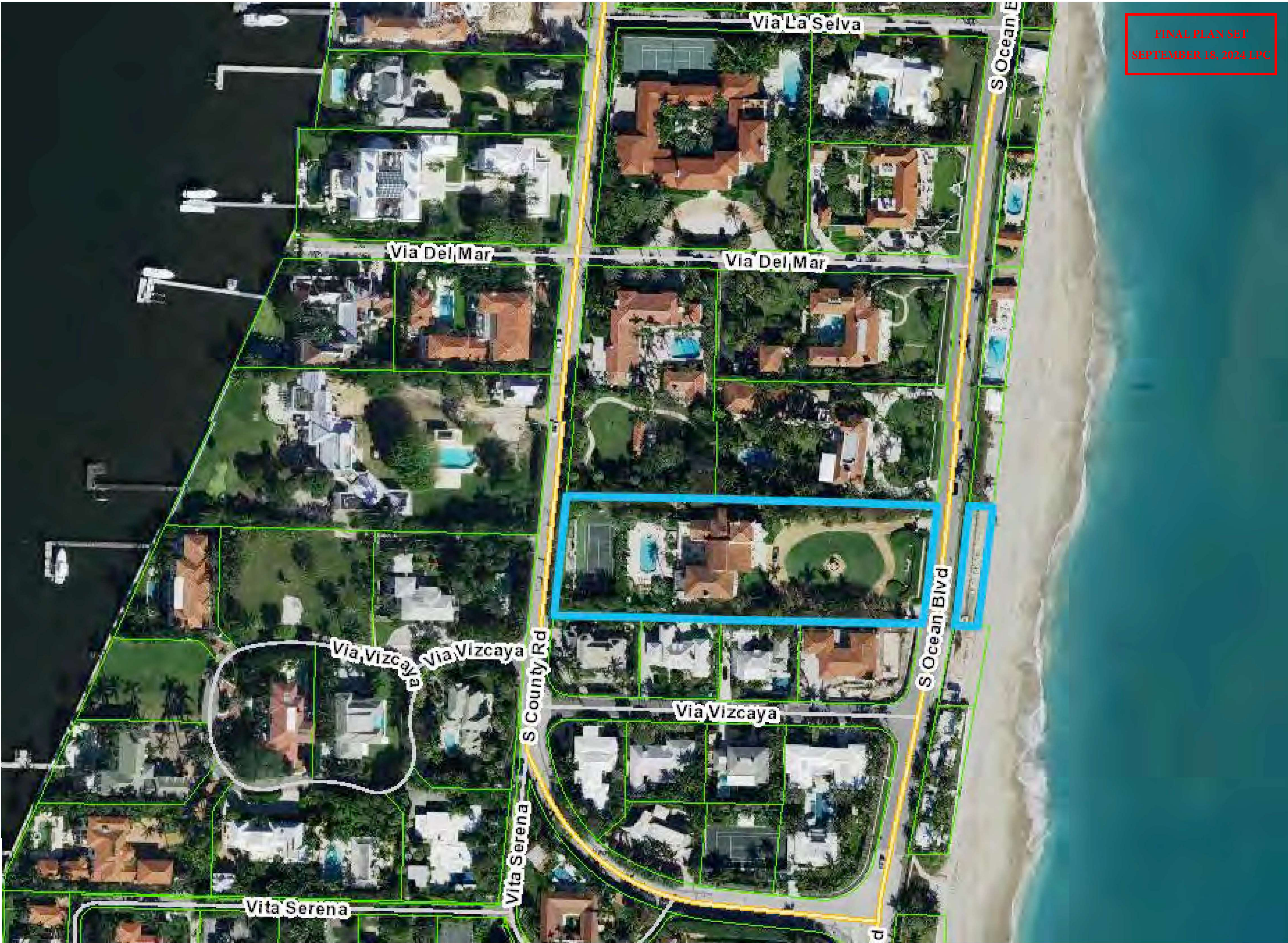
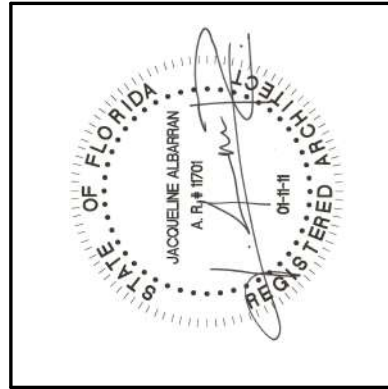




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LPC HEARING 09/18/24 TC HEARING 10/09/24

CAFARO RESIDENCE
860 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:

SHEET NUMBER:
DATE:
08-12-24
JOB #
0494

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

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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

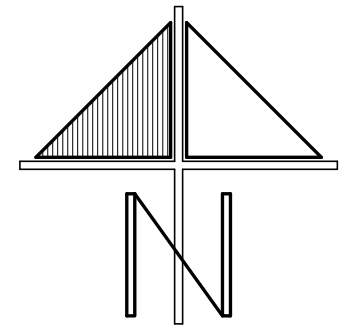
LANDSCAPE ARCHITECT:

Environment Design Group
Attn: Dustin Mizell
139 N. County Road
Suite 20–B
Palm Beach, Fl 33480
(561) 832–4600

CONSULTING SURVEYORS:

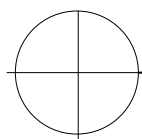
Wallace Surveying
5553 Village Blvd.
West Palm Beach, FL 33407
(561) 640–4551

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)	9.37’ NAVD		
8	CROWN OF ROAD (COR) (NAVD)	7.87’ NAVD – S. COUNTY ROAD (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%



ATLANTIC OCEAN

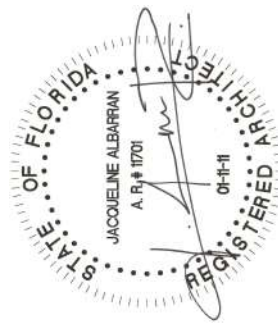
SUBJECT
PROPERTY
860 South
Ocean Blvd



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. VARIANCES ARE BEING REQUESTED FOR HEIGHT AND OVERALL HEIGHT.
- 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.



