

PRIVATE RESIDENCE

# 126 S OCEAN BLVD

# PALM BEACH, FLORIDA

RENOVATION OF  
EXISTING LANDMARKED HOUSE  
SECOND SUBMITTAL

COA-24-0001 | ZON-24-0004  
PROJECTED DATE OF HEARINGS:  
TC - 7/10 | LPC - 6/21



#### DRAWING LIST

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A.0-10	CONTEXT SITE LOCATION	A.1-01	PROPOSED SITE PLAN AND SCOPE OF WORK
A.0-20	VICINITY LOCATION MAP	A.1-02	DEMOLITION PLAN
A.0-30	PHOTOS OF EXISTING NEIGHBORING PROPERTIES	A.1-01a	PROPOSED PARTIAL SITE PLAN
A.0-40a	PHOTOS OF EXISTING CONDITIONS	A.6-00	MECHANICAL EQUIPMENT PLANS
A.0-40b	PHOTOS OF EXISTING CONDITIONS	A.6-01	MECHANICAL EQUIPMENT SECTION
A.0-40c	PHOTOS OF EXISTING CONDITIONS	A.6-02	MECHANICAL EQUIPMENT DIAGRAM
A.0-50	LOT COVERAGE AND LANDSCAPE OPEN SPACE CALCULATIONS	A.6-03	MECHANICAL EQUIPMENT PHOTOS
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#### SCOPE DESCRIPTION

- THE PROJECT INVOLVES THE RENOVATION OF THE EXISTING MECHANICAL EQUIPMENT ENCLOSURE TO ACCOMMODATE THE REPLACEMENT OF THE COOLING TOWER, AND THE REPLACEMENT OF THE GENERATOR IN ITS CURRENT LOCATION.
- ANY EXTERIOR STUCCO TO BE REMOVED AND REPLACED IN KIND AS REQUIRED.
- THERE IS NO CHANGE TO THE BUILDING HEIGHT AS A PART OF THIS APPLICATION.
- THERE IS NO CHANGE TO LOT COVERAGE AS A PART OF THIS APPLICATION.
- THERE IS NO CHANGE TO THE ARCHITECTURAL ELEVATIONS OF THE HOUSE AS A PART OF THIS APPLICATION.

FINAL PLAN SET

LPC JUNE 21, 2024

MADISON WORTH  
ARCHITECTURE, DPC

488 Madison Avenue, Suite 1705, New York, NY 10022 - Tel. 212.355.3261  
125 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel. 561.833.3242

NOTES:

7	SECOND SUBMITTAL	04/29/2024
6	FIRST SUBMITTAL	04/11/2024
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SHEET TITLE:  
TITLE PAGE

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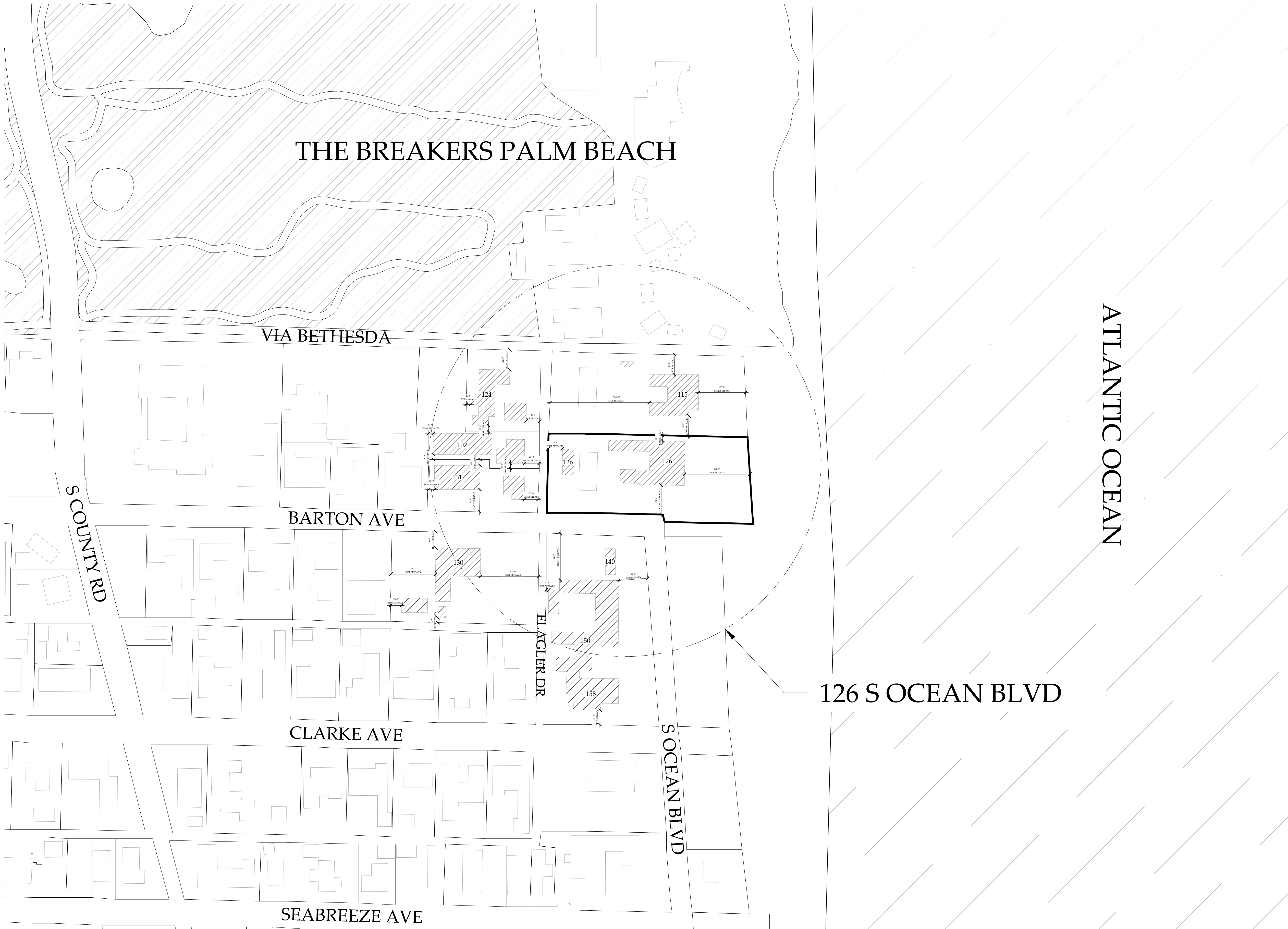
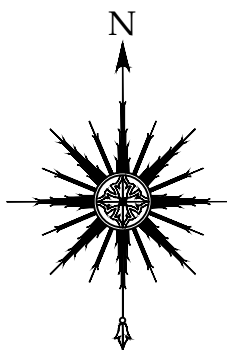
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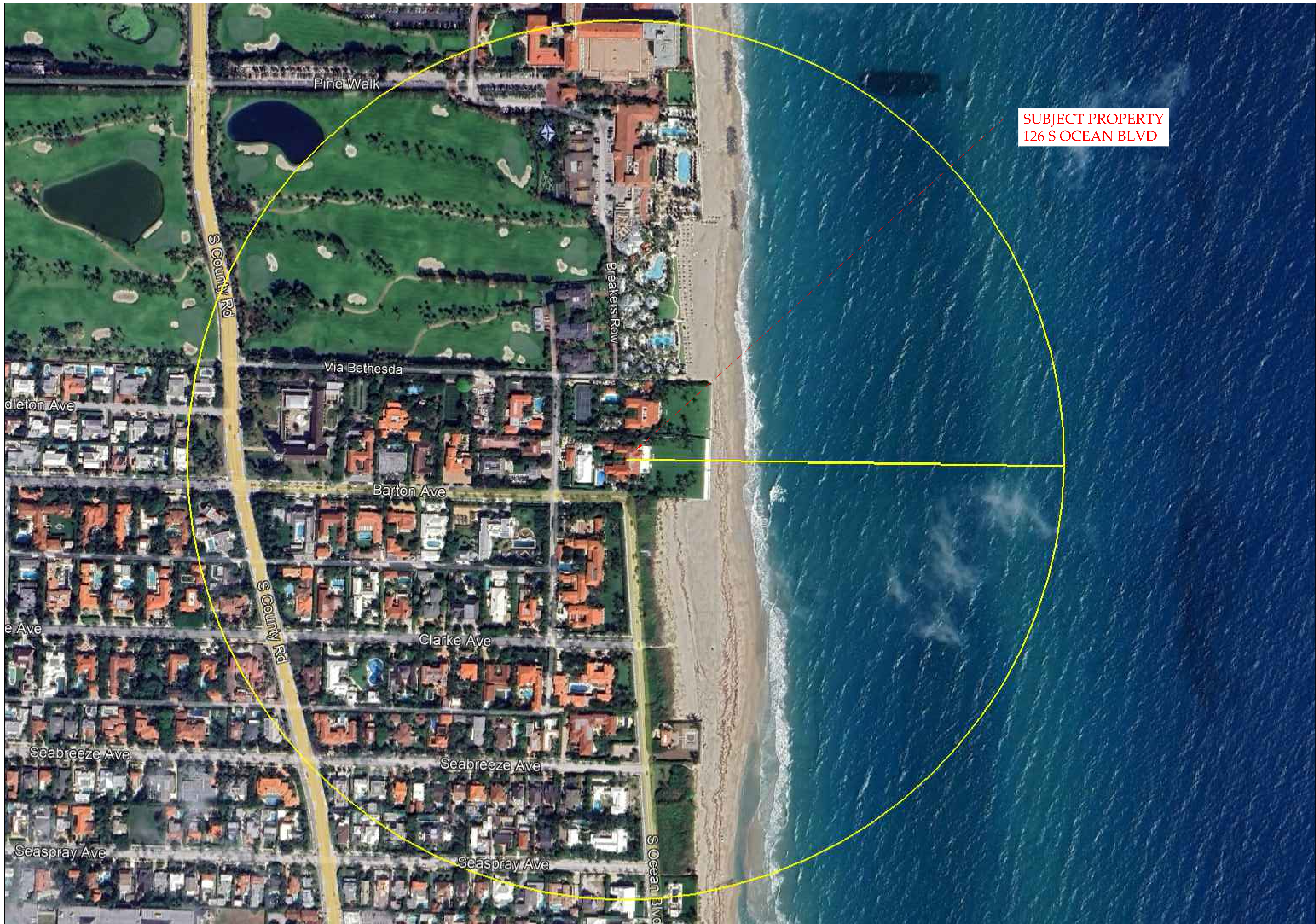
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CONTEXT SITE  
LOCATION

SEAL & SIGNATURE:  
DATE: APRIL 11, 2024  
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A-0.10  
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1 CONTEXT SITE LOCATION  
SCALE: 1" = 100'-0"

NOTES:



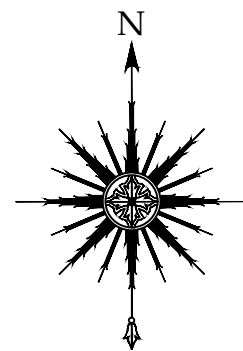
1 VICINITY LOCATION MAP  
SCALE: N.T.S.

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SHEET TITLE:  
VICINITY LOCATION  
MAP

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NOTES:



1 115 FLAGLER DRIVE



2 124 VIA BETHESDA



3 102 FLAGLER DRIVE



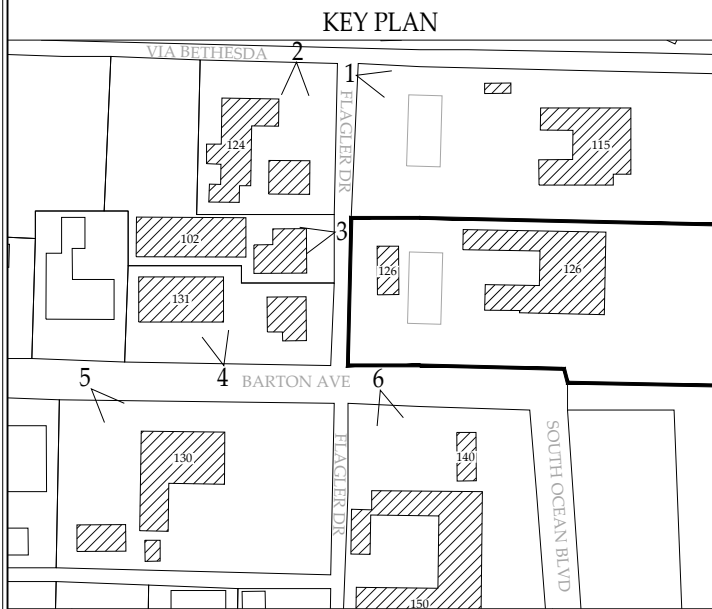
4 131 BARTON AVENUE



5 130 BARTON AVENUE



6 150 SOUTH OCEAN BOULEVARD



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SHEET TITLE:  
PHOTOS OF EXISTING  
NEIGHBORING PROPERTIES

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1 SOUTH ELEVATION



2 SOUTH ELEVATION



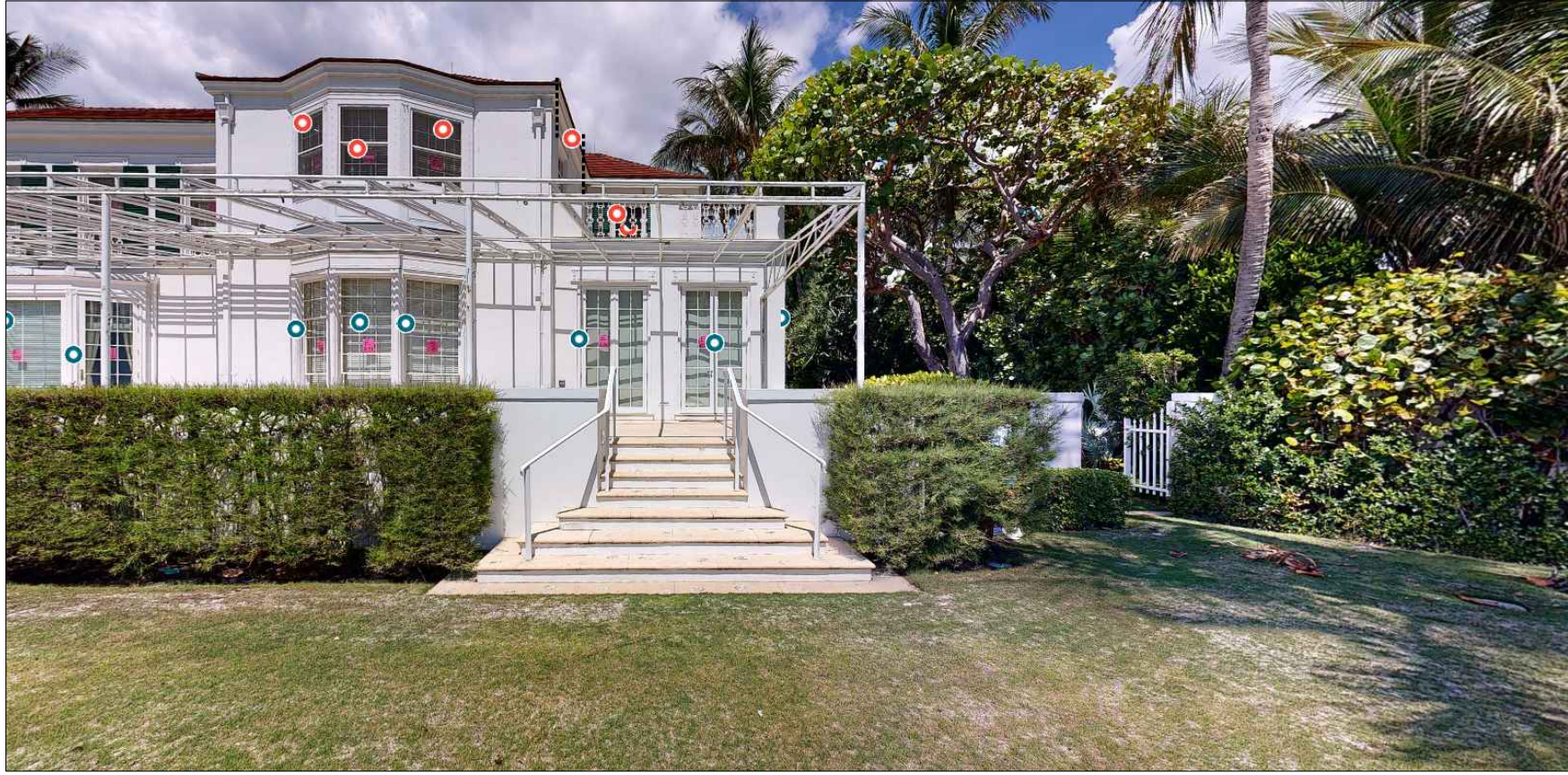
3 SOUTH ELEVATION



4 SOUTH/EAST ELEVATION



5 EAST ELEVATION



6 EAST ELEVATION



7 NORTH ELEVATION



8 NORTH ELEVATION



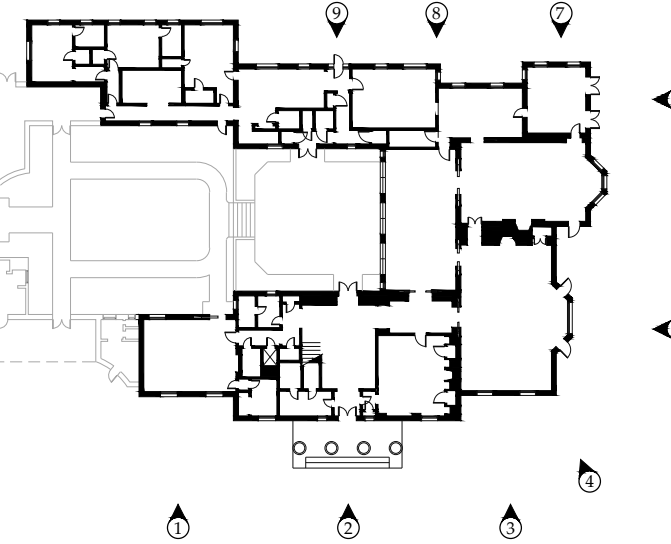
9 NORTH ELEVATION

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NOTES:

KEY PLAN



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SHEET TITLE:  
PHOTOS OF EXISTING  
CONDITIONS

SEAL & SIGNATURE:	DATE: APRIL 11, 2024
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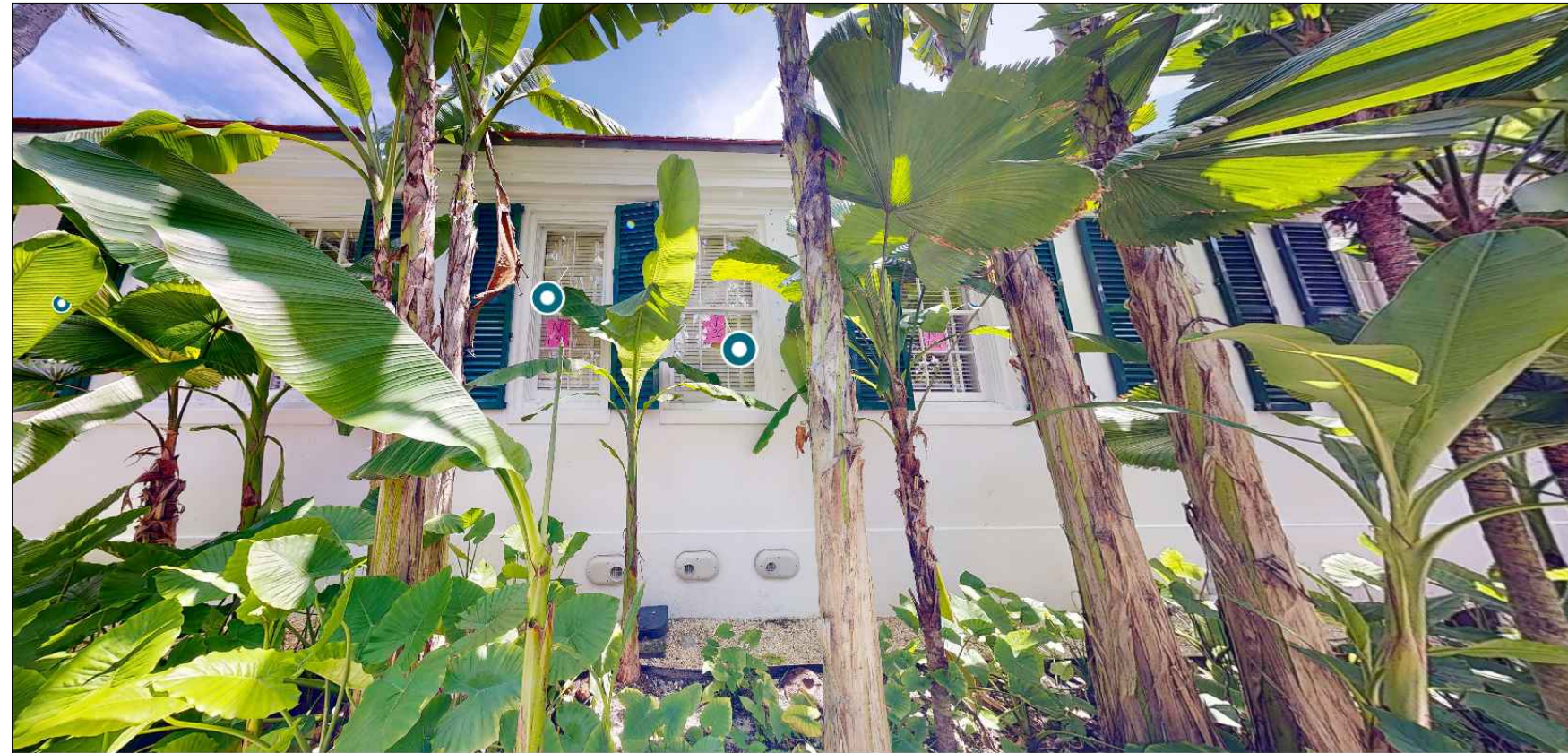
NOTES:



10 NORTH ELEVATION



11 NORTH ELEVATION



12 NORTH ELEVATION



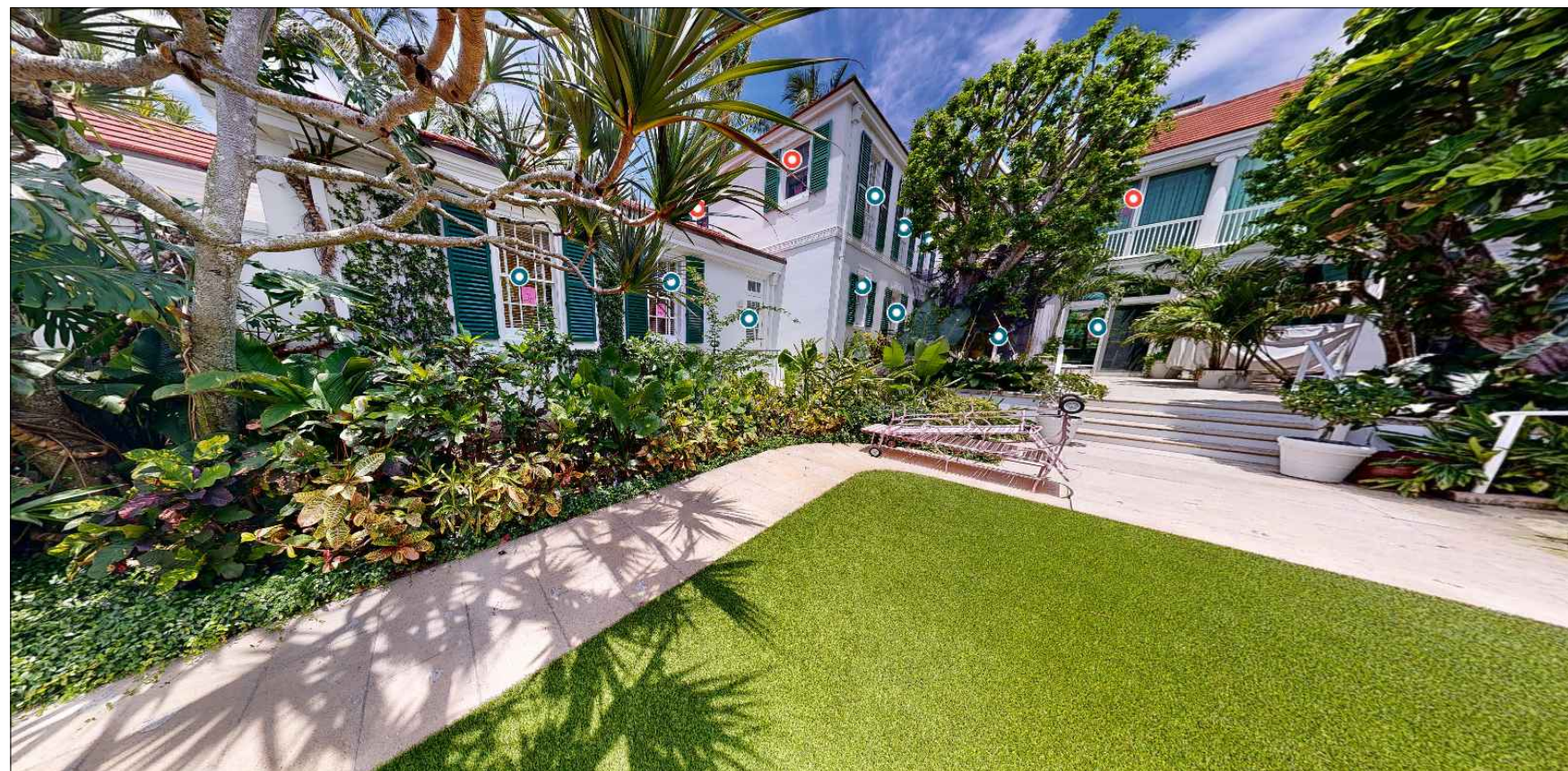
13 NORTH ELEVATION



14 NORTH ELEVATION



15 WEST ELEVATION



16 WEST ELEVATION

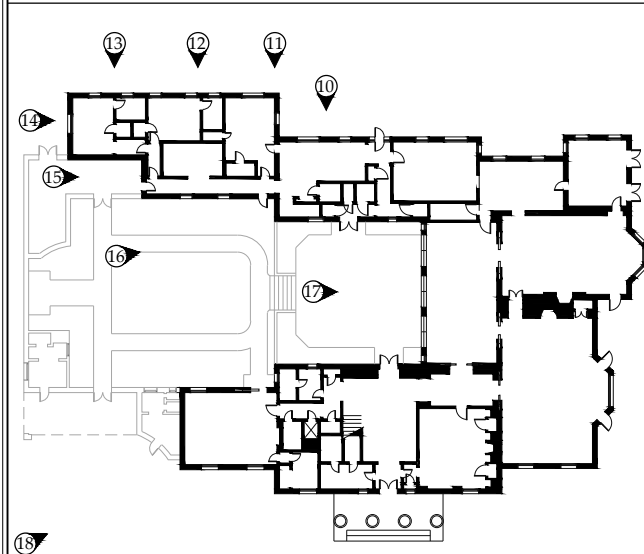


17 WEST ELEVATION



18 WEST ELEVATION

KEY PLAN



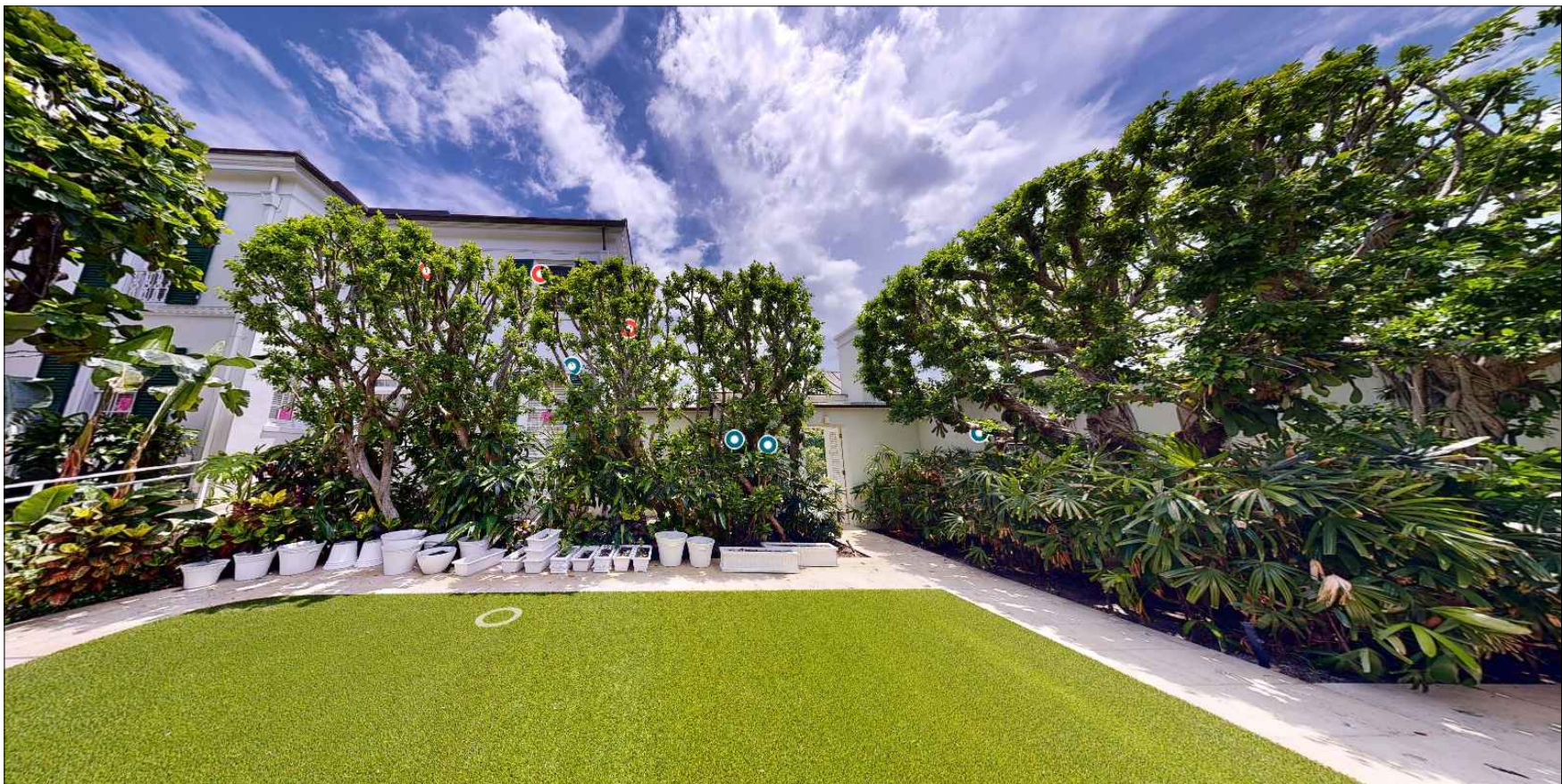
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SHEET TITLE:  
PHOTOS OF EXISTING  
CONDITIONS

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NOTES:



19 NORTH COURTYARD ELEVATION



20 NORTH COURTYARD ELEVATION



21 NORTH COURTYARD ELEVATION



22 NORTH COURTYARD ELEVATION



23 SOUTH COURTYARD ELEVATION

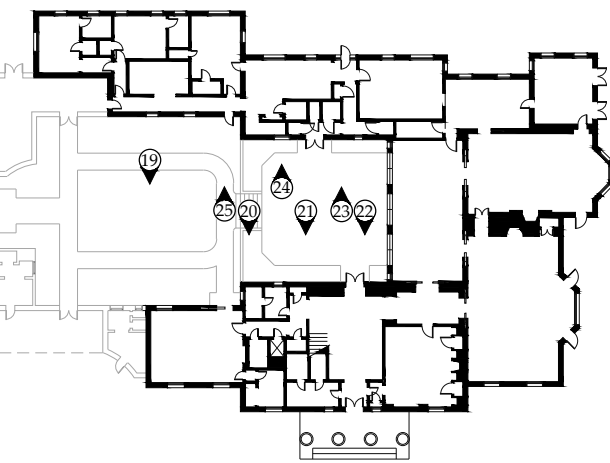


24 SOUTH COURTYARD ELEVATION



25 SOUTH COURTYARD ELEVATION

KEY PLAN



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SHEET TITLE:  
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NOTES:

1. NO CHANGE PROPOSED TO LOT COVERAGE

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SHEET TITLE:
AREA CALCULATIONS

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ZONING CALCULATIONS

ZONING DISTRICT R-B

Pursuant to the Town of Palm Beach Zoning Code Section 134-893(b)(1)(a-g) and based on the existing lot dimensions and area, the development of 126 South Ocean Boulevard shall comply with the provisions of the R-AA District for Angle of Vision, Front and Rear Yard Setbacks, Building Height Plane, Coverage, and Open Space. The required Side Yard Setback is listed as 30 feet. Refer to Section 134-793 for additional information.

