

726 HI MOUNT ROAD
PALM BEACH, FLORIDA

MAJOR PROJECT WITH NOTICE

SECOND SUBMITTAL

JANUARY 03, 2024

ARCOM MEETING DATE: FEBRUARY 28, 2024
TOWN COUNCIL MEETING DATE: MARCH 13, 2024

DOCUMENT ISSUE:		TOWN OF PALM BEACH										ISSUED TO:	
12/04/23	DRC PRE-APP MEETING SET	•	•	•	•	•	•	•	•	•	•	TOWN OF PALM BEACH	
12/14/23	DRC ARCOM FIRST SUBMITTAL	•	•	•	•	•	•	•	•	•	•	TOWN OF PALM BEACH	
01/03/24	DRC ARCOM SECOND SUBMITTAL	•	•	•	•	•	•	•	•	•	•	TOWN OF PALM BEACH	



SCOPE OF WORK:

- PROPOSED 1-STORY PORCH ADDITION AT SOUTH SIDE OF HOUSE

CODES AND STANDARDS:

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

LEGAL DESCRIPTION:

THE SOUTH 50 FEET OF LOT 127, AND ALL OF LOT 128 OF MARK RAFALSKY TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, AT PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MUNICIPALITY: PALM BEACH
LOCATION ADDRESS: 726 HI MOUNT RD
PARCEL CONTROL NUMBER: 50-43-43-10-04-000-1271
SUBDIVISION: RAFALSKY MARK IN

CIVIL ENGINEER
GRUBER CONSULTING ENGINEERS, INC.
2475 MERCER AVENUE, SUITE 305
WEST PALM BEACH, FL 33411
561-312-2041

STRUCTURAL ENGINEER
HUSTAD STRUCTURAL ENGINEERING, LLC
756 VIA TOSCANA
WELLINGTON, FL 33414
561-798-7750

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

GENERAL CONTRACTOR
HEDRICK BROTHERS CONSTRUCTION CO., INC.
2200 CENTRE PARK WEST DRIVE
WEST PALM BEACH, FL 33409
561-689-8880

ELECTRICAL ENGINEER
E&C ENGINEERS, INC.
117 MOORINGS DRIVE
LANTANA, FL 33462
561-712-1149

DRC SECOND SUBMITTAL SET 01/03/2024

DRC FIRST SUBMITTAL SET 12/14/2023

DRC PRE-APP MTG. SET 12/04/2023

DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT
ROAD
PALM BEACH, FL

SHEET TITLE
TITLE SHEET & INDEX

DATE
03 JAN. 2024

SCALE
N/A

BY
CG

SHEET NO
A-000

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, L.L.C.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AAB8000846

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NOTES:
STYLE: ANGLO-CARIBBEAN
WALL COLOR (STUCCO) - OFF-WHITE
ROOF COLOR - WHITE
DOOR & WINDOW COLOR - WHITE (IMPACT)
TRIM COLOR - WHITE
CHIMNEY - WHITE
SHUTTERS - GRAY (NON-IMPACT)
FRONT ENTRY DOOR - BLACK

CURRENTLY PROPOSED CUBIC CONTENT TABULATIONS:			
MASS:	SQUARE FOOTAGE:	HEIGHT:	VOLUME (IN CUBIC FEET)
TWO-STORY MAIN HOUSE (EXCLUDING LOGGIA)	4,138 FT²	21'-11 1/2"	90,777 FT³ - 7,984 FT³
ONE-STORY HOUSE (FAMILY ROOM)	789 FT²	10'-11 1/2"	8,646 FT³
ONE-STORY HOUSE (BREAKFAST ROOM)	193 FT²	10'-0"	1,930 FT³
BAY WINDOWS	54 FT²	9'-11"	536 FT³
LOGGIA	737 FT²	10'-10"	7,984 FT³
PORTICO	47 FT²	10'-8"	501 FT³
CABANA (LOGGIA)	369 FT²	10'-11 1/2"	4,036 FT³
PERGOLA	400 FT²	10'-0"	4,000 FT³
BELOW FIRST FLOOR TERRACE (ONE-STORY)	2,276 FT²	11'-0"	25,036 FT³
BELOW FIRST FLOOR TERRACE (ONE-STORY AT STAFF QUARTERS)	894 FT²	10'-0"	8,940 FT³
UNCOVERED STEPS	VARIABLES (SEE SHEET A-003)		1,245 FT³
BASEMENT	5,077 FT²	N/A	N/A
SUM = 145,647 FT³ - 7,531 FT³			
TOTAL = 138,116 FT³			

TOTAL CUBIC CONTENT OF UNENCLOSED 1ST FLOOR MASSES = 16,551 FT³

150,637 FT³ ± 5% = 7,531 FT³ (EXCLUDED)
16,551 FT³ - 7,531 FT³ = 9,020 FT³ (INCLUDED)

SINCE THE CUBIC CONTENT OF THE UNENCLOSED 1ST FLOOR LOGGIA & PERGOLA IS MORE THAN 5% OF THE ALLOWABLE CUBIC CONTENT, THE AMOUNT IN EXCESS OF 5% SHALL BE INCLUDED IN THE CALCULATION OF TOTAL CUBIC CONTENT.

LEGAL DESCRIPTION:		
The South 50 feet of Lot 127, and all of Lot 128 of MARK RAFALSKY TRACT , according to the Plat thereof, as recorded in Plat Book 11, at Page 51 of the Public Records of Palm Beach County, Florida.		
AREA CALCULATIONS:		
	CONDITIONED	UNCONDITIONED
BASEMENT/SUB-TERRACE		
INTERIOR AREA	5,516 FT²	
STAFF QUARTERS	894 FT²	
OUTDOOR SHOWER		21 FT²
SWIMMING GROTTO		469 FT²
POOL LOGGIA		385 FT²
BREEZEWAY		53 FT²
BELOW BBQ TERRACE		52 FT²
MECHANICAL/UNFINISHED	613 FT²	244 FT²
FIRST FLOOR		
INTERIOR AREA	4,437 FT²	
LOGGIA		737 FT²
PORTICO		47 FT²
CABANA		369 FT²
PERGOLA		400 FT²
SECOND FLOOR		
INTERIOR AREA	4,138 FT²	
SUB-TOTAL	15,598 FT²	2,777 FT²
TOTAL AREA:		18,375 FT²

ZONING TABULATIONS:	REQUIRED	PROPOSED
R-B LOW DENSITY RESIDENTIAL DISTRICT		
LOT AREA	MIN. 10,000 SQ. FT.	33,475 SQ. FT.
LOT WIDTH	MIN. 150.00'	150.00'
LOT DEPTH	MIN. 100.00'	201.06' - 228.26' (VARIES)
FRONT YARD SETBACK	25'-0" (1ST FL.), 30'-0" (2ND FL.)	61'-11"
SIDE YARD SETBACK	12'-0" (1ST FL.), 15'-0" (2ND FL.)	12'-6 1/2" / 23'-1 1/2"
REAR YARD SETBACK	10'-0" (1ST FL.), 15'-0" (2ND FL.)	47'-7 1/2"
ANGLE OF VISION:	116 DEGREES MAX.	66 DEGREES
MAX. BUILDING HEIGHT:		
ONE-STORY	14'-0" MAX. ALLOWABLE	10'-11 1/2"
TWO-STORY	22'-0" MAX. ALLOWABLE	21'-11 1/2"
MAX. OVERALL HEIGHT: ONE-STORY	22'-0" MAX.	18'-1"
TWO-STORY	30'-0" MAX.	29'-11 1/2"
MAX. BUILDING COVERAGE: TWO-STORY	30% MAX - 10,042 SQ. FT. MAX.	25.8% - 8,649 SQ. FT.
MIN. LANDSCAPE COVERAGE:		
LOT (33,475 SQ. FT.)	45% MIN. - 15,063 SQ. FT.	48.0% (16,066 SQ. FT.)
FRONT SETBACK (4,500 SQ. FT.)	40% MIN. - 1,800 SQ. FT.	44.4% (2,000 SQ. FT.)
HARDSCAPE/IMPERVIOUS/BUILDING COVERAGE:		
LOT (33,475 SQ. FT.)	55% MAX. - 18,412 SQ. FT.	52.0% (17,409 SQ. FT.)
FRONT SETBACK (4,500 SQ. FT.)	60% MAX. - 2,700 SQ. FT.	55.6% (2,500 SQ. FT.)
CUBIC CONTENT RATIO:	4.5 MAX ALLOWABLE (150,637 CU. FT.)	4.13 (138,116 CU. FT.)

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

LEGEND:

+20.50' EXISTING SPOT ELEVATION

+21'-0" PROPOSED SPOT ELEVATION

DRC SECOND SUBMITTAL SET	01/05/2024
DRC FIRST SUBMITTAL SET	12/14/2023
DRC PRE-APP MTG. SET	12/04/2023

DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT ROAD
PALM BEACH, FL

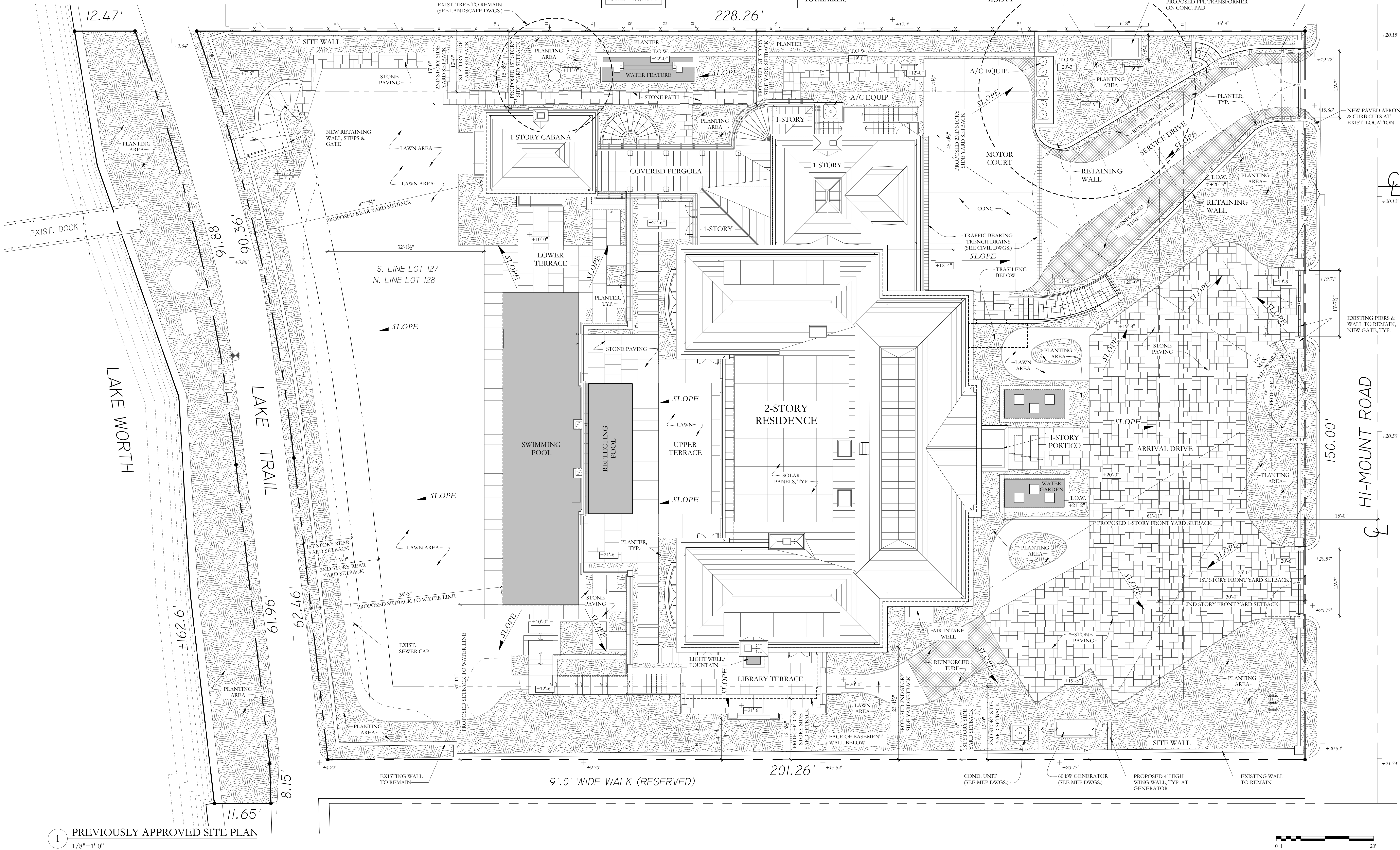
SHEET TITLE
PREVIOUSLY APPROVED
SITE PLAN

