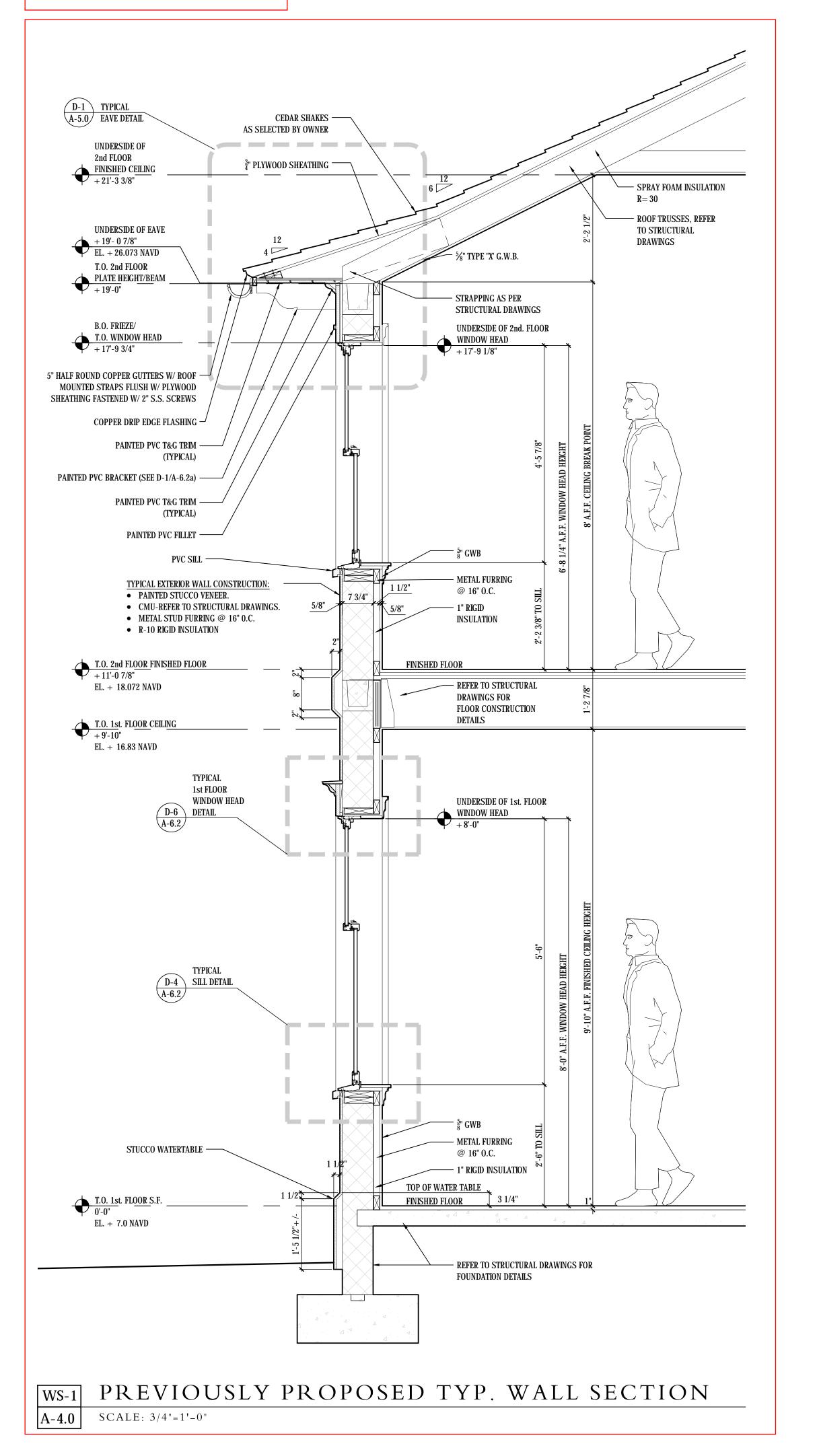
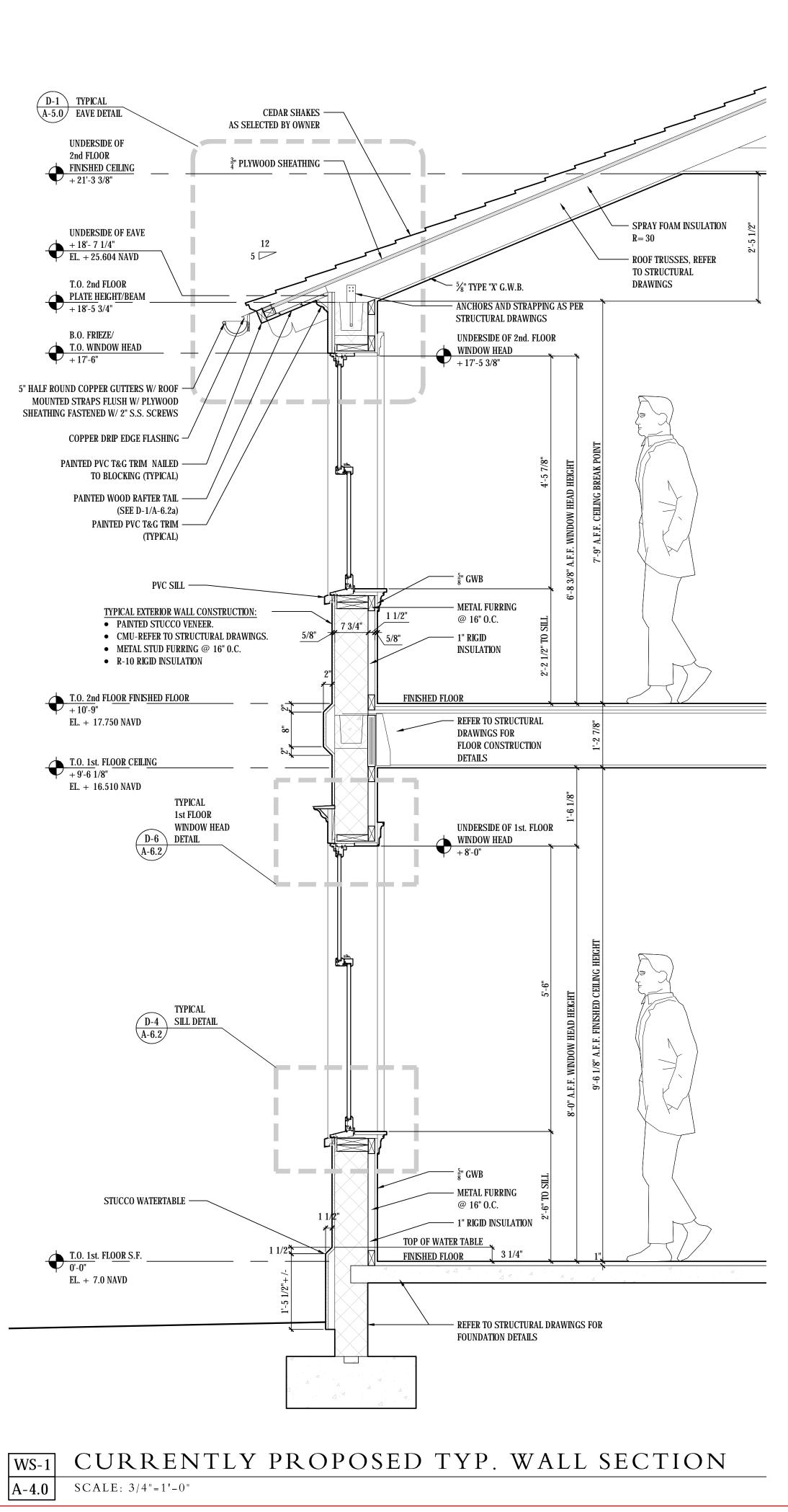


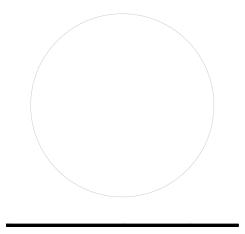
LTD.

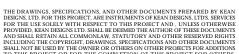


CURRENTLY PROPOSED



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MIRAFLORES

260 MIRAFLORES DRIVE TOWN OF PALM BEACH, FLORIDA

AS NOTED ED

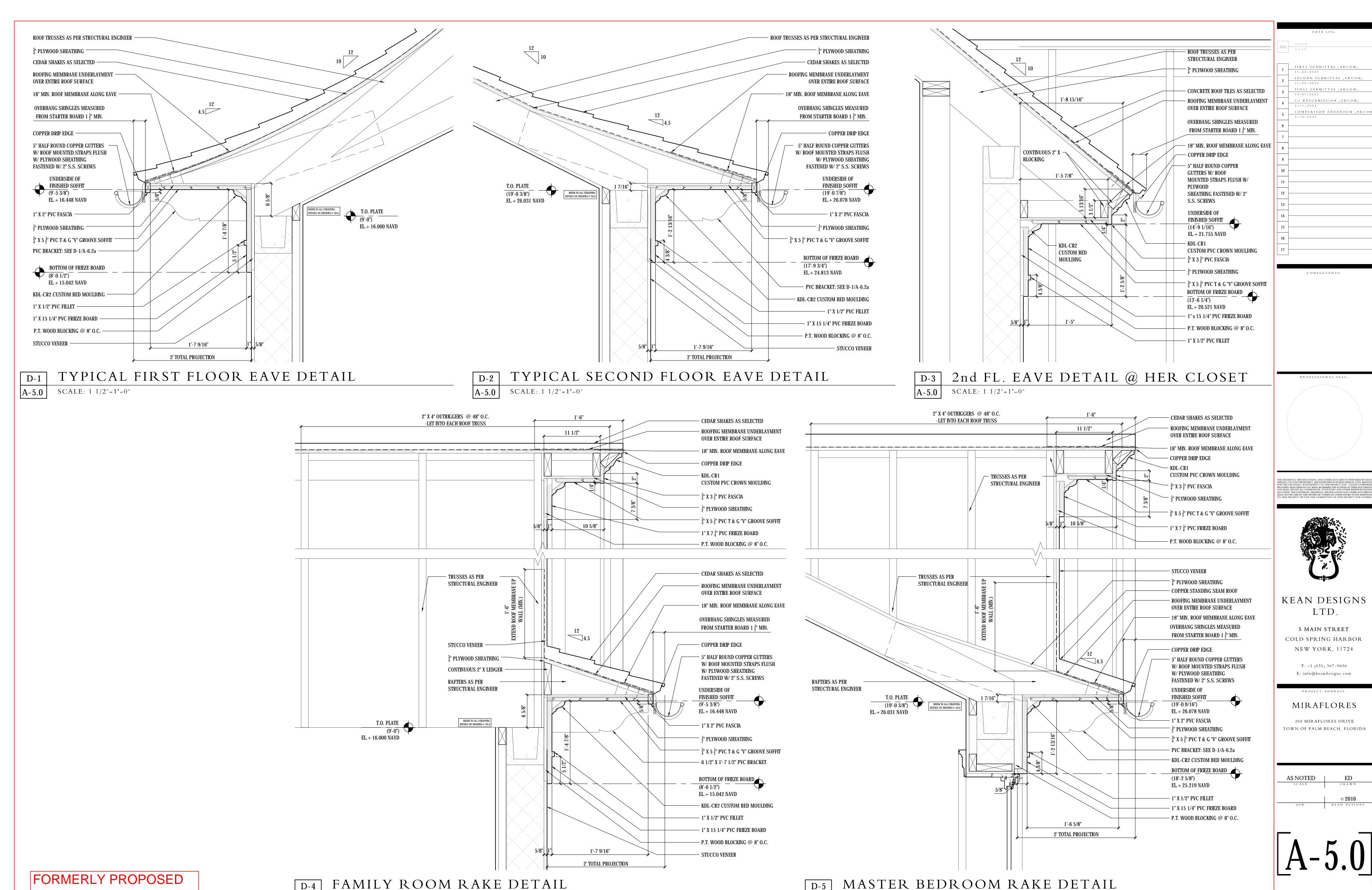
SCALE DRAWN

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A-4.0

ARCHITECTURE Page 30 of 67



A-5.0

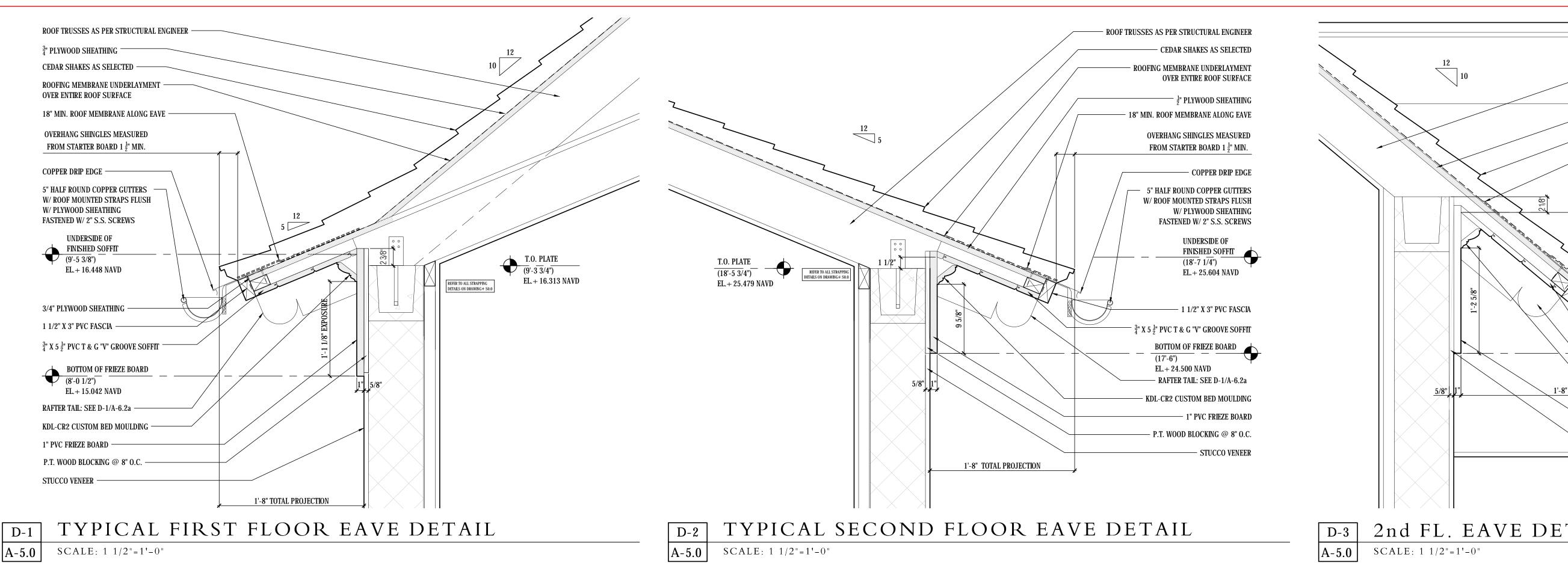
SCALE: 1 1/2"=1'-0"

A-5.0

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

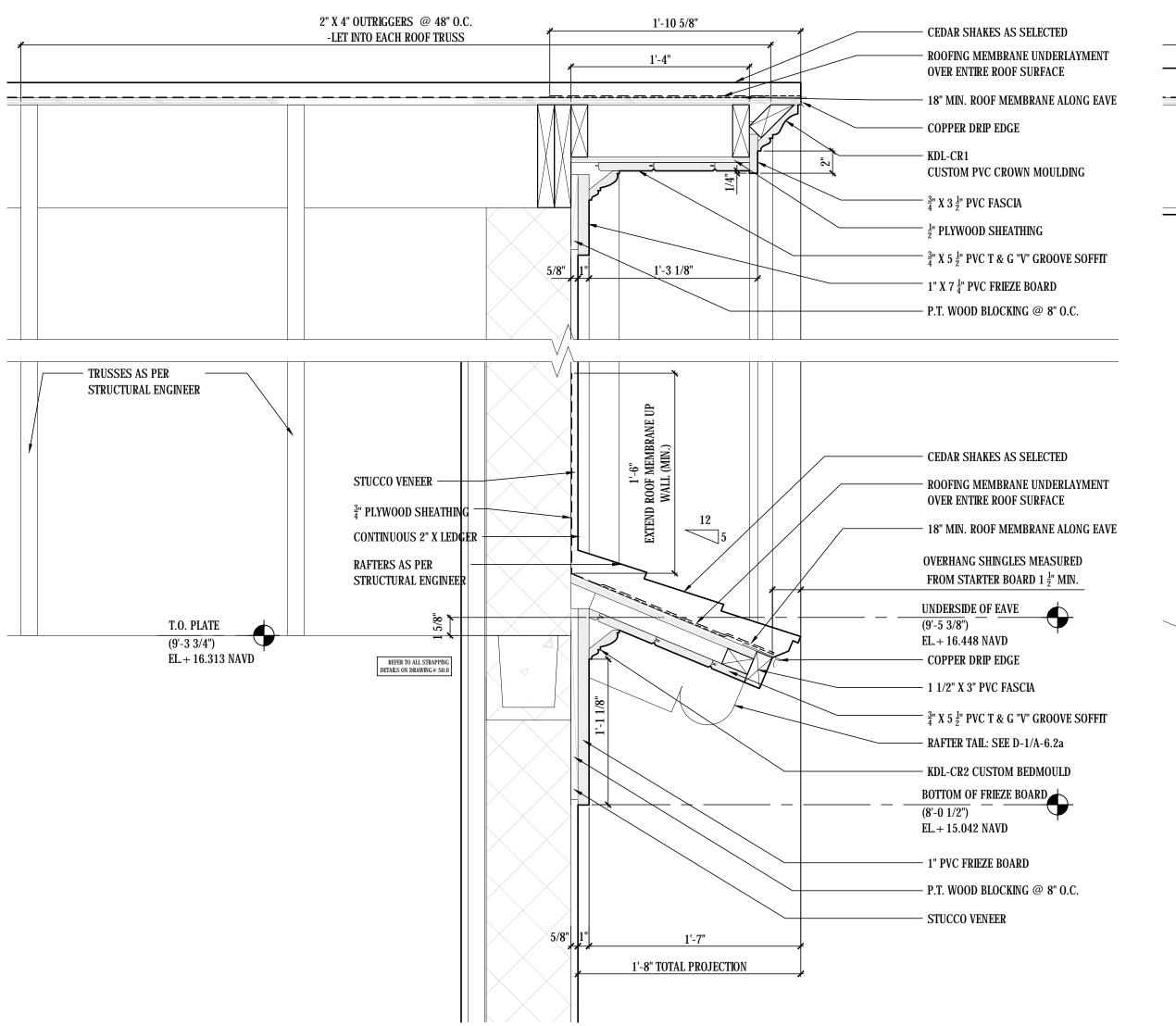
EAVE AND RAKE DETAILS (CURRENTLY PROPOSED)

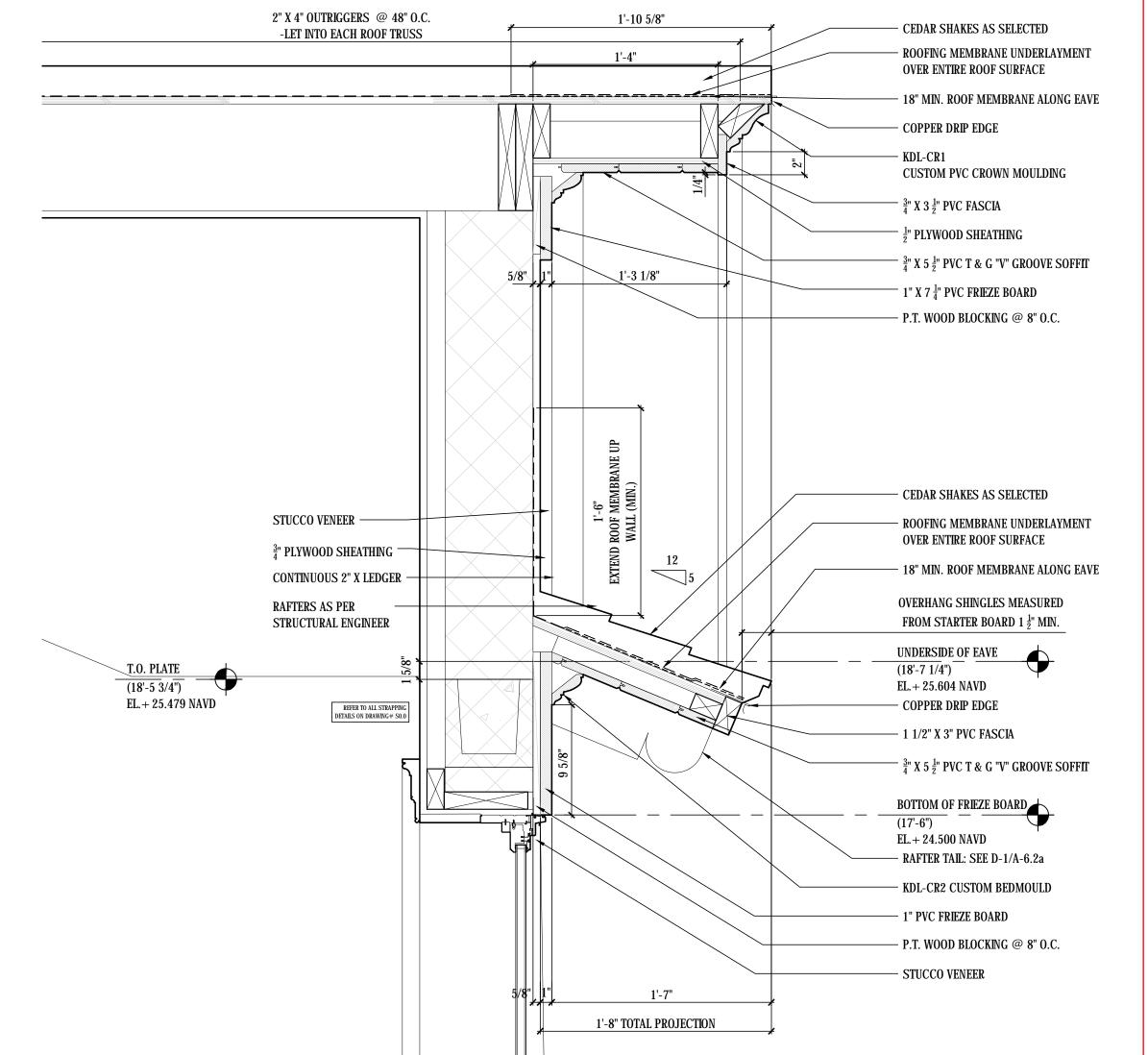
ARCHITECTURE Page 31 of 67



ROOF TRUSSES AS PER STRUCTURAL ENGINEER 1 FIRST SUBMITTAL (ARCOM) 2 SECOND SUBMITTAL (ARCOM) $\frac{3}{4}$ " PLYWOOD SHEATHING 3 FINAL SUBMITTAL (ARCOM) - CEDAR SHAKES AS SELECTED ROOFING MEMBRANE UNDERLAYMENT OVER ENTIRE ROOF SURFACE 5 COMPARISON ADDENDUM (ARCOM OVERHANG SHINGLES MEASURED 2 n d RESUBMISSION (ARCOM) FROM STARTER BOARD 1 $\frac{1}{2}$ " MIN. - 18" MIN. ROOF MEMBRANE ALONG EAVE UNDERSIDE OF (15'-9 7/8") EL. + 22.823 NAVD - COPPER DRIP EDGE - 5" HALF ROUND COPPER **GUTTERS W/ ROOF** MOUNTED STRAPS FLUSH W/ SHEATHING FASTENED W/ 2" S.S. SCREWS - 1 1/2" X 3" PVC FASCIA BOTTOM OF FRIEZE BOARD $\overline{(14'-21/4'')}$ EL.+ 21.188 NAVD $-\frac{3}{4}$ " X 5 $\frac{1}{2}$ " PVC T & G "V" GROOVE SOFFIT - RAFTER TAIL: SEE D-1/A-6.2a - KDL-CR2 CUSTOM BED MOULDING — 1" PVC FRIEZE BOARD - P.T. WOOD BLOCKING @ 8" O.C.

