

INDEX OF DRAWINGS

ARCHITECTURAL

- A0– COVER SHEET
- A1.1–NEIGHBORHOOD PLAN
- A1.2–EXISTING AND PROPOSED STREETSCAPES
- A2.1–EXISTING SITE PLAN
- A2.2–PROPOSED SITE PLAN
- A2.3–PHOTO KEY PLAN AND PHOTOS
- A2.4–CONSTRUCTION SCREENING AND STAGING
- A3– EXISTING FIRST FLOOR PLAN
- A4– PROPOSED FIRST FLOOR PLAN
- A5– DEMOLITION SECOND FLOOR PLAN
- A6– EXISTING SECOND FLOOR PLAN
- A7– PROPOSED SECOND FLOOR PLAN
- A8– EXISTING ROOF PLAN
- A9– PROPOSED ROOF PLAN
- A10–EXISTING AND PROPOSED WEST ELEVATION
- A11–EXISTING AND PROPOSED EAST ELEVATION
- A12–EXISTING AND PROPOSED NORTH ELEVATION
- A13–EXISTING AND PROPOSED SOUTH ELEVATION
- A14–EXISTING AND PROPOSED RENDERED WEST ELEVATION
- A15–PROPOSED RENDERED SOUTHWEST VIEW PERSPECTIVE
- A16–PROPOSED RENDERED NORTHWEST VIEW PERSPECTIVE
- A17–RENDERED SITE PLAN
- LP1–TRUCK LOGISTICS AND CONSTRUCTION TIMELINE

SURVEY

BOUNDARY, TOPOGRAPHIC AND EASEMENT SURVEY

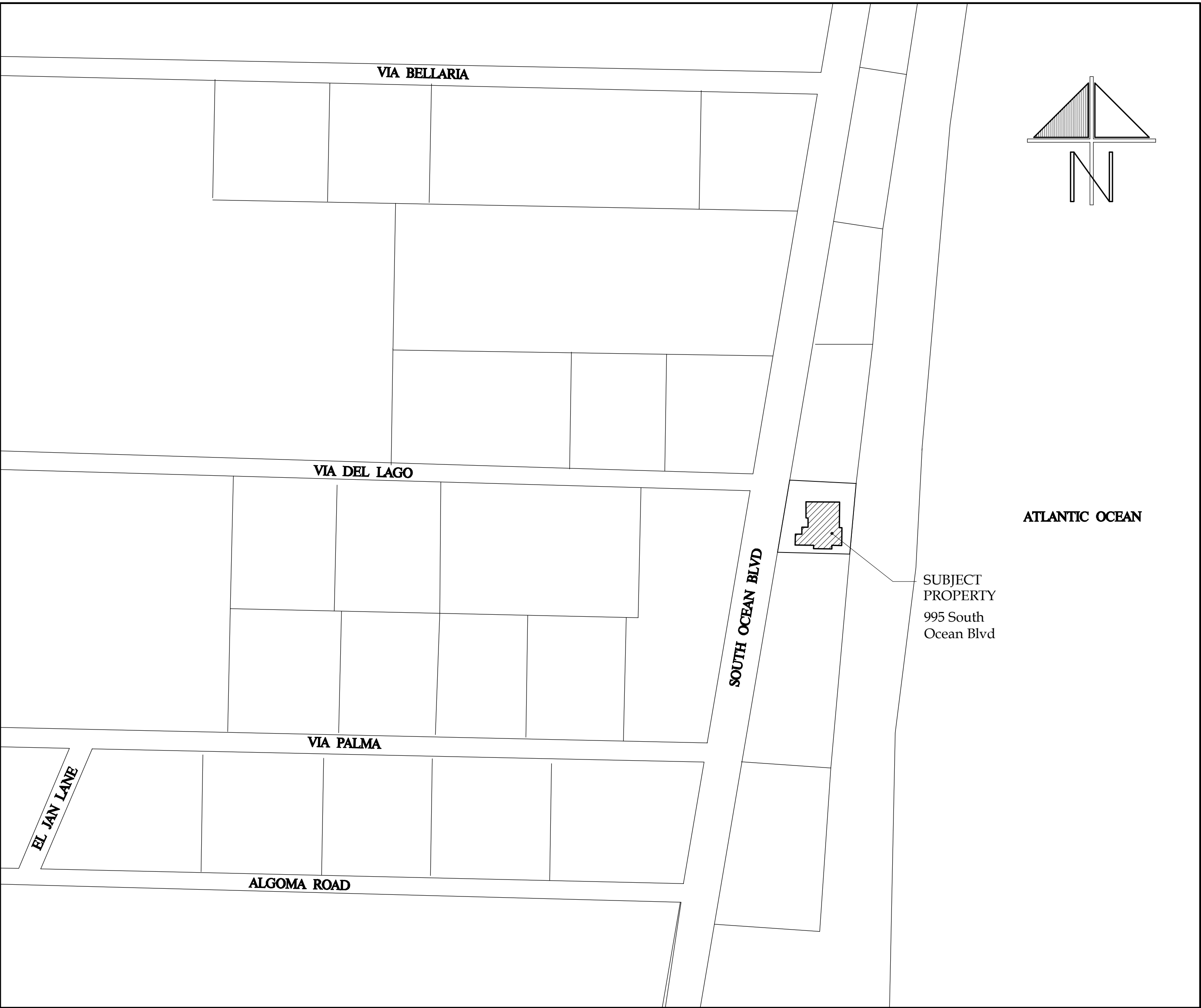
ARCHITECT:

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

SURVEYOR:

Survey Solutions  
Attn: Christopher Henn  
5878 NW 25th Terrace  
Boca Raton, FL 33496  
(561) 245-5263

Line 0	ZONING LEGEND			
1	PROPERTY ADDRESS	995 SOUTH OCEAN BLVD, PALM BEACH, FL		
2	ZONING DISTRICT	R-A		
3	LOT SIZE (SQ. FT.)	11,325 SQ. FT.		
4	LOT WIDTH (W) & DEPTH (D)	92.52' +/- (W) & 122.4' +/- (D)		
5	STRUCTURE TYPE	SINGLE FAMILY		
6	FEMA FLOOD ZONE DESIGNATION	VE		
7	ZERO DATUM-PT. OF MEAS. (NAVD)	15.9' NAVD		
8	CROWN OF ROAD (COR) (NAVD)	15.2' NAVD (AT HIGHEST POINT)		
9		REQUIRED/ALLOWED	EXISTING	PROPOSED
10	LOT COVERAGE (SQ. FT.)	2,831.25 (25%)	2,902.4 (25.6%)	NO CHANGE
11	ENCLOSED SQUARE FOOTAGE		2,855 1st / 766 2nd	2,855 1st / 981 2nd
12	FRONT YARD SETBACK (1 STORY/2 STORY)	35.0'/35.0'	18.67'/35.0'	18.67'/27.0'
13	SIDE YARD SETBACK (1 STORY)	15.0' MIN.	5.48' (S) 26.08' (N)	NO CHANGE
14	SIDE YARD SETBACK (2 STORY)	15.0' MIN.	19.02' (S) 42.75' (N)	9.92' (S) 42.75' (N)
15	REAR YARD SETBACK	15.0' MIN.	43' (3' FROM BULKHD)	NO CHANGE
16	ANGLE OF VISION	100°	104°	NO CHANGE
17	BUILDING HEIGHT	25.0'	15.83'	NO CHANGE
18	OVERALL BUILDING HEIGHT	35.0'	21.83'	NO CHANGE
19	CUBIC CONTENT RATIO	N/A	N/A	N/A
20	MAX. AMOUNT OF FILL ADDED TO SITE			NONE
21	FINISH FLOOR ELEVATION (FFE) (NAVD)		14.4'/12.8'	NO CHANGE
22	BASE FLOOD ELEVATION (BFE) (NAVD)	7.0'	7.0'	7.0'
23	LANDSCAPE OPEN SPACE (LOS)	5,662.5 (50%)	5,889.0 (52%)	NO CHANGE
24	PERIMETER (LOS)	N/A	N/A	N/A
25	FRONT YARD (LOS)	5,096.2 (45%)	5,889.0 (52%)	NO CHANGE
26	NATIVE PLANT SPECIES %			NO CHANGE



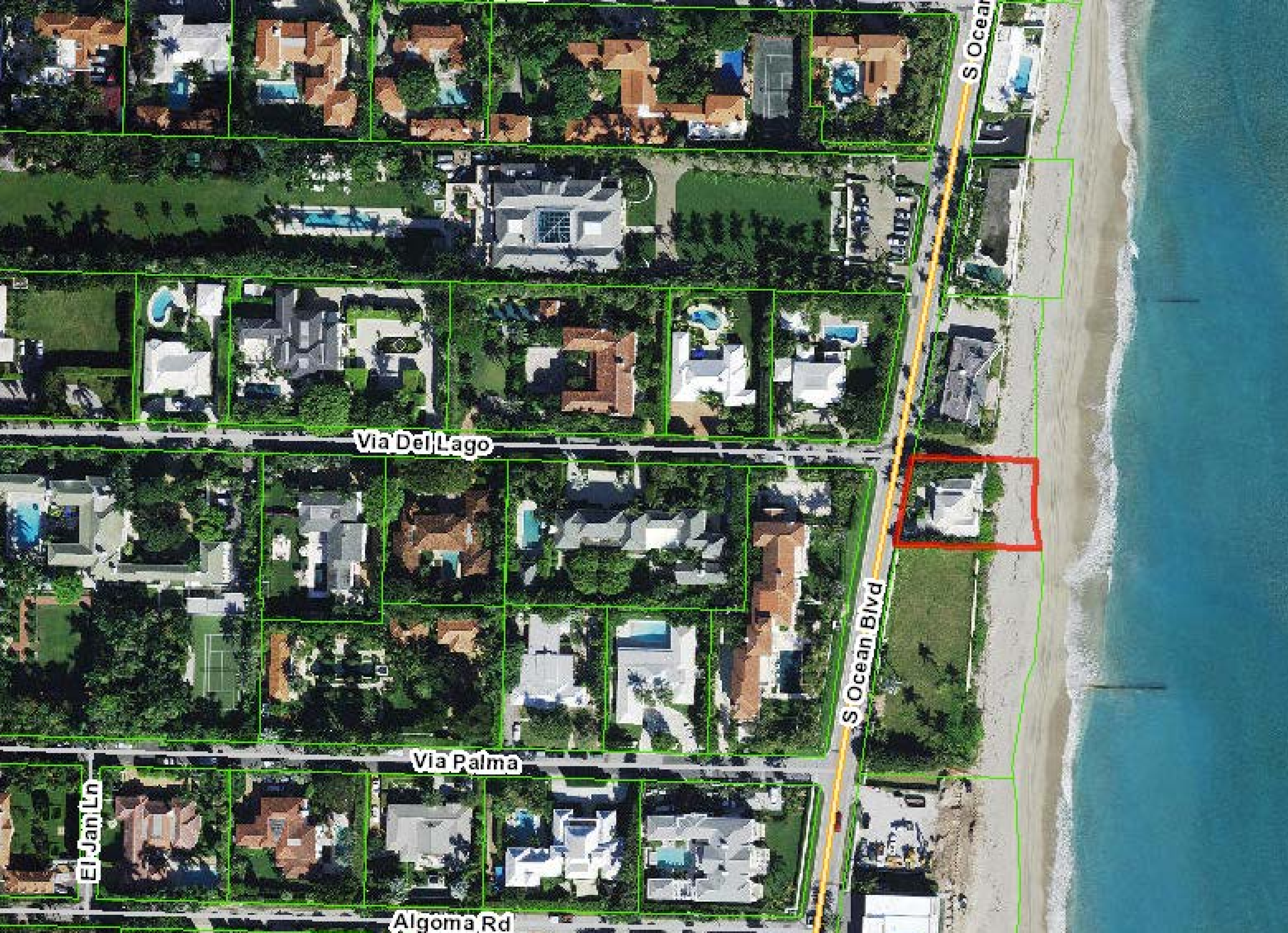
PLOT PLAN  
SCALE: N.T.S.

SCOPE OF WORK

- WE ARE PROPOSING TO ADD A SECOND FLOOR ART STUDIO, ABOVE AN EXISTING ONE-STORY AREA, TO AN EXISTING 2-STORY SINGLE FAMILY RESIDENCE.
- THE BUILDING HEIGHT AND ROOF HEIGHT OF THE ADDITION WILL BOTH BE LOWER THAN THOSE OF THE EXISTING SECOND FLOOR.
- WE ARE ALSO PROPOSING TO REMOVE AN EXISTING FLAT ROOF ON THE GARAGE AND REPLACE IT WITH A SLOPED ROOF WITH A LOWER EAVE LINE.
- VARIANCES WILL BE REQUIRED FOR FRONT SETBACK, SIDE SETBACK AND BUILDING HEIGHT PLANE.

