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SKA ARCHITECT + PLANNER
249 PERUVIAN AVENUE, SUITE F-2
PALM BEACH, FLORIDA 33480
(561) 655 - 1116 OFFICE
(561) 832 - 7828 FACSIMILE
www.skaarchitect.com

CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480
RENOVATION & ADDITION

LPC
HSB-23-005
MAY 17, 2023

TOWN COUNCIL
ZON-23-055
JUNE 14, 2023

SKA ARCHITECT + PLANNER
PATRICK W. SEGRAVES, A.I.A.
DANIEL A. CLAVIJO, ASSOCIATE A.I.A.

Our proposal for renovation includes partial roof demolition, removal of applied material to existing overhang to display original concrete overhang, and the addition of an approximate 1,700 sqft. second floor apartment addition.
These modifications will incur the following variances....

RECEIVED

By yfigueroa at 10:08 am, Apr 11, 2023

PRE-APP SUBMITTAL
02-20-23
FIRST SUBMITTAL
03-09-23
SECOND SUBMITTAL
03-27-23
NTP - DROPOFF
04-11-23



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:

CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

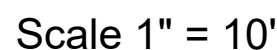
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SHEET NUMBER:

1

ISSUE DATE: 03-27-23

JOB #: HSB-23-005
(ZON-23-055)



THE NW
CORNER
OF LOT 1
FOUND MAG
NAIL & DISK

NORTH

1. Map of "Addition No. 1 to Floral Park.
(P.B. 5, Pg. 28). **Affects the subject property. All pertinent items are plotted hereon.**
2. Restrictions (Deed book 48, Pg. 355. Affects the subject property. **Affects the subject property. Easement over the rear of the property for utility poles and wires. Not width if given. Not plottable.**

- 1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in First American Title Insurance Company; Title Search Report; Customer file no.: 1062-6113568; Date through: June 28, 2022 at 8:00 a.m.; See "Notes on easements, restrictions, and other matters".
- 2.) Area of subject property = 2,500 square feet (0.0574 acres).
- 3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
 - a. Originating benchmark = Leica Global Positioning System.
 - b. $\times \frac{00.00}{100} =$ existing elevation (NAVD 88 typical).
- 4.) No underground improvements located.
- 5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.
- 6.) This firm's "Certificate of Authorization" number is "LB 6838".

ROYAL POINCIANA WAY
(200' TOTAL R/W)

UTILITY EASE.
OVER REAR LOT
LINE. NO WIDTH
— GIVEN
(D.B. 48, PG. 355)

ADJACENT
BUILDING

THE SE
CORNER
OF LOT 16
FOUND MAG
NAIL & DISK

WING WALL
7.1' ABOVE GROUND

SET "P.K." NAIL
& DISC "LB 6838"

SITE BENCHMARK #2
FOUND MAG NAIL & DISK
EL.= 2.63'

N88°53'06"W

S. LINE "BRADLEY PROPERTY"
PER P.B. 5, PG. 28

	= ASPHALT PAVEMENT
	= CONCRETE FLATWORK
	= PAVER BRICK FLATWORK
	= WOOD POWER POLE
	= WATER METER
	= FIRE HYDRANT
	= CATCH BASIN
	= SANITARY MANHOLE

SCALE:	1" = 10'
FIELD WK:	LEES
DRAWN BY:	SUB
CHECKED BY:	S.R.L.
DATE:	8/5/2022

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF:	I-44/38
PREV. JOB NO'S.	
JOB NO.	Y220837
M-5148	

REVISIONS:

CERTIFIED TO: POINCIANA CAPITAL CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY; ALLEY, MAASS, ROGERS & LINDSAY, P.A.
PROPERTY ADDRESS: 261 Royal Poinciana Way , Palm Beach , FL 33480
FLOOD ZONE: AE (FIRM 120220-12099C0581F 10/05/2017)
BASE FLOOD ELEVATION = 6' (NAVD 88)
DESCRIPTION: Lot 10, FLORAL PARK ADDITION NO.1, according to the Plat thereof, recorded in Plat Book 5, at Page 28, of the Public Records of Palm Beach County, Florida.

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No
MICHAEL J. MILLER #4034

CRD. FILE	Y211
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REF: I-44/38

PREV.

JOB NO.

M 514

M-5148



Town of Palm Beach

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

Line #	Zoning Legend			
1	Property Address:	261 ROYAL POINCIANA WAY		
2	Zoning District:	C-TS-COMMERCIAL TOWN		
3	Structure Type:	TWO - STORY, STORE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	4,000 SQ.FT.	2,500 SQ.FT.	2,500 SQ.FT.
6	Lot Depth	90.00'	100.00'	100.00'
7	Lot Width	30.00'	25.00'	25.00'
8	Lot Coverage (Sq Ft and %)	70%(1)-70%(2)	1,935(77.40%)	1,935(77.40%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structues, etc)	NA	1,935 SQFT	3,655 SQFT
10	Cubic Content Ratio (CCR) (R-B ONLY)	NA	NA	NA
11	*Front Yard Setback (Ft.)	5'(1)-9'(15'<)	5.30'	5.30'
12	* Side Yard Setback (1st Story) (Ft.)	NA	3.01',0.47' (W+E)	3.01',0.47' (W+E)
13	* Side Yard Setback (2nd Story) (Ft.)	9'(15'<)	NA	3.01',0.47' (W+E)
14	*Rear Yard Setback (Ft.)	10'(1)-14'(15'<)	4.70'	4.70'
15	Angle of Vision (Deg.)	NA	NA	NA
16	Building Height (Ft.)	15'(1)25'(2)	12.00'	23.00'
17	Overall Building Height (Ft.)	20'(1)-30'(2)	14.41'	26.00'
18	Crown of Road (COR) (NAVD)	2.67'	2.67'	2.67'
19	Max. Amount of Fill Added to Site (Ft.)	NA	NA	NA
20	Finished Floor Elev. (FFE)(NAVD)	7.00' MINIMUM	3.25 NAVD	3.25 NAVD
21	Zero Datum for point of meas. (NAVD)	7.00' MINIMUM	7.00'	7.00'
22	FEMA Flood Zone Designation	NA	X	X
23	Base Flood Elevation (BFE)(NAVD)		7.00'	7.00'
24	Landscape Open Space (LOS) (Sq Ft and %)	15%(1)25%(2)	0%	0%
25	Perimeter LOS (Sq Ft and %)	NA	0%	0%
26	Front Yard LOS (Sq Ft and %)	35.00%	0%	0%
27	**Native Plant Species %	Please refer to separate landscape legend.		

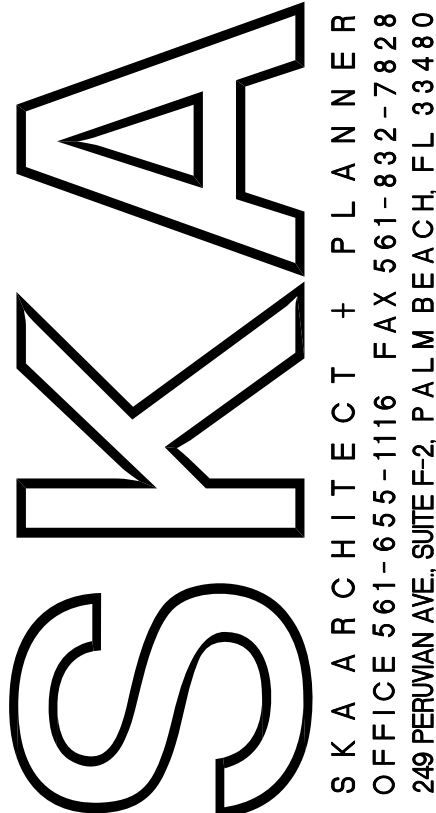
* Indicate each yard area with cardinal direction
(N,S,E,W)

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



SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERMAN AVE, SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:

CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

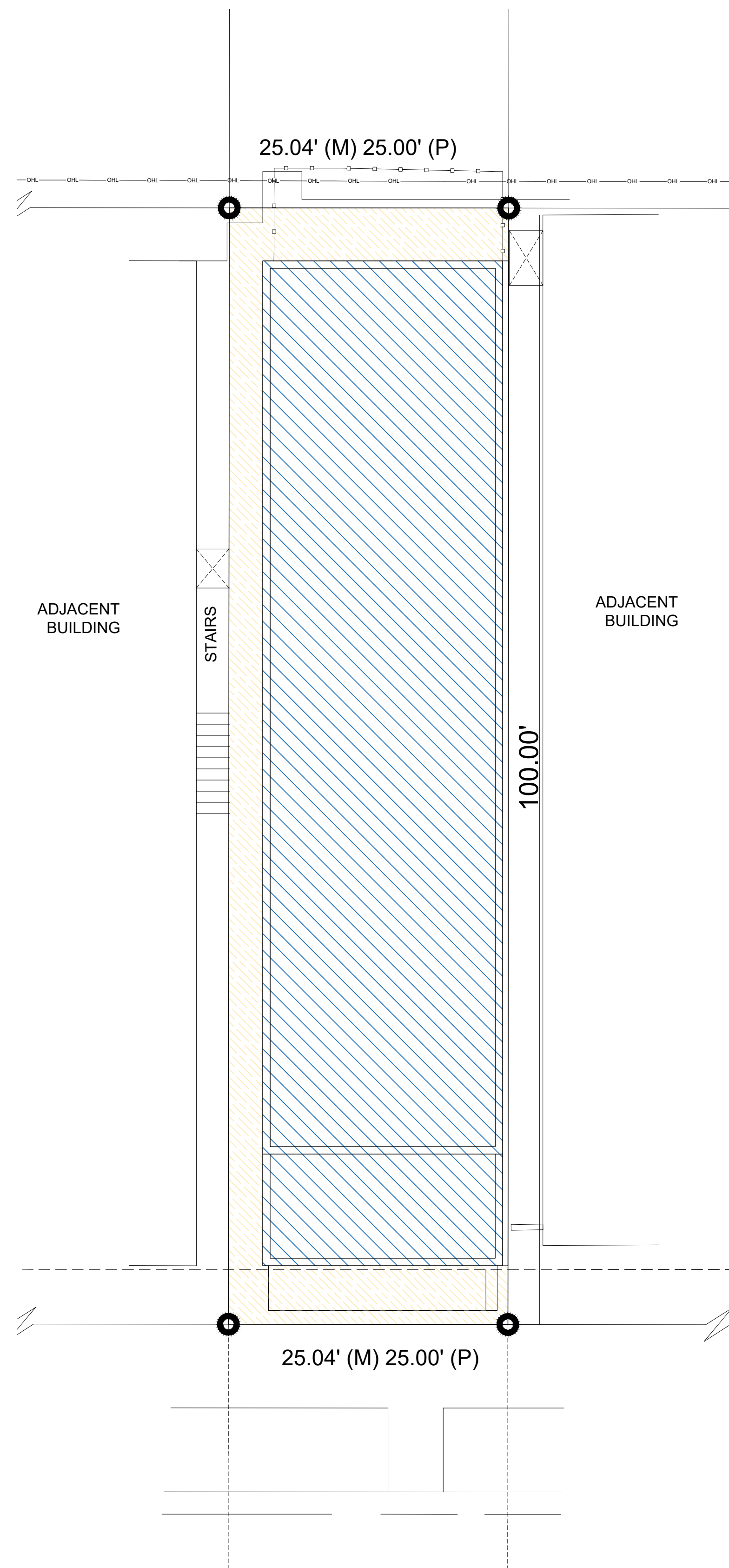
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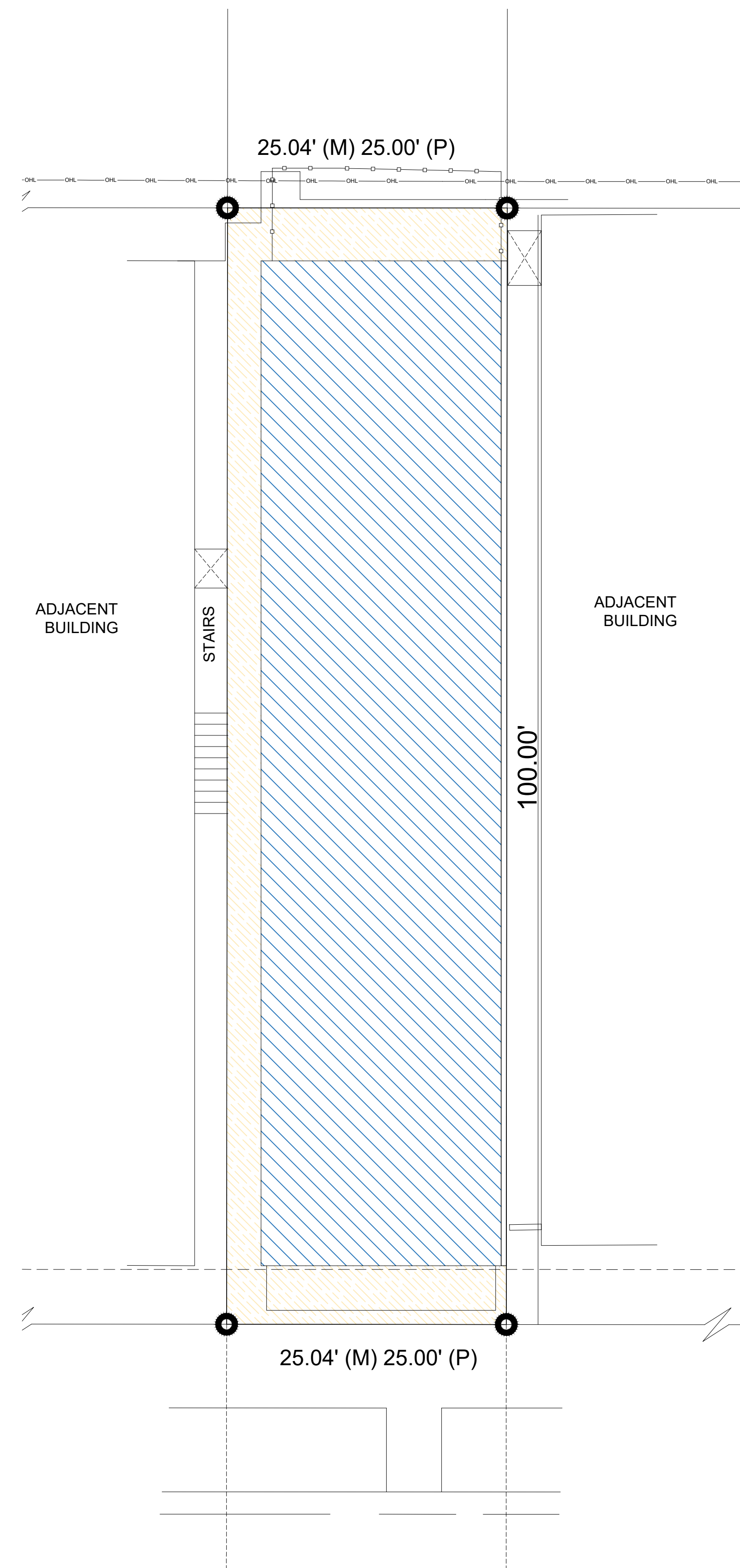


ROYAL POINCIANA WAY

	LOT COVERAGE	1,935.00 SQ. FT.	(77.40%)
	HARDSCAPE	565.00 SQ. FT.	(22.60%)
TOTAL		2,500.00 SQ. FT.	(100.00%)

OPEN SPACE DIAGRAM-PROPOSED SITE PLAN

SCALE: N.T.S.



ROYAL POINCIANA WAY

	LOT COVERAGE	1,935.00 SQ. FT.	(77.40%)
	HARDSCAPE	565.00 SQ. FT.	(22.60%)
TOTAL		2,500.00 SQ. FT.	(100.00%)

OPEN SPACE DIATRAM-EXISTING SITE PLAN

SCALE: N.T.S.



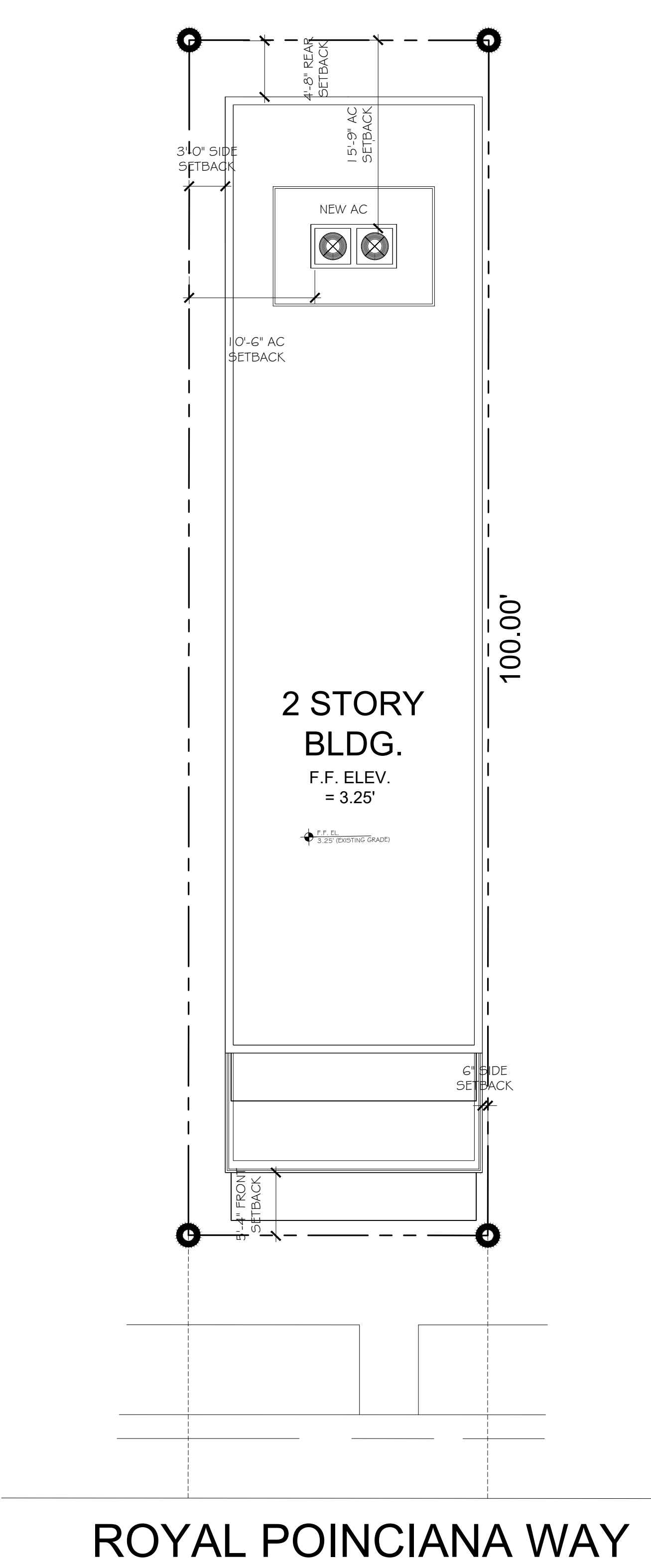
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PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

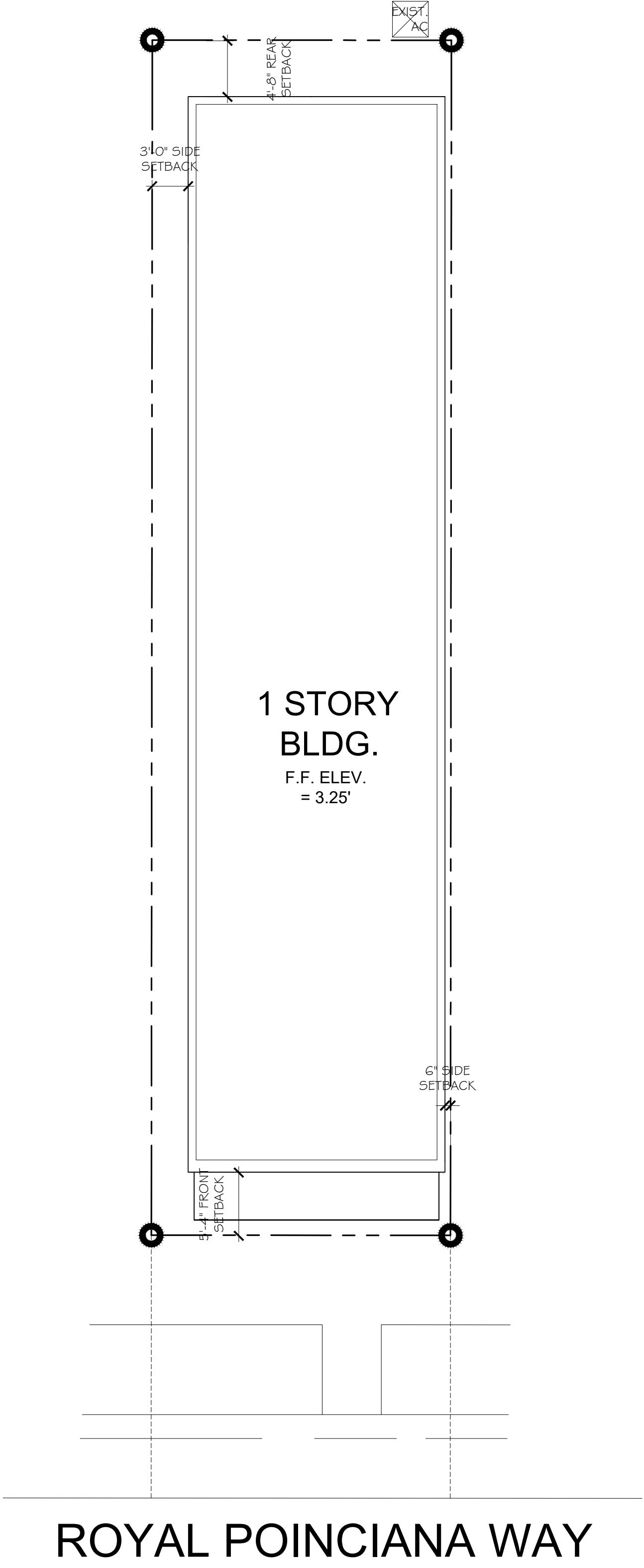
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ZONING DIAGRAM - PROPOSED SITE PLAN

SCALE: N.T.S.



