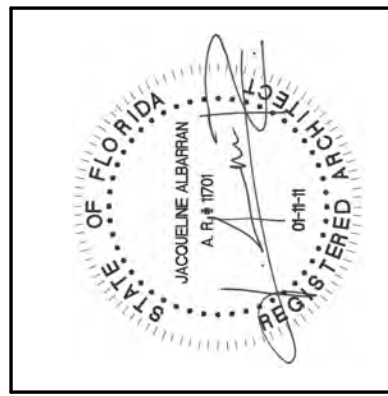




FINAL SUBMITTAL ARC-24-0011 ZON-24-0006
HEARING: ARCOM 08-28-24 TOWN COUNCIL 09-11-24

WORTH AVENUE VENTURES LLC
1741 SOUTH OCEAN BLVD.
PALM BEACH, FL



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:

SHEET NUMBER:
DATE:
08-05-24
JOB #
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SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

INDEX OF DRAWINGS

ARCHITECTURAL

- A0– PLOT PLAN, INDEX
- A1– NEIGHBORHOOD PLAN
- A2– EXISTING AND PROPOSED STREETSCAPES
- A3– PHOTO KEY PLAN
- PHOTO PAGES
- A4.1– EXISTING SITE PLAN
- A4.2– PROPOSED SITE PLAN
- A4.3– CONSTRUCTION SCREENING AND STAGING
- A5.1– EXISTING FIRST FLOOR PLAN
- A5.2– FIRST FLOOR DEMOLITION PLAN
- A6– PROPOSED FIRST FLOOR PLAN
- A7.1– EXISTING SECOND FLOOR PLAN
- A7.2– SECOND FLOOR DEMOLITION PLAN
- A8– PROPOSED SECOND FLOOR PLAN
- A9– EXISTING ROOF PLAN
- A10– PROPOSED ROOF PLAN
- PRECEDENT PHOTO PAGES
- A11.1a–EXISTING AND DEMOLITION EAST ELEVATIONS
- A11.1b–EXISTING AND PROPOSED EAST ELEVATIONS
- A11.2– EXISTING AND PROPOSED EAST ELEVATIONS–RENDERED
- A12.1a–EXISTING AND DEMOLITION WEST ELEVATIONS
- A12.1b–EXISTING AND PROPOSED WEST ELEVATIONS
- A12.2– EXISTING AND PROPOSED WEST ELEVATIONS–RENDERED
- A13.1a–EXISTING AND DEMOLITION SOUTH ELEVATIONS
- A13.1b–EXISTING AND PROPOSED SOUTH ELEVATIONS
- A13.2– EXISTING AND PROPOSED SOUTH ELEVATIONS–RENDERED
- A14.1a–EXISTING AND DEMOLITION NORTH ELEVATIONS
- A14.1b–EXISTING AND PROPOSED NORTH ELEVATIONS
- A14.2– EXISTING AND PROPOSED NORTH ELEVATIONS–RENDERED
- A15.1– RENDERED PERSPECTIVE–EAST ELEVATION
- A15.2– RENDERED PERSPECTIVE–WEST ELEVATION
- A16– BUILDING SECTIONS
- A17– DETAILS
- LP1– TRUCK LOGISTICS AND CONSTRUCTION TIMELINE

CIVIL

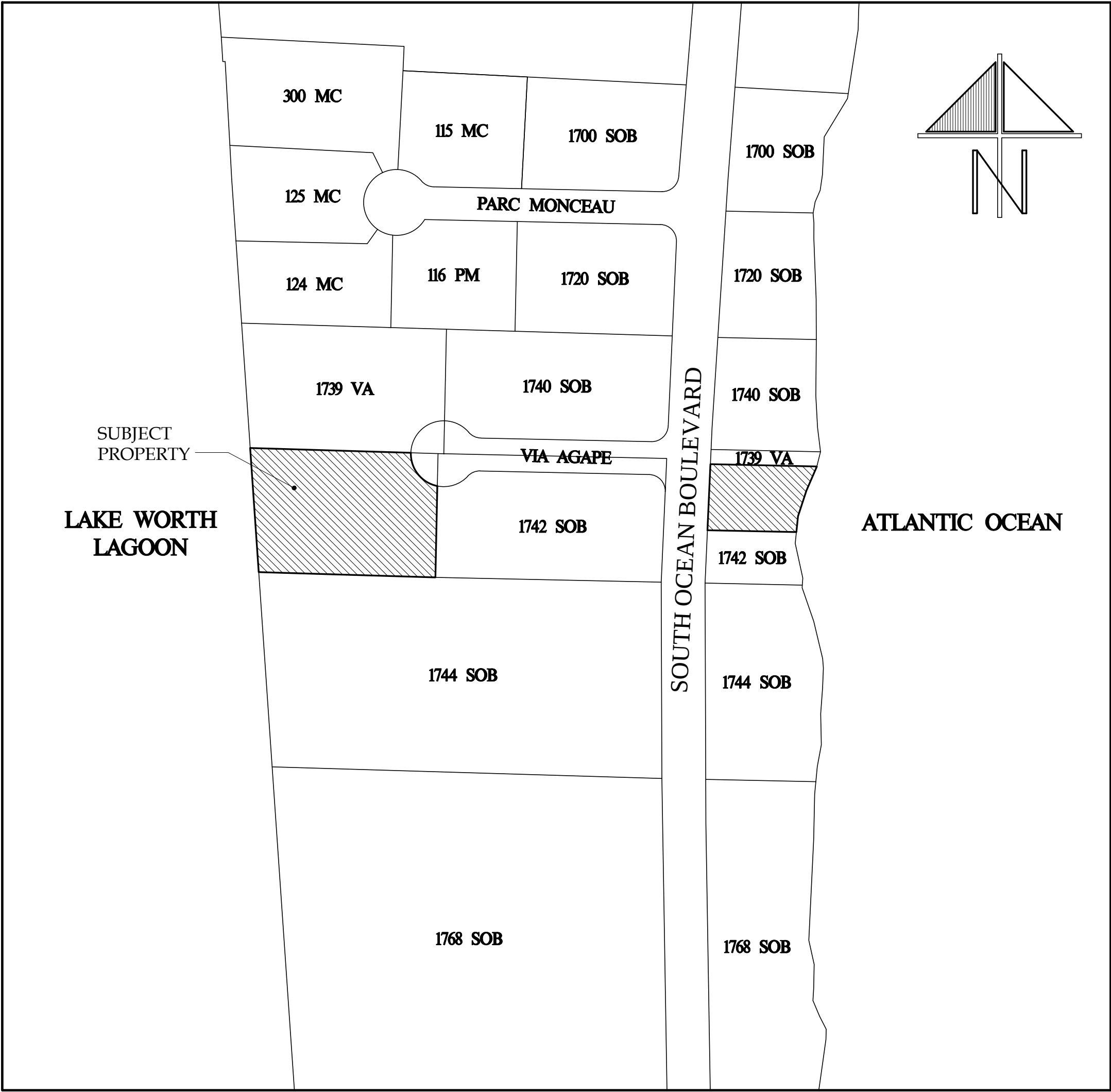
- C1– SITE GRADING AND DRAINAGE PLAN

LANDSCAPE

- L1.1– PROPOSED SITE PLAN
- L1.1a– SITE COMPARISON PLAN
- L1.2– HARDSCAPE LAYOUT PLAN
- L2.1– HS DETAILS AND MATERIALS
- L3.1– PLANTING PLAN
- L3.2– PLANTING DETAILS
- L3.3– PLANTING SPECIFICATIONS
- N1– NATIVE CALCULATIONS
- E1– WEST/EAST ELEVATION VIEWS
- E2– NORTH/SOUTH ELEVATION VIEWS
- D1– PRE–DEMOLITION PLAN
- D2– POST–DEMOLITION PLAN
- S1– SCREENING PLAN
- TL1– TRUCK LOGISTICS PLAN

SURVEY

- BOUNDARY, TOPOGRAPHIC AND EASEMENT SURVEY



PLOT PLAN
SCALE: N.T.S.

ARCHITECT

SKA Architect + Planner
Attn: Jacqueline Albarran
324 Royal Palm Way Suite 227
Palm Beach, FL 33480
(561) 655–7676

CONSULTING ARCHITECT

The Sustainable Architect
Attn: Nora Wheat
(646) 286–5456

LANDSCAPE ARCHITECT

SMI Landscape Architecture Inc.
Attn: Jorge Sanchez
140 Royal Palm Way Suite 206
Palm Beach, FL 33480
(561) 655–9006

STRUCTURAL ENGINEER

Botkin, Parssi & Associates Inc.
Attn: Fatih Acikgoz
2749 Exchange Court
West Palm Beach, FL 33409
(561) 965–1957

CIVIL ENGINEER

Gruber Consulting Engineers, Inc.
Attn: Chad Gruber
2465 Mercer Ave. Ste 206
West Palm Beach, FL 33401
(561) 312–2041

MEP ENGINEER

Jones and Conde LLC
Attn: David Jones
4440 PGA Boulevard
Palm Beach Gardens, FL 33410
(561) 309–9017

CONSULTING SURVEYORS

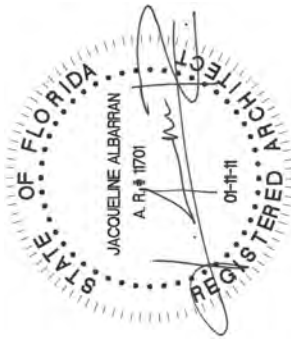
Wallace Surveying
5553 Village Blvd.
West Palm Beach, FL 33407
(561) 640–4551

SCOPE OF WORK

- WE ARE PROPOSING THE FOLLOWING ALTERATIONS TO THE EXISTING 2–STORY SINGLE FAMILY RESIDENCE:
- A SECOND FLOOR ADDITION ON THE SOUTH SIDE OF THE HOME WILL BE REMOVED.
 - A NEW SECOND FLOOR WILL BE ADDED OVER THE CENTRAL PORTION OF THE HOME.
 - THE INTERIOR OF THE HOUSE WILL BE RENOVATED AT THE FIRST AND SECOND FLOORS.
 - ALL WINDOWS AND DOORS WILL BE REPLACED WITH NEW IMPACT–RATED UNITS.
 - AT THE REAR OF THE HOUSE, WE ARE PROPOSING TO ADD A COVERED TERRACE AND PERGOLA, A PORTION OF THE COVERED TERRACE WILL REQUIRE A LOT COVERAGE VARIANCE.
 - DUE TO REMOVAL OF MORE THAN 50% OF THE EXISTING ROOF, AN EXISTING FRONT–YARD SETBACK AND AN EXISTING SOUTH SIDE–YARD SETBACK WILL REQUIRE VARIANCES.
 - THE POOL WILL BE REDUCED IN SIZE AND THE LANDSCAPING WILL BE UPGRADED. ALTHOUGH THE AMOUNT OF HARDSCAPE IS BEING REDUCED, A LANDSCAPE OPEN SPACE VARIANCE WILL BE REQUIRED, DUE TO REMOVAL OF MORE THAN 50% OF THE EXISTING ROOF.

