

SHEET INDEX

CVR	COVER
SRV	SURVEY
	ZONING LEGEND
1	OPEN SPACE + CCR
2	CCR 2
3	VARIANCE DIAGRAM
4	ZONING DIAGRAM
5	LOCATION MAP
6	CONTEXTUAL SITE PLAN
7	STREETSCAPE ELEVATIONS
8	ENLARGED STREETSCAPE
	SITE PHOTOS 1
	SITE PHOTOS 2
	SITE PHOTOS 3
	SITE PHOTOS 4
9	EXISTING SITE PLAN
10	PROPOSED SITE PLAN
11	EXISTING FIRST FLOOR DEMO PLAN
12	EXISTING ROOF DEMO PLAN
13	EXPLODED VOLUMETRIC TRUSS REMOVAL PLAN
14	EXISTING FIRST FLOOR PLAN
15	EXISTING FIRST FLOOR DEMO PLAN
16	PROPOSED FIRST FLOOR PLAN
17	PROPOSED SECOND FLOOR PLAN
18	PROPOSED ROOF PLAN
19	DEMO + PROPOSED SOUTH ELEVATION
20	DEMO + PROPOSED NORTH ELEVATION
21	DEMO + PROPOSED EAST ELEVATION
22	DEMO + PROPOSED WEST ELEVATION
23	EXISTING + PROPOSED SOUTH ELEVATION
24	EXISTING + PROPOSED NORTH ELEVATION
25	EXISTING + PROPOSED EAST ELEVATION
26	EXISTING + PROPOSED WEST ELEVATION
27	SECTION
28	DETAILS
29	MATERIALS
30	RENDERED ELEVATIONS
31	RENDERED ELEVATIONS
32	RENDERS
33	RENDERS
34	RENDERS
35	RENDERS
36	RENDERS

SKA ARCHITECT + PLANNER
249 PERUVIAN AVENUE, SUITE F-2
PALM BEACH, FLORIDA 33480
(561) 655 - 1116 OFFICE
(561) 832 - 7828 FACSIMILE
www.skaarchitect.com

MR. & MRS. DEAN MILLER
239 TANGIER AVE
PALM BEACH, FLORIDA 33480
ADDITION

ARC-24-0083
ZON-24-0051
ARCOM: OCT 23, 2024
TOWN COUNCIL: NOV 13, 2024

FINAL DROP

SKA ARCHITECT + PLANNER
PATRICK W. SEGRAVES, A.I.A.

PROJECT DESCRIPTION

The submitting party, Patricia Dean, requests ARCOM review and approval for a proposed 1,103 Sq Ft second floor addition into the existing attic of a one-story house designed by Pat Segraves in 2002. The scope of the project includes the integration of new dormer windows into the existing roof as well as first-floor interior renovations, such as a new stair, laundry room, and pantry modifications. No changes to the landscape or exterior details, including building height and architectural details, are proposed beyond the new dormers. ARCOM is to review the design.

The submitting party, Patricia Dean, requests Town Council zoning relief approval for a variance to exceed the maximum lot coverage of 30% with 34.17% due to the addition of a second-story into the attic space of an existing single-story structure. Town Council will review the application for zoning relief and approval.

PRE-APP SUBMITTAL
07-22-24
FIRST SUBMITTAL
08-08-24
SECOND SUBMITTAL
08-26-24
NTP - DROP OFF
09-02-24



CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

Digitally signed
by Patrick W
Segraves

Date:
2024.09.12
02:14:31 -04'00'

REVISIONS:



SHEET NUMBER:

CVR



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:	239 Tangiers Ave, Palm Beach, FL, 33480		
2	Zoning District:	R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)		
3	Lot Area (sq. ft.):	17,250 sq ft		
4	Lot Width (W) & Depth (D) (ft.):	100ft x 172.47ft		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	0100- single family		
6	FEMA Flood Zone Designation:	AE		
7	Zero Datum for point of meas. (NAVD)	4.12'		
8	Crown of Road (COR) (NAVD)	2.62'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	6897.6 SF 30%	5896 SF 34.64%	existing
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	30%	5,125.50 SF	existing
12	*Front Yard Setback (Ft.)	25'(1) 30'(2)	30'(S)	existing
13	* Side Yard Setback (1st Story) (Ft.)	12' 6"	12' 6" (E) 12' 6" (W)	existing
14	* Side Yard Setback (2nd Story) (Ft.)	15'	n/a	17'-6" (E) 17'-9" (W)
15	*Rear Yard Setback (Ft.)	10' (1) 15' (2)	10' (N)	n/a
16	Angle of Vision (Deg.)	100 deg	95 deg	existing
17	Building Height (Ft.)	14' (1) 22(2)	12' (1)	12' (1) 18' (2)
18	Overall Building Height (Ft.)	22' (1) 30' (2)	22'(2)	existing
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.92	3.12	3.66
20	** Max. Fill Added to Site (Ft.)	n/a	n/a	n/a
21	Finished Floor Elev. (FFE)(NAVD)	7.00 N.A.V.D.	6.35' N.A.V.D.	existing
22	Base Flood Elevation (BFE)(NAVD)	7.00'	7.00'	7.00'
23	Landscape Open Space (LOS) (Sq Ft and %)	45% min	51.46% (8,878 SF)	existing
24	Perimeter LOS (Sq Ft and %)	50% min	47% (4,184 SF)	n/a
25	Front Yard LOS (Sq Ft and %)	40% min	n/a	n/a
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

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

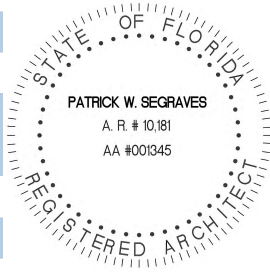
** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill [\(Sec. 134-1600\)](#)

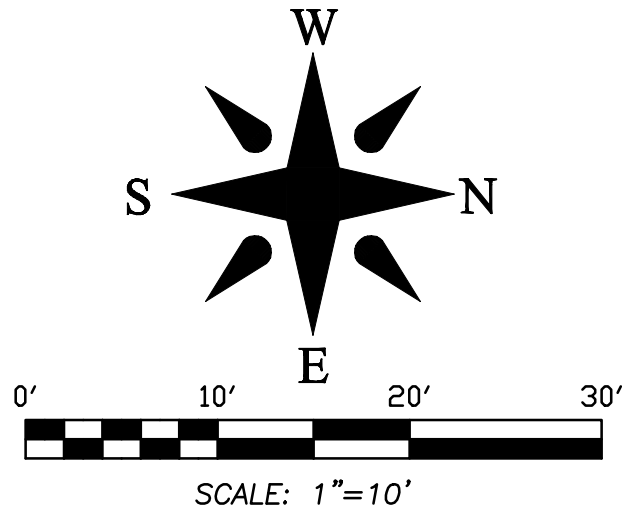
*** Provide Native plant species info per
category as required by [Ord. 003-2023](#) on
separate TOPB Landscape Legend

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

REV BF 20230626

Digitally signed
by Patrick W
Segraves
Date:
2024.09.12
02:14:36-04'00'





LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= ASPHALT
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
EL	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
GEN	= GENERATOR
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
OH	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVMT	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
SD	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
TH	= THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
UC	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
Y.D.	= YARD DRAIN
Δ	= CENTERLINE
Δ	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
■	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
●	= 5/8" ROD & CAP SET (LB #8598)
●	= IRON PIPE FOUND (AS NOTED)
●	= IRON ROD FOUND (AS NOTED)
●	= NAIL FOUND
●	= NAIL & DISK FOUND (AS NOTED)
●	= MAG NAIL & DISK SET (LB #8598)
●	= PROPERTY LINE
●	= UTILITY POLE
●	= FIRE HYDRANT
●	= WATER METER
●	= WATER VALVE
●	= LIGHT POLE

BENCHMARK
MAG NAIL IN CUT-OUT
EL.=2.42 NAVD

U.E. (D.B. 467, PG. 465)
TANGIER AVENUE
(PUBLIC)

DRIVEWAY AGREEMENT (O.R.B. 4404, PG. 708)

560.20' (N.T.S.)

BENCHMARK
P.K. NAIL IN CUT-OUT
EL.=2.56 NAVD

N. COUNTY ROAD

FLOOD ZONE:

This property is located in Flood Zone AE (EL. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581F, dated 10/05/2017.

NOTES:

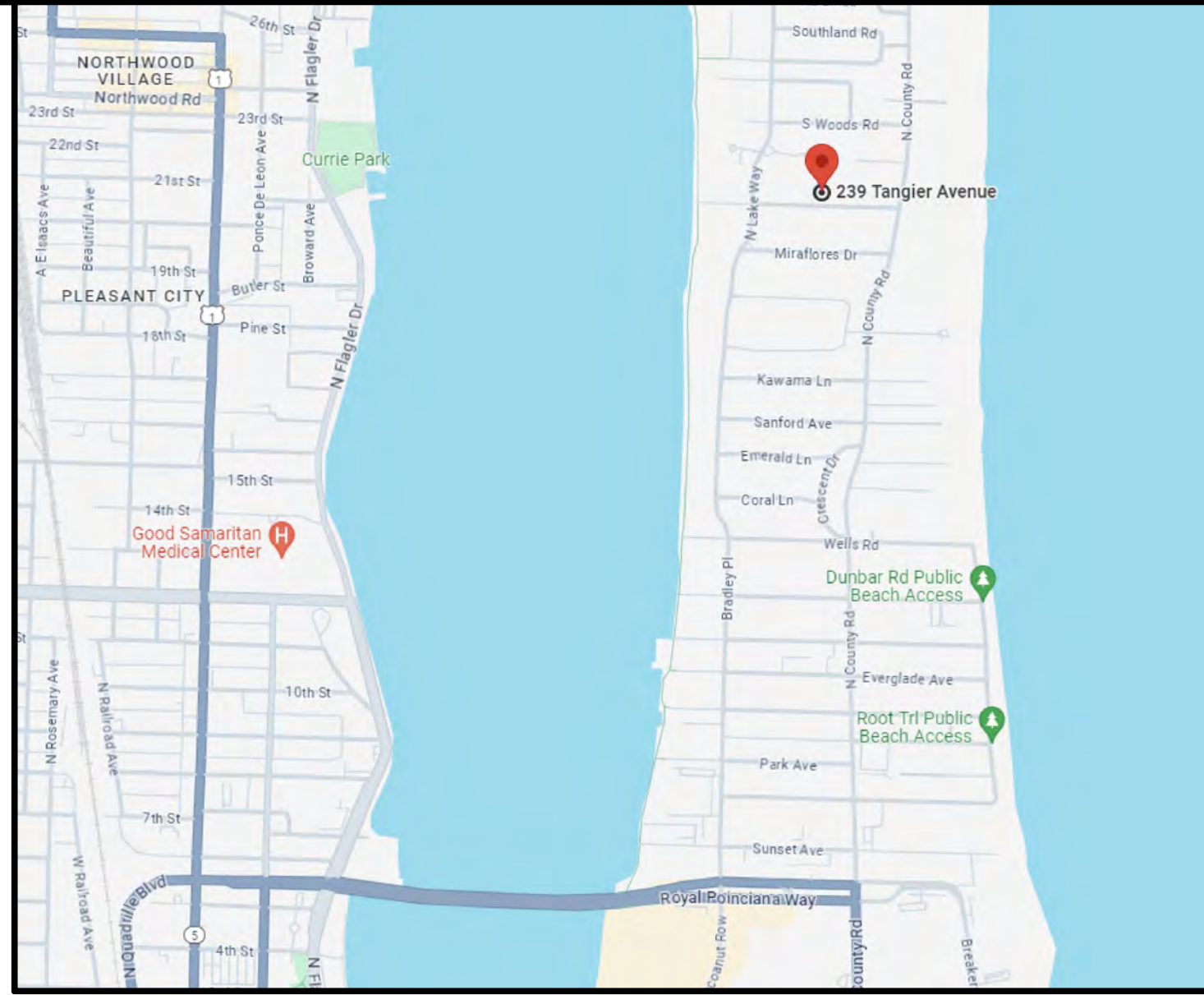
- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from policy number 10 2913 106 00000011, issued by Chicago Title Insurance Company, dated January 17, 2001. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 8/21/2024

James G. Peden Jr.
Professional Surveyor and Mapper
Florida Certificate No 6122



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR: PATRICIA B. DEAN

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

Patricia B. Dean

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:

239 Tanger Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lot 10, TANGIER ESTATES, according to the Plat thereof on filed in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 12, Page 16, Public Records of Palm Beach County, Florida.

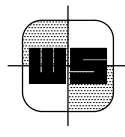
TITLE COMMITMENT REVIEW						
CLIENT: JEFFREY S. TANEN, TRUSTEE		COMMITMENT NO. : 10 2913 106 00000011	DATE: 01/17/01			
REVIEWED BY: James G. Peden Jr.		JOB NO. : 218442-SE				
B ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1.3	N/A	Standard Exceptions.				•
4	PB 12, PG 16	Plat of Tanger Estates.	•			
5	ORB 4404, PG 708	Agreement.	•			
6	D.B. 467, PG 465	Easement Agreement.	•			

Digitally signed
by Patrick W
Segraves
Date:
2024.09.12
02:14:39-04'00'



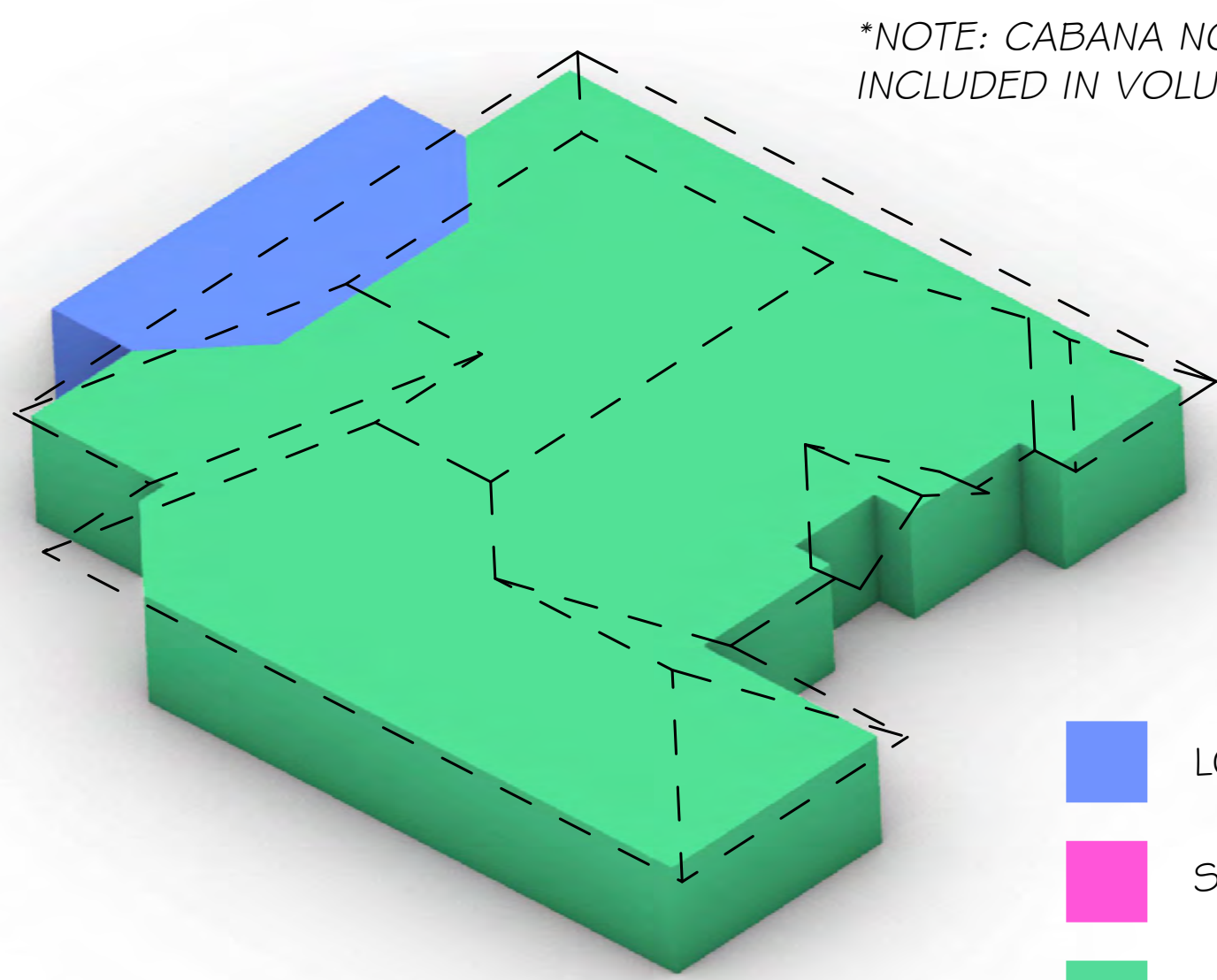
BOUNDARY SURVEY FOR:

PATRICIA B. DEAN

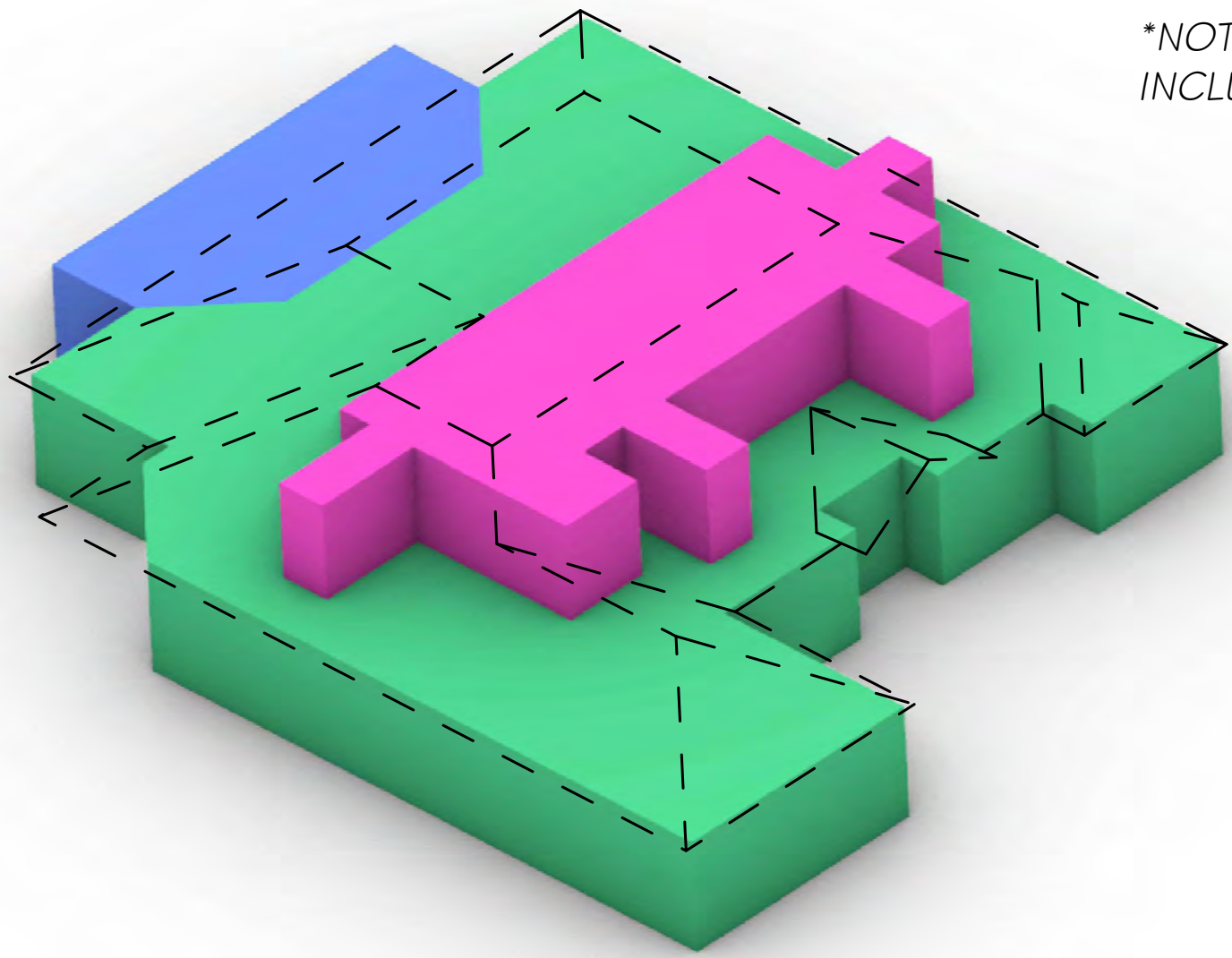


WALLACE SURVEYING
A DIVISION OF WALLACE CONSTRUCTION SURVEYING, LLC, LB#8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD	B.P.	JOB NO.	218442	F.B.	PG.
OFFICE	M.B.	DATE:	8/21/24	DWG. NO.	218442
C/K'D	J.P.	REF:	218442.DWG	SHEET	1 OF 1



