ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

JULY 23, 2025

9:00 AM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

Jeffrey W. Smith, Chair
Richard F. Sammons, Vice Chair
K.T. Catlin, Member
Elizabeth Connaughton, Member
Kenn Karakul, Member
Betsy Shiverick, Member
Claudia Visconti, Member
Kathy Georgas, Alternate Member
Sue Patterson, Alternate Member
David Phoenix, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA

1. ARC-25-0033 (ZON-25-0037) 171 EL PUEBLO WAY (COMBO) The applicants, Kevin Ryan & Carolyn Pressly-Ryan, have filed an application requesting Architectural Commission review and approval for minor modifications to the site plan of a previously approved new residence including the relocation of swimming pool heater and swimming pool pump equipment from its previously approved location with associated hardscape and landscape modifications, alternate hardscape materials for a vehicle drive, and incorporation of a new dining trellis, among other small adjustments related to comments received during construction permit review; variances are required as they pertain to pool heater setback and distance separation of pool equipment from the swimming pool. Town Council shall review the application as it pertains to zoning relief/approval.

2. ARC-25-0034 (ZON-25-0036) 3300 S OCEAN BLVD (COMBO) The applicant, Meridian of Palm Beach Condominium (Environment Design Group), has filed an application requesting Architectural Commission review and approval for modifications to the entry guard house with associated landscape and hardscape changes. Town Council shall review the application as it pertains to zoning relief/approval.

APPROVAL OF AGENDA

MINUTES

3. June 25, 2025, Architectural Commission Minutes

ADMINISTRATION OF THE OATH

COMMENTS

4. OFFICIALS

5. STAFF

6. PUBLIC - 3 MINUTE LIMIT

For those unable to attend in person: Submit a written comment Register to comment virtually

UNFINISHED BUSINESS

7. ARC-24-0141 (ZON-24-0079) 1 S COUNTY RD – THE BREAKERS FAMILY ENTERTAINMENT CENTER (COMBO) The applicant, The Breakers Palm Beach, Inc. (Alex Gilmurray), has filed an application requesting ARCOM review and approval for the demolition of an existing two-story building (Family Entertainment Center & The Italian Restaurant structure) and the construction of a new, three-story structure with basement to replace same that wil connect with an overhead enclosed pedestrian bridge to the existing two-story building (Beach Club) at The Breakers Palm Beach Resort, with related site improvements. The proposal requires an amendment to the existing Breakers PUD and special exception approvals and site plan to be reviewed by Town Council.

8. ARC-24-0071 224 VIA MARILA The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape and swimming pool.

9. ARC-25-0018 (ZON-25-0018) 164 SEMINOLE AVE (COMBO) The applicant, JPBK Properties #2, LLC (James G. Held, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence and detached accessory structure with final landscape and hardscape improvements with variances requested as they pertain to angle of vision and cubic content ratio. Town Council shall review the application as it pertains to zoning relief/approval.

10. ARC-25-0024 (ZON-25-0030) 124 BRAZILIAN AVE (COMBO) The applicant, Gulf Stream Trust (Maura Ziska Representative, Kirchoff& Associates Architect), has filed an application requesting Architectural Commission review and approval for facade, roof and other architectural demolition, new additions and alterations that require variances along with associated hardscape and landscaping modifications. Town Council shall review the application as it pertains to zoning relief/approval. ***This item has been deferred to the September 25, 2025, meeting.***

11. ARC-24-0090 (ZON-24-0046) 2720 – 2730 S OCEAN BLVD—EDGEWATER / AMBASSADOR SITE (COMBO) The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application for Architectural Commission review and approval of a new multifamily, multibuilding residential development on the east and west sides of S Ocean Boulevard with a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace two existing five- and eight-story buildings on the east side of S Ocean Boulevard and to replace an existing three-story building on the west side of S Ocean Boulevard, to be demolished. This project includes multiple variances related to building height, building setbacks, building length, lot coverage, maximum amount of fill, rooftop generators, and rooftop mechanical equipment. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. ***This item has been deferred to the September 25, 2025, meeting.***

NEW BUSINESS

12. ARC-25-0020 (ZON-25-0022) 2875 S OCEAN BLVD (COMBO) The applicant, 2875 OCEAN LLC (Jim Randall, Manager), has filed an application requesting Architectural Commission review and approval to enclose a vehicular drive-thru at an existing commercial site, with zoning application required for site plan review and a parking variance. Town Council shall review the application as it pertains to zoning relief/approval.

13. ARC-25-0031 (ZON-25-0033) 218 ROYAL PALM WAY (COMBO) The applicant, 218 Holdings LLC (Susan Hudson, Manager), has filed an application requesting Architectural Commission review and approval for the exterior alterations to an existing three-story building including new windows, doors, roof, new building color, demolition and reconstruction of the covered entry, complete demolition of the existing northeast exterior stair, replacement of existing southeast exterior metal stair fire escape with a slightly larger footprint, and associated hardscape and landscape and the addition of a generator. The project involves variances from setback requirements, wall height, and parking regulations to eliminate one parking space. Town Council shall review the application as it pertains to zoning relief/approval.

14. ARC-25-0035 940 N LAKE WAY. The applicant, 940 N LAKE WAY LLC (Maura Ziska, Attorney), has filed an application requesting Architectural Commission review and approval for the construction of a new, 10,000+ square foot single-family residence including basement, accessory structure and final hardscape, landscape and swimming pool improvements on a vacant lakefront parcel.

15. ARC-25-0036 138 BARTON AVE. The applicant, The Barton Avenue Trust (M. Timothy Hanlon Representative, Shope Reno Wharton Architect), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family house, including an accessory structure and associated hardscape, landscape and swimming pool.

16. ARC-25-0029 220 WELLS RD. The applicant, 220 Wells Trust (MP Design & Architecture), has filed an application requesting Architectural Commission review and approval for modifications to an existing one-story residence with associated landscape and hardscape.

17. ARC-25-0032 589 N COUNTY RD. The applicant, Jonathan P. Harvey Trust (Madison Worth Architecture Representative), has filed an application requesting Architectural Commission review and approval for the replacement of three (3) French Doors with divided lites with three (3) fixed plate glass windows without muntins.

18. ARCS-25-0918 201 VIA LAS BRISAS The applicant, Phipps Estates HOA (Walsh Roofing Representative), has filed an application requesting Architectural Commission review and approval for replacement of concrete Spanish S tile with clay Spanish S tile at the entry structures to Phipps Estates.

19. ARCS-25-1087 237 WORTH AVE. The applicant, CSPB Worth LLC, has filed an application requesting Architectural Commission approval for exterior façade alterations, including awnings, windows, door, and signage. ***This application has been deferred to the August 27, 2025 meeting.***

ANY OTHER BUSINESS

MEETING SCHEDULE

20. The next meeting will be on Wednesday, August 27, 2025.

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at www.townofpalmbeach.com.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 23, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-25-0033 (ZON-25-0037) 171 EL PUEBLO WAY (COMBO) The applicants, Kevin Ryan & Carolyn Pressly-Ryan, have filed an application requesting Architectural Commission review and approval for minor modifications to the site plan of a previously approved new residence including the relocation of swimming pool heater and swimming pool pump equipment from its previously approved location with associated hardscape and landscape modifications, alternate hardscape materials for a vehicle drive, and incorporation of a new dining trellis, among other small adjustments related to comments received during construction permit review; variances are required as they pertain to pool heater setback and distance separation of pool equipment from the swimming pool. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 7/16/2025

ATTACHMENTS

- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING

No Funding

Letter of Intent

Project Address: 171 El Pueblo Way

ARC-25-0033 / ZON-25-0037

This application is for minor updates to the previously approved design for 171 El Pueblo Way. The previous home on the site has been demolished and the new, approved residence is in the early stage of construction. This proposal includes two main items with associated changes in order to improve the owner's enjoyment of the property and aesthetics of the home. This also includes other minor landscape items noted below.

The first main item involves moving the pool equipment with two variance requests. The pool equipment is currently located outside of the dining terrace. We are proposing moving the pool equipment to the opposite side of the garage. With this, we are proposing the pool equipment to be 50'-7" from the water's edge in lieu of the 25' required. We are also proposing the pool heater to be 5'-10" from the east property line in lieu of the 10' required. With moving the pool equipment, we are proposing the Dining Terrace Wall be opened accordingly.

The other main item includes the addition of a trellis at the Dining Terrace. This utilizes code Sec. 134-895 (4) which allows the trellis as long as it does not cause the lot coverage to be beyond 3% of the allowed lot coverage. This, as noted on sheet A0-01 and diagramed on sheet Z1, is still below the allowable amount and does not request a variance.

Minor landscape updates that are also included are listed below. These are based on plan review comments and meetings between Town officials and owners, contractor, design professionals, and site conditions on the property and adjacent property to the east. Please see review comments 1c for more information and associated attachments it references:

-Hardscape material on North Ocean Way
-Pool courtyard size based on updated site triangle
-El Pueblo Way driveway width
-Update to chain link fence on east property line
-Curb updates due to high point in grade at the southwest property corner

VARIANCES: Section 134-1728

VARIANCE 1: Section 134-1728(c): Variance request for a setback of 50' -7" from the water's edge in lieu of the 25' required setback for pool equipment.
VARIANCE 2: Section 134-1728 (c)(2): Variance request for a side-yard setback of 5'-10" from the East property line in lieu of the 10' side-yard setback required for a pool heater.

The criteria to grant the variance is listed below:

1)The special circumstances that are peculiar to the land and residence is that the property is non-conforming to today's code in that it is a small width parcel which would make it difficult to add the pool equipment anywhere but in the proposed location.

2)The applicant was not the cause of the special conditions of the property, as the nonconformities of the property have existed since the lot was platted in the October 1940 Replat of Part of El Encanto.

3)The granting of the variances will not confer on the applicant a special privilege. There are other situations that would justify moving the pool equipment on a narrow lot.

4)The hardship which runs with the land, is that the property is a non-conforming lot as to width is only 85 feet in lieu of the 100-foot minimum required which makes it difficult to place the pool equipment closer to the pool.

5)The variances requested for the pool equipment are minor requests considering the non-conforming nature of the property being an undersized lot.

6)The variances requested for the pool equipment are reasonable considering the previously approved location is very limited in space and directly next to the dining terrace.

Sincerely,



Stan Dixon, Architect

D. STANLEY DIXON • ARCHITECT

2300 PEACHTREE ROAD • SUITE C–101 • ATLANTA, GEORGIA 30309 • FAX: 404.574.1435 • TEL:404.574.1430

MINOR MODIFICATIONS TO A PREVIOUSLY APPROVED NEW RESIDENCE

for

THE RYAN FAMILY

171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

FINAL SUBMITTAL

ARC-25-0033 / ZON-25-0037

PROJECTED HEARING DATE: 7/23/25

ARCHITECT:
D. Stanley Dixon, Architect
2300 Peachtree Road, Suite C-101
Atlanta, GA 30309
404-574-1430

LANDSCAPE:
BGS Landscape Architecture & Engineering, PLLC
Don Skowron
1016 Clare Ave, Suite 5
West Palm Beach, FL 33401
561-602-6277

SURVEYOR:
Wallace Surveying Corp.
Craig Wallace
5553 Village Boulevard
West Palm beach, FL 33407
561-640-4551

CIVIL ENGINEER:
BGS Landscape Architecture & Engineering, PLLC
Jason Brydges
960 Busti Avenue
Buffalo, New York 14213
716-830-8636

BUILDER:
AMC - Anderson Moore Construction Corp.
1568 Watertower Rd.
Lake Park, FL 33403
561-753-7400

SCOPE OF WORK:

Minor modifications to a previously approved new, two-story residence including:

- Addition of an open wood trellis over Dining Terrace
- Widen opening in south wall of Dining Terrace following pool equipment request below
- Relocate previously approved pool equipment and heater
- Add site wall to screen pool equipment (as required)
- Variance request to locate pool equipment more than 20 feet from edge of pool
- Variance request to located pool heater less than 10 feet from property line
- Minor changes to site wall and select landscape based on plan review comments & site conditions
- Increase width of south drive based on plan review comments

Previously Approved Project Numbers:

ARC-24-061

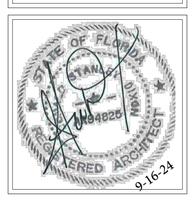
ZON-24-068

SHEET INDEX:

A0-00S COVER SHEET
A0-00Sa PREVIOUS SITE SURVEY
A0-01 SITE PLAN AND INFO
A0-02 STREET ELEVATIONS
A0-03 LOCATION PLAN
A0-04 PHOTO SHEET
A0-05 PHOTO SHEET
A1-01A APPROVED FIRST FLOOR PLAN
A1-01B PROPOSED FIRST FLOOR PLAN
A1-02A APPROVED SECOND FLOOR PLAN
A1-02B PROPOSED SECOND FLOOR PLAN
A2-01 A SOUTH ELEVATION
A2-01B EAST ELEVATION
A2-01C NORTH ELEVATION
A2-01D WEST ELEVATION
V1 Variance Diagram
L1a Previously Approved Hardscape Plan
L1 Currently Proposed Hardscape Plan
L2a Previously Approved Landscape Plan
L2 Currently Proposed Landscape Plan
L3a Previously Approved Fences, Walls, & Gates
L3 Currently Proposed Fences, Walls, & Gates
L4a Previously Approved West & East Elevations
L4 Currently Proposed West & East Elevations
L5a Previously Approved South & North Elevations
L5 Currently Proposed South & North Elevations
L6a Previously Approved Pool, Spa, & Equipment Section
L6 Currently Proposed Pool, Spa, & Equipment Section
M1a Previously Approved Materials & Finishes
M1 Currently Proposed Materials & Finishes
DS El Pueblo Way Driveway Study
NL1a Previously Approved Native Landscape Plan & Calculations
NL1 Currently Proposed Native Landscape Plan & Calculations
LL1a Previously Approved Landscape Lighting Plan
LL1 Currently Proposed Landscape Lighting Plan
LL2a Previously Approved Landscape Lighting Specifications
LL2 Currently Proposed Landscape Lighting Specifications
Z1a Previously Approved Zoning Diagrams
Z1 Currently Proposed Zoning Diagrams
C1a Previously Approved Site Grading & Drainage Plan
C1 Currently Proposed Site Grading & Drainage Plan
C2a Previously Approved Drainage Specifications & Details
C2 Currently Proposed Drainage Specifications & Details

THE
RYAN RESIDENCE
171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

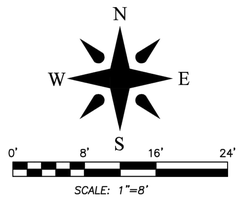
D. STANLEY DIXON
ARCHITECT
2300 PEACHTREE ROAD, SUITE C-101 ATLANTA, GA 30309
404-574-1430

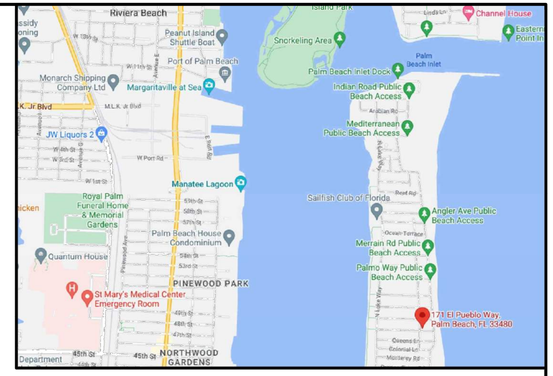


PROJECT #: 23-1105	
DRAWN: JL	CHECKED: DSD
FINAL SUBMITTAL 07/07/2025	
RELEASES	
COVER SHEET	
A0-00S	

RELEASED FOR CONSTRUCTION

NOTE:
-SITE SURVEY FROM APPROVED PROJECT
-SEE LANDSCAPE DRAWINGS FOR APPROVED SITE PLAN, PROPOSED SITE PLAN, AND ZONING LEGENDS

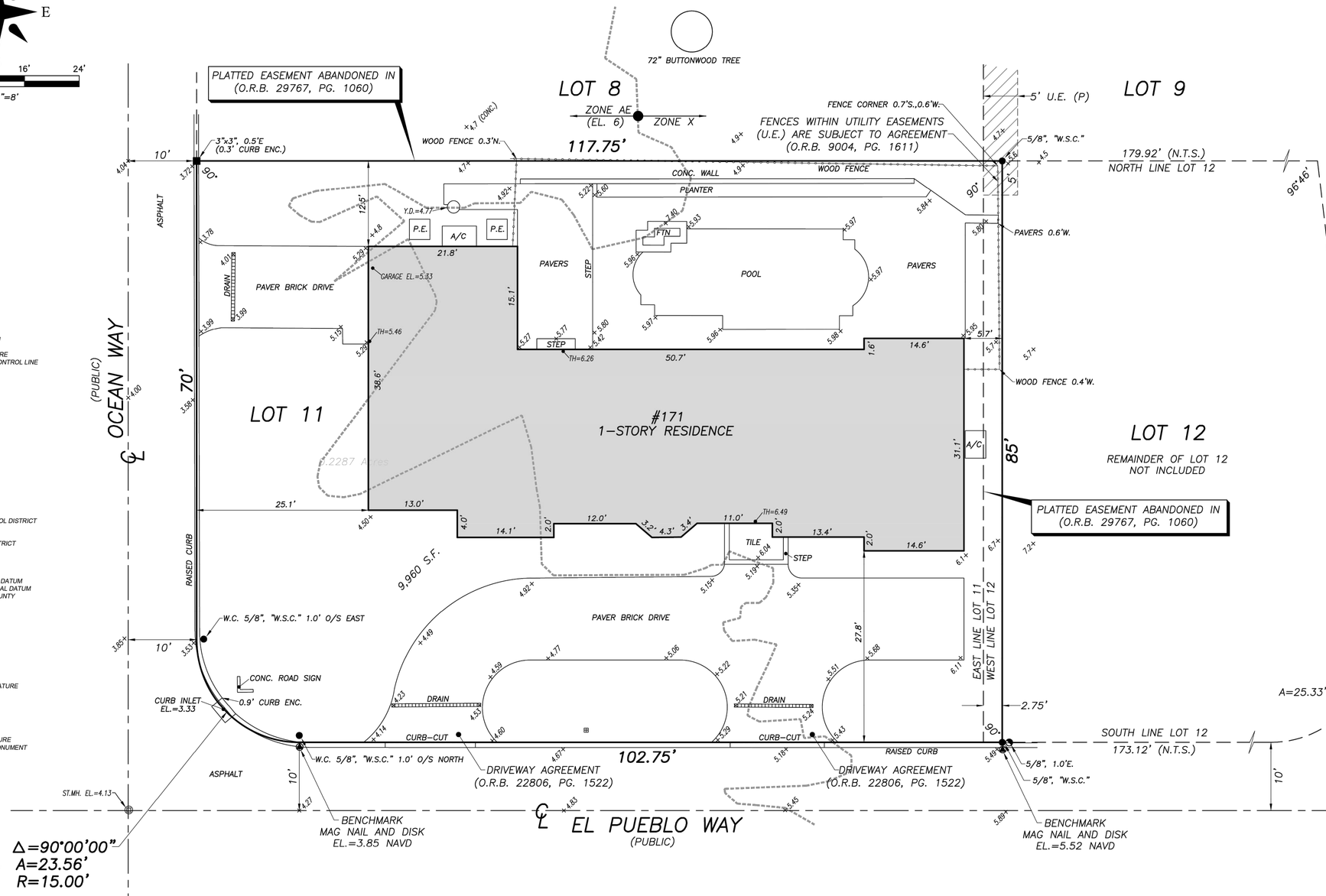




VICINITY SKETCH N.T.S.

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
FTN	= FOUNTAIN
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVMT	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
ST.MH.	= STORM MANHOLE
STY.	= STORY
TH	= THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
Y.D.	= YARD DRAIN
℄	= CENTERLINE
Δ	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◒	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◉	= NAIL & DISK FOUND (AS NOTED)
⊚	= MAG NAIL & DISK SET (LB #4569)
℄	= PROPERTY LINE
⌀ ⌧	= UTILITY POLE
⍾	= FIRE HYDRANT
⊞	= WATER METER
Ⓜ	= WATER VALVE
☼	= LIGHT POLE



BOUNDARY SURVEY FOR:
KEVIN RYAN AND CAROLYN PRESSLY-RYAN

This survey is made specifically and only for the following parties for the purpose of a permit on the surveyed property.

Kevin Ryan And Carolyn Pressly-Ryan
Kochman & Ziska PLC
First Republic Bank, it's successors and/or assigns, as their interest may appear

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
171 El Pueblo Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 11 and the West 2.75 feet of Lot 12, ***REPLAT OF PART OF EL ENCANTO****, according to the map or plat thereof as recorded in Plat Book 18, Page 95, Public Records of Palm Beach County, Florida.*

TITLE COMMITMENT REVIEW

CLIENT: Cythlen C. Maddock	COMMITMENT NO. : 21176079	DATE: 10/14/21	
REVIEWED BY: Craig Wallace	JOB NO. : 94-1400.8		

B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTTABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-6	N/A	Standard Exceptions.				•
7	PB 18, PG 95	Easements contained on the REPLAT OF PART OF EL ENCANTO. Portions of Easements abandoned ORB 29767, PG 1060.	•			
7a	ORB 29767, PG 1060	Together with and as affected by Resolution No. 33-2018 abandoning certain easements recorded April 9, 2018.	•			
8	ORB 9004, PG 1611	Terms, conditions, restrictions, and convenants contained in the Agreement between Christina Worley and the Town of Palm Beach recorded November 16, 1995.	•			
9	ORB 22806, PG 1522	Terms, conditions, restrictions, and covenants contained in the Agreement between Scott Worley and the Town of Palm Beach recorded August 13, 2008.	•			
10	N/A	Standard Exception.				•

FLOOD ZONES:
This property is located in Flood Zones AE (EL 6) & X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393F, dated 10/05/2017.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 21176079, issued by American Land Title Association Commitment, dated October 14, 2021. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

JAMES G PEDEN JR
Digitally signed by JAMES G PEDEN JR
Date: 2024.03.26 11:16:38 -04'00'

CERTIFICATION:
I HEREBY ATTEST *that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 3/5/2024

James G. Peden Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

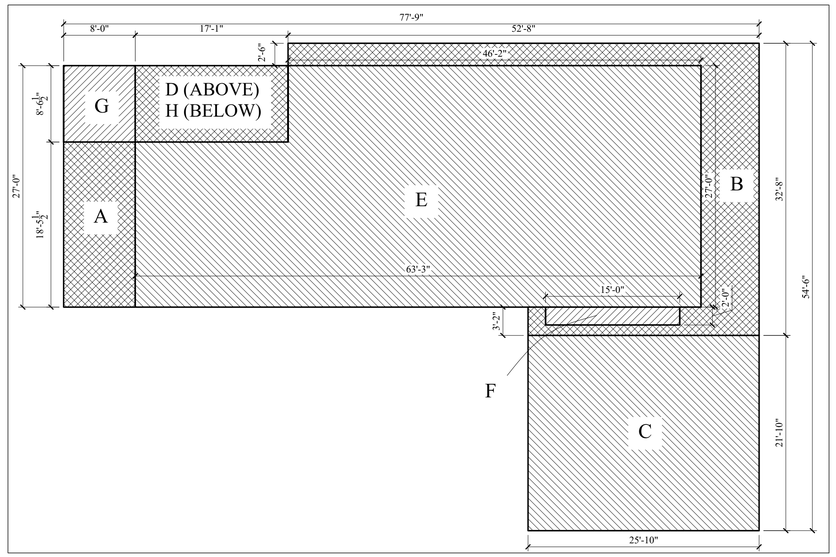
JAMES G. PEDEN JR. License Number 6122 STATE OF FLORIDA Professional Surveyor and Mapper

REVISIONS
03/05/24 SURVEY & TIE IN UPDATE R.L.J.P. 200331 PB357/69
1128/22 NOTE ABANDONMENT OF PLATTED EASEMENTS M.B.
08/04/22 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS B.M./M.B. 94-1400.11 PB337/35
07/07/22 RECERTIFICATION B.H. 94-1400.9
12/04/21 SURVEY & TIE IN UPDATE J.P./J.P. PB324/6 94-1400.8
05/09/14 SURVEY & TIE IN UPDATE T.S./R.C. PB178/18, 94-1400.7

BOUNDARY SURVEY FOR:
KEVIN RYAN AND CAROLYN PRESSLY-RYAN

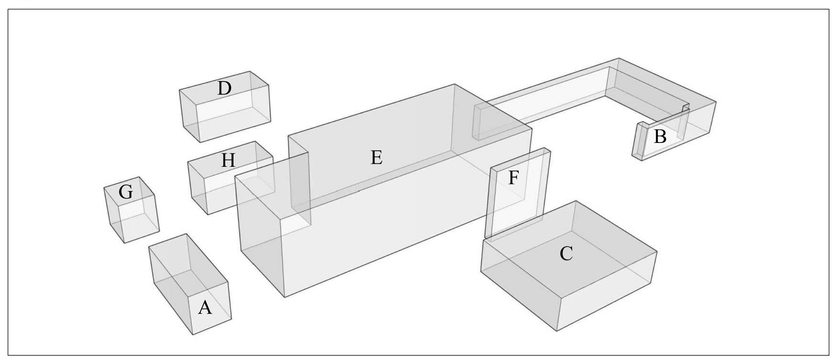
WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: D.W.	JOB NO.: 94-1400F	F.B. PB82	PG. 75
OFFICE: K.S.	DATE: 12/11/06	DWG. NO.	94-1400-2
CK'D: C.W.	REF: 94-1400-1.DWG	SHEET	1 OF 1



A CUBIC CONTENT DIAGRAM

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



B CUBIC CONTENT AXONOMETRIC

SCALE: NO SCALE

SEE LANDSCAPE DRAWINGS FOR PREVIOUSLY APPROVED AND PROPOSED SITE PLANS

C SITE PLAN DIAGRAM

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

CUBIC CONTENT CALCULATION BREAKDOWN

Label	Location	Squarefootage	Height	Cubic Content
		ENCLOSED		
A	LIVING ROOM (SINGLE FLOOR)	147.67	9.00	1,329.03
B	ONE STORY AT PERIMETER	358.97	9.00	3,230.73
C	GARAGE	564.03	7.88	4,444.56
D	SECOND FLOOR ABOVE LOGGIA	145.92	9.00	1,313.28
E	TYPICAL TWO STORY	1,561.78	18.50	28,892.93
F	GUEST BEDROOM BAY	30.00	17.50	525.00
	TOTAL ENCLOSED	*2,808.37*		*39,735.53*
		UNENCLOSED LOGGIA		
G	ENTRY LOGGIA, NO UPPER FLOOR	68.33	9.50	649.14
H	ENTRY LOGGIA, WITH UPPER FLOOR	145.92	9.50	1,386.24
	TOTAL UNENCLOSED LOGGIA	*214.25*		2,035.38
	LOGGIA CC ABOVE 5% BONUS	*2035.38 - 1992.10 = 43.27 CF*		
	TOTAL ENCLOSED	2,808.37		39,735.53
	LOGGIA CC ABOVE 5%	(CC amount > 1,992.10 CF)		43.27
	TOTAL INCLUDED IN CC			**39,778.80**
	PROPOSED CUBIC CONTENT RATIO:	**39,778.80 / 9960.46 = 3.99**		

SQUARE FOOTAGE CALCUATIONS

CONDITIONED SPACE:	
FIRST FLOOR CONDITIONED	2,107.69 SF
SECOND FLOOR CONDITIONED	1,745.03 SF
TOTAL CONDITIONED	**3,852.72 SF**
UNCONDITIONED SPACE:	
GARAGE	564.00 SF
LOGGIA	214.28 SF
TOTAL UNCONDITIONED:	**778.28 SF**

BUILDING CODES / DATA

CODES:
FLORIDA BUILDING CODE 2023 - BUILDING
FLORIDA BUILDING CODE 2023 - RESIDENTIAL
TOWN OF PALM BEACH REQUIREMENTS

OCCUPANCY CLASSIFICATION: GROUP R-3
CONSTRUCTION TYPE: TYP V-B
BUILDING IS FULLY NOT SPRINKLERED

CCR SUMMARY

ALLOWABLE:
LOT AREA: 9960.46 SF
CCR: 4.00 + [(10,000 – 10,000) / 10,000] = 4.00 CCR
ALLOWABLE CC: 9960.46 x 4.00 = 39,841.84 CF
UNENCLOSED LOGGIA EXCEPTION: 39,841.84 x .05(5%) = 1,992.10 CF

PROPOSED:
ENCLOSED CC: 39,735.53 CF
UNENCLOSED LOGGIA CC: 2,035.38 CF
UNENCLOSED LOGGIA CC > 5%: 2035.38 - 1992.10 = 43.27 CF

PROPOSED CC: 39,735.53 + 43.27 = 39,778.80 CF
PROPOSED CC RATIO: 9,778.80 / 9,960.46 = 3.99

LOT COVERAGE CALCULATIONS: R-B ZONING

LOT AREA: 9960.46 SQFT

LOT COVERAGE (30% FOR 2-STORY):
ALLOWABLE: 9,960.46 SF x .3(30%) = 2,988.14 SF
APPROVED:2885.97 OR 28.97% (2,885.97 SF / 9,960.46 SF = .2897)

PROPOSED OPEN TRELLIS: 273.15 SF
ALLOWABLE WITH TRELLIS: 9,960.46 SF x .33 (33%) = 3,286.95 SF
PROPOSED COVERAGE WITH TRELLIS: 3,159.12 SF OR 31.72%
*33% BASED ON SEC. 134-895 (4)

LANDSCAPE OPEN SPACE:
REQUIRED: 9,960.46 SF x .45(45%) = 4,482.21 SF
PROPOSED: 4,591.48 (46.10%)
LANDSCAPE 10' PERIMETER:
REQUIRED: 4,482.21 SF x .5(50%) = 2,241.10 SF
PROPOSED: 2,827.38 (63.08%)
LANDSCAPE FRONT YARD:
FRONT YARD: 2,501.71 SF
REQUIRED: 2,501.71SF x .4(40%) = 1000.68 SF
PROPOSED: 1,574.17 (62.92%)

ZONING LEGEND			
PROPERTY ADDRESS	171 EL PUEBLO WAY, PALM BEACH, FL 33480		
	(TO BE REVISED TO N. OCEAN WAY)		
ZONING DISTRICT	R-B LOW DENSITY RESIDENTIAL		
LOT AREA (SQ FT)	9,960.46 SF (SITE PLAN REVIEW REQ'D)		
LOT WIDTH (W) & DEPT (D) (FT)	85.00' (W) & 117.75' (D) (SITE PLAN REVIEW REQ'D)		
STRUCTURE TYPE	SINGLE-FAMILY RESIDENTIAL		
FEMA FLOOD ZONE DESIGNATION	AE (ELEV 6) AND X		
ZERO DATUM FOR POINT OF MEAS (NAVD)	7.00'		
CROWN OF ROAD (COR) (NAVD)	4.00' (N. OCEAN WAY)		
	REQ'D/PERMITTED	APPROVED	PROPOSED
LOT COVERAGE (SQ FT AND %)	2,988.14 (30%)	2,885.97 (28.97%)	3,154.94 (31.67%)
ENCLOSED SQUARE FOOTAGE	N/A	4,416.72	N/C
FRONT YARD SETBACK (1ST STORY)(FT)	25.00' W	30.00' W	N/C
FRONT YARD SETBACK (2ND STORY)(FT)	30.00' W	38.00' W	N/C
SIDE YARD SETBACK (1ST STORY)(FT)	12.50' N	12.50' W	N/C
SIDE YARD SETBACK (2ND STORY) (FT)	15.00' N	15.00' N	N/C
STREET SIDE YARD SETBACK (1ST STORY)(FT)	25.00' (18.00' GARAGE) S	18.00' GARAGE S	N/C
STREET SIDE YARD SETBACK (2ND STORY)(FT)	30.00' S	41.00' S	N/C
REAR YARD SETBACK (1ST STORY)(FT)	10.00' E	10.00' E	N/C
REAR YARD SETBACK (1ST STORY)(FT)	15.00' E	16.50' E	N/C
ANGLE OF VISION (DEG.)	100	32	N/C
BUILDING HEIGHT (FT)	22.00' (TWO STORY)	18.50'	N/C
OVERALL BUILDING HEIGHT (FT)	30.00'	26.50'	N/C
CUBIC CONTENT RATIO (CCR)	4	3.99	N/C
MAX. FILL ADDED TO SITE (FT)	N/A	1.5'	N/C
FINISHED FLOOR ELEVATION (FFE)(NAVD)	7.00' MIN	7.00'	N/C
BASE FLOOD ELEVATION (BFE)(NAVD)	6.00'	6.00'	N/C
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	4,482.21 (45.00%)	4,484.42 (45.02%)	4,516.51 (45.34%)
PERIMETER LOS (SQFT AND %)	2,241.10 (50%)	2,825.05 (63.03%)	2,771.57 (61.83%)
FRONT YARD LOS (SQ FT AND %)	1000.68 (40%)	1,527.83 (61.07%)	1,539.68 (61.55%)
NATIVE PLANT SPECIES %	Please refer to TOPB Landscape Legend		

THE
RYAN RESIDENCE

171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

D. STANLEY DIXON
ARCHITECT
2300 PEACHTREE ROAD, SUITE C-101 ATLANTA, GA 30309
404-574-1430

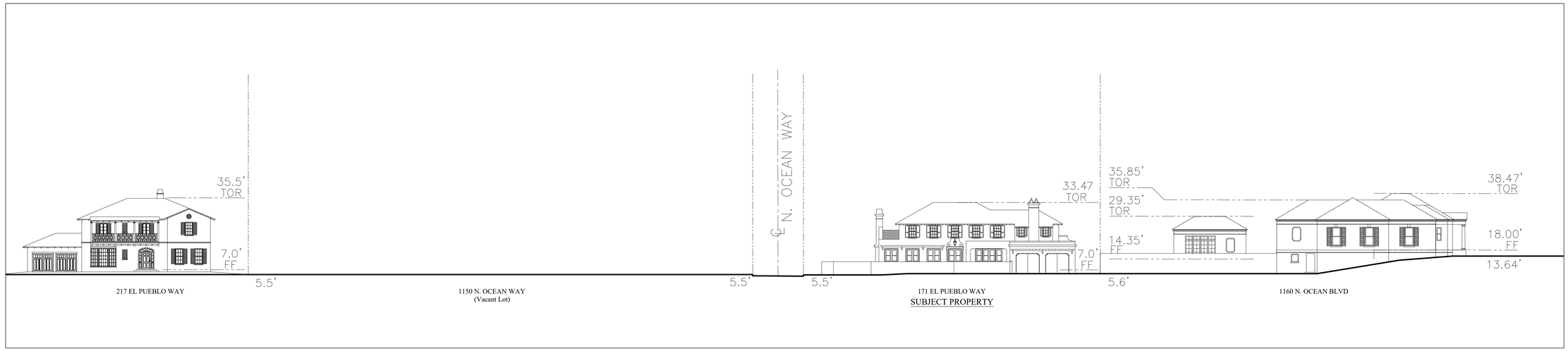
STATE OF FLORIDA
D. STANLEY DIXON
94825
REGISTERED ARCHITECT
9-16-24

PROJECT #: 23-1105
DRAWN: JL | CHECKED: DSD
FINAL SUBMITTAL
07/07/2025
RELEASES

SITE PLAN AND INFO

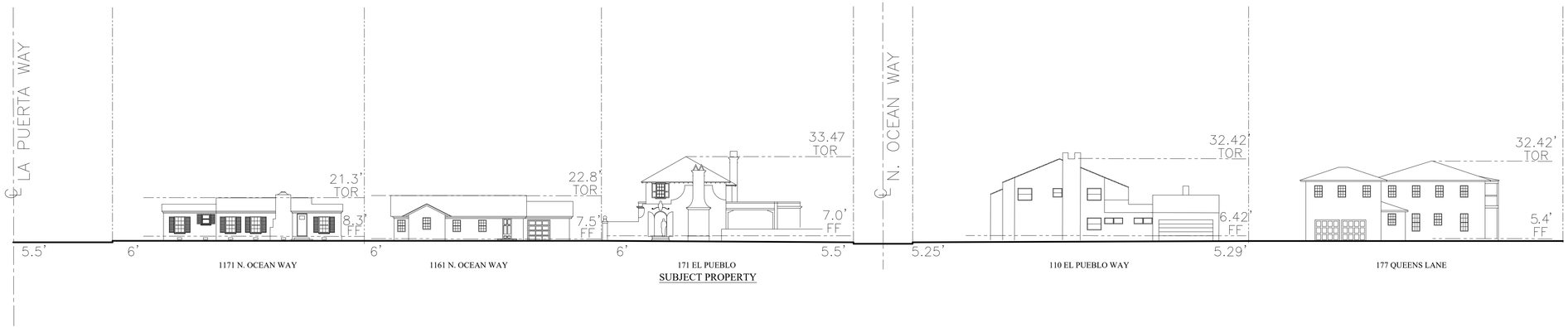
A0-01

RELEASED FOR CONSTRUCTION



A EL PUEBLO WAY STREET ELEVATION

SCALE: 1" = 20'-0"



B N. OCEAN WAY STREET ELEVATION

SCALE: 13/256" = 1'-0"

THE
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404-574-1430

STATE OF FLORIDA
DAVID STANLEY DIXON
AR 94825
REGISTERED ARCHITECT
9-16-24

PROJECT #: 23-1105	
DRAWN: JL	CHECKED: DSD
FINAL SUBMITTAL 07/07/2025	
RELEASES	

STREET ELEVATIONS

A0-02

RELEASED FOR CONSTRUCTION

NOTE: ALL PHOTOS ARE FROM PREVIOUS HOME THAT IS NOW DEMOLISHED AS EARLY CONSTRUCTION OCCURS



A: SOUTHERN FRONT



B: WESTERN SIDE WITH GARAGE



C: NORTHEASTERN CORNER



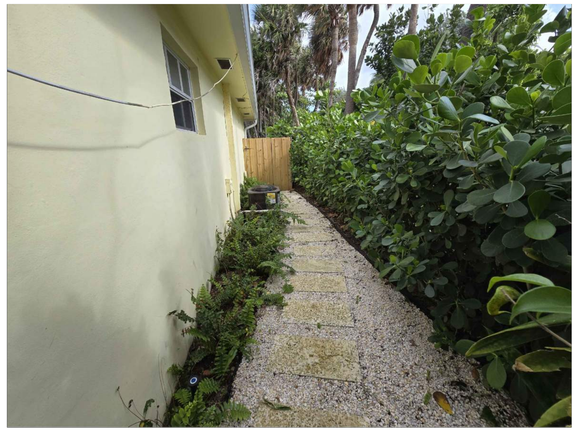
D: NORTHERN SIDE



E: NORTHERN FACE WITH POOL



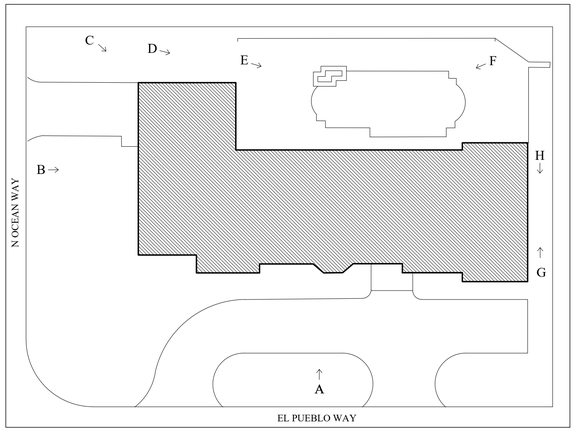
F: NORTHERN FACE WITH POOL



G: EASTERN SIDE



H: EASTERN SIDE



B EXISTING FOOTPRINT

SCALE: 1/16" = 1'-0"

A IMAGERY OF EXISTING CONDITIONS

SCALE: NO SCALE

THE RYAN RESIDENCE

171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

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RELEASES	

PHOTO SHEET

A0-04

RELEASED FOR CONSTRUCTION



A: 1171 NORTH OCEAN WAY



B: 1161 NORTH OCEAN WAY



C: 1150 NORTH OCEAN WAY



D: 1160 NORTH OCEAN BOULEVARD (FROM NORTH OCEAN BOULEVARD)



D: 1160 NORTH OCEAN BOULEVARD (FROM EL PUEBLO WAY)



E: 110 EL PUEBLO WAY

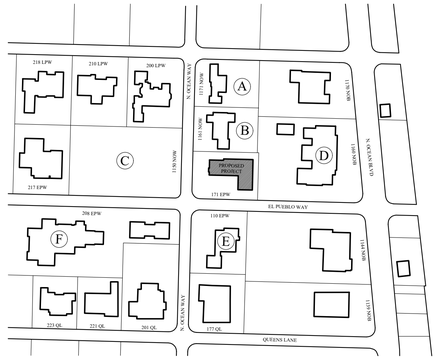


F: 208 EL PUEBLO WAY (FROM EL PUEBLO WAY)



F: 208 EL PUEBLO WAY (FROM NORTH OCEAN WAY)

LA PUERTA WAY



B LOT KEY

SCALE: 1/128" = 1'-0"

A IMAGERY OF NEIGHBORING LOTS

SCALE: NO SCALE

THE
RYAN RESIDENCE

171 EL PUEBLO WAY
PALM BEACH, FL 33480
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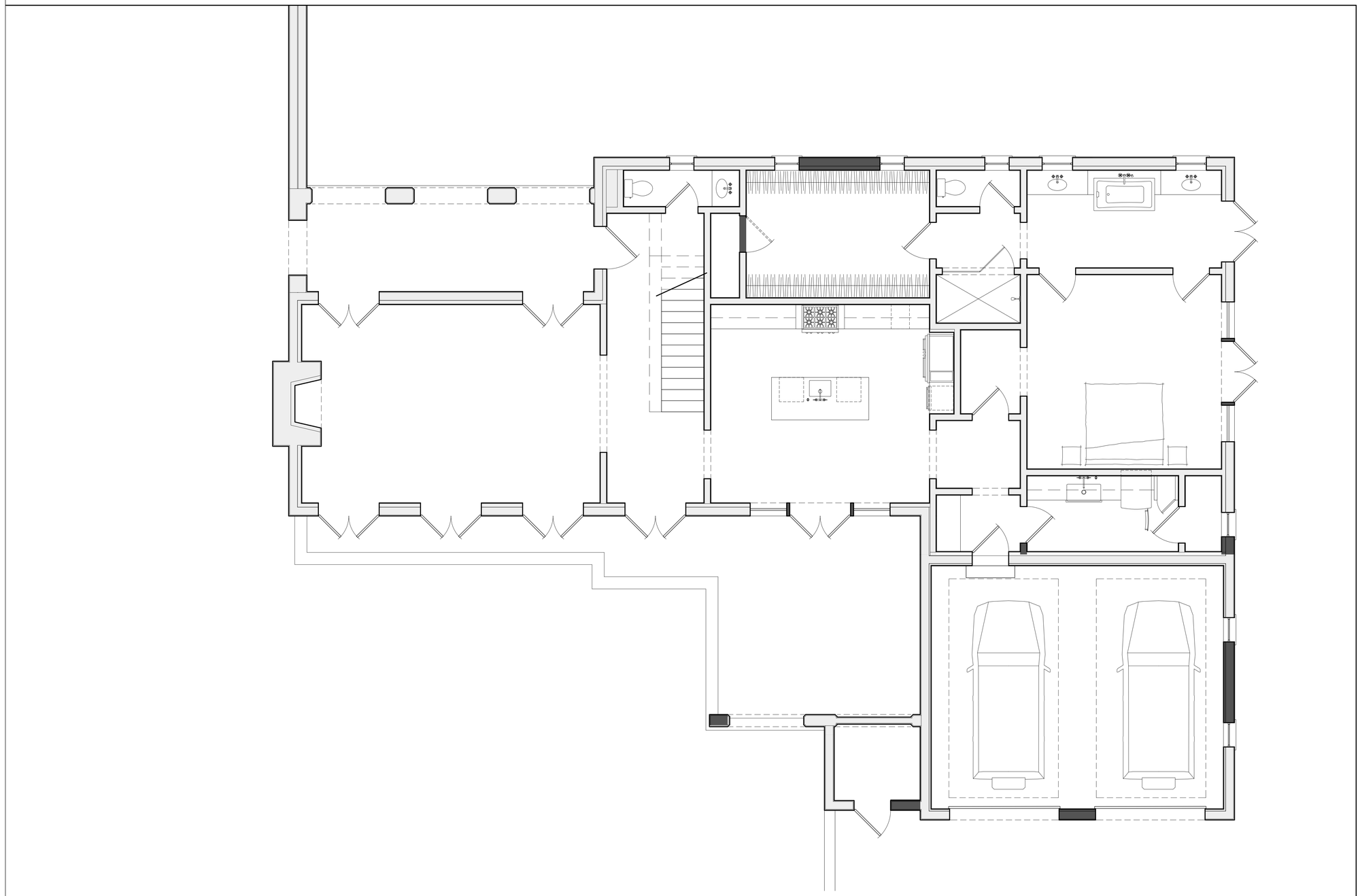
RELEASES	

PHOTO SHEET

A0-05

RELEASED FOR CONSTRUCTION

PREVIOUSLY APPROVED



A APPROVED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

THE
RYAN RESIDENCE

171 EL PUEBLO WAY
PALM BEACH, FL 33480
PALM BEACH COUNTY

D. STANLEY DIXON
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2300 PEACHTREE ROAD, SUITE C-101 ATLANTA, GA 30309
404-574-1430

STATE OF FLORIDA
DAVID STANLEY DIXON
AR 94825
REGISTERED ARCHITECT
9-16-24

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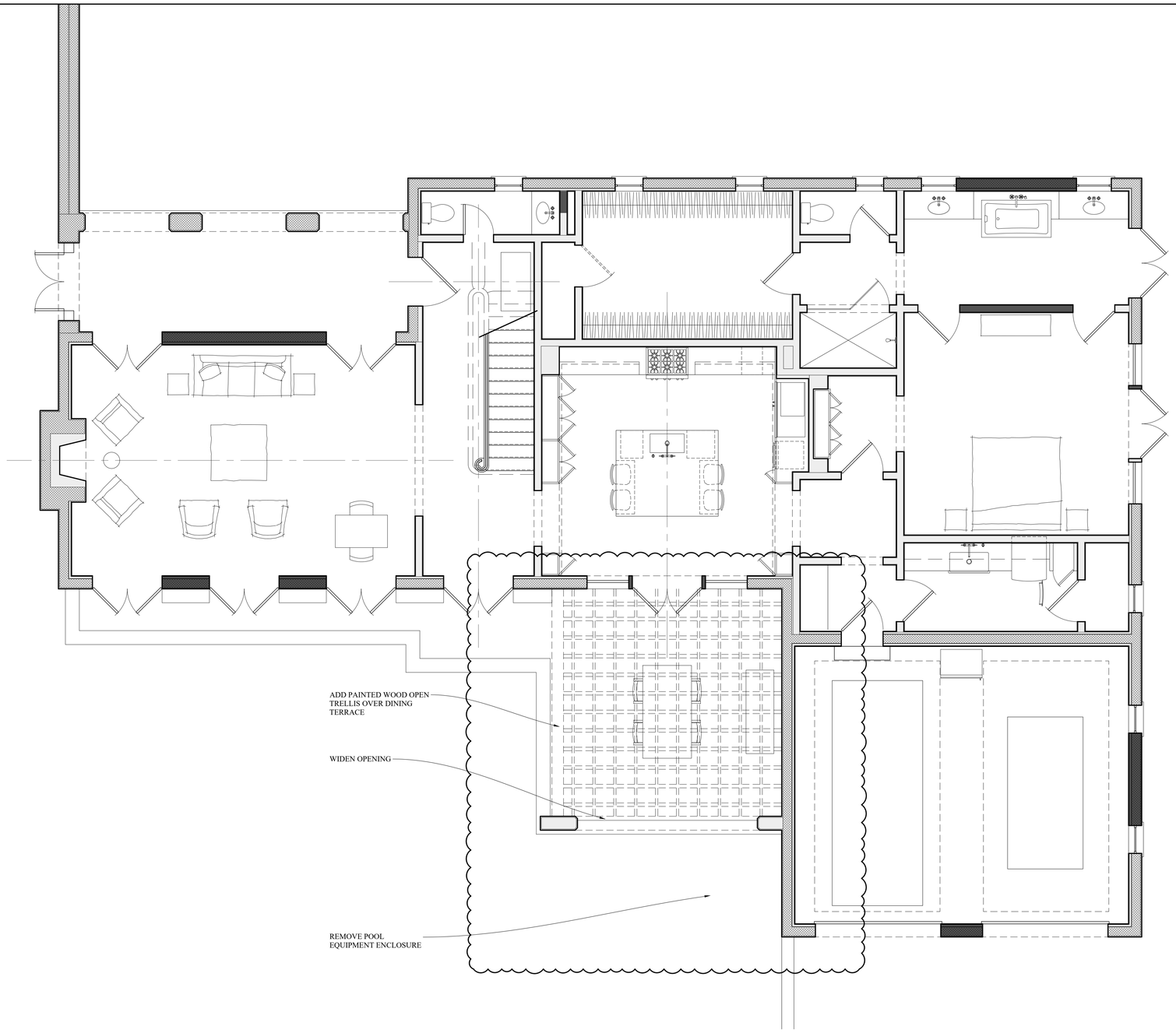
RELEASES	

APPROVED FIRST FLOOR PLAN
A1-01A

RELEASED FOR CONSTRUCTION

PROPOSED



A PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

THE
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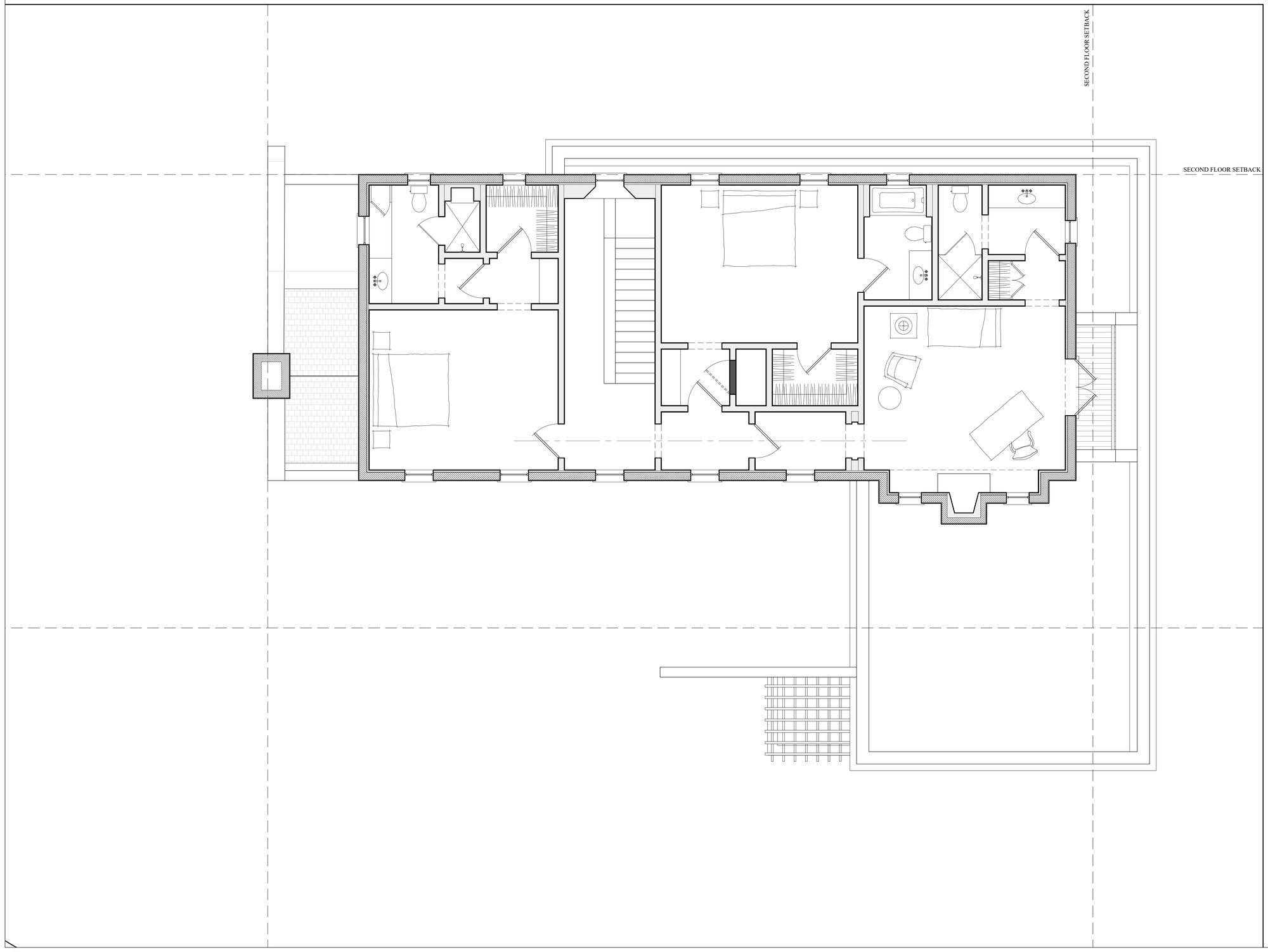
RELEASES	

PROPOSED FIRST FLOOR PLAN
A1-01B

RELEASED FOR CONSTRUCTION

PREVIOUSLY APPROVED



A APPROVED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

THE
RYAN RESIDENCE
171 EL PUEBLO WAY
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PALM BEACH COUNTY

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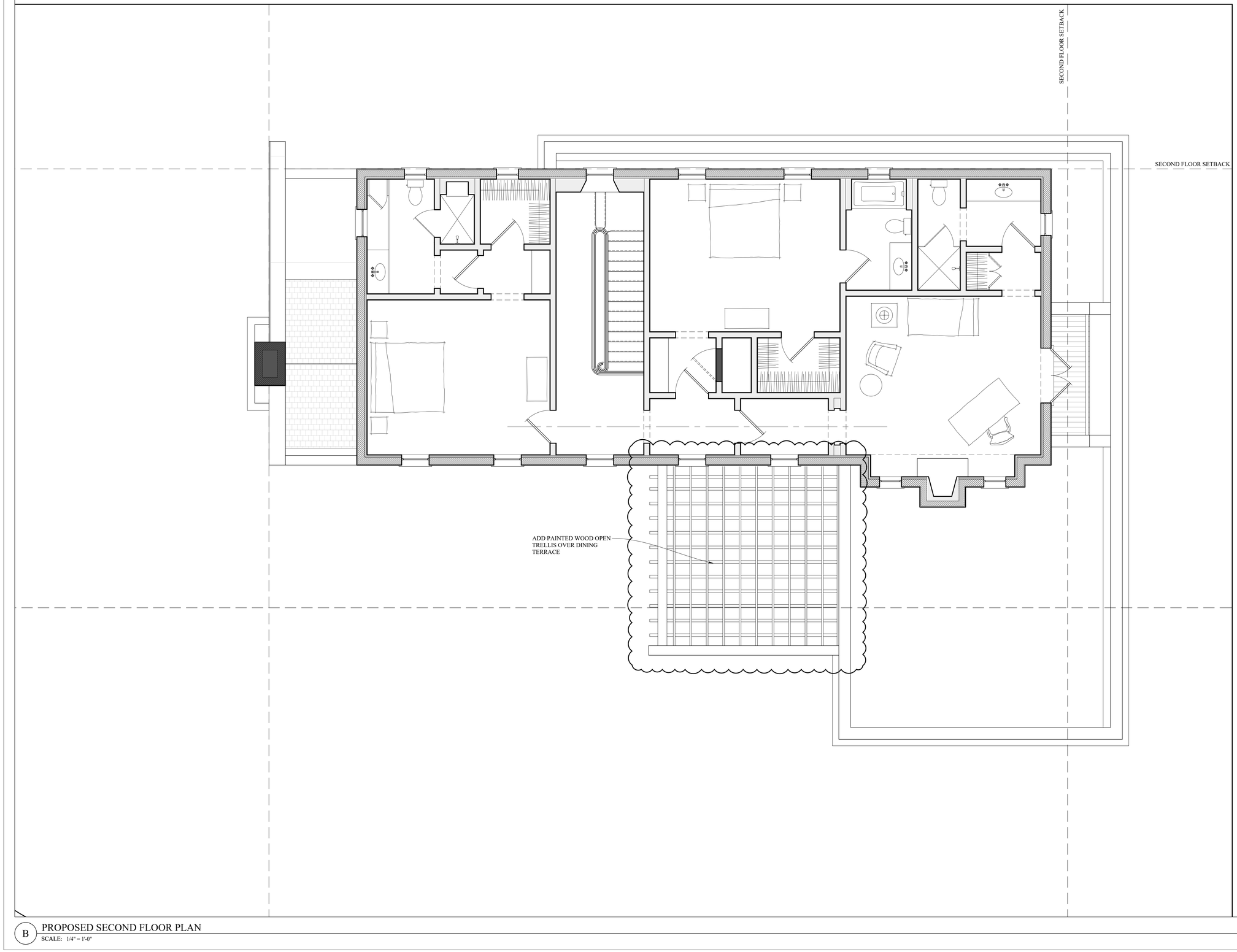
RELEASES	

APPROVED SECOND FLOOR PLAN
A1-02A

RELEASED FOR CONSTRUCTION

PROPOSED



B PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

THE
RYAN RESIDENCE
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PALM BEACH COUNTY

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STATE OF FLORIDA
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AR94825
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9-16-24

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FINAL SUBMITTAL 07/07/2025	
RELEASES	

PROPOSED SECOND FLOOR PLAN
A1-02B

RELEASED FOR CONSTRUCTION



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



---- 23-1105-EL01(2)
SCALE: 1/4" = 1'-0"

THE
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STATE OF FLORIDA
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LICENSE NO. AR 94825
REGISTERED ARCHITECT
9-16-24

PROJECT #: 23-1105	
DRAWN: JL	CHECKED: DSD
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RELEASES	

SOUTH ELEVATION

A2-01A

RELEASED FOR CONSTRUCTION



A PREVIOUSLY APPROVED EAST ELEVATION - NO CHANGE
SCALE: 1/4" = 1'-0"

THE
RYAN RESIDENCE

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FINAL SUBMITTAL 07/07/2025	
RELEASES	

EAST ELEVATION

A2-01B

RELEASED FOR CONSTRUCTION



A PREVIOUSLY APPROVED NORTH ELEVATION - NO CHANGE
SCALE: 1/4" = 1'-0"

THE
RYAN RESIDENCE
171 EL PUEBLO WAY
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PALM BEACH COUNTY

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AR94825
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DRAWN: JL	CHECKED: DSD
FINAL SUBMITTAL 07/07/2025	
RELEASES	

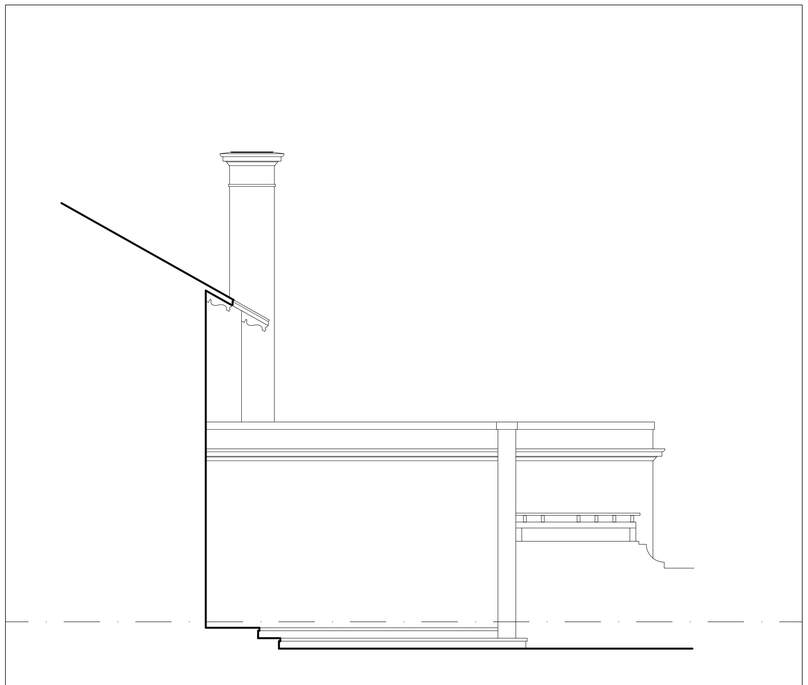
NORTH ELEVATION

A2-01C

RELEASED FOR CONSTRUCTION



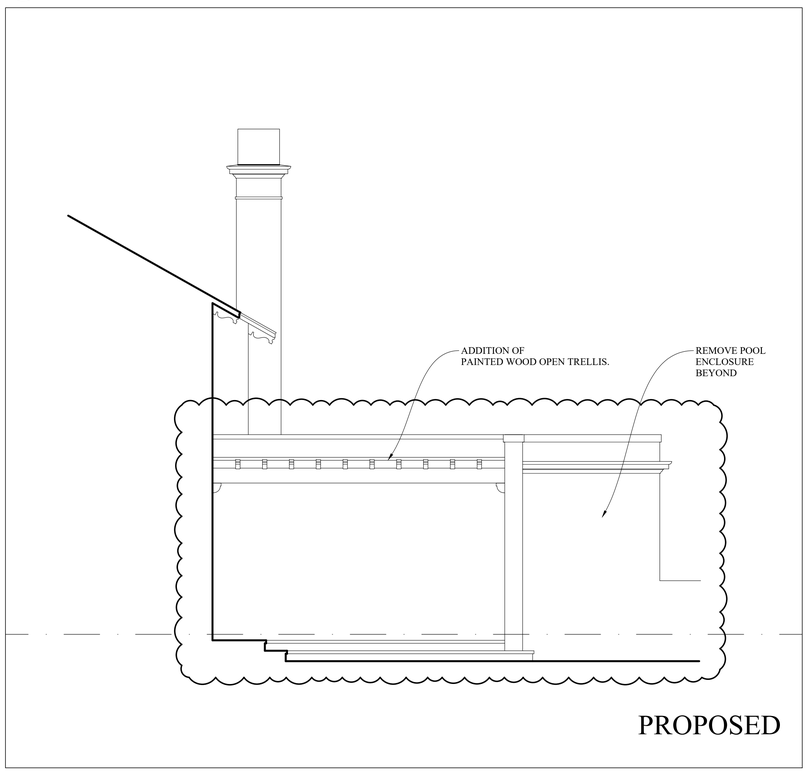
A APPROVED WEST ELEVATION
SCALE: 1/4" = 1'-0"



B APPROVED WEST ELEVATION (INNER COURT)
SCALE: 1/4" = 1'-0"



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



D PROPOSED WEST ELEVATION (INNER COURT)
SCALE: 1/4" = 1'-0"

THE
RYAN RESIDENCE

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PALM BEACH COUNTY

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STATE OF FLORIDA
D. STANLEY DIXON
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9-16-24

PROJECT #: 23-1105	
DRAWN: JL	CHECKED: DSD
FINAL SUBMITTAL 07/07/2025	
RELEASES	

WEST ELEVATION

A2-01D

RELEASED FOR CONSTRUCTION

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RELOCATE PREVIOUSLY APPROVED POOL EQUIPMENT

171 EL PUEBLO WAY PALM BEACH, FLORIDA

SHEET INDEX:

V1	Variance Diagram
L1a	Previously Approved Hardscape Plan
L1	Currently Proposed Hardscape Plan
L2a	Previously Approved Landscape Plan
L2	Currently Proposed Landscape Plan
L3a	Previously Approved Fences, Walls, & Gates
L3	Currently Proposed Fences, Walls, & Gates
L4a	Previously Approved West & East Elevations
L4	Currently Proposed West & East Elevations
L5a	Previously Approved South & North Elevations
L5	Currently Proposed South & North Elevations
L6a	Previously Approved Pool, Spa, & Equipment Section
L6	Currently Proposed Pool, Spa, & Equipment Section
M1a	Previously Approved Materials & Finishes
M1	Currently Proposed Materials & Finishes
DS	El Pueblo Way Driveway Study
NL1a	Previously Approved Native Landscape Plan & Calculations
NL1	Currently Proposed Native Landscape Plan & Calculations
LL1a	Previously Approved Landscape Lighting Plan
LL1	Currently Proposed Landscape Lighting Plan
LL2a	Previously Approved Landscape Lighting Specifications
LL2	Currently Proposed Landscape Lighting Specifications
Z1a	Previously Approved Zoning Diagrams
Z1	Currently Proposed Zoning Diagrams
C1a	Previously Approved Site Grading & Drainage Plan
C1	Currently Proposed Site Grading & Drainage Plan
C2a	Previously Approved Drainage Specifications & Details
C2	Currently Proposed Drainage Specifications & Details

ARCHITECT:

D. Stanley Dixon
2300 Peachtree Road, Suite C-101
Atlanta, Georgia
(404) 574-1430

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Craig Wallace
5553 Village Boulevard
West Palm Beach, FL 33407
(561) 640-4551

CIVIL ENGINEER:

BGS Landscape Architecture & Engineering, PLLC
Jason Brydges
1016 Clare Avenue, Suite 5
West Palm Beach, Florida 33401
(716) 830-8636

SCOPE OF WORK:

- Relocate Previously Approved Pool Equipment & Heater
- Add Site Wall to Screen Pool Equipment (as required)
- Variance request to locate pool equipment more than 20 feet from edge of pool
- Variance request to locate pool heater less than 10 feet from property line
- Minor changes to site wall and select landscape based on plan review comments & site conditions
- Increase width of south drive based on plan review comments

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

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(561) 602-6277
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LA6666674/PE36171

JOB #1022

171 El Pueblo Way
Palm Beach
Florida

FINAL SUBMITTAL

COVER SHEET

DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

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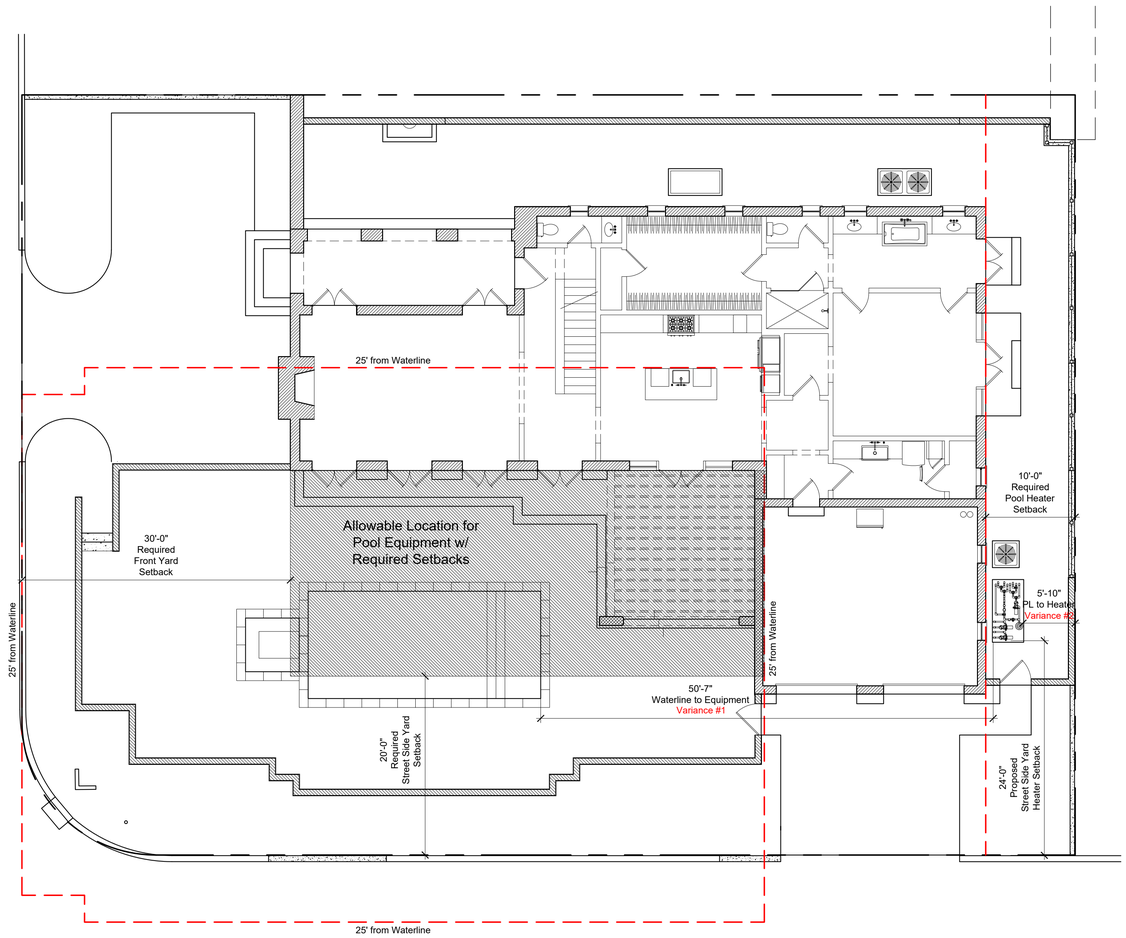

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Project Presentation/Approval History

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1/8" = 1'-0"

VARIANCE DIAGRAM

171 El Pueblo Way
Palm Beach
Florida

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JOB #1022

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July 7, 2025

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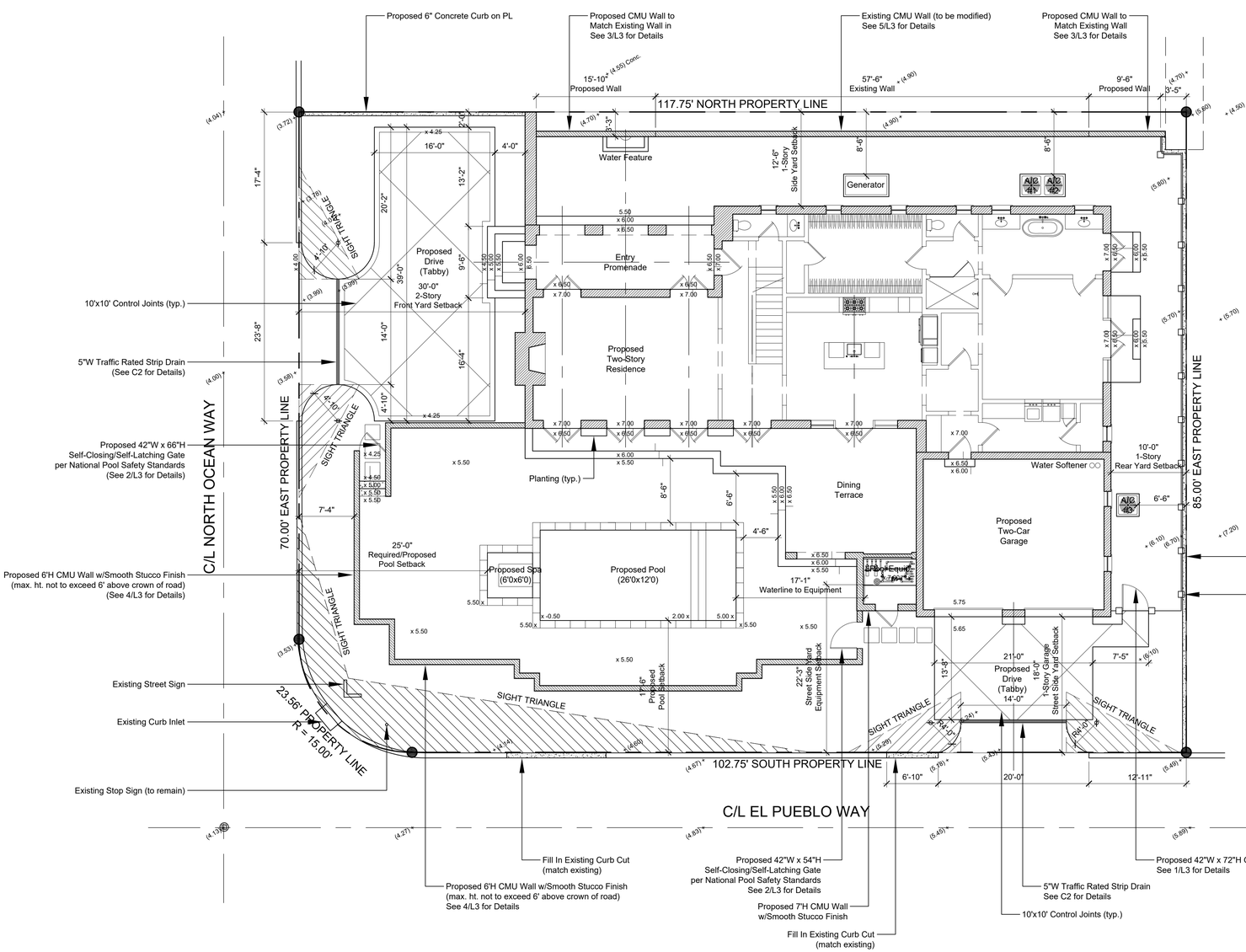

Zoning Legend

Property Address	171 EL PUEBLO WAY, PALM BEACH, FL 33480		
Zoning District	R-B LOW DENSITY RESIDENTIAL		
Lot Area (sq ft)	9,960.46 SF		
Lot Width (W) & Depth (D) (ft)	117.75' (D) & 85.00' (W)		
Structure Type (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation	AE (ELEV 6) & X		
Zero Datum for point of meas. (NAVD)	7.00'		
Crown of Road (COR) (NAVD)	4.00' (North Ocean Way)		
	REQ'D / PERMITTED	APPROVED (05/29/24)	PROPOSED (03/26/25)
Lot Coverage (sq ft and %)	2,988.14 (30.00%)	2,885.97 (28.97%)	2,885.97 (28.97%)
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Acessory Structures, etc.)	N/A	4,416.72	4,416.72
* Front Yard Setback (ft.)	25.00' (1st) 30.00' (2nd)	30.00' 38.00'	30.00' 38.00'
* Side Yard Setback (1st Story) (ft.)	12.50'	12.50' N	12.50' N
* Side Yard Setback (2nd Story) (ft.)	15.00'	15.00' N	15.00' N
* Street Side Yard Setback (1st Story) (ft.)	25.00' (18.00' Garage)	18.00' S (Garage)	18.00' S (Garage)
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* Rear Yard Setback (ft.)	10.00' (1st) 15.00' (2nd)	10.00' E 16.50' E	10.00' E 16.50' E
Angle of Vision (Deg.)	100°	32°	32°
Building Height (ft.)	14.00' (one-story) 22.00' (two-story)	7.68' (Garage) 18.50'	7.68' (Garage) 18.50'
Overall Building Height (ft.)	30.00'	26.50'	26.50'
Cubic Content Ratio (CCR) (R-B ONLY)	4.00	3.99	3.99
** Max. Fill Added to Site (ft.)	N/A	1.50'	1.50'
Finished Floor Elev. (FFE)(NAVD)	7.00' min.	7.00'	7.00'
Base Flood Elevation (BFE)(NAVD)	6.00'	6.00'	6.00'
Landscape Open Space (LOS) (sq ft and %)	4,482.21 (45.00%)	4,591.48 (46.10%)	4,484.42 (45.02%)
Perimeter LOS (sq ft and %)	2,241.10 (50.00%)	2,827.38 (63.08%)	2,825.05 (63.03%)
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*** Native Plant Species %	*Please refer to TOPB Landscape Legend*		

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*** Provide Native plant species info per category as required by Ord. 005-2022 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

NOTE:
All Setbacks and Angel of Vision are Assumed with Ocean Way Address Change Approval

NOTE:
Pool construction shall take place outside of season.

