

PROJECT TEAM:

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SURVEYOR:
RENNER BURGESS INC.
1 SE 4TH AVE, SUITE 205
DELRAY BEACH, FL 33483
(561) 243- 4624

CIVIL ENGINEER:
GRUBER CONSULTING ENGINEERS
2475 MERCER AVE.
WEST PALM BEACH, FL 33401
(561) 312-2041

LANDSCAPE ARCHITECT:
ENVIRONMENT DESIGN GROUP
139 N COUNTY ROAD #20B
PALM BEACH, FL 33480
(561) 832-4600

PROPOSED RESIDENCE FOR:

"MIRAFLORES"

260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA



RECEIVED

By yfigueroa at 11:31 am, Dec 07, 2023

FINAL SUBMITTAL

2023-12-07

SECOND SUBMITTAL

2023-11-20

FIRST SUBMITTAL

2023-11-02

SCOPE OF WORK:

- NEW 2-STORY SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE
- NEW HARDSCAPE INCLUDING IN-GROUND POOL
- NEW LANDSCAPE AND ASSOCIATED DRAINAGE

PROJECTED ARCOM HEARING:

2024-01-24

SHEET INDEX :

GENERAL REQUIREMENTS:

- D1. (CS-1) COVER SHEET
- D2. PROPERTY SURVEY
- D3/D4. (VM-1) VICINITY & LOCATION MAP
- D5. (PS-1.0) PHOTO SHEET (NEIGHBORHOOD)
- D5. (PS-1.1) PHOTO SHEET (SITE)
- D6. (SP-1.0) SITE PLAN
- D6. (SP-1.1) RENDERED SITE PLAN
- D7/F1. (ZD-1.0) ZONING DIAGRAM
- D7/F1. (ZD-1.1) CUBIC CONTENT CALCULATIONS

NEW CONSTRUCTION:

- F2. (A-1.1) FIRST FLOOR PLAN
- F2. (A-1.2) SECOND FLOOR PLAN
- F3. (A-1.3) ROOF PLAN
- F4. (A-2.0) FRONT & RIGHT SIDE EXTERIOR ELEV. F4. (A-2.1) REAR & LEFT SIDE EXTERIOR ELEV. F5. (A-2.2) COLOR ELEVATIONS F5/18. (A-2.3) EXTERIOR MATERIALS AND FINISHES F6. (A-2.4) STREETScape ELEVATIONS F7. (A-4.0) TYPICAL WALL SECTION F7. (A-5.0) EAVE AND RAKE DETAILS F7. (A-6.1) PORTICO DETAILS F7. (A-6.1a) PORTICO DETAILS F7. (A-6.2) EXTERIOR DETAILS F7. (A-6.2a) EXTERIOR DETAILS F7. (A-6.2b) EXTERIOR DETAILS F7. (A-6.3) BAY WINDOW DETAILS F8. (A-3.0) BUILDING SECTION DIAGRAMS F8. (A-3.1) BUILDING SECTION DIAGRAMS F8. (A-3.2) BUILDING SECTION DIAGRAMS F9. (A-3.3) YARD SECTION DIAGRAMS F9. (A-3.4) YARD SECTION DIAGRAMS F9 (A-3.5) YARD SECTION DIAGRAMS F10/16. (CR-1.0) COLOR RENDERINGS (W/ PLANTING) F10/16. (CR-1.1) COLOR RENDERINGS (W/O PLANTING) F11/17. (A-6.4) FENCES, WALLS, AND GATES F11/17. (A-6.4a) FENCES, WALLS, AND GATES F12/19. (C-1) SITE CIVIL DRAINAGE PLAN/ STORMWATER MANAGEMENT PLAN F13. (L-3.0) CONSTRUCTION SCREENING PLAN* *INCLUDED IN LANDSCAPE AND HARDSCAPE (I10.) F14. (L-5.0) CONSTRUCTION STAGING PLAN* *INCLUDED IN LANDSCAPE AND HARDSCAPE (I11.) F14 (L-6.0) TRUCK LOGISTICS PLAN* * INCLUDED IN LANDSCAPE AND HARDSCAPE (I11.)

PRESENTED BY THE OFFICE OF:



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NEW YORK, 11724

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SHEET INDEX : CONT'D

LANDSCAPE AND HARDSCAPE:

- I1. (L-1.0) EXISTING CONDITIONS INVENTORY (L-2.0) DEMOLITION AND VEGETATION ACTION PLAN (L-4.0) EXISTING LANDSCAPE BUFFER IMAGES 12. (I-8.1) TOWN OF PALM BEACH LANDSCAPE LEGEND 13. (L-7.0) PROPOSED LANDSCAPE AND HARDSCAPE PLANS AND ELEVATIONS 13. (L-8.0) LANDSCAPE PLAN (L-8.1) PLANT SCHEDULE (L-8.2) PLANTING DETAILS AND SPECIFICATIONS (L-9.0) LANDSCAPE LIGHTING PLAN (L-7.1) OPEN SPACE DIAGRAMS 15. NOT REQUIRED 16. (CR-1.0) COLOR RENDERINGS (W/ PLANTING)* *INCLUDED IN NEW CONSTRUCTION (F10) 16. (CR-1.1) COLOR RENDERINGS (W/O PLANTING)* *INCLUDED IN NEW CONSTRUCTION (F10) 17. (A-6.4) FENCES, WALLS, AND GATES* *INCLUDED IN NEW CONSTRUCTION (F11) 17. (A-6.4a) FENCES, WALLS, AND GATES* *INCLUDED IN NEW CONSTRUCTION (F11) 18. (A-2.3) EXTERIOR MATERIAL AND FINISHES* *INCLUDED IN NEW CONSTRUCTION (F5) 19. (C-1) SITE CIVIL DRAINAGE PLAN* *INCLUDED IN NEW CONSTRUCTION (F5) 19. (C-1) STORMWATER MANAGEMENT PLAN *INCLUDED IN NEW CONSTRUCTION (F12) 110. (L-3.0) CONSTRUCTION SCREENING PLAN 111. (L-5.0) CONSTRUCTION STAGING PLAN 111. (L-6.0) CONSTRUCTION LOGISTICS PLAN

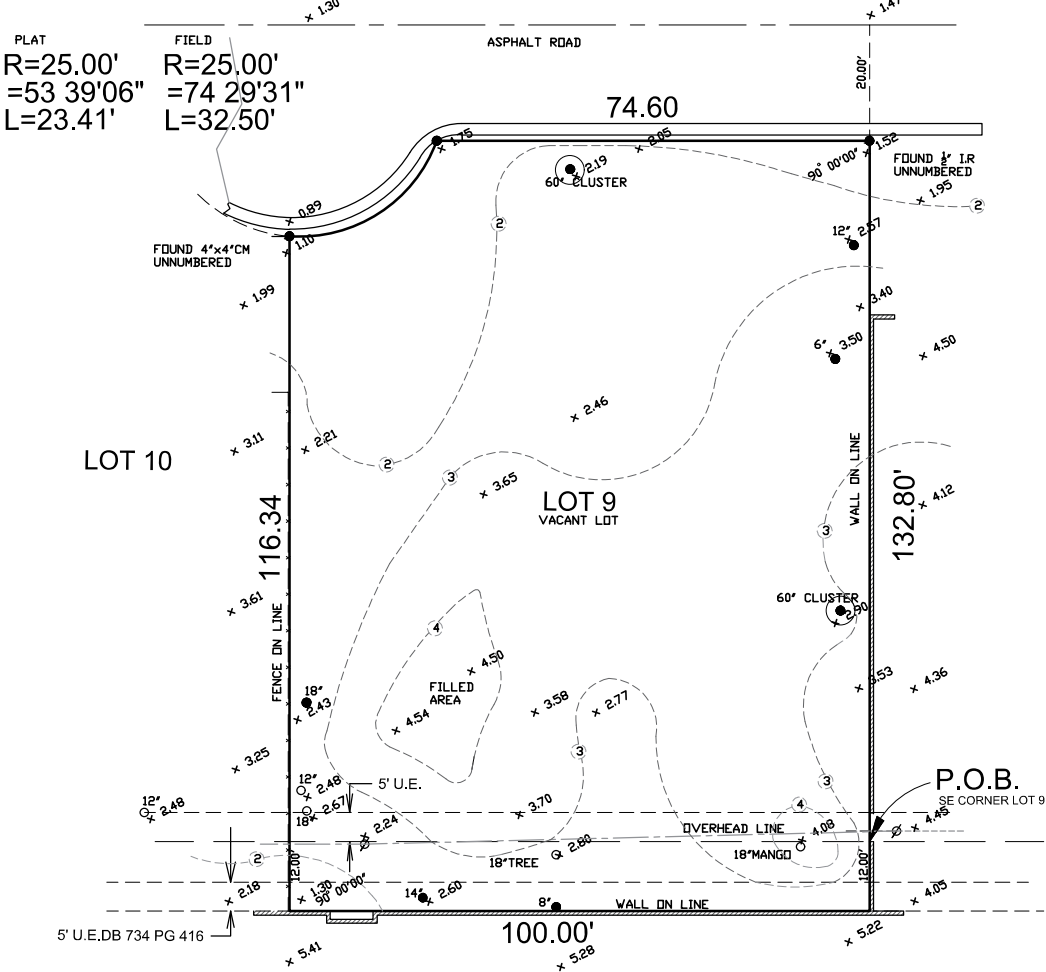
PROPOSED RESIDENCE FOR:
KEAN INVESTMENTS INC.

260 MIRAFLORES DRIVE

TOWN OF PALM BEACH, FLORIDA 33480
PARCEL#: 50-43-43-14-02-000-0090

PROJECT NUMBER: ARC-24-009

260 MIRAFLORES DRIVE



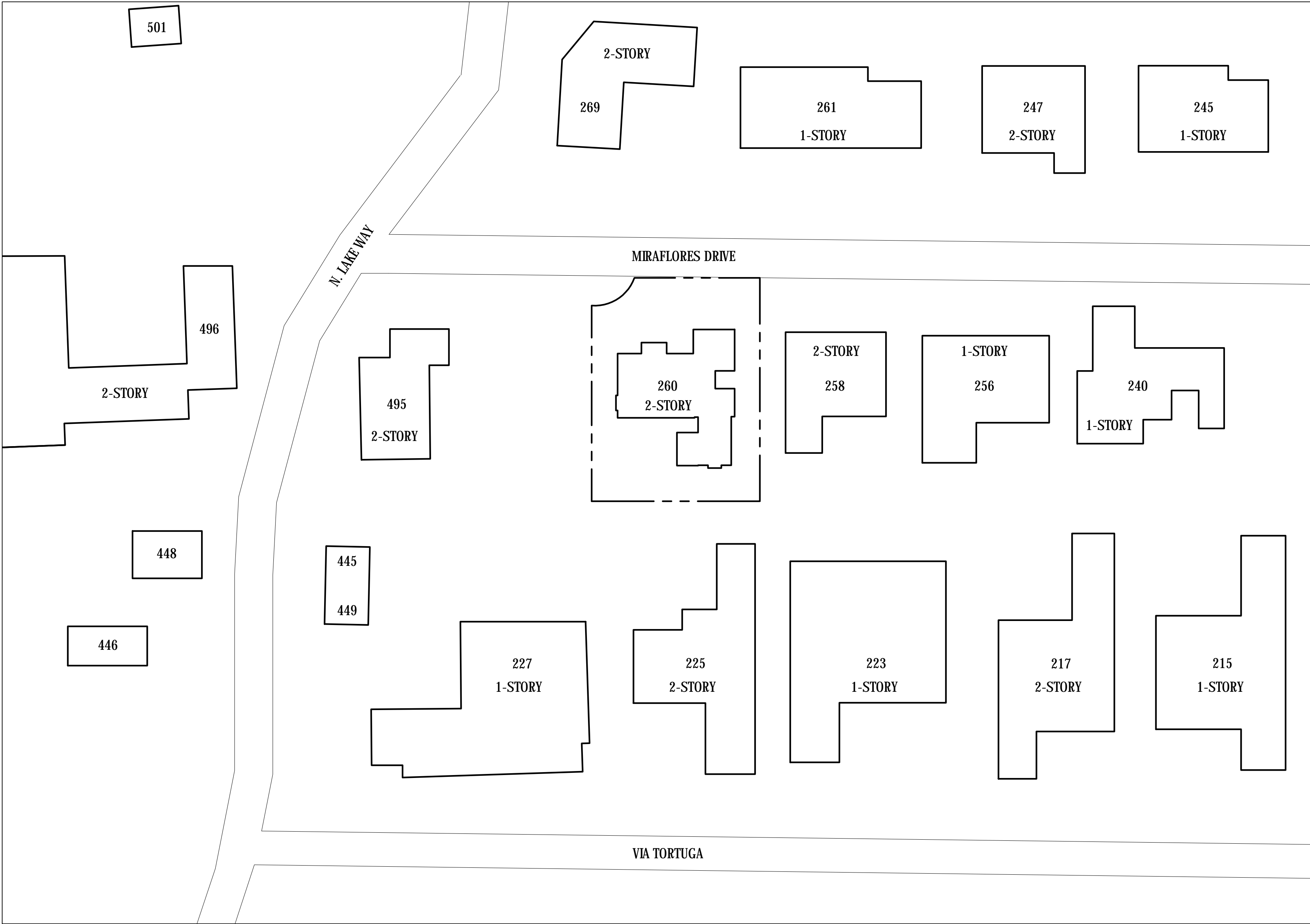
LOT 9 IN DRAKE PARK, AN ADDITION TO THE TOWN OF PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 20, PAGE 11, ALSO A PARCEL OF LAND IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF LOT 9, DRAKE PARK, A SUBDIVISION IN THE TOWN OF PALM BEACH ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 20, PAGE 11, OF THE PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, FLORIDA, THENCE WESTWARDLY ALONG THE SOUTH LINE OF LOT 9, A DISTANCE OF 100 FEET TO THE SW CORNER OF SAID LOT; THENCE SOUTH AT RIGHT ANGLE A DISTANCE OF 12 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF THIS PROPERTY A DISTANCE OF 100 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLE A DISTANCE OF 12 FEET TO THE POINT OF BEGINNING.

- 1) BEARINGS SHOWN HEREON ARE RELITAVE TO PLAT AND ARE ASSUMED.
- 2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 UNLESS OTHERWISE NOTED.
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

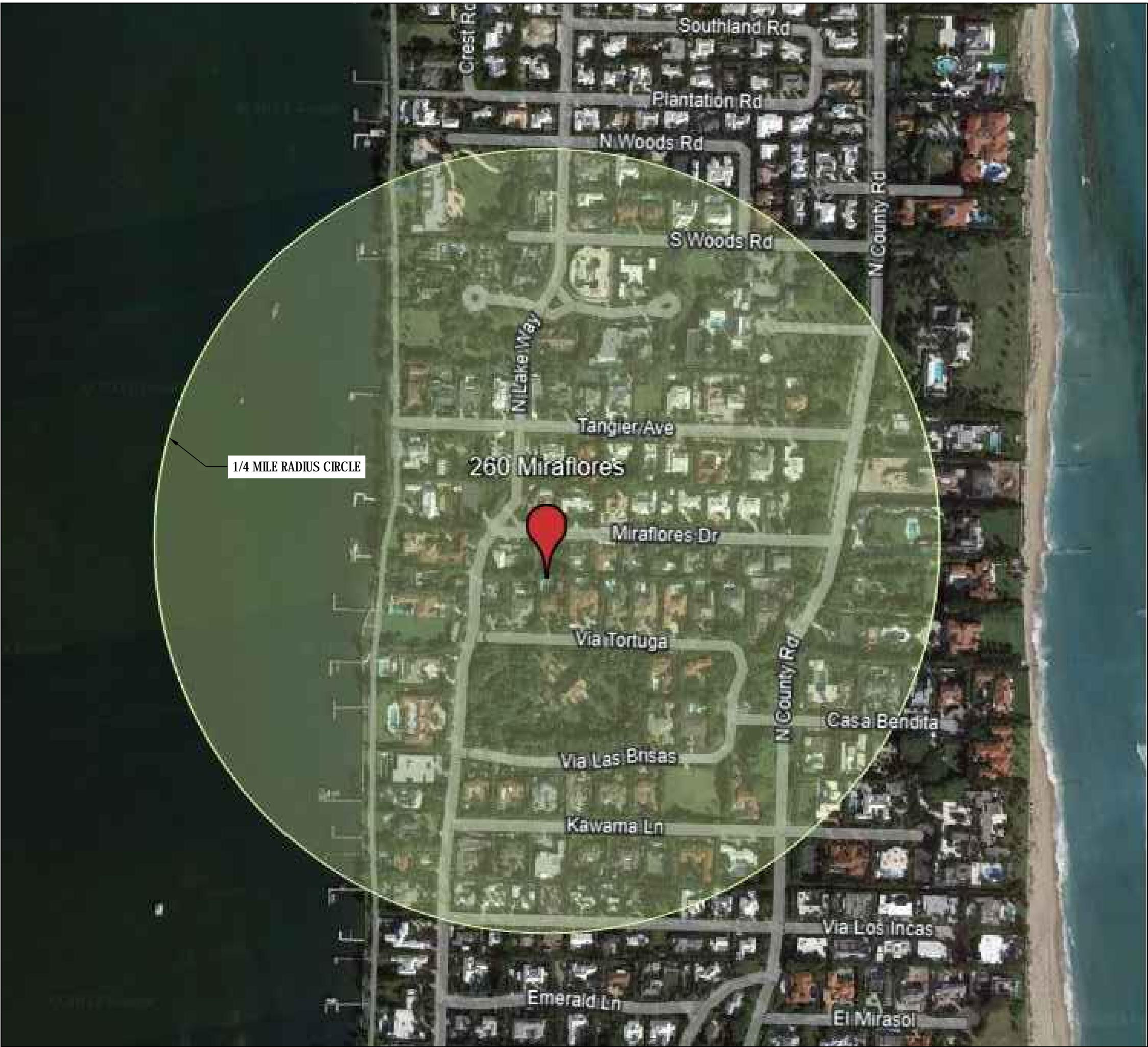
D.R.B. = official record book	TRAN. = transformer pad	P.B. = plat book	P = plat	P.G. = page
C.B.S. = concrete block structure	F.P.&L. = Florida power and light	TYP. = typical	Ø = power pole	I.R. = iron rod
P.C.C. = point of compound curve	DM = concrete monument	R/W = right-of-way	M = MEASURED	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	Δ = central angle	I.P. = IRON PIPE	D = deed
P.O.C. = point of commencement	P.I. = point of intersection	RP = radius point	D/S = offset	CONC. = concrete
P.O.B. = point of begining	P.T. = point of tangency	L = ARC LENGTH	CL = centerline	ESMT. = easement
D/E = drainage easement	* = not field measured	ASPH = asphalt	ALUM. = aluminum	CALC. = calculated
C.M.P. = corrugated metal pipe	V.P.F. = wood privacy fence	M.H. = manhole	U/E = utility easement	P.C. = point of curvature
R.L.S. = registered land surveyor	CHATT = chattahoochee	ASFH = asphalt	CLF = chain link fence	P.R.M. = permanent reference monument
L.B. = licensed business	ELEV = elevation			



Renner Burgess LAND SURVEYING 801 S.E. 6th Ave., Suite 203 Delray Beach, FL 33483 Phone 561-243-4624 Fax 243-4869	CERTIFIED TO:
AUTHORIZATION NUMBER LB6504	FLOOD ZONE AE 6
I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.	MAP No 12099C0581F
	MAP DATE 10-5-2017
	REVISED 11-30-2023
	DATE 11-14-2023
	JOB NO 9-19-022
HARRY A BURGESS PLS 5089	NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL



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2
LOCATION PLAN
VM-1.0
SCALE: 1:500



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1
VICINITY LOCATION MAP
VM-1.0
SCALE: NTS

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (ARCOM) 11-03-2023
2	SECOND SUBMITTAL (ARCOM) 11-20-2023
3	FINAL SUBMITTAL (ARCOM) 12-07-2023
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PROJECT ADDRESS:

MIRAFLORES

260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

AS NOTED SCALE	JTD DRAWN
JOB	© 2016 KEAN DESIGNS

VM-1.0

VICINITY LOCATION MAP
AND LOCATION PLAN



9

269 MIRAFLORES

PS-1.0

SCALE: NTS



8

261 MIRAFLORES

PS-1.0

SCALE: NTS



7

247 MIRAFLORES

PS-1.0

SCALE: NTS



6

258 MIRAFLORES

PS-1.0

SCALE: NTS



5

258 MIRAFLORES

PS-1.0

SCALE: NTS



4

495 N. LAKE WAY

PS-1.0

SCALE: NTS



3

495 N. LAKE WAY

PS-1.0

SCALE: NTS

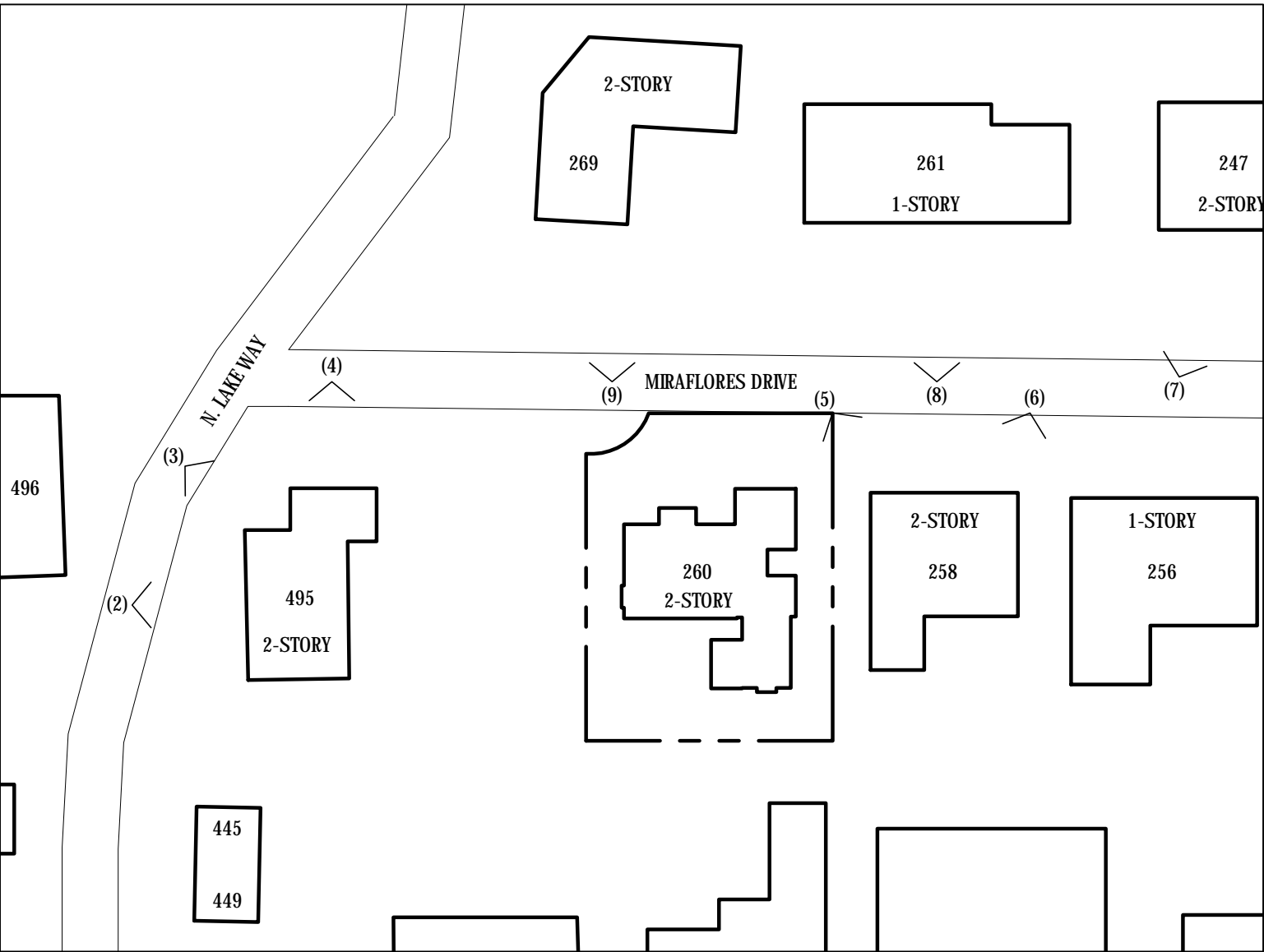


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495 N. LAKE WAY

PS-1.0

SCALE: NTS



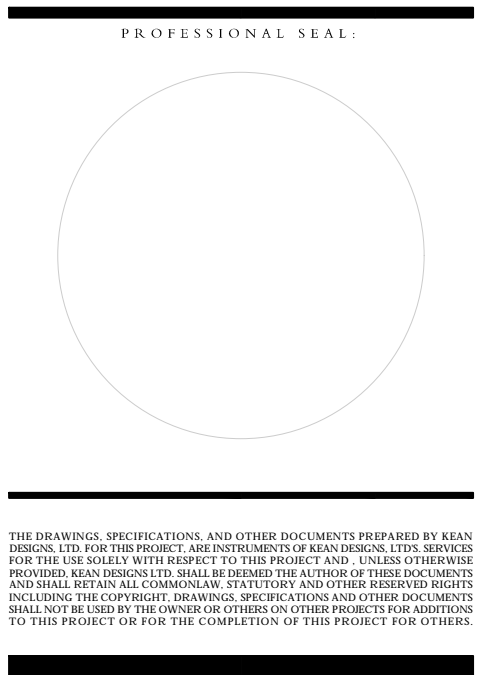
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PHOTO KEY PLAN

PS-1.0

SCALE: NTS

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SCALE | DRAWN

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PS-1.0

PHOTO SHEET
NEIGHBORHOOD CONTEXT



9

PS-1.1

N PROPERTY LINE LOOKING N

SCALE: NTS



8

PS-1.1

N PROPERTY LINE LOOKING S

SCALE: NTS



7

PS-1.1

SW LOOKING N

SCALE: NTS



6

PS-1.1

SW LOOKING E

SCALE: NTS



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PS-1.1

SE LOOKING W

SCALE: NTS



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PS-1.1

SE LOOKING N

SCALE: NTS



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PS-1.1

NW LOOKING SE

SCALE: NTS

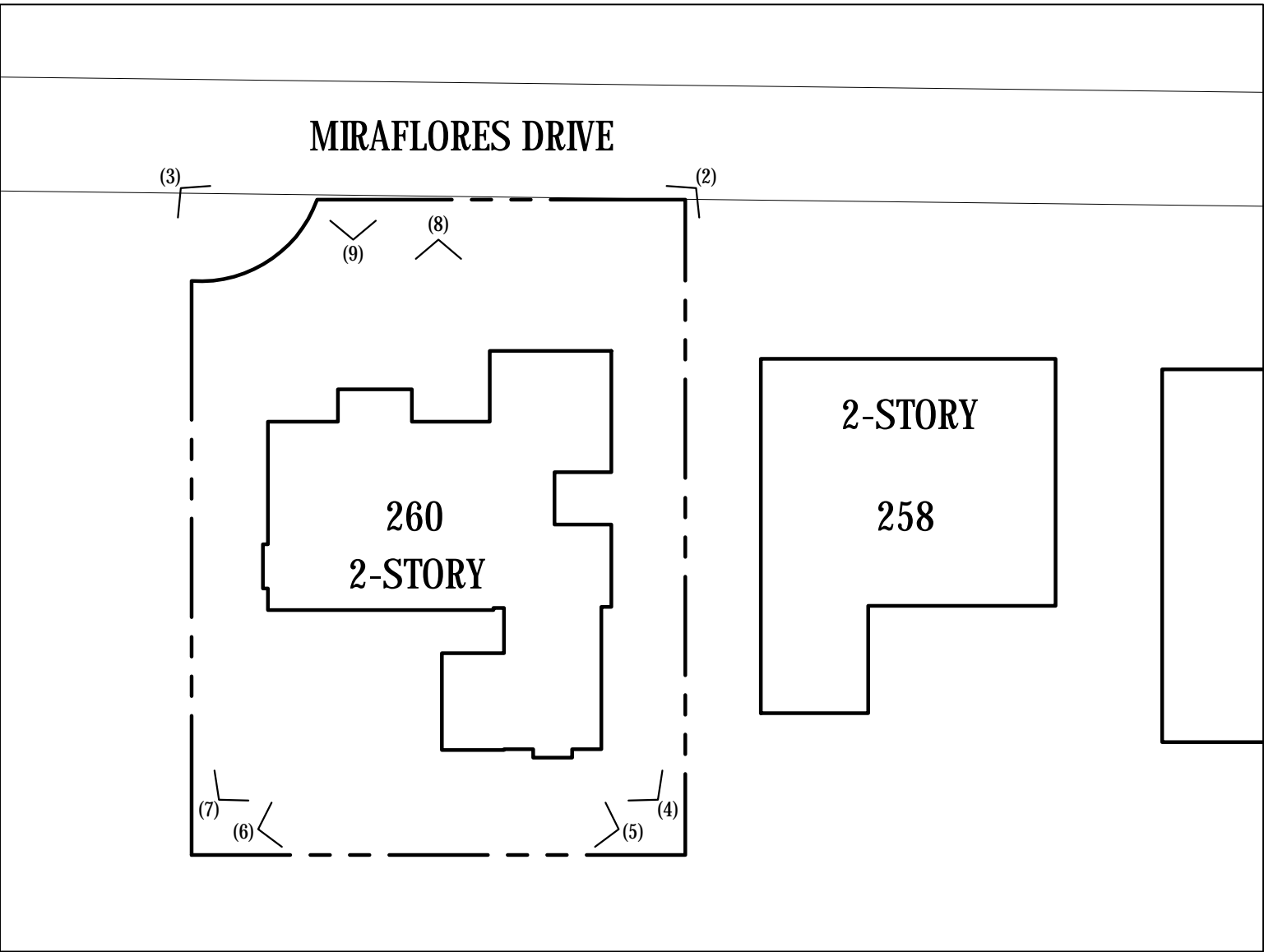


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PS-1.1

NE LOOKING SW

SCALE: NTS



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PS-1.1

PHOTO KEY PLAN

SCALE: NTS

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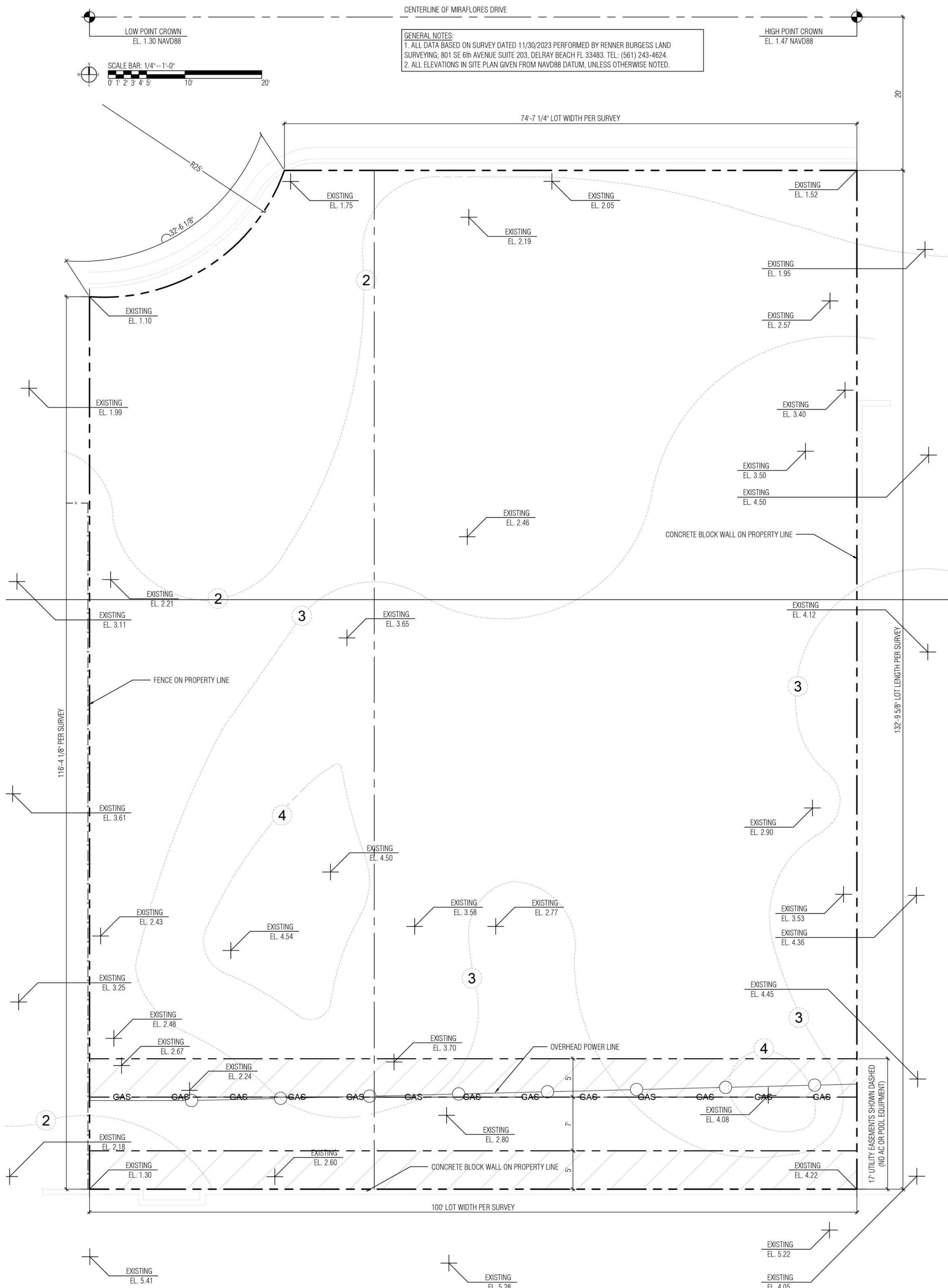
MIRAFLORES

