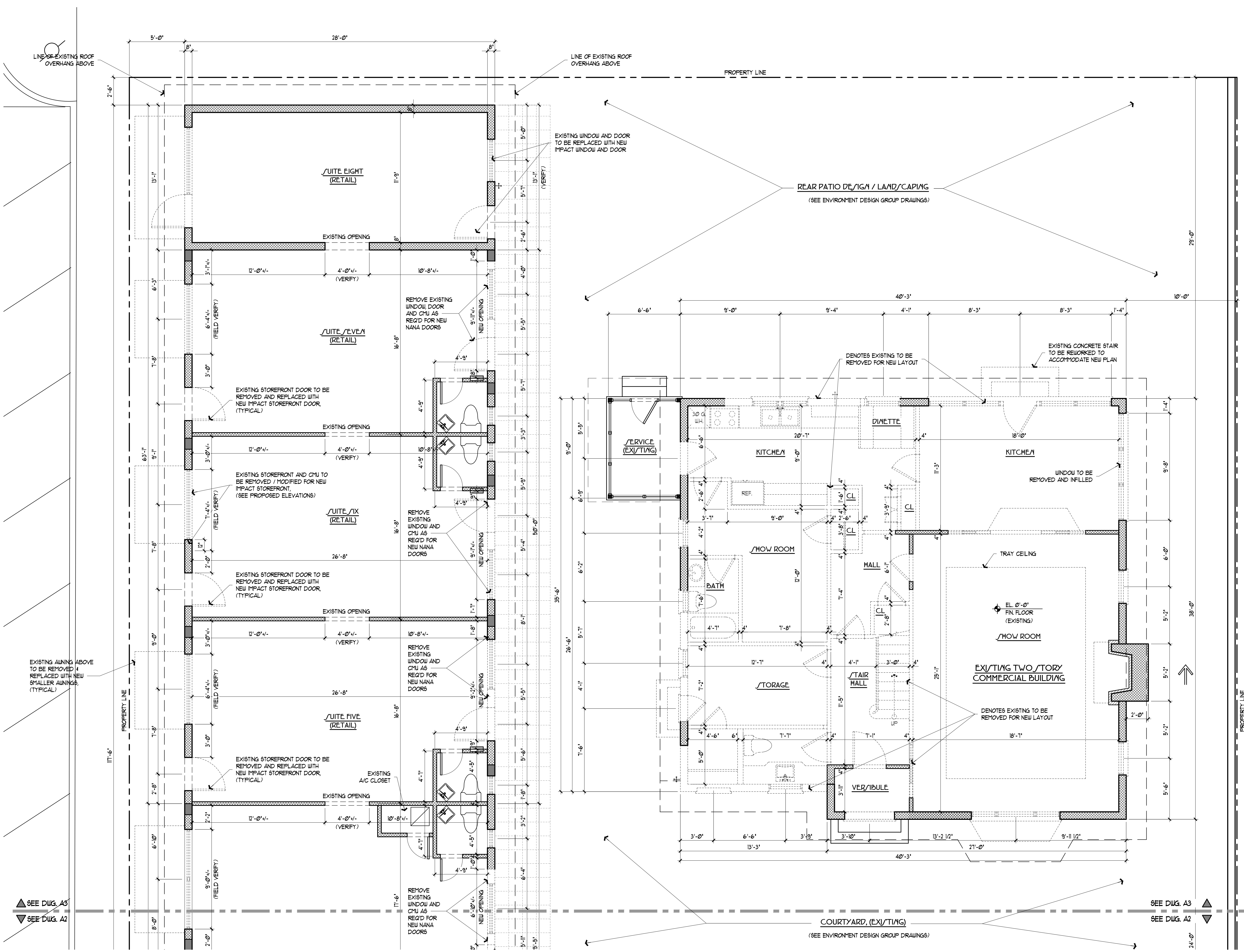
Wall Legend	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL FULL HEIGHT TO CEILING



Partial Ground Floor Plan, (Showing Demolition)

Scale: 1/4"=1'-0"

ZONING : 22 - 154
HSB : 22 - 016

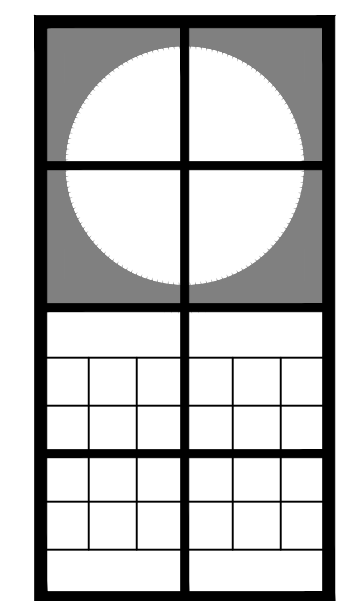


Partial Ground Floor Plan, (Showing Demolition)

Scale: 1/4"=1'-0"

- NOTES:
- 1) CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW LAYOUT PRIOR TO DEMOLITION.
 - 2) CONTRACTOR TO PROTECT ALL EXISTING FINISHES THAT ARE TO REMAIN INTACT AS REQUIRED.

Wall Legend	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL FULL HEIGHT TO CEILING



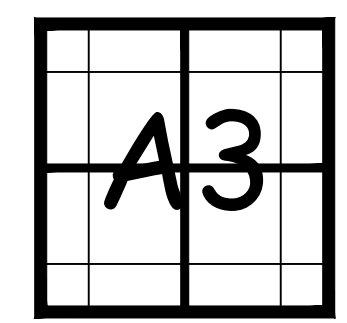
Jerome Baumoehl Architect, Incorporated
205 Worth Avenue
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Palm Beach
Florida 33480
Phone : (561) 689 1000

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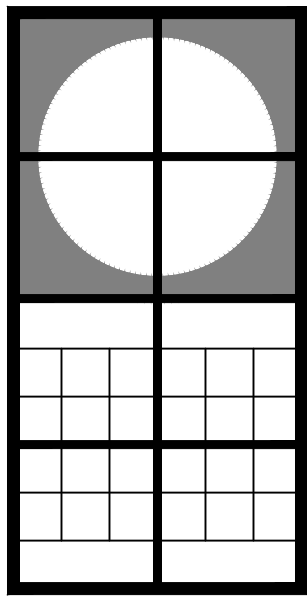
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Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

09/29/2022	HSB FIRST SUBMITTAL	11/08/2022	HSB SECOND SUBMITTAL	07/17/2023	HSB REVISED SECOND SUBMITTAL	07/08/2023	REVISED PER COMMENTS
OCTOBER 9, 2022							



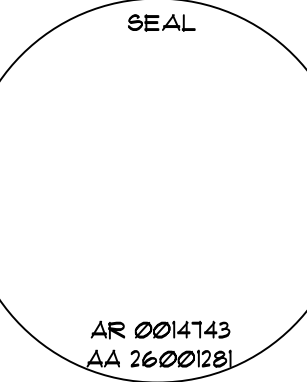
ZONING : 22 - 154
HSB : 22 - 016



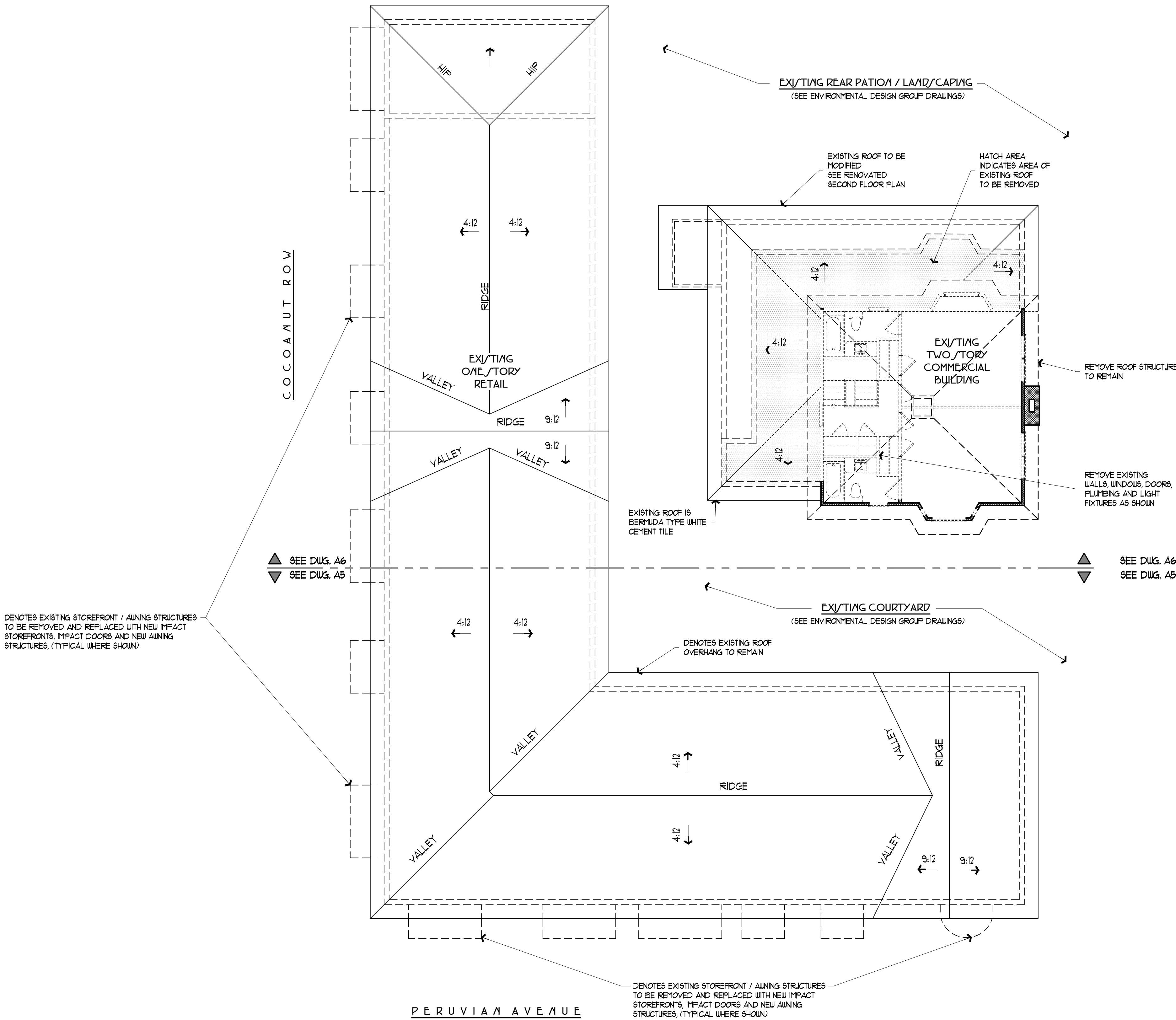
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Incorporated

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Palm Beach
Florida 33480
Phone : (561) 689 1000

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Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480



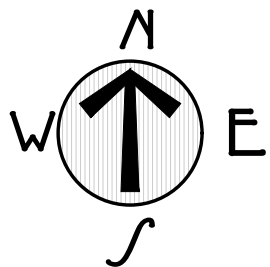
NOTES:

- 1) CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW LAYOUT PRIOR TO DEMOLITION.
- 2) CONTRACTOR TO PROTECT ALL EXISTING FINISHES THAT ARE TO REMAIN INTACT AS REQUIRED.

Wall Legend			
	EXISTING WALL TO REMAIN		
	EXISTING WALL TO BE DEMOLISHED		
	NEW WALL FULL HEIGHT TO CEILING		

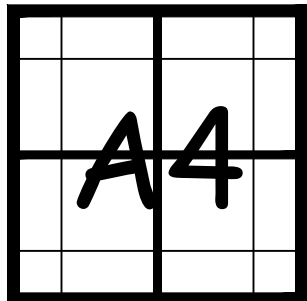
Overall Second Floor Plan, (Showing Demolition)

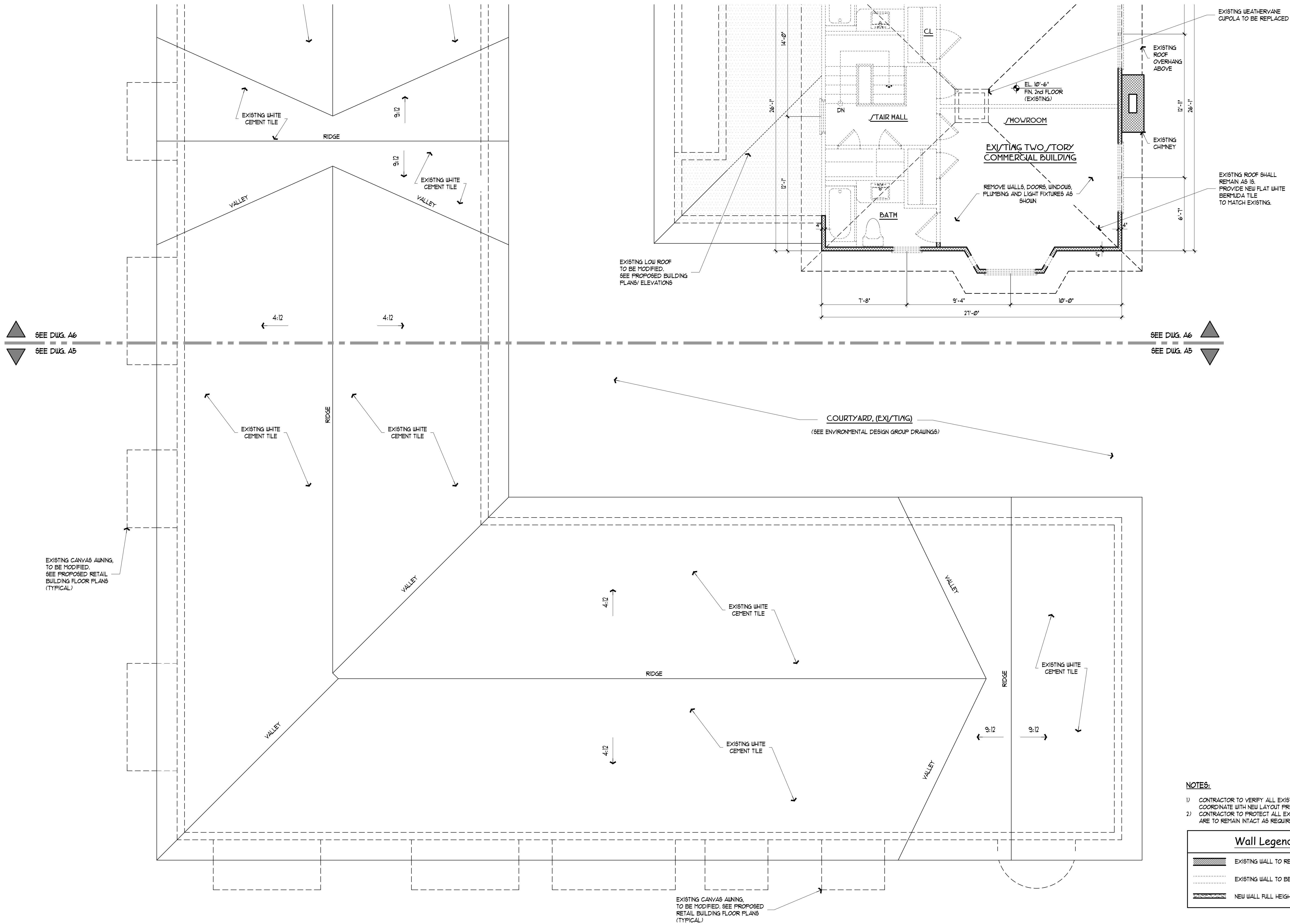
Scale: 1/8"=1'-0"



ZONING : 22 - 154
HSB : 22 - 016

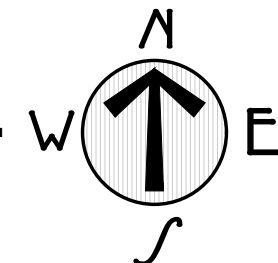
12-50			
09/29/2022	HSB, FIRST SUBMITTAL	1/08/2023	HSB, SECOND SUBMITTAL
		07/17/2023	HSB, REVISED SECOND SUBMITTAL
		09/08/2023	REVISED PER COMMENTS
OCTOBER 9, 2022			





Partial Second Floor Existing / Roof Plan, (Showing Demolition)

Scale: 1/4"=1'-0"

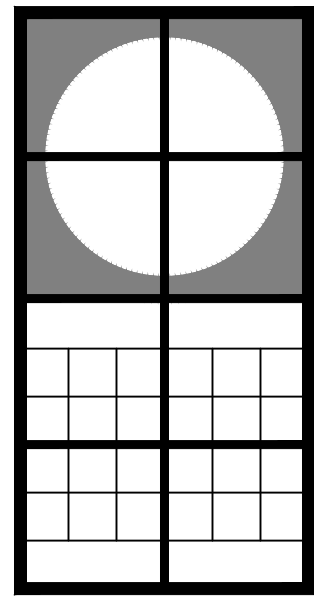


NOTES:

- 1) CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW LAYOUT PRIOR TO DEMOLITION.
- 2) CONTRACTOR TO PROTECT ALL EXISTING FINISHES THAT ARE TO REMAIN INTACT AS REQUIRED.

