

214 BRAZILIAN AVENUE, SUITE 212

P A L M B E A C H , F L O R I D A

CERTIFICATE OF APPROPRIATENESS (C.O.A.) WITH NOTICE

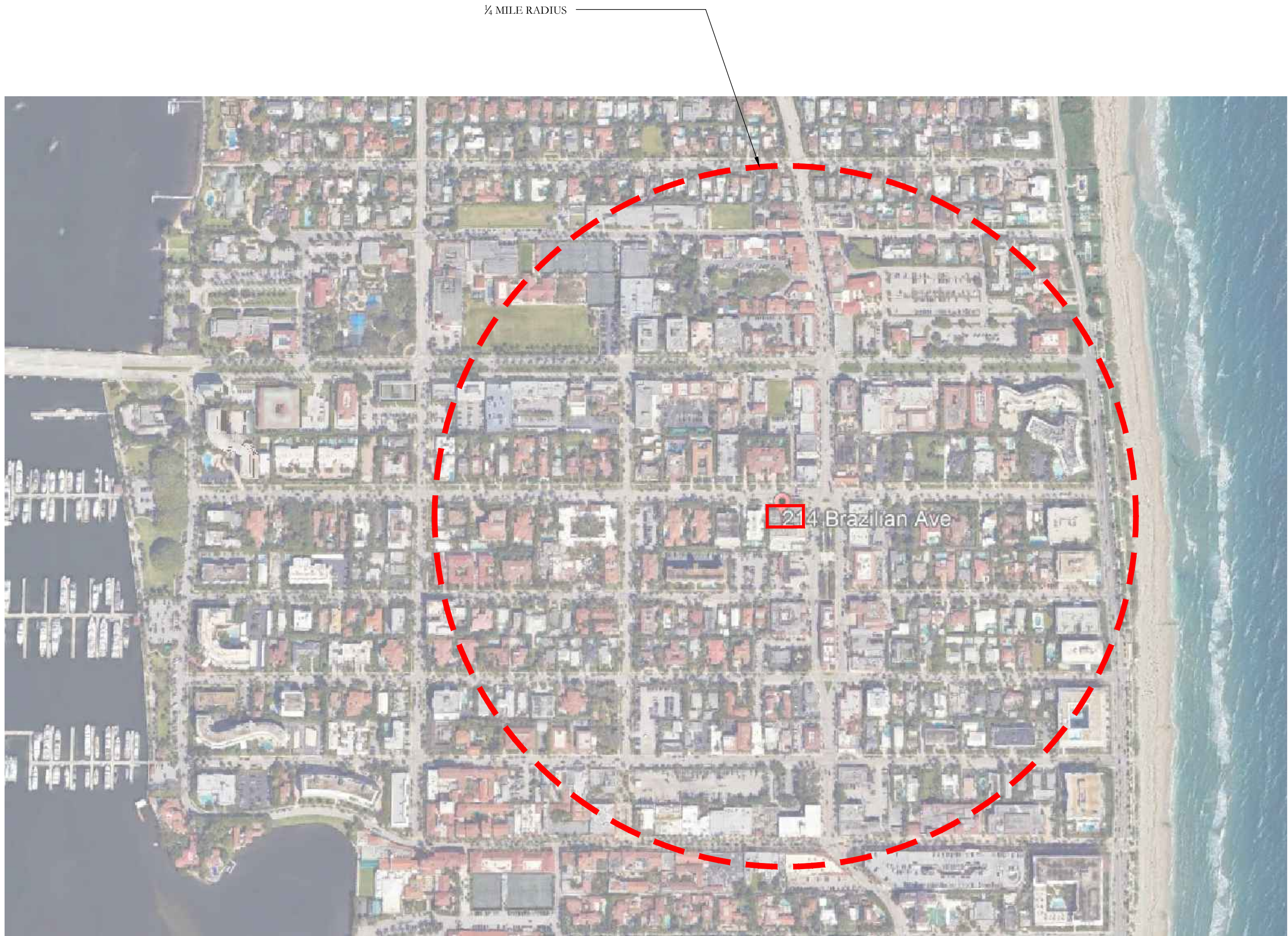
D R C F I N A L S U B M I T T A L

J U N E 0 7 , 2 0 2 4

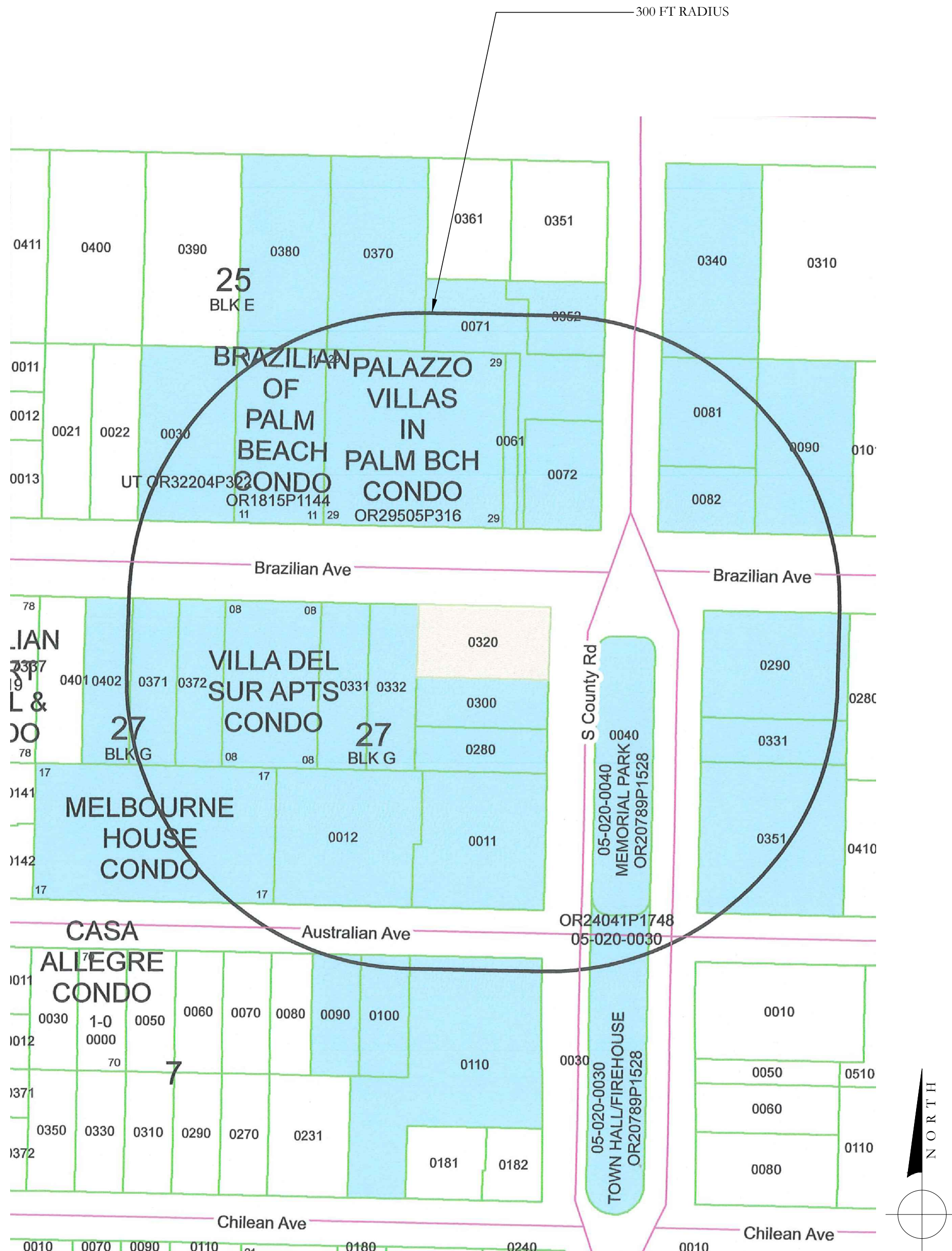
L.P.C. MEETING DATE: JULY 17, 2024



DOCUMENT ISSUE:		DWC#												ISSUED TO:	
04/29/24	D.R.C. PRE-APP SUBMITTAL	●	●	●											TOWN OF PALM BEACH
05/09/24	D.R.C. FIRST SUBMITTAL	●	●	●	●	●	●	●	●	●	●	●	●		TOWN OF PALM BEACH
05/28/24	D.R.C. SECOND SUBMITTAL	●	●	●	●	●	●	●	●	●	●	●	●		TOWN OF PALM BEACH
06/07/24	D.R.C. FINAL DROP-OFF	●	●	●	●	●	●	●	●	●	●	●	●		TOWN OF PALM BEACH
		TITLE:													
		A-000 COVER SHEET & INDEX													
		G-001 SITE CONDITIONS - GENERAL													
		EX-001 EXISTING CONDITIONS - GENERAL													
		A-101 EXISTING CONDITIONS - PHOTOGRAPHS													
		A-111 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-401 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-411 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-420 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-421 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-431 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-441 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-451 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-461 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-471 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-481 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-491 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-501 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-511 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-521 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-531 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-541 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-551 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-561 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-571 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-581 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-591 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-601 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-611 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-621 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-631 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-641 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-651 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-661 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-671 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-681 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-691 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-701 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-711 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-721 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-731 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-741 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-751 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-761 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-771 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-781 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-791 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-801 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-811 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-821 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-831 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-841 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-851 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-861 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-871 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-881 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-891 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-901 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-911 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-921 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-931 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-941 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-951 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-961 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-971 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-981 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-991 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-1001 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-1011 EXISTING CONDITIONS - PHOTOGRAPHS													
		EX-1021 EXISTING CONDITIONS - PHOTOGRAPHS													



