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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 12:36 pm, Apr 08, 2024

SECOND RESUBMISSION (ARCOM)

2024-04-08

COMPARISON ADDENDUM

2024-03-15

FIRST RESUBMISSION

2024-03-11

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:

2024-04-24

2024-03-27: (DEFERRED TO 4/24 HEARING)

2024-01-24: (DEFERRED TO 3/27 HEARING)

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

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F2. (A-1.2) SECOND FLOOR PLAN**
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F4. (A-2.0a) RIGHT SIDE EXTERIOR ELEVATION.**
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F5. (A-2.2b) COLOR ELEVATIONS W/O LANDSCAPING**
F5. (A-2.2c) COLOR ELEVATIONS W/O LANDSCAPING**
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F14. (L-5.0) CONSTRUCTION STAGING PLAN*
*INCLUDED IN I11 IN LANDSCAPE PACKAGE
F14. (L-6.0) TRUCK LOGISTICS PLAN*
* INCLUDED IN I11 IN LANDSCAPE PACKAGE

** INDICATES BOTH CURRENTLY PROPOSED AND PREVIOUSLY PROPOSED DRAWINGS ON SAME SHEET FOR COMPARITIVE PURPOSES.

PRESENTED BY THE OFFICE OF:



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SHEET INDEX : CONT'D

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I6. (CR-1.1) COLOR RENDERINGS (W/O PLANTING)*
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I7. (A-6.4) FENCES, WALLS, AND GATES*
*INCLUDED IN NEW CONSTRUCTION (F11)

- I7. (A-6.4a) FENCES, WALLS, AND GATES*
*INCLUDED IN NEW CONSTRUCTION (F11)
I8. (A-2.3) EXTERIOR MATERIAL AND FINISHES*
*INCLUDED IN NEW CONSTRUCTION (F5)
I9. (C-1) SITE CIVIL DRAINAGE PLAN*
*INCLUDED IN NEW CONSTRUCTION (F5)
I9. (C-1) STORMWATER MANAGEMENT PLAN
*INCLUDED IN NEW CONSTRUCTION (F12)

PROPOSED RESIDENCE FOR:
KEAN INVESTMENTS INC.

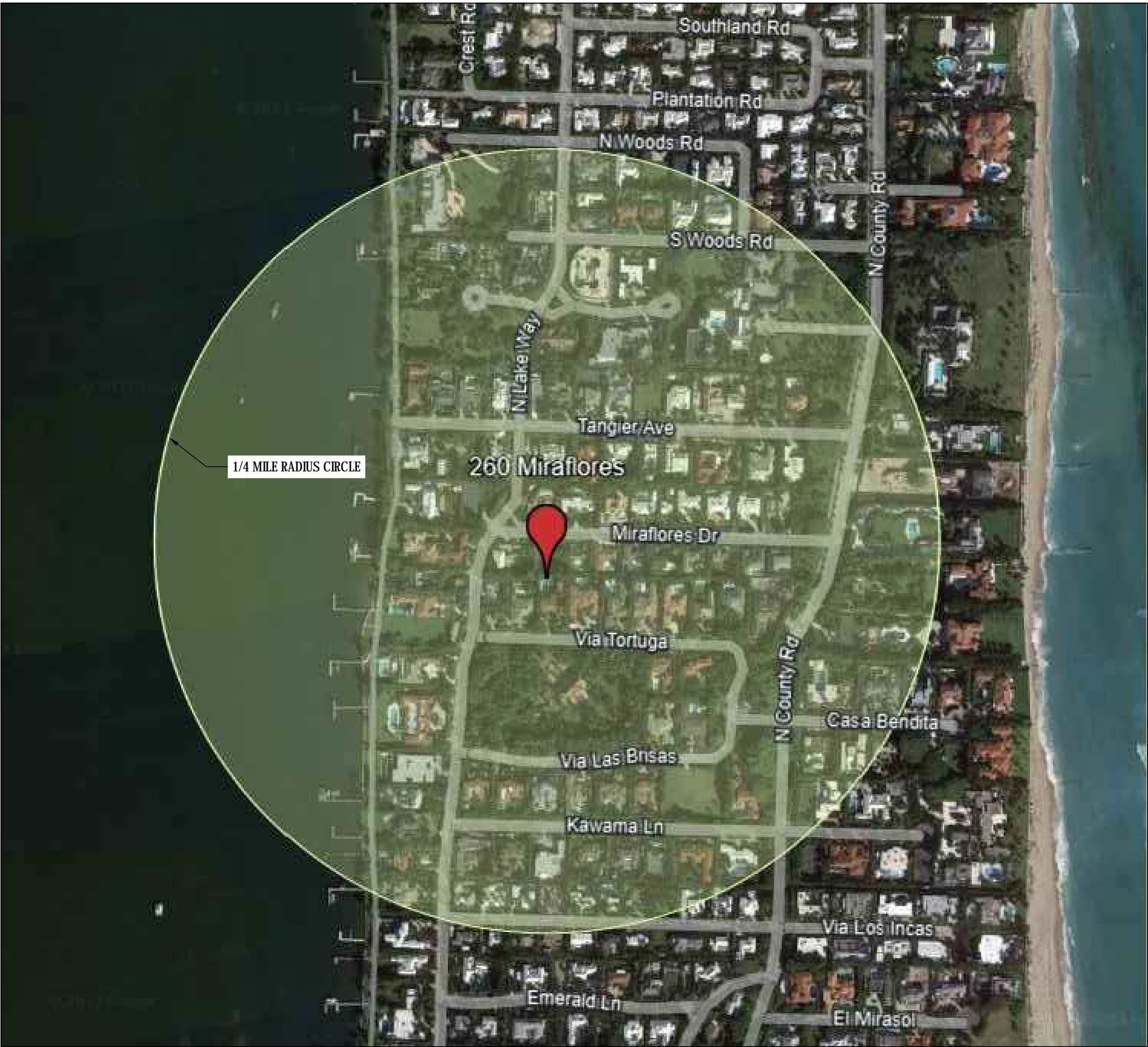
260 MIRAFLORES DRIVE

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

PROJECT NUMBER: ARC-24-009



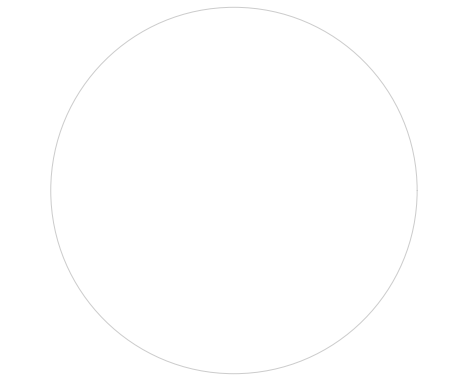
 **2** LOCATION PLAN
VM-1.0 SCALE: 1:500



 **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
4	1st RESUBMISSION (ARCOM) 3-11-2024
5	COMPARISON ADDENDUM (ARCOM) 3-15-2024
6	2nd RESUBMISSION (ARCOM) 4-08-2024
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PROJECT ADDRESS:
MIRAFLORES
260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

AS NOTED SCALE	JTD DRAWN
JOB	© 2016 KEAN DESIGNS



VICINITY LOCATION MAP
AND LOCATION PLAN



9

PS-1.0

269 MIRAFLORES

SCALE: NTS



8

PS-1.0

261 MIRAFLORES

SCALE: NTS



7

PS-1.0

247 MIRAFLORES

SCALE: NTS



6

PS-1.0

258 MIRAFLORES

SCALE: NTS



5

PS-1.0

258 MIRAFLORES

SCALE: NTS



4

PS-1.0

495 N. LAKE WAY

SCALE: NTS



3

PS-1.0

495 N. LAKE WAY

SCALE: NTS

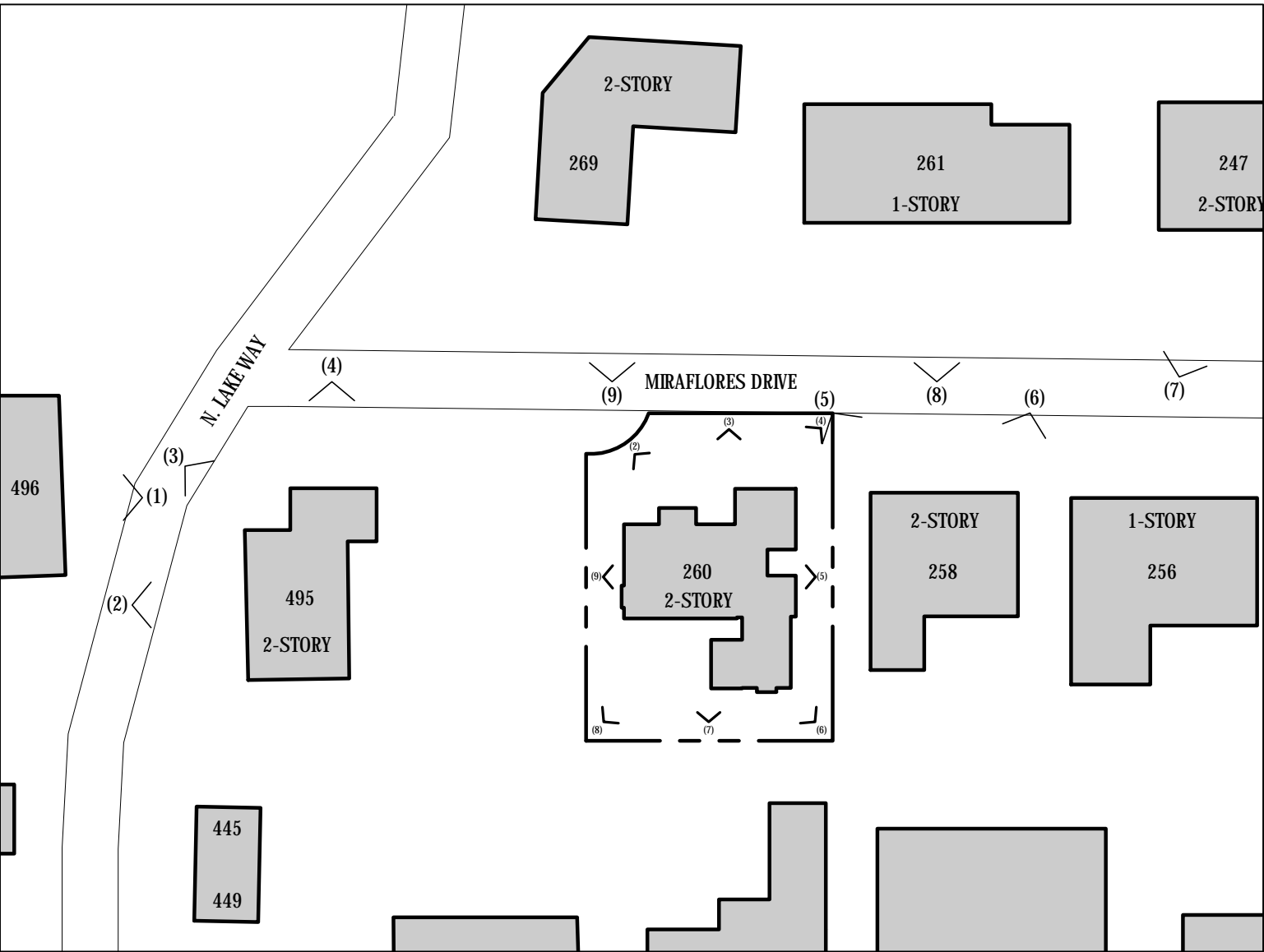


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PS-1.0

495 N. LAKE WAY

SCALE: NTS



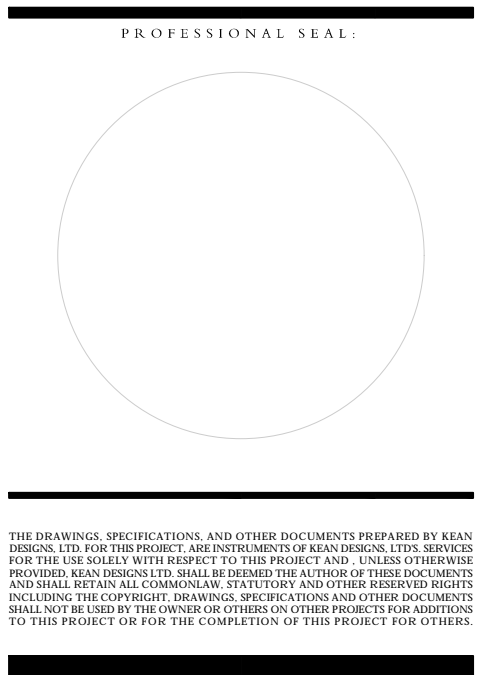
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PS-1.0

PHOTO KEY PLAN

SCALE: NTS

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PS-1.0

PHOTO SHEET
NEIGHBORHOOD CONTEXT

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (ARCOM) 11-03-2023
2	SECOND SUBMITTAL (ARCOM) 11-20-2023
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CONSULTANTS:	



4

PS-1.0a

495 N. LAKE WAY

SCALE: NTS



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PS-1.0a

495 N. LAKE WAY

SCALE: NTS



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495 N. LAKE WAY

SCALE: NTS

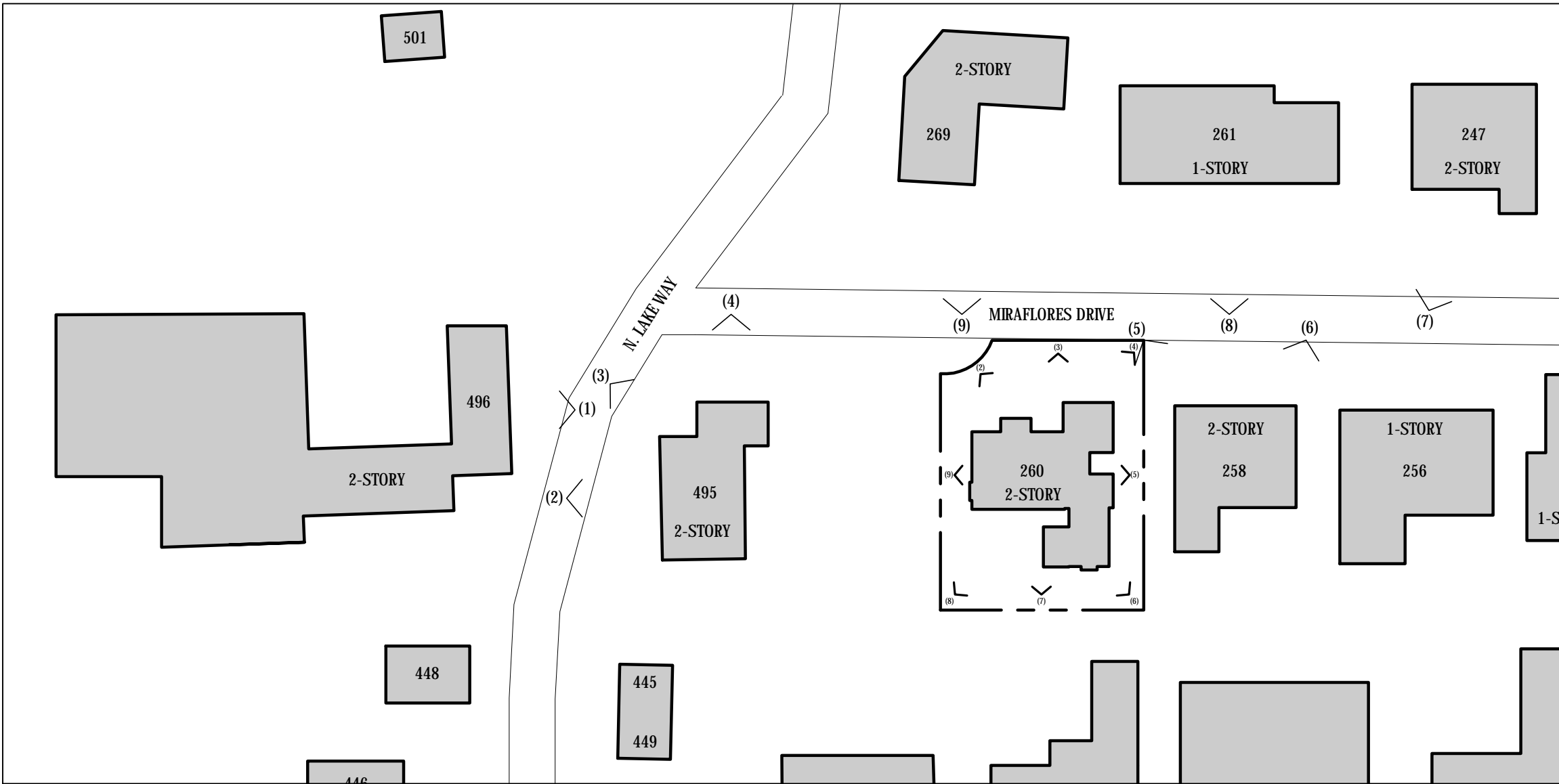


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PS-1.0a

496 N. LAKE WAY

SCALE: NTS



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KP

PS-1.0a

PHOTO KEY PLAN

SCALE: NTS

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NTS	JTD
SCALE	DESIGN
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PS-1.0a

PHOTO SHEET
NEIGHBORHOOD CONTEXT

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 FINAL PRESENTATION (ARCOM)
5	01-24-2024 1st RESUBMISSION (ARCOM)
6	3-11-2024 COMPARISON ADDENDUM (ARCOM)
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CONSULTANTS:	



