

ARCHITECT

PETER PAPADOPOULOS
SMITH AND MOORE ARCHITECTS, INC
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

LANDSCAPE ARCHITECT

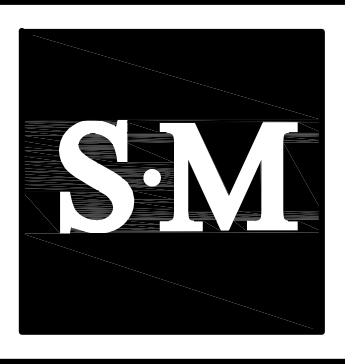
DUSTIN MIZELL / LAUREN FREEMAN
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD, SUITE #20-B
PALM BEACH, FLORIDA 33480
(561) 832-4600

CIVIL ENGINEER

CHAD GRUBER
GRUBER CONSULTING ENGINEERS
247 MERCER AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 312-2041

SURVEYING

CRAIG WALLACE
WALLACE SURVEYING CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
(561) 640-4551



NEW RESIDENCE FOR
WILLIAMS AND SIRCHIO
1198 NORTH OCEAN WAY, PALM BEACH

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •
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RECEIVED
By yfigueroa at 1:53 pm, May 08, 2023

ARC - 22 - 240

DEFERRAL FROM ARCOM HEARING 01/25/2023

DROP-OFF SUBMITTAL 05/08/2023

ARCOM HEARING 05/24/2023

1198 N. OCEAN WAY, PALM BEACH, FLORIDA

SCOPE OF WORK: CONSTRUCTION OF A NEW TWO- STORY SINGLE-FAMILY RESIDENCE WITH RELATED LANDSCAPE AND HARDSCAPE IMPROVEMENTS.

SHEET INDEX

Page		Sheet Title	Page		Sheet Title	Page		Sheet Title
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		Aerial View			Calculated Lot Depth			Site Staging & Logistics Plan
		Location Plan			Existing Site Images			Construction Schedule
		Neighborhood Photo Sheets			Existing Vegetation Inventory			
		Neighborhood Photo Sheet			Demo. & Vegetation Action Plan			
		Wallace Survey			Construction Screening Plan			
		Site Plan & Site Walls Details			Color Site Plan			
		Site Plan & Site Wall Details			Site Calculations			
		Site Zoning Plan & Site Wall Detail			Landscape Plan			
		Site Zoning Legend			Rendered Landscape Plan			
		Floor Plans & Roof Plan			Plant Schedule			
		Floor Plans & Roof Plan			Planting Details			
		Previous & Proposed Elevs.			Landscape Lighting Plan			
		Previous & Proposed Elevs.			Rendered Landscape Elevs.			
		Renderings						
		Architectural Details						
		Streetscape Elevations						

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

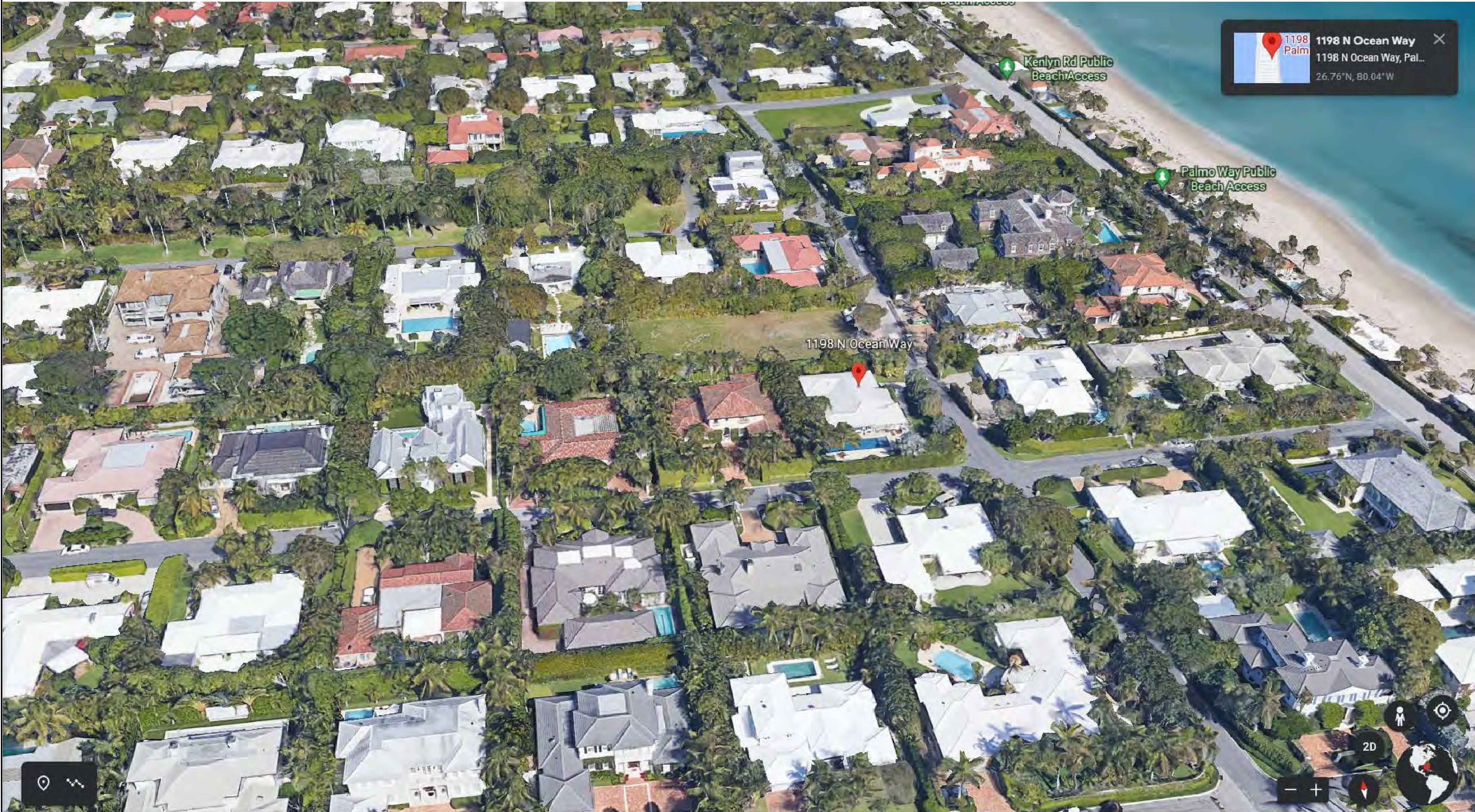
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

SCHEM. DESIGN 2022-08-08
SCHEM. DESIGN 2022-08-26
PRE-APP SUBMITTAL 2022-09-19
FIRST SUBMITTAL 2022-11-07
SECOND SUBMITTAL 2022-11-28
DROP-OFF SUBMITTAL 2022-12-09
DESIGN DEVELOP. 2023-04-10
DROP-OFF SUBMITTAL 2023-05-08

NO: 22026
DWG. BY: PGP
SHEET:

ARCOM # ARC - 22 - 240



NEW RESIDENCE FOR
WILLIAMS AND SIRCHIO
1198 NORTH OCEAN WAY, PALM BEACH

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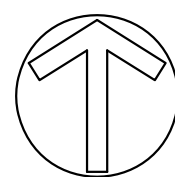
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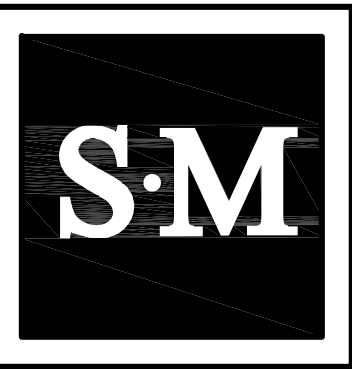
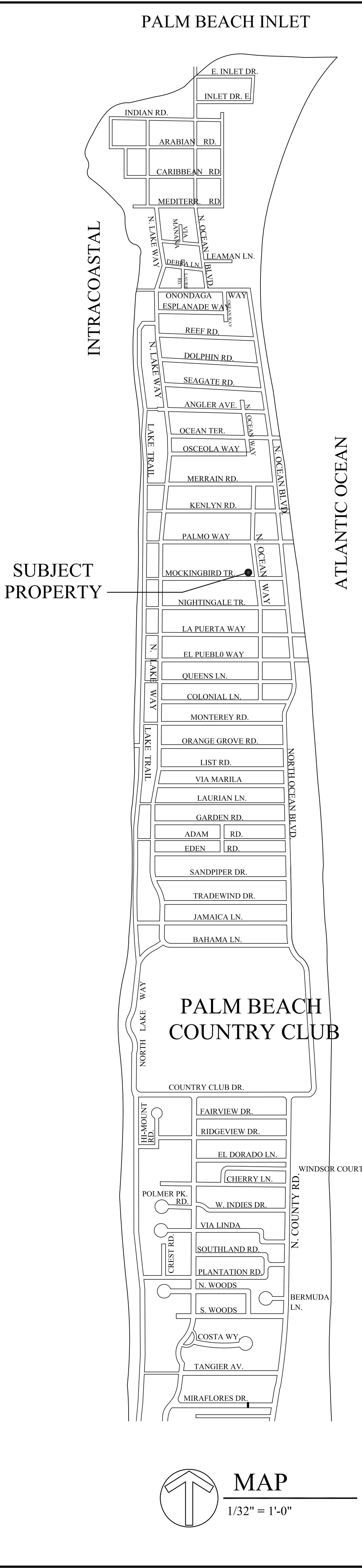
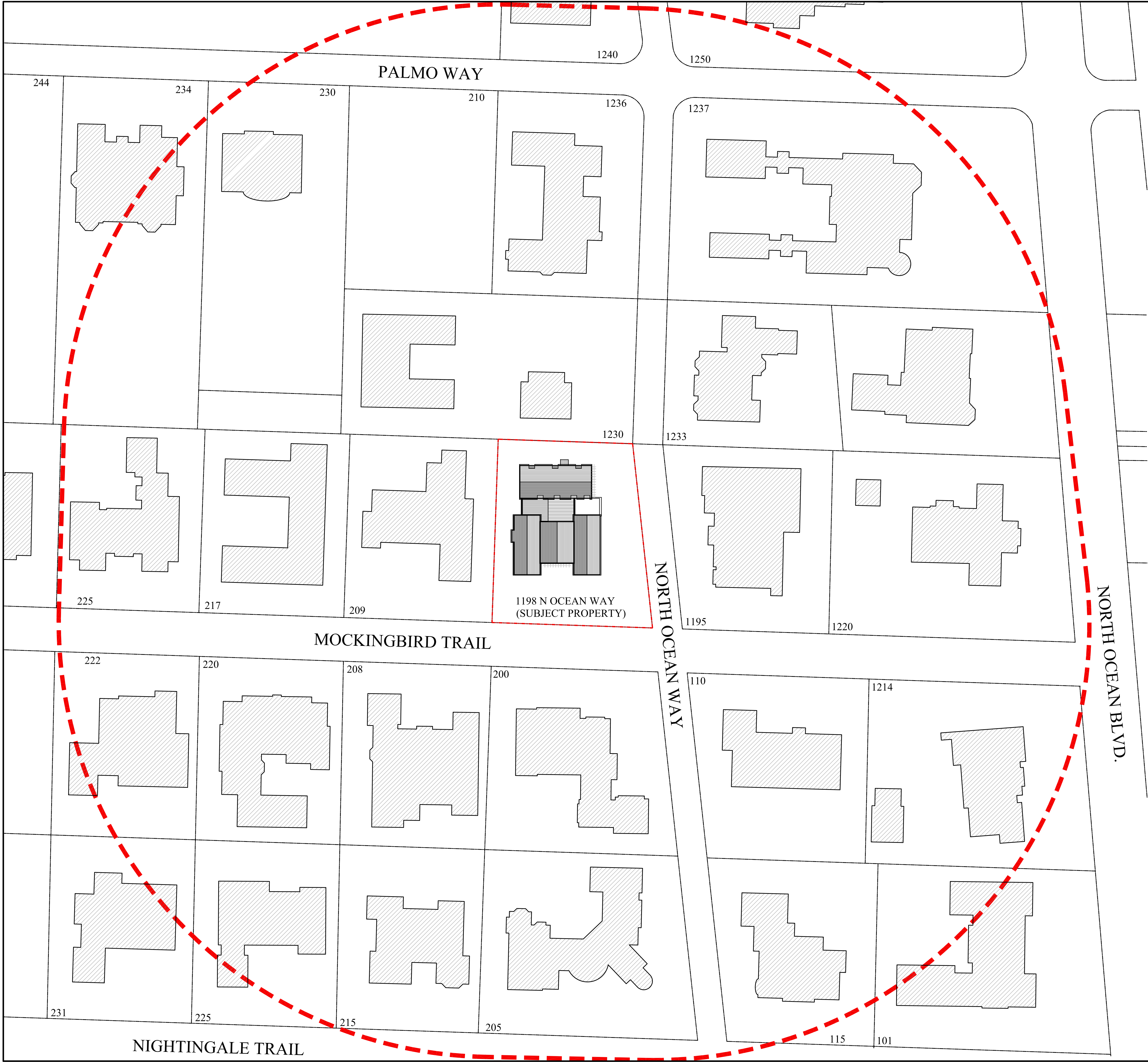
SV-1a



1198 N OCEAN WAY - AERIAL VIEW

NOT TO SCALE

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SHEET:

SV-2

ARCOM # ARC - 22 - 240



225 MOCKINGBIRD TRAIL



217 MOCKINGBIRD TRAIL



209 MOCKINGBIRD TRAIL



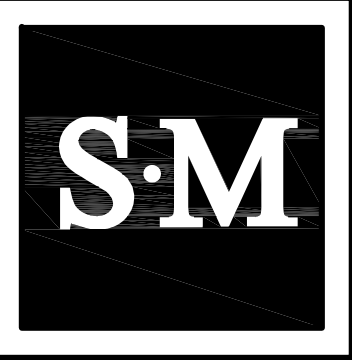
1198 N OCEAN WAY (SUBJECT PROPERTY)



1195 N OCEAN WAY



1220 N OCEAN BLVD



NEW RESIDENCE FOR
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SHEET:

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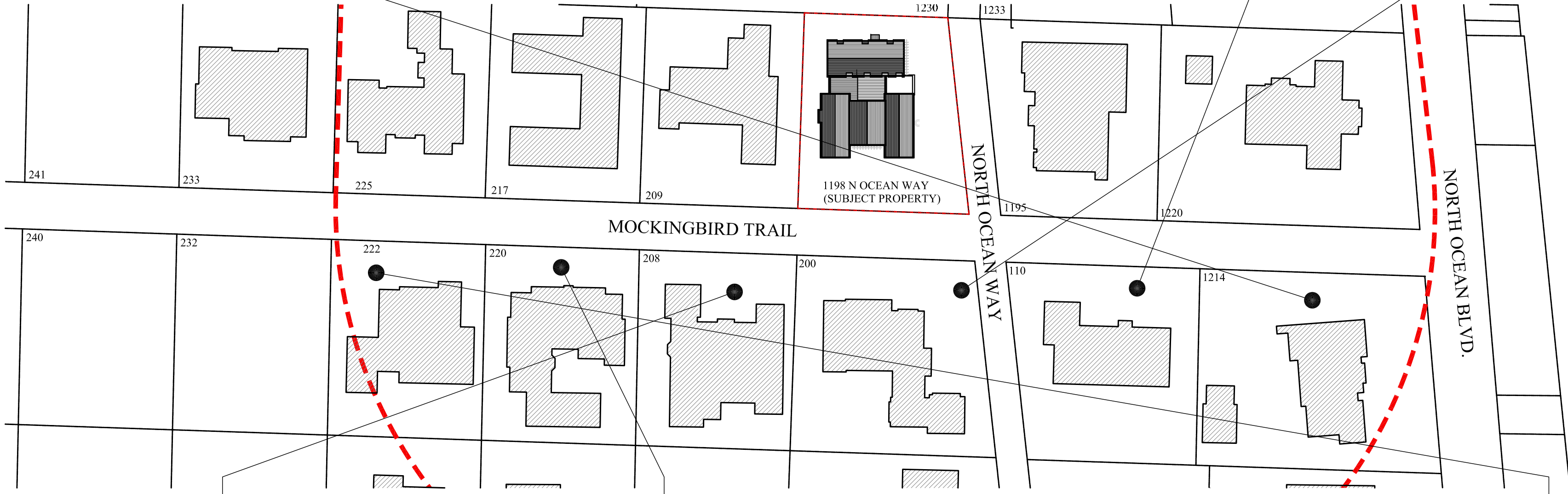
1214 N OCEAN BLVD



110 MOCKINGBIRD TRAIL



200 MOCKINGBIRD TRAIL



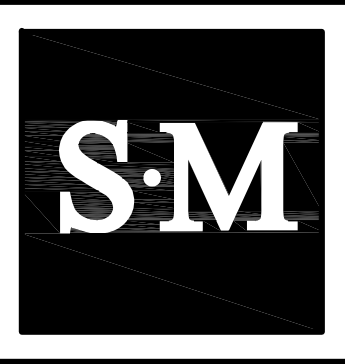
208 MOCKINGBIRD TRAIL



220 MOCKINGBIRD TRAIL



222 MOCKINGBIRD TRAIL



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ARCOM # ARC - 22 - 240



205 NIGHTINGALE TRAIL



200 MOCKINGBIRD TRAIL



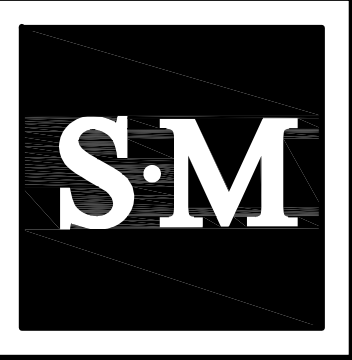
1198 N OCEAN WAY



1230 N OCEAN WAY



1236 N OCEAN WAY



NEW RESIDENCE FOR
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ARCOM # ARC - 22 - 240



