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By Emily Lyn at 4:23 pm, Mar 14, 2023

COA: 23-016

RENOVATIONS TO:
THE HISTORIC BUILDING LOCATED AT
184 Sunst Avenue, Palm Beach, FL 33480

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

ZONING LEGEND

Line #				
1	**Property Address:**	184 SUNSET AVENUE		
2	**Zoning District:**	C-TS		
3	**Structure Type:**	STORE/OFFICE/RESIDENTIAL		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	4,000 S.F.	6,973.9 S.F.	N/C
6	Lot Depth	90'	83.10'W/83.0'E	N/C
7	Lot Width	30'	84.98'N/81.18'S	N/C
8	Lot Coverage (Sq Ft and %)	(70%) 4881.73 S.F.	4,626 S.F.(66.3%)	4,626 S.F.(66.3%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	14,086 S.F.	14,086 S.F.	14,086 S.F.
10	Cubic Content Ratio (CCR) (R B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	5' MIN.	VARIES 1.1' TO 0.9'	N/C
12	* Side Yard Setback (1st Story) (Ft.)	0'	0'W & 3.7'E'	16.7' & 14.2'
13	* Side Yard Setback (2nd Story) (Ft.)	0'	N/A	N/A
14	*Rear Yard Setback (Ft.)	10.0'	1.8''	1.8''
15	Angle of Vision (Deg.)	N/A	N/A	N/A
16	Building Height (Ft.)	25'	XXX	XXX
17	Overall Building Height (Ft.)	XXX	XXX	XXX
18	Crown of Road (COR) (NAVD)	6.99'@ NW CORNER	6.99'@ NW CORNER	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/C
20	Finished Floor Elev. (FFE)(NAVD)	10.02'@ 1 ST FLR. APTS 7.14'@ 1 ST FLR. RETAIL	10.02'@ 1 ST FLR. APTS 7.14'@ 1 ST FLR. RETAIL	N/C'
21	Zero Datum for point of meas. (NAVD)			
22	FEMA Flood Zone Designation	6.0' NAVD	6.0' NAVD	N/C
23	Base Flood Elevation (BFE)(NAVD)	7.0' NAVD	7.0' NAVD	6.0'
24	Landscape Open Space (LOS) (Sq Ft and %)	SEE LANDSCAPE PLANS		
25	Perimeter LOS (Sq Ft and %)			
26	Front Yard LOS (Sq Ft and %)			
27	**Native Plant Species %	*Please refer to separate landscape legend.*		

184 SUNSET AVENUE
PALM BEACH, FL 33480

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PROJECT TEAM:

ARCHITECTS
Studio SR Architecture & Design
44 Cocoanut Row, Suite T-6, Palm Beach, FL 33480
561 659 3616

LANDSCAPE ARCHITECTS
Nievara Willias Design
625 North Flagler Drive,Suite 502, West Palm Beach, FL 33401
561 659 2820

CIVIL ENGINEER
Gruber Consulting Engineers, Inc
2475 Mercer Avenue,Suite 305, West Palm Beach, FL 33401
561 312 2041

SCOPE OF WORK:

DESCRIPTION OF REQUEST:
The project entails the interior renovation of the existing apartments, the installation of impact rated windows in apartments that were started but never completed, the installation of impact rated storefront glass and doors at the ground level retail spaces. To renovate the apartments and retail stores the existing electric service to the building will need to be to be upgraded to provide electric service to each apartment mostly required for the new air conditioning loads.
We will be renovation 10 one-bedroom apartment ant 5 -2-bedroom apartments. There will be a decrease in total number of apartment from 24 apartments to 18 apartments. All apartments are to be renovated for code compliance and will include upcated electric, plumbing and a/c units.
The complete landscape/hardscape of the ground floor courtyard. (See landscape plans) Please see below for a list of revisions per floor.

GROUND FLOOR
1. The replacement of the existing storefront glass and doors on the ground floor facing west on North County Road to new impact rated storefront glass and doors.
   We have spoken to Arnie Sunny, and she has supplied us with renderings of the original storefront from the historic archive. We will incorporate the divided transom above the door height as shown on the renderings.
   The interior of the commercial spaced will also be renovated.
2. Following Florida Accessibility code and conversations with Mr. Andres Quintana, 2 of the ground floor unit will be required to be fully accessible. We are addressing the level changes and steps at the courtyard with either a wheelchair lift or incorporating levels with ramps to access the apartments.
3. Apartment 1A will be renovated to include new impact rated windows and doors.
4. Apartment 1B AND 1C will be a new accessible 2-bedroom apartment.
5. Apartment 1D will be a new 1-bedroom accessible apartment. New impact rated window will be installed also.
6. Apartment 1E will be renovated.

SECOND FLOOR
1. Apartment 2A will be renovated.
2. Apartment 2B and 2C will be renovated into a 2-bedroom apartment.
3. Apartment 2D,2E, 2F will be renovated.
4. Apartment 2G and 2H will be renovated into a 2-bedroom apartment.
5. Apartment 2I will be renovated.

THIRD FLOOR
1. Apartment 3A will be renovated.
2. Apartment 3B and 3C will be renovated into a 2-bedroom apartment. New impact rated windows will be provided at these units.
3. Apartment 3D, 3E, and 3F will be renovated. New impact rated windows will be provided in units 3D and 3E.
4. Apartment 3G and 3H will be renovated into 2-bedroom units.
5. Apartment 3I will be renovated.

ROOF and ELEVATIONS
1. New Air conditioning condenser will be installed at this level. Units will be centered on the roof in each wing to avoid view from the adjacent streets.

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44 Cocoanut Row, Suite T-6 Palm Beach, FL 33480 561.659.3616

COA-23-016
FINAL SUBMITTAL SET
APRIL 19, 2023

STATE OF FLORIDA
RAFAEL A. RODRIGUEZ
AR0016608
REGISTERED ARCHITECT

LIC Number AR0016608

RAFAEL A. RODRIGUEZ, STATE OF FLORIDA, ARCHITECT, LICENCE No. AR0016608

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RAFAEL A. RODRIGUEZ, R.A. ON 2.16.2023 USING A DIGITAL SIGNATURE AND DATE.

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RENOVATIONS TO EXISTING APARTMENT BUILDING
184 SUNSET AVENUE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez

LIC Number AR0016608

REVISIONS

DATE:
02/09/2023

D1

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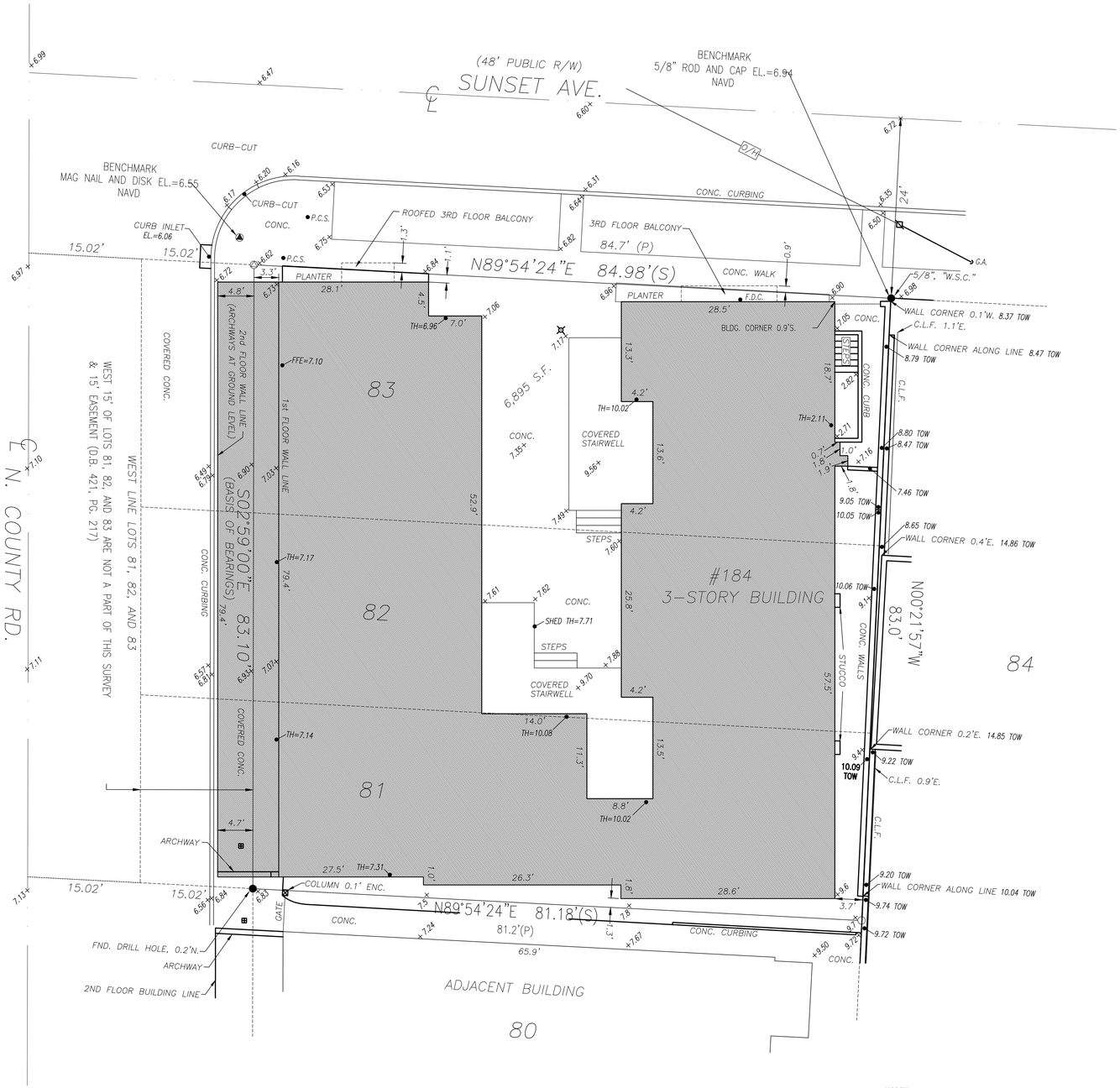
COA: 23-16



PROPERTY SURVEY

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

0 8 16 32

NORTH

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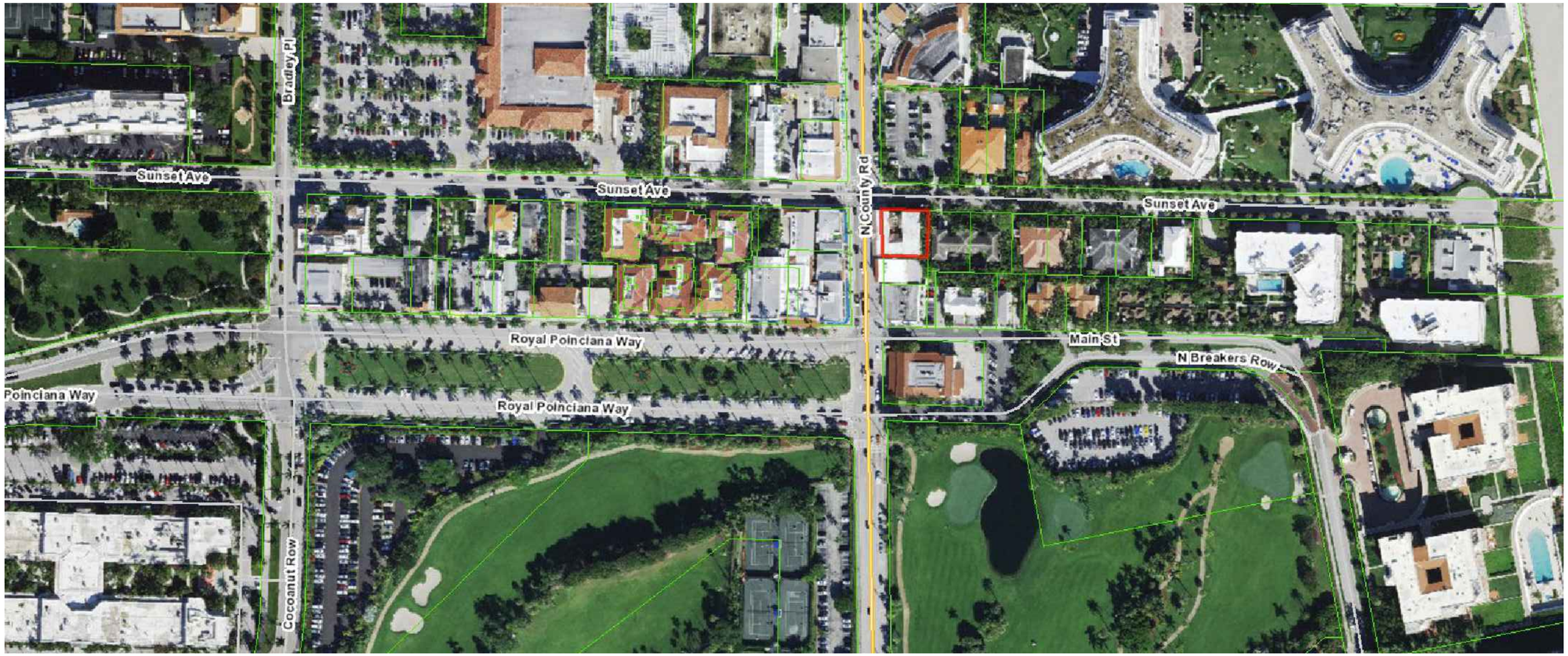
D-2
SURVEY

COA: 23-016



VICINITY LOCATION MAP -AERIAL VIEW

SCALE: NTS

NORTH

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D-3

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LOCATION SITE PLAN

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

NORTH

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D-4

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184 Sunset Avenue looking North-East

Adjoing Property-105 N. County Road

Adjoing Property-101 N. County Road

Aaerial Viewlooking South-East

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D5-1

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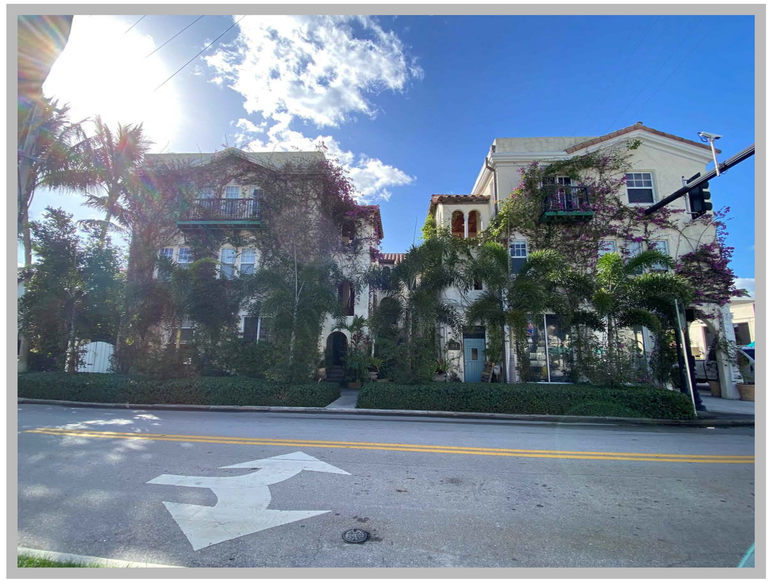

South View

North-West Corner looking South-West

North-West Corner looking North-West

Arcade looking South

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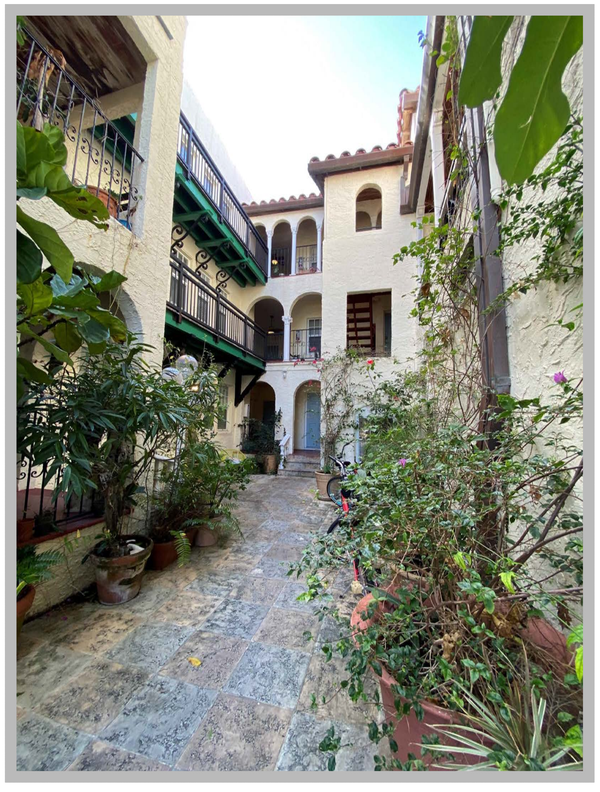
Courtyard looking South@ Entry



Courtyard looking South-Inside

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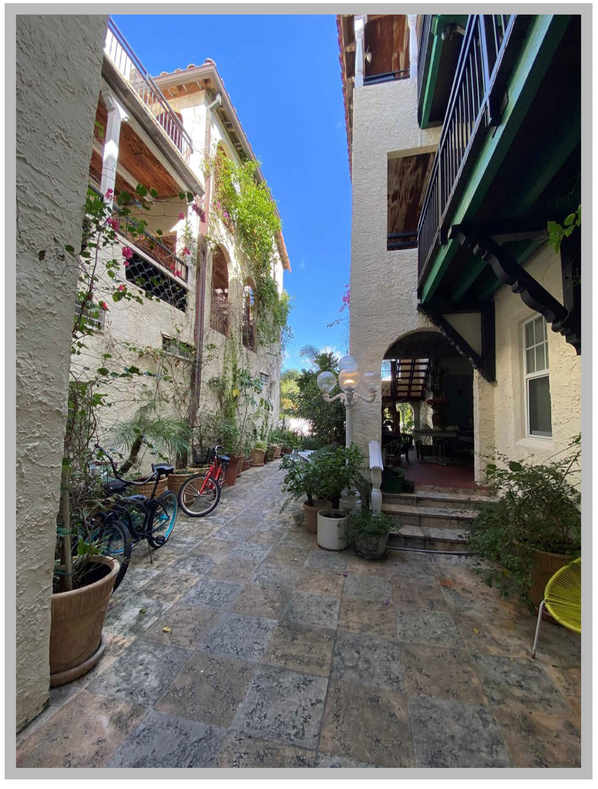
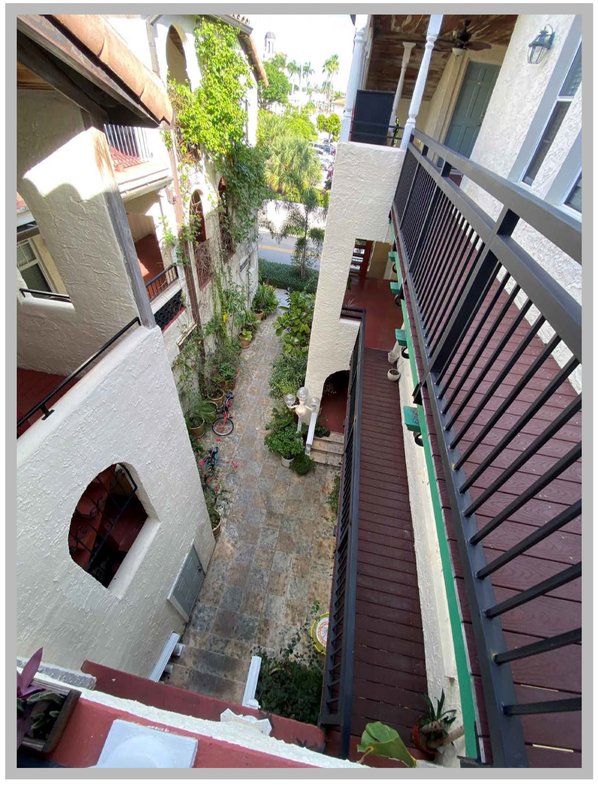


