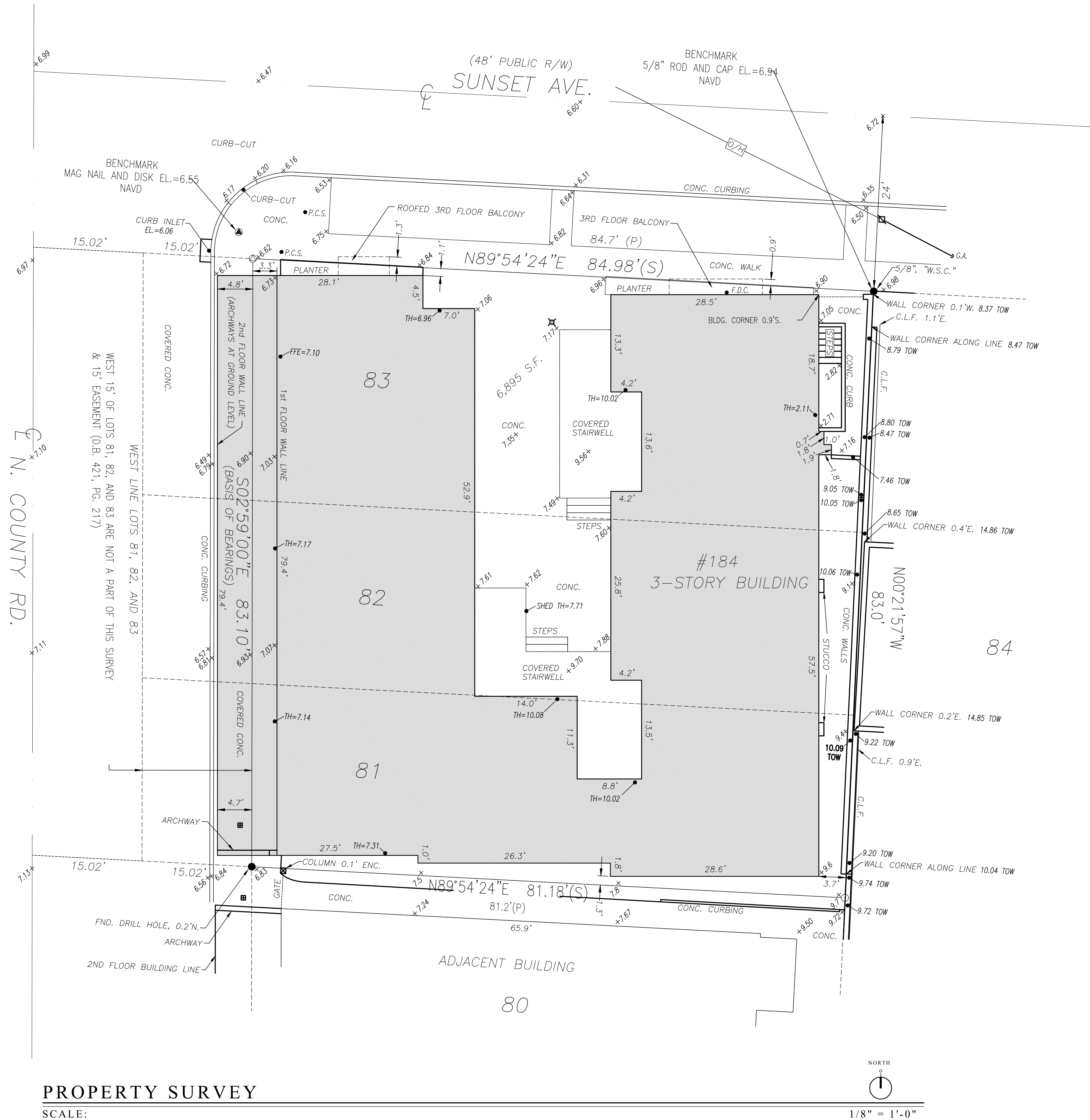
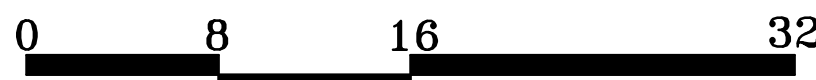




PROPERTY SURVEY

SCALE:



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RENOVATIONS TO EXISTING APARTMENT BUILDING
184 SUNSET AVENUE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez

LIC Number AR0016608

REVISIONS

DATE:
08/23/2024

D-2
SURVEY

SCALE:

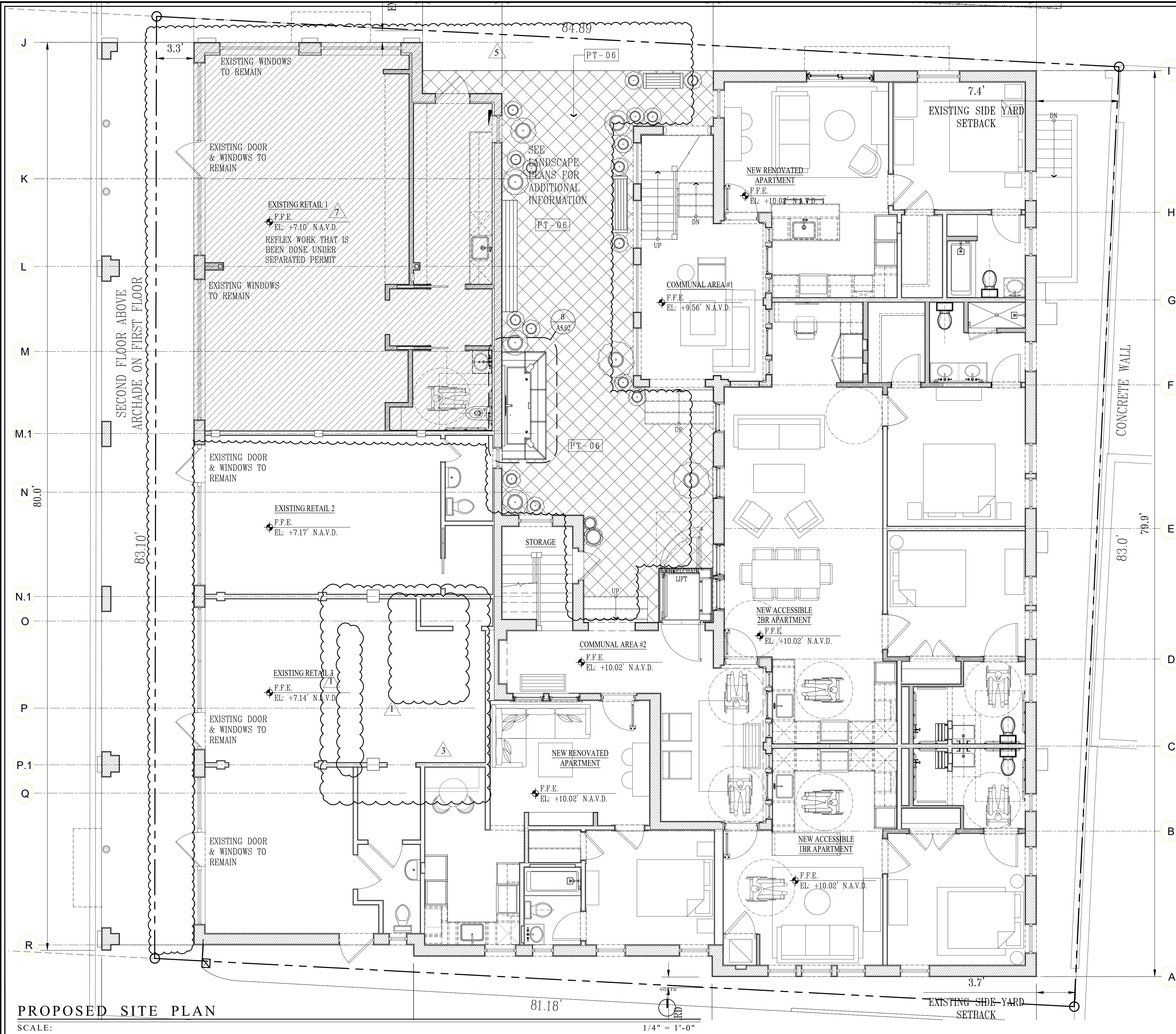
$$1/4'' = 1'-0''$$
A circular professional seal for Rafael A. Rodriguez, a Registered Architect in the State of Florida. The seal features the text "STATE OF FLORIDA" at the top, "RAFAEL A. RODRIGUEZ" in the center, and "REGISTERED ARCHITECT" at the bottom. The number "AR0016608" is printed below the seal.

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Rafael A. Rodriguez

A0.03



PROPOSED SITE PLAN
SCALE:

COA-24-0026



Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

ZONING LEGEND			
Line #	Property Address:	184 SUNSET AVENUE	
1	Zoning District:	C-TS	
2	Lot Area (sq. ft.):	6,973.9 S.F.	
3	Lot Width (W) & Depth (D) (ft.):	Lot Width 30' Lot Depth 90'	
4	Structure Type:	STORE/OFFICE/RESIDENTIAL	
5	(Single-Family, Multi-Family, Office, Other)		
6	FEMA Flood Zone Designation:	ZONE X	
7	Zero Datum for point of meas. (NAVD)		
8	Crown of Road (COR) (NAVD)	6.99' @ NW CORNER	
9		Required/Allowed	Existing
10	Lot Coverage (Sq Ft and %)	(70%) 4881.73 S.F.	4,626 S.F. (66.3%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Access, Structure, etc)	14,086 S.F.	14,086 S.F.
12	*Front Yard Setback (Ft.)	5' MIN	VARIES (1.1" TO 9.9")
13	*Side Yard Setback (1st Story) (Ft.)	0'	0" W & 3.7' E
14	*Side Yard Setback (2nd Story) (Ft.)	0'	0" W & 3.7' E
15	*Rear Yard Setback (Ft.)	10.0'	1.8"
16	Angle of Vision (Deg.)	N/A	N/A
17	Building Height (Ft.)	25'	XXX
18	Overall Building Height (Ft.)	XXX	XXX
19	Cubic Content Ratio (CCR) (R-B ONLY)	XXX	XXX
20	** Max. Fill Added to Site (Ft.)	N/A	N/A
21	Finished Floor Elev. (FFE) (NAVD)	10.02' @ 1 ST FLOOR	10.02' @ 1 ST FLOOR
22	Base Flood Elevation (BFE) (NAVD)	6.0'	6.0'
23	Landscape Open Space (LOS) (Sq Ft and %)		
24	Perimeter LOS (Sq Ft and %)		
25	Front Yard LOS (Sq Ft and %)		
26	*** Native Plant Species %	Please refer to separate landscape legend.	
27			



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RENOVATIONS TO EXISTING APARTMENT BUILDING
184 SUNSET AVENUE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez

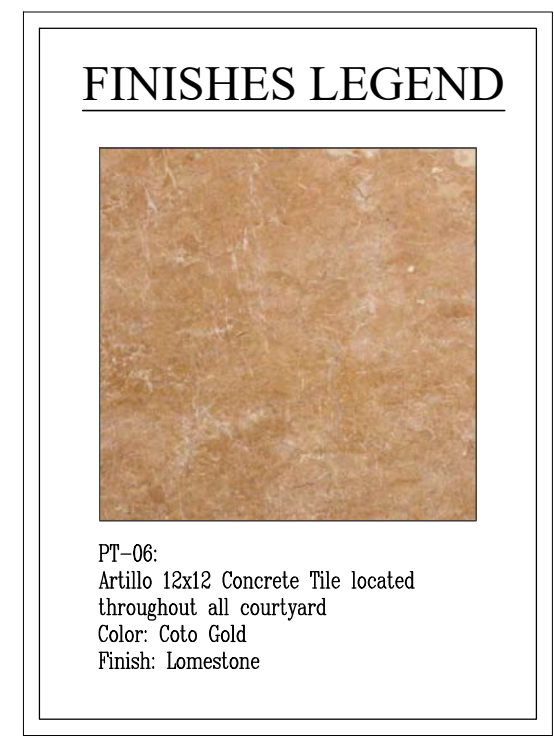
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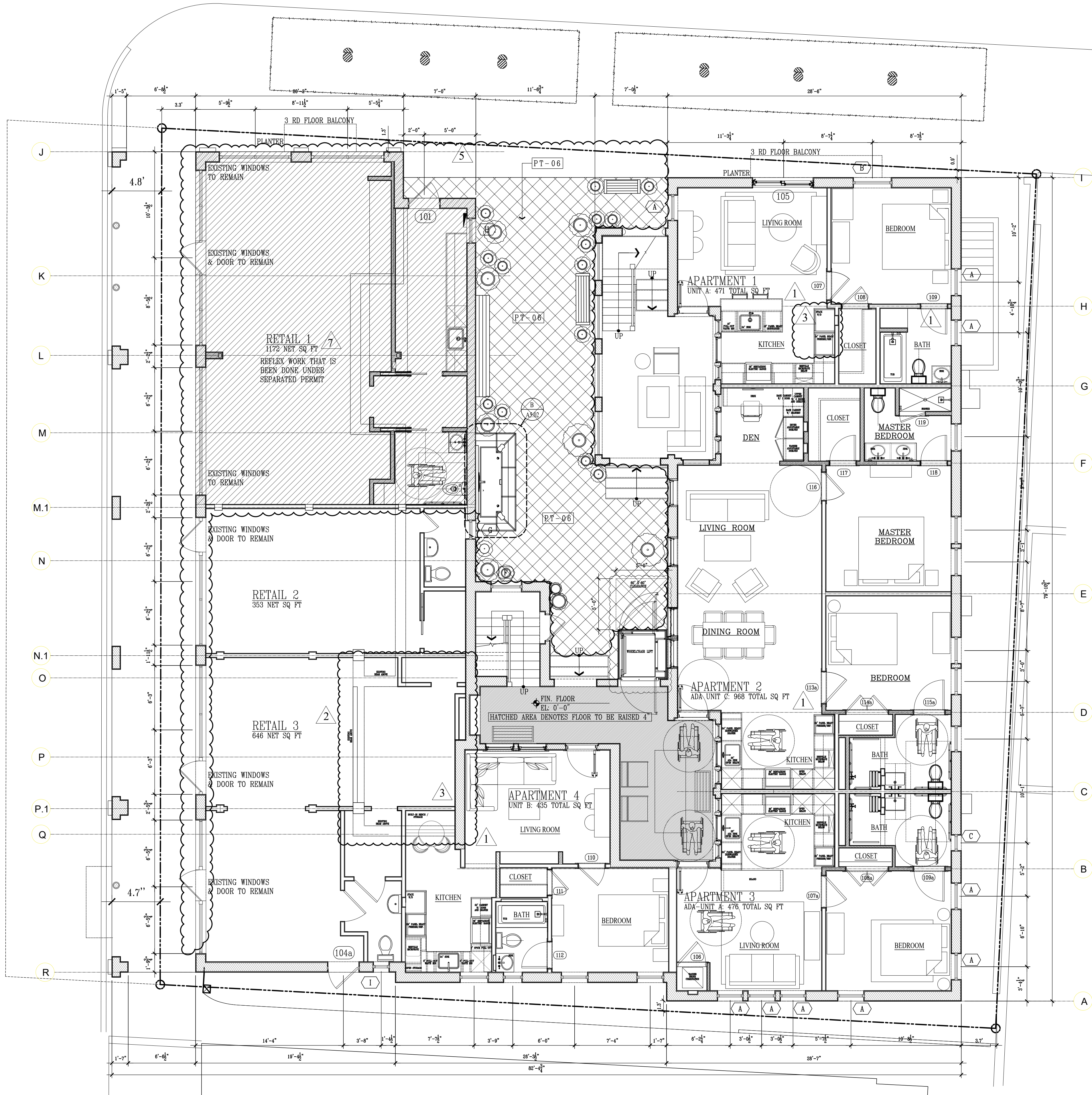
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NO	DATE
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2	NO DEMO
3	05/22/2024
4	08/23/2024
5	11/15/2024
6	11/21/2024
7	11/21/2024