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

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

JOB #1022

PROPOSED HARDSCAPE PLAN

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

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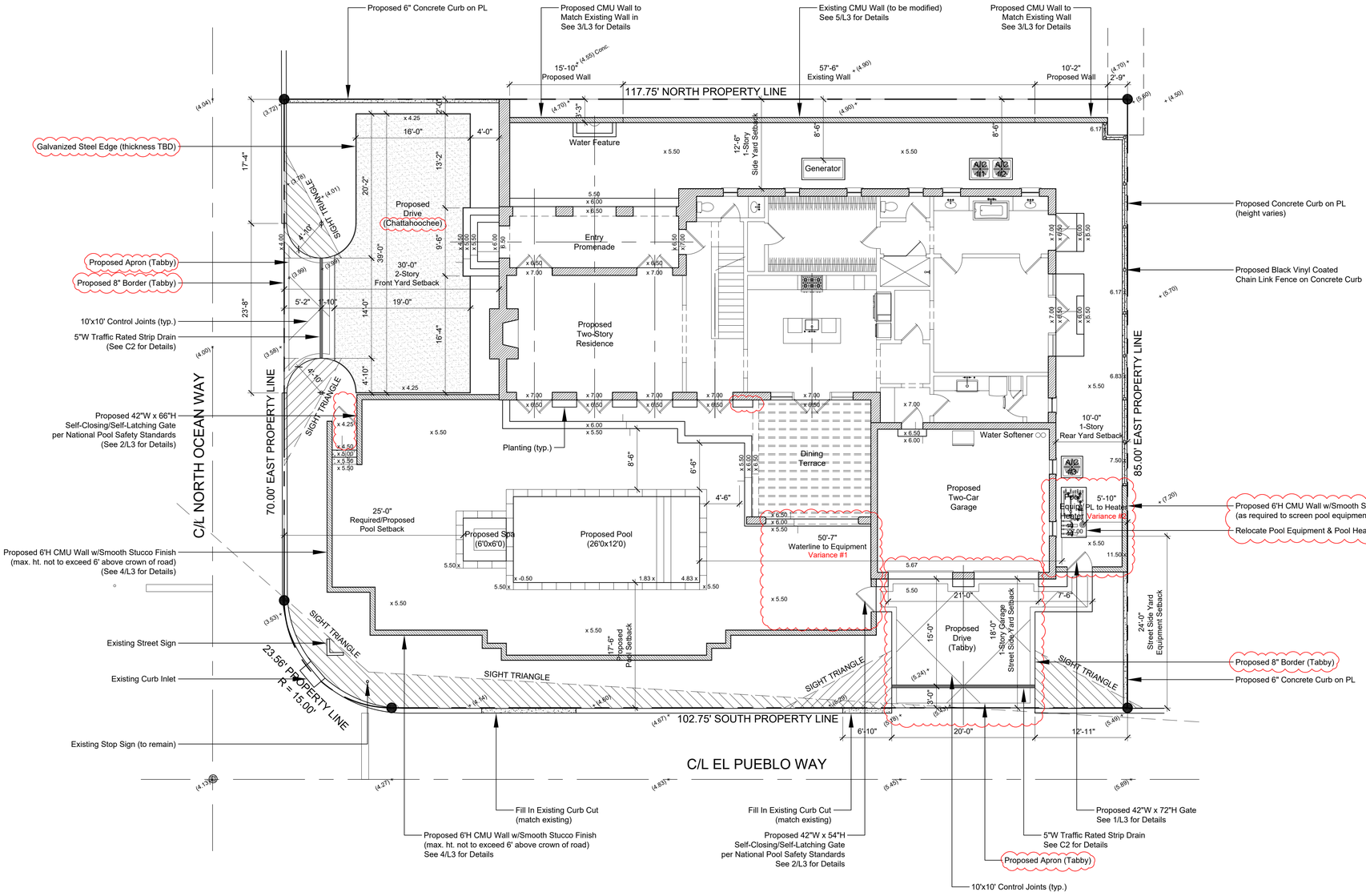

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Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

CURRENTLY PROPOSED

1 2 5 10 20

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
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1/8" = 1'-0"

PROPOSED HARDSCAPE PLAN

171 El Pueblo Way
Palm Beach
Florida

FINAL SUBMITTAL

JOB #1022

DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

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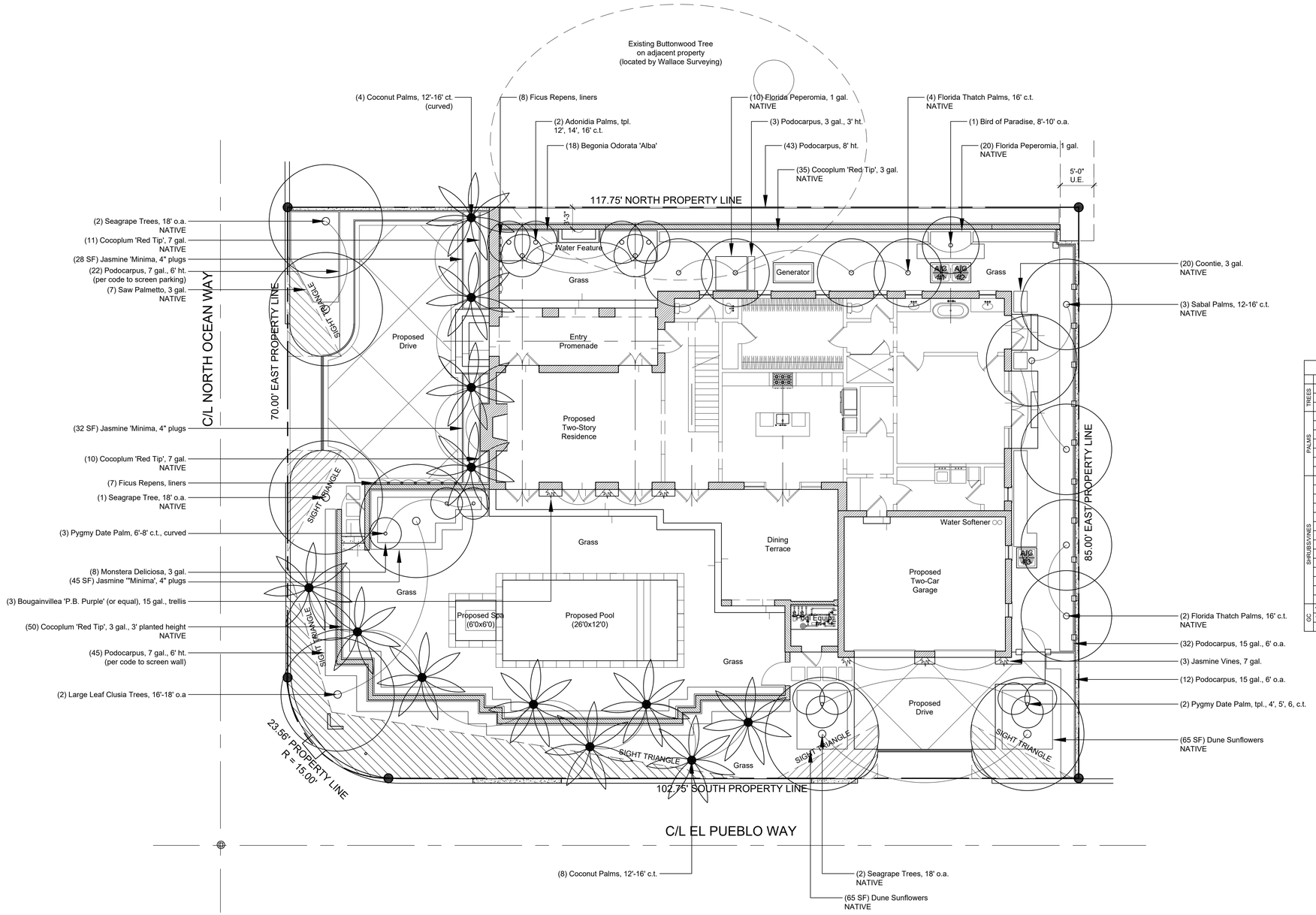

NOTE:
No Obstructions Taller than
30" Allowed in Safe Sight Triangles

Zoning Legend

Property Address	171 EL PUEBLO WAY, PALM BEACH, FL 33480		
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*** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

Proposed Plant List

	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
TREES	1	Bird of Paradise	Strelitzia Nicolai	8'-10' o.a.		
	2	**Large Leaf Clusia**	**Clusia Rosea**	**16'-18' o.a.**		**X**
	5	**Seagrape**	**Coccoloba Uvifera**	**18' o.a.**		**X**
PALMS	2	Adonidia Palm	Adonidia Merrillii	12', 14', 16' c.t.	triple	
	8	Coconut Palm	Cocos Nucifera	12'-16' c.t.		
	4	Coconut Palm	Cocos Nucifera	12'-16' c.t.	curved	
	6	**Florida Thatch Palm**	**Thrinax Radiata**	**16' c.t.**		**X**
	3	Pygmy Date Palm	Phoenix Robelenii	6'-8' c.t.	curved	
	2	Pygmy Date Palm	Phoenix Robelenii	4', 5', 6' c.t.	triple	
	3	**Sabal Palm**	**Sabal Palmetto**	**12'-16' c.t.**		**X**
SHRUBS/VINES	18	Begonia Odorata 'Alba'	Begonia Odorata 'Alba'	X gal.		
	3	Bougainvillea	Bougainvillea	15 gal., trellis	P.B. Purple	
	85	**Cocoplum 'Red Tip'**	**Chrysobalanua Icaco**	**3 gal., 3' planted height**	**full to base, form hedge**	**X**
	21	**Cocoplum 'Red Tip'**	**Chrysobalanua Icaco**	**7 gal.**	**full to base, form hedge**	**X**
	20	**Coontie**	**Zamia Pumila**	**3 gal.**		**X**
	15	Ficus Repens	Sabal Pumila	liners		
	30	**Florida Peperomia**	**Peperomia Obtusifolia**	**1 gal.**		**X**
	3	Jasmine	Jasminum	7 gal., trellis		
	8	Monstera Deliciosa	Monstera Deliciosa	3 gal.		
	3	Podocarpus	Podocarpus	3 gal., 3' o.a.	full to base, form hedge	
	43	Podocarpus	Podocarpus	8' o.a.	full to base, form hedge	
	44	Podocarpus	Podocarpus	15 gal., 6' o.a.	full to base, form hedge	
	67	Podocarpus	Podocarpus	7 gal., 6' o.a. (per code)	full to base, form hedge	
	7	**Saw Palmetto**	**Serenoa repens**			**X**
GC	**130 SF**	**Dune Sunflowers**	**Helianthus Debilis**			**X**
	105 SF	Jasmine 'Minima'	Trachelospermum Asiaticum	4" plugs		

Native Landscape Legend

Property Address	171 EL PUEBLO WAY, PALM BEACH, FL 33480
Lot Area (sq ft)	9,960.46 SF

	REQUIRED	PROPOSED (03/26/25)
Landscape Open Space (LOS) (Sq Ft and %)	4,482.21 (45.00%)	4,484.82 (45.02%)
LOS to be altered (Sq Ft and %)	N/A	3,993.23 (40.09%)
Perimeter LOS (Sq Ft and %)	2,241.10 (50.00%)	2,825.05 (63.03%)
Front Yard LOS (Sq Ft and %)	830.75 (40.00%)	1,527.83 (61.07%)
Native Trees %	30% of 8 (2.40)	7 (87.50%)
Native Shrubs & Vines %	30% of 364 (109.50)	163 (44.78%)
Native Groundcover %	30% of 235 SF (70.50)	130 SF (55.32%)

* To determine qualifying native vegetation, use either:

the **Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List**
OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modification of >50% of existing landscape/greenspace are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend..

See Ord. 003-2023 *REV BF 20230727*

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PREVIOUSLY APPROVED

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APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
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APPROVED 03/26/25

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

PROPOSED LANDSCAPE PLAN

JOB #1022

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

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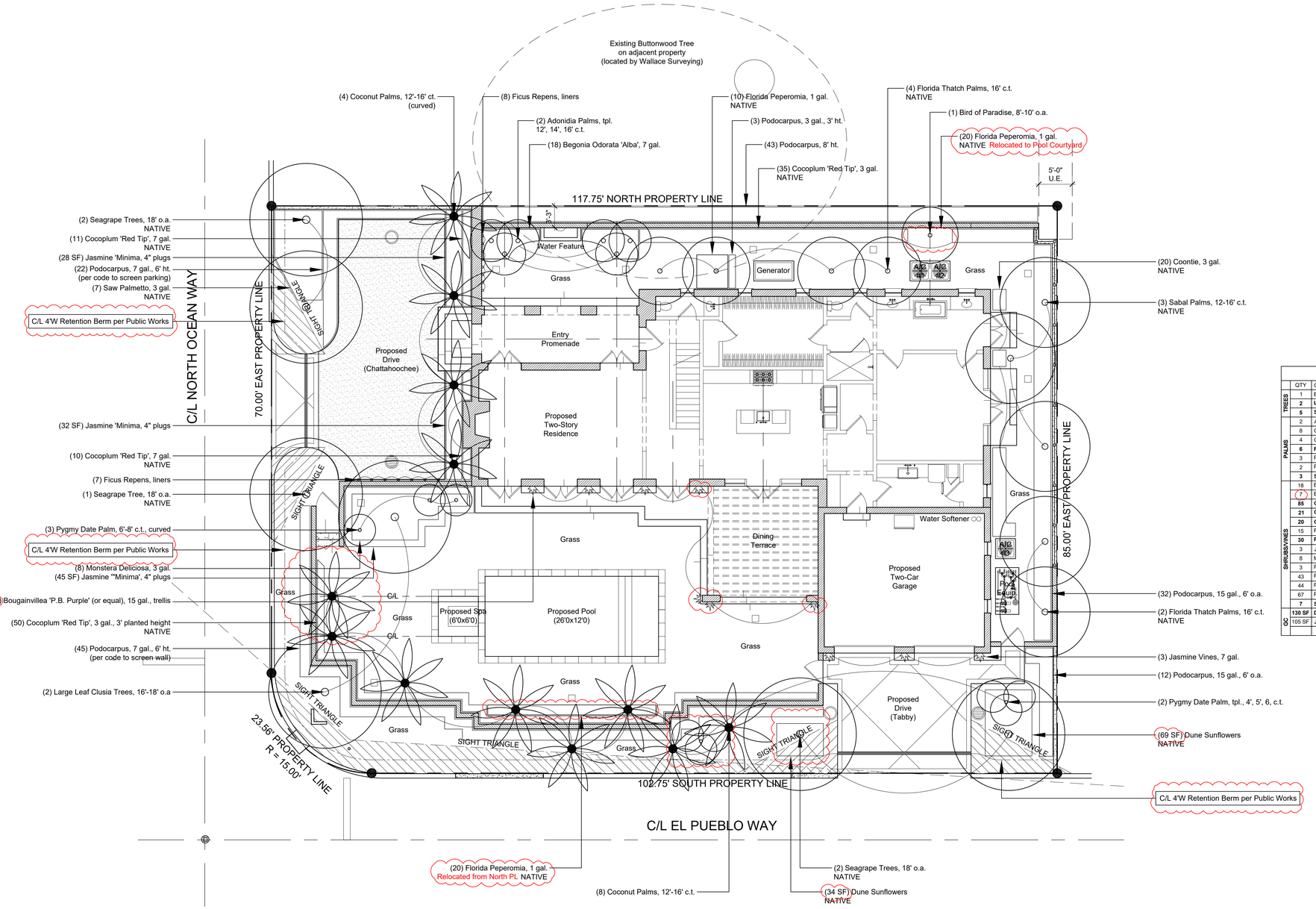

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Landscape Open Space (LOS) (sq ft and %)	4,482.21 (45.00%)	4,484.42 (45.02%)	4,515.63 (45.34%)
Perimeter LOS (sq ft and %)	2,241.10 (50.00%)	2,825.05 (63.03%)	2,765.00 (61.89%)
Front Yard LOS (sq ft and %)	1,000.68 (40.00%)	1,527.83 (61.07%)	1,537.05 (61.44%)
*** Native Plant Species %	*Please refer to TOPB Landscape Legend*		

* *Indicate each side yard with cardinal direction (N,S,E,W)*

** *Difference of Fin. Floor Elev. (FFE) and highest Crown of Road (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

*** *Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

Proposed Plant List

	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
TREES	1	Bird of Paradise	Strelitzia Nicolai	8'-10' o.a.		
	2	**Large Leaf Clusia**	**Clusia Rosea**	**16'-18' o.a.**		**X**
	5	**Seagrape**	**Coccoloba Uvifera**	**18' o.a.**		**X**
PALMS	2	Adonidia Palm	Adonidia Merrillii	12', 14', 16' c.t.	triple	
	8	Coconut Palm	Cocos Nucifera	12'-16' c.t.		
	4	Coconut Palm	Cocos Nucifera	12'-16' c.t.	curved	
	6	**Florida Thatch Palm**	**Thrinax Radiata**	**16' c.t.**		**X**
	3	Pygmy Date Palm	Phoenix Robelenii	6'-8' c.t.	curved	
	2	Pygmy Date Palm	Phoenix Robelenii	4', 5', 6' c.t.	triple	
	3	**Sabal Palm**	**Sabal Palmetto**	**12'-16' c.t.**		**X**
SHRUBS/VINES	18	Begonia Odorata 'Alba'	Begonia Odorata 'Alba'	7 gal.		
	(7)	Bougainvillea	Bougainvillea	15 gal., trellis	P.B. Purple	
	85	**Cocoplum 'Red Tip'**	**Chrysobalanus Icaco**	**3 gal., 3' planted height**	**full to base, form hedge**	**X**
	21	**Cocoplum 'Red Tip'**	**Chrysobalanus Icaco**	**7 gal.**	**full to base, form hedge**	**X**
	20	**Coontie**	**Zamia Pumila**	**3 gal.**		**X**
	15	Ficus Repens	Sabal Pumila	liners		
	30	**Florida Peperomia**	**Peperomia Obtusifolia**	**1 gal.**		**X**
	3	Jasmine	Jasminum	7 gal., trellis		
	8	Monstera Deliciosa	Monstera Deliciosa	3 gal.		
	3	Podocarpus	Podocarpus	3 gal., 3' o.a.	full to base, form hedge	
	43	Podocarpus	Podocarpus	8' o.a.	full to base, form hedge	
	44	Podocarpus	Podocarpus	15 gal., 6' o.a.	full to base, form hedge	
	67	Podocarpus	Podocarpus	7 gal., 6' o.a. (per code)	full to base, form hedge	
	7	**Saw Palmetto**	**Serenoa repens**			**X**
GC	**130 SF**	**Dune Sunflowers**	**Helianthus Debilis**			**X**
	105 SF	Jasmine 'Minima'	Trachelospermum Asiaticum	4" plugs		

Native Landscape Legend

Property Address	171 EL PUEBLO WAY, PALM BEACH, FL 33480		
Lot Area (sq ft)	9,960.46 SF		
	REQUIRED	APPROVED (03/26/25)	PROPOSED (07/23/25)
Landscape Open Space (LOS) (Sq Ft and %)	4,482.21 (45.00%)	4,484.82 (45.02%)	4,515.63 (45.34%)
LOS to be altered (Sq Ft and %)	N/A	3,993.23 (40.09%)	3,993.23 (40.09%)
Perimeter LOS (Sq Ft and %)	2,241.10 (50.00%)	2,825.05 (63.03%)	2,765.00 (61.89%)
Front Yard LOS (Sq Ft and %)	830.75 (40.00%)	1,527.83 (61.07%)	1,537.05 (61.44%)
Native Trees %	30% of 8 (2.40)	7 (87.50%)	7 (87.50%)
Native Shrubs & Vines %	30% of 364 (109.50)	163 (44.78%)	163 (44.78%)
Native Groundcover %	30% of 208 SF (62.40)	130 SF (55.32%)	103 SF (49.52%)

* To determine qualifying native vegetation, use either:

the **Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List**

OR

the Florida Native Plant Society Native Plants for Your Area List

Note: Modification of >50% of existing landscape/greenspace are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 REV BF 20230727

1 2 5 10 20

CURRENTLY PROPOSED

NOTE:
No Obstructions Taller than
30" Allowed in Safe Sight Triangles

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
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1/8" = 1'-0"

PROPOSED LANDSCAPE PLAN

JOB #1022

171 El Pueblo Way
Palm Beach
Florida

FINAL SUBMITTAL

DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

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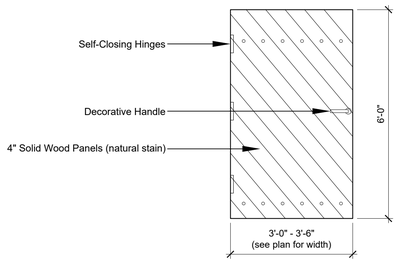
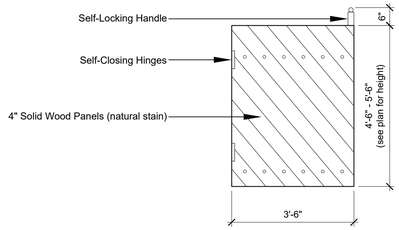
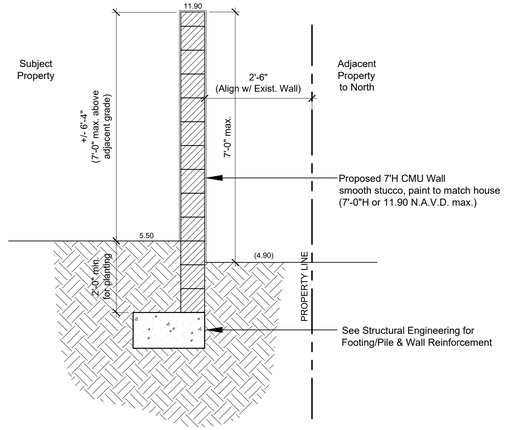


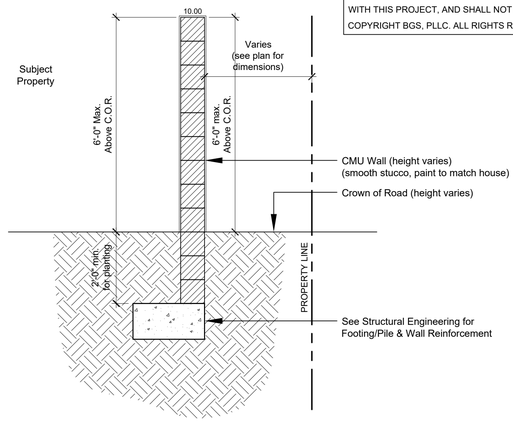
1 L3 Pedestrian Gate Detail
1/2" = 1'-0"



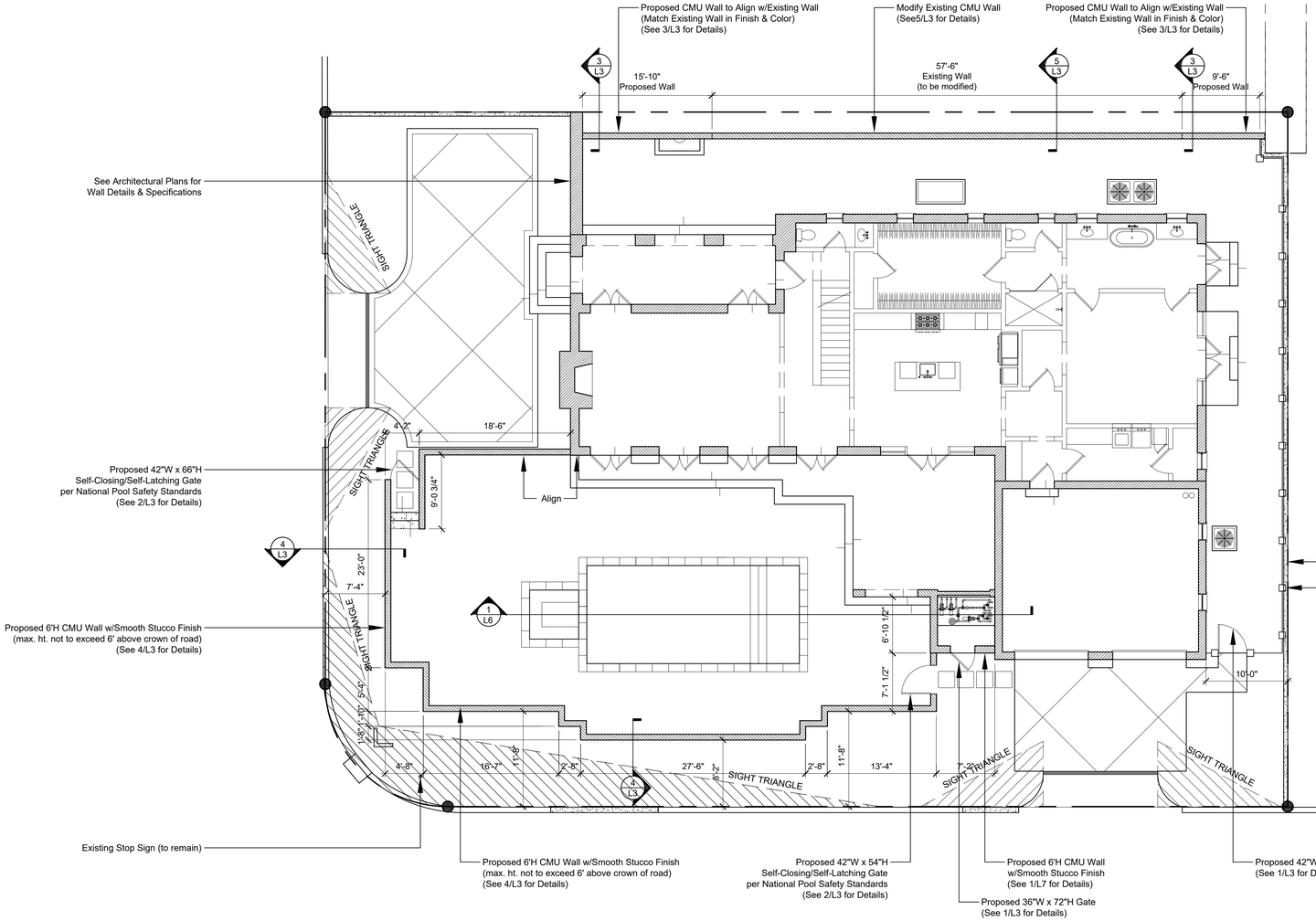
2 L3 Pool Gate Detail
1/2" = 1'-0"



3 L3 Typical Site Wall Section
Adjacent to Neighboring Property
1/2" = 1'-0"



4 L3 Typical Site Wall Section
Adjacent to Street
1/2" = 1'-0"



5 L3 North Site Wall Section
Wall to be Modified
1/2" = 1'-0"

1 2 5 10 20

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

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JOB #1022

PROPOSED FENCES, WALLS, & GATES

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

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L3a

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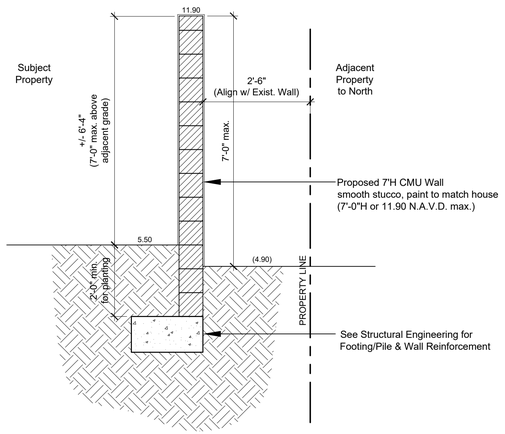
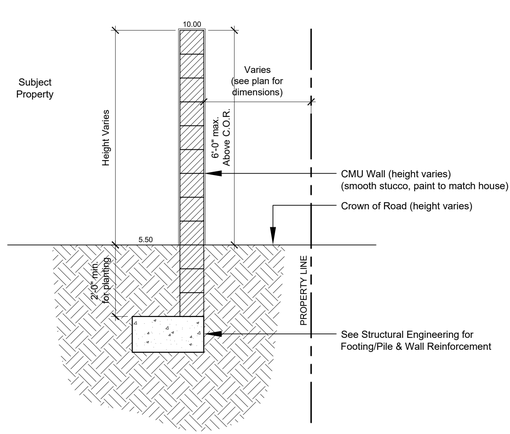
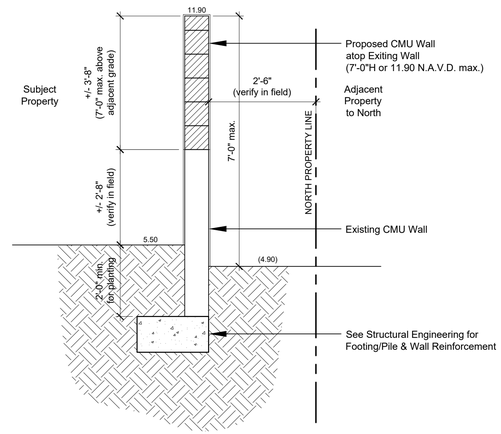


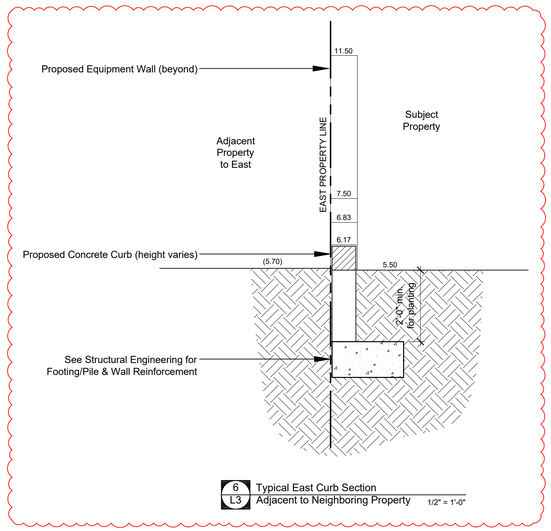
3 L3 Typical North Site Wall Section
Adjacent to Neighboring Property 1/2" = 1'-0"



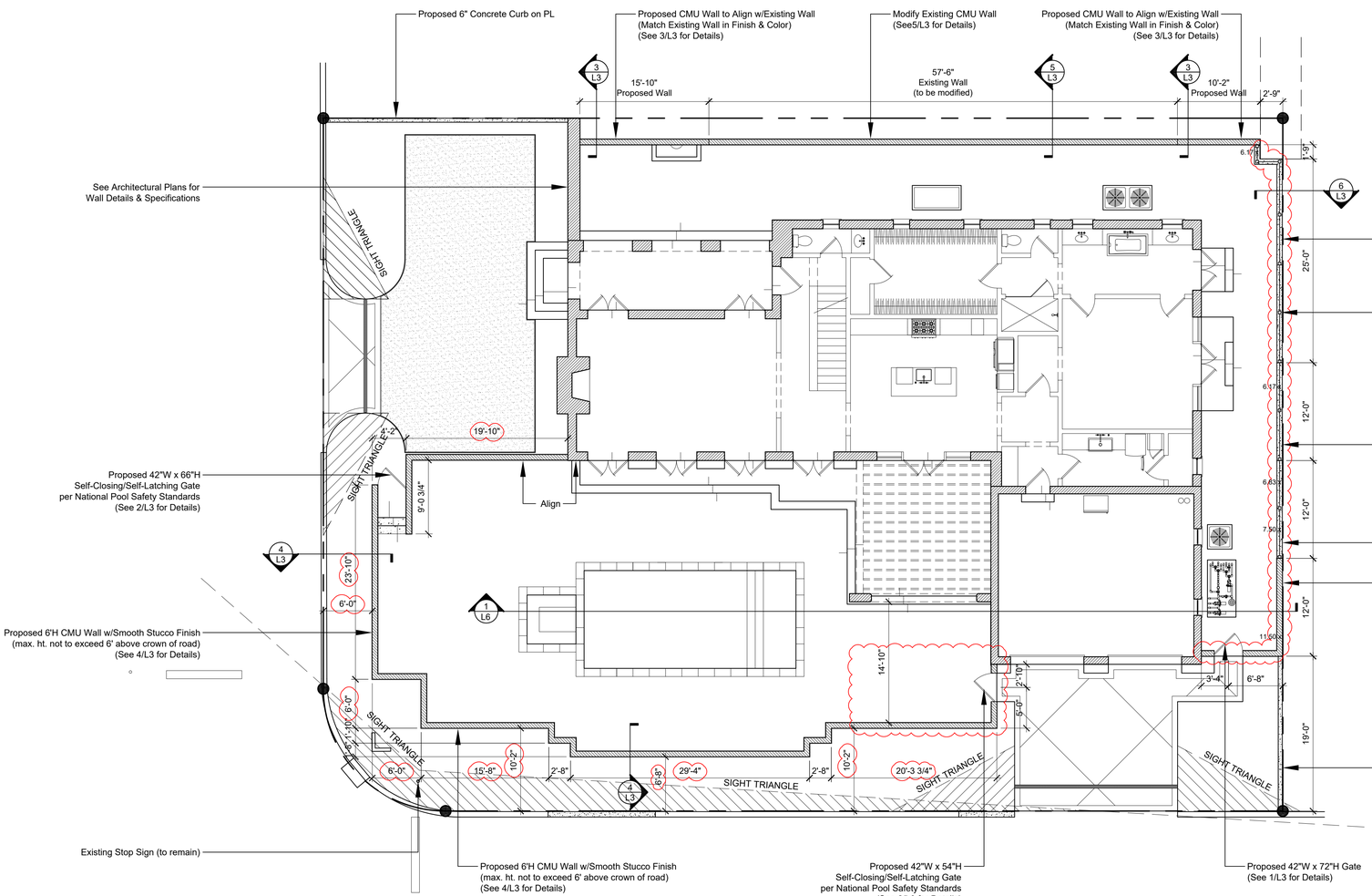
4 L3 Typical Site Wall Section
Adjacent to Street 1/2" = 1'-0"



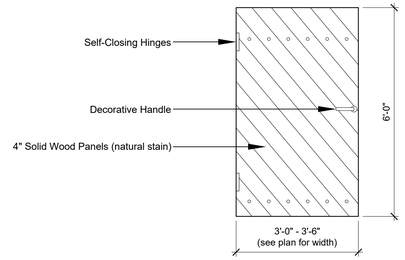
5 L3 North Site Wall Section
Wall to be Modified 1/2" = 1'-0"



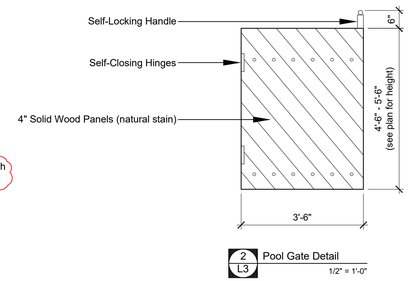
6 L3 Typical East Curb Section
Adjacent to Neighboring Property 1/2" = 1'-0"



CURRENTLY PROPOSED



1 L3 Pedestrian Gate Detail
1/2" = 1'-0"



2 L3 Pool Gate Detail
1/2" = 1'-0"

1 2 5 10 20

Project Presentation/Approval History

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PROPOSED FENCES, WALLS, & GATES 1/8" = 1'-0"

171 El Pueblo Way
Palm Beach
Florida

FINAL SUBMITTAL

JOB #1022

DATE ISSUED:
July 7, 2025

DATE PLOTTED:
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Drawn By:	Date:
S.B.	07/07/2025

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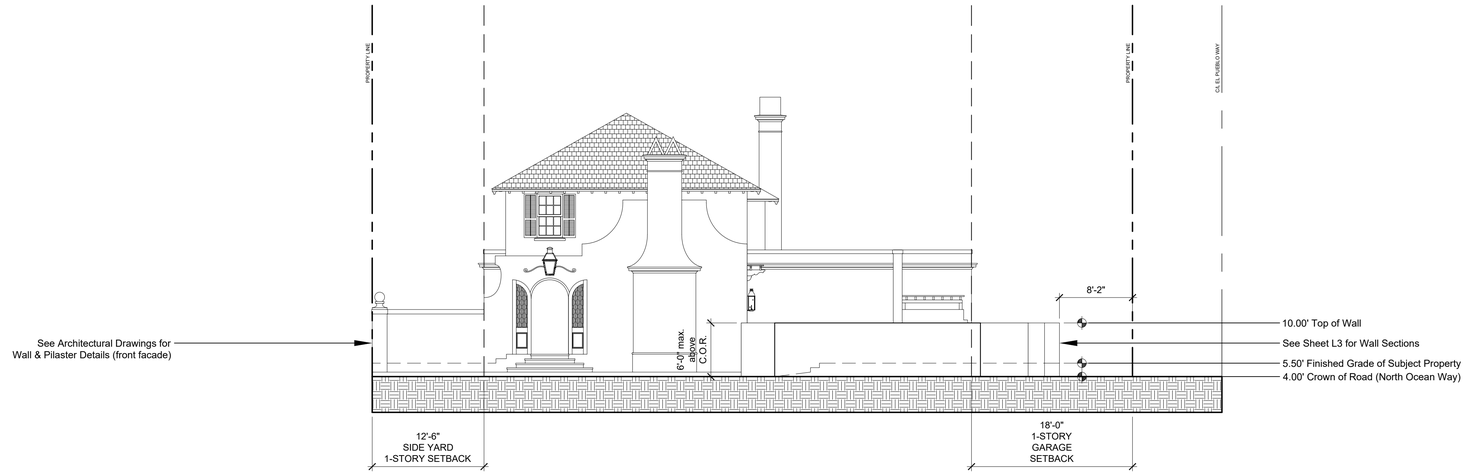
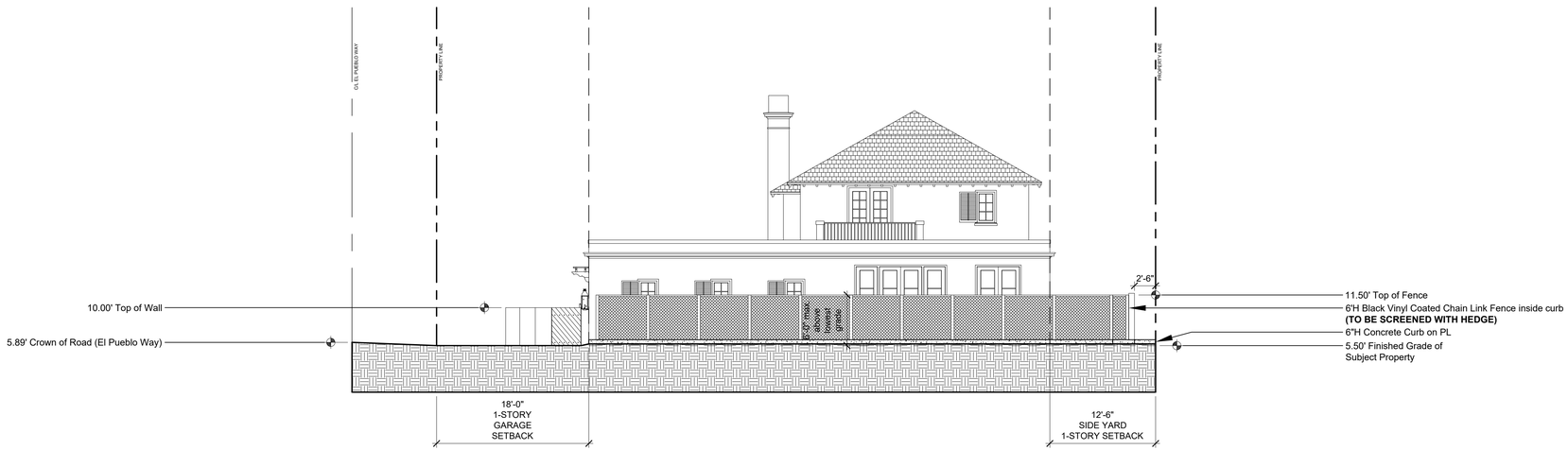


PROPOSED WEST ELEVATION w/SITE WALLS



PROPOSED EAST ELEVATION w/SITE WALLS

1 2 5 10 20

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
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SCALE: 1/8" = 1'-0"

PROPOSED WEST & EAST ELEVATIONS

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PRESENTATION

JOB #1022

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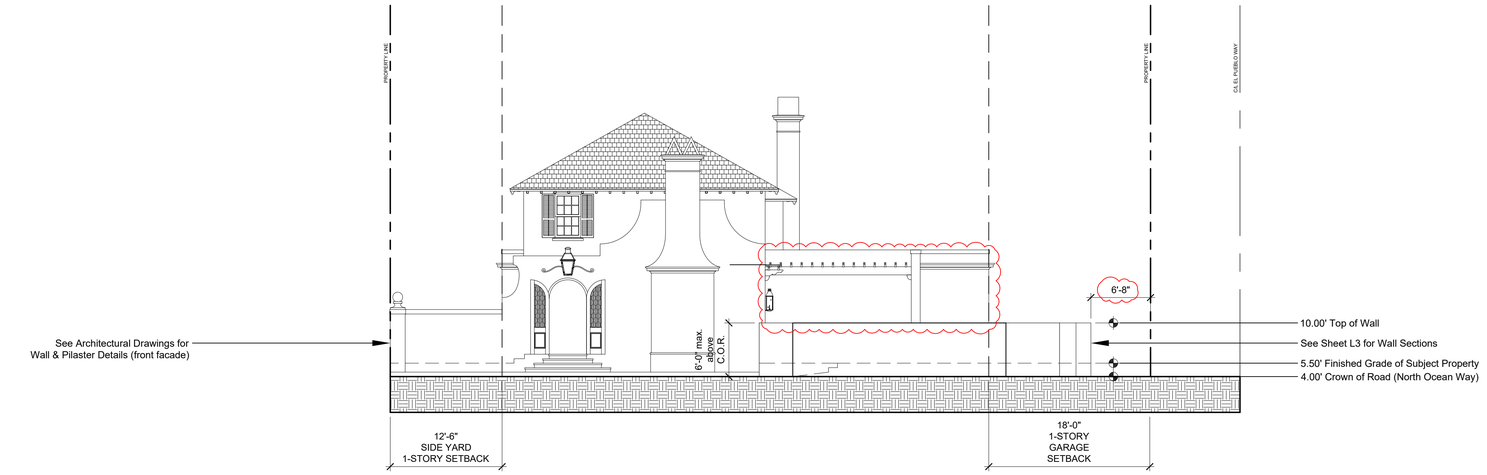
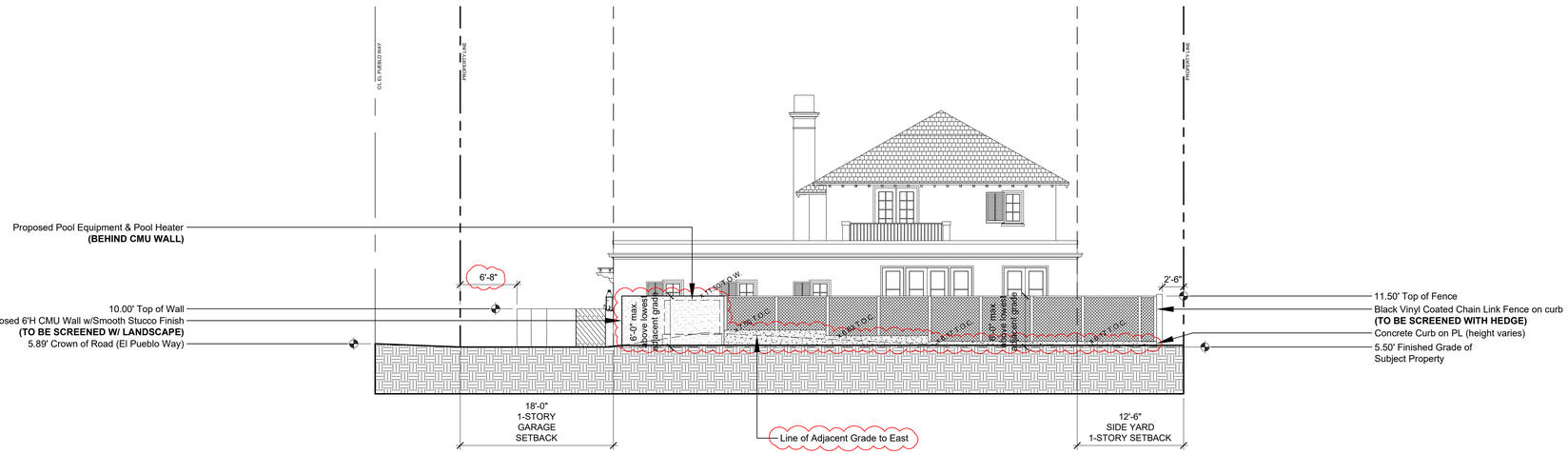


PROPOSED WEST ELEVATION w/SITE WALLS



PROPOSED EAST ELEVATION w/SITE WALLS

1 2 5 10 20

CURRENTLY PROPOSED

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PROPOSED WEST & EAST ELEVATIONS 1/8" = 1'-0"

171 El Pueblo Way
Palm Beach
Florida
FINAL SUBMITTAL

JOB #1022

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July 7, 2025

Drawn By:	Date:
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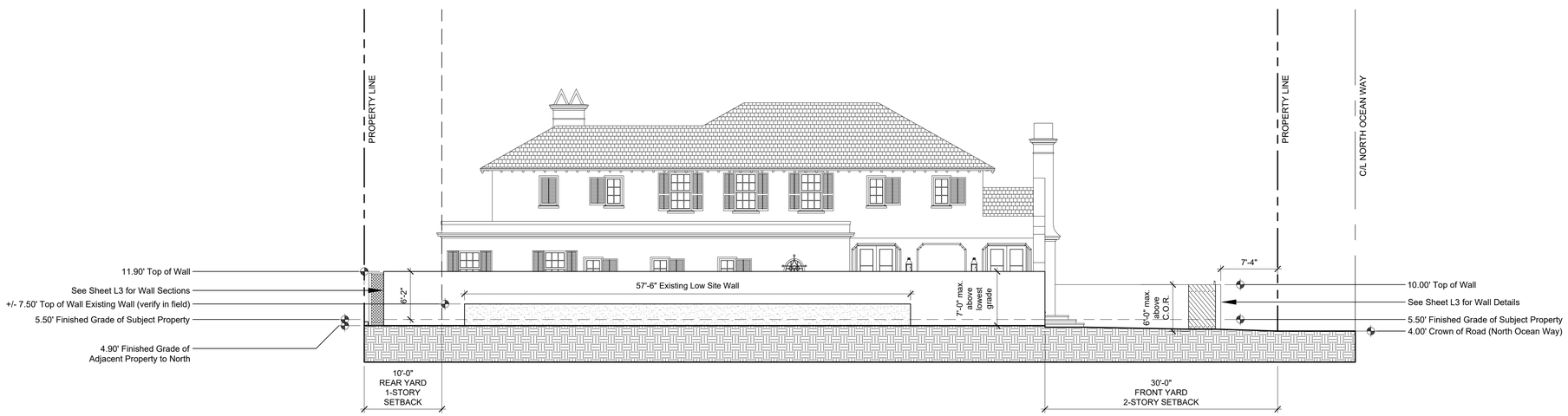
PROPOSED SOUTH ELEVATION w/SITE WALLS



PROPOSED NORTH ELEVATION w/SITE WALLS

1 2 5 10 20

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

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PROPOSED SOUTH & NORTH ELEVATIONS

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

171 El Pueblo Way
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PRESENTATION

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DATE ISSUED:
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March 26, 2025

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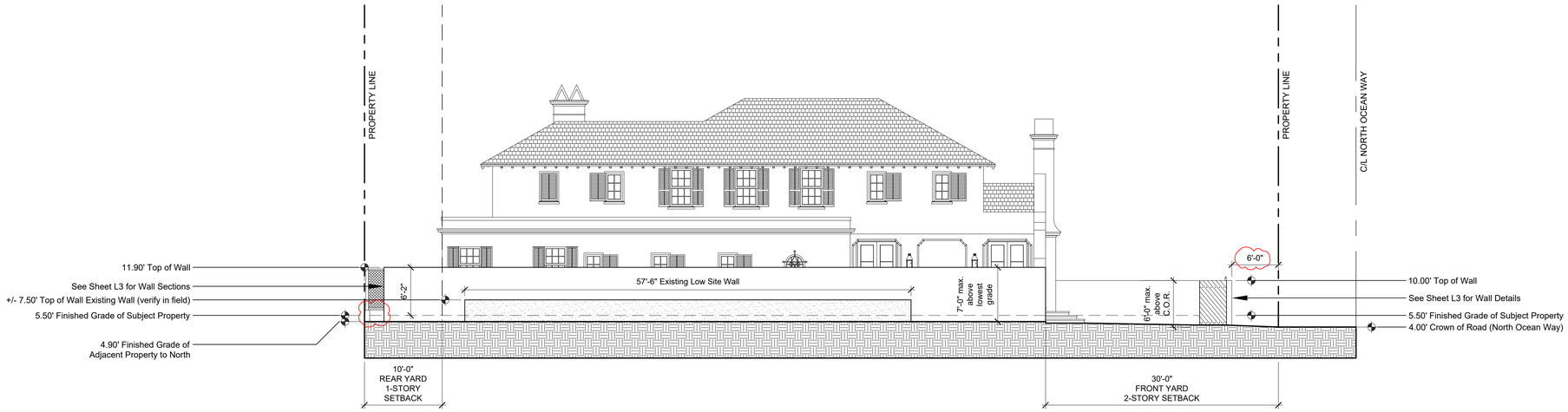
PROPOSED SOUTH ELEVATION w/SITE WALLS



PROPOSED NORTH ELEVATION w/SITE WALLS

1 2 5 10 20

CURRENTLY PROPOSED

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PROPOSED SOUTH & NORTH ELEVATIONS 1/8" = 1'-0"

171 El Pueblo Way
Palm Beach
Florida

FINAL SUBMITTAL

JOB #1022

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July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

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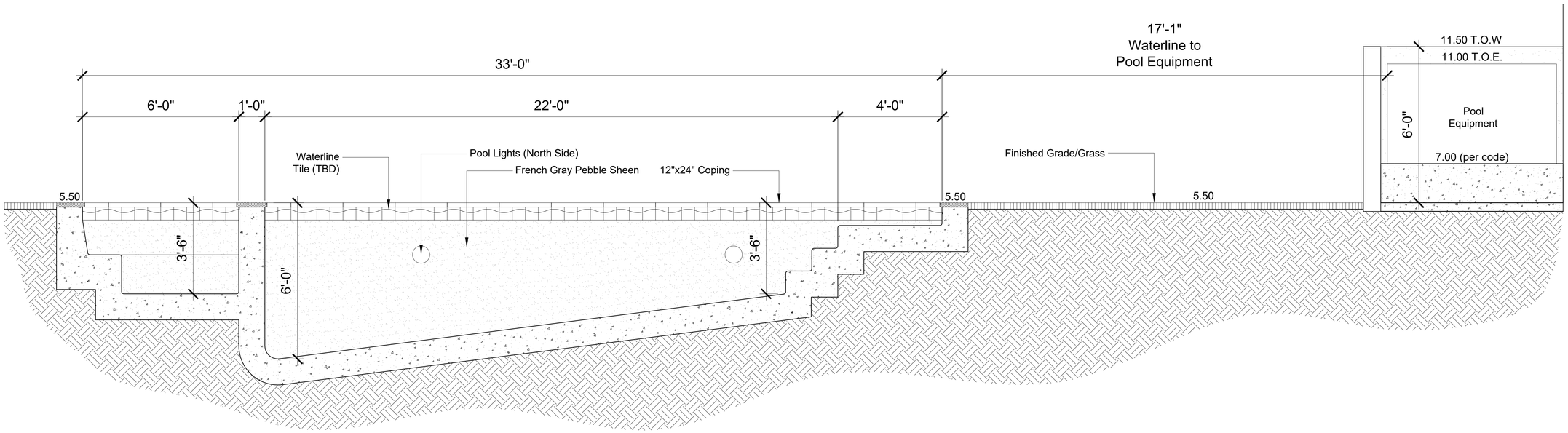

1 L6 Pool, Spa, & Equipment Section

1/2" = 1'-0"

0 1/2 1 2 5

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

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SCALE: 1/2" = 1'-0"

POOL, SPA, & EQUIPMENT SECTION

JOB #1022

171 El Pueblo Way
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Florida

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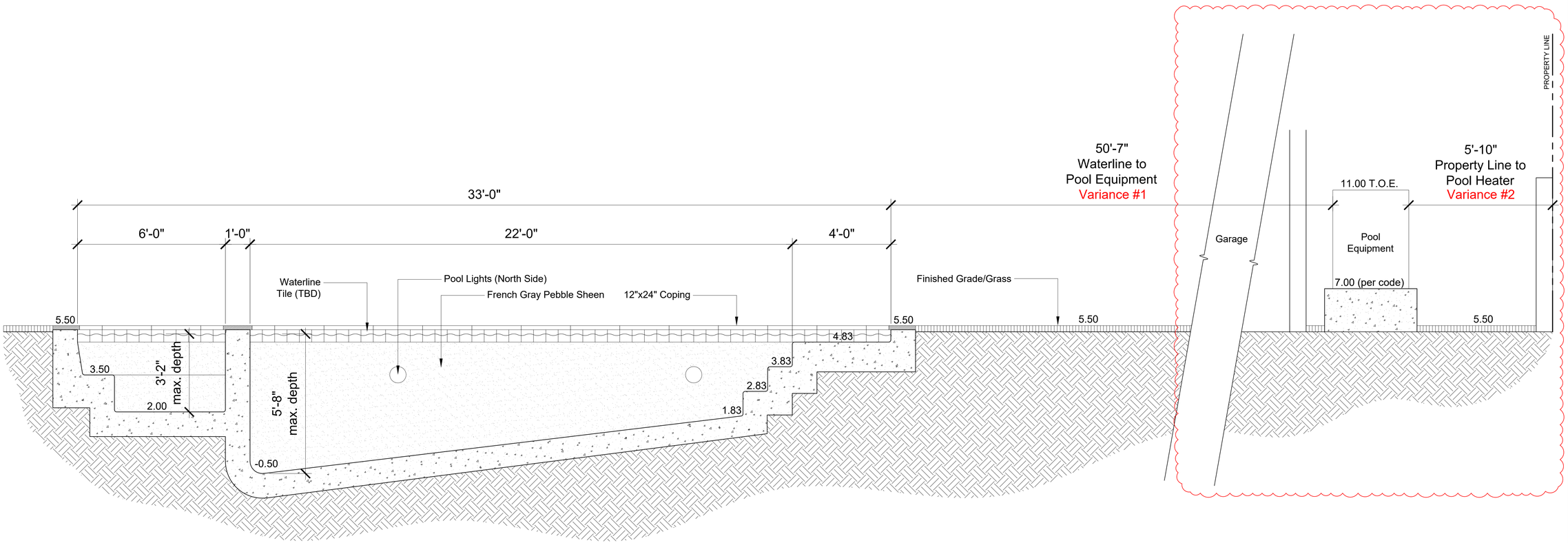

1 L6 Pool, Spa, & Equipment Section

1/2" = 1'-0"

0 1/2 1 2 5

CURRENTLY PROPOSED

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Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

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1016 Clare Avenue, Suite 5
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bgspllc.com
LA6666674/PE36171

POOL, SPA, & EQUIPMENT SECTION 1/2" = 1'-0"

171 El Pueblo Way
Palm Beach
Florida

JOB #1022

FINAL SUBMITTAL

DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

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TABBY DRIVE



FRENCH GRAY POOL



FINISH STONE RANGE
(as of 03/31/24)

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

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West Palm Beach, FL 33401
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SCALE: 1/8" = 1'-0"

MATERIALS & FINISHES

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

JOB #1022

DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

M1a

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TABBY DRIVE (EL PUEBLO WAY)



FRENCH GRAY POOL



CHATTAHOOCHEE DRIVE (NORTH OCEAN WAY)



FINISH STONE RANGE
(as of 03/31/24)

Project Presentation/Approval History		
Description	**Town of Palm Beach #**	**Meeting Date**
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
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MATERIALS & FINISHES

171 El Pueblo Way
Palm Beach
Florida
FINAL SUBMITTAL

JOB #1022

DATE ISSUED:
July 7, 2025

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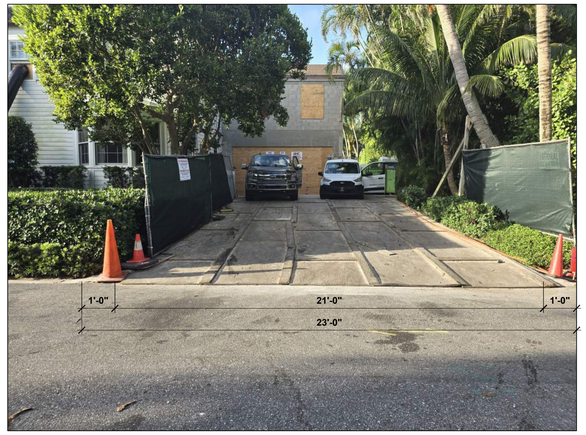
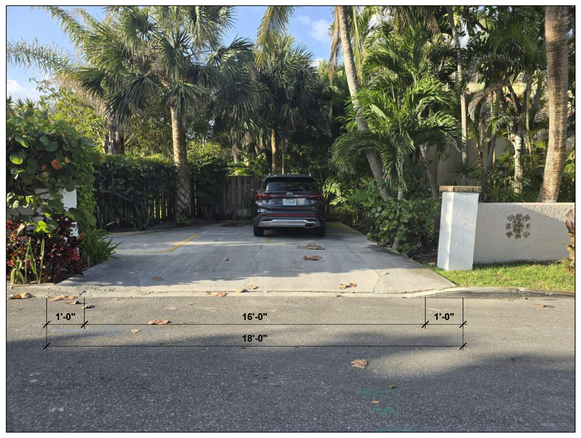
250 EL PUEBLO WAY



260 EL PUEBLO WAY



255 EL PUEBLO WAY



110 EL PUEBLO WAY (ACROSS THE STREET)



110 EL PUEBLO WAY (NORTH OCEAN WAY)



1161 NORTH OCEAN WAY (NEXT DOOR)



271 EL PUEBLO WAY



224 EL PUEBLO WAY

Project Presentation/Approval History		
Description	**Town of Palm Beach #**	**Meeting Date**
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
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NEIGHBORHOOD DRIVEWAY STUDY

171 El Pueblo Way
Palm Beach
Florida

FINAL SUBMITTAL

JOB #1022

DATE ISSUED:
July 7, 2025

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DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

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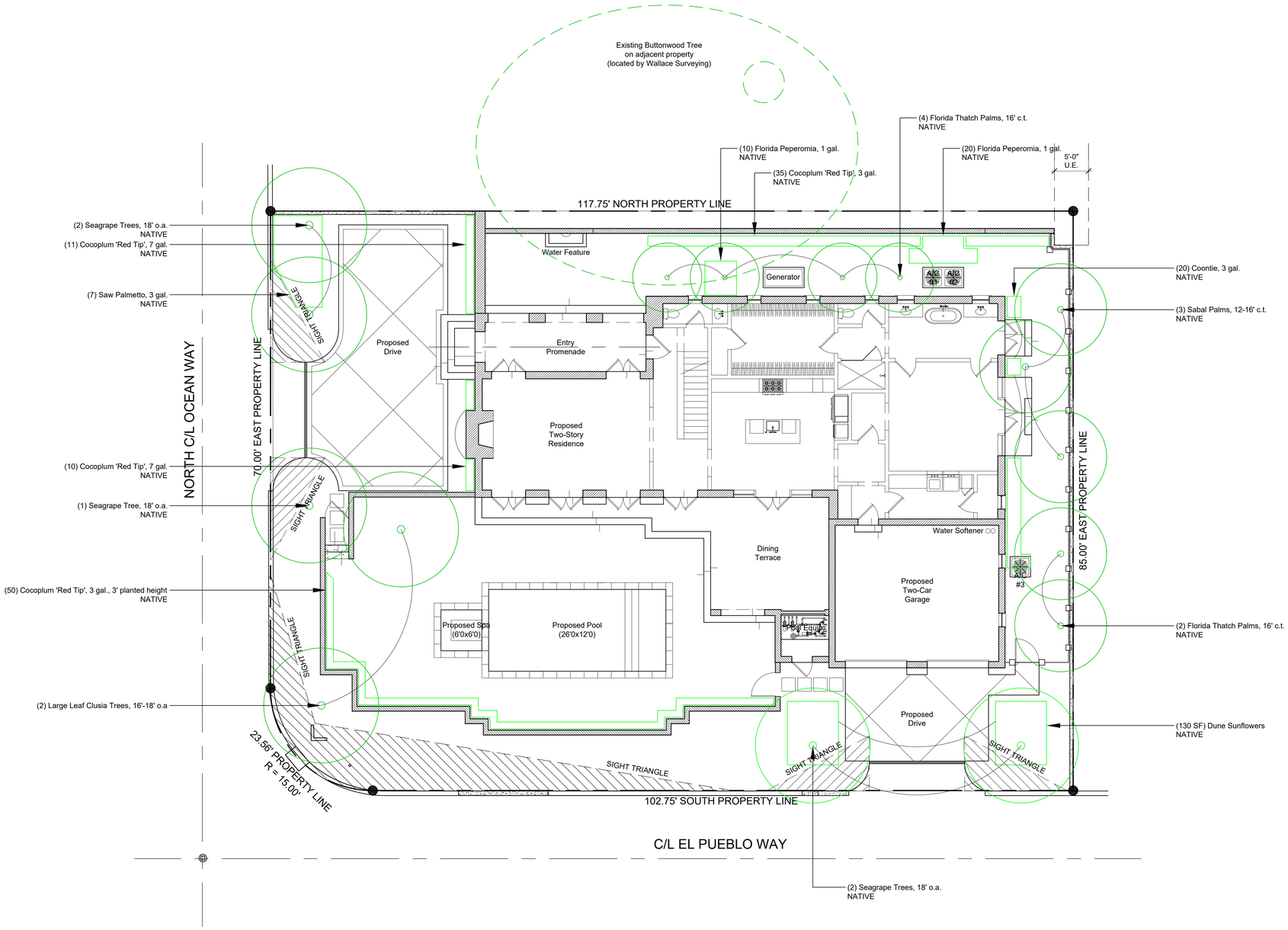

Proposed Plant List

	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
TREES	1	Bird of Paradise	Strelitzia Nicolai	8'-10' o.a.		
	2	**Large Leaf Clusia**	**Clusia Rosea**	**16'-18' o.a.**		**X**
	5	**Seagrape**	**Coccoloba Uvifera**	**18' o.a.**		**X**
PALMS	2	Adonidia Palm	Adonidia Merrillii	12', 14', 16' c.t.	triple	
	8	Coconut Palm	Cocos Nucifera	12'-16' c.t.		
	4	Coconut Palm	Cocos Nucifera	12'-16' c.t.	curved	
	6	**Florida Thatch Palm**	**Thrinax Radiata**	**16' c.t.**		**X**
	3	Pygmy Date Palm	Phoenix Robelenii	6'-8' c.t.	curved	
	2	Pygmy Date Palm	Phoenix Robelenii	4', 5', 6' c.t.	triple	
	3	**Sabal Palm**	**Sabal Palmetto**	**12'-16' c.t.**		**X**
SHRUBS/VINES	18	Begonia Odorata 'Alba'	Begonia Odorata 'Alba'	X gal.		
	3	Bougainvillea	Bougainvillea	15 gal., trellis	P.B. Purple	
	85	**Cocoplum 'Red Tip'**	**Chrysobalanus Icaco**	**3 gal., 3' planted height**	**full to base, form hedge**	**X**
	21	**Cocoplum 'Red Tip'**	**Chrysobalanus Icaco**	**7 gal.**	**full to base, form hedge**	**X**
	20	**Coontie**	**Zamia Pumila**	**3 gal.**		**X**
	15	Ficus Repens	Sabal Pumila	liners		
	30	**Florida Peperomia**	**Peperomia Obtusifolia**	**1 gal.**		**X**
	3	Jasmine	Jasminum	7 gal., trellis		
	8	Monstera Deliciosa	Monstera Deliciosa	3 gal.		
	3	Podocarpus	Podocarpus	3 gal., 3' o.a.	full to base, form hedge	
	43	Podocarpus	Podocarpus	8' o.a.	full to base, form hedge	
	44	Podocarpus	Podocarpus	15 gal., 6' o.a.	full to base, form hedge	
	67	Podocarpus	Podocarpus	7 gal., 6' o.a. (per code)	full to base, form hedge	
	7	**Saw Palmetto**	**Serenoa repens**			**X**
GC	**130 SF**	**Dune Sunflowers**	**Helianthus Debilis**			**X**
	105 SF	Jasmine 'Minima'	Trachelospermum Asiaticum	4" plugs		

Native Landscape Legend

Property Address	171 EL PUEBLO WAY, PALM BEACH, FL 33480
Lot Area (sq ft)	9,960.46 SF

	REQUIRED	PROPOSED (03/26/25)
Landscape Open Space (LOS) (Sq Ft and %)	4,482.21 (45.00%)	4,484.82 (45.02%)
LOS to be altered (Sq Ft and %)	N/A	3,993.23 (40.09%)
Perimeter LOS (Sq Ft and %)	2,241.10 (50.00%)	2,825.05 (63.03%)
Front Yard LOS (Sq Ft and %)	830.75 (40.00%)	1,527.83 (61.07%)
Native Trees %	30% of 8 (2.40)	7 (87.50%)
Native Shrubs & Vines %	30% of 364 (109.50)	163 (44.78%)
Native Groundcover %	30% of 235 SF (70.50)	130 SF (55.32%)

* To determine qualifying native vegetation, use either:

the **Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List**
OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modification of >50% of existing landscape/greenspace are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 *REV BF 20230727*

1 2 5 10 20

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

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NATIVE LANDSCAPE PLAN/CALCULATIONS

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

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

JOB #1022

DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

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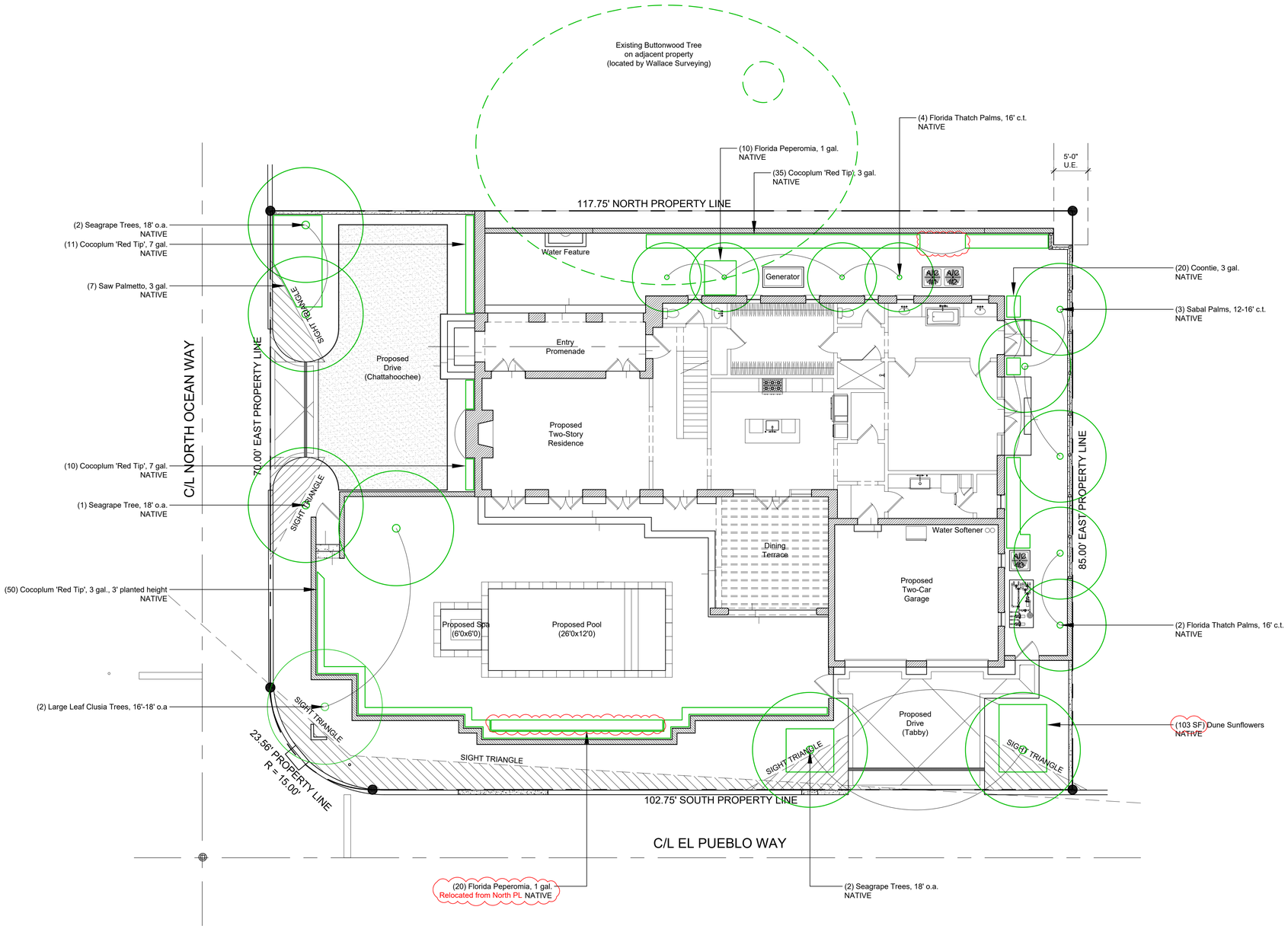

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	5	**Seagrape**	**Coccoloba Uvifera**	**18' o.a.**		**X**
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	4	Coconut Palm	Cocos Nucifera	12'-16' c.t.	curved	
	6	**Florida Thatch Palm**	**Thrinax Radiata**	**16' c.t.**		**X**
	3	Pygmy Date Palm	Phoenix Robelenii	6'-8' c.t.	curved	
	2	Pygmy Date Palm	Phoenix Robelenii	4', 5', 6' c.t.	triple	
	3	**Sabal Palm**	**Sabal Palmetto**	**12'-16' c.t.**		**X**
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	85	**Cocoplum 'Red Tip'**	**Chrysobalanus Icaco**	**3 gal., 3' planted height**	**full to base, form hedge**	**X**
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	30	**Florida Peperomia**	**Peperomia Obtusifolia**	**1 gal.**		**X**
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	7	**Saw Palmetto**	**Serenoa repens**			**X**
	130 SF	**Dune Sunflowers**	**Helianthus Debilis**			**X**
GC	105 SF	Jasmine 'Minima'	Trachelospermum Asiaticum	4" plugs		

Native Landscape Legend

Property Address	171 EL PUEBLO WAY, PALM BEACH, FL 33480		
Lot Area (sq ft)	9,960.48 SF		
	REQUIRED	APPROVED (03/26/25)	PROPOSED (07/23/25)
Landscape Open Space (LOS) (Sq Ft and %)	4,482.21 (45.00%)	4,484.82 (45.02%)	4,515.63 (45.34%)
LOS to be altered (Sq Ft and %)	N/A	3,993.23 (40.09%)	3,993.23 (40.09%)
Perimeter LOS (Sq Ft and %)	2,241.10 (50.00%)	2,825.05 (63.03%)	2,765.00 (61.89%)
Front Yard LOS (Sq Ft and %)	830.75 (40.00%)	1,527.83 (61.07%)	1,537.05 (61.44%)
Native Trees %	30% of 8 (2.40)	7 (87.50%)	7 (87.50%)
Native Shrubs & Vines %	30% of 364 (109.50)	163 (44.78%)	163 (44.78%)
Native Groundcover %	30% of 208 SF (62.40)	130 SF (55.32%)	103 SF (49.52%)

* To determine qualifying native vegetation, use either:

Ihe Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modification of >50% of existing landscape/greenspace are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

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See Ord. 003-2023 *REV BF 20230727*

1 2 5 10 20

CURRENTLY PROPOSED

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
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NATIVE LANDSCAPE PLAN/CALCULATIONS 1/8" = 1'-0"

171 El Pueblo Way
Palm Beach
Florida

JOB #1022

FINAL SUBMITTAL

DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

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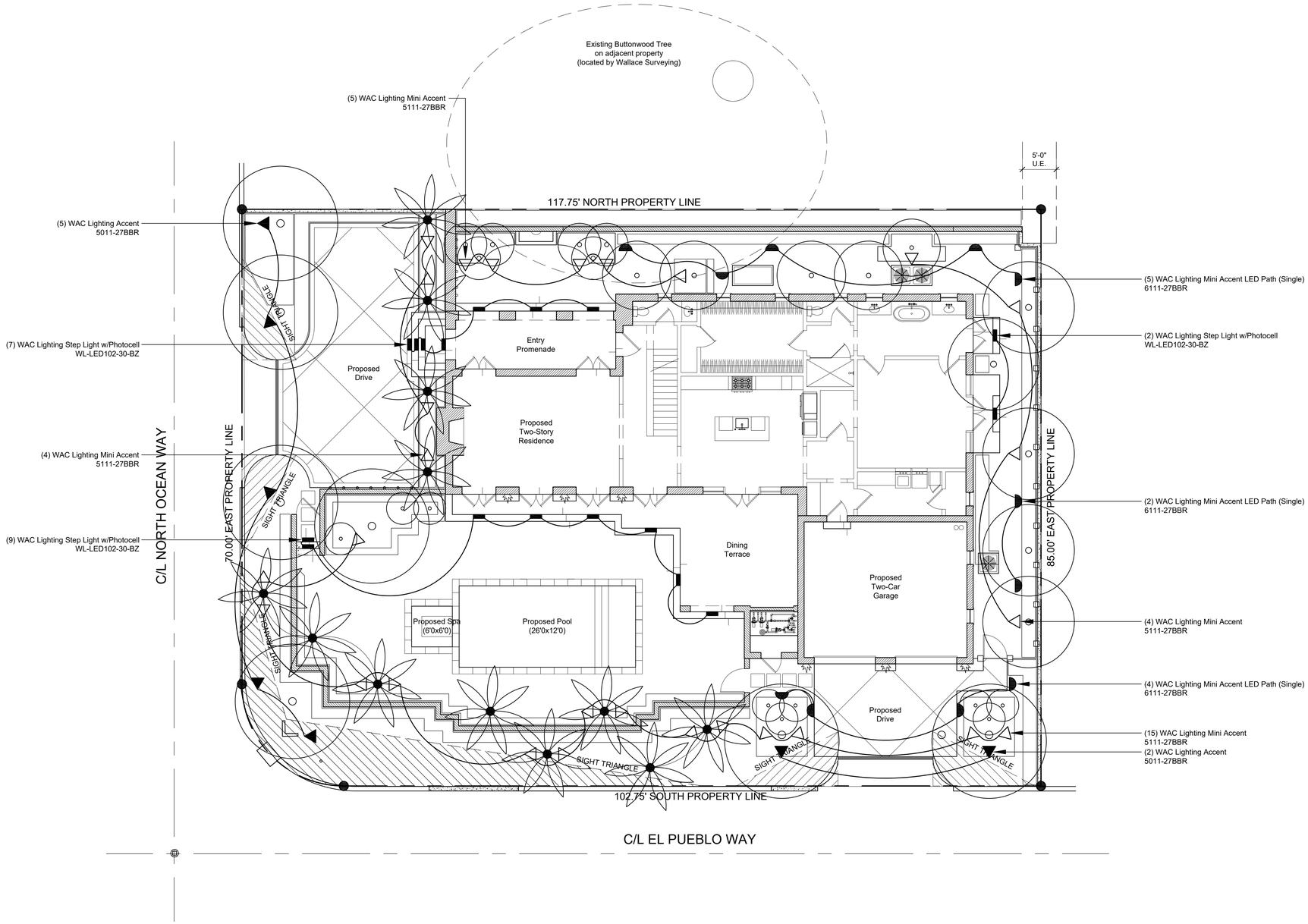

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SCALE: 1/8" = 1'-0"

PROPOSED LANDSCAPE LIGHTING

JOB #1022

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

1 2 5 10 20

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ARC-24-061
APPROVED 05/29/24
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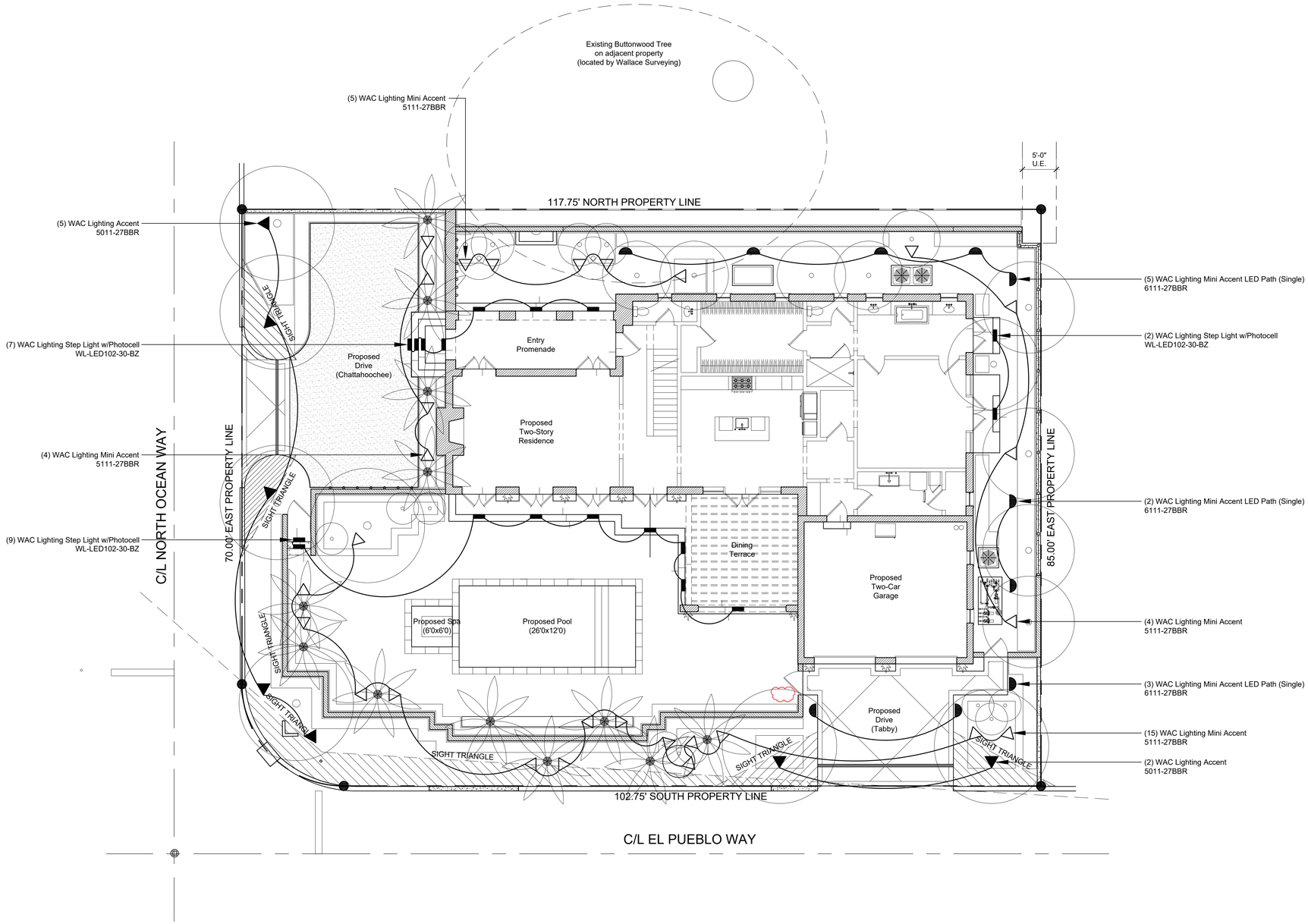

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CURRENTLY PROPOSED

Project Presentation/Approval History

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PROPOSED LANDSCAPE LIGHTING SCALE: 1/8" = 1'-0"

171 El Pueblo Way
Palm Beach
Florida

FINAL SUBMITTAL

JOB #1022

DATE ISSUED:
July 7, 2025

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S.B.	07/07/2025

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Lighting Legend

SYMBOL	QTY.	MANUFACTURER	MODEL NUMBER	VOLTS	TYPE
▲	7	WAC Lighting	5011-27BBR	12	Accent
△	28	WAC Lighting	5111-27BBR	12	Mini Accent
◒	11	WAC Lighting	6111-27BBR	12	Mini Accent LED Path (single)
▬	17	WAC Lighting	WL-LED102-30-BZ	120	Step Light with Photocell



ACCENT 12V
5011

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES
- Adjustable and lockable beam angle
- Integral dimmer
- IP66-rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Mounting stake, 6' lead wire and direct burial gel filled wire nuts included
- Maximum consistent lumen output against voltage drop
- UL 1838 Listed
- MLV dimmable with remote MLV dimmers

SPECIFICATIONS
Input: 9 - 15VAC (Transformer is required)
Power: 1W to 18W / 2VA - 23VA
Brightness: 55 lm to 1160 lm
Beam Angle: 10° to 60°
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp		Finish	
5011	*Accent 12V*	**27**	*2700K*	**BK**	*Black on Aluminum*
		30	*3000K*	**BZ**	*Bronze on Aluminum*
		40	*4000K*	**BBR**	*Bronze on Brass*

5011-_____
Example: **5011-30BBR**

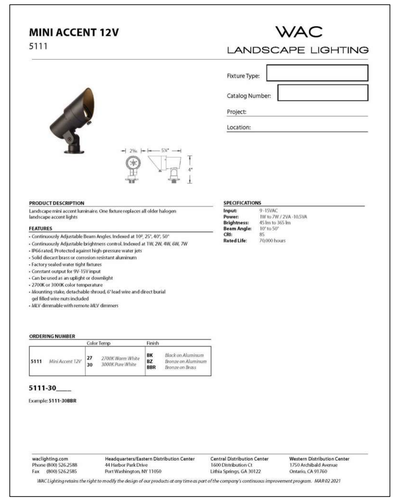
waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. APR 15 2021



MINI ACCENT 12V
5111

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape mini accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES
- Continuously Adjustable Beam Angles. Indexed at 10°, 25°, 40°, 50°
- Continuously Adjustable brightness control. Indexed at 1W, 2W, 4W, 6W, 7W
- IP66-rated, Protected against high-pressure water jets
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Constant output for 9V-15V input
- Can be used as an uplight or downlight
- 2700K or 3000K color temperature
- Guardian detachable shroud, 6' lead wire and direct burial gel filled wire nuts included
- UL & cUL 1838 Listed
- MLV dimmable with remote MLV dimmers

SPECIFICATIONS
Input: 9 - 15VAC
Power: 3W to 7W / 2VA - 10.5VA
Brightness: 45 lm to 365 lm
Beam Angles: 10° to 50°
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp		Finish	
5111	*Mini Accent 12V*	**27**	*2700K Warm White*	**BK**	*Black on Aluminum*
		30	*3000K Pure White*	**BZ**	*Bronze on Aluminum*
				BBR	*Bronze on Brass*

5111-30_____
Example: **5111-30BBR**

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Ontario, CA 91760

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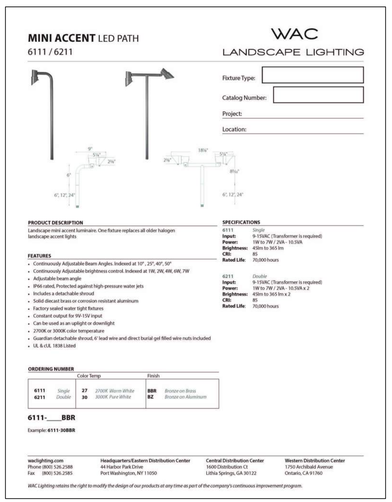

MINI ACCENT LED PATH
6111 / 6211

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape mini accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES
- Continuously Adjustable Beam Angles. Indexed at 10°, 25°, 40°, 50°
- Continuously Adjustable brightness control. Indexed at 1W, 2W, 4W, 6W, 7W
- Adjustable beam angle
- IP66 rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Constant output for 9V-15V input
- Can be used as an uplight or downlight
- 2700K or 3000K color temperature
- Guardian detachable shroud, 6' lead wire and direct burial gel filled wire nuts included
- UL & cUL 1838 Listed

SPECIFICATIONS
6111 *Single*
Input: 9-15VAC (Transformer is required)
Power: 1W to 7W / 2VA - 10.5VA
Brightness: 45lm to 365 lm
CRI: 85
Rated Life: 70,000 hours

6211 *Double*
Input: 9-15VAC (Transformer is required)
Power: 1W to 7W / 2VA - 10.5VA x 2
Brightness: 45lm to 365 lm x 2
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp		Finish	
6111	*Single*	**27**	*2700K Warm White*	**BBR**	*Bronze on Brass*
6211	*Double*	**30**	*3000K Pure White*	**BZ**	*Bronze on Aluminum*

6111-____BBR
Example: **6111-30BBR**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

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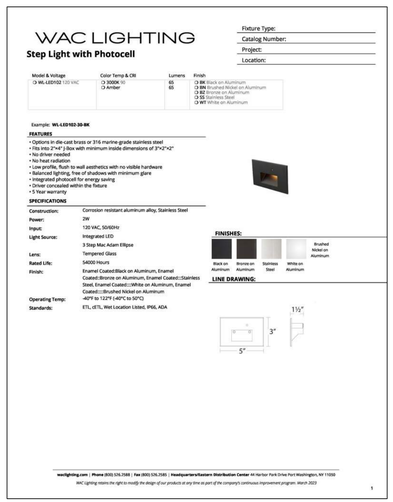

WAC LIGHTING
Step Light with Photocell

Fixture Type:
Catalog Number:
Project:
Location:

Model & Voltage	Color Temp & CRI	Lumens	Finish
☐ WL-LED102 120 VAC	☐ 3000K 90	65	☐ BK Black on Aluminum
	☐ Amber	65	☐ BZ Bronze on Aluminum
			☐ BZ Bronze on Aluminum
			☐ SS Stainless Steel
			☐ WT White on Aluminum

Example: **WL-LED102-30-BK**

FEATURES
- Options in die-cast brass or 316 marine-grade stainless steel
- Fits into 2"x4" J-Box with minimum inside dimensions of 3"x2"x2"
- No driver needed
- No heat radiation
- Low profile, flush to wall aesthetics with no visible hardware
- Balanced lighting, free of shadows with minimum glare
- Integrated photocell for energy saving
- Dimming ballast within the fixture
- 5 Year warranty

SPECIFICATIONS

Construction:	Corrosion resistant aluminum alloy, Stainless Steel
Power:	2W
Input:	120 VAC, 50/60Hz
Light Source:	Integrated LED
Lens:	Tempered Glass
Rated Life:	54000 Hours
Finish:	Enamel Coated Black on Aluminum, Enamel Coated::Bronze on Aluminum, Enamel Coated::Stainless Steel, Enamel Coated::White on Aluminum, Enamel Coated:: Brushed Nickel on Aluminum
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA

FINISHES:

LINE DRAWING:

waclighting.com | Phone (800) 526.2588 | Fax (800) 526.2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050

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Town of Palm Beach Exterior Lighting Requirements

1. Cut sheets depicting lighting details, and a site/plot plan showing lighting locations must be submitted.
2. No light bulb or source of illumination shall be visible while standing at or outside of the property line. Wall sconces or column top fixtures are excluded. The light bulbs in eave fixtures must be shielded so that the lamp is not visible from off the property line. Decorative wall sconces that are visible from the street are allowed but shall be lamped with bulbs not exceeding 15 watts per bulb, and not more than 4 bulbs per fixture.
3. No high-pressure or low-pressure sodium light bulbs can be used for landscape lighting.
4. Any bulbs or sources of illumination in fixtures mounted in trees or above eye level on structures shall not be visible off the property. All down lighting shall not exceed 2 ft. candles on residential property and 8 ft. candles on commercial properties as measured at ground level directly below the source of illumination. Down lighting scheme must be approved by Town Staff through ARCOM or LPC Administrative Approval. The maximum wattage per acre for down lighting schemes shall not exceed 3,750 watts; however, shall not be counted as contributing to the total landscape (vertical illumination quantity) lighting system. The use of baffling, shielding techniques, internal hex louvers and screening should reduce the total output to 3,000 watts. Baffling, shielding, internal hex louvers and screening is encouraged.
5. Maximum cumulative wattage of light fixtures using mercury vapor and/or fluorescent light bulbs supplied at 120 volts, 24 volts and 12 volts, per acre is 5,000 watts.
6. Maximum cumulative wattage of light fixtures using mercury vapor and/or fluorescent light bulbs supplied at 120 volts, 220 volts, 208 volts, and 277 volts, per acre is 5,000 watts. The use of baffling, shielding techniques, internal hex louvers and screening is encouraged.
7. Maximum cumulative wattage of light fixtures using metal halide light bulbs supplied at 120 volts, 220 volts, 208 volts and 277 volts, per acre is 2,000.
8. Maximum number of landscape lighting fixtures per acre is 150 regardless of wattage.
9. Illumination on the elevation of a residence or commercial building is discouraged unless architectural features and anchor points are the purpose of illumination. Visible security flood lighting is prohibited unless approved directly by ARCOM.
10. No more than one half foot-candle of light may be reflected off or spill off of a property. Furthermore, lighting shall not be directed or aimed in such a manner as to create a nuisance or glare to any abutting properties or to any passers-by (either by foot or in a moving vehicle). Violation of any one of these requirements shall be subject to action by the Code Enforcement Board.
11. No light shall be unshielded where the lighting element is visible in any fashion, i.e. wall packs and any approved security fixtures. Any light that egresses its property of installation must be shielded and directed to reduce light trespass to the satisfaction of ARCOM, the Planning Administrator or assigned staff.
12. Red, yellow, blue, and green incandescent light bulbs that are visible from the street or public right-of-way are prohibited except during Town approved holiday intervals.
13. Mixture of Kelvin ratings by lamp types is discouraged where the difference is more than 25%, i.e. 5,500 Kelvin and 4,100 Kelvin is permissible. Exceptions may be allowed in circumstances such as where incandescent lamps are used to illuminate sculpture or fountains.
14. Light fixtures mounted on the ground, unless decorative types, path lights, etc., are to be hidden in landscape material, and not visible from outside the property line.