1237 N OCEAN WAY



1233 N OCEAN WAY



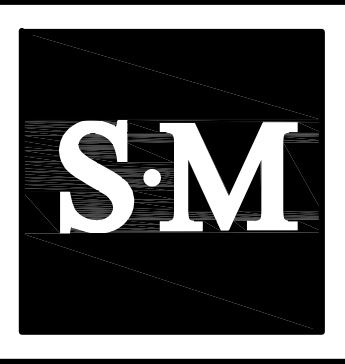
1195 N OCEAN WAY



110 MOCKINGBIRD TRAIL



115 NIGHTINGALE TRAIL



NEW RESIDENCE FOR
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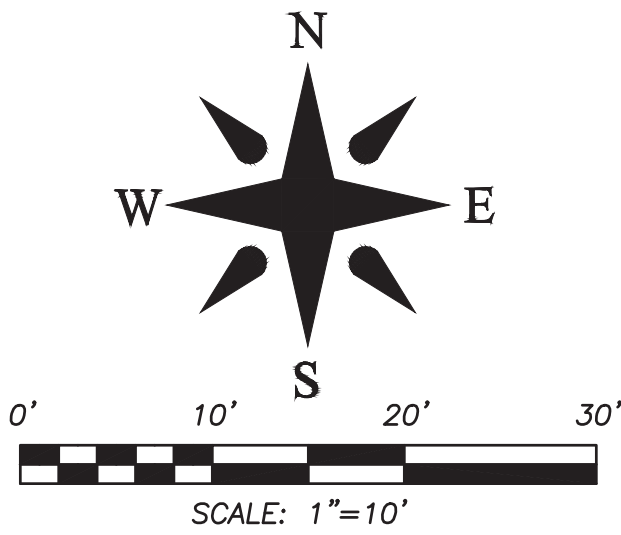
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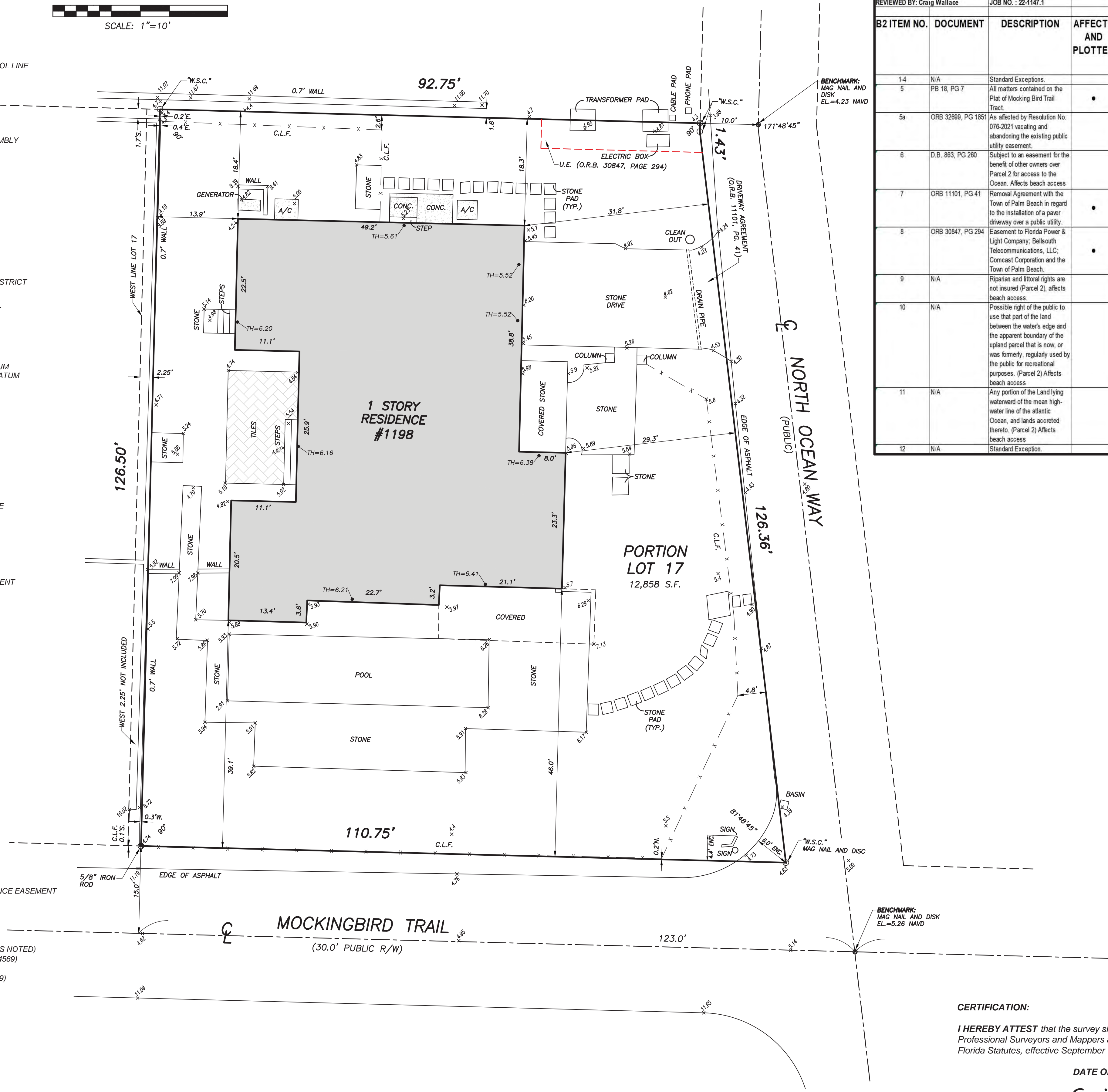
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LEGEND

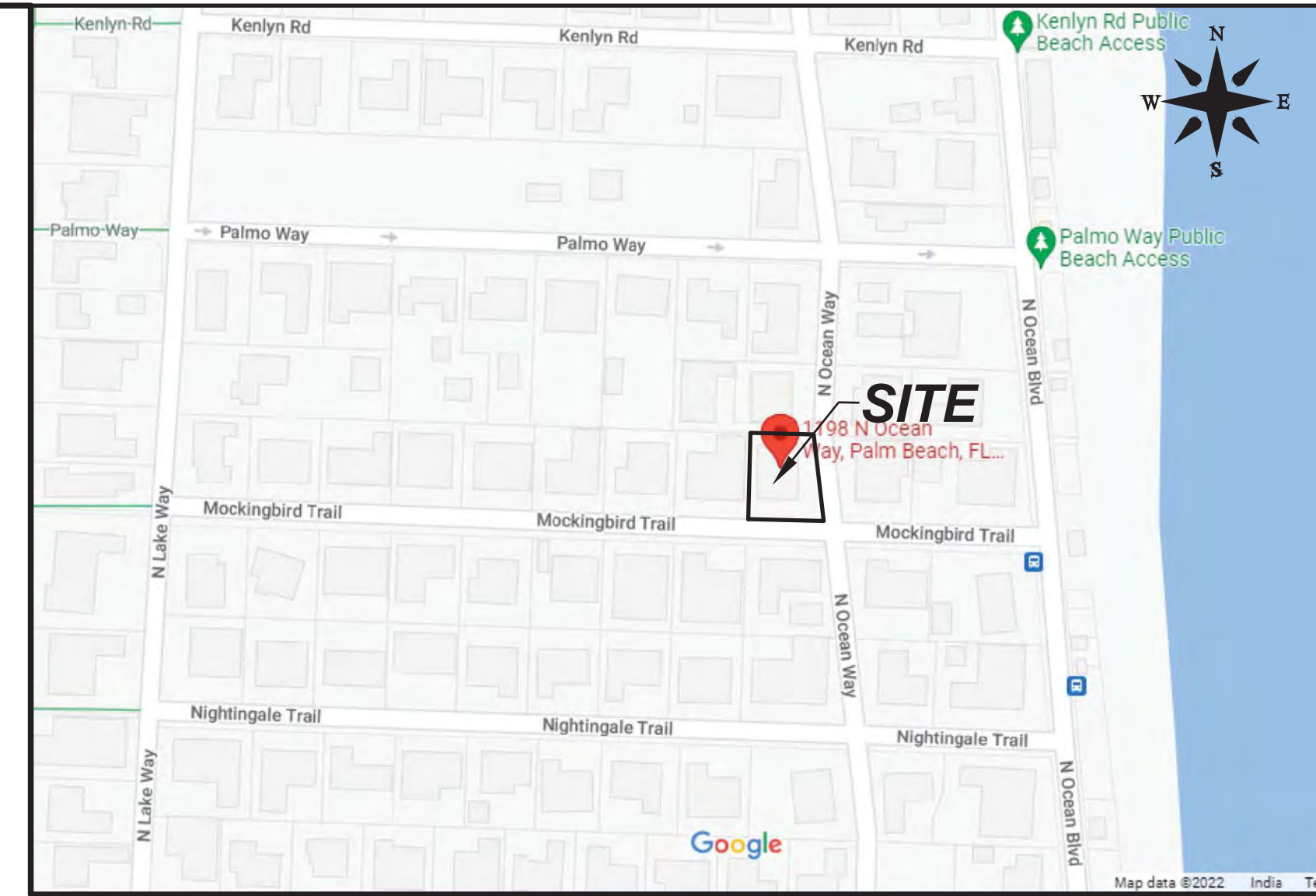
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.O.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISHED FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/E	= POOL EQUIPMENT
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
P.V.M.T.	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
TH	= THRESHOLD
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.F.	= WOOD FENCE
YD	= YARD DRAIN
Δ	= BASELINE
Δ	= CENTERLINE
Δ	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
■	= CONCRETE MONUMENT SET (LB #4569)
■	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #4569)
○	= IRON PIPE FOUND (AS NOTED)
○	= IRON ROD FOUND (AS NOTED)
○	= NAIL FOUND (AS NOTED)
○	= NAIL & DISK FOUND (AS NOTED)
○	= MAG NAIL & DISK SET (LB #4569)
○	= PROPERTY LINE
○	= UTILITY POLE
○	= FIRE HYDRANT
○	= WATER METER
○	= WATER VALVE
○	= LIGHT POLE



Boundary Survey For: DOUGLAS L. WILLIAMS AND GABRIELLE J. SIRCHIO



TITLE COMMITMENT REVIEW						
CLIENT: DLW Investments LLC, a Florida limited liability company		COMMITMENT NO. : 1247343	DATE: 04/22/22			
REVIEWED BY: Craig Wallace		JOB NO. : 22-1147.1				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-4	N/A	Standard Exceptions.				•
5	PB 18, PG 7	All matters contained on the Plat of Mockingbird Trail Tract.	•			
5a	ORB 32868, PG 1851	As affected by Resolution No. 076-2021 vacating and abandoning the existing public utility easement.		•		
6	D.B. 863, PG 260	Subject to an easement for the benefit of other owners over Parcel 2 for access to the Ocean. Affects beach access.			•	
7	ORB 11101, PG 41	Removal Agreement with the Town of Palm Beach in regard to the installation of a paver driveway over a public utility.	•			
8	ORB 30847, PG 294	Easement to Florida Power & Light Company; Bellsouth Telecommunications, LLC; Comcast Corporation and the Town of Palm Beach.	•			
9	N/A	Riparian and littoral rights are not insured (Parcel 2), affects beach access.			•	
10	N/A	Possible right of the public to use that part of the land between the water's edge and the apparent boundary of the upland parcel that is now, or was formerly, regularly used by the public for recreational purposes. (Parcel 2) Affects beach access.			•	
11	N/A	Any portion of the Land lying westward of the mean high-water line of the atlantic Ocean, and lands accreted thereto. (Parcel 2) Affects beach access.			•	
12	N/A	Standard Exception.				•



VICINITY SKETCH (NOT TO SCALE)

Boundary Survey For: DOUGLAS L. WILLIAMS AND GABRIELLE J. SIRCHIO

This survey is made specifically and only for the following parties for the purpose of a permit on the surveyed property.

Douglas L. Williams and Gabrielle J. Sirchio
Jones Foster P.A.
Old Republic National Title Insurance Company
Silicon Valley Bank, its successors and/or assigns ATIMA

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
1198 N. Ocean Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 17, except the West 27 Inches thereof, **MOCKINGBIRD TRAIL TRACT**, a subdivision in the Town of Palm Beach, Florida, according to the Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida., in Plat Book 18, at page 7.

FLOOD ZONE:
This property is located in Flood Zone AE (EL. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1247343, issued by Old Republic National Title Insurance Company, dated 04/22/22. This office has made no search of the Public Records.
- 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 (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- 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.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- 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.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- 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.
- 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.
- 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.
- 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.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 5/07/2022

Craig L. Wallace
Digitally signed by
Craig L. Wallace
Date: 2022.07.07
14:48:08 -04'00'

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357



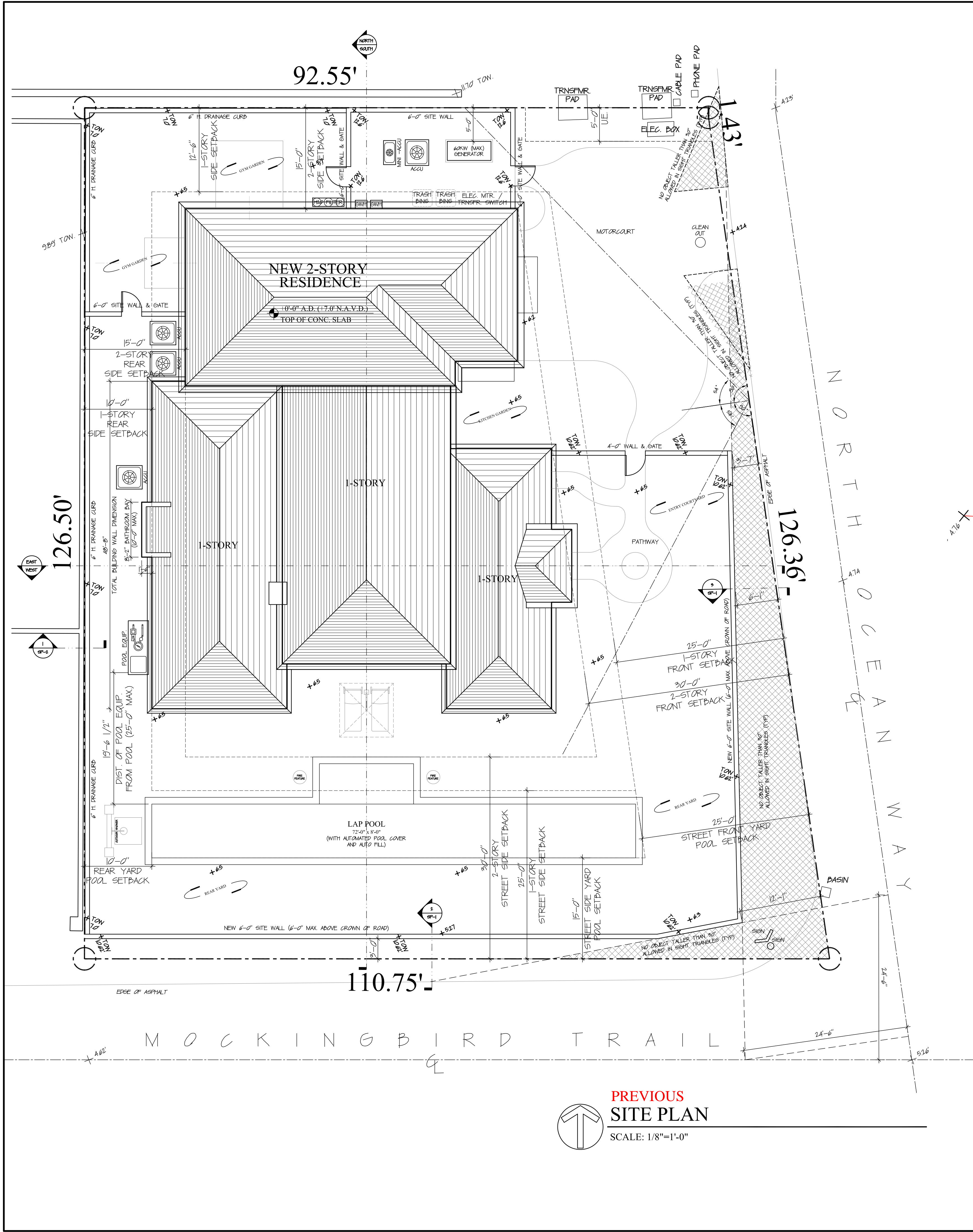
REVISIONS:

Boundary Survey For:

**DOUGLAS L. WILLIAMS AND
GABRIELLE J. SIRCHIO**

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.D.	JOB No.: 22-1147	F.B. PB332 PG. 20-21
OFFICE: D.R.	DATE: 05/07/2022	DWG. No.: 22-1147-1
C'KD.: C.W.	REF.: 22-1147.dwg	SHEET: 1 OF 1