2nd FL. EAVE DETAIL @ HER CLOSET





CURRENTLY PROPOSED

FAMILY ROOM RAKE DETAIL

A-5.0

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

MASTER BEDROOM RAKE DETAIL A-5.0 SCALE: 1 1/2" = 1'-0"

ARCHITECTURE Page 32 of 67

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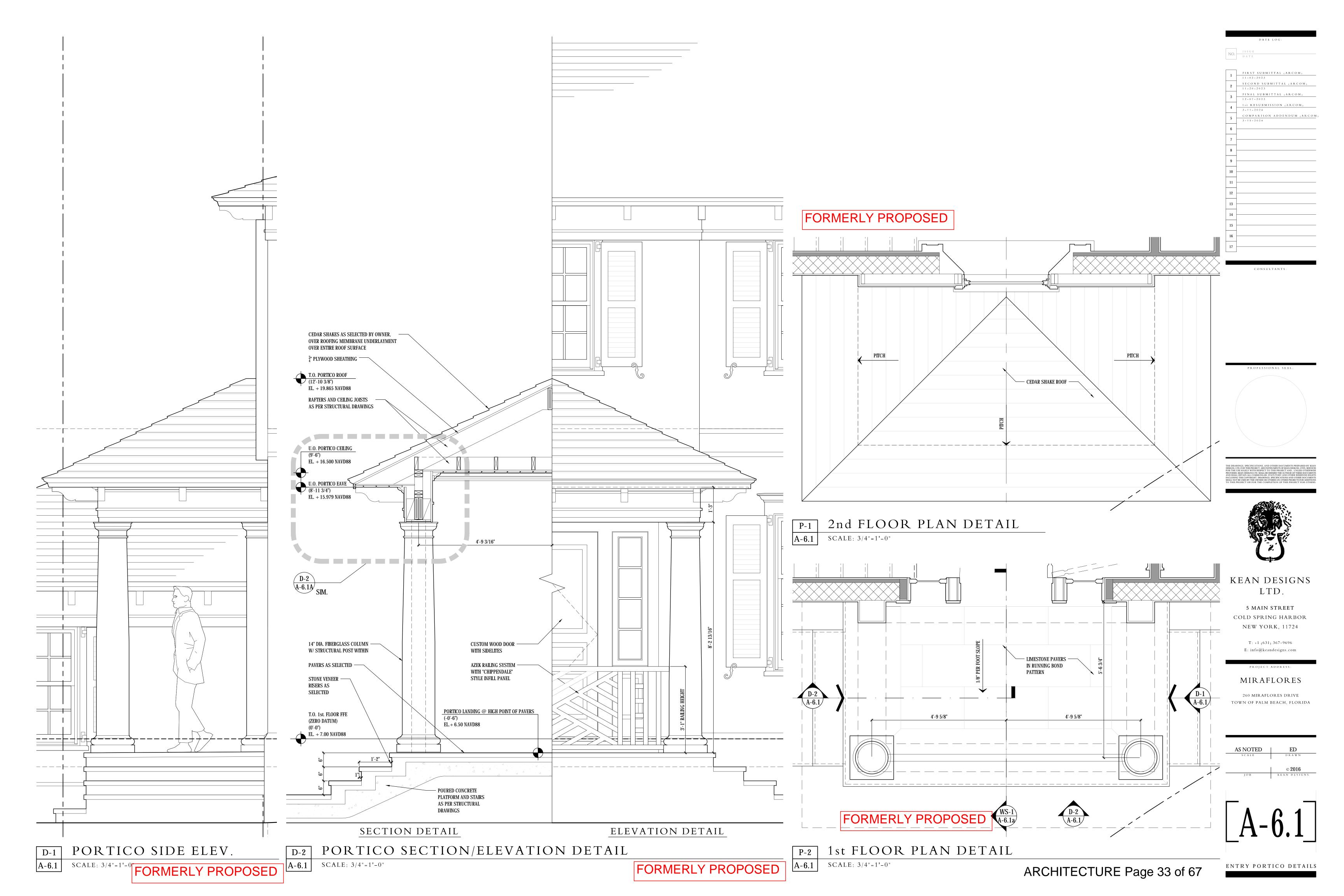
E: info@keandesigns.com

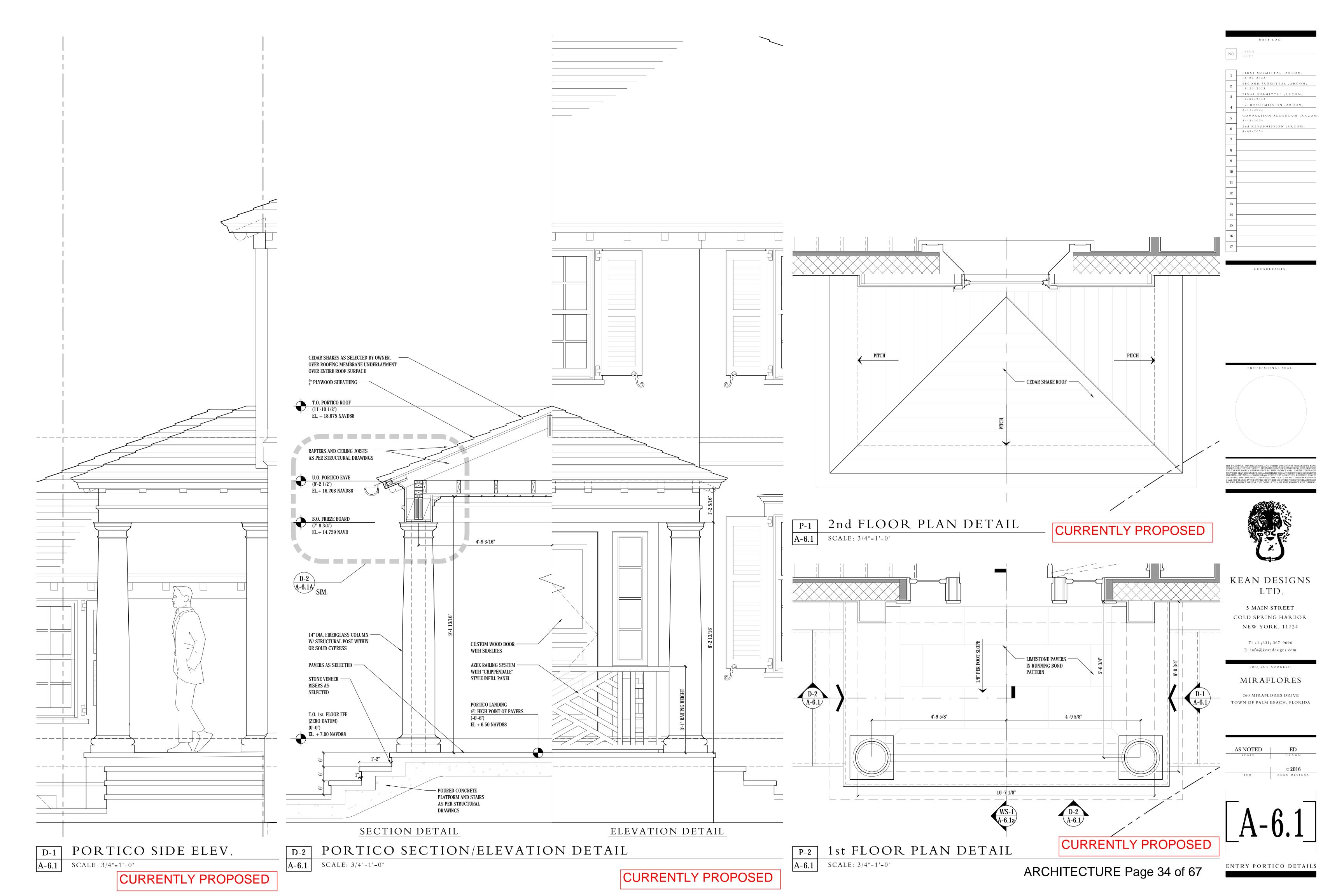
MIRAFLORES

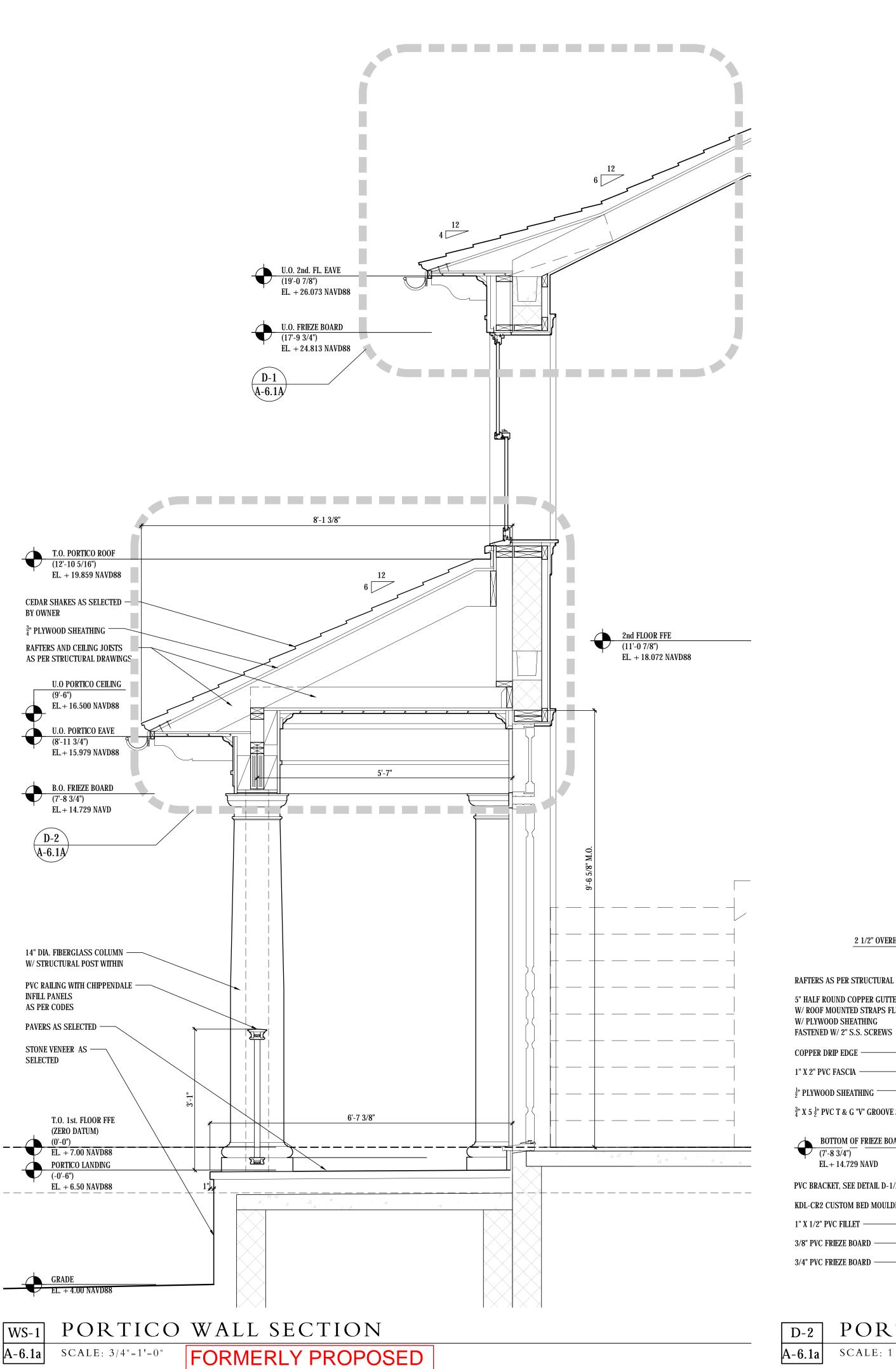
260 MIRAFLORES DRIVE

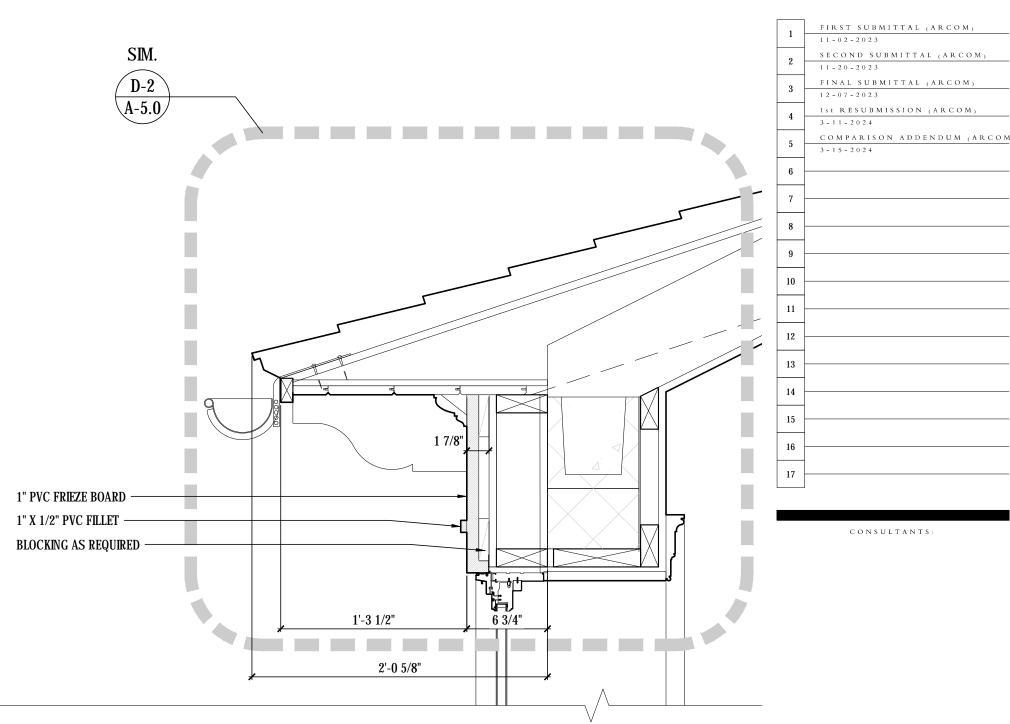
TOWN OF PALM BEACH, FLORIDA

EAVE AND RAKE DETAILS (CURRENTLY PROPOSED)





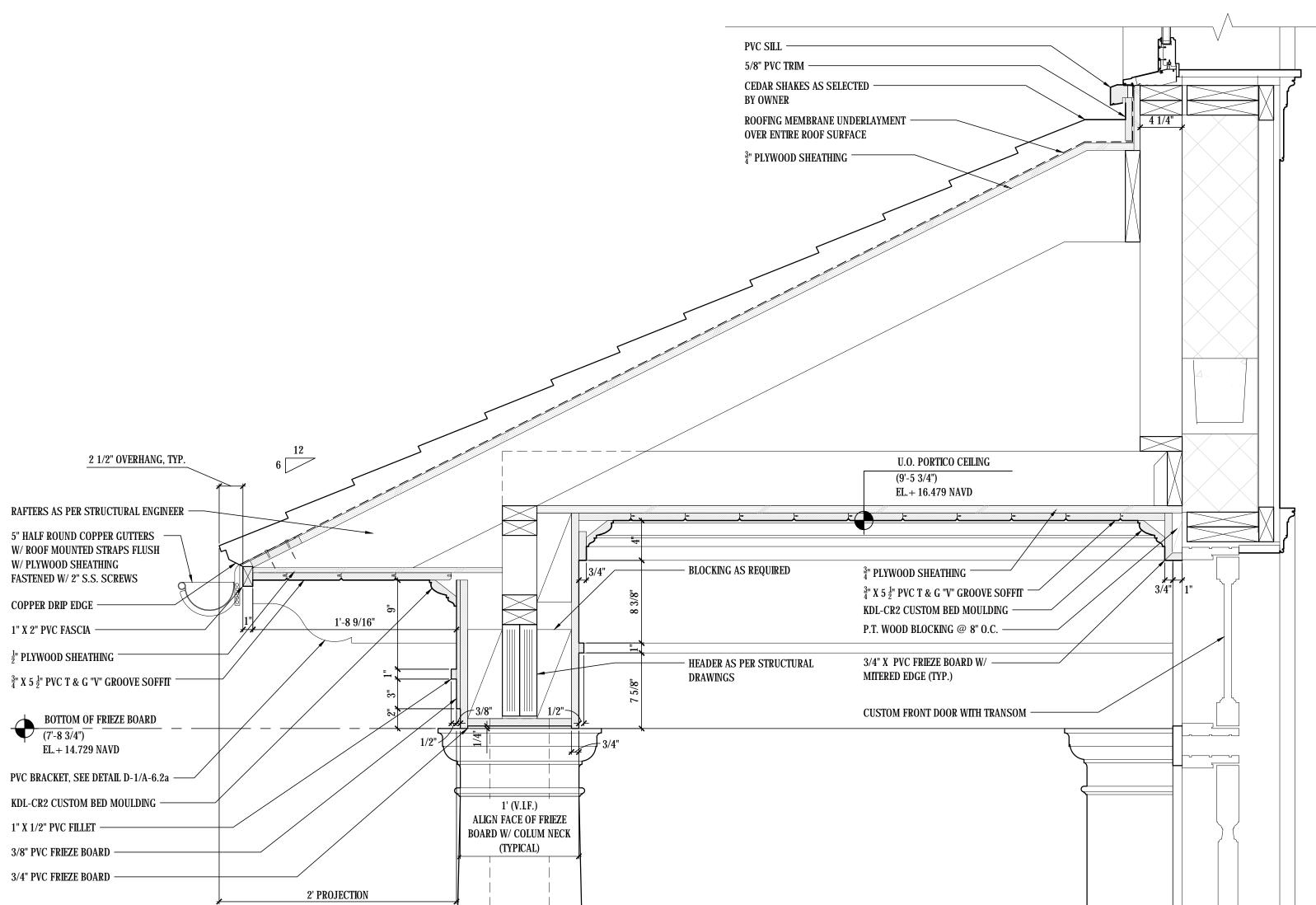


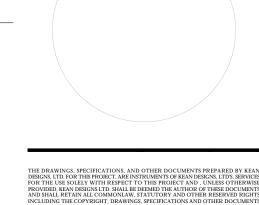


PORTICO EAVE DETAIL

D-1 @ 2ND FLOOR

-6.1a SCALE: 1 1/2"=1'-0"







