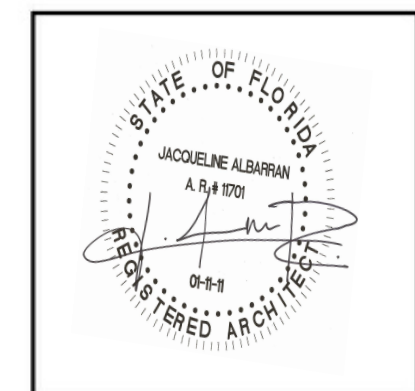


RECEIVED
By yfigueroa at 2:26 pm, Aug 14, 2023

FINAL SUBMITTAL COA-23-030

WHEAT RESIDENCE
130 BRAZILIAN AVE
PALM BEACH, FL



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:	
1	
2	

SHEET NUMBER:	
DATE:	08-15-2023
JCB #	0490

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

INDEX OF DRAWINGS

ARCHITECTURAL

- A0 – PLOT PLAN, INDEX.
- A1.1– NEIGHBORHOOD MAP
- A1.2– EXISTING & PROPOSED STREETScape
- A1.3– EXISTNG & PROPOSED SITE PLANS AND GATE ELEVATION
- A1.4– CONSTRUCTION STAGING PLAN
- A2 – EXISTNG & PROPOSED NORTH ELEVATIONS
- A3 – RENDERED EXISTNG & PROPOSED NORTH ELEVATIONS
- LP1 – TRUCK LOGISTICS AND CONSTRUCTION TIMELINE

SURVEY

BOUNDARY, TOPOGRAPHIC AND EASEMENT SURVEY

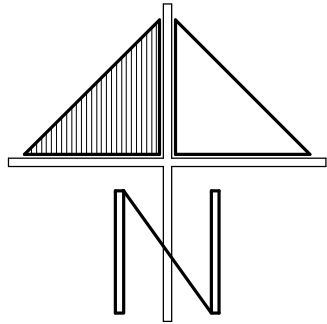
ARCHITECT:

SKA Architect + Planner
Attn: Jacqueline Albarran
324 Royal Palm Way
Suite 227
Palm Beach, Fl 33480
(561) 655-7676

CONSULTING SURVEYOR:

Compass Surveying
6250 N. Military Trail
Suite 102
West Palm Beach, Fl 33407
(561) 640-4800

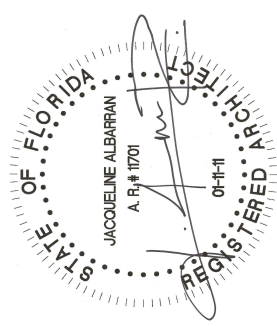
Line 0	ZONING LEGEND			
1	PROPERTY ADDRESS	130 BRAZILIAN AVENUE, PALM BEACH, FL		
2	ZONING DISTRICT	R-B		
3	STRUCTURE TYPE	WALL: CLAY TILE/FRAME – ROOF: CLAY BARREL TILE		
4		REQUIRED/ALLOWED	EXISTING	PROPOSED
5	LOT SIZE (SQ. FT.)	10,000 MIN.	12,840.0	NO CHANGE
6	LOT DEPTH	100 MIN.	171.20'	NO CHANGE
7	LOT WIDTH	100 MIN.	75.0'	NO CHANGE
8A	LOT COVERAGE (SQ. FT.)	3,852.0 MAX. (30%)	3,008.9 (23.43%)	NO CHANGE
8B	LOT COVERAGE W/ 3% DEDUCTION	3,852.0 MAX. (30%)	3,008.9 (23.43%)	NO CHANGE
9	ENCLOSED SQUARE FOOTAGE			NO CHANGE
10	CUBIC CONTENT RATIO	3.97	4.31	NO CHANGE
11	FRONT YARD SETBACK (1 STORY/2 STORY)	25.0'/30.0' MIN.	31.0'/43.9'	NO CHANGE
12	SIDE YARD SETBACK (1 STORY)	12.5' MIN.	5.4'	NO CHANGE
13	SIDE YARD SETBACK (2 STORY)	15.0' MIN.	5.4'	NO CHANGE
14	REAR YARD SETBACK (1 STORY/2 STORY)	10.0'/15.0' MIN.	14.05'/24.0'	NO CHANGE
15	ANGLE OF VISION			NO CHANGE
16	BUILDING HEIGHT			NO CHANGE
17	OVERALL BUILDING HEIGHT			NO CHANGE
18	CROWN OF ROAD (COR) (NAVD)	11.85 AT HIGH POINT	11.85 AT HIGH POINT	11.85 AT HIGH POINT
19	MAX. AMOUNT OF FILL ADDED TO SITE			N/A
20	FINISH FLOOR ELEVATION (FFE) (NAVD)			N/A
21	ZERO DATUM-PT. OF MEAS. (NAVD)			N/A
22	FEMA FLOOD ZONE DESIGNATION			N/A
23	BASE FLOOD ELEVATION (BFE) (NAVD)			N/A
24	LANDSCAPE OPEN SPACE (LOS)	5,778.0 (45%)	6,785.9 (52.85%)	6,666.9 (51.92%)
25	PERIMETER (LOS)	2,889.0 (50%)	3,400.0 (58.8%)	3,359.0 (58.1%)
26	FRONT YARD (LOS)	900.6 (40%)	1,932.2 (85.8%)	1,862.1 (82.7%)
27	NATIVE PLANT SPECIES %			NO CHANGE



PLOT PLAN
SCALE: N.T.S.