DATE:
08/23/2024
01/02/2025

A0.02





PROPOSED GROUND FLOOR PLAN

SCALE:

3/16" = 1'-0"

RENOVATIONS TO EXISTING APARTMENT BUILDING
184 SUNSET AVENUE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez

LIC Number AR0016608

REVISIONS	
1	03/01/2024 KIT. & BATH REVS.
2	04/04/2024 NO DEMO
3	05/22/2024
4	07/15/2024
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6	11/15/2024
7	08/23/2024
8	11/21/2024
DATE:	
A1.01.1	

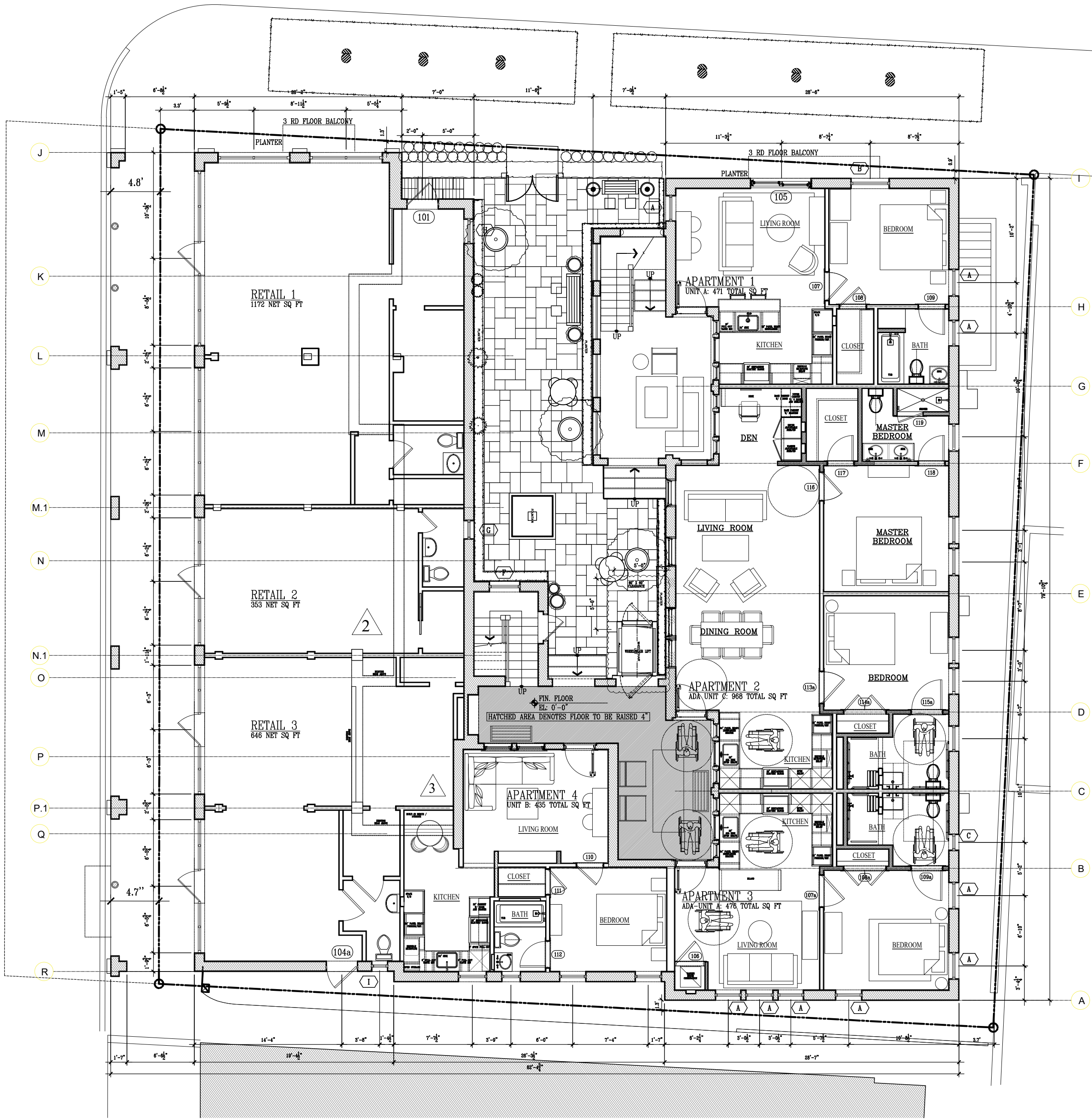
RENOVATIONS TO EXISTING APARTMENT BUILDING
184 SUNSET AVENUE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez

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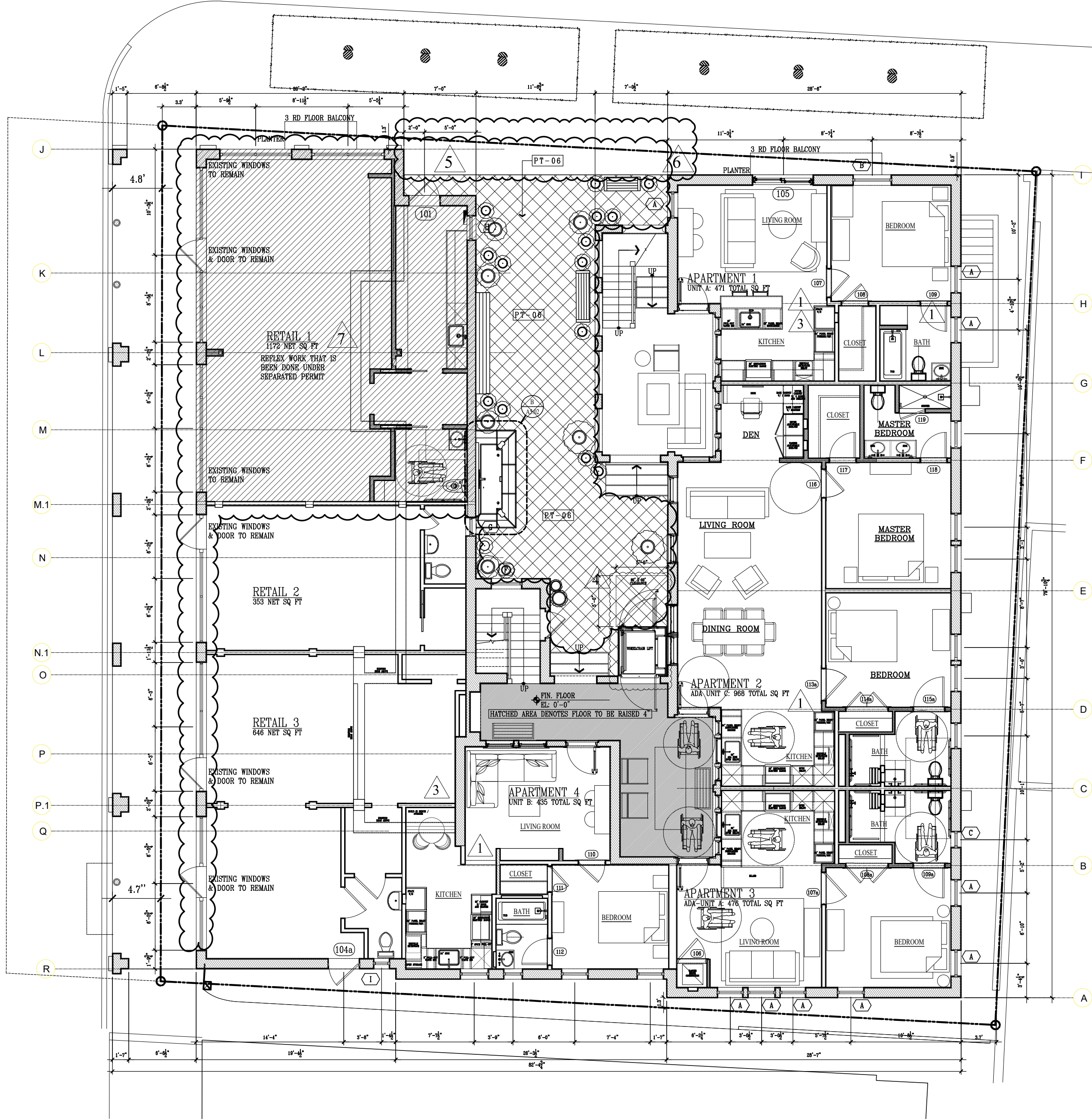
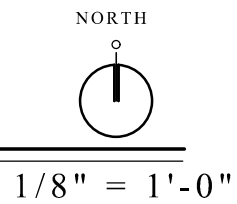
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6	08/23/2024
DATE:	
5	08/23/2024
7	11/21/2024

A1.01



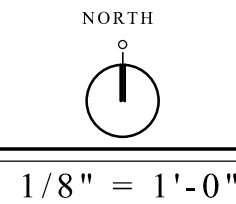
PREVIOUSLY APPROVED GROUND FLOOR PLAN

SCALE:

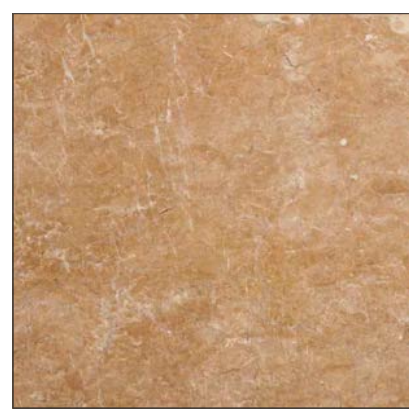


PROPOSED GROUND FLOOR PLAN

SCALE:



FINISHES LEGEND

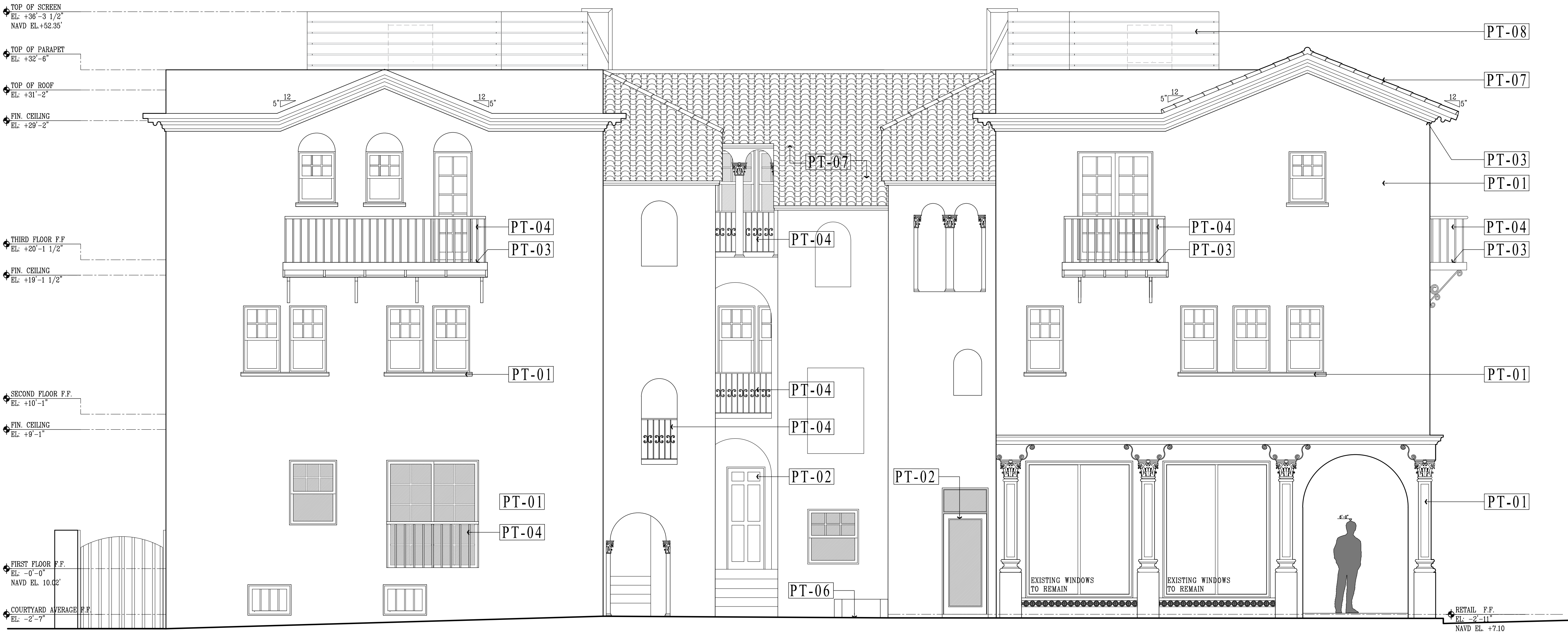


PT-06:
Artillo 12x12 Concrete Tile located
throughout all courtyard
Color: Coto Gold
Finish: Limestone



PREVIOUSLY APPROVED NORTH ELEVATION

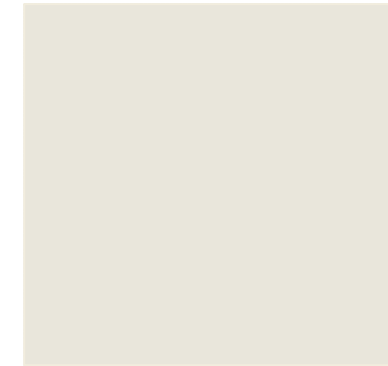
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

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

FINISHES LEGEND



PT-01:
OC-18 Benjamin Moore Dove Wing
Located throughout all exterior including
trim, window trim and columns.



PT-02:
HC-164 Benjamin Moore Puritan Gray
Located on all doors.



PT-03:
SW 7030 Sherman Williams Black Fox
Located Throughout all gutters, balconies,
and under the roof line.



PT-04:
All railings and gates to be redone in
traditional wrought iron black.



PT-05:
2175-10 Benjamin Moore Earthly Russel
Located Throughout all 2nd and 3rd floor
landing and stairs.