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269 MIRAFLORES

PS-1.0b

SCALE: NTS



8

261 MIRAFLORES

PS-1.0b

SCALE: NTS



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247 MIRAFLORES

PS-1.0b

SCALE: NTS



6

258 MIRAFLORES

PS-1.0b

SCALE: NTS

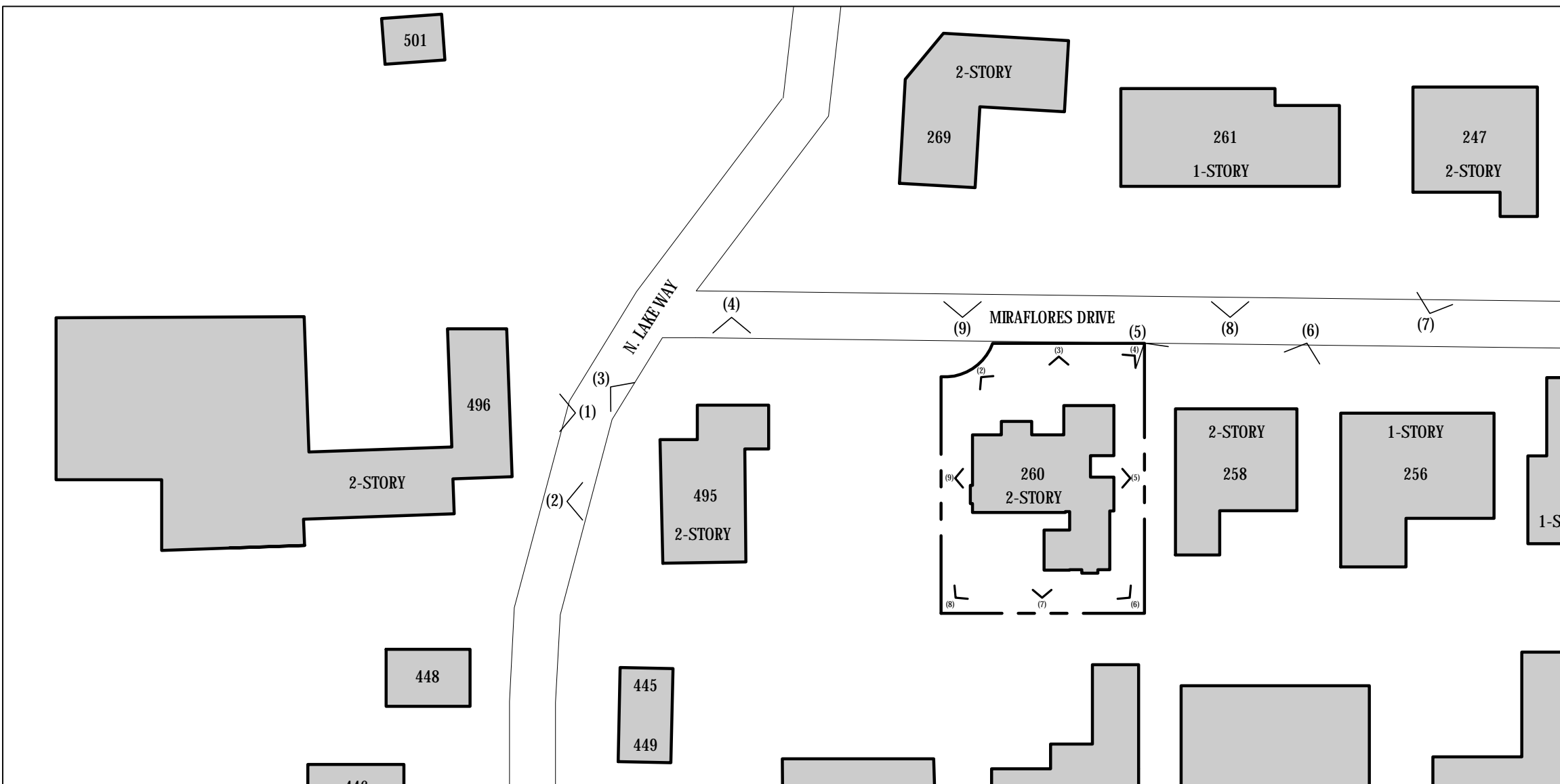


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258 MIRAFLORES

PS-1.0b

SCALE: NTS



N

KP

PS-1.0b

PHOTO KEY PLAN

SCALE: NTS

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PS-1.0b

PHOTO SHEET
NEIGHBORHOOD CONTEXT



9 N PROPERTY LINE LOOKING N
PS-1.1a SCALE: NTS



8 N PROPERTY LINE LOOKING S
PS-1.1a SCALE: NTS



7 SW LOOKING N
PS-1.1a SCALE: NTS



6 SW LOOKING E
PS-1.1a SCALE: NTS



5 SE LOOKING W
PS-1.1a SCALE: NTS



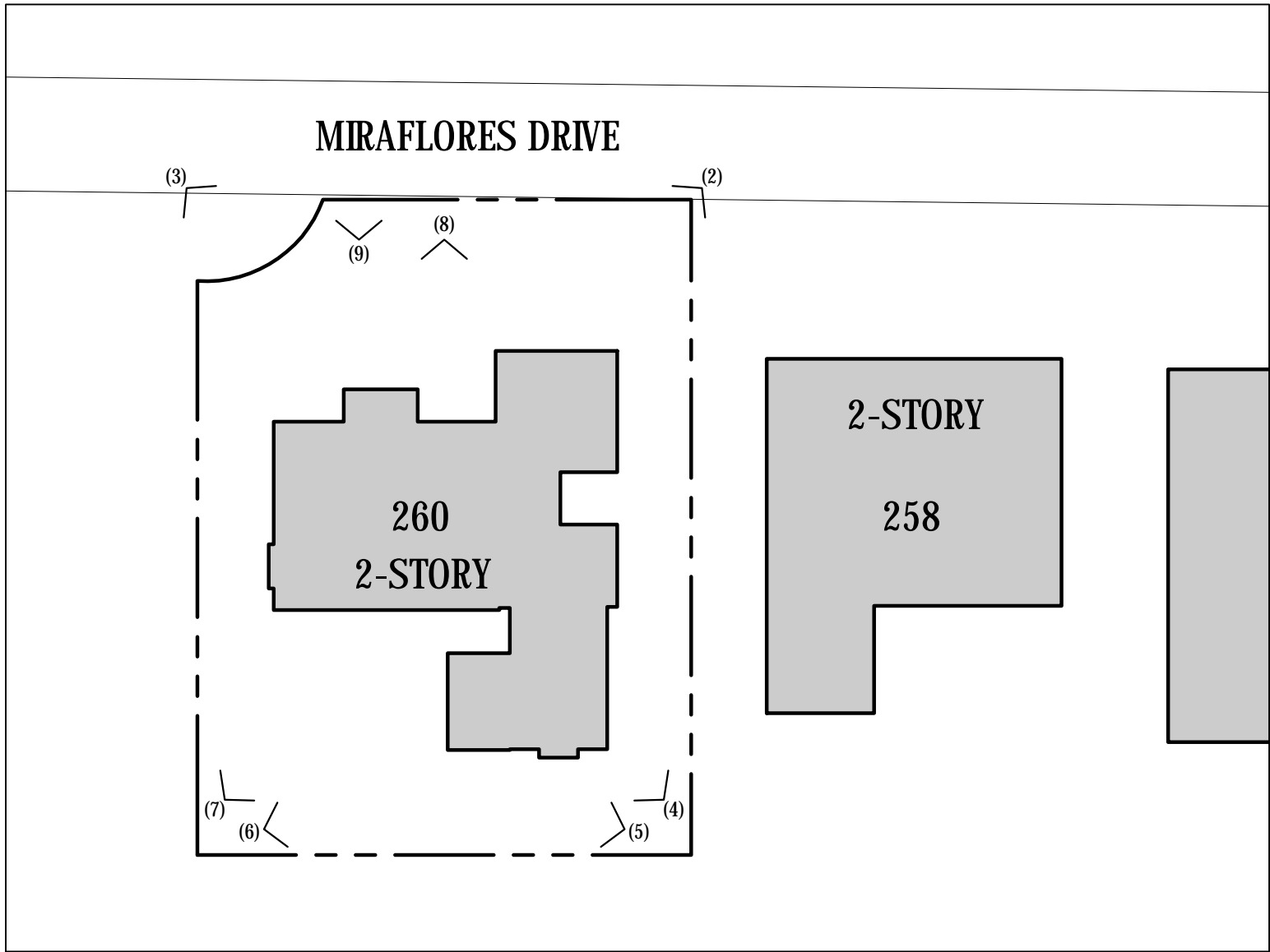
4 SE LOOKING N
PS-1.1a SCALE: NTS



3 NW LOOKING SE
PS-1.1a SCALE: NTS

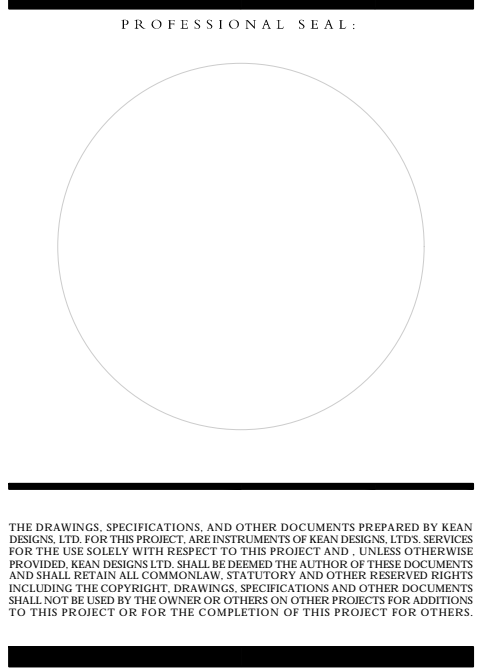



2 NE LOOKING SW
PS-1.1a SCALE: NTS



1 PHOTO KEY PLAN
PS-1.1a SCALE: NTS

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (ARCOM) 11-07-2023
2	SECOND SUBMITTAL (ARCOM) 11-20-2023
3	FINAL SUBMITTAL (ARCOM) 12-07-2023
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PS-1.1a

PHOTO SHEET
EXISTING SITE



9

PS-1.1b

E LOOKING W

SCALE: NTS



8

PS-1.1b

SW LOOKING NE

SCALE: NTS



7

PS-1.1b

S LOOKING N

SCALE: NTS



6

PS-1.1b

SW LOOKING NE

SCALE: NTS



5

PS-1.1b

E LOOKING W

SCALE: NTS



4

PS-1.1b

NE LOOKING SW

SCALE: NTS



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PS-1.1b

N LOOKING S

SCALE: NTS

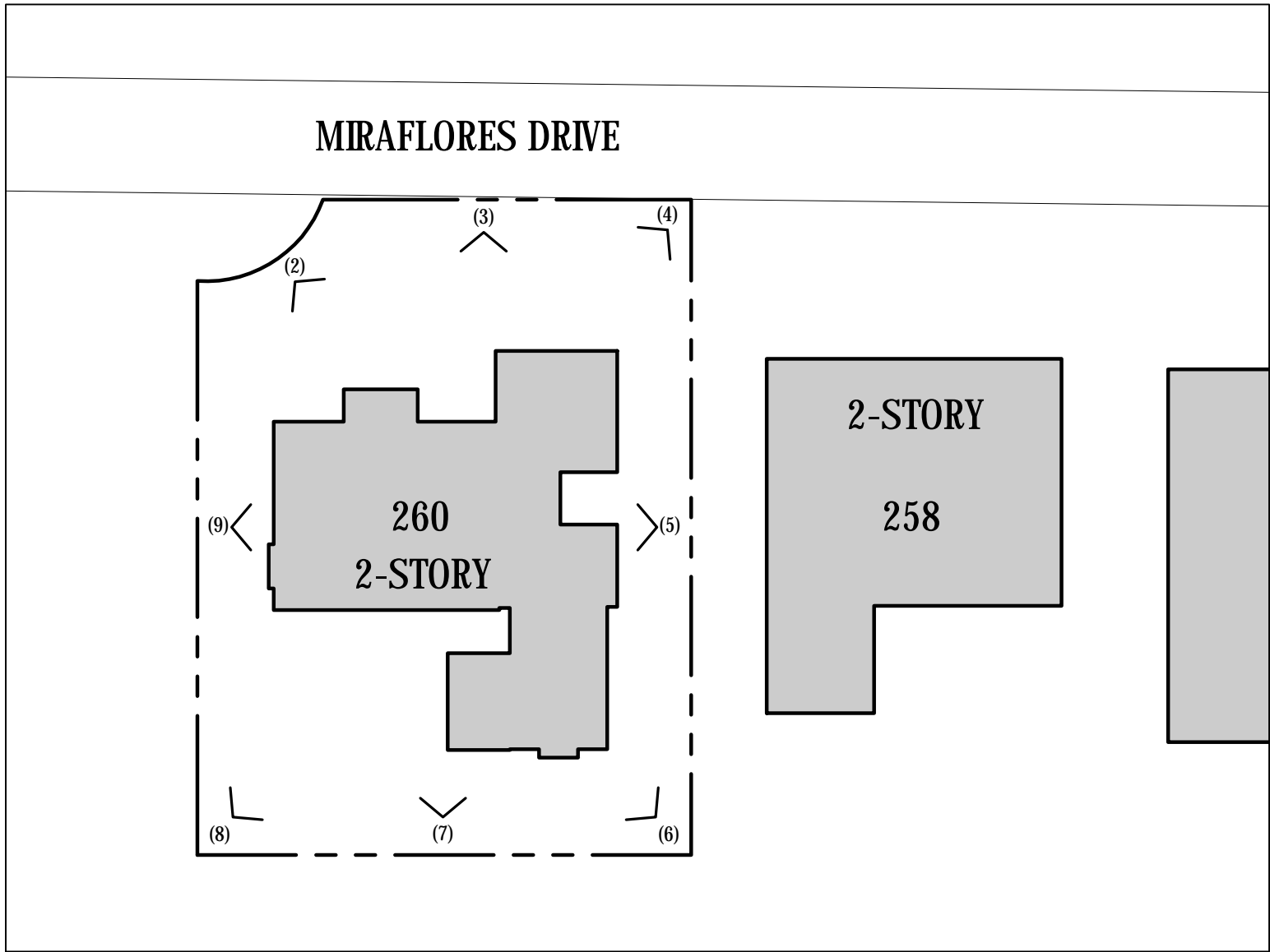


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PS-1.1b

NW LOOKING SE

SCALE: NTS



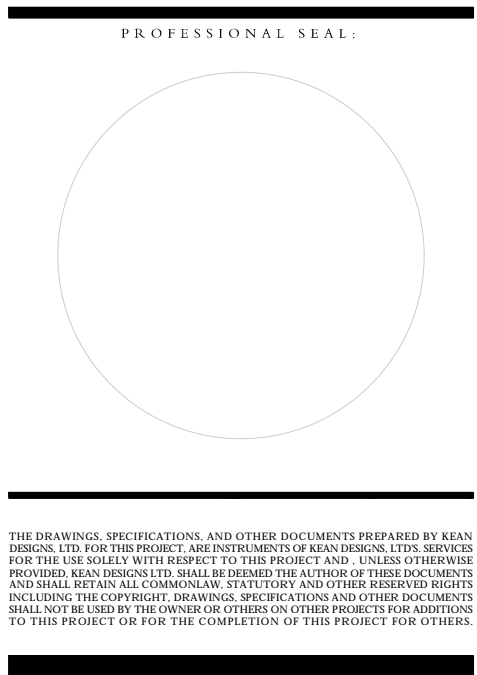
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PS-1.1b

PHOTO KEY PLAN

SCALE: NTS

DATE LOG	
NO.	ISSUE DATE
1	1st RESUBMISSION (ARCOM) 3-11-2024
2	COMPARISON ADDENDUM (ARCOM) 3-15-2024
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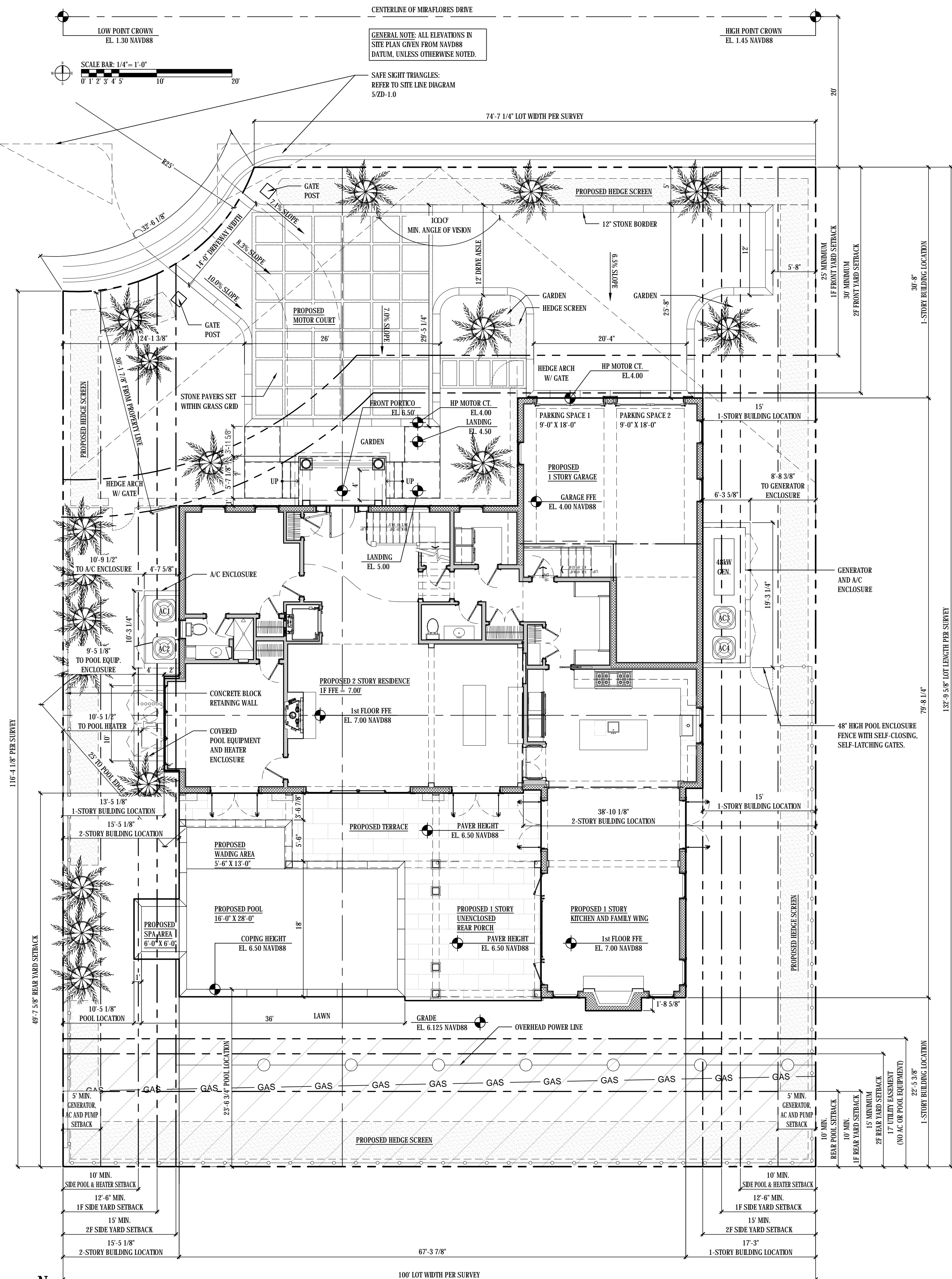
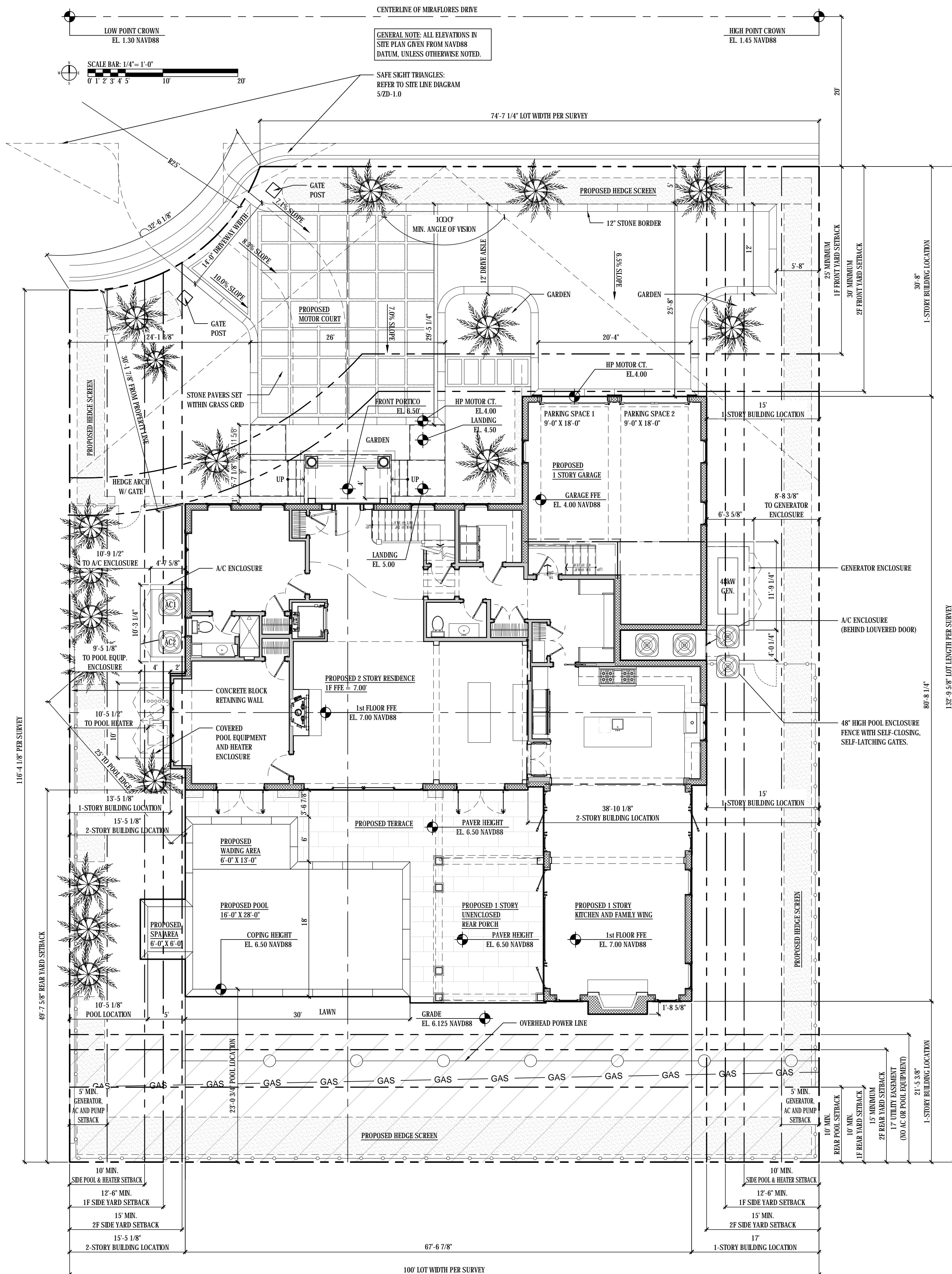
MIRAFLORES