SCOPE OF WORK

WE ARE PROPOSING TO RELOCATE AN EXISTING DRIVEWAY GATE, FROM IT’S CURRENT LOCATION ADJACENT TO THE HOUSE, TO THE DRIVEWAY ENTRANCE. THE GATE IS CURRENTLY COMPOSED OF 3 SECTIONS. A MATCHING SECTION WILL BE ADDED TO INCREASE THE WIDTH OF THE GATE. A ROW OF PAVERS, TO MATCH EXISTING, WILL BE ADDED TO EACH SIDE OF THE EXISTING DRIVEWAY IN THE AREA OF THE GATE.



FINAL SUBMITTAL COA-23-030



STREETSCAPE OF SUBJECT PROPERTY





SUBJECT PROPERTY FROM THE STREET WITH EXISTING GATE IN BACKGROUND





MAIN HOUSE FROM
FRONT GARDEN



VIEW FROM REAR TOWARDS STREET INCLUDING EXISTING GATE

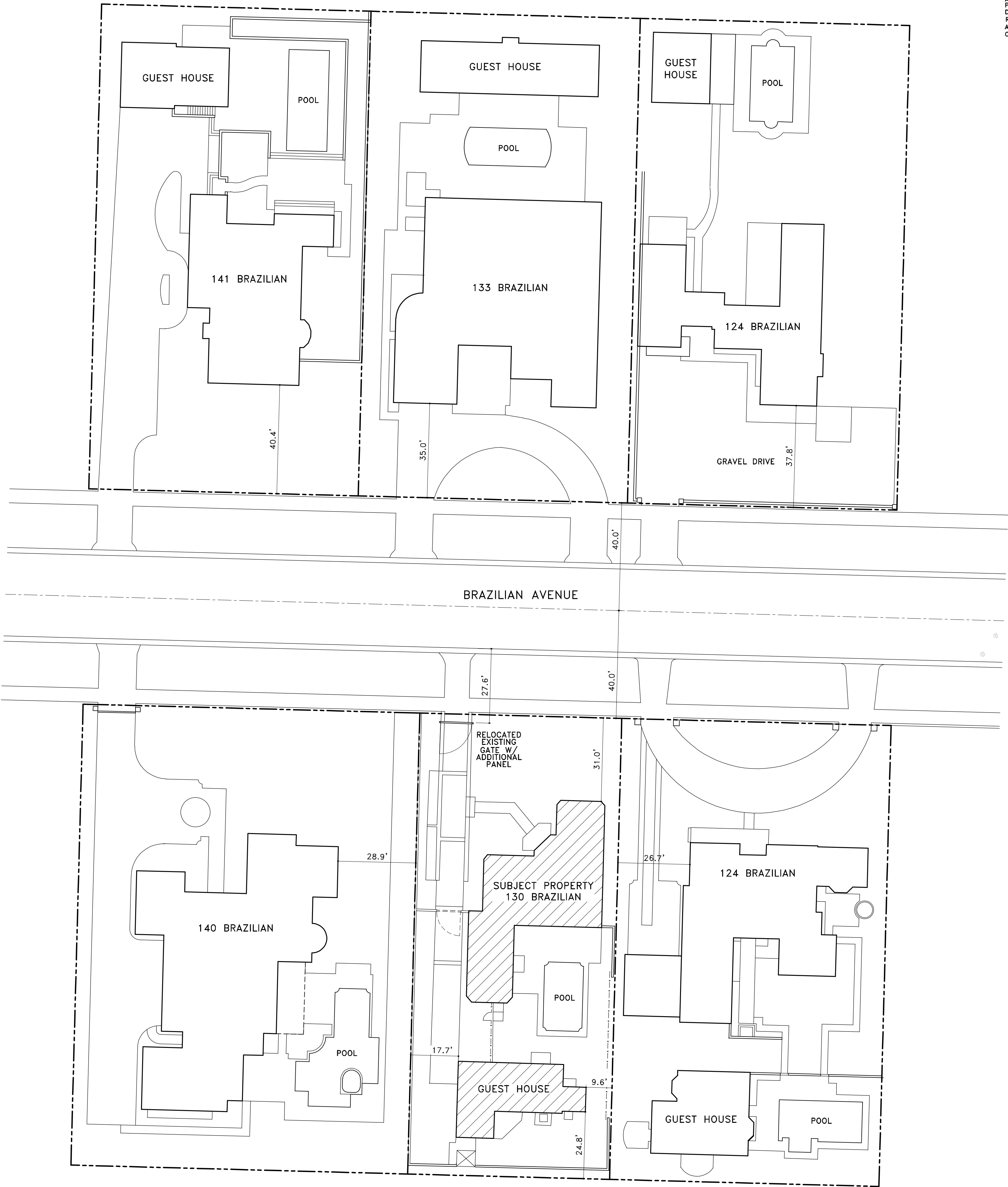


EXISTING ALUMINUM GATE TO BE
REUSED. BLACK COLOR SHOWN TO
REMAIN.



EXISTING CLAY-COLORED
CONCRETE PAVER BORDER
TO BE MATCHED.

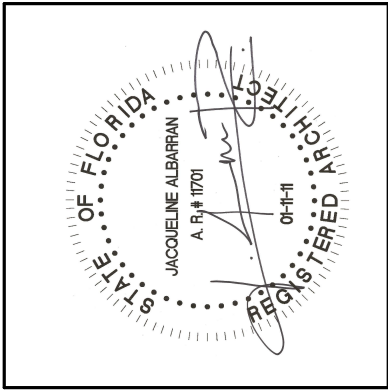
MATERIALS



GENERAL NOTE:
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
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ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7TH EDITION (2020)