	ALLOWABLE	EXISTING	PROPOSED
LOT WIDTH	100.00' MINIMUM	456.54', CONFORMS	NO CHANGE
LOT DEPTH	100.00' MINIMUM	165.94', CONFORMS	NO CHANGE
FRONT YARD SETBACK - FIRST FLOOR (S OCEAN BLVD)	35.00' MINIMUM	54.0'; CONFORMS	NO CHANGE
FRONT YARD SETBACK - SECOND FLOOR (S OCEAN BLVD)	35.00' MINIMUM	54.0'; CONFORMS	NO CHANGE
STREET SIDE YARD SETBACK (WEST) - FIRST FLOOR	35.00' MINIMUM	24.9', DOES NOT CONFORM	NO CHANGE
STREET SIDE YARD SETBACK (WEST) - SECOND FLOOR	35.00' MINIMUM	24.9', DOES NOT CONFORM	NO CHANGE
SIDE YARD SETBACK - FIRST FLOOR (EAST)	30.00' MINIMUM	170.00', CONFORMS	NO CHANGE
SIDE YARD SETBACK - SECOND FLOOR (EAST)	30.00' MINIMUM	170.00', CONFORMS	NO CHANGE
REAR YARD SETBACK - FIRST FLOOR (NORTH)	15.00' MINIMUM	15.1', CONFORMS	NO CHANGE
REAR YARD SETBACK - SECOND FLOOR (NORTH)	15.00' MINIMUM	15.1', CONFORMS	NO CHANGE
ANGLE OF VISION (BARTON AVENUE)	120 DEGREES *SEE 134-893(b)(1)(b) AND 134-793(a)(6)(b)	COMPLIES	NO CHANGE

SITE CALCULATIONS

ZONING DISTRICT R-B

Pursuant to the Town of Palm Beach Zoning Code Section 134-893(b)(1)(a-g) and based on the existing lot dimensions and area, the development of 126 South Ocean Boulevard shall comply with the provisions of the R-AA District for Angle of Vision, Front and Rear Yard Setbacks, Building Height Plane, Coverage, and Open Space. The required Side Yard Setback is listed as 30 feet. Refer to Section 134-793 for additional information.

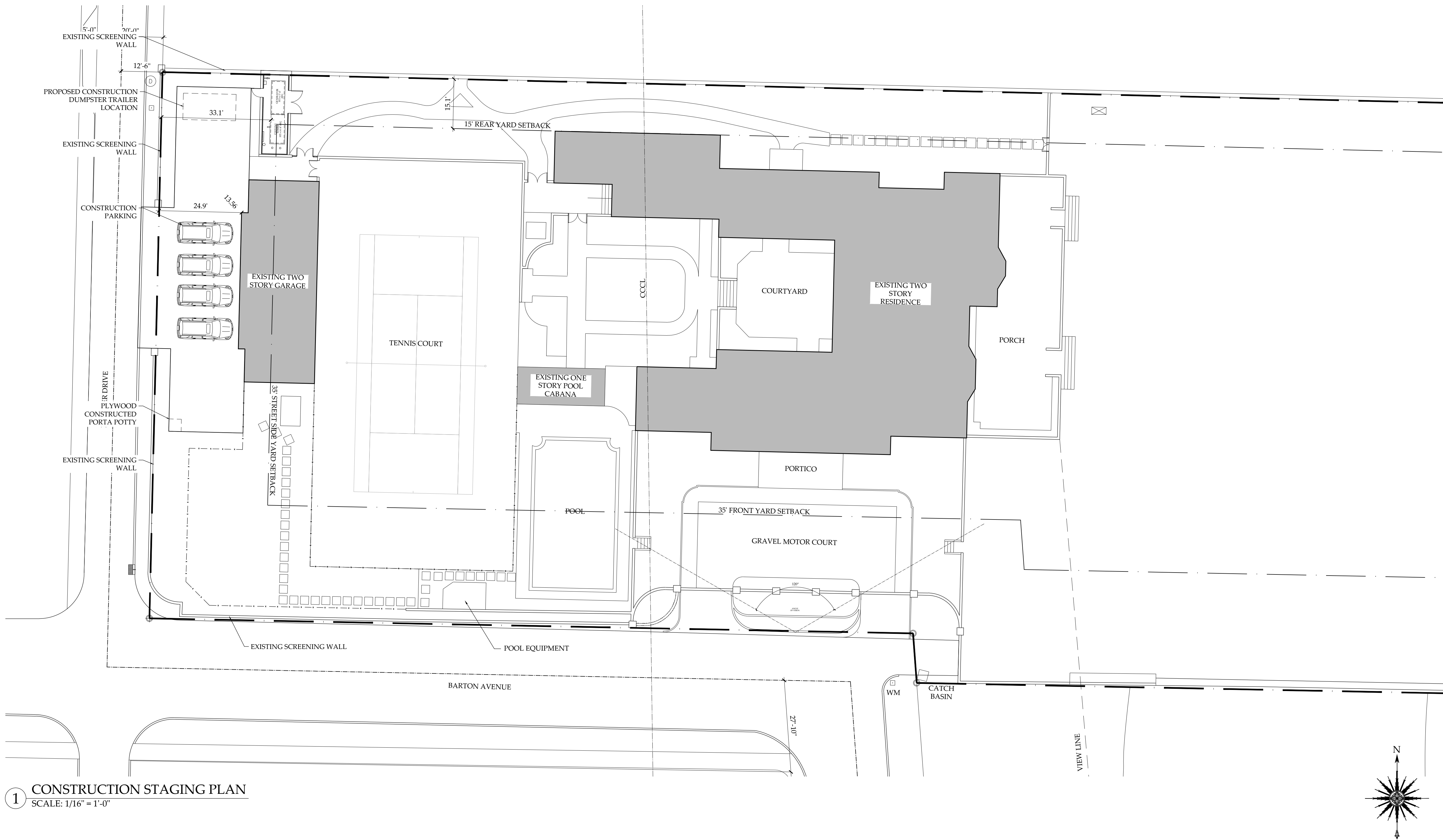
	ALLOWABLE	EXISTING	PROPOSED
SITE AREA	60,000 SQ. FT. MINIMUM	78,413.1 SQ. FT., CONFORMS	N/C
LOT COVERAGE (BUILDING FOOTPRINT)	25% MAX. (19,603.28 SQ. FT.)	9,237.28 SQ. FT., CONFORMS	N/C
LANDSCAPE OPEN SPACE	55% MIN. (43,127.2 SQ. FT.)	52,936.6 SQ. FT., CONFORMS	52,907.4 SQ. FT., CONFORMS
POOL; DECK AREA AND OTHER IMPERVIOUS AREAS	N/A	16,239.2 SQ. FT., CONFORMS	16,268.4 SQ. FT., CONFORMS
PROPOSED HARDSCAPE ADDITION	9,809.4 SQ. FT.	N/A	29.2 SQ. FT.

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NOTES:

1. ALL CONSTRUCTION AREAS ARE ALREADY  
SUFFICIENTLY SCREENED



1 CONSTRUCTION STAGING PLAN  
SCALE: 1/16" = 1'-0"

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SHEET TITLE:  
CONSTRUCTION STAGING  
AND SCREENING PLAN

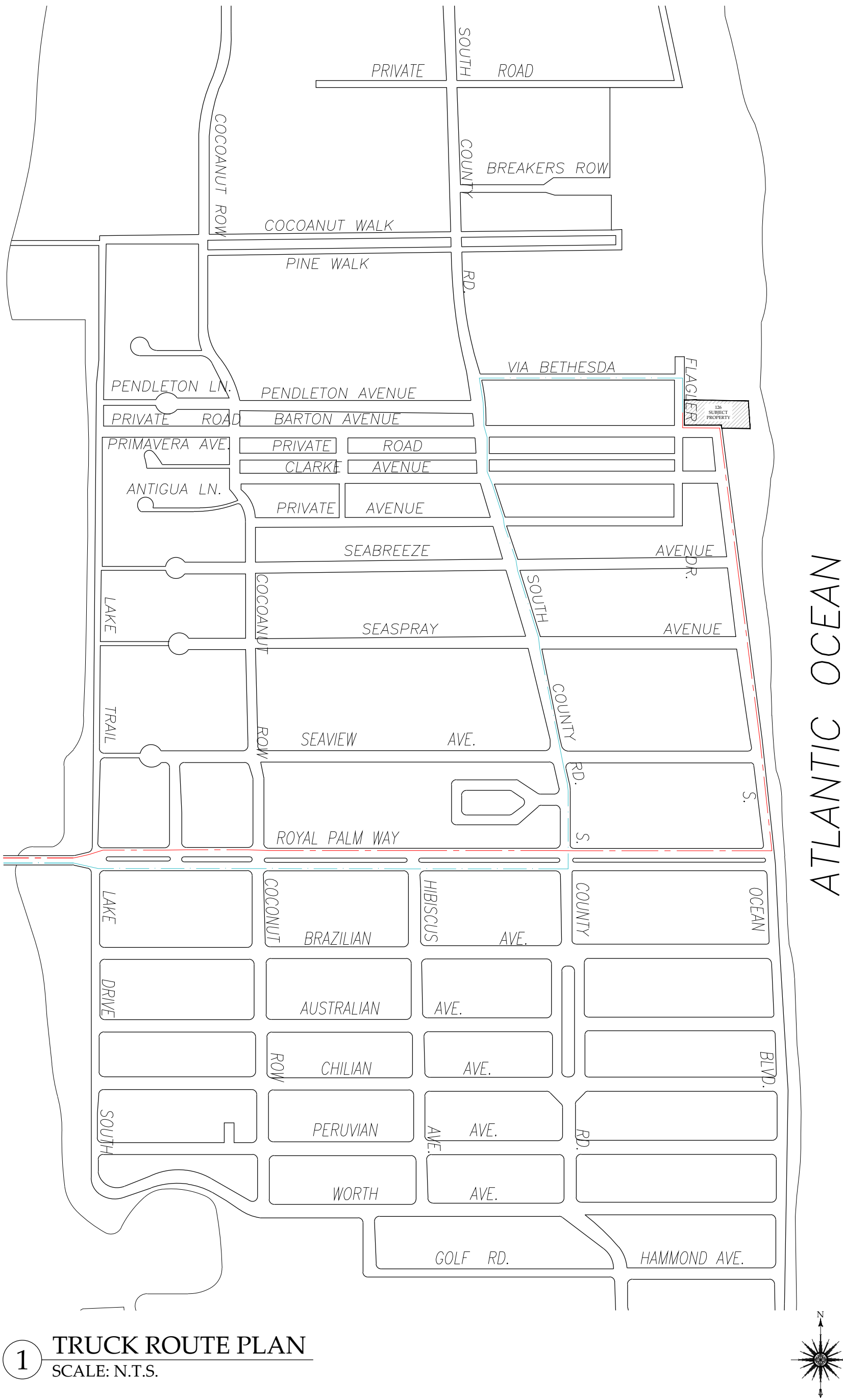
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NOTES:

PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE



1 TRUCK ROUTE PLAN  
SCALE: N.T.S.

GENERAL NOTES

- SEE SEPARATE "CONSTRUCTION STAGING AND SCREENING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREAS, ETC.
- 30' MAX LENGTH OF VEHICLE TO BE UTILIZED.
- RIGHT OF WAY PERMIT MAY BE REQUIRED IF LARGER TRUCKS NEEDED.
- APPROXIMATELY 6 TRUCKS ON SITE DURING CONSTRUCTION.
- TRUCK ROUTE USES ROYAL PALM WAY, TO S COUNTY RD, TO VIA BETHESDA, TO N FLAGLER DR

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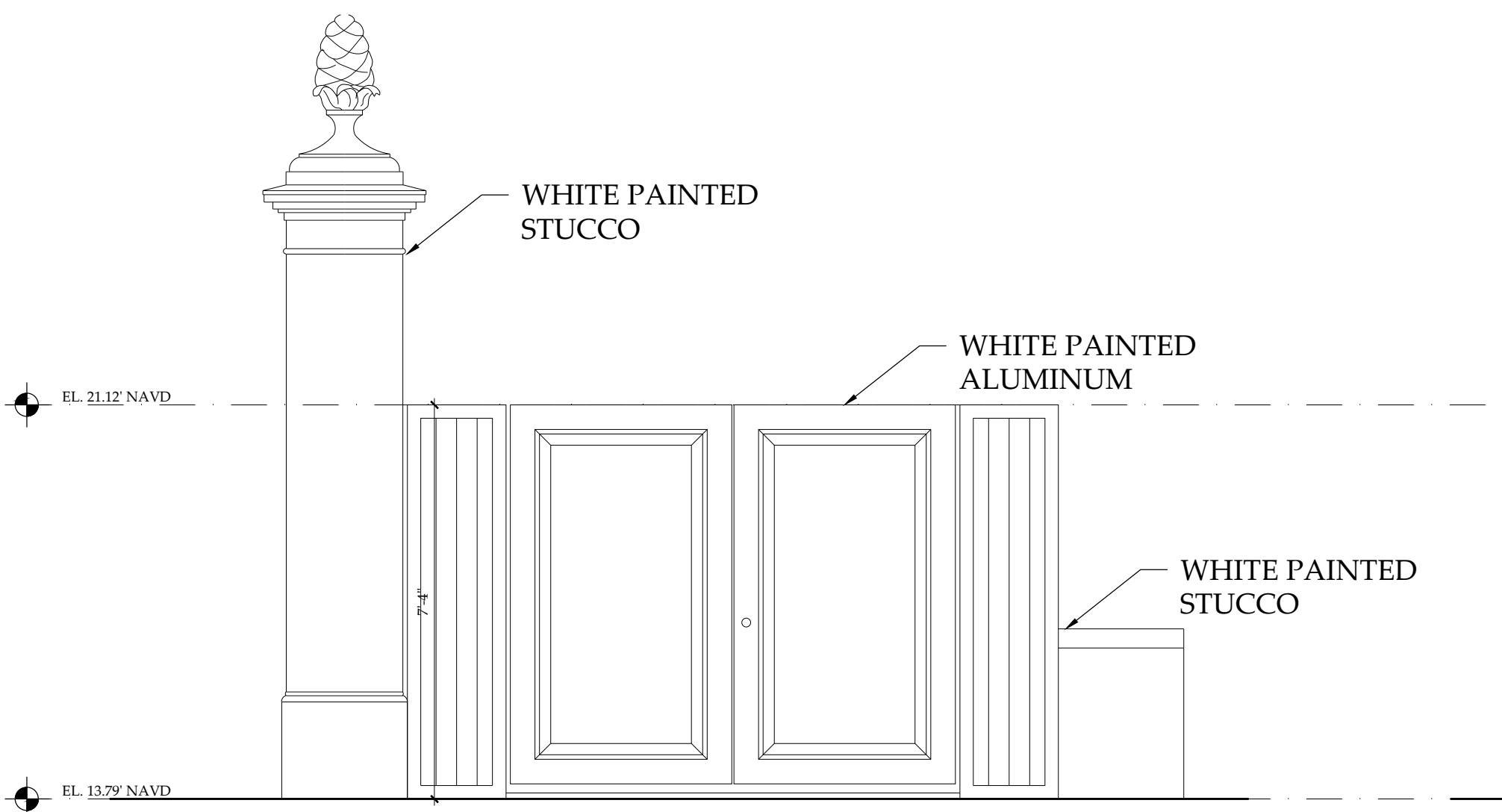
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SHEET TITLE:  
TRUCK LOGISTICS PLAN