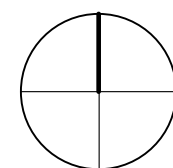
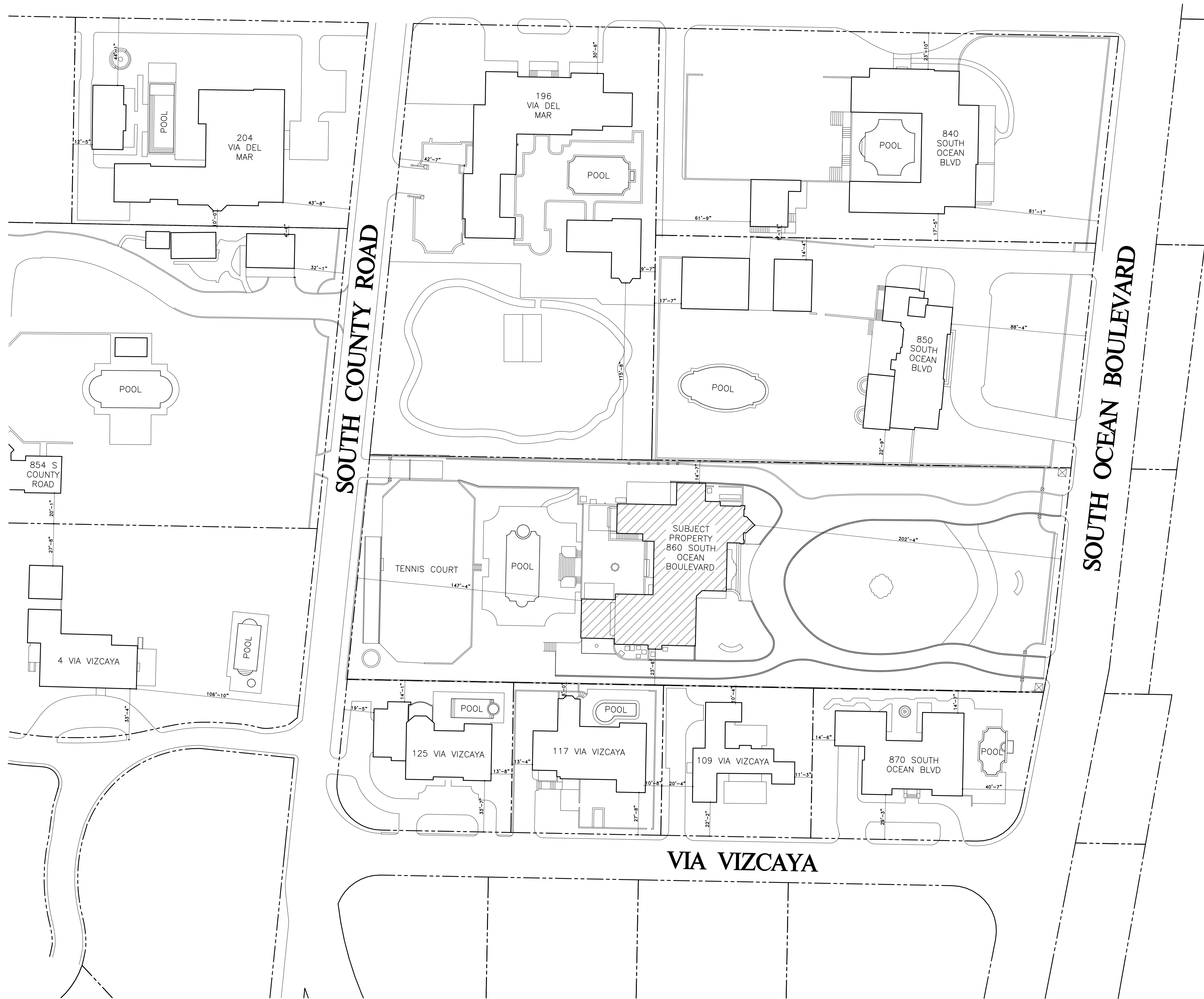
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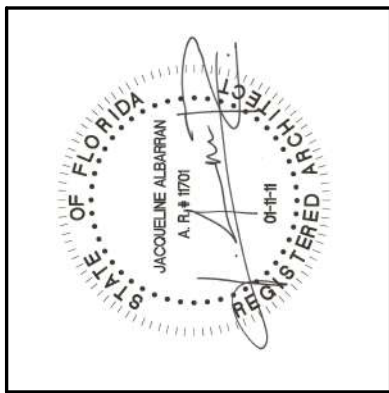
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EXISTING NEIGHBORING PROPERTIES MAP

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

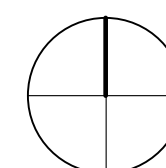
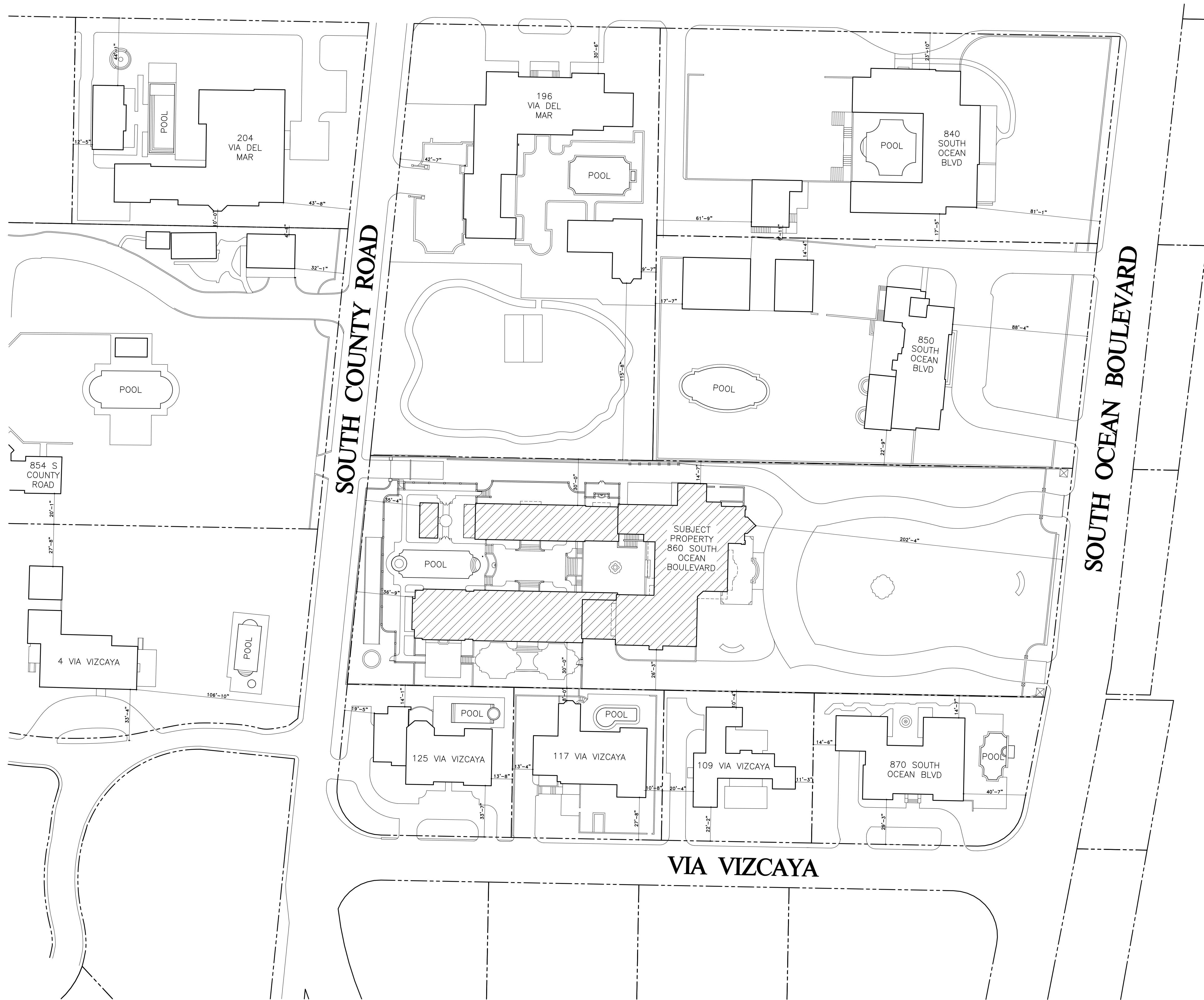
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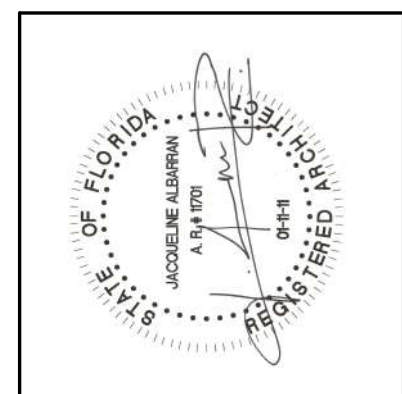
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PROPOSED NEIGHBORING PROPERTIES MAP

