

Existing 714 and 716 Homes



New Proposed Residence









716 (North)



714 (South)



Harmony

- Bulk
- Proportion
- Mass
- Scale

Mass



Alicante
Neighborhood





571 Ocean Drive



571 Ocean Drive



461 Venus Drive-
Duplex





451 S Juno Lane















US 1 New Homes

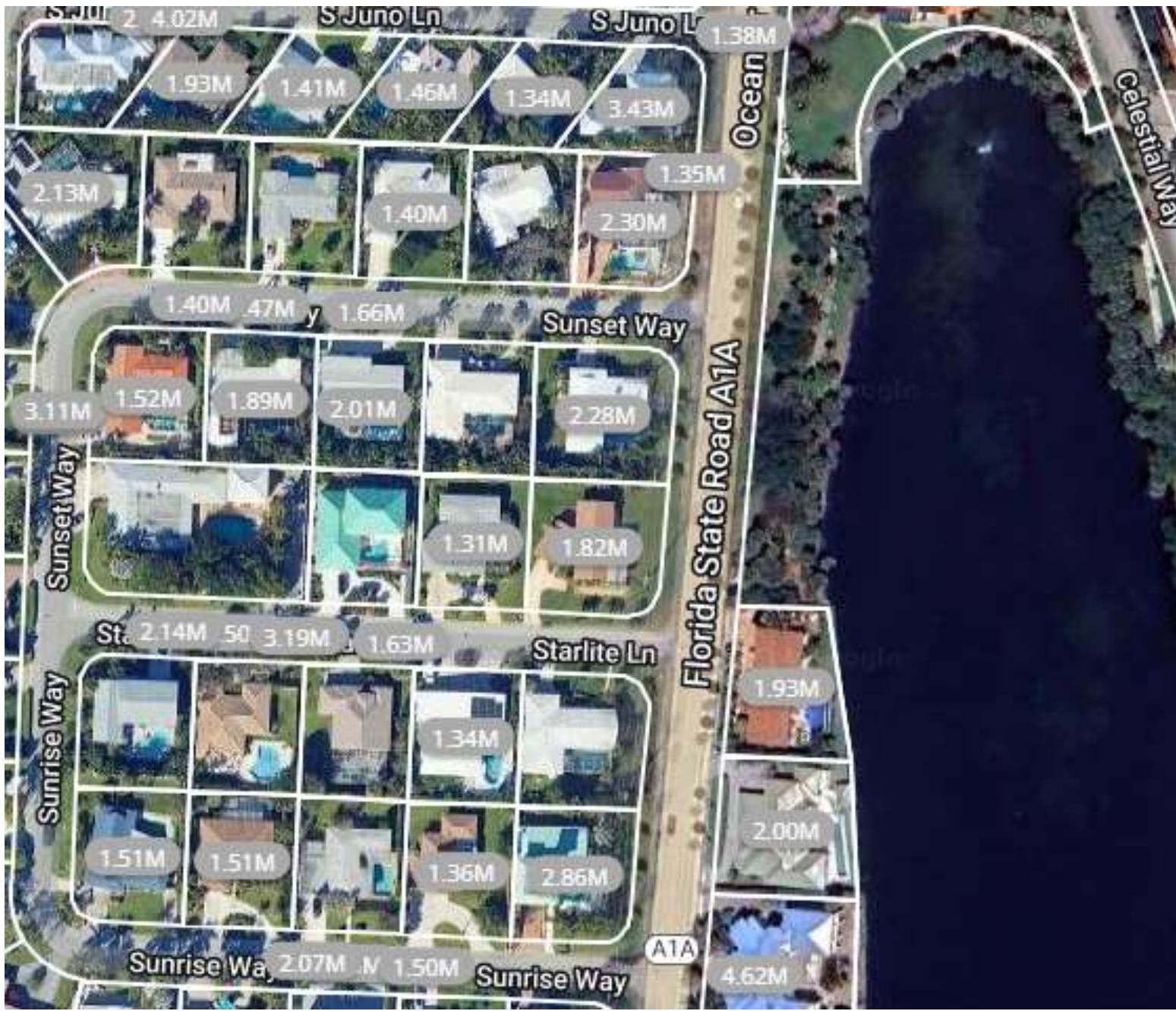




Scale

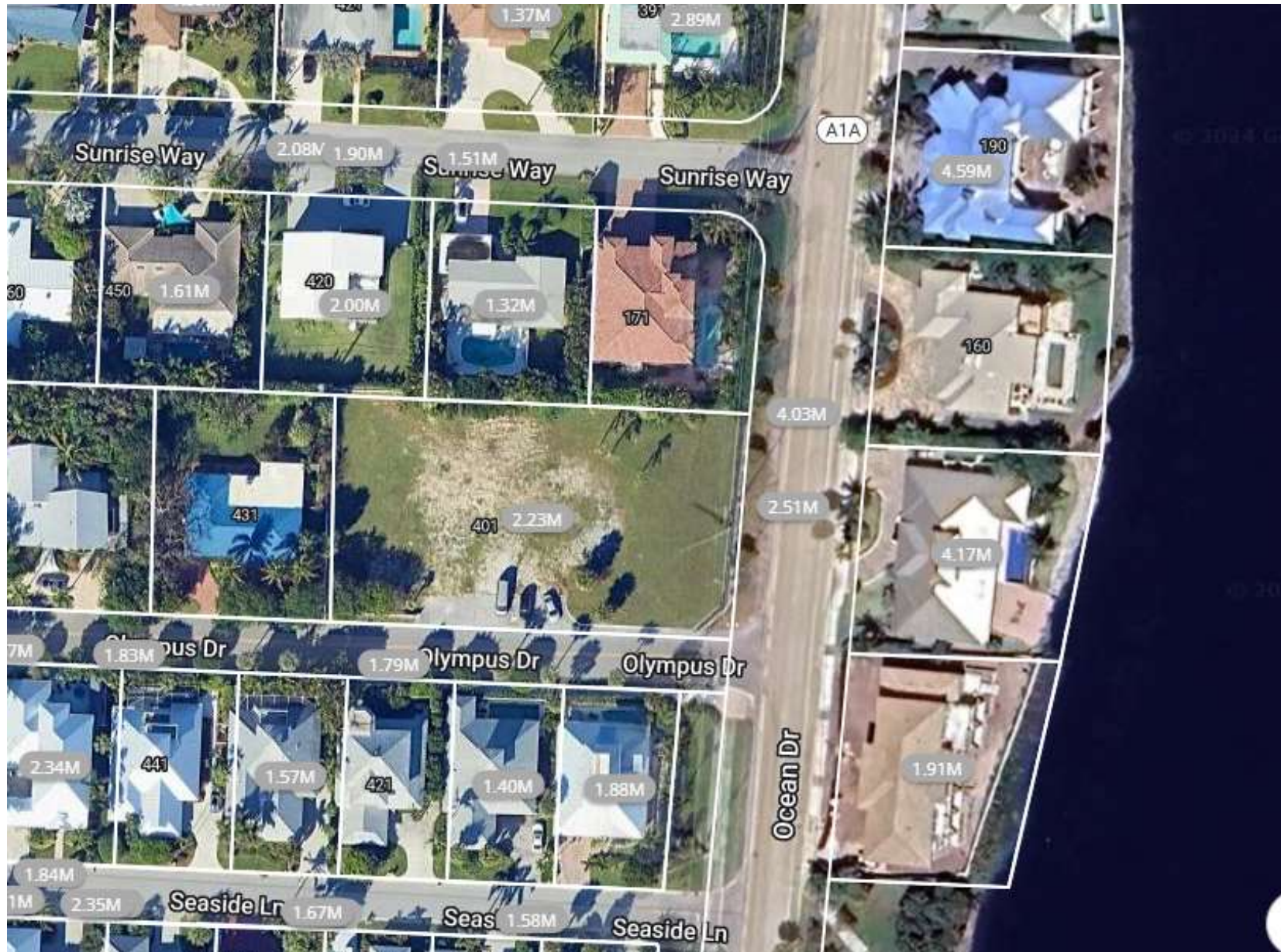


Alicante
Neighborhood



510 Sunset Way

401
Olympus





Schools ▾

Draw

High Ave
807K

A1A

Ocean Dr

Florida State Road A1A

Juno Beach Public
Beach Access, JB-2

3.22M

2.42M

2.56M

2.31M

3.09M

1.79M

1.68M

1.07M

2.54M

1.71M

3.60M

3.84M

2.22M

2.25M

906K

720

9.51M

718

8.28M

714

9.49M

791

791

761

77A

720

718

716

714

Harmony Definition

Harmony means a quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials and architectural components, including, but not limited to, porches, roof types, fenestration, entrances and stylistic expression.

700 Ocean Drive

Juno Beach,

Florida

Prepared for
Businessmen's Assurance Company

Site Data

total site area	5.59 AC.
area east of C.C.C.L.	2.16 AC.
area west of C.C.C.L.	3.43 AC.
existing approved # units	106
proposed # units	10

proposed bldg. data

50' wide patio home lots
lots may be split only to create larger lots
max. bldg. lot coverage 50%
min. floor area 2,500 s.f.

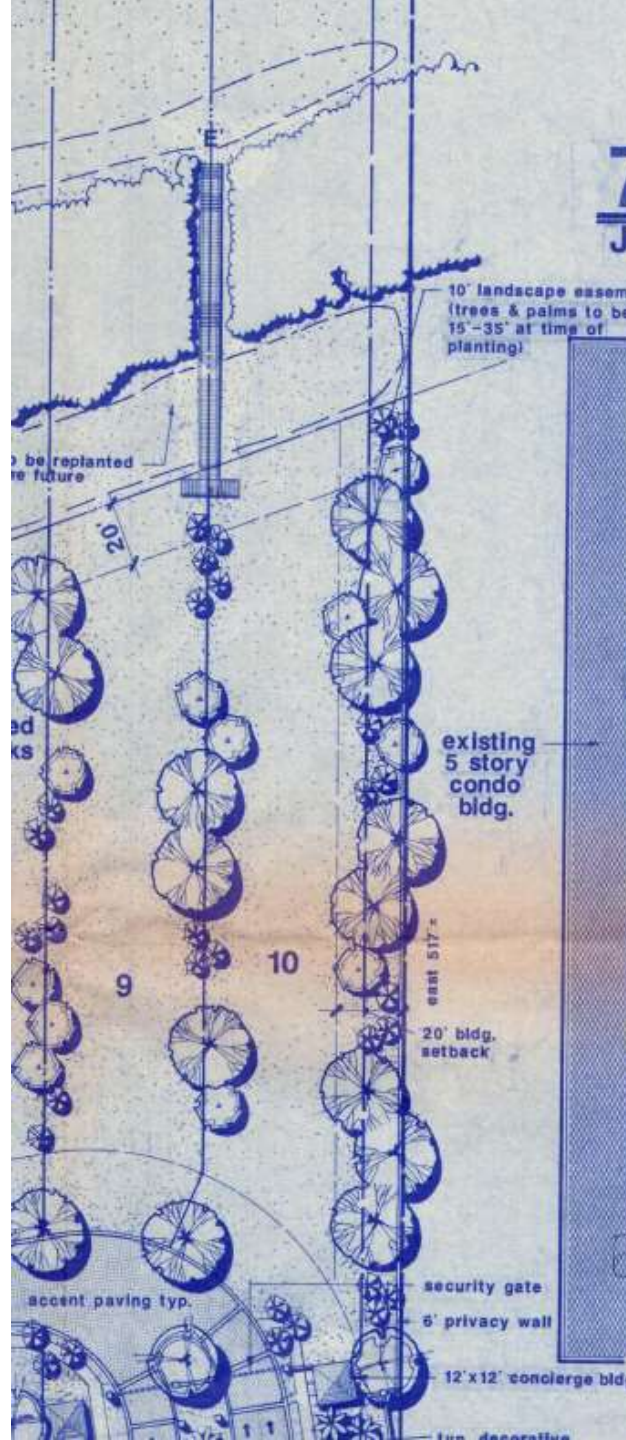
bldg. setbacks

zero lot side 0'
opposite side 10'
front 20' to edge of street pvmt.
rear 20' to C.C.C.L. (line as of August 1988)

pool setbacks

side 5'
rear 0' to C.C.C.L. (line as of August 1988)

Location Map



architects - landscape architects - planners
1070 east indian town road - jupiter - florida 33477



High Ave
807K

A1A

Ocean Dr

Florida State Road A1A

Schools

Draw

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718 OCEAN DR.

EXISTING 716

712 OCEAN DR.

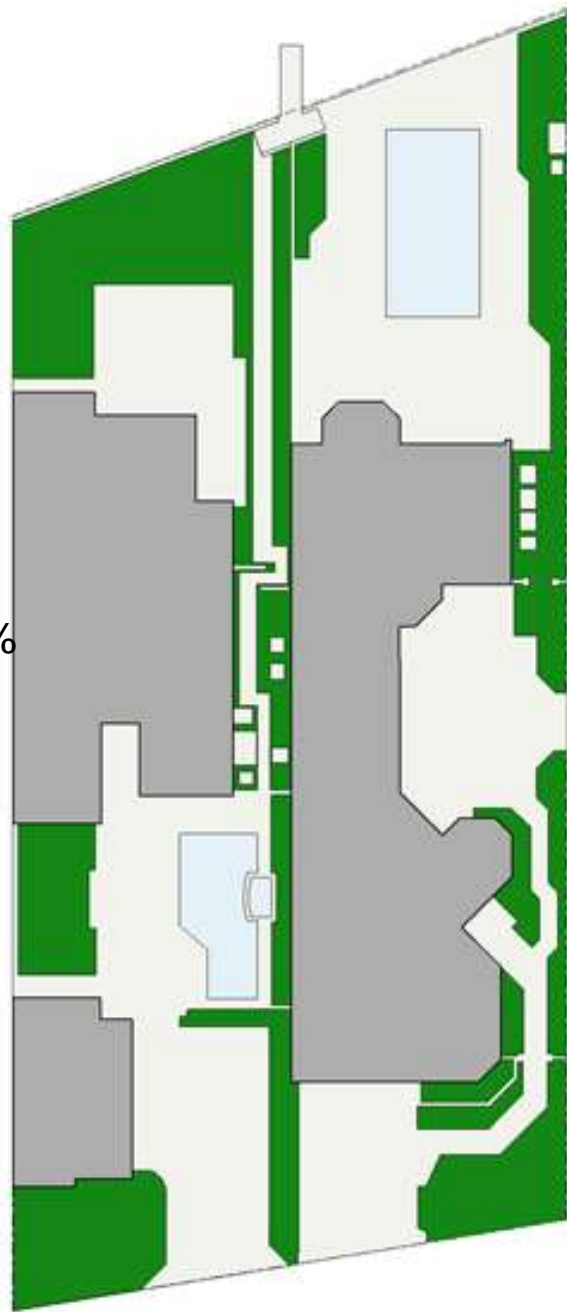
EXISTING 714

EXISTING
716

714 OCEAN DR.

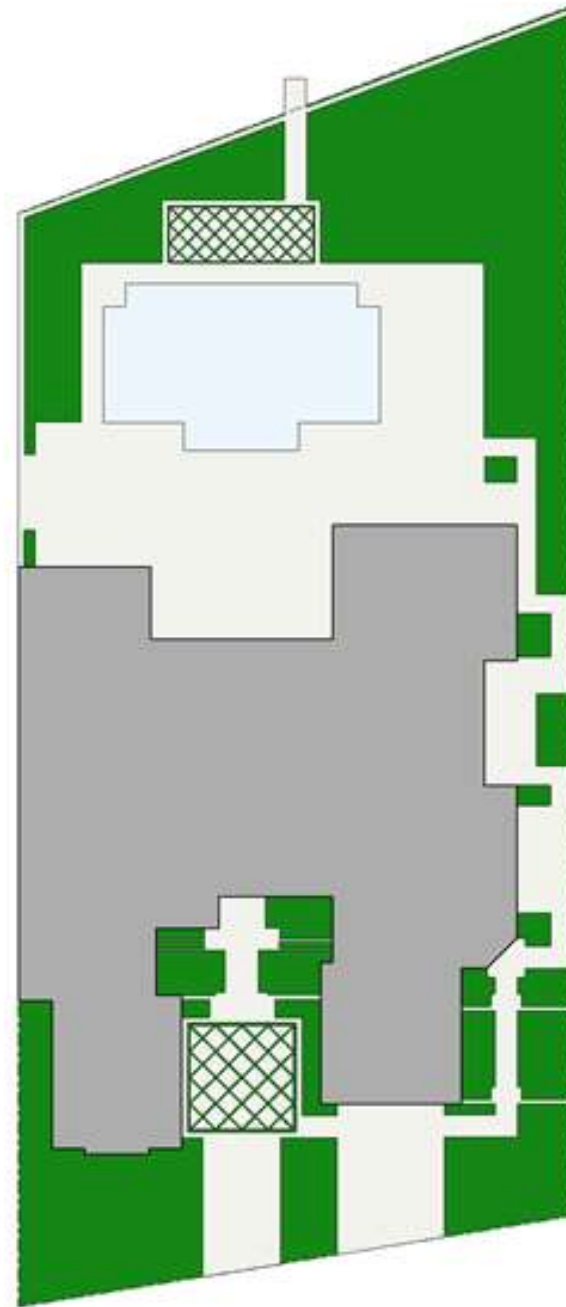
Existing

Building lot coverage 42.9%
Hardscape lot coverage 35.1%
Landscape lot coverage 22%



New Proposed

Building lot coverage 39.8%
Hardscape lot coverage 30%
Landscape lot coverage 30.2%



Landscaping went up by
roughly 8% or 1600 sqft.

Hardscape went down by
5%, roughly 1000 sqft.

Existing “landscaping space” at 716 Ocean Drive





716
Damages -
Home not
kept well
(31 yrs old)











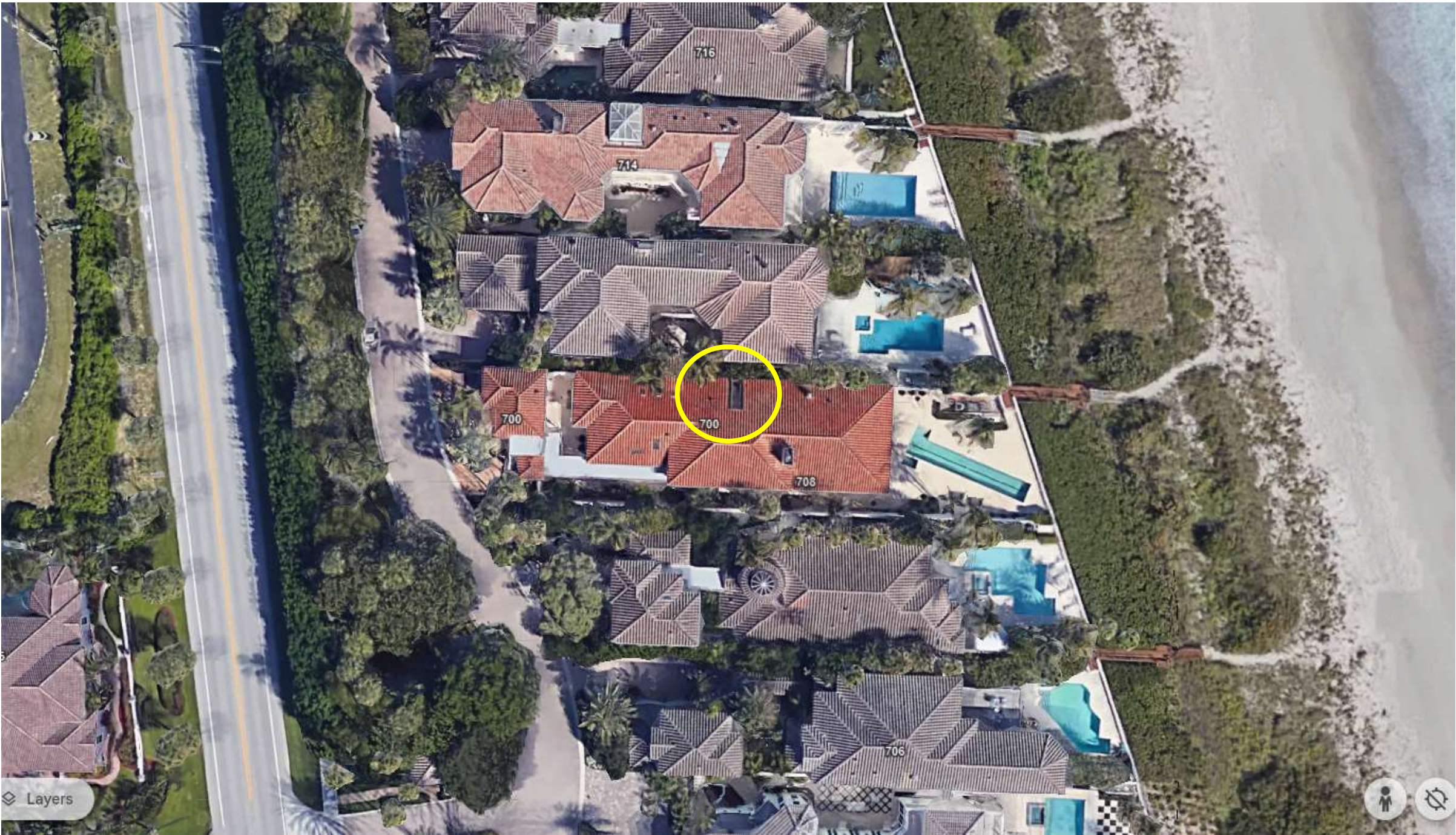




PROPOSED AREAS		
1ST FLOOR	LIVING AREA: 8,718 SQ. FT.	TOTAL #
	TWO GARAGE: 712 SQ. FT.	11,867 SQ.
	KITCHEN: 660 SQ. FT.	TOTAL #
	STORAGE: 80 SQ. FT.	12,319 SQ.
	COV. PATIO: 380 SQ. FT.	TOTAL #
2ND FLOOR	CLIMBER KITCHEN: 678 SQ. FT.	13,000 SQ.
	COV. PATIO: 678 SQ. FT.	TOTAL #
	2 STORY LIVING: 80 SQ. FT.	13,878 SQ. FT.
	COV. ENTRY TIA: 80 SQ. FT.	TOTAL #
	COV. ENTRY TIA: 30 SQ. FT.	14,158 SQ. FT.
3RD FLOOR	LIVING AREA: 8,718 SQ. FT.	TOTAL #
	BALCONY: 300 SQ. FT.	9,018 SQ. FT.
	STORAGE: 80 SQ. FT.	TOTAL #
	STORAGE: 80 SQ. FT.	9,898 SQ. FT.

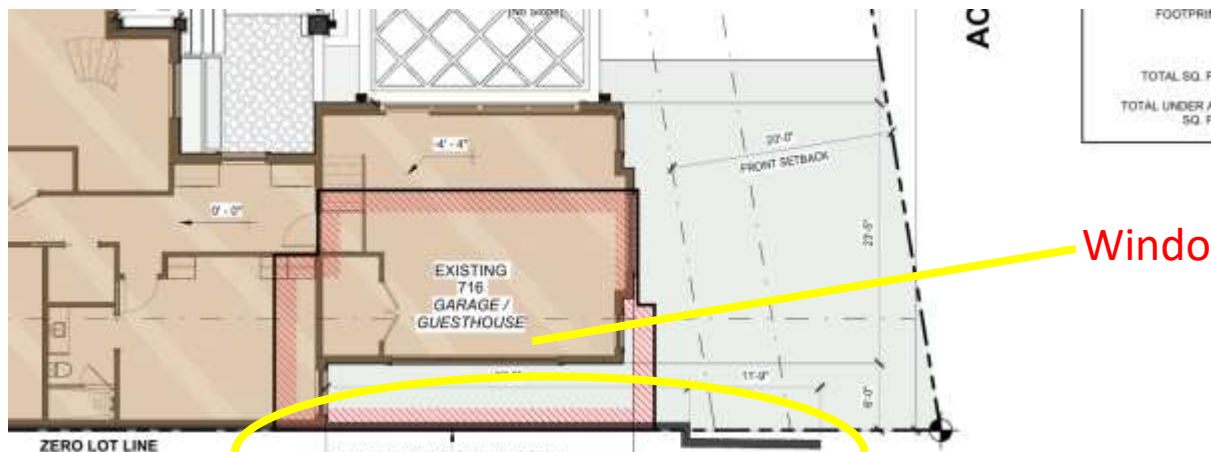
FIRST FLOOR

CDM RESIDENCE AT:
714 & 716 OCEAN DR., JUND BEACH, FL.
For: MR. & MRS. IV
FLOOR PLAN



Layers





Windows facing wall

Zero Lot Line Wall

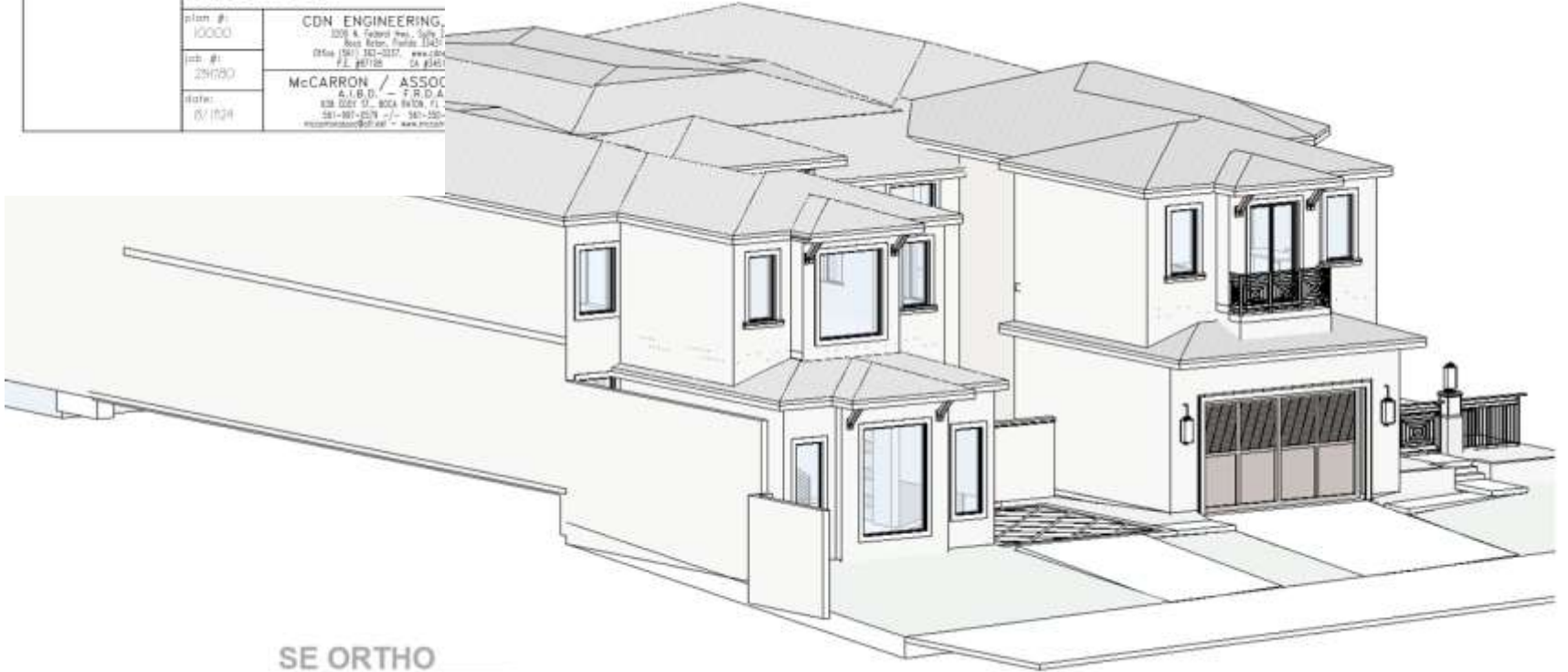
CDN
ENGINEERING INC.

