FINAL PLAN SET
NOVEMBER 20, 2024 LPC

PROPOSED POOL HOUSE & GAZEBO
854 S. COUNTY ROAD
TOWN OF PALM BEACH, FLORIDA

PROJECT DATA

OCCUPANCY : R3 CONSTRUCTION : TYPE VB

CODES AND REFERENCES :
* THE FLORIDA BUILDING CODE, 2023 EDITION*
* NATIONAL ELECTRIC CODE 2020 EDITION*

INDEX OF DRAWINGS

A-0.00 COVER SHEET
SURVEY
A-0.01 STREETSCAPE DRAWING
NEIGHBOR HOOD PHOTOGRAPHS
SP-1.00 SITE PLAN & SITE DATA
A-1.01 POOL HOUSE PLAN & ROOF PLAN
A-2.01 POOL HOUSE ELEVATIONS
A-2.02 POOL HOUSE SECTIONS
A-2.03 GAZEBO PLAN & ELEVATIONS
A-2.04 BUILDING HEIGHT DIAGRAM
A-3.01 EXTERIOR DETAILS
A-3.02 MATERIALS

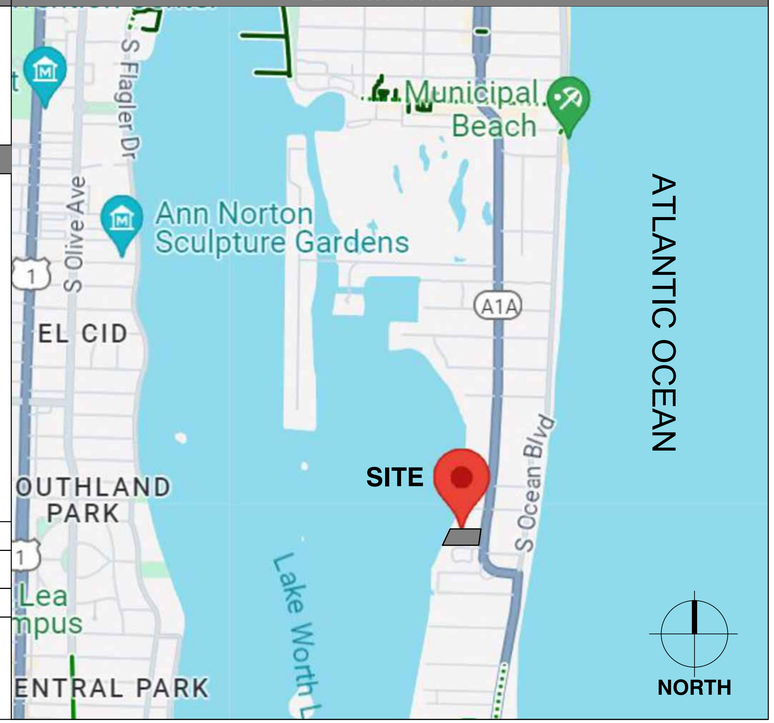
PROJECT NUMBER	HEARING DATES
HSB-24-005 (ZON-24-0035)	08-21-2024 LPC 09-11-2024 TC

SCOPE OF WORK

1. CONSTRUCT NEW 1 STORY POOL HOUSE. TO MATCH STYLE, COLOR, MATERIALS & DETAILS OF THE MAIN RESIDENCE.

2. CONSTRUCT NEW GAZEBO. MATCHING THE COLOR & ROOF TILES OF EXISTING RESIDENCE

LOCATION MAP



CONSULTANTS AND ENGINEERS

CIVIL ENGINEER	LANDSCAPE ARCHITECT	SURVEYOR	ARCHITECT
	ENVIRONMENT DESIGN GROUP DUSTIN M. MIZELL, MLA RLA# 6666784 139 N. COUNTY ROAD SUITE # 208 PALM BEACH, FLORIDA 33480 PHONE (561) 832-4600 MOBILE (561) 313-4424 www.Dustin@environmentdesigngroup.com	**MILLER LAND SURVEYING** 1121 LAKE AVENUE LAKEWORTH, FLORIDA 33460 PHONE: (561) 586-2669 FAX: (561) 582-0151 www.millersurveying.com E-MAIL: orders@millersurveying.com	**THE BENEDICT BULLOCK GROUP** 1525 NW 3RD STREET, SUITE #1 DEERFIELD BEACH, FLORIDA 33442 PHONE (954) 570-9500 FAX (954) 570-9550 www.TBBG.net

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THE ARCHITECT & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BRIAN PA BULLOCK. ARCHITECT, WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

REV | REVISIONS | BY | DATE

The Benedict Bullock Group, PA
ARCHITECTURE ■ PLANNING
1525 NW 3RD STREET, SUITE #1
DEERFIELD BEACH, FLORIDA 33442
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PROPOSED POOL HOUSE & GAZEBO
854 S. COUNTY ROAD
PALM BEACH, FLORIDA

ARCHITECT'S SEAL

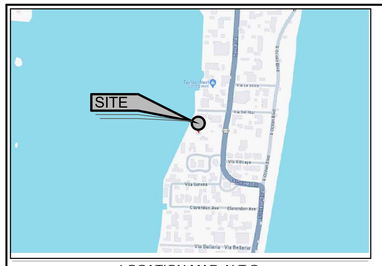
BRIAN BULLOCK, ARCHITECT
AR 95754

DIGITAL SIGNATURE

DATE	06-27-2024
DRAWN BY	RST
PROJECT NO.	BR2350

SITE PLAN

A-0.00



LOCATION MAP N.T.S.

NORTH

20 0 20 40 60

Scale 1" = 20'

"830 SOUTH COUNTY ROAD"
P.C.N: 50-43-43-35-00-001-0120
(O.R.B. 29656, PG. 807)
BEING A PORTION OF SECTION 34, TOWNSHIP 43 S, RANGE 43 E,

FOUND NAIL & DISK (0.07'S, 0.01'W)

VIA DEL MAR
(25' PRIVATE ROAD)

℄ VIA DEL MAR
(25' PRIVATE INGRESS / EGRESS & U.E.)
(D.B. 431, PG. 348)

"210 VIA DEL MAR"
P.C.N: 50-43-43-35-00-001-0190
(O.R.B. 33302, PG. 557)
BEING A PORTION OF SECTION 34, TOWNSHIP 43 S, RANGE 43 E,

"204 VIA DEL MAR"
P.C.N: 50-43-43-35-00-001-0180
(O.R.B. 34624, PG. 948)
BEING A PORTION OF SECTION 34, TOWNSHIP 43 S, RANGE 43 E,

150'± (O.R.B. 34624 PG. 948)

WESTERLY PROLONGATION OF THE NORTH PARCEL LINE

FOUND NAIL & DISK "WALLACE" 0.03'N. OF SURVEY LINE.

416.78' (TOTAL DESCRIBED IN DEED)
S88°56'06"E 401.47' (TO WET FACE OF SEAWALL)

398.89' (TO SURVEY LINE)

C.B.S. WALL

PROPOSED FPL EASEMENT

P.O.B. PARCEL I FOUND NAIL & DISK (0.59'E, 0.32'N)

FOUND NAIL & DISK

WITNESS CORNER FOUND NAIL & DISK (OFFSET ON LINE 10.68' NORTH OF LOT CORNER) (0.27'W OF CENTERLINE)

SITE BENCHMARK #1
NAIL & DISK
EL. = 6.85

EXISTING U.E. (O.R.B. 30608, PG. 41)

2 STORY GUEST HOUSE
F.F.EL.= 5.29
GARAGE EL. = 4.57'
CONC.

GARAGE F.F.EL.= 3.86

COVERED (CANVAS) PAVER DECK

GRAVEL DRIVE

PROPOSED POOL DECK

PROPOSED POOL & SPA

PAVER DECK

2 STORY RESIDENCE
F.F.EL.= 6.83

PARCEL I

COVERED
CONC. DECK
POOL
WELL

UNDER CONSTRUCTION
1.7' WIDE STEMWALL FOOTER FORM
UNDER CONSTRUCTION
4.2' WIDE WALL FOOTER FORM

"196 VIA DEL MAR"
P.C.N: 50-43-43-35-00-001-0160
(O.R.B. 26921, PG. 1635)
BEING A PORTION OF SECTION 34, TOWNSHIP 43 S, RANGE 43 E,

℄ SOUTH COUNTY ROAD
(A/K/A HWY A1A)
(30' R/W)

S05°45'11"W 200.70'
(30' PAVED)
S05°45'11"W 150.52' (EAST LINE OF PARCEL I - DEED)

(EAST LINE OF PARCEL III - DEED)
S05°45'11"W 50.18'

L A K E W O R T H

4' C.B.S. WALL
CONC. SEAWALL
MEAN HIGH WATER LINE

WET FACE OF SEAWALL (WATER OF LAKE WORTH - DEED)

SURVEY LINE N.24°05'03"E. 28.70'

N24°21'14"E 217.77'

WOOD DOCK

PROPOSED GAZEBO
12' (TYP.)