PT-06:
Artillo 12x12 Concrete Tile located
throughout all courtyard
Color: Colo Gold
Finish: Limestone



PT-07:
New Vers Barrel tile roof
Color Variation: Standard Red & Ohio Red



PT-08:
Roof Mechanical Equipment:
Color: OC-18 Benjamin Moore Dove Wing



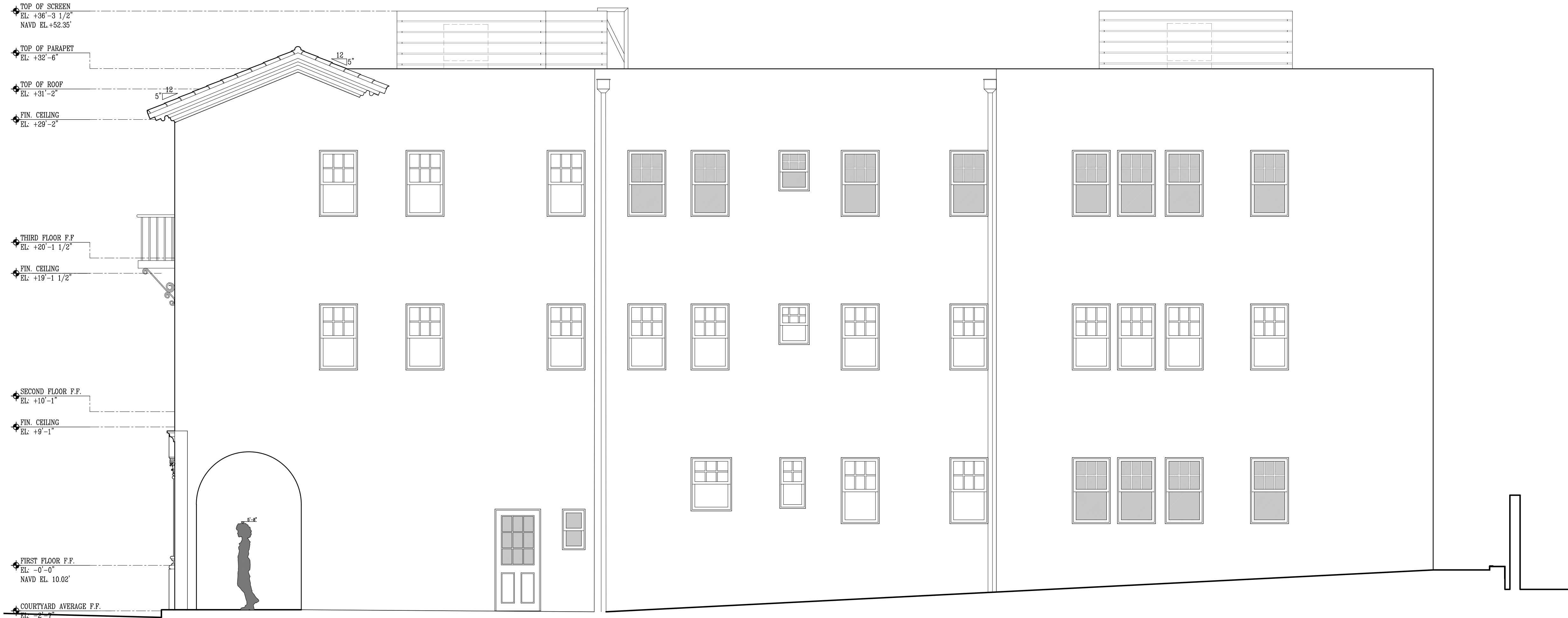
PREVIOUSLY APPROVED NORTH ELEVATION WITH LANDSCAPED COURTYARD ENTRANCE

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



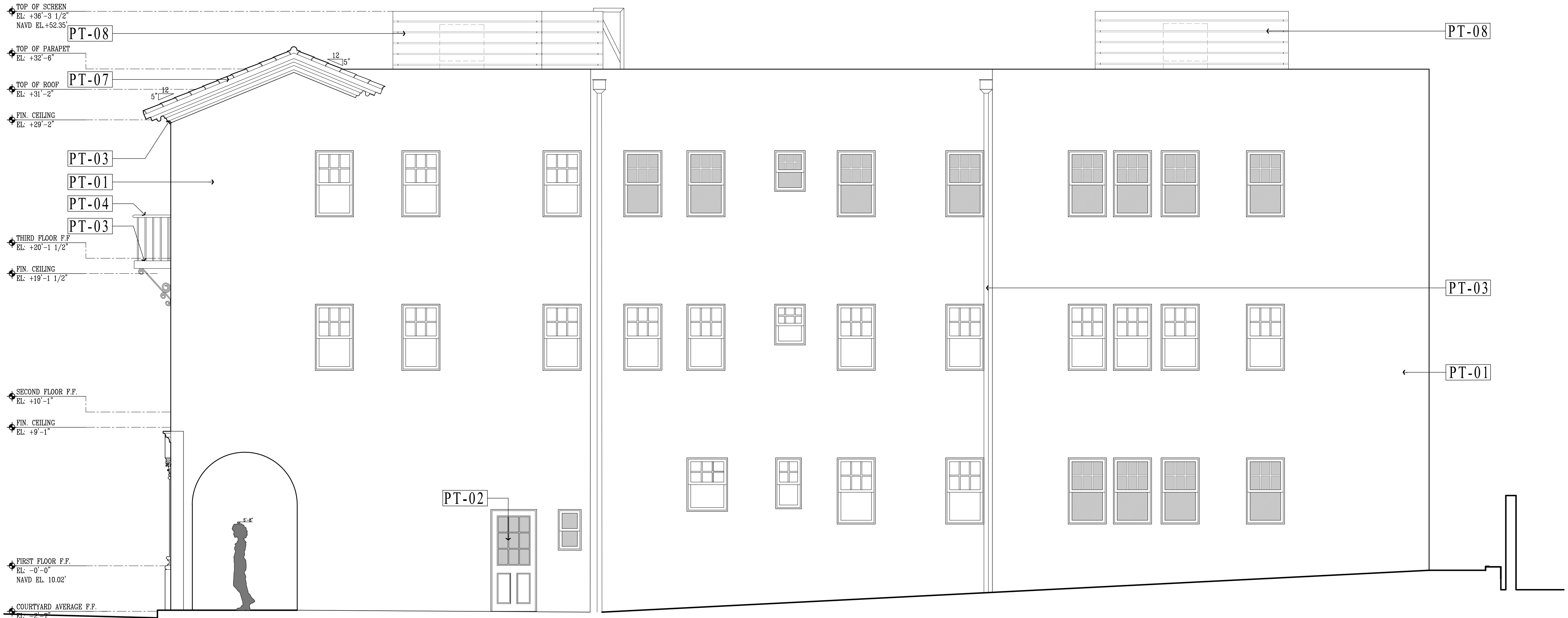
PROPOSED NORTH ELEVATION WITH LANDSCAPED COURTYARD ENTRANCE

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



PREVIOUSLY APPROVED SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

FINISHES LEGEND



PT-01:
OC-18 Benjamin Moore Dove Wing
Located throughout all exterior including trim, window trim and columns.



PT-02:
HC-164 Benjamin Moore Puritan Gray
Located on all doors.



PT-03:
SW 7030 Sherman Williams Black Fox
Located Throughout all gutters, balconies, and under the roof line.



PT-04:
All railings and gates to be redone in traditional wrought iron black.



PT-05:
2173-10 Benjamin Moore Earthly Basset
Located Throughout all 2nd and 3rd floor landing and stairs.



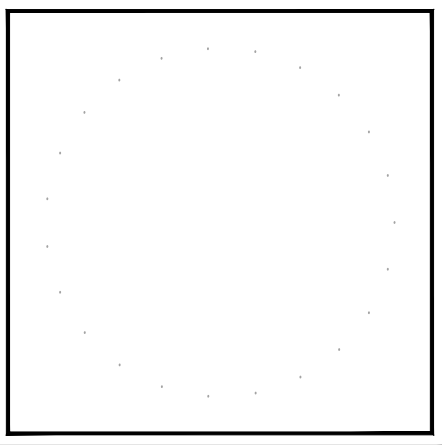
PT-06:
Artillo 12x12 Concrete Tile located throughout all courtyard
Color: Coto Gold
Finish: Limestone



PT-07:
New Vera Barrel tile roof
Color Variation: Standard Red & Ohio Red



PT-08:
Roof Mechanical Equipment:
Color: OC-18 Benjamin Moore Dove Wing



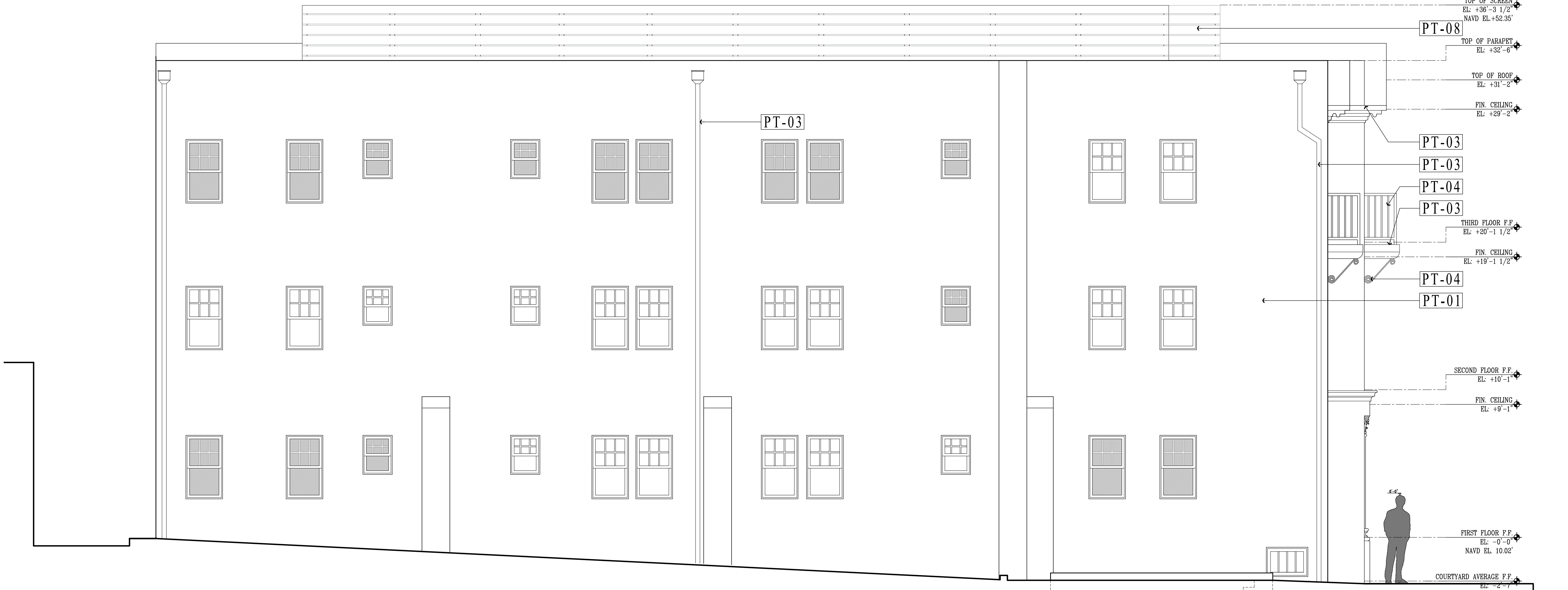
REVISIONS

11/21/2024

DATE:
08/23/2024



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



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

FINISHES LEGEND



PT-01:
OC-18 Benjamin Moore Dove Wing
Located throughout all exterior including trim, window trim and columns.



PT-02:
HC-184 Benjamin Moore Puritan Gray
Located on all doors.



PT-03:
SW 7020 Sherman Williams Black Fox
Located Throughout all gutters, balconies, and under the roof line.



PT-04:
All railings and gates to be redone in traditional wrought iron black.



PT-05:
2173-10 Benjamin Moore Earthly Russet
Located Throughout all 2nd and 3rd floor landing and stairs.



PT-06:
Artillo 12x12 Concrete Tile located throughout all courtyard
Color: Coto Gold
Finish: Limestone



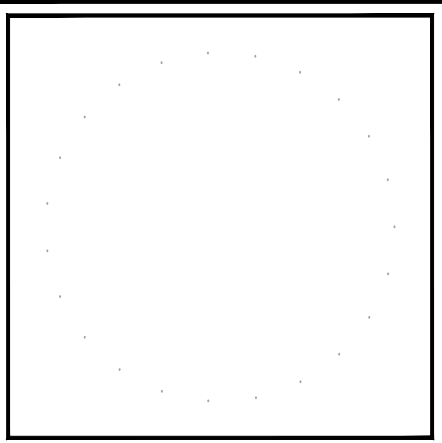
PT-07:
New Vera Barrel tile roof
Color Variation: Standard Red & Ohio Red



PT-08:
Roof Mechanical Equipment:
Color: OC-18 Benjamin Moore Dove Wing

RENOVATIONS TO EXISTING APARTMENT BUILDING
184 SUNSET AVENUE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez



LIC Number AR0016608

REVISIONS

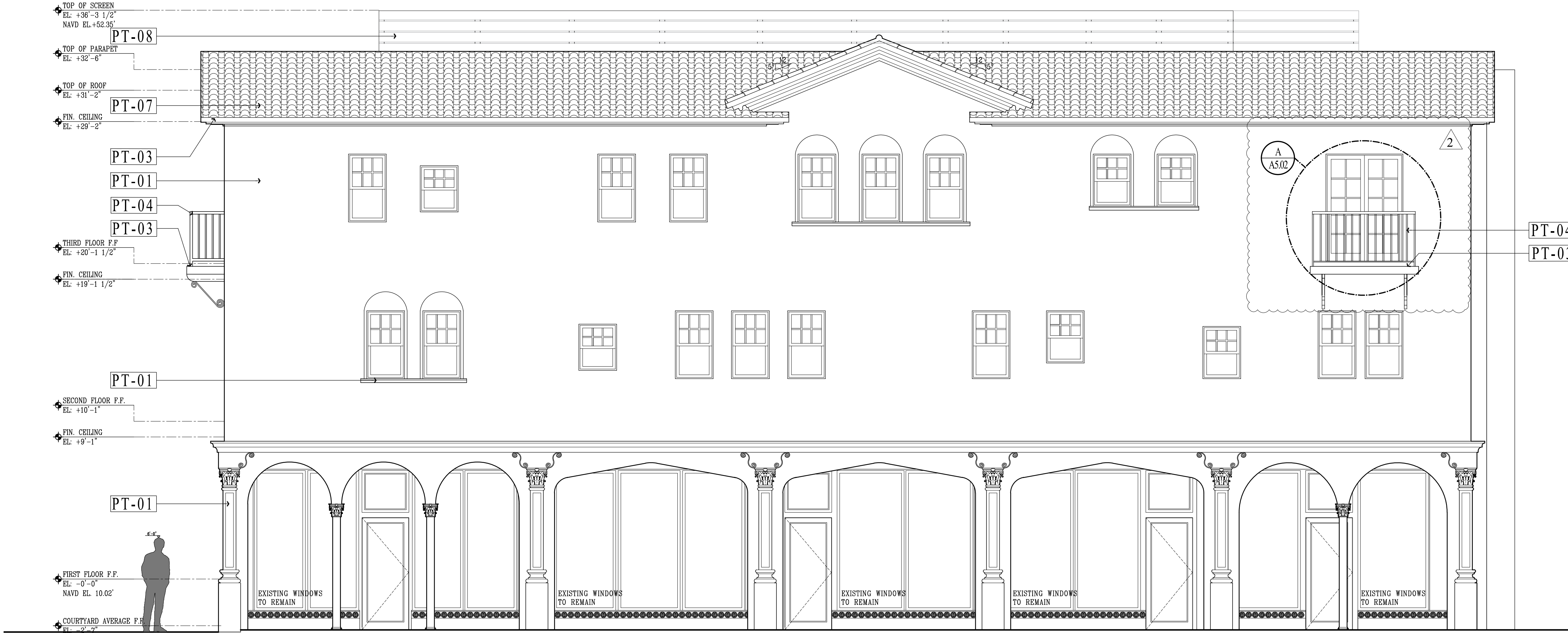
1 11/21/2024

DATE:
08/23/2024



PREVIOUSLY APPROVED WEST ELEVATION

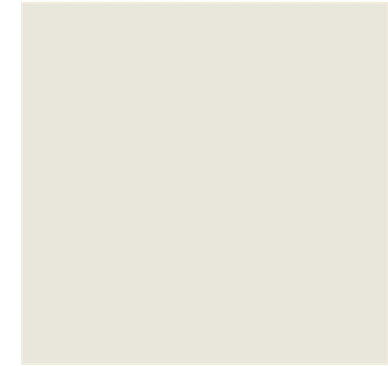
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION

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

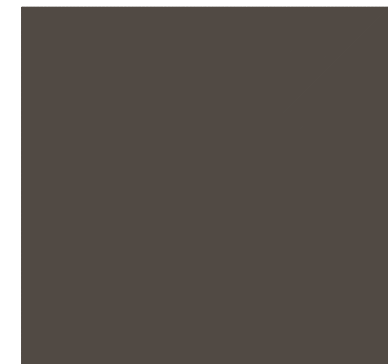
FINISHES LEGEND



PT-01:
OC-18 Benjamin Moore Dove Wing
Located throughout all exterior including
trim, window trim and columns.