ZONING DIAGRAM - EXISTING SITE PLAN

SCALE: N.T.S.



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
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261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

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ISSUE DATE: 03-27-23
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VICINITY LOCATION MAP

SCALE: N.T.S.



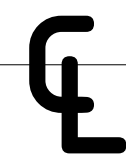
CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
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261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

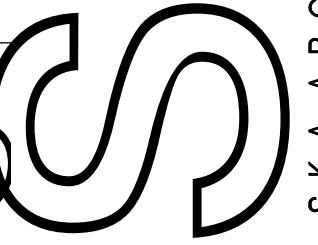
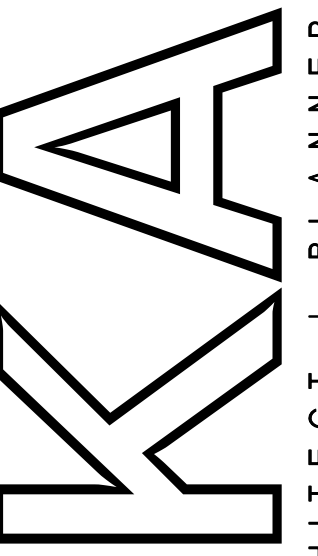
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A.R. #10,181

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SUNSET AVE



SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERMAN AVE, SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

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A.A. #001345
A.R. #10,181

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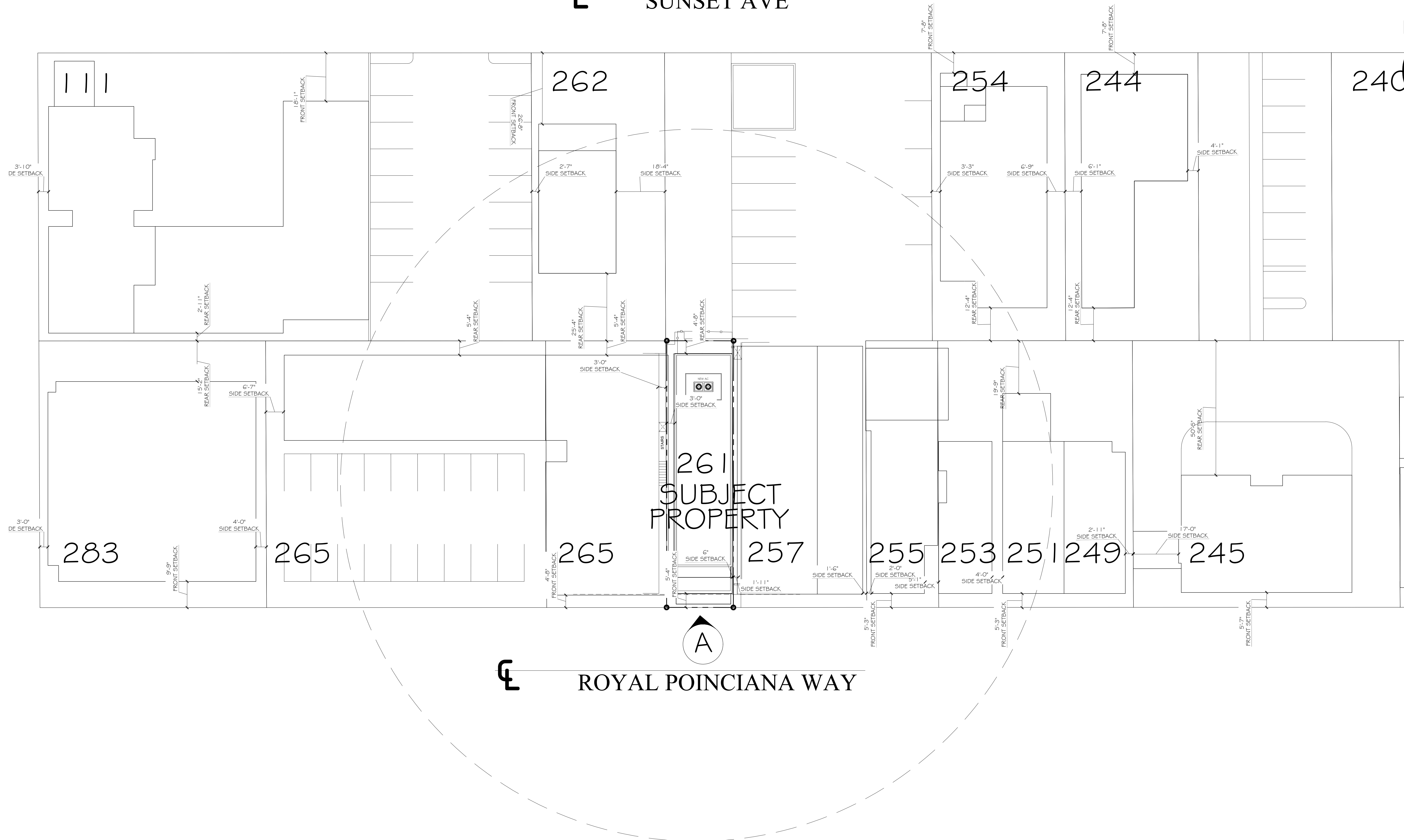
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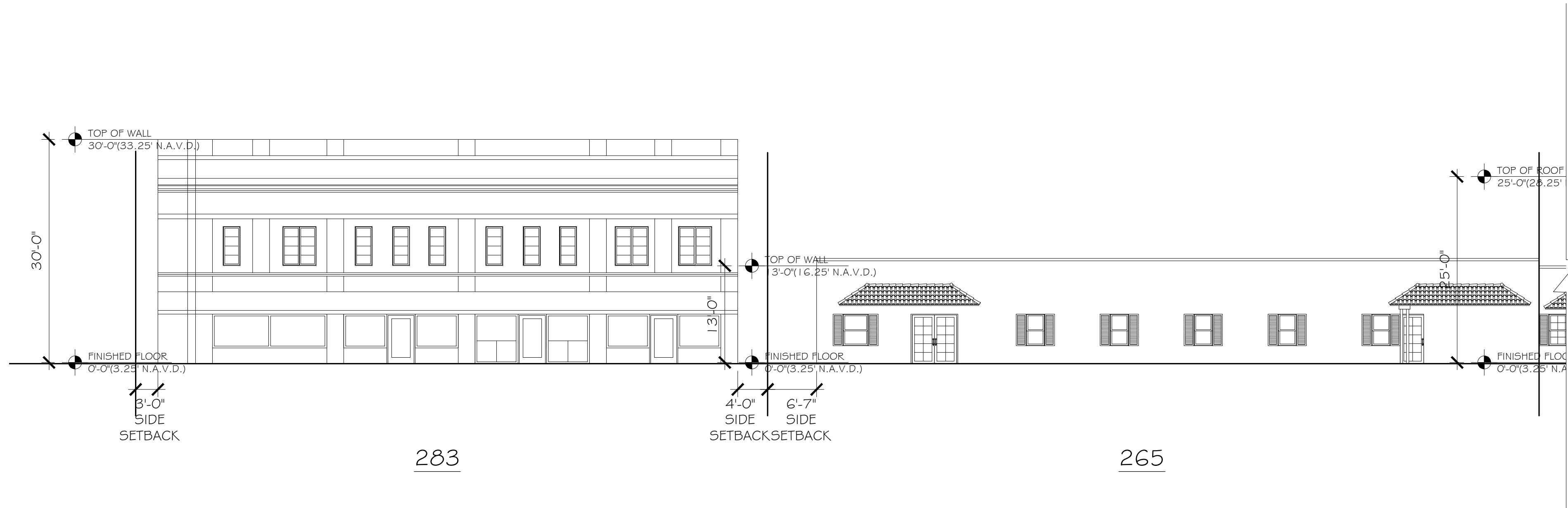
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ISSUE DATE: 03-27-23
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CONTEXTUAL SITE PLAN

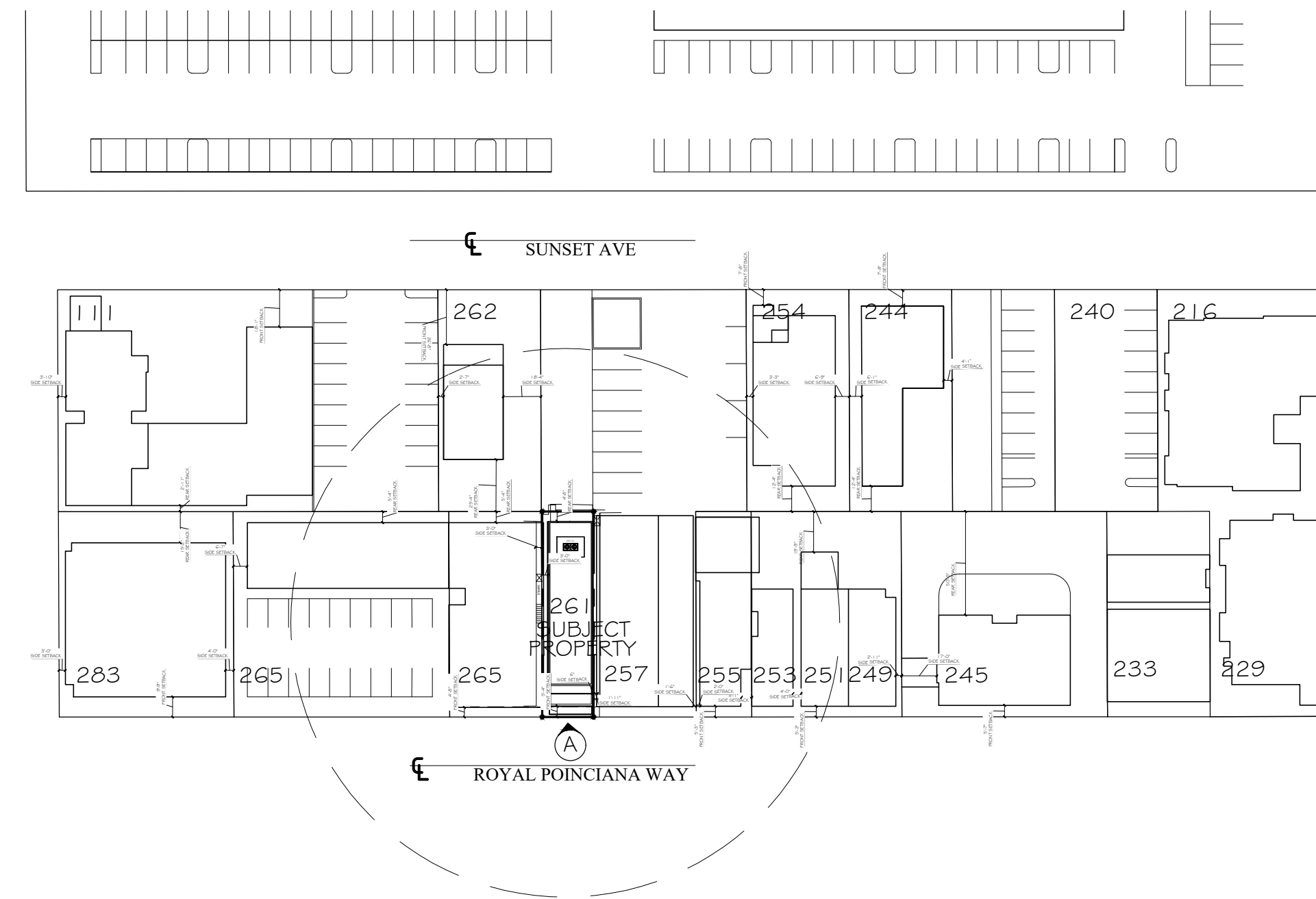
SCALE: N.T.S.





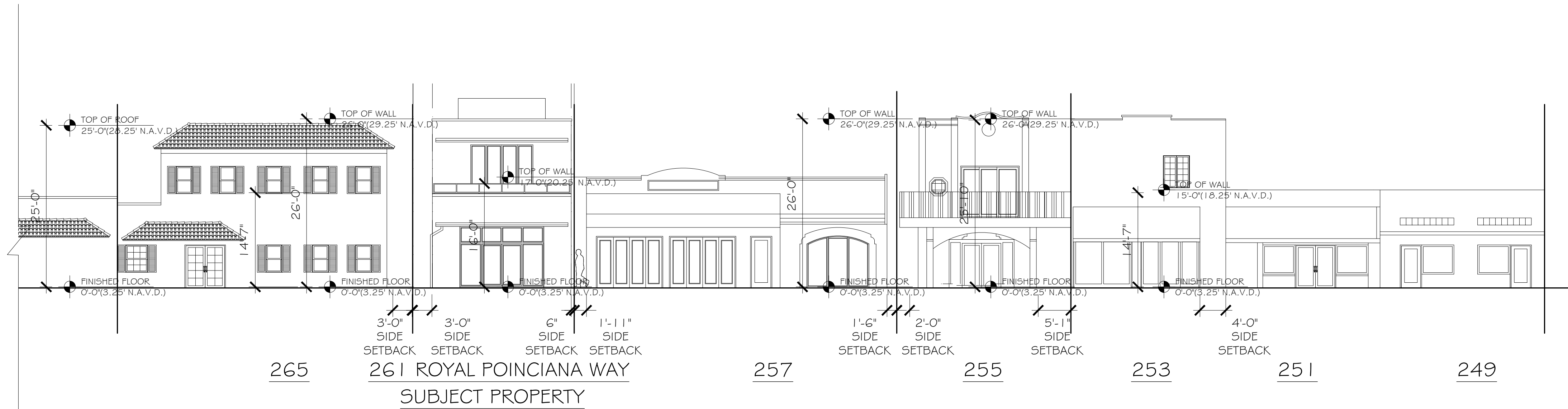
A. STREET SCAPE

SCALE: N.T.S.



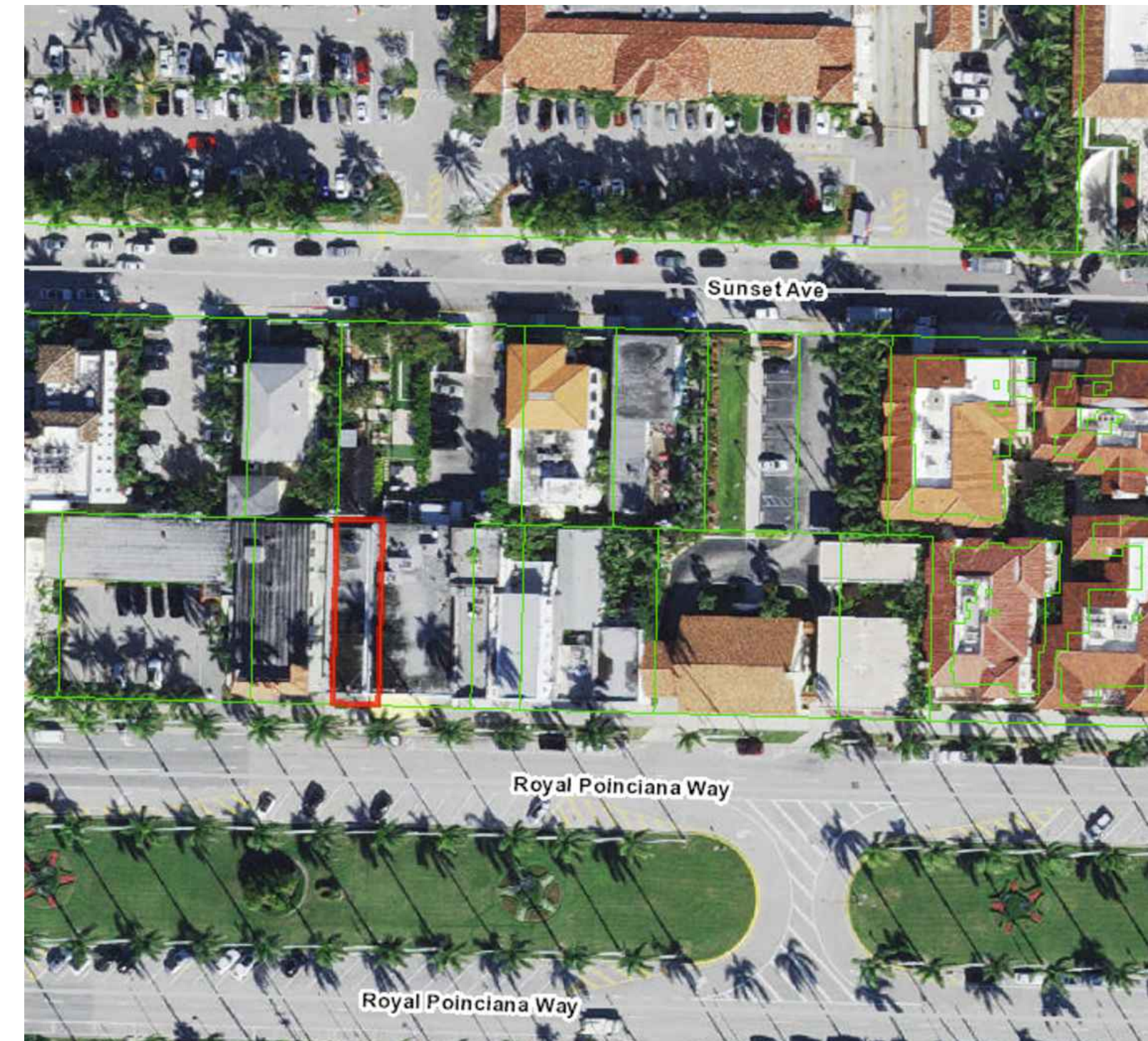
SITE PLAN

SCALE: N.T.S.



A. STREET SCAPE

SCALE: N.T.S.



EXISTING SITE PLAN

SCALE: N.T.S.





227 ROYAL POINCIANA WAY



223 ROYAL POINCIANA WAY



ROYAL POINCIANA WAY



229 ROYAL POINCIANA WAY

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:

CONIGLIO
 261 ROYAL POINCIANA WAY
 PALM BEACH, FLORIDA 33480

A.A. #001345
 A.R. #10,181

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 (ZON-23-055)



245 ROYAL POINCIANA WAY



249 ROYAL POINCIANA WAY



233 ROYAL POINCIANA WAY



245 ROYAL POINCIANA WAY

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
 261 ROYAL POINCIANA WAY
 PALM BEACH, FLORIDA 33480

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10

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251 ROYAL POINCIANA WAY



253 ROYAL POINCIANA WAY



253 ROYAL POINCIANA WAY



255 ROYAL POINCIANA WAY

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
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257 ROYAL POINCIANA WAY



261 ROYAL POINCIANA WAY



257 ROYAL POINCIANA WAY



257 ROYAL POINCIANA WAY

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

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ISSUE DATE: 03-27-23
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265 ROYAL POINCIANA WAY



265 ROYAL POINCIANA WAY



261 ROYAL POINCIANA WAY



283 ROYAL POINCIANA WAY

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
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13

ISSUE DATE: 03-27-23
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ROYAL POINCIANA WAY

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:

CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

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261 ROYAL POINCIANA WAY



261 ROYAL POINCIANA WAY



Historically Significant Building Designation Form
261 Royal Poinciana Way

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

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15

ISSUE DATE: 03-27-23
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(ZON-23-055)



225 ROYAL POINCIANA WAY-NORTH



223 ROYAL POINCIANA WAY-NORTH



ROYAL POINCIANA WAY-EAST



229 ROYAL POINCIANA WAY-WEST

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:

CONIGLIO
 261 ROYAL POINCIANA WAY
 PALM BEACH, FLORIDA 33480

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 A.R. #10,181

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SHEET NUMBER:

16

ISSUE DATE: 03-27-23

HSB-23-005
 JOB #: (ZON-23-055)



261 ROYAL POINCIANA WAY-WEST



ROYAL POINCIANA WAY-WEST

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
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261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345 A.R. #10,181

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SHEET NUMBER:
17
ISSUE DATE:
03-27-23
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261 ROYAL POINCIANA WAY -INTERIOR



261 ROYAL POINCIANA WAY -INTERIOR



261 ROYAL POINCIANA WAY-INTERIOR



261 ROYAL POINCIANA WAY-INTERIOR

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

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18

ISSUE DATE: 03-27-23
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261 ROYAL POINCIANA WAY-INTERIOR