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TOWN OF PALM BEACH, FLORIDA

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SCALE DRAWN

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A-6.1a

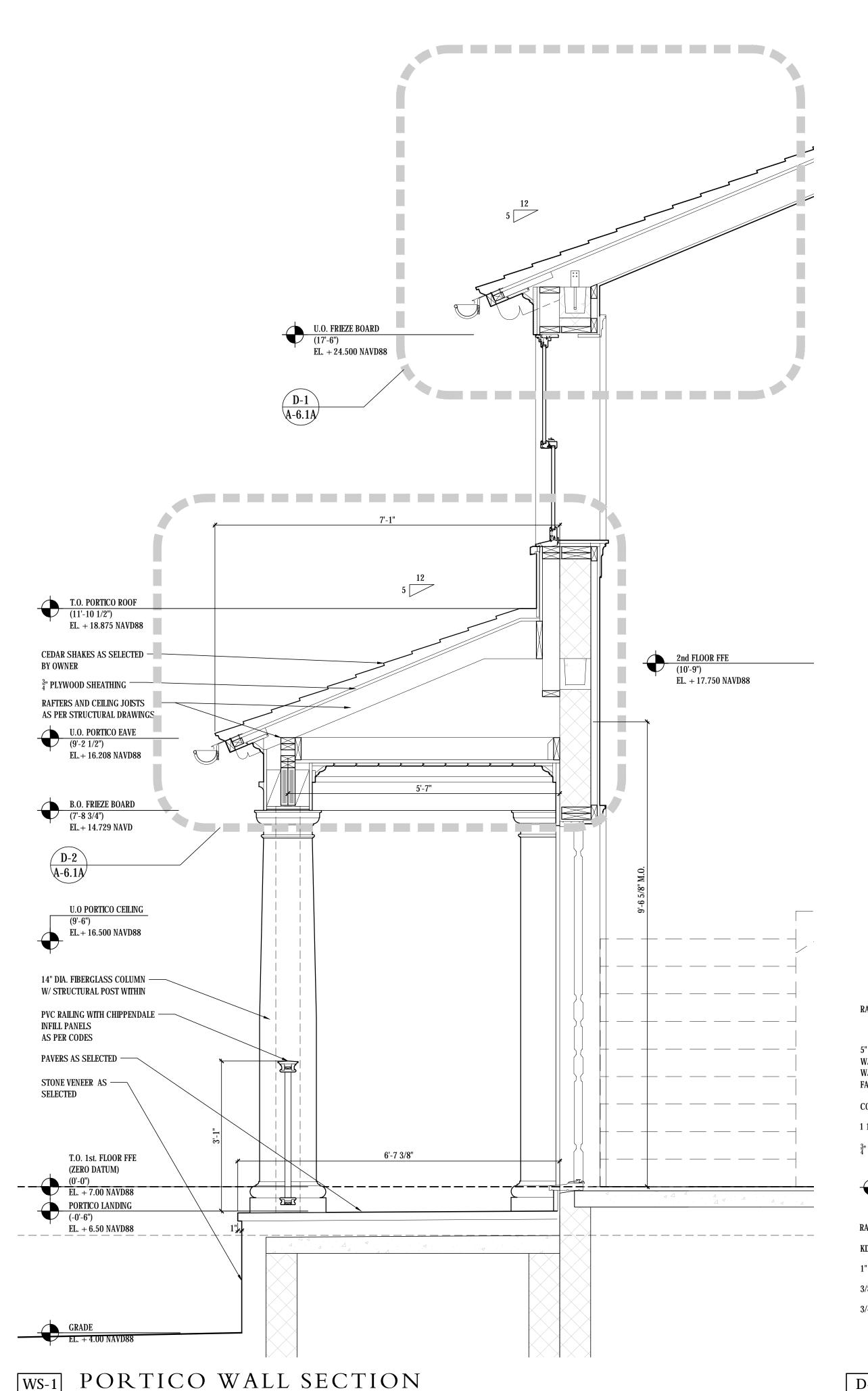
PORTICO ROOF DETAIL

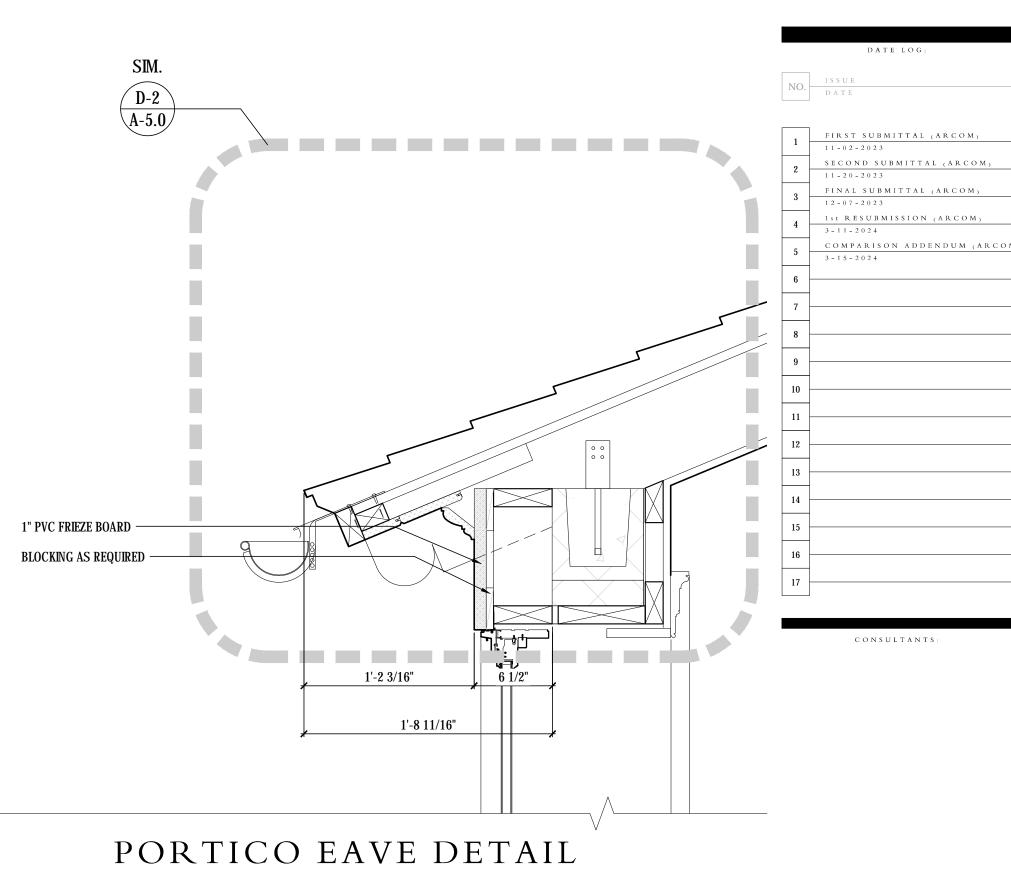
SCALE: 1 1/2"=1'-0"

FORMERLY PROPOSED

FORMERLY PROPOSED

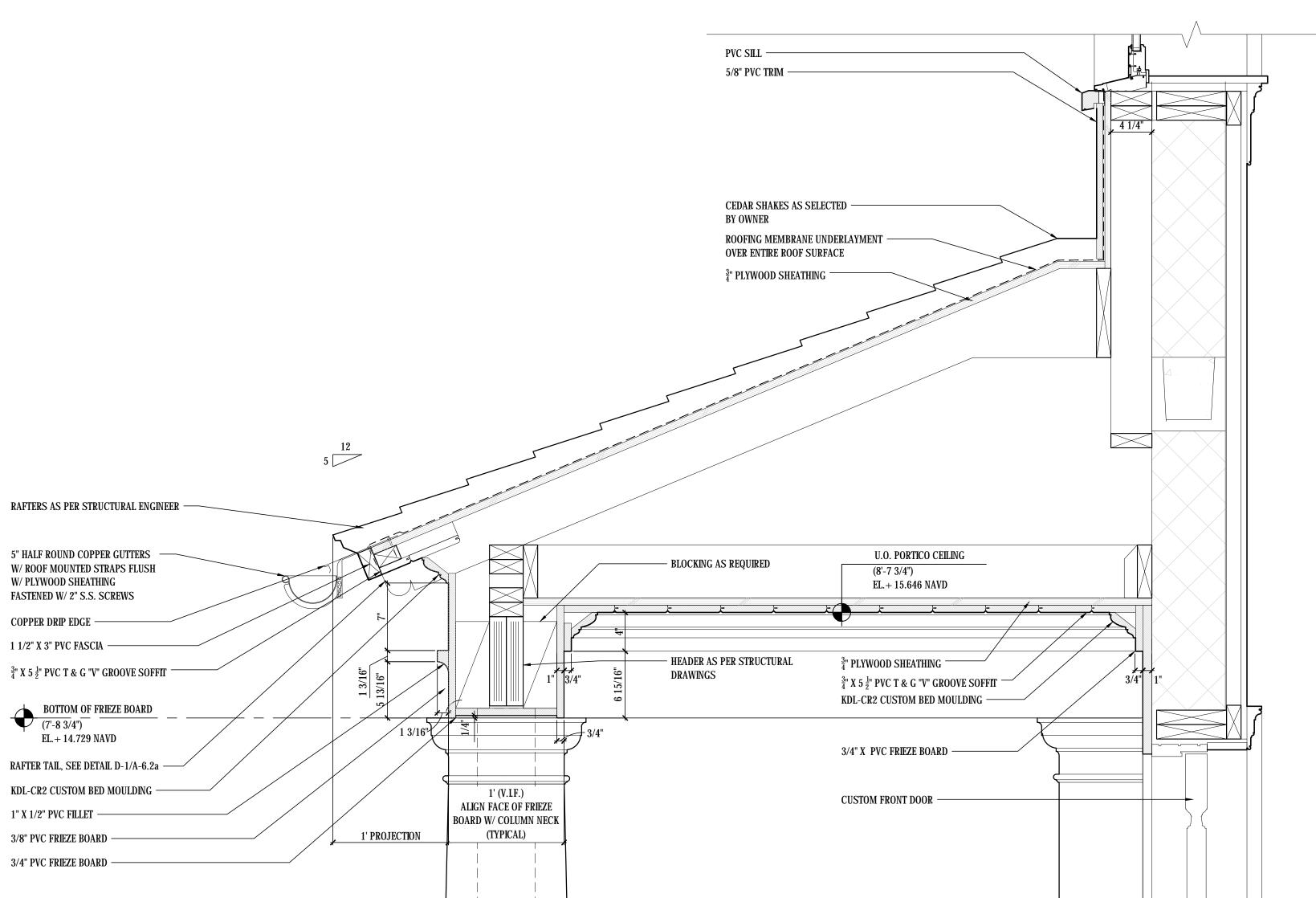
ARCHITECTURE Page 35 of 67





CURRENTLY PROPOSED

@ 2ND FLOOR SCALE: 1 1/2"=1'-0"





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260 MIRAFLORES DRIVE

TOWN OF PALM BEACH, FLORIDA

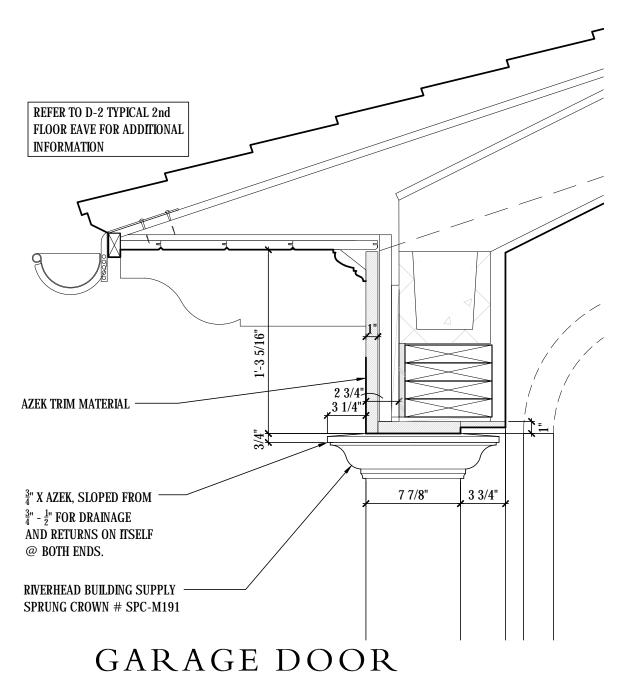
PORTICO ROOF DETAIL

A-6.1a SCALE: 1 1/2"=1'-0"

CURRENTLY PROPOSED ARCHITECTURE Page 36 of 67

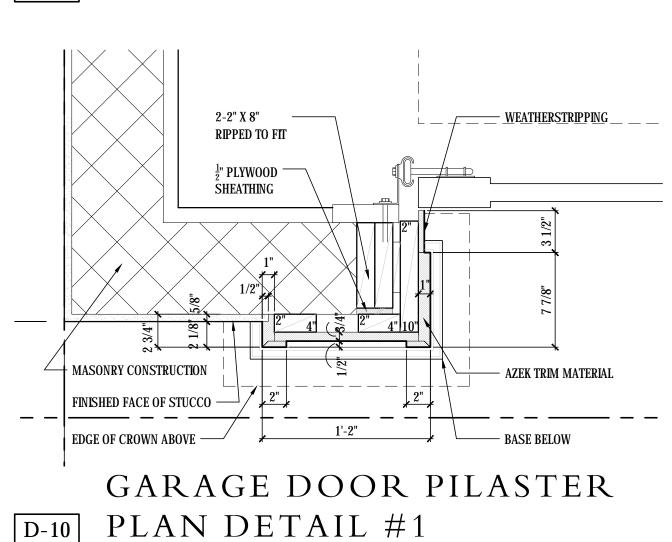
EQ. (REFER TO ELEVATION FOR SPACING) FOR SPACING) SHUTTER DIMENSION "A" - $\frac{1}{4}$ " WINDOW DIMENSION "A" BOTTOM OF FRIEZE T.O. WINDOW FRAME WINDOW CASING IS IN SAME PLANE AS FRIEZE BOARD 'BERMUDA' STYLE SHUTTERS BY TIMBERLANE SHUTTER COMPANY - SHUTTER REMOVED FOR (FINAL SELECTION TO BE DETERMINED) CLARITY D-4 A-6.2 - BLACK HINGES AND PINTELS BY TIMBERLANE SHUTTER COMPANY A-6.2(FINAL SELECTION T.B.D.) - BLACK TIE-DOWNS BY TIMBERLANE SHUTTER COMPANY (FINAL SELECTION T.B.D.) AZEK HISTORIC SILL # AZM-6930 -RETURNS ON ITSELF @ BOTH ENDS.

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



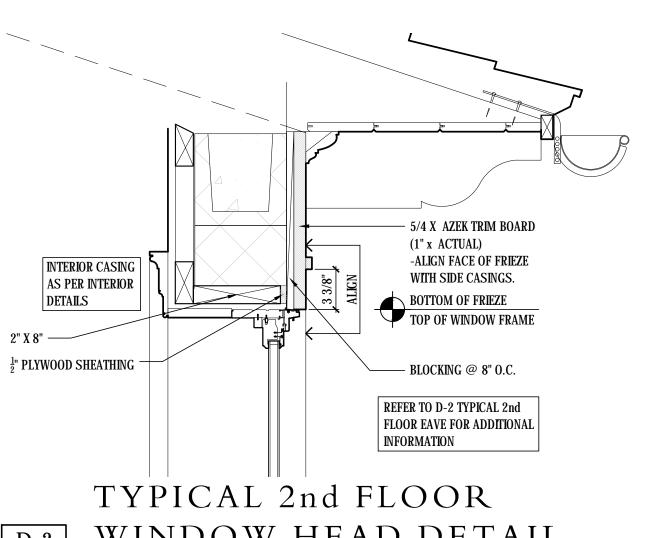
HEAD DETAIL #1

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

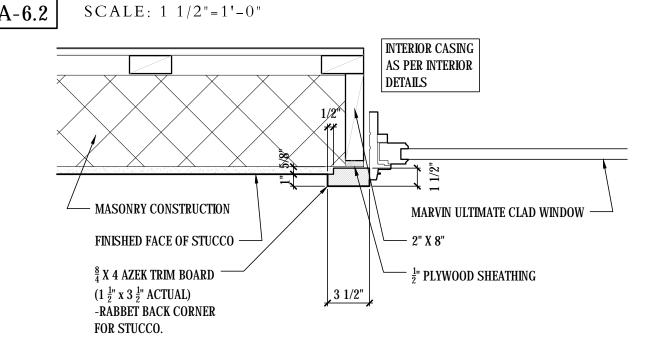


OMITTED

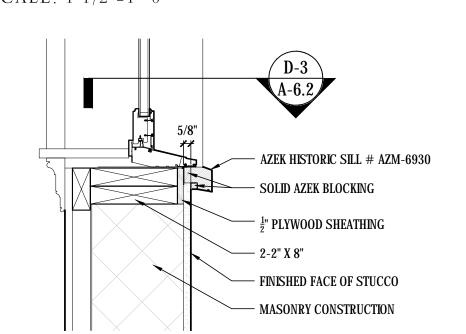
SCALE: 1 1/2"=1'-0"



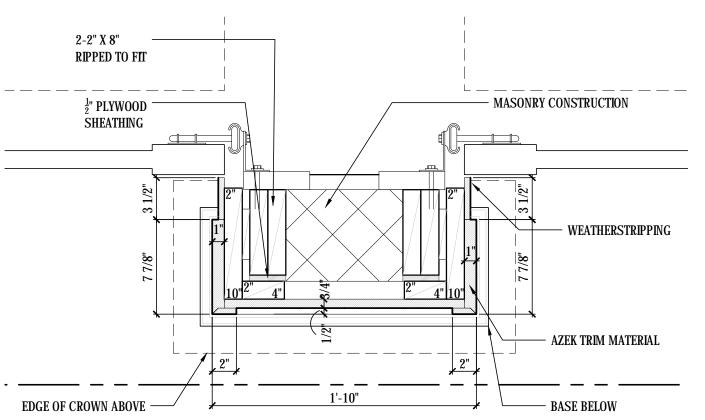
WINDOW HEAD DETAIL



TYP. WINDOW JAMB DETAIL SCALE: 1 1/2"=1'-0"



TYP. WINDOW SILL DETAIL SCALE: 1 1/2"=1'-0"



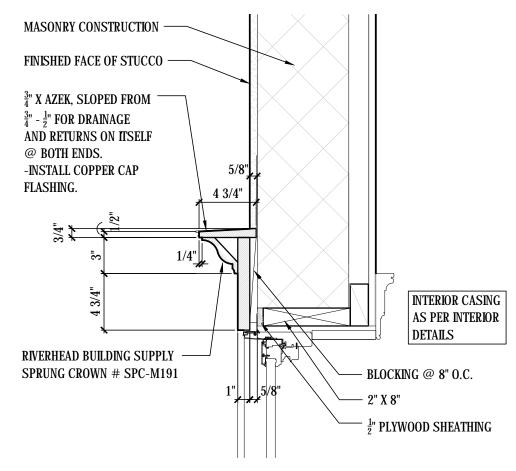
PLAN DETAIL #2

D-11

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

 $\frac{3}{4}$ " X AZEK, SLOPED FROM $\frac{3}{4}$ " - $\frac{1}{2}$ " FOR DRAINAGE AND RETURNS ON ITSELF @ BOTH ENDS. -INSTALL COPPER CAP FLASHING RIVERHEAD BUILDING SUPPLY SPRUNG CROWN # SPC-M191 REFER TO D-1/A-6.2 FOR SHUTTER NOTES AND INFORMATION. TYPICAL 1st FLOOR WINDOW HEAD ELEVATION DETAIL SCALE: 1 1/2"=1'-0"

FORMERLY PROPOSED



TYPICAL 1st FLOOR WINDOW HEAD SECTION DETAIL

OMITTED

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

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



1 FIRST SUBMITTAL (ARCOM)

2 SECOND SUBMITTAL (ARCOM

3 FINAL SUBMITTAL (ARCOM)

5 COMPARISON ADDENDUM (ARCO.

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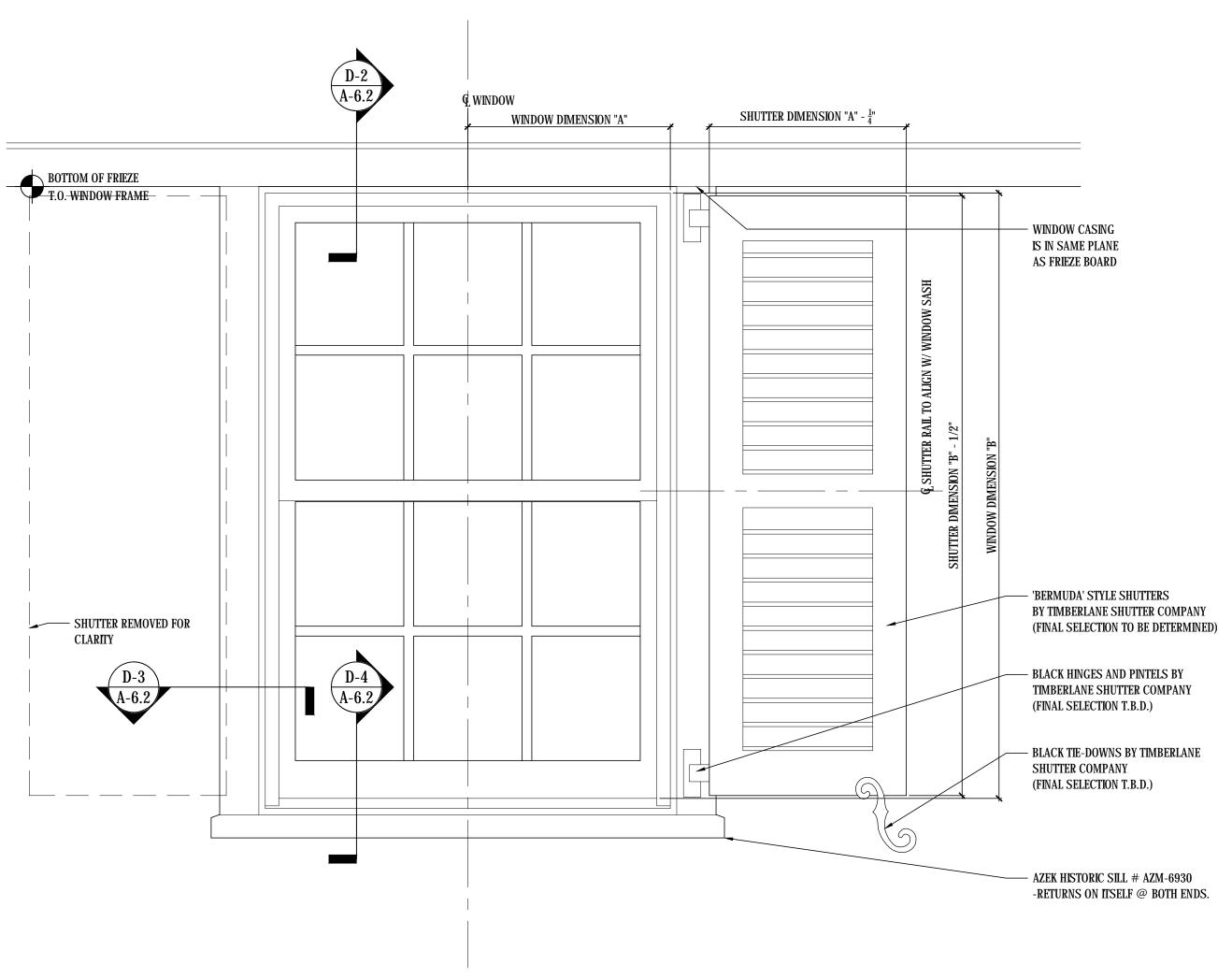
MIRAFLORES

260 MIRAFLORES DRIVE TOWN OF PALM BEACH, FLORIDA

GARAGE DOOR PILASTER

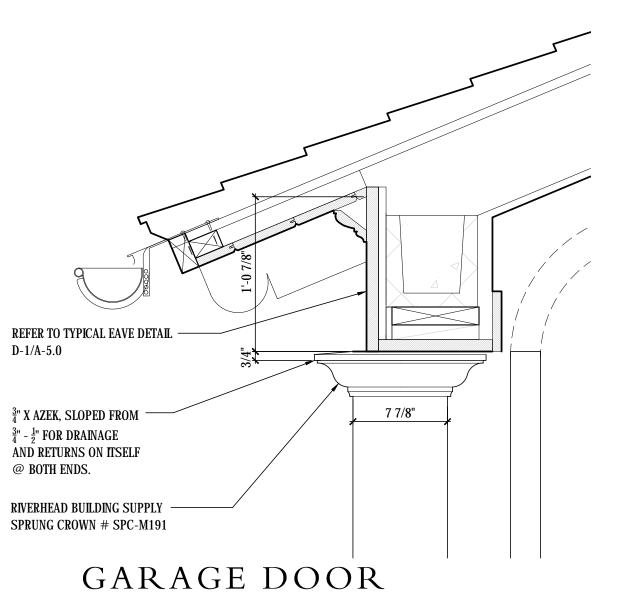
OMITTED

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



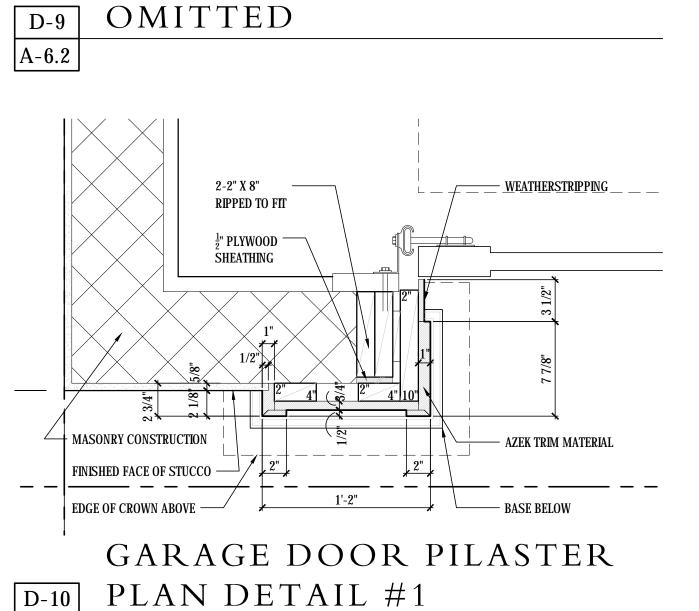
TYPICAL 2nd FLOOR WINDOW ELEVATION DETAIL