DATE 03 JAN. 2024	SHEET NO A-001a
SCALE 1/8"=1'-0"	
BY CG	

FAIRFAX & SAMMONS
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1 PREVIOUSLY APPROVED SITE PLAN
1/8"=1'-0"

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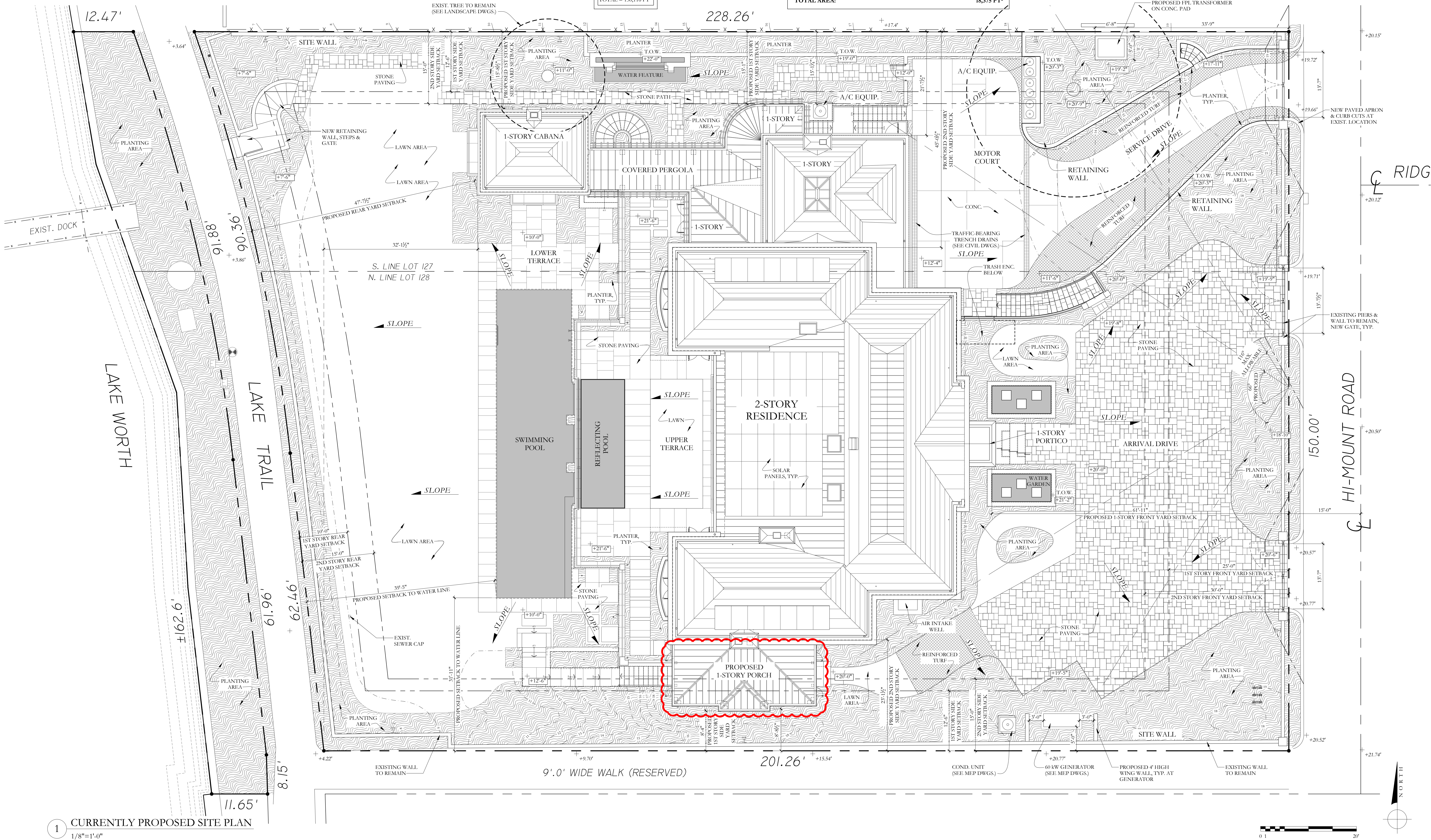
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NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

LEGEND:
+20.50'
+21'-0"

EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION



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

DRC SECOND SUBMITTAL SET 01/05/2024
DRC FIRST SUBMITTAL SET 12/14/2023
DRC PRE-APP MTG. SET 12/04/2023

DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT ROAD
PALM BEACH, FL

SHEET TITLE
CURRENTLY PROPOSED
SITE PLAN

DATE
03 JAN. 2024

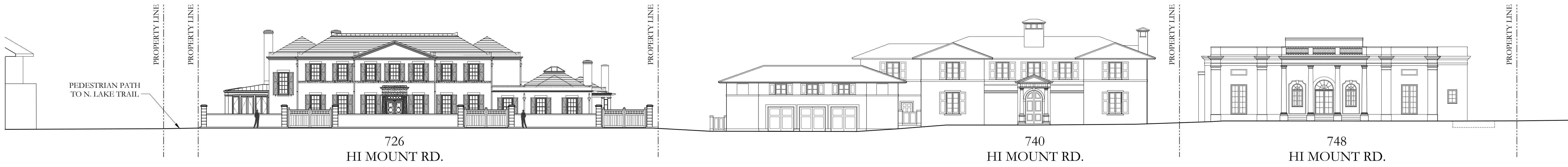
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BY
CG

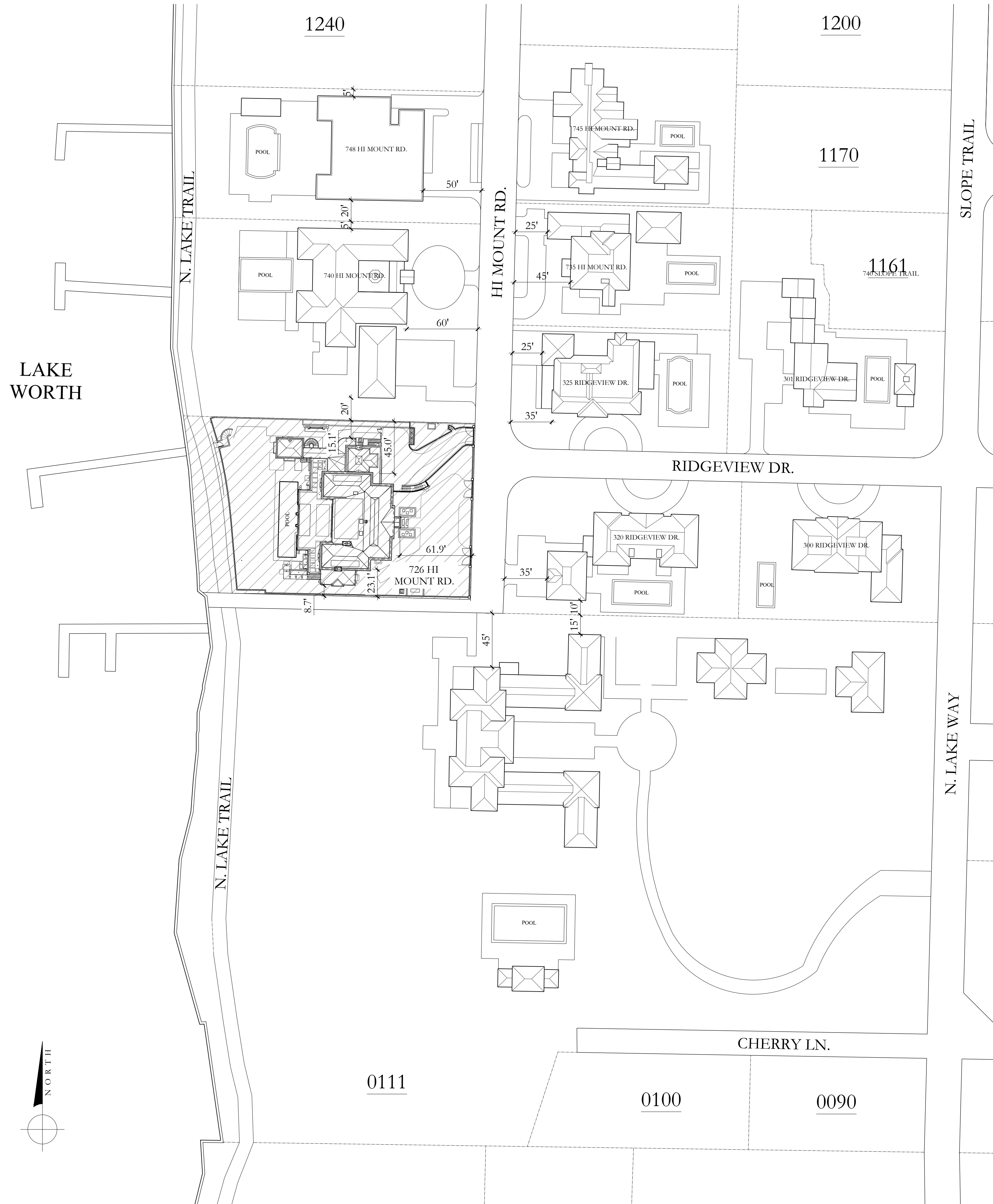
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3 726 HI MOUNT ROAD - STREETSCAPE EAST
1/16"=1'-0"