WESTERLY PROLONGATION OF THE SOUTH PARCEL LINE

FOUND NAIL & DISK 0.02' S. OF SURVEY LINE

WEST LINE OF LOT 1 (P.B. 16, PG. 83)

246.00'(M) 248.29'±(DEED)

S88°56'06"E ("EASTERLY" - DEED) 468.96' (TOTAL DESCRIBED IN DEED)

ASPHALT PARKING

GARAGE F.F.EL.= 2.65

NORTHERLY EXTENSION OF EAST LINE

PARCEL II

PARCEL III

270.39'(M) 269.79'±(DEED)

470.92' (TO SURVEY LINE)

N88°56'06"W 471.16' (TO WET FACE OF SEAWALL)

486.17' (TDTAL DESCRIBED IN DEED)

GRAVEL DRIVE

PLAT LIMITS

NORTH LINE OF "VIA VIZCAYA"

10' "SERVICE ROAD" (P.B. 16, PG. 83)

5' U.E. (P.B. 16, PG. 83)

C.B.S. WALL

GRAVEL DRIVE

CONC. DRIVE

SET P.K. NAIL & DISK (#6838)

SITE BENCHMARK #2
NAIL
EL. = 6.31

LOT 1 "VIA VIZCAYA" (P.B. 16, PG. 83)

LOT 2 "VIA VIZCAYA" (P.B. 16, PG. 83)

LOT 3 "VIA VIZCAYA" (P.B. 16, PG. 83)

LOT 4 "VIA VIZCAYA" (P.B. 16, PG. 83)

LOT 5 "VIA VIZCAYA" (P.B. 16, PG. 83)

P.O.B. PARCEL II & PARCEL III NE CORNER LOT 3 "VIA VIZCAYA" (P.B. 16, PG. 83)

SOUTH LINE OF THE E. CLARENCE JONES PROPERTY IN SECTION 35, TOWNSHIP 43 S, RANGE 43 E, N88°56'06"W

SURVEY NOTES:

1.) Lands shown hereon were prepared without the benefit of a title search for easements, rights of way, or other matters of record.
2.) Area of subject property = 87,274 square feet (2.0035 acres) excluding r/w for South County Road.
3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
a) Originating benchmark = Leica Global Positioning System.
b) (00.00) = existing elevation (NAVD 88 typical).
4.) No underground improvements located.
5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.
6.) This firm's "Certificate of Authorization" number is "LB 6838".

DESCRIPTION:

PARCEL I

Lying and being in Section 35, Township 43 South, Range 43 East, commencing at a point in the center line of the County Road as now established and in use, which point is 1196.3 feet North, measured at right angles from the South line of the E. Clarence Jones property in Section 35, Township 43 South of Range 43 East, as described in the deed from Hiram F. Hammon to William Disston, recorded in Deed Book 5, page 330 and in the deed from the executors and wife of William Disston, deceased, to E. Clarence Jones and recorded in Deed Book 84 at page 183, all on file in the office of the Clerk of the Circuit Court of Palm Beach County, Florida; thence run Westerly along said line which is parallel to and 1196. 3 feet North of the South line of said E. Clarence Jones property to the waters of Lake Worth; thence run Southerly meandering the waters of Lake Worth, a distance of 150 feet, measured at right angles to the last described course, to a point in a line 1046.3 feet North of and parallel to the South line of the said E. Clarence Jones property; thence run Easterly along said line which is parallel to and 1046.3 feet North of the South line of the said E. Clarence Jones property to a point in the center line of the County Road as now laid out and in use; thence run Northerly along the center line of said County Road as now laid out and in use 150 feet, more or less, to the point of beginning, together with all riparian rights thereunto appertaining.

Less the East 15 feet for road right of way.

PARCEL II

Lying and being in Section 35, Township 43 South, Range 43 East, beginning at the Northeast corner of Lot 3, Via Vizcaya, a Subdivision within Town of Palm Beach, Florida, according to the plat thereof on file the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 16, Page 83, thence Northerly along the Northerly extension of the East line of said Lot 3, Via Vizcaya, a distance of 50 feet; thence Westerly along a line parallel with, and 50 feet Northerly from, the North line of said Via Vizcaya, a distance of 248.29 feet, more or less, to the waters of Lake Worth, thence Southerly along the waters of Lake Worth a distance of 54.43 feet, more or less, to the North line of said Via Vizcaya; thence Easterly along the North line of said Via Vizcaya a distance of 269. 79 feet, more or less, to the point of beginning.

PARCEL III

Lying and being in Section 35, Township 43 South, Range 43 East, beginning at the Northeast corner of Lot 3 of Via Vizcaya as shown by plat thereof recorded in Plat Book 16, Page 83 Palm Beach County Records, thence Northerly along the extension of the East line of Lot 3 of Via Vizcaya a distance of 50 feet, thence Easterly along a line parallel with and 50 feet Northerly of the North line of Via Vizcaya to the center line of County Road, thence Southerly along the center line of County Road to the intersection of the North line of Via Vizcaya if extended Eastward, thence Westerly along the North line of Via Vizcaya Eastward extension thereof to the Northeast corner of Lot 3 of Via Vizcaya to the point of beginning.

Less the East 15 feet for road right of way.

SITE SPECIFIC LEGEND:
TOW = TOP OF WALL

REVISIONS:

05/04/2024 Re stake pad (moved by client)
05/22/2024 Topo of alley to south.

CERTIFIED TO: 854 SO COUNTY RD LLC
PROPERTY ADDRESS: 854 S COUNTY ROAD, PALM BEACH, FL 33480
FLOOD ZONE: AE (FIRM 120220-12098C0591F 10/05/2017)
BASE FLOOD ELEVATION = 6' (NAVD 88)

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

CRD. FILE Y240519

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY		= PAVER BRICK FLATWORK
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING		= CHAIN LINK FENCE		
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= WOOD FENCE		= WOOD POWER POLE
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK		= METAL FENCE		= WATER METER
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE		= FIRE HYDRANT
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE		= EASEMENT		= CATCH BASIN
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED		= SANITARY MANHOLE
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE		

SPECIFIC PURPOSE SUREY
ALLEY TO SOUTH TOPOGRAPHIC

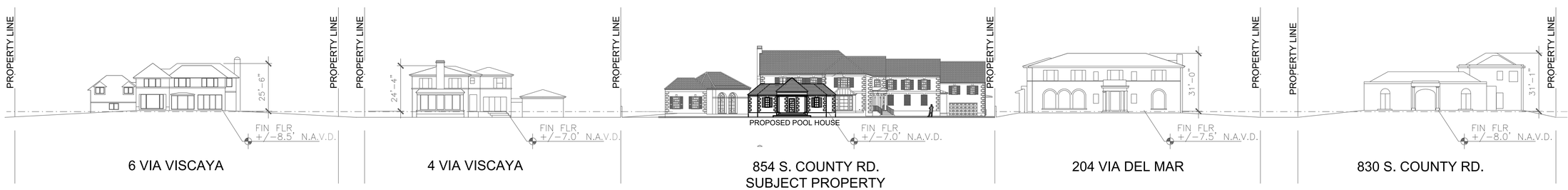
SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	F.U.
DATE:	05/15/2024

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF:	B-94/49	B-94/76
	W-49/19	B-90/71
	B-90/69	
PREV.	Y231103	Y240458
JOB NO'S	Y240012	Y240085
JOB NO.	Y240519	

