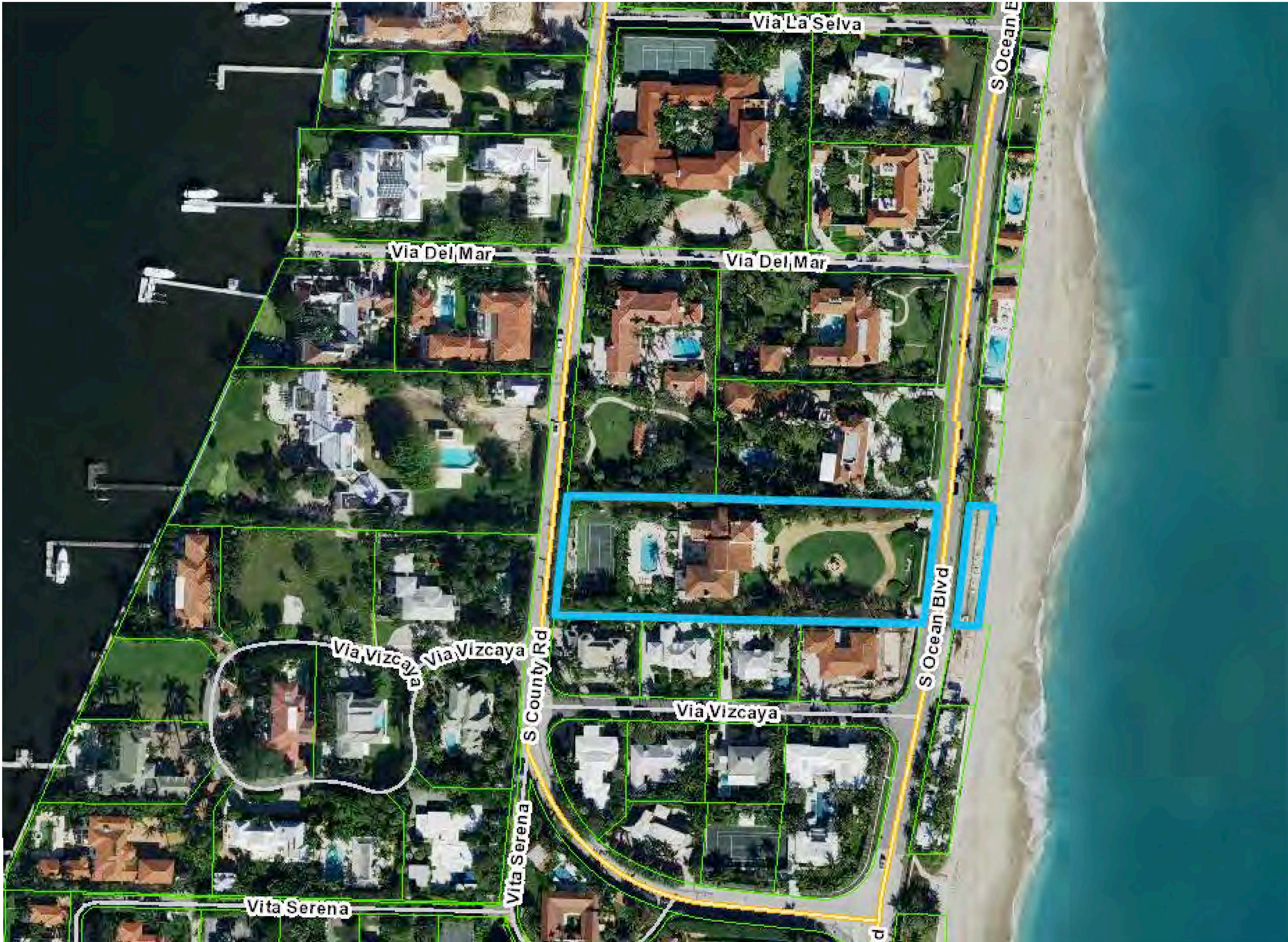
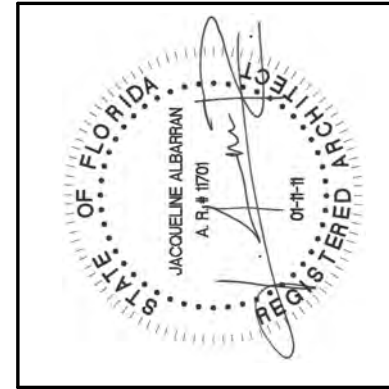




SECOND SUBMITTAL COA-24-0014
LANDMARKS HEARING 09-18-24

CAFARO RESIDENCE
860 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:

SHEET NUMBER:
DATE:
7-29-24
JOB #
0494

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SURVEY

BOUNDARY, TOPOGRAPHIC AND EASEMENT SURVEY

ARCHITECT:

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

LANDSCAPE ARCHITECT:

Environment Design Group
Attn: Dustin Mizell
139 N. County Road
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Palm Beach, FL 33480
(561) 832-4600

CONSULTING SURVEYORS:

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

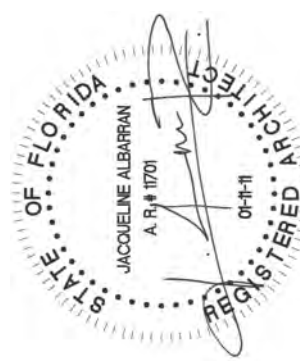
Line 0	ZONING LEGEND			
1	PROPERTY ADDRESS	860 SOUTH OCEAN BLVD, PALM BEACH, FL		
2	ZONING DISTRICT	R-A		
3	LOT SIZE (SQ. FT.)	68,908 SQ. FT.		
4	LOT WIDTH (W) & DEPTH (D)	150.50' +/- (W) & 459.38' +/- (D)		
5	STRUCTURE TYPE	SINGLE FAMILY		
6	FEMA FLOOD ZONE DESIGNATION	FLOOD ZONE X		
7	ZERO DATUM-PT. OF MEAS. (NAVD)	19.84' NAVD		
8	CROWN OF ROAD (COR) (NAVD)	18.34' NAVD (AT HIGHEST POINT)		
9		REQUIRED/ALLOWED	EXISTING	PROPOSED
10	LOT COVERAGE (SQ. FT.)	17,226.9 (25%)	8,704.72 (12.63%)	14,370.39 (20.85%)
11	ENCLOSED SQUARE FOOTAGE		20,313.3	29,986.6
12	FRONT YARD SETBACK (1 STORY/2 STORY)	35.0'/35.0'	202.5'/ 208.1'	202.5'/ 208.1'
13	SIDE YARD SETBACK (1 STORY)	30.0' MIN.	N/A	30.0' (S) 30.0' (N)
14	SIDE YARD SETBACK (2 STORY)	30.0' MIN.	26.4' (S) 14.4' (N)	30.0' (S) 30.0' (N)
15	REAR STREET YARD SETBACK	35.0' MIN.	147.5'	35.0'
16	ANGLE OF VISION	100°	26°	NO CHANGE
17	BUILDING HEIGHT	25.0'	45.76'	20.06'
18	OVERALL BUILDING HEIGHT	35.0'	55.52'	28.08'
19	CUBIC CONTENT RATIO	N/A	N/A	N/A
20	MAX. AMOUNT OF FILL ADDED TO SITE		3.1'	2.5' IN 1323 SQ. FT.
21	FINISH FLOOR ELEVATION (FFE) (NAVD)		21.8'	20.3'/17.9'/12.0'
22	BASE FLOOD ELEVATION (BFE) (NAVD)	7.0'	7.0'	7.0'
23	LANDSCAPE OPEN SPACE (LOS)	34,454 (50.0%)	30,674 (44.5%)	35,122 (50.97%)
24	PERIMETER (LOS)	N/A	N/A	N/A
25	FRONT YARD (LOS)	2,029.6 (45.0%)	3,604.3 (79.99%)	3,604.3 (79.99%)
26	NATIVE PLANT SPECIES %	30%		30%



PLOT PLAN
SCALE: N.T.S.

SCOPE OF WORK

- WE ARE PROPOSING TO CONSTRUCT 1-STORY ADDITIONS WITH BASEMENTS (EXCEPT THE CABANA WHICH HAS NO BASEMENT) AT THE REAR OF AN EXISTING 4-STORY SINGLE FAMILY RESIDENCE. ROOF HEIGHTS OF ALL ADDITIONS WILL BE LOWER THAN THE EXISTING ROOF HEIGHTS. THE ADDITION'S MATERIALS AND DETAILS WILL MATCH OR COMPLEMENT THE EXISTING MATERIALS AND DETAILS.
- THE ADDITIONS WILL FLANK AN EXTENSION OF THE EXISTING COURTYARD. THE EXPANDED COURTYARD WILL FEATURE A FOUNTAIN AND LANDSCAPING AND OVERLOOK THE NEW POOL.
- THE EXISTING TENNIS COURT WILL BE REMOVED AND THE EXISTING POOL AND POOL DECK WILL BE REPLACED.
- THE NON-ORIGINAL AWNING SUPPORT STRUCTURE AND PERGOLA, BOTH AT THE REAR OF THE HOUSE, WILL BE REMOVED.
- NEW HARDSCAPE AND LANDSCAPING WILL BE INSTALLED.



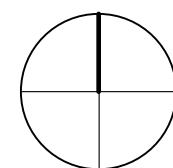
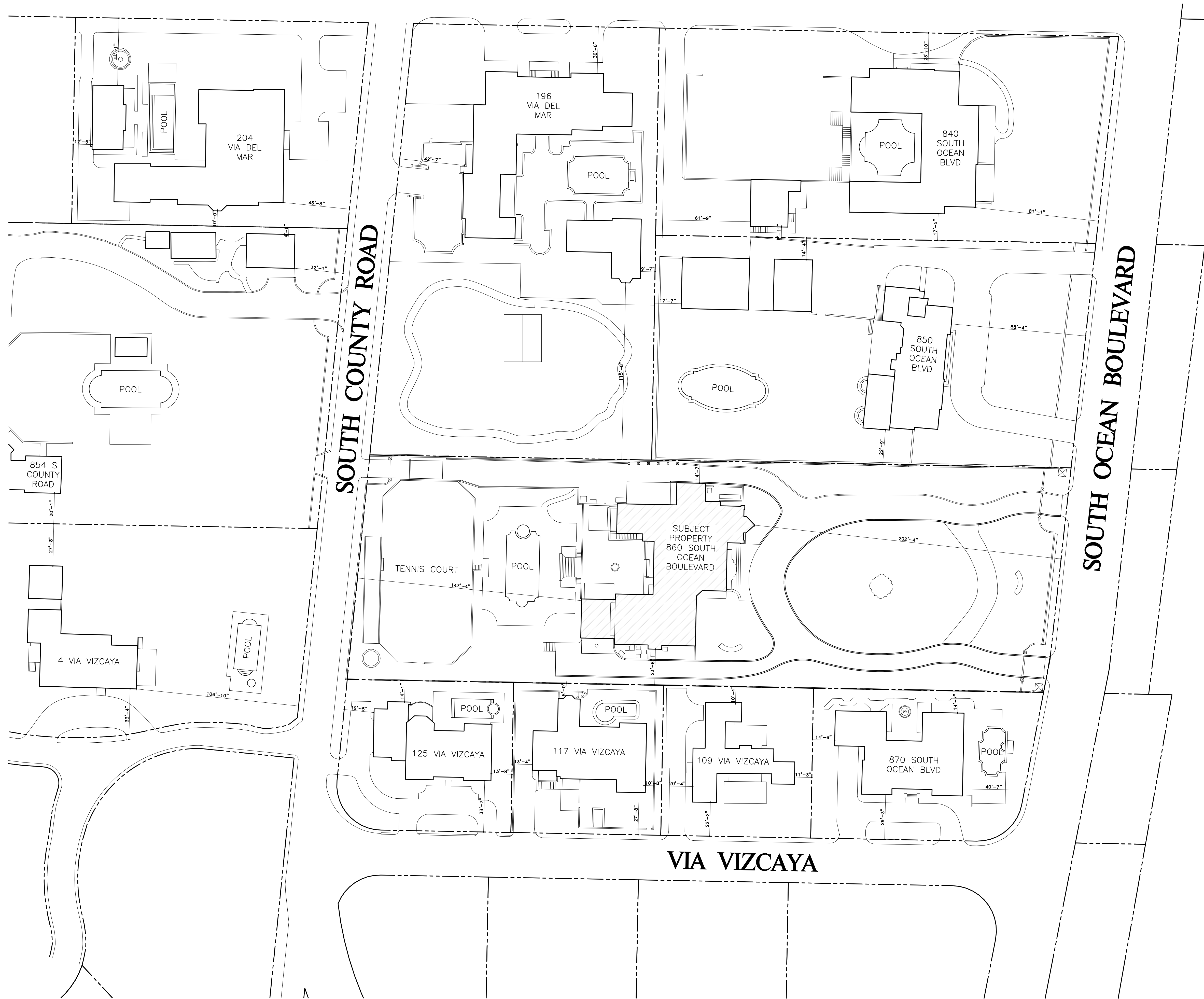
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CAFARO RESIDENCE

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07-29-24

860 SOUTH OCEAN BOULEVARD, PALM BEACH, FL

SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL 561.655.7676 FAX 561.655.5533



EXISTING NEIGHBORING PROPERTIES MAP

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



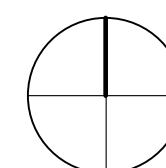
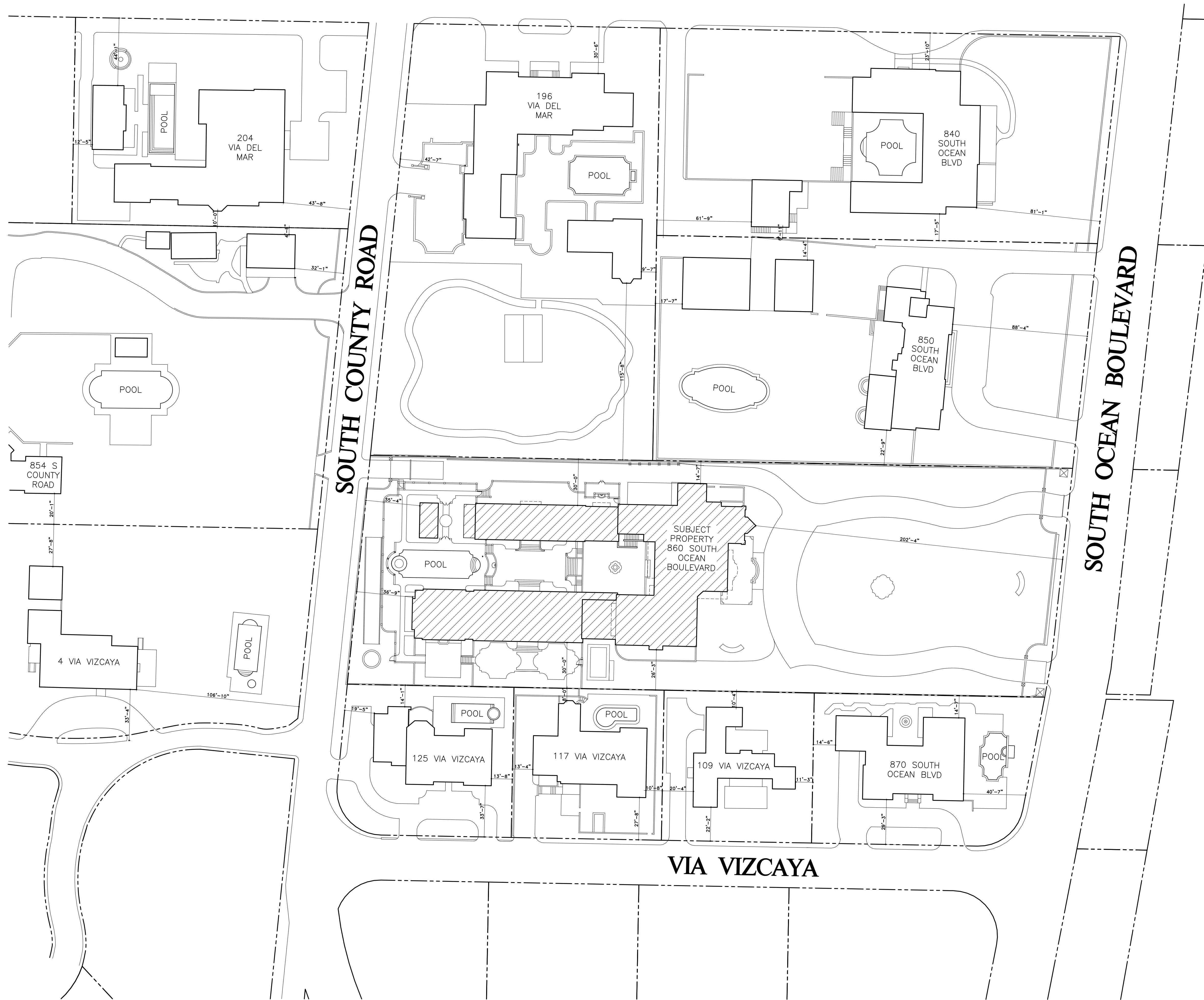
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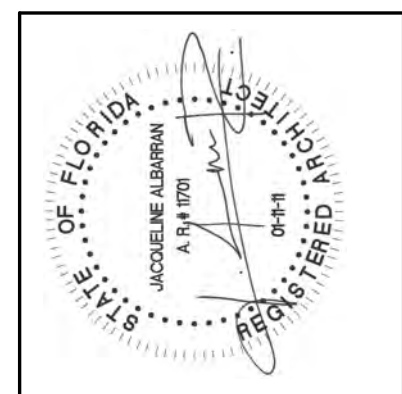
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PROPOSED NEIGHBORING PROPERTIES MAP