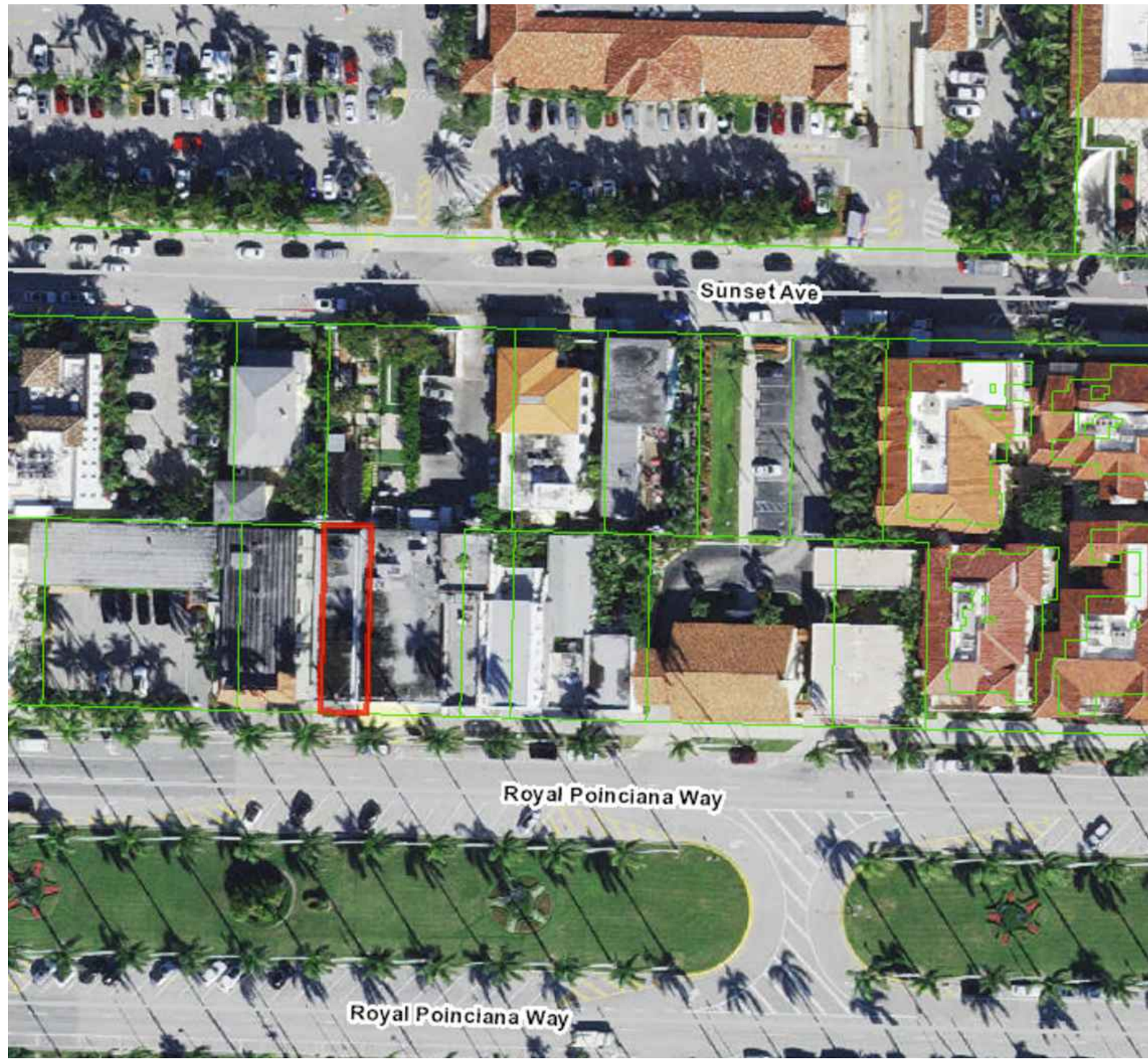
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261 ROYAL POINCIANA WAY
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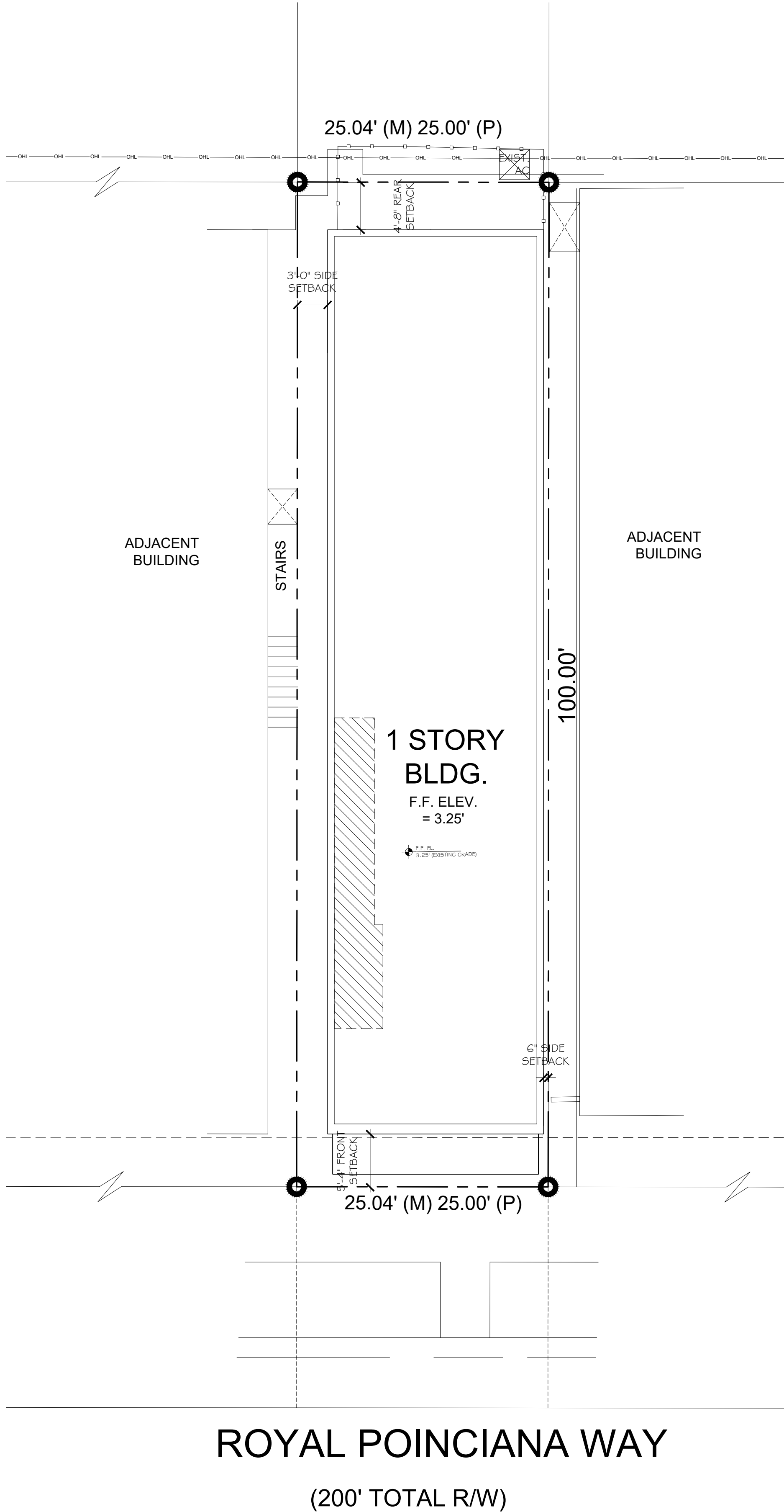
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SHEET NUMBER:
19
ISSUE DATE:
03-27-23
JOB #:
HSB-23-005 (ZON-23-055)



LOCATION MAP
SCALE: N.T.S.



EXISTING SITE PLAN
SCALE: 1/4" = 1'-0"



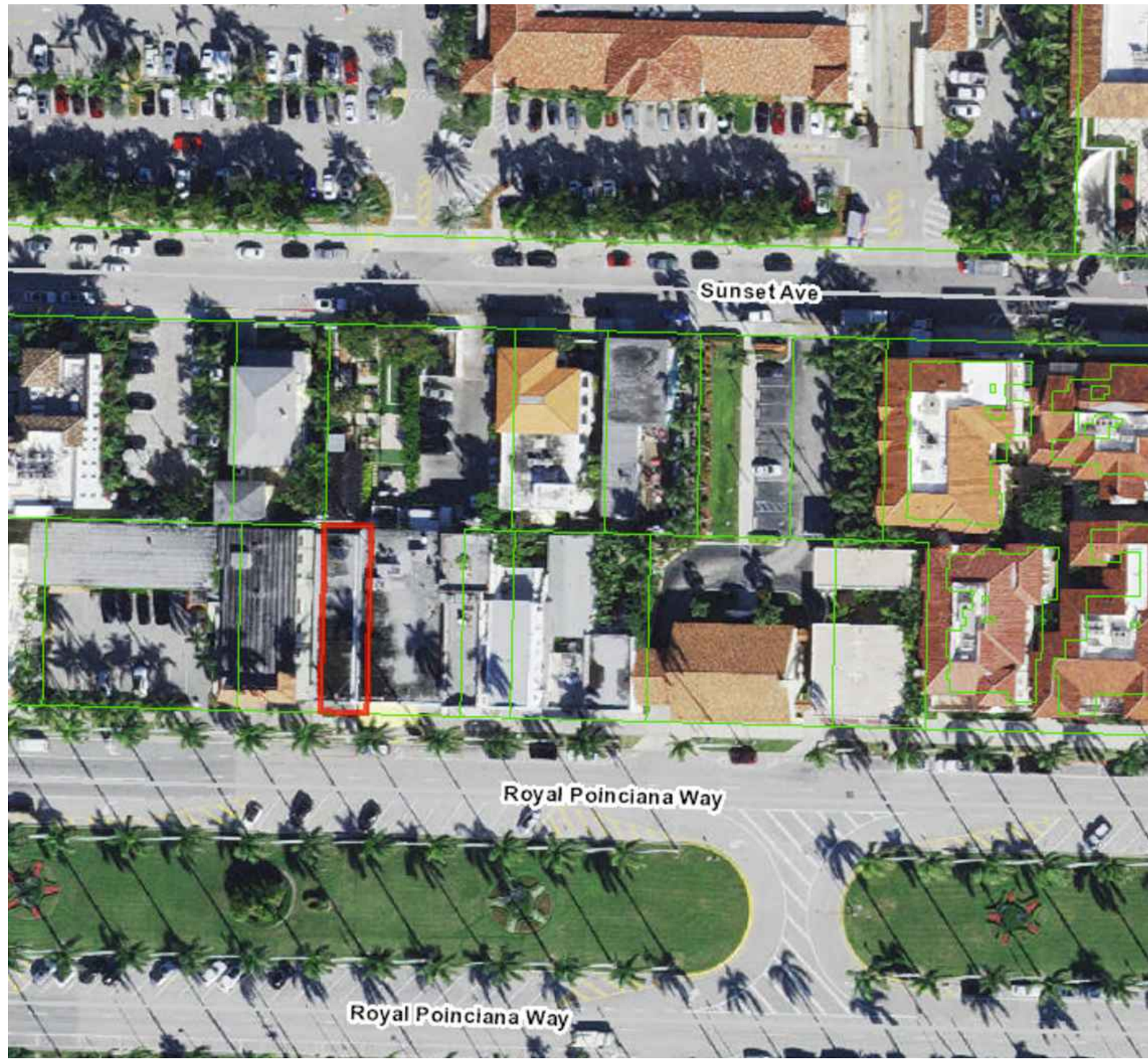
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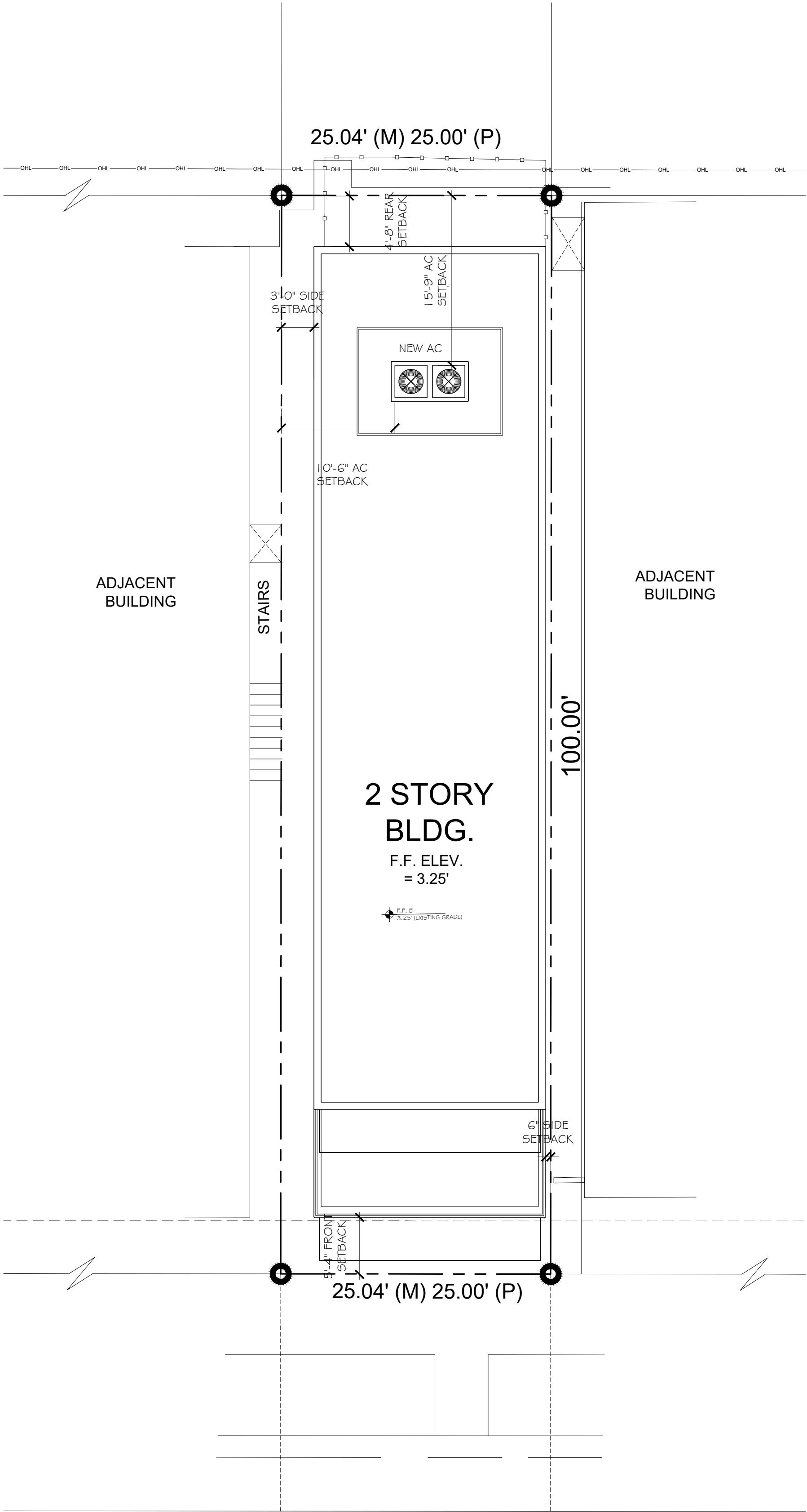
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20
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LOCATION MAP
SCALE: N.T.S.



ROYAL POINCIANA WAY
(200' TOTAL R/W)

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



CONSULTANT:

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CONIGLIO
261 ROYAL POINCIANA WAY
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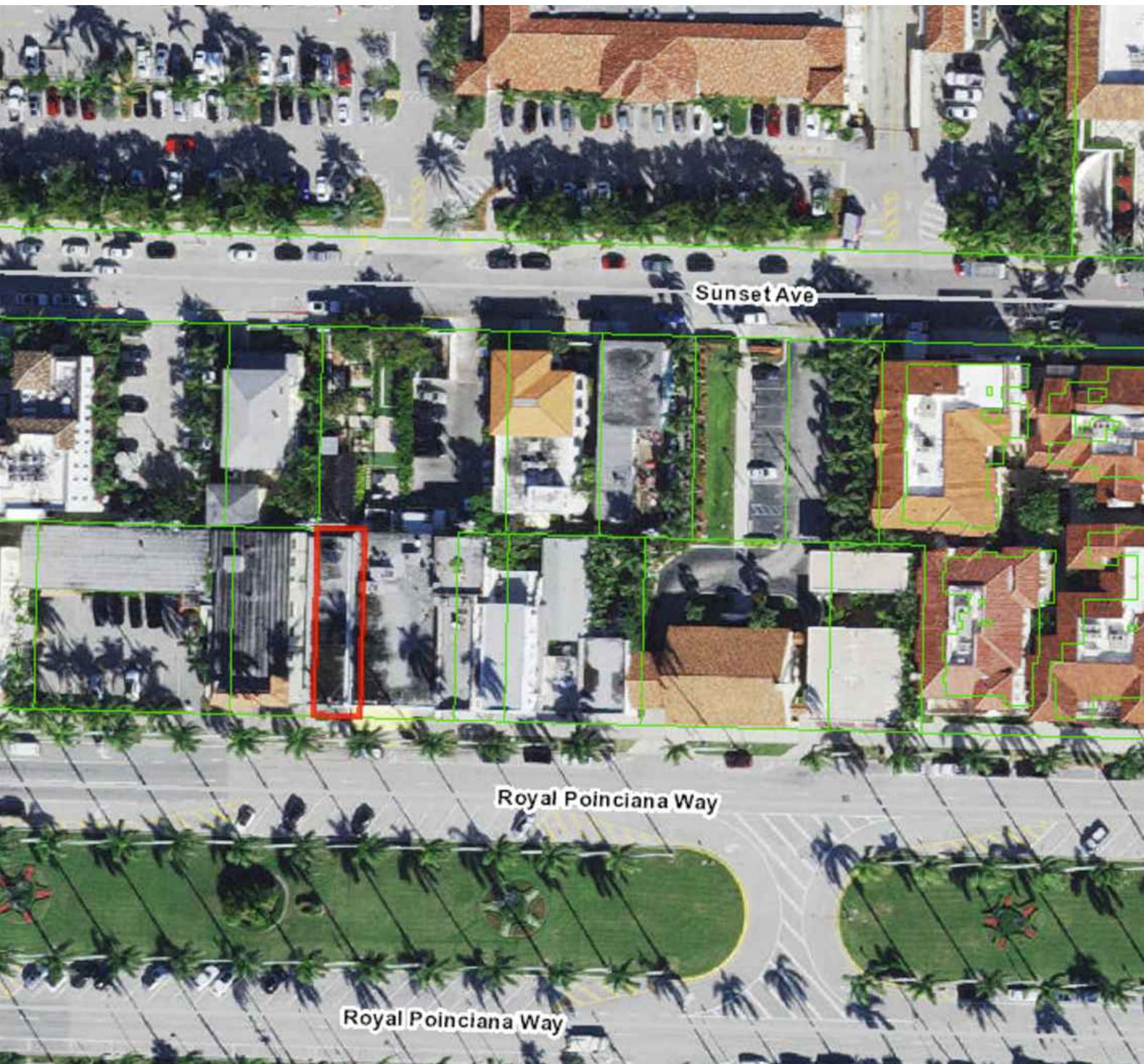
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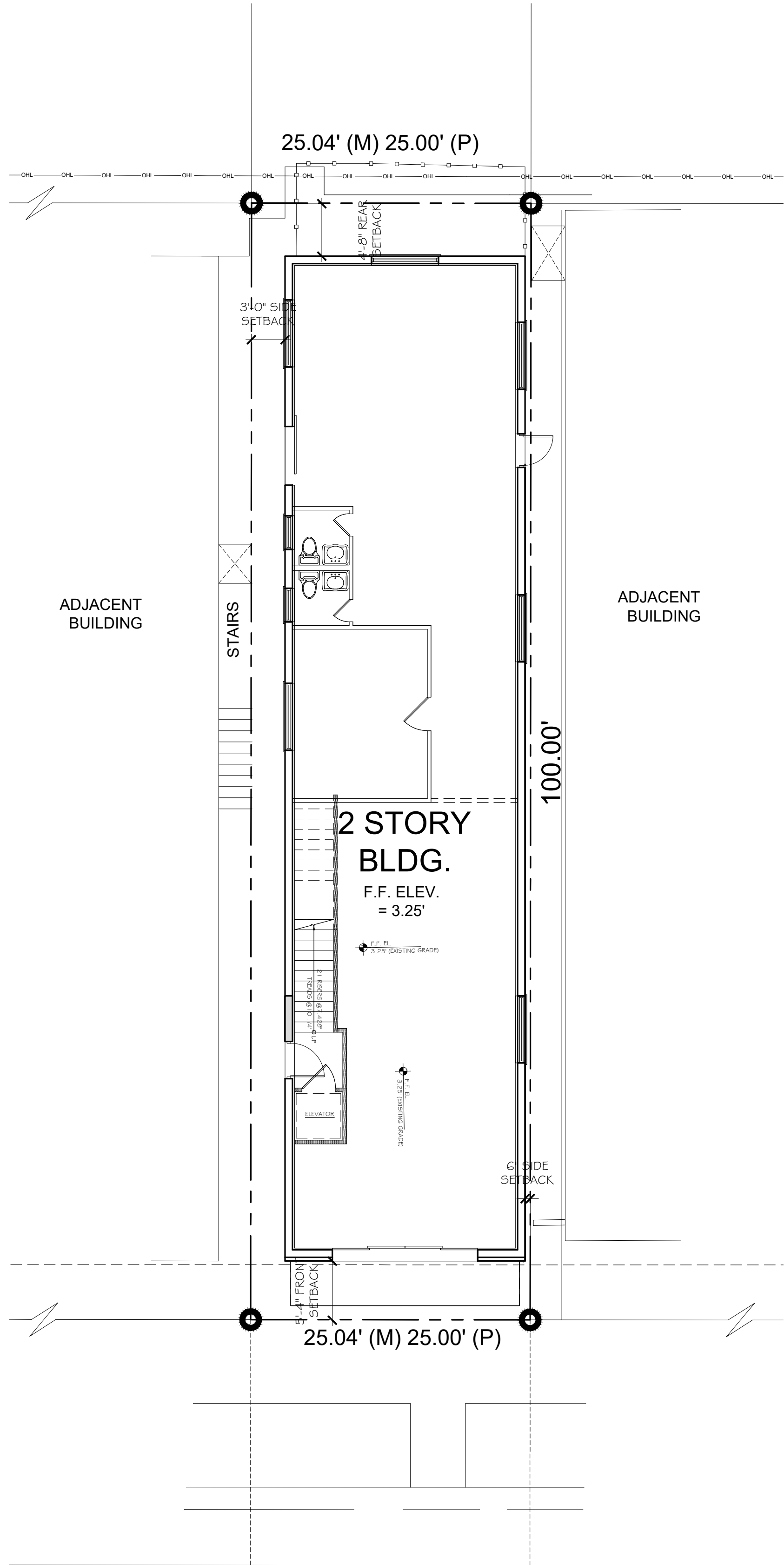
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SHEET NUMBER:
21

ISSUE DATE: 03-27-23
JOB #: HSB-23-005 (ZON-23-055)



LOCATION MAP
SCALE: N.T.S.