L - 2409 - E

1 300' RADIUS AREA MAP
NTS



2 STREETSCAPE CONTEXTUAL ELEVATIONS
NTS

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REV	REVISIONS	BY	DATE

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DEERFIELD BEACH, FLORIDA 33442
PHONE (954) 570-9500 FAX (954) 570-9550
www.TBBG.net

PROPOSED POOL HOUSE & GAZEBO
854 S. COUNTY ROAD
PALM BEACH, FLORIDA

ARCHITECT'S SEAL

BRIAN BULLOCK, ARCHITECT
AR 95754

DIGITAL SIGNATURE

DATE	06-27-2024
DRAWN BY	RST
PROJECT NO.	BR2350

STREETSCAPE DRAWING

A-0.01

850 S Ocean A

860 S Ocean

854 S. County

874 S. County Guesthouse

THE BENEDICT BULLOCK GROUP
1525 NW 3RD STREET, SUITE #1 DEERFIELD BEACH 33442

854 S. COUNTY ROAD
TOWN OF PALM BEACH, FLORIDA

NEIGHBORHOOD PHOTOGRAPHS
300',RADIUS

204 Via Del Mar A

210 Via Del Mar

235 Via Vizcaya

822 S. County

THE BENEDICT BULLOCK GROUP
1525 NW 3RD STREET, SUITE #1 DEERFIELD BEACH 33442

854 S. COUNTY ROAD
TOWN OF PALM BEACH, FLORIDA

NEIGHBORHOOD PHOTOGRAPHS
300',RADIUS

830 S. County A

830 S. County B

840 S Ocean A

840 S Ocean B

THE BENEDICT BULLOCK GROUP
1525 NW 3RD STREET, SUITE #1 DEERFIELD BEACH 33442

854 S. COUNTY ROAD
TOWN OF PALM BEACH, FLORIDA

NEIGHBORHOOD PHOTOGRAPHS
300',RADIUS

125 Via Vizcaya A

195 Via Del Mar

196 Via Del Mar

203 Via Vizcaya

THE BENEDICT BULLOCK GROUP
1525 NW 3RD STREET, SUITE #1 DEERFIELD BEACH 33442

854 S. COUNTY ROAD
TOWN OF PALM BEACH, FLORIDA

NEIGHBORHOOD PHOTOGRAPHS
300',RADIUS

109 Via Vizcaya

117 Via Vizcaya

118 Via Vizcaya

120 Via Vizcaya

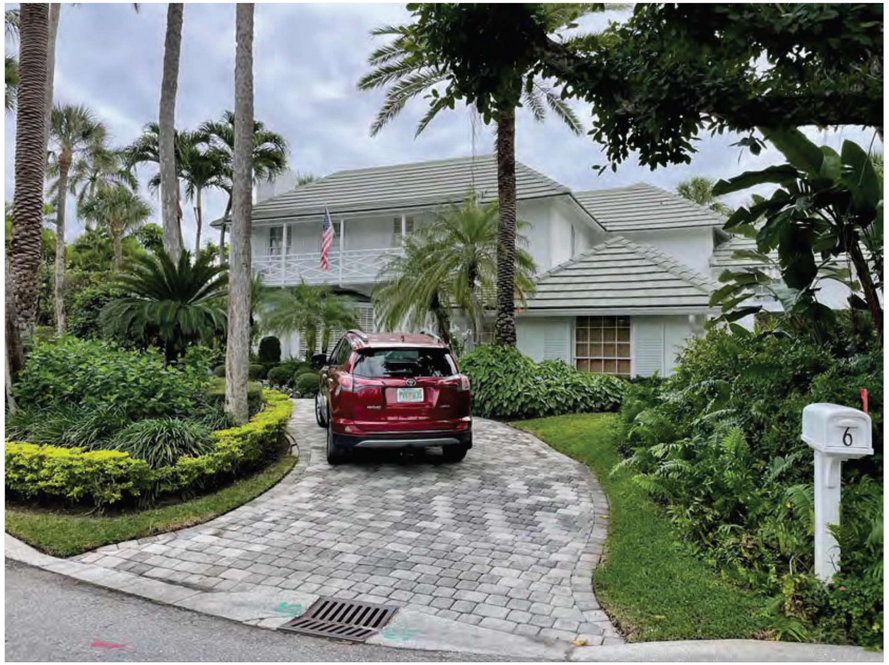
11 Via Vizcaya

12 Via Vizcaya

13 Via Vizcaya A

14 Via Vizcaya A

4 Via Vizcaya



6 Via Vizcaya

7 Via Vizcaya

10 Via Vizcaya

ZONING LEGEND

PROPERTY ADDRESS	854 SOUTH COUNTY ROAD		
ZONING DISTRICT	R-A - ESTATE RESIDENTIAL		
LOT AREA (SQ. FT.)	87,571.86 S.F.		
LOT WIDTH (W) & LOT DEPTH (D) (FT.)	APPROX. 200' (W) X APPROX. 471' (D)		
STRUCTURE TYPE:	SINGLE FAMILY HOME		
FEMA FLOOD ZONE DESIGNATION:	N/A		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	N/A		
CROWN OF ROAD (COR) (NAVD)	N/A		
	REQ'D / PERMITTED	EXISTING	PROPOSED
LOT COVERAGE	25% (21,800 S.F.) (9.1%)	7,965 S.F. (11.0%)	6,905 S.F.
ENCLOSED SQUARE FOOTAGE	N/A	N/A	1,255 S.F.
FRONT YARD SETBACK (FT.)	35'	N/A	38'-8"
SIDE YARD SETBACK (1st Story) (FT.)	15'	N/A	61'-4"
SIDE YARD SETBACK (2nd Story) (FT.)	N/A	N/A	N/A
REAR YARD SETBACK (FT.)	10'	N/A	336'-2"
ANGLE OF VISION (DEG.)	50	N/A	35.6
BUILDING HEIGHT (FT.)	25'	N/A	20'-8"
OVERALL BUILDING HEIGHT (FT.)	35'	N/A	20'-8"
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FINISHED FLOOR ELEVATION (FFE) (NAVD)	7.0	N/A	7.0
BASE FLOOD ELEVATION (FFE) (NAVD)	6.0	6.0	6.0

AREA CALCULATION

LOT AREA:	87,200 S.F.
1ST FLOOR MAIN HOUSE (EXISTING)	5,953 S.F.
2ND FLOOR MAIN HOUSE (EXISTING)	3,856 S.F.
1ST FLOOR GUESTHOUSE (EXISTING)	289 S.F.
2ND FLOOR GUESTHOUSE (EXISTING)	949 S.F.
POOL HOUSE (NEW)	1,355 S.F.
TOTAL A/C	12,402 S.F.
COVERED UNENCLOSED	
MAIN HOUSE GARAGE 1 & 2 (EXISTING)	1,271 S.F.
GUESTHOUSE GARAGE (EXISTING)	452 S.F.
OPEN UNENCLOSED	
1ST FLOOR TERRACE (EXISTING)	3,600 S.F.
2ND FLOOR MASTER BALCONY (EXISTING)	115 S.F.
2ND FLOOR ROOF TERRACE (EXISTING)	502 S.F.
COVERED ENTRY POOL HOUSE (NEW)	62 S.F.
COVERED POOL HOUSE LOGGIA (NEW)	171 S.F.
GAZEBO (NEW)	226 S.F.
TOTAL PROPOSED ADDITIONAL S.F.	6,399 S.F.
TOTAL A/C	12,402 S.F.
TOTAL PROPOSED ADDITIONAL S.F.	6,399 S.F.
GRAND TOTAL NEW CONSTRUCTION & EXISTING	18,801 S.F.

