

PROPOSED NEW ACCESSORY STRUCTURE AT:
235 BANYAN ROAD

PALM BEACH, FL 33480
TOWN OF PALM BEACH, FLORIDA

COA: 23-043 ZON: 23-117
"FINAL SUBMITTAL"

FINAL SUBMITTAL DATE: 12-07-2023
LANDMARKS DATE OF HEARING: 01-17-2024

RECEIVED
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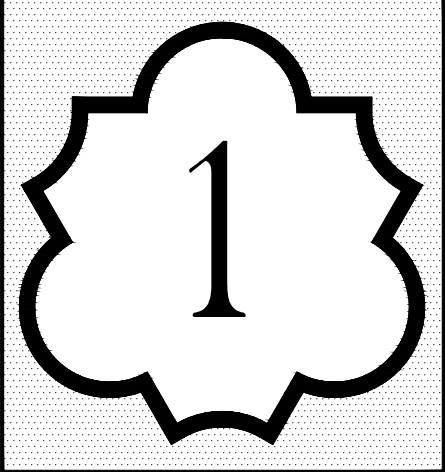
PATRICK RYAN O'CONNELL
ARCHITECT, LLC.
400 ROYAL PALM WAY, SUITE 206
PALM BEACH FL 33480
FL LIC #: AA26003685
WWW.PROARCHITECT.COM
tel (561)-331-2048

PROPOSED ACC. STRUCTURE :
235 BANYAN ROAD
Palm Beach, FL 33480

Project #: 23-009
Drawn by: PRO,AR
Date(s):
28 AUG. 2023 - PRE APP MEETING
05 OCT. 2023 - FIRST SUBMITTAL
20 NOV. 2023 - SECOND SUBMITTAL
07 DEC. 2023 - FINAL SUBMITTAL

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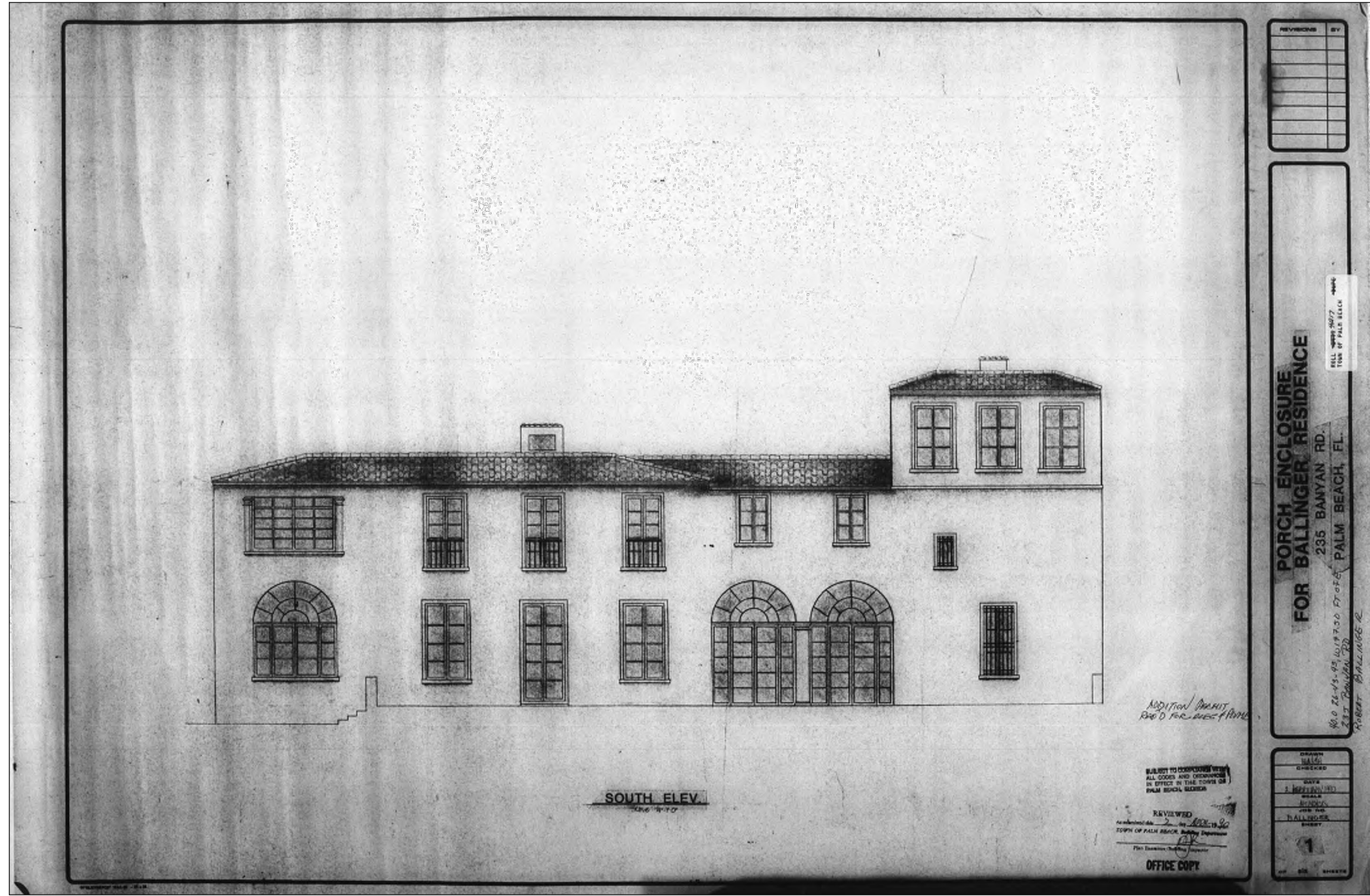
INDEX OF DRAWINGS

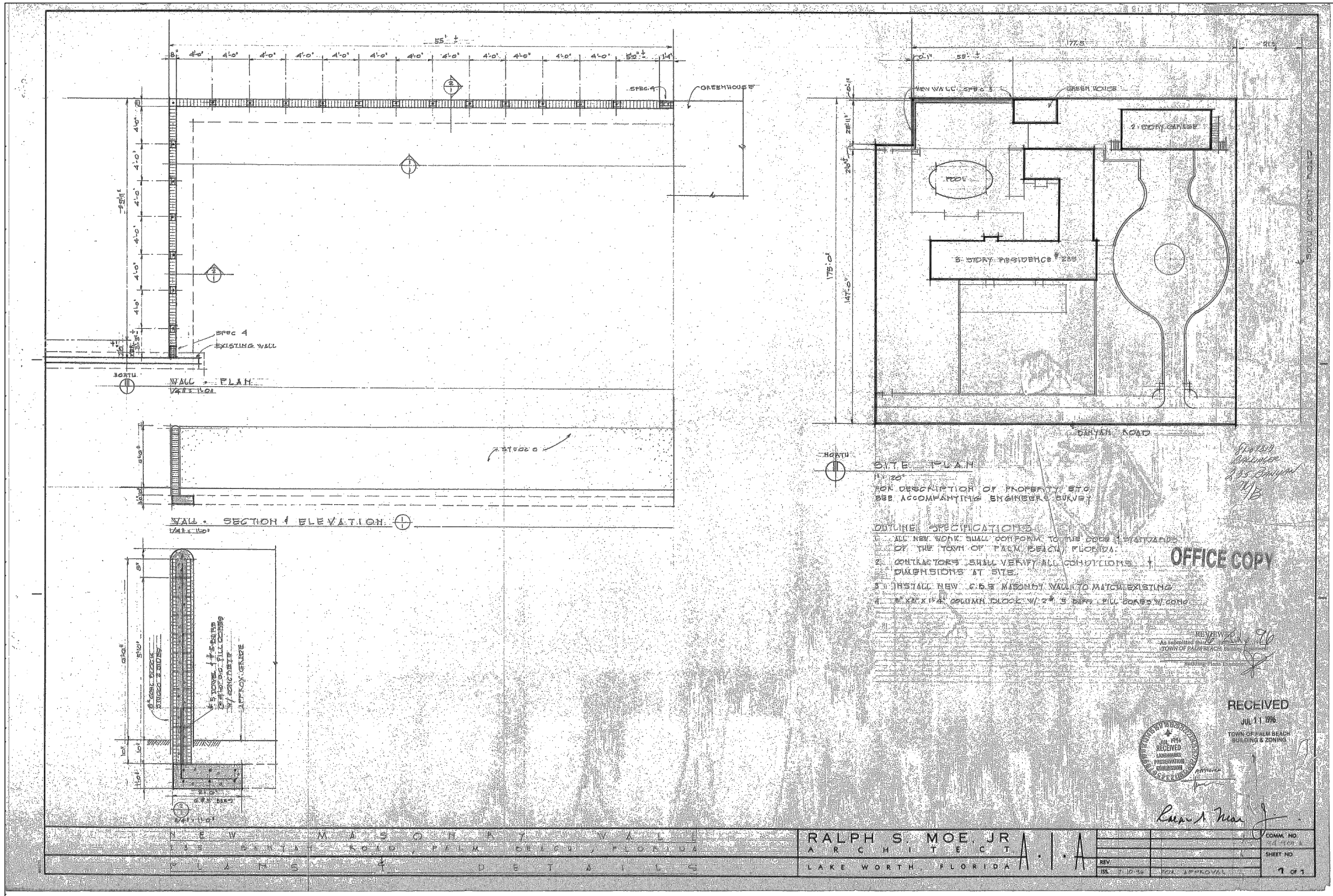
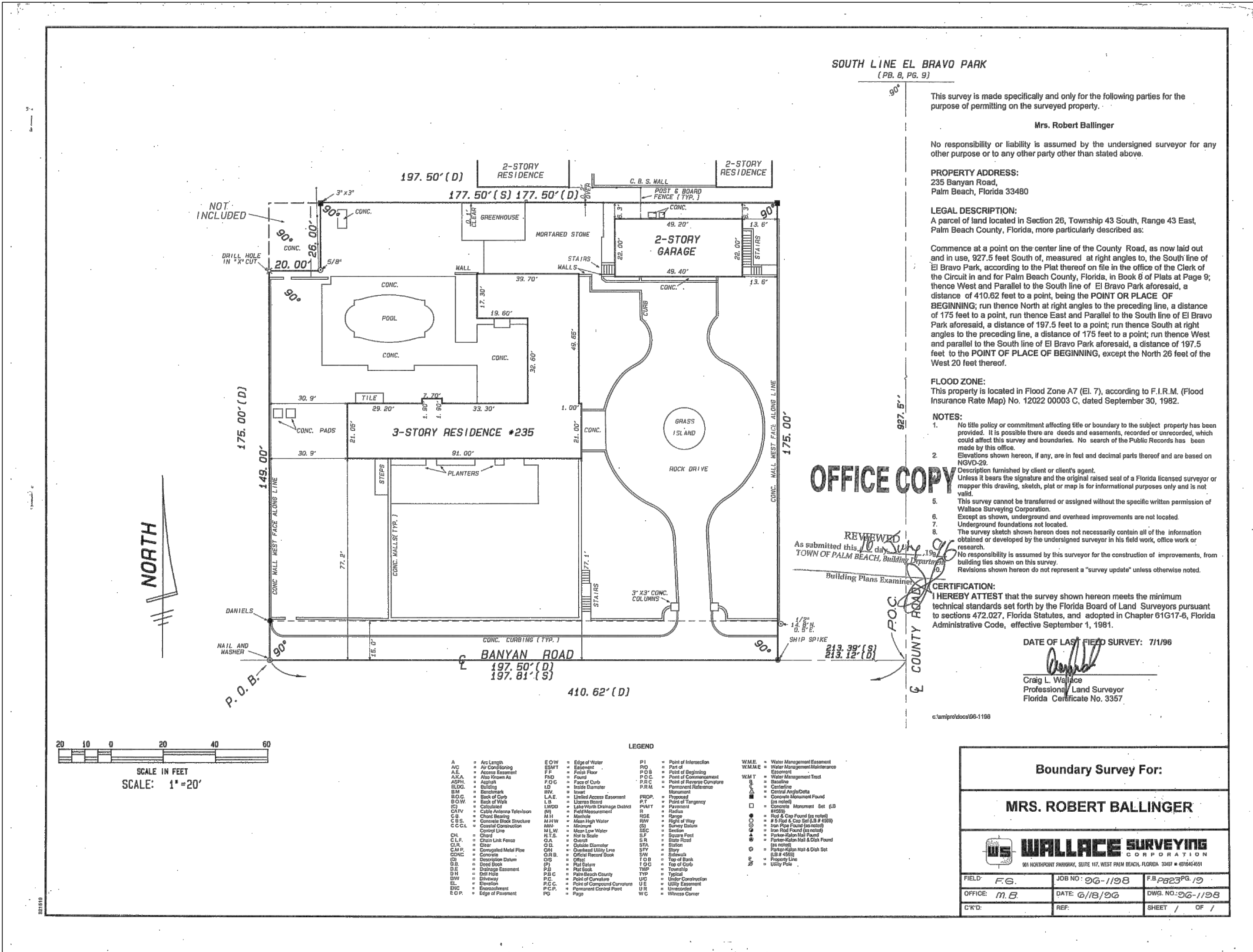
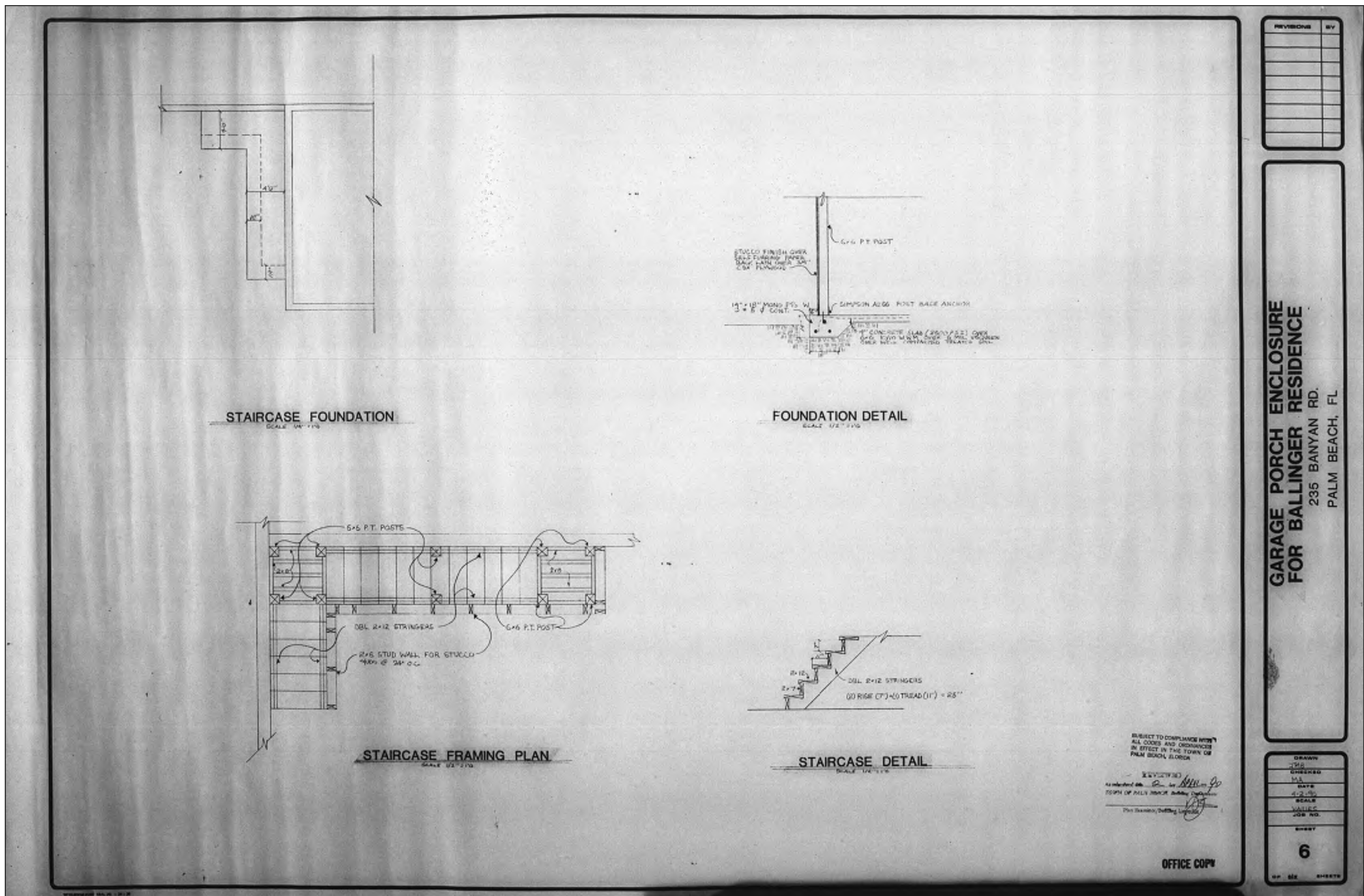
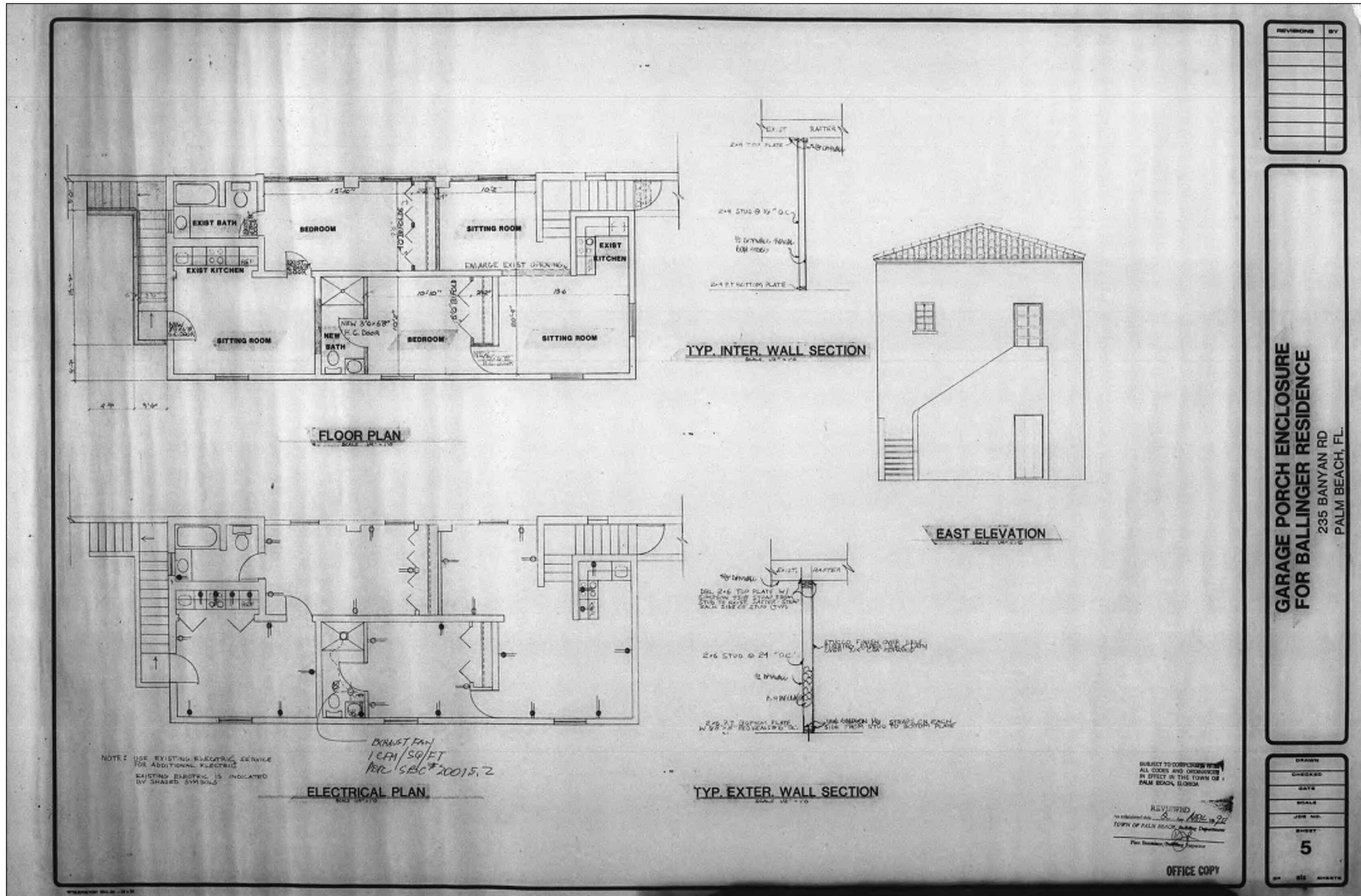
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| 20. | OVERALL ELEVATIONS EAST AND NORTH | SURVEY | |

SCOPE OF WORK

- PROPOSED 1,072 S.F. ACCESSORY STRUCTURE.
- LANDSCAPE
- HARDSCAPE

| ARCHITECT: | SURVEYOR: | LANDSCAPE ARCHITECT: |
|--|--|---|
| PATRICK RYAN O'CONNELL ARCHITECT 400 ROYAL PALM WAY, SUITE 206 PALM BEACH, FL 33480 | WALLACE SURVEYING CORP. 5553 VILLAGE BLVD. WEST PALM BEACH, FL 33407 561-640-4551 | ENVIRONMENT DESIGN GROUP 139 NORTH COUNTY ROAD, SUITE 20-B PALM BEACH, FL 33480 561-832-4600 |



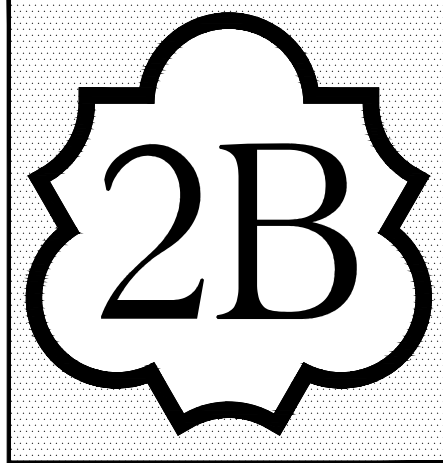


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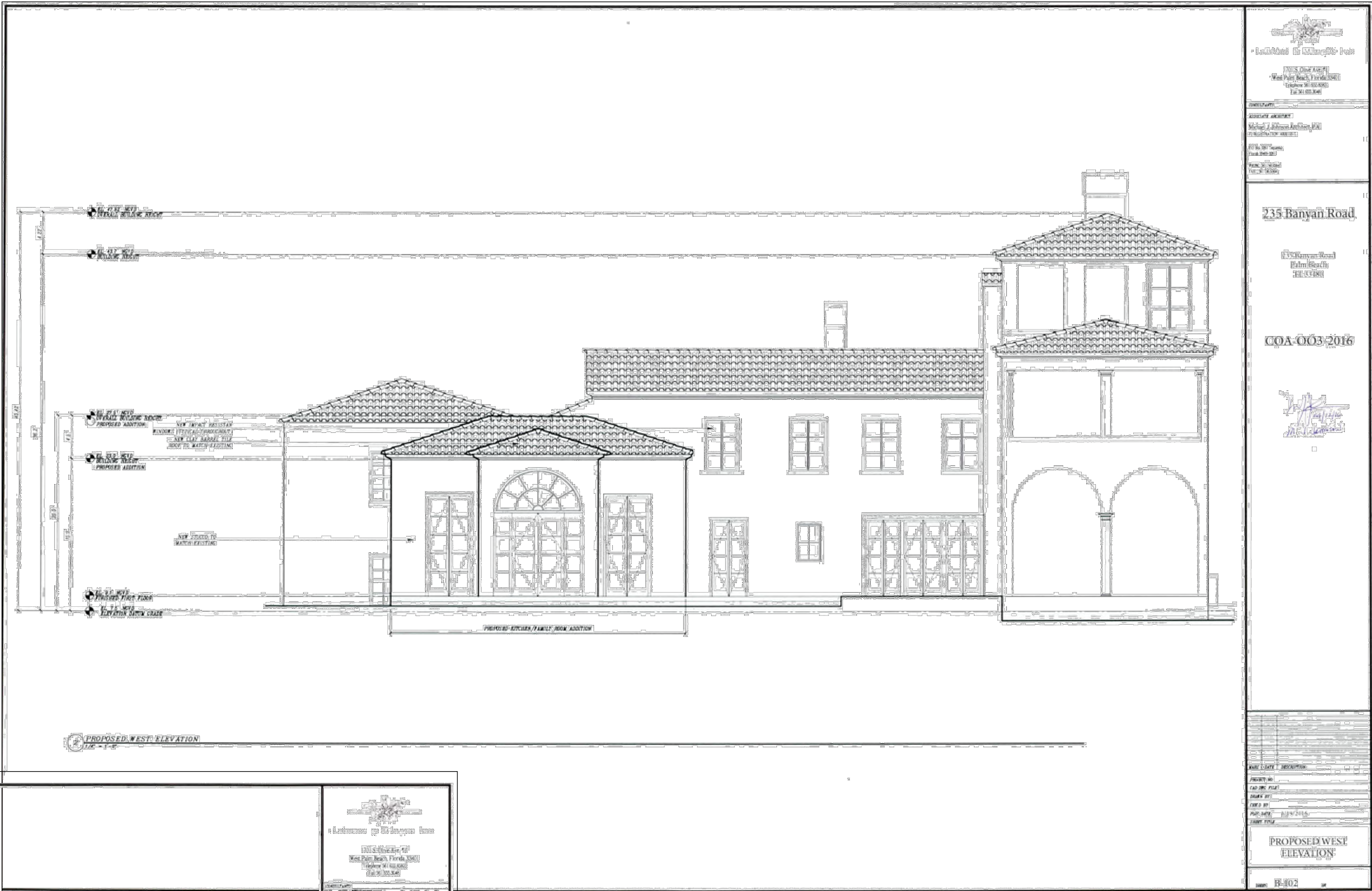
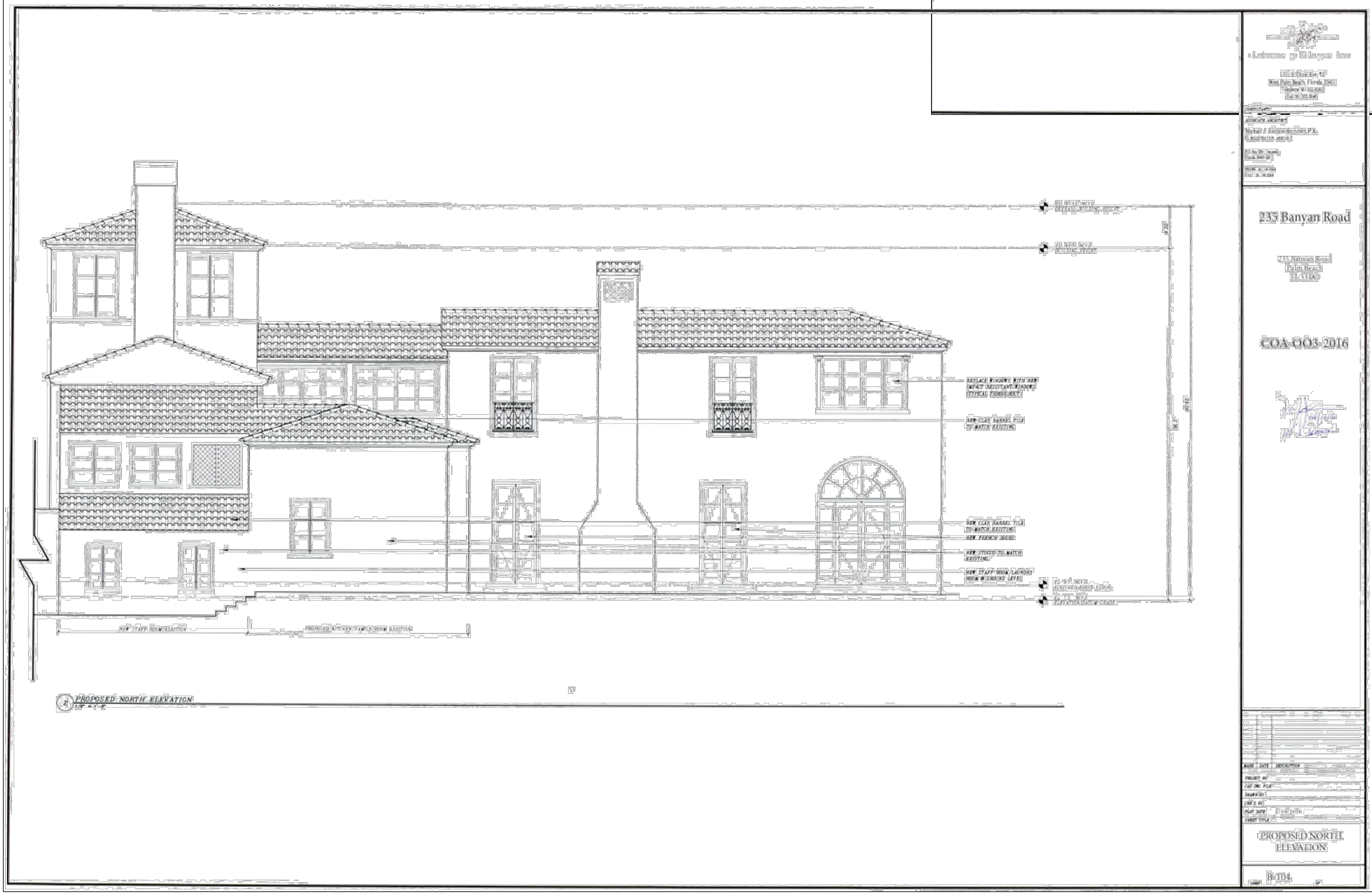
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HISTORICAL DOCUMENTS
N.T.S.



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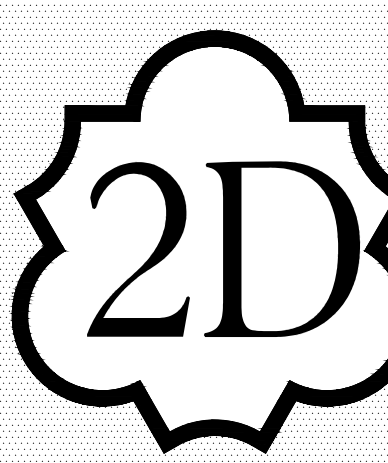
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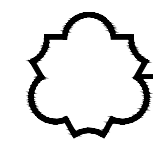
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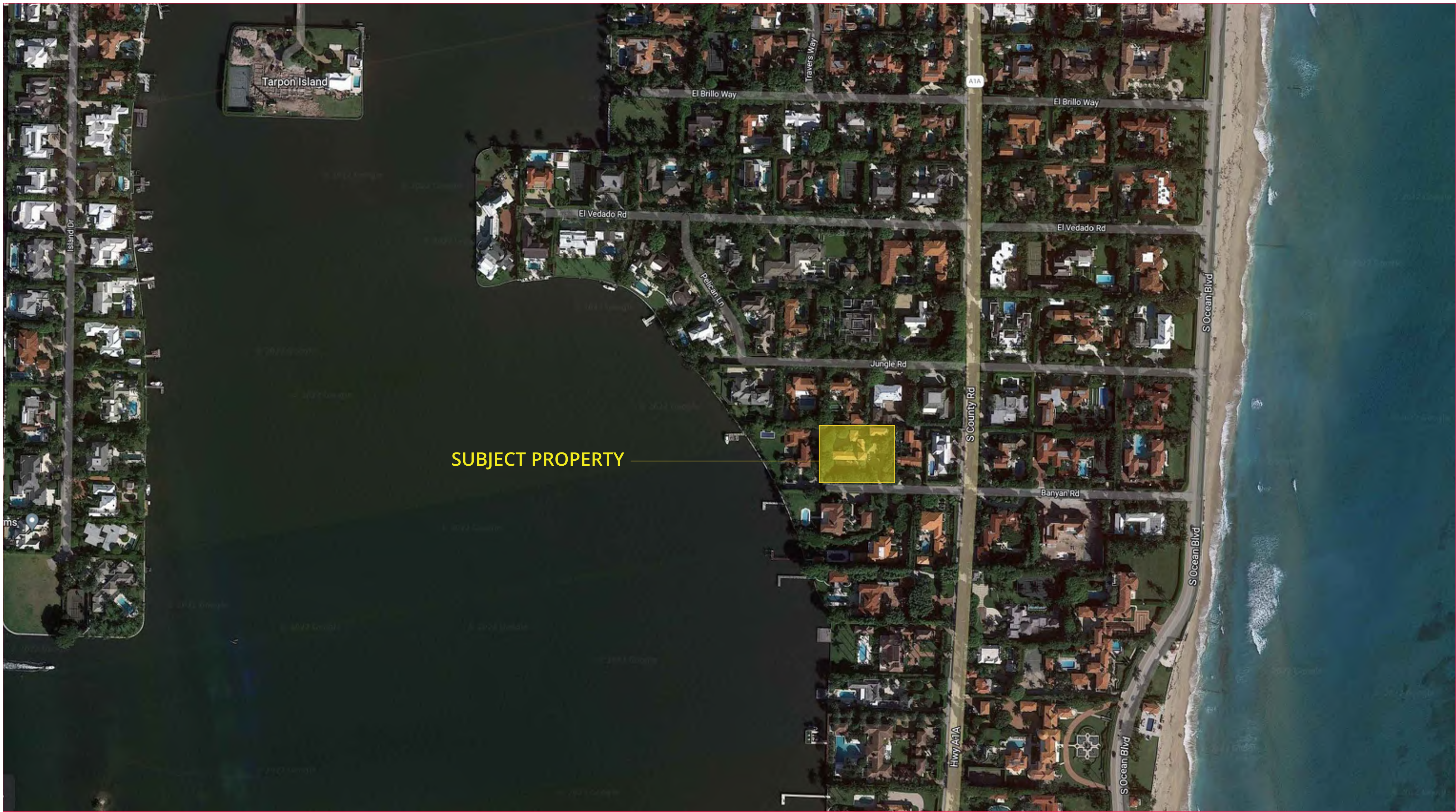
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SUBJECT PROPERTY



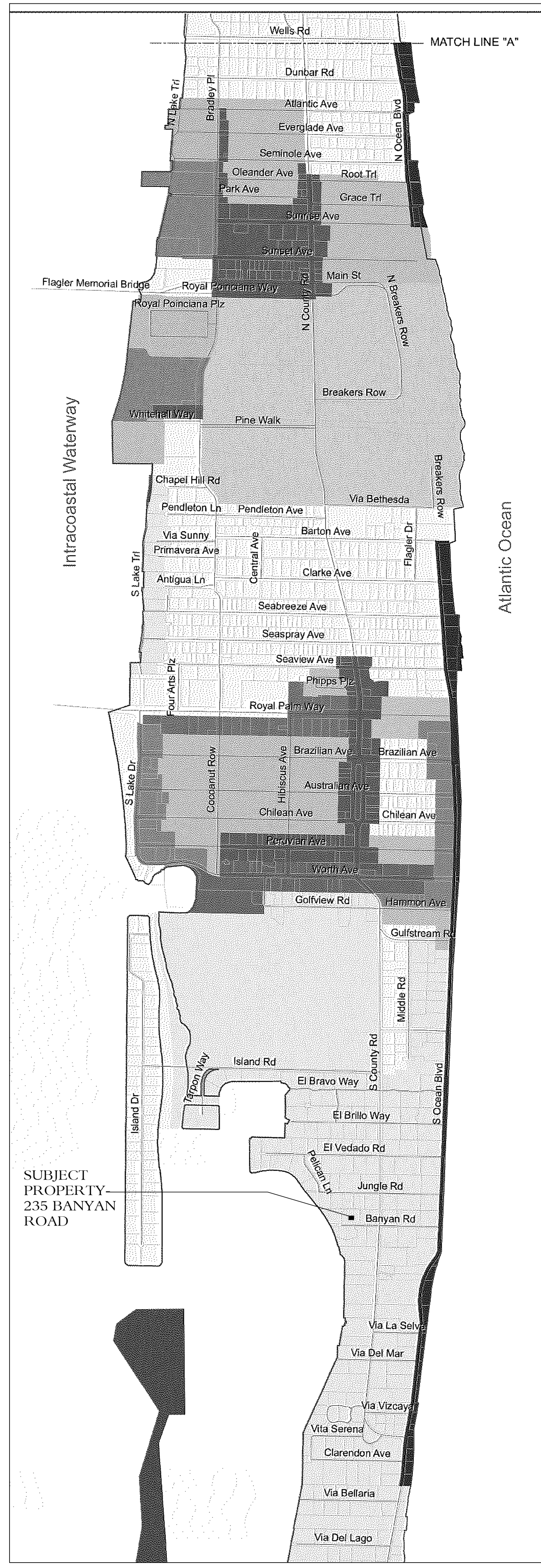
VICINITY LOCATION MAP
N.T.S.



2 AERIAL VIEW LOOKING NORTHEAST
N.T.S.



3 AERIAL VIEW LOOKING SOUTHWEST
N.T.S.



SUBJECT
PROPERTY
235 BANYAN
ROAD

4 TOWN OF PALM BEACH MAP
N.T.S.

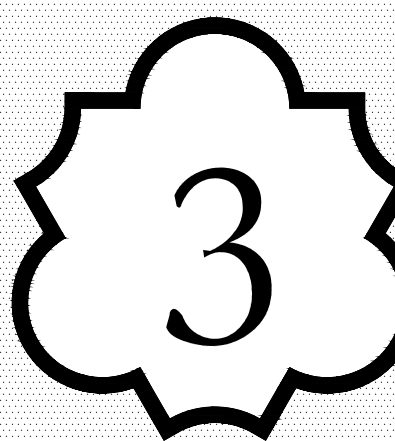


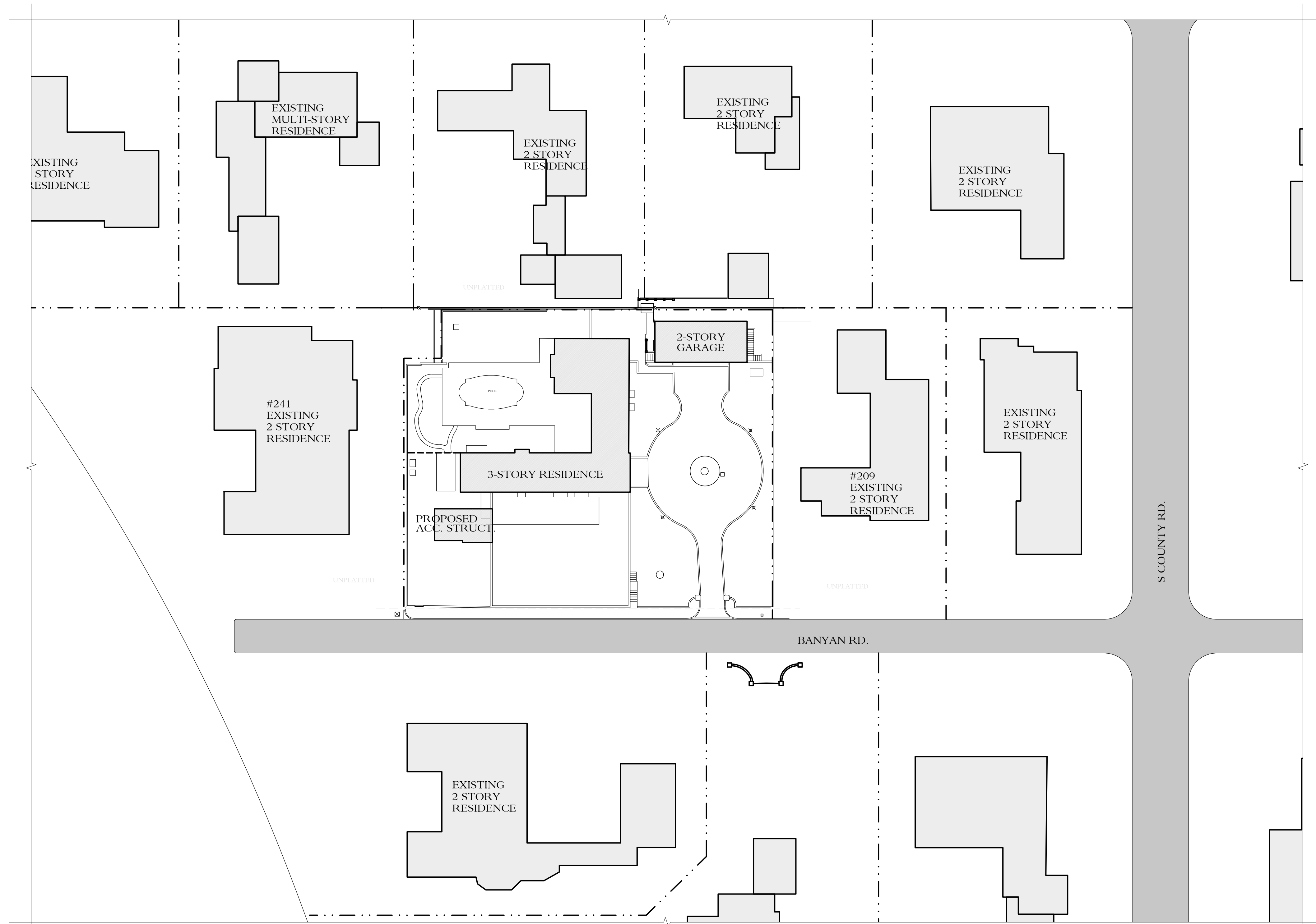
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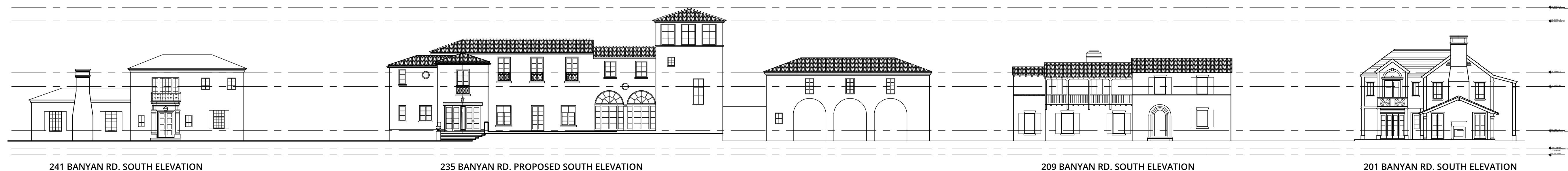
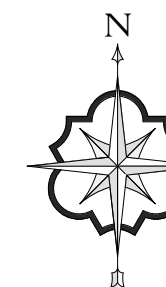
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1

PROPOSED LOCATION PLAN
1/32" = 1'-0"



2

STREETSCAPE ELEVATION
N.T.S.



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4



A - 240 BANYAN RD (SOUTH NEIGHBOR)



B - 240 BANYAN RD (SOUTH NEIGHBOR)

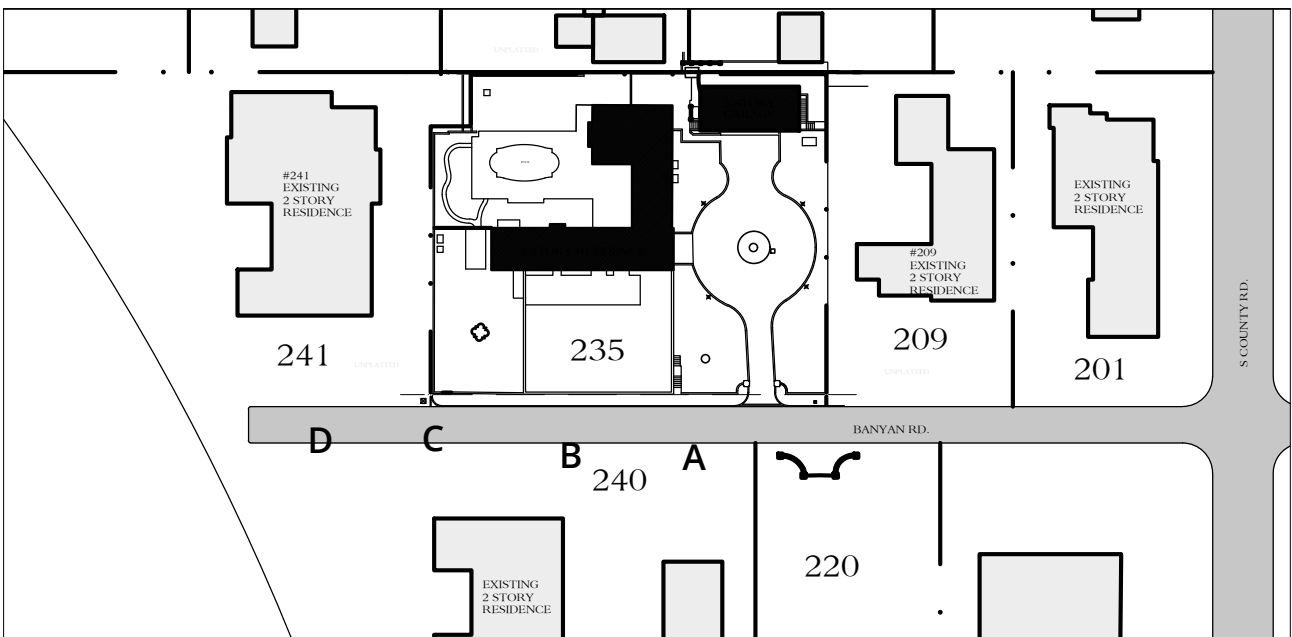


C - 241 BANYAN RD (WEST NEIGHBOR)



D - 241 BANYAN RD (WEST NEIGHBOR)

EXISTING NEIGHBORHOOD CONTEXT PHOTOS



KEY PLAN



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A - 220 BANYAN RD LOOKING SOUTHEAST



B - 209 BANYAN RD (EAST NEIGHBOR)