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

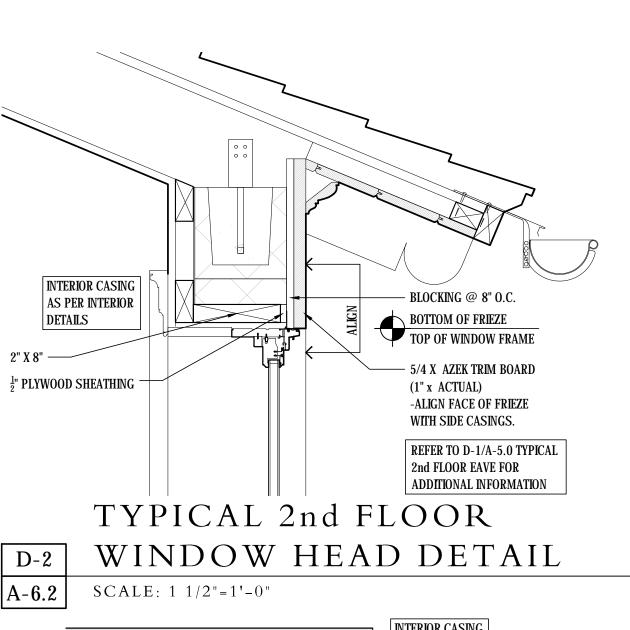


HEAD DETAIL #1

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

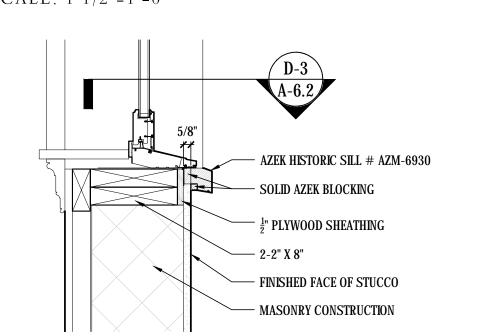


SCALE: 1 1/2"=1'-0"

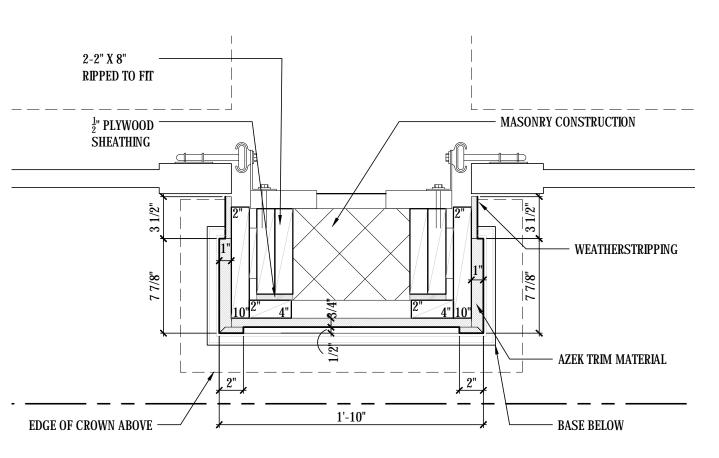


AS PER INTERIOR — MASONRY CONSTRUCTION MARVIN ULTIMATE CLAD WINDOW FINISHED FACE OF STUCCO — 2" X 8" $\frac{8}{4}$ X 4 AZEK TRIM BOARD $-\frac{1}{2}$ " PLYWOOD SHEATHING (1 ½" x 3 ½" ACTUAL) -RABBET BACK CORNER FOR STUCCO.

TYP. WINDOW JAMB DETAIL SCALE: 1 1/2"=1'-0"



TYP. WINDOW SILL DETAIL SCALE: 1 1/2"=1'-0"



GARAGE DOOR PILASTER PLAN DETAIL #2

D-11

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

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

CURRENTLY PROPOSED 1 FIRST SUBMITTAL (ARCOM SECOND SUBMITTAL (ARCOM) FINAL SUBMITTAL (ARCOM -INSTALL COPPER CAP FLASHING. RIVERHEAD BUILDING SUPPLY 5 COMPARISON ADDENDUM (ARCOM SPRUNG CROWN # SPC-M191 6 2nd RESUBMISSION (ARCOM) TYPICAL 1st FLOOR

 $\frac{3}{4}$ " - $\frac{1}{2}$ " FOR DRAINAGE AND RETURNS ON ITSELF

@ BOTH ENDS.

REFER TO D-1/A-6.2 FOR SHUTTER NOTES AND

INFORMATION.

WINDOW HEAD

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

MASONRY CONSTRUCTION -

FINISHED FACE OF STUCCO -

 $\frac{3}{4}$ " X AZEK, SLOPED FROM $\frac{3}{4}$ " - $\frac{1}{2}$ " FOR DRAINAGE

AND RETURNS ON ITSELF

-INSTALL COPPER CAP

RIVERHEAD BUILDING SUPPLY SPRUNG CROWN # SPC-M191

@ BOTH ENDS.

FLASHING.

ELEVATION DETAIL

TYPICAL 1st FLOOR

WINDOW HEAD

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

OMITTED

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

SECTION DETAIL

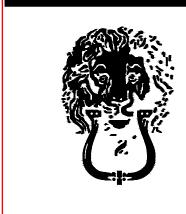
INTERIOR CASING

AS PER INTERIOR

DETAILS

- BLOCKING @ 8" O.C.

 $-\frac{1}{2}$ " PLYWOOD SHEATHING



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MIRAFLORES

260 MIRAFLORES DRIVE TOWN OF PALM BEACH, FLORIDA

ARCHITECTURE Page 38 of 67



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SCALE	DRAWN
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A-6.2a

FORMERLY PROPOSED

D-1 A-6.2a

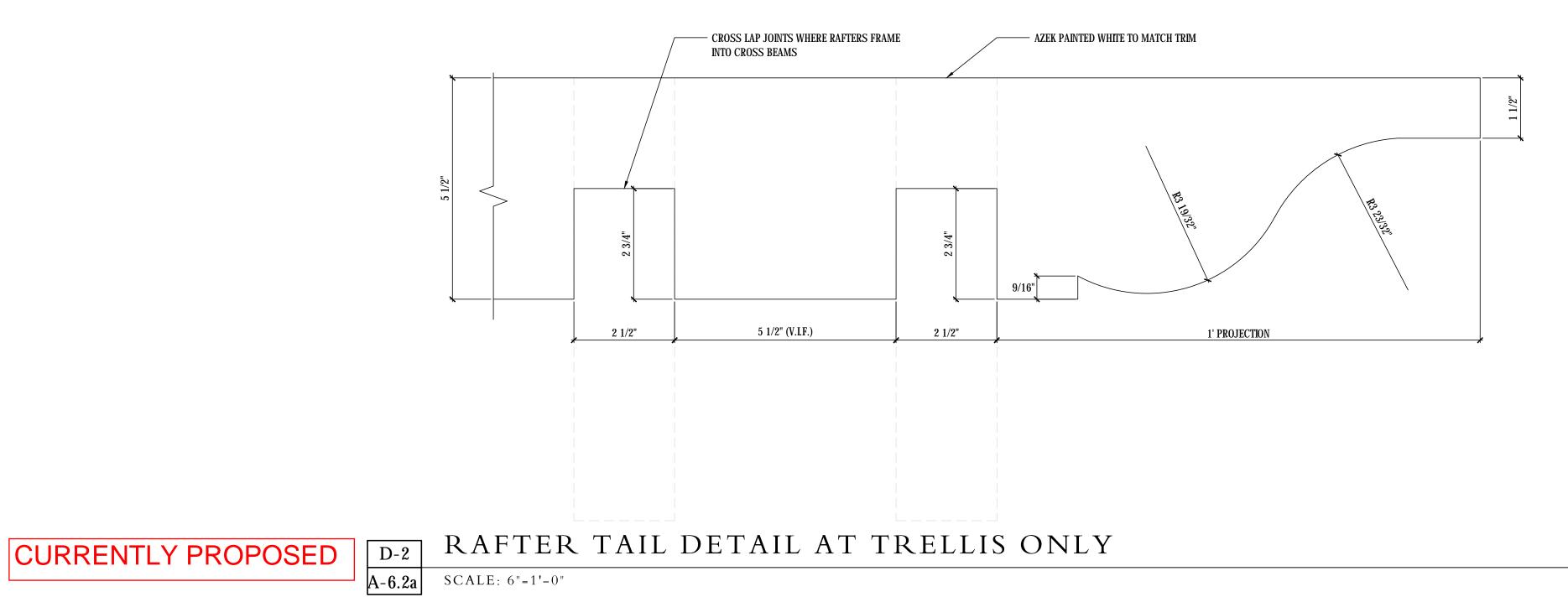
TYPICAL EAVE BRACKET DETAIL

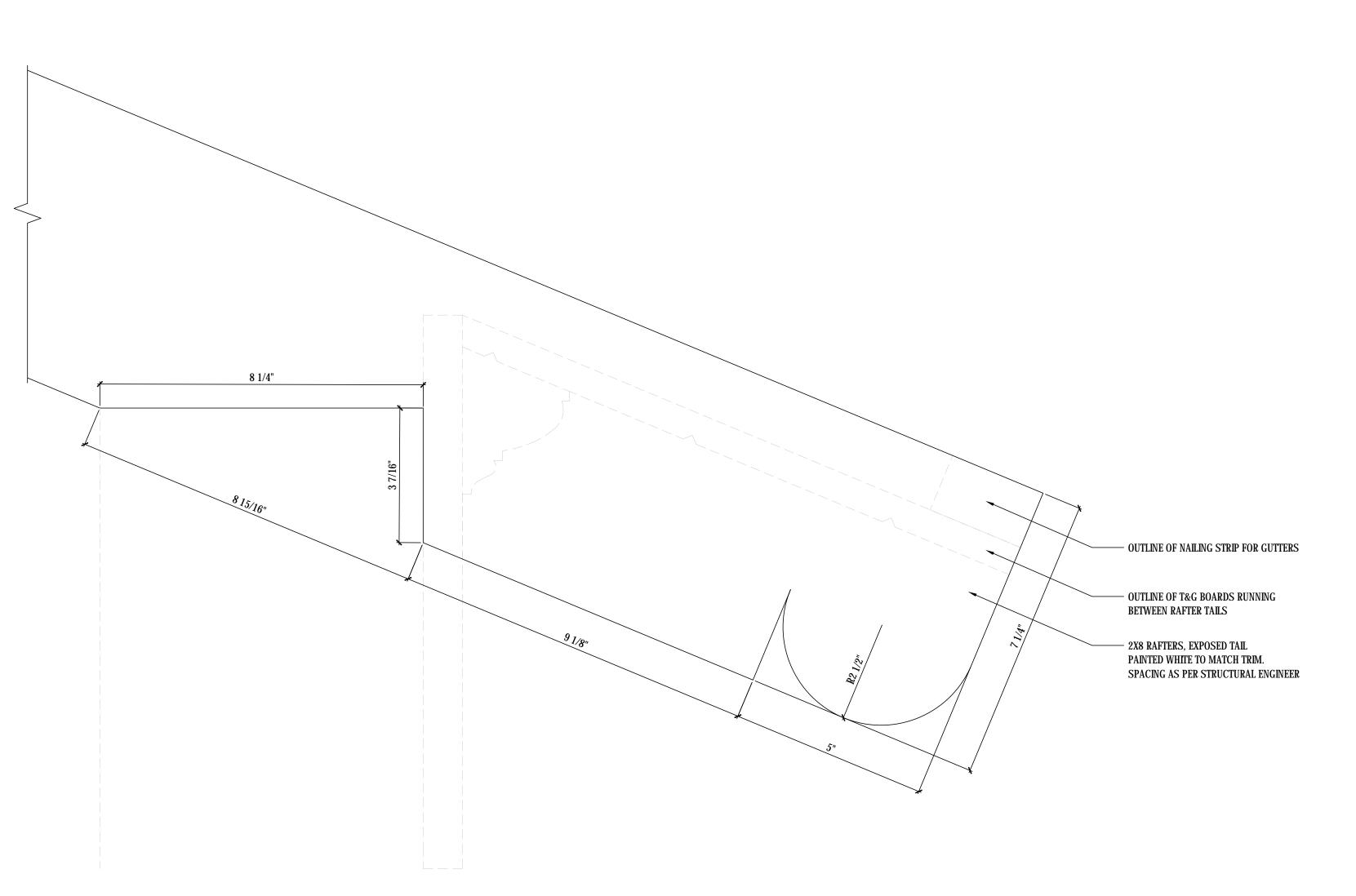
9 5/8"

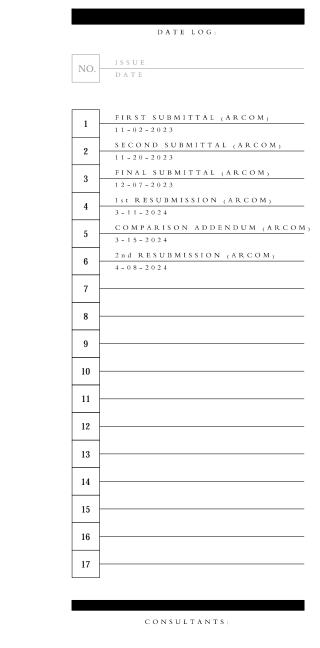
1'-7 5/8"

SCALE: 6"=1'-0"

— AZEK PAINTED WHITE TO MATCH TRIM











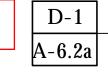
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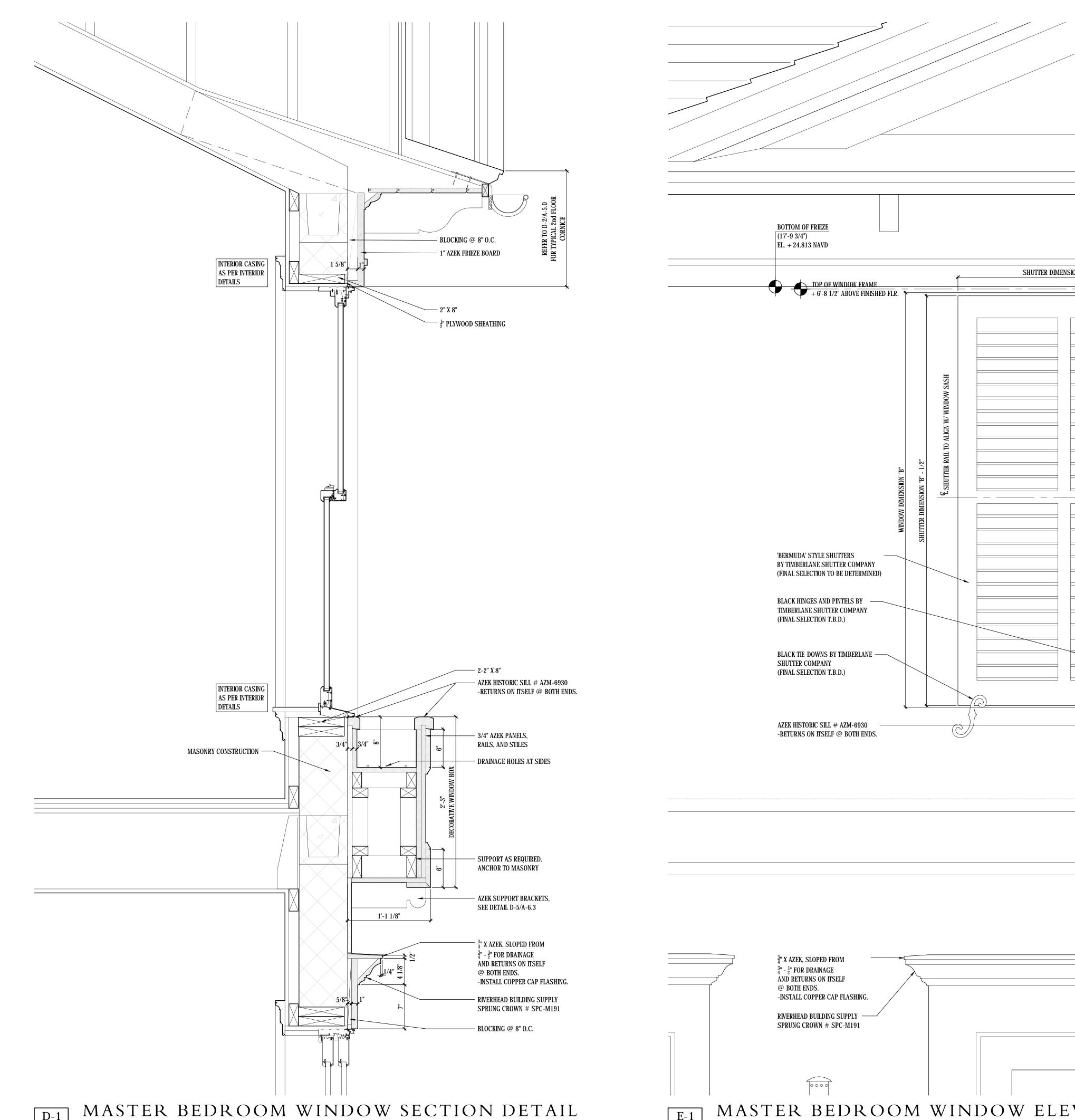
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MIRAFLORES

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CURRENTLY PROPOSED
D-1 RAFTER TAIL DETAIL AT TYPICAL EAVES
A-6.2a SCALE: 6"=1'-0"



1 FIRST SUBMITTAL (ARCOM) 2 SECOND SUBMITTAL (ARCOM)
11-20-2023 3 FINAL SUBMITTAL (ARCOM)
12-07-2023 4 1st RESUBMISSION (ARCOM) 5 COMPARISON ADDENDUM (ARCOM) WINDOW (SHUTTER DIMENSION "A" - 1/2" WINDOW DIMENSION "A" _ _ _ _ D-3
CASING DETAIL
BEHIND SHUTTER 7 1/2" TYPICAL CASING KEAN DESIGNS LTD. 5 MAIN STREET COLD SPRING HARBOR NEW YORK, 11724 T: +1 (631) 367-9696 E: info@keandesigns.com MIRAFLORES 260 MIRAFLORES DRIVE TOWN OF PALM BEACH, FLORIDA MASTER BEDROOM WINDOW ELEVATION DETAIL

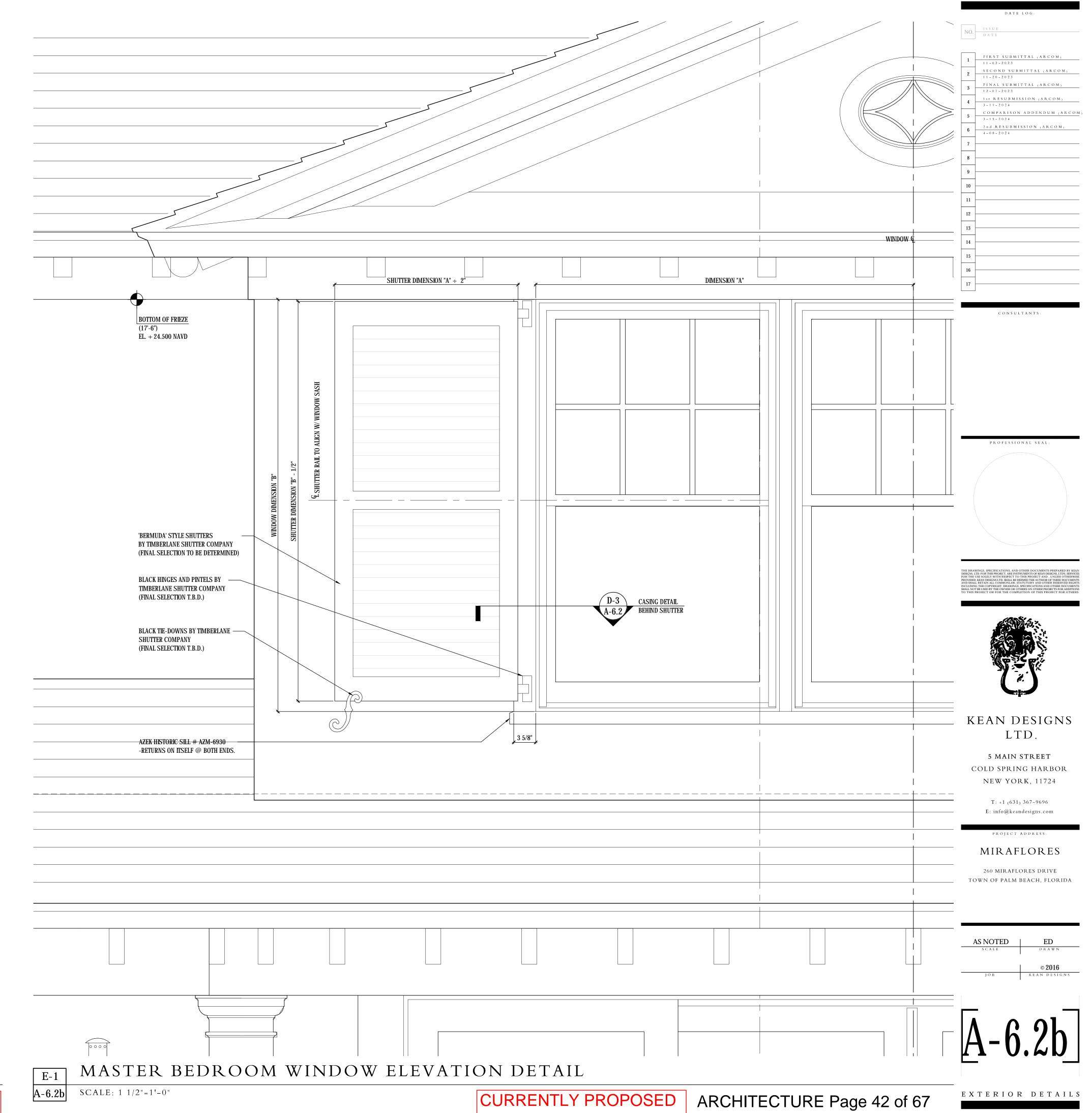
SCALE: 1 1/2"=1'-0"