LOT INFORMATION

PROPERTY ADDRESS: 854 S. COUNTRY ROAD
PALM BEACH, FL. 33480

ZONING DATA: R-A

FLOOD ZONE: AE 6 F.I.R.M.
DESOGN FLOOD: AE 7

ALL SURVEY INFORMATION BASE ON SURVEY BY:

MILLER LAND SURVEYING
1121 LAKE AVENUE LAKEWORTH, FLORIDA 33460
PHONE: (561) 586-2669
FAX: (561) 582-0151
www.millersurveying.com
E-MAIL: orders@millersurveying.com

DATE FIELD SURVEY: 05-15-2024

LEGAL DESCRIPTION

SEE SURVEY

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY INFORMATION

STYLE & DESCRIPTION

STYLE: COLONIAL TO MATCH EXISTING

DESCRIPTION:

NO. OF STORIES: ONE
ROOF MATERIAL: (WHITE) TILE TO MATCH EXISTING
CONSTRUCTION TYPE: SINGLE FAMILY
CBS: YES
FRAME: NO

COLOR:

ROOF: WHITE
BUILDING: (WHITE) BM CHANTILLY LACE-OV-65
TRIM: (WHITE) BM CHANTILLY LACE-OV-65
SHUTTER: (TAN)BENJAMIN MOORE- HC-81

DOORS/WIN: WHITE
RAILING : WHITE

REFER TO LANDSCAPE AND HARDSCAPE PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE

GENERAL CONSTRUCTION NOTES

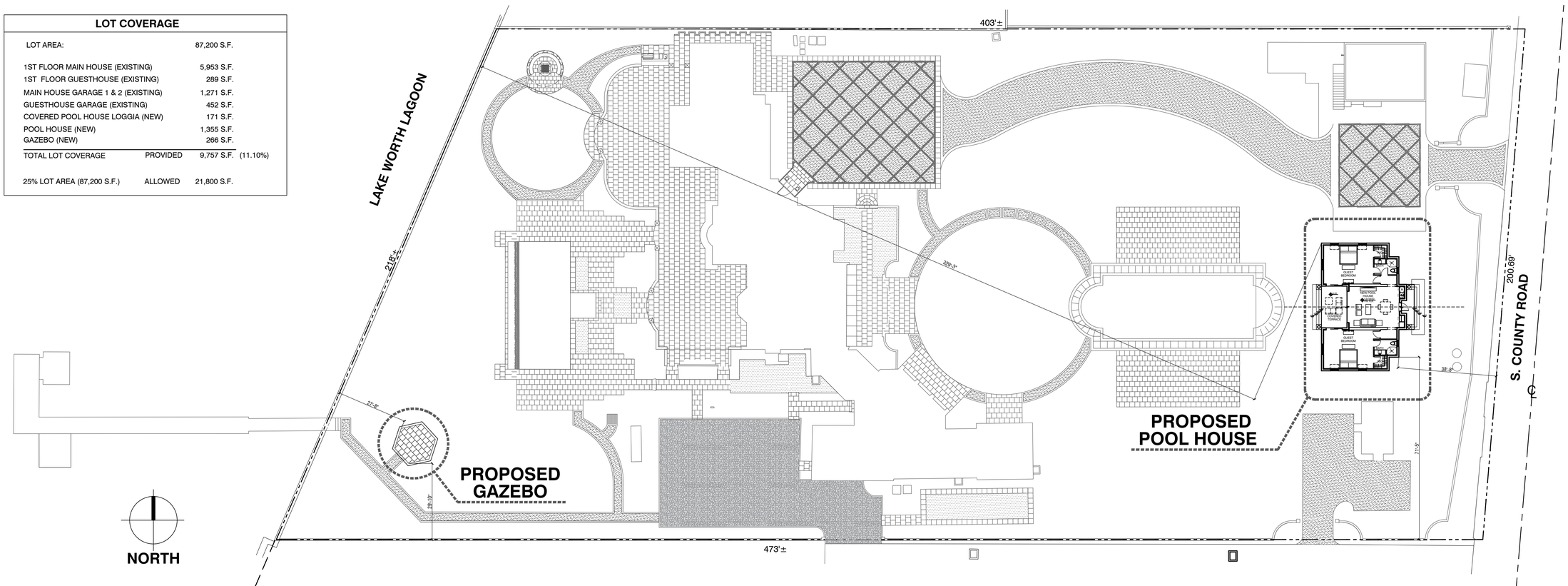
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION ON THIS PROJECT.
2. WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) INDICATED ON THESE DRAWINGS, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE BENEDICT BULLOCK GROUP (TBBG) SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION. DRAWINGS SHALL NOT BE SCALED AND WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED
4. SHOP DRAWINGS SHALL BE SUBMITTED TO THE BENEDICT BULLOCK GROUP FOR GENERAL REVIEW AND DESIGN COMPLIANCE (THREE (3) COPIES OF EACH ITEM CHECKED OFF BELOW).
   1. ----------X---- TRUSS LAYOUT/ENG.
   2. ---------- HVAC DUCT LAYOUT.
   3. ---------- DOORS PRODUCT APPROVAL
   4. ---------- WINDOWS PRODUCT APPROVAL
5. DEPOSITS AND FEES:
   DEPOSITS FOR UTILITIES INCLUDING WATER METER, TELEPHONE AND ELECTRICAL SERVICE SHALL BE MADE BY THE G.C.. PERMIT FEES, AS REQUIRED, SHALL BE PAID BY THE OWNER FOR THAT PORTION OF THE WORK. SOIL TEST BORINGS SHALL BE ORDERED AND PAID FOR BY THE CONTRACTOR AND REPORTS SHALL BE SUBMITTED TO THE G.C. TO INSURE PROPER STRUCTURAL DESIGN.
6. CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER, AND SANITARY FACILITIES FOR THE DURATION OF THE CONSTRUCTION.
7. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOBSITE AND LEAVE THE BUILDING BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF CONSTRUCTION. ALL PAINT SPECKS AND ANY OTHER CONSTRUCTION MARKS SHALL BE REMOVED BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL ACQUAINT THEMSELVES WITH THE SITE AND SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO ACTUAL CONSTRUCTION. ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THE TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE BENEDICT GROUP.
9. ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT.
10. ALL OPERATING WINDOWS AND SLIDING GLASS DOORS SHALL BE PROVIDED WITH VINYL INSECT SCREENS. GLAZING TO BE CLEAR LOW-E GLASS -45% TRANSMISSION. ALL SLIDING GLASS DOORS, OPERABLE AND FIXED GLASS 18" AND LESS ABOVE FINISH FLOOR SHALL BE TEMPERED SAFETY GLASS.
11. FIXED GLASS, GLASS DOORS AND ALL GLASS AT THE TUB OR SHOWER SHALL BE TEMPERED SAFETY GLASS.

HARDWARE NOTES

1. ALL LOCKS ON EXTERIOR DOORS SHALL RESIST A FORCE OF 300 LBS APPLIED IN ANY MOVEABLE DIRECTION.
2. ALL EXTERIOR LOCKS SHALL BE SINGLE CYLINDER WITH 1" THROW INTO MORTICE FOR 1 3/4" SOLID CORE DOOR.
3. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A KEY OPERATED LOCK OPERABLE FROM EXTERIOR WITH A MINIMUM 6000 POSSIBLE KEY CHANGES. KEY IN KNOB LOCKS SHALL HAVE AN AUXILIARY DEAD BOLT WITH HARDENED BOLT OR WITH INSERT.
4. EXTERIOR SWING DOORS SHALL BE SOLID CORE NOT LESS THAN 1 3/4" THICK.
5. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH VISION SCOPE OR VISION PANEL.
6. HINGES ON OUT SWINGING EXTERIOR DOORS SHALL HAVE NON-EXPOSED SCREWS AND NON-REMOVABLE PINS.
7. SINGLE SWING EXTERIOR DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE SOLID CORE 1 3/4" THICK AND SHALL BE SECURED WITH A LATCH AND SINGLE BOLT WITH ONE INCH MIN. THROW OR A COMBINATION OF DEAD BOLT AND DEAD LATCH SETS AND AN AUTOMATIC DOOR CLOSER.
8. ALL GLASS IN EXTERIOR DOORS SHALL COMPLY WITH ANSI 279.1
9. ALL OPERABLE WINDOWS SHALL WITHSTAND A FORCE OF 150 LBS. IN ANY OPERABLE DIRECTION.
10. SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM TRACKS WHEN IN THE CLOSED POSITION AND SHALL COMPLY WITH THE A.A.M.A. STANDARDS FOR FORCED ENTRY RESISTANCE, A.A.M.A. 1303-3.
11. SLIDING GLASS DOORS SHALL HAVE DEAD BOLT OR PIN SYSTEM NOT REMOVABLE FROM THE OUTSIDE AT THE JAMB AND SILL.