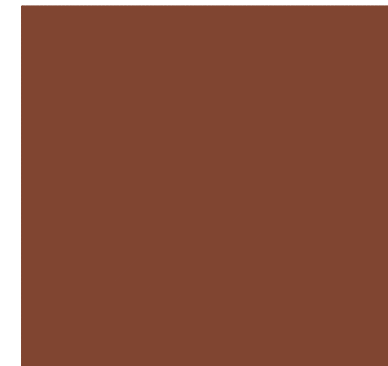
PT-02:
HC-164 Benjamin Moore Puritan Gray
Located on all doors.



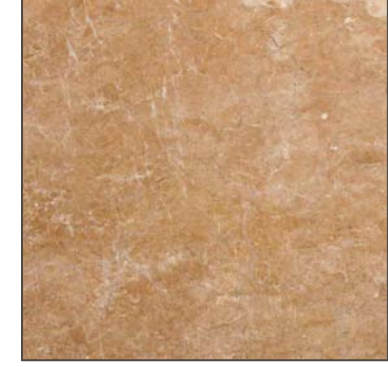
PT-03:
SW 7020 Sherman Williams Black Fox
Located throughout all gutters, balconies,
and under the roof line.



PT-04:
All railings and gates to be redone in
traditional wrought iron black.



PT-05:
2173-10 Benjamin Moore Bartly Russel
Located Throughout all 2nd and 3rd floor
landing and stairs.



PT-06:
Artillo 12x12 Concrete Tile located
throughout all courtyard
Color: Coto Gold
Finish: Limestone



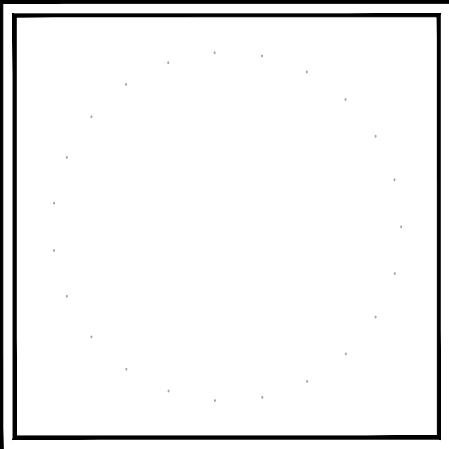
PT-07:
New Vera Barrel tile roof
Color Variation: Standard Red & Ohio Red



PT-08:
Roof Mechanical Equipment:
Color: OC-18 Benjamin Moore Dove Wing

RENOVATIONS TO EXISTING APARTMENT BUILDING
184 SUNSET AVENUE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez



LIC Number AR0016608

REVISIONS

2	11/21/2024
1	11/21/2024

DATE:
08/23/2024



A
A2.05

PREVIOUSLY APPROVED EAST COURTYARD ELEVATION

SCALE:

1/4" = 1'-0"



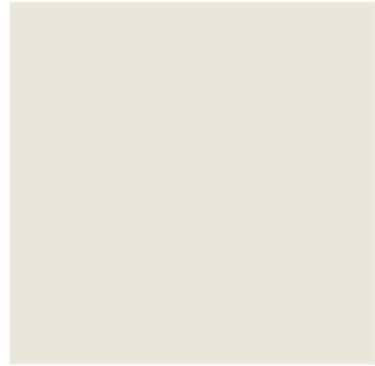
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A2.05

PROPOSED EAST COURTYARD ELEVATION

SCALE:

1/4" = 1'-0"

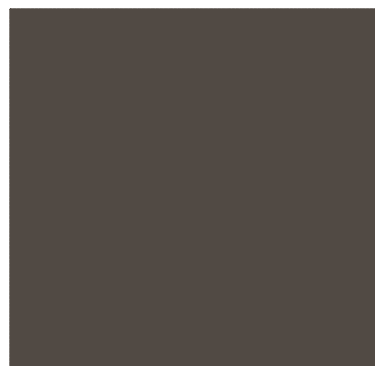
FINISHES LEGEND



PT-01:
OC-18 Benjamin Moore Dove Wing
Located throughout all exterior including
trim, window trim and columns.



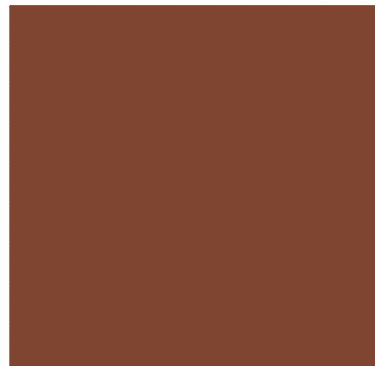
PT-02:
HC-164 Benjamin Moore Puritan Gray
Located on all doors.



PT-03:
SW 7020 Sherman Williams Black Fox
Located Throughout all gutters, balconies,
and under the roof line.



PT-04:
All railings and gates to be redone in
traditional wrought iron black.



PT-05:
2173-10 Benjamin Moore Earthly Russet
Located Throughout all 2nd and 3rd floor
landing and stairs.



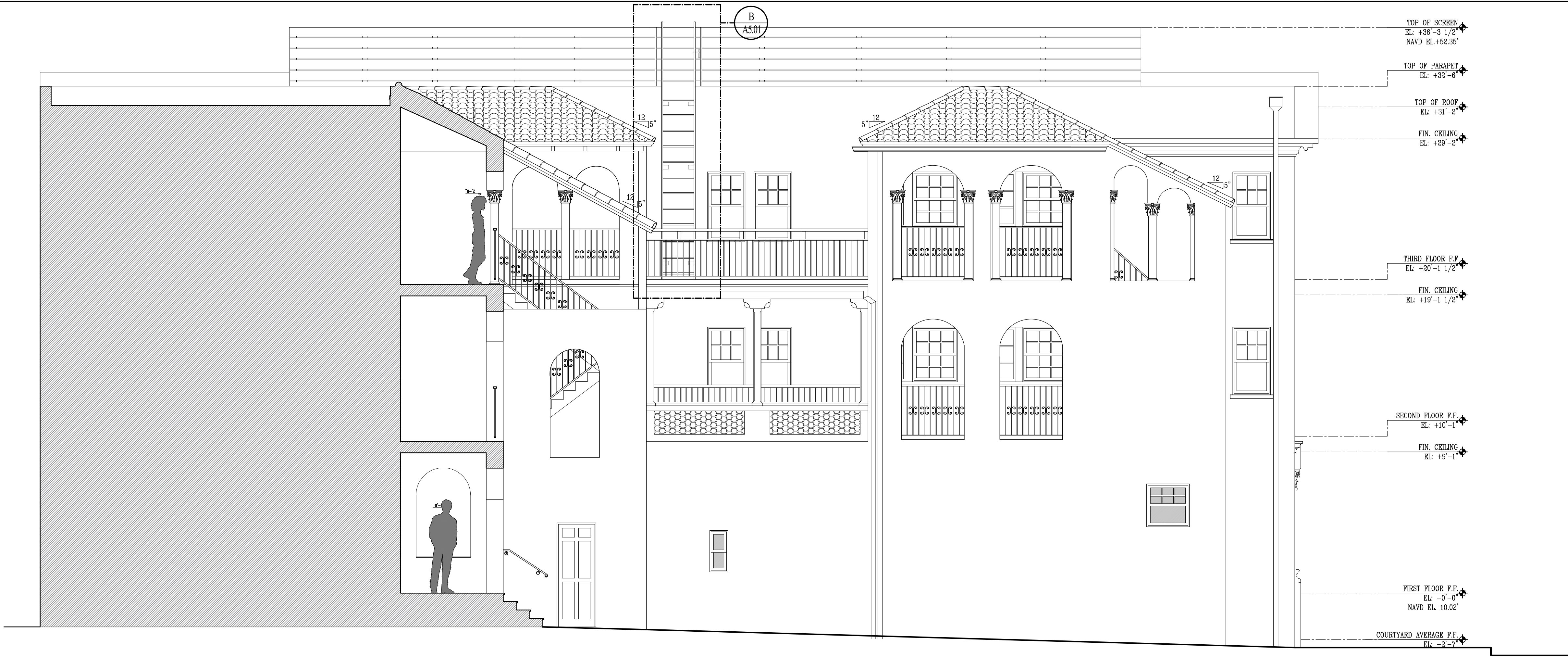
PT-06:
Artillo 12x12 Concrete Tile located
throughout all courtyard
Color: Ceto Gold
Finish: Limestone



PT-07:
New Vera Barrel tile roof
Color Variation: Standard Red & Ohio Red



PT-08:
Roof Mechanical Equipment:
Color: OC-18 Benjamin Moore Dove Wing

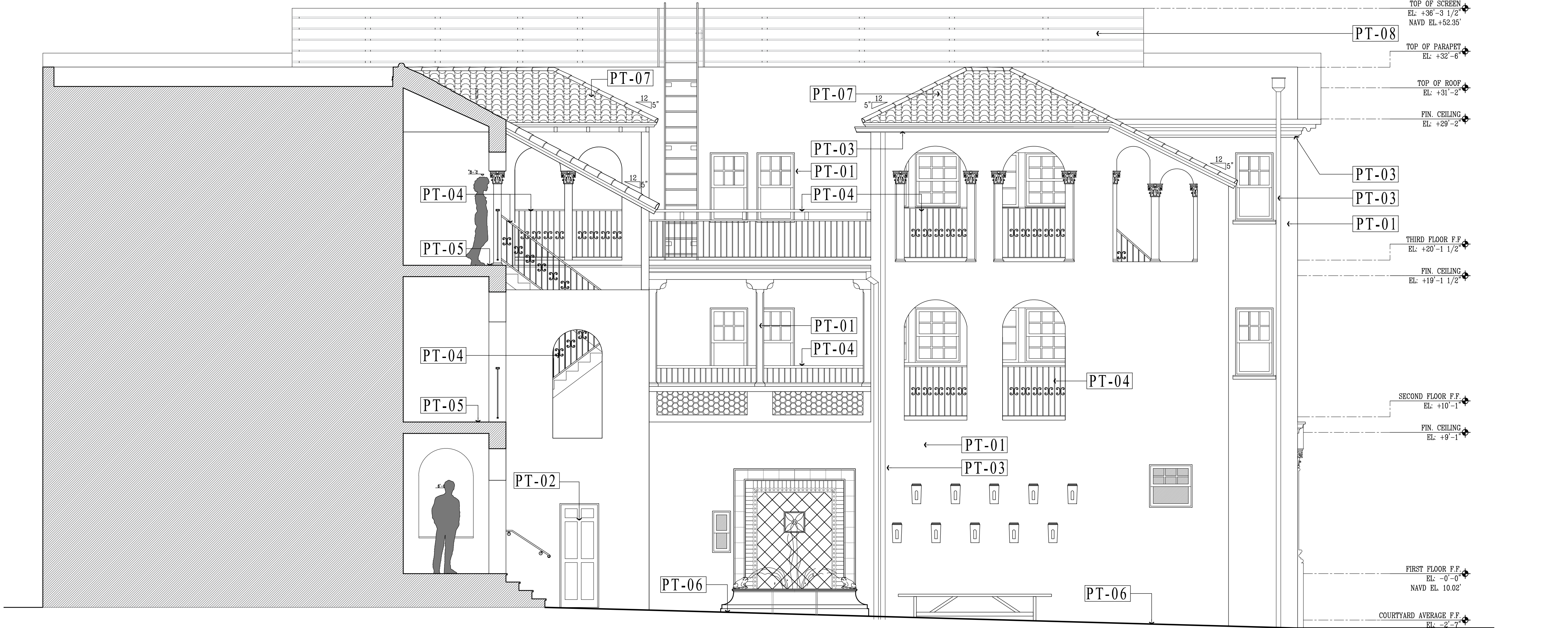


PREVIOUSLY APPROVED WEST COURTYARD ELEVATION

A
A206

SCALE:

1/4" = 1'-0"



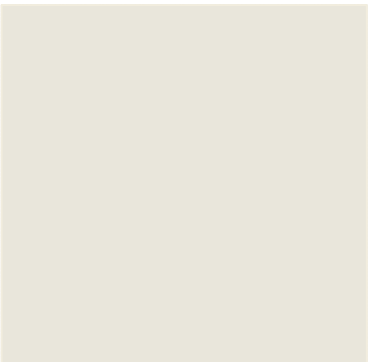
PROPOSED WEST COURTYARD ELEVATION

B
A206

SCALE:

1/4" = 1'-0"

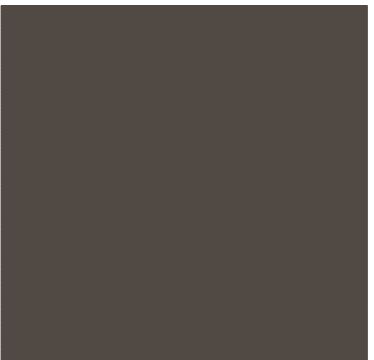
FINISHES LEGEND



PT-01:
OC-18 Benjamin Moore Dove Wing
Located throughout all exterior including
trim, window trim and columns.



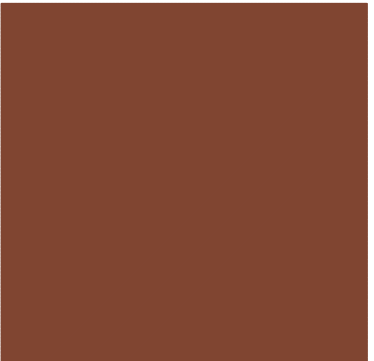
PT-02:
HC-184 Benjamin Moore Puritan Gray
Located on all doors.



PT-03:
SW 7020 Sherman Williams Black Fox
Located Throughout all gutters, balconies,
and under the roof line.



PT-04:
All railings and gates to be redone in
traditional wrought iron black.