1 VICINITY LOCATION MAP
1"=300'-0"



2 TAX RADIUS MAP
1"=100'-0"



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL 05/28/2024
D.R.C. FIRST SUBMITTAL 05/09/2024
D.R.C. PRE-APP SUBMITTAL 04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
LOCATION MAPS &
STREETSCAPE ELEVATION

DATE
JUNE 07, 2024
SCALE
AS NOTED
BY
MS, STC

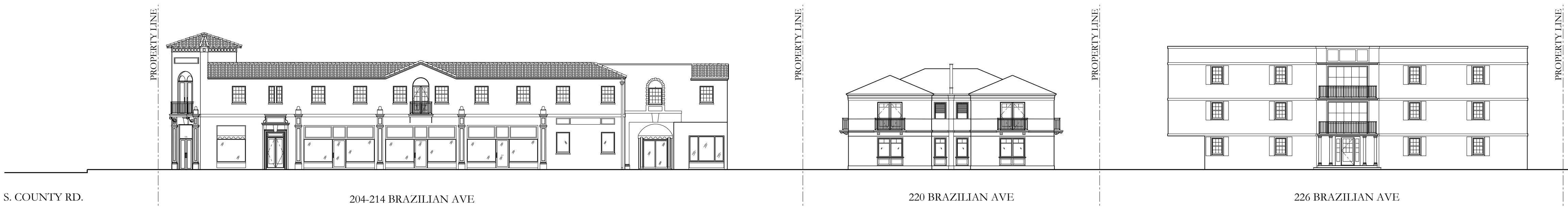
SHEET NO
G-001



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 505-5591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



3 KEY ELEVATION: BRAZILIAN AVE, LOOKING SOUTH
1/16"=1'-0"



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:	214 Brazilian Ave., Suite 212		
2	Zoning District:	C-TS		
3	Lot Area (sq. ft.):	10,275 sq. ft.		
4	Lot Width (W) & Depth (D) (ft.):	137.00' W x 75.00' D		
5	Structure Type:	Commercial		
5	(Single-Family, Multi-Family, Comm., Other)			
6	FEMA Flood Zone Designation:	AE		
7	Zero Datum for point of meas. (NAVD)	unknown		
8	Crown of Road (COR) (NAVD)	unknown		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	7,192.5 sq. ft. (70%)	9,112 sq. ft. (88.7%)	N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs., Structure, etc.)	15,000 sq. ft.	18,224 sq. ft.	N/C
12	*Front Yard Setback (Ft.)	16.0' (N)	0.0'	N/C
13	*Side Yard Setback (1st Story) (Ft.)	0.0' (W)	4.6'	N/C
14	*Side Yard Setback (2nd Story) (Ft.)	16.0' (W)	4.6'	N/C
15	*Rear Yard Setback (Ft.)	21.0' (S)	0.0'	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25.0'	37.0'	N/C
18	Overall Building Height (Ft.)	30.0'	37.0'	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	unknown	unknown	N/A
21	Finished Floor Elev. (FFE)(NAVD)	7.0' NAVD	unknown	N/C
22	Base Flood Elevation (BFE)(NAVD)	6.0' NAVD	unknown	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	2,569 sq. ft. (25%)	84 sq. ft. (0.82%)	N/C
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	3,596 sq. ft. (35%)	60 sq. ft. (0.58%)	N/C
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

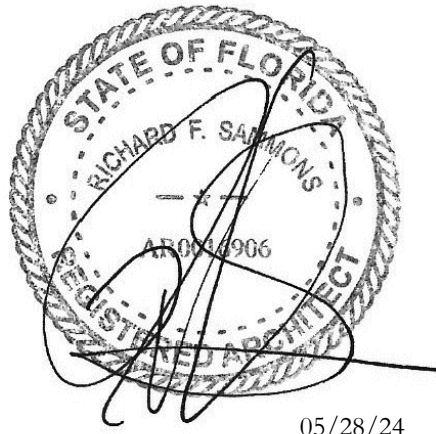
* Indicate each yard area with cardinal direction (N,S,E,W)

** 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. 003-2022 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626



05/28/24

RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL 05/28/2024
D.R.C. FIRST SUBMITTAL 05/09/2024
D.R.C. PRE-APP SUBMITTAL 04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE

EXISTING/PROPOSED SITE
PLAN & ZONING LEGEND

DATE

JUNE 07, 2024

SHEET NO

SCALE

AS NOTED

BY

MC

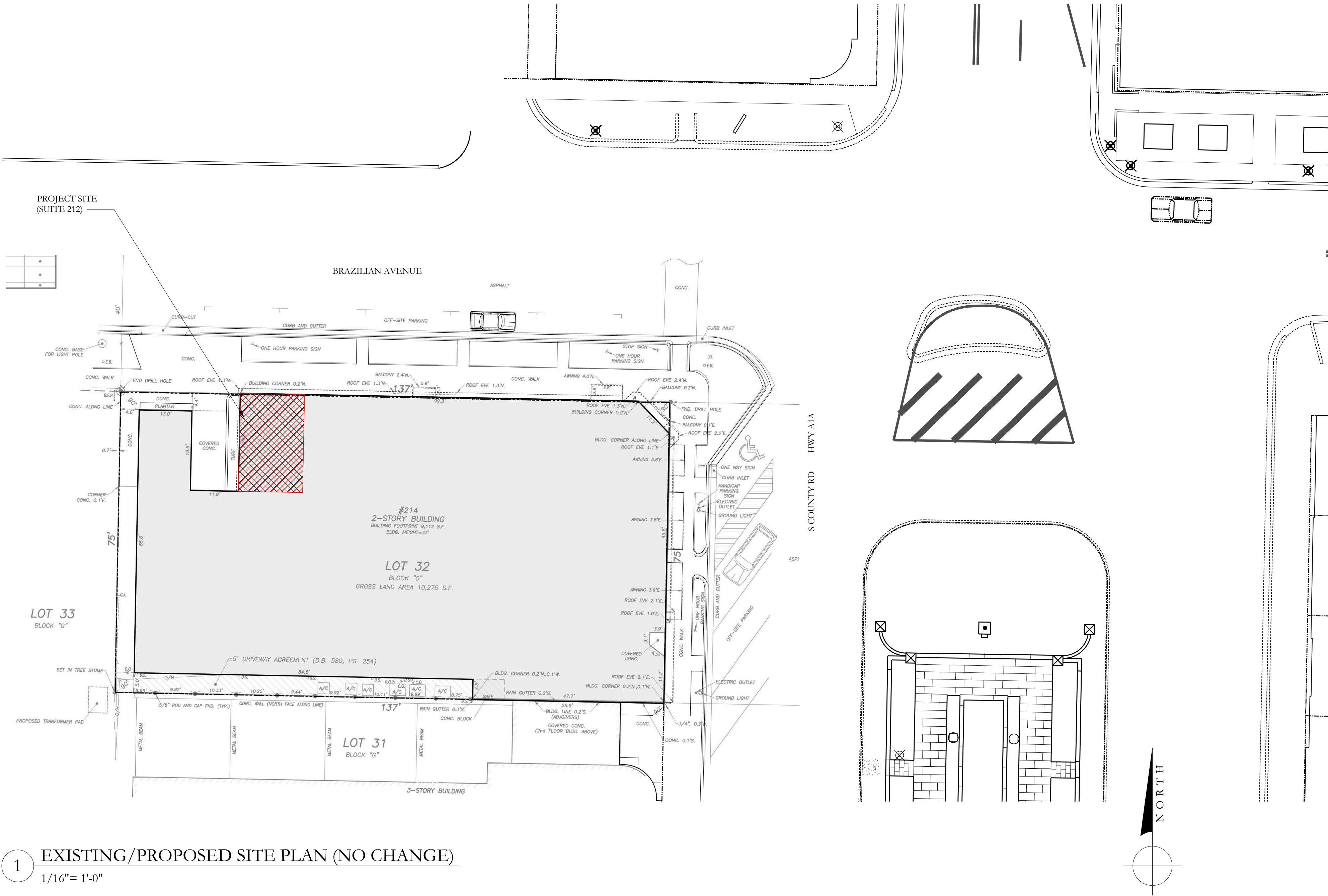
EX-001



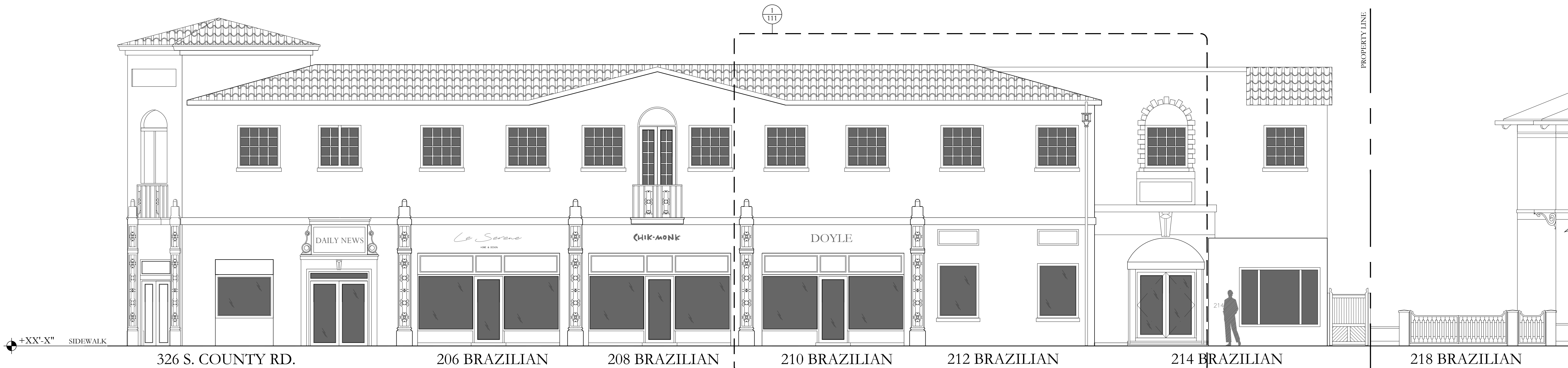
FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-0881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

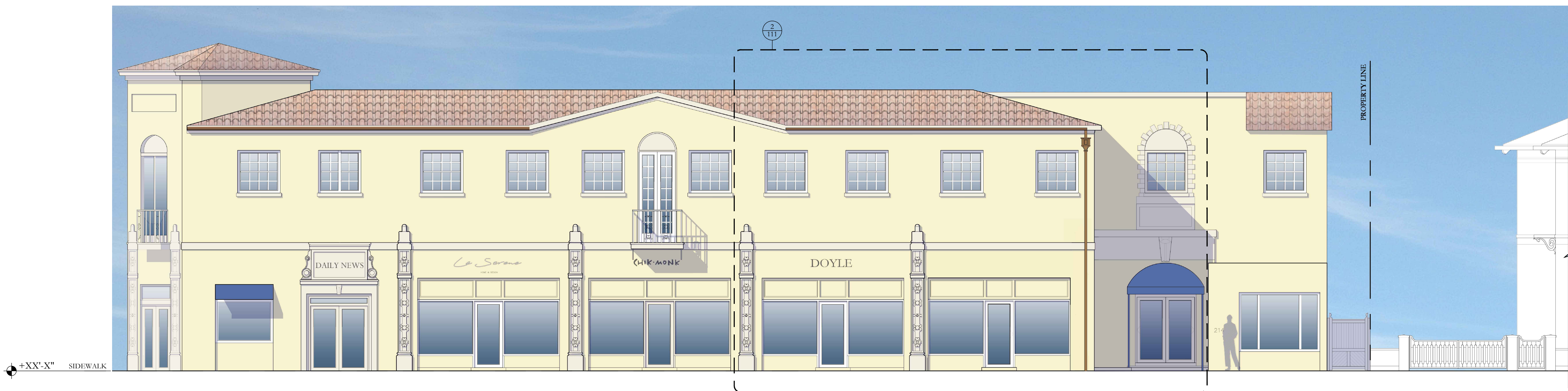
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



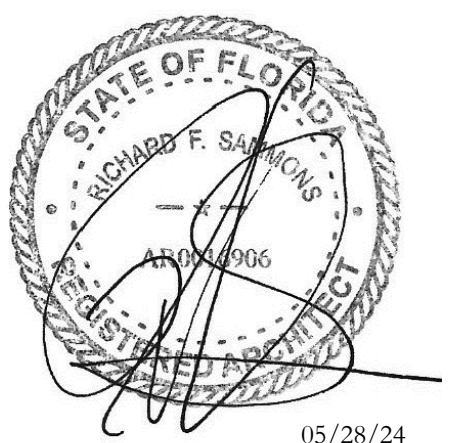
1 EXISTING/PROPOSED SITE PLAN (NO CHANGE)
1/16"= 1'-0"



1 EXISTING NORTH ELEVATION (ALONG BRAZILIAN AVE.)
3/16"= 1'-0"



2 PROPOSED NORTH ELEVATION (ALONG BRAZILIAN AVE.)
3/16"= 1'-0"



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL	05/28/2024
D.R.C. FIRST SUBMITTAL	05/09/2024
D.R.C. PRE-APP SUBMITTAL	04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
EXISTING & PROPOSED
NORTH ELEVATIONS

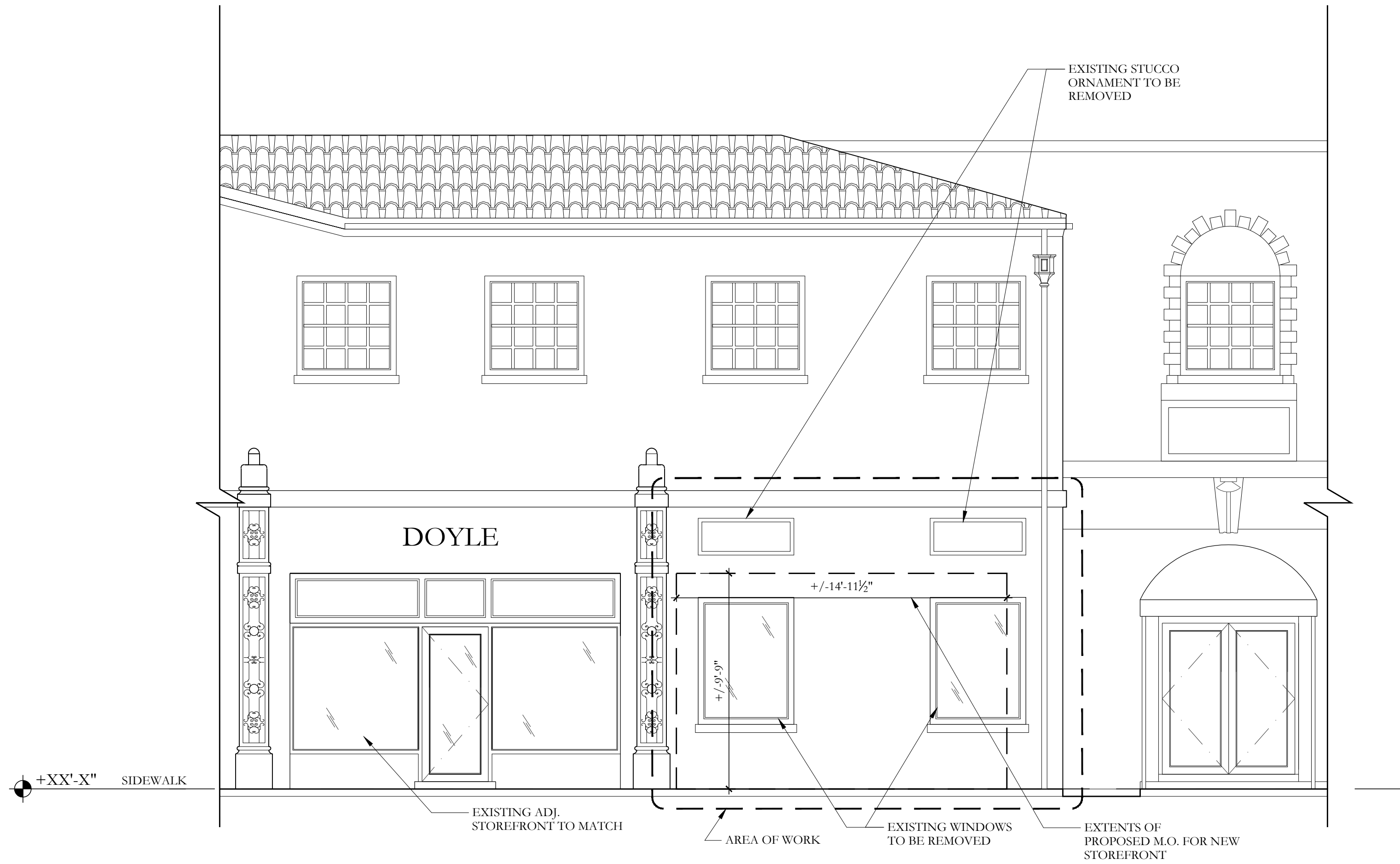
DATE JUNE 07, 2024	SHEET NO A-110
SCALE AS NOTED	
BY MC	