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



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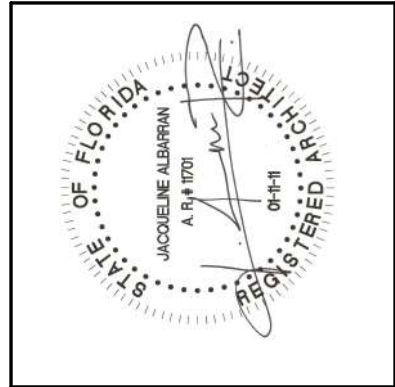
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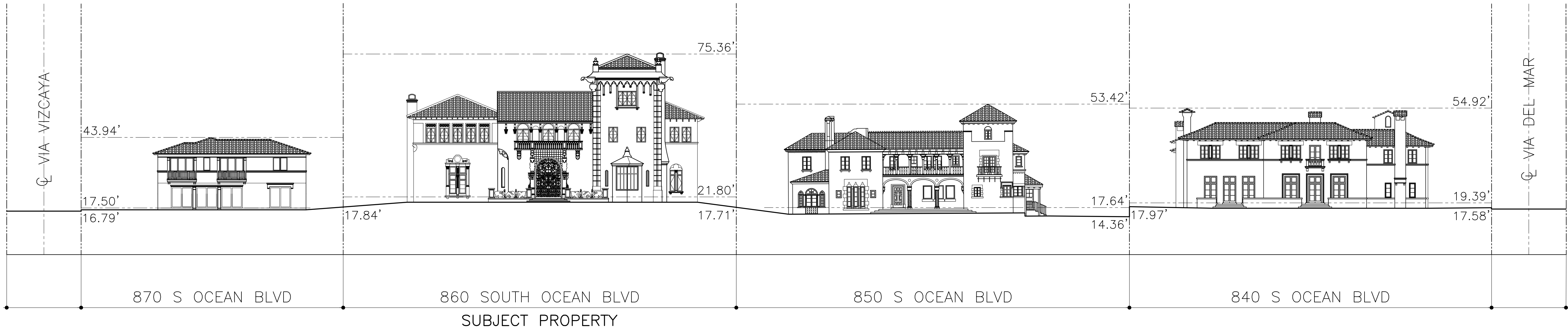
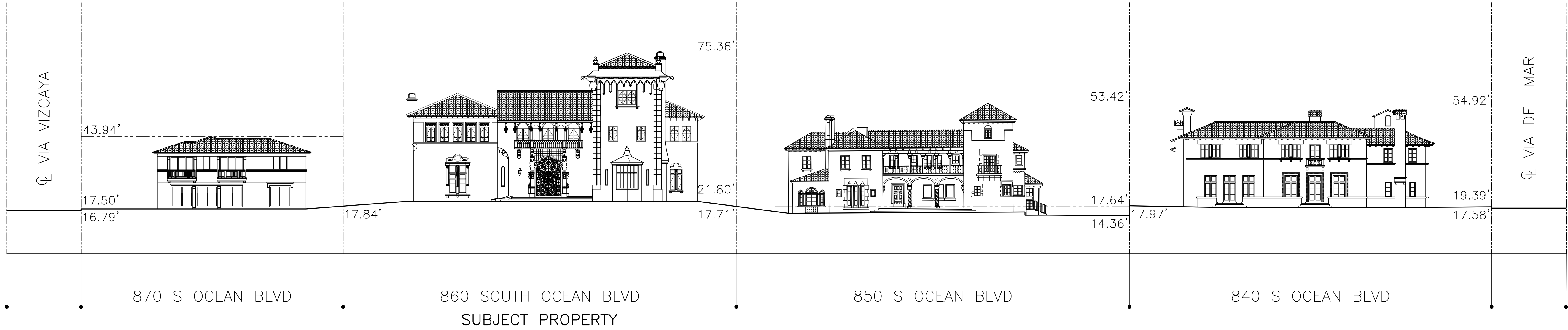
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860 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

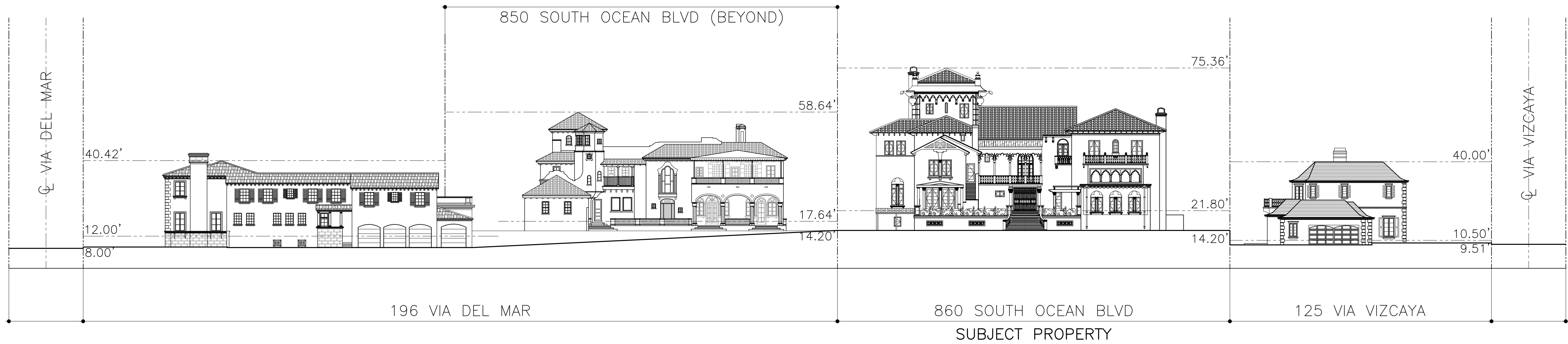


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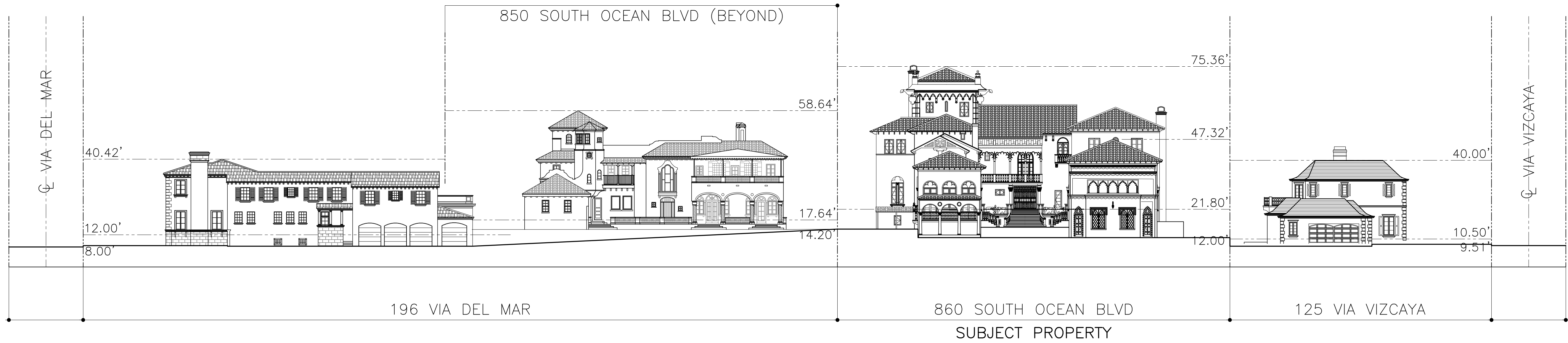
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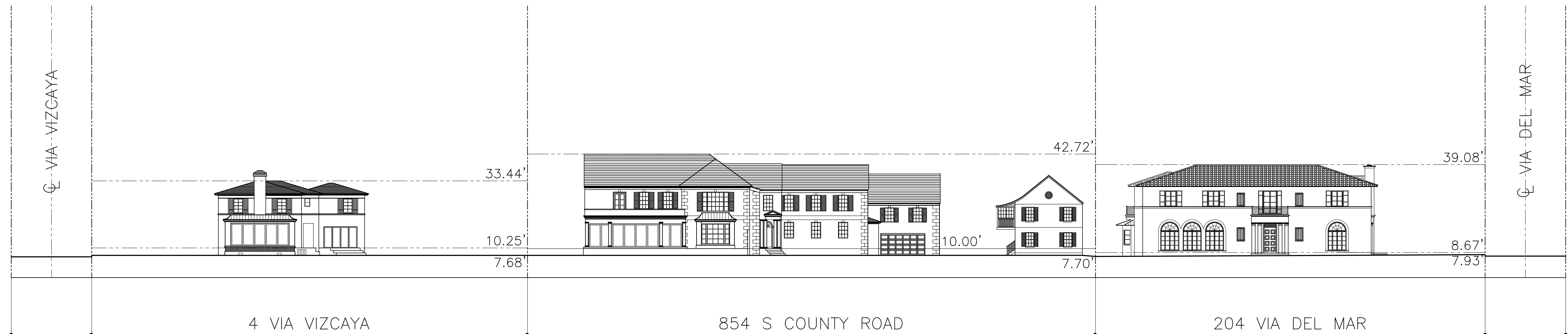