*NOTE: CABANA NOT VISUALLY INCLUDED IN VOLUMETRIC DIAGRAM



*NOTE: CABANA NOT VISUALLY INCLUDED IN VOLUMETRIC DIAGRAM

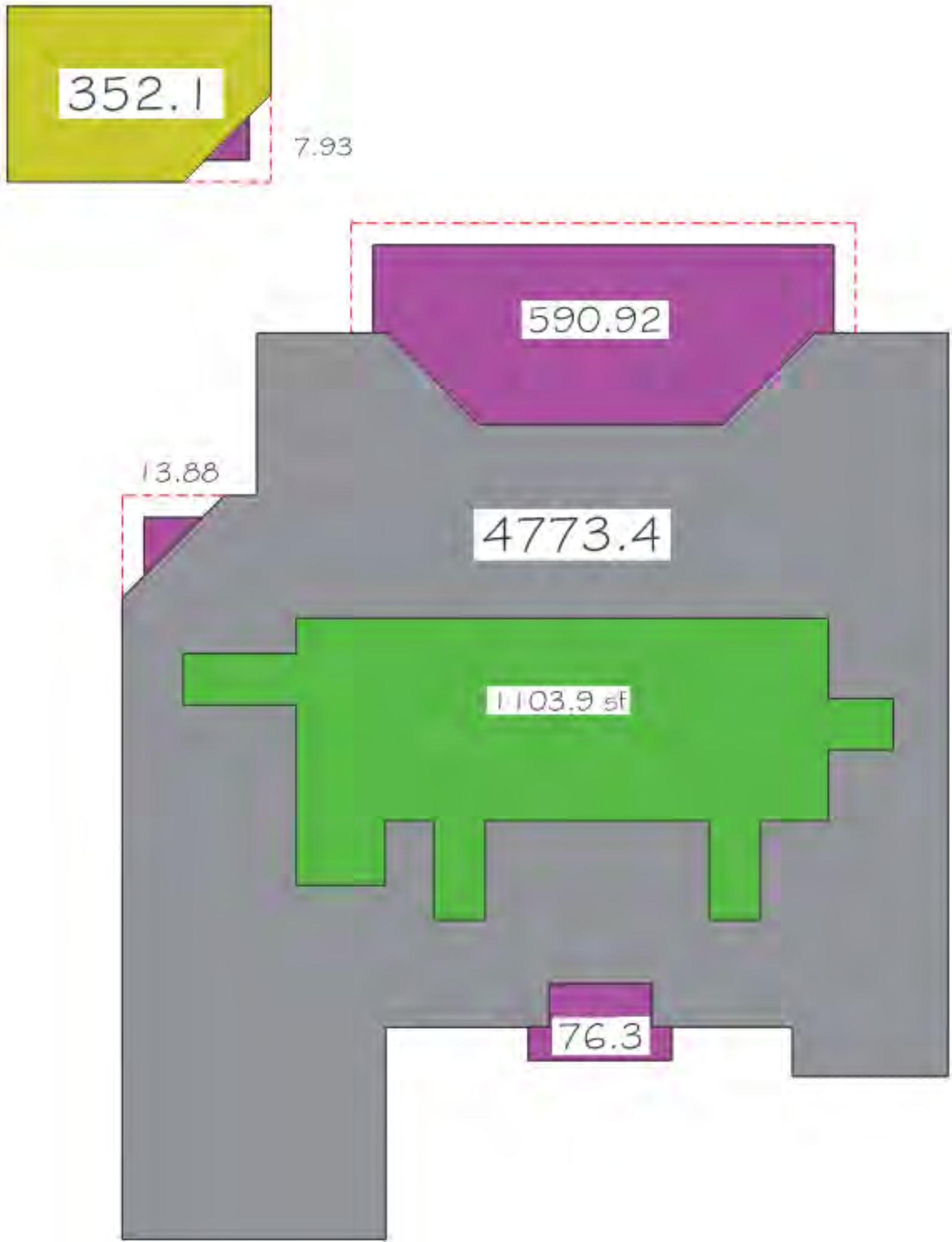
- LOGGIA
- SECOND STORY
- FIRST STORY

CCR EXISTING

SITE SQ FT = 17,200			
MAX CCR = 3.93			
CUBIC FT MAX = 67,596 CU. FT. MAX			
	SF	CU. FT.	
FIRST STORY	4773.4	50120.7	*10.5' HEIGHT
CABANA	352.1	3697.05	*10.5' HEIGHT
LOGGIA	689.03	7234.81	*10.5' HEIGHT
SUBTOTAL	5814.53	61052.56	
LOGGIA DEDUCTION		-3379	
ADJUSTED TOTAL		57673.56	OR 3.35 CCR

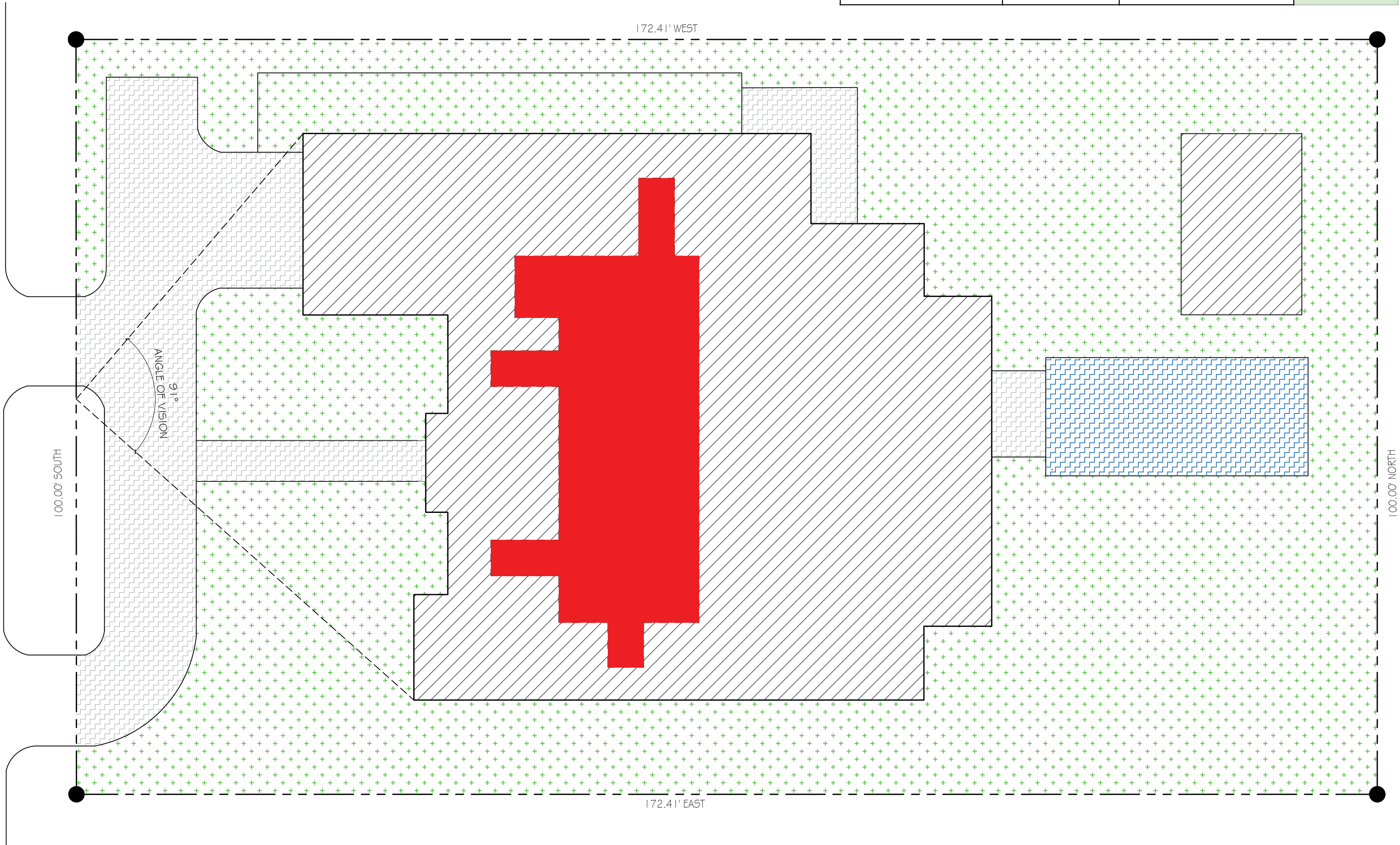
CCR PROPOSED

SITE SQ FT = 17,200			
MAX CCR = 3.93			
CUBIC FT MAX = 67,596 CU. FT. MAX			
	SF	CU. FT.	
FIRST STORY	4773.4	50120.7	*10.5' HEIGHT
SECOND STORY	1103	9375.5	*8.5' HEIGHT
CABANA	352.1	3697.05	*10.5' HEIGHT
LOGGIA	689.03	7234.81	*10.5' HEIGHT
SUBTOTAL	6917.53	70428.06	
LOGGIA DEDUCTION		-3379	
ADJUSTED TOTAL		67049.06	OR 3.89 CCR



- FIRST FLOOR
- CABANA
- LOGGIA / OVERHANG
- SECOND FLOOR

Tangier Ave



LOT COVERAGE	5,896 SQ.FT.	(34.17%)
OPEN SPACE	8,878 SQ.FT.	(51.46%)
HARDSCAPE / POOL	2,415 SQ.FT.	(14.37%)
TOTAL:	17,250 SQ.FT.	(100.00%)

OPEN SPACE DIAGRAM

SCALE: 3/32" = 1'-0"

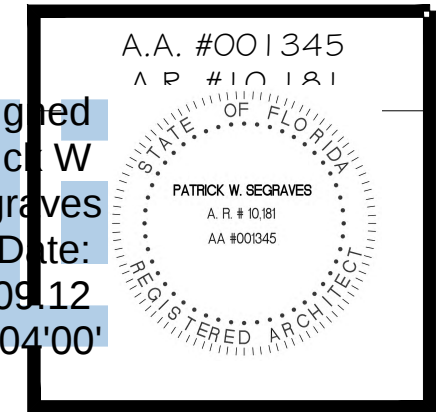


SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-892-7828
249 PERMAN AVE, SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

Digitally signed
by Patrick W
Segraves
Date: 2024.09.12
02:14:42-04'00'



REVISIONS:

- △
- △
- △
- △
- △

SHEET NUMBER:
1

CCR EXISTING

MAIN HOME		
4,773.4 SQ. FT. @ 10.5' =	50,120.7 CU. FT.	(ONE STORY STRUCTURE)
CABANA		
352.1 SQ. FT. @ 10.5' =	3,697.05 CU. FT.	(ONE STORY STRUCTURE)
TOTAL = 53,817.75 CU. FT.		

TOTAL CUBIC FEET :	53,817.75 CU. FT. / 17,200 SQ. FT. = 3.12 CCR
MAX ALLOWABLE CCR:	3.5 + [(60,000 - 17,200) / 50,000] * .5 = 3.92 CCR
MAX ALLOWABLE CUBIC FEET:	3.93 X 17,200 = 67,596 CU. FT. MAX
67,596 CU. FT. MAX -	53,817.75 CU. FT. = 13,779 CU. FT. REMAINING

LOGGIA	590.92 + 76.3 + 13.88 + 7.93
689.03 SQ. FT. @ 10.5' =	7,234.81 CU. FT. (LOGGIA)
5% OF MAX CU.FT. (67,596 CU. FT.) =	3,379.8 LOGGIA CU. FT. MAX
3,379.8 CU. FT. MAX - 7,234.81 CU. FT. =	-3,855.01 CU. FT. LOGGIA EXCESS
13,779 CU. FT. HOUSE REMAINDER - 3,855.01 CU. FT. LOGGIA EXCESS =	9,923.99 CU. FT. REMAINING

CCR PROPOSED

MAIN HOME		
4,773.4 SQ. FT. @ 10.5' =	50,120.7 CU. FT.	(ONE STORY STRUCTURE)
CABANA		
352.1 SQ. FT. @ 10.5' =	3,697.05 CU. FT.	(ONE STORY STRUCTURE)
2ND STORY ADDITION		
1103.00 SQ. FT. @ 8.5' =	9,375.50 CU. FT.	(2ND STORY STRUCTURE)
TOTAL = 63,193.25 CU. FT.		

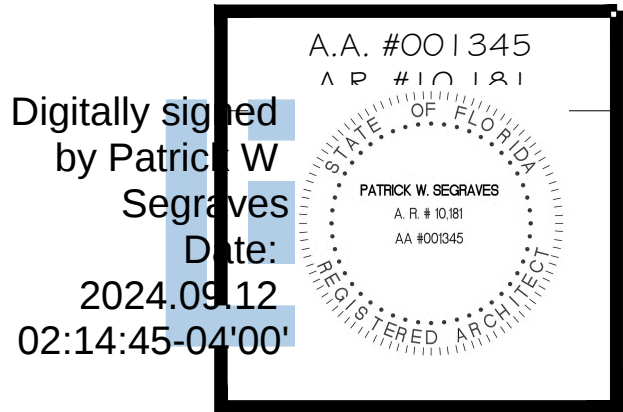
TOTAL CUBIC FEET =	63,193.25 CU. FT. / 17,200 SQ. FT. = 3.67 CCR
MAX ALLOWABLE CCR:	3.5 + [(60,000 - 17,200) / 50,000] * .5 = 3.93 CCR
MAX ALLOWABLE CUBIC FEET:	3.93 X 17,200 = 67,596.00 CU. FT. MAX
67,596.00 CU. FT. MAX - 63,193.25 CU. FT. =	4,402.75 CU. FT. REMAINING

LOGGIA	590.92 + 76.3 + 13.88 + 7.93
689.03 SQ. FT. @ 10.5' =	7,234.81 CU. FT. (LOGGIA)
5% OF MAX CU.FT. (67,596.00 CU. FT.) =	3,379 LOGGIA CU. FT. MAX
3,379 CU. FT. MAX - 7,234.81 CU. FT. =	-3,855.81 CU. FT. LOGGIA EXCESS
4,402.75 CU. FT. HOUSE REMAINDER - 3,355.81 CU. FT. LOGGIA EXCESS =	1,046.94 CU. FT. REMAINING



CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480



REVISIONS:

△

△

△

△

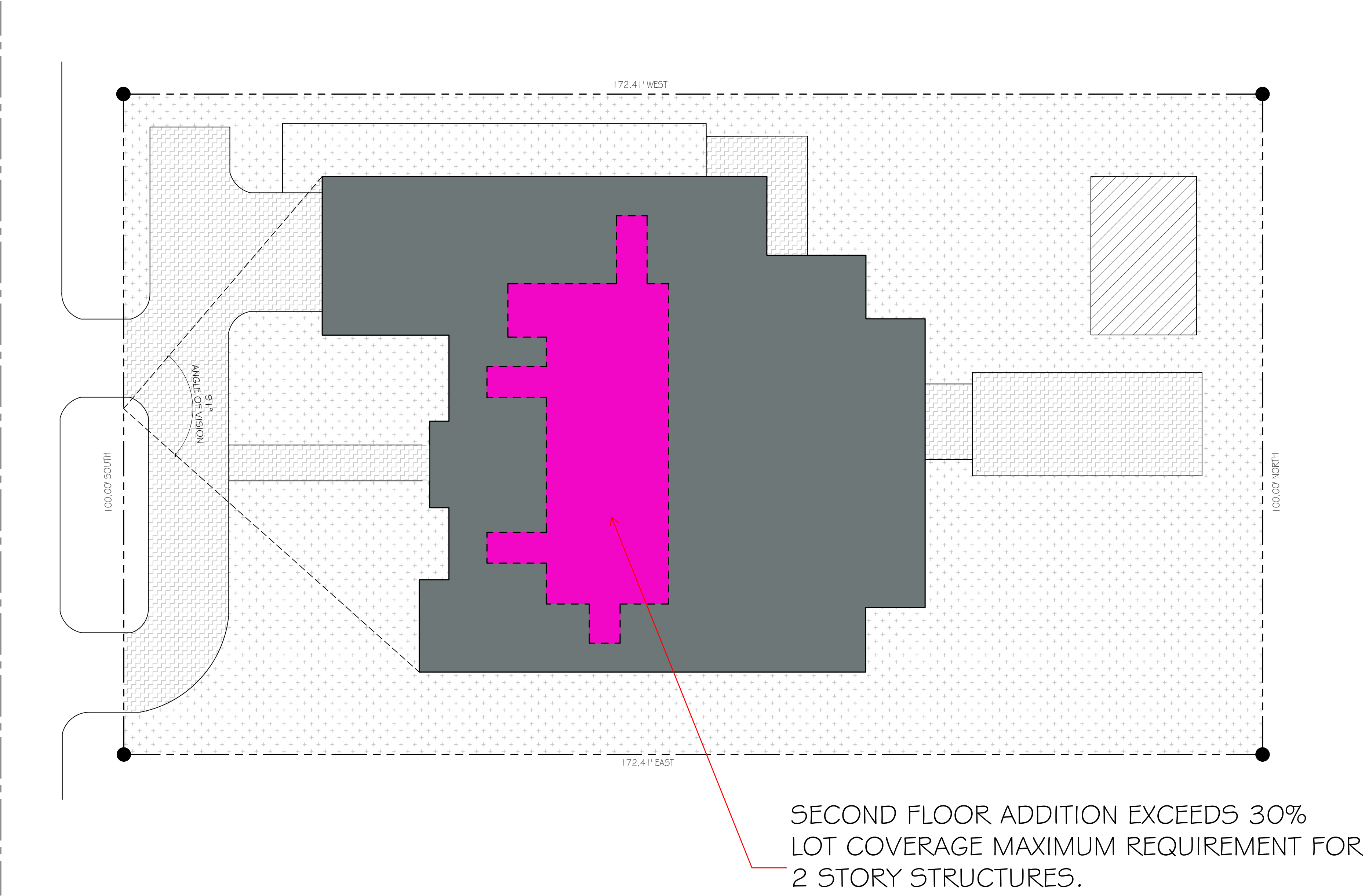
△

SHEET NUMBER:

2

SEC. 134-893(11)(b): Lot coverage. The maximum lot coverage for two-story buildings is 30 percent.

Variance 1: SEC. 134-893(11)(b): Variance request to allow second floor addition excess square footage to comply with 30 percent lot coverage requirements.



LOT COVERAGE EXISTING SF:
5896 SF 34.64% (ONE-STORY MAX 40%)

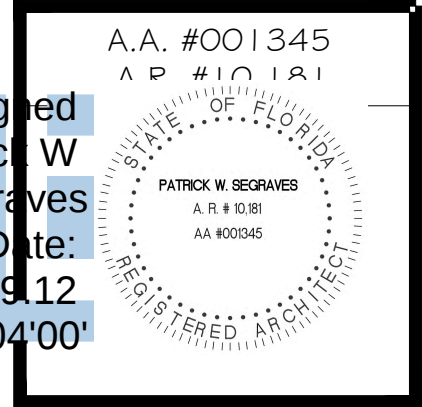
LOT COVERAGE ADDITION SECOND FLOOR ADDITION SF:
5896 SF 34.64% (TWO-STORY MAX 30%)

VARIANCE DIAGRAM
SCALE: 3/32" = 1'-0"

CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

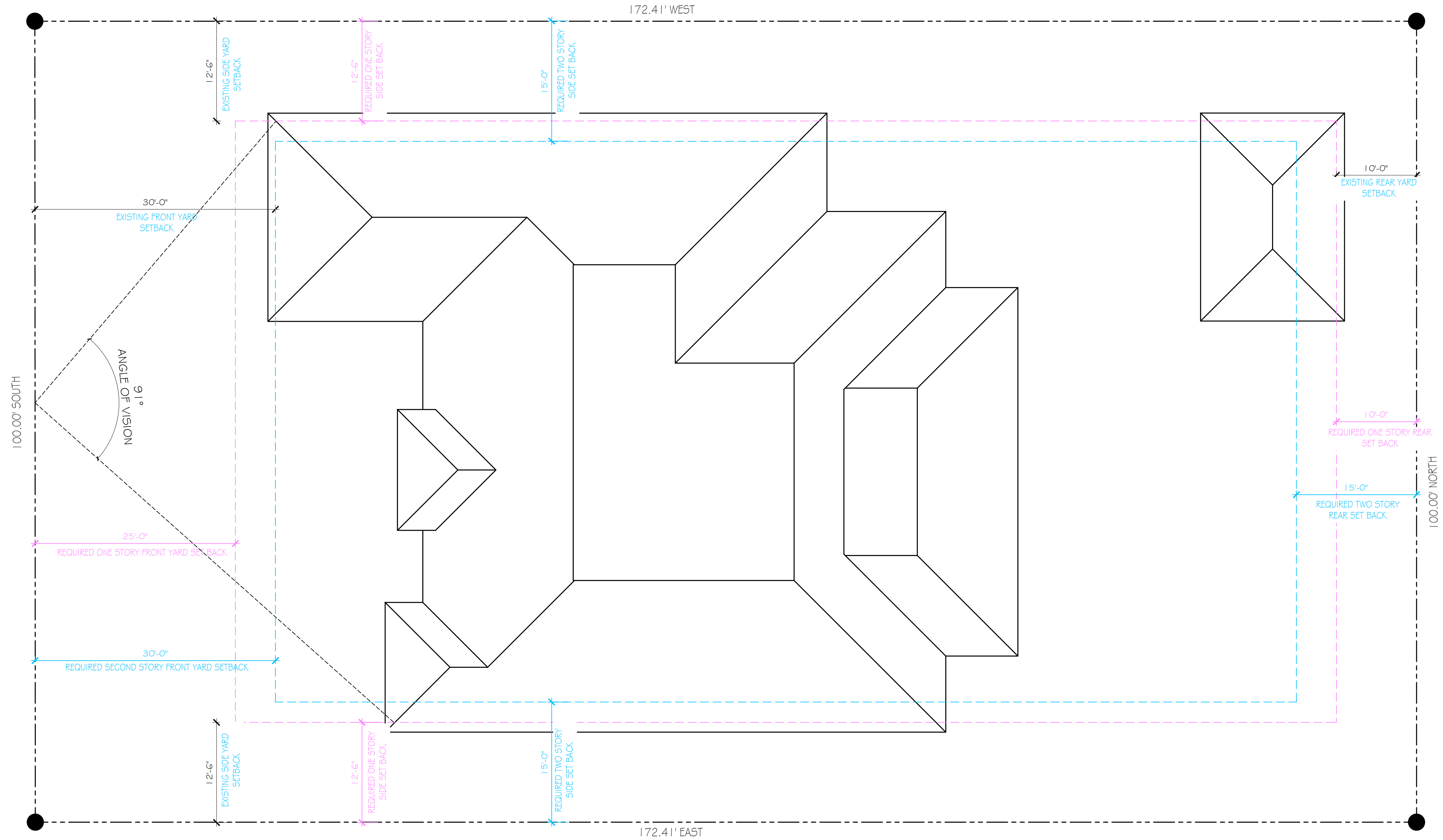
Digitally signed
by Patrick W
Segraves
Date: 2024.09.12
02:14:48-04'00'



REVISIONS:

SHEET NUMBER:
3

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERMAN AVE, SUITE F-2, PALM BEACH, FL 33480



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

Digitally signed
by Patrick W
Segraves
Date: 2024.09.12
02:14:51-04'00'

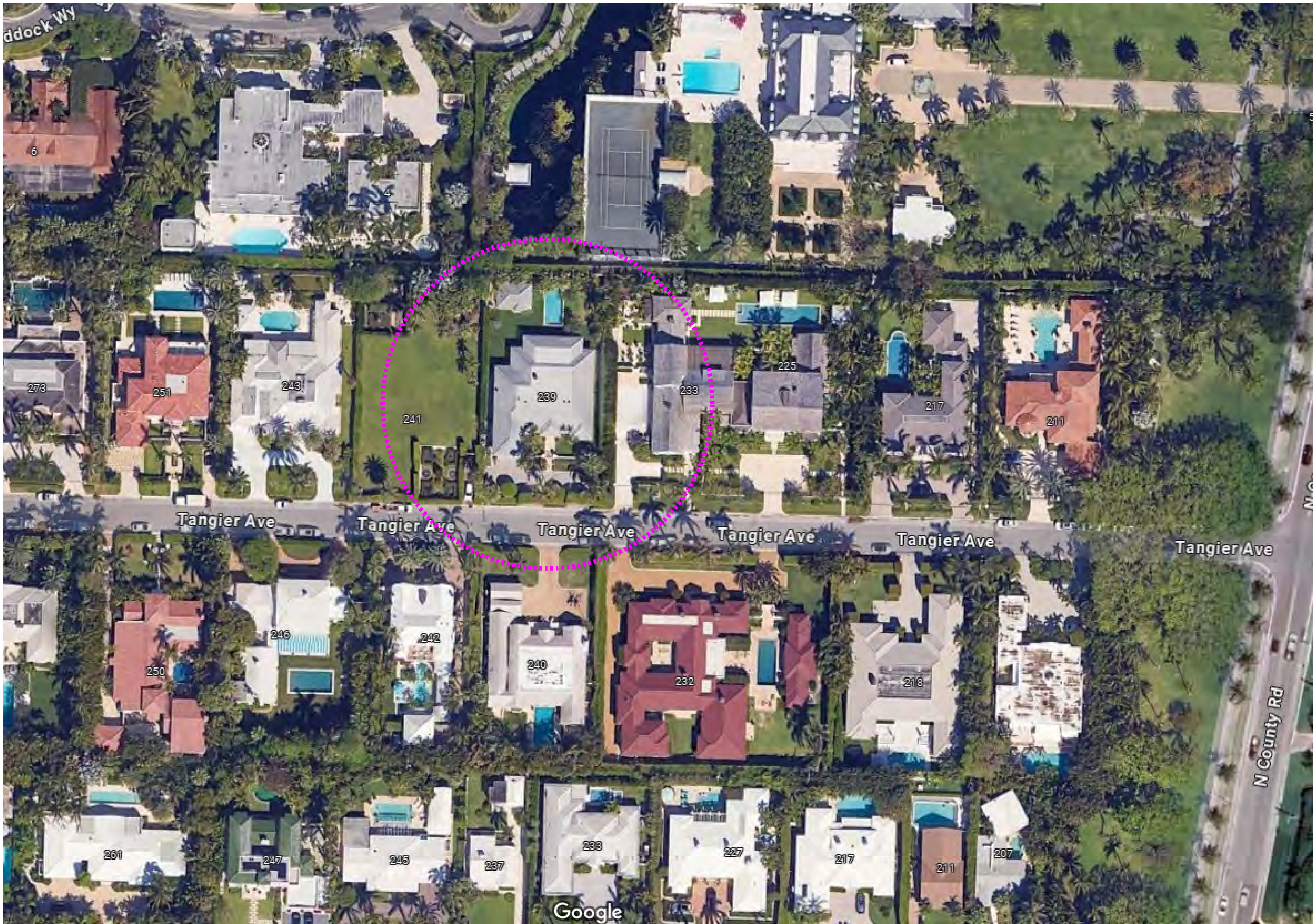


REVISIONS:
△
△
△
△
△

SHEET NUMBER:
4

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

CONSULTANT:



VICINITY LOCATION MAP



CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

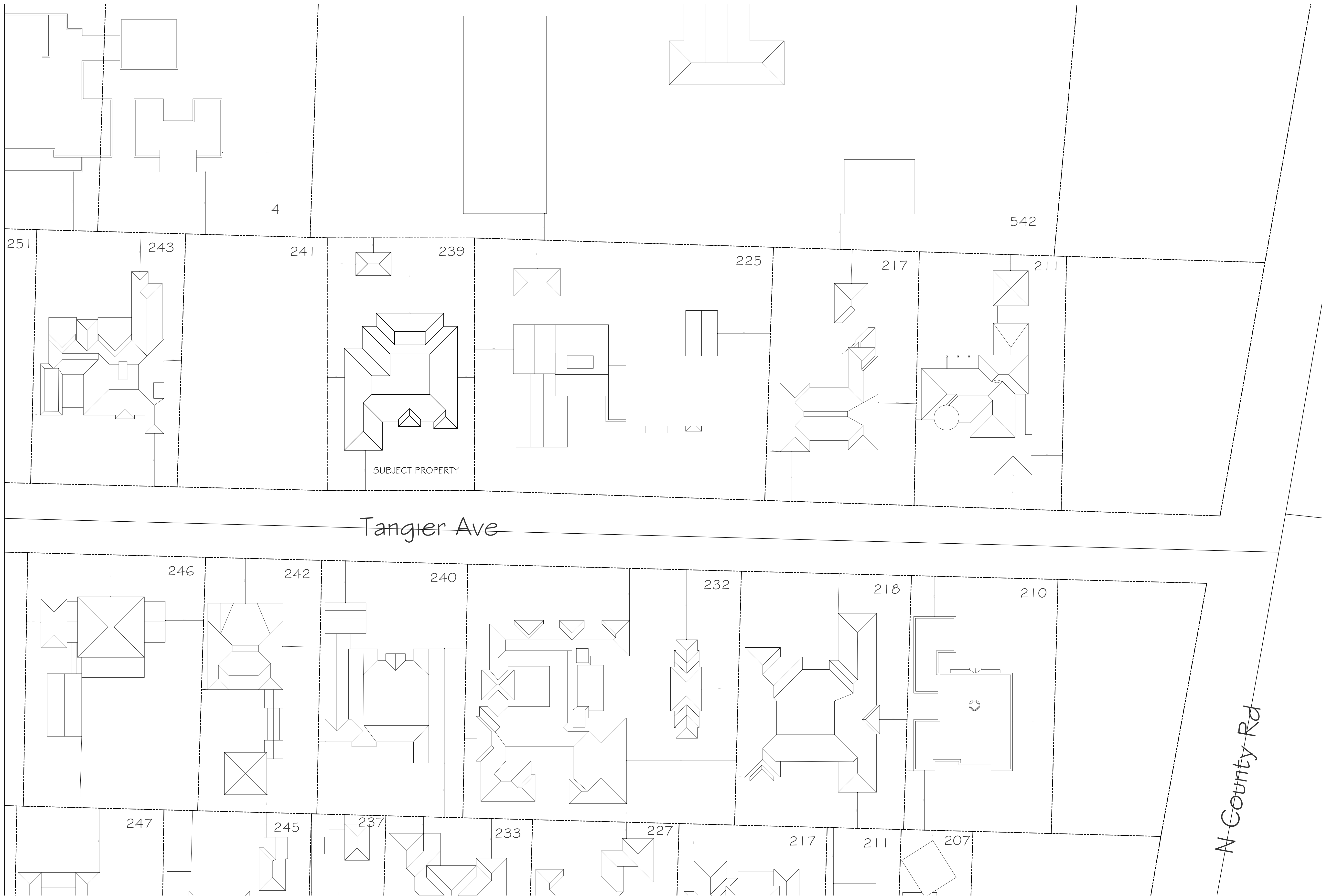
A.A. #001345
A.R. #10,181

REVISIONS:

△
△
△
△
△

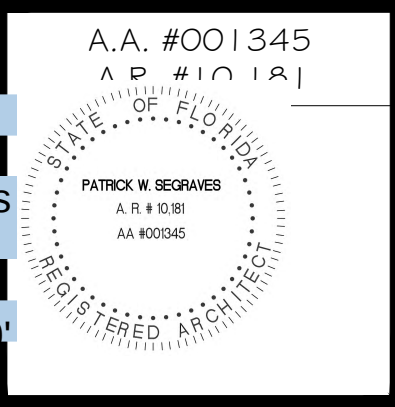
SHEET NUMBER:

5



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

Digitally signed
by Patrick W
Segraves
Date:
2024.09.12
02:14:57-04'00'

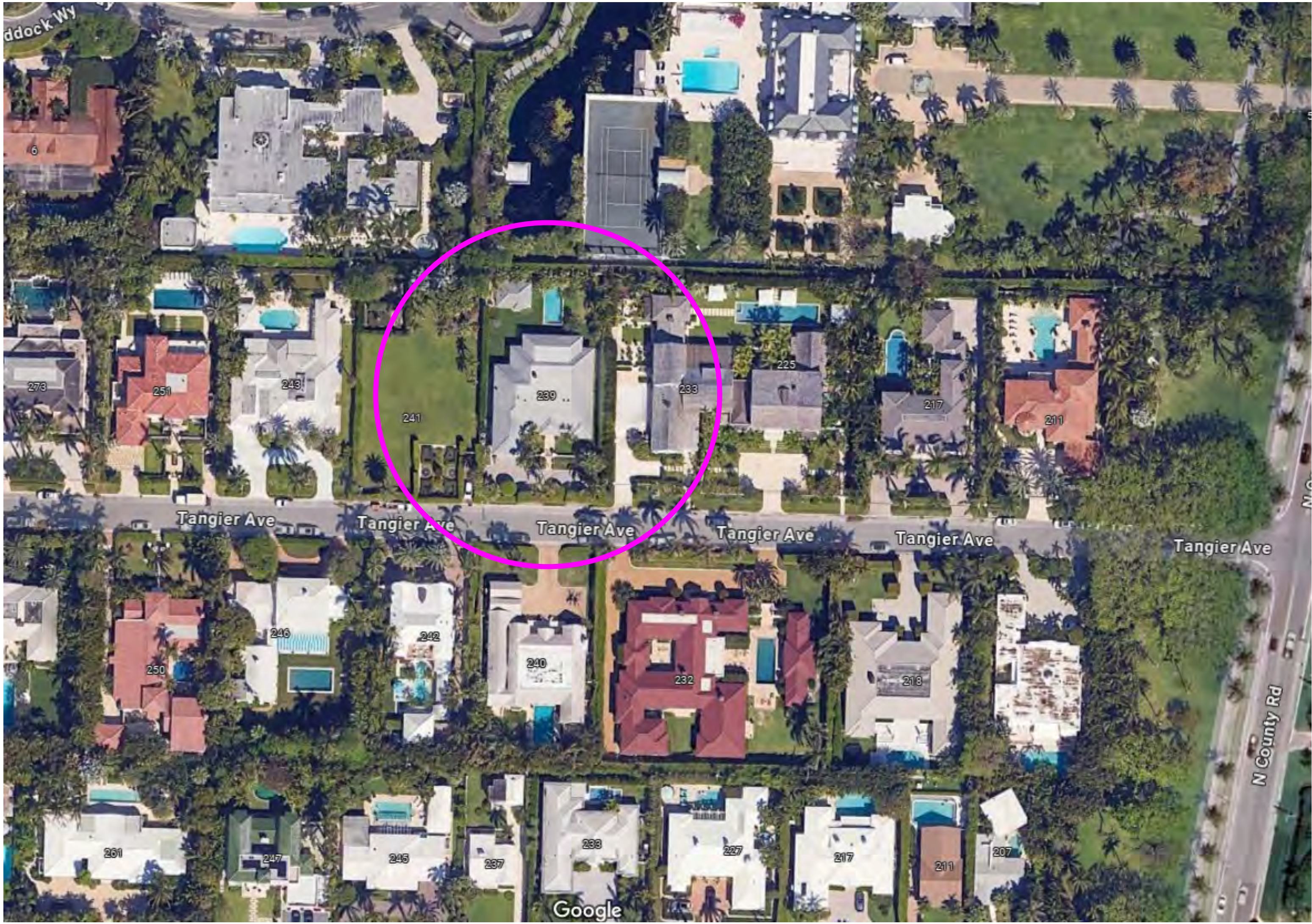


REVISIONS:
△
△
△
△
△

SHEET NUMBER:
6

CONSULTANT:

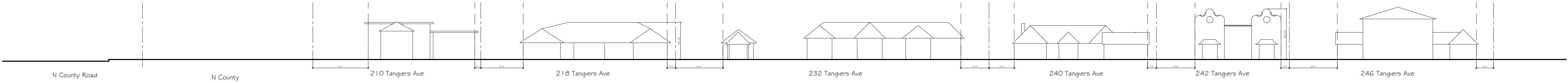
PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480



LOCATION MAP
SCALE: N.T.S.



CONTEXTUAL ELEVATION LOOKING NORTH



CONTEXTUAL ELEVATION LOOKING SOUTH



CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:



SHEET NUMBER:

7

CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
STATE OF FLORIDA
PATRICK W. SEGRAVES
A.R. #10181
AA WOODS

Digitally signed
by Patrick W. Segraves
Date: 2024.09.12
02:15:03-04'00'

REVISIONS:

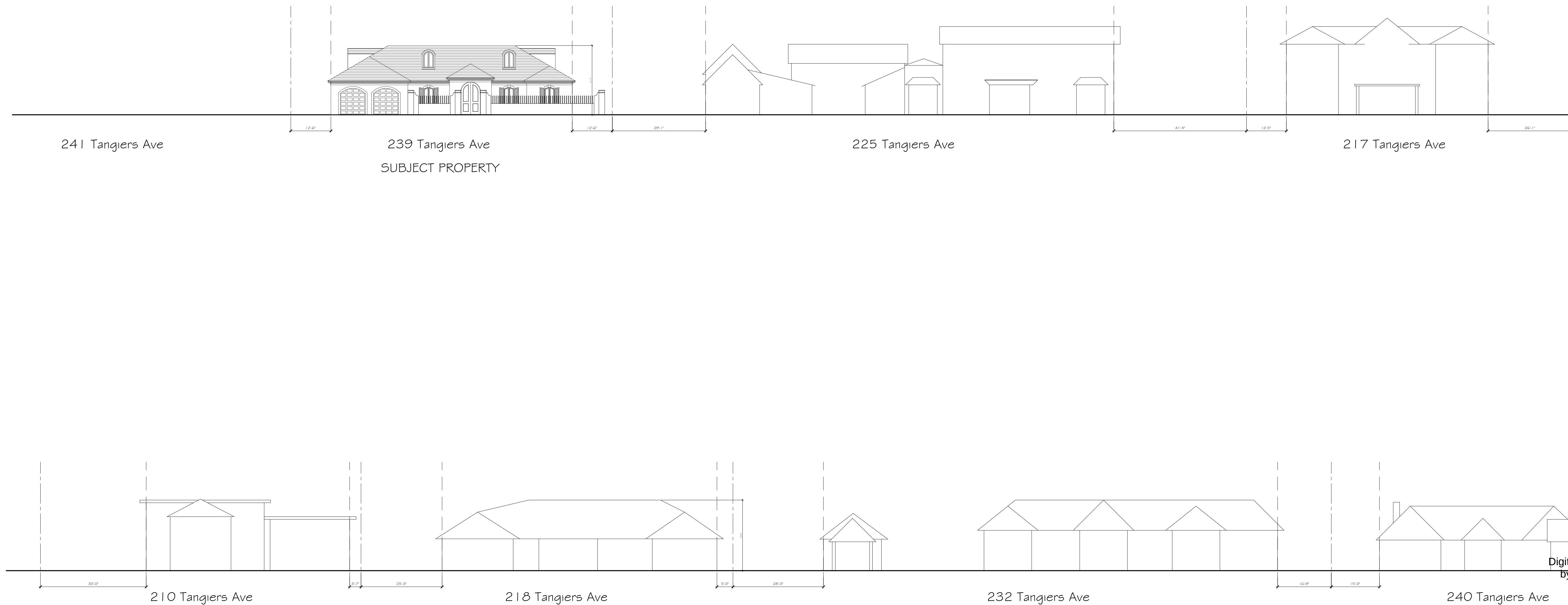
△
△
△
△
△

SHEET NUMBER:

5A

ENLARGED STREETSCAPE ELEVATION

SCALE: N.T.S.





242 TANGIER AVE



232 TANGIER AVE



233 TANGIER AVE



240 TANGIER AVE



LOOKING SOUTHEAST



LOOKING SOUTH

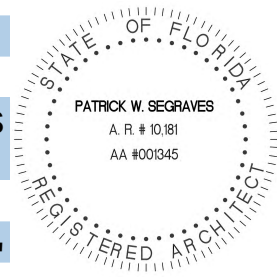


LOOKING NORTHWEST



LOOKING NORTHEAST

Digitally signed
by Patrick W
Segraves
Date:
2024.09.12
02:15:09-04'00'





GARAGE HALLWAY



LAUNDRY ROOM (LOCATION OF NEW STAIRS)

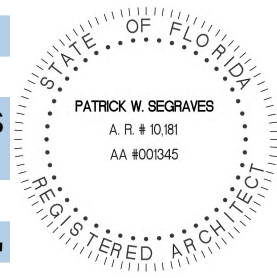


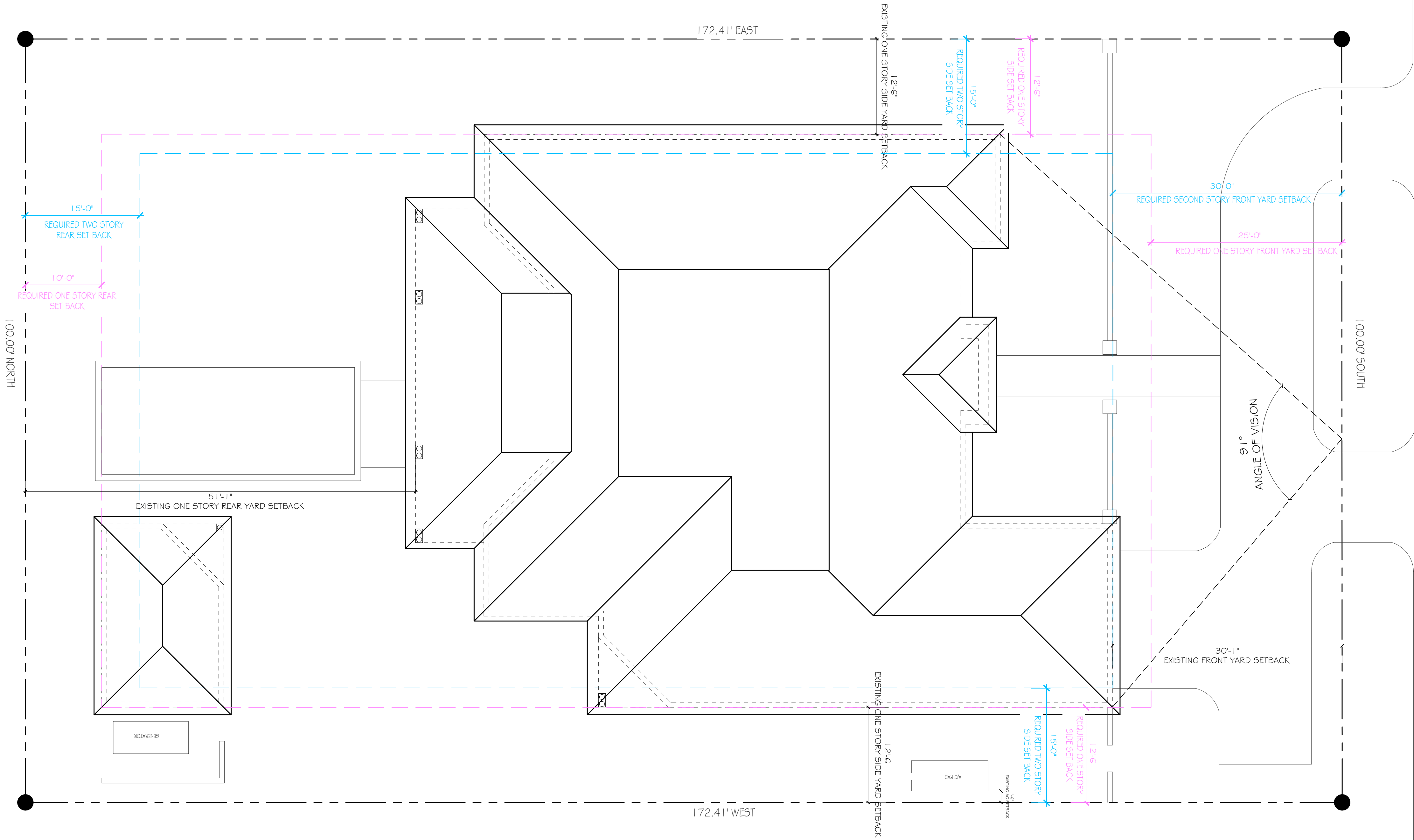
KITCHEN / DINING ROOM



LIVING ROOM

Digitally signed
by Patrick W
Segraves
Date:
2024.09.12
02:15:12-04'00'





Tangier Ave

EXISTING SITE PLAN

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



CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345

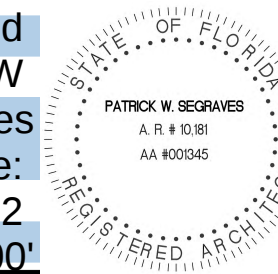
A.R. #10,181

Digitally signed
by Patrick W
Segraves

Date:

2024.09.12

02:15:16 04'00"



REVISIONS:



SHEET NUMBER:

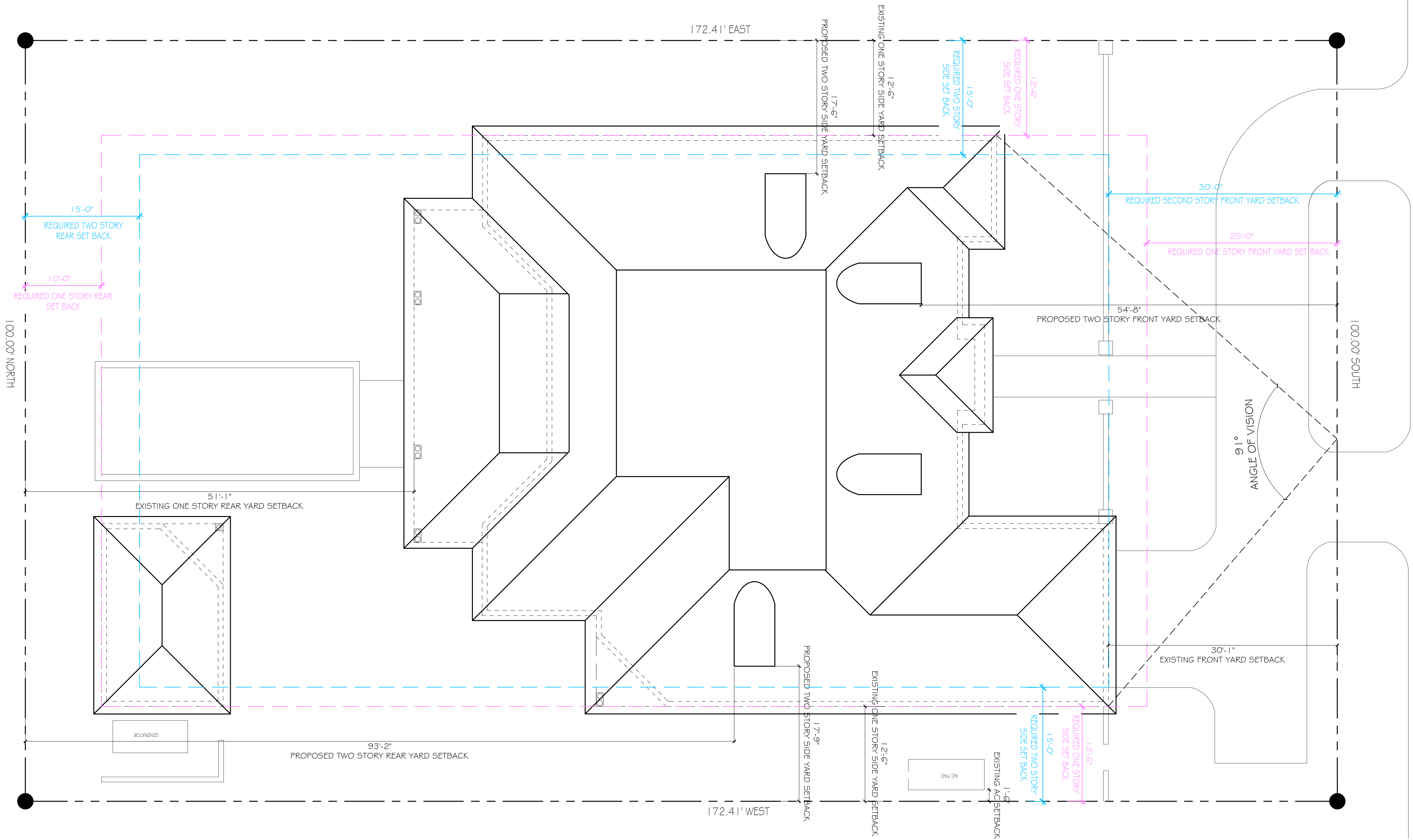
9

ISSUE DATE: 09-09-24

JOB #ARC-24-0083

ZON-24-0051

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-782
249 PERMAN AVE, SUITE F-2, PALM BEACH, FL 33448



Tangler Ave

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



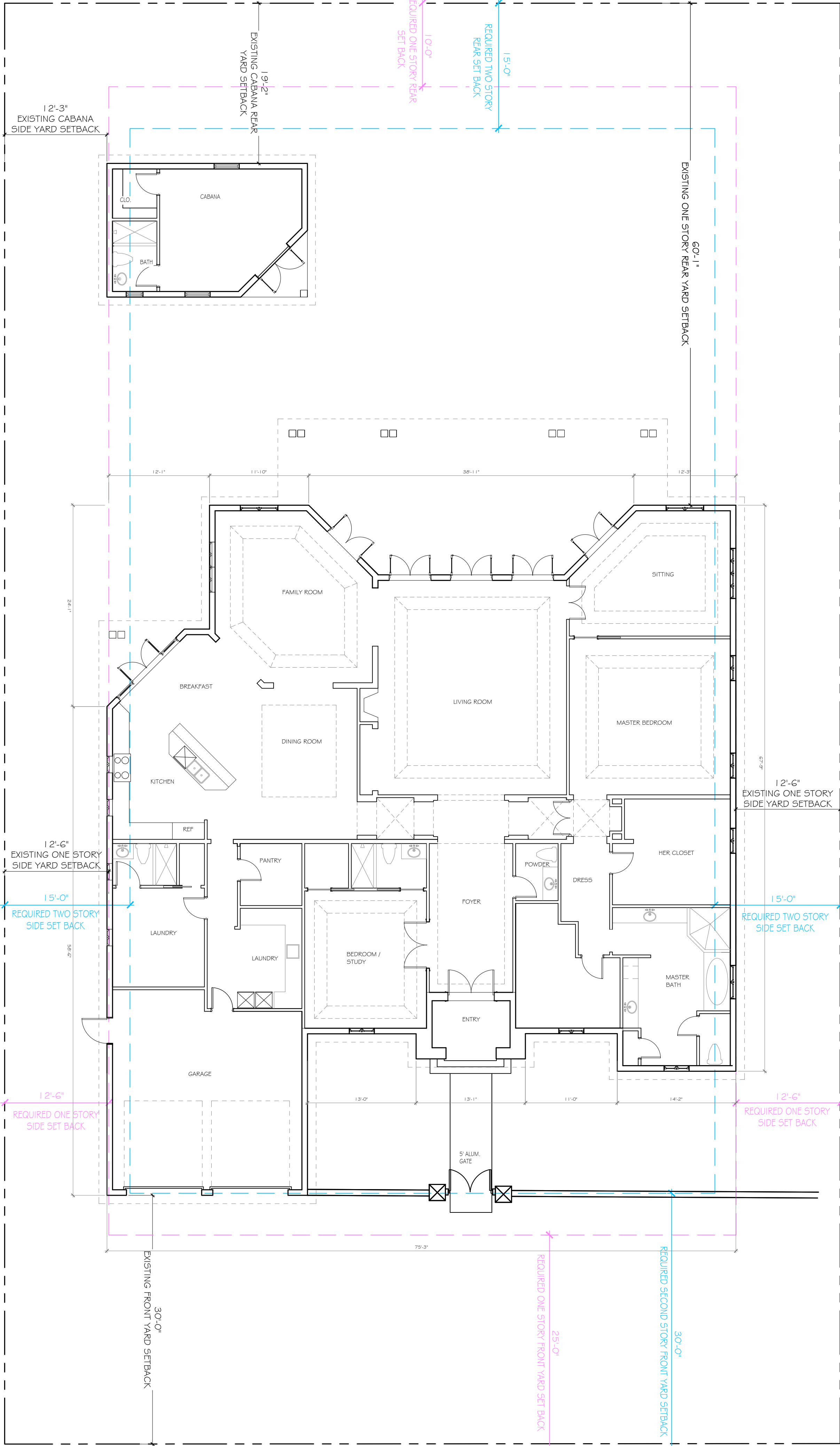
CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Digitally signed
by Patrick W
Segraves
Date:
2024.09.12
02:15:19 -04'00'

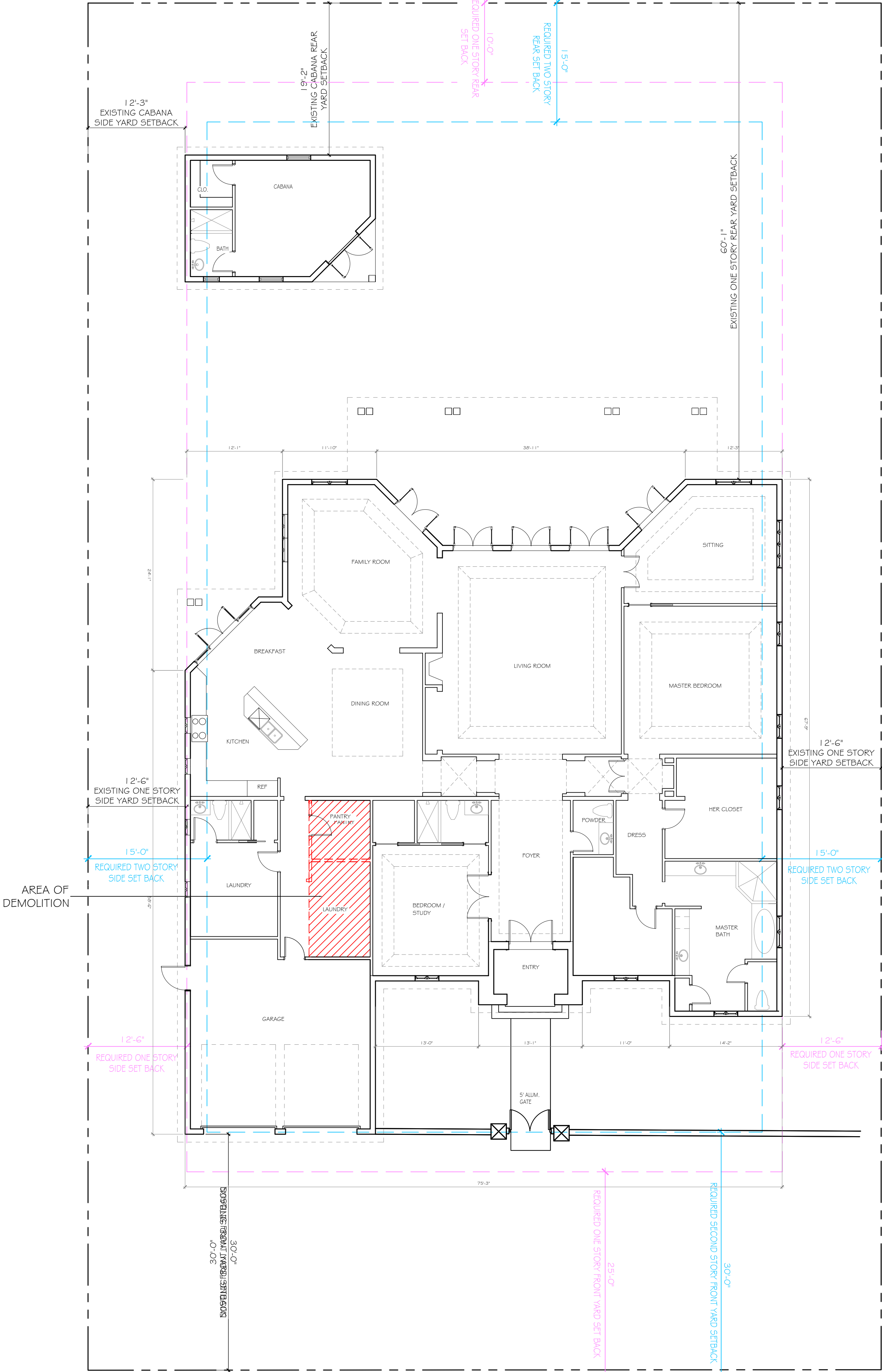
REVISIONS:

SHEET NUMBER:
10
ISSUE DATE: 09-09-24
JOB #ARC-24-0083
ZON-24-0051



EXISTING FIRST FLOOR PLAN

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



LEGEND:

AREA TO BE DEMOLISHED

EXISTING FIRST FLOOR DEMO PLAN

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

CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

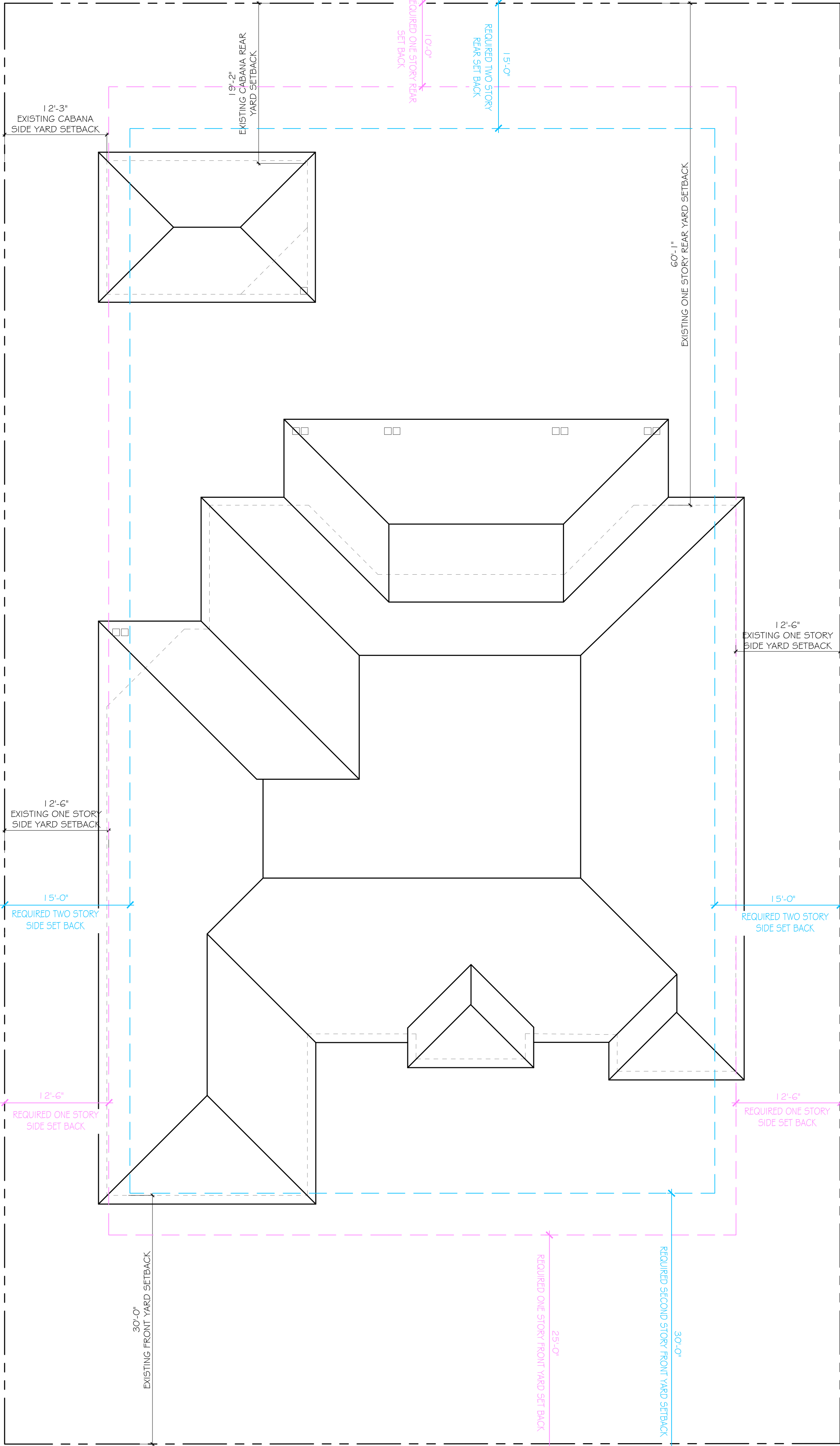
Digitally signed
by Patrick W. Seagraves
Date: 2024.09.12
02:15:22-04'00'

REVISIONS:

▲
▲
▲
▲
▲

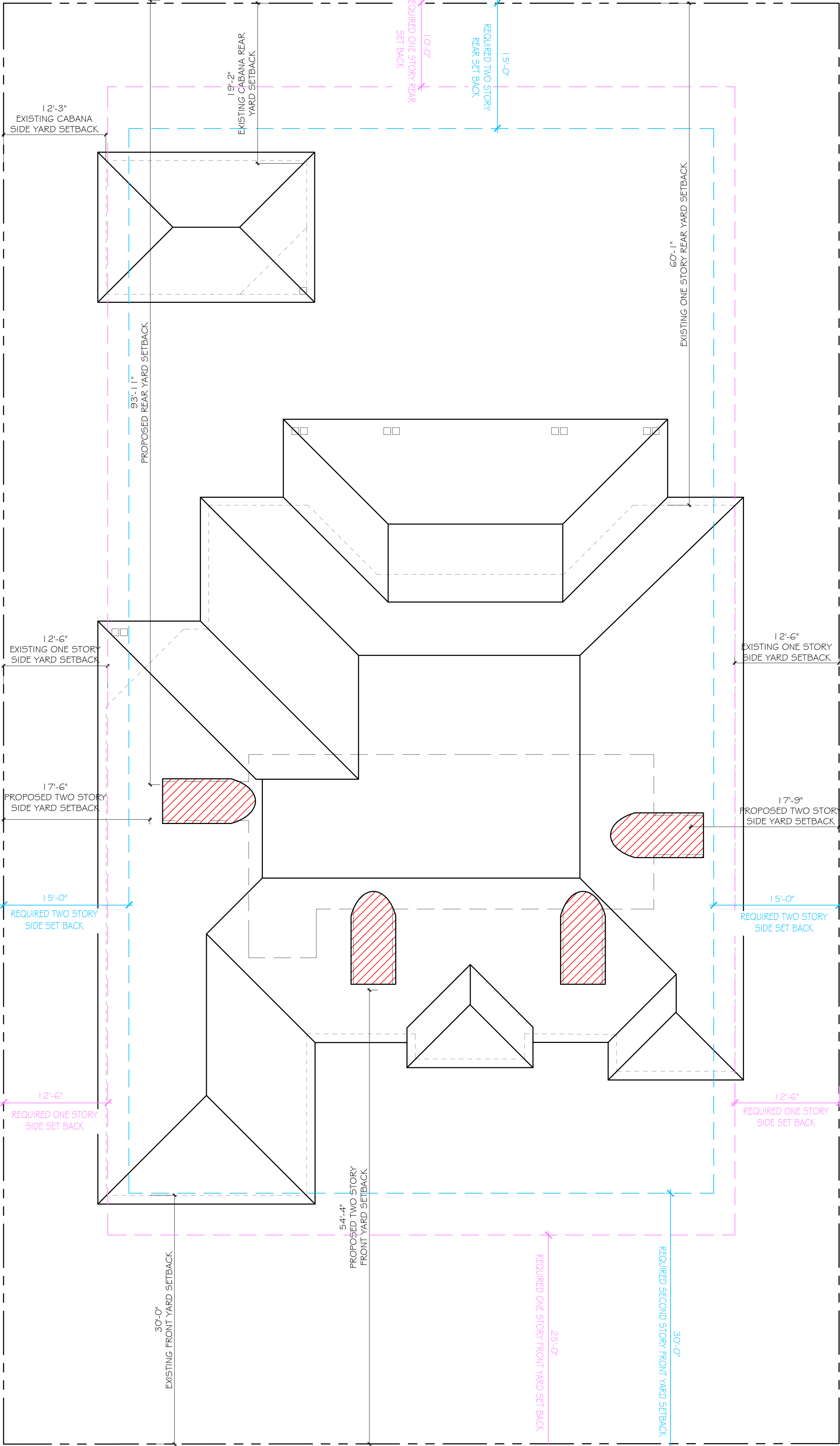
SHEET NUMBER:
11

ISSUE DATE: 09-09-24
JOB #ARC-24-0083
ZON-24-0051



EXISTING ROOF PLAN

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



LEGEND:

AREA TO BE DEMOLISHED

EXISTING ROOF DEMO PLAN

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



CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

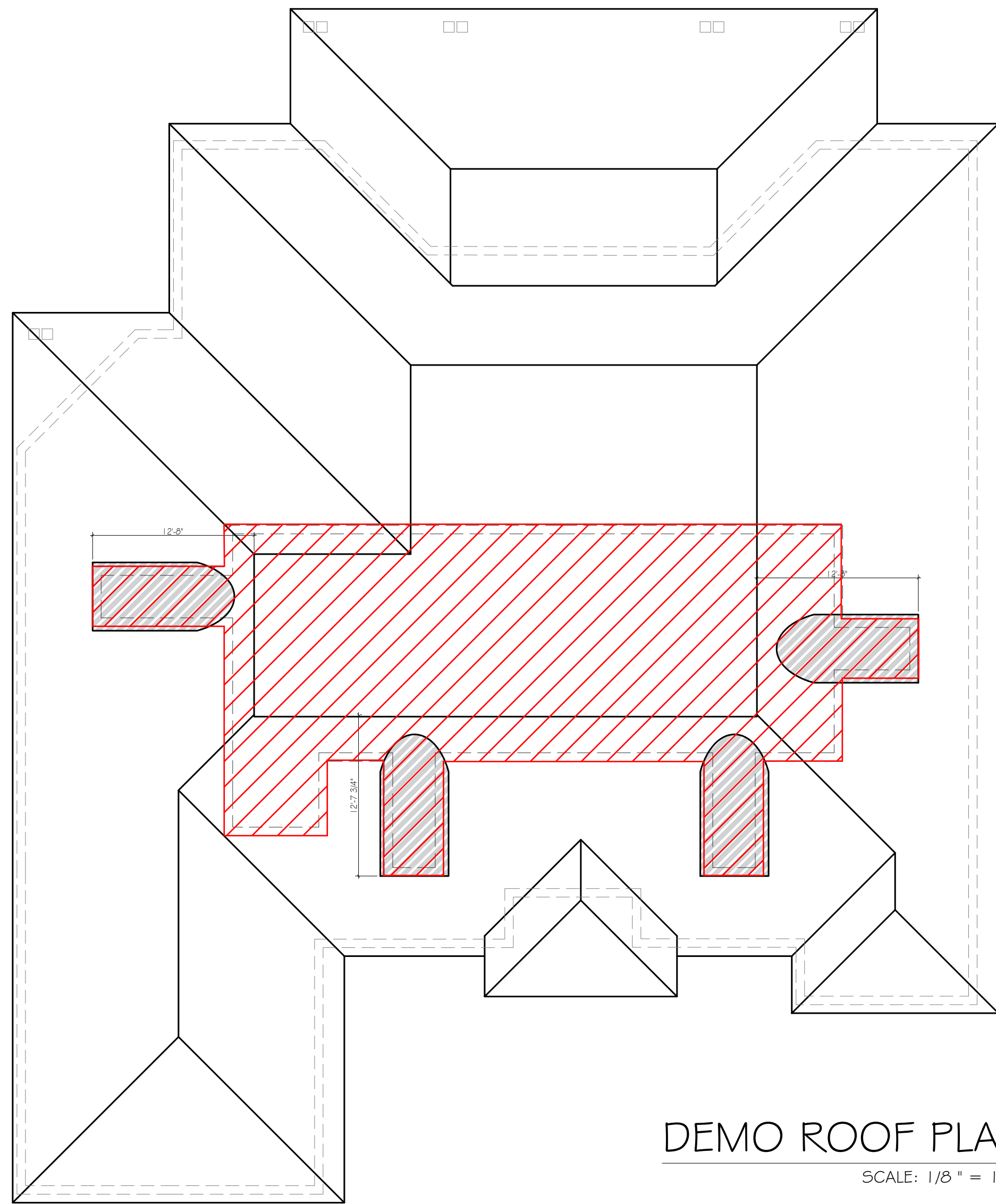
A.A. #001345
A.R. #10,181
PATRICK W. SEGRAVES
A.R. #10,181
A.A. WOODS
REGISTERED ARCHITECT

Digitally signed
by Patrick W. Segraves
Date: 2024.09.12
02:15:25-04'00'

REVISIONS:

△
△
△
△
△

SHEET NUMBER:
12
ISSUE DATE: 09-09-24
JOB #ARC-24-0083
ZON-24-0051



DEMO ROOF PLAN

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

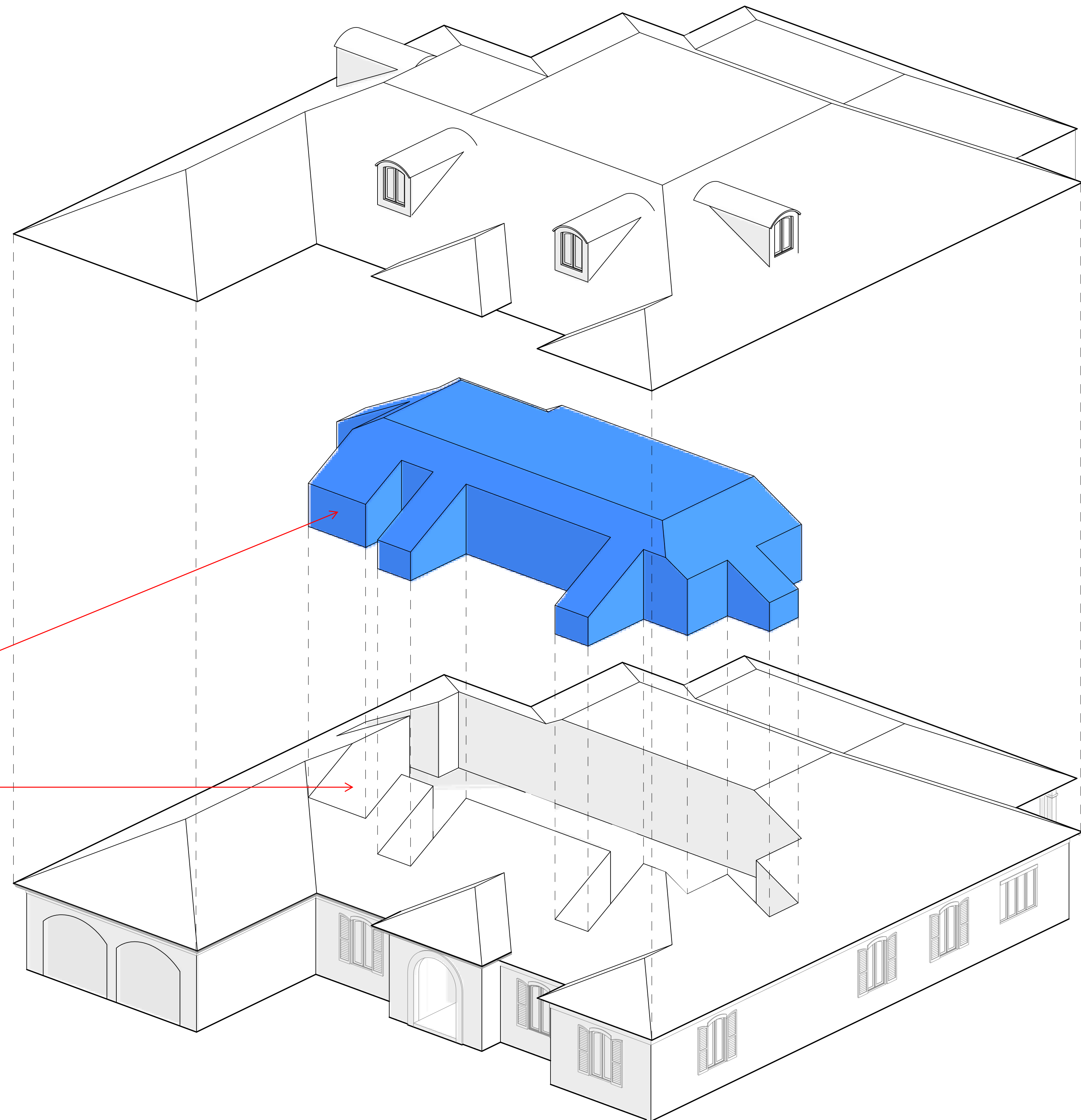


31,414 CU. FT. EXISTING ROOF VOLUME

+ - 34% OF EXISTING ROOF TRUSS
VOLUME TO BE DEMOLISHED

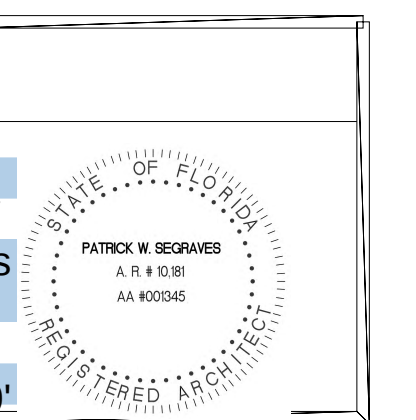
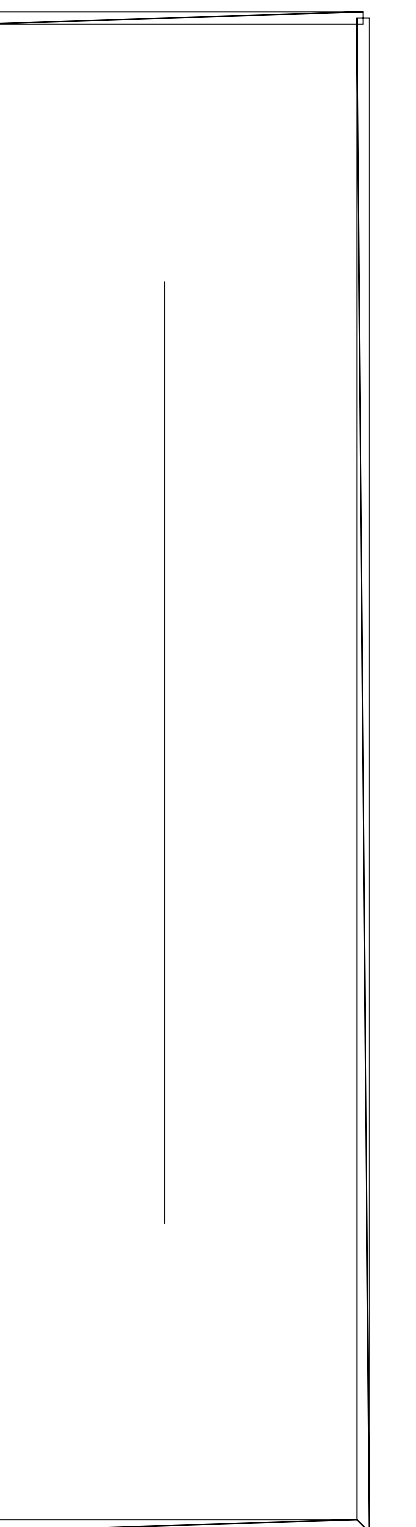
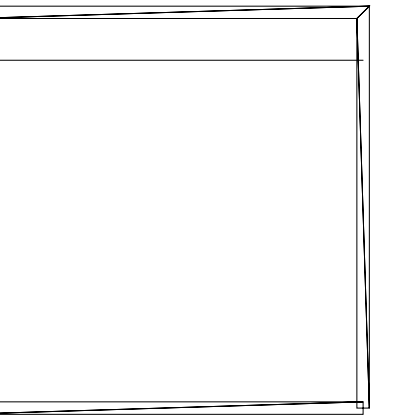
EXISTING TRUSS VOLUME TO BE
REMOVED: +-10,767.15 CU. FT

RESULTANT SPACE

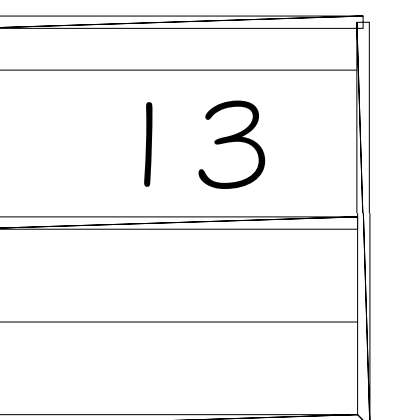
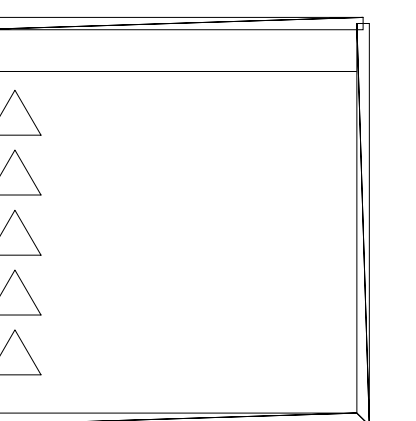


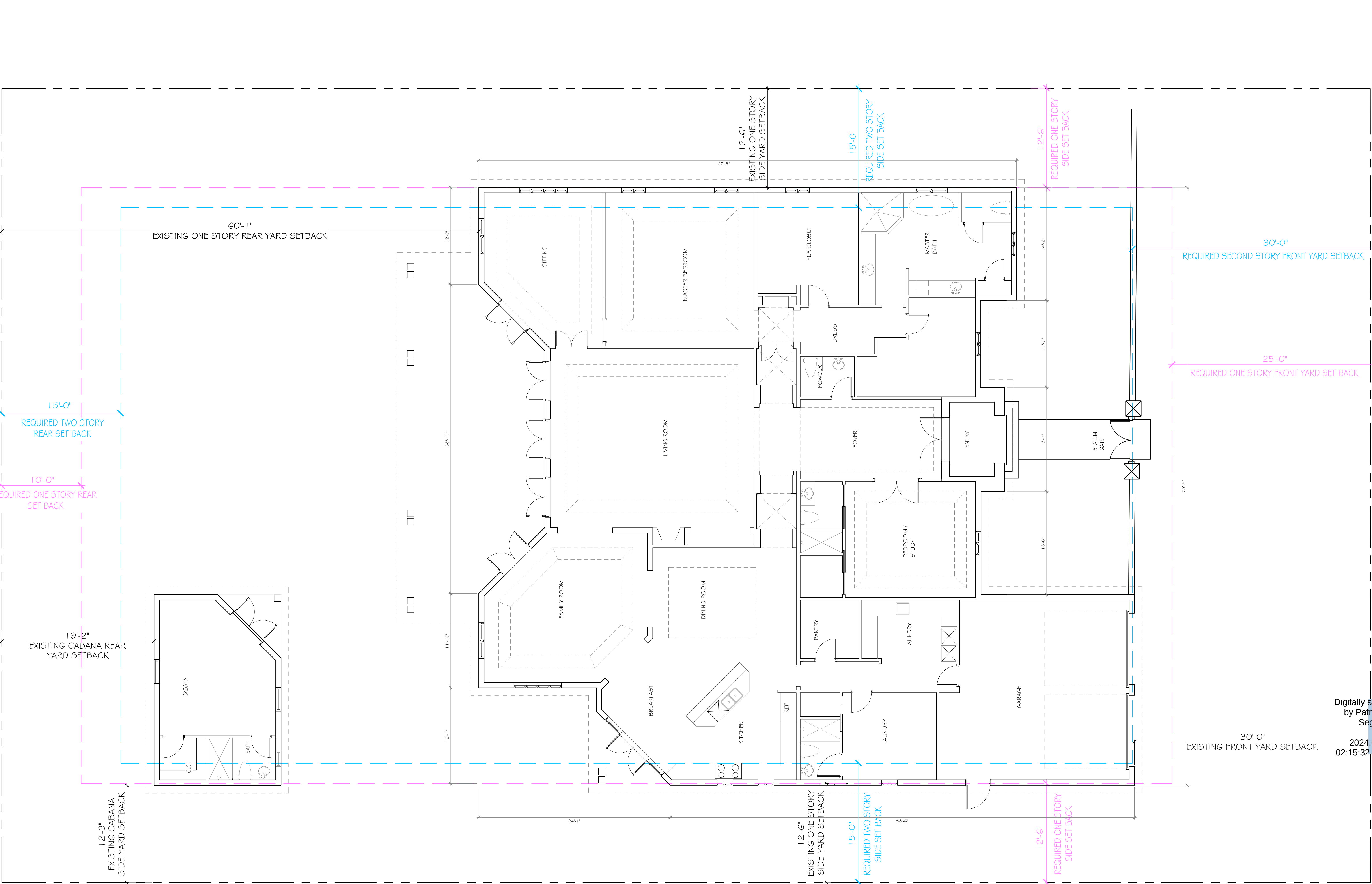
EXPLODED VOLUMETRIC TRUSS REMOVAL DIAGRAM

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



Digitally signed
by Patrick W
Segraves
Date:
2024.09.12
02:15:29-04'00'





