

June 21, 2023



**JEROME
BAUMOECHL**
ARCHITECT, INCORPORATED



Town of Palm Beach
Planning, Building and Zoning Department
360 South County Road
Palm Beach, Florida 33480

Landmarks number : H/B - 22-016
Zoning number : ZON - 22-154
Project : 353 Peruvian Avenue, Palm Beach, Florida 33480

LETTER OF INTENT (LOI)

Current zoning for the project is C-TJ : Commercial, Town/erving

Our current proposal, for architectural improvements / changes to the existing structures include :

ONE-STORY RETAIL BUILDING :

1) Provide gas wall sconce selection option for approval.

Do not hesitate to contact us if any questions arise.

Warm Regards,

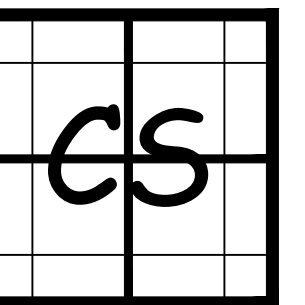
Jerome I. Baumoechl, NCARB
Jerome Baumoechl Architect, Incorporated

00014745
0126001261

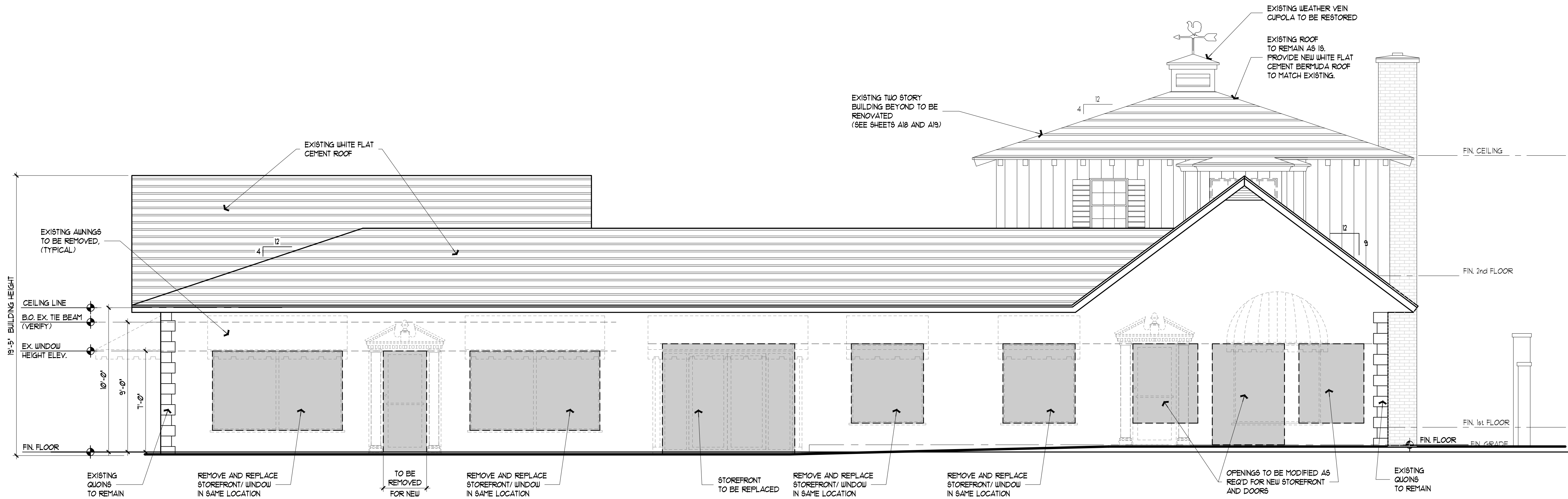


THE WORTH AVENUE BUILDING
205 WORTH AVENUE, SUITE 317
PALM BEACH, FLORIDA 33480
VOICE : 561.689.2000
FAX : 561.653.8086
www.JeromeBaumoechlArchitect.com