1 726 HI MOUNT ROAD - NEIGHBORHOOD PLAN
SCALE: 1"=50'



2 726 HI MOUNT ROAD - LOCATION MAP
SCALE: 1"=100'



4 726 HI MOUNT ROAD - AERIAL MAP
SCALE: 1"=300'

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

DRC SECOND SUBMITTAL SET 01/03/2024

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726 HI MOUNT
ROAD
PALM BEACH, FL

SHEET TITLE
LOCATION MAP, NEIGHBOR-
HOOD PLAN & STREETSCAPE

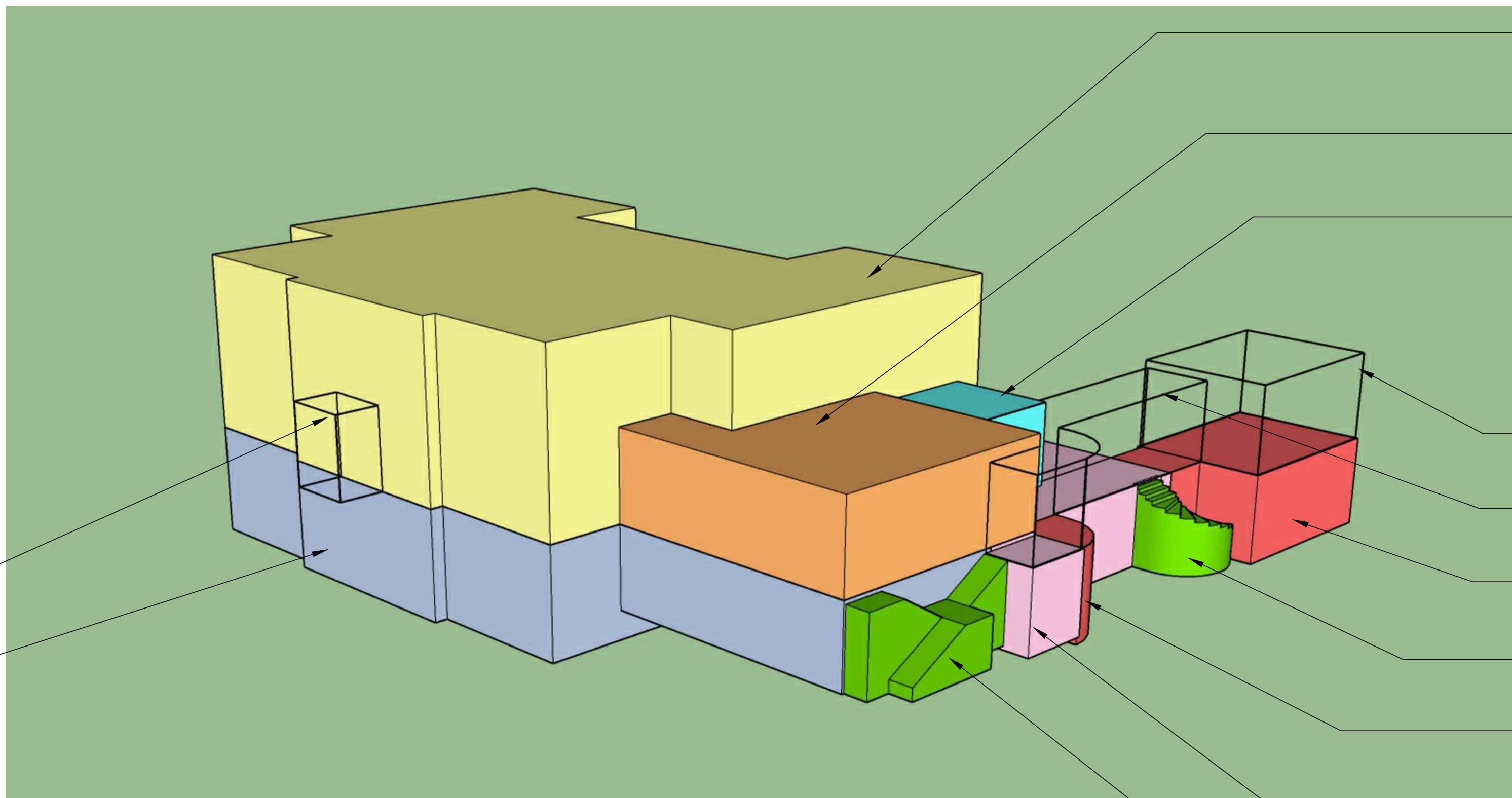
DATE
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SCALE
AS NOTED

BY
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PORTICO
47 FT² x 10'-8" = **501 FT³**

BASEMENT

TWO-STORY MAIN HOUSE
(EXCLUDING LOGGIA)
4,138 FT² x 21'-11¼" (-7,984 FT³) = **82,793 FT³**

ONE-STORY MAIN HOUSE
(FAMILY ROOM)
789 FT² x 10'-11½" = **8,646 FT³**

ONE-STORY MAIN HOUSE
(BREAKFAST ROOM)
193 FT² x 10'-0" = **1,930 FT³**

CABANA (LOGGIA)
369 FT² x 10'-11¼" = **4,036 FT³**

PERGOLA
400 FT² x 10'-0" = **4,000 FT³**

TERRACE ONE-STORY
(BELOW FIRST FLOOR)
2,224 FT² x 11'-0" = **24,464 FT³**

UNCOVERED STEPS
[85 FT² x (½ x (8'-6"))] + 85 FT² x 1'-6" = **489 FT³**

TERRACE ONE-STORY
(BELOW FIRST FLOOR AT BBQ TERRACE)
52 FT² x 11'-0" = **572 FT³**

TERRACE ONE-STORY
(BELOW FIRST FLOOR AT STAFF QUARTERS)
894 FT² x 10'-0" = **8,940 FT³**

UNCOVERED STEPS
[25 FT² x (½ x (5'-0"))] + 25 FT² x 1'-6" +
[27 FT² x 6'-6"] +
[19 FT² x (½ x (3'-0"))] + 19 FT² x 6'-6" +
[19 FT² x (½ x (3'-0"))] + 19 FT² x 6'-6" +
[16 FT² x 10'-0"] = **740 FT³**

1 CURRENTLY PROPOSED
PROPOSED CUBIC CONTENT - VIEW FROM NORTHEAST
N.T.S.

ONE-STORY MAIN HOUSE
(FAMILY ROOM)
789 FT² x 10'-11½" = **8,646 FT³**

PERGOLA
400 FT² x 10'-0" = **4,000 FT³**

ONE-STORY MAIN HOUSE
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TERRACE ONE-STORY
(BELOW FIRST FLOOR AT STAFF QUARTERS)
894 FT² x 10'-0" = **8,940 FT³**

UNCOVERED STEPS
[9 FT² x (½ x (0'-6"))] + 9 FT² x 1'-6" = **16 FT³**

TERRACE ONE-STORY
(BELOW FIRST FLOOR)
2,224 FT² x 11'-0" = **24,464 FT³**

TWO-STORY MAIN HOUSE
(EXCLUDING LOGGIA)
4,138 FT² x 21'-11¼" (-7,984 FT³) = **82,793 FT³**

LOGGIA
737 FT² x 10'-10" = **7,984 FT³**

BAY WINDOWS (TOTAL FOR 2)
54 FT² x 9'-11" = **536 FT³**

PORCH ADDITION
400 FT² x 9'-8" = **3,867 FT³**

NOTE: PORTION OF BASEMENT WITH
NO BUILDING ABOVE SHALL NOT BE
HIGHER THAN 1'-6" ABOVE GRADE
(NOT COUNTED IN CUBIC CONTENT
CALCULATIONS)

BASEMENT

2 CURRENTLY PROPOSED
PROPOSED CUBIC CONTENT - VIEW FROM SOUTHWEST
N.T.S.

CURRENTLY PROPOSED CUBIC CONTENT TABULATIONS:			
MASS:	SQUARE FOOTAGE:	HEIGHT:	VOLUME: (IN CUBIC FEET)
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BASEMENT	5,077 FT ²	N/A	N/A

* PURSUANT TO TOWN OF PALM BEACH
ORDINANCES, SEC. 134-893(b)(13)(5):
UNENCLOSED LOGGIAS, PERGOLAS, PORCHES,
TERRACES AND COVERED PATIOS LOCATED ON
THE FIRST FLOOR SHALL BE EXCLUDED FROM
THE CALCULATION OF TOTAL CUBIC CONTENT
UP TO 5% OF ALLOWABLE CUBIC CONTENT.
PORTIONS OF UNENCLOSED STRUCTURES IN
EXCESS OF THE 5% MAXIMUM, AS WELL AS
THOSE LOCATED ABOVE THE FIRST FLOOR,
SHALL BE INCLUDED IN THE CALCULATION OF
TOTAL CUBIC CONTENT.

TOTAL CUBIC CONTENT OF
UNENCLOSED 1ST FLOOR
MASSES = 16,551 FT³

150,637 FT³ x 5% = 7,531 FT³ [EXCLUDED]
16,551 FT³ - 7,531 FT³ = 9,020 FT³ [INCLUDED]

SINCE THE CUBIC CONTENT OF THE
UNENCLOSED 1ST FLOOR LOGGIAS & PERGOLA
IS MORE THAN 5% OF THE ALLOWABLE CUBIC
CONTENT, THE AMOUNT IN EXCESS OF 5%
SHALL BE COUNTED IN THE CALCULATION OF
TOTAL CUBIC CONTENT.

SUM = 149,514 FT³
-7,531 FT³

TOTAL = 141,983 FT³

[CURRENTLY PROPOSED] SUMMARY OF CUBIC CONTENT RATIO

* PURSUANT TO TOWN OF PALM BEACH ORDINANCES, SEC. 134-893(b)(13)(a)(4):
FOR LOTS OF 20,000 SQUARE FEET OR GREATER WHICH ARE ADJACENT TO
THE WATERS OF LAKE WORTH FROM DUNBAR ROAD TO REEF ROAD, THE
MAXIMUM ALLOWABLE CCR SHALL BE **4.50**.