EXISTING FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



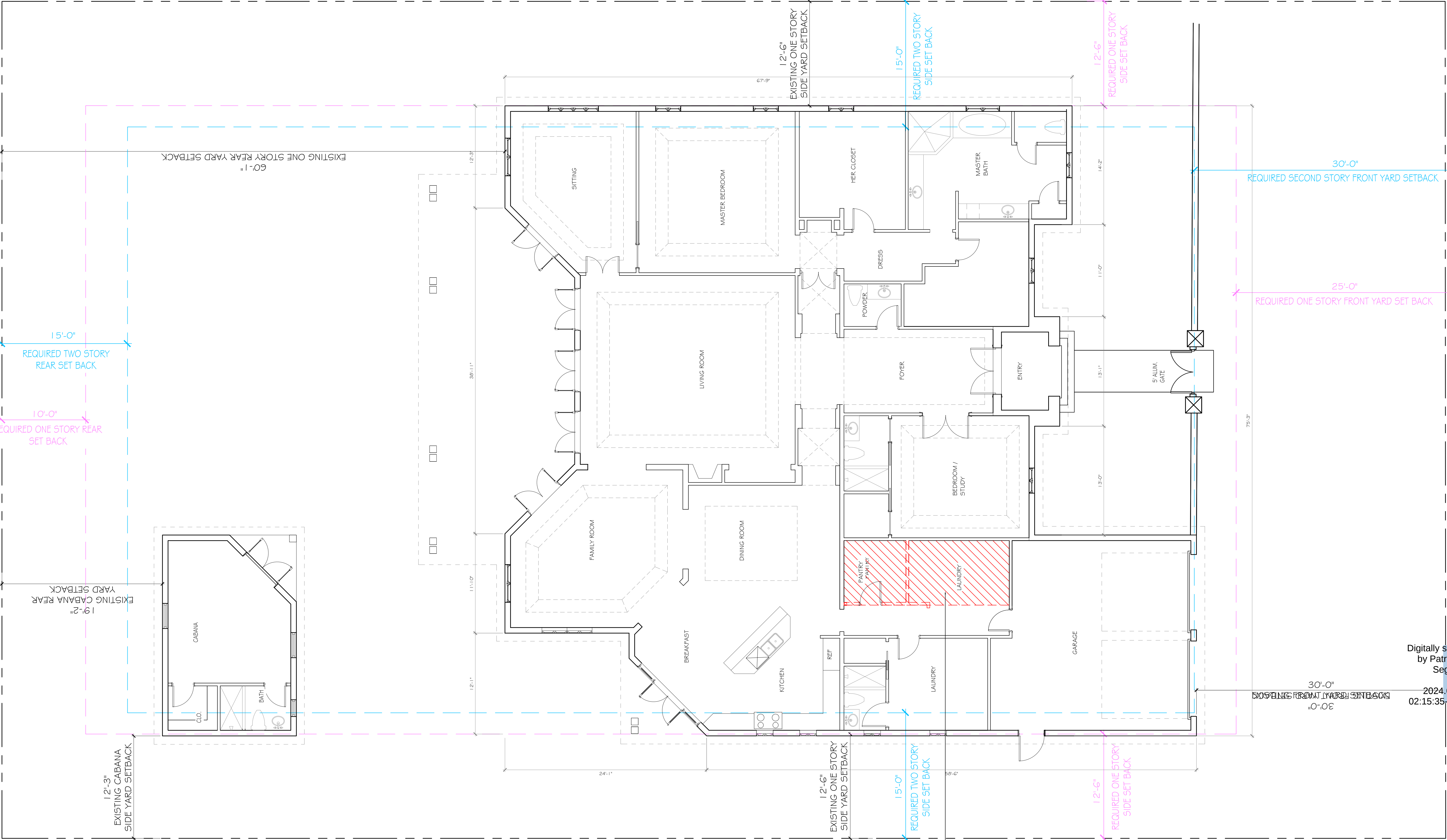
CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Digitally signed by Patrick W. Segraves
Date: 2024.09.12 02:15:32-04'00'
STATE OF FLORIDA
PATRICK W. SEGRAVES
A.R. #10181
REGISTERED ARCHITECT

REVISIONS:
△
△
△
△
△

SHEET NUMBER:
14
ISSUE DATE: 09-09-24
JOB #ARC-24-0083
ZON-24-0051



LEGEND:

AREA TO BE DEMOLISHED

EXISTING FIRST FLOOR DEMO PLAN

CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

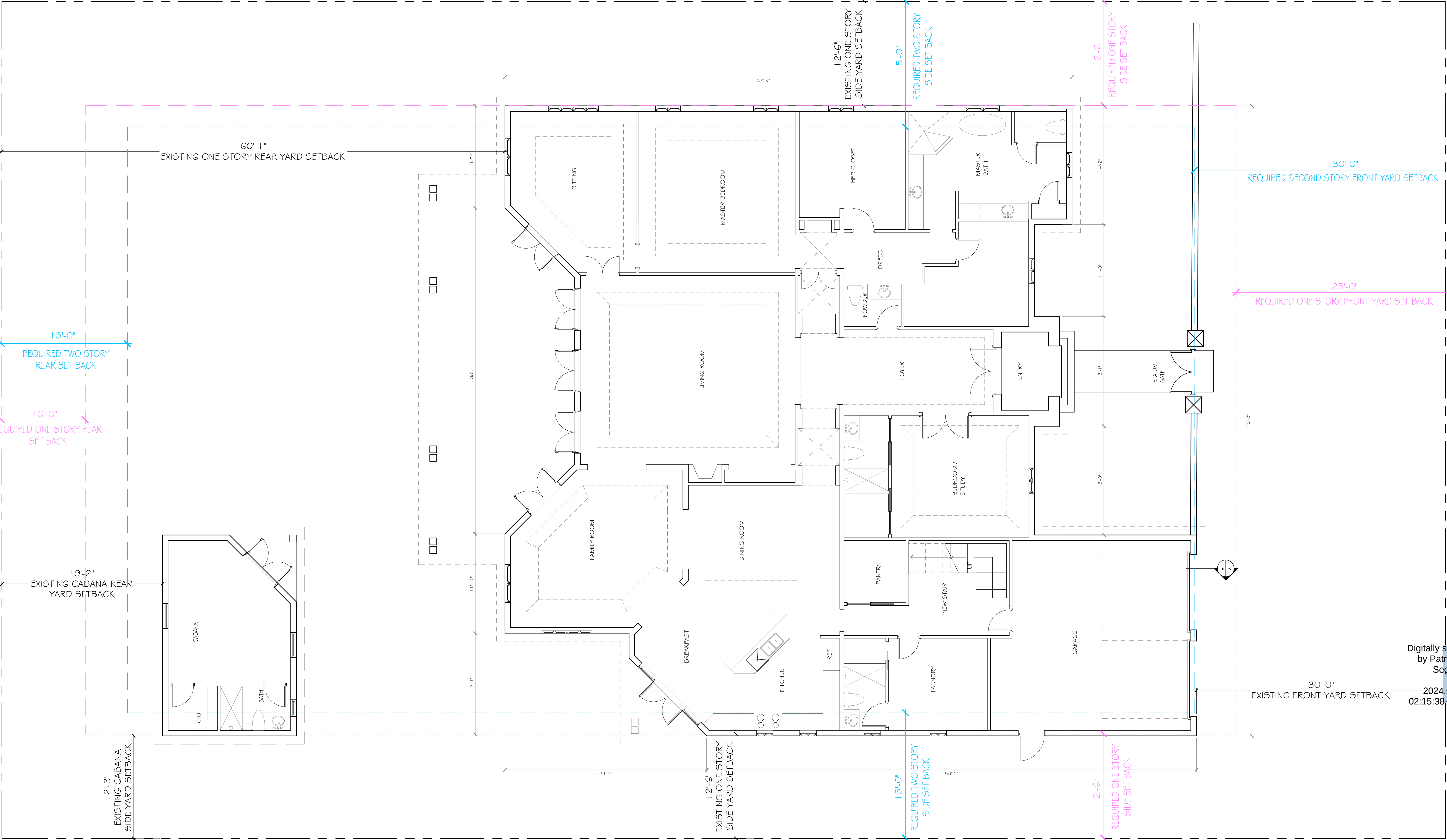
STATE OF FLORIDA
PATRICK W. SEGRAVES
A.R. #10,181
REGISTERED ARCHITECT

Digitally signed
by Patrick W. Segraves
Date: 2024.09.12 02:15:35 -0400

REVISIONS:

SHEET NUMBER:
15

ISSUE DATE: 09-09-24
JOB #ARC-24-0083
ZON-24-0051



PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Digitally signed by Patrick W. Segraves
Date: 2024.09.12 02:15:38-04'00'
STATE OF FLORIDA
PATRICK W. SEGRAVES
A.R. #10,181
REGISTERED ARCHITECT

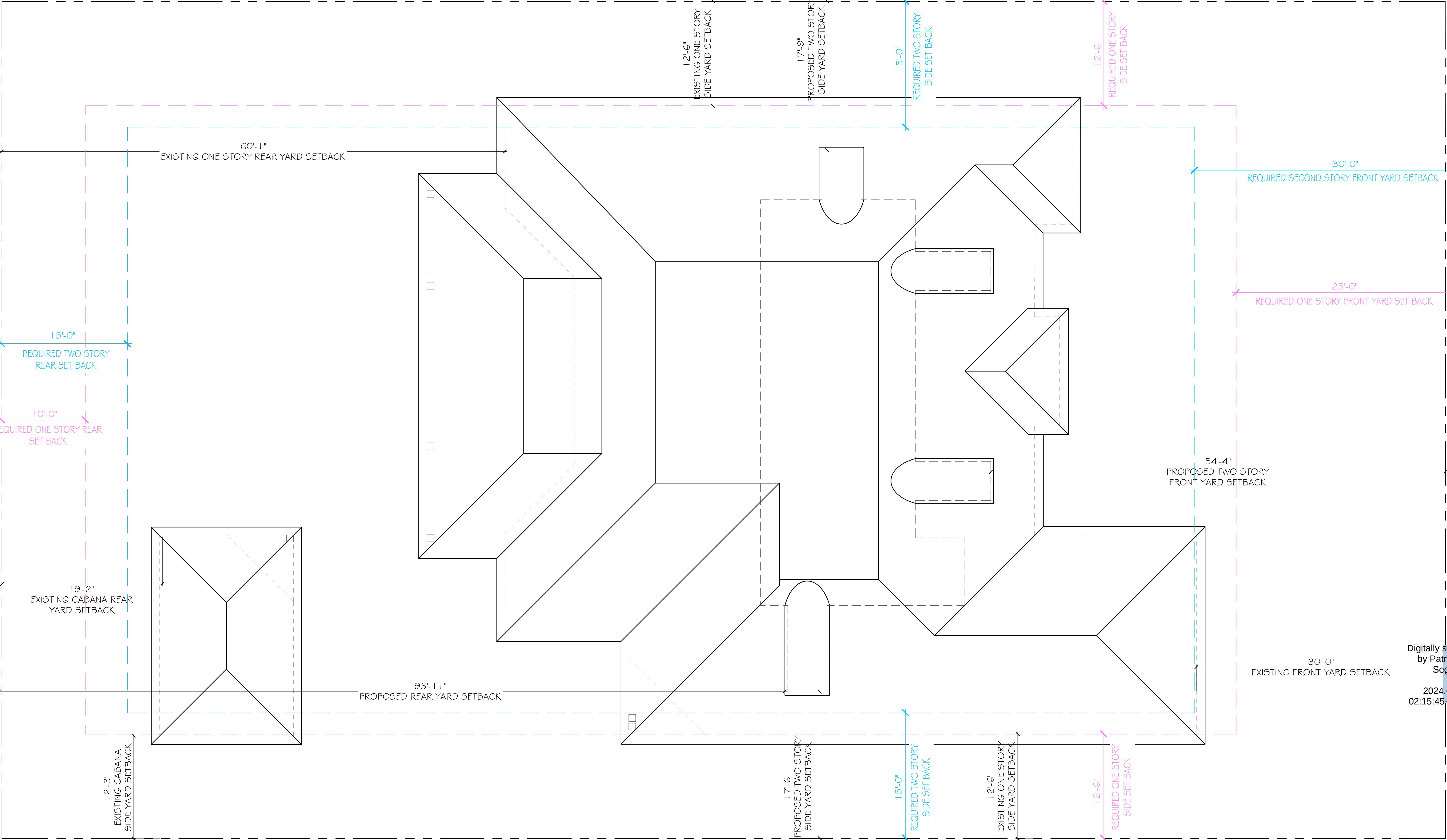
REVISIONS:

- ▲
- ▲
- ▲
- ▲
- ▲

SHEET NUMBER:
16
ISSUE DATE: 09-09-24
JOB #ARC-24-0083
ZON-24-0051



SUE 09-09-24
ATE:
DB #ARC-24-0083
ZON-24-0051



PROPOSED ROOF FLOOR PLAN

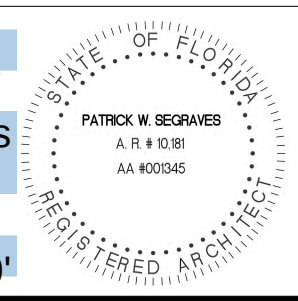
SCALE: 3/16" = 1'-0"



CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181



Digitally signed
by Patrick W. Segraves
Date: 2024.09.11
02:15:45-04'00'

REVISIONS:



SHEET NUMBER:

18

ISSUE DATE: 09-09-24
JOB #ARC-24-0083
ZON-24-0051



DEMO SOUTH ELEVATION

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

LEGEND

DEMOLITION AREA
45.80 SQ.FT.
3.16% OF 1449.62



PROPOSED SOUTH ELEVATION

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

CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

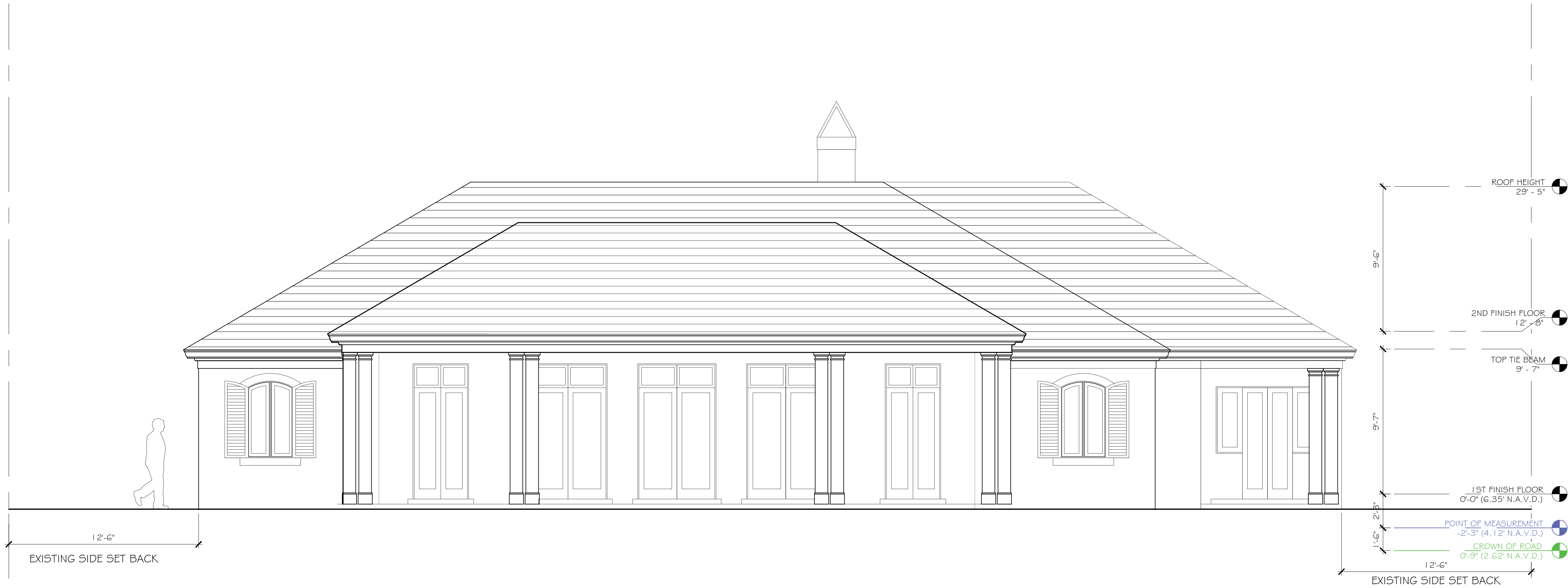
Digitally signed
by Patrick W
Segraves
Date:
2024.09.12
02:15:49.0400

STATE OF FLORIDA
PATRICK W. SEGRAVES
A.R. #10,181
JULY 1, 2018
REGISTERED ARCHITECT

REVISIONS:

SHEET NUMBER:
19

ISSUE DATE: 09-09-24
JOB #ARC-24-0083
ZON-24-0051



DEMO NORTH ELEVATION

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

LEGEND

DEMOLITION AREA
0 SQ.FT.
0% OF 1446.16



PROPOSED NORTH ELEVATION

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

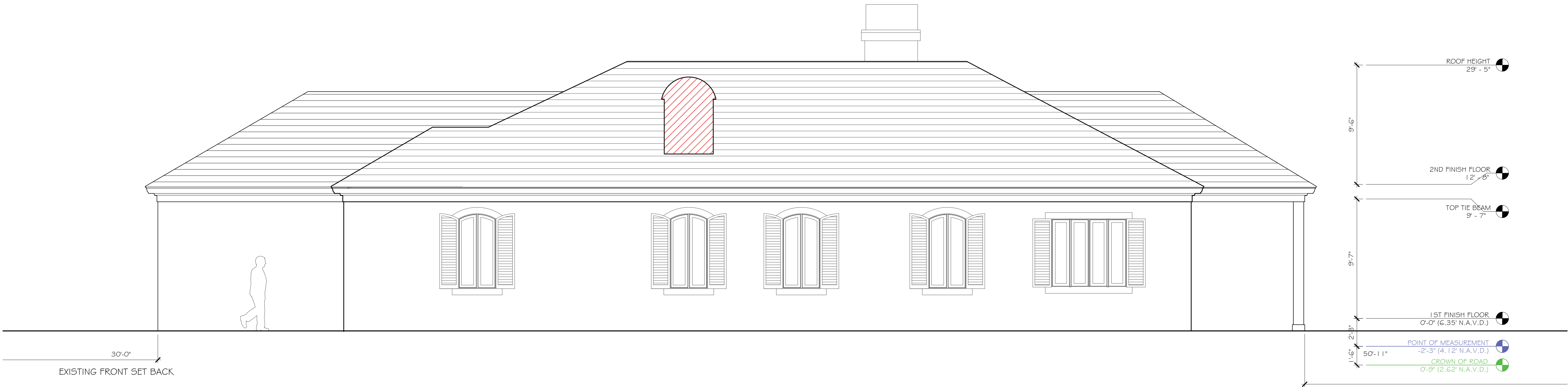
CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Digitally signed
by Patrick W
Segraves
Date:
2024.09.12
02:15:52 -04'00'

REVISIONS:

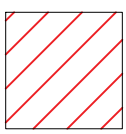
SHEET NUMBER:
20
ISSUE DATE: 09-09-24
JOB #ARC-24-0083
ZON-24-0051



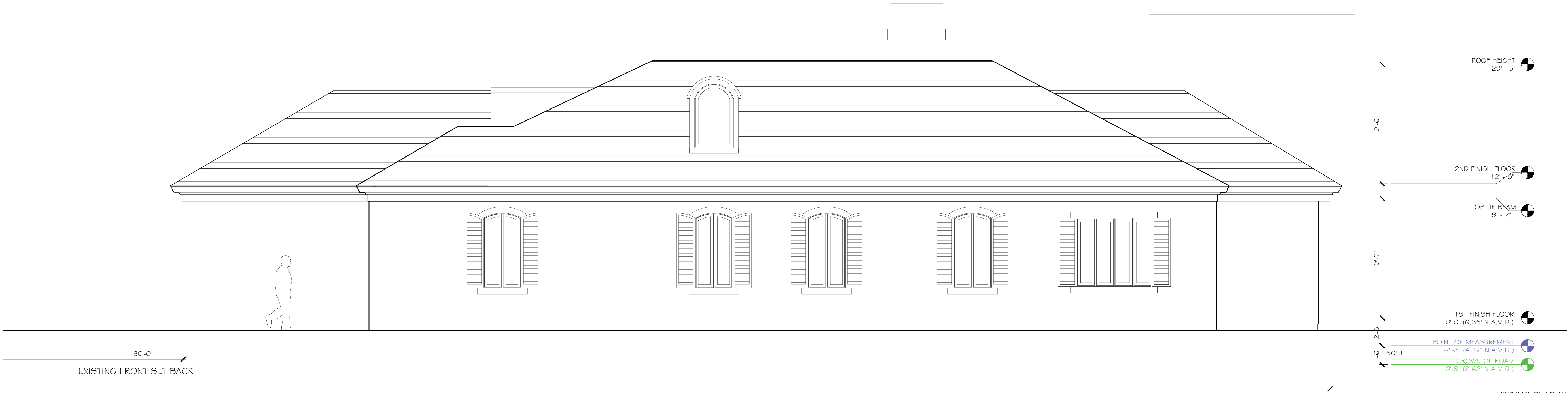
DEMO EAST ELEVATION

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

LEGEND



DEMOLITION AREA
22.90 SQ.FT.
1.36% OF 1649.42



PROPOSED EAST ELEVATION

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

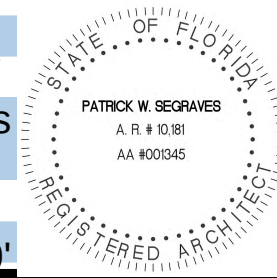
CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