Line 0	ZONING LEGEND		
1	PROPERTY ADDRESS	1741 SOUTH OCEAN BLVD, PALM BEACH, FL	
2	ZONING DISTRICT	R–A	
3	LOT SIZE (SQ. FT.)	21,268 SQ. FT.	
4	LOT WIDTH (W) & DEPTH (D)	125’ +/- (W) & 166’ +/- (D)	
5	STRUCTURE TYPE	SINGLE–FAMILY	
6	FEMA FLOOD ZONE DESIGNATION	FLOOD ZONE AE & X	
7	ZERO DATUM FOR POINT OF MEAS. (NAVD)	16.03’ NAVD	
8	CROWN OF ROAD (COR) (NAVD)	14.53’ NAVD (HIGHEST POINT IN CUL–DE–SAC CIRCLE)	
9		REQUIRED/ALLOWED	EXISTING PROPOSED
10	LOT COVERAGE (SQ. FT.)	5,317.00 (25%)	5,266.78 (24.76%) 5,389.09 (25.34%)*
11	ENCLOSED SQUARE FOOTAGE		6,323.9 8,544.37
12	FRONT YARD SETBACK (1 STORY/2 STORY)	35.0’/35.0’	30.2’/62.2’ 30.2’/47.3’
13	SIDE YARD SETBACK (1 STORY)	15.0’ MIN.	15.7’ (N) N/A (S) 15.7’ (N) 15.9’ (S)
14	SIDE YARD SETBACK (2 STORY)	15.0’ MIN.	N/A (N) 14.3’ (S) N/A (N) 14.3’ (S)
15	REAR STREET YARD SETBACK	15.0’ MIN.	58.75’ 45.22’
16	ANGLE OF VISION	N/A	N/A N/A
17	BUILDING HEIGHT	25.0’	20.32’ 25.0’
18	OVERALL BUILDING HEIGHT	30.0’	25.22’ 28.17’
19	CUBIC CONTENT RATIO	N/A	N/A N/A
20	MAX. AMOUNT OF FILL ADDED TO SITE		NONE
21	FINISH FLOOR ELEVATION (FFE) (NAVD)		17.2’ 17.2’
22	BASE FLOOD ELEVATION (BFE) (NAVD)	7.0’	7.0’ 7.0’
23	LANDSCAPE OPEN SPACE (LOS)	10,634 (50%)	8,338.0 (39.21%) 9,735.0 (45.77%)
24	PERIMETER (LOS)	1,853 (50%)	3,705 (92.0%) 3,263 (88.0%)
25	FRONT YARD (LOS)	1,665 (45%)	1,665 (45%) 1,665 (45%)
26	NATIVE PLANT SPECIES %	30%	
			32%

* PROPOSED LOT COVERAGE DOES NOT INCLUDE THE 162.2 SQ. FT. PERGOLA. ADDITIONAL 3% (638 SQ. FT.) IS ALLOWED.

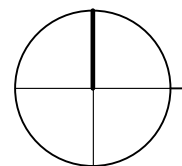
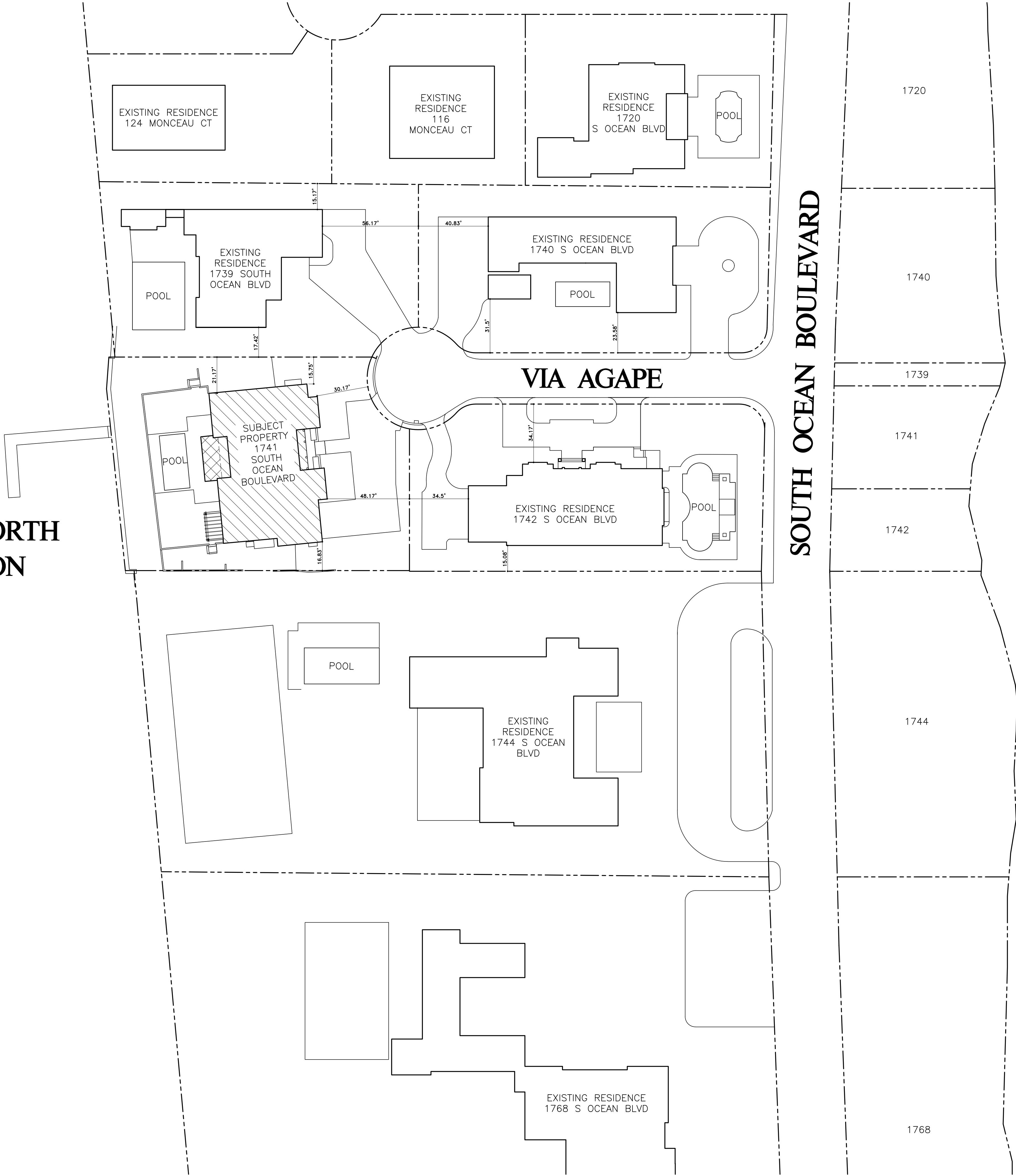


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SKA
S
WORTH AVE. VENTURES LLC RESIDENCE
1741 SOUTH OCEAN BOULEVARD, PALM BEACH, FLORIDA

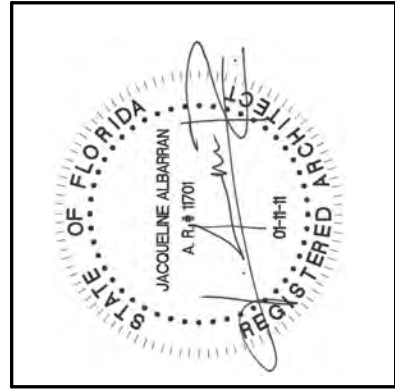
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LAKE WORTH
LAGOON



PROPOSED NEIGHBORING PROPERTIES MAP

SCALE: 1/32" = 1'-0"



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:

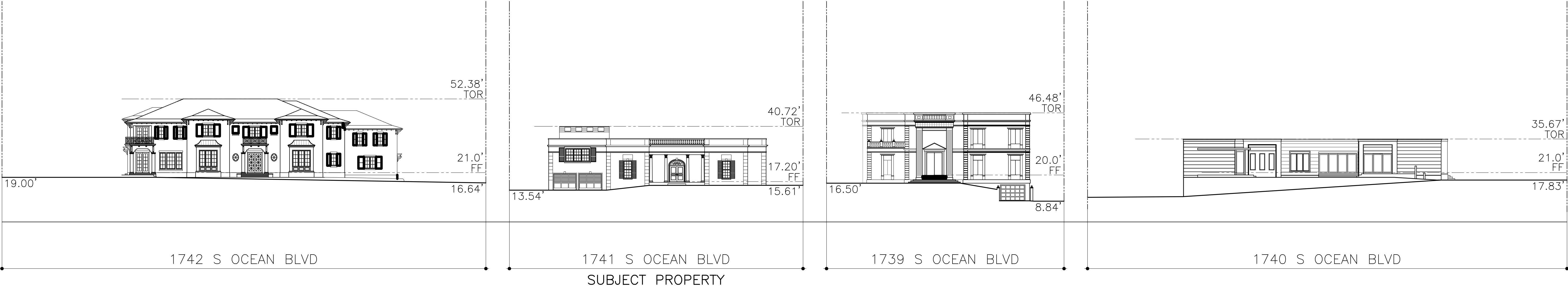
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PALM BEACH, FLORIDA

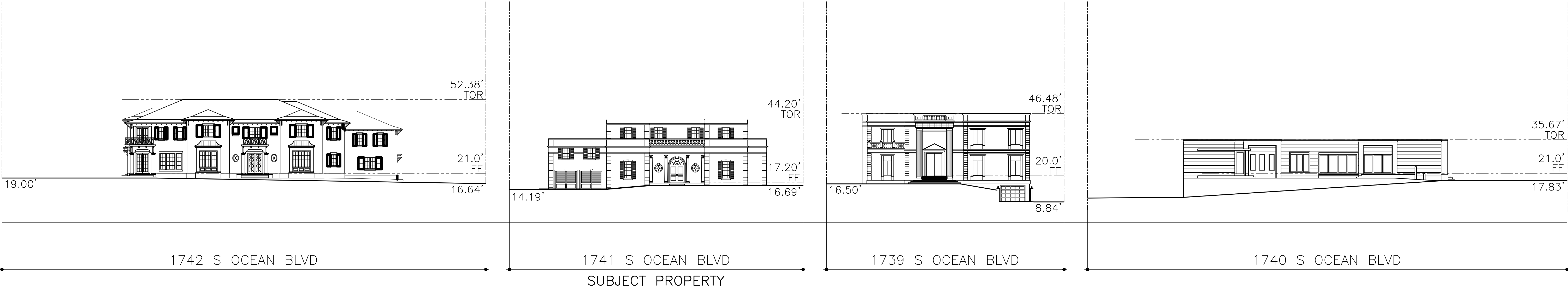
SKA
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PALM BEACH, FLORIDA
TEL: 561.655.7676
FAX: 561.655.3533

GENERAL NOTE:
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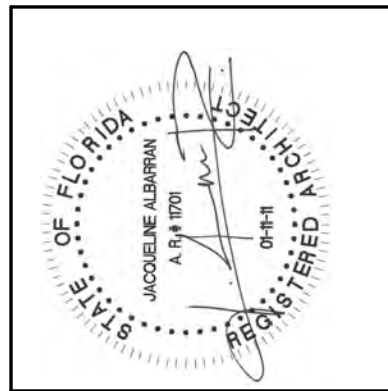


EXISTING STREETScape VIA AGAPE
SCALE: 3/64" = 1'-0"



PROPOSED STREETScape VIA AGAPE
SCALE: 3/64" = 1'-0"