PT-05:
B775-10 Benjamin Moore Earthly Russet
Located Throughout all 2nd and 3rd floor
landing and stairs.



PT-06:
Artillo 12x12 Concrete Tile located
throughout all courtyard
Color: Coto Gold
Finish: Limestone



PT-07:
New Vera Barrel tile roof
Color Variation: Standard Red & Ohio Red



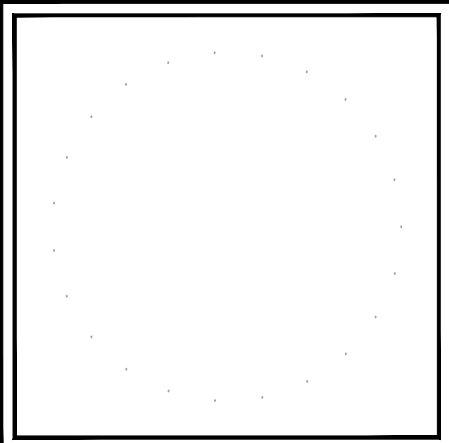
PT-08:
Roof Mechanical Equipment:
Color: OC-18 Benjamin Moore Dove Wing

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RENOVATIONS TO EXISTING APARTMENT BUILDING
184 SUNSET AVENUE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez



LIC Number AR0016608

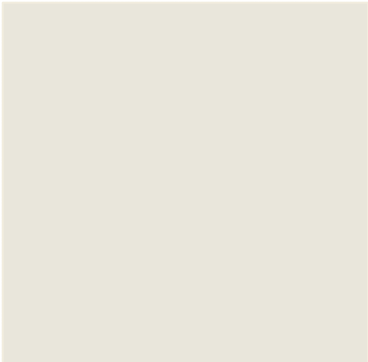
REVISIONS

1 11/21/2024

DATE:
08/23/2024

A2.06

FINISHES LEGEND



PT-01:
OC-18 Benjamin Moore Dove Wing
Located throughout all exterior including
trim, window trim and columns.



PT-02:
HC-164 Benjamin Moore Puritan Gray
Located on all doors.



PT-03:
SW 7020 Sherman Williams Black Fox
Located Throughout all gutters, balconies,
and under the roof line.



PT-04:
All railings and gates to be redone in
traditional wrought iron black.



PT-05:
2175-10 Benjamin Moore Earthy Russet
Located Throughout all 2nd and 3rd floor
landing and stairs.



PT-06:
Artillo 12x12 Concrete Tile located
throughout all courtyard
Color: Colo Gold
Finish: Limestone



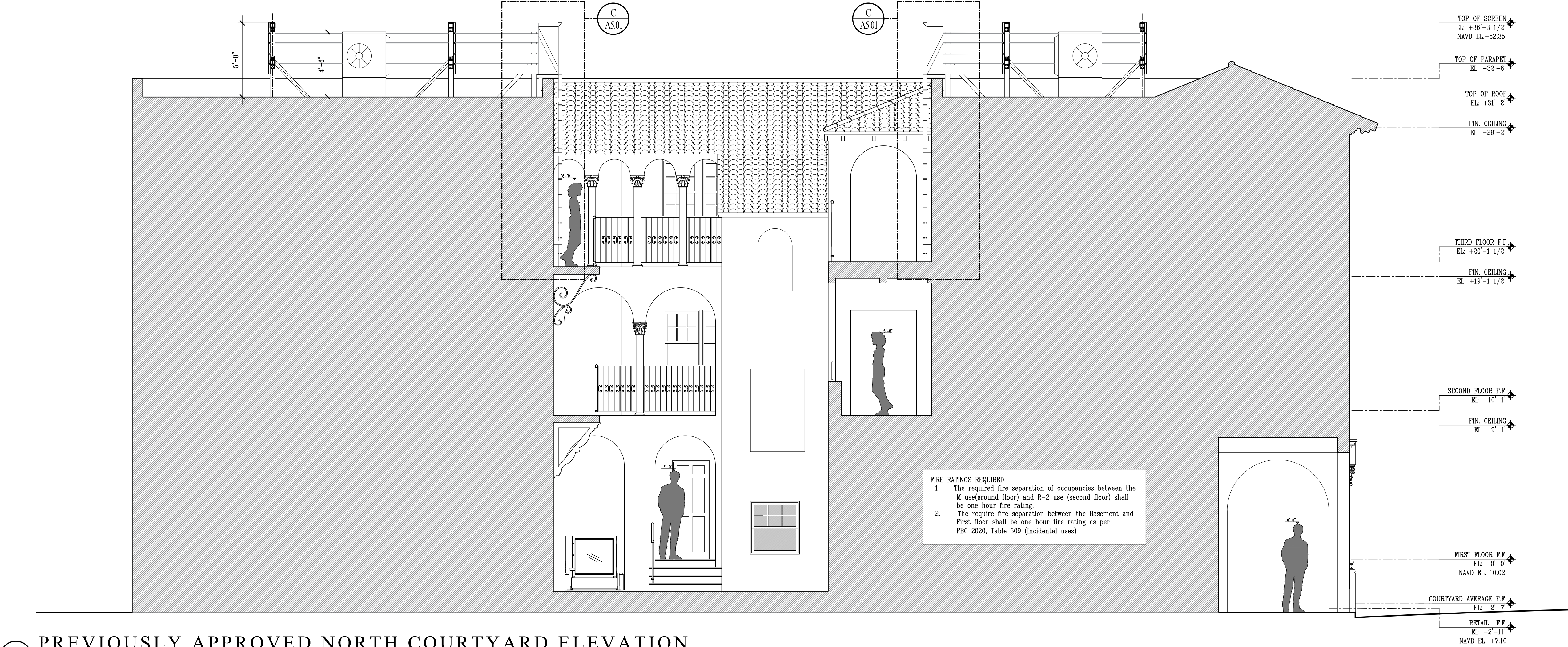
PT-07:
New Vera Barrel tile roof
Color Variation: Standard Red & Ohio Red



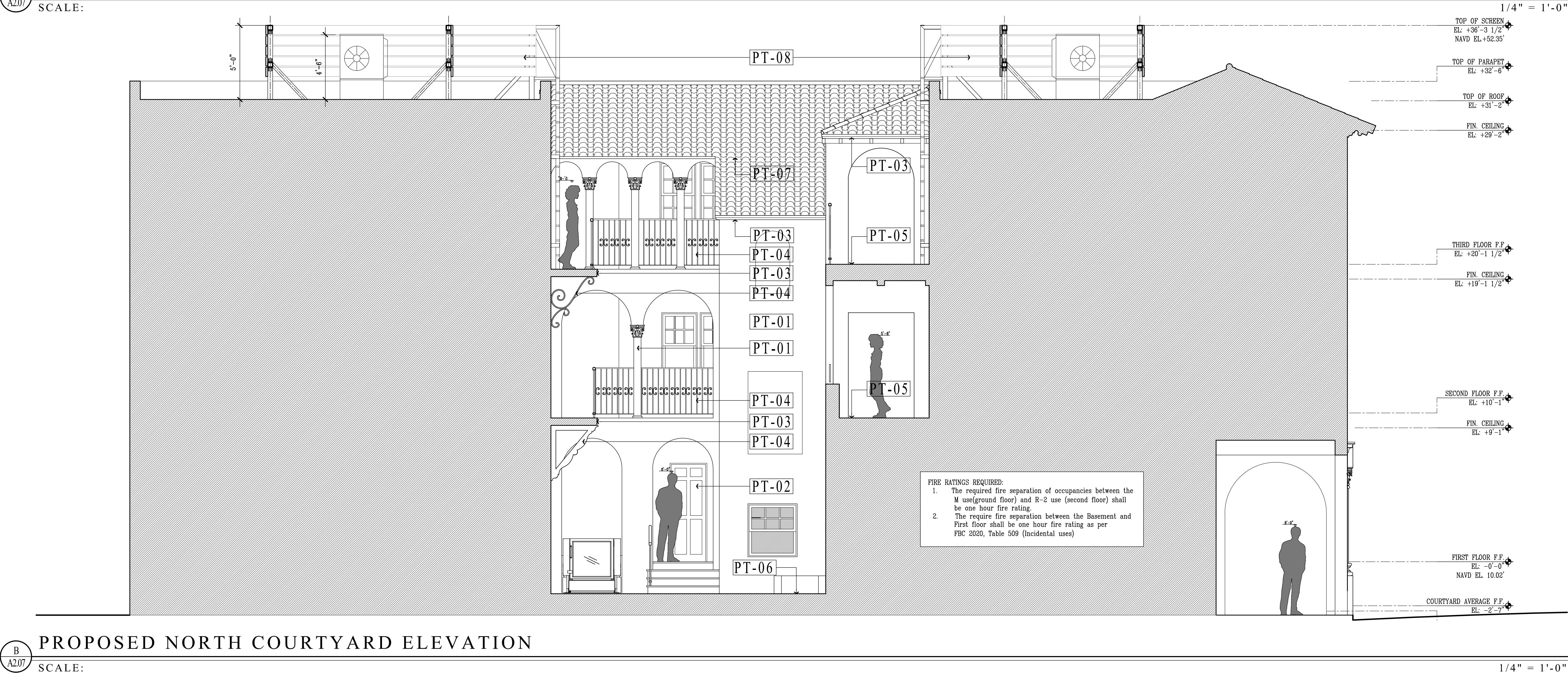
PT-08:
Roof Mechanical Equipment:
Color: OC-18 Benjamin Moore Dove Wing

FIRE RATINGS REQUIRED:
1. The required fire separation of occupancies between the
M use(ground floor) and R-2 use (second floor) shall
be one hour fire rating.
2. The require fire separation between the Basement and
First floor shall be one hour fire rating as per
FBC 2020, Table 509 (Incidental uses)

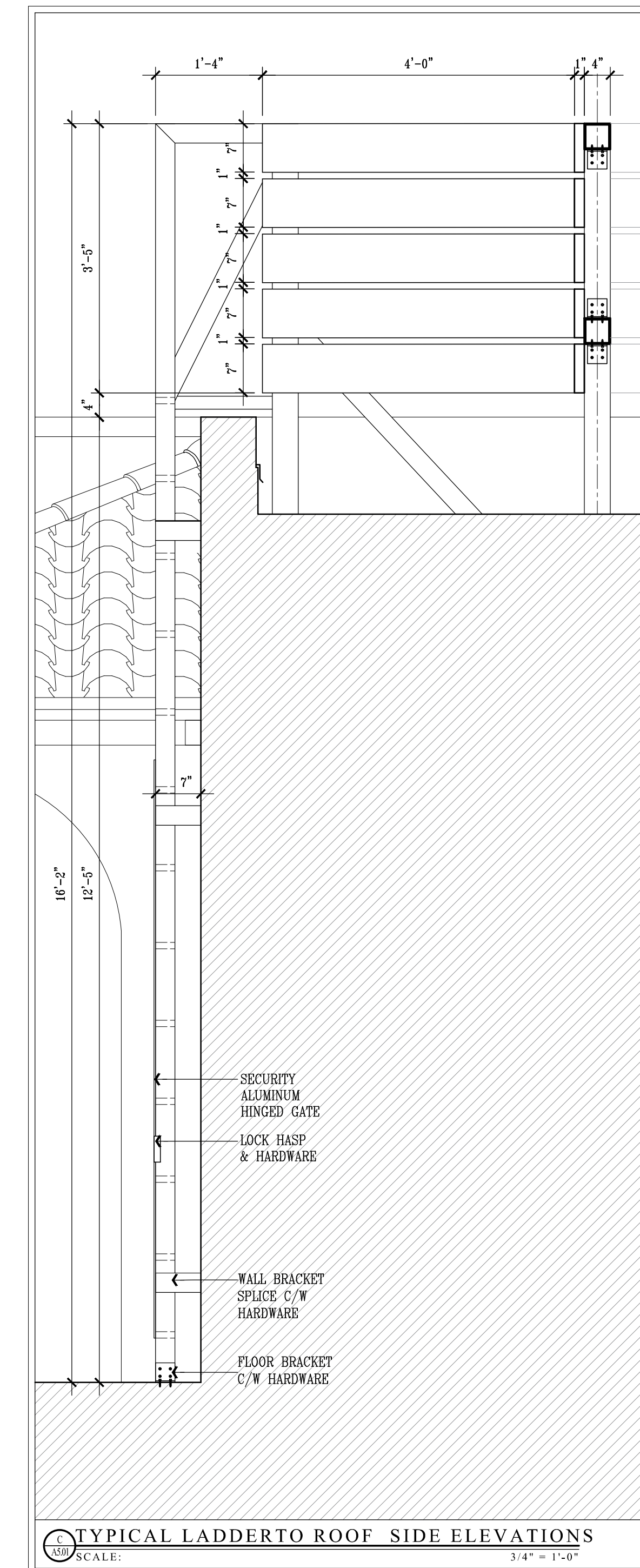
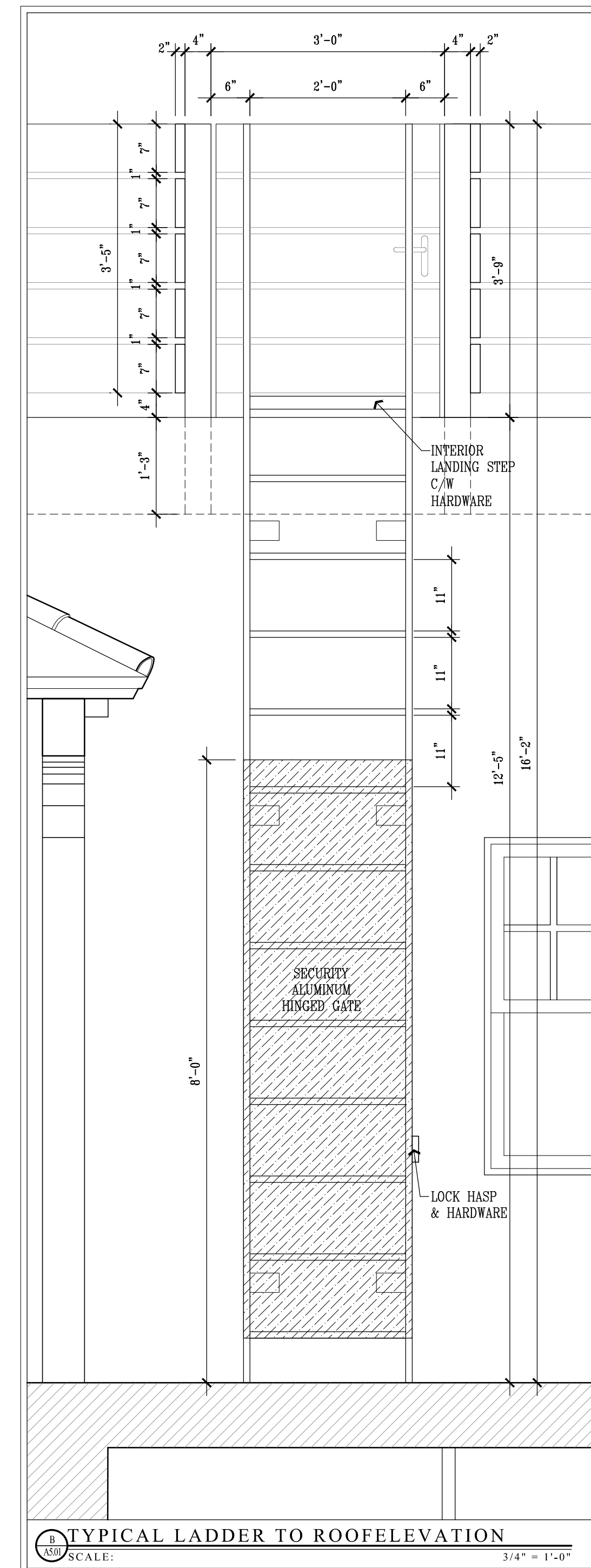
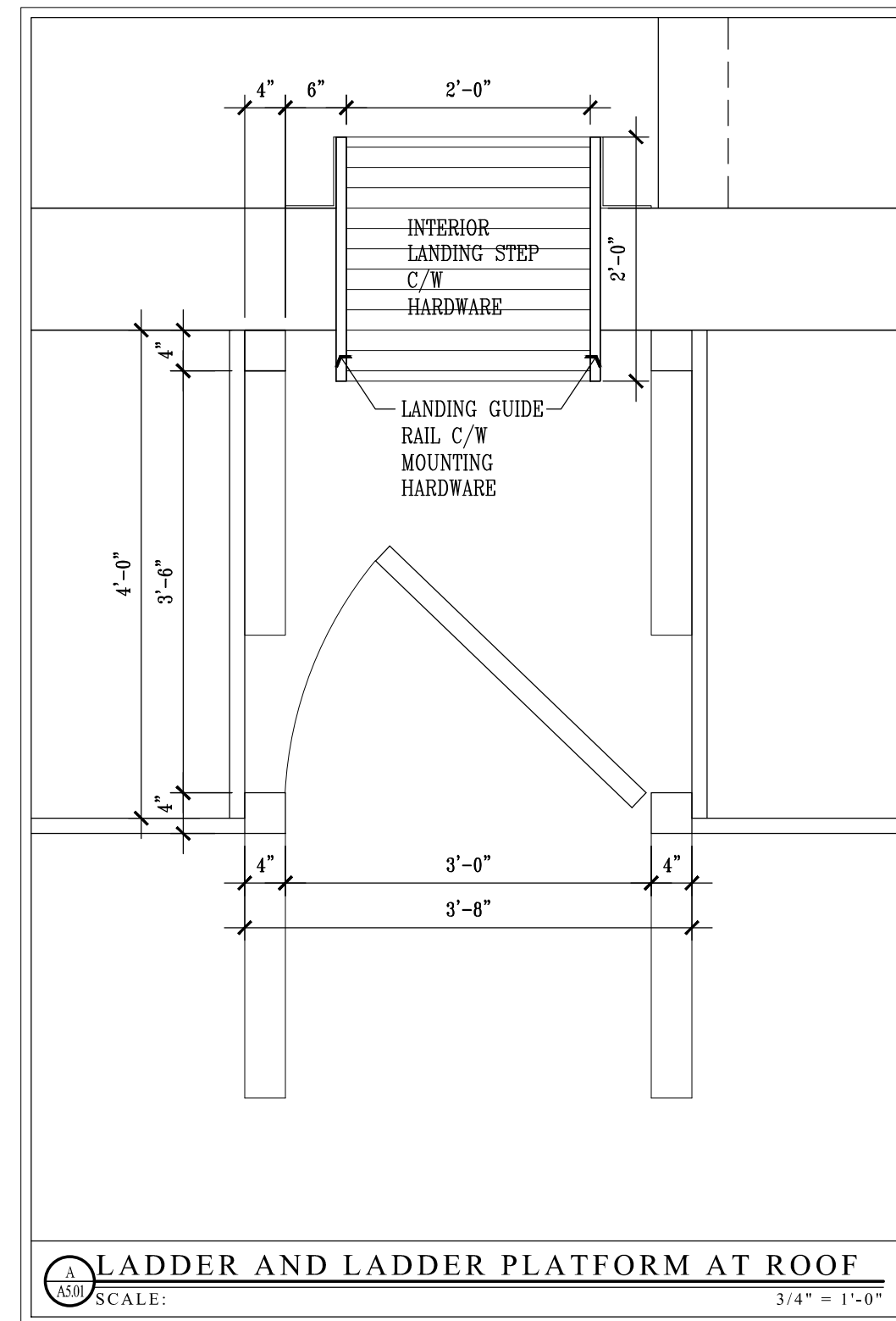
FIRE RATINGS REQUIRED:
1. The required fire separation of occupancies between the
M use(ground floor) and R-2 use (second floor) shall
be one hour fire rating.
2. The require fire separation between the Basement and
First floor shall be one hour fire rating as per
FBC 2020, Table 509 (Incidental uses)