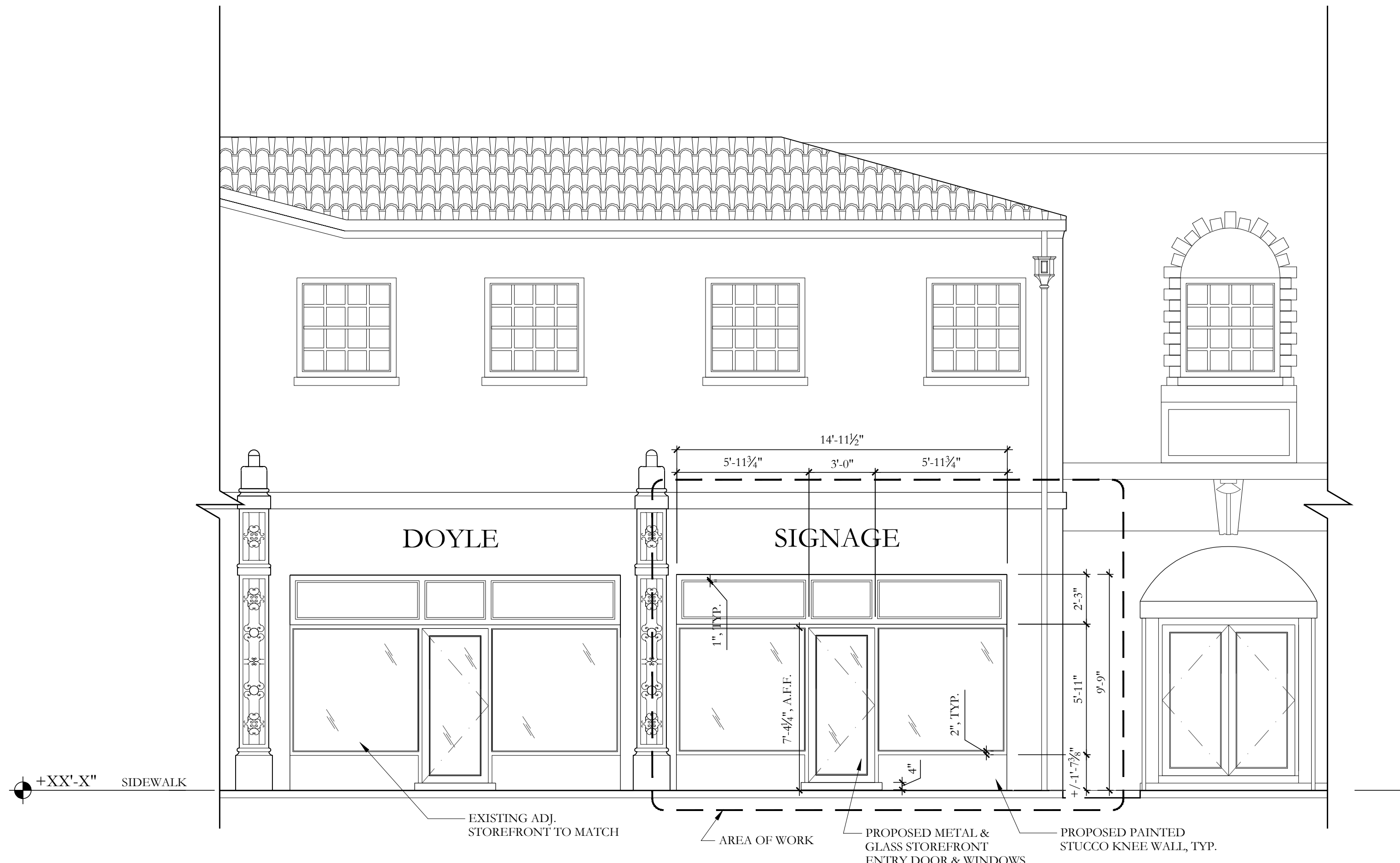
FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 958-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000648

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.

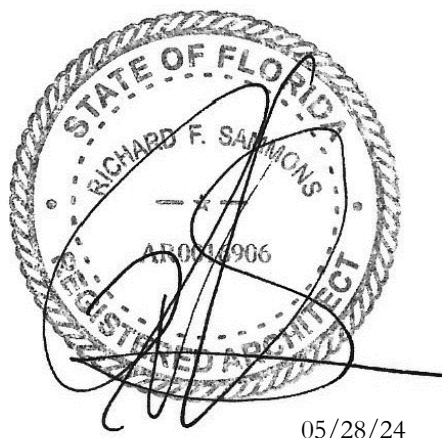


1 EXISTING PARTIAL NORTH ELEVATION
1/4" = 1'-0"



2 PROPOSED PARTIAL NORTH ELEVATION
1/4" = 1'-0"

PROPOSED WINDOW & DOOR INFORMATION			
UNIT TYPE	FRAME MAT'L	FRAME COLOR	GLASS TYPE
STOREFRONT SYSTEM BY CGI OR SIM. TO MATCH EXISTING ADJACENT UNITS	PAINTED ALUMINIUM TO MATCH EXISTING ADJACENT UNITS	WHITE TO MATCH EXISTING ADJACENT UNITS	CLEAR LOW-E GLASS TO MATCH EXISTING ADJACENT UNITS



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL 05/28/2024
D.R.C. FIRST SUBMITTAL 05/09/2024
D.R.C. PRE-APP SUBMITTAL 04/29/2024

COA-24-0003

214 BRAZILIAN AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
EXISTING & PROPOSED
PARTIAL NORTH ELEVATIONS

DATE
JUNE 07, 2024
SCALE
AS NOTED
BY
MC
SHEET NO
A-111



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (888) 808-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000848

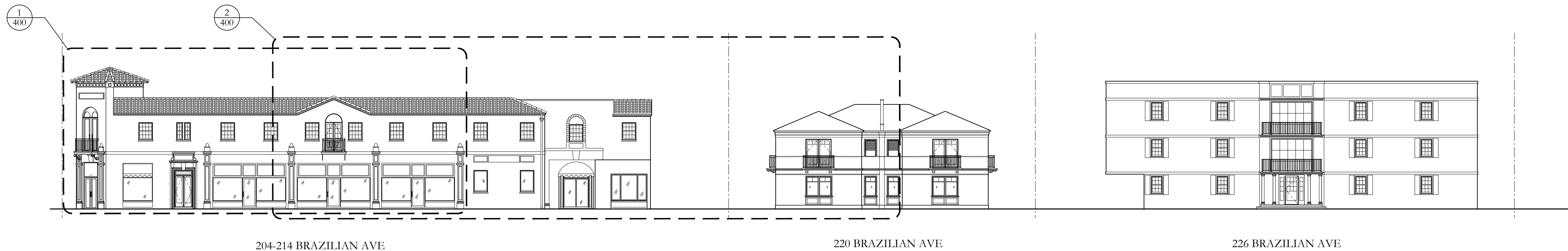
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS OR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



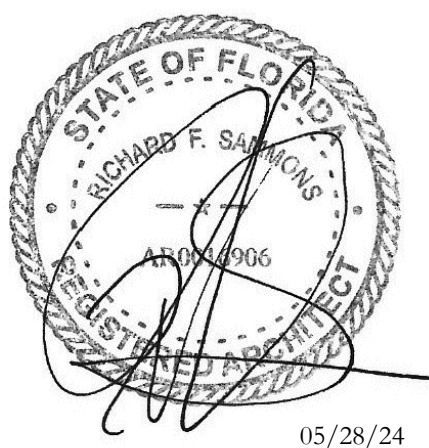
1 204 THROUGH 214 BRAZILIAN AVE: STREETSCAPE PHOTOS FROM EAST TO WEST, LOOKING SOUTH
N.T.S



2 214 THROUGH 220 BRAZILIAN AVE: STREETSCAPE PHOTOS FROM EAST TO WEST, LOOKING SOUTH
N.T.S



3 KEY ELEVATION: BRAZILIAN AVE, LOOKING SOUTH
1/16"=1'-0"



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL	05/28/2024
D.R.C. FIRST SUBMITTAL	05/09/2024
D.R.C. PRE-APP SUBMITTAL	04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
STREETSCAPE PHOTOS