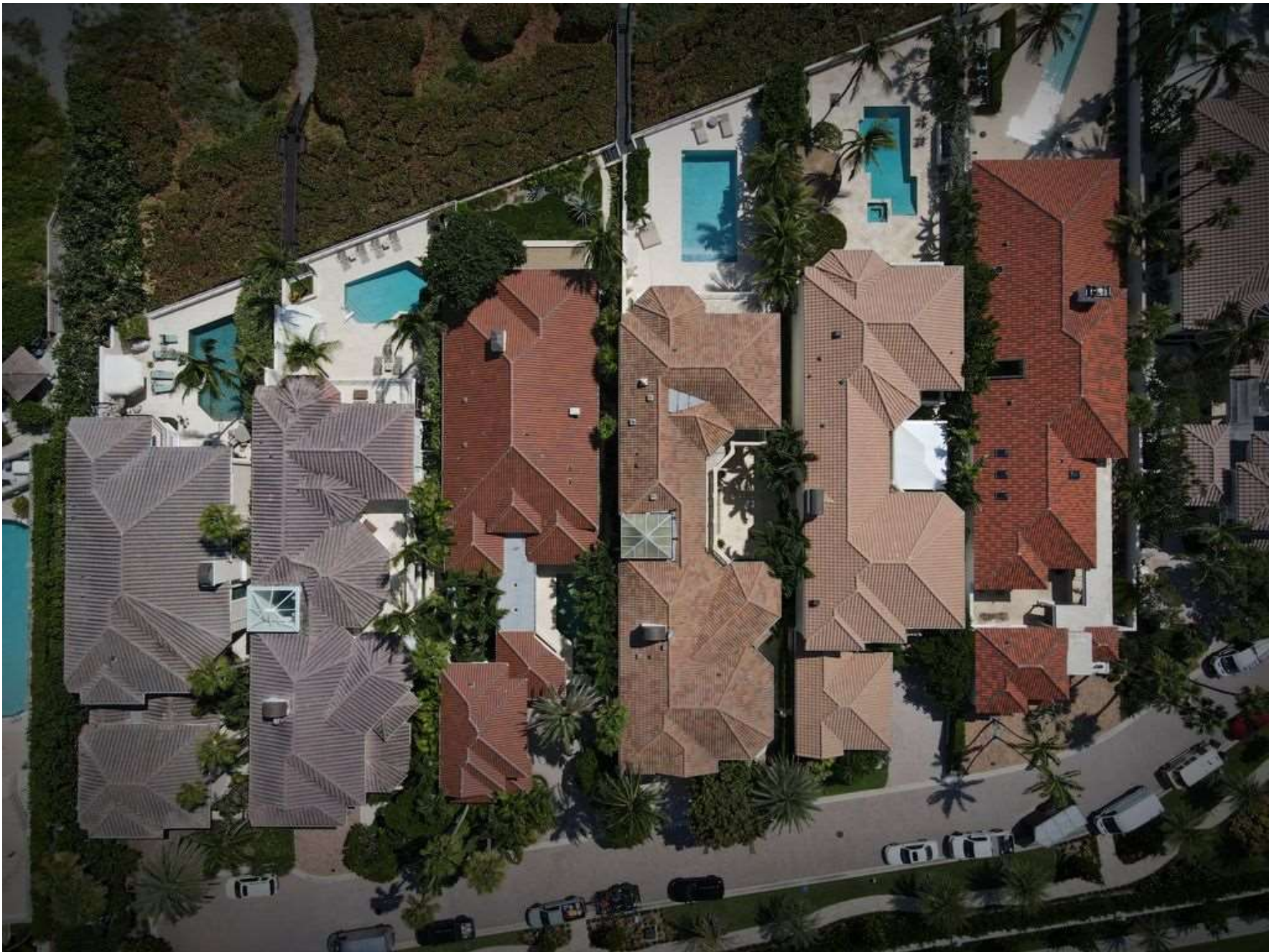
CUSTOM RESIDENCE AT:
714 & 716 OCEAN DRIVE, JUNO BEACH, FL

For: MR. & MRS.

SITE PLAN

plan #:	10000	CDN ENGINEERING, 3208 A Federal Hwy., Suite 100, Juno Beach, Florida 33408 (407) 361-2017, www.cdn.com P.L. #07195 CA #3451
job #:	201030	McCARRON / ASSOC A.I.B.D. - F.R.D.A. 133 22nd St., Juno Beach, FL 33408-2519 / 305-366- 4400/mccarron@cdn.com - www.mccarron.com
date:	05/10/24	





Ariel
Photo







Landscaping
Changes
the look
of a
Property







PIC•COLLAGE