FINAL SUBMITTAL COA-23-030

WHEAT RESIDENCE
130 BRAZILIAN AVE
PALM BEACH, FL



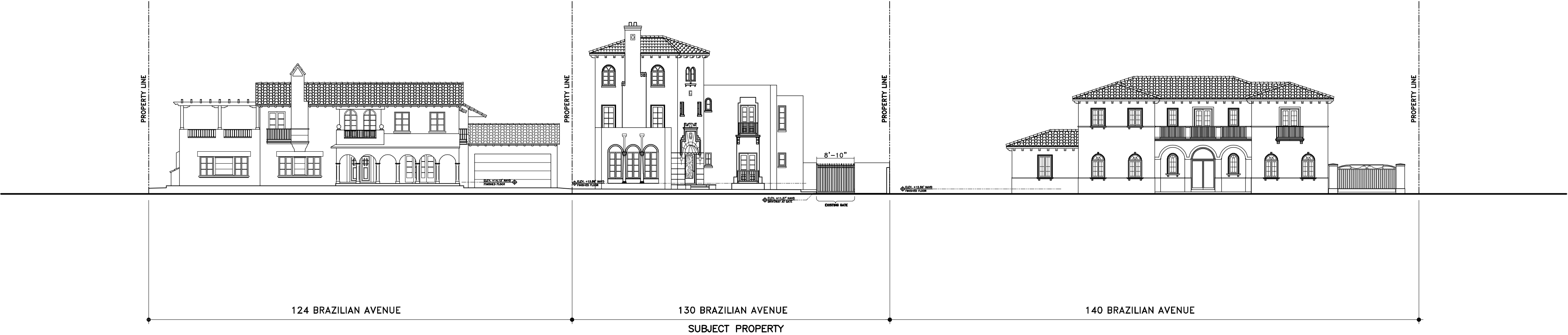
JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:

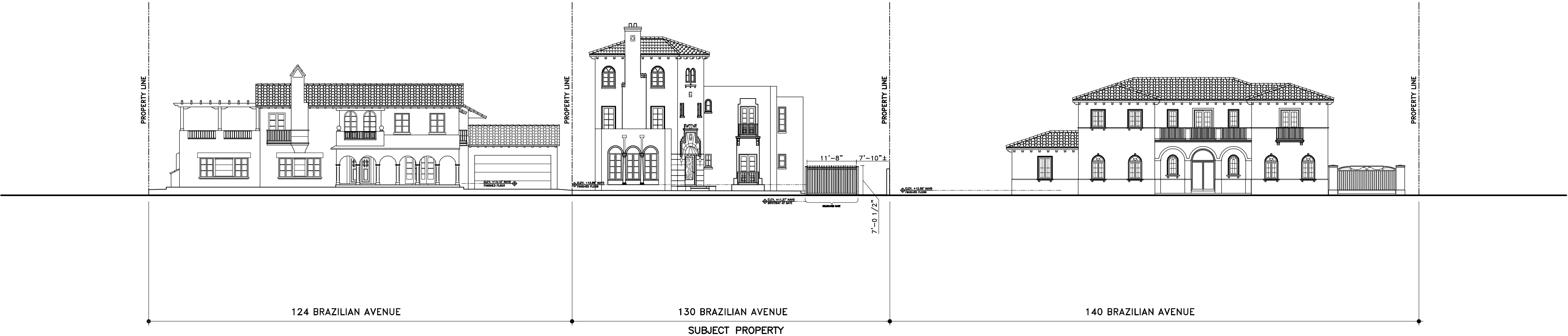
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A1.1
DATE:
08-15-23
JOB #
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324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

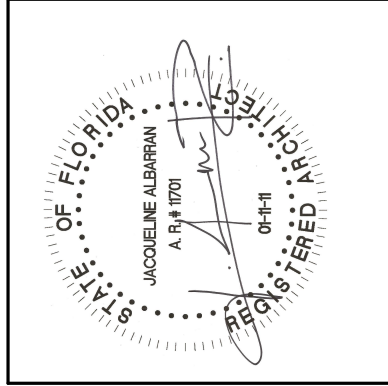
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EXISTING STREETScape
SCALE: 1/16" = 1'-0"



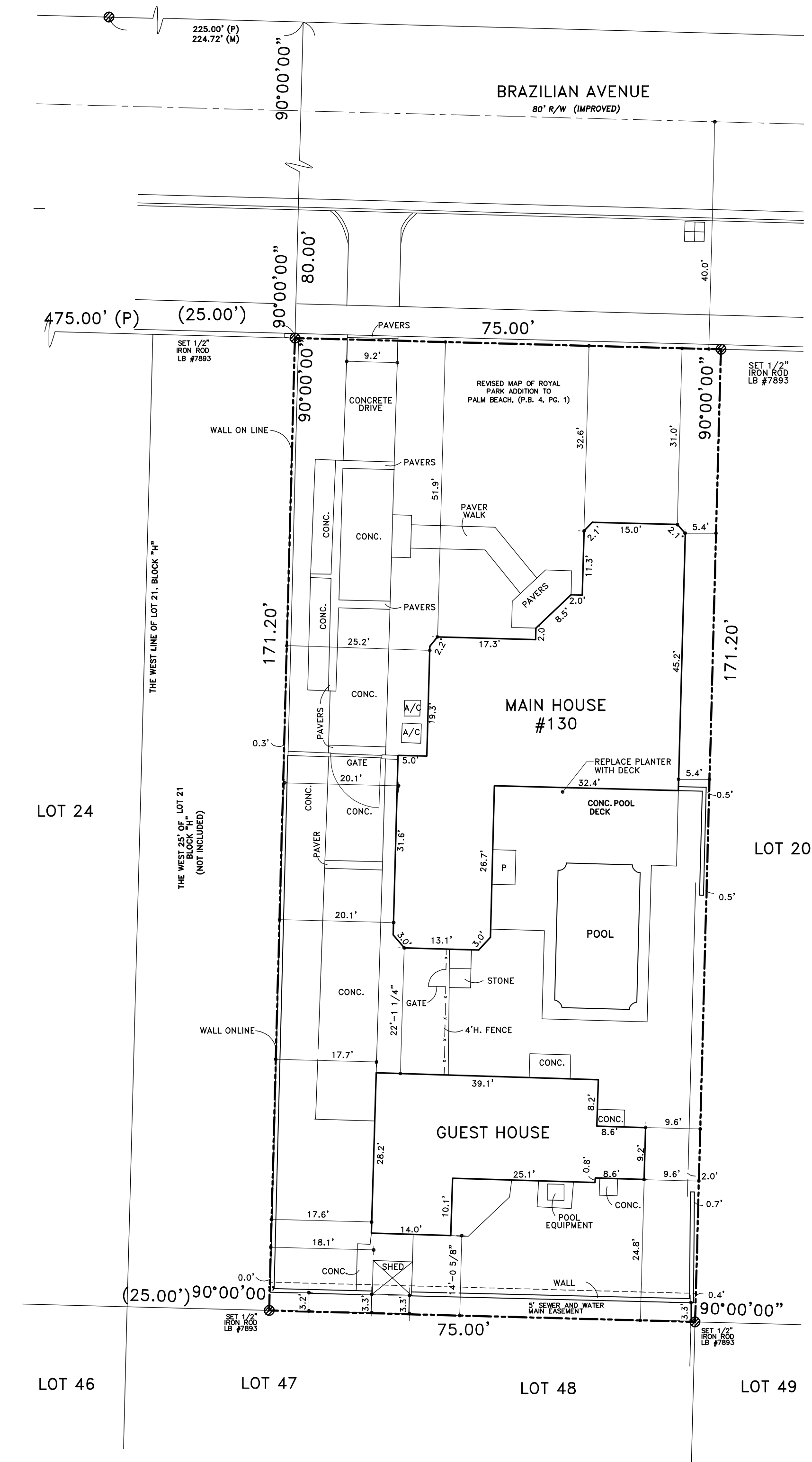
PROPOSED STREETScape
SCALE: 1/16" = 1'-0"