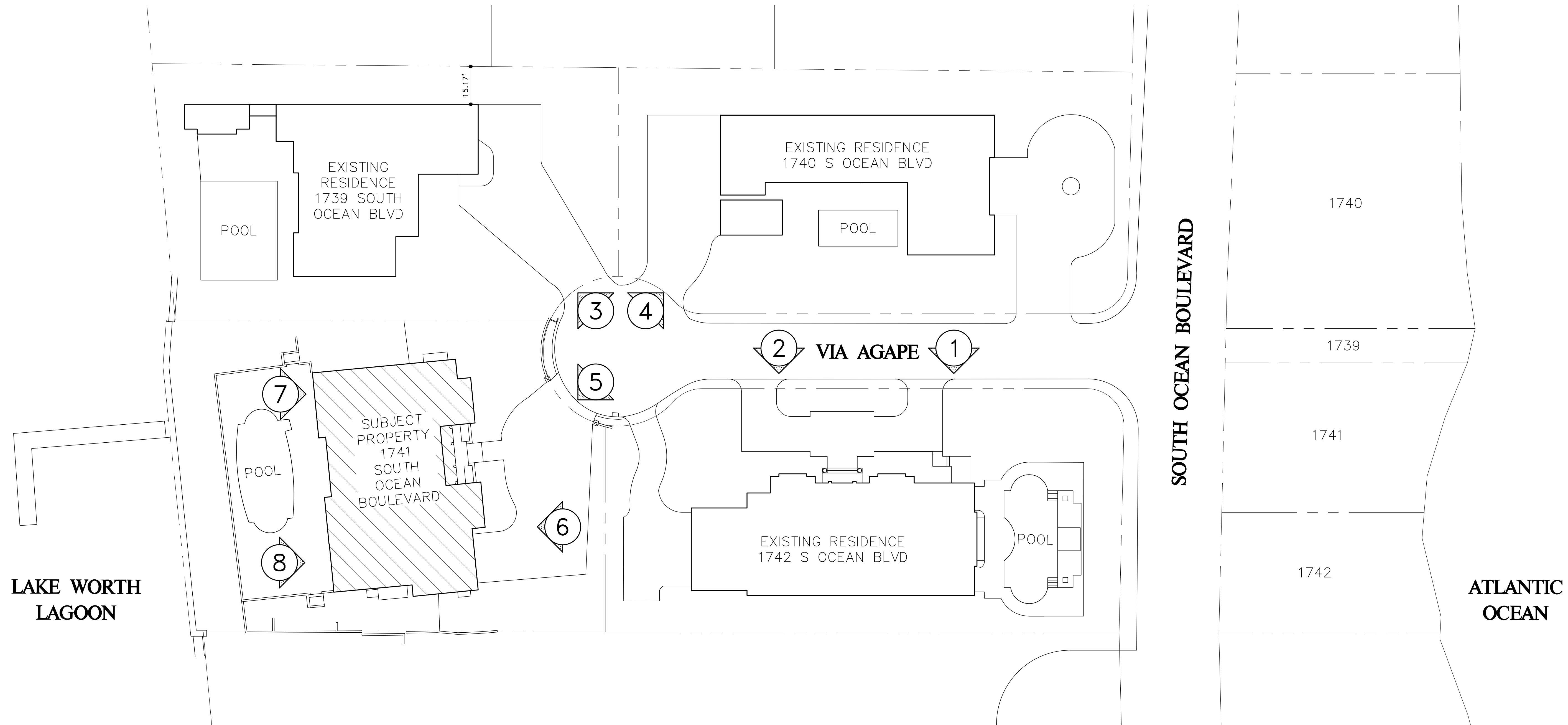
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PALM BEACH, FLORIDA



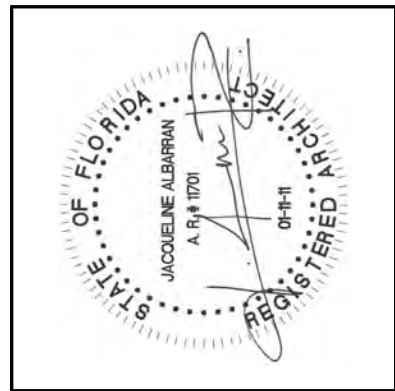
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WORTH AVENUE VENTURES LLC
1741 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
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1 - 1742 S. Ocean Blvd



2 - 1742 S. Ocean Blvd

NEIGHBORING PROPERTIES



3 - 1739 S. Ocean Blvd



4 - 1740 S. Ocean Blvd



5 - East Elevation



6 - East Elevation

SUBJECT PROPERTY



7- West Elevation



8- West Elevation



9 – South Side of Garage



10- North Elev. Looking West

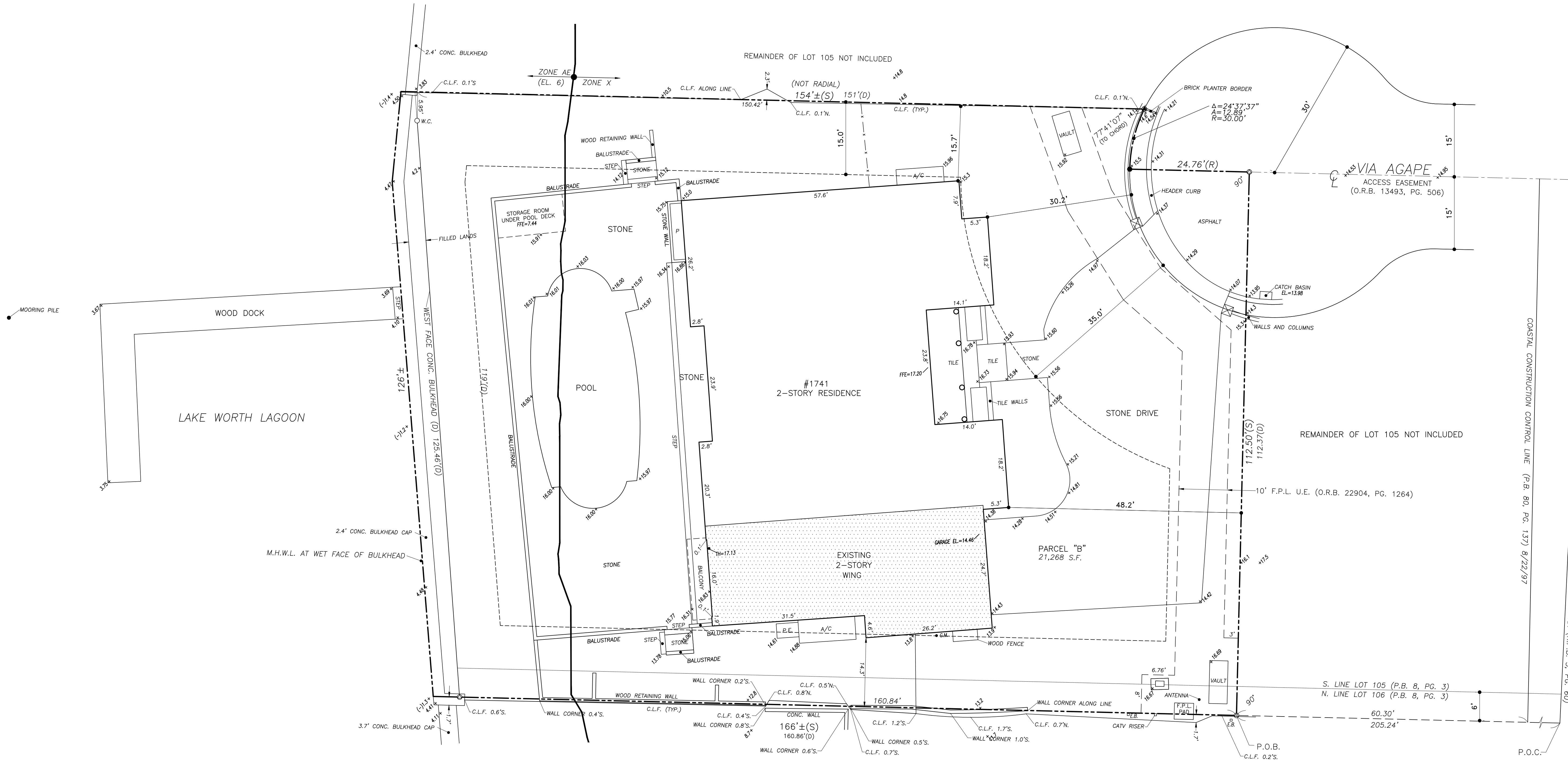


11- South Elev. Looking West



12 – North Elevation

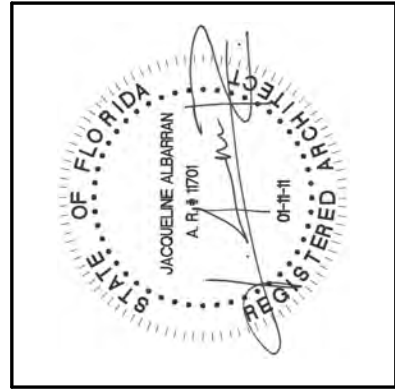
**SUBJECT
PROPERTY**



EXISTING SITE PLAN
SCALE: 3/32"=1'-0"

GENERAL NOTE:
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PALM BEACH, FL



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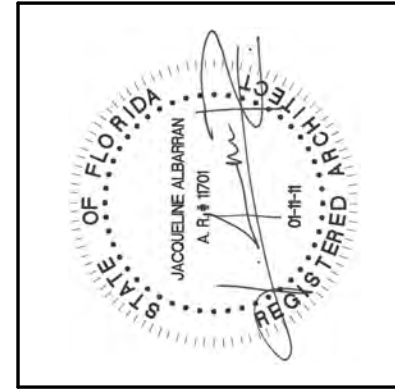
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324 ROY PALMWAY, SUITE 227, PALM BEACH, FLORIDA
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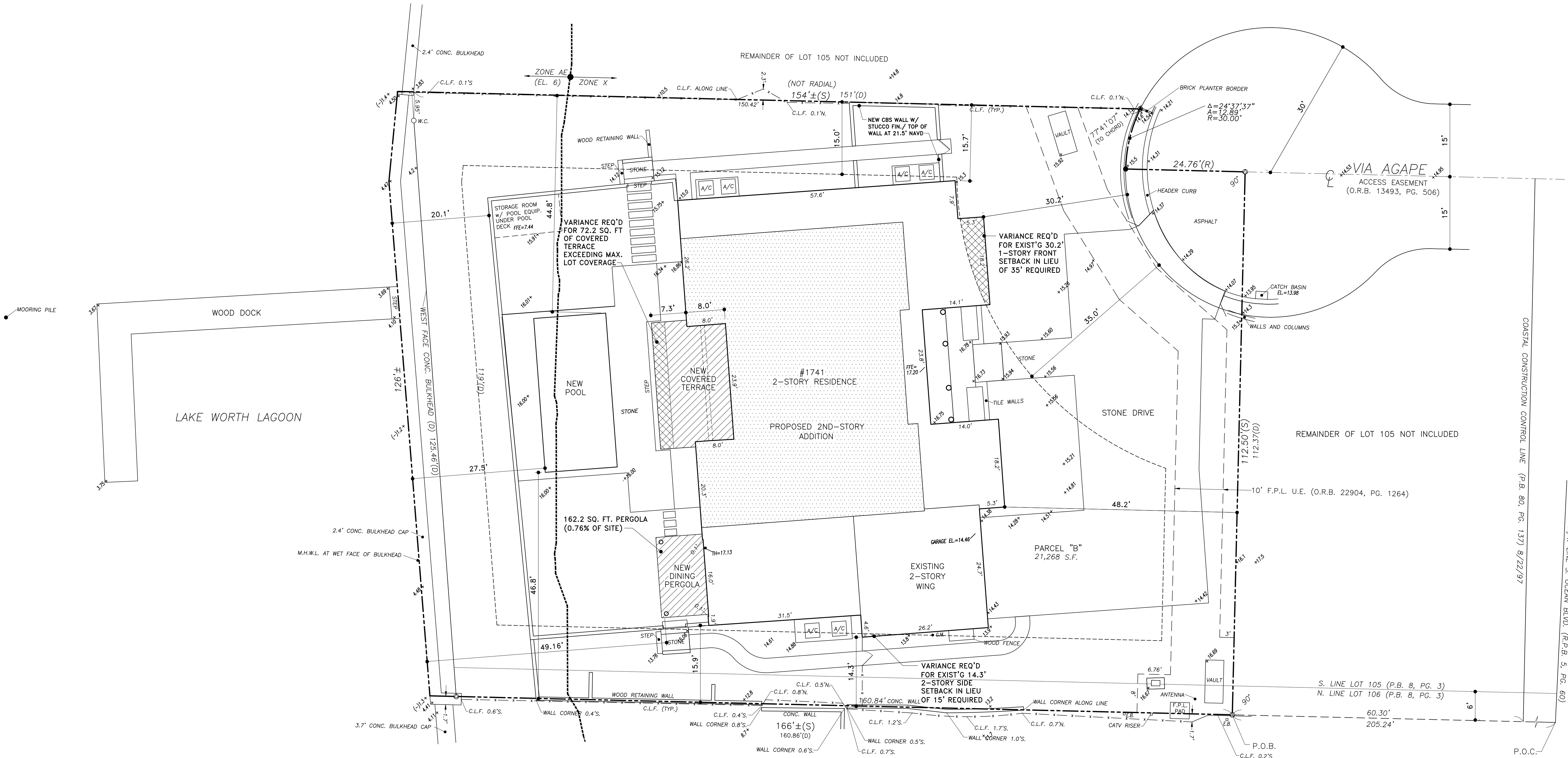
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1741 SOUTH OCEAN BLVD.
PALM BEACH, FL