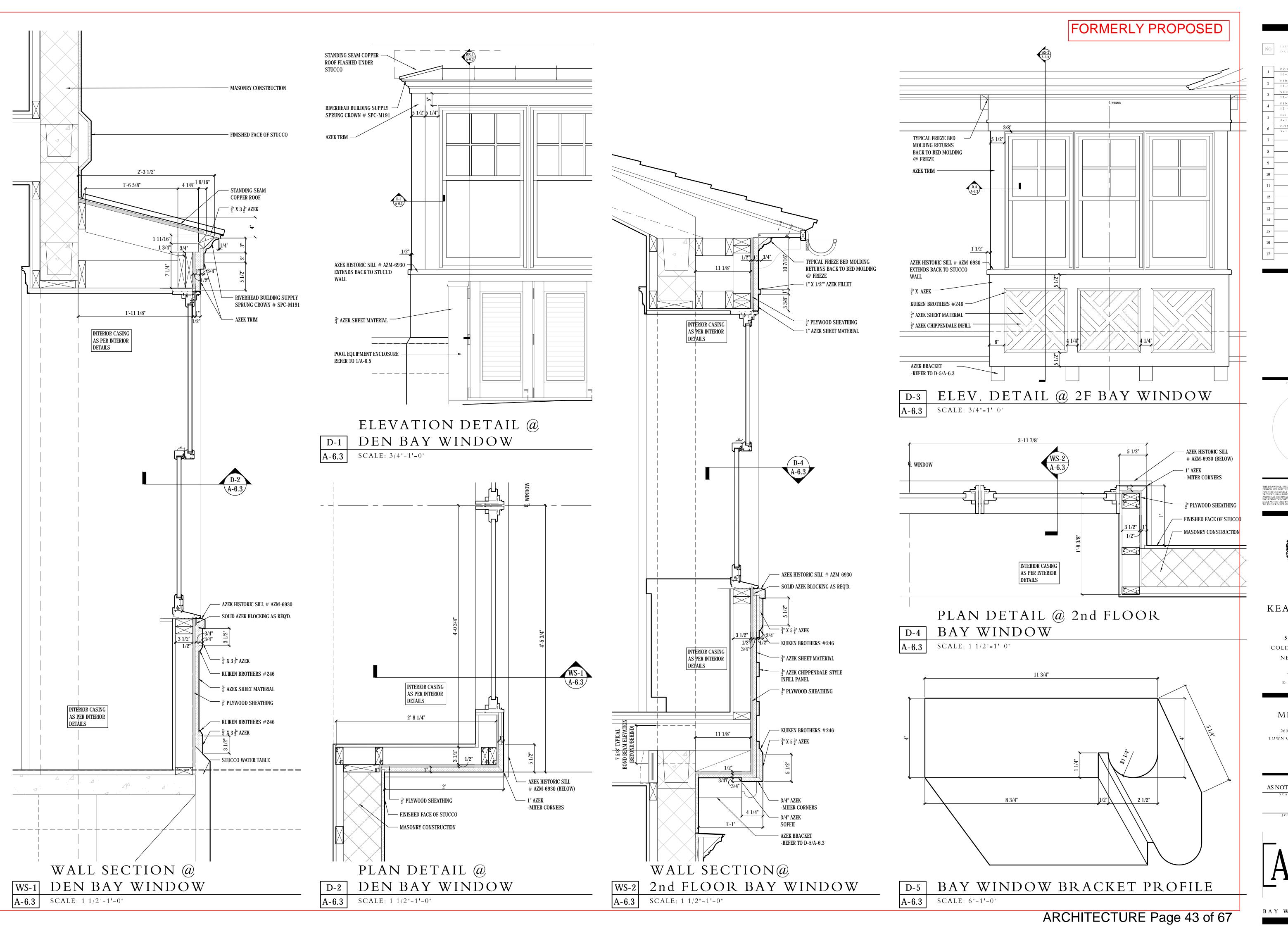
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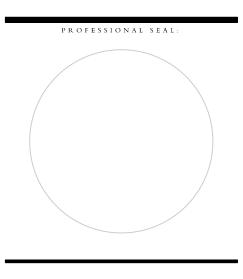
A-6.2b

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

FORMERLY PROPOSED ARCHITECTURE Page 41 of 67







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260 MIRAFLORES DRIVE Town of Palm Beach, Florida

AS NOTED ED

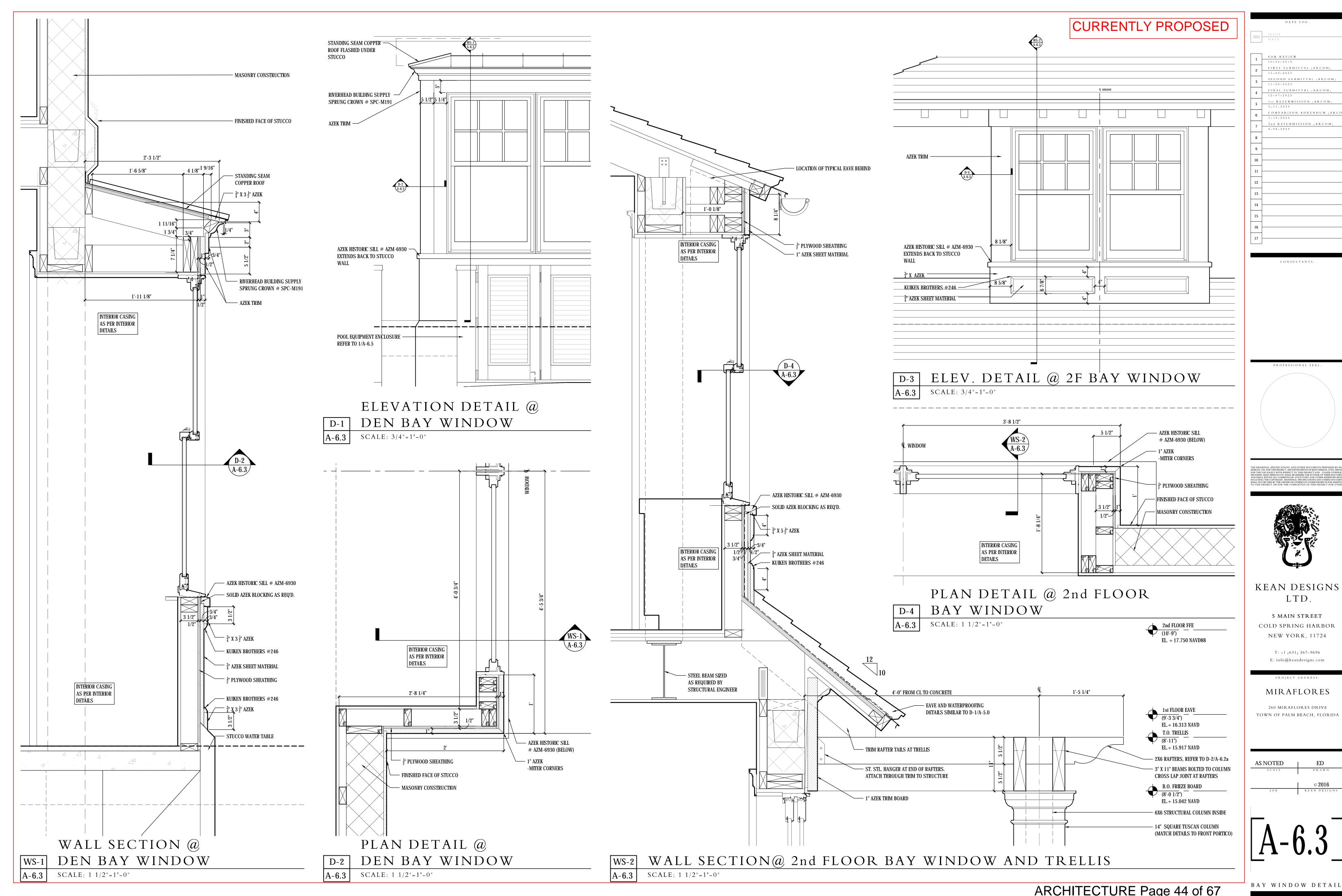
SCALE DRAWN

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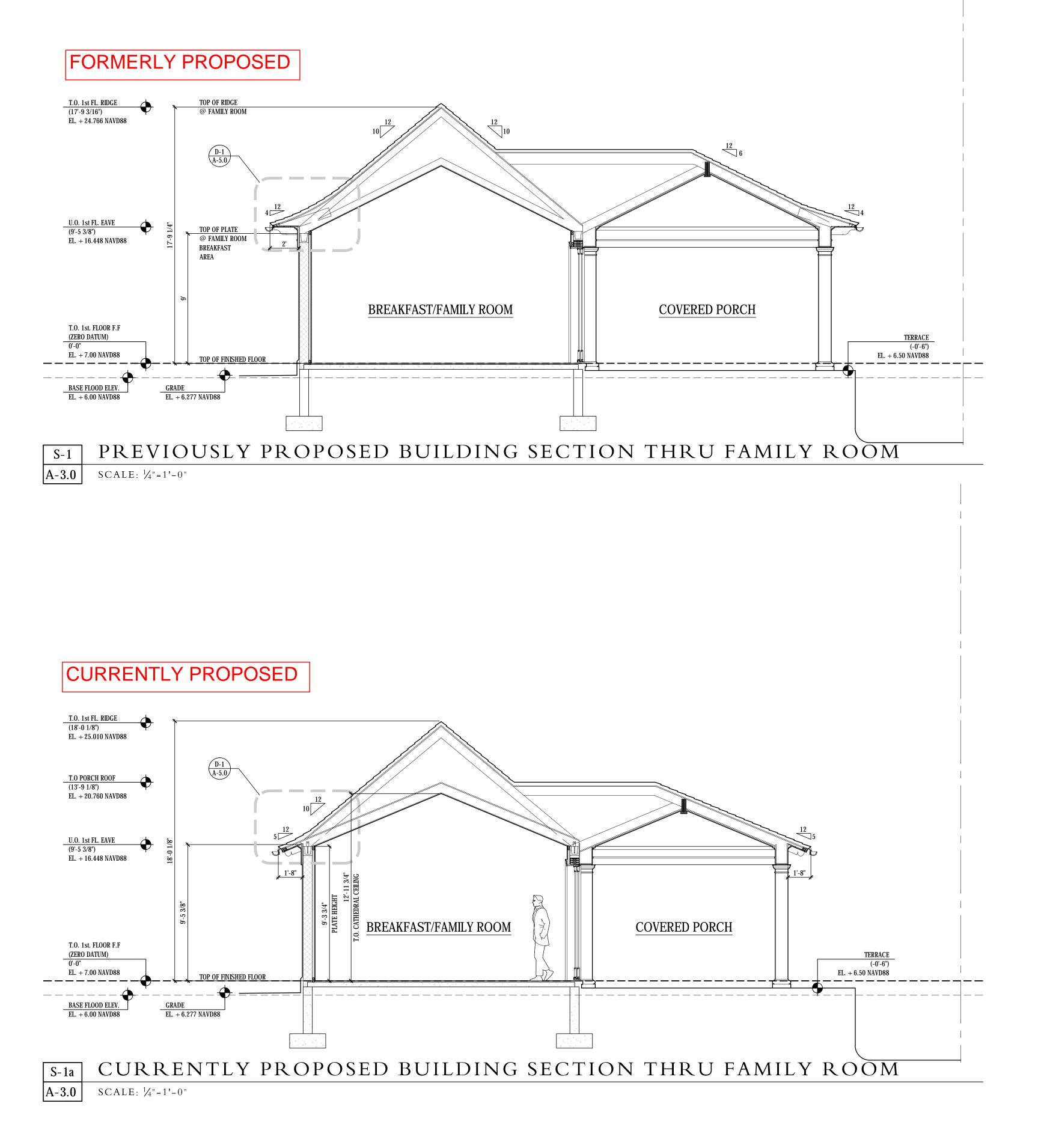
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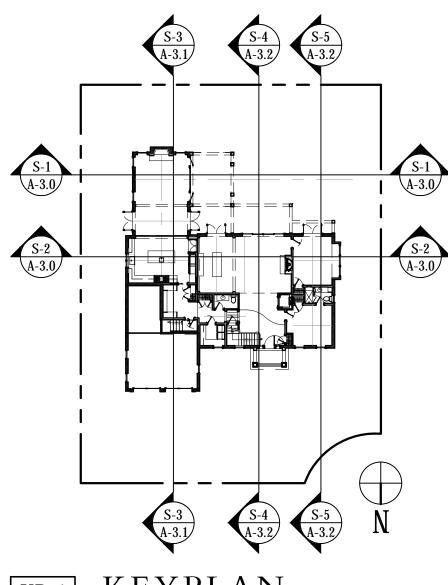
A-6.3

BAY WINDOW DETAI



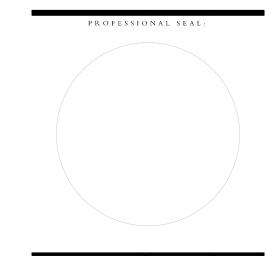
ARCHITECTURE Page 44 of 67





KP-1 KEYPLAN
A-3.0 NTS

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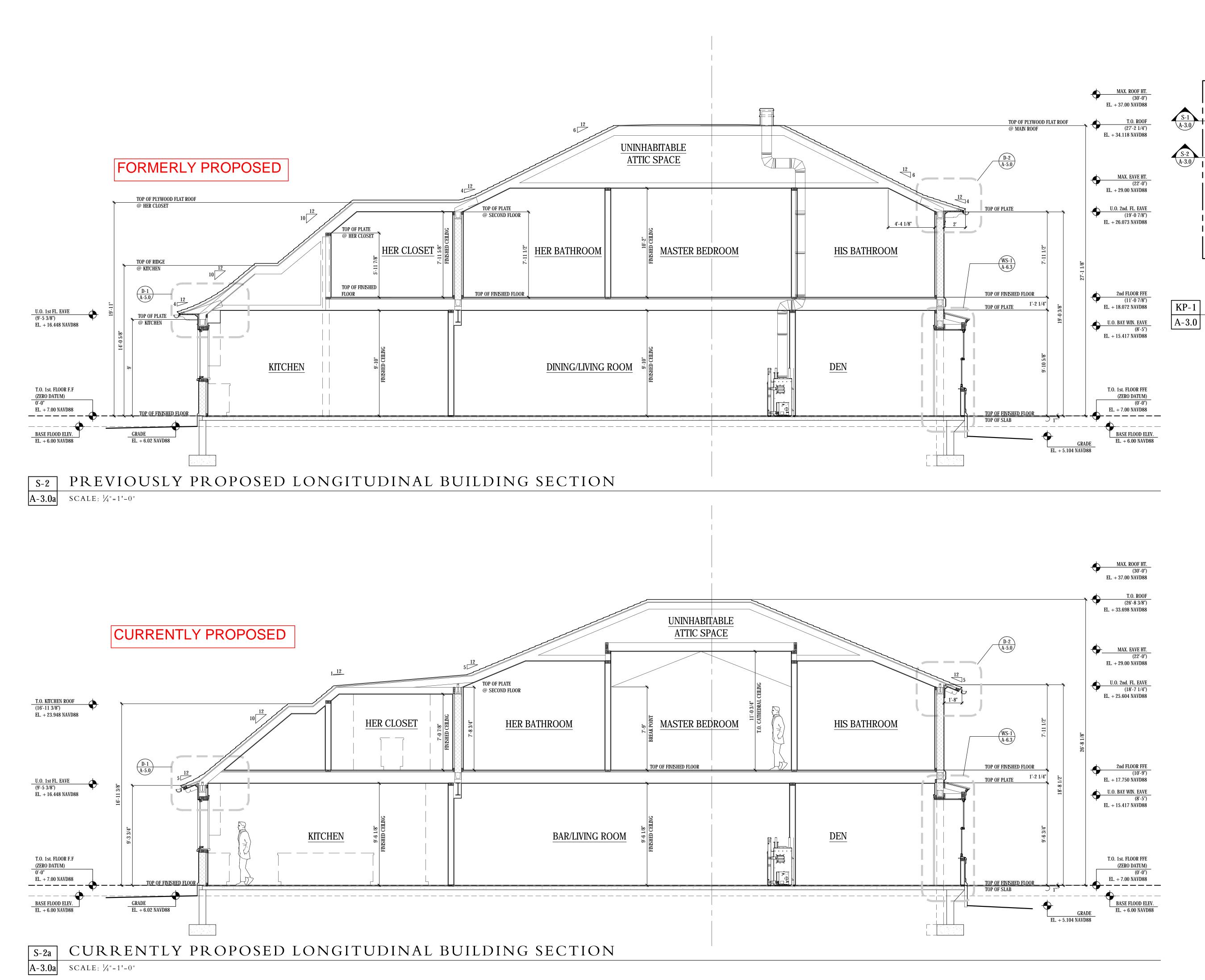
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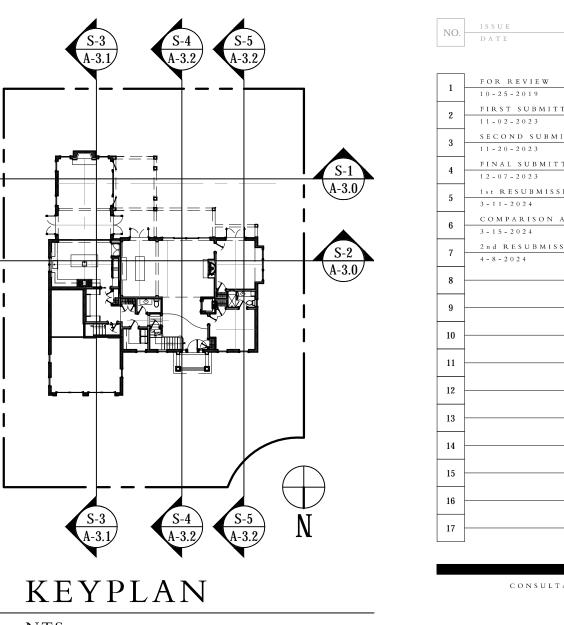
MIRAFLORES

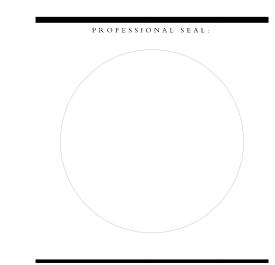
260 MIRAFLORES DRIVE Town of Palm Beach, Florida

1/4" : 1'-0"	ED
SCALE	DRAWN
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 $\begin{bmatrix} A-3.0 \end{bmatrix}$







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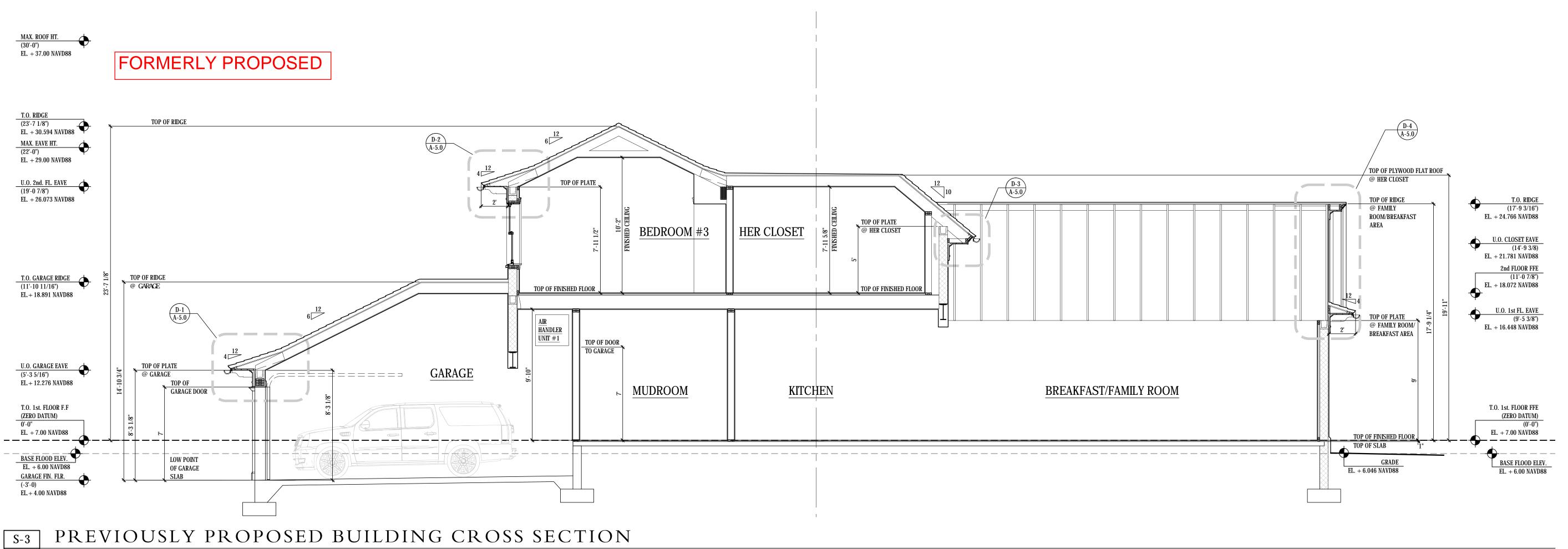
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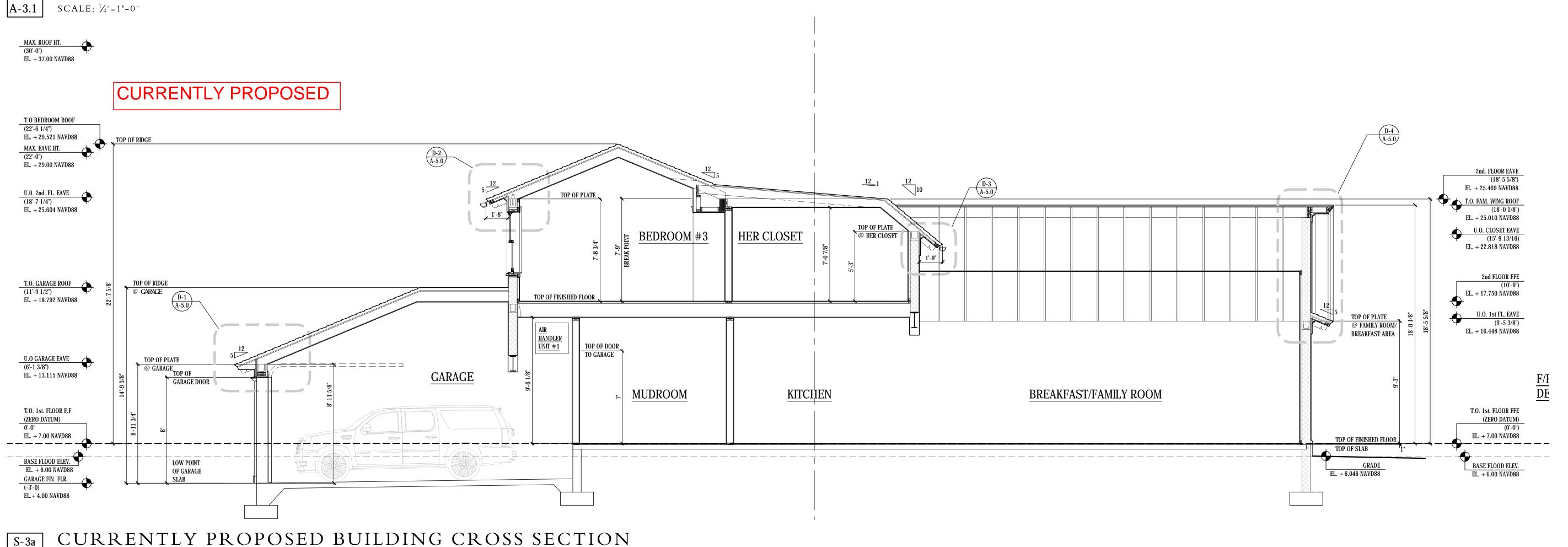
MIRAFLORES

