

PROUTY RESIDENCE

224 SANDPIPER DRIVE
PALM BEACH, FLORIDA

RECEIVED

By yfigueroa at 1:26 pm, Jan 16, 2024

MINOR PROJECT WITH NOTICE

DRC ARCOM FINAL SUBMITTAL

JANUARY 16, 2024

ARCOM MEETING DATE: FEBRUARY 28, 2024

TOWN COUNCIL MEETING DATE: MARCH 13, 2024

| DOCUMENT ISSUE: | DWC# | TITLE | ISSUED TO: |
|-------------------------------------|--------|-------------------------------------------------|--------------------|
| 12/04/23 DRC PRE-APP MEETING SET | A-000 | Title Sheet & Index | TOWN OF PALM BEACH |
| 12/14/23 DRC ARCOM FIRST SUBMITTAL | A-001a | Site Conditions | TOWN OF PALM BEACH |
| 01/03/24 DRC ARCOM SECOND SUBMITTAL | A-001b | Existing Site Plan | TOWN OF PALM BEACH |
| 01/16/24 DRC ARCOM FINAL SUBMITTAL | A-002 | Proposed Site Plan | TOWN OF PALM BEACH |
| | A-003 | Zoning Legend | |
| | A-200 | Zoning & Variance Diagrams | |
| | A-201 | Location Map & Aerial Map | |
| | A-202 | PLANS ELEVATIONS & DETAILS | |
| | A-400 | Previously Appr. & Currently Prop. East Elev. | |
| | P-1 | Previously Appr. & Currently Prop. South Elev. | |
| | | Retractable Awning Detail | |
| | | Photographs of Existing Conditions | |
| | | MISCELLANEOUS | |
| | | Track Logistics Plan & Schedule of Construction | |

| | |
|-------------------------|------------|
| DRC FINAL SUBMITTAL SET | 01/16/2024 |
| DRC 2ND SUBMITTAL SET | 01/03/2024 |
| DRC 1ST SUBMITTAL SET | 12/14/2023 |
| DRC PRE-APP MEETING SET | 12/04/2023 |

DRC FILE # :
ARC-24-021
ZON-24-033

PROUTY
RESIDENCE
224 SANDPIPER DRIVE
PALM BEACH, FLORIDA

SHEET TITLE
COVER SHEET

| | |
|-----------------------|-------------------|
| DATE JAN. 16, 2024 | SHEET NO A-000 |
| SCALE N.T.S. | |
| BY CG | |

SCOPE OF WORK:

- NEW STONE TERRACE AT EAST SIDE YARD
- NEW RETRACTABLE AWNING AT EAST ELEVATION

CODES AND STANDARDS:

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE.

LEGAL DESCRIPTION:

LOT 23, PLAT OF DODGE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MUNICIPALITY: PALM BEACH
LOCATION ADDRESS: 224 SANDPIPER DRIVE
PARCEL CONTROL NUMBER: 50-43-43-10-24-000-0230
SUBDIVISION: DODGE ESTATES

ARCHITECT
FAIRFAX & SAMMONS ARCHITECTS
214 BRAZILIAN AVENUE, SUITE 100
PALM BEACH, FL. 33480
561-805-8591

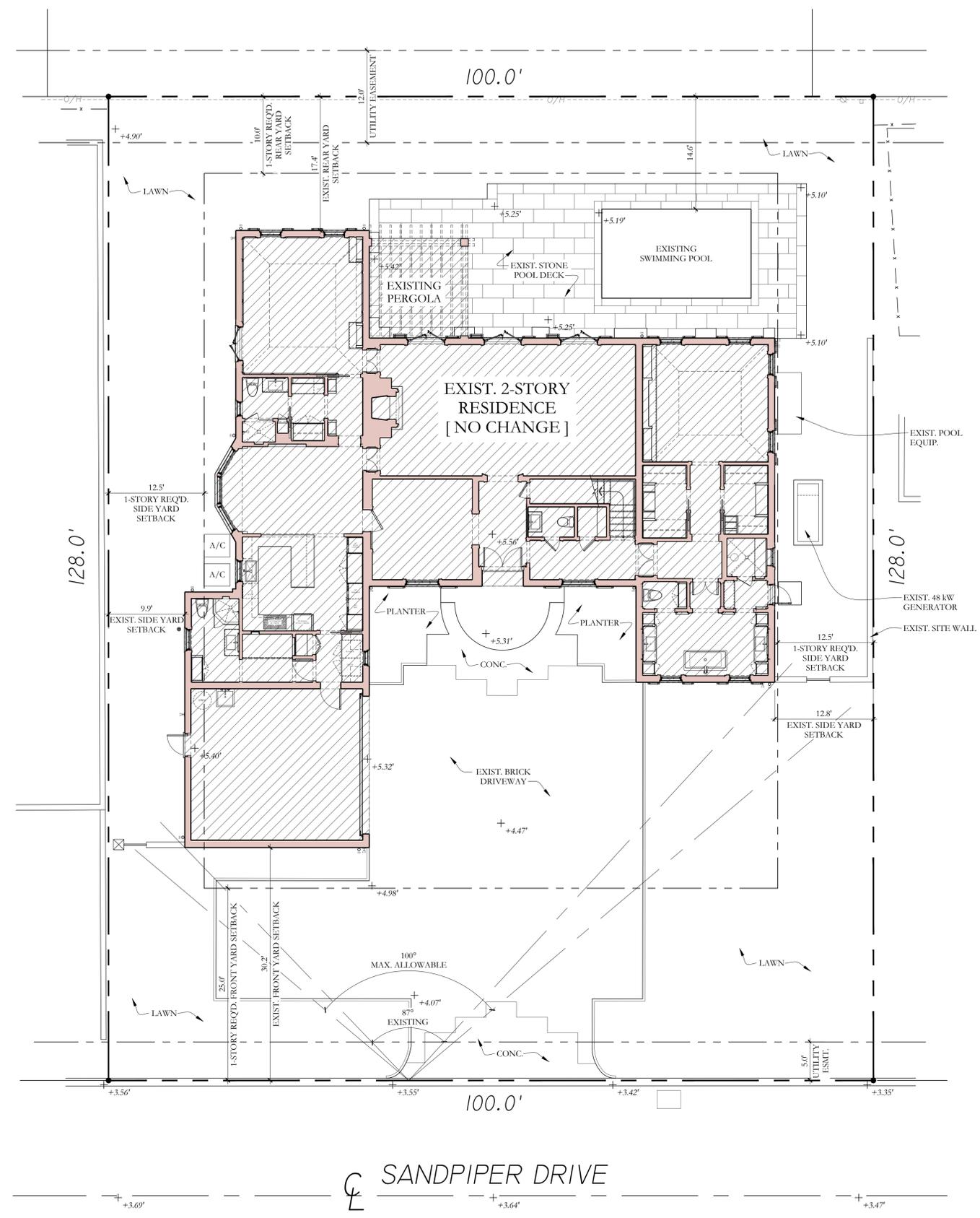


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NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

LEGEND:
 +5.50' EXISTING SPOT ELEVATION
 +5'-6" PROPOSED SPOT ELEVATION



| | |
|-------------------------|------------|
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 ZON-24-033

PROUTY
 RESIDENCE
 224 SANDPIPER DRIVE
 PALM BEACH, FLORIDA

SHEET TITLE
 EXISTING SITE PLAN

| | |
|-----------------------|--------------------|
| DATE JAN. 16, 2024 | SHEET NO A-001a |
| SCALE AS NOTED | |
| BY CG | |

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 NEW YORK - PALM BEACH
 FAIRFAX, SAMMONS & PARTNERS, L.L.C.
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1 EXISTING SITE PLAN
 1/8"=1'-0"

LEGAL DESCRIPTION:
 Lot 23, Plat of **Dodge Estates**, according to the plat thereof, as recorded in Plat Book 27, Page 119, Public Records of Palm Beach County, Florida.