I verify that the proposed design meets all conditions listed above.

Property Address 171 El Pueblo Way, Palm Beach, FL 33480

Donald J. Skowron, Jr. — Name - please print
Signature

June 12, 2024 — Date
561-602-6277 — Phone

Seal of Design Professional (if applicable)

Signature & Stamp of Notary (if Design Professional is not used)

My Commission Expires: _____

form revised 2-6-17

BGS
Landscape Architecture & Engineering

1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

LANDSCAPE LIGHTING SPECIFICATIONS

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

JOB #1022

DATE ISSUED:
MARCH 26, 2025

△
△
△
△
△
△

DATE PLOTTED:
March 26, 2025

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

LL2a

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Lighting Legend

SYMBOL	QTY.	MANUFACTURER	MODEL NUMBER	VOLTS	TYPE
▲	7	WAC Lighting	5011-27BBR	12	Accent
△	28	WAC Lighting	5111-27BBR	12	Mini Accent
▬	10	WAC Lighting	6111-27BBR	12	Mini Accent LED Path (single)
▬	18	WAC Lighting	WL-LED102-30-BZ	120	Step Light with Photocell



ACCENT 12V
5011

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES
- Adjustable and lockable beam angle
- Integral dimmer
- IP66 rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Mounting stake, 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- MLV dimmable with remote MLV dimmers

SPECIFICATIONS
Input: 9 - 15VAC (Transformer is required)
Power: 1W to 18W / 2VA - 23VA
Brightness: 30 lm to 1100 lm
Beam Angle: 10° to 60°
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp		Finish	
5011	*Accent 12V*	**27**	*2700K*	**BK**	*Black on Aluminum*
		30	*3000K*	**BZ**	*Bronze on Aluminum*
		40	*4000K*	**BBR**	*Bronze on Brass*

5011-_____
Example: **5011-30BBR**

waclighting.com
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44 Harbor Park Drive
Port Washington, NY 11050

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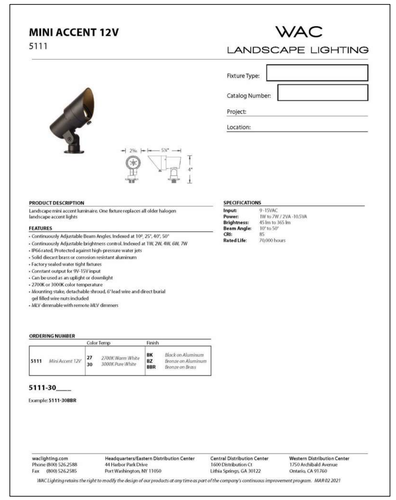

MINI ACCENT 12V
5111

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape mini accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES
- Continuously Adjustable Beam Angles. Indexed at 10°, 25°, 40°, 50°
- Continuously Adjustable brightness control. Indexed at 1W, 2W, 4W, 6W, 7W
- IP66 rated, Protected against high-pressure water jets
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Can be used as an uplight or downlight
- Mounting stake, detachable shroud, 6' lead wire and direct burial gel filled wire nuts included
- MLV dimmable with remote MLV dimmers

SPECIFICATIONS
Input: 9 - 15VAC
Power: 1W to 7W / 21VA - 101VA
Brightness: 30 lm to 1100 lm
Beam Angle: 10° to 50°
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp		Finish	
5111	*Mini Accent 12V*	**27**	*2700K Warm White*	**BK**	*Black on Aluminum*
		30	*3000K Pure White*	**BZ**	*Bronze on Aluminum*
				BBR	*Bronze on Brass*

5111-30____
Example: **5111-30BBR**

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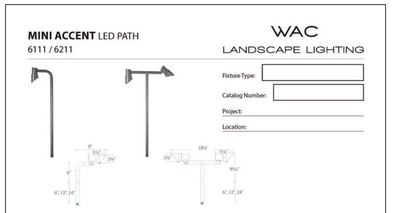

MINI ACCENT LED PATH
6111 / 6211

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Landscape mini accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES
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- Continuously Adjustable brightness control. Indexed at 1W, 2W, 4W, 6W, 7W
- Adjustable beam angle
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- Includes a detachable shroud
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- Factory sealed water tight fixtures
- Constant output for 9V-15V input
- Can be used as an uplight or downlight
- 2700K or 3000K color temperature
- Guardian detachable shroud, 6' lead wire and direct burial gel filled wire nuts included
- UL & cUL 1838 Listed

SPECIFICATIONS
6111 *Single*
Input: 9-15VAC (Transformer is required)
Power: 1W to 7W / 2VA - 10.5VA
Brightness: 45lm to 365 lm
CRI: 85
Rated Life: 70,000 hours

6211 *Double*
Input: 9-15VAC (Transformer is required)
Power: 1W to 7W / 2VA - 10.5VA x 2
Brightness: 45lm to 365 lm x 2
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp		Finish	
6111	*Single*	**27**	*2700K Warm White*	**BBR**	*Bronze on Brass*
6211	*Double*	**30**	*3000K Pure White*	**BZ**	*Bronze on Aluminum*

6111-_____BBR
Example: **6111-30BBR**

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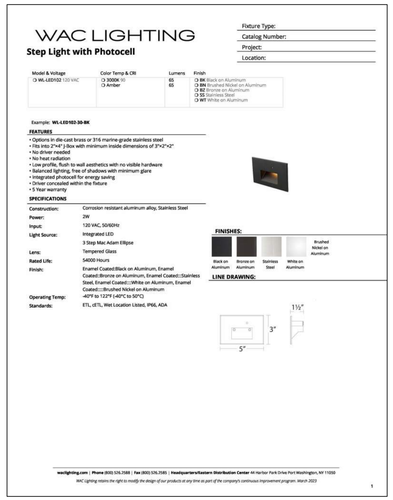

WAC LIGHTING
Step Light with Photocell

Fixture Type:
Catalog Number:
Project:
Location:

Model & Voltage	Color Temp & CRI	Lumens	Finish
○ WL-LED102 120 VAC	○ 3000K 90 ○ Amber	65 65	○ BK Black on Aluminum ○ BN Brushed Nickel on Aluminum ○ BZ Bronze on Aluminum ○ SS Stainless Steel ○ WT White on Aluminum

Example: **WL-LED102-30-BK**

FEATURES
- Options in die-cast brass or 316 marine-grade stainless steel
- Fits into 2"x4" J-Box with minimum inside dimensions of 3"x3"x2"
- No driver needed
- No heat radiation
- Low profile, flush to wall aesthetics with no visible hardware
- Wide beam angle, 99% of shadows with minimum glare
- Integrated photocell for energy saving
- Driver concealed within the fixture
- 5 Year warranty

SPECIFICATIONS

Construction:	Corrosion resistant aluminum alloy, Stainless Steel
Power:	2W
Input:	120 VAC, 50/60Hz
Light Source:	Integrated LED
	3 Step Mac Adam Ellipse
Lens:	Tempered Glass
Rated Life:	54000 Hours
Finish:	Enamel Coated Black on Aluminum, Enamel Coated Bronze on Aluminum, Enamel Coated□Stainless Steel, Enamel Coated□□White on Aluminum, Enamel Coated□□Brushed Nickel on Aluminum
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA

FINISHES:
Black on Aluminum · Bronze on Aluminum · Stainless Steel · White on Aluminum · Brushed Nickel on Aluminum

LINE DRAWING:

waclighting.com | **Phone** (800) 526.2588 | **Fax** (800) 526.2585 | **Headquarters/Eastern Distribution Center** 44 Harbor Park Drive Port Washington, NY 11050
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1. Cut sheets depicting lighting details, and a site/plot plan showing lighting locations must be submitted.
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3. No high-pressure or low-pressure sodium light bulbs can be used for landscape lighting.
4. Any bulbs or sources of illumination in fixtures mounted in trees or above eye level on structures shall not be visible off the property. All down lighting shall not exceed 2 ft. candles on residential property and 8 ft. candles on commercial properties as measured at ground level directly below the source of illumination. Down lighting scheme must be approved by Town Staff through ARCOM or LPC Administrative Approval. The maximum wattage per acre for down lighting schemes shall not exceed 3,750 watts; however, shall not be counted as contributing to the total landscape (vertical illumination quantity) lighting system. The use of baffling, shielding techniques, internal hex louvers and screening should reduce the total output to 3,000 watts. Baffling, shielding, internal hex louvers and screening is encouraged.
5. Maximum cumulative wattage of light fixtures using mercury vapor and/or fluorescent light bulbs supplied at 120 volts, 24 volts and 12 volts, per acre is 5,000 watts.
6. Maximum cumulative wattage of light fixtures using mercury vapor and/or fluorescent light bulbs supplied at 120 volts, 220 volts, 208 volts, and 277 volts, per acre is 5,000 watts. The use of baffling, shielding techniques, internal hex louvers and screening is encouraged.
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8. Maximum number of landscape lighting fixtures per acre is 150 regardless of wattage.
9. Illumination on the elevation of a residence or commercial building is discouraged unless architectural features and anchor points are the purpose of illumination. Visible security flood lighting is prohibited unless approved directly by ARCOM.
10. No more than one half foot-candle of light may be reflected off or spill off of a property. Furthermore, lighting shall not be directed or aimed in such a manner as to create a nuisance or glare to any abutting properties or to any passers-by (either by foot or in a moving vehicle). Violation of any one of these requirements shall be subject to action by the Code Enforcement Board.
11. No light shall be unshielded where the lighting element is visible in any fashion, i.e. wall packs and any approved security fixtures. Any light that egresses its property of installation must be shielded and directed to reduce light trespass to the satisfaction of ARCOM, the Planning Administrator or assigned staff.
12. Red, yellow, blue, and green incandescent light bulbs that are visible from the street or public right-of-way are prohibited except during Town approved holiday intervals.
13. Mixture of Kelvin ratings by lamp types is discouraged where the difference is more than 25%, i.e. 5,500 Kelvin and 4,100 Kelvin is permissible. Exceptions may be allowed in circumstances such as where incandescent lamps are used to illuminate sculpture or fountains.
14. Light fixtures mounted on the ground, unless decorative types, path lights, etc., are to be hidden in landscape material, and not visible from outside the property line.

I verify that the proposed design meets all conditions listed above.

Property Address 171 El Pueblo Way, Palm Beach, FL 33480

Donald J. Skowron, Jr. — Name - please print
Signature
June 12, 2024 — Date
561-602-6277 — Phone

Seal of Design Professional (if applicable)

Signature & Stamp of Notary (if Design Professional is not used)

My Commission Expires: _____

form revised 2-6-17

CURRENTLY PROPOSED

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

BGS
Landscape Architecture & Engineering

1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

LANDSCAPE LIGHTING SPECIFICATIONS

171 El Pueblo Way
Palm Beach
Florida

JOB #1022

FINAL SUBMITTAL

DATE ISSUED:
July 7, 2025

△
△
△
△
△

DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

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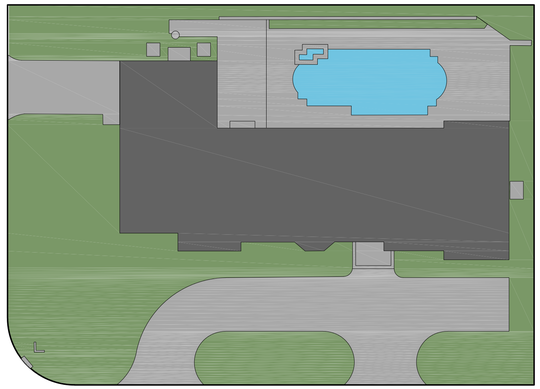
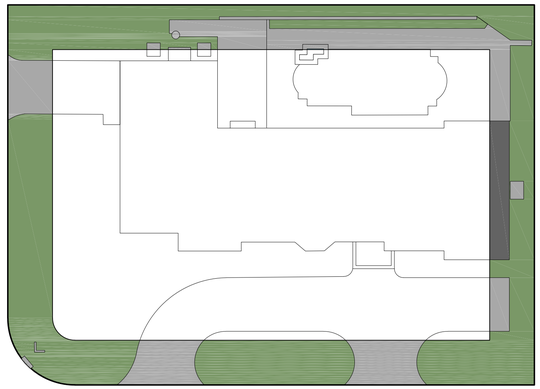


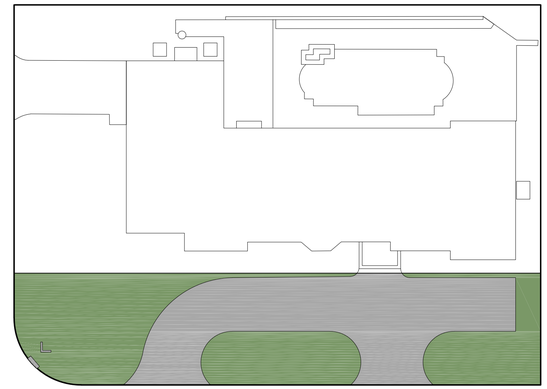
EXISTING LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL (9,960.46 SQ. FT.)
- Required 4,482.21 SQ. FT. 45.00%
- Existing 3,993.23 SQ. FT. 40.09%



EXISTING 10' PERIMETER OPEN SPACE DIAGRAM

LANDSCAPE - 10' PERIMETER (50% of 4,482.21 SQ. FT.)
- Required 2,241.10 SQ. FT. 50.00%
- Existing 2,453.99 SQ. FT. 54.75%



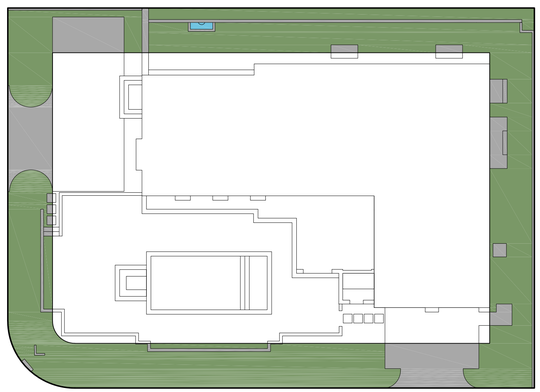
EXISTING FRONT YARD OPEN SPACE DIAGRAM

LANDSCAPE - FRONT YARD (2,895.46 SQ. FT.)
- Required 1,158.18 SQ. FT. 40.00%
- Existing 1,572.51 SQ. FT. 54.31%



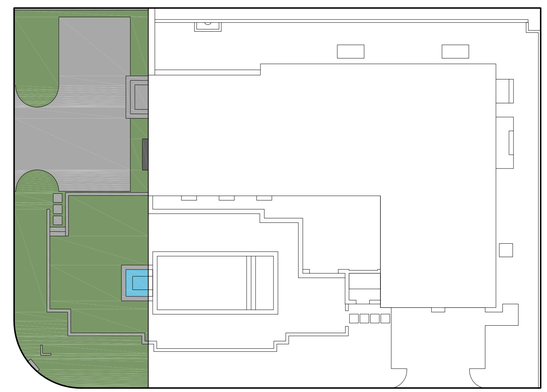
PROPOSED LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL (9,960.46 SQ. FT.)
- Required 4,482.21 SQ. FT. 45.00%
- Approved 4,591.48 SQ. FT. 46.10%
- Proposed 4,484.42 SQ. FT. 45.02%



PROPOSED 10' PERIMETER OPEN SPACE DIAGRAM

LANDSCAPE - 10' PERIMETER (50% of 4,482.21 SQ. FT.)
- Required 2,241.10 SQ. FT. 50.00%
- Approved 2,827.38 SQ. FT. 63.08%
- Proposed 2,825.05 SQ. FT. 63.03%



PROPOSED FRONT YARD OPEN SPACE DIAGRAM

LANDSCAPE - FRONT YARD (2,501.71 SQ. FT.)
- Required 1,000.68 SQ. FT. 40.00%
- Approved 1,574.17 SQ. FT. 62.92%
- Proposed 1,527.83 SQ. FT. 61.07%

PREVIOUSLY APPROVED

2 5 10 20 40

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

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1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

SCALE: 1/16" = 1'-0"

ZONING DIAGRAMS

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

JOB #1022

DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

N

Z1a

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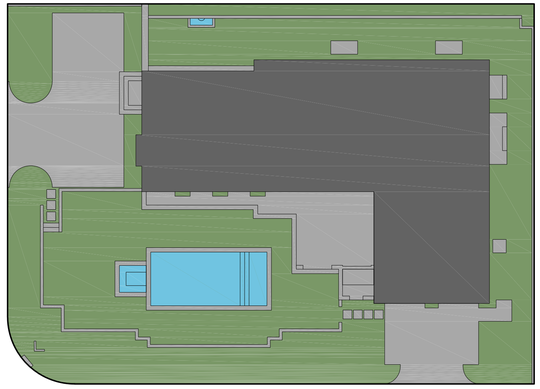
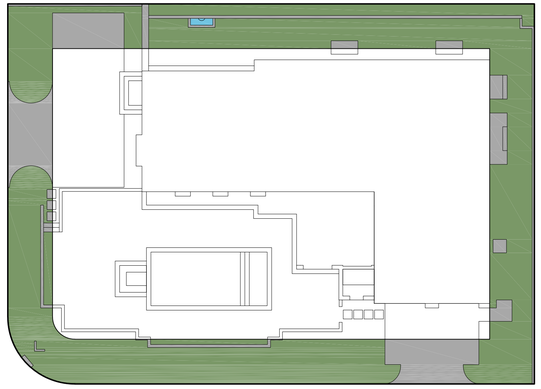


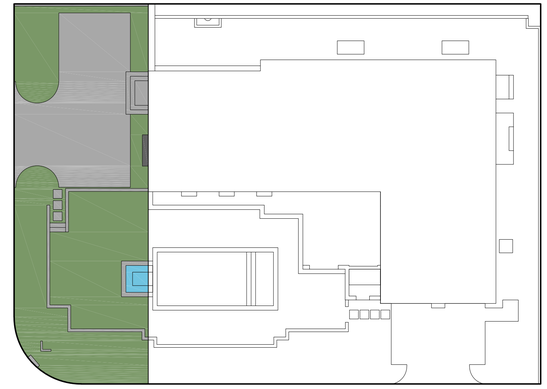
APPROVED LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL (9,960.46 SQ. FT.)
- Required 4,482.21 SQ. FT. 45.00%
- Approved 4,484.42 SQ. FT. 45.02%



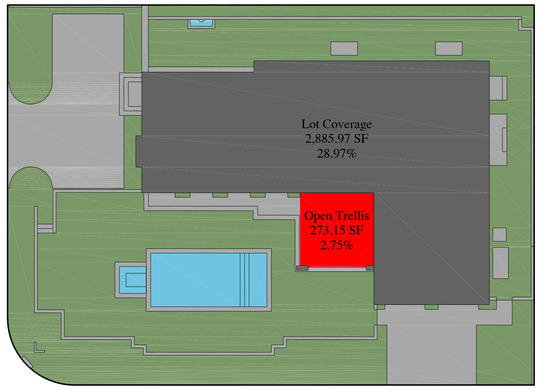
APPROVED 10' PERIMETER OPEN SPACE DIAGRAM

LANDSCAPE - 10' PERIMETER (50% of 4,482.21 SQ. FT.)
- Required 2,241.10 SQ. FT. 50.00%
- Approved 2,825.05 SQ. FT. 63.03%



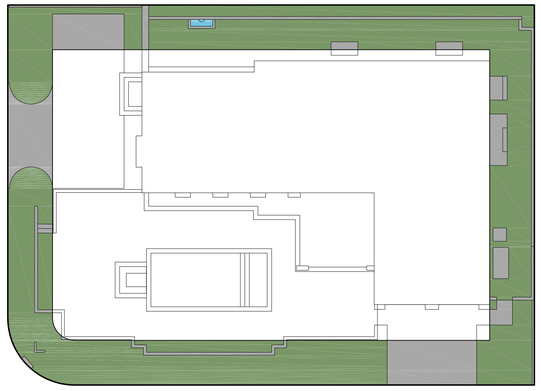
APPROVED FRONT YARD OPEN SPACE DIAGRAM

LANDSCAPE - FRONT YARD (2,501.71 SQ. FT.)
- Required 1,000.68 SQ. FT. 40.00%
- Approved 1,527.83 SQ. FT. 61.07%



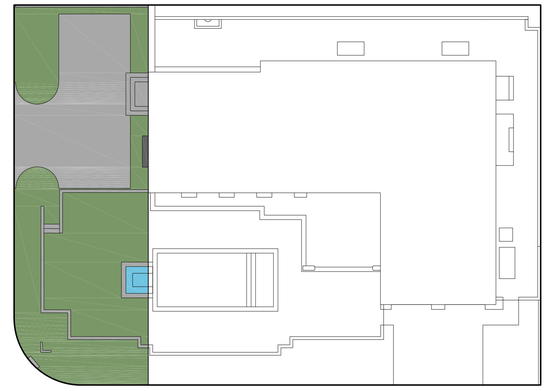
PROPOSED LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL (9,960.46 SQ. FT.)
- Required 4,482.21 SQ. FT. 45.00%
- Approved 4,484.42 SQ. FT. 45.02%
- Proposed 4,515.63 SQ. FT. 45.34%



PROPOSED 10' PERIMETER OPEN SPACE DIAGRAM

LANDSCAPE - 10' PERIMETER (50% of 4,482.21 SQ. FT.)
- Required 2,241.10 SQ. FT. 50.00%
- Approved 2,825.05 SQ. FT. 63.03%
- Proposed 2,765.00 SQ. FT. 61.89%



PROPOSED FRONT YARD OPEN SPACE DIAGRAM

LANDSCAPE - FRONT YARD (2,501.71 SQ. FT.)
- Required 1,000.68 SQ. FT. 40.00%
- Approved 1,527.83 SQ. FT. 61.07%
- Proposed 1,537.05 SQ. FT. 61.44%

CURRENTLY PROPOSED

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

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SCALE: 1/16" = 1'-0"

ZONING DIAGRAMS

171 El Pueblo Way
Palm Beach
Florida

JOB #1022

FINAL SUBMITTAL

DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

N

Z1

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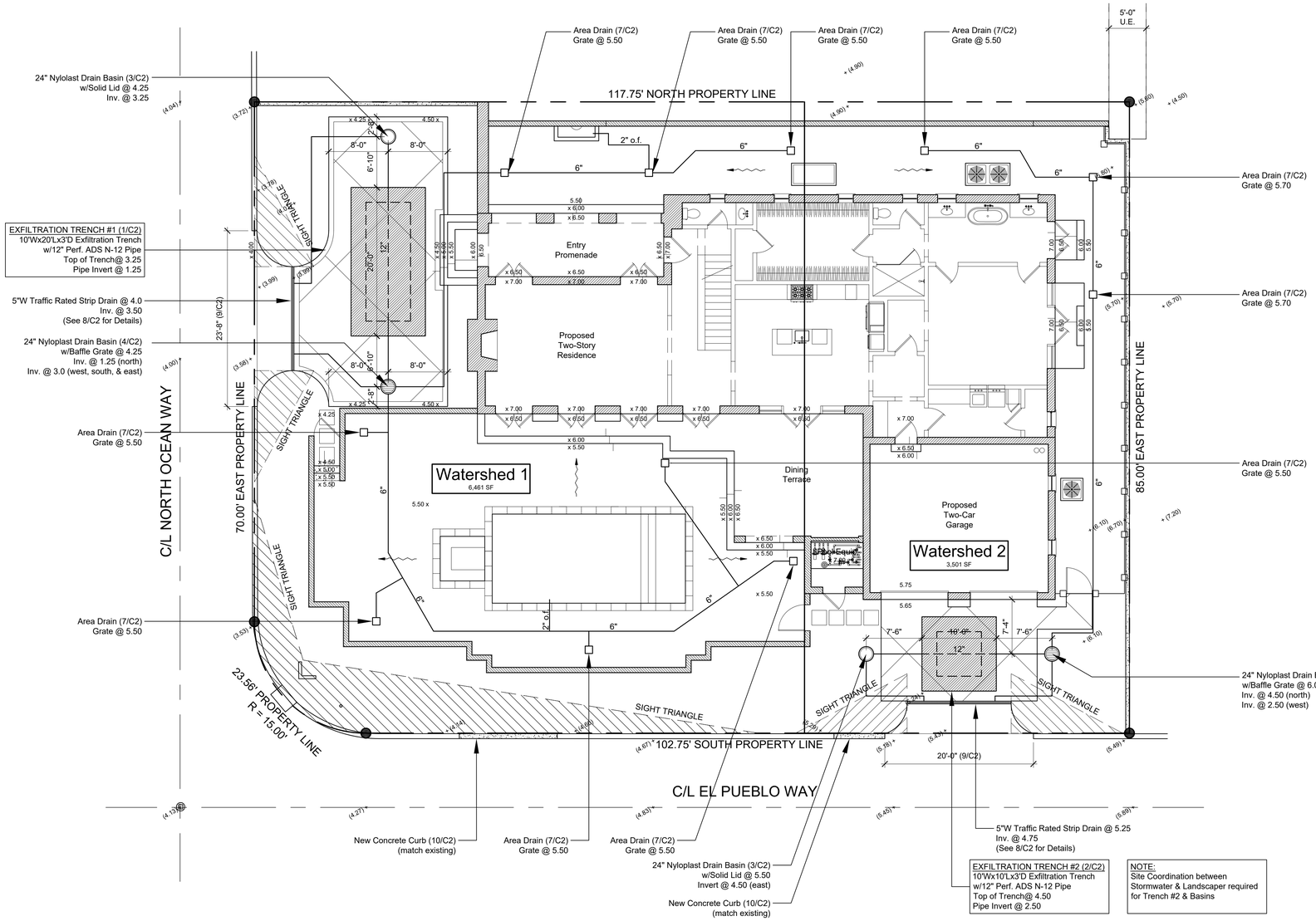
Legend - Storm Water Management

- Property Line
- X Size & Type — Drainage Pipe
- Exfiltration Trench
- Drain Basin
- Area Drain
- Trench Drain
- Slope Direction
- + (7.50) — Existing Elevation
- x7.50 — Proposed Elevation



Watershed 1 Rationale Method, Q = CiA			
Q1 =	0.14	cfs	peak runoff rate in cubic feet per second (impervious)
Q2 =	0.03	cfs	peak runoff rate in cubic feet per second (pervious)
Qt =	0.18	cfs	peak runoff rate in cubic feet per second (total)
Qt =	0.1742	ac-in/hr.	peak runoff rate in acre inches per hour (total)
C1 =	1		runoff coefficient impervious
C2 =	0.2		runoff coefficient pervious
i =	2	in/hr.	rainfall intensity in inches per hour
A1 =	0.072	ac	drainage area in acres (impervious)
A2 =	0.077	ac	drainage area in acres (pervious)
1 foot =	12	inches	conversion
1 acre =	43560	sf	conversion
1 hour =	3600	sec	conversion
1 cfs =	448.8	gpm	
	6" PVC	0.19635	
		1.47565	fps, using 3.3" Zone 10
area	8" PVC	0.34907	SF
velocity		0.83005	
	10" PVC	0.54542	SF
		0.53123	fps
	12" PVC	0.7854	
		0.36891	

Exfiltration Trenches G-1 from 2020 Permit Manual			
L =	1.26E+01	ft	total length of trench in feet
W =	10	ft	width of trench in feet
FS =	2		factor of safety, 2 minimum for geological uncertainties
%WQ =	50%		percent reduction in WQ treatment volume based on method, 50% for wet/dry retention
Vwq =	0.1742	ac-in/hr	volume of treatment provided by trench in 1 hour; needs to exceed runoff quantity
Vadd =	0	ac-in/hr	volume of treatment provided by trench in 1 hour in addition to Vwq
K =	1.87E-04	cfs/ft²-ft	hydraulic conductivity in cubic feet per second per square foot per foot of head; $5x10^{-5}$ default value
H2 =	2.75	ft	depth to water table or head on saturated surface; difference between grade and lowest elevation allowing discharge from trench or water table
Du =	1.75	ft	unsaturated trench depth; depth from top of trench in unsaturated zone to water table
Ds =	1.25	ft	saturated trench depth; depth to bottom of trench from water table
Site Grade	4.00'		
GW Table	1.50'		
Du+Ds =		3.00'	trench depth

Watershed 2 Rationale Method, Q = CiA			
Q1 =	0.10	cfs	peak runoff rate in cubic feet per second (impervious)
Q2 =	0.01	cfs	peak runoff rate in cubic feet per second (pervious)
Qt =	0.12	cfs	peak runoff rate in cubic feet per second (total)
Qt =	0.1146	ac-in/hr.	peak runoff rate in acre inches per hour (total)
C1 =	1		runoff coefficient impervious
C2 =	0.2		runoff coefficient pervious
i =	2	in/hr.	rainfall intensity in inches per hour
A1 =	0.052	ac	drainage area in acres (impervious)
A2 =	0.029	ac	drainage area in acres (pervious)
1 foot =	12	inches	conversion
1 acre =	43560	sf	conversion
1 hour =	3600	sec	conversion
1 cfs =	448.8	gpm	
	6" PVC	0.19635	
		0.97114	fps, using 3.3" Zone 10
area	8" PVC	0.34907	SF
velocity		0.54626	
	10" PVC	0.54542	SF
		0.34961	fps
	12" PVC	0.7854	
		0.24278	

Exfiltration Trenches G-1 from 2020 Permit Manual			
L =	8.36E+00	ft	total length of trench in feet
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FS =	2		factor of safety, 2 minimum for geological uncertainties
%WQ =	50%		percent reduction in WQ treatment volume based on method, 50% for wet/dry retention
Vwq =	0.1146	ac-in/hr	volume of treatment provided by trench in 1 hour; needs to exceed runoff quantity
Vadd =	0	ac-in/hr	volume of treatment provided by trench in 1 hour in addition to Vwq
K =	1.87E-04	cfs/ft²-ft	hydraulic conductivity in cubic feet per second per square foot per foot of head; $5x10^{-5}$ default value
H2 =	3.75	ft	depth to water table or head on saturated surface; difference between grade and lowest elevation allowing discharge from trench or water table
Du =	3	ft	unsaturated trench depth; depth from top of trench in unsaturated zone to water table
Ds =	0	ft	saturated trench depth; depth to bottom of trench from water table
Site Grade	5.50'		
GW Table	1.50'		
Du+Ds =		3.00'	trench depth

1 2 5 10 20

PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

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

SITE GRADING & DRAINAGE PLAN

JOB #1022

171 El Pueblo Way
Palm Beach
Florida

PRESENTATION

DATE ISSUED:
MARCH 26, 2025

DATE PLOTTED:
March 26, 2025

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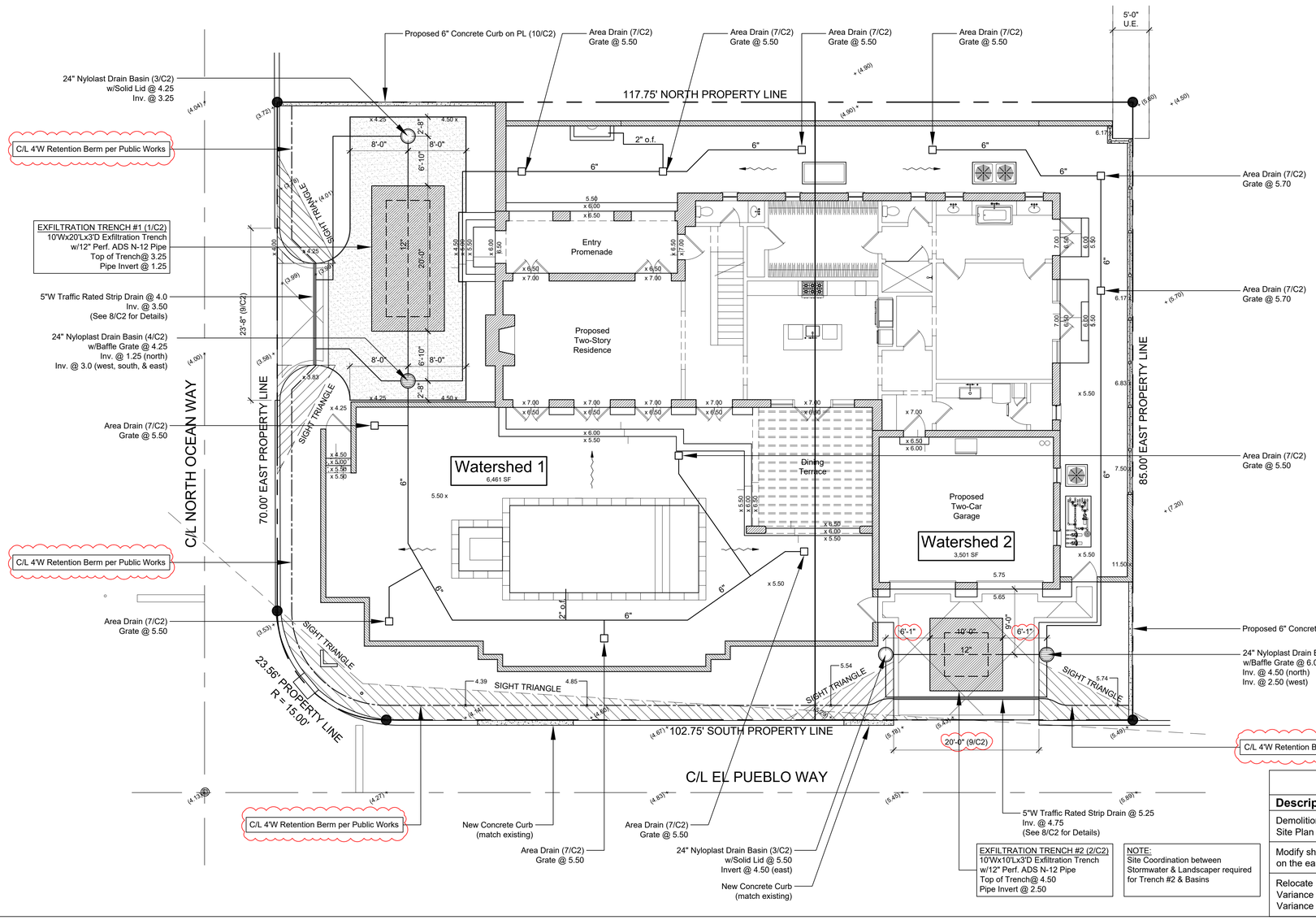

1 2 5 10 20

CURRENTLY PROPOSED

Watershed 1
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Ds =	1.50	ft	saturated trench depth; depth to bottom of trench from water table
Site Grade	4.00'		
GW Table	1.50'		
Du+Ds =		3.00'	trench depth

Watershed 2
Rationale Method, Q = CiA

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Q2 =	0.01	cfs	peak runoff rate in cubic feet per second (pervious)
Qt =	0.12	cfs	peak runoff rate in cubic feet per second (total)
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Du =	2.50	ft	unsaturated trench depth; depth from top of trench in unsaturated zone to water table
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Site Grade	5.00'		
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SITE GRADING & DRAINAGE PLAN
1/8" = 1'-0"

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Florida

FINAL SUBMITTAL

JOB #1022

DATE ISSUED:
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DATE PLOTTED:
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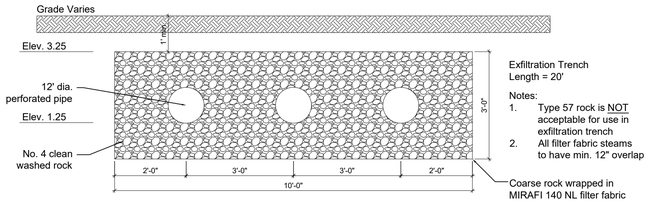
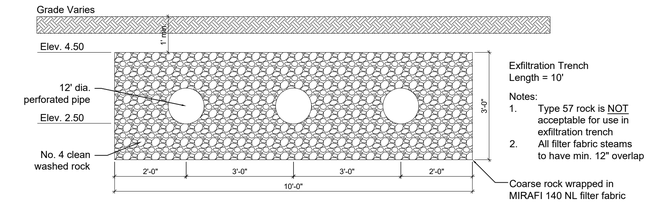
Drawn By:	Date:
S.B.	07/07/2025

N

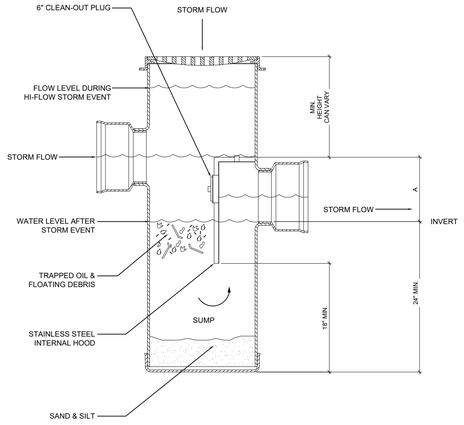
C1



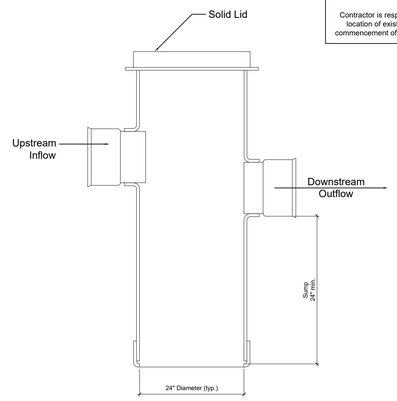
1 C2 EXFILTRATION TRENCH #1 DETAIL



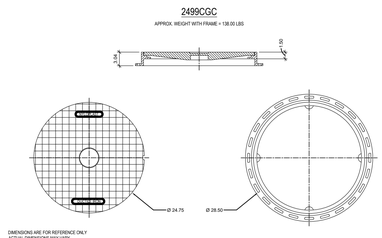
2 C2 EXFILTRATION TRENCH #2 DETAIL



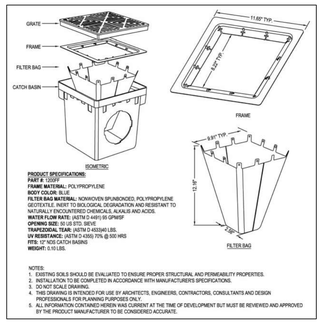
5 C2 24" NYLOPLAST DRAIN BASIN w/INTERNAL HOOD N.T.S.



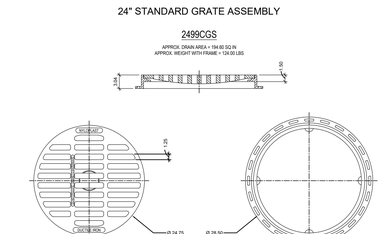
6 C2 24" NYLOPLAST DRAIN BASIN N.T.S.



3 C2 24" SOLID COVER ASSEMBLY



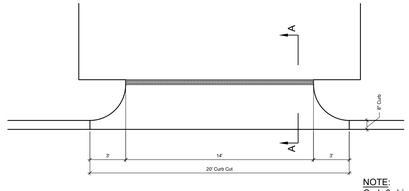
7 C2 12" AREA DRAIN DETAIL



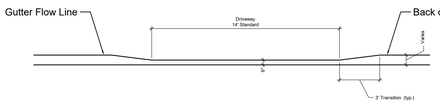
4 C2 24" STANDARD GRATE ASSEMBLY



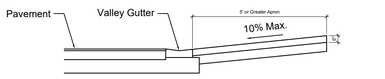
8 C2 5" PRO SERIES DRAIN KIT w/METAL GRATE



NOTE:
Curb & driveway may be monolithic pour w/vertical curb type only.



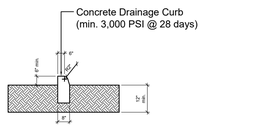
CURB TRANSITION PROFILE



SECTION A-A
N.T.S.

NOTES:
1. Driveway to be Portland Cement, min. 3,000 P.S.I. @ 28 days
2. Base to be a min. 4" clean sand or sandy loam, fully compacted, full width.
3. Concrete to be broom finished with even, dustless service.

9 C2 RESIDENTIAL DRIVEWAY CURB & GUTTER SECTION (CONCRETE)



10 C2 CONCRETE DRAINAGE CURB CROSS SECTION

48 HOURS BEFORE DIGGING CALL 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction services.

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GENERAL NOTES & SPECIFICATIONS:

1. Contractor shall check all drawings furnished immediately upon their receipt and shall promptly notify engineer in writing of any discrepancies. Anything shown on the drawings and not mentioned in specifications or mentioned in the specifications and not shown on the drawings, shall be of the like effect as if shown or mentioned in both.
2. Figures marked on drawings shall, in general, be followed in preference to scale measurements. Large scale drawings shall govern small scale drawings. The contractor shall compare all drawings and verify the figures before laying out the work and will be responsible for any errors, which might have been avoided thereby. When dimensions on the drawings are affected by the type of equipment selected, contractor shall adjust such dimensions as conditions may require.
3. If contractor, in the course of work, finds any discrepancy between the drawings and the physical conditions of the locality, or any error or omissions in the drawings or in the layout as given by points and instructions, or discovers unforeseen underground or above ground conditions or any other unexpected conditions requiring additional work by contractor, it shall be contractor's duty to immediately inform engineer, in writing, and the engineer shall promptly check the accuracy of the information. Any work done after such discovery, until any necessary changes are authorized, will be done at the contractor's risk.
4. If any part of the contractor's work depends, for proper execution or results, upon the work of any other contractor, the contractor shall inspect and measure work already in place and shall at one report to engineer any discrepancies between the executes work and the drawings.
5. Engineer or his authorized representative shall have free access to the work of the contractor at any time for the purpose of inspection. Contractor shall furnish the facilities to determine, as best as can reasonably be done, the nature and quality of the work performed. Such assistance of the contractor shall, if necessary, include the uncovering, testing, or removal of portions of the finished work.
6. All debris shall be removed from the area and legally disposed. Debris may be burned upon obtaining proper burning permit by any unburned remains are to be disposed of as directed by the owner or his representatives.
7. Contractor shall be responsible for protecting all buildings, structures, and utilities that are underground, above ground, or on the surface against construction operations that may be hazardous to said facilities and shall hold and save the owner harmless against all claims for damage. Contractor shall, by repair or replacement, return to equal or better condition all pavement, sidewalks, lawns, utilities, and other items damaged by this construction activity.
8. Contractor shall be responsible for obtaining all required tests and shall submit reports by an independent testing laboratory approved by engineer. Should any test fail to meet specification as shown herein, contractor shall, at contractor's expense, correct all deficient work and submit laboratory test results showing compliance with these specifications.
9. All work shall be performed in a workman-like manner ad shall conform with all applicable City, County, State, and Federal regulations and/or codes. Contractor shall obtain all permits and licenses required to begin work.
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11. The contractor shall give the engineer 48 hours notice prior to requesting required inspections and shall supply all equipment necessary to properly test and inspect completed work.
12. Contractor shall guarantee all work and materials for a period of one year from the date of project acceptance, during which all faulty construction and/or materials shall be corrected at contractor's expense.
13. All work shall be accomplished in a safe and workman-like manner. Contractor shall comply with all applicable laws and regulations of any public and/or private body having jurisdiction for the safety of persons or property or to protect them from damage, injury, or loss and shall erect and maintain all necessary safeguards for such safety and protection. The responsibility for project safety rests solely and specifically with the contractor. Local agencies and their employees and agents are specifically indemnified and held harmless from any actions of the contractor relating to the safety procedures implemented during construction and from any claims brought by any persons regarding safety, personal injury, or property damage.
14. Minimum Construction Inspection Checkpoints:
    1. Prior to any major deviation from the approved plan
    2. Prior to backfilling of any trenches containing hydraulic conduits so that jointing may be mutually approved
    3. Upon completion of sub-grade compacting
    4. At the time of delivery of base material
    5. Upon completion of the base and prior to priming
    6. Immediately prior to and upon the first and second applications of the plant mixed wearing course
    7. Upon completion of construction, a final inspections will be made with project representative.
15. All unsuitable material such as muck, marl, and debris shall be removed from the limits of construction and legally disposed. At the engineer's directions, much may be stockpiled on the site at designated locations for use in landscaping.
16. All material and equipment to be furnished and/or installed by the contractor for this project shall be guaranteed for a period of on year from the date of final acceptance thereof, against defective materials, design, and workmanship. Upon receipt of notice from the owner of failure of any part of the guaranteed equipment or materials during the guarantee period, the affected part, parts, or materials shall be replaced promptly with new parts or materials by the contractor at no expense to the owner. In the event the contractor fails to make the necessary replacement(s) and repair(s) within seven (7(days after notification by the owner, the owner may accomplish the work at the expense of the contractor.
17. Contractor shall complete "as-built" information relative to pipe lengths, materials, and any deviation from plans and provide a copy of such to the owner and engineer for final acceptance of the contractor's work.

NOTES:

1. All pipe systems shall be installed in accordance with ASTM D321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF TERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", latest addition.
2. Measures should be taken to prevent migration of native fines into backfill material, when required.
3. Suitable Subgrade: Where the trench bottom is unstable, contractor shall excavate to a depth required by engineer and replace with suitable material as specified by engineer. As an alternative, and at the discretion of design engineer, trench bottom may be stabilized using geotextile material.
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PREVIOUSLY APPROVED

ARC-24-061
APPROVED 05/29/24
ZON-24-068
APPROVED 06/12/24
ARC-25-0002
APPROVED 03/26/25

BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

SCALE: N.T.S.

DRAINAGE SPECIFICATIONS & DETAILS

JOB #1022

171 El Pueblo Way
Palm Beach
Florida

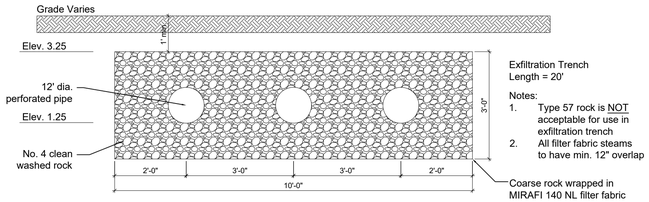
PRESENTATION

DATE ISSUED:
MARCH 26, 2025

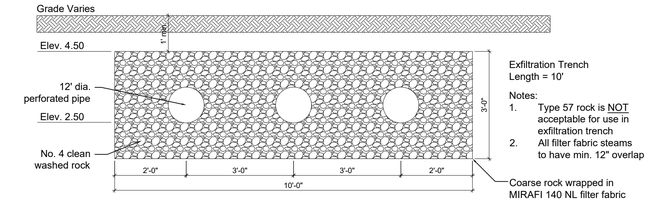
△
△
△
△
△
△

DATE PLOTTED:
March 26, 2025

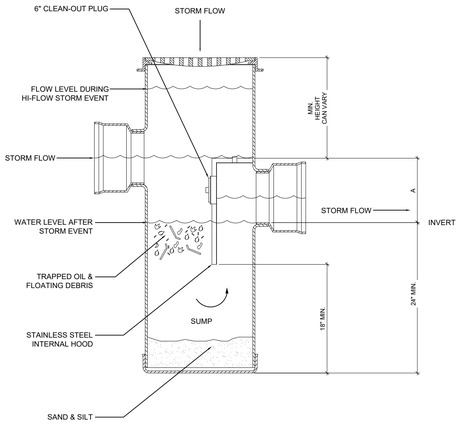
C2a



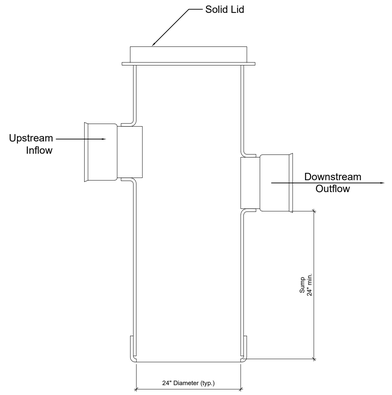
1 C2 EXFILTRATION TRENCH #1 DETAIL



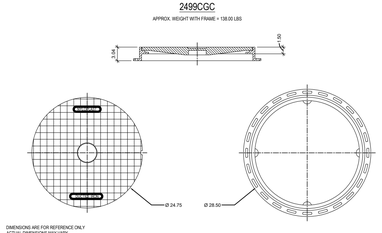
2 C2 EXFILTRATION TRENCH #2 DETAIL



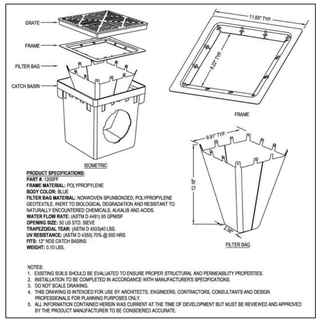
5 C2 24" NYLOPLAST DRAIN BASIN w/INTERNAL HOOD N.T.S.



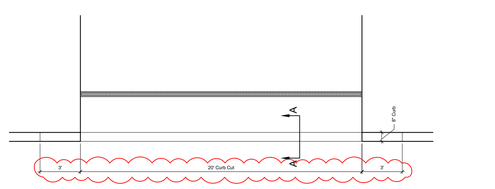
6 C2 24" NYLOPLAST DRAIN BASIN N.T.S.

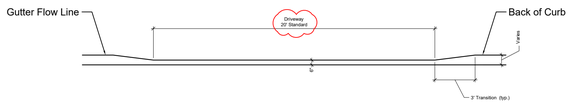


3 C2 24" SOLID COVER ASSEMBLY

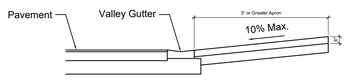


7 C2 12" AREA DRAIN DETAIL





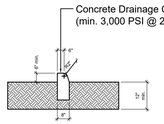
CURB TRANSITION PROFILE



SECTION A-A
N.T.S.

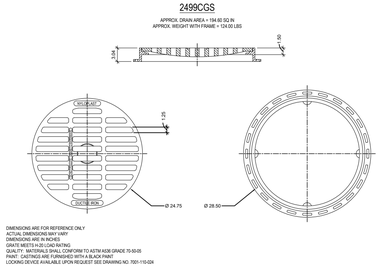
NOTES:
1. Driveway to be Portland Cement, min. 3,000 P.S.I. @ 28 days
2. Base to be a min. 4" clean sand or sandy loam, fully compacted, full width.
3. Concrete to be broom finished with even, dustless service.

9 C2 RESIDENTIAL DRIVEWAY CURB & GUTTER SECTION (CONCRETE)



10 C2 CONCRETE DRAINAGE CURB CROSS SECTION

24" STANDARD GRATE ASSEMBLY



4 C2 24" STANDARD GRATE ASSEMBLY



8 C2 5" PRO SERIES DRAIN KIT w/METAL GRATE

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CURRENTLY PROPOSED

Project Presentation/Approval History

Description	Town of Palm Beach #	Meeting Date
Demolition of existing residence and construction of new two-story residence Site Plan Approval for non-conforming lot	ARC-24-061 ZON-24-068	05/29/2024 06/12/2024
Modify shape of pool and site wall from oval to rectilinear, replace two windows on the east elevation with a French door and add a small balcony	ARC-25-0002	03/26/2025
Relocate previously approved pool equipment location to east side of house Variance request to locate pool equipment more than 20 feet from edge of pool Variance request to locate pool heater less than 10 feet from property line	ARC-25-0033 ZON-25-0037	07/23/2025 08/13/2025

48 HOURS BEFORE DIGGING CALL
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction services.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF BGS, PLLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF BGS, PLLC IS PROHIBITED. THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION.
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BGS
Landscape Architecture & Engineering
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674/PE36171

DRAINAGE SPECIFICATIONS & DETAILS

171 El Pueblo Way
Palm Beach
Florida

JOB #1022

FINAL SUBMITTAL

DATE ISSUED:
July 7, 2025

DATE PLOTTED:
July 7, 2025

Drawn By:	Date:
S.B.	07/07/2025

C2

ARC-25-0033 (ZON-25-0037) 171 EL PUEBLO WAY (COMBO). The applicants, Kevin Ryan & Carolyn Pressly-Ryan, have filed an application requesting Architectural Commission review and approval for minor modifications to the site plan of a previously approved new residence including the relocation of swimming pool heater and swimming pool pump equipment from its previously approved location with associated hardscape and landscape modifications, alternate hardscape materials for a vehicle drive, and incorporation of a new dining trellis, among other small adjustments related to comments received during construction permit review; variances are required as they pertain to pool heater setback and distance separation of pool equipment from the swimming pool. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0037 (ARC-25-0033) 171 EL PUEBLO WAY (COMBO) – VARIANCES. The applicants, Kevin Ryan & Carolyn Presly-Ryan, have filed an application requesting Town Council review and approval of two (2) variances pertaining to a deficient pool heater setback from the east property line and to exceed the maximum distance separation permitted between swimming pool equipment and the swimming pool. The Architectural Commission shall perform design review of the application.

Property Owner:	Kevin Ryan & Carolyn Pressly-Ryan
Professional:	BGS PLLC (Don Skowron)
Representative:	Maura Ziska

HISTORY:

- A combo application (ARC-24-061 (ZON-24-068)) for a new residence on nonconforming R-B zoned parcel was unanimously approved by ARCOM at the May 2024 hearing.

- A special exception (ZON-24-068) for redevelopment of an existing nonconforming parcel was unanimously approved by Town Council at the June 2024 hearing.

- A permit (RNEW-25-00066) for construction of a two-story single family dwelling was issued in April 2025.

- An application (ARC-25-0002) for adjustments to the previously approved design of a new residence was unanimously approved by ARCOM at the March 2025 hearing.

THE PROJECT:

The applicant has submitted plans, entitled “MINOR MODIFICATIONS TO A PREVIOUSLY APPROVED NEW RESIDENCE FOR THE RYAN FAMILY”, as prepared by D. STANLEY DIXON ARCHITECT, uploaded July 07, 2025.

The following is the scope of work for the Project:

- Minor modifications to a previously approved new, two-story residence including:
    - Relocation of pool equipment.

- Incorporation of new pergola.
- Landscape and hardscape adjustments.

The following variances from the Town Council are required to achieve the scope of work:

- **VARIANCE 1:** Section 134-1728(c): Variance request for a pool equipment separation of 50' -7" from the water's edge in lieu of the 25' separation permitted for pool equipment.

- **VARIANCE 2:** Section 134-1728 (c)(2): Variance request for a side-yard setback of 5'-10" from the East property line in lieu of the 10' side-yard setback required for a pool heater.

Site Data			
Zoning	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	9960.5 Sq Ft	**Flood Zone**	AE +6’ NAVD
Lot Width	85’	**Lot Depth**	117.75’
Lot Coverage	Permitted: 30% + 3% Trellis Approved: 28.97% Prop.: 28.97% + 2.74% Trellis	**Landscape Open Space**	Required: 45% Approved: 45.02% Proposed: 45.34%
***Pool Equipment Separation from Pool**	Permitted: 25’ Proposed: 50.6’ Variance Requested	***Pool Heater Setback**	Required: 10’ Proposed: 5.8’ Variance Requested

* Variance Required.

Surrounding Properties / Zoning	
North	1161 N Ocean Way (Residence) / R-B
South	110 El Pueblo Way & 1144 N Ocean Blvd (Residences) / R-B
East	1160 N Ocean Blvd (Residence) / R-B
West	1150 N Ocean Way (Residence) / R-B

STAFF ANALYSIS:

The applicant is seeking approval for slight modifications to the design of a previously approved new residence. The application, as proposed, is inconsistent with the zoning code and requires two (2) variances to achieve the scope of work.



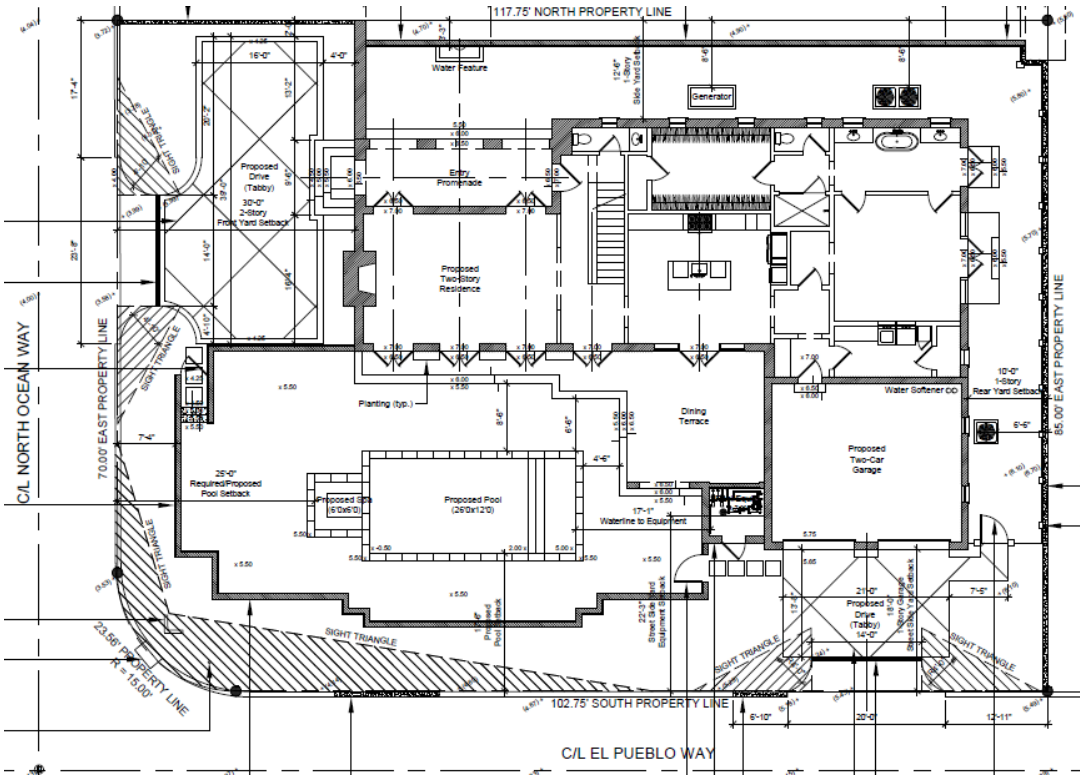
Previously approved south street-side elevation.



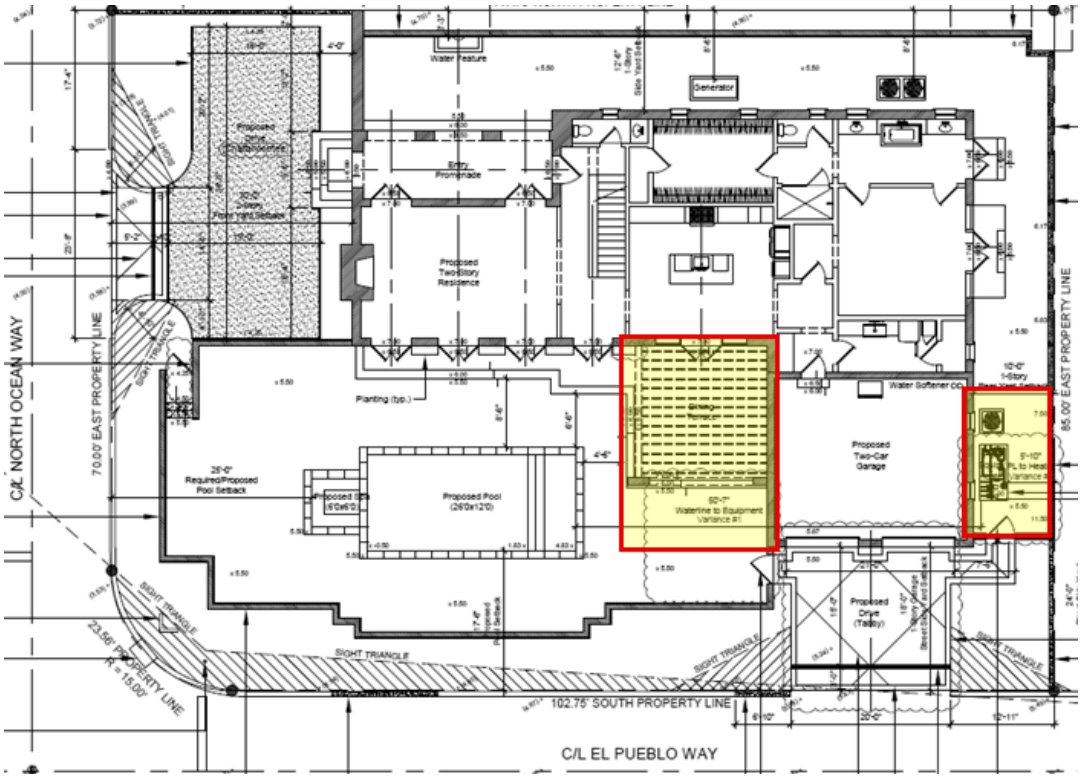
Proposed south street-side elevation.

An application for a new residence was unanimously approved at the May 2025 ARCOM hearing upon first review of the application. In addition to the architectural design of the structure, the application was lauded for its site planning on the nonconforming corner parcel. Instead of a more common home plan where outdoor space is provided behind the structure, the design team utilized the yard area at the street intersection for a swimming pool and outdoor living area with site walls and landscaping along the roadways, creating a courtyard. However, to accommodate a zoning compliant design, pool equipment had to be sited within this courtyard to meet distance separation requirements.

The applicant is returning to both ARCOM and the Town Council for permission to relocate the pool equipment to a rear yard area. By relocating the equipment, the courtyard area will accommodate a dining terrace with pergola. Additionally, adjustments are proposed to landscape and hardscape elements throughout the site in response to the equipment relocation as well as comments issued by the town during permitting and construction. The relocation of pool equipment, however, is noncompliant with zoning and requires variances for approval.

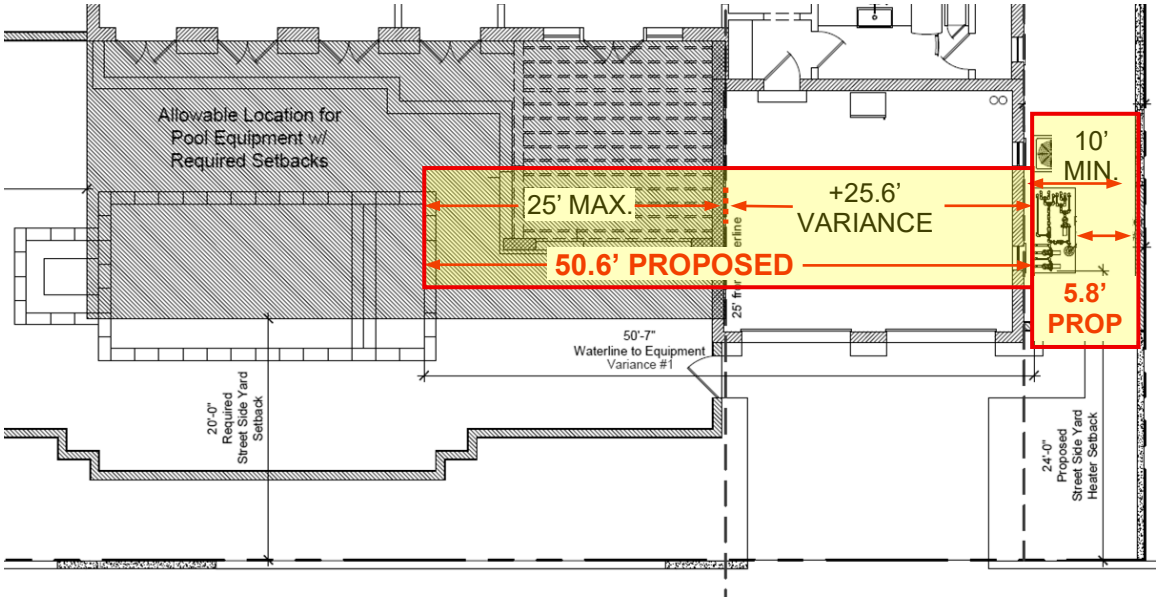


Previously approved site plan.



Proposed site plan.

The variances pertain solely to the relocated pool equipment. The first variance is related to separation distance permitted for pool equipment from the edge of water. If equipment is proposed in a setback area as otherwise permitted, an maximum distance separation of 25' is required between pool equipment and edge of water. Due to the current design configuration (celebrated by ARCOM at their initial review) it is highly challenging to locate equipment in a setback while keeping equipment within the 25' radius with the current footprints. In addition, a variance is required for the pool heater to be located closer than 10' to the rear yard setback. The zoning code permits all other types of equipment, including pool pumps and filters, A/C equipment, and even generators – all of which are larger than modern pool heaters – to be located up to 5' off a side or rear property line. Only pool heaters are burdened by a setback twice the distance of the other equipment types. Staff will note that although a variance is required for heater, the pool heater setback does not encroach closer to the property line than other types of equipment would be permitted. Landscape and hardscape adjustments are proposed throughout the site, as well, including change in hardscape material at parking area on North Ocean Way, adjusted pool courtyard size, update to fencing on perimeter, and updates to curbs. The equipment area screening is compliant.



Code Section	Permitted/Required	Proposed	Variance
Variance #1 Sec. 134-1728(c)	25' Max. Pool Equip. Separation from Pool	50.6' Pool Equip. Separation from Pool	**+ 25.6' Separation**
Variance #2 Sec. 134-1728 (c)(2)	10' Minimum Pool Heater Setback	5.8' Pool Heater Setback	**- 4.2' Setback**

CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions;
2. that the implementation of the proposed variance(s) shall or shall not cause negative

architectural impact to the subject property.

Approval of the project will require one (1) motion to be made by the Town Council:

(1) for final determination of approval or denial of the variances by the Town Council, and that the variances **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, subject to any proposed conditions.

WRB:JGM:BMF

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 23, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-25-0034 (ZON-25-0036) 3300 S OCEAN BLVD (COMBO) The applicant, Meridian of Palm Beach Condominium (Environment Design Group), has filed an application requesting Architectural Commission review and approval for modifications to the entry guard house with associated landscape and hardscape changes. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 7/16/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Funding

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

May 5, 2025

Town of Palm Beach
Planning, Zoning, & Building Department
360 S. County Road
Palm Beach, Florida 33480

ATTN: *ARCOM Staff*
Re: The Meridian Condominium
3300 South Ocean Blvd

LETTER OF INTENT
Current zoning for the project is R-D(1) MODERATE DENSITY RESIDENTIAL

The proposed changes include:

1. Minor addition (80 S.F.) to front entry guard house
   - Addition will not be on the street side of the building, view from the street-view elevation will not be modified. (Note: Architectural Drawings will be provided in the following submittal)
   - Building was built in the early 1980's and needs repair
   - Existing size no longer works for what is need to function as a guardhouse.
   - Extend existing planter (135 S.F. of hardscape removed)

2. New decorative entry pavers surrounding guardhouse.
   - Entry drive shape, size, and layout will not be modified.

3. Enhance existing landscaping surrounding guardhouse.

The attached plans reflect the above-outlined revisions.
If there are any questions regarding this project, please feel free to reach out to our office.
Thank you for your assistance.

