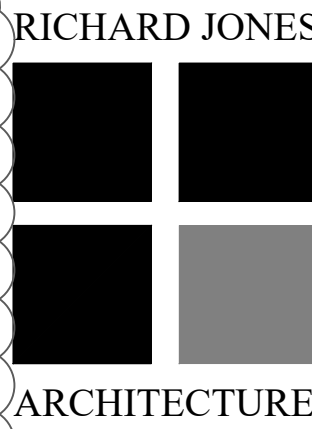


LEGAL DESCRIPTION			
LOT 13, BLOCK 126, A SUBDIVISION OF BLOCK 126, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.			
Zoning District	RM - (Historic District)		
Future Land Use	MD - (Historic District)		
Architectural Style	Vernacular		
BUILDING SETBACKS			
	REQUIRED	PROVIDED	EXISTING
PRINCIPAL STRUCTURE			
Front Setback (East)	25'-0"	36'-4 1/2"	40'-2"
Rear Setback (West)	10'-0"	40'-11 3/4"	63'-7 1/2"
Side Interior Setback (South)	7'-6"	7'-6"	16'-2 1/2"
Side Interior Setback (North)	7'-6"	15'-2 1/4"	6'-11"
ACCESSORY STRUCTURE			
Front Setback (East)	25'-0"	108'-5 3/4"	40'-2"
Rear Setback (West)	10'-0"	10'-2 1/2"	63'-7 1/2"
Side Interior Setback (South)	7'-6"	21'-2 1/4"	16'-2 1/2"
Side Interior Setback (North)	7'-6"	7'-6"	6'-11"
POOL			
Rear Setback (West)	10'-0"	10'-0"	N/A
Side Setback (South)	10'-0"	10'-0"	N/A

SITE DATA CHART (BOTH BUILDINGS)			
	REQUIRED	PROVIDED	EXISTING
Bldg Footprint =	N/A	2,041 SQ.FT.	1,042 SQ.FT.
Impervious Area =	N/A	4,240 SQ.FT.	1,308 SQ.FT.
Pervious Area =	N/A	2,912 SQ.FT.	5,844 SQ.FT.
Total Site Area =	7,500 SQ.FT.	7,152 SQ.FT.	
Lot Coverage =	N/A	28.9%	N/A
% Impervious =	N/A	59.3%	11.7%
% Pervious =	N/A	40.7%	88.3%
%Open Space =	25% Non-Vehicular	40.7%	88.3%
Lot Width =	60'/80'	50.0'	50.0'
Lot Depth =	100'	143.0'	143.0'
Lot Frontage =	60'/80'	50.0'	50.0'
Total Building Floor Area =	1,000 SQ.FT.	4,183 SQ.FT.	2,110 SQ.FT.
Finish Floor Elevation (FFE)	7.00' NAVD	7.00' NAVD	7.27' NAVD
Base Flood Elevation (BFE)	6.00' NAVD		
Base Building Elevation (BBE)	(12" above BFE (No Freeboard))	7.00' NAVD	
Building Mean Roof Height	35'-0" (Above BBE)	26'-1"	± 23'-0"
Average Crown Of Road (ACR)	Used for BHP elevation point	3.75' NAVD	

AREA CALCULATIONS		
	PROVIDED	EXISTING
PRINCIPAL STRUCTURE		
GROUND FLOOR AIR CONDITIONED AREA	1,415 SQ.FT.	783 SQ.FT.
SECOND FLOOR AIR CONDITIONED AREA	1,282 SQ.FT.	1,037 SQ.FT.
TOTAL FLOOR AIR CONDITIONED AREA	2,697 SQ.FT.	1,820 SQ.FT.
LOGGIA	182 SQ.FT.	252 SQ.FT.
COVERED 2ND FLOOR TERRACE	311 SQ.FT.	0 SQ.FT.
COVERED ENTRY		7 SQ.FT.
TOTAL UNDER ROOF AREA	3,190 SQ.FT.	2,079 SQ.FT.
2ND FLOOR OPEN AIR BALCONY	106 SQ.FT.	31 SQ.FT.
TOTAL PRINCIPAL BUILDING AREA	3,296 SQ.FT.	2,110 SQ.FT.
ACCESSORY STRUCTURE		
GROUND FLOOR AIR CONDITIONED AREA	0 SQ.FT.	N/A
SECOND FLOOR AIR CONDITIONED AREA	357 SQ.FT.	N/A
TOTAL FLOOR AIR CONDITIONED AREA	357 SQ.FT.	N/A
GARAGE	444 SQ.FT.	N/A
COVERED 2ND FLOOR COTTAGE BALCONY	86 SQ.FT.	N/A
TOTAL UNDER ROOF AREA	887 SQ.FT.	N/A
TOTAL ACCESSORY BUILDING AREA	887 SQ.FT.	N/A
TOTAL BOTH BUILDINGS AREA	4,183 SQ.FT.	2,110 SQ.FT.

HARDSCAPE DATA		
	PROVIDED	KEY
IMPERVIOUS AREA	4,240 SQ.FT.	(NO HATCH)
PERVIOUS AREA	2,912 SQ.FT.	



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COMMISSION # 19-019
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DRAWN BY: JH/RB
PLAN REVIEW: RJ

SUBMITTALS:
ISSUE TO RPB: 07.21.20

REVISIONS:
TAC COMMENTS: 09.15.20

SITE PLAN

SP-1

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GROUND
FLOOR,
SECOND
FLOOR &
ROOF PLAN

A-1

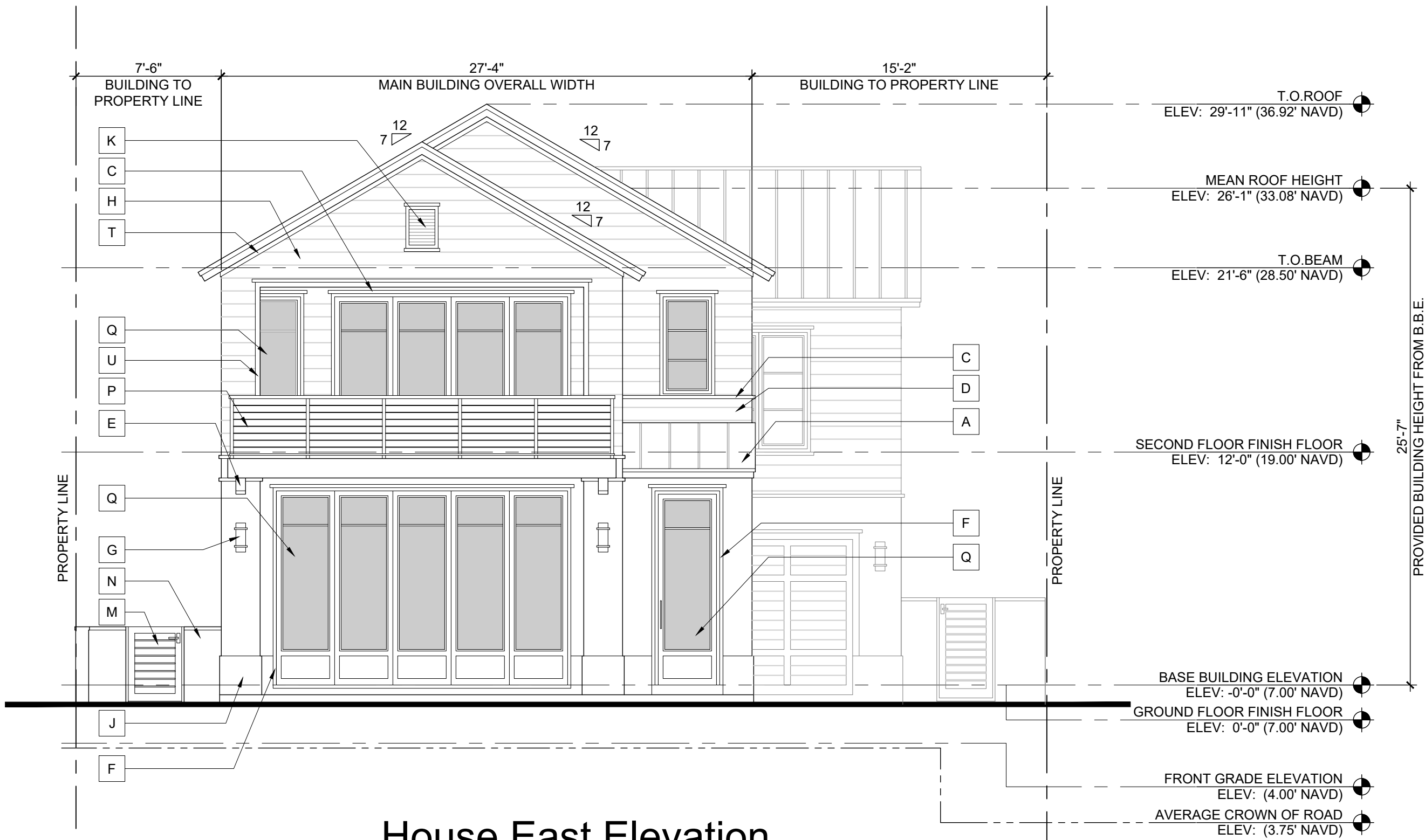
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The architectural drawings consist of three main plans: a Roof Plan, a Second Floor Plan, and a Ground Floor Plan. The Roof Plan shows the overall footprint of the building with gable ends and roof pitches. The Second Floor Plan details the upper level, including three bedrooms, two bathrooms, a master bedroom with a private terrace, and a guest cottage. The Ground Floor Plan shows the main level with a living area, dining room, kitchen, two loggias, a courtyard, and a two-car garage. Each plan includes room names, dimensions, ceiling heights, and various annotations for construction and materials. A north arrow and scale of 3/16"=1'-0" are provided for each plan.