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



JACQUELINE ALBARRAN, PA
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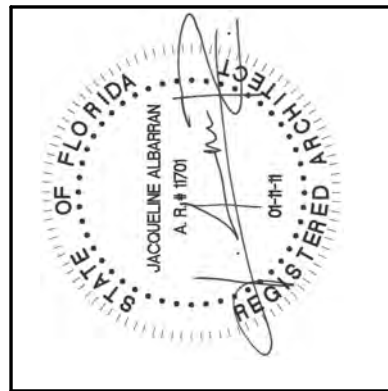
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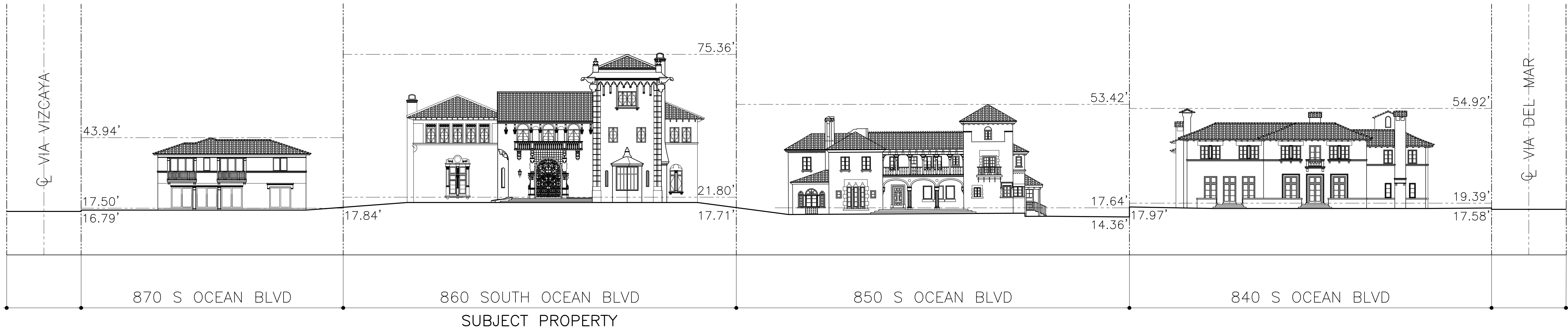
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860 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA



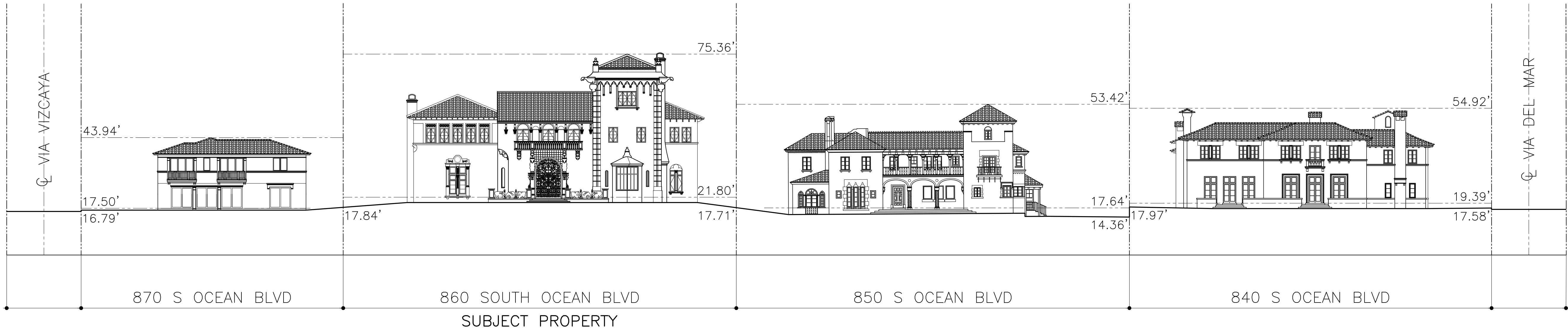
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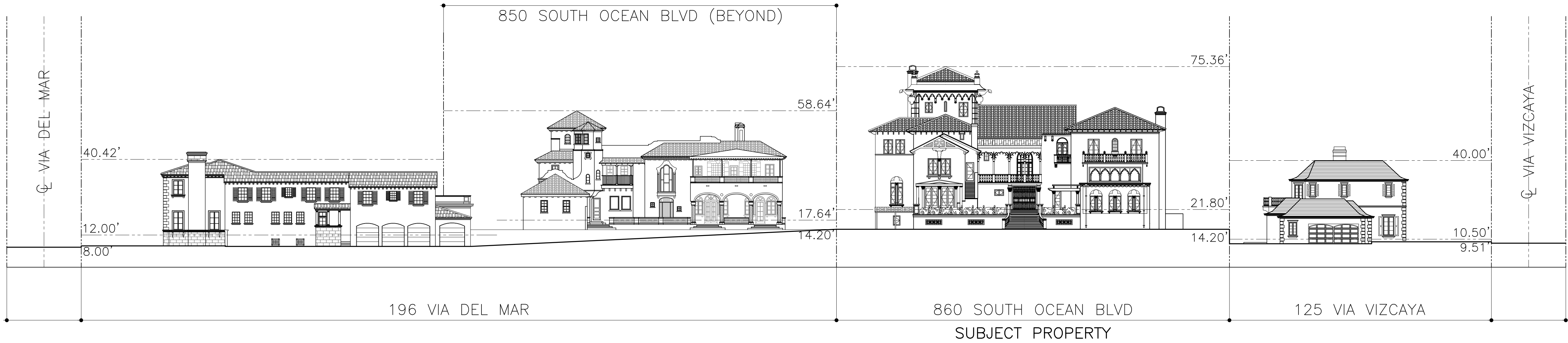
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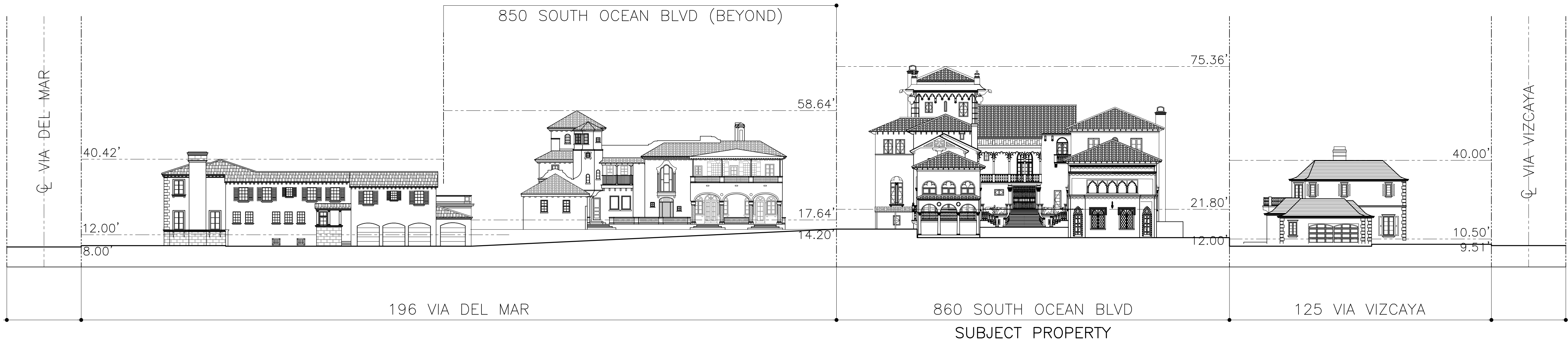
EXISTING STREETSCAPE SOUTH OCEAN BLVD (LOOKING WEST)
SCALE: 3/64" = 1'-0"



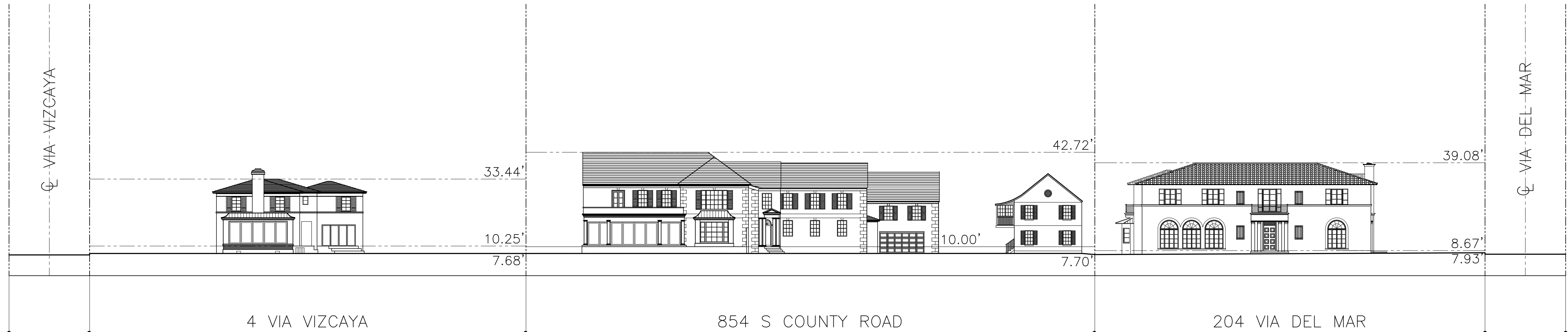
PROPOSED STREETSCAPE SOUTH OCEAN BLVD (LOOKING WEST)
SCALE: 3/64" = 1'-0"



EXISTING STREETScape SOUTH COUNTY ROAD (LOOKING EAST)
SCALE: 3/64" = 1'-0"



PROPOSED STREETScape SOUTH COUNTY ROAD (LOOKING EAST)
SCALE: 3/64" = 1'-0"



EXISTING STREETScape SOUTH COUNTY ROAD (LOOKING WEST)
SCALE: 3/64" = 1'-0"



JACQUELINE ALBARRAN, PA
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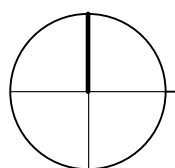
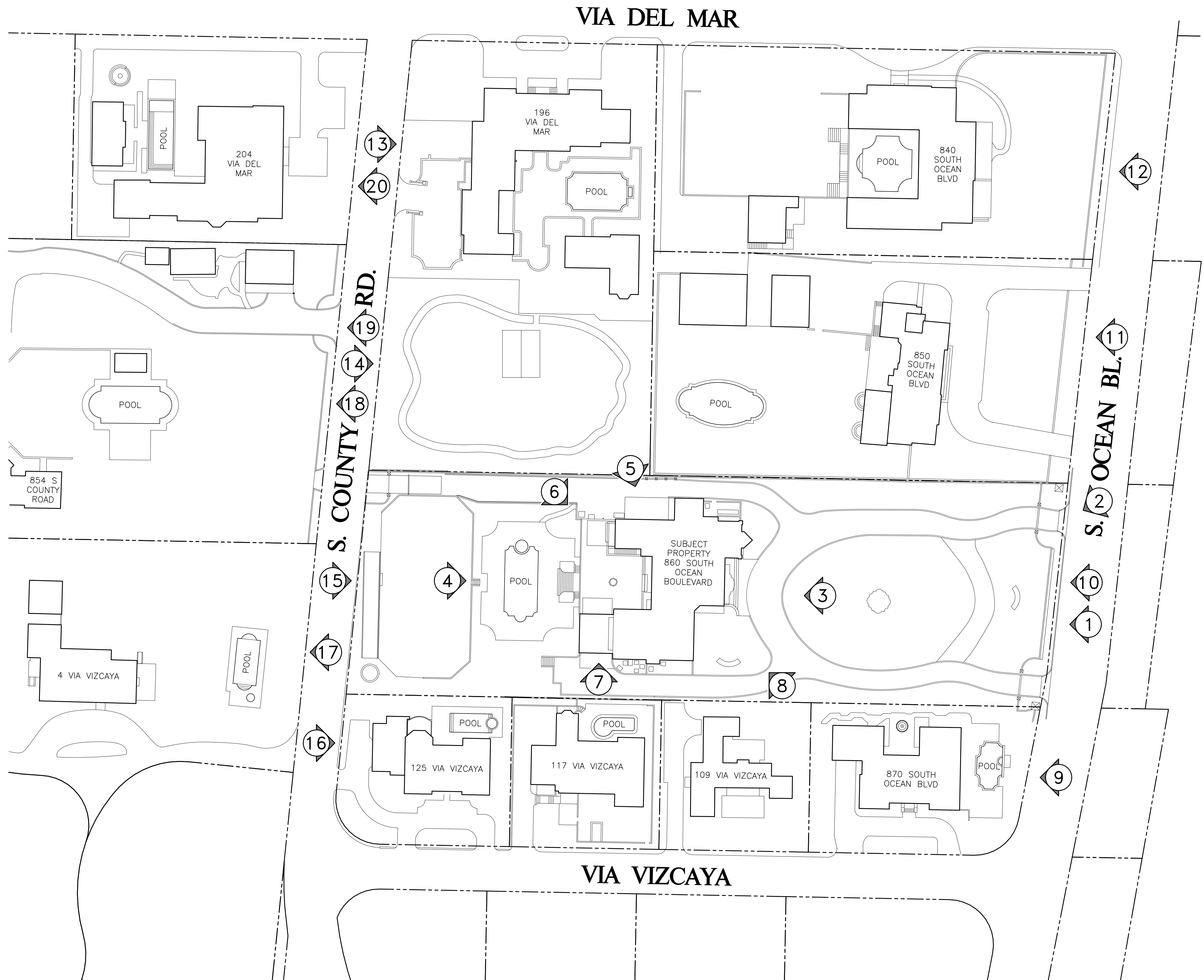