Dustin Mizell, MLA RLA #6666784
Environment Design Group

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139 North County Road, Suite 20-B
Palm Beach, FL 33480
561.832.4600 phone
Dustin@environmentdesigngroup.com

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Guardhouse Addition
The Meridian - Condominium
3300 South Ocean Boulevard
Palm Beach
F L O R I D A

ARC-25-0034
ZON-25-0036
Final Submittal: 07.07.2025
Hearing Date: 07.23.2025

Scope of Work

1. Minor addition to guardhouse
   - New decorative entry pavers surrounding guardhouse
   - Enhance existing landscaping surrounding guardhouse

Sheet Index

L1.0 Existing Conditions
L1.1 Existing Conditions - Images
L2.0 Demolition Plan
L3.0 Construction Staging/Truck Logistics
L4.0 Site Plan
L4.1 Guard House Addition
L4.2 Site Calculations
L5.0 Landscape Plan/Schedule
L5.1 Landscape Rendering
L6.0 Front Entry Rendering
A1.0 Architectural Plans
Survey

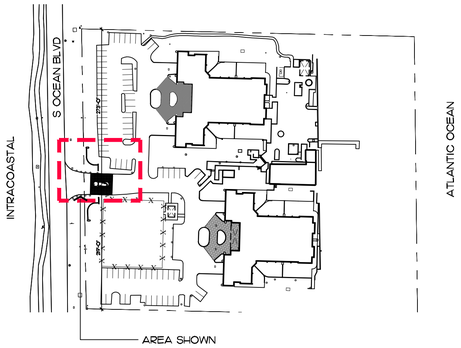
Design Team/Consultants

Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Architect
RANDOLPH HANSEN
INTERPLAN INC - ARCHITECTS
9 DUNBAR ROAD
PALM BEACH GARDENS, FL 33418
561.744.0445

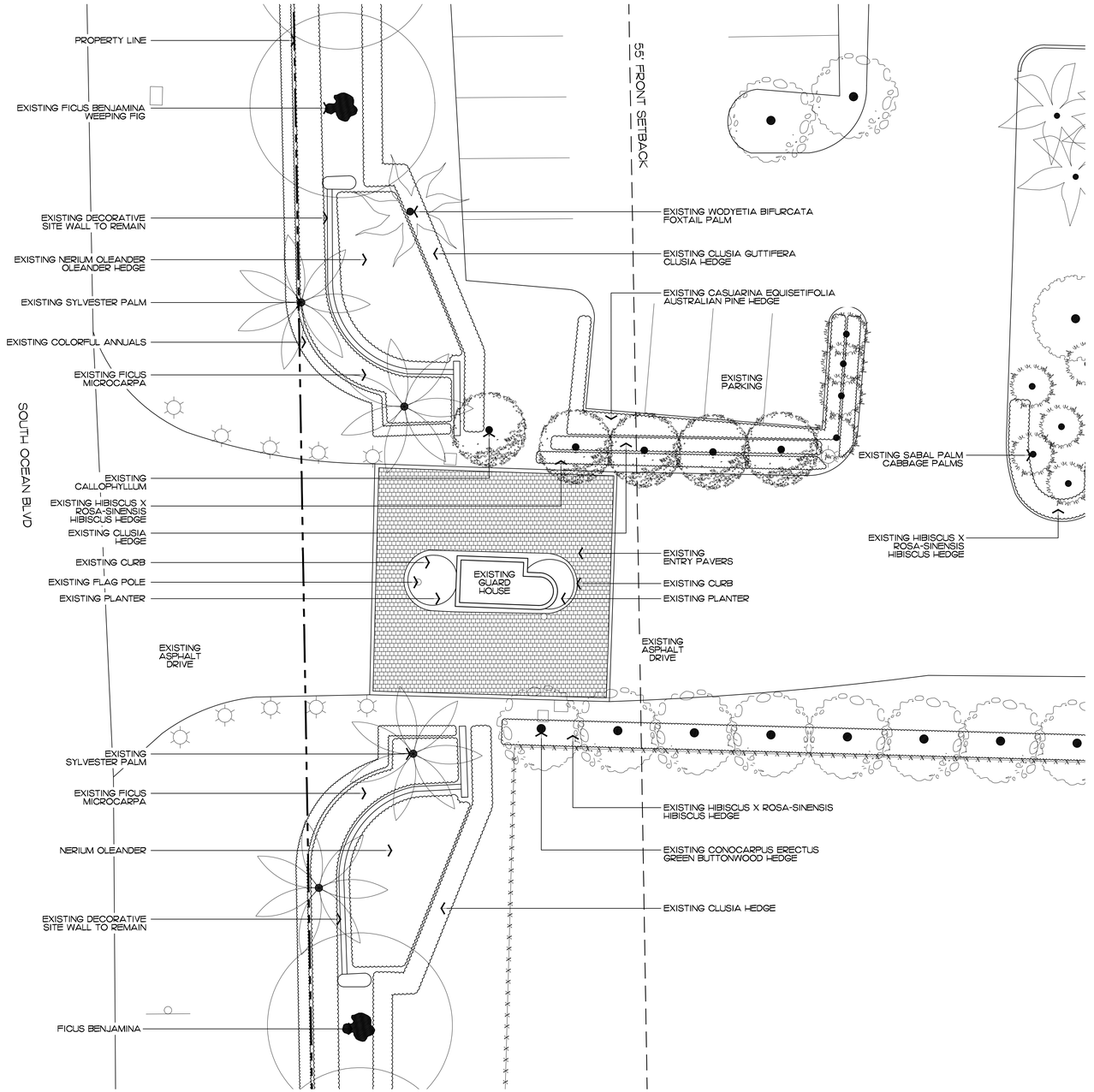
Landscape Legend

PROPERTY ADDRESS: 3300 SOUTH OCEAN BLVD - RD (1) MODERATE DENSITY RESIDENTIAL			
TOTAL LOT AREA	296,974 S.F. - 6.82 ACRES		
RD-1 MODERATE DENSITY RESIDENTIAL	REQUIRED	EXISTING	PROPOSED
LANDSCAPE OPEN SPACE	35% MIN. - 94,491 S.F.	53.01% - 157,423 S.F.	53.05% - 157,558 S.F.
LANDSCAPE OPEN SPACE TO BE ALTERED	N/A	N/A	0.07% - 214 S.F.
PERIMETER LANDSCAPE OPEN SPACE	N/A	N/A	N/A
FRONT YARD (32,525 S.F.) LANDSCAPE OPEN SPACE	35% MIN. - 11,383 S.F.	47.52% - 15,457 S.F.	47.94% - 15,592 S.F.
NATIVE TREES %	30%	N/A	100%
NATIVE SHRUBS & VINES %	30%	N/A	36%
NATIVE GROUNDCOVER %	30%	N/A	N/A
LOT COVERAGE (INCLUDING BALCONIES)	35% MAX.	17.3%	17.31%



Exisiting Conditions - Image





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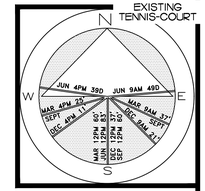

JOB NUMBER: # 22286.00 LA
DRAWN BY: Jean Twomey
Allison Padilla
DATE: 05.05.2025
06.09.2025
07.07.2025

SHEET L1.0

ARC-25-0034
ZON-25-0036

Existing Conditions

SCALE IN FEET 0' 10' 20' 30'

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AERIAL VIEW



STREET VIEW



NORTH / SIDE ELEVATION



SOUTH / SIDE ELEVATION



EAST / REAR ELEVATION



WEST / FRONT ELEVATION

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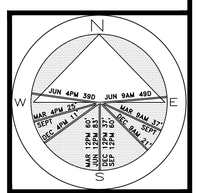

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SHEET L1.1

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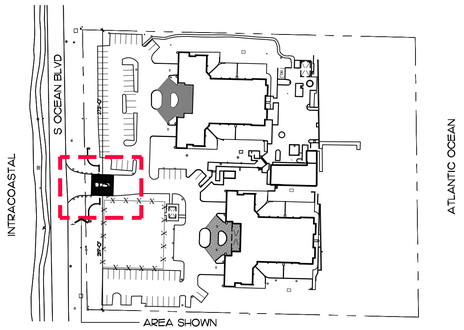
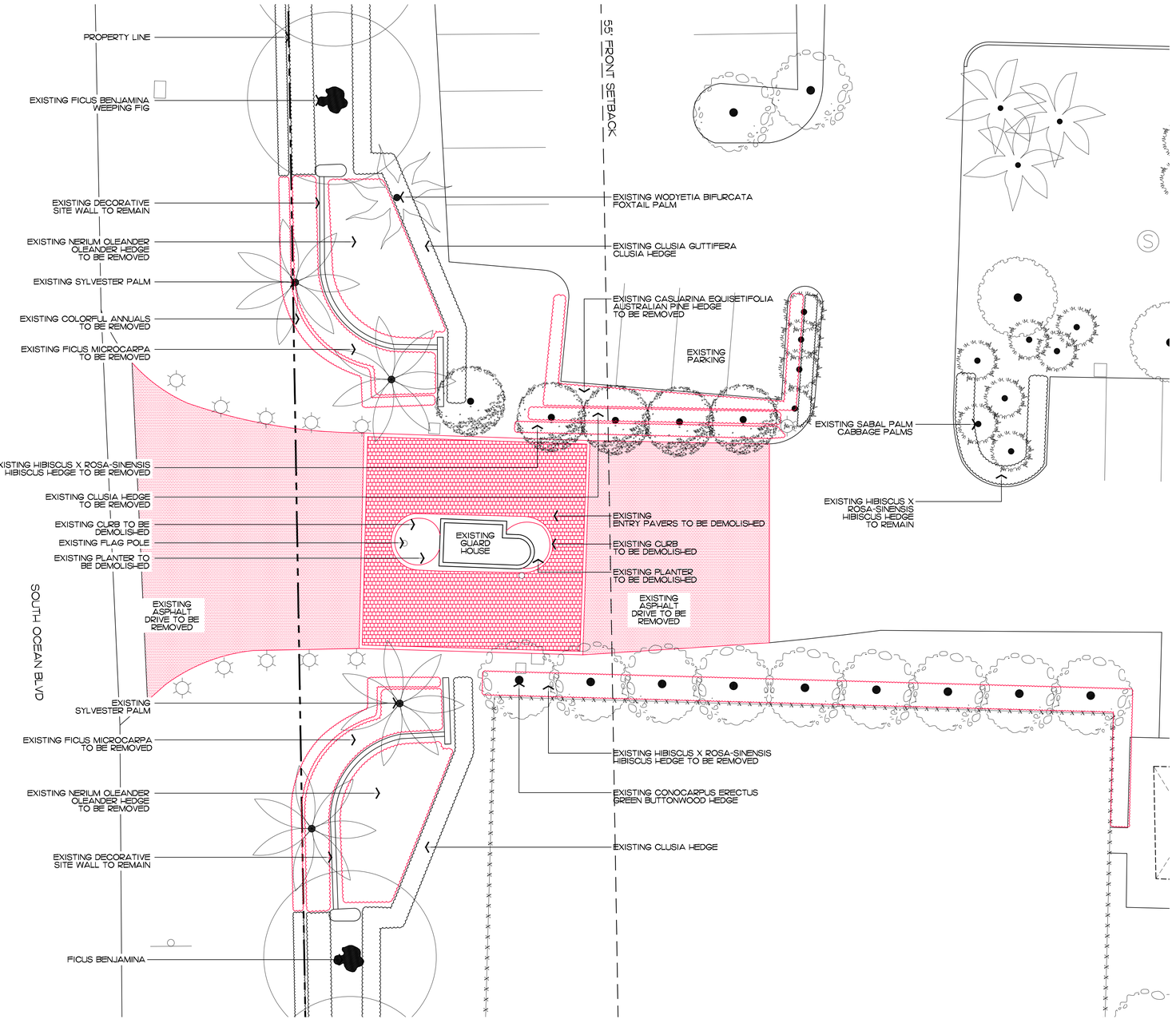
ZON-25-0036

Existing Conditions



Exisiting Conditions - Image





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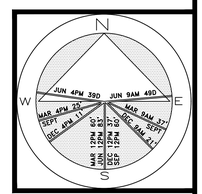

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Allison Padilla
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SHEET L2.0

ARC-25-0034
ZON-25-0036

Demolition Plan/ Vegetation Action Plan

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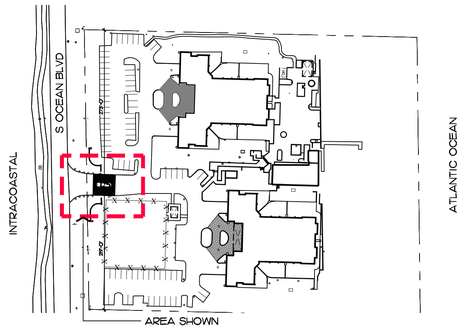



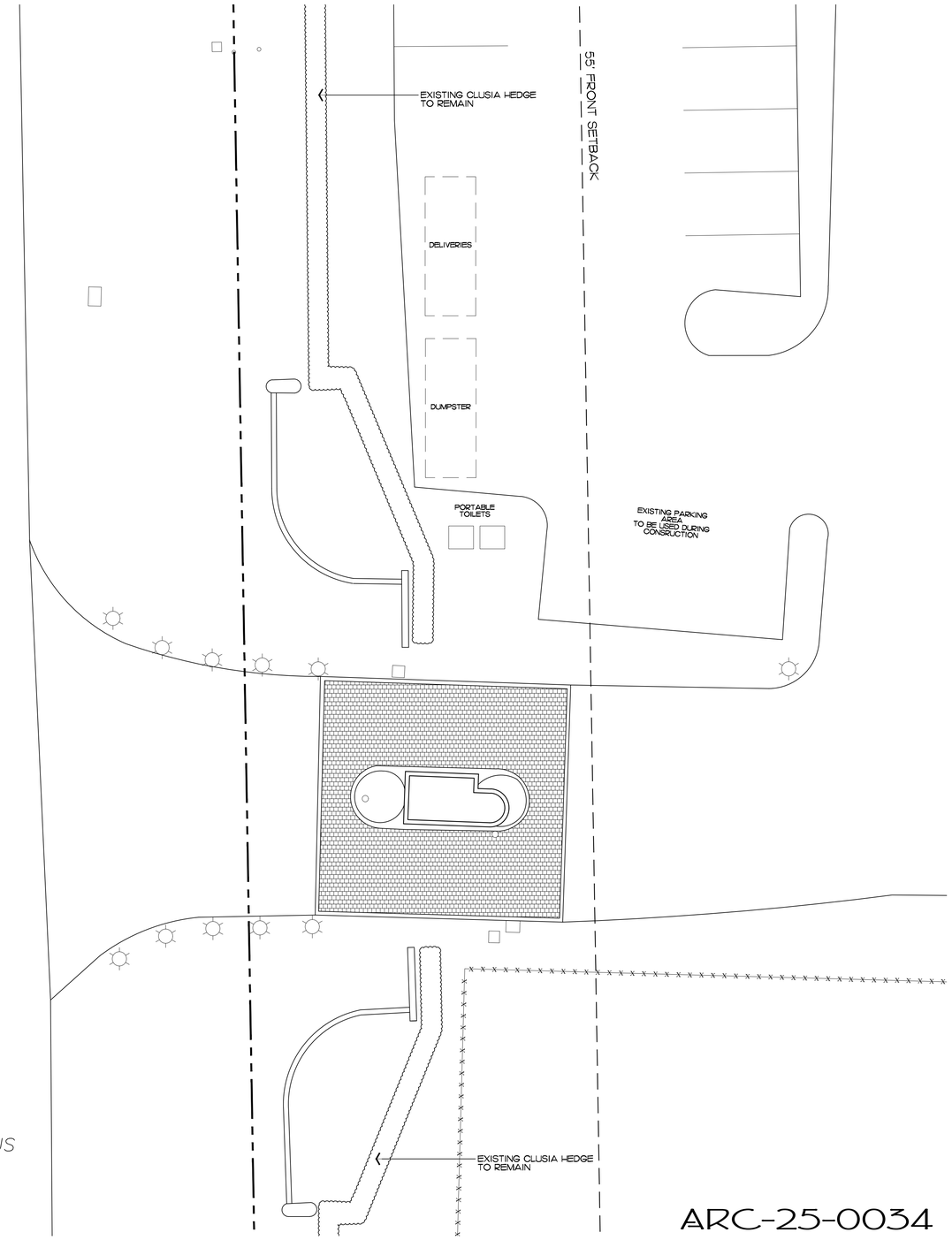

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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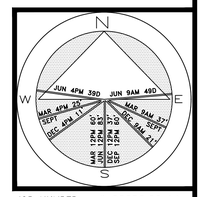

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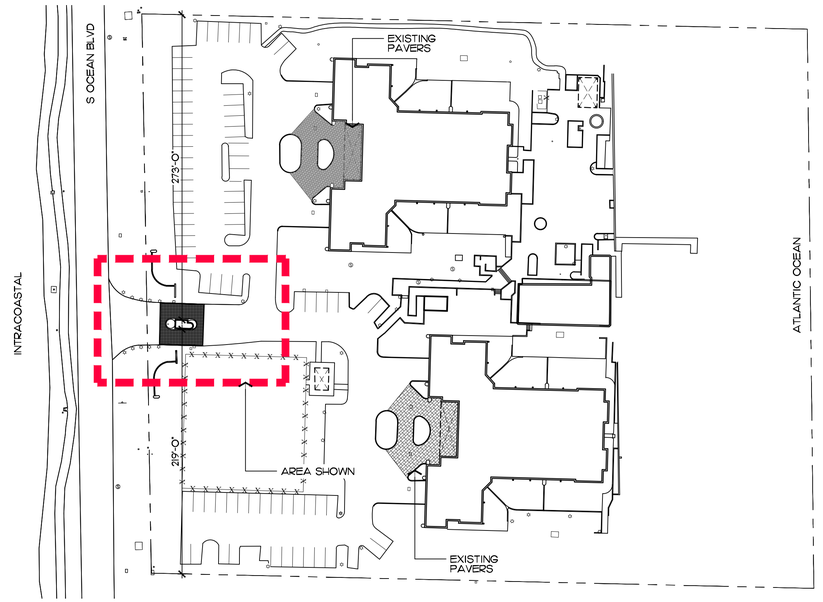
SHEET L3.0

ARC-25-0034
ZON-25-0036

Construction Screening Staging/ Truck Logistics

SCALE IN FEET 0' 10' 20' 30'

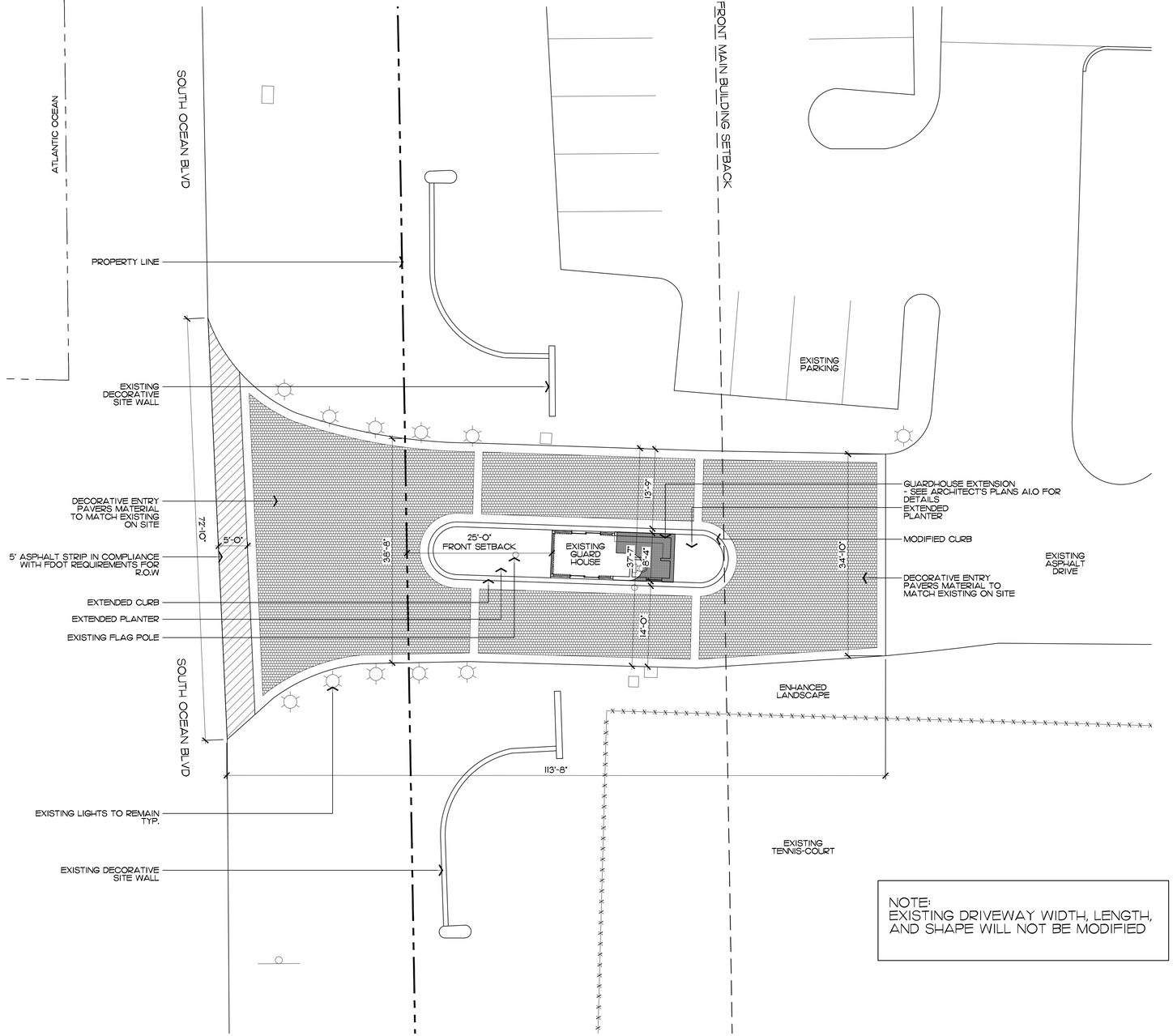


Site Plan

SCALE 1/64" = 1'



Paver Material to Match Existing on Site



NOTE:
EXISTING DRIVEWAY WIDTH, LENGTH, AND SHAPE WILL NOT BE MODIFIED

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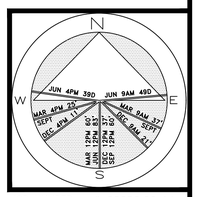

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Allison Padilla
DATE: 05.05.2025
06.09.2025

SHEET L4.0

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ZON-25-0036

Site Plan

SCALE IN FEET 0' 10' 20' 30'

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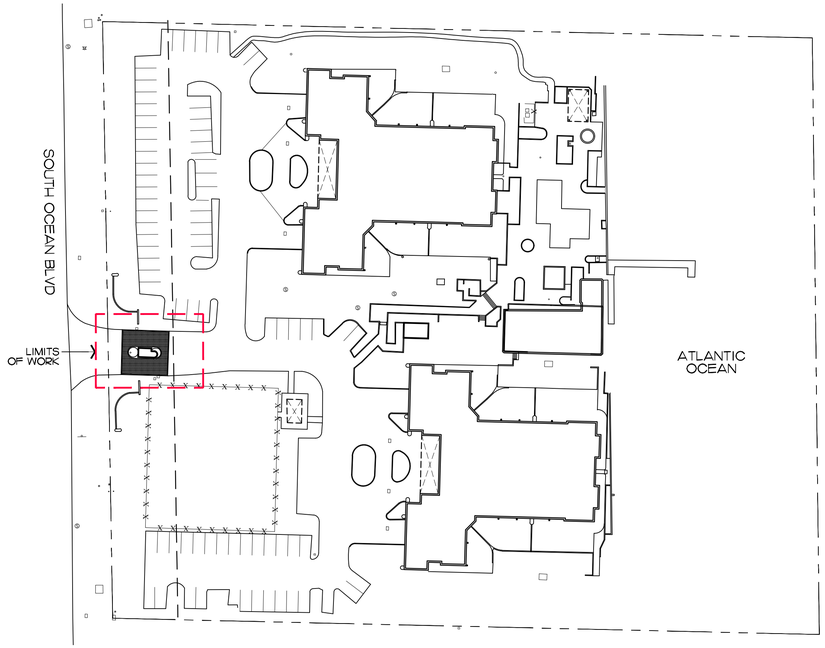
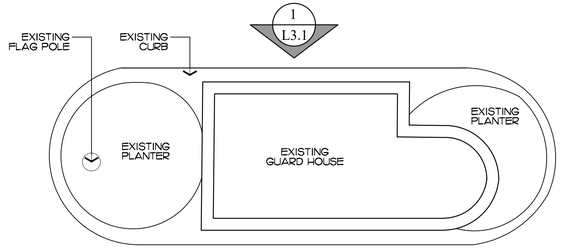


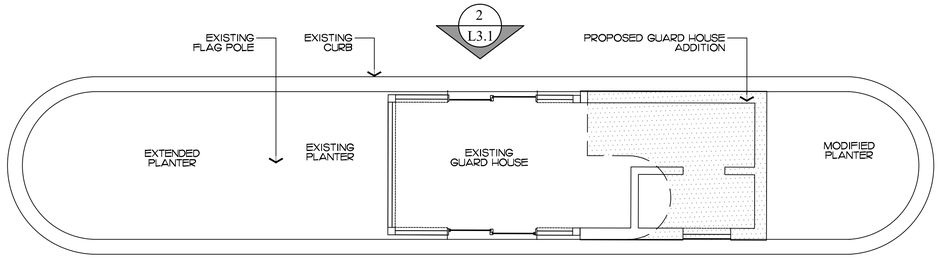
Site Plan

SCALE: 1" = 60'-0"



Existing Guardhouse - Plan

SCALE: 1" = 60'-0"



Proposed Guardhouse - Plan

SCALE: 1" = 60'-0"



1 L3.1 Existing North Elevation

2 L3.1 Proposed North Elevation

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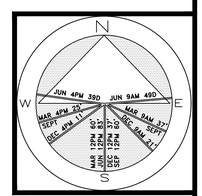

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Allison Padilla
DATE: 05.05.2025
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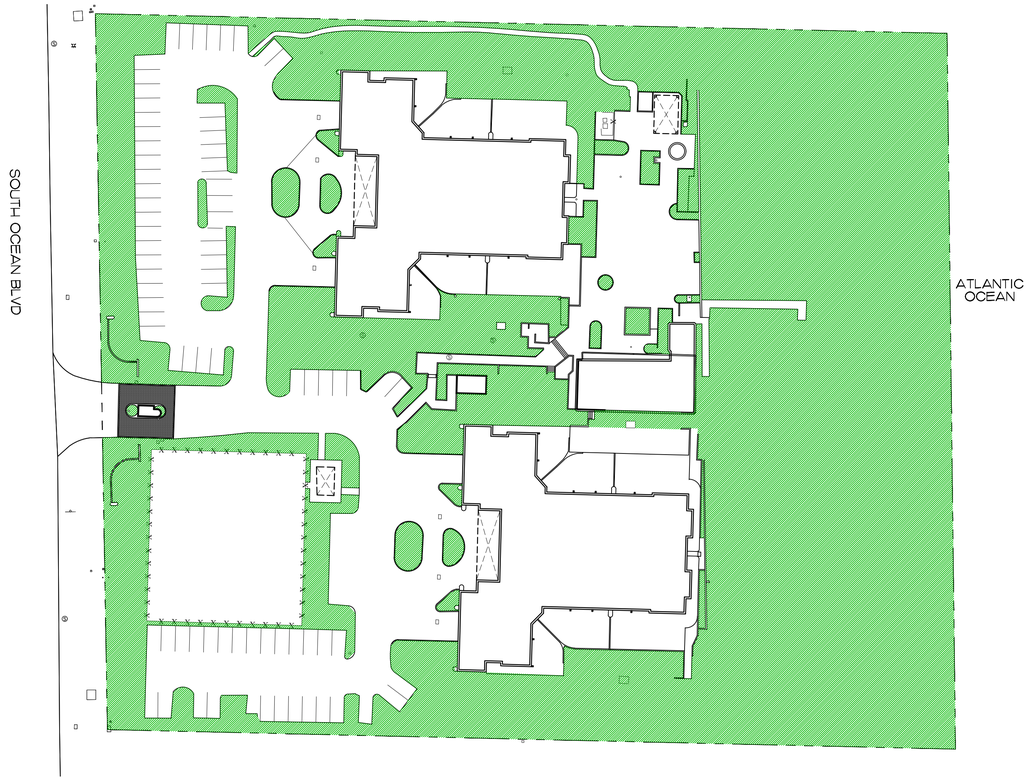
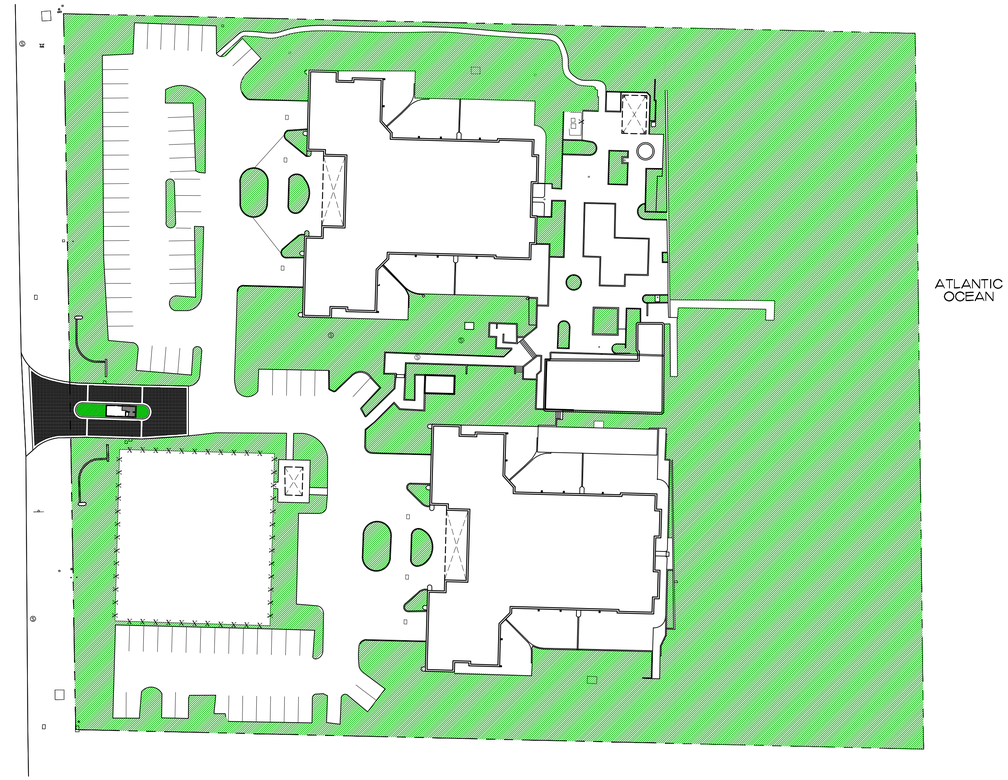
SHEET L4.1

ARC-25-0034 / ZON-25-0036
Guardhouse Addition Details



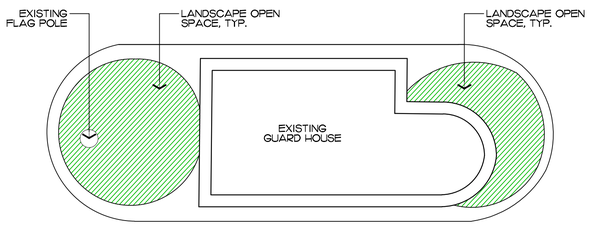
Existing Conditions

SCALE: 1" = 50'-0"



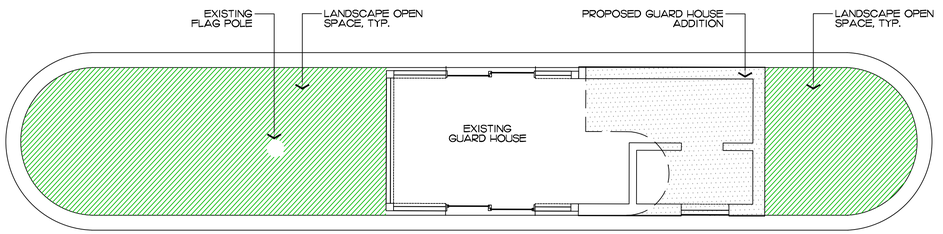
Proposed Plan

SCALE: 1" = 50'-0"



Existing Landscape Open Space to be Altered

SCALE: 1" = 60'-0"



Proposed Landscape Open Space to be Altered

SCALE: 1" = 60'-0"

Site Data

PROPERTY ADDRESS: 3300 SOUTH OCEAN BLVD - RD (1) MODERATE DENSITY RESIDENTIAL			
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PERIMETER LANDSCAPE OPEN SPACE	N/A	N/A	N/A
FRONT YARD (32,525 S.F.) LANDSCAPE OPEN SPACE	35% - 11,383 S.F.	47.52% - 15,457 S.F.	47.94% - 15,592 S.F.

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Site Data Calculations

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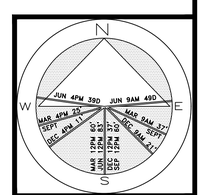
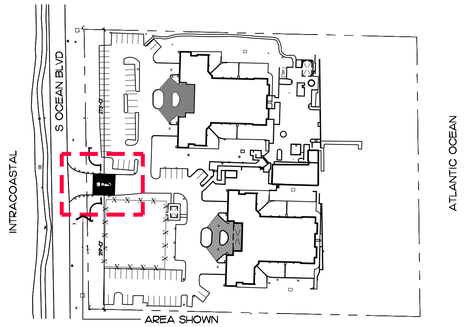
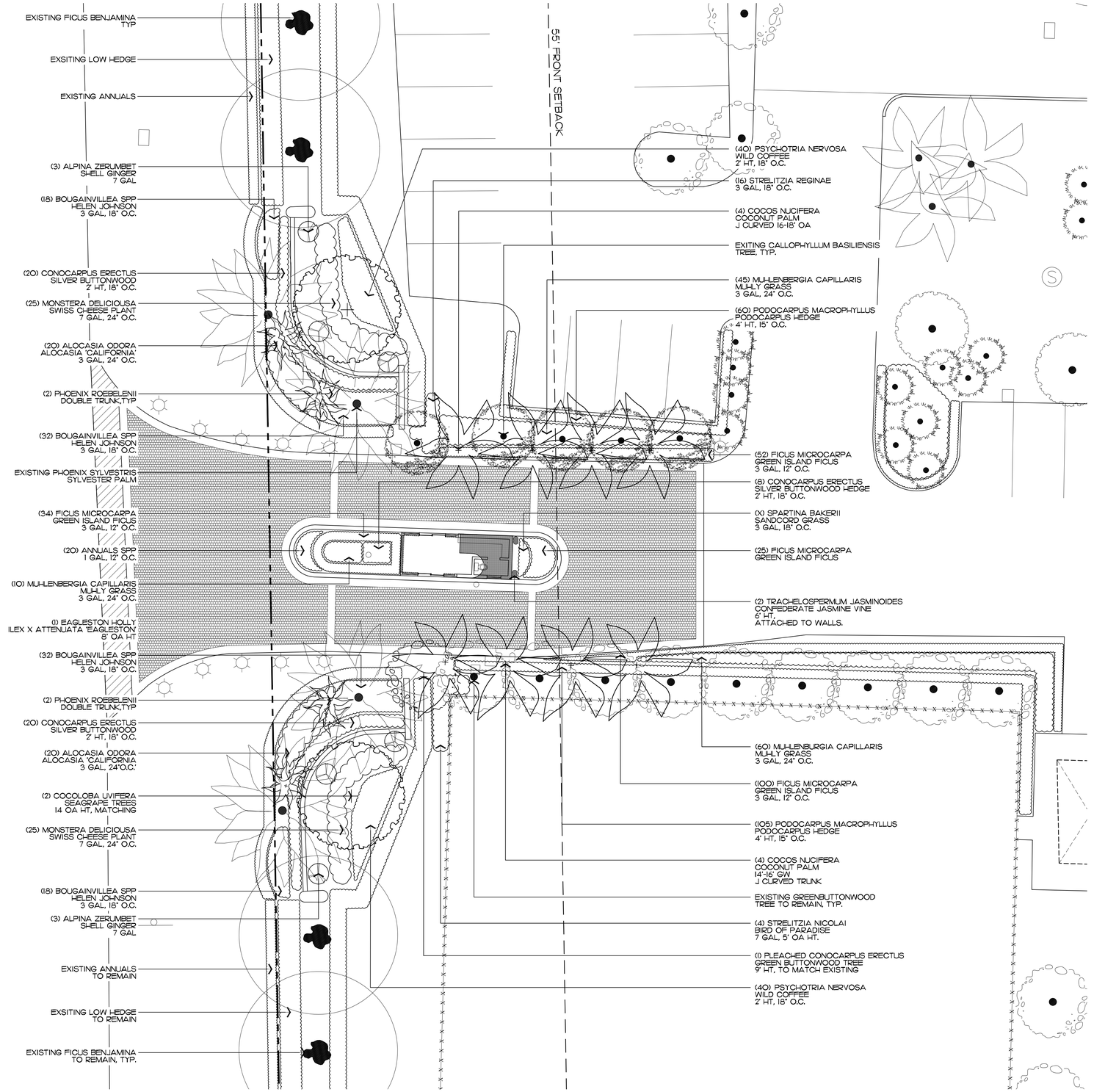
Palm Beach
FLORIDA



JOB NUMBER: # 22286.00 LA
DRAWN BY: Jean Twomey
DATE: 05.05.2025
07.07.2025

SHEET L4.2





Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCCOLOBA UVIFERA SEAGRAPE TREE	2	14' OA HT, MATCHING	YES
	COCOS NUCIFERA COCONUT PALM	8	14'-16' GW 'J' CURVED TRUNK	NO
	PHOENIX ROEBELENII PYGMY DATE PALM	4	DOUBLE TRUNK, 5' HT OA	NO
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	1	9' HT, TO MATCH EXISTING	YES

TOTAL:	3
NATIVE SPECIES:	3 (100%)

Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALPINA ZERUMBET SHELL GINGER	6	7 GAL	NO
	ALOCASIA ODORA ALOCASIA 'CALIFORNIA'	40	3 GAL, 24" O.C.	NO
	BOUGAINVILLEA SPP HELEN JOHNSON	100	3 GAL, 18" O.C.	NO
	CONOCARPUS ERECTUS SILVER BUTTONWOOD HEDGE	40	2' HT, 18" O.C.	YES
	MONSTERA DELICIOUSA SWISS CHEESE PLANT	50	7 GAL, 30" O.C.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	34	3 GAL, 12" O.C.	NO
	ANNUALS SPP. WHITE ANNUALS	20	1 GAL, 12" O.C.	NO
	CONOCARPUS ERECTUS SILVER BUTTONWOOD HEDGE	20	2' HT, 18" O.C.	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	165	4' HT, 15" O.C.	NO
	PSYCHOTRIA NERVOSA WILD COFFEE	80	2' HT, 18" O.C.	YES
	MUHLENBERGIA CAPILLARIS MUHLY GRASS	115	3 GAL, 24" O.C.	YES
	STRELITZIA REGINAE BIRD OF PARADISE - SMALL	16	3 GAL, 18" O.C.	NO
	STRELITZIA NICOLAI BIRD OF PARADISE - LARGE	4	7 GAL,	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	2	6' HT, ATTACHED TO WALLS	NO

TOTAL SPECIES:	692
NATIVE SPECIES:	255 (36%)

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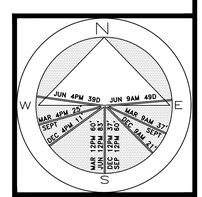
DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

The Meridian
3300 South Ocean Boulevard
Palm Beach, FLORIDA



JOB NUMBER: # 22286.00 LA
DRAWN BY: Allison Padilla
DATE: 05.05.2025
06.09.2025

SHEET L5.0

ARC-25-0034 / ZON-25-0036

Landscape Plan//schedule

SCALE IN FEET 0' 10' 20' 30'

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

The Meridian
3300 South Ocean Boulevard
Palm Beach
FLORIDA



Limits of Work



Site Aerial

JOB NUMBER: # 22286.00 LA
DRAWN BY: Allison Padilla
DATE: 06.09.2025
07.07.2025

SHEET L5.1

ARC-25-0034
ZON-25-0036

Plan Rendering

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Existing Front Entry



Proposed Front Entry

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

The Meridian
3300 South Ocean Boulevard
Palm Beach
FLORIDA

JOB NUMBER: # 22286.00 LA
DRAWN BY: Allison Padilla
DATE: 06.09.2025
07.07.2025

SHEET L6.0

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1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-25-0034
ZON-25-0036

Front Entrance Rendering

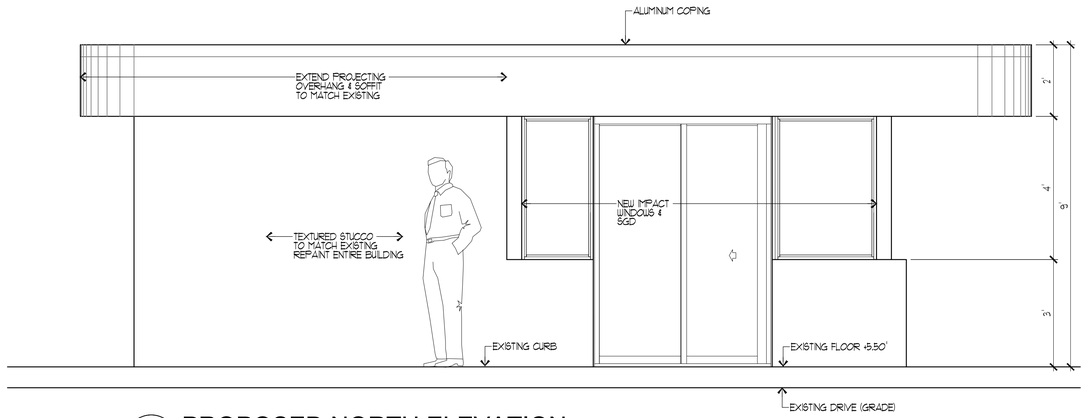


NEW WINDOWS/SLIDING GLASS DOORS TO BE IMPACT WITH WHITE POWDER COATED FRAMES AND TINITED IMPACT GLASS

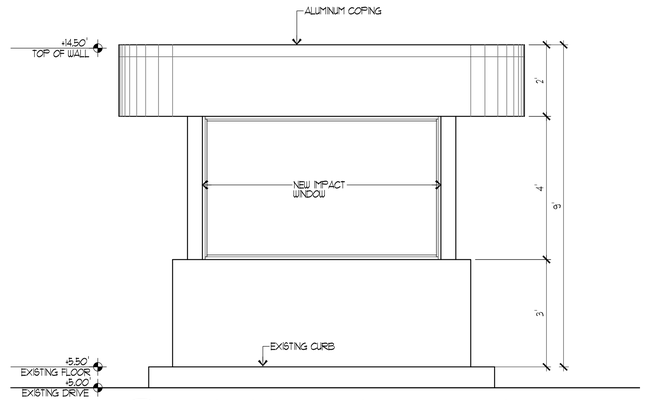


STUCCO TO MATCH EXISTING WITH PAINT TO MATCH EXISTING

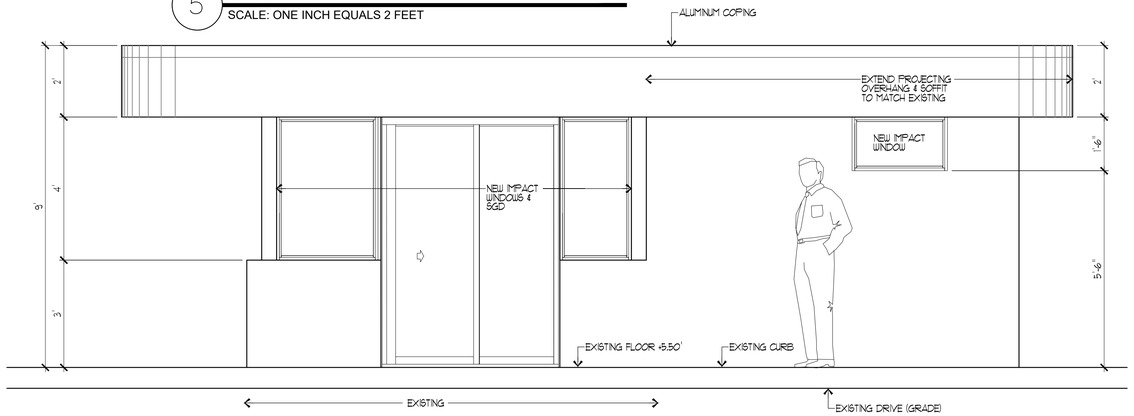
MATERIALS



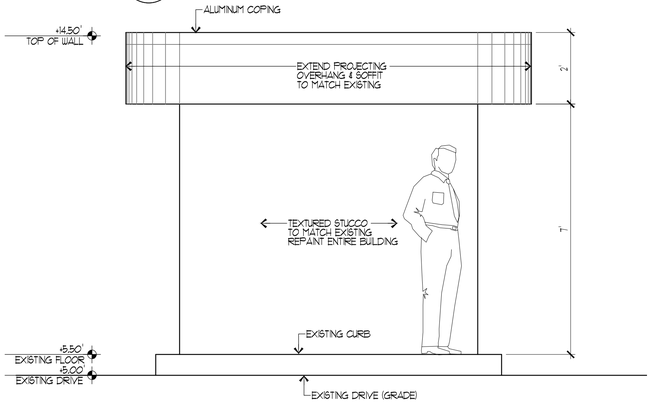
5 PROPOSED NORTH ELEVATION
SCALE: ONE INCH EQUALS 2 FEET



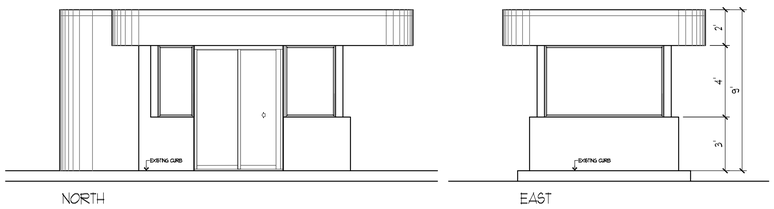
3 PROPOSED EAST ELEVATION
SCALE: ONE INCH EQUALS 2 FEET



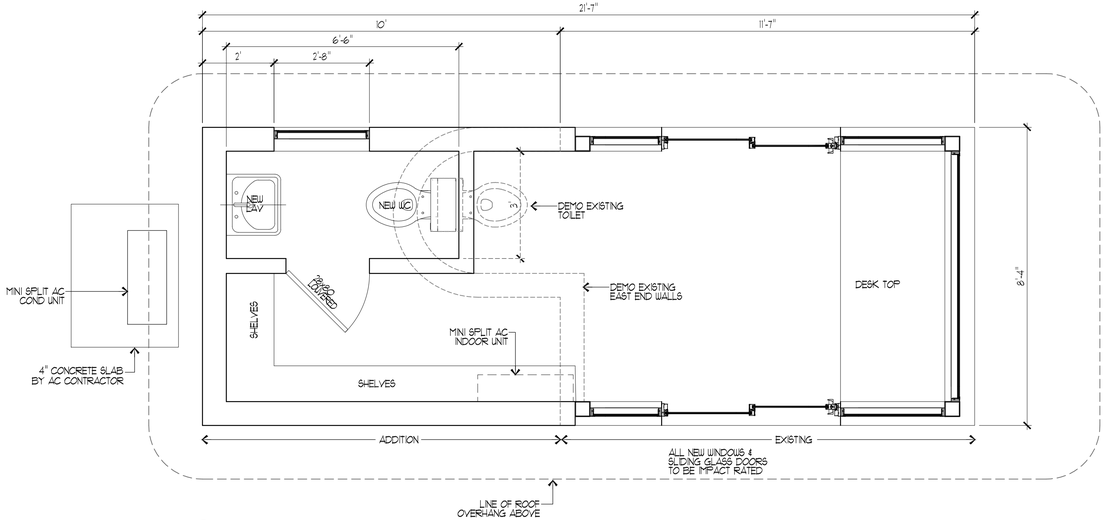
4 PROPOSED SOUTH ELEVATION
SCALE: ONE INCH EQUALS 2 FEET



2 PROPOSED WEST ELEVATION
SCALE: ONE INCH EQUALS 2 FEET



6 EXISTING ELEVATIONS
SCALE: ONE INCH EQUALS 4 FEET



1 FLOOR PLAN
SCALE: ONE INCH EQUALS 2 FEET

INTER·PLAN INC
ARCHITECTURE PLANNING INTERIOR DESIGN RESEARCH
AR 6984
9 DUNBAR ROAD
PALM BEACH GARDENS, FL 33418
PHONE: 561 744 0445
EMAIL: architect@interplanarchitects.com

CONSULTANT

NOTES

NO	DESCRIPTION REVISIONS	DATE

PROJECT TITLE
THE MERIDIAN CONDOMINIUM
GUARDHOUSE ADDITION
3300 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA 33480

SHEET TITLE
FLOOR PLAN
ELEVATIONS

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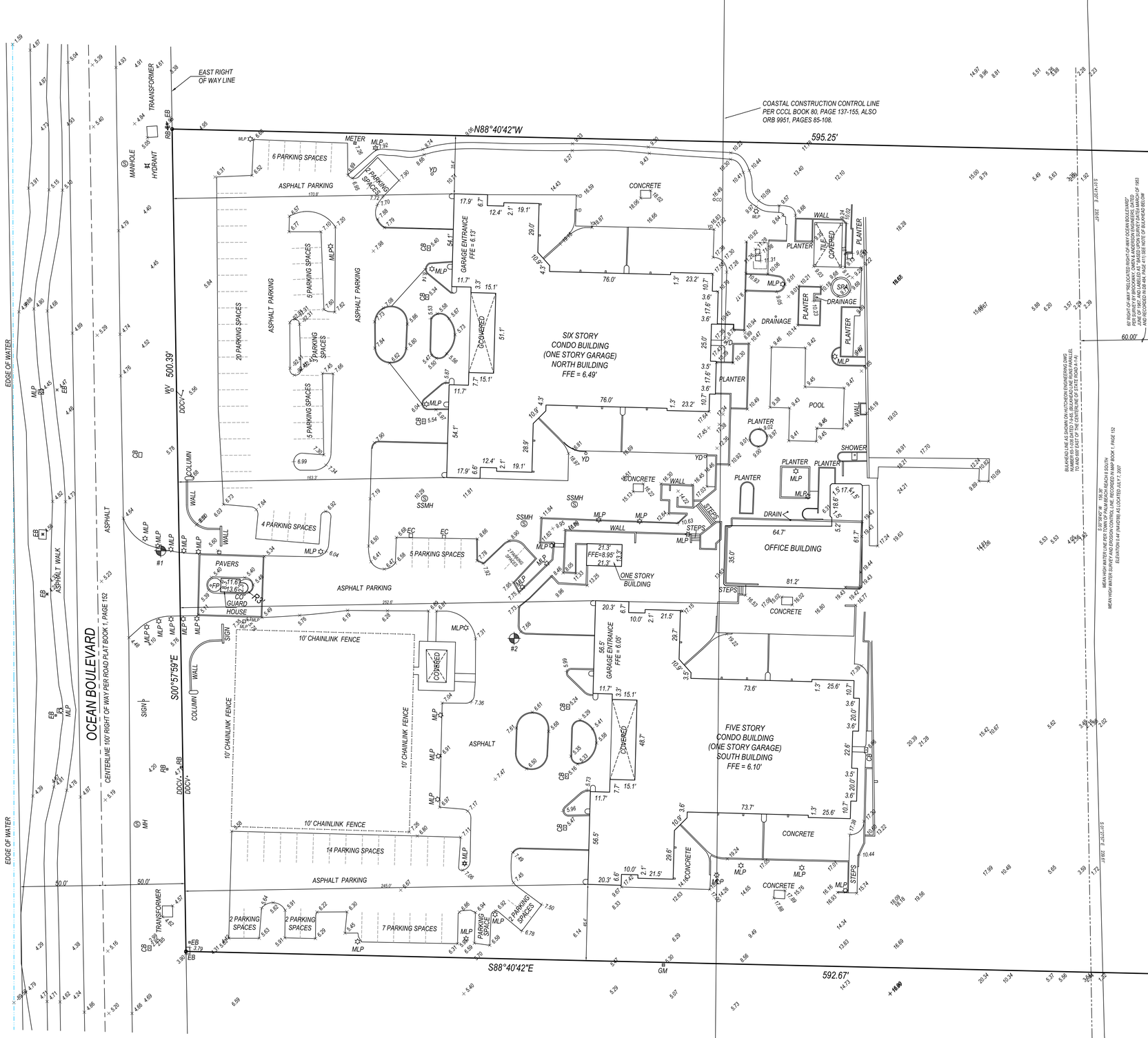
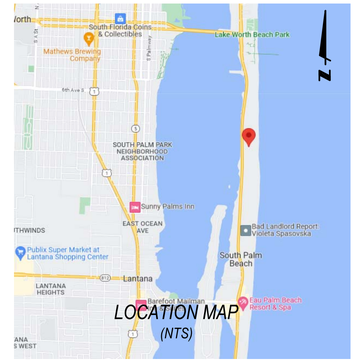
SEAL

STATE OF FLORIDA
RANDOLPH C HANSEN
AR 6984
REGISTERED ARCHITECT

PHASE
DESIGN PHASE
DRAWN BY
J HANSEN
CHECKED BY
HANSEN
DATE
2 JULY 2025
PROJECT NO
25480
DRAWING NO
A1





PROPERTY ADDRESS:
3300 S OCEAN BLVD
PALM BEACH, FL 33480

FLOOD ZONE: *'X, AE, VE' EL 6' & 10'*
PANEL NO: *12099C 0781F*
DATE: *OCTOBER 5, 2017*

CERTIFIED TO:
MERIDIAN OF PALM BEACH CONDOMINIUM ASSOCIATION, INC.

LEGAL DESCRIPTION:
THE MERIDIAN OF PALM BEACH, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3553, AT PAGE 1512 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER..
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (SEE TITLE REVIEW).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88)
11. NOTE BULKHEAD AND "OCEAN BOULEVARD" RIGHT OF WAY AND LINES ARE BASED ON INFORMATION FOUND WITHIN OTHER ADJOINING DOCUMENTS, SURVEYS OR MAPS AS DESCRIBED AND ARE APPROXIMATE.

TITLE REVIEW:
A REVIEW OF THE PROPERTY INFORMATION REPORT BY ATTORNEYS TITLE FUND SERVICES, LLC, FILE NUMBER 1551664, DATED JULY 23, 2024, WAS REVIEWED BY THIS OFFICE.
EXHIBIT 'A' EXCEPTIONS ARE AS FOLLOWS:
EXCEPTIONS 1-8 ARE GENERAL EXCEPTIONS AND ARE NOT DEPICTED
EXCEPTION 9, DEED BOOK 935, PAGE 490, DEED BOOK 944, PAGE 190, DEED BOOK 950, PAGE 267, AFFECTS UNPLOTTABLE
EXCEPTION 10, DEED BOOK 939, PAGE 89, AFFECTS UNPLOTTABLE DOCUMENT IS ILLEGIBLE
EXCEPTION 11,ORB 21445, PAGE 124, AFFECTS UNPLOTTABLE BLANKET DESCRIPTION
EXCEPTION 12, ORB 29768, PAGE 1931, AFFECTS UNPLOTTABLE BLANKET DESCRIPTION
EXCEPTION 13, ORB 24169, PAGE 536, NO LONGER AFFECTS, CONSTRUCTION REFERENCED IS COMPLETE
EXCEPTION 14, ORB 32372, PAGE 1485, NO LONGER AFFECTS (TEMPORARY) AFFECTS UNPLOTTABLE
EXCEPTION 15, MAP BOOK 1, PAGE 92, DEPICTED
EXCEPTION 16, RPB 1, PAGE 152, DEPICTED
EXCEPTION 17, DEED BOOK 3234, PAGE 392, DOCUMENT DOES NOT PROVIDE DIMENSIONS TRANSLATABLE TO MONUMENTATION UNABLE TO PLOT ACCURATELY
EXCEPTION 18, ORB 3234, PAGE 392, NO PLOTTABLE LANDS DESCRIBED
EXCEPTION 19, DEED BOOK 949, PAGE 45, AFFECTS UNPLOTTABLE (MINERAL RIGHTS)
EXCEPTION 20, ORB 1688, PAGE 1709, AFFECTS UNPLOTTABLE (MINERAL RIGHTS)
EXCEPTION 21, ORB 3118, PAGE 109, AFFECTS UNPLOTTABLE

JOB#	PURPOSE		DATE
23-0362	BOUNDARY SURVEY	JRJ	05-30-23
	TITLE REVIEW AND LINEWORK	JH	08-03-24
		CD	
		FIELD	DRAFT

DOUG WALKER
LICENSED SURVEYOR AND MAPPER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7211
STATE OF FLORIDA
SIGNED

BOUNDARY AND TOPOGRAPHIC SURVEY

PRINCIPAL MERIDIAN SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

ARC-25-0034 (ZON-25-0036) 3300 S OCEAN BLVD (COMBO). The applicant, Meridian of Palm Beach Condominium (Environment Design Group), has filed an application requesting Architectural Commission review and approval for modifications to the entry guard house with associated landscape and hardscape changes. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0036 (ARC-25-0034) 3300 S OCEAN BLVD (COMBO) SITE PLAN REVIEW. The applicant, Meridian of Palm Beach Condominium (Environment Design Group), has filed an application requesting Town Council approval for multi-family dwellings Site Plan Review for modifications to an entry guard house. The Architectural Commission shall perform design review of the application.

Property Owner: Meridian of Palm Beach Condominium
Professional: Environment Design Group

HISTORY:
The Meridian of Palm Beach was constructed in 1981 and is composed of 80 units. The common areas have had various updates including a pool remodel in 2011 and sitewide general maintenance.

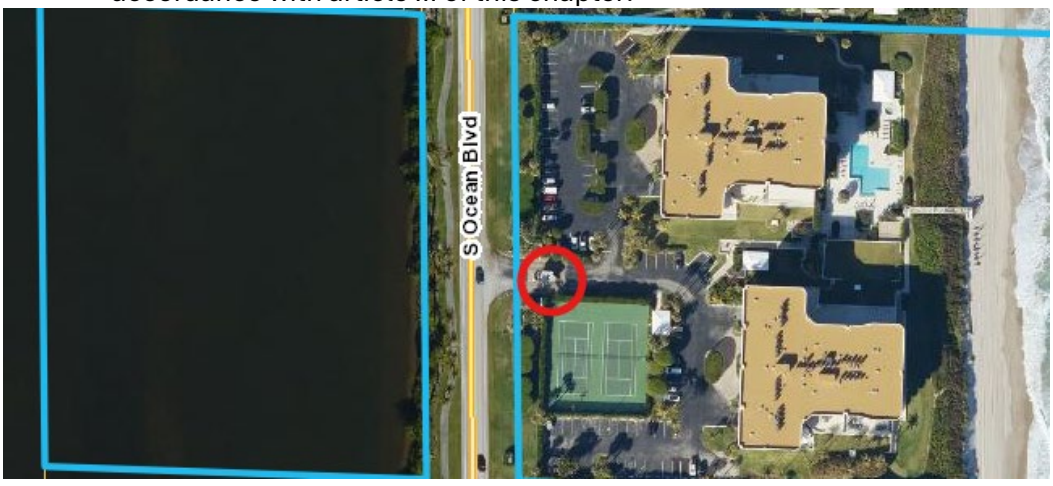
THE PROJECT:
The applicant has submitted plans, entitled "Guardhouse Addition", as prepared by Environment Design Group, uploaded July 7, 2025.

The following is the scope of work for the Project:

- Modifications to existing entry guard house.
- Replacement of entry pavers and landscape modifications.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **SITE PLAN REVIEW: SEC. 134-1871:** Every application for a multifamily dwelling, hotel or timesharing use shall be subject to site plan review procedures in accordance with article III of this chapter.



Site Data			
Zoning District	RD (1)	**Future Land Use**	Moderate Density Residential
Lot Size	296,974 SF	**Lot Coverage**	Allowed: 35% Existing: 17.3%
Landscape Open Space (LOS)	Required: 35% Existing: 53.01% Proposed: 53.05%	**Front Yard Landscape Open Space (LOS)**	Required: 35% Existing: 47.52% Proposed: 47.94%

Surrounding Properties / Zoning	
North	3250 S Ocean Blvd / Condominium
South	3360 S Ocean Blvd / Condominium
East	Beachfront / Atlantic Ocean
West	S Ocean Blvd / Intracoastal Waterway

STAFF ANALYSIS:

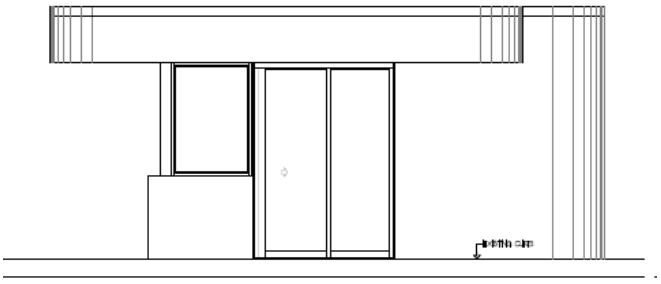


EXISTING CONDITIONS

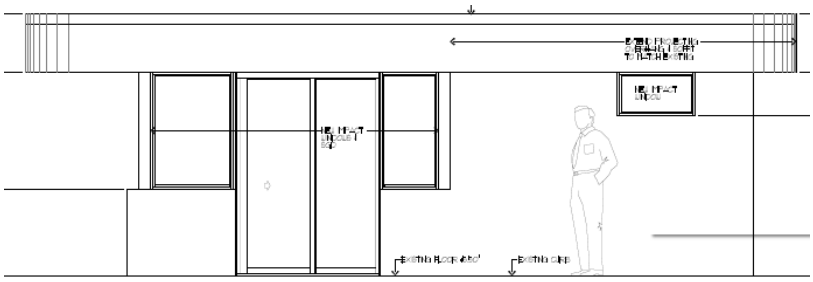


RENDERING

The application proposes an 80-square-foot addition to the west side of the existing guardhouse at the Meridian Condominium, accessed from South Ocean Boulevard. The addition will feature matching textured stucco to maintain architectural consistency. New impact-rated windows and doors are planned, along with decorative pavers and enhanced front entry landscaping to improve the overall appearance.



EXISTING ELEVATION



PROPOSED ELEVATION



SITE PLAN RENDERING

CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variance shall or shall not cause negative architectural impacts to the subject property.

Approval of the project will require one (1) motion to be made by the Town Council:

1. for final determination of approval or denial of Site Plan Review by the Town Council, and that site plan review **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-329, items 1 through 11 have been met; and

WRB:JGM: SCP

TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting
Held on June 25, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:01 AM in the Town Council Chambers.

Members Present: Betsy Shiverick, Jeffery Smith, Claudia Visconti, Kenn Karakul, Kathy Georgas, Sue Patterson, David Phoenix, Richard Sammons

Members Excused: Elizabeth Connaughton

Staff Present: Town Attorney Lainey Francisco, Friederike Mittner, Sarah Pardue, Bradley Falco, and Kelly Churney

PLEDGE OF ALLEGIANCE

Chair Smith led the Pledge of Allegiance.

MINUTES

1. Minutes of the May 28, 2025, Architectural Commission Meeting

A motion was made by Ms. Catlin and seconded by Mr. Phoenix to approve the minutes of the May 28, 2025, meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the consent agenda as presented. The motion was carried unanimously, 7-0.

2. ARC-24-0098 301 POLMER PARK RD. The applicant, Patrick Carney, has filed an application requesting Architectural Commission review and approval for the construction of a new, split-level, two-story, single-family residence of over 10,000 square feet; with final hardscape, landscape and swimming pool improvements.

3. ARC-25-0021 995 S OCEAN BLVD. The applicant, Mary S. Conrad (SKA Architect representative) has filed an application requesting Architectural Commission review and approval for a second-story addition previously approved under ARC-23-146 with variances granted under ZON-23-119 to build within the required setbacks.

APPROVAL OF AGENDA

A motion was made by Ms. Shiverick and seconded by Mr. Karakul to approve the agenda as presented. The motion was carried unanimously, 7-0.

ADMINISTRATION OF THE OATH

Town Clerk Churney swore in all those intending to speak and continued to do so throughout the meeting, as necessary.

COMMENTS

4. OFFICIALS

Ms. Catlin stated she received a letter from a resident about the white tennis structures at The Breakers; the resident asked about the lack of screening. Ms. Catlin asked the staff to report on the structures at the next meeting.

Ms. Mittner stated the staff would follow up on the item and would provide an update at the September meeting, after a final inspection occurs.

5. STAFF

There were no comments heard.

6. PUBLIC - 3 MINUTE LIMIT

No one indicated a desire to speak.

UNFINISHED BUSINESS

7. ARC-24-0129 288 QUEENS LANE The applicant, Steven Rosenberg, has filed an application requesting Architectural Commission review and approval for construction of a one-story addition on an existing single-family residence.

Ms. Pardue provided staff comments on the project.

Mses. Catlin and Georgas disclosed ex parte communications.

Sarah Pardue, on behalf of the architect, presented the proposed architectural plans.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to approve the project as

presented. The motion was carried unanimously, 7-0.

8. ARCS-24-0681 160 ROYAL PALM WAY (PALM HOUSE HOTEL) The applicant, LR Palm House LLC (Natalie Le Clerc, General Manager), has filed an application requesting ARCOM review and approval for signage on the hotel's front façade and for the approval of the design of the previously approved bolard lights in the rear courtyard.

Mr. Falco provided staff comments on the project.

Mses. Catlin and Visconti disclosed ex parte communications.

Sean McClendon of Cooper Carry presented the plans for the proposed signage.

Mr. Karakul asked about the material for the darker proposed signage. Mr. McClendon replied.

Ms. Shiverick asked to see the signage for the service entrance and wondered if it was approved. Mr. McClendon replied.

Ms. Visconti asked the professional if they had considered justifying the logo to the left on the building. Mr. McClendon discussed the options and stated he had a third option, which was to show the commission.

Mr. Sammons liked option A but thought the logo should be enlarged. Mr. Falco stated that the zoning code did not allow for a logo to be larger than 1 square foot in area. If a larger logo were presented, it would require a variance.

Mr. Phoenix asked if the logo had been previously presented. Mr. McClendon stated that the logo had been developed by the hotel. Mr. Phoenix suggested that the logo be added on the side of the Porte Cochere. Mr. McClendon discussed the owners' intent with the signage.

Ms. Patterson recommended adjusting the logo so that the palm tree could appear bigger on the signage. Mr. McClendon stated that he believed the suggestion would be acceptable but would need to discuss it with the brand manager.

Ms. Visconti thought option A was a good solution, but thought the palm tree should be enlarged as suggested by Ms. Patterson.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Phoenix suggested the logo should be enlarged. He thought a green color could be added to the sign to add some character.

Ms. Visconti liked Mr. Phoenix's suggestion. She thought it could be approved with conditions.

Ms. Catlin liked option A. She liked the palm tree between "Palm" and "House" because it seemed more simplistic.

Mr. Karakul asked about the lighting in the Porte Cochere and wondered if a more elegant

fixture could be added. Mr. Smith thought the discussion needed to stay focused on the signage.

Mr. Sammons thought the signage could be slightly reduced, and the logo should be recessed in the stone.

Ms. Shiverick thought the logo needed to be removed from option A. Mr. Phoenix recommended asking the applicant to use different materials for the logo.

Ms. Georgas thought the logo looked contrived, but agreed with Mr. Phoenix about a pre-cast logo in metal.

A motion was made by Mr. Phoenix and seconded by Mr. Sammons to approve Option A, with the condition that the letters are reduced by 5%, and if the logo is to be included, it will be restudied with a different material and will be approved by the staff in coordination with the Chair. The motion was carried 6-1, with Ms. Shiverick dissenting.

9. ARC-24-0125 936 N LAKE WAY The applicant, Pamela Cline, has filed an application requesting Architectural Commission review and approval for new garage door and pedestrian gate designs, driveway material changes, and landscape modifications.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Mario Nievera of Nievera Williams presented the plans and material samples for the proposed gates.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Sammons thought it looked more crafted and clean. He thought it was a good solution.

Michael Perry of MP Architecture presented the plans for the garage doors.

Ms. Catlin was not in favor of the gate, which she thought looked like a cage. She stated she could not support the design.

Ms. Shiverick thought the gate was attractive, and she liked the proposed jasmine around the gate. She asked about the materials for the garage doors.

Mr. Karakul agreed with Ms. Shiverick. He thought the patina would complement the architecture.

Mr. Phoenix appreciated the mock-up of the materials. He thought the gate was cool and thought the jasmine added to the design.

A motion was made by Ms. Shiverick and seconded by Mr. Phoenix to approve the gate and garage doors as presented. The motion was carried 6-1, with Ms. Catlin dissenting.

10. ARC-24-0071 224 VIA MARILA The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape, and swimming pool.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Michael Perry of MP Design & Architecture presented the architectural plans, and Keith Williams of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Sammons discussed the loggia wall and thought the ratio was not correct. He asked about the thickness of the walls, and Mr. Perry responded with more details. Mr. Sammons also provided comments on the cornice, the glass on the front door, and the balcony details. He thought they needed to be refined.

Ms. Visconti asked about the railing design. Mr. Perry showed an alternate rendering of the balcony railings.

Mr. Smith called for public comment. No one indicated a desire to speak.

Ms. Catlin thought the design was improved and worked with the other homes on the street. She thought the suggestions by Mr. Sammons could be easily rectified during the final architectural drawings.

Ms. Shiverick did not believe the home belonged on the street since the home was in the north end. She thought there were too many lanterns on the north facade. She thought the design of the inspiration photo should be incorporated into the current design.

Ms. Visconti agreed that there were too many sconces on the front. She recommended using the inspiration from the photos to step down a piece of the front facade.

Mr. Karakul thought there was a mix of homes on the street. He liked some of the first iterations of the design, which were more interesting. He thought the home had become plainer. He thought there was much to support in the design.

Mr. Phoenix thought the design was getting close. He supported the landscape design. He thought the roof looked a bit flat in the design. He agreed that the number of sconces needed to be reduced, and he agreed with Ms. Shiverick's comments on the window sizes.

Ms. Georgas thought it was much improved, but agreed that the home lacked character. She thought little changes could make a big difference.

Mr. Smith agreed that the design in September was the best iteration. He thought all the sconces should be removed except for the two at the front door. He thought there were issues in the loggia. He thought the landscape plans were superb.

Ms. Catlin noted that the inspiration photos all showed a front facade that delineated the front

door.

Ms. Mittner pulled up the drawings of the first presentation and showed them to the commission. The commissioners discussed the previous designs and what they liked about each one.

Mr. Sammons thought the house was plain with small character features. He thought the overall house felt washed out and lacked detail,

Mr. Phoenix discussed the design presented in December and added that he thought it was more interesting. He thought the design had more texture and color.

Mr. Sammons thought the design in December needed a different roof material; he suggested wood. He also thought the currently proposed design's lack of details and texture was problematic.

Ms. Patterson agreed that the previous designs had more character.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to defer the project with the direction of restudying the December submittal, changing the room, and incorporating the current landscape design into the next submittal. The motion was carried 3-4, with Messrs. Sammons, Smith, Phoenix, and Ms. Catlin dissenting.

A motion was made by Mr. Sammons and seconded by Mr. Phoenix to defer the project to the July 23, 2025, meeting, with the direction to use both the design from December and the current design, restudying both in terms of scale, details, and materials. The motion was carried unanimously, 7-0.

**Note: A short break was taken at 10:32 a.m. and the meeting resumed at 10:44 a.m.*

NEW BUSINESS

11. ARC-25-0018 (ZON-25-0018) 164 SEMINOLE AVE (COMBO) The applicant, JPBK Properties #2, LLC (James G. Held, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence and detached accessory structure with final landscape and hardscape improvements with variances requested as they pertain to angle of vision and cubic content ratio. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments.

Several members disclosed ex parte communications.

Daniel Kahan of Smith and Moore Architects, Inc., presented the proposed architectural plans, and Cory Meyer of Nievera Williams presented the proposed landscape and hardscape plans for the site.

Mr. Sammons was supportive of the project. He asked about the sizing of the half timbering and

the corbels over the front garage. Mr. Kahan responded.

Ms. Shiverick asked about the lime-based paint and wondered if he had a company for the material. Mr. Kahan responded.

Mr. Sammons asked about the roof tile material. Mr. Kahan responded.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Phoenix thought this was the best presentation that the commission had seen. He supported the details and thought the home would look like it belonged in the area. He also supported the variance.

Ms. Catlin thought the design had been thoroughly thought out and appreciated it.

Ms. Visconti supported the project. She questioned whether the borders for the hardscape near the front door could be problematic; she provided suggestions on this area. Ms. Visconti was not in favor of the tropical groupings next to the home and thought the plantings near the home should be refined. She thought the borders needed a refined palate as well.

**Note: Mr. Karakul declared a conflict of interest and left the dais during the discussion.*

Mr. Sammons commented on the window sizes near the entry and on the overall size of the fenestration. He provided some comments on the front roofs on the front elevation.

Mr. Phoenix expressed concern that the charming house would not be seen from the street with the proposed landscaping.

Ms. Georgas loved the home.

Mr. Smith agreed with Ms. Visconti's comments on the landscaping. He did not favor the variance request for the angle of vision.

Attorney Maura Ziska explained the variance request for the cubic content. Mr. Sammons wondered if the project would look cuter if it were slightly reduced. Mr. Kahan stated he studied the reduction, and it was a larger change than anticipated, and it was not a compromise that the owners wanted to make.

Ms. Visconti was not in favor of landscaping at the front of the property.

A motion was made by Mr. Sammons and seconded by Ms. Patterson to approve the project as presented, with the condition that the secondary wing be lowered enough to eliminate the variance request for cubic content. The motion was carried 4-3, with Mses. Visconti, Catlin, and Mr. Phoenix dissenting.

A motion was made by Mr. Sammons and seconded by Ms. Patterson that the implementation of the proposed variance for the angle of vision will not cause a negative architectural impact on the subject property. The motion was carried 6-1, with Mr. Smith dissenting.

A motion was made by Mr. Sammons and seconded by Ms. Patterson that the implementation of the proposed variance for cubic content will cause a negative architectural impact on the subject property. The motion was carried 5-2, with Mses. Catlin and Visconti dissenting.

12. ARC-25-0023 (ZON-25-0029) 224 BARTON AVE (COMBO) The applicant, 224 Barton Land Trust (MHK Architecture), has filed an application requesting Architectural Commission review and approval for a one-story addition, new windows and doors, landscape and hardscape improvements with a variance to exceed allowable Cubic Content Ratio (CCR). Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments.

Several members disclosed ex parte communications.

Caroline Forrest presented the proposed architectural plans, and Cory Meyer of Nievera Williams presented the proposed landscape and hardscape plans for the site.

Mr. Sammons wanted to make sure the newly proposed west windows would be shaded.

Ms. Visconti asked for confirmation that the variance for the cubic content already exists. Ms. Forrest provided confirmation.

A motion was made by Mr. Sammons and seconded by Ms. Catlin to approve the project as presented. The motion was carried unanimously, 7-0.

A motion was made by Mr. Sammons and seconded by Mr. Phoenix that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

13. ARC-25-0024 (ZON-25-0030) 124 BRAZILIAN AVE (COMBO) The applicant, Gulf Stream Trust (Maura Ziska Representative, Kirchoff& Associates Architect), has filed an application requesting Architectural Commission review and approval for facade, roof and other architectural demolition, new additions and alterations that require variances along with associated hardscape and landscaping modifications. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments.

Several members disclosed ex parte communications.

Tom Kirchhoff of Kirchhoff & Associates Architects presented the proposed architectural plans, and Cory Meyer of Nievera Williams presented the proposed landscape and hardscape plans for the site.

Ms. Shiverick wondered if a different mullion pattern, particularly a vertical pattern, was considered. Mr. Kirchhoff responded.

Mr. Sammons thought the existing plan had character, and the removal of the details homogenized the design. He thought the design was going backward. Mr. Kirchhoff further discussed the proposed design.

**Note: Mr. Karakul returned to the meeting at 11:57 a.m.*

Ms. Patterson agreed with Mr. Sammons. She liked some of the existing details on the south elevation. She liked the original design and thought it was special. She thought the proposed changes were taking away the charm.

Ms. Visconti asked about the garage addition and whether it was original. Mr. Kirchhoff stated that his client wanted to open the house up to the yard. She thought the south elevation was improved, but thought the pointed arch details should remain.

Ms. Catlin asked about the variances and which were revesting. Mr. Kirchhoff stated that all variance requests were revesting the existing conditions.

Ms. Visconti asked if some of the arches could be changed to pointed arches to pay homage to the old design.

Mr. Smith called for public comment. No one indicated a desire to speak.

Ms. Catlin was torn because she liked some of the original details, but did not dislike the proposed design. She did feel some of the design's character had been lost.

Mr. Sammons thought the owner bought a home without understanding its design. He thought some of the fun and quirkiness of the design was being removed. He liked the off-centered loggia. He wished the changes went toward the original design.