260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

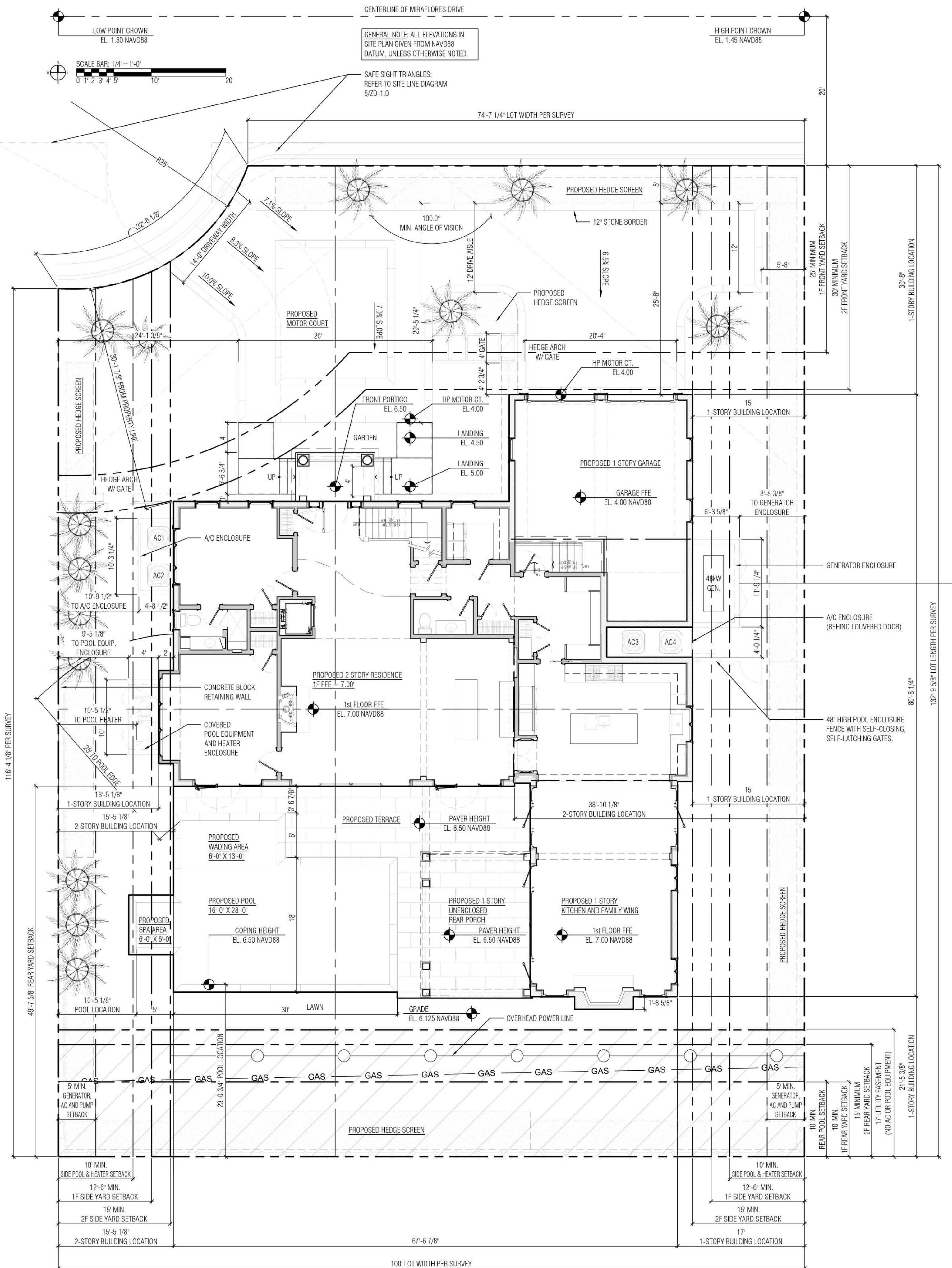
NTS SCALE	JTD DRAWN
JOB	© 2016 KEAN DESIGNS

PS-1.1

PHOTO SHEET
EXISTING SITE



1 EXISTING SITE PLAN
SP-1.0 SCALE: 1/8"=1'-0"



2 PROPOSED SITE PLAN
SP-1.0 SCALE: 1/8"=1'-0"

DATE LOG:

NO.	ISSUE	DATE
1	PRELIMINARY FOR REVIEW ONLY (ARCOM)	11-14-2023
2	FIRST SUBMITTAL (ARCOM)	11-02-2023
3	FINAL SUBMITTAL (ARCOM)	12-07-2023
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CONSULTANTS:

PROFESSIONAL SEAL:

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PROJECT ADDRESS:
MIRAFLORES
260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

AS NOTED	JTD
SCALE	DRAWN

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SP-1.0

EXISTING AND PROPOSED
SITE PLAN



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SP-1.1

RENDERED SITE PLAN

SCALE: NTS

DATE LOG

NO.	ISSUE	DATE
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TOWN OF PALM BEACH, FLORIDA

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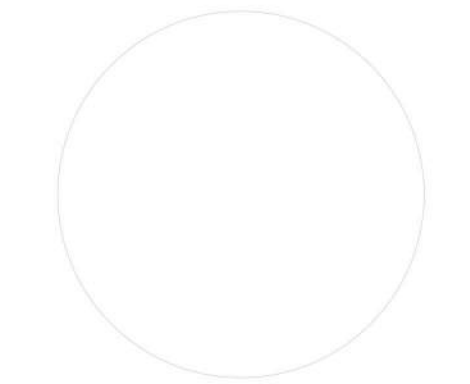
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SP-1.1

RENDERED SITE PLAN

1	FIRST SUBMITTAL (ARCOM)
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MIRAFLORES

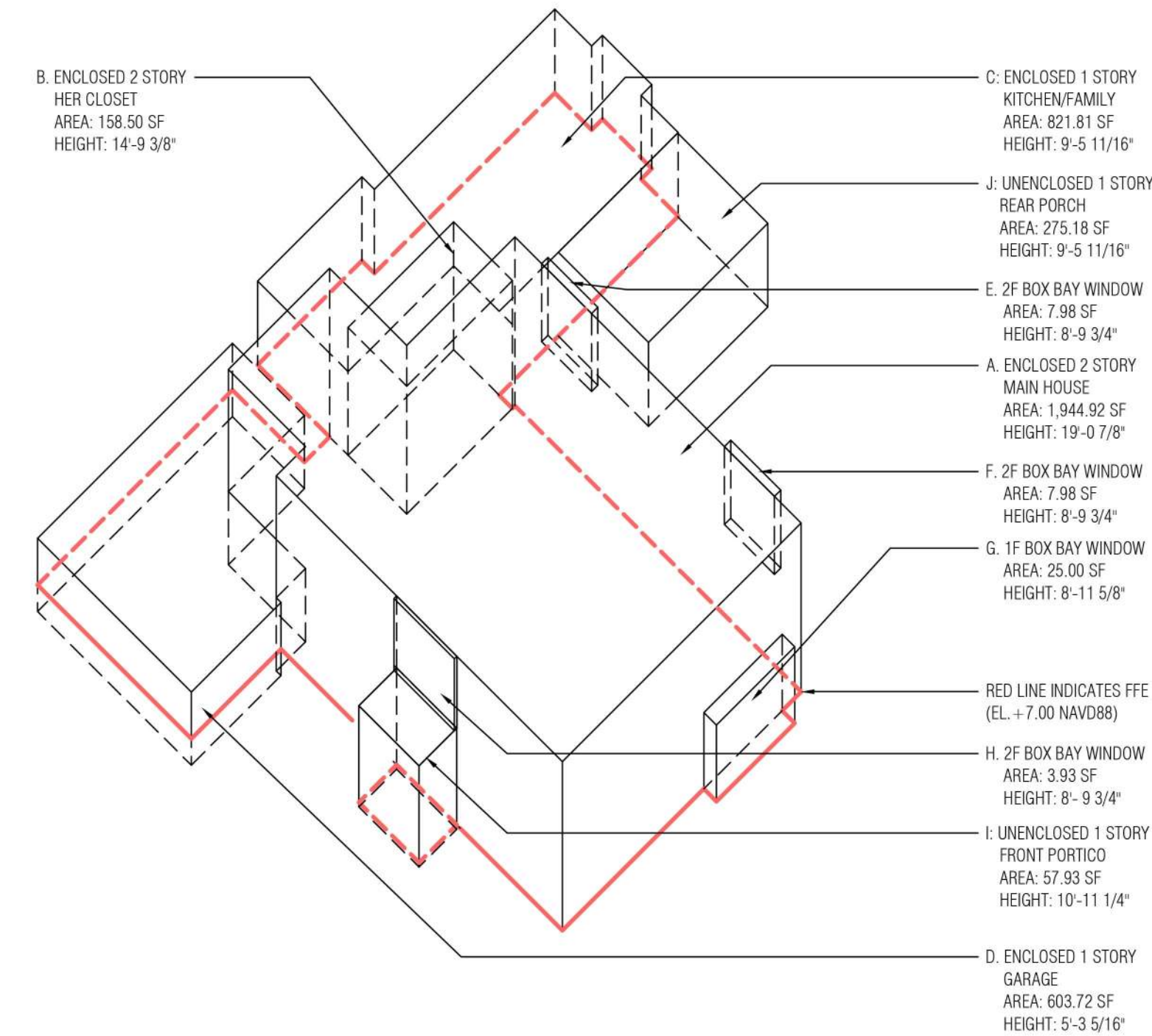
260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

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ZD-1.1

CUBIC CONTENT RATIO DIAGRAM
AND CALCULATIONS



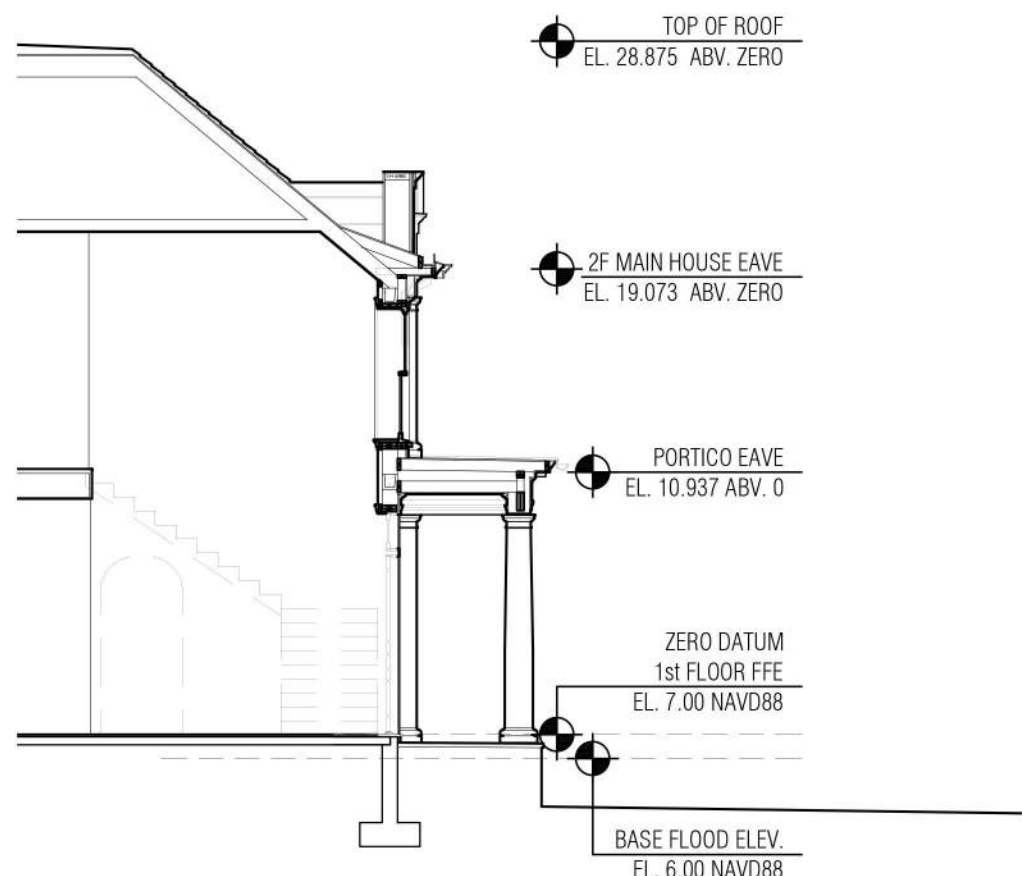
2 CCR AXONOMETRIC DIAGRAM

ZD-1.1 SCALE: NTS

CUBIC CONTENT RATIO FOR ZONING DISTRICT R - B			
LOT SIZE: 13,000 SF (ROUNDED PER CODE)	SQ. FT. (SQUARE FOOT) AREA	HEIGHT FROM ZERO DATUM	CU. FT. (CUBIC FEET) VOLUME
A. ENCLOSED 2 STORY MAIN HOUSE	1,944.92 SF.	19'-0 7/8" (19.073)	37,095.46 CU. FT.
B. ENCLOSED 2 STORY HER CLOSET	158.50 SF.	14'-9 3/8" (14.781)	2,342.79 CU. FT.
C. ENCLOSED 1 STORY KITCHEN/FAMILY	821.81 SF.	9'-5 11/16" (9.473)	7,785.01 CU. FT.
D. ENCLOSED 1 STORY GARAGE	603.72 SF.	5'-3 5/16" (5.276)	3,185.23 CU. FT.
E. 2nd STORY BOX BAY WINDOW	7.98 SF.	8'-9 3/4" (8.813)	70.33 CU. FT.
F. 2nd STORY BOX BAY WINDOW	7.98 SF.	8'-9 3/4" (8.813)	70.33 CU. FT.
G. 1st STORY BOX BAY WINDOW	25.00 SF.	8'-11 5/8" (8.968)	224.20 CU. FT.
H. 2nd STORY BOX BAY WINDOW	3.93 SF.	8'-9 3/4" (8.813)	34.64 CU. FT.
TOTAL ENCLOSED:			50,807.97 CU. FT.
I. UNENCLOSED 1 STORY: FRONT PORTICO	57.93 SF.	10'-11 1/4" (10.937)	633.58 CU. FT.
J. UNENCLOSED 1 STORY: REAR PORCH	275.18 SF.	9'-5 11/16" (9.473)	2,606.78 CU. FT.
TOTAL UNENCLOSED:			3,240.36 CU. FT.
K. TRELLIS	150.46 SF.		
MAXIMUM ALLOWABLE CCR = $3.50 + \frac{((60,000 - 13,000) \div 50,000) \times 0.5}{1} = 3.97$ OR 51,610 CU. FT.			
MAXIMUM EXEMPT CCR FOR UNENCLOSED COVERED = 5% OF MAXIMUM ALLOWABLE CCR (51,610) = 2,580 CU. FT. (MAXIMUM ALLOWED) 3,240.36 (PROPOSED) - 2,580 (ALLOWED) = 659.86 CU. FT. NON-EXEMPT (TO BE ADDED TO CCR)			
MAXIMUM EXEMPT TRELLIS: = 3% OF GROSS LOT AREA (12,965.73 SF) = 388.97 SF (MAXIMUM ALLOWED) 123.20 SF PROPOSED; TRELLIS DOES NOT CONTRIBUTE TO CCR OR LOT COVERAGE. (PER §134-895)			
TOTAL CCR = 50,807.97 (TOTAL PROPOSED ENCLOSED) + 659.86 (NON-EXEMPT UNENCLOSED) = 51,467.83 CU. FT. < 51,610 CU. FT. (142.17 CU. FT. UNDER) 51,467.83/13,000 = 3.96 CCR < 3.97 MAX. CCR			

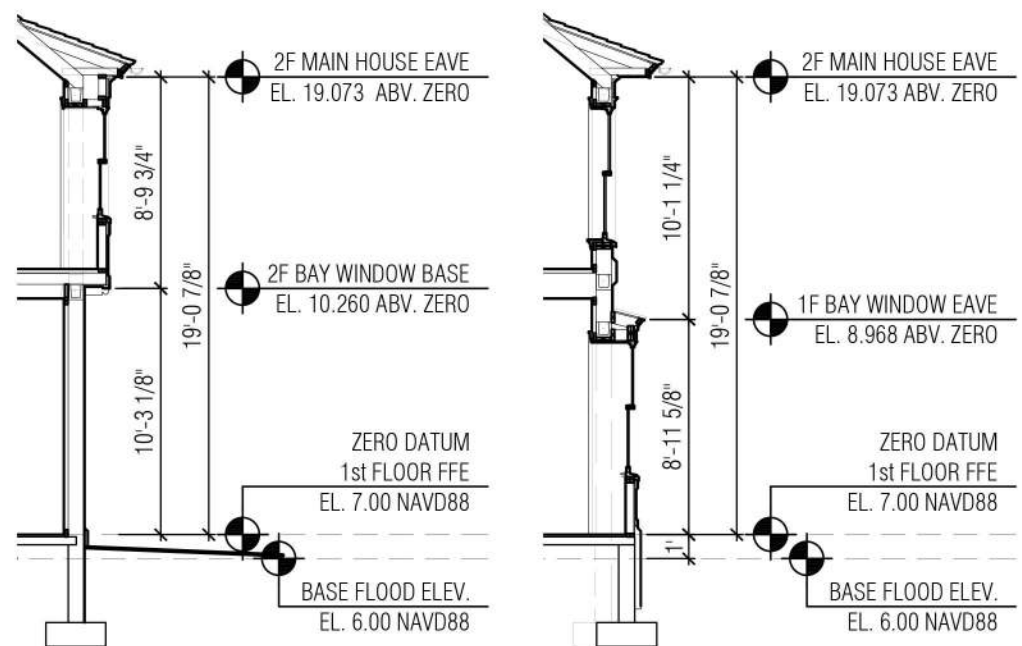
1 CUBIC CONTENT RATIO CALCULATIONS

ZD-1.1 SCALE: NTS



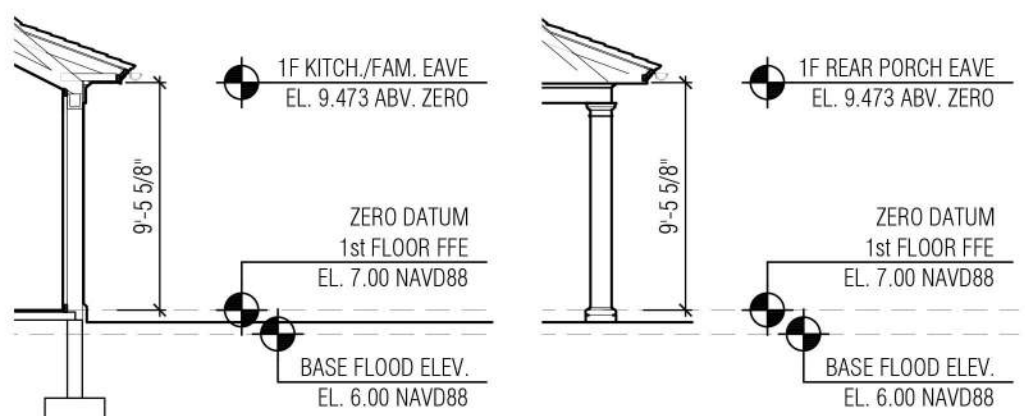
10 CCR SECTIONS A,H,I

ZD-1.1 SCALE: 1/8"=1'-0"



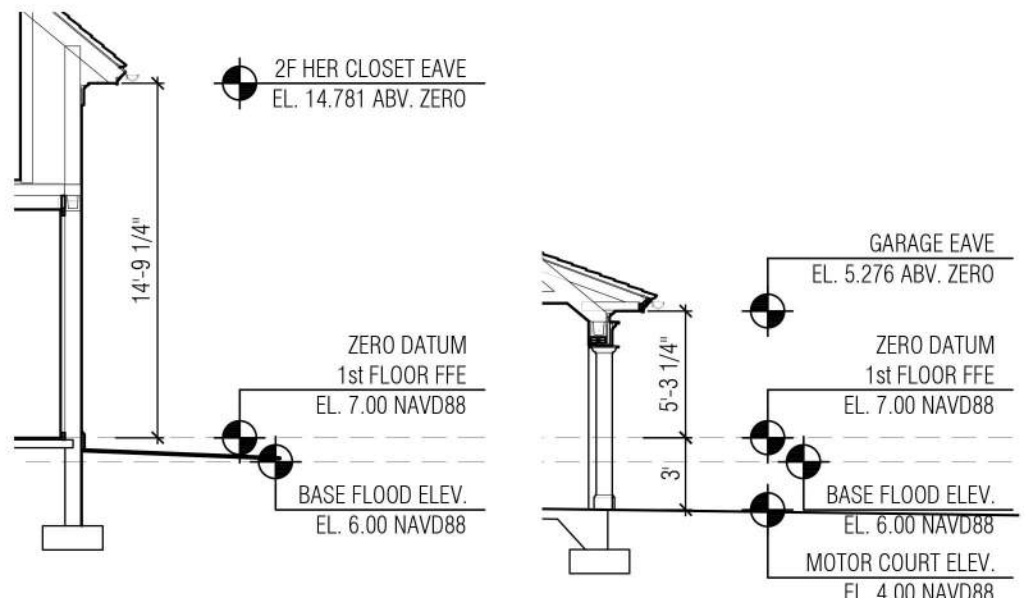
8,9 CCR SECTIONS E,F,G

ZD-1.1 SCALE: 1/8"=1'-0"



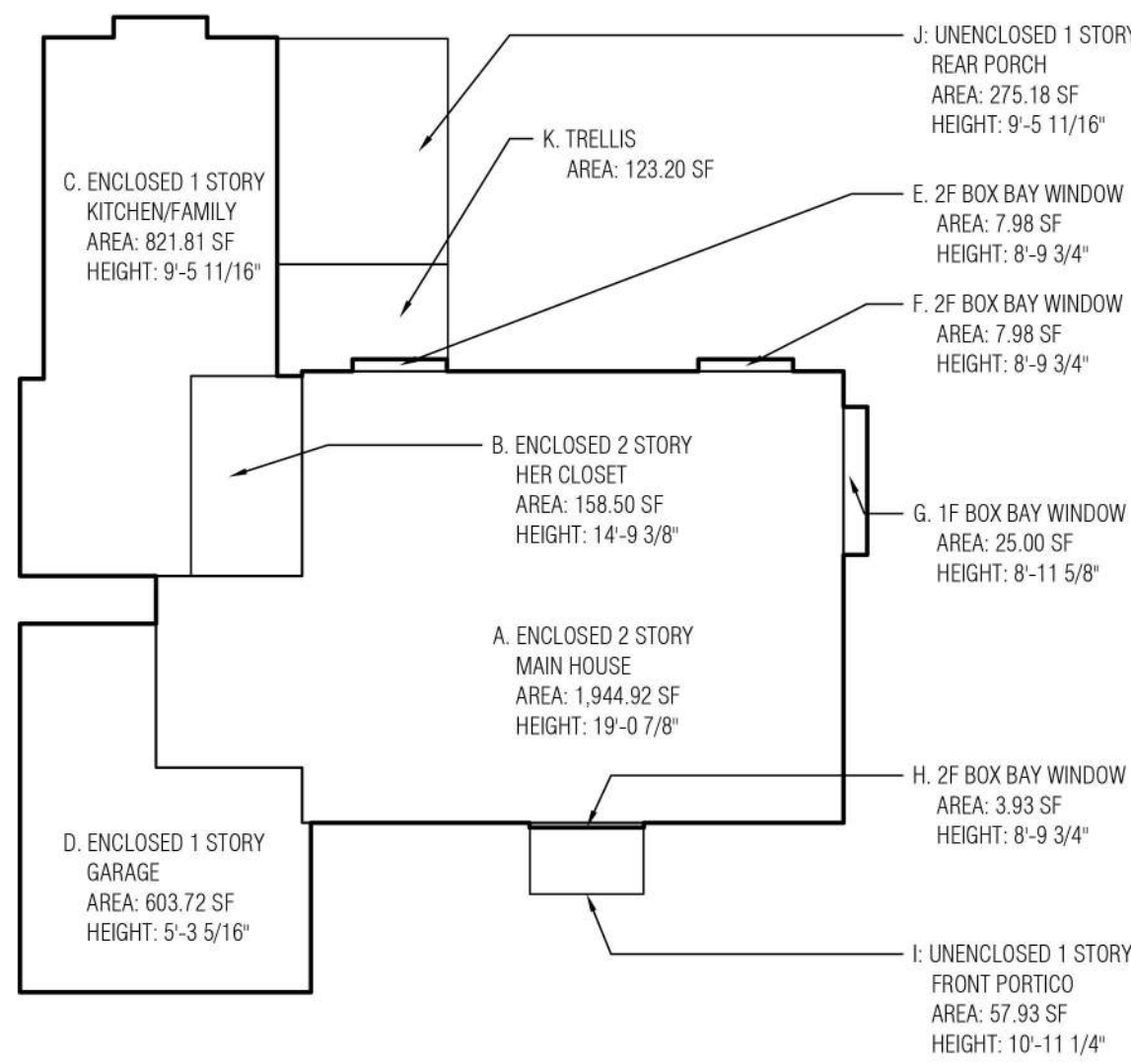
6,7 CCR SECTIONS C,J

ZD-1.1 SCALE: 1/8"=1'-0"



4,5 CCR SECTIONS B,D

ZD-1.1 SCALE: 1/8"=1'-0"



3 CCR PLAN DIAGRAM

ZD-1.1 SCALE: NTS





[A-1.2]

1	FOR REVIEW
2	10-25-2019
3	PRELIMINARY FOR REVIEW ONLY (ARCOM)
4	10-18-2023
5	FIRST SUBMITTAL (ARCOM)
6	11-02-2023
7	SECOND SUBMITTAL (ARCOM)
8	11-29-2023
9	FINAL SUBMITTAL (ARCOM)
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PROJECT ADDRESS:

MIRAFLORES

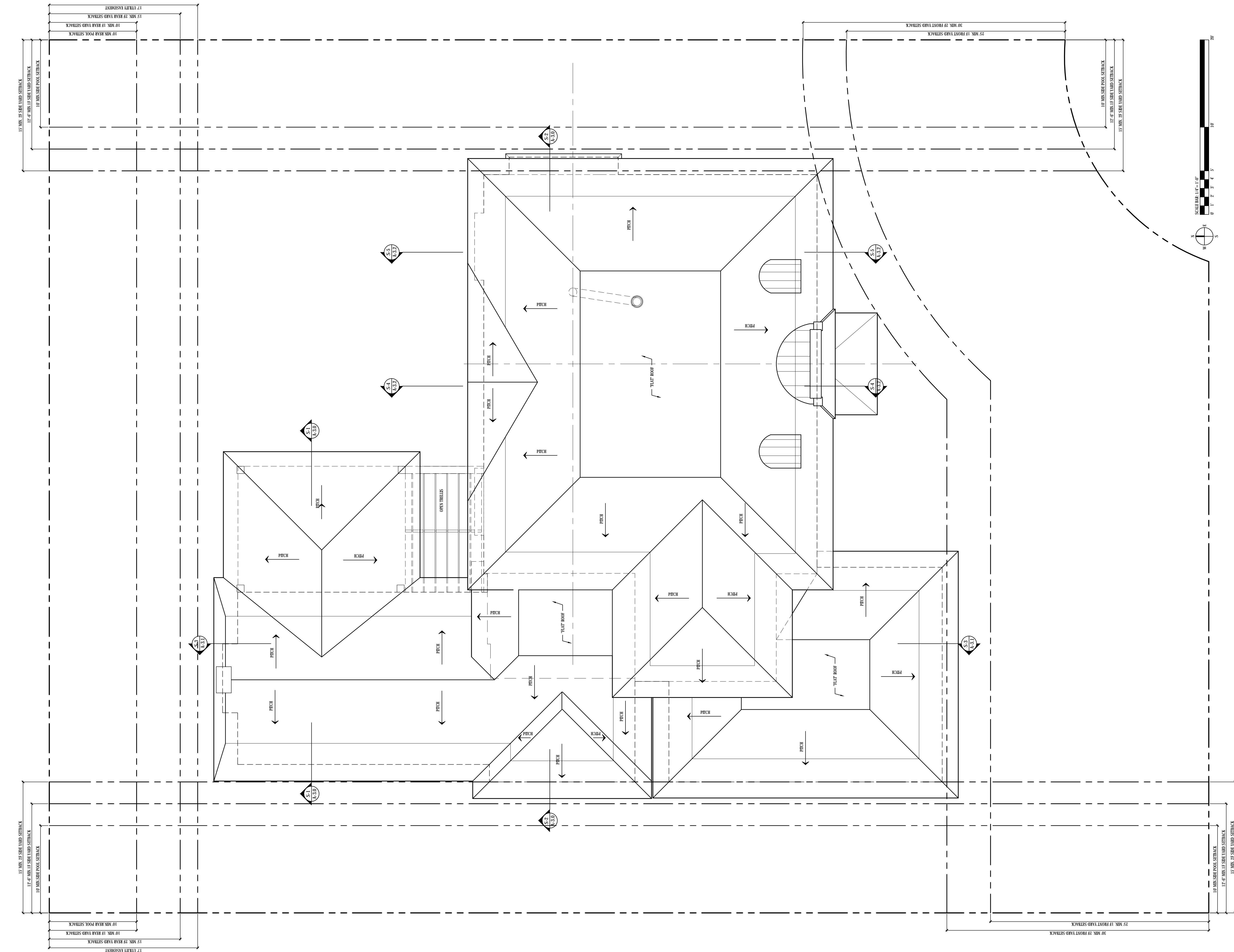
260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

3/16" : 1'-0"	ED, JTD
SCALE	DRAWN

JOB © 2016 KEAN DESIGNS

A-1.3

R O O F P L A N



P-3	ROOF PLAN
A-1.3	SCALE: 3/16"=1'-0"



E-1 FRONT ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



E-2 RIGHT SIDE ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"

- EXTERIOR MATERIAL NOTES:**
- ROOF MATERIAL NOTES:**
 - "VEREA" FLAT CLAY ROOF TILES (TO BE SELECTED), WITH COPPER FLASHING WHERE APPLICABLE.
 - RED COPPER STANDING SEAM ROOF.
 - RED COPPER GUTTERS AND LEADERS.
 - REFER TO ROOF PLAN DWG. A-1.3 FOR ADDITIONAL INFORMATION.
 - SIDING AND TRIM MATERIAL NOTES:**
 - WHITE STUCCO WALL SURFACES.
 - PAINTED AZEK CASINGS AND TRIM.
 - PAINTED AZEK FREEZE, FASCIAS AND TRIM.
 - TIMBERLINE ENDURIAN SHUTTERS W/ HARDWARE AS SELECTED. (STYLE, COLOR AND HARDWARE SHUTTER SCHEDULE TO BE DETERMINED)
 - WINDOW NOTES:**
 - MARVIN ULTIMATE CLAD HURRICANE-RATED WINDOWS.
 - LITE-CUTS AS SHOWN ON ELEVATIONS.
 - MASONRY NOTES:**
 - STUCCO VENEER CHIMNEYS.
 - BLUESTONE PAVERS AT ALL PORCHES AND TREADS.