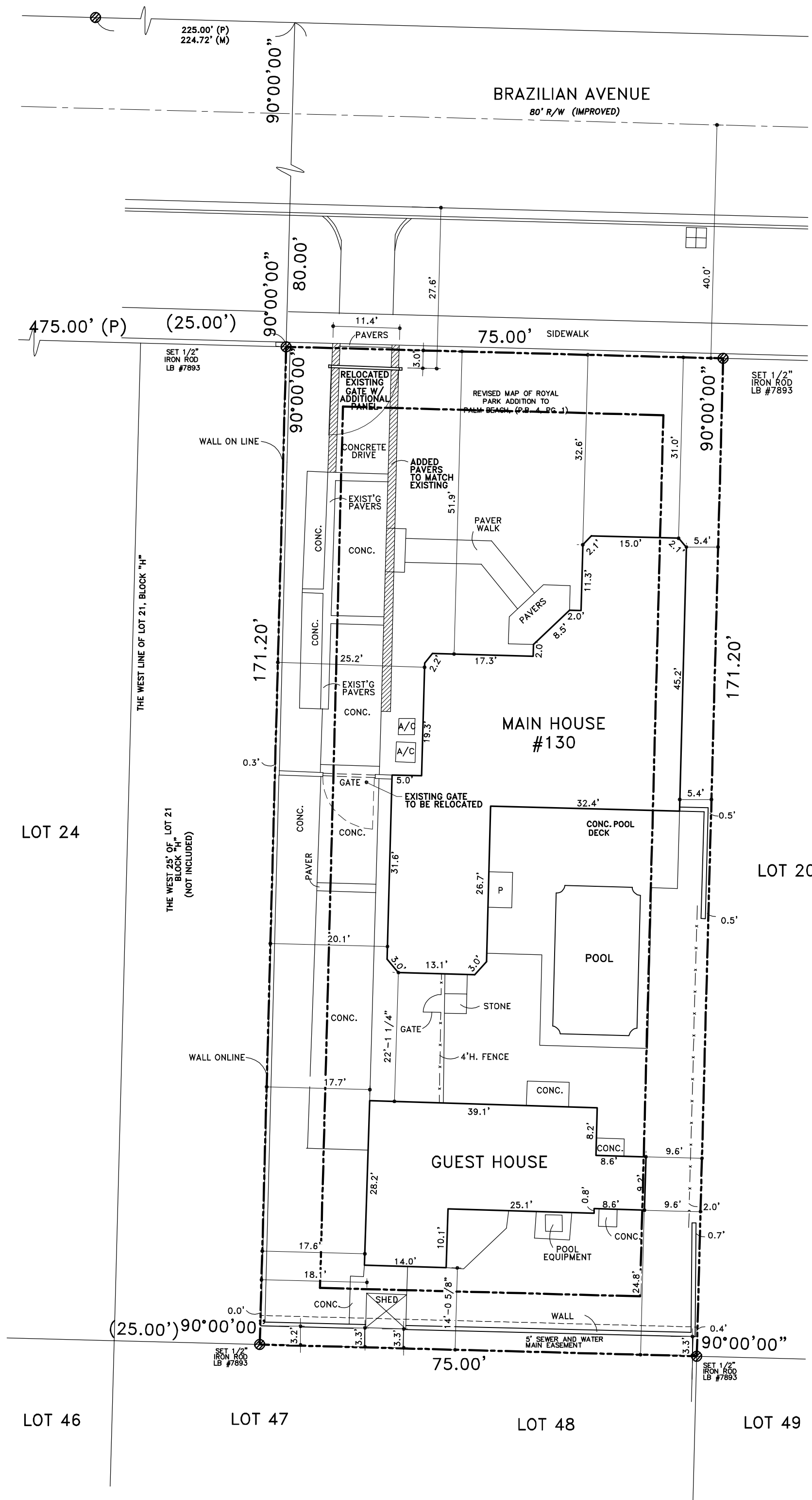
JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:	
1	