LOT COVERAGE

LOT AREA:		87,200 S.F.	
1ST FLOOR MAIN HOUSE (EXISTING)		5,953 S.F.	
1ST FLOOR GUESTHOUSE (EXISTING)		289 S.F.	
MAIN HOUSE GARAGE 1 & 2 (EXISTING)		1,271 S.F.	
GUESTHOUSE GARAGE (EXISTING)		452 S.F.	
COVERED POOL HOUSE LOGGIA (NEW)		171 S.F.	
POOL HOUSE (NEW)		1,355 S.F.	
GAZEBO (NEW)		266 S.F.	
TOTAL LOT COVERAGE	PROVIDED	9,757 S.F.	(11.10%)
25% LOT AREA (87,200 S.F.)	ALLOWED	21,800 S.F.	



1 SITE PLAN
SCALE 1:20

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REV	REVISIONS	BY	DATE
1	REVISED COR INFO.	RST	07-12-2024

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PROPOSED POOL HOUSE & GAZEBO

854 S. COUNTY ROAD FLORIDA

PALM BEACH,

ARCHITECT'S SEAL

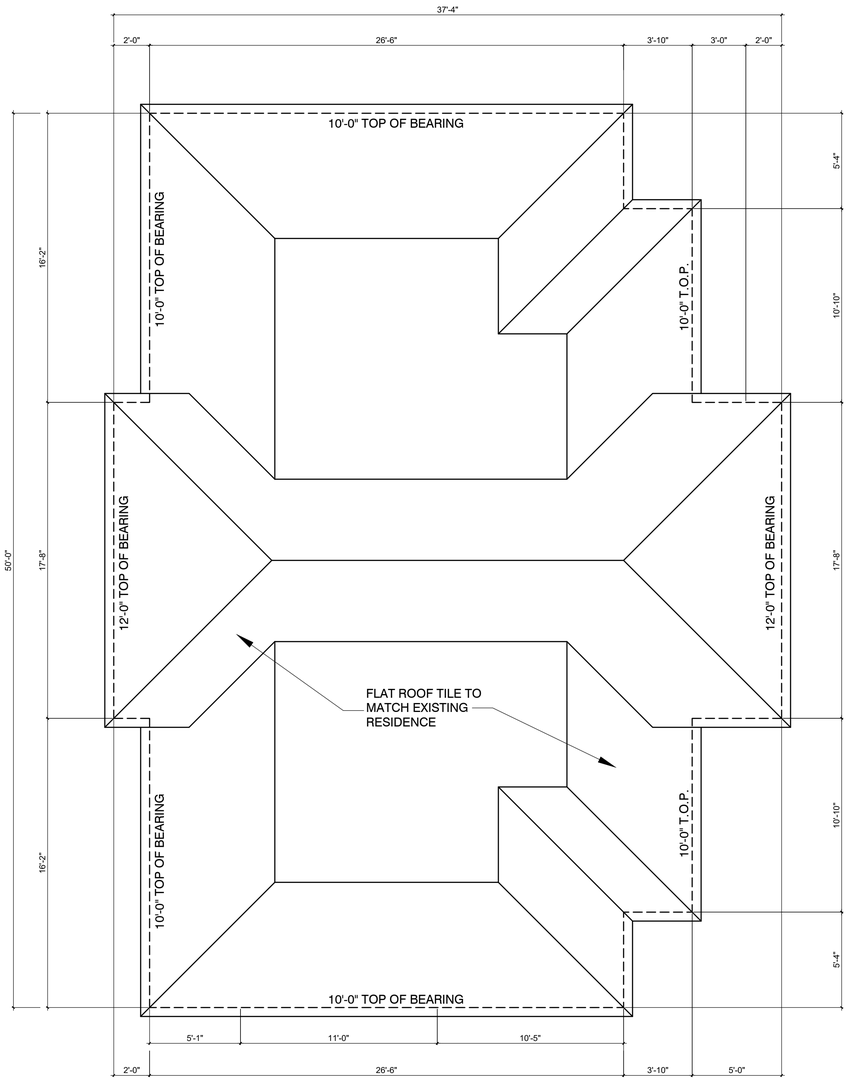
BRIAN BULLOCK, ARCHITECT
AR 95754

DIGITAL SIGNATURE

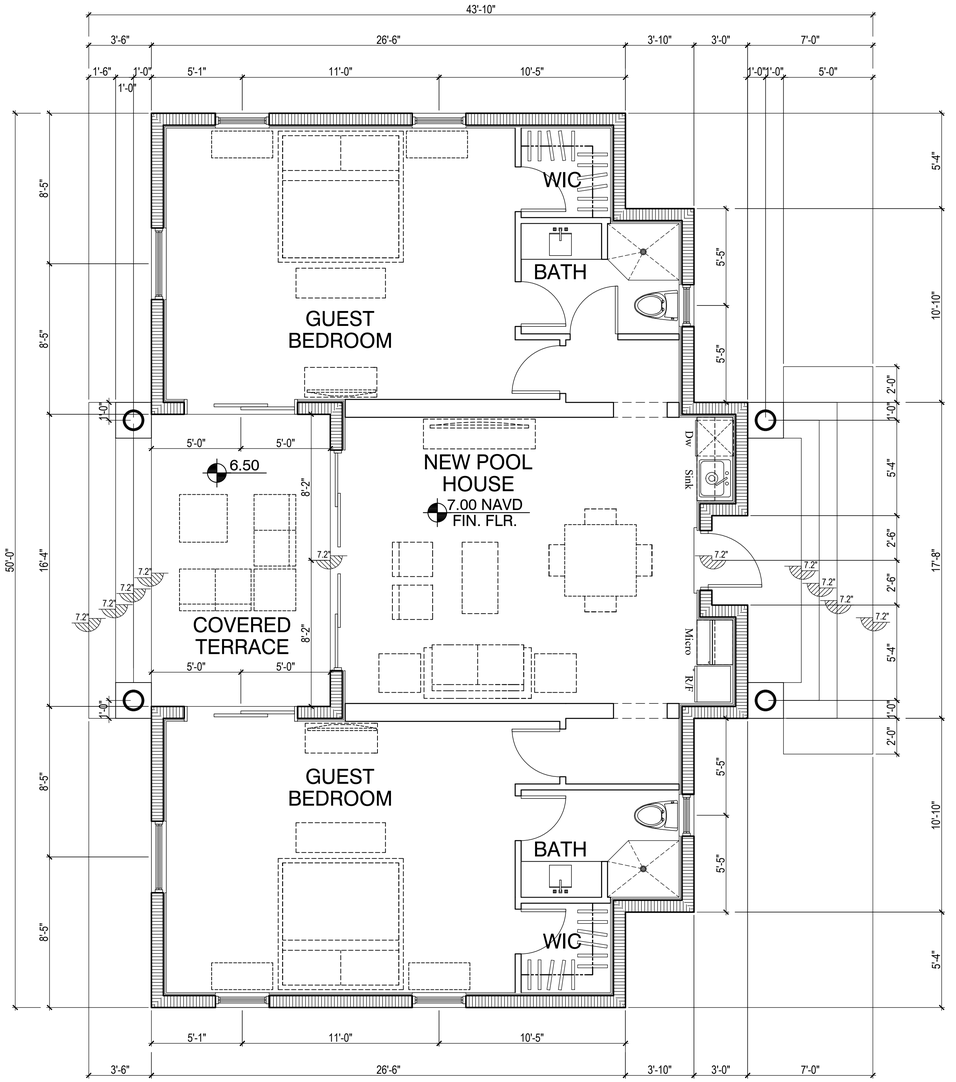
DATE	06-27-2024
DRAWN BY	RST
PROJECT NO.	BR2350