LOT AREA: 33,475 FT²

MAXIMUM ALLOWABLE CUBIC CONTENT = (33,475 FT² x 4.5) = 150,637 FT³

PROPOSED CUBIC CONTENT (SEE TABULATIONS ABOVE) = 141,983 FT³

DRC SECOND SUBMITTAL SET 01/03/2024

DRC FIRST SUBMITTAL SET 12/14/2023

DRC PRE-APP MTG. SET 12/04/2023

DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT
ROAD
PALM BEACH, FL

SHEET TITLE
CUBIC CONTENT
DIAGRAMS & CALCULATIONS

DATE
03 JAN. 2024

SCALE
AS NOTED

BY
CG

SHEET NO

A-003



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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:	726 Hi Mount Rd., Palm Beach, FL 33480		
2	Zoning District:	R-B (Low Density Residential District)		
3	Lot Area (sq. ft.):	33475 (±3/4 acres)		
4	Lot Width (W) & Depth (D) (ft.):	150.0' (W) & 201.06'-228.26' (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single-Family Residence		
6	FEMA Flood Zone Designation:	Zone AE (EL. 6) & Zone X		
7	Zero Datum for point of meas. (NAVD)	+22.0'		
8	Crown of Road (COR) (NAVD)	+21.74'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	10,042 sq. ft. (30%)	8,649 sq. ft. (25.8%)	N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	18,375 sq. ft.	18,775 sq. ft.
12	*Front Yard (East) Setback (Ft.)	25.0'	61.92'	N/C
13	* Side Yard (North) Setback (1st Story) (Ft.)	12.5'	15.08'	N/C
14	* Side Yard (North) Setback (2nd Story) (Ft.)	15.0'	45.04'	N/C
15	* Side Yard (South) Setback (1st Story) (Ft.)	12.5'	12.54'	8.33' (Variance #1)
16	* Side Yard (South) Setback (2nd Story) (Ft.)	15.0'	23.13'	N/C
17	*Rear Yard (West) Setback (Ft.)	10.0'	47.63'	N/C
18	Angle of Vision (Deg.)	116°	66°	67°
19	Building Height (1st Story) (Ft.)	14.0'	10.96'	N/C
20	Building Height (2nd Story) (Ft.)	22.0'	21.98'	N/C
21	Overall Building Height (1st Story) (Ft.)	22.0'	18.08'	N/C
22	Overall Building Height (2nd Story) (Ft.)	30.0'	29.98'	N/C
23	Cubic Content Ratio (CCR) (R-B ONLY)	4.5 (150,637 cu. ft.)	4.13 (138,116 cu. ft.)	4.24 (141,983 cu. ft.)
24	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
25	Finished Floor Elev. (FFE)(NAVD)	N/A	+22.0'	N/C
26	Base Flood Elevation (BFE)(NAVD)	+7.0'	N/A	N/A
27	Landscape Open Space (LOS) (Sq Ft and %)	15,063 sq. ft. (45%)	16,066 sq. ft. (48.0%)	N/C
28	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
29	Front Yard LOS (Sq Ft and %)	1,800 sq. ft. (40%)	2,000 sq. ft. (44.4%)	N/C
30	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

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

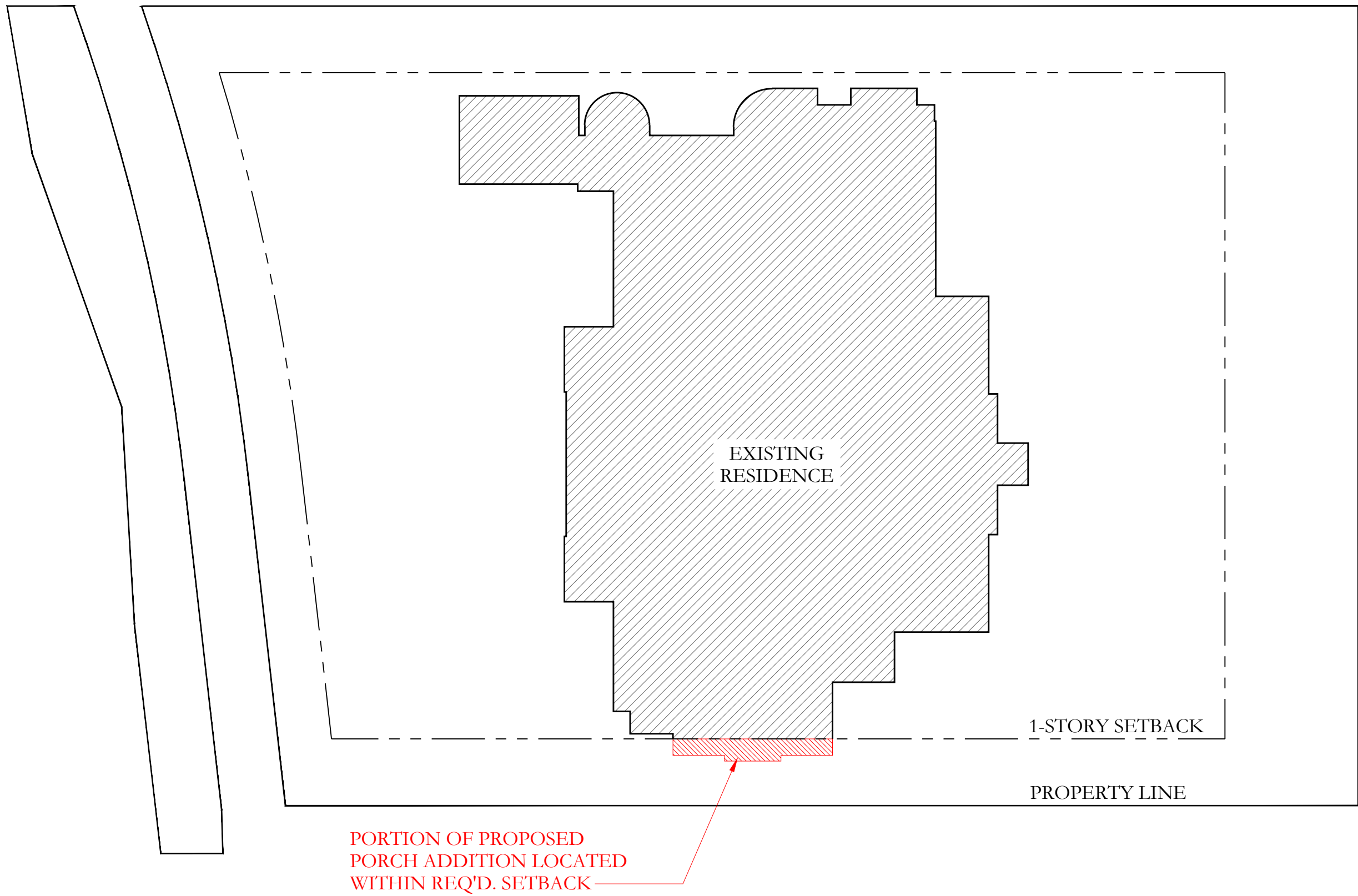
Enter N/A if value is not applicable.

** 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



1 SIDE YARD (SOUTH) SETBACK DIAGRAM (VARIANCE #1)
1"=20'-0"

VARIANCE #1:

SEC. 134-893(b)(7)(a): A VARIANCE TO ENCROACH INTO THE SOUTH SIDE SETBACK PROVIDING AN 8.33 FEET SETBACK IN LIEU OF THE REQUIRED 12.5 FEET.
HARDSHIP: THE EXISTING TERRACE IS LOCATED IN THE SIDE YARD SETBACK AT 8.33 FEET FROM THE PROPERTY LINE.

DRC SECOND SUBMITTAL SET 01/03/2024

DRC FIRST SUBMITTAL SET 12/14/2023

DRC PRE-APP MTG. SET 12/04/2023

DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT
ROAD
PALM BEACH, FL

SHEET TITLE
ZONING LEGEND, DIAGRAMS,
& VARIANCE DIAGRAMS

DATE
03 JAN. 2024

SHEET NO

SCALE
AS NOTED

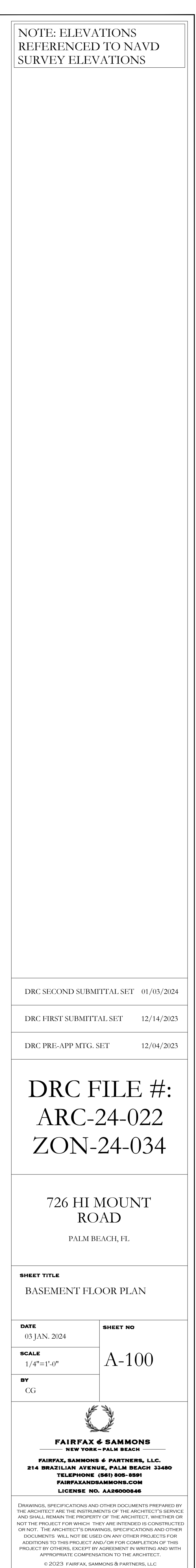
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BY
CG



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1 BASEMENT FLOOR PLAN
1/4"=1'-0"

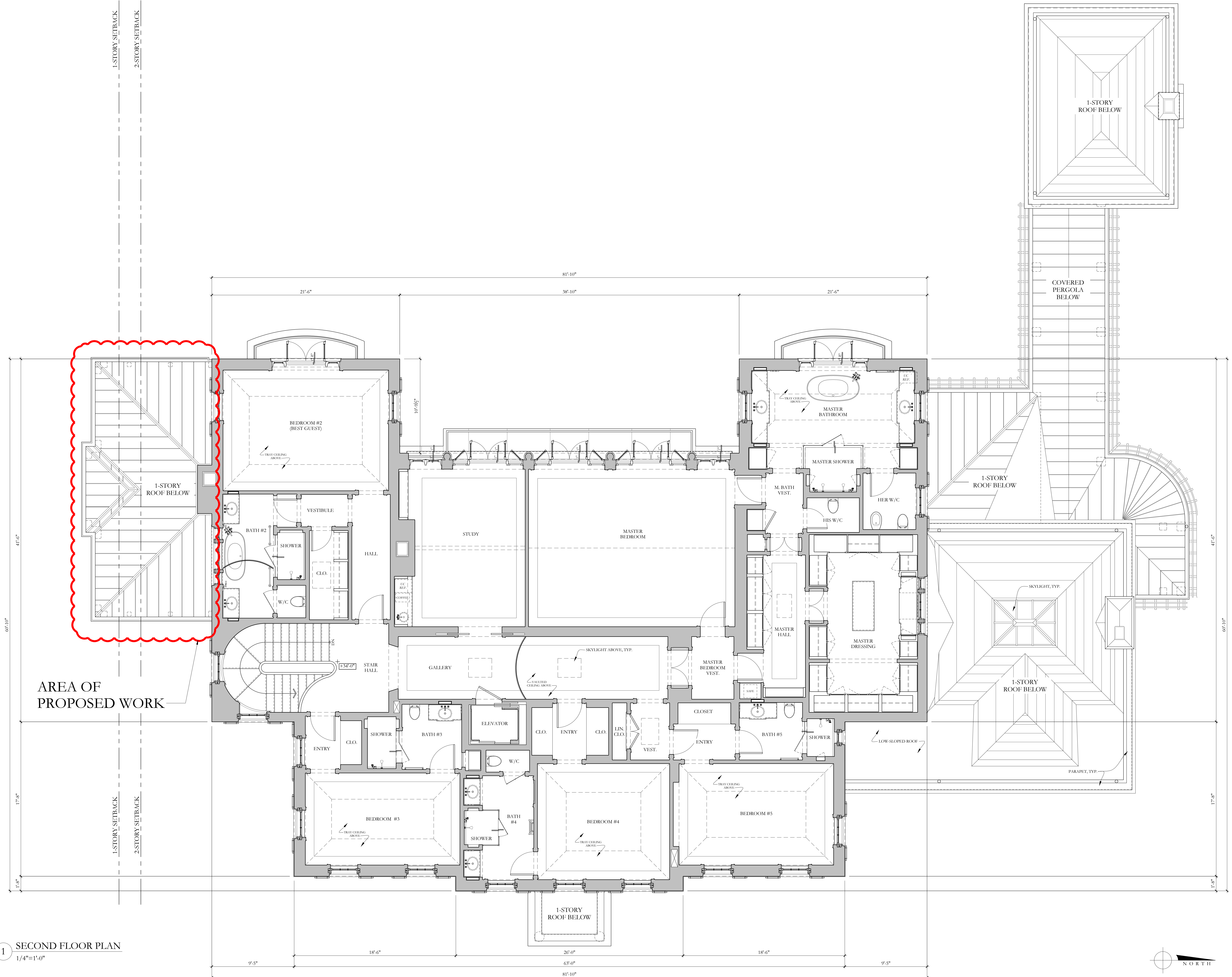
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NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS



DRC FIRST SUBMITTAL SET 12/14/2023

DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT
ROAD
PALM BEACH, FL

SHEET TITLE

SECOND FLOOR PLAN

DATE 03 JAN. 2024	SHEET NO
----------------------	----------

SCALE 1/4"=1'-0"	A-102
----------------------------	-------

BY	
CG	



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1 SECOND FLOOR PLAN
1/4"=1'-0"



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

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NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS



AREA OF PROPOSED WORK

DRC SECOND SUBMITTAL SET	01/03/2024
DRC FIRST SUBMITTAL SET	12/14/2023
DRC PRE-APP MTG. SET	12/04/2023

DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT
ROAD
PALM BEACH, FL

SHEET TITLE

PREV. APPROVED & PROPOSED
WEST ELEVATION

DATE
03 JAN. 2024

SCALE
1/4"=1'-0"

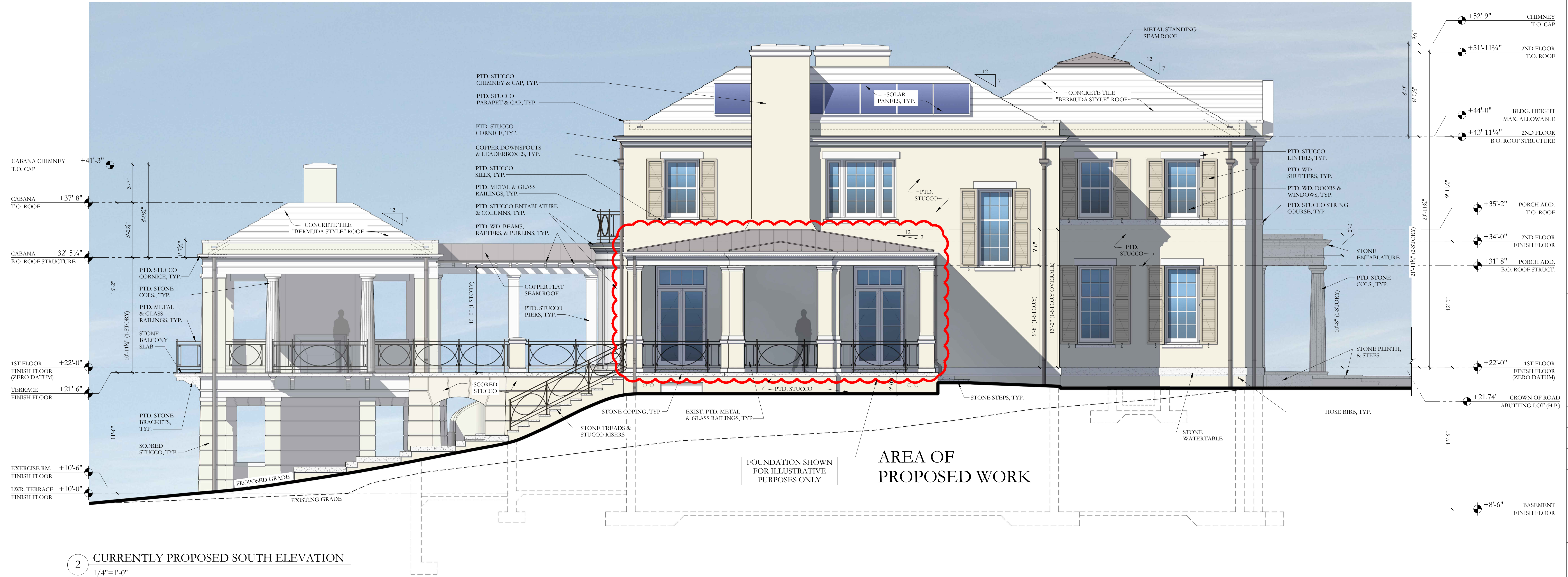
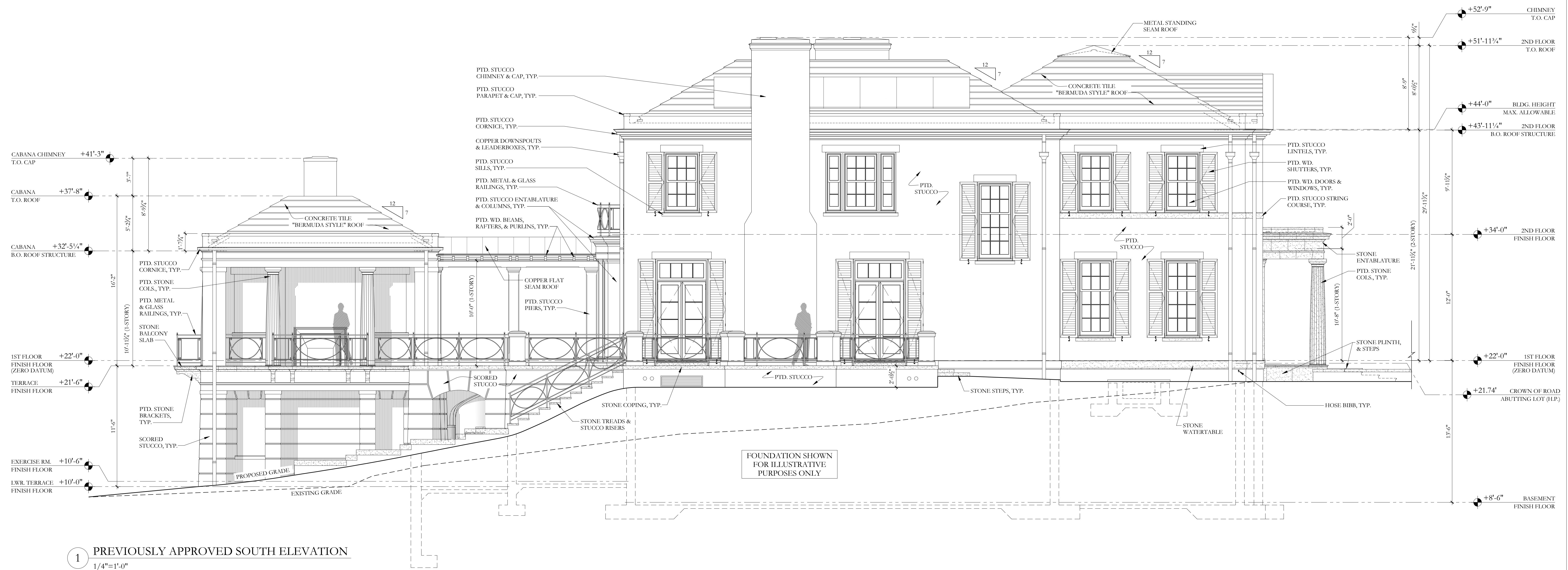
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NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS



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DRC FIRST SUBMITTAL SET 12/14/2023

DRC PRE-APP MTG. SET 12/04/2023

DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT
ROAD
PALM BEACH, FL

SHEET TITLE
PREV. APPROVED & PROPOSED
SOUTH ELEVATION

DATE

03 JAN. 2024

SCALE

1/4"=1'-0"