Digitally signed
by Patrick W
Segraves

Date:
2024.09.12
02:15:56 -0400



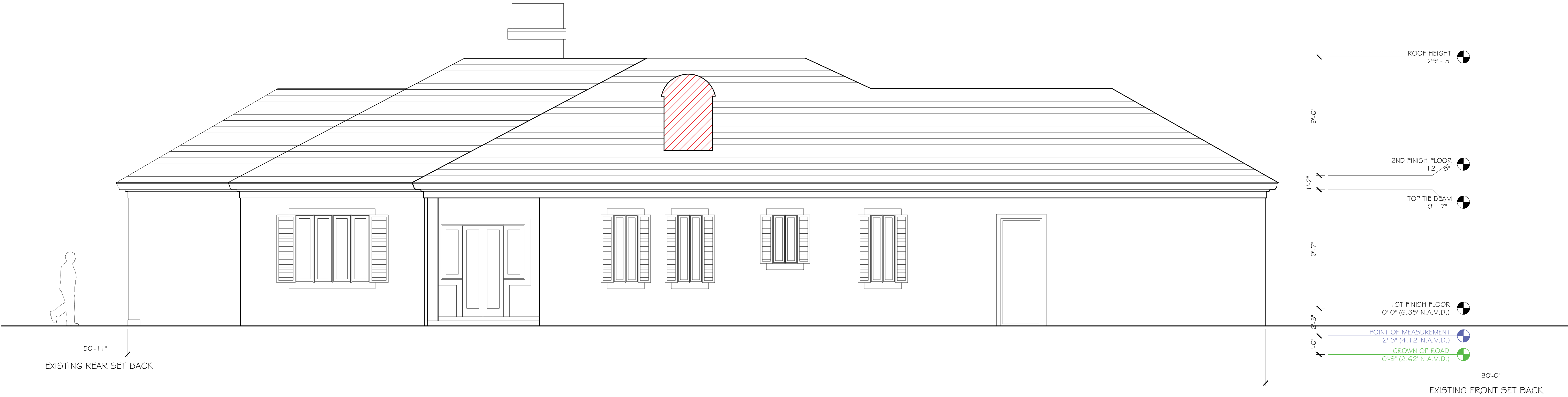
REVISIONS:



SHEET NUMBER:

21

ISSUE DATE: 09-09-24
JOB #ARC-24-0083
ZON-24-0051



DEMO WEST ELEVATION

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

LEGEND

DEMOLITION AREA
22.90 SQ.FT.
1.36% OF 1683.28



PROPOSED WEST ELEVATION

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

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-782
249 FERDINAND AVE. SUITE F-2 PALM BEACH, FL 33480

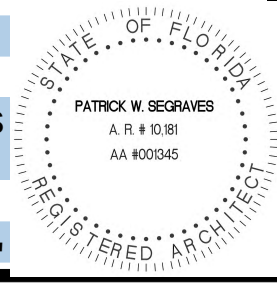
CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

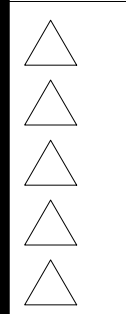
A.A. #001345
A.R. #10,181

Digitally signed
by Patrick W
Segraves

Date:
2024.09.12
02:15:51 -04'00'



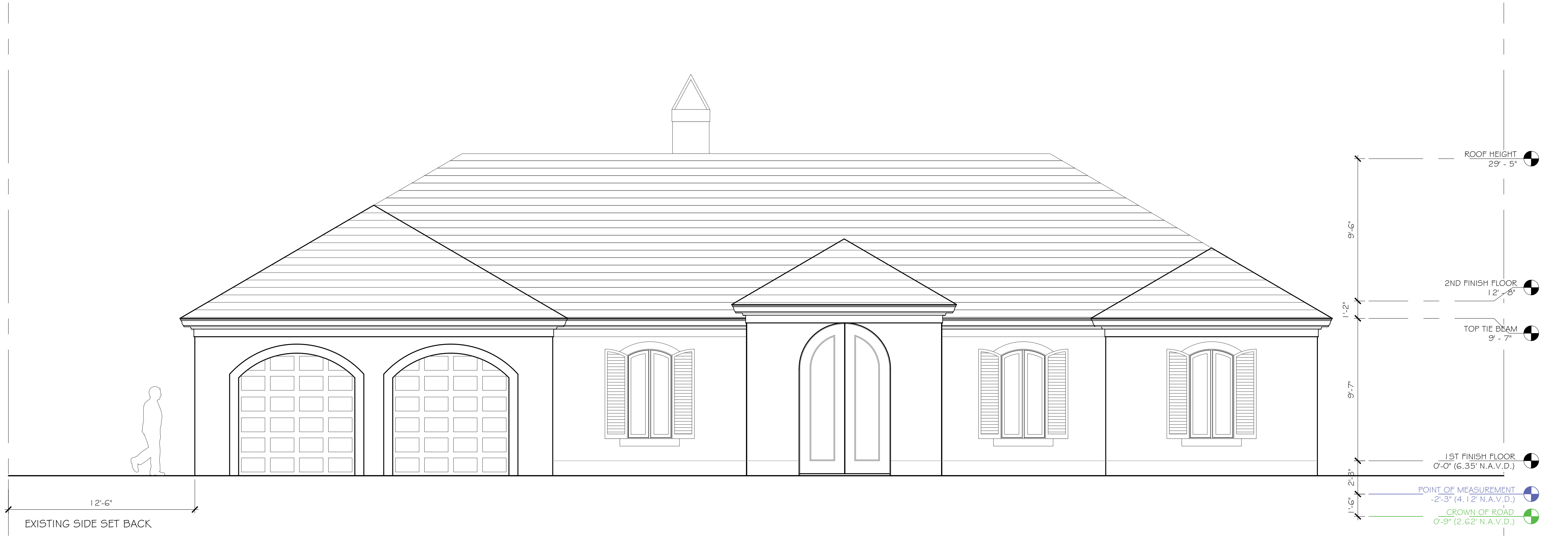
REVISIONS:



SHEET NUMBER:

22

ISSUE DATE: 09-09-24
JOB #ARC-24-0083
ZON-24-0051



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



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

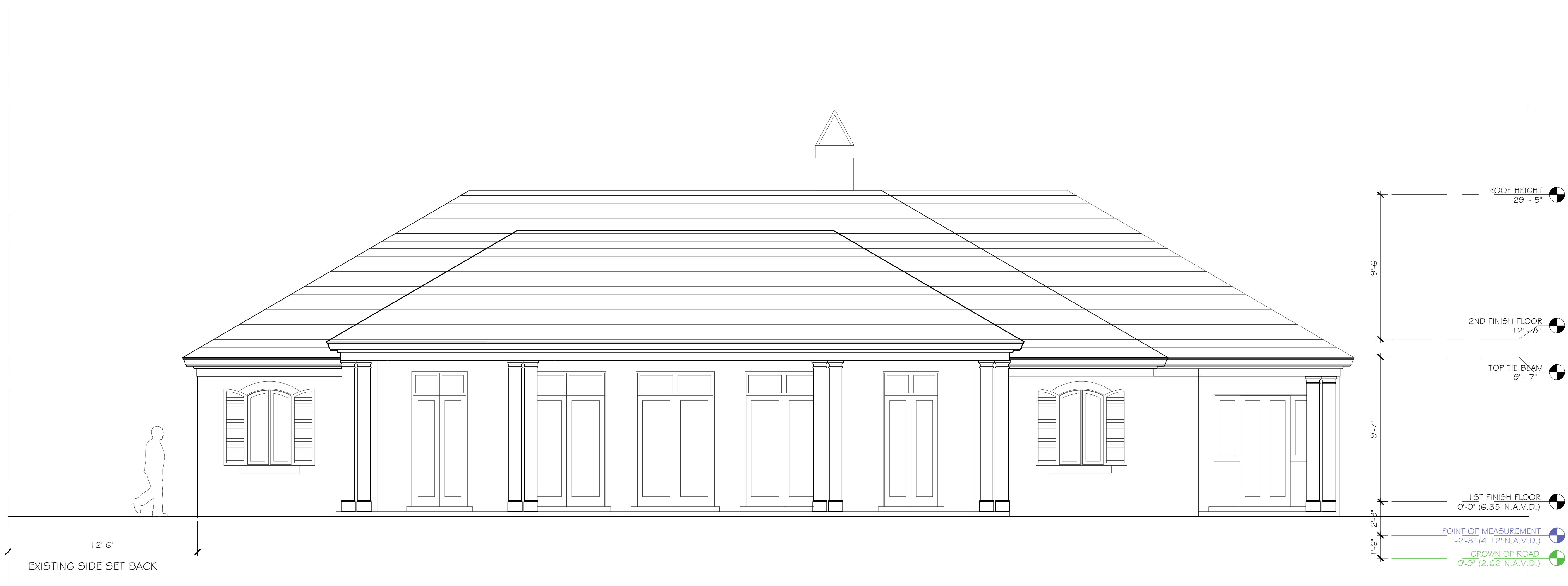
CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Digitally signed
by Patrick W
Segraves
Date: 2024.09.12
02:16:03 -0400

REVISIONS:

SHEET NUMBER:
23
ISSUE DATE: 09-09-24
JOB #ARC-24-0083
ZON-24-0051



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



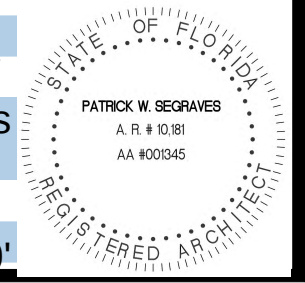
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

Digitally signed
by Patrick W
Segraves
Date:
2024.09.12
02:16:07 -0400



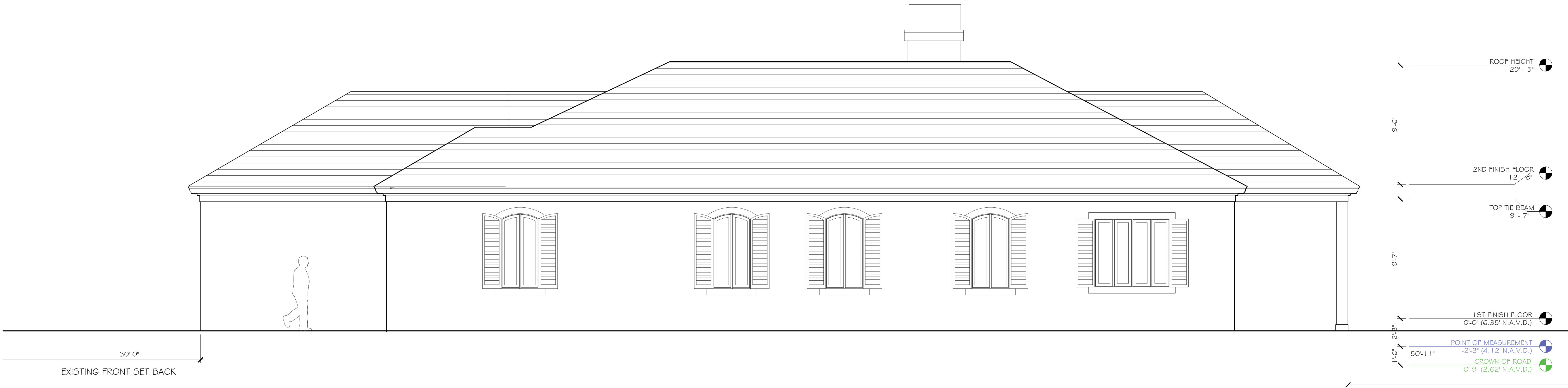
REVISIONS:

- △
- △
- △
- △
- △

SHEET NUMBER:

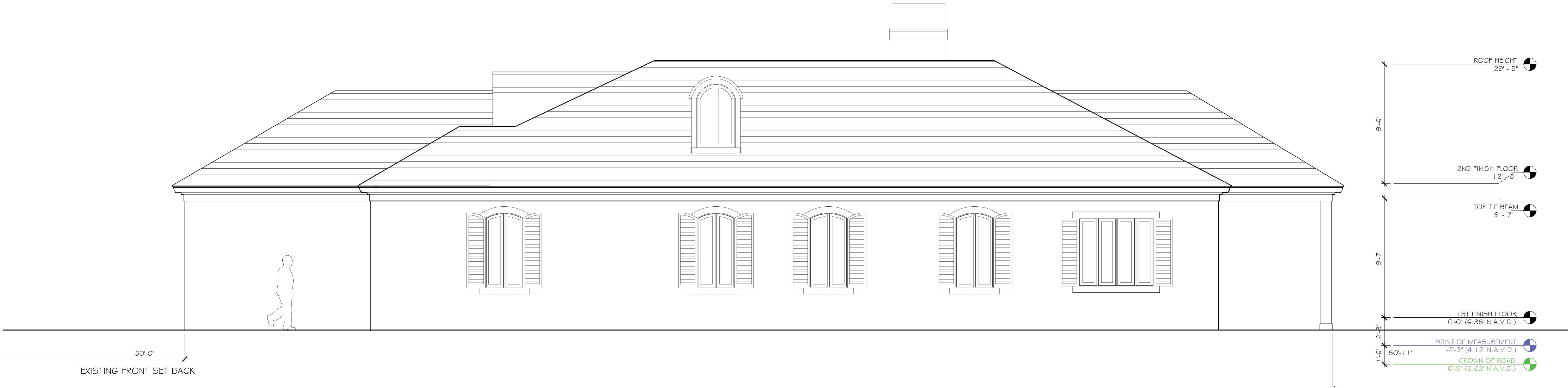
24

ISSUE DATE: 09-09-24
JOB #ARC-24-0083
ZON-24-0051



EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Digitally signed
by Patrick W
Segraves
Date:
2024.09.12
02:16:10 -0400

REVISIONS:

SHEET NUMBER:
25
ISSUE DATE: 09-09-24
JOB #ARC-24-0083
ZON-24-0051



EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

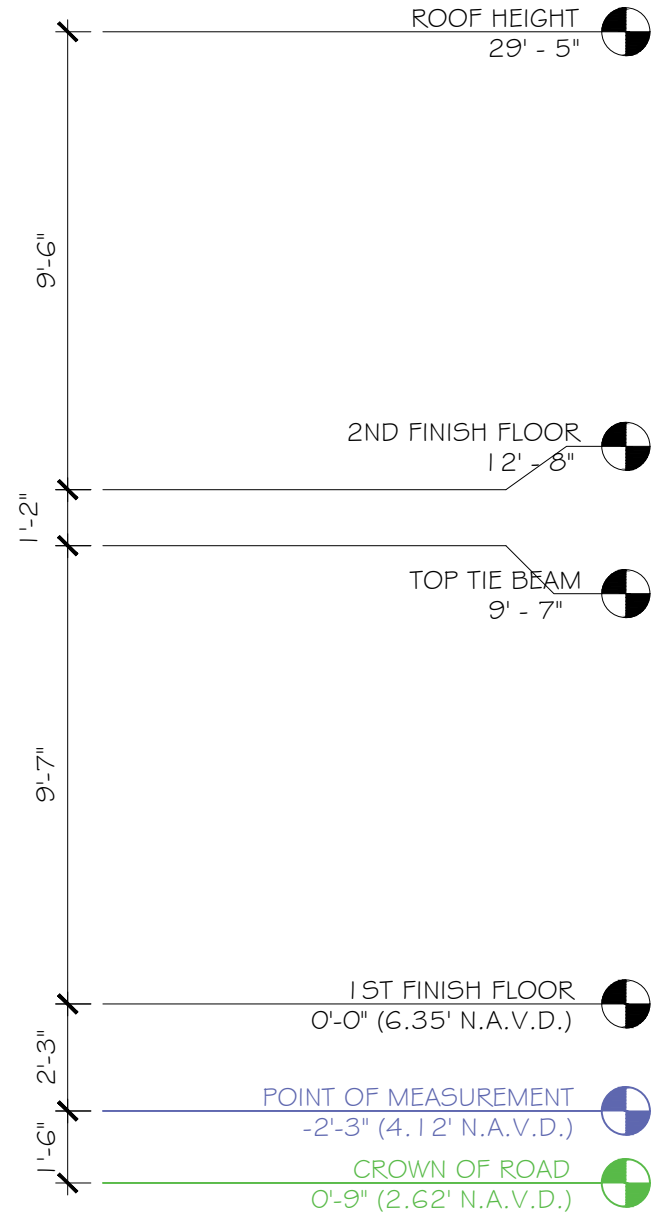
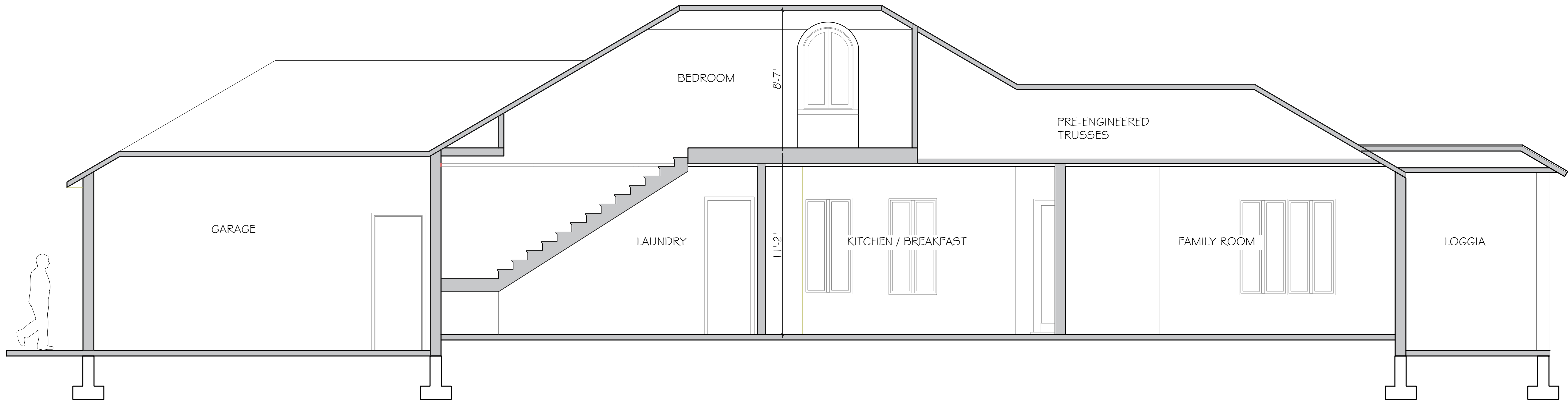
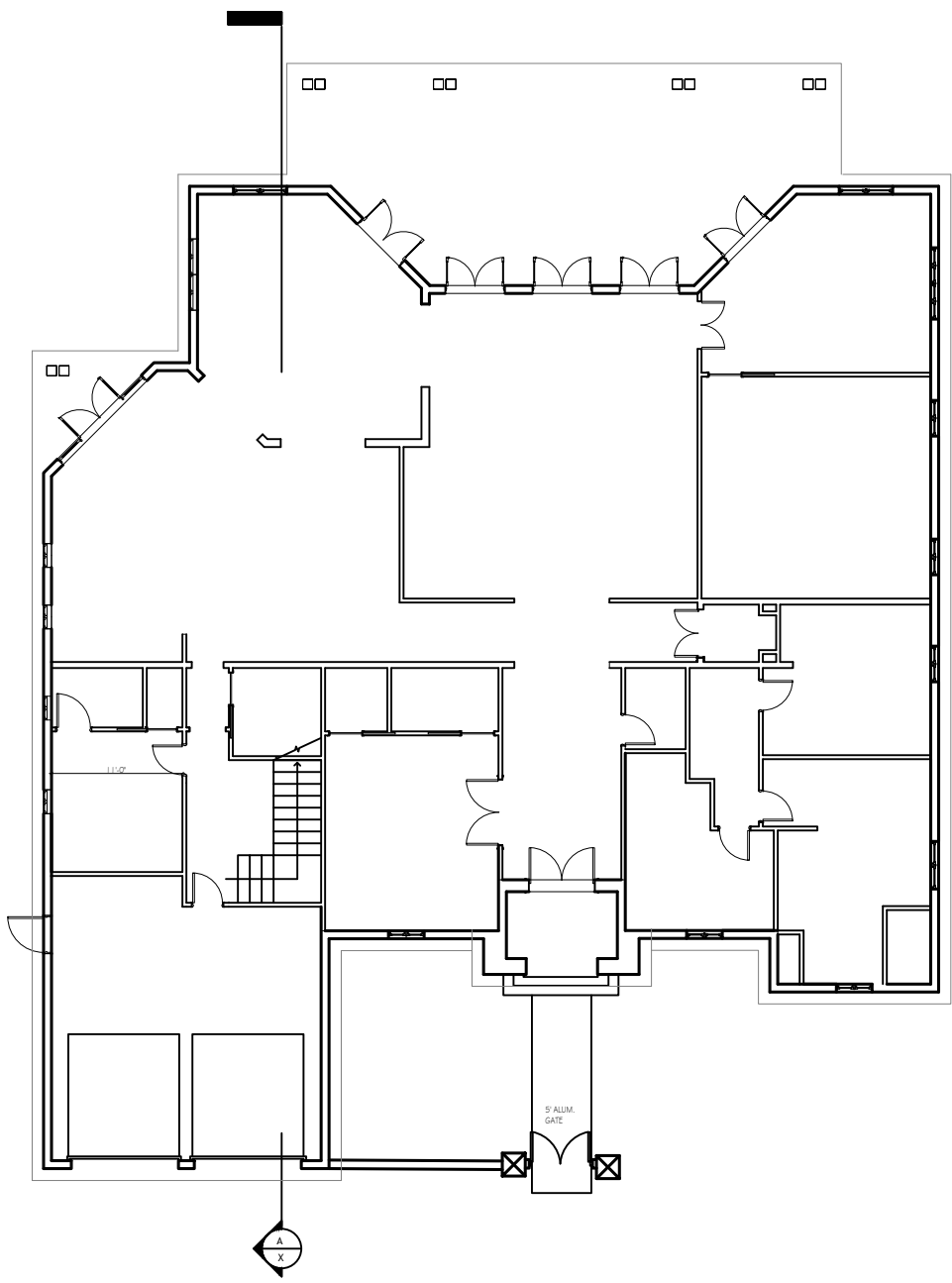
CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Digitally signed by Patrick W Segraves
Date: 2024.09.12 02:16:14 -0400