PROJECTED DATE OF HEARING: JUNE 21, 2023

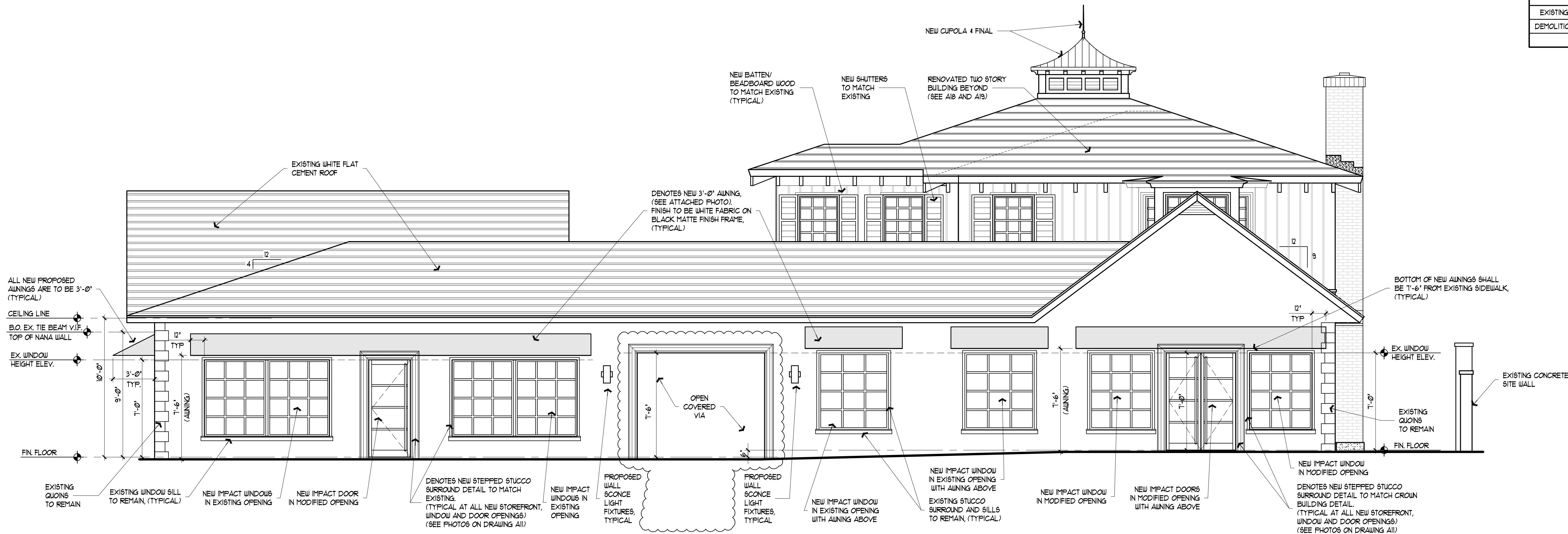


ZONING : 22 - 154
HSB : 22 - 016



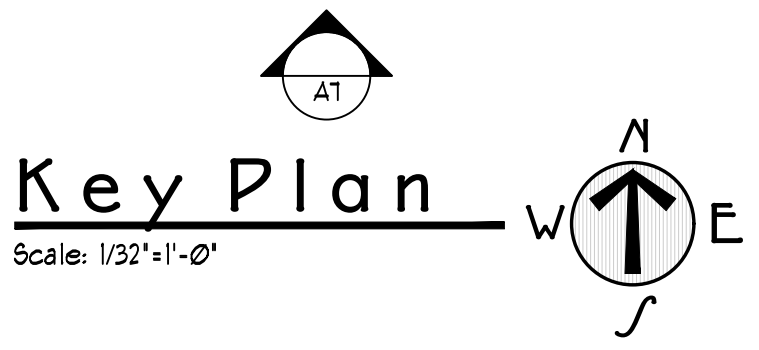
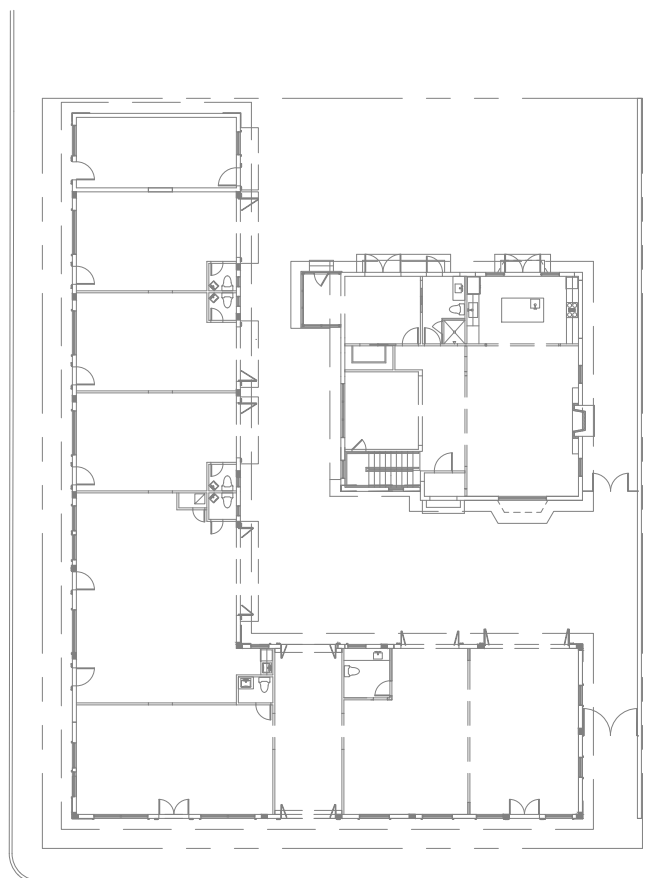
One Story Retail Building / Peruvian Avenue Elevation, (Showing Demolition)

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



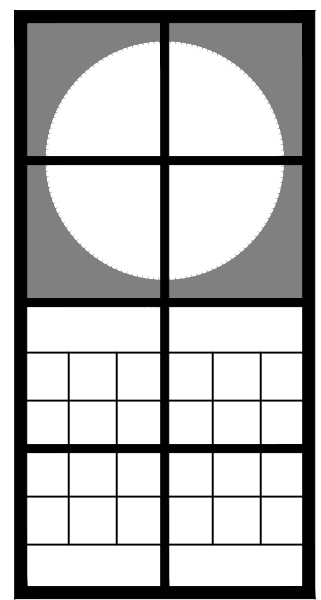
One Story Retail Building / Peruvian Avenue Elevation, (Proposed)

Scale: 1/4"=1'-0" (With Renovated Two Story Commercial Building Beyond)



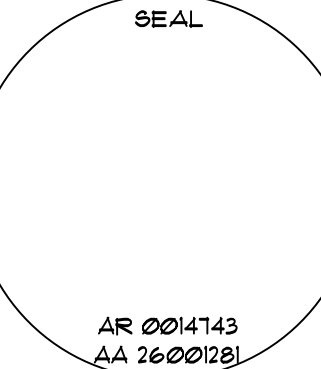
Legend	
	DENOTES ELEMENT TO BE REMOVED

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



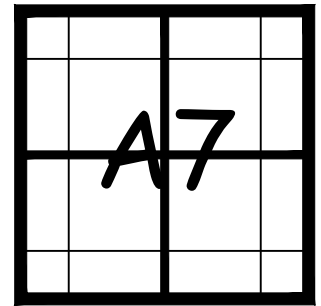
Jerome Baumoechl Architect, Incorporated
205 Worth Avenue Suite 317
Palm Beach Florida 33480
Phone : (561) 689 1000

The following drawings, designs and plans represented by these drawings are owned by and property of the Architect and were created and developed for use on and in connection with this project. No ideas, designs and plans shall be used by or disclosed to any person, firm or corporation without the written permission of Jerome Baumoechl Architect, Incorporated. Copyright 2022

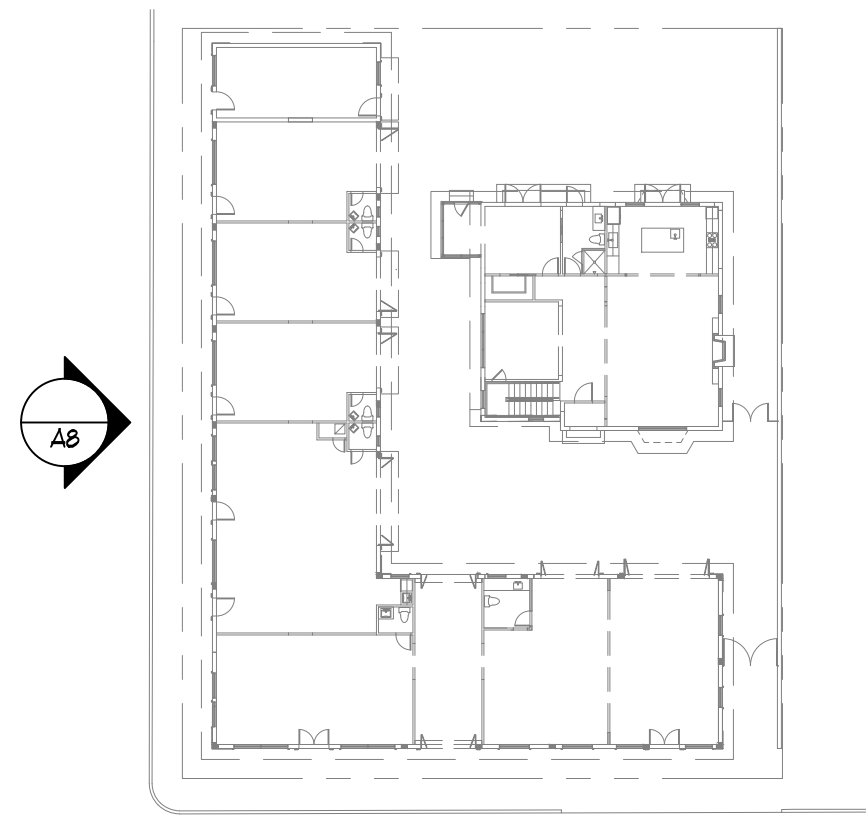


Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

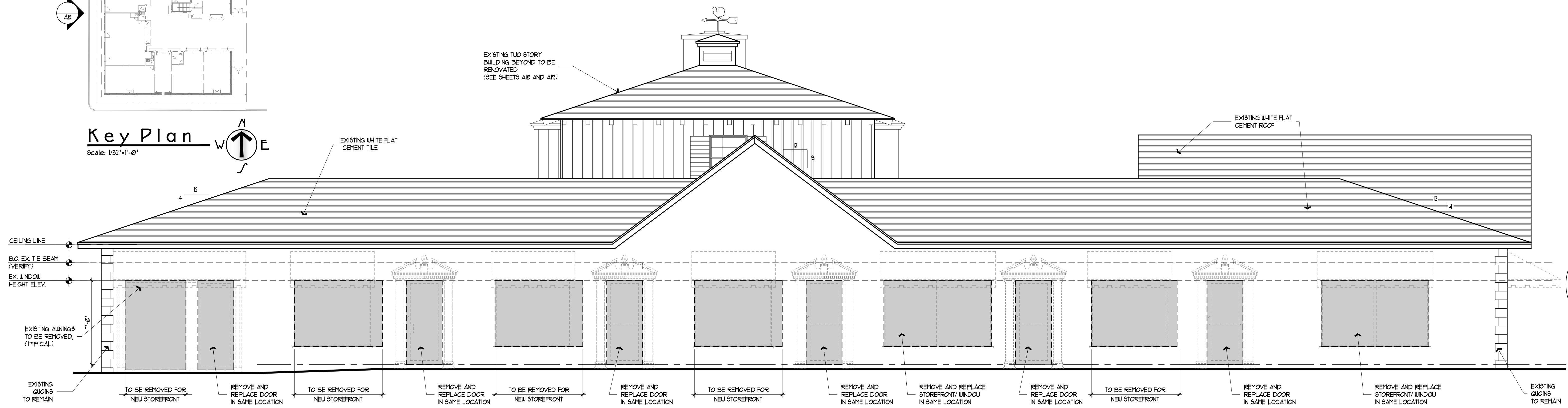
12-50			
09/29/2022	HAS FIRST SUBMITTAL	1/08/2023	HAS SECOND SUBMITTAL
		07/17/2023	HAS REVISED SECOND SUBMITTAL
		01/09/2023	REVISED PER COMMENTS
		04/05/2023	REVISED PER HAS COMMENTS
OCTOBER 9, 2022			



ZONING : 22 - 154
HSB : 22 - 016

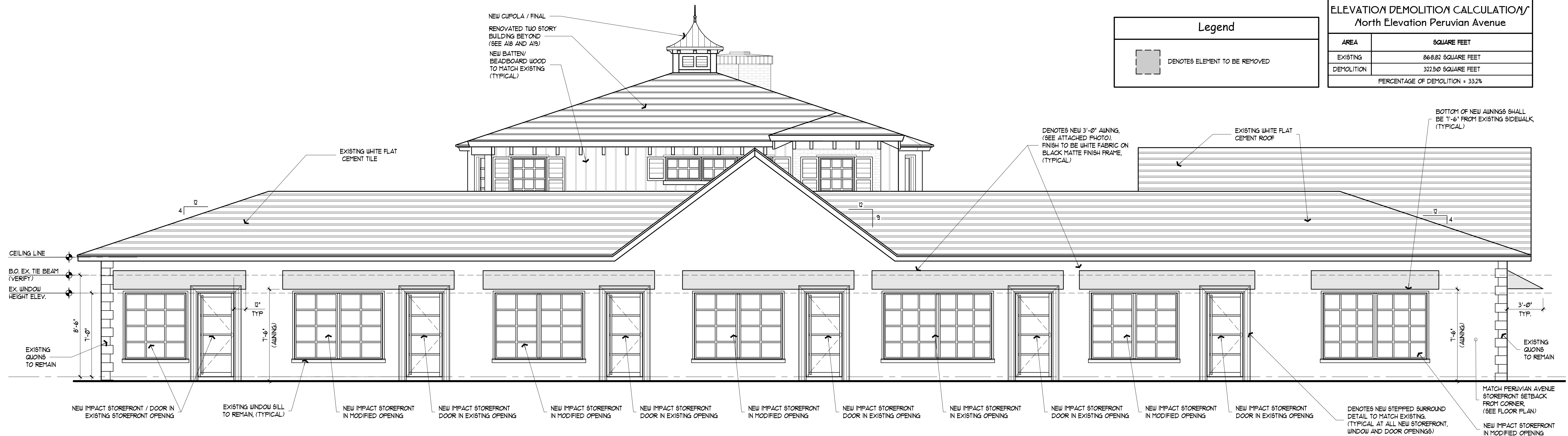


Key Plan
Scale: 1/32"=1'-0"



One Story Retail Building / Coconut Row Elevation, (Showing Demolition)

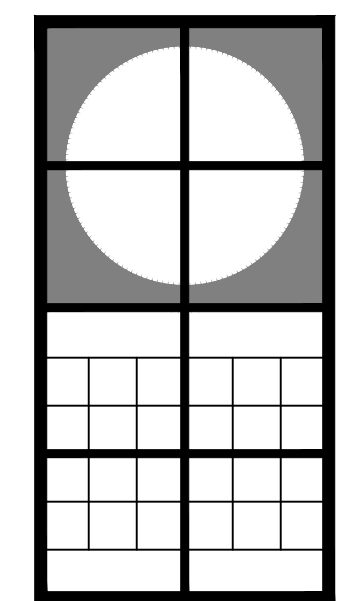
Scale: 1/4"=1'-0"



One Story Retail Building / Coconut Row Elevation, (Proposed)

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

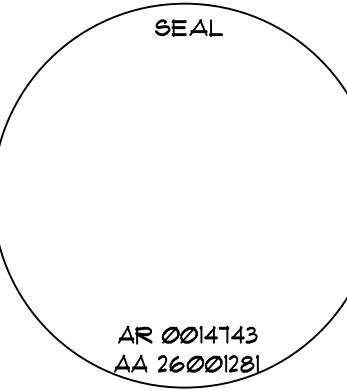
(With Renovated Two Story Commercial Building Beyond)



Jerome Baumohl Architect, Incorporated

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

The following drawings, designs and plans represented by these drawings are owned by and property of the Architect and were created and developed for use on and in connection with this project. No ideas, designs and plans shall be used by or disclosed to any person, firm or corporation without the written permission of Jerome Baumohl Architect, Incorporated. Copyright 2022.

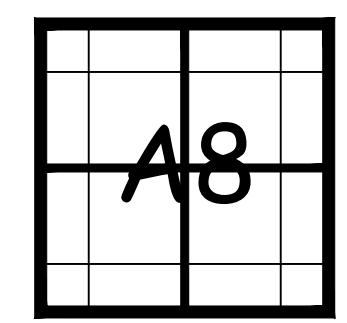


Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

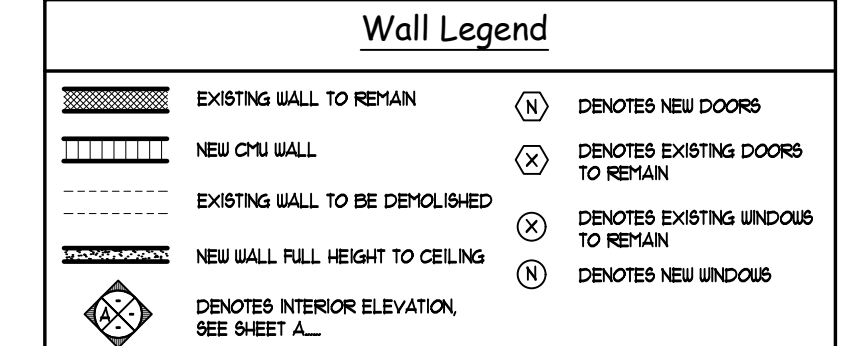
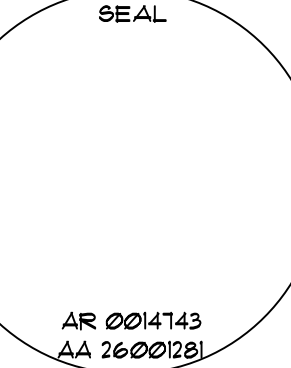
Legend	
	DENOTES ELEMENT TO BE REMOVED

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

09/29/2022	HSB FIRST SUBMITTAL	12-50
11/08/2022	HSB SECOND SUBMITTAL	
01/12/2023	HSB REVISED SECOND SUBMITTAL	
03/09/2023	REVISED PER COMMENTS	
04/05/2023	REVISED PER HSB COMMENTS	
OCTOBER 9, 2022		

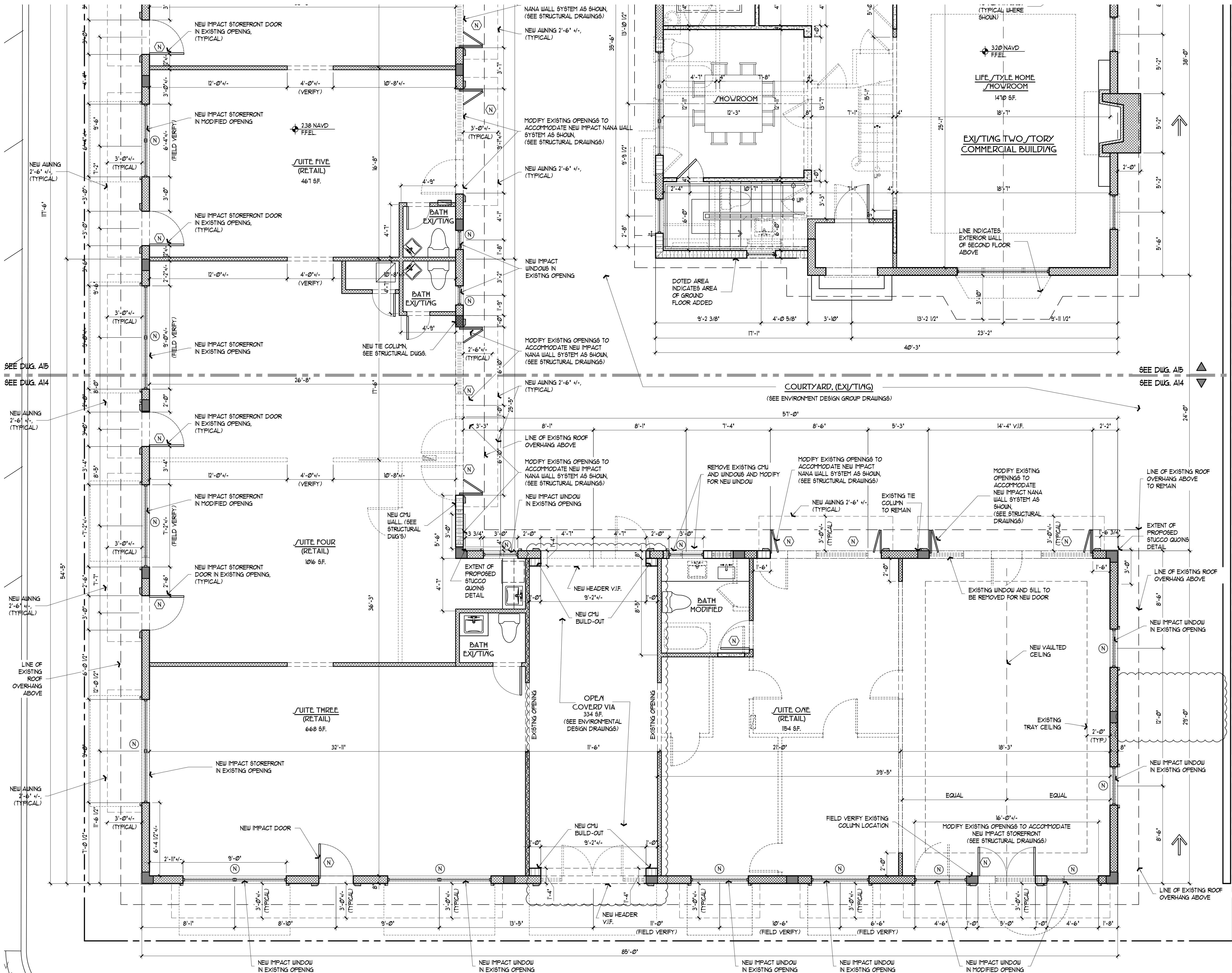


ZONING : 22 - 154
HSB : 22 - 016



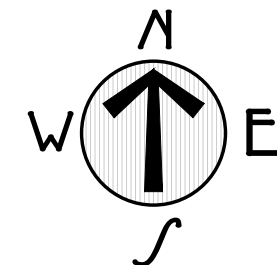
Scale: 1/8" = 1'-0"

ZONING : 22 - 154
HSB : 22 - 016



Partial First Floor Plan, (Proposed)

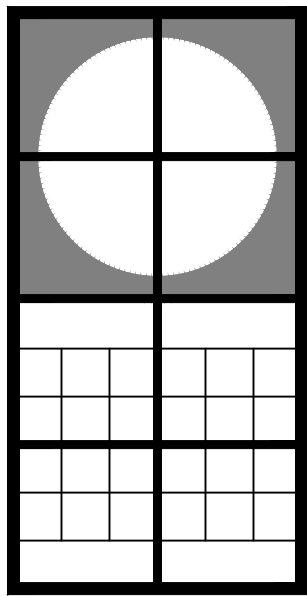
Scale: 1/4"=1'-0"



BUILDING AREAS :	
EXISTING ONE STORY RETAIL BLDG GROUND FLOOR : ± 5,000 SF.	
EXISTING TWO STORY BUILDING :	
GROUND FLOOR :	± 1565 SF.
SECOND FLOOR :	± 14 SF.
GROUND FLOOR AREA ADDED :	± 138 SF.
SECOND FLOOR AREA ADDED :	± 361 SF.
NEW TOTAL LIVING AREA :	± 7818 SF.

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

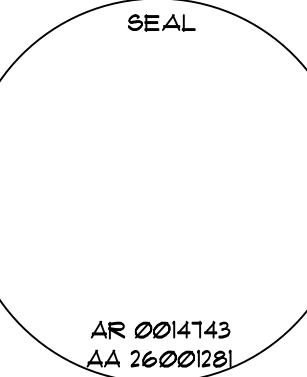
Wall Legend	
EXISTING WALL TO REMAIN	DENOTES NEW DOORS
NEW CMU WALL	DENOTES EXISTING DOORS TO REMAIN
EXISTING WALL TO BE DEMOLISHED	DENOTES EXISTING WINDOWS TO REMAIN
NEW WALL FULL HEIGHT TO CEILING	DENOTES NEW WINDOWS
DENOTES INTERIOR ELEVATION, SEE SHEET A.	



Jerome
Baumoehl
Architect,
Incorporated

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

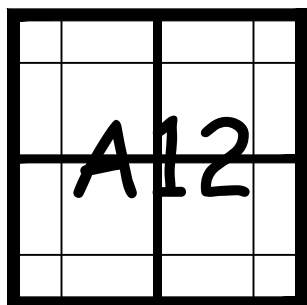
The following drawings, designs and plans represented by these drawings are owned by and property of the Architect and were created and developed for use on and in connection with this project. No ideas, designs and plans shall be used by or disclosed to any person, firm or corporation without the written permission of Jerome Baumoehl Architect, Incorporated. Copyright 2022.



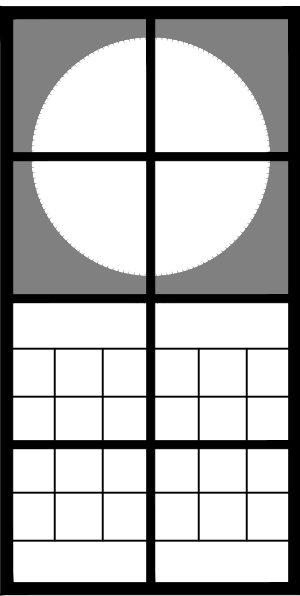
Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue

353 Peruvian Avenue
Palm Beach, Florida 33480

12-50			
09/29/2022	HAS FIRST SUBMITTAL	11/08/2022	HAS SECOND SUBMITTAL
01/02/2023	HAS REVISED SECOND SUBMITTAL	03/17/2023	HAS REVISED PER COMMENTS
04/05/2023	REVISED PER HAS COMMENTS		
OCTOBER 9, 2022			



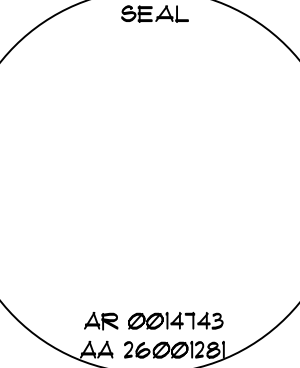
ZONING : 22 - 154
HSB : 22 - 016



Jerome
Baumoechl
Architect,
Incorporated

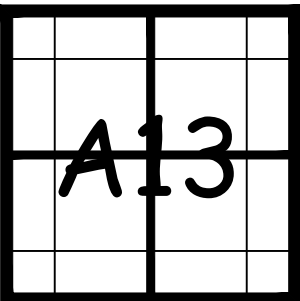
205 North Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 689 1000

The following drawings, designs and plans
represented by these drawings are owned by
and property of the Architect and were
created and developed for use on and in
connection with this project. No ideas,
designs and plans shall be used by or
attributed to any person, firm or corporation
without the written permission of
Jerome Baumoechl Architect, Incorporated.
Copyright 2022

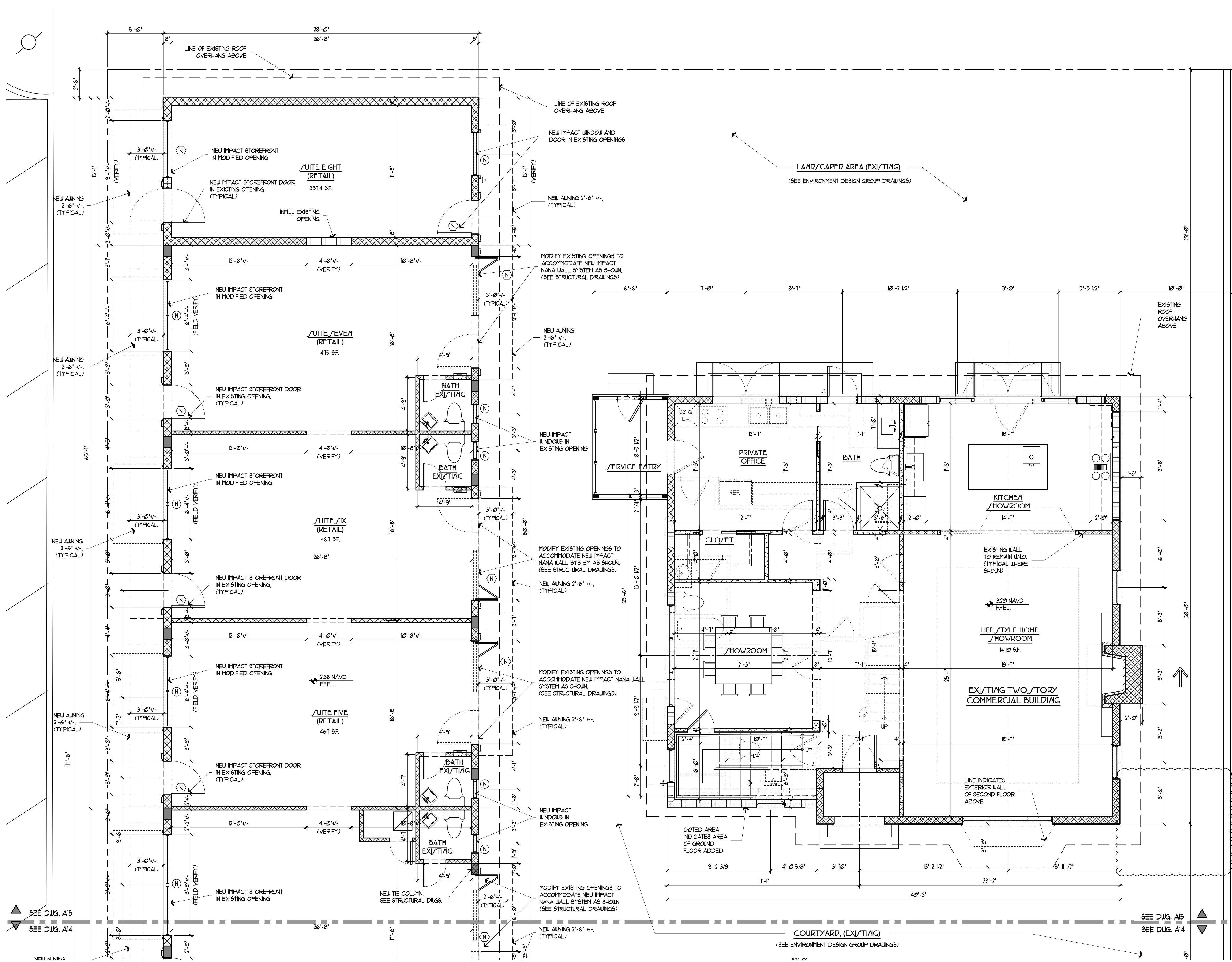


Exterior Renovations and Second Floor Addition to :
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

12-50			
09/29/2022	HAS FIRST SUBMITTAL	1/08/2023	HAS SECOND SUBMITTAL
01/08/2023	HAS REVISED SECOND SUBMITTAL	01/08/2023	HAS REVISED PER COMMENTS
01/08/2023	HAS REVISED PER COMMENTS	04/05/2023	REVISED PER HAS COMMENTS
OCTOBER 9, 2022			



ZONING : 22 - 154
HSB : 22 - 016



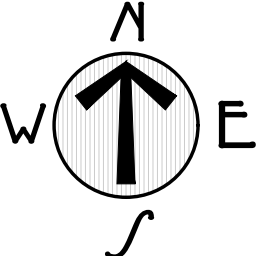
BUILDING AREAS :	
EXISTING ONE STORY RETAIL BLDG GROUND FLOOR : +	5,000 SF.
EXISTING TWO STORY BUILDING :	
GROUND FLOOR :	+ 1565 SF.
GROUND FLOOR AREA ADDED :	+ 14 SF.
SECOND FLOOR :	+ 138 SF.
SECOND FLOOR AREA ADDED :	+ 561 SF.
NEW TOTAL LIVING AREA :	+ 1818 SF.

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

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

Partial First Floor Plan, (Proposed Construction)

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





Study "A" (enlarged)
(Preferred Fixture)



Study "B" (enlarged)
(optional fixture)

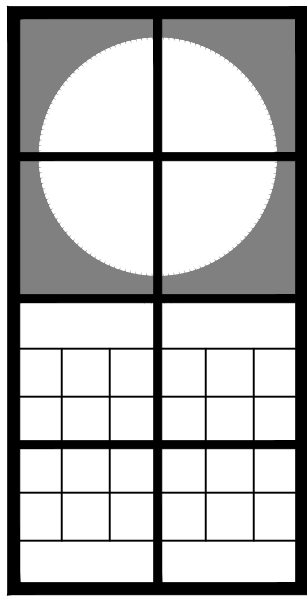


Study "A" (matte black finish)
(Preferred Fixture)



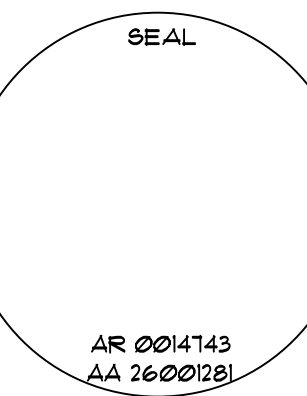
Study "B" (matte black finish)
(optional fixture)

Exterior Wall Sconce Light Fixtures



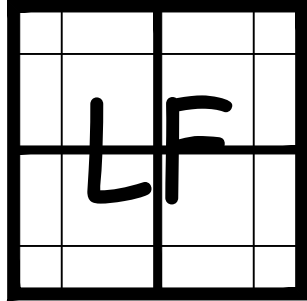
Jerome
Baumoehl
Architect,
Incorporated
205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 689 2000

The following drawings, designs and plans
represented by these drawings are owned by
and property of the Architect, and were
created and developed for use on and in
connection with this project. No ideas,
designs and plans shall be used by or
disclosed to any person, firm or corporation
without the written permission of
Jerome Baumoechl Architect, Incorporated.
Copyright 2023



Retail Wall Sconce Light Fixtures for:
353 Peruvian Avenue
353 Peruvian Avenue
Palm Beach, Florida 33480

12-50
05/05/2023 LIGHT FIXTURE SUBMITTAL
MAY 05, 2023





353 Peruvian Avenue (Proposed Peruvian Row Front Elevation)



353 Peruvian Avenue (Proposed Cocoanut Row Front Elevation)