BY

CG

SHEET NO

A-202

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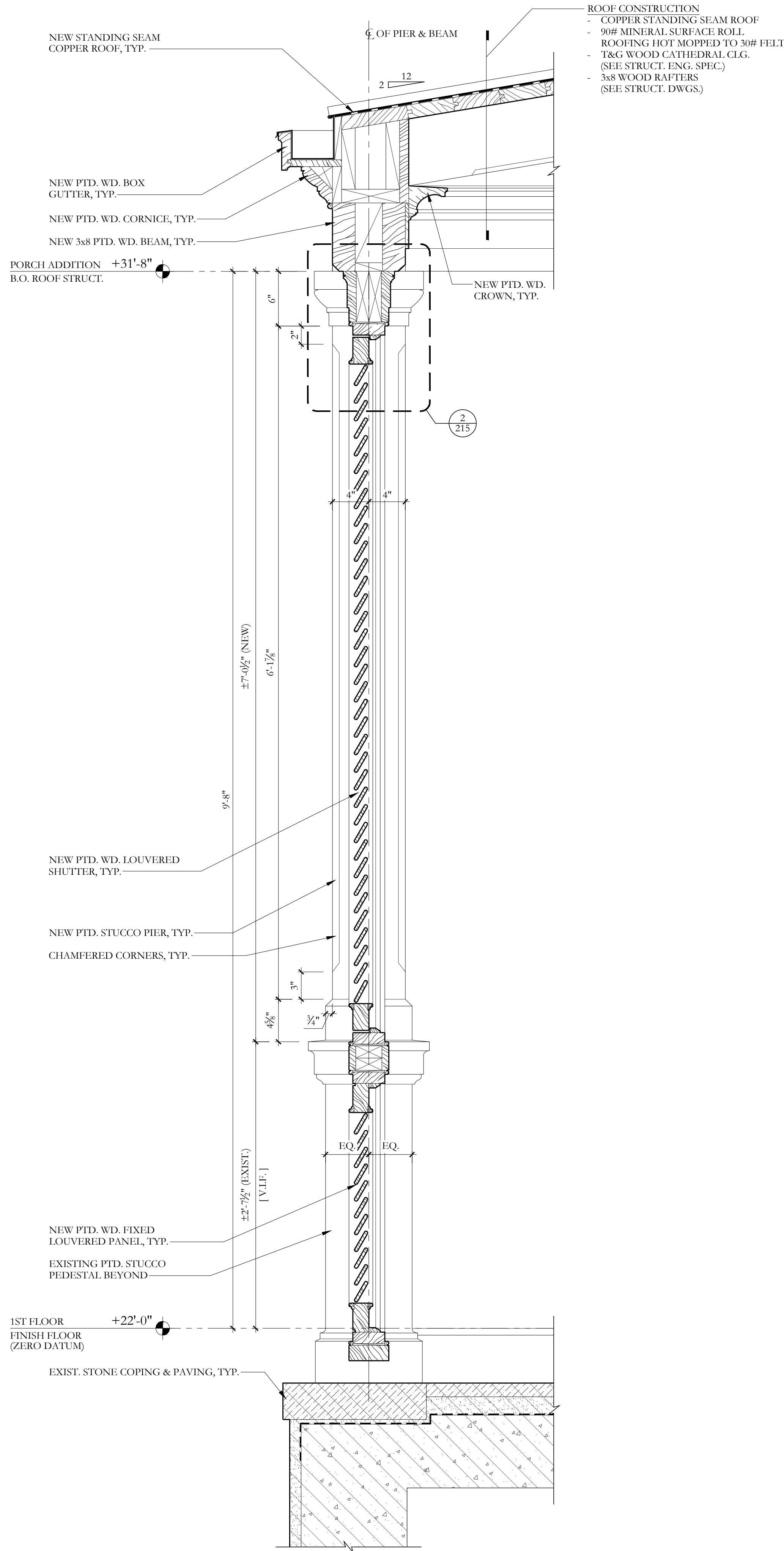
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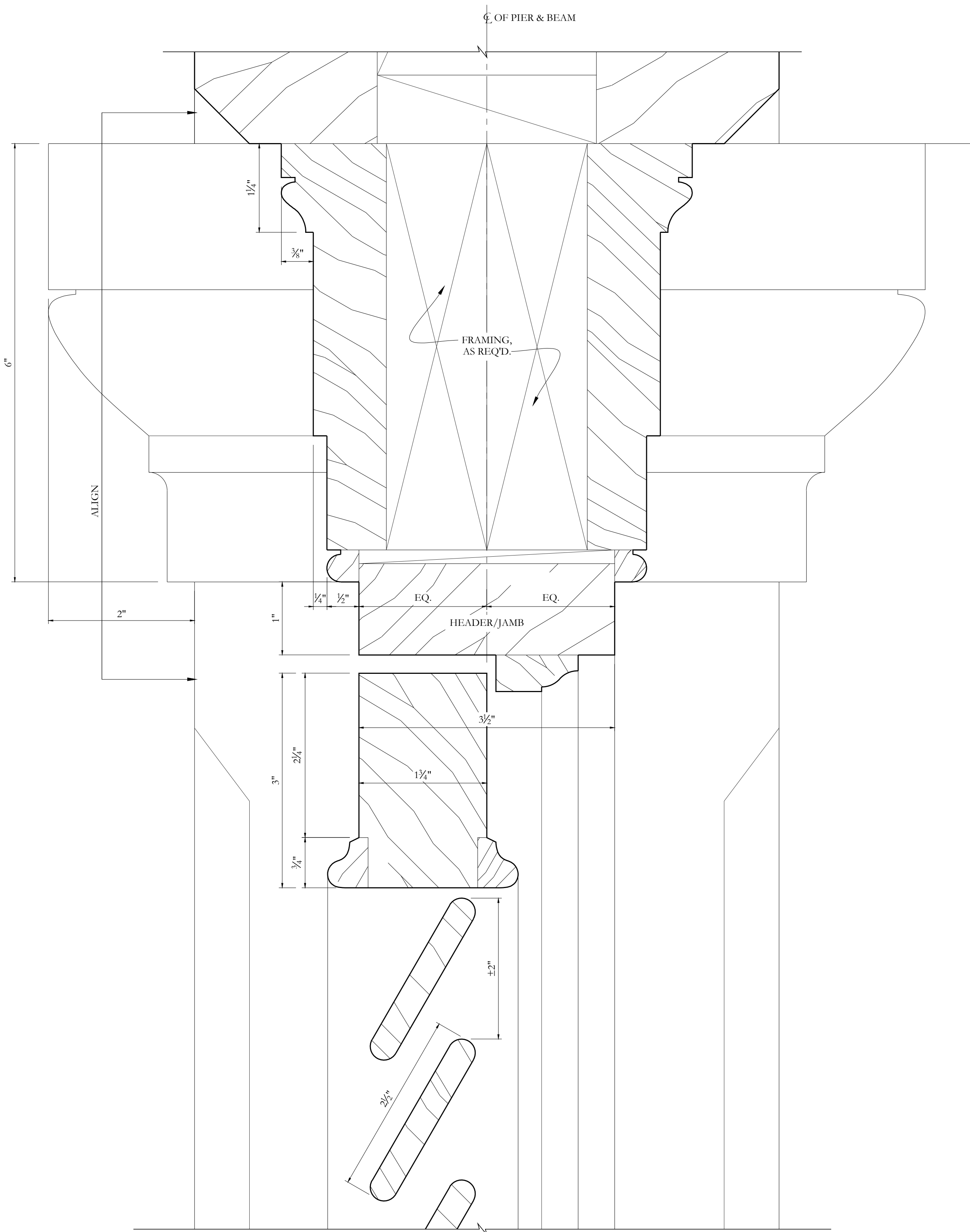
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NOTE:
PIER, BEAM, & GUTTER PROFILES TO MATCH THOSE
AT EXIST. PERGOLA AT NORTH SIDE OF HOUSE



1 WALL SECTION AT PROPOSED PORCH ADDITION
1-1/2"=1'-0"

- ROOF CONSTRUCTION
- COPPER STANDING SEAM ROOF
 - 90# MINERAL SURFACE ROLL
 - ROOFING HOT MAPPED TO 30# FELT
 - T&G WOOD CATHEDRAL C.I.G.
 - (SEE STRUCT. ENG. SPEC.)
 - 3x8 WOOD RAFTERS
 - (SEE STRUCT. DWGS.)



2 SHUTTER DETAIL
FULL SIZE

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

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DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT
ROAD
PALM BEACH, FL

SHEET TITLE
PROPOSED PORCH ADDITION
SECTION & DETAILS

DATE
03 JAN. 2024

SCALE
AS NOTED

BY
CG

SHEET NO

A-215



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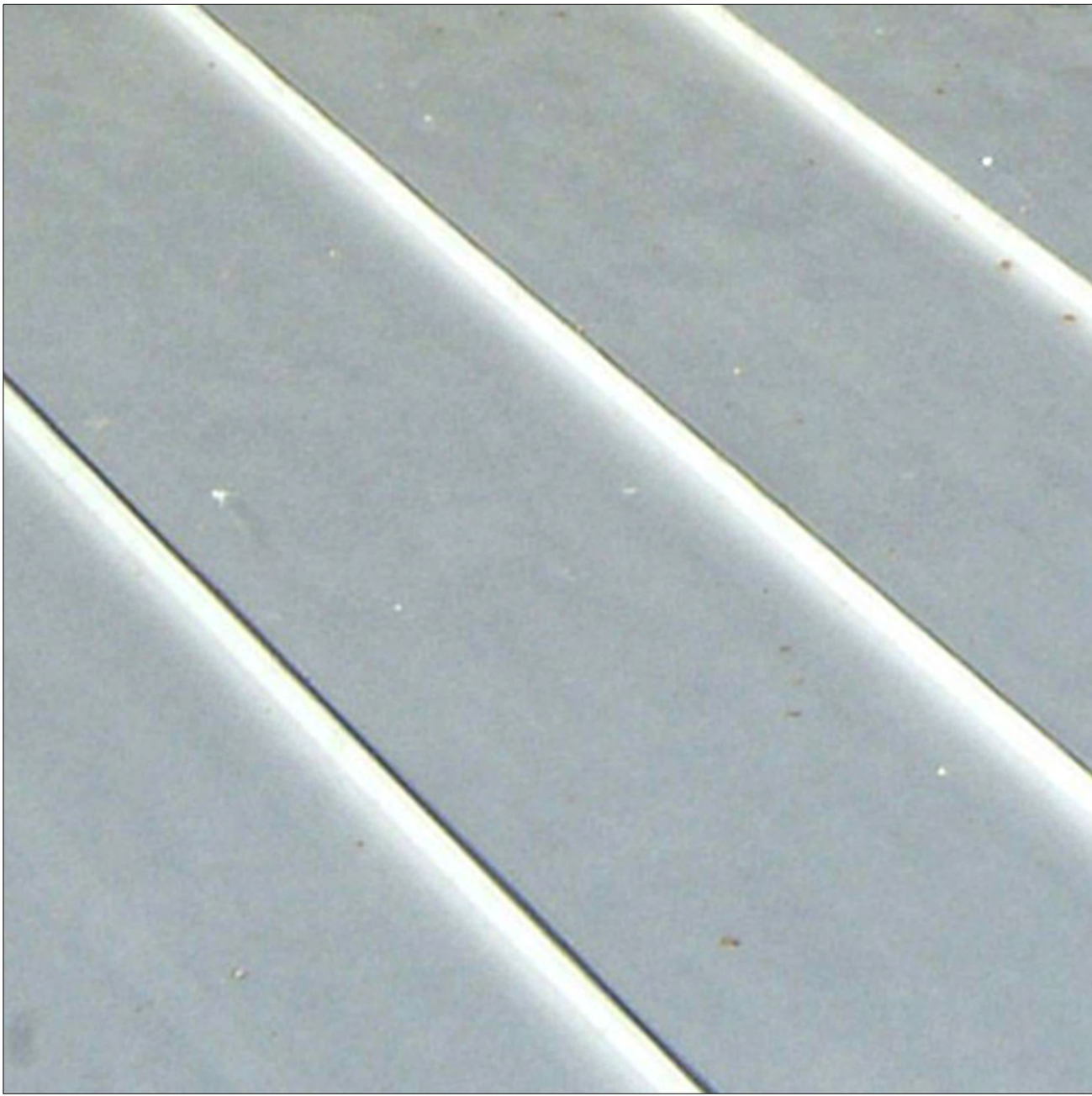
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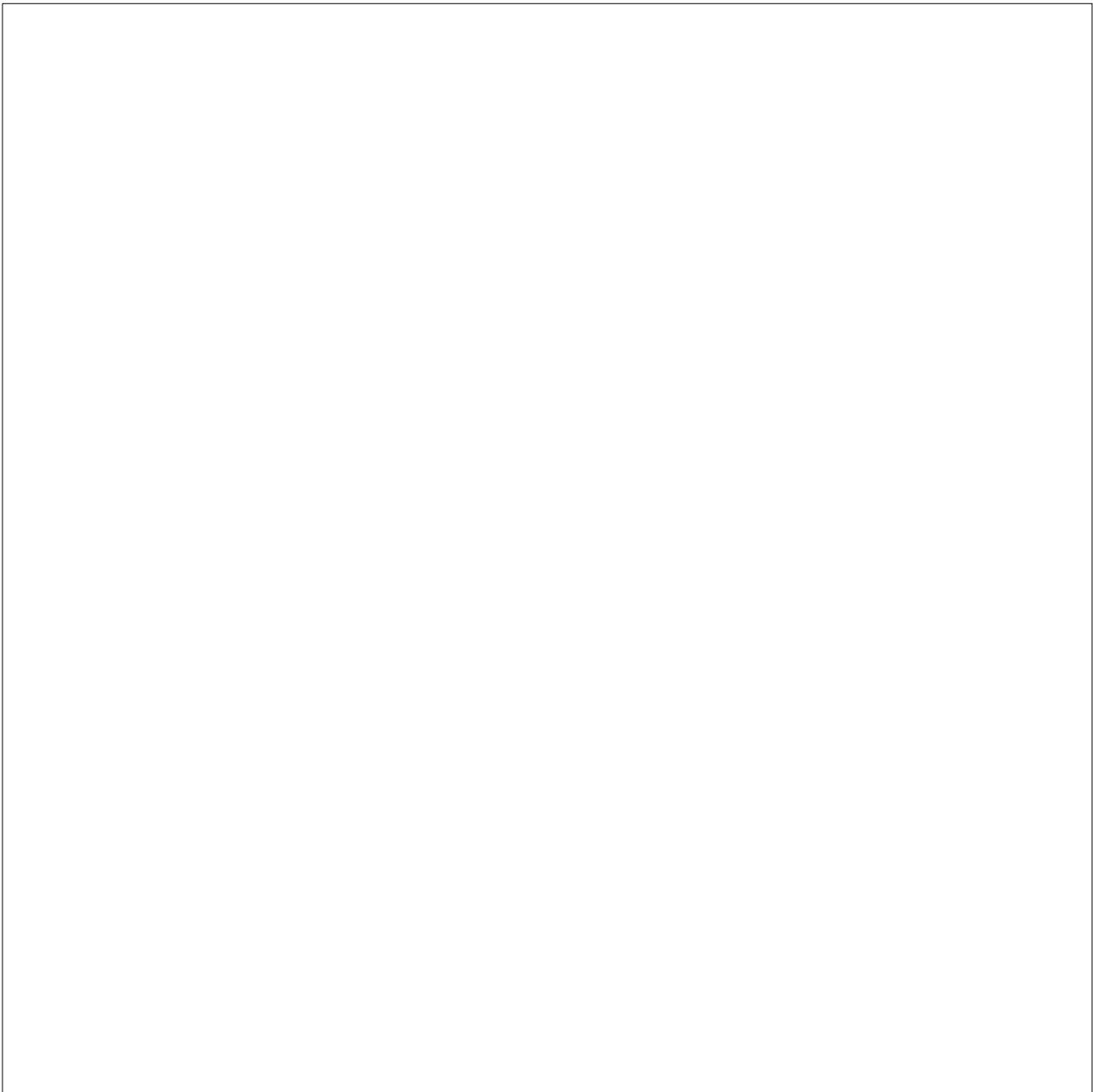
PAINTED STUCCO WALLS & PIERS
FARROW & BALL POINTING
[NEW STUCCOED PIERS TO MATCH EXISTING STUCCOED WALLS]



