451 Ocean Drive

Building Plans

VICINITY MAP

PATTY AND TOM KELLEY
451 OCEAN DRIVE, JUNO BEACH, FL 33408

SHEET	DESCRIPTION		
	COVER SHEET		
A0	SITE PLAN		
A1	FIRST FLOOR PLAN		
A2	SECOND FLOOR PLAN		
A3	ELEVATIONS		
A4	ELEVATIONS		
A5	ROOF PLAN		

BUILDING DESIGN DATA

CODES:

FLORIDA RESIDENTIAL BUILDING CODE 2023 8TH EDITION - RESIDENTIAL ENERGY CONSERVATION, PLUMBING, MECHANICAL AND ELECTRICAL

NFPA FL. FIRE PREVENTION CODE 8th ED.

NEC NATIONAL ELECTRIC CODE 2023, NFPA 70

CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL ADMINISTRATIVE CODE RULE 9B-3.0472

ACI 318-19

ASTM 47th. ED. E1527-21

DESIGN CRITERIA

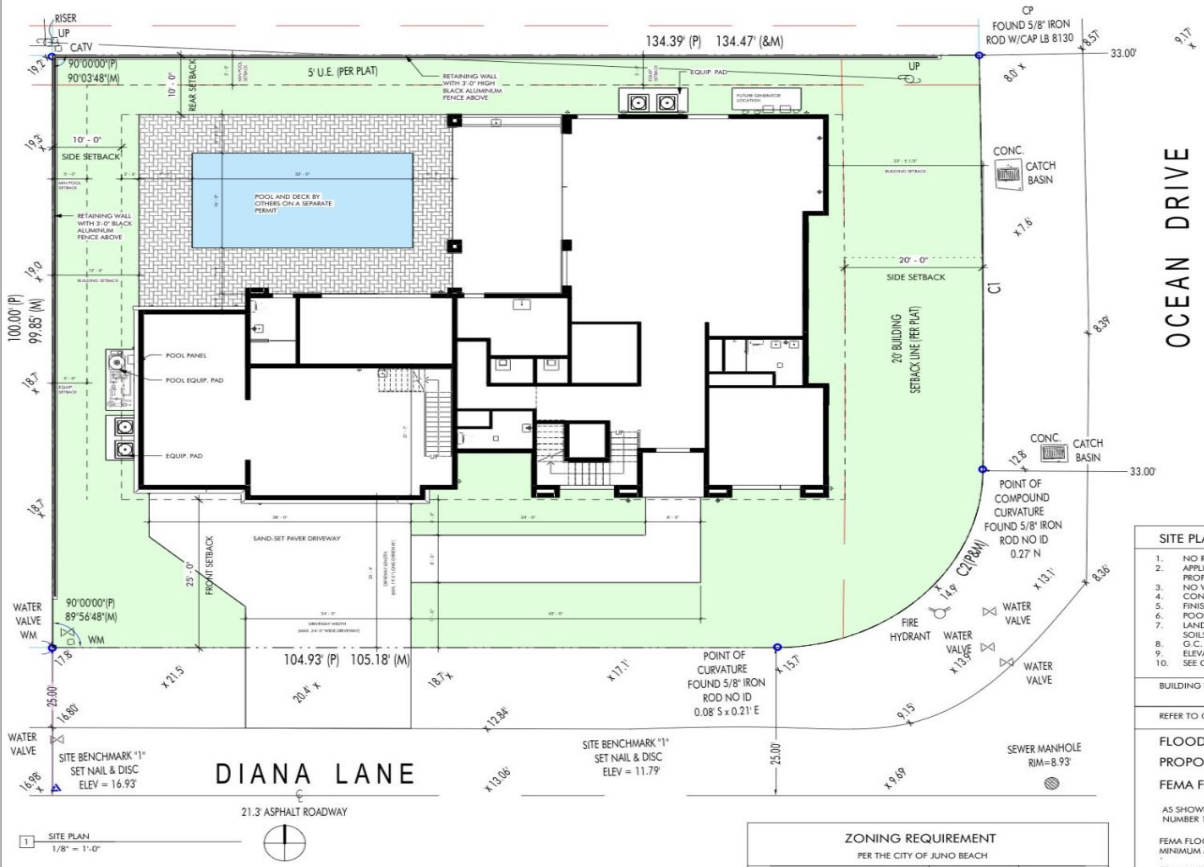
CITY/COUNTY	JUNO BEACH, PALM BEACH, FL
OCCUPANCY GROUP	R-3
NUMBER OF STORIES	2
BUILDING CATEGORY	ENCLOSED
BASIC WIND SPEED, MPH	170
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE FACTOR	C
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, PSF	2500
FLOOR LOAD, PSF	65
ROOF DEAD LOAD, PSF	25
ROOF LIVE LOAD, PSF	30
CONSTRUCTION TYPE	VB UNPROTECTED