FLOOD ZONE:
 This property is located in Flood Zone AE (EL6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581F, dated 10-5-17.

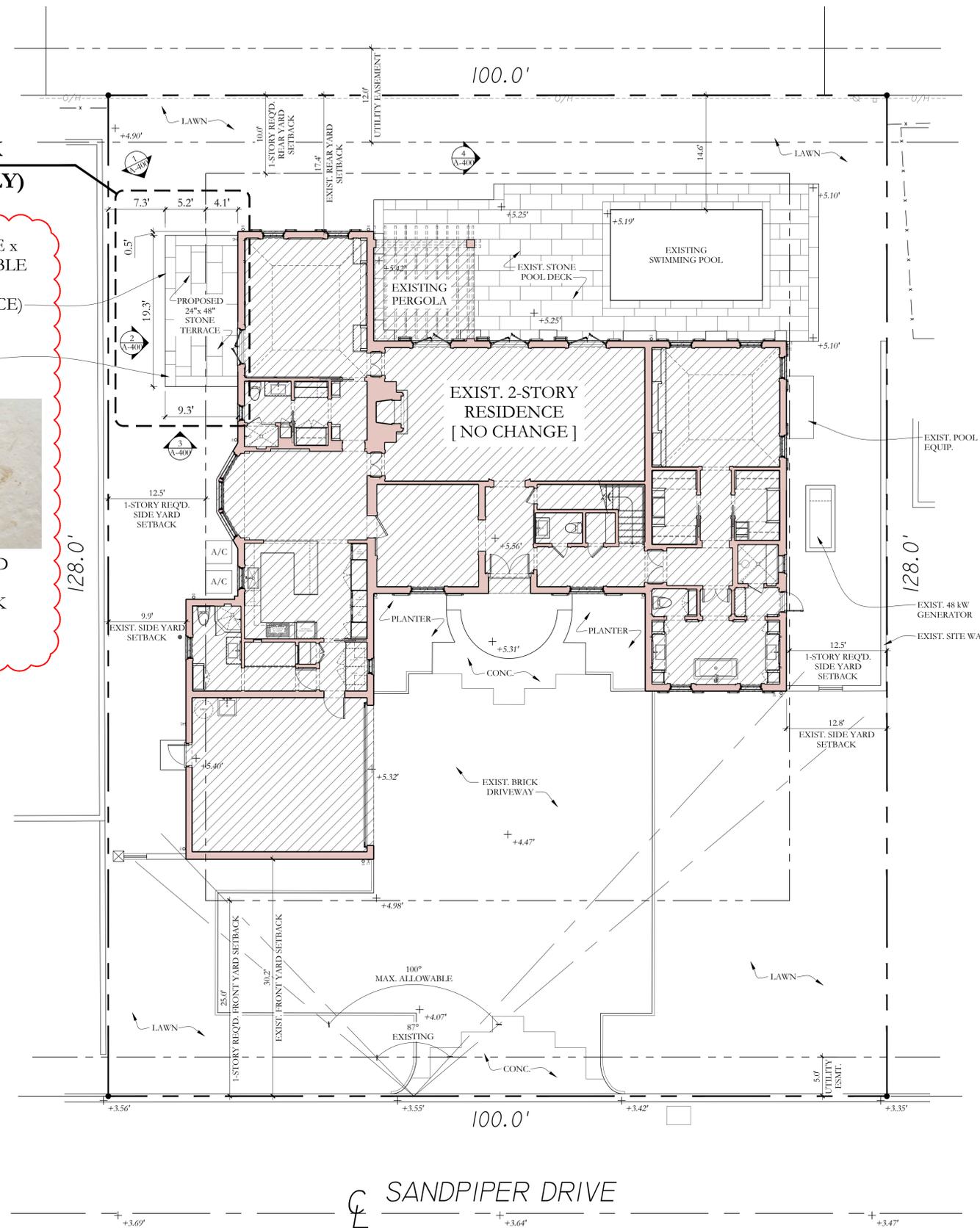
**SCOPE OF WORK
(THIS AREA ONLY)**

PROPOSED 19'-4" WIDE x
9'-4" DEEP RETRACTABLE
AWNING ABOVE
(SAME SIZE AS TERRACE)

PROPOSED 16" x 48"
STONE BORDER



PAVING AT PROPOSED
TERRACE TO MATCH
EXISTING POOL DECK
(24 x 48 SEYCHELLES
LIMESTONE)



1 PROPOSED SITE PLAN
1/8"=1'-0"

| | |
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RESIDENCE
224 SANDPIPER DRIVE
PALM BEACH, FLORIDA

SHEET TITLE
PROPOSED SITE PLAN

| | |
|-----------------------|--------------------|
| DATE JAN. 16, 2024 | SHEET NO A-001b |
| SCALE 1/8" = 1'-0" | |
| BY CG | |

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

| Line # | Zoning Legend | | | | |
|--------|----------------------------------------------------------------------------|-------------------------------------------|-----------------------|-----------------------|------------------|
| 1 | Property Address: | 224 Sandpiper Drive, Palm Beach, FL 33480 | | | |
| 2 | Zoning District: | R-B (Low Density Residential District) | | | |
| 3 | Lot Area (sq. ft.): | 12,800 sq. ft. | | | |
| 4 | Lot Width (W) & Depth (D) (ft.): | 100.0' x 128.0' | | | |
| 5 | Structure Type: (Single-Family, Multi-Family, Comm., Other) | Single-Family Residence | | | |
| 6 | FEMA Flood Zone Designation: | AE (EL6) | | | |
| 7 | Zero Datum for point of meas. (NAVD) | +5.56' NAVD (Existing 1st Floor) | | | |
| 8 | Crown of Road (COR) (NAVD) | +3.69' NAVD | | | |
| 9 | | REQ'D / PERMITTED | EXISTING | PROPOSED | VARIANCE REQUEST |
| 10 | Lot Coverage (Sq Ft and %) | 3,840 sq. ft. (30%) | 3,755 sq. ft. (29.3%) | N/C | |
| 11 | Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc) | N/A | 4,185 sq. ft. | N/C | |
| 12 | *Front (North) Yard Setback (1st Story) (Ft.) | 25.0' | 30.2' | N/C | |
| 13 | * Side (East) Yard Setback (1st Story) (Ft.) | 12.5' | 9.9' | 7.3' (AWNING) | X |
| 14 | * Side (West) Yard Setback (1st Story) (Ft.) | 12.5' | 12.8' | N/C | |
| 15 | *Rear (South) Yard Setback (1st Story) (Ft.) | 10.0' | 17.4' | N/C | |
| 16 | Angle of Vision (Deg.) | 100° | 87° | N/C | |
| 17 | Building Height (Ft.) | 14.0' | 9.83' | N/C | |
| 18 | Overall Building Height (Ft.) | 22.0' | 19.75' | N/C | |
| 19 | Cubic Content Ratio (CCR) (R-B ONLY) | 3.972 | 2.882 | N/C | |
| 20 | ** Max. Fill Added to Site (Ft.) | 0.935' | N/A | N/A | |
| 21 | Finished Floor Elev. (FFE)(NAVD) | N/A | +5.56' NAVD | N/C | |
| 22 | Base Flood Elevation (BFE)(NAVD) | N/A | +7.0' NAVD | N/C | |
| 23 | Landscape Open Space (LOS) (Sq Ft and %) | 5,760 sq. ft. (45%) | 5,636 sq. ft. (44.0%) | 5,455 sq. ft. (42.6%) | X |
| 24 | Perimeter LOS (Sq Ft and %) | 2,880 sq. ft. (22.5%) | 3,797 sq. ft. (29.7%) | 3,745 sq. ft. (29.2%) | |
| 25 | Front Yard LOS (Sq Ft and %) | 1,000 sq. ft. (40%) | 1,393 sq. ft. (55.7%) | N/C | |
| 26 | *** Native Plant Species % | Please refer to TOPB Landscape Legend. | | | |

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

Enter N/A if value is not applicable.

** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)

Enter N/C if value is not changing.

*** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

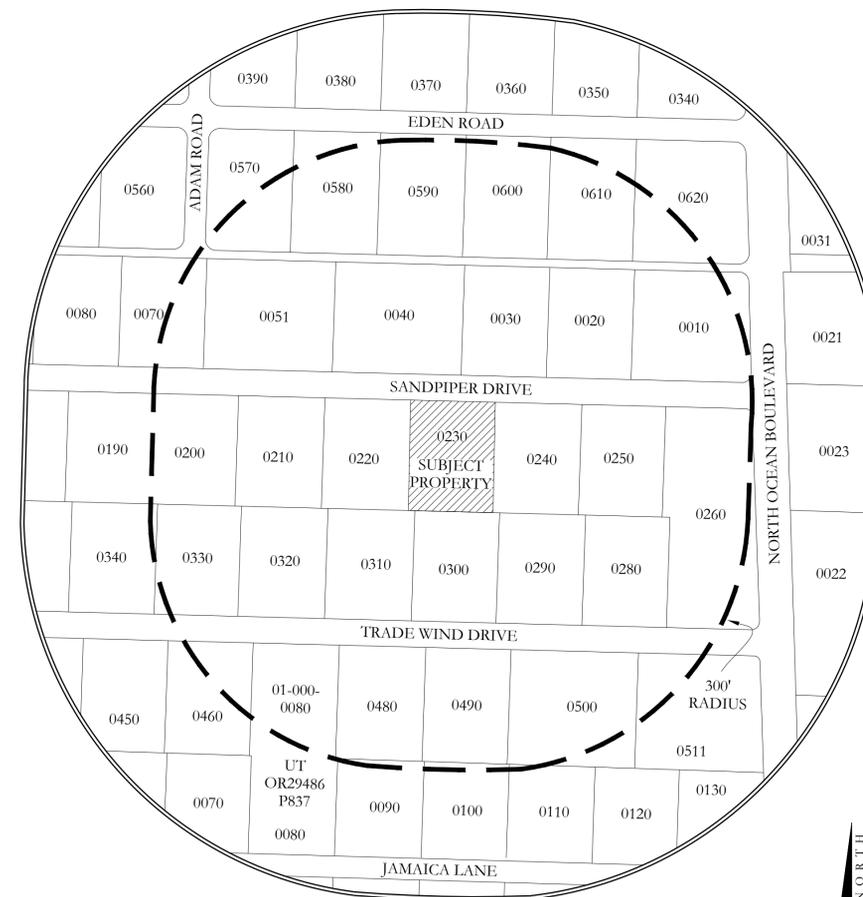
REV BF
20230626

REV BF
20230626

1 TOWN OF PALM BEACH ZONING LEGEND



2 224 SANDPIPER DR. - AERIAL MAP
SCALE: 1"=300'



3 224 SANDPIPER DR - LOCATION MAP
1"=100'-0"

| | |
|-------------------------|------------|
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ZON-24-033

PROUTY
RESIDENCE
224 SANDPIPER DRIVE
PALM BEACH, FLORIDA

SHEET TITLE
ZONING LEGEND,
LOCATION MAP & AERIAL MAP

DATE
JAN. 16, 2024

SHEET NO

SCALE
AS NOTED

A-002

BY
MR



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, L.L.C.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 858-8891
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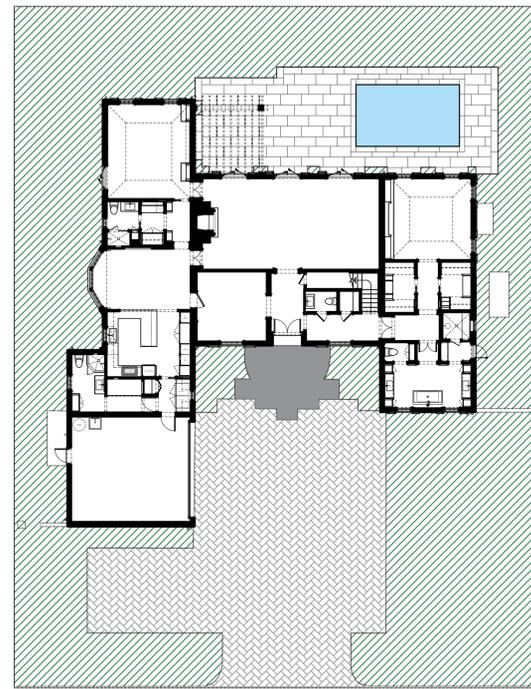
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VARIANCE #1 :

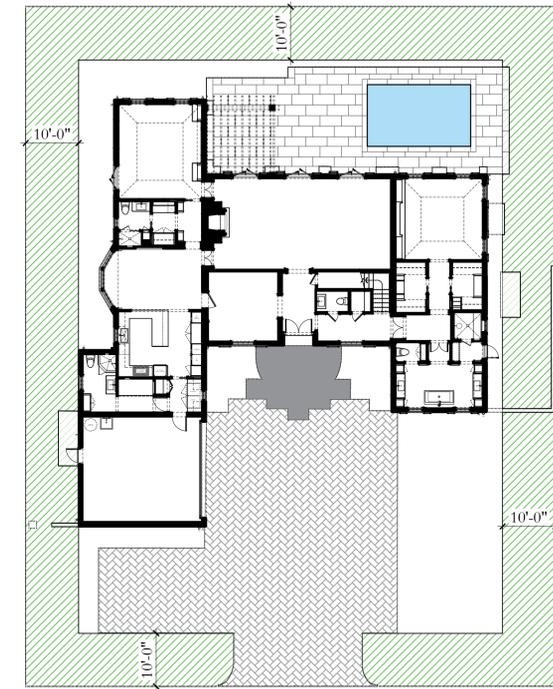
SEC. 134-893(b)(12)(a): 42.6% OPEN SPACE IN LIEU OF THE 45% REQUIRED IN THE BELOW CODE SECTION. *THE MINIMUM LANDSCAPED OPEN SPACE IS 45 PERCENT, OF WHICH 50 PERCENT OF THAT PERCENTAGE IS REQUIRED TO BE PERIMETER LANDSCAPING WITHIN TEN FEET OF THE PROPERTY LINE. THE PERIMETER LANDSCAPED OPEN SPACE REQUIREMENT SHALL NOT APPLY TO LOTS 20,000 SQUARE FEET OR MORE IN AREA.*

HARDSHIP : THE LANDSCAPE OPEN SPACE DEFICIENCY IS AN EXISTING CONDITION AND WOULD NOT BE AMELIORATED UNLESS EXTENSIVE DEMOLITION OF THE EXISTING HOUSE, DRIVEWAY OR POOL TERRACE WERE UNDERTAKEN.