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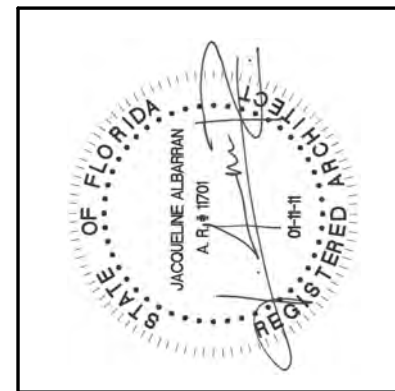


LOT CALCULATIONS							
ZONING DISTRICT RA	REQUIRED/ALLOWED		EXISTING		PROPOSED		REMARKS
	SQUARE FOOTAGE	PERCENTAGE	SQUARE FOOTAGE	PERCENTAGE	SQUARE FOOTAGE	PERCENTAGE	
LOT COVERAGE	5,316.88 MAX.	25.00% MAX.	5,266.78	24.76%	5,389.09	25.34%	PERGOLA NOT INCLUDED - LESS THAN 3% COVERAGE
HARDSCAPE	—	—	7,662.75	36.03%	6,143.44	28.89%	
LANDSCAPE	10,633.77 MIN.	50.00% MIN.	8,338.0	39.21%	9,735.0	45.77%	
TOTAL LOT	21,267.53	100.0 %	21,267.53	100.0 %	21,267.53	100.0 %	
FRONT YARD LANDSCAPING	1,665.00	45.00% MIN.	1,665.00	45.00%	1,665.00	45.00%	

* PROPOSED LOT COVERAGE DOES NOT INCLUDE THE 217.37 SQ. FT. PERGOLA (3% OVER MAXIMUM OR 638 SQ. FT. ALLOWED)

PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"

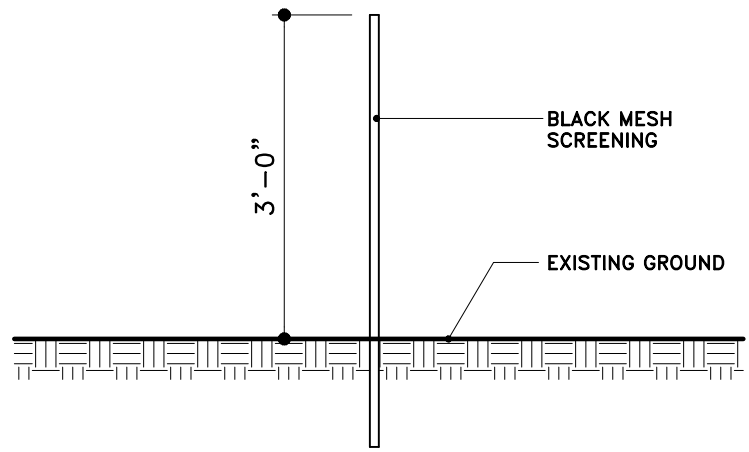
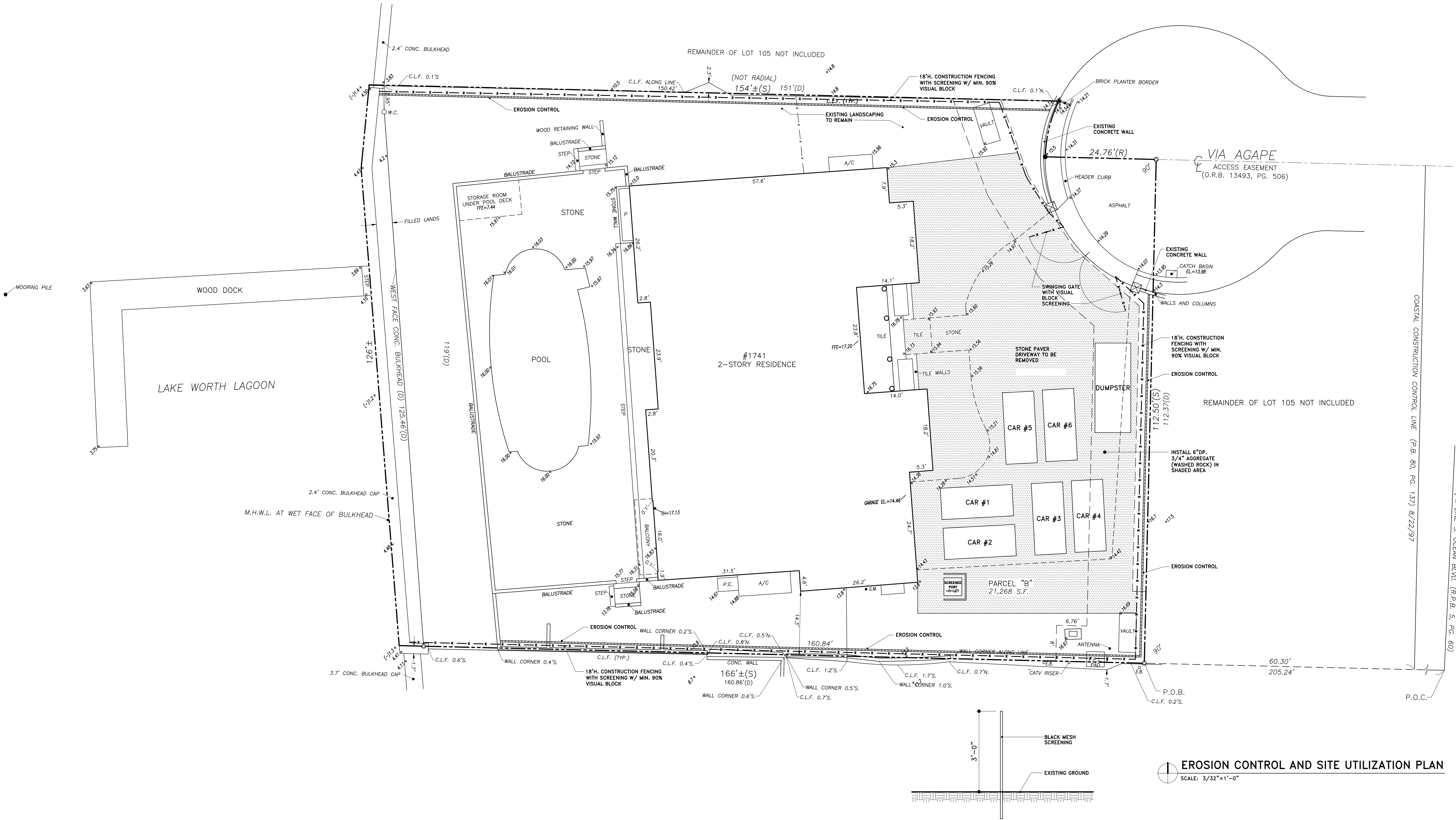
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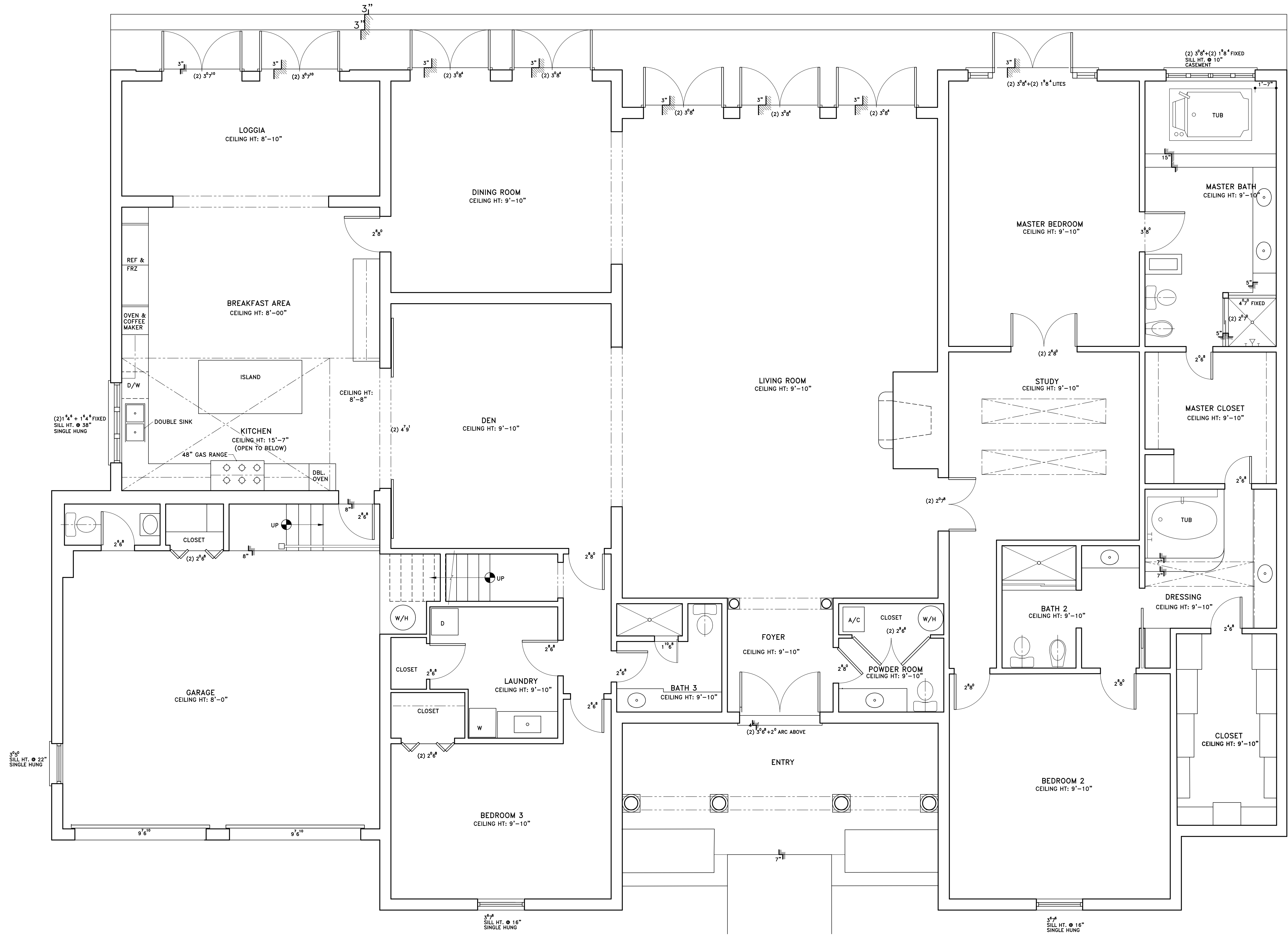