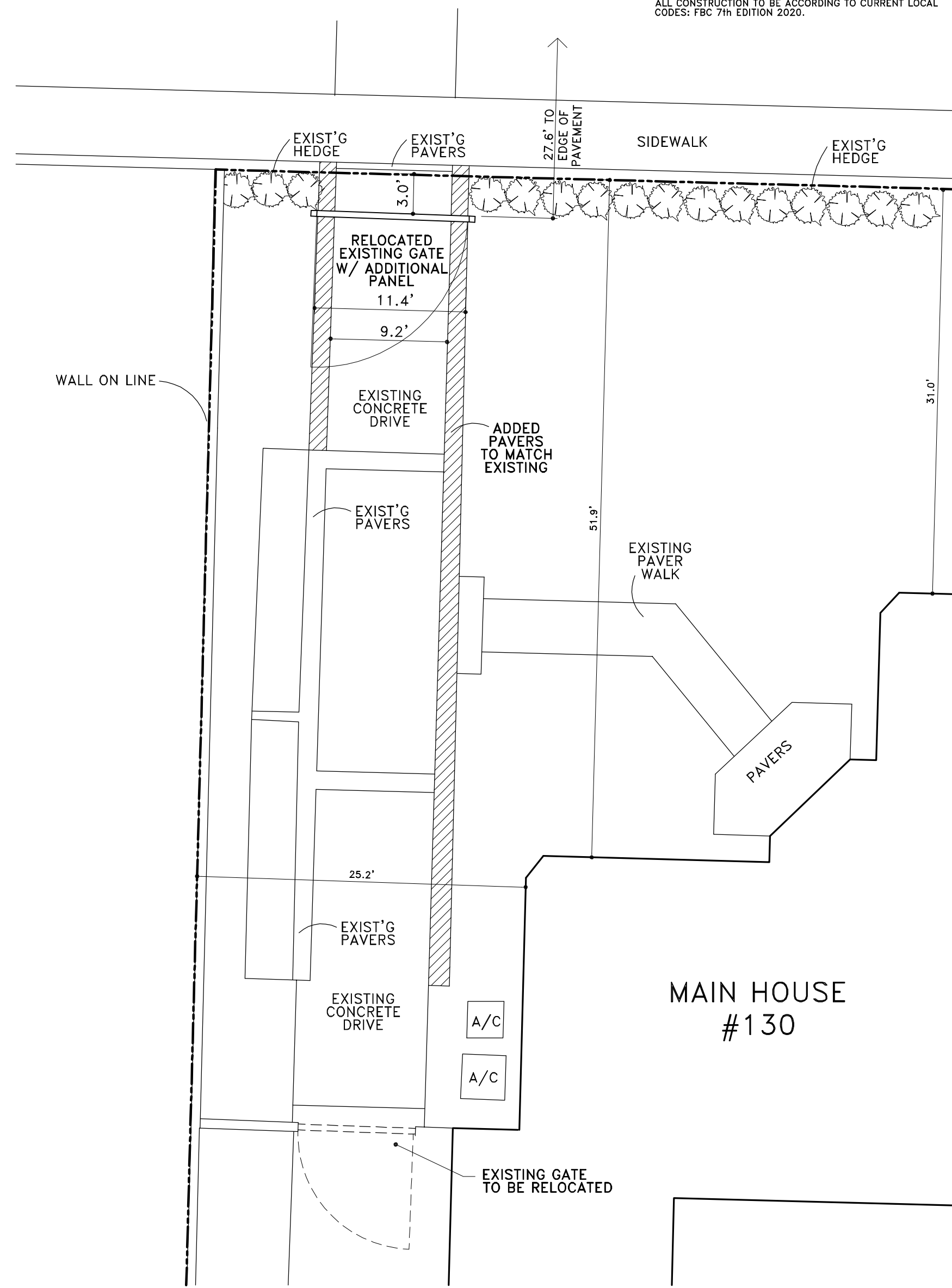
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A1.2	
DATE:	08-15-23
JOB #	0490