DATE
JUNE 07, 2024
SCALE
AS NOTED
BY
MS, STC

SHEET NO
EX-400



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 505-8581
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

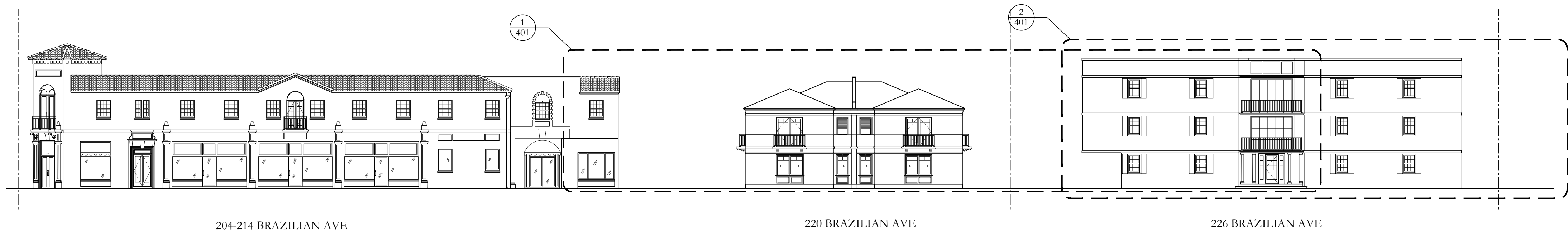
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 220 THROUGH 226 BRAZILIAN AVE: STREETSCAPE PHOTOS FROM EAST TO WEST, LOOKING SOUTH
N.T.S



2 226 THROUGH 228 BRAZILIAN AVE: STREETSCAPE PHOTOS FROM EAST TO WEST, LOOKING SOUTH
N.T.S



3 KEY ELEVATION: BRAZILIAN AVE, LOOKING SOUTH
1/16"=1'-0"



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL	05/28/2024
D.R.C. FIRST SUBMITTAL	05/09/2024
D.R.C. PRE-APP SUBMITTAL	04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
STREETSCAPE PHOTOS

DATE
JUNE 07, 2024
SCALE
AS NOTED
BY
MS, STC

SHEET NO
EX-401



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 505-8581
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 ALONG BRAZILIAN AVE, FROM NORTH-NORTHEAST



2 ALONG BRAZILIAN AVE, FROM NORTH



3 ALONG S. COUNTY RD, FROM EAST



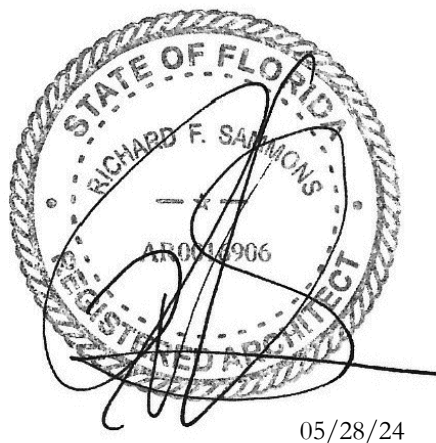
4 AT INTERSECTION, FROM EAST-NORTHEAST



5 ALONG BRAZILIAN AVE, FROM NORTH



6 ALONG BRAZILIAN AVE, FROM NORTHEAST



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL	05/28/2024
D.R.C. FIRST SUBMITTAL	05/09/2024
D.R.C. PRE-APP SUBMITTAL	04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
EXISTING CONDITIONS
PHOTOS

DATE JUNE 07, 2024	SHEET NO EX-410
SCALE AS NOTED	
BY STC	



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 BUILDING VIEWED FROM WEST-NORTHWEST



2 MAIN BLDG. ENTRY (INCL.SUITE 212), FROM NORTHWEST



3 SUITE 212, FROM NORTH-NORTHWEST



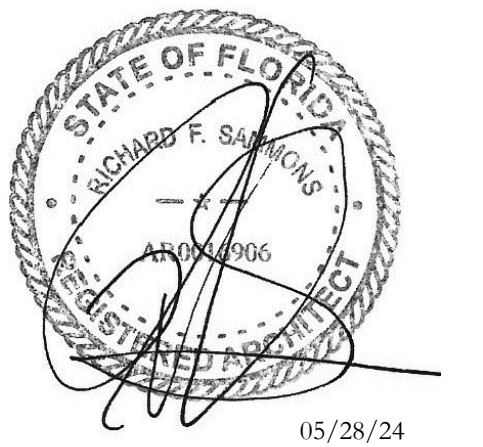
4 SUITE 212, FROM NORTH-NORTHEAST



5 BRAZILIAN AVE STOREFRONTS, FROM NORTHWEST



6 BRAZILIAN AVE STOREFRONTS, FROM NORTHEAST



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL	05/28/2024
D.R.C. FIRST SUBMITTAL	05/09/2024
D.R.C. PRE-APP SUBMITTAL	04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
EXISTING CONDITIONS
PHOTOS

DATE JUNE 07, 2024	SHEET NO EX-411
SCALE AS NOTED	
BY STC	



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

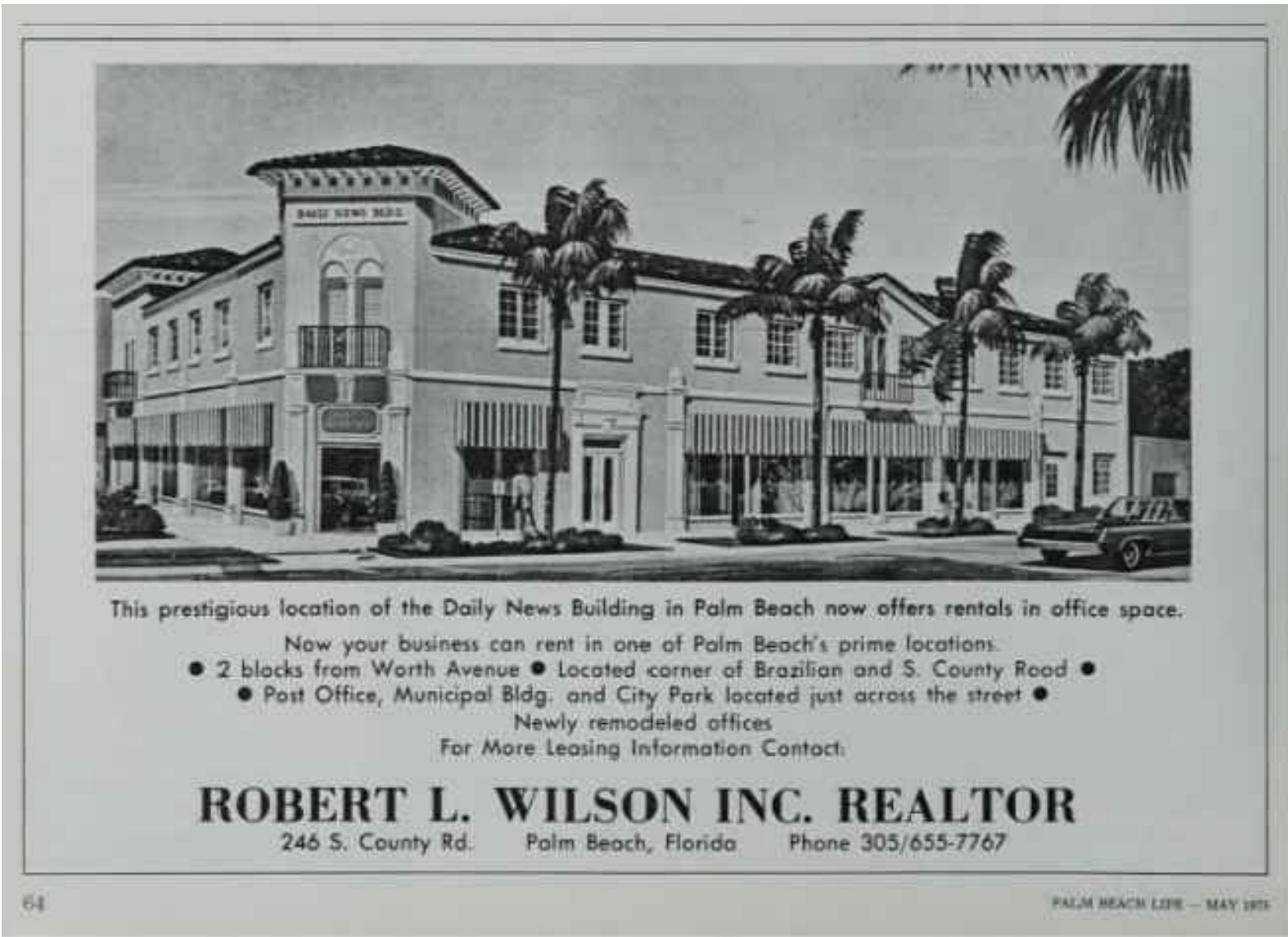
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 1926, VIEWED FROM EAST-NORTHEAST



2 CIRCA 1920s-1930s, VIEWED FROM EAST-NORTHEAST



3 1975 RENDERING, VIEWED FROM NORTH-NORTHEAST



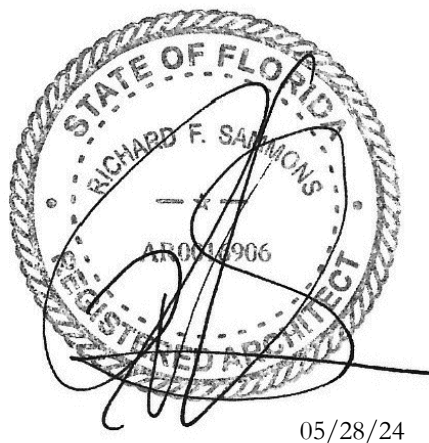
4 1985 N.R.H.P. DESIGNATION REPORT, FROM EAST



5 1985 N.R.H.P. DESIGNATION REPORT, FROM N-NE



6 1985 N.R.H.P. DESIGNATION REPORT, FROM N-NW



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL	05/28/24
D.R.C. FIRST SUBMITTAL	05/09/2024
D.R.C. PRE-APP SUBMITTAL	04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC PHOTOS

DATE JUNE 07, 2024	SHEET NO EX-420
SCALE AS NOTED	
BY STC	



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 1985 N.R.H.P. DESIG. REPORT, WEST ADD'N. FROM N.



2 CIRCA 1980s, FROM NORTHEAST



3 CIRCA 1986-1991, VIEWED FROM NORTHWEST



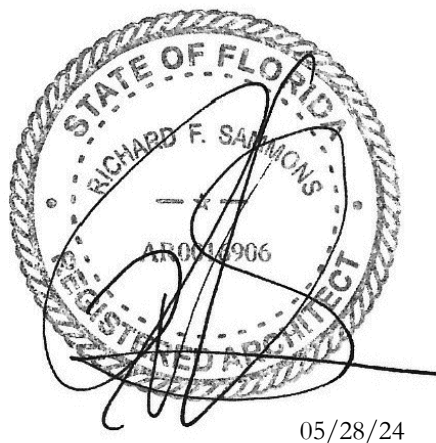
4 1987, VIEWED FROM EAST



5 CIRCA 1980s, VIEWED FROM NORTHEAST



6 1987, VIEWED FROM NORTH



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL	05/28/2024
D.R.C. FIRST SUBMITTAL	05/09/2024
D.R.C. PRE-APP SUBMITTAL	04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC PHOTOS

DATE JUNE 07, 2024	SHEET NO EX-421
SCALE AS NOTED	
BY STC	



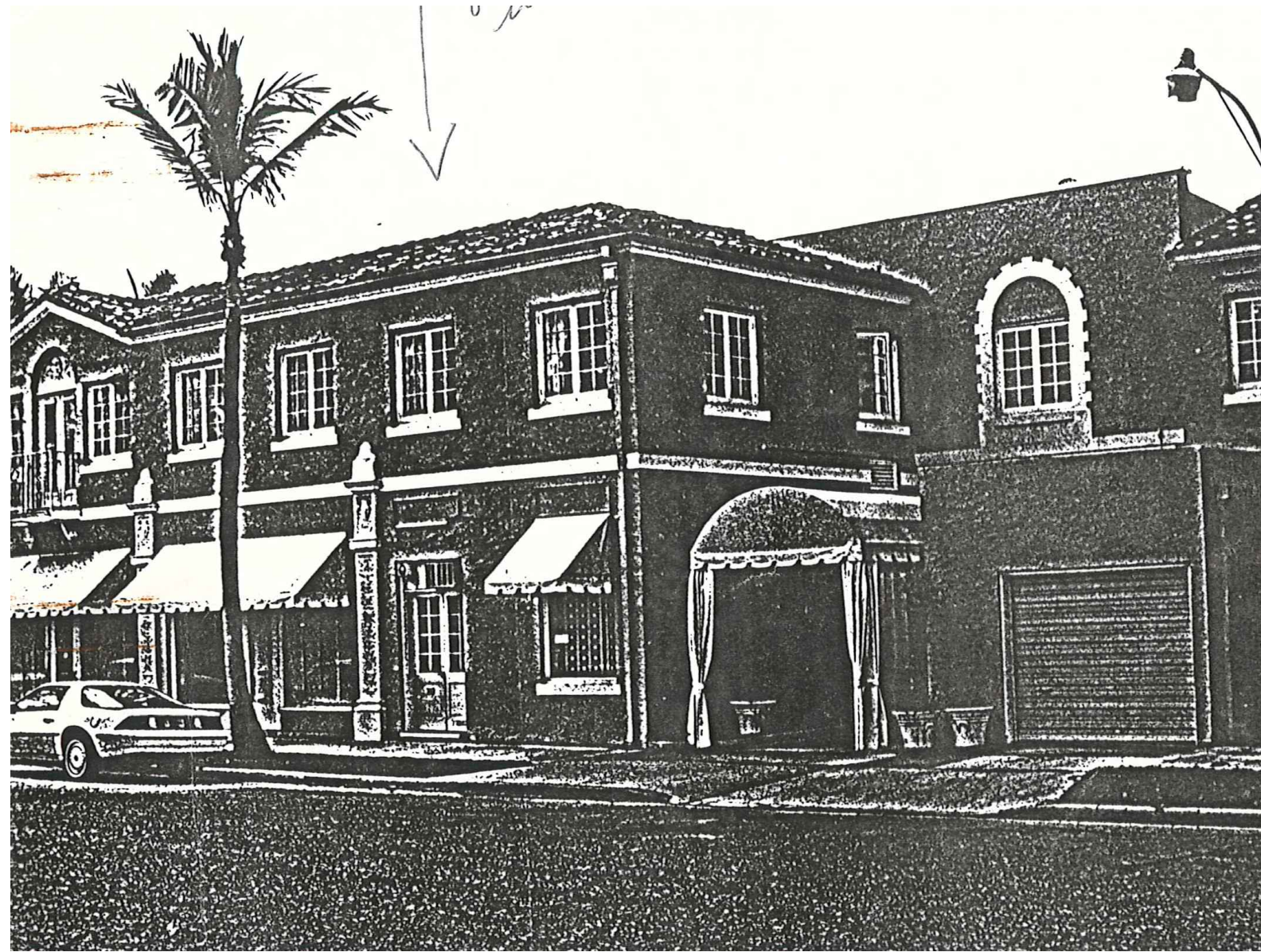
FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-8891
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

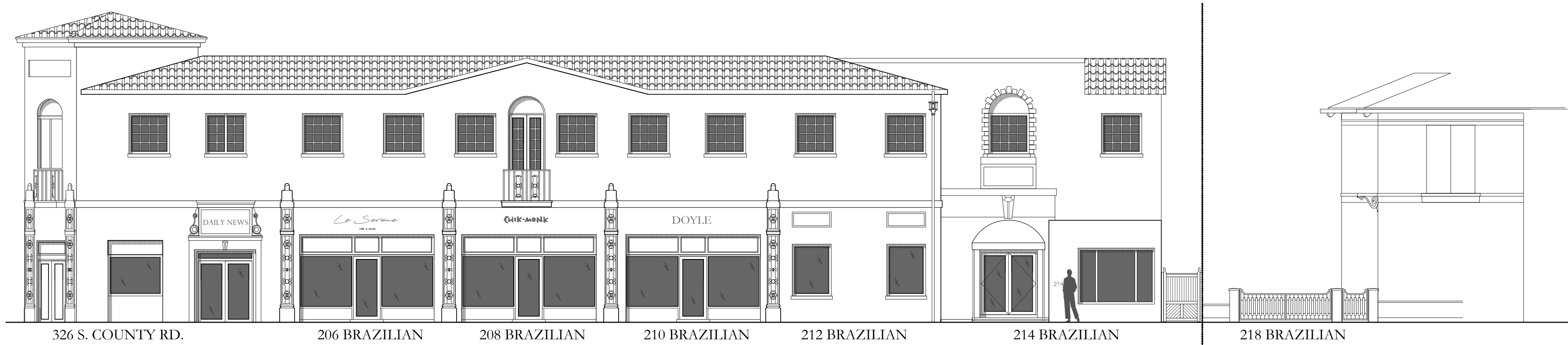
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 1985 N.R.H.P. DESIGNATION REPORT, FROM N-NW



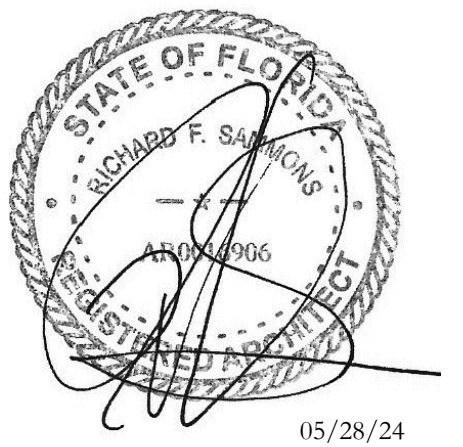
2 CIRCA 1986-1991, VIEWED FROM NORTHWEST



3 EXISTING NORTH ELEVATION (ALONG BRAZILIAN AVE.)
1/8"= 1'-0"



4 PROPOSED NORTH ELEVATION (ALONG BRAZILIAN AVE.)
1/8"= 1'-0"



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL	05/28/2024
D.R.C. FIRST SUBMITTAL	05/09/2024
D.R.C. PRE-APP SUBMITTAL	04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
HISTORIC, EXISTING &
PROPOSED COMPARISON VIEWS

DATE JUNE 07, 2024	SHEET NO EX-422
SCALE AS NOTED	
BY STC	



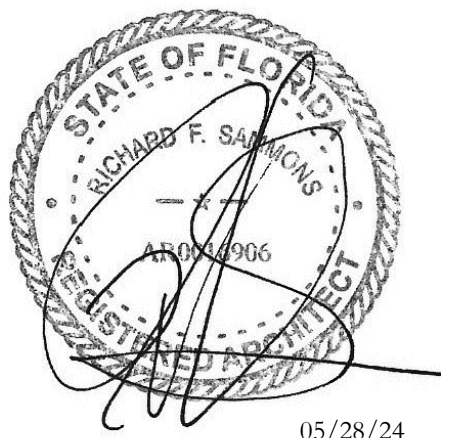
FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 908-0391
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 VIEW FROM NORTHEAST TOWARD NORTH SIDE OF BUILDING



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL	05/28/2024
D.R.C. FIRST SUBMITTAL	05/09/2024
D.R.C. PRE-APP SUBMITTAL	04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
VIEW FROM NORTHEAST
TOWARD NORTH OF BUILDING

DATE JUNE 07, 2024	SHEET NO R-001
SCALE AS NOTED	
BY MR	

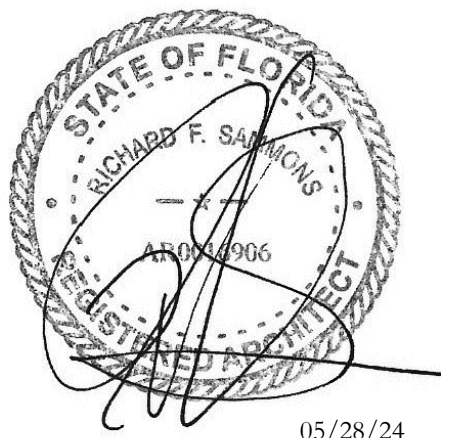


FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 505-5591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 VIEW FROM NORTHWEST TOWARD NORTH SIDE OF BUILDING
OPTION 1



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL	05/28/2024
D.R.C. FIRST SUBMITTAL	05/09/2024
D.R.C. PRE-APP SUBMITTAL	04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
VIEW FROM NW TOWARDS N
OF BUILDING - OPTION 1

DATE JUNE 07, 2024	SHEET NO R-002
SCALE AS NOTED	
BY MR	

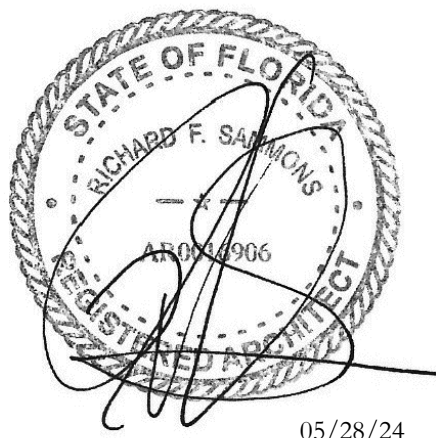


FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 505-8581
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 VIEW FROM NORTHWEST TOWARD NORTH SIDE OF BUILDING
OPTION 2



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL	05/28/2024
D.R.C. FIRST SUBMITTAL	05/09/2024
D.R.C. PRE-APP SUBMITTAL	04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

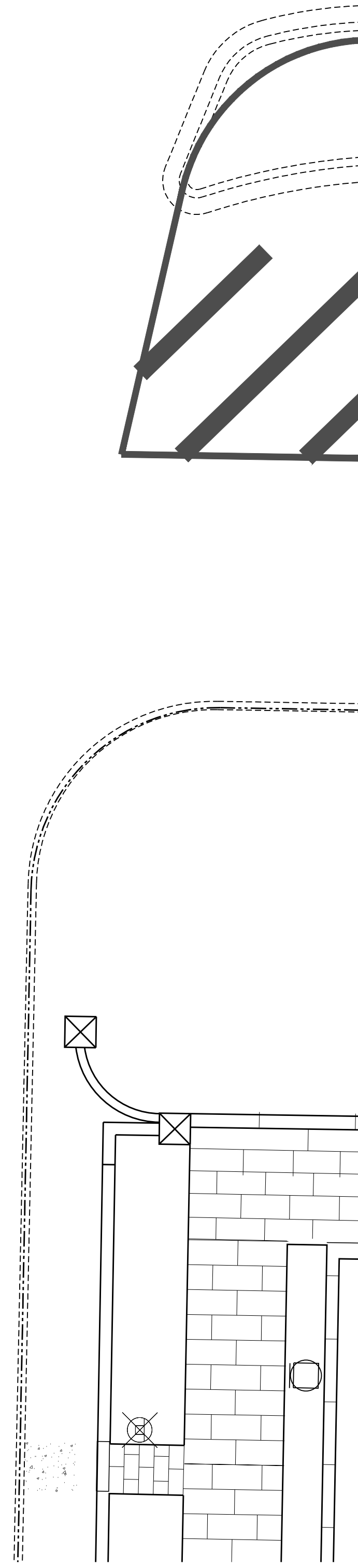
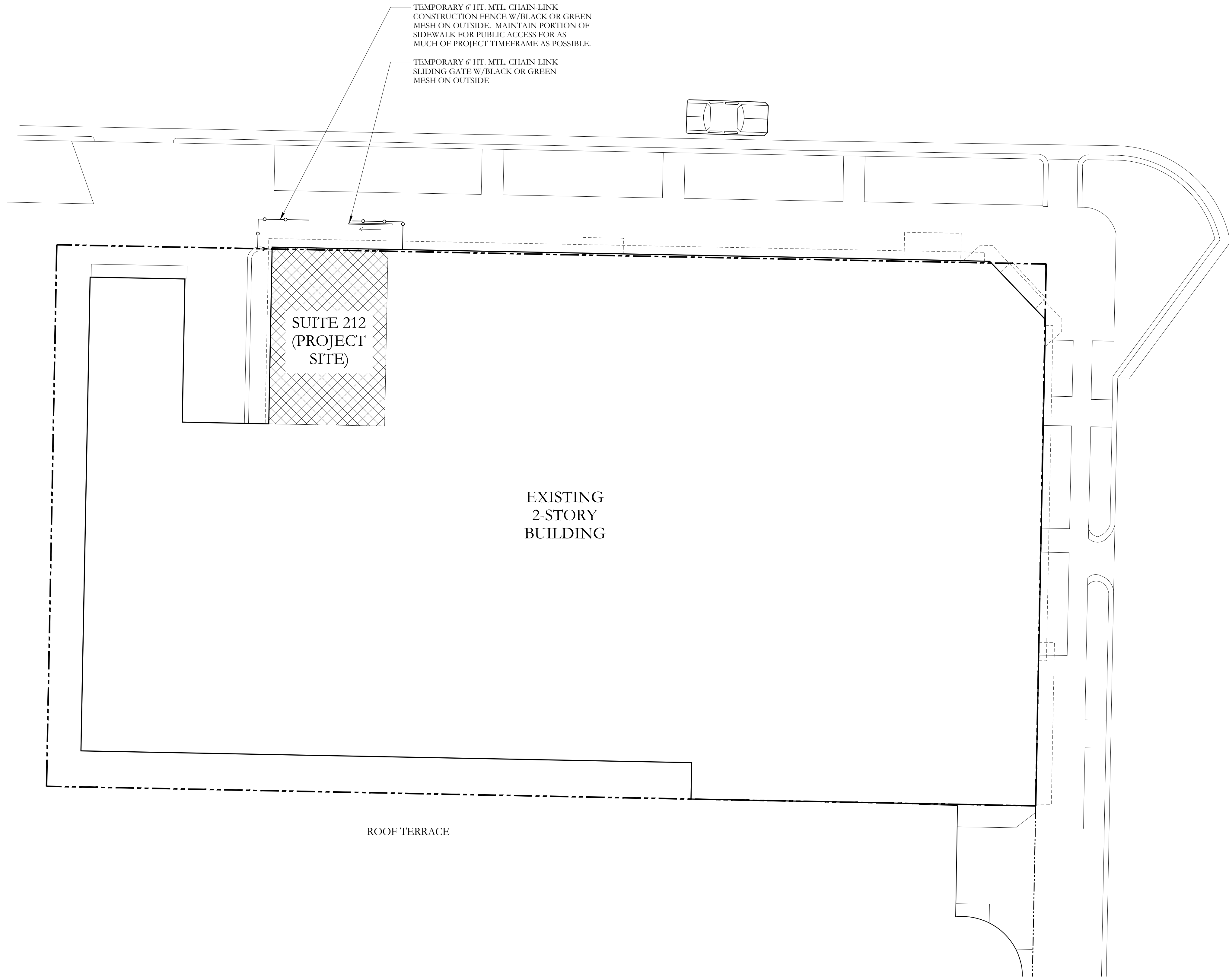
SHEET TITLE
VIEW FROM NW TOWARD N
OF BUILDING - OPTION 2

DATE JUNE 07, 2024	SHEET NO R-003
SCALE AS NOTED	
BY MR	

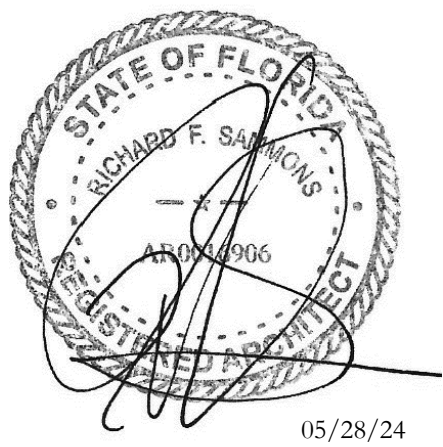


FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 505-5591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000846

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.



1 CONSTRUCTION SCREENING PLAN
1/8" = 1'-0"



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL	05/28/2024
D.R.C. FIRST SUBMITTAL	05/09/2024
D.R.C. PRE-APP SUBMITTAL	04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

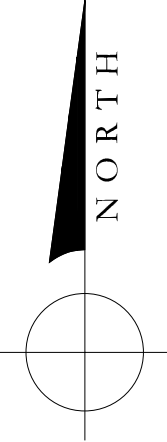
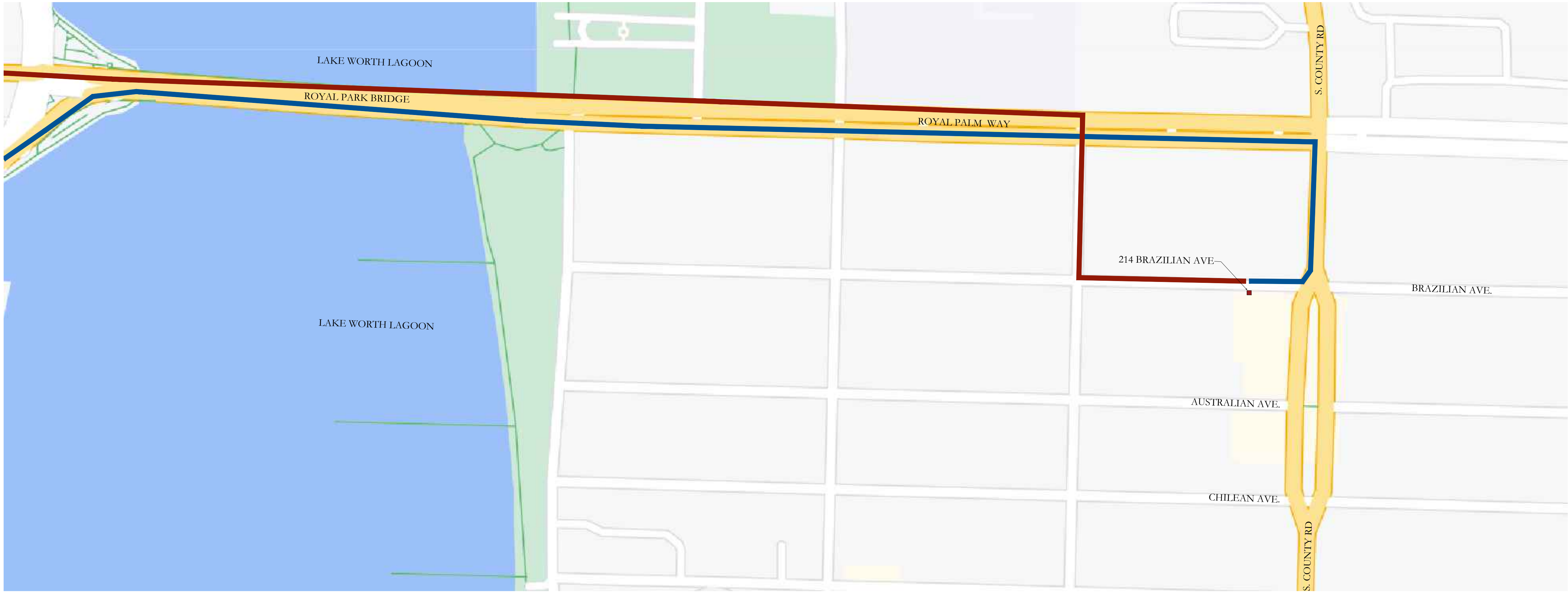
SHEET TITLE
CONSTRUCTION
SCREENING PLAN

DATE JUNE 07, 2024	SHEET NO CS-1
SCALE AS NOTED	
BY STC	



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 908-8881
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000648

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC



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



PROPOSED INGRESS TRUCK ROUTE



PROPOSED EGRESS TRUCK ROUTE

MAXIMUM VEHICLE SIZE ABLE TO BE
ACCOMMODATED ON SITE:

BOX TRUCK W/STANDARD 24' TRAILER

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

5 WORKING DAYS/WEEK (AVG.)
x 4 WORK WEEKS/MONTH (AVG.)
x 3 MO. SCHEDULE (PROPOSED)
= 12 TOTAL WORK WEEKS (PROPOSED)

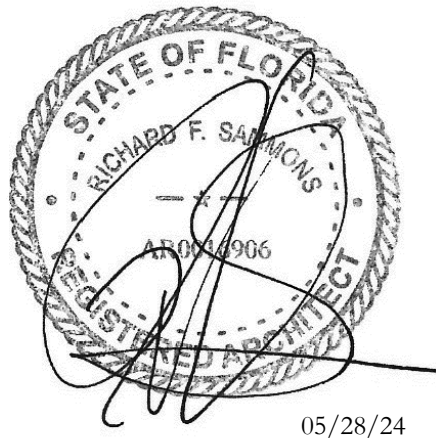
3 TRUCKS/WEEK (AVG.)
x 2 TRIPS (INGRESS & EGRESS)
= 6 TRUCK TRIPS/WEEK (AVG.)

12 TOTAL WORK WEEKS (PROP.)
x 6 TRUCK TRIPS/WEEK (AVG.)
= 72 TOTAL TRUCK TRIPS OVER
LIFE OF PROJECT (EST.)

ROUGH SCHEDULE OF CONSTRUCTION
W/MAJOR CONSTRUCTION BENCHMARKS:

TASK:	DURATION (IN MONTHS):
SITE PREPARATION:	0.25
FOUNDATION:	0.5
BLOCK DELIVERIES & CONCRETE POURS:	0.5
STONE WORK :	1.0
METAL WORK AND LIFT INSTALLATION:	0.5
FINAL INSPECTIONS:	0.25

TOTAL PROPOSED CONSTRUCTION TIME
(FOLLOWING ISSUANCE OF BUILDING PERMIT): 3.0 mos.



RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. SECOND SUBMITTAL 05/28/2024
D.R.C. FIRST SUBMITTAL 05/09/2024
D.R.C. PRE-APP SUBMITTAL 04/29/2024

COA-24-0003

214 BRAZILIAN
AVENUE, SUITE 212
PALM BEACH, FL 33480

SHEET TITLE
TRUCK LOGISTICS PLAN &
CONSTRUCTION SCHEDULE

DATE JUNE 07, 2024	SHEET NO T-1
SCALE AS NOTED	
BY MC	



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (861) 808-0891
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA28000848

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

© 2024 FAIRFAX, SAMMONS & PARTNERS, LLC.