SITE PLAN & SITE DATA

SP-1.00



2 ROOF PLAN
SCALE 1/4"=1'-0"



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

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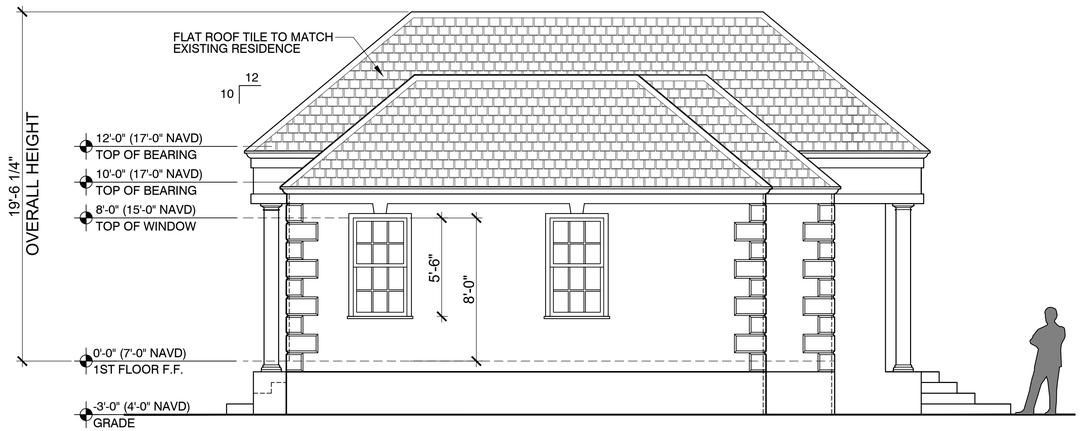
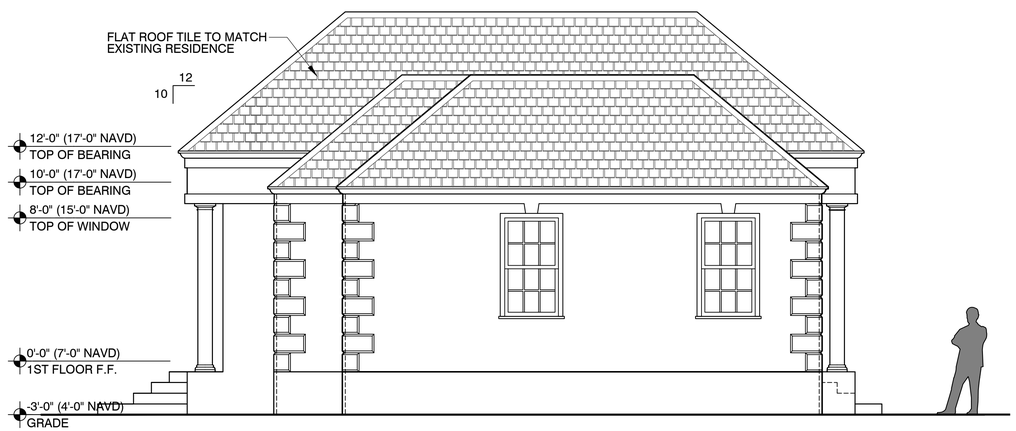
FLOOR PLANS & ROOF PLAN

A-1.01

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



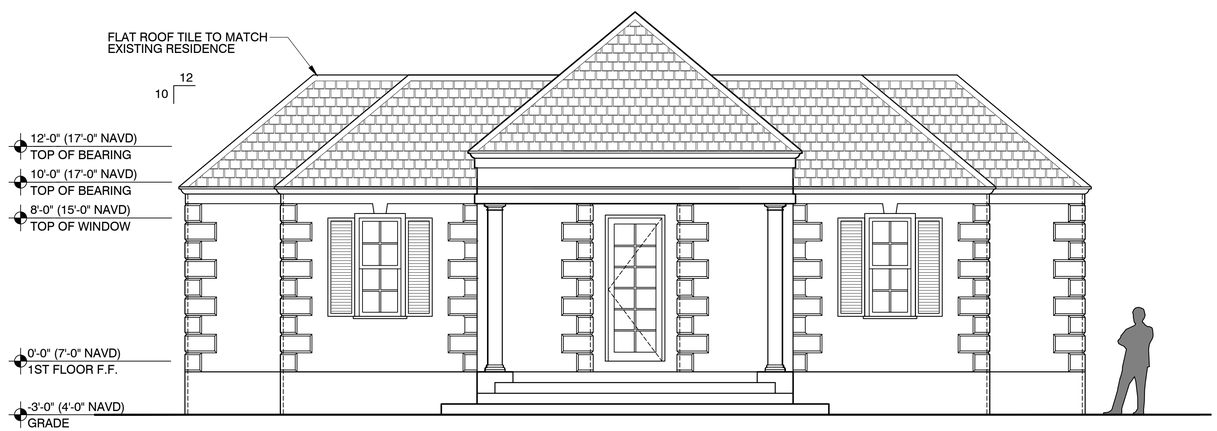
3 SOUTH ELEVATION
SCALE 1/4"=1'-0"



2 NORTH ELEVATION
SCALE 1/4"=1'-0"

- IMPACT RATED DOUBLE HUNG WINDOWS, MAHOGANY PAINTED WHITE. MUNTINS TO MATCH EXISTING RESIDENCE
- WHITE ALUMINUM RAILING TYPICAL
- WHITE STUCCO COLUMN
- CYPRESS FRONT DOOR
- WHITE STUCCO COLUMN
- WHITE STUCCO QUOINS
- COLONIAL SHUTTERS, MACHESTER TAN
- RECESSED STUCCO SURROUND
- CYPRESS CLAD IMPACT RATED GARAGE DOOR
- WHITE CLAY ROOF TILES TO MATCH EXISTING

NOTE: ALL THE ABOVE ARCHITECTURAL FEATURES ARE TO MATCH EXISTING MAIN RESIDENCE.



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

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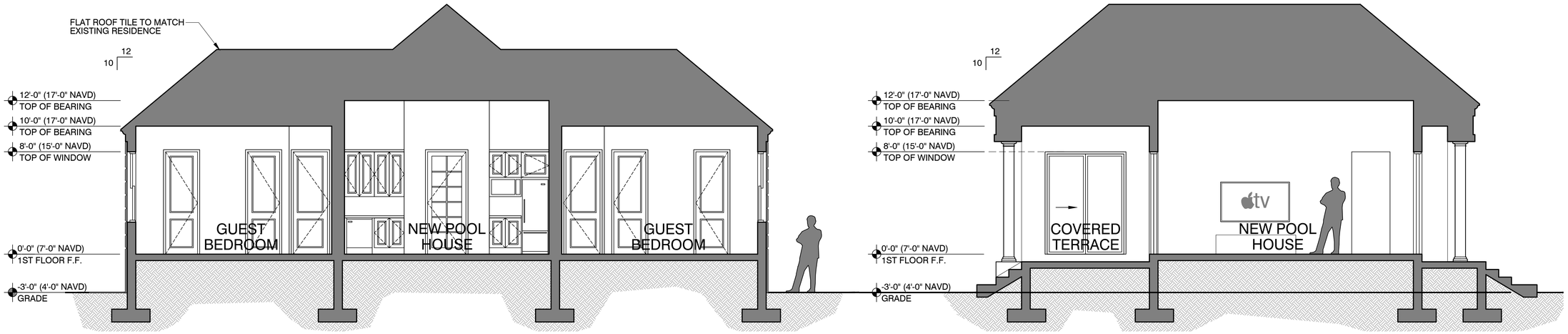
ELEVATIONS & SECTION