OWNER:
PATTY AND TOM KELLEY
451 OCEAN DRIVE
JUNO BEACH, FL 33408

ARCHITECT:
ARISE ARCHITECTURE LLC
13901 US-1 #2, JUNO BEACH, FL 33408

STRUCTURAL ENGINEER:
ADAM GINSBERG, P.E.
2901 CLINT MOORE RD #237
BOCA RATON, FL 33496

CONTRACTOR:
FIRST PREMIER HOMES
725 N A1A
SUITE C111 JUPITER, FL 33477



1 SITE PLAN
1/8" = 1'-0"

SITE DATA TABLE

BUILDING FOOTPRINT	4,262 SQ FT
1ST FLOOR AREA	3,107 SQ FT
GARAGE AREA	1,155 SQ FT
TOTAL SITE AREA	13,291 SQ FT

25% LANDSCAPE AREA = 3,323 SF
PROVIDE = 3,500 SF

LANDSCAPE AREA =

ZONING REQUIREMENT

PER THE CITY OF JUNO BEACH

	REQUIRED	PROVIDED
MINIMUM FRONT SETBACK	25'-0"	25'-0"
MINIMUM SIDE SETBACK	10'-0"	12'-6"
MINIMUM SIDE SETBACK (OCEAN DR.)	20'-0"	22'-6"
MINIMUM REAR SETBACK	10'-0"	10'-0"
MAXIMUM HEIGHT: 2-STORIES	30'-0"	25'-10"
MAXIMUM COVERAGE	35%: 4,652 SF	4,262 SF
MAXIMUM BUILDING DIM	100'-0"	100'-0"
MINIMUM LANDSCAPE AREA	25%: 3,323 SF	3,500 SF
MINIMUM PARKING REQUIRED	2 SPACES	4 SPACES

PROJECT DESCRIPTION:

NEW TWO STORY, SINGLE FAMILY RESIDENCE LOCATED AT **451 OCEAN DRIVE, JUNO BEACH, FL** , PALM BEACH COUNTY, FLORIDA

TWO STORY SINGLE FAMILY RESIDENCE TO ACCOMMODATE: 6 BEDROOMS, 6 BATHS, FOYER, POWDER ROOM, LIVING ROOM, DINING ROOM, KITCHEN, ELEVATOR, LAUNDRY, 3-CAR GARAGE, COVERED ENTRY, ATTIC, COVERED LANAI

APPLICABLE CODES/ACTS:

2023 F.B.C. - RESIDENTIAL 8TH EDITION

LOCAL MUNICIPALITY:

JUNO BEACH, PALM BEACH COUNTY, FL

BUILDING AREA:

SQUARE FOOTAGE: TOTAL A/C BUILDING AREA: 5,736.00 SQ. FT.

BUILDING HEIGHT:

2 STORIES SINGLE FAMILY RESIDENCE:
ALLOWABLE ROOF HEIGHT = 30'-0" (MEASURED FROM 18" ABOVE THE CROWN OF ADJOINING ROADS)

PROPOSED ROOF HEIGHT = 27'-11"

USER GROUP:

GROUP R3 OCCUPANCY
TYPE "VB" CONSTRUCTION - UNPROTECTED AND UNSPRINKLERED

LEGAL DESCRIPTION

LOT 20, SEA VIEW RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 126, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ZONING

RS- 1
RESIDENTIAL SINGLE FAMILY

SITE PLAN NOTES

1. NO ROOF DRAINS
2. APPLICANT/OWER SHALL BE RESPONSIBLE FOR CORRECTING AND ADVERSE IMPACTS CAUSED BY EXISTING AND PROPOSED CONDITIONS NOT CAPTURED ON PLANS PRIOR TO C.O.
3. NO WATER TO DRAIN ON TO ADJOINING PROPERTY.
4. CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS
5. FINISH FLOOR TO BE MIN. 18" ABOVE THE CROWN OF ROAD
6. POOL DESIGN & DRAWINGS BY OTHERS
7. LANDSCAPE DESIGN & DRAWINGS BY OTHERS
   SOILS SHALL BE TERMITE TREATED
8. G.C. SHALL COORDINATE ALL RIGHT-OF-WAY CONDITIONS W/ DRIVEWAYS.
9. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988
10. SEE CIVIL DRAWINGS FOR DRAINAGE FLOW SLOPES

BUILDING TO COMPLY WITH ALL PROVISIONS OF ORDINANCE 5418 FLOOD DAMAGE PREVENTION AND PROTECTION

REFER TO CIVIL ENGINEER PLANS FOR SITE DRAINAGE CALC.'S

FLOOD ZONE INFORMATION

PROPOSED TOP OF SLAB ELEV. = 18.5 N.A.V.D.

FEMA FLOOD ZONE: X

AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12099C1177G, COMMUNITY NUMBER 12099C 0381 G, DATED DECEMBER 20, 2024.

FEMA FLOOD ZONE: X
MINIMUM ALLOWED FINISH FLOOR ELEVATION = 18" ABOVE THE CROWN OF THE ROAD

FEMA MAP: 12099C 0381 G
DATE OF FIRM: DECEMBER 20, 2024

TERMITE PROTECTION STATEMENT

PER FLORIDA BUILDING CODE - RESIDENTIAL / SECTION 318

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE." UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINED THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

ARISE ARCHITECTURE LLC
www.arisearch.com

ARISE ARCHITECTURE, LLC
561.866.2719 TEL
www.arisearch.com

451 OCEAN DRIVE

PROJECT FOR:

PATTY AND TOM KELLEY

451 OCEAN DRIVE, JUNO BEACH, FL 33408

SEAL/SIGNATURE/DATE:
LICENSE #: AR103314

PROJECT NUMBER: 20250501

No.	Description	Date

NOT FOR CONSTRUCTION

SITE PLAN

Date	AUG 20, 2025
Drawn By	MLY
Checked By	CL
Scale	As indicated

A0

SITE DATA TABLE

BUILDING FOOTPRINT	4,262 SQ FT
1ST FLOOR AREA	3,107 SQ FT
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LANDSCAPE AREA =

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PER THE CITY OF JUNO BEACH

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MINIMUM LANDSCAPE AREA	25%: 3,323 SF	3,500 SF
MINIMUM PARKING REQUIRED	2 SPACES	4 SPACES

1 FRONT ELEVATION MATERIAL
1/4" = 1'-0"

SW 9600 ARMORY	SW 9584 PRELUDE	SW 9584 MORTAR

STANDING SEAM METAL ROOF	GARAGE DR	SMOOTH STUCCO WALL COLOR
FACIA COLOR	EYEBROW STUCCO	
BALCONY RAILING	OVERHANG	
WINDOW FRAMES	WINDOW MOLDING	

2 WEST ELEVATION MATERIAL
1/4" = 1'-0"

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PROJECT FOR:

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451 OCEAN DRIVE, JUNO BEACH, FL 33408

SEAL/SIGNATURE/DATE:
LICENSE #: AR103314

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No.	Description	Date

NOT FOR CONSTRUCTION

ELEVATIONS

Date	AUG 20, 2025
Drawn By	MLY
Checked By	CL
Scale	As indicated

A3

1 REAR ELEVATION MATERIAL
1/4" = 1'-0"

BALCONY RAILING

2 EAST ELEVATION MATERIAL
1/4" = 1'-0"

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451 OCEAN DRIVE

PROJECT FOR:

PATTY AND TOM KELLEY

451 OCEAN DRIVE, JUNO BEACH, FL 33408

SEAL/SIGNATURE/DATE:
LICENSE #: AR103314

PROJECT NUMBER: 20250501

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES.

TO THE BEST OF THE STRUCTURAL ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE AND CHAPTER 633 FLORIDA STATUTES.

No.	Description	Date

NOT FOR CONSTRUCTION

ELEVATIONS

Date	AUG 20, 2025
Drawn By	MLY
Checked By	CL

A4

Scale As indicated

Landscape Plans

Clusia*
Green Island Ficus
Clusia*
Christmas Palm, Double
Clusia*
Bahama Cassia*
Cut Leaf Philodendron
Solitaire Palm
Florica Ti Plant*
Lady Palm
Dwarf Fakahatchee Grass
Travelers Palm
Firebush*
Lady Palm
Florica Ti Plant*
Solitaire Palm
Bahama Cassia*
Firebush*
Green Island Ficus
Seagrape*
Clusia*
Dwarf Fakahatchee Grass
Saw Palmetto*
Green Island Ficus
Dwarf Fakahatchee Grass
Foxtail Palm
Cut Leaf Philodendron
Florica Ti Plant*
Hooker Fishtail Palm
Odorata Bromeliad
Green Island Ficus
Spotlight
Path & Area Light
Path & Area Light
Maui Red Ixora
Green Island Ficus
Cat Palm
Lady Palm
Mammy Croton
Lady Palm
Mammy Croton
Christmas Palm
Jamaican Caper*
Saw Palmetto*
Seagrape*
Saw Palmetto*
Clusia*
Jamaican Caper*
Saw Palmetto*
Wild Coffee*
Saw Palmetto*
Plumeria
Clusia*
Saw Palmetto*
Coontie*
Petra Croton
Christmas Palm
Odorata Bromeliad
Lady Palm
Spotlight
Roosevelt Croton
Christmas Palm
Petra Croton
Coontie*
Florica Ti Plant*
Spotlight
Path & Area Light
Clusia*
Spotlight
Dwarf Fakahatchee Grass
Hooker Fishtail Palm
Odorata Bromeliad
Dwarf Fakahatchee Grass
Green Island Ficus
Florica Ti Plant
Coontie*
Florica Ti Plant
Gold Dust Croton
Lady Palm
Gold Dust Croton
Cut Leaf Philodendron
Path & Area Light
Green Island Ficus
Lady Palm
Roosevelt Croton
Petra Croton
Dwarf Fakahatchee Grass
Dwarf Fakahatchee Grass
Florica Ti Plant*
Dwarf Fakahatchee Grass
Pygmy Date Palm, Multi Trunk
Dwarf Fakahatchee Grass
Green Island Ficus
Dwarf Fakahatchee Grass
Coontie*
Florica Ti Plant*
Odorata Bromeliad