Ms. Shiverick thought the north elevation should be saved, but understood the changes to the south elevation. She questioned the arched wall at the pool; she thought it was too contemporary. She acknowledged this was a complicated project, but thought that homage should be paid to the original design on the front facade, and changes could be made to the rear façade.

Mr. Phoenix thought that while some aspects had improved, the overall design felt awkward and oversized. He expressed concern about the number of arches, and though the new design lost the quirky charm of the original home, it would become too plain with its proposed changes.

Mr. Karakul asked about the inspiration for redoing the front. Mr. Kirchhoff responded and discussed the reasons for the change.

Ms. Visconti was in favor of the arched windows and mullions but liked the loggia on the front elevation.

Mr. Phoenix wondered if the front loggia could be retained and enclosed to keep some of the character. Mr. Kirchhoff responded. He thought the south elevation looked better.

Mr. Sammons thought the project needed to be restudied to consider the original home design.

A motion was made by Mr. Sammons and seconded by Ms. Catlin to defer the project to the July 23, 2025, meeting for a restudy of the project to incorporate the intent of the original design on the north elevation. The motion was carried unanimously, 7-0.

14. ARC-25-0026 310 POLMER PARK The applicant, Oscannlain Sean J Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of entry columns, rear yard trellis and landscape and hardscape modifications.

Ms. Pardue provided staff comments.

Several members disclosed ex parte communications.

Adam Mills of Environment Design Group presented the proposed landscape and hardscape plans for the site.

Ms. Visconti asked about the pergola and questioned its design. Mr. Mills provided a further explanation of the element. Ms. Visconti thought he needed to abandon the architectural element and create a proper pergola.

Ms. Shiverick asked about the ongoing construction at the home. Mr. Mills responded. She asked about the height of the existing columns and confirmed that they would be shorter. Mr. Mills responded.

Mr. Karakul asked for further clarification on the east and north elevations of the cabana. Mr. Mills responded. Mr. Karakul asked for clarification on the driveway openings.

Mr. Phoenix asked if an awning was considered where the cabana was proposed, and if the beams of the pergola could be changed to white. Mr. Mills responded. Mr. Phoenix asked about the columns in the front and their intent. Mr. Mills responded.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Smith agreed with Ms. Visconti's comments on the pergola. Ms. Catlin thought it needed to be restudied and returned to the commission.

Mr. Sammons made a motion, seconded by Mr. Phoenix, to approve the project as presented, with the condition that the pergola be restudied and returned to the July 23, 2025, meeting, and finials and numbers be added to the front columns. The motion was carried unanimously, 7-0.

**Note: A short break was taken at 12:47 p.m. and the meeting resumed at 12:53 p.m*

15. ARC-25-0027 1436 N OCEAN WAY The applicants, Geoffrey & Casey Richards, have filed an application requesting Architectural Commission review and approval for modifications to the front façade and modifications to the existing landscape and

hardscape at an existing two-story, single-family residence.

Mr. Falco provided staff comments.

Several members disclosed ex parte communications.

Caleb Laux of FGS Design LLC presented the proposed architectural plans, and Dustin Mizell of Environment Design Group presented the proposed landscape and hardscape plans for the site.

Ms. Visconti wondered if a vine was considered for the front portion of the home. Mr. Mizell showed that a vine was proposed in the plans. Ms. Visconti asked about the proposed railing. Mr. Laux stated that the railing was removed. Ms. Visconti asked about the railings for the balcony. Mr. Laux responded and explained the design. Ms. Visconti thought the railing should be more open.

Mr. Phoenix asked if a different confirmation was considered for the front door. Mr. Laux responded. Mr. Phoenix asked about the breeze block and the reason for the element. Mr. Laux responded. Mr. Phoenix asked if a different lantern could be considered.

Mr. Smith called for public comment.

Ben Turnipseed, 211 Esplanade Way, wanted to ensure his fence and hedges would remain and be protected during the construction. He also stated that he approved the removal of his Schefflera tree but would like to be notified when it will be removed. He also asked that any damage from the tree's removal be remediated.

Ms. Visconti asked for clarification on the neighbor's concern about his Ficus. Mr. Mizell responded.

Mr. Karakul asked about the changes to the front door. Mr. Laux responded and explained the design. Ms. Visconti wondered if the louvers should be removed from the front door.

Mr. Phoenix thought the front door should be simple and that the railings on the balcony should be

Mr. Sammons thought the deck railing should be wood.

A motion was made by Mr. Sammons and seconded by Mr. Phoenix to approve the project as presented, with the condition that the comments made by the commission about the front door be considered. The motion was carried 6-1, with Ms. Visconti dissenting.

16. ARC-25-0028 (ZON-25-0031) 266 SOUTHLAND RD (COMBO) The applicant, Mr. & Mrs. Roberts (Vintage Building and Design), has filed an application requesting Architectural Commission review and approval for fenestrations changes, landscape and hardscape modifications and a first-floor addition requiring a variance for a structure not meeting the required setback. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments.

Several members disclosed ex parte communications.

Ken Weitz of Vintage Building and Design presented the proposed architectural plans, and Dustin Mizell of Environment Design Group presented the proposed landscape and hardscape plans for the site.

Mr. Sammons pointed out an inconsistency in the fenestration in the drawings on the front elevation. Mr. Weitz responded and stated he could make the modification.

Ms. Shiverick asked about the roof over the addition, whether it existed, and whether a railing had been considered. Mr. Weitz responded.

Mr. Karakul asked about the hardscape material. Mr. Mizell responded. Mr. Karakul recommended a fresh

Mr. Smith called for public comment.

Bill Roberts, 266 Southland Road, discussed the intent of the proposed changes.

A motion was made by Ms. Shiverick and seconded by Mr. Karakul to approve the project, with the conditions that the lanterns be replaced with more traditional ones and the front windows be designed as they appear in the renderings. The motion was carried 6-1, with Mr. Sammons dissenting.

A motion was made by Ms. Visconti and seconded by Ms. Catlin that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

17. ARCS-25-0918 201 VIA LAS BRISAS The applicant, Phipps Estates HOA (Walsh Roofing Representative), has filed an application requesting Architectural Commission review and approval for replacement of existing concrete Spanish 'S tile' with clay Spanish 'S tile' at the entry structures to Phipps Estates. *This item has been deferred to the July 23, 2025, meeting.*

****Note: This item was deferred to the meeting on July 23, 2025.***

18. EXTPLAN-25-0004 318 SEASPRAY AVE. The applicant, Robert and Elizabeth Russell (Wadia Associates, LLC), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for construction of a new two-story single-family residence with final hardscape and landscape. (ORIGINALLY ARC-23-142 AND APPROVED AT THE JUNE 26, 2024 MEETING) *This application has been withdrawn by the applicant.*

****Note: This item was withdrawn during the Approval of the Agenda.***

ANY OTHER BUSINESS

Ms. Patterson stated that she would like to reopen the motion for 164 Seminole Avenue.

A motion was made by Ms. Patterson and seconded by Mr. Phoenix to reopen the motion for ARC-25-0018, 164 Seminole Avenue. The motion was carried 6-1, with Mr. Sammons dissenting.

**Note: Mr. Karakul declared a conflict of interest and left the dais during the discussion.*

Maura Ziska, attorney for the owner, advocated for a reconsideration of the project. The commissioners discussed whether to give the project a reconsideration.

A motion was made by Mr. Sammons and seconded by Ms. Patterson to defer the project to the July 23, 2025, meeting for a minor restudy of the overall massing and proportions of the windows. The motion was carried unanimously, 7-0.

MEETING SCHEDULE

19. The next meeting will be on July 23, 2025.

ADJOURNMENT

A motion was made by Ms. Catlin and seconded by Ms. Visconti to adjourn the meeting at 1:48 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

_____

Jeffery W. Smith, Chair

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 23, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-24-0141 (ZON-24-0079) 1 S COUNTY RD – THE BREAKERS FAMILY ENTERTAINMENT CENTER (COMBO) The applicant, The Breakers Palm Beach, Inc. (Alex Gilmurray), has filed an application requesting ARCOM review and approval for the demolition of an existing two-story building (Family Entertainment Center & The Italian Restaurant structure) and the construction of a new, three-story structure with basement to replace same that wil connect with an overhead enclosed pedestrian bridge to the existing two-story building (Beach Club) at The Breakers Palm Beach Resort, with related site improvements. The proposal requires an amendment to the existing Breakers PUD and special exception approvals and site plan to be reviewed by Town Council.

Date: 7/16/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Funding

HART HOWERTON
NEW YORK · SAN FRANCISCO

Via Email

July 7, 2025

ARCOM
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

RE: Breakers Family Entertainment Center – Summary of Changes Following Second ARCOM Review

Chairman Jeffrey Smith and ARCOM Members:

Below is a summary of changes to the Breakers Family Entertainment Proposal subsequent to ARCOM member comments on the project during the April 23, 2025 hearing.

Changes to Exterior Architectural and Landscape Detailing and Aesthetics

- Refinements of architectural details,
- Enlarged elevations, details, planting plans and planting & hardscape schedules added re:
  - Arrival Court – arcade, tile wainscot & bench, and specimen Gumbo Limbo tree
  - Entry Garden – cast stone door surround, wrought metal balcony
  - Central Lawn & Loggia – column mosaics, Fitness Terrace pergola
  - Arbor & Story Porch – playground elements

Changes to Building Massing

- Lowered and reconfigured roofs at Southeast Stairs by up to 5'-3"

Please let me know if you have any questions regarding the changes or the accompanying revised 'Final Submittal' and 'Final Presentation' packages.

Best regards,

Niall Q. Washburn

cc: Gunster, David Rau, Jessica Urbany, Matthew Cook

10 E 40th Street, 39th Floor
New York, NY 10016
212 683 5631
harthowerton.com

HART HOWERTON
NEW YORK · SAN FRANCISCO

Via Email

July 7, 2025

ARCOM
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

RE: Breakers Family Entertainment Center – Summary of Changes Following Second ARCOM Review

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- Enlarged elevations, details, planting plans and planting & hardscape schedules added re:
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  - Entry Garden – cast stone door surround, wrought metal balcony
  - Central Lawn & Loggia – column mosaics, Fitness Terrace pergola
  - Arbor & Story Porch – playground elements

Changes to Building Massing

- Lowered and reconfigured roofs at Southeast Stairs by up to 5'-3"

Please let me know if you have any questions regarding the changes or the accompanying revised 'Final Submittal' and 'Final Presentation' packages.

Best regards,

Niall Q. Washburn

cc: Gunster, David Rau, Jessica Urbany, Matthew Cook

10 E 40th Street, 39th Floor
New York, NY 10016
212 683 5631
harthowerton.com

THE BREAKERS PALM BEACH
FAMILY ENTERTAINMENT CENTER
FINAL SUBMITTAL 2ND REVISION

ZON-24-0079 (ARC-24-0141)
FINAL SUBMITTAL 2ND REVISION DATE: JULY 07, 2025

1 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA 33480

TENTATIVE MEETING SCHEDULE

PROJECT NUMBER: ZON-24-0079 (ARC-24-0141)
PUBLIC HEARING SCHEDULE:
NOTICE TO PROCEED: 01/06/2025
TENTATIVE MEETING DATE: 07/23/2025 ARCOM
08/13/2025 TC



SCOPE OF WORK

THE PROPOSED WORK INCLUDES THE DEMOLITION OF THE EXISTING BREAKERS FAMILY ENTERTAINMENT CENTER AND THE CONSTRUCTION OF A NEW FAMILY ENTERTAINMENT CENTER ON THE SAME SITE, WITH NEW LANDSCAPING, SURFACE PARKING LOT RECONFIGUARATION, PLAYGROUND, AND A PEDESTRIAN BRIDGE CONNECTING THE NEW BUILDING TO THE EXISTING BREAKERS BEACH CLUB ON THE EAST SIDE TO THE SITE.

BASEMENT:	20,470 SF
GROUND FLOOR:	12,440 SF
SECOND FLOOR:	9,742 SF
THIRD FLOOR:	11,182 SF
TOTAL:	53,824 SF

PROJECT TEAM

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EMAIL: *S-JOHNSON@WILLIAMSONASSOC.COM*

FAMILY ENTERTAINMENT CENTER FINAL SUBMITTAL 2ND REVISION
SET SHEET LIST

GENERAL
G-01 COVER SHEET

SITE DOCUMENTATION
G-02 VICINITY PLAN
G-03 EXISTING SITE PLAN
G-04 LOCATION PLAN
G-05 ZONING LEGEND
G-06 HISTORIC PHOTOS
G-07 EXISTING CONDITIONS PHOTOS
G-08 EXISTING CONDITIONS PHOTOS
G-09 CONSTRUCTION SCREENING AND LOGISTICS PLAN
G-10 TRUCK LOGISTICS PLAN
G-11 EXISTING FEC - GROUND FLOOR
G-12 EXISTING FEC - SECOND FLOOR
G-13 GROSS COMMERCIAL BUILDING AREA
G-14 OPERATIONAL PLAN
G-15 EXISTING PLAT DIAGRAM

ARCHITECTURE
A-01 EXISTING FEC - GROUND FLOOR
A-02 EXISTING FEC - SECOND FLOOR
A-03 OVERALL DEMOLITION PLAN
A-04 DEMOLITION - EXISTING SERVICE YARD
A-05 DEMOLITION - BEACH CLUB
A-06 DEMOLITION - PHOTOGRAPHS
A-07 PROPOSED SITE PLAN
A-08 BASEMENT PLAN
A-09 GROUND FLOOR PLAN
A-10 SECOND FLOOR PLAN
A-11 THIRD FLOOR PLAN
A-12 ATTIC AND ROOF WELLS PLAN
A-13 ROOF PLAN
A-14 EXTERIOR ELEVATIONS (WEST)
A-14a COLORED EXTERIOR ELEVATIONS (WEST)
A-15 EXTERIOR ELEVATIONS (SOUTH)
A-15a COLORED EXTERIOR ELEVATIONS (SOUTH)
A-16 EXTERIOR ELEVATIONS (EAST)
A-16a COLORED EXTERIOR ELEVATIONS (EAST)
A-17 EXTERIOR ELEVATIONS (NORTH)
A-17a COLORED EXTERIOR ELEVATIONS (NORTH)
A-18 EXTERIOR ELEVATIONS (ENTRY PAVILION)
A-18a COLORED EXTERIOR ELEVATIONS (ENTRY PAVILION)
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A-40 3D PERSPECTIVES
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A-70 EXTERIOR DETAILS
A-71 EXTERIOR DETAILS
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A-75 EXTERIOR DETAILS

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L1-01 MATERIAL PLAN
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L5-03 TREE & PALM PLAN - ENLARGEMENT 3
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L6-07 SHRUB & GROUNDCOVER PLAN - ENLARGEMENT 7
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L7-02 PLAYGROUND ELEMENTS
L8-01 OPEN SPACE DIAGRAM

FINAL SUBMITTAL REV 2

HART HOWERTON
NEW YORK • SAN FRANCISCO
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Tel: 212.683.5631 Fax: 212.481.3768
Email: NY@harthowerton.com

THE BREAKERS PALM BEACH
1 S COUNTY RD
PALM BEACH, FLORIDA 33480

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MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
COVER SHEET

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC G-01

7/2/2025 5:20:49 PM































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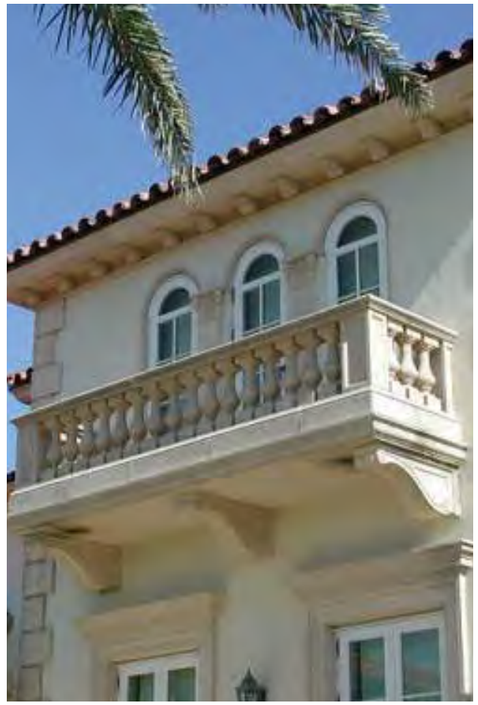

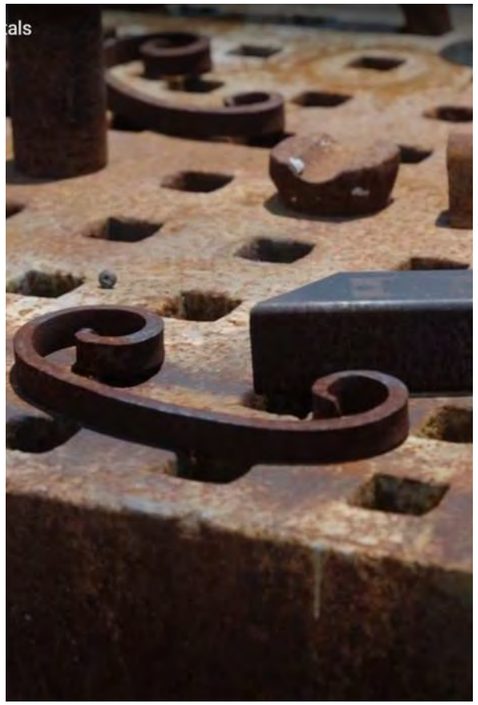









HERPEL, INC
RICK HERPEL
CAST STONE



REICH METAL FABRICATORS, INC.
JOHN CHILDS
DECORATIVE METALWORK



SICIS
AMY TANENBAUM
MOSAIC ARTWORK



DDM HORTICULTURAL SERVICES
DEBRA DEMARCO
ARBORIST



HAIFA LIMESTONE
DESMOND KEOGH
LIMESTONE

Family Entertainment Center | Artisans

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STUCCO



NATURAL-FINISH WOOD EAVES



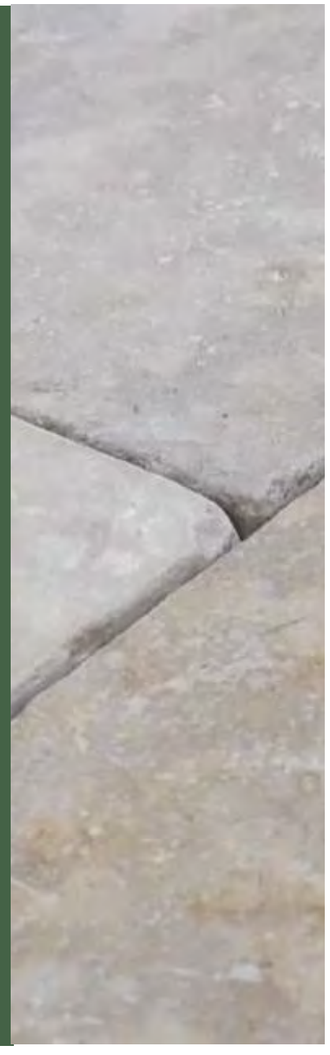
ZELIJ TILE



MOLDED CAST STONE



LUDOWICI ROOF TILE



JERUSALEM STONE

Family Entertainment Center | Natural & Historic Materials

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GENERAL LEGEND

LIMIT OF WORK (LOW)

EXISTING HOTEL

EXISTING PARKING LOT

MINI-GOLF

UTILITY YARD

ARRIVAL COURT

BOCCE

EXISTING BEACH CLUB

ENTRY GARDEN

GOLF COURSE

FAMILY ENTERTAINMENT CENTER

LAWN

CENTRAL LAWN & LOGGIA

SHUFFLEBOARD

PLAYGROUND

BASKETBALL

ARBOR & STORY PORCH

0 50

1" = 50' *at 11"x 17"*

Family Entertainment Center | Approved Site & Building Plan (April.23.2025)

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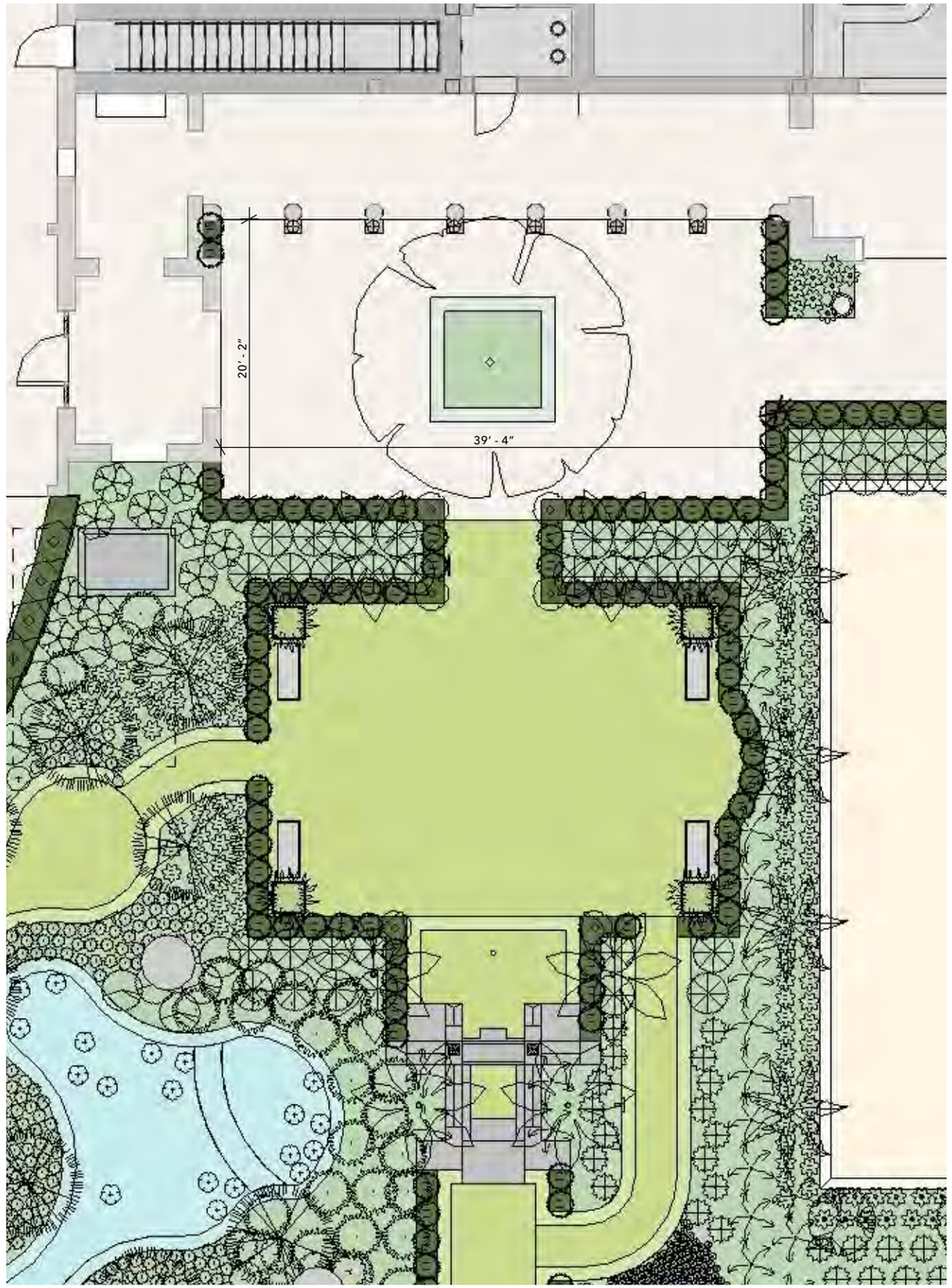



SYNTHETIC PUTTING TURF



Bursera simaruba

Gumbo limbo



Thrinax radiata

Florida Thatch Palm



JERUSALEM GREY GOLD STONE PAVER



Capparis cynophallophora

Jamaica Caper



Concarpus erectus 'Sericeus'

Silver buttonwood



Pandanus utilis

Screw Pine



Coccoloba uvifera

Sea Grape



Zamia integrifolia

Coontie

MATERIAL PALETTE

Family Entertainment Center | Arrival Court Landscape

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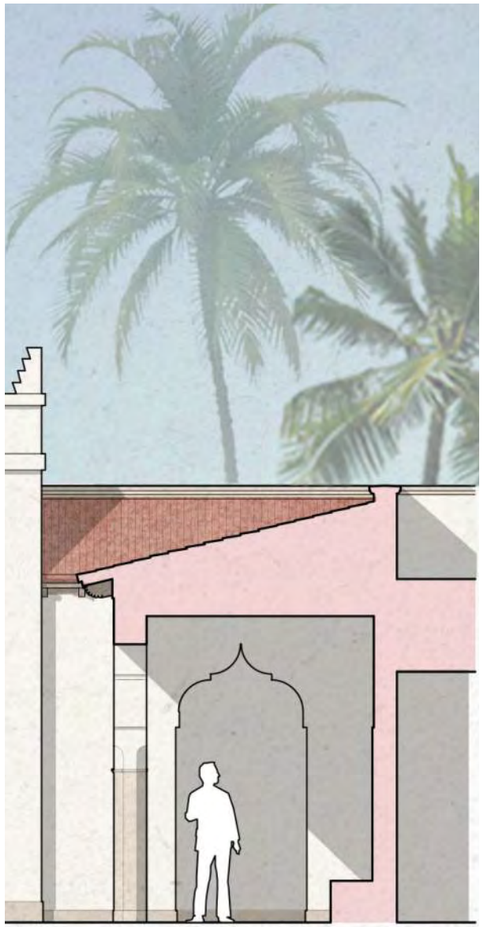
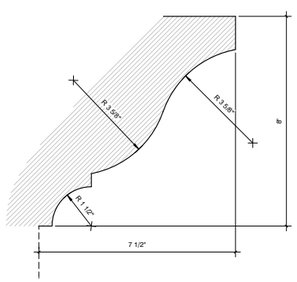
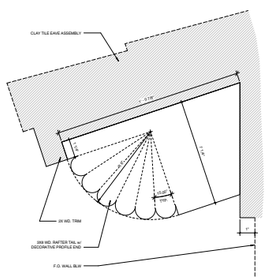
ELEVATION



SECTION



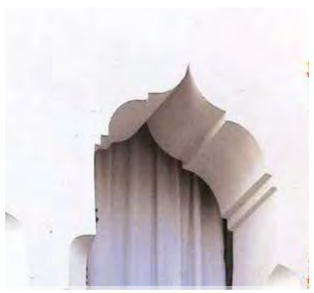
CAST STONE CORNICE



STAINED CYPRESS RAFTER TAIL



ZELLIJ TILE



MOORISH ARCH



METAL WINDOW GRILLE



MOORISH CRENELLATION

Family Entertainment Center | Arrival Court Architecture

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Family Entertainment Center | Arrival Court View

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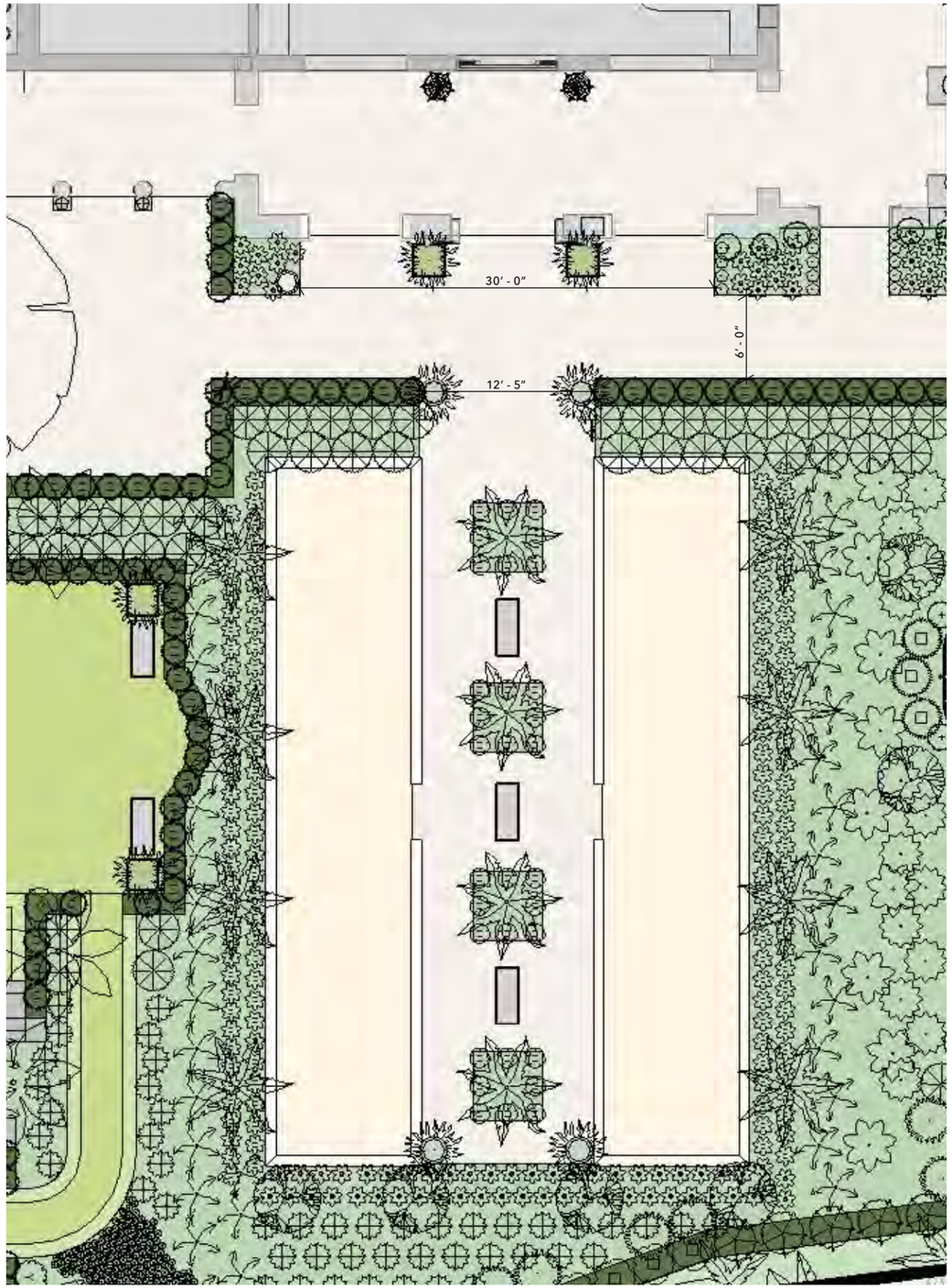



BOCCE COURT



JERUSALEM GREY GOLD STONE PAVER



IPE EDGE



Phoenix dactylifera 'medjool'

Medjool Date Palm



Rhapis excelsa

Lady Palm



Pseudophoenix sargentii

Buccaneer Palm



Cananga odorata

Ylang-ylang



Plumbago auriculata

Imperial Blue Plumbago



Nephrolepis biserrata

Macho Fern

MATERIAL PALETTE

Family Entertainment Center | Entry Garden Landscape

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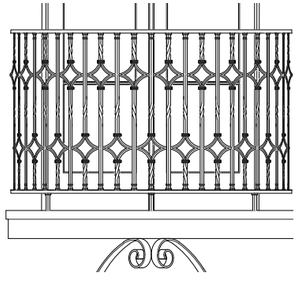
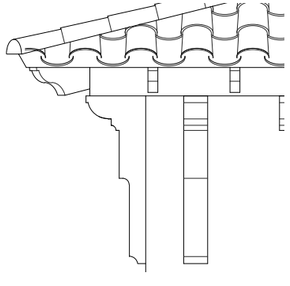
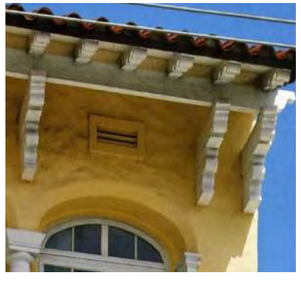
ELEVATION



WROUGHT METAL RAILING



STAINED CYPRESS
EAVE BRACKET



EAVE BRACKET REFERENCE



CAST STONE COLONNETTE



RAILING REFERENCE

Family Entertainment Center | Entry Garden Architecture

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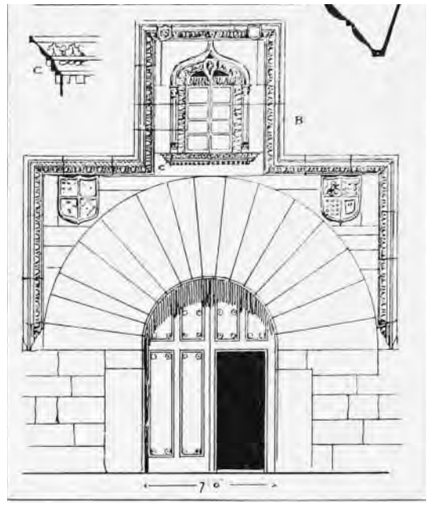
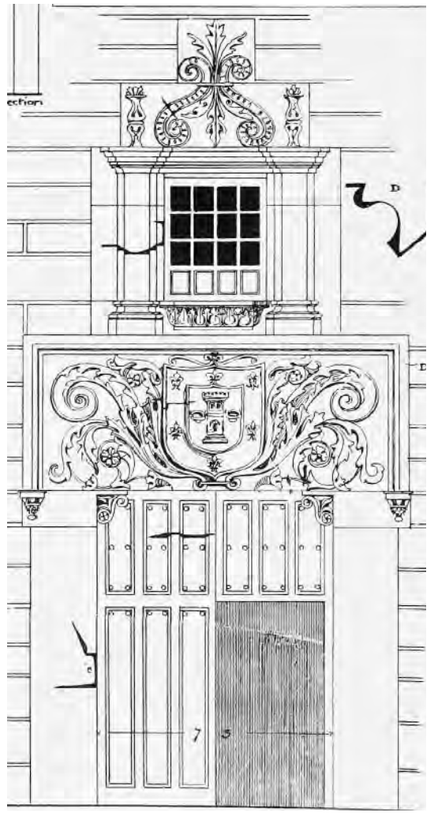
SHELL GROTTO, HAMPTON COURT HOUSE





DOOR SURROUNDS FROM AVILA, SPAIN



MEDITERRANEAN REVIVAL HOME, JOHN VOLK, PALM BEACH



ELEVATION WITH NATIVE MOLLUSK SHELL SURROUND & LOGGERHEAD CA MEDALLION

Family Entertainment Center | Entry Garden Details

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Family Entertainment Center | Entry Garden View

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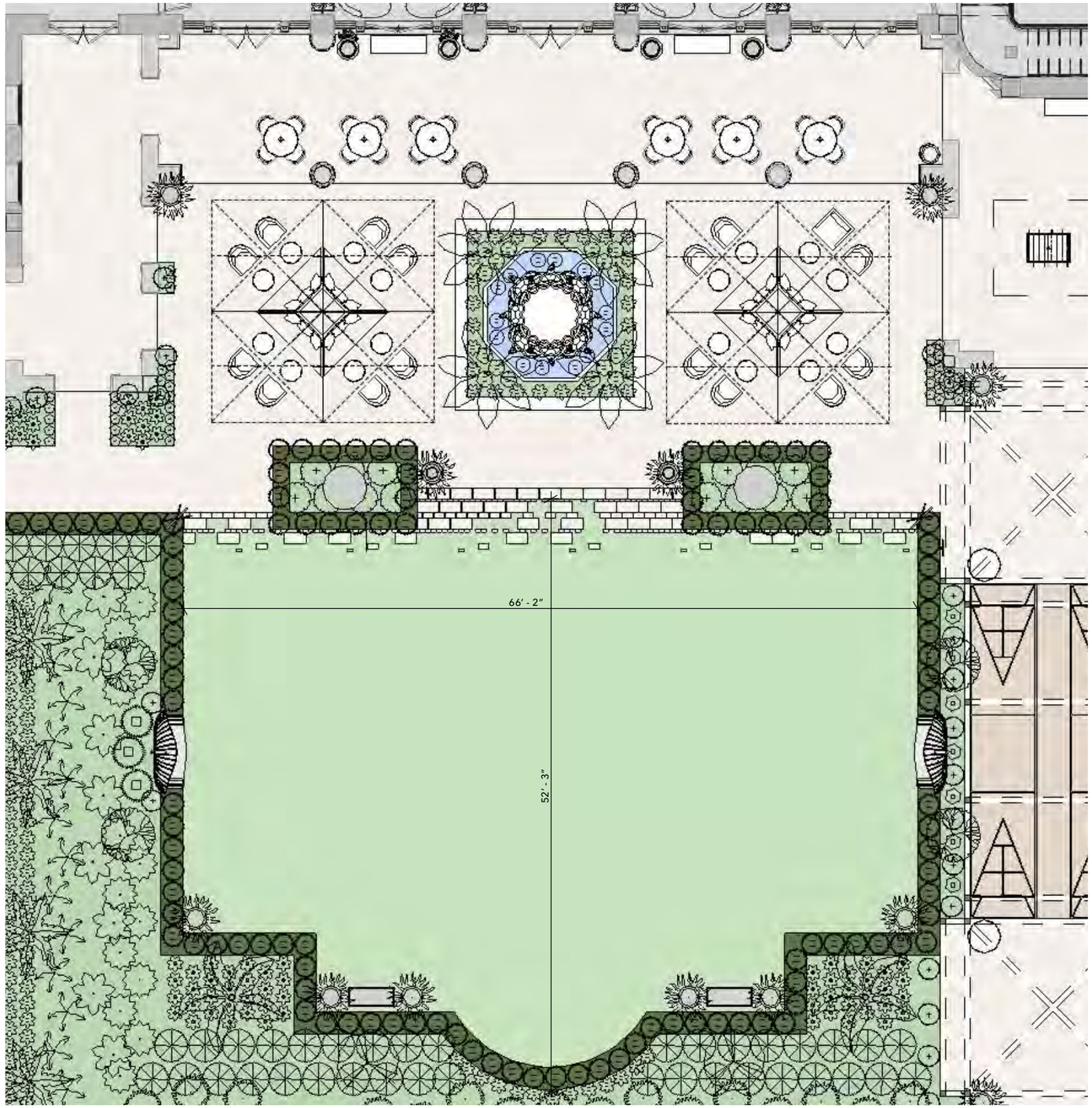



Phoenix canariensis

Canary Island Date Palm



Ficus microcarpa 'Green Island'

Green Island Ficus



Podocarpus macrophyllus

Yew Podocarpus



Agapanthus africanus

African Lily



Neomarica caerulea 'Regina'

Giant Apostle's Iris



Serenoa repens 'Cinerea'

Silver Saw Palmetto

MATERIAL PALETTE

Family Entertainment Center | Central Lawn & Loggia Landscape

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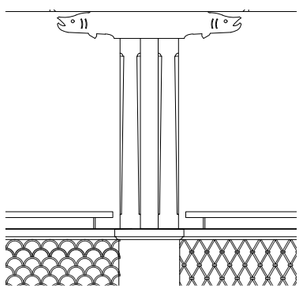
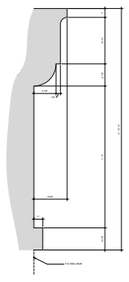
ELEVATION



RAFTER PROFILE



CORNICE AT LOGGIA



CLIMBING VINE



PERGOLA & RAILING

Family Entertainment Center | Central Lawn & Loggia Architecture

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COLUMN IN THE PALAZZO VECCHIO



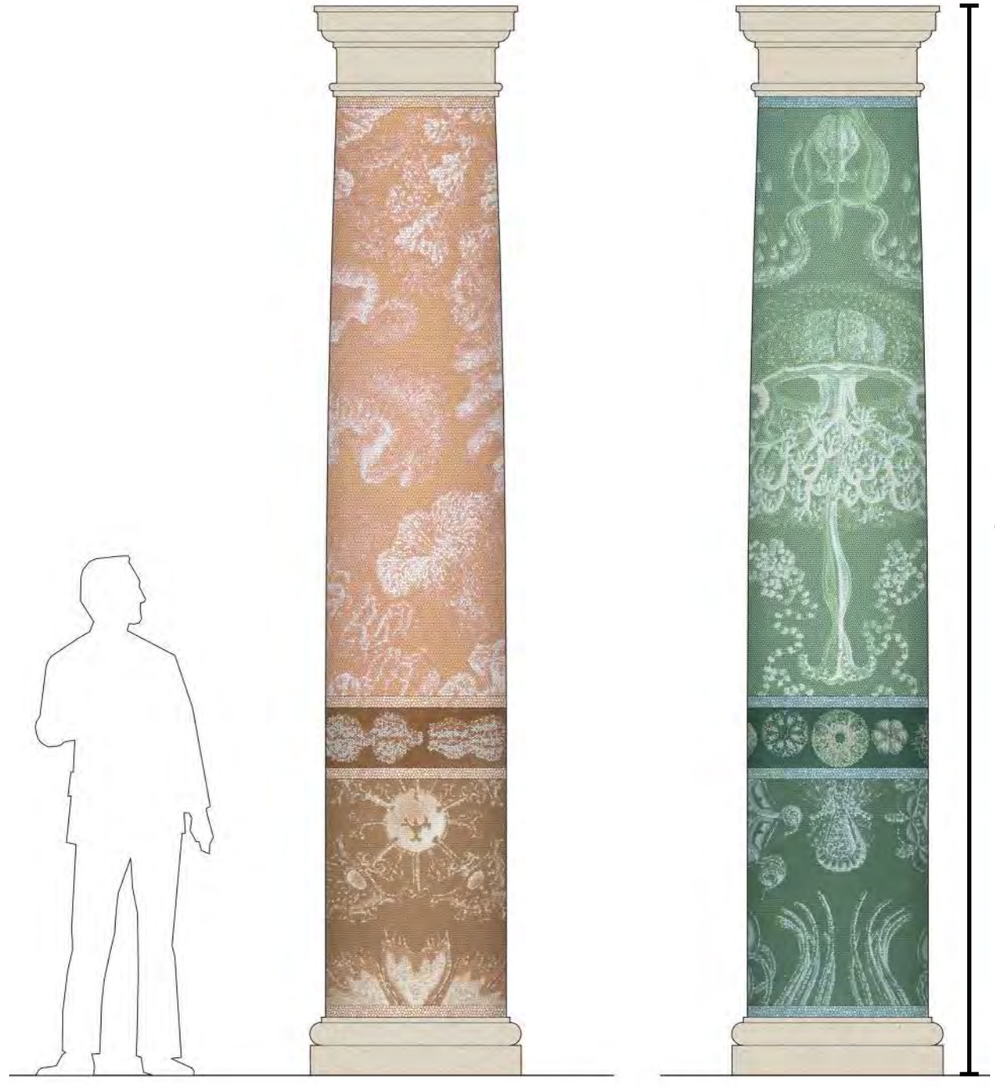
ERNST HAECKEL REF. IMAGERY



COLOR STUDY



SICIS, MONOCHROME MOSAIC



HAND-SET NATURAL STONE MOSAIC COLUMNS

Family Entertainment Center | Central Lawn & Loggia - Mosaic Columns

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Family Entertainment Center | Central Lawn & Loggia View

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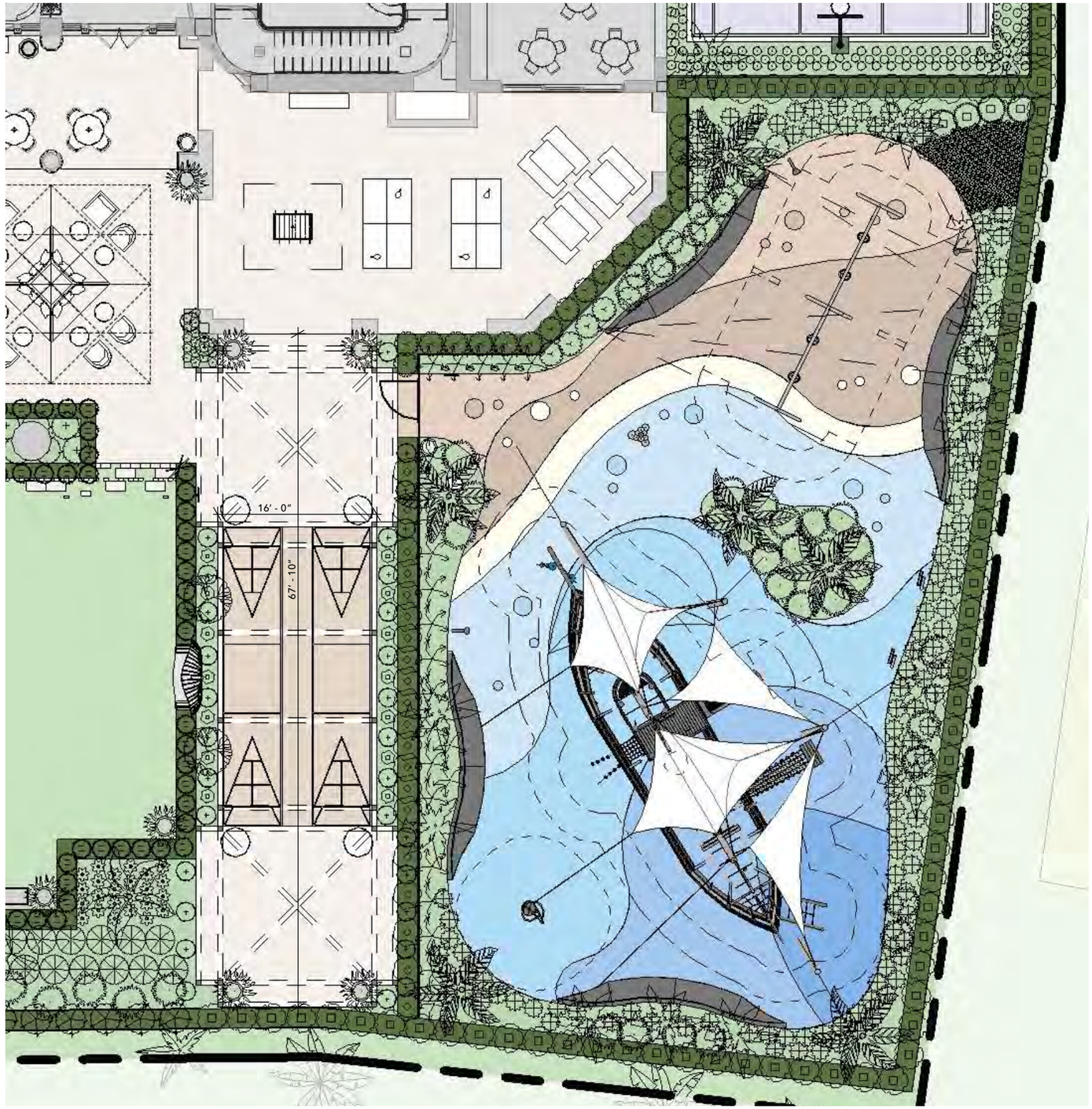



Acoelorhaphe wrightii

Paurotis/Everglade Palm



Livistona decipiens

Ribbon Fan Palm



Thrinax radiata

Florida Thatch Palm



Bougainvillea x 'New River'

New River Bougainvillea



PLAYGROUND BENCH



IPE SHUFFLEBOARD DECK

MATERIAL PALETTE

Family Entertainment Center | Arbor & Story Porch Landscape

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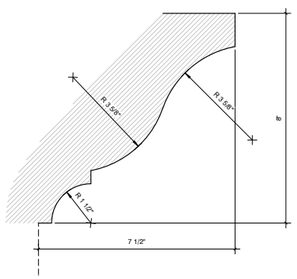
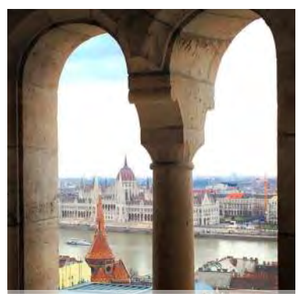
ELEVATION



CAST STONE CORNICE



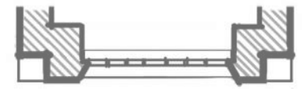
ARCH & COLUMN, VENICE



LUDOWICI ROOF TILE



THE ALHAMBRA - OCTAGONAL MASSING PRECEDENT



D.



C.



B.



A.

PLAN DETAILS AT CHIMNEY



SOUTH ELEVATION
CURRENT PROPOSAL



SOUTH ELEVATION
PREVIOUS ARCOM SUBMISSION (REVIEWED

Family Entertainment Center | Arbor & Story Porch Achitecture

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Family Entertainment Center | Arbor & Story Porch View

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CURRENT PROPOSAL



PREVIOUS ARCOM SUBMISSION (REVIEWED 04.23.2025)



Family Entertainment Center | West Elevation

0 8 16

1/16" = 1'-0" *at 11" x 17'*

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7/2/2025 5:20:54 PM



GENERAL LEGEND

LIMIT OF WORK (LOW)

FINAL SUBMITTAL REV 2

DRAWING NO: FEC G-02

PROJECT #: 22-525
DRAWN BY: MA, WF, TV, CT
CHECKED BY: ATT, RR, DR, KB, MDC

DRAWING TITLE: F.E.C. VICINITY PLAN

REVISIONS		
NO.	DATE	ISSUE

MILESTONES	
DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

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NEW YORK • SAN FRANCISCO
10 East 40th Street, New York, NY 10016
Tel : 212 683 5631 Fax : 212 481 3768
Email : NY@harthowerton.com



FINAL SUBMITTAL REV 2

DRAWING NO:
FEC G-03

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING TITLE:
F.E.C.
EXISTING SITE PLAN

NO.	DATE	ISSUE

REVISIONS

2	
07/07/2025	REV. FINAL SUB.
04/07/2025	REV. FINAL SUB.
01/27/2025	FINAL SUBMIT.
12/12/2024	1ST SUBMIT.

MILESTONES

DATE	ISSUE

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PALM BEACH, FLORIDA 33480

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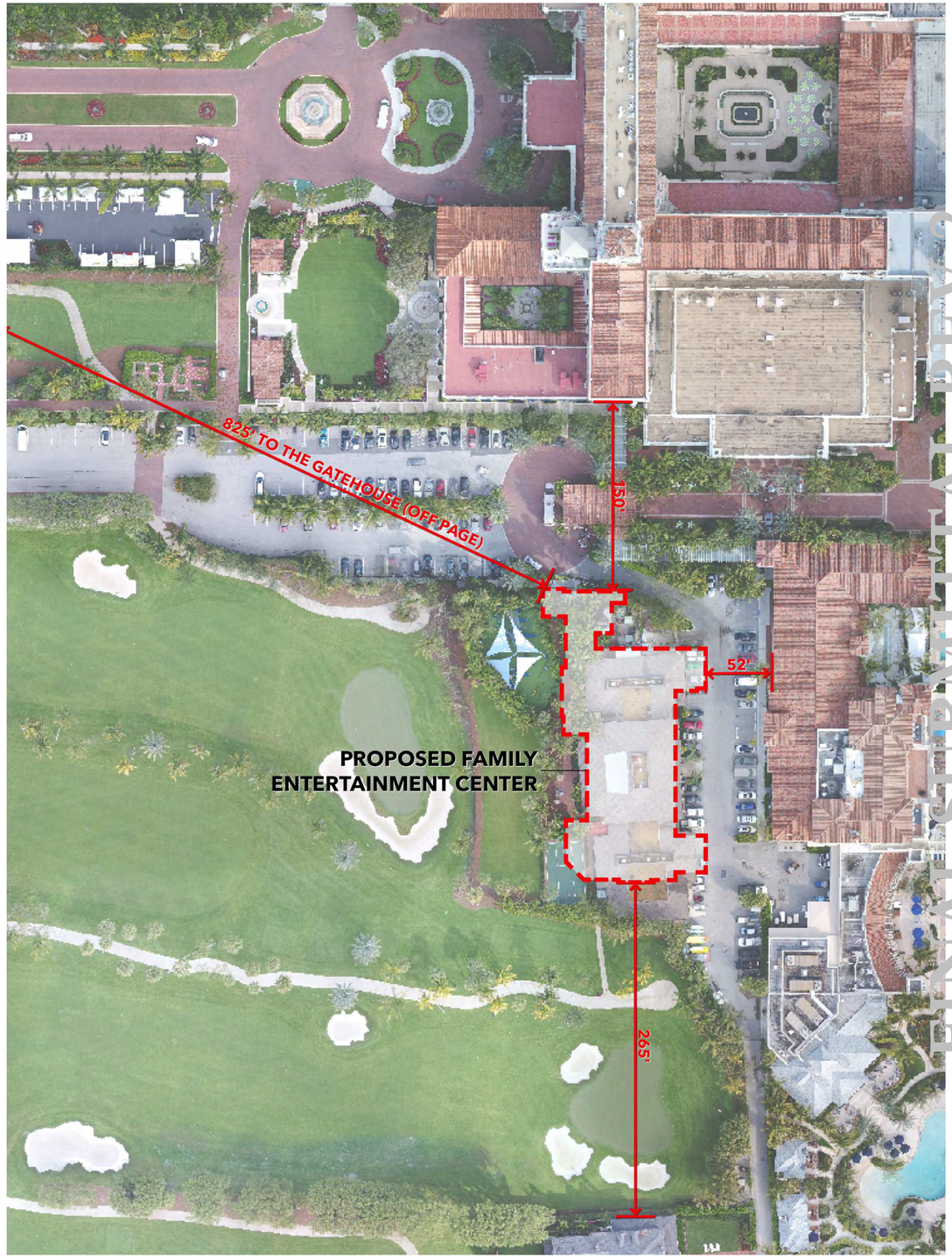
10 East 40th Street, New York, NY 10016
Tel : 212 683 5631 Fax : 212 481 3768
Email : NY@harthowerton.com



1 LOCATION PLAN ADJACENT PROPERTIES 1" = 160'-0"



2 LOCATION PLAN ADJACENT BUILDINGS 1" = 50'-0"

FINAL SUBMITTAL REV 2

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NEW YORK • SAN FRANCISCO
10 East 40th Street, New York, NY 10016
Tel : 212 683 5631 Fax : 212 481 3768
Email : NY@harthowerton.com

THE BREAKERS PALM BEACH

1 S COUNTY RD
PALM BEACH, FLORIDA 33480

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MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
LOCATION PLAN

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC G-04

7/2/2025 5:20:55 PM

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

LEGAL DESCRIPTION: ALL OF THAT PLAT OF THE BREAKERS ROW NO.1, RECORDED IN PLAT BOOK 46, PAGES 188-190, PUBLIC RECORDS OF PALM BEACH

Line #	Zoning Legend			
1	**Property Address:**	One S County Road, Palm Beach, FL 33480		
2	**Zoning District:**	PUD-A		
3	**Lot Area (sq. ft.):**	Breakers PUD: +/- 5,833,991 SF (133.93 ACRES). PROJ. LIMIT OF WORK: 85,135 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	No Change Proposed		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Commercial		
6	**FEMA Flood Zone Designation:**	Zone X		
7	**Zero Datum for point of meas. (NAVD)**	0.0" NAVD		
8	**Crown of Road (COR) (NAVD)**	N/A		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	N/A	12,136 SF	16,674 SF
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	17,176 SF	53,824 SF
12	*Front Yard Setback (Ft.)	N/A	N/A	N/A
13	* Side Yard Setback (1st Story) (Ft.)	N/A	N/A	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	N/A	N/A	N/A
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	N/A	(+/-) +40.0 NAVD	+56.9 NAVD
18	Overall Building Height (Ft.)	N/A	(+/-) +40.0 NAVD	+67.3 NAVD
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	+1 FT
21	Finished Floor Elev. (FFE)(NAVD)	N/A	(+/-) +14.0 NAVD	(+/-) +14.5 NAVD
22	Base Flood Elevation (BFE)(NAVD)	N/A Zone X	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	N/A	N/A	N/A
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each yard area with cardinal direction (N,S,E,W)*

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

**** Provide Native plant species info per category as requited by Ord. 003-2023 on separate TOPB Landscape Legend*

**** Proposed Lot Coverage listed is at Ground Floor Level. (Below grade lot coverage is 19,922 ST)

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

FINAL SUBMITTAL REV 2

HART HOWERTON
NEW YORK • SAN FRANCISCO
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Tel : 212 683 5631 Fax : 212 481 3768
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THE BREAKERS
PALM BEACH
1 S COUNTY RD
PALM BEACH, FLORIDA 33480

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MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

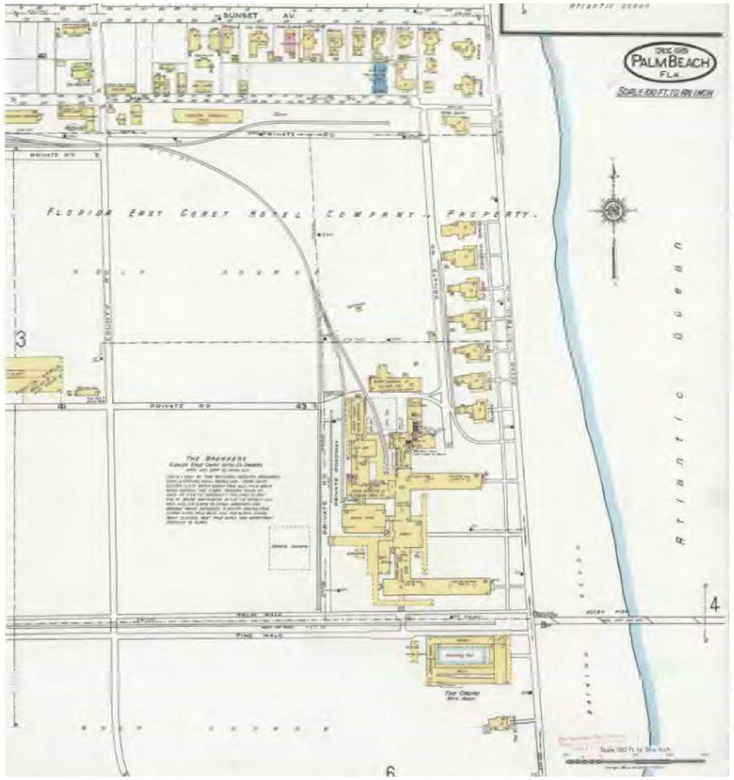
NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
ZONING LEGEND

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC G-05

7/2/2025 5:20:56 PM



EXCERPT SANBORN MAP - 1919



THE BREAKERS - CIRCA 1930



BREAKERS AERIAL - CIRCA 1940



BREAKERS AERIAL - CIRCA 1927



BREAKERS ENTRY - 1926

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SCALE: 1/16" = 1'-0"

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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
HISTORIC PHOTOS

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC G-06

7/2/2025 5:20:56 PM



EXISTING FEC FACING NORTHWEST



SOUTH BREAKERS ROW FACING NORTH



EXISTING FEC - FACING SOUTHWEST



EXISTING FEC - PARKING ENTRANCE

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SCALE: 1" = 160'-0"

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MILESTONES

DATE	ISSUE
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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXISTING CONDITIONS PHOTOS

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC G-07

7/2/2025 5:20:57 PM



EXISTING FEC - FACING NORTHEAST FROM MINI GOLF



FUTURE BRIDGE CONNECTION LOCATION - FACING WEST



FUTURE FEC BRIDGE LOCATION - FACING NORTHWEST



EXISTING FEC FROM BEACH CLUB

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MILESTONES

DATE	ISSUE
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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXISTING CONDITIONS PHOTOS

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC G-08

7/2/2025 5:20:57 PM



0 4 8 16

1" = 80'-0"

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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
CONSTRUCTION SCREENING AND LOGISTICS PLAN

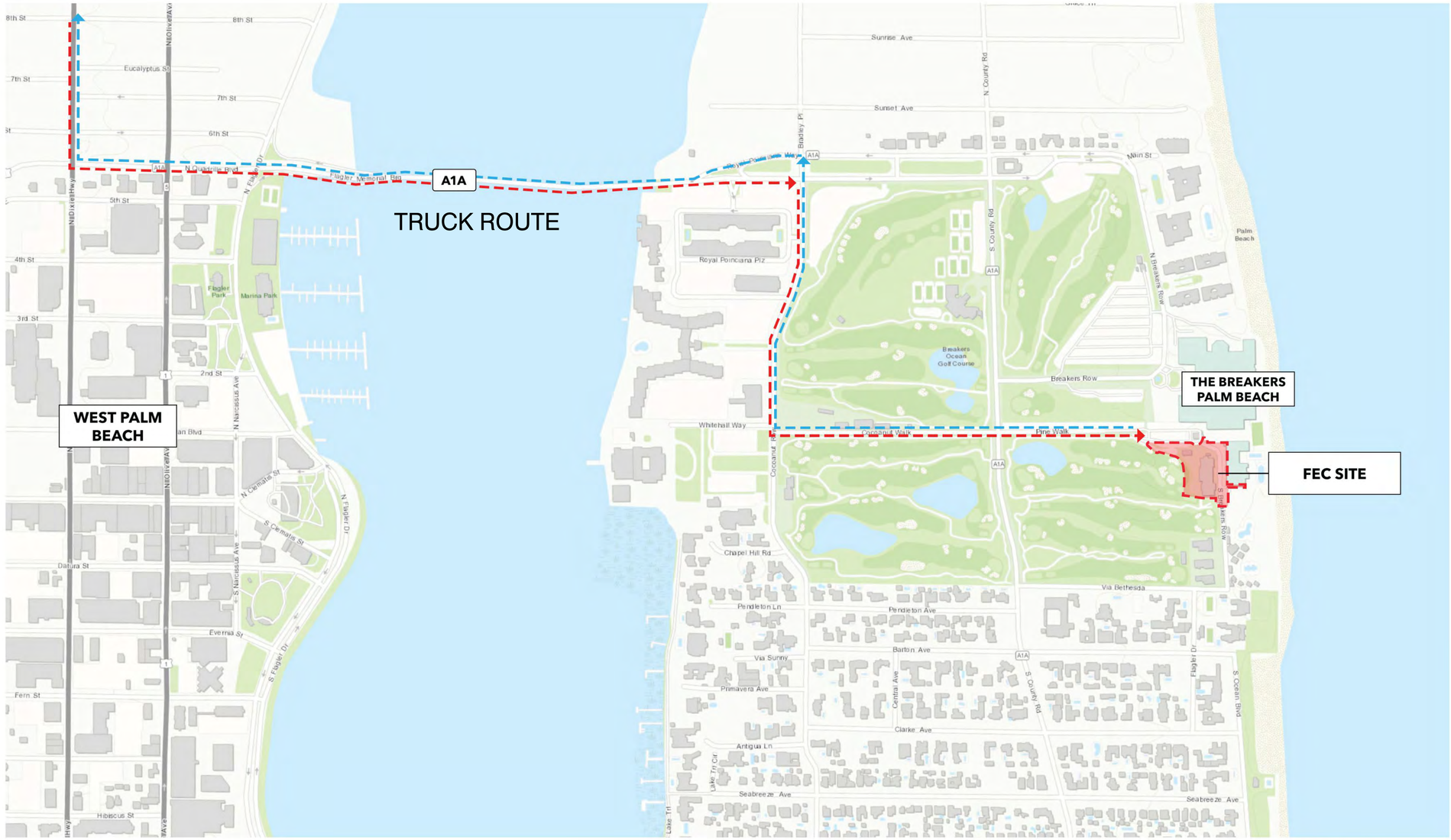
PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC G-09

7/2/2025 5:20:58 PM

09 CONSTRUCTION SCREENING AND LOGISTICS PLAN

TO TEMPORARY
CONSTRUCTION AND
EMPLOYEE PARKING



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SCALE: 1" = 400'-0"
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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
TRUCK LOGISTICS
PLAN

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

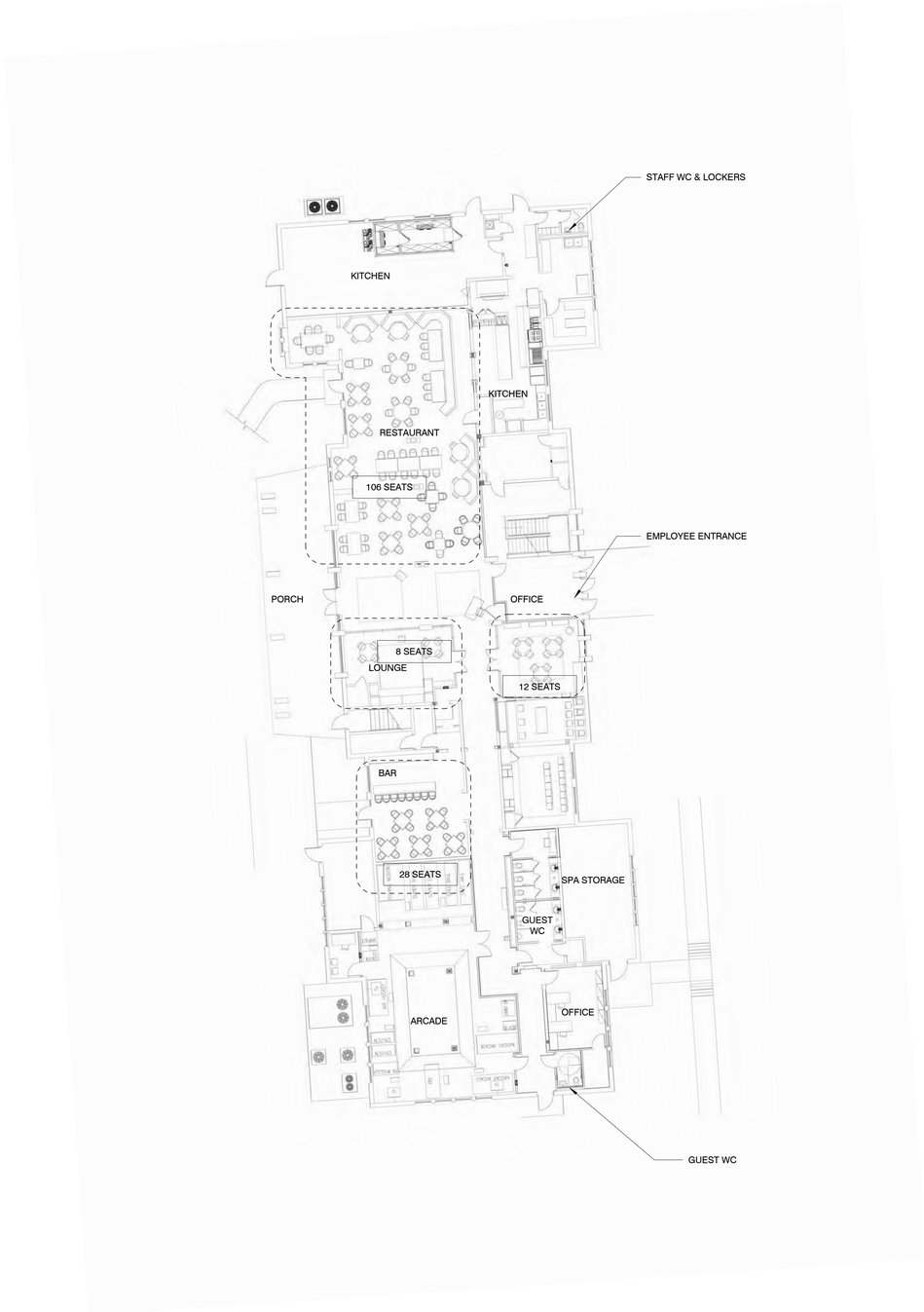
DRAWING NO:
FEC G-10

1 TRUCK LOGISTICS PLAN 1" = 400'-0"

7/2/2025 5:20:59 PM

SEAT COUNTS	
EXISTING FEC	
MAIN DINING	154

	EXISTING FEC AREAS
RESTAURANT	4,130 SQ. FT.
ENTERTAINMENT	2,337 SQ. FT.
OFFICE	2,854 SQ. FT.
BATHROOM	781 SQ. FT.
BREAK ROOM	944 SQ. FT.
FITNESS	N/A
MECH/BACK OF HOUSE	826 SQ. FT.
KITCHEN	1,945 SQ. FT.
CIRCULATION	3,359 SQ. FT.
BAKERY	N/A
TOTAL	**17,176 SQ. FT.**



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DATE	ISSUE
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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXISTING FEC - GROUND FLOOR

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC G-11

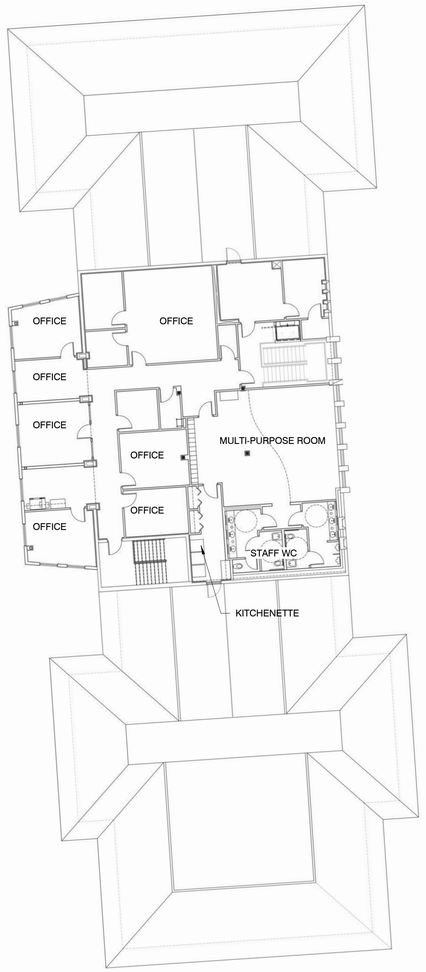
1 EXISTING FEC - GROUND FLOOR

1/16" = 1'-0"

7/2/2025 5:21:01 PM

SEAT COUNTS	
EXISTING FEC	
MAIN DINING	154

	EXISTING FEC AREAS
RESTAURANT	4,130 SQ. FT.
ENTERTAINMENT	2,337 SQ. FT.
OFFICE	2,854 SQ. FT.
BATHROOM	781 SQ. FT.
BREAK ROOM	944 SQ. FT.
FITNESS	N/A
MECH/BACK OF HOUSE	826 SQ. FT.
KITCHEN	1,945 SQ. FT.
CIRCULATION	3,359 SQ. FT.
BAKERY	N/A
TOTAL	**17,176 SQ. FT.**



FINAL SUBMITTAL REV 2

1 EXISTING FEC - SECOND FLOOR

1/16" = 1'-0"

7/2/2025 5:21:04 PM

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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

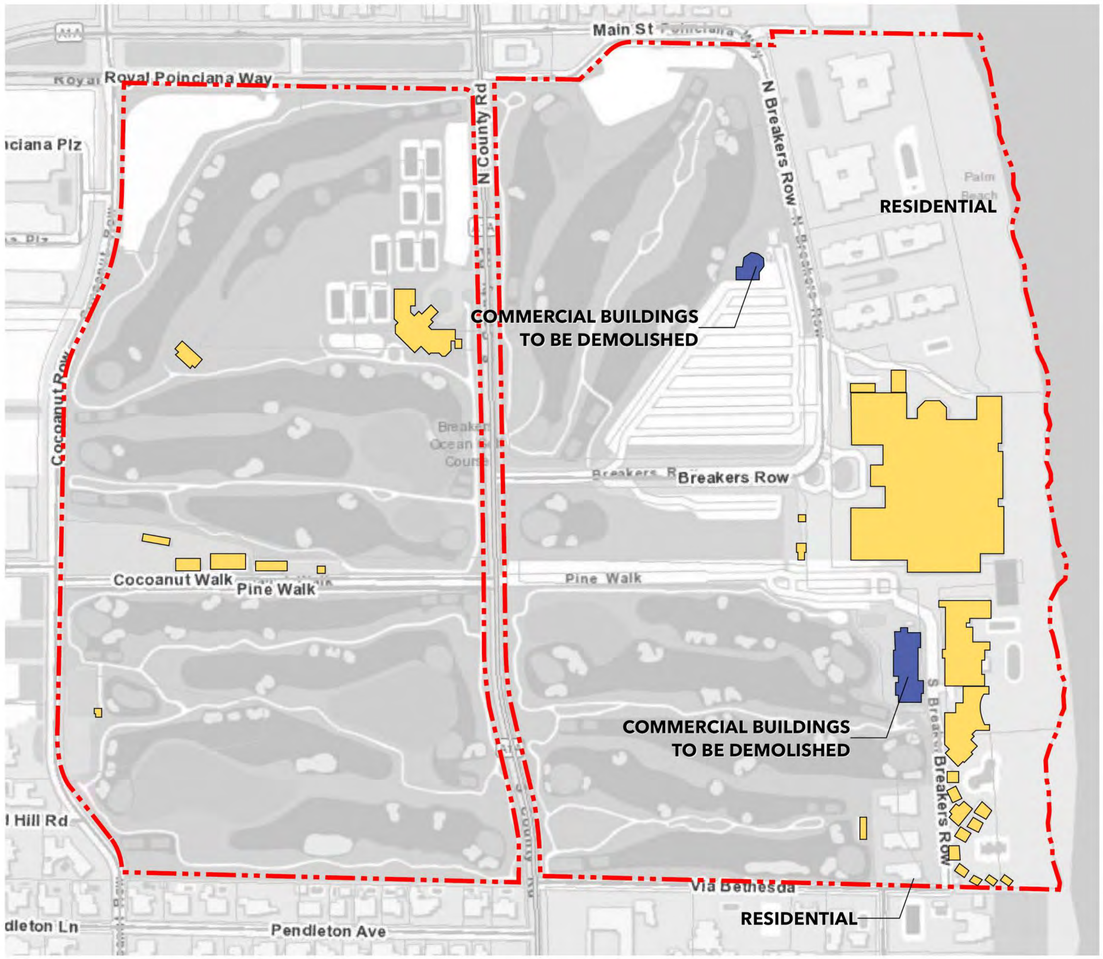
DRAWING TITLE:
F.E.C.
EXISTING FEC - SECOND FLOOR

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC G-12

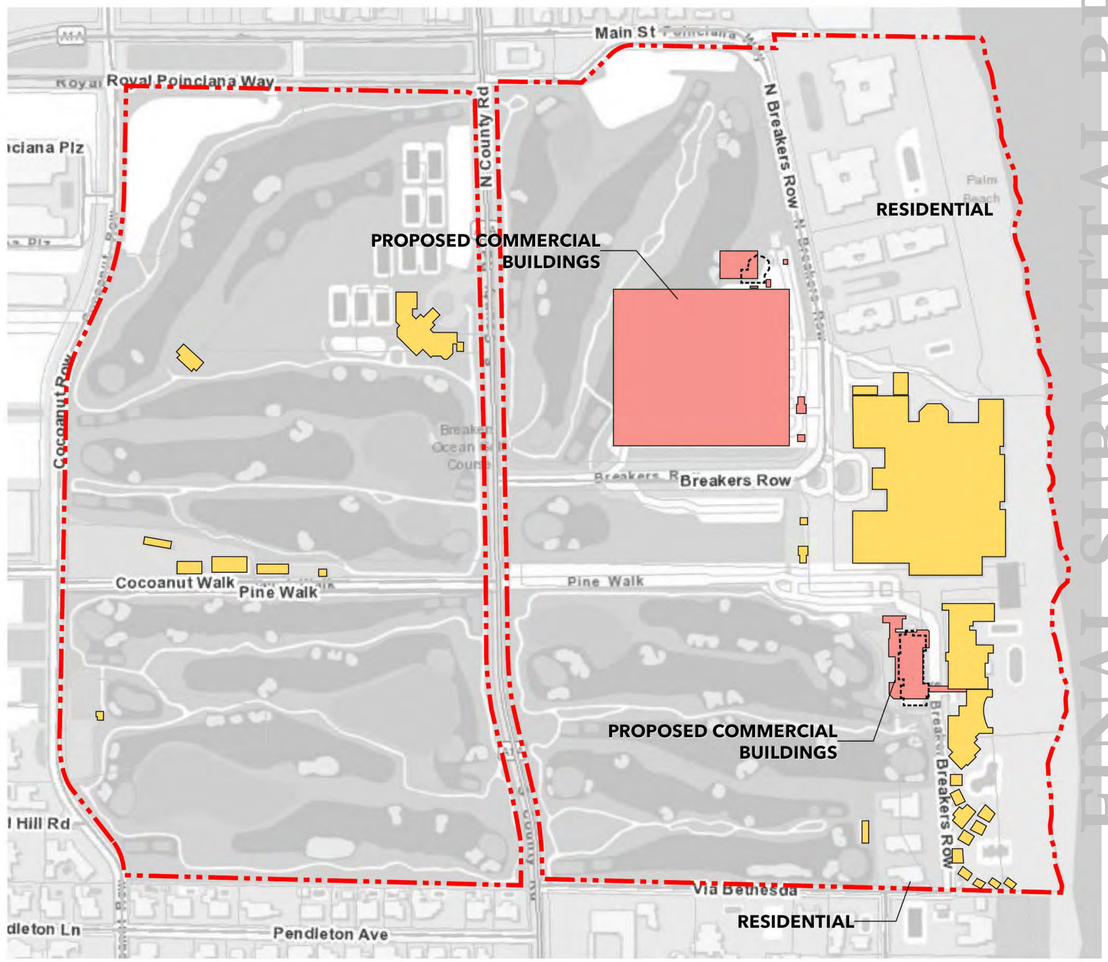
GROSS AREA OF EXISTING COMMERCIAL BUILDINGS ON BREAKERS PUD LOTS:
-- TOTAL BREAKERS PUD AREA = +/-5,833,991 SF.
-- 20% OF TOTAL SF = +/-1,166,798 SF.
-- TOTAL AREA OF EXISTING COMMERCIAL BUILDINGS = +/-292,489 SF. (5.0% OF TOTAL PUD AREA)

NOTE: RESIDENTIAL BUILDINGS AND RELATED OUTBUILDINGS AND PARKING STRUCTURES FOR RESIDENTIAL BUILDINGS ARE EXCLUDED FROM COMMERCIAL BUILDING AREA CALCULATIONS



GROSS AREA OF PROPOSED COMMERCIAL BUILDINGS ON BREAKERS PUD LOTS:
-- TOTAL BREAKERS PUD AREA = +/-5,833,991 SF.
-- 20% OF TOTAL SF = +/-1,166,798 SF.
-- TOTAL AREA OF PROPOSED COMMERCIAL BUILDINGS = +/-520,416 SF. (8.9% OF TOTAL PUD AREA)

NOTE: RESIDENTIAL BUILDINGS AND RELATED OUTBUILDINGS AND PARKING STRUCTURES FOR RESIDENTIAL BUILDINGS ARE EXCLUDED FROM COMMERCIAL BUILDING AREA CALCULATIONS



SOURCE NOTES:
1) APPROXIMATE BREAKERS PUD AREA AS LISTED ON PUD PLAT PLAN.
2) AREA OF EXISTING COMMERCIAL BULDINGS WITHIN THE PUD IS APPROXIMATED BASED ON PALM BEACH COUNTY GIS AND ON-SITE OBSERVATIONS.

FINAL SUBMITTAL REV 2

1 GROSS COMMERCIAL BUILDING AREA 1" = 200'-0"

7/2/2025 5:21:05 PM

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SCALE: 1" = 200'-0"
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MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

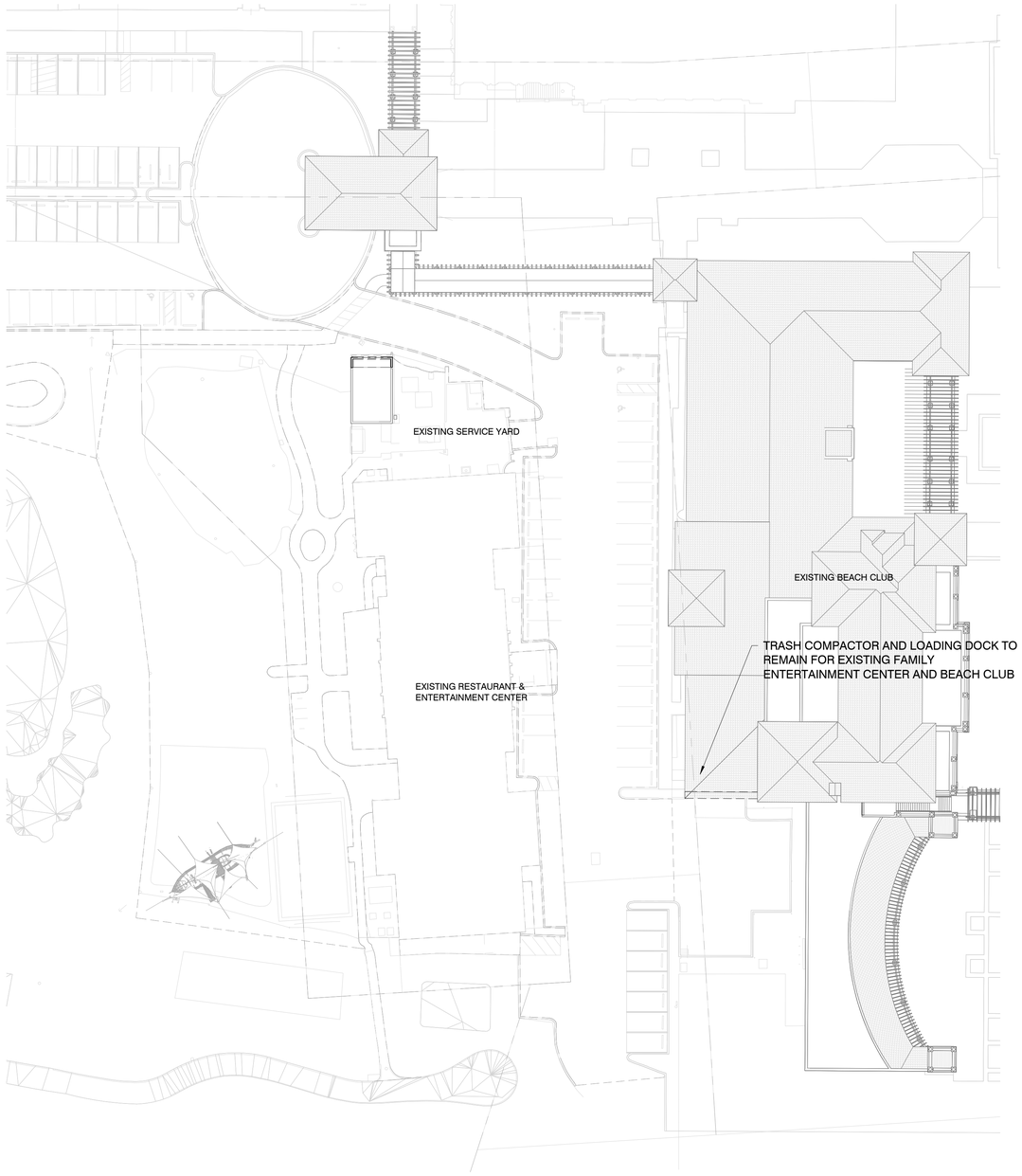
REVISIONS

NO.	DATE	ISSUE

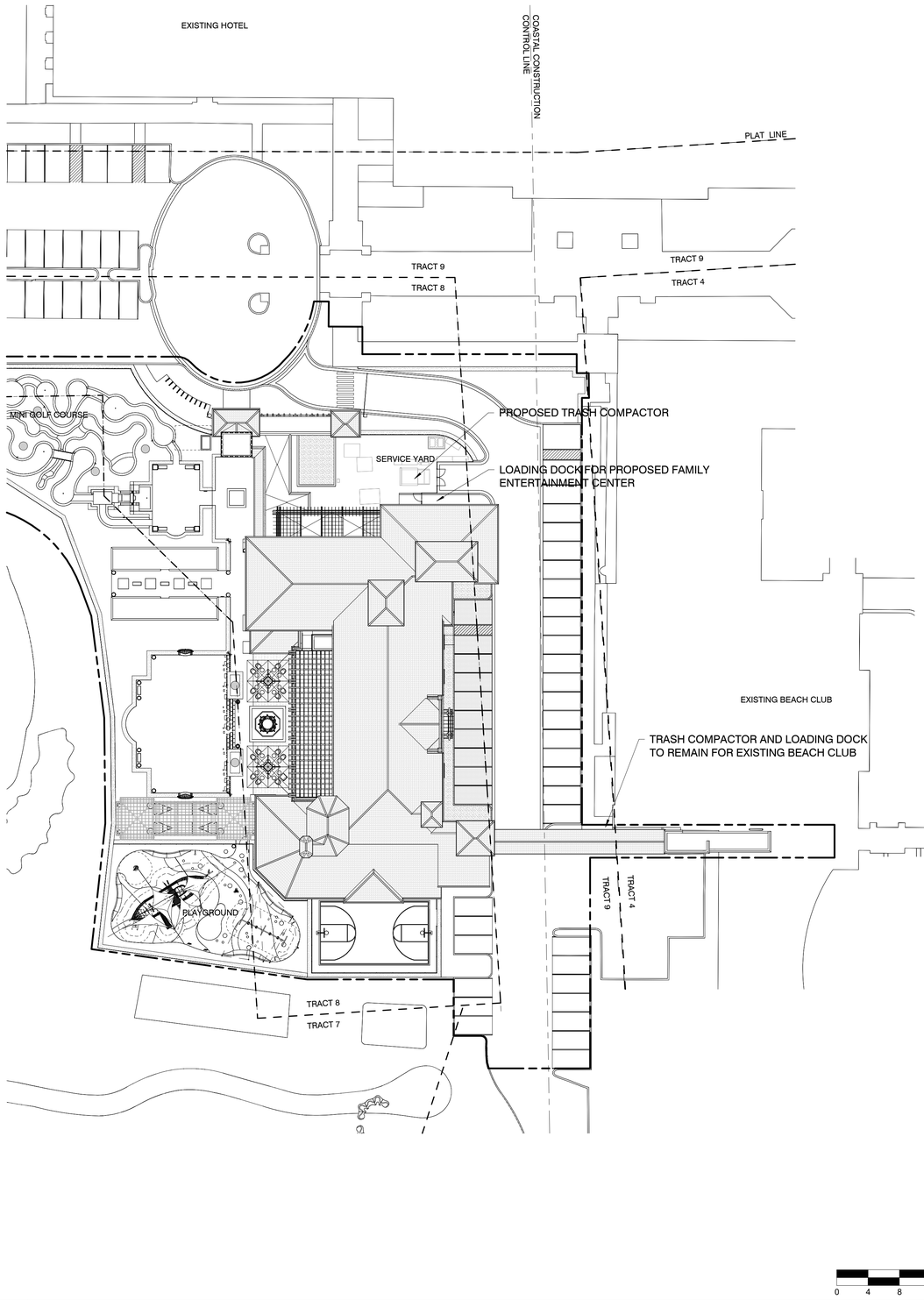
DRAWING TITLE:
F.E.C.
GROSS COMMERCIAL BUILDING AREA

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC G-13



1 EXISTING OPERATIONAL PLAN 1" = 30'-0"



2 PROPOSED OPERTIONAL PLAN 1" = 30'-0"

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MILESTONES

DATE	ISSUE
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04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

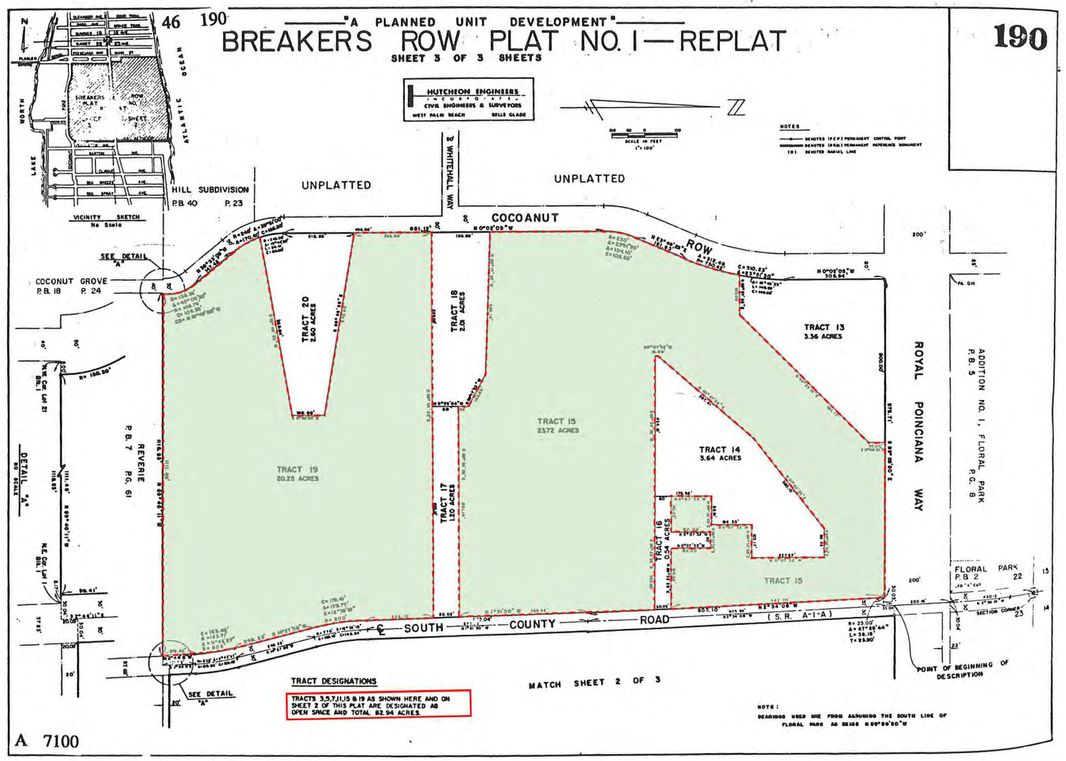
NO.	DATE	ISSUE

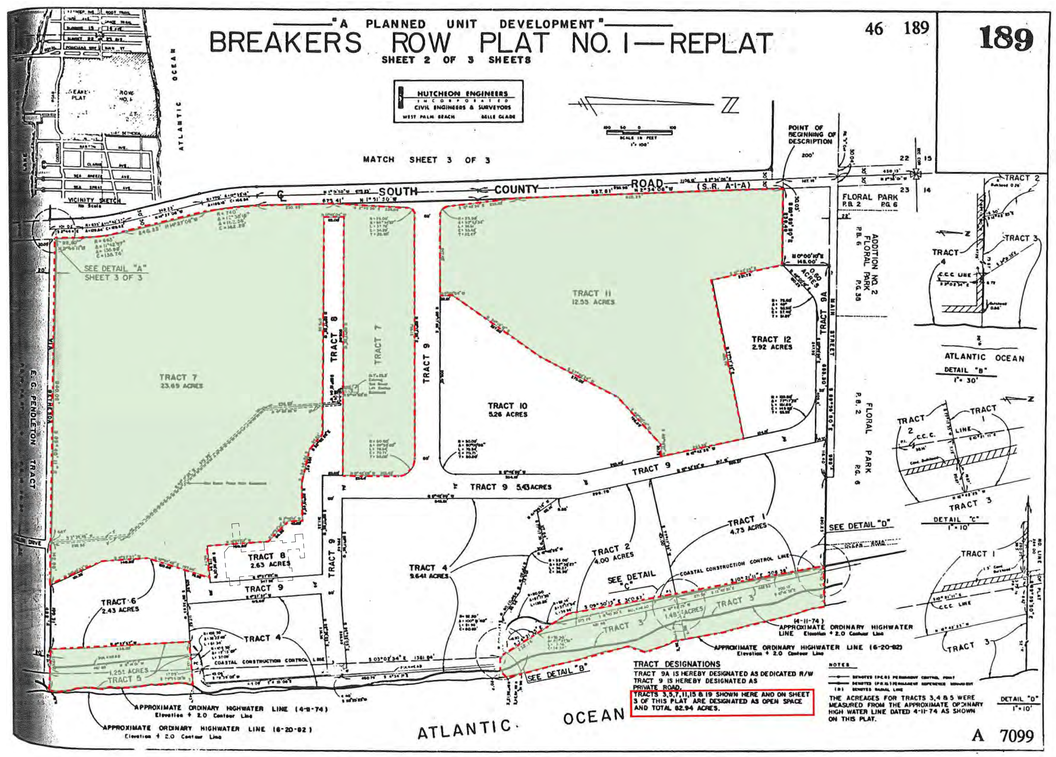
DRAWING TITLE:
F.E.C.
OPERATIONAL PLAN

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC G-14

7/2/2025 5:21:22 PM





"TRACT DESIGNATIONS: TRACTS 3, 5, 7, 11, 15 & 19 AS SHOWN HERE AND SHEET 2 OF THIS PLAT ARE DESIGNATED AS OPEN SPACE AND TOTAL 82.94 ACRES."

EXCERPT FROM 1984 REPLAT WITH COLOR ADDED TO SHOW 'OPEN SPACE' DESIGNATED TRACTS

OPEN SPACE DIAGRAM LEGEND

PUD OPEN SPACE

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MILESTONES

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04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXISTING PLAT DIAGRAM

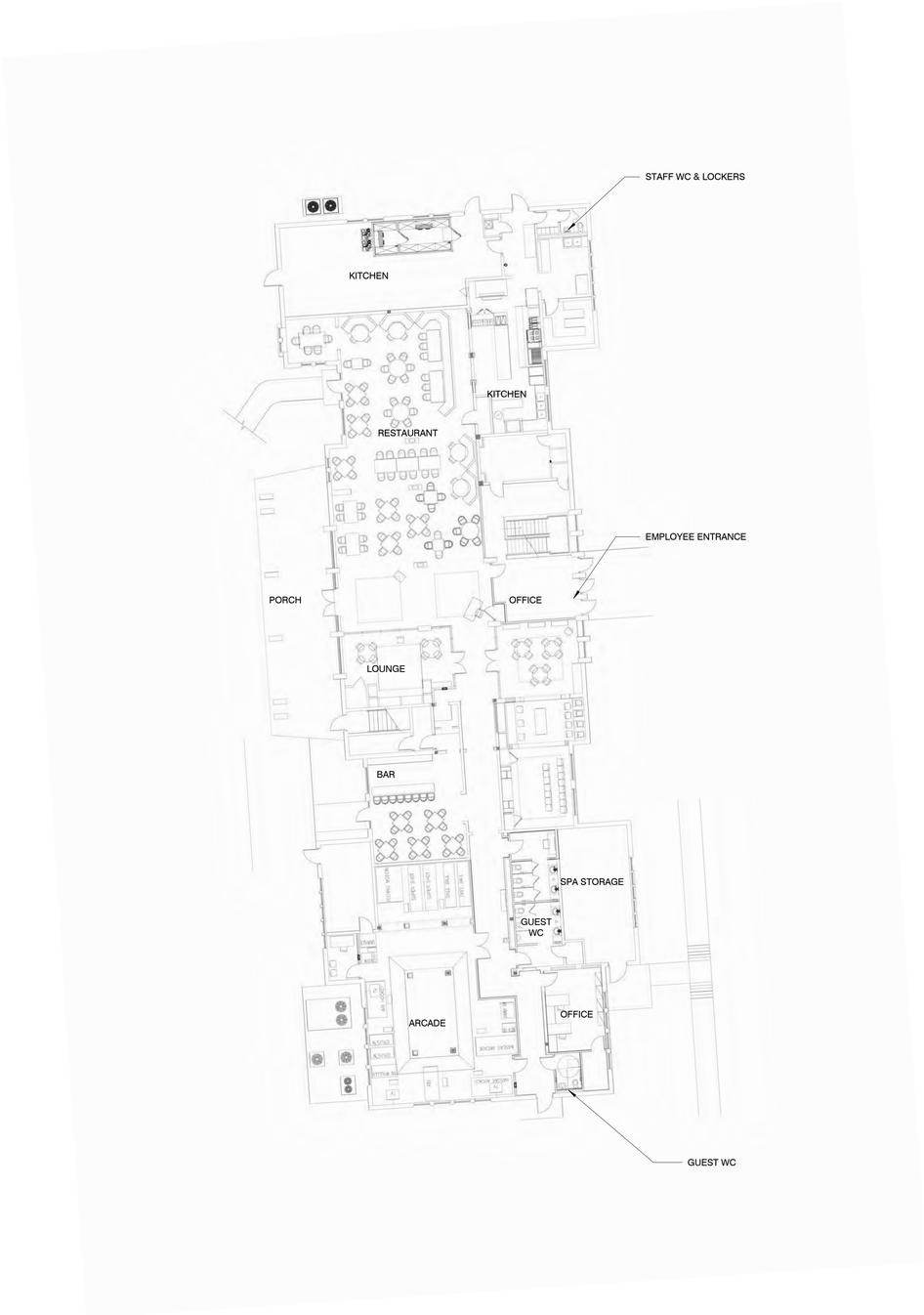
PROJECT #: 22-525
DRAWN BY: MA, WF, TV, CT
CHECKED BY: AJT, RR, DR, KB, MDC

DRAWING NO:
FEC G-15

7/2/2025 5:21:23 PM

SEAT COUNTS	
EXISTING FEC	
MAIN DINING	154

	EXISTING FEC AREAS
RESTAURANT	4,130 SQ. FT.
ENTERTAINMENT	2,337 SQ. FT.
OFFICE	2,854 SQ. FT.
BATHROOM	781 SQ. FT.
BREAK ROOM	944 SQ. FT.
FITNESS	N/A
MECH/BACK OF HOUSE	826 SQ. FT.
KITCHEN	1,945 SQ. FT.
CIRCULATION	3,359 SQ. FT.
BAKERY	N/A
TOTAL	**17,176 SQ. FT.**



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04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXISTING FEC - GROUND FLOOR

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-01

1 EXISTING FEC - GROUND FLOOR

1/16" = 1'-0"

7/2/2025 5:21:24 PM

SEAT COUNTS	
EXISTING FEC	
MAIN DINING	154

	EXISTING FEC AREAS
RESTAURANT	4,130 SQ. FT.
ENTERTAINMENT	2,337 SQ. FT.
OFFICE	2,854 SQ. FT.
BATHROOM	781 SQ. FT.
BREAK ROOM	944 SQ. FT.
FITNESS	N/A
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KITCHEN	1,945 SQ. FT.
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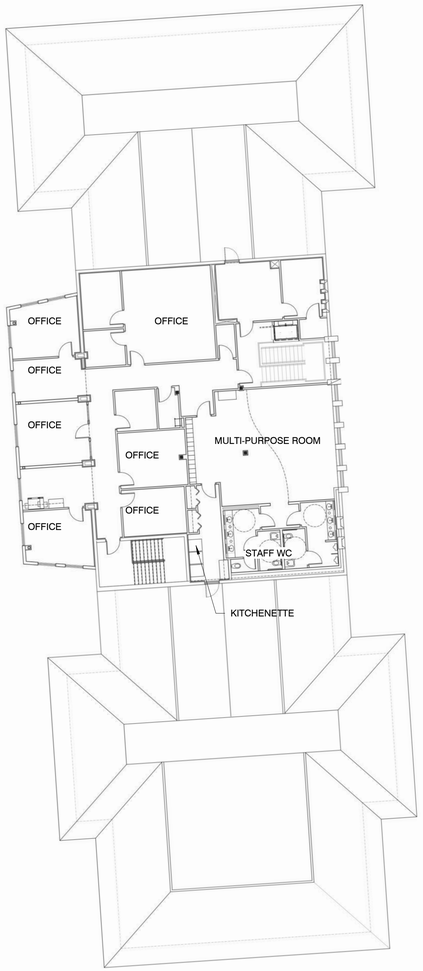
BAKERY	N/A
TOTAL	**17,176 SQ. FT.**



FINAL SUBMITTAL REV 2

1 EXISTING FEC - SECOND FLOOR

1/16" = 1'-0"

7/2/2025 5:21:25 PM

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THE BREAKERS PALM BEACH

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MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

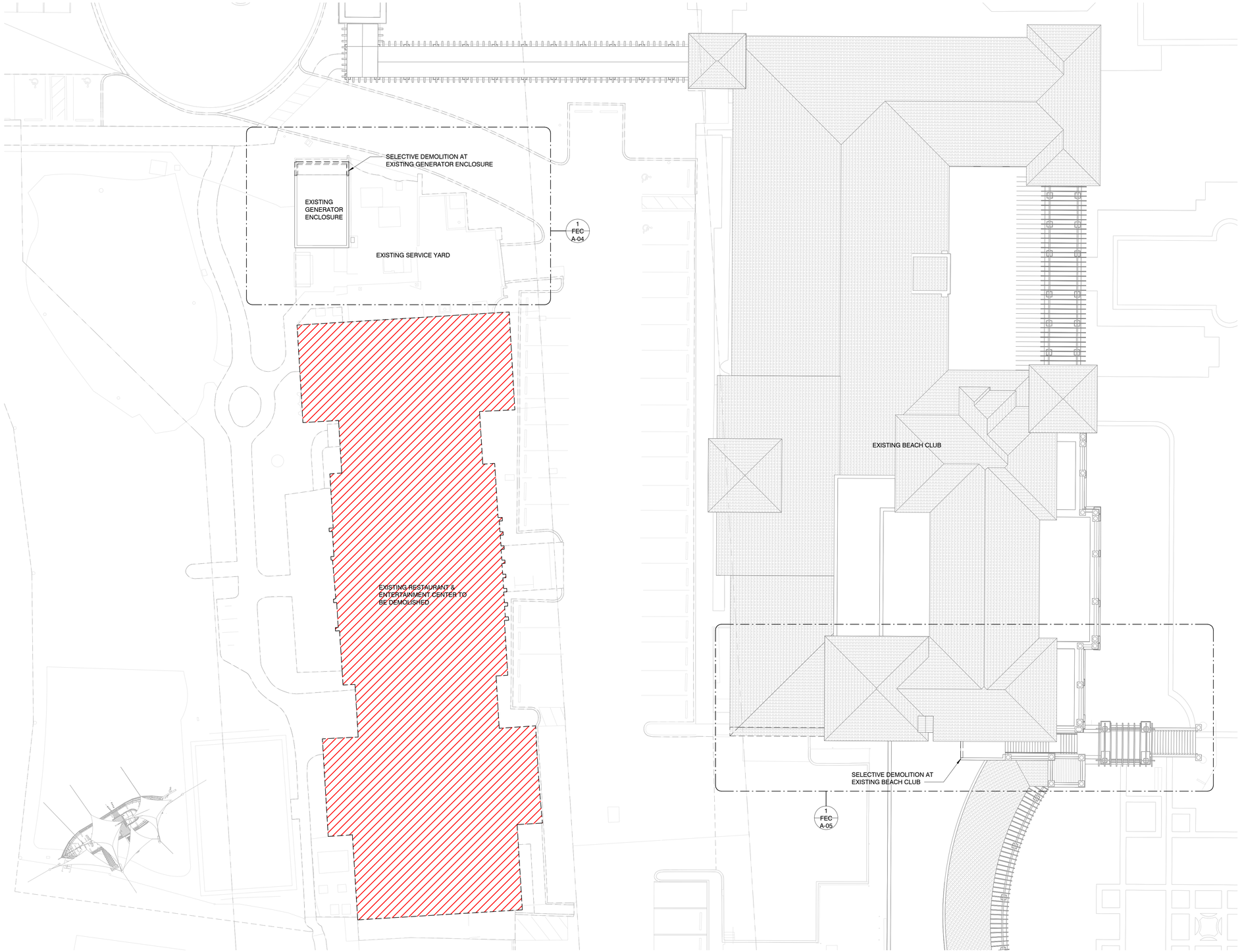
REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXISTING FEC - SECOND FLOOR

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-02



1 OVERALL DEMO PLAN

1/16" = 1'-0"

DEMOLITION LEGEND

EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED

DEMOLITION REPORT

YEAR OF CONSTRUCTION: 1968; ORIGINAL ARCHITECT: UNCONFIRMED (POSSIBLY THE JACKSONVILLE FIRM KEMP, BUNCH AND JACKSON, THAT DESIGNED ADDITIONS TO THE HOTEL BUILDING AT ROUGHLY THE SAME TIME); SIGNIFICANT INTERIOR AND EXTERIOR RENOVATIONS IN 2003 TO CONVERT THE BUILDING FROM A GOLF CLUBHOUSE TO THE CURRENT 'FAMILY ENTERTAINMENT CENTER'

FINAL SUBMITTAL REV 2

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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
OVERALL DEMOLITION PLAN

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-03

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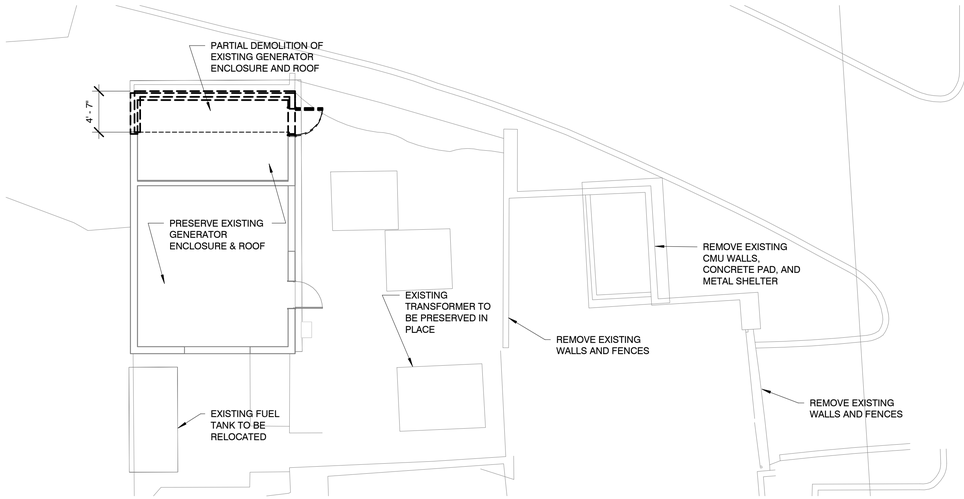


1 GROUND FLOOR PLAN - SERVICE YARD DEMO

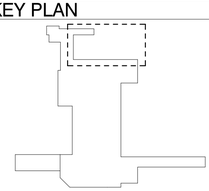
1/8" = 1'-0"

DEMOLITION LEGEND

EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED

KEY PLAN



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

NOTE: DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
DEMOLITION - EXISTING SERVICE YARD

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-04

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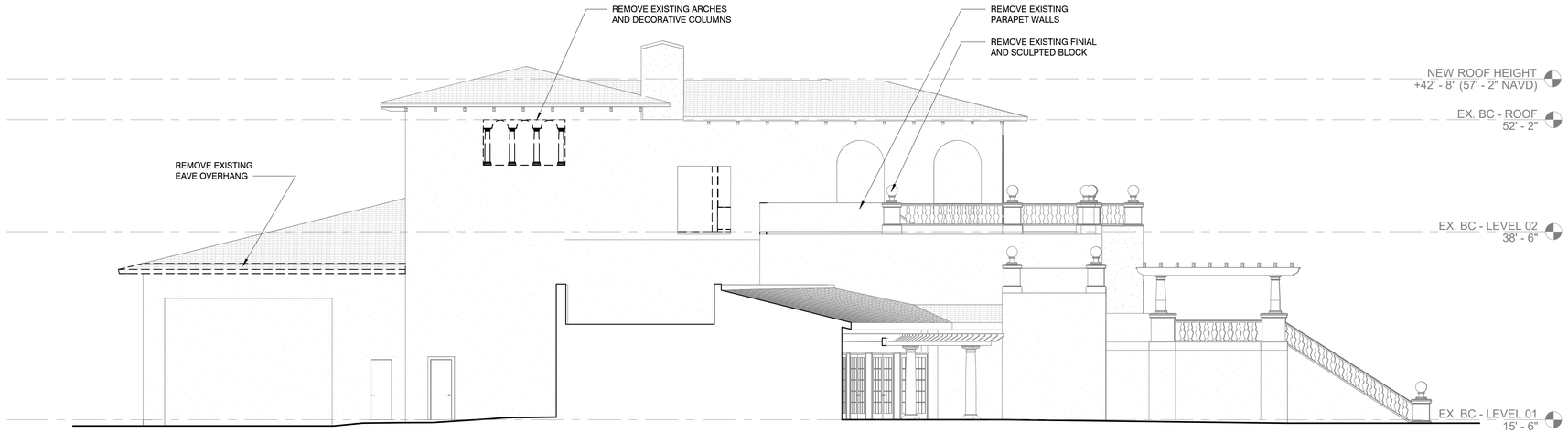
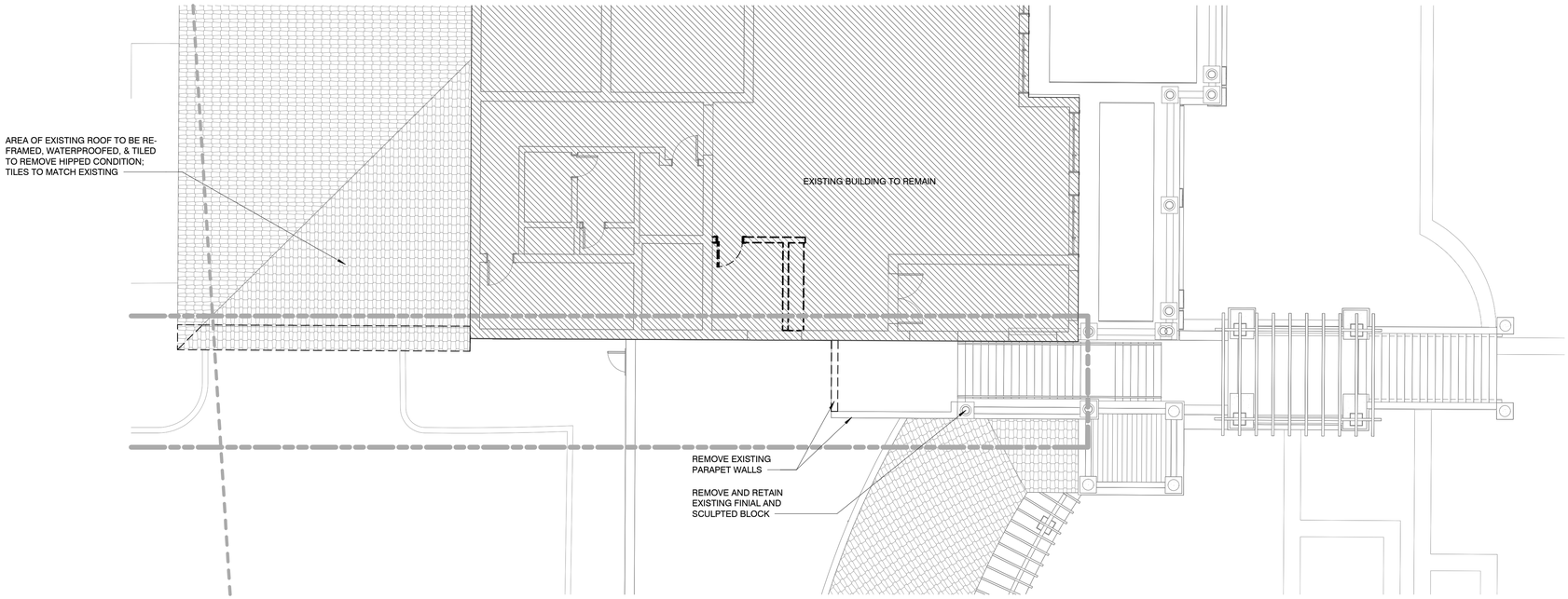
DEMOLITION LEGEND

EXISTING TO REMAIN

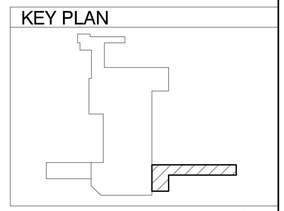
EXISTING TO BE DEMOLISHED



2 DEMOLITION - EXISTING BEACH CLUB ELEVATION (SOUTH) 1/8" = 1'-0"



KEY PLAN



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1 DEMOLITION - EXISTING BEACH CLUB PLAN 1/8" = 1'-0"

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

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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
DEMOLITION - EXISTING BEACH CLUB

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-05

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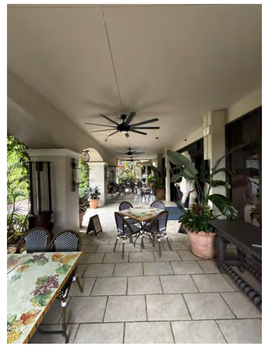
EXISTING EXTRIOR








EXISTING INTERIOR

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DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
DEMOLITION - PHOTOGRAPHS

PROJECT #:
22-525
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MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-06

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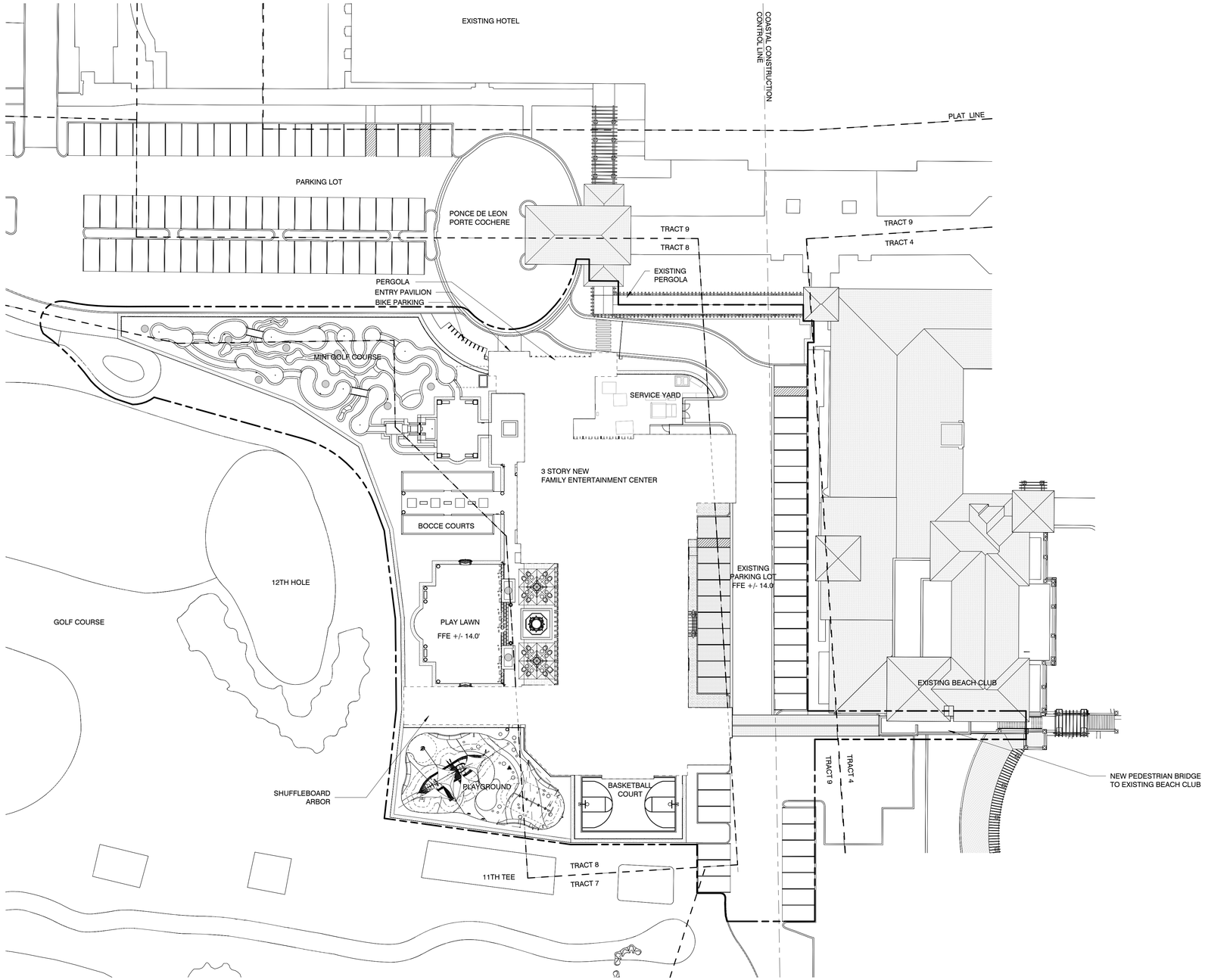

0 30 60

1 ARCHITECTURAL SITE PLAN

1" = 30'-0"

7/2/2025 5:21:55 PM

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SCALE: 1" = 30'-0"

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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

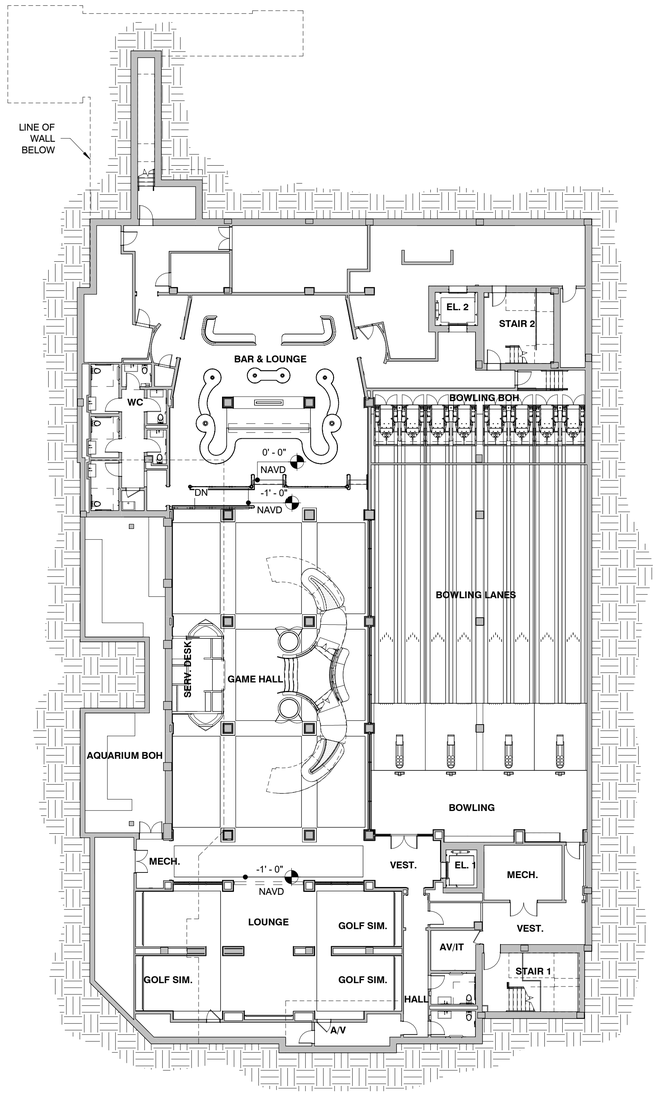
REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
PROPOSED SITE PLAN

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-07



1 OVERALL BASEMENT PLAN

1/16" = 1'-0"

GEN. NOTES:

1. FURNITURE FOR REFERENCE ONLY.

FEC PROGRAM SUMMARY - BASEMENT

TAG	NAME	AREA (SF)
001	BAR & LOUNGE	2068 SF
002	SERV. DESK	202 SF
002	VEST.	41 SF
010	BOWLING BOH	612 SF
011	BOWLING LANES	3420 SF
012	VEST.	49 SF
013	HALL	102 SF
014	WC	20 SF
015	WC	36 SF
016	WC	39 SF
017	WC	47 SF
018	WC	70 SF
019	WC	67 SF
020	WC	76 SF
021	MECH.	407 SF
022	LOUNGE	713 SF
023	GAME HALL	3443 SF
024	GOLF SIM.	233 SF
025	GOLF SIM.	245 SF
026	GOLF SIM.	230 SF
027	GOLF SIM.	210 SF
028	A/V	208 SF
029	VEST.	189 SF
030	VEST.	116 SF
031	BOWLING	756 SF
032	MECH.	213 SF
033	VEST.	52 SF
034	WC VEST.	50 SF
035	HALL	97 SF
036	WC	49 SF
037	ADA WC	53 SF
038	WC	61 SF
039	VEST.	243 SF
040	AV/IT	94 SF
041	AQUARIUM BOH	1013 SF
003	KITCHEN	919 SF
004	STORAGE	98 SF
005	HALL	66 SF
006	HALL	302 SF
007	ELEC.	313 SF
008	AV/IT	114 SF
009	MECH	450 SF
TOTAL AREA		17785 SF

EXISTING PARKING	
STANDARD	52 SPACES
ACCESSIBLE	4 SPACES
TOTAL	**56 SPACES**
INTERIM (DURING CONSTRUCTION) PARKING	
STANDARD	7 SPACES
ACCESSIBLE	0 SPACES
TOTAL	**7 SPACES***
PROPOSED PARKING	
STANDARD	40 SPACES
ACCESSIBLE	3 SPACES
TOTAL	**43 SPACES****

*FOR INTERIM PARKING 50 SPACE TO BE PROVIDED OFF SITE TO BRING COUNT TO 56

**FOR PROPOSED PARKING 11 SPACES TO BE PROVIDED IN THE ENLARGED CENTRAL PARKING LOT TO BRING COUNT TO 56.

0 8 16 32

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STATE OF FLORIDA
Robert James Thomas
LICENSE # AR0020414
REGISTERED ARCHITECT

HART HOWERTON
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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB
07/07/2025	REV. FINAL SUB 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
OVERALL FLOOR PLAN - BASEMENT

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-08

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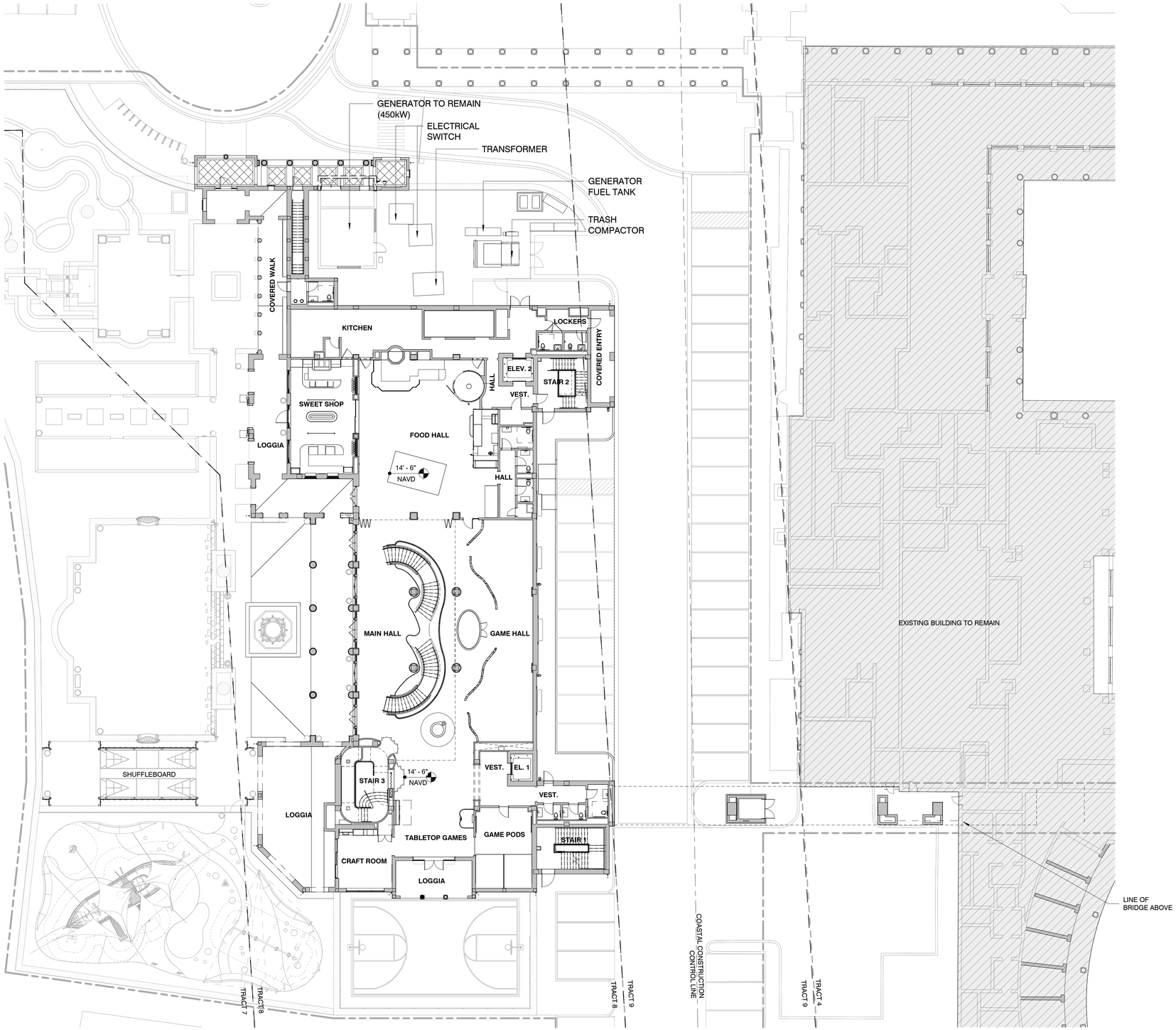

1 OVERALL GROUND FLOOR PLAN

1/16" = 1'-0"

0 8 16 32

GEN. NOTES:

1. FURNITURE FOR REFERENCE ONLY.

FEC PROGRAM SUMMARY - GROUND FLOOR

TAG	NAME	AREA (SF)
101	MAIN HALL	2328 SF
102	GAME HALL	1678 SF
103	CRAFT ROOM	317 SF
104	TABLETOP GAMES	778 SF
105	GAME PODS	457 SF
106	VEST.	190 SF
107	VEST.	75 SF
108	VEST.	34 SF
109	WC	33 SF
110	ADA WC	66 SF
111	FOOD HALL	2006 SF
112	HALL	103 SF
113	JANITOR'S CLOSET	21 SF
114	WC	37 SF
115	WC	37 SF
116	ADA WC	70 SF
117	STORAGE	49 SF
118	VEST.	68 SF
119	HALL	69 SF
120	KITCHEN	1109 SF
121	LOCKERS	99 SF
122	ADA WC	47 SF
123	WC	45 SF
124	COVERED ENTRY	173 SF
125	SWEET SHOP	728 SF
126	VEST.	39 SF
127	STOR.	8 SF
128	WC	49 SF
131	ENTRY PAVILION	232 SF
133	LOGGIA	715 SF
134	LOGGIA	1786 SF
135	OUTDOOR SEATING	1215 SF
136	LOGGIA	279 SF
137	EXISTING GENERATOR ENCLOSURE	404 SF
138	STORAGE	52 SF
195	STAIR 3	292 SF
196	STAIR 1	324 SF
197	STAIR 2	246 SF
198	EL. 1	59 SF
TOTAL AREA		16315 SF

EXISTING PARKING	
STANDARD	52 SPACES
ACCESSIBLE	4 SPACES
TOTAL	**56 SPACES**
INTERIM (DURING CONSTRUCTION) PARKING	
STANDARD	7 SPACES
ACCESSIBLE	0 SPACES
TOTAL	**7 SPACES***
PROPOSED PARKING	
STANDARD	40 SPACES
ACCESSIBLE	3 SPACES
TOTAL	**43 SPACES****

*FOR INTERIM PARKING 50 SPACE TO BE PROVIDED OFF SITE TO BRING COUNT TO 56

**FOR PROPOSED PARKING 11 SPACES TO BE PROVIDED IN THE ENLARGED CENTRAL PARKING LOT TO BRING COUNT TO 56.

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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
OVERALL FLOOR PLAN - GROUND FLOOR

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-09

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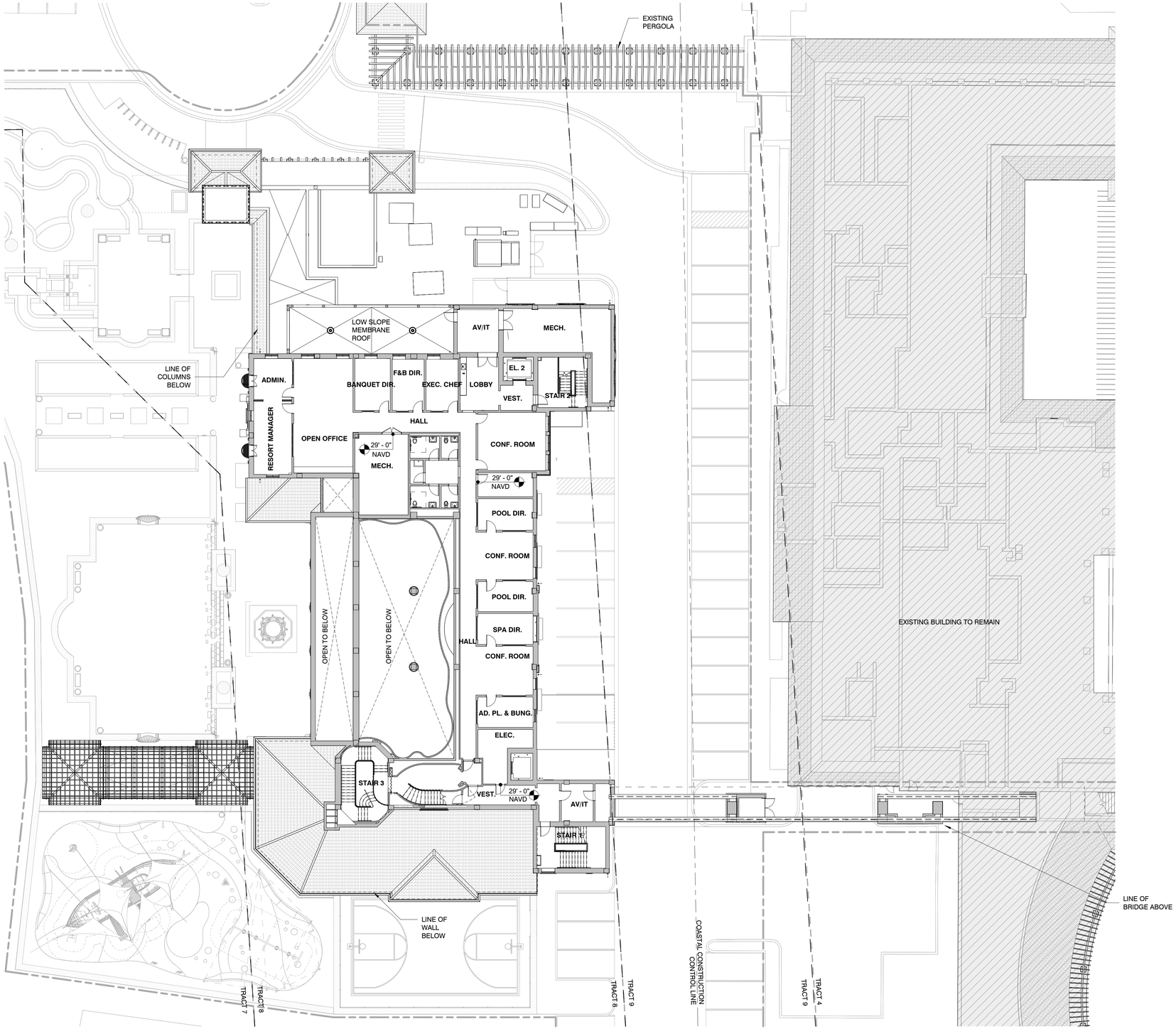

1 OVERALL SECOND FLOOR PLAN

1/16" = 1'-0"

GEN. NOTES:

1. FURNITURE FOR REFERENCE ONLY.

FEC PROGRAM SUMMARY - SECOND FLOOR

TAG	NAME	AREA (SF)
201	VEST.	81 SF
202	LOBBY	461 SF
203	EXEC. CHEF	163 SF
204	F&B DIR.	162 SF
205	BANQUET DIR.	182 SF
206	OPEN OFFICE	679 SF
207	ADMIN.	155 SF
208	RESORT MANAGER	276 SF
209	HALL	210 SF
210	MECH.	408 SF
211	AV/IT	180 SF
212	MECH.	564 SF
213	CONF. ROOM	190 SF
214	WC VEST.	82 SF
215	WC	34 SF
216	ADA WC.	63 SF
217	JAN. CL.	33 SF
218	ADA WC	63 SF
219	WC	34 SF
220	STORAGE	116 SF
221	HALL	719 SF
222	POOL DIR.	155 SF
223	CONF. ROOM	242 SF
224	POOL DIR.	146 SF
225	SPA DIR.	152 SF
226	CONF. ROOM	247 SF
227	AD. PL. & BUNG.	150 SF
228	ELEC.	Not Enclosed
229	VEST.	65 SF
230	VEST.	152 SF
232	AV/IT	185 SF
TOTAL AREA		6348 SF

EXISTING PARKING	
STANDARD	52 SPACES
ACCESSIBLE	4 SPACES
TOTAL	**56 SPACES**
INTERIM (DURING CONSTRUCTION) PARKING	
STANDARD	7 SPACES
ACCESSIBLE	0 SPACES
TOTAL	**7 SPACES***
PROPOSED PARKING	
STANDARD	40 SPACES
ACCESSIBLE	3 SPACES
TOTAL	**43 SPACES****

*FOR INTERIM PARKING 50 SPACE TO BE PROVIDED OFF SITE TO BRING COUNT TO 56

**FOR PROPOSED PARKING 11 SPACES TO BE PROVIDED IN THE ENLARGED CENTRAL PARKING LOT TO BRING COUNT TO 56.

FINAL SUBMITTAL REV 2

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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
OVERALL FLOOR PLAN - SECOND FLOOR

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-10

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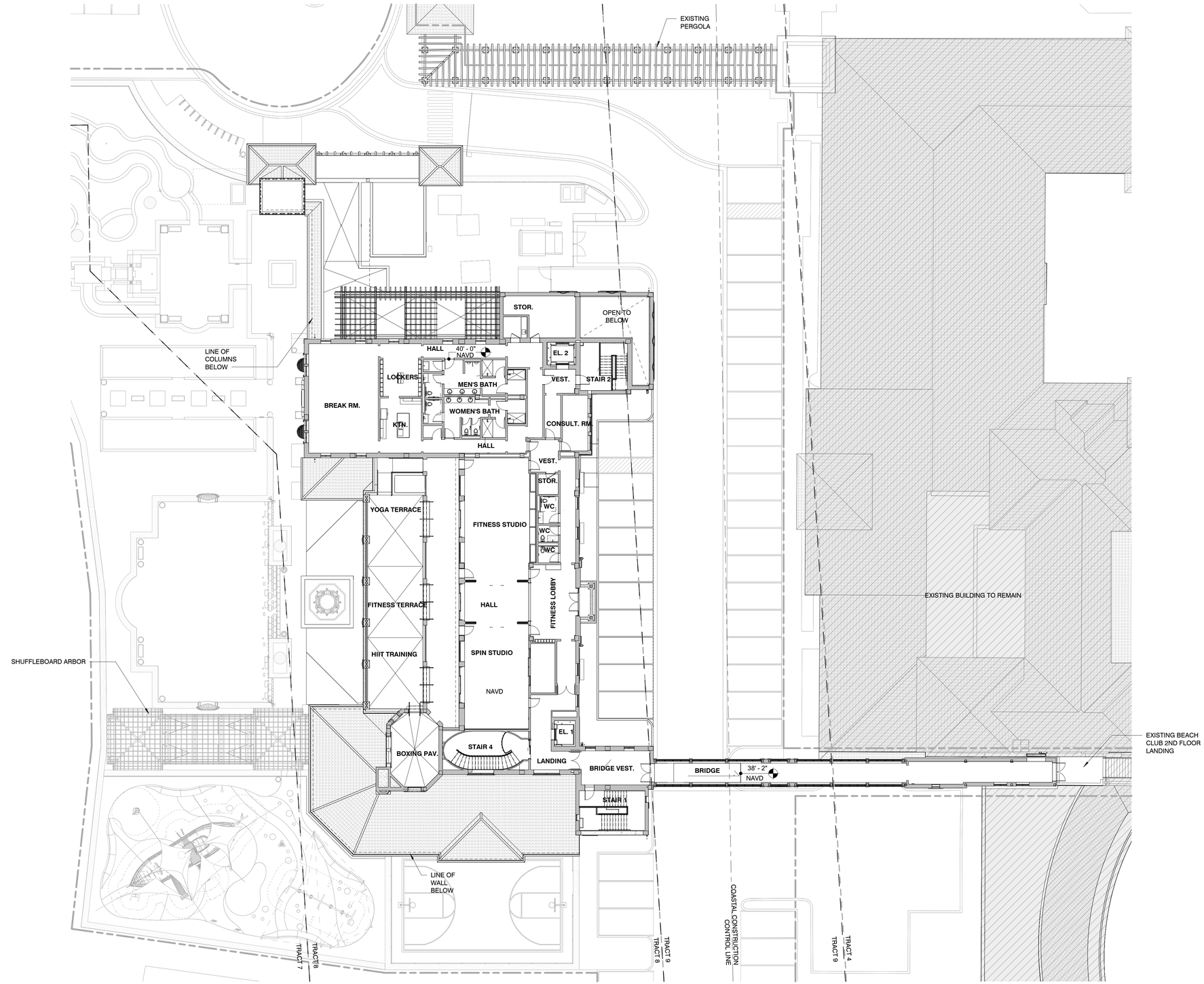

1 OVERALL THIRD FLOOR PLAN

1/16" = 1'-0"

0 8 16 32

GEN. NOTES:

1. FURNITURE FOR REFERENCE ONLY.

FEC PROGRAM SUMMARY - THIRD FLOOR

TAG	NAME	AREA (SF)
400	Room	Not Placed
301	VEST.	81 SF
302	HALL	219 SF
303	HALL	159 SF
304	VEST.	68 SF
305	MEN'S BATH	147 SF
306	VEST.	37 SF
307	SHR	38 SF
308	SHR	39 SF
309	JAN. CL.	23 SF
310	LOCKERS	214 SF
311	BREAK RM.	876 SF
312	KTN.	178 SF
313	CL.	33 SF
314	HALL	185 SF
315	VEST.	70 SF
316	WOMEN'S BATH	150 SF
317	VEST.	37 SF
318	SHR	38 SF
319	SHR	41 SF
320	STOR.	180 SF
321	CONSULT. RM.	307 SF
322	VEST.	234 SF
323	STOR.	45 SF
324	FITNESS STUDIO	923 SF
325	WC	51 SF
326	WC	37 SF
327	WC	37 SF
328	FITNESS LOBBY	363 SF
329	FITNESS LOUNGE	339 SF
330	HALL	275 SF
331	SPIN STUDIO	724 SF
332	FITNESS STOR.	136 SF
335	STOR.	70 SF
338	LANDING	237 SF
339	BRIDGE VEST.	83 SF
340	BRIDGE	669 SF
TOTAL AREA		7345 SF

EXISTING PARKING	
STANDARD	52 SPACES
ACCESSIBLE	4 SPACES
TOTAL	**56 SPACES**
INTERIM (DURING CONSTRUCTION) PARKING	
STANDARD	7 SPACES
ACCESSIBLE	0 SPACES
TOTAL	**7 SPACES***
PROPOSED PARKING	
STANDARD	40 SPACES
ACCESSIBLE	3 SPACES
TOTAL	**43 SPACES****

*FOR INTERIM PARKING 50 SPACE TO BE PROVIDED OFF SITE TO BRING COUNT TO 56

**FOR PROPOSED PARKING 11 SPACES TO BE PROVIDED IN THE ENLARGED CENTRAL PARKING LOT TO BRING COUNT TO 56.

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MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

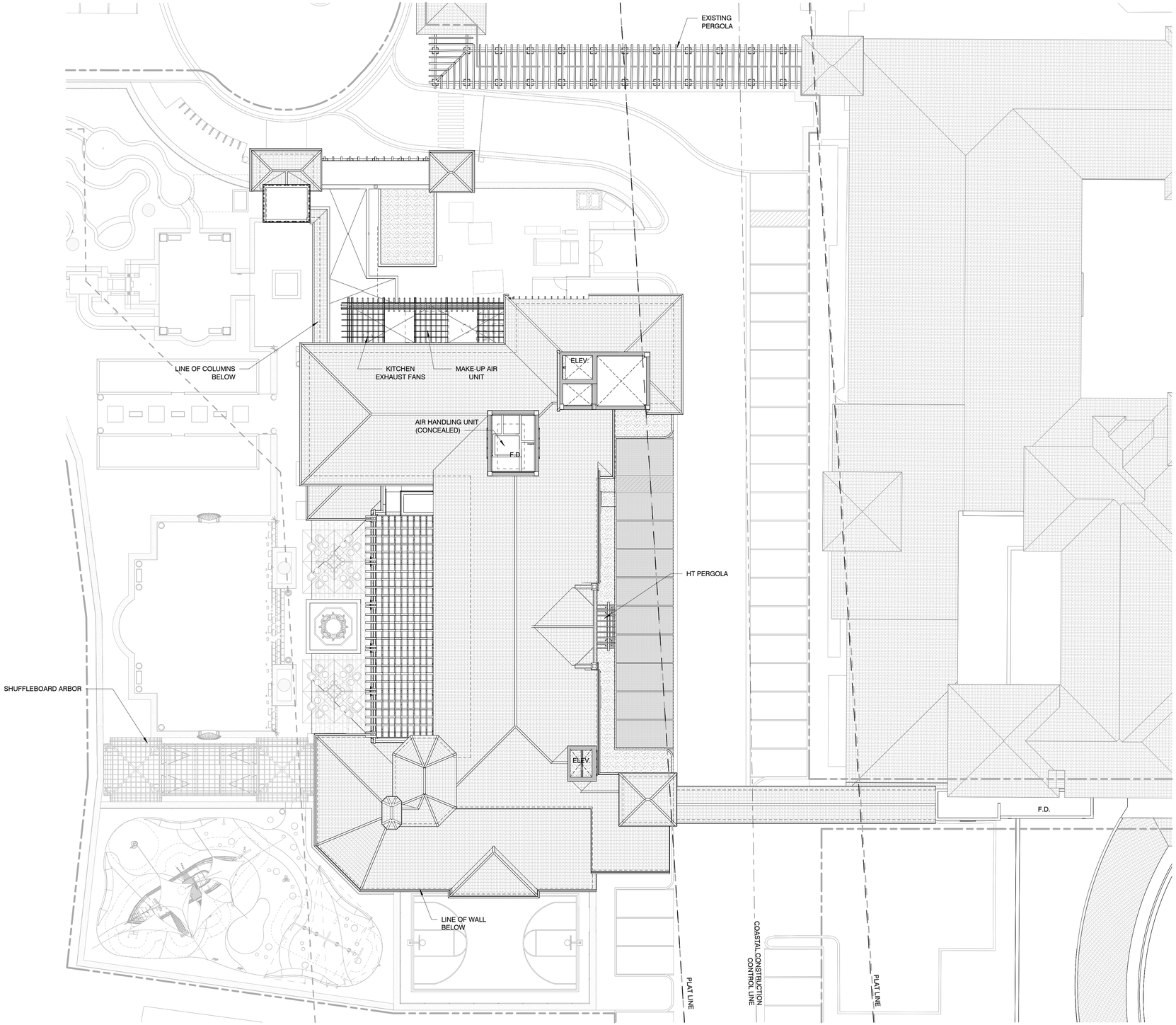
NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
OVERALL FLOOR PLAN - THIRD FLOOR

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-11

7/2/2025 5:23:05 PM



1 OVERALL ATTIC AND ROOF WELL PLAN

1/16" = 1'-0"

7/2/2025 5:23:13 PM

FINAL SUBMITTAL REV 2

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SCALE: 1/16" = 1'-0"

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12/12/2024	1ST SUBMIT.
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04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

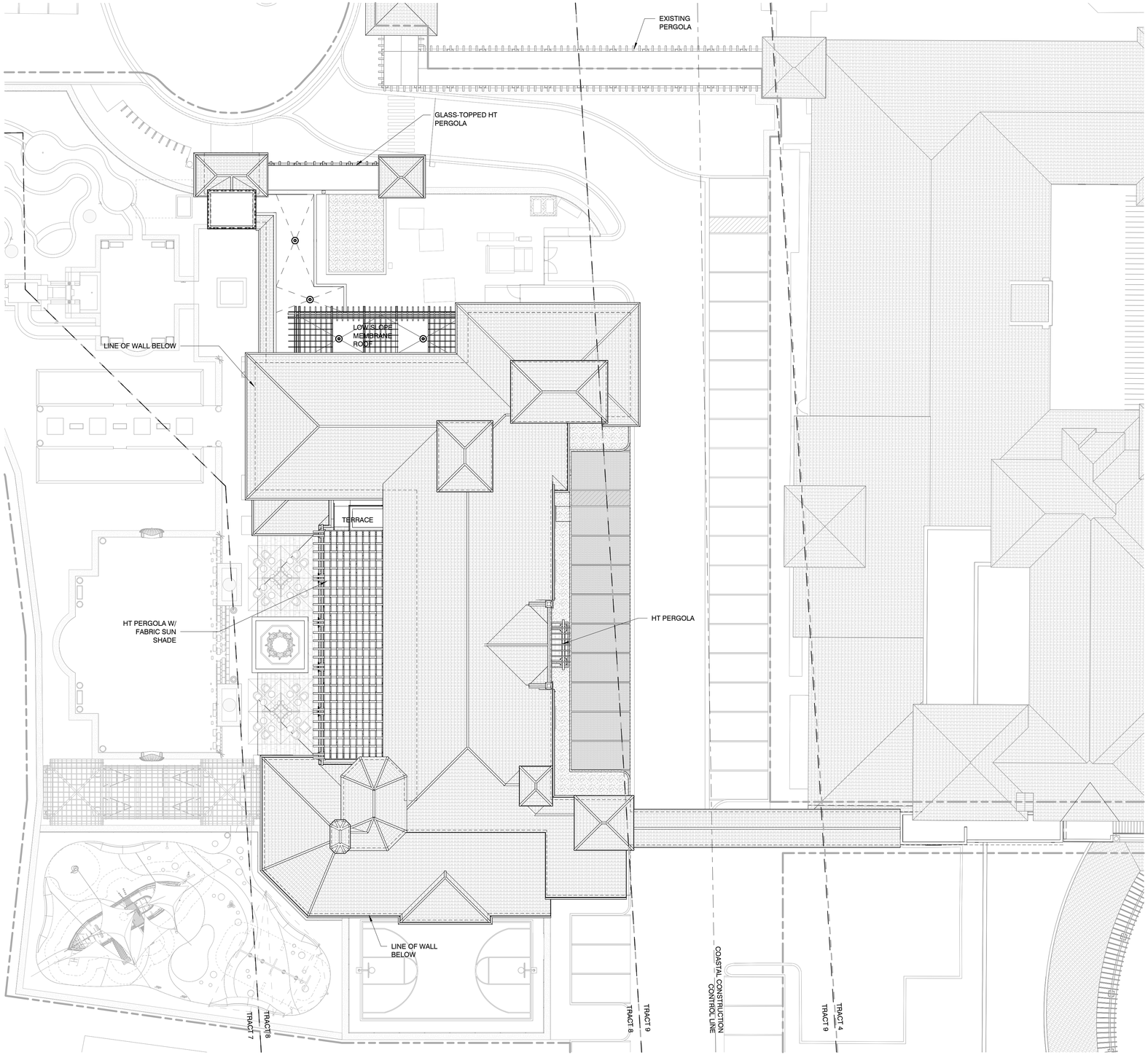
REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
OVERALL PLAN - ATTIC AND ROOF WELLS

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-12



1 OVERALL ROOF PLAN

1/16" = 1'-0"

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04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

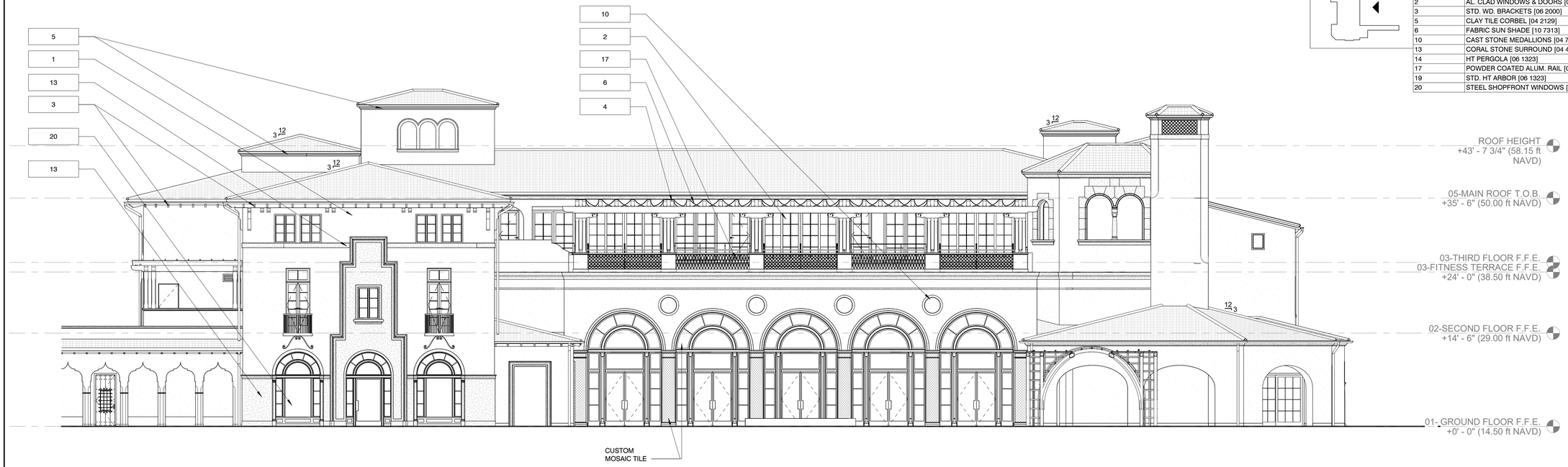
NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
OVERALL ROOF PLAN

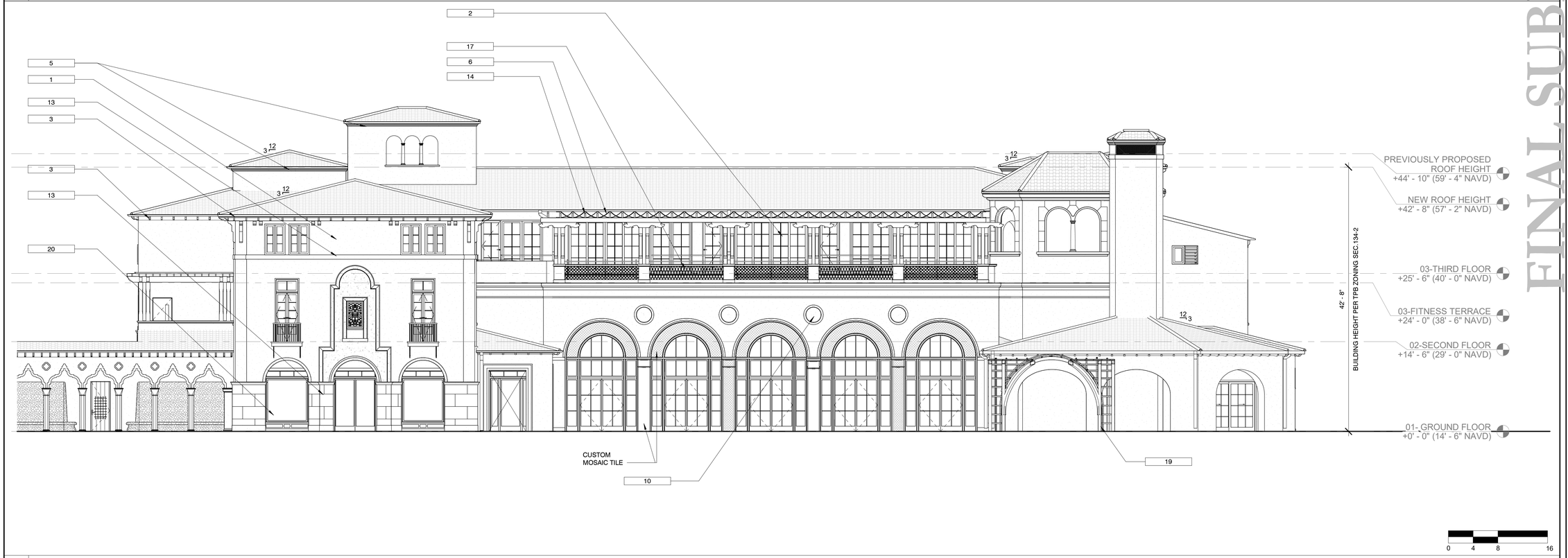
PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-13

7/2/2025 5:23:21 PM

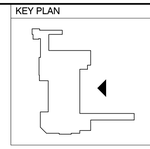


2 WEST ELEVATION 1/8" = 1'-0"



1 WEST ELEVATION - PREVIOUSLY ISSUED 1/8" = 1'-0"

KEY PLAN



KEYNOTE LEGEND

KEYNOTE	KEYNOTE DESCRIPTION
1	DIRECT APPLIED STUCCO FINISH [09 2400]
2	AL. CLAD WINDOWS & DOORS [08 5230]
3	STD. WD. BRACKETS [06 2000]
5	CLAY TILE CORBEL [04 2129]
6	FABRIC SUN SHADE [10 7313]
10	CAST STONE MEDALLIONS [04 7200]
13	CORAL STONE SURROUND [04 4200]
14	HT PERGOLA [06 1323]
17	POWDER COATED ALUM. RAIL [09 9600]
19	STD. HT ARBOR [06 1323]
20	STEEL SHOPFRONT WINDOWS [08 1110]

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DATE	ISSUE
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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXTERIOR ELEVATIONS (WEST)

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-14

7/2/2025 5:23:27 PM



2 WEST ELEVATION 1/8" = 1'-0"



1 WEST ELEVATION - PREVIOUSLY ISSUED 1/8" = 1'-0"

0 4 8 16

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

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MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
COLORED EXTERIOR ELEVATIONS (WEST)

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-14a

7/2/2025 5:23:28 PM



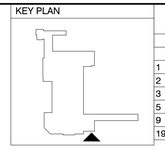
2 SOUTH ELEVATION 1/8" = 1'-0"



0 4 8 16

1 SOUTH ELEVATION - PREVIOUSLY ISSUED 1/8" = 1'-0"

KEY PLAN



KEYNOTE LEGEND

KEYNOTE	KEYNOTE DESCRIPTION
1	DIRECT APPLIED STUCCO FINISH [09 2400]
2	AL. CLAD WINDOWS & DOORS [08 5230]
3	STD. WD. BRACKETS [06 2000]
5	CLAY TILE CORBEL [04 2129]
9	CAST STONE COLUMNS [04 7200]
19	STD. HT ARBOR [06 1323]

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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXTERIOR ELEVATIONS (SOUTH)

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-15

7/2/2025 5:23:32 PM



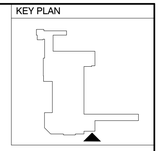
2 SOUTH ELEVATION 1/8" = 1'-0"



1 SOUTH ELEVATION - PREVIOUSLY ISSUED 1/8" = 1'-0"

0 4 8 16

KEY PLAN



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DATE	ISSUE
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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

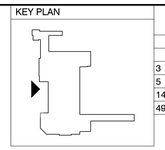
DRAWING TITLE:
F.E.C. COLORED EXTERIOR ELEVATIONS (SOUTH)