PREVIOUSLY APPROVED NORTH COURTYARD ELEVATION
SCALE:

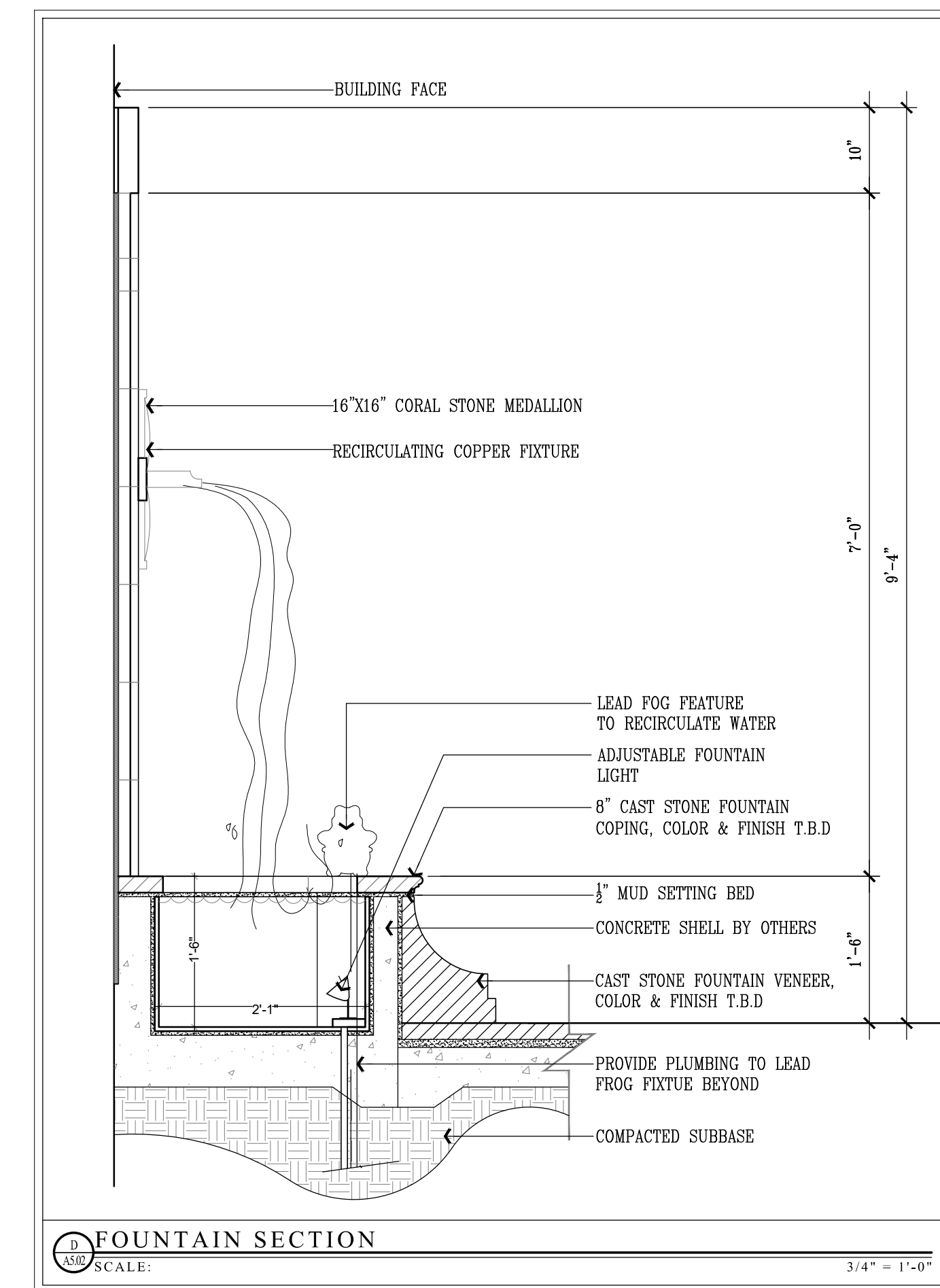
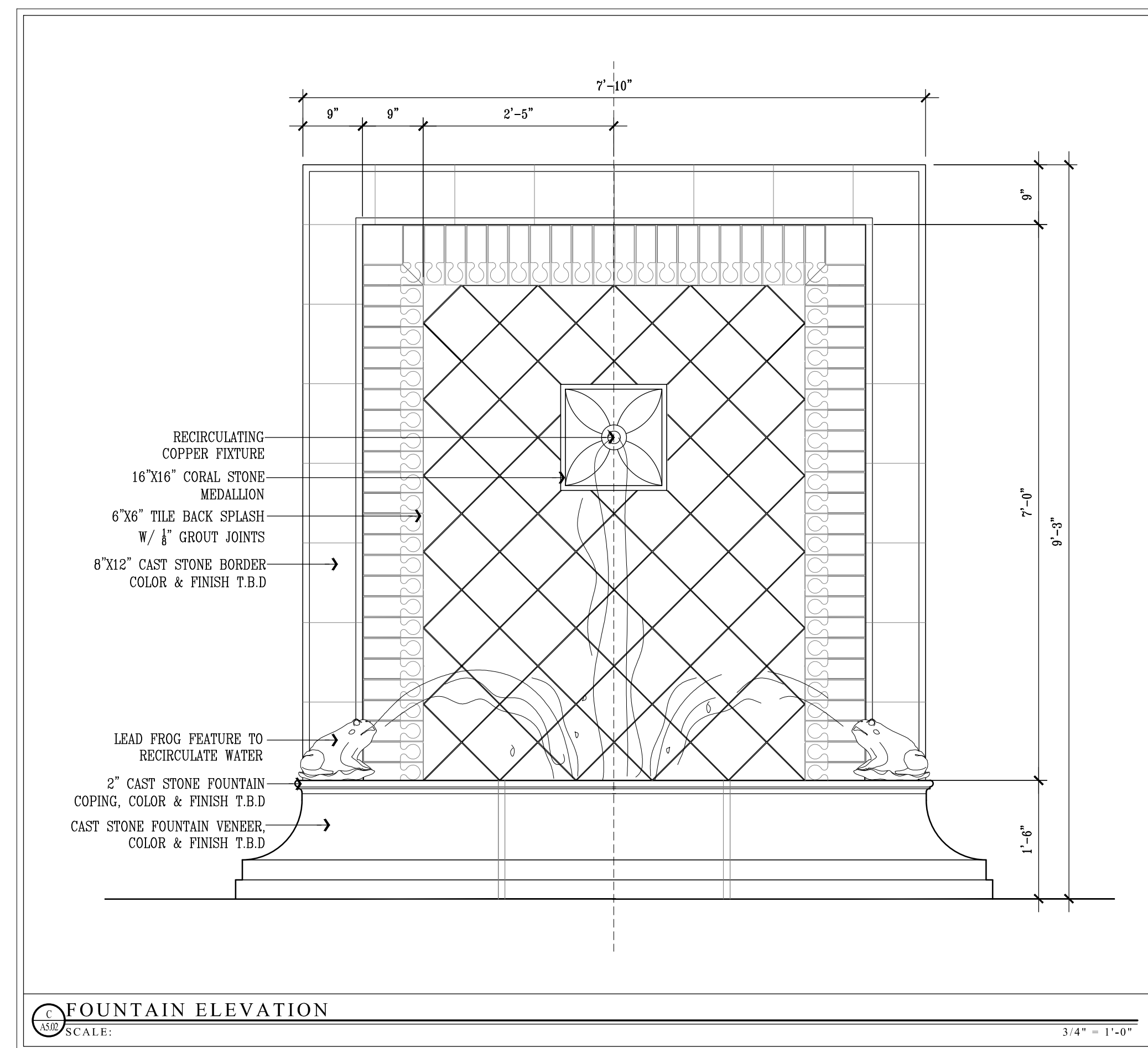
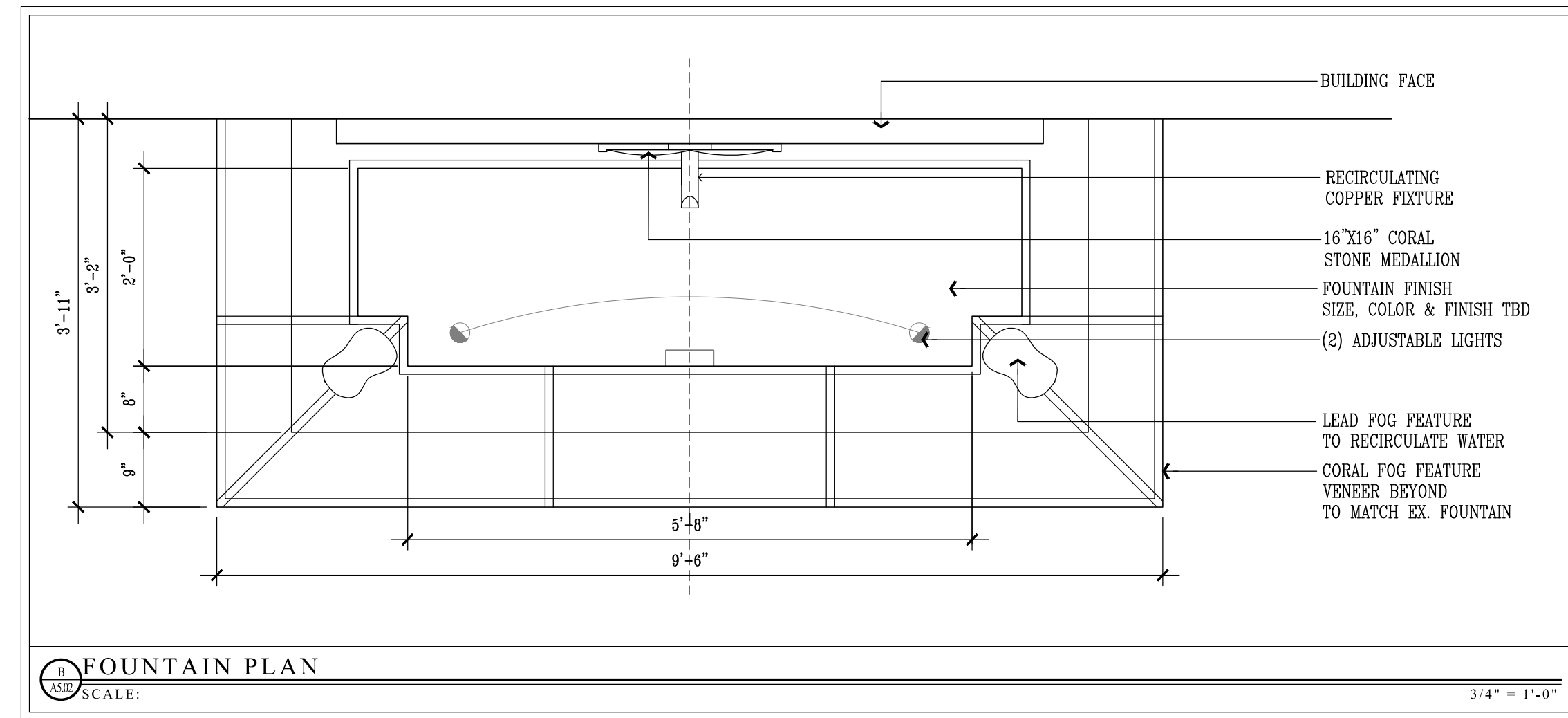