EROSION CONTROL DETAIL

GENERAL EROSION CONTROL NOTES:

- EROSION CONTROL TO BE ACCORDING TO TOWN CODE CH. 66 S. 66-443.
- CONSTRUCTION MATERIAL STORAGE AND PARKING TO BE ACCORDING TO "RIGHT OF WAY" STAND. MANUAL, PAGE XII.2
- LANDSCAPING TO MEET TOWN CODES WITH RESPECT TO PLANTINGS IN "RIGHT OF WAY", EASEMENTS AND/OR SIGHT TRIANGLES.
- LANDSCAPING WILL CONFORM TO GRADING DRAINAGE RETENTION.
- EXISTING FENCING AND HEDGES TO REMAIN DURING CONSTRUCTION

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EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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TEL: 561.655.7676 FAX: 561.655.3533

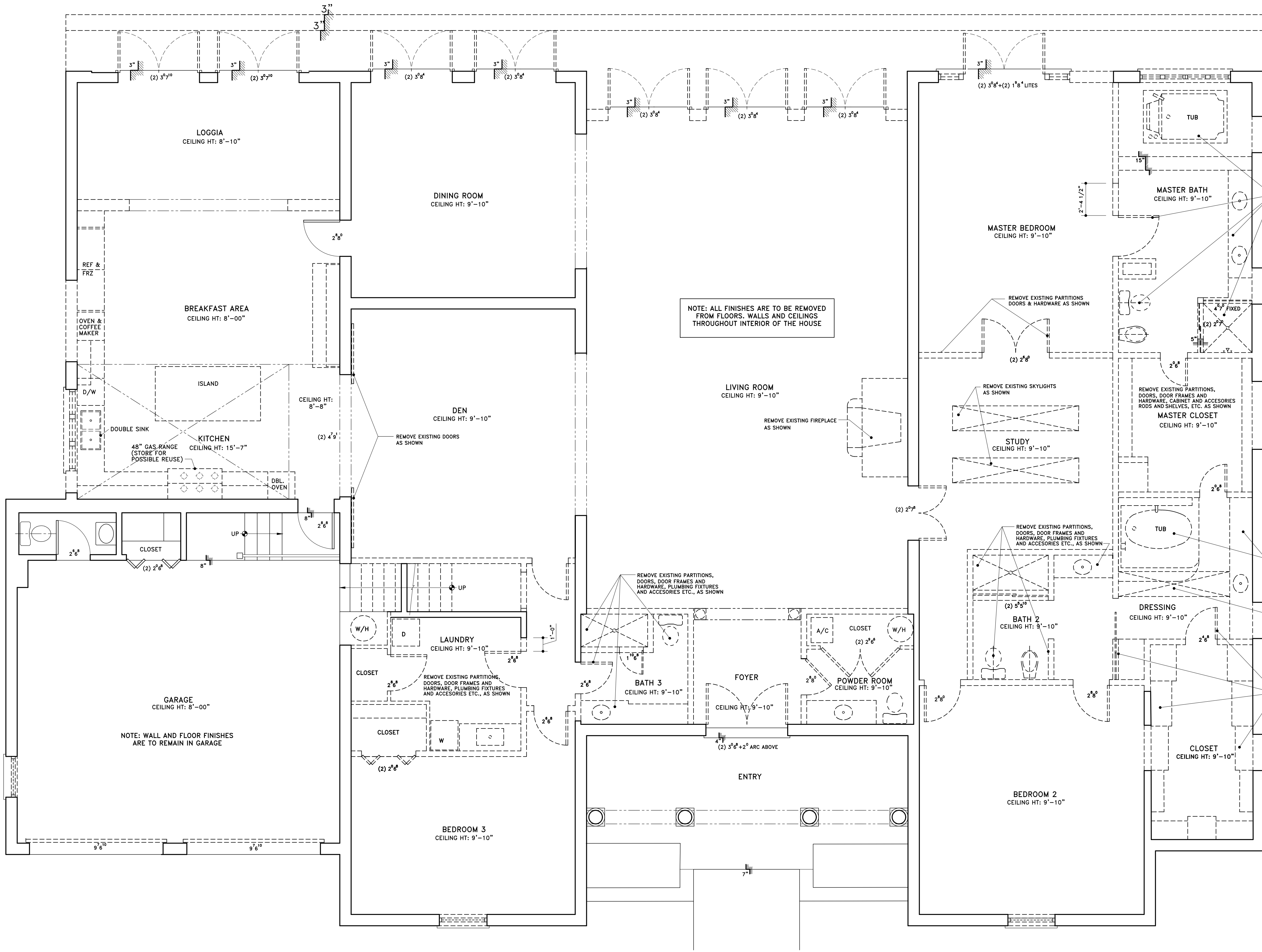
WORTH AVENUE VENTURES LLC
1741 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

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- LEGEND**
- EXISTING WALLS TO REMAIN
 - TO BE REMOVED
 - ELEMENTS ABOVE

NOTES:
THE G.C. SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
SHORE-UP AND SECURE ALL STRUCTURAL COMPONENTS OF THE AREA TO BE REMOVED OR ALTERED.
REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO MAIN PANEL OR ACCESSIBLE JUNCTION BOX.

REMOVE EXISTING PARTITION, DOORS, DOOR FRAMES AND HARDWARE, PLUMBING FIXTURES AND ACCESSORIES, AS SHOWN

MASTER BATH
CEILING HT: 9'-10"

MASTER BEDROOM
CEILING HT: 9'-10"

REMOVE EXISTING PARTITIONS, DOORS & HARDWARE AS SHOWN

(2) 2'6"

REMOVE EXISTING SKYLIGHTS AS SHOWN

STUDY
CEILING HT: 9'-10"

(2) 2'7"

REMOVE EXISTING PARTITIONS, DOORS, DOOR FRAMES AND HARDWARE, PLUMBING FIXTURES AND ACCESSORIES ETC., AS SHOWN

BATH 2
CEILING HT: 9'-10"

DRESSING
CEILING HT: 9'-10"

REMOVE EXISTING PARTITIONS, DOORS, DOOR FRAMES AND HARDWARE, PLUMBING FIXTURES AND ACCESSORIES ETC., AS SHOWN.

REMOVE EXISTING SKYLIGHT AS SHOWN

REMOVE EXISTING PARTITIONS, DOORS, DOOR FRAMES AND HARDWARE, CABINETS AND ACCESSORIES, SHELVES ETC., AS SHOWN

REMOVE BLOCK AT NEW WINDOW LOCATIONS (TYPICAL)

CLOSET
CEILING HT: 9'-10"

BEDROOM 2
CEILING HT: 9'-10"

NOTE: ALL FINISHES ARE TO BE REMOVED FROM FLOORS, WALLS AND CEILINGS THROUGHOUT INTERIOR OF THE HOUSE

LIVING ROOM
CEILING HT: 9'-10"

REMOVE EXISTING FIREPLACE AS SHOWN

REMOVE EXISTING PARTITIONS, DOORS, DOOR FRAMES AND HARDWARE, PLUMBING FIXTURES AND ACCESSORIES ETC., AS SHOWN

BATH 3
CEILING HT: 9'-10"

Foyer
CEILING HT: 9'-10"

POWDER ROOM
CEILING HT: 9'-10"

(2) 3'6" + 2' ARC ABOVE

ENTRY

BEDROOM 3
CEILING HT: 9'-10"

REMOVE EXISTING PARTITIONS, DOORS, DOOR FRAMES AND HARDWARE, PLUMBING FIXTURES AND ACCESSORIES ETC., AS SHOWN

CLOSET

(2) 2'6"

LAUNDRY
CEILING HT: 9'-10"

CLOSET

(2) 2'6"

GARAGE
CEILING HT: 8'-00"

NOTE: WALL AND FLOOR FINISHES ARE TO REMAIN IN GARAGE

KITCHEN
CEILING HT: 15'-7"

DOUBLE SINK

D/W

OVEN & COFFEE MAKER

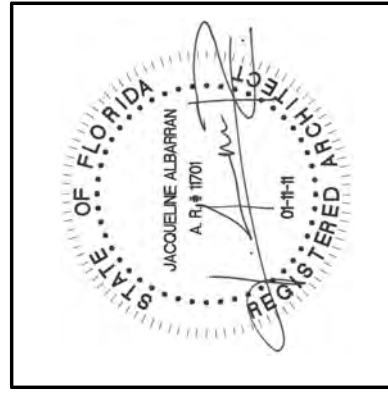
BREAKFAST AREA
CEILING HT: 8'-00"

DINING ROOM
CEILING HT: 9'-10"

LOGGIA
CEILING HT: 8'-10"

FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

WORTH AVENUE VENTURES LLC
1741 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

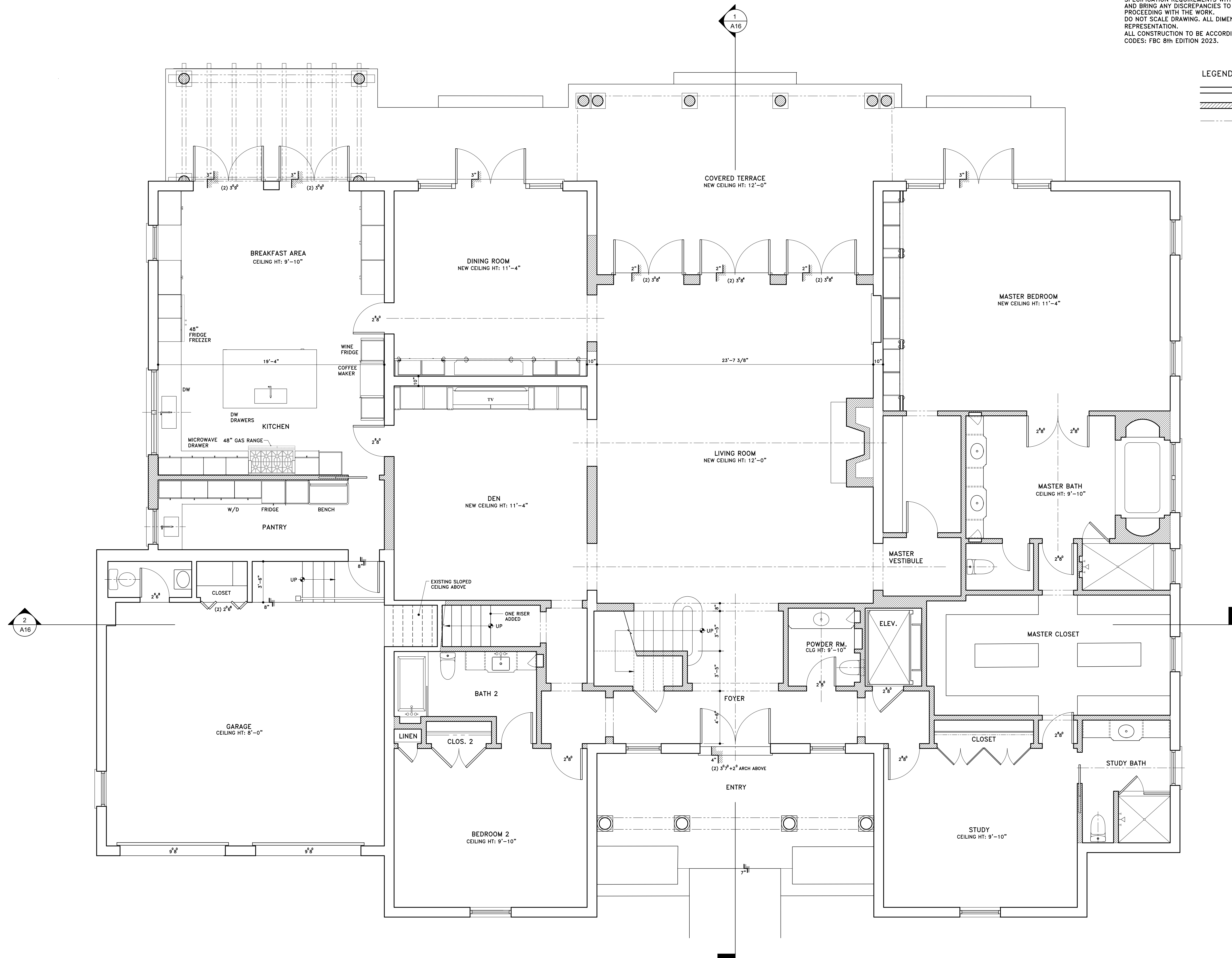


JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:	
1	

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A5.2	
DATE:	08-05-24
JOB #	0496

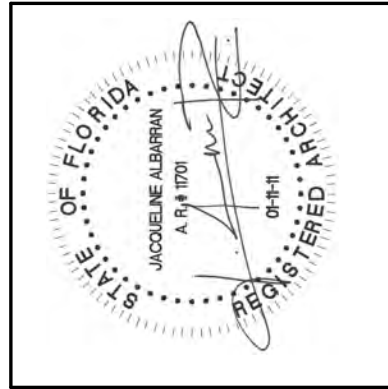
SKA
SKA ARCHITECT + PLANNER
324 BOWEN BLVD., SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533



GENERAL NOTE:
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DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 8th EDITION 2023.