FINAL SUBMITTAL  
ARCOM HEARING 11-20-23 TC HEARING 12-13-23  
ARC-23-146 ZON-23-119





El Jan Ln

Via Del Lago

Via Palma

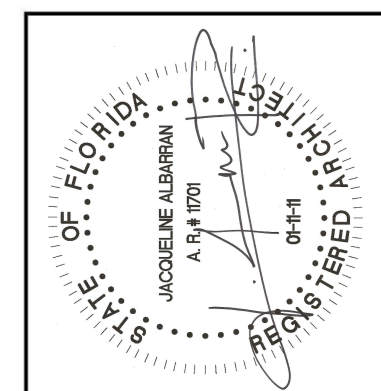
Algoma Rd

S Ocean Blvd

S Ocean

FINAL SUBMITTAL ARC-23-146 (ZON 23-119)

CONRAD RESIDENCE  
995 S. OCEAN BLVD.  
PALM BEACH, FLORIDA



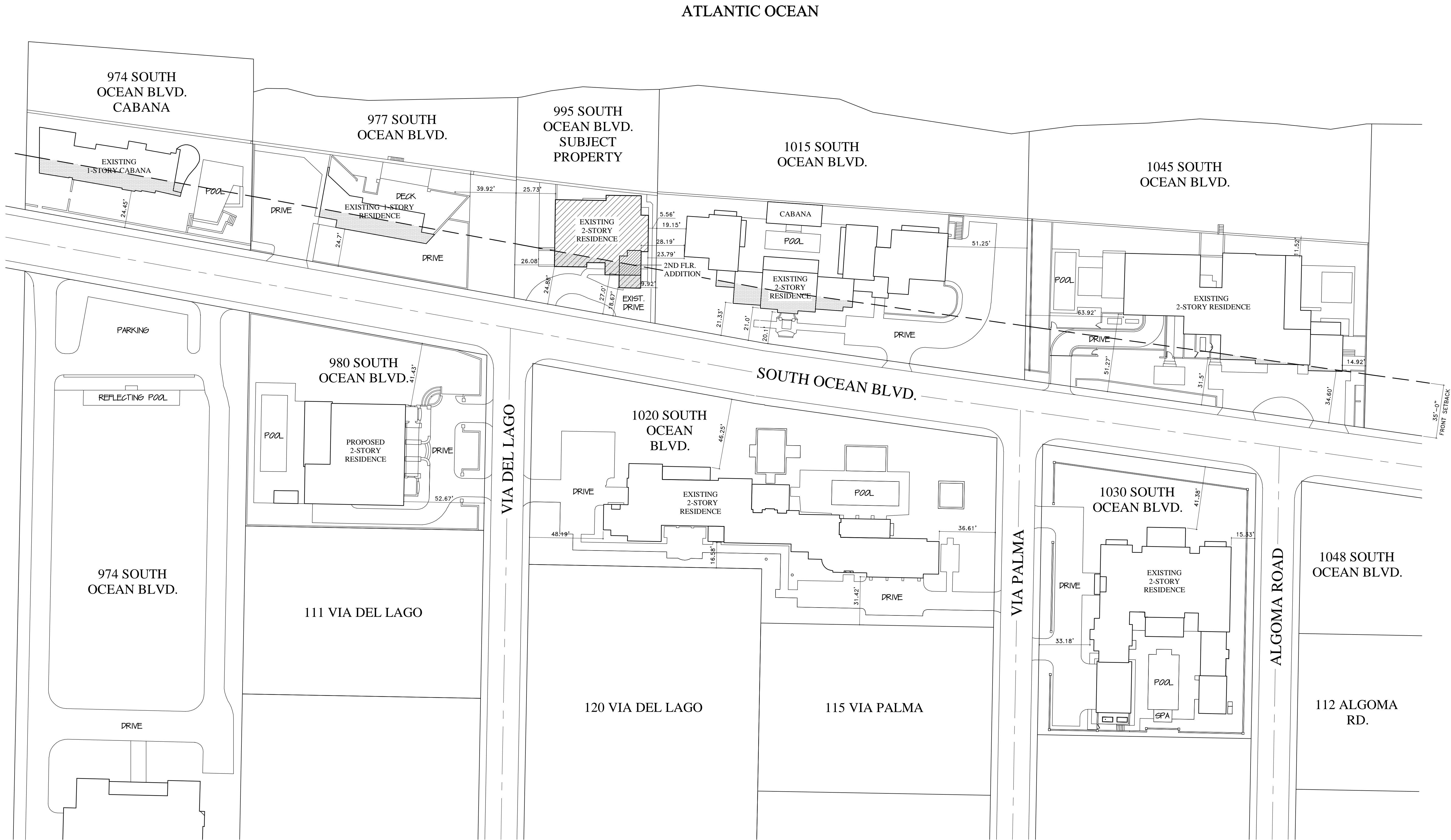
REVISIONS:

SHEET NUMBER:  
DATE: 10-12-23  
JOB # 0495

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



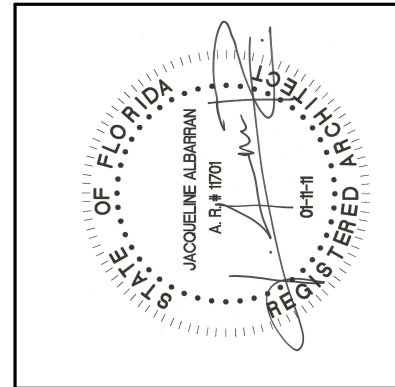
GENERAL NOTE:  
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.



NEIGHBORHOOD MAP  
SCALE: 1/32" = 1'-0"

ARC-23-146 ZON-23-119

CONRAD RESIDENCE  
995 S. OCEAN BLVD.  
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, P.A.  
REGISTERED ARCHITECT 11701

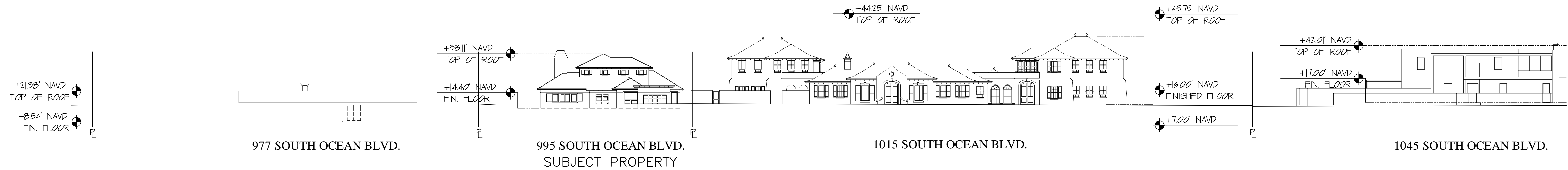
REVISIONS:

SHEET NUMBER:
A1.1
DATE:
10-12-23
JOB #
0495

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

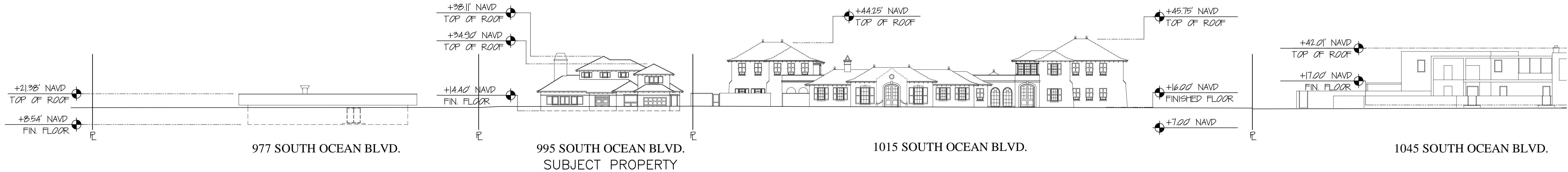
GENERAL NOTE:

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.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.



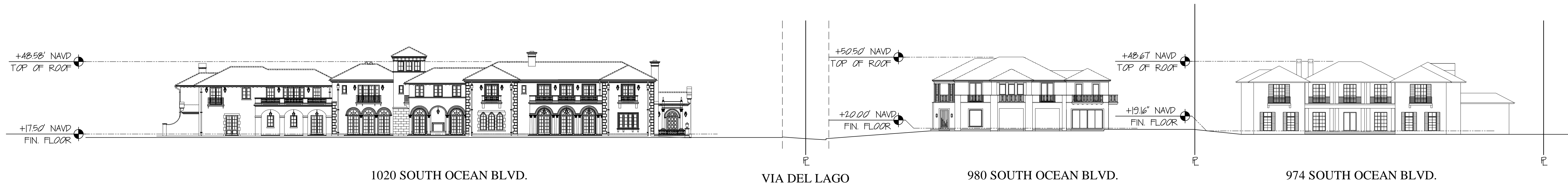
EXISTING STREETScape LOOKING EAST (WEST ELEVATIONS)

SCALE: 3/64" = 1'-0"



PROPOSED STREETScape LOOKING EAST (WEST ELEVATIONS)

SCALE: 3/64" = 1'-0"

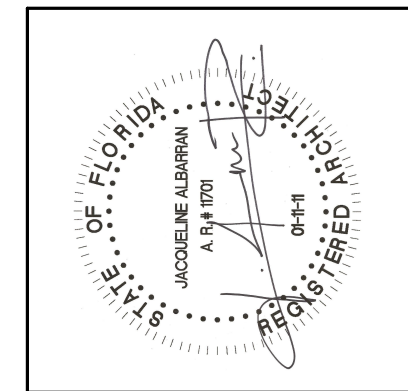


EXISTING STREETScape LOOKING WEST (EAST ELEVATIONS)

SCALE: 3/64" = 1'-0"

ARC-23-146 ZON-23-119

CONRAD RESIDENCE  
995 S. OCEAN BLVD.  
PALM BEACH, FLORIDA



REVISIONS:

SHEET NUMBER:

A1.2

DATE:

10-12-23

JOB #

0495



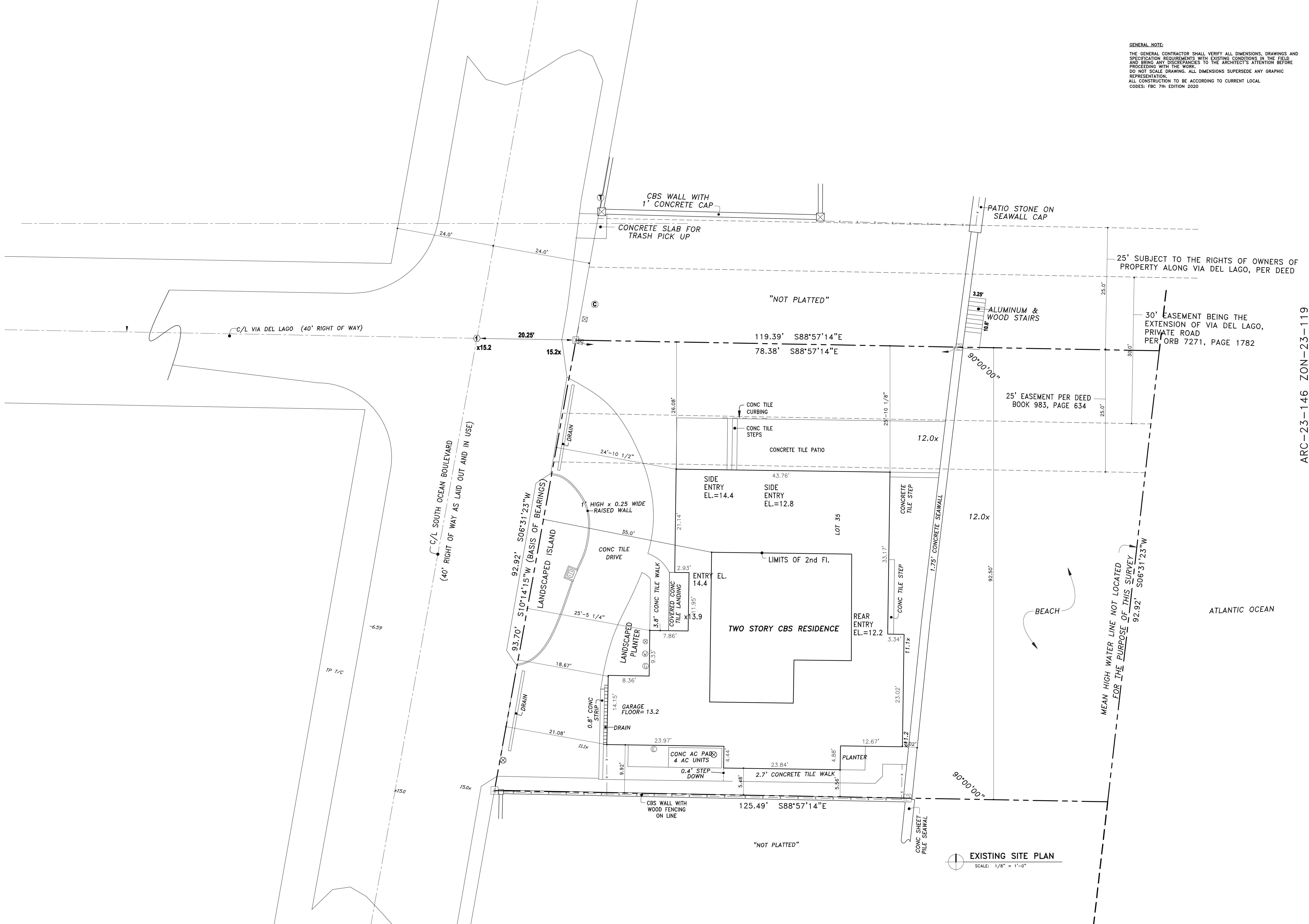
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7TH EDITION 2020