EXISTING STREETScape SOUTH COUNTY ROAD (LOOKING EAST)
SCALE: 3/64" = 1'-0"

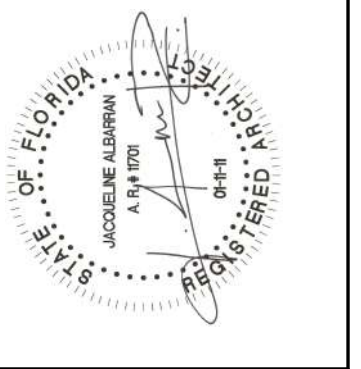


PROPOSED STREETScape SOUTH COUNTY ROAD (LOOKING EAST)
SCALE: 3/64" = 1'-0"



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

CAFARO RESIDENCE
860 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
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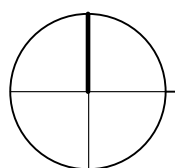
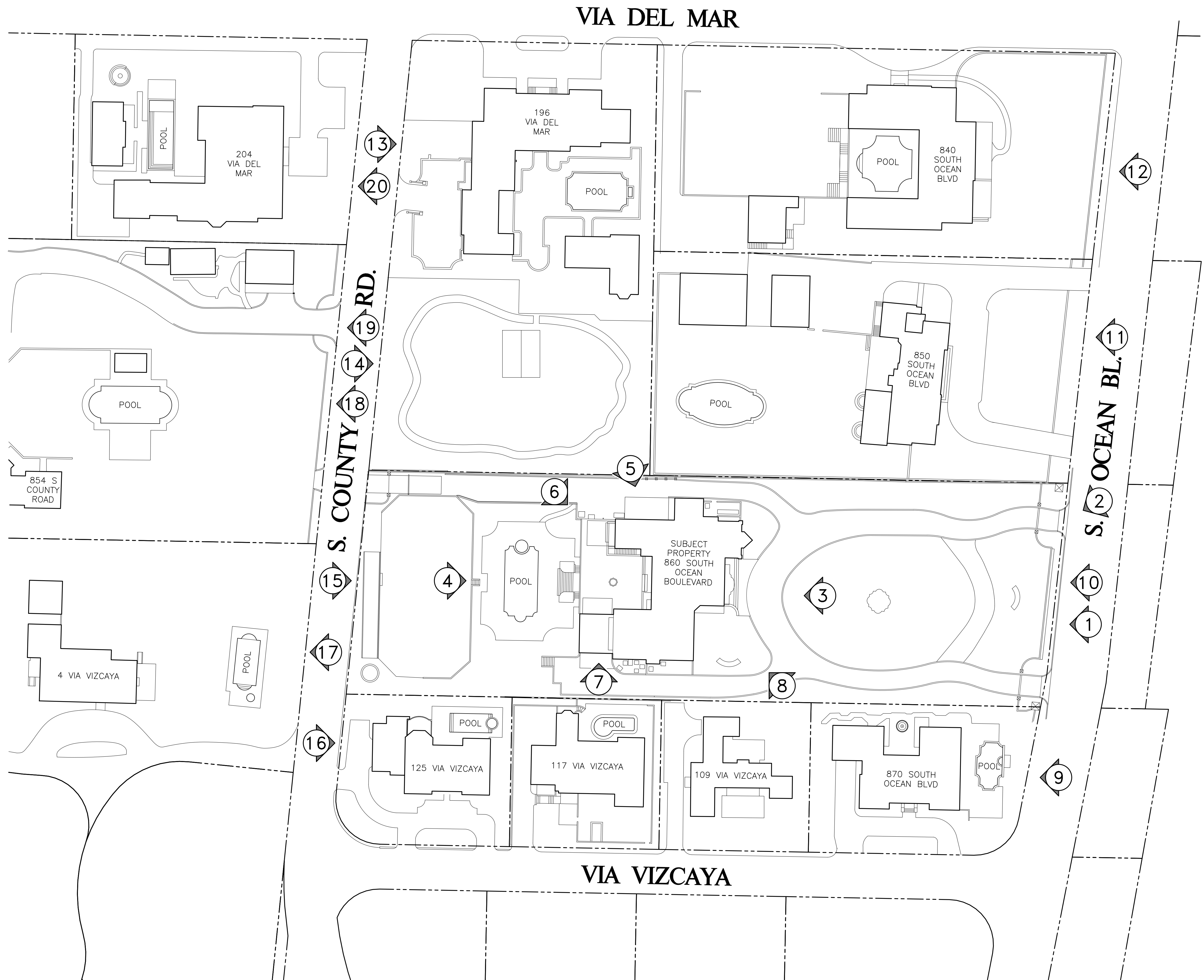
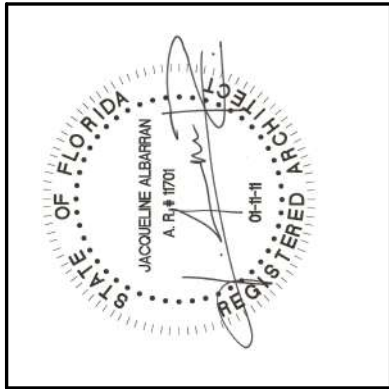


PHOTO KEY MAP

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

CAFARO RESIDENCE
860 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
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1