PAINTED WOOD WINDOWS & DOORS
BENJAMIN MOORE CHANTILLY LACE
[EXISTING TO REMAIN]



STANDING SEAM METAL ROOF
COPPER
[NEW ROOF AT SOUTH SIDE TO MATCH EXIST. ROOFS AT NORTH]



PAINTED WOOD LOUVERED SHUTTERS
BENJAMIN MOORE CHANTILLY LACE
[NEW AT EAST AND WEST SIDES OF PORCH ADDITION]



STAINLESS STEEL & GLASS RAILINGS
POWDER COATED BLACK
[EXISTING TO REMAIN]



COPPER GUTTERS & DOWNSPOUTS
NATURAL
[NEW TO MATCH EXISTING]



SANDSTONE PAVERS
UPPER TERRACE & POOL DECK
[EXISTING TO REMAIN]



BRISA MAR LIMESTONE
ARCHITECTURAL STONEWORK
[EXISTING TO REMAIN]

DRC SECOND SUBMITTAL SET	01/03/2024
DRC FIRST SUBMITTAL SET	12/14/2023
DRC PRE-APP MTG. SET	12/04/2023

DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT
ROAD
PALM BEACH, FL

SHEET TITLE MATERIALS & COLORS PALETTE	
DATE 03 JAN. 2024	SHEET NO A-220
SCALE AS NOTED	
BY CG	



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1 VIEW FROM EAST
N.T.S.

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DRC FIRST SUBMITTAL SET 12/14/2023

DRC PRE-APP MTG. SET 12/04/2023

DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT
ROAD
PALM BEACH, FL

SHEET TITLE
VIEW FROM EAST

DATE
03 JAN. 2024

SCALE
AS NOTED

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SHEET NO

A-250

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1 VIEW FROM SOUTH
N.T.S.

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DRC FIRST SUBMITTAL SET	12/14/2023
DRC PRE-APP MTG. SET	12/04/2023

DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT
ROAD
PALM BEACH, FL

SHEET TITLE
VIEW FROM SOUTH

DATE
03 JAN. 2024

SCALE
AS NOTED

BY
CG

SHEET NO

A-251


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1 VIEW FROM WEST
N.T.S.

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DRC FIRST SUBMITTAL SET 12/14/2023

DRC PRE-APP MTG. SET 12/04/2023

DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT
ROAD
PALM BEACH, FL

SHEET TITLE
VIEW FROM WEST

DATE
03 JAN. 2024

SCALE
AS NOTED

BY
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SHEET NO

A-252

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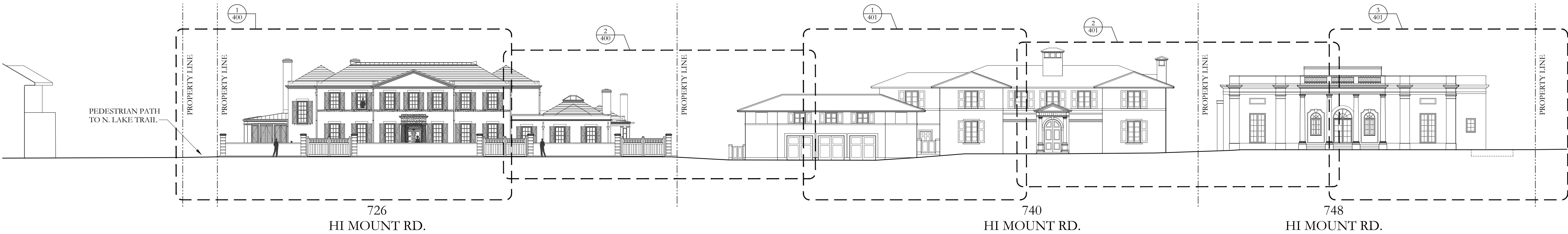
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1 726 HI-MOUNT ROAD: STREETSCAPE PHOTOS FROM SOUTH TO NORTH, LOOKING WEST



2 726 HI-MOUNT ROAD: STREETSCAPE PHOTOS FROM SOUTH TO NORTH, LOOKING WEST



3 726 HI MOUNT ROAD - KEY ELEVATION
1/16"=1'-0"

DRC SECOND SUBMITTAL SET	01/03/2024
DRC FIRST SUBMITTAL SET	12/14/2023
DRC PRE-APP MTG. SET	12/04/2023

DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT
ROAD
PALM BEACH, FL

SHEET TITLE
STREETSCAPE
PHOTOS

DATE 03 JAN. 2024	SHEET NO A-400
SCALE AS NOTED	
BY JS	

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1 726 HI-MOUNT ROAD: STREETSCAPE PHOTOS FROM SOUTH TO NORTH, LOOKING WEST



2 726 HI-MOUNT ROAD: STREETSCAPE PHOTOS FROM SOUTH TO NORTH, LOOKING WEST



3 726 HI-MOUNT ROAD: STREETSCAPE PHOTOS FROM SOUTH TO NORTH, LOOKING WEST

NOTE:
SEE DRAWING A-400 FOR KEY
PLAN FOR PHOTO LOCATIONS

DRC SECOND SUBMITTAL SET 01/03/2024

DRC FIRST SUBMITTAL SET 12/14/2023

DRC PRE-APP MTG. SET 12/04/2023

DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT
ROAD
PALM BEACH, FL

SHEET TITLE
STREETSCAPE
PHOTOS

DATE
03 JAN. 2024

SCALE
AS NOTED

BY
JS

SHEET NO
A-401

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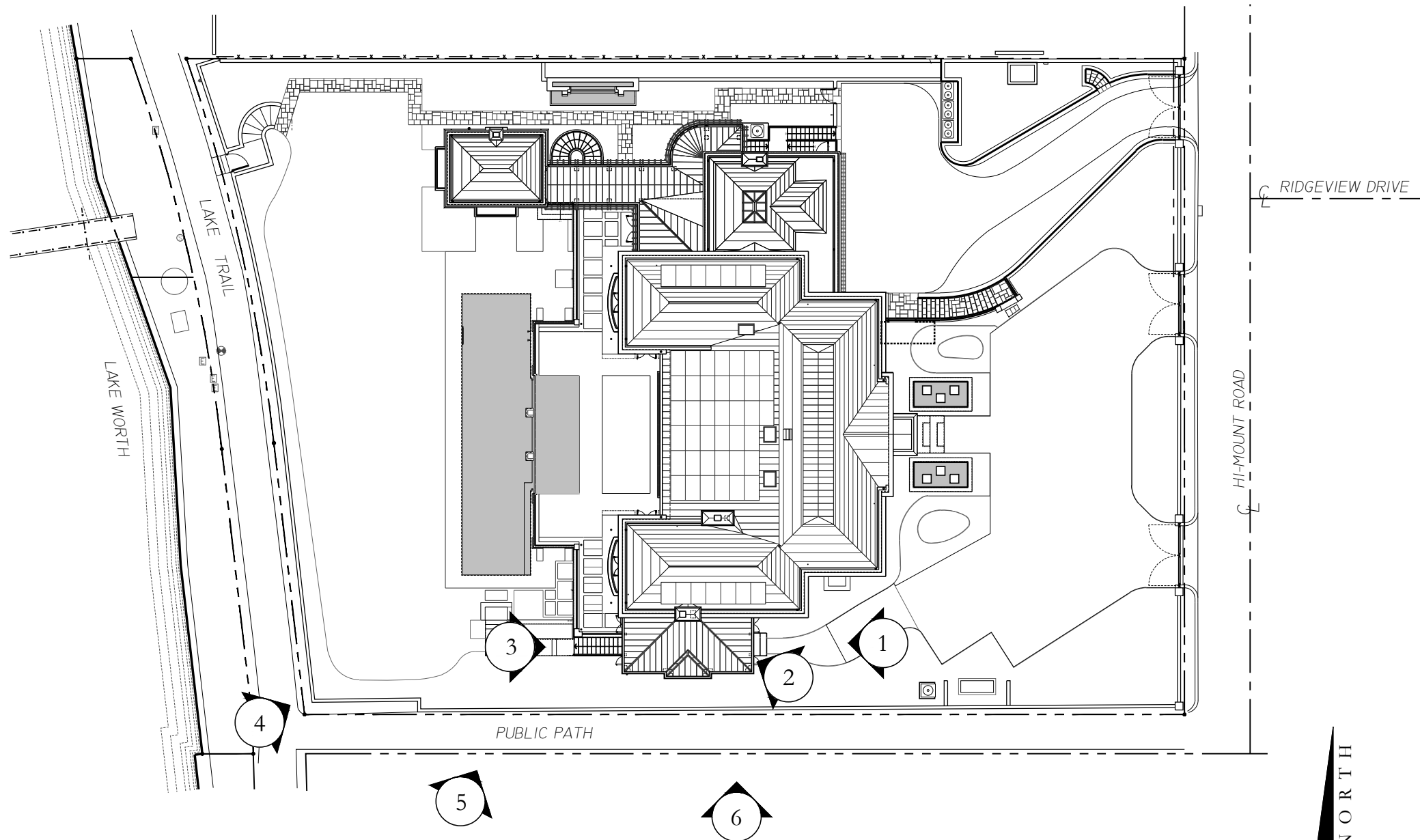
5