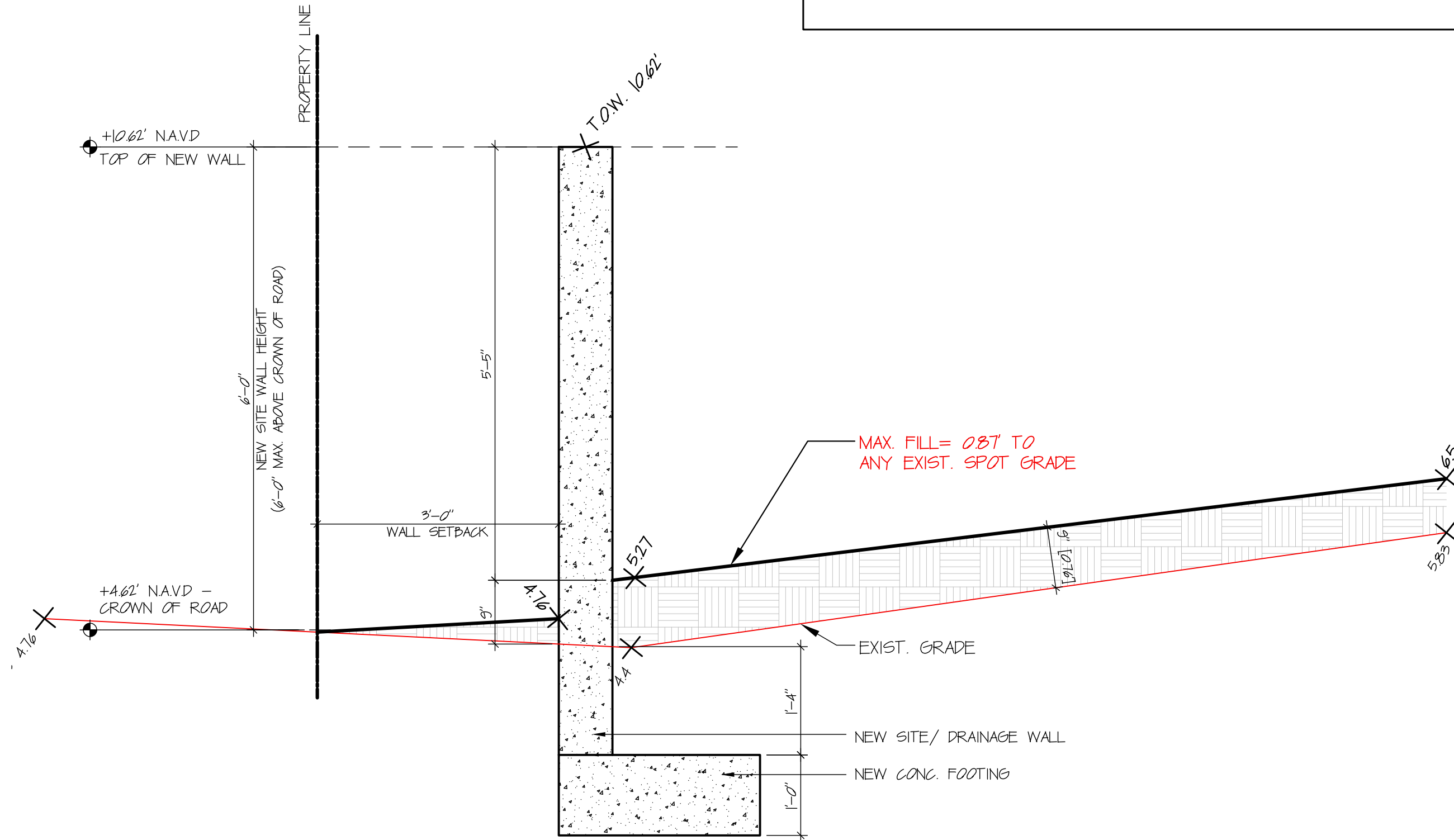
MAXIMUM LOT FILL ALLOWED

COR: HIGHEST CROWN OF ROAD = 5.26' NAVD

FFE: LOWEST HABITABLE FLOOR ELEVATION = 7.00' NAVD

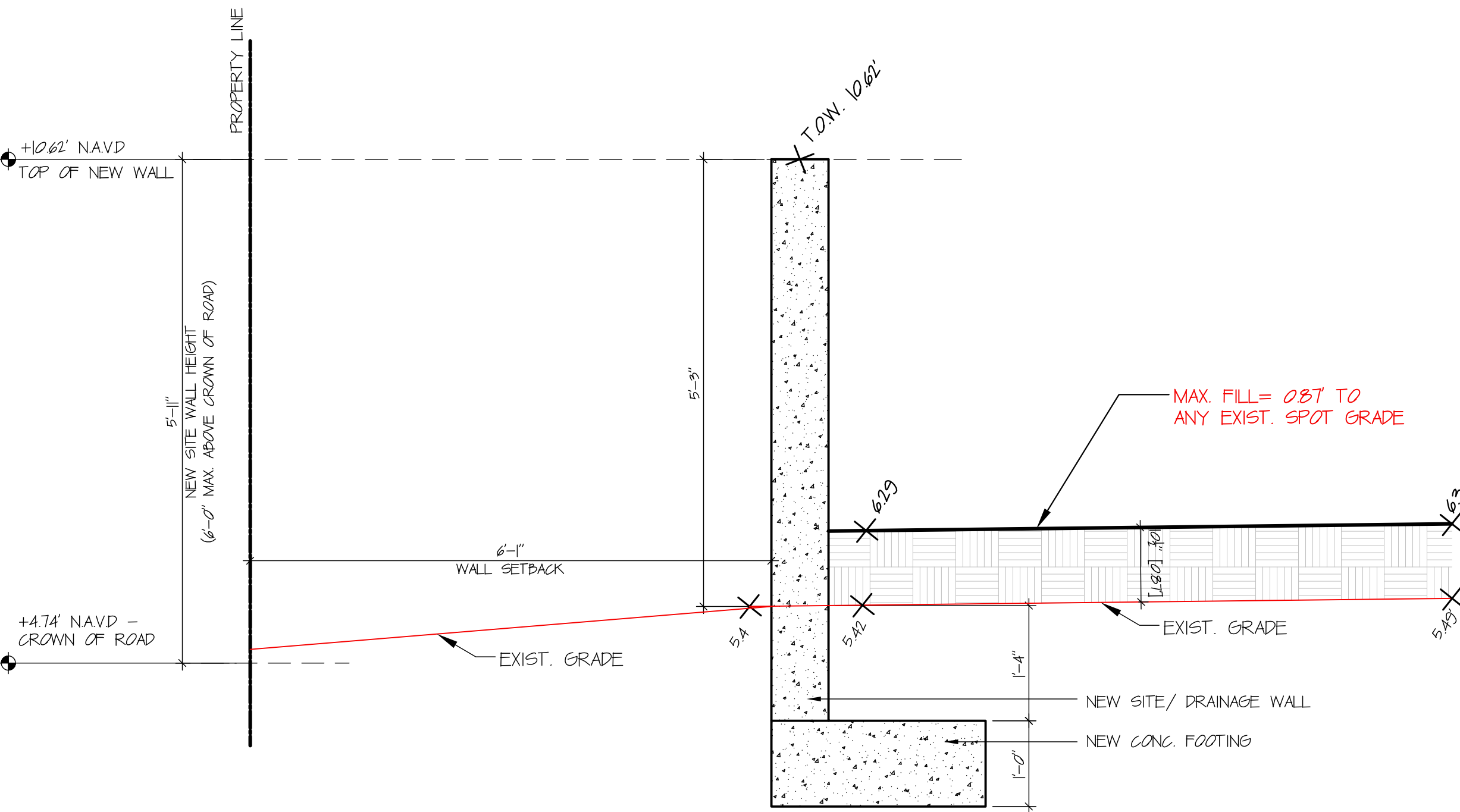
$(FFE - COR) / 2 = \text{MAX. AMOUNT OF FILL ALLOWED} = 0.87' (10.44")$
[TO ANY EXISTING SPOT ELEVATIONS]

SITE DATA	
ZONING DISTRICT:	R-P
LOT AREA:	12,769 SQ. FT.
LOT COVERAGE BY BUILDING:	
ALLOWABLE:	3,829 SQ. FT. = 30.0%
PROPOSED:	3,829 SQ. FT. = 30.0%
1ST FLOOR A/C	3,022 SQ. FT.
2ND FLOOR A/C	1,249 SQ. FT.
TOTAL A/C MAIN HOUSE:	4,271 SQ. FT.
COVERED LOGGIA:	240 SQ. FT.
COVERED ENTRY:	23 SQ. FT.
TWO-CAR GARAGE:	501 SQ. FT.
TOTAL COVERED FLOOR AREA:	5,071 SQ. FT.



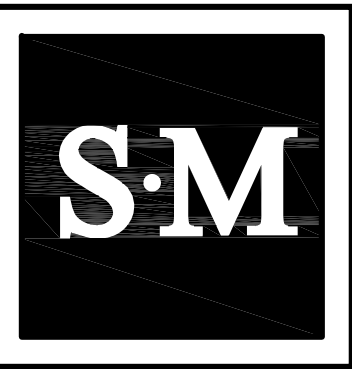
SOUTH - SITE WALL

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



EAST - SITE WALL

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



NEW RESIDENCE FOR
WILLIAMS AND SIRCHIO
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NO. 001285

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JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

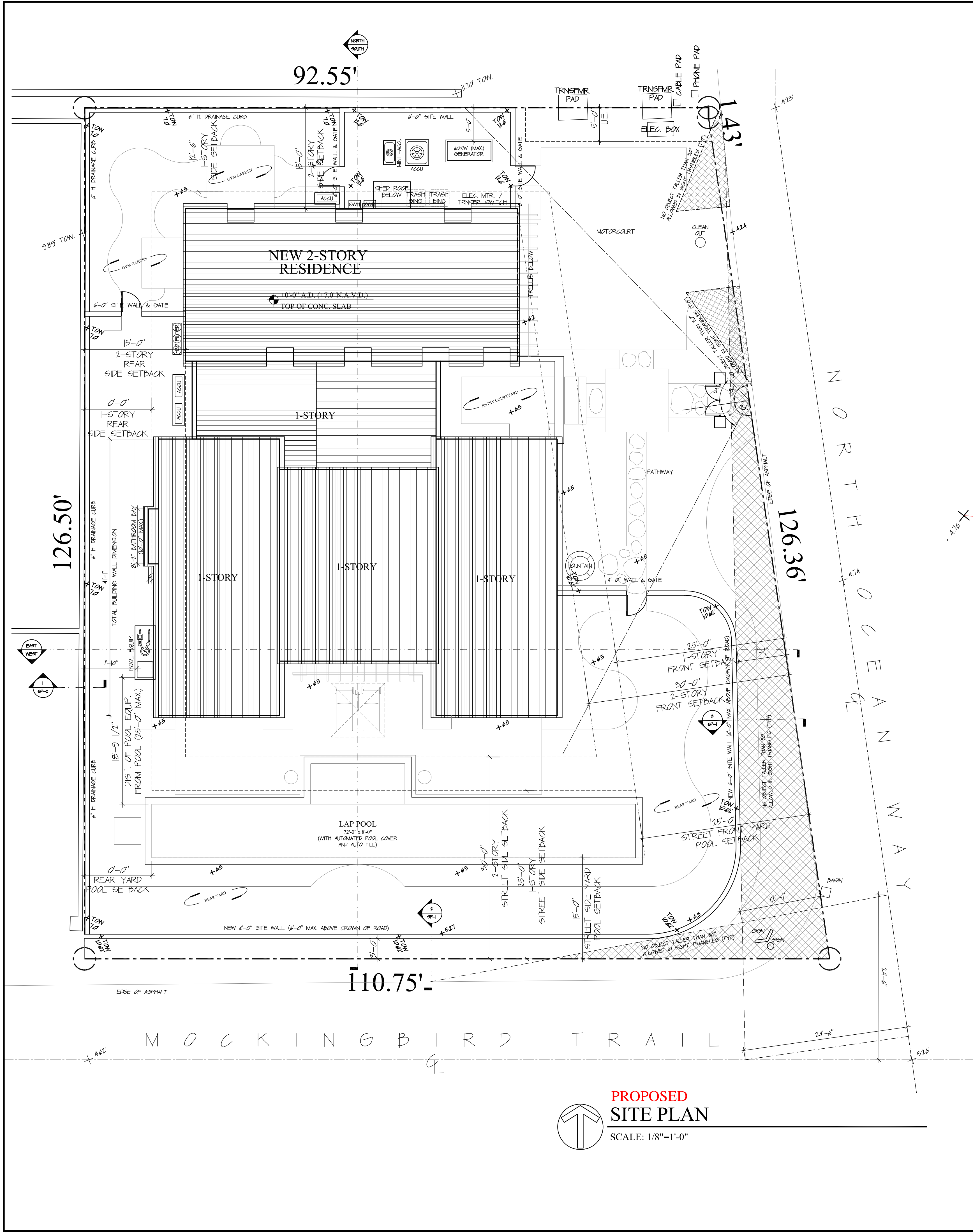
DANIEL KAHAN
REGISTERED ARCHITECT 94757

SCHEM. DESIGN 2022-08-08
SCHEM. DESIGN 2022-08-26
PRE-APP SUBMITTAL 2022-09-19
FIRST SUBMITTAL 2022-11-07
SECOND SUBMITTAL 2022-11-28
DROP-OFF SUBMITTAL 2022-12-09

NO: 22026
DWG. BY: PGP/ HJS
SHEET:

SP-1

ARCOM # ARC - 22 - 240



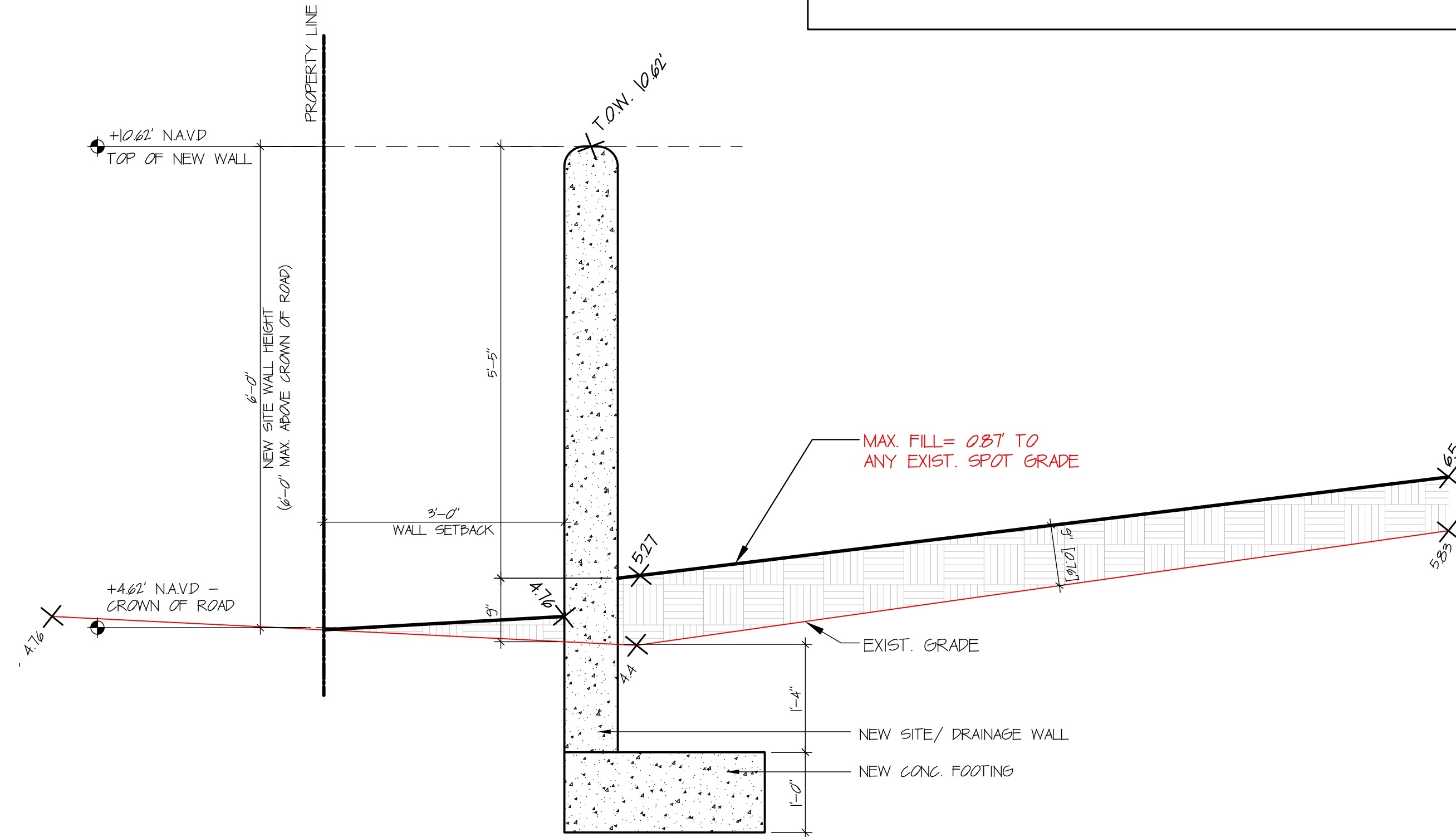
MAXIMUM LOT FILL ALLOWED

COR: HIGHEST CROWN OF ROAD = 5.26' NAVD

FFE: LOWEST HABITABLE FLOOR ELEVATION = 7.00' NAVD

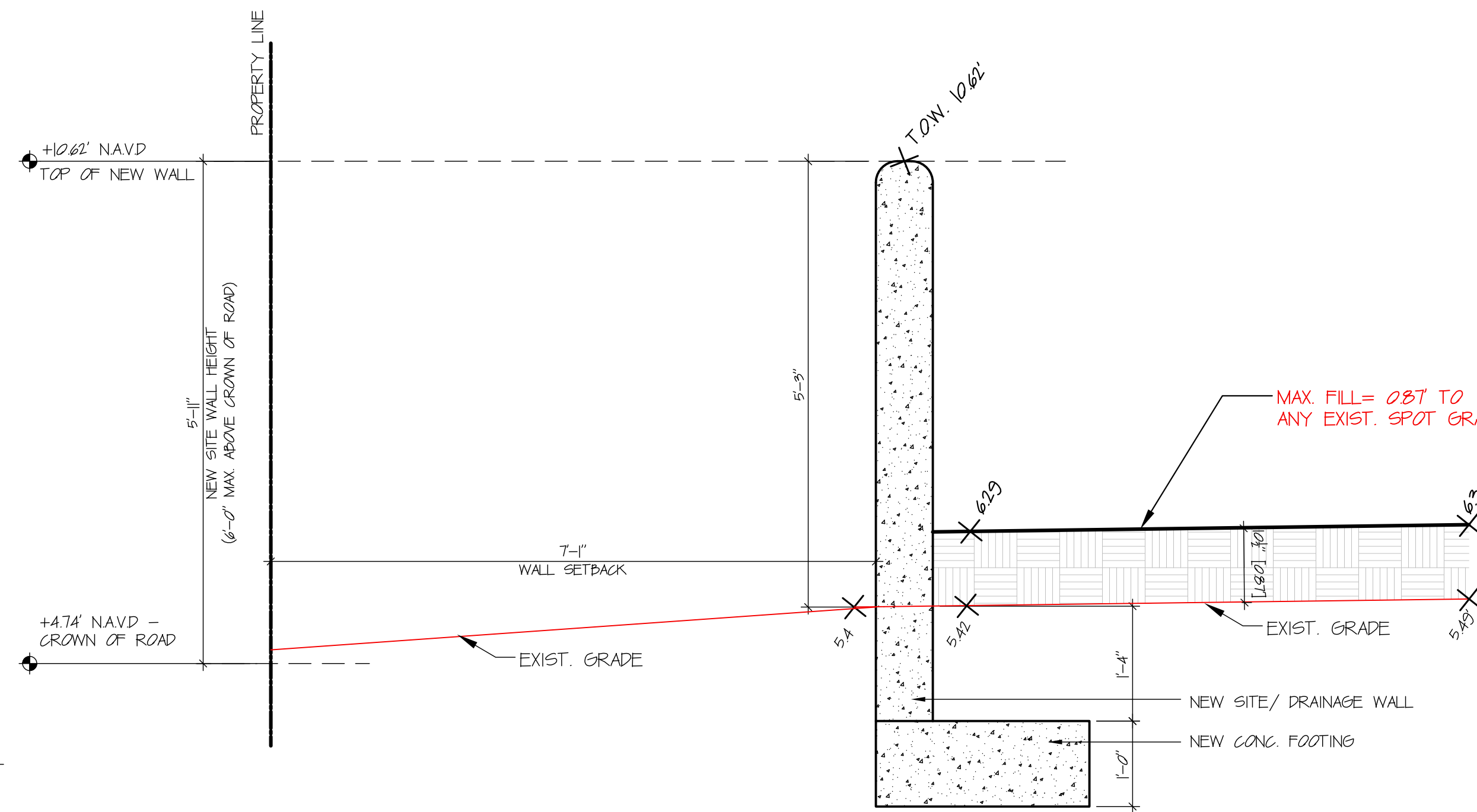
$(FFE - COR) / 2 = \text{MAX. AMOUNT OF FILL ALLOWED} = 0.87' (10.44")$
[TO ANY EXISTING SPOT ELEVATIONS]

SITE DATA	
ZONING DISTRICT:	R-P
LOT AREA:	12,769 SQ. FT.
LOT COVERAGE BY BUILDING:	
ALLOWABLE:	3,829 SQ. FT. = 30.0%
PROPOSED:	3,792 SQ. FT. = 29.7%
1ST FLOOR A/C	2,926 SQ. FT.
2ND FLOOR A/C	1,249 SQ. FT.
TOTAL A/C MAIN HOUSE:	3,975 SQ. FT.
COVERED LOGGIA:	914 SQ. FT.
COVERED ENTRY:	42 SQ. FT.
TWO-CAR GARAGE:	529 SQ. FT.
TOTAL COVERED FLOOR AREA:	4,840 SQ. FT.