Roof Plan
Scale: 3/16"=1'-0"

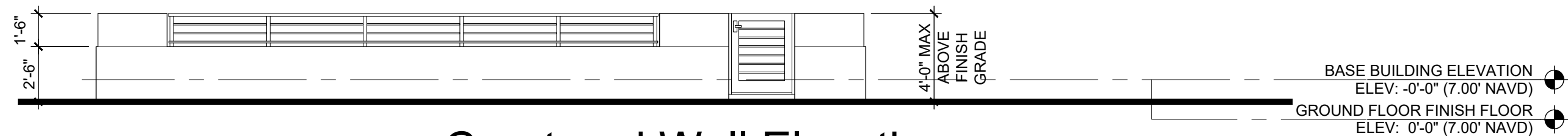
Second Floor Plan
Scale: 3/16"=1'-0"

Ground Floor Plan
Scale: 3/16"=1'-0"



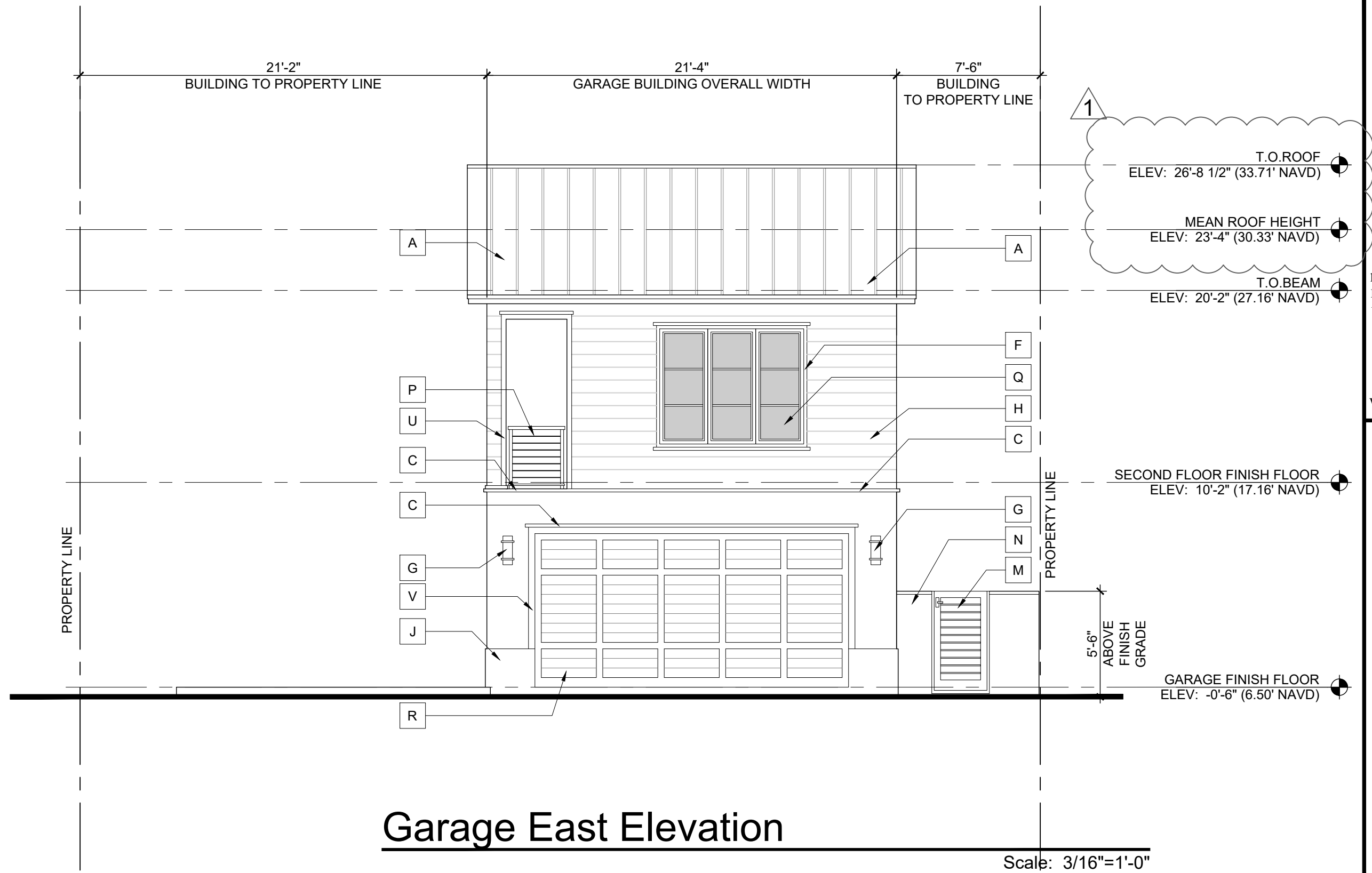
House East Elevation

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



Courtyard Wall Elevation

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



Garage East Elevation

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



South Elevation

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

ELEVATION NOTES

A	PRE-WEATHERED GALVALUME SILVER FINISH STANDING SEAM ROOF BY ENGLERT. PROVIDE NOA & SAMPLE FOR ARCHITECTS REVIEW	L	CONCRETE STAIR WITH SILVER ALUMINUM RAILING
B	SMOOTH STUCCO FINISH.	M	ALUMINUM GATE WITH SILVER FINISH. REFER TO DETAIL & PROVIDE SHOP DRAWINGS
C	2" SMOOTH STUCCO BAND W/2" PROJECTION	N	SMOOTH STUCCO FINISH MASONRY GARDEN WALL. REFER TO DETAIL
D	39" HIGH ABOVE FINISH FLOOR MASONRY BALCONY WALL. REFER TO STRUCTURAL DRAWINGS	P	39" HIGH ALUMINUM RAIL WITH METAL CABLES. REFER TO DETAIL SILVER FINISH
E	PAINTED CYPRESS BRACKET. REFER TO DETAIL	Q	IMPACT RESISTANT WINDOW AND DOOR (WHITE FINISH) REFER TO SCHEDULE
F	2" SMOOTH STUCCO WINDOW SURROUND W/1" PROJECTION	R	INSULATED METAL GARAGE DOOR WITH APPLIED WHITE PAINTED CYPRESS VENEER
G	LIGHT FIXTURE WITH SILVER FINISH. REFER TO OWNER FOR SELECTION	S	2" SMOOTH STUCCO WINDOW SILL & HEADER W/2" PROJECTION
H	6" WHITE SMOOTH STUCCO SIMULATED SIDING	T	SMOOTH STUCCO FRIEZE BOARD AT SOFFIT - TYPICAL
J	1" SMOOTH STUCCO FINISH RAISED BASE	U	3" SMOOTH STUCCO BAND W/1" PROJECTION
K	DECORATIVE ALUMINUM LOUVER WHITE COLOR. REFER TO DETAIL	V	4" SMOOTH STUCCO BAND W/1" PROJECTION

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PLAN REVIEW: RJ

SUBMITTALS:
ISSUE TO HPB: 07.21.20

REVISIONS:
1 TAC COMMENTS: 09.15.20

EAST &
SOUTH
BUILDING
ELEVATIONS

A-2

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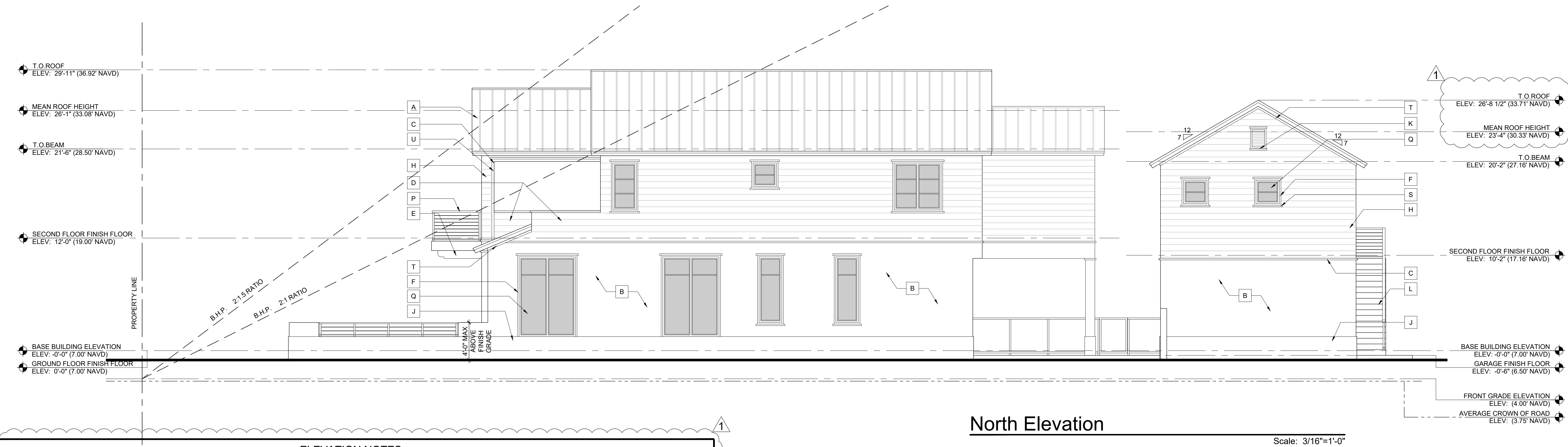
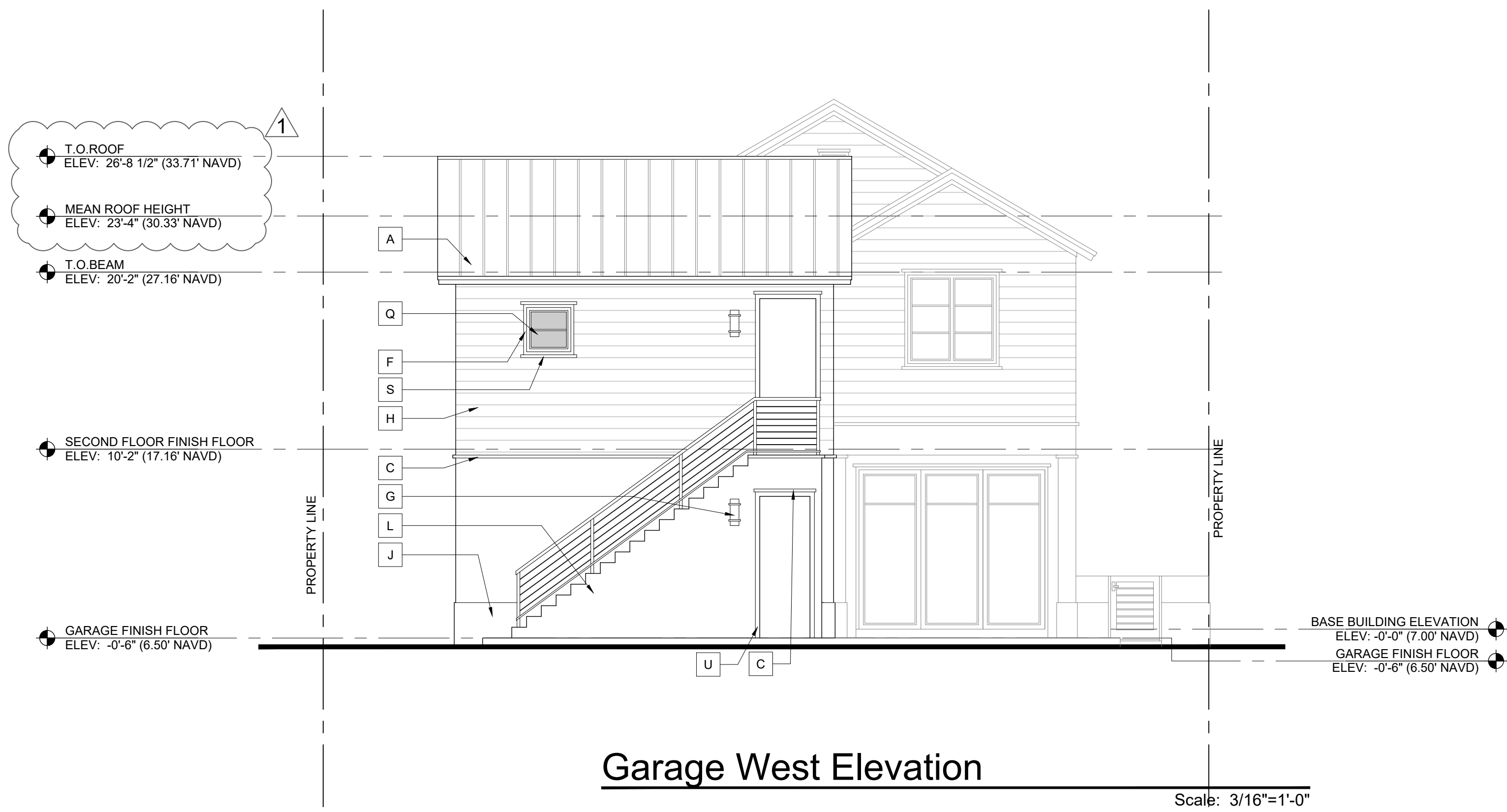
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WEST &
NORTH
BUILDING
ELEVATIONS