Native Plant Legend

Symbol	Qty	Common Name	Botanical Name
	1	Serenoa Dwarf*	Serenoa repens cherryah
	9	Clusia*	Clusia guttifera
	17	Dwarf*	Zamia furfuracea
	1	Pindo*	Butia capitata
	1	Jamaican Caper*	Capparis cynophallophora
	18	Sea Grape*	Coccoloba uvifera
	1	Inkberry*	Ilex glabra
	1	Wild Coffee*	Psychotria nervosa
	18	Philip Ti Plant*	Cordyline fruticosa 'Rubra'

N

PLANTING DETAIL

TREE PLANTING DETAIL

PLANTING SPECIFICATIONS

Designer: Madi
Drawn: MC
Job Number: N/A
Date: 8/7/25
Revision: 0

BUILD PLAN

3/16"= 1 ft

Property Description:
PCN 00-42-47-07-16-003-0070
9225 ULI Ocean Drive

Oak Design Group
West Palm Beach, FL
33405
(561) 933-7446
info@oakdesigngroup.com

OAK Design Group

PLANTING SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES BUT NOT LIMITED TO SOIL PREP, FINAL GRADING, INSTALLING PLANT MATERIAL, GATERING, STAKING AND MULCHING

PLANT, SIZE AND QUALITY TREES SHRUBS AND GROUNDCOVERS

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL PLANT AND NURSERY MATERIAL SHALL BE FLORIDA GRADE #1 OR BETTER. TIGHTLY KNIT AS TRAINED OR FAVORED IN ITS DEVELOPMENT. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, FREE FROM PESTS AND DISEASE. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORMED SIZE AND SHAPE. ALL MATERIAL MUST HAVE ADEQUATE ROOT SYSTEM. ALL MATERIAL SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE DESIGNER

ALL CONTAINER MATERIAL SHALL BE HEALTHY AND WELL ROOTED

MULCH SHALL BE CYPRESS MULCH UNLESS NOTED OTHERWISE

ALL PLANTS AND TREES SHALL BE WATERED PROPERLY AND NOT ABSENT. THE ABSENCE OF IRRIGAT SHALL VOID ALL WARRANTIES.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS WITHOUT NOTIFYING LANDSCAPE D ALL WORK TO CONFORM WITH LOCAL LANDSCAPE CODE.

ALL PLANTING BEDS SHALL BE PROPERLY PREPTED PRIOR TO THE COMMENCEMENT OF ANY PLANTI

ALL PLANTING BEDS TO HAVE GOOD SOIL AND SHALL BE FREE OF ROCKS. ANY SOIL ADDED SHALL BI HEALTHY TOP SOIL OR SPECIAL BLEND

SODDING: SOD TYPE SPECIFIED SHALL NOT BE OLD AND LAYED WITHIN 24 HOURS OF BEING CUT. IT IS T LAYED IN OVERLAPPING TIGHT PATTERN.

FOR COMPONITES THAT CONTROL THEIR OWN IRRIGATION, IT IS THE OWNERS RESPONSIBILITY TO TALK TO COMPANY PROVIDER REGARDING IRRIGATION.

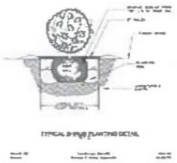
ALL POTTED PLANTINGS ARE TO BE HAND WATER

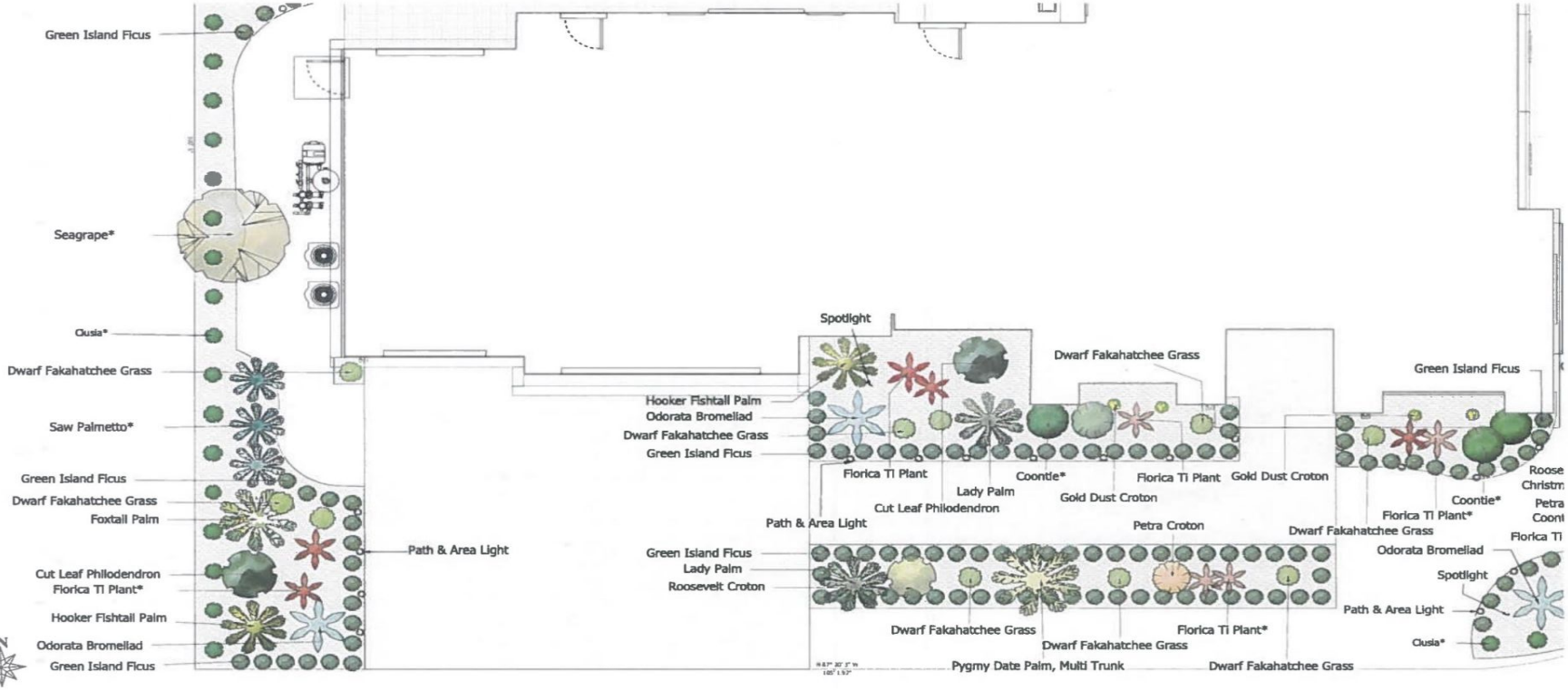
Plant Legend

Symbol	Qty	Common Name	Botanical Name	Symbol	Qty	Common Name	Botanical Name
	1	Silvered Cocoa*	Serenoa repens (Saw palmetto)		4	Morning Croton	Codiaeum variegatum 'Morning'
	67	Clusia*	Clusia guttifera		5	Maui Red Iwara	Iwara stephens 'Maui Red'
	18	Coontie*	Zamia furfuria		4	Colorado Bromeliad	Abromeliana Colorada
	3	Cut Leaf Philodendron	Philodendron bipinnatifidum		3	Petra Croton	Codiaeum variegatum
	12	Dwarf Fakahatchee Grass	Tripsacum floridana		1	Plumeria	Plumeria Alpha
	3	Foxtail*	Hanedia palustris		1	Pygmy Date Palm, Multi Trunk	Phoenix roebelenii
	18	Florica Tl Plant*	Cordyline Fruticosa 'Florica'		3	Roosevelt Croton	Roosevelt Croton
	1	Foxtail Palm	Wodyetia bifurcata		10	Saw Palmetto*	Serenoa Repens
	4	Gold Dust Croton	Codiaeum variegatum 'Gold Dust'		2	Seagrape*	Coccoloba uvifera
	147	Green Island Ficus	Ficus microcarpa		3	Sylvester Palm	Phytelephas aequatorialis
	2	Hooker Fishtail Palm	Acanthophoenix hookerianum		1	Travelers Palm	Ravenala madagascariensis
	3	Jamaican Cocoa*	Calocoma Cornuchalliensis		3	Wild Coffee*	Psychotria nervosa
	7	Lady Palm	Rhapis excelsa				

TREE PLANTING DETAIL

PLANTING DETAIL





BP 2 to 4

Designer: Madi
Drawn: MC
Job Number: N/A
Date: 8/7/25
Revision: 0

BUILD PLAN

3/16"= 1 ft

Property Description:
PCN 00-42-47-07-16-003
-0070
9225 451 Ocean Drive

Oak Design Group
West Palm Beach, FL
33405
(561) 933-7446
info@oakdesigngroup.com

Designer: Madi
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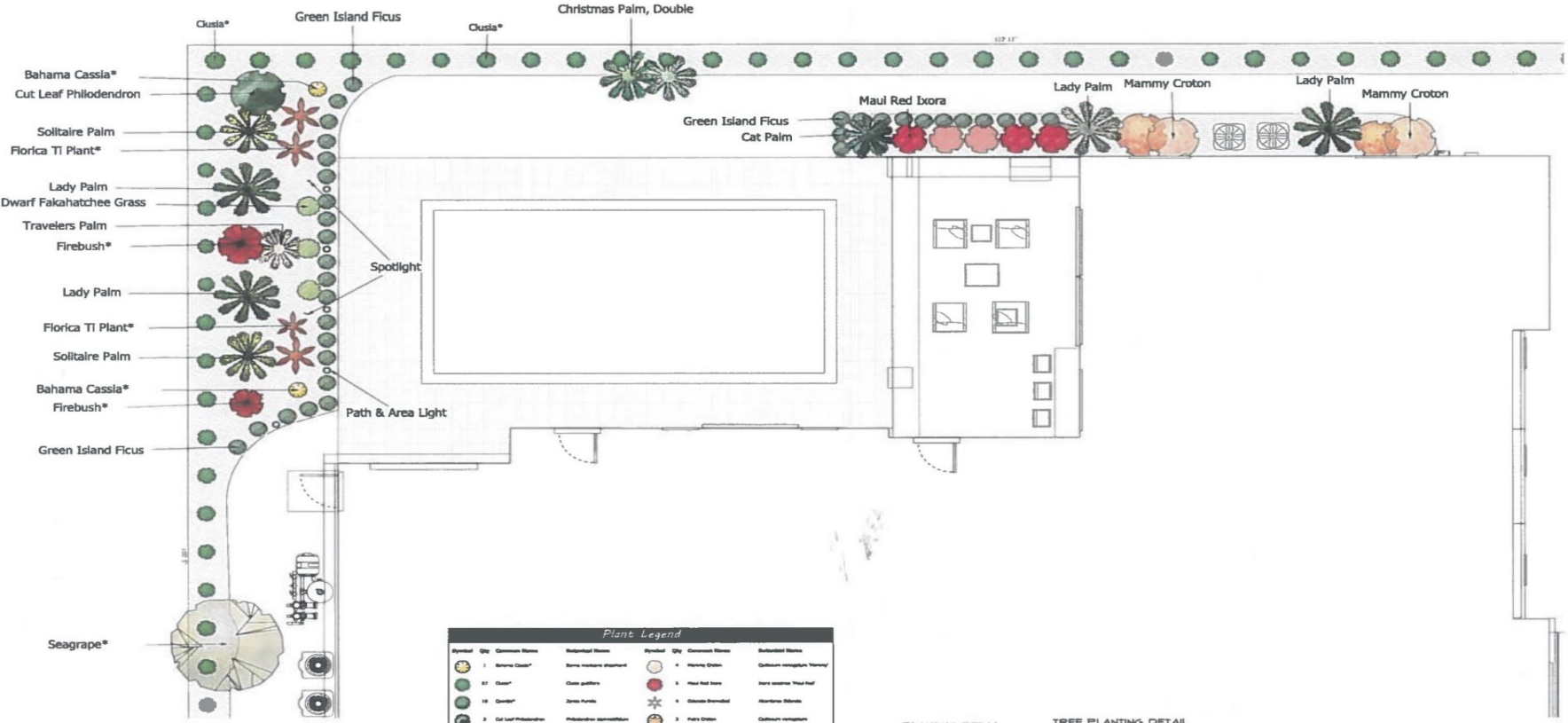

Plant Legend

Symbol	Qty	Common Name	Botanical Name	Symbol	Qty	Common Name	Botanical Name
	1	Bahama Cassia*	Senna mexicana deplanchei		4	Mammy Croton	Codiaeum variegatum 'Mammy'
	57	Clusia*	Clusia guttifera		5	Maui Red Ixora	Ixora coccinea 'Maui Red'
	10	Clusia*	Clusia fluvida		6	Colonia Bromeliad	Alcantarea Odorata
	3	Cut Leaf Philodendron	Philodendron spiranathum		3	Petra Croton	Codiaeum variegatum
	13	Dwarf Fakahatchee Grass	Tripsacum floridana		1	Plumeria	Plumeria Rubra
	2	Firebush*	Hamelia patens		1	Pygmy Date Palm, Multi Trunk	Phoenix roebelenii
	16	Florica TI Plant*	Cordyline fruticosa 'Kerry'		2	Seacoast Croton	Seacoast Croton
	1	Foxtail Palm	Wodyetia bifurcata		10	Saw Palmetto*	Serenoa Repens
	4	Gold Gold Croton	Codiaeum variegatum 'Gold Dust'		2	Seagrape*	Coccoloba uvifera
	147	Green Island Ficus	Ficus microcarpa		2	Solitaire Palm	Hydrophorbe elegans
	7	Hooker Parlatoi Palm	Acanthophoenix Hankeriana		1	Travelers Palm	Ravenala madagascariensis
	3	Jamaican Clusia*	Clusia fluvida/guttifera		2	Wild Coffee*	Psychotria nervosa
	7	Lady Palm	Rhapis excelsa				

PLANTING SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES BUT NOT LIMITED TO ALL PREP WORK, GRADING, INSTALLING PLANT MATERIAL, MATERIAL, SEEDING AND MULCHING.

PLANT SIZE AND QUALITY TREES SHRUBS AND GROUNDCOVERS

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL PLANT AND NURSERY MATERIAL SHALL BE FLORIDA GRADE #1 OR BETTER. PLANTS SHALL BE TRIMMED OR TRAINED IN ITS NORMAL GROWTH PATTERN TO ACHIEVE A FULL AND BUSHY APPEARANCE. ALL SHRUBS, VINES, TREES AND PALMS FOR PLANTING BEDS SHALL BE UNIFORMED SIZE AND SHAPE. ALL PLANTING THAT HAVE IRRIGATE ROOT SYSTEM ALL MATERIAL SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE DESIGNER