260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

NTS SCALE	JTD DRAWN
JOB	© 2016 KEAN DESIGNS

PS-1.1b

PHOTO SHEET
EXISTING SITE



DATE LOG

NO.	ISSUE	DATE
1	PRELIMINARY FOR REVIEW ONLY (ARCOM)	10-11-2023
2	FIRST SUBMITTAL (ARCOM)	11-02-2023
3	FINAL SUBMITTAL (ARCOM)	12-07-2023
4	1st RESUBMISSION (ARCOM)	3-11-2024
5	COMPARISON ADDENDUM (ARCOM)	3-15-2024
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CONSULTANTS

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

AS NOTED | JTD
SCALE | DRAWN

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JOB | KEAN DESIGNS

SP-1.0

EXISTING AND PROPOSED
SITE PLAN

ARCHITECTURE Page 7 of 67



FORMERLY PROPOSED



2
SP-1.1

PREVIOUSLY PROPOSED RENDERED SITE PLAN

SCALE: NTS



CURRENTLY PROPOSED



1
SP-1.1

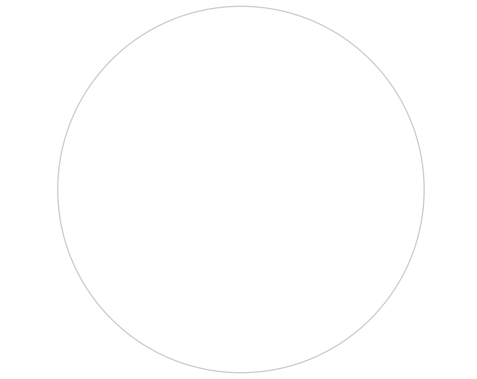
PROPOSED RENDERED SITE PLAN

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
4	1st RE-SUBMISSION (ARCOM) 3-11-2024
5	COMPARISON ADDENDUM (ARCOM) 3-15-2024
6	2nd RE-SUBMISSION (ARCOM) 4-08-2024
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CONSULTANTS:

PROFESSIONAL SEAL:



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PROJECT ADDRESS:

MIRAFLORES

260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

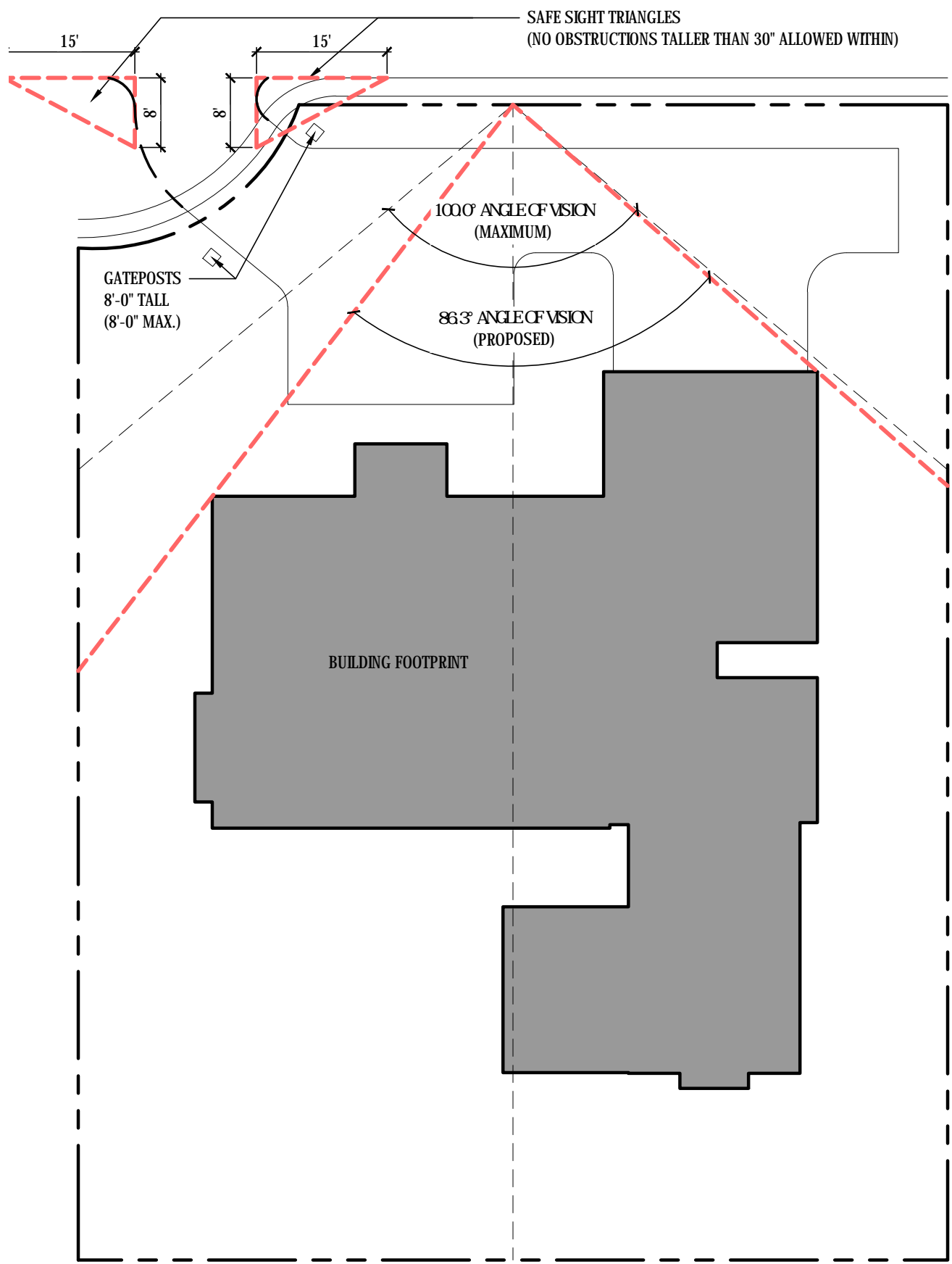
AS NOTED | CW

SCALE | DRAWN

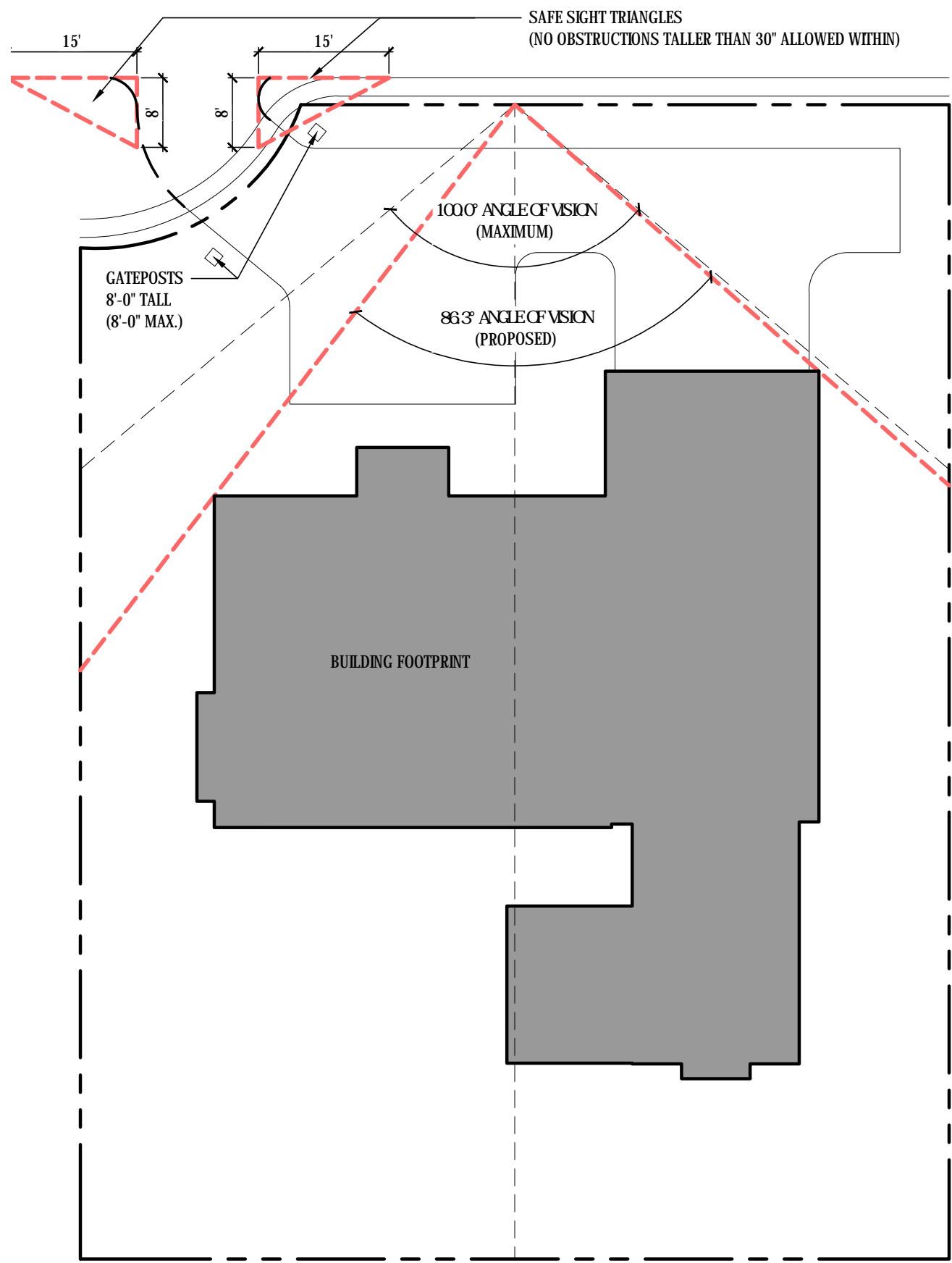
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SP-1.1

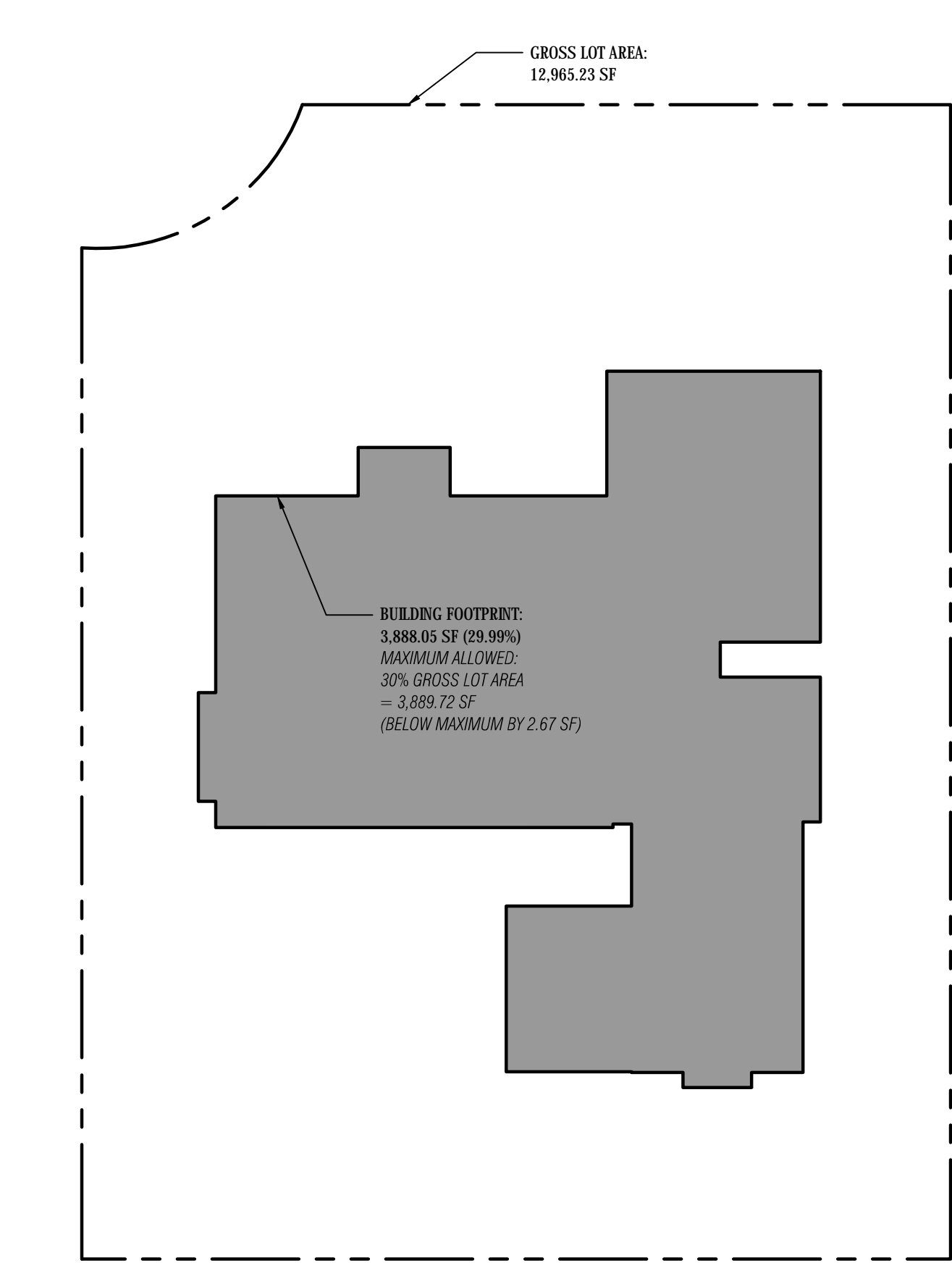
RENDERED SITE PLAN



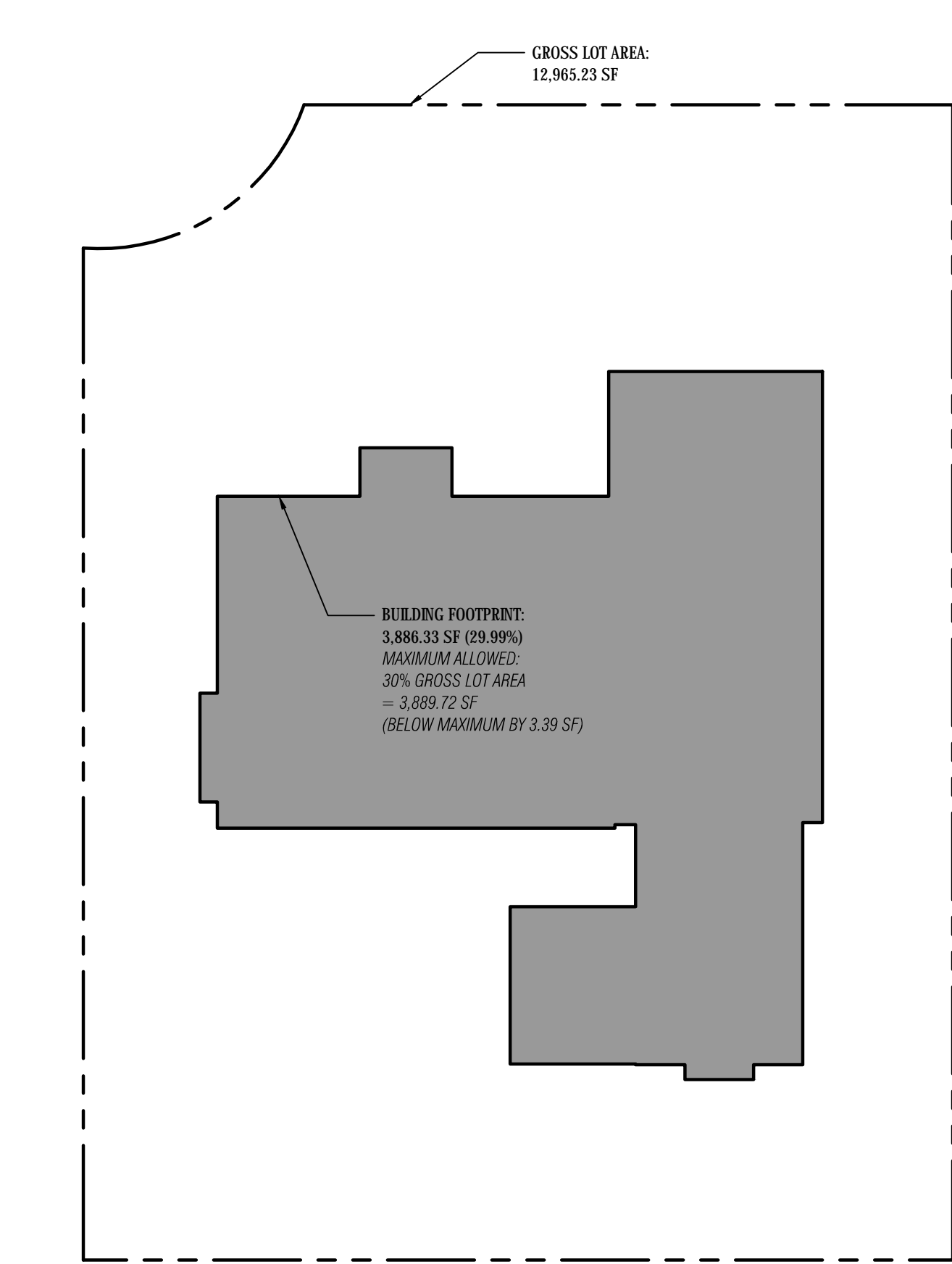
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ZD-1.0 SCALE: 1/16"=1'-0" **FORMERLY PROPOSED**