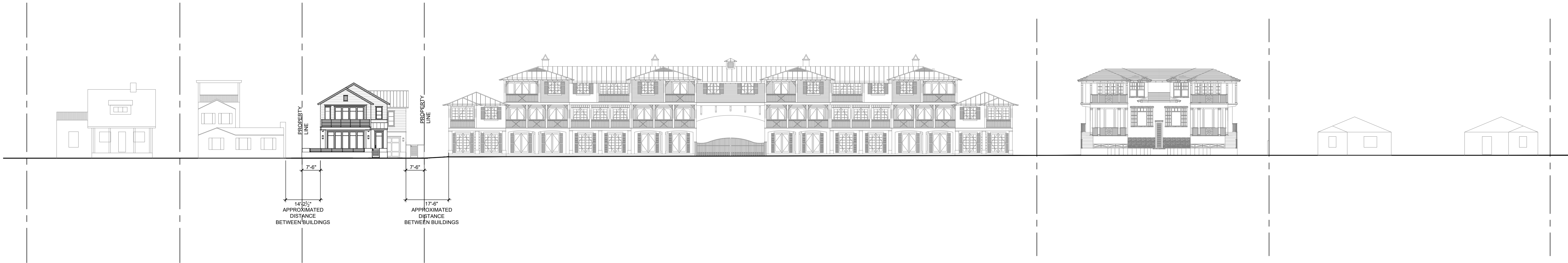
A-3

RICHARD JONES ARCHITECTURE



ELEVATION NOTES

A	PRE-WEATHERED GALVALUME SILVER FINISH STANDING SEAM ROOF BY ENGLERT. PROVIDE NOA & SAMPLE FOR ARCHITECT'S REVIEW	L	CONCRETE STAIR WITH SILVER ALUMINUM RAILING
B	SMOOTH STUCCO FINISH.	M	ALUMINUM GATE WITH SILVER FINISH. REFER TO DETAIL & PROVIDE SHOP DRAWINGS
C	2" SMOOTH STUCCO BAND W/2" PROJECTION	N	SMOOTH STUCCO FINISH MASONRY GARDEN WALL. REFER TO DETAIL
D	39" HIGH ABOVE FINISH FLOOR MASONRY BALCONY WALL. REFER TO STRUCTURAL DRAWINGS	P	39" HIGH ALUMINUM RAIL WITH METAL CABLES. REFER TO DETAIL SILVER FINISH
E	PAINTED CYPRESS BRACKET. REFER TO DETAIL	Q	IMPACT RESISTANT WINDOW AND DOOR (WHITE FINISH) REFER TO SCHEDULE
F	2" SMOOTH STUCCO WINDOW SURROUND W/1" PROJECTION	R	INSULATED METAL GARAGE DOOR WITH APPLIED WHITE PAINTED CYPRESS VENEER
G	LIGHT FIXTURE WITH SILVER FINISH. REFER TO OWNER FOR SELECTION	S	2" SMOOTH STUCCO WINDOW SILL & HEADER W/2" PROJECTION
H	6" WHITE SMOOTH STUCCO SIMULATED SIDING	T	SMOOTH STUCCO FRIEZE BOARD AT SOFFIT - TYPICAL
J	1" SMOOTH STUCCO FINISH RAISED BASE	U	3" SMOOTH STUCCO BAND W/1" PROJECTION
K	DECORATIVE ALUMINUM LOUVER WHITE COLOR. REFER TO DETAIL	V	4" SMOOTH STUCCO BAND W/1" PROJECTION



East Side Street Elevation

Scale: n.t.s.

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STREET
SCAPE

A-4

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[illegible]

The drawings illustrate the following window types and their dimensions:

- Window A (Fixed):** Two vertical panes, each 3'-0" wide and 7'-6" high. Total width is 6'-0". Mounting height is 9'-0" from the top of the slab, with a 1'-6" offset from the bottom of the panes.
- Window B (Fixed):** One vertical pane, 2'-5" wide and 6'-0" high. Mounting height is 9'-0" from the top of the slab, with a 3'-0" offset from the bottom of the pane.
- Window C (Fixed):** One vertical pane, 2'-6" wide and 5'-0" high. Mounting height is 8'-0" from the top of the slab, with a 3'-0" offset from the bottom of the pane.
- Window D (Casement):** Two vertical panes, each 2'-6" wide and 5'-0" high. Total width is 5'-0". Mounting height is 8'-0" from the top of the slab, with a 3'-0" offset from the bottom of the panes.
- Window E (Casement):** One vertical pane, 2'-6" wide and 5'-0" high. Mounting height is 8'-0" from the top of the slab, with a 3'-0" offset from the bottom of the pane.
- Window F (Fixed):** One vertical pane, 2'-6" wide and 2'-6" high. Mounting height is 6'-0" from the top of the slab, with a 5'-6" offset from the bottom of the pane.
- Window G (Fixed):** Three vertical panes, each 2'-6" wide and 6'-0" high. Total width is 7'-6". Mounting height is 8'-0" from the top of the slab, with a 2'-0" offset from the bottom of the panes.

[illegible]

1. ALL EXTERIOR GLAZING UNITS SHALL BE IMPACT RESISTANT WITH FLORIDA PRODUCT APPROVAL.
(SHADING COEFFICIENT OF GLAZING SHALL COMPLY WITH FLORIDA ENERGY CALCULATIONS).
2. COORDINATE ALL ROUGH OPENINGS WITH WINDOW / DOOR MANUFACTURER - ALL DIMENSIONS ARE NOMINAL (CONCRETE OR ROUGH
OPENING) DIMENSIONS. PROVIDE ENGINEERED SHOP DRAWINGS & METRO DADE PRODUCT APPROVAL NOTICES FOR ALL WINDOWS, EXT. DOORS.
3. ALL WINDOWS & DOORS SHALL COMPLY WITH F.B.C. 6TH EDITION (2017).
4. PROVIDE SHOP DRAWINGS FOR ALL GLAZING FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO FABRICATION.
5. ALL DOORS TO COMPLY WITH CODE. IMPACT AND WIND LOAD REQUIREMENTS (SUBMIT MANUFACTURES CUT SHEET / PRODUCT APPROVALS).
6. FIELD VERIFY ALL WINDOW AND DOOR OPENINGS PRIOR TO FABRICATION.
7. ALL WINDOWS NOTED AS EGRESS WINDOWS SHALL COMPLY WITH F.B.C. SILL HEIGHT SHALL NOT EXCEED 44" A.F.F. MIN. OPG. HT. SHALL
BE 24" AND MIN. OPG. WIDTH SHALL BE 57" MIN. CLEAR OPENING SHALL BE 5.7 SQ. FT. (5.0 SQ. FT. @ 1ST FLOOR).
8. ALL EGRESS WINDOWS IN SLEEPING ROOM SHOULD HAVE A MINIMUM CLEAR OPENING OF 5.7 SQ. FT.
9. ALL EXTERIOR DOORS / WINDOWS SHALL BE INSTALLED PER FLORIDA PRODUCT APPROVAL.
10. ALL MUNTINS TO BE 1.0" WIDE RAISED TYPE ON BOTH INSIDE AND OUTSIDE OF WINDOW.
11. APPLY SHERWIN WILLIAMS SHER-CRETE FLEXIBLE CONCRETE WATER PROOF (TEXTURED A5 SERIES) AT EXTERIOR PERIMETER OF ALL DOOR &
WINDOW MASONRY OPENINGS TO A DISTANCE OF 12" FROM EDGE OF OPENING UNLESS OTHERWISE NOTED.
12. USE LOWERED DOOR AT HVAC CLOSET IF NO RETURN AIR IS PROVIDED.
13. ALL WINDOW FRAMES TO BE WHITE ALUMINUM.
14. REFER TO ELEVATIONS AND SECTIONS FOR OPERABLE WINDOW SWING ORIENTATION.
15. ALL GLAZING TO BE CLEAR NON-REFLECTANT.