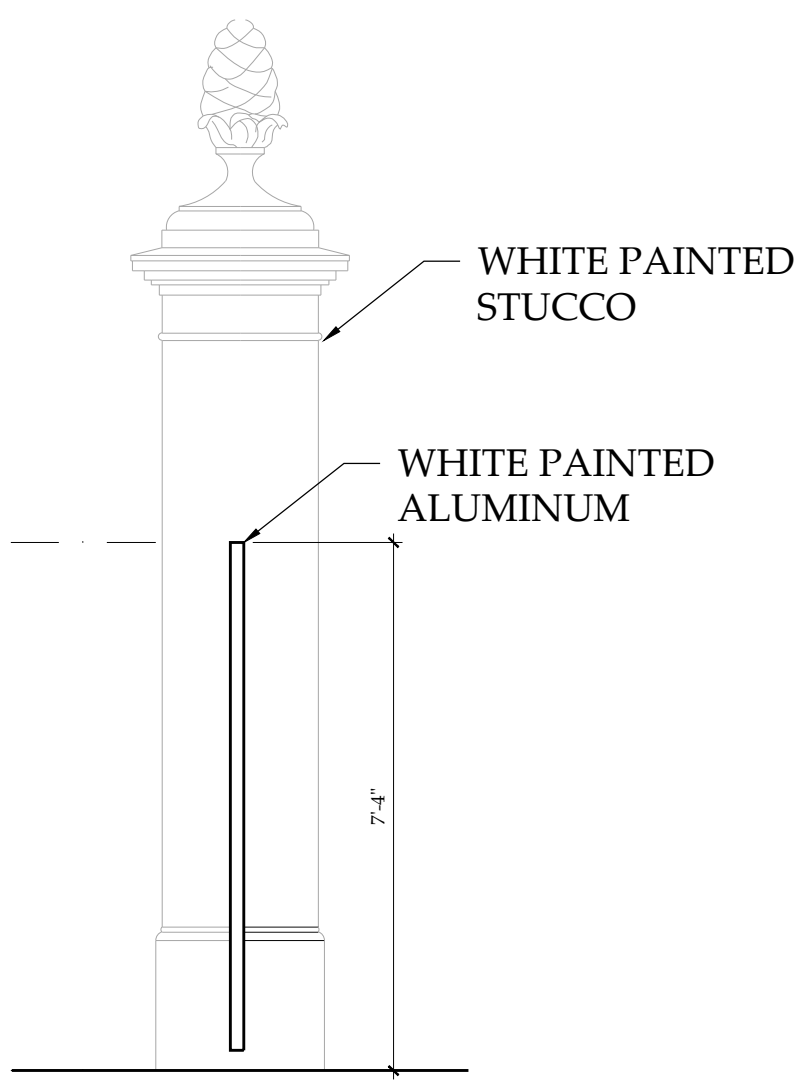
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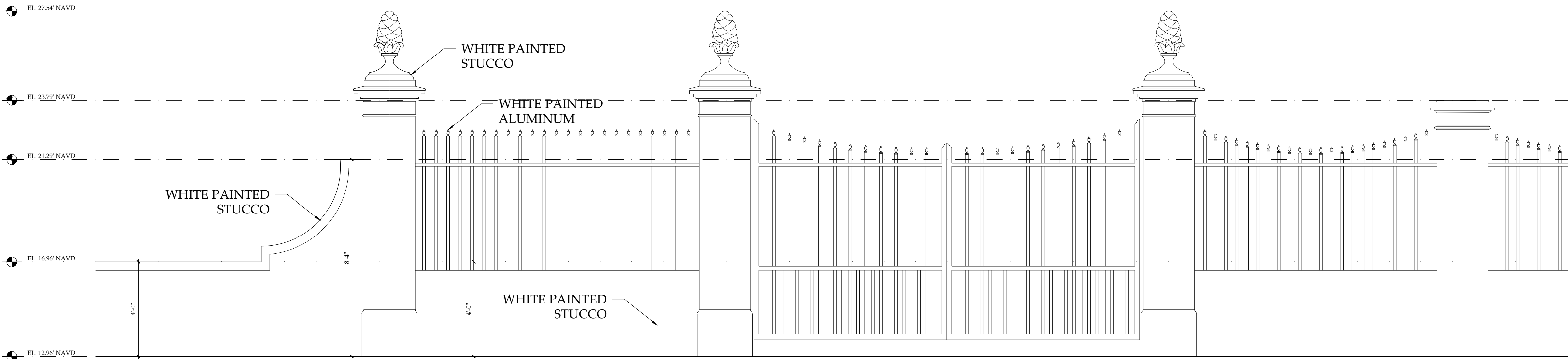
\*\*\*NO CHANGE PROPOSED TO  
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WALLS, AND GATES\*\*\*



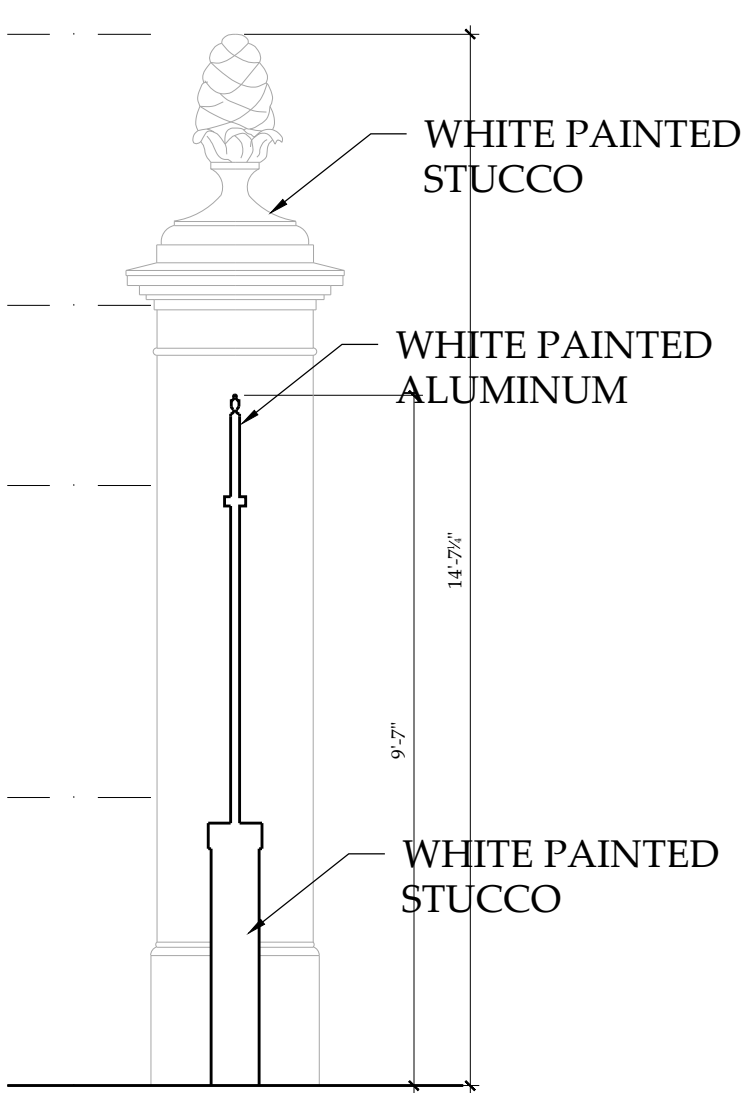
1 EAST LAWN GATE ELEVATION  
SCALE: 3/8" = 1'-0"



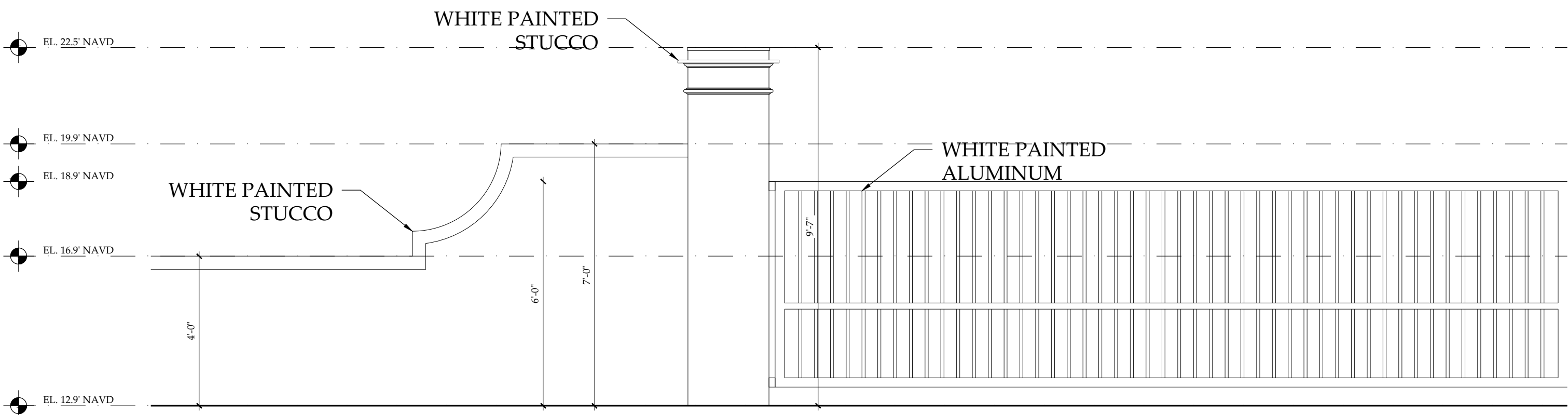
1a EAST LAWN GATE SECTION  
SCALE: 3/8" = 1'-0"



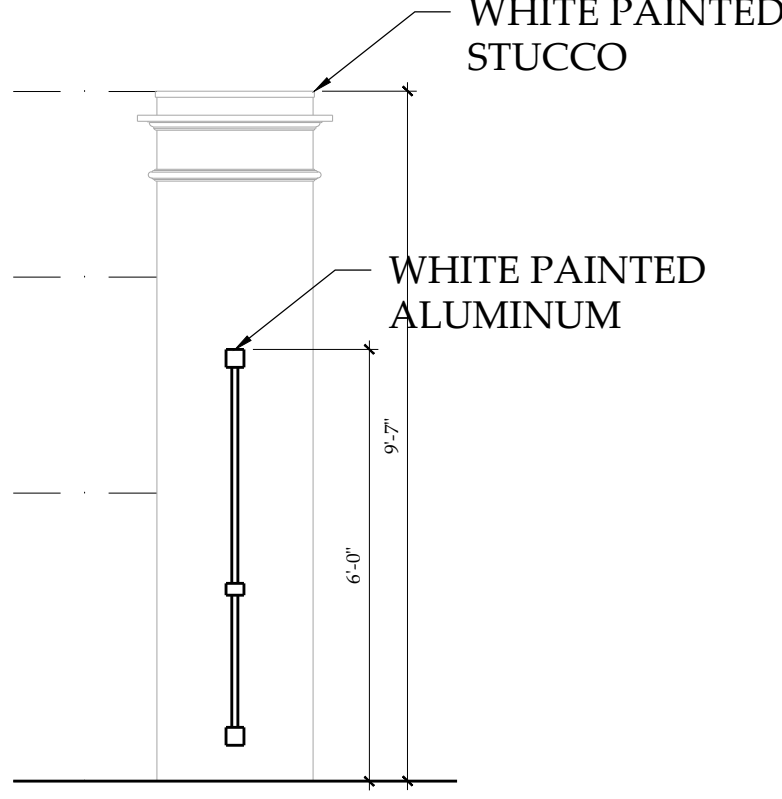
2 FRONT ENTRY GATE ELEVATION  
SCALE: 3/8" = 1'-0"



2a FRONT ENTRY GATE SECTION  
SCALE: 3/8" = 1'-0"



3 SERVICE ENTRY GATE ELEVATION  
SCALE: 3/8" = 1'-0"



3a SERVICE ENTRY GATE SECTION  
SCALE: 3/8" = 1'-0"

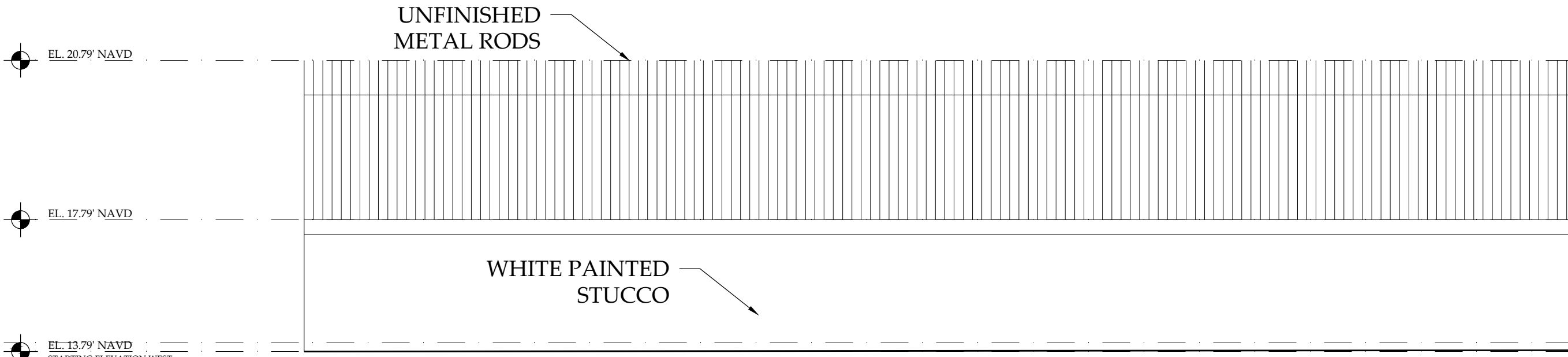
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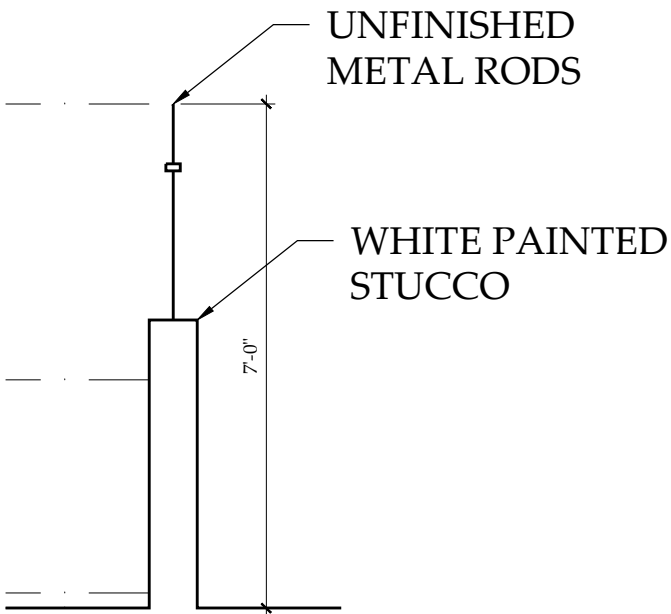
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FENCES WALLS AND GATES