A-2.01



2 SECTION -2
SCALE 1/4"=1'-0"

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

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

3 PERSPECTIVE
NORTH WEST VIEW

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REV	REVISIONS	BY	DATE
1	POOL HOUSE PERSPECTIVE	RST	07-12-2024

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PALM BEACH,

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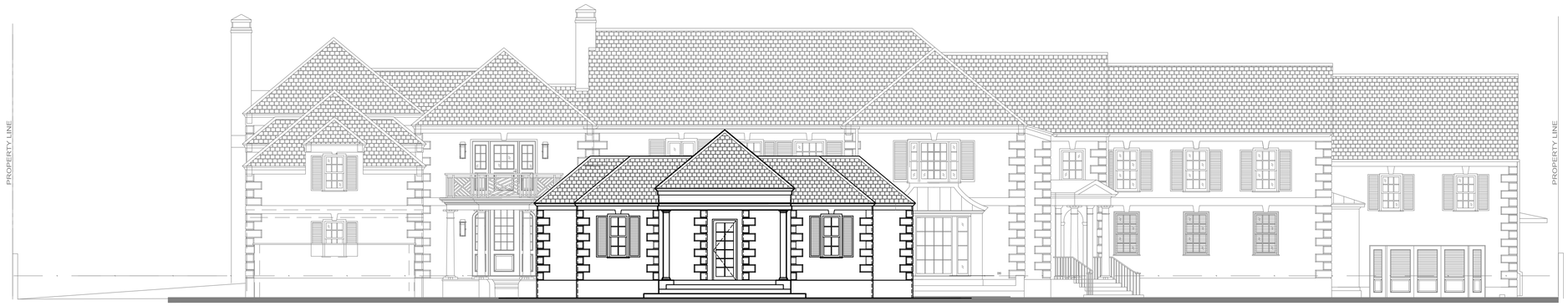
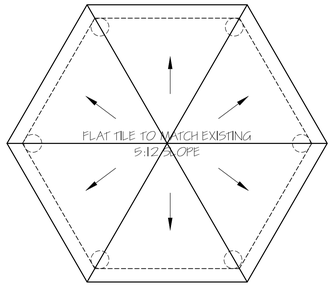
SECTIONS

A-2.02

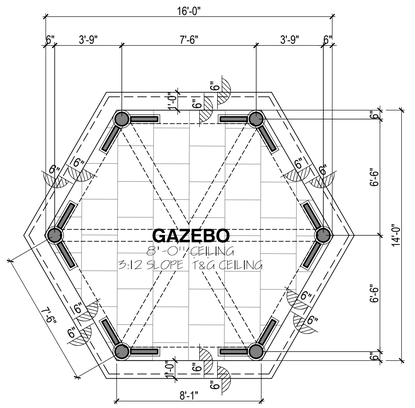


1 EAST ELEVATION WITH PROPOSED GUESTHOUSE
NTS

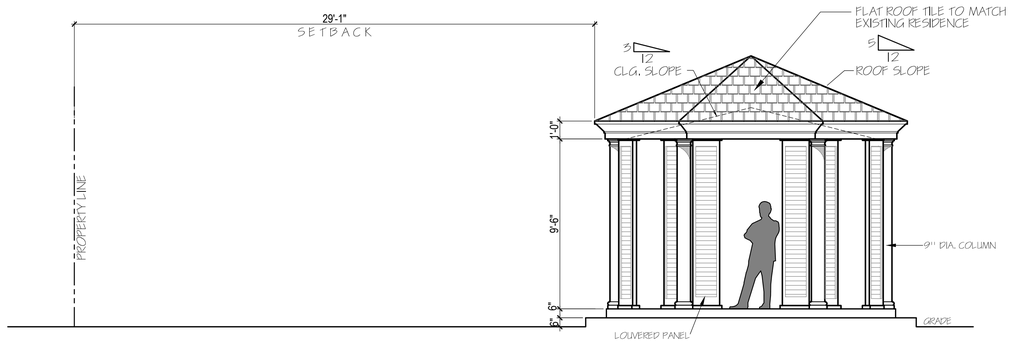
5 GAZEBO PERSPECTIVE
NTS



3 ROOF PLAN
SCALE 1/4"=1'-0'



2 GAZEBO PLAN
SCALE 1/4"=1'-0'



4 GAZEBO ELEVATION
SCALE 1/4"=1'-0"

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REV	REVISIONS	BY	DATE
1	CITY PLAN CHECK COMMENTS	RST	06-13-2003

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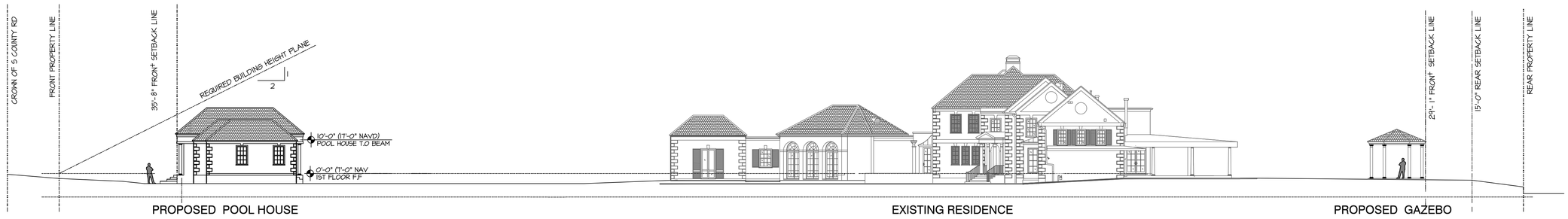
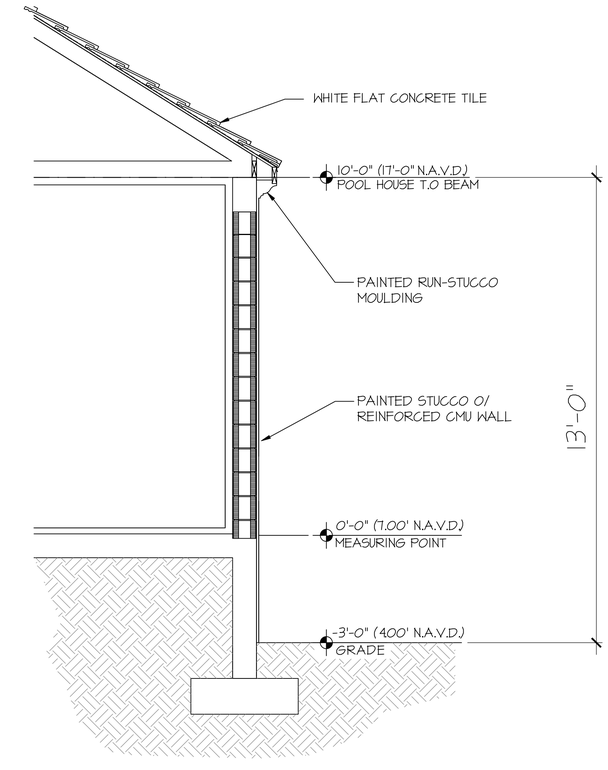
GAZEBO PLANS & ELEVATION