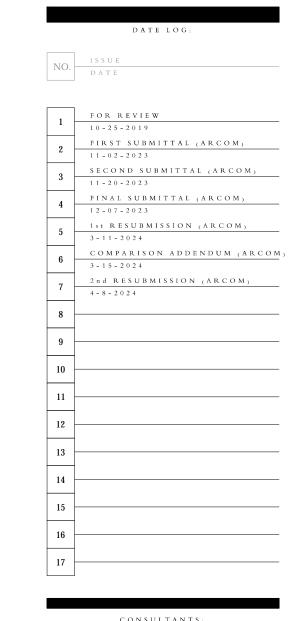
260 MIRAFLORES DRIVE TOWN OF PALM BEACH, FLORIDA

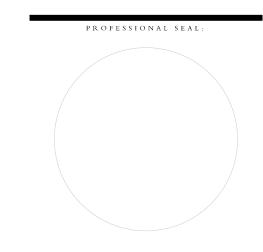
1/4" : 1'-0"	ED
SCALE	DRAWN
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A-3.0a









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MIRAFLORES

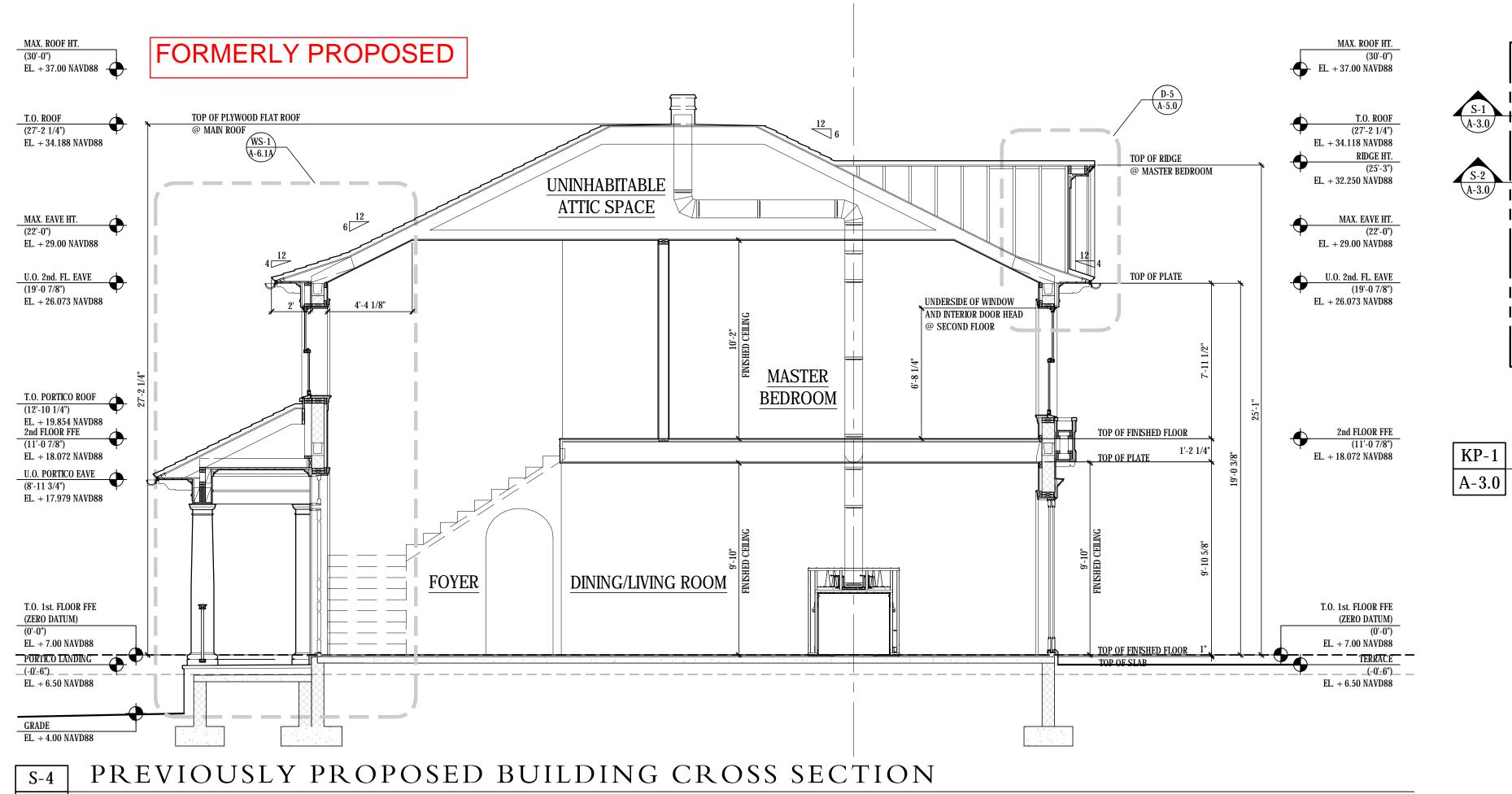
260 MIRAFLORES DRIVE TOWN OF PALM BEACH, FLORIDA

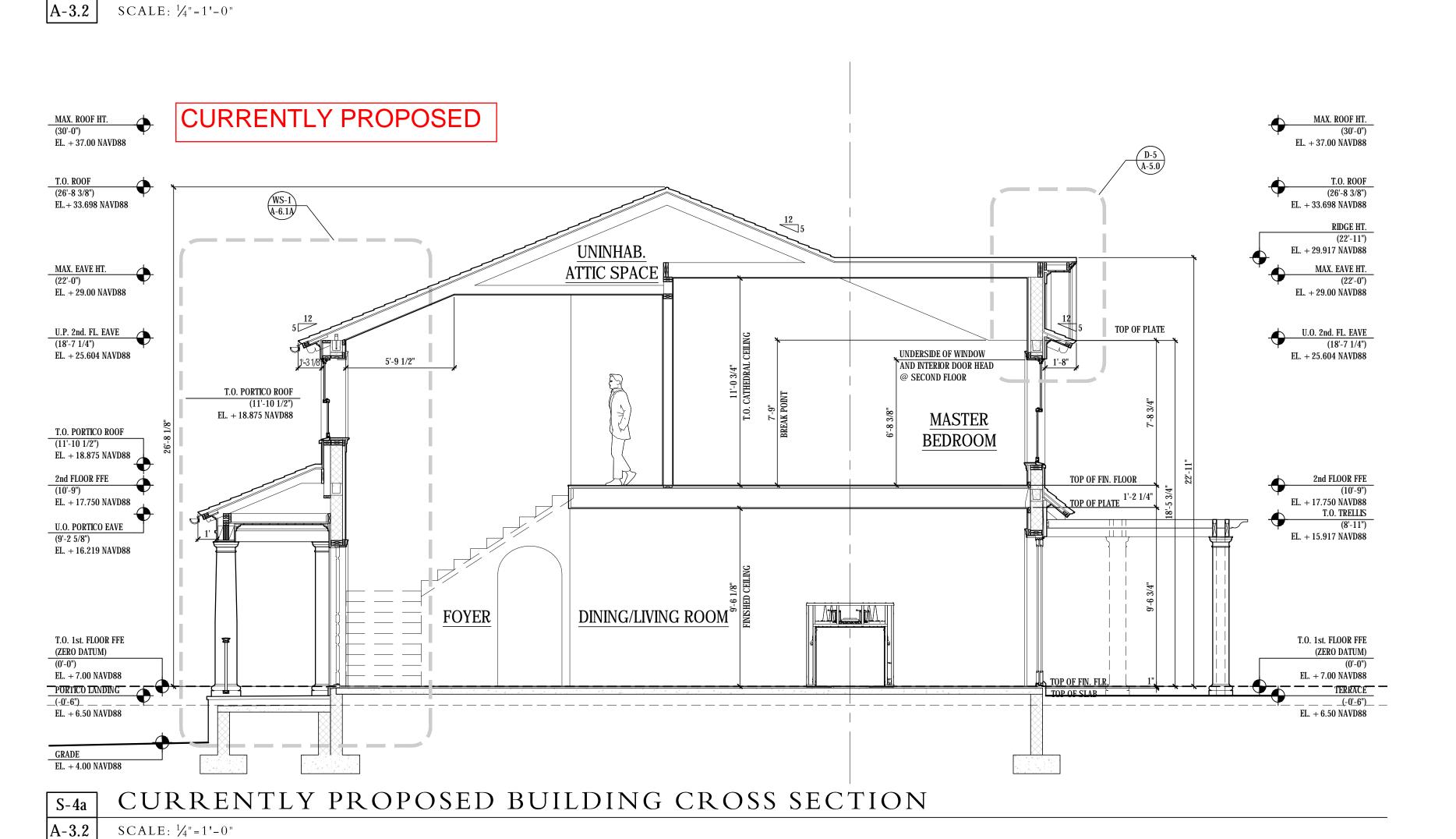
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SCALE DRAWN

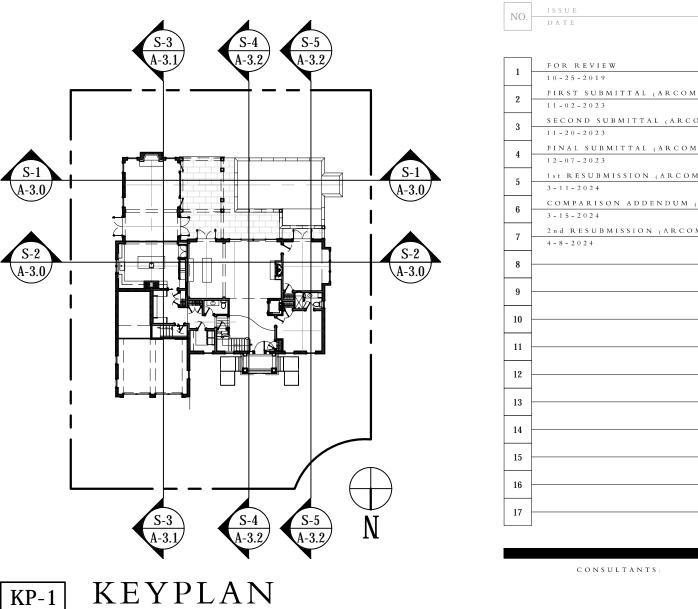
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A-3.1

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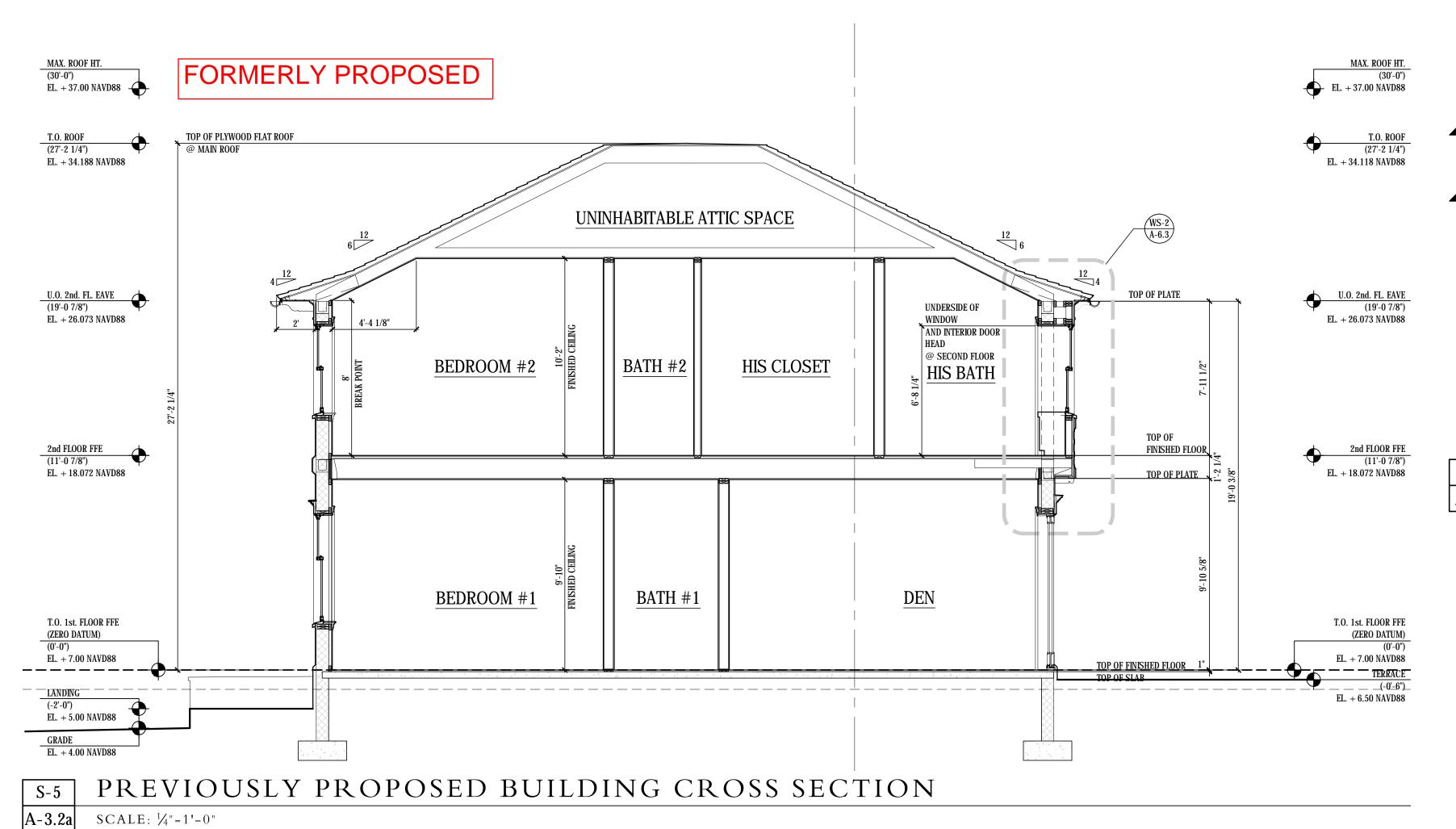
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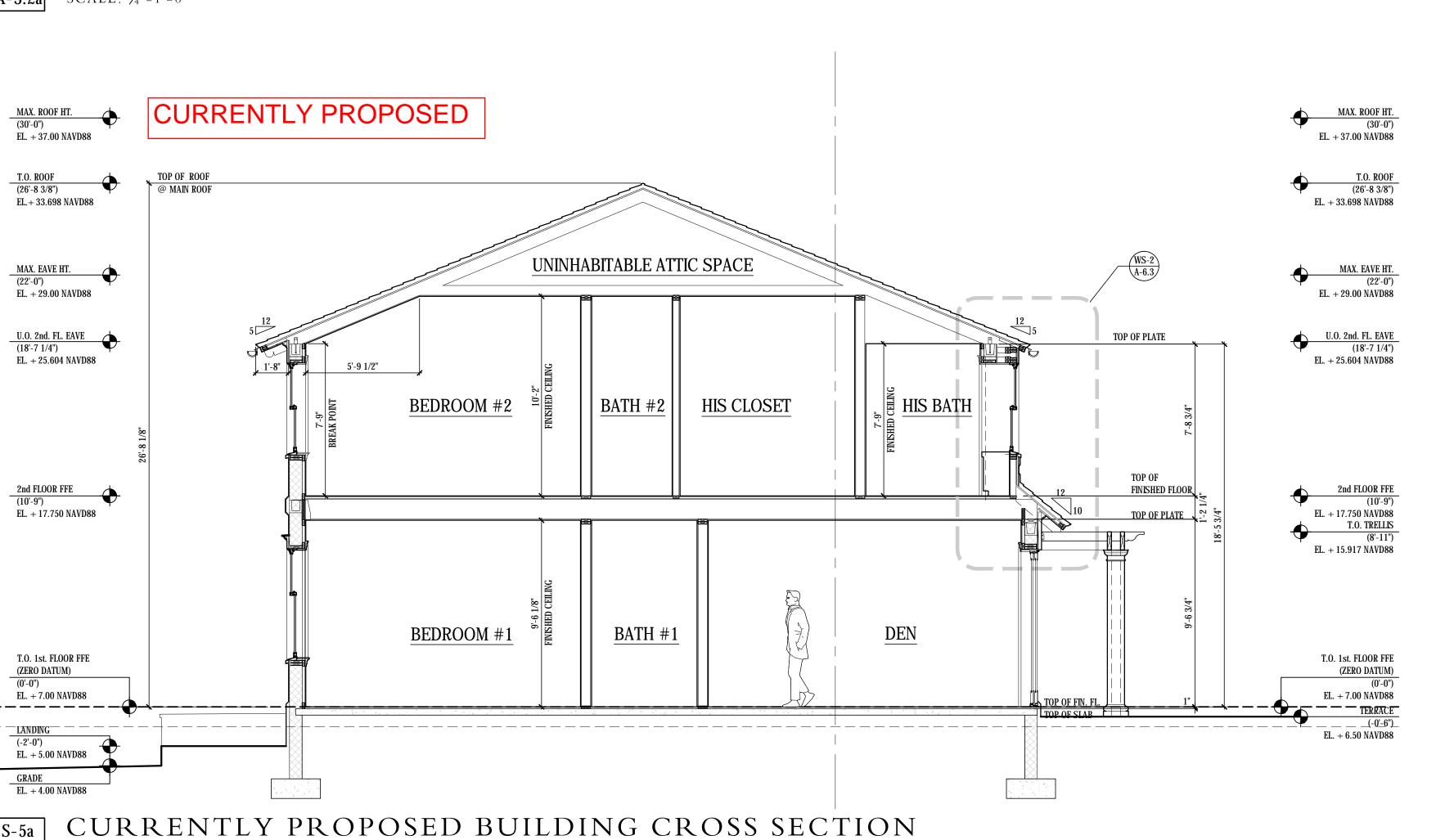
MIRAFLORES

260 MIRAFLORES DRIVE Town of Palm Beach, Florida

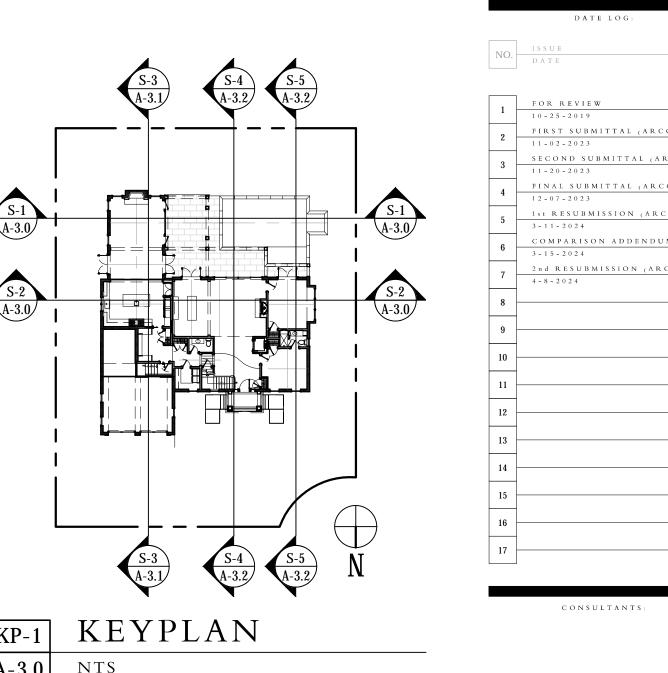
1/4" : 1'-0"	ED
SCALE	DRAWN
	© 2016
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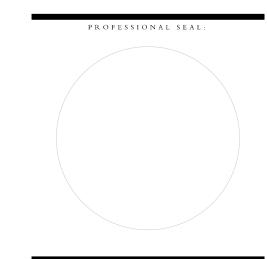
A-3.2





 $SCALE: \frac{1}{4}" = 1' - 0"$





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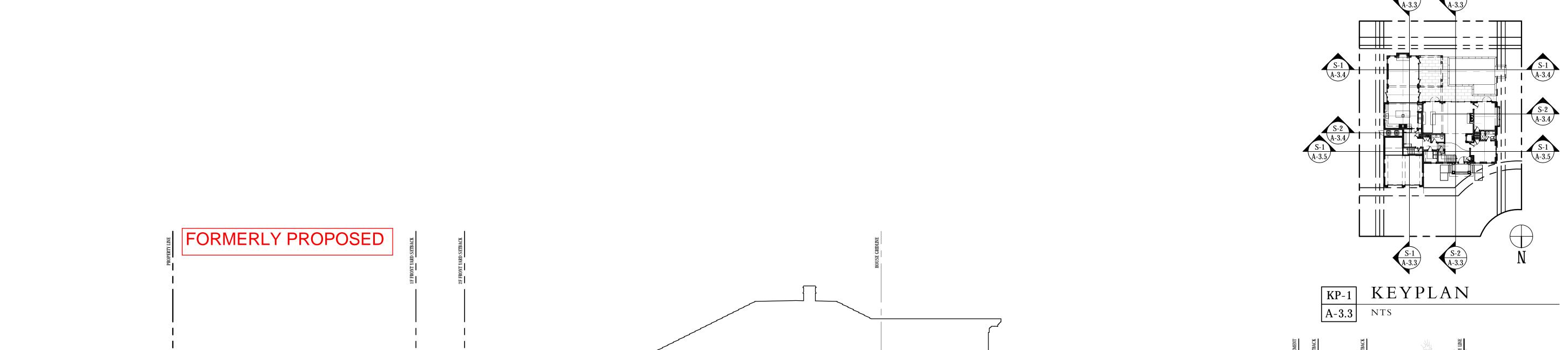
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MIRAFLORES