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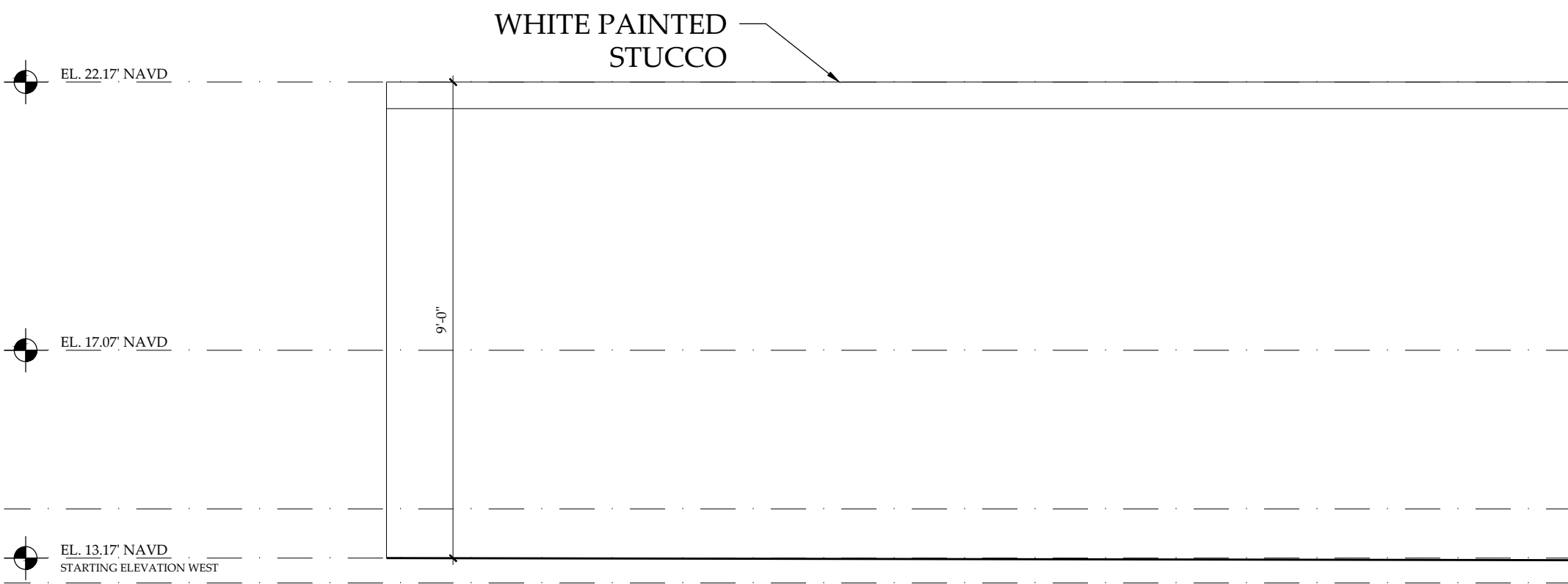
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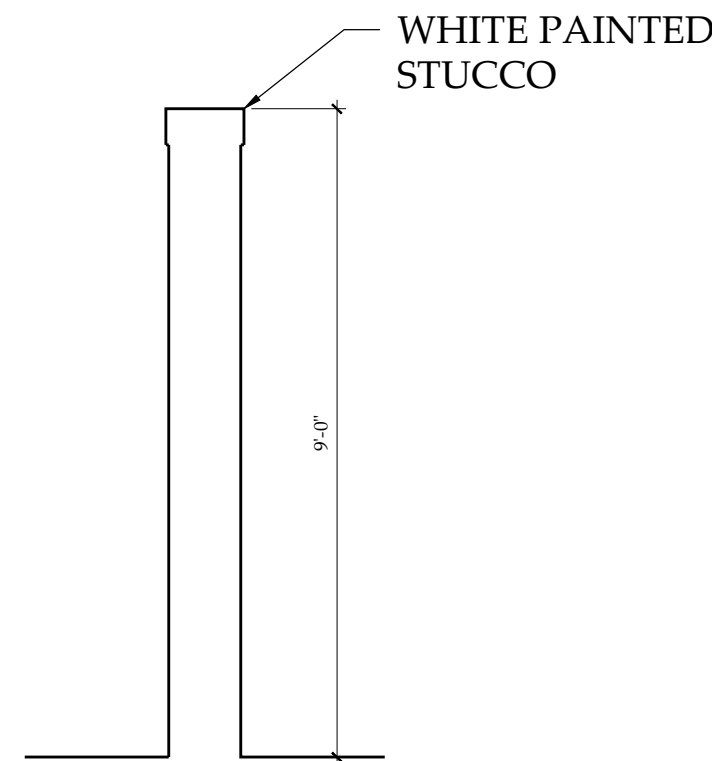
1 SOUTH PROPERTY WALL ELEVATION  
SCALE: 3/8" = 1'-0"



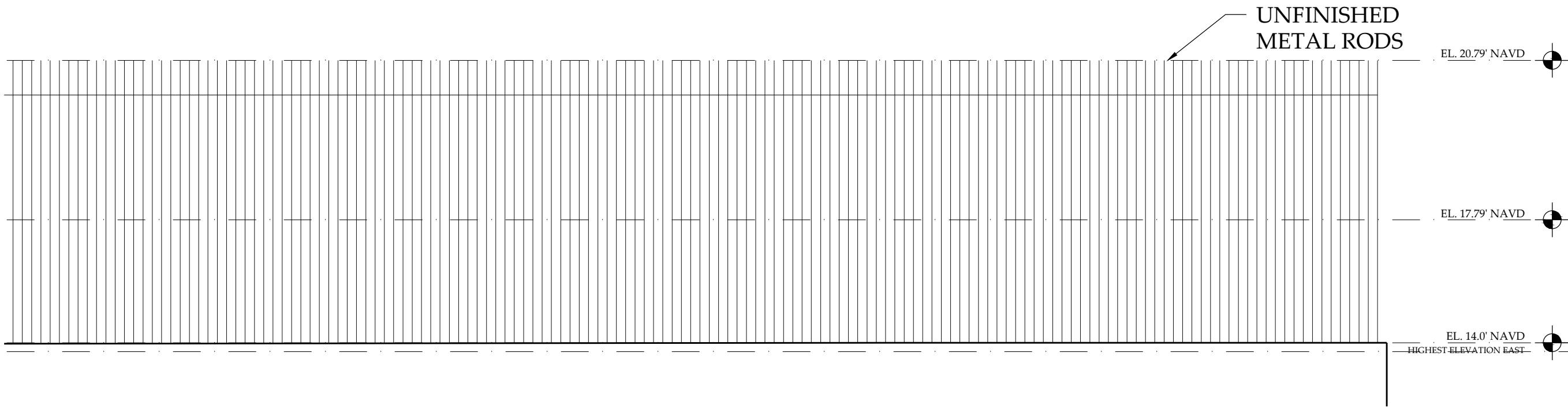
1a SOUTH PROPERTY WALL SECTION  
SCALE: 3/8" = 1'-0"



3 NORTH CONCRETE SITE WALL ELEVATION  
SCALE: 3/8" = 1'-0"

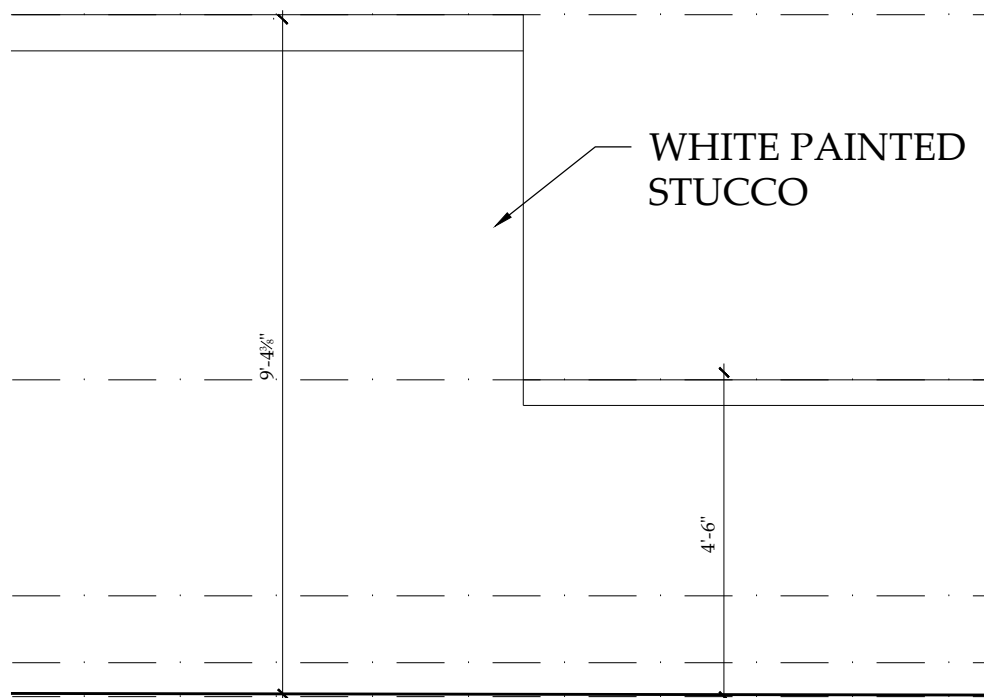


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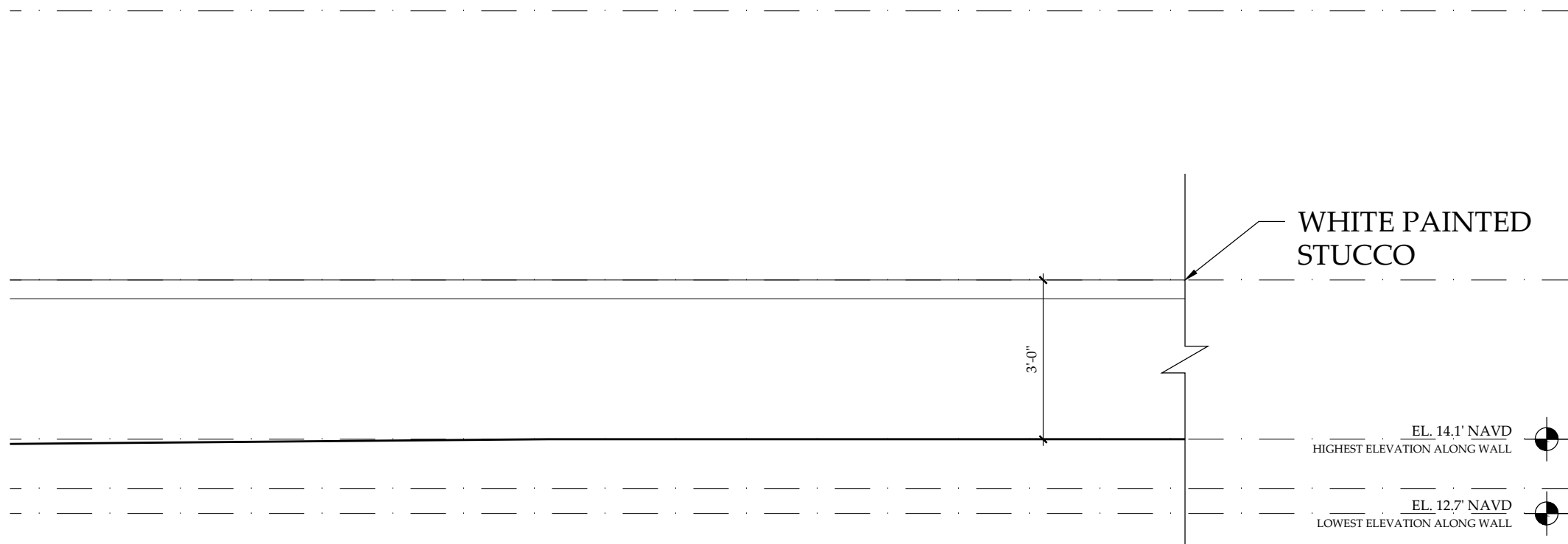


2 SOUTH PROPERTY WALL ELEVATION  
SCALE: 3/8" = 1'-0"

\*\*\*NO CHANGE PROPOSED TO  
EXISTING PERIMETER FENCES,  
WALLS, AND GATES\*\*\*



4 NORTH CONCRETE SITE WALL ELEVATION  
SCALE: 3/8" = 1'-0"



5 NORTH CONCRETE SITE WALL ELEVATION  
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FENCES WALLS AND GATES

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488 Madison Avenue, Suite 1705, New York, NY 10022 - Tel. 212.355.3261  
125 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel. 561.833.3242

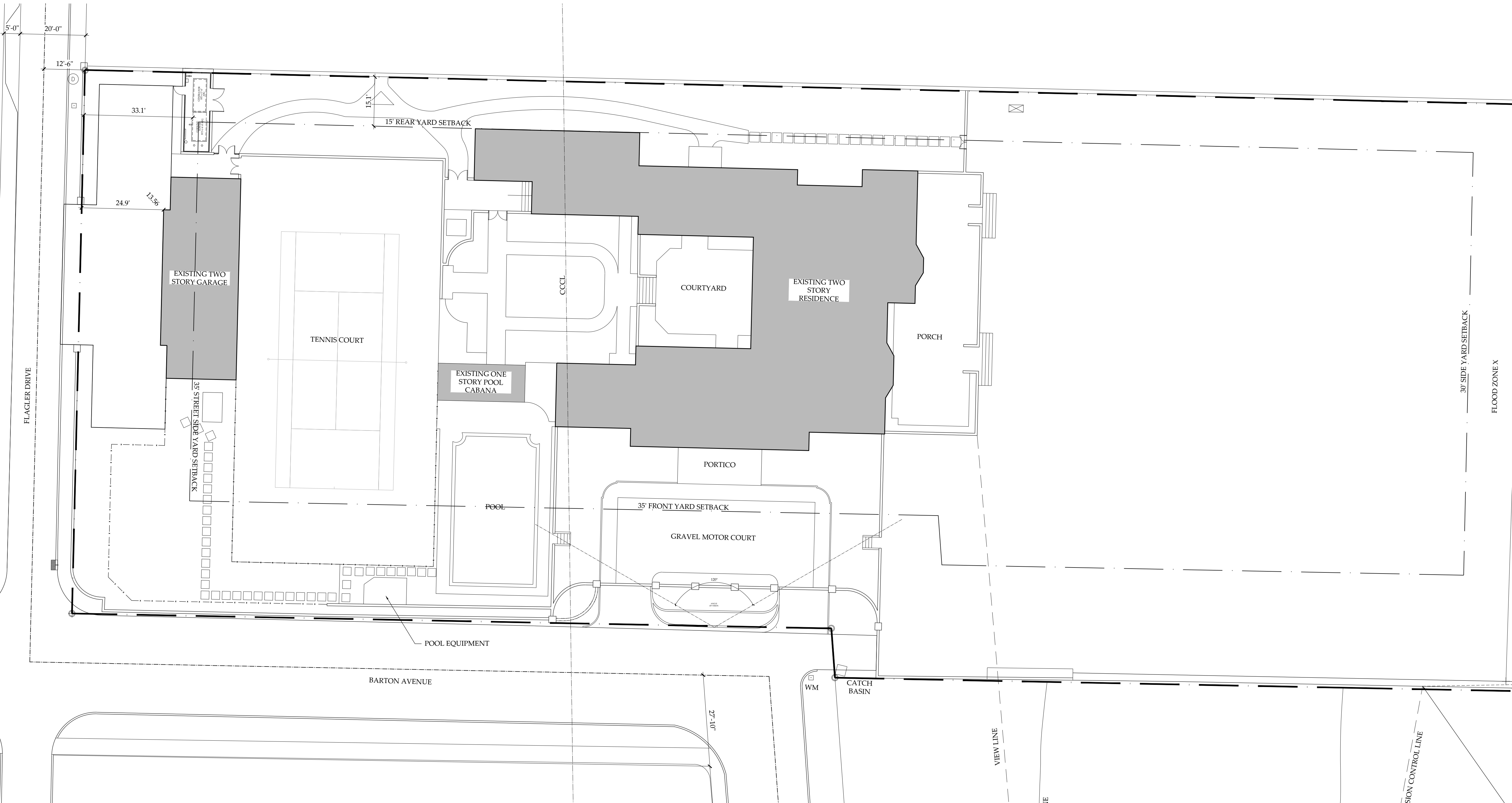
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NO.	ISSUE DESCRIPTION	DATE
7	SECOND SUBMITTAL	04/29/2024
6	FIRST SUBMITTAL	04/11/2024
5	PRE-APP	04/01/2024
4	STAFF APPROVAL	03/22/2024
3	PERMIT UPDATE	09/26/2023
2	PERMIT SET	08/11/2023
1	STAFF APPROVAL	07/11/2023

PROJECT: PRIVATE RESIDENCE  
126 S OCEAN BLVD  
PALM BEACH, FLORIDA 33480

SHEET TITLE:  
EXISTING OVERALL  
SITE PLAN

SEAL & SIGNATURE:  
DATE: APRIL 11, 2024  
PROJECT No.: 1265  
SCALE: AS NOTED  
CHK BY:  
DWG No.:  
A-1.00  
CAD FILE: PAGE No:



1 EXISTING OVERALL SITE PLAN  
SCALE: 1/16"= 1'-0"



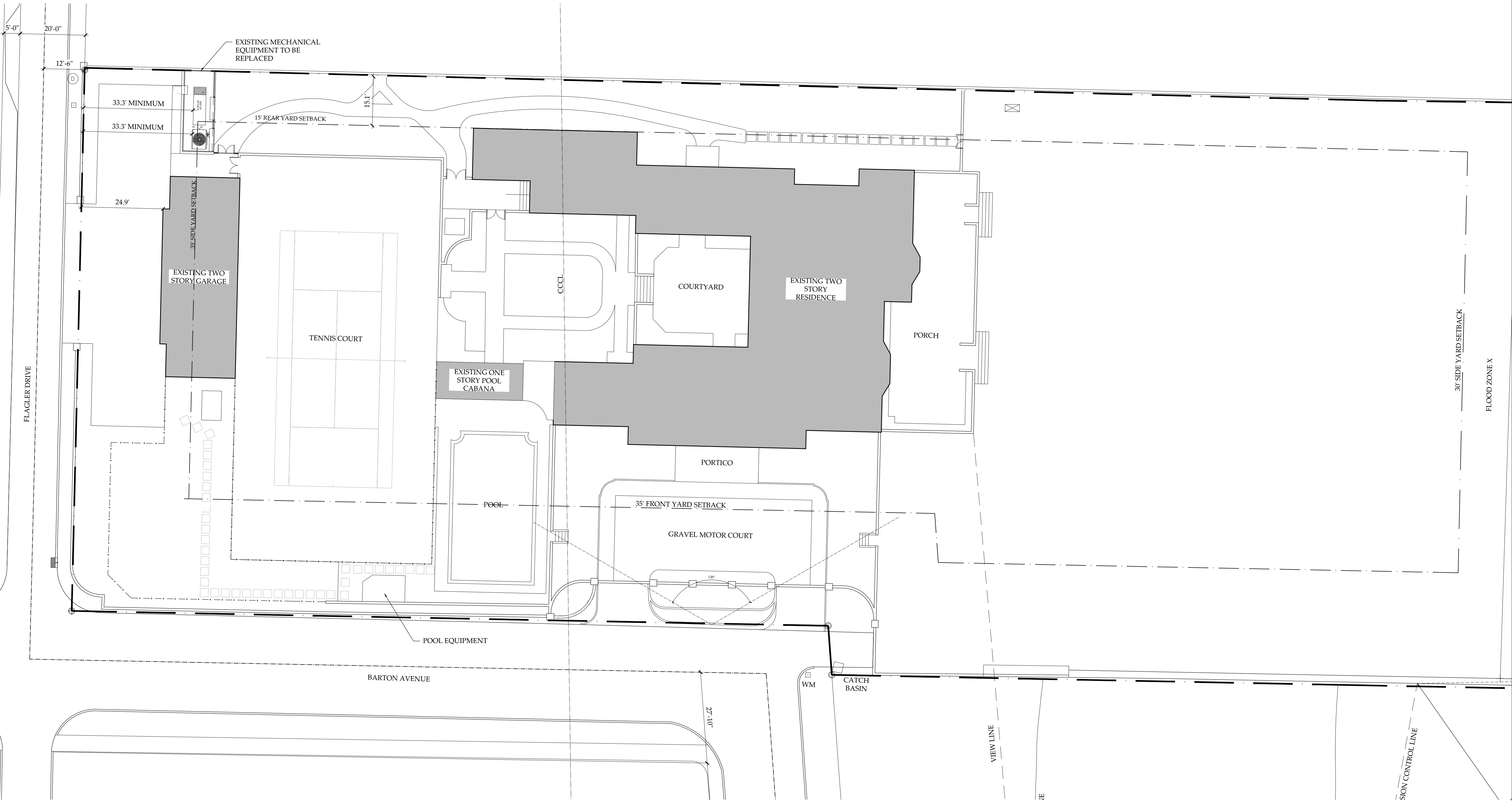
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NOTES:

GENERAL NOTES

- EQUIPMENT TO MAINTAIN A MINIMUM 33.3' SETBACK PER VAR 1-2002



1 PROPOSED OVERALL SITE PLAN  
SCALE: 1/16"= 1'-0"



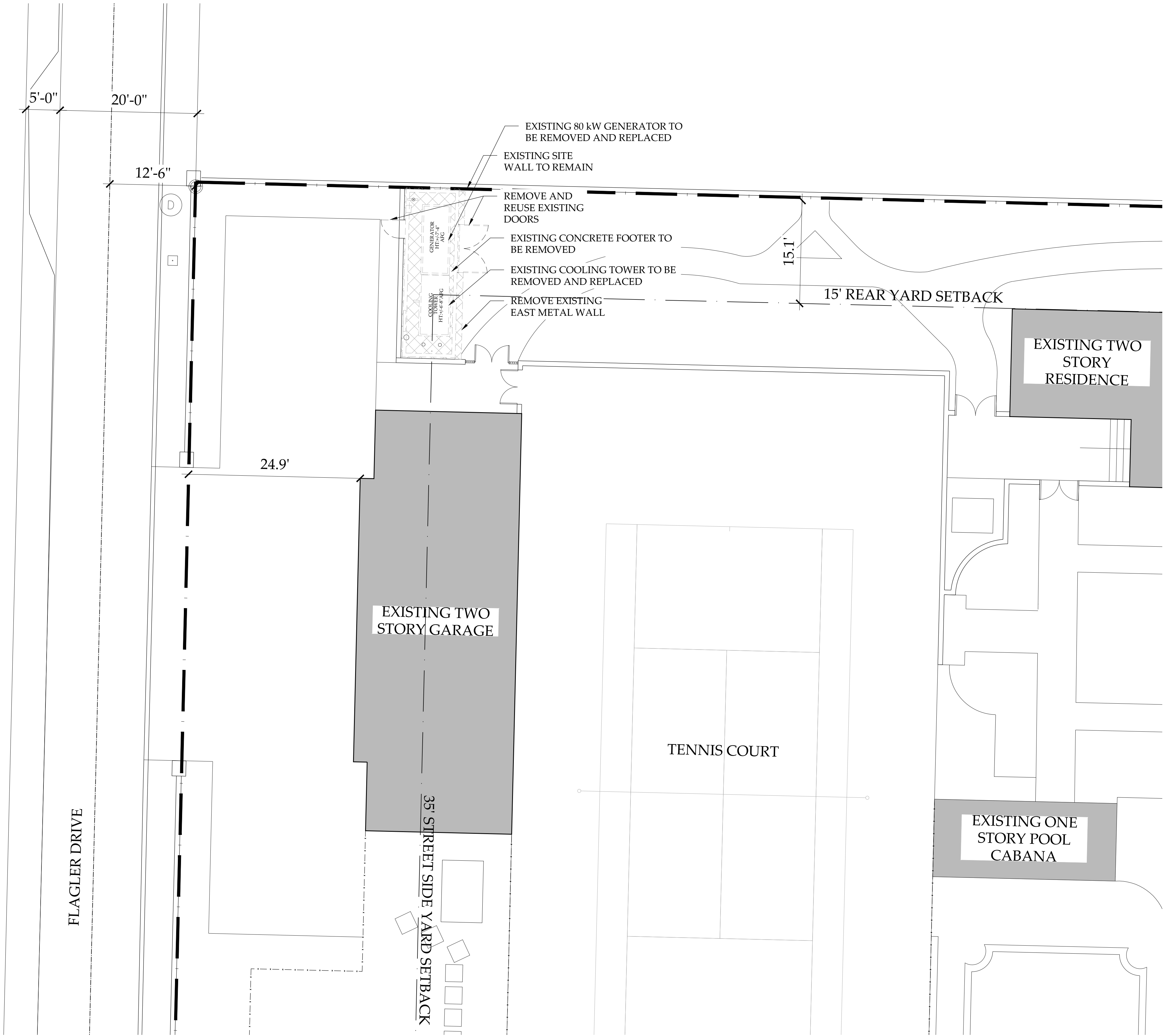
NO.	ISSUE DESCRIPTION	DATE
7	SECOND SUBMITTAL	04/29/2024
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PROJECT: PRIVATE RESIDENCE  
126 S OCEAN BLVD  
PALM BEACH, FLORIDA 33480

SHEET TITLE:  
PROPOSED OVERALL  
SITE PLAN

SEAL & SIGNATURE:	DATE: APRIL 11, 2024
	PROJECT No.: 1265
	SCALE: AS NOTED
	CHK BY:
	DWG No.: A-1.01
	CAD FILE: PAGE No:

NOTES:



7	SECOND SUBMITTAL	04/29/2024
6	FIRST SUBMITTAL	04/11/2024
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NO.	ISSUE DESCRIPTION	DATE

PROJECT: PRIVATE RESIDENCE  
126 S OCEAN BLVD  
PALM BEACH, FLORIDA 33480

SHEET TITLE:  
DEMOLITION PLAN

SEAL & SIGNATURE:  
DATE: APRIL 11, 2024  
PROJECT No.: 1265  
SCALE: AS NOTED  
CHK BY:  
DWG No.:  
A-1.02  
CAD FILE: PAGE No:



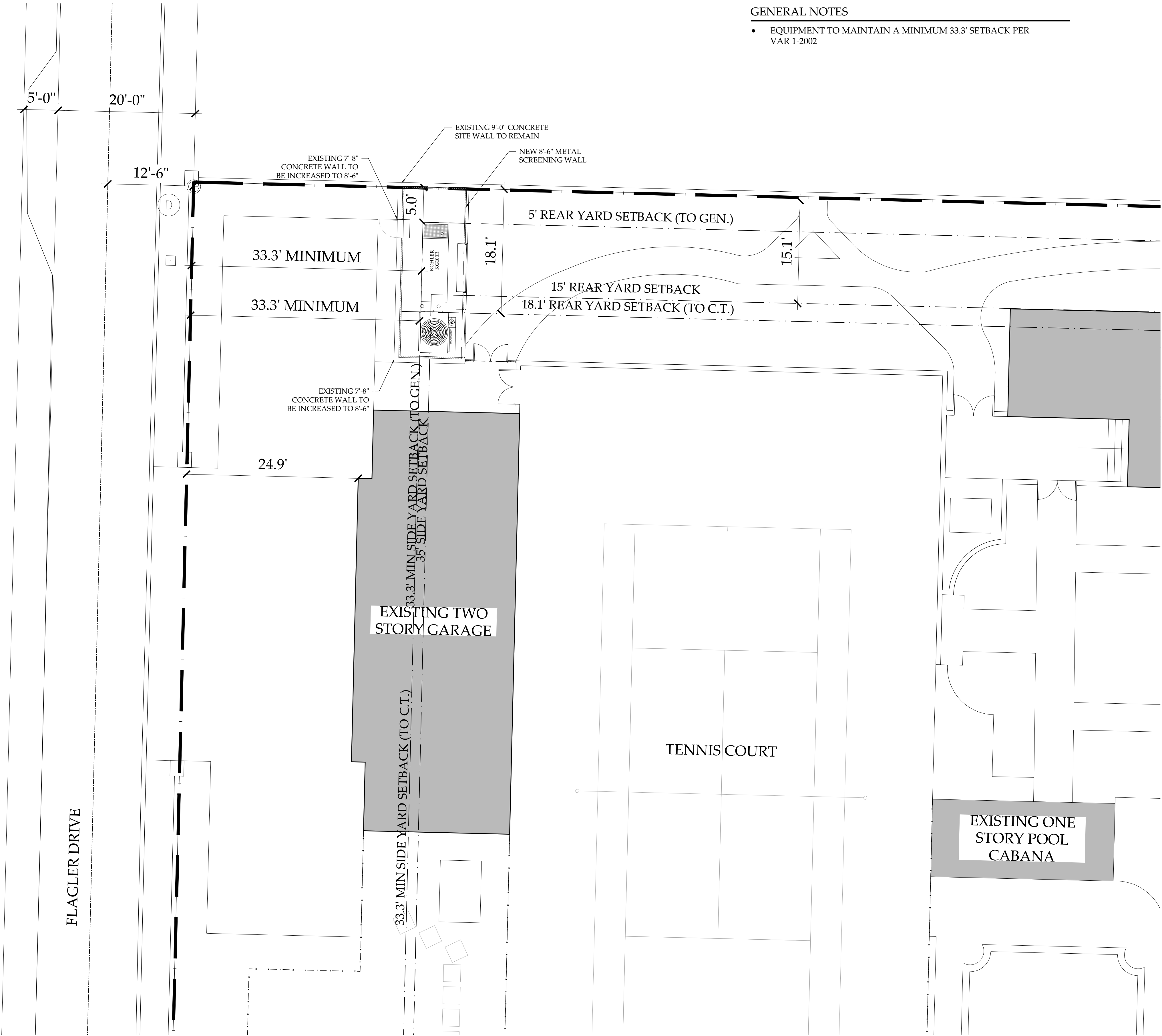
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NOTES:

GENERAL NOTES

- EQUIPMENT TO MAINTAIN A MINIMUM 33.3' SETBACK PER VAR 1-2002



1 PROPOSED PARTIAL SITE PLAN

SCALE: 1/8"= 1'-0"



NO.	ISSUE DESCRIPTION	DATE
7	SECOND SUBMITTAL	04/29/2024
6	FIRST SUBMITTAL	04/11/2024
5	PRE-APP	04/01/2024
4	STAFF APPROVAL	03/22/2024
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PROJECT: PRIVATE RESIDENCE  
126 S OCEAN BLVD  
PALM BEACH, FLORIDA 33480

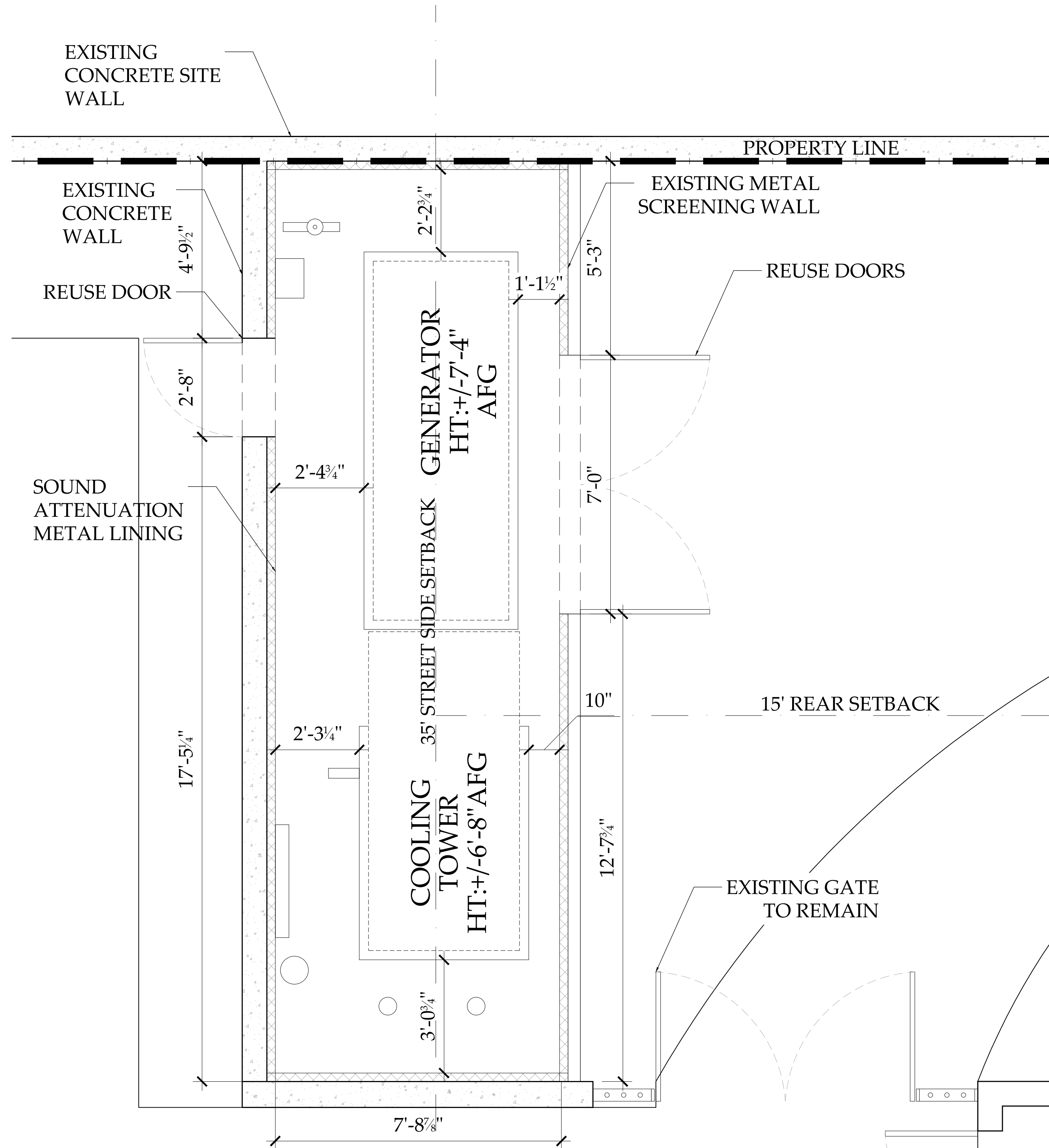
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PROPOSED PARTIAL  
SITE PLAN