REVISIONS:

SHEET NUMBER:
26
ISSUE DATE: 09-09-24
JOB #ARC-24-0083
ZON-24-0051

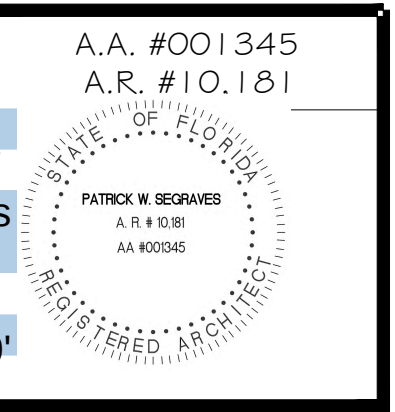


SECTION A @ NEW STAIR
SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

Digitally signed
by Patrick W
Segraves
Date:
2024.09.11
02:16:18-04'00'

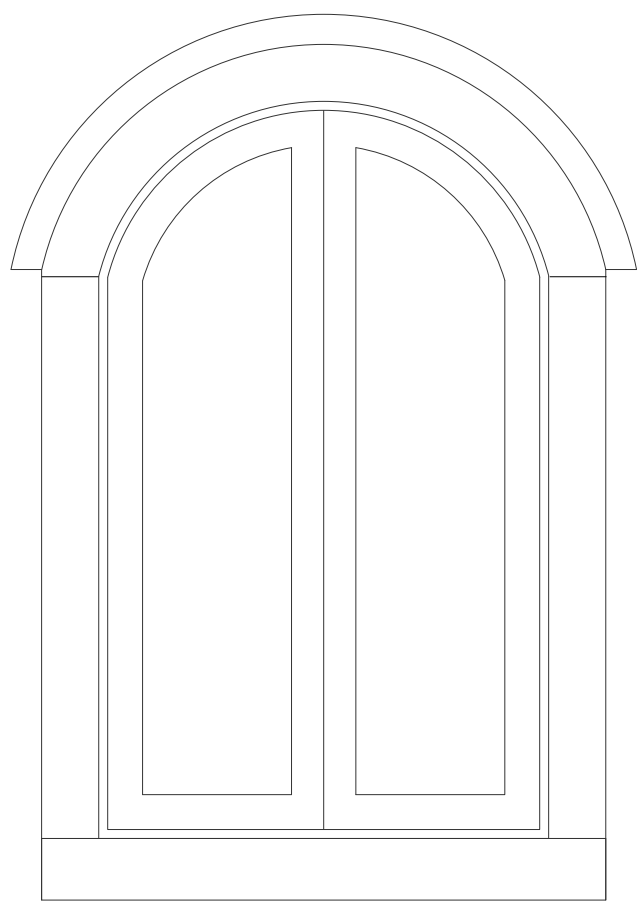


REVISIONS:



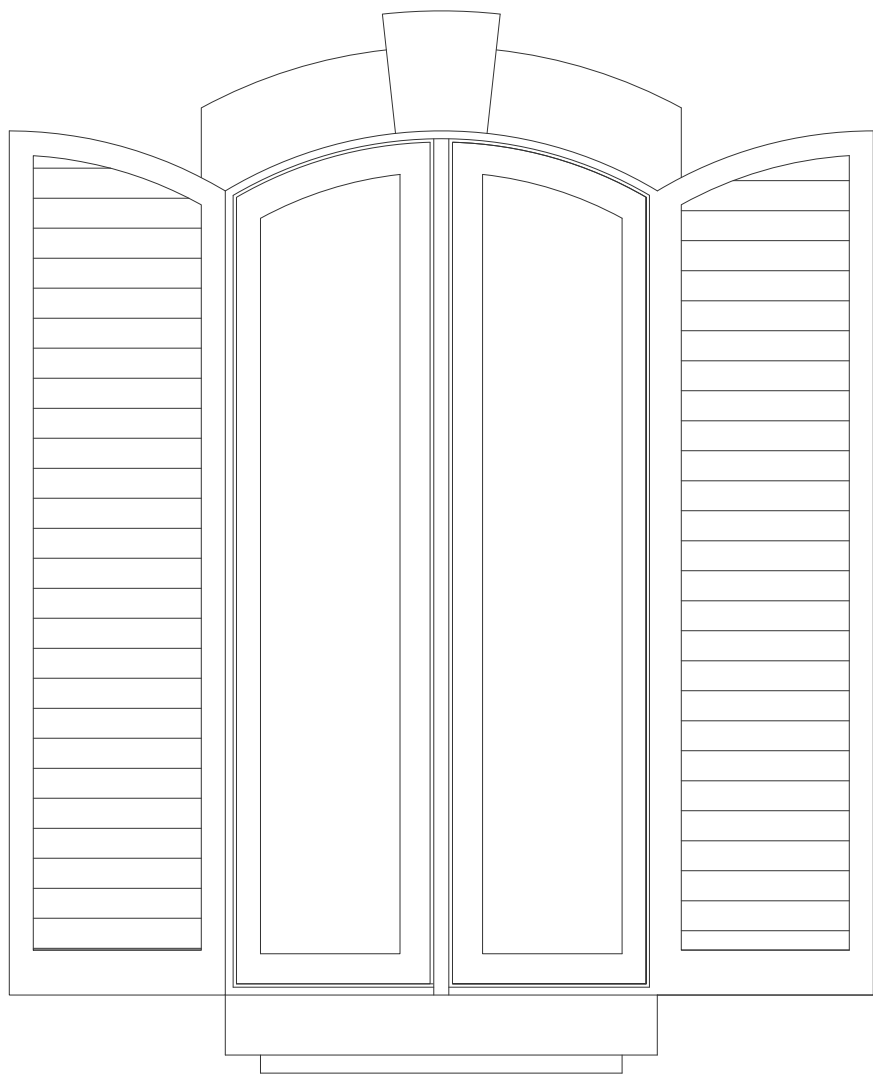
SHEET NUMBER:

27



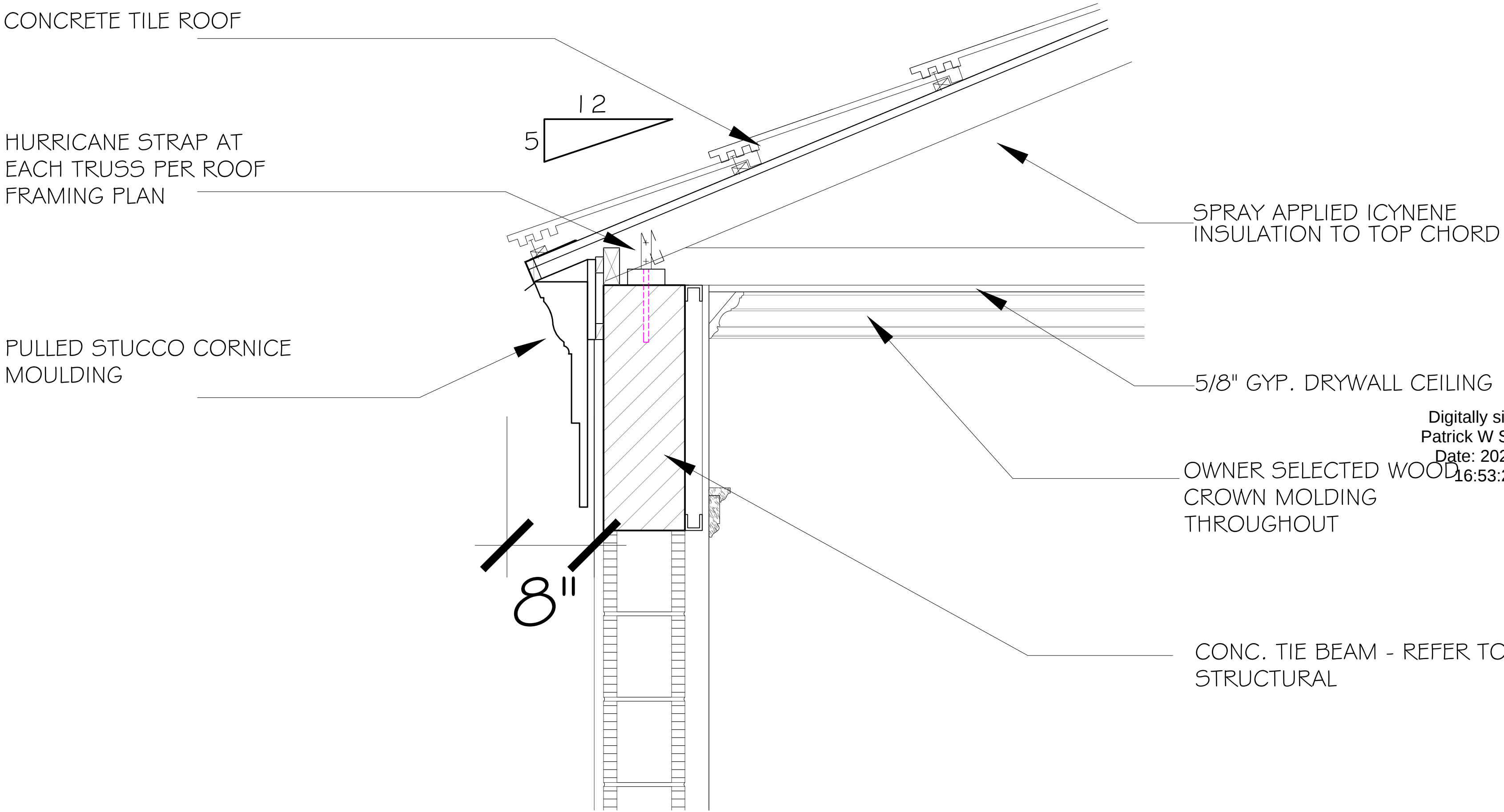
TYPICAL DORMIR CASEMENT WINDOW

SCALE: 3/4 " = 1'-0"



TYPICAL ARCHED CASEMENT WINDOW

SCALE: 3/4 " = 1'-0"



B. ROOF / WALL SECTION

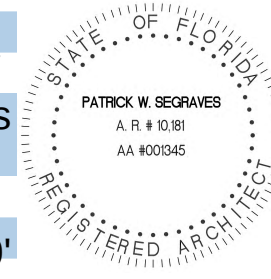
SCALE: 1 1/2 " = 1'-0"

CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10.181

Digitally signed
by Patrick W Segra
Date: 2024.07.0
2024.09.12
02:16:21-04'00'



REVISIONS:



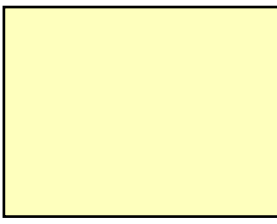
SHEET NUMBER:

28

* ALL FINISHES / MATERIALS TO MATCH EXISTING DESIGN



WHITE CONCRETE ROOF TILE:
TO MATCH EXISTING
MFR: MONIER HORIZON



EXT WALL PAINT:
FARROW & BALL
YELLOW TBD



SHUTTERS:
ALUMINUM LOUVERED.
COLOR TBD

WINDOWS:
WHITE SIERRA PACIFIC DOUBLE
HUNG FEELSAFE ALUMINUM CLAD.
WHITE TBD

DOORS:
WHITE SIERRA PACIFIC FEELSAFE
ALUMINUM CLAD.
WHITE TBD



CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10.181
STATE OF FLORIDA
PATRICK W. SEGRAVES
A.R. #10181
JAN. 2004
REGISTERED ARCHITECT

Digitally signed
by Patrick W
Segraves
Date:
2024.09.12
02:16:25-04'00'

REVISIONS:

△
△
△
△

SHEET NUMBER:
29

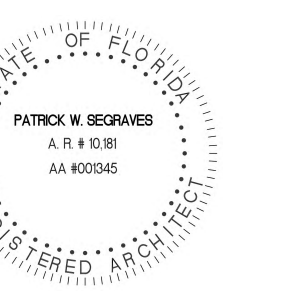


SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



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

Digitally signed
by Patrick W.
Segraves
Date:
2024.09.12
02:16:29-04'00'





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



Digitally signed
by Patrick W.
Segraves
Date:
2024.09.12
02:16:32-04'00'



WEST ELEVATION
SCALE: 3/8" = 1'-0"



SOUTH PERSPECTIVE

CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

Digitally signed
by Patrick W
Segraves
Date:
2024.09.12
02:16:36-04'00'

A.A. #001345
A.R. #10.181



REVISIONS:



SHEET NUMBER:

32

ISSUE
DATE:
JOB #:



SOUTH PERSPECTIVE

CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

Digitally signed
by Patrick W
Segraves
Date: 2024.09.12
02:16:40-04'00'

A.A. #001345
A.R. #10.181
STATE OF FLORIDA
PATRICK W. SEGRAVES
A.R. #10.181
JUL 10 2024
REGISTERED ARCHITECT

REVISIONS:

△
△
△
△
△

SHEET NUMBER:
33
ISSUE
DATE:
JOB #:



NORTH PERSPECTIVE

CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

Digitally signed
by Patrick W
Segraves
Date:
2024.09.12
02:16:44 -04'00'

A.A. #001345
A.R. #10.181

STATE OF FLORIDA

PATRICK W. SEGRAVES

A.R. #10.181

A.A. #001345

REGISTERED ARCHITECT

REVISIONS:

△
△
△
△
△

SHEET NUMBER:

34



NORTH PERSPECTIVE

CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

Digitally signed
by Patrick W
Segraves
Date: 2024.09.12
02:16:48-04:00

A.A. #001345
A.R. #10.181

STATE OF FLORIDA

PATRICK W. SEGRAVES
A.R. #10181
JAN. 2003

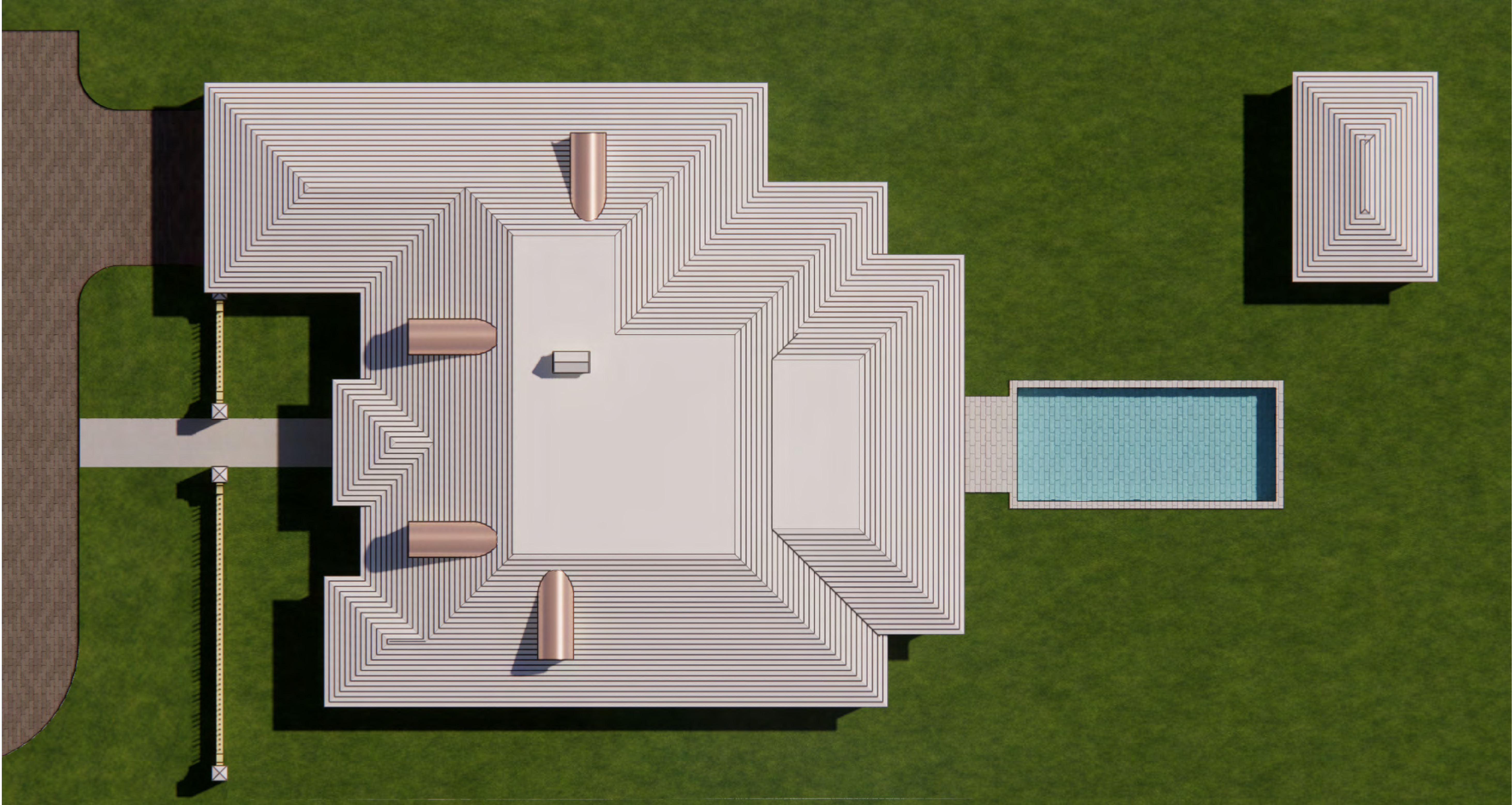
REGISTERED ARCHITECT

REVISIONS:

△
△
△
△
△

SHEET NUMBER:

35



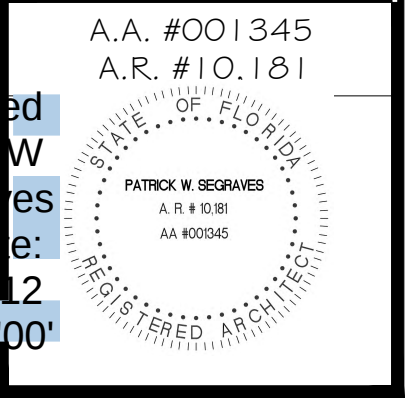
RENDERED PLAN

CONSULTANT:

PROPOSED RENOVATIONS FOR:
MR & MRS. DEAN-MILLER
239 TANGIERS AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10.181

Digitally signed
by Patrick W
Segraves
Date:
2024.09.12
02:16:52-04:00'



REVISIONS:



SHEET NUMBER:

36