ROYAL POINCIANA WAY
(200' TOTAL R/W)

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



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

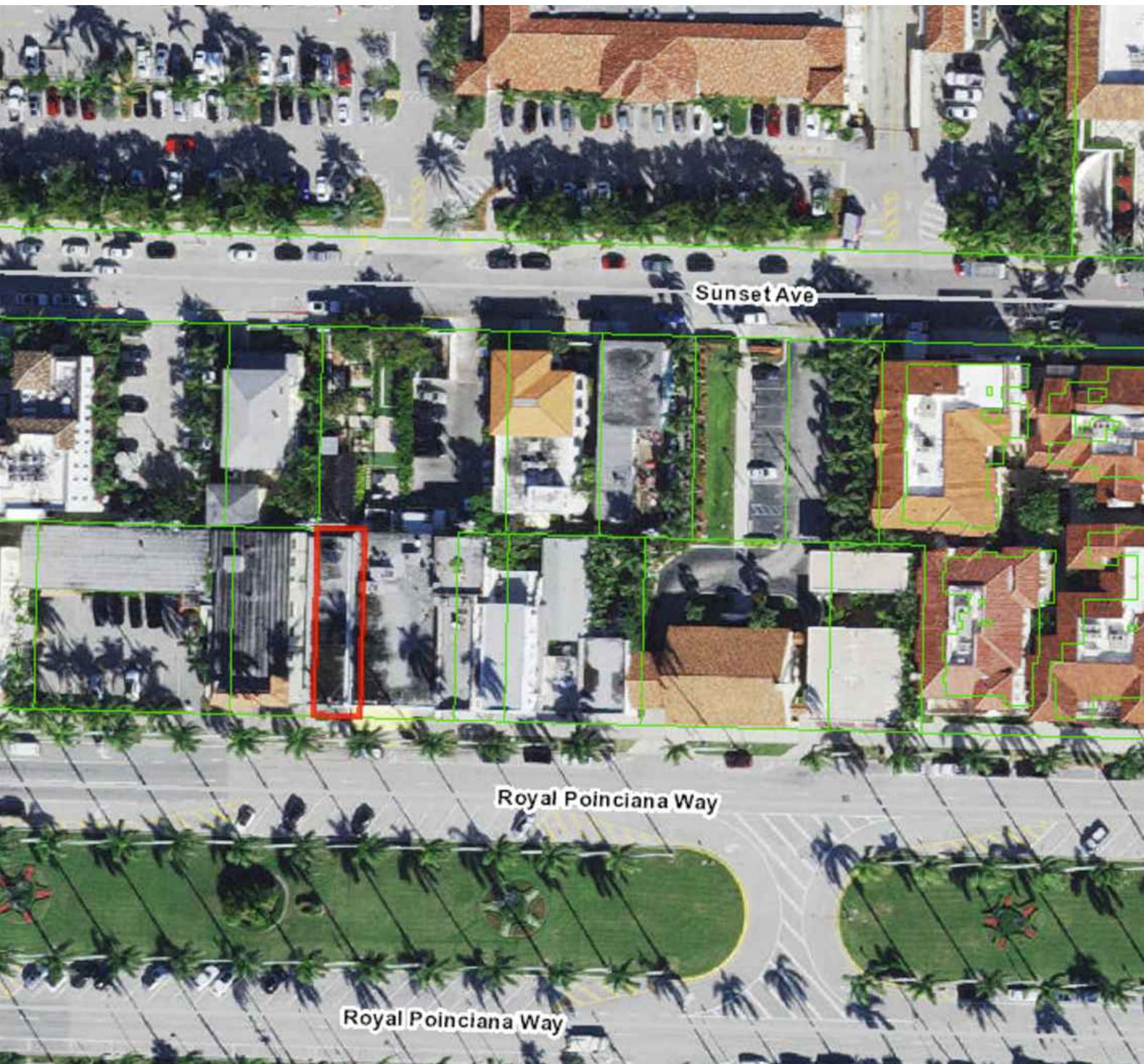
A.A. #001345
A.R. #10,181

REVISIONS:

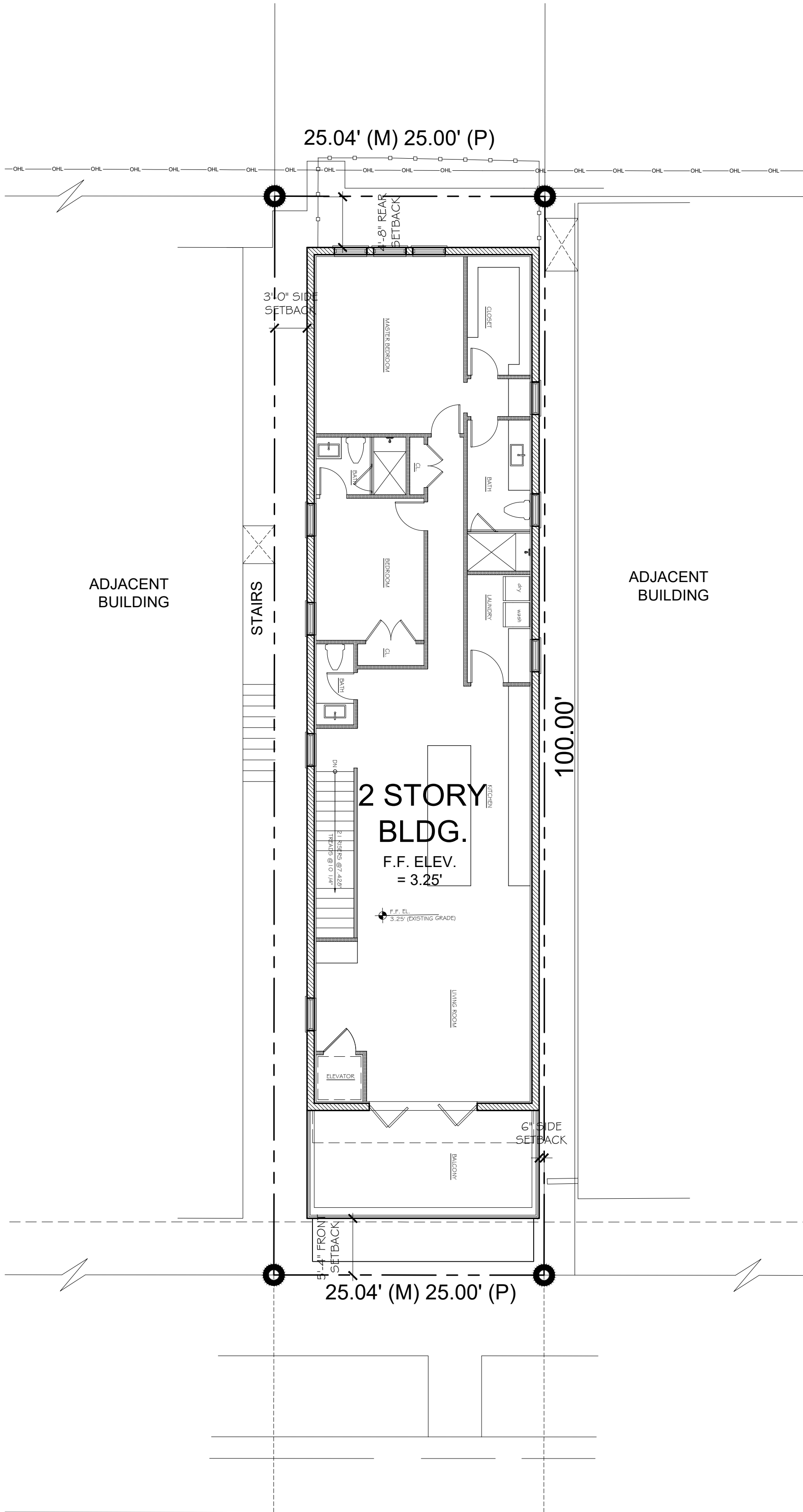
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SHEET NUMBER:
22

ISSUE DATE: 03-27-23
JOB #: HSB-23-005 (ZON-23-055)



LOCATION MAP
SCALE: N.T.S.



ROYAL POINCIANA WAY
(200' TOTAL R/W)

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



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

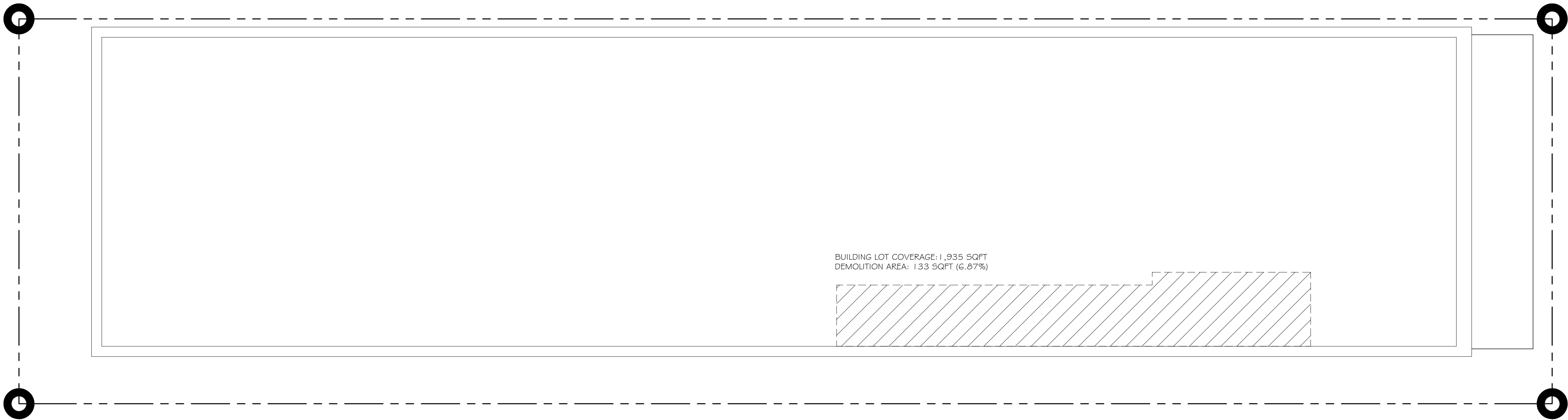
A.A. #001345
A.R. #10,181

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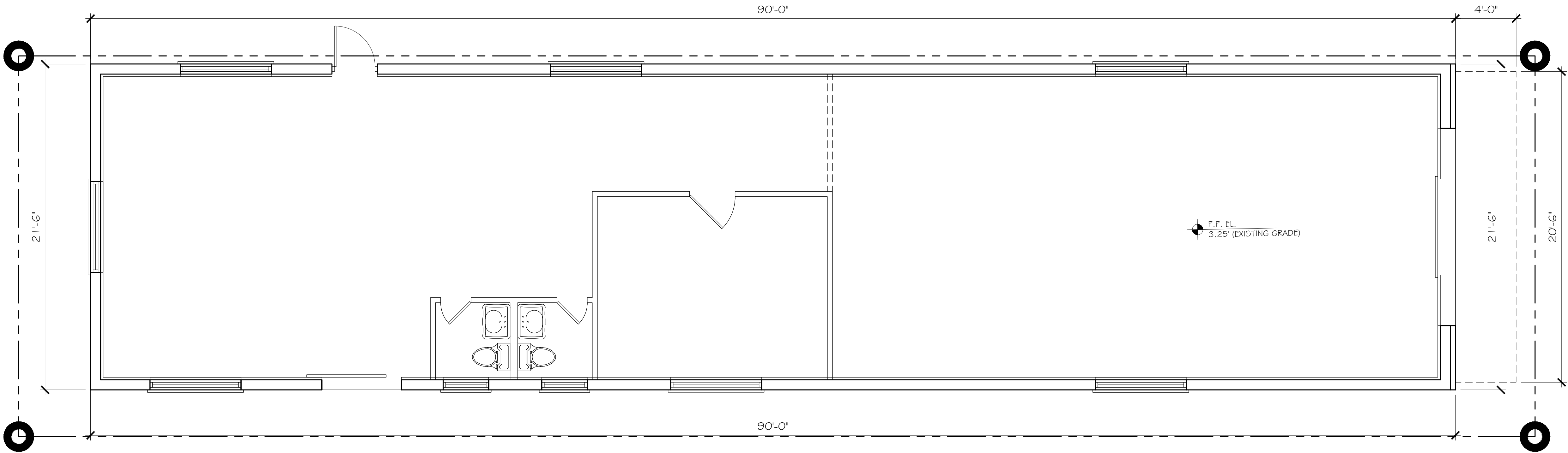
SHEET NUMBER:
23

ISSUE DATE: 03-27-23
JOB #: HSB-23-005 (ZON-23-055)



CONCRETE ROOF DEMOLITION PLAN

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



EXISTING FLOOR PLAN

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



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:

CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

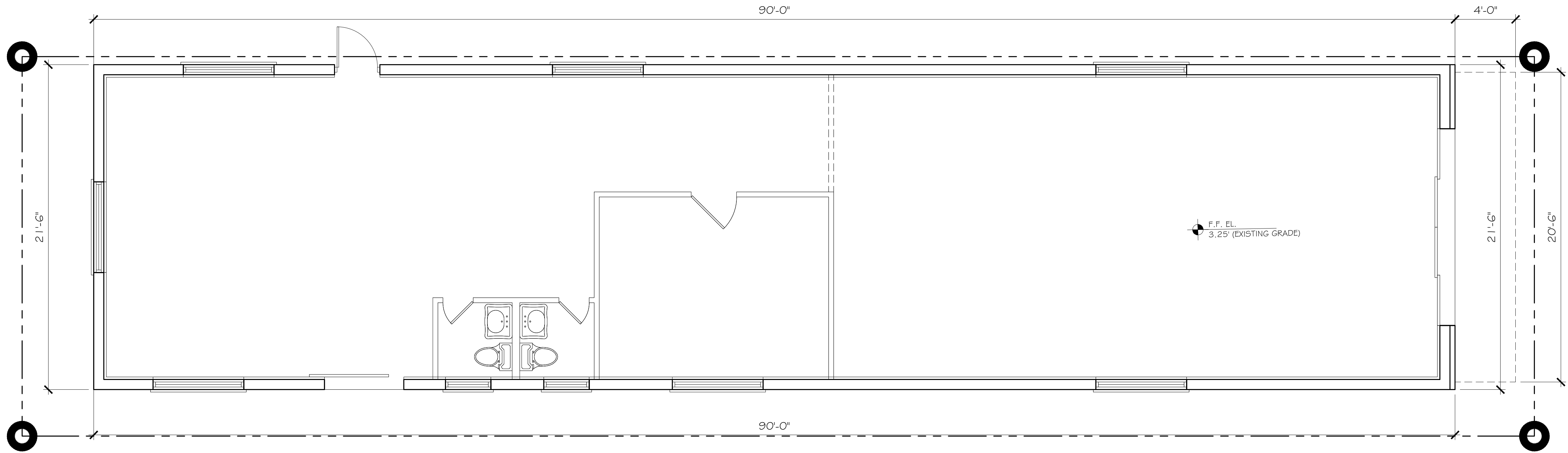
A.A. #001345
A.R. #10,181

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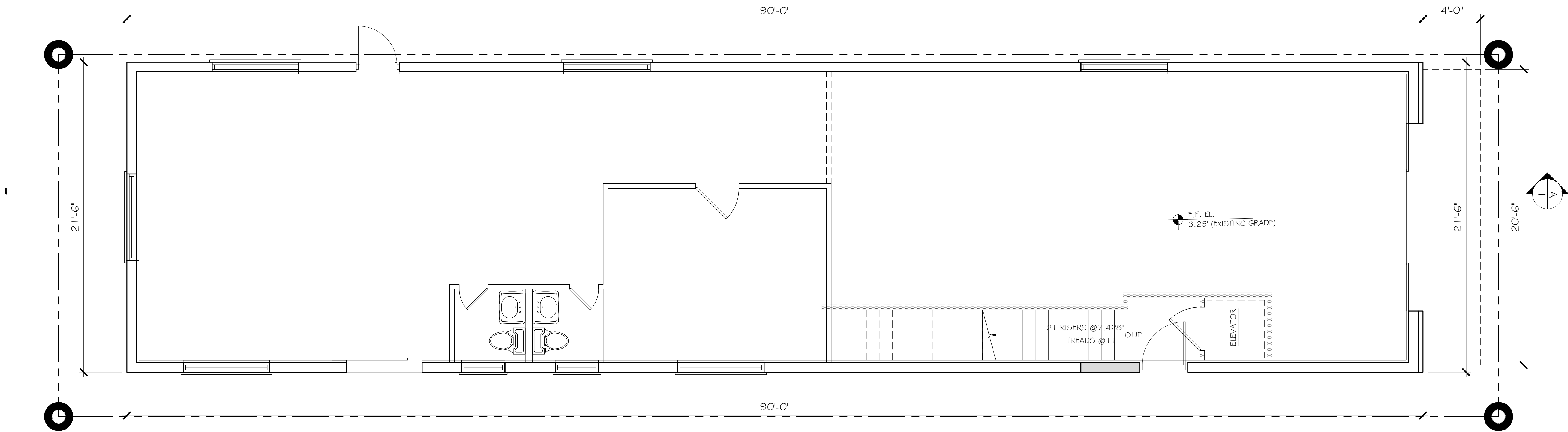
SHEET NUMBER:
24

ISSUE DATE: 03-27-23
JOB #: HSB-23-005
(ZON-23-055)



EXISTING FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN

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



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

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- △

SHEET NUMBER:
25
ISSUE DATE: 03-27-23
JOB #: HSB-23-005 (ZON-23-055)



CONCRETE ROOF DEMOLITION PLAN

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



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

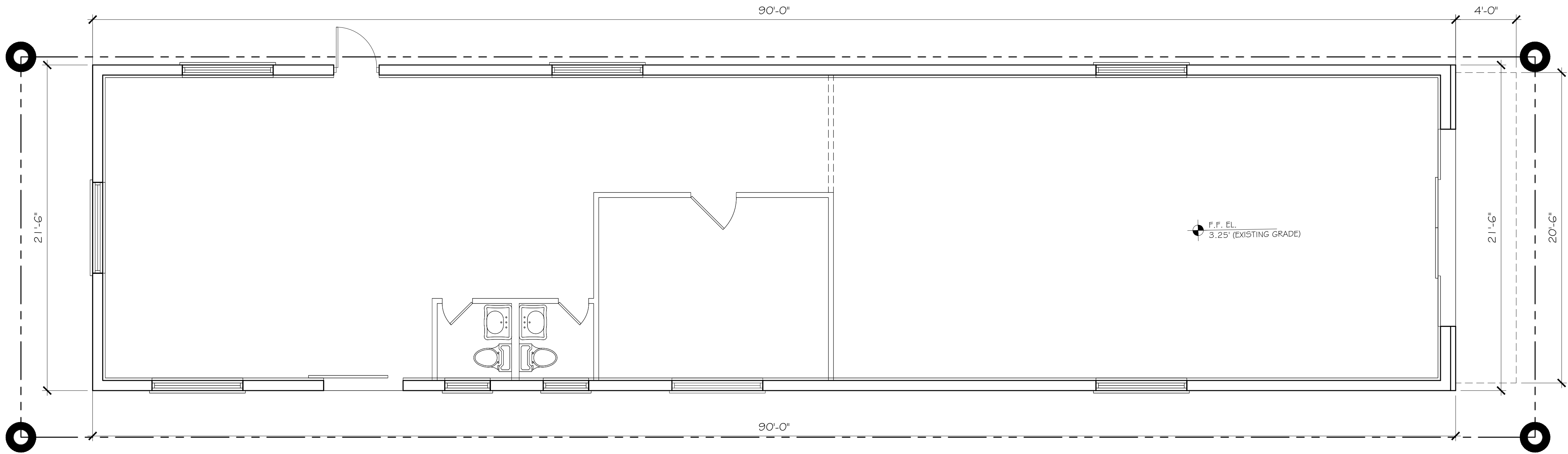
A.A. #001345
A.R. #10,181

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SHEET NUMBER:
26

ISSUE DATE: 03-27-23
JOB #: HSB-23-005
(ZON-23-055)



EXISTING FLOOR PLAN

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



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

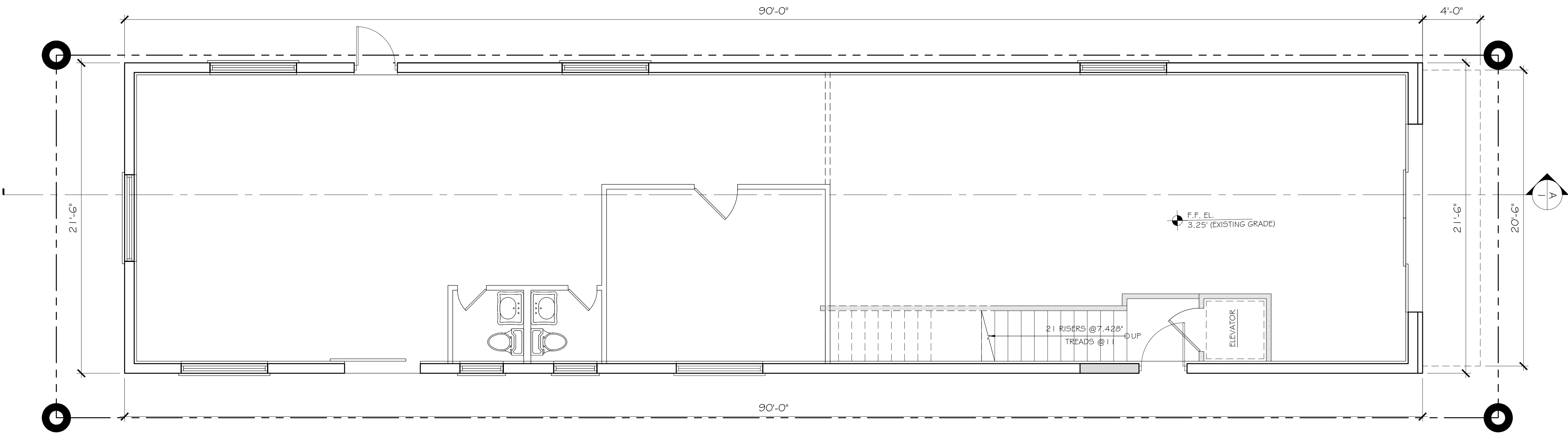
A.A. #001345
A.R. #10,181

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SHEET NUMBER:
27

ISSUE DATE: 03-27-23
JOB #: HSB-23-005 (ZON-23-055)