DATE LOG	
NO.	ISSUE DATE
1	FOR REVIEW 10-15-2019
2	FOR REVIEW 12-13-2019
3	PRELIMINARY, FOR REVIEW ONLY (ARCOM) 10-16-2023
4	FIRST SUBMITTAL (ARCOM) 11-02-2023
5	SECOND SUBMITTAL (ARCOM) 11-20-2023
6	FINAL SUBMITTAL (ARCOM) 12-07-2023
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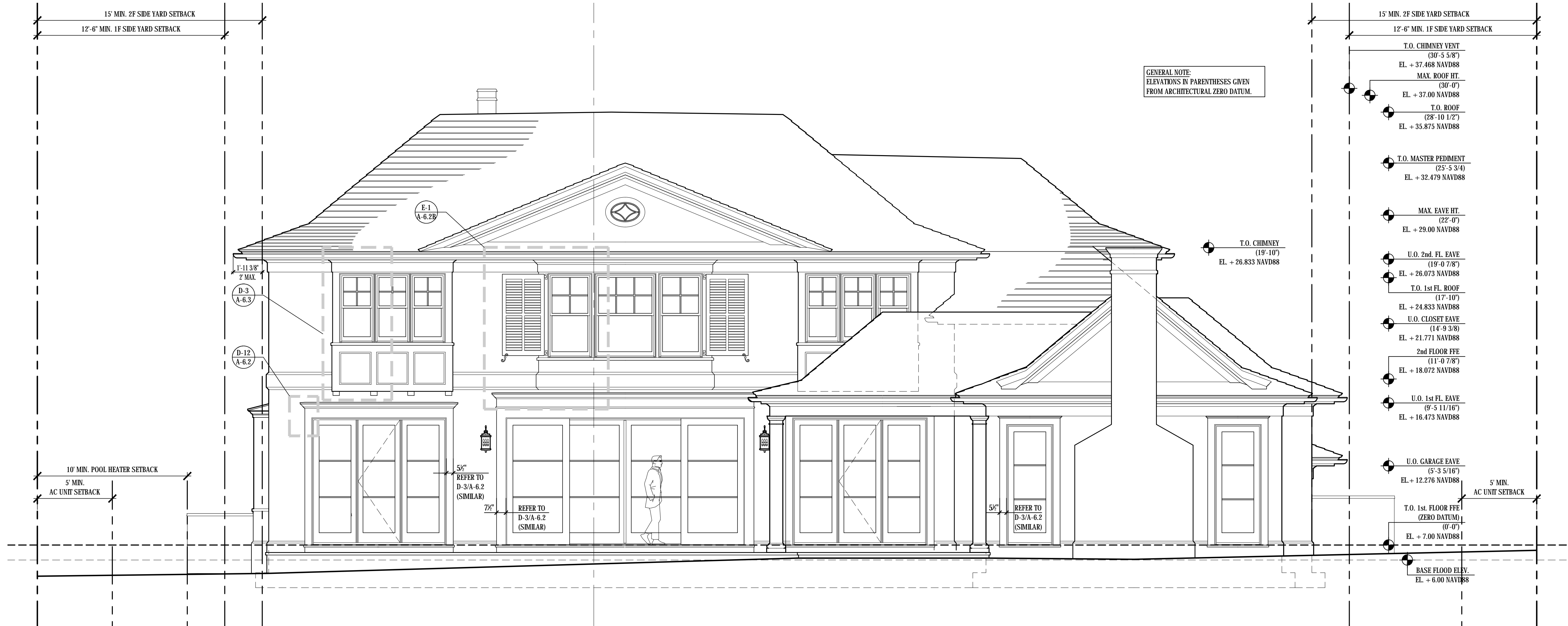
MIRAFLORES
260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

1/4" = 1'-0" ED, ITD
SCALE DRAWN

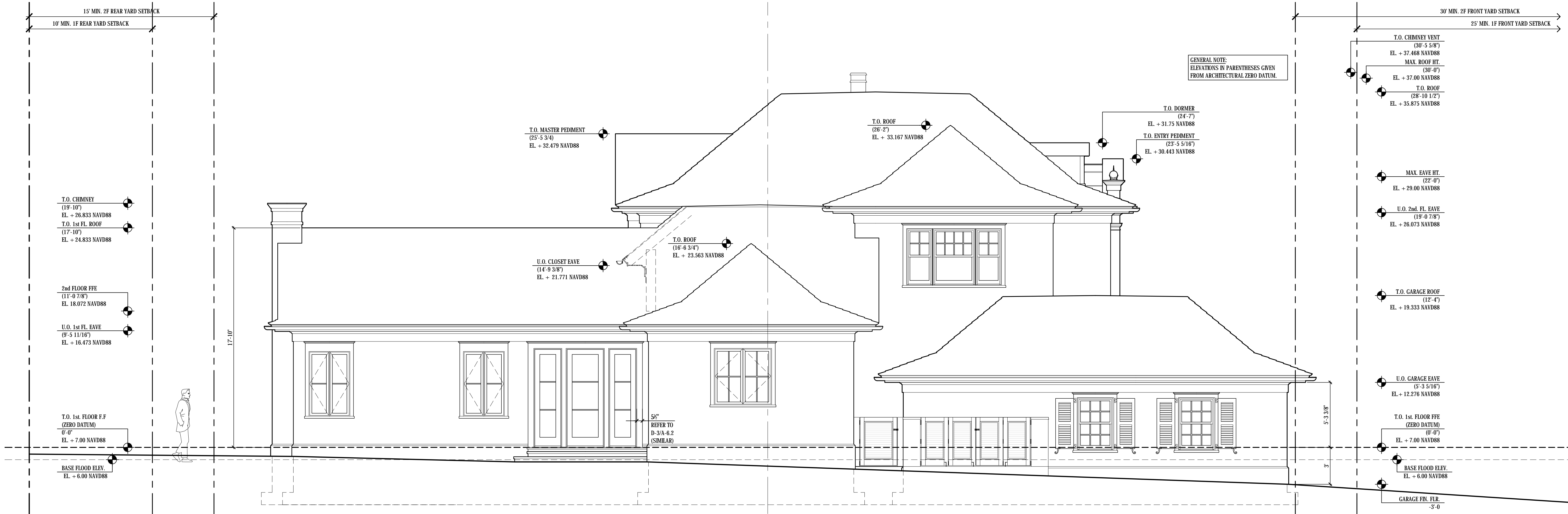
© 2016
JOB KEAN DESIGNS

A-2.0

EXTERIOR ELEVATIONS



E-3 REAR ELEVATION
A-2.1 SCALE: 1/4" = 1'-0"



E-4 LEFT SIDE ELEVATION
A-2.1 SCALE: 1/4" = 1'-0"

DATE LOG	
NO.	ISSUE DATE
1	FOR REVIEW 10-15-2019
2	FOR REVIEW 12-13-2019
3	PRELIMINARY FOR REVIEW ONLY (ARCOM) 10-14-2023
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MIRAFLORES
260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

1/4" = 1'-0" ED, ITD
SCALE DRAWN
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A-2.1



4 RIGHT ELEVATION (WEST)
EL-2.2 SCALE: NTS



2 REAR ELEVATION (SOUTH)
EL-2.2 SCALE: NTS



3 LEFT ELEVATION (EAST)
EL-2.2 SCALE: NTS



1 FRONT ELEVATION (NORTH)
EL-2.2 SCALE: NTS

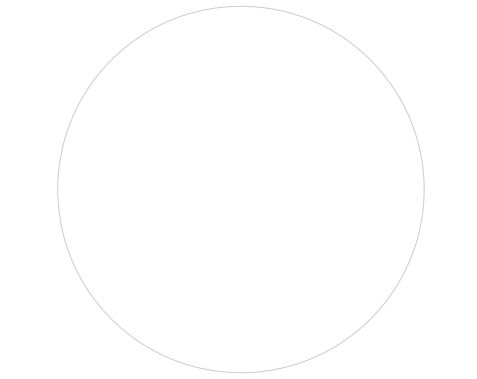
DATE LOG

NO.	ISSUE
	DATE

1	FIRST SUBMITTAL (ARCOM)
2	11-03-2023 SECOND SUBMITTAL (ARCOM)
3	11-20-2023 FINAL SUBMITTAL (ARCOM)
4	12-07-2023
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PROJECT ADDRESS

MIRAFLORES

260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

NTS | CW
SCALE | DRAWN

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EL-2.2

EXTERIOR MATERIALS
AND FINISHES





ROOF TILE

STANDING SEAM

ROOF SPECIFICATIONS

MANUFACTURER	MODEL/MATERIAL	COLOR
VEREA	FLAT CLAY ROOF TILE	"WHITE"
TBD	STANDING SEAM ROOF @ ROOF ACCENT AREAS AS PER ELEVATIONS	"RED COPPER"

1

ROOF SAMPLE

CS-1.1

SCALE: NTS





MATERIAL

COLOR

EXTERIOR WALL FINISH SPECIFICATIONS

MANUFACTURER	MODEL/MATERIAL	COLOR
PAREX	STUCCO: "HAND OF THE CRAFTSMAN" FINISH	"SNOWBALL"

2

EXTERIOR WALL SAMPLE

CS-1.1

SCALE: NTS





MATERIAL

COLOR

TRIM SPECIFICATIONS


MANUFACTURER	MODEL/MATERIAL	COLOR
AZEK	PAINTED PVC TRIMBOARD	"WHITE DOVE"


3

EXTERIOR TRIM SAMPLE

CS-1.1

SCALE: NTS





DRIVEWAY SPECIFICATIONS

MANUFACTURER	MATERIAL	COLOR
N/A	PEA GRAVEL & CONCRETE PAVERS	"TBD"

4

DRIVEWAY SAMPLE

CS-1.1

SCALE: NTS





STONE

PATIOS/PATHS SPECIFICATIONS

MANUFACTURER	MODEL/MATERIAL	COLOR
N/A	COQUINA STONE WITH RUNNING BOND	TBD

5

PATIO & PATHS SAMPLE

CS-1.1

SCALE: NTS



NOTE:
- REFER TO ELEVATIONS
FOR MULLION LAYOUT.
- ALL WINDOWS TO BE
HURRICANE-RATED



MATERIAL

COLOR

WINDOW AND/OR TRIM

MANUFACTURER	MODEL/MATERIAL	COLOR
MARVIN	SIGNATURE ULTIMATE CLAD WINDOWS: DOUBLE HUNG AND CASEMENT	"STONE WHITE"

6

WINDOW AND/OR TRIM SAMPLE

CS-1.1

SCALE: NTS





MATERIAL

COLOR

FRONT DOOR SPECIFICATIONS

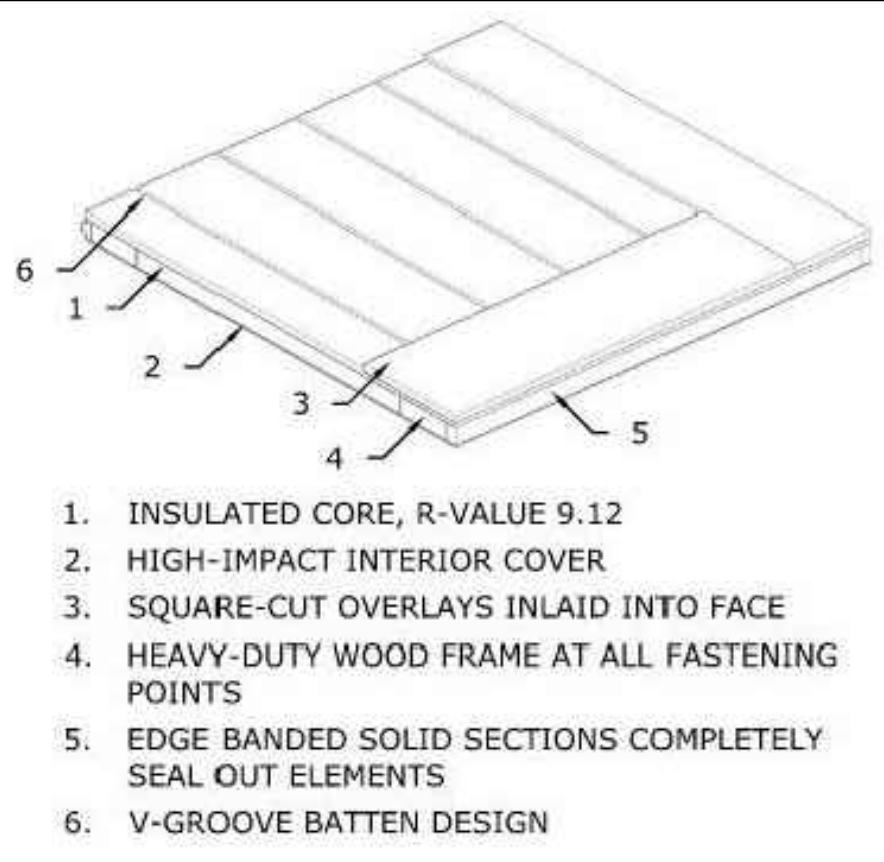
MANUFACTURER	MODEL/MATERIAL	COLOR
CUSTOM	CUSTOM PANELLED WOOD CONSTRUCTION	"HIGH GLOSS BLACK"

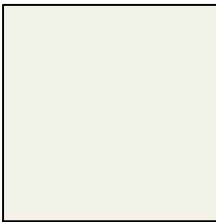
7

FRONT DOOR SAMPLE

CS-1.1

SCALE: NTS





MATERIAL

COLOR

GARAGE DOOR SPECIFICATIONS


MANUFACTURER	MODEL/MATERIAL	COLOR
FIMBEL ARCHITECTURAL DOORS	ROARING TWENTIES / COMPOSITE CONSTRUCTION	"WHITE DOVE"


8

GARAGE DOOR

CS-1.1

SCALE: NTS





MATERIAL

COLOR

COLUMNS SPECIFICATIONS

MANUFACTURER	MATERIAL	COLOR
TBD	PAINTED AZEK /PRE-CAST	"WHITE DOVE"

9

COLUMNS SAMPLE

CS-1.1

SCALE: NTS





MATERIAL

COLOR

RAILINGS SPECIFICATIONS

MANUFACTURER	MATERIAL	COLOR
CUSTOM	WROUGHT IRON RAILING SYSTEM WITH BRONZE TOP RAIL	"GLOSS BLACK"


10

RAILINGS SAMPLE

CS-1.1

SCALE: NTS

NOTE: IMAGES SHOWN ARE A REPRESENTATION OF ACTUAL MATERIALS TO BE USED. COLOR & TEXTURE MAY VARY. PLEASE REFER TO PHYSICAL SAMPLES PROVIDED



MATERIAL

GUTTER & LEADER SPECIFICATIONS

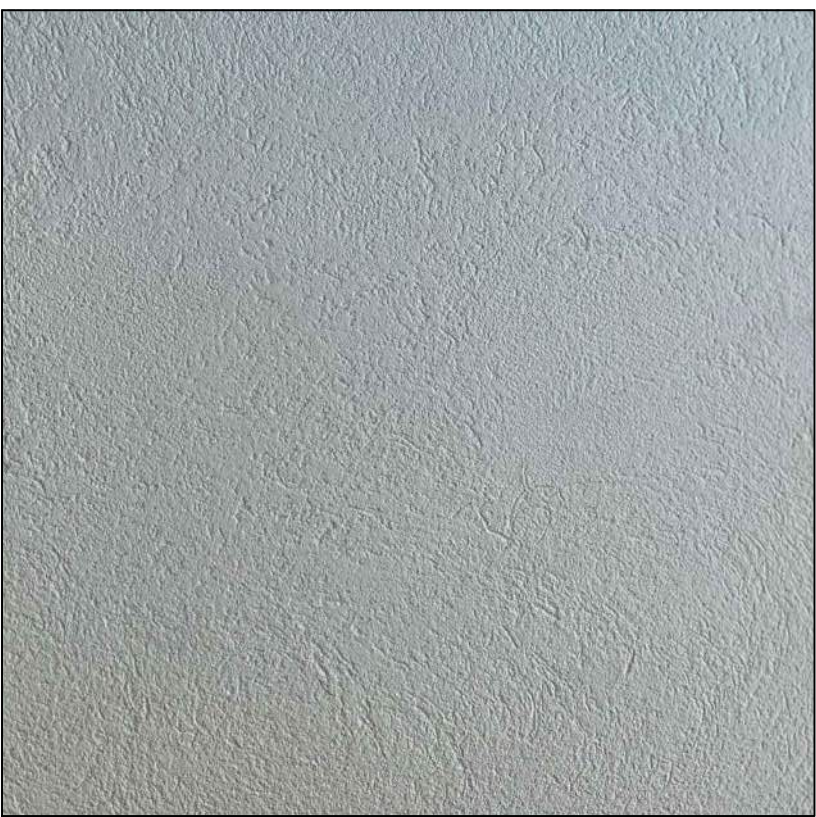
MANUFACTURER	MODEL/MATERIAL	COLOR
TBD	HALF ROUND GUTTERS & LEADERS	RED COPPER


11

GUTTER & LEADERS SAMPLE

CS-1.1

SCALE: NTS





MATERIAL

COLOR

RETAINING WALL SPECIFICATIONS


MANUFACTURER	MODEL/MATERIAL	COLOR
TBD	STUCCO - "HAND OF THE CRAFTSMAN FINISH"	"SNOWBALL"

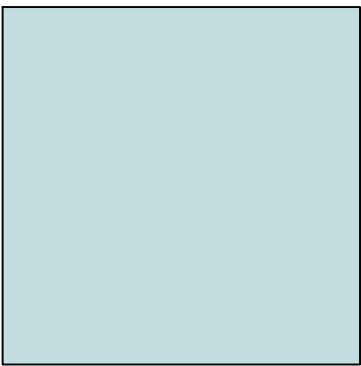
12

RETAINING/SITE WALL SAMPLE

CS-1.1

SCALE: NTS





MATERIAL

COLOR

WINDOW SHUTTER SPECIFICATIONS

MANUFACTURER	MODEL/MATERIAL	COLOR
TIMBERLINE	ENDURIAN	"BIRD'S EGG" BM 2051-60

13

WINDOW SHUTTER SAMPLE

CS-1.1


SCALE: NTS

DATE LOG


NO.	ISSUE	DATE
1	FIRST SUBMITTAL (ARCOM)	11-03-2023
2	SECOND SUBMITTAL (ARCOM)	11-20-2023
3	FINAL SUBMITTAL (ARCOM)	12-07-2023
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PROJECT ADDRESS:

MIRAFLORES
260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

NTS
SCALE

JTD
DRAWN

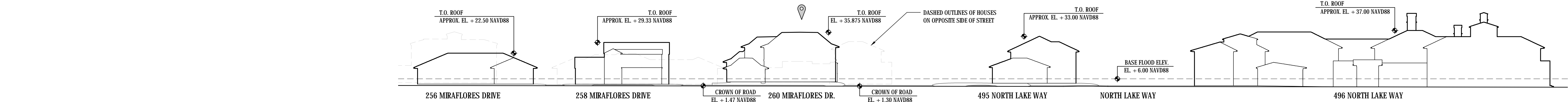
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EL-2.3

EXTERIOR MATERIALS
AND FINISHES

ARCH Page 14 of 33



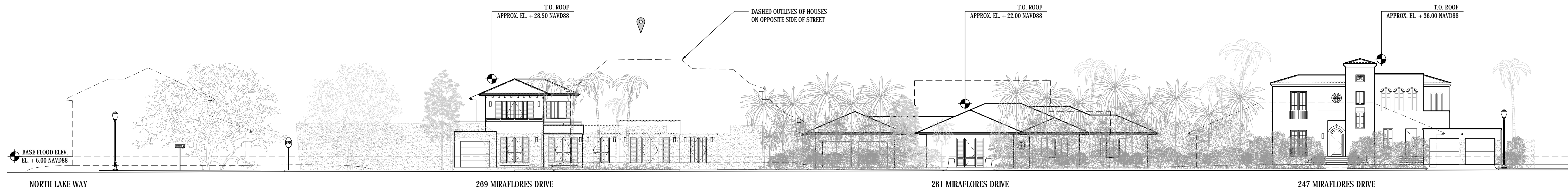
E-1 MIRAFLORES DRIVE SOUTH SIDE STREETScape KEY ELEVATION
A-2.4 SCALE: 1/32"=1'-0"



E-2 MIRAFLORES DRIVE SOUTH SIDE STREETScape ELEVATION
A-2.4 SCALE: 1/16"=1'-0"



E-3 MIRAFLORES DRIVE SOUTH SIDE STREETScape ELEVATION
A-2.4 SCALE: 1/16"=1'-0"



E-4 MIRAFLORES DRIVE NORTH SIDE STREETScape ELEVATION
A-2.4 SCALE: 1/16"=1'-0"

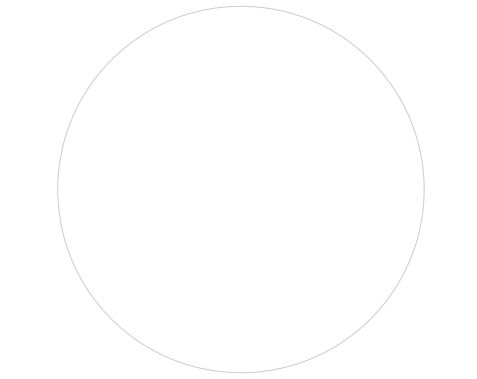
DATE LOG

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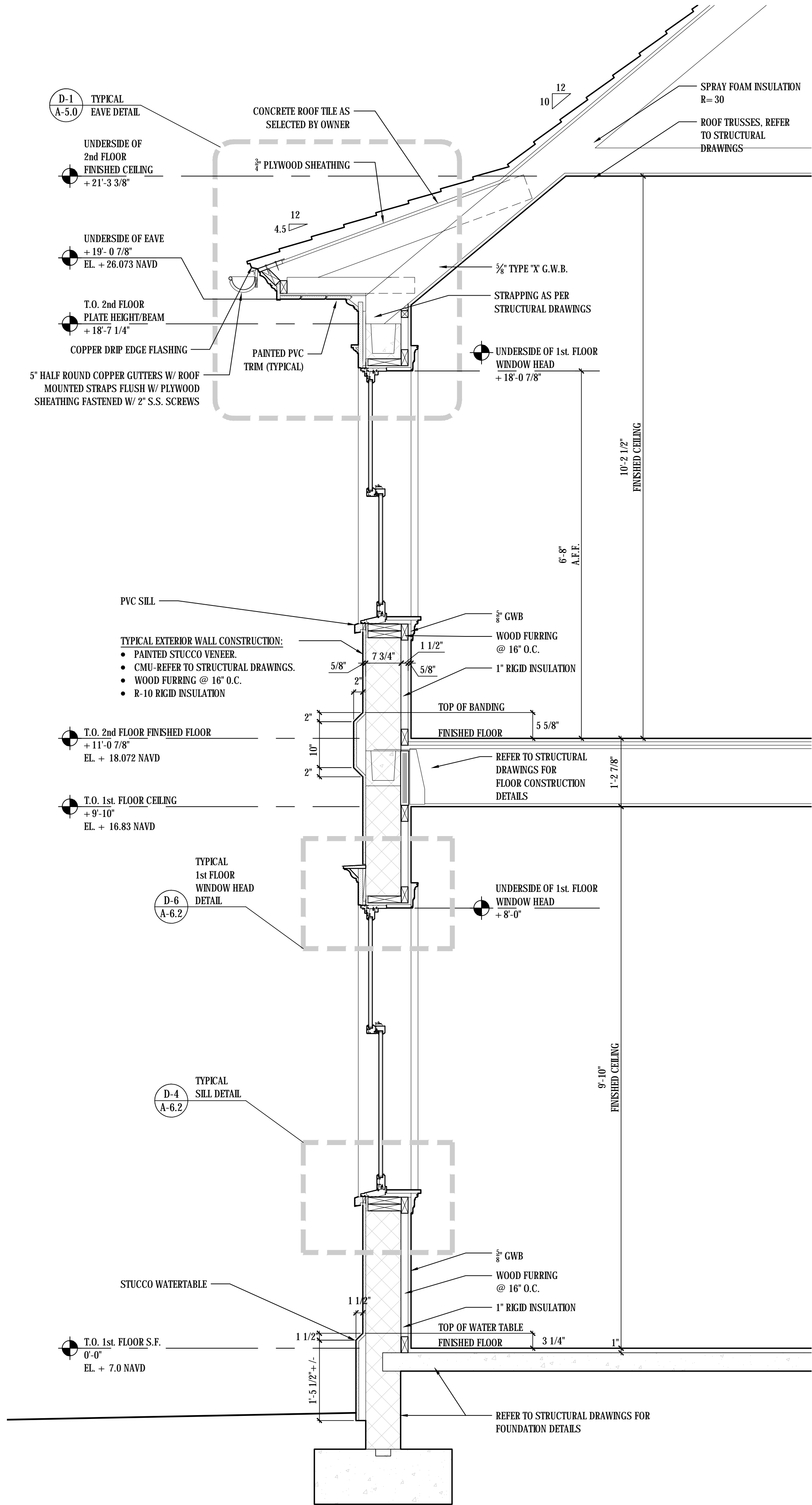
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260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

AS NOTED | ED. ITD
SCALE | DRAWN

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A-2.4

STREETSCAPE ELEVATIONS



WS-1
A-4.0
TYPICAL WALL SECTION
SCALE: 3/4"=1'-0"

DATE LOG	
NO.	ISSUE DATE
1	FOR REVIEW 10-23-2019
2	FIRST SUBMITTAL (ARCOM) 11-02-2023
3	SECOND SUBMITTAL (ARCOM) 11-20-2023
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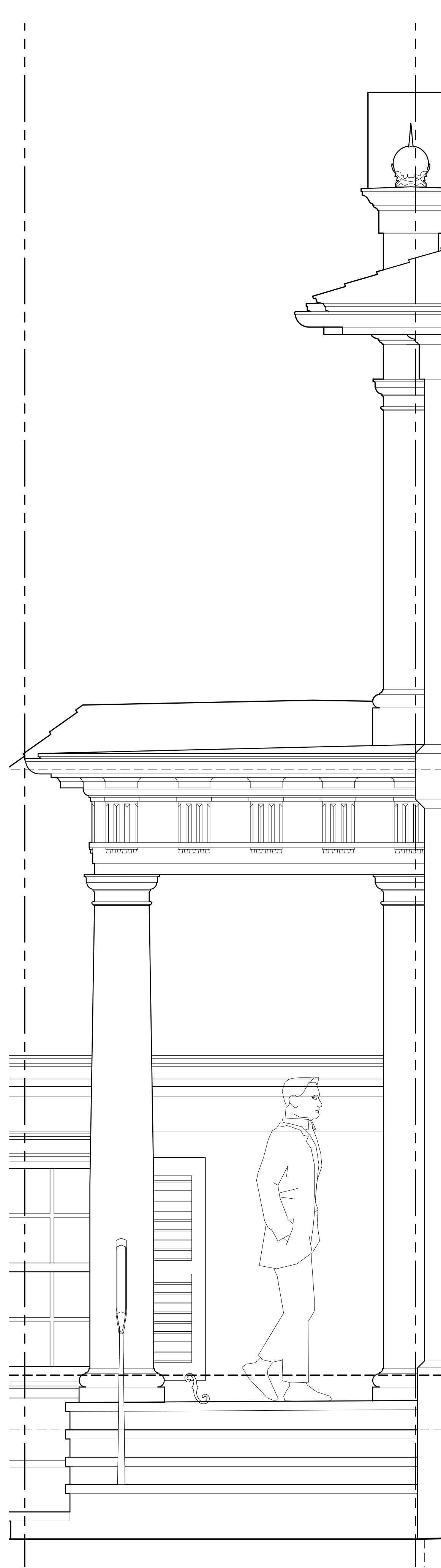
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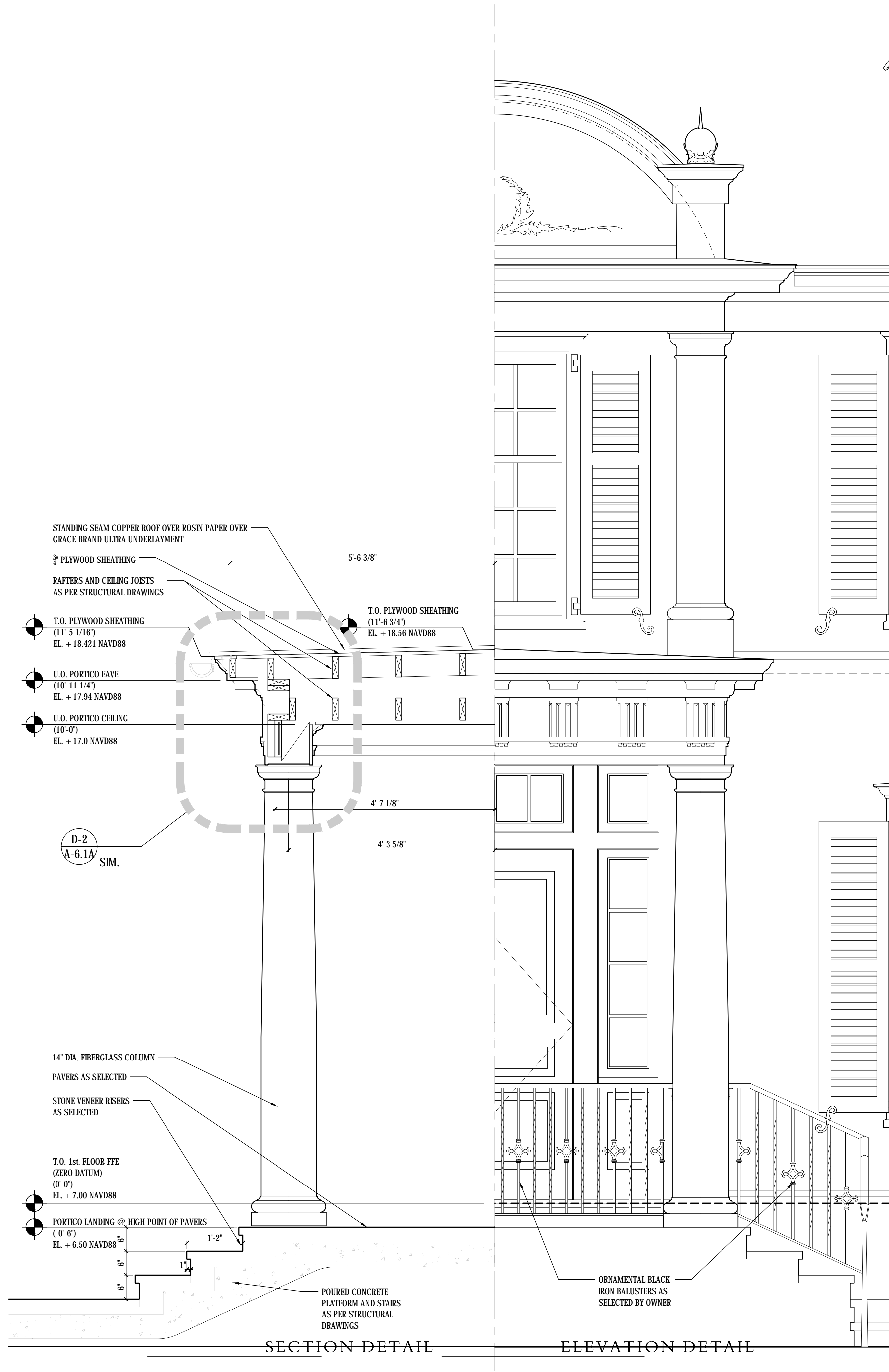
260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