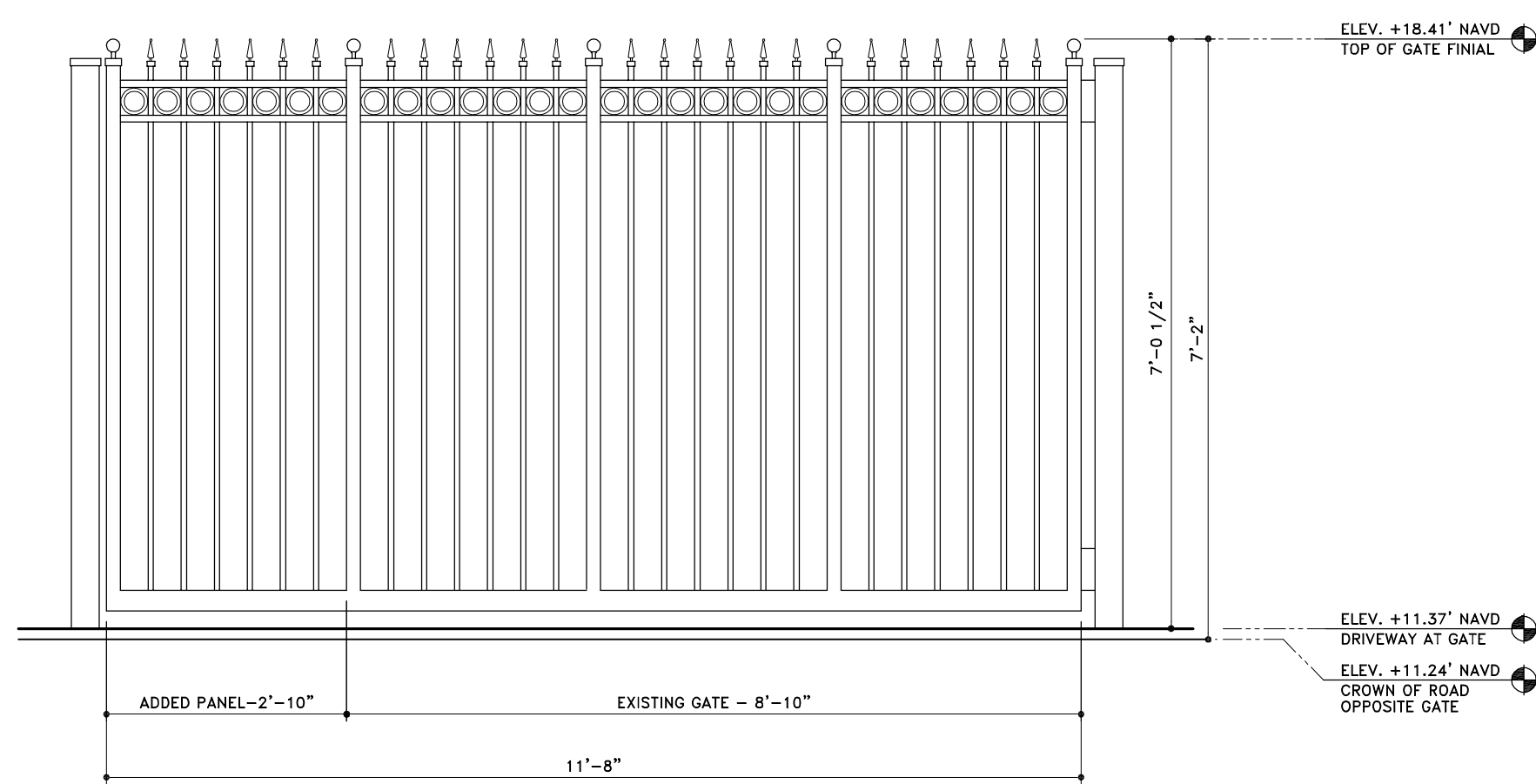
EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



ENLARGED PROPOSED SITE PLAN DETAIL
SCALE: 1/8" = 1'-0"



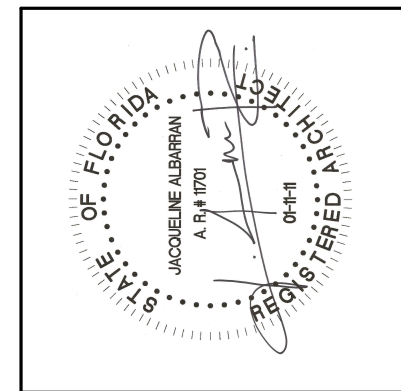
EXISTING GATE INCREASED IN WIDTH AND RELOCATED TO 3 FT. BACK FROM FRONT PROPERTY LINE

ELEVATION OF PROPOSED GATE

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

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FINAL SUBMITTAL COA-23-030
WHEAT RESIDENCE
130 BRAZILIAN AVE
PALM BEACH, FL



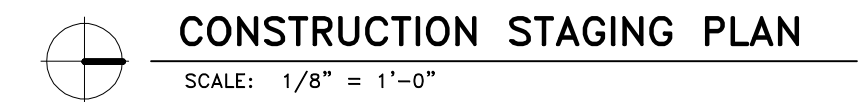
JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:	
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2	

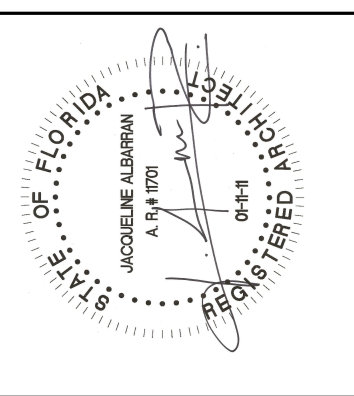
SHEET NUMBER:	
A1.3	
DATE:	08-15-23
JOB #	0490