Wall Legend

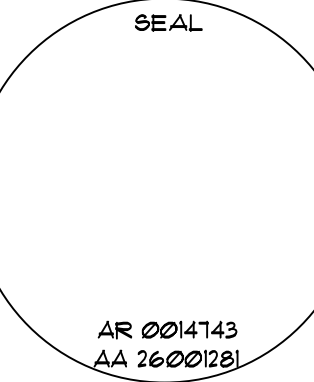
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL FULL HEIGHT TO CEILING



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Suite 317
Palm Beach
Florida 33480
Phone : (561) 689 2000

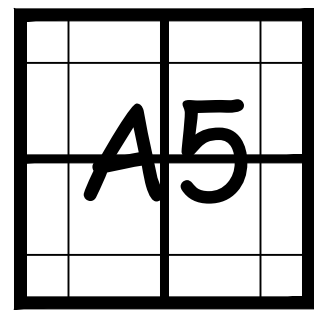
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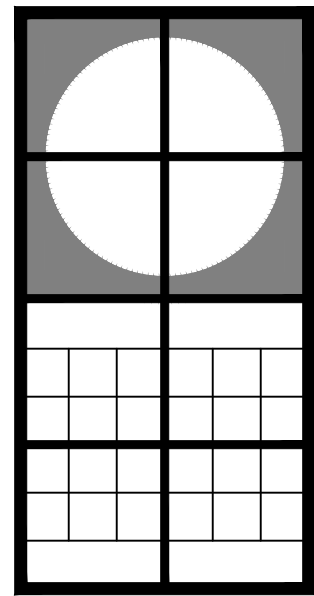
Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue

353 Peruvian Avenue
Palm Beach, Florida 33480

09/29/2022	HSB, FIRST SUBMITTAL	11/08/2022	HSB, SECOND SUBMITTAL	07/17/2023	HSB, REVISED SECOND SUBMITTAL	09/28/2023	REVISED PER COMMENTS	12-50
OCTOBER 9, 2022								



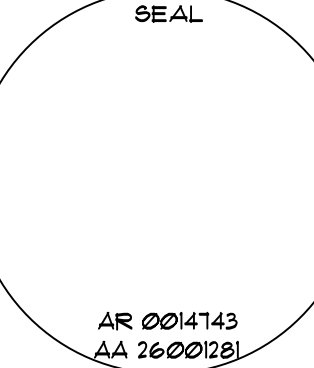
ZONING : 22 - 154
HSB : 22 - 016



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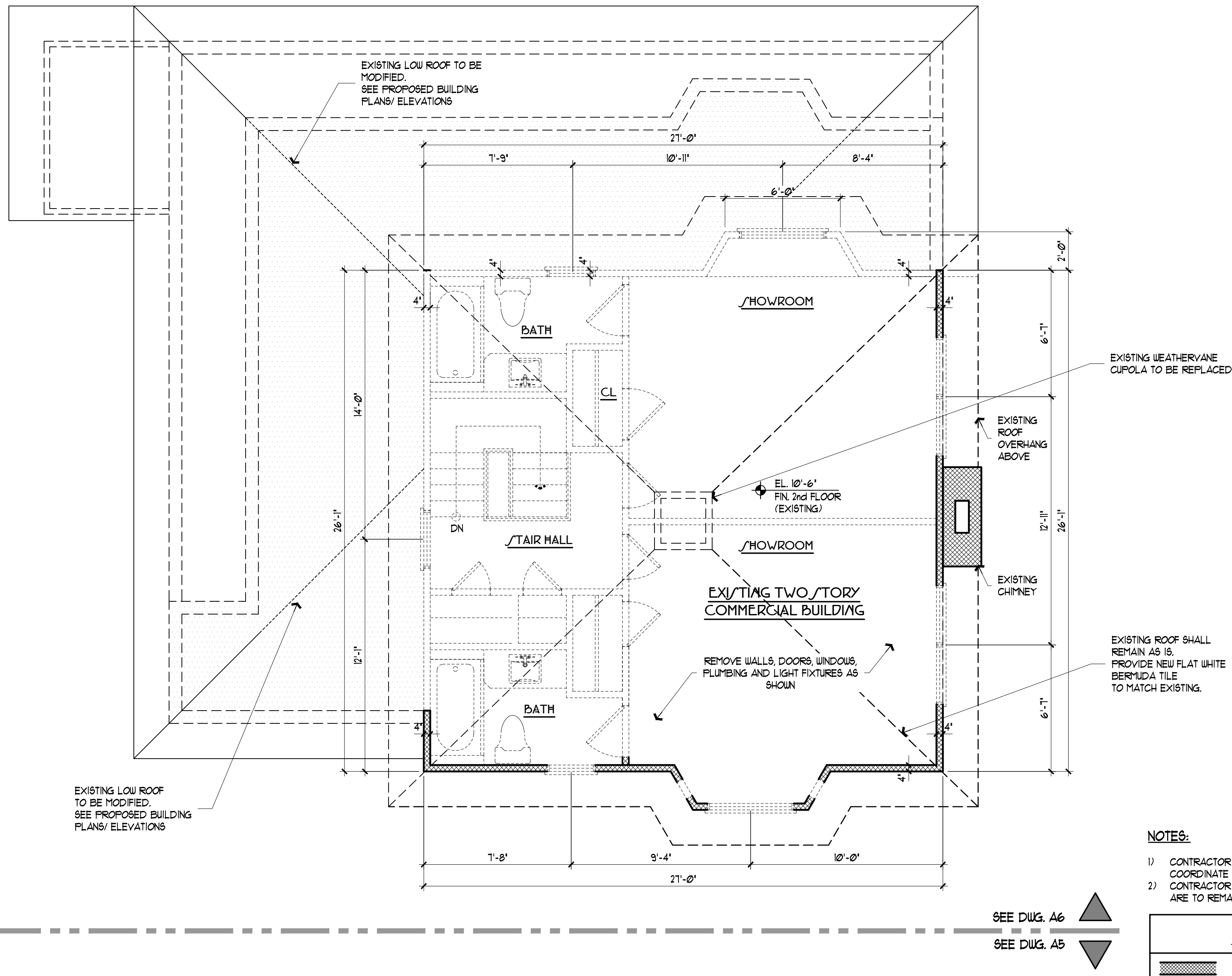
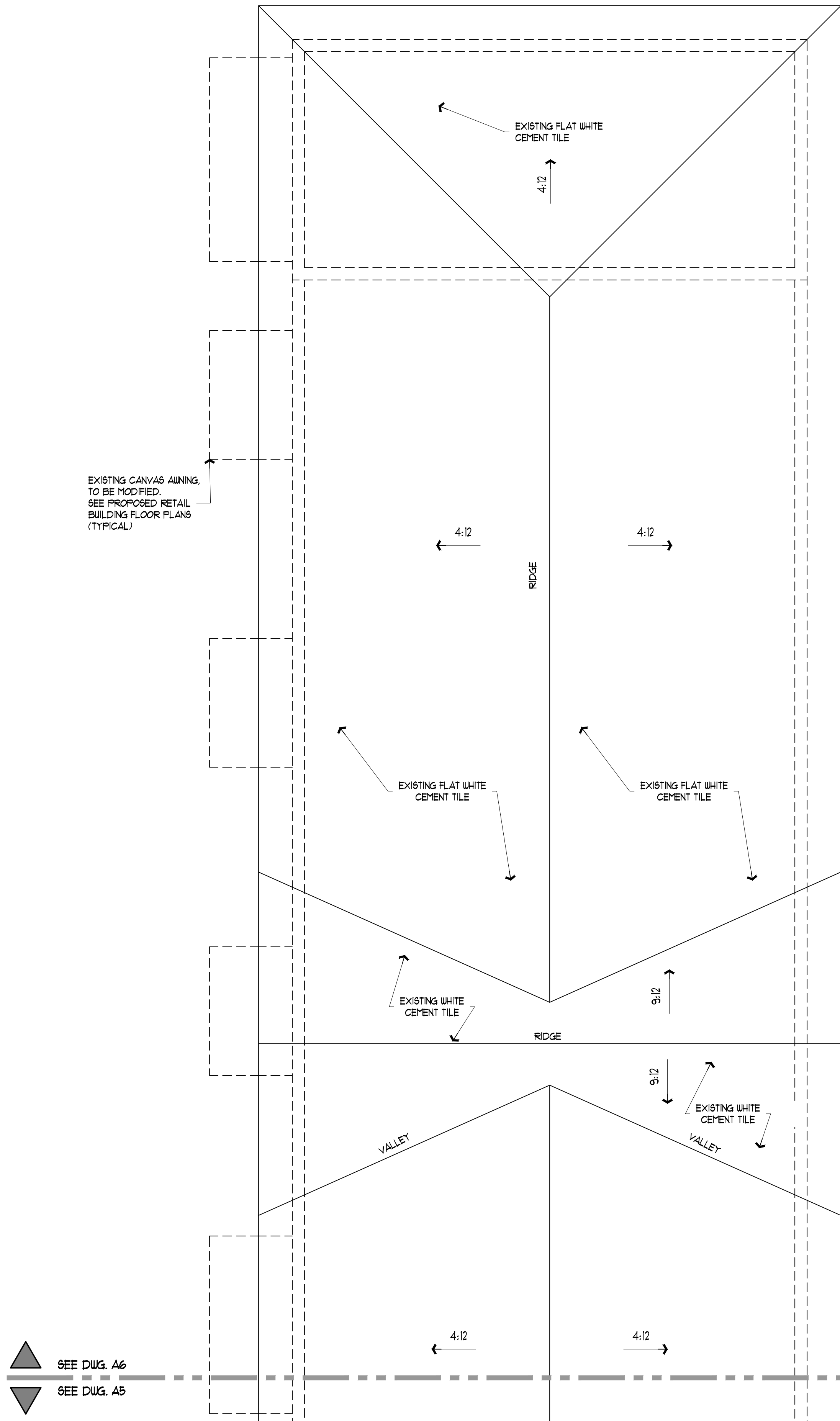
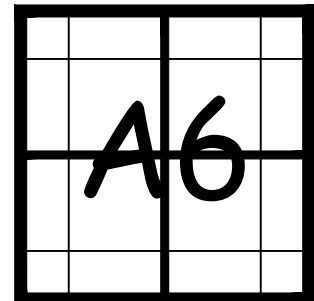
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Florida 33480
Phone : (561) 689 1000

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Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

12-50			
09/29/2022	HSB FIRST SUBMITTAL	1/08/2023	HSB SECOND SUBMITTAL
		07/17/2023	HSB REVISED SECOND SUBMITTAL
		01/09/2023	REVISED PER COMMENTS
OCTOBER 19, 2022			



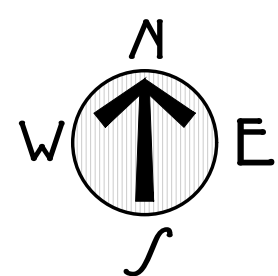
NOTES:

- 1) CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW LAYOUT PRIOR TO DEMOLITION.
- 2) CONTRACTOR TO PROTECT ALL EXISTING FINISHES THAT ARE TO REMAIN INTACT AS REQUIRED.

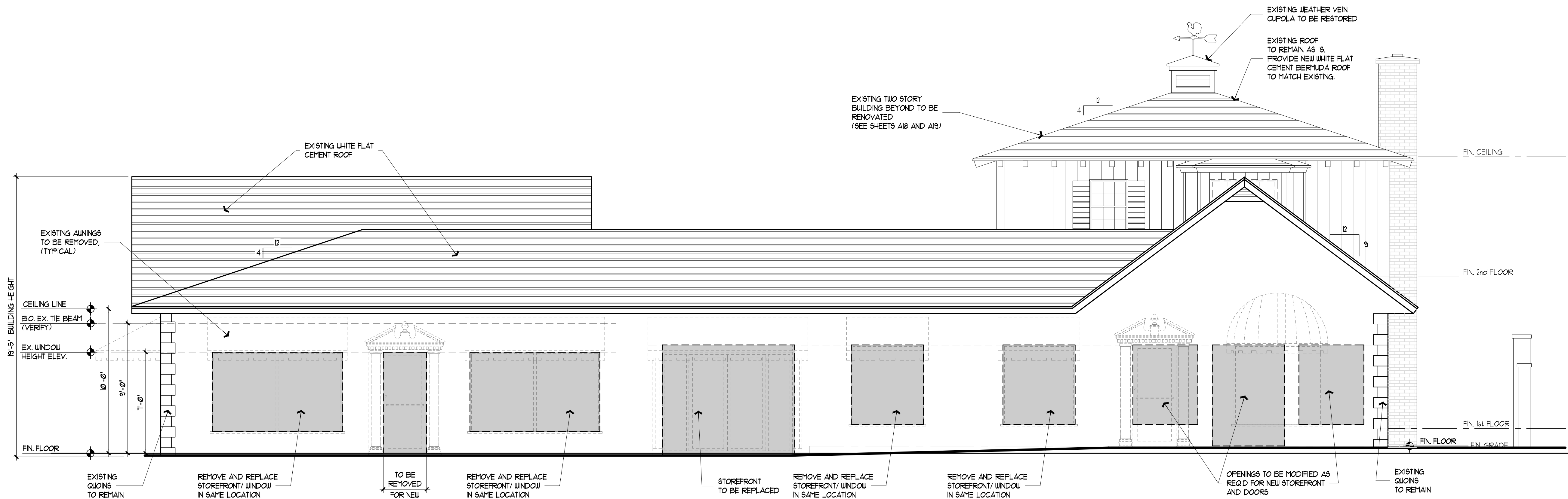
Wall Legend	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL FULL HEIGHT TO CEILING

Partial Roof Plan / Second Floor Plan, (Showing Demolition)

Scale: 1/4"=1'-0"

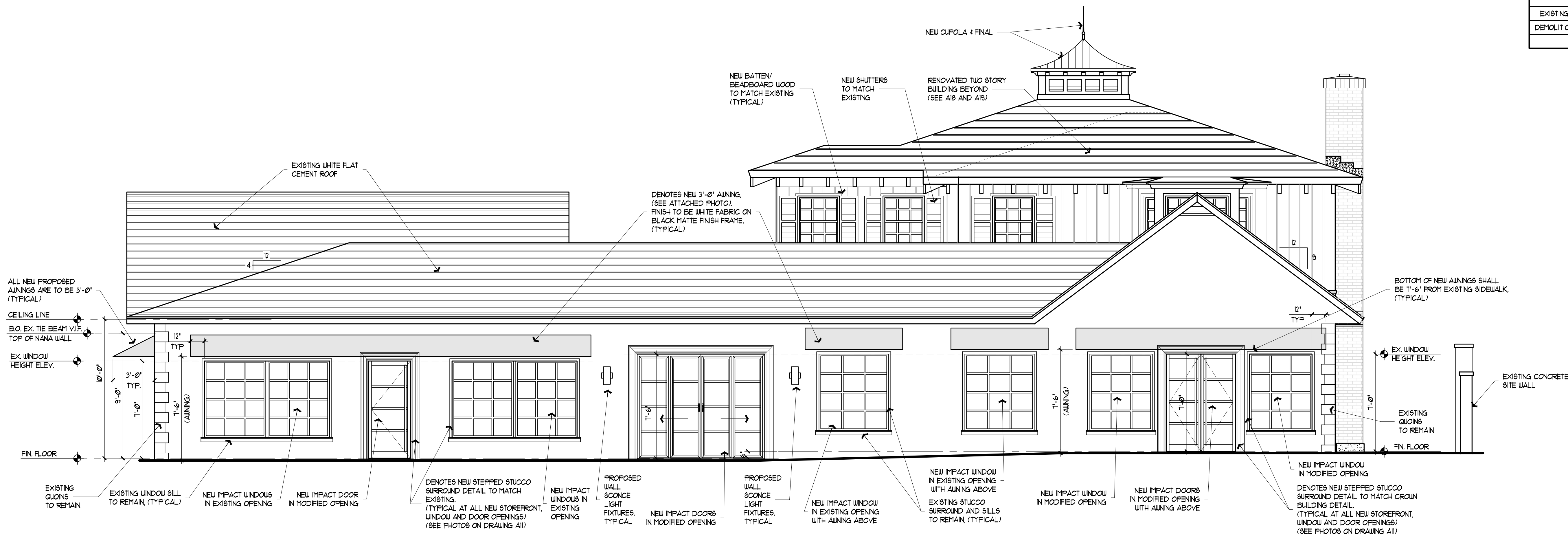


ZONING : 22 - 154
HSB : 22 - 016



One Story Retail Building / Peruvian Avenue Elevation, (Showing Demolition)

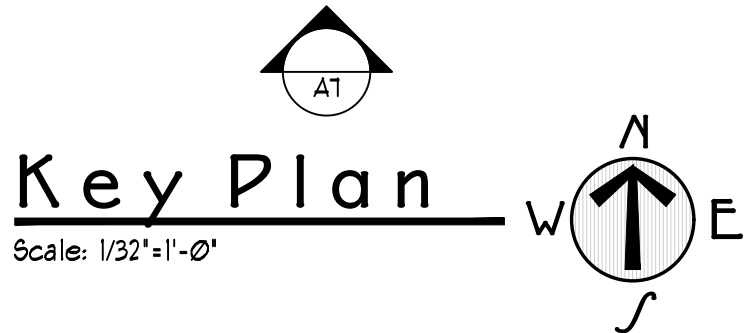
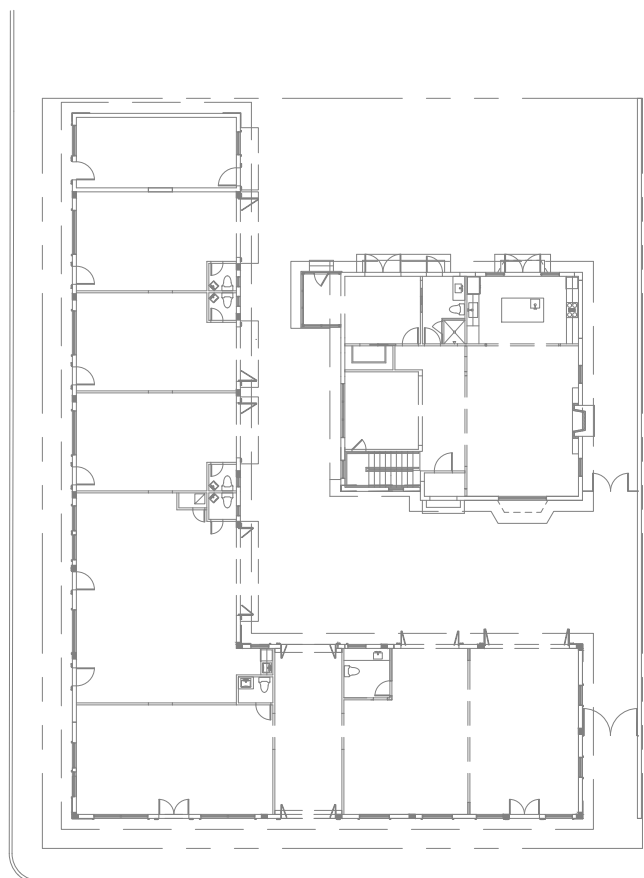
Scale: 1/4"=1'-0"



One Story Retail Building / Peruvian Avenue Elevation, (Proposed)

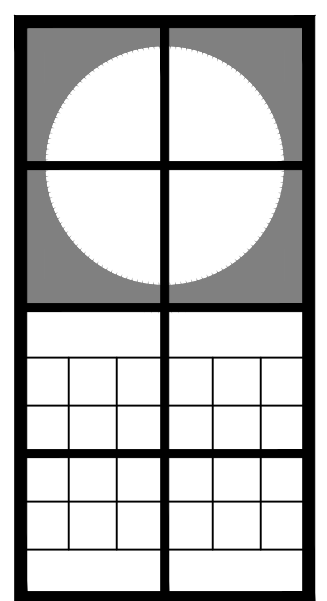
Scale: 1/4"=1'-0"

(With Renovated Two Story Commercial Building Beyond)



Legend	
	DENOTES ELEMENT TO BE REMOVED

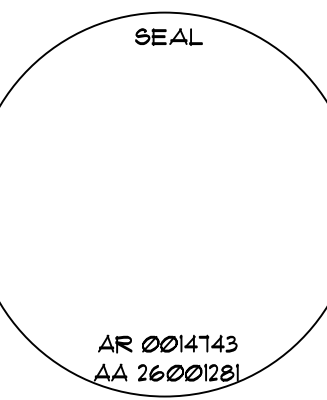
ELEVATION DEMOLITION CALCULATION /North Elevation Peruvian Avenue	
AREA	SQUARE FEET
EXISTING	86882 SQUARE FEET
DEMOLITION	32250 SQUARE FEET
PERCENTAGE OF DEMOLITION = 33.2%	



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Baumoechl
Architect,
Incorporated

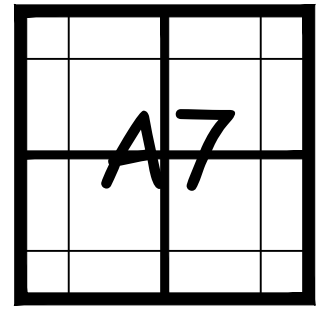
205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 689 1000

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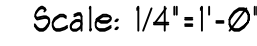
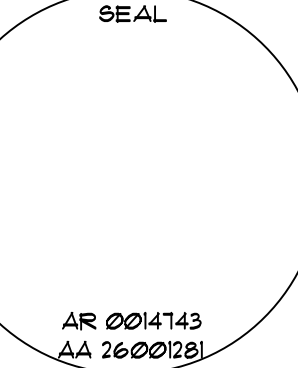


Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

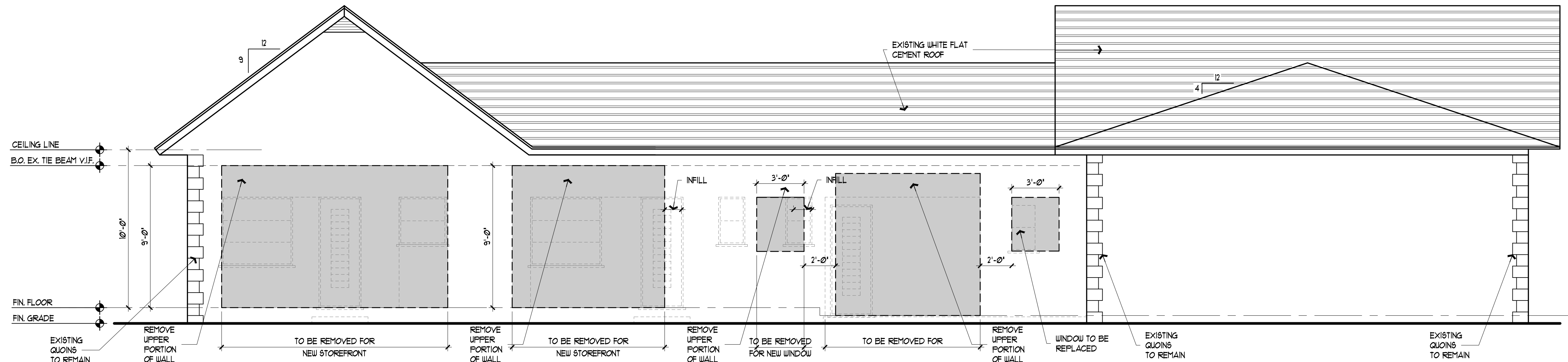
12-50	
09/29/2022	HAS FIRST SUBMITTAL
11/08/2022	HAS SECOND SUBMITTAL
01/12/2023	HAS REVISED SECOND SUBMITTAL
01/08/2023	REVISED PER COMMENTS
OCTOBER 9, 2022	



ZONING : 22 - 154
HSB : 22 - 016



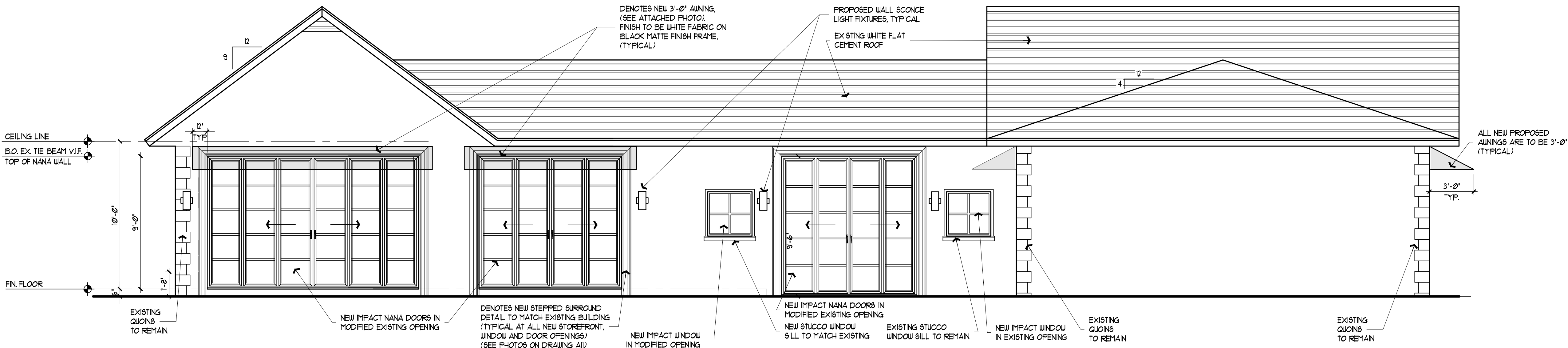
ZONING : 22 - 154
HSB : 22 - 016



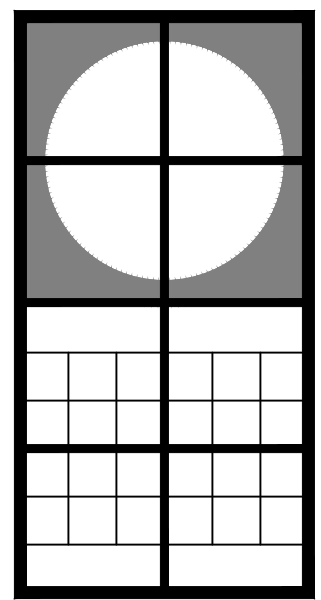
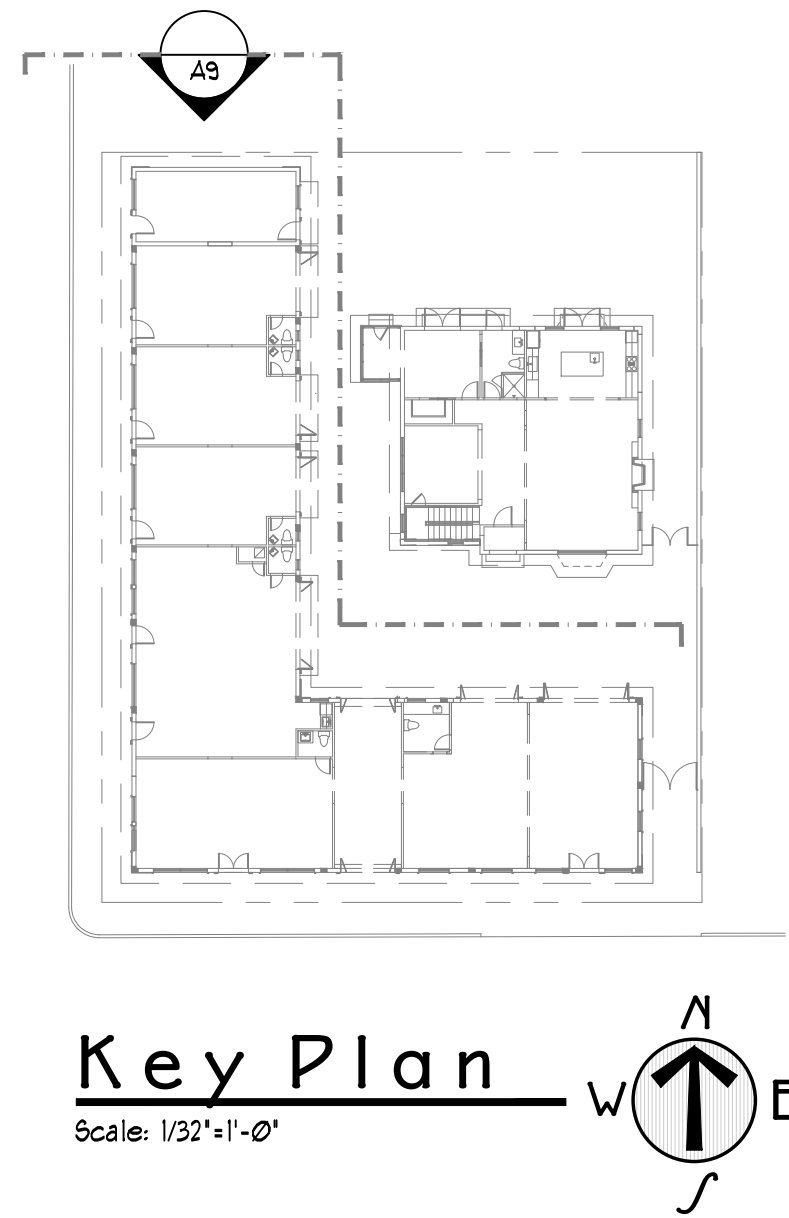
One Story Retail Building / Courtyard Elevation Looking South, (Showing Demolition)
Scale: 1/4"=1'-0"

Legend	
	DENOTES ELEMENT TO BE REMOVED

ELEVATION DEMOLITION CALCULATION North Elevation Peruvian Avenue	
AREA	SQUARE FEET
EXISTING	86882 SQUARE FEET
DEMOLITION	32250 SQUARE FEET
PERCENTAGE OF DEMOLITION = 33.2%	



One Story Retail Building / Courtyard Elevation Looking South, (Proposed)
Scale: 1/4"=1'-0"



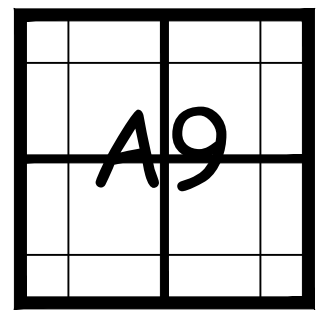
Jerome Baumoechl Architect, Incorporated
205 Worth Avenue
Suite 311
Palm Beach, Florida 33480
Phone : (561) 689 2000

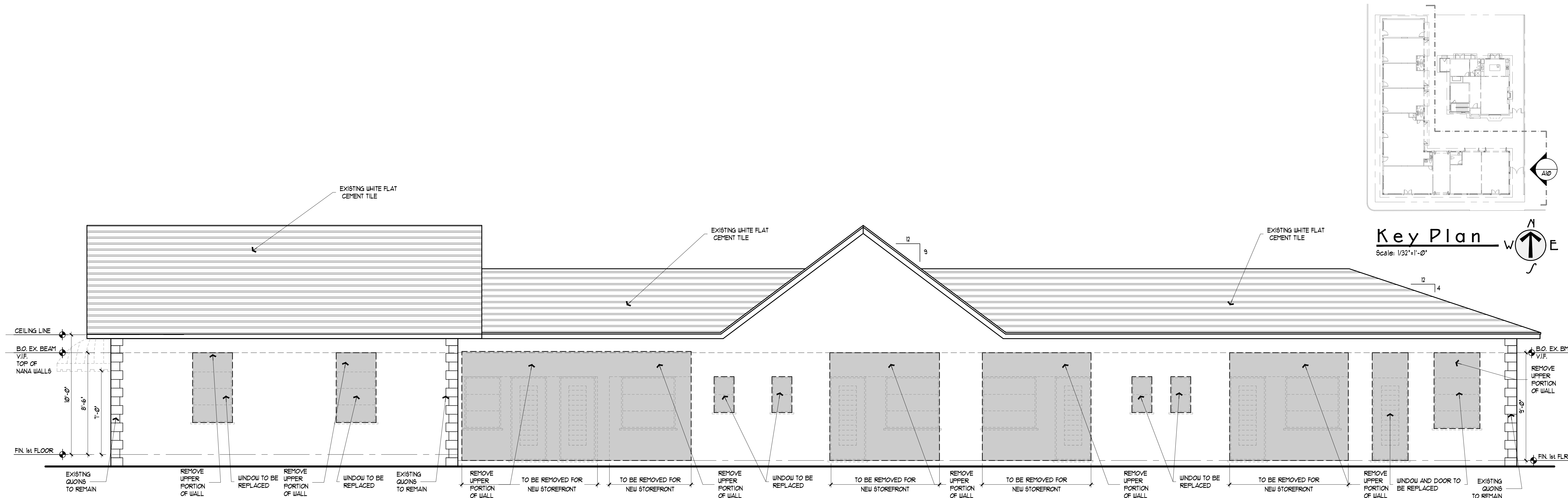
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Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

09/29/2022	HSB FIRST SUBMITTAL	12-50
1/18/2023	HSB SECOND SUBMITTAL	
07/27/2023	HSB REVISED SECOND SUBMITTAL	
09/28/2023	HSB REVISED PER COMMENTS	
OCTOBER 9, 2022		



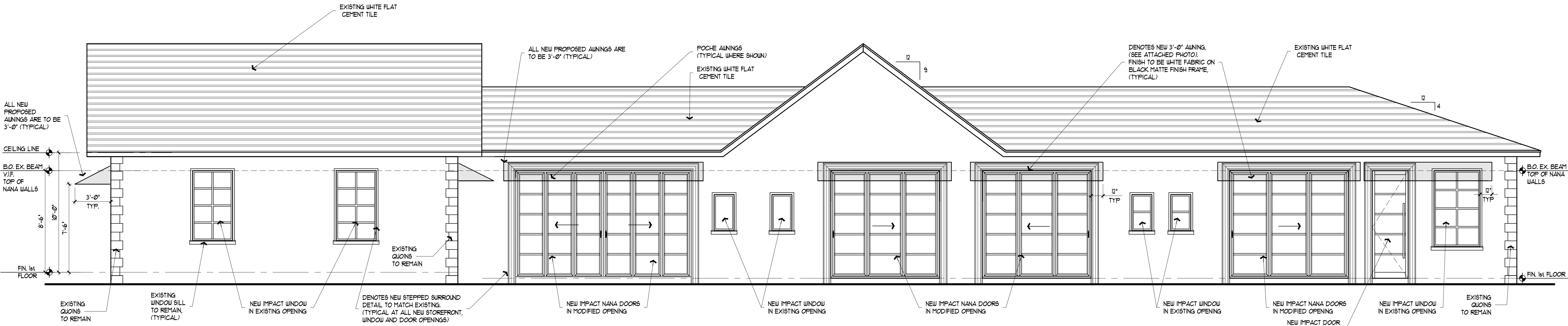


One Story Retail Building / Courtyard Elevation Looking West, (Showing Demolition)

Scale: 1/4"=1'-0"

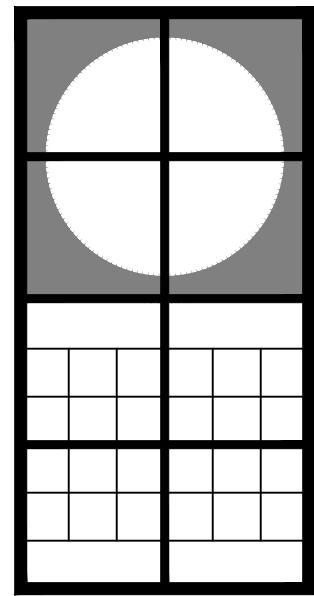
Legend	
	DENOTES ELEMENT TO BE REMOVED

ELEVATION DEMOLITION CALCULATION North Elevation Peruvian Avenue	
AREA	SQUARE FEET
EXISTING	86882 SQUARE FEET
DEMOLITION	32250 SQUARE FEET
PERCENTAGE OF DEMOLITION = 33.2%	



One Story Retail Building / Courtyard Elevation Looking West,(Proposed)

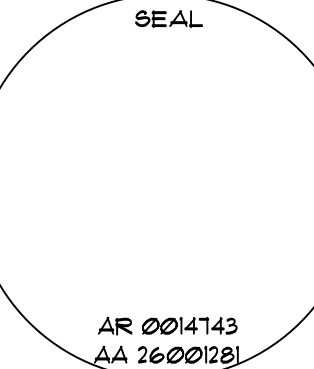
Scale: 1/4"=1'-0"



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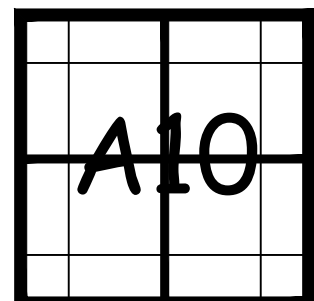
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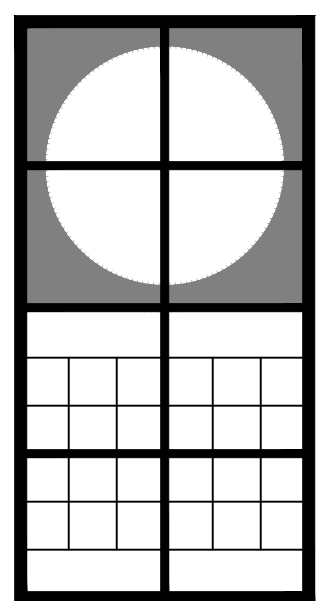
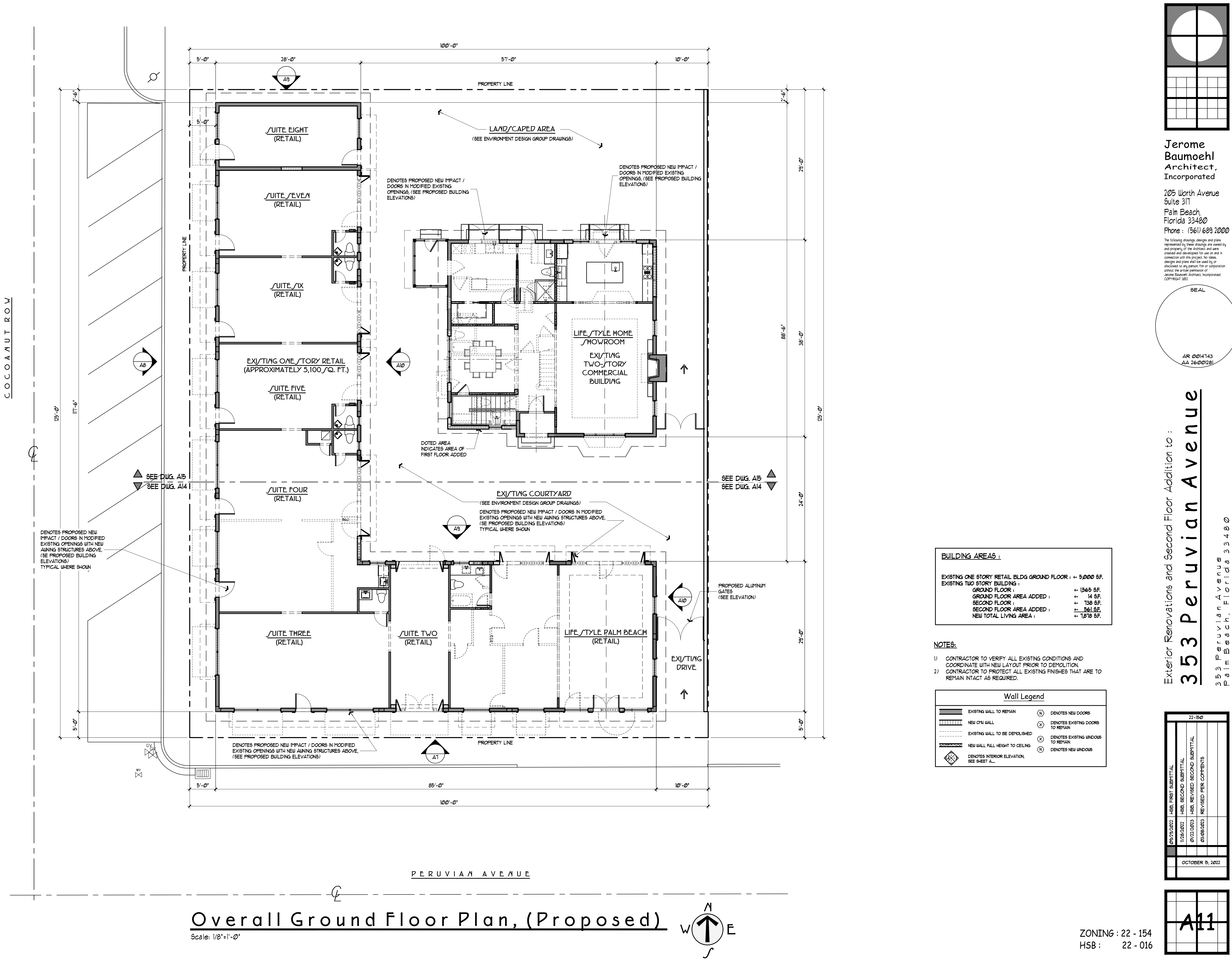


Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

09/29/2022	HAS FIRST SUBMITTAL	12-50
1/08/2023	HAS SECOND SUBMITTAL	
07/12/2023	HAS REVISED SECOND SUBMITTAL	
01/08/2023	REVISED PER COMMENTS	
OCTOBER 8, 2022		

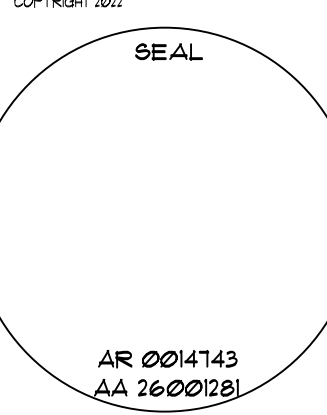


ZONING : 22 - 154
HSB : 22 - 016



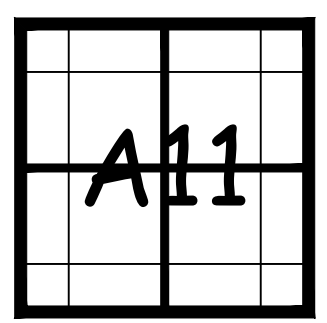
Jerome Baumoehl Architect, Incorporated
205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 689 1000

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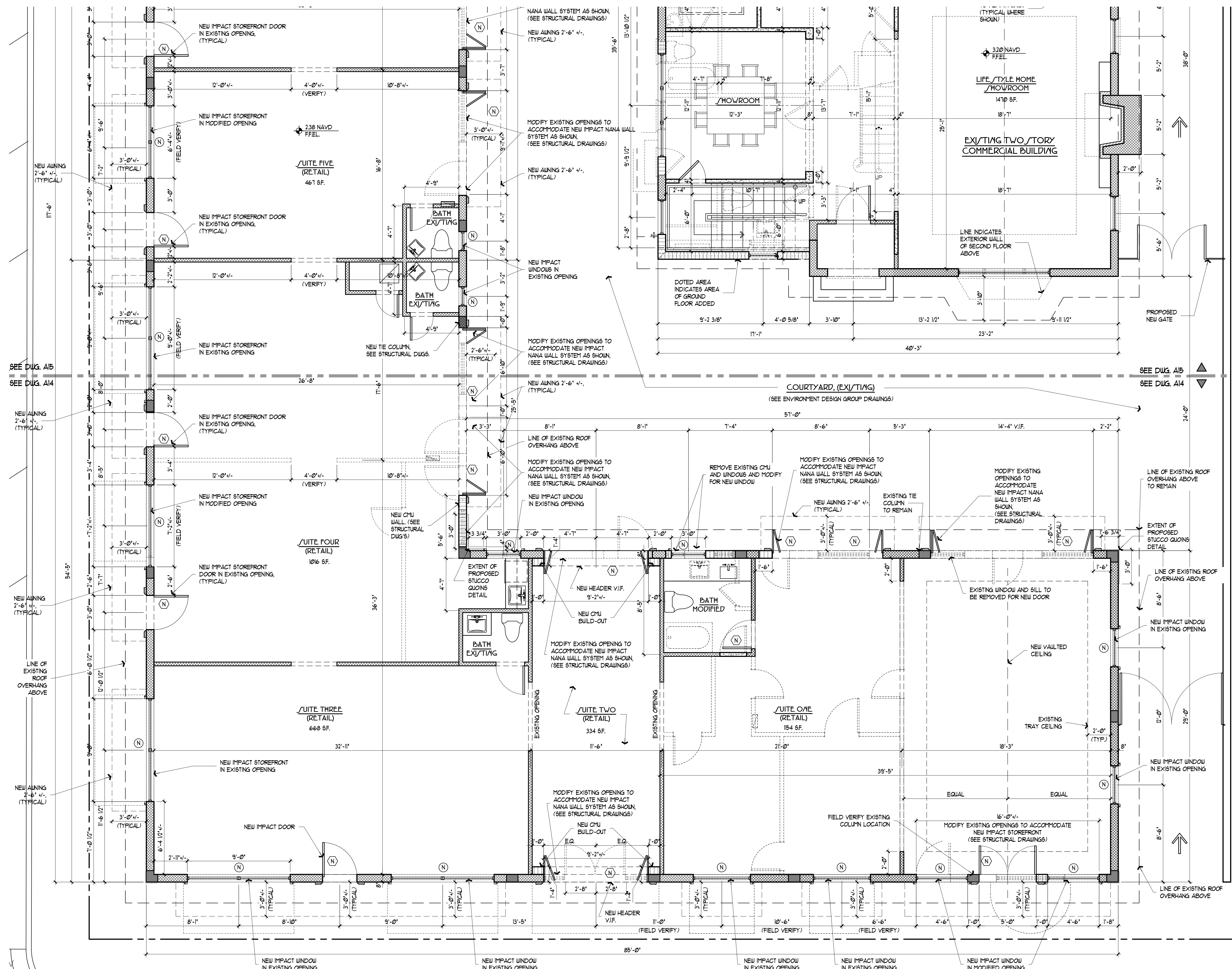
Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

22-50	
09/29/2022	HAS FIRST SUBMITTAL
11/08/2022	HAS SECOND SUBMITTAL
01/17/2023	HAS REVISED SECOND SUBMITTAL
01/08/2023	REVISED PER COMMENTS
OCTOBER 5, 2022	



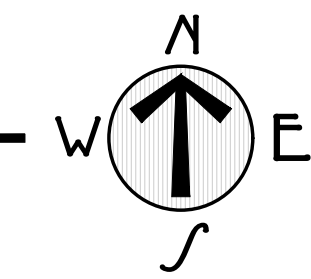
ZONING : 22 - 154
HSB : 22 - 016

22-150	
09/23/2022	H89, FIRST SUBMITTAL
11/28/2022	H89, SECOND SUBMITTAL
01/27/2023	H89, REVISED SECOND SUBMITTAL
03/08/2023	REVISED PER COMMENTS
OCTOBER 15, 2022	

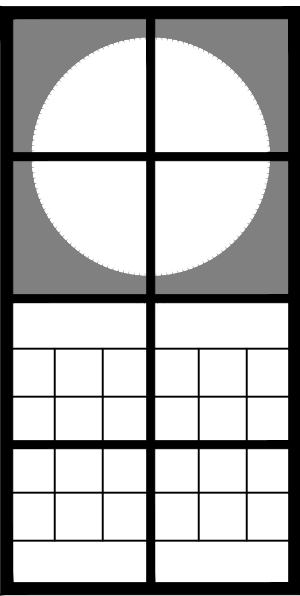


Partial First Floor Plan, (Proposed)

Scale: 1/4" = 1'-0"



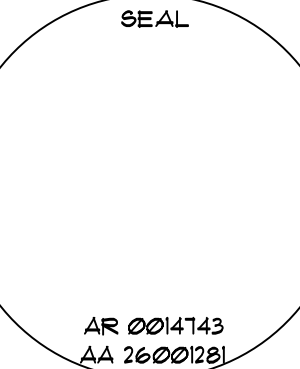
ZONING : 22 - 154
HSB : 22 - 016



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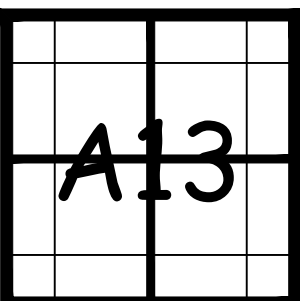
205 North Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 689 1000

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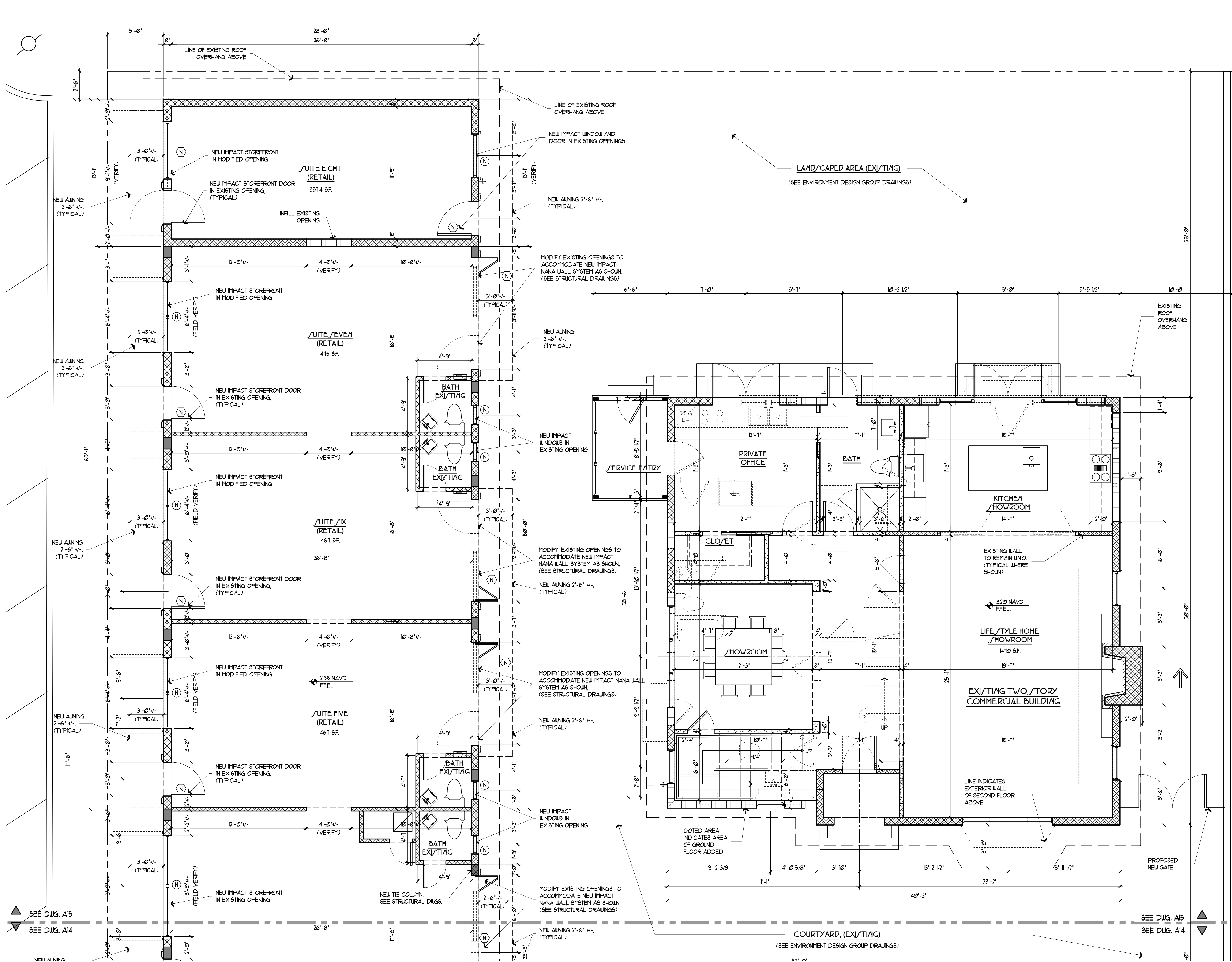


Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

12-50			
09/25/2022	HAS FIRST SUBMITTAL	1/08/2023	HAS SECOND SUBMITTAL
07/27/2023	HAS REVISED SECOND SUBMITTAL	01/09/2023	REVISED PER COMMENTS
OCTOBER 9, 2022			



ZONING : 22 - 154
HSB : 22 - 016



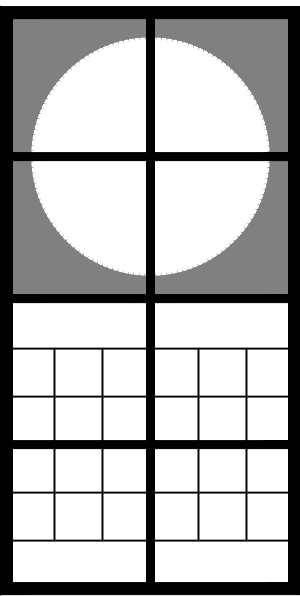
Partial First Floor Plan, (Proposed Construction)

Scale: 1/4"=1'-0"

BUILDING AREAS :	
EXISTING ONE STORY RETAIL BLDG GROUND FLOOR : +/- 5,000 SF.	
EXISTING TWO STORY BUILDING :	
GROUND FLOOR :	+/- 1565 SF.
GROUND FLOOR AREA ADDED :	+/- 14 SF.
SECOND FLOOR :	+/- 138 SF.
SECOND FLOOR AREA ADDED :	+/- 561 SF.
NEW TOTAL LIVING AREA :	+/- 1818 SF.

- NOTES:**
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW LAYOUT PRIOR TO DEMOLITION.
 - CONTRACTOR TO PROTECT ALL EXISTING FINISHES THAT ARE TO REMAIN INTACT AS REQUIRED.

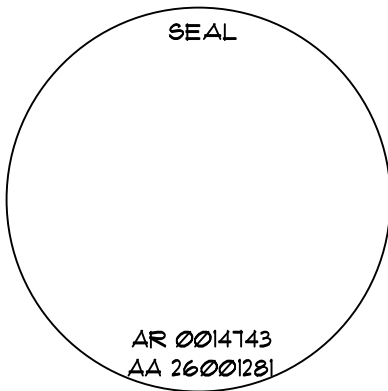
Wall Legend	
	EXISTING WALL TO REMAIN
	NEW CMU WALL
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL FULL HEIGHT TO CEILING
	DENOTES INTERIOR ELEVATION, SEE SHEET A...
	DENOTES NEW DOORS
	DENOTES EXISTING DOORS TO REMAIN
	DENOTES EXISTING WINDOWS TO REMAIN
	DENOTES NEW WINDOWS



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Architect,
Incorporated**

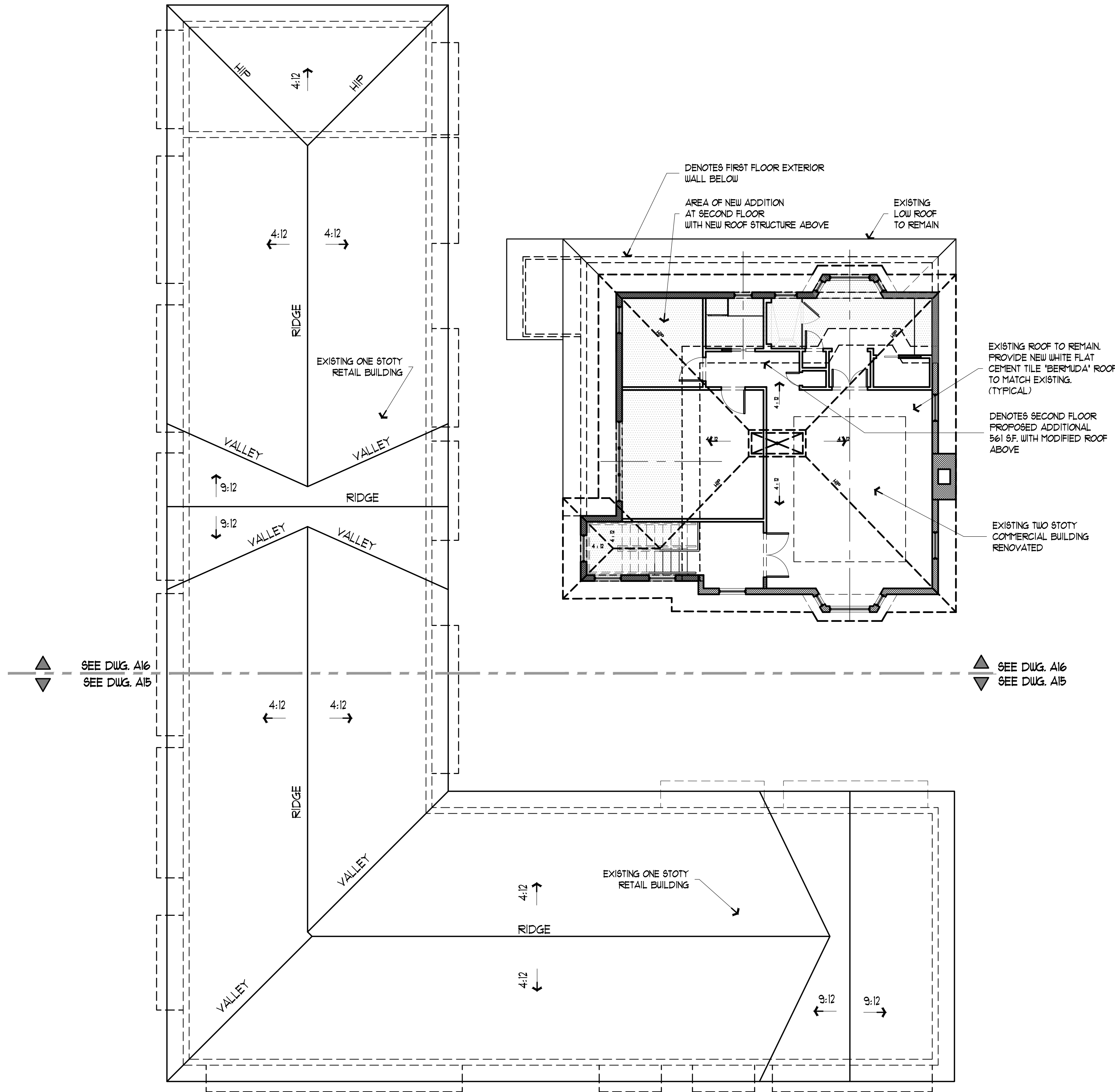
205 Worth Avenue
Suite 311
Palm Beach
Florida 33480
Phone : (561) 689 2000

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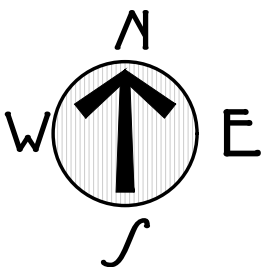
Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue

353 Peruvian Avenue
Palm Beach, Florida 33480

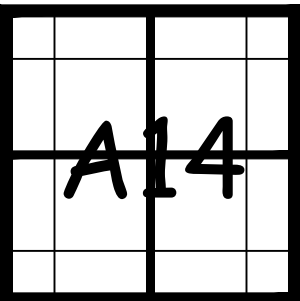


Overall Second Floor / Roof Plans, (Proposed)

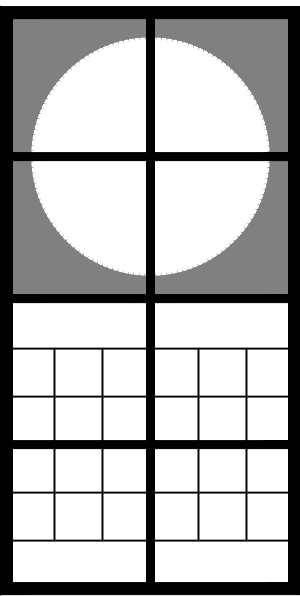
Scale: 1/8" = 1'-0"



12-50			
09/25/2022	HSB FIRST SUBMITTAL		
11/08/2022	HSB SECOND SUBMITTAL		
07/27/2023	HSB REVISED SECOND SUBMITTAL		
03/08/2023	REVISED PER COMMENTS		
OCTOBER 8, 2022			