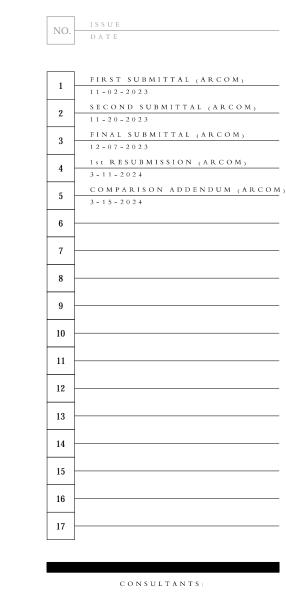
260 MIRAFLORES DRIVE TOWN OF PALM BEACH, FLORIDA

1/4" : 1'-0"	ED
SCALE	DRAWN
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A-3.2a



PROPOSED RESIDENCE



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SCALE	DRAWN
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A-3.3

H.P. CROWN OF ROAD
EL. + 1.45 NAVD88

EXISTING GRADE
EL. + 2.364 NAVD88

MIRAFLORES DRIVE

MOTOR COURT

MIRAFLORES DRIVE

PROPOSED RESIDENCE

S-1 NORTH-SOUTH LONGITUDINAL YARD SECTION 1

30' 2F FRONT YARD SETBACK

- PROPOSED HEDGE SCREEN

NORTH-SOUTH LONGITUDINAL YARD SECTION 2

FORMERLY PROPOSED

30' 2F FRONT YARD SETBACK

13' TO 2F EAVE

11'-11 1/2" TO 1F PORTICO

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

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

10' 1F REAR YARD SETBACK

T.O. 1st. FLOOR FFE

EL. + 7.00 NAVD88

EXISTING REAR WALL
TO BE CONFIRMED
BY SURVEYOR

NEIGHBORING GRADE EL. + 5.30 NAVD88

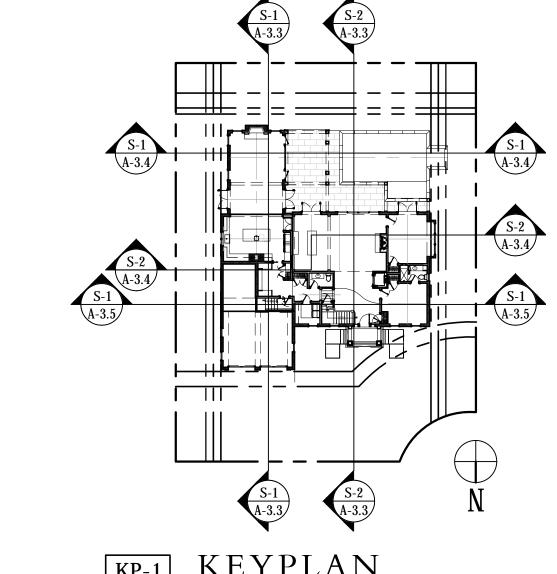
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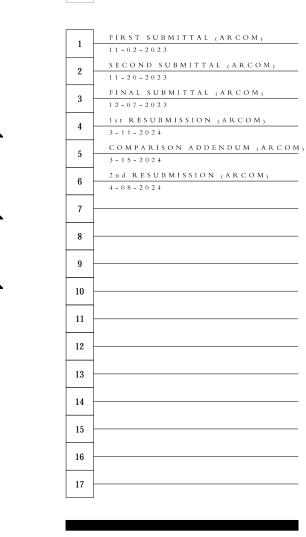
EL. + 7.00 NAVD88

EXISTING REAR WALL
TO BE CONFIRMED
BY SURVEYOR

NEIGHBORING GRADE EL. + 5.25 NAVD88

13'-0 3/4" TO POOL





PROFESSIONAL SEAL:





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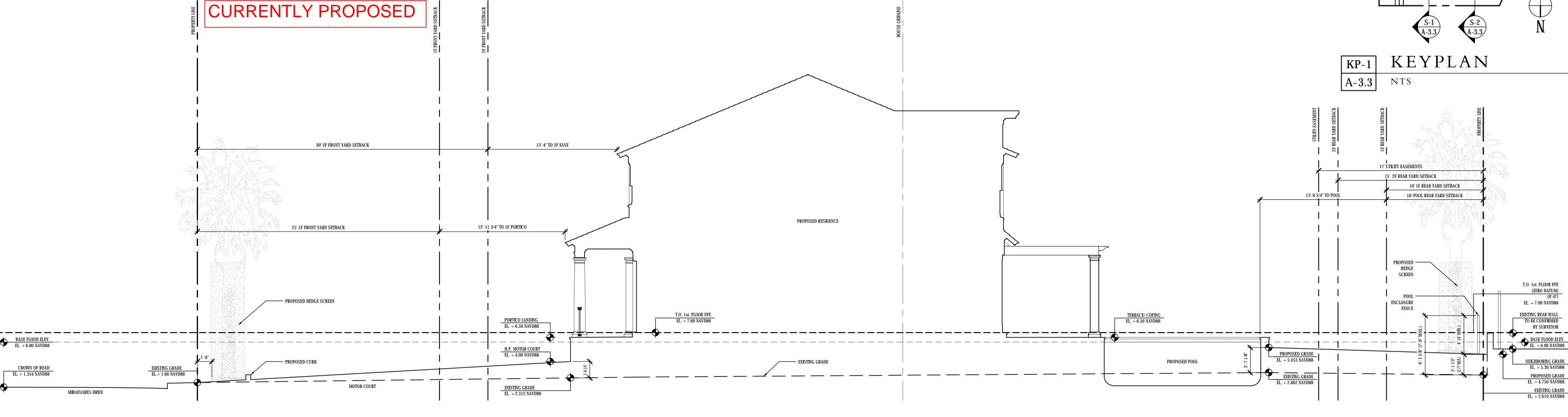
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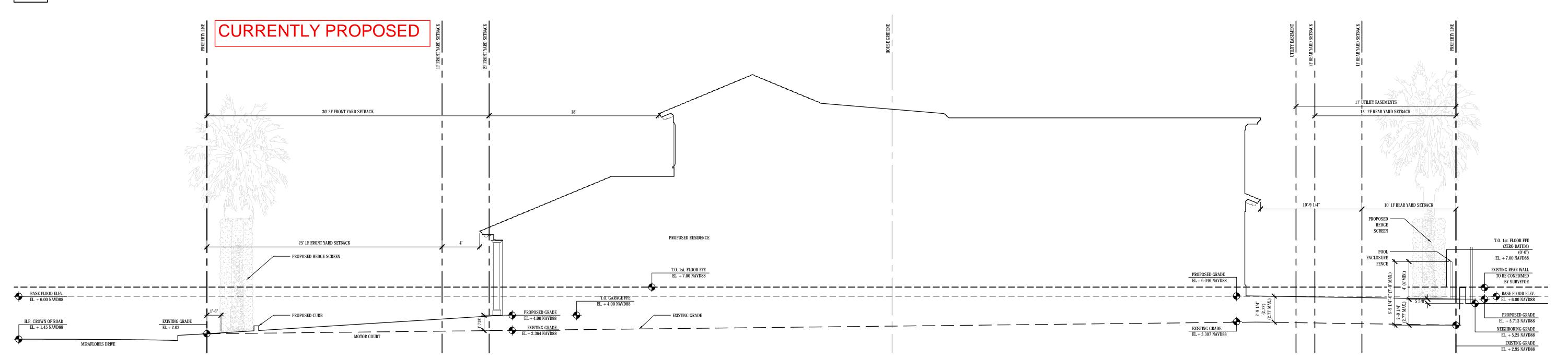
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SCALE	DRAWN
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A-3.3



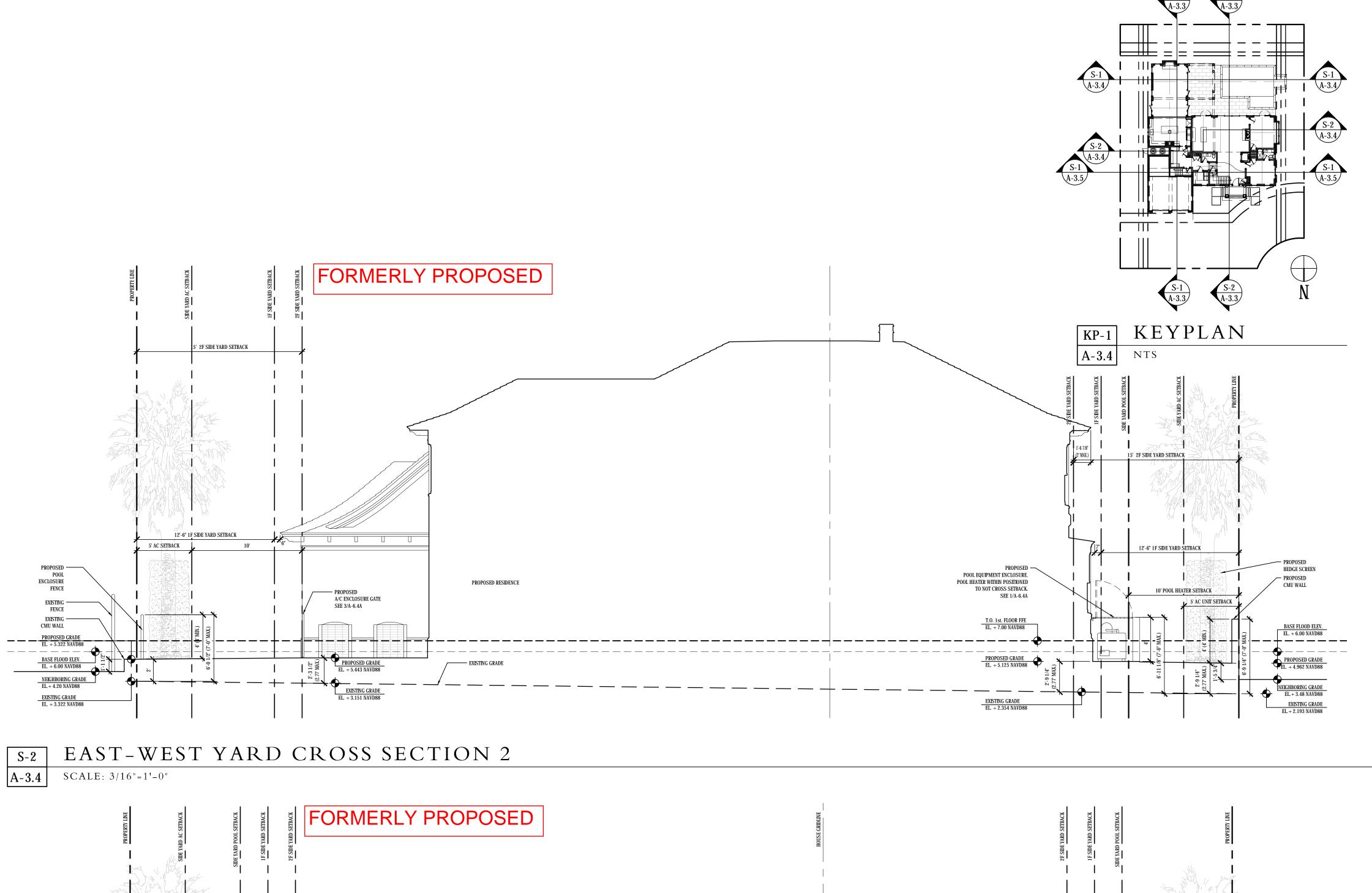
S-2 NORTH-SOUTH LONGITUDINAL YARD SECTION 2

A-3.3 SCALE: 3/16"=1'-0"



S-1 NORTH-SOUTH LONGITUDINAL YARD SECTION 1

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



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2 SECOND SUBMITTAL (ARCOM)
11-20-2023

5 COMPARISON ADDENDUM (ARCOM)

3 FINAL SUBMITTAL (ARCOM)
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MIRAFLORES

- PROPOSED HEDGE SCREEN 260 MIRAFLORES DRIVE TOWN OF PALM BEACH, FLORIDA

AS NOTED JTD

SCALE DRAWN

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[A-3.4]

EAST-WEST YARD CROSS SECTION 1

PROPOSED RESIDENCE

UNENCLOSED COVERED PORCH

TERRACE
EL.+ 6.50 NAVD88
EL.+ 6.50 NAVD88

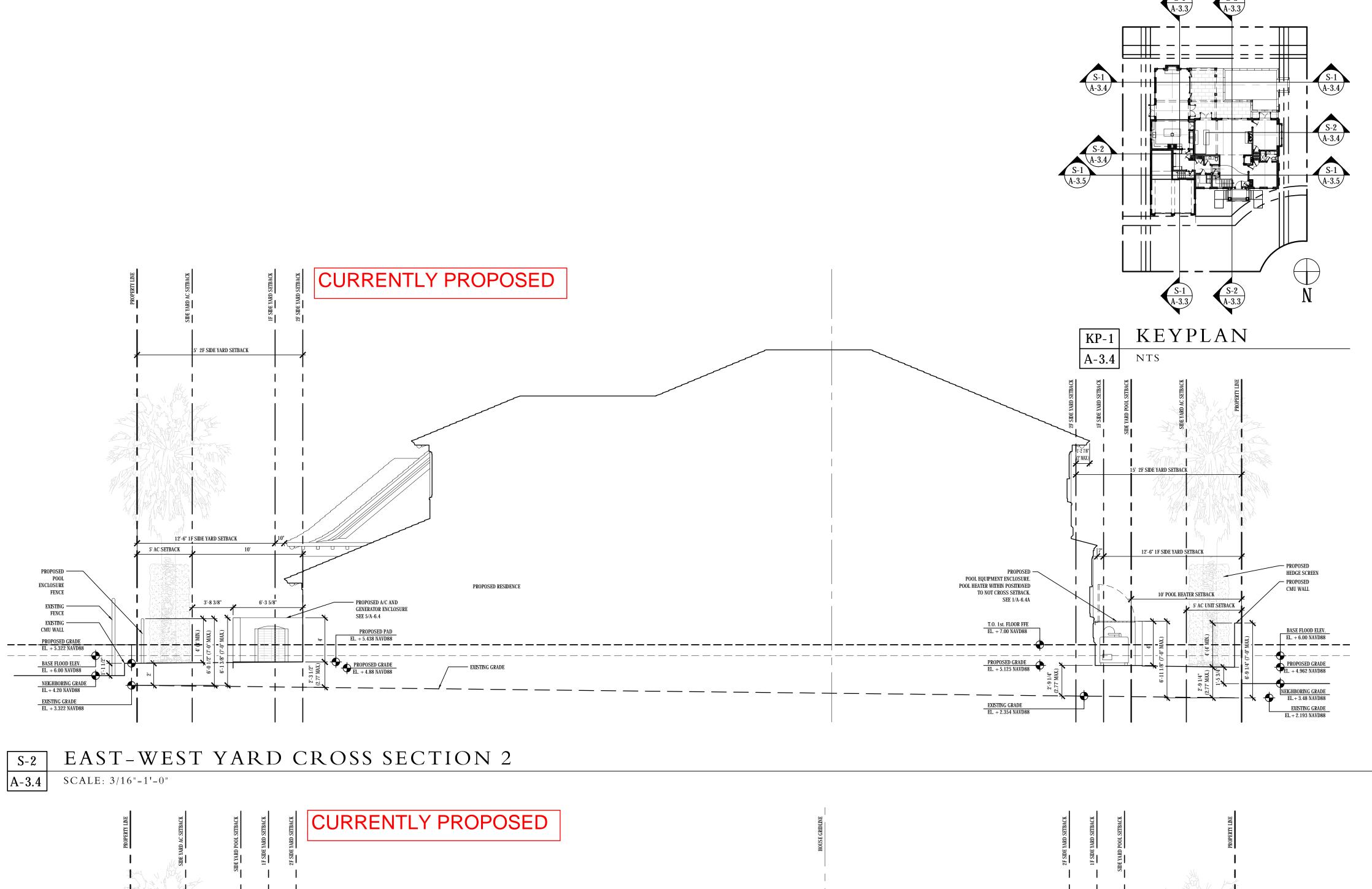
12'-6" 1F SIDE YARD SETBACK

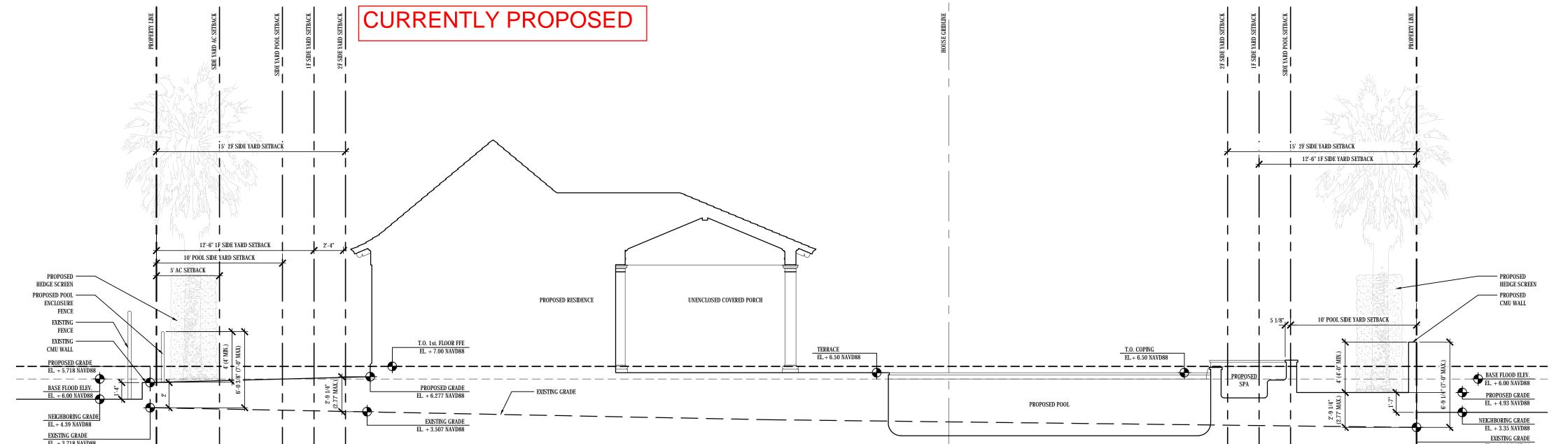
3.4 SCALE: 3/16"=1'-0"

HEDGE SCREEN
PROPOSED POOL ----

ENCLOSURE FENCE 15' 2F SIDE YARD SETBACK
12'-6" 1F SIDE YARD SETBACK

10' POOL SIDE YARD SETBACK





EAST-WEST YARD CROSS SECTION 1

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

ARCHITECTURE Page 54 of 67

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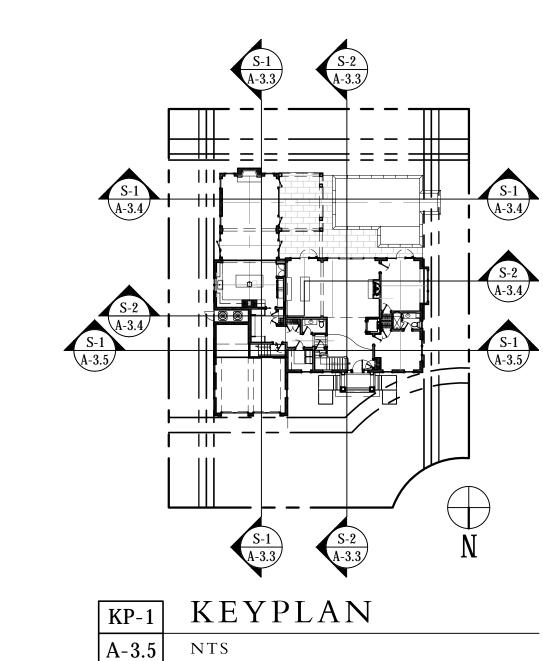
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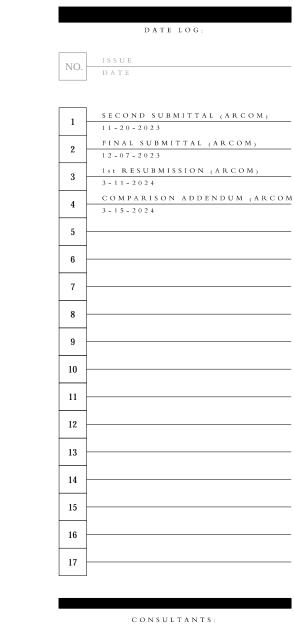
2 SECOND SUBMITTAL (ARCOM)
11-20-2023

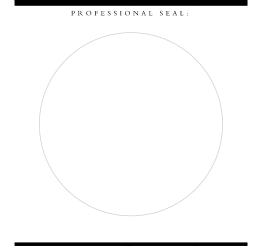
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6 2 n d RESUBMISSION (ARCOM)
4 - 0 8 - 2 0 2 4

3 FINAL SUBMITTAL (ARCOM)
12-07-2023









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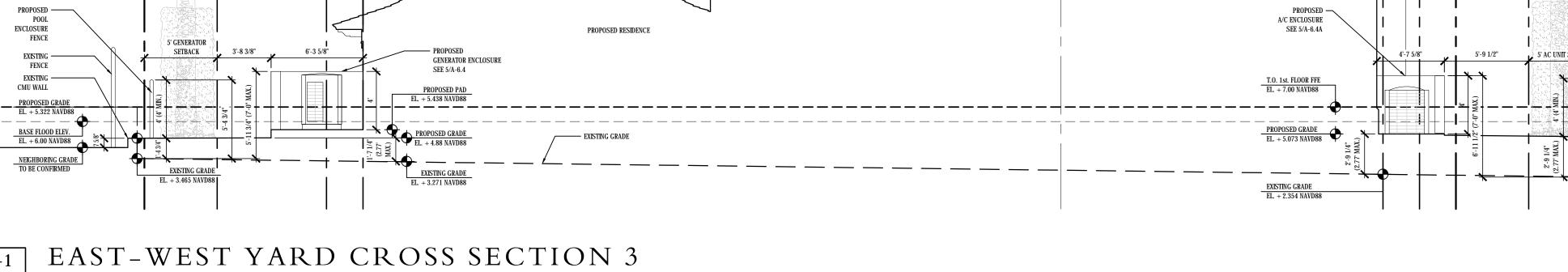
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Y A R D S E C T I O N S (E A S T - W E S T)