LEGEND
— EXISTING WALLS TO REMAIN
— NEW WALLS
- - - ELEMENTS ABOVE

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

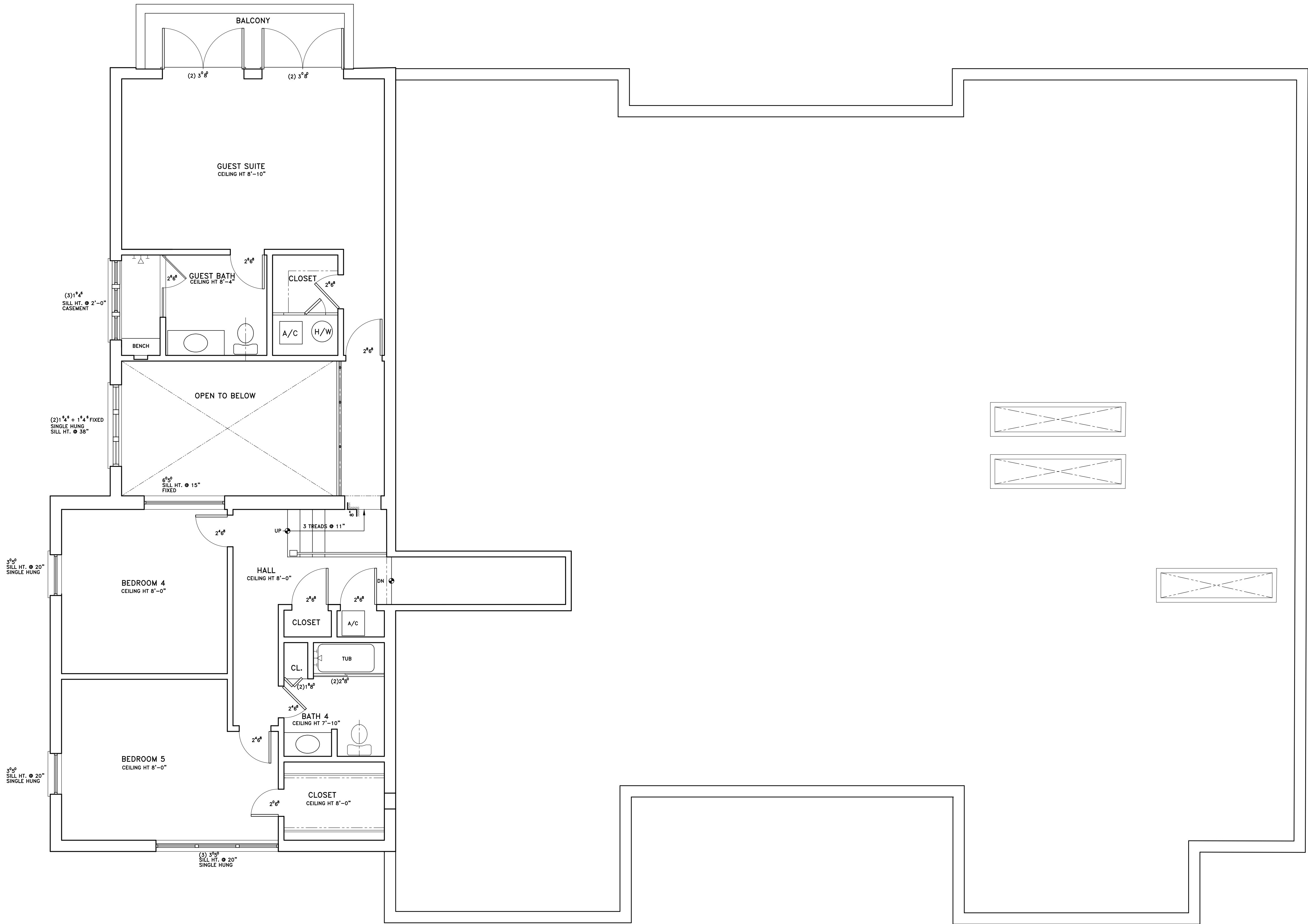


JACQUELINE ALBARRAN, P.A.
REGISTERED ARCHITECT 11701

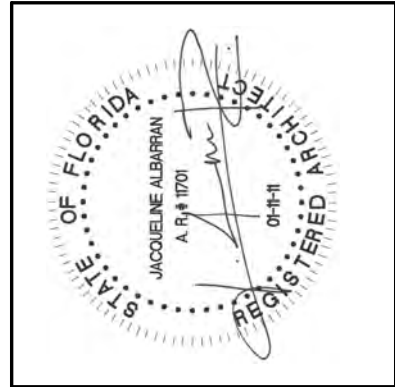
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DATE:	05-10-24
JOB #	0496

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EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

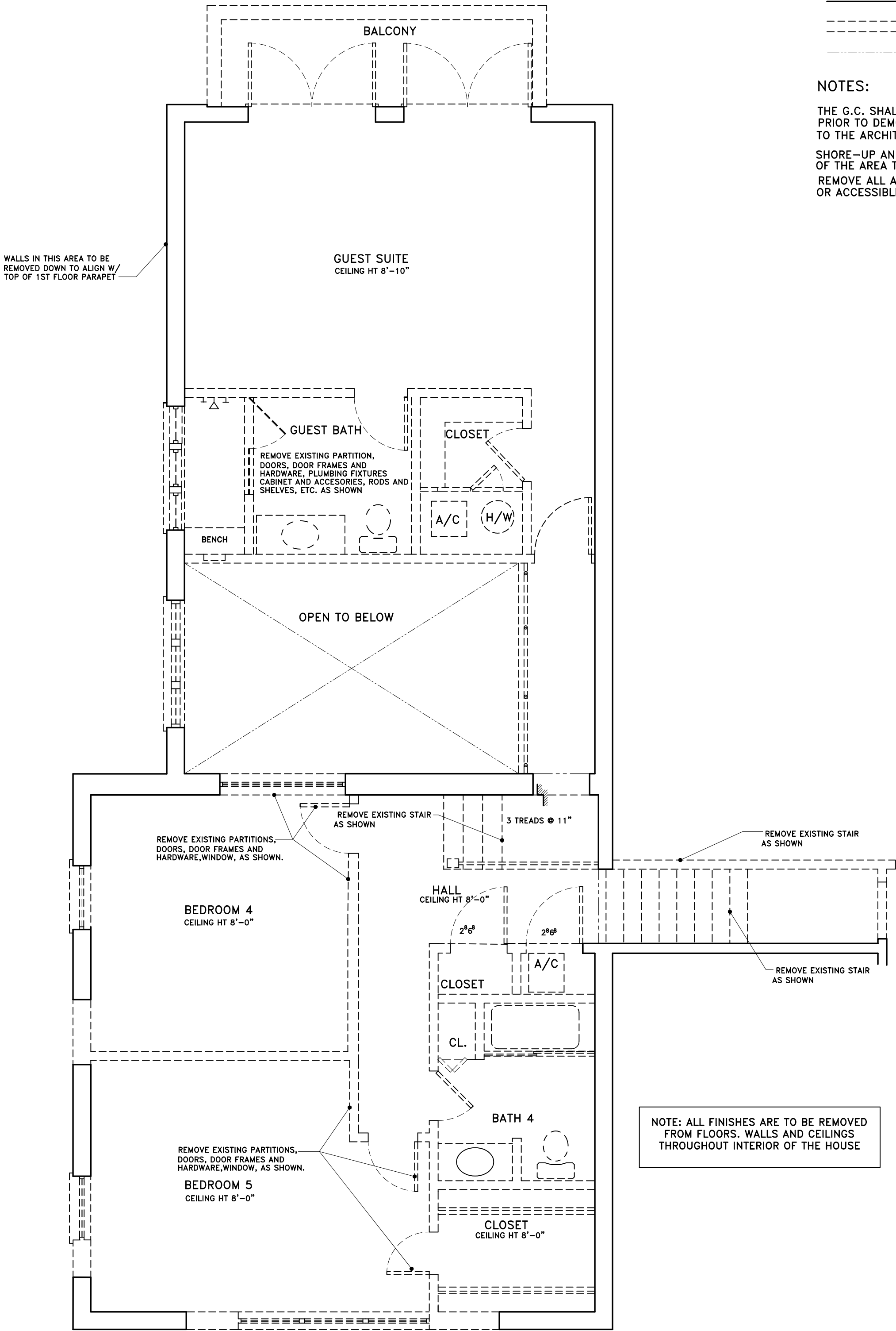
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SHEET NUMBER:	
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DATE:	08-05-24
JOB #	0496

GENERAL NOTE:
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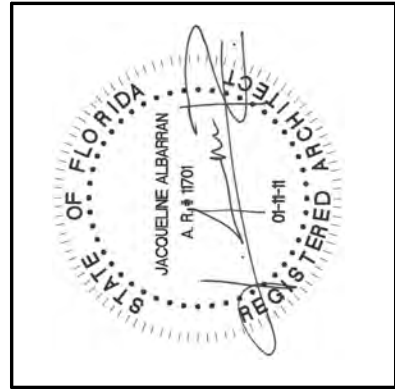
- LEGEND
- EXISTING WALLS TO REMAIN
 - TO BE REMOVED
 - ELEMENTS ABOVE

NOTES:
THE G.C. SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
SHORE-UP AND SECURE ALL STRUCTURAL COMPONENTS OF THE AREA TO BE REMOVED OR ALTERED.
REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO MAIN PANEL OR ACCESSIBLE JUNCTION BOX.



SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

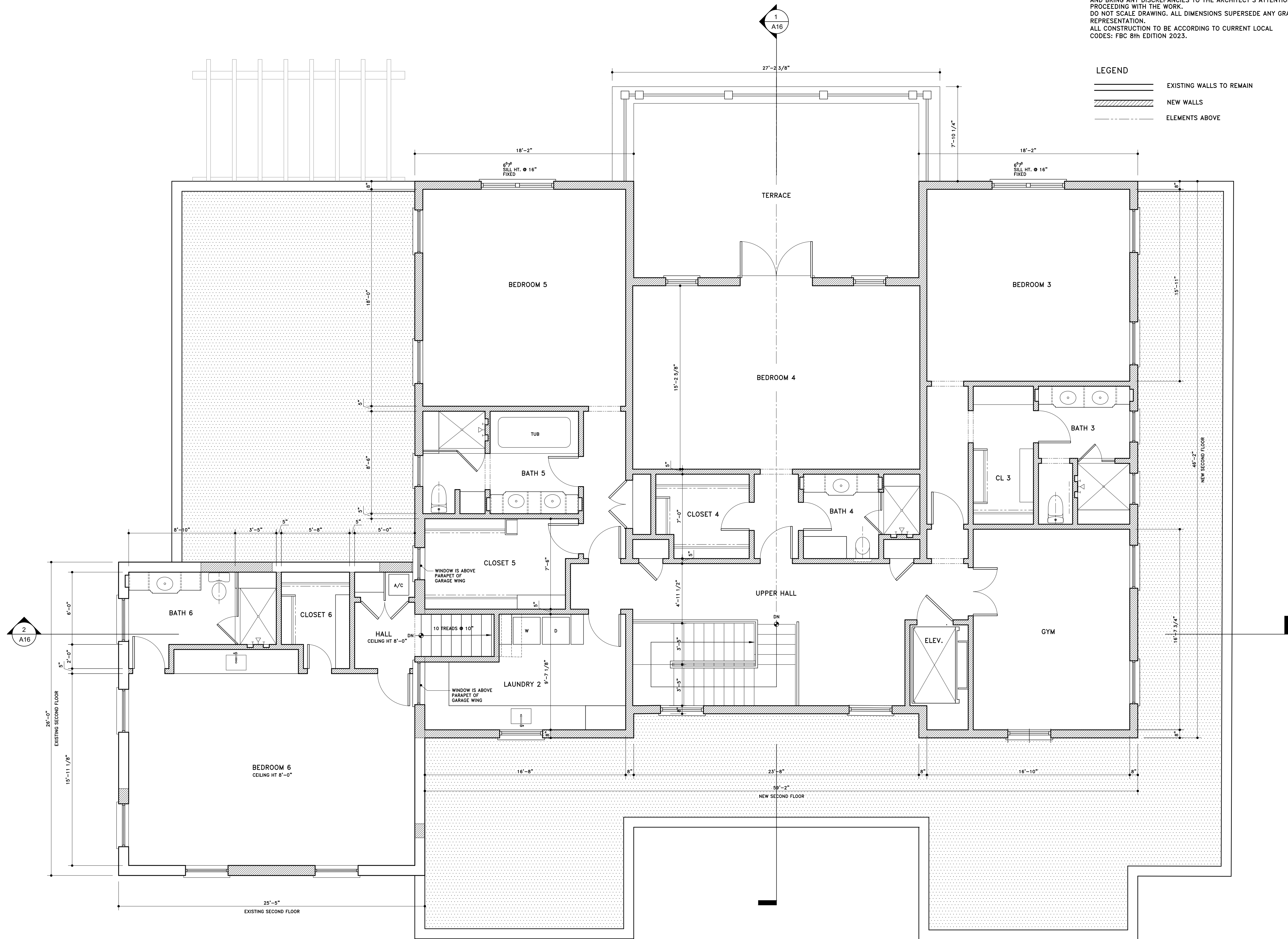
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1741 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA



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JOB #	0496

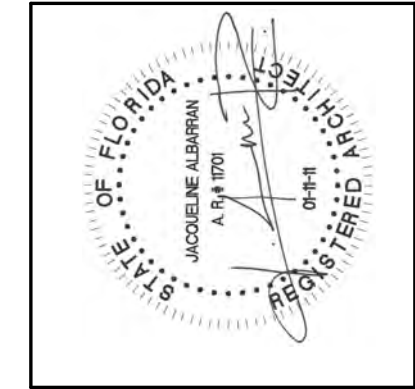
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324 BOWEN BLVD., SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533



GENERAL NOTE:
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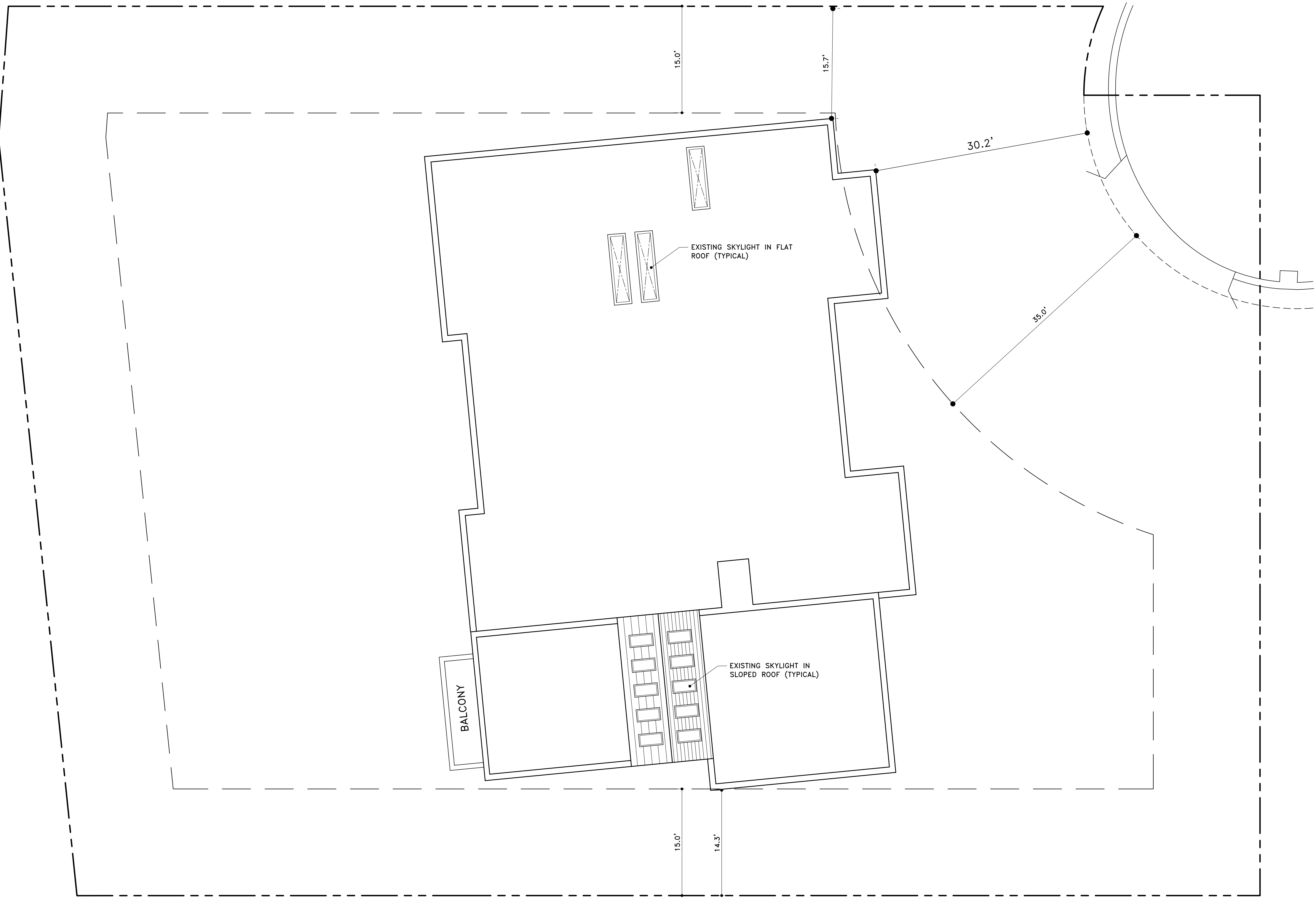
LEGEND
EXISTING WALLS TO REMAIN
NEW WALLS
ELEMENTS ABOVE

PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



REVISIONS:	
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SHEET NUMBER:	
A8	
DATE:	05-10-24
JOB #	0496



EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTE:
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THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
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0496

 **PROPOSED ROOF PLAN**
SCALE: 1/8" = 1'-0"

1741 S OCEAN BLVD

WORTH AVENUE VENTURES, LLC

WINDOW + DOOR PRECEDENT STUDY: PALM BEACH REGENCY

SKA Architect+Planner

301 POLMER PARK RD | ROBERT GOTTFRIED



695 S COUNTY RD | CLARENCE MACK



200 REGENTS PARK | CLARENCE MACK



400 REGENTS PARK | CLARENCE MACK



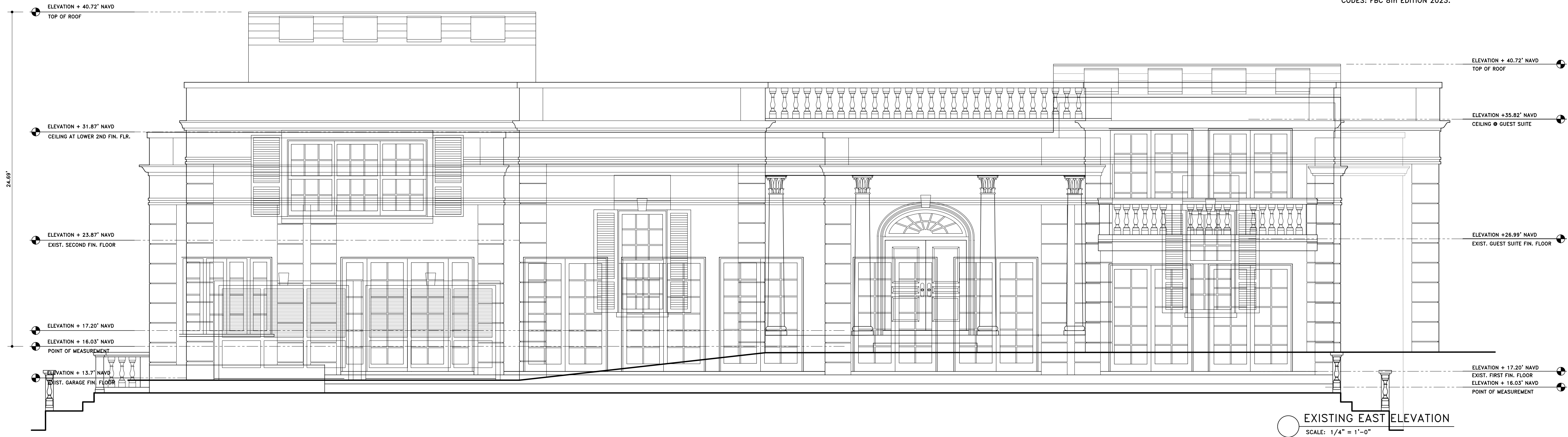
1632 S OCEAN BLVD | CARLOS BONILLA



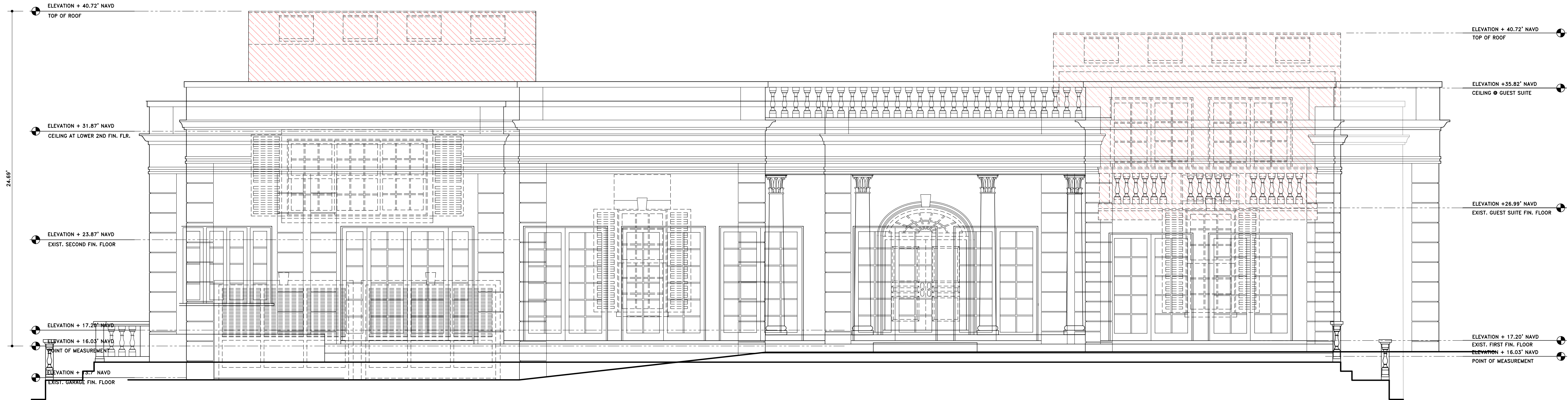
500 REGENTS PARK | CLARENCE MACK,
SKA ARCHITECTS



GENERAL NOTE:
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
PROJECT SCALE DRAWING: ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 8th EDITION 2023.