SUBJECT PROPERTY



2



3



4



5



6

SUBJECT PROPERTY



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



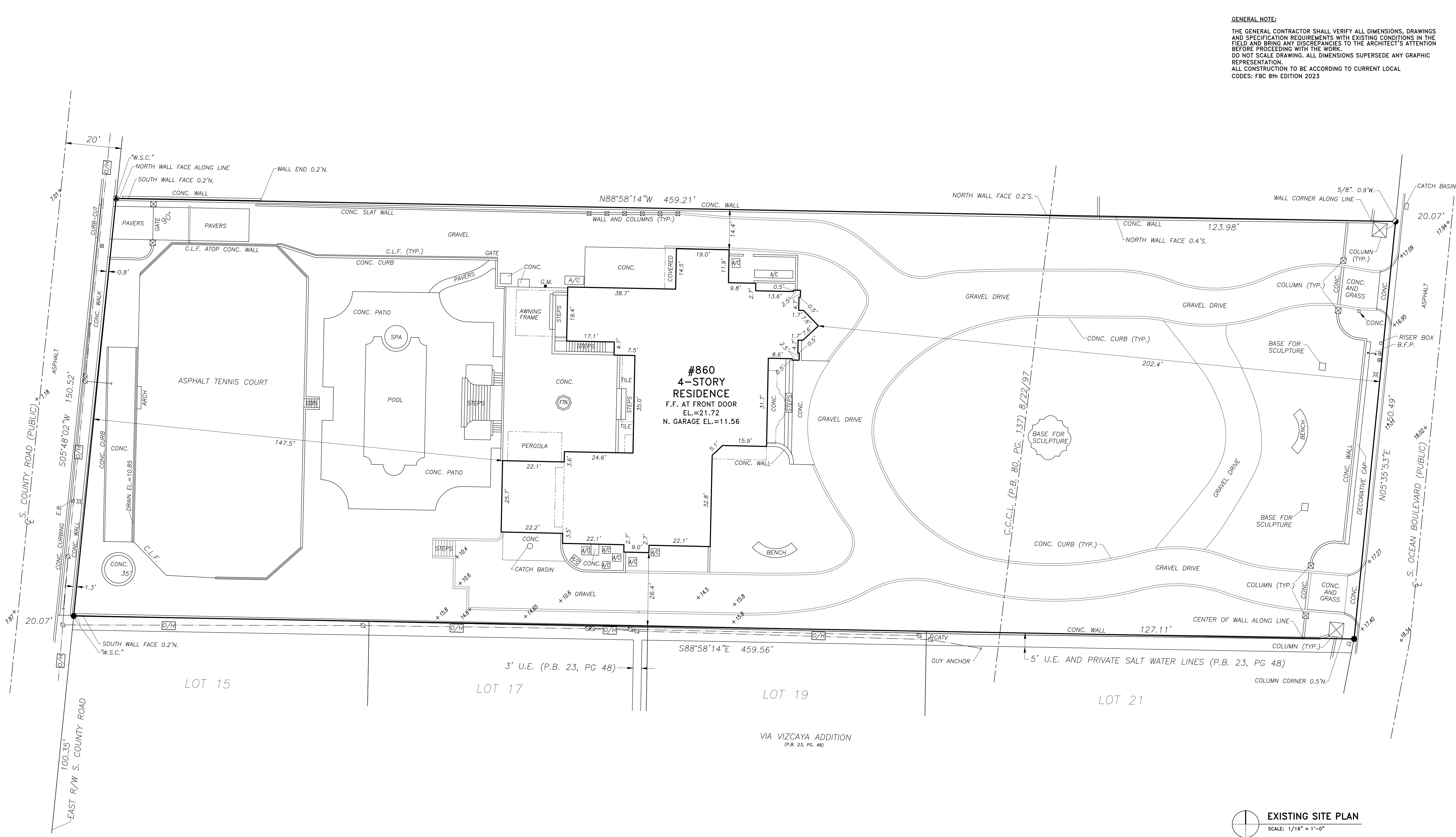
18. 854 S COUNTY RD



19. 854 S COUNTY RD



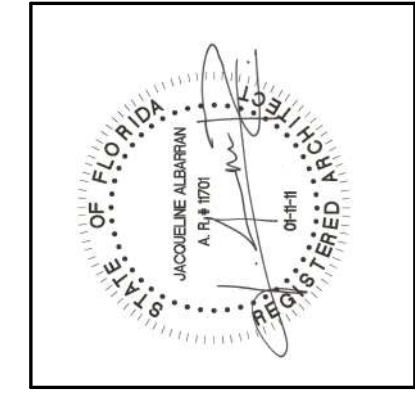
20. 204 VIA DEL MAR



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324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
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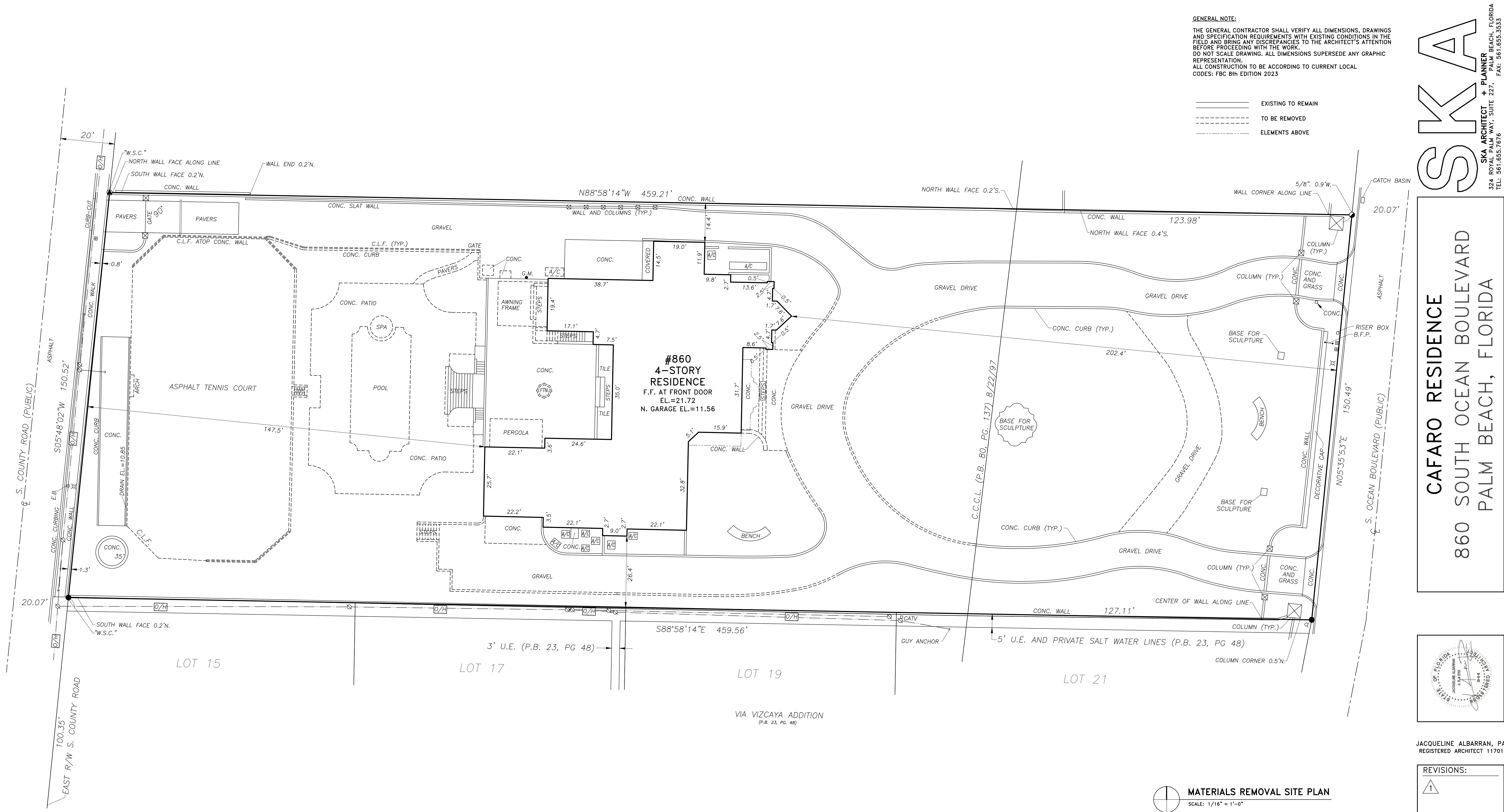
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860 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, P.A.
REGISTERED ARCHITECT 11701