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WHEAT RESIDENCE
130 BRAZILIAN AVENUE
PALM BEACH, FLORIDA



A1.4

DATE:	08-15-23
JOB #	

SKA
SKA ARCHITECT + PLANNER
204 PHIPPS PLAZA
PALM BEACH, FLORIDA
TEL: 561.655.7676
FAX: 561.655.3533

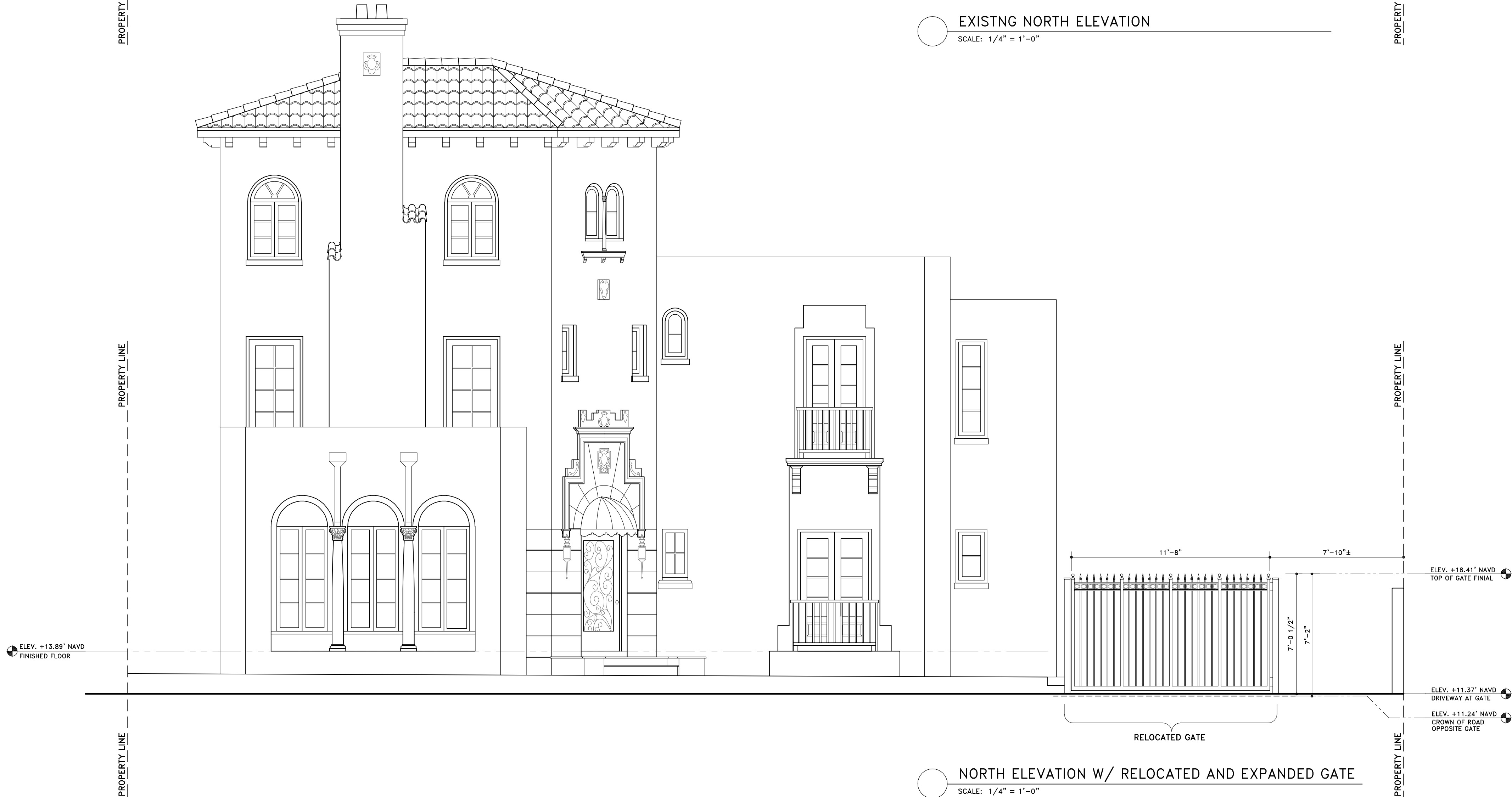
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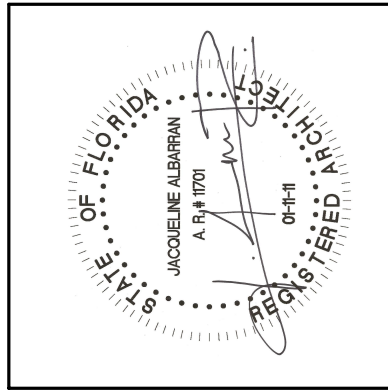
FINAL SUBMITTAL COA-23-030
WHEAT RESIDENCE
130 BRAZILIAN AVE
PALM BEACH, FL



EXISTNG NORTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION W/ RELOCATED AND EXPANDED GATE
SCALE: 1/4" = 1'-0"



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:

- 1
- 2
-
-

SHEET NUMBER:

A2

DATE: 08-15-23
JOB # 0490



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



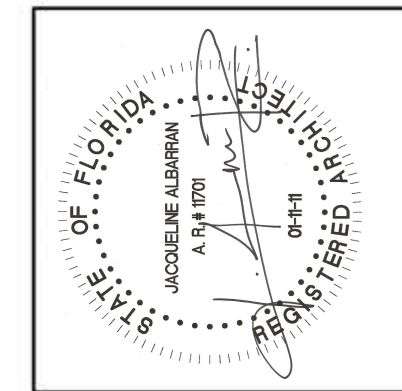
NORTH ELEVATION W/ RELOCATED AND EXPANDED GATE
SCALE: 1/4" = 1'-0"