ZONING : 22 - 154
HSB : 22 - 016



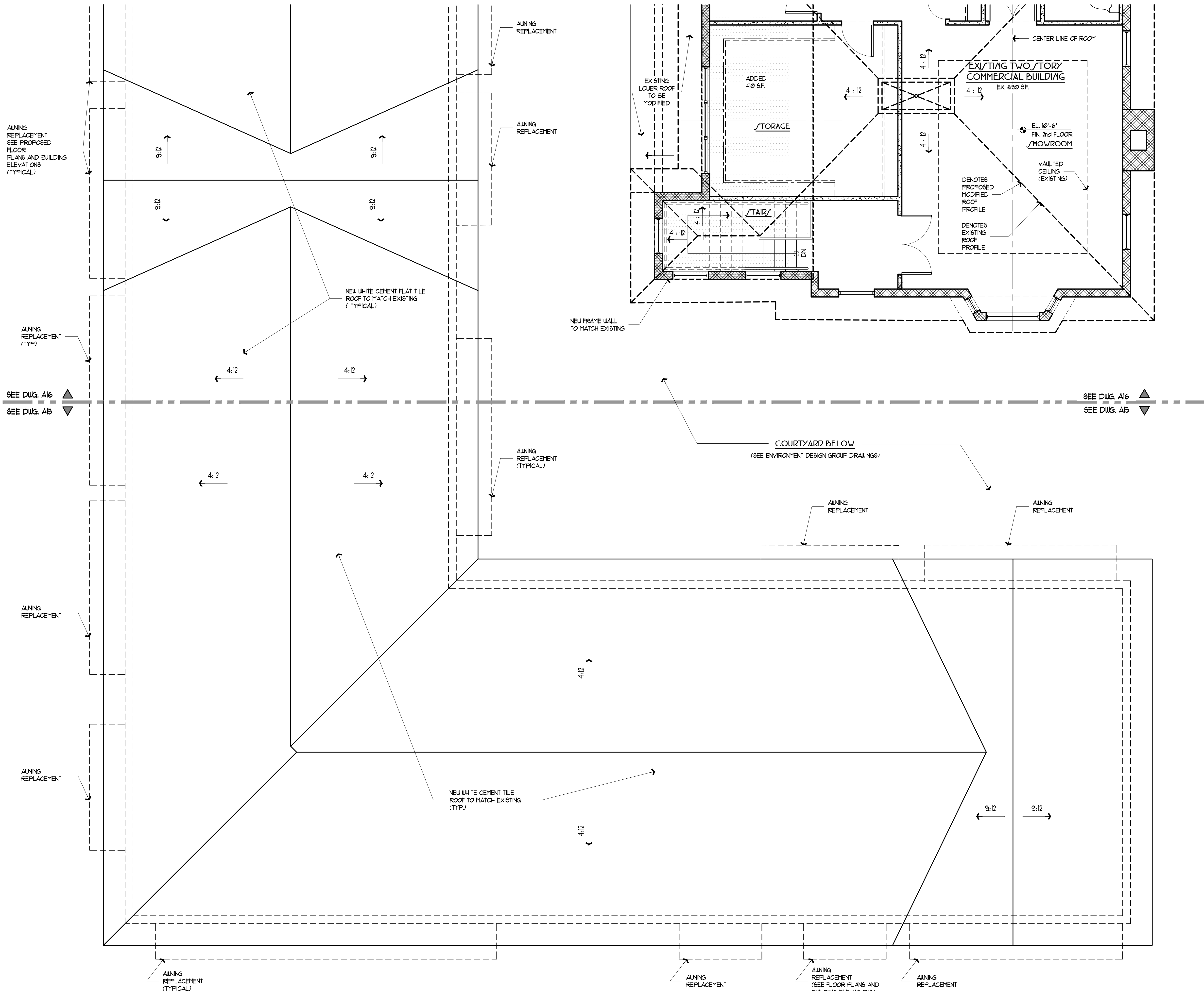
**Jerome
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Incorporated**

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Florida 33480
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Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480



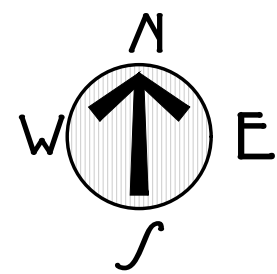
BUILDING AREAS :	
EXISTING ONE STORY RETAIL BLDG GROUND FLOOR : + 5,000 SF.	
EXISTING TWO STORY BUILDING :	
GROUND FLOOR :	+ 1565 SF.
GROUND FLOOR AREA ADDED :	+ 14 SF.
SECOND FLOOR :	+ 138 SF.
SECOND FLOOR AREA ADDED :	+ 561 SF.
NEW TOTAL LIVING AREA :	+ 17818 SF.

- NOTES:**
- 1) CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW LAYOUT PRIOR TO DEMOLITION.
 - 2) CONTRACTOR TO PROTECT ALL EXISTING FINISHES THAT ARE TO REMAIN INTACT AS REQUIRED.

Wall Legend	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL FULL HEIGHT TO CEILING
	NEW FRAME WALL TO MATCH EXISTING

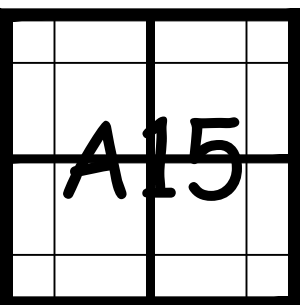
Partial Second Floor/Roof Plans, (Proposed)

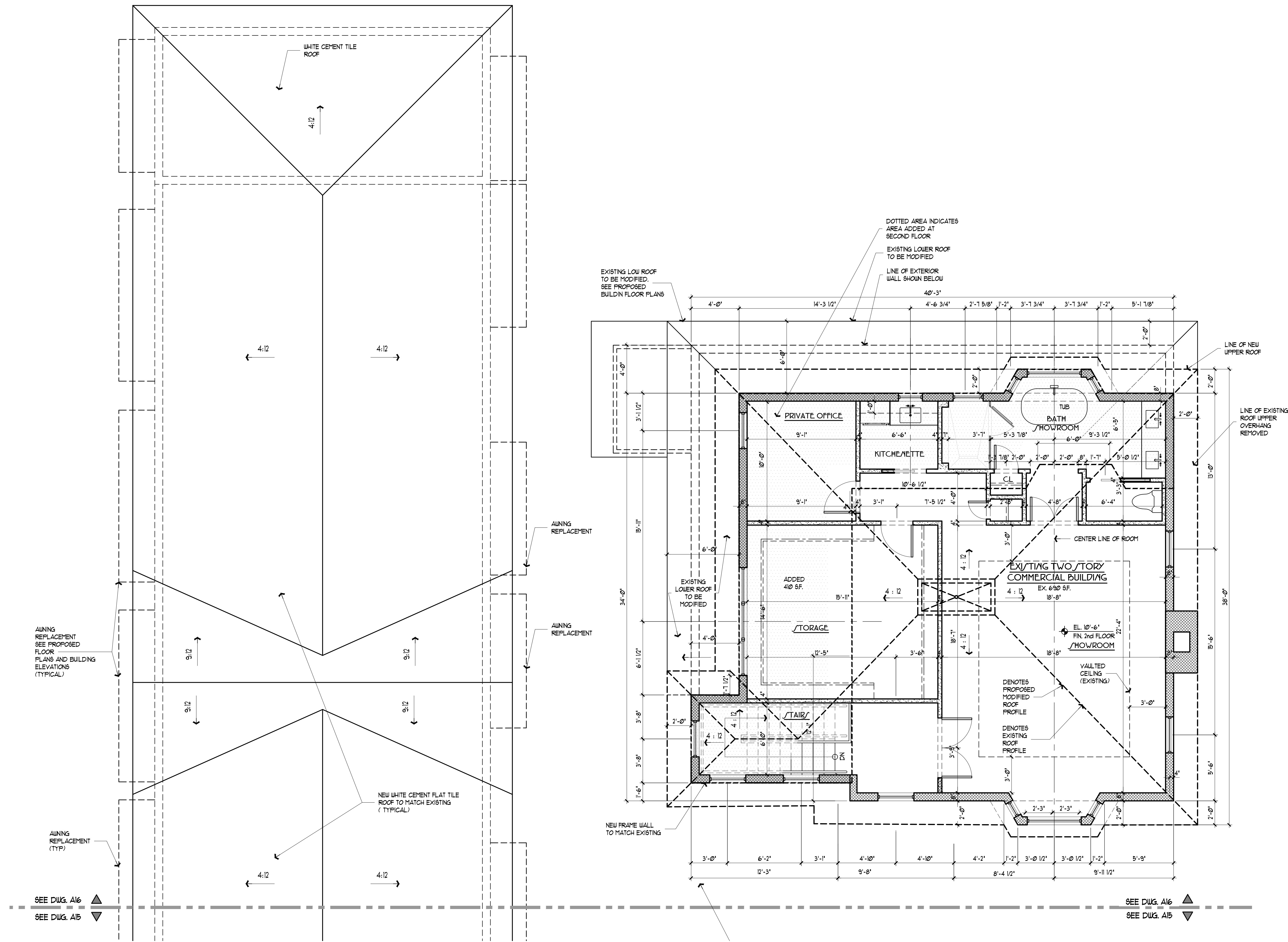
Scale: 1/4"=1'-0"



ZONING : 22 - 154
HSB : 22 - 016

12-50	
09/29/2022	HSB FIRST SUBMITTAL
11/08/2022	HSB SECOND SUBMITTAL
07/17/2023	HSB REVISED SECOND SUBMITTAL
03/08/2023	REVISED PER COMMENTS
OCTOBER 9, 2022	



[illegible]

BUILDING AREAS :

EXISTING ONE STORY RETAIL BLDG GROUND FLOOR : + 5,200 SF.

EXISTING TWO STORY BUILDING :

GROUND FLOOR : + 1565 SF.

GROUND FLOOR AREA ADDED : + 14 SF.

SECOND FLOOR : + 138 SF.

SECOND FLOOR AREA ADDED : + 561 SF.

NEW TOTAL LIVING AREA : + 7,818 SF.

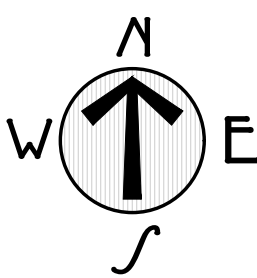
- NOTES:
- 1) CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW LAYOUT PRIOR TO DEMOLITION.
 - 2) CONTRACTOR TO PROTECT ALL EXISTING FINISHES THAT ARE TO REMAIN INTACT AS REQUIRED.

Wall Legend

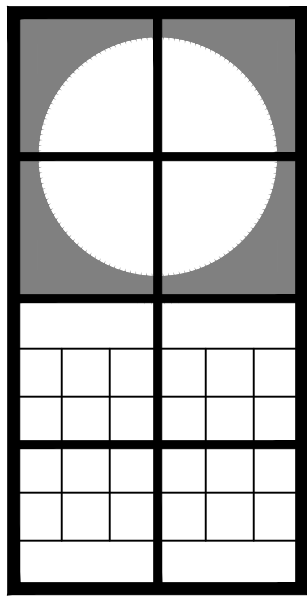
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL FULL HEIGHT TO CEILING
	NEW FRAME WALL TO MATCH EXISTING

Second Floor/Roof Plans, (Proposed)

Scale: 1/4"=1'-0"



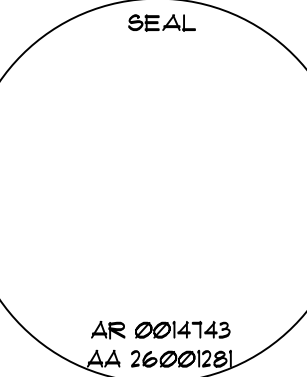
ZONING : 22 - 154
HSB : 22 - 016



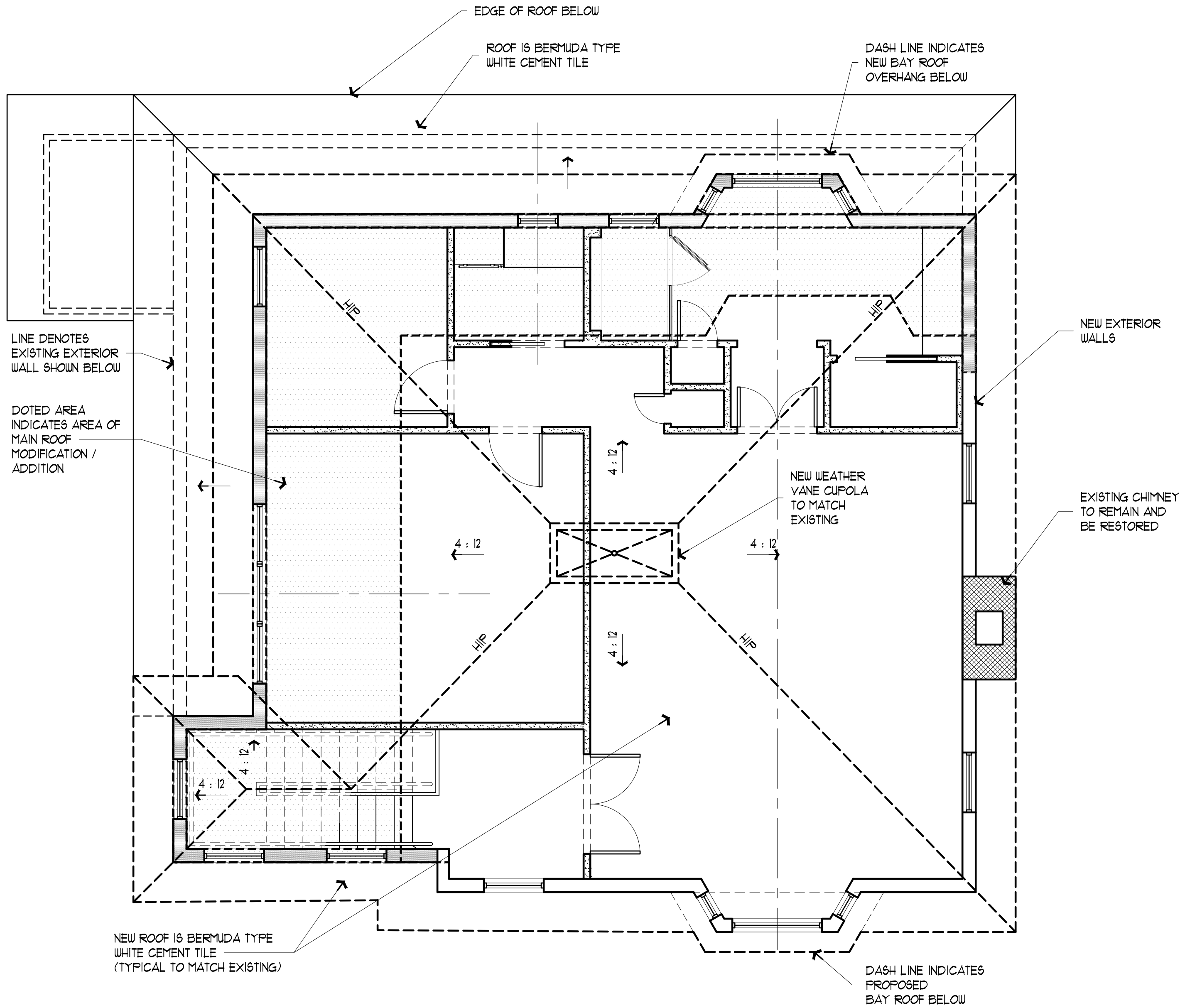
Jerome
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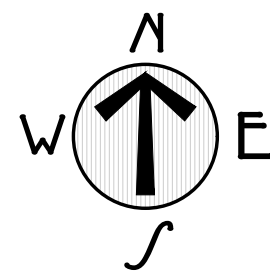


Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480



Roof Plan, (Proposed)

Scale: 1/4" = 1'-0"



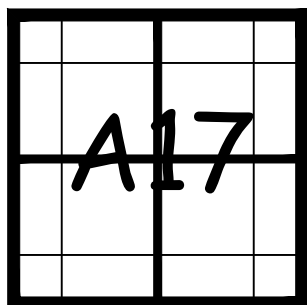
NOTES:

- 1) CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW LAYOUT PRIOR TO DEMOLITION.
- 2) CONTRACTOR TO PROTECT ALL EXISTING FINISHES THAT ARE TO REMAIN INTACT AS REQUIRED.

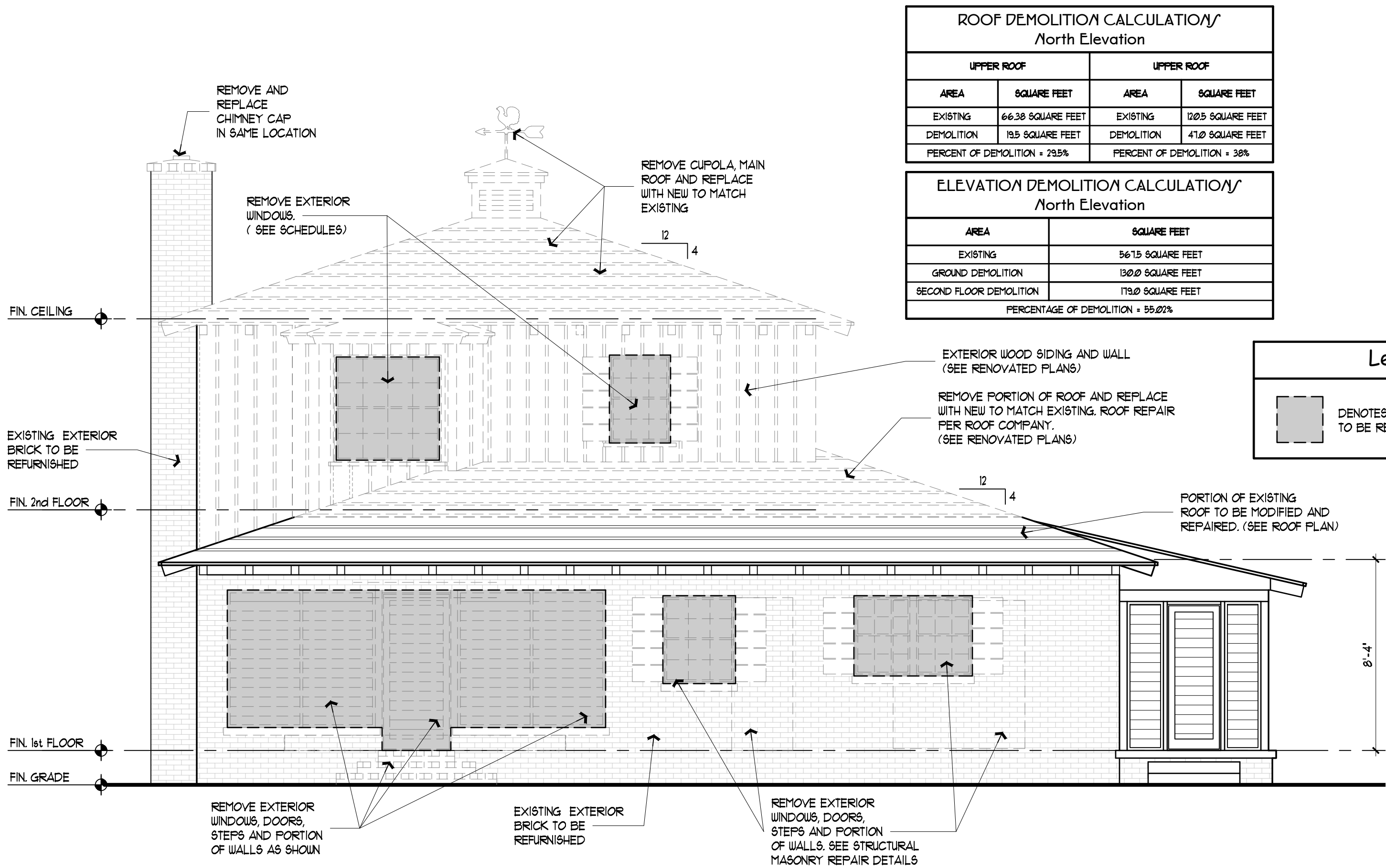
Wall Legend

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL FULL HEIGHT TO CEILING
	NEW FRAME WALL TO MATCH EXISTING

12-50			
09/25/2022	HSB, FIRST SUBMITTAL	1/08/2023	HSB, SECOND SUBMITTAL
		07/17/2023	HSB, REVISED SECOND SUBMITTAL
		09/08/2023	REVISED PER COMMENTS
OCTOBER 9, 2022			