CONRAD RESIDENCE  
995 S. OCEAN BLVD.  
PALM BEACH, FLORIDA

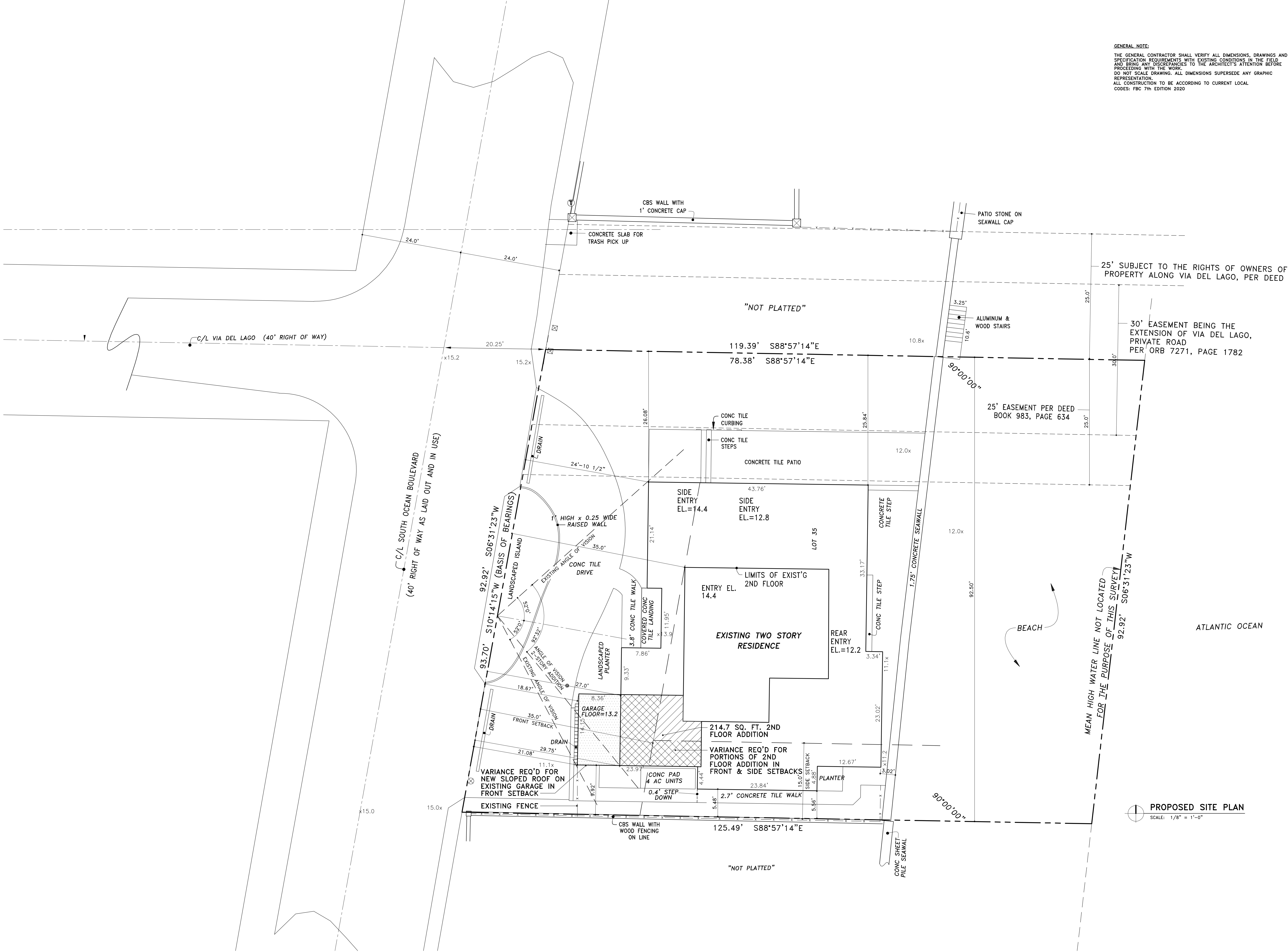
REVISIONS: \_\_\_\_\_

1

SHEET NUMBER:	
A2.1	
DATE:	10-12-23
JOB #	0495







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.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020

ARC-23-146 ZON-23-119

CONRAD RESIDENCE  
995 S. OCEAN BLVD.  
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA  
REGISTERED ARCHITECT 11701

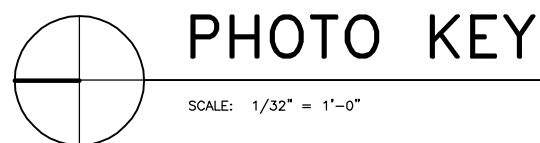
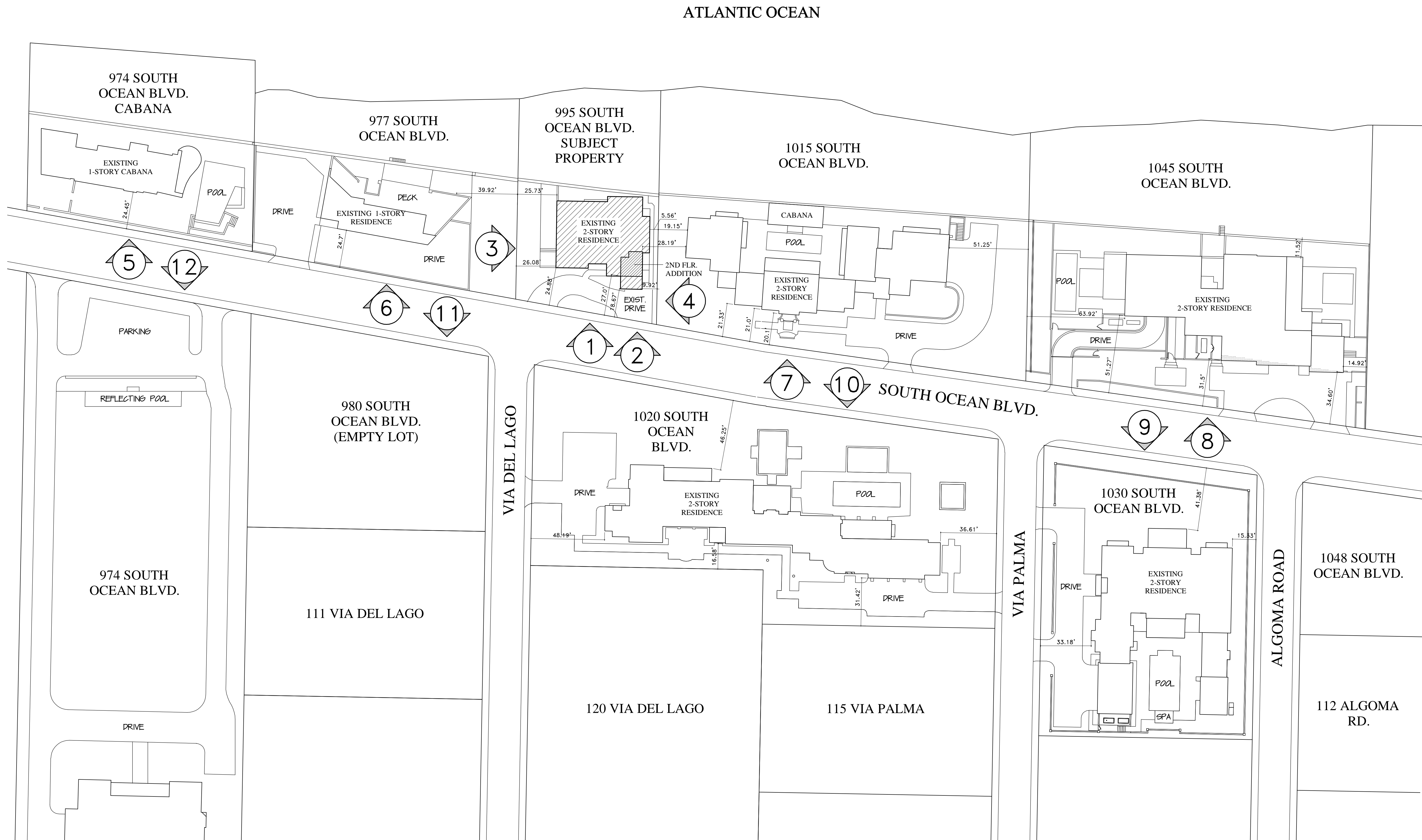
REVISIONS:
1

SHEET NUMBER:
A2.2
DATE:
10-12-23
JOB #
0495

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

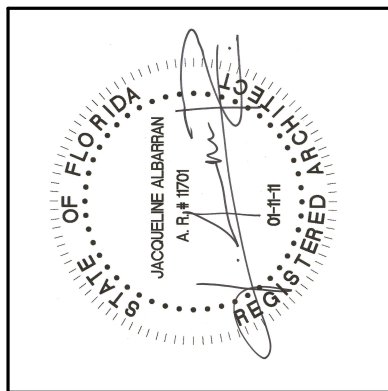


GENERAL NOTE:  
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.



ARC-23-146 ZON-23-119

CONRAD RESIDENCE  
995 S. OCEAN BLVD.  
PALM BEACH, FLORIDA



REVISIONS:

SHEET NUMBER:
A2.3
DATE:
10-12-23
JOB #
0495





1 - STREET VIEW



2 - GARAGE DETAIL

SUBJECT PROPERTY



3- NORTH ELEVATION



4 - SOUTH ELEVATION





5 - 974 S OCEAN CABANA

NEIGHBORING PROPERTIES



6 - 977 S OCEAN



7 - 1015 S OCEAN BLVD



8 - 1045 S OCEAN BLVD





**9 - 1030 S OCEAN**



**10 - 1020 S OCEAN**

**NEIGHBORING PROPERTIES**



**11 - 980 S OCEAN BLVD (EMPTY LOT)**



**12 - 974 S OCEAN BLVD**



# FINISHES OF ADDITION TO MATCH EXISTING

LIGHT GRAY CONCRETE TILE ROOF

WHITE ALUMINUM WINDOWS

LIGHT BLUE SHUTTERS



WHITE SMOOTH STUCCO  
WALLS

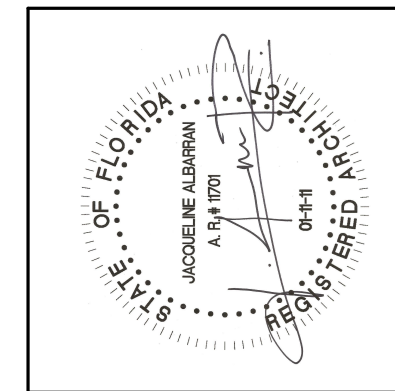
995 S. OCEAN BLVD.



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



CONRAD RESIDENCE  
995 S. OCEAN BLVD.  
PALM BEACH, FLORIDA



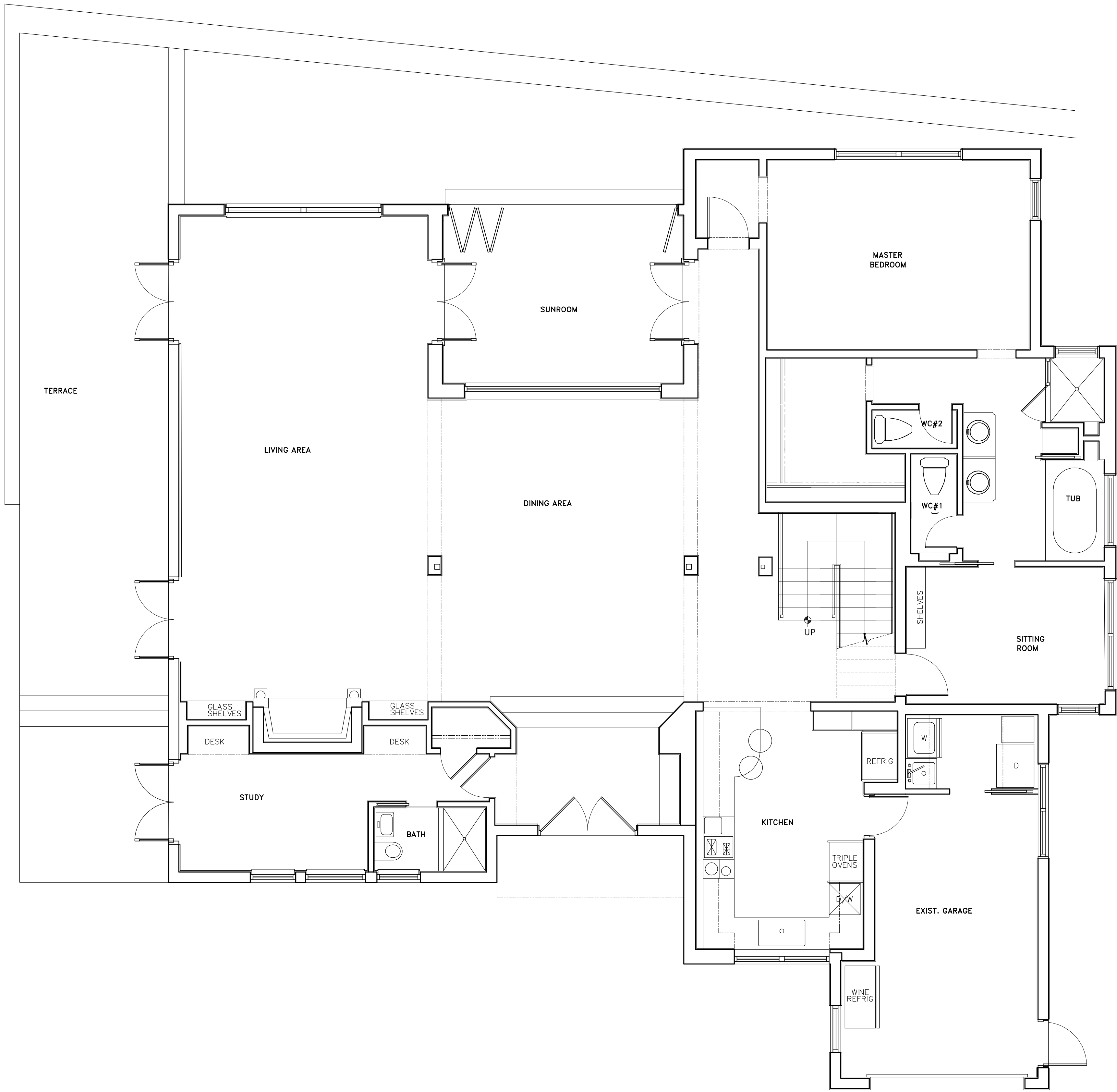
REVISIONS:

1

SHEET NUMBER:	A2.4
DATE:	10-12-23
JOB #	0495



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.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.