3 EXISTING LANDSCAPE OPEN SPACE DIAGRAM
1/16" = 1'-0"

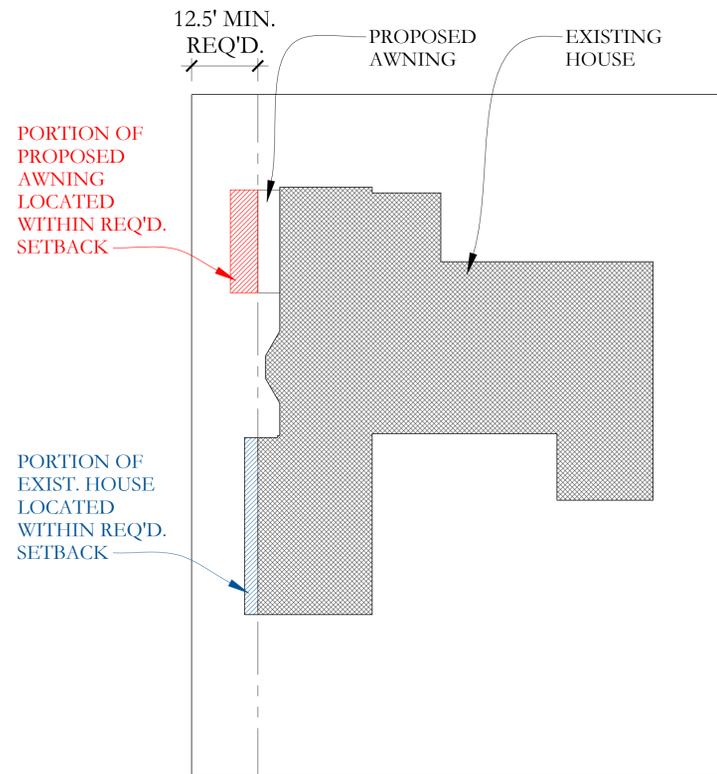
LOT AREA = 12,800 SQ. FT
LANDSCAPE AREA = 5,636 SQ. FT
(44.0%)



5 EXISTING PERIMETER L.O.S. DIAGRAM
1/16" = 1'-0"

LOT AREA = 12,800 SQ. FT
PERIMETER AREA = 3,797 SQ. FT
(29.7%)

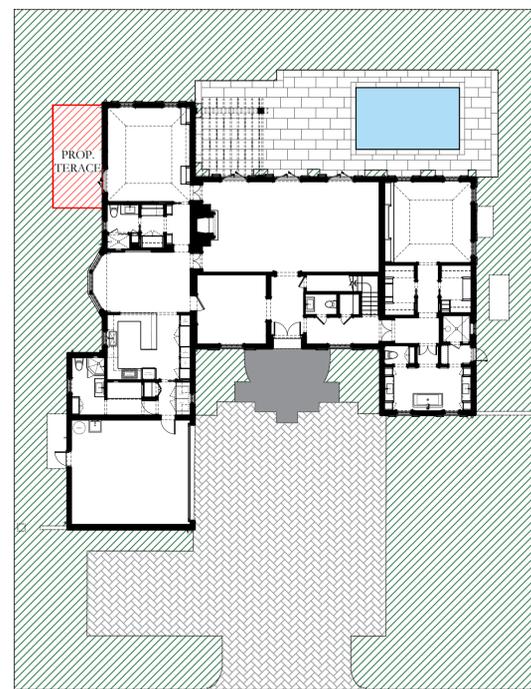
1 LANDSCAPE OPEN SPACE DIAGRAM (VARIANCE #1)
1/16" = 1'-0"



VARIANCE #2 :

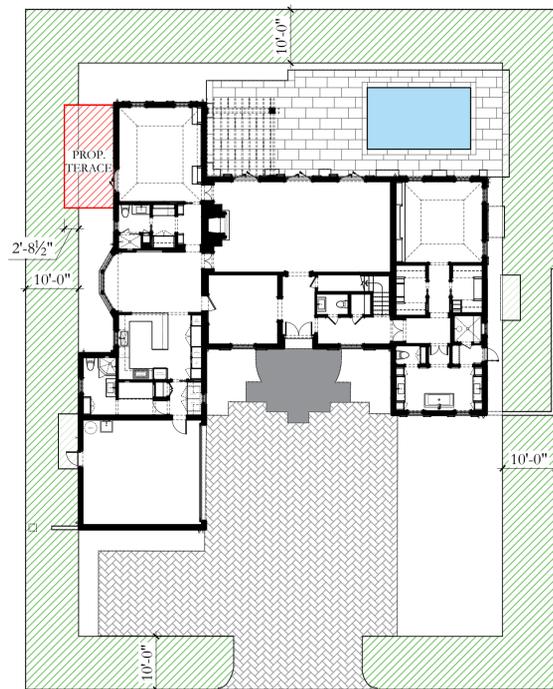
SEC. 134-895(4): SIDE YARD SETBACK OF 7'-3" IN LIEU OF THE 12'-6" REQUIRED FOR THE INSTALLATION OF AN AWNING PER THE BELOW CODE SECTION. *IN THIS DISTRICT AN AWNING AND/OR OPEN TRELLISES LOCATED IN A SIDE OR REAR YARD WHICH MEET APPLICABLE MINIMUM YARD REQUIREMENTS MAY BE ERECTED.*

HARDSHIP : THE LOCATION OF THE EXISTING HOUSE PREVENTS INSTALLATION OF A USABLE AWNING DEPTH WITHOUT EXTENDING INTO THE SIDE YARD SETBACK.



4 PROPOSED LANDSCAPE OPEN SPACE DIAGRAM
1/16" = 1'-0"

LOT AREA = 12,800 SQ. FT
LANDSCAPE AREA = 5,455 SQ. FT
(42.6%)



6 PROPOSED PERIMETER L.O.S. DIAGRAM
1/16" = 1'-0"

LOT AREA = 12,800 SQ. FT
PERIMETER AREA = 3,745 SQ. FT
(29.2%)

2 SIDE YARD SETBACK DIAGRAM (VARIANCE #2)
1/16" = 1'-0"

LEGEND

| | |
|--|---------------------------|
| | LANDSCAPE |
| | DRIVEWAY |
| | CONC. PAVING |
| | POOL DECK |
| | POOL |
| | 10' PERIMETER (LANDSCAPE) |
| | PROP. TERRACE |