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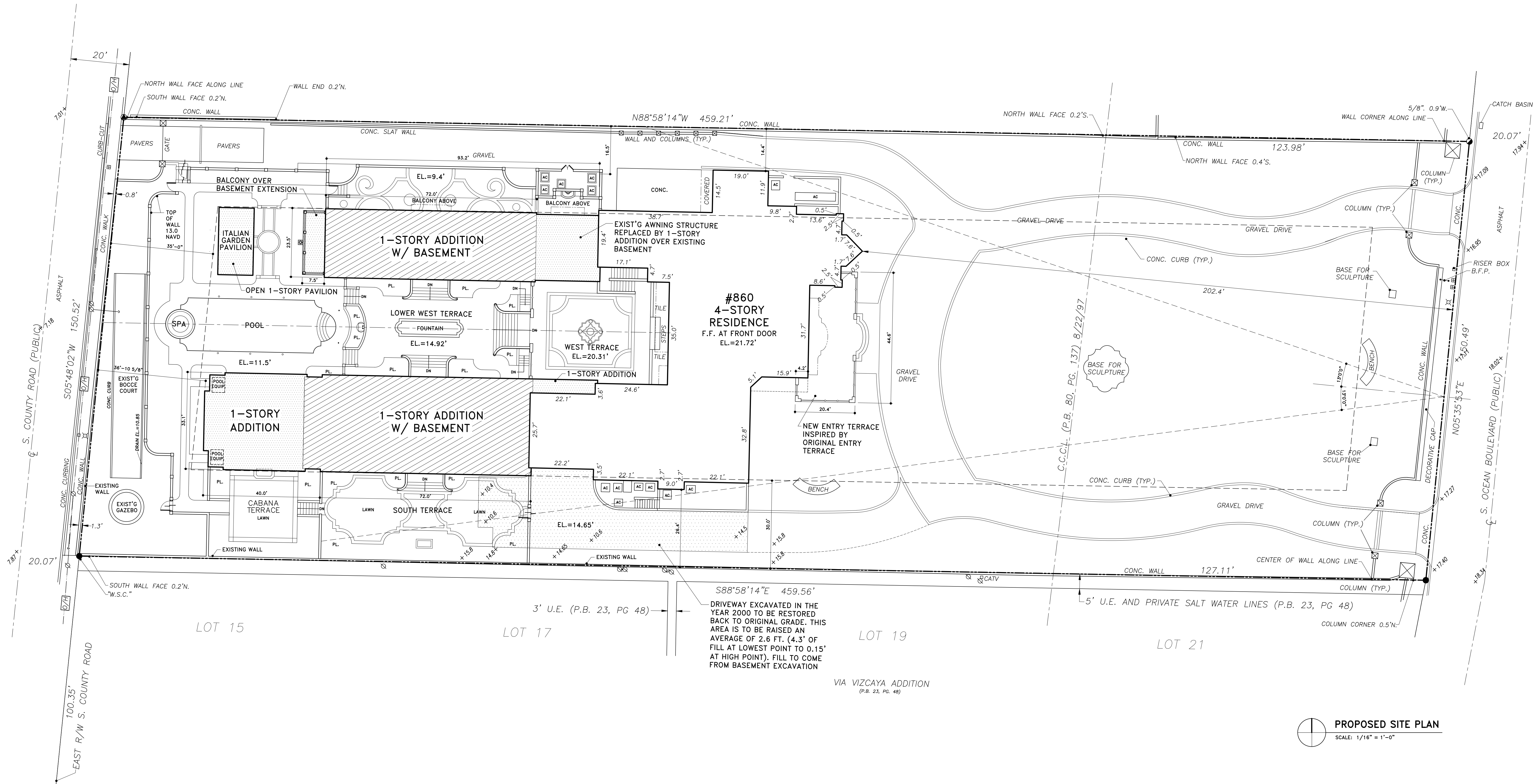
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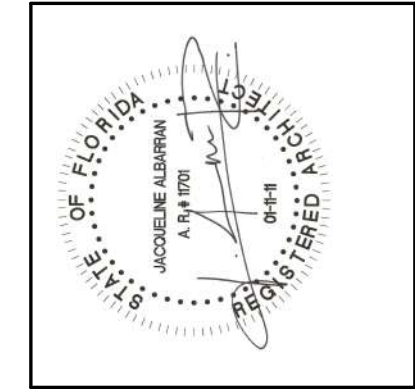
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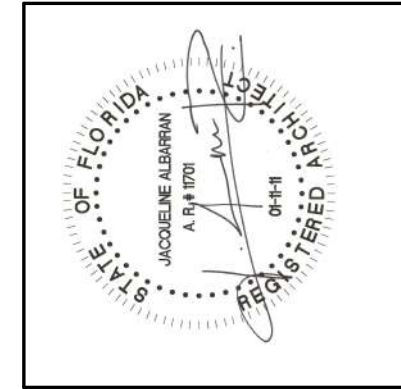


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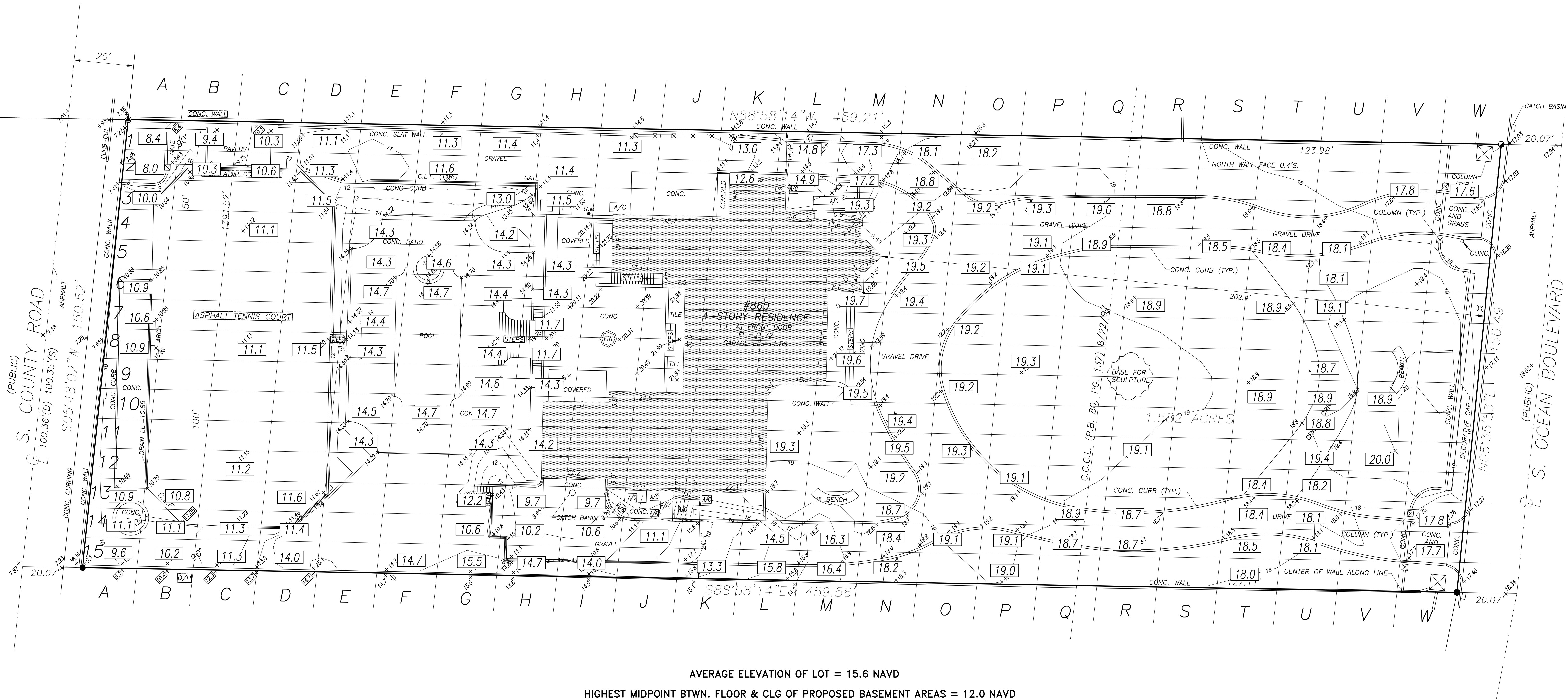
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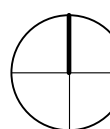
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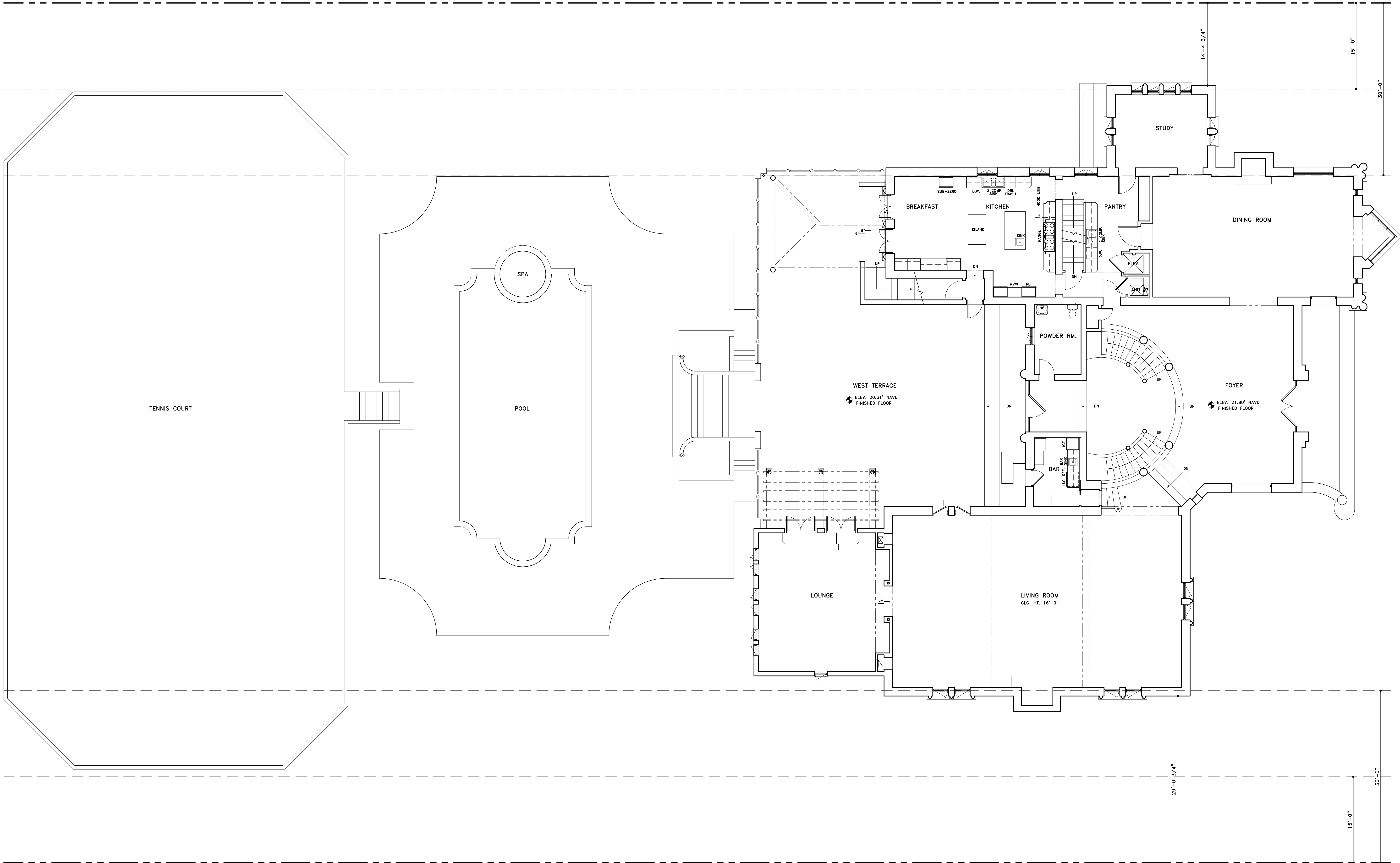
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DATE:
08-12-24
JOB #
0494