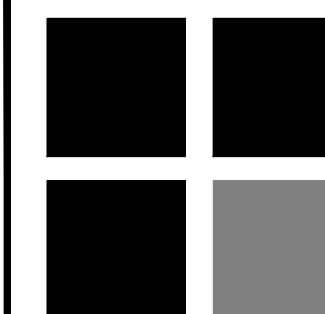
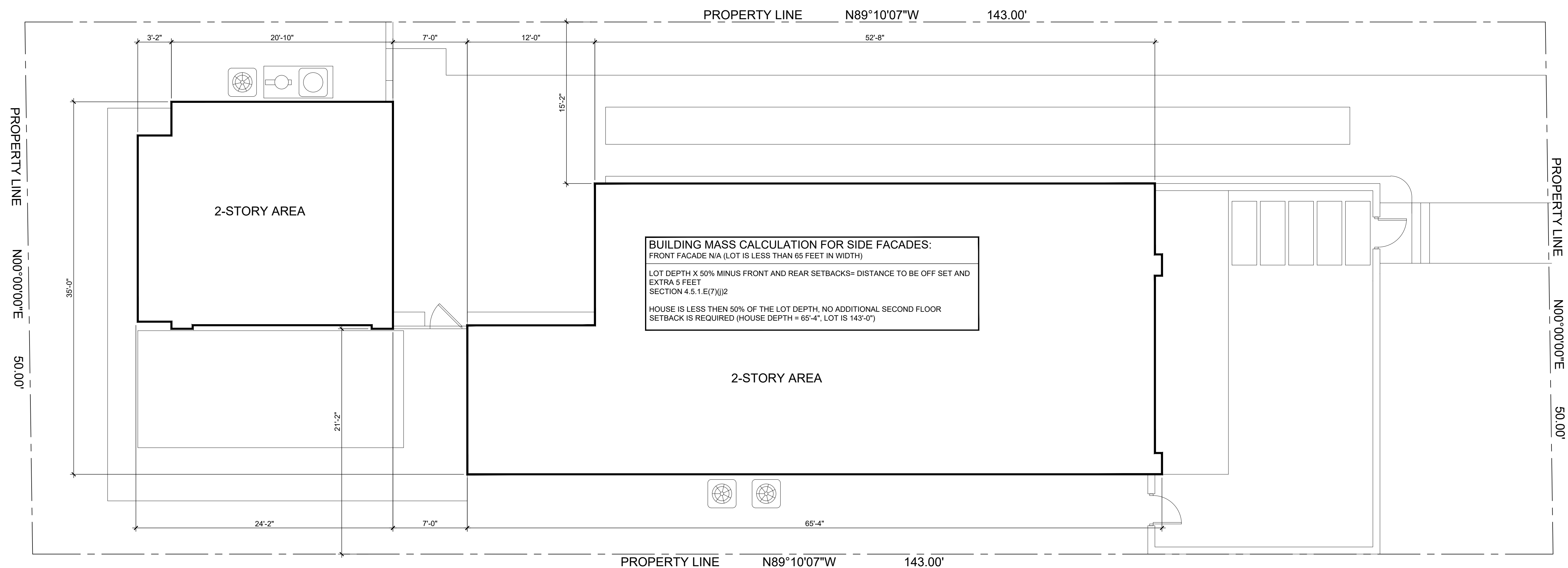
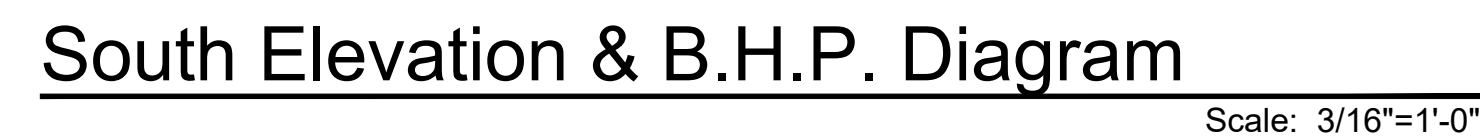
Figure 1 displays eight elevation views of door and window configurations, labeled 1 through 8, showing various sizes, panel types, and dimensions. The configurations are arranged in three rows.