ZONING : 22 - 154
HSB : 22 - 016



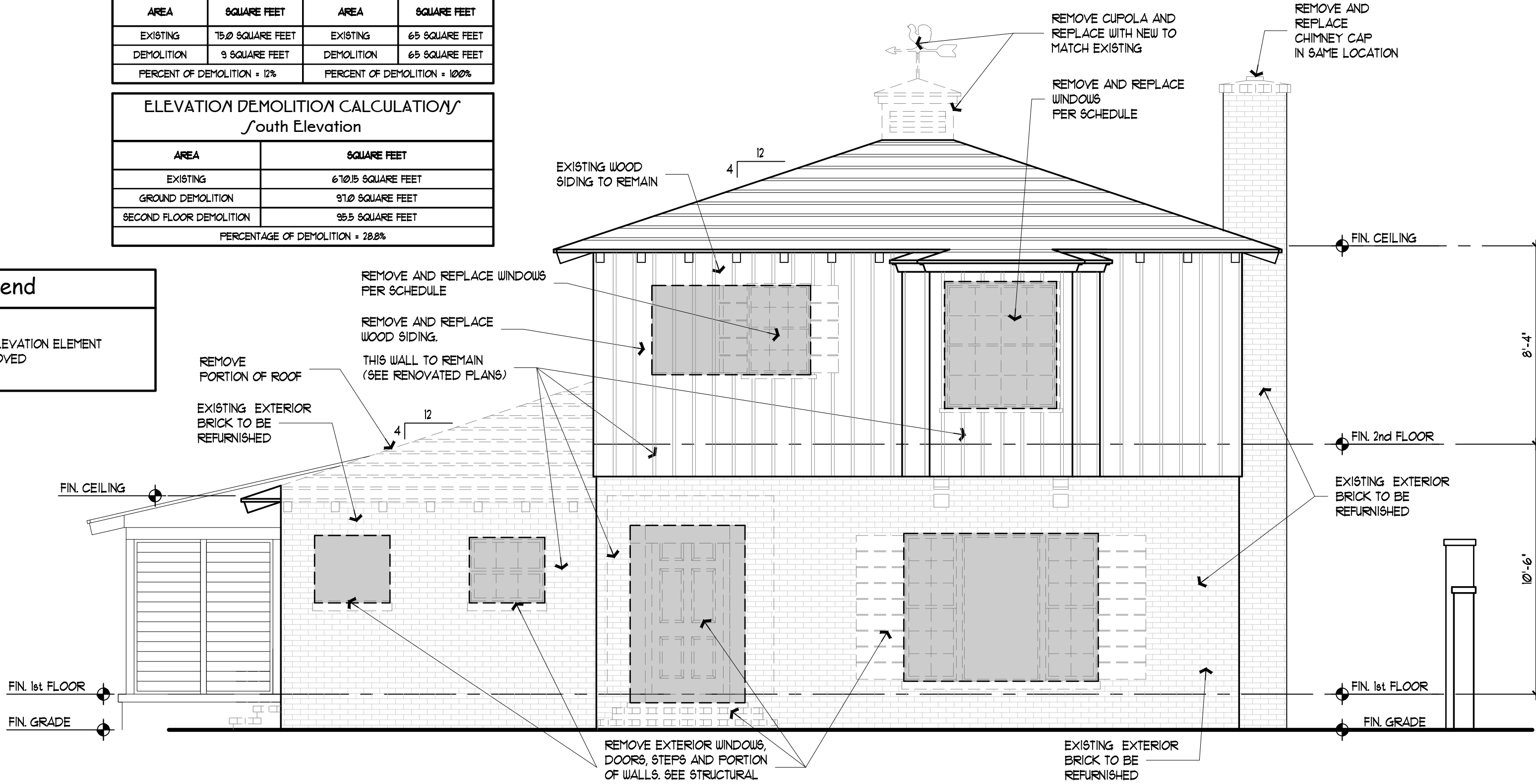
ROOF DEMOLITION CALCULATION / North Elevation			
UPPER ROOF		UPPER ROOF	
AREA	SQUARE FEET	AREA	SQUARE FEET
EXISTING	64.38 SQUARE FEET	EXISTING	12.65 SQUARE FEET
DEMOLITION	19.5 SQUARE FEET	DEMOLITION	41.0 SQUARE FEET
PERCENT OF DEMOLITION = 29.5%		PERCENT OF DEMOLITION = 38%	

ELEVATION DEMOLITION CALCULATION / North Elevation	
AREA	SQUARE FEET
EXISTING	56.15 SQUARE FEET
GROUND DEMOLITION	130.0 SQUARE FEET
SECOND FLOOR DEMOLITION	178.0 SQUARE FEET
PERCENTAGE OF DEMOLITION = 59.02%	

Legend	
	DENOTES ELEVATION ELEMENT TO BE REMOVED

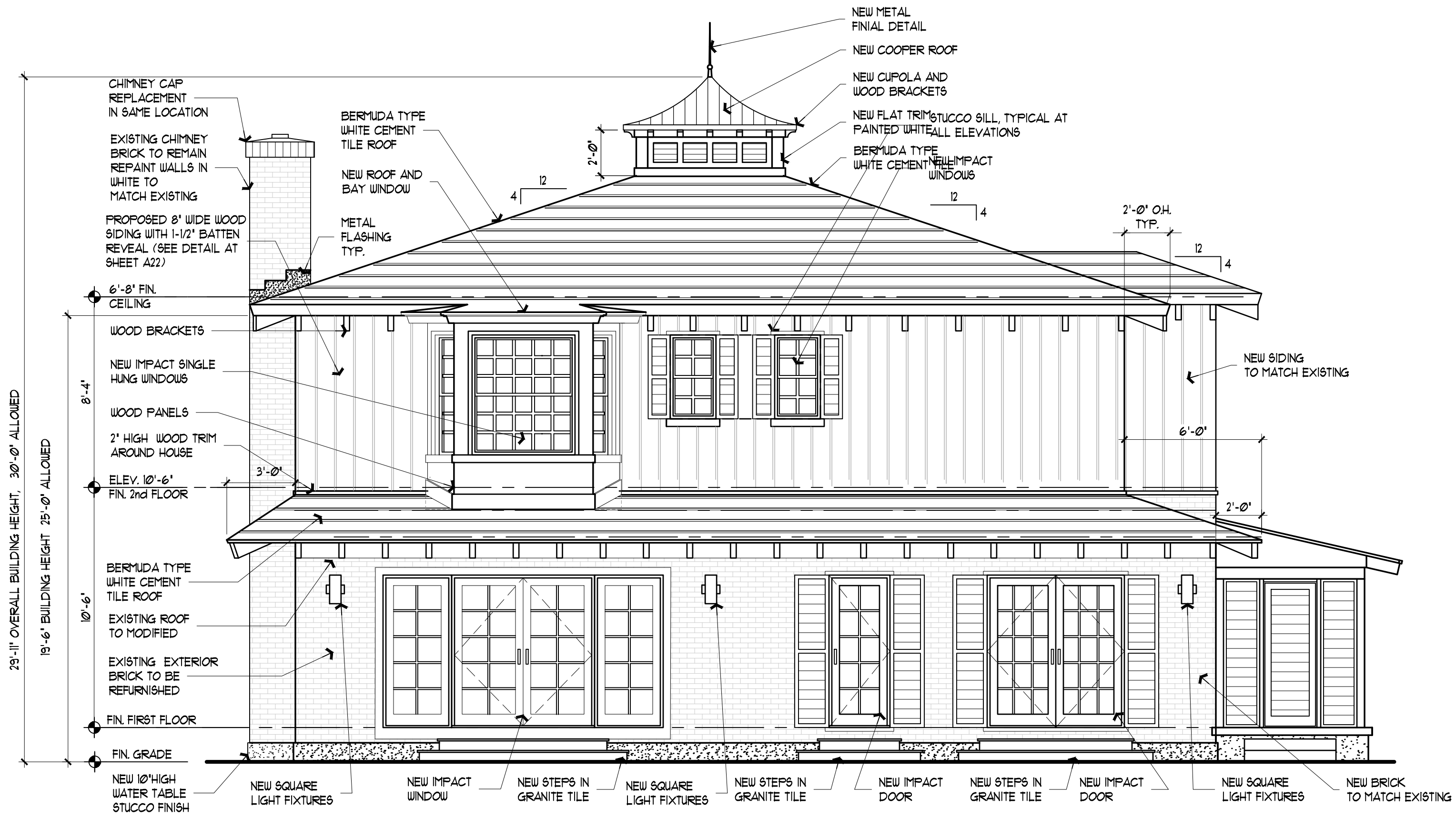
ROOF DEMOLITION CALCULATION / South Elevation			
UPPER ROOF		UPPER ROOF	
AREA	SQUARE FEET	AREA	SQUARE FEET
EXISTING	75.0 SQUARE FEET	EXISTING	65 SQUARE FEET
DEMOLITION	9 SQUARE FEET	DEMOLITION	65 SQUARE FEET
PERCENT OF DEMOLITION = 12%		PERCENT OF DEMOLITION = 100%	

ELEVATION DEMOLITION CALCULATION / South Elevation	
AREA	SQUARE FEET
EXISTING	670.15 SQUARE FEET
GROUND DEMOLITION	91.0 SQUARE FEET
SECOND FLOOR DEMOLITION	95.5 SQUARE FEET
PERCENTAGE OF DEMOLITION = 28.8%	



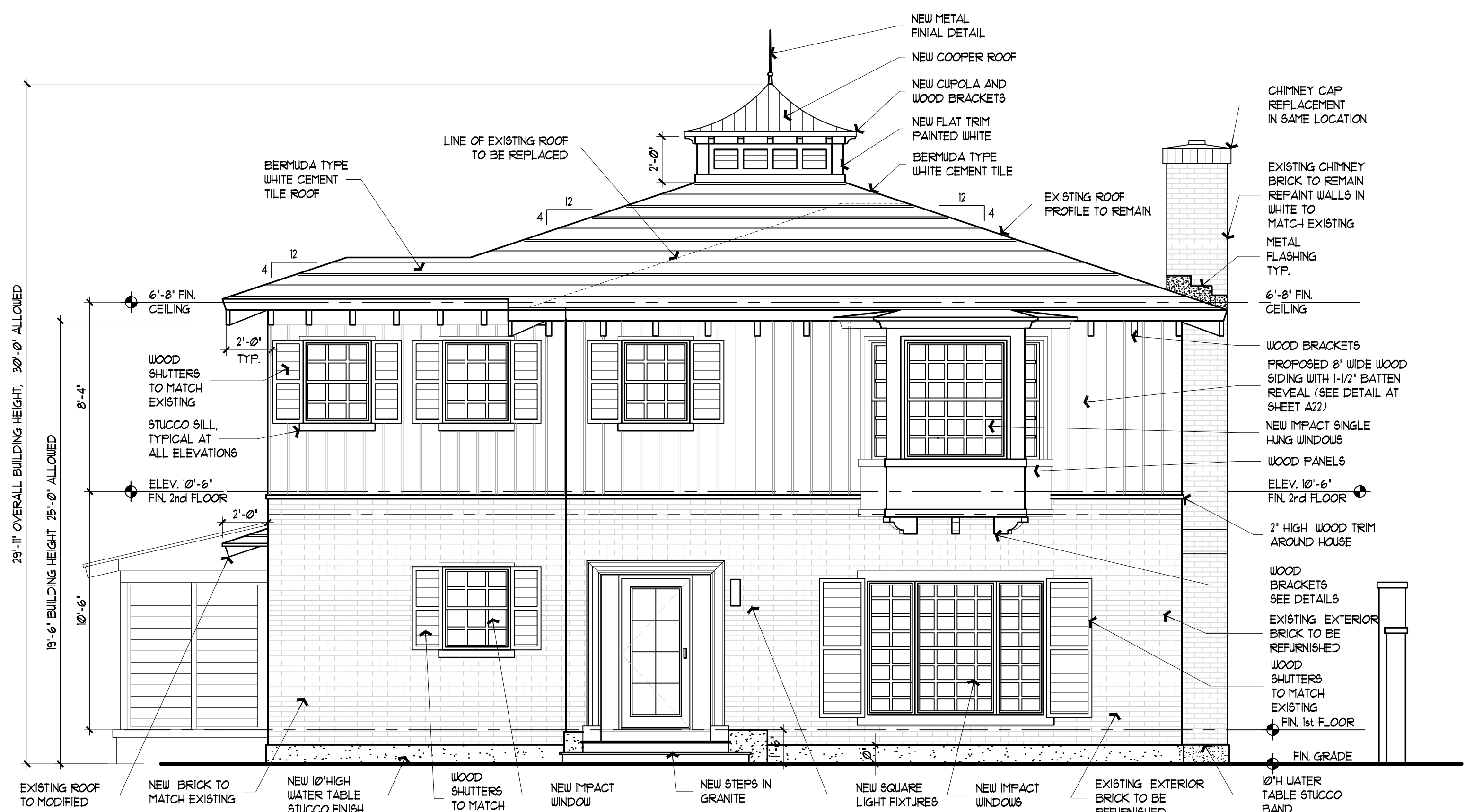
Two Story Commercial Building / South Elevation, (Demolition)

Scale: 1/4"=1'-0"



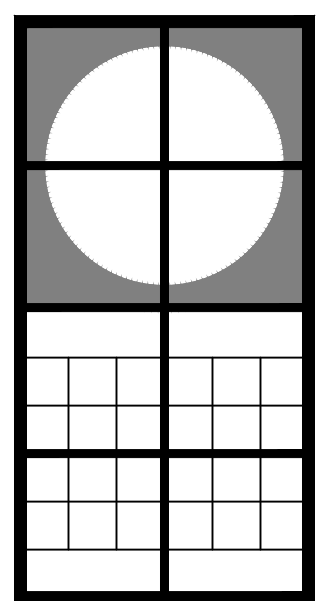
Two Story Commercial Building / North Elevation, (Proposed)

Scale: 1/4"=1'-0"



Two Story Commercial Building / South Elevation, (Proposed)

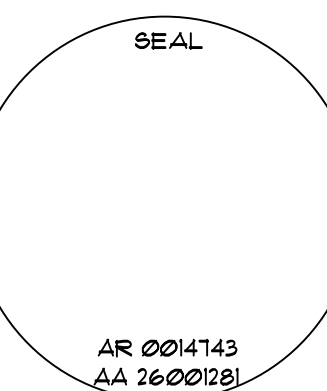
Scale: 1/4"=1'-0"



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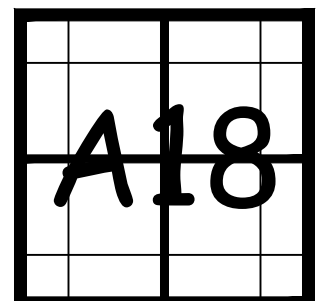
205 North Avenue Suite 317 Palm Beach, Florida 33480 Phone: (561) 689 1000

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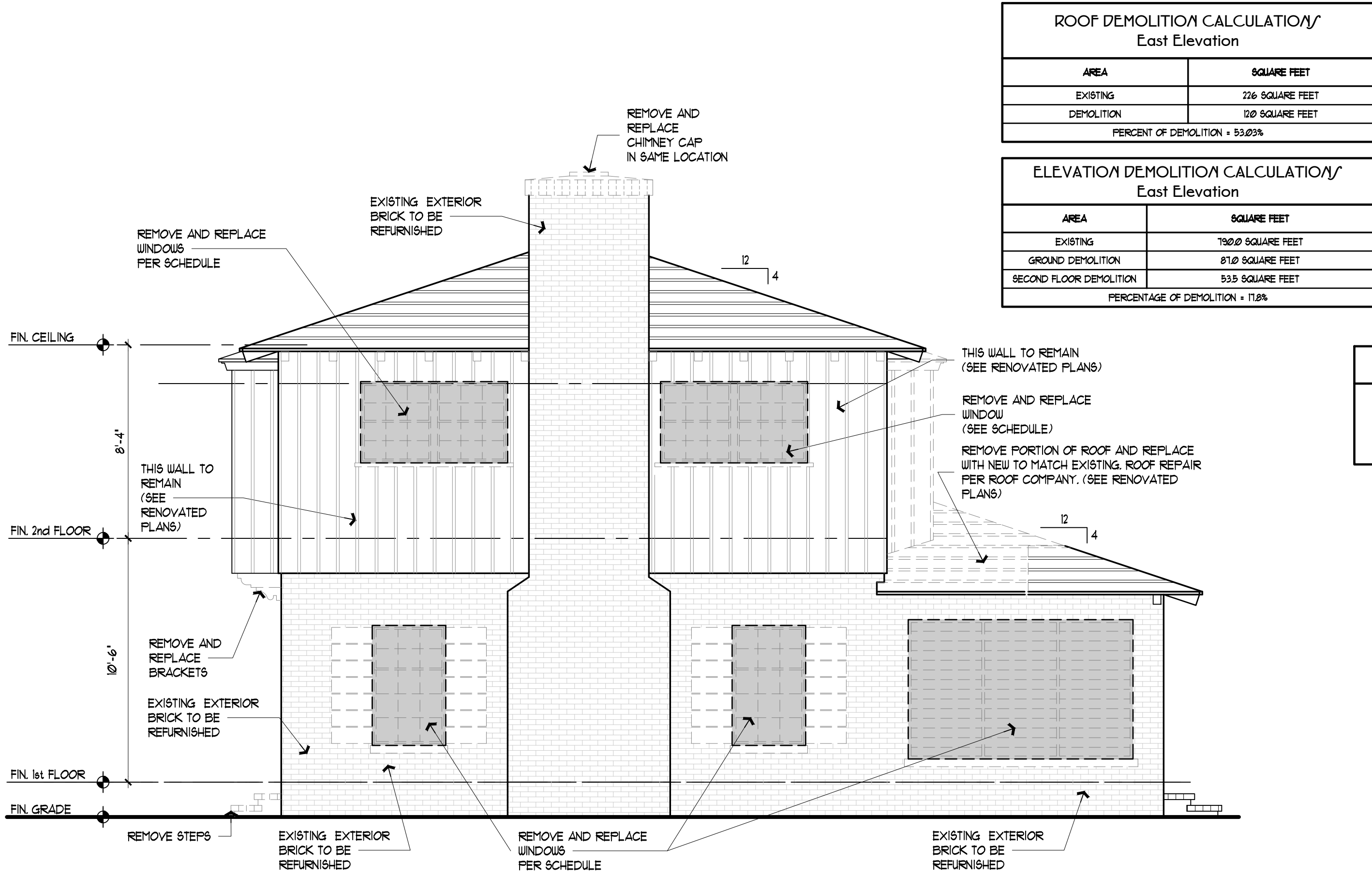


Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
Palm Beach, Florida 33480

12-50	
09/29/2022	HSB, FIRST SUBMITTAL
1/08/2023	HSB, SECOND SUBMITTAL
07/12/2023	HSB, REVISED SECOND SUBMITTAL
01/09/2023	REVISED PER COMMENTS
OCTOBER 9, 2022	



ZONING : 22 - 154
HSB : 22 - 016



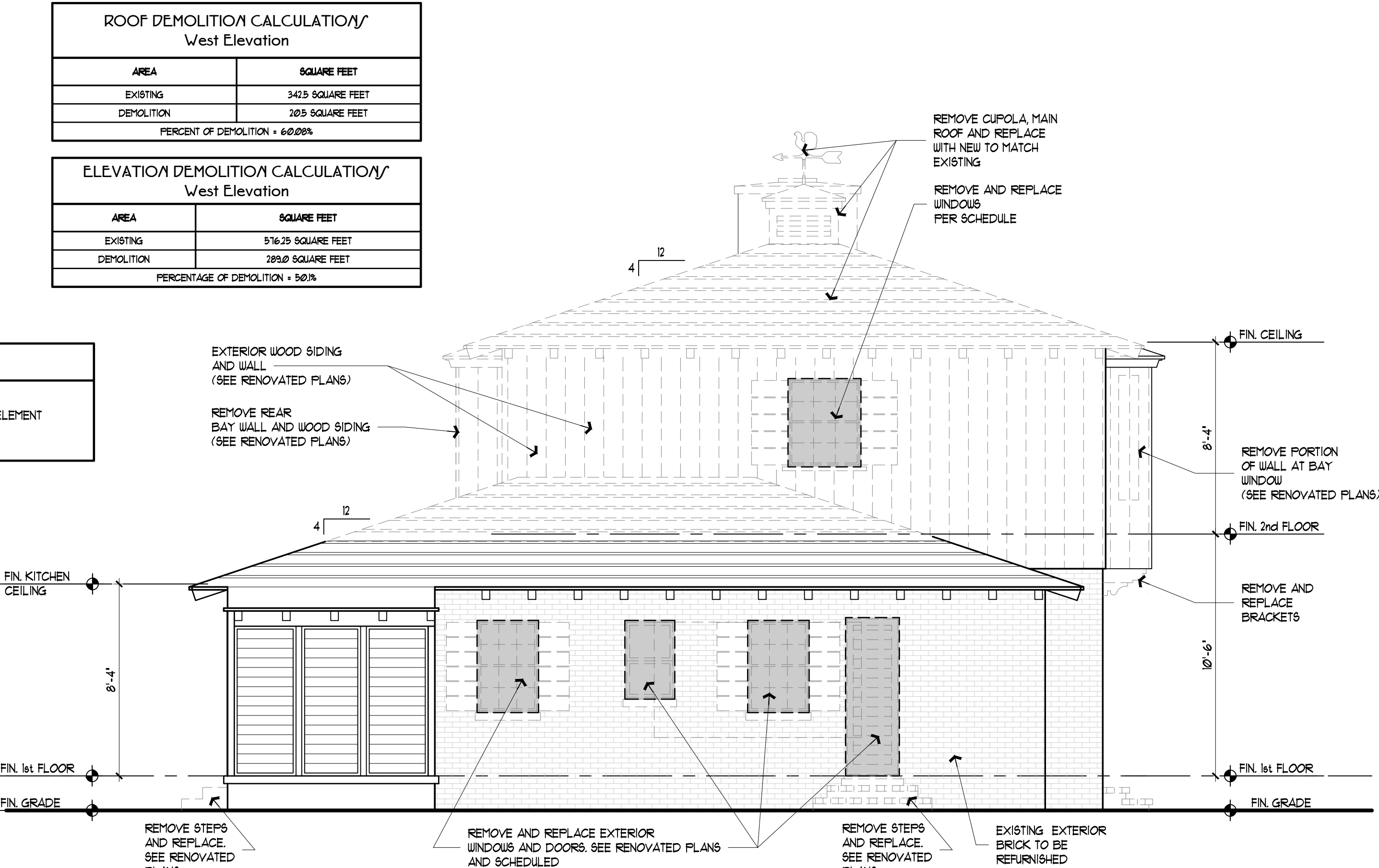
Two story Commercial Building / East Elevation,(Demolition)

Scale: 1/4"=1'-0"

ROOF DEMOLITION CALCULATION/	
East Elevation	
AREA	SQUARE FEET
EXISTING	726 SQUARE FEET
DEMOLITION	100 SQUARE FEET
PERCENT OF DEMOLITION = 13.8%	

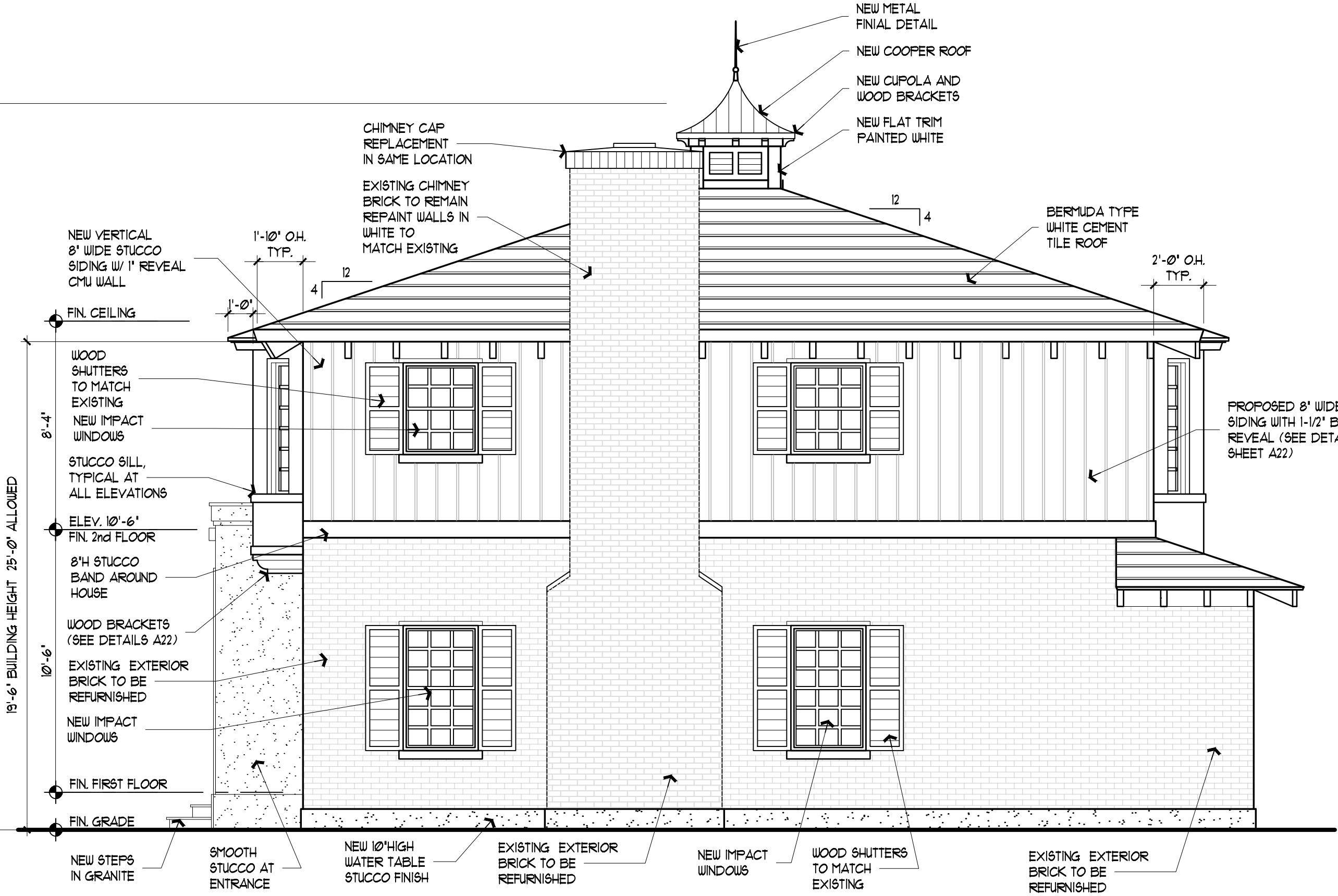
ELEVATION DEMOLITION CALCULATION/	
East Elevation	
AREA	SQUARE FEET
EXISTING	790.0 SQUARE FEET
GROUND DEMOLITION	81.0 SQUARE FEET
SECOND FLOOR DEMOLITION	533.0 SQUARE FEET
PERCENTAGE OF DEMOLITION = 17.8%	

Legend	
	DENOTES ELEVATION ELEMENT TO BE REMOVED



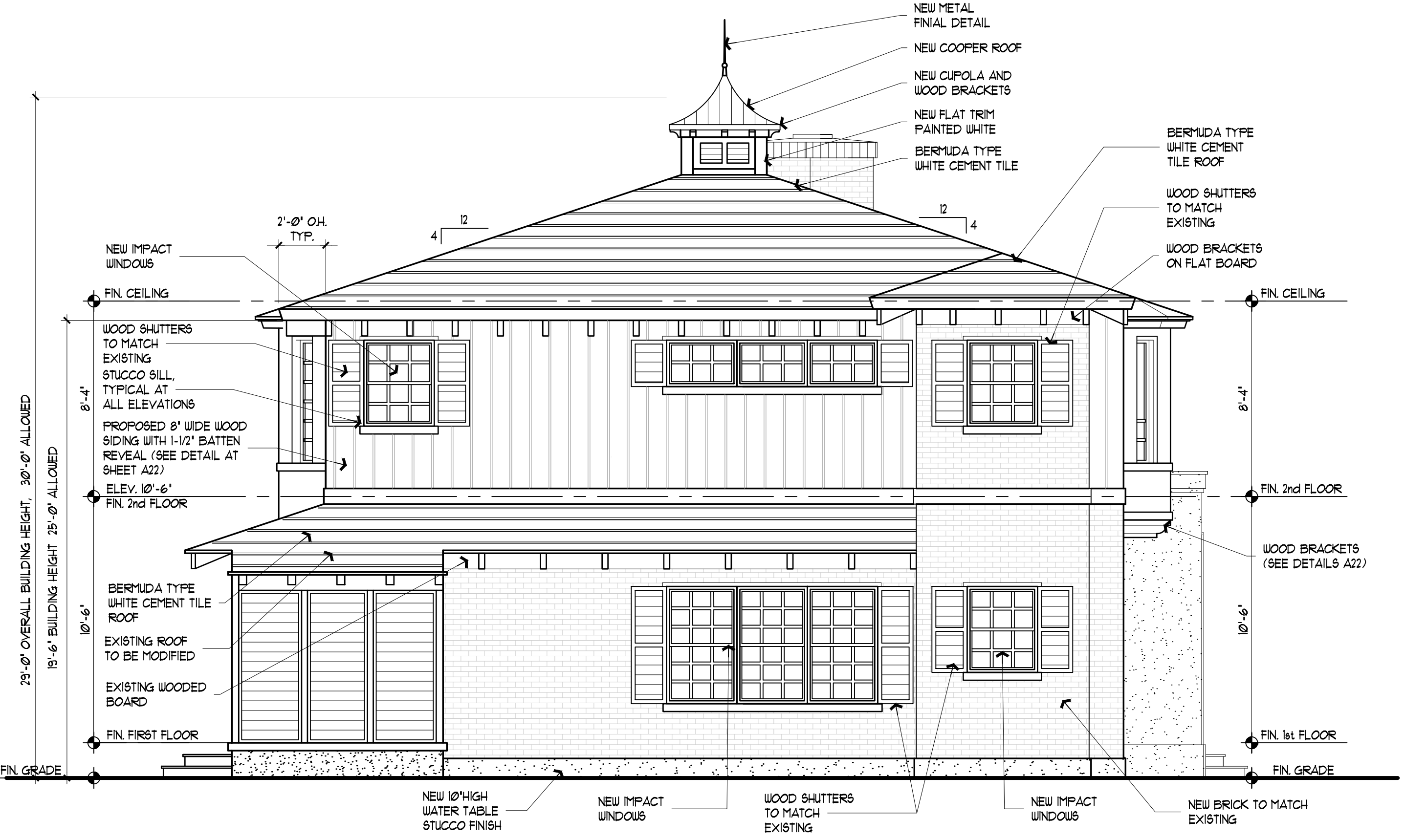
Two story Commercial Building / West Elevation,(Demolition)

Scale: 1/4"=1'-0"



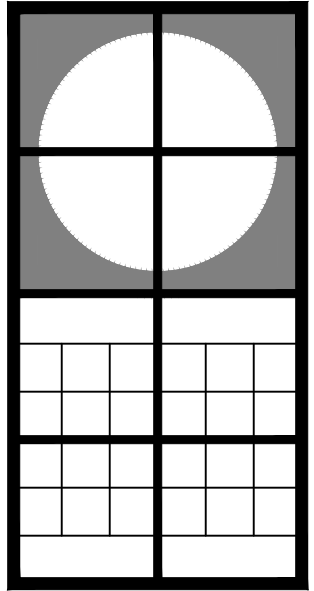
Two story Commercial Building / East Elevation,(Proposed)

Scale: 1/4"=1'-0"



Two story Commercial Building / West Elevation,(Proposed)

Scale: 1/4"=1'-0"



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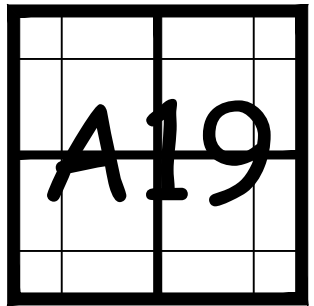
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353 Peruvian Avenue
Palm Beach, Florida 33480

12-50	
09/29/2022	HAS FIRST SUBMITTAL
11/08/2022	HAS SECOND SUBMITTAL
07/12/2023	HAS REVISED SECOND SUBMITTAL
01/08/2023	REVISED PER COMMENTS
OCTOBER 8, 2022	



ZONING : 22 - 154
HSB : 22 - 016



Cocanut Row Elevation
(existing)



Cocanut Row Elevation
(existing)

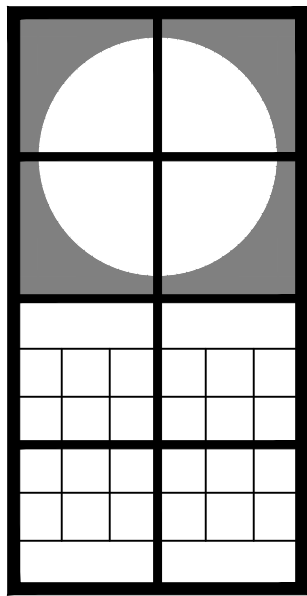


Cocanut Row and Peruvian Avenue Elevation
(existing)



Cocanut Row Elevation
(showing existing door / window surround detail)

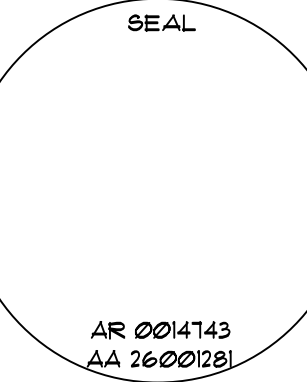
Photograph Exhibit, (existing property)



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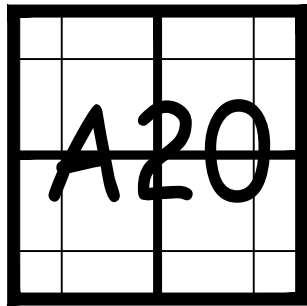
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Palm Beach, Florida 33480

12-50			
09/29/2022	HSB, FIRST SUBMITTAL	10/02/2022	HSB, SECOND SUBMITTAL
		07/17/2023	HSB, REVISED SECOND SUBMITTAL
		01/08/2023	REVISED PER COMMENTS
OCTOBER 9, 2022			





Peruvian Avenue Elevation
(existing)



Peruvian Avenue Elevation
(existing)

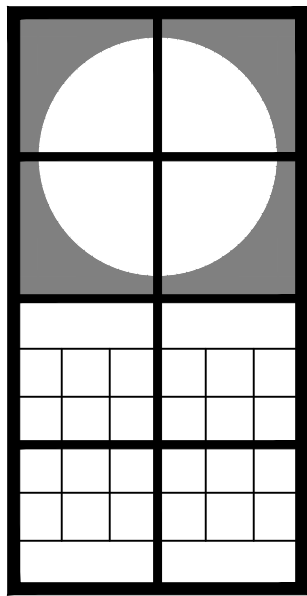


East Entrance to Courtyard
(existing)



Courtyard View, (looking west)
(existing)

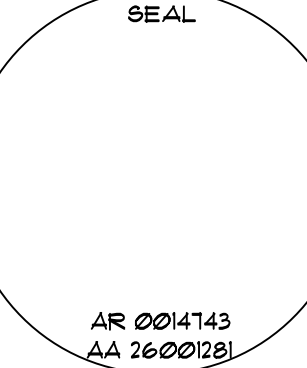
Photograph Exhibit, (existing property)



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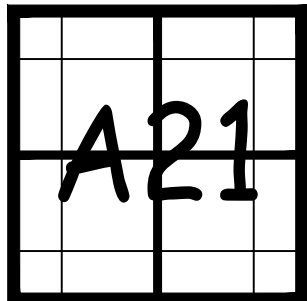
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Palm Beach, Florida 33480

22-50			
09/29/2022	HSB, FIRST SUBMITTAL	10/06/2022	HSB, SECOND SUBMITTAL
		07/17/2023	HSB, REVISED SECOND SUBMITTAL
		03/08/2023	REVISED PER COMMENTS
OCTOBER 9, 2022			

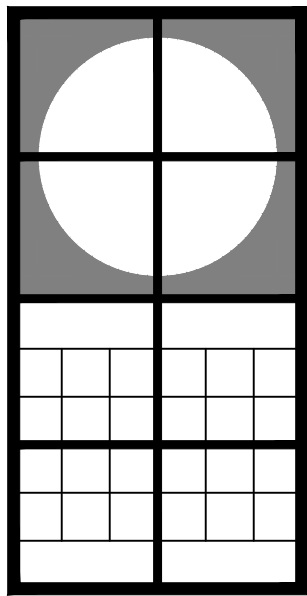




Courtyard View
(existing, two story building)



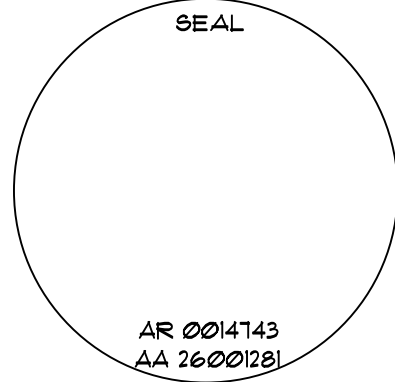
Courtyard, (looking south)
(existing)



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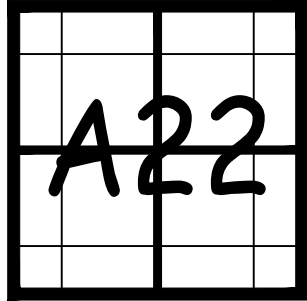
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353 Peruvian Avenue
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Palm Beach, Florida 33480