PHOTO KEY MAP

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

CAFARO RESIDENCE
860 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

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1

SUBJECT PROPERTY



2



3



4



5

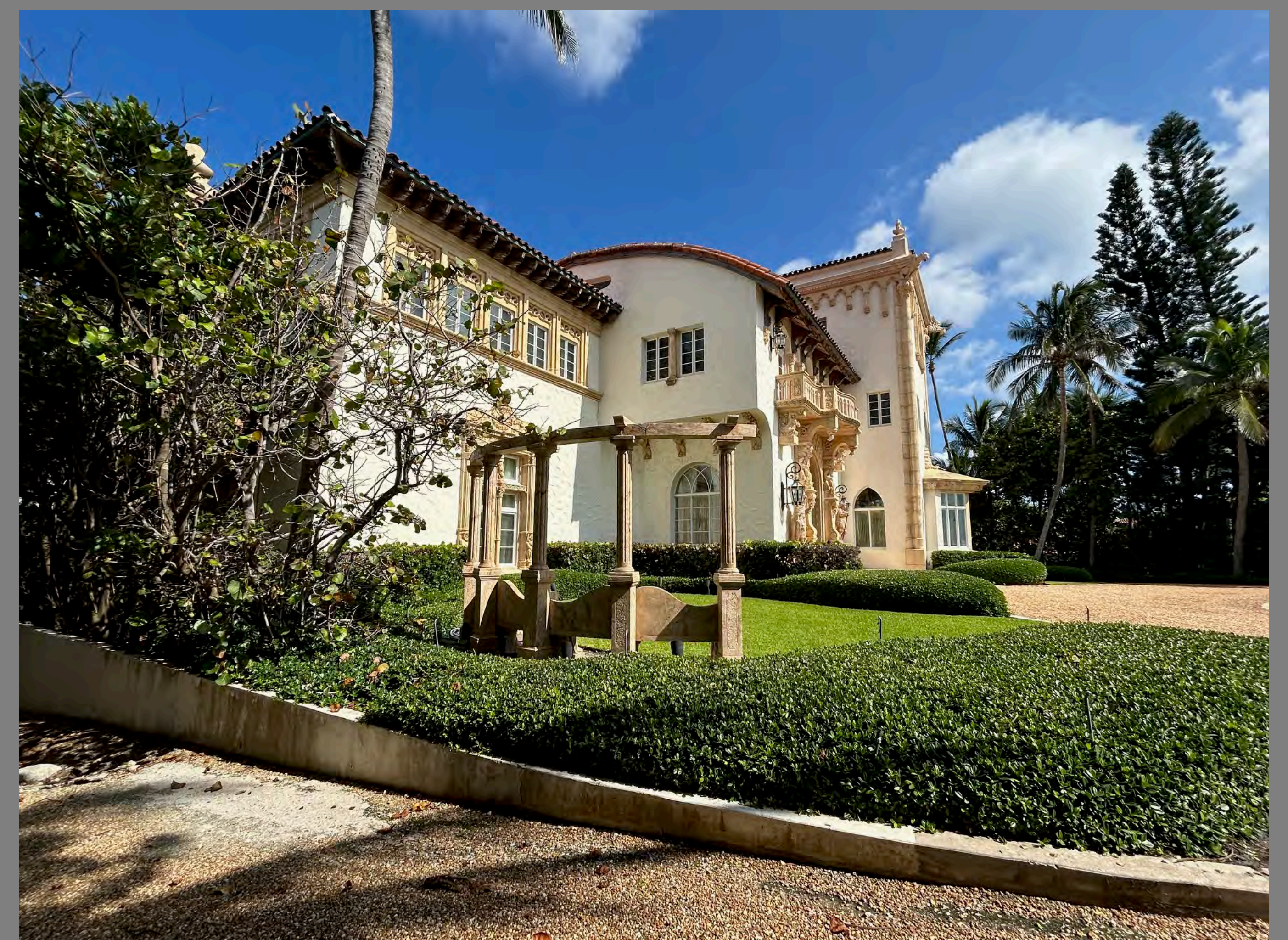
SUBJECT PROPERTY



6



7



8

S. OCEAN BLVD. LOOKING WEST



9. 870 S. OCEAN



10. 860 S OCEAN- SUBJECT PROPERTY



11. 850 S. OCEAN



12. 840 S. OCEAN

S COUNTY RD LOOKING EAST



13. 196 VIA DEL MAR



14. 196 VIA DEL MAR



15. SUBJECT PROPERTY



16. 125 VIA VIZCAYA

S COUNTY RD LOOKING WEST



17. 4 VIA VIZCAYA



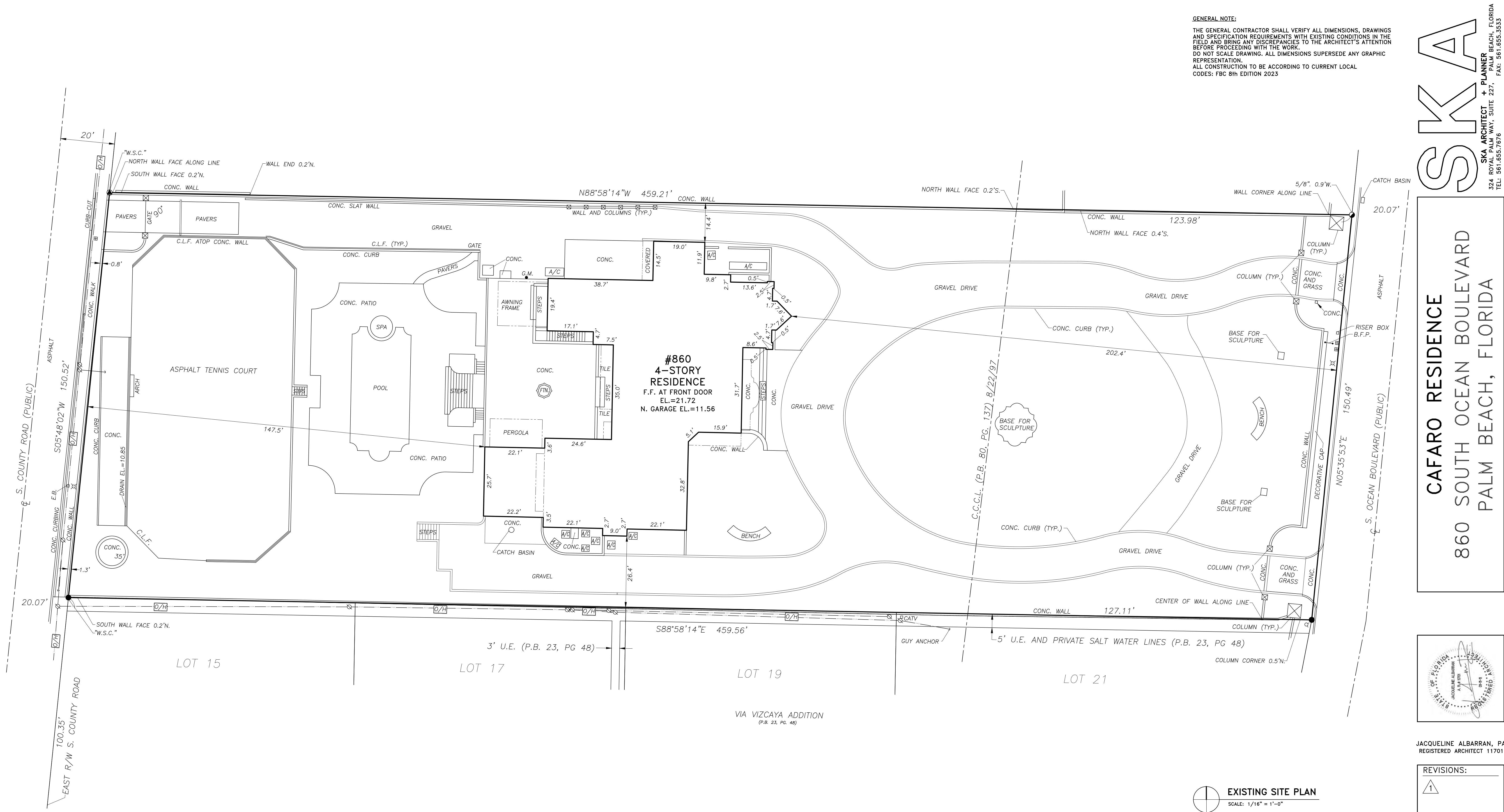
18. 854 S COUNTY RD



19. 854 S COUNTY RD



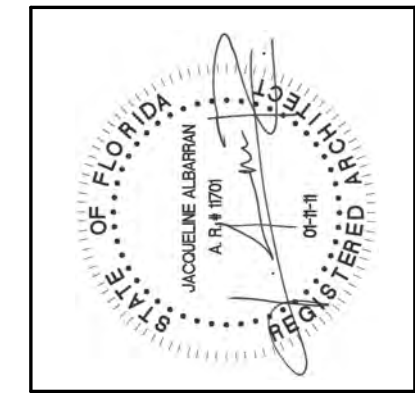
20. 204 VIA DEL MAR



CAFARO RESIDENCE

860 SOUTH OCEAN BOULEVARD

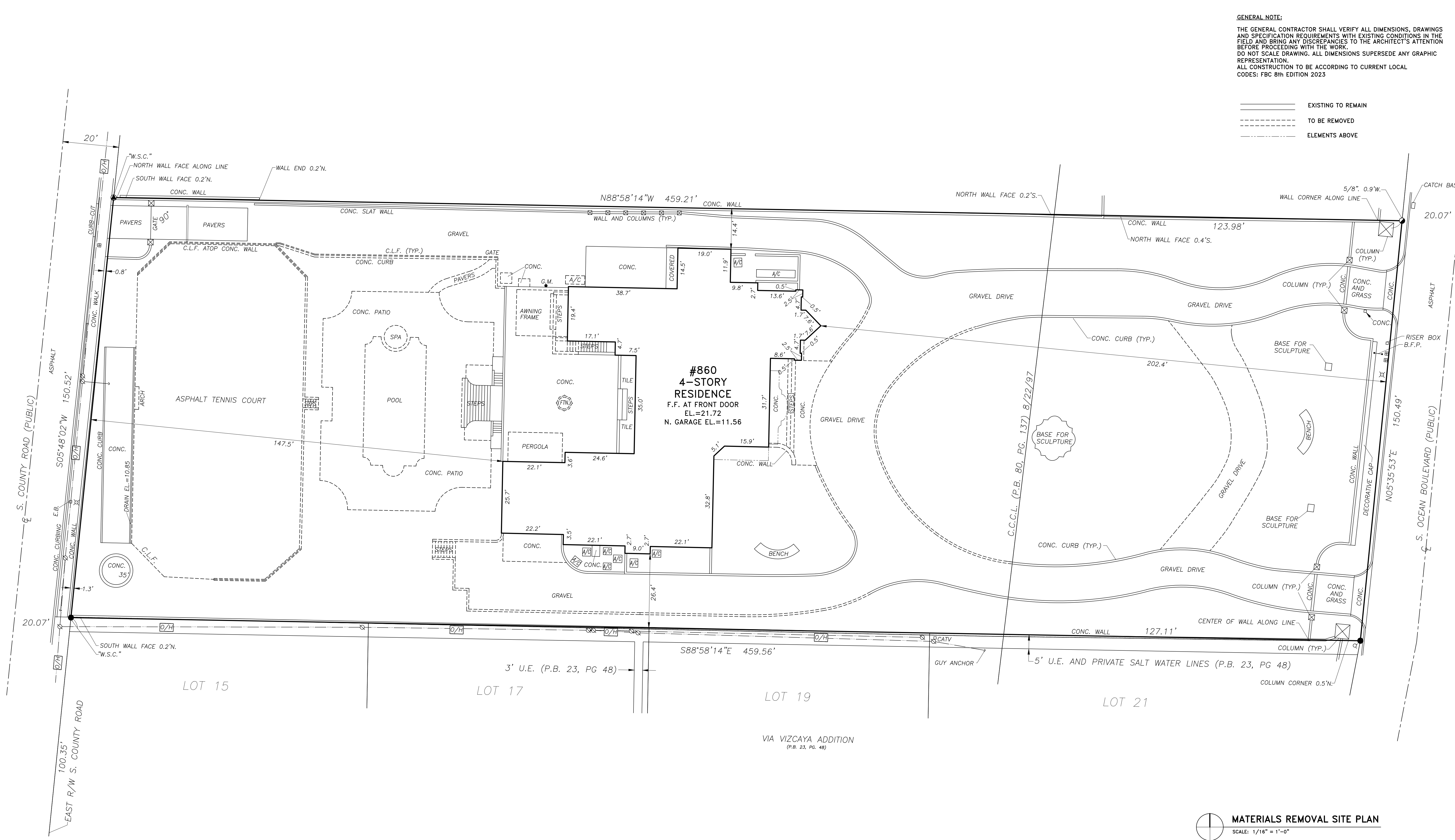
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, P.A.
REGISTERED ARCHITECT 11701

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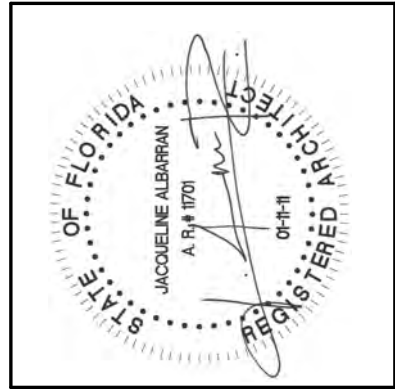
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- EXISTING TO REMAIN
- TO BE REMOVED
- ELEMENTS ABOVE

MATERIALS REMOVAL SITE PLAN
SCALE: 1/16" = 1'-0"

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

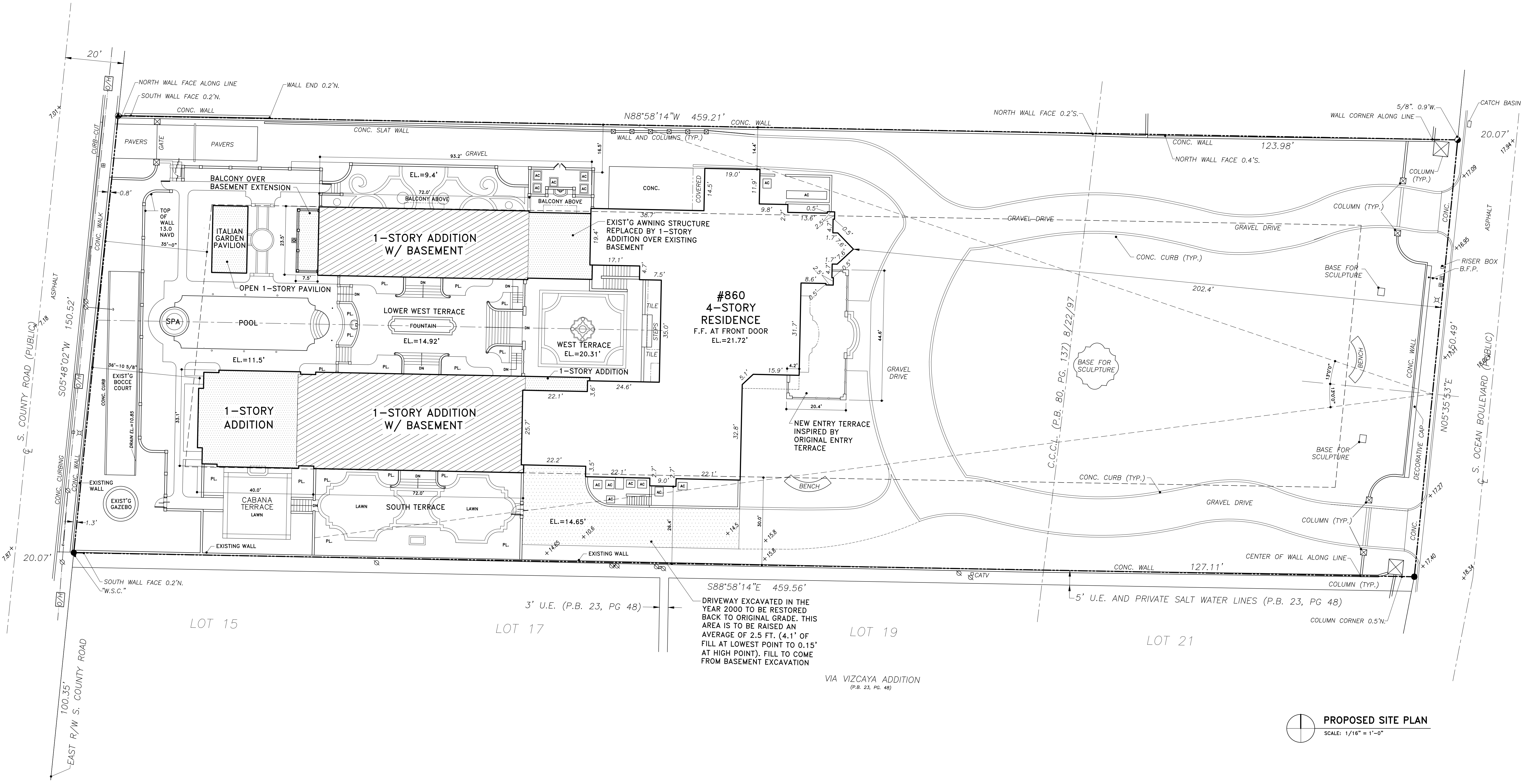
CAFARO RESIDENCE
860 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
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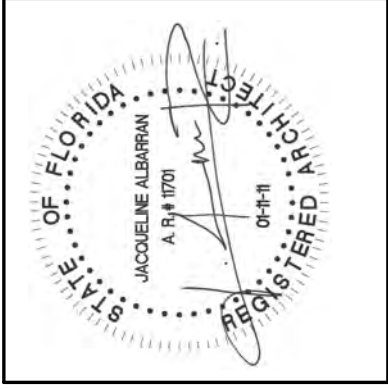


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PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

860 S. OCEAN BLVD. LOT CALCULATIONS						
ZONING DISTRICT RA	REQUIRED/ALLOWED		EXISTING		PROPOSED	
	SQUARE FOOTAGE	PERCENTAGE	SQUARE FOOTAGE	PERCENTAGE	SQUARE FOOTAGE	PERCENTAGE
LOT COVERAGE	17,226.89 MAX.	25.00% MAX.	8,704.72	12.63%	14,370.39	20.85%
HARDSCAPE	—	—	29,528.55	42.85%	19,415.17	28.18%
LANDSCAPE	34,453.78 MIN.	50.00% MIN.	30,674.29	44.52%	35,122.00	50.97%
TOTAL LOT	68,907.56	100.0 %	68,907.56	100.0 %	68,907.56	100.0 %
FRONT YARD LANDSCAPING	2,029.60 MIN.	45.00% MIN.	3,604.26	79.99%	3,604.26	79.99%