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



DEMOLITION EAST ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION DEMOLITION
SCALE: 1/4" = 1'-0"

WORTH AVE. VENTURES LLC
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PALM BEACH, FLORIDA

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL 561.653.6766 FAX 561.655.3533

JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

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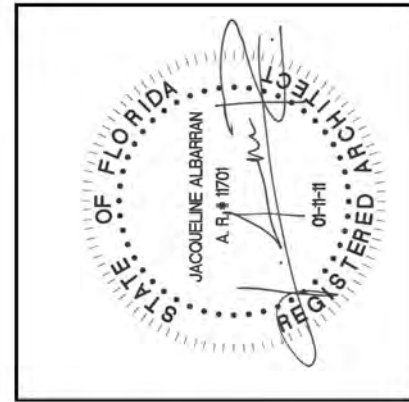
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



NOTE: ALL WINDOWS AND EXTERIOR DOORS ARE NEW IMPACT-RATED WOOD UNITS, UNLESS OTHERWISE NOTED

PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES & MATERIALS: STUCCO, PAINTED BENJAMIN MOORE DECORATOR'S WHITE OC-149.
WINDOW FRAME MATERIAL, COLOR, MUNTIN PROFILE, GLAZING TYPE: PINE, PAINTED, BENJAMIN MOORE DECORATOR'S WHITE OC-149, OGEE 3/4" MUNTIN PROFILE, TRIPLE-PANE HURRICANE IMPACT CLEAR GLASS.
WINDOW SHUTTER COLOR: BENJAMIN MOORE POLO BLUE 2062-10.
ROOF MATERIAL & COLOR: FLAT BUILT-UP GRAVEL & TAR ROOF WITH WHITE COOL ROOF RELECTIVE COATING.



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

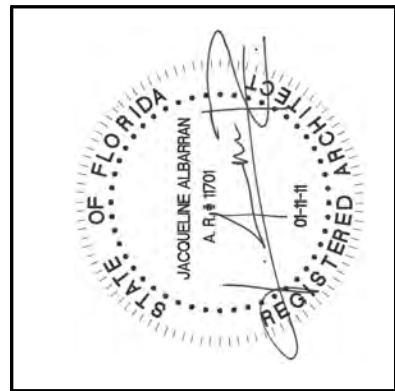
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DATE:	04-29-24
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GENERAL NOTE:
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PALM BEACH, FLORIDA



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DATE:	05-10-24
JOB #	0496



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTE:
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TEL 561.653.6766 FAX 561.653.3533

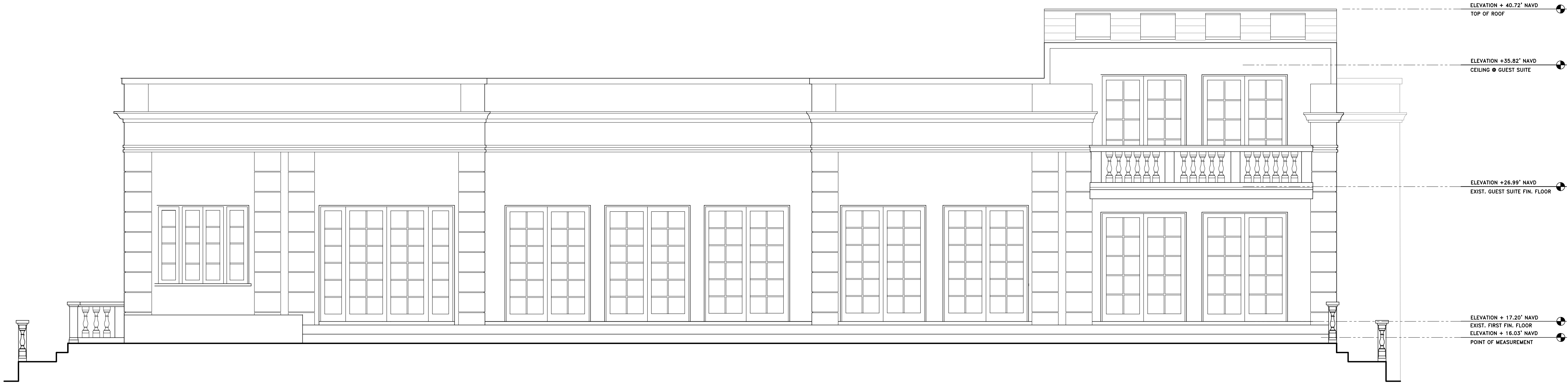
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PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

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EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION DEMOLITION
SCALE: 1/4" = 1'-0"

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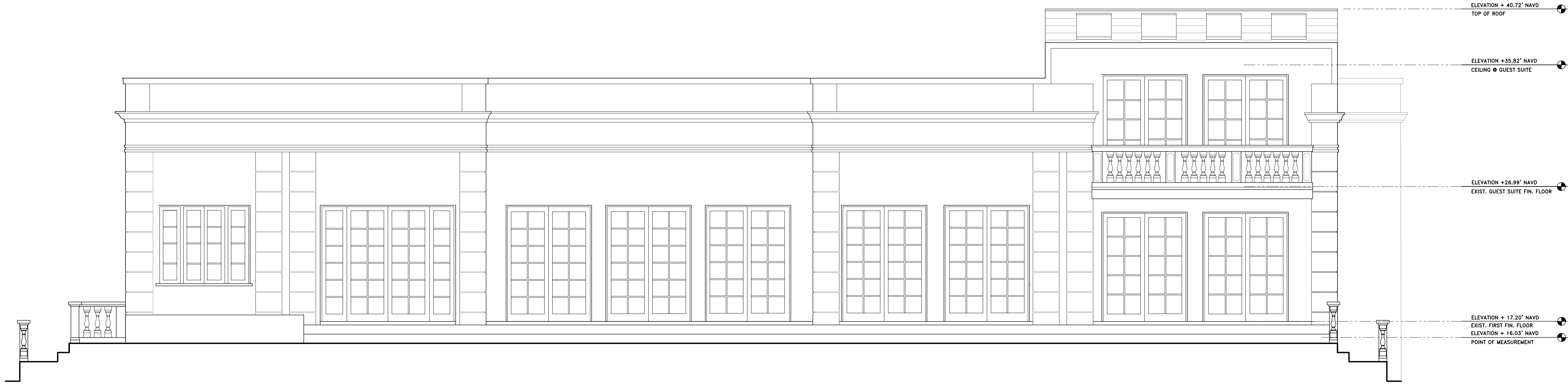
WORTH AVE. VENTURES LLC
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PALM BEACH, FLORIDA



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REGISTERED ARCHITECT 11701

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EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



NOTE: ALL WINDOWS AND EXTERIOR DOORS ARE NEW
IMPACT-RATED WOOD UNITS, UNLESS OTHERWISE NOTED

PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXTERIOR FINISHES & MATERIALS: STUCCO, PAINTED BENJAMIN MOORE DECORATOR'S WHITE OC-149.

WINDOW FRAME MATERIAL, COLOR, MUNTIN PROFILE, GLAZING TYPE: PINE, PAINTED, BENJAMIN MOORE DECORATOR'S WHITE OC-149, OGEE 3/4" MUNTIN PROFILE, TRIPLE-PANE HURRICANE IMPACT CLEAR GLASS.

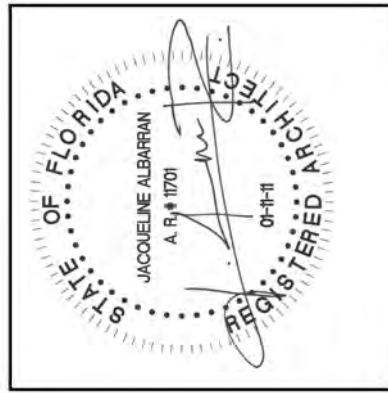
WINDOW SHUTTER COLOR: BENJAMIN MOORE POLO BLUE 2062-10.

ROOF MATERIAL & COLOR: FLAT BUILT-UP GRAVEL & TAR ROOF WITH WHITE COOL ROOF RELECTIVE COATING.

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PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

WORTH AVE. VENTURES LLC
1741 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

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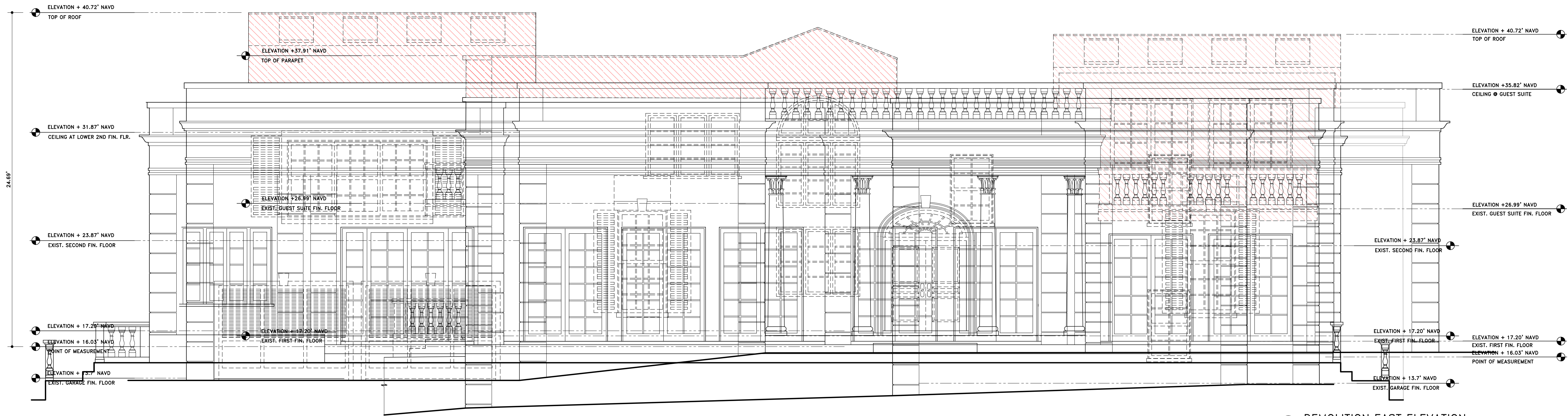
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EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"



DEMOLITION EAST ELEVATION

SCALE: 1/4" = 1'-0"

DEMOLITION SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

WEST ELEVATION DEMOLITION

SCALE: 1/4" = 1'-0"

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JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

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EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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324 ROYAL PALM BLVD., SUITE 227, PALM BEACH, FLORIDA 33480
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PALM BEACH, FLORIDA



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REGISTERED ARCHITECT 11701

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DATE:	05-10-24
JOB #	0496