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"



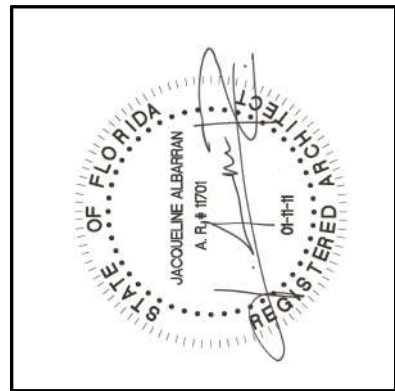
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EXISTING FIRST FLOOR PLAN

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

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PALM BEACH, FLORIDA

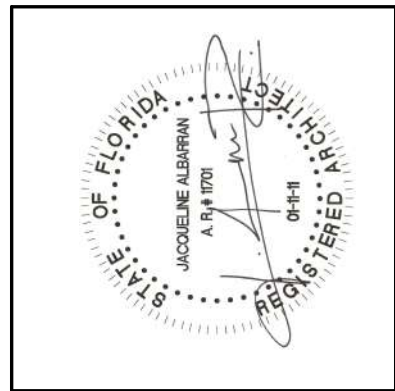
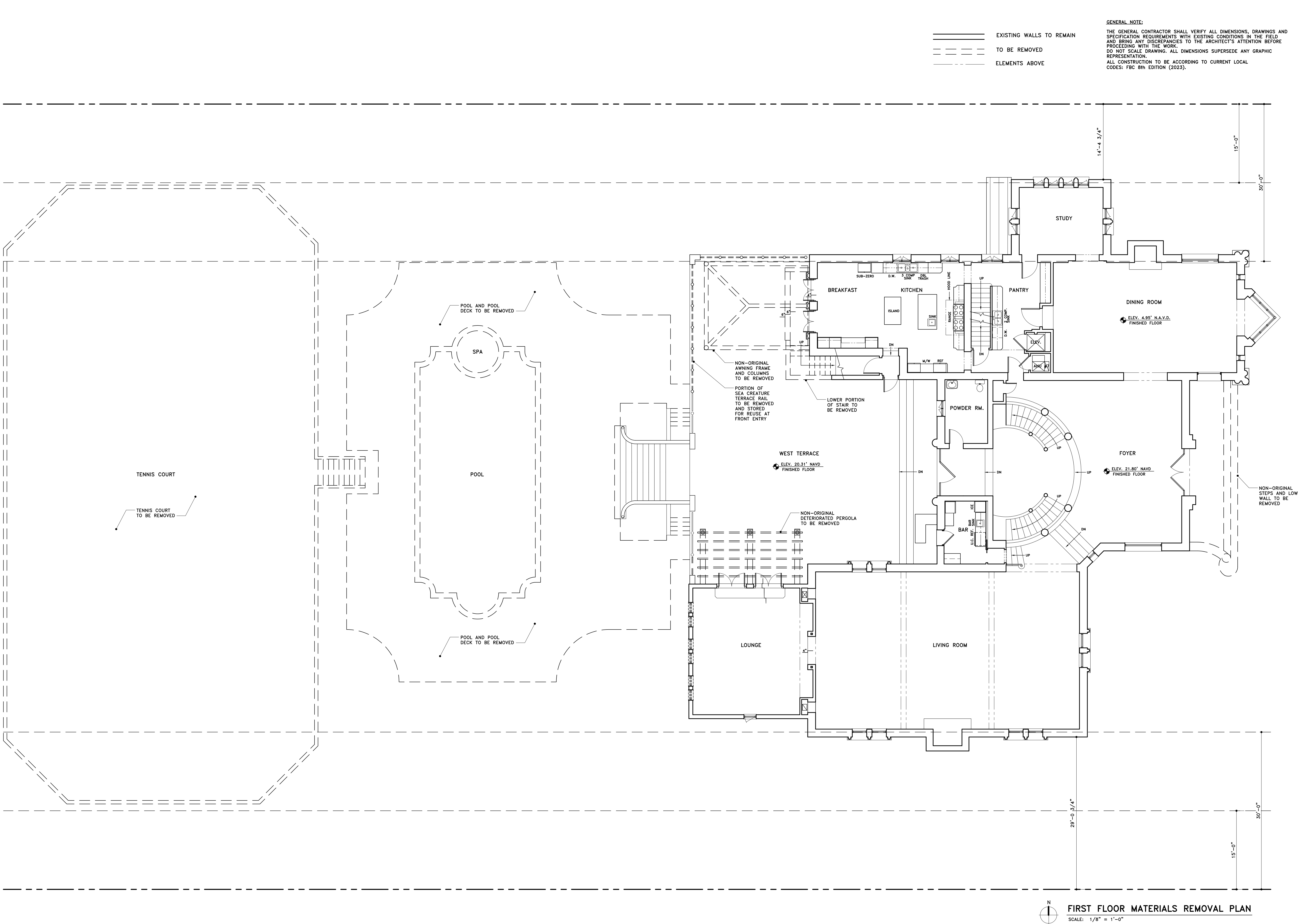


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A5.1	
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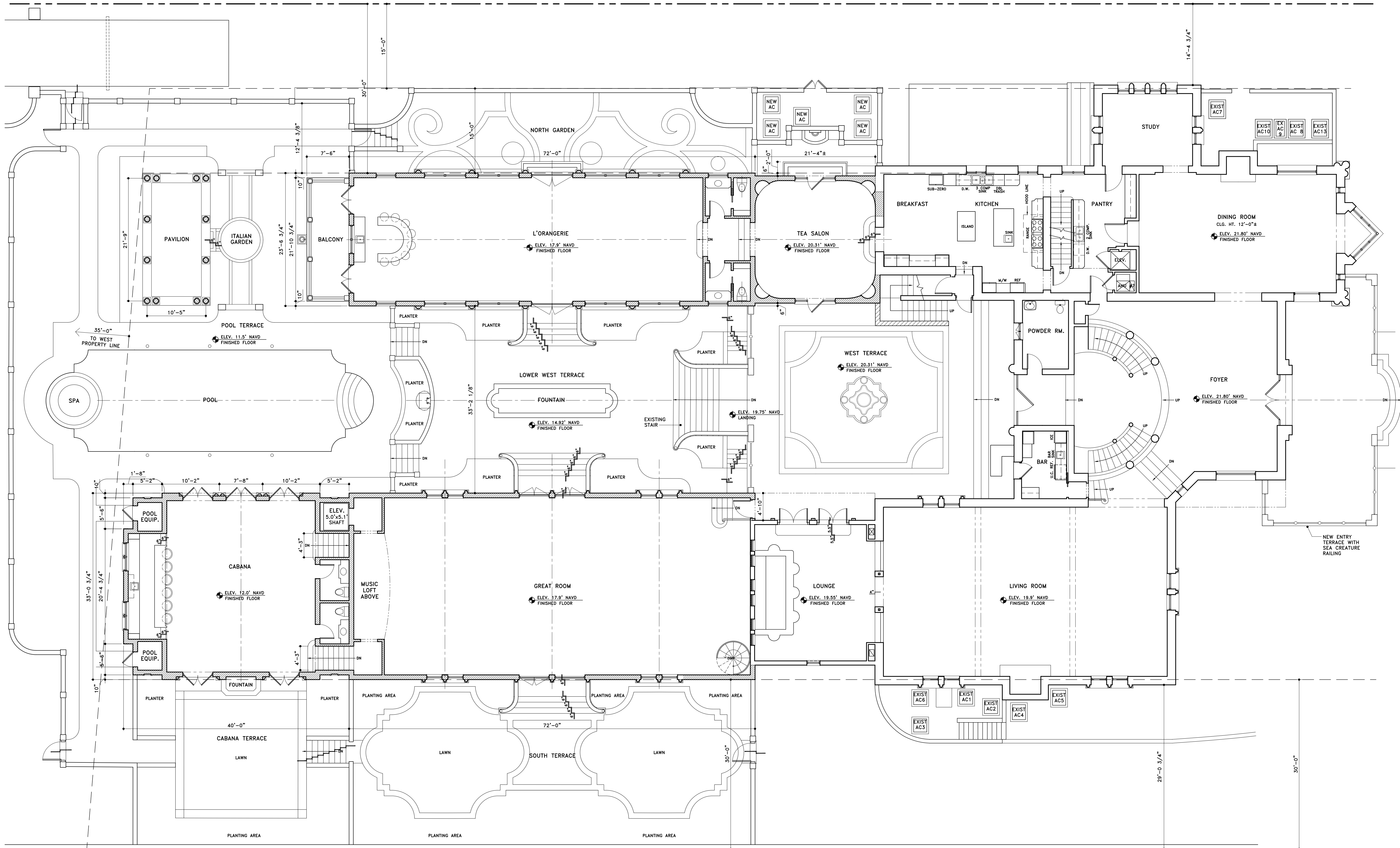
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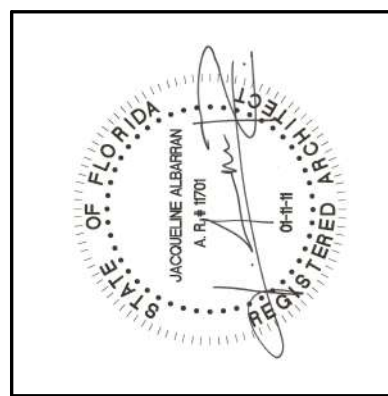
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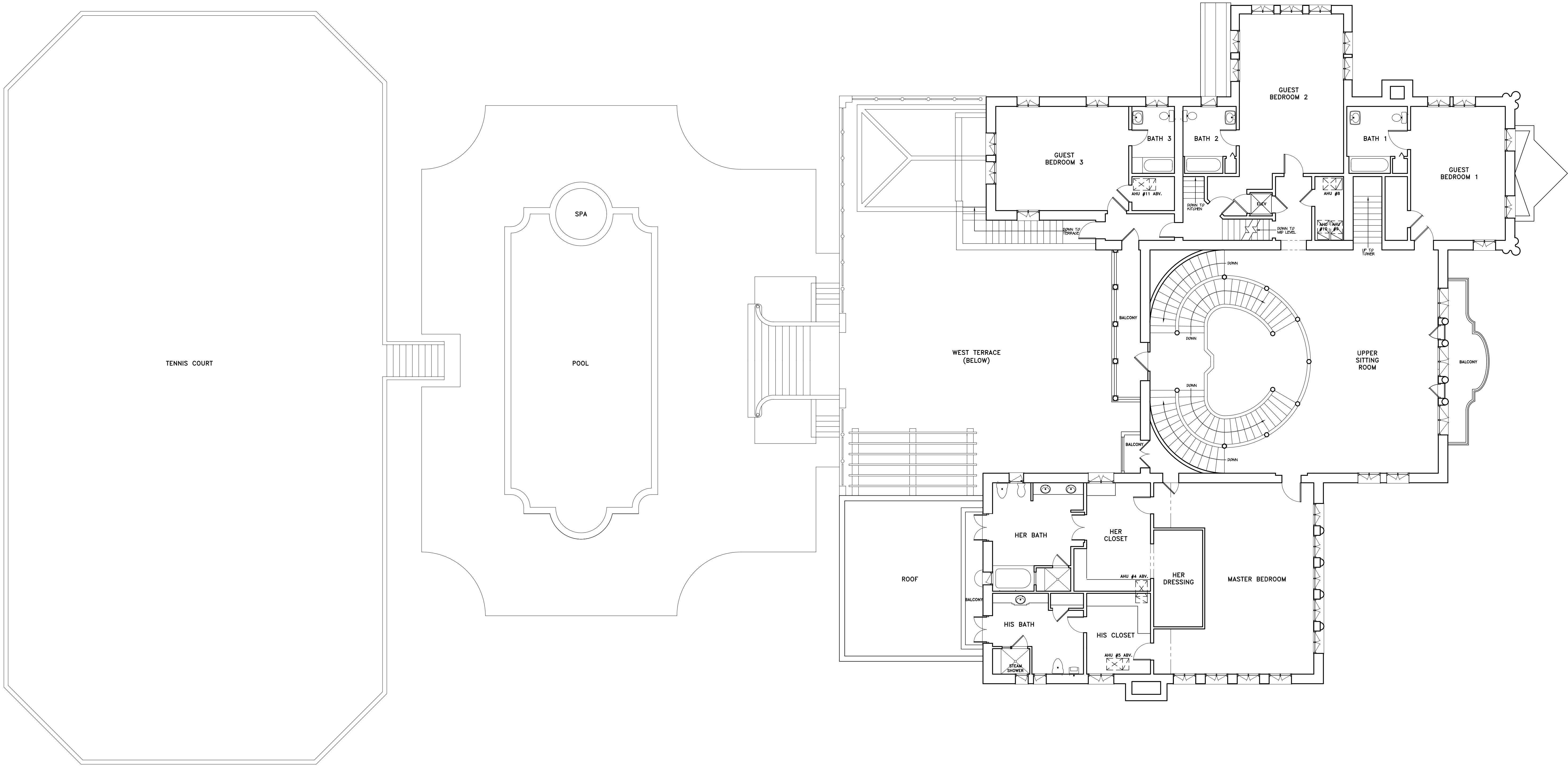
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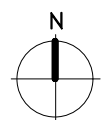


PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM BLVD., SUITE 227, PALM BEACH, FLORIDA 33480
TEL 561.655.7676 FAX 561.655.5553



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

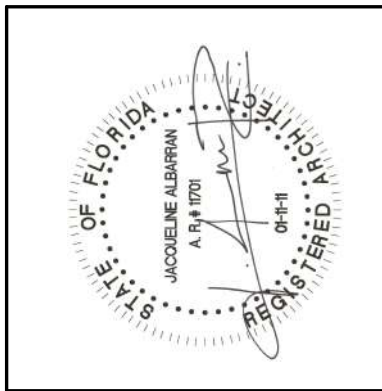


EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 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
REGISTERED ARCHITECT 11701

REVISIONS:	
1	
2	
3	
4	

SHEET NUMBER:	
A6.1	
DATE:	08-12-24
JOB #	0494