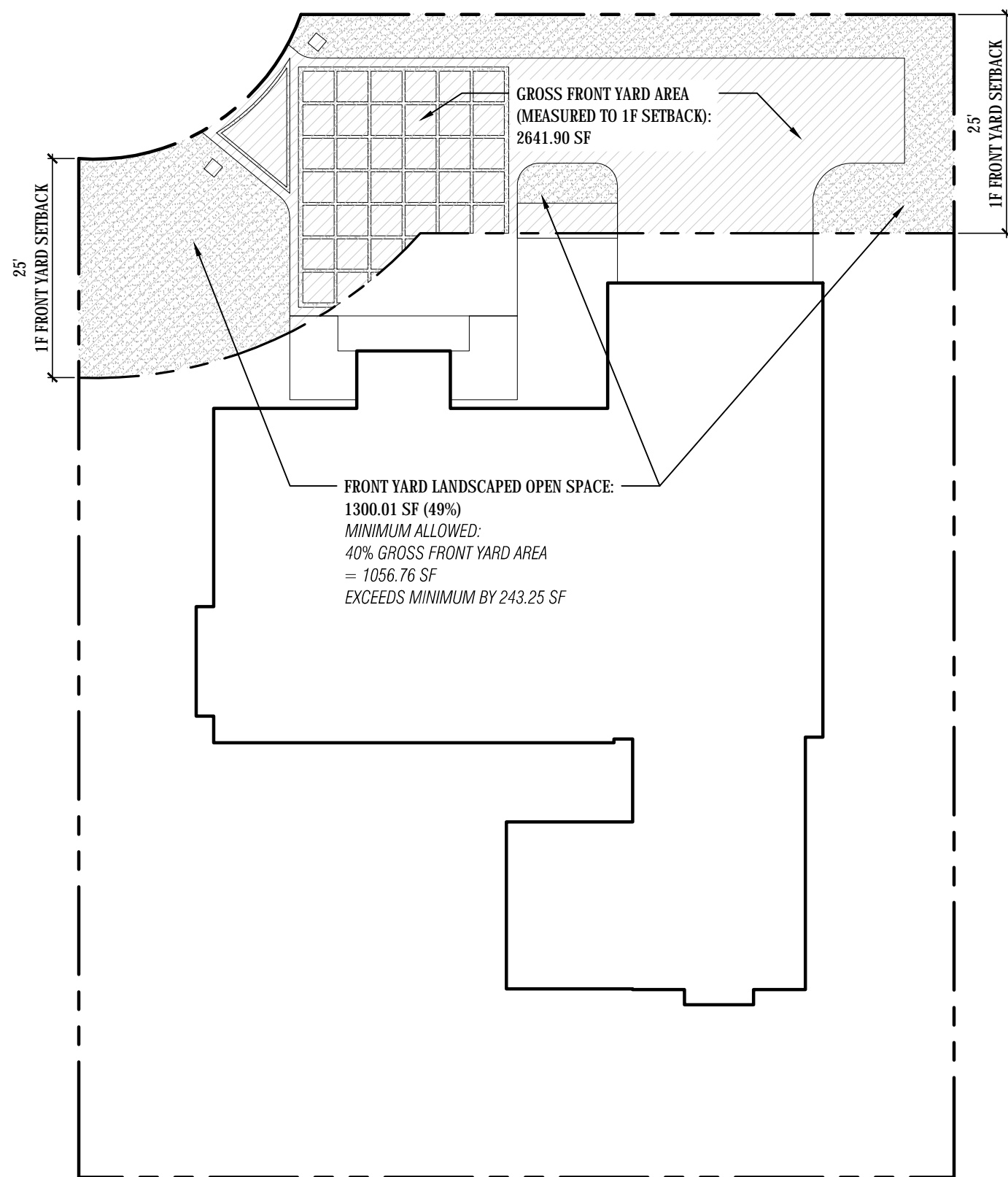
5a CURRENTLY PROPOSED SIGHT LINES DIAGRAM
ZD-1.0 SCALE: 1/16"=1'-0" **CURRENTLY PROPOSED**



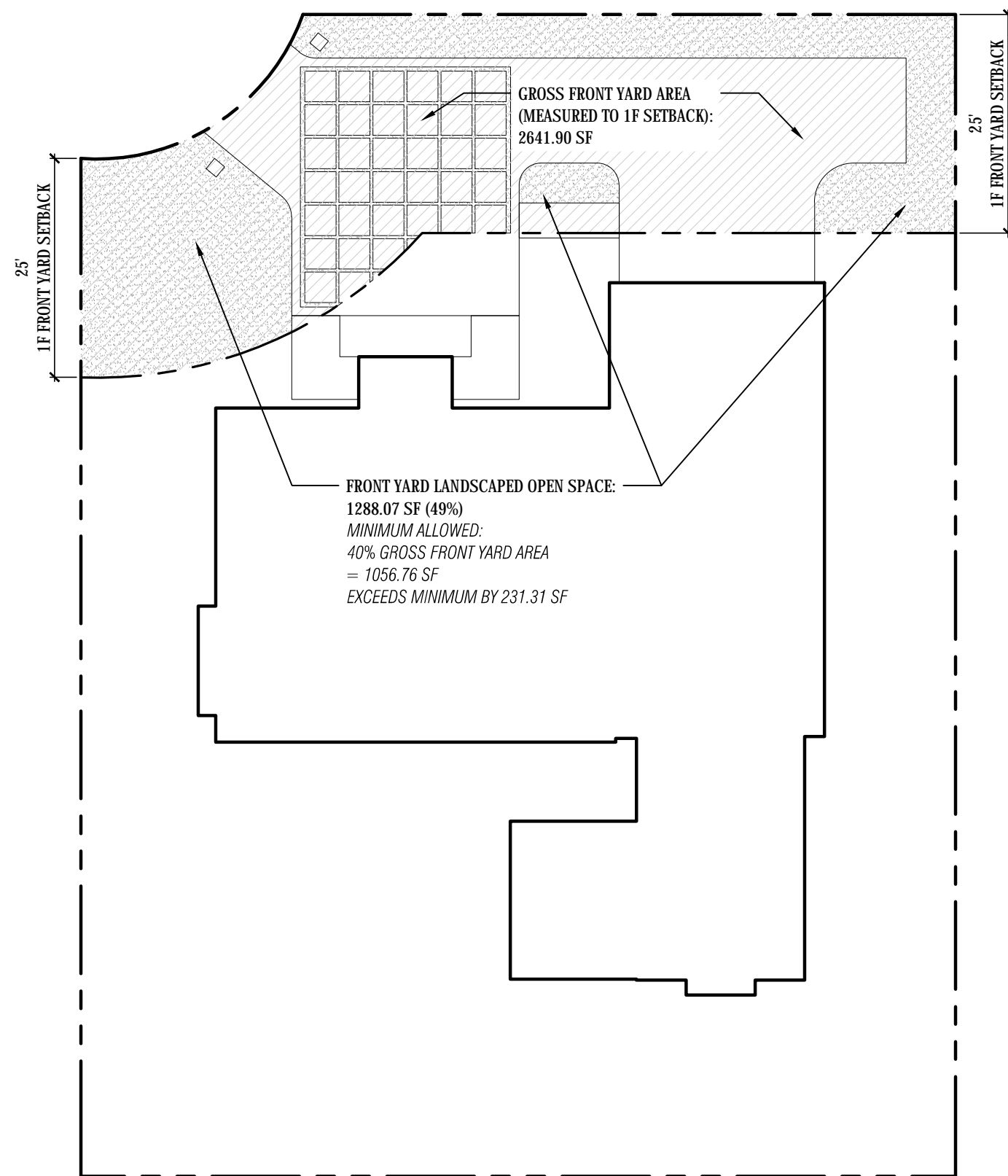
4 PREVIOUSLY PROPOSED LOT COVERAGE DIAGRAM
ZD-1.0 SCALE: 1/16"=1'-0" **FORMERLY PROPOSED**



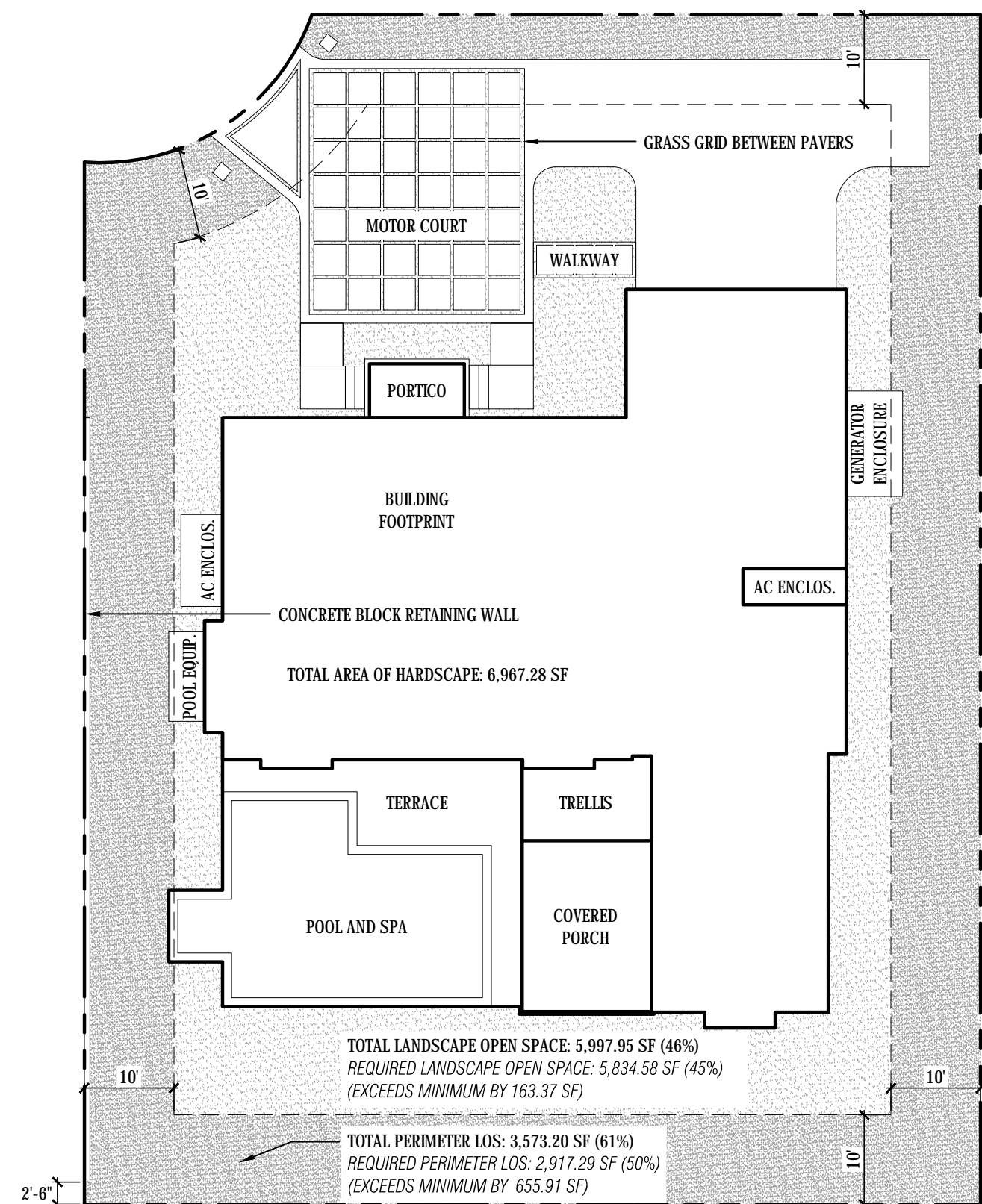
4a CURRENTLY PROPOSED LOT COVERAGE DIAGRAM
ZD-1.0 SCALE: 1/16"=1'-0" **CURRENTLY PROPOSED**



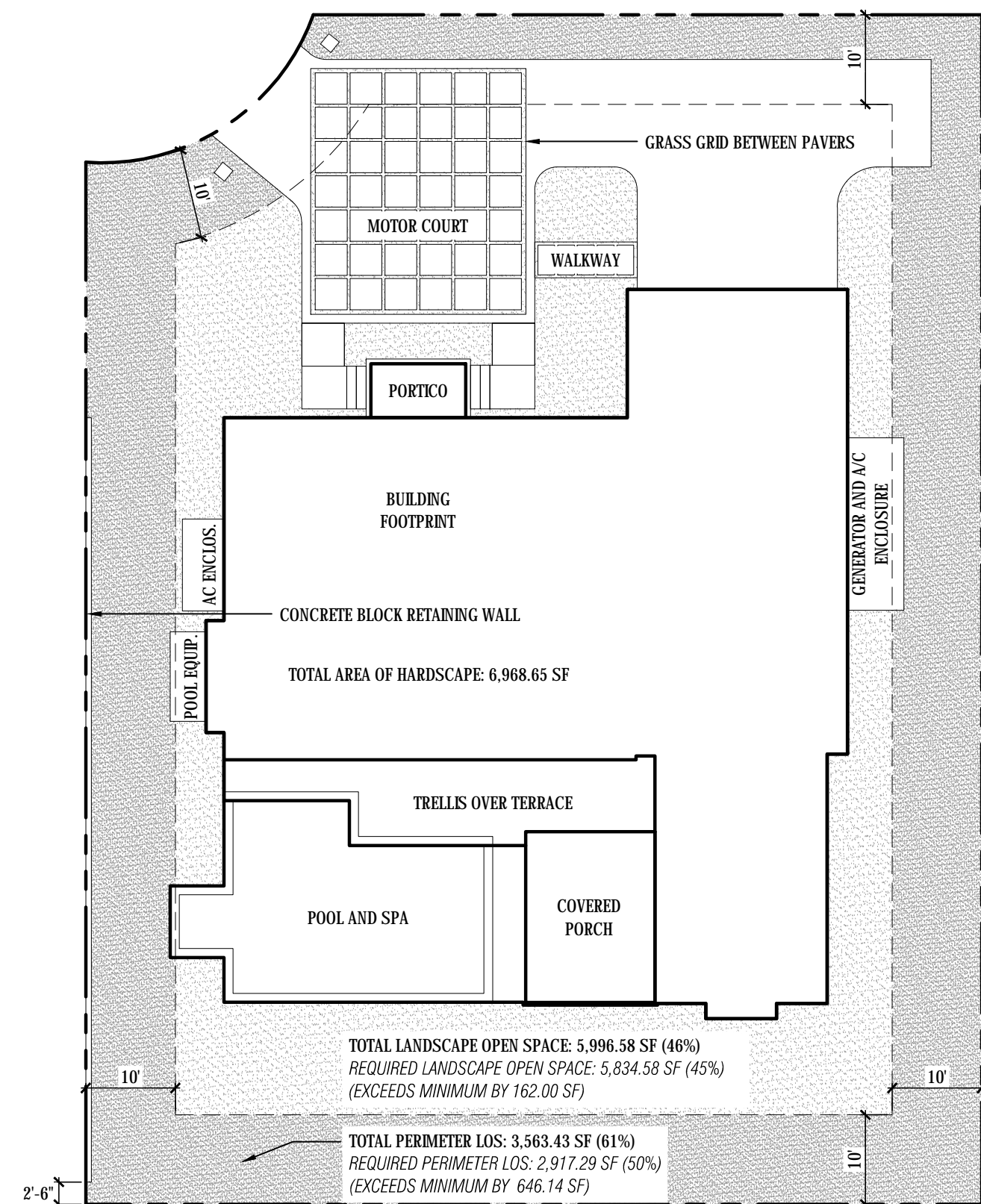
3 PREVIOUSLY PROPOSED FRONT YARD DIAGRAM
ZD-1.0 SCALE: 1/16"=1'-0" **FORMERLY PROPOSED**



3a CURRENTLY PROPOSED FRONT YARD DIAGRAM
ZD-1.0 SCALE: 1/16"=1'-0" **CURRENTLY PROPOSED**



2 PREVIOUSLY PROPOSED OPEN SPACE DIAGRAM
ZD-1.0 SCALE: 1/16"=1'-0" **FORMERLY PROPOSED**



2a CURRENTLY PROPOSED OPEN SPACE DIAGRAM
ZD-1.0 SCALE: 1/16"=1'-0" **CURRENTLY PROPOSED**

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
4	1st RE-SUBMISSION (ARCOM)	3-11-2024
5	COMPARISON ADDENDUM (ARCOM)	3-15-2024
6	2nd RE-SUBMISSION (ARCOM)	4-08-2024
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CONSULTANTS

PROFESSIONAL SEAL

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PROJECT ADDRESS:

MIRAFLORES

260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

AS NOTED
SCALE

JTD
DRAWN

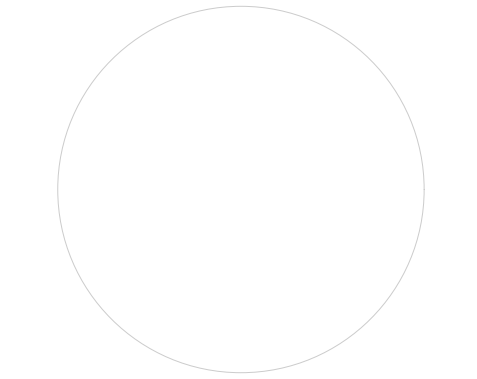
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ZD-1.0

ZONING DIAGRAMS

1	FIRST SUBMITTAL (ARCOM, 11-01-2022)
2	SECOND SUBMITTAL (ARCOM, 11-20-2022)
3	FINAL SUBMITTAL (ARCOM, 12-07-2022)
4	1st RESUBMISSION (ARCOM, 3-11-2024)
5	COMPARISON ADDENDUM (ARCOM, 3-15-2024)
6	2nd RESUBMISSION (ARCOM, 4-08-2024)
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MIRAFLORES