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

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

ARC-23-146 ZON-23-119  
**CONRAD RESIDENCE**  
995 SOUTH OCEAN BLVD.  
PALM BEACH, FLORIDA

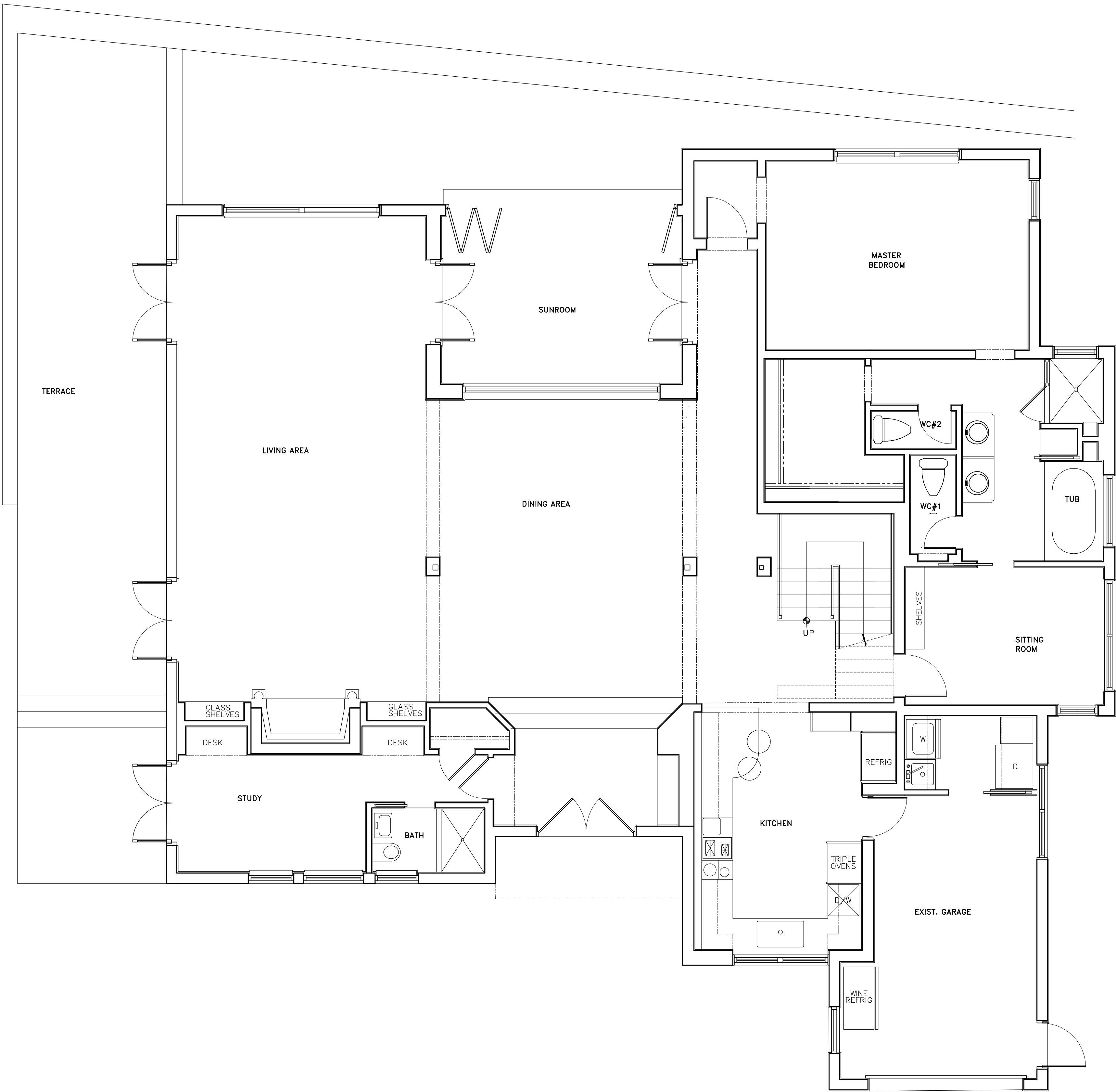


JACQUELINE ALBARRAN, PA  
REGISTERED ARCHITECT 11701

REVISIONS:	
1	

SHEET NUMBER:	
A3	
DATE:	08-18-23
JOB #	0495

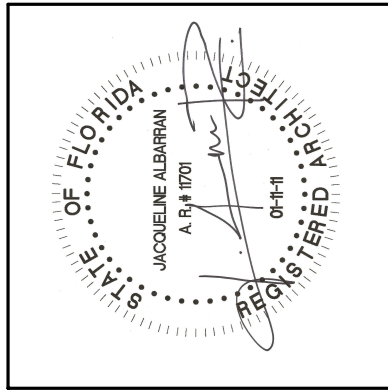
GENERAL NOTE:  
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.



PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0" (NO CHANGE)

ARC-23-146 ZON-23-119

CONRAD RESIDENCE  
995 SOUTH OCEAN BLVD.  
PALM BEACH, FLORIDA



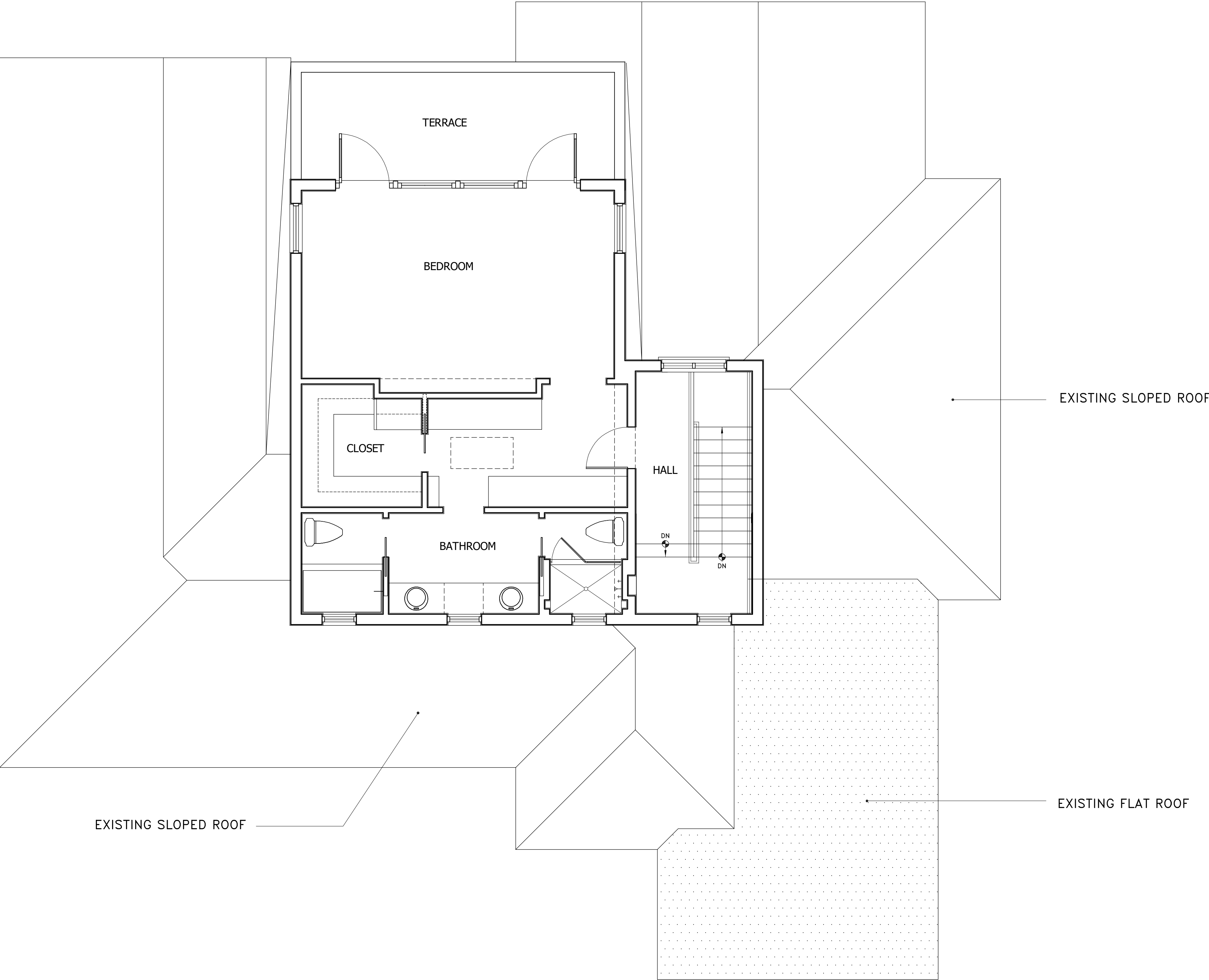
JACQUELINE ALBARRAN, PA  
REGISTERED ARCHITECT 11701

REVISIONS:	
1	

SHEET NUMBER:	
A4	
DATE:	10-12-23
JOB #	0495

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



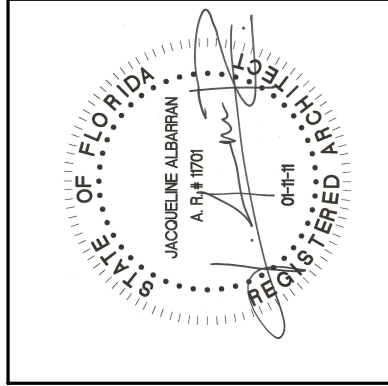


EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**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.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.

ARC-23-146 ZON-23-119

CONRAD RESIDENCE  
995 SOUTH OCEAN BLVD  
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA  
REGISTERED ARCHITECT 11701

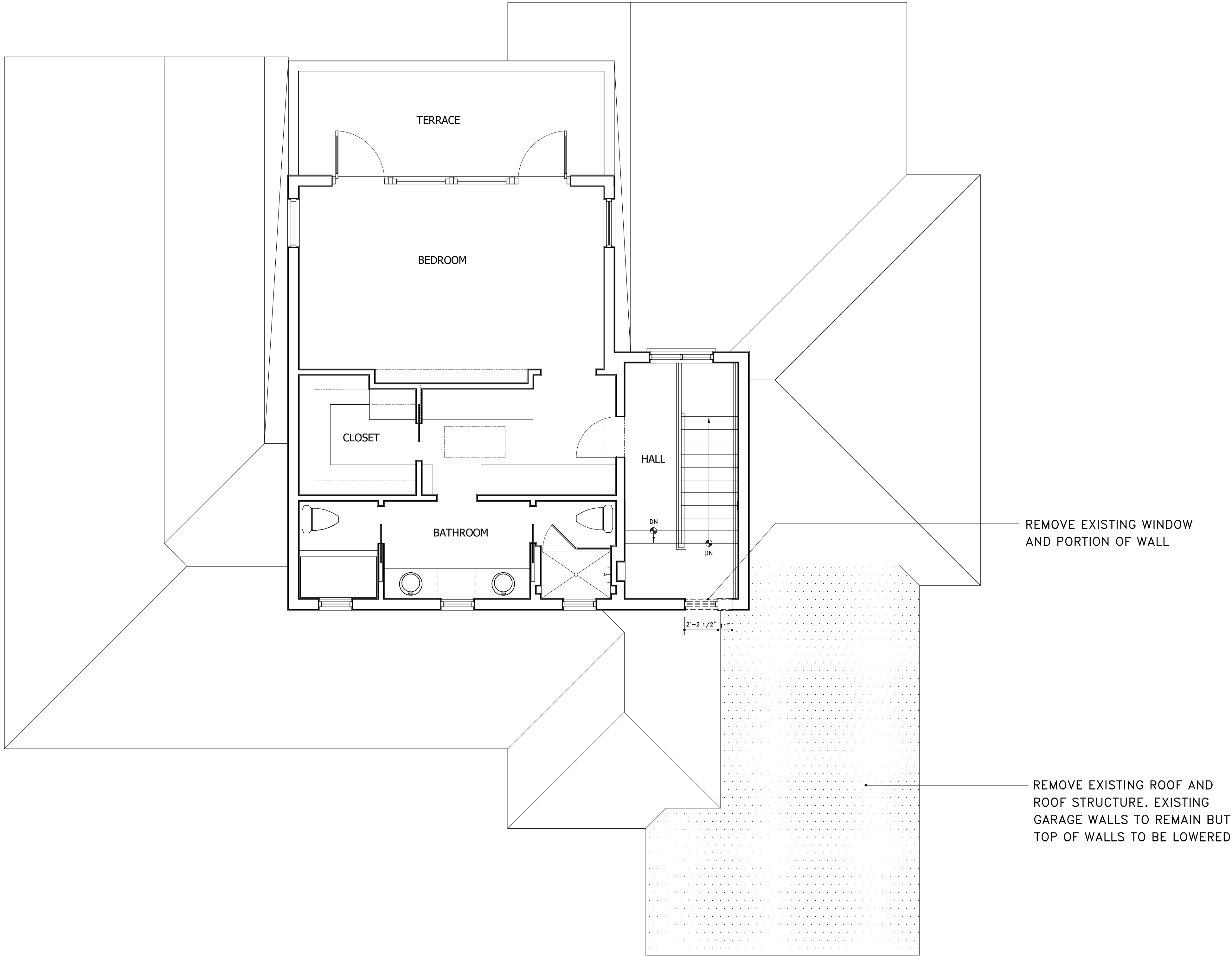
REVISIONS:	
1	

SHEET NUMBER:	
A5	
DATE:	10-12-23
JOB #	0495

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



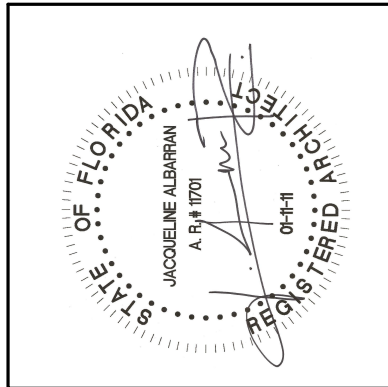
GENERAL NOTE:  
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.