SEAL & SIGNATURE:	DATE: APRIL 11, 2024
	PROJECT No.: 1265
	SCALE: AS NOTED
	CHK BY:
	DWG No.: A-1.01a
CAD FILE:	PAGE No:

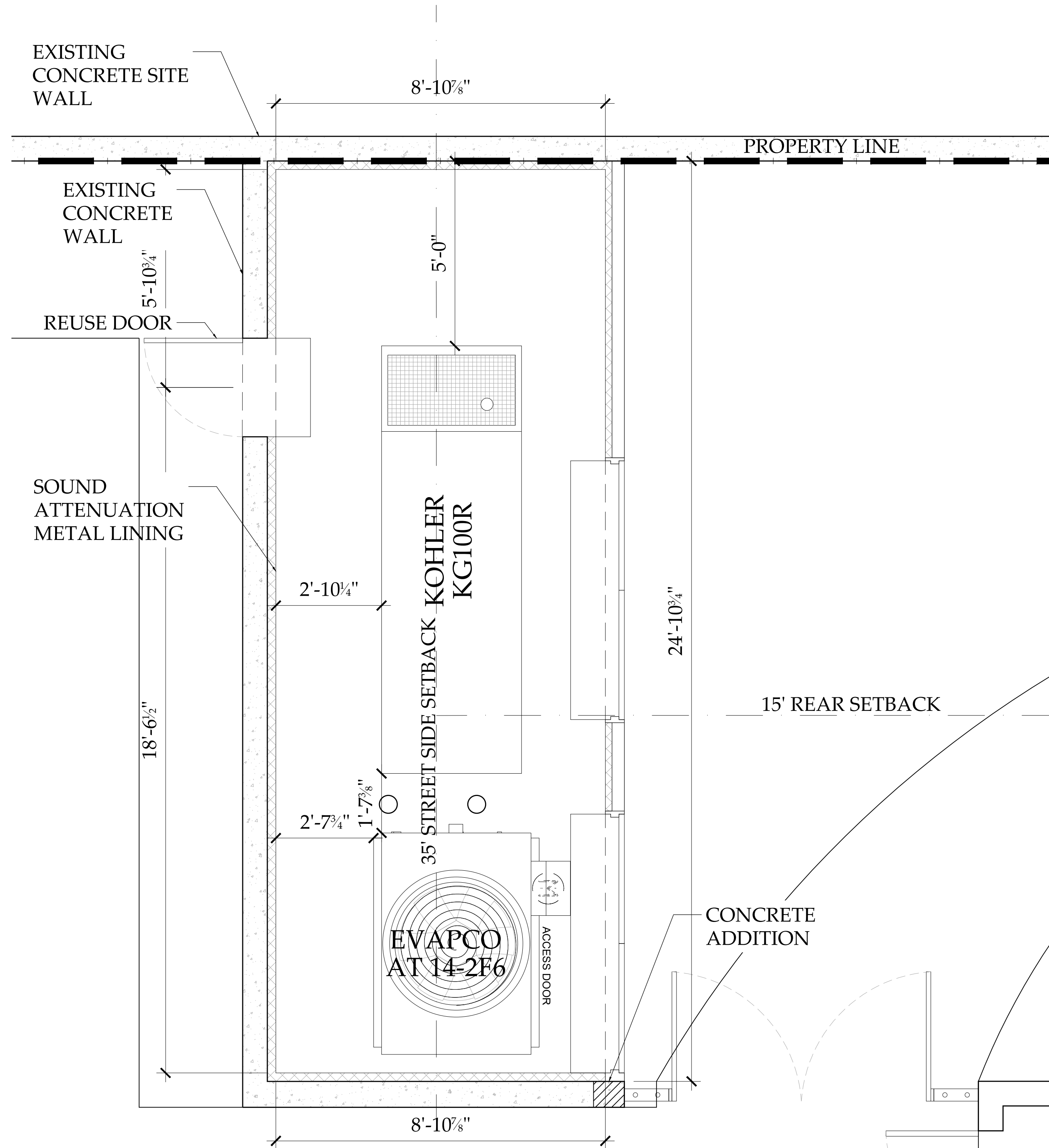
NOTES:

GENERAL NOTES

- THE SIZE OF THE ENCLOSURE IS TO BE INCREASED TO COMPLY WITH GENERATOR MANUFACTURER SERVICE ACCESS REQUIREMENTS
- ALL EXISTING PLANT SCREENING IS TO REMAIN
- ALL EXISTING CONCRETE WALLS TO REMAIN
- EQUIPMENT TO MAINTAIN A MINIMUM 33.3' SETBACK PER VAR 1-2002



1 EXISTING MECHANICAL EQUIPMENT PLAN  
SCALE: 1/2" = 1'-0"



2 PROPOSED MECHANICAL EQUIPMENT PLAN  
SCALE: 1/2" = 1'-0"

EQUIPMENT NOTES

- GENERATOR WATTAGE: 100KW

7	SECOND SUBMITTAL	04/29/2024
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NO.	ISSUE DESCRIPTION	DATE

PROJECT:
PRIVATE RESIDENCE
126 S OCEAN BLVD
PALM BEACH, FLORIDA 33480

SHEET TITLE:
MECHANICAL EQUIPMENT PLANS

SEAL & SIGNATURE:	DATE: APRIL 11, 2024
	PROJECT No.: 1265
	SCALE: AS NOTED
	CHK BY:
	DWG No.: A-6.00
CAD FILE:	PAGE No:

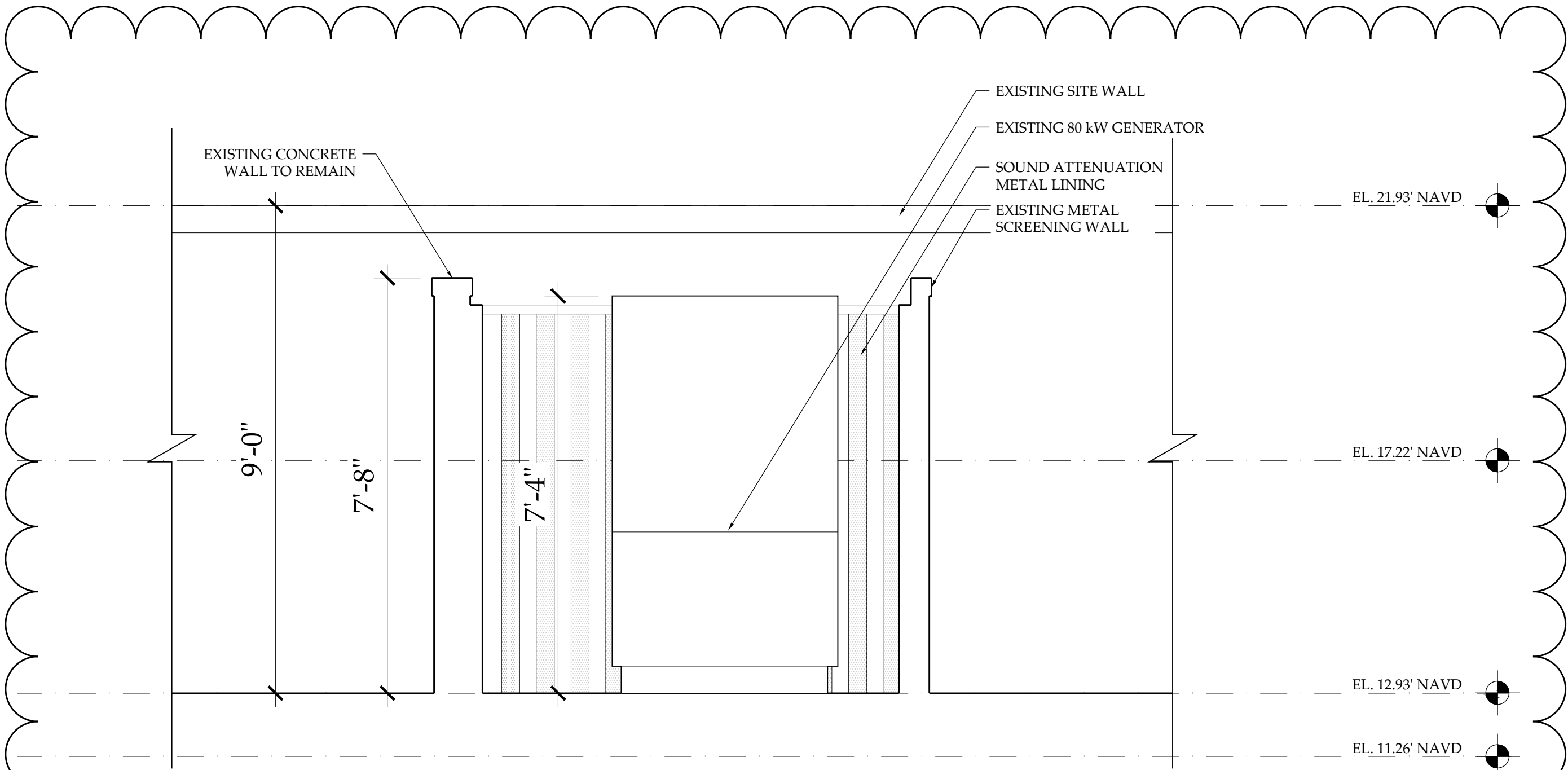
NOTES:

GENERAL NOTES

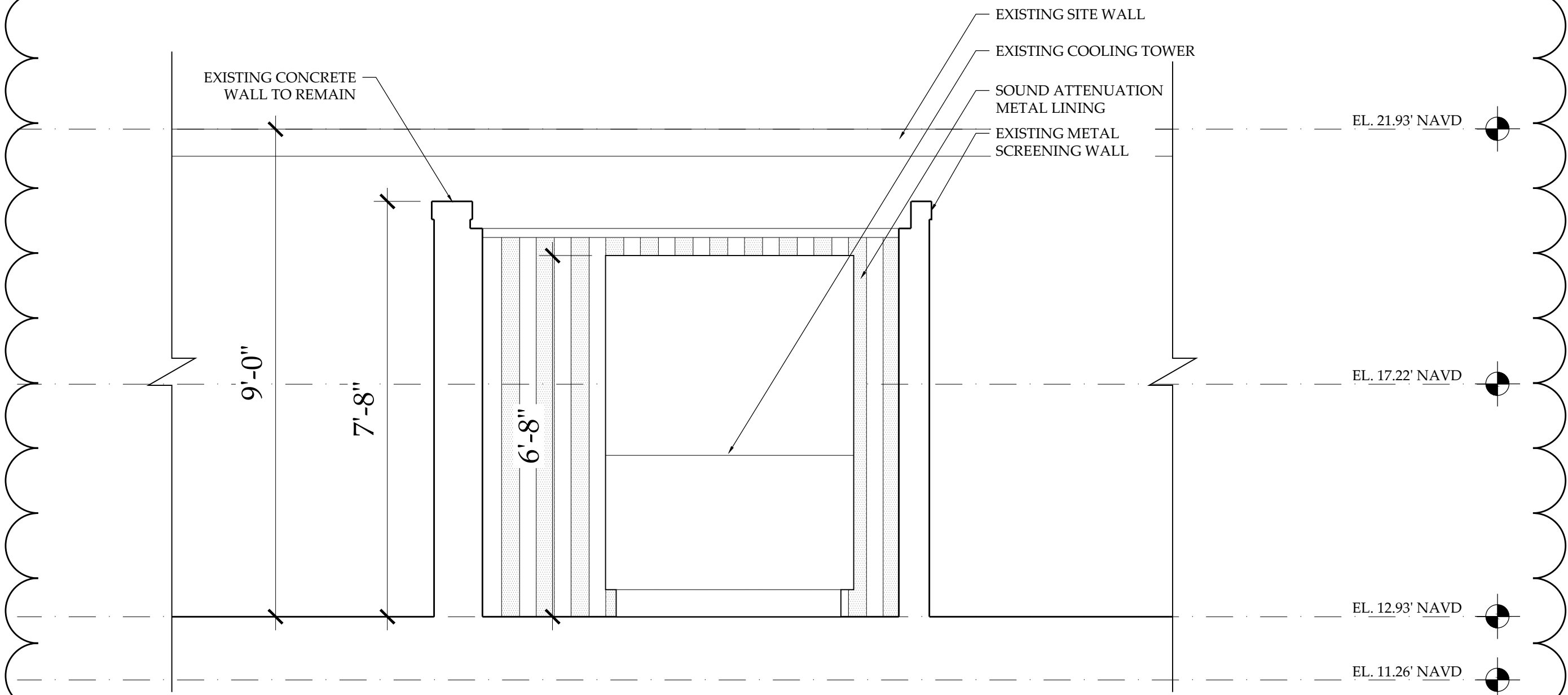
- THE SIZE OF THE ENCLOSURE IS TO BE INCREASED TO COMPLY WITH GENERATOR MANUFACTURER SERVICE ACCESS REQUIREMENTS
- ALL EXISTING PLANT SCREENING IS TO REMAIN
- ALL EXISTING CONCRETE WALLS TO REMAIN
- EQUIPMENT TO MAINTAIN A MINIMUM 33.3' SETBACK PER VAR 1-2002