PROPOSED FIRST FLOOR PLAN

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



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

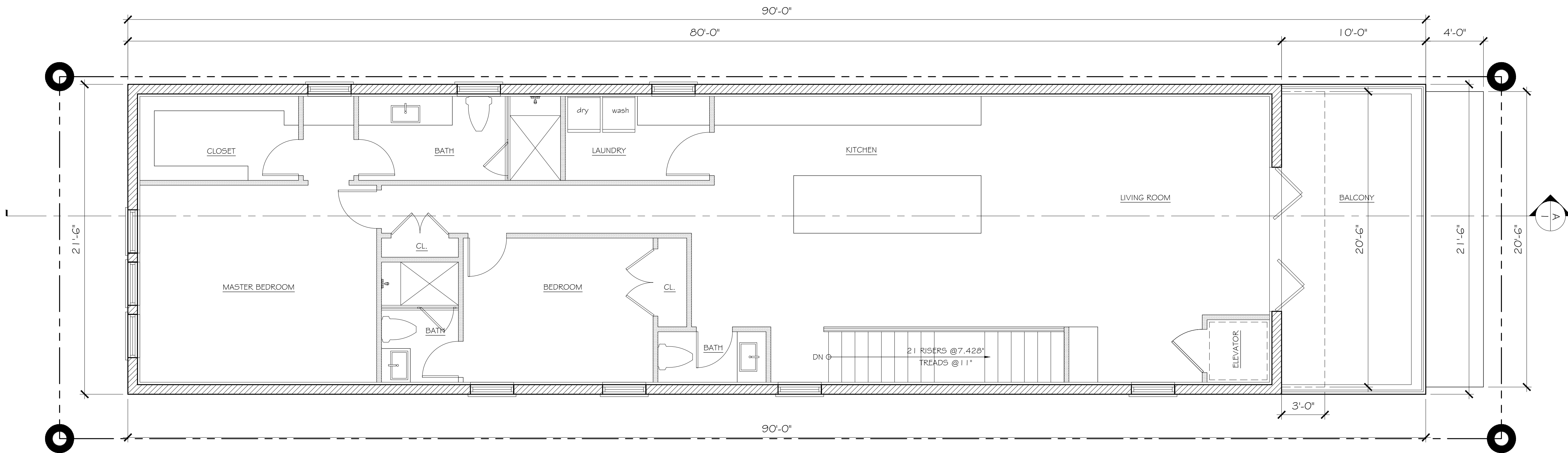
SHEET NUMBER:
28
ISSUE DATE: 03-27-23
JOB #: HSB-23-005 (ZON-23-055)

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERMAN AVE. SUITE F-2, PALM BEACH, FL 33480



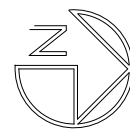
CONCRETE ROOF DEMOLITON PLAN

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



PROPOSED SECOND FLOOR PLAN

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



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:

CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

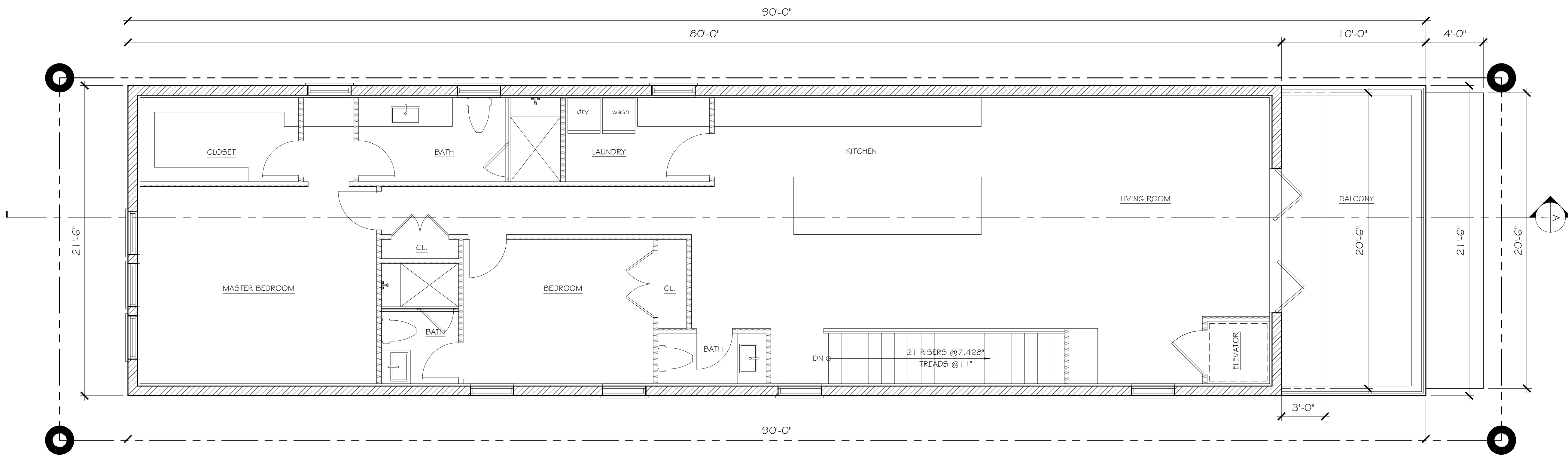
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SHEET NUMBER:

29

ISSUE DATE: 03-27-23

JOB #: HSB-23-005
(ZON-23-055)



PROPOSED SECOND FLOOR PLAN

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

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

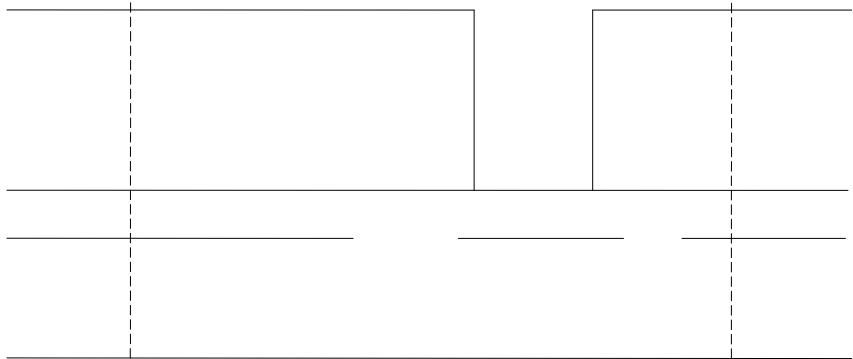
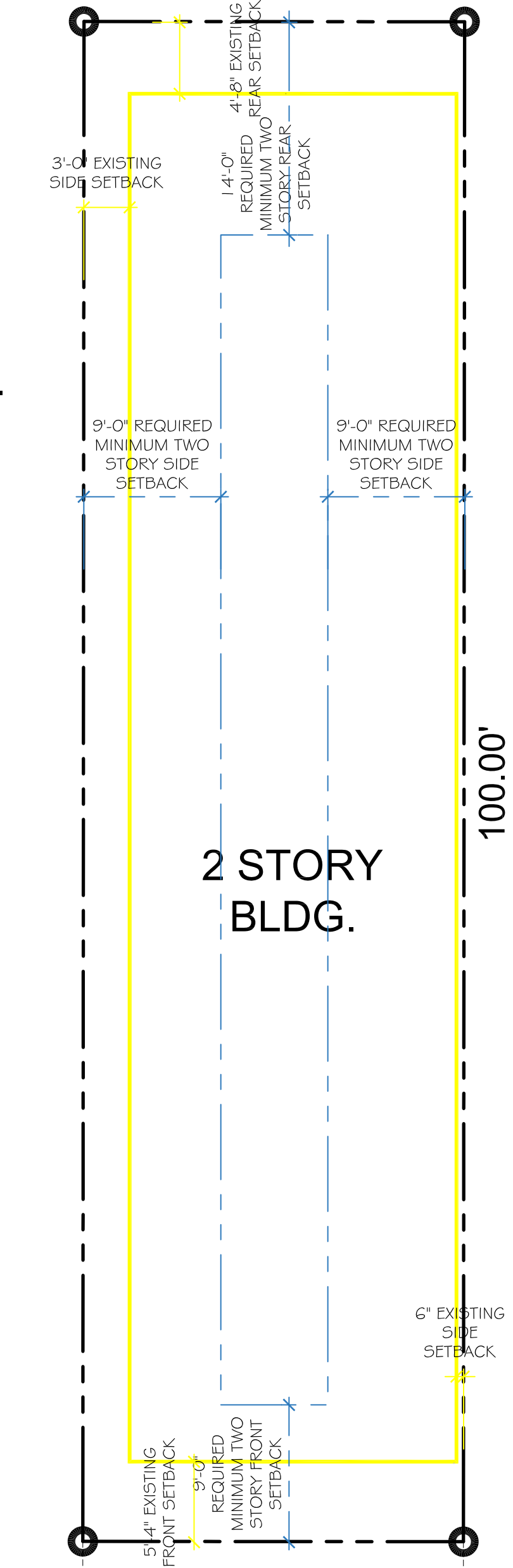
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SHEET NUMBER:
30

ISSUE DATE: 03-27-23
JOB #: HSB-23-005 (ZON-23-055)

ZONING - List of Variances

- b. SPECIAL EXCEPTION WITH SITE PLAN REVIEW: Sec. 134-1113(8)c.: A Special Exception to allow for 2-stories in the C-TS zoning district.
- c. VARIANCE 1: Sec. 134-1113(5)c.: A variance to permit a south front yard setback of 5.3 ft in lieu of the 9 ft required for a 23 ft two-story building.
- d. VARIANCE 2: Sec. 134-1113(6)a.: A variance to permit an east side yard setback of 0.47 ft in lieu of the 9 ft required for a 23 ft two-story building.
- e. VARIANCE 3: Sec. 134-1113(6)a.: A variance to permit a west side yard setback of 3.01 ft in lieu of the 9 ft required for a 23 ft two-story building.
- f. VARIANCE 4: Sec. 134-1113(7)c.: A variance to permit a north rear yard setback of 4.7 ft in lieu of the 14 ft required for a 23 ft two-story building.
- g. VARIANCE 5: Sec. 134-1113(9)b.: A variance to permit a lot coverage of 77.4% in lieu of the 70% permitted for two-story buildings.
- h. VARIANCE 6: Sec. 134-1113(11)b.: A variance to permit retention of an existing landscape open space of 0% in lieu of the 25% required for two-story buildings.
- i. VARIANCE 7: Sec. 134-2176: A variance to forgo the requirement of providing (2) two additional parking spaces for construction of a new dwelling less than 3000 square feet



ROYAL POINCIANA WAY

SETBACK-VARIANCE DIAGRAM

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



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:

CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

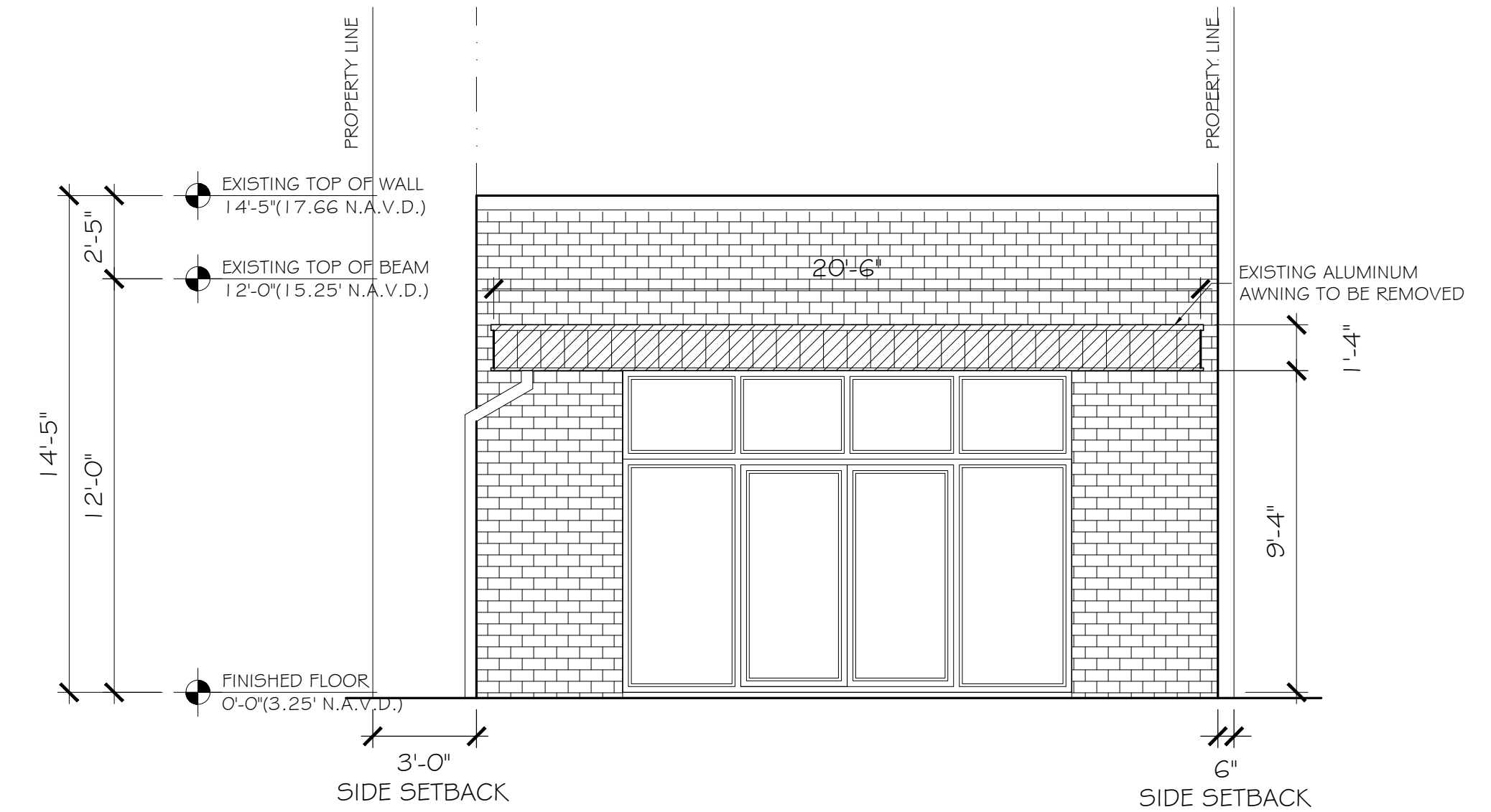


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31

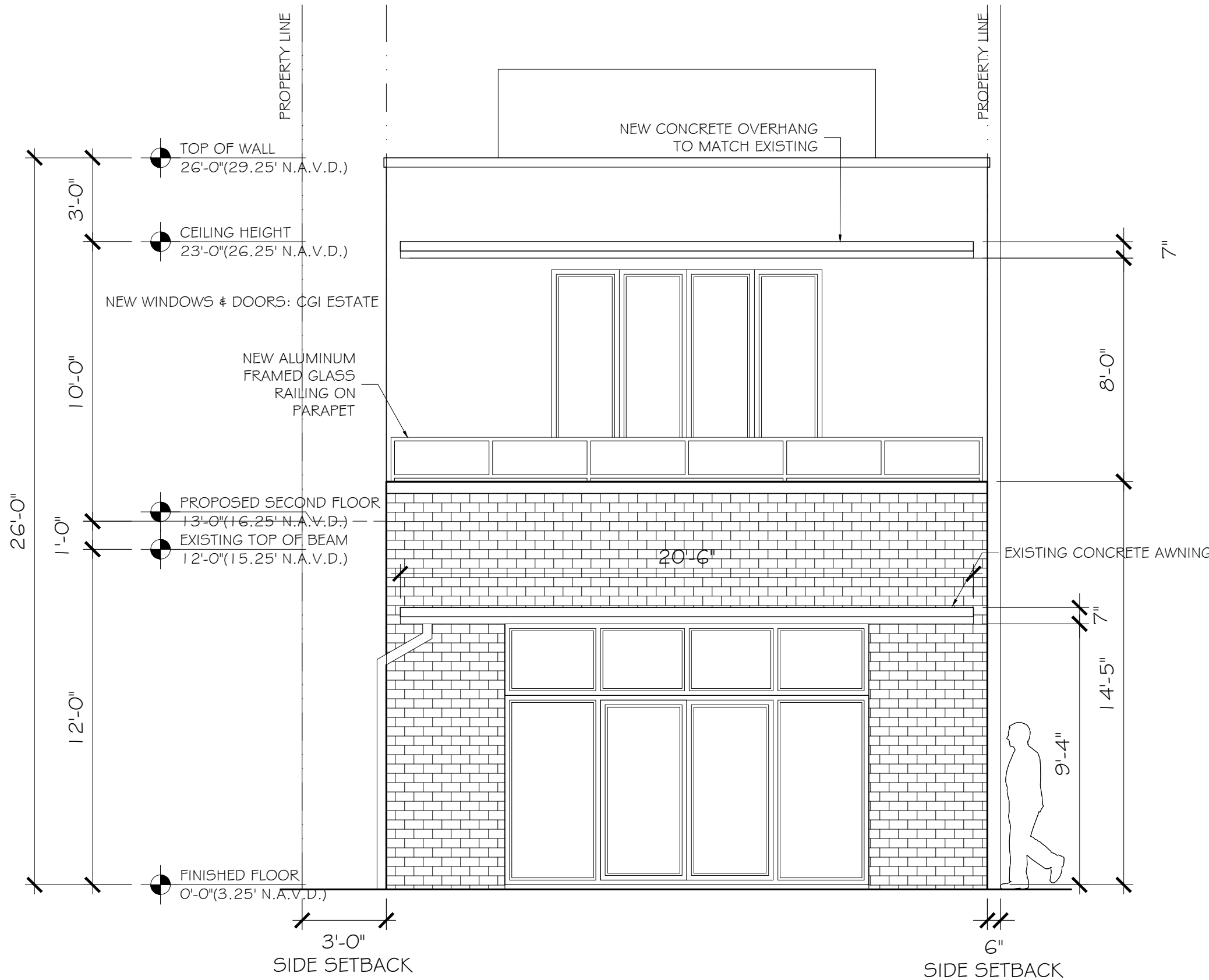
ISSUE DATE: 03-27-23

JOB #: H5B-23-005
(ZON-23-055)



EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

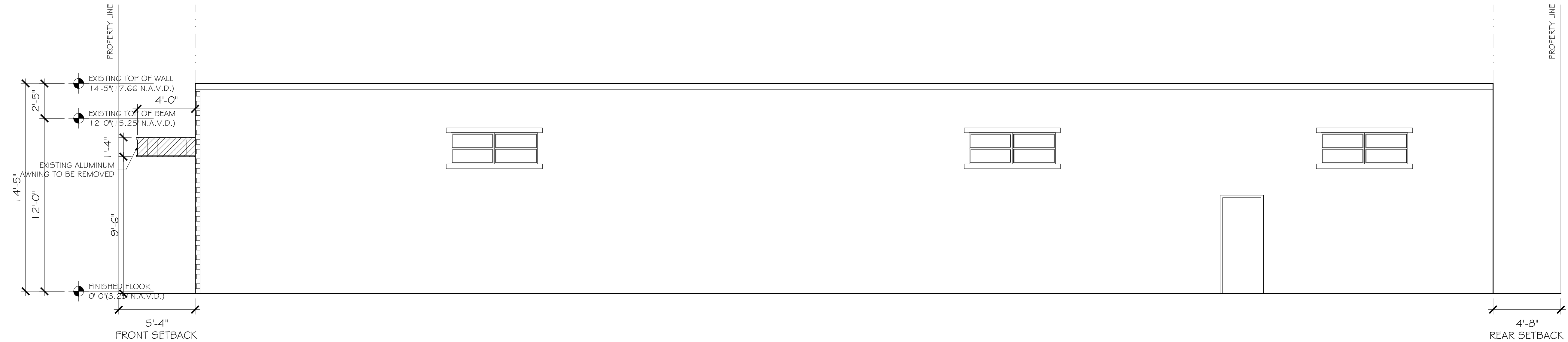
A.A. #001345
A.R. #10,181

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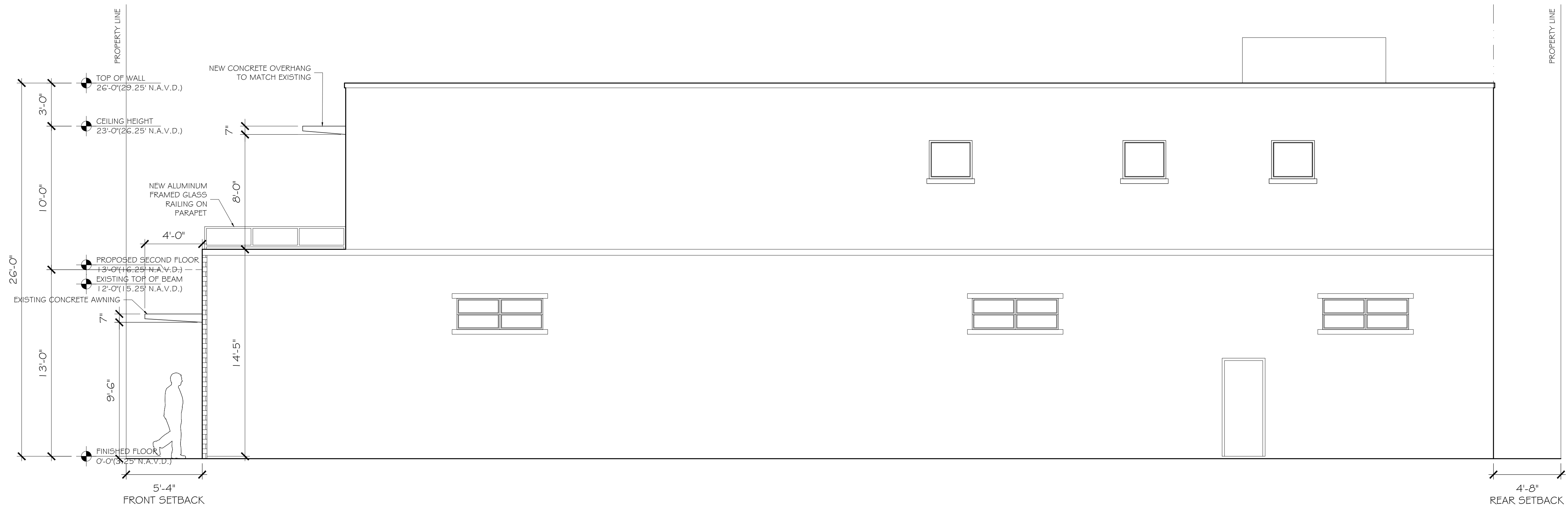
SHEET NUMBER:
32

ISSUE DATE: 03-27-23
JOB #: HSB-23-005
(ZON-23-055)



EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:

CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

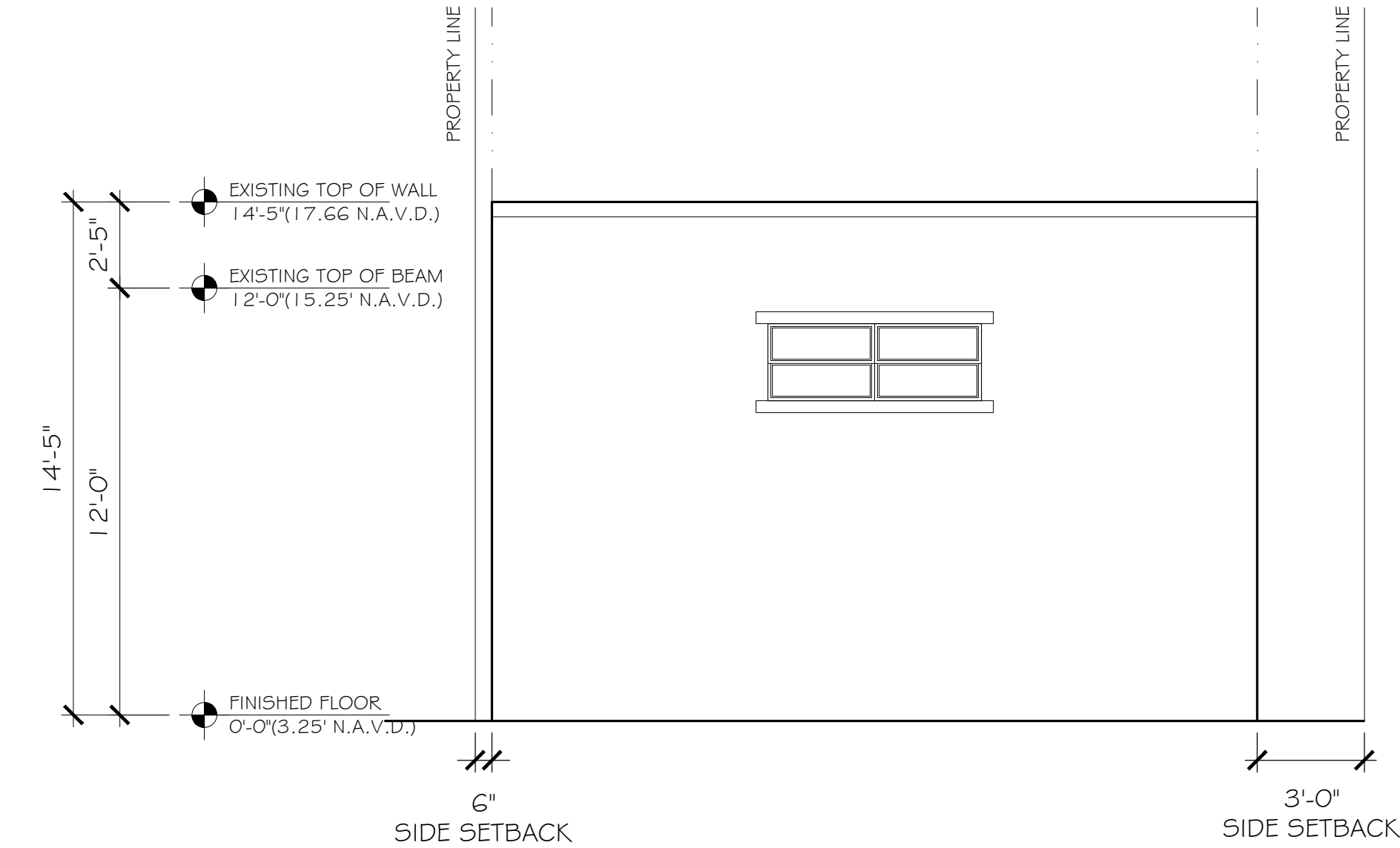
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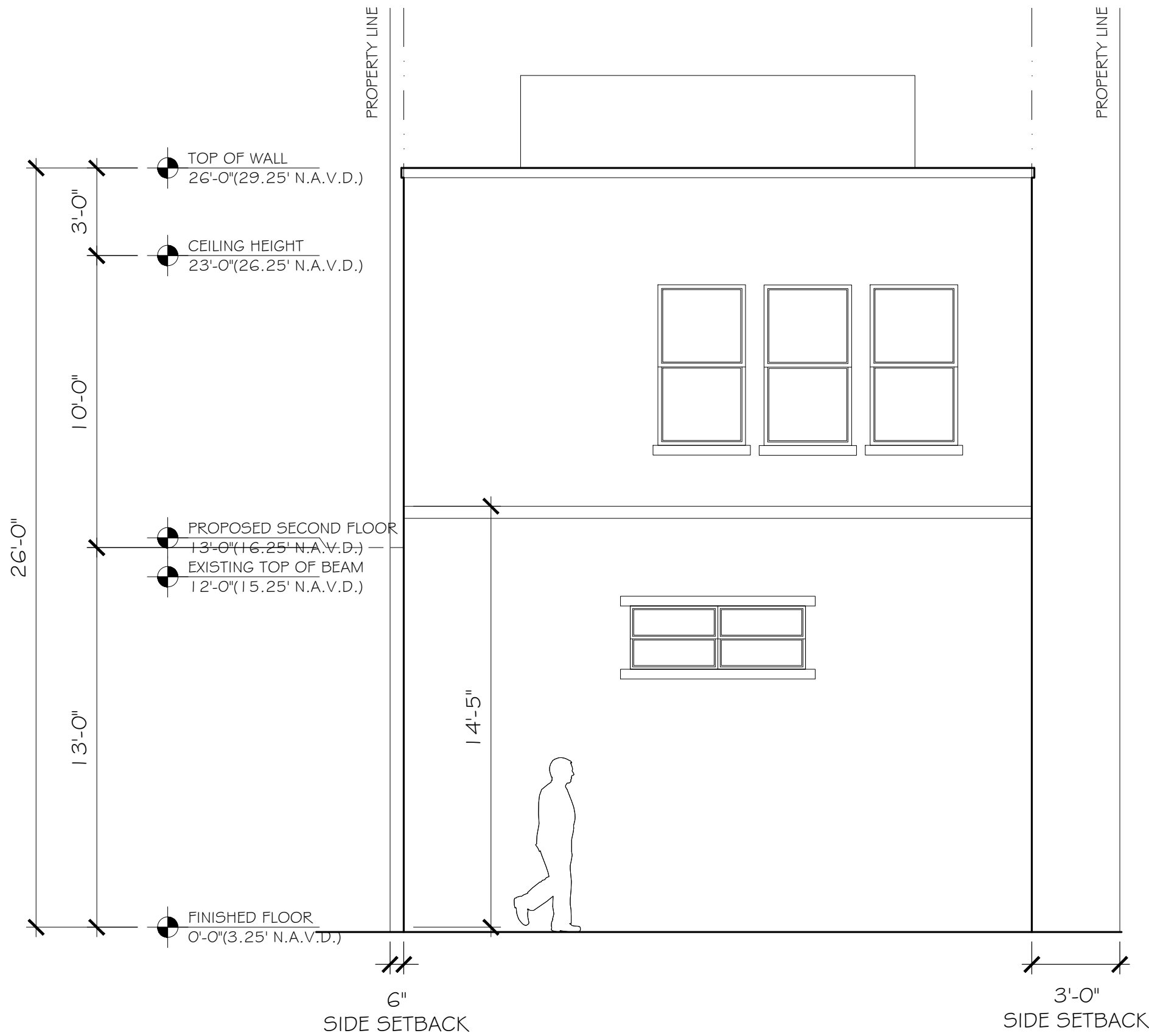
ISSUE DATE: 03-27-23

JOB #: HSB-23-005
(ZON-23-055)



EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

SHEET NUMBER:
34
ISSUE DATE: 03-27-23
JOB #: HSB-23-005 (ZON-23-055)

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERMAN AVE, SUITE F-2, PALM BEACH, FL 33480



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



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

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

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CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

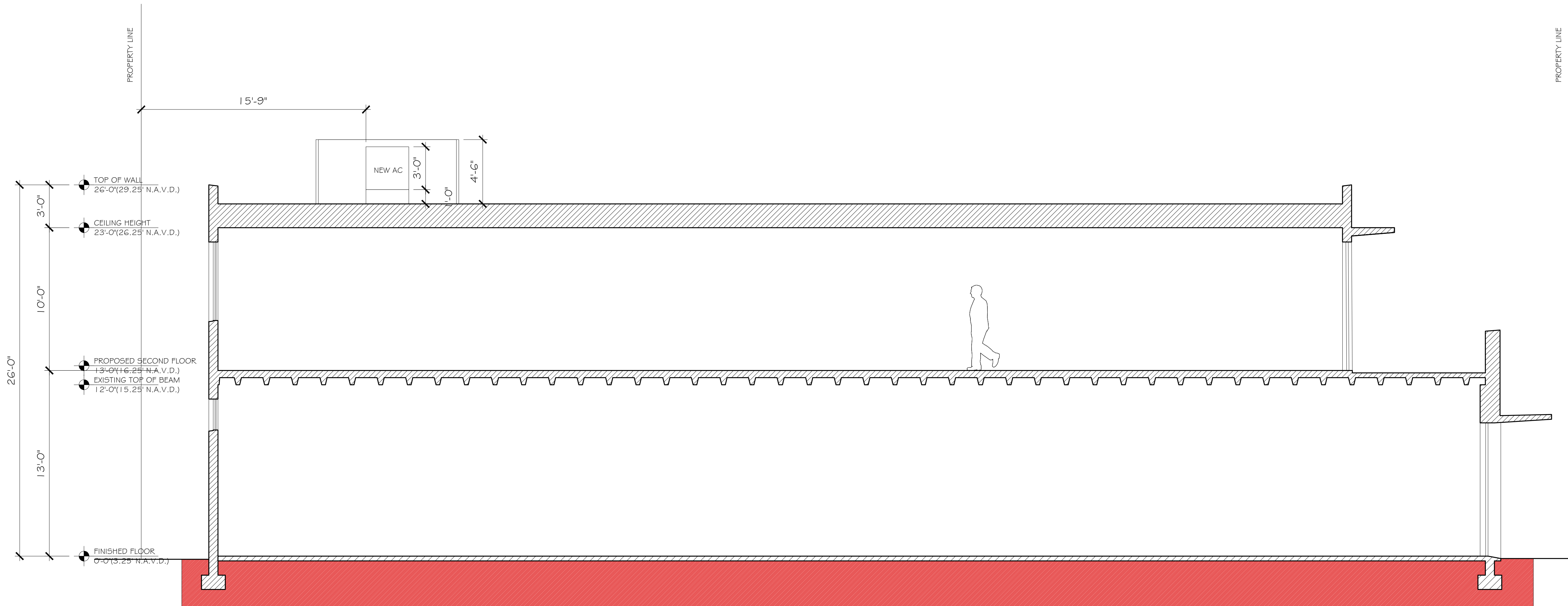
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36

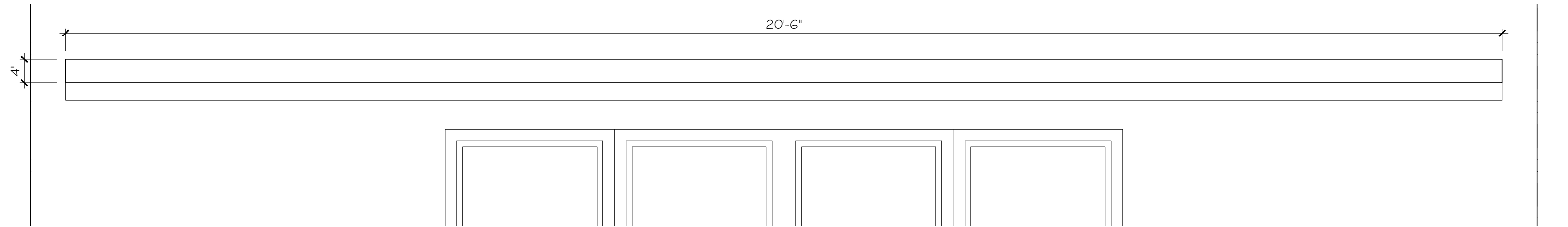
ISSUE DATE: 03-27-23

HSB-23-005
JOB #: (ZON-23-055)



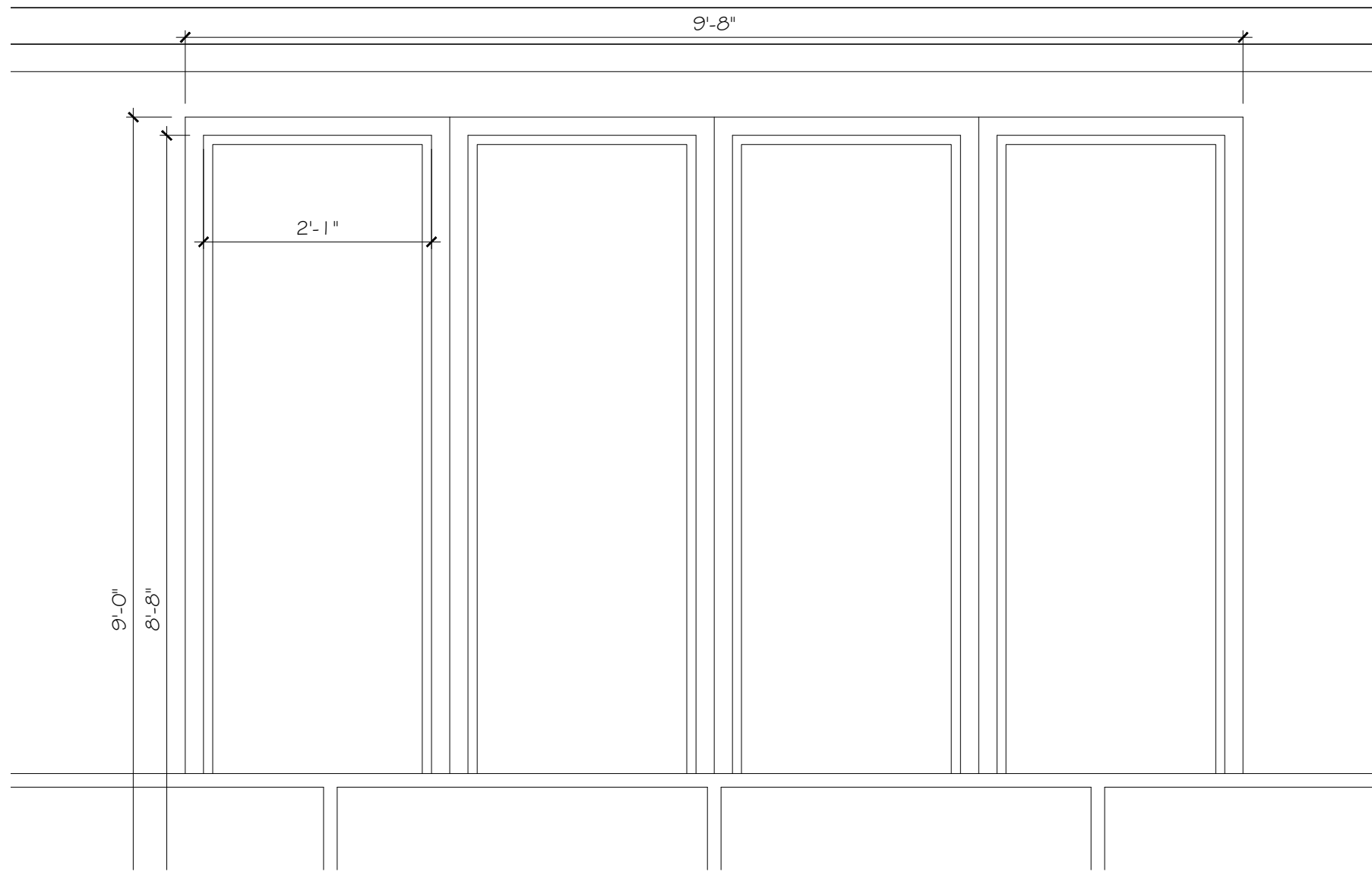
SECTION

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



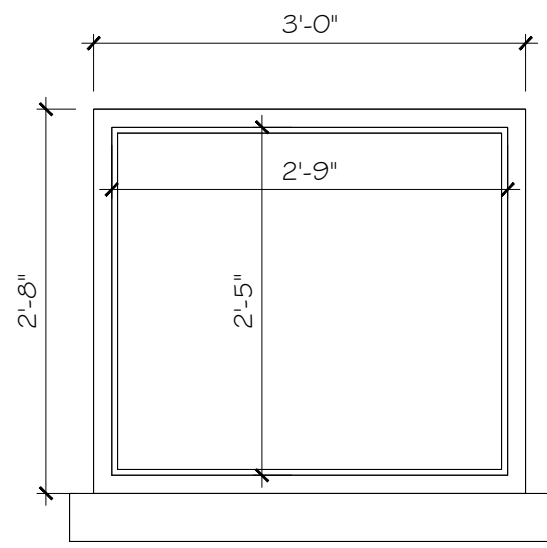
CONCRETE OVERHANG
LIVING ROOM

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



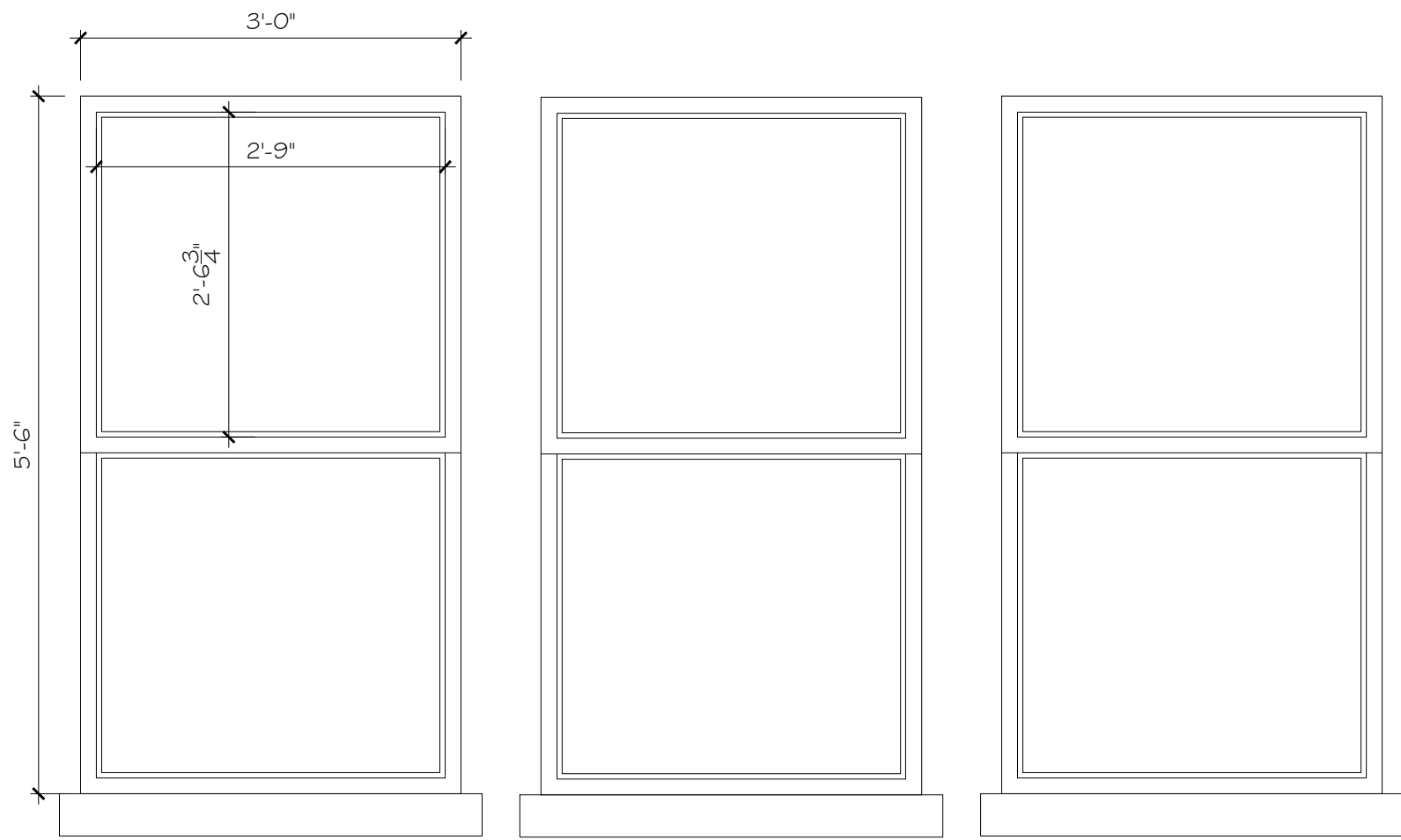
DOORS
LIVING ROOM

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



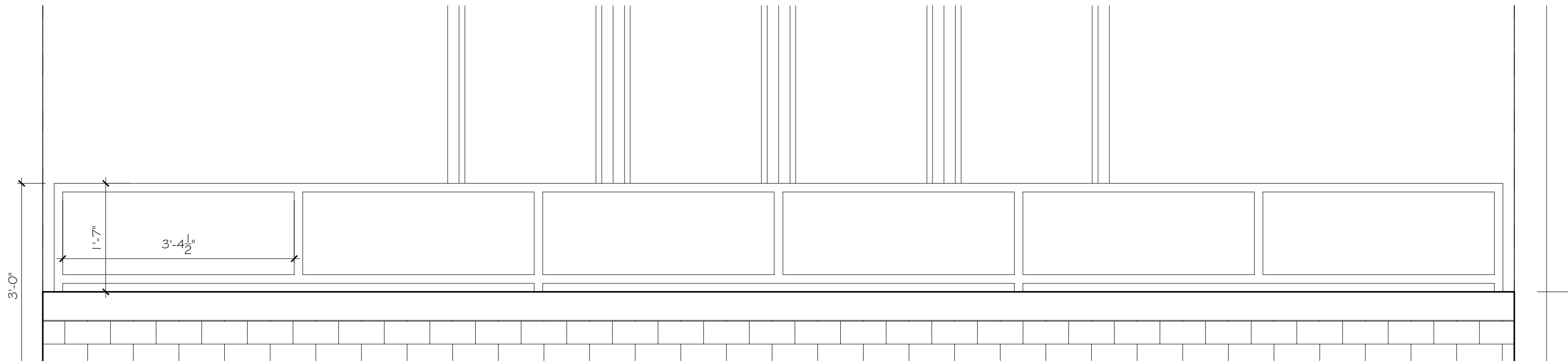
WINDOW
LAUNDRY

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



WINDOWS
MASTERBEDROOM

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



GLASS RAILING
LIVING ROOM

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

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:

CONIGLIO

261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

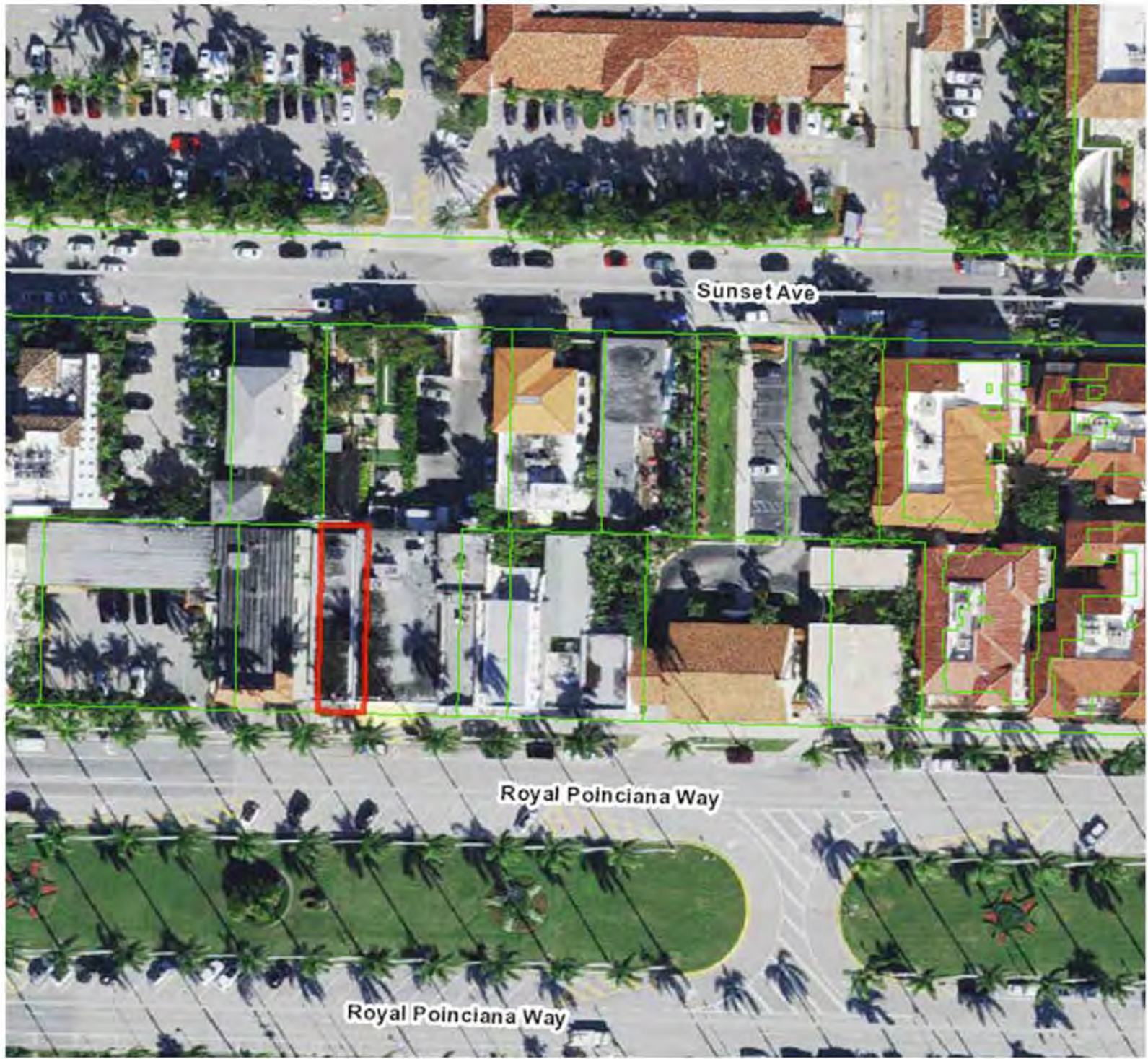
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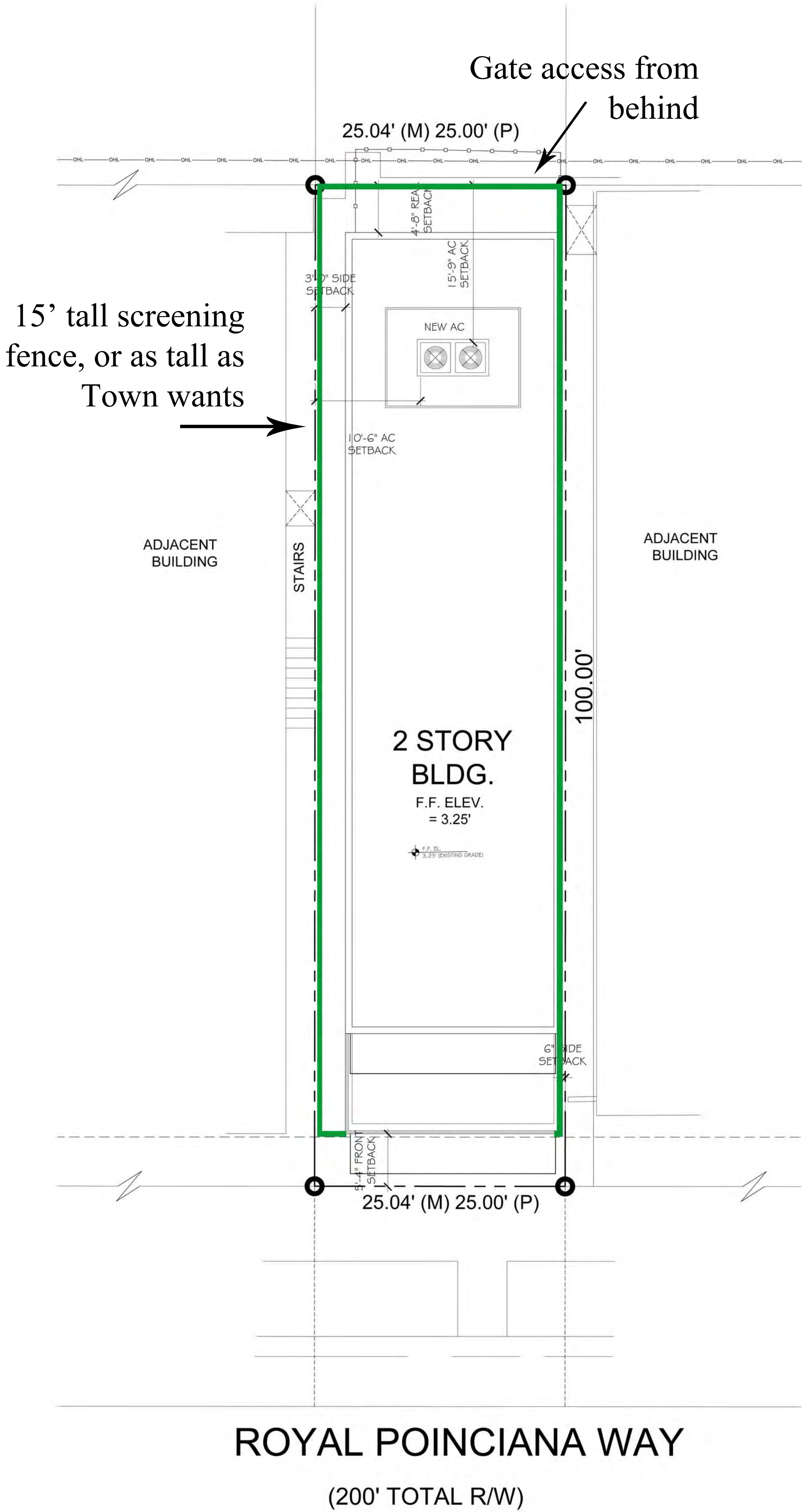
37

ISSUE DATE: 03-27-23

HSB-23-005
JOB #: (ZON-23-055)



LOCATION MAP
SCALE: N.T.S.



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

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

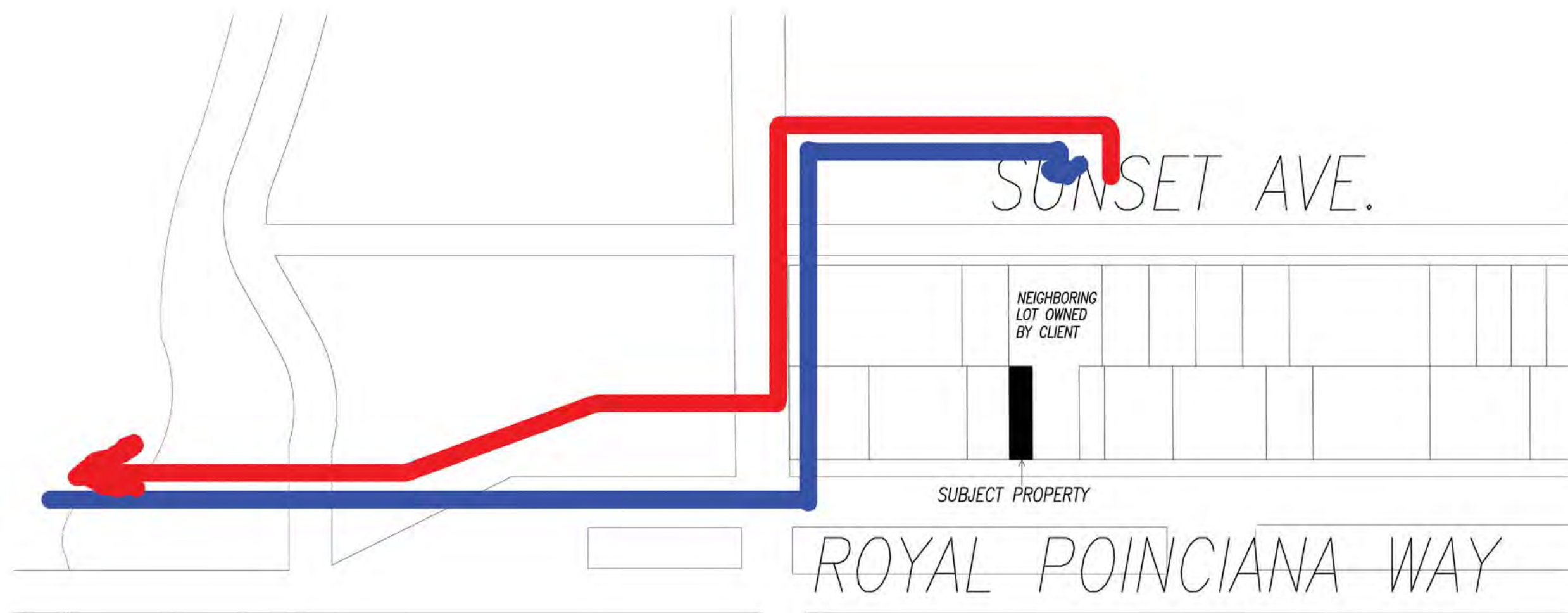
A.A. #001345
A.R. #10,181

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SHEET NUMBER:
38

ISSUE DATE: 03-27-23
JOB #: H5B-23-005 (ZON-23-055)



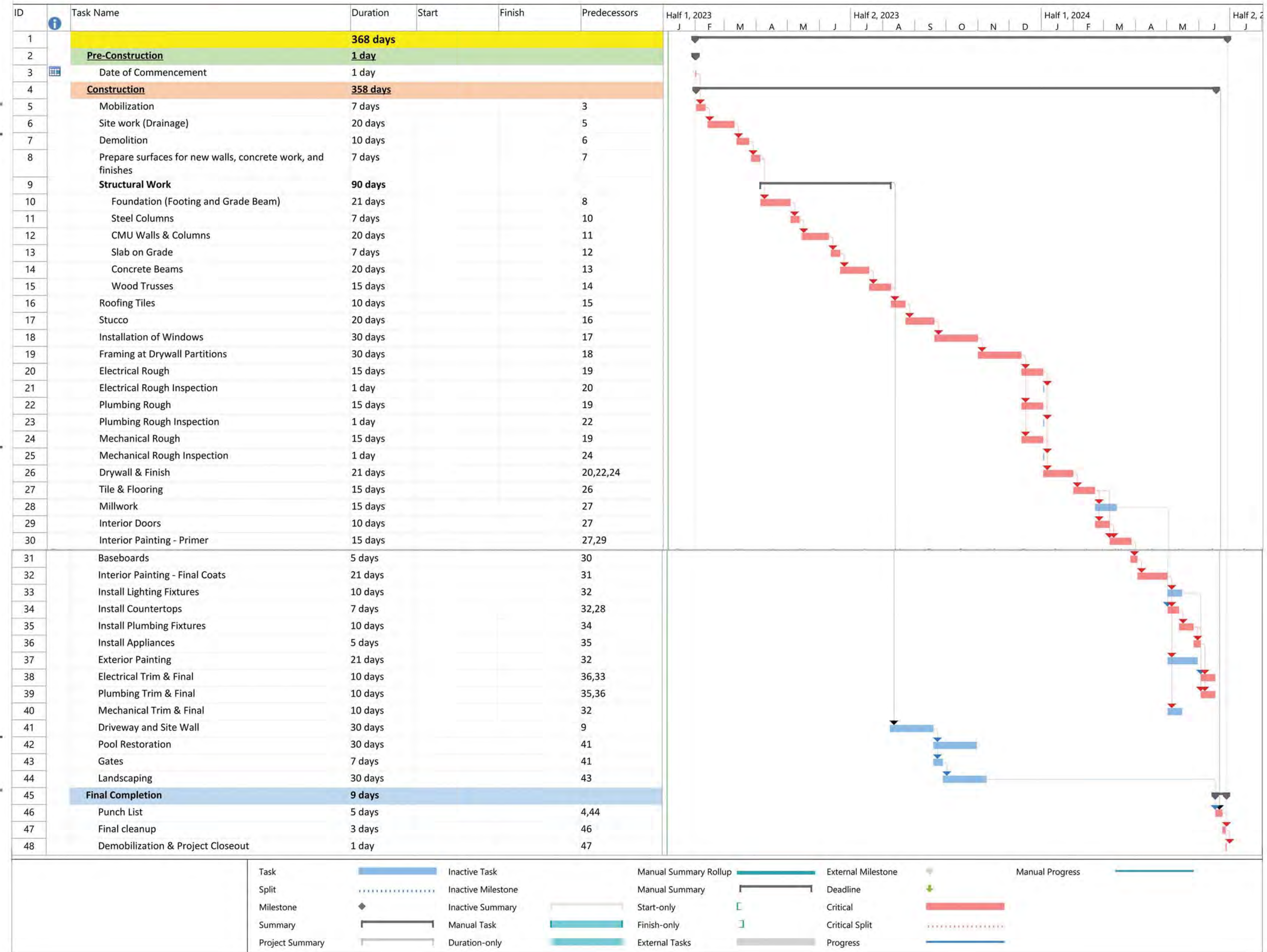
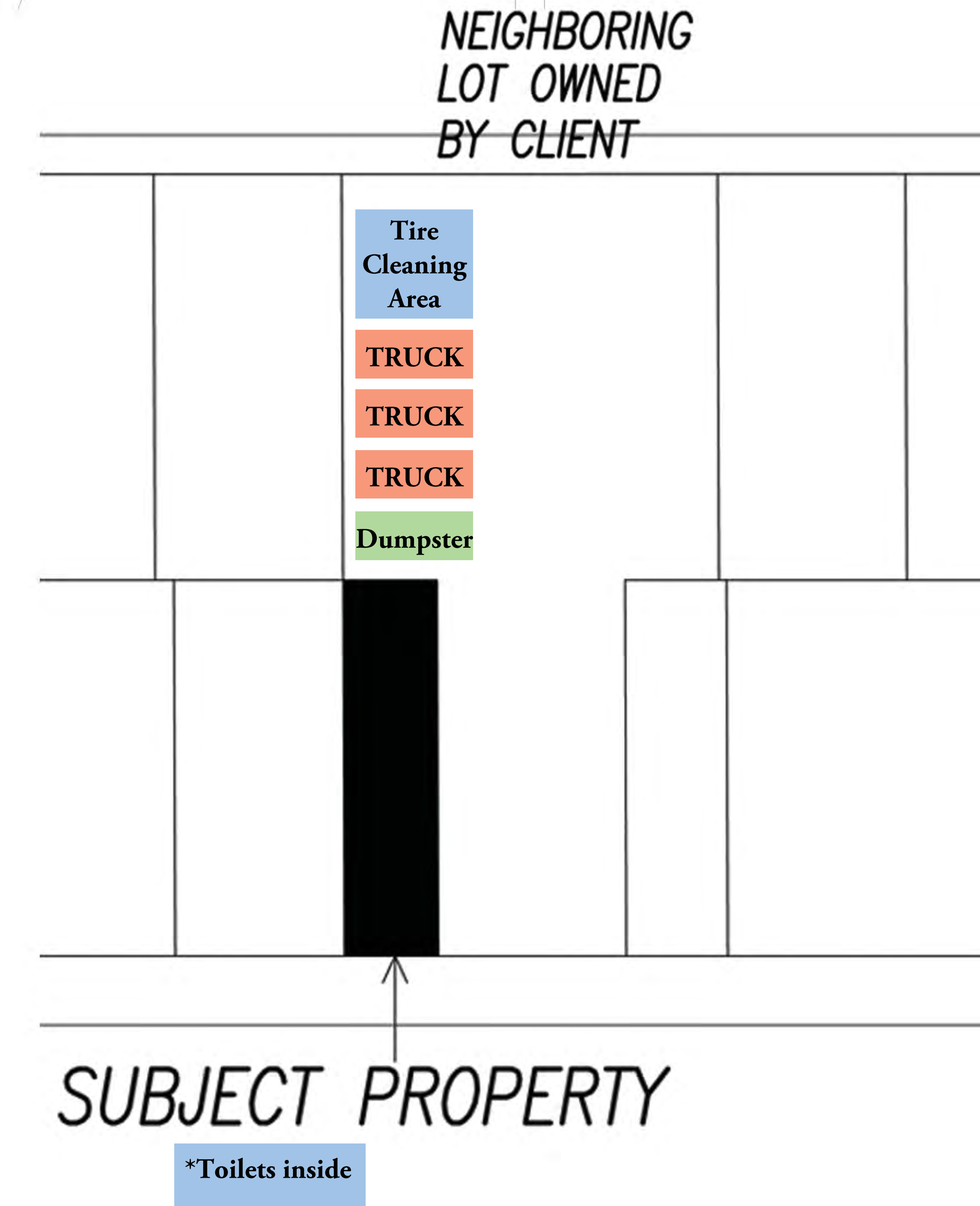
1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

TRUCK ROUTE USES FLAGLER MEMORIAL BRIDGE, TO ROYAL POINCIANNA WAY, TO N COUNTY RD

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

- 30' MAX LENGTH OF VEHICLE TO BE UTILIZED.
- RIGHT OF WAY PERMIT MAY BE REQUIRED IF LARGER TRUCKS NEEDED
- APPROXIMATELY 10 TRUCKS ON SITE DURING CONSTRUCTION



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:

CONIGLIO
261 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

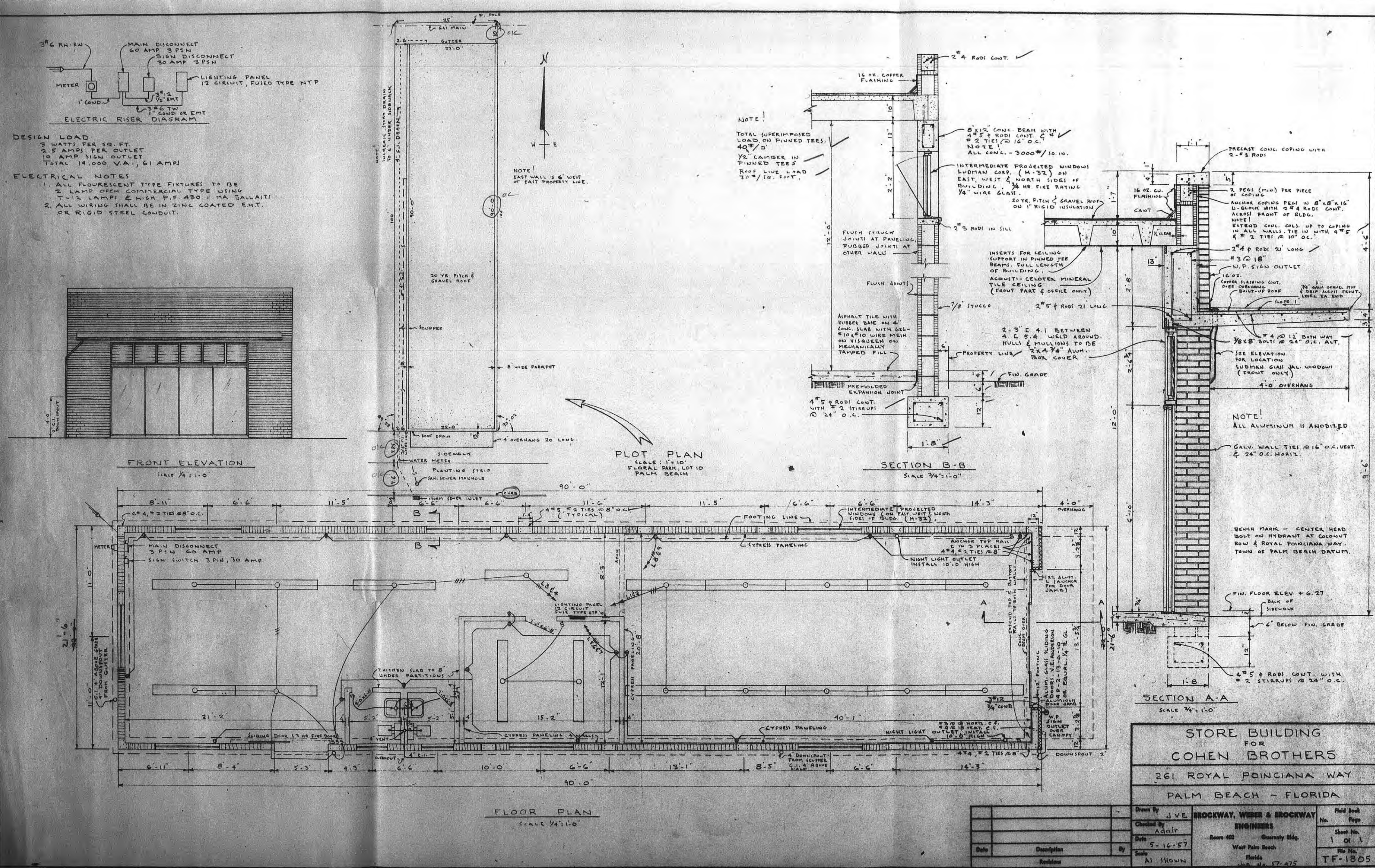
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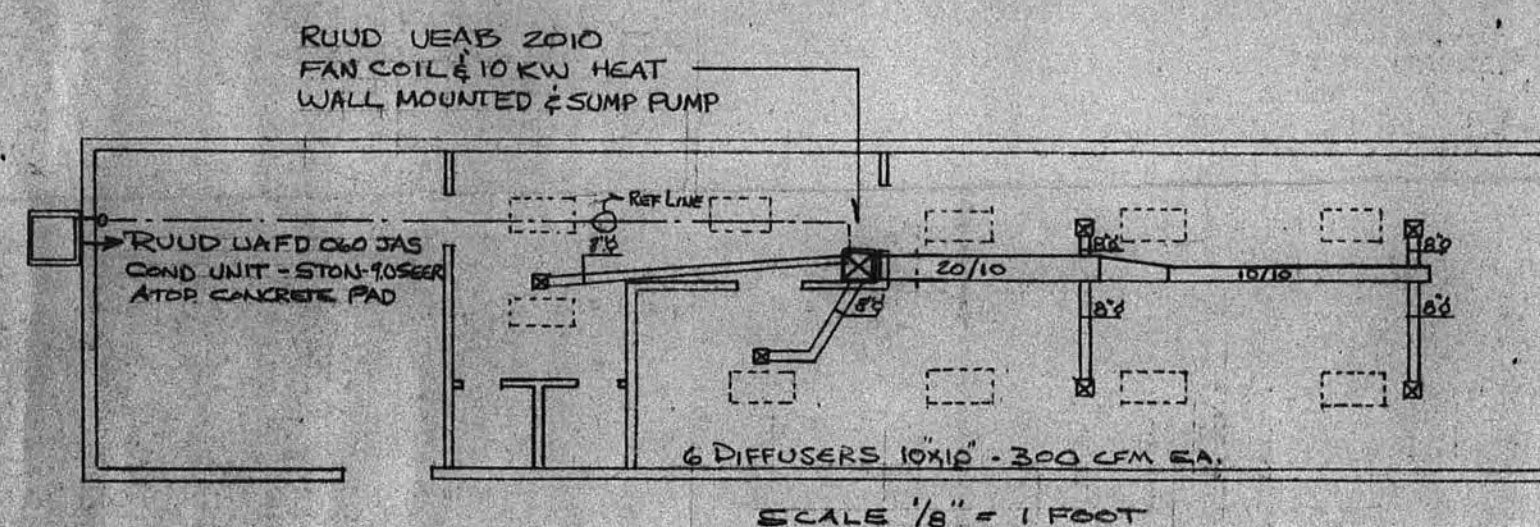
SHEET NUMBER:

39

ISSUE DATE: 03-27-23

JOB #: ARC-23-XXXX





AIR CONDITIONING SYSTEM
FOR
TROPICAL FRUIT SHOP
261 ROYAL POINCIANA WAY - PALM BEACH
BY
WAYNE AIR COND. & REF.
225 MARGUERITA DR. - W. PALM BEACH
DESIGN BY Wayne L. Nelson - CERT. OF COMP. U-9962 9/19/88

M-88-062102
ADD 1 TO FLOOR PLAN
CTS/A7
ESTER LINDY



REVIEWED
As submitted this 22nd Sept 1988
TOWN OF PALM BEACH, Building Department
P. E. Bala
Air-Conditioning Inspector

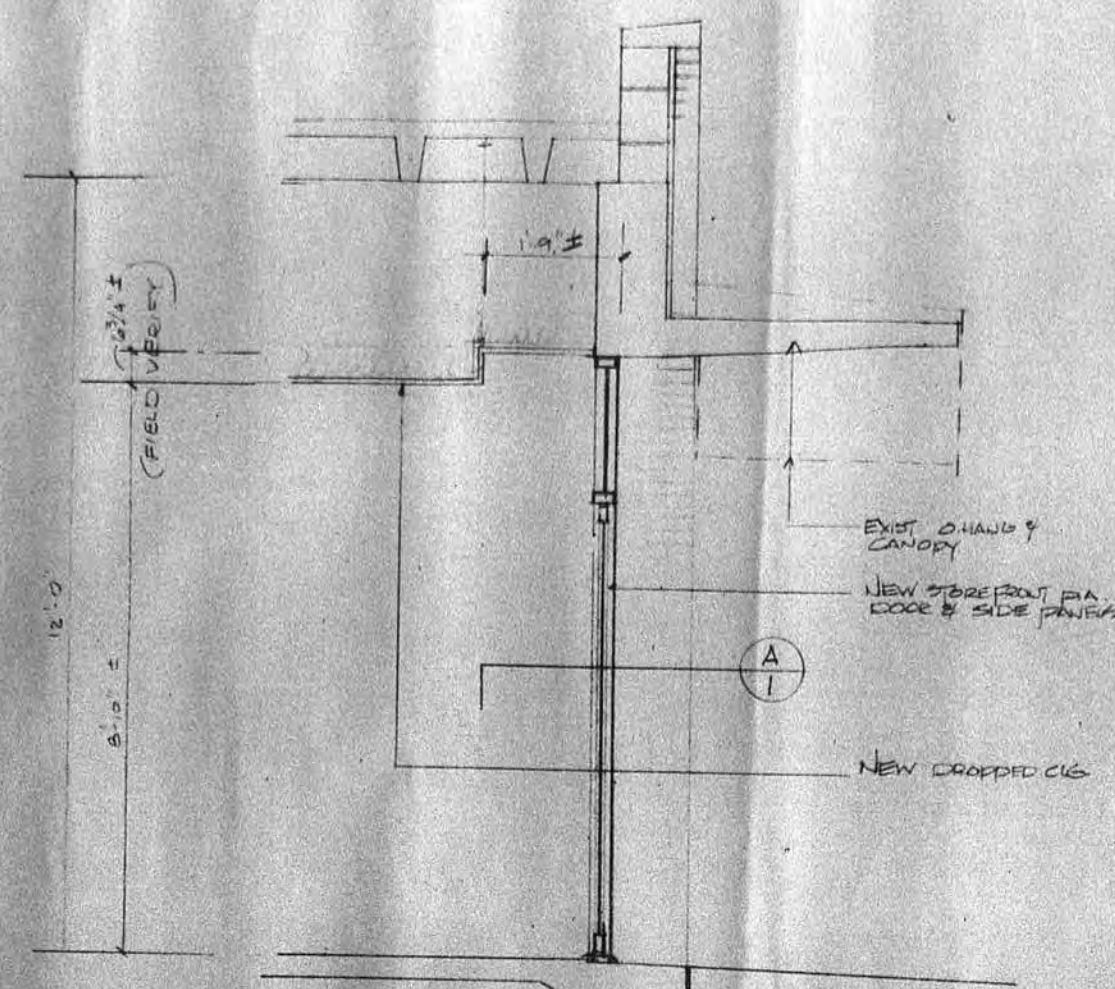
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163 X F478

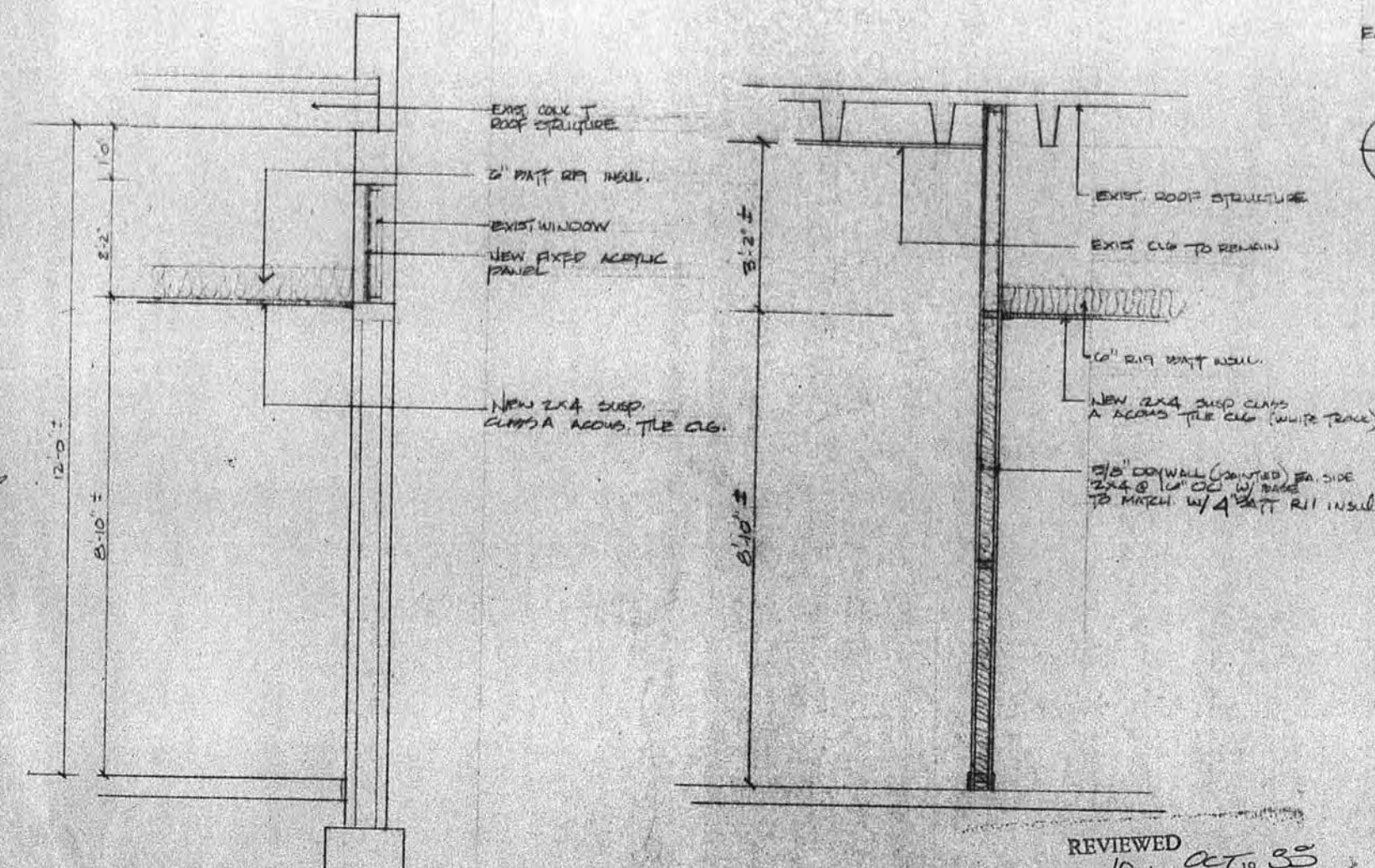
**Robert L Bell
Architect PA**

5650 Corporate Way
West Palm Beach
Florida 33407

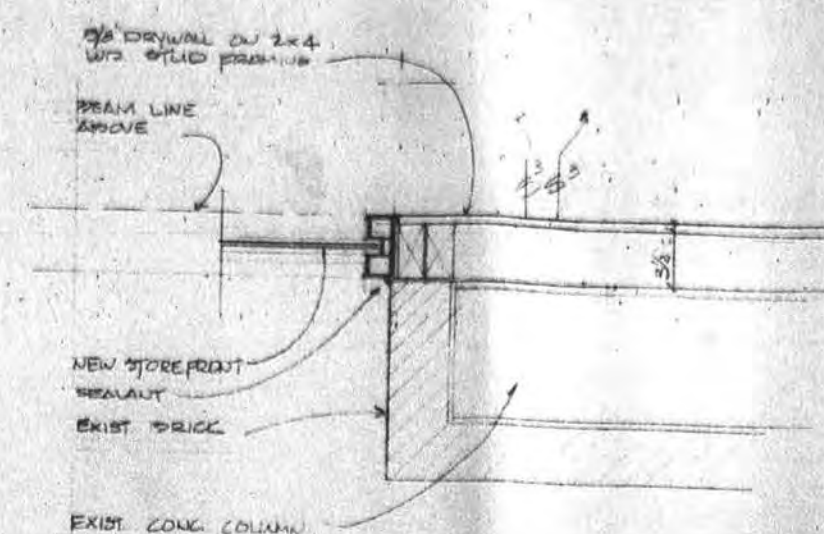
305 683 9133



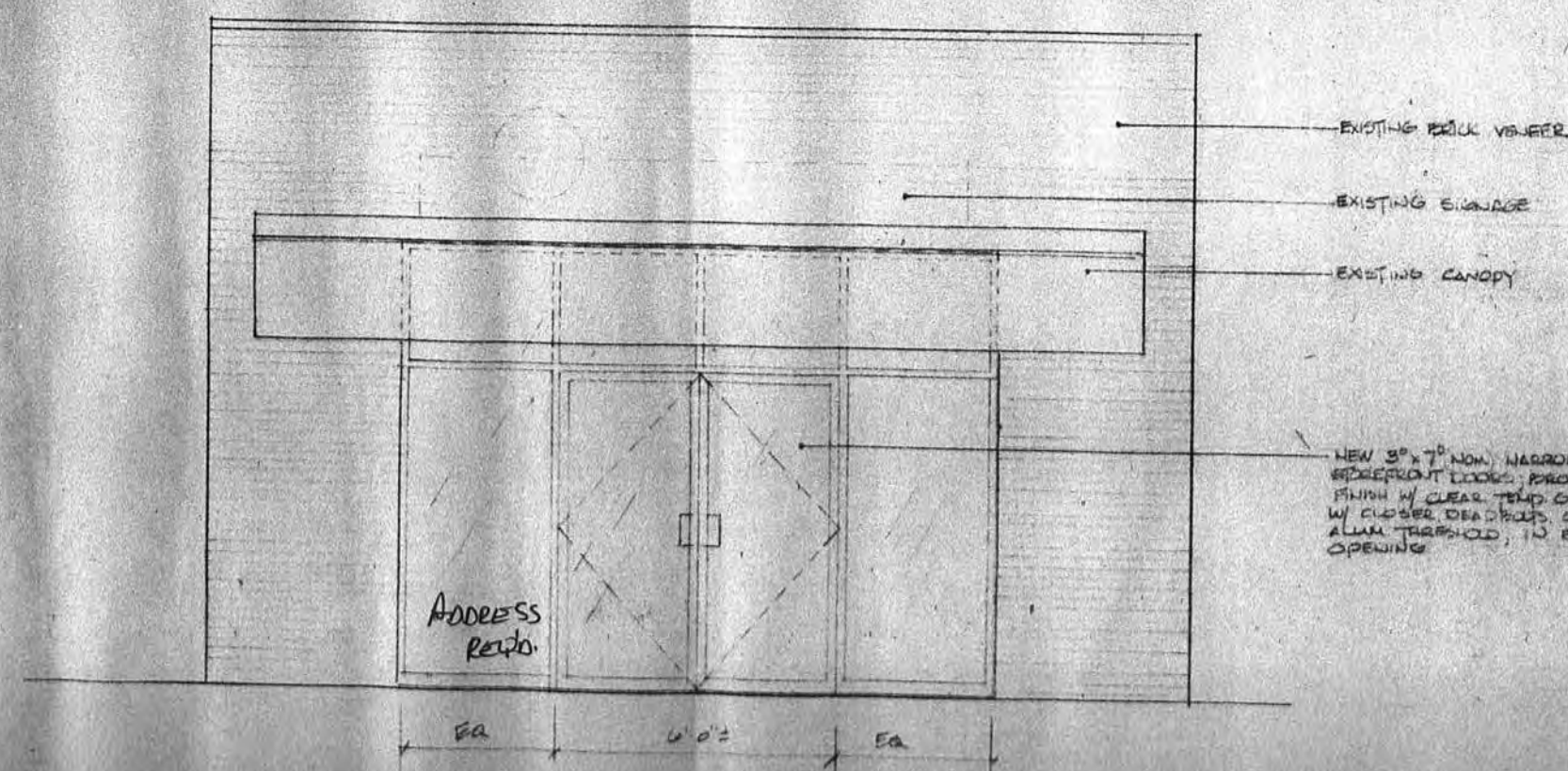
SECTION 1
1/2" = 1'-0"



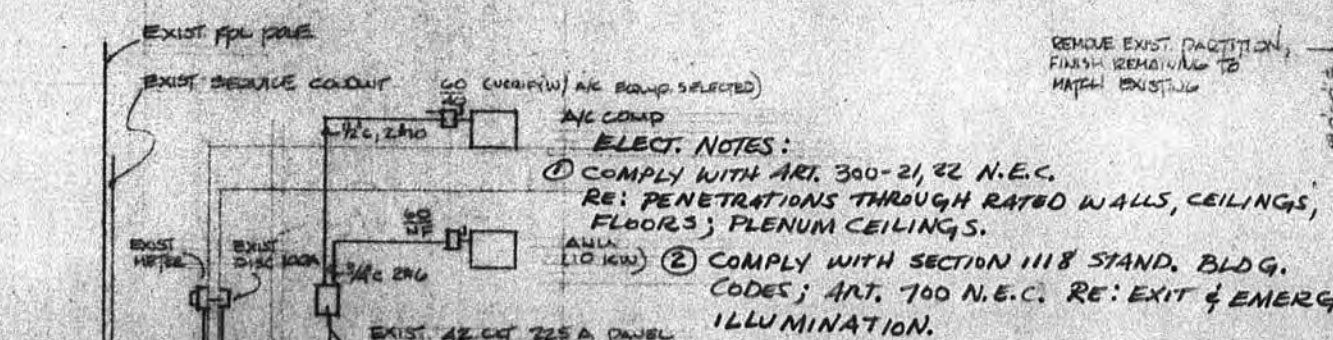
SECTION 2
1/2" = 1'-0"



DETAIL A
1/2" = 1'-0"



SOUTH ELEVATION
3/8" = 1'-0"



WINDOWS ABOVE NEW 2\"/>

REVIEWED
As submitted this 4 day OCT 19 88
TOWN OF PALM BEACH, Building Department
R. Tim Wright
Electrical Inspector

NO ALUMINUM ELECTRIC CONDUCTORS
OF ANY KIND TO BE USED IN THE
TOWN OF PALM BEACH.

FLOOR PLAN
1/2" = 1'-0"

NOTE: ALL CONDITIONING PLANS/SPECIFICATIONS
BY OTHERS

SUBJECT TO COMPLIANCE WITH
ALL ORDINANCES AND ORDINANCES
IN EFFECT IN THE TOWN OF
PALM BEACH, FLORIDA

REVISIONS TO EXISTING BUILDING

TROPICAL FRUIT SHOP

24 ROYAL PONDEROSA WAY PALM BEACH FLORIDA

OFFICE COPY

688-024783
CTS/A7
Lot 8.1
Add 1 to Floral Park