- Configuration 1:** A single door with a solid recessed panel. Dimensions: 3'-4" (top), 3'-0" (width), 10'-0" (height). Label: SOLID RECESSED PANEL.
- Configuration 2:** A row of five doors with solid recessed panels. Dimensions: 15'-0" (total width), 10'-0" (height). Individual door width is 3'-0". Label: SOLID RECESSED PANEL TYP.
- Configuration 3:** A row of three doors with solid recessed panels. Dimensions: 10'-6" (total width), 10'-0" (height). Individual door width is 3'-6".
- Configuration 4:** A single door with a solid recessed panel. Dimensions: 2'-10" (top), 2'-6" (width), 9'-0" (height).
- Configuration 5:** A row of five doors with solid recessed panels. Dimensions: 16'-4" (total width), 8'-0" (height). Individual door width is 3'-2".
- Configuration 6:** A row of four doors with solid recessed panels. Dimensions: 12'-0" (total width), 8'-0" (height). Individual door width is 3'-0".
- Configuration 7:** A single door with a solid recessed panel. Dimensions: 2'-10" (top), 2'-6" (width), 8'-0" (height).
- Configuration 8:** A row of three doors with solid recessed panels. Dimensions: 10'-0" (total width), 8'-0" (height). Individual door width is 3'-0".

The label "TOP OF SLAB" is indicated at the bottom of each row of configurations.

A-5

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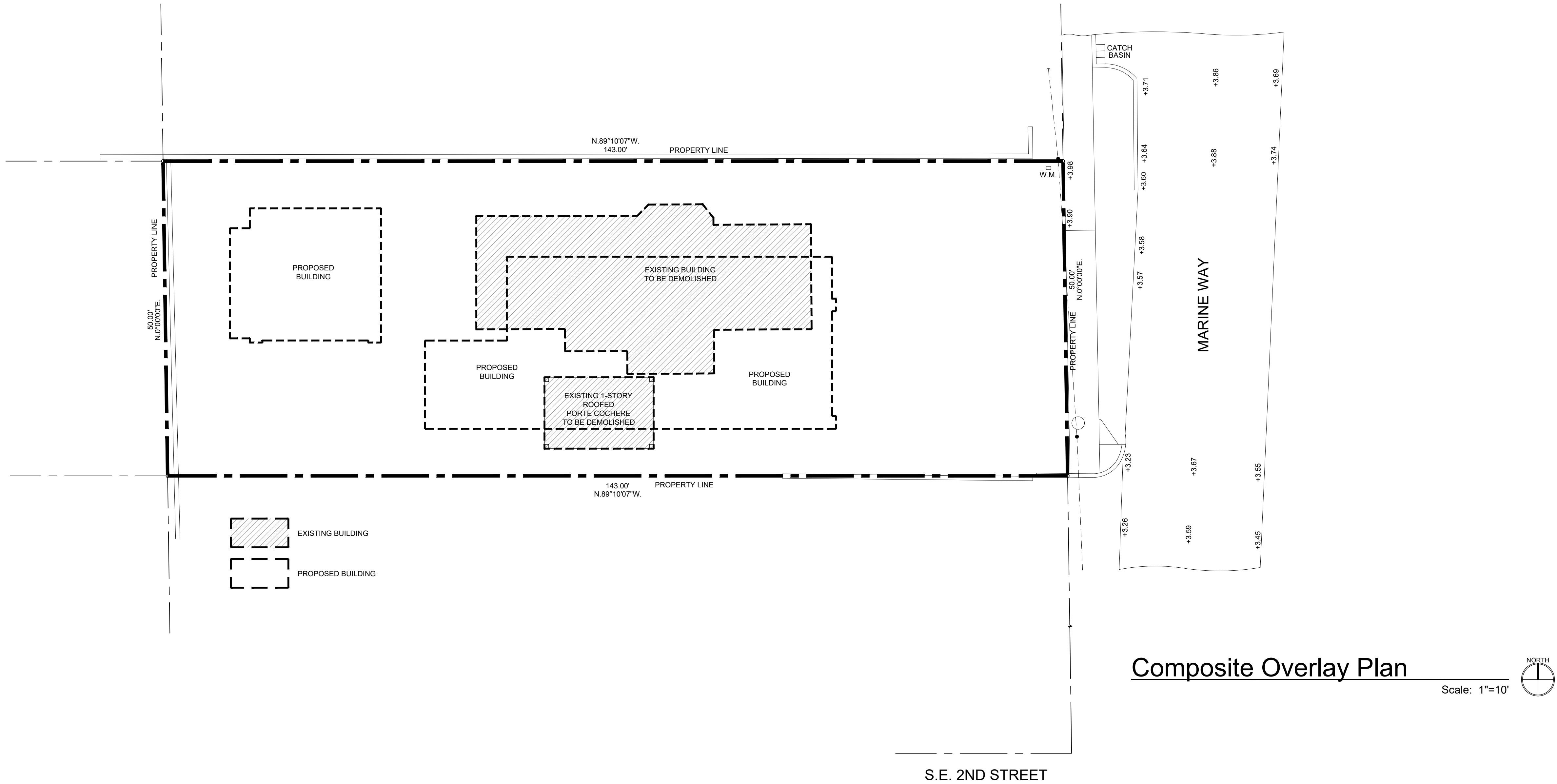
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PLAN REVIEW:	RJ

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SITE & SIDE ELEVATION SETBACK DIAGRAM

A-6



Composite Overlay Plan



Scale: 1"=10'

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COMPOSITE
OVERLAY
PLAN

A-7



ADJACENT PROPERTY TO SOUTH



EXISTING PROPERTY



AJACENT PROPERTY TO NORTH