A-2.03



1 BUILDING HEIGHT DIAGRAM
SCALE 1/16"=1'-0"



2 WALL SECTION HEIGHT DIAGRAM
SCALE 1/2"=1'-0"

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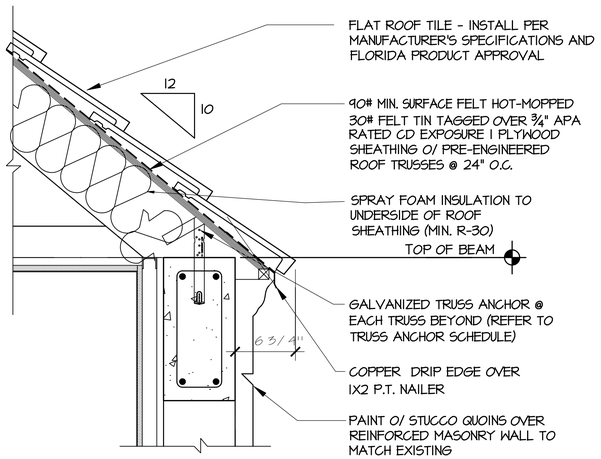
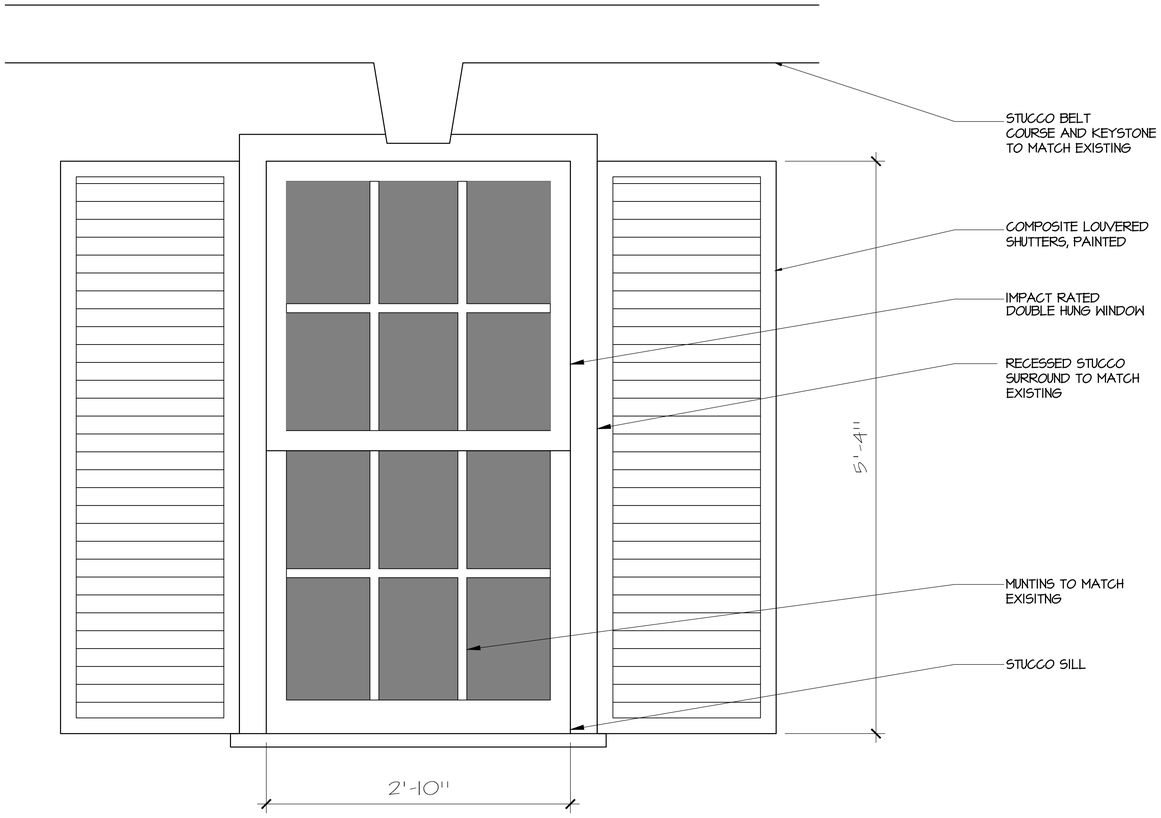
BUILDING HEIGHT DIAGRAM

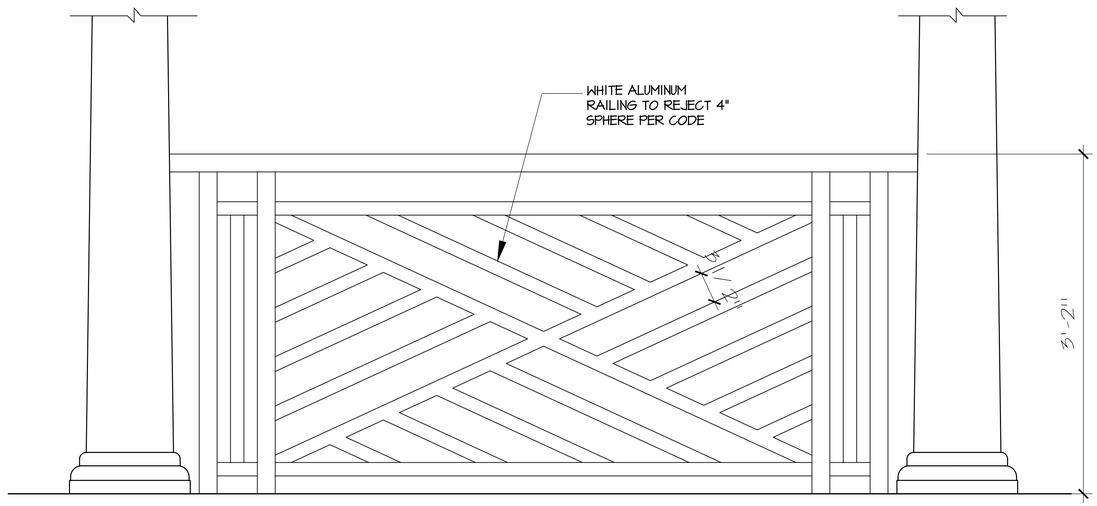
A-2.04



2 EAVES DETAIL
SCALE 1 1/2"=1'-0"



3 WINDOW DETAIL
SCALE 1 1/2"=1'-0"



1 RAILING DETAIL
SCALE 1 1/2"=1'-0"

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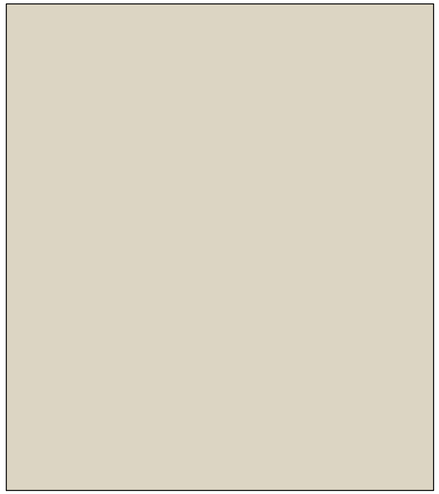
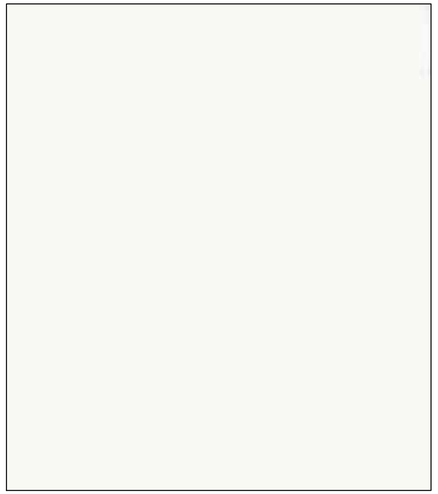
EXTERIOR DETAILS

A-3.01



1 SHUTTER COLOR
BENJAMIN MOORE
MANCHESTER TAN HC-81

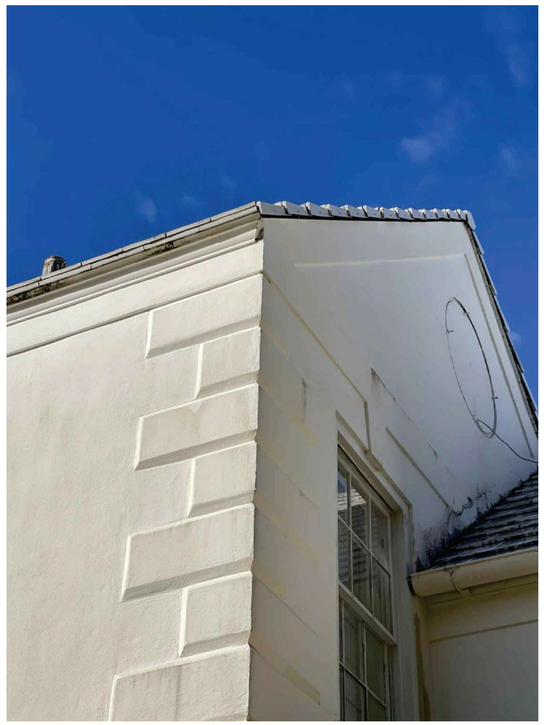


2 BODY COLOR
BENJAMIN MOORE
CHANTILLY LACE OC-65

3 ROOF
WHITE CLAY ROOF TILE
TO MATCH EXISTING

4 EXISTING WINDOW & DOORS

5 EXISTING WINDOW & SHUTTER



6 EXISTING QUOINS

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THE ARCHITECT & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BRIAN (RA BULLOCK, ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

REV	REVISIONS	BY	DATE

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DIGITAL SIGNATURE

DATE	06-27-2024
DRAWN BY	RST
PROJECT NO.	BR2350

MATERIALS

A-3.02