AS NOTED	ED
SCALE	DRAWN
JOB	© 2016 KEAN DESIGNS

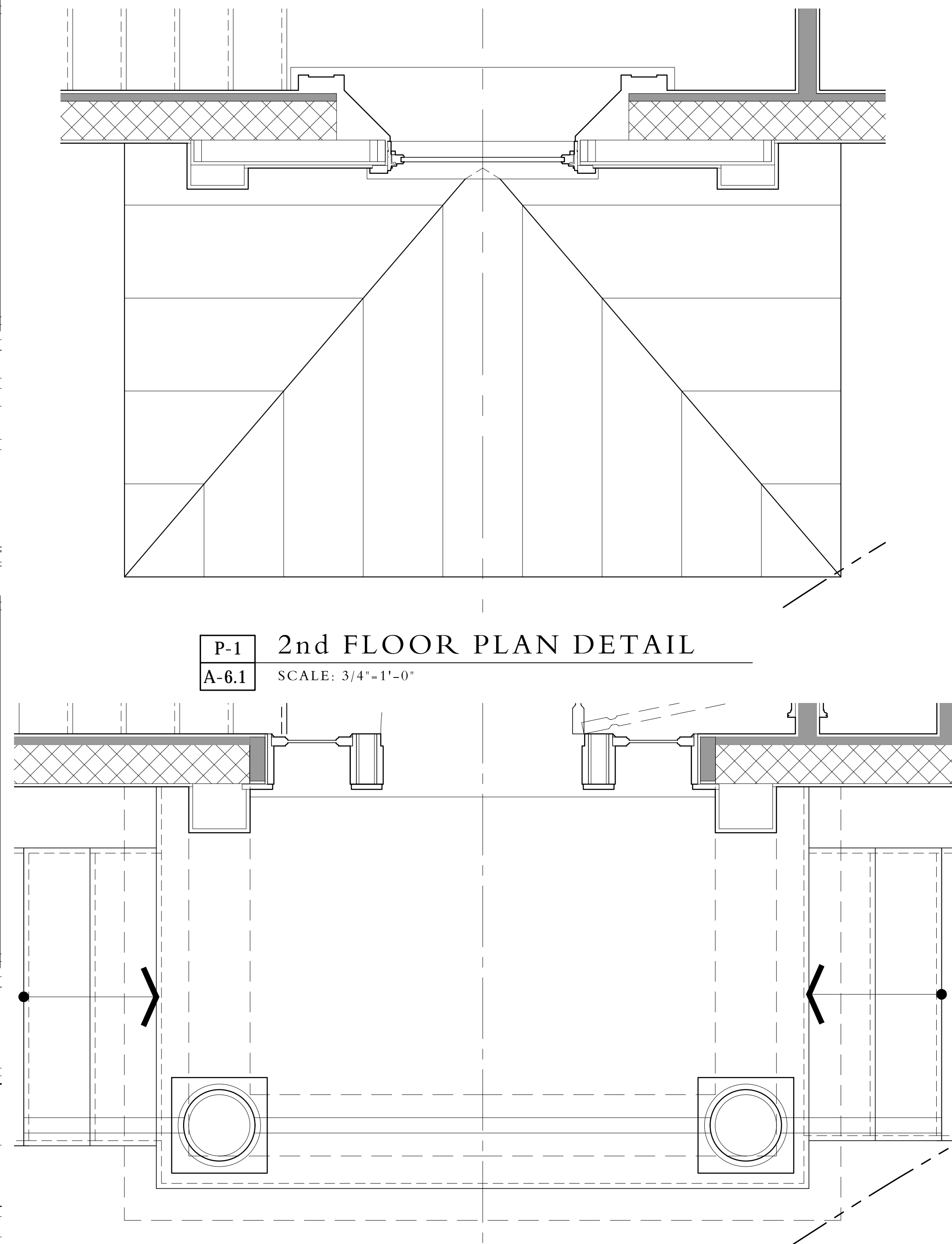
A-4.0



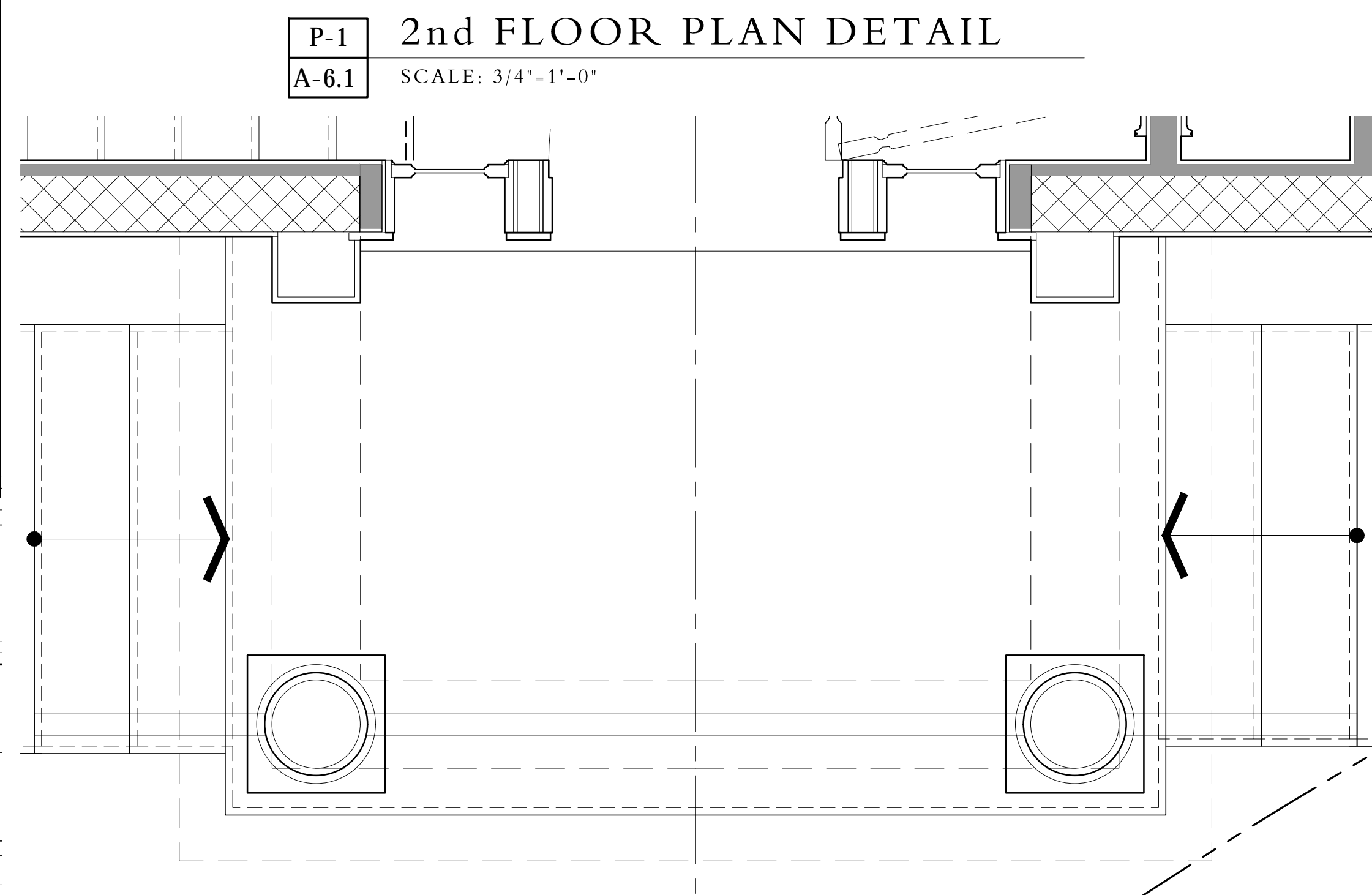
D-1 PORTICO SIDE ELEVATION
A-6.1 SCALE: 3/4"-1'-0"



D-2 PORTICO SECTION/ELEVATION DETAIL
A-6.1 SCALE: 3/4"-1'-0"



P-2 1st FLOOR PLAN DETAIL
A-6.1 SCALE: 3/4"-1'-0"



P-1 2nd FLOOR PLAN DETAIL
A-6.1 SCALE: 3/4"-1'-0"


DATE LOG

NO.	ISSUE	DATE
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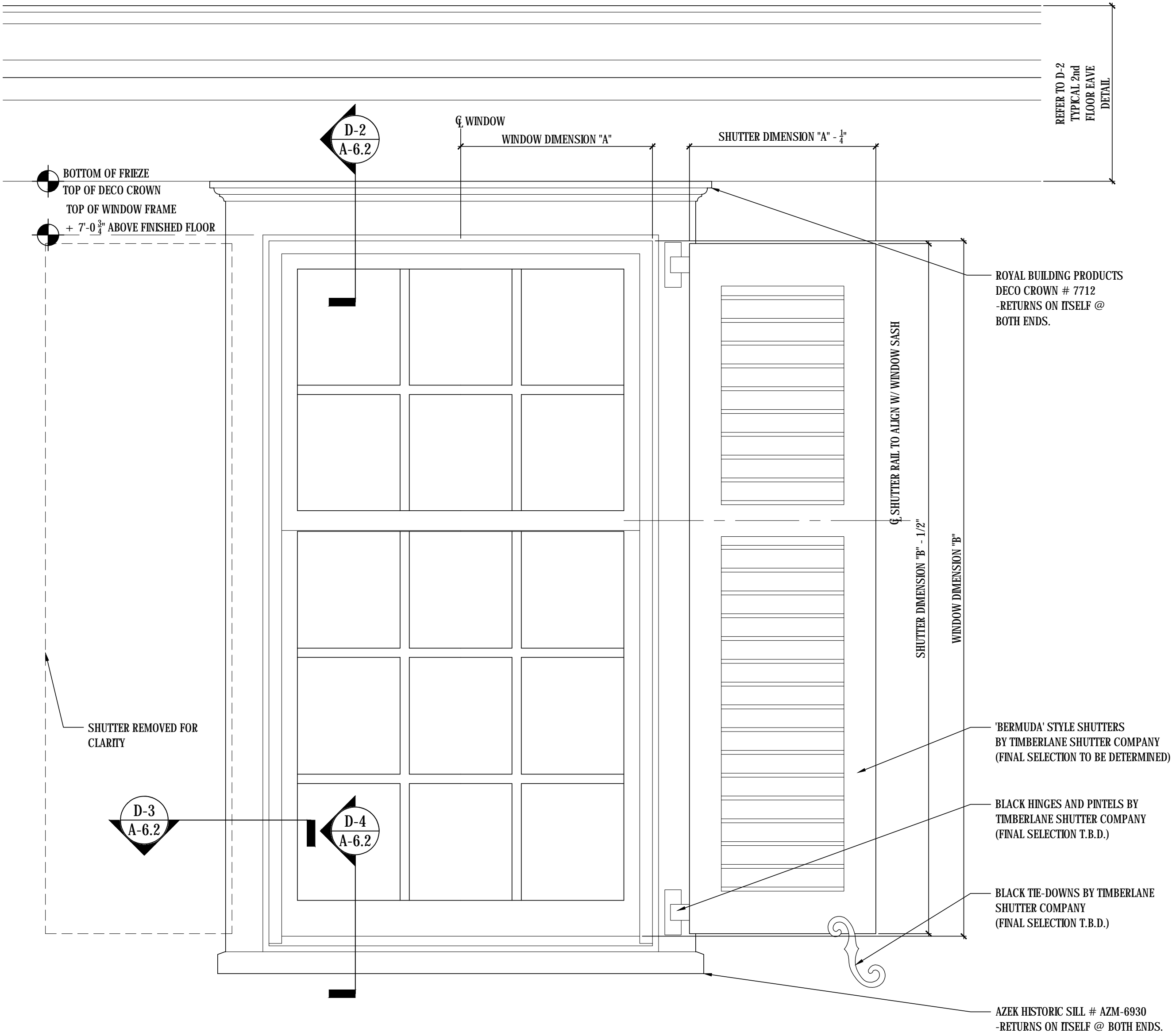
260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

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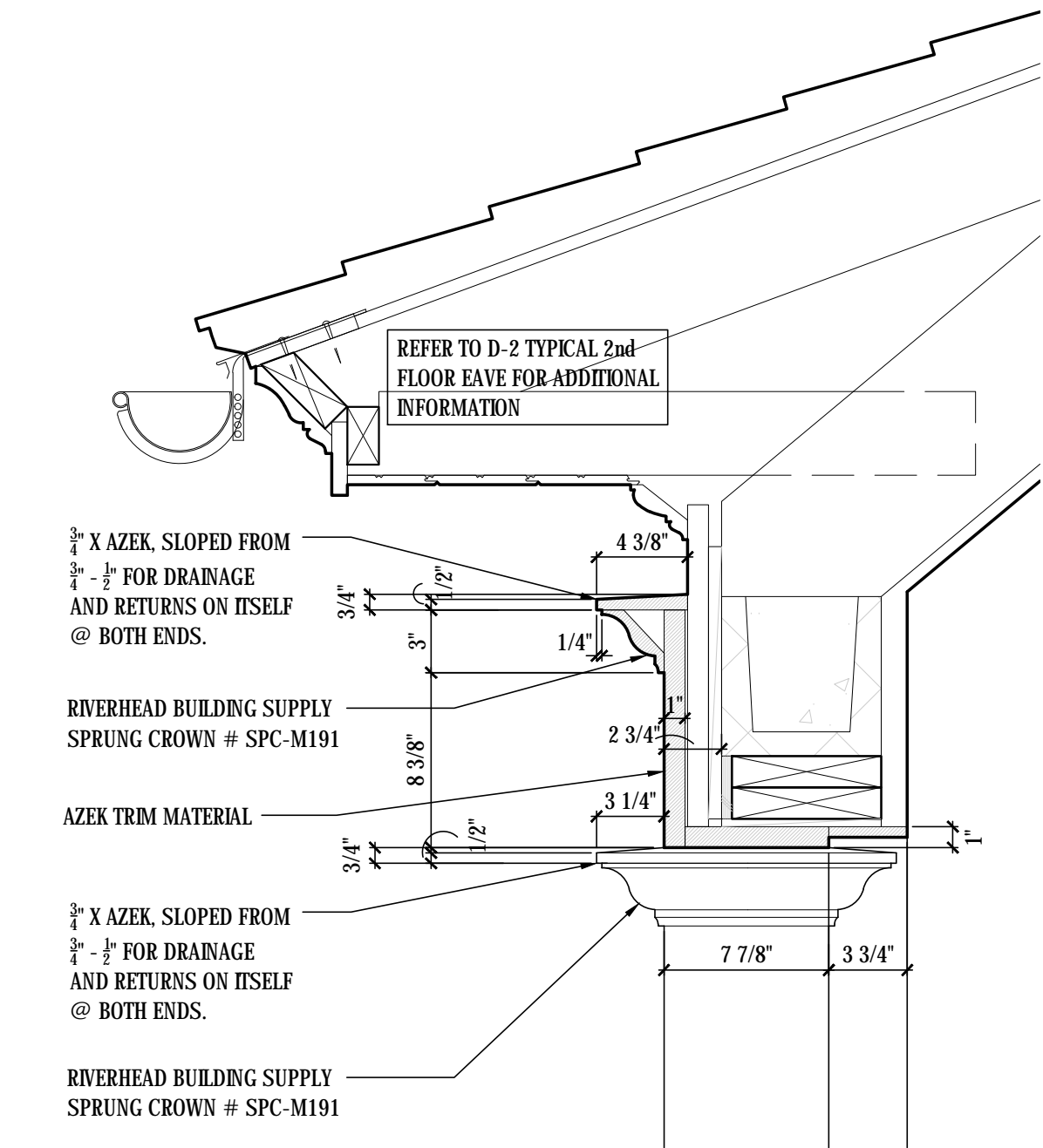
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A-6.1

ENTRY PORTICO DETAILS

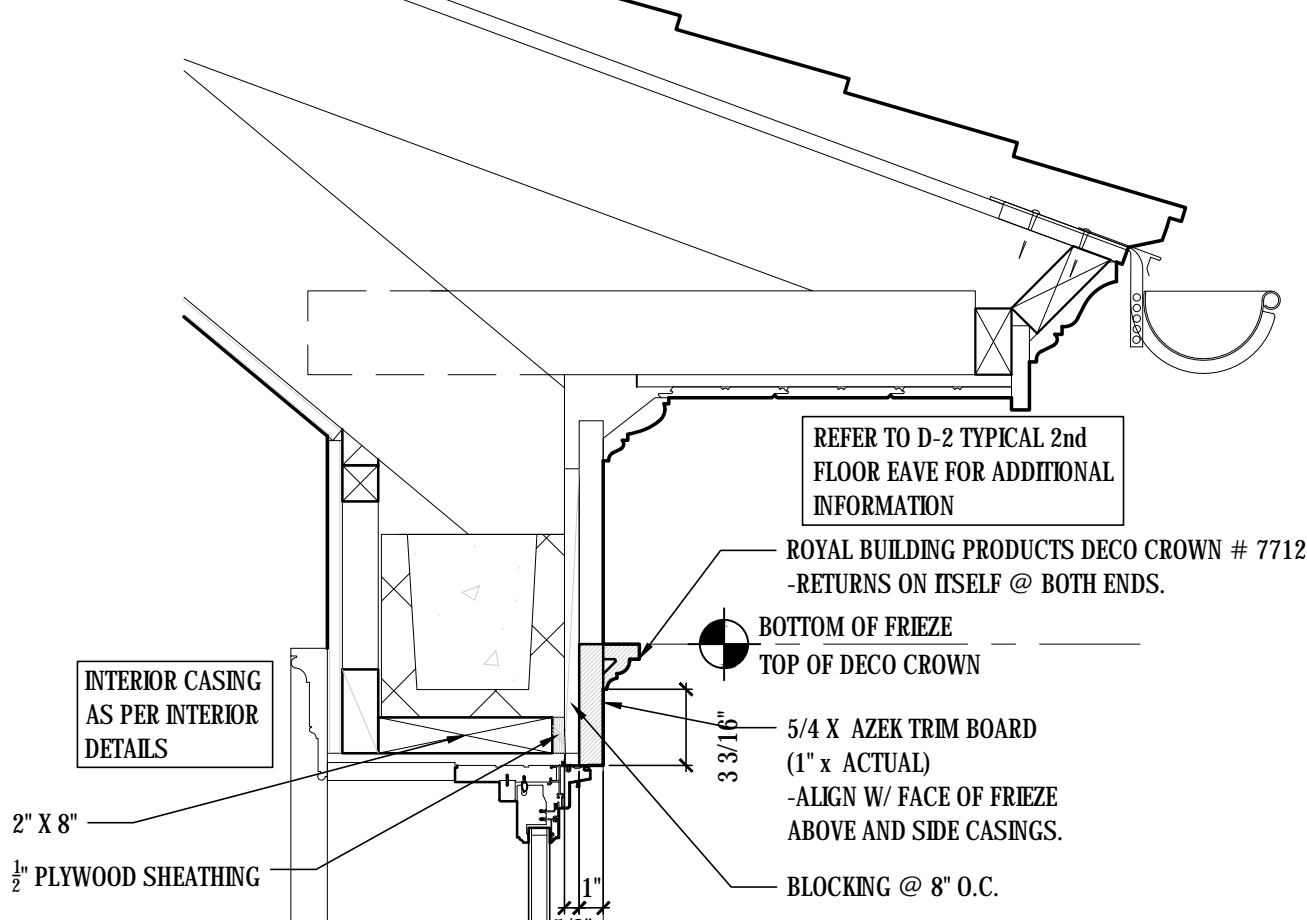


D-1
A-6.2 TYPICAL 2nd FLOOR WINDOW ELEVATION DETAIL
SCALE: 1 1/2"=1'-0"

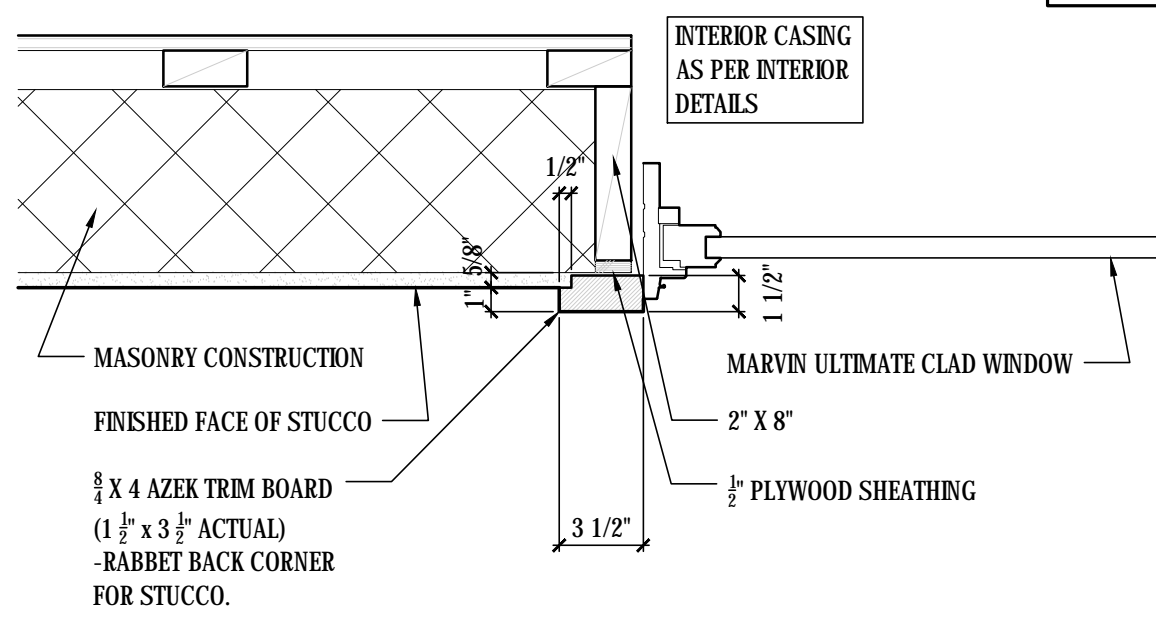


D-8
A-6.2 GARAGE DOOR HEAD DETAIL
SCALE: 1 1/2"=1'-0"

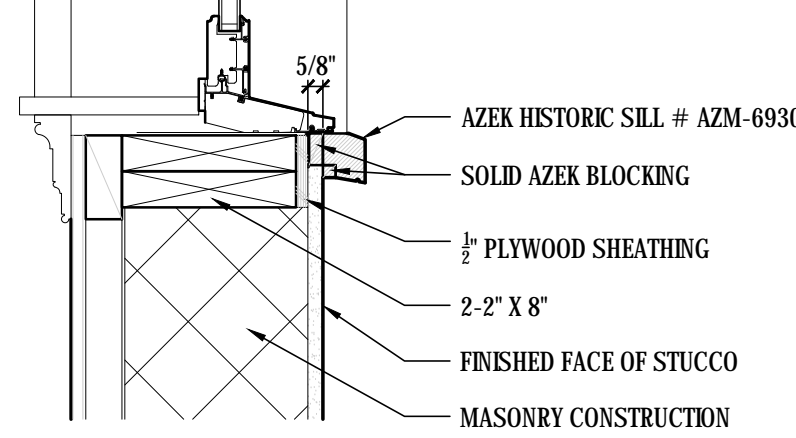
D-9
A-6.2 OMITTED



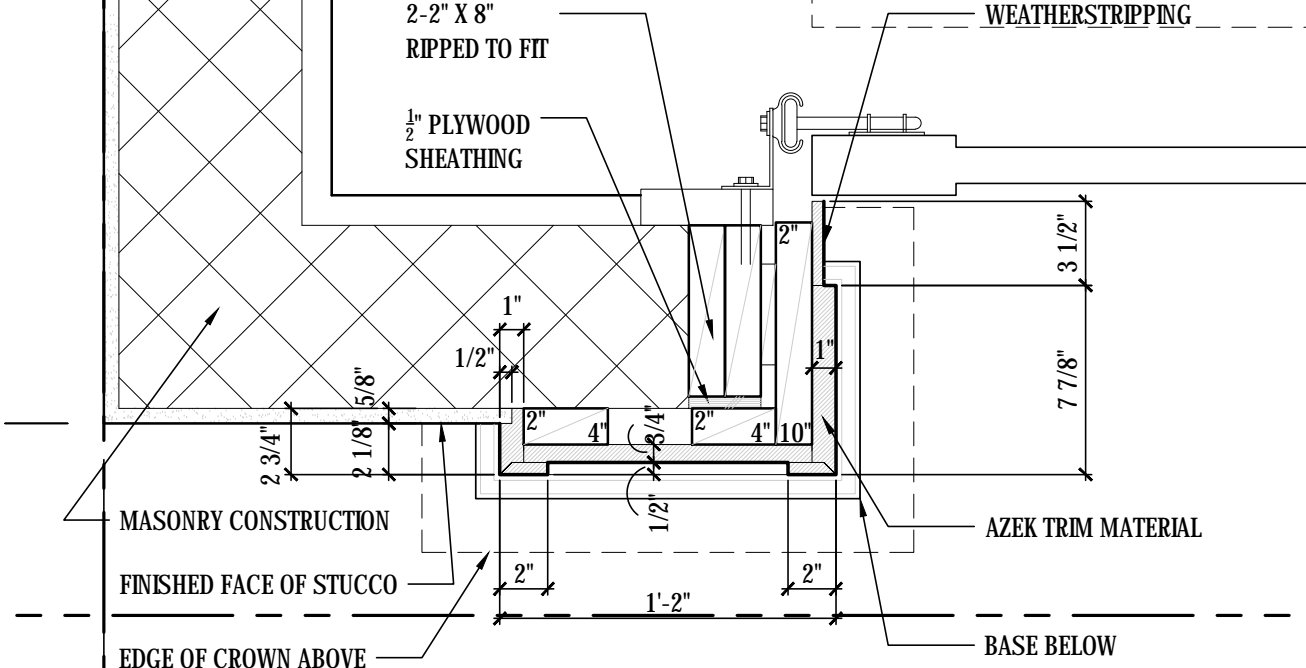
D-2
A-6.2 TYPICAL 2nd FLOOR WINDOW HEAD DETAIL
SCALE: 1 1/2"=1'-0"



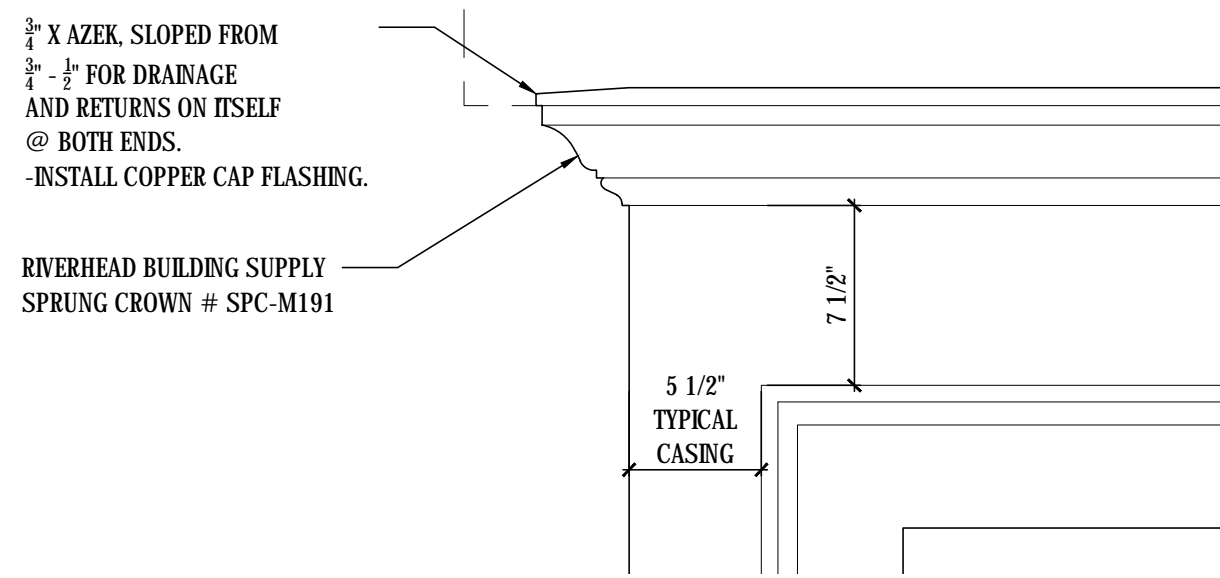
D-3
A-6.2 TYPICAL WINDOW JAMB DETAIL
SCALE: 1 1/2"=1'-0"



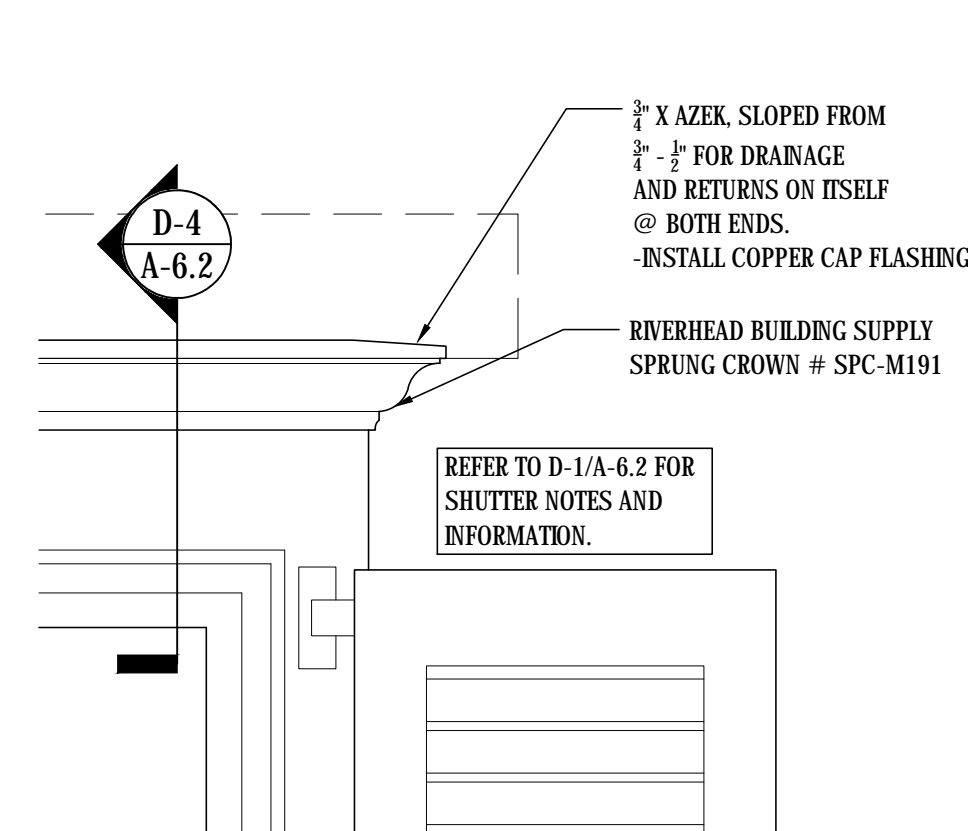
D-4
A-6.2 TYPICAL WINDOW SILL DETAIL
SCALE: 1 1/2"=1'-0"