Courtyard looking North



Courtyard looking North from Second floor

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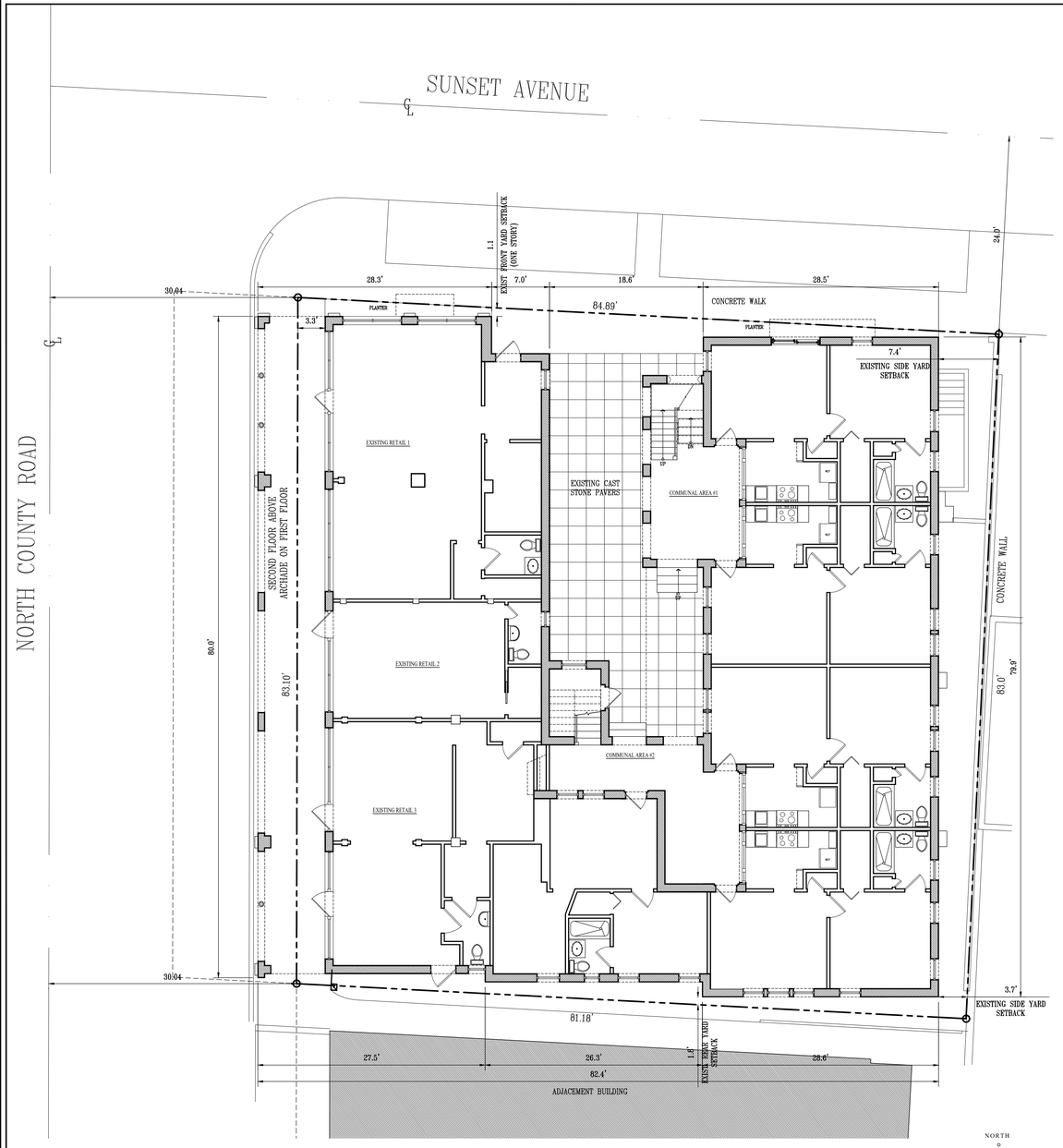
D5-4

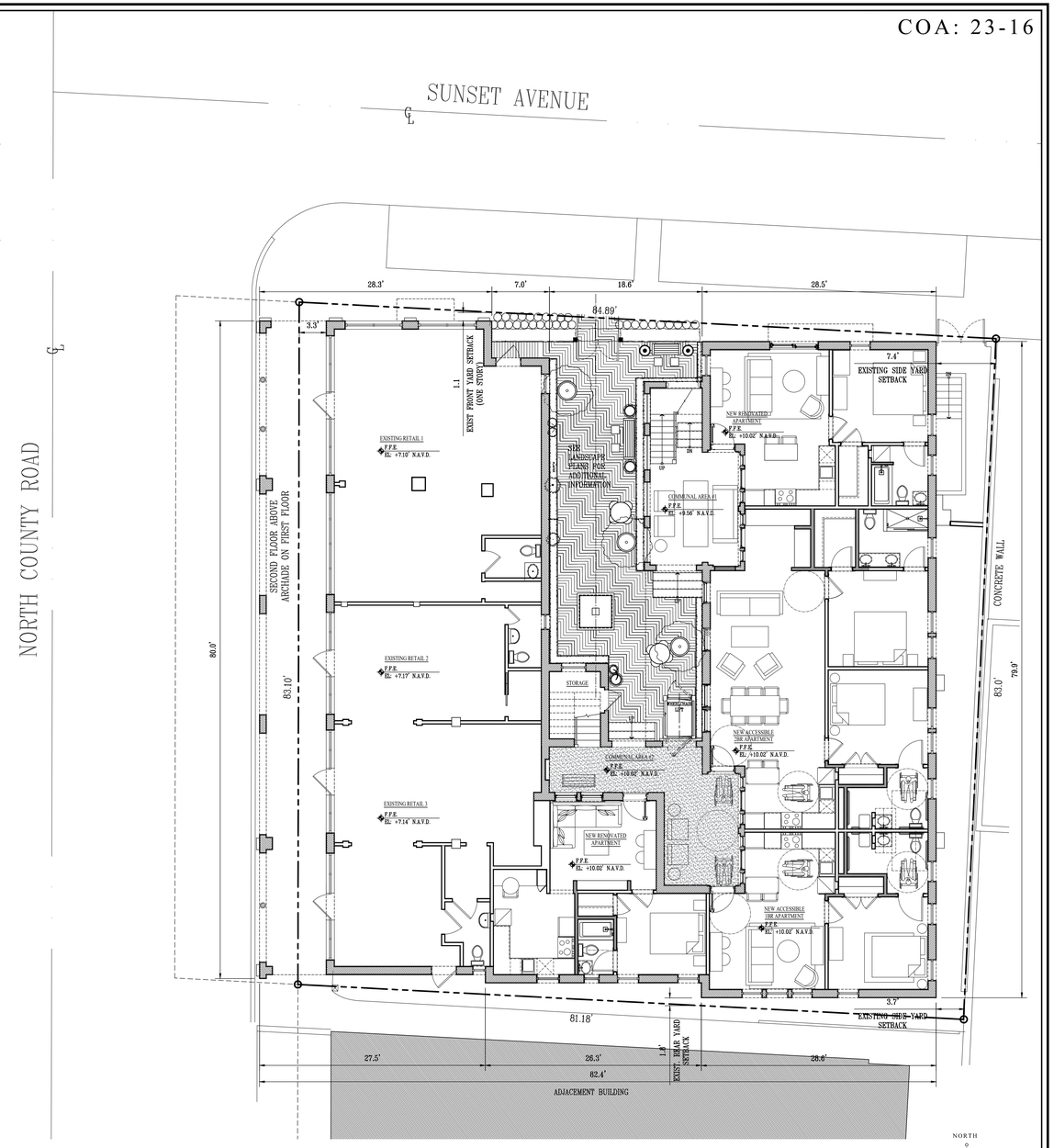
COA: 23-16



EXISTING SITE PLAN

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

0 8 16 32



PROPOSED SITE PLAN

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

0 8 16 32

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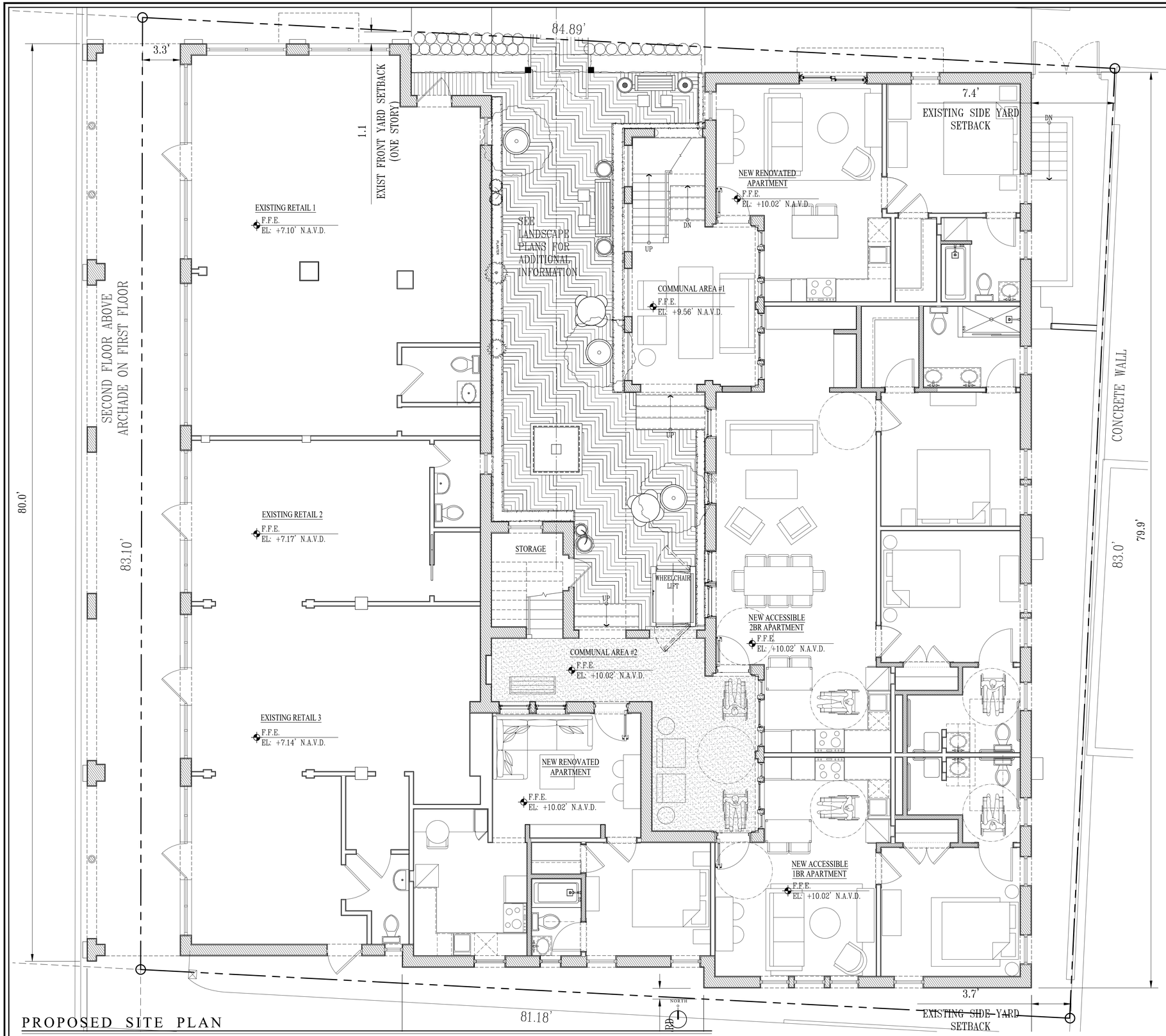
COA: 23-16



PROPOSED SITE PLAN

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

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A0.02

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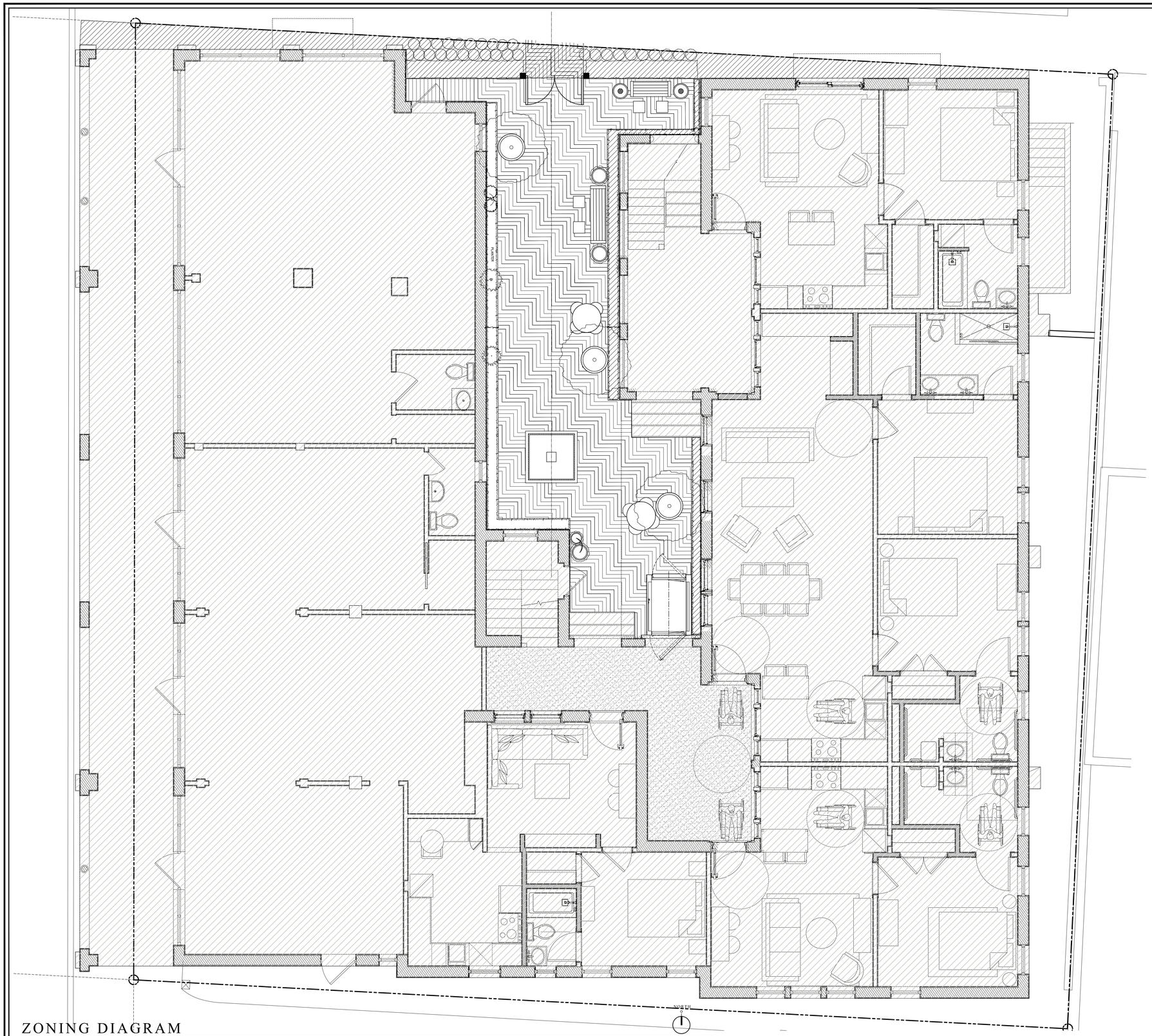

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ZONING DIAGRAM

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

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FLORIDA, 33480

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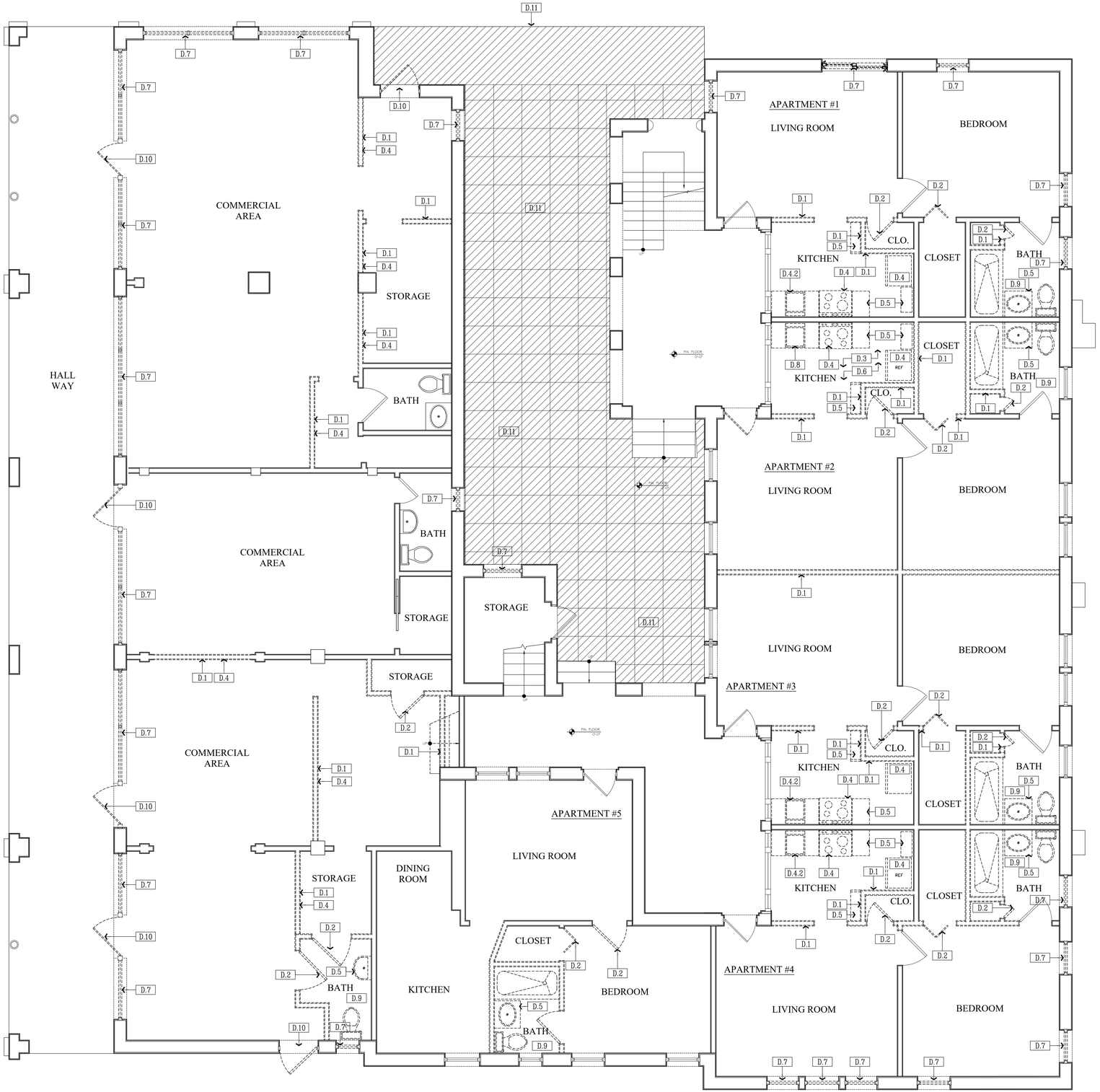
A0.02

COA: 23-16



PARTITION LEGEND	
- - - - - -	DENOTES EXISTING CONSTRUCTION TO BE DEMOLISHED OR REMOVED

[D.1] DEMOLITION
- Remove partitions (as shown).

[D.2] DOORS
- Remove existing interior doors and frames as shown.

[D.3] CEILINGS
- Remove existing ceilings finish/ drywall

[D.4] APPLIANCES
- Remove all kitchen appliances.

[D.4.2] SINK & SINK FAUCET
- Existing sinks & faucets to be removed.

[D.5] MILLWORK & CABINETRY
- Remove existing millwork, cabinetry & countertops as shown.

[D.6] FLOORING
- Remove existing finished floor to expose sub-floor.

[D.7] WINDOWS
- Existing windows to be removed as shown on plan.

[D.8] PLUMBING FIXTURES
- Remove existing plumbing fixtures as shown. Cap off as required where applicable.

[D.9] BATHROOM
- Remove existing bathtub, lavatory, water closet and shower.

[D.10] EXTERIOR DOORS
- Replace existing exterior doors.

[D.11] EXISTING CONCRETE PAVERS
- Exist pavers and concrete sidewalk to be removed in hatched areas.

NOTE:
SHORE EXISTING CONSTRUCTION PRIOR TO THE REMOVAL OF ANY STRUCTURAL ELEMENTS

NOTE:
ALL NEW WORK IN EXISTING HOUSE SHALL BE FIELD VERIFIED.
CHANGES/MODIFICATIONS MAY BE REQUIRED IF ACTUAL FIELD CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN OR IF DAMAGED OR DEFICIENT FRAMING IS FOUND, TYPICAL OF ALL SHEETS.

GENERAL DEMOLITION NOTES

OWNER TO DIRECT WHETHER ALL SALVAGEABLE ITEMS TO BE REMOVED (ESPECIALLY PLUMBING FIXTURES & APPLIANCES) ARE TO BE SAVED OR DISPOSED OF (STORE ITEMS).

DEMOLITION PLAN- 1ST FLOOR

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

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RENOVATIONS TO EXISTING APARTMENT BUILDING
184 SUNSET AVENUE, PALM BEACH
FLORIDA, 33480

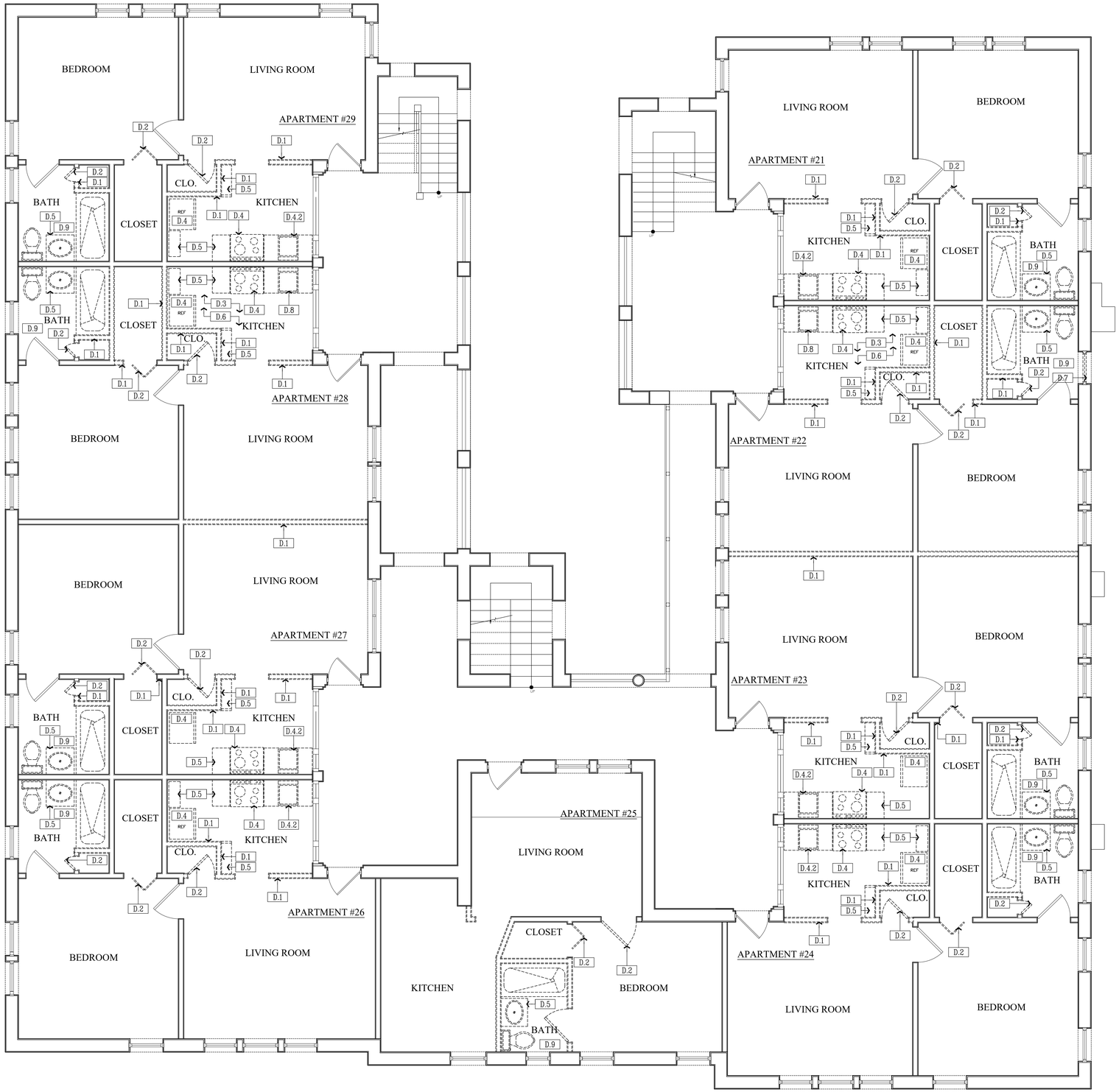
Rafael A. Rodriguez
LIC Number AR0016608

REVISIONS

DATE:
09/10/2022

D1.01

COA: 23-16



PARTITION LEGEND

DENOTES EXISTING CONSTRUCTION TO BE DEMOLISHED OR REMOVED

[D.1] DEMOLITION
- Remove partitions (as shown).

[D.2] DOORS
- Remove existing interior doors and frames as shown.

[D.3] CEILINGS
- Remove existing ceilings finish/ drywall

[D.4] APPLIANCES
- Remove all kitchen appliances.

[D.4.2] SINK & SINK FAUCET
- Existing sinks & faucets to be removed.

[D.5] MILLWORK & CABINETRY
- Remove existing millwork, cabinetry & countertops as shown.

[D.6] FLOORING
- Remove existing finished floor to expose sub-floor.

[D.7] WINDOWS
- Existing windows to be removed as shown on plan.

[D.8] PLUMBING FIXTURES
- Remove existing plumbing fixtures as shown. Cap off as required where applicable.

[D.9] BATHROOM
- Remove existing bathtub, lavatory, water closet and shower.

[D.10] EXTERIOR DOORS
- Replace existing exterior doors.

[D.11] EXISTING CONCRETE PAVERS
- Exist pavers and concrete sidewalk to be removed in hatched areas.

NOTE:
SHORE EXISTING CONSTRUCTION PRIOR TO THE REMOVAL OF ANY STRUCTURAL ELEMENTS

NOTE:
ALL NEW WORK IN EXISTING HOUSE SHALL BE FIELD VERIFIED.
CHANGES/MODIFICATIONS MAY BE REQUIRED IF ACTUAL FIELD CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN OR IF DAMAGED OR DEFICIENT FRAMING IS FOUND, TYPICAL OF ALL SHEETS.

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NORTH

DEMOLITION PLAN- SECOND FLOOR

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

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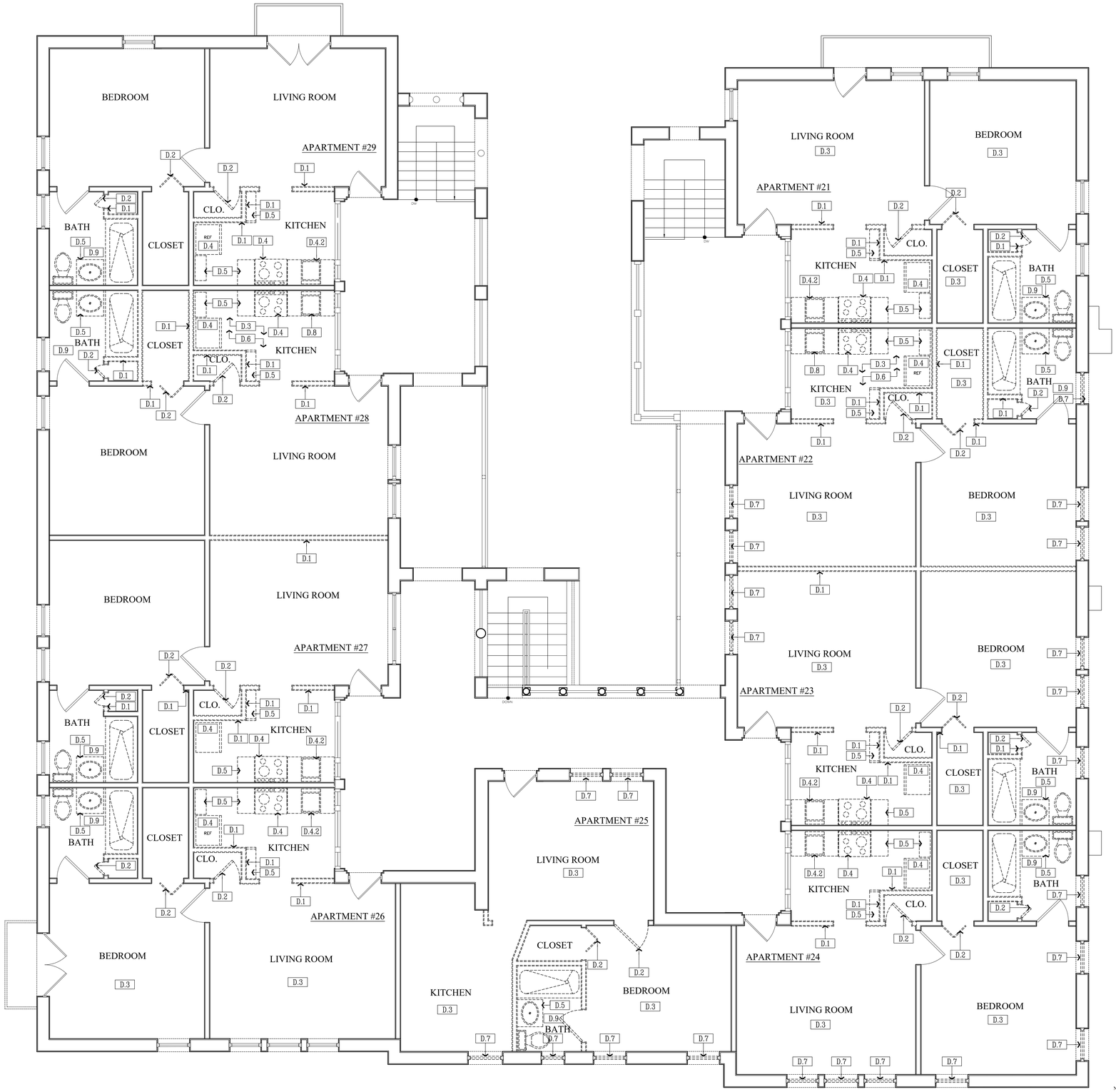

DEMOLITION PLAN- 3rd FLOOR

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

NORTH

PARTITION LEGEND

DENOTES EXISTING CONSTRUCTION TO BE DEMOLISHED OR REMOVED

[D.1] DEMOLITION
- Remove partitions (as shown).

[D.2] DOORS
- Remove existing interior doors and frames as shown.

[D.3] CEILINGS
- Remove existing ceilings finish/ drywall

[D.4] APPLIANCES
- Remove all kitchen appliances.

[D.4.2] SINK & SINK FAUCET
- Existing sinks & faucets to be removed.

[D.5] MILLWORK & CABINETRY
- Remove existing millwork, cabinetry & countertops as shown.

[D.6] FLOORING
- Remove existing finished floor to expose sub-floor.

[D.7] WINDOWS
- Existing windows to be removed as shown on plan.

[D.8] PLUMBING FIXTURES
- Remove existing plumbing fixtures as shown. Cap off as required where applicable.

[D.9] BATHROOM
- Remove existing bathtub, lavatory, water closet and shower.

[D.10] EXTERIOR DOORS
- Replace existing exterior doors.

[D.11] EXISTING CONCRETE PAVERS
- Exist pavers and concrete sidewalk to be removed in hatched areas.

NOTE:
SHORE EXISTING CONSTRUCTION PRIOR TO THE REMOVAL OF ANY STRUCTURAL ELEMENTS

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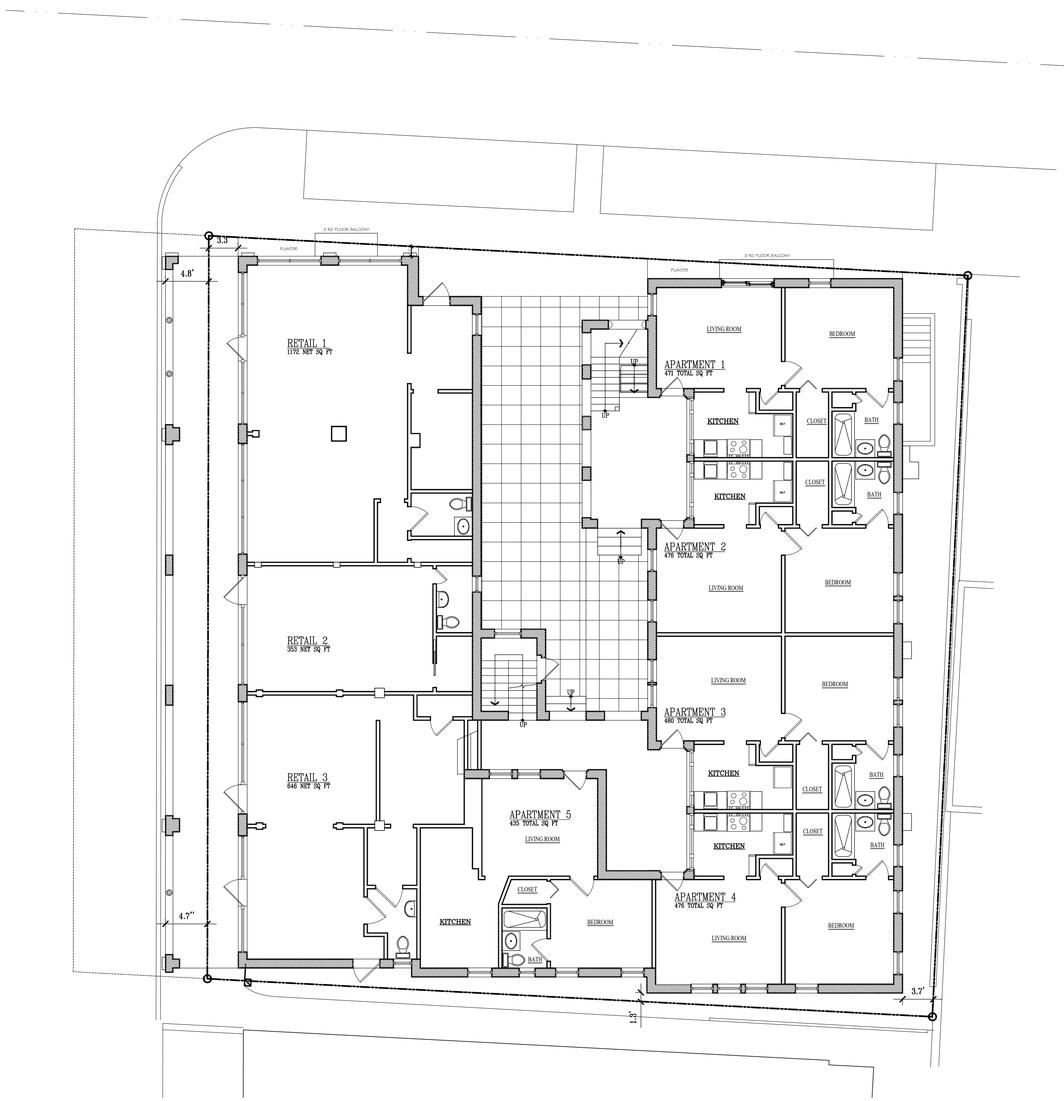
D1.03

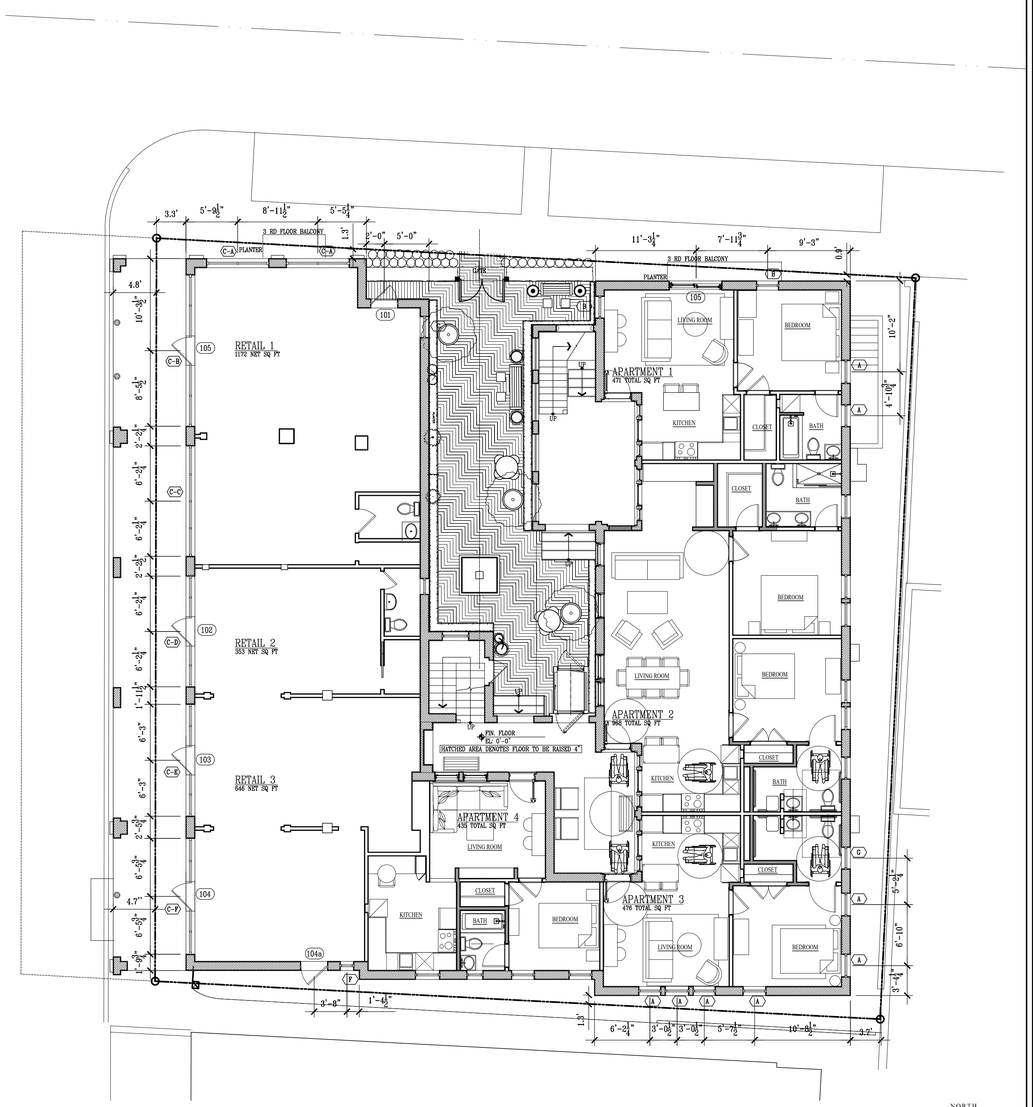
COA: 23-016



EXISTING GROUND FLOOR PLAN

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

NORTH



PROPOSED GROUND FLOOR PLAN

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

NORTH

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184 SUNSET AVENUE, PALM BEACH
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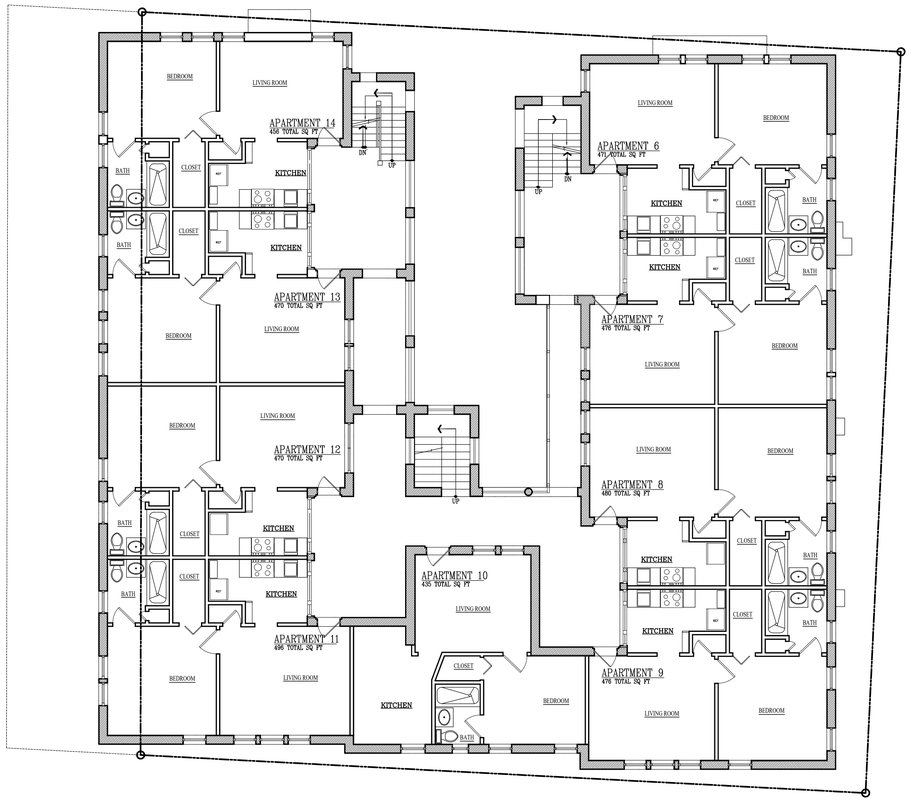
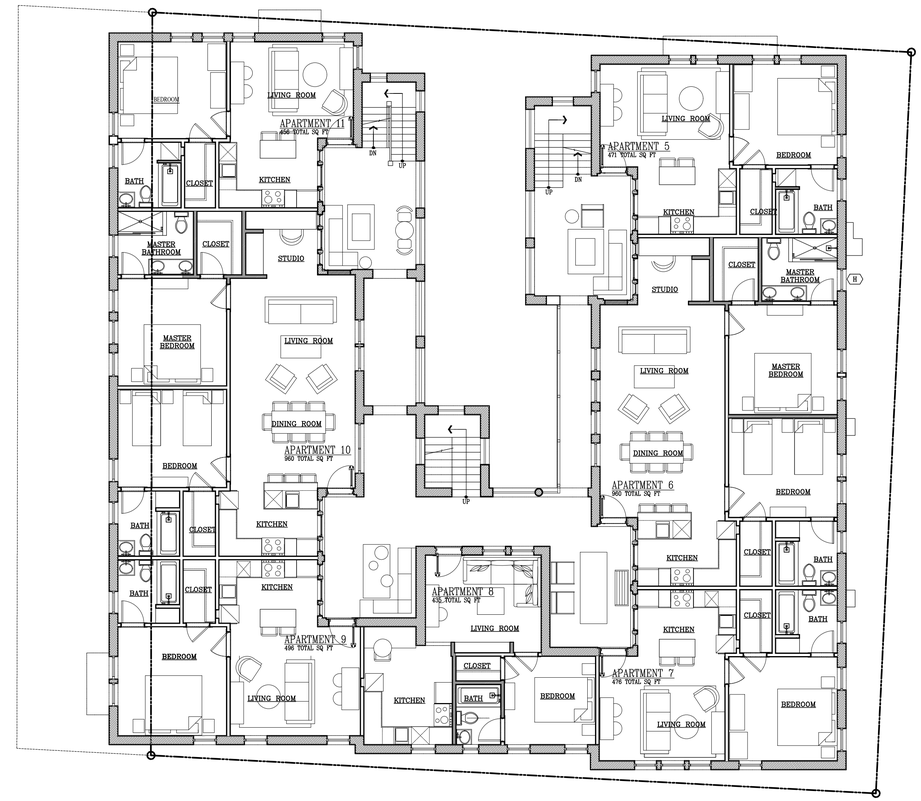


EXISTING SECOND FLOOR PLAN

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

NORTH



PROPOSED SECOND FLOOR PLAN

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

NORTH

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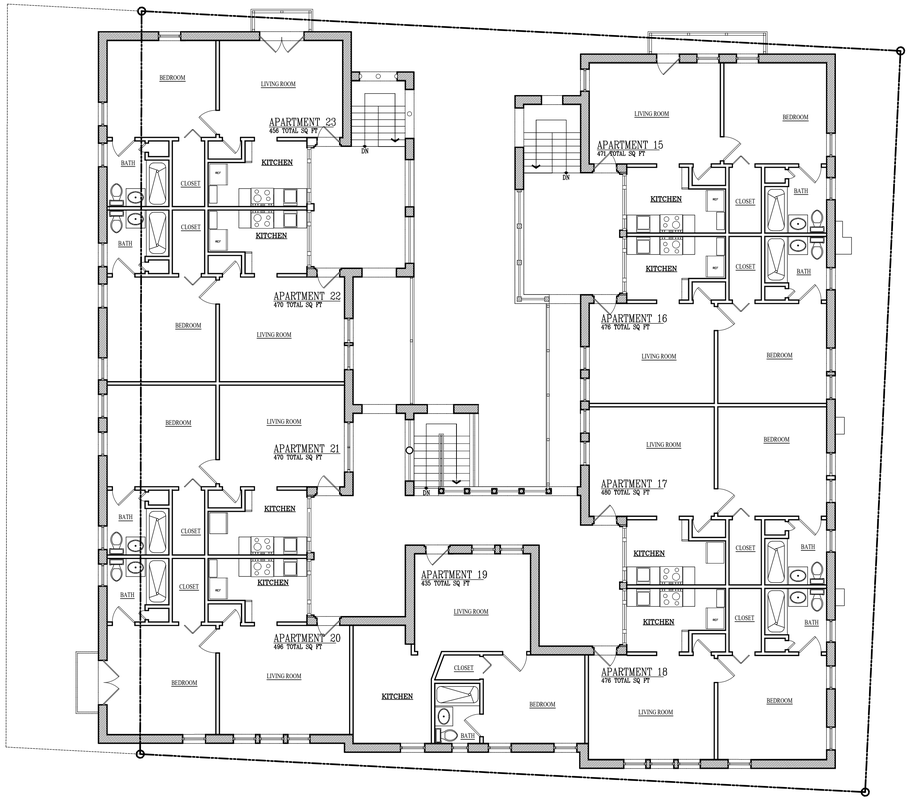
COA: 23-016



EXISTING THIRD FLOOR PLAN

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

NORTH

PROPOSED THIRD FLOOR PLAN

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

NORTH

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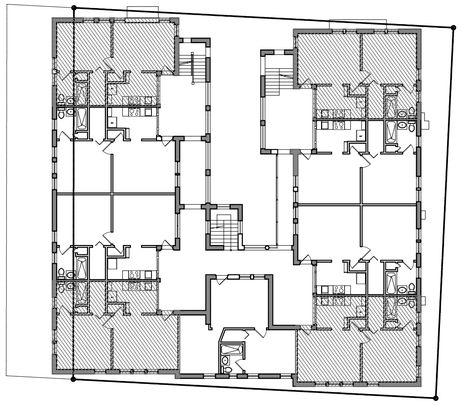
A1.03

COA: 23-016



EXISTING APARTMENTS

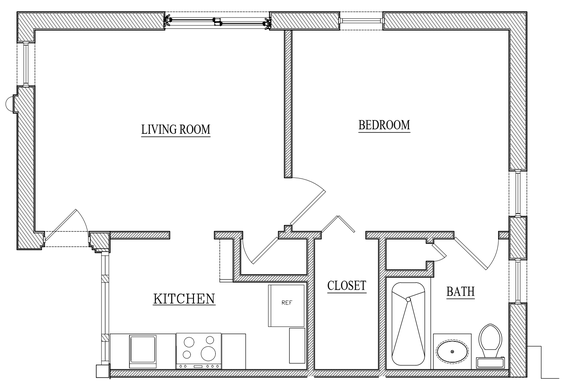
EXISTING 'A' APARTMENTS.....10 APARTMENTS- 1 NED ROOM
EXISTING 'B' APARTMENTS..... 3 APARTMENTS- 1 BED ROOM
EXISTING 'C' APARTMENTS..... 10 APARTMENTS- 1 BED ROOM
TOTAL ..... 23 APARTMENTS

RENOVATED APARTMENTS

RENOVATED 'A' APARTMENTS.....10 APARTMENTS- 1 BED ROOM
RENOVATED 'B' APARTMENTS..... 3 APARTMENTS- 1 BED ROOM
RENOVATED 'C' APARTMENTS.....5 APARTMENTS- 2 BED ROOM
TOTAL ..... 18 APARTMENTS

KEY PLAN -UNIT A

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



EXISTING FLOOR PLAN-UNIT A

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

PROPOSED FLOOR PLAN-UNIT A

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

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Rafael A. Rodriguez
LIC Number AR0016608

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A1.04

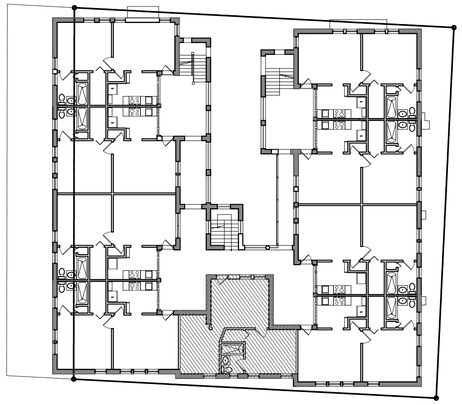
COA: 23-016

EXISTING APARTMENTS

EXISTING 'A' APARTMENTS.....10 APARTMENTS- 1 BED ROOM
EXISTING 'B' APARTMENTS..... 3 APARTMENTS- 1 BED ROOM
EXISTING 'C' APARTMENTS..... 10 APARTMENTS- 1 BED ROOM
TOTAL ..... 23 APARTMENTS

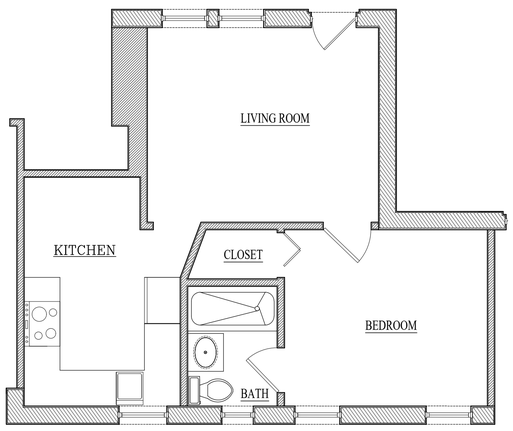
RENOVATED APARTMENTS

RENOVATED 'A' APARTMENTS.....10 APARTMENTS- 1 BED ROOM
RENOVATED 'B' APARTMENTS..... 3 APARTMENTS- 1 BED ROOM
RENOVATED 'C' APARTMENTS.....5 APARTMENTS- 1 BED ROOM
TOTAL ..... 18 APARTMENTS



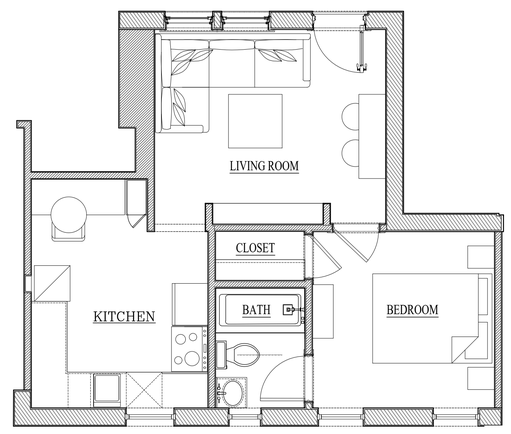
KEY PLAN -UNIT B

SCALE: 1/16" = 1'-0"



EXISTING FLOOR PLAN-UNIT B

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



PROPOSED FLOOR PLAN-UNIT B

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

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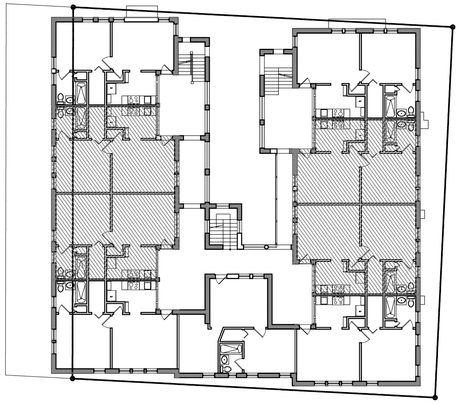


EXISTING APARTMENTS

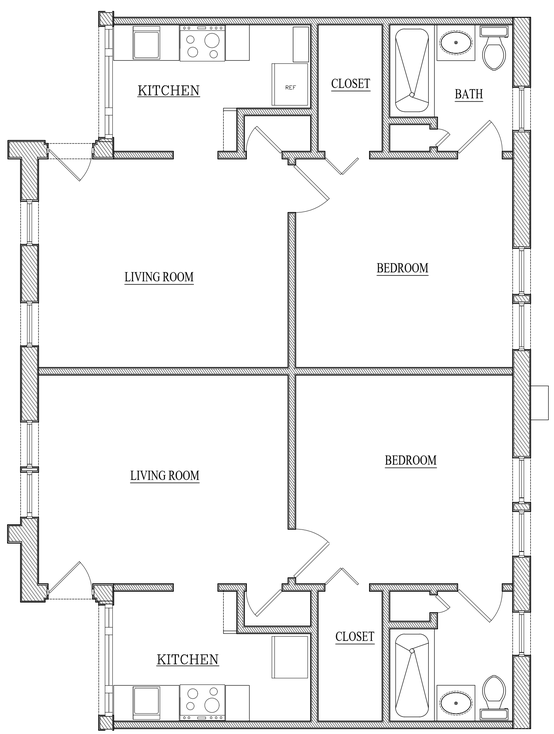
EXISTING 'A' APARTMENTS.....10 APARTMENTS
EXISTING 'B' APARTMENTS..... 3 APARTMENTS
EXISTING 'C' APARTMENTS..... 10 APARTMENTS
TOTAL ..... 23 APARTMENTS

RENOVATED APARTMENTS

RENOVATED 'A' APARTMENTS.....10 APARTMENTS
RENOVATED 'B' APARTMENTS..... 3 APARTMENTS
RENOVATED 'C' APARTMENTS.....5 APARTMENTS
TOTAL ..... 18 APARTMENTS

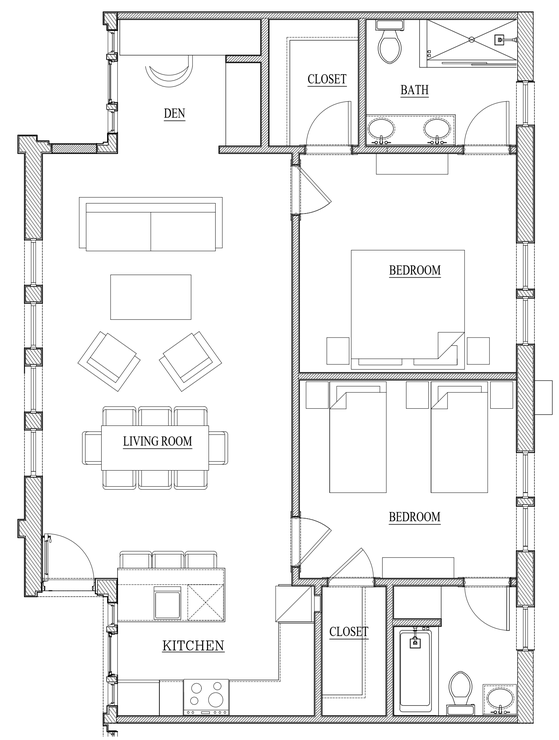
KEY PLAN -UNIT C

SCALE: 1/16" = 1'-0"



EXISTING FLOOR PLAN-UNIT C

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



PROPOSED FLOOR PLAN-UNIT C

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

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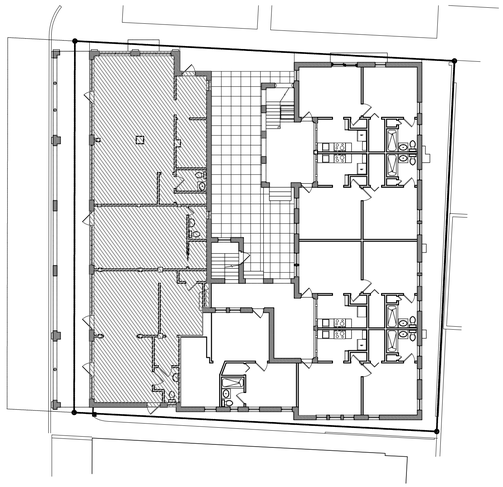
COA: 23-016



NORTH

KEY PLAN -GROUND FLOOR RETAIL

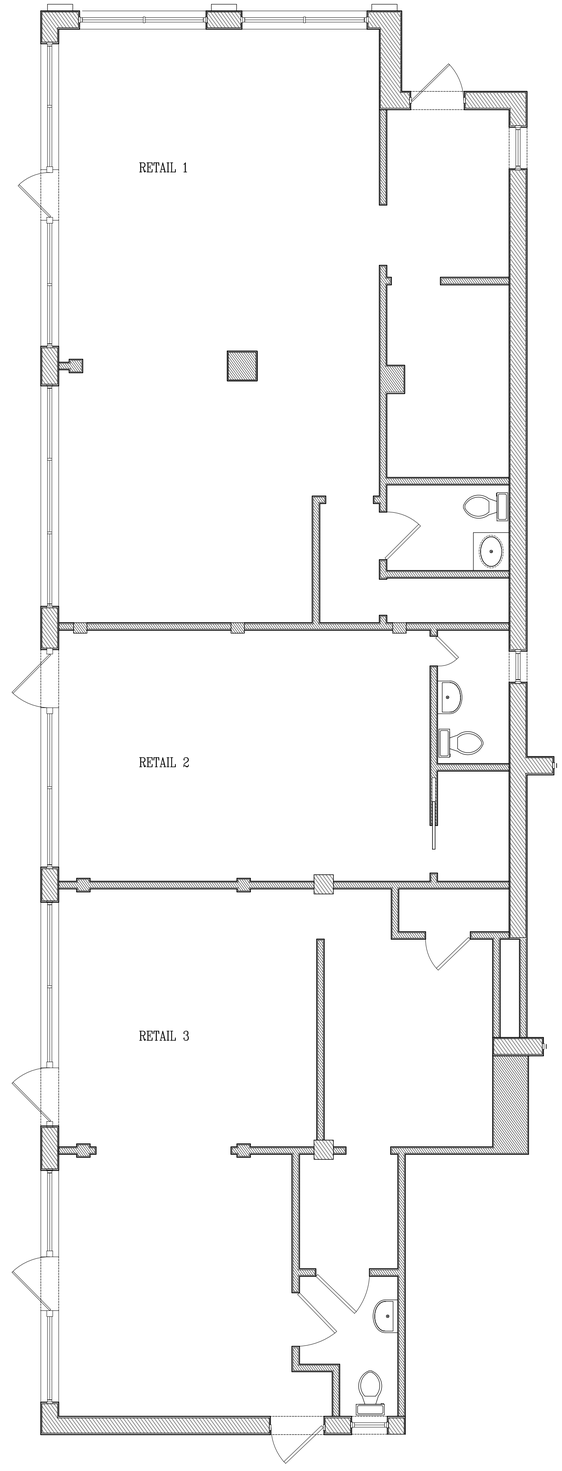
SCALE: 1/16" = 1'-0"

EXISTING GLA

EXISTING RETAIL AREA.....2011 S.F.

RENOVATED GLA

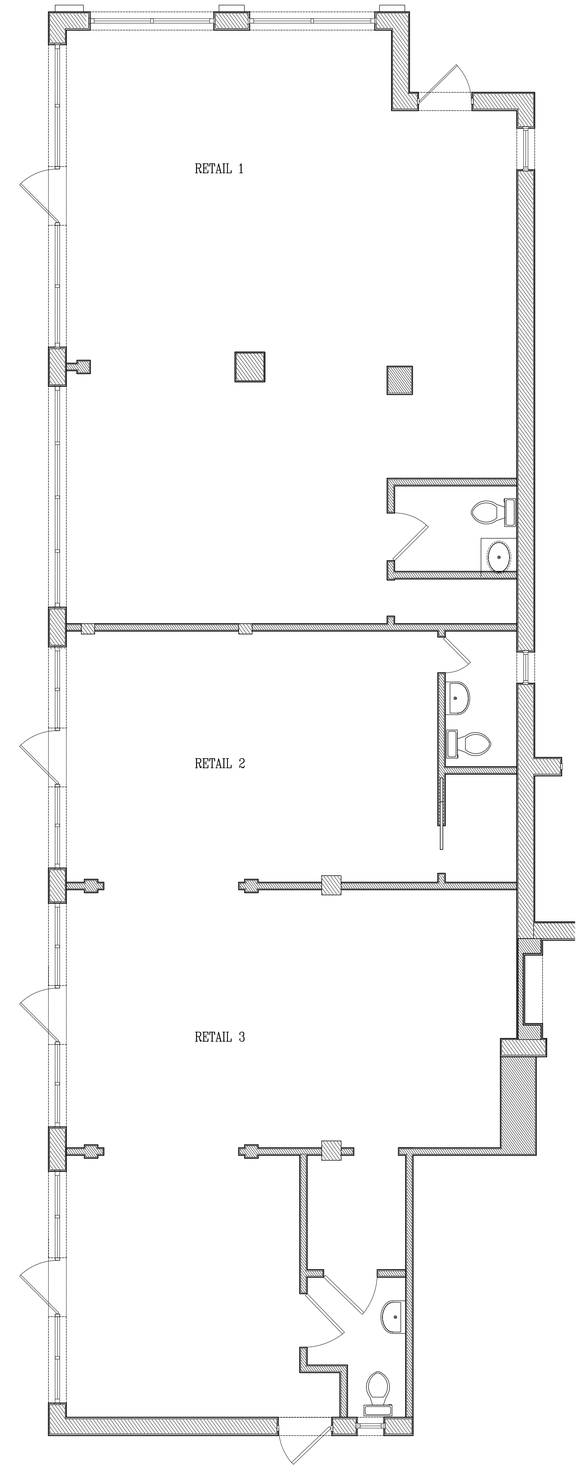
RENOVATED RETAIL AREA.....2011 S.F.



NORTH

EXISTING GROUND FLOOR PLAN-RETAIL

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



NORTH

PROPOSED GROUND FLOOR PLAN-REATIL

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

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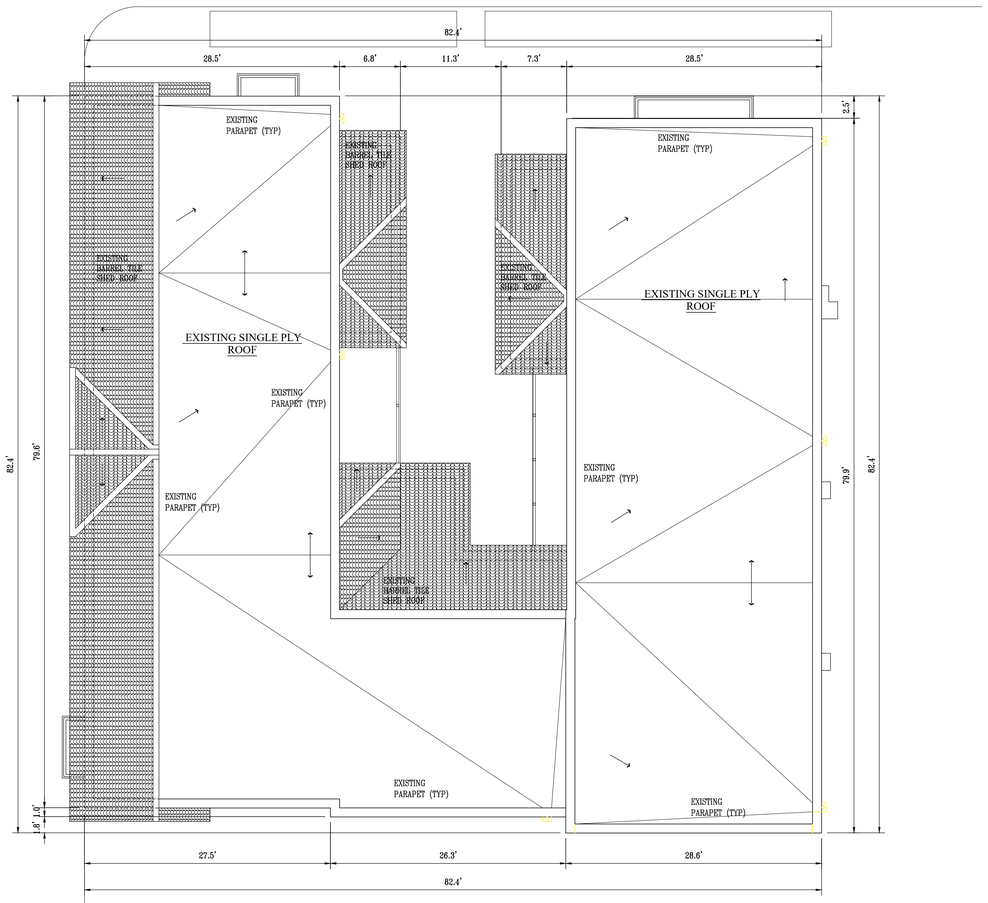
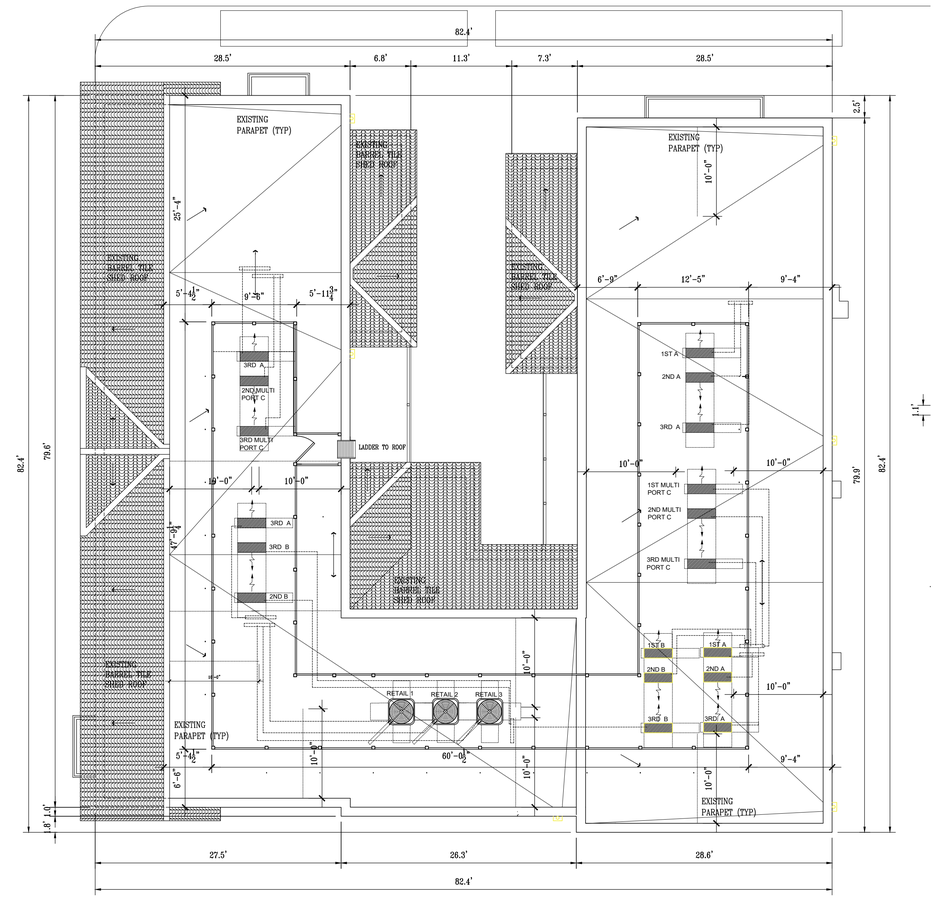


EXISTING ROOF PLAN

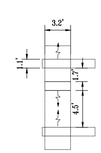
SCALE: 1/8" = 1'-0"



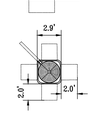
PROPOSED ROOF PLAN

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

1ST AND 2ND A	MAX REFRIGERANT LENGTH = 100 FT	10 A UNITS
1ST AND SECOND B	MAX REFRIGERANT LENGTH = 62 FT	3 B UNITS 5 C UNITS
3 RD A	MAX REFRIGERANT LENGTH = 100 FT	18 TOTAL W / MUTIPORT 3 RETAIL DX CONDENSERS
3 RD B	MAX REFRIGERANT LENGTH = 100 FT	21 TOTAL CONDENSERS ON ROOF
1ST SECOND MULTI PORT C	MAX REFRIGERANT LENGTH = 82 FT	
3RD MULTI PORT C	MAX REFRIGERANT LENGTH = 82 FT	



3 CU ASSEMBLY WITH CLEARANCES



RETAIL DX WITH 24 INCH CLEARANCE

PROPOSED ROOF CONDENSER TOTAL WITH REQUIRED CLEARANCES

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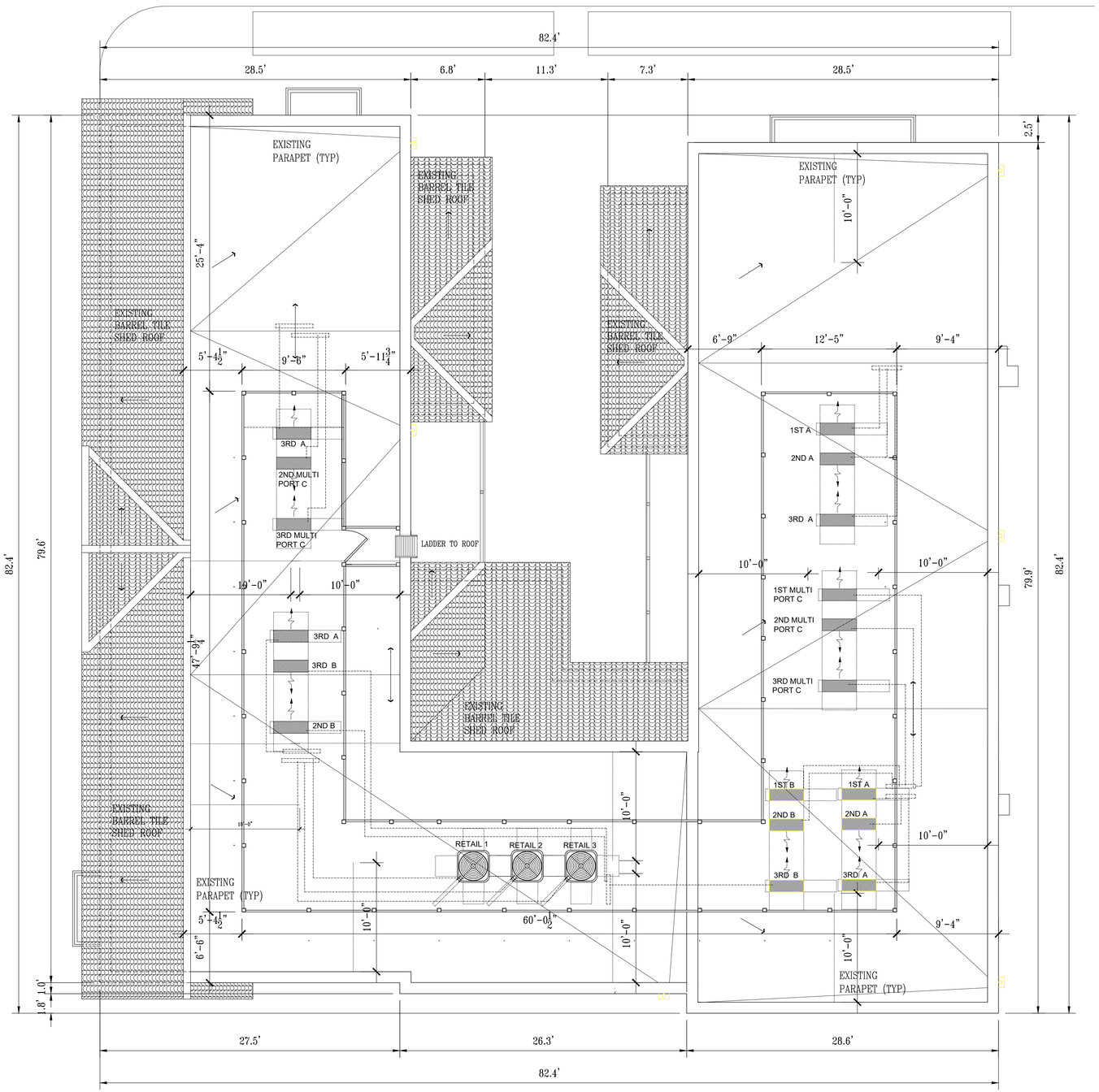
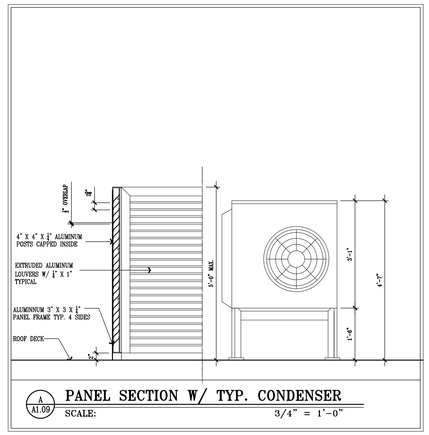


PROPOSED ROOF PLAN

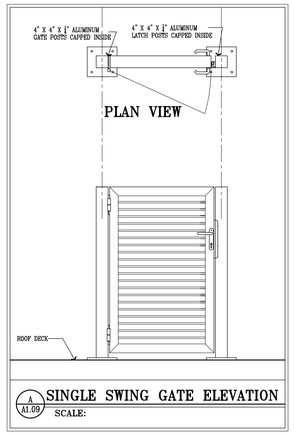
SCALE: 3/16" = 1'-0"

NORTH



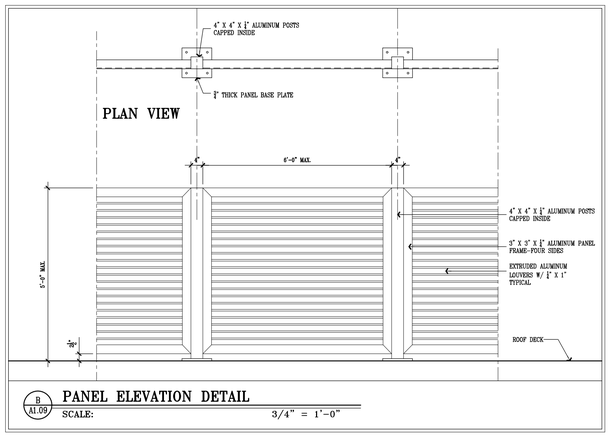
A/A1.09 PANEL SECTION W/ TYP. CONDENSER

SCALE: 3/4" = 1'-0"



A/A1.09 SINGLE SWING GATE ELEVATION

SCALE:



B/A1.09 PANEL ELEVATION DETAIL

SCALE: 3/4" = 1'-0"

PROPOSED ROOF SCREEN PANEL IMAGES

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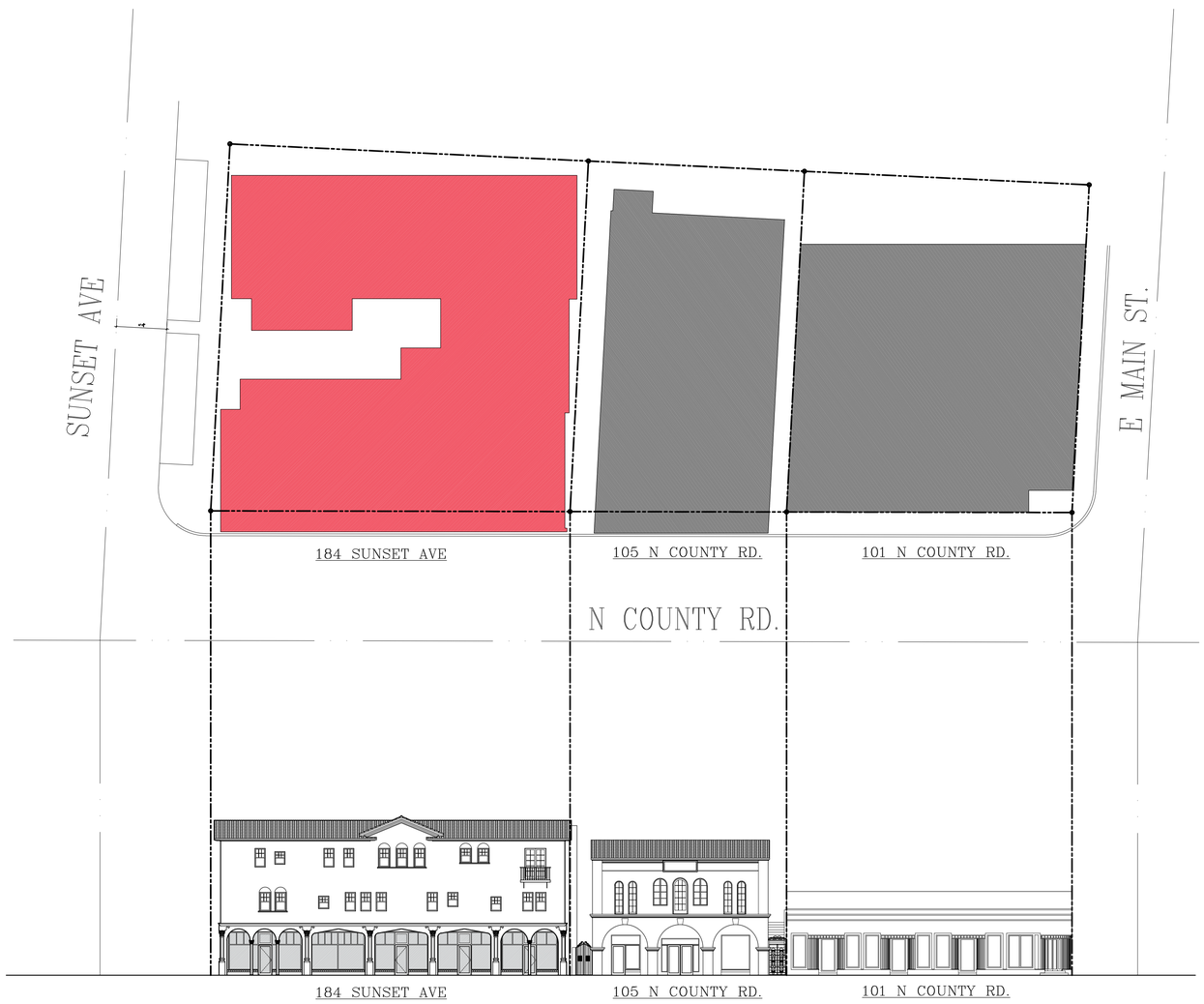

A
A2.00
PROPOSED WEST STREETSCAPE ELEVATION AND FIGURE GROUND

SCALE: 1/16" = 1'-0"

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REVISIONS

DATE:
02/09/2023

A2.00-A

COA: 23-16

B A2.00 PROPOSED NORTH STREETSCAPE ELEVATION AND FIGURE GROUND

SCALE: 1/16" = 1'-0"

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RENOVATIONS TO EXISTING APARTMENT BUILDING
184 SUNSET AVENUE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez

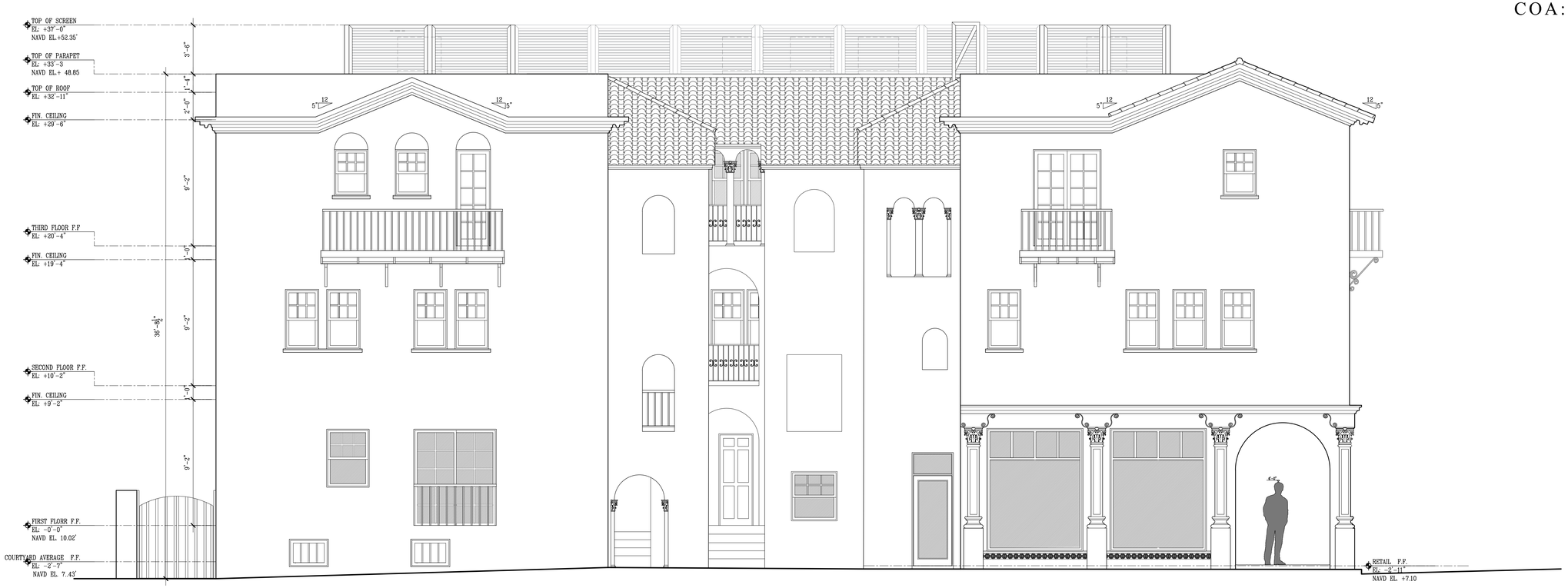
LIC Number AR0016608

REVISIONS

DATE:
02/09/2023

A2.00-B

COA: 23-016



B
A2.01

PROPOSED NORTH ELEVATION

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

A
A2.01

PROPOSED NORTH ELEVATION WITH LANSDCAPED COURTYARD ENTANCE

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

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REVISIONS

DATE:
02/09/2023

SK2.01

COA: 23-016

A
A2.01

EXISTING NORTH ELEVATION

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

B
A2.01

PROPOSED NORTH ELEVATION

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

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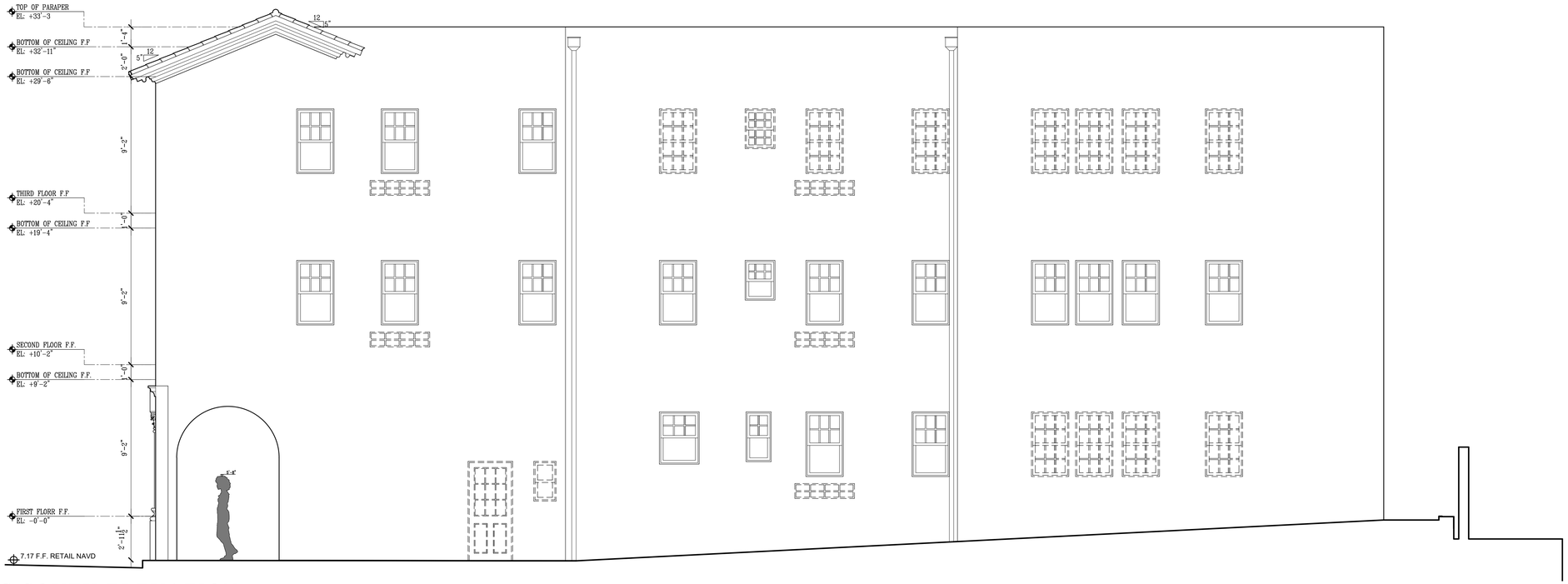
A2.01

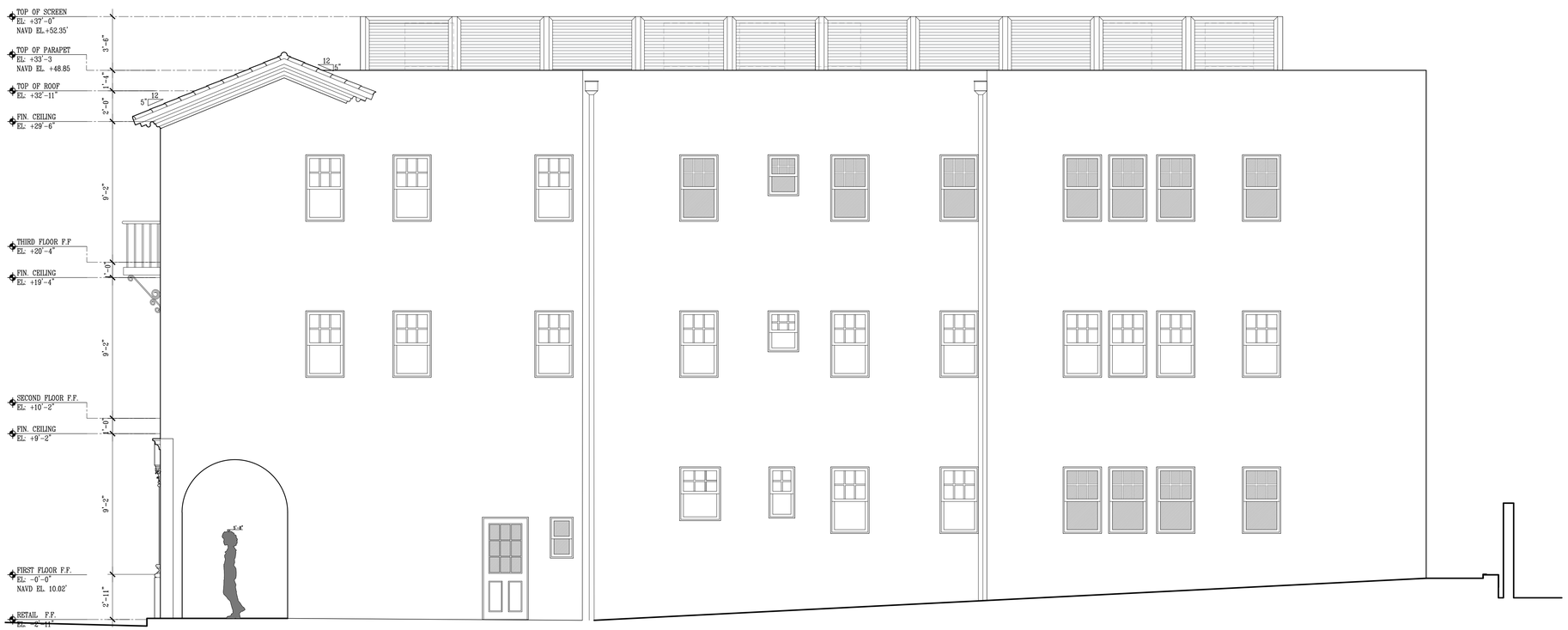
COA: 23-016



A
A2.02

EXISTING SOUTH ELEVATION

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



B
A2.02

PROPOSED SOUTH ELEVATION

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

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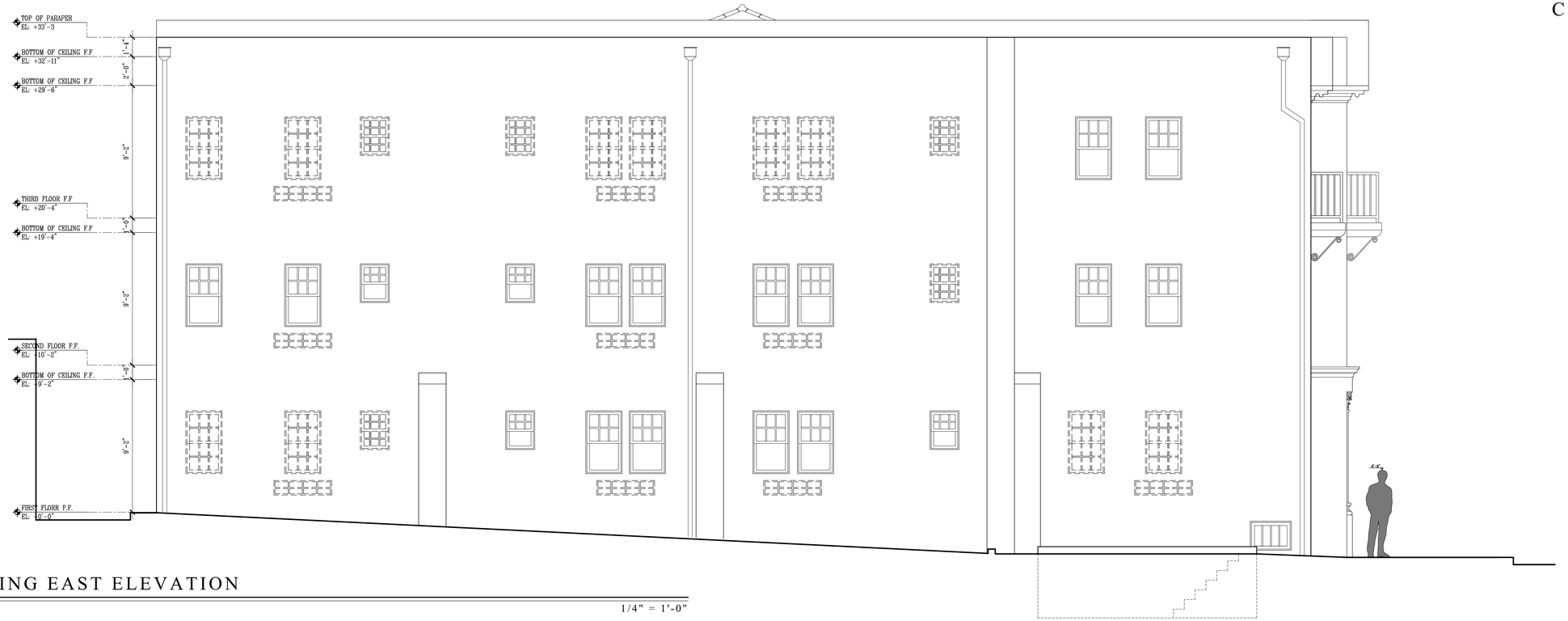
A2.02

COA: 23-016



A / A2.03 EXISTING EAST ELEVATION

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

B / A2.03 PROPOSED EAST ELEVATION

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

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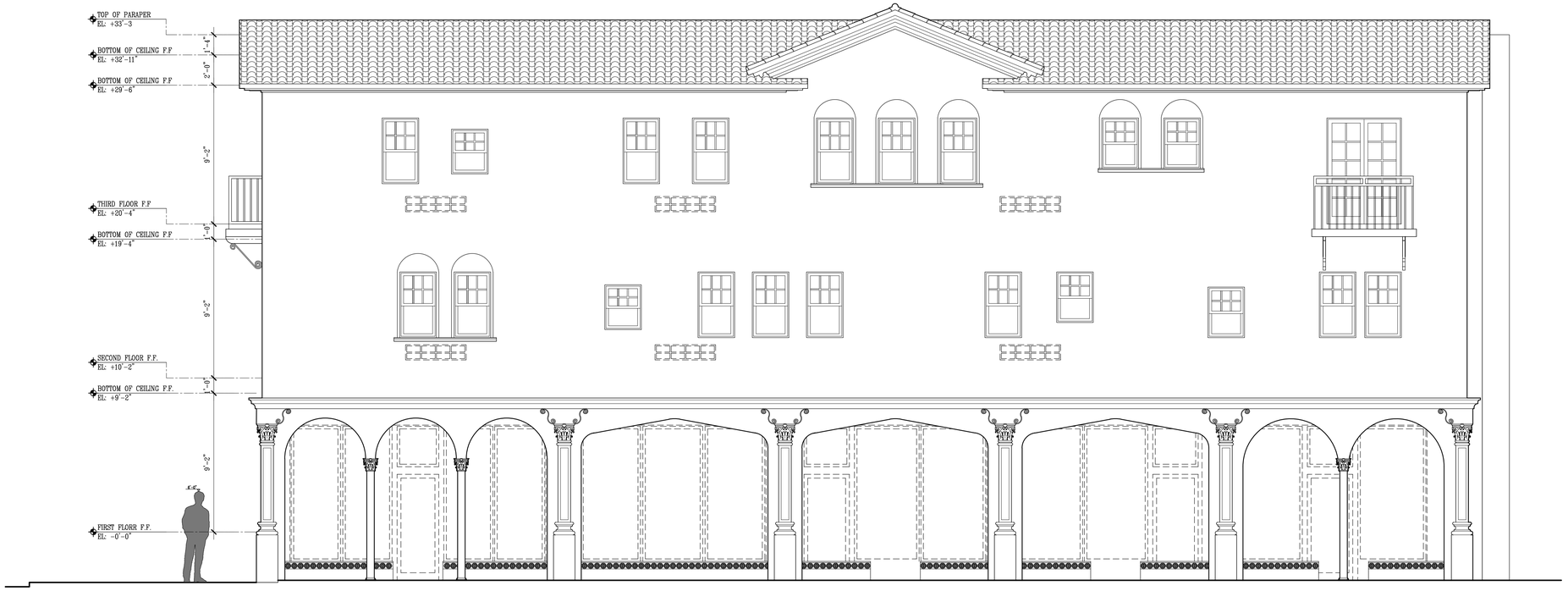
REVISIONS

DATE:
02/09/2023

A2.03

COA: 23-016



A / A2.04 EXISTING WEST ELEVATION

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

B / A2.04 PROPOSED WEST ELEVATION

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

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REVISIONS

DATE:
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A2.04

COA: 23-016

A
A2.05
EXISTING EAST COURTYARD ELEVATION

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

B
A2.05
PROPOSED EAST COURTYARD ELEVATION

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

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DATE:
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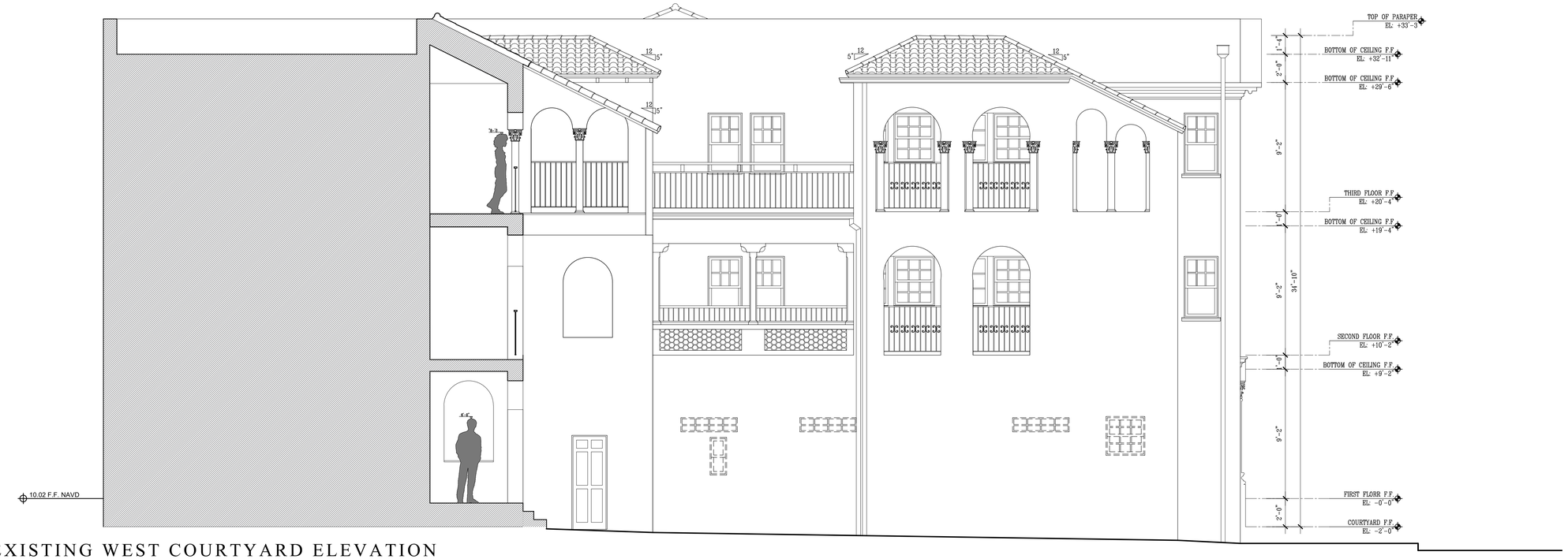
A2.05

COA: 23-016



A
A2.06

EXISTING WEST COURTYARD ELEVATION

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

B
A2.06

PROPOSED WEST COURTYARD ELEVATION

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

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REVISIONS

DATE:
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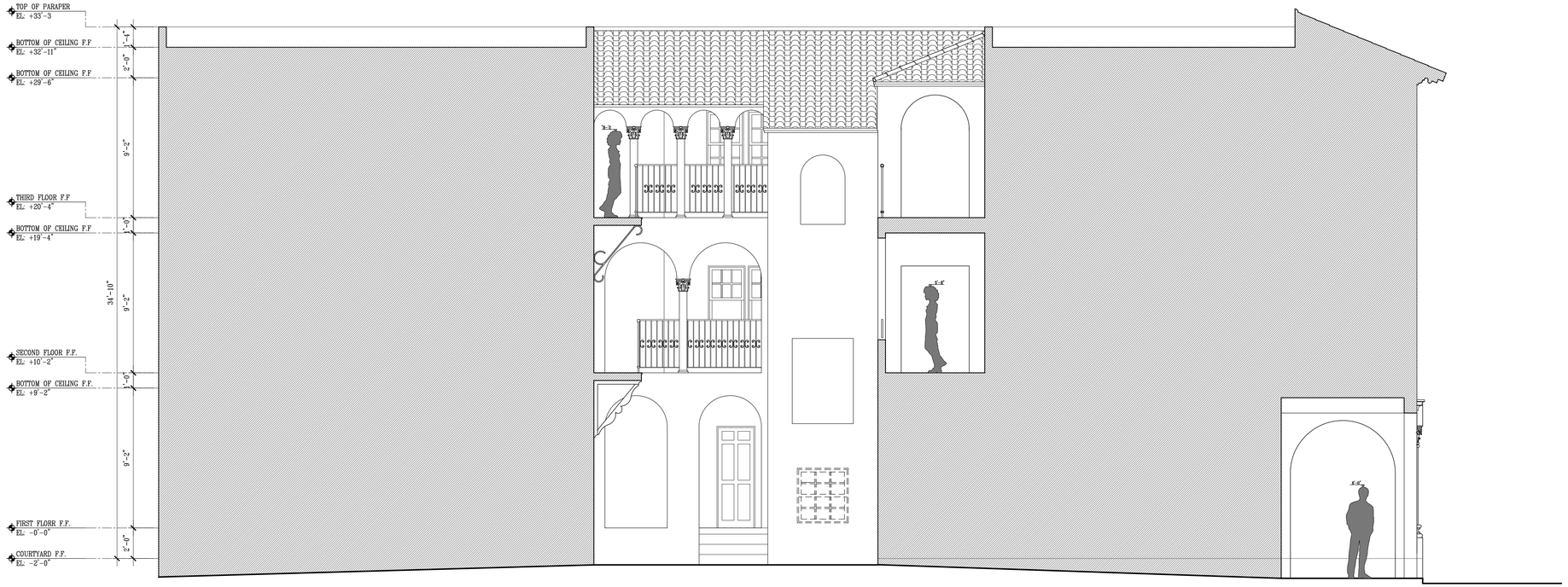
A2.06

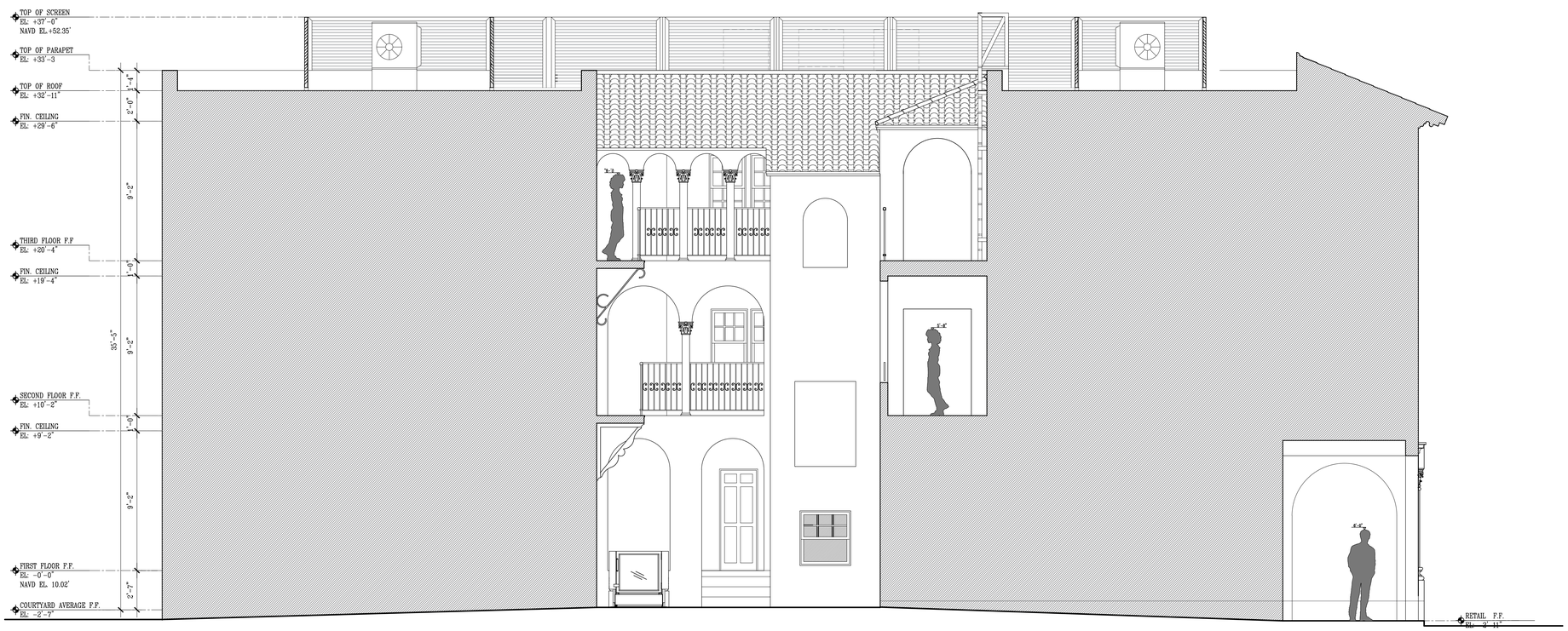
COA: 23-016



A
A2.07

EXISTING NORTH COURTYARD ELEVATION

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



B
A2.07

PROPOSED NORTH COURTYARD ELEVATION

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

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FLORIDA, 33480

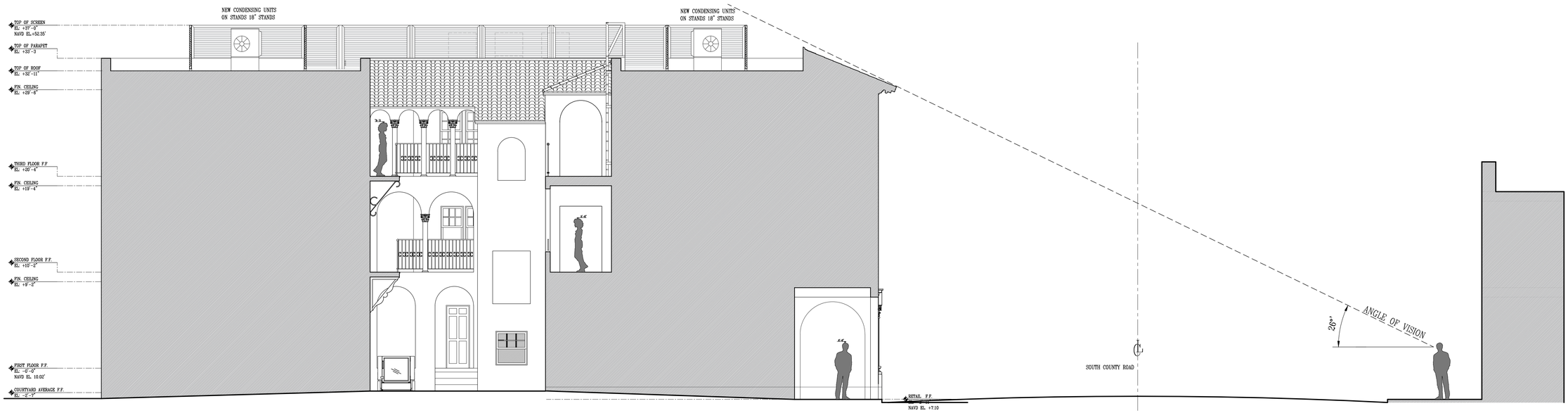
Rafael A. Rodriguez
LIC Number AR0016608

REVISIONS

DATE:
02/09/2023

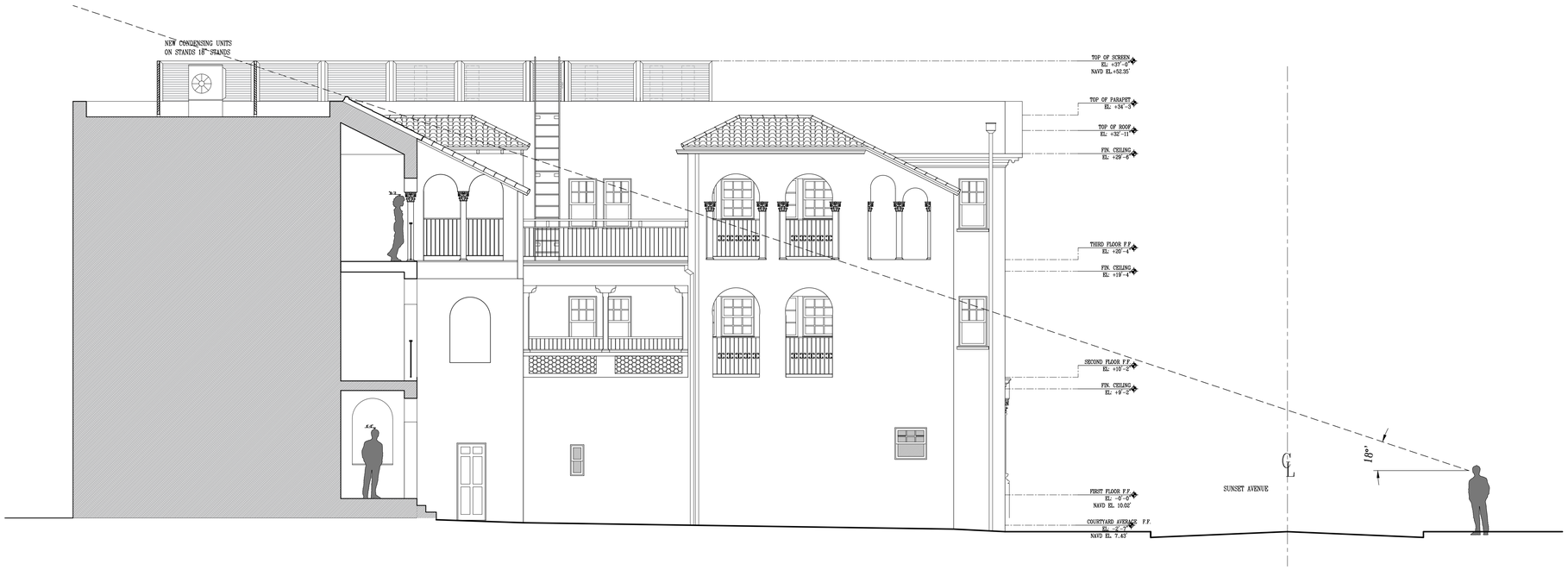
A2.07

COA: 23-016



B A201 BUILDING SECTION LOOKING SOUTH @ COURTYARD

SCALE: 3/16" = 1'-0"



B A201 BUILDING SECTION LOOKING WEST @ COURTYARD

SCALE: 3/16" = 1'-0"

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RENOVATIONS TO EXISTING APARTMENT BUILDING
184 SUNSET AVENUE, PALM BEACH
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LIC Number AR0016608

REVISIONS

DATE:
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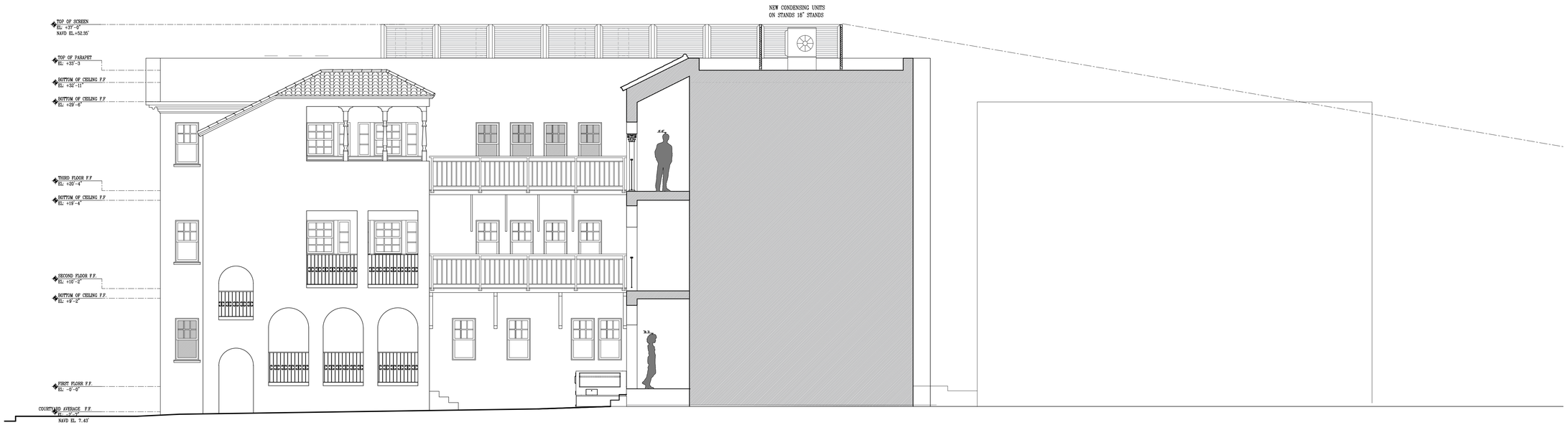
A3.01

COA: 23-016



B
A2.01

BUILDING SECTION LOOKING EAST @ COURTYARD

SCALE: 3/16" = 1'-0"

VIEW LOOKING NORTH

VIEW LOOKING EAST

VIEW LOOKING SOUTH

VIEW LOOKING WEST

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184 SUNSET AVENUE, PALM BEACH
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Rafael A. Rodriguez

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REVISIONS

DATE:
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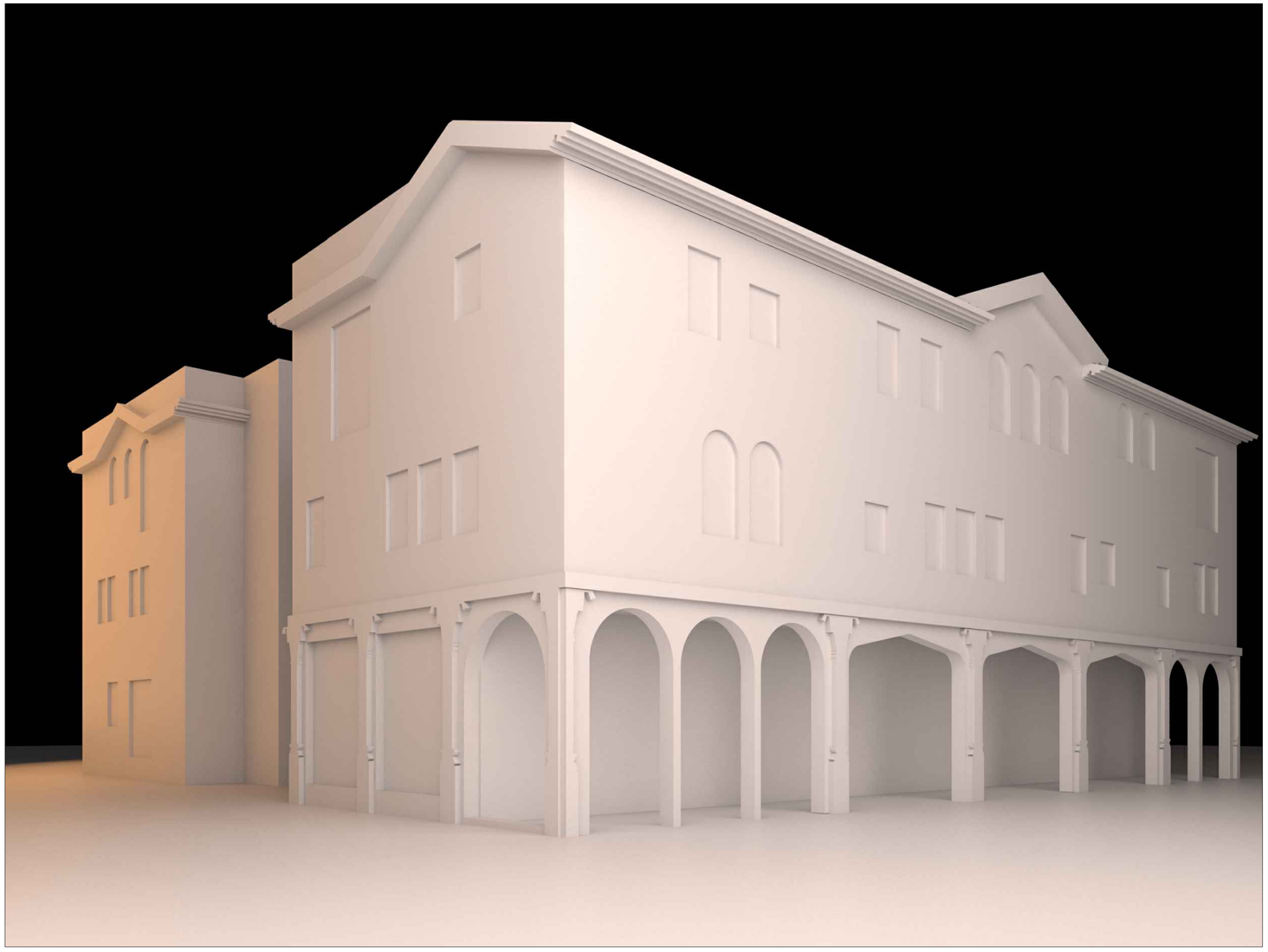
A3.02