EQUIPMENT NOTES

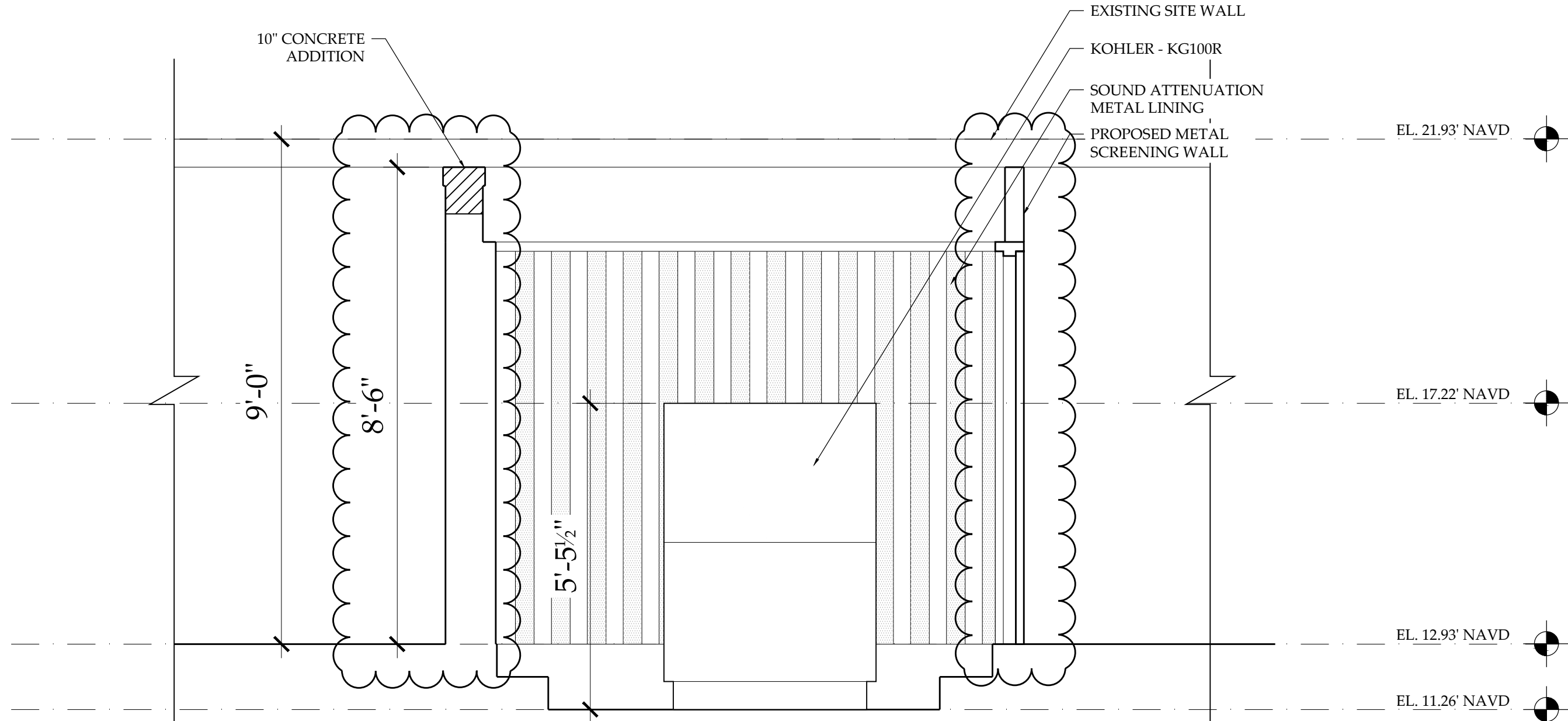
- GENERATOR WATTAGE: 100KW



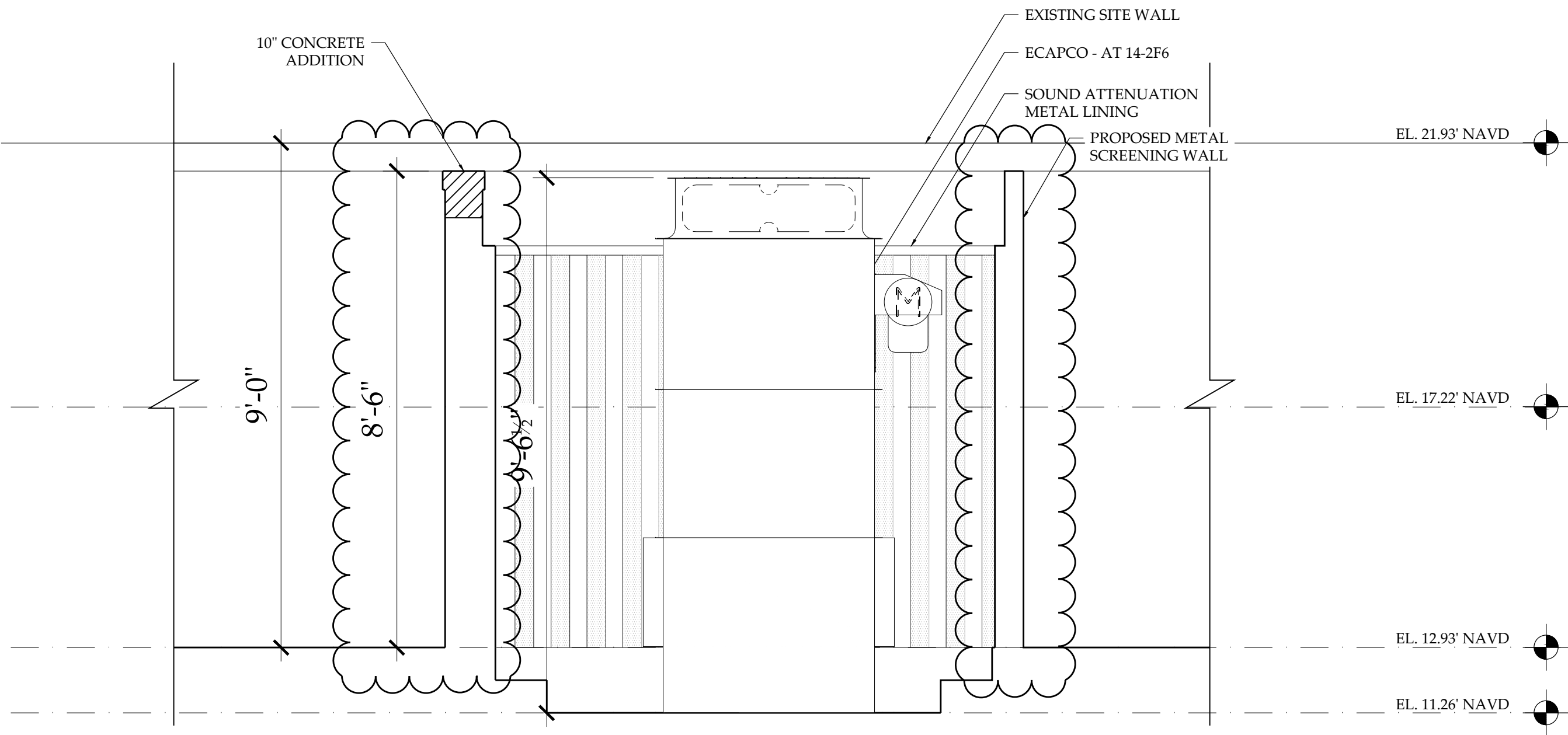
1 EXISTING MECHANICAL EQUIPMENT SECTION  
SCALE: 1/2" = 1'-0"



2 EXISTING MECHANICAL EQUIPMENT SECTION  
SCALE: 1/2" = 1'-0"



3 PROPOSED MECHANICAL EQUIPMENT SECTION  
SCALE: 1/2" = 1'-0"



4 PROPOSED MECHANICAL EQUIPMENT SECTION  
SCALE: 1/2" = 1'-0"

7	SECOND SUBMITTAL	04/29/2024
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NO.	ISSUE DESCRIPTION	DATE

PROJECT: PRIVATE RESIDENCE  
126 S OCEAN BLVD  
PALM BEACH, FLORIDA 33480

SHEET TITLE:  
MECHANICAL  
EQUIPMENT SECTION

SEAL & SIGNATURE:	DATE: APRIL 11, 2024
	PROJECT No.: 1265
	SCALE: AS NOTED
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	DWG No.: A-6.01
	CAD FILE: PAGE No:

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NOTES:

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NO.	ISSUE DESCRIPTION	DATE




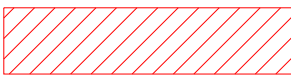
PROJECT:	PRIVATE RESIDENCE
	126 S OCEAN BLVD
	PALM BEACH, FLORIDA 33480

SHEET TITLE:	MECHANICAL EQUIPMENT DIAGRAM
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SEAL & SIGNATURE:	DATE: APRIL 11, 2024
	PROJECT No.: 1265
	SCALE: AS NOTED
	CHK BY:
	DWG No.: A-6.02
CAD FILE:	PAGE No:

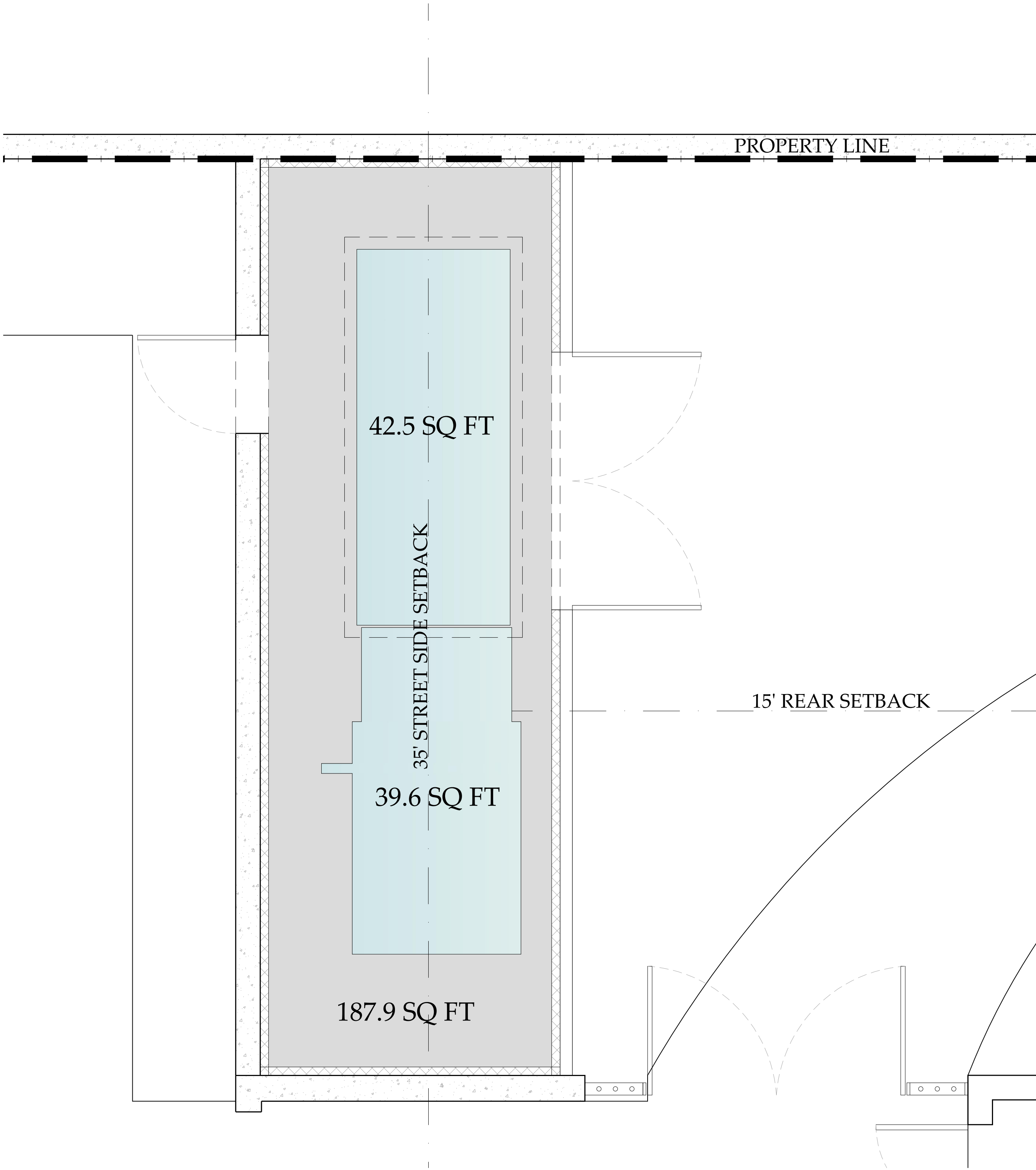
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LEGEND

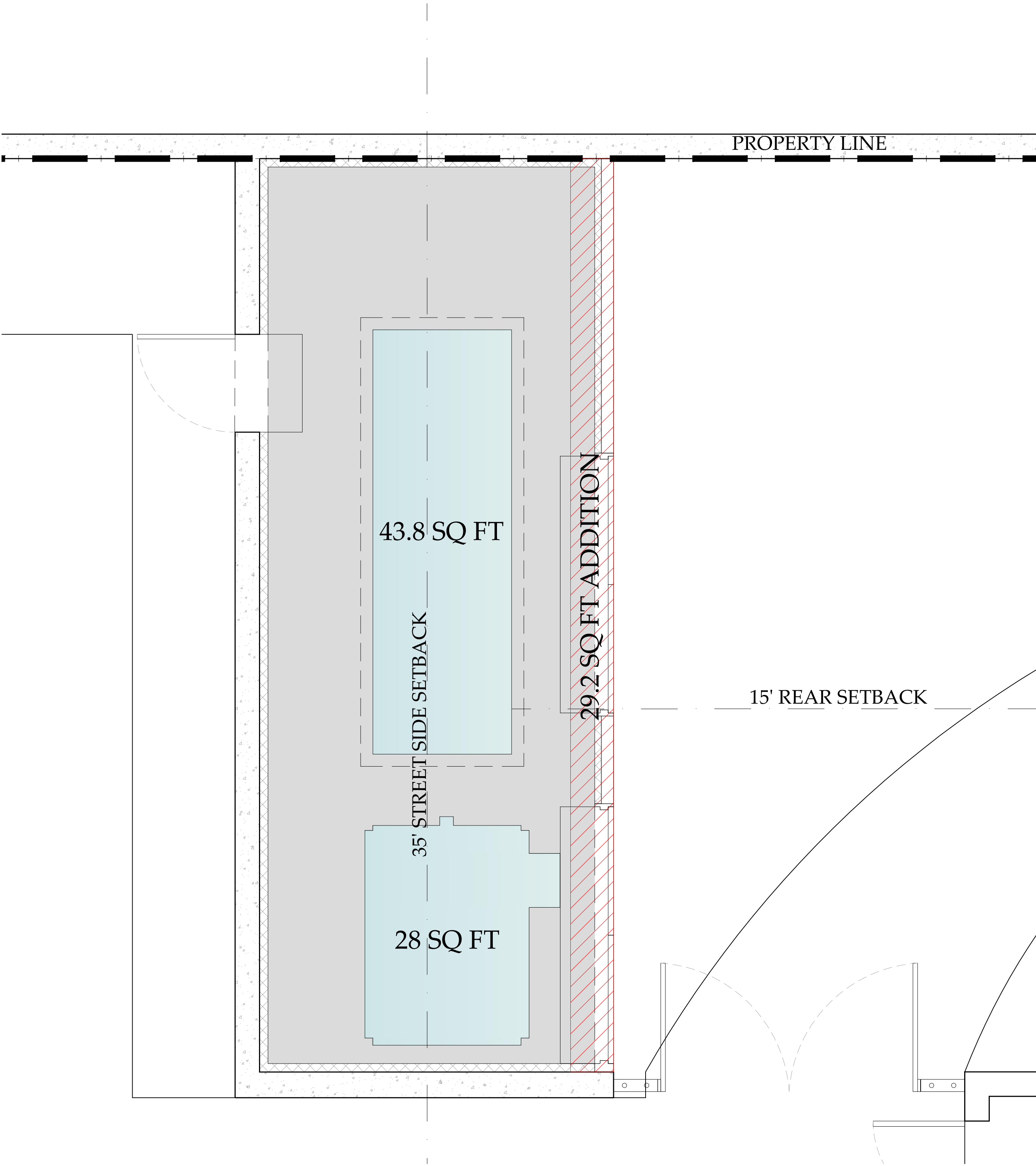
	EXISTING GRAVEL
	MECHANICAL EQUIPMENT FOOTPRINT
	CONCRETE FOOTER OUTLINE
	PROPOSED HARDSCAPE ADDITION

GENERAL NOTES

- THE SIZE OF THE ENCLOSURE IS TO BE INCREASED TO COMPLY WITH GENERATOR MANUFACTURER SERVICE ACCESS REQUIREMENTS
- ALL EXISTING PLANT SCREENING IS TO REMAIN
- ALL EXISTING CONCRETE WALLS TO REMAIN
- EQUIPMENT TO MAINTAIN A MINIMUM 33.3' SETBACK PER VAR 1-2002



1 EXISTING MECHANICAL EQUIPMENT DIAGRAM  
SCALE: 1/2" = 1'-0"



2 PROPOSED MECHANICAL EQUIPMENT DIAGRAM  
SCALE: 1/2" = 1'-0"

EQUIPMENT NOTES

- GENERATOR WATTAGE: 100KW

NOTES:

ALL EXISTING  
PLANT  
SCREENING  
TO REMAIN

ALL EXISTING  
CONCRETE  
WALLS TO  
REMAIN



1 MECHANICAL EQUIPMENT ENCLOSURE PHOTO  
LOOKING NORTHWEST

EXISTING 9'-0"  
CONCRETE SITE WALL  
TO REMAIN

EXISTING SOUND  
ATTENUATION LINING  
TO BE RESTORED



2 MECHANICAL EQUIPMENT ENCLOSURE PHOTO  
LOOKING WEST

EXISTING DOORS TO BE  
RESTORED AND  
REUSED

EXISTING METAL WALL  
TO BE MODIFIED TO  
COMPLY WITH  
MANUFACTURER'S  
CLEARANCE  
REQUIREMENTS



3 MECHANICAL EQUIPMENT ENCLOSURE PHOTO  
LOOKING SOUTH



4 MECHANICAL EQUIPMENT ENCLOSURE PHOTO  
EXISTING COOLING TOWER



5 MECHANICAL EQUIPMENT ENCLOSURE PHOTO  
LOOKING SOUTH



6 MECHANICAL EQUIPMENT ENCLOSURE PHOTO  
LOOKING NORTH

NO.	ISSUE DESCRIPTION	DATE
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PROJECT:	PRIVATE RESIDENCE
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	PALM BEACH, FLORIDA 33480

SHEET TITLE:	MECHANICAL EQUIPMENT PHOTOS
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SEAL & SIGNATURE:	DATE: APRIL 11, 2024
	PROJECT No.: 1265
	SCALE: AS NOTED
	CHK BY:
	DWG No.: <b>A-6.03</b>
CAD FILE:	PAGE No: