



Town of Juno Beach
340 Ocean Drive; Juno Beach, FL 33408
Phone: (561) 626-1122; Fax: (561) 775-0812

For Official Use Only
Date Stamp

Appearance Review Board Application

The following information and items shall be provided to the Planning and Zoning Department for processing and dissemination in association with scheduling of submittals before the Town's Planning and Zoning Board. The Board meets on the First Monday of each month, unless otherwise changed, with the submittal deadline being on the Monday twenty-eight (28) days prior to the meeting, all comments shall be addressed fourteen (14) days prior to the meeting. A pre-application meeting with staff is required prior to the submittal of the application.

Date: _____

Project Address: 370 APOLLO DRIVE

Property Control Number: 28-43-41-28-13-000-0130 Zoning District: RS-1

Description of Request: (please provide a brief, comprehensive and summarized description of the proposed project below). This renovation includes the expansion of the existing second floor over the garage. Interior renovations will also be completed but will not affect the architectural elements of the house. The existing front door will be relocated within the existing front porch area to create a larger foyer. The proposed expansion will maintain the existing footprint and tropical style of the house and match existing roof. The existing setback, landscaping and orientation of the house will remain as is therefore preserving the existing harmony in the area.

Design Professional Name: Carlos Bonilla License #: FL-94799

Phone Number: 561-744-4900 E-mail: carlos@1bta.com

Construction Company Name: TBD

Phone Number: _____ E-mail: _____

Property Owner's Name: Maria Paituvi Bonet & Ryan Robert Bradley

Owner's Address (if different from project address): _____

Phone Number: 305-984-9162 E-mail: m_paituvi09@icloud.com

Applicant/Owner signature:  Date: 02/27/2025

Please note: The Appearance Review Board (ARB) review solely addresses the Appearance Criteria of the proposed project, it does not encompass a zoning, engineering, or building review. Further reviews by Town staff will commence once a building permit has been submitted.



Town of Juno Beach
340 Ocean Drive; Juno Beach, FL 33408
Phone: (561) 626-1122; Fax: (561) 775-0812

For Official Use Only
Date Stamp

The applicant shall address in detail how the proposed project plans to meet the Appearance Review Criteria. The response shall be submitted as an attachment to the ARB Application.

1. Is of a design and proportion which enhances and is in harmony with the area; The concept of harmony shall not imply that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of setback, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression. For the purpose of this section, the comparison of harmony between buildings shall consider the preponderance of buildings within 300 feet from the proposed site of the zoning district.
2. Elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or shall incorporate the elements of the architectural style of the structure; rooftop equipment and elevator and mechanical penthouse protrusions shall be concealed; and parking garages and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;
3. Shall have all on-site structures and accessory features (such as, but not limited to, light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) compatible in design, materials, and color;
4. Shall have a design in which buildings over 40 feet in height shall appear more horizontal or nondirectional in proportion rather than vertical, accomplished by the use of architectural treatments as described in these criteria;
5. Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;
6. Complies with the town's community appearance standards (see article IV, division 14 of this chapter).



Town of Juno Beach
340 Ocean Drive; Juno Beach, FL 33408
Phone: (561) 626-1122; Fax: (561) 775-0812

For Official Use Only
Date Stamp

Application Check List:

The following items are requested of the applicant as Planning & Zoning Staff will review the following:

- ☒ Pre-application meeting.
- ☒ Existing/previously approved site plan with file number (if applicable)
- ☒ Signed and sealed survey
- ☒ Architectural Plans (shall include site plan, elevation drawings).
- ☒ Copy of plans previously reviewed and approved by staff or the Planning and Zoning Board, if applicable, with reference to the previous project.
- ☒ Color photos of existing property
- ☒ Proposed site plan with dimensions and clouding of the changes occurring.
- ☒ Building Site Area Regulations for Applicable Zoning District (including: required, Proposed calculations for Lot Coverage, Setbacks, Height, and Landscape Open Space, etc.) [Calculations included in Sheet SP-1 of Plan Set.](#)
- ☒ Provide existing and proposed elevations with dimensions.
[No changes to existing elevation proposed. Copy of previous elevation survey included.](#)
- ☒ Provide a roof plan, if only proposing a partial reroof cloud which areas will be worked on Call out the material, color, and type (barrel, shingle, concrete, S-tile)[Sheet A-3 and A-3.1 of Plan Set.](#)
- ☒ Indicate location of all mechanical equipment (A/C Units, Pool Equipment, Cooling Towers, and Generators) [No changes to the equipment location proposed. Existing location depicted on sheet SP-1 and other sheets.](#)
- ☒ Indicate fences, walls, and gates proposed in site plan with dimensions and clouding the changes occurring, indicate material, color, finishes, and style. See Section 34-905. - Walls and Fences[No changes to existing fences or gates. Only exterior wall being altered is the existing front door being relocated. Existing door will remain just relocated. See sheet A-1](#)
- ☐ Once all staff comments have been addressed ten (10) Copies of 24" x 36" plans shall be submitted at least fourteen (14) days prior to the Planning & Zoning Board Meeting.

February 27, 2025

To: Town of Juno Beach Architectural Review Board
340 Ocean Drive
Juno Beach, FL 33408

Re: Proposed Renovation at 370 Apollo Drive

Dear members of the Architectural Review Board,

We would like to start presenting this project by emphasizing that our proposed house renovation is intended to provide more living space while appealing to the existing look and character of the house and the harmony of the area.

The house currently includes three bedrooms and a den. The proposed expansion will provide four bedrooms and a den by altering the layout of the first and second floor and creating an additional area on the second floor. The expansion of the second floor will be over the existing garage without affecting the footprint of the house. The goal is to maintain the footprint, setbacks and tropical appearance of the existing house to preserve the harmony in the area in consideration with scale, bulk, mass and proportion.

The addition above the garage will blend with the existing style of the house, including the decorative grid in the existing columns and house corners to ensure that the addition is seamless and in accord with the existing design. The addition over the garage will actually provide a more proportional and uniform look of the house which is currently more vertical than horizontal. The garage is located on the far back corner of the lot, therefore providing the opportunity to expand the living space without creating an imposing look in the area or the frontage of the house. This position of the house is ideal to build over the garage without creating a “new look” of the house, imposing or encroaching over the adjacent lots. Note that the garage sits on the far back of the lot and the addition to the second floor will not overlook directly over the homes on the adjacent lots (please refer to aerial photographs provided).

The existing setback, landscaping and orientation of the house will remain as is therefore preserving the existing harmony in the area. There are no changes proposed to the current location of the mechanical equipment of the house, which is currently on the back side of the house. It is worth noting that the percent landscape will remain above 55% for this lot after this renovation.

As mentioned above, the addition will actually create a more uniform and proportional look from every angle of the house. In this same manner, we propose to include a railing around the flat part of the roof on the third floor to mimic the railing on the second floor for uniformity. The proposed railing will match the railing on the second floor balcony. The existing window layout on the third floor will remain the same to maintain the current style of the house.

The new proposed second floor roof line will be a hip style roof in metal to match the existing roof material & color. In keeping the harmony of the existing house, similar materials, matching color motif and light fixture style will be incorporated to match the current style of the house.

This is a corner lot with a vacant lot adjacent to the south and a one-story house to the west in zone RS-1. Based on the trends in the area, we anticipate that the adjacent vacant lot will likely be developed in the next few years and most likely be a larger house, similar to what has been constructed in nearby lots such as 401 N Juno Ln and 391 Neptune Road (located within 300 feet but in zone RS-2) and what is currently being considered for the lot diagonally behind our lot at 401 Diana Ln. The proposed expansion of approximately 756 square feet of under roof area will result in a ratio of gross area to lot size of 0.39 (total Under Roof Area to Lot Size ratio) which is within the range of properties located within 300 feet of the house, including 401 N Juno Ln (0.66 ratio) and 391 Neptune Road (0.5 ratio), and slightly above the range of the properties located within 300 feet limited to zone RS-1 which are mainly older homes. Not within the 300 feet buffer but along Apollo Drive and approximately 370 feet from the project site, the property located 471 Apollo Drive presents a ratio of 0.43 and an under roof area (5,421 sft) larger than the area proposed herein (5,257 sft). See table below compiled based on property appraiser data.

Properties located within 300ft in Zone RS-1					
Address	Area Under Air (sft)	Total Under Roof Area (sft)	Lot (acres)	Lot (sft)	Ratio (Total sft to Lot sft)
370 Apollo -Proposed*	3978	5257	0.31	13504	0.39
370 Apollo - Existing*	3211	4490	0.31	13504	0.33
400 Apollo	1823	2527	0.23	10019	0.25
470 Apollo	3147	4143	0.28	12197	0.34
440 Apollo	2266	3107	0.28	12197	0.25
401 Diana Ln	1832	2613	0.23	10019	0.26
411 Apollo Dr	1987	2735	0.23	10019	0.27
371 Apollo Dr	1384	2442	0.25	10890	0.22
401 Apollo Dr	1546	2342	0.23	10019	0.23
410 Apollo Dr	1829	2736	0.23	10019	0.27
431 Apollo Dr	1316	2734	0.23	10019	0.27
451 Ocean Dr	Undeveloped				
411 Diana Ln**	2022	2932	0.23	10019	0.29
Properties located within 300ft but outside Zone RS-1					
401 N Juno Ln	3185	5477	0.19	8276	0.66
391 N Juno Ln	1823	2349	0.16	6970	0.34
390 Neptune Rd	1470	2079	0.13	5663	0.37
391 Neptune Rd	1798	2804	0.13	5663	0.50
400 Neptune Rd	1176	1919	0.13	5663	0.34
371 N Juno Ln	1740	2224	0.23	10019	0.34

Properties located along Apollo Drive between 300-375 feet distance					
451 Apollo Dr	3333	4515	0.33	14375	0.31
441 Apollo Dr	1464	2427	0.33	14375	0.17
461 Apollo Dr	1330	2566	0.24	10454	0.25
471 Apollo Dr	3765	5421	0.29	12632	0.43

*Refer to calculations provided in architectural plans

**Currently under consideration for the development of large home.

This proposed expansion will allow us to provide a more versatile space for our children (12 and 13 years old). We also house our nephew while he finishes high school and until we moved here, we also housed Ryan's aging father in our home in Abacoa. In anticipation for the future, the additional bedroom and living space upstairs will provide the space for him to reside with us again. We are hoping to create this additional space to allow everyone to feel at home now and also provide the space for future generations.

We respectfully request your approval of the addition for 370 Apollo Drive. Thank you for your time and consideration.

Sincerely,

Ryan Bradley and Maria Paituvi Bonet

Attachments:

- Architectural Plan Set – Including Elevation Drawings
- Photos depicting location of proposed second floor addition
- Photos of properties located along Apollo Drive
- Elevation Survey

Properties Located Along Apollo Drive



Properties Located Along Apollo Drive



Properties Located Along Apollo Drive



Properties Located Along Apollo Drive



Properties Located Along Apollo Drive



Properties Located Along Apollo Drive



Properties Located Along Apollo Drive



Properties Located Along Apollo Drive



Properties Located Along Apollo Drive



Properties Located Along Apollo Drive



	Existing (sft)	Proposed (sft)	Change (sft)
1 st Floor (under air)	2,242	2,546	304
2 nd Floor (under air)	826	1,593	767
3 rd Floor (under air)	143	143	0
Garage	823	547	-276
1 st Floor Porch - Front of House	146	116	-30
1 st Floor Porch - Back of House	310	310	0
2 nd Floor Balcony*	267	267	0
Total Footprint	3,521	3,521	0
Total Under Air	3,211	4,282	1,071
Total Under Roof	4,490	5,255	765

*2nd Floor Balcony was not listed on SP-1. Based on Sheet A-2, balcony is 11.75ft x 22.75ft

Footprint Coverage	3,521 sft	No Change Proposed.
Setbacks	Setbacks are illustrated on the SP-1 plan and also the property survey provided with the application.	No Change Proposed.
Site area	13,504 sft	
Tower area	143 sft	The property appraiser seems to remove the airspace created by the staircase. When accounting for the airspace of the staircase, the total indoor area for the tower is 212 sft.
Tower height	31 ft 5 in	Please see sheet A-4.4 indicating the height of the tower.
Minimum landscape requirement (which is 25%)	Existing = 56.40%, Proposed = 55.5%	Provided on the table below. Minor change resulting from widening of driveway.
Parking	Based on the SP-1 plan, the driveway is currently 1,010 sft. Proposed is 1,136.25 sft.	Project scope includes widening driveway by 1 ft on each side, from 16 ft wide to 18 ft wide. Please also note that hardscape coverage for the lot is currently 17.52% and proposed is 18.38%. Minor change.

Information tables above compiled and provided by Applicant.

F.E.M.A. BASE FLOOD ELEVATION (BFE)

LANDSCAPE NOTE:

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

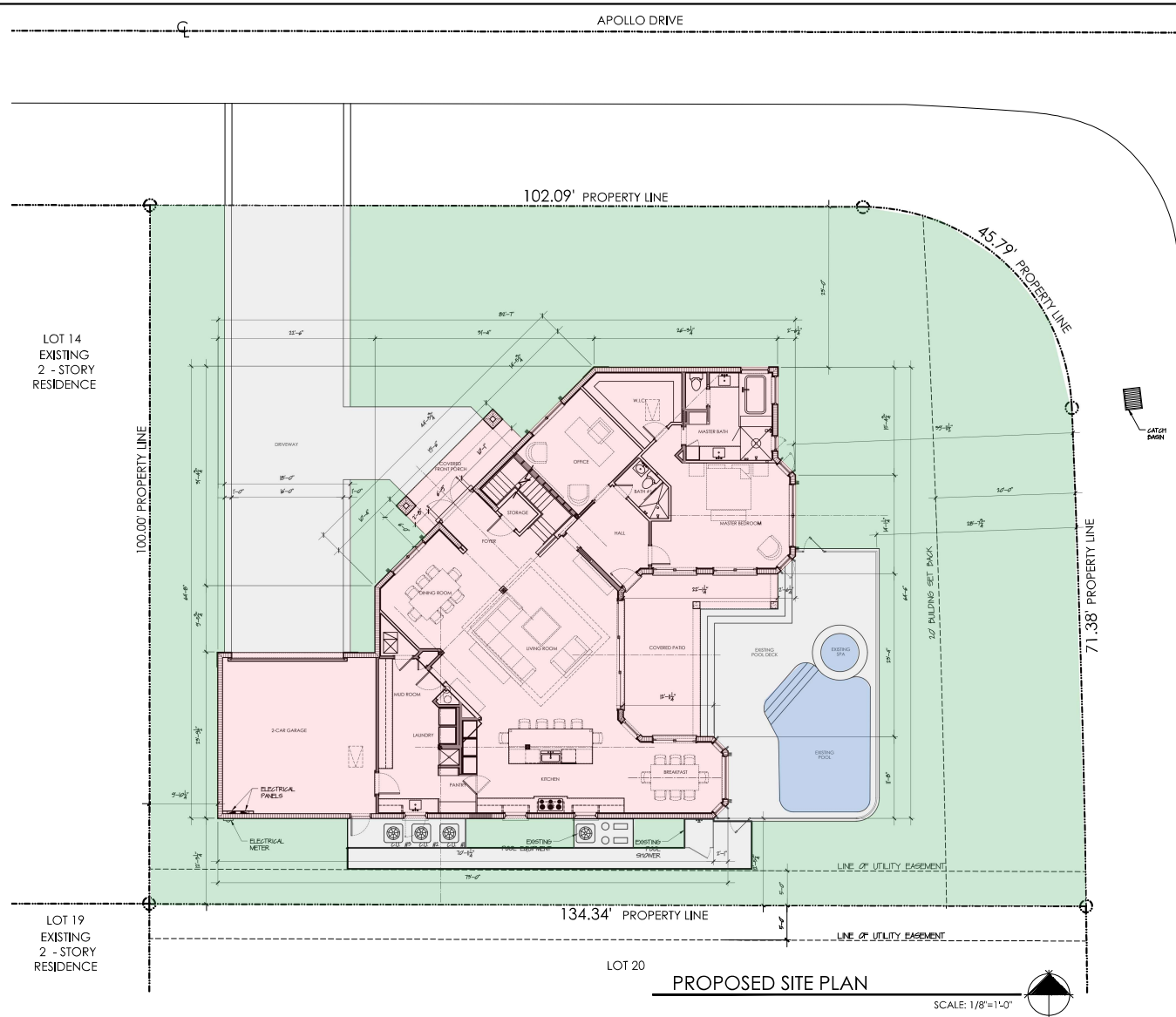
SURVEY INFORMATION

SURVEY INFORMATION TAKEN FROM:
GEOMATICS TOP TEAM INC.
#224 MEYHANS TERRACE
NARSATTE, FLORIDA 33409
glt.geotop.com

LEGAL DESCRIPTION:
AS DESCRIBED ON REFERRED SURVEY.

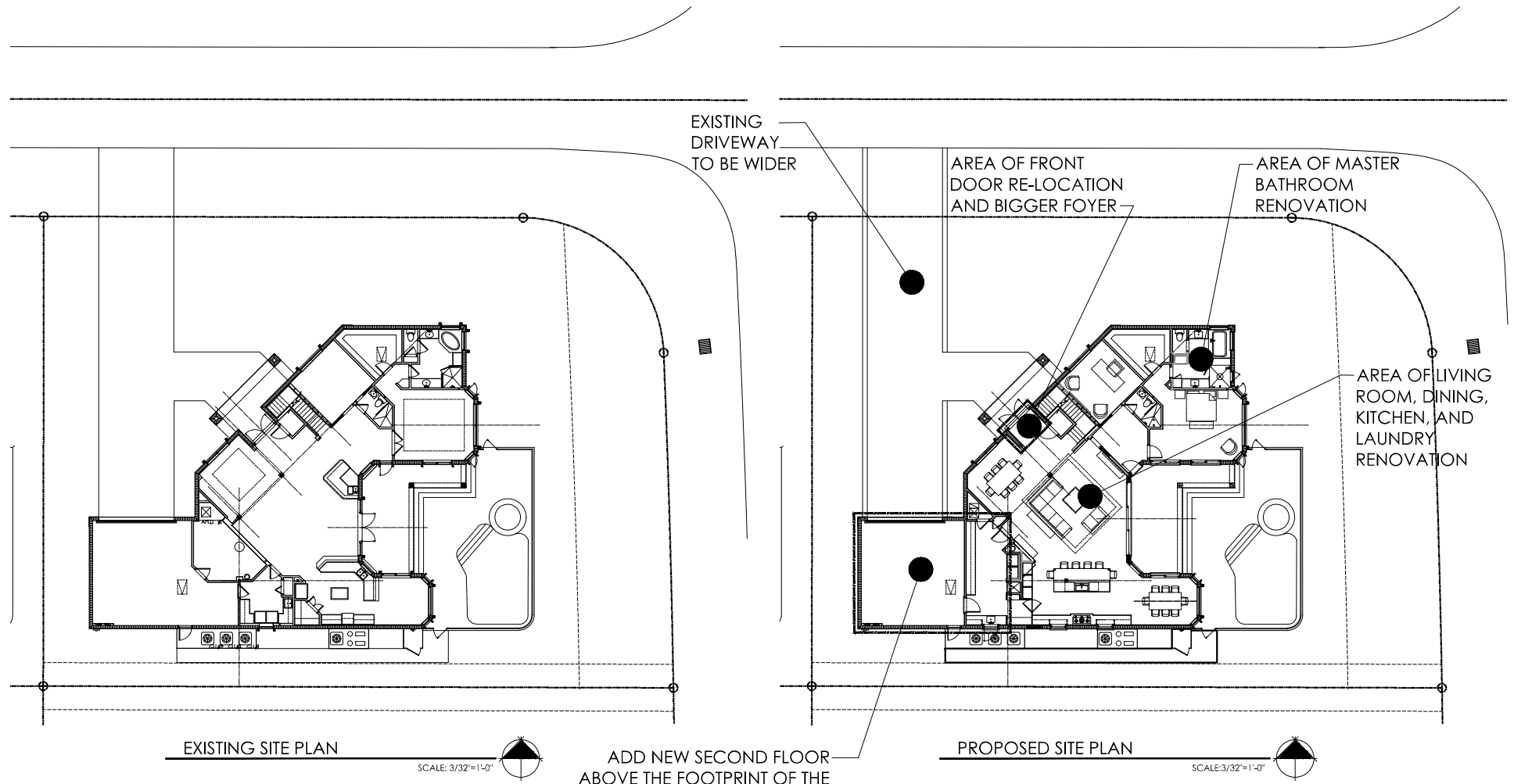
DATE: 04-23-2024
SURVEY # 2404016

NOTE: ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY DATA.



FLOOR AREA RATIO CALCULATION			
EXISTING		PROPOSED	DIFFERENCE
LOT =	13,504 SF. (100%)	LOT =	13,504 SF. (100%)
FOOT PRINT =	3,521 SF. (26.07%)	FOOT PRINT =	3,521 SF. (26.07%)
HARDSCAPE =	2,366 SF. (17.52%)	HARDSCAPE =	2,483 SF. (18.38%)
LANDSCAPE =	7,617 SF. (56.40%)	LANDSCAPE =	7,500 SF. (55.55%)
FLOOR AREA RATIO = 0.33		FLOOR AREA RATIO = 0.33	
4,490 SF. / 13,504 SF.		5,257 S.F. / 13,504 SF.	
TOTAL SQUARE FOOTAGE / LOT AREA		TOTAL SQUARE FOOTAGE / LOT AREA	

BASED ON - PALM BEACH COUNTY PROPERTY APPRAISER'S OFFICE			
JUNO BEACH - PAPA - AREA CALCULATION		EXISTING	PROPOSED
DWG - BASE AREA =	13,504 SF	DWG - BASE AREA =	13,504 SF
FOR - FINISHED GARAGE =	823 SF	FOR - FINISHED GARAGE =	823 SF
PLUS - FINISHED UPPER STORY =	143 SF	PLUS - FINISHED UPPER STORY =	143 SF
PLUS - FINISHED UPPER STORY =	826 SF	PLUS - FINISHED UPPER STORY =	826 SF
PLUS - FINISHED UPPER STORY =	146 SF	PLUS - FINISHED UPPER STORY =	146 SF
PLUS - FINISHED UPPER STORY =	310 SF	PLUS - FINISHED UPPER STORY =	310 SF
PLUS - FINISHED UPPER STORY =	267 SF	PLUS - FINISHED UPPER STORY =	267 SF
PLUS - FINISHED UPPER STORY =	146 SF	PLUS - FINISHED UPPER STORY =	146 SF
PLUS - FINISHED UPPER STORY =	146 SF	PLUS - FINISHED UPPER STORY =	146 SF
TOTAL SQUARE FOOTAGE =	4,490 SF	TOTAL SQUARE FOOTAGE =	5,257 SF
LOT AREA = 0.31 ACRES = 13,504 SF (100.00 %)		LOT AREA = 0.31 ACRES = 13,504 SF (100.00 %)	



ADD NEW SECOND FLOOR ABOVE THE FOOTPRINT OF THE EXISTING 1-STORY GARAGE. EXISTING SECOND AND THIRD FLOORS TO BE RENOVATED.



DocuSigned by
2025-Feb-27
20035991909E-41...

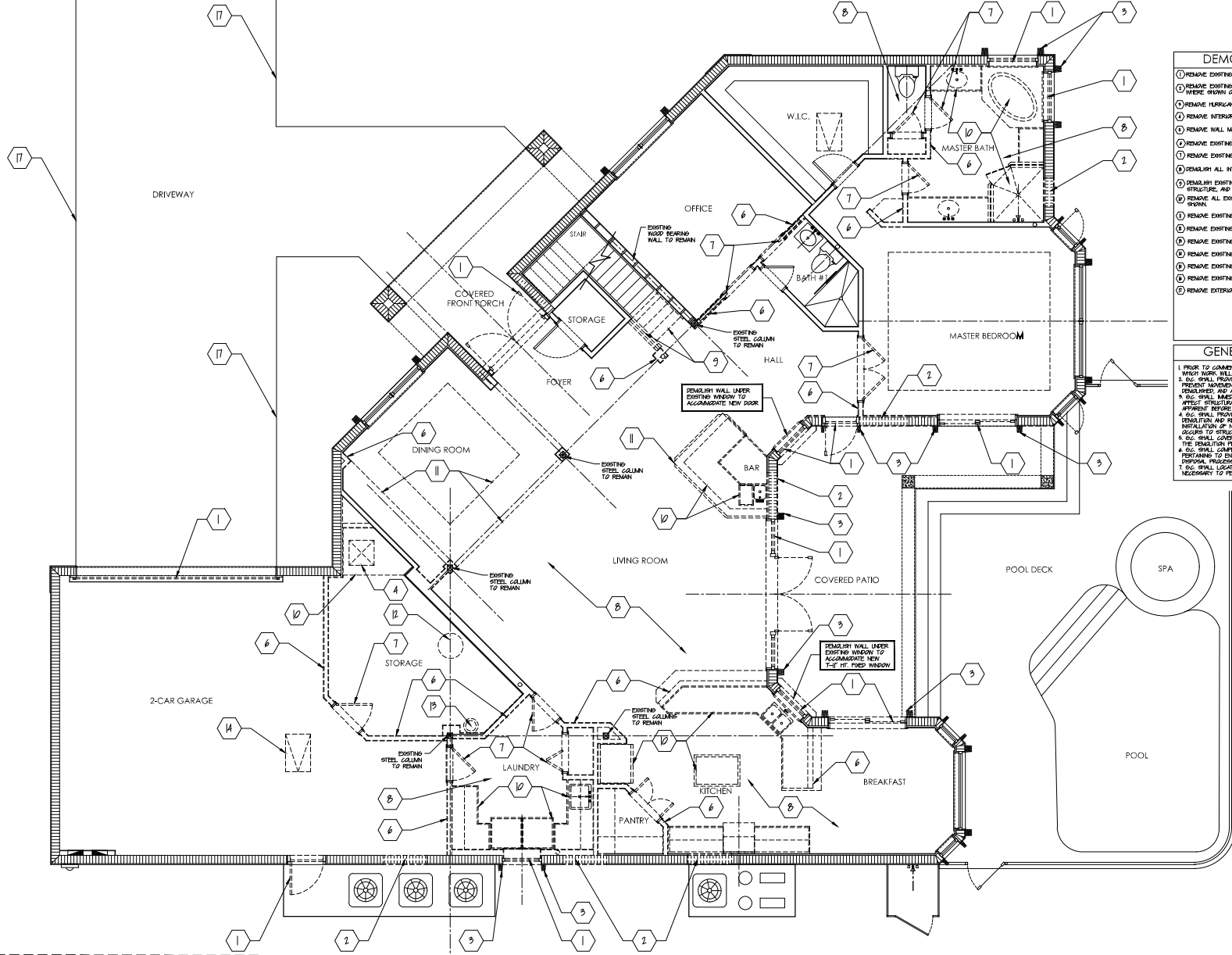
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BONILLA-TORREGROZA ARCHITECTURE, LLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BONILLA-TORREGROZA ARCHITECTURE, LLC IS PROHIBITED. COPYRIGHT BONILLA-TORREGROZA ARCHITECTURE, LLC. ALL RIGHTS RESERVED.

DATE: 2025-02-27
TOWN OF JUNO BEACH
PRELIMINARY SUBMITTAL

DWG. BY: AA
JOB NO. -

SHEET:

SP-2



- DEMOLITION KEY NOTES**
- 1. DEMOLISH EXISTING EXTERIOR WINDOWS AND DOORS WHERE SHOWN ON PLAN.
 - 2. DEMOLISH EXISTING PORTIONS OF EXISTING GAU WALLS, OR EXTERIOR WALLS WHERE SHOWN ON PLAN.
 - 3. DEMOLISH EXISTING EXTERIOR WALLS WHERE SHOWN ON PLAN.
 - 4. DEMOLISH EXISTING EXTERIOR PARTITIONS WHERE SHOWN ON PLAN.
 - 5. DEMOLISH EXISTING INTERIOR PARTITIONS WHERE SHOWN ON PLAN.
 - 6. DEMOLISH EXISTING INTERIOR DOOR AND FRAMES (BOTH) WHERE SHOWN ON PLAN.
 - 7. DEMOLISH ALL INTERIOR FLOOR MATERIALS.
 - 8. DEMOLISH EXISTING ROOF STAIR WITH INDOOR PORTS, INDOOR, INTERNAL STRUCTURE, AND PORTS/STAIR WALL AS SHOWN IN PLAN.
 - 9. DEMOLISH ALL EXISTING PLUMBING FIXTURES, APPLIANCES, AND CABINETS AS SHOWN.
 - 10. DEMOLISH EXISTING CEILING COVERS, TRIMS, AND TRIMMING.
 - 11. DEMOLISH EXISTING GAS WATER HEATER.
 - 12. DEMOLISH EXISTING CENTRAL VACUUM SYSTEM.
 - 13. DEMOLISH EXISTING ACCESS ATTIC PANEL.
 - 14. DEMOLISH EXISTING ROOF FINISHES.
 - 15. DEMOLISH EXISTING ROOF GUTTERS.
 - 16. DEMOLISH EXTERIOR FLOOR FINISHES AND GRAVEL BASE WHERE SHOWN ON PLAN.
- GENERAL DEMOLITION NOTES:**
- 1. PRIOR TO COMMENCEMENT OF WORK, THE ARCHITECT SHALL CAREFULLY INSPECT ALL AREAS IN WHICH WORK WILL BE PERFORMED.
 - 2. THE ARCHITECT SHALL PROVIDE INTERIOR AND EXTERIOR GUARDING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED AND ADJACENT FACILITIES OR WORK TO REMAIN.
 - 3. THE ARCHITECT SHALL IMMEDIATELY NOTIFY ARCHITECT OF CONDITIONS WHICH MAY ADVERSELY AFFECT STRUCTURAL ELEMENTS TO REMAIN SHOULD SUCH CONDITIONS BECOME APPARENT BEFORE OR DURING THE PERFORMANCE OF DEMOLITION WORK.
 - 4. THE ARCHITECT SHALL PROVIDE TEMPORARY PROTECTION AGAINST COLLAPSE, SETTLEMENT, OR REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES, AND INSTALLATION OF NEW CONSTRUCTION TO INSURE THAT NO WATER LEAKAGE OR DRAINAGE OCCURS TO EXTERIOR OR INTERIOR OF BUILDING.
 - 5. THE ARCHITECT SHALL COVER AND PROTECT EXIST. FINISHES AND FIXTURES TO REMAIN DURING THE DEMOLITION PROCESS.
 - 6. THE ARCHITECT SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION DURING THE DEMOLITION AND SUBSEQUENT DISPOSAL PROCESS.
 - 7. THE ARCHITECT SHALL LOCATE, IDENTIFY, SHUT-OFF, AND DISCONNECT UTILITY SERVICES AS NECESSARY TO PERFORM WORK.

WALL LEGEND

	EXISTING EXTERIOR WALL TO REMAIN
	EXISTING EXTERIOR WALL TO BE DEMOLISHED
	EXISTING INTERIOR FRAME WALL TO REMAIN
	EXISTING INTERIOR FRAME WALL TO BE DEMOLISHED

FIRST FLOOR DEMOLITION PLAN

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

B T A

BONILLA - TORREGROZA
ARCHITECTURE, LLC
2074 W. INDIANAVILLE BLVD. SUITE 202, JUPITER, FLORIDA 33458
TEL: 561-744-9205 WWW.BTAD.COM

BRADLEY - PATIUI
RESIDENCE
370 APOLLO DRIVE
JUNO BEACH, FLORIDA 33408

JUNO BEACH - PRELIMINARY SUBMITAL 2025-FEB-26

CARLOS A. BONILLA
ARCHITECT
FLA. REG. NO. 94799

Drawn by: AA
2025-FEB-27
202509091009P41...

THIS DRAWING IS AN
INDEPENDENT OF DESIGN,
AND AS SUCH, SHALL
BE THE PROPERTY OF
BONILLA TORREGROZA
ARCHITECTURE, LLC.
UNAUTHORIZED USE OR
REPRODUCTION WITHOUT
WRITTEN PERMISSION OF
BONILLA TORREGROZA
ARCHITECTURE, LLC IS
PROHIBITED. COPYRIGHT
BONILLA TORREGROZA
ARCHITECTURE, LLC.
ALL RIGHTS RESERVED.

DATE: 2025-FEB-27

DWG. BY: AA

JOB NO.:

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

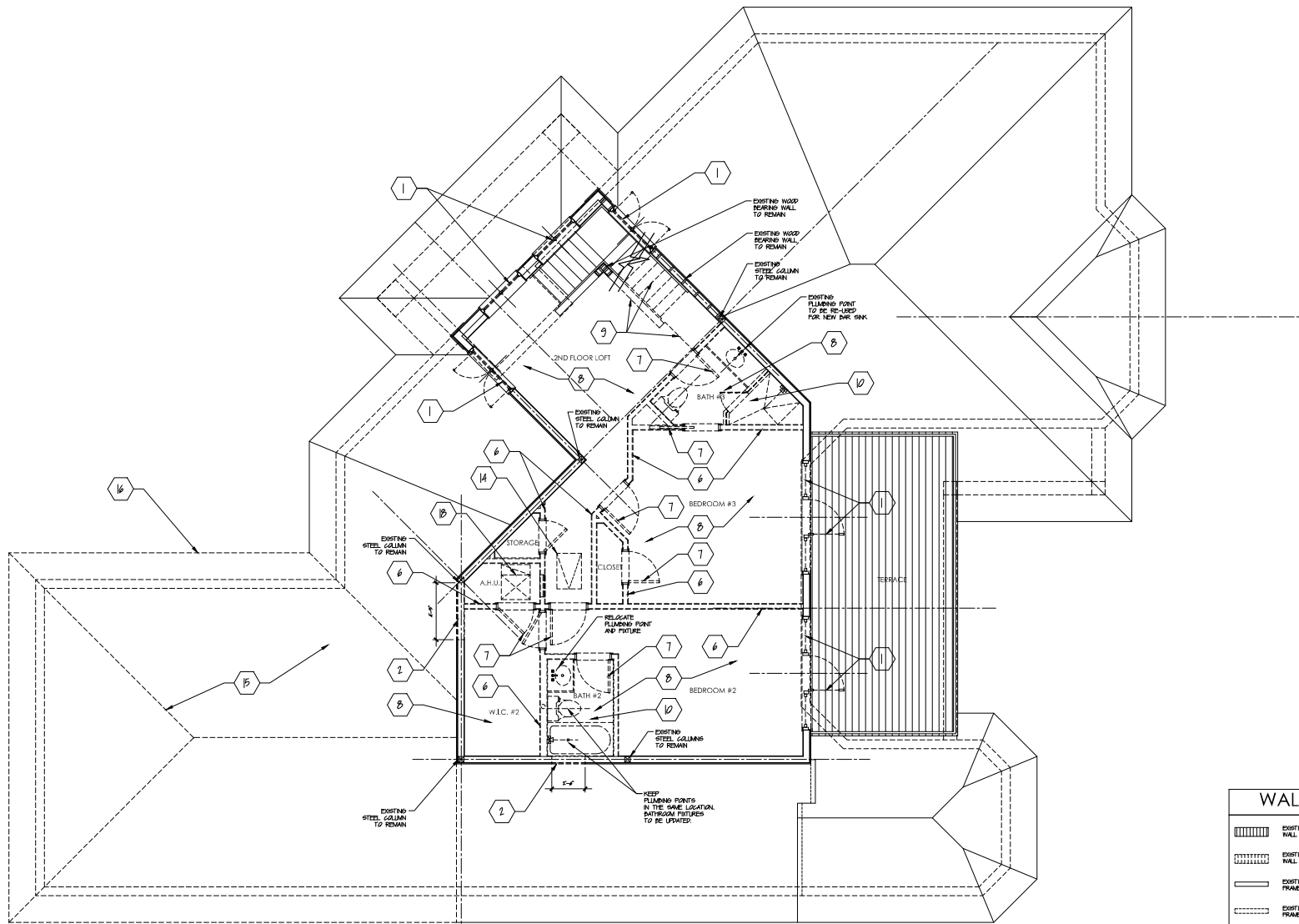
DATE:

DATE:

DATE:

DATE:

DATE:



WALL LEGEND	
	EXISTING EXTERIOR WALL TO REMAIN
	EXISTING EXTERIOR WALL TO BE DEMOLISHED
	EXISTING INTERIOR FRAME WALL TO REMAIN
	EXISTING INTERIOR FRAME WALL TO BE REMOVED

SECOND FLOOR DEMOLITION PLAN

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



B T A

BONILLA - TORREGROZA
ARCHITECTURE, LLC
2074 W. INDIANOLA RD., SUITE 202, JUPITER, FLORIDA 33458
TEL: 561-744-9205 - WWW.BTAD.COM

BRADLEY - PAITUVI
RESIDENCE
370 APOLLO DRIVE
JUNO BEACH, FLORIDA 33408

CARLOS A. BONILLA
ARCHITECT
FLA. REG. NO. 94799



DocuSigned by:

2025-FEB-27
2C035991969F461...

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, SHALL REMAIN THE PROPERTY OF BONILLA TORREGROZA ARCHITECTURE, LLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BONILLA TORREGROZA ARCHITECTURE, LLC IS PROHIBITED. COPYRIGHT BONILLA TORREGROZA ARCHITECTURE, LLC. ALL RIGHTS RESERVED.

DATE: 2025-FEB-27
DRAWN BY: AA
JOB NO.: 202404840

DWG. BY: AA

JOB NO.:

DATE:

2025-FEB-27

202404840

202404840

202404840

202404840

202404840

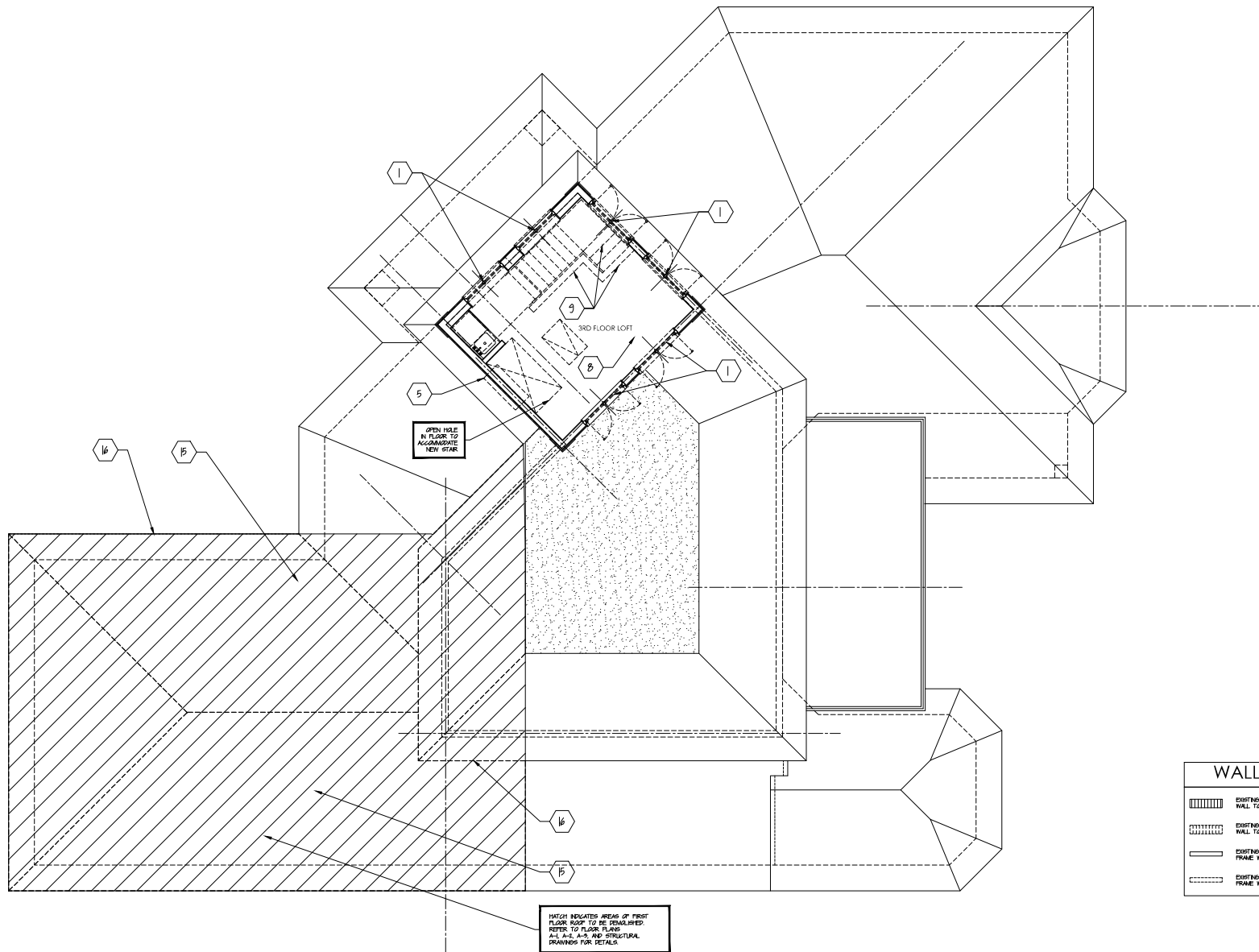
202404840

202404840

202404840

202404840

202404840



THIRD FLOOR DEMOLITION PLAN

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



JUNO BEACH - PRELIMINARY SUBMITTAL 2025-FEB-26

B T A

BONILLA - TORREGROZA
ARCHITECTURE, LLC

2074 W. INDIAN CANYON RD. SUITE 202, JUPITER, FLORIDA 33458
TEL: 561-744-9205 WWW.BTA.COM

BRADLEY - PAITUI
RESIDENCE

370 APOLLO DRIVE
JUNO BEACH, FLORIDA 33408

CARLOS A. BONILLA
ARCHITECT

FLA. REG. NO. 94799



DocuSigned by:

2025-Feb-27

2C035991969F461...

THIS DRAWING IS AN
INDEPENDENT OF OTHERS
AND IS NOT BEING
FORWARDED TO ANY OTHER
PARTY WITHOUT THE
WRITTEN PERMISSION OF
BONILLA TORREGROZA
ARCHITECTURE, LLC. IT IS
FORWARDED TO THE
BONILLA TORREGROZA
ARCHITECTURE, LLC.
ALL RIGHTS RESERVED.

DATE: 2025-FEB-27

DESIGNED BY: AA

JOB NO.:

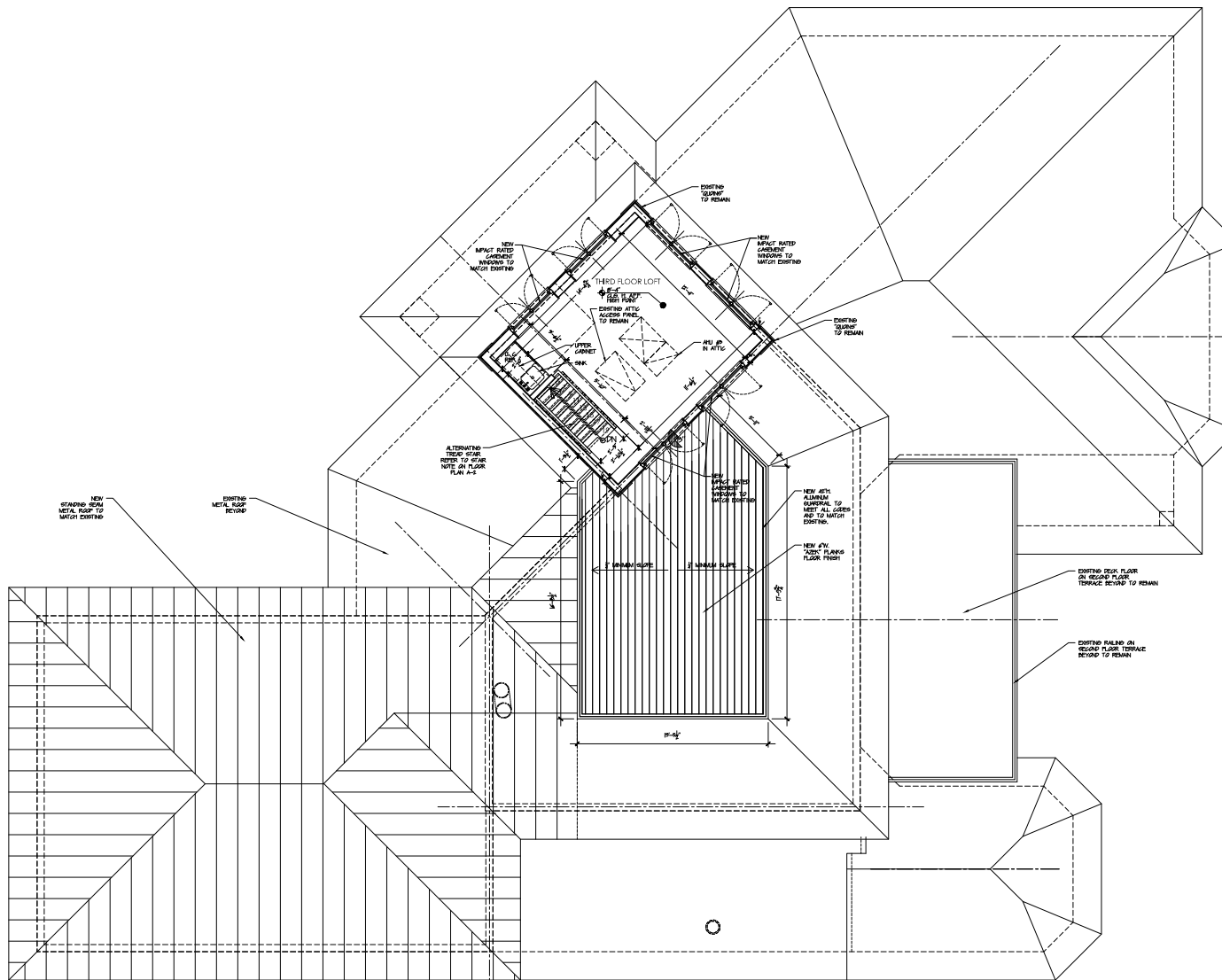
DATE:

DESIGNED BY: AA

JOB NO.:

DATE:

D-3



PROPOSED THIRD FLOOR PLAN

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



B T A

BONILLA - TORREGROZA
ARCHITECTURE, LLC

2074 W. INDIANOLA RD., SUITE 202, JUPITER, FLORIDA 33458
TEL: 561-744-9205 WWW.BTAD.com

BRADLEY - PAITIVI
RESIDENCE

370 APOLLO DRIVE
JUNO BEACH, FLORIDA 33408

CARLOS A. BONILLA

ARCHITECT

FLA. REG. NO. 94799



DocuSigned by:

2025-Feb-27

2C035991989F41...

THIS DRAWING IS AN
INSTRUMENT OF SERVICE,
AND AS SUCH SHALL
REMAIN THE PROPERTY OF
BONILLA TORREGROZA
ARCHITECTURE, LLC.
UNAUTHORIZED USE OR
REPRODUCTION WITHOUT
WRITTEN PERMISSION OF
BONILLA TORREGROZA
ARCHITECTURE, LLC IS
PROHIBITED. COPYRIGHT
BONILLA TORREGROZA
ARCHITECTURE, LLC.
ALL RIGHTS RESERVED.

DATE:

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

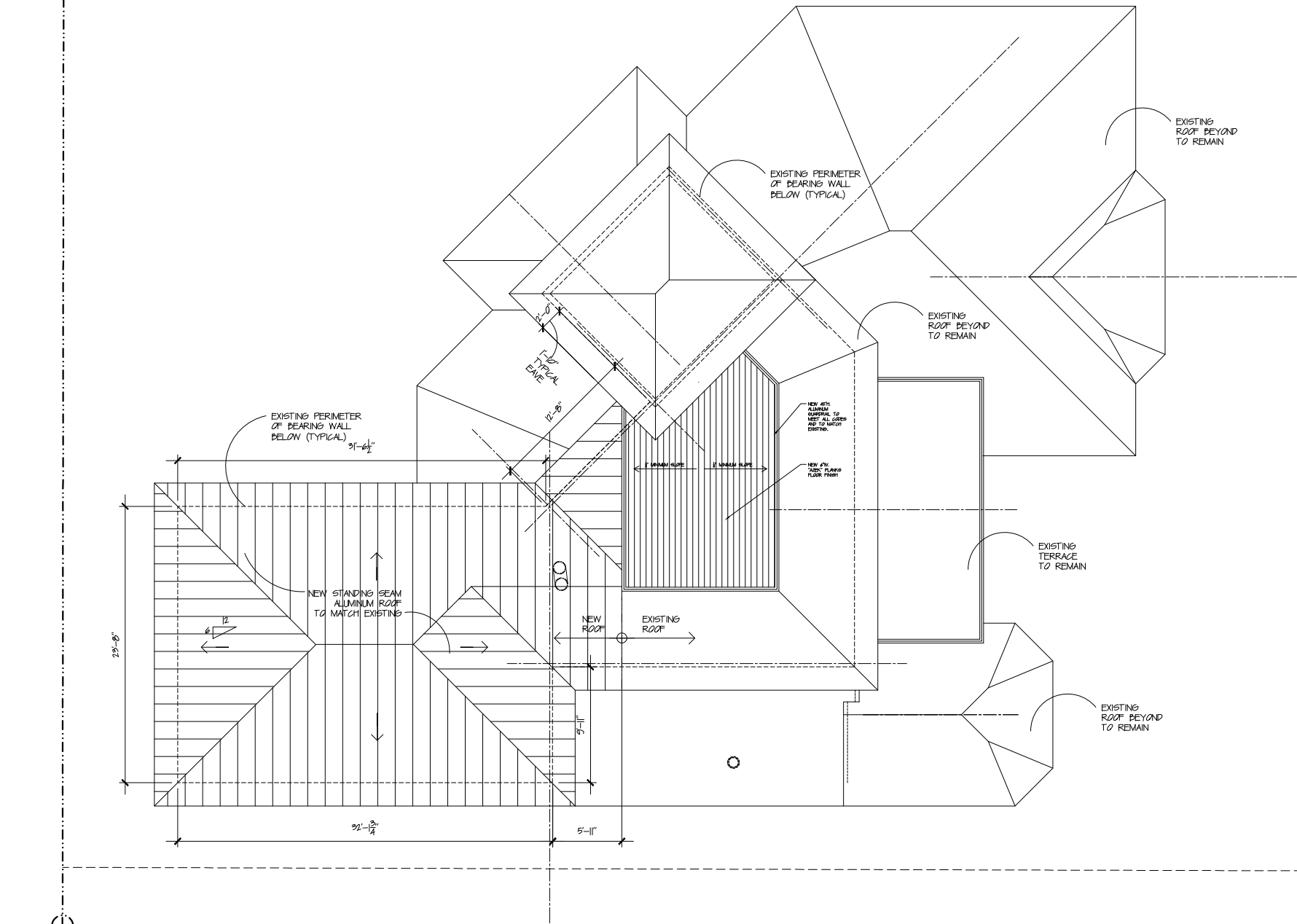
2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27



PROPOSED ROOF PLAN

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

B T A

BONILLA - TORREGROZA
ARCHITECTURE, LLC
2074 W. INDIANAVILLE BLVD. SUITE 202, JUPITER, FLORIDA 33458
TEL: 561-744-9205 WWW.BTAD.COM

BRADLEY - PAITUVI
RESIDENCE
370 APOLLO DRIVE
JUNO BEACH, FLORIDA 33408

2025-FEB-26



DocuSigned by:

2025 - Feb - 27

2C035981969F41...

THIS DRAWING IS AN
INSTRUMENT OF SERVICE
AND IS THE PROPERTY OF
BONILLA - TORREGROZA
ARCHITECTURE, LLC.
UNAUTHORIZED USE OR
REPRODUCTION WITHOUT
WRITTEN PERMISSION OF
BONILLA - TORREGROZA
ARCHITECTURE, LLC IS
PROHIBITED. COPYRIGHT
BONILLA - TORREGROZA
ARCHITECTURE, LLC.
ALL RIGHTS RESERVED.

DATE: 2025-02-26

PROJECT: JUNO BEACH
PRELIMINARY SUBMITTAL

20240426

DWG. BY: AA

JOB NO.:

SHEET:

A-3.1



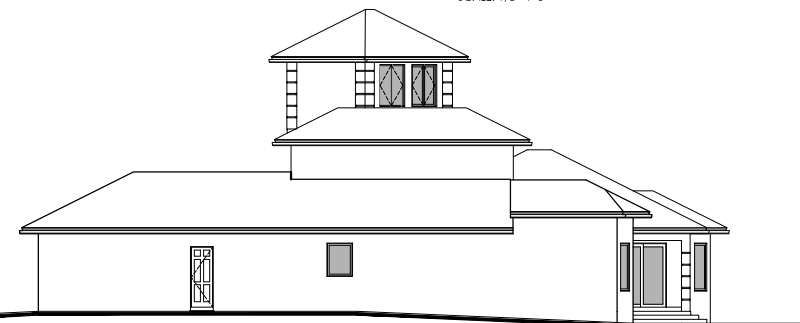
EXISTING EAST ELEVATION

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



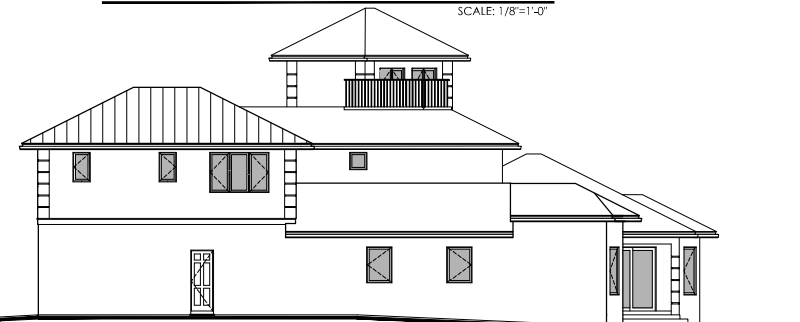
PROPOSED EAST ELEVATION

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



EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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



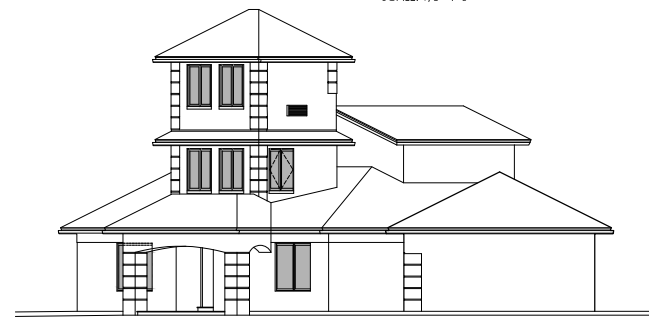
EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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



EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

ALL ELEVATIONS

B T A

BONILLA - TORREGROZA
ARCHITECTURE, LLC
2074 W. INDIANTOWN BLVD. SUITE 202, JUPITER, FLORIDA 33458
TEL: 561-744-9800 WWW.BTA.COM