C - 235 BANYAN RD ACROSS THE STREET

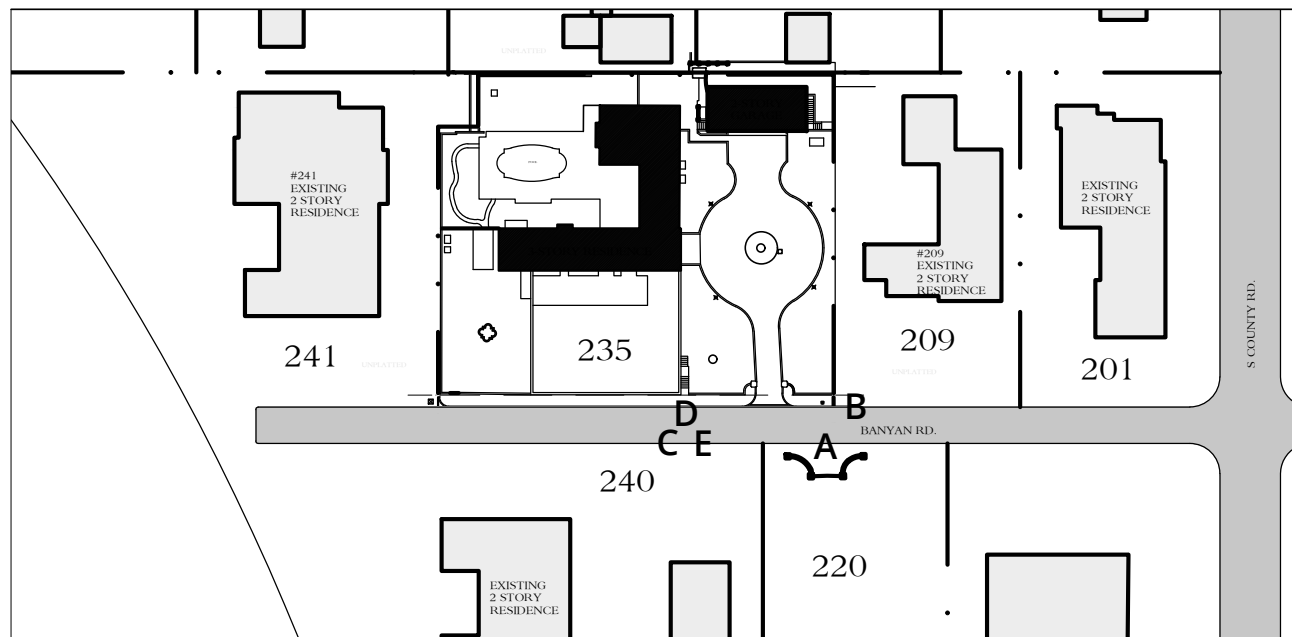


D - 235 BANYAN RD (ACCESS STAIRS)



E - 235 BANYAN RD ACROSS THE STREET

EXISTING NEIGHBORHOOD CONTEXT PHOTOS



KEY PLAN



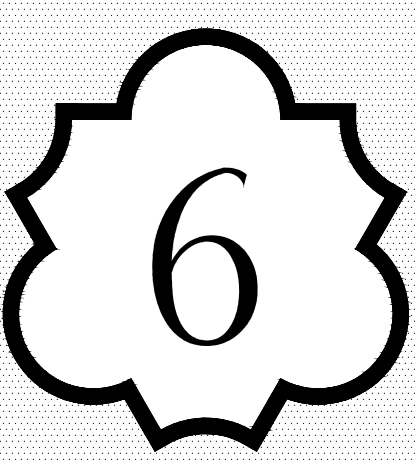
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A - 235 BANYAN RD ENTRY



B - GARAGE (SOUTH ELEVATION)



C - EXISTING EAST ELEVATION/GARAGE



D - EXISTING EAST ELEVATION



E - TOWER (EAST ELEVATION)



KEY PLAN



A - EXISTING SOUTH ELEVATION



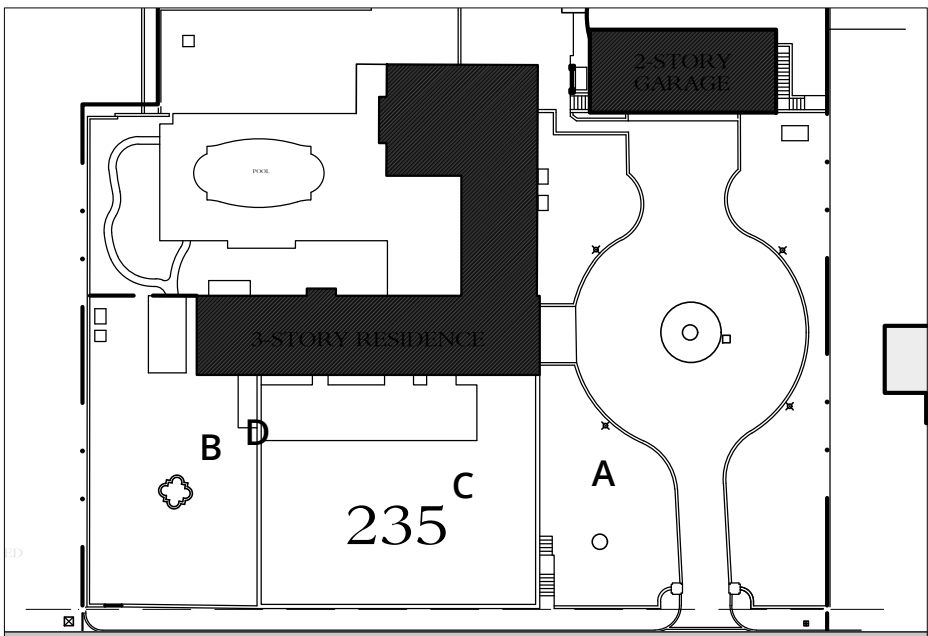
B - EXISTING SOUTH ELEVATION



C - EXISTING SOUTH ELEVATION



D - EXISTING SOUTH ELEVATION



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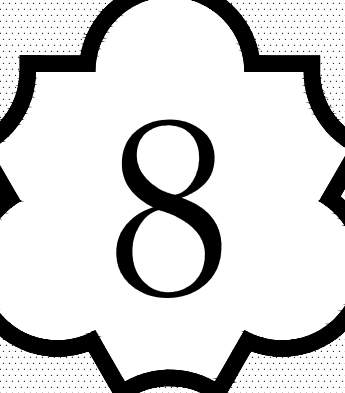
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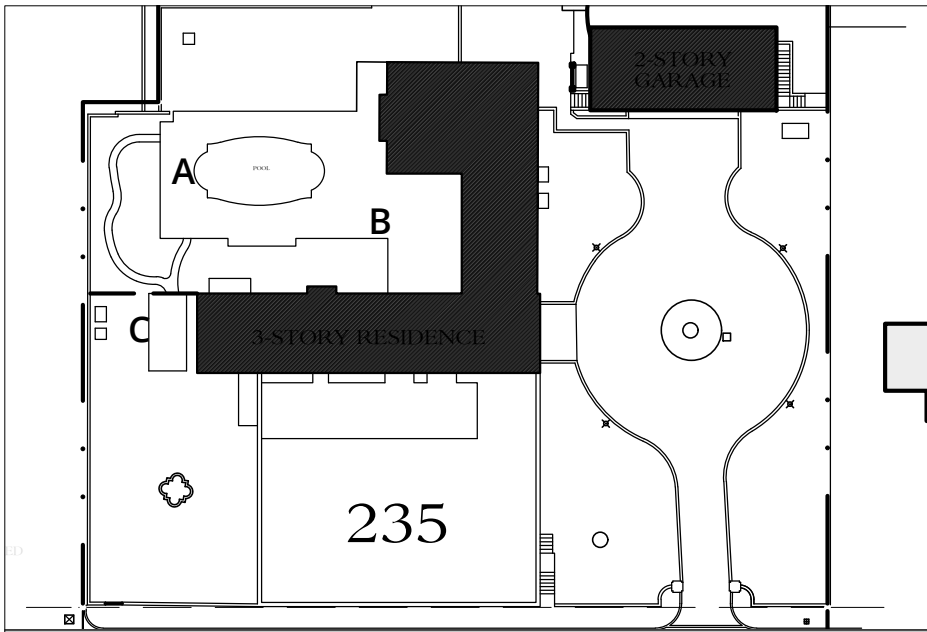
A - EXISTING WEST ELEVATION



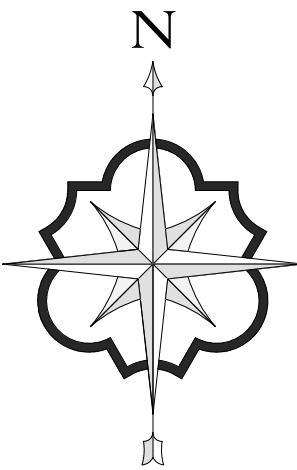
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C - EXISTING WEST ELEVATION



KEY PLAN



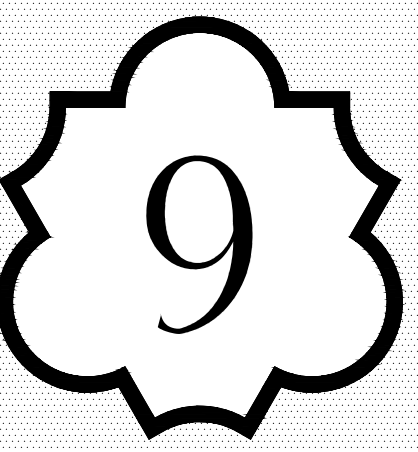
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A - EXISTING NORTH ELEVATION



B - EXISTING NORTH ELEVATION



C - EXISTING NORTH ELEVATION

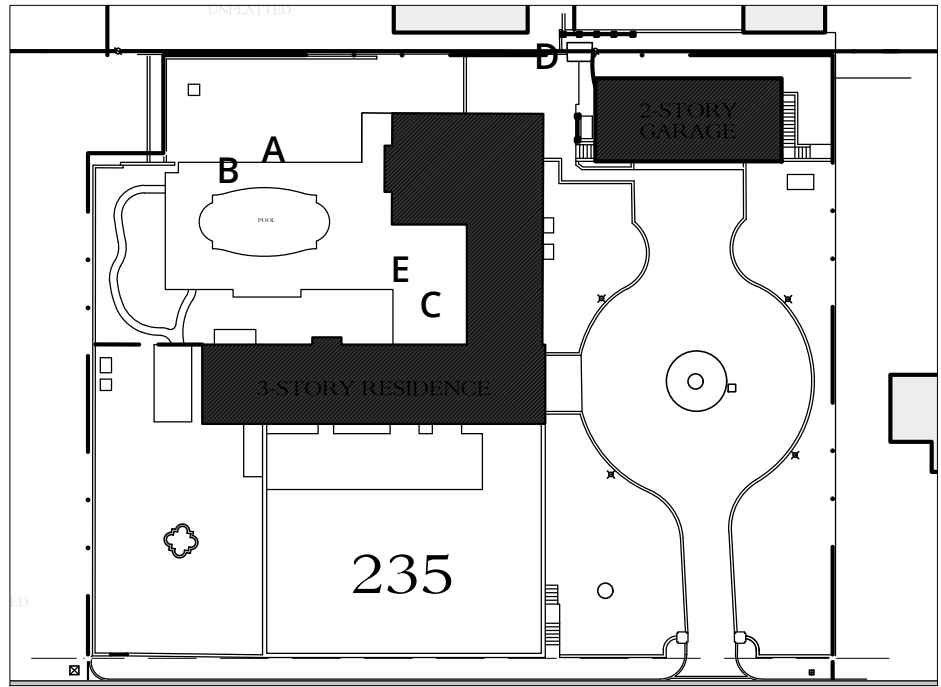


D - EXISTING NORTH ELEVATION

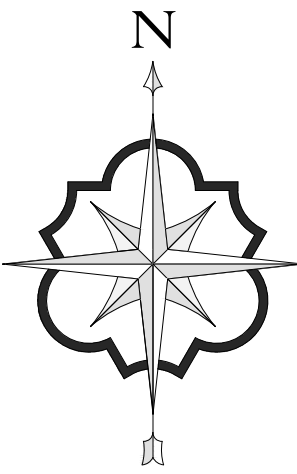


E - EXISTING NORTH ELEVATION

EXISTING EXTERIOR PHOTOS



KEY PLAN





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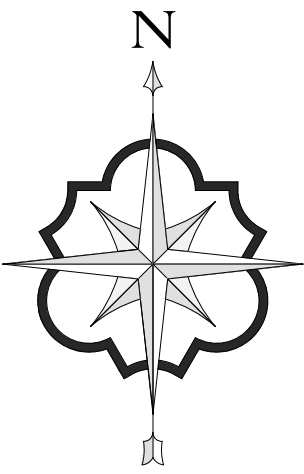
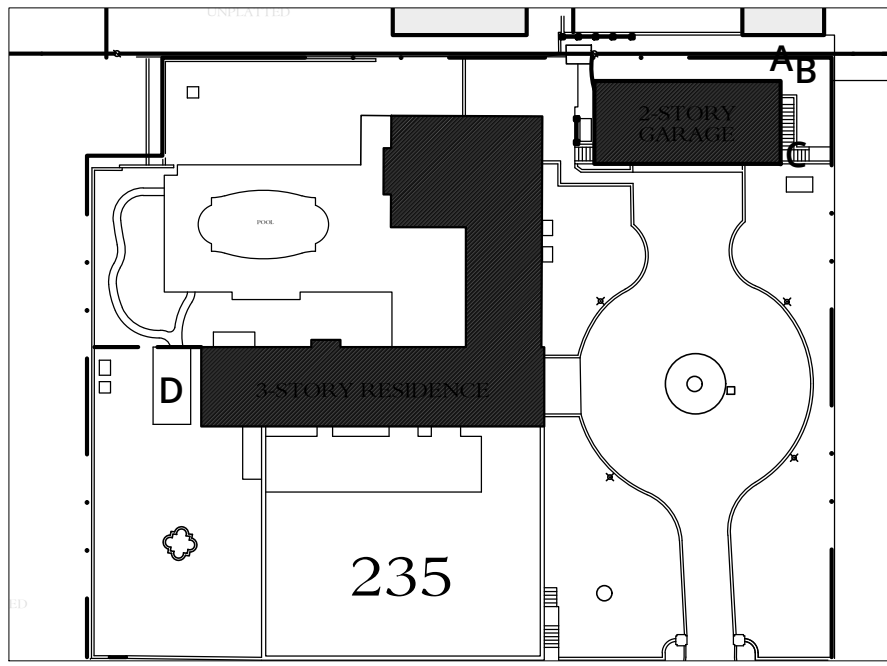
A - EXISTING NORTH ELEVATION - GARAGE



B/C - EXISTING EAST ELEVATION (GARAGE)



D - A.C. EQUIPMENT
(WEST SIDE OF THE HOUSE)