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

ARC-23-146 ZON-23-119

CONRAD RESIDENCE  
995 SOUTH OCEAN BLVD  
PALM BEACH, FLORIDA



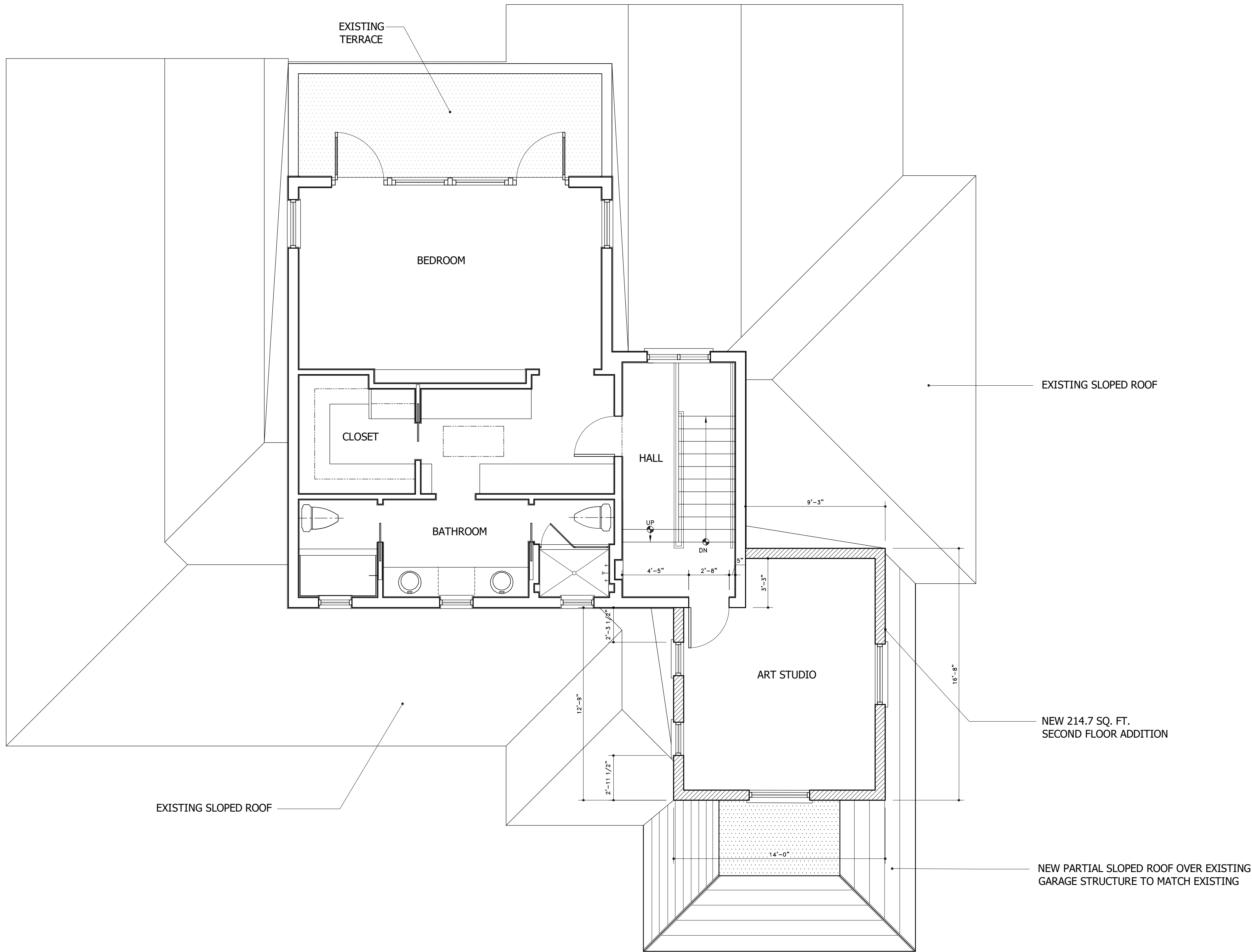
JACQUELINE ALBARRAN, PA  
REGISTERED ARCHITECT 11701

REVISIONS:	
1	

SHEET NUMBER:	
A6	
DATE:	10-12-23
JOB #	0495

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



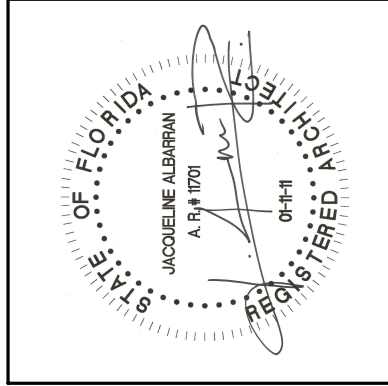


PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.

ARC-23-146 ZON-23-119

CONRAD RESIDENCE  
995 SOUTH OCEAN BLVD  
PALM BEACH, FLORIDA



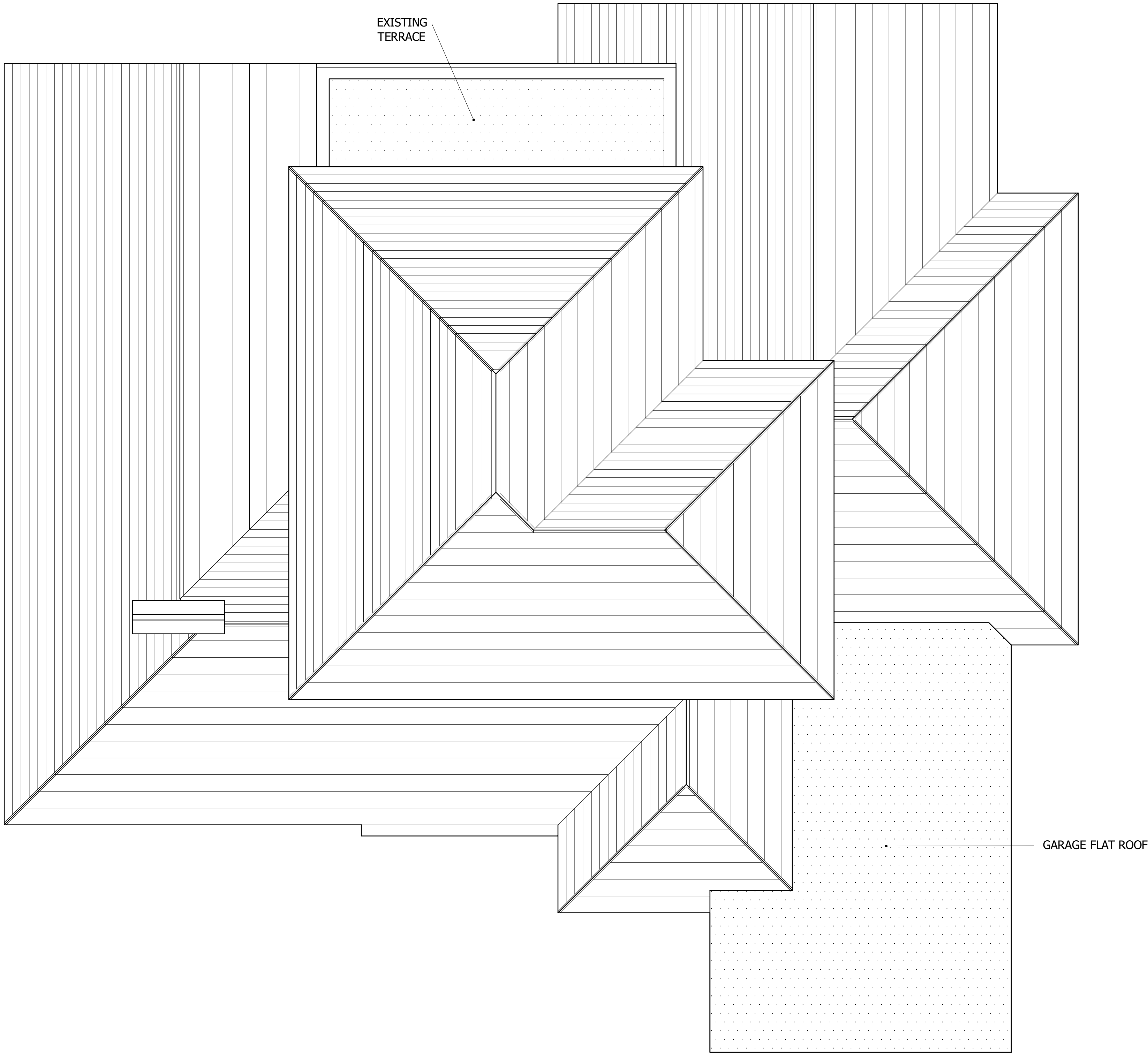
JACQUELINE ALBARRAN, PA  
REGISTERED ARCHITECT 11701

REVISIONS:	
1	

SHEET NUMBER:	
A7	
DATE:	10-12-23
JOB #	0495

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



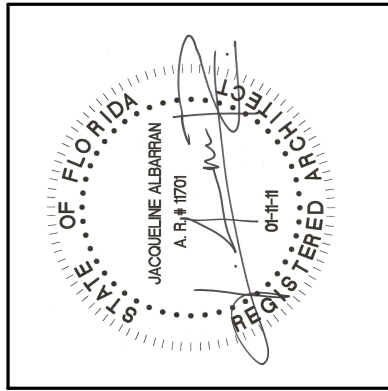


EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0"

**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.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.

ARC-23-146 ZON-23-119

**CONRAD RESIDENCE**  
995 SOUTH OCEAN BLVD  
PALM BEACH, FLORIDA



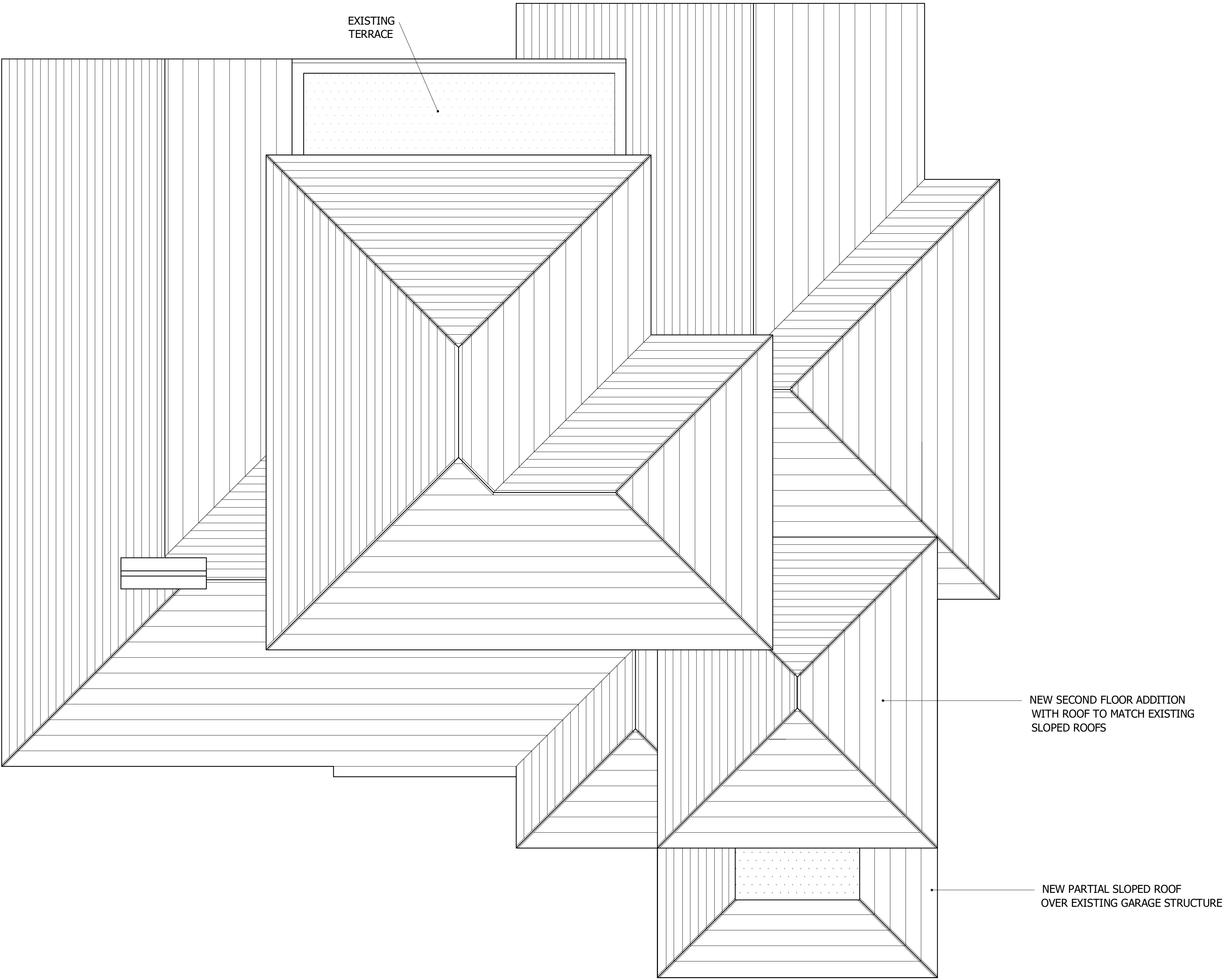
JACQUELINE ALBARRAN, PA  
REGISTERED ARCHITECT 11701

REVISIONS:	
1	

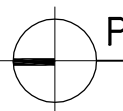
SHEET NUMBER:	
A8	
DATE:	10-12-23
JOB #	0495

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





**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.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.





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

ARC-23-146 ZON-23-119

**CONRAD RESIDENCE**  
995 SOUTH OCEAN BLVD  
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA  
REGISTERED ARCHITECT 11701

REVISIONS:	
	
	
	
	

SHEET NUMBER:	
<b>A9</b>	
DATE:	10-12-23
JOB #	0495

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





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



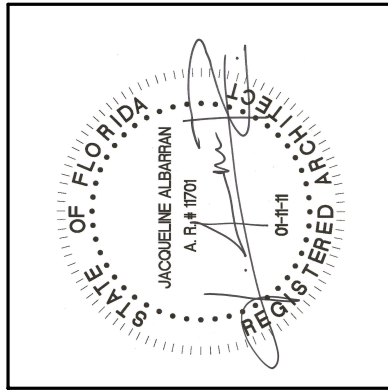
PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.