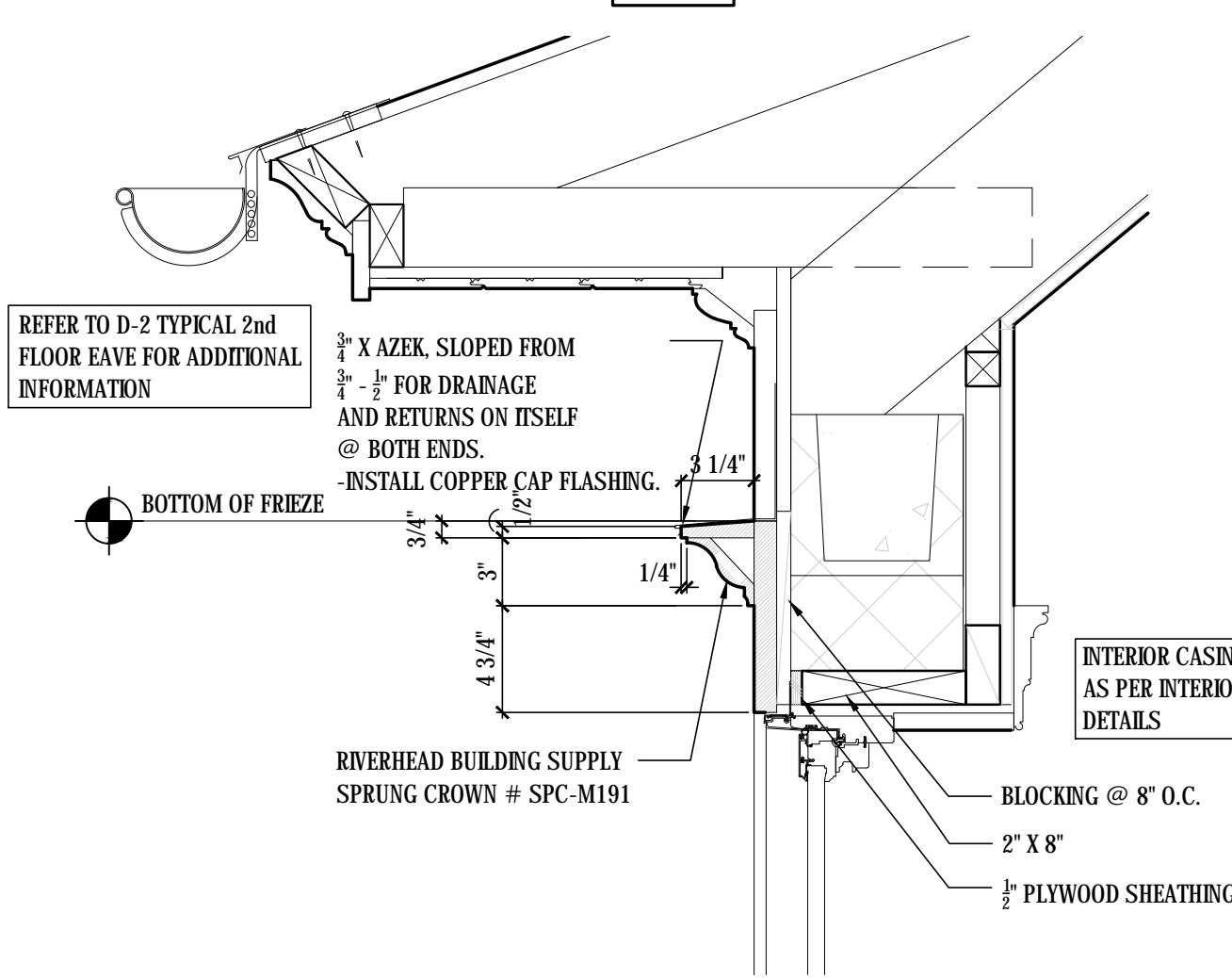
D-10
A-6.2 GARAGE DOOR PILASTER PLAN DETAIL #1
SCALE: 1 1/2"=1'-0"



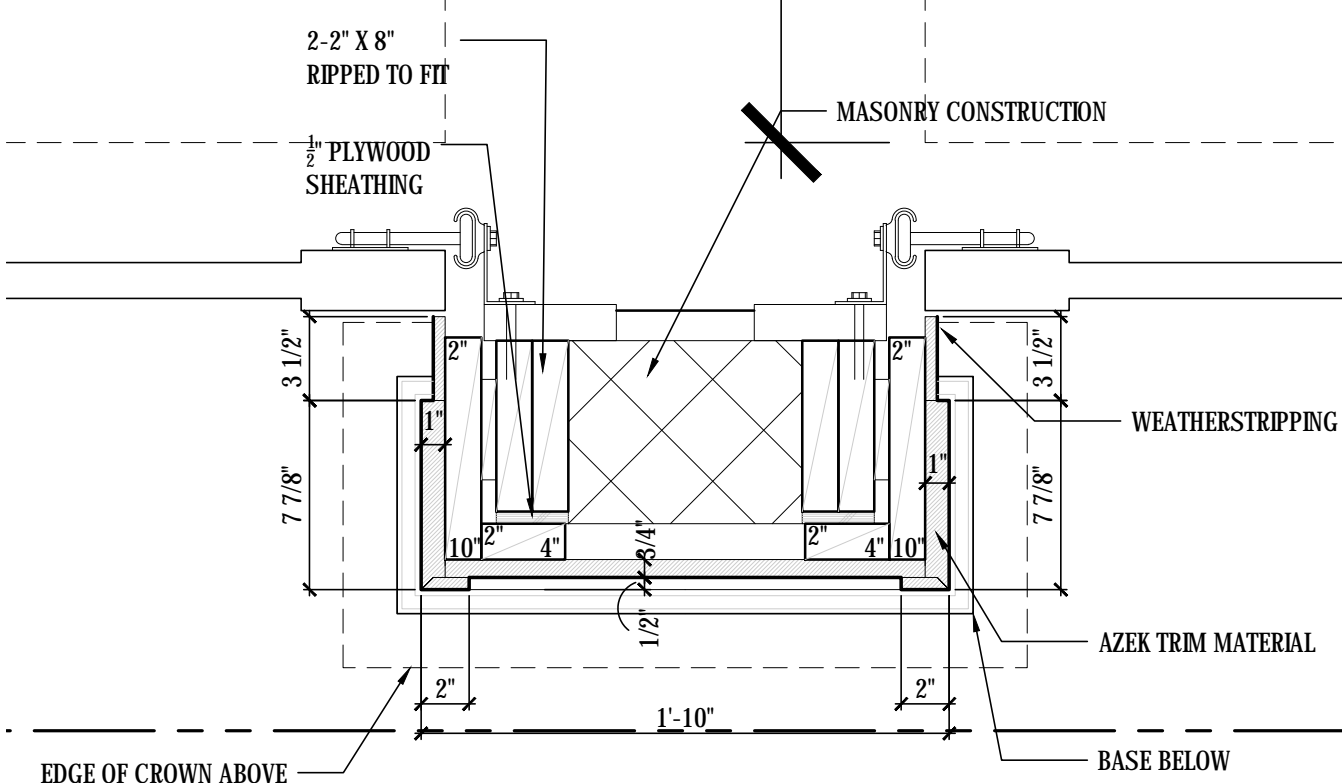
D-12
A-6.2 GARAGE DOOR CASING DETAIL
SCALE: 1 1/2"=1'-0"



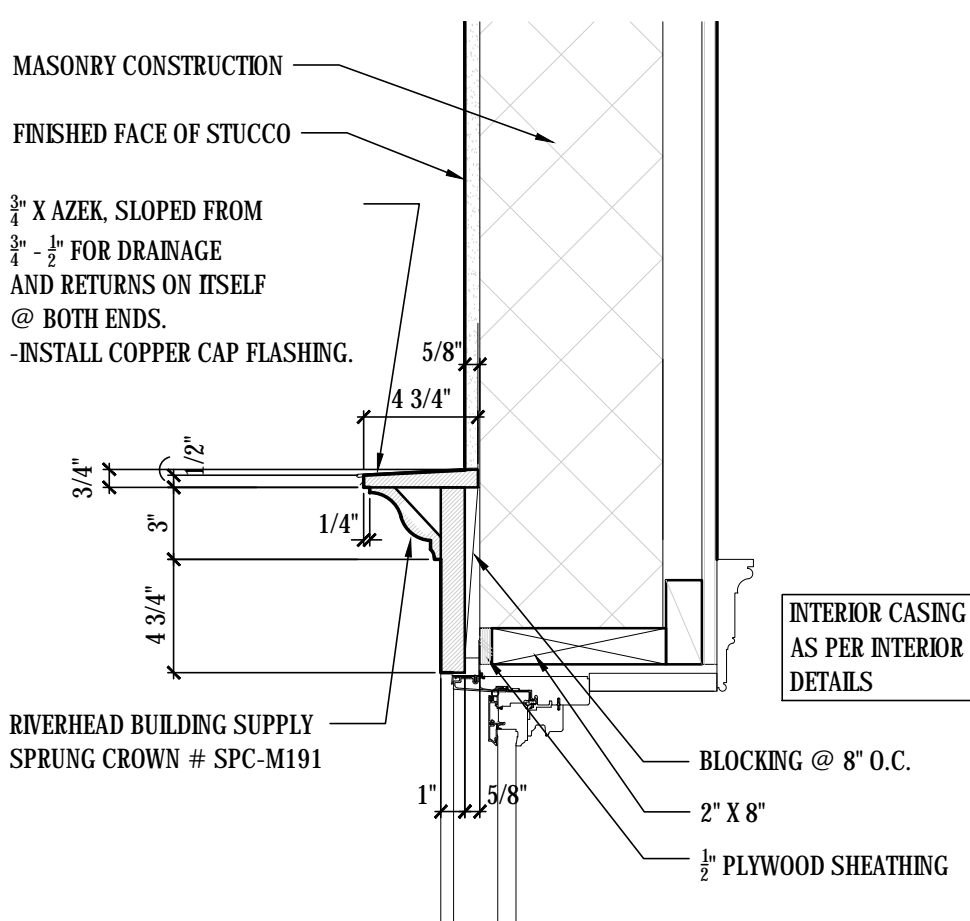
D-5
A-6.2 TYPICAL 1st FLOOR WINDOW HEAD ELEVATION DETAIL
SCALE: 1 1/2"=1'-0"



D-7
A-6.2 WINDOW HEAD DETAIL@ BR. #3
SCALE: 1 1/2"=1'-0"

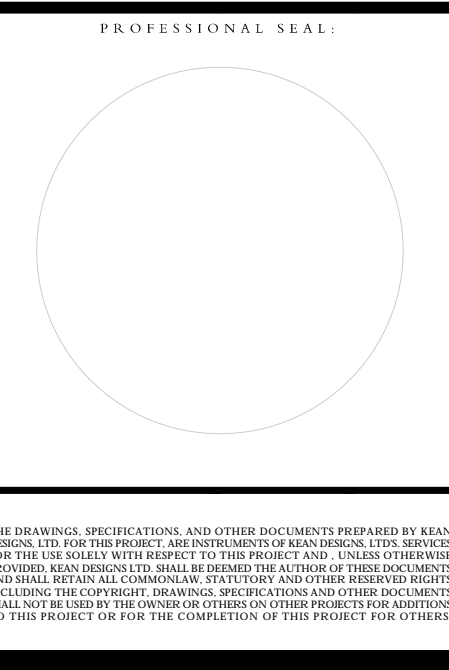


D-11
A-6.2 GARAGE DOOR PILASTER PLAN DETAIL #2
SCALE: 1 1/2"=1'-0"



D-6
A-6.2 TYPICAL 1st FLOOR WINDOW HEAD SECTION DETAIL
SCALE: 1 1/2"=1'-0"

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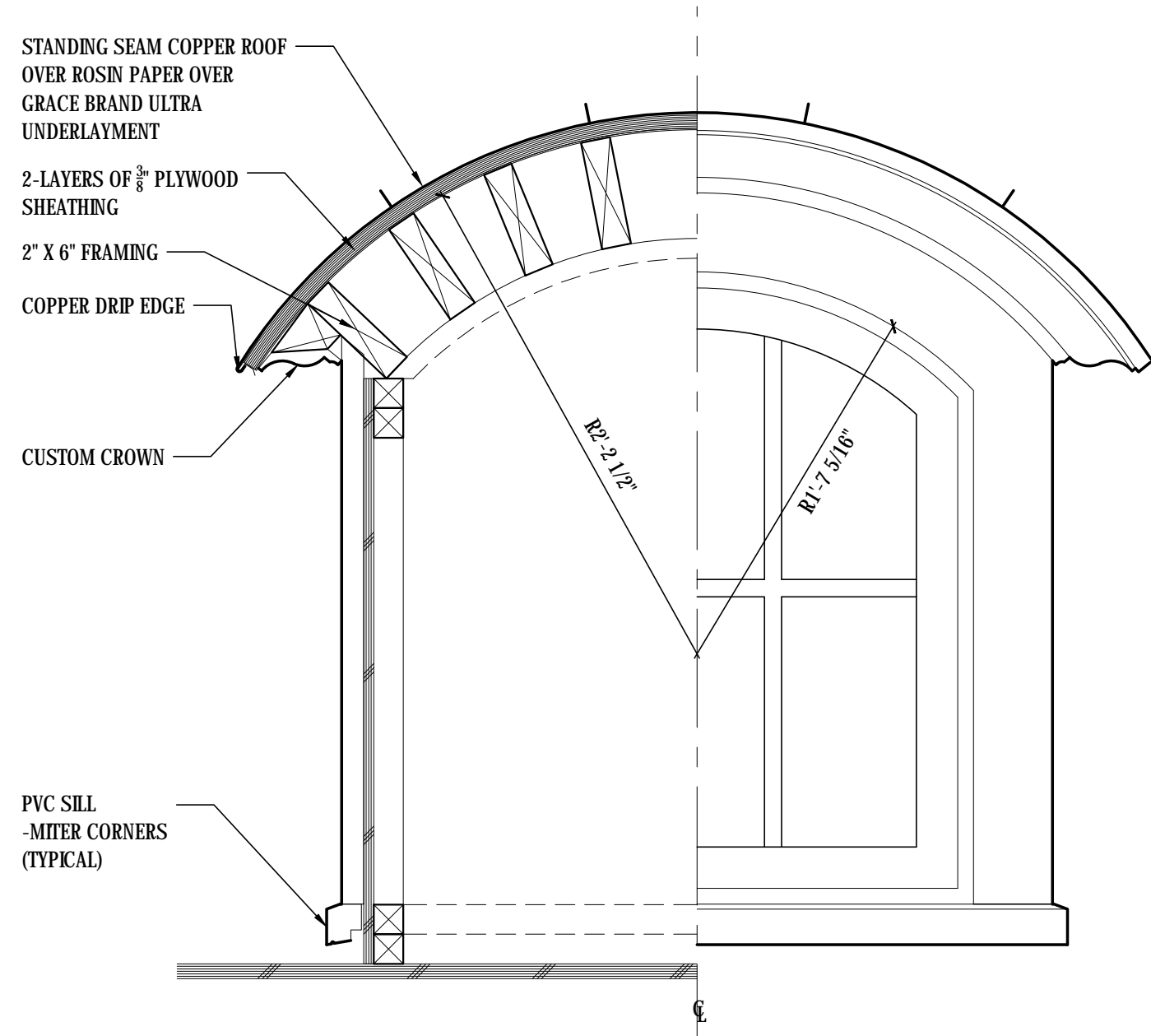


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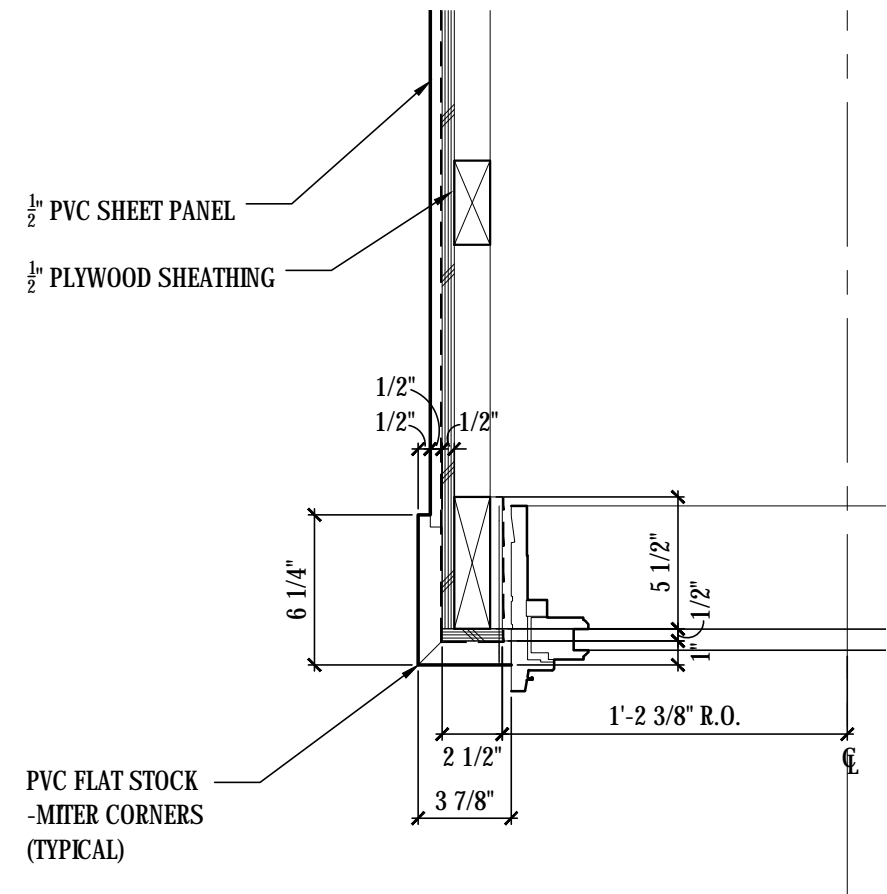
PROJECT ADDRESS:
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SCALE	DRAWN
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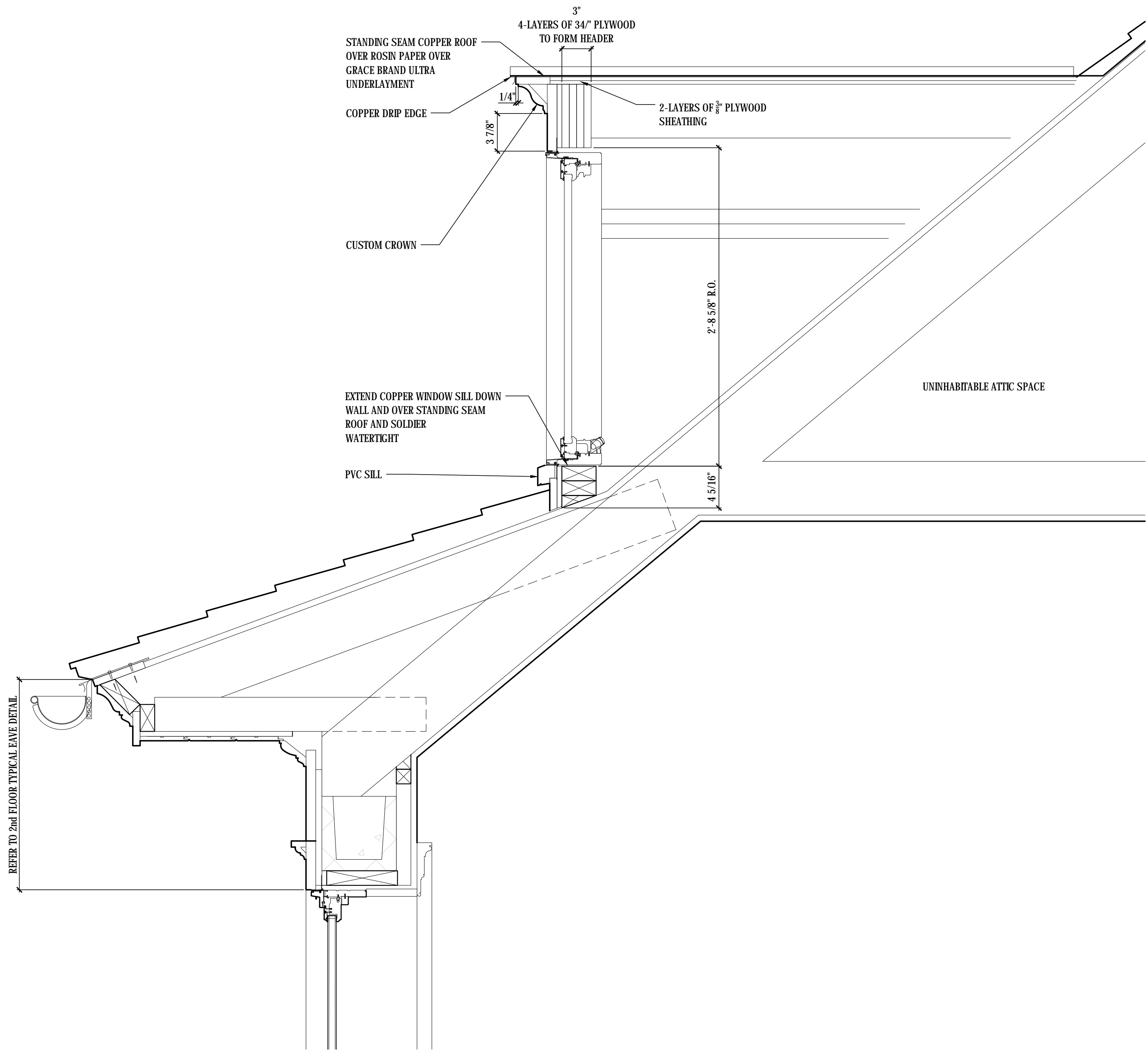
A-6.2



D-1
A-6.2a DORMER SECTION/
ELEVATION DETAIL
SCALE: 1 1/2"=1'-0"



D-2
A-6.2a DORMER PLAN DETAIL
SCALE: 1 1/2"=1'-0"



D-3
A-6.2a DORMER SECTION DETAIL
SCALE: 1 1/2"=1'-0"

DATE LOG	
NO.	ISSUE DATE
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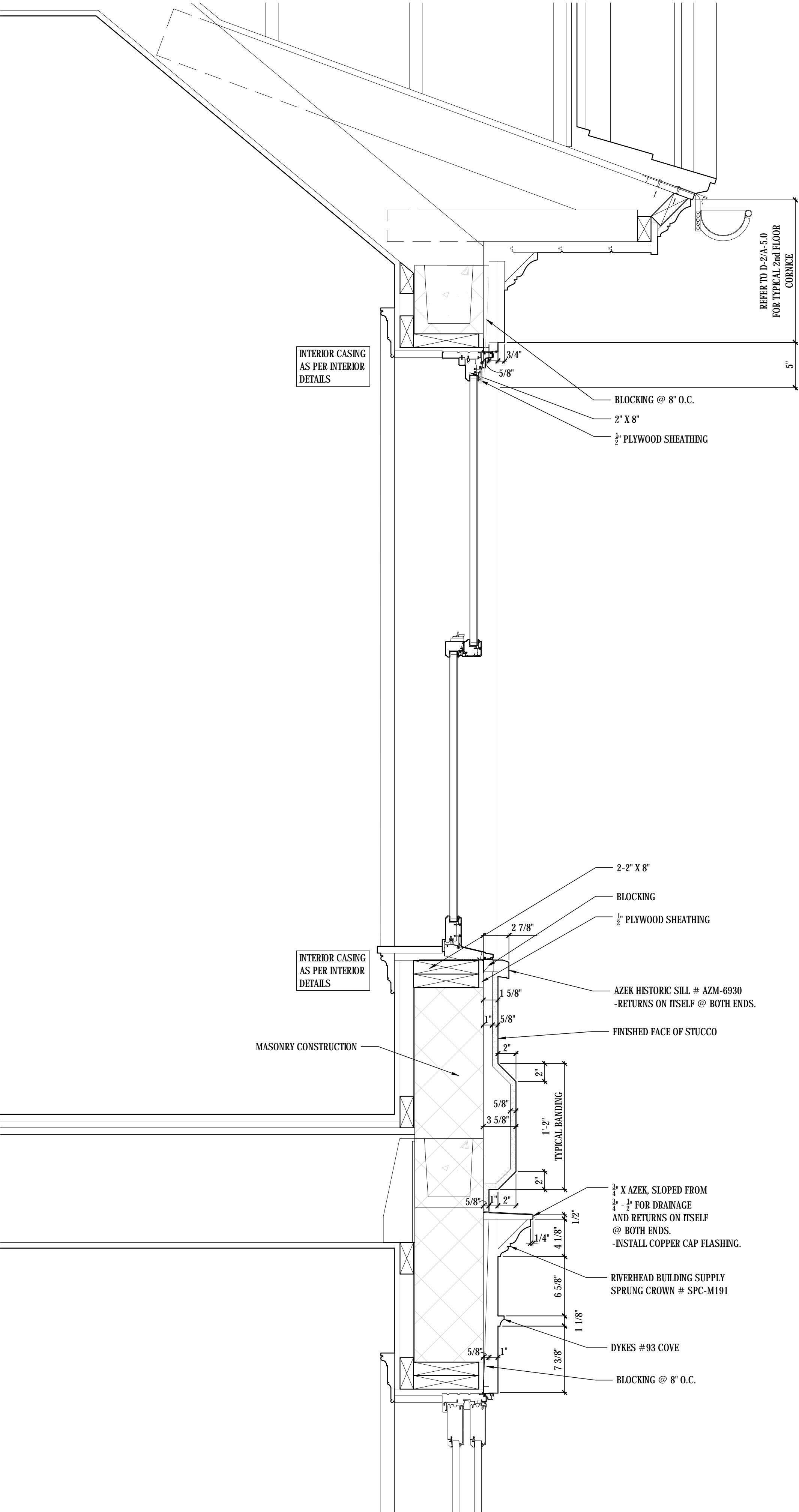
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A-6.2a

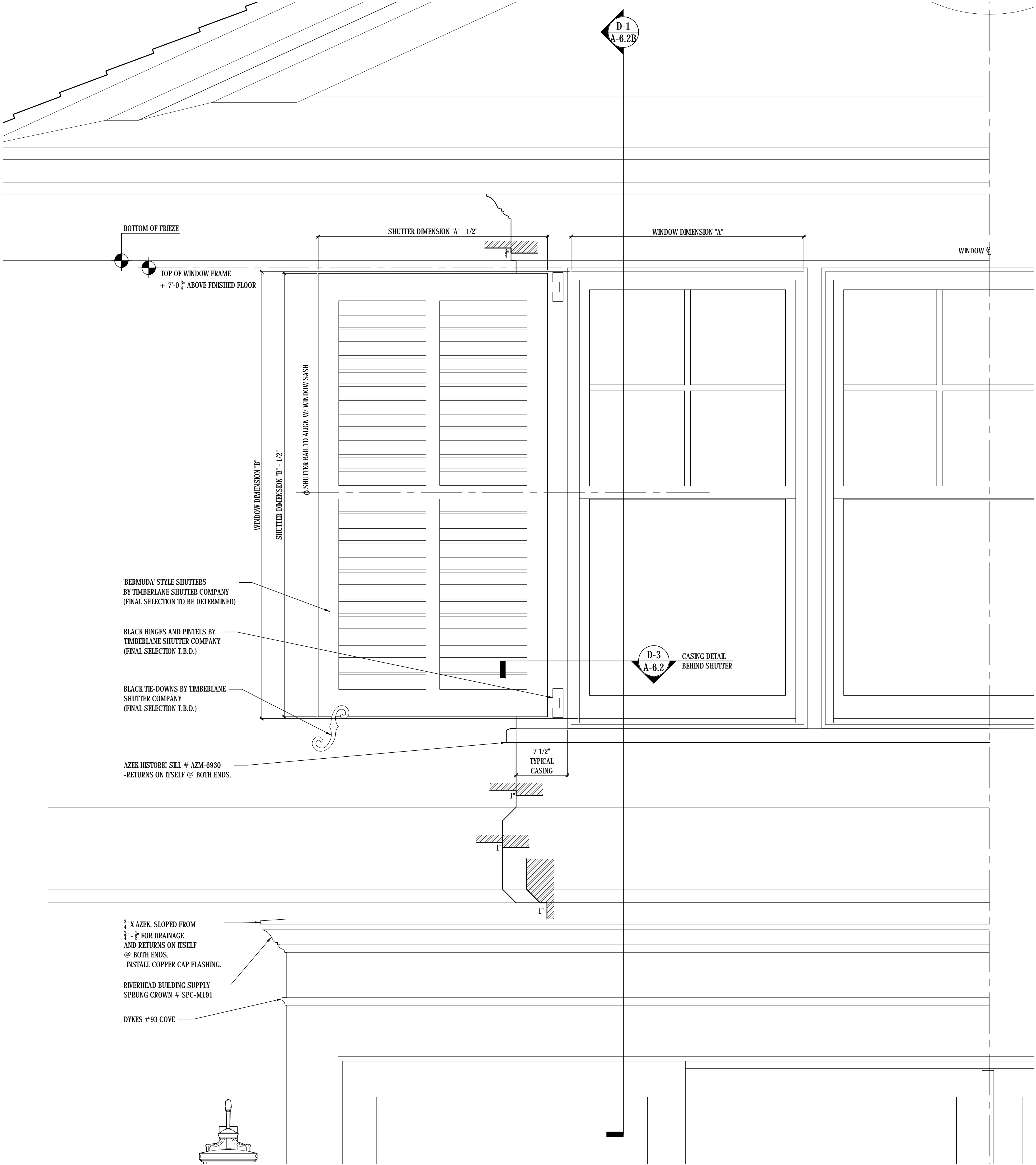


D-1

A-6.2b

MASTER BEDROOM WINDOW SECTION DETAIL

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



E-1

A-6.2b

MASTER BEDROOM WINDOW ELEVATION DETAIL

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

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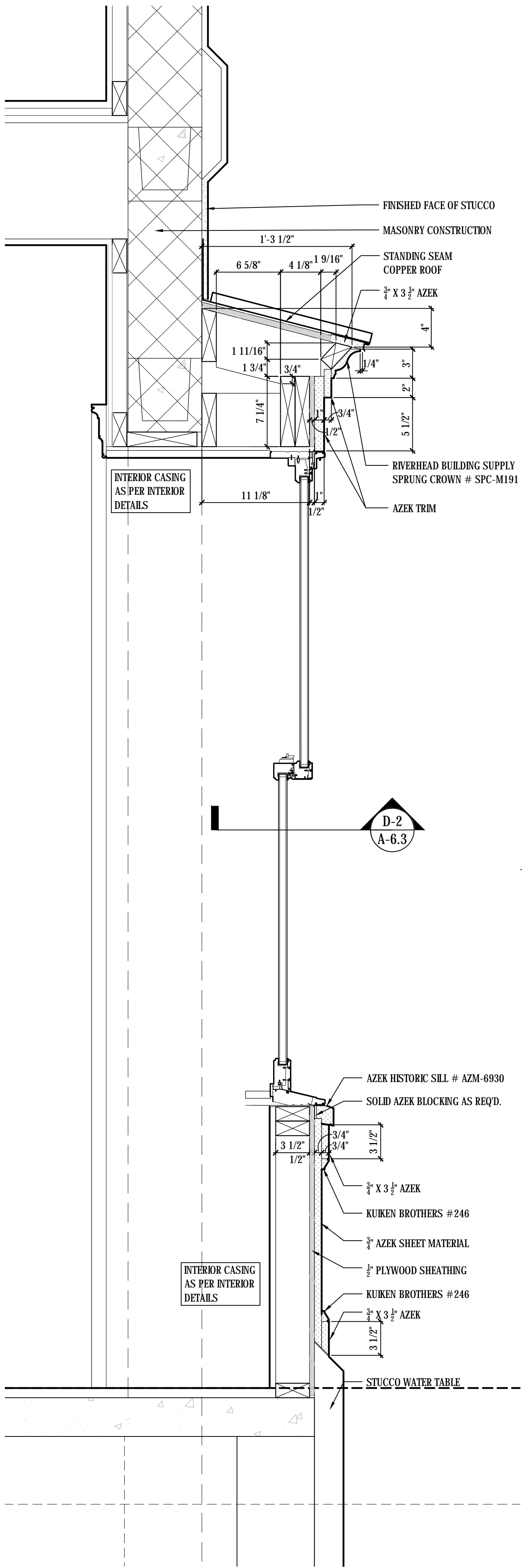
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A-6.2b

EXTERIOR DETAILS

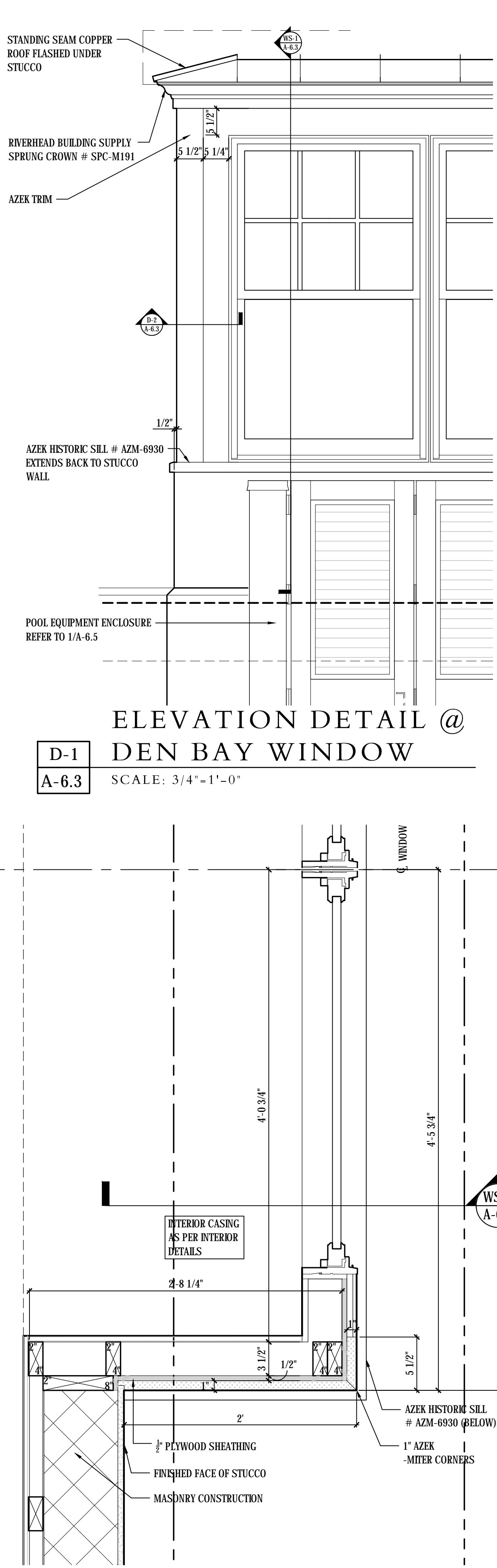
ARCH Page 22 of 33



WS-1
A-6.3

WALL SECTION @
DEN BAY WINDOW

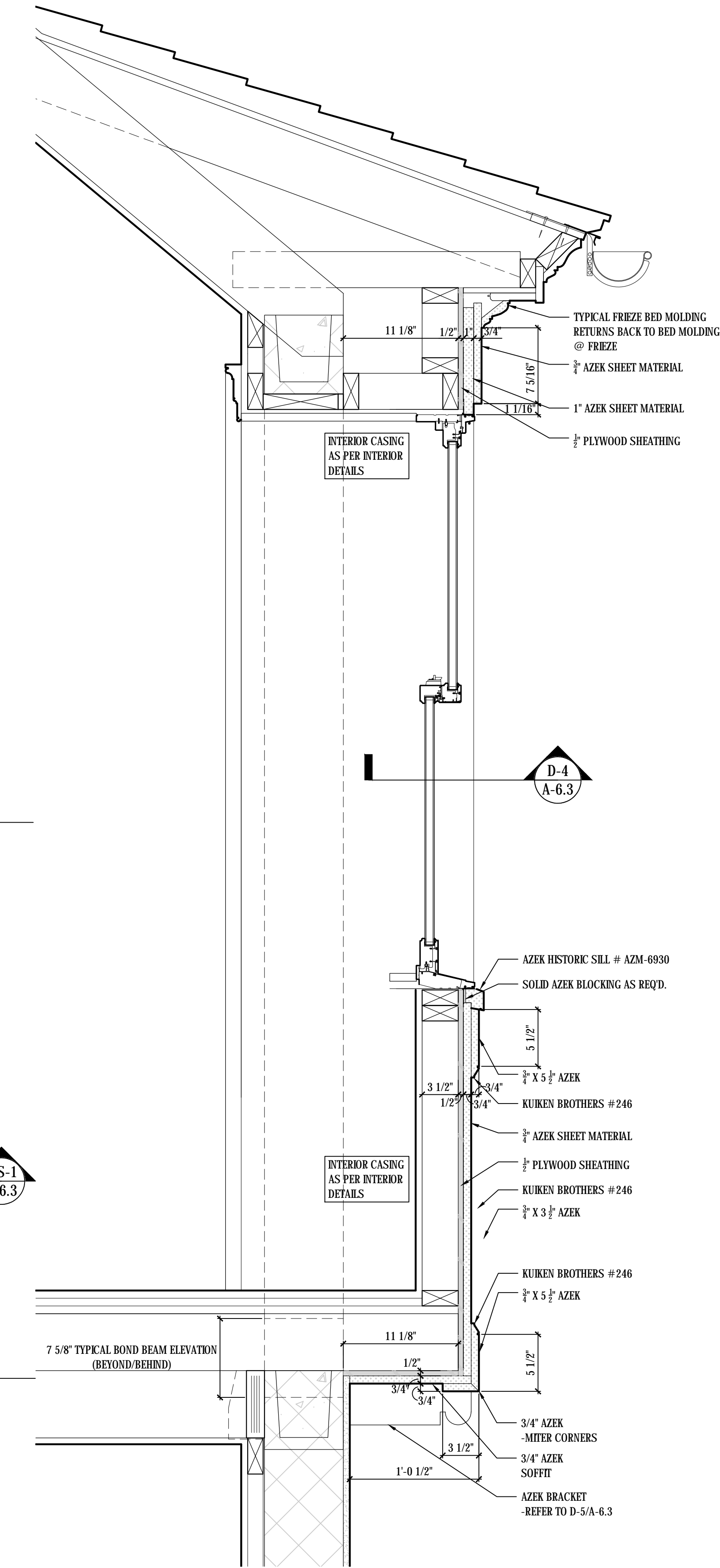
SCALE: 1 1/2"=1'-0"



D-2
A-6.3

PLAN DETAIL @
DEN BAY WINDOW

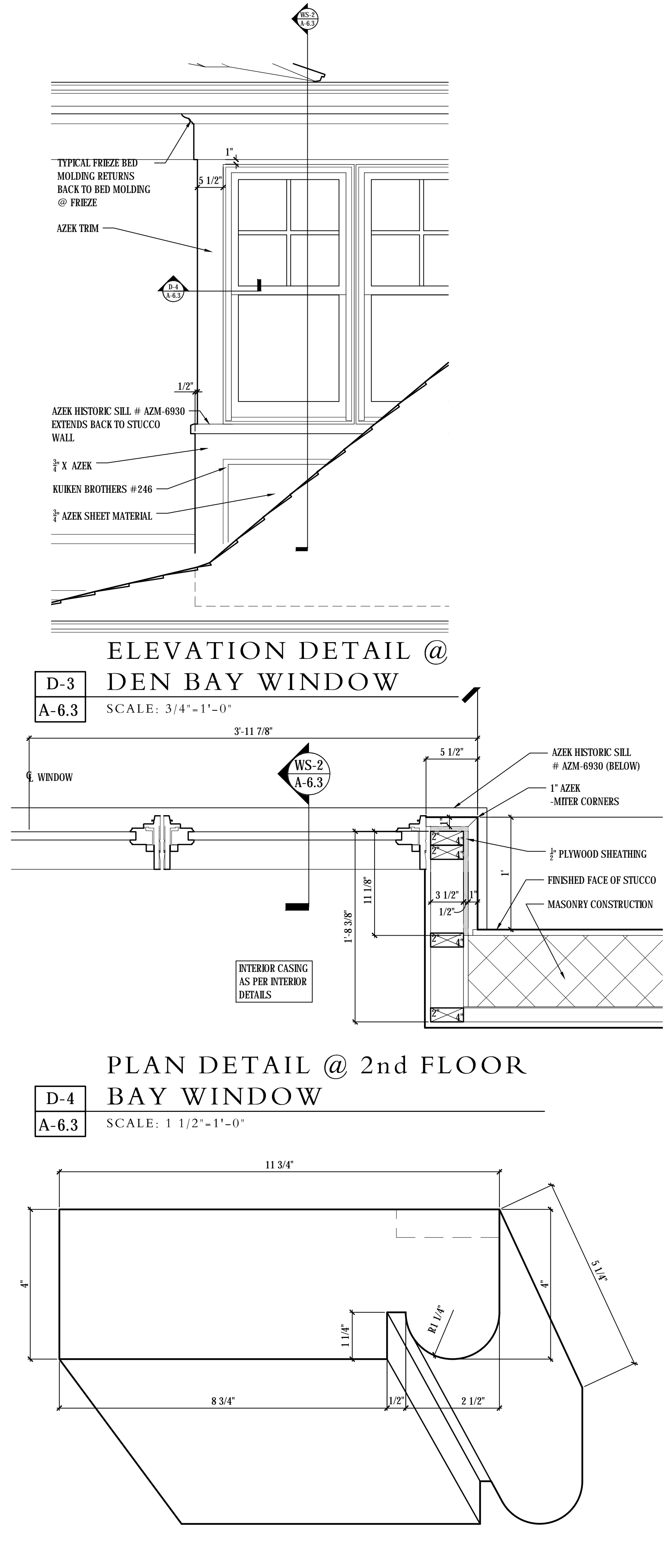
SCALE: 1 1/2"=1'-0"



WS-2
A-6.3

WALL SECTION @ 2nd FLOOR
BAY WINDOW

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



D-5
A-6.3

BAY WINDOW BRACKET PROFILE

SCALE: 6"=1'-0"

NO.

ISSUE


DATE

1	FOR REVIEW	10-23-2019
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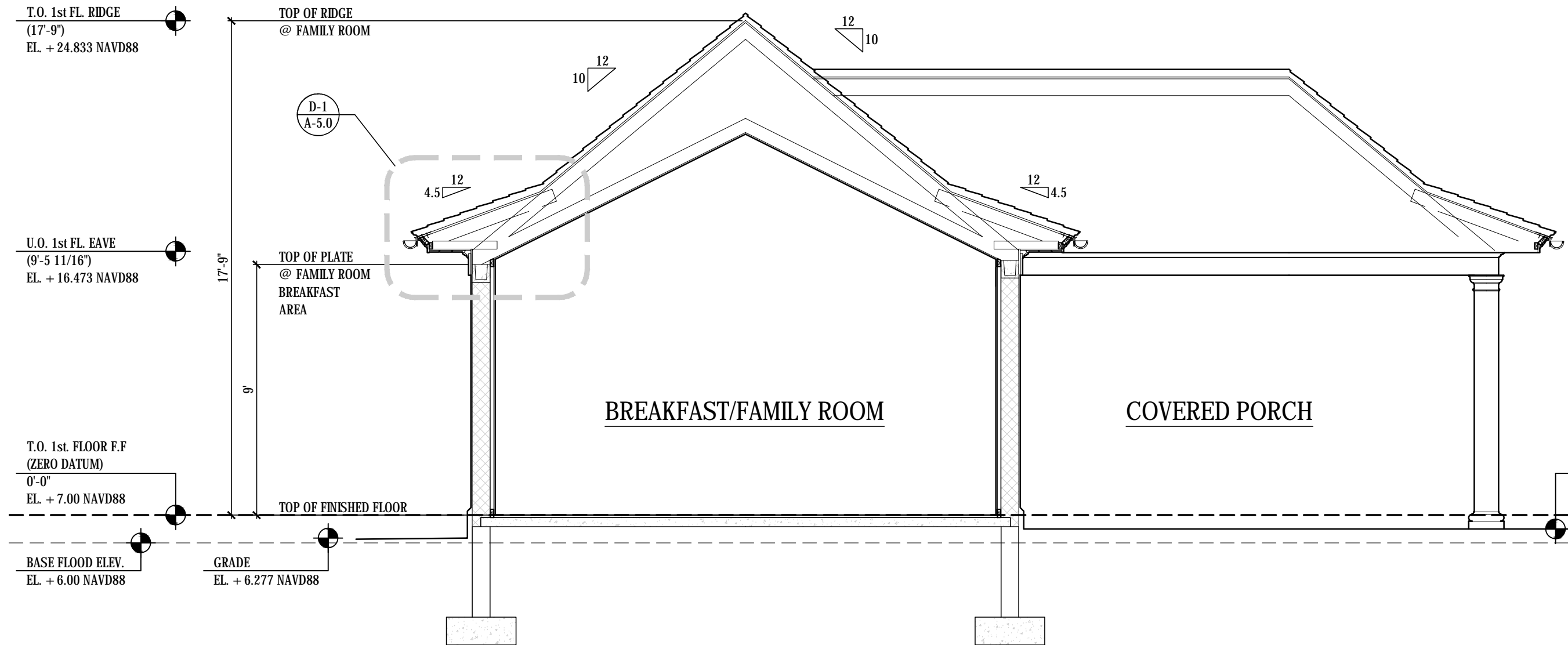
260 MIRAFLORES DRIVE
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SCALE	DRAWN

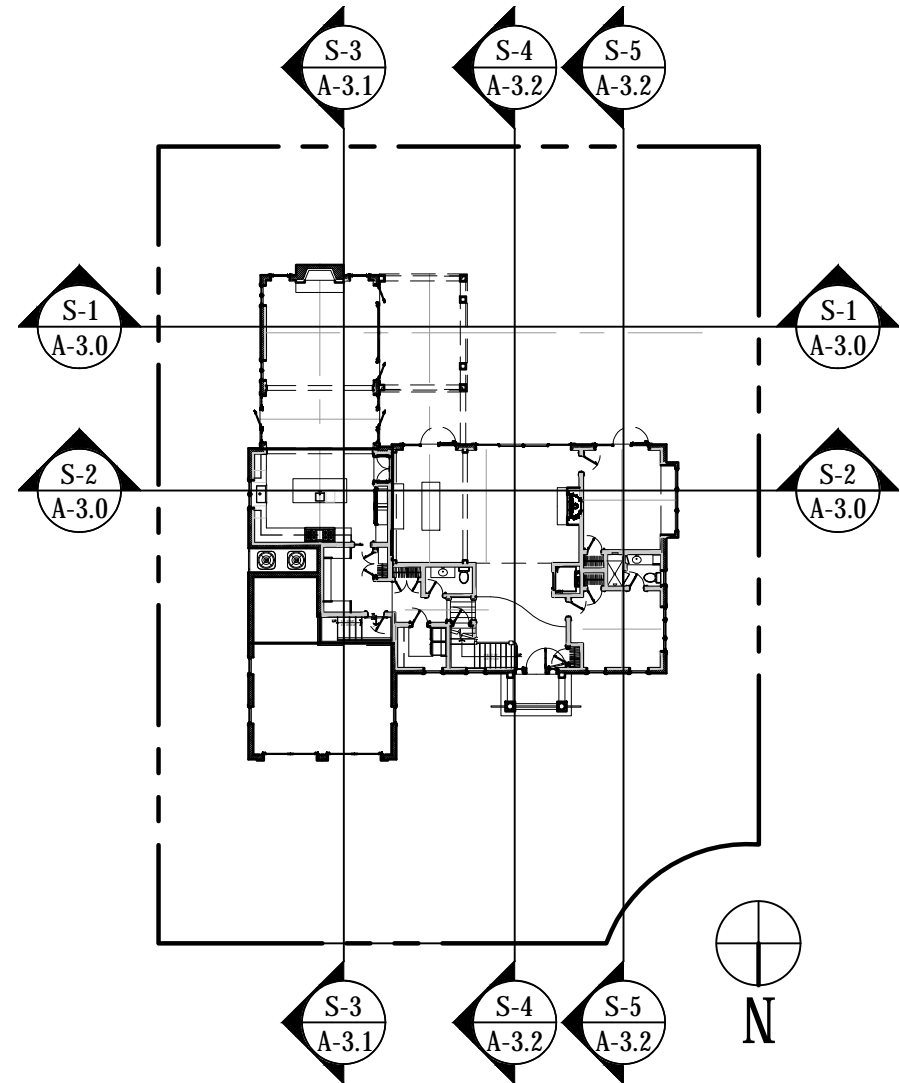
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A-6.3

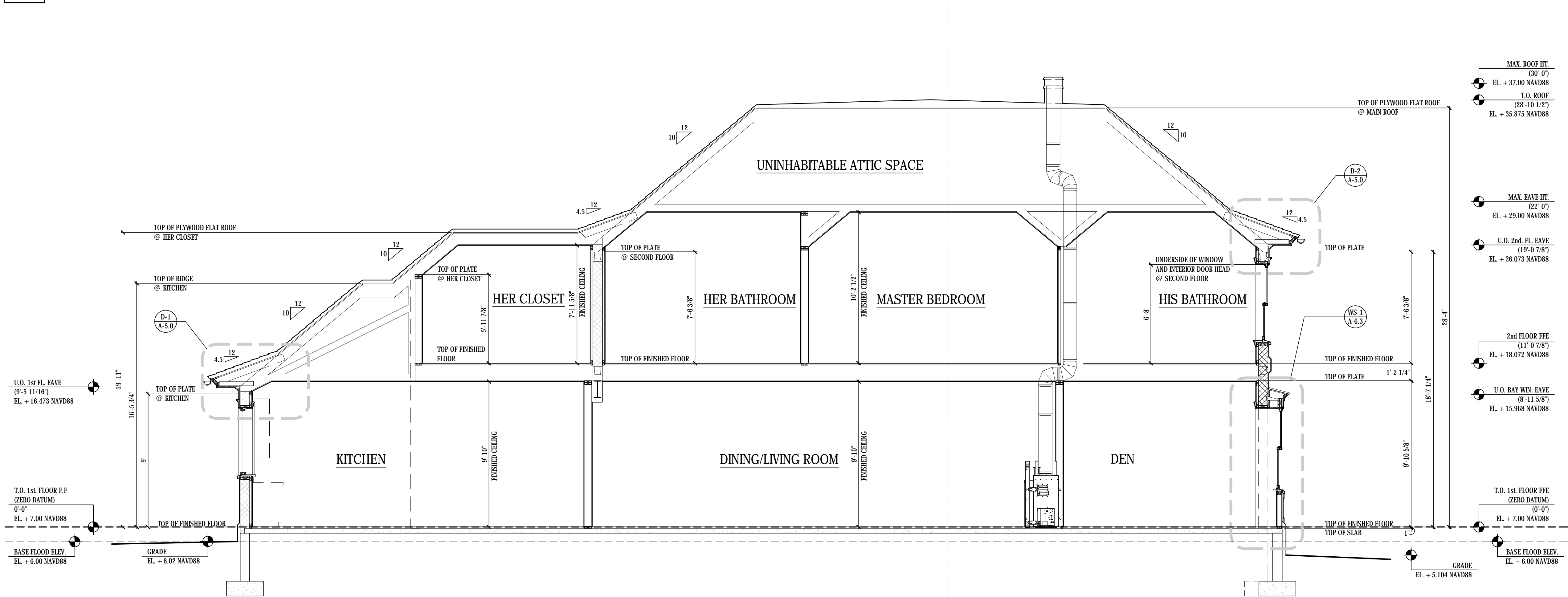
BAY WINDOW DETAILS



S-1 BUILDING SECTION THRU FAMILY ROOM
A-3.0 SCALE: 1/4" = 1'-0"



KP-1 KEYPLAN
A-3.0 NTS

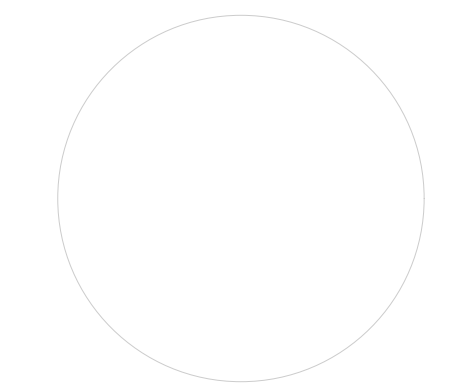


S-2 LONGITUDINAL BUILDING SECTION
A-3.0 SCALE: 1/4" = 1'-0"

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NO.	ISSUE DATE
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1/4" = 1'-0" ED

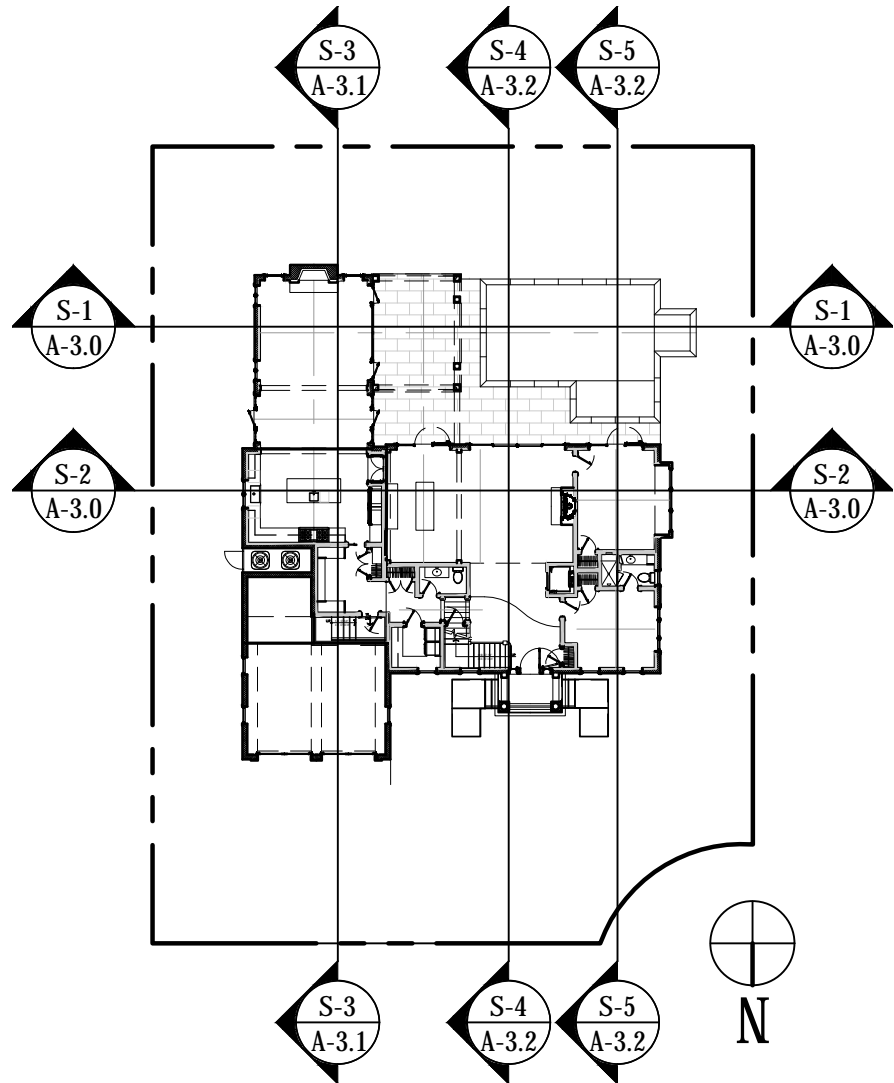
SCALE DRAWN

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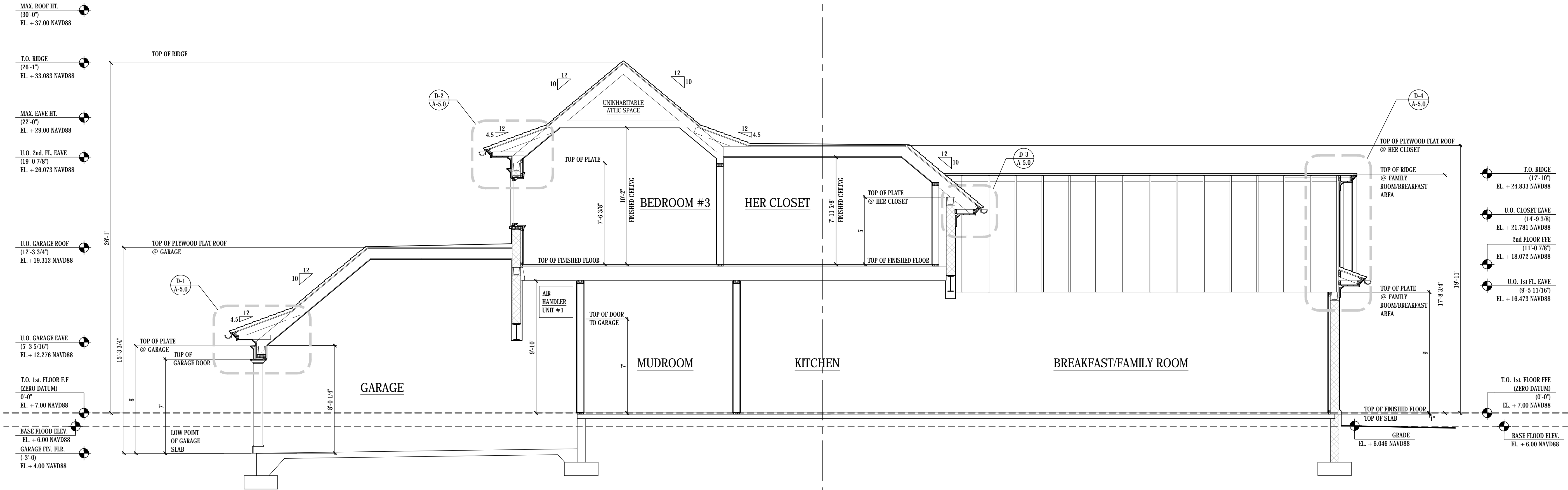
JOB KEAN DESIGNS

A-3.0

BUILDING SECTIONS



KP-1 KEYPLAN
A-3.0 NTS

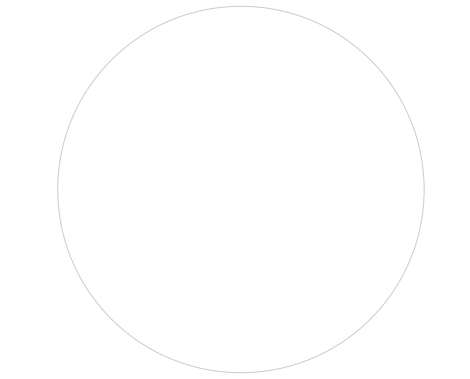


S-3 BUILDING CROSS SECTION
A-3.1 SCALE: 1/4"=1'-0"

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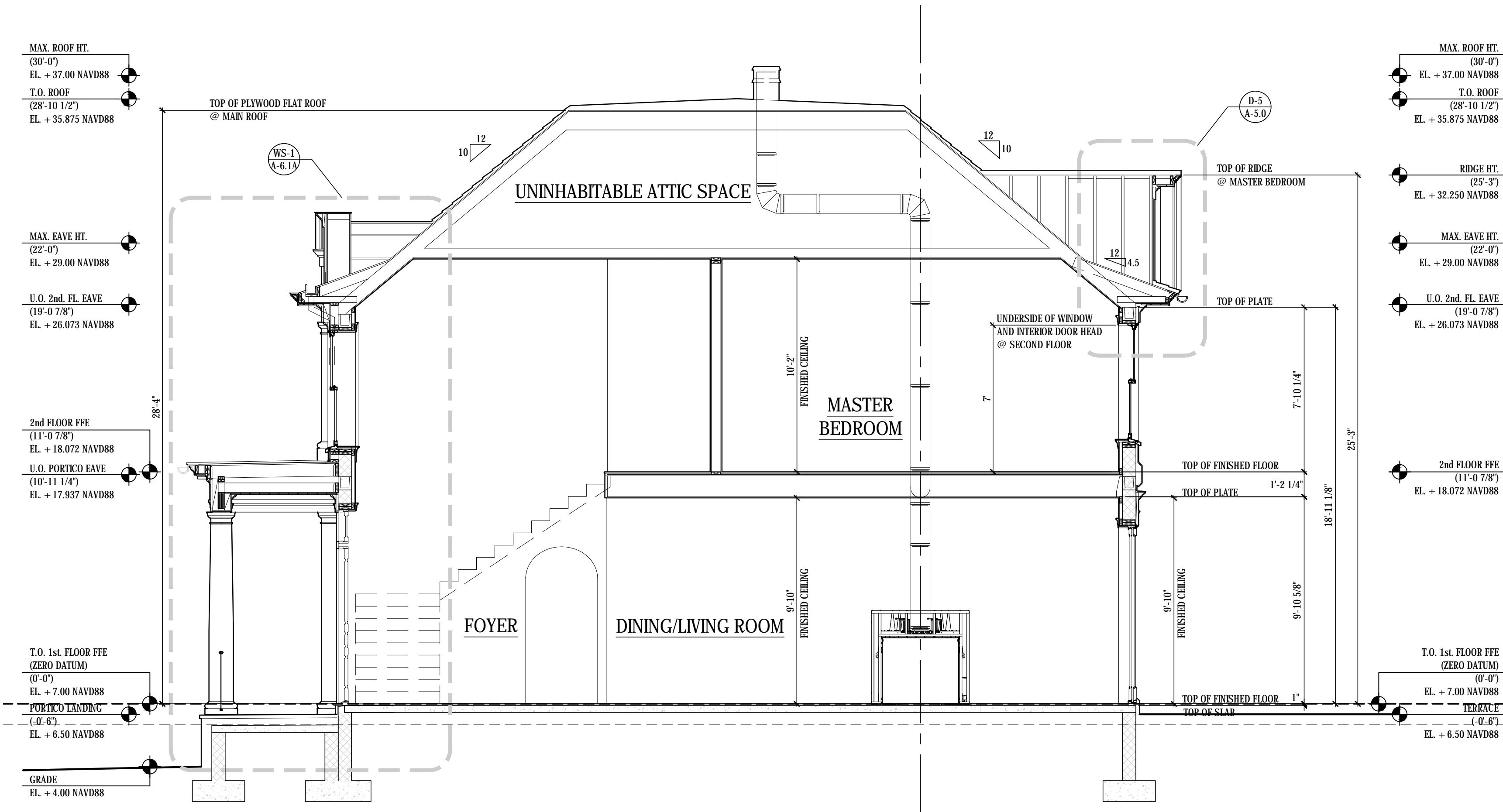
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1/4" = 1'-0" ED
SCALE DRAWN

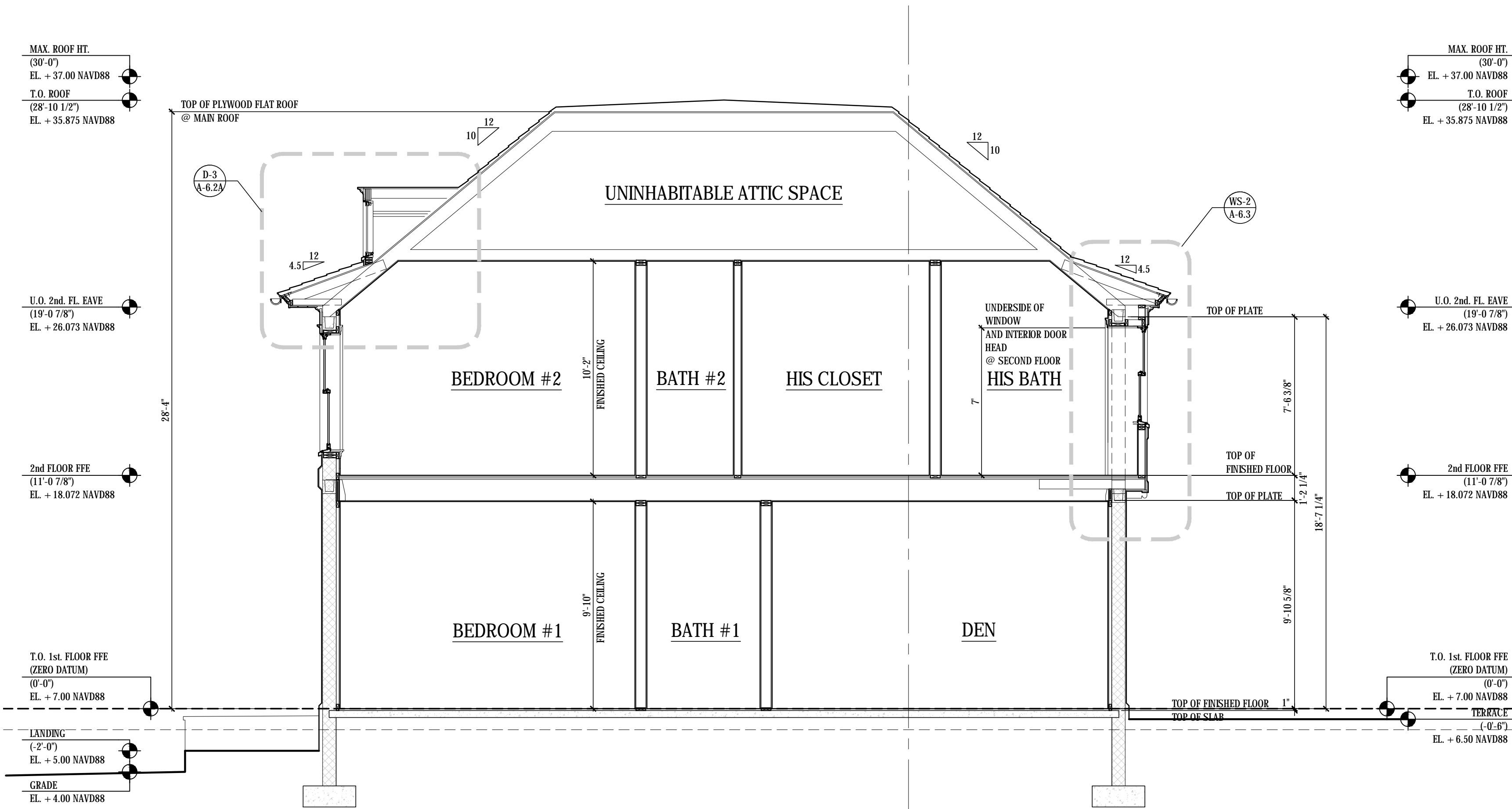
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A-3.1

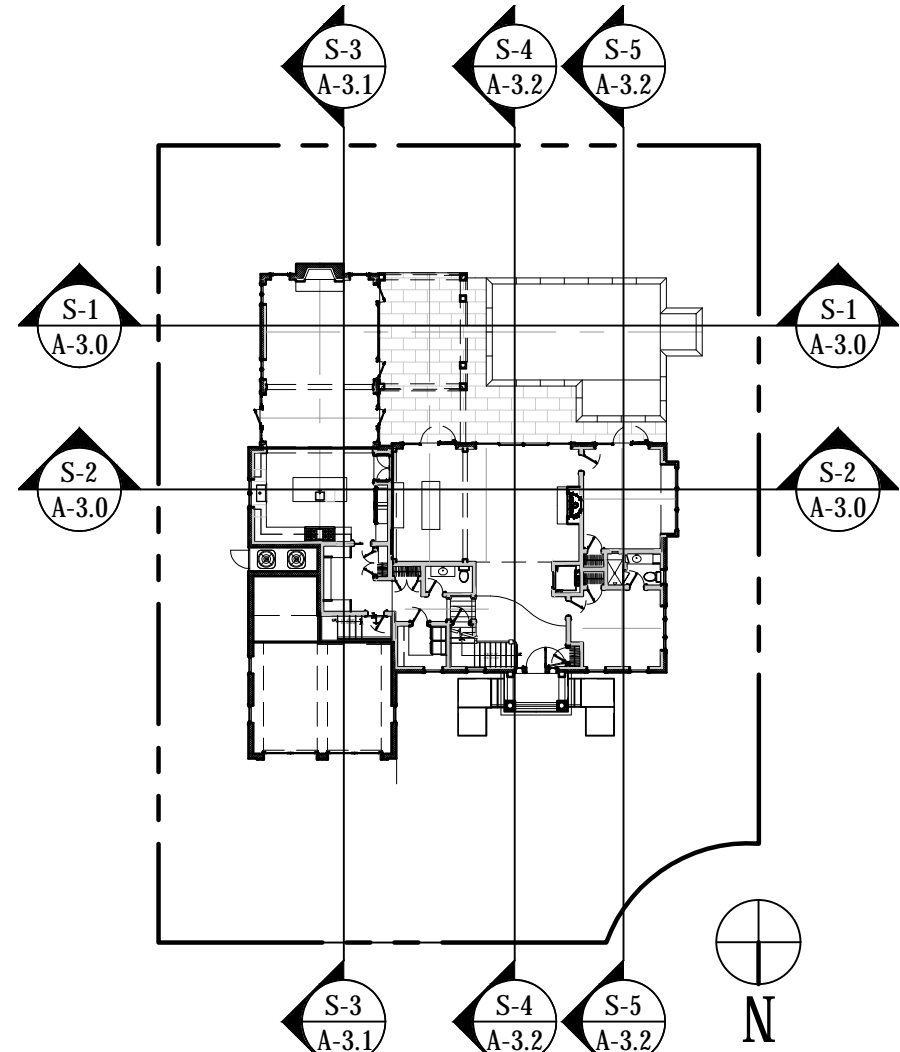
BUILDING SECTIONS



S-4 BUILDING CROSS SECTION
A-3.2 SCALE: 1/4" = 1'-0"




S-5 BUILDING CROSS SECTION
A-3.2 SCALE: 1/4" = 1'-0"



KP-1 KEYPLAN
A-3.0 NTS

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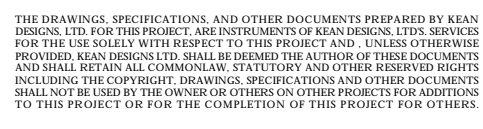
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1/4" = 1'-0" | ED
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A-3.2

BUILDING SECTIONS

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A-3.3

Y A R D S E C T I O N S
(N O R T H - S O U T H)

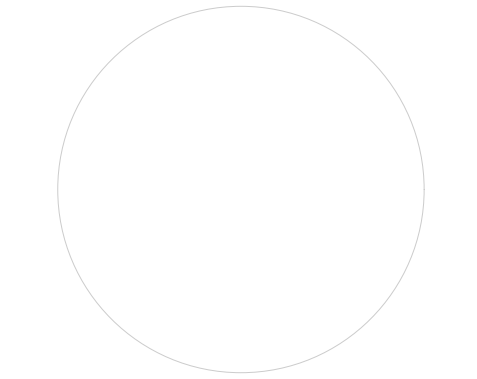


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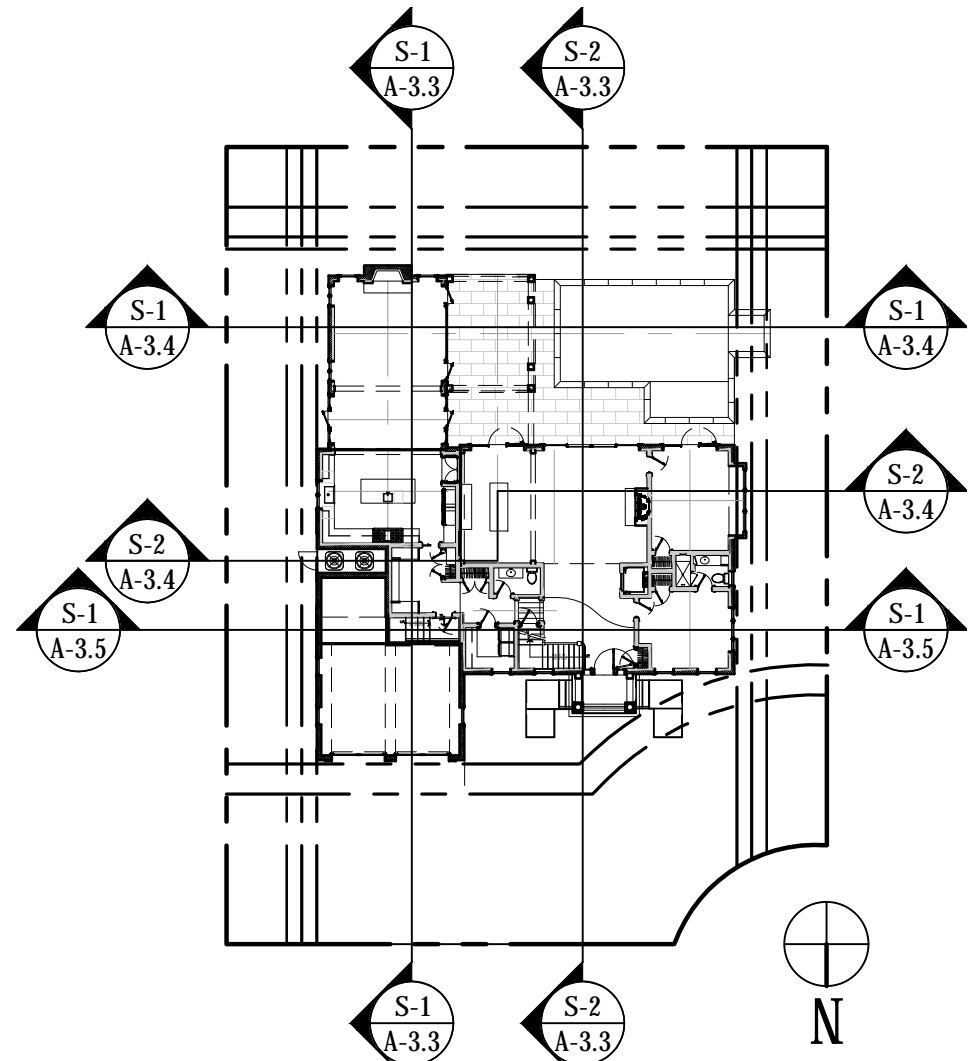
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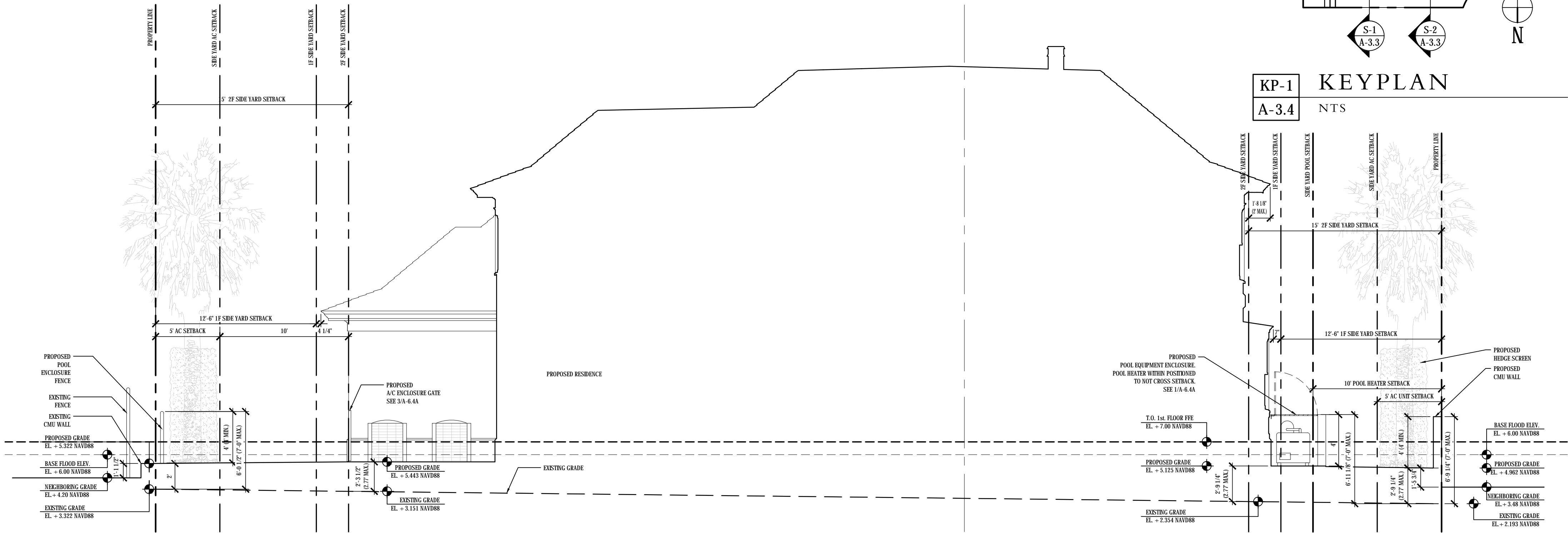
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A-3.4

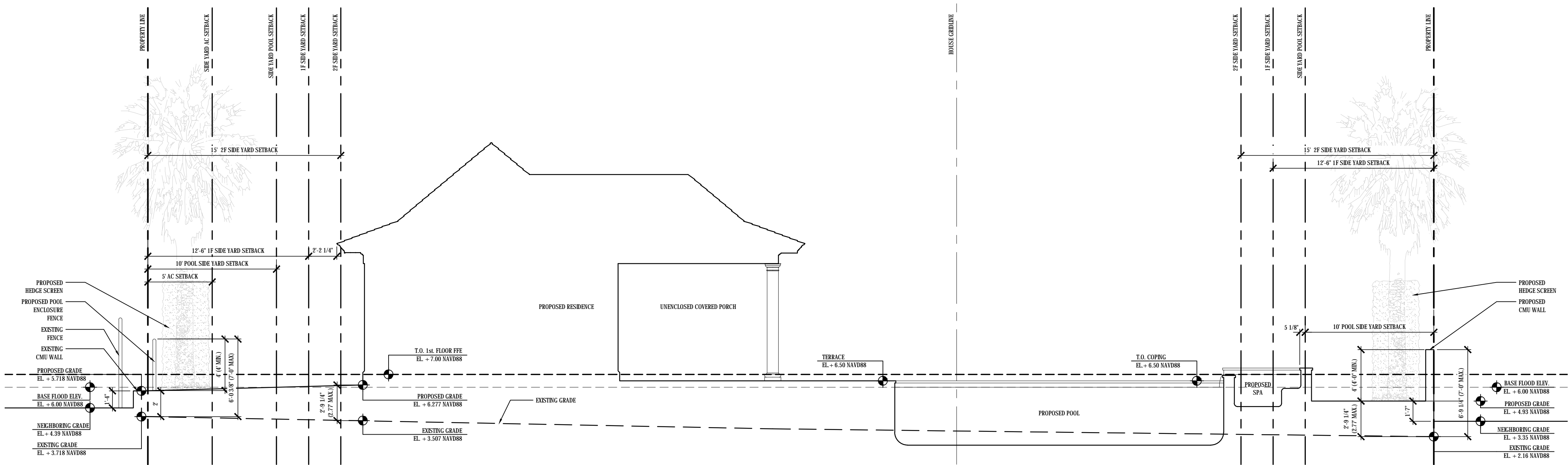
YARD SECTIONS
(EAST - WEST)



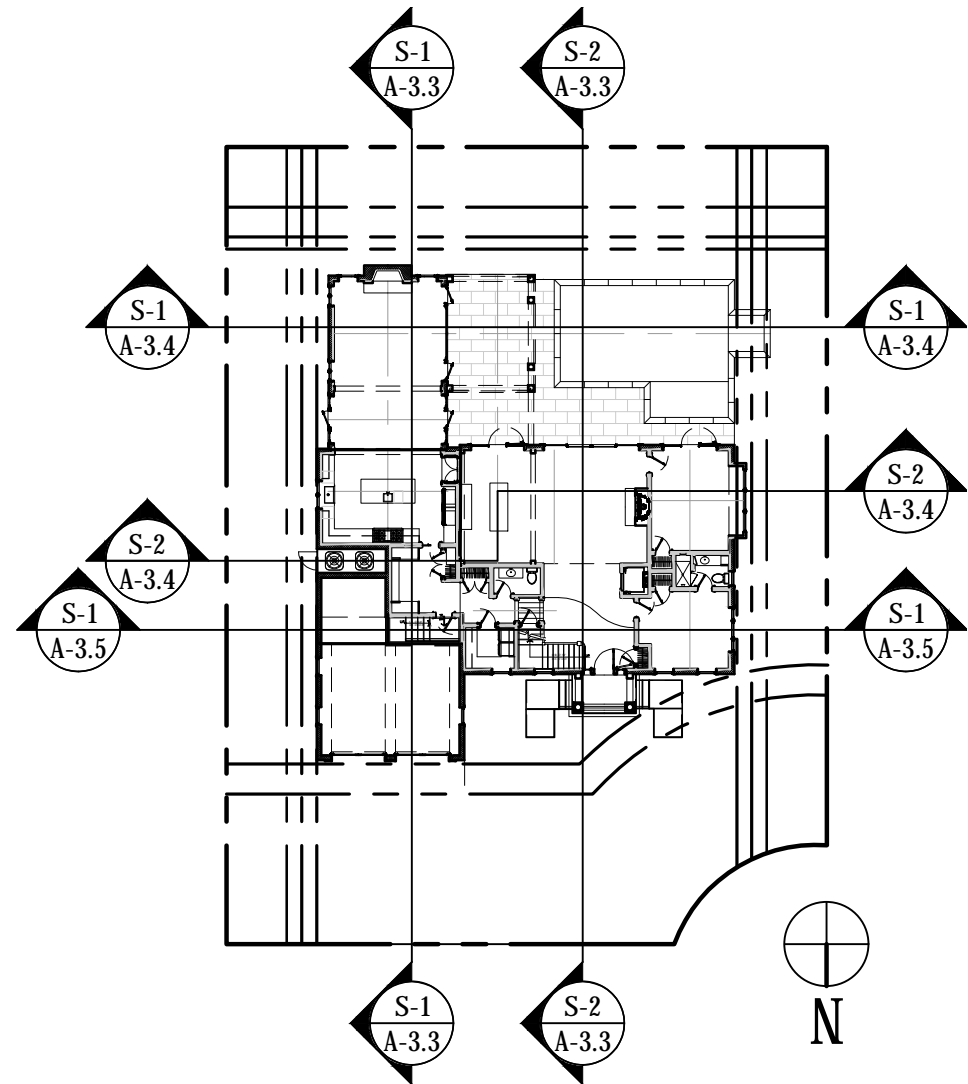
KP-1 KEYPLAN
A-3.4 NTS



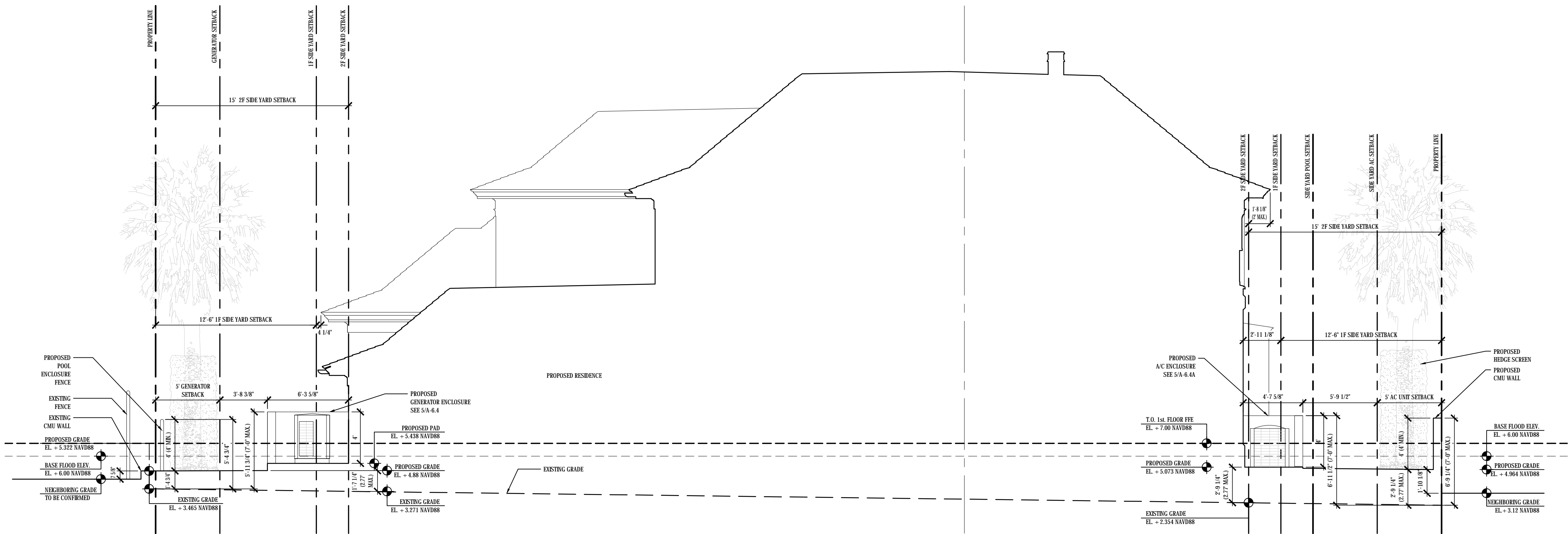
S-2 EAST-WEST YARD CROSS SECTION 2
A-3.4 SCALE: 3/16"=1'-0"



S-1 EAST-WEST YARD CROSS SECTION 1
A-3.4 SCALE: 3/16"=1'-0"



KP-1 KEYPLAN
A-3.5 NTS

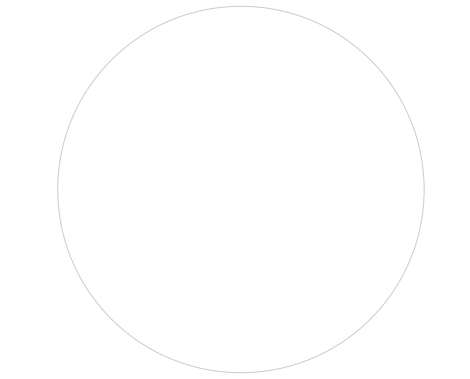


S-1 EAST-WEST YARD CROSS SECTION 3
A-3.5 SCALE: 3/16"=1'-0"

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SCALE | DRAWN

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A-3.5

YARD SECTIONS
(EAST - WEST)



4

CR-1.0

VIEW OF POOL AND COVERED PORCH

SCALE: NTS



2

CR-1.0

NORTH FACADE AND MOTOR COURT

SCALE: NTS



3

CR-1.0

VIEW OF BACKYARD

SCALE: NTS



1

CR-1.0

VIEW FROM STREET ENTRANCE

SCALE: NTS


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PROJECT ADDRESS:

MIRAFLORES

260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

NTS
SCALE

CW/AS
DRAWN

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JOB

KEAN DESIGNS

CR-1.0

COLOR RENDERINGS
(WITH VEGETATION)

ARCH Page 30 of 33



4

CR-1.1

NORTHEAST AXONOMETRIC VIEW

SCALE: NTS



2

CR-1.1

NORTH FACADE AND MOTOR COURT

SCALE: NTS



3

CR-1.1

VIEW OF BACKYARD

SCALE: NTS



1

CR-1.1

NORTHWEST AXONOMETRIC VIEW

SCALE: NTS


DATE LOG

NO.	ISSUE	DATE
1	FIRST SUBMITTAL (ARCOM)	11-03-2023
2	SECOND SUBMITTAL (ARCOM)	11-20-2023
3	FINAL SUBMITTAL (ARCOM)	12-07-2023
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CONSULTANTS

PROFESSIONAL SEAL

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NTS
SCALE

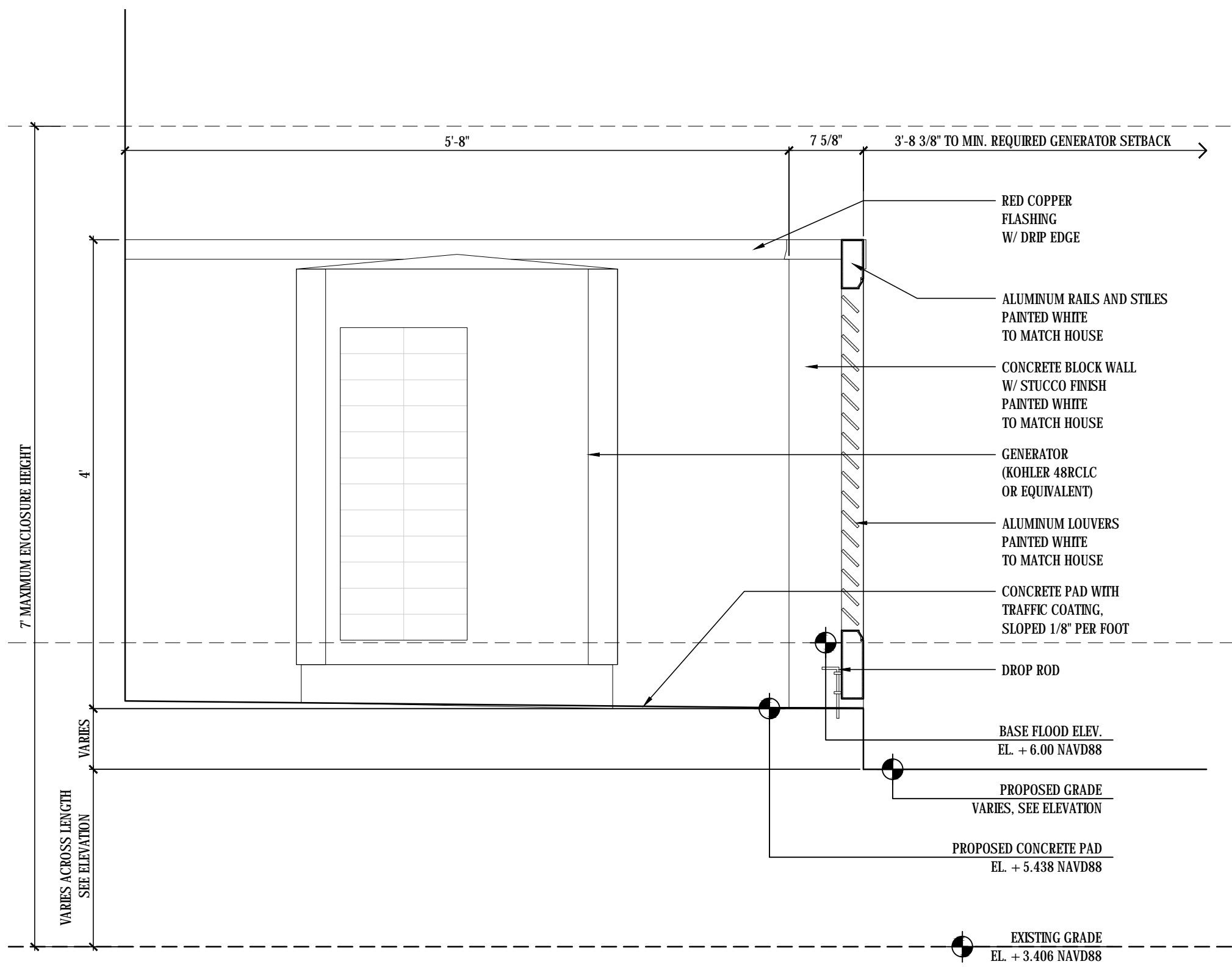
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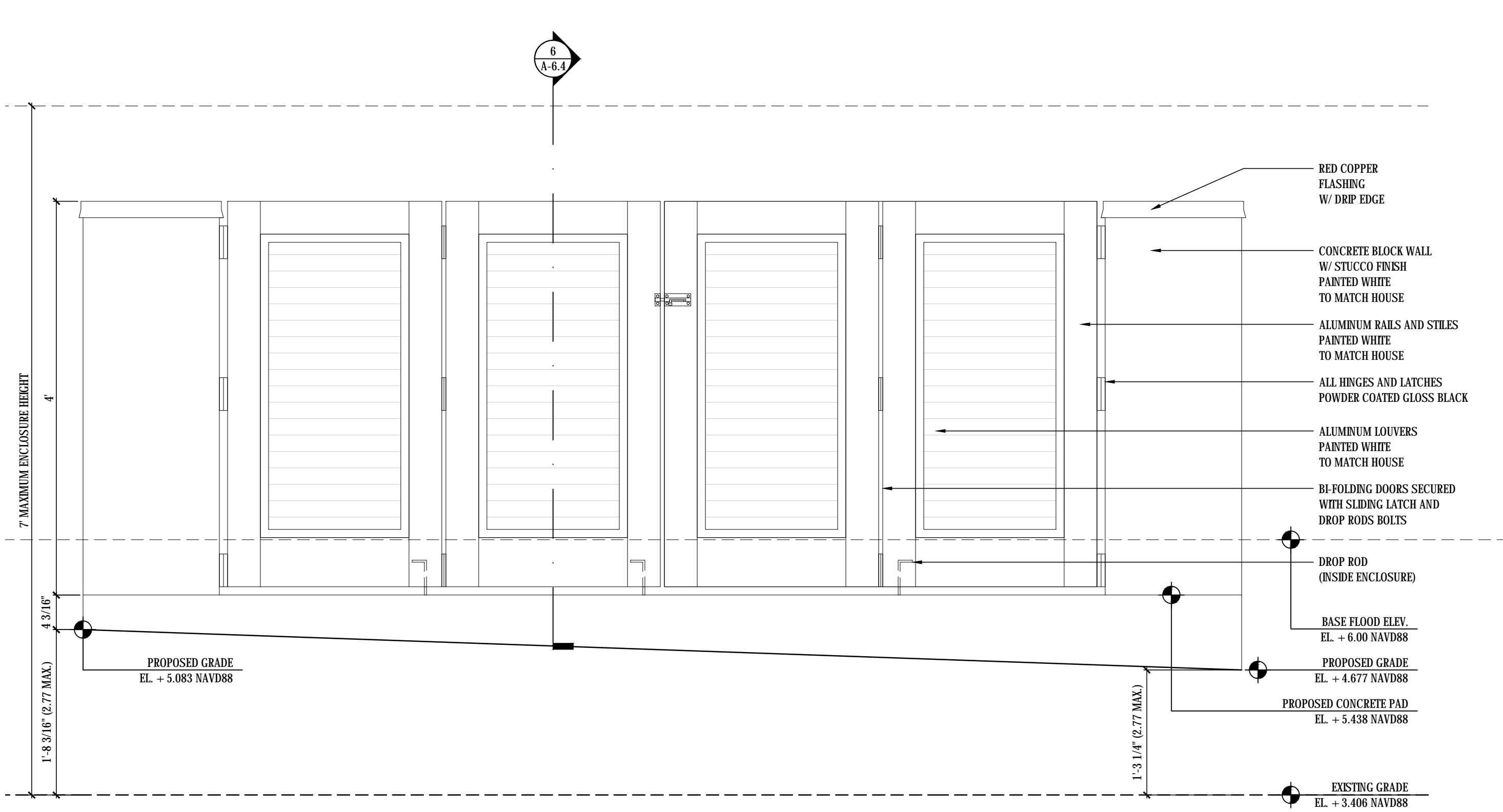
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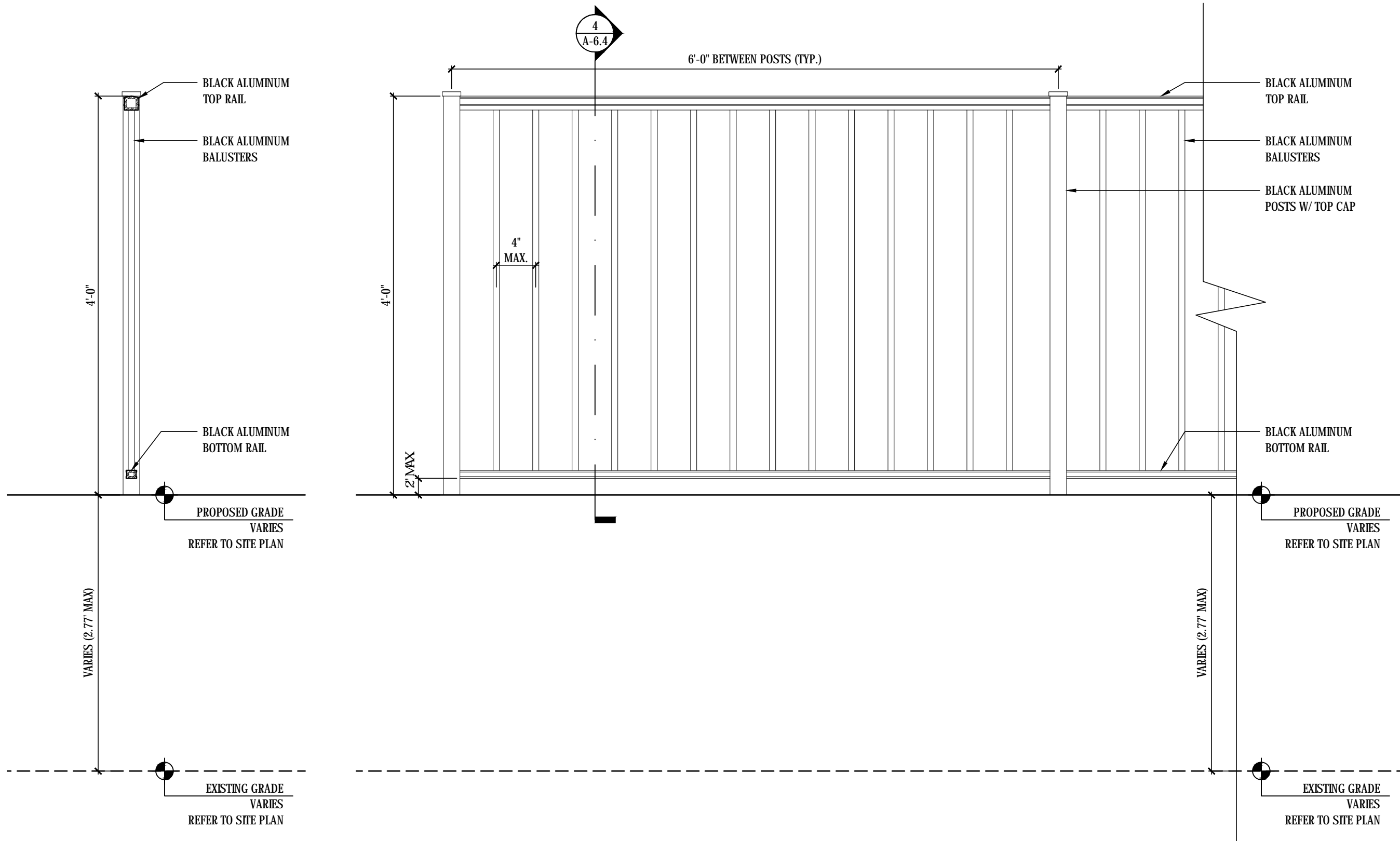
COLOR RENDERINGS
(WITHOUT VEGETATION)



6 EAST YARD GENERATOR ENCLOSURE SECT.
A-6.4 SCALE: 1"=1'-0"

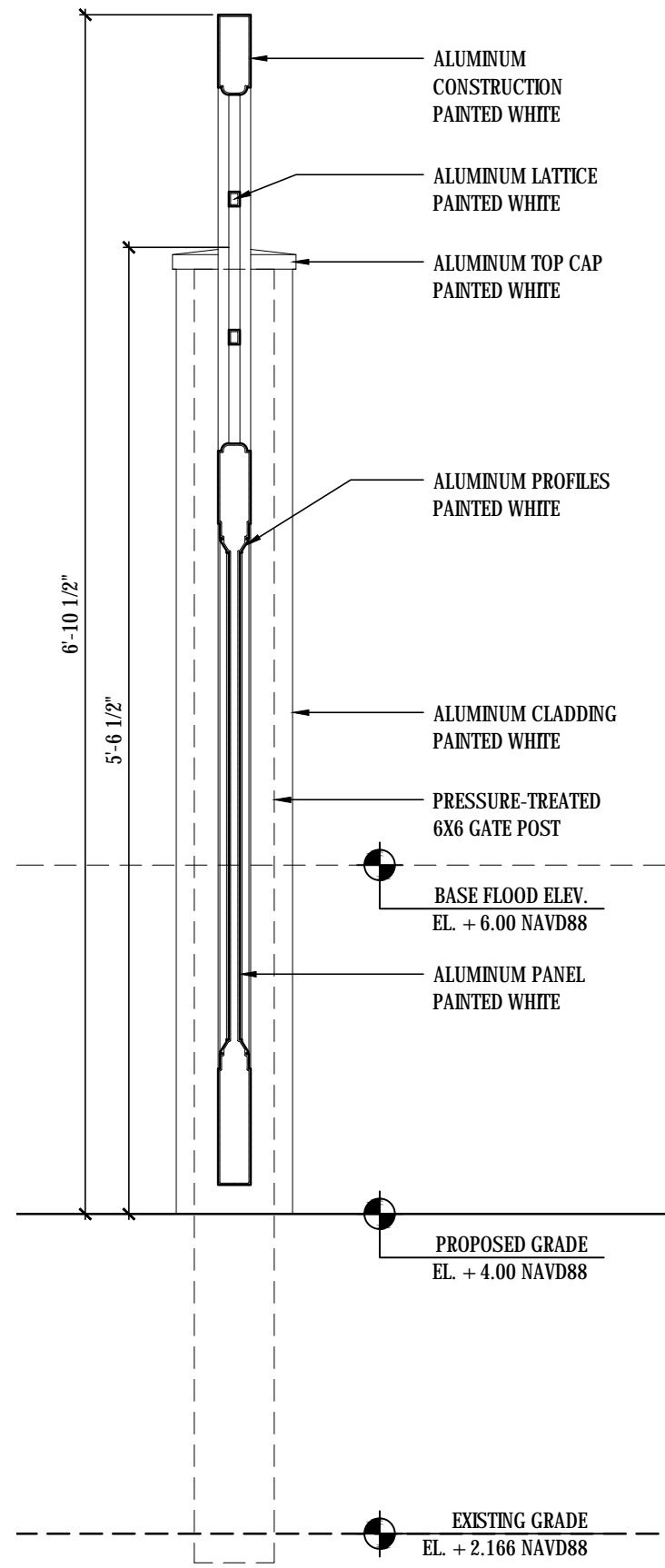


5 EAST YARD GENERATOR ENCLOSURE ELEVATION
A-6.4 SCALE: 1"=1'-0"

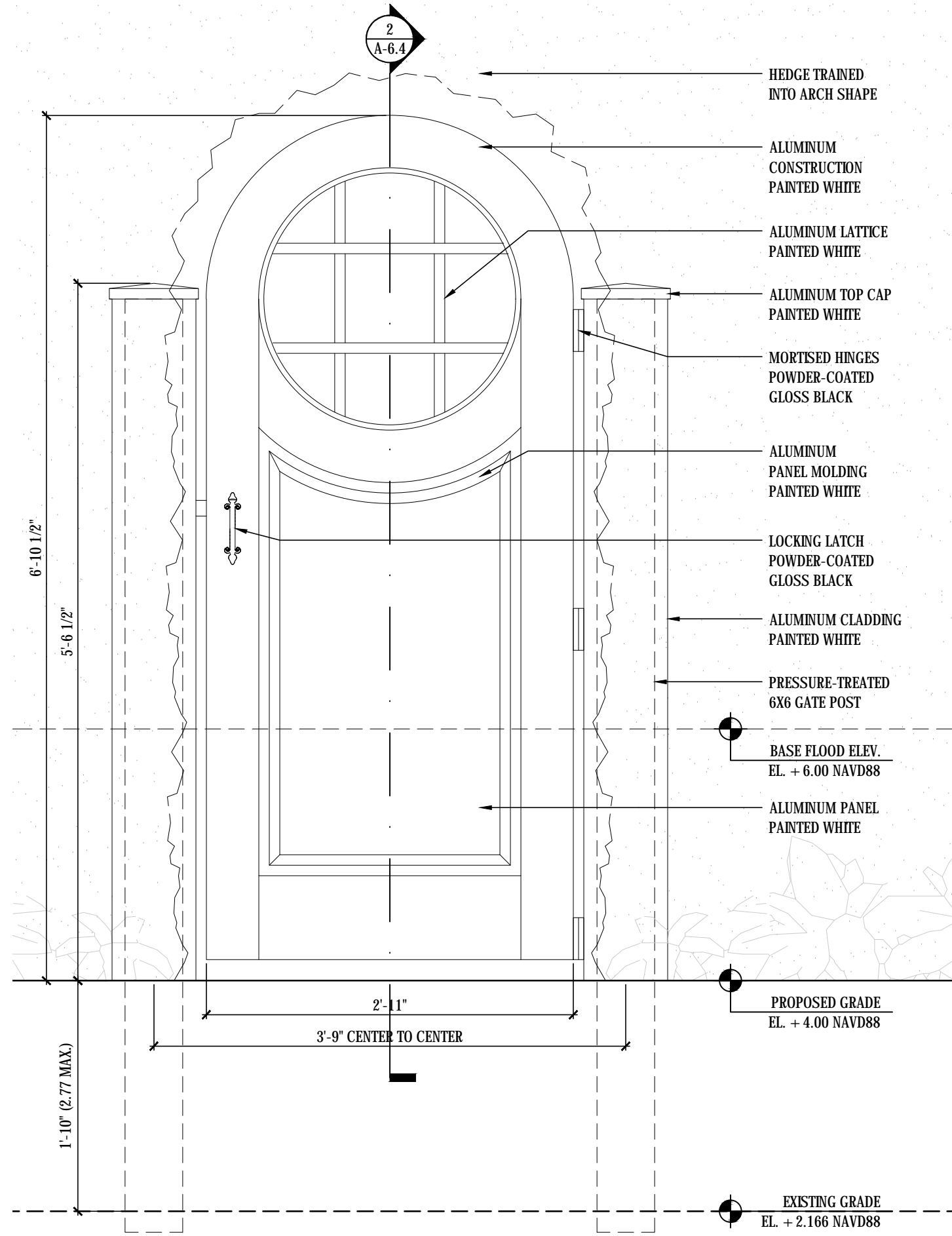


4 SECTION
A-6.4 SCALE: 1"=1'-0"

3 POOL ENCLOSURE FENCE / ESTATE FENCE
A-6.4 SCALE: 1"=1'-0"

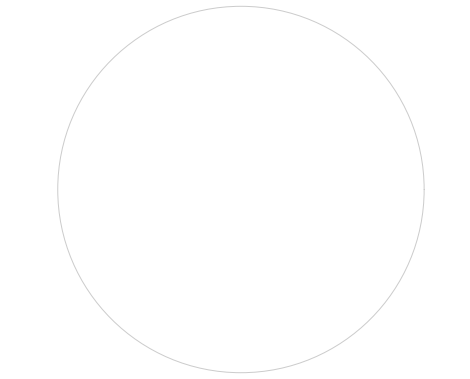


2 SECTION
A-6.4 SCALE: 1"=1'-0"



1 HEDGE GATE ELEVATION
A-6.4 SCALE: 1"=1'-0"

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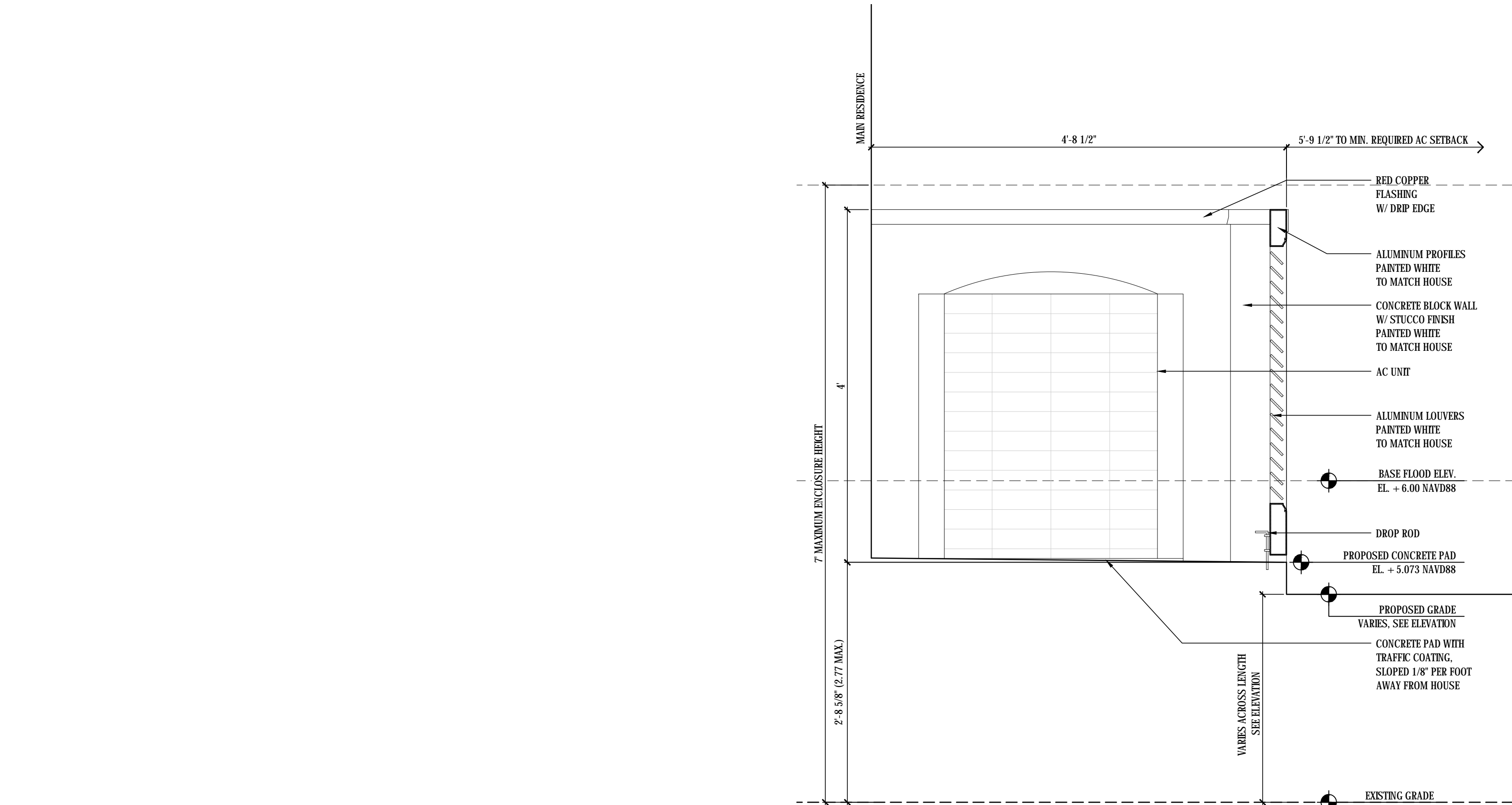
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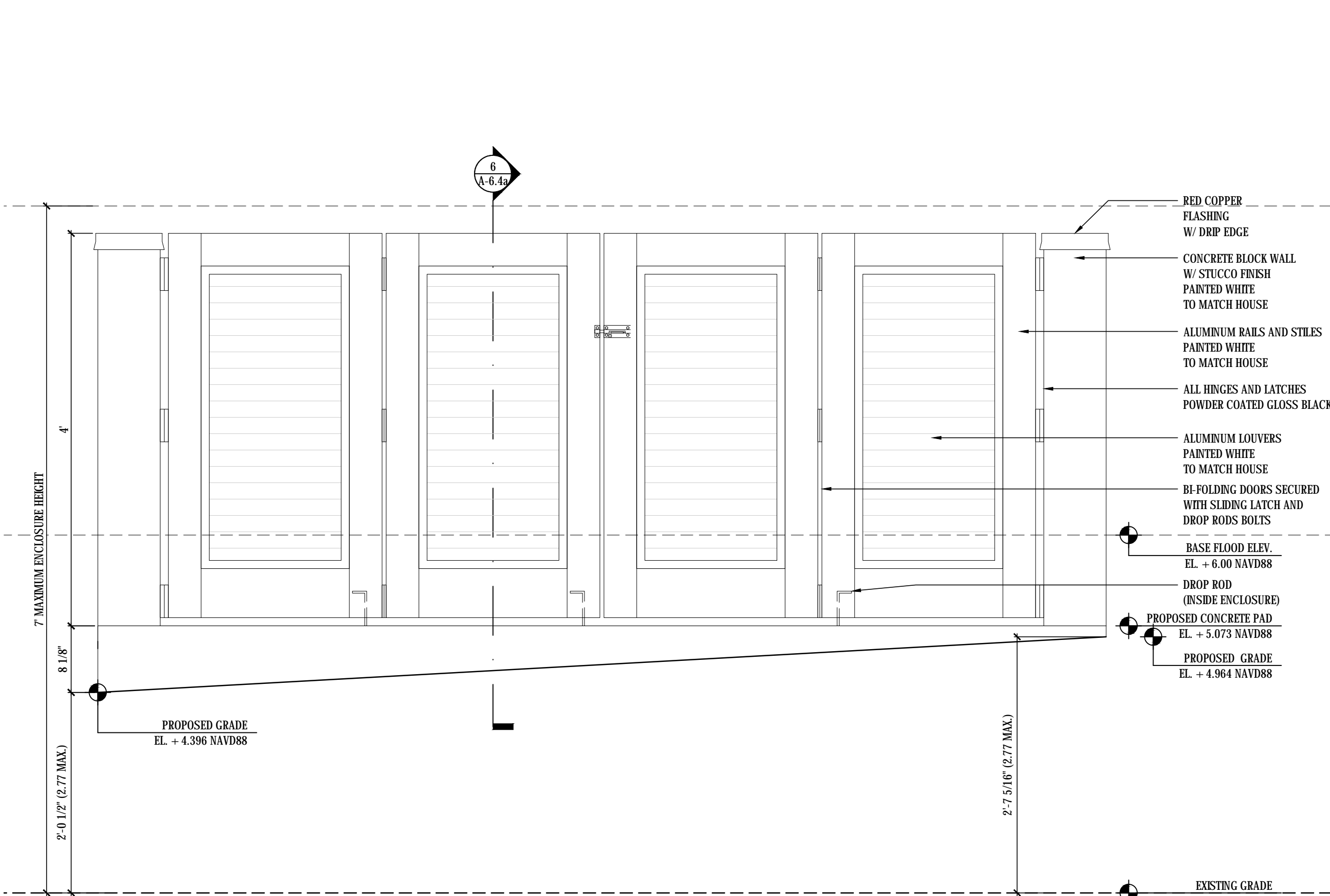
MIRAFLORES

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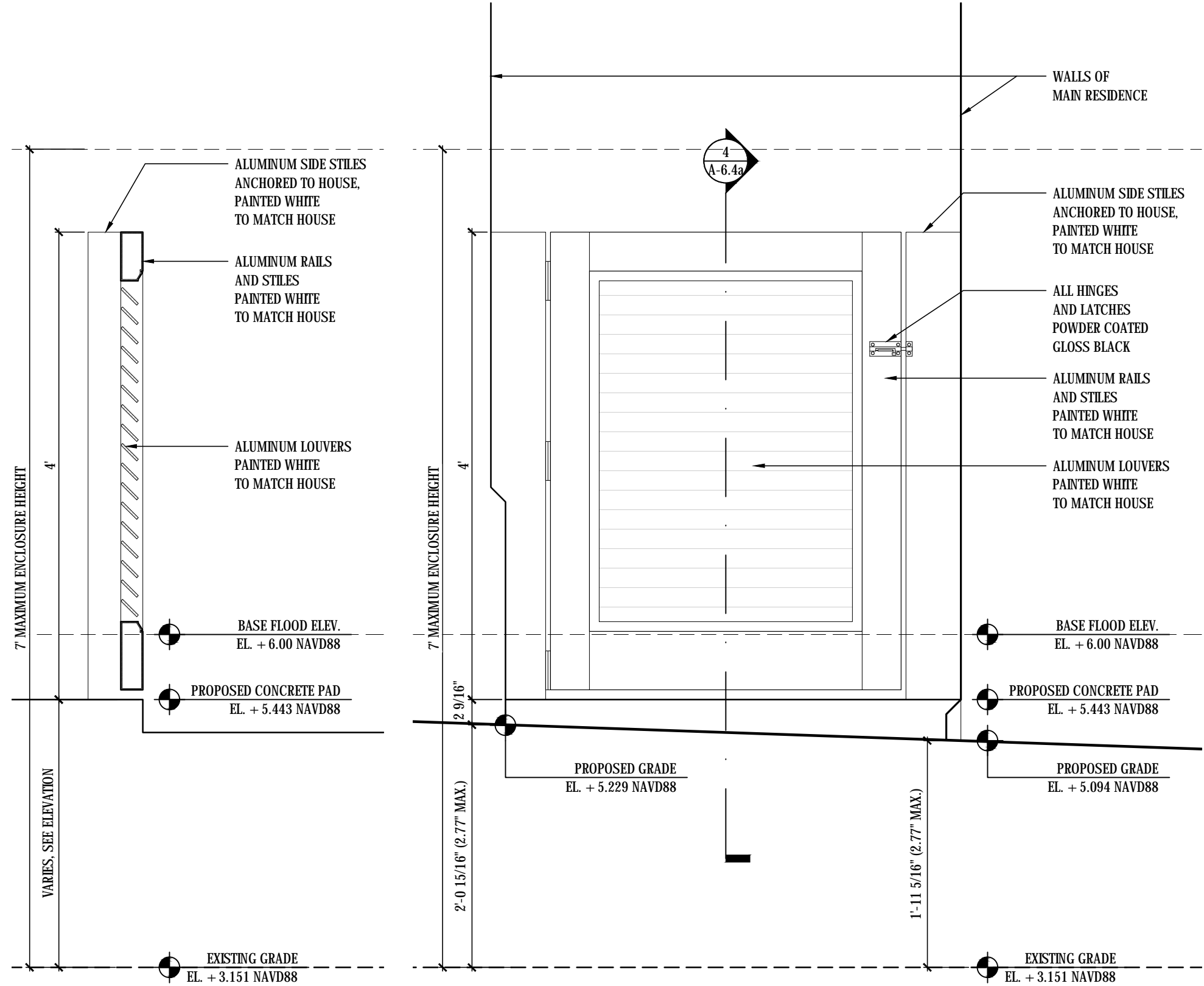
A-6.4



6 WEST AC UNIT ENCLOS. SECTION
A-6.4a SCALE: 1"=1'-0"

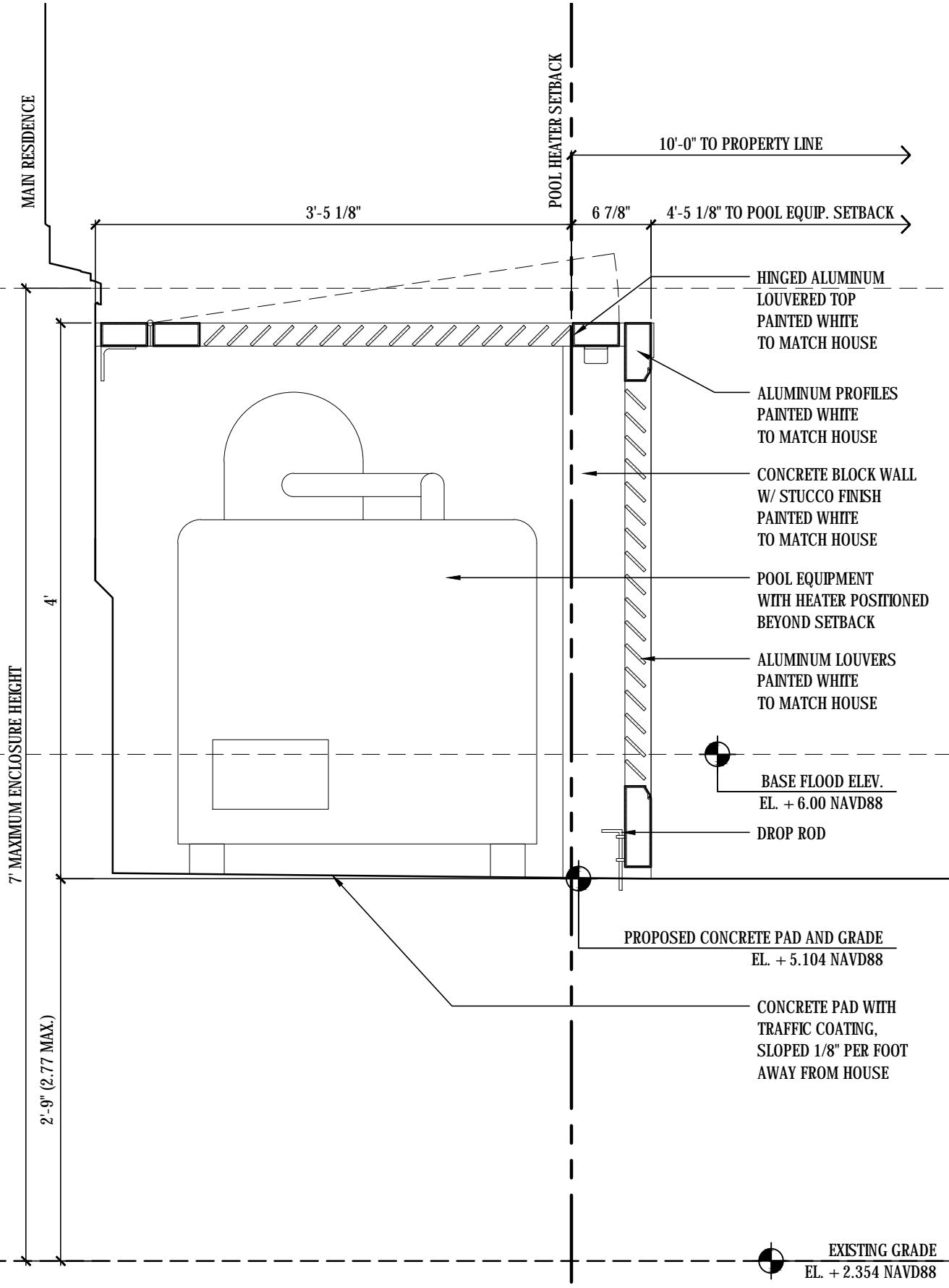


5 WEST YARD AC UNIT ENCLOSURE ELEVATION
A-6.4a SCALE: 1"=1'-0"

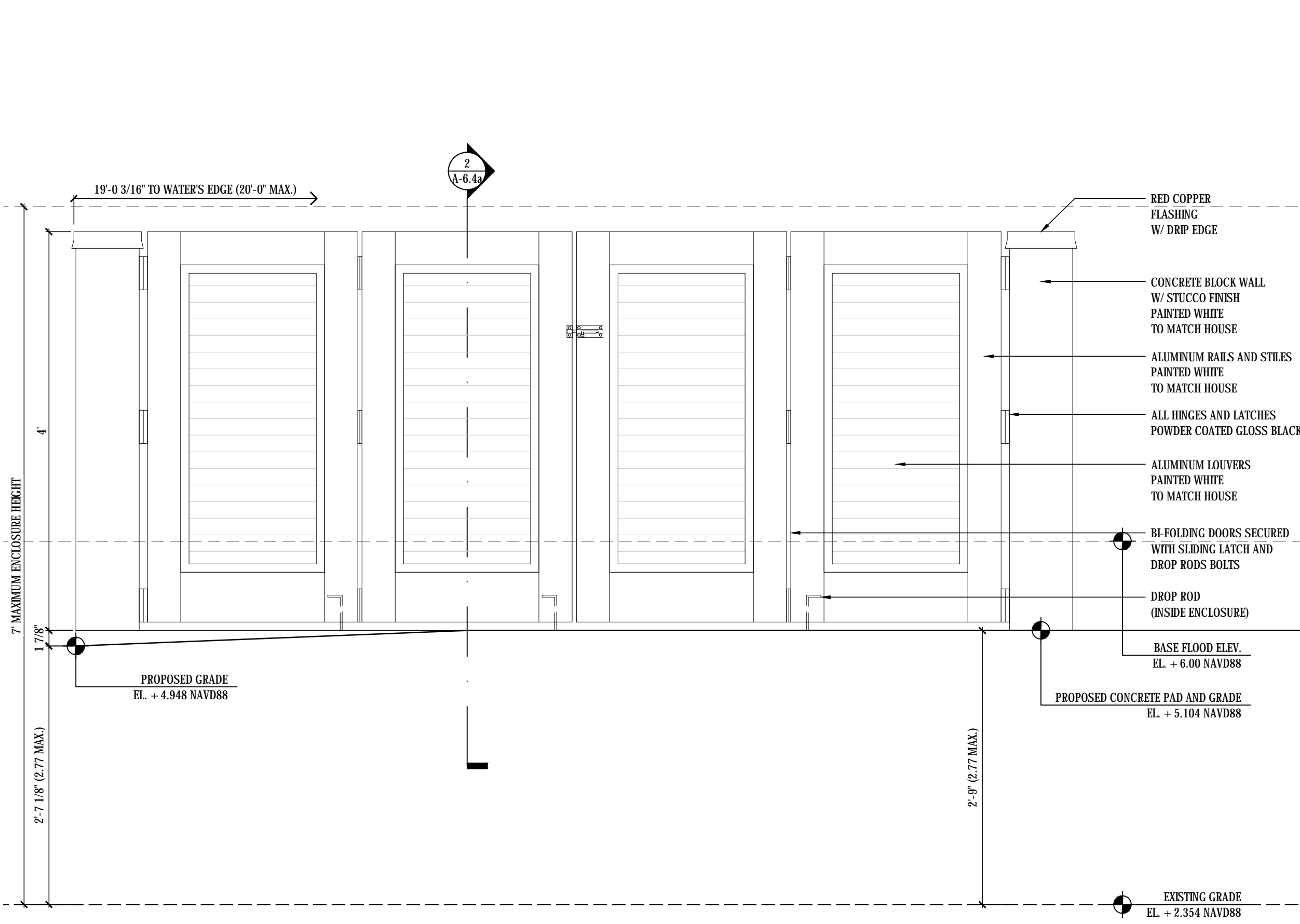


4 SECTION
A-6.4a SCALE: 1"=1'-0"

3 EAST YARD AC UNIT GATE
A-6.4a SCALE: 1"=1'-0"

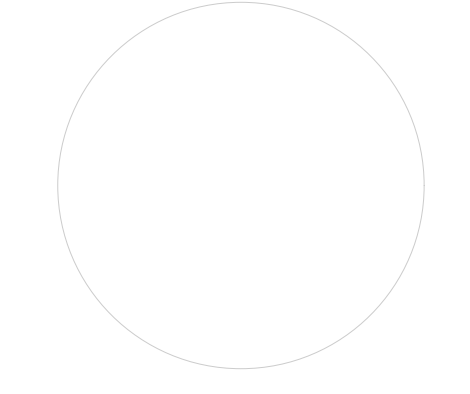


2 WEST POOL ENCLOS. SECT.
A-6.4a SCALE: 1"=1'-0"



1 WEST YARD POOL EQUIPMENT ENCLOSURE ELEVATION
A-6.4a SCALE: 1"=1'-0"

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AS NOTED | JTD
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A-6.4a

FENCE, GATE AND ENCLOSURE
DETAILS