KEY PLAN

EXISTING EXTERIOR PHOTOS



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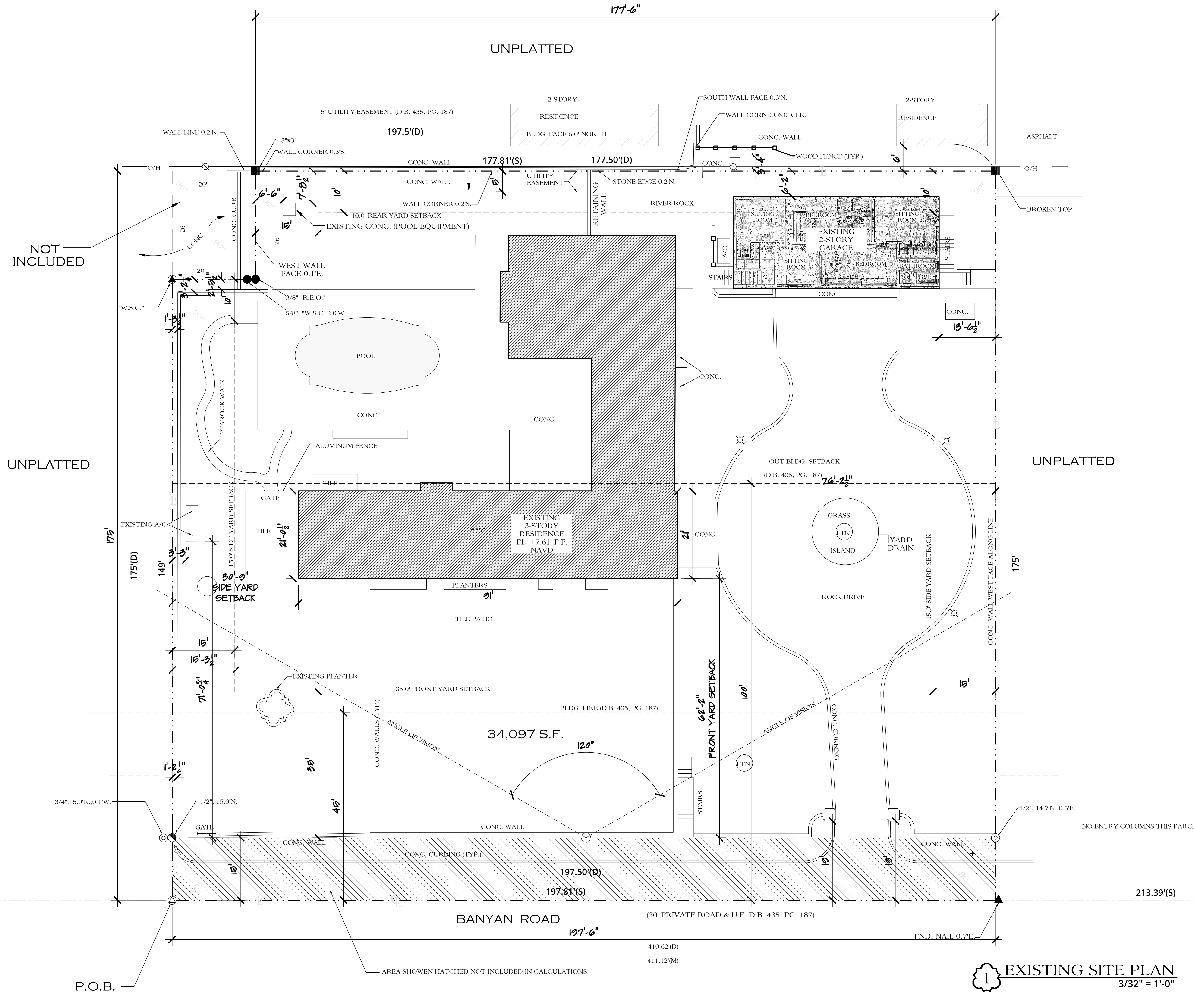
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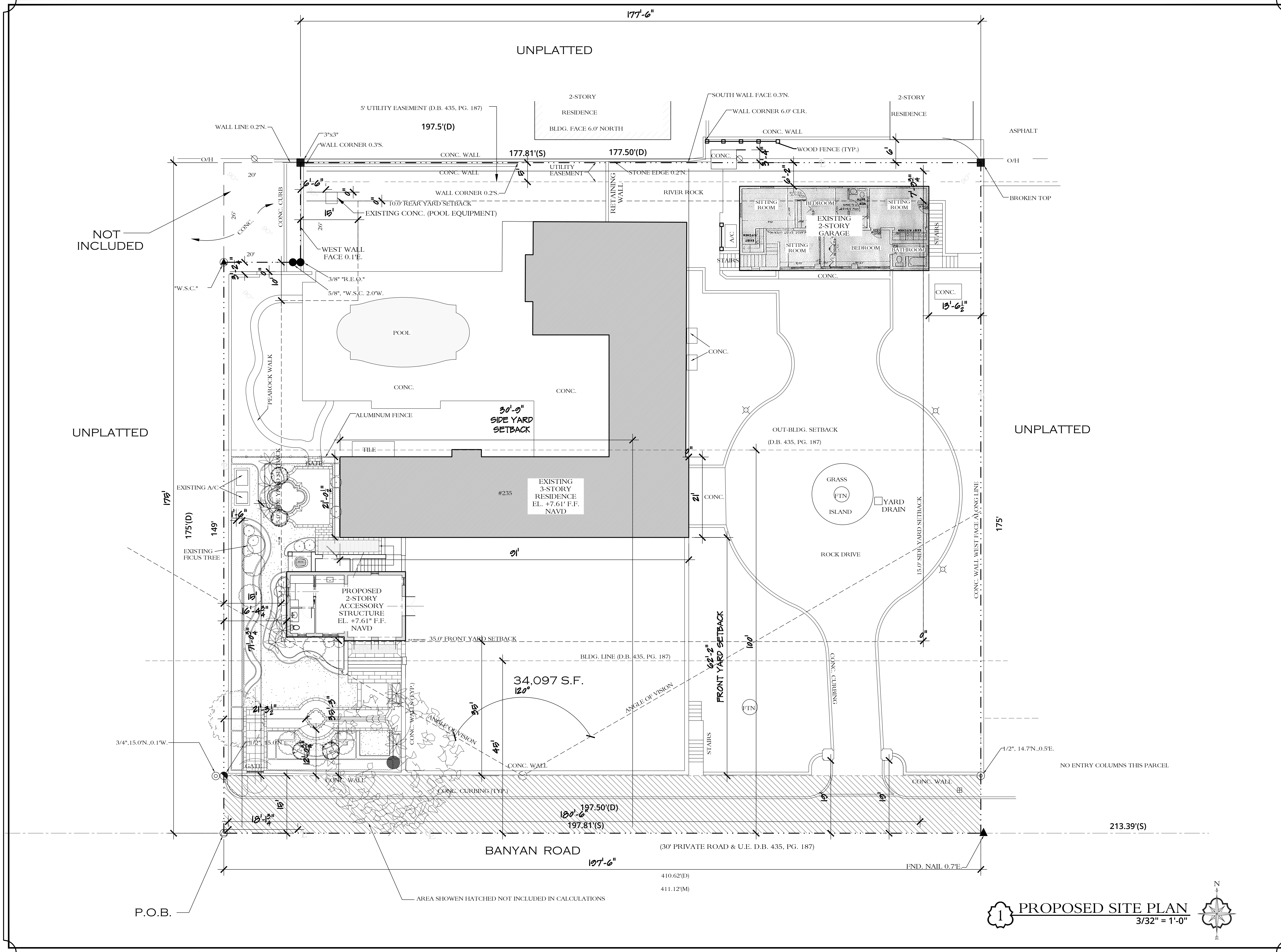
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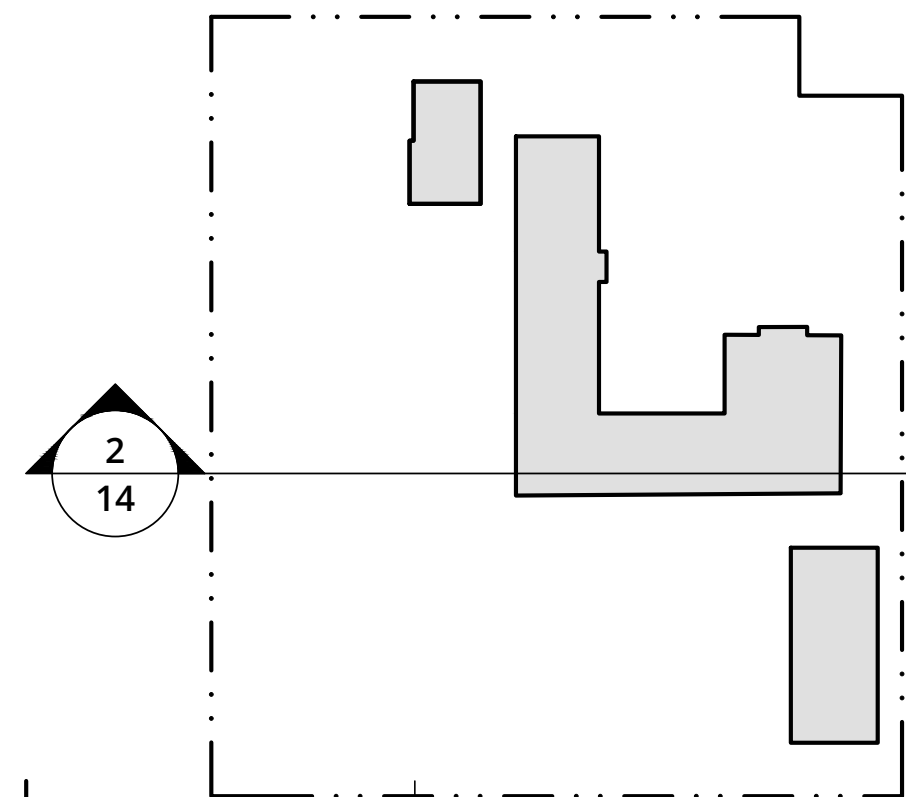
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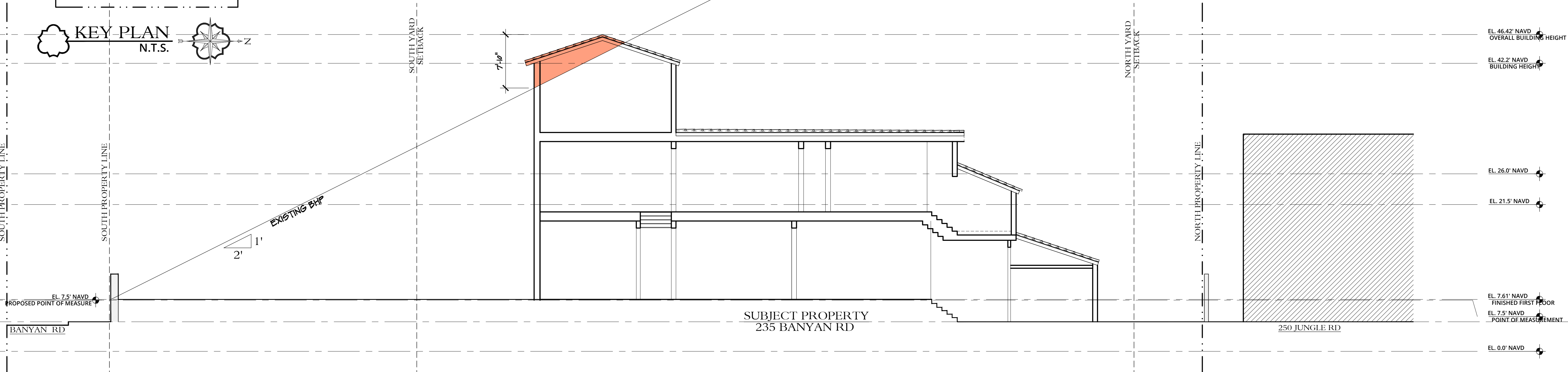
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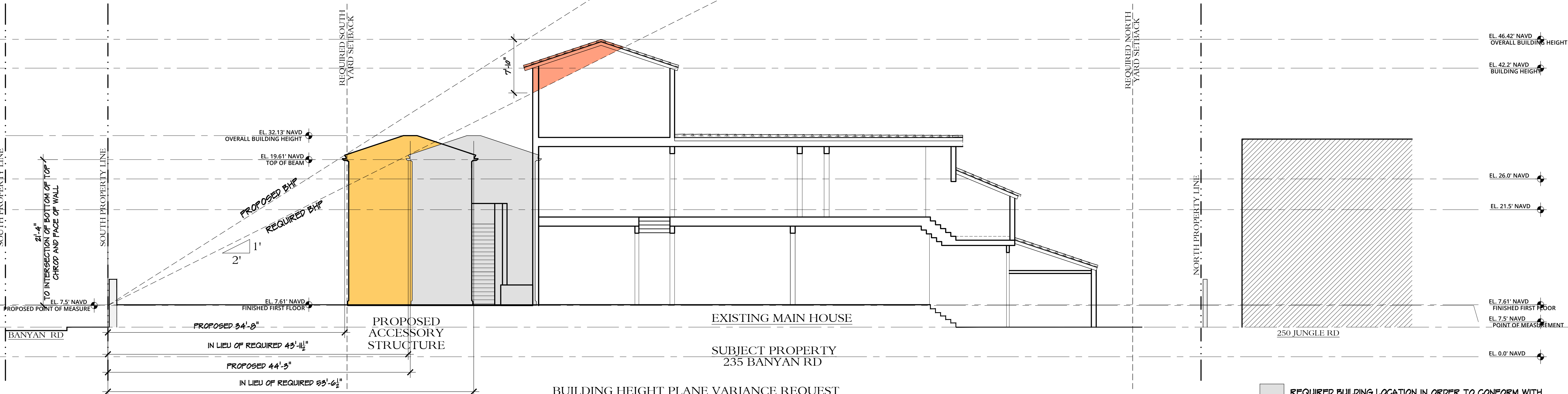
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KEY PLAN
N.T.S.



1 EXISTING YARD SECTION
N.T.S.



2 PROPOSED YARD SECTION
N.T.S.

- REQUIRED BUILDING LOCATION IN ORDER TO CONFORM WITH BUILDING HEIGHT PLANE REQUIREMENTS
- CURRENT PROPOSED BUILDING
- EXISTING BUILDING



PATRICK RYAN
O'CONNELL
ARCHITECT

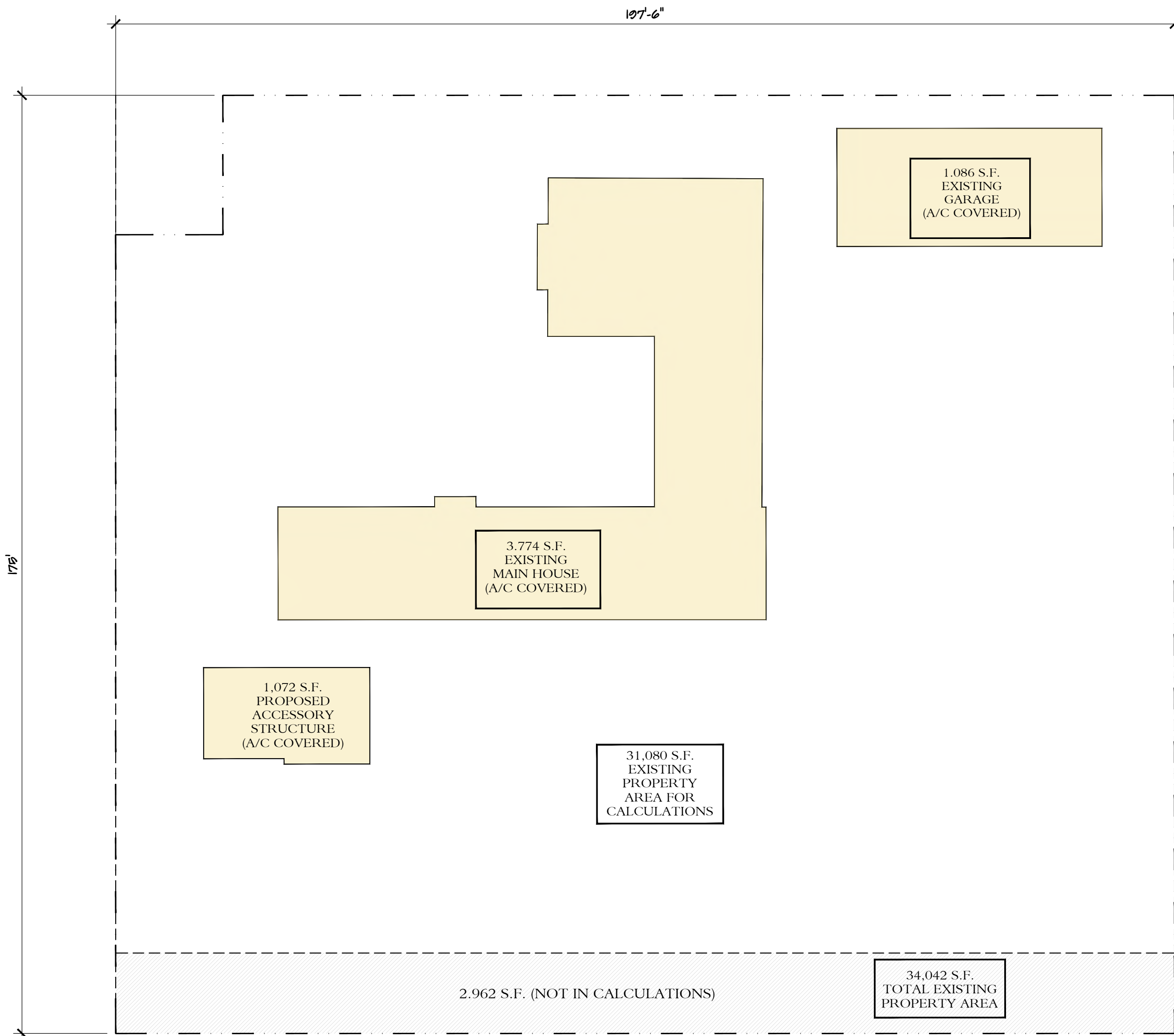
PATRICK RYAN O'CONNELL
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400 ROYAL PALM WAY, SUITE 206
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FL LIC #: AA26003685
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED ACC. STRUCTURE :
235 BANYAN ROAD
Palm Beach, FL 33480

Project #: 23-009
Drawn by: PRO,AR
Date(s):
28 AUG. 2023 - PRE APP MEETING
05 OCT. 2023 - FIRST SUBMITTAL
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07 DEC. 2023 - FINAL SUBMITTAL

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14



5,396 S.F. (LOT COVERAGE) / 31,080 S.F. (SITE AREA) = 17.3% LOT COVERAGE

1

ZONING DIAGRAM - LOT COVERAGE

1/16" = 1'-0"



| LOT INFORMATION | |
|--|--|
| PROPERTY ADDRESS: | |
| 235 BANYAN ROAD PALM BEACH, 33480 | |
| ZONING DATA: | |
| R-A ESTATE RESIDENTIAL DISTRICT | |
| FLOOD ZONE: | |
| THIS PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 6), ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12099C0583F, DATED OCTOBER 5TH, 2017. | |
| SURVEY INFO: | |
| ALL SURVEY INFORMATION BASED ON SURVEY BY: WALLACE SURVEYING CORP. 8883 VILLAGE BOULEVARD WEST PALM BEACH, FLORIDA 33407 (561)-640-4551 CRAIG L. WALLACE FLORIDA CERTIFICATE #3357 | |
| DATE OF FIELD SURVEY: 7.15.2022 | |
| LEGAL DESCRIPTION: | |
| A PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA | |

| SQUARE FOOT DATA | | | |
|---|-----------------------|---------------------|-------------|
| LOT AREA (ENTIRE PROPERTY): 34,042 S.F. | | | |
| LOT AREA FOR CALCULATIONS: 31,080 S.F. | | | |
| LOT COVERAGE: | | | |
| ALLOWABLE: | 25% | | 7,770 S.F. |
| EXISTING: | 15.6% | MAIN HOUSE | 3,774 S.F. |
| | | GARAGE | 1,086 S.F. |
| | | TOTAL | 4,860 S.F. |
| PROPOSED: | 17.3% | ACCESSORY STRUCTURE | 5,396 S.F. |
| SQUARE FOOTAGE BREAKDOWN: | | | |
| AIR CONDITIONED SPACE | | | |
| MAIN HOUSE | EXISTING GROUND FLOOR | | 4,801 S.F. |
| | EXISTING 2nd FLOOR | | 3,946 S.F. |
| | EXISTING 3rd FLOOR | | 437 S.F. |
| GARAGE: | EXISTING GROUND FLOOR | | 1,082 S.F. |
| | EXISTING 2nd FLOOR | | 1,082 S.F. |
| PROPOSED ACCESSORY STRUCTURE: | PROPOSED GROUND FLOOR | | 536 S.F. |
| | PROPOSED 2nd FLOOR | | 536 S.F. |
| | TOTAL | | 12,420 S.F. |

| ZONING TABULATION | | | |
|------------------------|------------------------|-------------|------------|
| ZONING DISTRICT | R-A ESTATE RESIDENTIAL | | |
| ZONING ITEM | REQUIRED/ALLOWED | EXISTING | PROPOSED |
| LOT AREA | 20,000 S.F. | 31,080 S.F. | NO CHANGE |
| LOT WIDTH | 125' | 197'-6" | NO CHANGE |
| LOT DEPTH | 150' | 178' | NO CHANGE |
| FRONT YARD SETBACK (S) | 35' | 62'-2" | 35'-3" |
| SIDE YARD SETBACK (E) | 15' | 13'-6 1/2" | NO CHANGE |
| SIDE YARD SETBACK (W) | 15' | 30'-0" | 16'-4 3/4" |
| REAR YARD SETBACK (N) | 15' | 6'-2" | NO CHANGE |
| MAX. BUILDING HEIGHT | 25'-0" | 34'-8" | NO CHANGE |
| MAX. OVERALL HEIGHT | 35'-0" | 38'-11" | NO CHANGE |
| MAX. LOT COVERAGE | 25% | 15.6% | 17.3% |



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

| Zoning Legend | | | |
|---------------|---|--|---------------------------|
| Line # | Property Address: | 235 BANYAN ROAD | |
| 2 | Zoning District: | R-A ESTATE RESIDENTIAL DISTRICT | |
| 3 | Structure Type: | SINGLE FAMILY RESIDENCE | |
| 4 | | Required/Allowed | Existing |
| 5 | Lot Size (sq ft) | 20,000 S.F. | 31,080 S.F. |
| 6 | Lot Depth | 150' | 175' |
| 7 | Lot Width | 125' | 197'-6" |
| 8 | Lot Coverage (Sq Ft and %) | 7,770 S.F. (25%) | 4,860 S.F. (15.6%) |
| 9 | Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc) | N/A | 11,348 S.F. |
| 10 | Cubic Content Ratio (CCR) (R-B ONLY) | N/A | N/A |
| 11 | *Front Yard Setback (Ft.) | 45' (SOUTH) | 62'-2" |
| 12 | * Side Yard Setback (1st Story) (Ft.) | 15' (E) 15' (W) | 13'-6 1/2" (E) 30'-9" (W) |
| 13 | * Side Yard Setback (2nd Story) (Ft.) | 15' (E) 15' (W) | 13'-6 1/2" (E) 30'-9" (W) |
| 14 | *Rear Yard Setback (Ft.) | 15' (NORTH) | 6'-2" (NORTH) |
| 15 | Angle of Vision (Deg.) | 120° | 81° |
| 16 | Building Height (Ft.) | 25'-0" | 34'-8 1/2" |
| 17 | Overall Building Height (Ft.) | 35'-0" | 38'-11 1/4" |
| 18 | Crown of Road (COR) (NAVD) | N/A | 2.08' |
| 19 | Max. Amount of Fill Added to Site (Ft.) | N/A | NO CHANGE |
| 20 | Finished Floor Elev. (FFE)(NAVD) | 7.5' | 7.61' |
| 21 | Zero Datum for point of meas. (NAVD) | 7.5' | NO CHANGE |
| 22 | FEMA Flood Zone Designation | AE (EL-6) | NO CHANGE |
| 23 | Base Flood Elevation (BFE)(NAVD) | 7.5' | NO CHANGE |
| 24 | Landscape Open Space (LOS) (Sq Ft and %) | NO CHANGE | T.B.D. |
| 25 | Perimeter LOS (Sq Ft and %) | NO CHANGE | T.B.D. |
| 26 | Front Yard LOS (Sq Ft and %) | NO CHANGE | T.B.D. |
| 27 | **Native Plant Species % | Please refer to separate landscape legend. | |

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

If value is not applicable, enter N/A

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220304



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DEMOLITION REPORT

1925 - HOWARD MAJOR

ORIGINAL ARCHITECT FOR THE HOUSE, LA TORRE BIANCA.

1974 - JAMES D. CARLTON, INC.

POOL CONSTRUCTION;

NEW AIR CONDITIONING.

1990-1992 - NO ARCHITECT INFO

GARAGE AND BATHROOM RENOVATIONS;

PORCH ENCLOSURE;

REPLACEMENT OF RUBBLE STONE FOR TERRACOTA TILES ON TERRACE'S SLAB;

ELECTRIC AND PLUMBING CHANGES;

DOORS/WINDOWS REPLACEMENTS.

1996 - RALPH S. MOE JR ARCHITECT

NEW C.B.S SITE WALL AT REAR PROPERTY LINE.

2004 - RALPH S. MOE JR ARCHITECT

GARAGE BUILDING - NEW OPENINGS, WALL REMOVAL. DESIGN NOT REALIZED.

2008 - ROBERT D. BOTKIN - STRUCTURAL ENGINEER

ELEVATOR INSTALLED IN MAIN HOUSE.

2015 - SMITH AND MOORE ARCHITECTS

NEW AUTOMATIC VEHICLE GATE INSTALLED WITHIN EXISTING LANDMARKED DRIVEWAY PIERS.

2016 - LABERGE & MENARD

NEW WOOD IMPACT RATED WINDOWS THROUGHOUT EXISTING STRUCTURE;

NEW ADDITION AT NORTHWESTAND NORTH SIDE OF EXISTING HOUSE (CHANGE ON NORTH/WEST/EAST ELEVATIONS);

EXISTING LIVING ROOM WINDOWS AT NORTH ELEVATION BECAME FRENCH DOORS;

INTERIOR MODIFICATION TO MASTER BATHROOM AND SITTING ROOM AREA.

2017 - NO ARCHITECT INFO

REMOVAL AND DISPOSAL EXISTING NON-IMPACT WINDOWS;

INSTALLMENT OF NEW IMPACT WINDOWS & DOORS. (NO CHANGE IN EXISTING OPENINGS.)

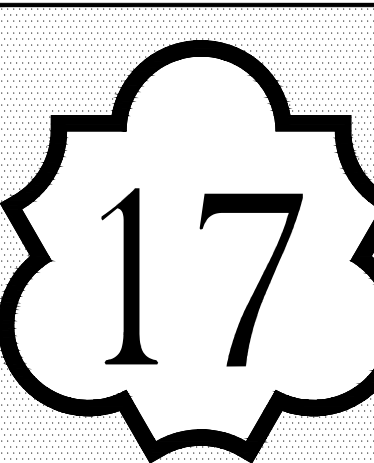


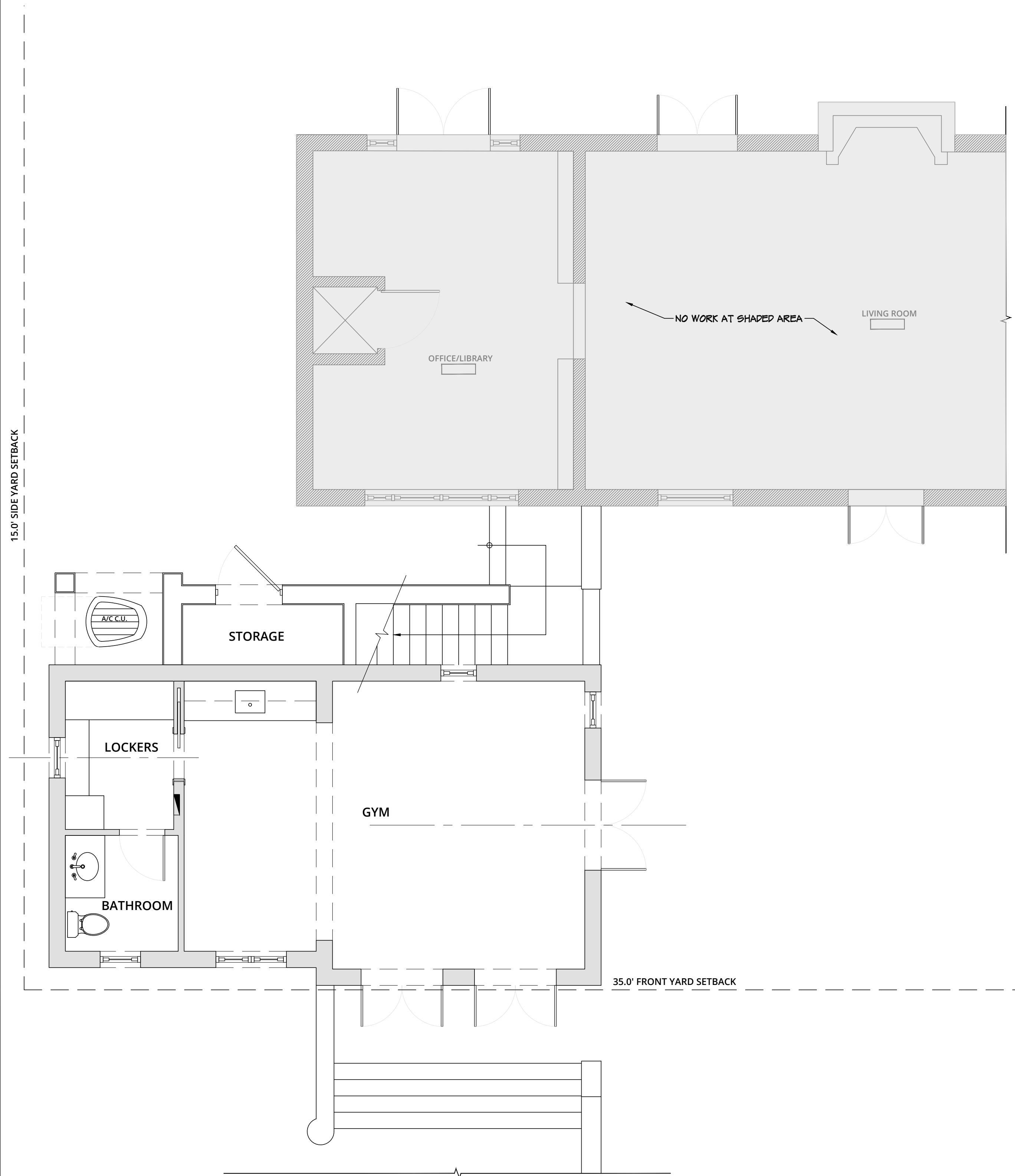
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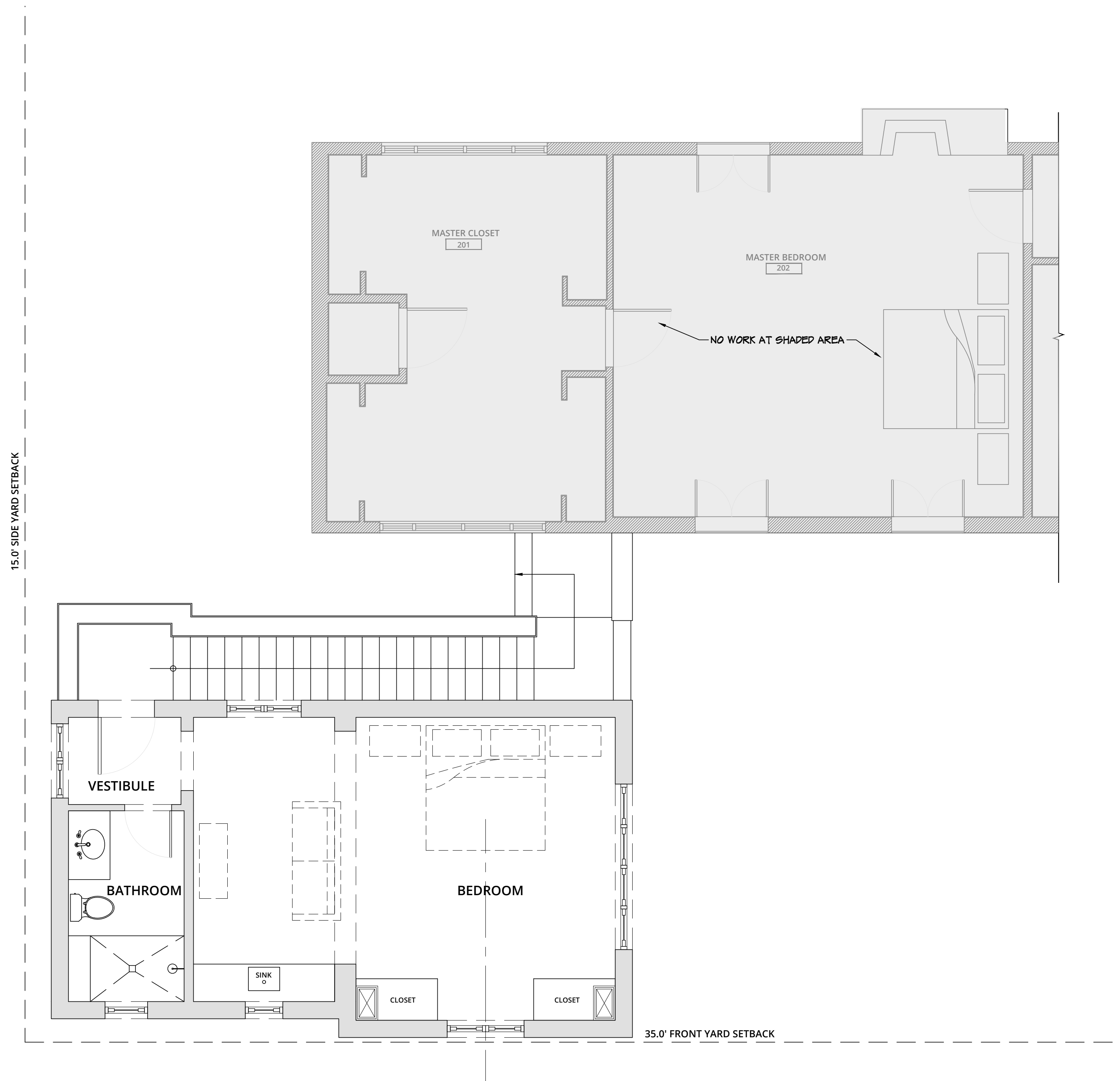
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PROPOSED ACCESSORY STRUCTURE MAIN FLOOR PLAN
1/4" = 1'-0"



2

PROPOSED ACCESSORY STRUCTURE SECOND FLOOR PLAN
1/4" = 1'-0"



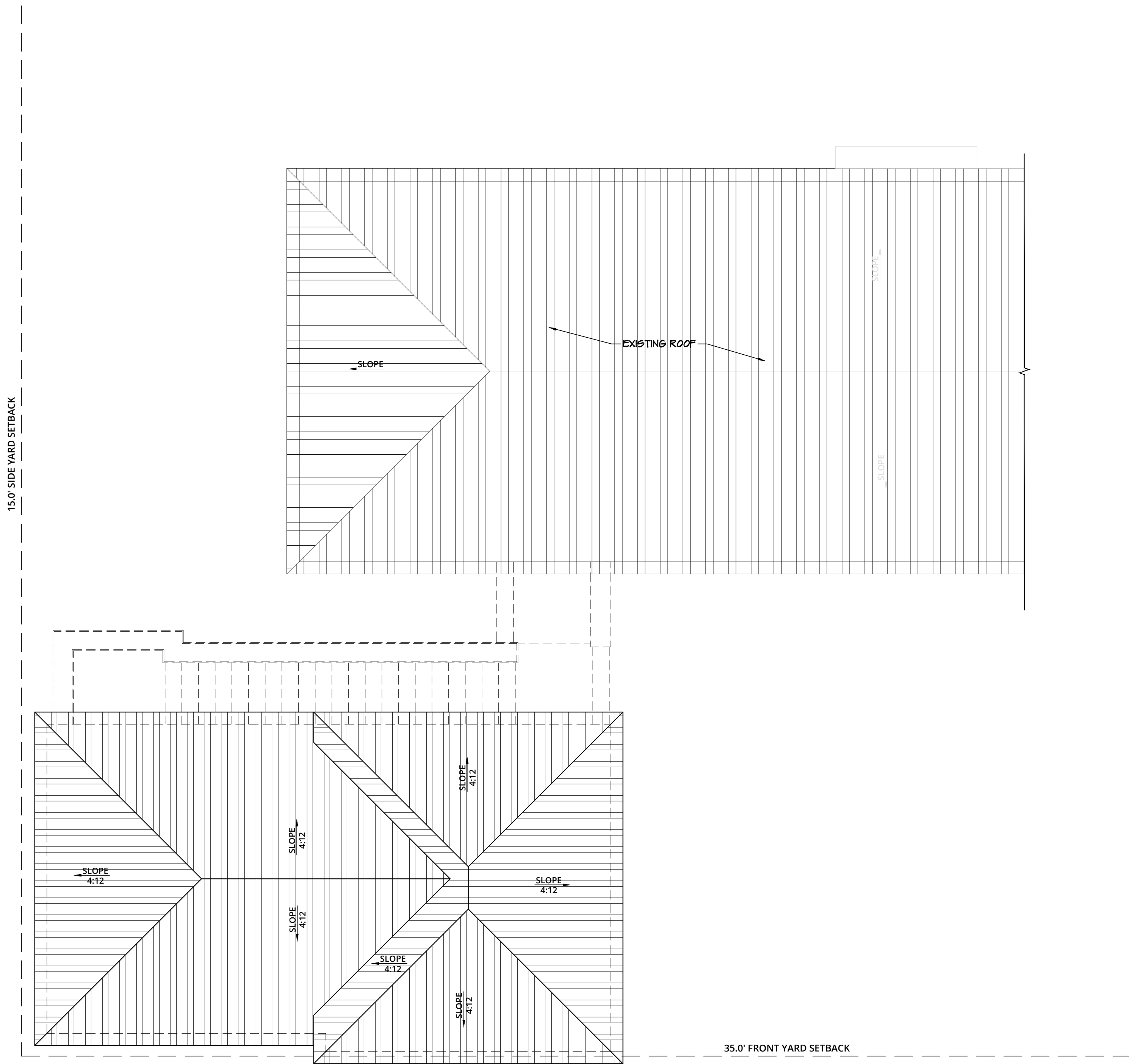
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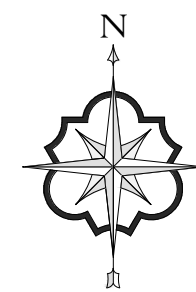
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1

PROPOSED ROOF PLAN
1/4" = 1'-0"



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1 PROPOSED EAST OVERALL ELEVATION 3/16" = 1'-0"



2 PROPOSED NORTH OVERALL ELEVATION 3/16" = 1'-0"



1 PROPOSED WEST OVERALL ELEVATION
3/16" = 1'-0"



2 PROPOSED SOUTH OVERALL ELEVATION
3/16" = 1'-0"



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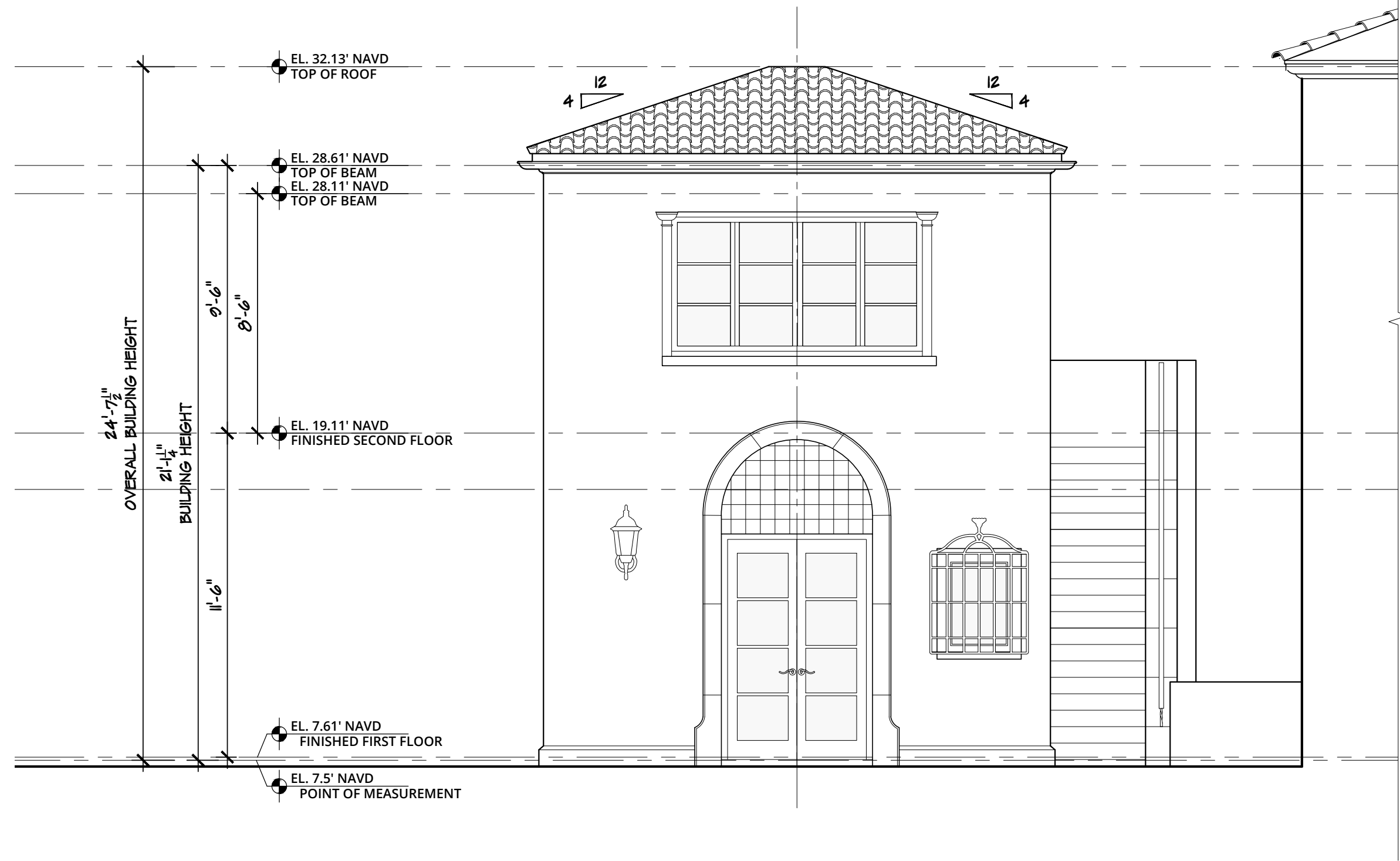
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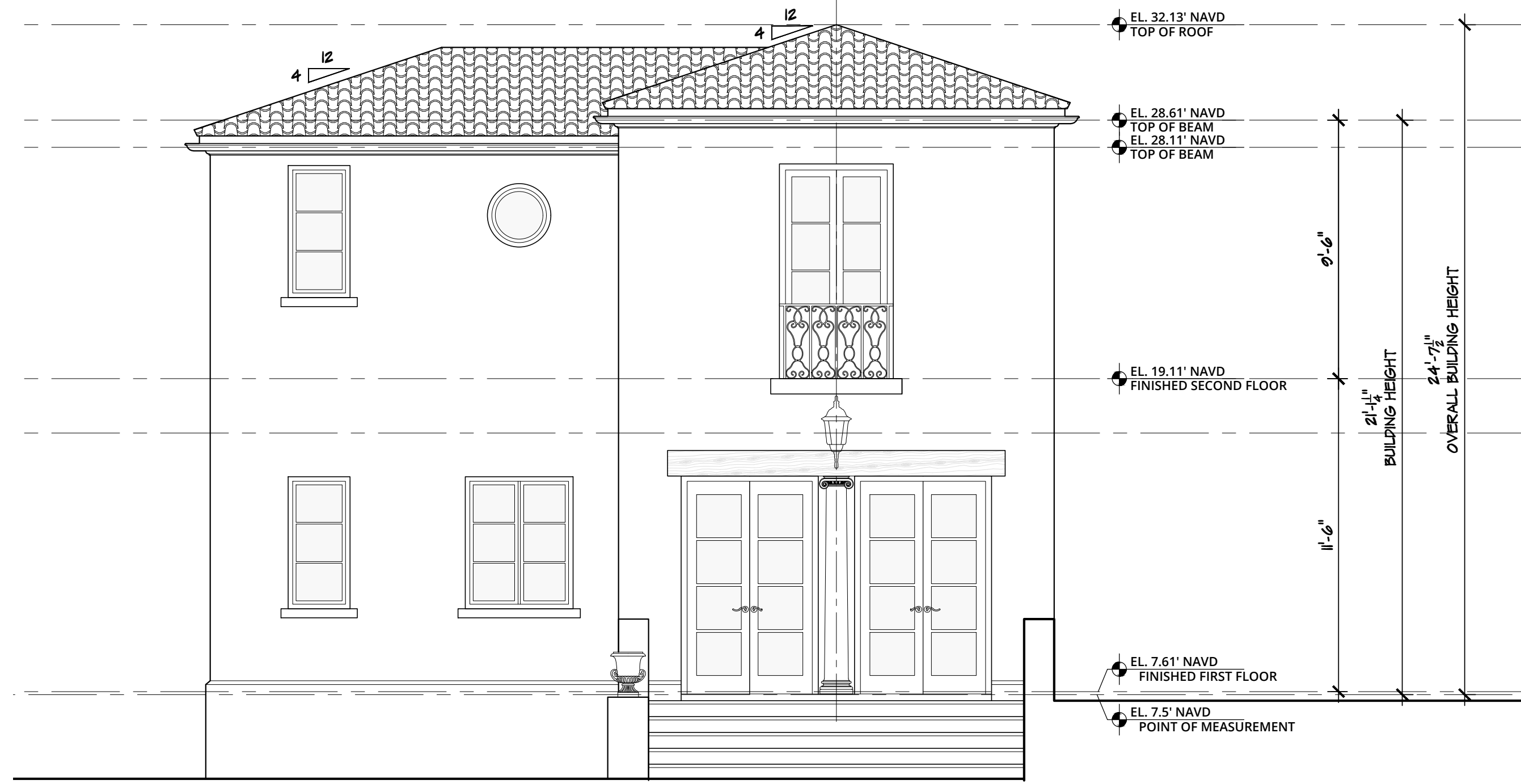
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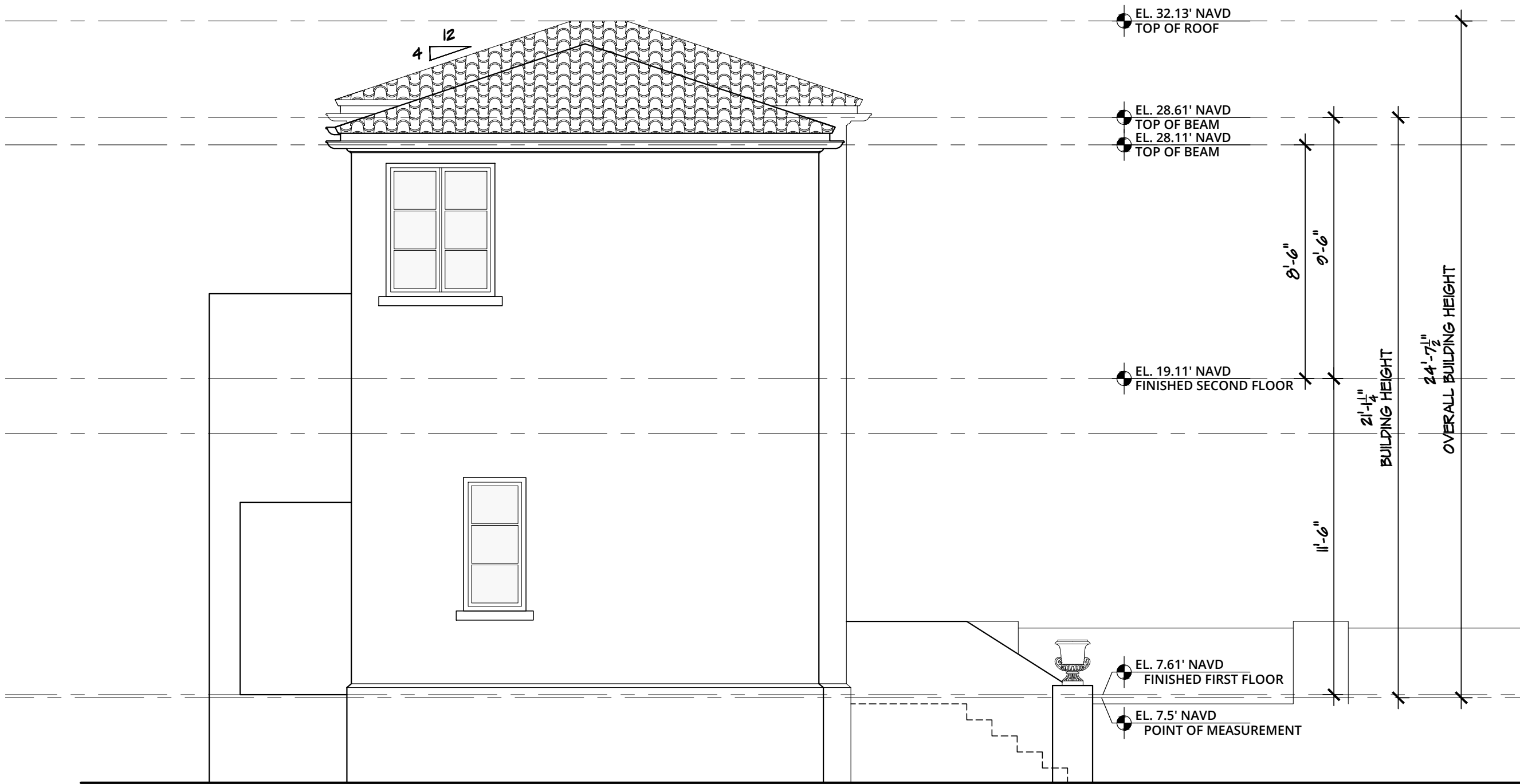
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PROPOSED EAST ELEVATION
1/4" = 1'-0"