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FINAL SUBMITTAL COA-23-030

WHEAT RESIDENCE
130 BRAZILIAN AVE
PALM BEACH, FL



REVISIONS:	
1	
2	

SHEET NUMBER:	
A3	
DATE: 08-15-23	
JOB #	0490

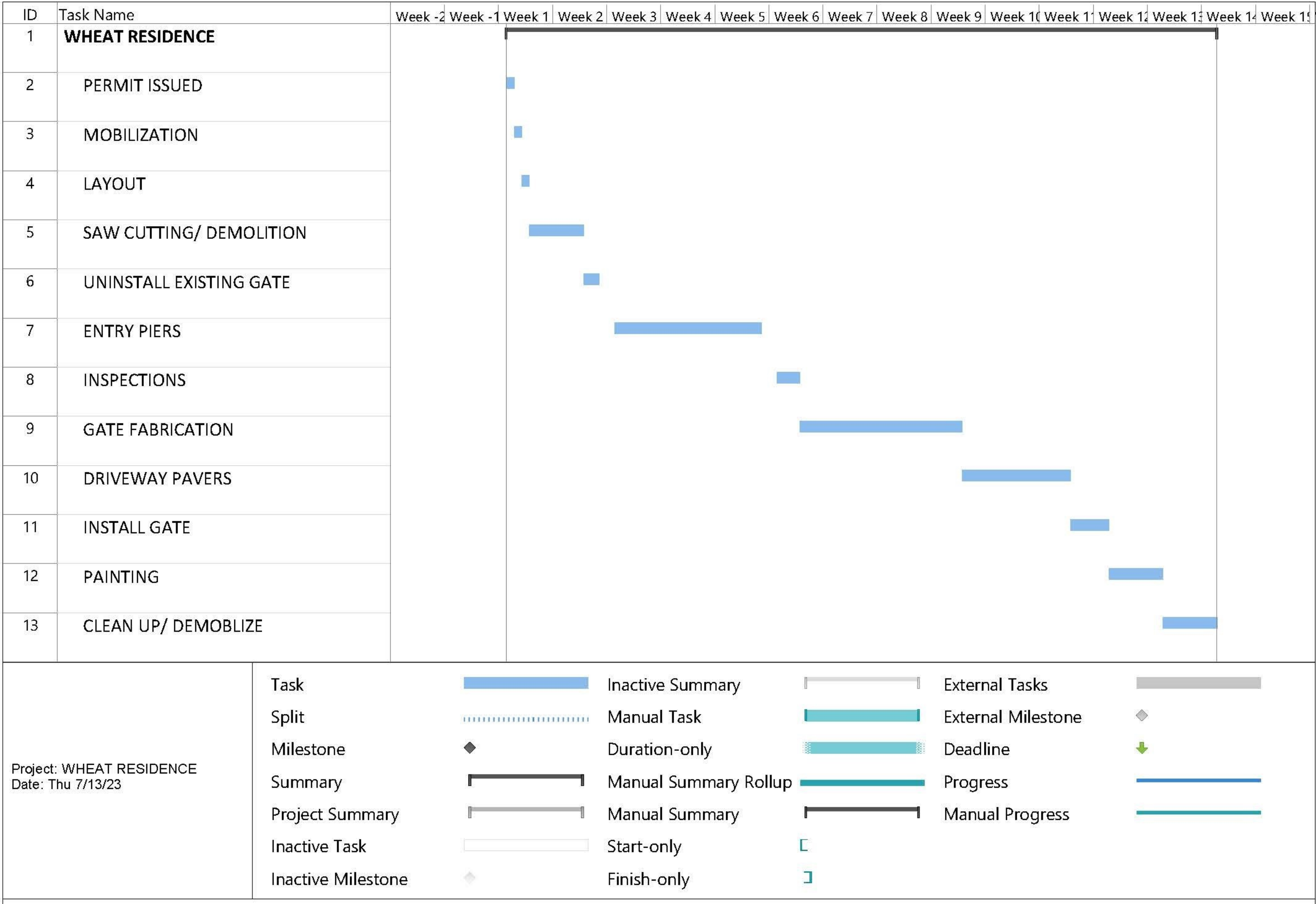
WHEAT RESIDENCE
CONSTRUCTION LOGISTICS PLAN

MAXIMUM TRUCK SIZE THAT CAN
TRAVERSE THE STREETS TO ACCESS
THE PROPERTY: 55' TRACTOR
TRAILER

BEST ROUTE TO THE PROPERTY:
From the Royal Poinciana Way Bridge
turn RIGHT on SOUTH COUNTY ROAD,
approximately one block, turn LEFT on
BRAZILIAN AVE, the property is located
on the SOUTH side of the street.

MAXIMUM NUMBER OF TRUCK TRIPS
TO THE PROPERTY (ESTIMATED):

DEMO = 2
CONCRETE = 1
PAVERS = 1
GATE = 2





SCALE: 1"=30'

LEGAL DESCRIPTION

THE EAST 75 FEET OF LOT 21, BLOCK H REVISED
MAP OF ROYAL PARK ADDITION TO PALM BEACH,
FLORIDA ACCORDING TO THE PLAT THEREOF A
RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC OF
PALM BEACH COUNTY, FLORIDA.

FLOOD ZONE: X
COMMUNITY NUMBER: 120220
PANEL: 0583
SUFFIX: F

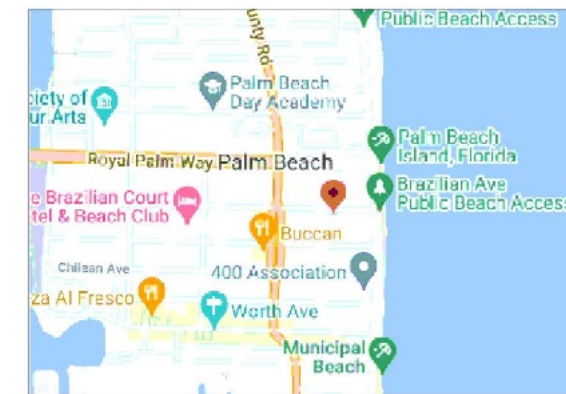
ORIGINATION BENCHMARK
PALM BEACH COUNTY
BENCHMARK "PALM BEACH"
N.A.V.D. ELEVATION = 13.29

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

DATE OF FIELD WORK: 5/22/23
DATE OF MAP: 6/12/23

ORIGINAL FIELD WORK COMPLETED BY
TARGET SURVEYING, LLC.
SURVEY #466091 DATED:3/11/2011



VICINITY MAP
NOT TO SCALE

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
C	CENTERLINE
&	AND
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
COV	COVERED
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
CONC.	CONCRETE
CHAIN LINK FENCE	CHAIN LINK FENCE
WOOD FENCE	WOOD FENCE
MISCELLANEOUS FENCE	MISCELLANEOUS FENCE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A
TRUE AND CORRECT REPRESENTATION OF A SURVEY
PREPARED UNDER MY DIRECTION. NOT VALID
WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne
Digitally signed by
Kenneth Osborne
Date: 2023.06.23
10:19:44 -04'00'

(SIGNED)

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

BOUNDARY SURVEY OF
130 BRAZILIAN AVENUE
PALM BEACH, FL 33480
PREPARED FOR
JACQUELINE ALBARRAN

Project
C-587514
Date
6/12/23
Scale
1"=30'
1 of 1

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net

COMPASS SURVEYING
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576