ALL CONTAINER MATERIAL SHALL BE HEALTHY AND WELL ROOTED

MULCH SHALL BE EITHER MULCH UNLESS NOTED OTHERWISE

ALL PLANTS AND TREES SHALL BE WATERED PROPERLY AND NOT ABSENT. THE ABSENCE OF PROPER SHALL VOID ALL GUARANTEES

THE LANDSCAPE CONTRACTOR SHALL NOT PLACE ANY SUBSTITUTE WITHOUT NOTIFYING LANDSCAPE D ALL WORK TO CONFORM WITH LOCAL LANDSCAPE CODE

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE ESTABLISHMENT OF ANY PLANTS

ALL PLANTING BEDS TO HAVE GOOD SOIL AND SHALL BE FREE OF ROCKS. ANY SOIL ADDED SHALL BE HEALTHY TOP SOIL OR SPECIAL BLEND

WOODING SOD TYPE SPECIFIED SHALL NOT BE OLD AND LAID WITHIN 24 HOURS OF BEING CUT IT IS T LAYED IN OVERLAPPING TILE PATTERN

FOR CERTAINTY THAT CONTROL TURF GRAS IRRIGATION IT IS THE OWNERS RESPONSIBILITY TO TAKE A COMPETENT PROVIDER REGARDING IRRIGATION

ALL PAINTED PLANTINGS ARE TO BE HAND WATER

PLANTING DETAIL

TREE PLANTING DETAIL

BUILD PLAN

3/16" = 1 ft

Property Description:
PCN 00-42-47-07-16-003
-0070

[redacted]

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OAK DESIGN GROUP

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Property Description:
PCN 00-42-47-07-16-003-0070
9225 451 Ocean Drive