PROPOSED NORTH COURTYARD ELEVATION
SCALE:



Rafael A. Rodriguez

LIC Number AR0016608





184 Sunset Avenue looking North-East



Adjoining Property-105 N. County Road



Adjoining Property-101 N. County Road



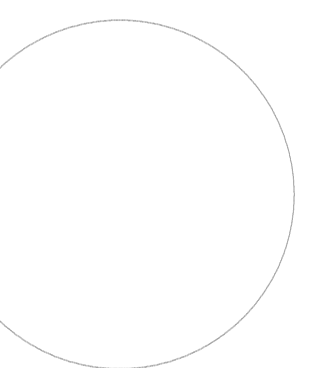
Aerial View looking South-East

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RENOVATIONS TO EXISTING APARTMENT BUILDING
184 SUNSET AVENUE, PALM BEACH
FLORIDA, 33480

Rafael A. Rodriguez

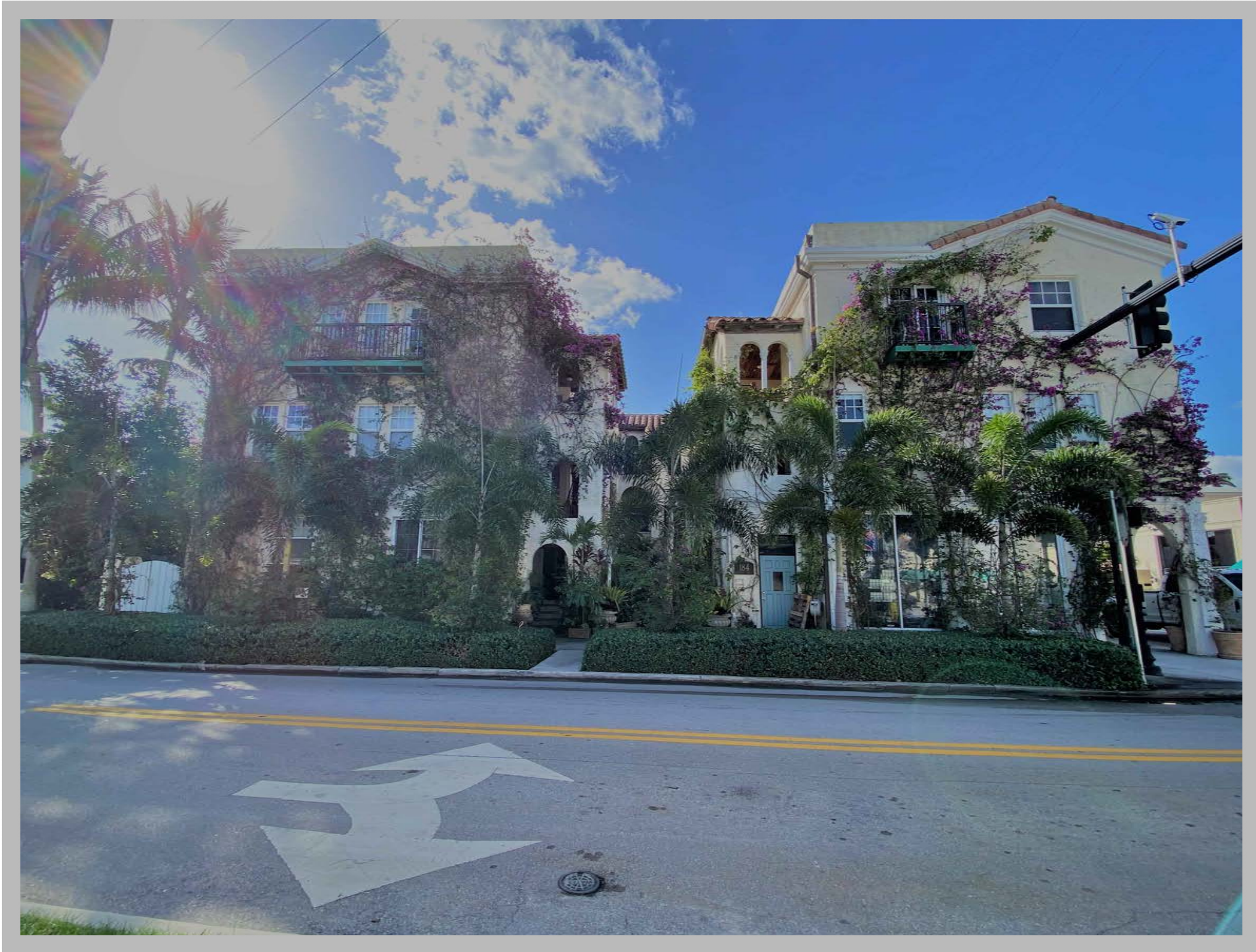


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D5-1



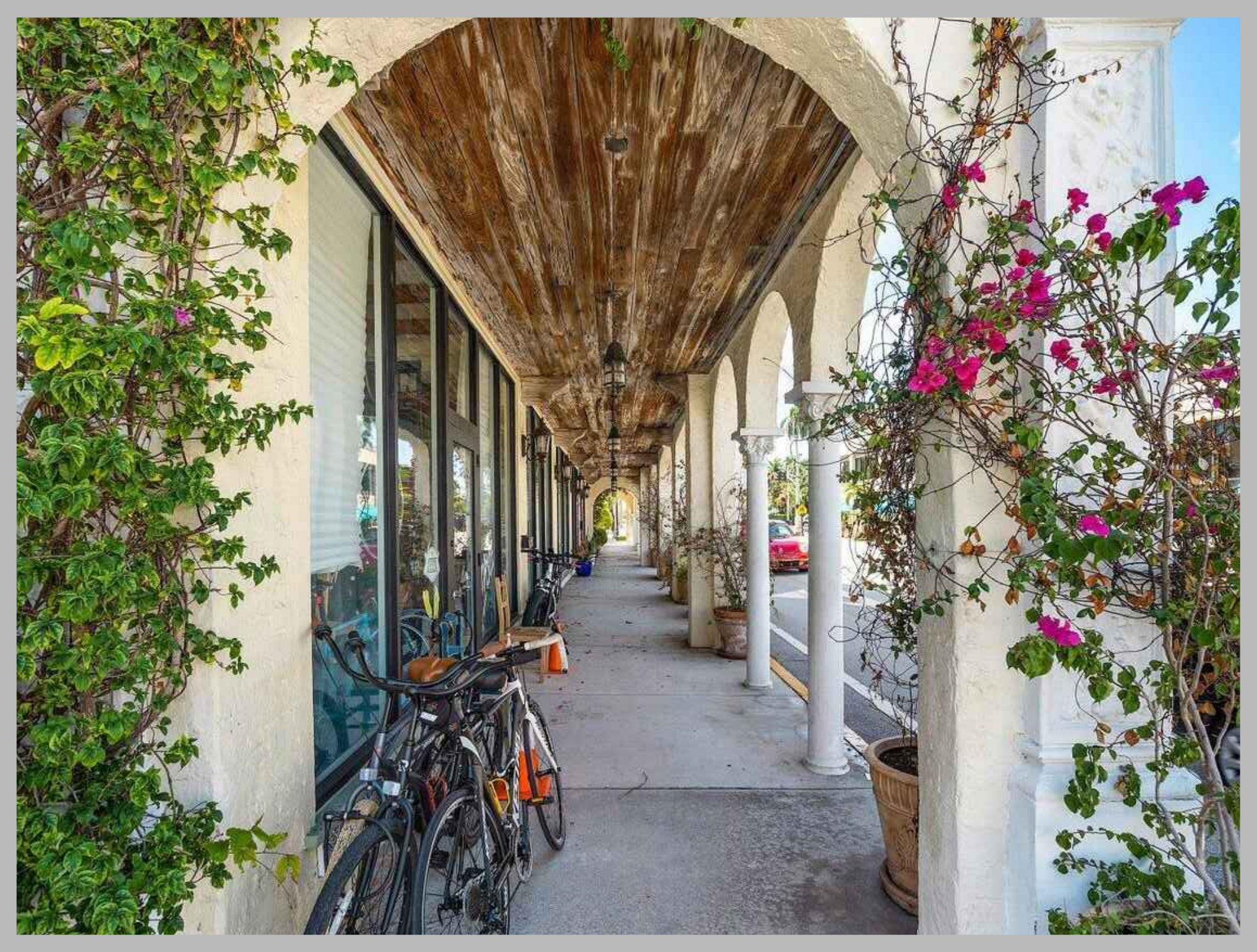
South View



North-West Corner looking South-West



North-West Corner looking North-West



Arcade looking South

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RENOVATIONS TO EXISTING APARTMENT BUILDING
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FLORIDA, 33480
Rafael A. Rodriguez

LIC Number AR0016608

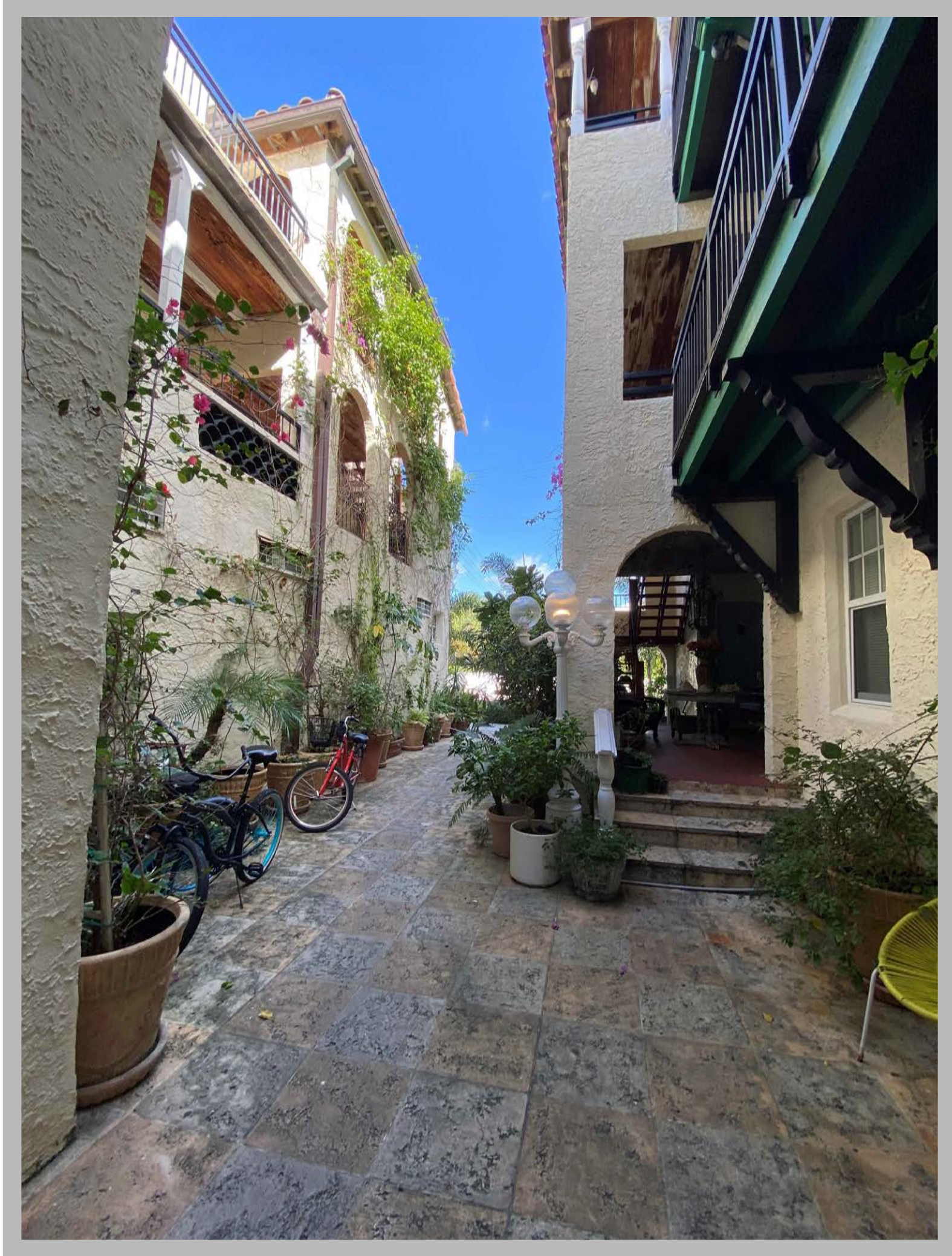
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D5-2