| | |
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ZON-24-033

PROUTY RESIDENCE
224 SANDPIPER DRIVE
PALM BEACH, FLORIDA

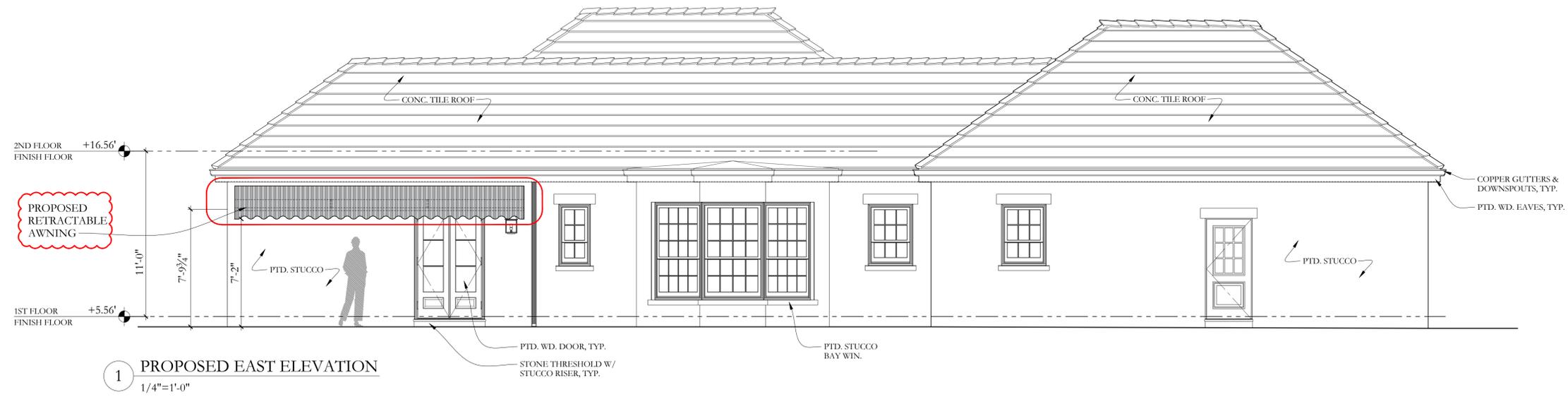
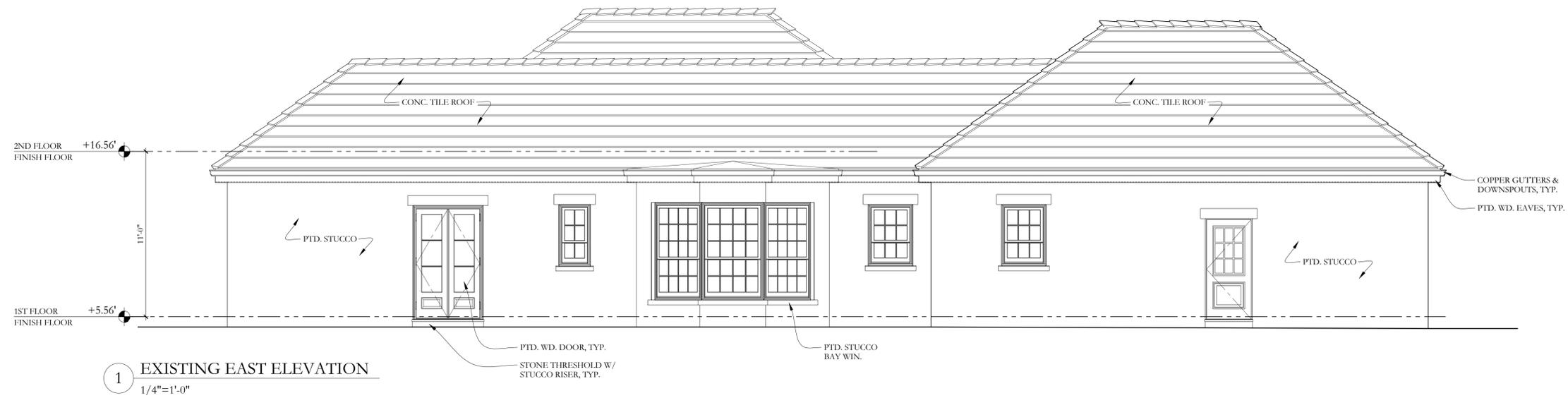
| | |
|----------------------------|-----------------|
| SHEET TITLE | |
| ZONING & VARIANCE DIAGRAMS | |
| DATE | SHEET NO |
| JAN. 16, 2024 | A-003 |
| SCALE | BY |
| AS NOTED | CG |

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NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-8881
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NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



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224 SANDPIPER DRIVE
PALM BEACH, FLORIDA

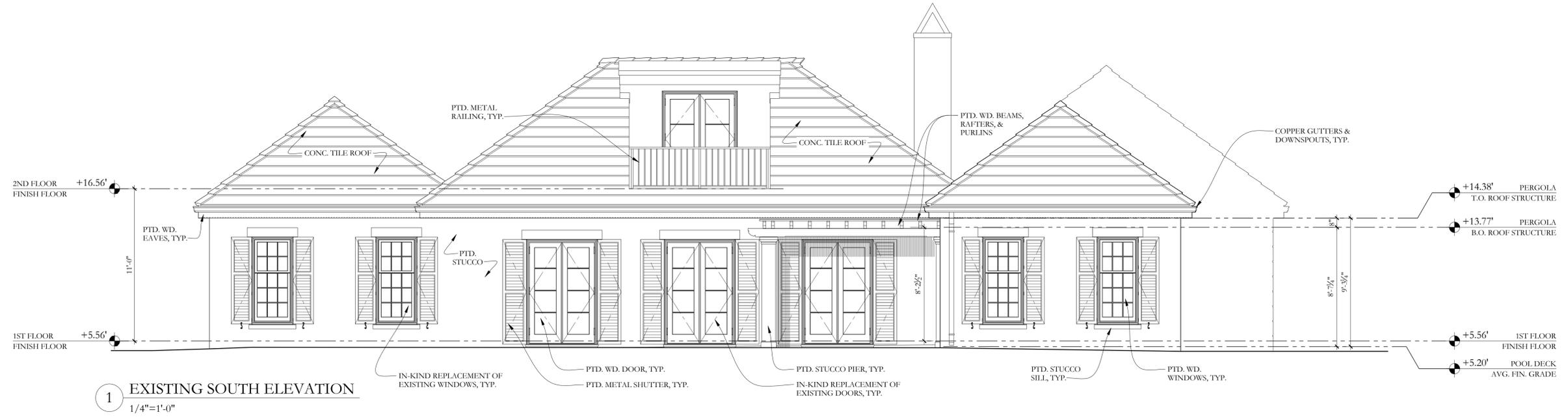
SHEET TITLE
EXISTING AND PROPOSED
EAST ELEVATION

| | |
|-----------------------|-------------------|
| DATE JAN. 16, 2024 | SHEET NO A-200 |
| SCALE 1/4"=1'-0" | |
| BY CG | |

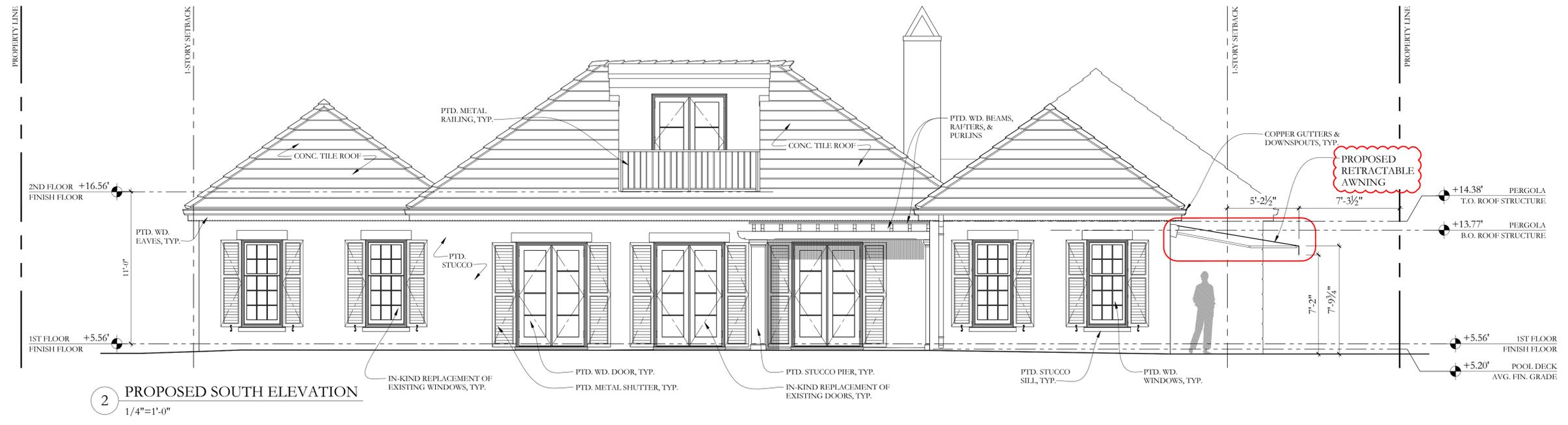
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NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS



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



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

| | |
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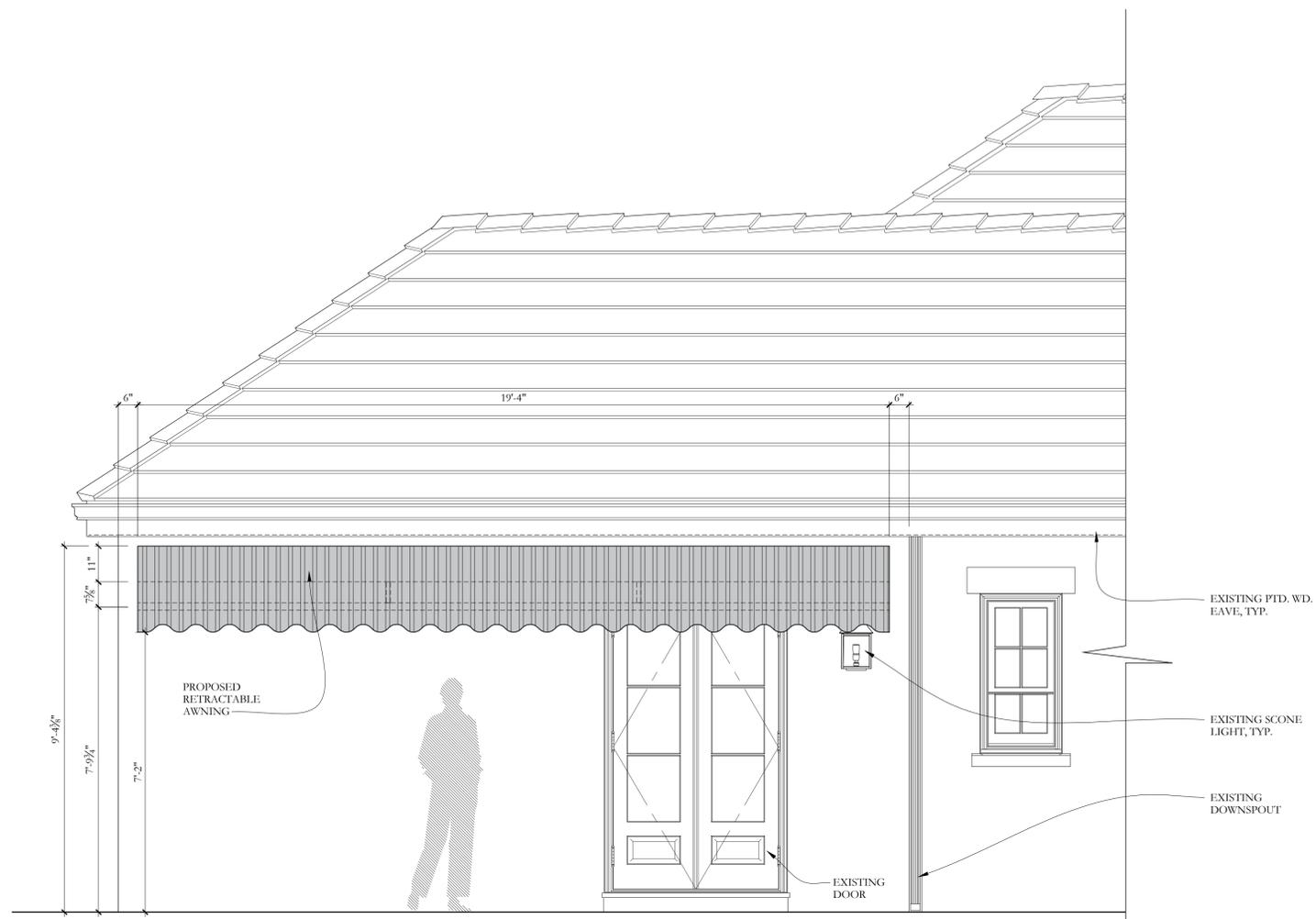
SHEET TITLE
EXISTING AND PROPOSED
SOUTH ELEVATION

| | |
|-----------------------|-------------------|
| DATE JAN. 16, 2024 | SHEET NO A-201 |
| SCALE 1/4"=1'-0" | |
| BY CG | |

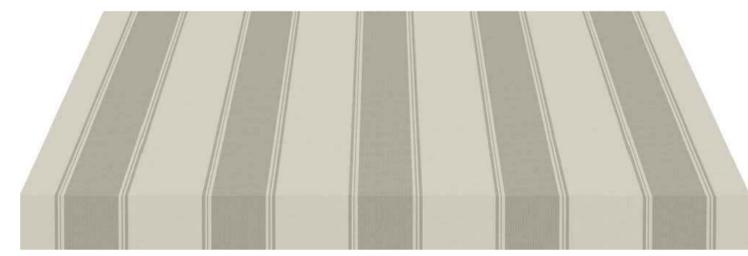

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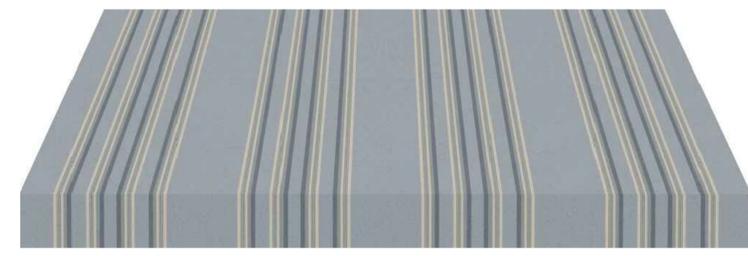
1 PROPOSED EAST ELEVATION - PARTIAL
1/2"=1'-0"



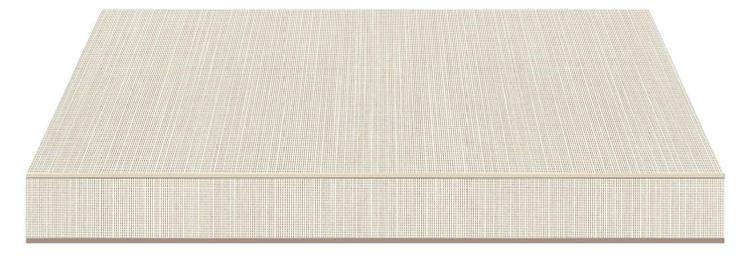
2 AWNING FABRIC OPTION 1



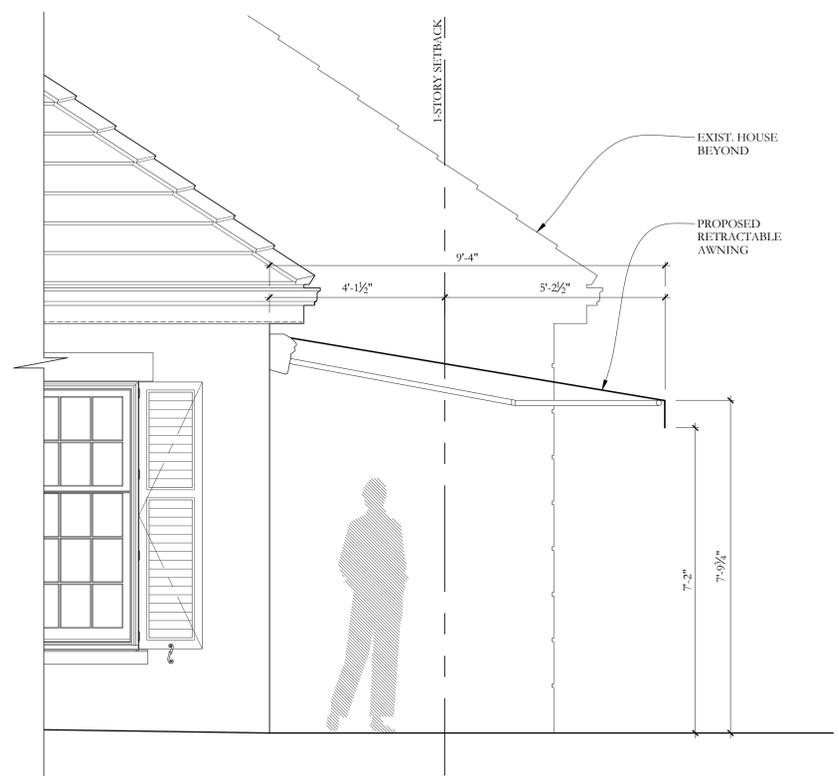
3 AWNING FABRIC OPTION 2



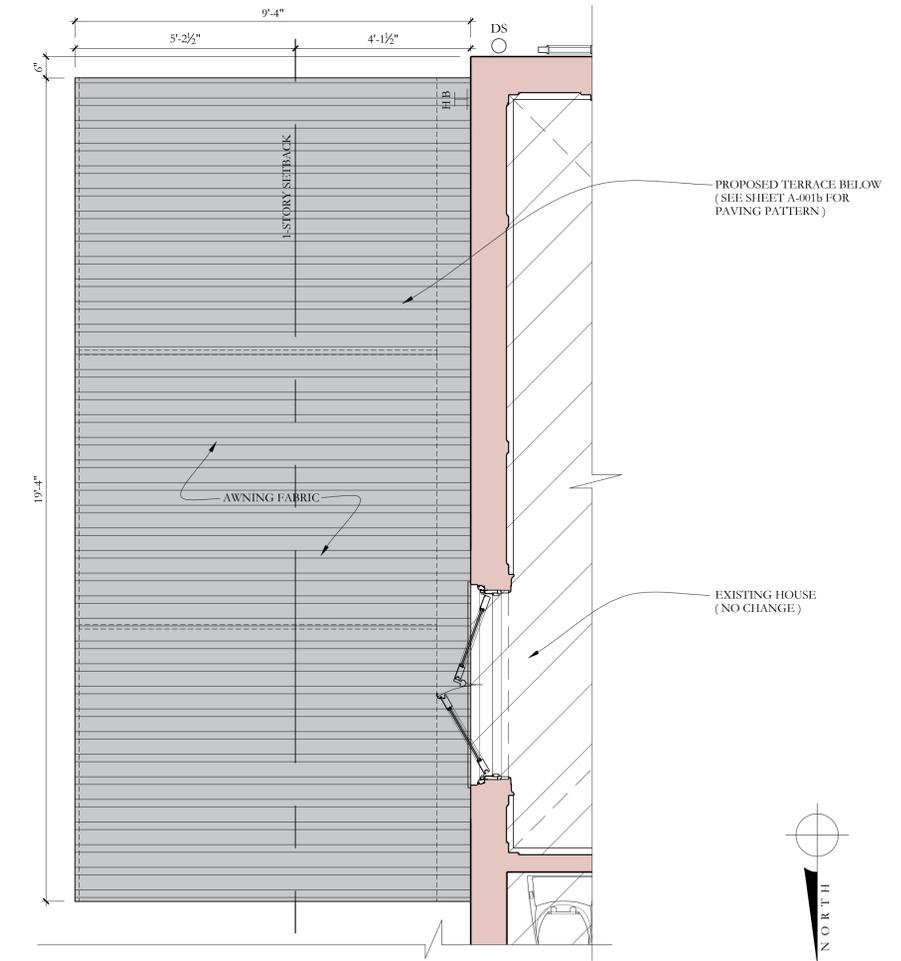
4 AWNING FABRIC OPTION 3



5 AWNING FABRIC OPTION 4



6 PROPOSED SOUTH ELEVATION - PARTIAL
1/2"=1'-0"



7 PROPOSED ROOF PLAN - PARTIAL
1/2"=1'-0"

| | |
|-------------------------|------------|
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PROUTY
RESIDENCE
224 SANDPIPER DRIVE
PALM BEACH, FLORIDA

SHEET TITLE
AWNING DETAIL

DATE
JAN. 16, 2024

SCALE
1/2" = 1'-0"

BY
MR

SHEET NO
A-202

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, L.L.C.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-8881
FAIRFAXANDSAMMONS.COM
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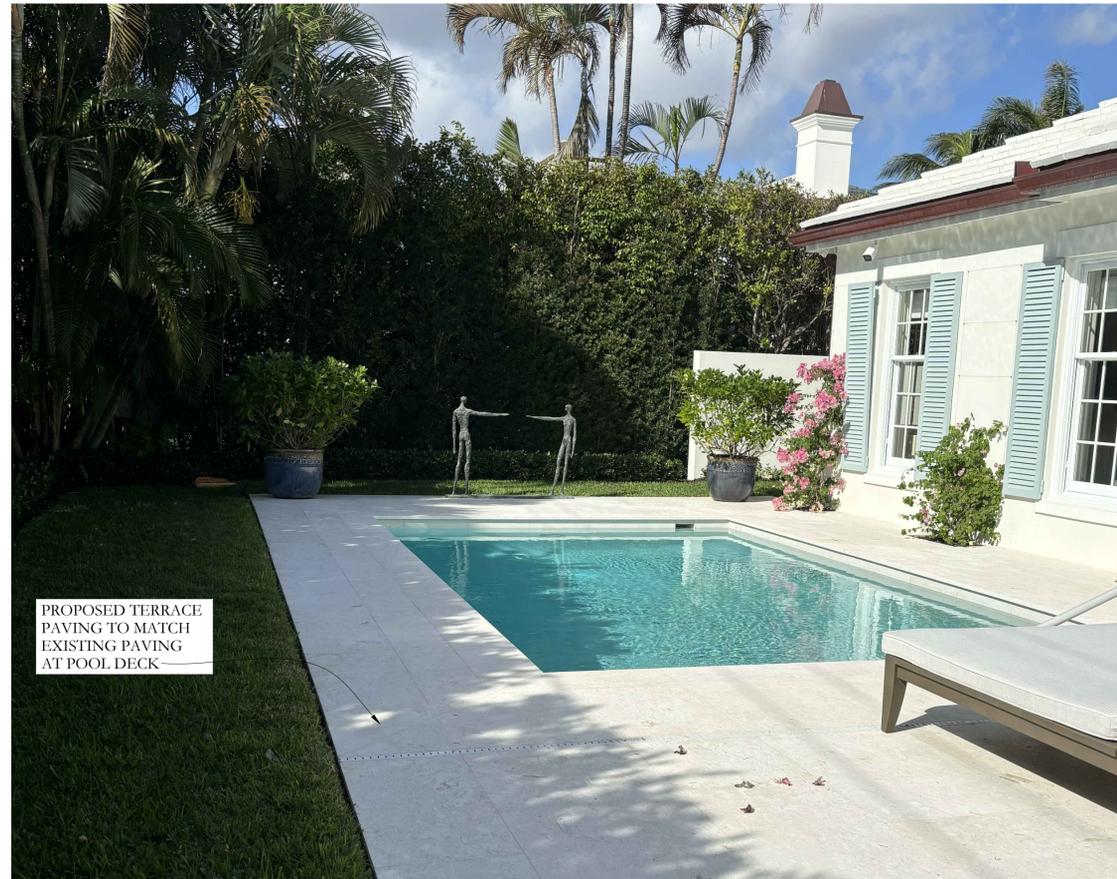
1 SITE PHOTO, LOOKING NORTH



2 SITE PHOTO, LOOKING EAST



3 SITE PHOTO, LOOKING SOUTH



4 SITE PHOTO, SHOWING POOL AREA

| | |
|-------------------------|------------|
| DRC FINAL SUBMITTAL SET | 01/16/2024 |
| DRC 2ND SUBMITTAL SET | 01/03/2024 |
| DRC 1ST SUBMITTAL SET | 12/14/2023 |
| DRC PRE-APP MEETING SET | 12/04/2023 |