ARC-23-146 ZON-23-119

CONRAD RESIDENCE  
995 SOUTH OCEAN BLVD  
PALM BEACH, FLORIDA

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



JACQUELINE ALBARRAN, PA  
REGISTERED ARCHITECT 11701

REVISIONS:	
1	

SHEET NUMBER:	
A10	
DATE:	10-12-23
JOB #	0495





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



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

**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.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.

ARC-23-146 ZON-23-119

CONRAD RESIDENCE  
995 SOUTH OCEAN BLVD  
PALM BEACH, FLORIDA

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

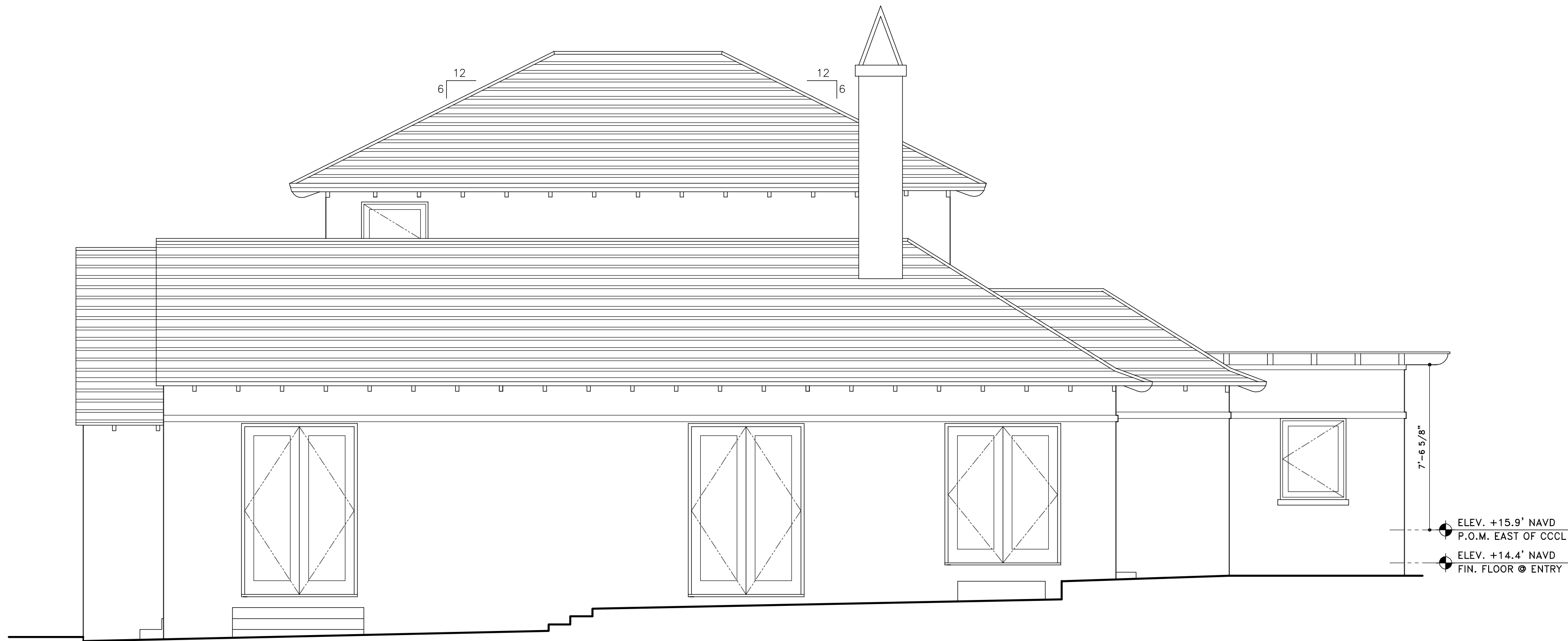


JACQUELINE ALBARRAN, PA  
REGISTERED ARCHITECT 11701

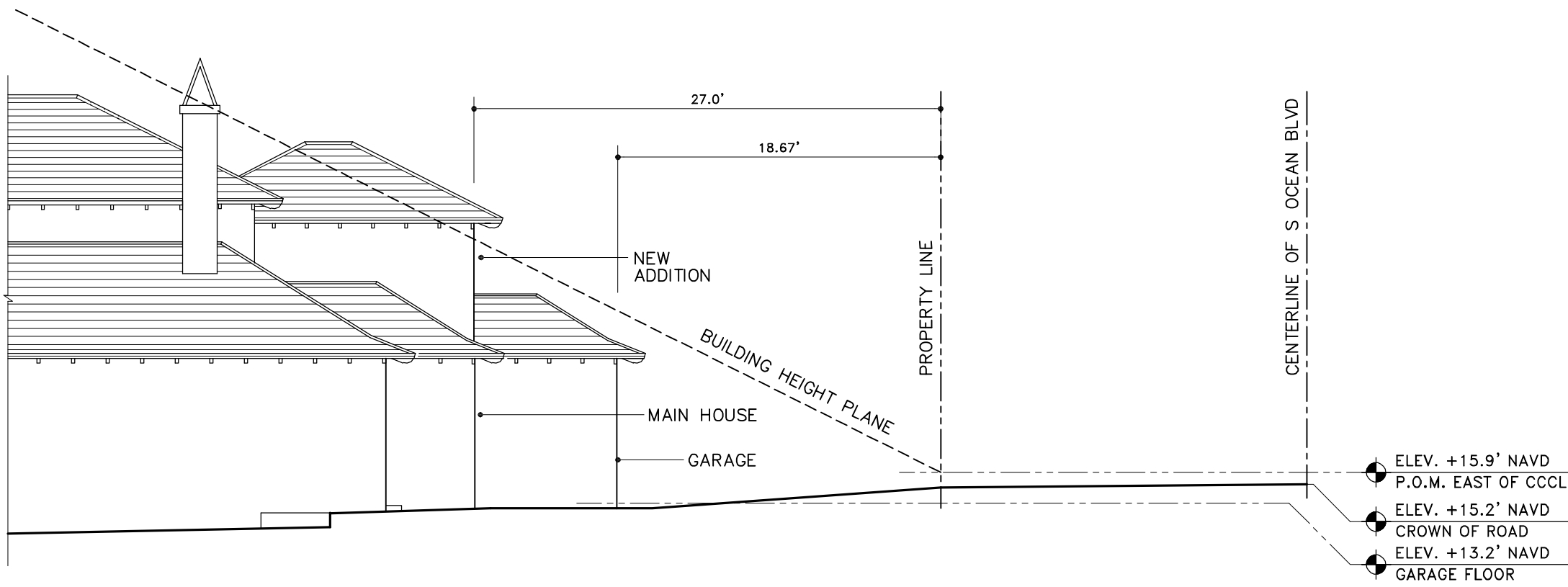
REVISIONS:	
1	

SHEET NUMBER:	
A11	
DATE:	10-12-23
JOB #	0495

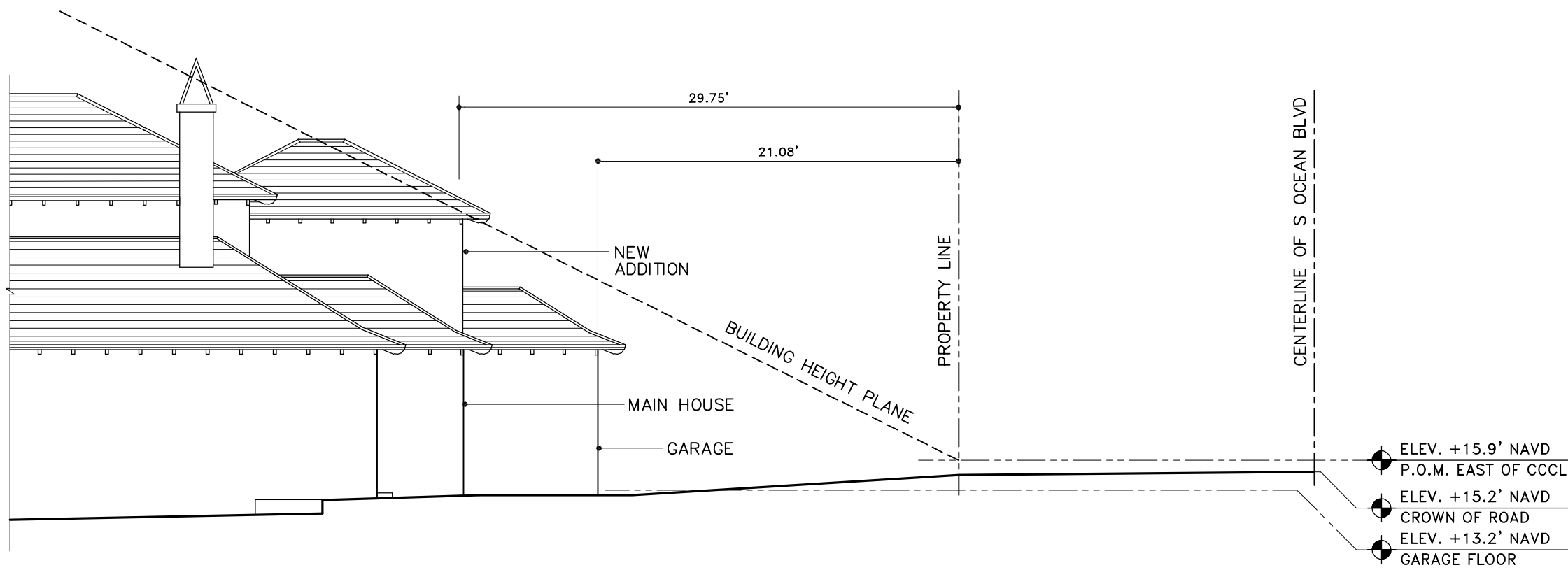




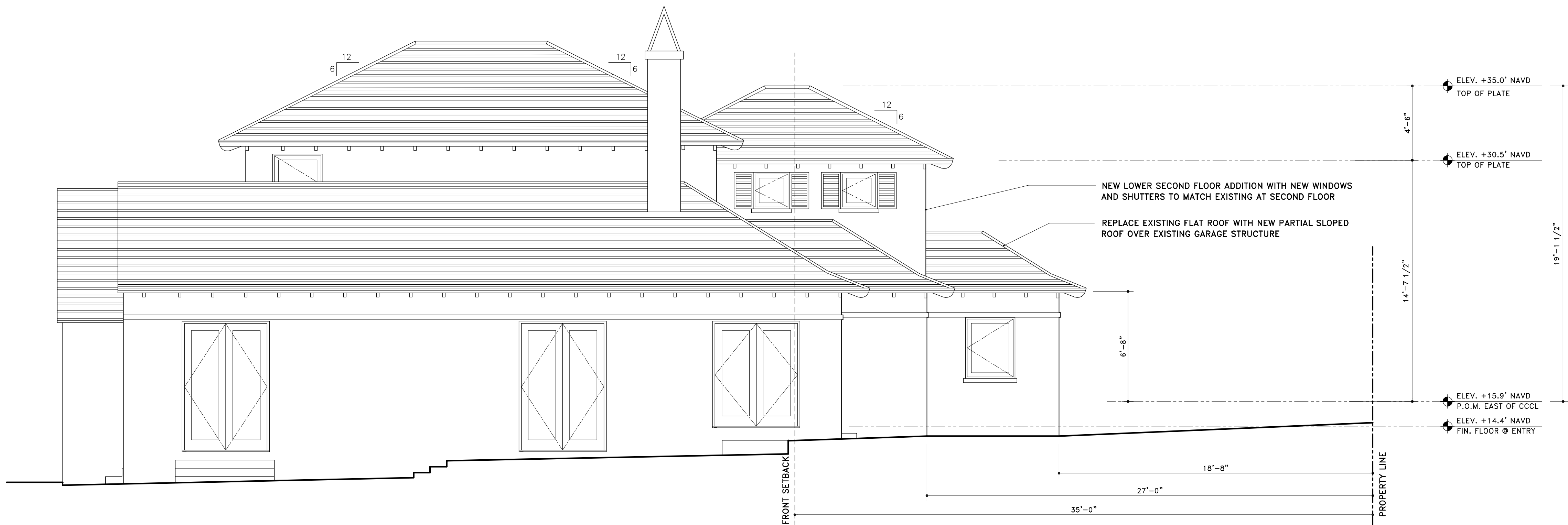
EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



BUILDING HEIGHT PLANE DIAGRAM A  
WHERE ADDITION IS CLOSEST TO PROPERTY LINE  
SCALE: 1/8" = 1'-0"



BUILDING HEIGHT PLANE DIAGRAM B  
WHERE ADDITION IS FURTHEST FROM PROPERTY LINE  
SCALE: 1/8" = 1'-0"



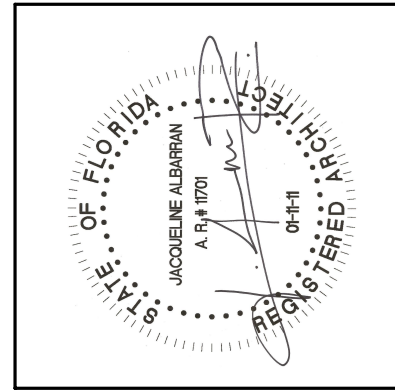
PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

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.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.