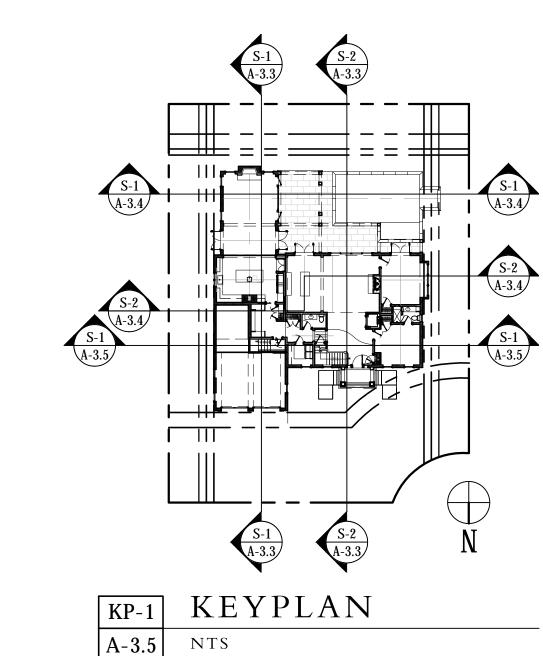
FORMERLY PROPOSED

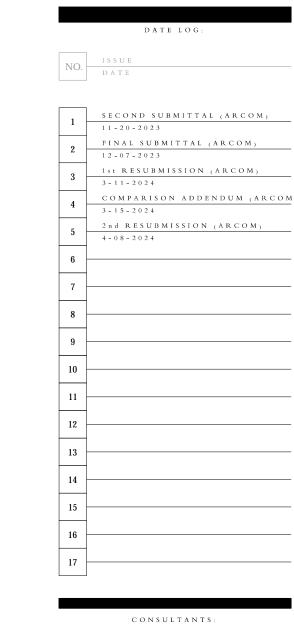
15' 2F SIDE YARD SETBACK

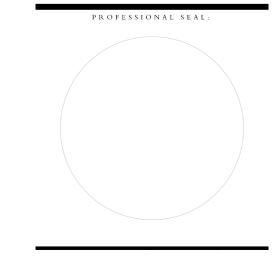
12'-6" 1F SIDE YARD SETBACK

- PROPOSED HEDGE SCREEN

NEIGHBORING GRADE EL. + 3.12 NAVD88









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15' 2F SIDE YARD SETBACK

12'-6" 1F SIDE YARD SETBACK

PROPOSED —— POOL ENCLOSURE FENCE

CURRENTLY PROPOSED

PROPOSED RESIDENCE

PROPOSED A/C AND
GENERATOR ENCLOSURE
SEE 5/A-6.4

NEIGHBORING GRADE EL.+ 3.12 NAVD88

- PROPOSED HEDGE SCREEN

PROPOSED CMU WALL

PROPOSED -A/C ENCLOSURE SEE 5/A-6.4A



PREVIOUSLY PROPOSED VIEW FROM STREET ENTRANCE 2 PREVIO



CURRENTLY PROPOSED

PROPOSED VIEW FROM STREET ENTRANCE 1 PROPC CR-1.0 SCALE: NTS







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MIRAFLORES

TOWN OF PALM BEACH, FLORIDA

NTS	CW/AS
SCALE	DRAWN
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PREVIOUSLY PROPOSED NORTH FACADE AND MOTOR COURT

CR-1.0a SCALE: NTS



CURRENTLY PROPOSED

PROPOSED NORTH FACADE AND MOTOR COURT 1 PROPC
CR-1.0a SCALE: NTS





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MIRAFLORES

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COLOR RENDERINGS (WITH VEGETATION)



PREVIOUSLY PROPOSED VIEW OF BACKYARD

CR-1.0b SCALE: NTS







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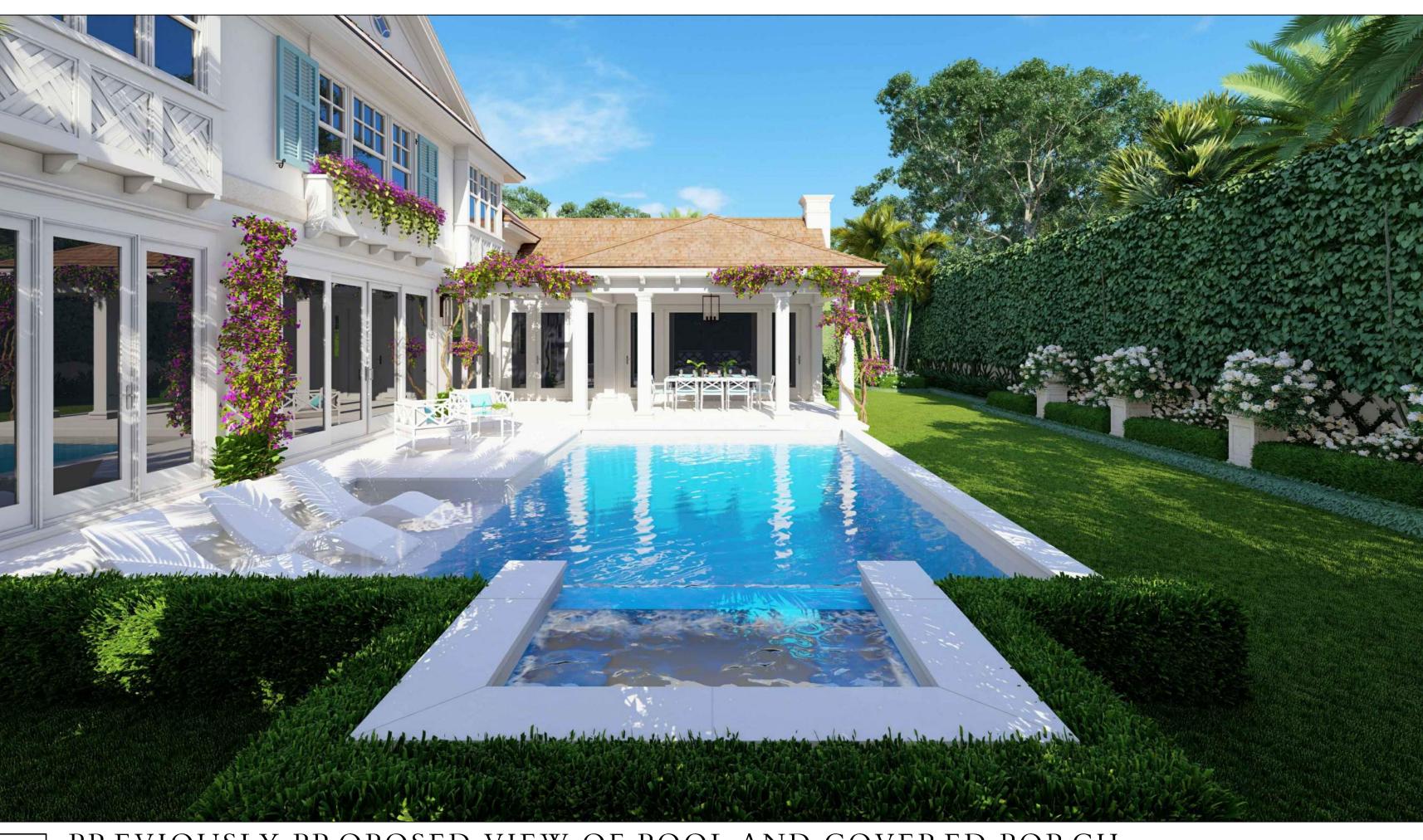
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260 MIRAFLORES DRIVE TOWN OF PALM BEACH, FLORIDA

NTS	CW/AS
SCALE	DRAWN
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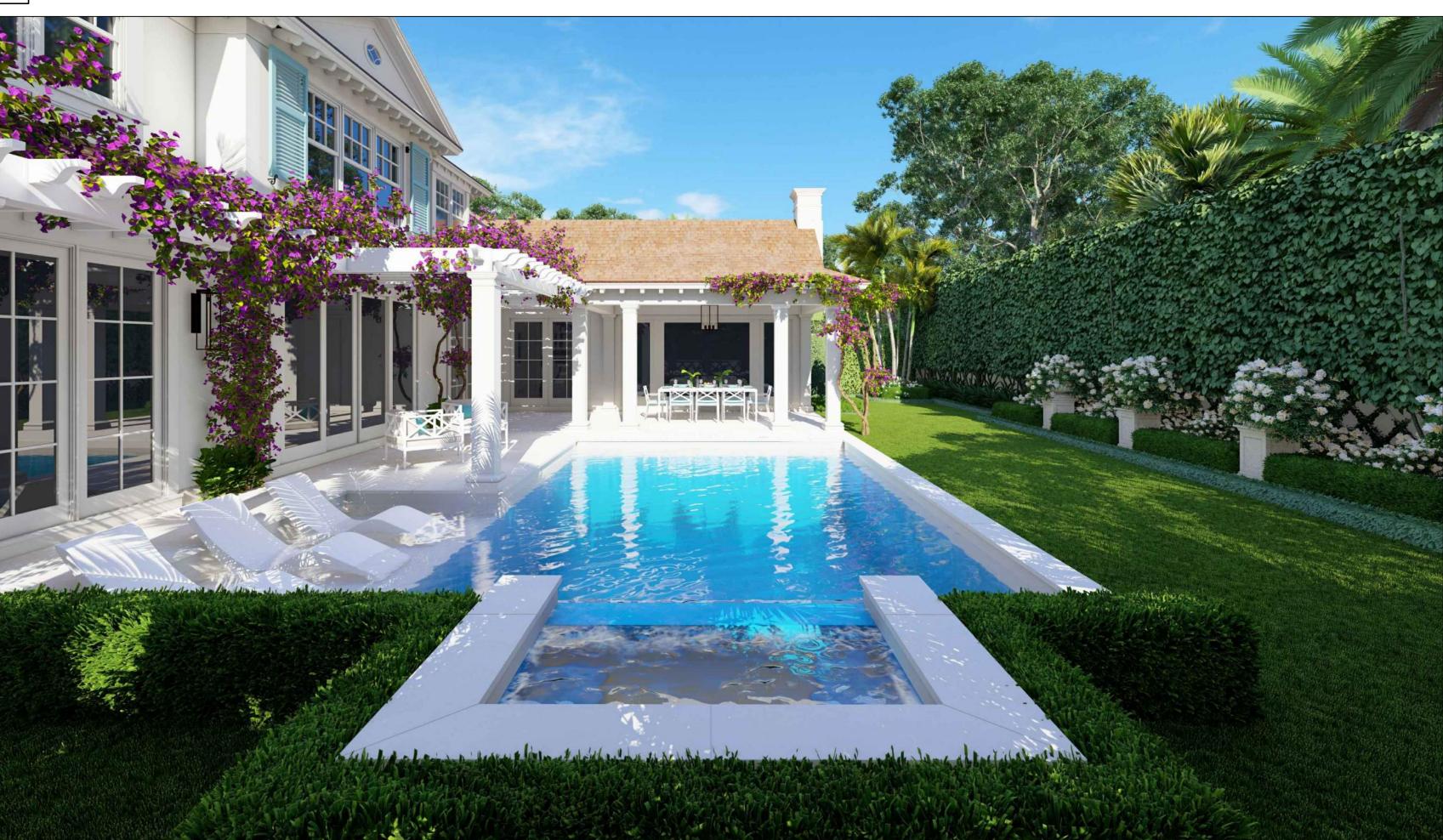
CURRENTLY PROPOSED

PROPOSED VIEW OF BACKYARD 1 PROPC
CR-1.0b SCALE: NTS

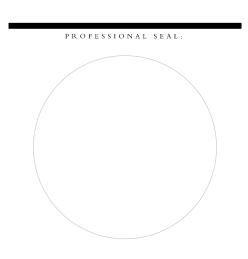


PREVIOUSLY PROPOSED VIEW OF POOL AND COVERED PORCH

CR-1.0c SCALE: NTS



PROPOSED VIEW OF POOL AND COVERED PORCH CURRENTLY PROPOSED 1 PROPC
CR-1.0c SCALE: NTS





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SCALE	DRAWN
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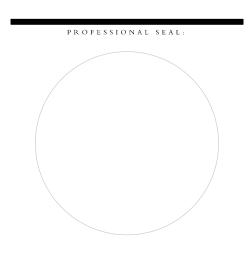
PREVIOUSLY PROPOSED NORTHWEST VIEW 2 PREVIO CR-1.1 SCALE: NTS



CURRENTLY PROPOSED

PROPOSED NORTHWEST VIEW 1 PROPC CR-1.1 SCALE: NTS

3 FINAL SUBMITTAL (ARCOM)
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COLOR RENDERINGS (WITHOUT VEGETATION)



PREVIOUSLY PROPOSED NORTH FACADE AND MOTOR COURT

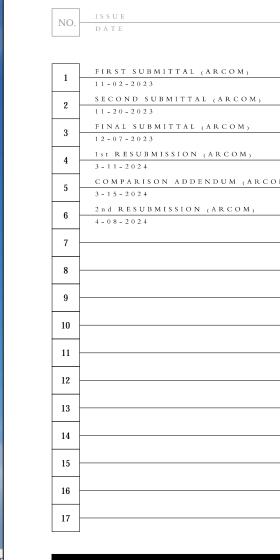
CR-1.1a SCALE: NTS



CURRENTLY PROPOSED

1 PROPOSED NORTH FACADE AND MOTOR COURT

CR-1.1a SCALE: NTS



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260 MIRAFLORES DRIVE Town of Palm Beach, Florida

NTS	CW/AS
SCALE	DRAWN
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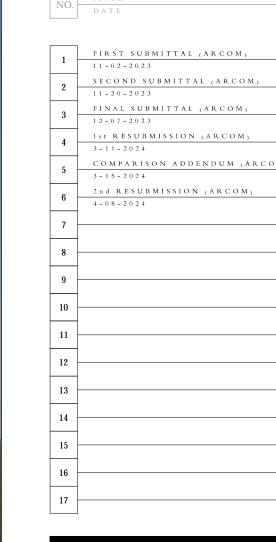


PREVIOUSLY PROPOSED VIEW OF BACKYARD 2 PREVIO



CURRENTLY PROPOSED

PROPOSED VIEW OF BACKYARD 1 PROPC
CR-1.1b SCALE: NTS







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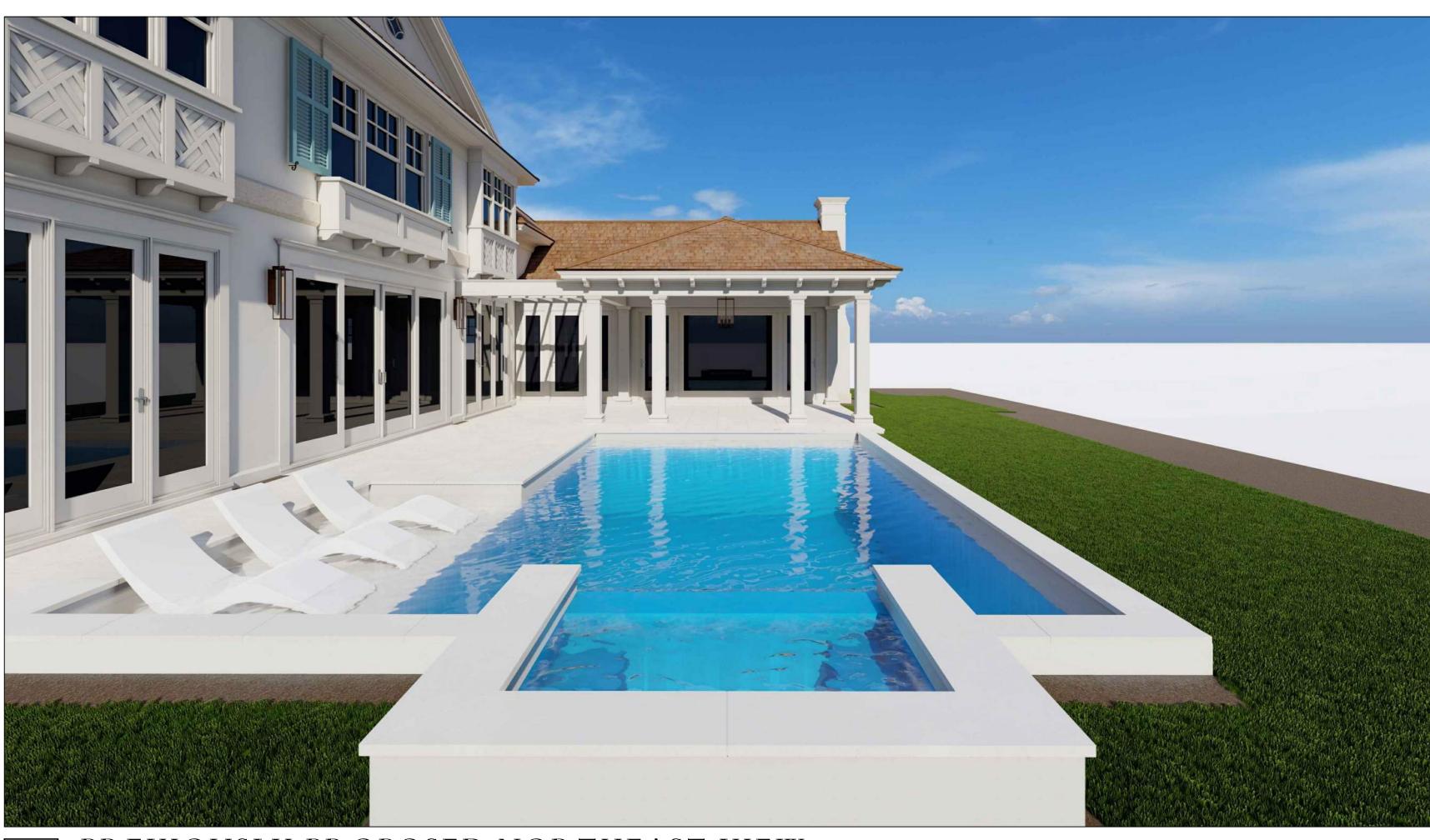
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SCALE	DRAWN
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COLOR RENDERINGS (WITHOUT VEGETATION)



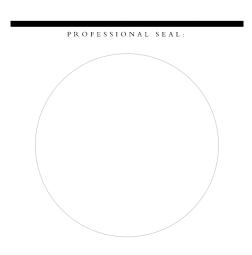
PREVIOUSLY PROPOSED NORTHEAST VIEW

CR-1.1c SCALE: NTS



CURRENTLY PROPOSED

PROPOSED NORTHEAST VIEW 1 PROPC
CR-1.1c SCALE: NTS





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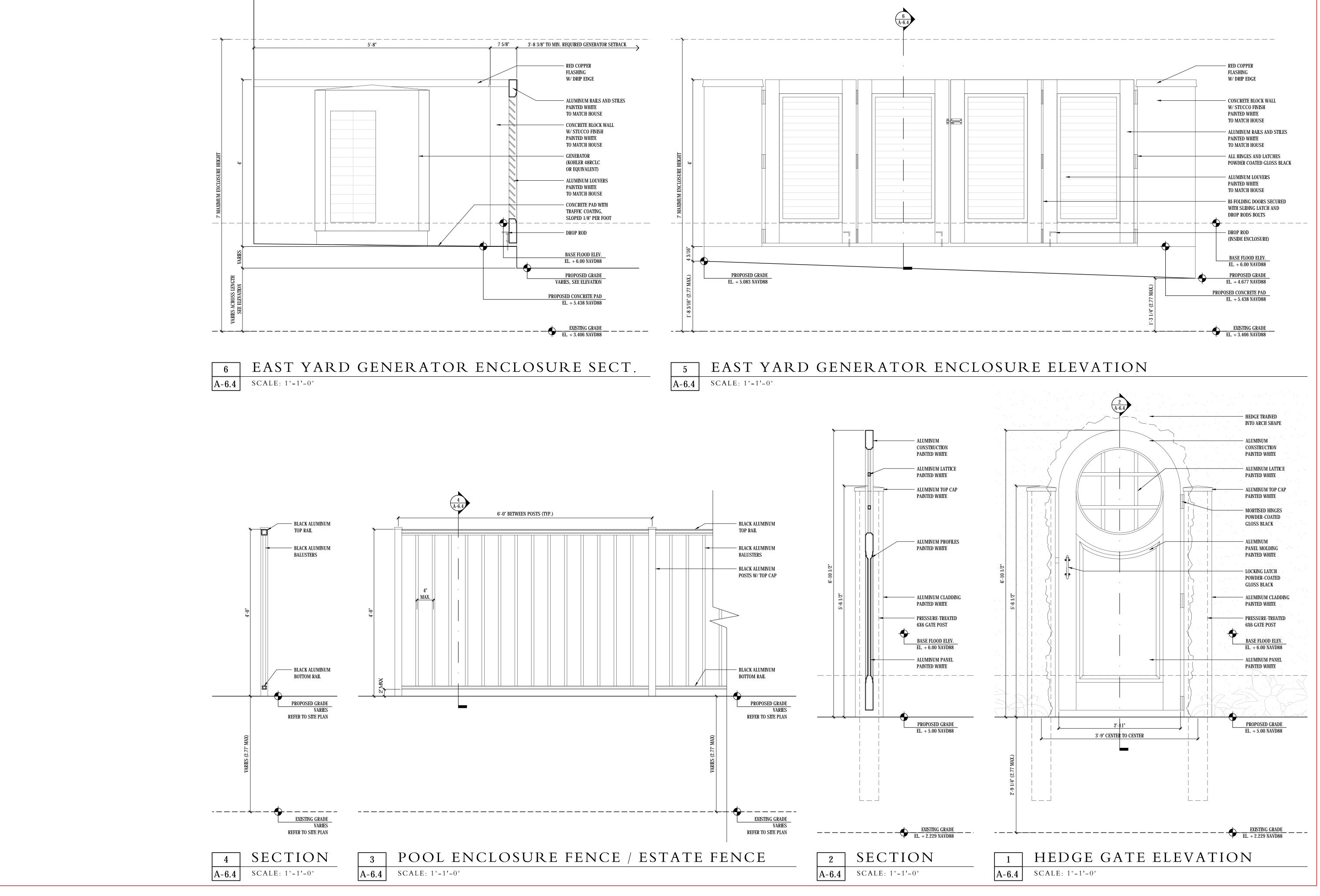
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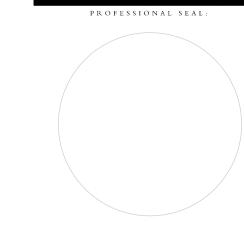
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COLOR RENDERINGS (WITHOUT VEGETATION)





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