6



7



SITE PLAN: KEY PLAN
1"=30'-0"

DRC SECOND SUBMITTAL SET 01/03/2024

DRC FIRST SUBMITTAL SET 12/14/2023

DRC PRE-APP MTG. SET 12/04/2023

DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT ROAD
PALM BEACH, FL

SHEET TITLE
PHOTOGRAPHS OF EXISTING CONDITIONS

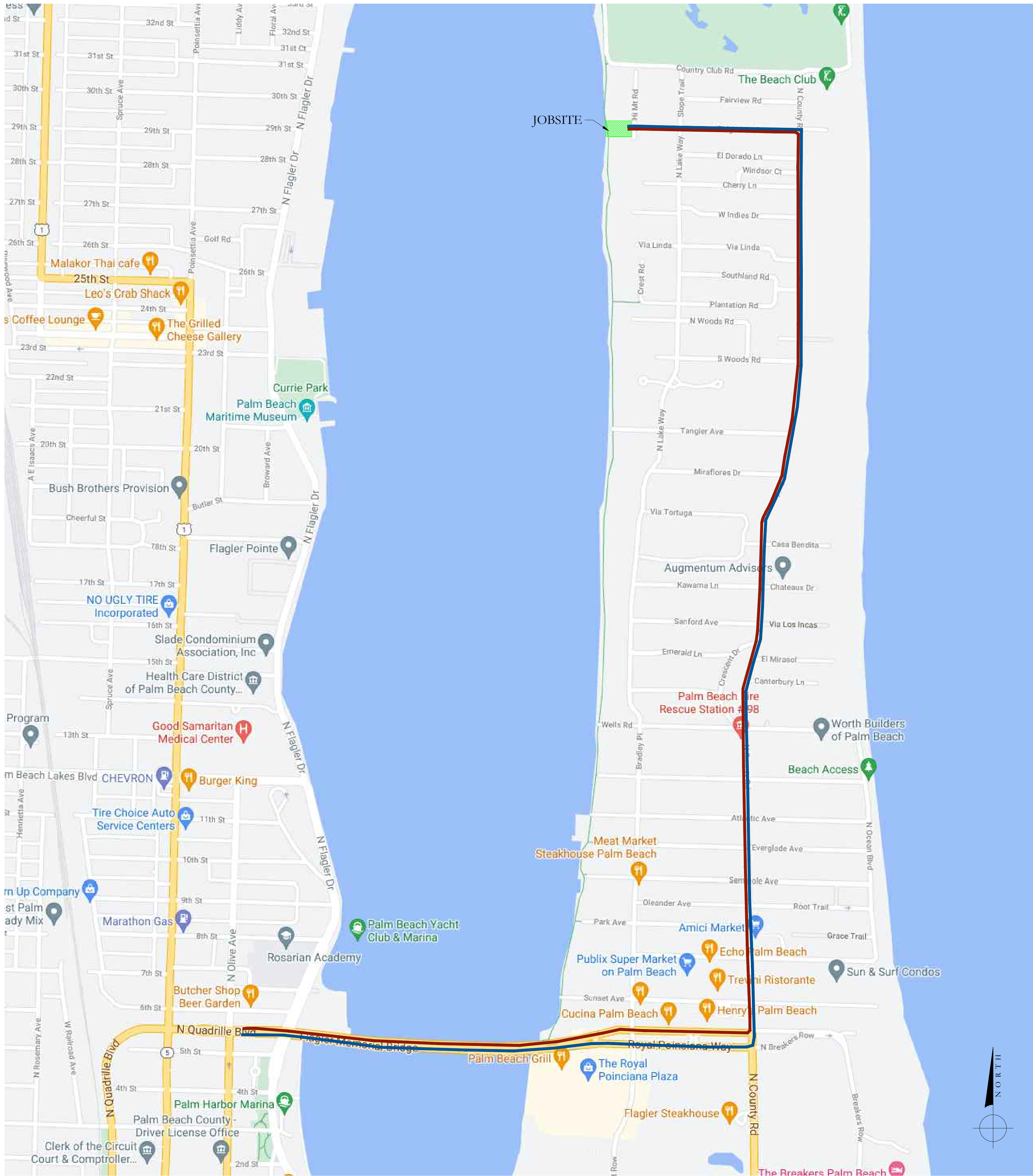
DATE
03 JAN. 2024

SCALE
AS NOTED

BY
CG

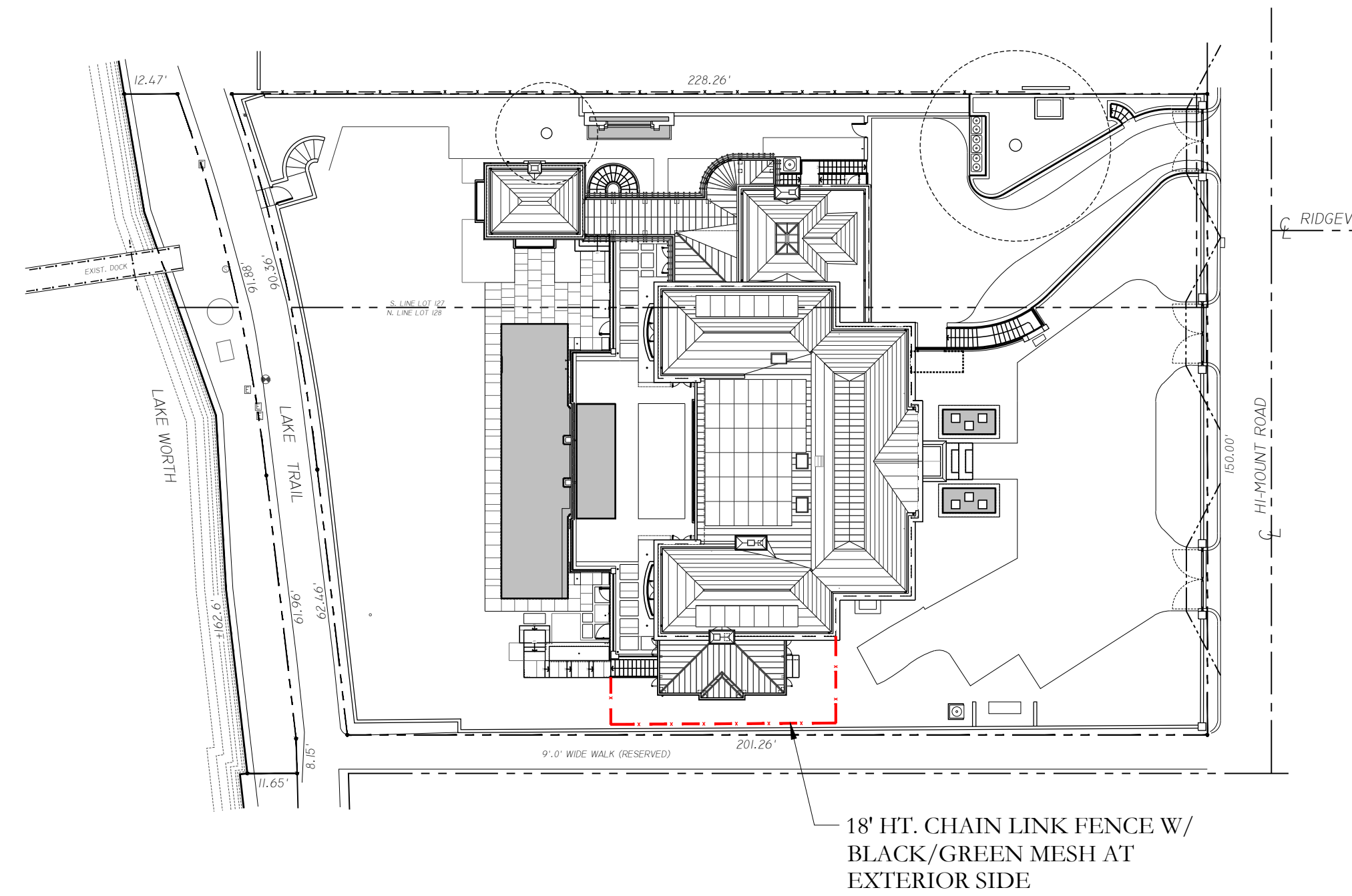
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1 PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP
N.T.S.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE



2 CONSTRUCTION SCREENING PLAN
SCALE: 1"=30'-0"

ESTIMATE OF NUMBER OF TRUCKS VISITING
JOBSITE OVER LIFE OF PROJECT:

5 WORKING DAYS/WEEK (AVG.)
x 4 WORK WEEKS/MONTH (AVG.)
x 4 MONTH SCHEDULE (PROPOSED)
= 80 TOTAL WORK DAYS (PROPOSED)

3 TRUCKS/DAY (AVG.)
x 2 TRIPS/DAY (INGRESS & EGRESS)
= 6 TRUCK TRIPS/DAY (AVG.)

80 TOTAL WORK DAYS (PROP.)
x 6 TRUCK TRIPS/DAY (AVG.)
= 480 TOTAL TRUCK TRIPS OVER
LIFE OF PROJECT REMAINING (EST.)

MAXIMUM VEHICLE SIZE ABLE TO BE
ACCOMMODATED ON SITE:

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

ROUGH SCHEDULE OF CONSTRUCTION
W/MAJOR CONSTRUCTION BENCHMARKS:

TOTAL PROPOSED CONSTRUCTION TIME
(FOLLOWING ISSUANCE OF BUILDING PERMIT):

4 mos.

DRC SECOND SUBMITTAL SET 01/05/2024

DRC FIRST SUBMITTAL SET 12/14/2023

DRC PRE-APP MTG. SET 12/04/2023

DRC FILE #:
ARC-24-022
ZON-24-034

726 HI MOUNT
ROAD
PALM BEACH, FL

SHEET TITLE
TRUCK LOGISTICS PLAN &
SCHEDULE OF CONSTRUCTION

DATE

03 JAN. 2024

SCALE

AS NOTED

BY

CG

SHEET NO

T-1

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