CAFARO RESIDENCE
860 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

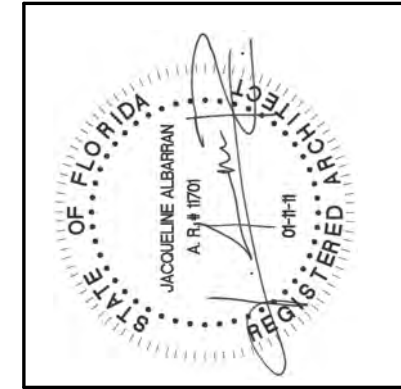


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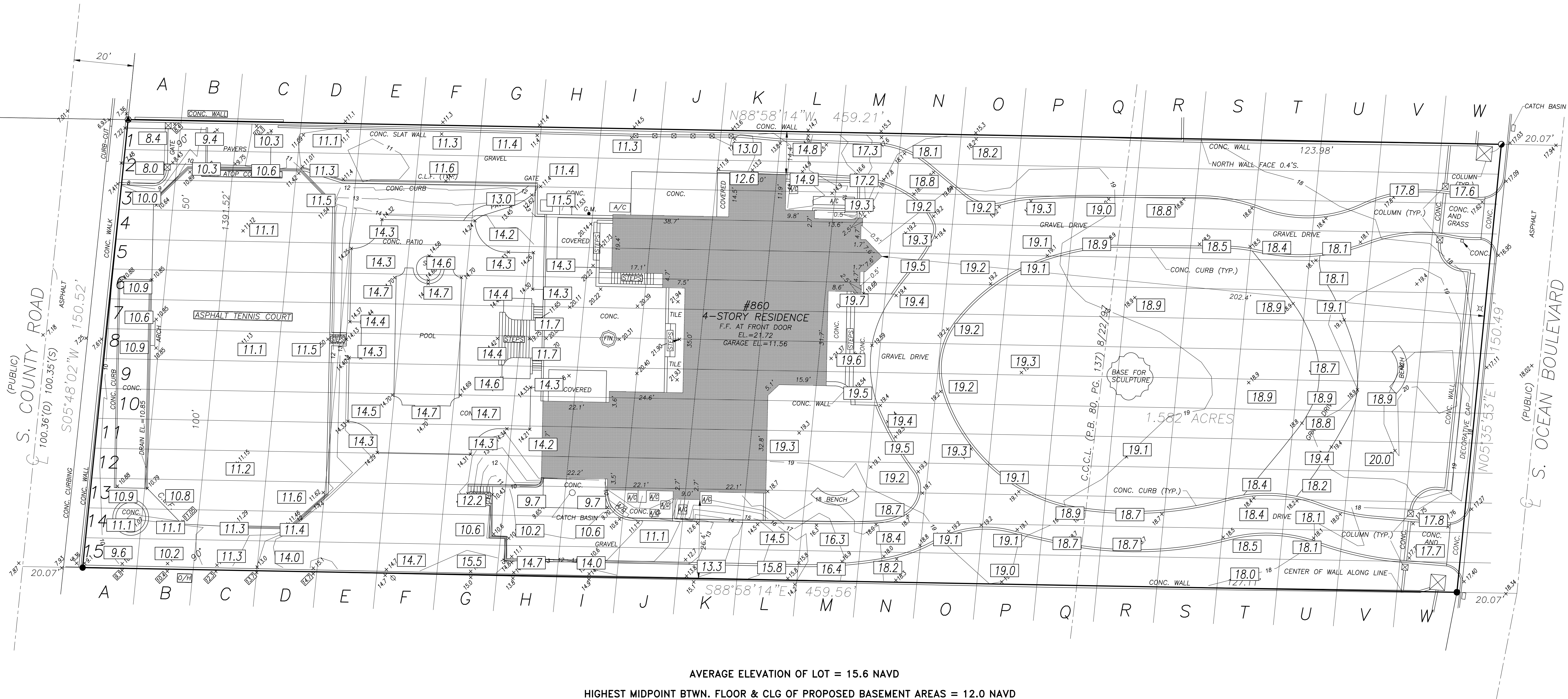
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PALM BEACH, FLORIDA



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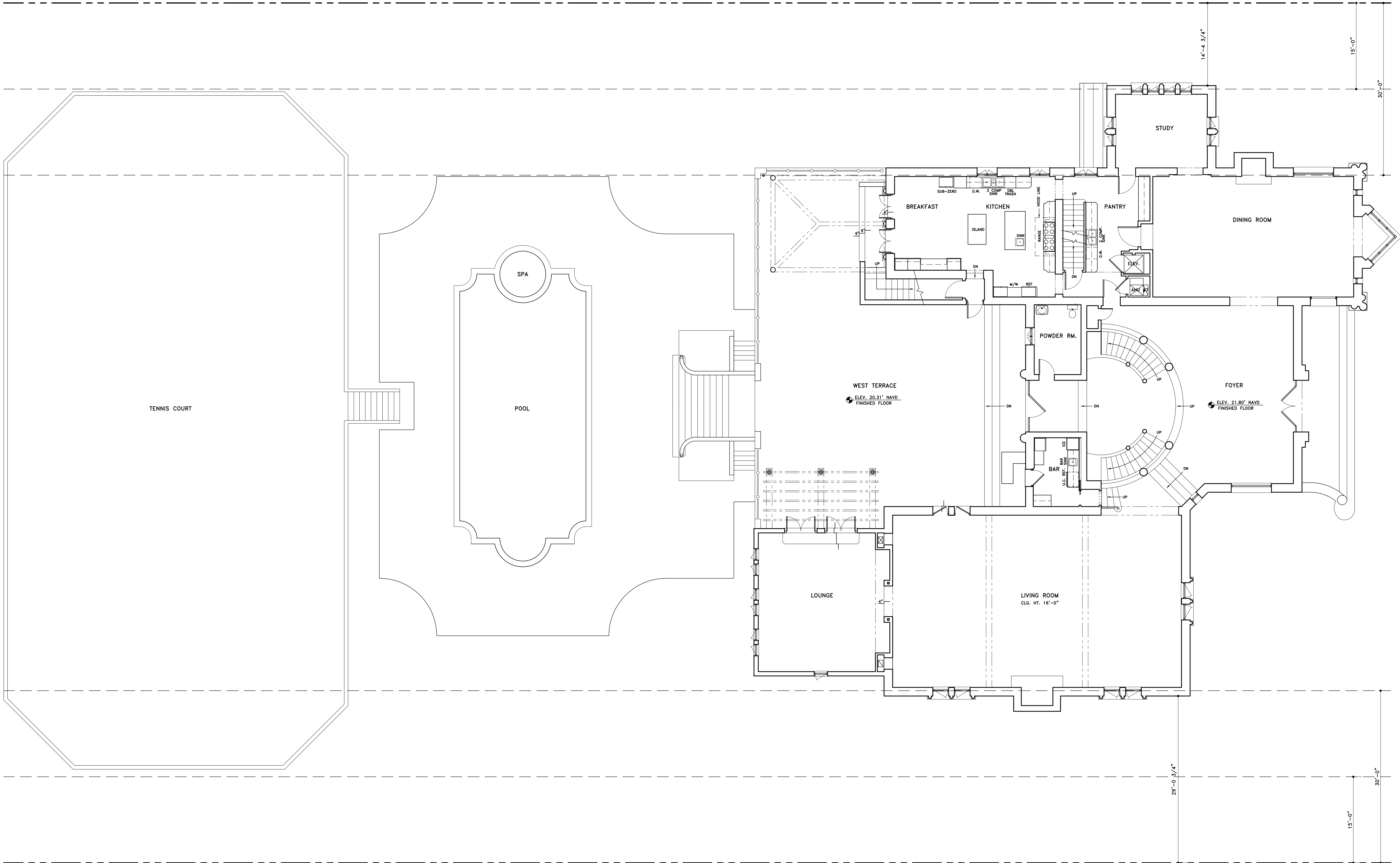
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AVERAGE ELEVATION OF LOT = 15.6 NAVD

HIGHEST MIDPOINT BTWN. FLOOR & CLG OF PROPOSED BASEMENT AREAS = 12.0 NAVD

SITE ELEVATION GRID PLAN
SCALE: 1/16" = 1'-0"



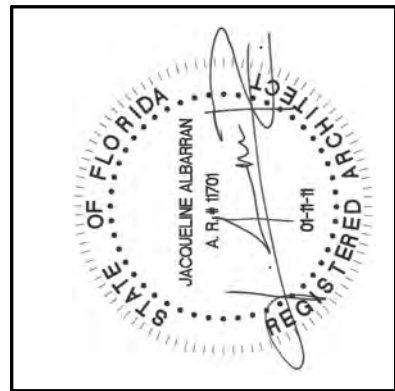
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EXISTING FIRST FLOOR PLAN

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

CAFARO RESIDENCE
860 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

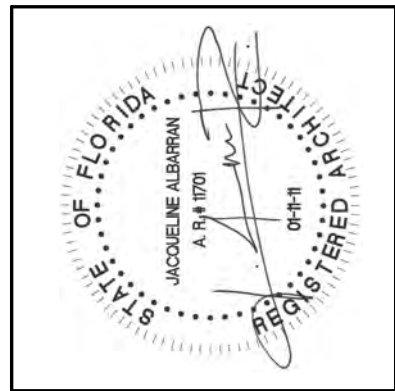
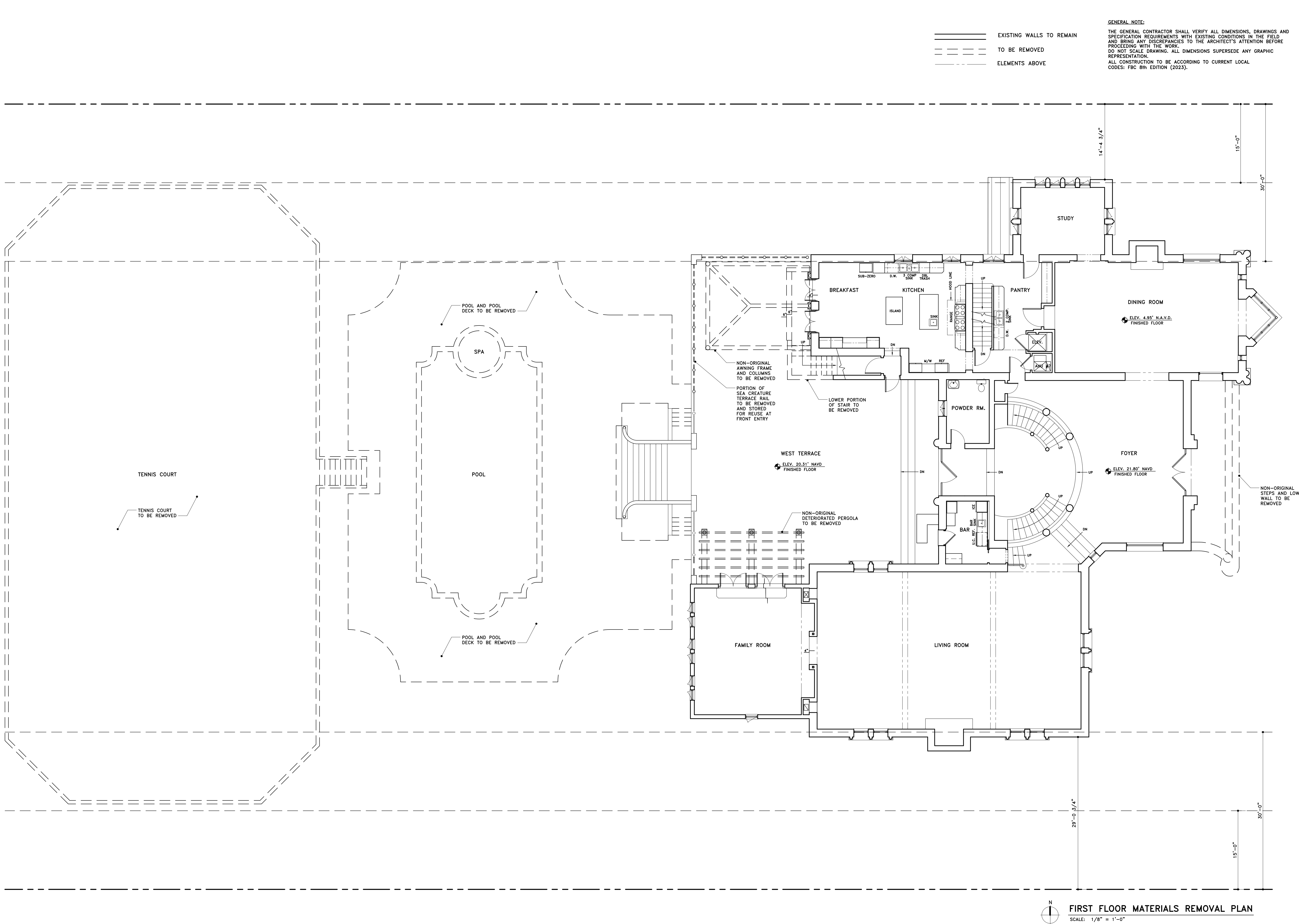