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

ARC-23-146 ZON-23-119

CONRAD RESIDENCE  
995 SOUTH OCEAN BLVD  
PALM BEACH, FLORIDA



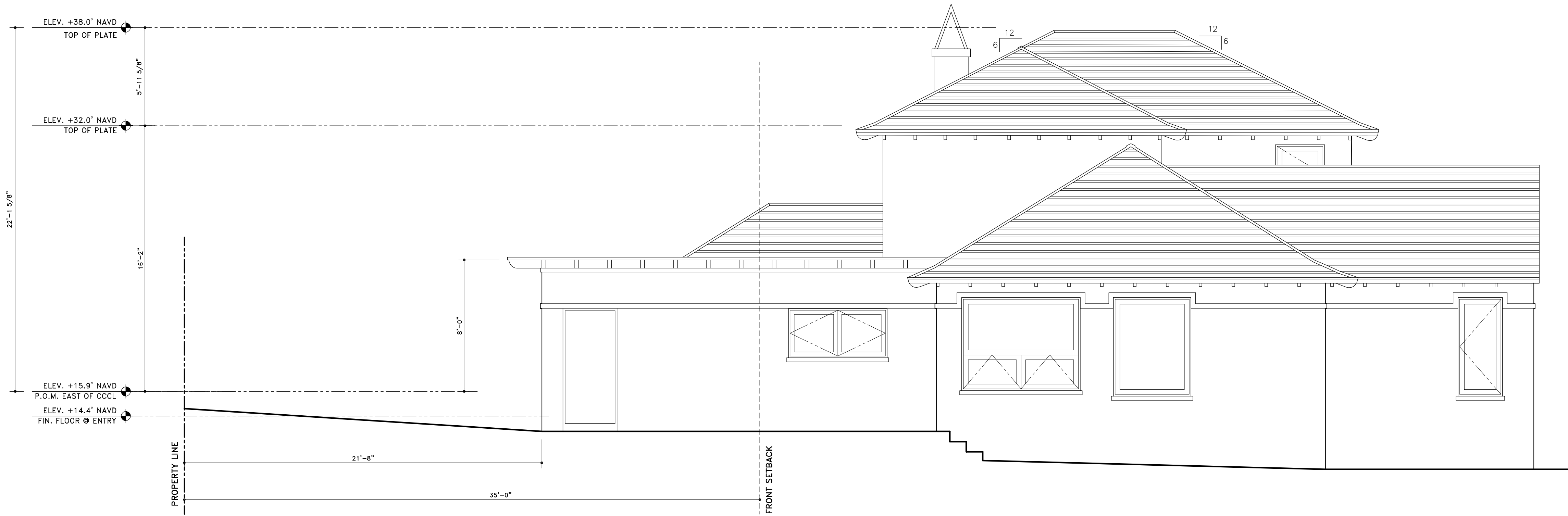
JACQUELINE ALBARRAN, PA  
REGISTERED ARCHITECT 11701

REVISIONS:	
1	

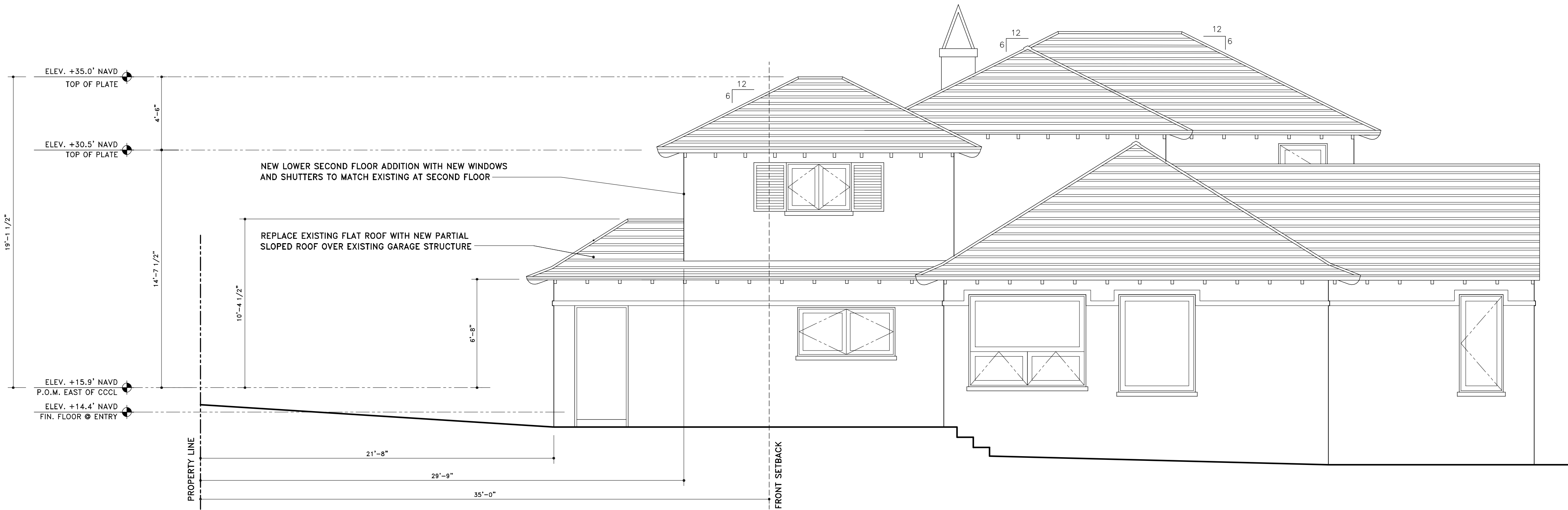
SHEET NUMBER:	
A12	
DATE:	10-12-23
JOB #	0495



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.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.



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

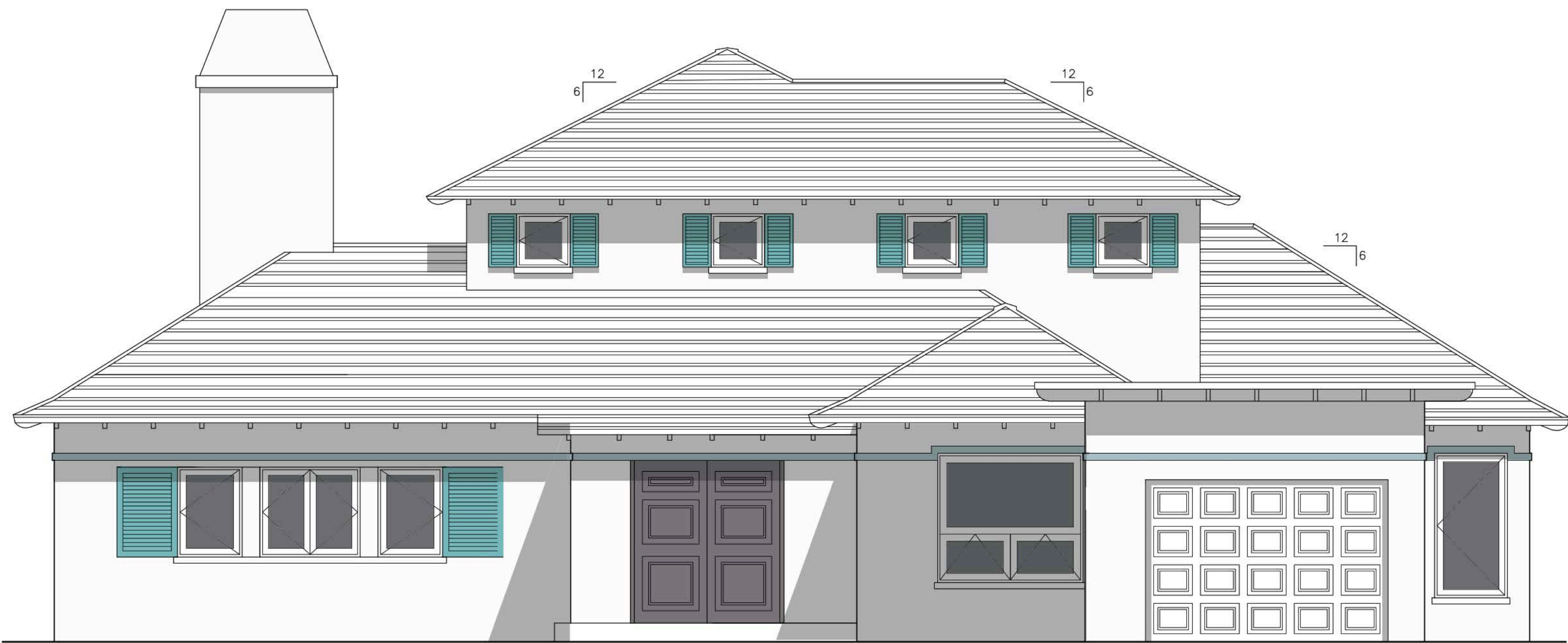


PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.

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



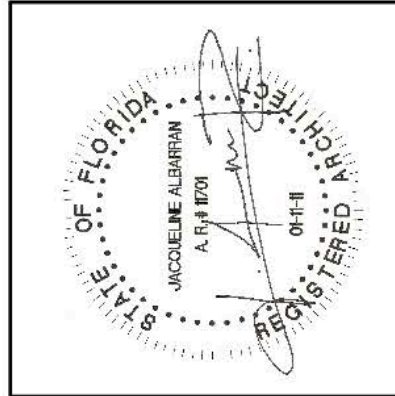
EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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

ARC-23-146 ZON-23-119

CONRAD RESIDENCE  
995 SOUTH OCEAN BLVD  
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA  
REGISTERED ARCHITECT 11701

REVISIONS:	
1	

SHEET NUMBER:	
A14	
DATE:	10-12-23
JOB #	0495



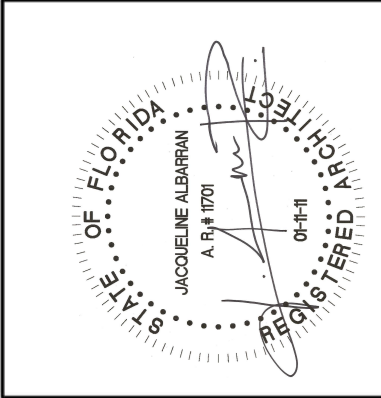


GENERAL NOTE:  
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.

ARC-23-146 ZON-23-119

CONRAD RESIDENCE  
995 SOUTH OCEAN BLVD  
PALM BEACH, FLORIDA

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



JACQUELINE ALBARRAN, PA  
REGISTERED ARCHITECT 11701

REVISIONS:	
1	
△	
△	
△	

PROPOSED SOUTHWEST VIEW  
NOT TO SCALE

SHEET NUMBER:	
A15	
DATE:	10-12-23
JOB #	0495





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.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.  
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 7th EDITION 2020.

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

ARC-23-146 ZON-23-119  
**CONRAD RESIDENCE**  
995 SOUTH OCEAN BLVD  
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA  
REGISTERED ARCHITECT 11701

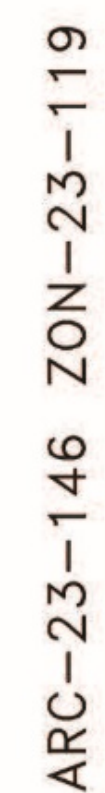
REVISIONS:	
1	
△	
△	
△	

PROPOSED NORTHWEST VIEW  
NOT TO SCALE

SHEET NUMBER:	
A16	
DATE:	10-12-23
JOB #	0495



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



CONRAD RESIDENCE  
995 S. OCEAN BLVD.  
PALM BEACH, FLORIDA



A17

JOB #	
-------	--

0495



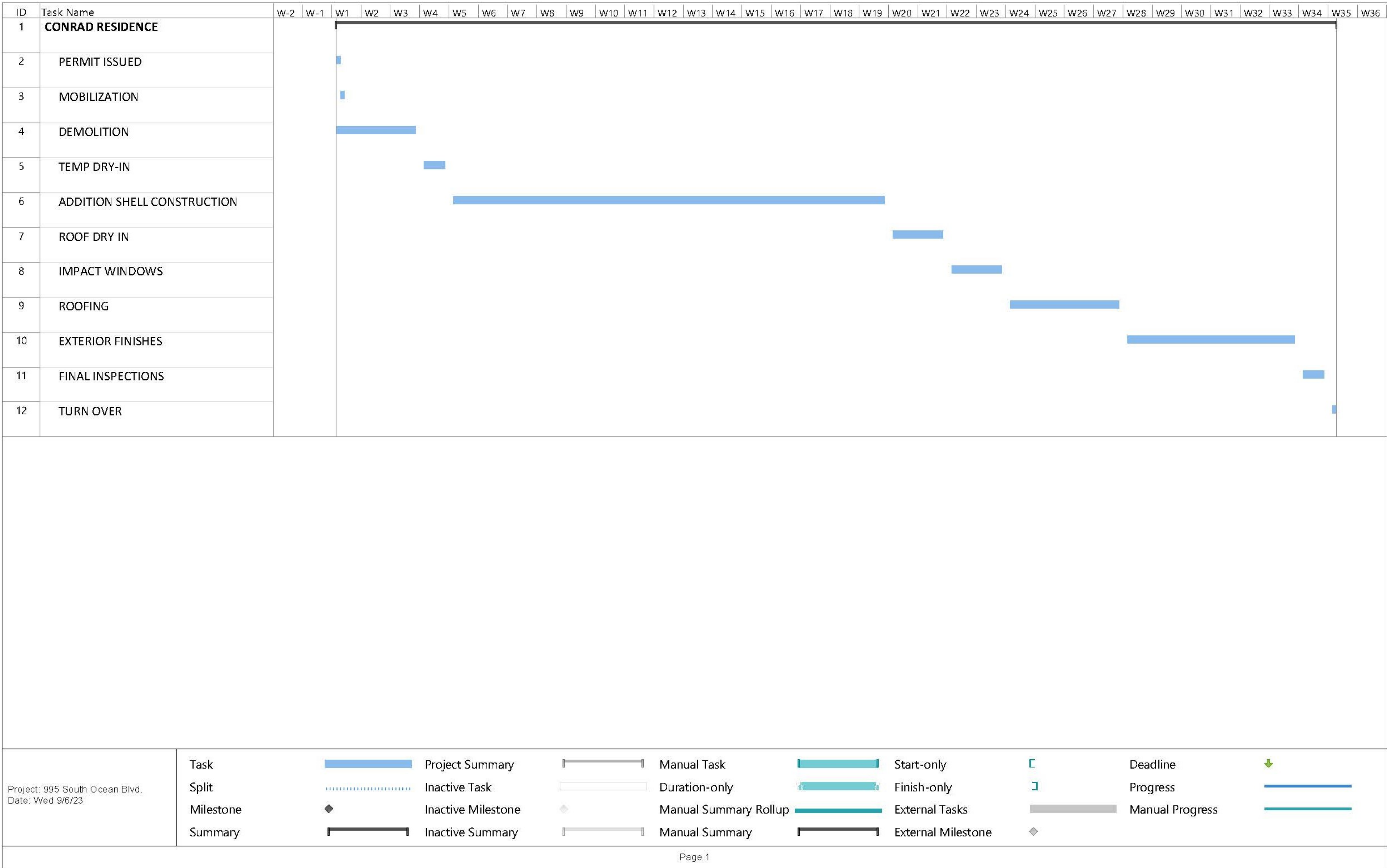
CONRAD RESIDENCE  
CONSTRUCTION LOGISTICS PLAN

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

BEST ROUTE TO THE PROPERTY:  
From the Southern Boulevard Bridge  
turn LEFT/ NORTH on SOUTH OCEAN  
BLVD., the property is located approx.  
1/3 mile on the RIGHT.