260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

ZD-1.0a

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	884.45 SF.	9'-5 3/8" (9.448)	7,789.40 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	798 SF.	9'-1 3/4" (9.146)	7,299 CU. FT.
F. 2nd STORY BOX BAY WINDOW	798 SF.	9'-1 3/4" (9.146)	7,299 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	4.30 SF.	10'-0 7/8" (10.073)	43.31 CU. FT.
TOTAL ENCLOSED:			50,803.74 CU. FT.
I. UNENCLOSED 1 STORY: FRONT PORTICO	64.23 SF.	8'-11 3/4" (8.979)	575.72 CU. FT.
J. UNENCLOSED 1 STORY: REAR PORCH	275.18 SF.	9'-5 3/8" (9.448)	2,589.90 CU. FT.
TOTAL UNENCLOSED:			3,176.62 CU. FT.
K. TRELLIS	150.46 SF.		
MAXIMUM ALLOWABLE CCR = 3.50 + [(60,000 - 13,000) ÷ 50,000] X 0.5] = 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) 3,176.62 (PROPOSED) - 2,580 (ALLOWED) = 596.12 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 = 50,803.74 (TOTAL PROPOSED ENCLOSED) + 596.12 (NON-EXEMPT UNENCLOSED) = 51,399.86 CU. FT. 51,610 CU. FT. (210.14 CU. FT. UNDER) 51,399.86 / 13,000 = 3.95 CCR 3.97 MAX CCR			

PREVIOUSLY PROPOSED


2

ZD-1.0a

CUBIC CONTENT RATIO CALCULATIONS

SCALE: NTS

FORMERLY PROPOSED



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:	260 Miraflores Drive, Palm Beach, FL 33480		
2	Zoning District:	R-B Residential District		
3	Lot Area (sq. ft.):	12,965.73 SF		
4	Lot Width (W) & Depth (D) (ft.):	100'-0" Wide x 132-9 5/8" Deep		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family Residential		
6	FEMA Flood Zone Designation:	Zone "AE" EL. 6.00 (Per FIRM Map #12099C0581F (Dated 10/5/2017))		
7	Zero Datum for point of meas. (NAVD)	EL. 7.00 NAVD88 (Used as Architectural 0'-0")		
8	Crown of Road (COR) (NAVD)	EL. 1.45 NAVD88		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,889.27 SF, 30%	0	3,888.05 SF, 29.99%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc)	N/A	0	5,727.46 SF
12	*Front Yard Setback (Ft.)	N 25'-0" (1F), 30'-0" (2F)	N/A	N 30'-8" (1F), 30'-1 7/8" (2F)
13	* Side Yard Setback (1st Story) (Ft.)	E 12'-6", W 12'-6"	N/A	E 15'-0", W 13'-5 1/8"
14	* Side Yard Setback (2nd Story) (Ft.)	E 15'-0", W 15'-0"	N/A	E 38'-10 1/8", W 15'-5 1/8"
15	*Rear Yard Setback (Ft.)	S 10'-0" (1F), 15'-0" (2F)	N/A	S 21'-5 3/8" (1F), 49'-7 5/8" (2F)
16	Angle of Vision (Deg.)	100°	N/A	86.3°
17	Building Height (Ft.)	14'-0" (1F), 22'-0" (SF)	N/A	9'-1 11/16" (1F), 19'-0 7/8" (2F)
18	Overall Building Height (Ft.)	30'-0"	N/A	27'-2 1/4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.97	N/A	3.95
20	** Max. Fill Added to Site (Ft.)	2.77 FT	N/A	2.77 FT
21	Finished Floor Elev. (FFE)(NAVD)	EL. 7.00 NAVD88	N/A	EL. 7.00 NAVD88
22	Base Flood Elevation (BFE)(NAVD)	EL. 6.00 NAVD88	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	5,834.58 SF, 45%	12,965.73 SF, 100%	5,997.95 SF, 46%
24	Perimeter LOS (Sq Ft and %)	2,917.29, 50%	4,157.13, 71%	3,577.70 SF, 61%
25	Front Yard LOS (Sq Ft and %)	1,056.76 SF, 40%	2,641.90 SF (100%)	1,300.01 SF, 49%
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

PREVIOUSLY PROPOSED

1

ZD-1.0a

PALM BEACH ZONING LEGEND

SCALE: N/A

FORMERLY PROPOSED

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	1,889.46 SF.	18'-7 1/8" (18.604)	35,151.51 CU. FT.
B. ENCLOSED 2 STORY HER CLOSET	139.73 SF.	15'-9 13/16" (15.818)	2,210.25 CU. FT.
C. ENCLOSED 1 STORY KITCHEN/FAMILY	803.88 SF.	9'-5 3/8" (9.448)	7,594.87 CU. FT.
D. ENCLOSED 1 STORY GARAGE	660.01 SF.	6'-1 3/8" (6.115)	3,974.81 CU. FT.
E. 2nd STORY BOX BAY WINDOW	7.42 SF.	8-8 1/8" (8.677)	64.38 CU. FT.
F. 2nd STORY BOX BAY WINDOW	7.42 SF.	8-8 1/8" (8.677)	64.38 CU. FT.
G. 1st STORY BOX BAY WINDOW	25.00 SF.	8'-5" (8.417)	210.43 CU. FT.
H. 2nd STORY BOX BAY WINDOW	4.30 SF.	9'-2 13/16" (9.234)	39.71 CU. FT.
I. 1st STORY DEN	22.15 SF.	9'-11 3/16" (9.932)	219.69 CU. FT.
J. 1st STORY BAR	24.19 SF.	9'-11 3/16" (9.932)	240.26 CU. FT.
TOTAL ENCLOSED:			49,770.59 CU. FT.
K. UNENCLOSED 1 STORY: FRONT PORTICO	64.23 SF.	9'-11 3/16" (9.219)	532.14 CU. FT.
L. UNENCLOSED 1 STORY: REAR PORCH	280.75 SF.	9'-5 3/8" (9.448)	2,493.57 CU. FT.
TOTAL UNENCLOSED:			3,025.70 CU. FT.
M. TRELLIS	385.92 SF.		
MAXIMUM ALLOWABLE CCR = 3.50 + [(60,000 - 13,000) ÷ 50,000] X 0.5] = 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) 3,025.70 (PROPOSED) - 2,580 (ALLOWED) = 475.20 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) 385.92 SF (PROPOSED) TRELLIS DOES NOT CONTRIBUTE TO CCR OR LOT COVERAGE. (PER §134-895)			
TOTAL CCR = 49,770.59 (TOTAL PROPOSED ENCLOSED) + 475.20 (NON-EXEMPT UNENCLOSED) = 50,245.79 CU. FT. 51,610 CU. FT. (1,364.21 CU. FT. UNDER) 50,245.79 / 13,000 = 3.86 CCR 3.97 MAX CCR			

CURRENTLY PROPOSED


2a

ZD-1.0a

CUBIC CONTENT RATIO CALCULATIONS

SCALE: NTS

CURRENTLY PROPOSED



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:	260 Miraflores Drive, Palm Beach, FL 33480		
2	Zoning District:	R-B Residential District		
3	Lot Area (sq. ft.):	12,965.73 SF		
4	Lot Width (W) & Depth (D) (ft.):	100'-0" Wide x 132-9 5/8" Deep		
5	Structure Type:	Single Family Residential		
6	FEMA Flood Zone Designation:	Zone "AE" EL. 6.00 (Per FIRM Map #12099C0581F (Dated 10/5/2017))		
7	Zero Datum for point of meas. (NAVD)	EL. 7.00 NAVD88 (Used as Architectural 0'-0")		
8	Crown of Road (COR) (NAVD)	EL. 1.45 NAVD88		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,889.27 SF, 30%	0	3,886.63 SF, 29.99%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc)	N/A	0	5,675.03 SF
12	*Front Yard Setback (Ft.)	N 25'-0" (1F), 30'-0" (2F)	N/A	N 30'-8" (1F), 30'-1 7/8" (2F)
13	* Side Yard Setback (1st Story) (Ft.)	E 12'-6", W 12'-6"	N/A	E 15'-0", W 13'-5 1/8"
14	* Side Yard Setback (2nd Story) (Ft.)	E 15'-0", W 15'-0"	N/A	E 38'-10 1/8", W 15'-5 1/8"
15	*Rear Yard Setback (Ft.)	S 10'-0" (1F), 15'-0" (2F)	N/A	S 21'-5 3/8" (1F), 49'-7 5/8" (2F)
16	Angle of Vision (Deg.)	100°	N/A	86.3°
17	Building Height (Ft.)	14'-0" (1F), 22'-0" (SF)	N/A	9'-5 3/8" (1F), 16'-7 1/4" (2F)
18	Overall Building Height (Ft.)	30'-0"	N/A	26'-8 3/8"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.97	N/A	3.86
20	** Max. Fill Added to Site (Ft.)	2.77 FT	N/A	2.77 FT
21	Finished Floor Elev. (FFE)(NAVD)	EL. 7.00 NAVD88	N/A	EL. 7.00 NAVD88
22	Base Flood Elevation (BFE)(NAVD)	EL. 6.00 NAVD88	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	5,834.58 SF, 45%	12,965.73 SF, 100%	5,996.58 SF, 46%
24	Perimeter LOS (Sq Ft and %)	2,917.29, 50%	4,157.13, 71%	3,563.43 SF, 61%
25	Front Yard LOS (Sq Ft and %)	1,056.76 SF, 40%	2,641.90 SF (100%)	1,288.07 SF, 49%
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

CURRENTLY PROPOSED

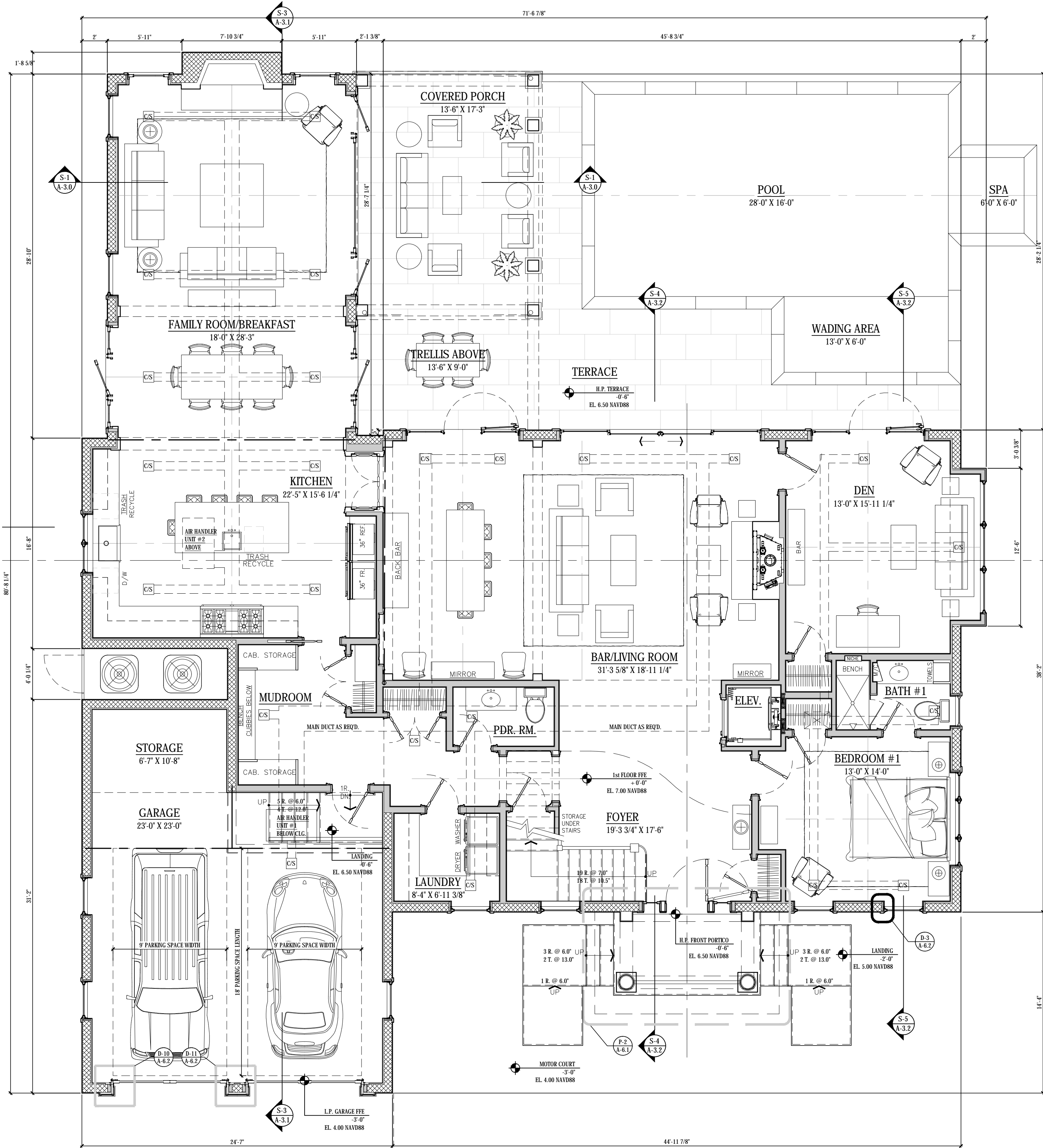
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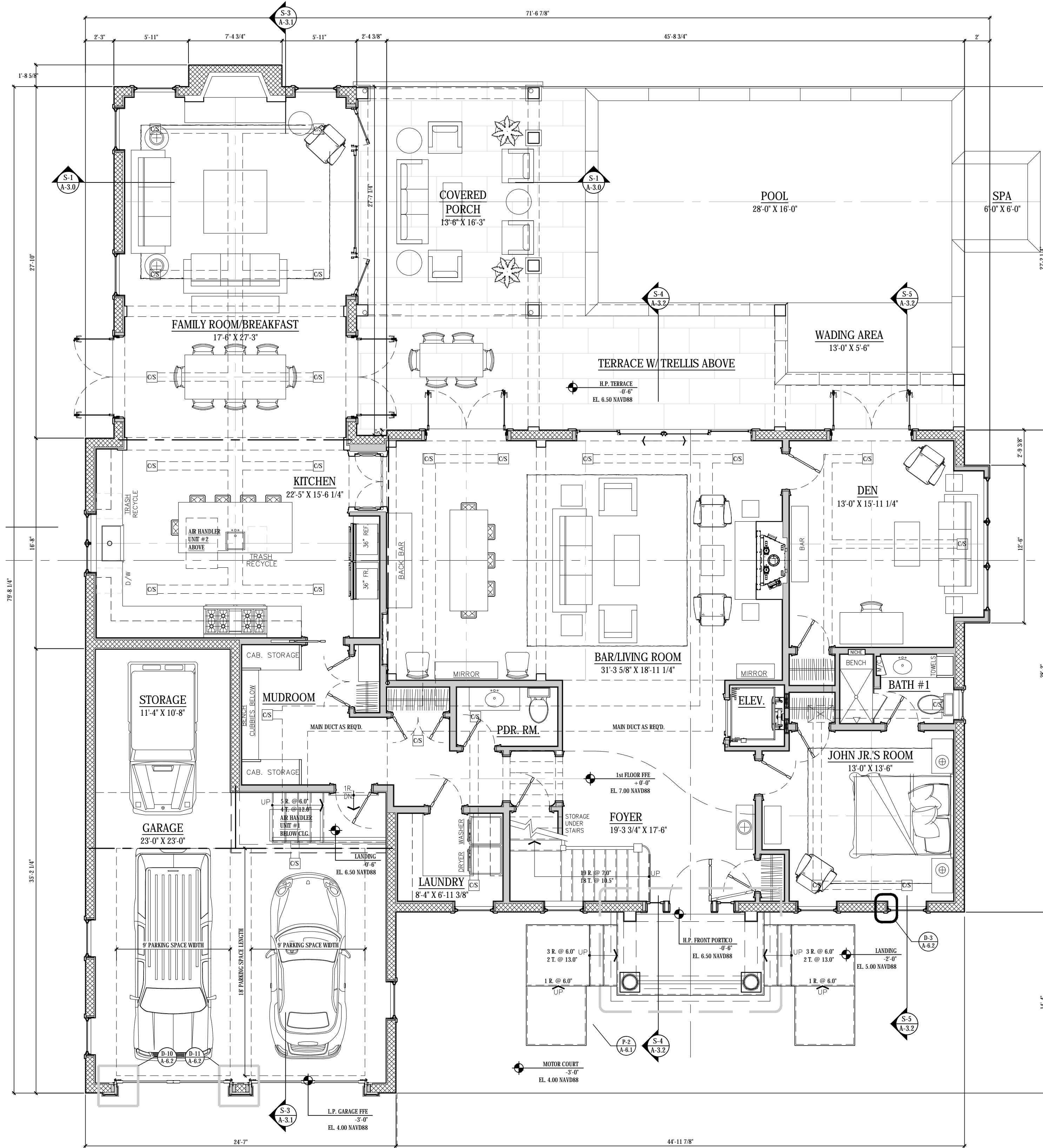
PALM BEACH ZONING LEGEND

SCALE: N/A

CURRENTLY PROPOSED



P-1a PREVIOUSLY PROPOSED FIRST FLOOR PLAN
A-1.1 SCALE: 3/16"=1'-0"
FORMERLY PROPOSED



P-1 CURRENTLY PROPOSED FIRST FLOOR PLAN
A-1.1 SCALE: 3/16"=1'-0"
CURRENTLY PROPOSED

DATE LOG

NO.	ISSUE	DATE
1	FOR REVIEW	10-25-2019
2	FOR REVIEW	12-13-2019
3	PRELIMINARY, FOR REVIEW ONLY (ARCOM)	10-11-2023
4	FIRST SUBMITTAL (ARCOM)	11-02-2023
5	SECOND SUBMITTAL (ARCOM)	11-20-2023
6	FINAL SUBMITTAL (ARCOM)	12-07-2023
7	1st RESUBMISSION (ARCOM)	3-11-2024
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CONSULTANTS:

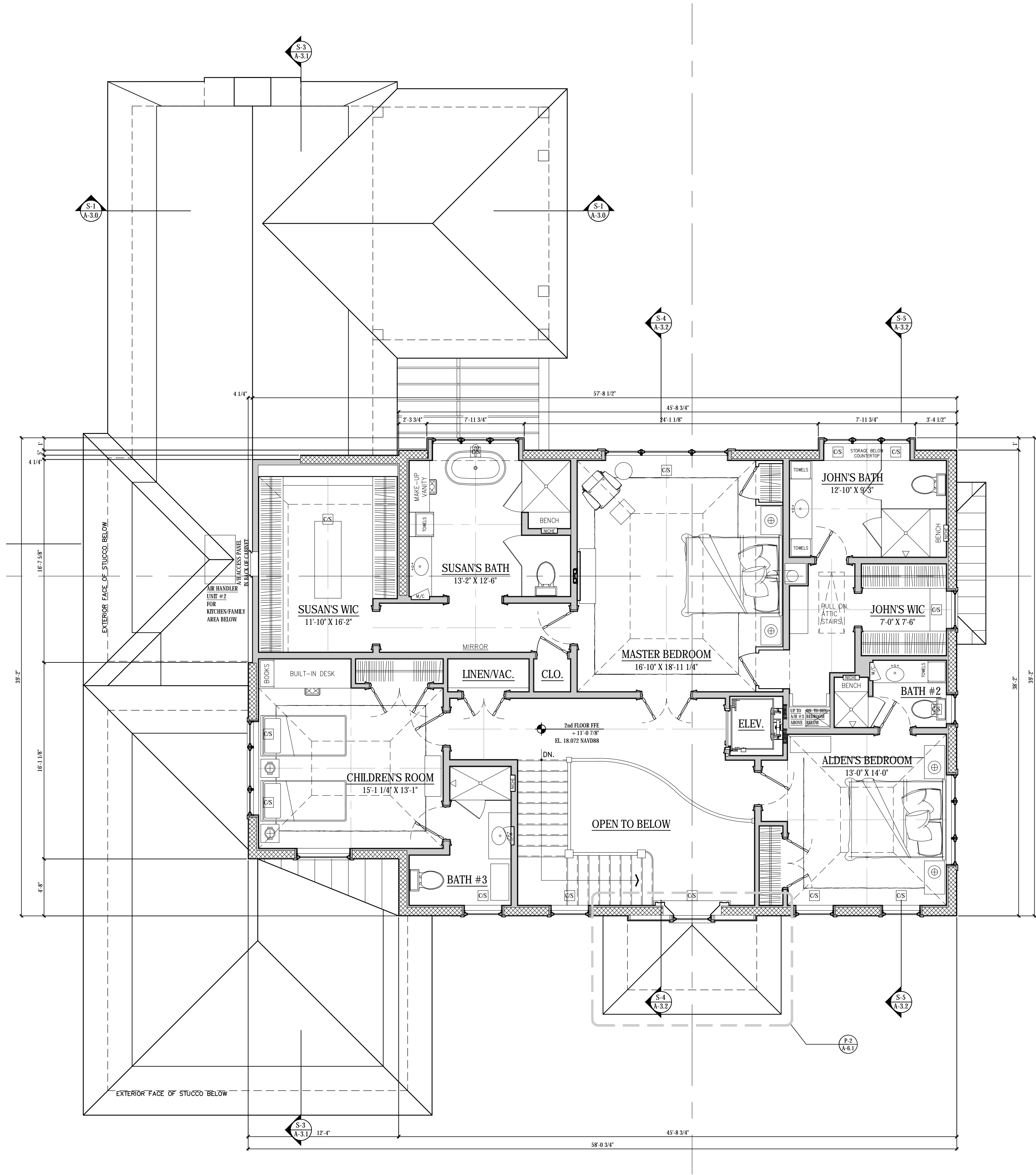
PROFESSIONAL SEAL

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

3/16"=1'-0" ED, ITD
SCALE DRAWN
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JOB KEAN-DESIGNS

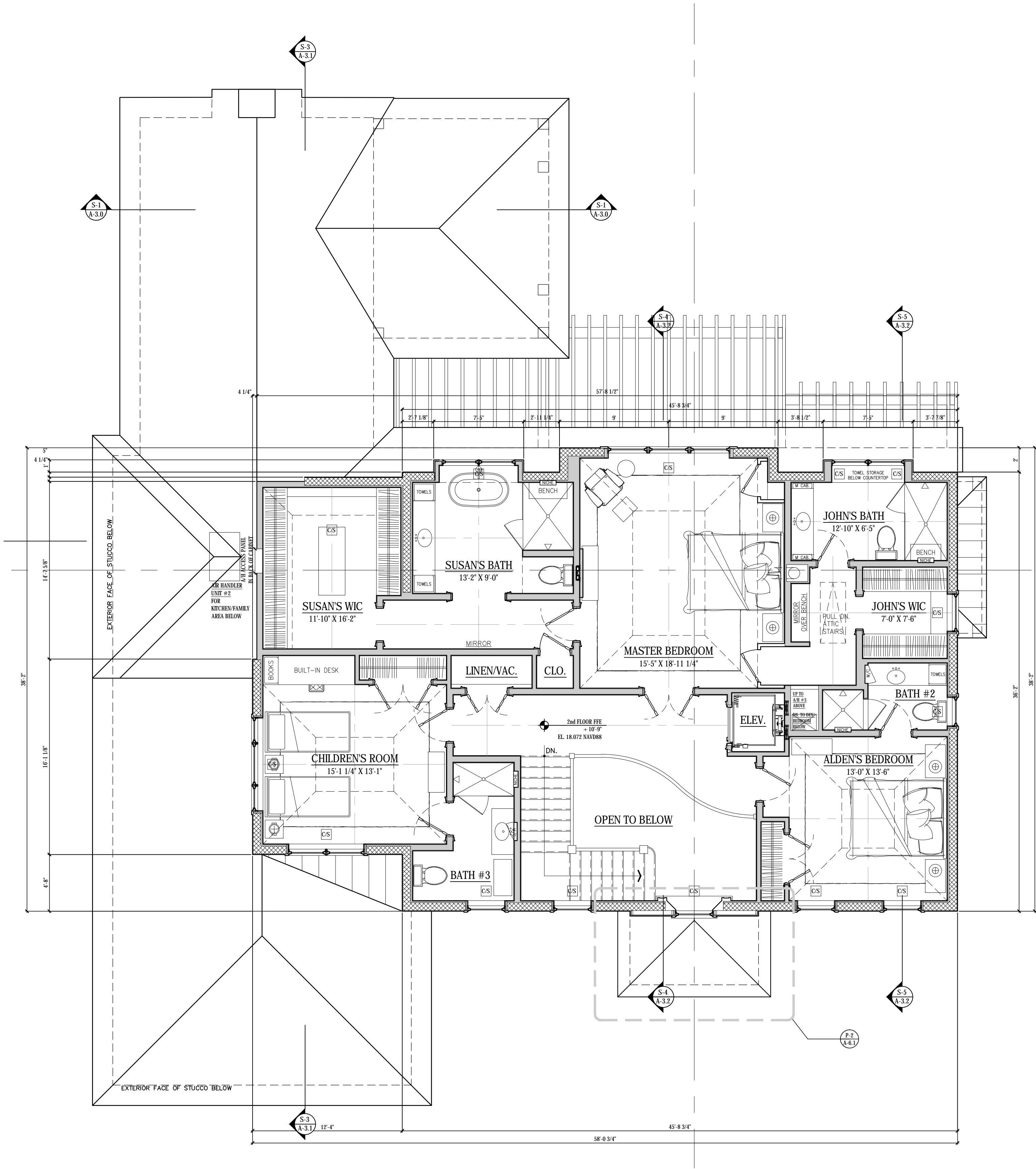
A-1.1
FIRST FLOOR PLAN



P-2a PREVIOUSLY PROPOSED SECOND FLOOR PLAN

A-1.2 SCALE: 3/16"=1'-0"

FORMERLY PROPOSED



P-2 CURRENTLY PROPOSED SECOND FLOOR PLAN

A-1.2 SCALE: 3/16"=1'-0"

CURRENTLY PROPOSED

DATE LOG	
NO.	ISSUE DATE
1	FOR REVIEW
2	10-23-2019 PRELIMINARY FOR REVIEW ONLY (ARCOM)
3	10-16-2023 FIRST SUBMITTAL (ARCOM)
4	11-03-2023 SECOND SUBMITTAL (ARCOM)
5	11-20-2023 FINAL SUBMITTAL (ARCOM)
6	12-07-2023 1st RESUBMISSION (ARCOM)
7	3-11-2024 COMPARISON ADDENDUM (ARCOM)
8	3-15-2024 2nd RESUBMISSION (ARCOM)
9	4-08-2024
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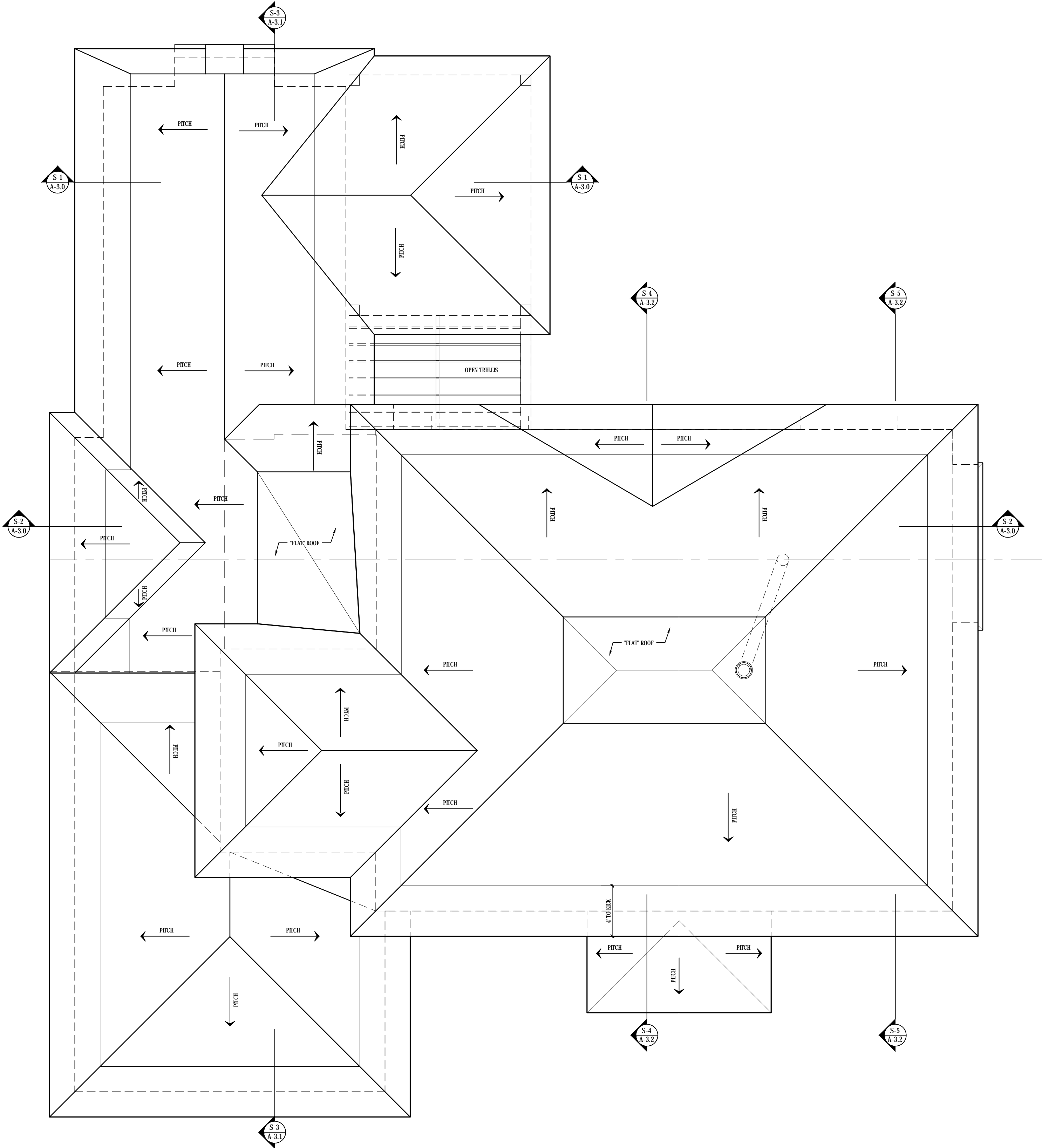
PROJECT ADDRESS:

MIRAFLORES

260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

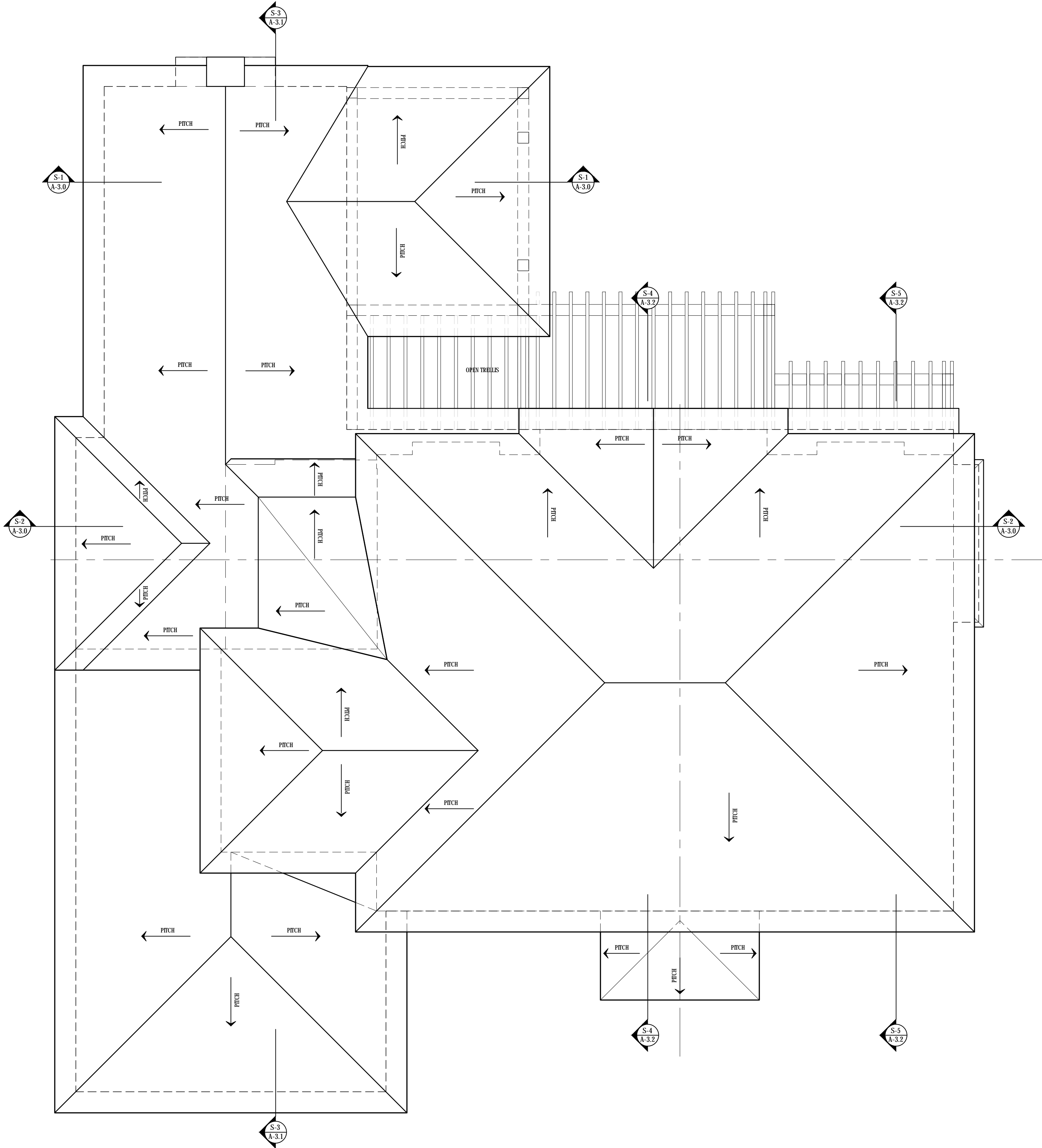
3/16"=1'-0" | ED, LTD
SCALE | DRAWN

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

FORMERLY PROPOSED



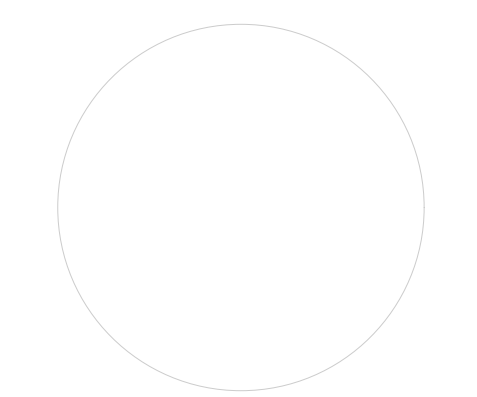
P-3 CURRENTLY PROPOSED ROOF PLAN
A-1.3 SCALE: 3/16"=1'-0"

CURRENTLY PROPOSED

DATE LOG	
NO.	ISSUE DATE
1	FOR REVIEW 10-25-2019
2	PRELIMINARY FOR REVIEW ONLY (ARCOM) 10-18-2023
3	FIRST SUBMITTAL (ARCOM) 11-03-2023
4	SECOND SUBMITTAL (ARCOM) 11-20-2023
5	FINAL SUBMITTAL (ARCOM) 12-07-2023
6	1st RESUBMISSION (ARCOM) 3-11-2024
7	COMPARISON ADDENDUM (ARCOM) 3-15-2024
8	2nd RESUBMISSION (ARCOM) 4-04-2024
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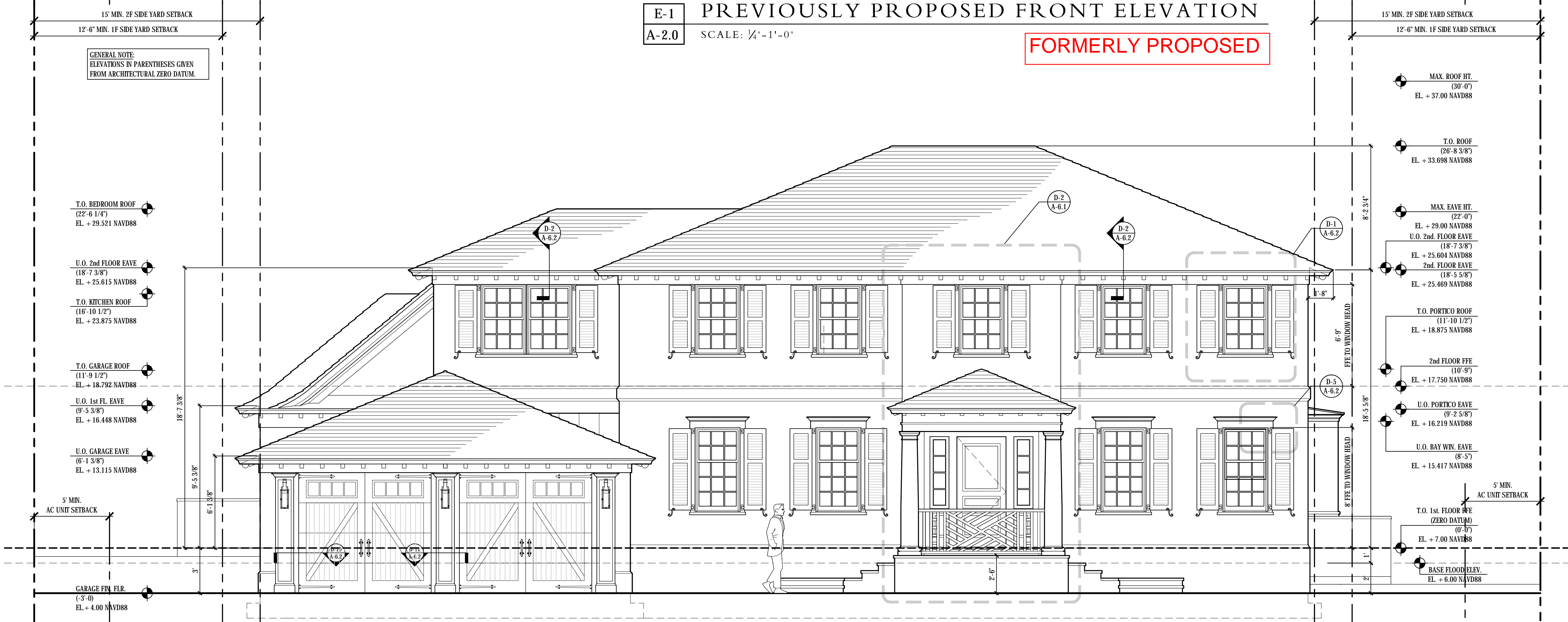
PROJECT ADDRESS:
MIRAFLORES
260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

3/16"=1'-0" | ED, ITD
SCALE | DRAWN
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JOB

A-1.3



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



E-1a CURRENT PROPOSED FRONT ELEVATION
A-2.0 SCALE: 1/4"=1'-0" CURRENTLY PROPOSED

EXTERIOR MATERIAL NOTES:

- ROOF MATERIAL NOTES:
- CEDAR SHAKES AS SELECTED BY OWNER, WITH HIP AND RIDGE CAPS; 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 SIGNATURE ULTIMATE CLAD HURRICANE-RATED WINDOWS;
- LIFE-CUTS AS SHOWN ON ELEVATIONS.