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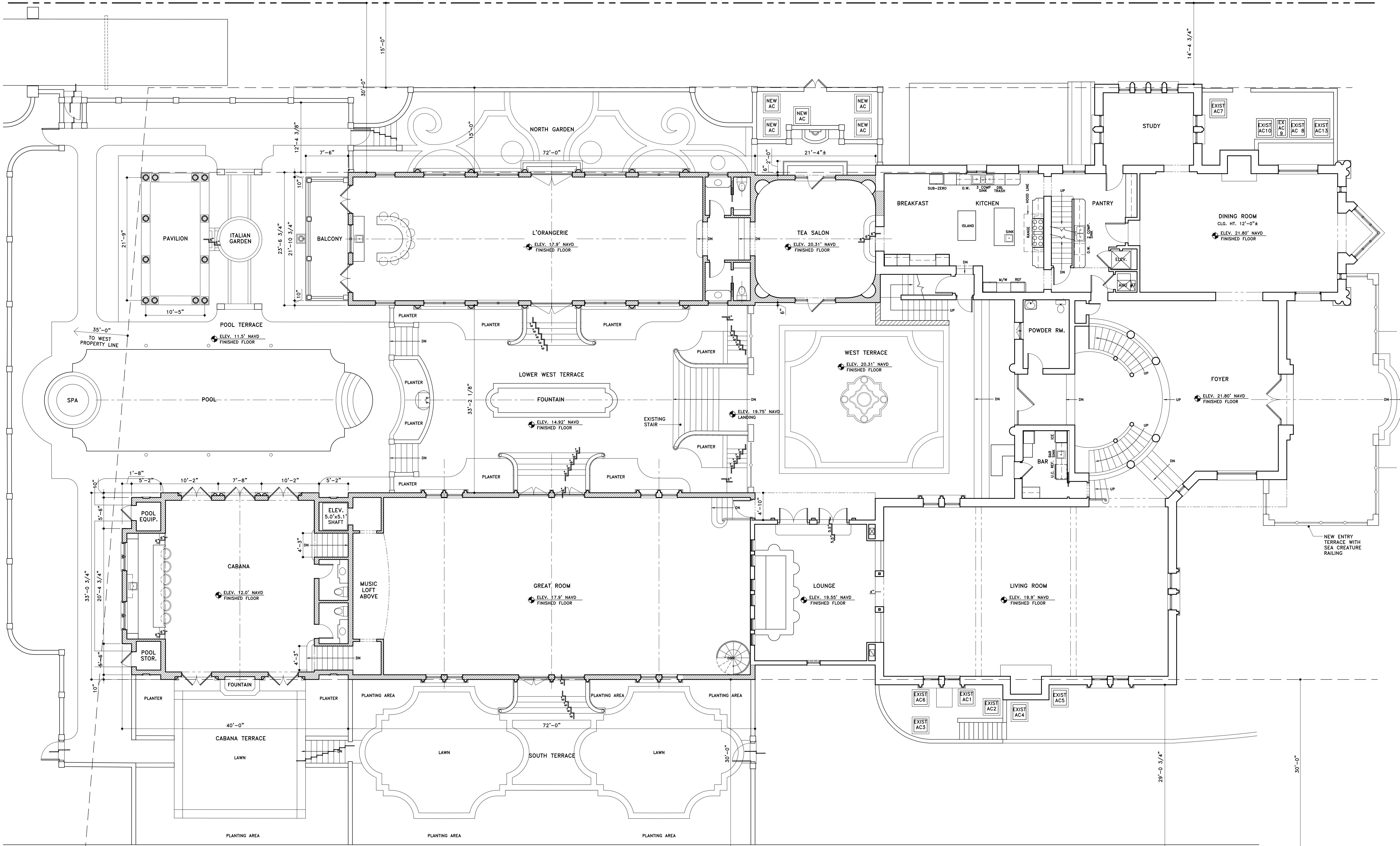
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SKA ARCHITECT + PLANNER
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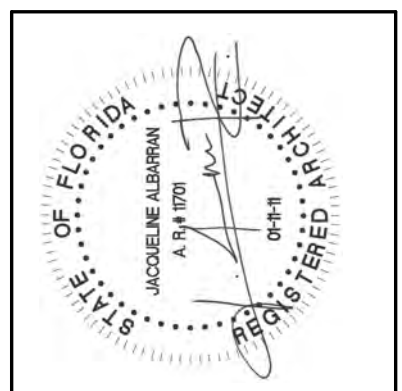
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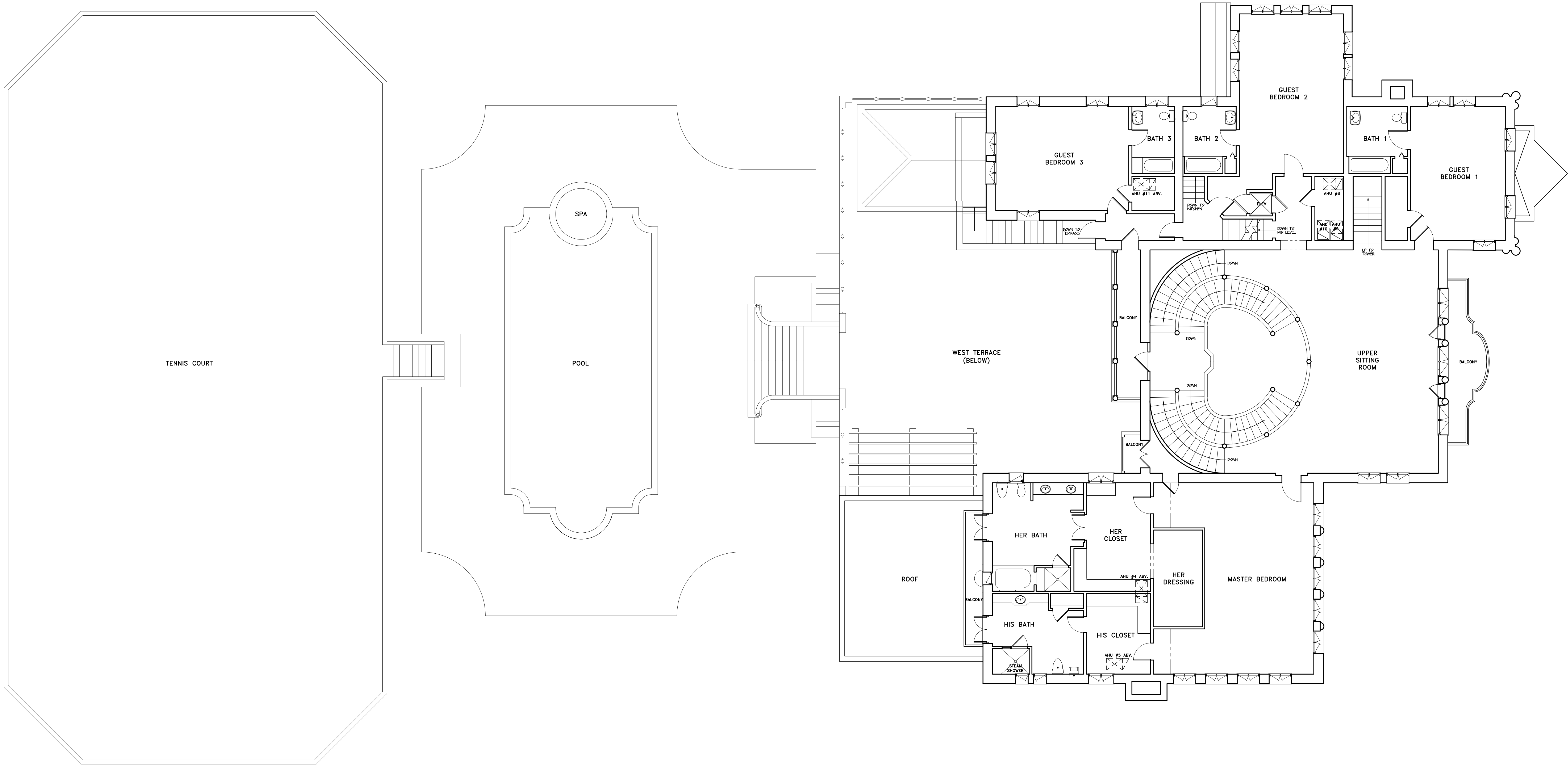


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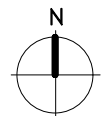
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SHEET NUMBER:	
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DATE:	07-29-24
JOB #	0494

PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

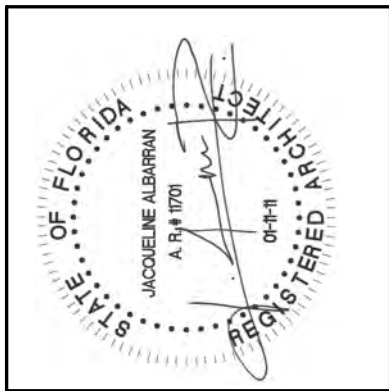


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EXISTING SECOND FLOOR PLAN

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



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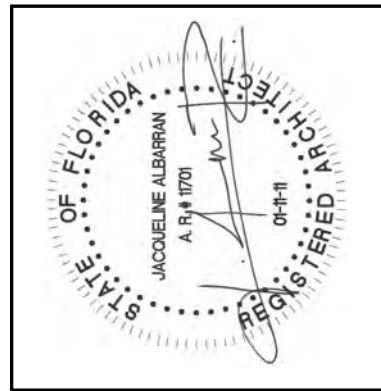
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DATE:	07-29-24
JOB #	0494

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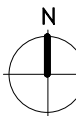
CAFARO RESIDENCE
860 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA



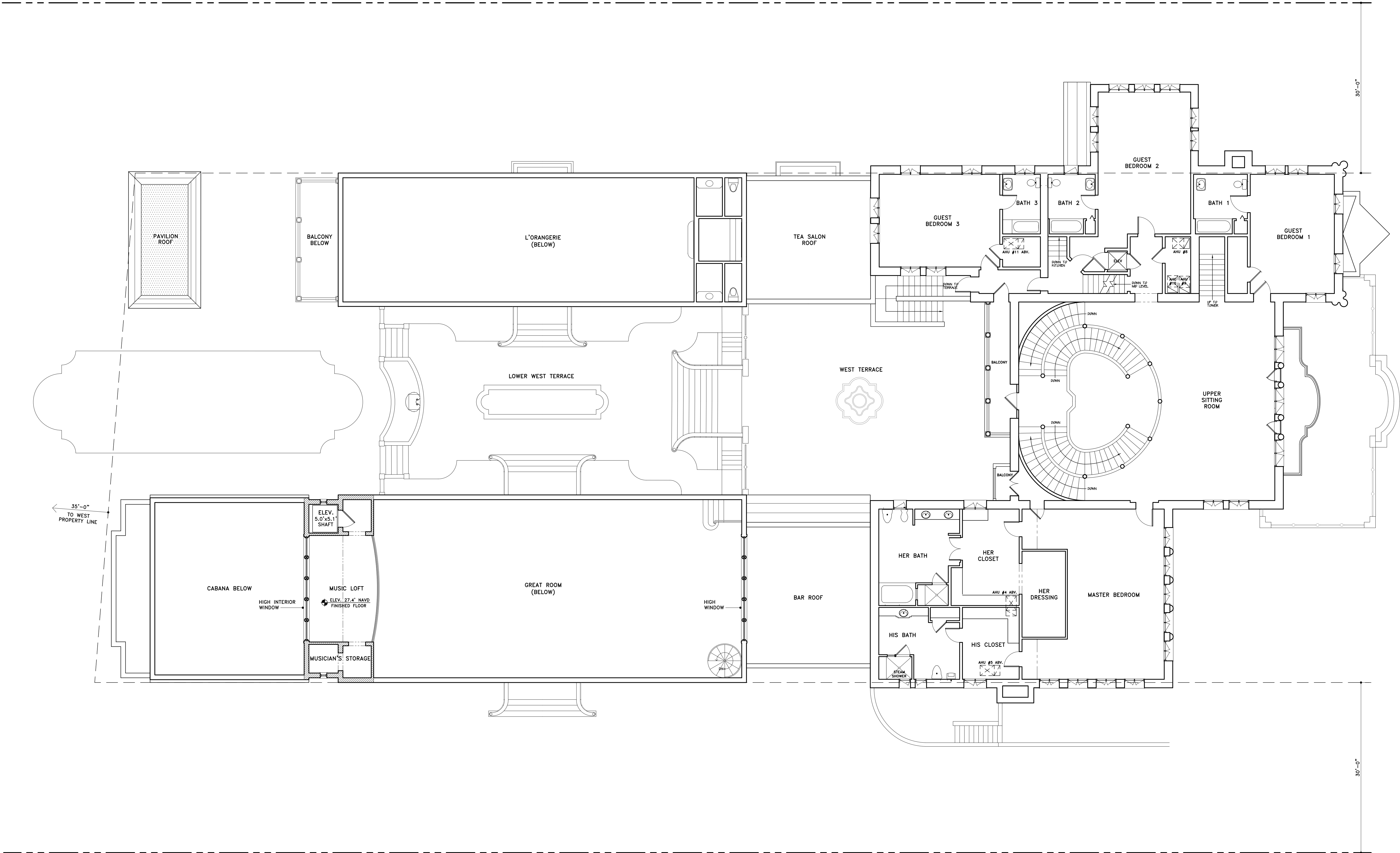
JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

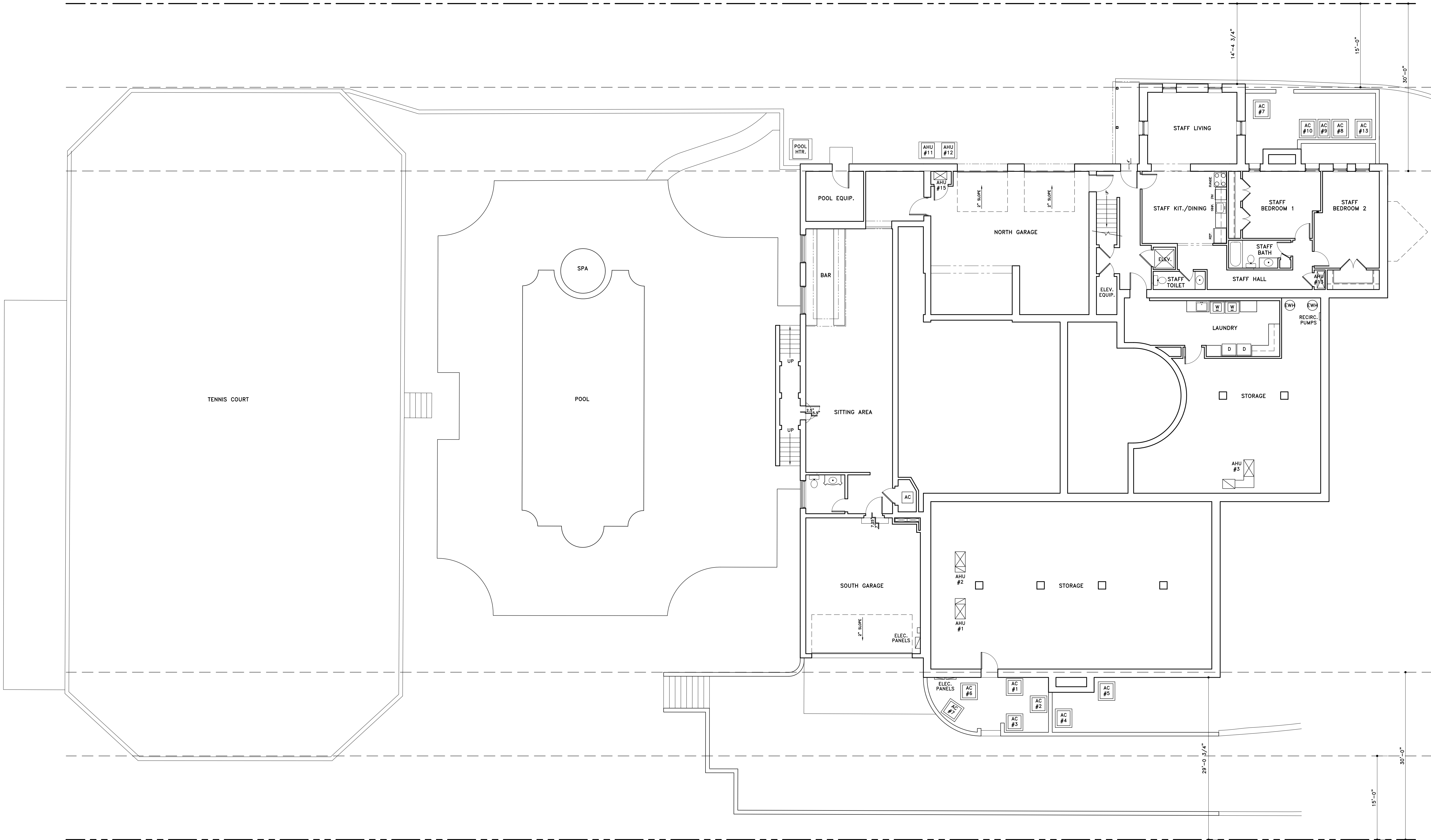
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DATE:	07-29-24
JOB #	0494

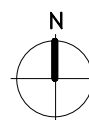


PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"





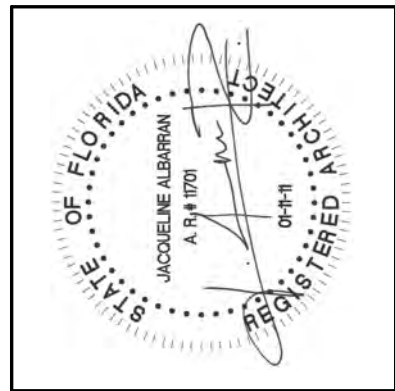
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EXISTING LOWER LEVEL FLOOR PLAN

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

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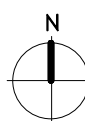
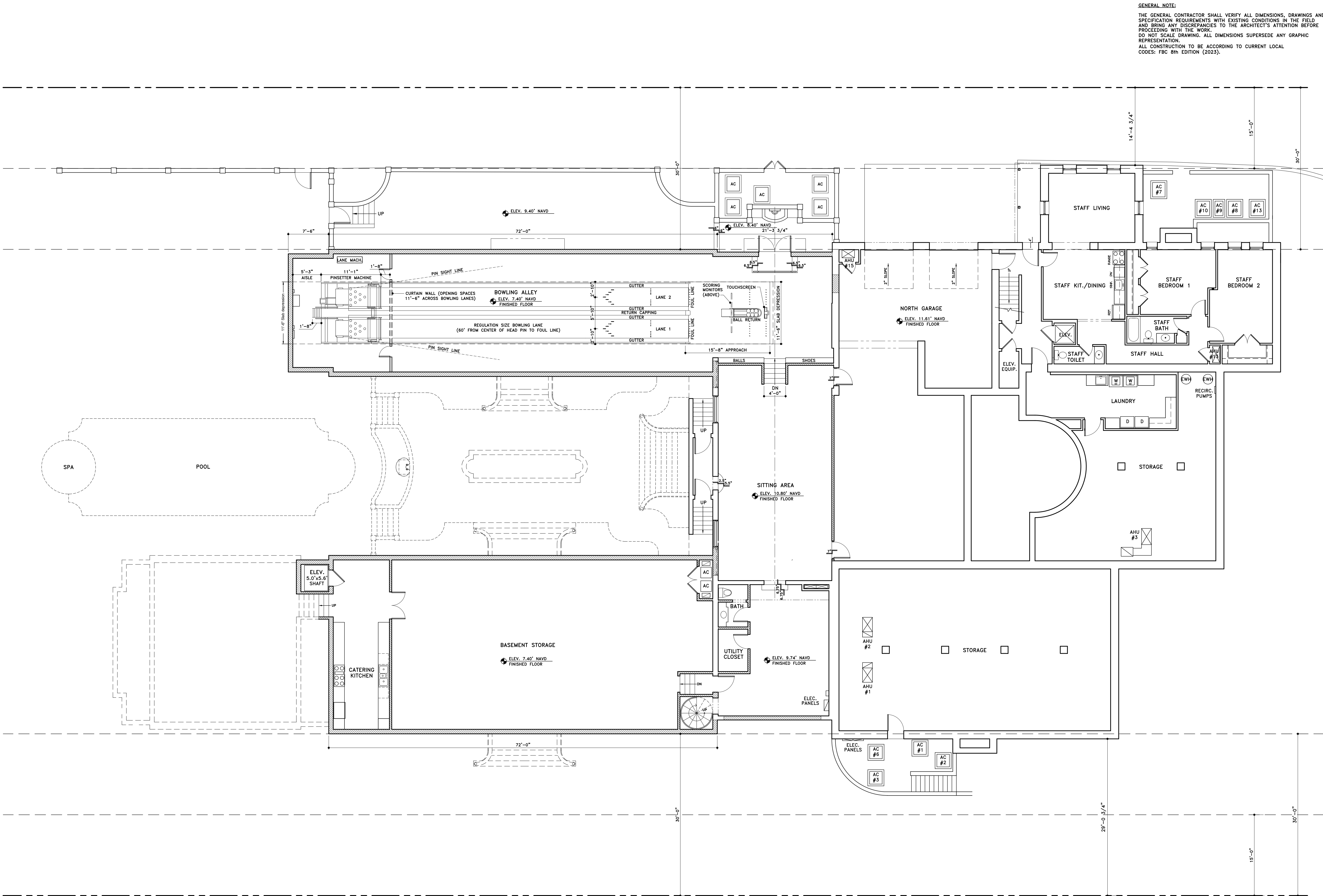