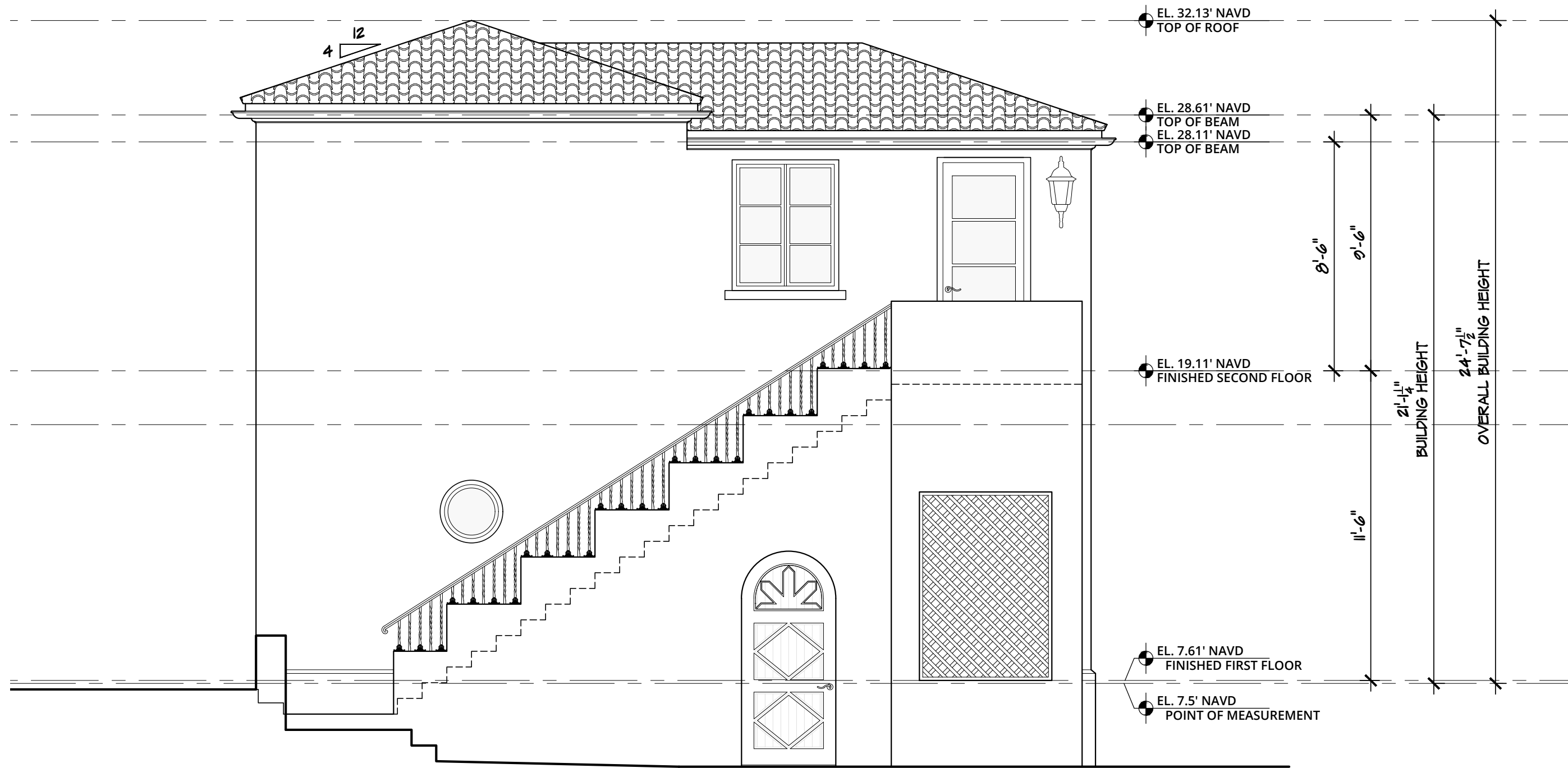
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PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



3

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



4

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



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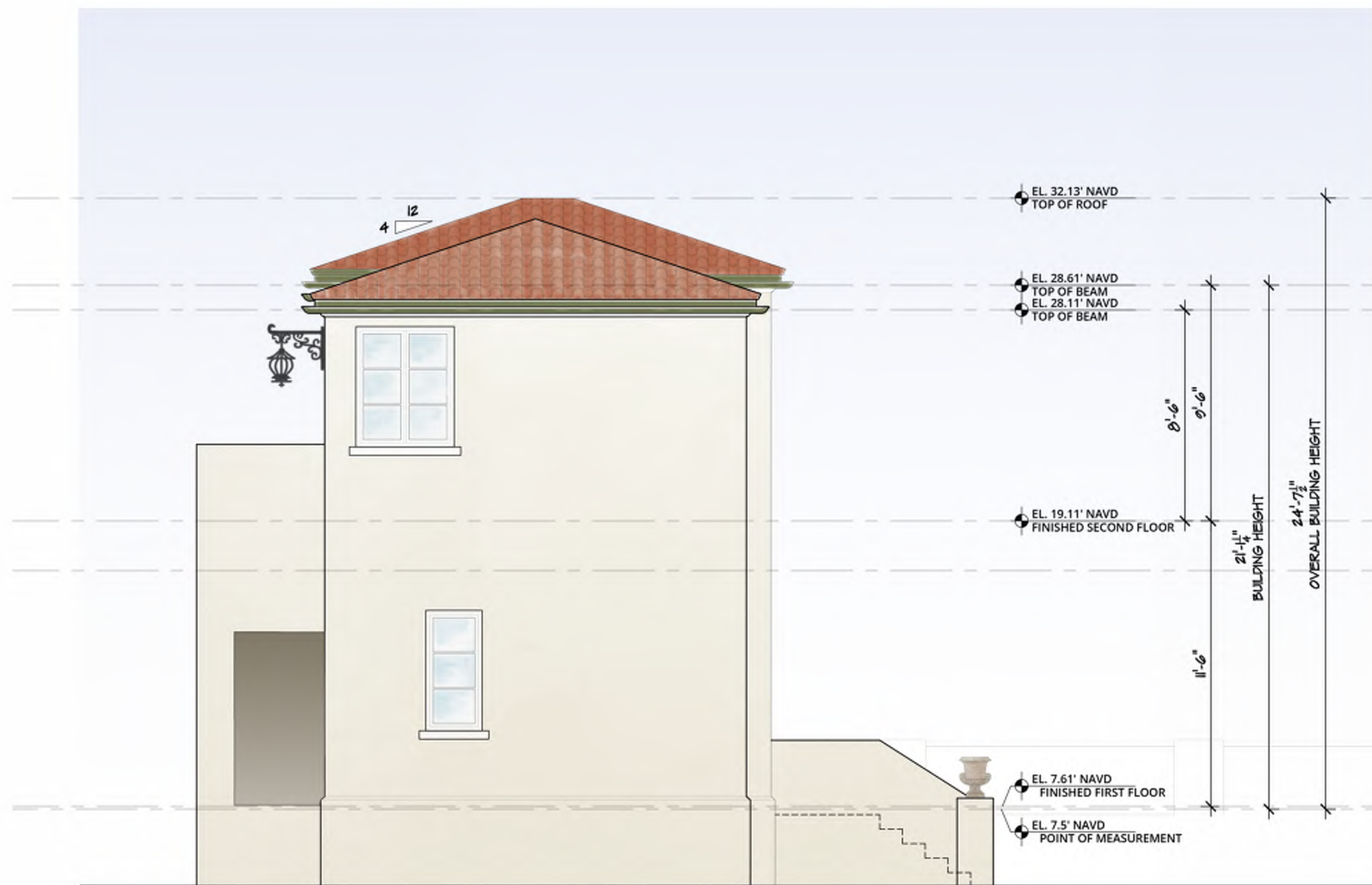
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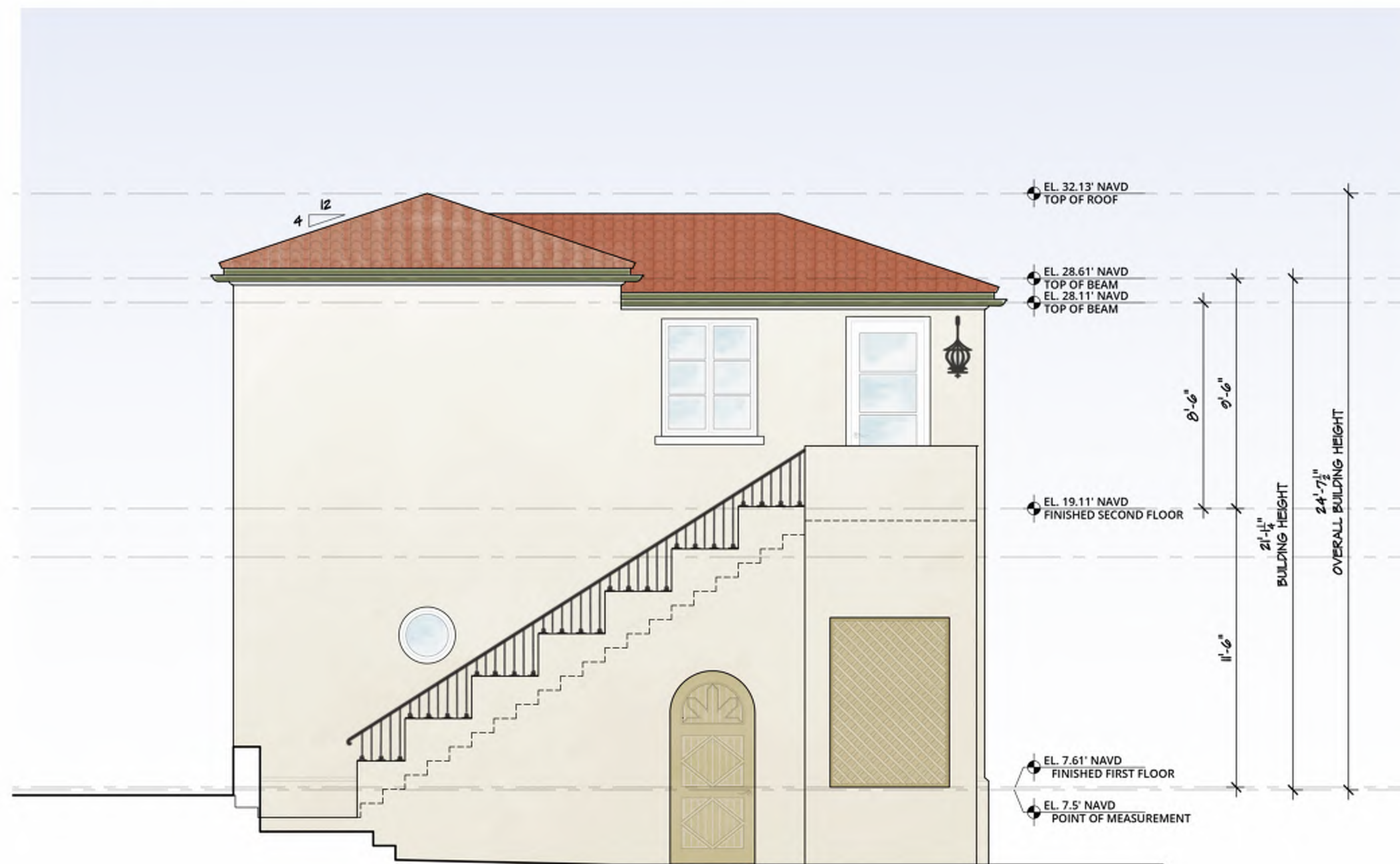
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1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
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3 PROPOSED WEST ELEVATION
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4 PROPOSED NORTH ELEVATION
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