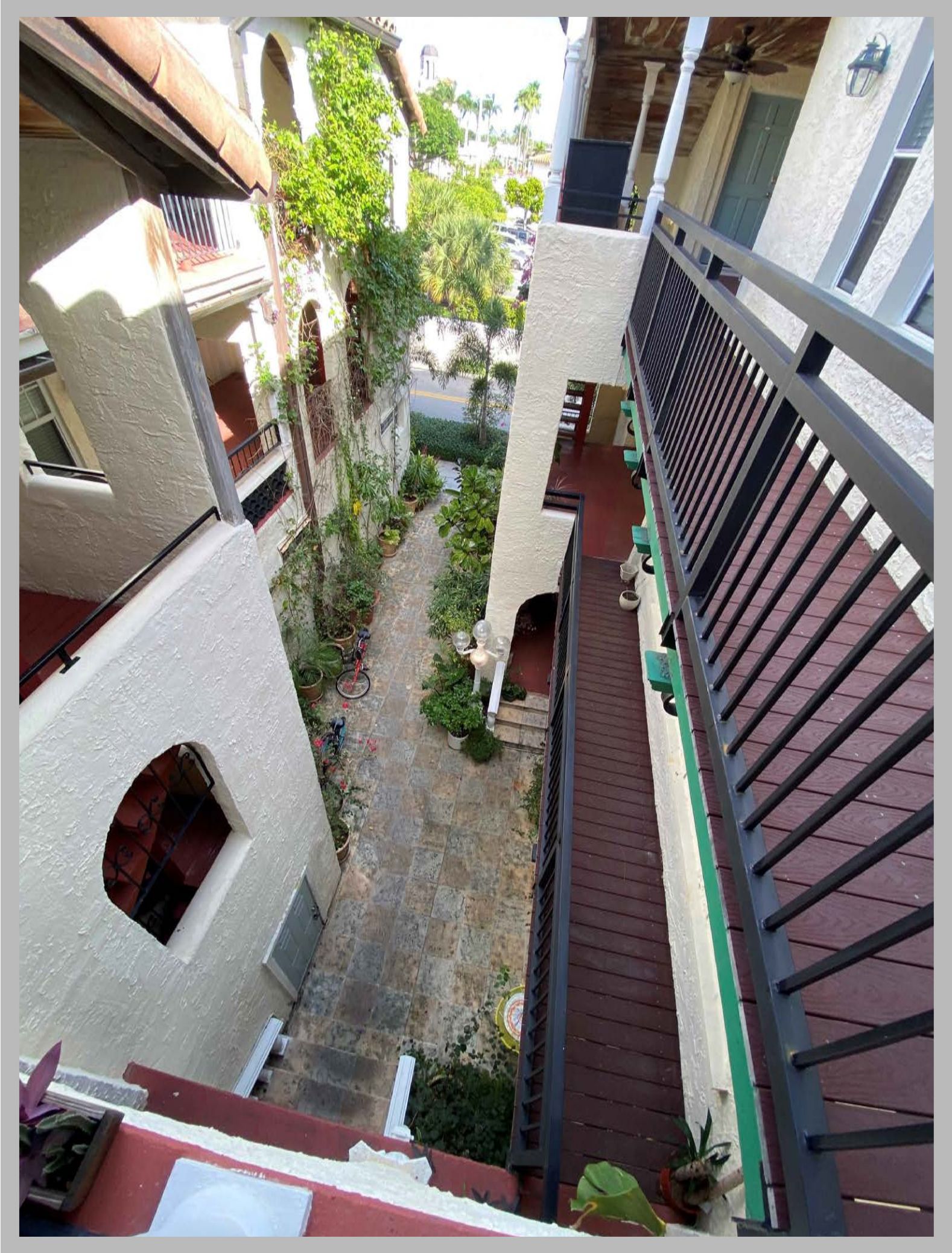
Courtyard looking South@ Entry



Courtyard looking South-Inside



Courtyard looking North



Courtyard looking North from Second floor

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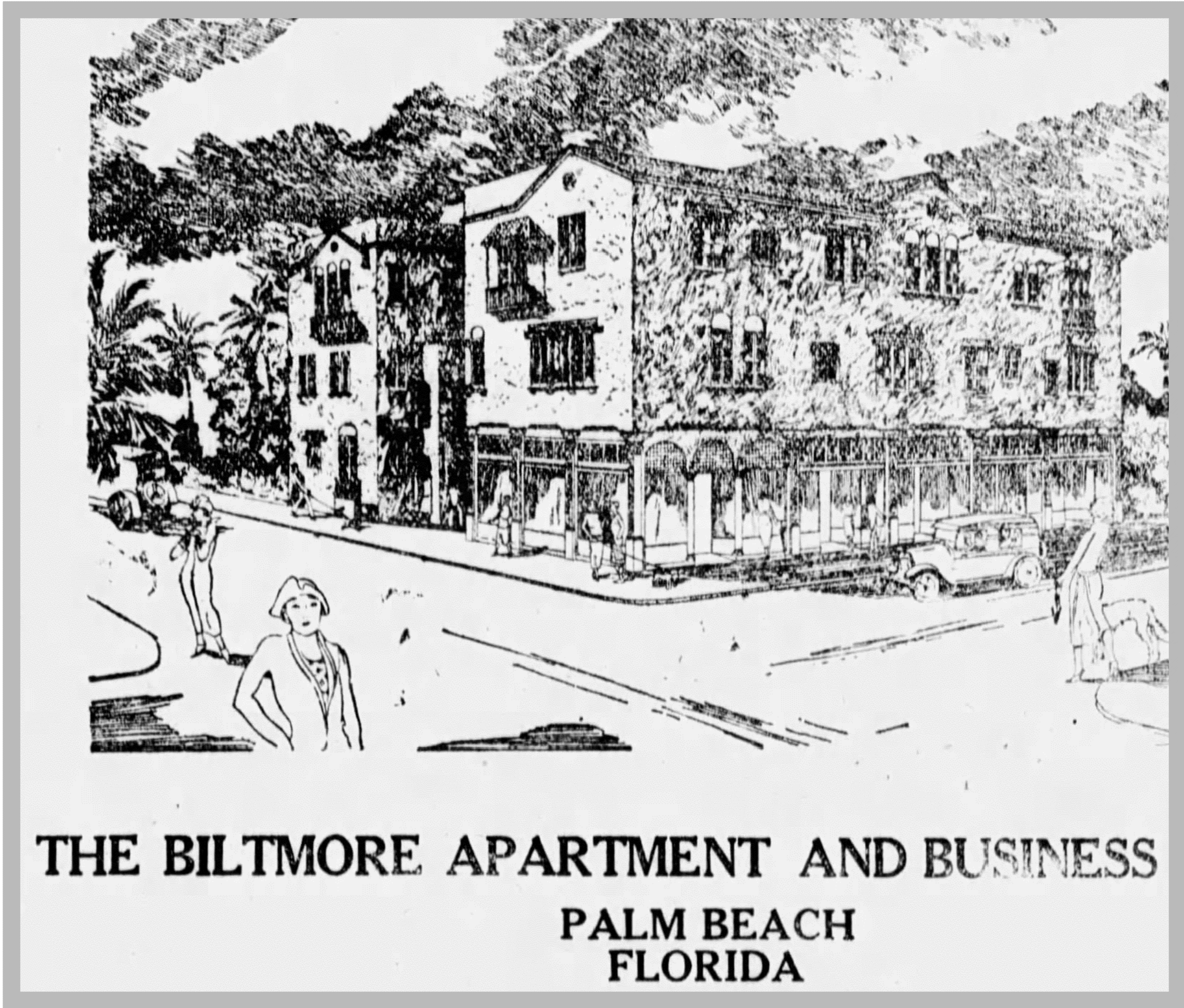
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THE BILTMORE APARTMENT AND BUSINESS
PALM BEACH
FLORIDA

Condition C. 1924'S



BILTMORE APARTMENTS
SUNSET AVENUE AT PALM BEACH AVENUE NORTH
PALM BEACH, FLORIDA
OPENING DATE DEC. 1st. — CLOSING MAY 1st. Phone 8626

Condition C. 1929'S



Condition C. 2010'S



Condition C. 2020'S

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184 SUNSET AVE. - COURT YARD RENDERING

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RENOVATIONS TO EXISTING APARTMENT BUILDING

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184 SUNSET AVE. - NORTH ELEVATION RENDERING



184 SUNSET AVE. - NORTH-WEST RENDERING

COA-24-0026

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184 SUNSET AVENUE, PALM BEACH
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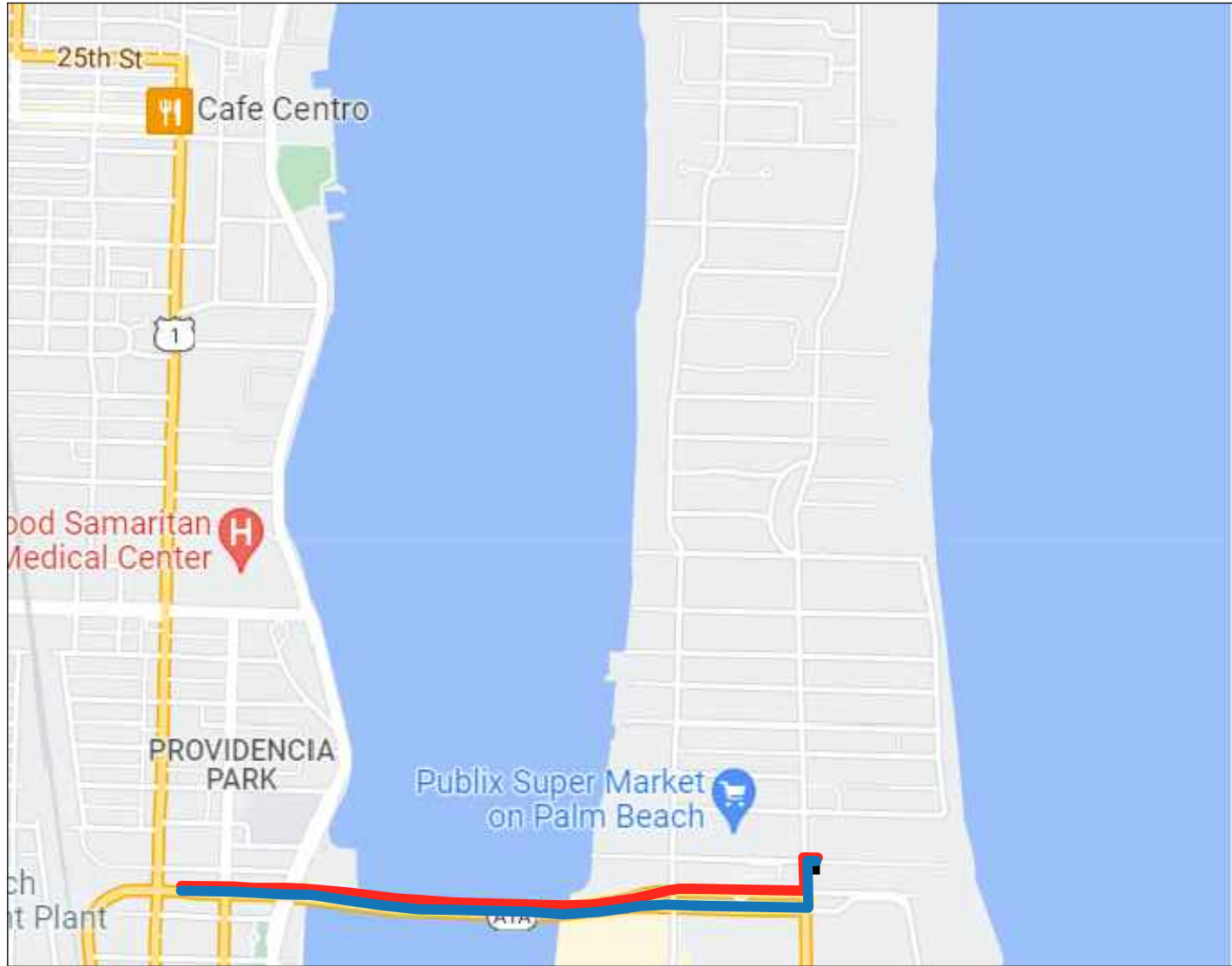
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3D



PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP

N.T.S.

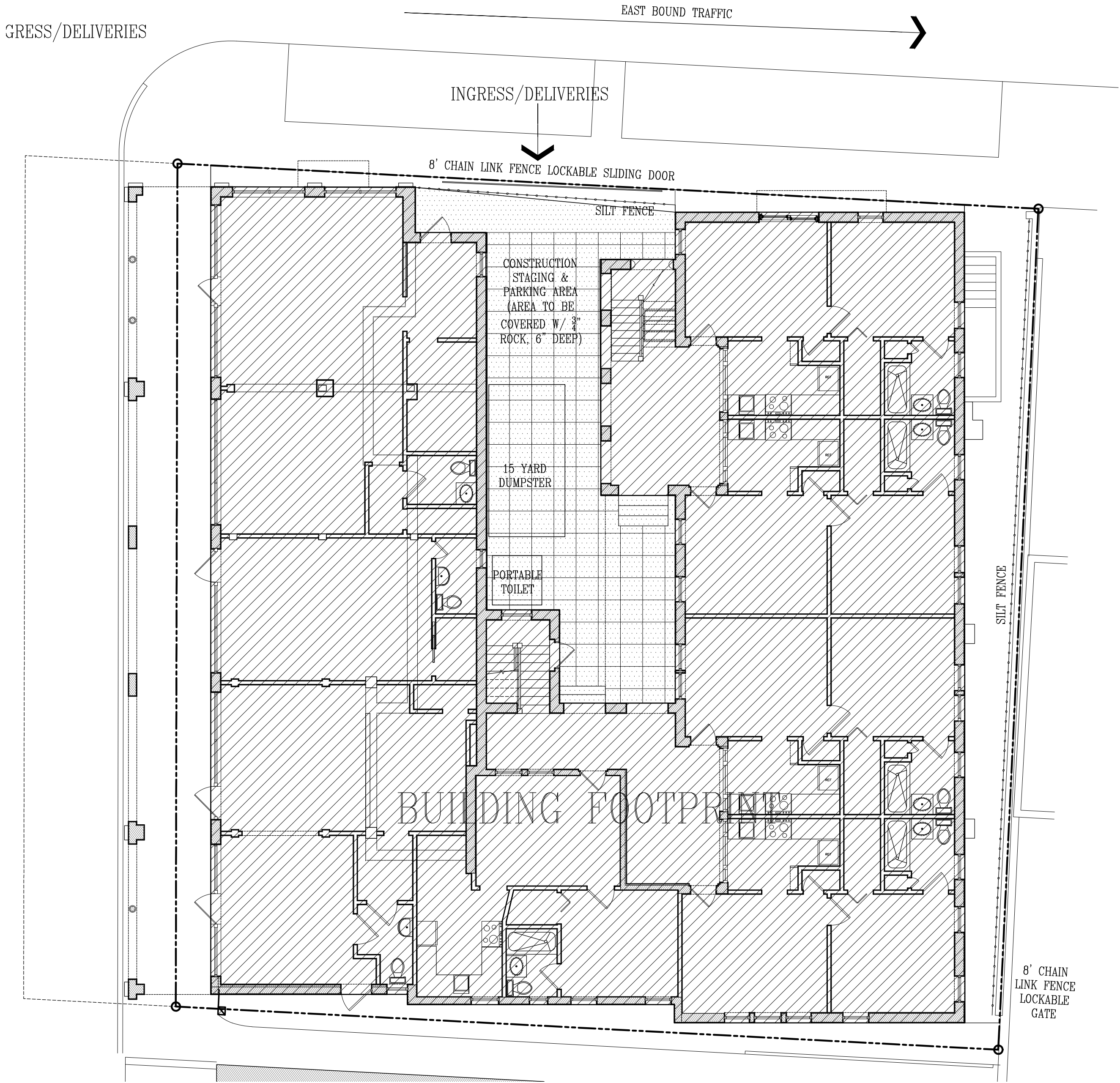


- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

PRELIMINARY CONSTRUCTION SCHEDULE		
233 BAHAMA LANE, PALM BEACH, FL 33480		
TASK	DURATION	
1. PERMITS	AUGUST	2023
2. EARTHWORK	(0.5) MONTHS	
3. DEMOLITION	(1.5) MONTHS	
4. MASONRY & WINDOW / DOOR PREPARATION	(1) MONTHS	
5. ROOFS & WINDOW & DOOR (DRY IN)	(1.0) MONTHS	
6. INTERIOR FRAMING & ROUGHS	(2.5) MONTHS	
7. DRYWALL & FINISHES	(2.5) MONTHS	
8. LANDSCAPE AND CIVIL	(1.0) MONTH	
TOTAL ESTIMATED TIME OF CONSTRUCTION	(7) MONTHS	
CERTIFICATE OF OCCUPANCY	MARCH 2023	

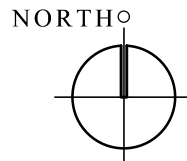
ESTIMATED CONSTRUCTION VEHICLE TRIPS	
270 WORKING DAYS	
4 (2 WAY) TRIPS PER DAY	
4 (TRIPS) X 270 (DAYS)	
1080 ESTIMATED TOTAL VEHICLE TRIPS	

* DELIVERY TRUCK SIZE TO BE LIMITED TO MEDIUM DUTY-
MAXIMUM LENGHT TO BE 30'-0" LONG.



CONSTRUCTION STAGING/CONSTRUCTION SCREENING PLAN

N.T.S.



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