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

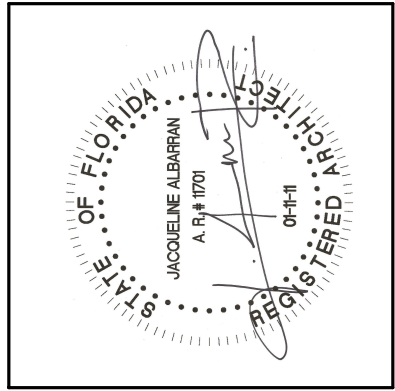
DEMO = 3  
CONCRETE = 1  
ROOF = 1  
MISC. = 3



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.  
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.

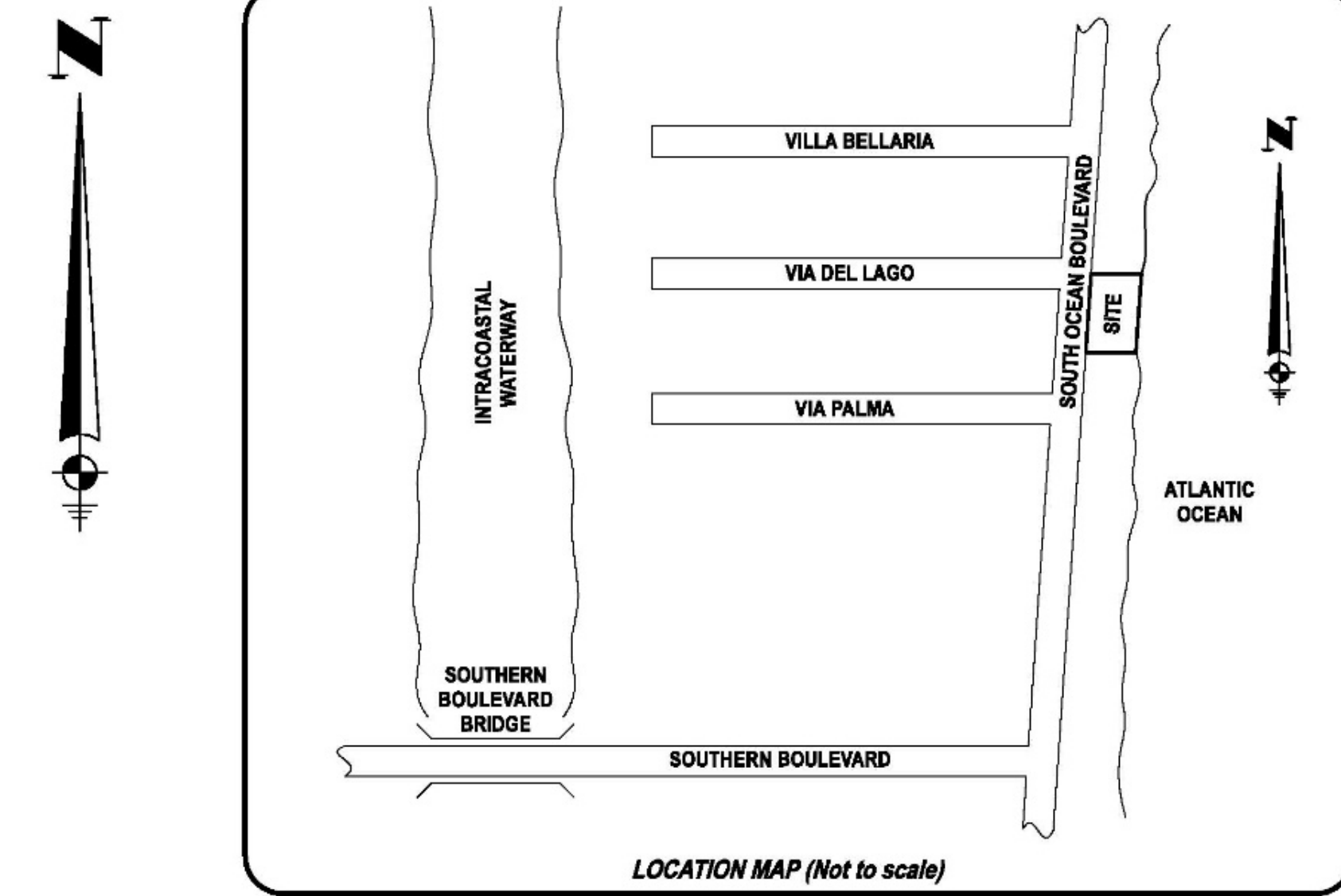
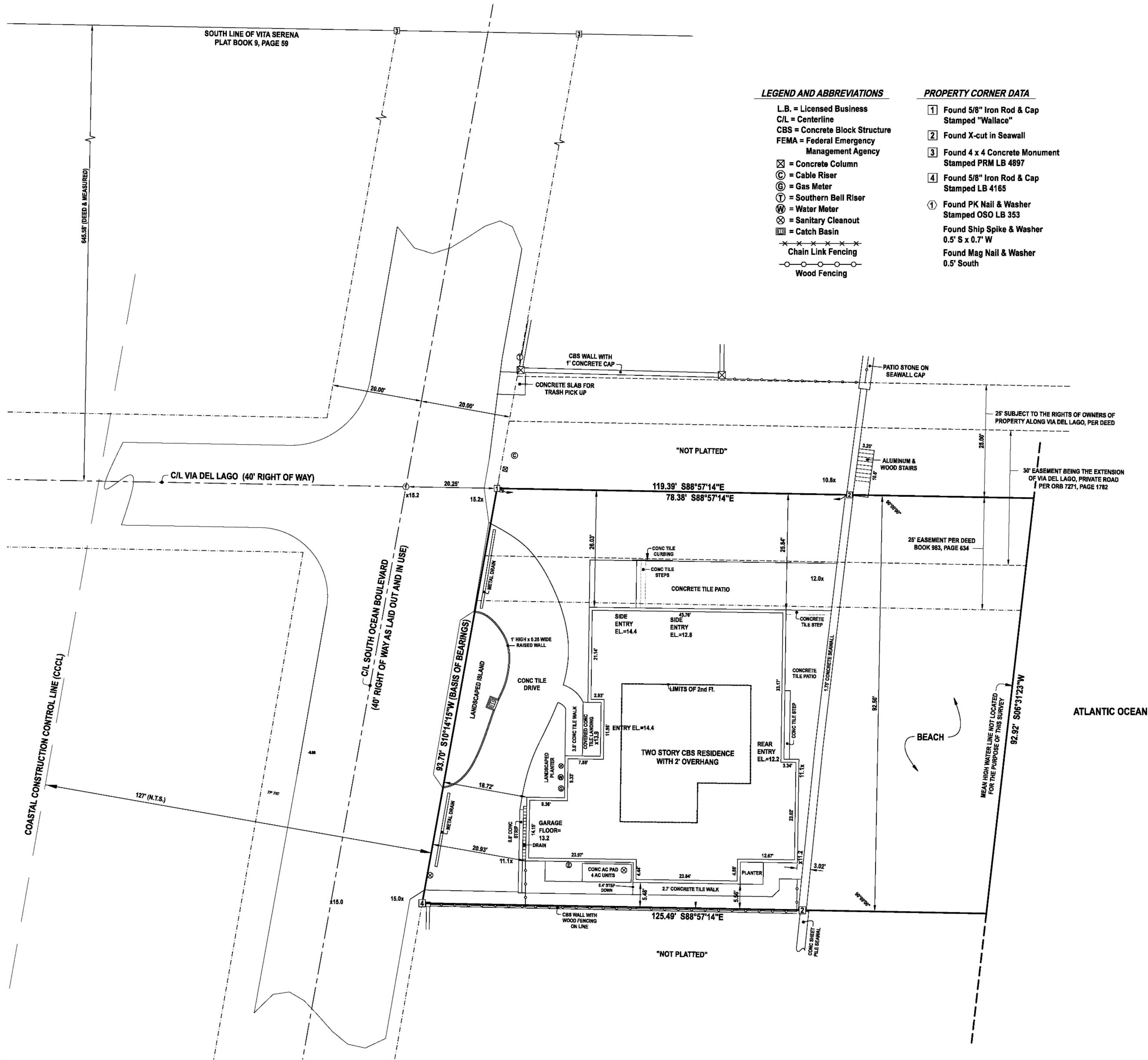
ARC-23-146 ZON-23-119

CONRAD RESIDENCE  
995 SOUTH OCEAN BLVD  
PALM BEACH, FLORIDA



REVISIONS:	
1	





**LEGAL DESCRIPTION PER ORB 13833, PAGE 374**

**The Tract of land in Government Lot 2, of Section 35, Township 43 South, Range 43 East, bounded as follows:**

On the West by the Ocean Boulevard, a public street in the Town of Palm Beach, Florida; on the North by a line parallel to and 645.48 feet South of, measured at right angles to, the South line of Vita Serena, according to the plat thereof recorded in Plat Book 9, Page 59, Public Records of Palm Beach County, Florida, on the East by the Atlantic Ocean and on the South by a line parallel to and 92.5 South of, measured at right angles to the North boundary.

**Together with such littoral rights as may appertain thereto.**

**SURVEYOR'S NOTES**

1. The current and expected use of the site is Residential.
2. The overall Property contains 11,325 square feet/ 0.26 acres more or less.
3. Foundations, Footers and other Underground Facilities not located, unless otherwise shown.
4. Encroachments as shown: Wood fencing along South Property line.
5. Existing easements and rights-of-way as shown hereon are per Description, unless otherwise shown.
6. A search of the Public Records was provided to this Surveyor in the form of Title Commitment, File No: 1062-40688 dated 12/18/2020. All survey related matters contained within said policy have been shown hereon.
7. Distances and angles/bearings shown hereon are per plat and agree with the survey measurement unless otherwise specified.
8. Bearing Base: The West Property line is taken to bear S10°14'15"W and all other bearings are relative thereto.
9. Property lies in Flood Zone VE. B.F.E. Elevation 10 per FEMA's Flood Insurance Rate Map, Community Panel Number 12099C0591 F, dated 10/05/2017
10. This survey cannot be transferred or assigned, unless written permission from Christopher Henn, P.S.M.
11. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
12. Coastal Control Construction line as recorded August 22, 1997 in Plat Book 80, pages 137-155, Palm Beach County, Florida lies West of the Right of for South Ocean Boulevard.
13. Benchmark Reference: Brass Disk "K-310" Elevation = 18.632 NGVD 1929 per Palm Beach County Department of Engineering. Elevations shown were converted NAVD'88 using VERTCON.

**SURVEY PREPARED FOR:**  
**MARY STEPHANIA CONRAD**

Christoph  
er Henn,  
LS, PSM

Digitally signed  
by Christopher  
Henn, LS, PSM  
Date: 2023.07.10  
14:14:29 -04'00'

**CHRISTOPHER HENN,  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATION NO. 6608**

**DATE OF SURVEY:** June 1, 2023

<div><div><div><div><div><div></div><div><b>SURVEY SOLUTIONS</b></div><div>CHRISTOPHER HENN, P.S.M.</div></div></div><div><div><div></div><div><b>CONSULTING SURVEYORS &amp; MAPPERS</b></div></div></div></div></div></div>	<div><div><div><div><div><div></div><div><b>BOUNDARY SURVEY OF:</b></div><div>995 SOUTH OCEAN BOULEVARD</div><div>PALM BEACH, FLORIDA 33480</div></div></div></div></div></div>		
<div><div><div><div><div><div></div><div>Florida Certificate LB No. 7885</div><div>5878 NW 25th Terrace</div><div>Boca Raton, Florida 33496</div><div>Telephone: (561) 245-5283</div><div>info@titlesurvey.com</div></div></div></div></div></div>	<div><div><div><div><div><div></div><div>REFERENCE: F80557</div><div>OFFICE: CH</div><div>CHECKED:</div></div></div></div></div></div>	<div><div><div><div><div><div></div><div>REVISIONS:</div></div></div></div></div></div>	<div><div><div><div><div><div></div><div>SCALE: 1"=10'</div><div>DWG. NUMBER: 03-005.7</div><div>SHEET 1 OF 1</div></div></div></div></div></div>