MASONRY NOTES:

- STUCCO VENEER CHIMNEYS;
- LIMESTONE PAVERS AT ALL PORCHES AND TREADS.

EXTERIOR MATERIAL NOTES:

- ROOF MATERIAL NOTES:
- CEDAR SHAKES AS SELECTED BY OWNER, WITH HIP AND RIDGE CAPS; 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;
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WINDOW NOTES:

- MARVIN SIGNATURE ULTIMATE CLAD HURRICANE-RATED WINDOWS;
- LIFE-CUTS AS SHOWN ON ELEVATIONS.

MASONRY NOTES:

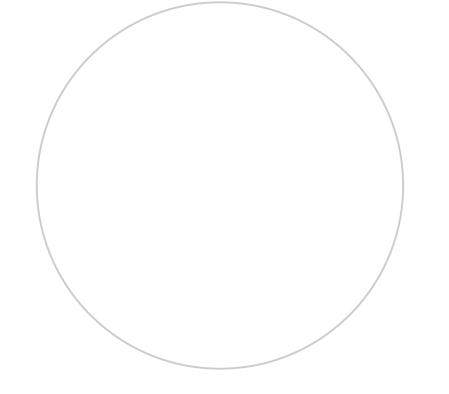
- STUCCO VENEER CHIMNEYS;
- LIMESTONE PAVERS AT ALL PORCHES AND TREADS.

DATE LOG	
NO.	ISSUE DATE

1	FOR REVIEW
2	FOR REVIEW
3	PRELIMINARY, FOR REVIEW ONLY (ARCOM)
4	FIRST SUBMITTAL (ARCOM)
5	SECOND SUBMITTAL (ARCOM)
6	FINAL SUBMITTAL (ARCOM)
7	1st RESUBMISSION (ARCOM)
8	COMPARISON ADDENDUM (ARCOM)
9	2nd RESUBMISSION (ARCOM)
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PROJECT ADDRESS:

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TOWN OF PALM BEACH, FLORIDA

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

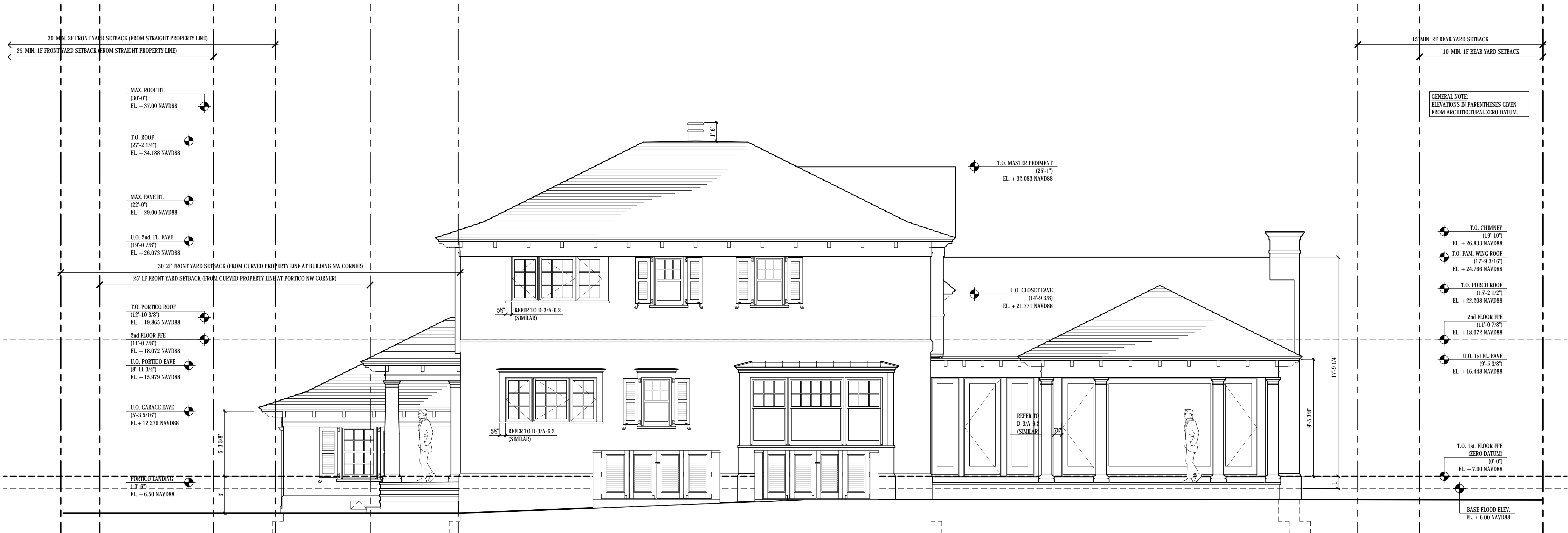
SCALE DRAWN

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A-2.0

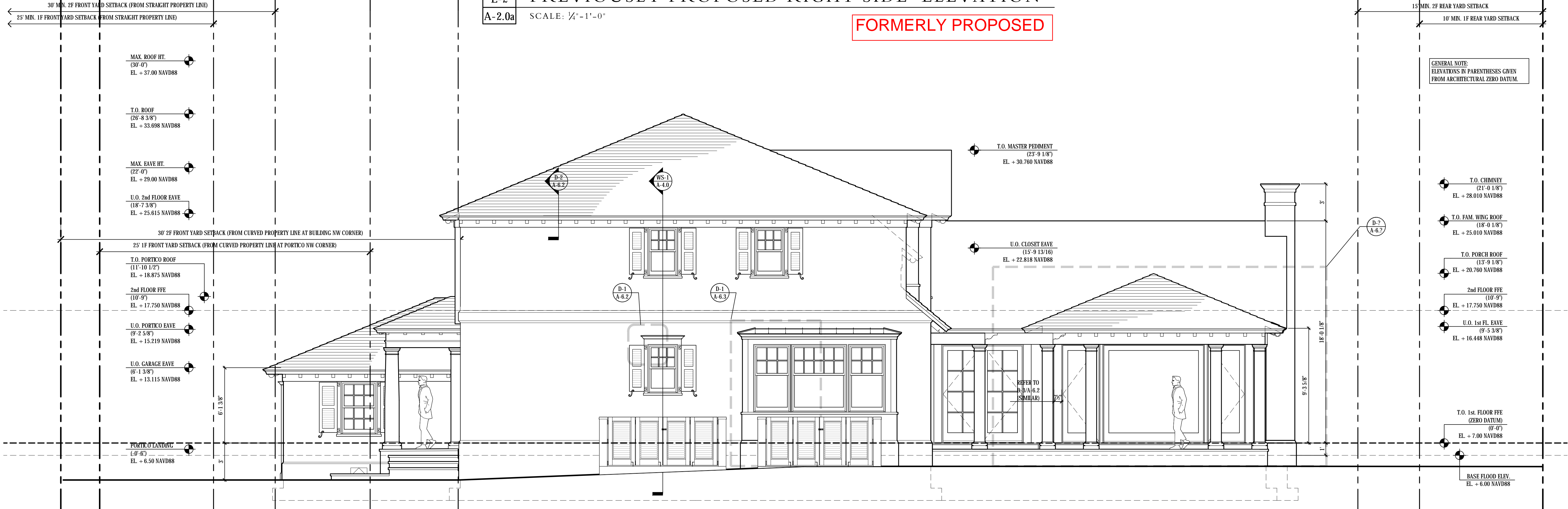
FRONT ELEVATION



E-2 PREVIOUSLY PROPOSED RIGHT SIDE ELEVATION

A-2.0a SCALE: 1/4" = 1'-0"

FORMERLY PROPOSED



E-2a CURRENTLY PROPOSED RIGHT SIDE ELEVATION

A-2.0a SCALE: 1/4" = 1'-0"

CURRENTLY PROPOSED

GENERAL NOTE:
ELEVATIONS IN PARENTHESES GIVEN
FROM ARCHITECTURAL ZERO DATUM.

T.O. CHIMNEY
(19'-10")
EL. + 26.833 NAVD88
T.O. FAM. WING ROOF
(17'-9 3/16")
EL. + 24.766 NAVD88
T.O. PORCH ROOF
(15'-2 1/2")
EL. + 22.208 NAVD88
2nd FLOOR FFE
(11'-0 7/8")
EL. + 18.072 NAVD88
U.O. 1st FL. EAVE
(9'-5 3/8")
EL. + 16.448 NAVD88
T.O. 1st FLOOR FFE
(ZERO DATUM)
(0'-0")
EL. + 7.00 NAVD88
BASE FLOOD ELEV.
EL. + 6.00 NAVD88

GENERAL NOTE:
ELEVATIONS IN PARENTHESES GIVEN
FROM ARCHITECTURAL ZERO DATUM.

T.O. CHIMNEY
(21'-0 1/8")
EL. + 28.010 NAVD88
T.O. FAM. WING ROOF
(18'-0 1/8")
EL. + 25.010 NAVD88
T.O. PORCH ROOF
(13'-9 1/8")
EL. + 20.780 NAVD88
2nd FLOOR FFE
(10'-9")
EL. + 17.750 NAVD88
U.O. 1st FL. EAVE
(9'-5 3/8")
EL. + 16.448 NAVD88
T.O. 1st FLOOR FFE
(ZERO DATUM)
(0'-0")
EL. + 7.00 NAVD88
BASE FLOOD ELEV.
EL. + 6.00 NAVD88

DATE LOG

NO.	ISSUE	DATE
1	FOR REVIEW	10-25-2019
2	FOR REVIEW	12-13-2019
3	PRELIMINARY, FOR REVIEW ONLY (ARCOM)	10-14-2023
4	FIRST SUBMITTAL (ARCOM)	11-02-2023
5	SECOND SUBMITTAL (ARCOM)	11-20-2023
6	FINAL SUBMITTAL (ARCOM)	12-07-2023
7	1st RESUBMISSION (ARCOM)	3-11-2024
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9	2nd RESUBMISSION (ARCOM)	4-08-2024
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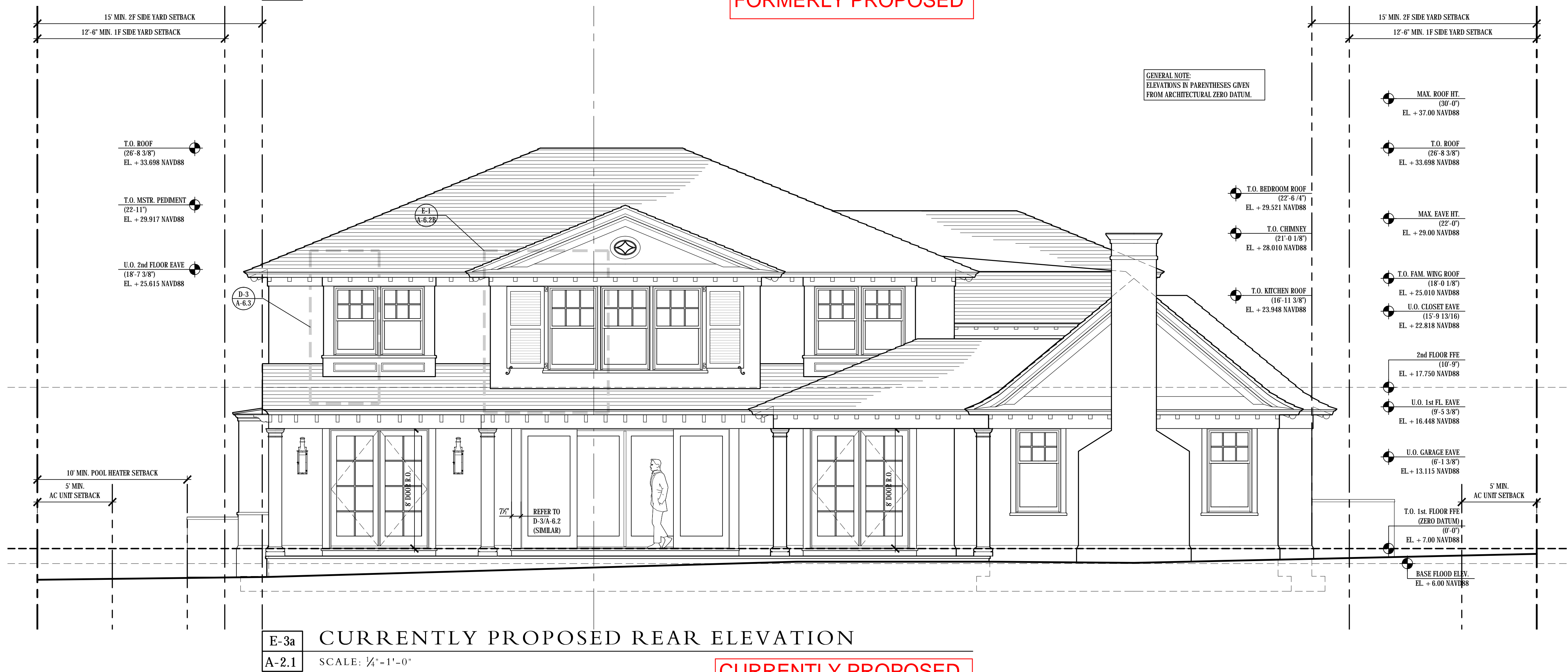
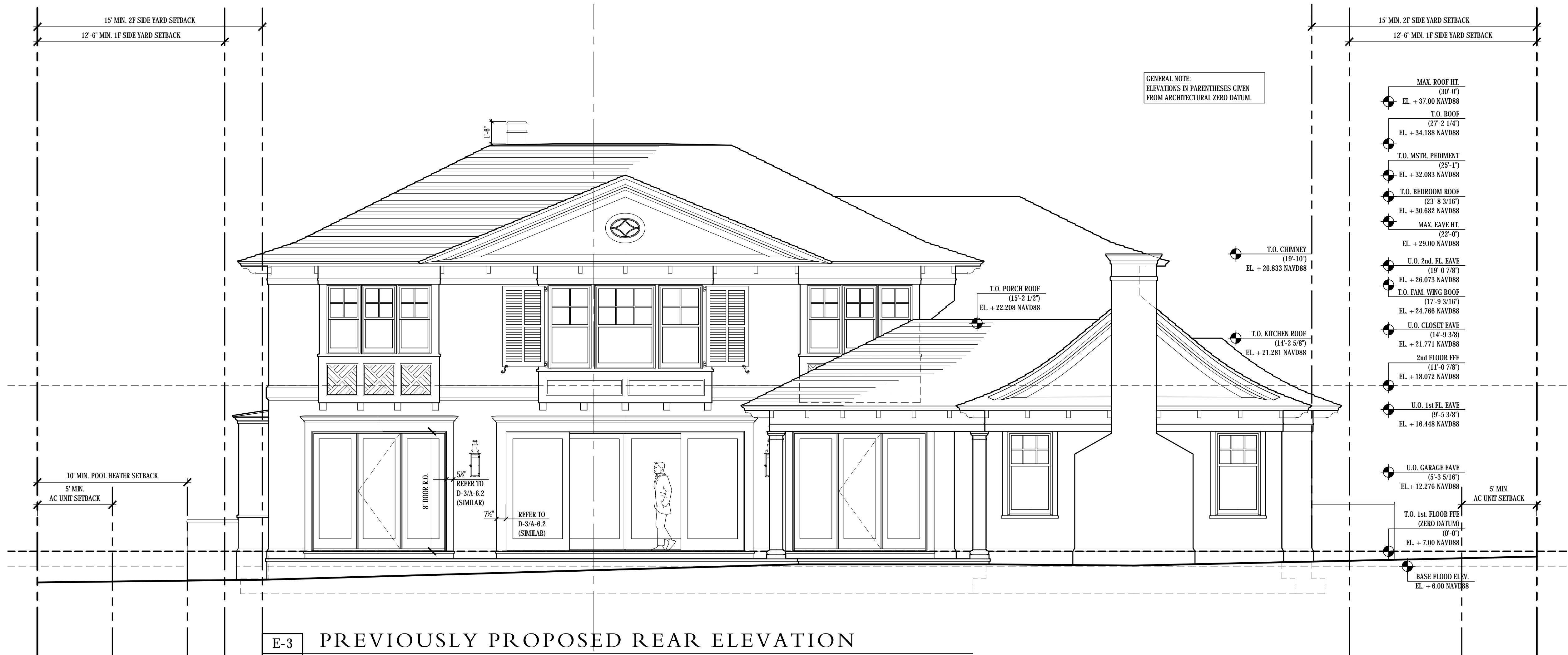
260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

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

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A-2.0a

RIGHT ELEVATION




DATE LOG

NO.	ISSUE	DATE
1	FOR REVIEW	10-25-2019
2	FOR REVIEW	12-13-2019
3	PRELIMINARY FOR REVIEW ONLY (ARCOM)	10-14-2023
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1/4" = 1'-0"

ED, ITD

SCALE

DESIGN

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A-2.1

REAR ELEVATION

ARCHITECTURE Page 17 of 67

FORMERLY PROPOSED



2	PREVIOUSLY PROPOSED FRONT ELEVATION (NORTH)
A-2.2	SCALE: NTS

CURRENTLY PROPOSED



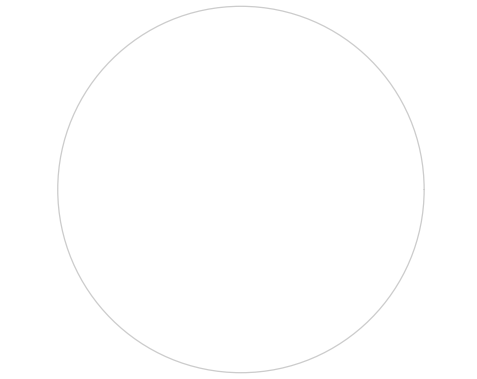
1	PROPOSED FRONT ELEVATION (NORTH)
A-2.2	SCALE: NTS

DATE LOG

NO.	ISSUE	DATE
1	FIRST SUBMITTAL (ARCOM)	11-03-2023
2	SECOND SUBMITTAL (ARCOM)	11-20-2023
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NTS SCALE	CW DRAWN
JOB	© 2016 KEAN DESIGNS

A-2.2

EXTERIOR ELEVATIONS
WITHOUT LANDSCAPING

FORMERLY PROPOSED



2	PREVIOUSLY PROPOSED REAR ELEVATION (SOUTH)
A-2.2a	SCALE: NTS

CURRENTLY PROPOSED



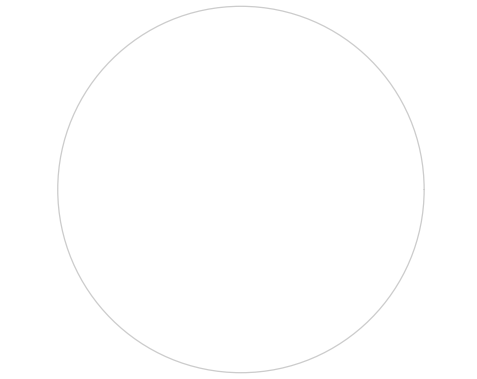
1	PROPOSED REAR ELEVATION (SOUTH)
A-2.2a	SCALE: NTS

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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NTS SCALE	CW DRAWN
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A-2.2a

EXTERIOR ELEVATIONS
WITHOUT LANDSCAPING

FORMERLY PROPOSED



2	PREVIOUSLY PROPOSED LEFT ELEVATION (EAST)
A-2.2b	SCALE: NTS

CURRENTLY PROPOSED



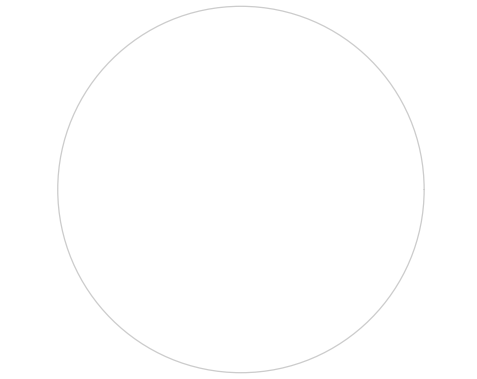
1	PROPOSED LEFT ELEVATION (EAST)
A-2.2b	SCALE: NTS

DATE LOG

NO.	ISSUE	DATE
1	FIRST SUBMITTAL (ARCOM)	11-03-2023
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NTS SCALE	CW DRAWN
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A-2.2b

EXTERIOR ELEVATIONS
WITHOUT LANDSCAPING

FORMERLY PROPOSED



2	PREVIOUSLY PROPOSED RIGHT ELEVATION (WEST)
A-2.2c	SCALE: NTS

CURRENTLY PROPOSED



1	PROPOSED RIGHT ELEVATION (WEST)
A-2.2c	SCALE: NTS


DATE LOG

NO.	ISSUE	DATE
1	FIRST SUBMITTAL (ARCOM)	11-03-2023
2	SECOND SUBMITTAL (ARCOM)	11-20-2023
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NTS SCALE	CW DRAWN
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A-2.2c

EXTERIOR ELEVATIONS
WITHOUT LANDSCAPING

FORMERLY PROPOSED



2	PREVIOUSLY PROPOSED FRONT ELEVATION (NORTH)
A-2.2d	SCALE: NTS

CURRENTLY PROPOSED



1	PROPOSED FRONT ELEVATION (NORTH)
A-2.2d	SCALE: NTS


DATE LOG

NO.	ISSUE	DATE
1	FINAL PRESENTATION (ARCOM)	01-24-2024
2	1st RESUBMISSION (ARCOM)	3-11-2024
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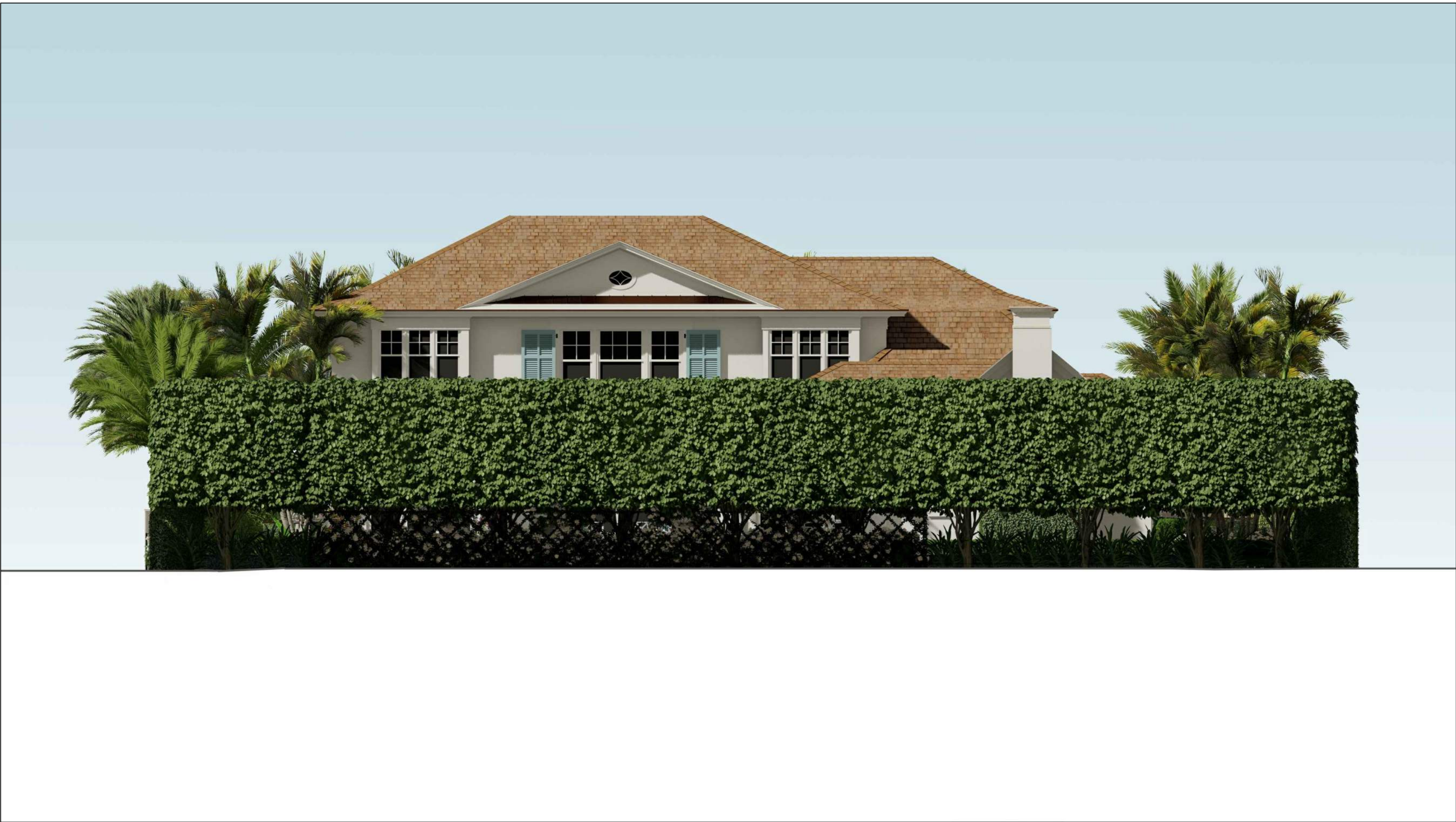
MIRAFLORES
260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

NTS SCALE	CW DRAWN
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A-2.2d

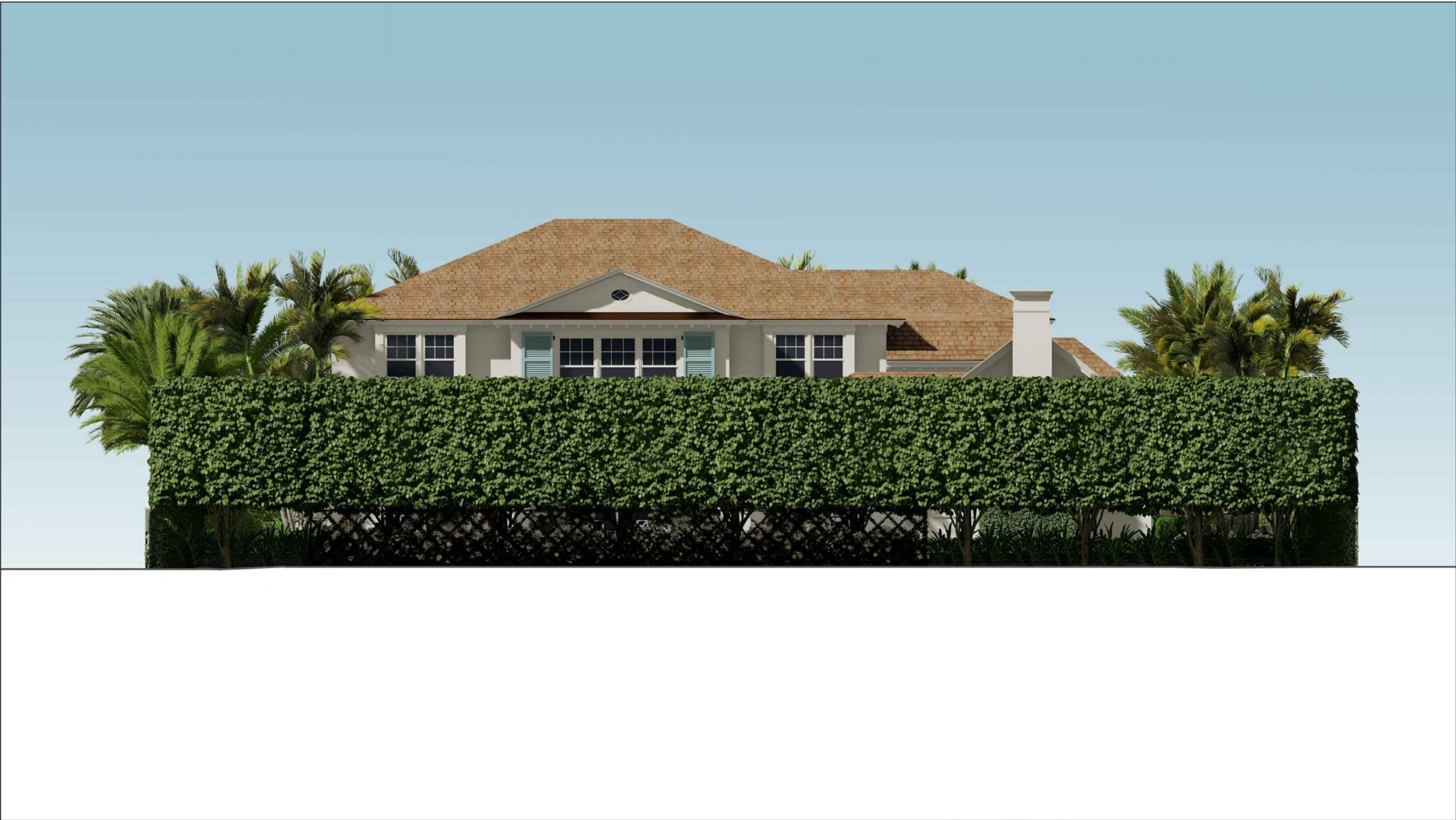
EXTERIOR ELEVATIONS
WITH LANDSCAPING

FORMERLY PROPOSED



2	PREVIOUSLY PROPOSED REAR ELEVATION (SOUTH)
A-2.2e	SCALE: NTS

CURRENTLY PROPOSED



1	PROPOSED REAR ELEVATION (SOUTH)
A-2.2e	SCALE: NTS


DATE LOG

NO.	ISSUE	DATE
1	FINAL PRESENTATION (ARCOM)	01-24-2024
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PROJECT ADDRESS

MIRAFLORES

260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

NTS SCALE	CW DRAWN
JOB	© 2016 KEAN DESIGNS

A-2.2e

EXTERIOR ELEVATIONS
WITH LANDSCAPING

FORMERLY PROPOSED



2	PREVIOUSLY PROPOSED LEFT ELEVATION (EAST)
A-2.2f	SCALE: NTS

CURRENTLY PROPOSED



1	PROPOSED LEFT ELEVATION (EAST)
A-2.2f	SCALE: NTS

DATE LOG

NO.	ISSUE	DATE
1	FINAL PRESENTATION (ARCOM)	01-24-2024
2	1st RESUBMISSION (ARCOM)	3-11-2024
3	COMPARISON ADDENDUM (ARCOM)	3-15-2024
4	2nd RESUBMISSION (ARCOM)	4-08-2024
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A-2.2f

EXTERIOR ELEVATIONS
WITH LANDSCAPING

FORMERLY PROPOSED



2	PREVIOUSLY PROPOSED RIGHT ELEVATION (WEST)
A-2.2g	SCALE: NTS

CURRENTLY PROPOSED



1	PROPOSED RIGHT ELEVATION (WEST)
A-2.2g	SCALE: NTS

DATE LOG

NO.	ISSUE	DATE
1	FINAL PRESENTATION (ARCOM)	01-24-2024
2	1st RESUBMISSION (ARCOM)	3-11-2024
3	COMPARISON ADDENDUM (ARCOM)	3-15-2024
4	2nd RESUBMISSION (ARCOM)	4-08-2024
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EXTERIOR ELEVATIONS
WITH LANDSCAPING

 		
CEDAR SHAKES STANDING SEAM		
ROOF SPECIFICATIONS		
MANUFACTURER	MODEL/MATERIAL	COLOR
CERTI-SAWN	18" #1 BLUE LABEL CERT-LAST PRESERVATIVE-TREATED CEDAR SHAKES	"WESTERN RED CEDAR"
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	COQUINA STONE PAVERS LAD WITHIN GRASS GRID	"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


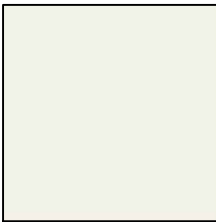
5	PATIO & PATHS SAMPLE
CS-1.1	SCALE: NTS

 <div>NOTE: - REFER TO ELEVATIONS FOR MULLION LAYOUT. - ALL WINDOWS TO BE HURRICANE-RATED</div> 		
WINDOW AND/OR TRIM		
MANUFACTURER	MODEL/MATERIAL	COLOR
MARVIN	SIGNATURE ULTIMATE CLAD WINDOWS: DOUBLE HUNG AND CASEMENT	"STONE WHITE"


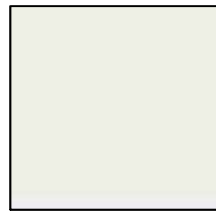
6	WINDOW AND/OR TRIM SAMPLE
CS-1.1	SCALE: NTS

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


7	FRONT DOOR SAMPLE
CS-1.1	SCALE: NTS

  <div>1. INSULATED CORE, R-VALUE 9.12 2. HIGH-IMPACT INTERIOR COVER 3. SQUARE-CUT OVERLAYS INLAID INTO FACE 4. HEAVY-DUTY WOOD FRAME AT ALL FASTENING POINTS 5. EDGE BANDED SOLID SECTIONS COMPLETELY SEAL OUT ELEMENTS 6. V-GROOVE BATTEN DESIGN</div>		
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"

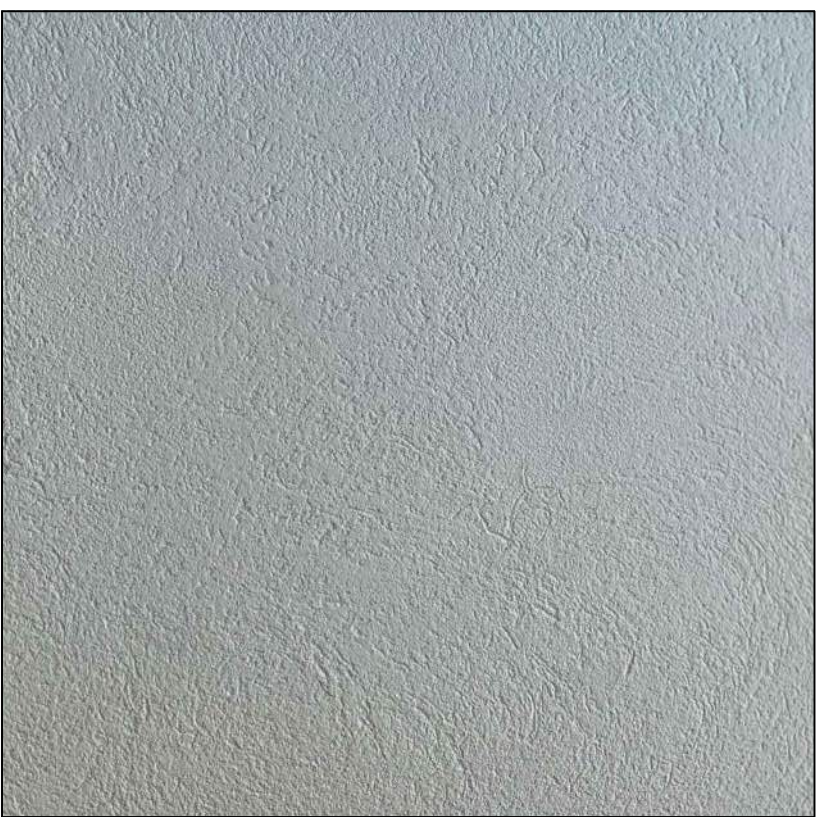

9	COLUMNS SAMPLE
CS-1.1	SCALE: NTS

  <div>NOTE: - REFER TO ELEVATIONS FOR RAILING LAYOUT.</div>		
RAILINGS SPECIFICATIONS		
MANUFACTURER	MATERIAL	COLOR
INTEX	NAUTILUS RAILING SYSTEM WITH CHIPPENDALE INFILL PANELS	"WHITE DOVE"

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

11	GUTTER & LEADERS SAMPLE
CS-1.1	SCALE: NTS


 		
WALL MATERIAL WALL 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

  <div>TIMBERLANE <small>Because every "Welcome Home" moment should be extraordinary</small></div>		
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
4	1st RESUBMISSION (ARCOM), 3-11-2024
5	COMPARISON ADDENDUM (ARCOM), 3-15-2024
6	2nd RESUBMISSION (ARCOM), 4-08-2024
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A-2.3
EXTERIOR MATERIALS AND FINISHES