DRC FILE # :
ARC-24-021
ZON-24-033

PROUTY
RESIDENCE
224 SANDPIPER DRIVE
PALM BEACH, FLORIDA

SHEET TITLE
PHOTOGRAPHS OF
EXISTING CONDITIONS

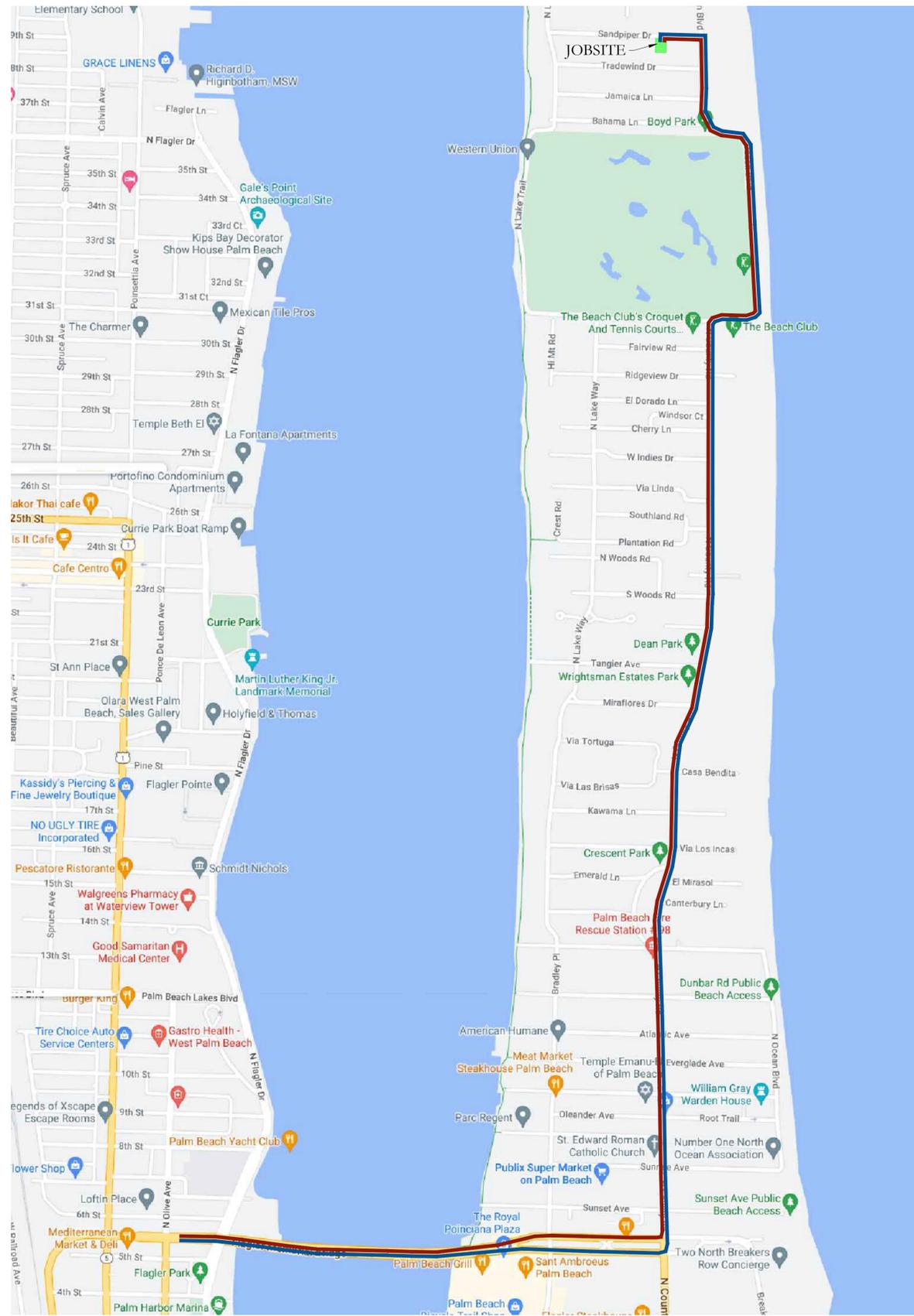
| | |
|-----------------------|-------------------|
| DATE JAN. 16, 2024 | SHEET NO A-400 |
| SCALE AS NOTED | |
| BY MR | |



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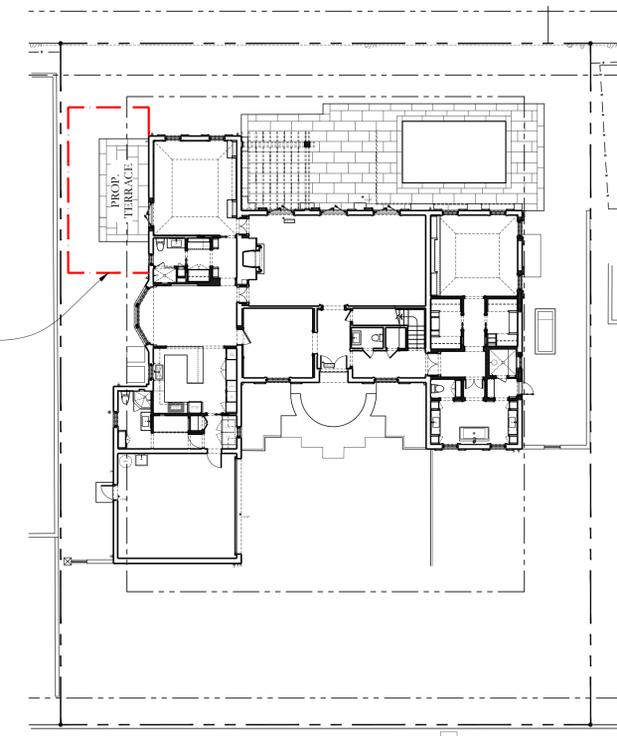
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1 PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP
1"=600'-0"

18' HT. CHAIN LINK FENCE
W/ BLACK/GREEN MESH
AT EXTERIOR SIDE



2 CONSTRUCTION SCREENING PLAN
1/16"= 1'-0"

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

MAXIMUM VEHICLE SIZE ABLE TO BE
ACCOMMODATED ON SITE:

FULL SEMI-TRUCK W/53-FOOT TRAILER
(I.E. FULL RANGE OF TRUCK SIZES)

| ESTIMATE OF NUMBER OF TRUCKS VISITING JOB SITE OVER LIFE OF PROJECT: | |
|-------------------------------------------------------------------------|------------------------------------------------------------------------|
| | 5 WORKING DAYS/WEEK (AVG.) |
| x | 4 WORK WEEKS/MONTH (AVG.) |
| x | 2 MONTH SCHEDULE (PROPOSED) |
| = | 40 TOTAL WORK DAYS (PROPOSED) |
| | 3 TRUCKS/DAY (AVG.) |
| x | 2 TRIPS/DAY (INGRESS & EGRESS) |
| = | 6 TRUCK TRIPS/DAY (AVG.) |
| | 40 TOTAL WORK DAYS (PROP.) |
| x | 6 TRUCK TRIPS/DAY (AVG.) |
| = | 240 TOTAL TRUCK TRIPS OVER LIFE OF PROJECT REMAINING (EST.) |

ROUGH SCHEDULE OF CONSTRUCTION
W/MAJOR CONSTRUCTION BENCHMARKS:

**TOTAL PROPOSED CONSTRUCTION TIME
(FOLLOWING ISSUANCE OF BUILDING PERMIT):** **2 mos.**

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
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| DRC PRE-APP MEETING SET | 12/04/2023 |
| DRC FILE # : ARC-24-021 ZON-24-033 | |
| PROUTY RESIDENCE 224 SANDPIPER DRIVE PALM BEACH, FLORIDA | |
| SHEET TITLE TRUCK LOGISTICS PLAN & SCHEDULE OF CONSTRUCTION | |
| DATE JAN. 16, 2024 | SHEET NO T-1 |
| SCALE AS NOTED | |
| BY CG | |
| FAIRFAX & SAMMONS NEW YORK - PALM BEACH <small>FAIRFAX, SAMMONS & PARTNERS, L.L.C. 214 BRAZILIAN AVENUE, PALM BEACH 33480 TELEPHONE (561) 858-8881 FAIRFAXANDSAMMONS.COM LICENSE NO. AA28000848</small> | |
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