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PROPOSED LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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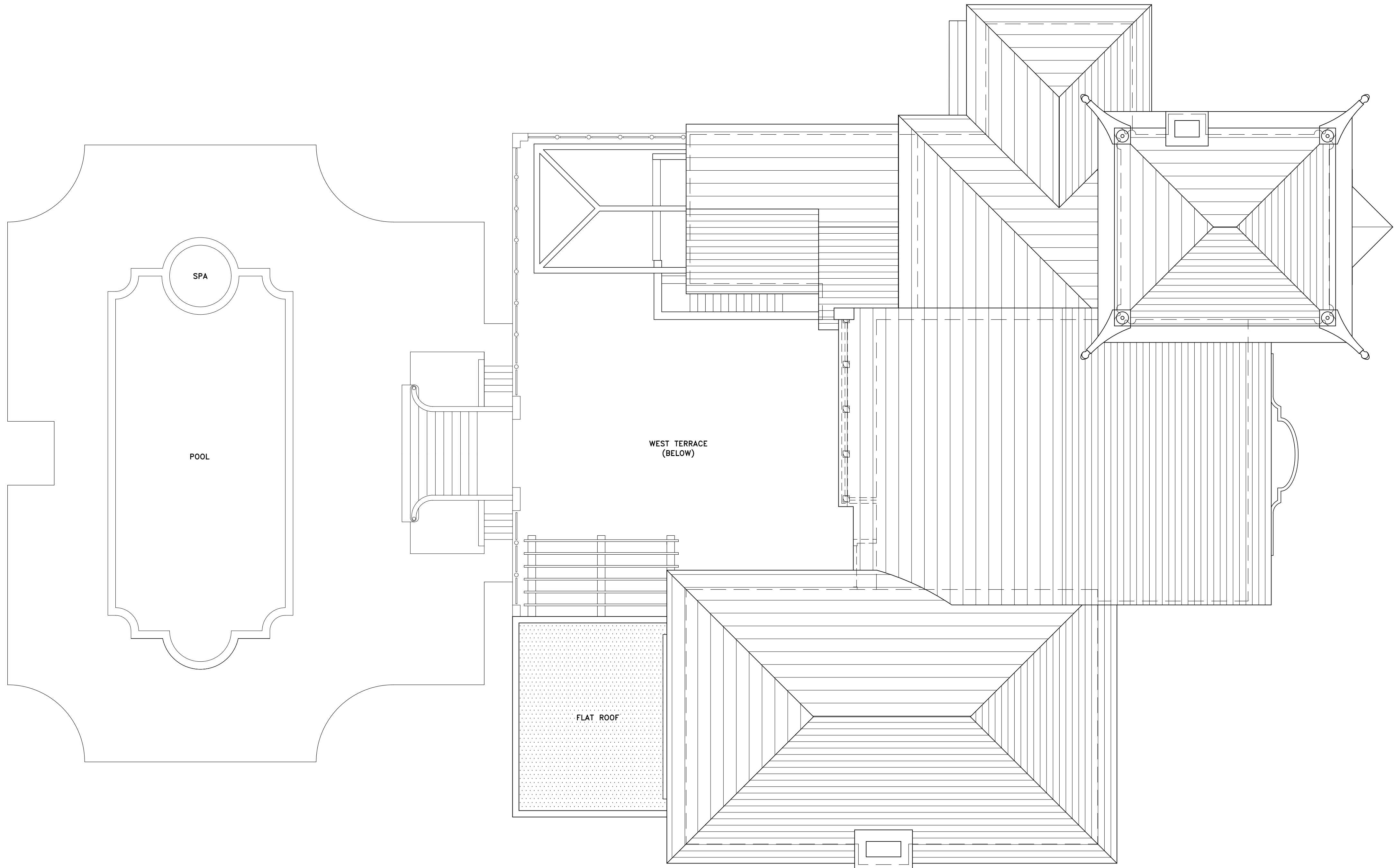
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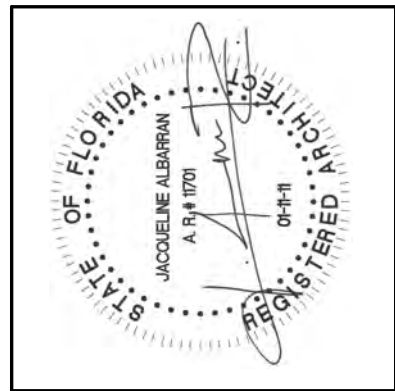
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N
EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



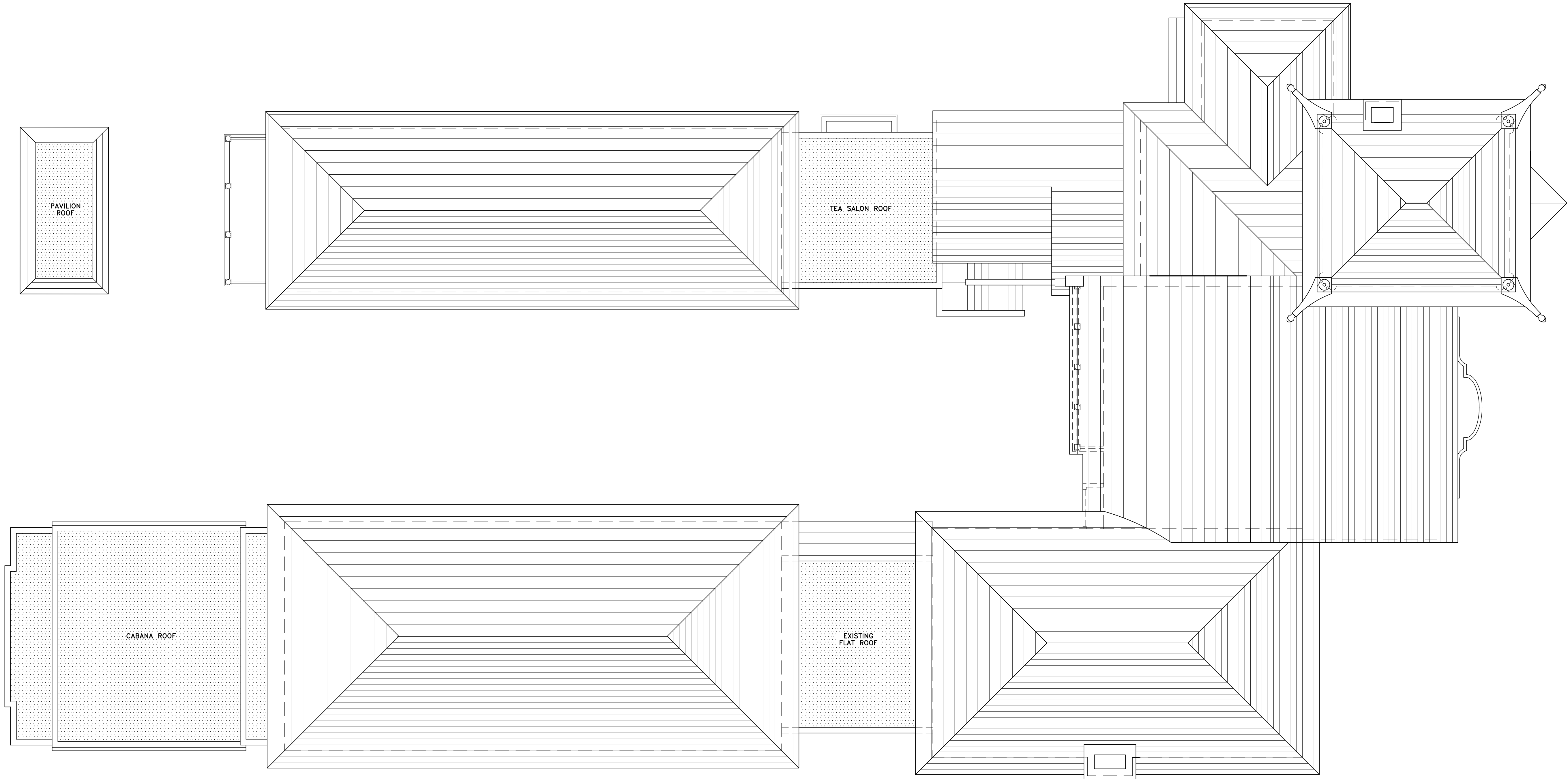
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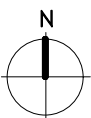
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DATE:	07-29-24
JOB #	0494

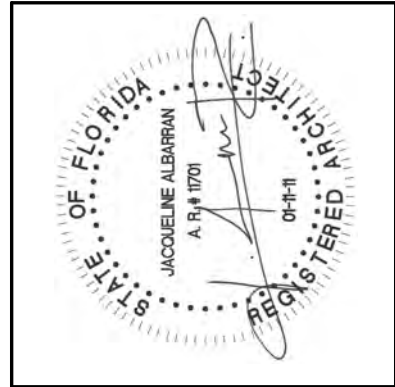
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 **PROPOSED ROOF PLAN**
SCALE: 1/8" = 1'-0"



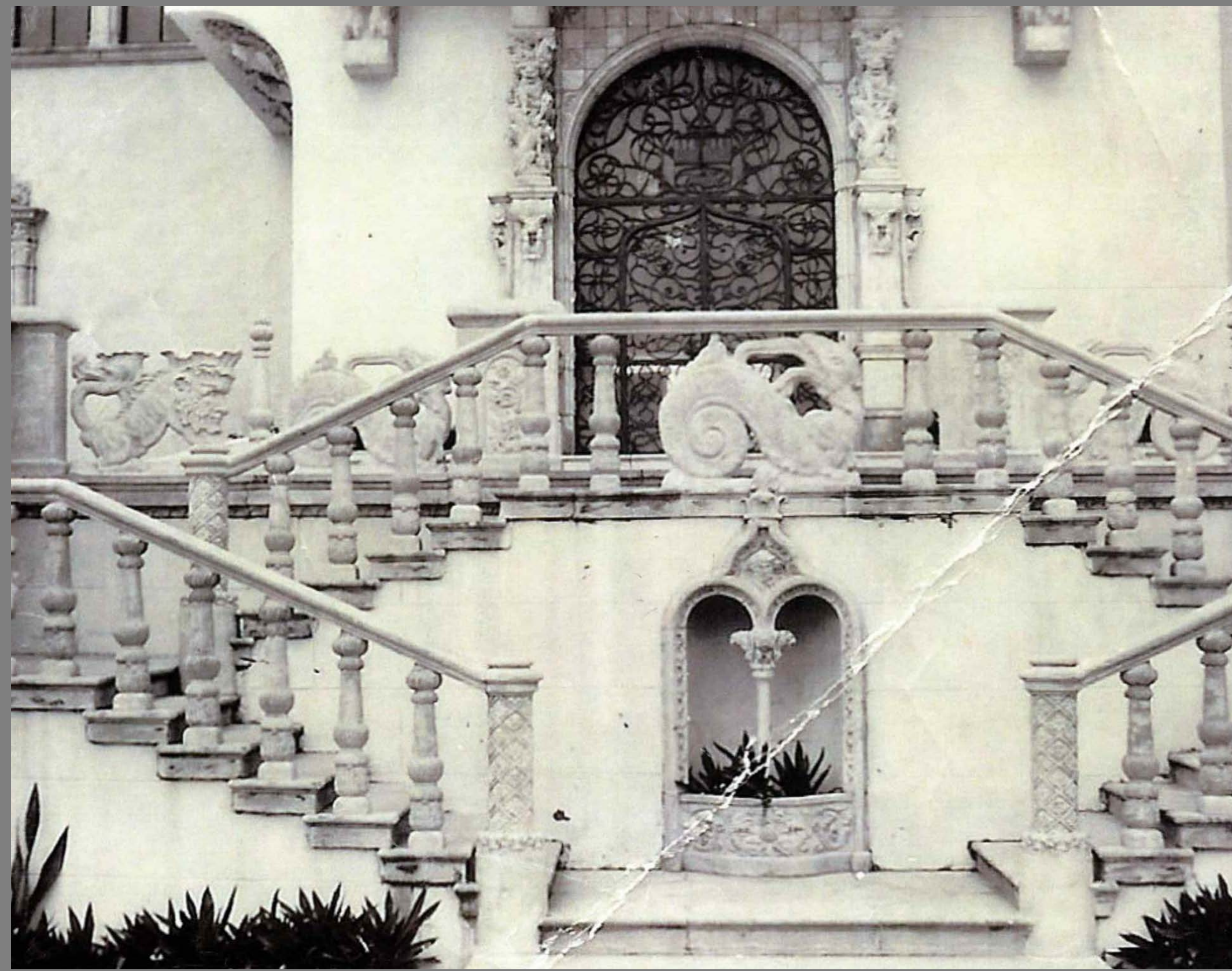
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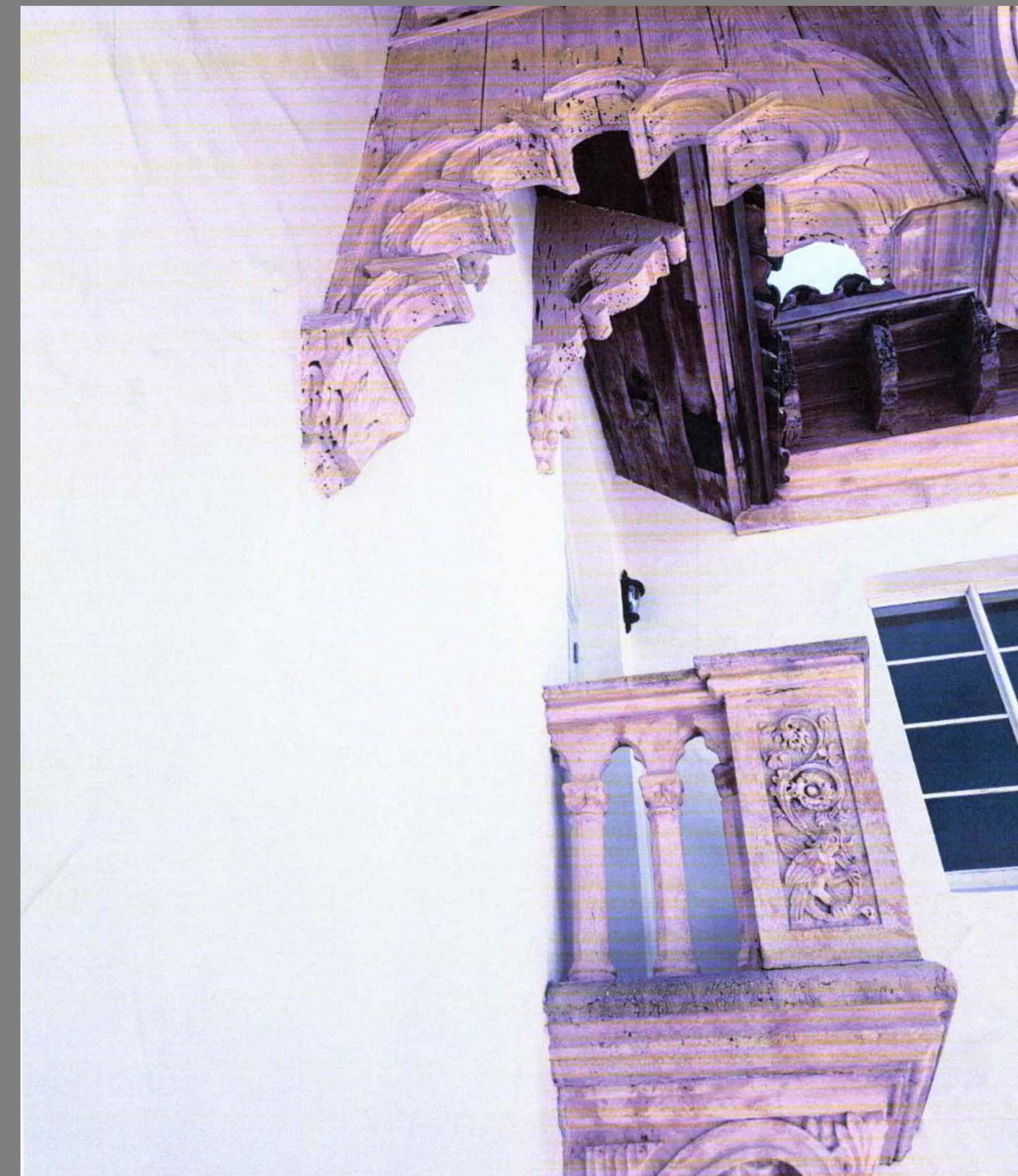
ORIGINAL FRONT ENTRY