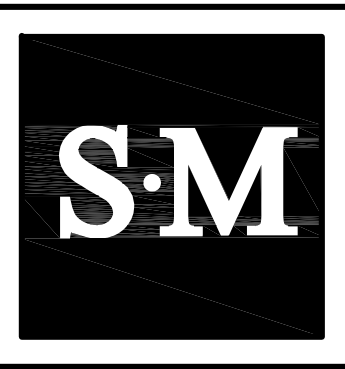
SOUTH - SITE WALL

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



EAST - SITE WALL

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



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DROP-OFF SUBMITTAL 2022-12-09
DESIGN DEVELOP. 2023-04-07
DROP-OFF SUBMITTAL 2023-05-08

NO: 22026
DWG. BY: PGP
SHEET:

SP-1

ARCOM # ARC - 22 - 240



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:	1198 N. Ocean Way		
2	Zoning District:	R-B		
3	Structure Type:	New 2-story Residence		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 sf	12,763 sf	12,763 sf
6	Lot Depth	100.0'	101.58'	101.58'
7	Lot Width	100.0'	126.82'	126.82'
8	Lot Coverage (Sq Ft and %)	3,829 sf (30%)	3,484 sf (27.3%)	3,829 sf (30%) → 3,792 sf (29.7%)
9	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	-	3,120 sf	4,287 sf → 3,975 sf
10	Cubic Content Ratio (CCR) (R-B ONLY)	3.971	2.258	3.924 → 3.347
11	*Front Yard Setback (Ft.)	25' / 30'	27.75'	29.1' ← 28.83' / 30'
12	* Side Yard Setback (1st Story) (Ft.)	25' S / 12.5' N	36.83' S / 18.3' N	37.2 S → 36.2 S
13	* Side Yard Setback (2nd Story) (Ft.)	30' S / 15' N	-	88.1 S ← 43.83' S / 15' N
14	*Rear Yard Setback (Ft.)	10' / 15' W	13.83' W	11' ← 10' / 15' W
15	Angle of Vision (Deg.)	108 deg.	99 deg.	97 deg. → 98 deg.
16	Building Height (Ft.)	22'	8'-4"	19'-6" → 17'-4"
17	Overall Building Height (Ft.)	30'	17'-0"	24'-5" → 27'-6"
18	Crown of Road (COR) (NAVD)	5.26'	5.26'	5.26'
19	Max. Amount of Fill Added to Site (Ft.)	0.87'	N/A	.87' (10.44")
20	Finished Floor Elev. (FFE)(NAVD)	7'	6.38'	7.125'
21	Zero Datum for point of meas. (NAVD)	7'	6.38'	7'
22	FEMA Flood Zone Designation	AE (EL 6)	AE (EL 6)	AE (EL 6)
23	Base Flood Elevation (BFE)(NAVD)	7'	7'	7'
24	Landscape Open Space (LOS) (Sq Ft and %)	5,786.26 sf (45%)	N/A	6,898 sf (46.4%) → 5,812 sf (45.2%)
25	Perimeter LOS (Sq Ft and %)	2,087.02 sf (50%)	N/A	3,092.79 sf (76.84%) → 3,333 sf (79.8%)
26	Front Yard LOS (Sq Ft and %)	1,259.8 sf (40%)	N/A	2,100.9 sf (65.77%)
27	**Native Plant Species %	Please refer to separate landscape legend.		

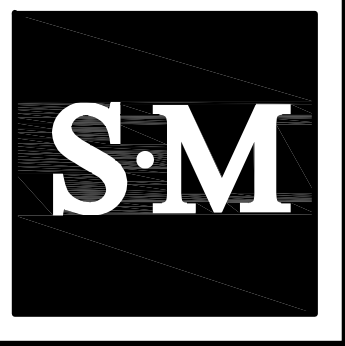
* Indicate each yard area with cardinal direction (N,S,E,W)

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 20220616



NEW RESIDENCE FOR
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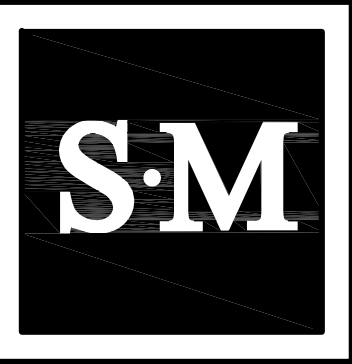
DANIEL KAHAN
REGISTERED ARCHITECT 94757

SCHEM. DESIGN	2022-08-08
SCHEM. DESIGN	2022-08-26
PRE-APP SUBMITTAL	2022-09-19
FIRST SUBMITTAL	2022-11-07
SECOND SUBMITTAL	2022-11-28
DROP-OFF SUBMITTAL	2022-12-09
DESIGN DEVELOP.	2023-04-10
DROP-OFF SUBMITTAL	2023-05-08

NO: 22026
DWG. BY: PGP
SHEET:

SP-3

ARCOM # ARC - 22 -240



NEW RESIDENCE FOR

WILLIAMS AND SIRCHIO

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SECOND SUBMITTAL 2022-11-28

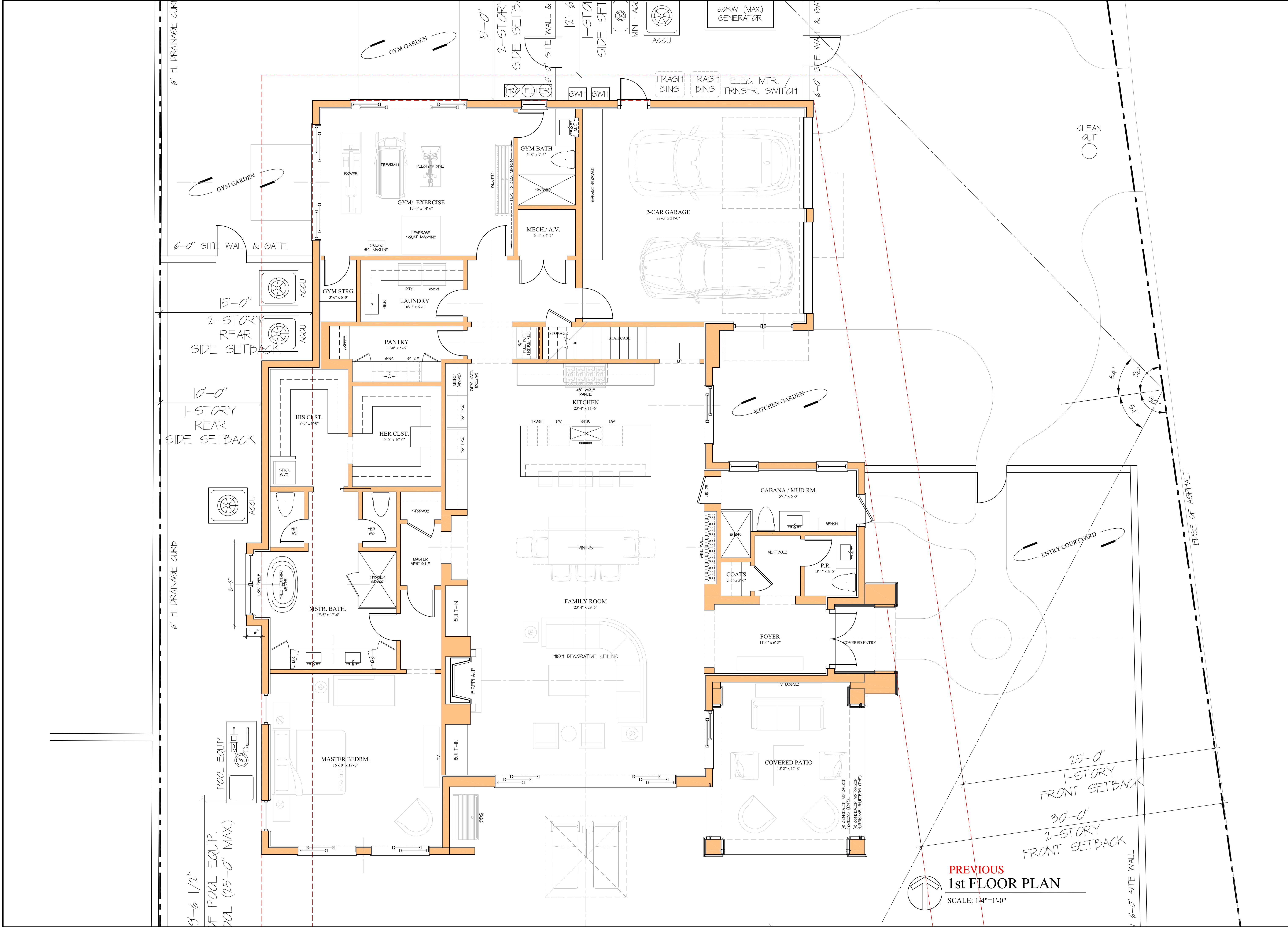
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NO: 22026

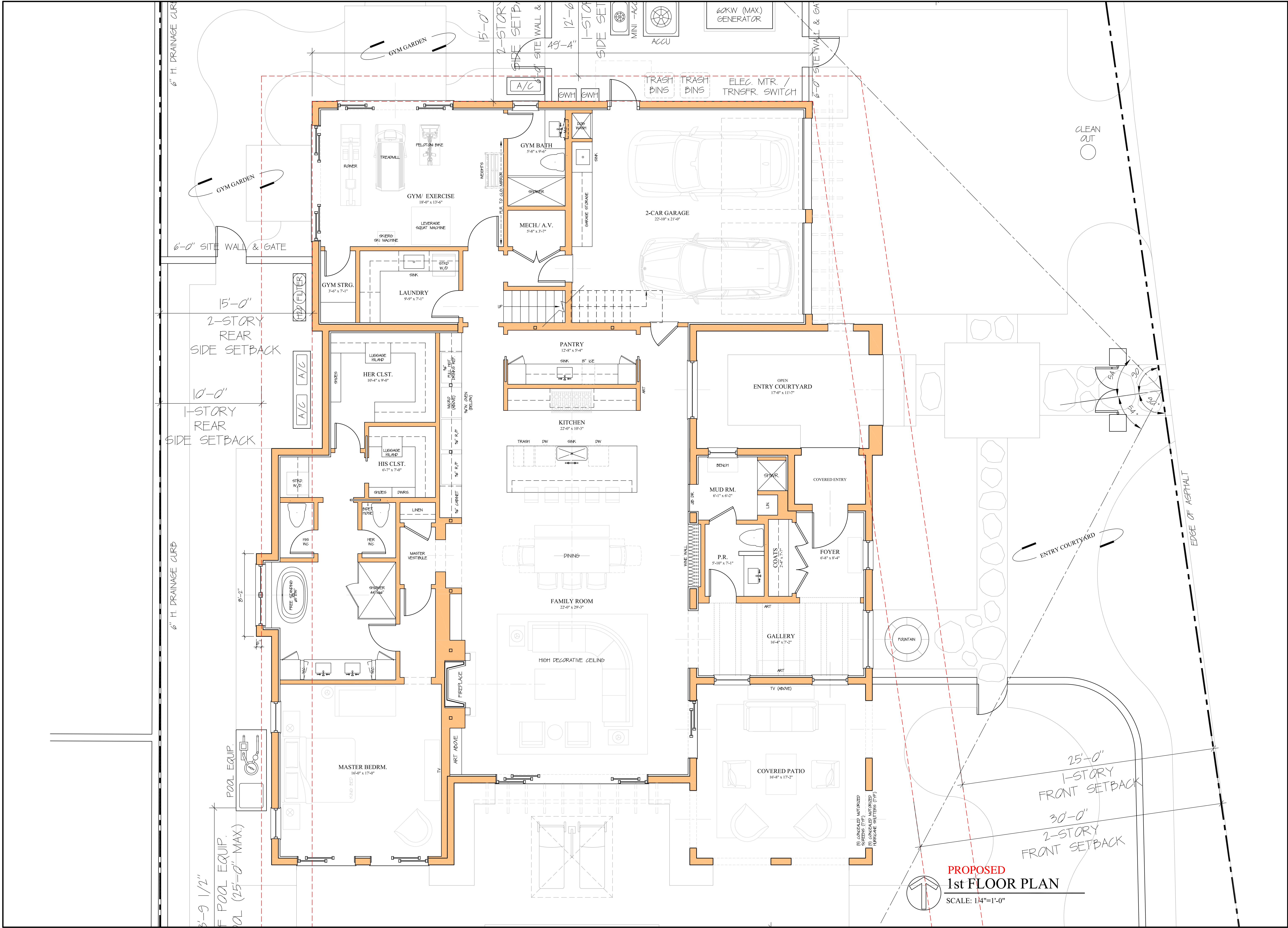
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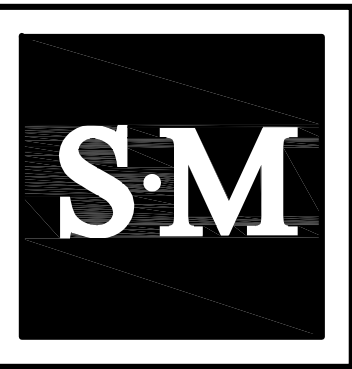
FP-1



ARCOM # ARC - 22 - 240



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



NEW RESIDENCE FOR
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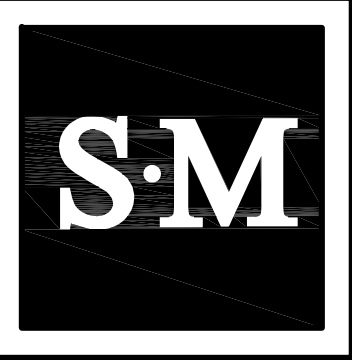
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DESIGN DEVELOP.	2023-04-07
DROP-OFF SUBMITTAL	2023-05-08

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FP-1

ARCOM # ARC - 22 - 240



NEW RESIDENCE FOR

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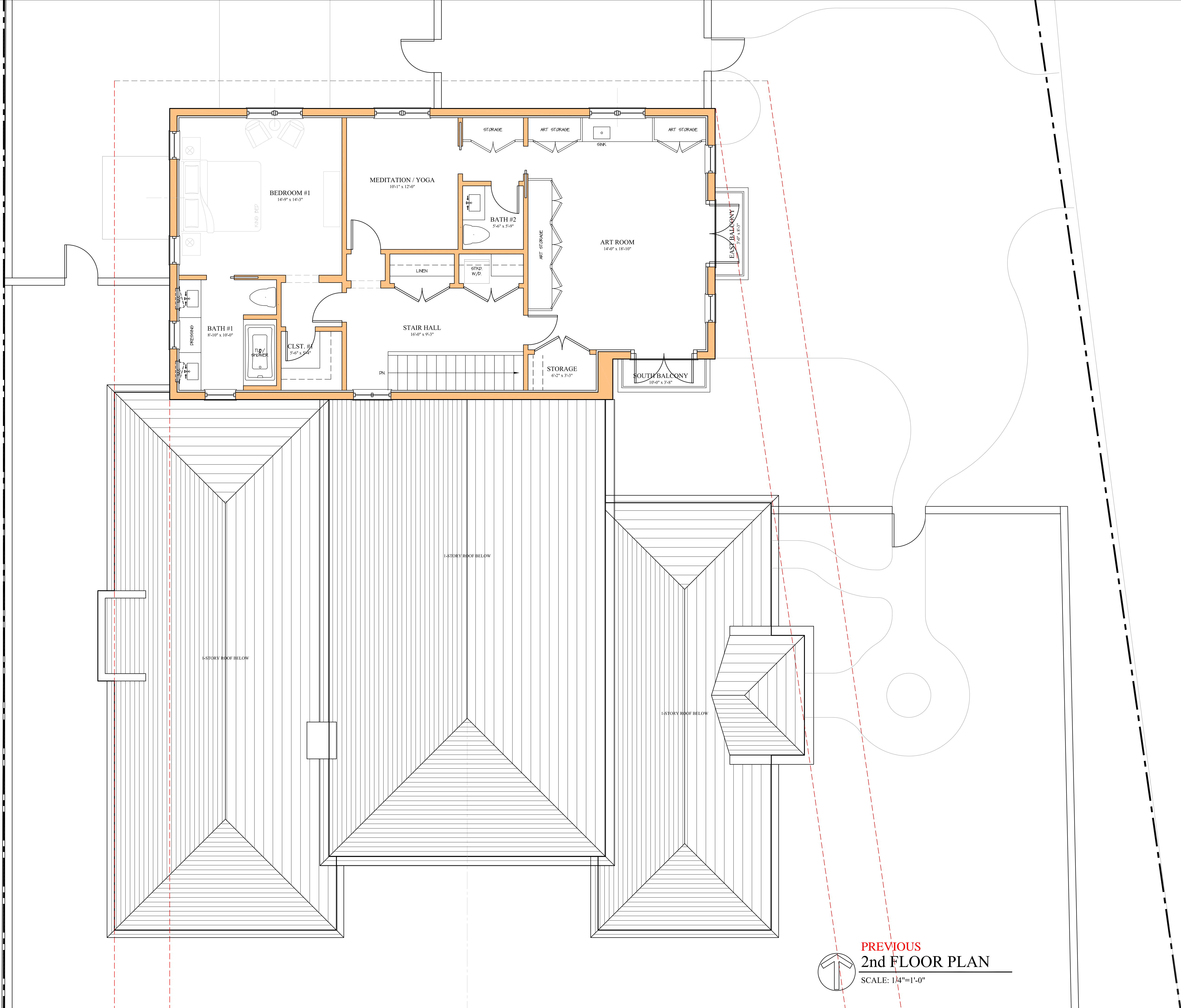
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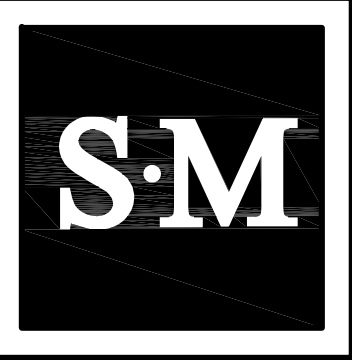
DWG. BY: PGP/ HJS

SHEET:

FP-2



PREVIOUS
2nd FLOOR PLAN
SCALE: 1/4"=1'-0"



NEW RESIDENCE FOR

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DESIGN DEVELOP.	2023-04-07
DROP-OFF SUBMITTAL	2023-05-08

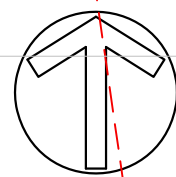
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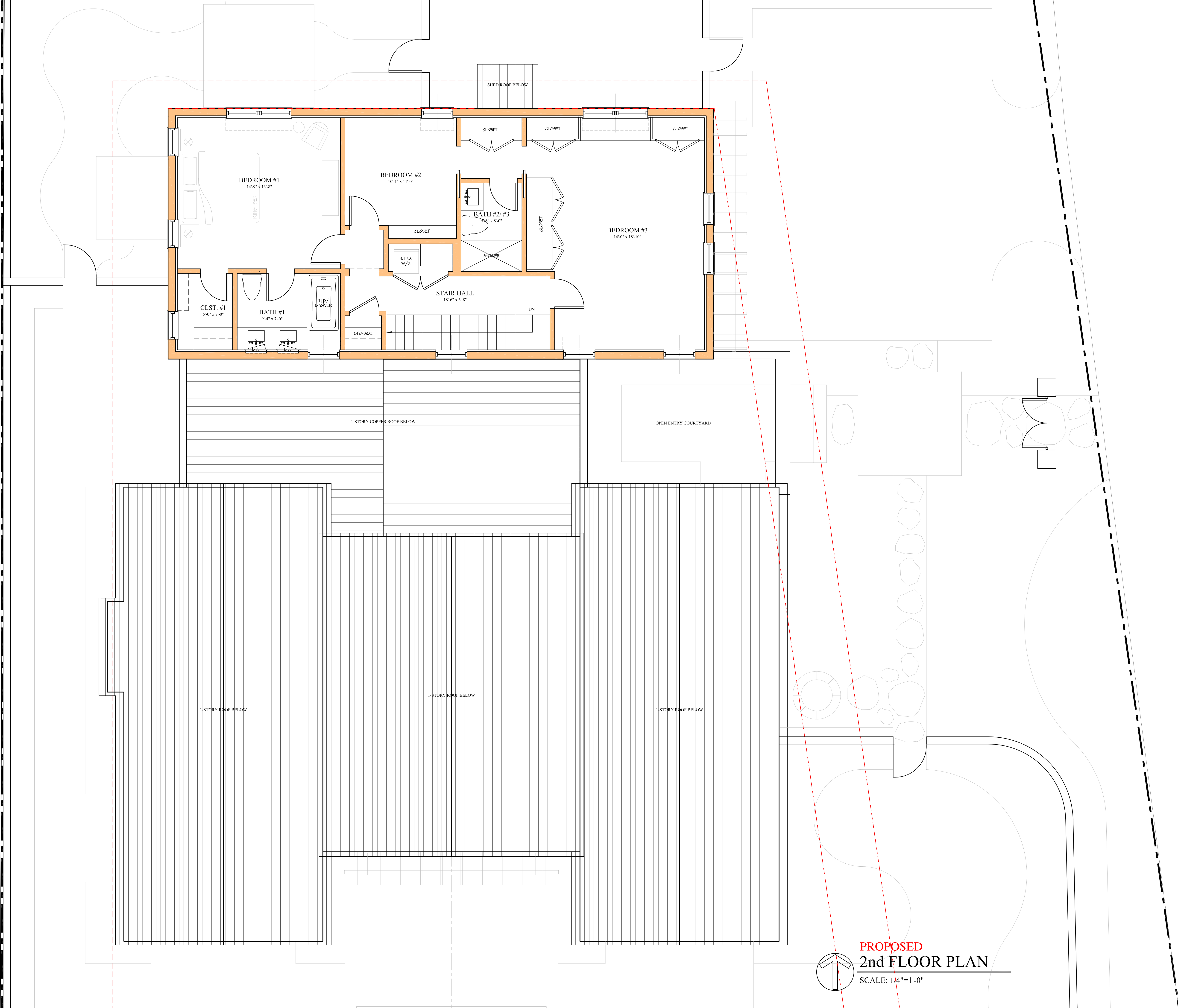
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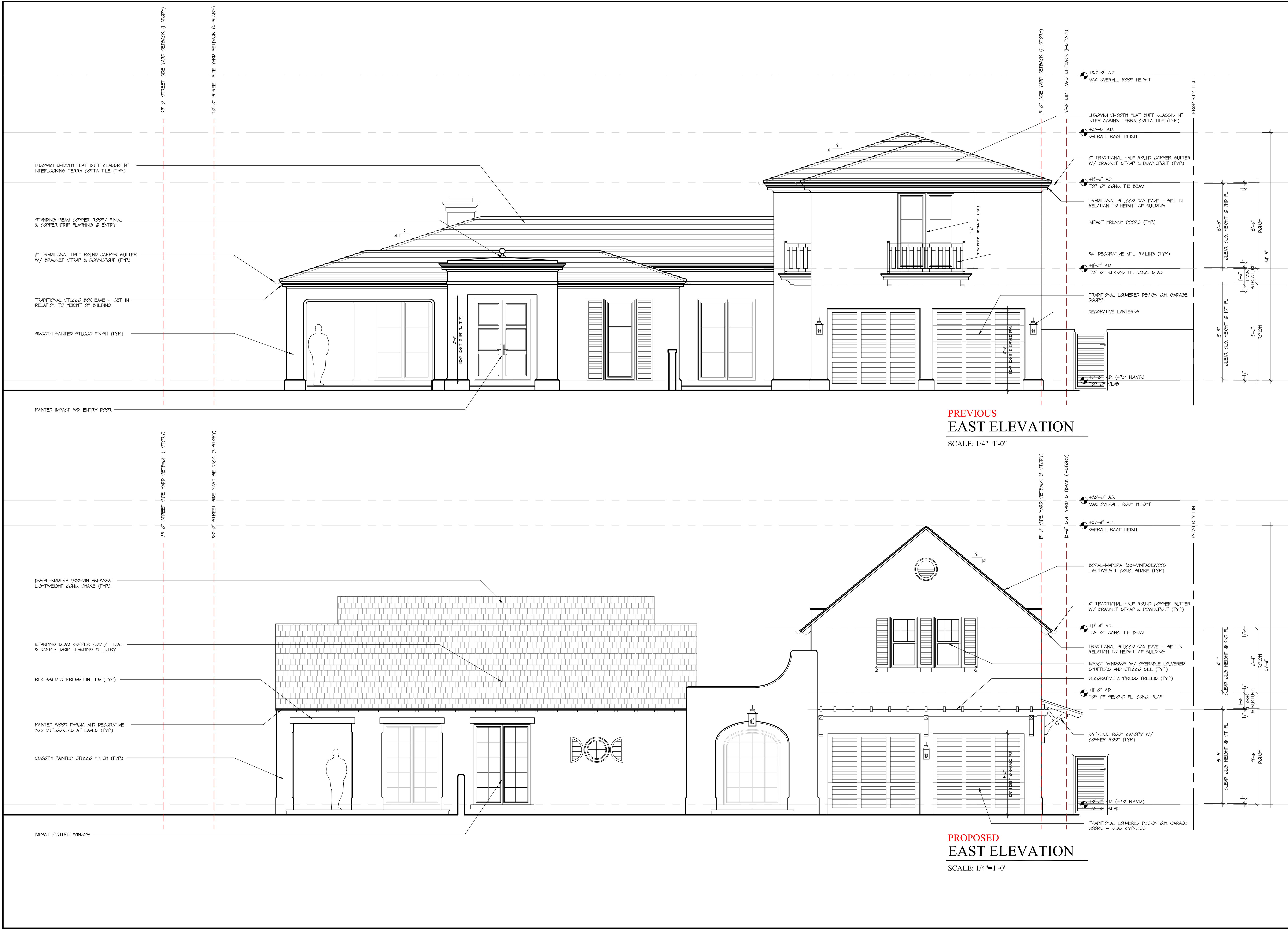
FP-2

ARCOM # ARC - 22 - 240



PROPOSED
2nd FLOOR PLAN
SCALE: 1/4"=1'-0"





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EL-1

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NO: 22026

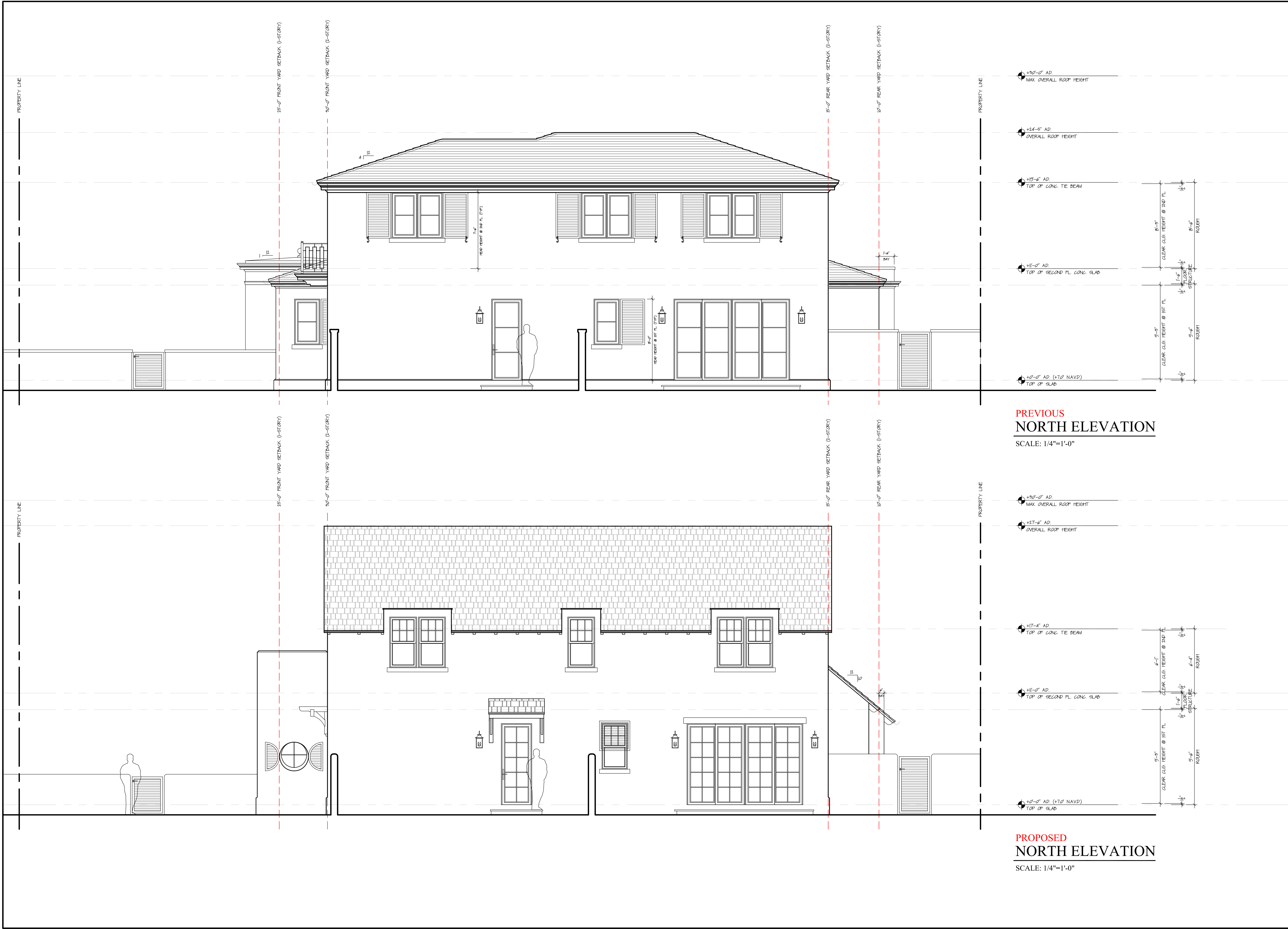
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SHEET:

EL-3

ARCOM # ARC - 22 - 240





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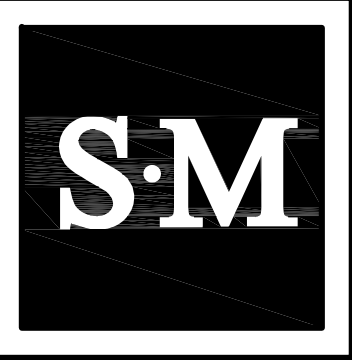
ARCOM # ARC - 22 - 240

NO: 22026
DWG. BY: PGP
SHEET:

EL-4



ARTISTIC RENDERINGS - EAST ELEVATION FROM NORTH OCEAN WAY



NEW RESIDENCE FOR
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DROP-OFF SUBMITTAL	2023-05-08

NO: 22026

DWG. BY: PGP

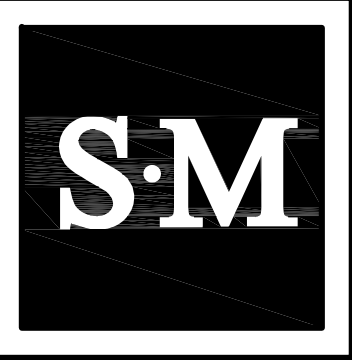
SHEET:

R-1

ARCOM # ARC - 22 - 240



ARTISTIC RENDERING - FROM THE NORTH EAST



NEW RESIDENCE FOR
WILLIAMS AND SIRCHIO
1198 NORTH OCEAN WAY, PALM BEACH

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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NO. 001285

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REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

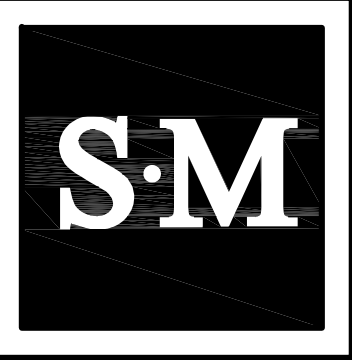
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SCHEM. DESIGN	2022-08-26
PRE-APP SUBMITTAL	2022-09-19
FIRST SUBMITTAL	2022-11-07
SECOND SUBMITTAL	2022-11-28
DROP-OFF SUBMITTAL	2022-12-09
DESIGN DEVELOP.	2023-04-10
DROP-OFF SUBMITTAL	2023-05-08

ARCOM # ARC - 22 -240

NO: 22026
DWG. BY: PGP
SHEET:
R-2



ARTISTIC RENDERING - SOUTH EAST FACADE



NEW RESIDENCE FOR
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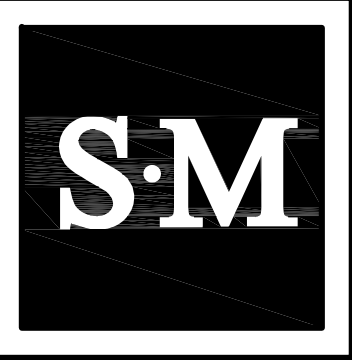
SHEET:

R-3

ARCOM # ARC - 22 - 240



ARTISTIC RENDERING - AERIAL VIEW FROM THE SOUTH WEST



NEW RESIDENCE FOR
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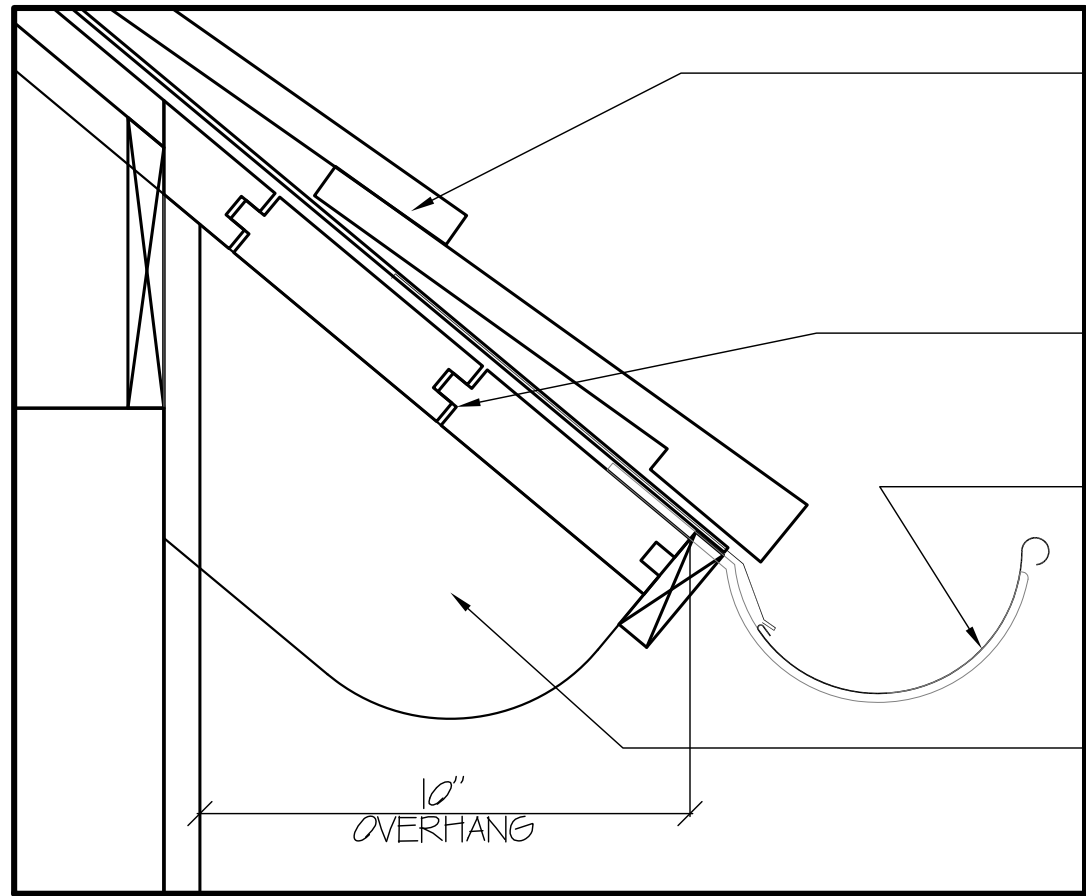
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REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

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DROP-OFF SUBMITTAL	2023-05-08

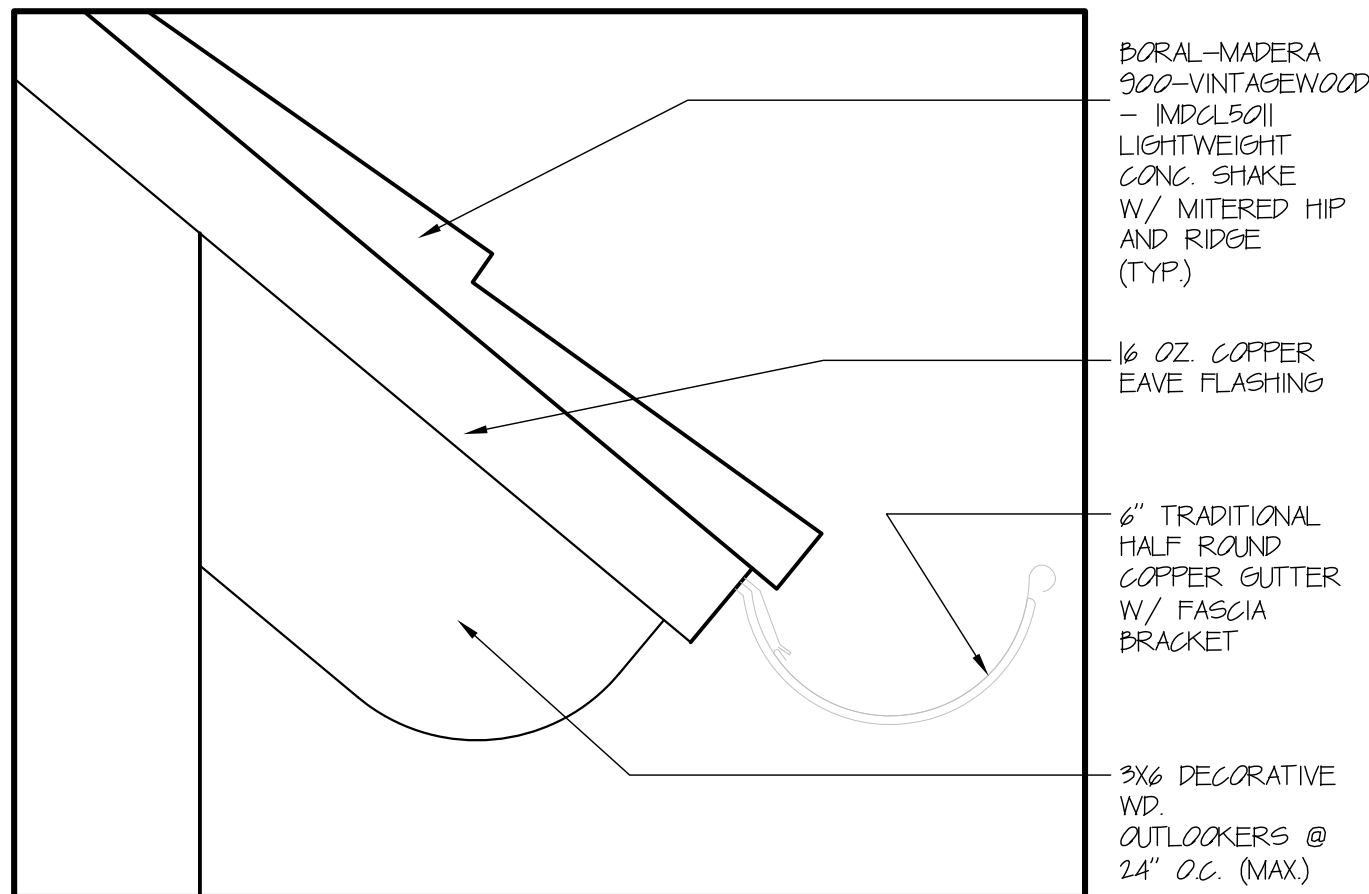
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NO: 22026
DWG. BY: PGP
SHEET:
R-5



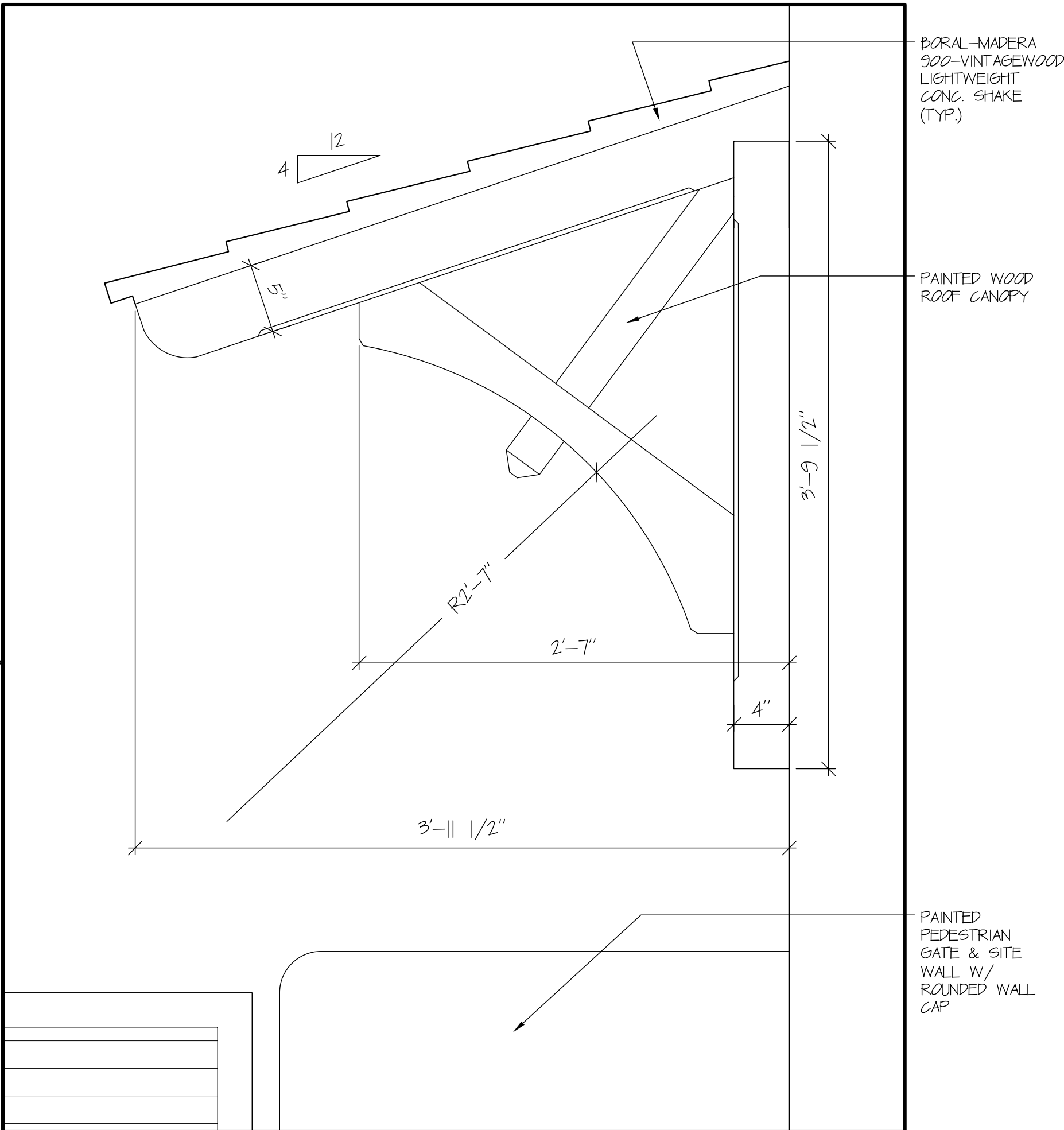
TYPICAL EAVE SECTION

SCALE: 3"=1'-0"



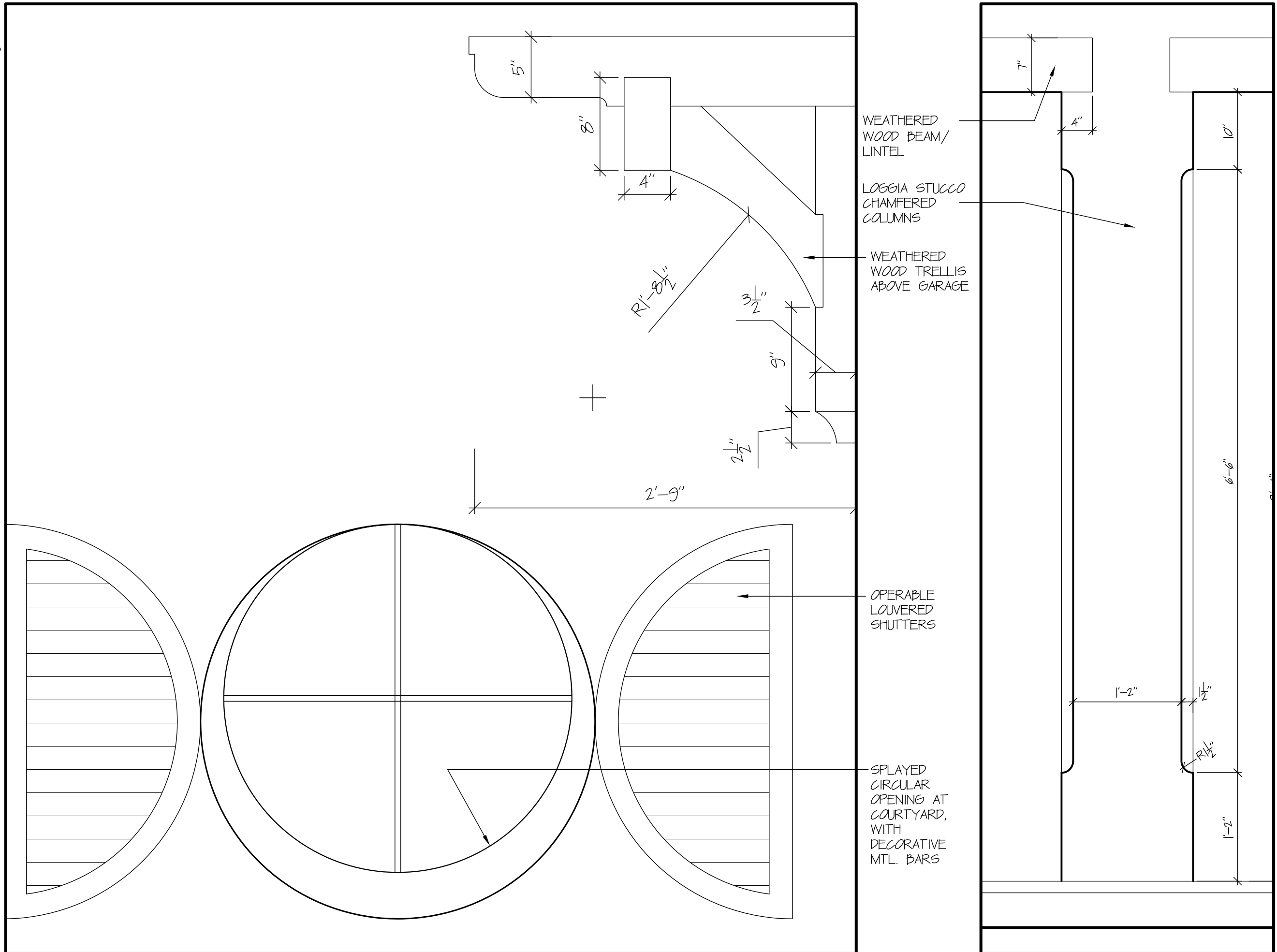
TYPICAL EAVE ELEVATION

SCALE: 3"=1'-0"



EXTERIOR DOOR ROOF CANOPY

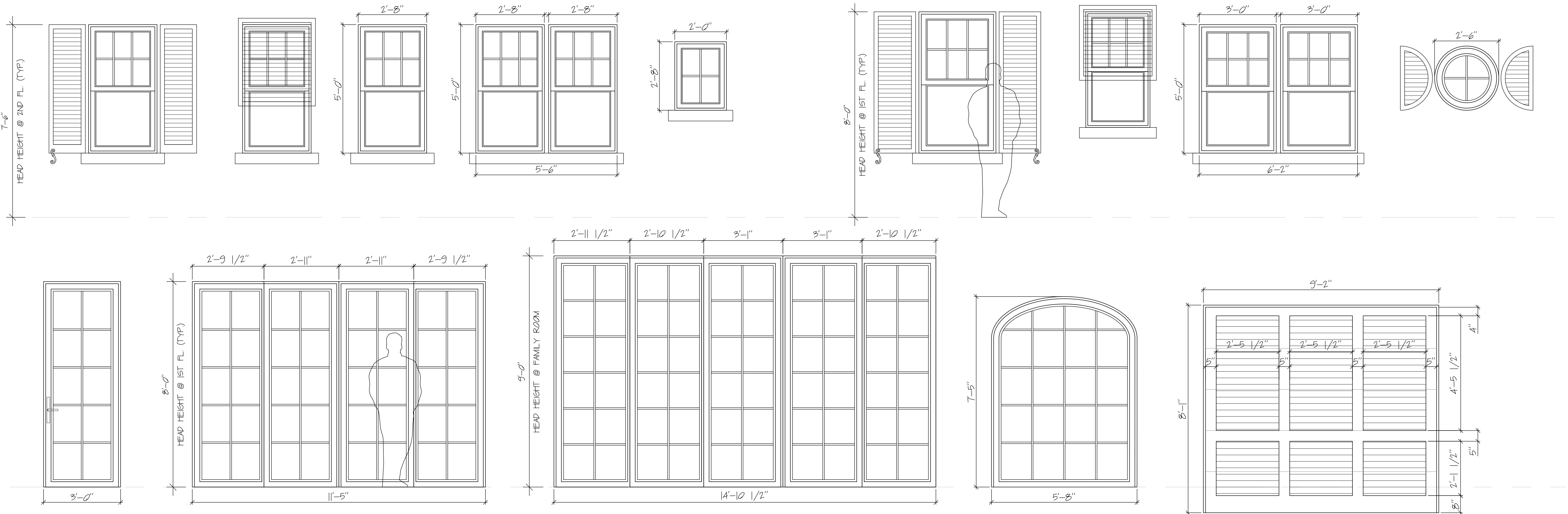
SCALE: 1 1/2"=1'-0"



GARAGE DOOR TRELLIS

LOGGIA COLUMN

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



DOOR & WINDOW ELEVATIONS

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



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SHEET:

DT-1

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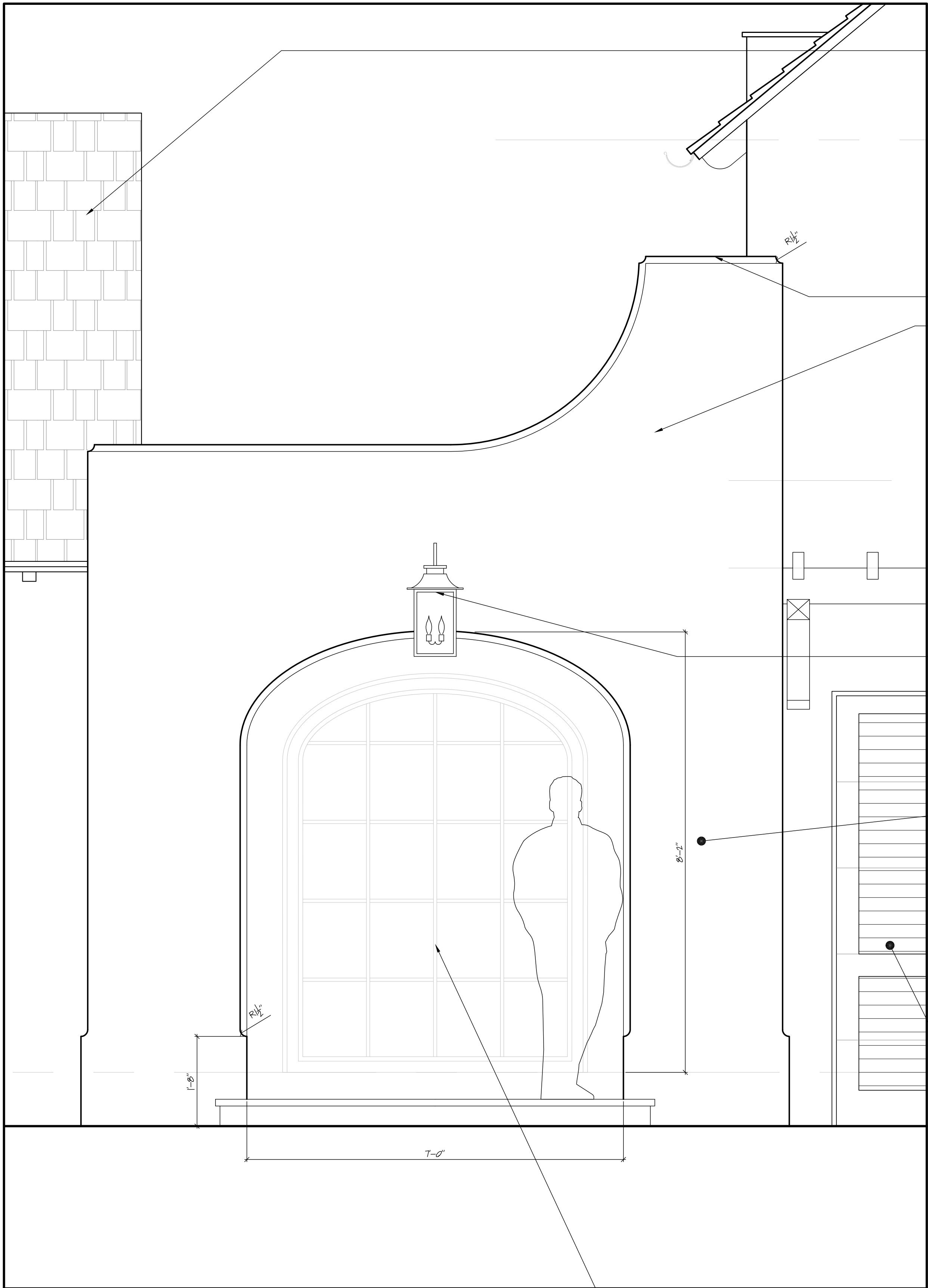
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DWG. BY: PGP

SHEET:

DT-2

ARCOM # ARC - 22 - 240



PARTIAL ELEVATION @ ENTRY

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



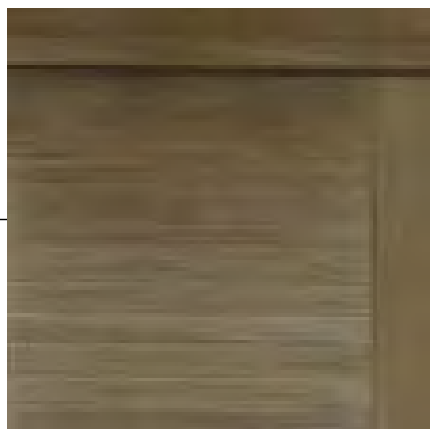
BORAL-MADERA VINTAGEWOOD
CONC. SHAKE



SHUTTERS
FARROW & BALL - COOKS BLUE No.237

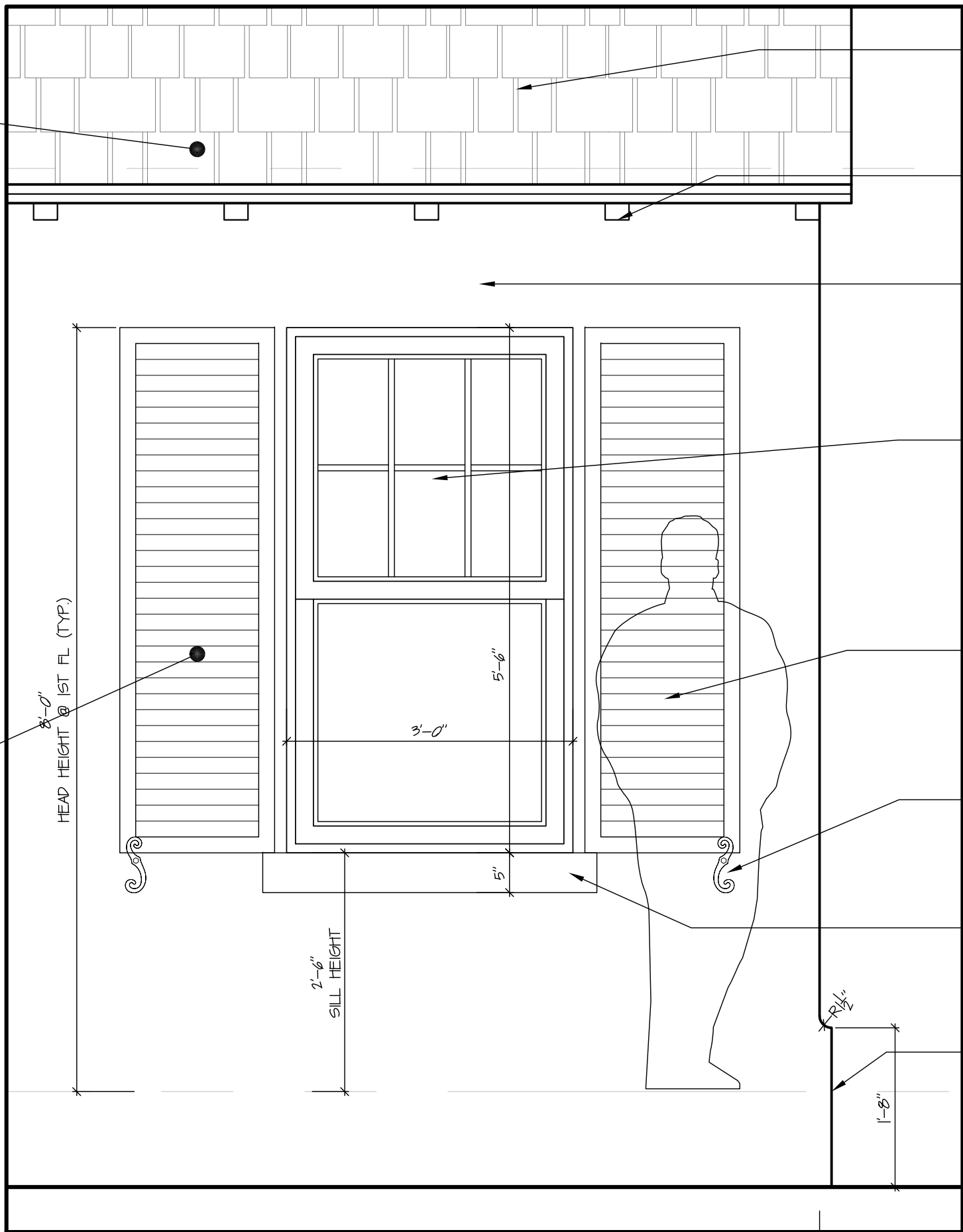


HOUSE BODY COLOR
WINDOWS/ DOORS
BENJAMIN MOORE - DUNE WHITE - 968



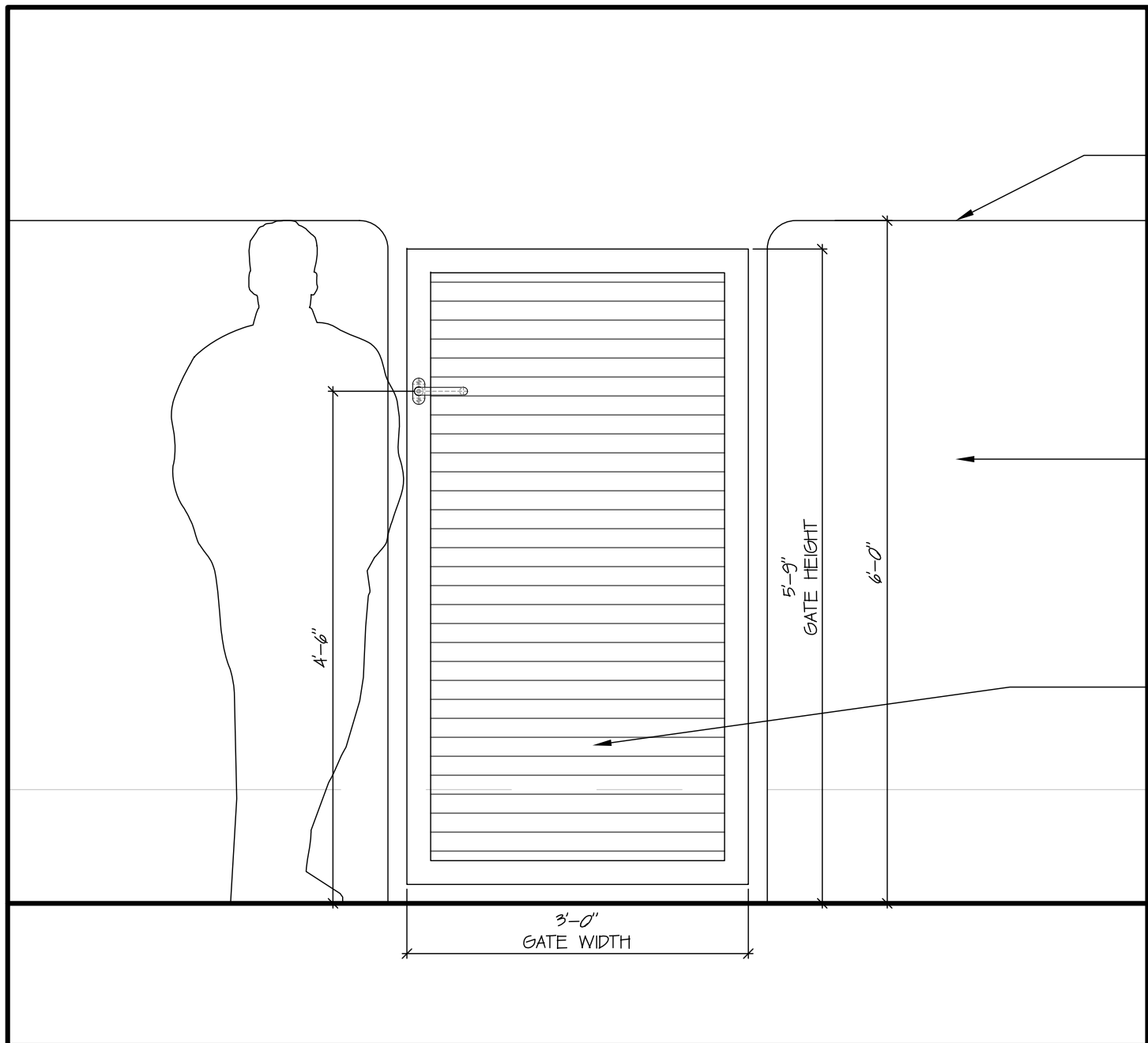
WOOD LOUVERED FRONT DOOR
GARAGE DOORS & TRELLIS
WEATHERED CYPRESS

KITCHEN PICTURE WINDOW BEYOND



1ST FLOOR WINDOWS

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

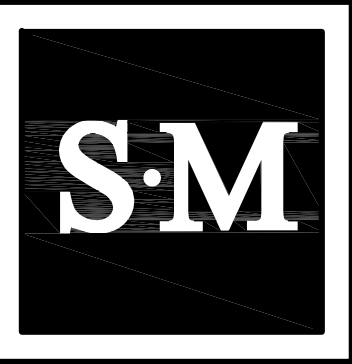


EQUIPMENT AREA GATES (TYP.)

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

- BORAL-MADERA 920-VINTAGEWOOD - IMPOL5011 LIGHTWEIGHT CONC. SHAKE W/ MITERED HIP AND RIDGE (TYP.)
- 3/8" DECORATIVE WD. OUTLOOKERS @ 24" O.C. (MAX)
- SMOOTH STUCCO EXTERIOR WALL FINISH (TYP.)
- VERTICALLY PROPORTIONED WINDOWS (TYP.)
- OPERABLE ALUMN. LOWERED SHUTTERS (TYP.)
- TRADITIONAL SHUTTER DOGS
- STUCCO WINDOW SILL (TYP.) TO PROJECT EITHER SIDE OF JAMB EQUAL TO ITS PROJECTION FROM WALL
- STUCCO PLINTH (TYP.)

- ROUNDED SITE WALL CAP (TYP.)
- SMOOTH STUCCO SITE WALL FINISH (TYP.)
- ALUMN. LOWERED PEDESTRIAN GATE (TYP.)



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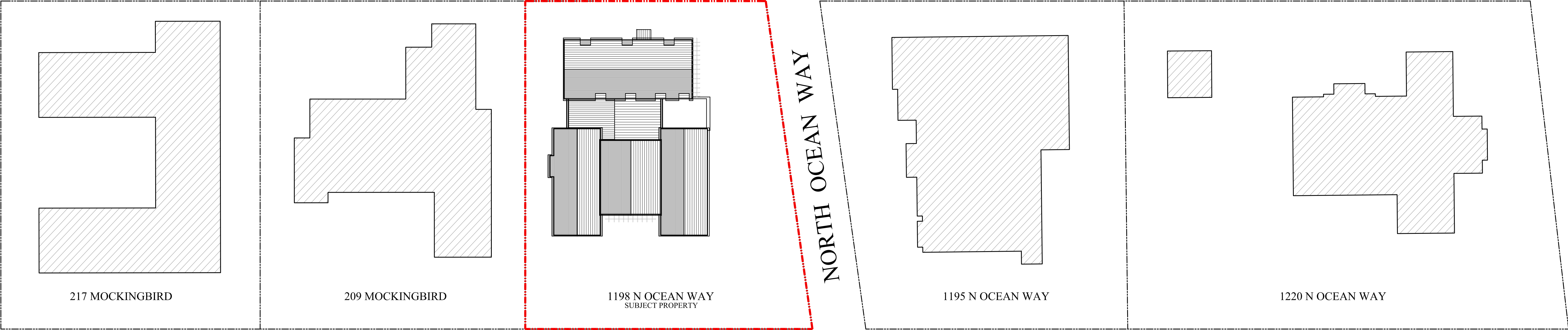
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DROP-OFF SUBMITTAL	2023-05-08

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SHEET:

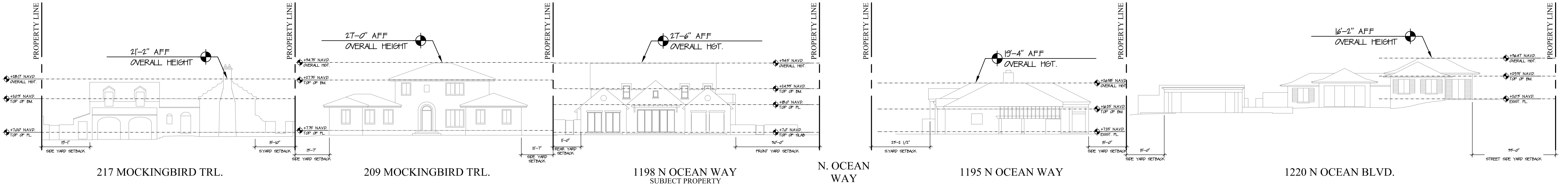
SV-3

ARCOM # ARC - 22 - 240



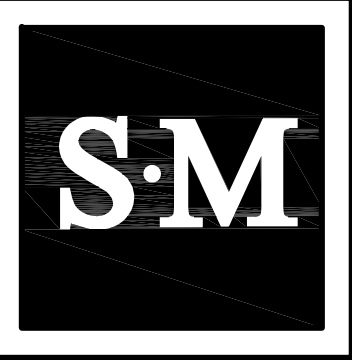
STREETSCAPE PLAN

NOT TO SCALE



STREETSCAPE ELEVATION - LOOKING NORTH

NOT TO SCALE



NEW RESIDENCE FOR

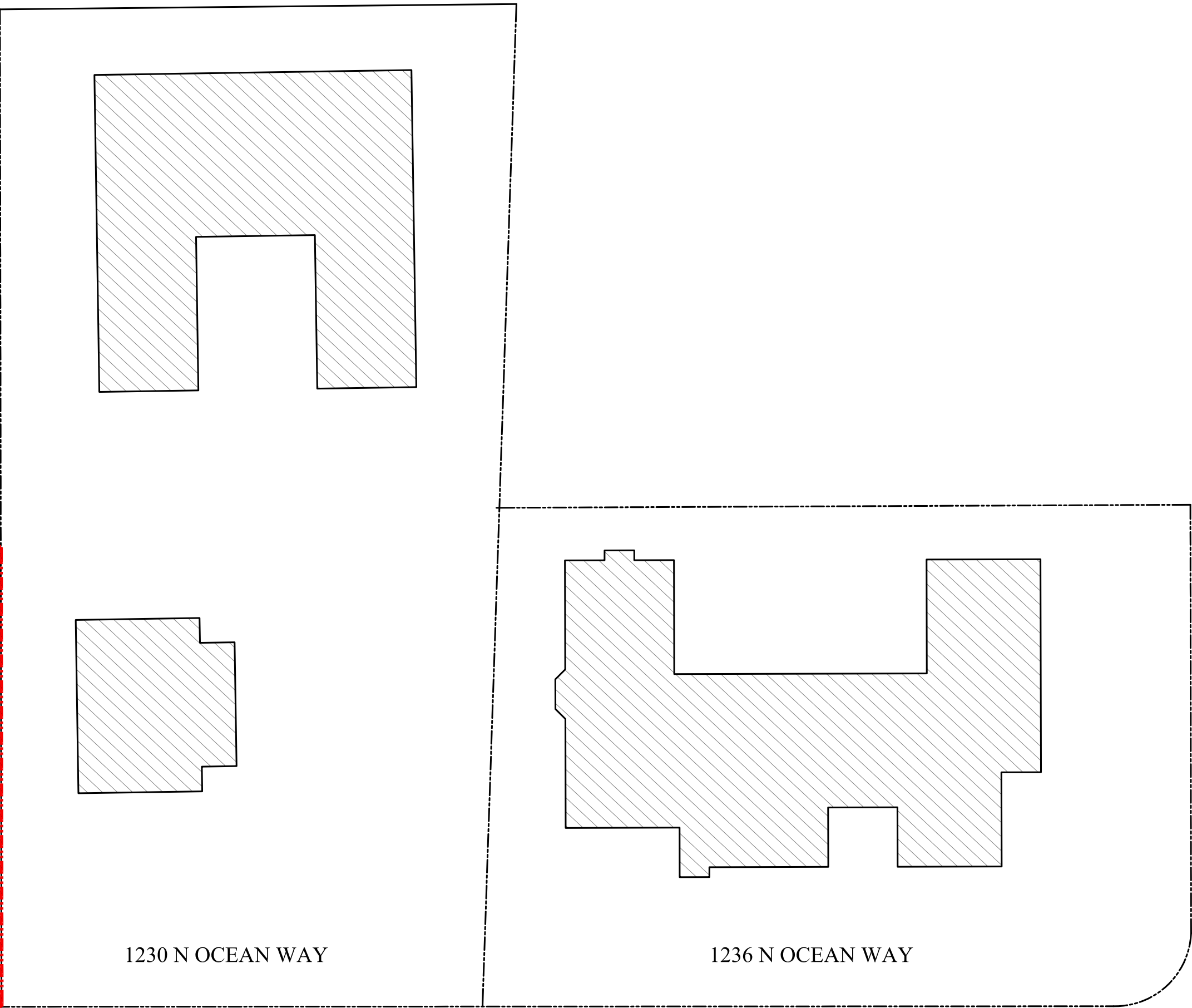
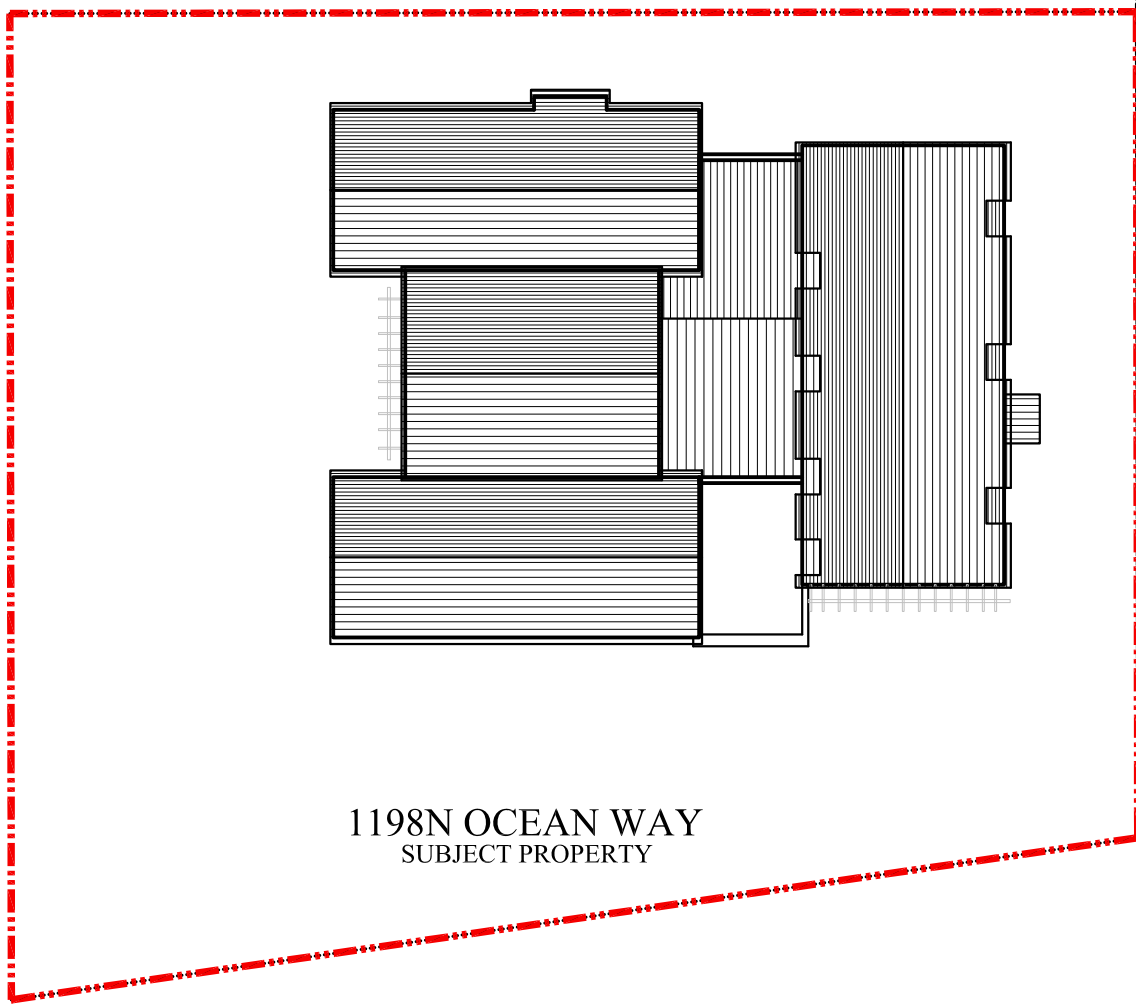
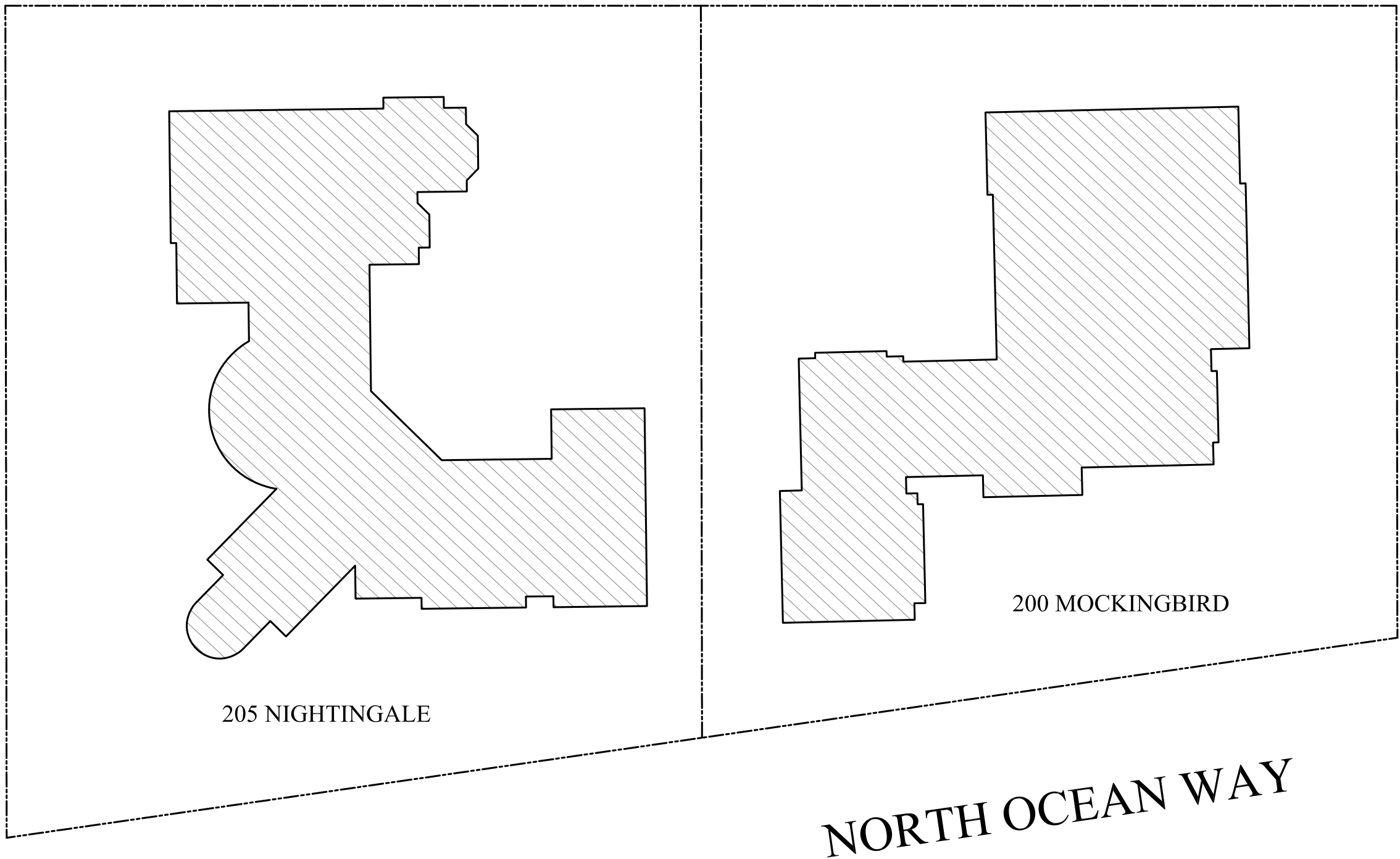
WILLIAMS AND SIRCHIO