•
BRADLEY - PATIUI
RESIDENCE
370 APOLLO DRIVE
JUNO BEACH, FLORIDA 33408

•
CARLOS A. BONILLA
ARCHITECT
FLA. REG. NO. 94799



DocuSigned by:

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

2025-Feb-27

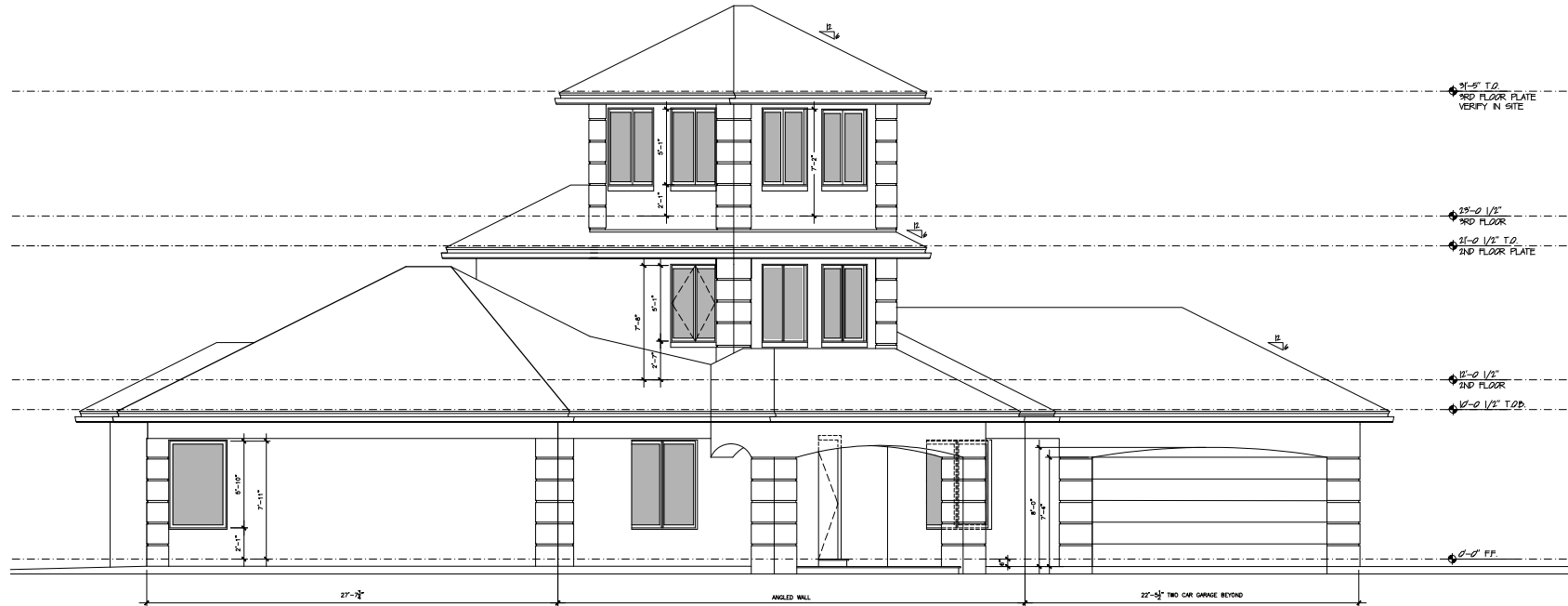
2025-Feb-27

2025-Feb-27

2025-Feb-27

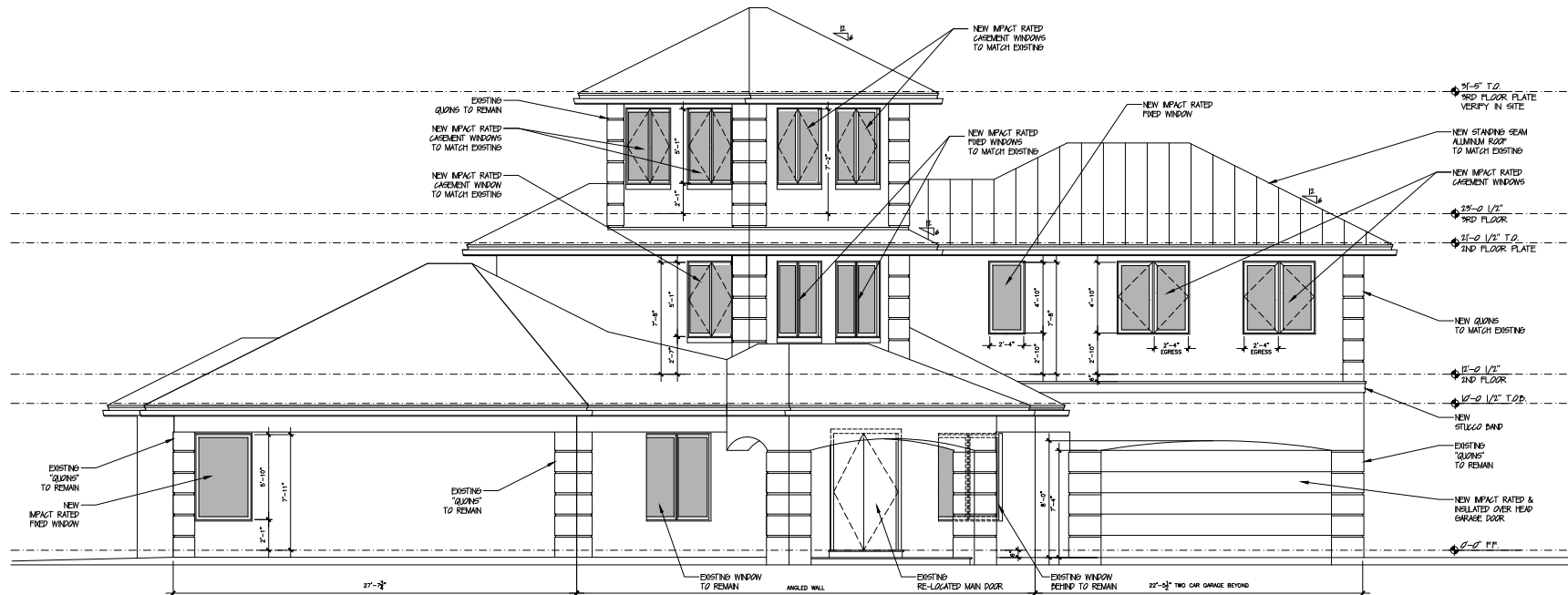
2025-Feb-27

2025-Feb-27



EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

B T A

BONILLA - TORREGROZA
ARCHITECTURE, LLC

2074 W. INDIAN COUNTRY BLVD. SUITE 202, JUPITER, FLORIDA 33458
TEL: 561-744-9805 WWW.BTAD.com

BRADLEY - PATIUI
RESIDENCE

370 APOLLO DRIVE
JUNO BEACH, FLORIDA 33408

CARLOS A. BONILLA
ARCHITECT

FLA. REG. NO. 94799



DocuSigned by:

2025-Feb-27

C035991969F441

I HAVE DRAWN AND
DESIGNED THIS PLAN
AND AS SUCH SHALL
BE RESPONSIBLE FOR
THE ACCURACY OF
THE INFORMATION
CONTAINED HEREIN
AND I HEREBY
CERTIFY THAT I
AM A LICENSED
ARCHITECT IN THE
STATE OF FLORIDA
AND MY LICENSE
NUMBER IS 94799
ALL RIGHTS RESERVED