3/16" = 1 ft

BUILD PLAN

Drawn: Rod
Project: RC
Job: 101
Job Number:
Date: 07/05
Revision: 0

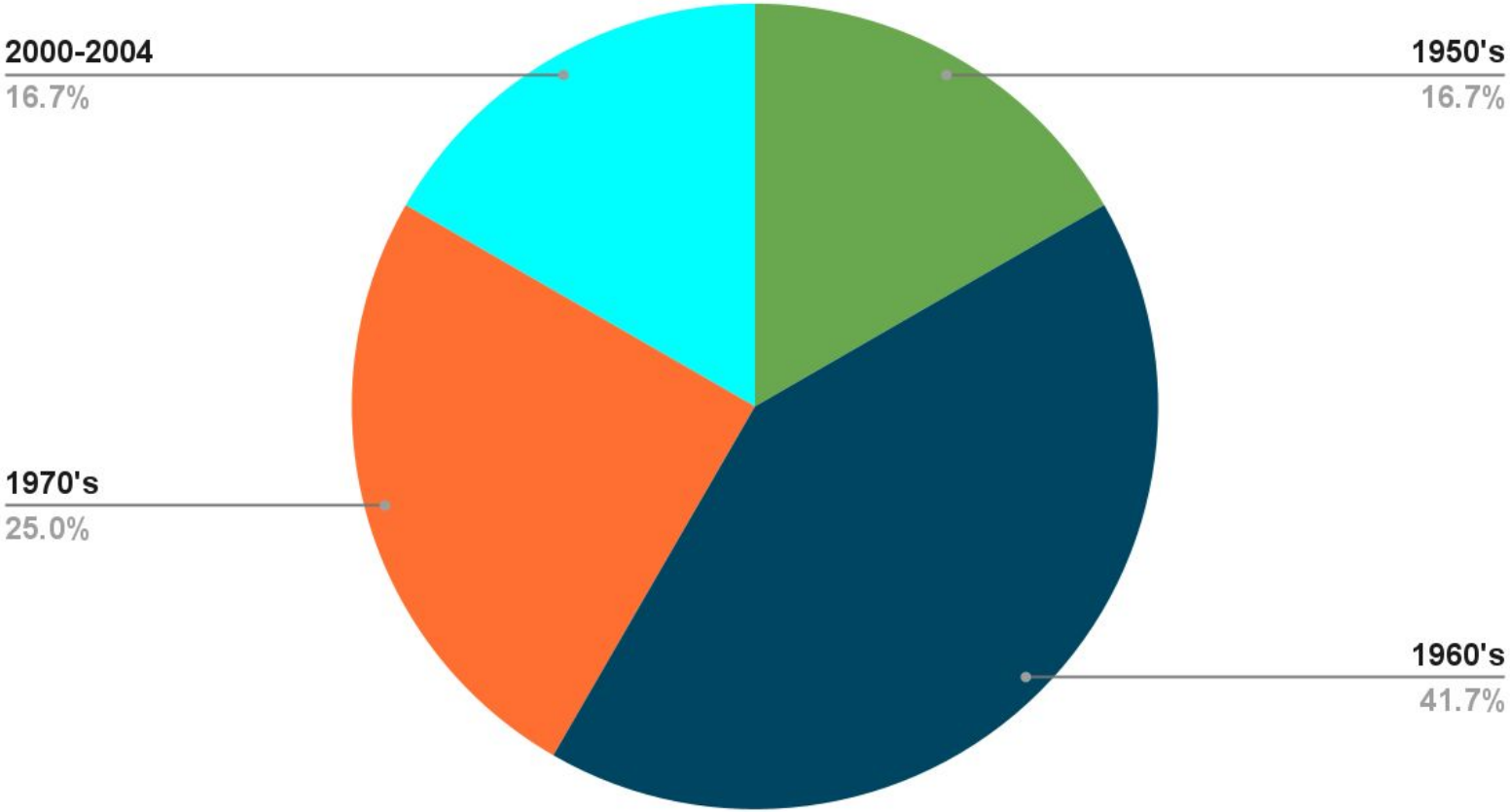
BP 4 of 4

Lot Considerations

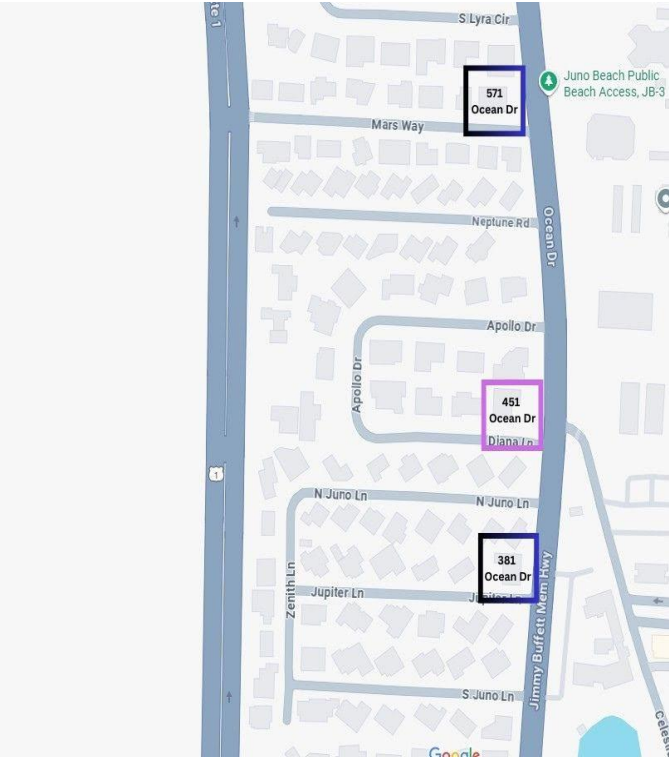
- Total Proposed Building Footprint is 4,262 Square Feet
  - Equating to 32.1% lot coverage, 2.9% less than the maximum lot coverage restriction
- As seen on the previous slides, great consideration has been given to privacy to the Western and Northern Neighbors, since no neighbors are to the East.
- Decreased privacy concerns from neighboring lots by not creating a living structure above the garage on the East, eliminating any windows on the 2nd floor north side of the primary bedroom, as well as no sidewalk on the east side of the lot.
- Greatly enhancing the landscaping to provide privacy and to increase visual appeal to the community. Excess expense of $100,000 plus.

Community Statistics

Year of the Homes the Town of Juno Beached Used as Comparables



- The Majority of the homes are built between 1959-1974
- The total square foot average of the homes are 2,969 sq ft
- Homes approved to build in the comparisons from 2004-2025, excluding the subject property, are averaging 5,386 square feet.
- The newly approved to build homes are 370 Apollo at 5,255 sq ft and having a .39 FAR and 401 Diana Lane at 5,421 sq ft and having a .55 FAR.
- The homes NOT being considered as a comparable due to a zoning difference, but are of like build, are 381 Ocean Drive, total land 11,264.62 sq ft, total building sq ft of 6,715 and 571 Ocean Drive total land 10,053 sq ft, total building sq ft of 9138.



Lot Sizes of Homes Within the Proximity of the Subject Property

Reasons to Approve

Testimonial From The Architect

“The Mass of this building is broken up to created a thoughtful and interesting facade.

What distinguishes this design from the large, boxy modern houses we’ve seen approved in the past is the way the massing has been carefully broken down into distinct, readable volumes. Rather than presenting a single monolithic block, this home is composed of interlocking forms that step forward and back, creating depth, shadow, and interest.

The garage wing, for example, is set apart and steps forward, giving hierarchy and balance while allowing the entry volume to stand as a focal point. The central two-story glass element framed by vertical columns adds proportion and anchors the composition, while the interplay of horizontal rooflines and vertical openings ensures that no single element overwhelms the whole.

Material choices further reinforce this balance. The use of lighter stucco against darker stone creates contrast that clearly defines volumes and prevents the home from reading as one large mass. This creates a relationship between the different parts of the building that is both harmonious and dynamic.

Overall, the design provides variety, articulation, and a more human scale, avoiding the flatness and bulkiness that have sometimes characterized more box-like modern houses. This approach results in a home that feels refined, approachable, and visually balanced within its setting.”

- The proposed build complies with ALL setbacks, height restrictions and lot coverage.
- Architecture and style have been carefully considered to include stone, scored stucco, banded stucco, and recessed elements.
- We have worked closely with the Town of Juno Beach Staff to outline elements and mindful changes to provide the Architectural Review Board positive consideration of the application. Such as, providing additional landscaping, mindful orientation of the second story, and diversity of building materials to provide visual interest.