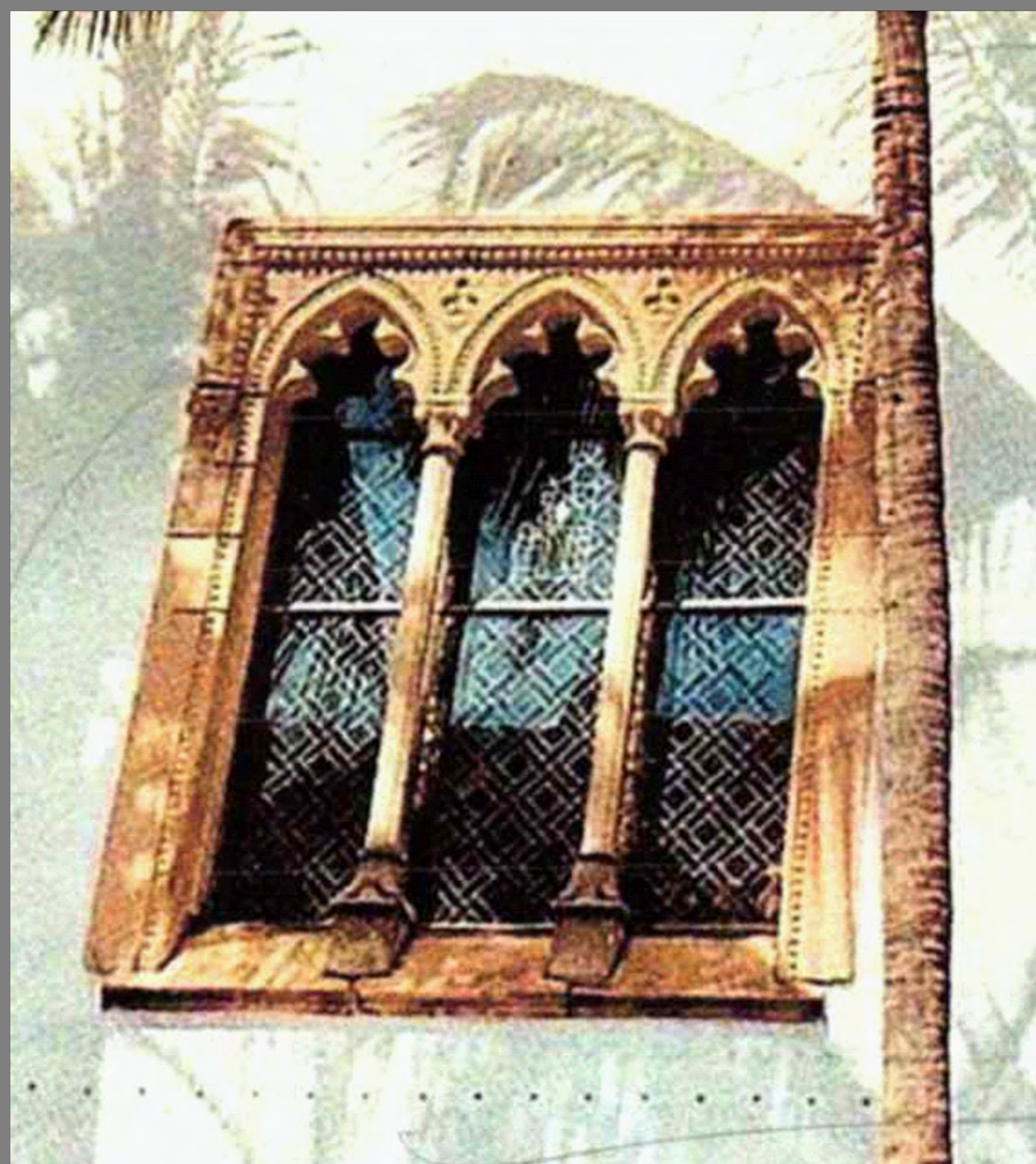
L'ORANGERIE INSPIRATION



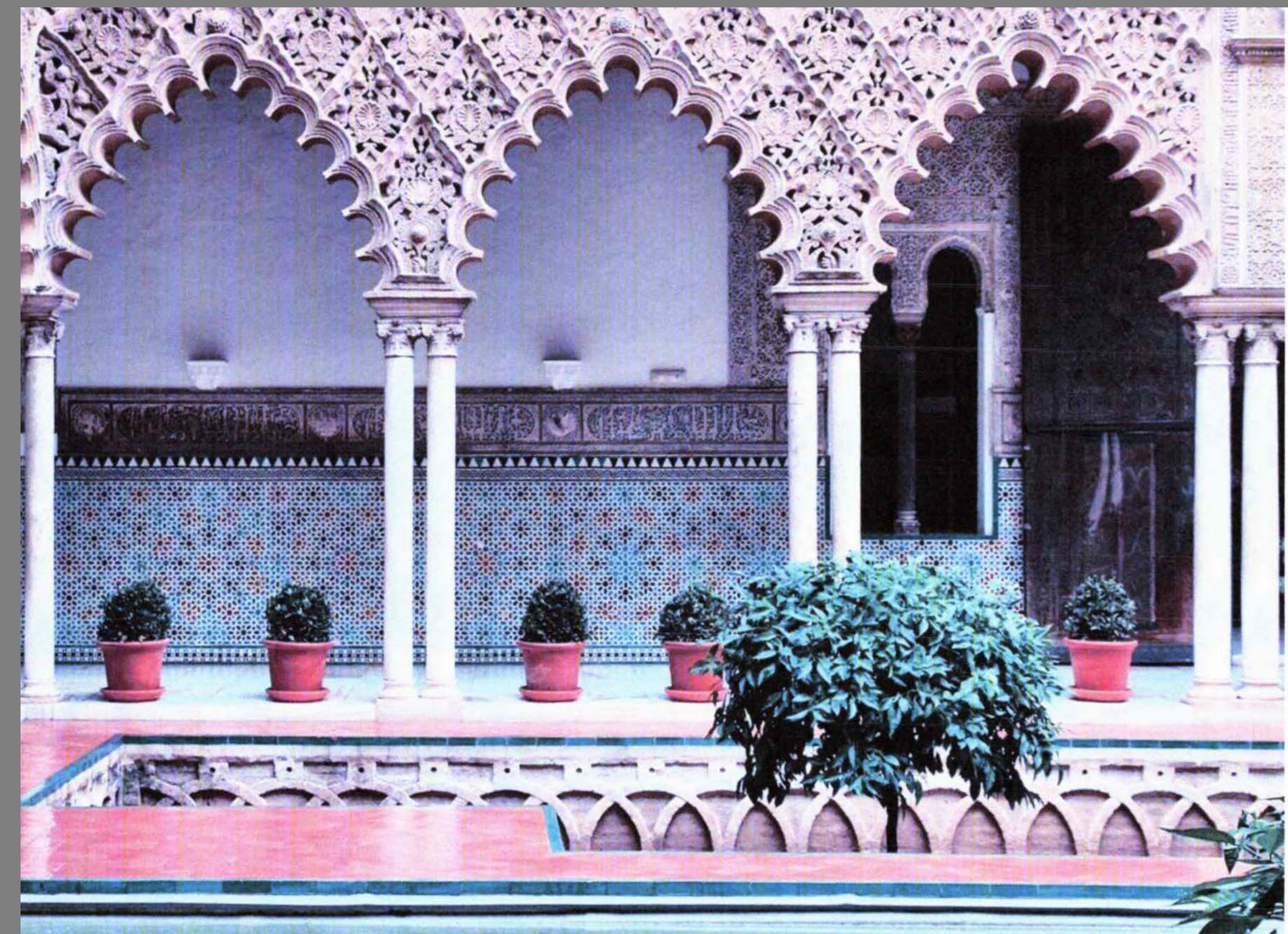
DOOR TO GREAT ROOM FROM NEW
COVERED WALKWAY AT BAR TO MATCH



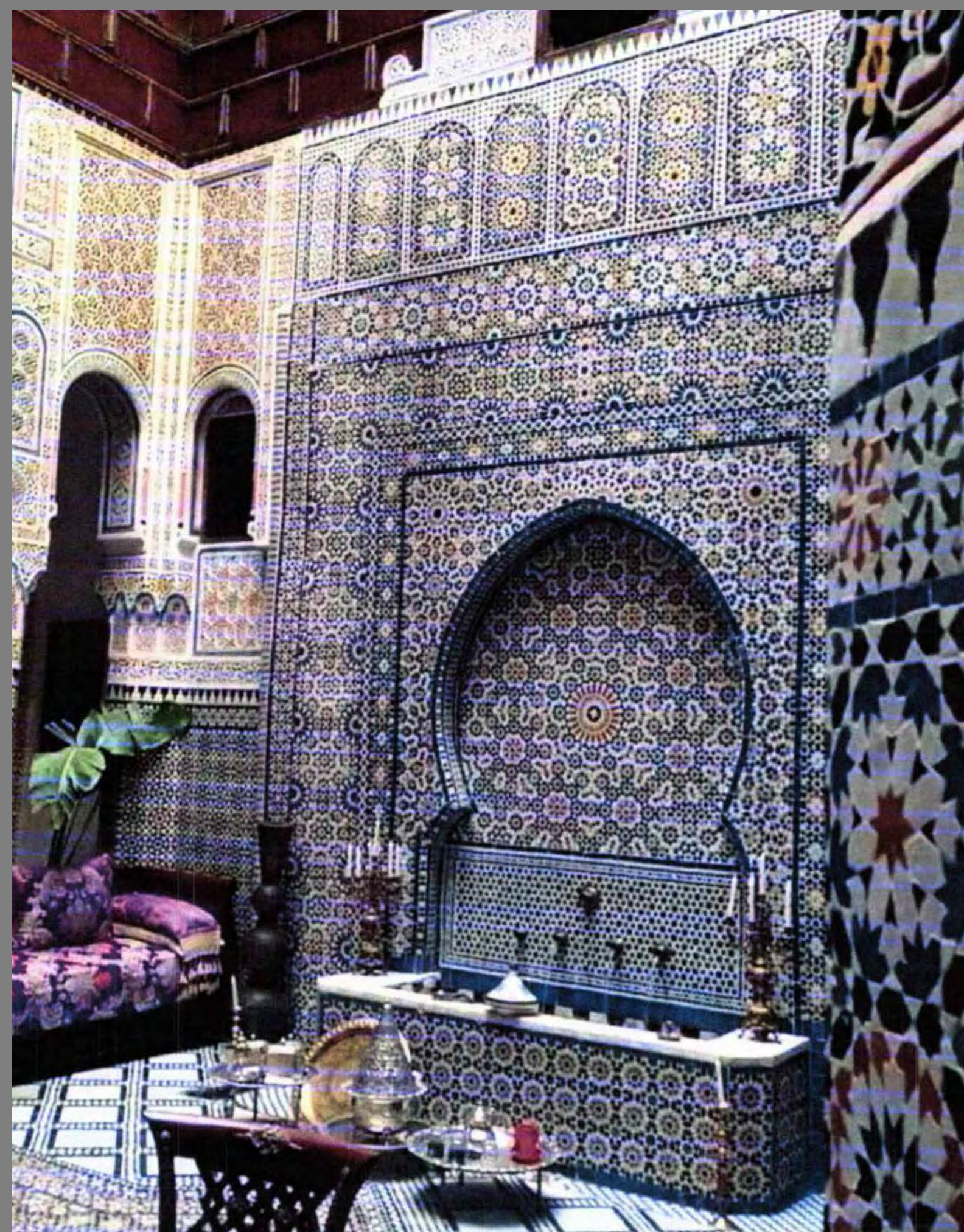
INSPIRATION FOR BRACKET AT NEW
COVERED WALKWAY OUTSIDE BAR



WINDOW AT WEST WALL



ARCHED OPENING AT NORTH AND SOUTH WALLS



EXISTING FOUNTAIN AT SOUTH WALL

INSPIRATION FOR MOROCCAN
STYLE CABANA



EXTERIOR LIGHT FIXTURES



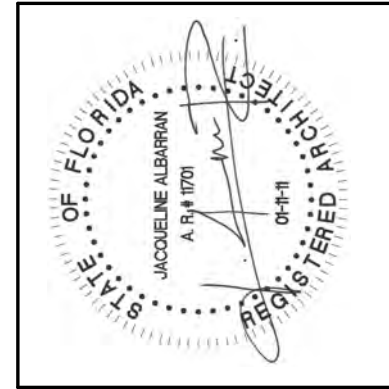
1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

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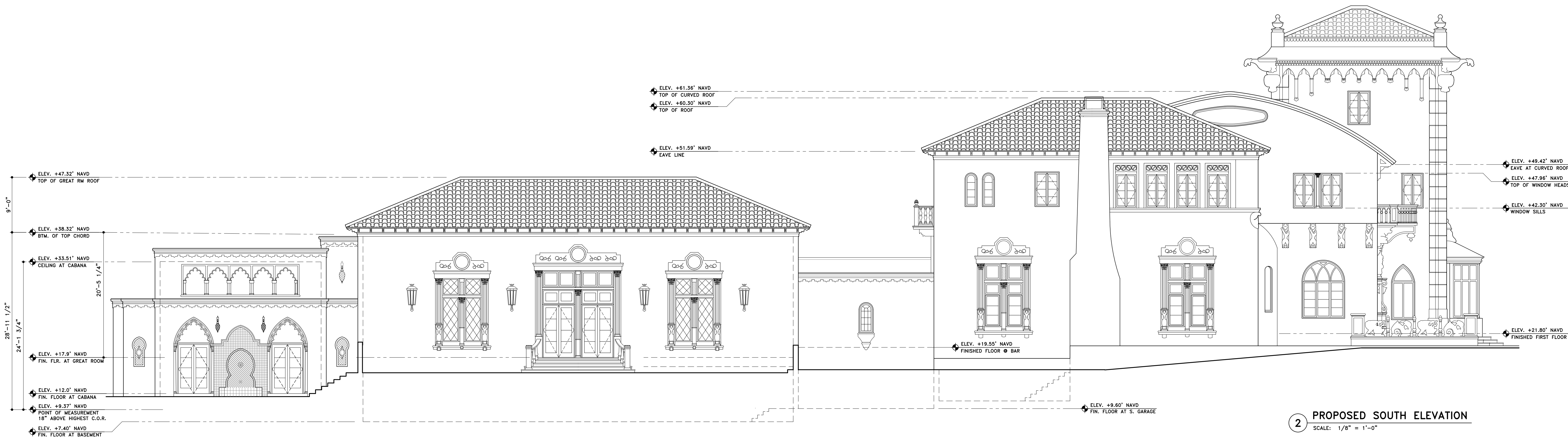


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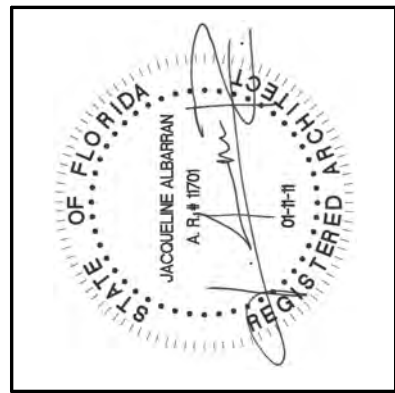
SHEET NUMBER:	
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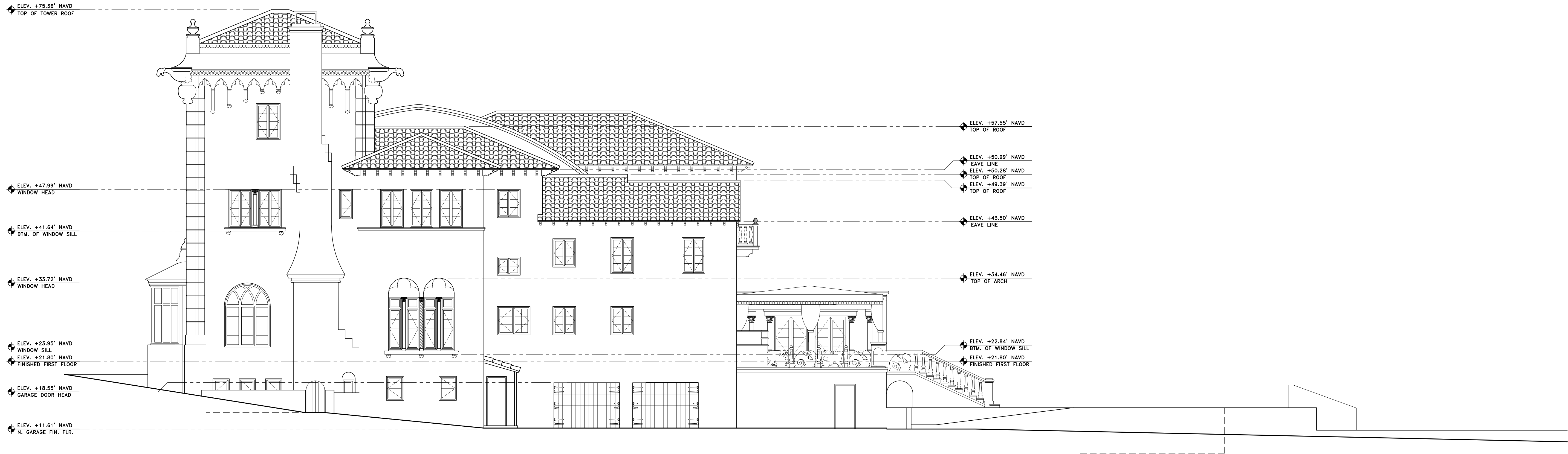
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1 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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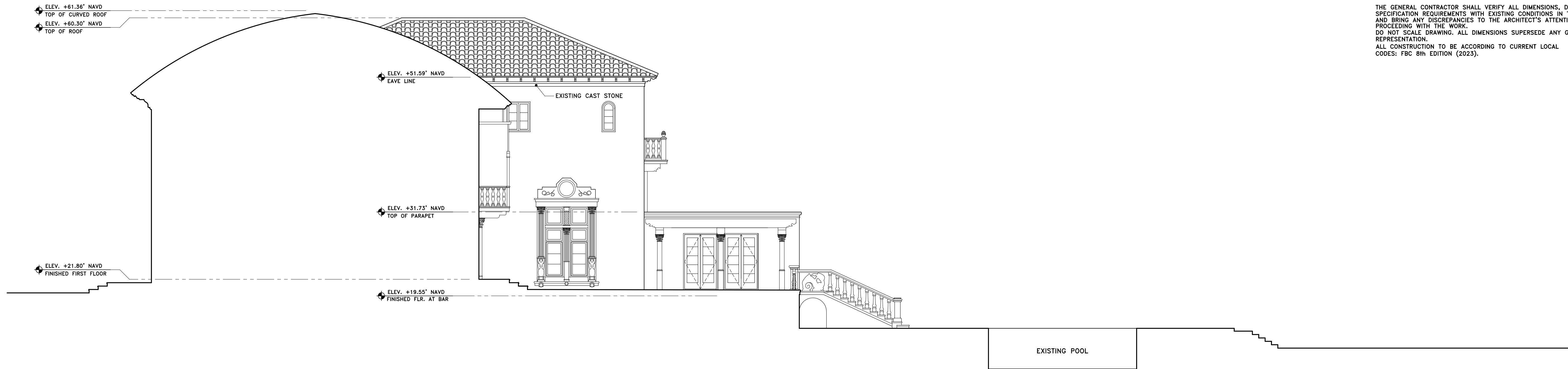
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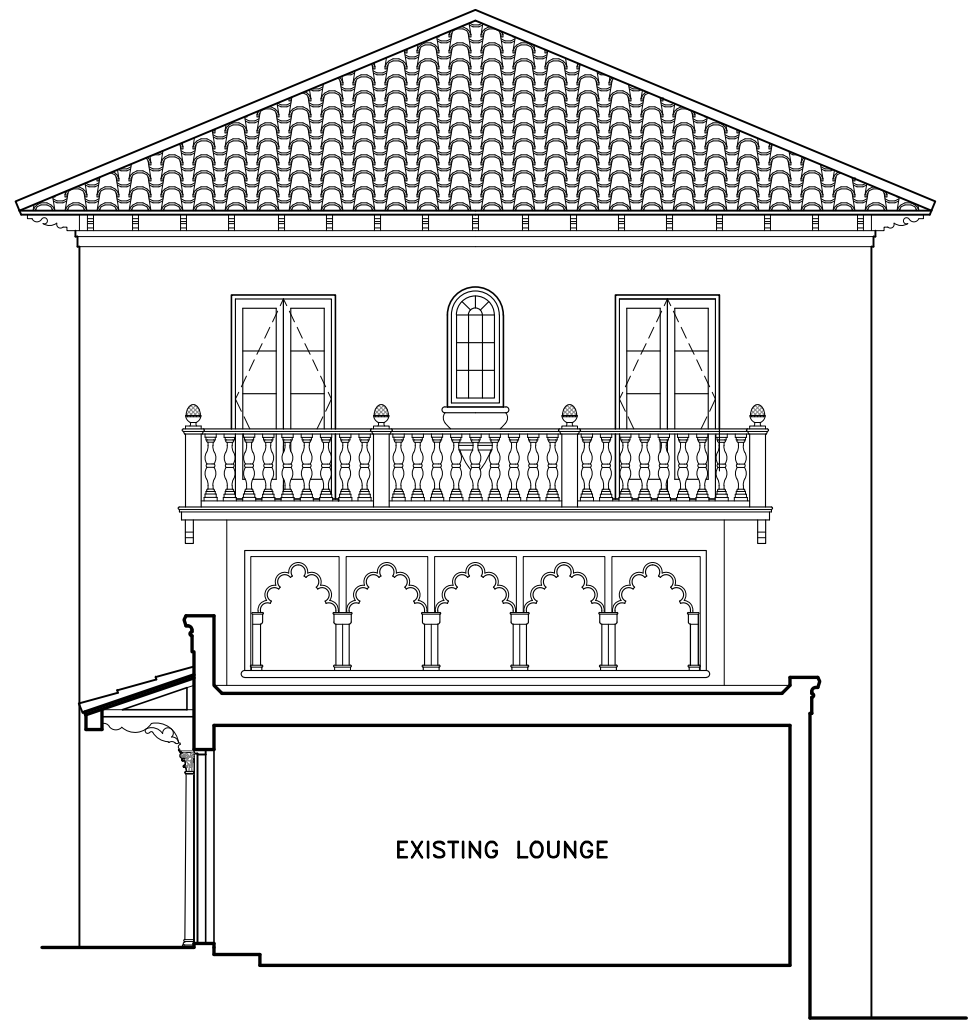
DATE: 07-29-24

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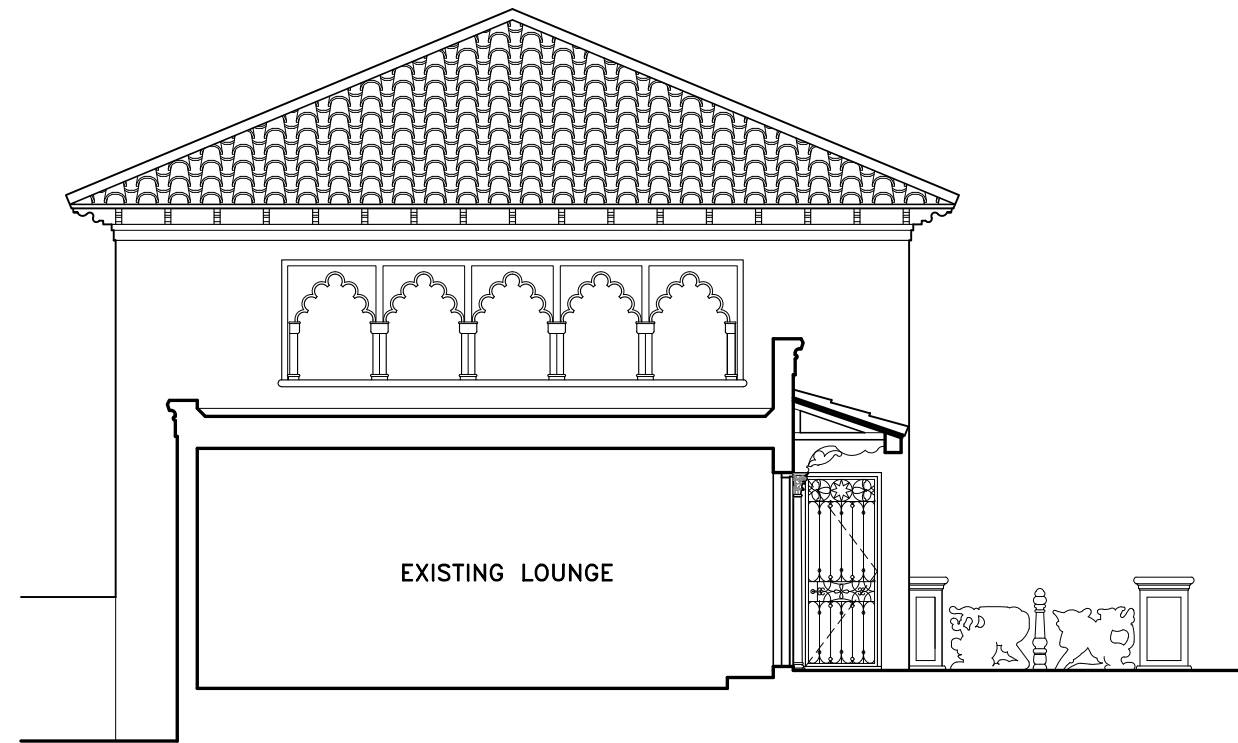


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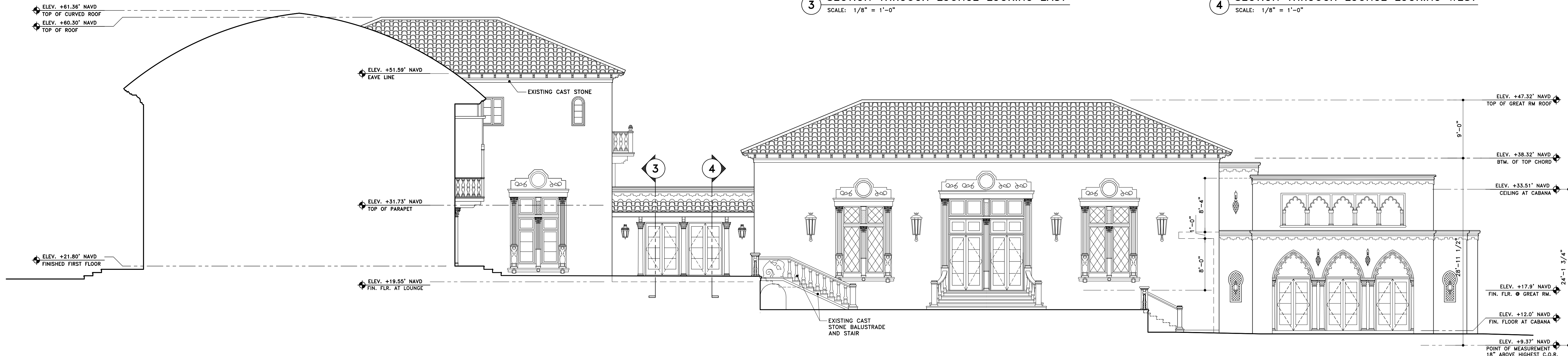
1 EXISTING COURTYARD LOOKING SOUTH
SCALE: 1/8" = 1'-0"



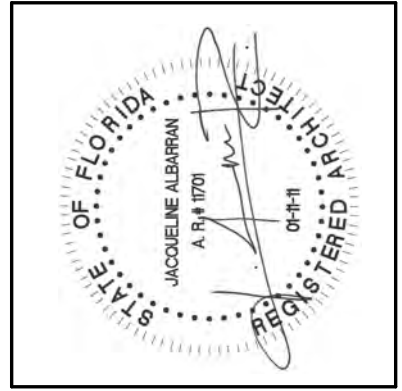
3 SECTION THROUGH LOUNGE LOOKING EAST
SCALE: 1/8" = 1'-0"



4 SECTION THROUGH LOUNGE LOOKING WEST
SCALE: 1/8" = 1'-0"



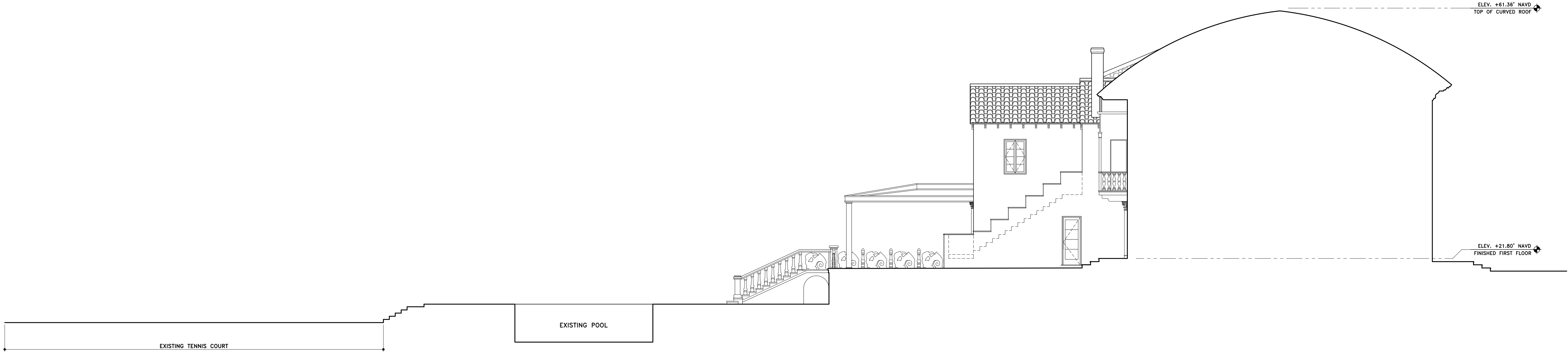
2 PROPOSED COURTYARD LOOKING SOUTH
SCALE: 1/8" = 1'-0"



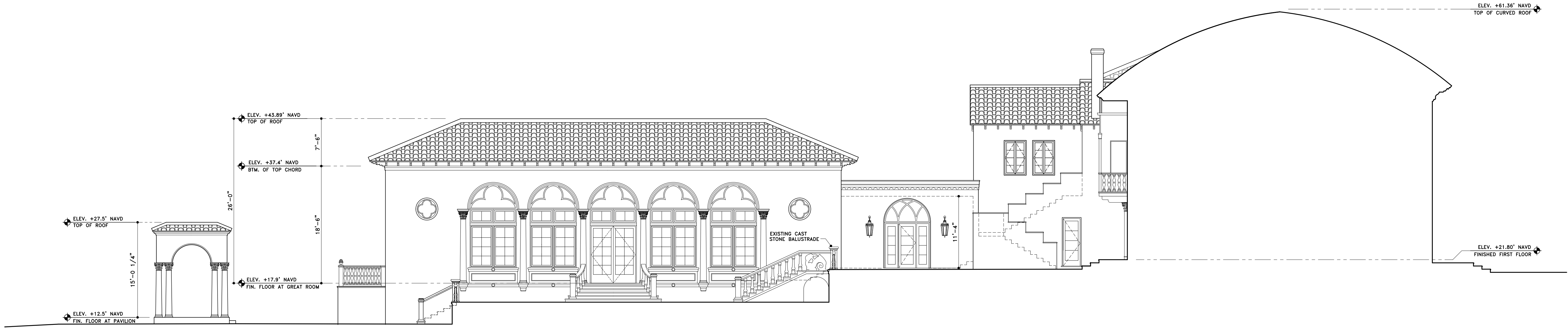
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DATE:	07-29-24
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1 EXISTING COURTYARD LOOKING NORTH
SCALE: 1/8" = 1'-0"



2 PROPOSED COURTYARD LOOKING NORTH
SCALE: 1/8" = 1'-0"

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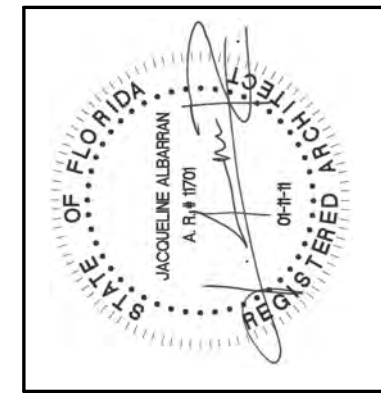
1 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

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