

RENOVATIONS TO THE PROPERTY AT

269 QUEENS LANE

PALM BEACH, FLORIDA 33480

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By yfigueroa at 10:45 am, Mar 09, 2023



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PHONE: 561.401.1866
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PROPERTY AT
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PALM BEACH, FLORIDA 33480

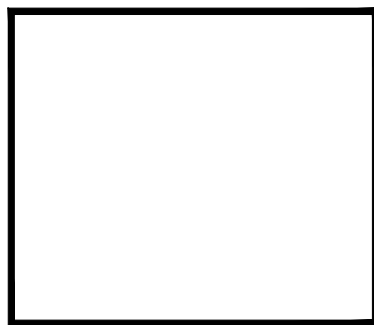
FLORIDA SEAL
REG# AR 16971

NOT FOR
CONSTRUCTION

ISSUANCE

FIRST SUBMITTAL 02/09/2023

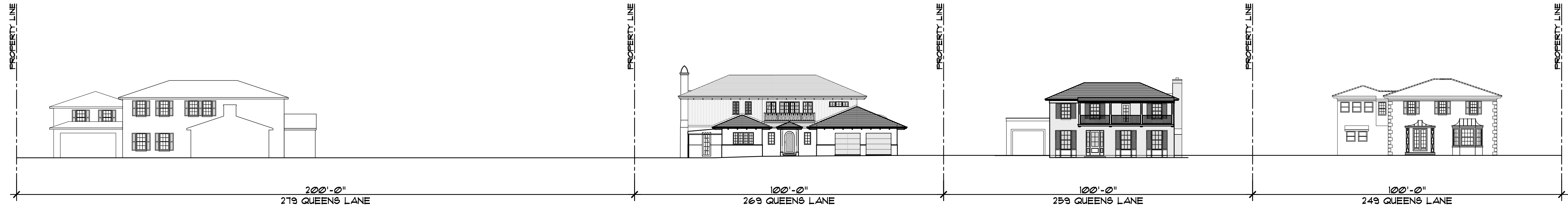
11



PHASE SD
PR NO 22304

A000

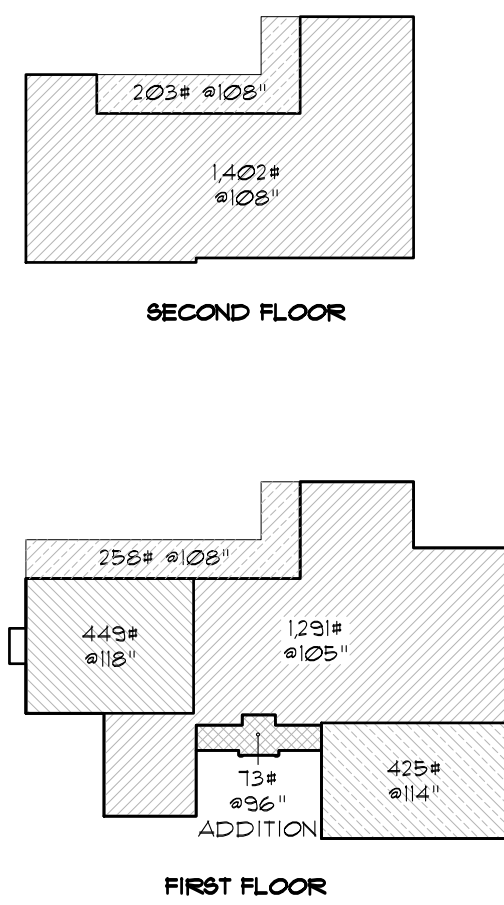
SCOPE OF WORK	DRAWING INDEX		PROJECT DESIGN TEAM
RENOVATIONS TO AN EXISTING 2-STOREY RESIDENCE TO INCLUDE NEW EXTENDED FOYER, NEW WINDOWS AND DOORS IN SELECT LOCATIONS, AND VARIOUS CHANGES TO HARDSCAPE AND LANDSCAPE.	<u>ARCHITECTURE</u> A000 COVER SHEET A001 CCR, STREETSCAPE & SITESCAPE SURVEY A002 EXISTING SITE PLAN A003 PROPOSED SITE PLAN A100 EXISTING FIRST FLOOR PLAN A101 EXISTING SECOND FLOOR PLAN A102 EXISTING ROOF PLAN D100 FIRST FLOOR DEMOLITION PLAN D101 SECOND FLOOR DEMOLITION PLAN D400 DEMOLITION ELEVATIONS, FRONT A103 PROPOSED FIRST FLOOR PLAN A104 PROPOSED SECOND FLOOR PLAN A105 PROPOSED ROOF PLAN A400 EXISTING & PROPOSED FRONT ELEVATION A400.1 PROPOSED ELEVATION RENDERED A400.2 FRONT ELEVATION RENDERINGS A500 SECTIONS A & B A501 MISC. EXTERIOR DETAILS P000 FRONT ENTRY REFERENCE IMAGES P001 MATERIALS P002 EXISTING PROPERTY P003 EXISTING PROPERTY P004 EXISTING PROPERTY P005 SURROUNDING PROPERTIES P006 SURROUNDING PROPERTIES P007 SURROUNDING PROPERTIES P008 SURROUNDING PROPERTIES P009 SURROUNDING PROPERTIES	<u>LANDSCAPE</u> L1.0 EXISTING SITE PHOTOS L1.1 EXISTING SITE PHOTOS L2.0 EXISTING VEGETATION INVENTORY & ACTION PLAN L3.0 DEMOLITION AND VEGETATION ACTION PLAN L4.0 CONSTRUCTION SCREENING PLAN L5.0 CONSTRUCTION STAGING PLAN L6.0 TRUCK LOGISTICS PLAN L7.0 LANDSCAPE PLAN L7.0a SITE DETAILS L7.0b SITE DETAILS L7.1 SITE CALCULATION/OPEN SPACE GRAPHICS L8.0 LANDSCAPE PLAN L8.1 RENDERED LANDSCAPE PLAN L8.2 PLANT SCHEDULE NATIVE LANDSCAPE LEGEND L8.3 PLANTING DETAILS AND SPECIFICATIONS L9.0 LANDSCAPE LIGHTING PLAN L10.0 RENDERED LANDSCAPE ELEVATIONS L10.1 RENDERED LANDSCAPE ELEVATIONS L11.0 PROPOSED HARDSCAPE	MHKARCHITECTURE 211 SEAVIEW AVE PALM BEACH FL 33480 PHONE:(561)401-1866 WWW.MHKAP.COM 211 Seaview Ave Palm Beach, FL 33480 561-401-1866 ENVIRONMENT DESIGN GROUP 138 North County Road - Suite 20-B Palm Beach, FL 33480 561- 832-4600 FIRST SUBMITTAL:02-09-2023 SECOND SUBMITTAL:02-27-23 ARCOM MEETING:04-26-23 ARC-023-045
PROJECT LOCATION	 PROJECT LOCATION		



Streetscape - Queens Lane

Scale

N.T.S.



LEGEND:

- UNDER AIR #18.5' (FIRST FLOOR)
- UNDER AIR #13.0' (FIRST FLOOR)
- NEW UNDER AIR #18.0' (FIRST FL. EXPANDED FOYER)
- UNDER AIR #13.0' (SECOND FLOOR)
- GARAGE #9.0'
- COVERED #13.0' (PORCH & BALCONY)

UNDER AIR:

FIRST FLOOR #18.5'	#1291*	10,913 CF.
FIRST FLOOR #13.0'	#449*	4,041 CF.
SECOND FLOOR #13.0'	#1402*	12,618 CF.
NEW EXPANDED FOYER #18.0'	#13*	584 CF.
TOTAL U/A	#3215*	28,216 CF.
GARAGE #9.0'	#425*	3,825 CF.
TOTAL	#3,640*	32,041 CF.
COVERED :		
COVERED PORCH #13.0'	#258*	2,064 CF.
COVERED BALCONY #13.0'	#203*	1,624 CF.
TOTAL	#4,101*	35,729 CF.

LOT SIZE = 9,400*

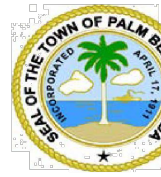
MAX ALLOWABLE CCR = $3.5 (60,000 - 9,400) / 50,000 \times 0.5 = 4.06$

MAX ALLOWABLE CUBIC FEET = $2,024 \times 9,400 = 38,164$

TOTAL CUBIC FEET = 32,041 CU. FT. / 9,400 SQ. FT. = 3.40

TOTAL ALLOWABLE COVERED LOGGIA = 5% OF HOUSE CU. FT (38,164 CU. FT) = 1,908*

COVERED ENTRY & BALCONY = 553*



Town of Palm Beach

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

Zoning Legend			
Line #	Property Address:	269 Queens Lane	
1	Zoning District:	RB	
2	Structure Type:	Two Story Residence	
3		Required/Allowed	Existing
4		Existing	Proposed
5	Lot Size (sq ft)	9400	9400
6	Lot Depth	94	94
7	Lot Width	100	100
8	Lot Coverage (Sq Ft and %)	30% 2,165	24% 2,238
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)	4,240	3,567
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.06 (38,164)	3.35 (31,457)
11	*Front Yard Setback (Ft.)	25'	30.8'
12	*Side Yard Setback (1st Story) (Ft.)	12.5'	15'
13	*Side Yard Setback (2nd Story) (Ft.)	15'	17'-4"
14	*Rear Yard Setback (Ft.)	15'	12.7'
15	Angle of Vision (Deg.)	100'	100'
16	Building Height (Ft.)	22'	19'
17	Overall Building Height (Ft.)	30'	25.02'
18	Crown of Road (COR) (NAVD)	2.86	2.86
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/C
20	Finished Floor Elev. (FFE)(NAVD)	7.0	7.61
21	Zero Datum for point of meas. (NAVD)	7.61	7.61
22	FEMA Flood Zone Designation	AE	N/C
23	Base Flood Elevation (BFE)(NAVD)	6.0	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	45% (4,230 SF)	43.3% (4,074 SF)
25	Perimeter LOS (Sq Ft and %)	50% (2,115 SF)	68.4% (2,381 SF)
26	Front Yard LOS (Sq Ft and %)	40% (1,000 SF)	77% (1,925 SF)
27	**Native Plant Species %	Please refer to separate landscape legend.	

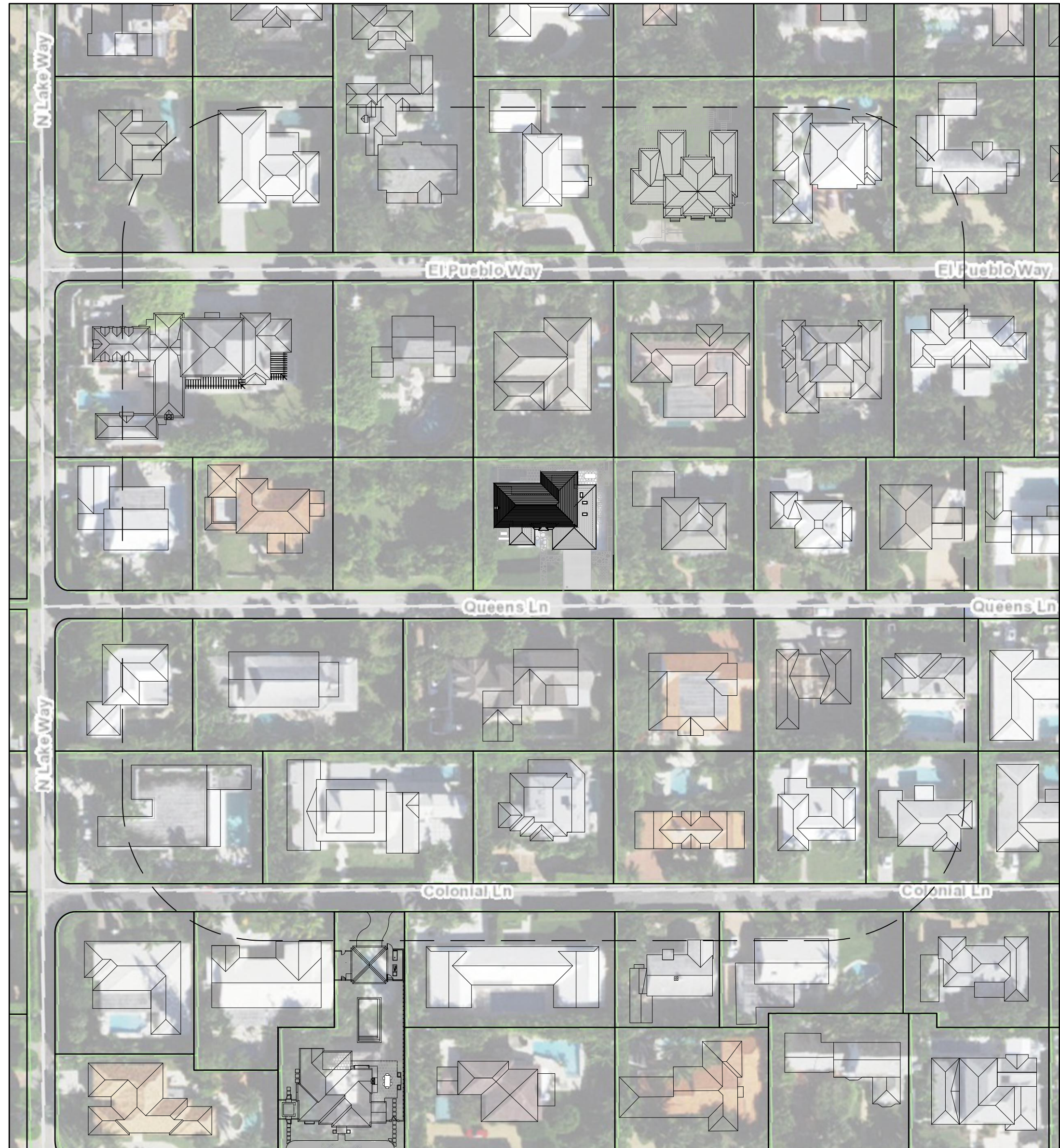
* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220304



Sitescape

Scale

N.T.S.



ARC-023-045

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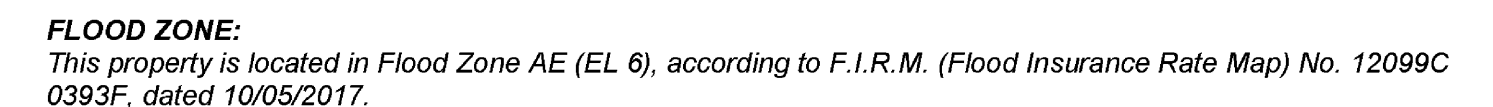
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A000.1

BOUNDARY SURVEY FOR:
KEVIN & LIZ MCNAMARA



1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
3. Description furnished by client or client's agent.
4. Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
11. In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
12. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
13. The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

James G. Peden Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

REVISIONS:

01/12/23 SURVEY AND TIE-IN UPDATE B.M./M.B. 14-1190-6 PB341/67
 05/24/22 SPOT ELEVATIONS, SURVEY UPDATE & TIE-IN UPDATE J.O.S.W. 14-1190-4 PB334/19

Boundary Survey For:

KEVIN & LIZ MCNAMARA



WALLACE SURVEYING

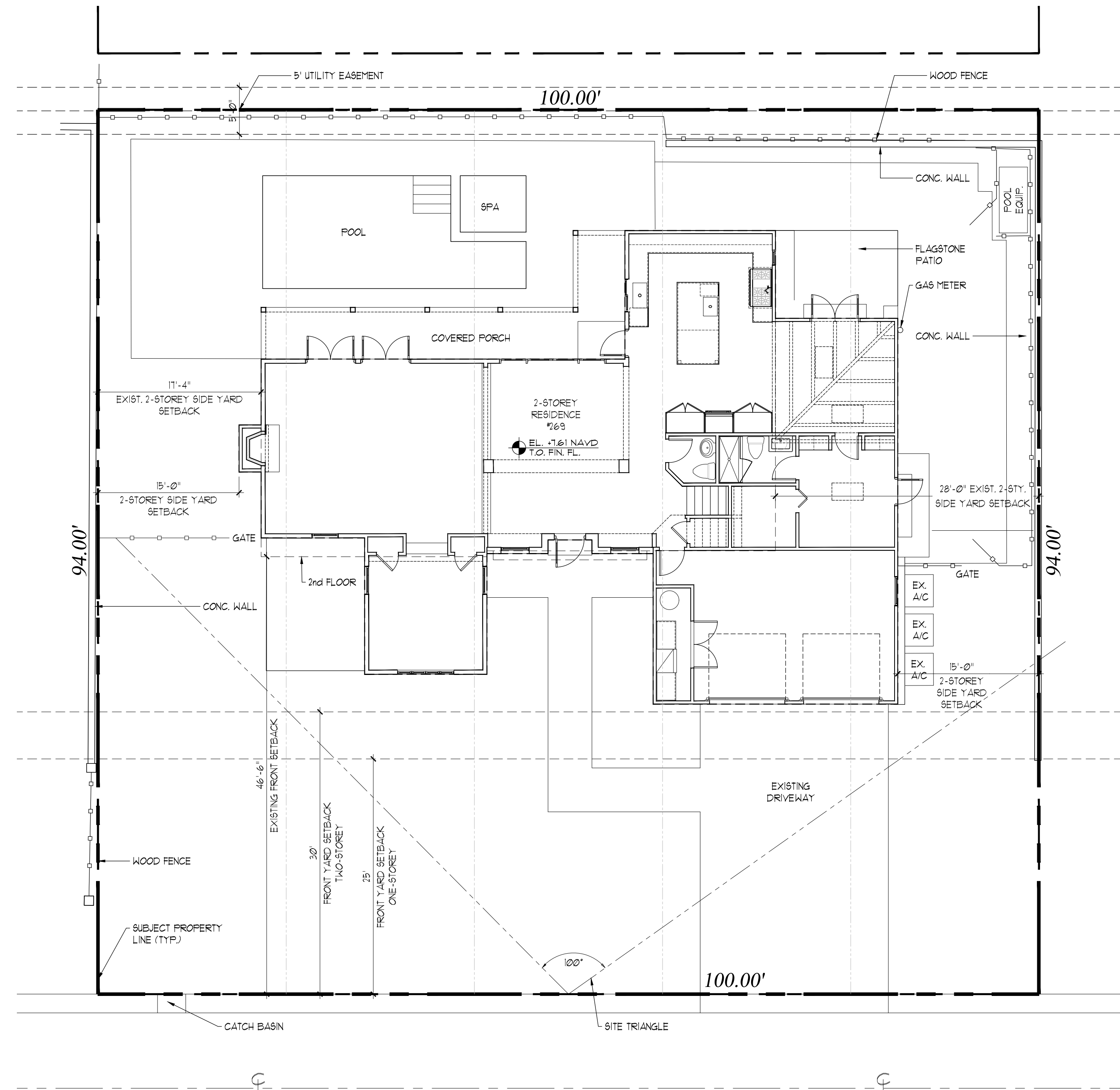
CORP. (INCORPORATED BUSINESS # 4586)

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD	J.O.	JOB NO.	14-1190
OFFICE	J.P.	DATE	05/27/14
C.K.B.	J.P.	REF.	14-1190.DWG
		SHEET	17 OF 17

F.A. PB178

MC 49



QUEENS LANE

Existing Site Plan

Scale

1/8" = 1'-0"



LEGAL DESCRIPTION:
LOTS 34, 35, 36, 37, 438, INCLUSIVE,
REVISED PLAT PALM BEACH SHORES
ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 16, PAGE
81 OF THE CURRENT PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA



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[illegible]

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A003


$$\overline{1/8'' = 1'-0''}$$




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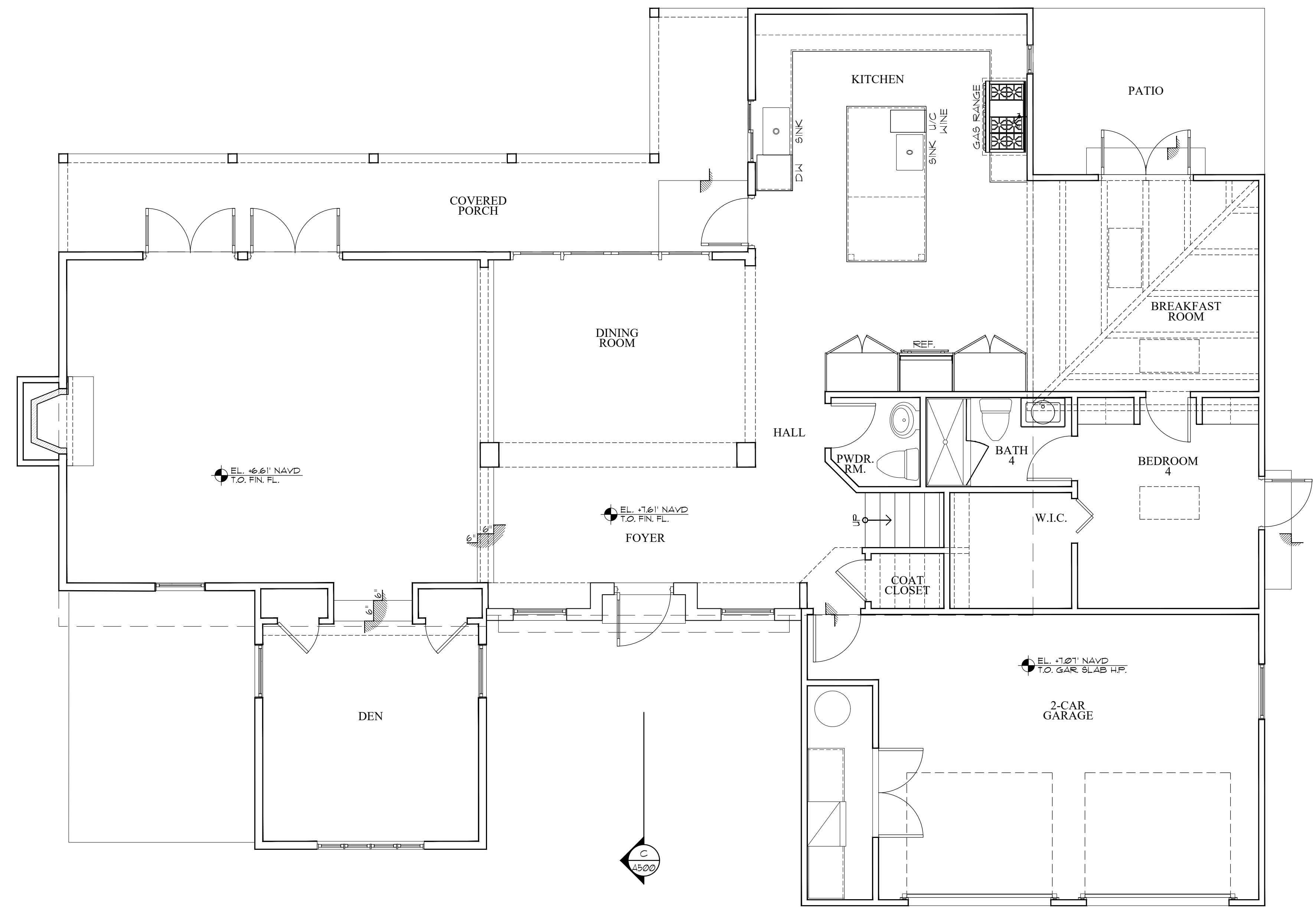
SECRET
REG# AR 16971

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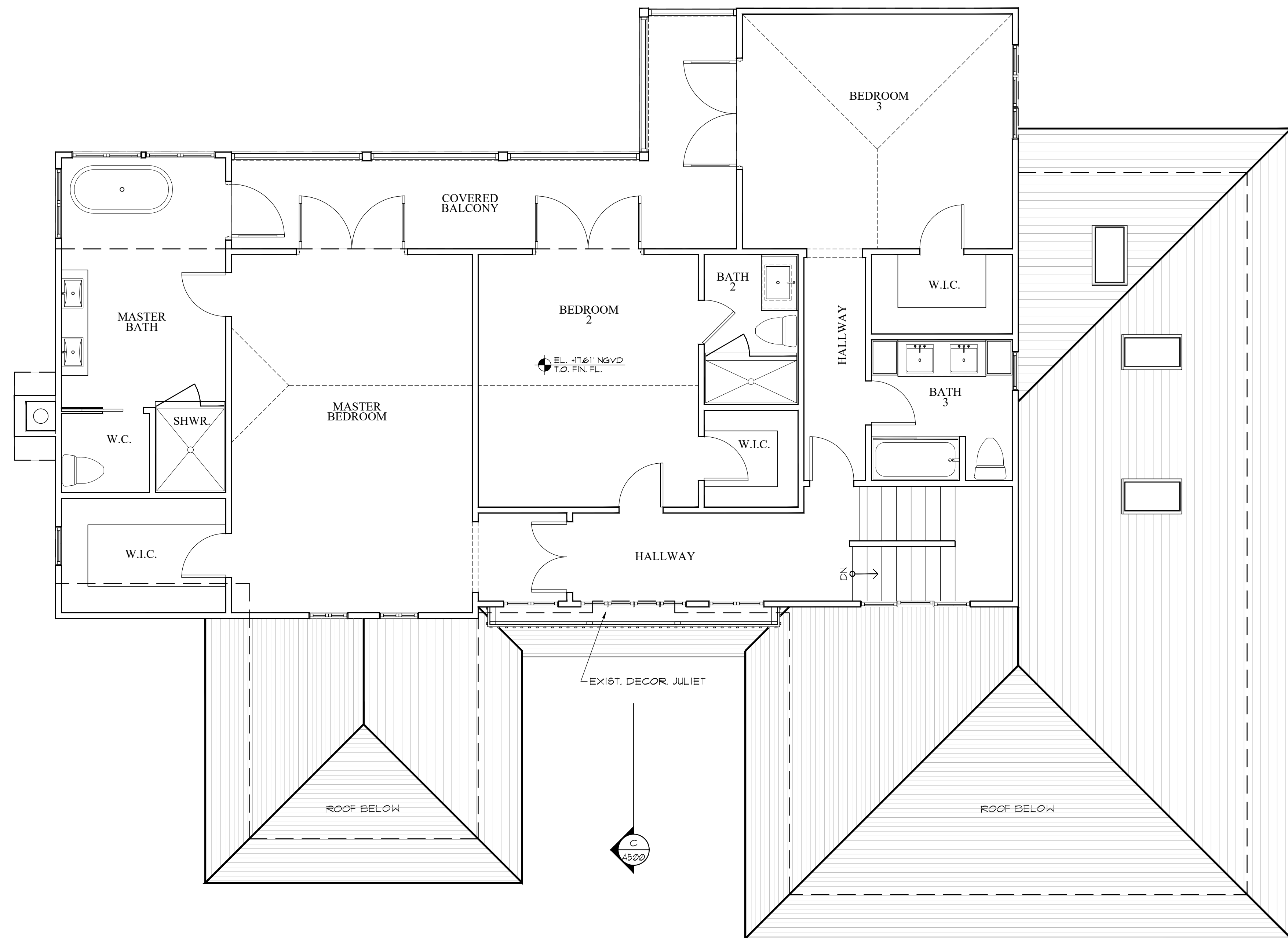
A100



Existing First Floor Plan

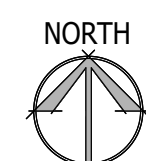
$$1/4'' = 1'-0''$$


ARC-023-045



Existing Second Floor Plan
Scale

1/4" = 1'-0"



ARC-023-045

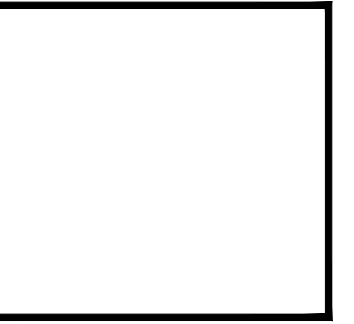


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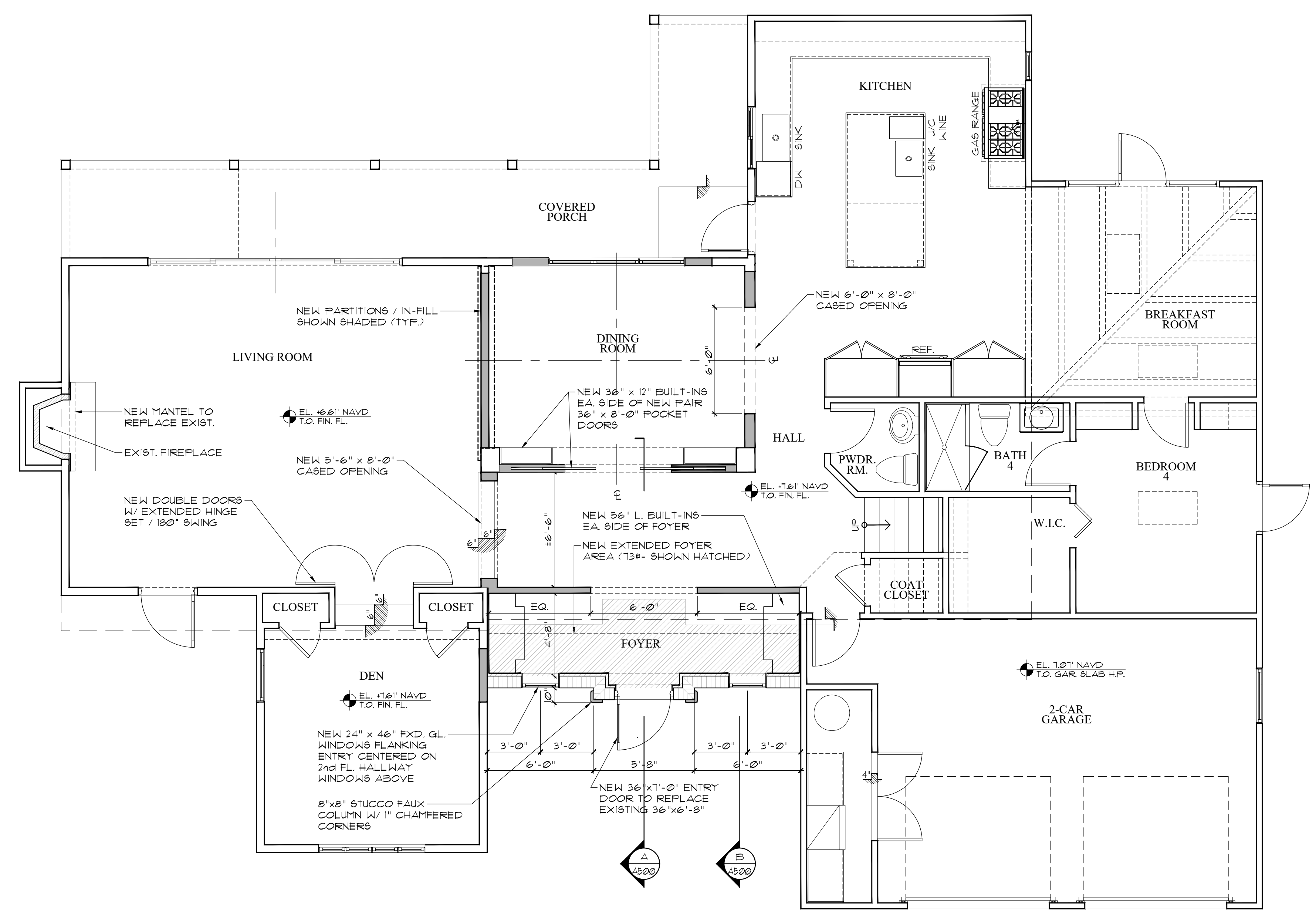
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PR NO	22304

A102

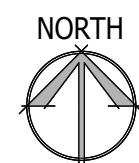

$$\overline{1/4'' = 1'-0''}$$


ARC-023-045

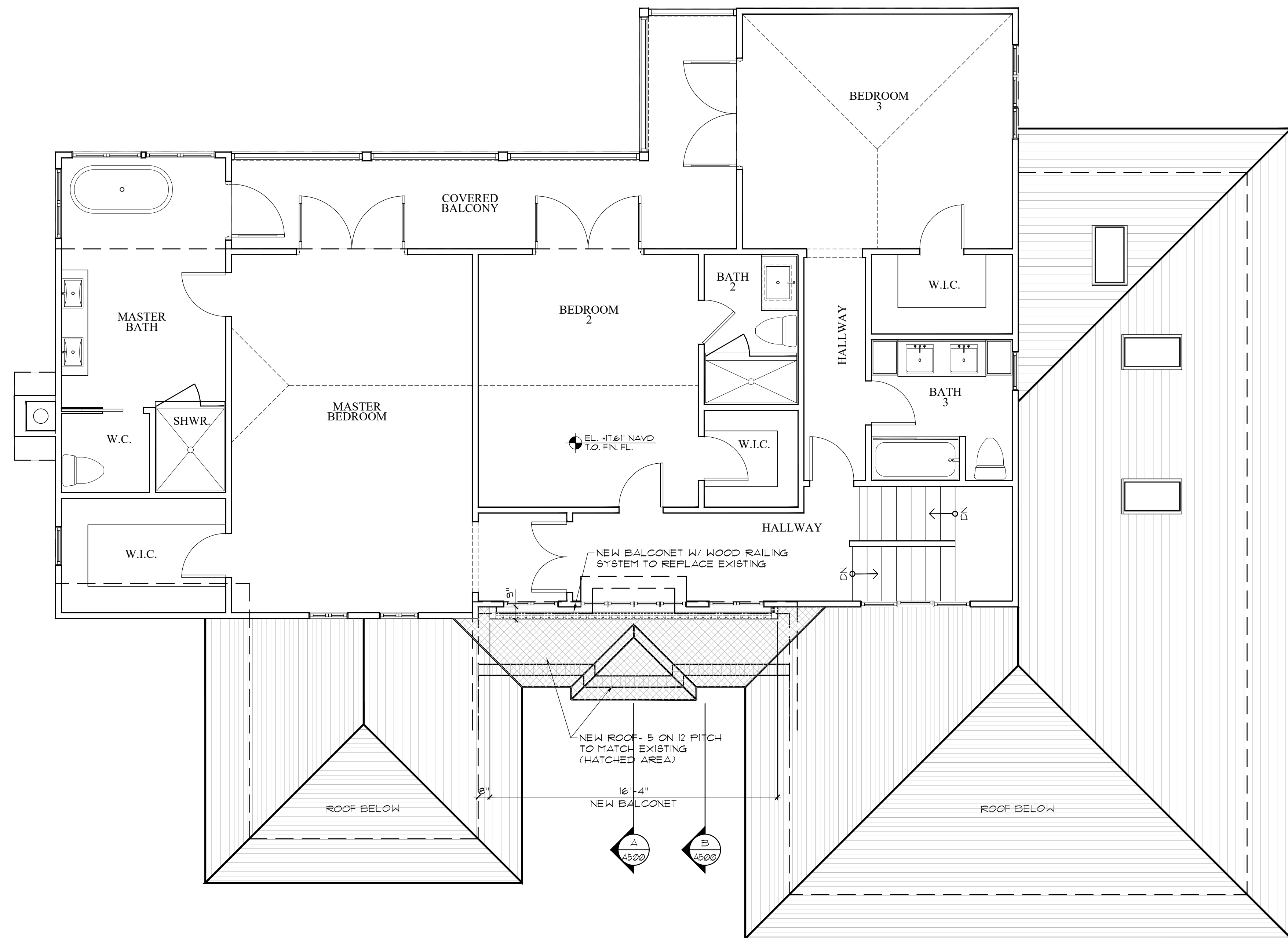


Proposed First Floor Plan
Scale

1/4" = 1'-0"



ARC-023-045



Proposed Second Floor Plan
Scale

1/4" = 1'-0"



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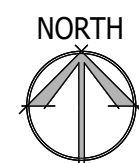
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A105



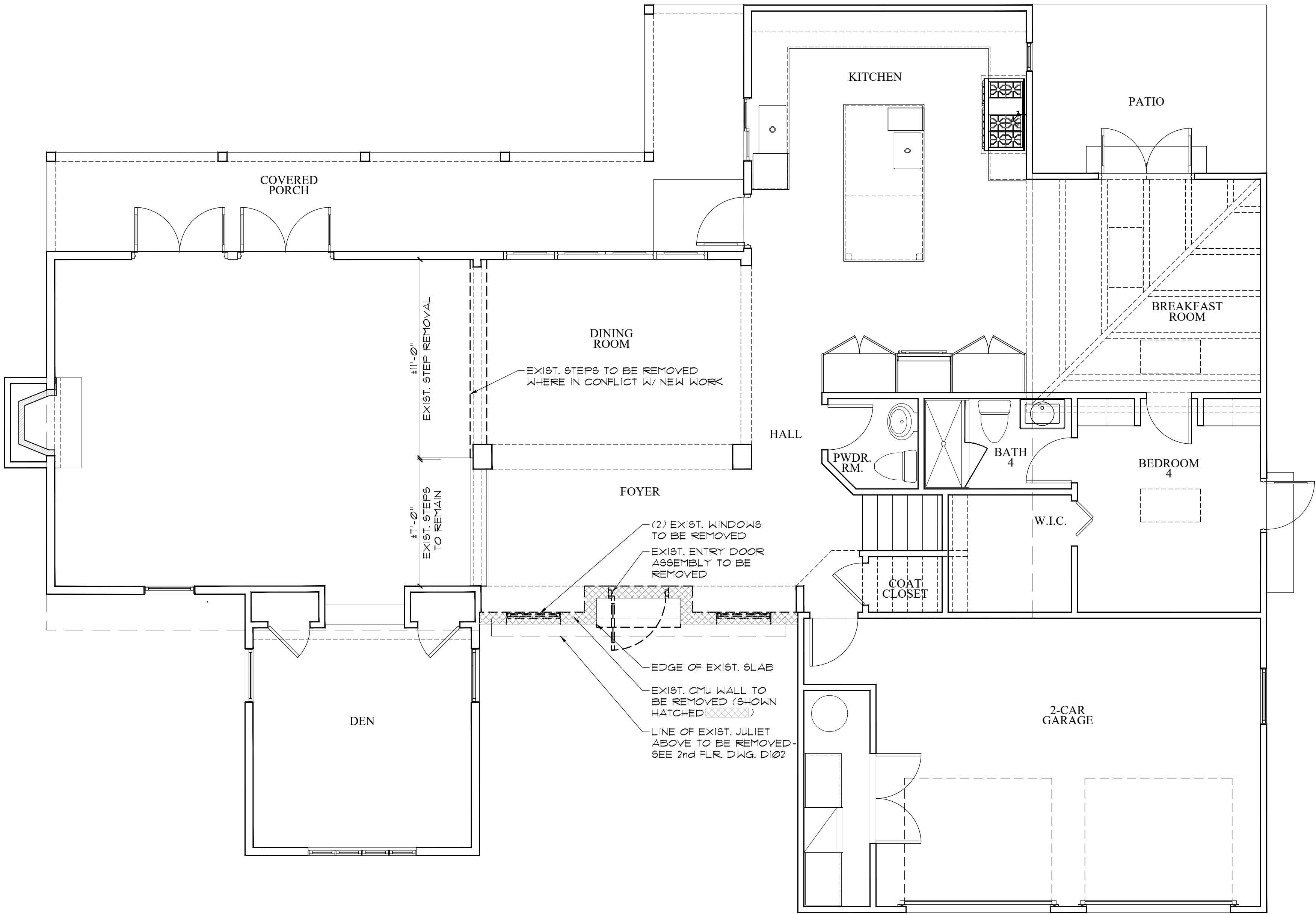
1/4" = 1'-0"



ARC-023-045

DEMOLITION NOTES

1. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS REQUIRED FOR THE DEMOLITION WORK INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, CEILING SYSTEM, ELECTRICAL, PLUMBING, FLOOR MATERIAL, ETC.
2. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING MATERIALS, EQUIPMENT, TREES, UTILITY LINES, ETC... WHICH ARE TO REMAIN AND REPAIR OR REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED, EITHER BY THE G.C. OR SUBCONTRACTORS, AT NO ADDITIONAL COST TO THE OWNER.
3. WHERE SLAB REMOVAL IS REQUIRED, THE SLAB SHALL BE CHOPPED OUT AND NOT SAW CUT.
4. FLASH PATCH SLAB AS REQ'D. FOR SMOOTH, LEVEL, AND EVEN FLOOR SURFACES, PREPPED READY TO RECEIVE NEW FINISHES AS SCHEDULED.
5. THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS THAT WILL BE SAVED, THOSE ITEMS SHALL BE REMOVED AND STORED AS DIRECTED BY THE OWNER.
6. PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY.
7. G.C. TO LOCATE ANY EXISTING STRUCT'L MEMBERS & HVAC CHASES W/IN WALL CAVITIES AND NOTIFY ARCHITECT OF RESULTS PRIOR TO DEMOLITION.
8. EXISTING WALL, FLOOR & CEILING FINISHES TO BE REMOVED AND REMAINING PREPPED READY TO RECEIVE NEW CONSTRUCTION WHERE NOTED.
9. NON-LOAD BEARING PARTITIONS TO BE REMOVED WHERE INDICATED WITH DASHED LINES.
10. ABANDONED ELECTRICAL CIRCUITS TO BE TERMINATED IN AN ACCESSIBLE J-BOX, AS PER CODE.
11. ELECTRICAL SAFE-OFF BY ELEC. SUB-CONTRACTOR.
12. G.C. TO IDENTIFY PARTITION CONSTRUCTION AND TO VERIFY THAT ALL PARTITIONS SCHEDULED FOR REMOVAL ARE NON-BEARING. NOTIFY ARCHITECT OF RESULTS PRIOR TO ANY DEMOLITION.

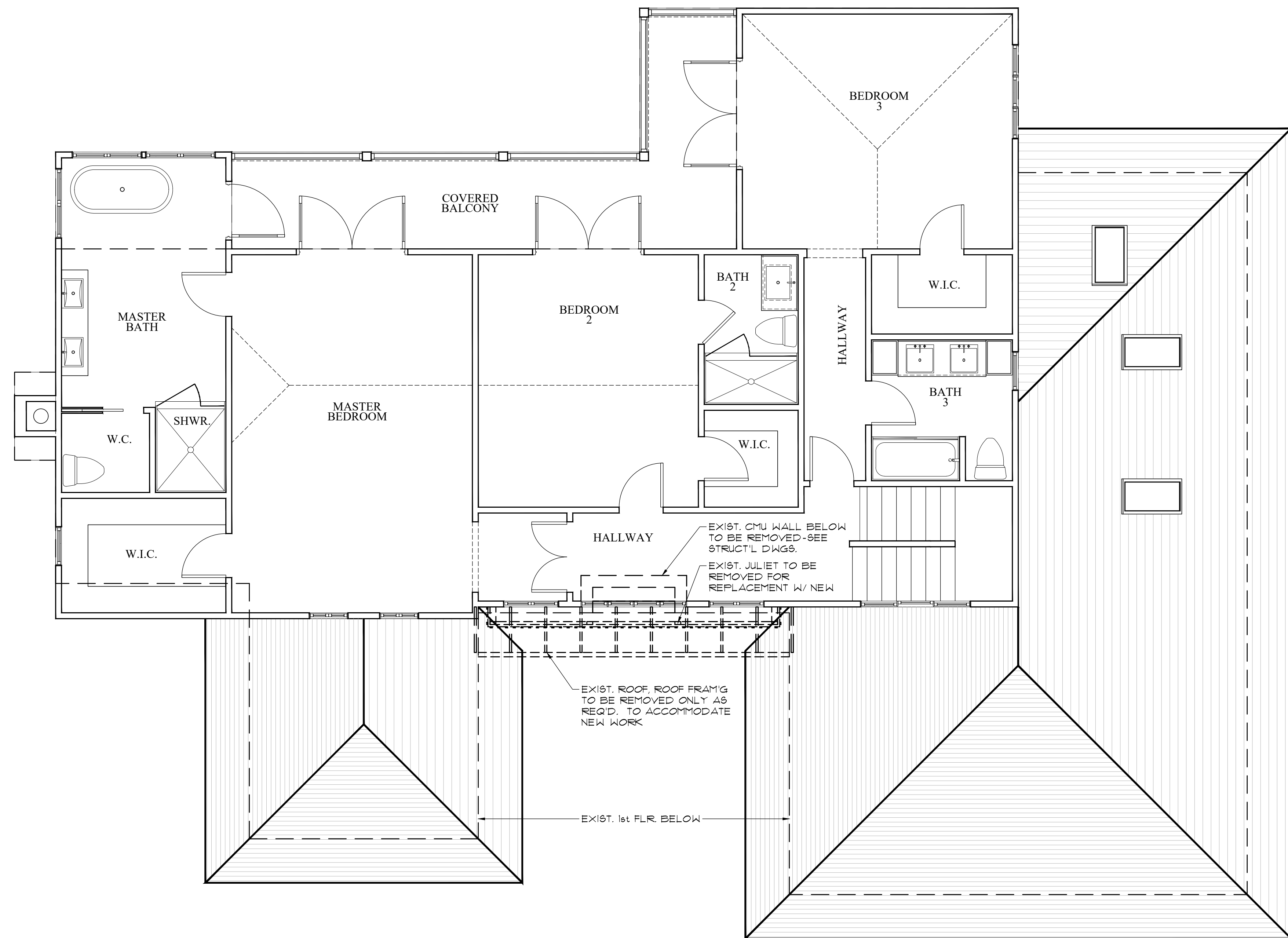


First Floor Demolition Plan
Scale

1/4" = 1'-0"



ARC-023-045



Second Floor Demolition Plan
Scale

1/4" = 1'-0"



ARC-023-045



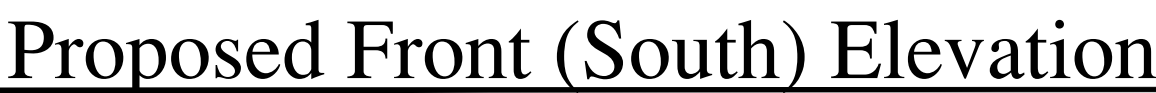
Proposed Demolition- Front (South) Elevation

Scale

1/4" = 1'-0"



Scale

$$1/4'' = 1'-0''$$


Scale

$$1/4'' = 1'-0''$$



Rendered (South) Elevation
Scale

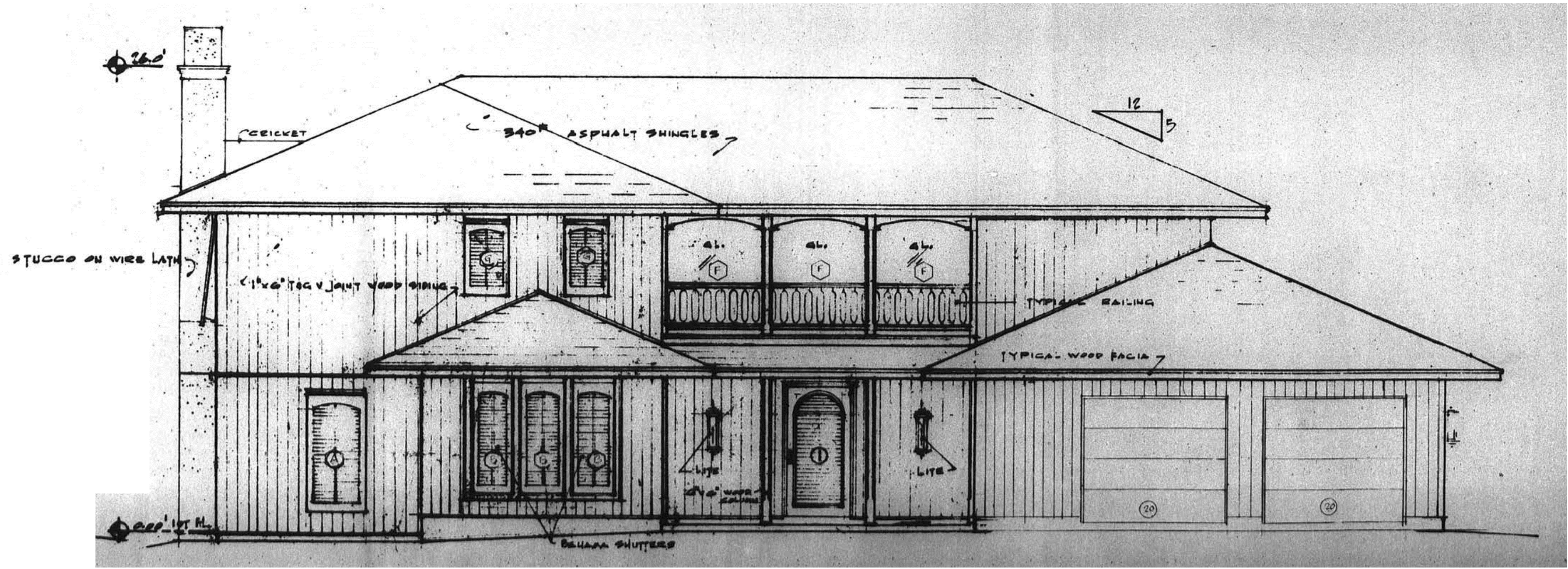
NTS



Proposed Front (South) Elevation
Scale

1/4" = 1'-0"





269 Queens Lane - Original South Elevation
Scale

N.T.S.



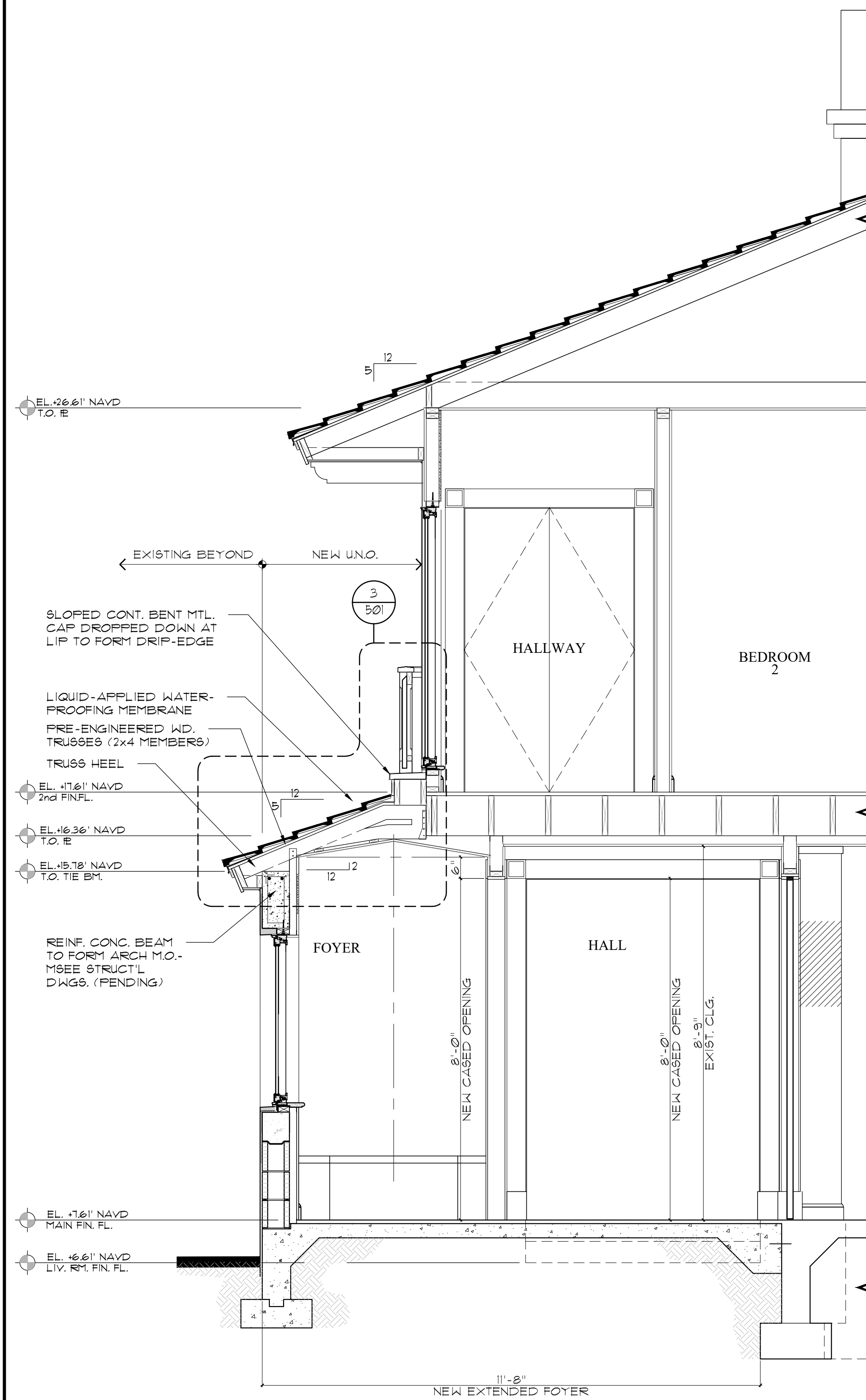
Existing South Elevation - Entry
Scale

N.T.S.

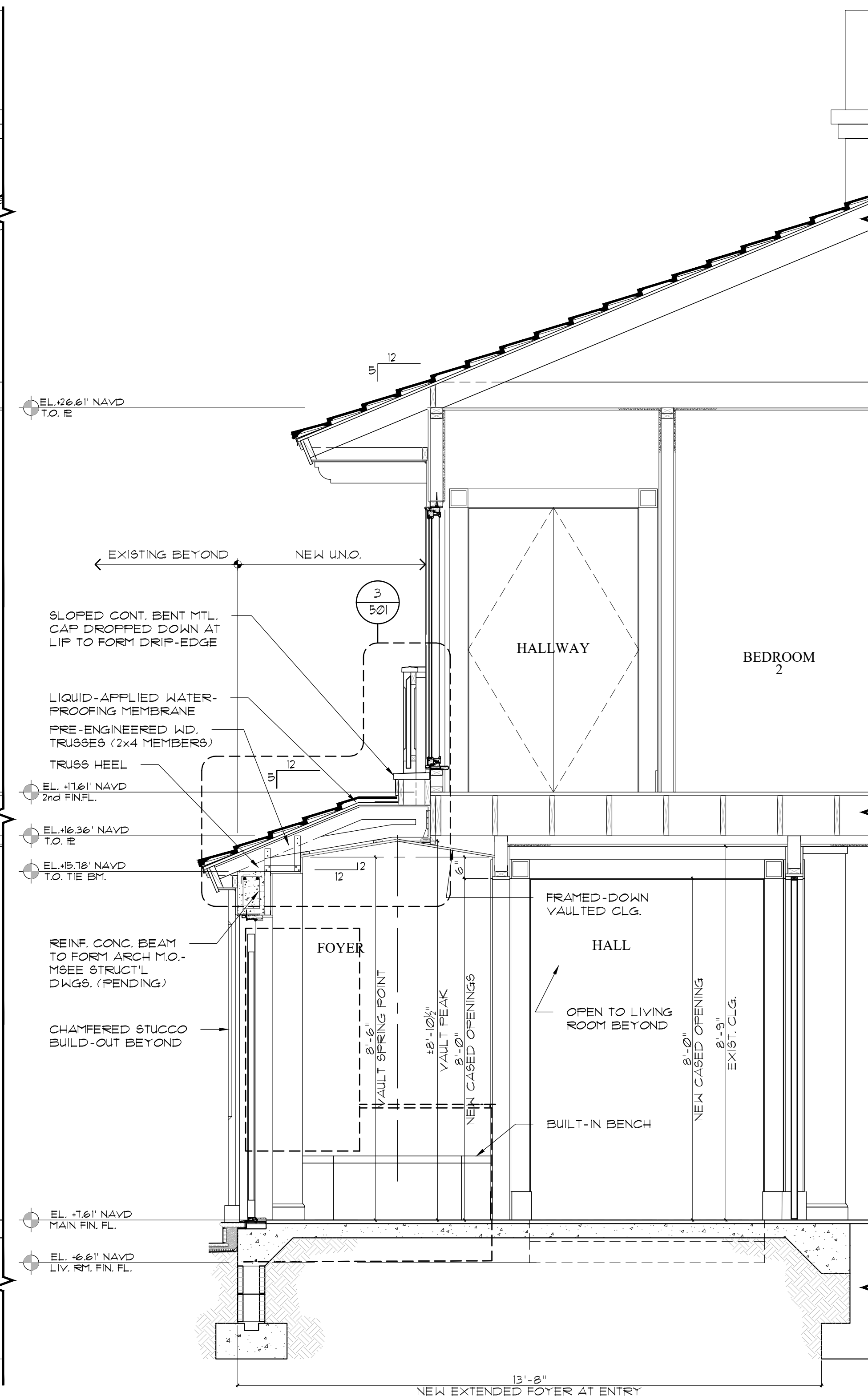


Existing Railing Deatil
Scale

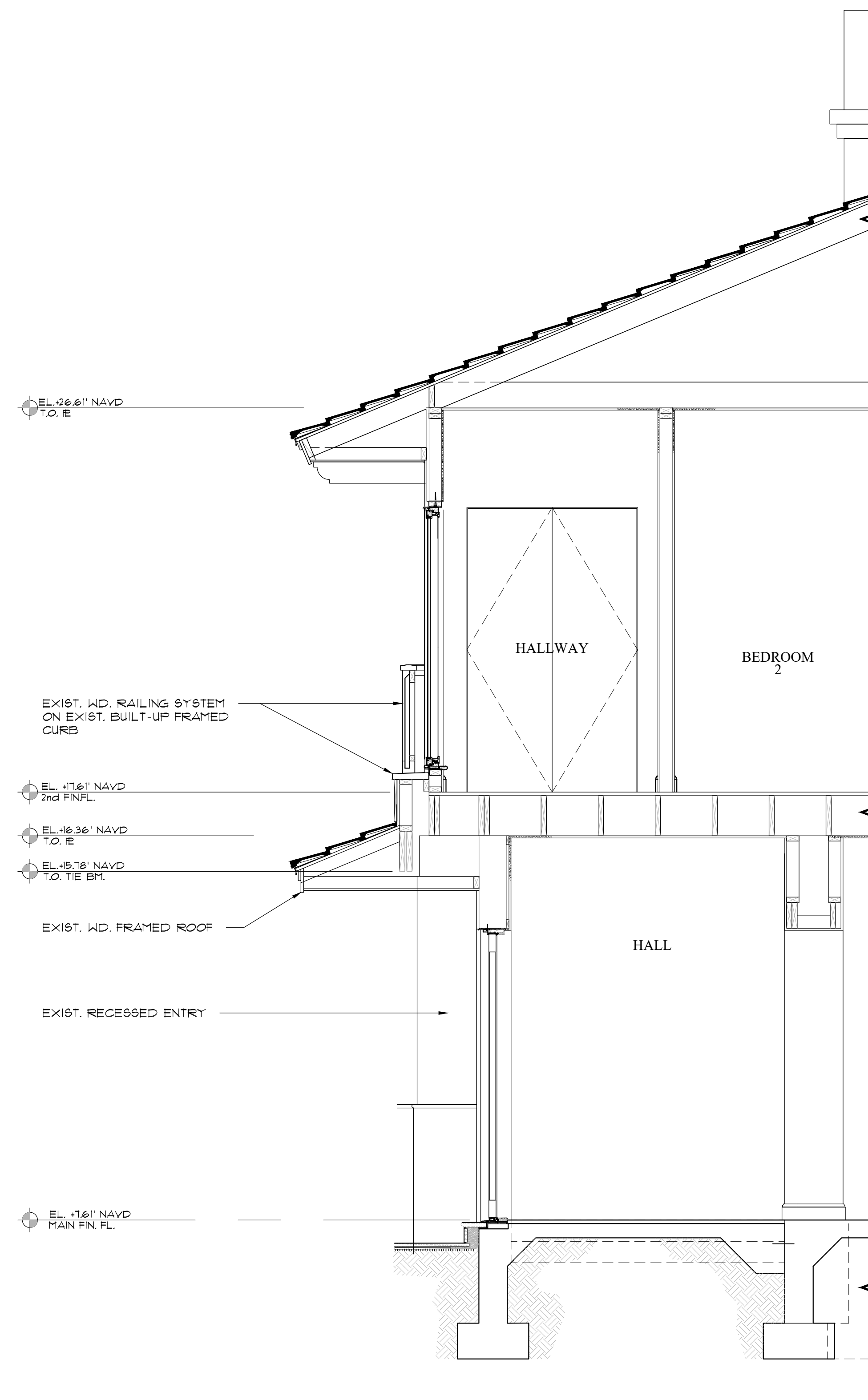
N.T.S.



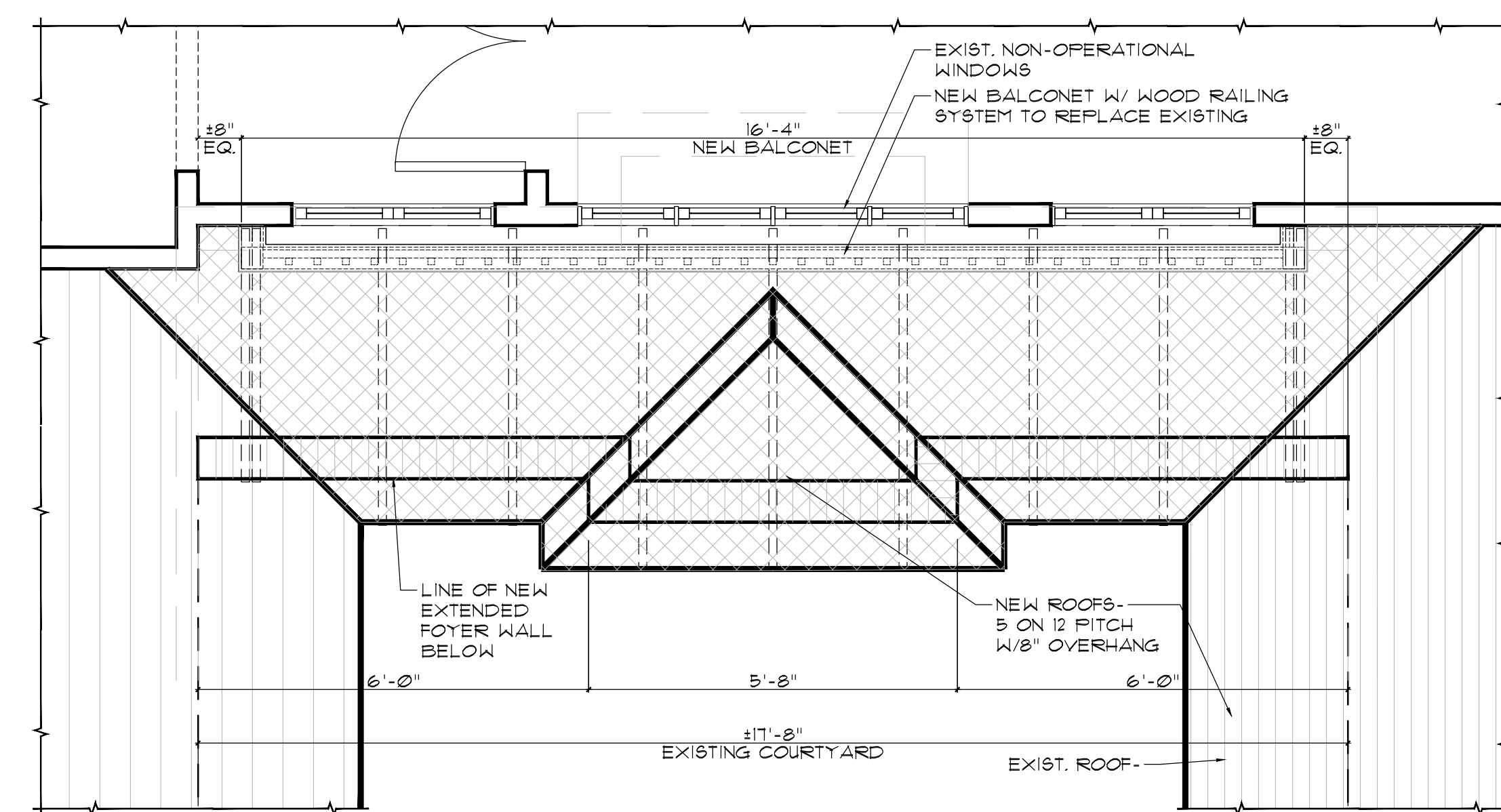
A Building Section
Scale 1/2" = 1'-0"



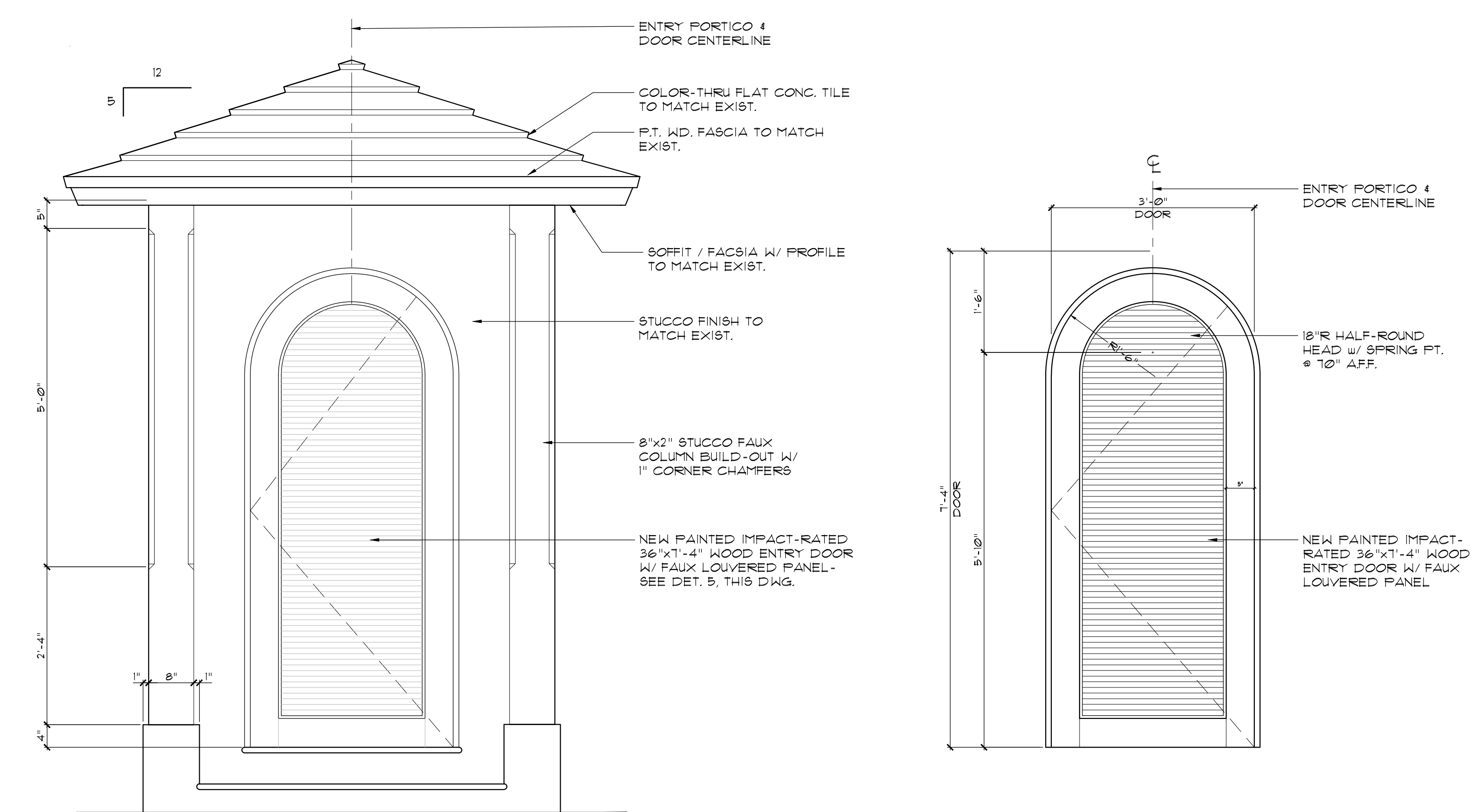
B Building Section
Scale 1/2" = 1'-0"



C Building Section- Thru Exist. Entry
Scale 1/2" = 1'-0"

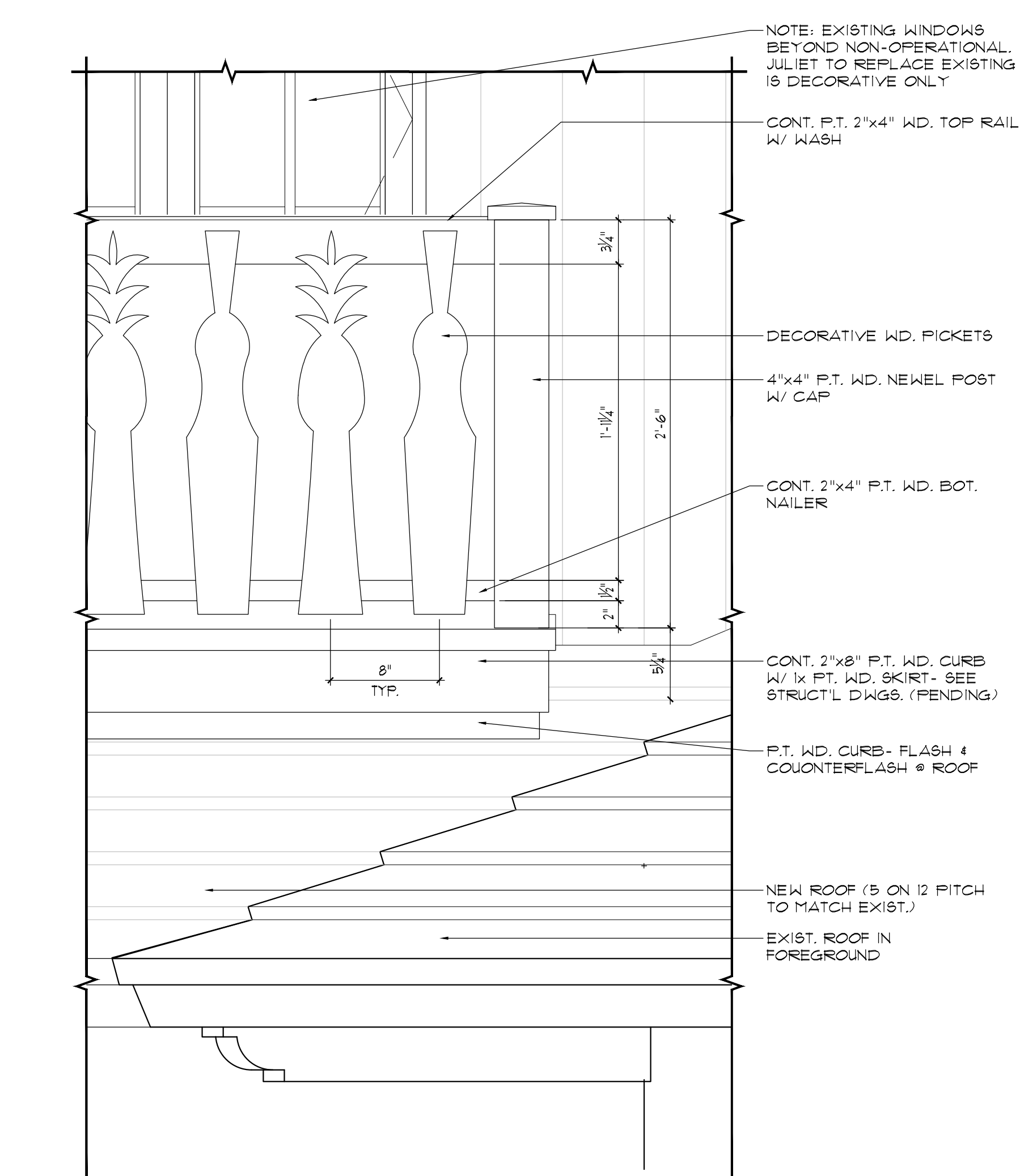


1 Enlarged Balconet Plan
1/2" = 1'-0"

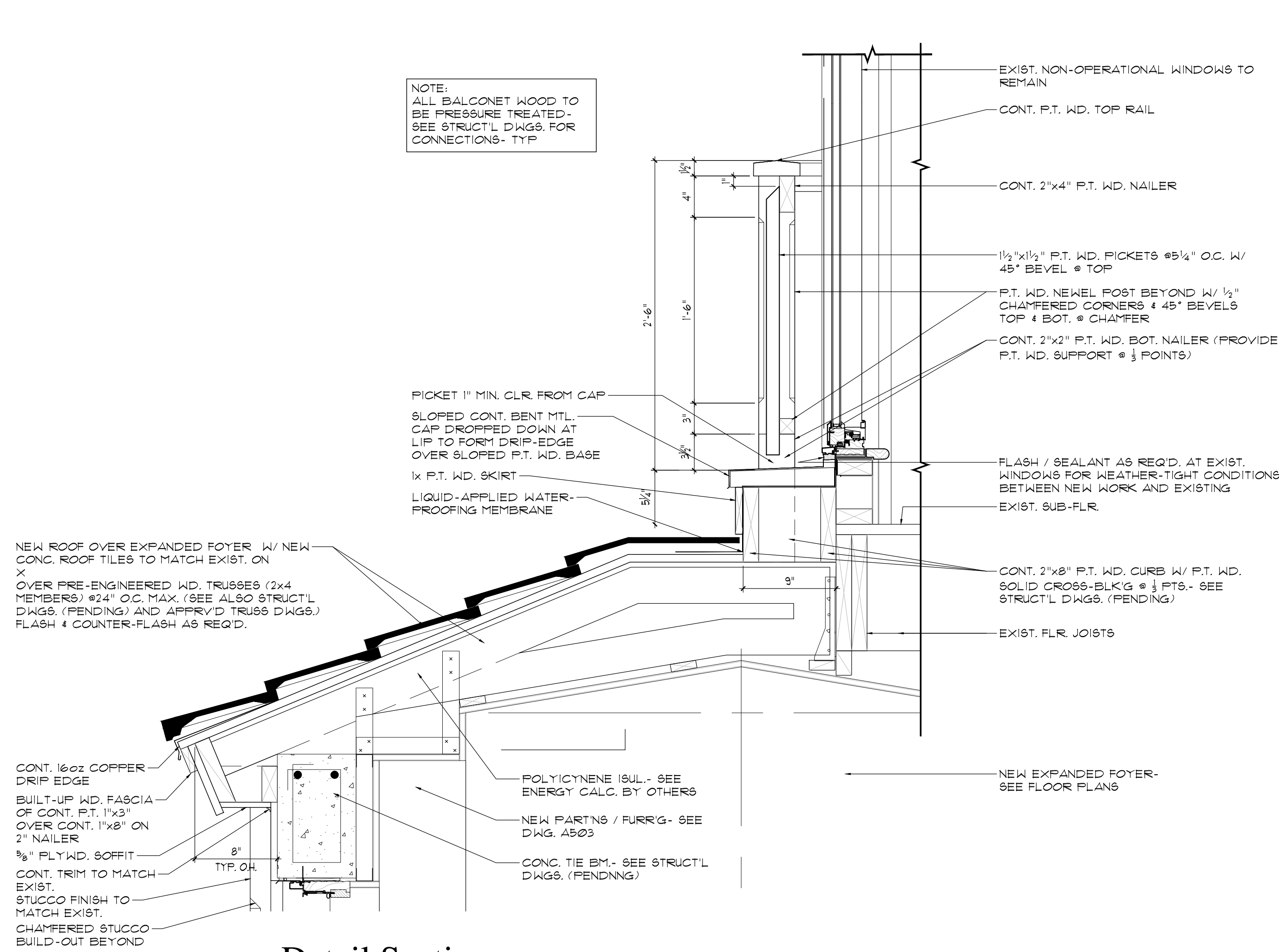


4 Entry Portico Details
Scale 3/4" = 1'-0"

5 Entry Door Detail
Scale 3/4" = 1'-0"



2 Typical Balconet Railing Details
Scale 1 1/2" = 1'-0"



3 Detail Section
Scale 1-1/2" = 1'-0"



Materials - 269 Queens Lane

Scale

N.T.S.



269 Queens Lane
Scale N.T.S.



269 Queens Lane
Scale N.T.S.



269 Queens Lane
Scale N.T.S.



269 Queens Lane
Scale N.T.S.



269 Queens Lane

Scale

N.T.S.



269 Queens Lane

Scale

N.T.S.



269 Queens Lane

Scale

N.T.S.



269 Queens Lane

Scale

N.T.S.



269 Queens Lane
Scale N.T.S.



269 Queens Lane
Scale N.T.S.



300 Queens Lane

Scale

N.T.S.



288 Queens Lane

Scale

N.T.S.



280 Queens Lane

Scale

N.T.S.



279 Queens Lane

Scale

N.T.S.



272 Queens Lane
Scale N.T.S.



270 Queens Lane
Scale N.T.S.



250 Queens Lane
Scale N.T.S.



259 Queens Lane
Scale N.T.S.



249 Queens Lane

Scale

N.T.S.



245 Queens Lane

Scale

N.T.S.



240 Queens Lane

Scale

N.T.S.



235 Queens Lane

Scale

N.T.S.



234 Queens Lane

Scale

N.T.S.



223 Queens Lane

Scale

N.T.S.



221 Queens Lane

Scale

N.T.S.



214 Queens Lane

Scale

N.T.S.



206 Queens Lane

Scale

N.T.S.



201 Queens Lane

Scale

N.T.S.



200 Queens Lane

Scale

N.T.S.

MARK
ARCHITECTURE

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