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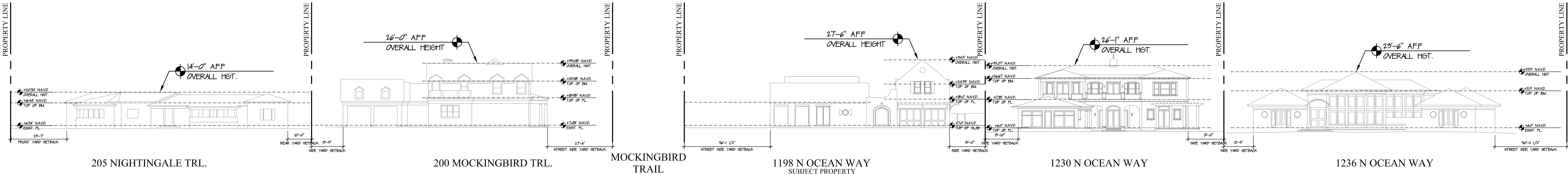


MOCKINGBIRD TRAIL

NORTH OCEAN WAY

STREETSCAPE PLAN

NOT TO SCALE



STREETSCAPE ELEVATION - LOOKING WEST

NOT TO SCALE

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DROP-OFF SUBMITTAL	2023-05-08

NO: 22026

DWG. BY: PGP

SHEET:

SV-4

ARCOM # ARC - 22 - 240



NEW RESIDENCE FOR
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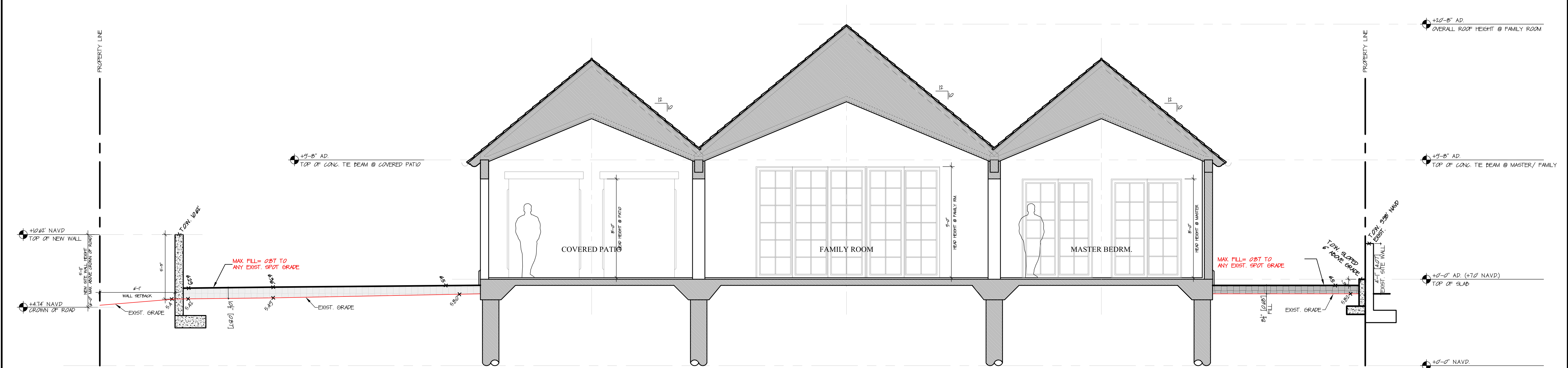
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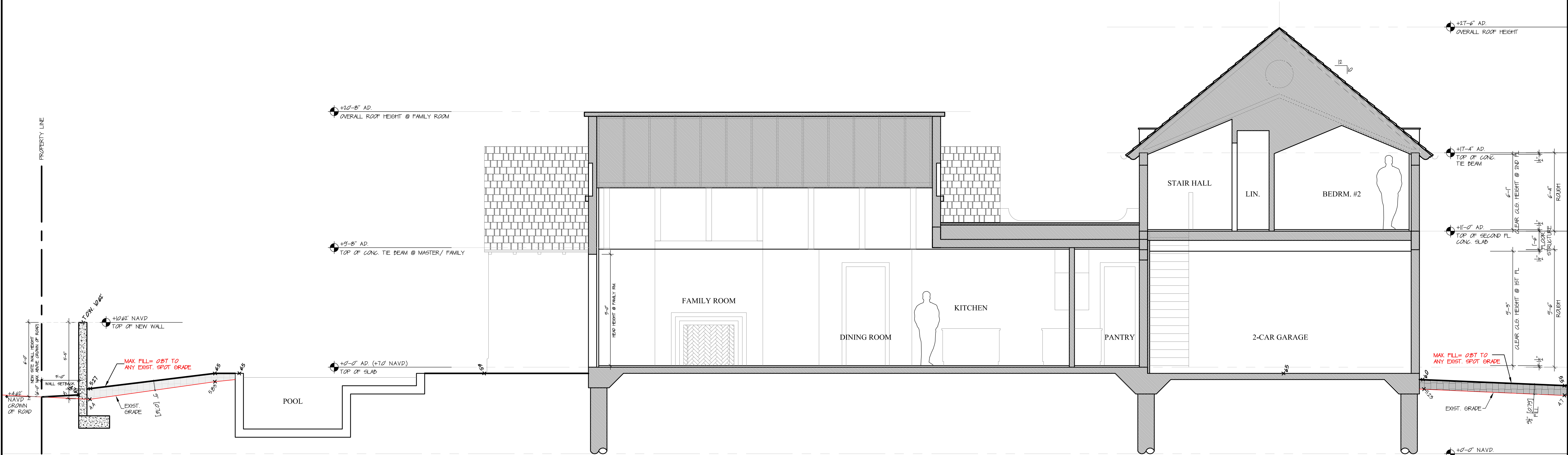
BS-1

ARCOM # ARC - 22 - 240



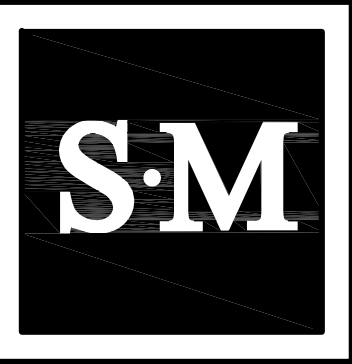
EAST WEST SITE SECTION

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



NORTH SOUTH SITE SECTION

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



NEW RESIDENCE FOR

WILLIAMS AND SIRCHIO

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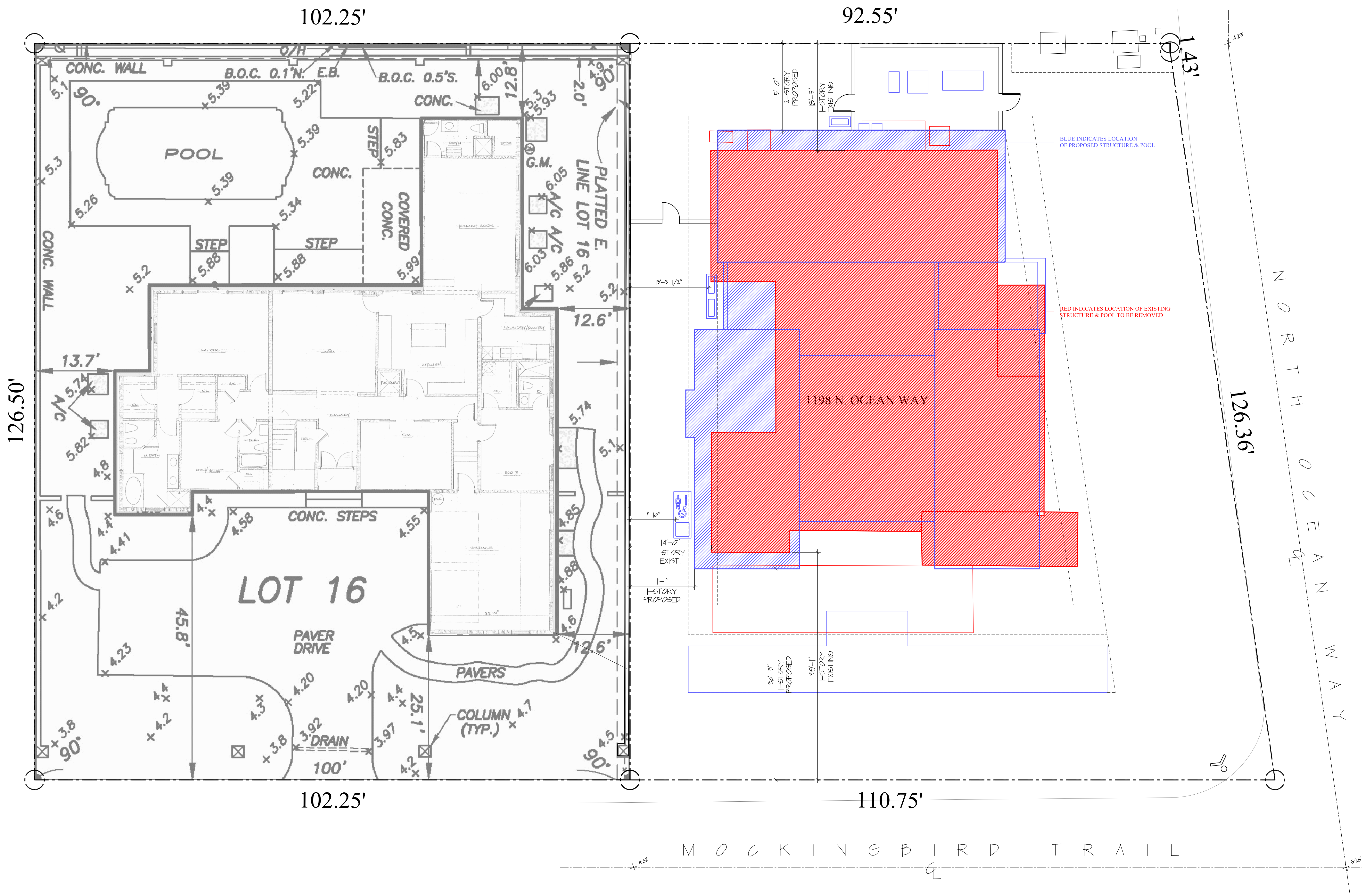
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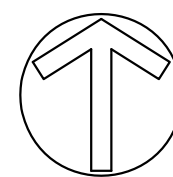
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SP-4



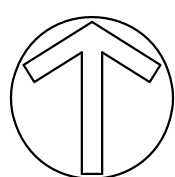
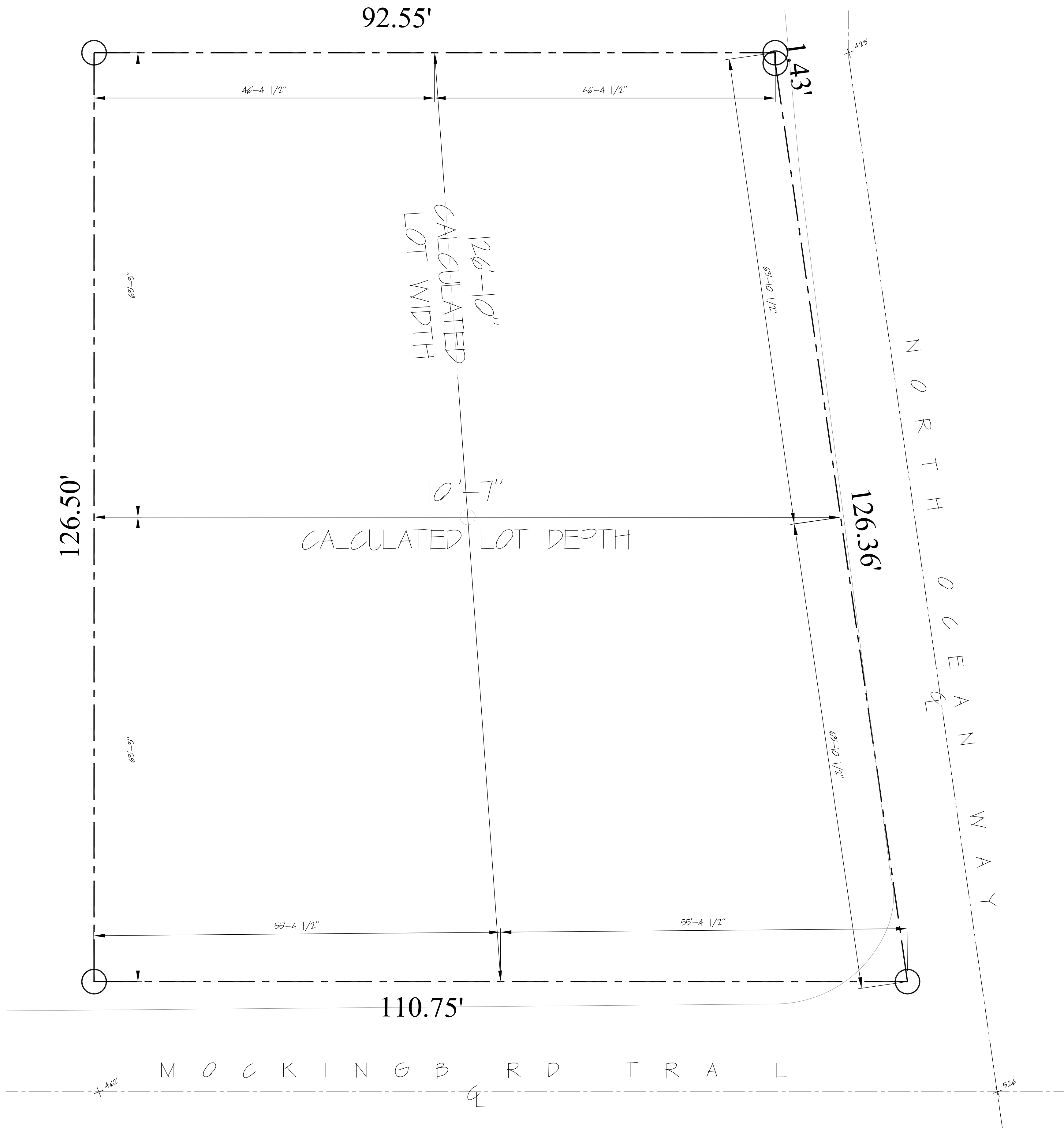
LEGEND:

- INDICATES LOCATION OF EXISTING STRUCTURE & POOL TO BE REMOVED
- INDICATES LOCATION OF PROPOSED STRUCTURE & POOL

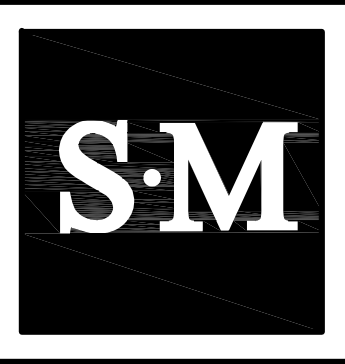


EXISTING AND PROPOSED
SITE PLAN OVERLAY
SCALE: 1/8"=1'-0"

ARCOM # ARC - 22 - 240



CALCULATED LOT DEPTH
SITE PLAN
SCALE: 1/8"=1'-0"



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SHEET:

SP-LD

ARCOM # ARC - 22 - 240