184 SUNSET AVE. - RENDERING

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RENOVATIONS TO EXISTING APARTMENT BUILDING
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Rafael A. Rodriguez

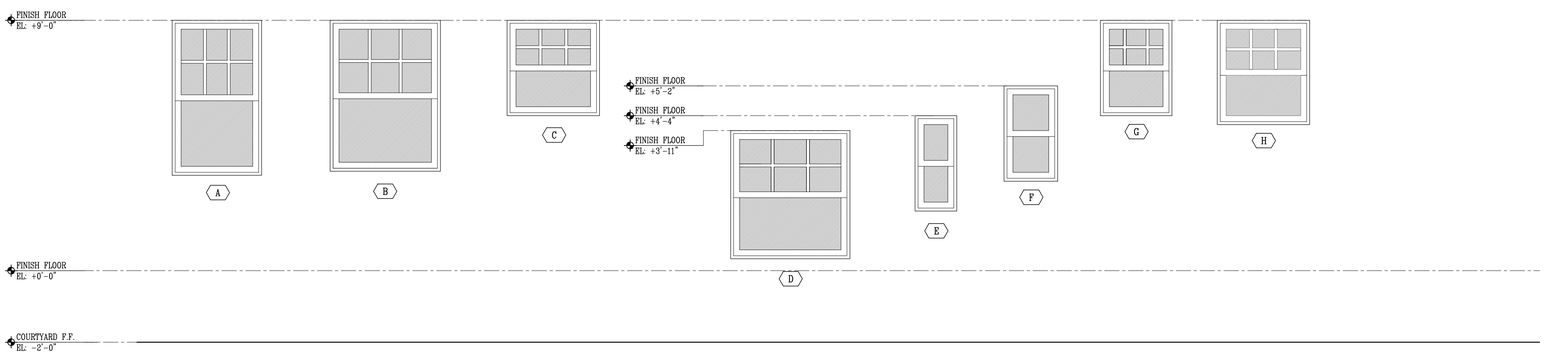
LIC Number AR0016608

REVISIONS

DATE:
02/09/2023

3D

COA: 23-016



WINDOW ELEVATIONS

SCALE: 1/2" = 1'-0"

WINDOW & OPENINGS SCHEDULE

MANUFACTURER: PGT IMPACT RATED SINGLE HUNG
2. IMPACT RESISTANCE: YES
3. FOR HEAD/JAMB/SILL DETAILS SEE: A4.00s & A5.00s TYPICAL

NOTE:
SEE STRUCTURAL
FOR WIND PRESSURES

TAG

TAG	TYPE	WIDTH X HEIGHT (UNIT SIZE)	TOP OF HEAD (FINISHED OPENING A.F.F.)	EGRESS	COMMENTS
FIRST FLOOR					
A	SINGLE HUNG	3'-0" X 5'-0"	9'-0"	NO	
B	SINGLE HUNG	2'-6" X 5'-0"	9'-0"	NO	
C	SINGLE HUNG	2'-6" X 2'-6"	9'-0"	NO	
D	SINGLE HUNG	3'-5" X 3'-4"	3'-11"	NO	
E	SINGLE HUNG	1'-0" X 2'-6"	4'-4"	NO	
F	SINGLE HUNG	1'-6" X 3'-0"	5'-2"	NO	
G	SINGLE HUNG	2'-0" X 3'-4"	9'-0"	NO	
H	SINGLE HUNG	2'-6" X 3'-0"	9'-0"	NO	

NOTES:

1. ALL NEW WINDOWS TO BE PGT SINGLE HUNG WINDOWS, IMPACT RESISTANT WINDOWS IN WHITE FRAMES WITH SCREENS.
2. ALL WINDOWS TO HAVE LITE CONFIGURATION AS SHOWN ON ELEVATIONS.
3. WATERPROOFING AROUND DOORS AND WINDOWS TO CONFORM TO FBC: RESIDENTIAL , SECTION R703.5.
4. ALL WINDOWS TO BE CAULKED WITH CONTINUOUS SEALANT ON ALL SIDES
5. CONTRACTOR TO VERIFY THE SIZES OF ALL ROUGH OPENINGS IN THE FIELD. (NOTIFY ARCHITECT OF ANY DESCREPANCIES
6. CONTRACTOR SHALL SUBMIT WINDOWS SHOP DRAWINGS FOR ARCHITECT'S REVIEW.
8. GLAZING IN HAZARDOUS LOCATIONS AS REQUIRED BY SECTION R-308.4 SHALL COMPLY WITH THE GLAZING CRITERIA AS PER TABLE R-308.3 OF THE FLORIDA BUILDING CODE.

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RENOVATIONS TO EXISTING APARTMENT BUILDING
184 SUNSET AVENUE, PALM BEACH
FLORIDA, 33480

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LIC Number AR0016608

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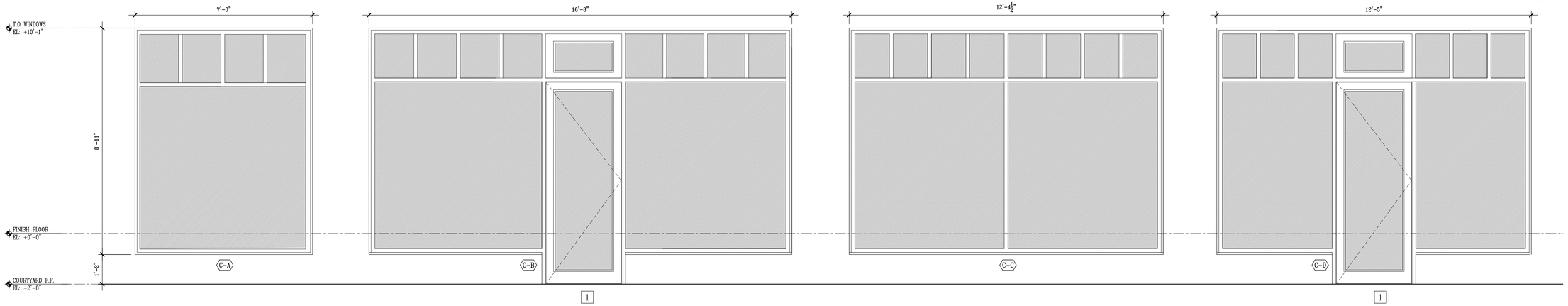
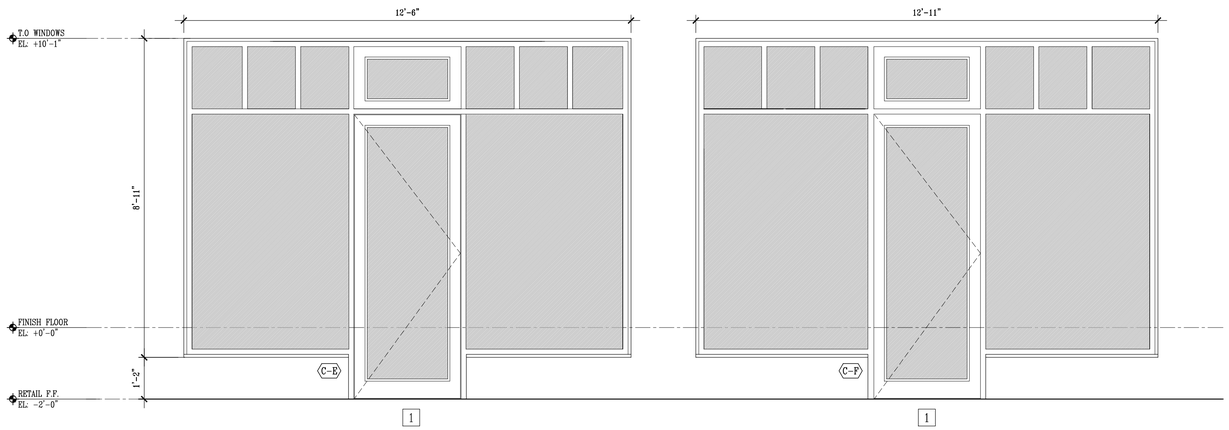
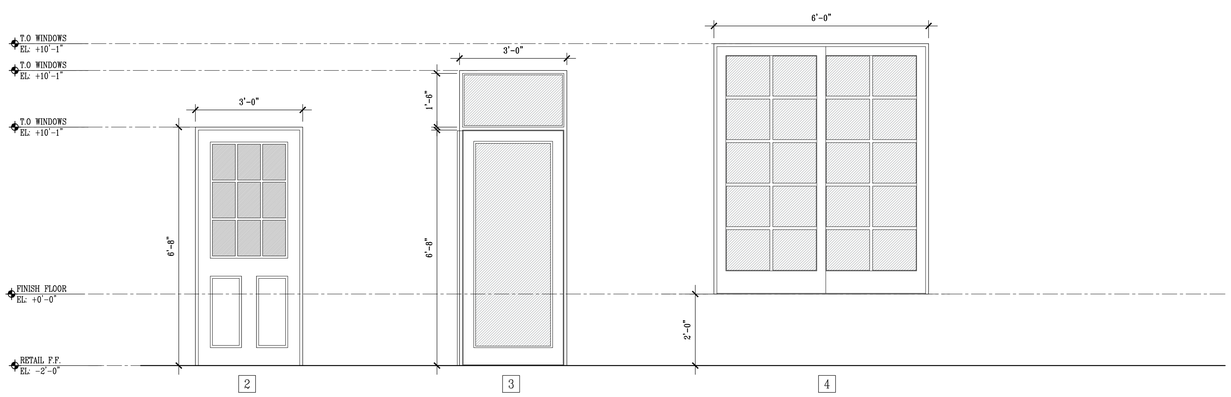
A7.01

COA: 23-016







EXTERIOR DOOR ELEVATIONS

SCALE: 1/2" = 1'-0"

EXTERIOR DOORS & OPENINGS (TAG)

NOTE:
SEE STRUCTURAL PLANS
FOR WIND PRESSURES

MANUFACTURER: MARVIN COASTLINE
1. MATERIAL: ALUMINUM
2. IMPACT RESISTANCE: YES

* VERIFY EXISTING DIMENSIONS IN FIELD

TAG	ROOM NAME	DOOR STYLE	WIDTH X HEIGHT (SLAB DIMENSIONS)	TYPE	MATERIAL	COMMENTS
101	COMMERCIAL AREA #1	SWING	3'-0" X 6'-8"	3	ALUM. / GLASS	TRANSOM (3'-0" X 1'-6")
101a	COMMERCIAL AREA #1	SWING	3'-0" X 7'-0"	1	ALUM. / GLASS	
102	COMMERCIAL AREA #2	SWING	3'-0" X 7'-0"	1	ALUM. / GLASS	
103	COMMERCIAL AREA #3	SWING	3'-0" X 7'-0"	1	ALUM. / GLASS	
104	COMMERCIAL AREA #3	SWING	3'-0" X 7'-0"	1	ALUM. / GLASS	
104a	COMMERCIAL AREA #3	SWING	3'-0" X 6'-8"	2	ALUM. / GLASS	
105	APARTMENT #1	SLIDING	6'-0" X 7'-0"	4	ALUM. / GLASS	

NOTES:

1- MANUFACTURE TO BE MARVIN COASTALINE IMPACT RATED STOREFRONT SYSTEM AND DOORS.

2- DOOR TO BE IMPACT RATED DOOR WITH GLAZING

3- CONTRACTOR TO VERIFY THE SIZES OF ALL ROUGH OPENINGS IN THE FIELD AND INSTALL EACH DOOR COMPLETE WITH HARDWARE AND TRIM AS SELECTED BY OWNER.

4- WATERPROOFING AROUND DOORS AND WINDOWS TO CONFORM TO FBC., SECTION R703.5

5- CONTRACTOR SHALL SUBMIT DOOR & WINDOW SHOP DRAWINGS FOR ARCHITECT'S REVIEW.

STORE FRONT OPENINGS SCHEDULE

NOTE:
SEE STRUCTURAL
FOR WIND PRESSURES

MANUFACTURER: PGT SINGLE HUNG
2. IMPACT RESISTANCE: YES
3. FOR HEAD/JAMB/SILL DETAILS SEE: A4.00s & A5.00s TYPICAL

TAG

TAG	TYPE	WIDTH X HEIGHT (UNIT SIZE)	TOP OF HEAD (FINISHED OPENING A.F.F.)	EGRESS	COMMENTS
FIRST FLOOR					
C-A	FIXED	7-0' X 8'-11"	10'-1"	NO	ALUM. / GLASS
C-B	FIXED	16'-11" X 8'-11"	10'-1"	NO	ALUM. / GLASS
C-C	FIXED	12'-4 1/2"-" X 8'-11"	10'-1"	NO	ALUM. / GLASS
C-D	FIXED	12'-4 1/2"-" X 8'-11"	10'-1"	NO	ALUM. / GLASS
C-E	FIXED	12'-6" X 8'-11"	10'-1"	NO	ALUM. / GLASS
C-F	FIXED	12'-11" X 8'-11"	10'-1"	NO	ALUM. / GLASS

NOTES:

1- MANUFACTURE TO BE MARVIN COASTALINE IMPACT RATED STOREFRONT SYSTEM AND DOORS.

2- DOOR TO BE IMPACT RATED DOOR WITH GLAZING

3- CONTRACTOR TO VERIFY THE SIZES OF ALL ROUGH OPENINGS IN THE FIELD AND INSTALL EACH DOOR COMPLETE WITH HARDWARE AND TRIM AS SELECTED BY OWNER.

4- WATERPROOFING AROUND DOORS AND WINDOWS TO CONFORM TO FBC., SECTION R703.5

5- CONTRACTOR SHALL SUBMIT DOOR & WINDOW SHOP DRAWINGS FOR ARCHITECT'S REVIEW.

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FLORIDA, 33480

Rafael A. Rodriguez
LIC Number AR0016608

REVISIONS

DATE:
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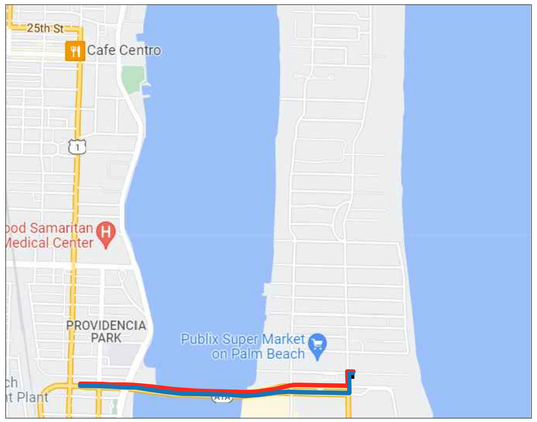
A7.02

COA: 23-016



PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP

N.T.S.

NORTH

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

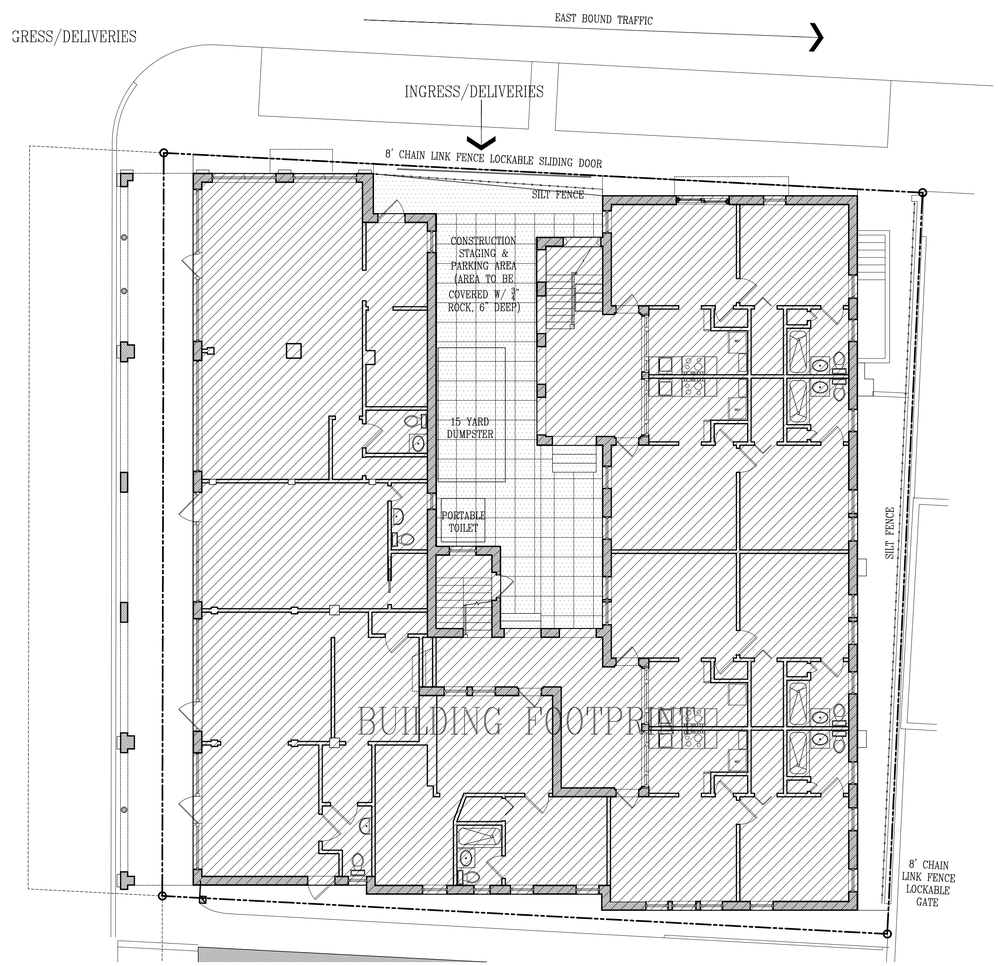
PRELIMINARY CONSTRUCTION SCHEDULE

233 BAHAMA LANE, PALM BEACH, FL 33480

TASK	DURATION
1. PERMITS	MAY 2023
2. EARTHWORK	(0.5) MONTHS
3. DEMOLITION	(1.5) MONTHS
4. MASONRY & WINDOW / DOOR PREPARATION	(1) MONTHS
5. ROOFS & WINDOW & DOOR (DRY IN)	(1.0) MONTHS
6. INTERIOR FRAMING & ROUGHS	(2.5) MONTHS
7. DRYWALL & FINISHES	(2.5) MONTHS
8. LANDSCAPE AND CIVIL	(1.0) MONTH
TOTAL ESTIMATED TIME OF CONSTRUCTION	(7) MONTHS
CERTIFICATE OF OCCUPANCY	NOVEMBER 2023

ESTIMATED CONSTRUCTION VEHICLE TRIPS
270 WORKING DAYS
4 (2 WAY) TRIPS PER DAY
4 (TRIPS) X 270 (DAYS)
1080 ESTIMATED TOTAL VEHICLE TRIPS

* DELIVERY TRUCK SIZE TO BE LIMITED TO MEDIUM DUTY- MAXIMUM LENGHT TO BE 30'-0" LONG.



NORTH

CONSTRUCTION STAGING/CONSTRUCTION SCREENING PLAN

N.T.S.

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A1