22-50			
09/29/2022	HSB, FIRST SUBMITTAL	10/06/2022	HSB, SECOND SUBMITTAL
07/27/2023	HSB, REVISED SECOND SUBMITTAL	03/08/2023	HSB, REVISED PER COMMENTS
OCTOBER 9, 2022			





Peruvian Avenue and Cocanut Row
(existing)



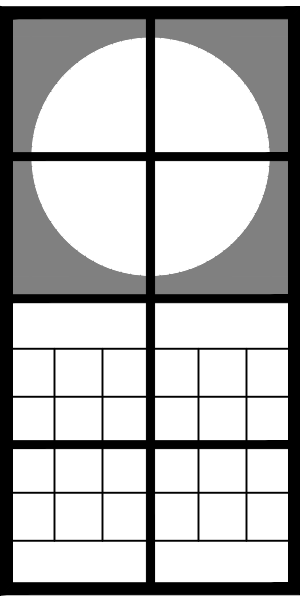
Peruvian Avenue
(existing)



Cocanut Row and Peruvian Avenue
(existing)



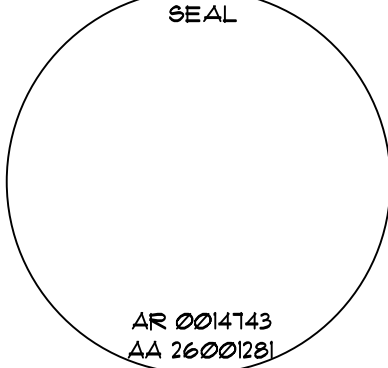
Cocanut Row)
(existing)



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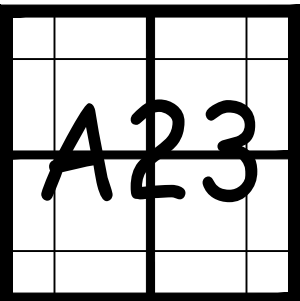
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353 Peruvian Avenue
Palm Beach, Florida 33480

12-50			
09/29/2022	HSB, FIRST SUBMITTAL	10/02/2022	HSB, SECOND SUBMITTAL
		07/17/2023	HSB, REVISED SECOND SUBMITTAL
		03/08/2023	REVISED PER COMMENTS
OCTOBER 9, 2022			





353 Peruvian Avenue, (looking east)
(existing)

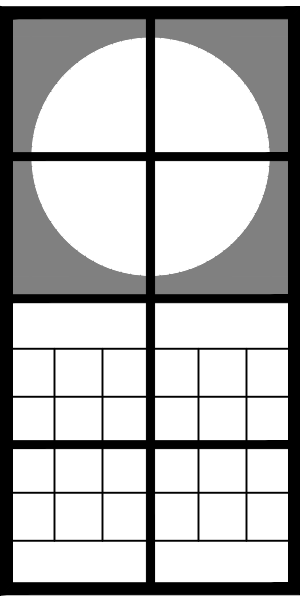


353 Peruvian Avenue, (looking east)
(existing)



341 Peruvian Avenue
(existing)

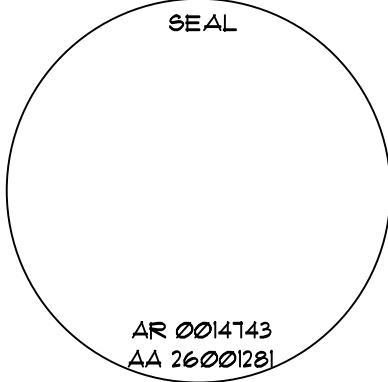
Photograph Exhibit, (adjacent property)



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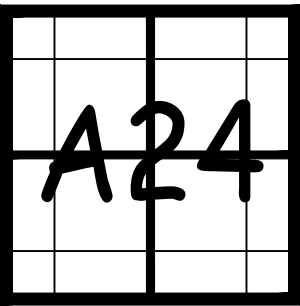
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353 Peruvian Avenue
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Palm Beach, Florida 33480

12-50			
09/29/2022	HSB, FIRST SUBMITTAL	10/06/2022	HSB, SECOND SUBMITTAL
07/12/2023	HSB, REVISED SECOND SUBMITTAL	07/12/2023	HSB, REVISED SECOND SUBMITTAL
07/12/2023	HSB, REVISED PER COMMENTS	07/12/2023	HSB, REVISED PER COMMENTS
OCTOBER 8, 2022			

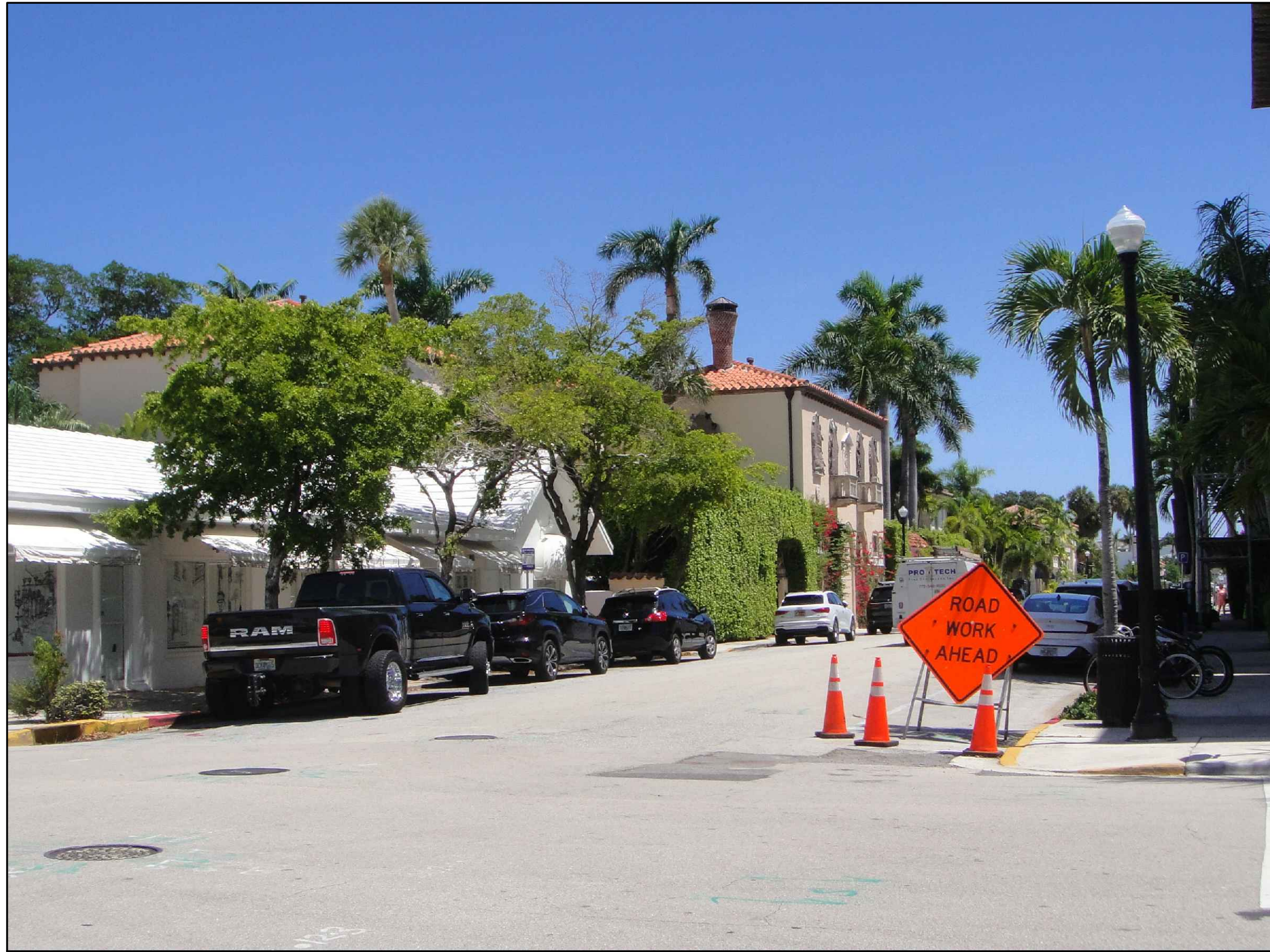




Cocoanut Row (looking north)
(existing)



Cocoanut Row, (looking south)
(existing)

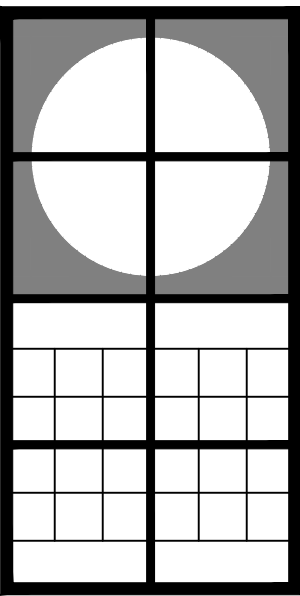


Peruvian Avenue, (looking east)
(existing)



Peruvian Avenue, (looking west)
(existing)

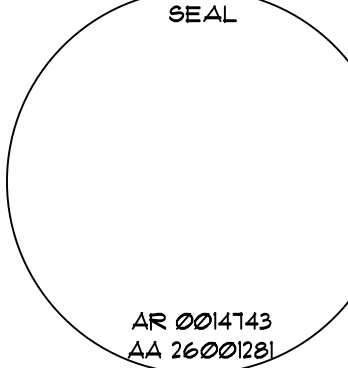
Photograph Exhibit, (adjacent property)



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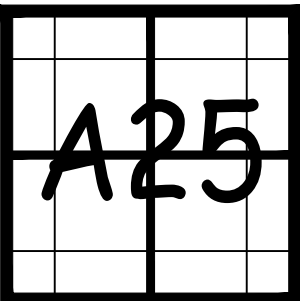
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Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

12-50			
09/29/2022	HAS FIRST SUBMITTAL	10/06/2022	HAS SECOND SUBMITTAL
		07/17/2023	HAS REVISED SECOND SUBMITTAL
		01/08/2023	REVISED PER COMMENTS
OCTOBER 8, 2022			



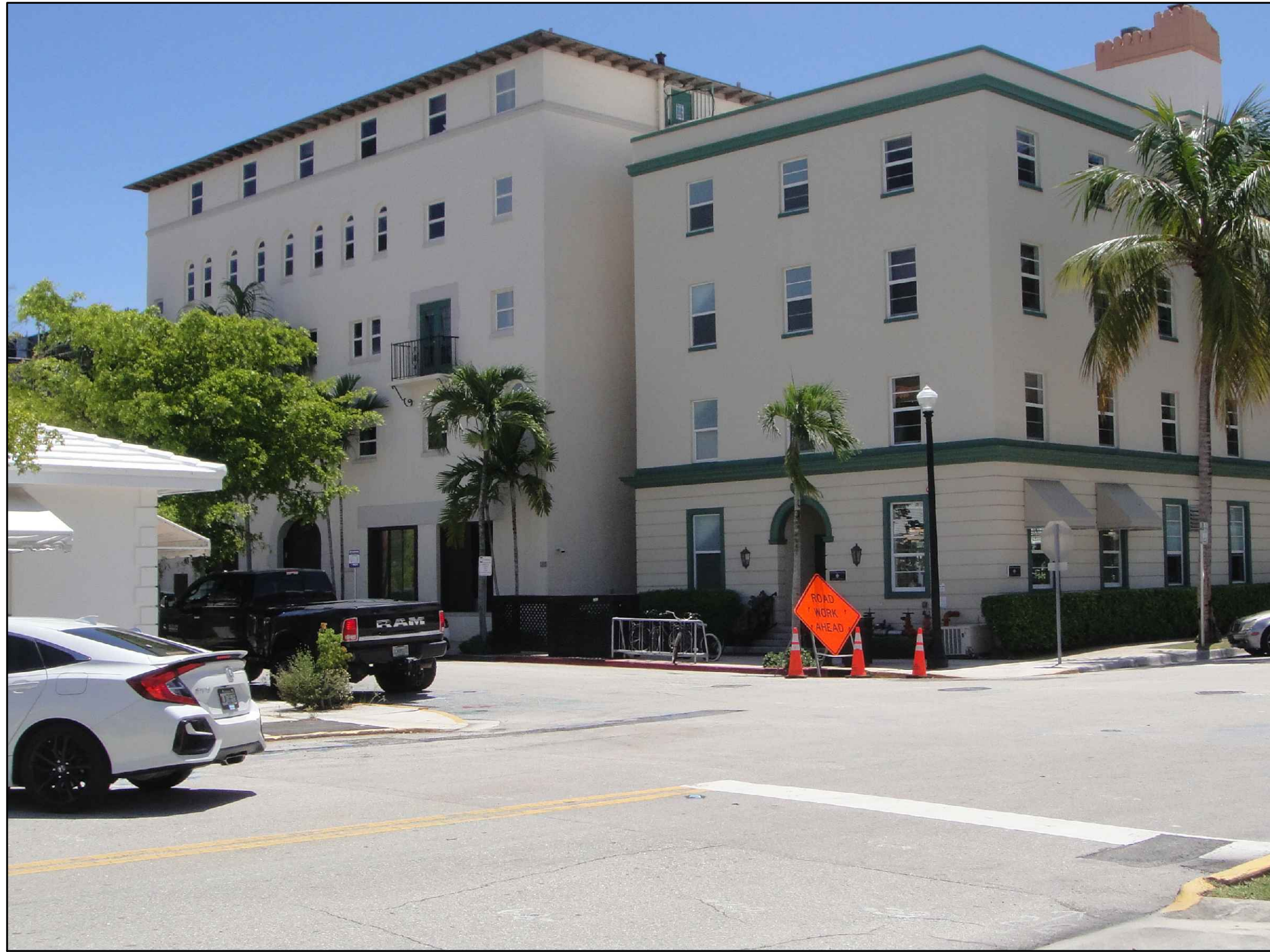
ZONING : 22 - 154
HSB : 22 - 016



Cocanut Row (354 Chilean Avenue)
(existing)

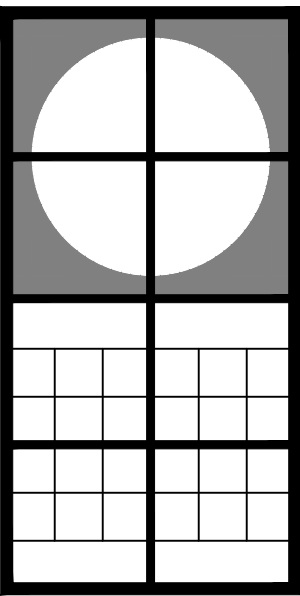


Cocanut Row (west of the subject property)
(existing)



Peruvian Avenue and Cocanut, (Southeast corner)
(existing)

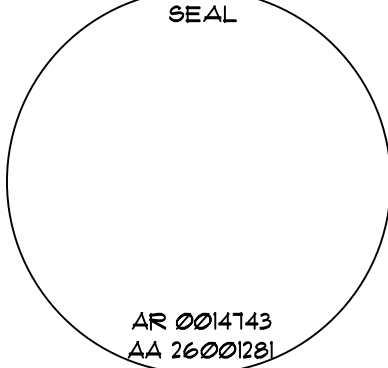
Photograph Exhibit, (adjacent property)



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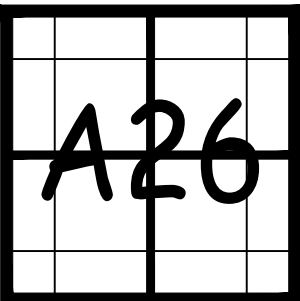
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Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

09/29/2022	HSB FIRST SUBMITTAL	10/06/2022	HSB SECOND SUBMITTAL	07/17/2023	HSB REVISED SECOND SUBMITTAL	03/08/2023	REVISED PER COMMENTS
OCTOBER 9, 2022							





Existing Brick Detail



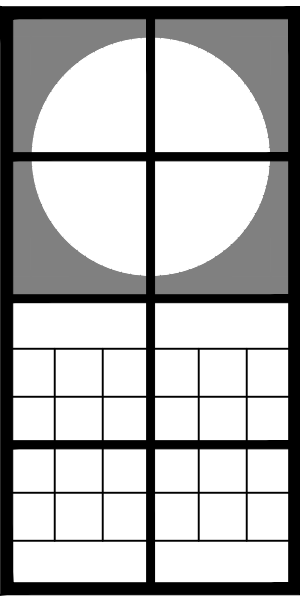
Existing Entrance



Existing / Proposed /stepped Plaster Moulding Detail
(typical for all existing / new doors)



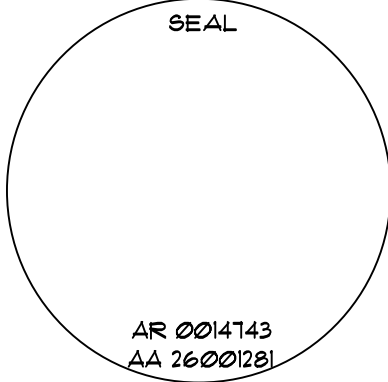
Existing / Proposed /shutter Detail



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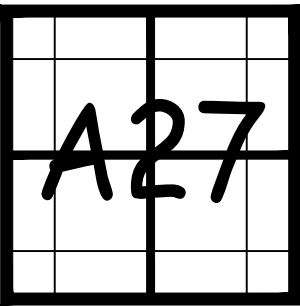
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Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

22-50			
09/29/2022	HSB, FIRST SUBMITTAL	10/06/2022	HSB, SECOND SUBMITTAL
		07/27/2023	HSB, REVISED SECOND SUBMITTAL
		09/08/2023	REVISED PER COMMENTS
OCTOBER 9, 2022			





Exterior Paint Finish
(Benjamin Moore)



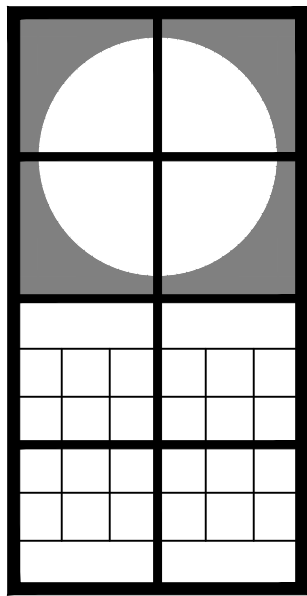
Awning Fabric
(Sunbrella)



Proposed Awning /structure Detail
white fabric on black frame, (Photo taken from 380 /outh County Road)



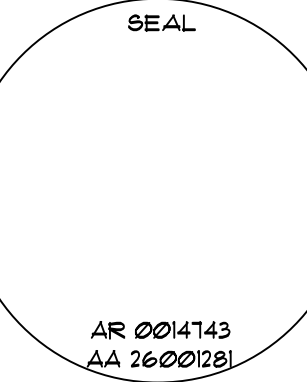
Existing / Proposed /storefront Window Moulding Detail
(Typical for All Existing / New /storefront Windows)



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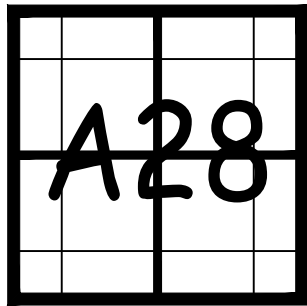
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353 Peruvian Avenue
Palm Beach, Florida 33480

22-50			
09/25/2022	HSB, FIRST SUBMITTAL	10/05/2022	HSB, SECOND SUBMITTAL
		07/17/2023	HSB, REVISED SECOND SUBMITTAL
		03/08/2023	REVISED PER COMMENTS
OCTOBER 5, 2022			





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AR 0014743
AA 26001281

353 Peruvian Avenue

A29