CARE
COUNTY OF JUNO BEACH
FLA. REG. NO. 94799

2025-02-27

2025-02-27

2025-02-27

2025-02-27

2025-02-27

2025-02-27

2025-02-27

2025-02-27

2025-02-27

2025-02-27

2025-02-27

2025-02-27

2025-02-27

2025-02-27

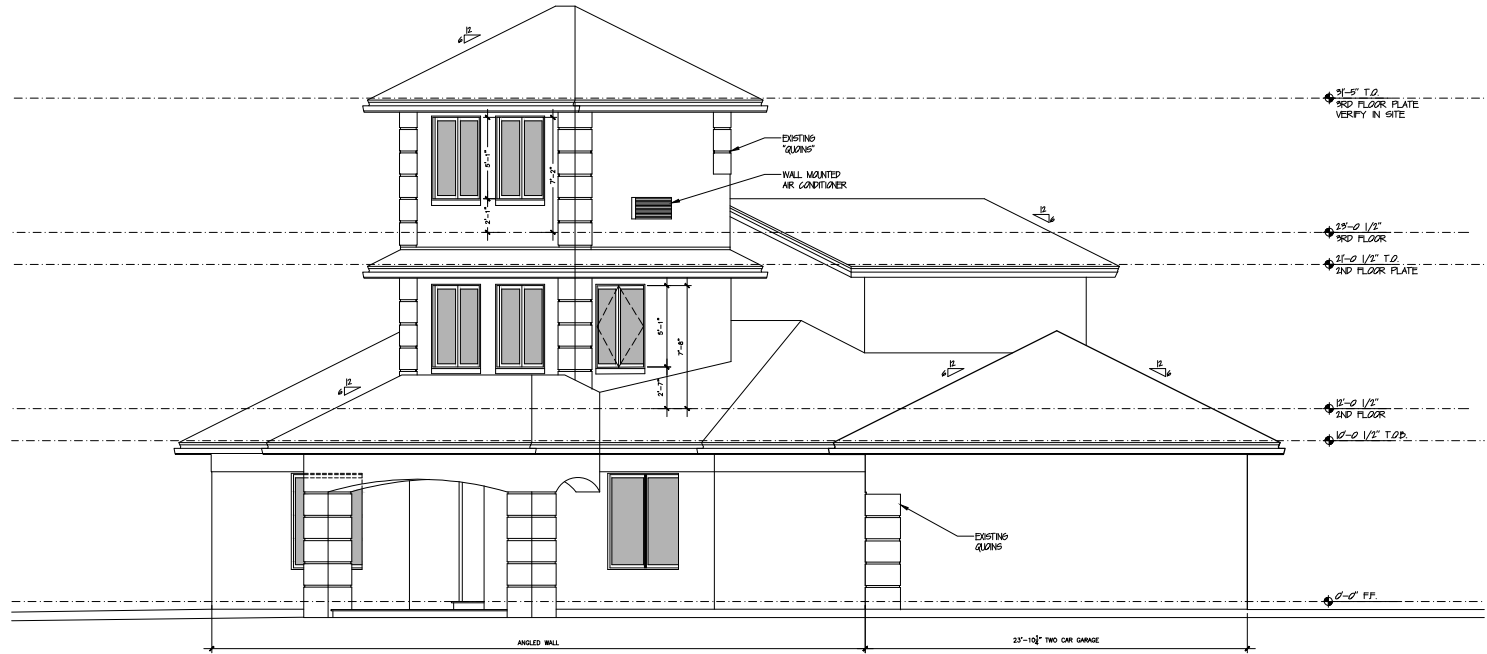
2025-02-27

2025-02-27

2025-02-27

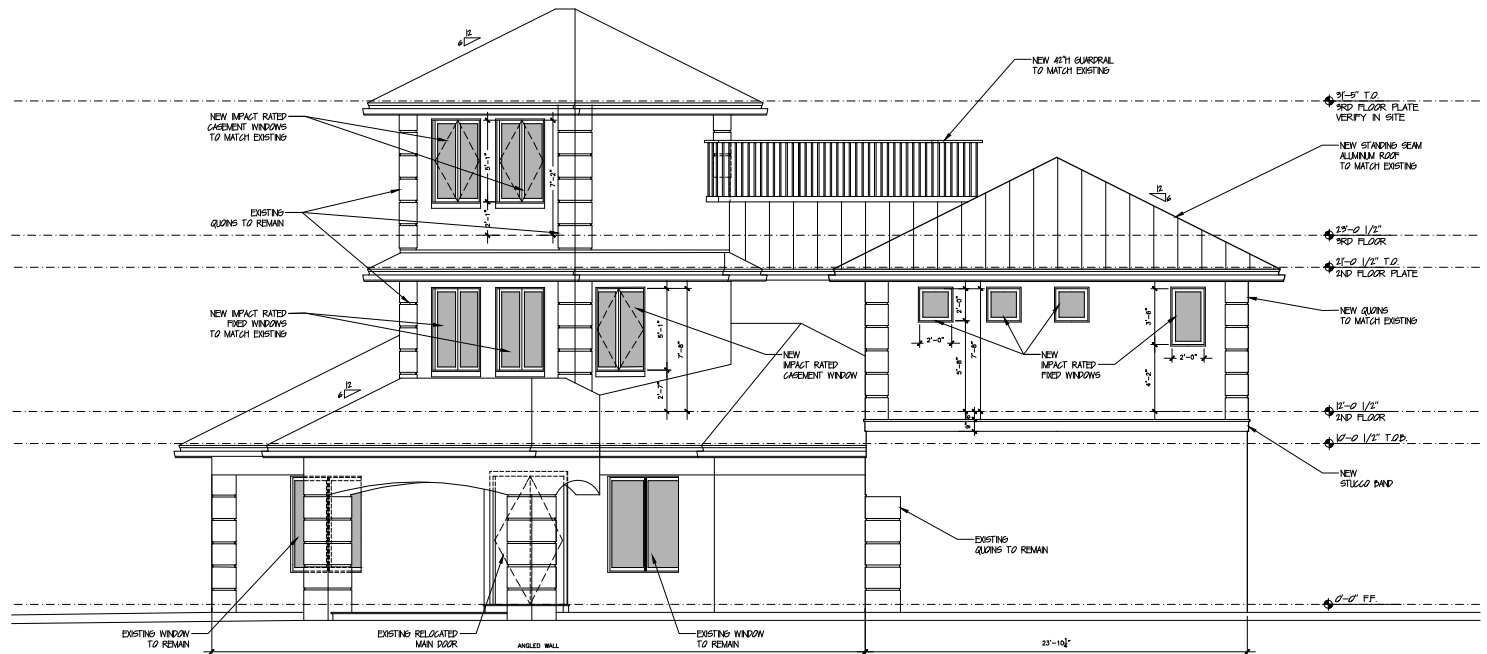
2025-02-27

2025-02-27



EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

B T A

BONILLA - TORREGROZA
ARCHITECTURE, LLC

2074 W. INDIAN COUNTRY BLVD. SUITE 202, JUPITER, FLORIDA 33458
TEL: 561-744-9800 WWW.BTAD.com

BRADLEY - PATIUI
RESIDENCE

370 APOLLO DRIVE
JUNO BEACH, FLORIDA 33408

CARLOS A. BONILLA

ARCHITECT

FLA. REG. NO. 94799

STATE OF FLORIDA

REGISTERED ARCHITECT

DocuSigned by:

2025-Feb-27

2C035991989F44

THIS DRAWING IS AN

INDEPENDENT OF SERVICES

AND NO SUCH SHALL

BEAR THE RESPONSIBILITY OF

BONILLA TORREGROZA

ARCHITECTURE, LLC

UNAUTHORIZED USE OR

REPRODUCTION WITHOUT

WRITTEN PERMISSION OF

BONILLA TORREGROZA

ARCHITECTURE, LLC IS

PROHIBITED. COPYRIGHT

BONILLA TORREGROZA

ARCHITECTURE, LLC

ALL RIGHTS RESERVED.

DATE:

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

2025-FEB-27

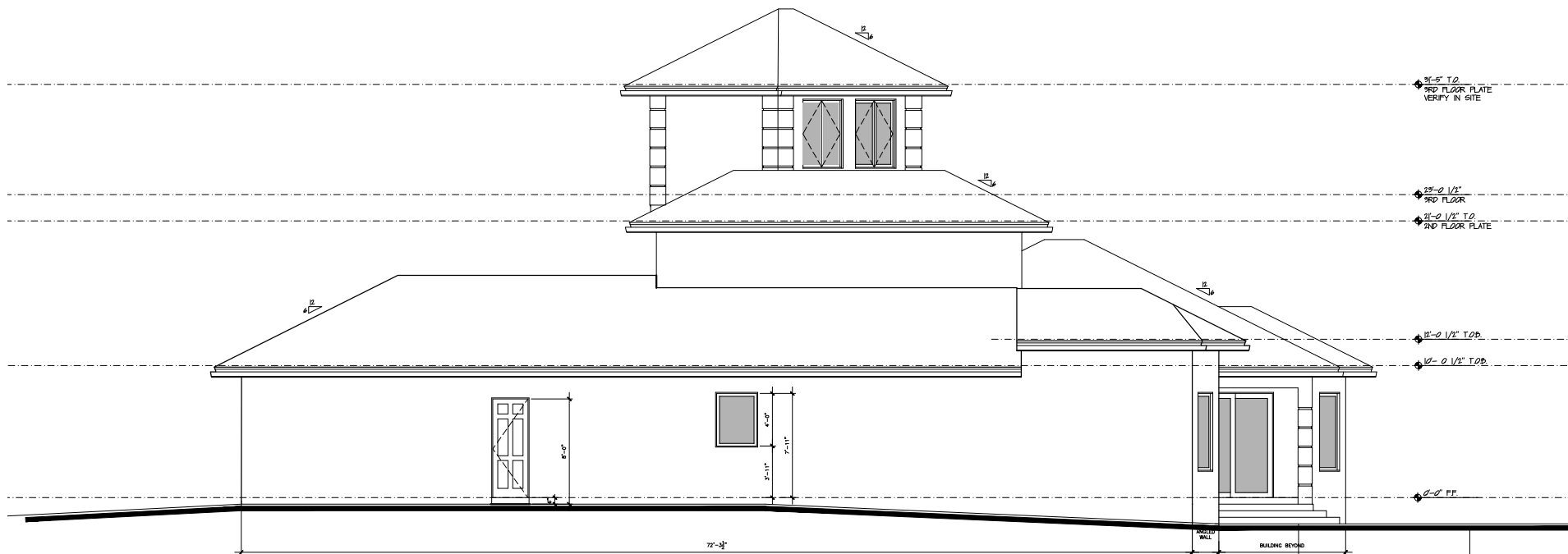
2025-FEB-27

2025-FEB-27

2025-FEB-27

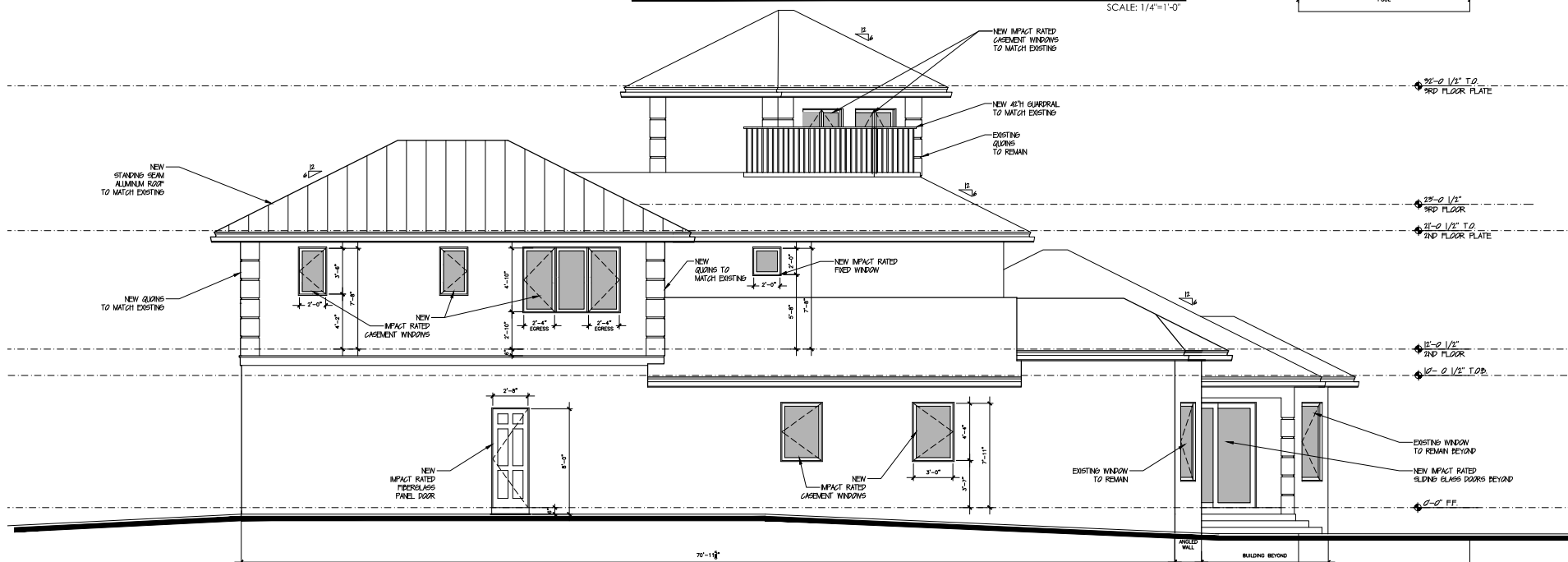
2025-FEB-27

2025-FEB-27



EXISTING SOUTH ELEVATION

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



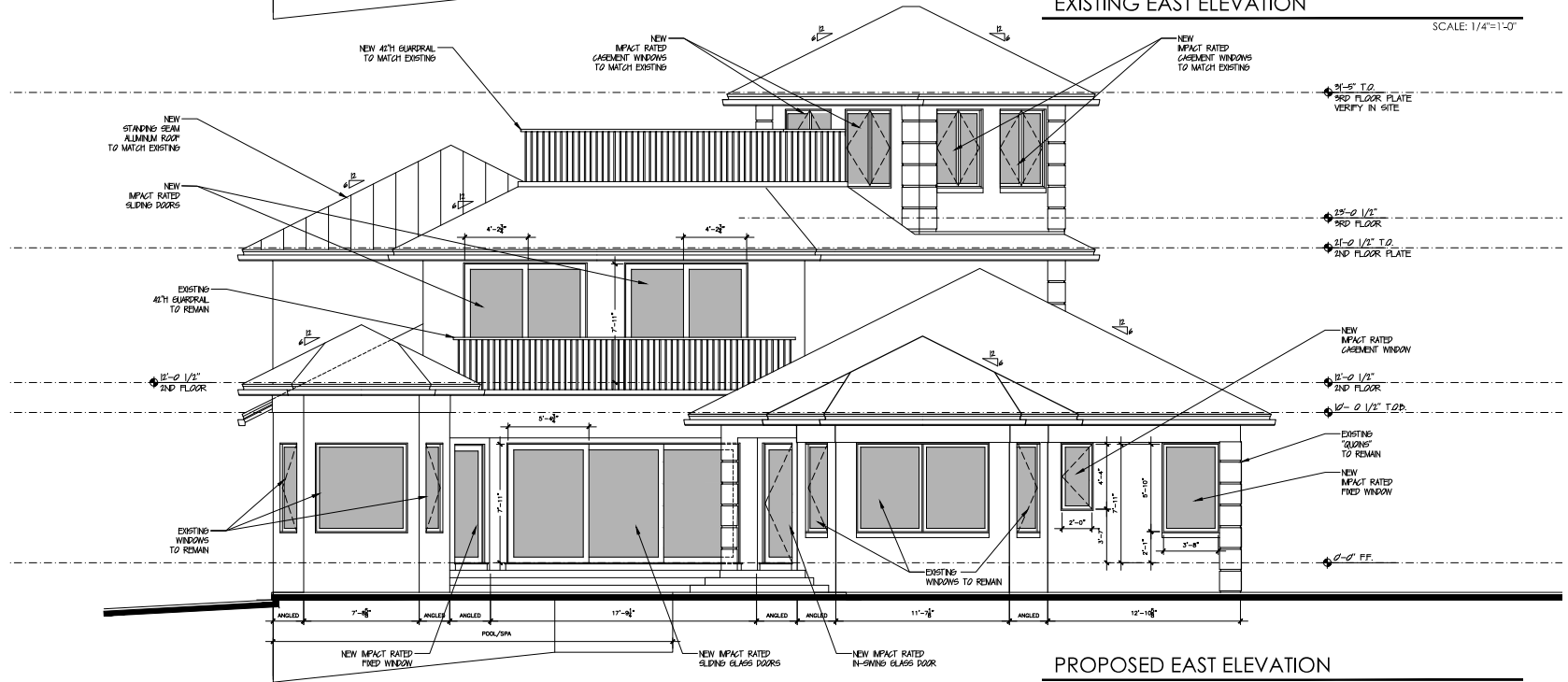
PROPOSED SOUTH ELEVATION

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



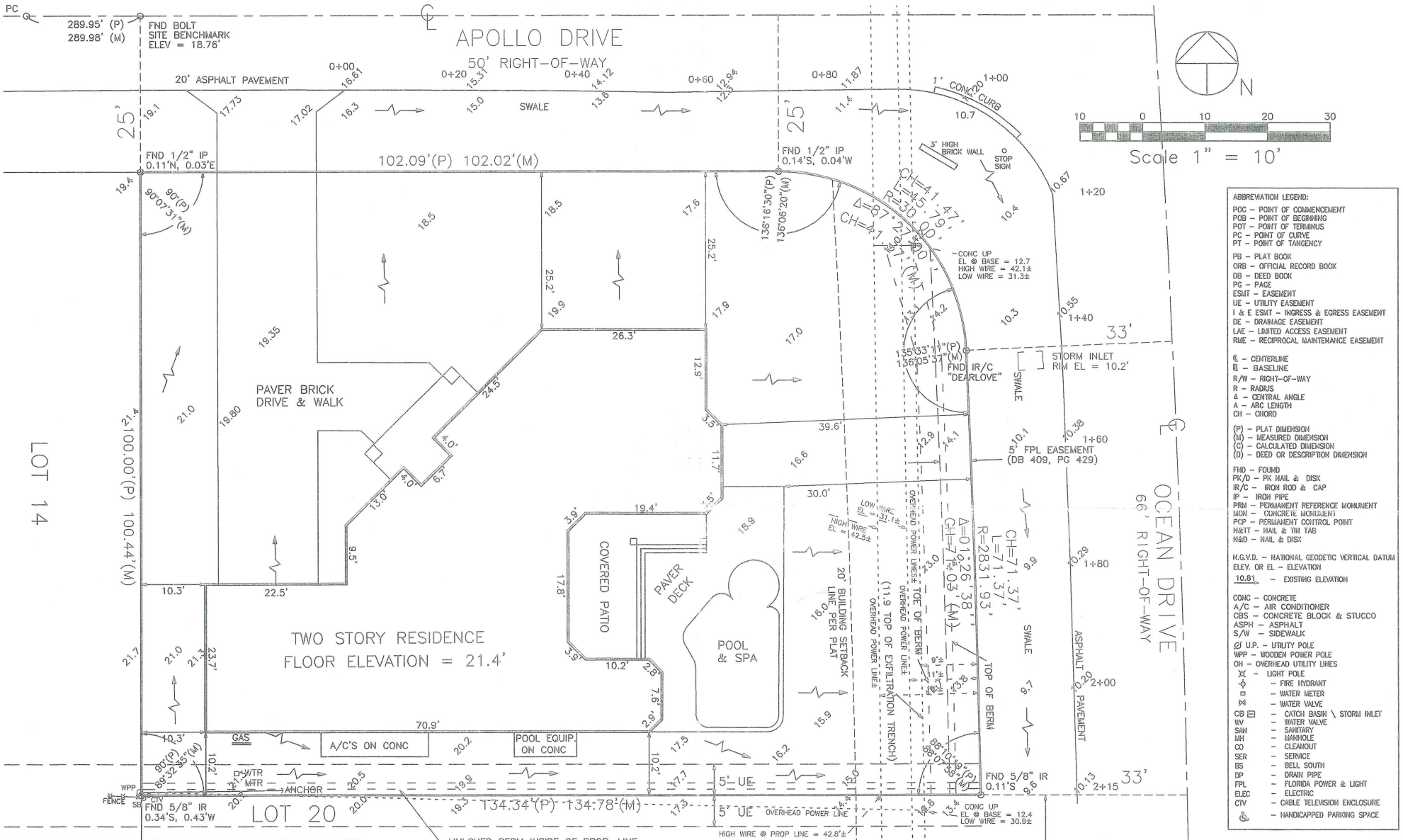
EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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



DESCRIPTION:
 LOT 13 OF "SEA VIEW RIDGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 126 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. SUBJECT TO ALL PERTINENT MATTERS OF RECORD, CONTAINING 0.309 ACRES, MORE OR LESS.

MULCHED BERM INSIDE OF PROP. LINE
 0.5'± ABOVE EX. PROP. LINE EL.

CERTIFIED TO:

FREDERIC S. HERING & MARIE-ELLAINE HERING;
 LEE B. SAYLER, P.A.;
 AND ATTORNEYS' TITLE INSURANCE FUND, INC.

TOP OF INLET
 EL. = 8.6'

STORM INLET
 (RAISED) RIM EL. = 9.2'

RPB CONSULTING, INC.
 FLORIDA L.B. No. 7022

BY: *[Signature]* 5-7-03
 DATE
 FOR THE FIRM:
 ROBERT P. BLASZYK
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA REG. NO. 4133

NO.	DATE	REVISION	FIELD BOOK/PAGE	APPRO. BY
11	5-07-03	DRAINAGE AS-BUILT	58/55	RPB
11	5-03-03	FINAL	58/51	RPB
10	9-28-02	STEMWALL / FORMBOARD	63/1	RPB
9	8-28-02	LOCATION OF INLET TO SOUTH	63/1	RPB
8	8-12-02	FEMA ZONE NOTE (S)	FEMA	RPB
7	7-08-02	TANK, DRAINFIELD & WATER SUPPLY	CLIENT	RPB
6	7-03-02	DRAINAGE ARROWS, BORING LOC'S & SEPTIC NOTE REV	CLIENT / BIG	RPB
5	5-22-02	SEPTIC SYSTEM PER CLIENT	N/A	RPB
4	5-15-02	SEPTIC SYSTEM PER CLIENT & DAWSON/STANLEY	N/A	RPB
3	4-28-02	WELLS, SITE BENCHMARK & PROPOSED BUILDING	58/50	RPB
2	7-24-01	FPL LINES	FPL	RPB
1	7-18-01	FPL ESMT PER DB 409, PG 429 & REV NOTE #3	58/42	RPB

RPB Consulting, Inc.
 Land Surveying and Mapping
 7741 North Military Trail, Woodbine Commons, Suite 1, Palm Beach Gardens, Florida 33410
 Phone & Fax: (561) 841-7468 E-mail: rpbconsulting@earthlink.net

**Lot 13 of
 Sea View Ridge
 June Beach, Florida**

BOUNDARY SURVEY

2020 L.B. R-01-123
 2000 L.B. 1" = 10'
 2000 L.B. 8-30-01
 2000 L.B. 1" = 1'

302023971



PROPOSED BACK-SIDE VIEW 3D RENDER

N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION - 2025-MAR-19

B T A

BONILLA - TORREGROZA

ARCHITECTURE, LLC

2074 W. INDIANTOWN RD. SUITE 202, JUPITER - FLORIDA 33458

TEL. 561-7444900 - www.1bta.com

• BRADLEY - PAITUVI •

RESIDENCE

370 APOLO DRIVE

JUNO BEACH, FLORIDA 33408

CARLOS A. BONILLA

ARCHITECT

FLA. REG. NO. 94799

STATE OF FLORIDA

CARLOS A. BONILLA

AR. 94799

REGISTERED ARCHITECT

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BONILLA TORREGROZA ARCHITECTURE, LLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BONILLA TORREGROZA ARCHITECTURE, LLC IS PROHIBITED. COPYRIGHT BONILLA TORREGROZA ARCHITECTURE, LLC. ALL RIGHTS RESERVED.

DATE:

TOWN OF JUNO BEACH

PRELIMINARY SUBMITTAL

2025 FEB-26

DWG. BY : AA

JOB NO. :

SHEET:

3D

4.2



PROPOSED FRONT VIEW 3D RENDER

N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION - 2025-MAR-19

B T A

BONILLA - TORREGROZA
ARCHITECTURE, LLC
2074 W. INDIANTOWN RD., SUITE 202, JUPITER - FLORIDA 33458
TEL. 561-7444900 - www.tbta.com

• BRADLEY - PAITUVI •
RESIDENCE
370 APOLO DRIVE
JUNO BEACH, FLORIDA 33408

CARLOS A. BONILLA
ARCHITECT
FLA. REG. NO. 94799

STATE OF FLORIDA
CARLOS A. BONILLA
AR. 94799
REGISTERED ARCHITECT

THIS DRAWING IS AN
INSTRUMENT OF SERVICE,
AND AS SUCH SHALL
REMAIN THE PROPERTY OF
BONILLA TORREGROZA
ARCHITECTURE, LLC.
UNAUTHORIZED USE OR
REPRODUCTION WITHOUT
WRITTEN PERMISSION OF
BONILLA TORREGROZA
ARCHITECTURE, LLC IS
PROHIBITED. COPYRIGHT
BONILLA TORREGROZA
ARCHITECTURE, LLC.
ALL RIGHTS RESERVED.

DATE:
TOWN OF JUNO BEACH
PRELIMINARY SUBMITTAL
2025 FEB-20

DWG. BY : AA
JOB No. -

SHEET:
3D
4.1