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-15a

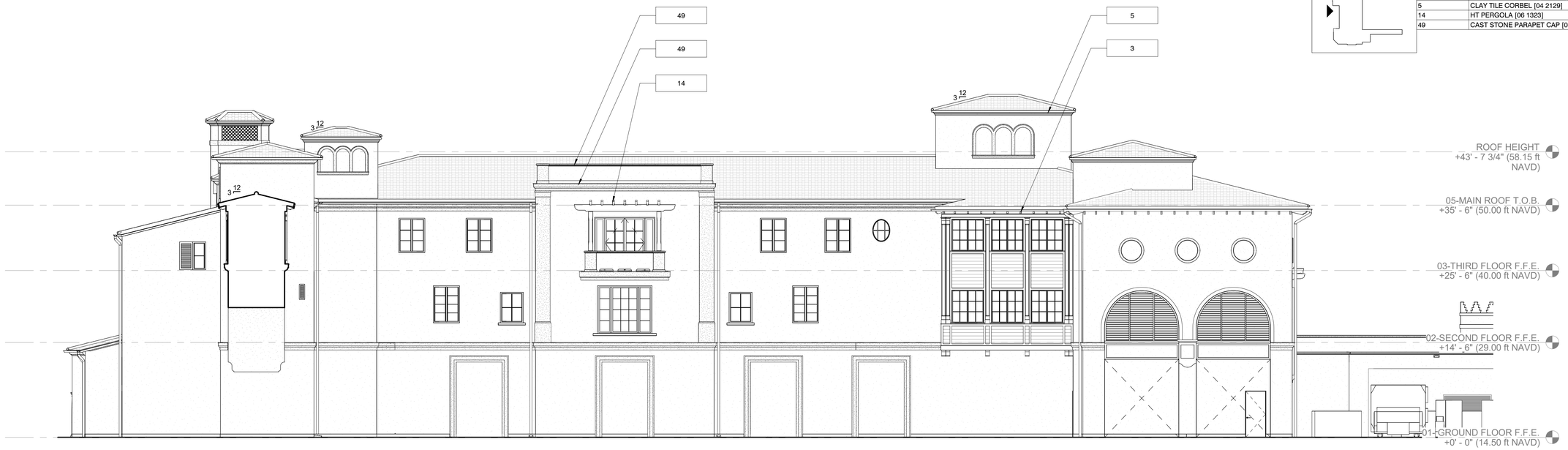
7/2/2025 5:23:33 PM

KEY PLAN

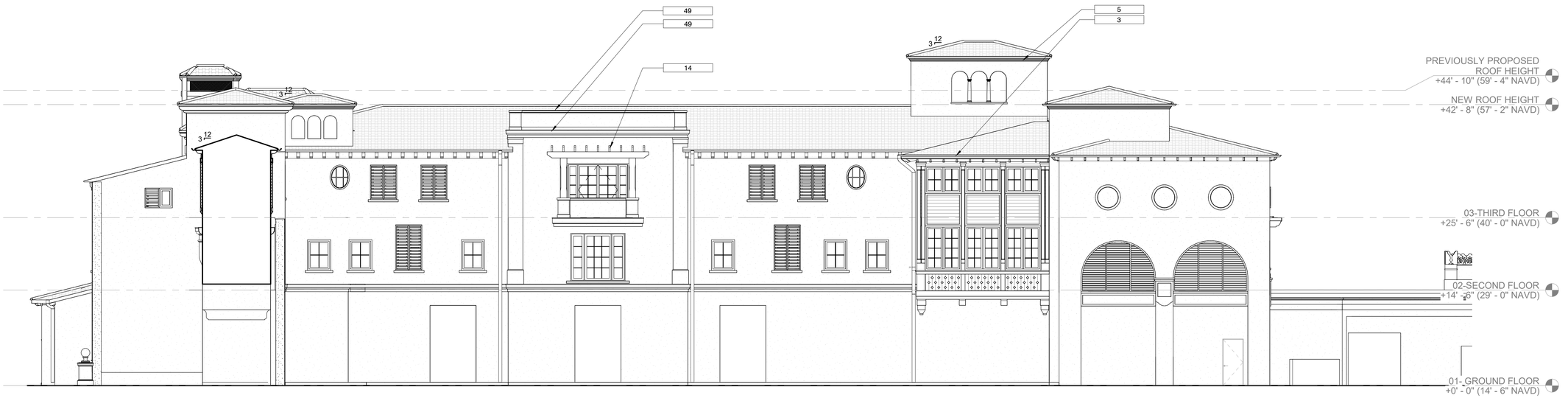


KEYNOTE LEGEND

KEYNOTE	KEYNOTE DESCRIPTION
3	STD. WD. BRACKETS [06 2000]
5	CLAY TILE CORBEL [04 2129]
14	HT PERGOLA [06 1323]
49	CAST STONE PARAPET CAP [04 7200]



1 EAST ELEVATION 1/8" = 1'-0"



0 4 8 16

2 EAST ELEVATION - PREVIOUSLY ISSUED 1/8" = 1'-0"

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12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXTERIOR ELEVATIONS (EAST)

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-16

7/2/2025 5:23:36 PM

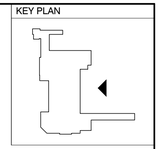


2 EAST ELEVATION 1/8" = 1'-0"



1 EAST ELEVATION - PREVIOUSLY ISSUED 1/8" = 1'-0"

KEY PLAN



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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
COLORED EXTERIOR ELEVATIONS (EAST)

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-16a

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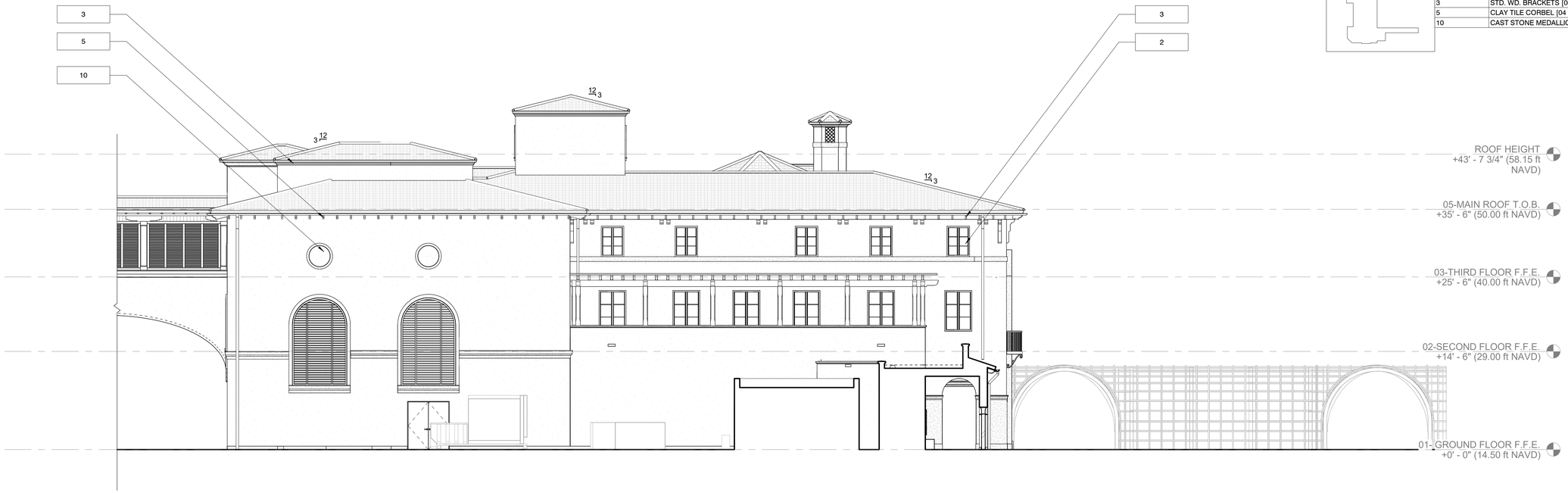
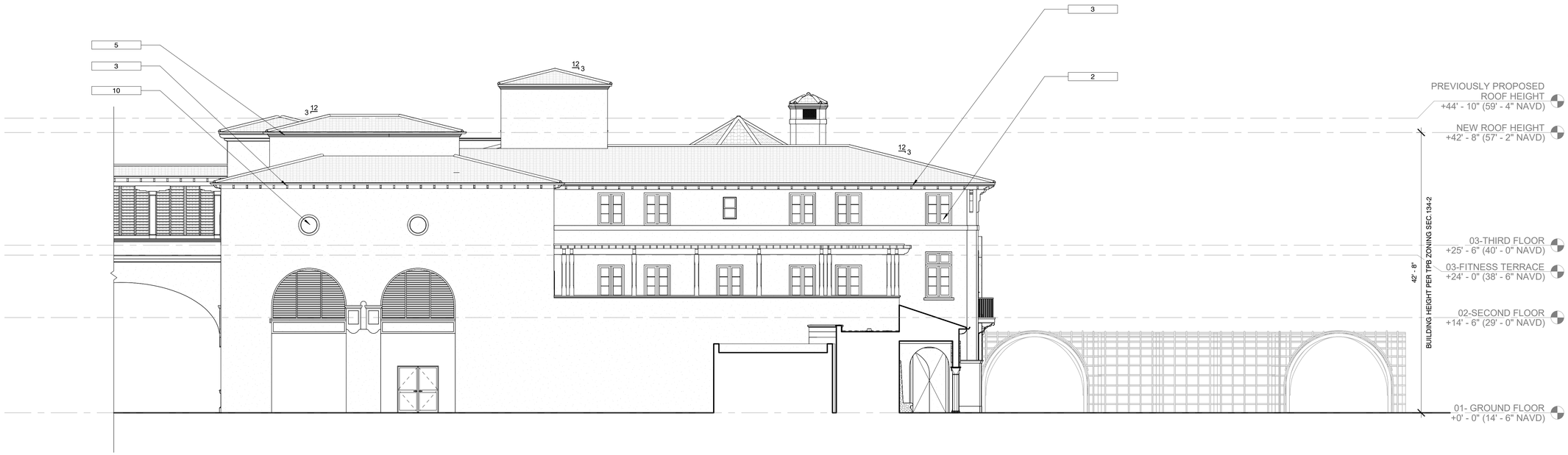
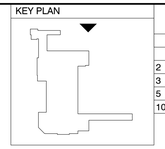


2 NORTH ELEVATION 1/8" = 1'-0"



1 NORTH ELEVATION - PREVIOUSLY ISSUED 1/8" = 1'-0"

KEY PLAN



KEYNOTE LEGEND

KEYNOTE	KEYNOTE DESCRIPTION
2	AL. CLAD WINDOWS & DOORS [08 5230]
3	STD. WD. BRACKETS [06 2000]
5	CLAY TILE CORBEL [04 2129]
10	CAST STONE MEDALLIONS [04 7200]

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04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

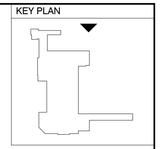
DRAWING TITLE:
F.E.C.
EXTERIOR ELEVATIONS (NORTH)

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-17

7/2/2025 5:23:40 PM

KEY PLAN





2 NORTH ELEVATION 1/8" = 1'-0"



1 NORTH ELEVATION - PREVIOUSLY ISSUED 1/8" = 1'-0"

0 4 8 16

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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

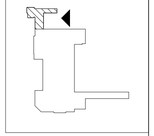
DRAWING TITLE:
F.E.C.
COLORED EXTERIOR ELEVATIONS (NORTH)

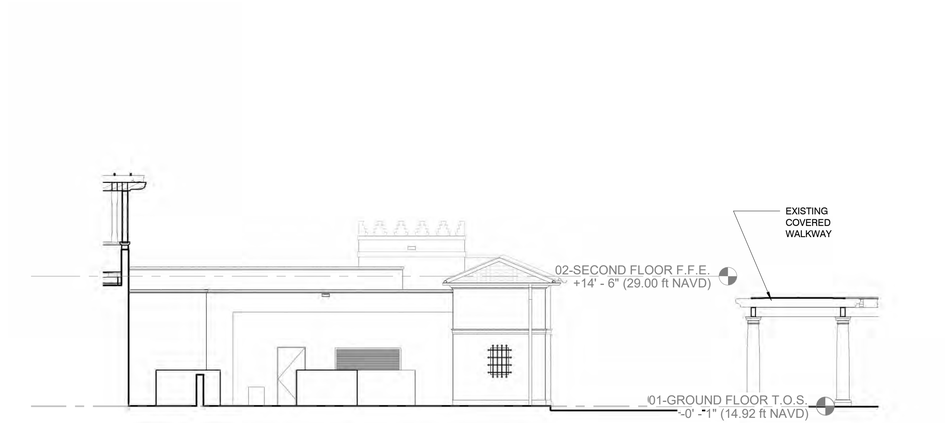
PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-17a

7/2/2025 5:23:41 PM

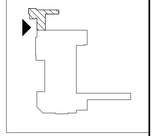
KEY PLAN

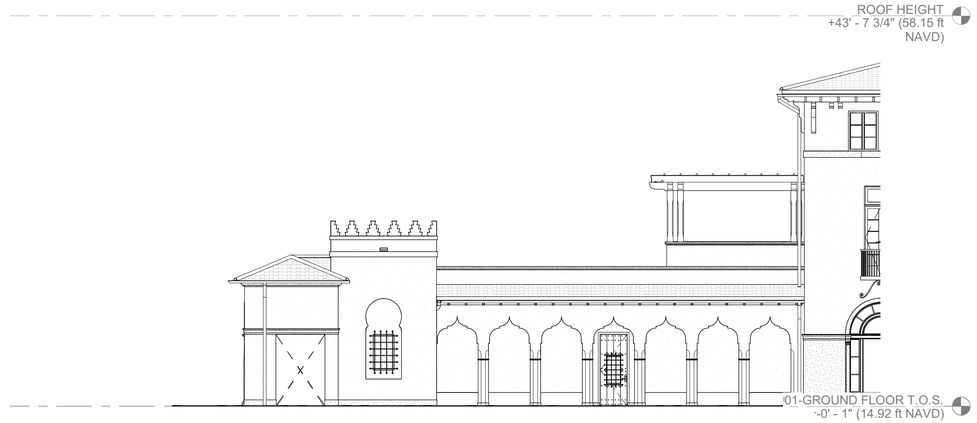




3 EAST ELEVATION (ENTRY PAVILION) 1/8" = 1'-0"

KEY PLAN

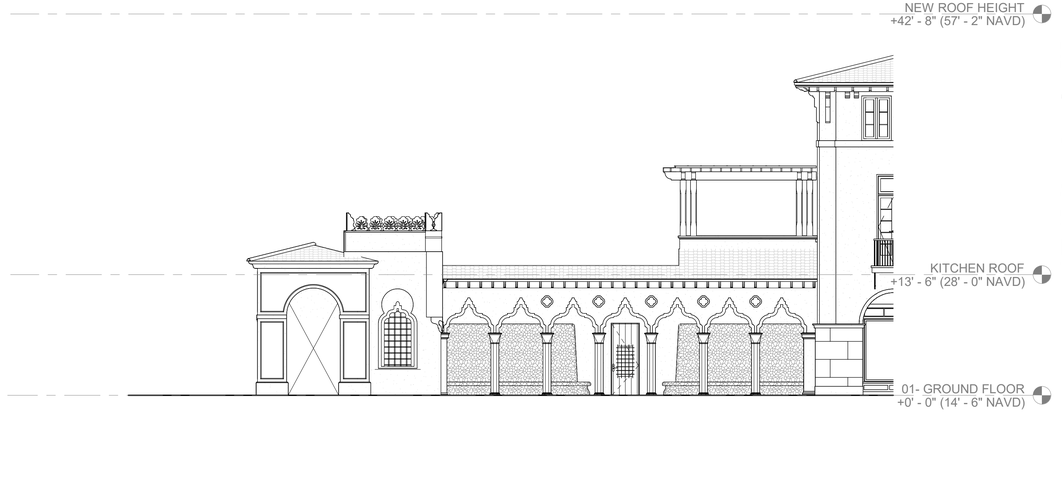




4 WEST ELEVATION (ENTRY PAVILION) 1/8" = 1'-0"



1 EAST ELEVATION (ENTRY PAVILION) - PREVIOUSLY ISSUED 1/8" = 1'-0"



0 4 8 16

2 WEST ELEVATION (ENTRY PAVILION) - PREVIOUSLY ISSUED 1/8" = 1'-0"

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
Robert James Thomas
LICENSE # AR0020414
REGISTERED ARCHITECT

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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

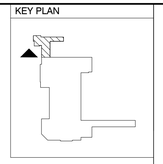
DRAWING TITLE:
F.E.C.
EXTERIOR ELEVATIONS (ENTRY PAVILION)

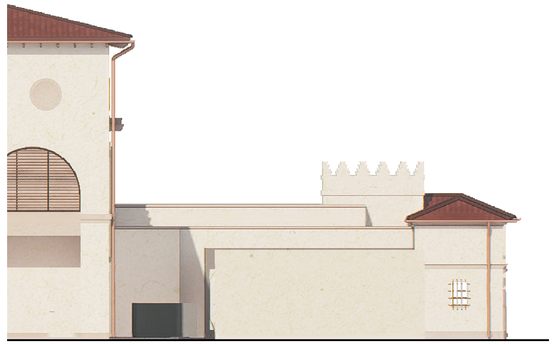
PROJECT #:
22-325
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-18

7/2/2025 5:23:44 PM

KEY PLAN



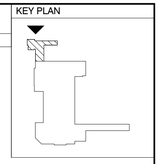


3 EAST ELEVATION (ENTRY PAVILION) 1/8" = 1'-0"

MATERIAL KEYNOTES

TAG	KEYNOTE

KEY PLAN





4 WEST ELEVATION (ENTRY PAVILION) 1/8" = 1'-0"



1 EAST ELEVATION (ENTRY PAVILION) - PREVIOUSLY ISSUED 1/8" = 1'-0"



0 4 8 16

2 WEST ELEVATION (ENTRY PAVILION) - PREVIOUSLY ISSUED 1/8" = 1'-0"

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MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

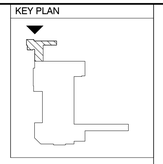
REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
COLORED EXTERIOR ELEVATIONS (ENTRY PAVILION)

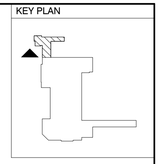
PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

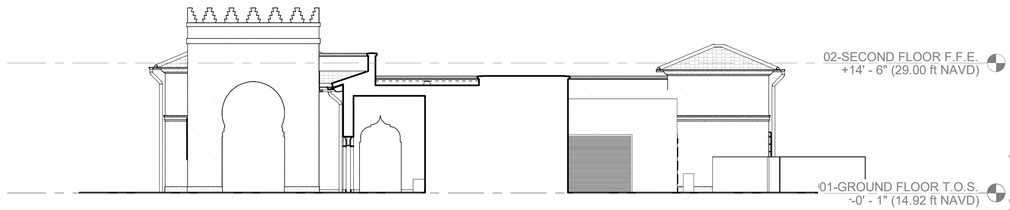
DRAWING NO:
FEC A-18a





3 NORTH ELEVATION (ENTRY PAVILION) 1/8" = 1'-0"

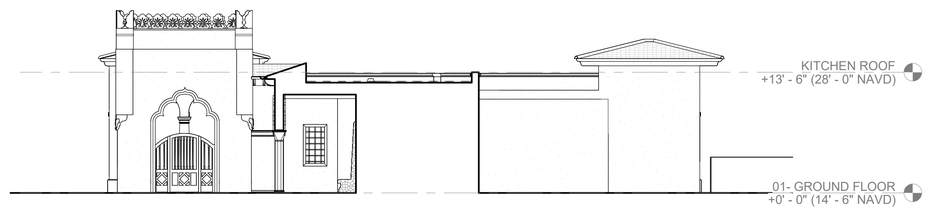




4 SOUTH ELEVATION (ENTRY PAVILION) 1/8" = 1'-0"



1 NORTH ELEVATION (ENTRY PAVILION) - PREVIOUSLY ISSUED 1/8" = 1'-0"





2 SOUTH ELEVATION (ENTRY PAVILION) - PREVIOUSLY ISSUED 1/8" = 1'-0"

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04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXTERIOR ELEVATIONS (ENTRY PAVILION)

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-19

7/2/2025 5:23:50 PM

KEY PLAN



3 NORTH ELEVATION (ENTRY PAVILION) 1/8" = 1'-0"

KEY PLAN



4 SOUTH ELEVATION (ENTRY PAVILION) 1/8" = 1'-0"



1 NORTH ELEVATION (ENTRY PAVILION) - PREVIOUSLY ISSUED 1/8" = 1'-0"



0 4 8 16

2 SOUTH ELEVATION (ENTRY PAVILION) - PREVIOUSLY ISSUED 1/8" = 1'-0"

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04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
COLORED EXTERIOR ELEVATIONS (ENTRY PAVILION)

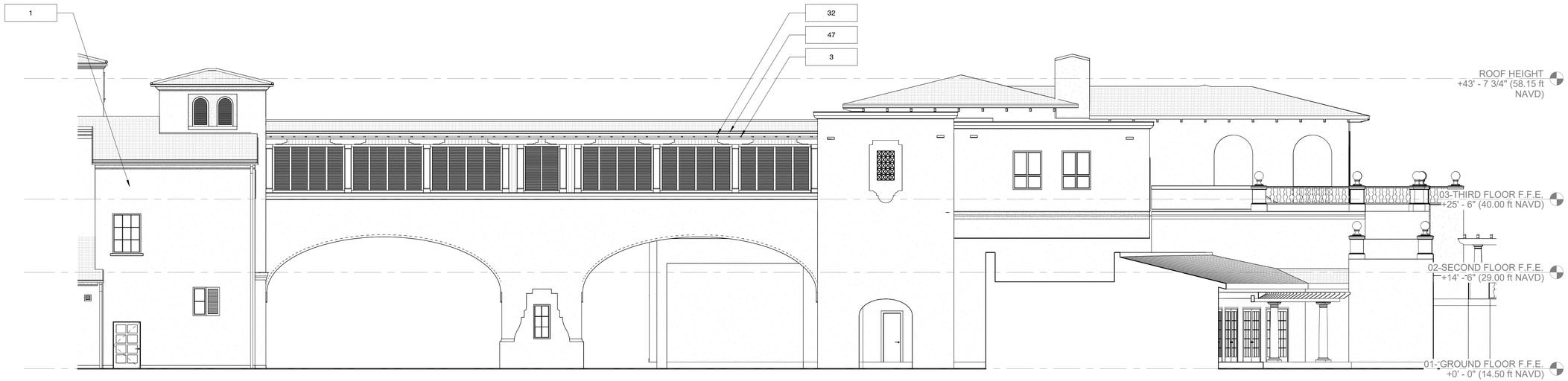
PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-19a

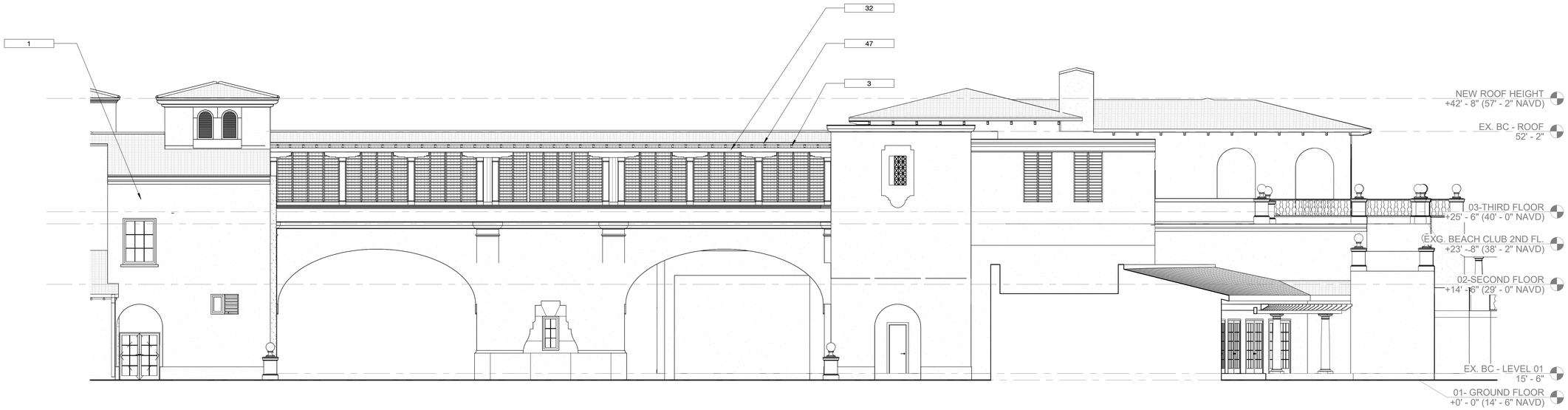
7/2/2025 5:23:52 PM

KEYNOTE LEGEND

KEYNOTE	KEYNOTE DESCRIPTION
1	DIRECT APPLIED STUCCO FINISH [09 2400]
3	STD. WD. BRACKETS [06 2000]
32	STD. WD. TRIM [06 4600]
47	HALF-ROUND GUTTER [07 7123]



2 BRIDGE SOUTH ELEVATION 1/8" = 1'-0"



0 4 8 16

1 BRIDGE SOUTH ELEVATION - PREVIOUSLY ISSUED 1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"
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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXTERIOR ELEVATIONS (BRIDGE)

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-21

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2 BRIDGE SOUTH ELEVATION 1/8" = 1'-0"



1 BRIDGE SOUTH ELEVATION - PREVIOUSLY ISSUED 1/8" = 1'-0"

0 4 8 16

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

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MILESTONES

DATE	ISSUE
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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C. COLORED EXTERIOR ELEVATIONS (BRIDGE)

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-21a





CLAY TILE ROOF



CORAL STONE



CAST STONE



STUCCO



FABRIC AWNING

0 4 8 16

1 MATERIAL PALETTE

1/8" = 1'-0"

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

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07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
MATERIAL PALETTE

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-22



FINAL SUBMITTAL REV 2

0 4 8 16

1 WEST STREETSCAPE

1" = 20'-0"

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SCALE: 1" = 20'-0"

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MILESTONES

DATE	ISSUE
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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
STREETSCAPE
ELEVATIONS - WEST

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-23



FINAL SUBMITTAL REV 2

0 4 8 16

1 SOUTH STREETSCAPE

1" = 20'-0"

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SCALE: 1" = 20'-0"

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MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
STREETSCAPE ELEVATIONS - SOUTH

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-24



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0 4 8 16

1 EAST STREETSCAPE

1" = 20'-0"

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SCALE: 1" = 20'-0"

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DATE	ISSUE
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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
STREETSCAPE
ELEVATIONS - EAST

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-25



1 NORTH STREETSCAPE

1" = 20'-0"

0 4 8 16

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SCALE: 1" = 20'-0"

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04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C. STREETSCAPE ELEVATIONS - NORTH

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-26

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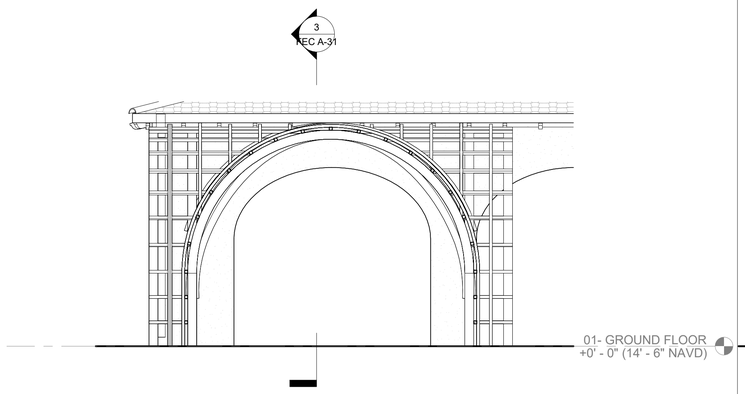
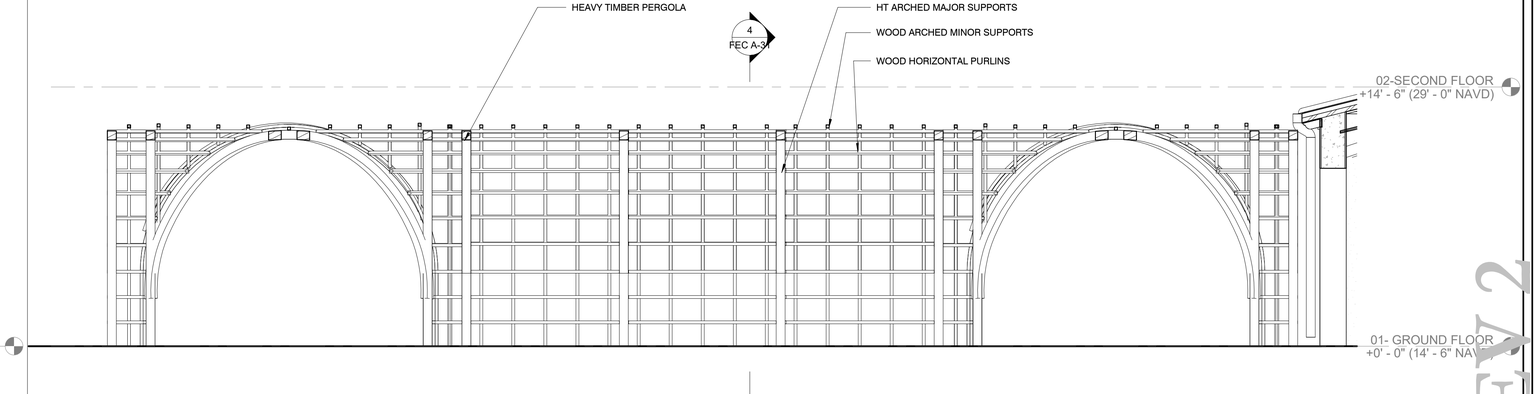
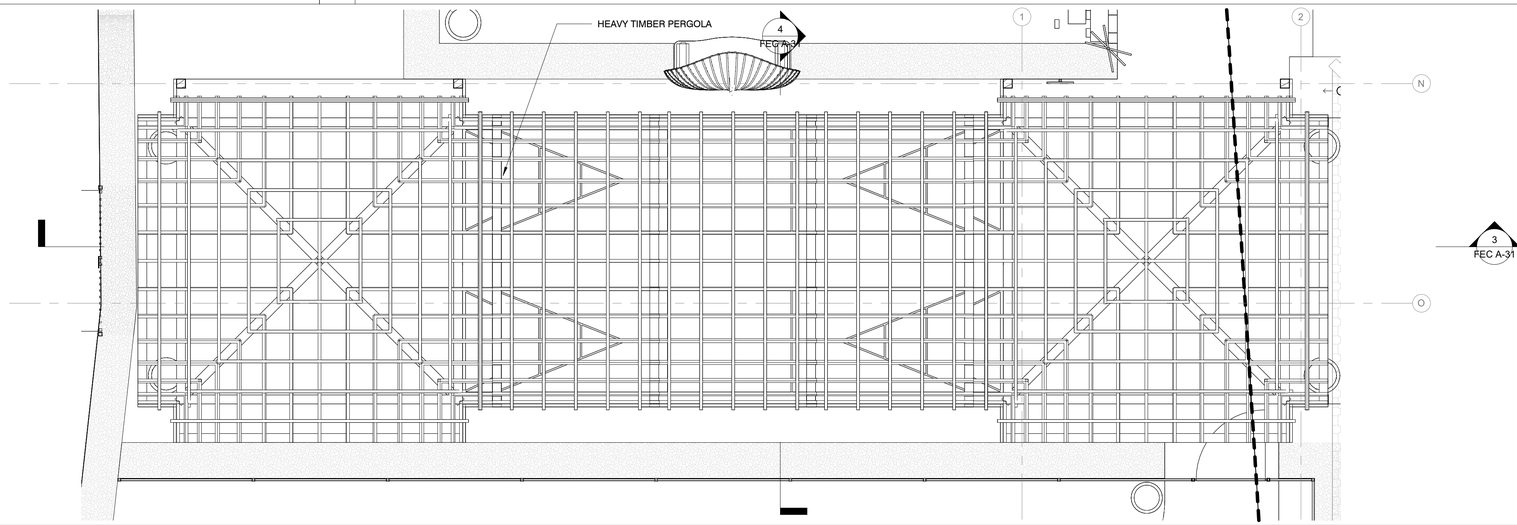


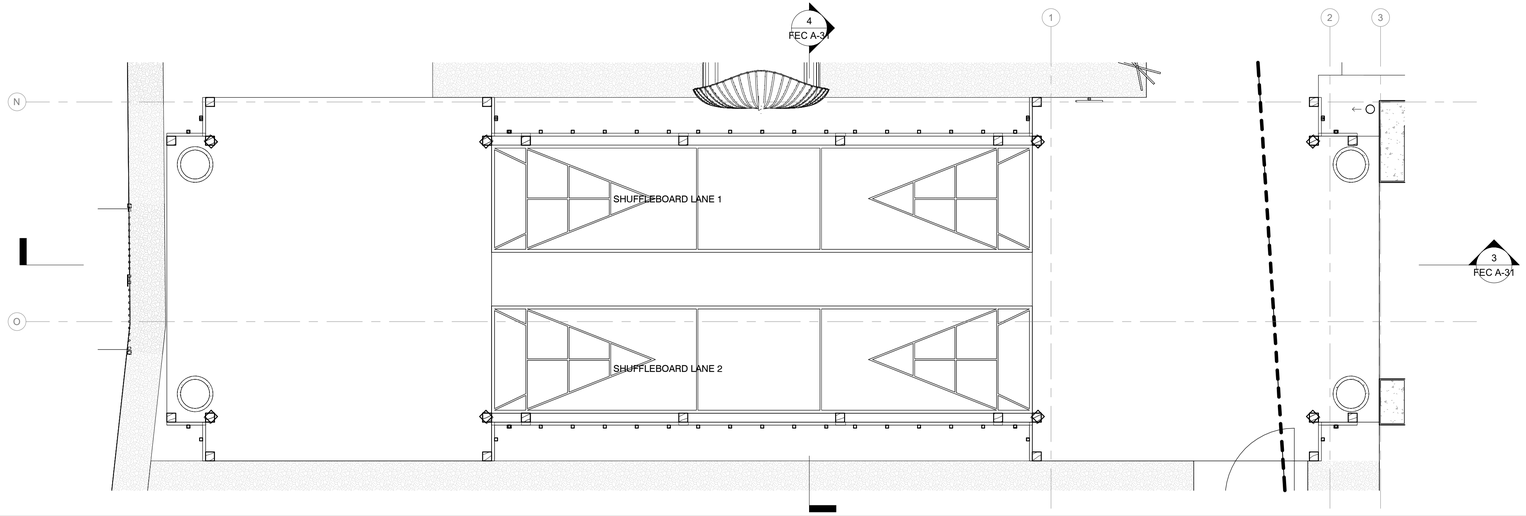
4 TRANSVERSE SECTION 1/4" = 1'-0"



3 LONGITUDINAL SECTION 1/4" = 1'-0"

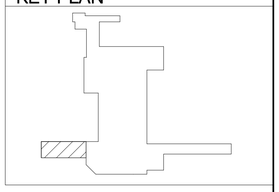


2 ROOF PLAN 1/4" = 1'-0"



1 GROUND FLOOR PLAN 1/4" = 1'-0"

KEY PLAN



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07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
SHUFFLEBOARD ARBOR

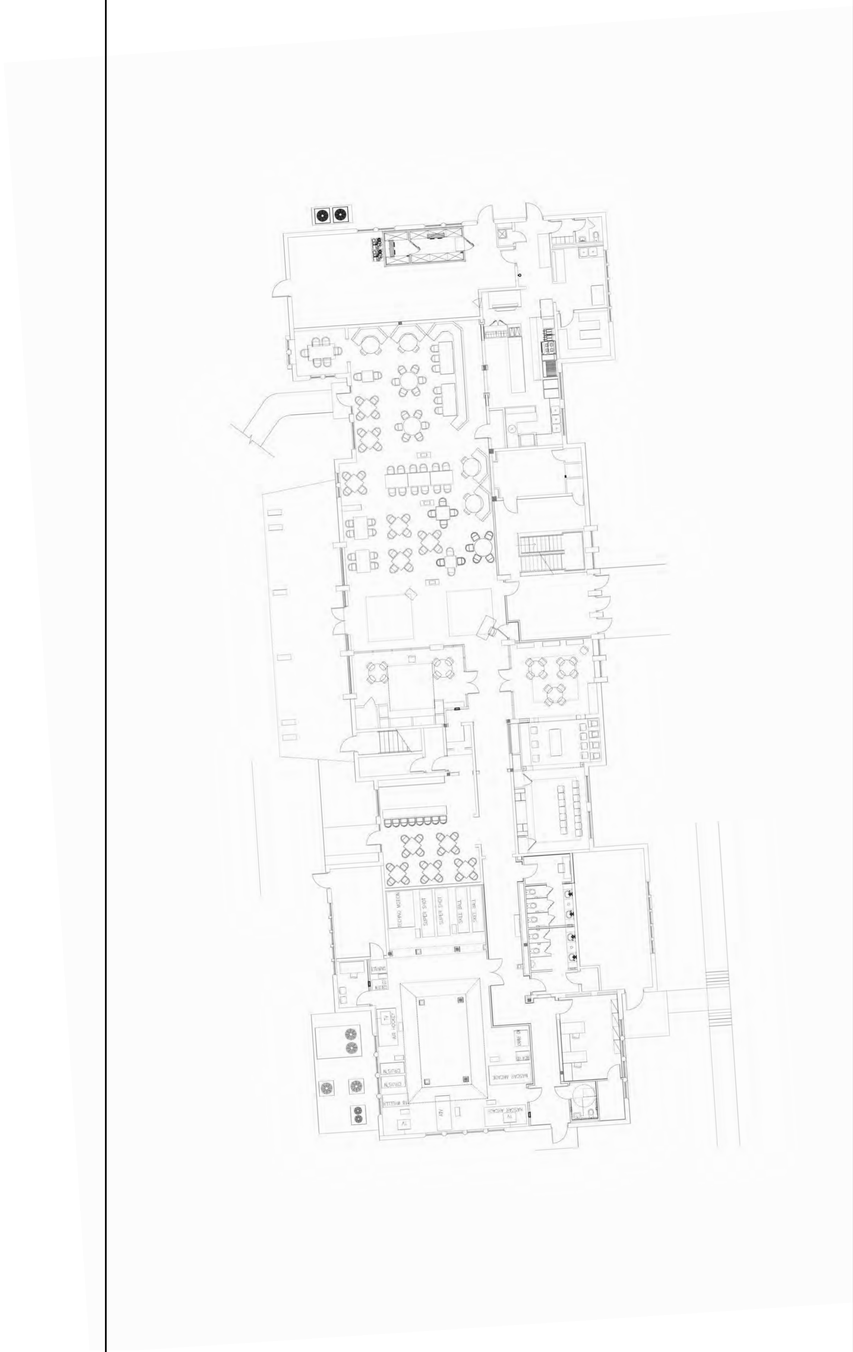
PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-31

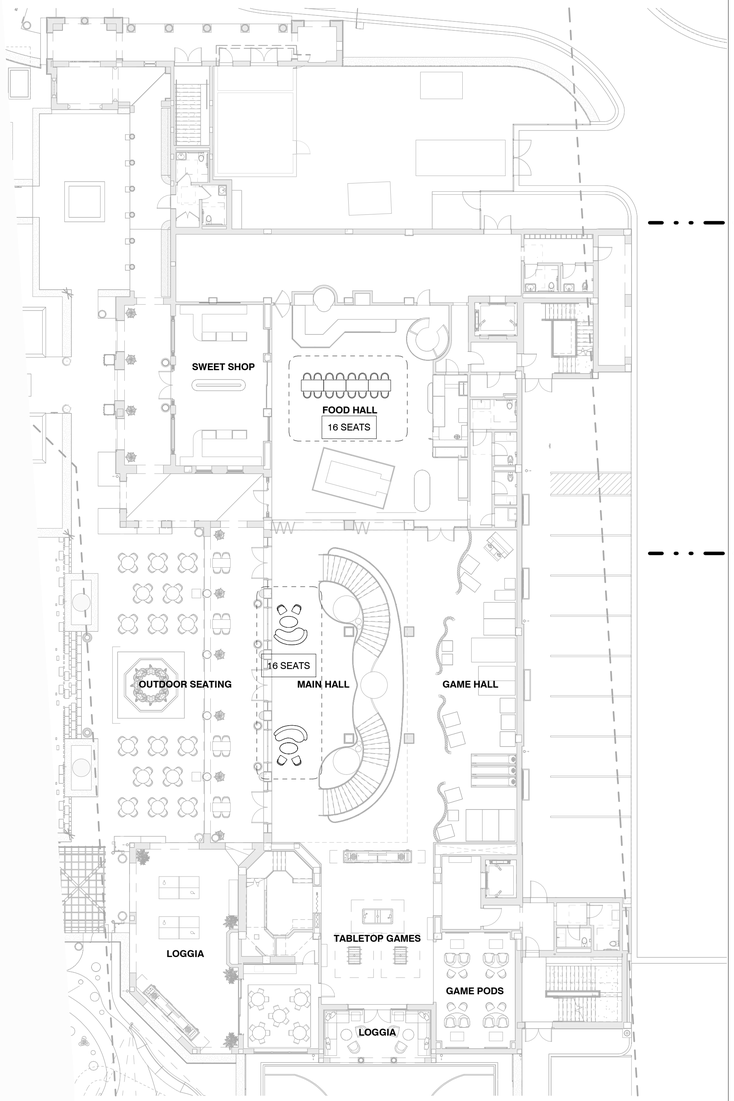
RESTAURANT AND BAR SEATING COUNT			
	EXISTING	PERMITTED	PROPOSED
BASEMENT	N/A	N/A	122
GROUND FLOOR	154	N/A	32
TOTAL	**154**	**154**	**154**

SEATING KEY

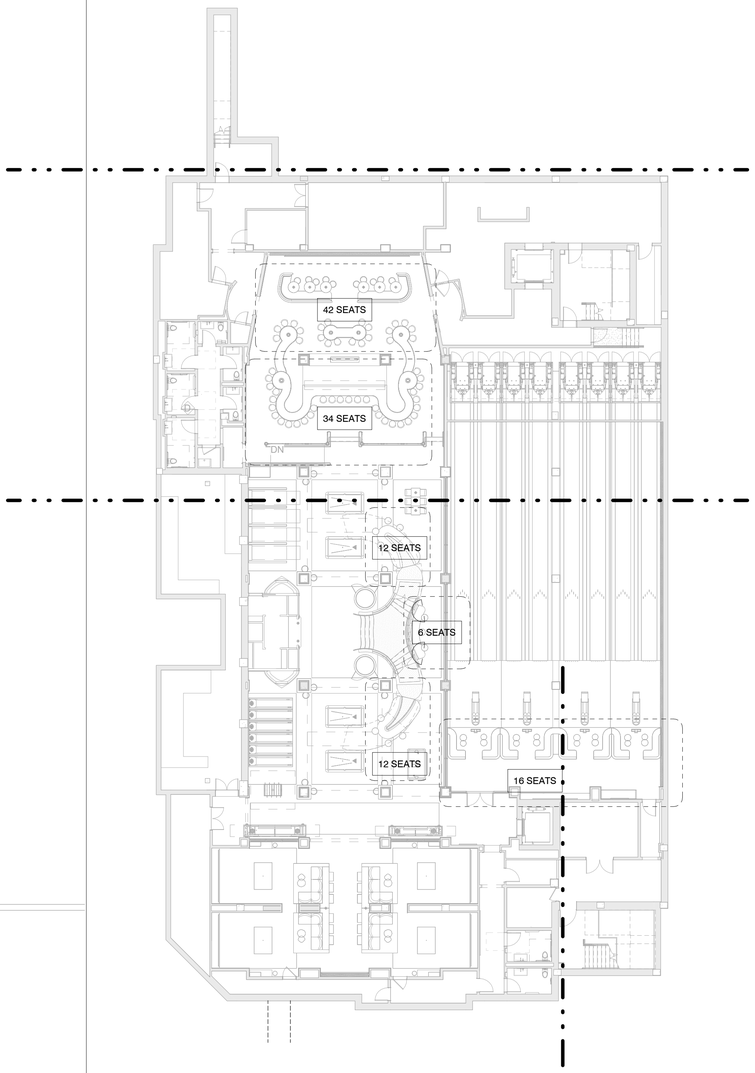
- FOOD & BEVERAGE SERVICE
- NO FOOD & BEVERAGE SERVICE



3 GROUND FLOOR EXISTING FOOD SERVICE SEATING PLAN 1/16" = 1'-0"



2 GROUND FLOOR PROPOSED FOOD SERVICE SEATING PLAN 1/16" = 1'-0"



1 BASEMENT PROPOSED FOOD SERVICE SEATING PLAN 1/16" = 1'-0"

0 8 16 32

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07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
SEATING PLANS

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-32

7/2/2025 5:24:23 PM

GENERAL LIGHTING NOTES

SYMBOLS SHOWN IN RED REPRESENT LIGHT FIXTURES IN CEILING;

SYMBOLS SHOWN IN BLUE REPRESENT LIGHT FIXTURES BELOW CEILING, OR ABOVE ROOF ON THE EXTERIOR.

ALL FIXTURE MOUNTING HEIGHTS TO BE VERIFIED IN FIELD.

SWITCHED WALL OUTLETS AND FLOOR OUTLETS TO BE LOCATED BY ARCHITECT OR INTERIOR DESIGNER.

FOR ALL FULL OR HALF-HOT DIMMED OUTLETS USE LUTRON DUPLEX OR HALF DIMMED RECEPTACLES PART# NTR-15-DFDU OR NTR-15-HFDU. LAMPS MUST BE FITTED WITH MATCHING PLUG #RP-FDU-10.

ALL DECORATIVE LIGHTING FIXTURES ARE OWNER FURNISHED; CONTRACTOR INSTALLED. EXACT LOCATION OF DECORATIVE FIXTURES
- MOUNTING LOCATIONS AND HANGING HEIGHTS WHERE APPLICABLE
- TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.

ALL LINEAR FIXTURES INTEGRATED WITH ARCHITECTURAL MILLWORK SHALL HAVE EXACT LINEAR TAKE-OFFS FOR PROCUREMENT MEASURED FROM APPROVED MILLWORK SHOP DRAWINGS. LT DRAWINGS FOR REFERENCE ONLY.

ALL LINEAR FIXTURES INTEGRATED WITH ARCHITECTURAL CEILING DETAILS SHALL HAVE EXACT LINEAR TAKE-OFFS FOR PROCUREMENT MEASURED FROM BUILT SITE CONDITIONS AND/OR ARCHITECTURAL CEILING DRAWINGS.

LIGHTING DRAWINGS NOTES

1 — REMOTE TRANSFORMER REQUIRED. CONTRACTOR TO ENGINEER FOR SIZE, LOCATION, AND MINIMAL VOLTAGE DROP

LIGHTING INSTALLATION NOTES

1) THE LIGHTING PLAN IS NOT INTENDED TO REPRESENT A COMPLETE SET OF ELECTRICAL DRAWINGS. EXCEPT WHERE INDICATED OTHERWISE, THE LOCATION AND SELECTION OF ANY ELECTRICAL REQUIREMENTS NOT DIRECTLY RELATED TO THE LIGHTING SHALL BE BY OTHERS.

2) NO SUBSTITUTIONS SHALL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL FROM THE LIGHTING DESIGNER:

KGM ARCHITECTURAL LIGHTING
CONTACT: DOROTHY UNDERWOOD
E-MAIL: dunderwood@kgmlighting.com
PHONE: 212.366.4106

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES

4) THE CONTRACTOR SHALL PROVIDE ALL NECESSARY HARDWARE, ELECTRICAL CABLE, TIMERS, TRANSFORMERS, ETC., AS REQUIRED FOR COMPLETION OF INSTALLATION.

5) THE CONTRACTOR SHALL VERIFY VOLTAGES FOR ALL FIXTURES WITH THE ELECTRICAL ENGINEER.

6) THE CONTRACTOR SHALL VERIFY VERTICAL AND HORIZONTAL CLEARANCES, CORRECT CEILING TRIM, AND AIR HANDLING REQUIREMENTS (IF ANY) FOR ALL FIXTURES PRIOR TO ORDERING.

7) THE CONTRACTOR SHALL VERIFY ALL FIXTURE AND CONTROL LOCATIONS WITH THE DESIGNER PRIOR TO HARDWIRING.

8) THE CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL ENGINEER FOR EXACT LOCATIONS OF TIMERS AND/OR PHOTO CELLS, IF ANY.

9) WHERE FIXTURES REQUIRE REMOTE TRANSFORMERS OR DRIVER, CONTRACTOR SHALL DETERMINE LOCATIONS AS REQUIRED FOR EVEN LOAD DISTRIBUTION, SERVICE ACCESS, AND VENTILATION.

10) THE CONTRACTOR SHALL INCLUDE UNIT FIXTURE COSTS IN ALL BIDS.

FIXTURE SYMBOL KEY LEGEND	
	DECORATIVE PENDANT LIGHT
	STRING LIGHTS
	LINEAR LED STRIP LIGHT
	TREE MOUNTED ADJUSTABLE DOWN LIGHT
	FLOOR MOUNTED DECORATIVE LANTERN LIGHTS
	RECESSED IN-GRADE UPLIGHT
	STAKE MOUNTED ADJUSTABLE ACCENT LIGHT
	RECESSED MARKER LIGHT
	DECORATIVE BOLLARD

LIGHTING CONTROLS SYMBOL LEGEND	
TP	TOUCH SCREEN
	CONTROL ZONE KEYPAD
	HYBRID KEYPAD W/ SWITCH
	HYBRID KEYPAD W/ DIMMER
	SWITCH
	DIMMER
VC	VACANCY SENSOR DIMMER OR SWITCH
TIMER	VACANCY SENSOR CEILING/WALL
A TIME	GRAFIC EYE LOCATION
SC X	GRAFIC EYE LOCATION
VS	VACANCY SENSOR CEILING/WALL
MS	MOTION SENSOR
D1	CONTROL ZONE
D1	ZONE OCCURS IN MORE THAN ONE AREA
FAN	HVAC FAN CONNECTION (FAN BY OTHERS)

FINAL SUBMITTAL REV 2

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12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

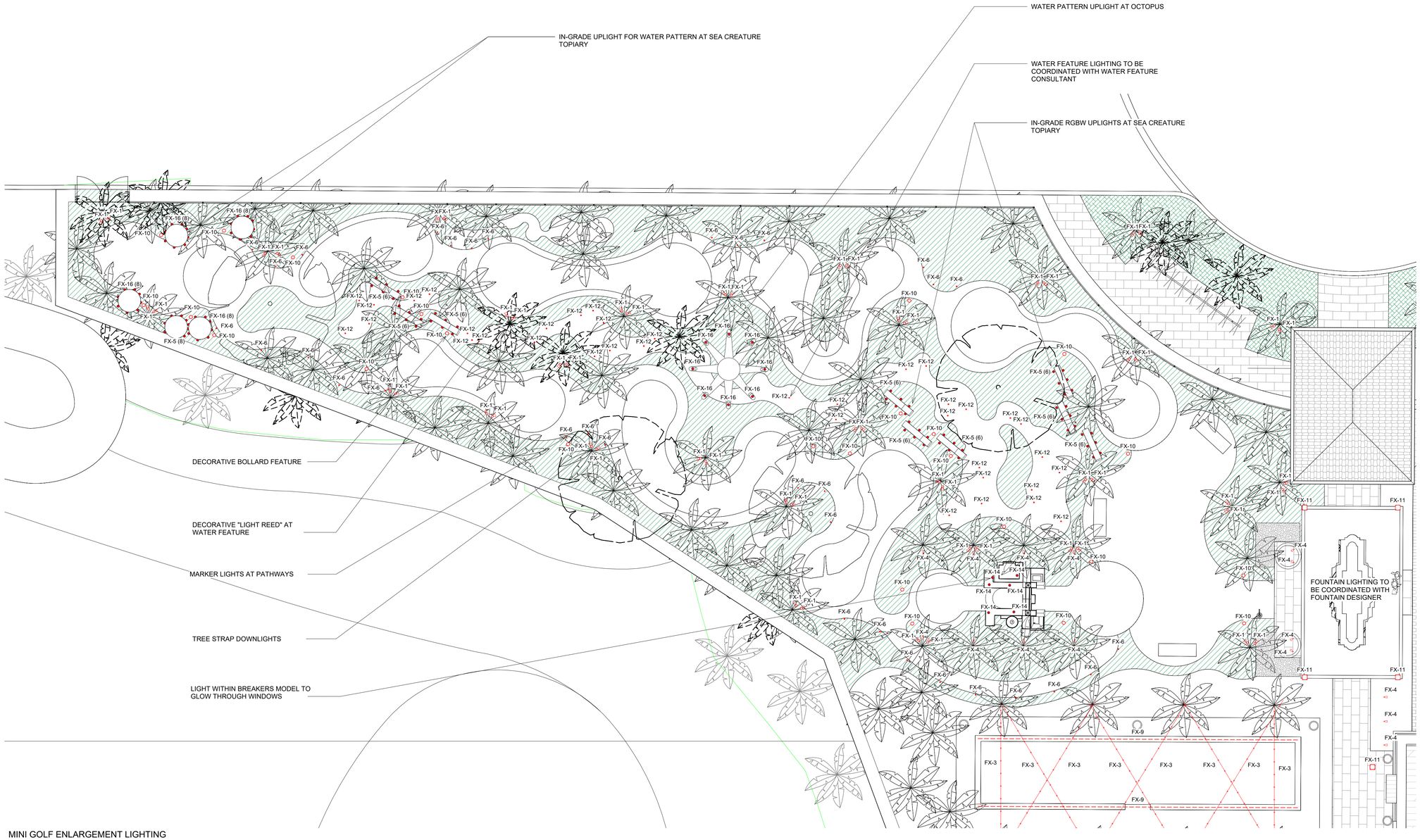
NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
LIGHTING GENERAL NOTES

PROJECT #:
22-325
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-33

4/6/2025 10:47:03 AM



1 MINI GOLF ENLARGEMENT LIGHTING PLAN
1/8" = 1'-0"

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07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
MINI GOLF ENLARGEMENT LIGHTING PLAN

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-34

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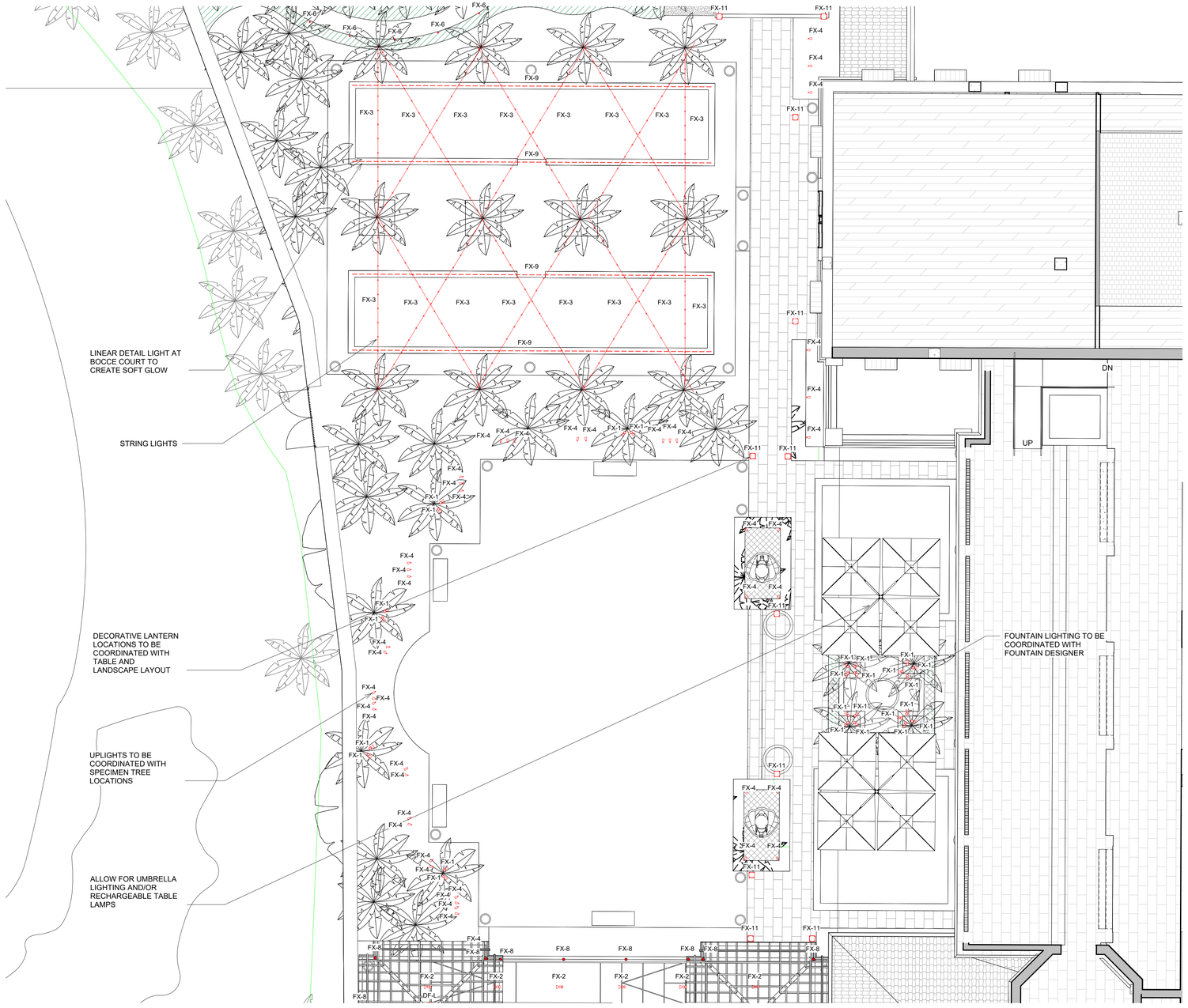

1 LAWN ENLARGEMENT LIGHTING PLAN
1/8" = 1'-0"

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REVISIONS

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DRAWING TITLE:
F.E.C.
LAWN ENLARGEMENT LIGHTING PLAN

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-35

4/6/2025 10:47:04 AM

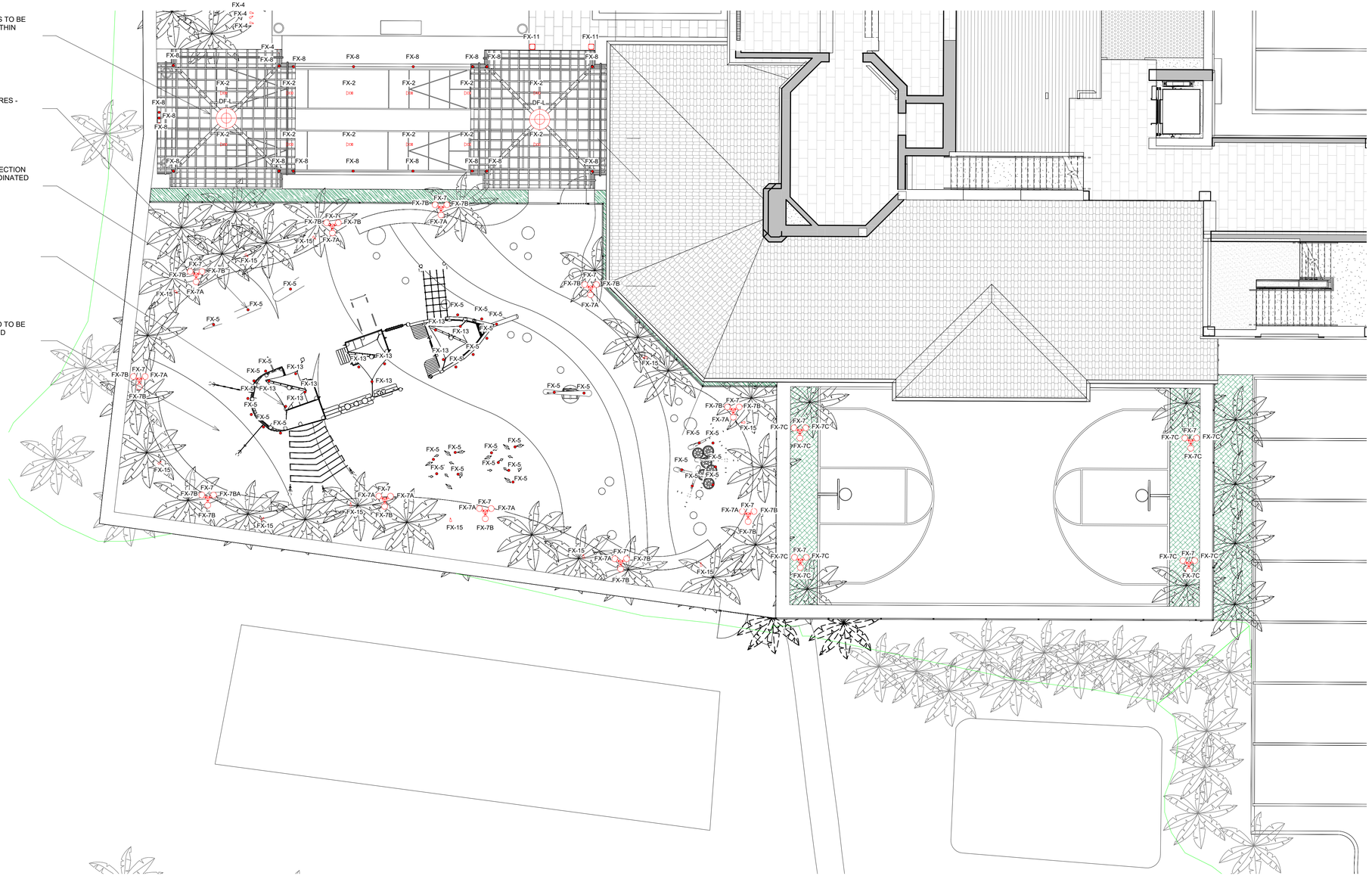
DECORATIVE PENDANT IN TRELLIS TO BE COORDINATED WITH LIGHTING WITHIN ARCADE

UPLIGHT AT PLAYGROUND FEATURES - OPTION FOR RGBW

20' HIGH LIGHT POLES WITH PROJECTION GOBOS ATTACHED - TO BE COORDINATED WITH MANUFACTURER

INTEGRATED SHIP LIGHTING TBD

ACCENT LIGHT FOR PLAYGROUND TO BE COORDINATED WITH PLAYGROUND CONSULTANT



1 PLAYGROUND ENLARGEMENT LIGHTING PLAN
1/8" = 1'-0"

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STATE OF FLORIDA — Jennifer James Tenbrink — REGISTERED ARCHITECT

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07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
PLAYGROUND ENLARGEMENT LIGHTING PLAN

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-36



MATCHING VIEW WITHOUT LANDSCAPE



1 VIEW TOWARD PLAYGROUND

12" = 1'-0"

0 4 8 16

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STATE OF FLORIDA
Albert James Tinsley
AR92974
REGISTERED ARCHITECT

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SCALE: 12" = 1'-0"

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07/07/2025	REV. FINAL SUB. 2

REVISIONS

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DRAWING TITLE:
F.E.C.
3D PERSPECTIVES

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-37



MATCHING VIEW WITHOUT LANDSCAPE



1 BACK LOT 12" = 1'-0"

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07/07/2025	REV. FINAL SUB. 2

REVISIONS

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DRAWING TITLE:
F.E.C.
3D PERSPECTIVES

PROJECT #:
22-525
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CHECKED BY:
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DRAWING NO:
FEC A-38



MATCHING VIEW WITHOUT LANDSCAPE



1 MAIN LAWN 12" = 1'-0"

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3D PERSPECTIVES

PROJECT #:
22-525
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AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-39



MATCHING VIEW WITHOUT LANDSCAPE



1 BOCCE COURT 12" = 1'-0"

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SCALE: 12" = 1'-0"

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04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

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NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
3D PERSPECTIVES

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-40



1 GOLF COURSE VIEW 12" = 1'-0"

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SCALE: 12" = 1'-0"

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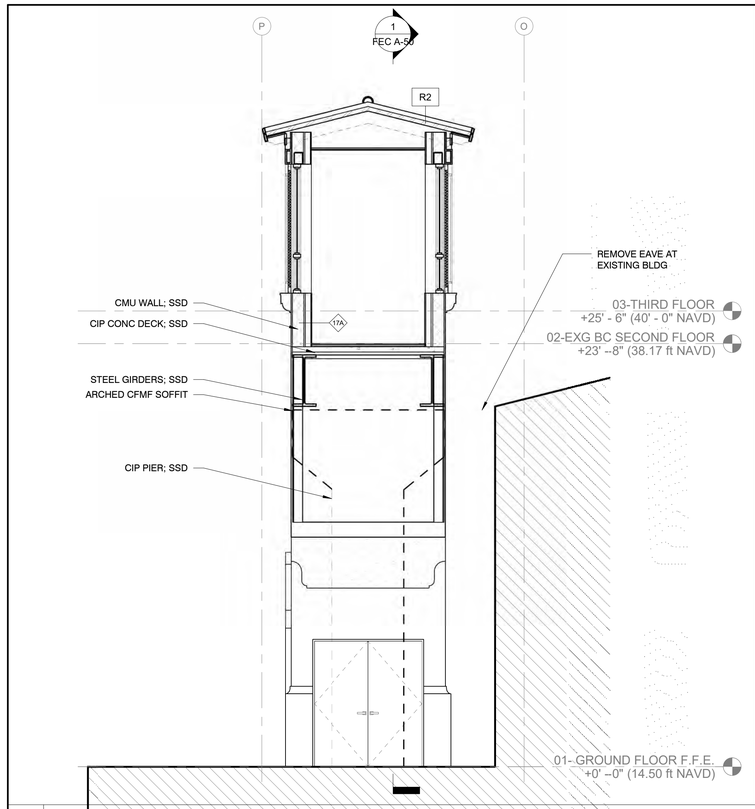
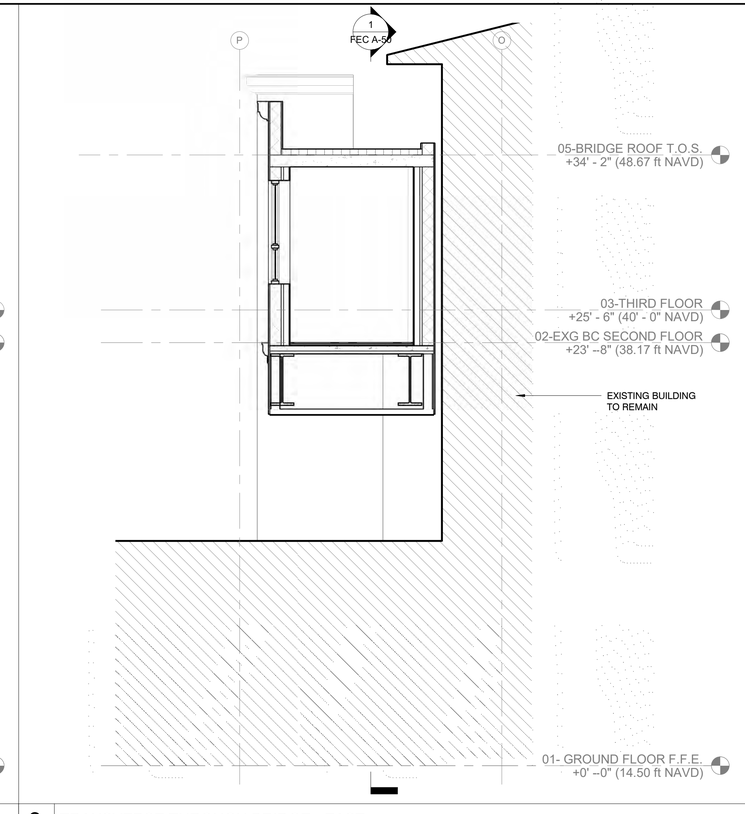
DRAWING TITLE:
F.E.C.
3D PERSPECTIVES

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

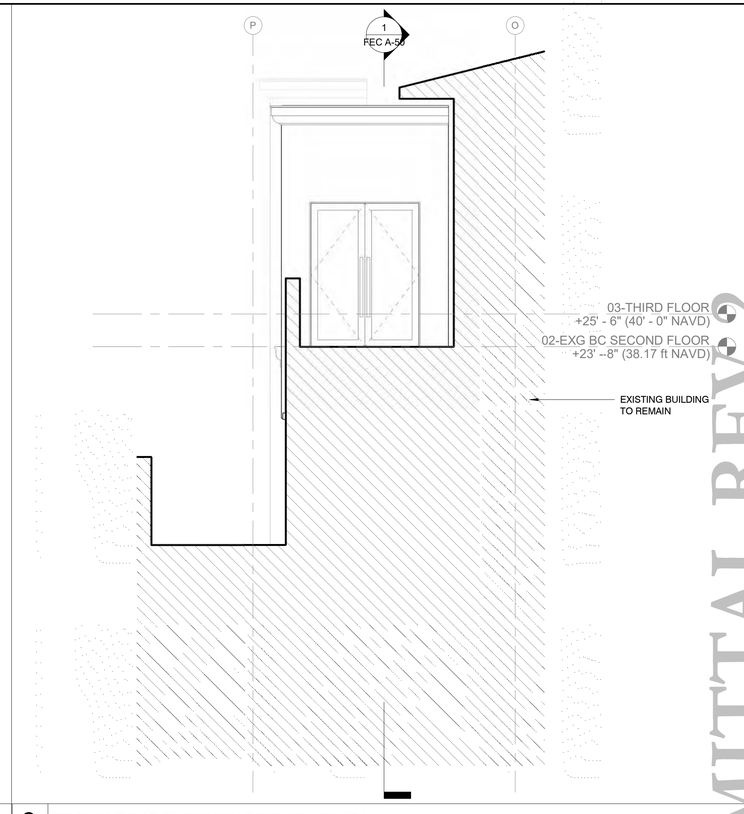
DRAWING NO:
FEC A-41



4 TRANSVERSE THROUGH BRIDGE - WEST 1/4" = 1'-0"



3 TRANSVERSE THROUGH BRIDGE - EAST 1/4" = 1'-0"

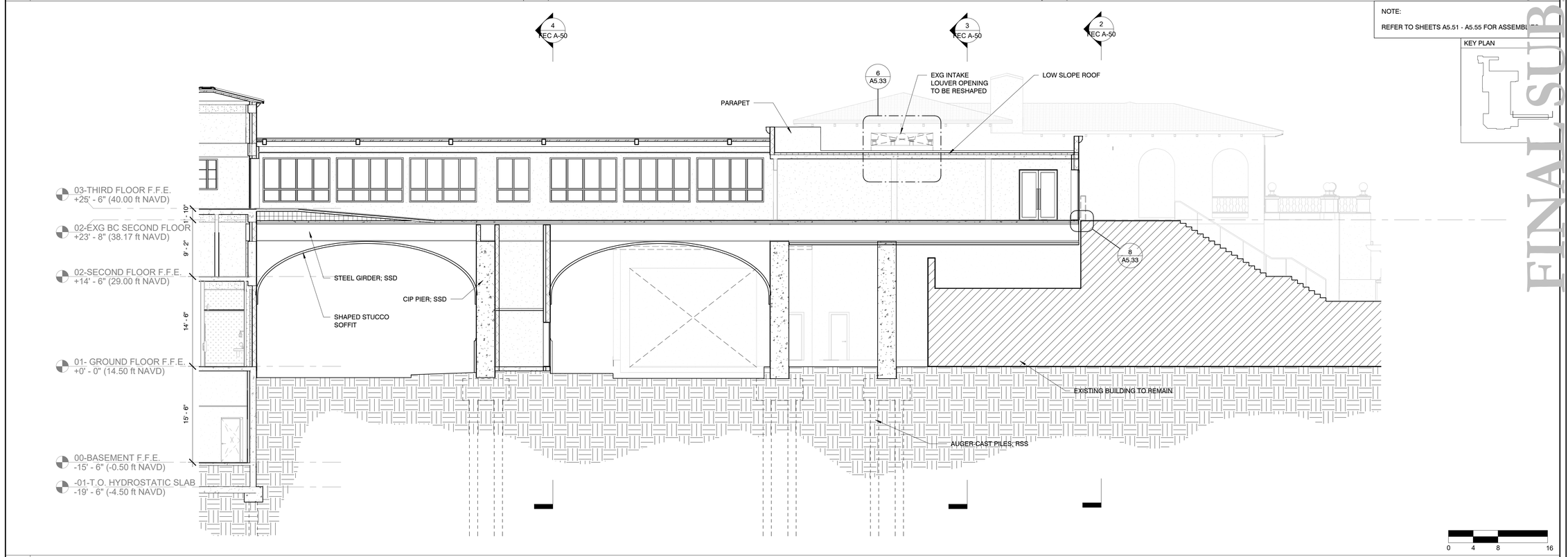


2 TRANSVERSE THROUGH BRIDGE - EAST1 1/4" = 1'-0"

NOTE:

REFER TO SHEETS A5.51 - A5.55 FOR ASSEMBL

KEY PLAN



1 LONGITUDINAL SECTION (THROUGH BRIDGE-NORTH) 1/8" = 1'-0"

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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
BUILDING SECTIONS - BRIDGE

PROJECT #:
22-525
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MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

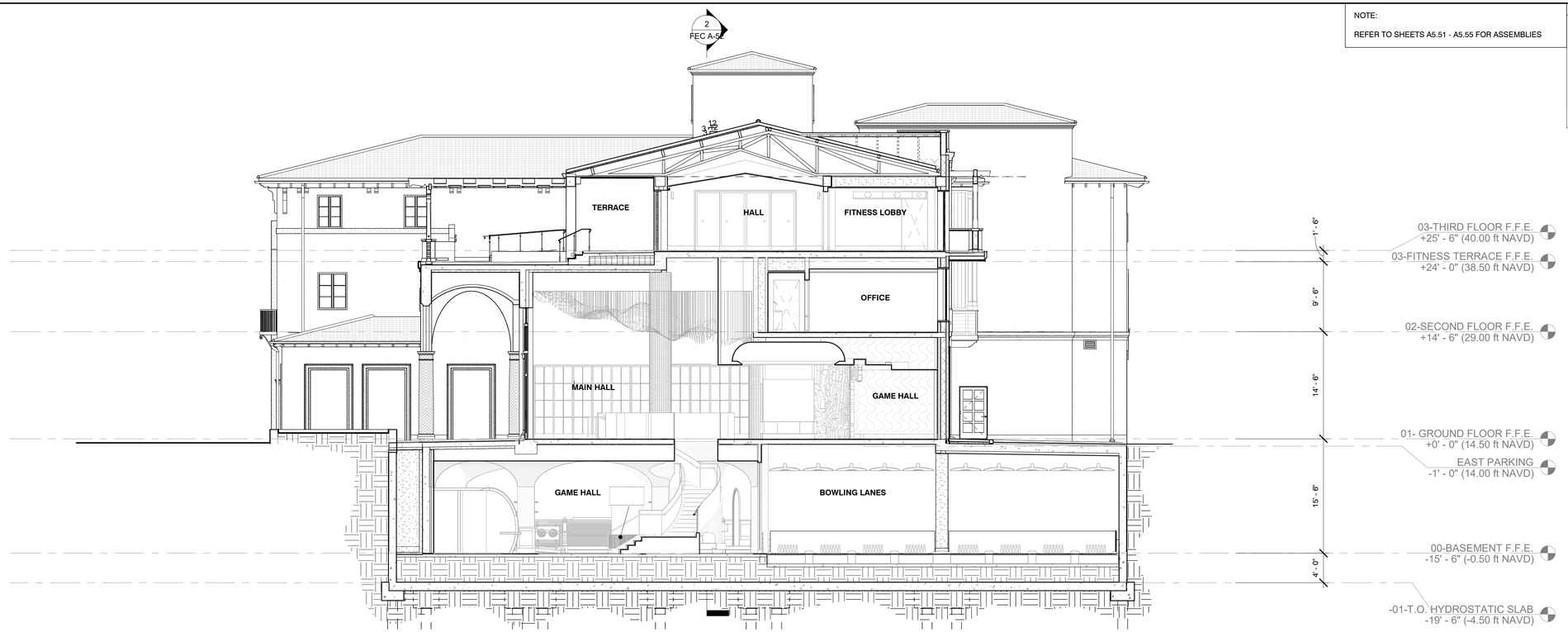
DRAWING NO:
FEC A-50

7/2/2025 5:24:32 PM

NOTE:

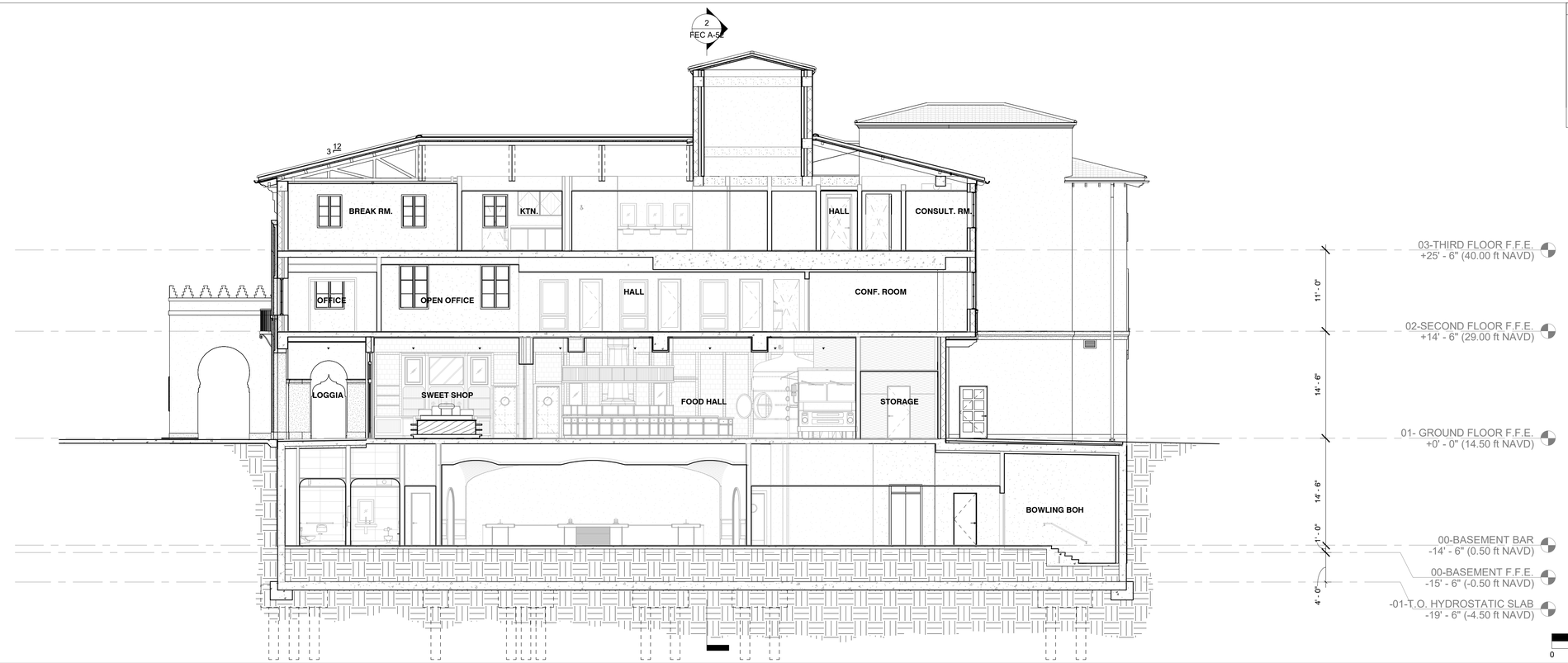
REFER TO SHEETS A5.51 - A5.55 FOR ASSEMBLIES

KEY PLAN



2 TRANSVERSE SECTION (THROUGH MAIN ENTRY) 1/8" = 1'-0"

KEY PLAN



1 TRANSVERSE SECTION (THROUGH NORTH WING) 1/8" = 1'-0"

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F.E.C.
BUILDING SECTIONS

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-51

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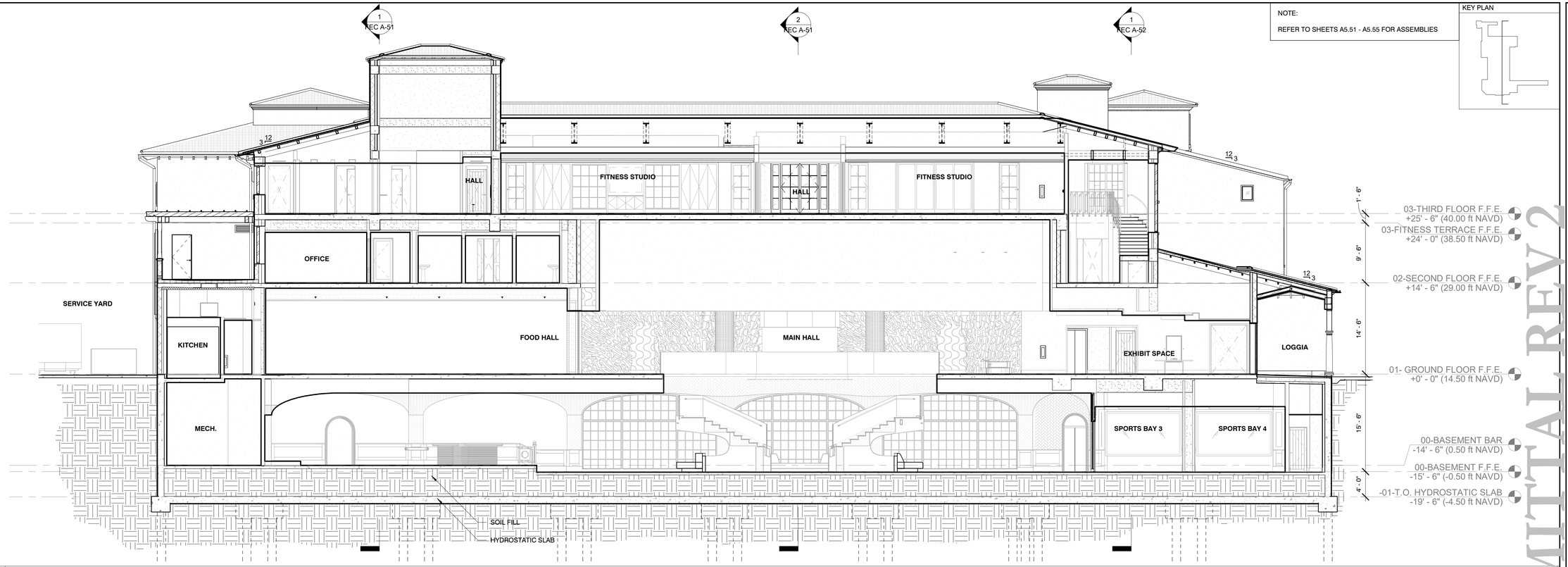
NOTE:

REFER TO SHEETS A5.51 - A5.55 FOR ASSEMBLIES

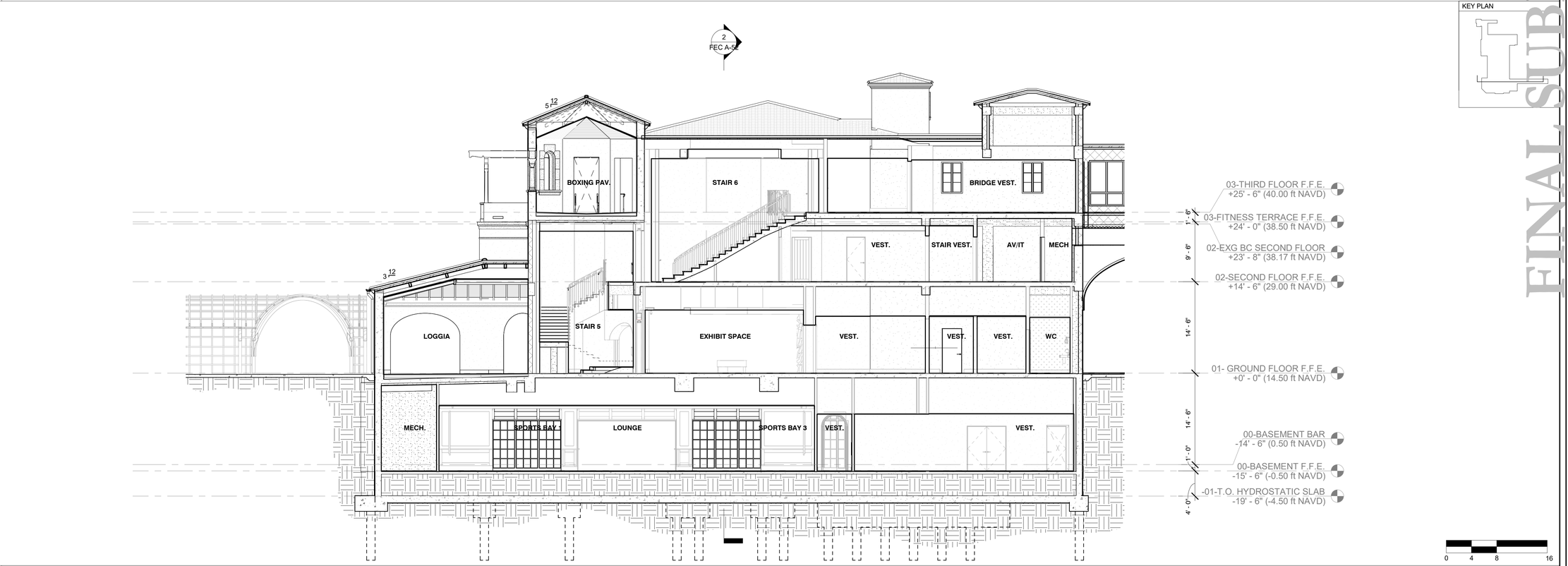
KEY PLAN



2 LONGITUDINAL SECTION (THROUGH DOUBLE-HEIGHT LOBBY)

1/8" = 1'-0"

KEY PLAN



1 TRANSVERSE SECTION (THROUGH SOUTH WING)

1/8" = 1'-0"

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REVISIONS

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DRAWING TITLE:
F.E.C.
BUILDING SECTIONS

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
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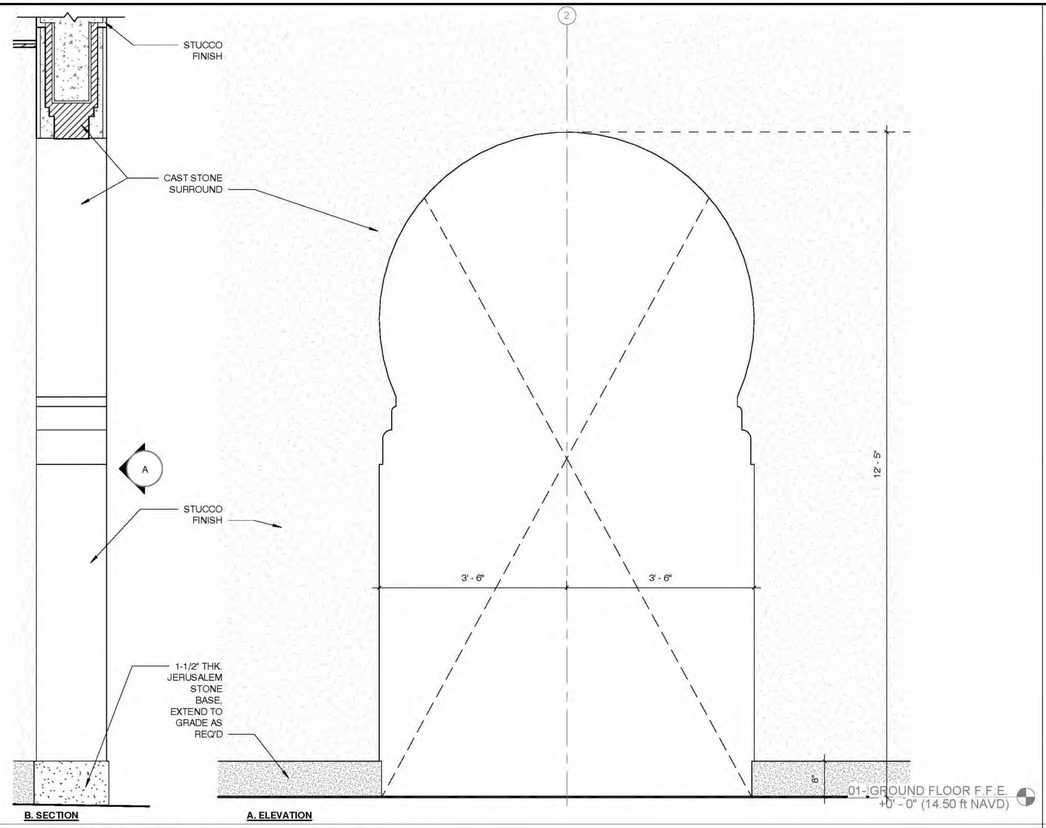
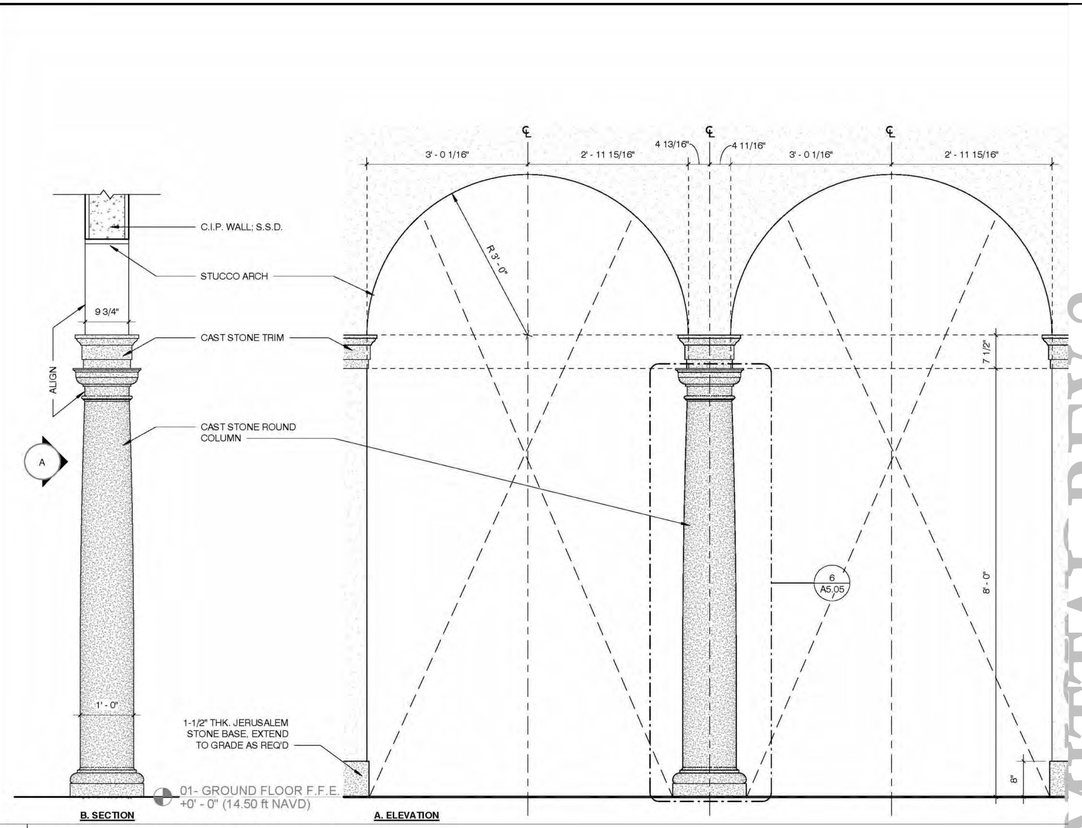
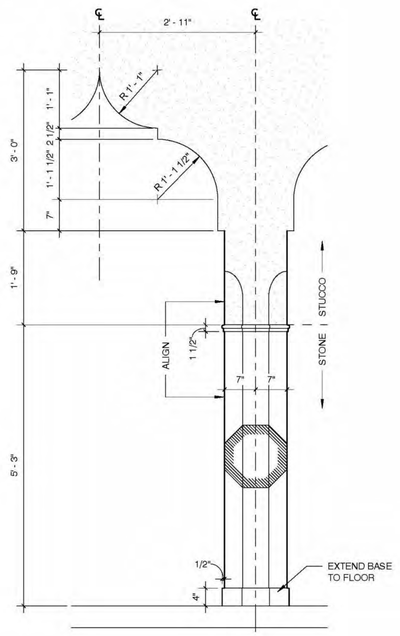


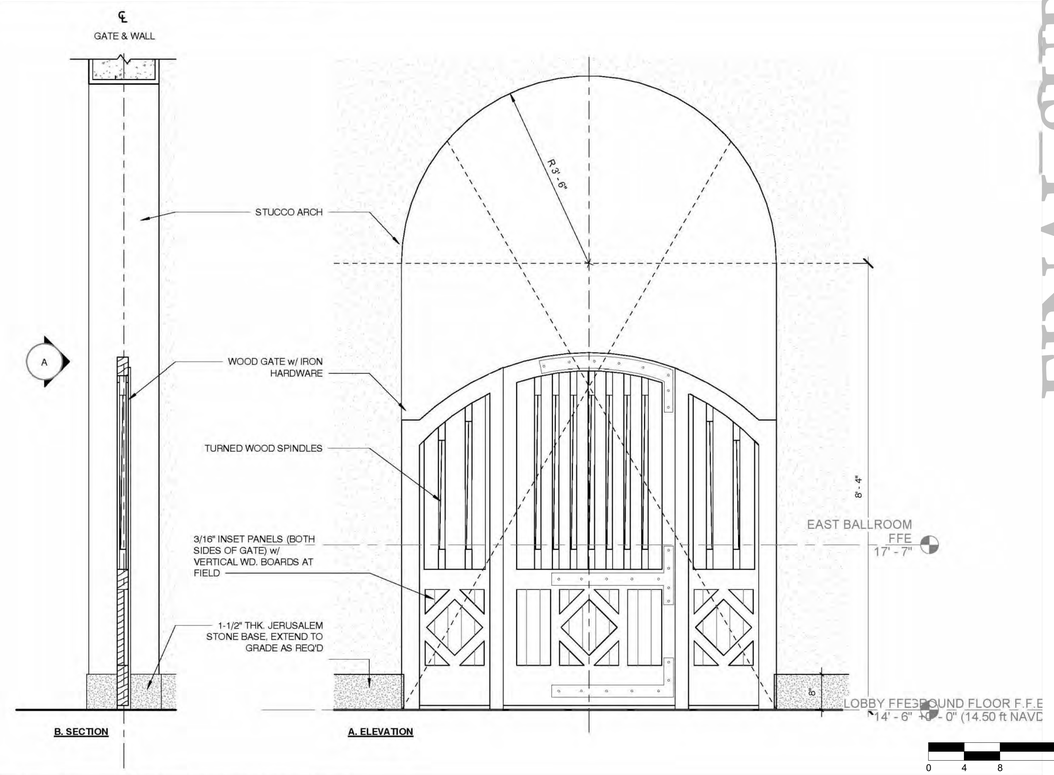
4 ENTRY PAVILION COURTYARD DOUBLE ARCH ENLARGEMENT 3/4" = 1'-0"



2 ENTRY PAVILION DOUBLE ARCH ENLARGEMENT 3/4" =



3 TYP. BAY @ ENTRY COURT 3/4" = 1'-0"



1 ENTRY PAVILION GATE & ARCH ENLARGEMENT 3/4" =

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PALM BEACH, FLORIDA 33480

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MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXTERIOR DETAILS

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-60

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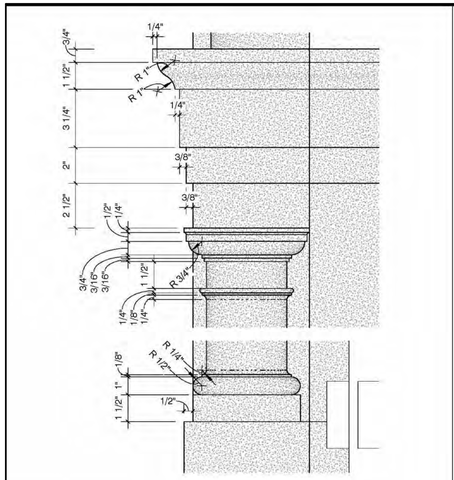
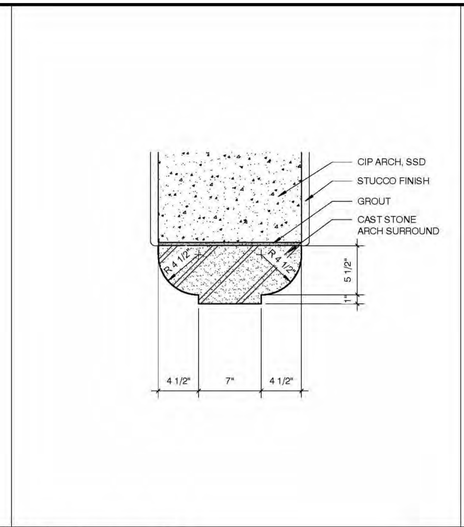
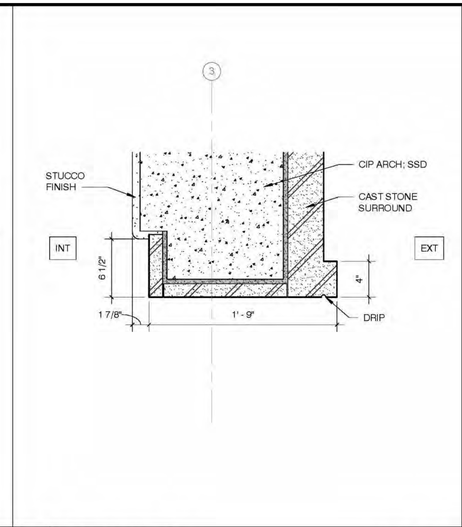


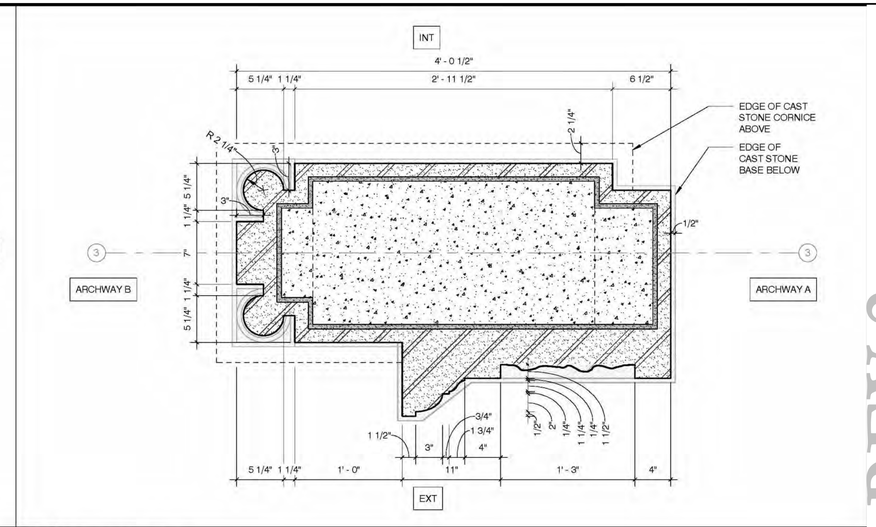
6 ARCHWAY COLONNETTE BASE & CAPITAL 3" = 1'-0"



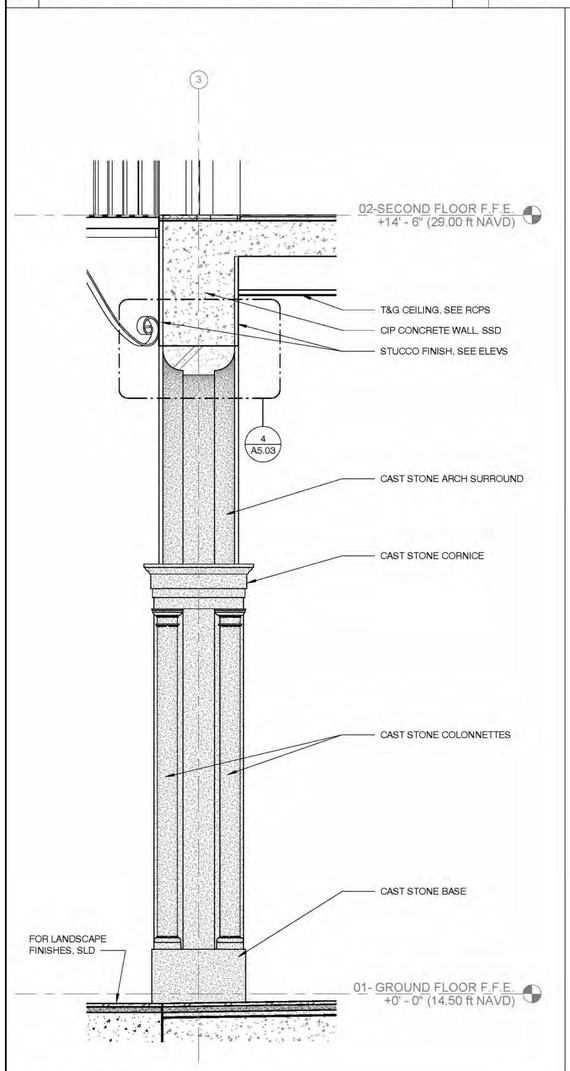
4 ARCHWAY HEAD B 1 1/2" = 1'-0"



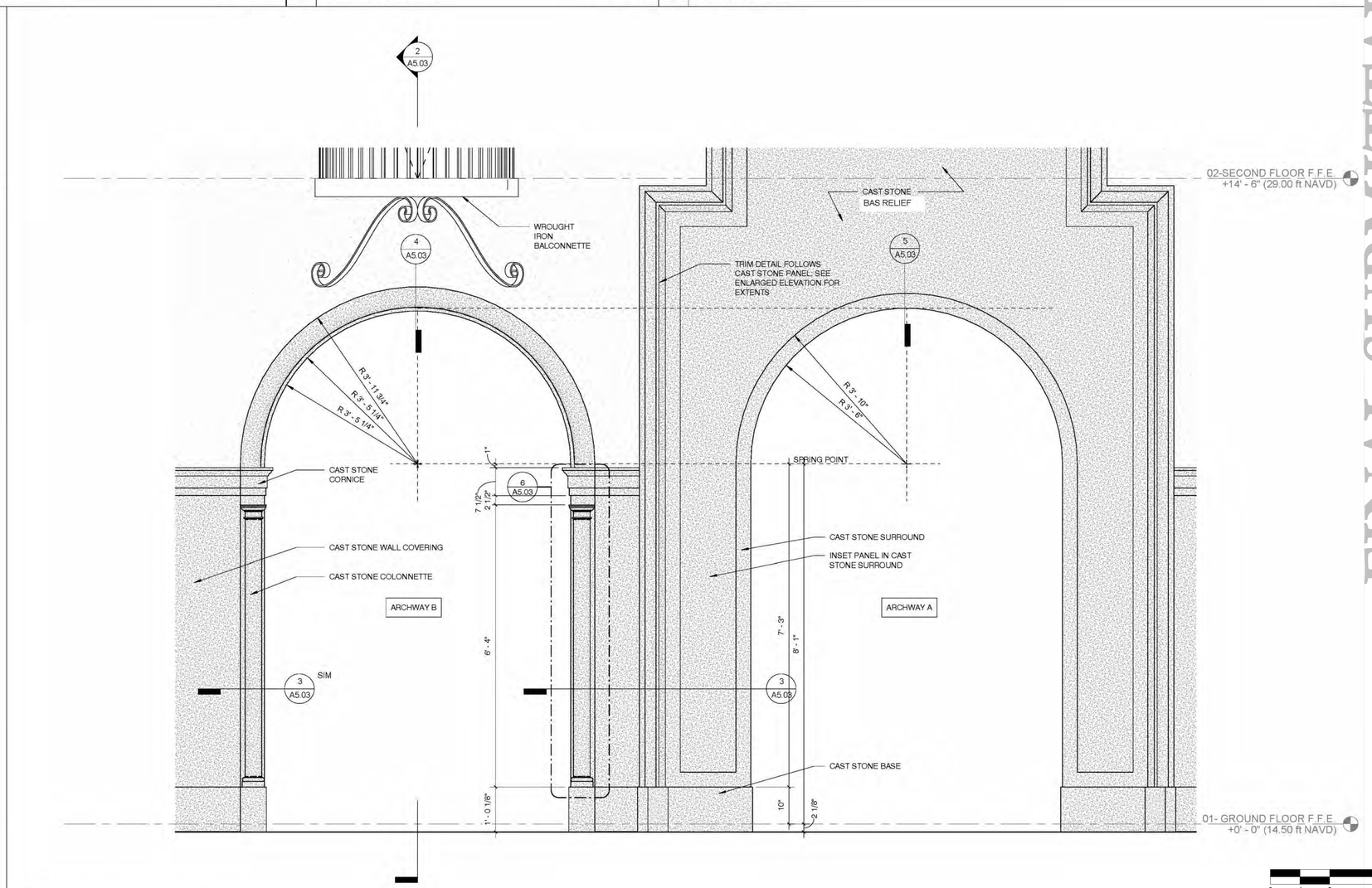
5 ARCHWAY HEAD A 1 1/2" = 1'-0"



3 ARCHWAY JAMB 1 1/2"



2 BAKERY LOGGIA ARCH SECTION 3/4" = 1'-0"



1 BAKERY LOGGIA ARCH LAYOUT 3/4"

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REVISIONS

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DRAWING TITLE:
F.E.C.
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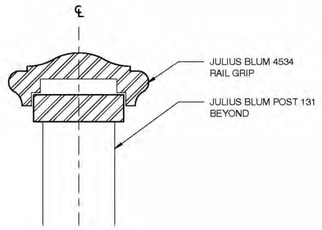
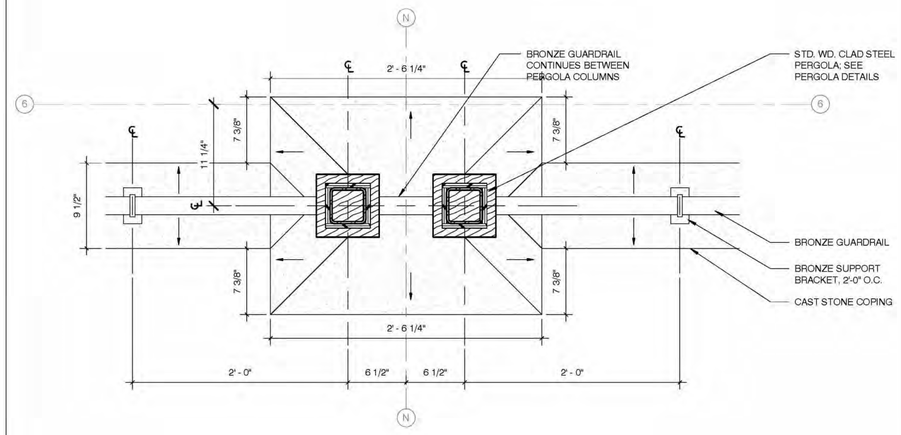
PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

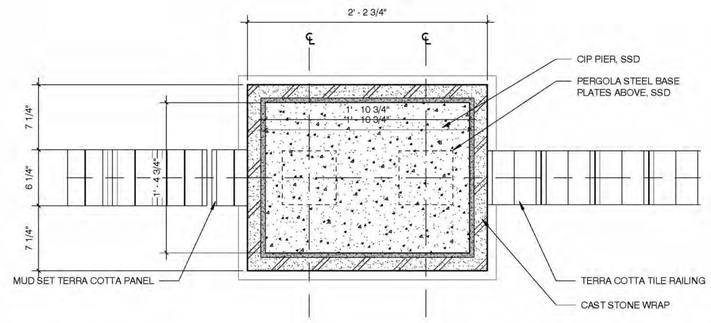
DRAWING NO:
FEC A-61



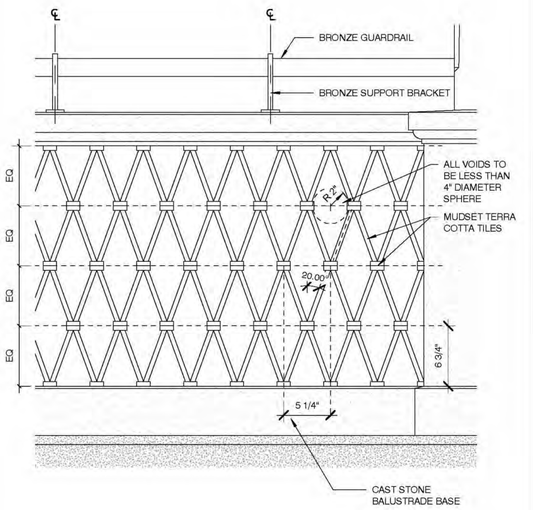
7 TYP BRONZE HANDRAIL PROFILE 12" = 1'-0"



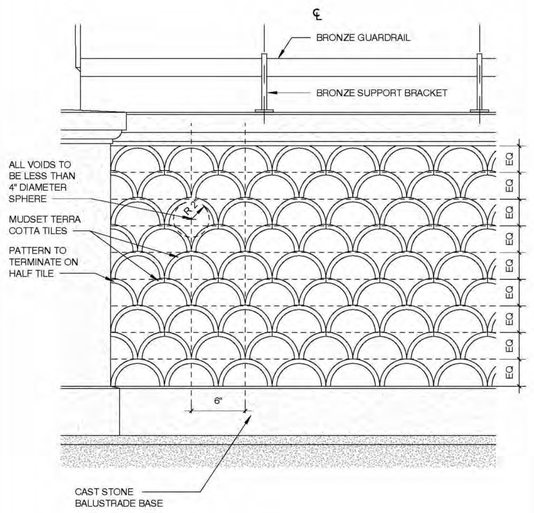
6 TERRACE TERRA COTTA RAIL PLAN DETAIL B 1 1/2" = 1'-0"



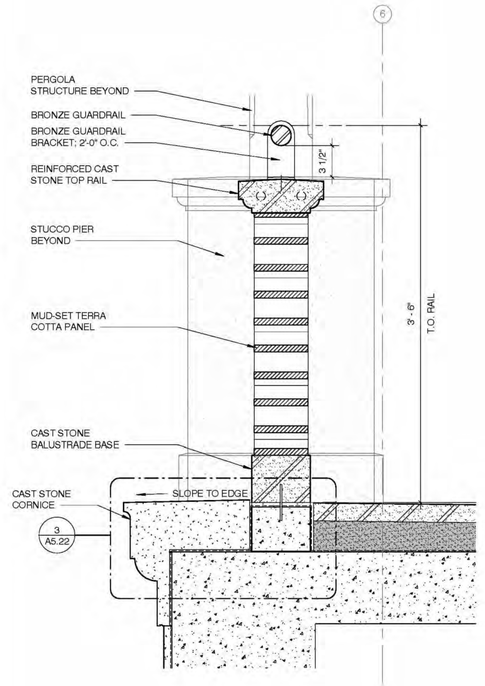
5 TERRACE TERRA COTTA RAIL PLAN DETAIL A 1 1/2"



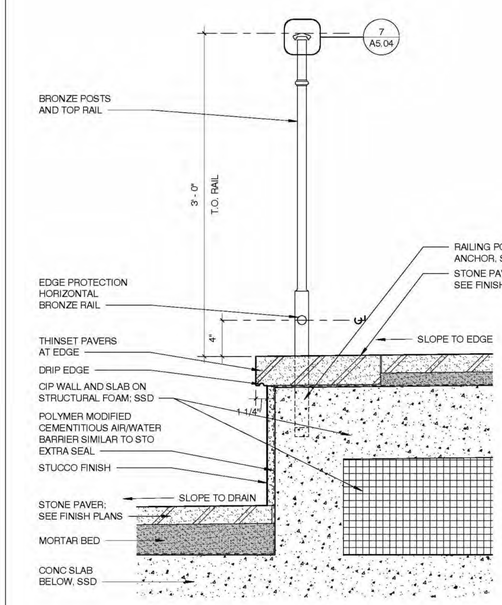
4 TERRACE TERRA COTTA RAIL ELEVATION B 1 1/2" = 1'-0"



3 TERRACE TERRA COTTA RAIL ELEVATION A 1 1/2" = 1'-0"



2 TERRACE TERRA COTTA RAIL SECTION 1 1/2" = 1'-0"



1 TERRACE FLOOR STEP SECTION 1 1/2"

0 4 8 16

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F.E.C.
EXTERIOR DETAILS

PROJECT #:
22-525
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AJT, RR, DR, KB, MDC

DRAWING NO:
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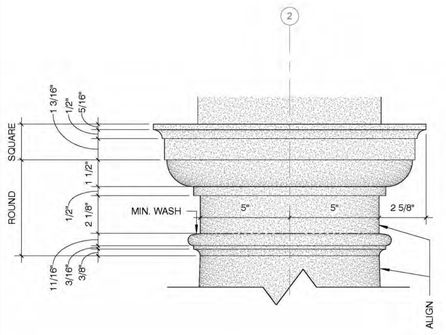
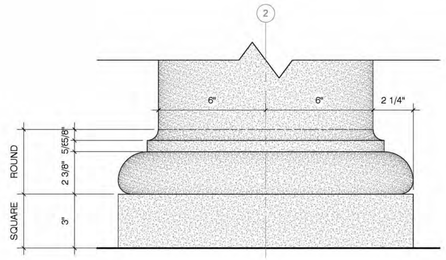
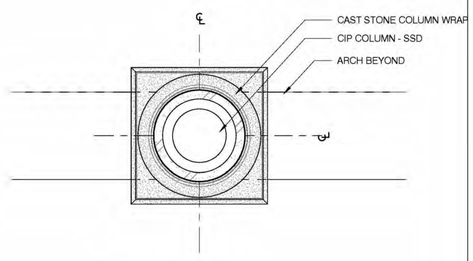


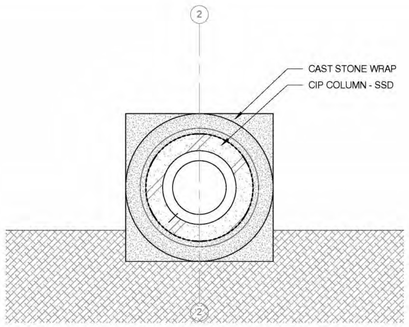
10 ENTRY PAVILION COLUMN CAPITAL 3" = 1'-0"



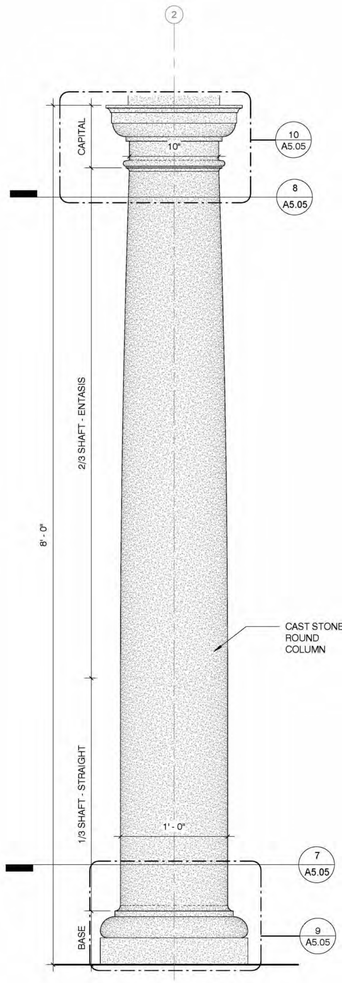
9 ENTRY PAVILION COLUMN BASE 3" = 1'-0"



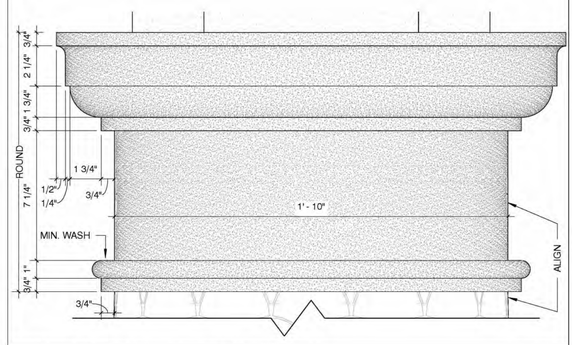
8 ENTRY PAVILION CENTER COLUMN RCP 1 1/2" = 1'-0"



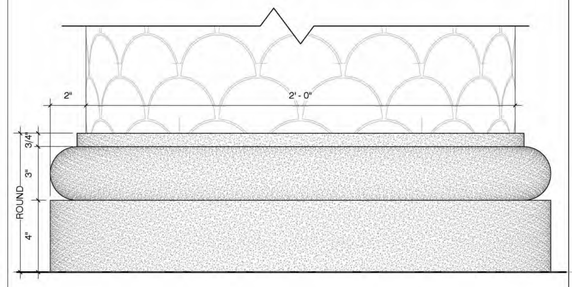
7 ENTRY PAVILION CENTER COLUMN PLAN 1 1/2" = 1'-0"



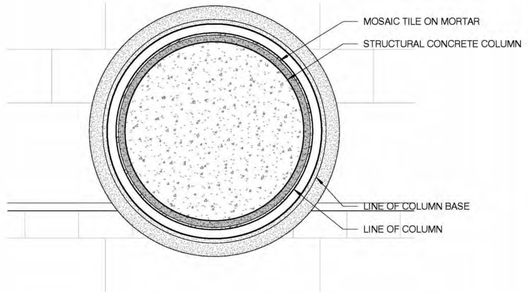
6 ENTRY PAVILION COLUMN DETAIL 1 1/2" = 1'-0"



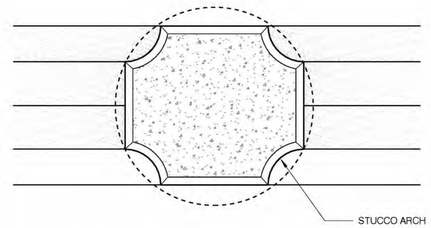
5 CENTRAL LOGGIA COLUMN CAPITAL 3" = 1'-0"



4 CENTRAL LOGGIA COLUMN BASE 3" = 1'-0"



3 COLUMN PLAN 1 1/2" = 1'-0"



2 ARCH PROFILE 1 1/2" = 1'-0"

1 CENTRAL LOGGIA COLUMN DETAIL 1 1/2"

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STATE OF FLORIDA
Robert James Tracy
LICENSE # AR0020414
REGISTERED ARCHITECT

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REVISIONS

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DRAWING TITLE:
F.E.C.
EXTERIOR DETAILS

PROJECT #:
22-525
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MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-63

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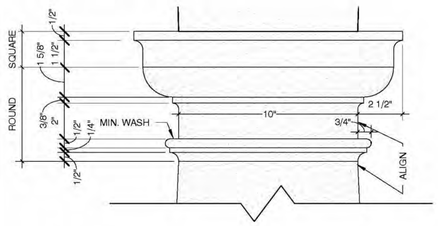
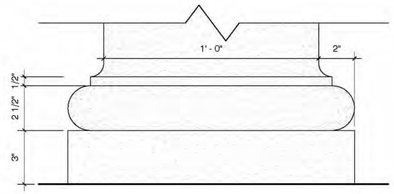
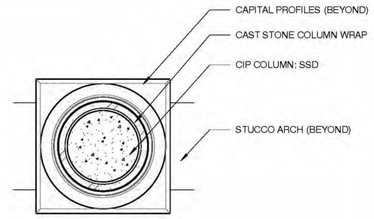


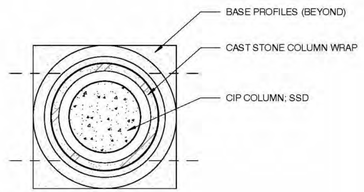
10 BASETKBALL LOGGIA COLUMN CAPITAL 3" = 1'-0"



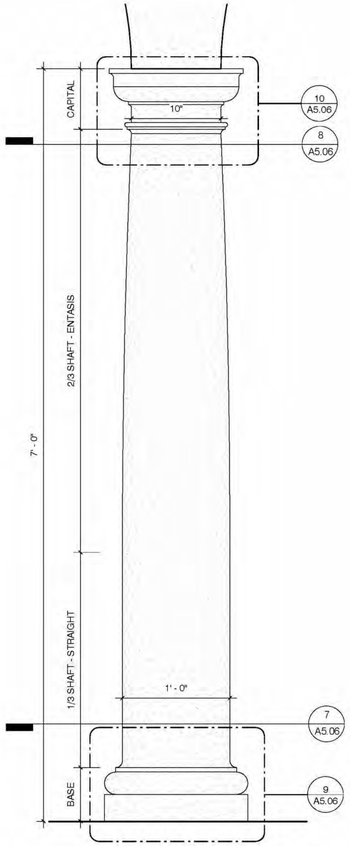
9 BASKETBALL LOGGIA COLUMN BASE 3" = 1'-0"



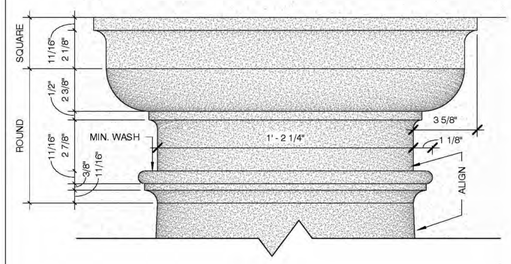
8 BASKETBALL LOGGIA COLUMN RCP 1 1/2" = 1'-0"



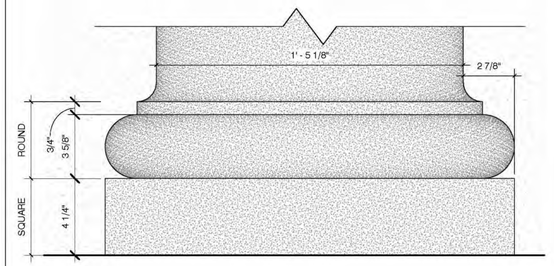
7 BASKETBALL LOGGIA COLUMN PLAN 1 1/2" = 1'-0"



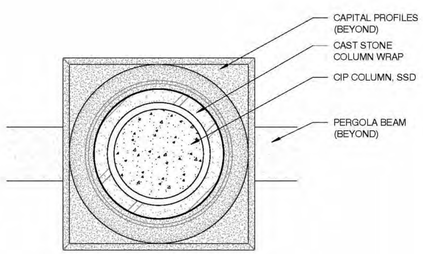
6 BASKETBALL LOGGIA COLUMN DETAIL 1 1/2" = 1'-0"



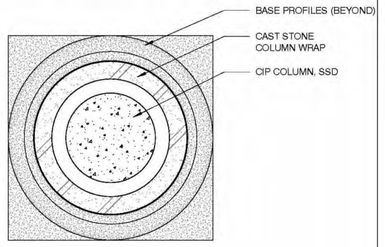
5 ENTRY PERGOLA COLUMN CAPITAL 3" = 1'-0"



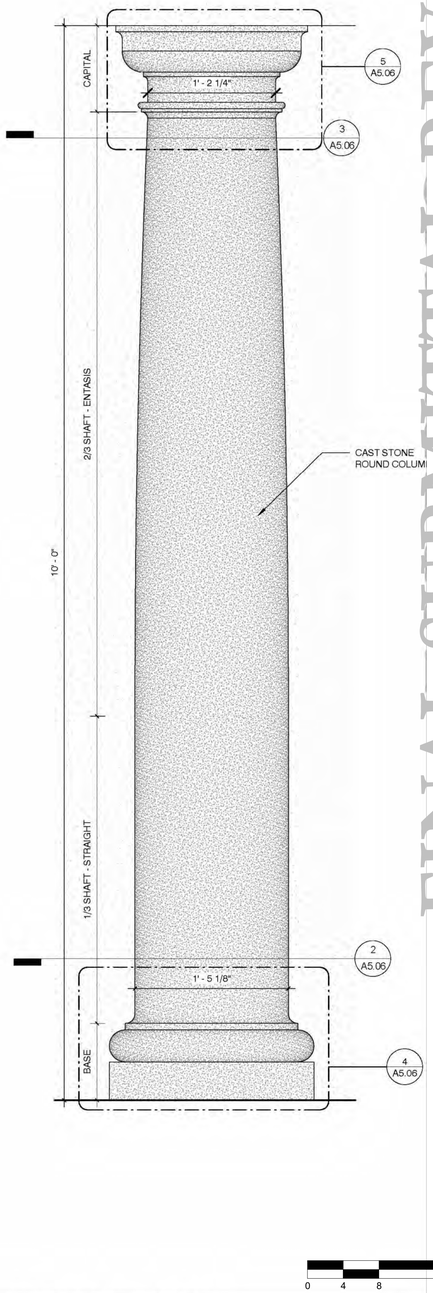
4 ENTRY PERGOLA COLUMN BASE 3" = 1'-0"



3 ENTRY PERGOLA COLUMN RCP 1 1/2" = 1'-0"



2 ENTRY PERGOLA COLUMN PLAN 1 1/2" = 1'-0"



1 ENTRY PERGOLA COLUMN DETAIL 1 1/2"

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22-525
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AJT, RR, DR, KB, MDC

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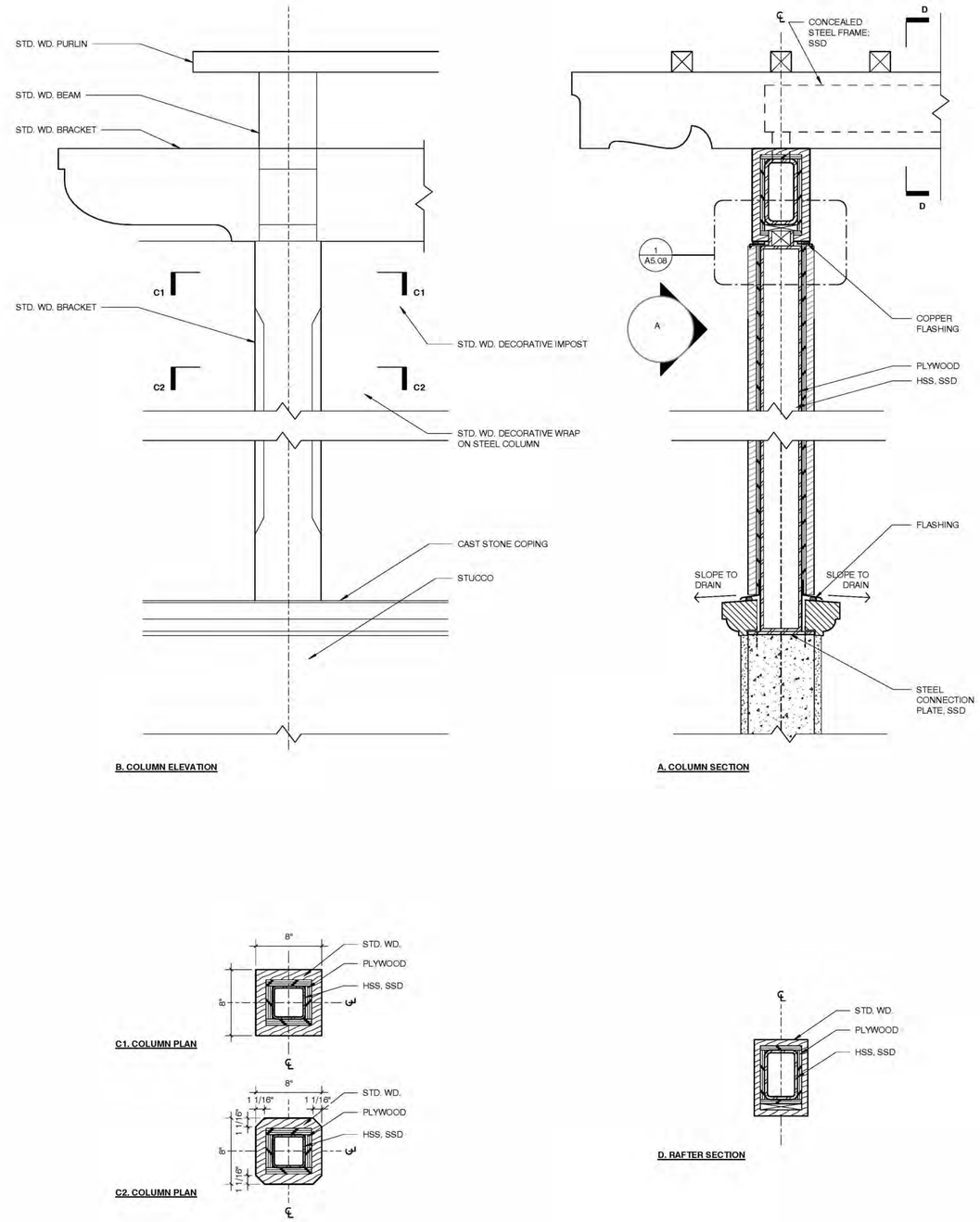
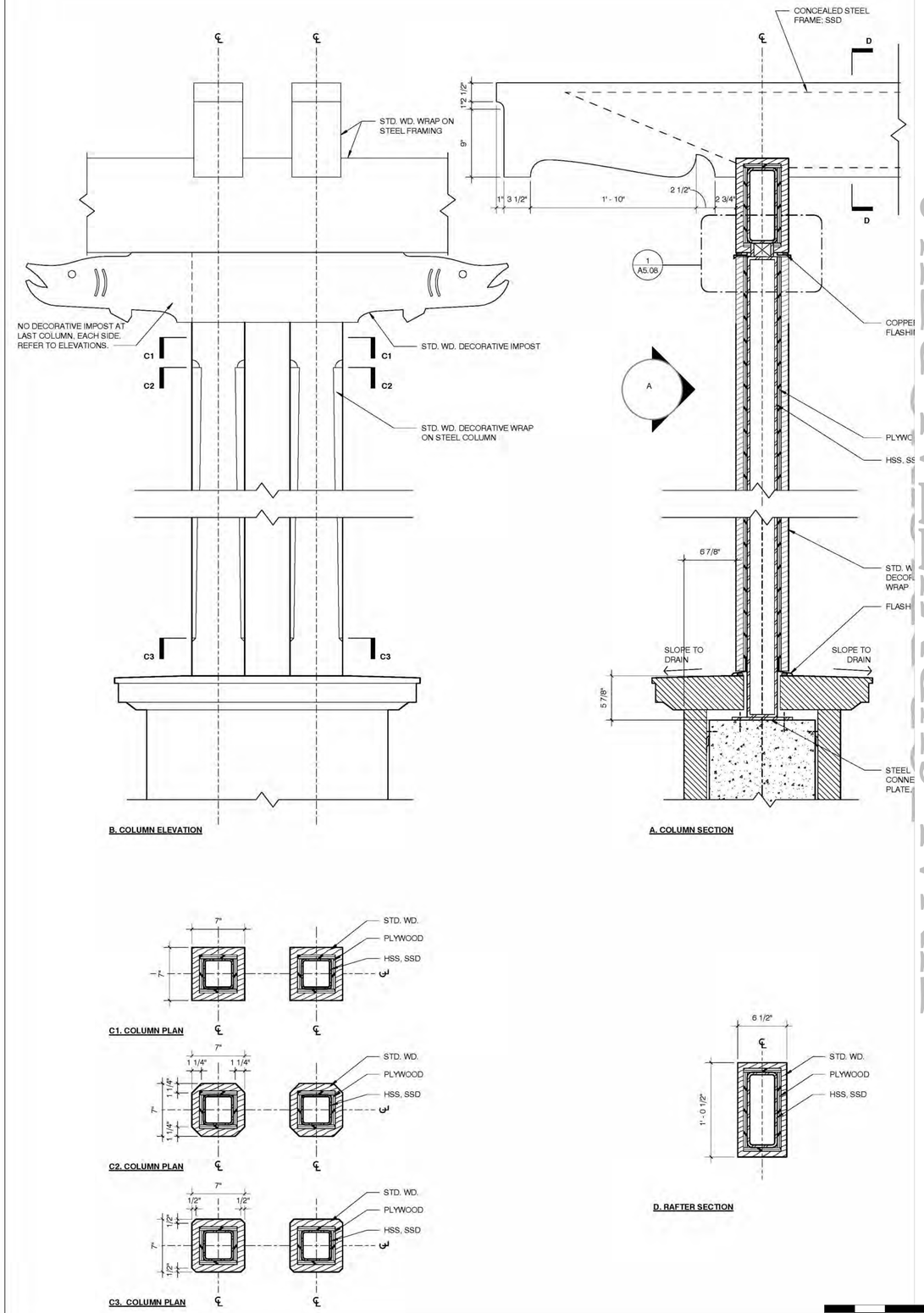


2 TYP. PERGOLA DETAILS 1 1/2" = 1'-0"



1 TERRACE PERGOLA DETAILS 1 1/2" =

0 4 8 16

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DRAWING NO:
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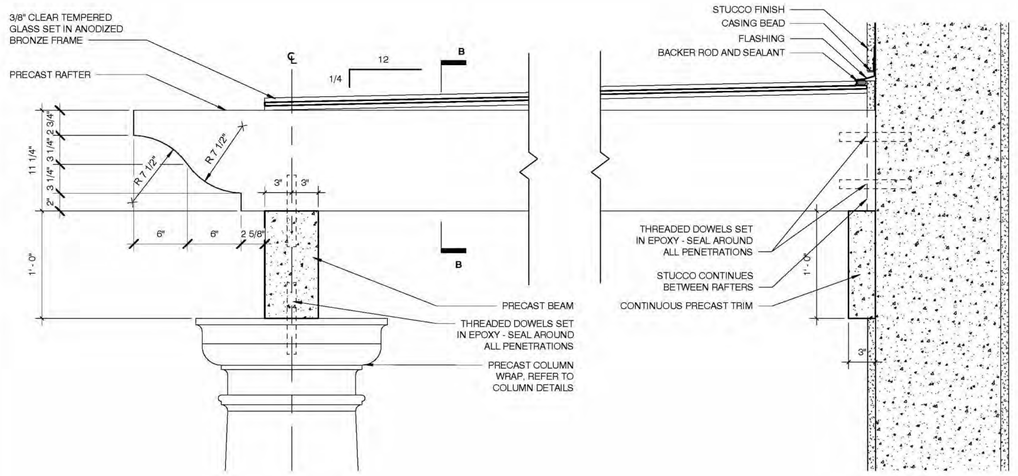
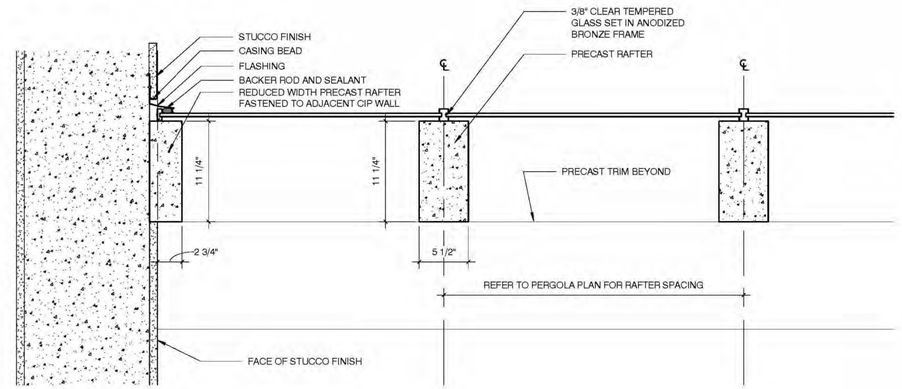
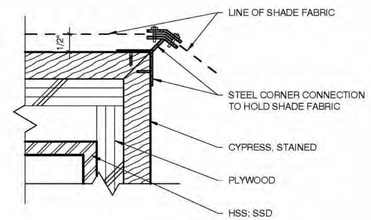


A. PERGOLA SECTION

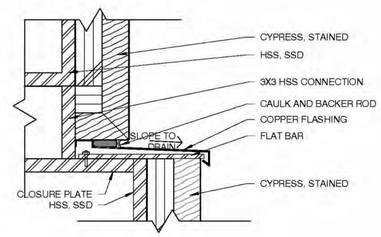


B. PERGOLA RAFTER SECTION

3 ENTRY PERGOLA DETAILS 1 1/2"



2 PERGOLA FABRIC CONNECTION DETAIL 6" = 1'-0"



0 4 8 16

1 PERGOLA COLUMN CAP DETAIL 6"

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NEW YORK • SAN FRANCISCO
10 East 40th Street, New York, NY 10016
Tel : 212 683 5631 Fax : 212 481 3768
Email : NY@harthowerton.com

THE BREAKERS PALM BEACH

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PALM BEACH, FLORIDA 33480

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SCALE: 12" = 1'-0"

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MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXTERIOR DETAILS

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-66

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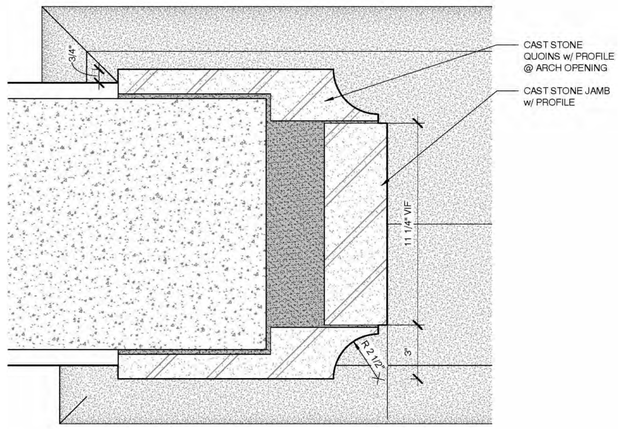
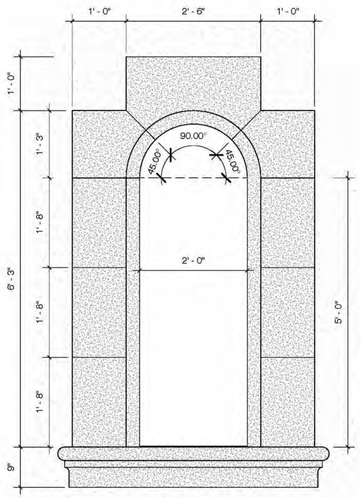
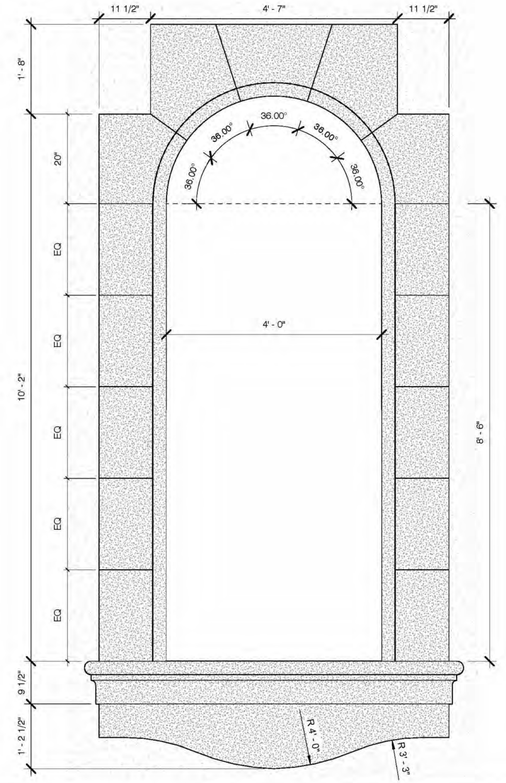


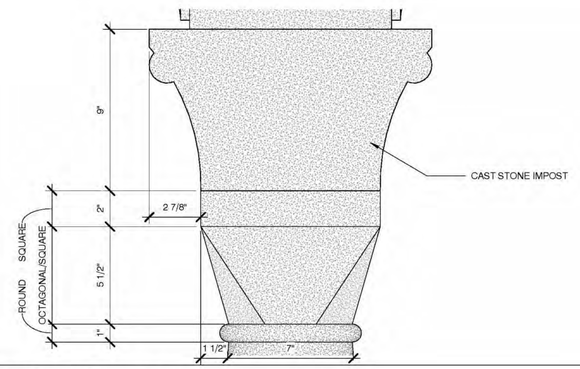
8 CAST STONE SURROUND 3" = 1'-0"



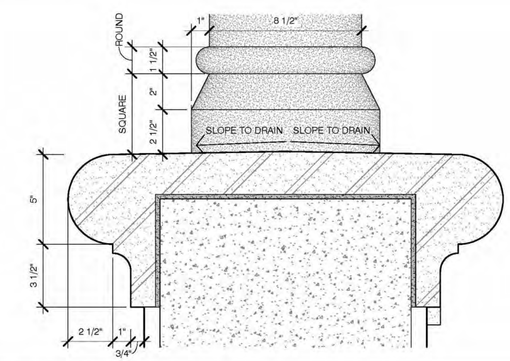
7 BOXING PAVILION NORTHWEST ARCH 3/4" = 1'-0"



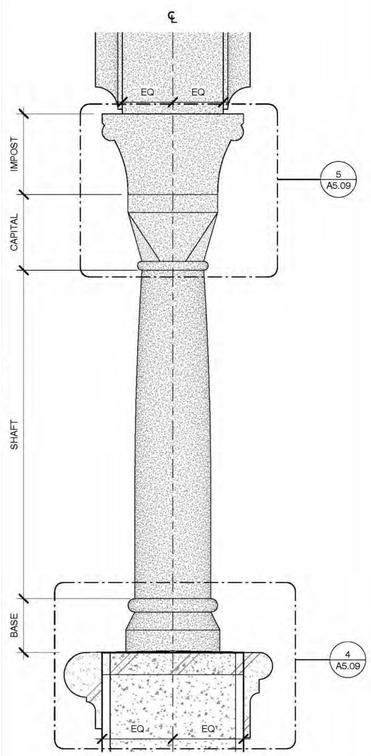
6 BOXING PAVILION SOUTH ARCH 3/4"



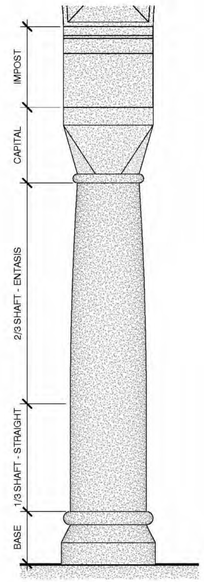
5 COLUMN CAPITAL PROFILE 3" = 1'-0"



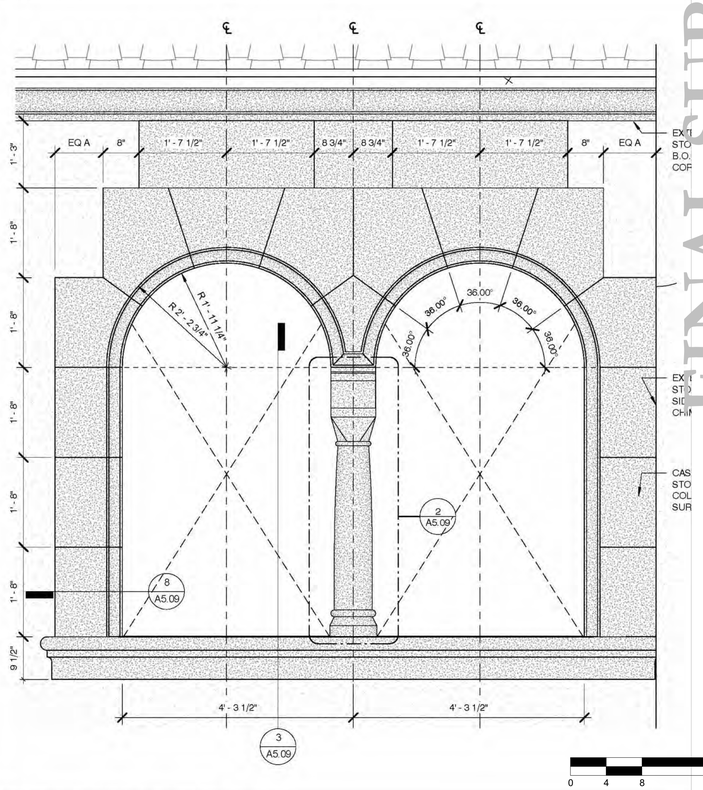
4 COLUMN BASE PROFILE 3" = 1'-0"



3 COLUMN - SIDE ELEVATION 1 1/2" = 1'-0"



2 COLUMN - FRONT ELEVATION 1 1/2" = 1'-0"



1 BOXING PAVILION WEST ARCH 3/4"

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07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXTERIOR DETAILS

PROJECT #:
22-525
DRAWN BY:
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CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
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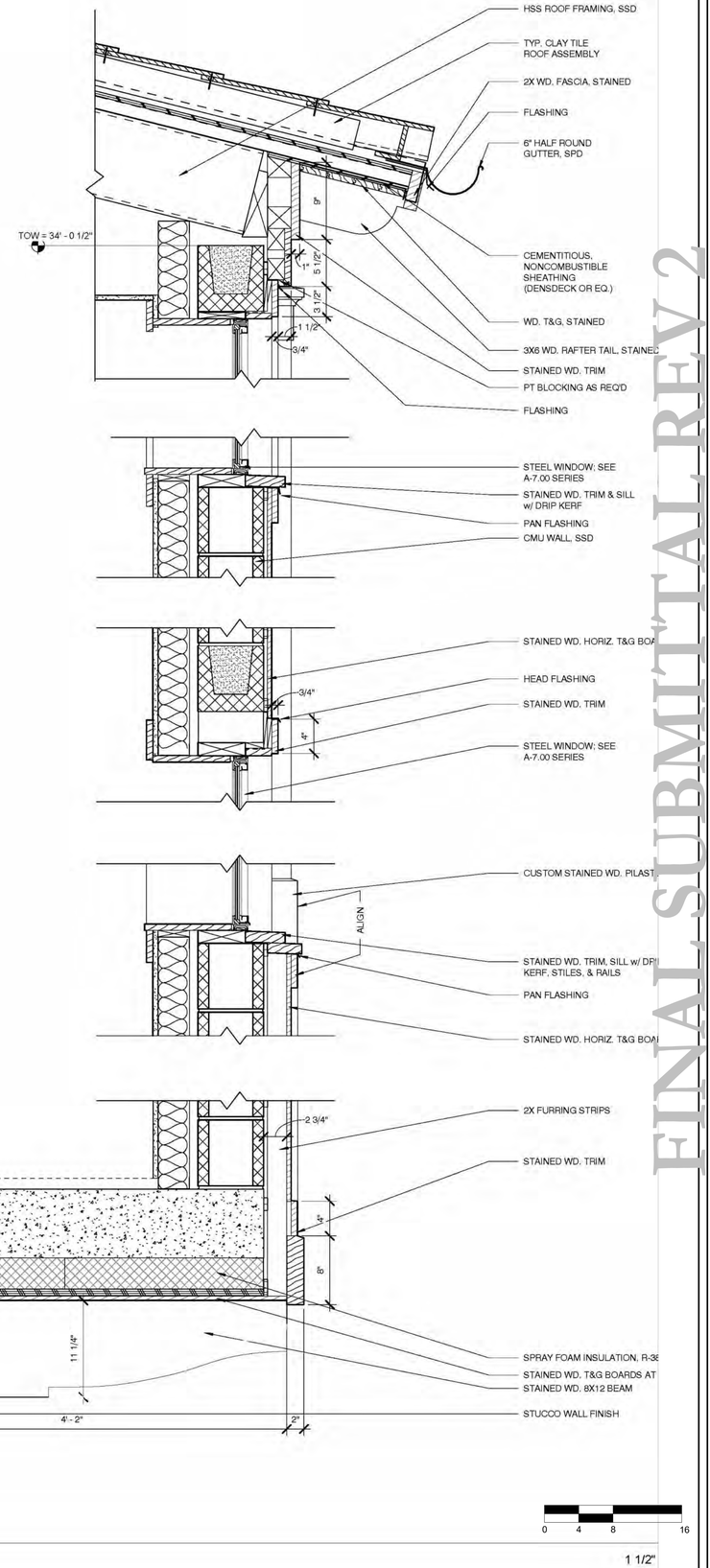

1 SECTION @ BAY WINDOW 1 1/2"

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
Robert James Tracy
LICENSE # AR0024114
REGISTERED ARCHITECT

HART HOWERTON
NEW YORK · SAN FRANCISCO
10 East 40th Street, New York, NY 10016
Tel: 212.268.8585 Fax: 212.451.3788
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REVISIONS

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DRAWING TITLE:
F.E.C.
EXTERIOR DETAILS

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
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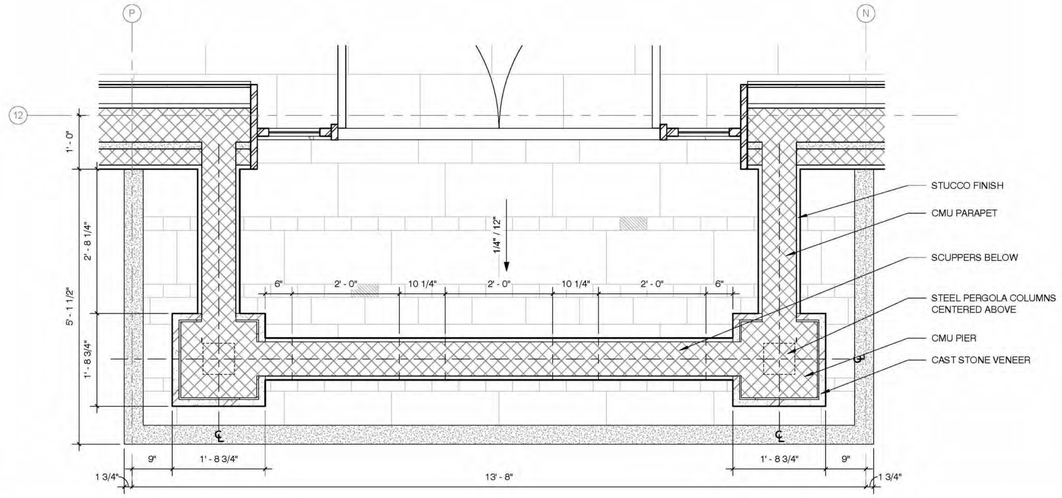
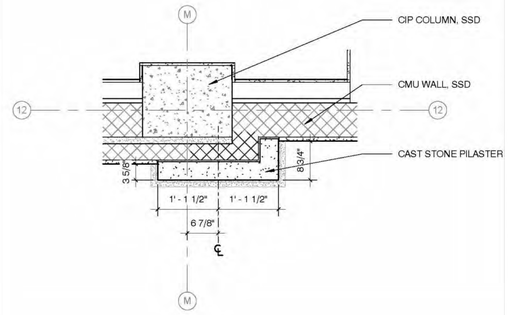
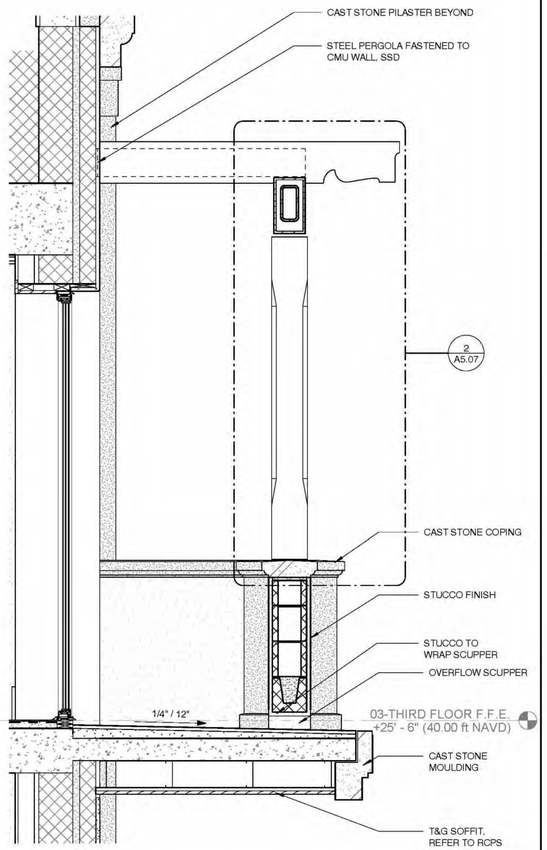


5 EAST BALCONY - ENLARGED PLAN DETAIL 3/4" = 1'-0"



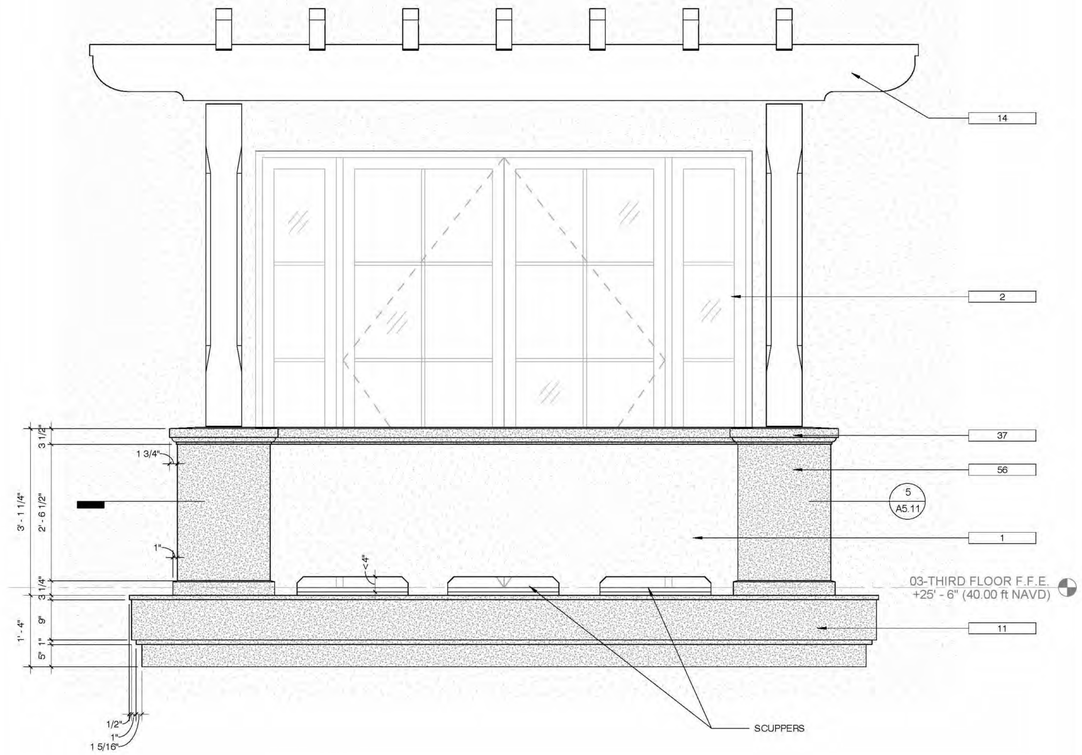
4 CAST STONE PILASTER - DETAIL 3/4"



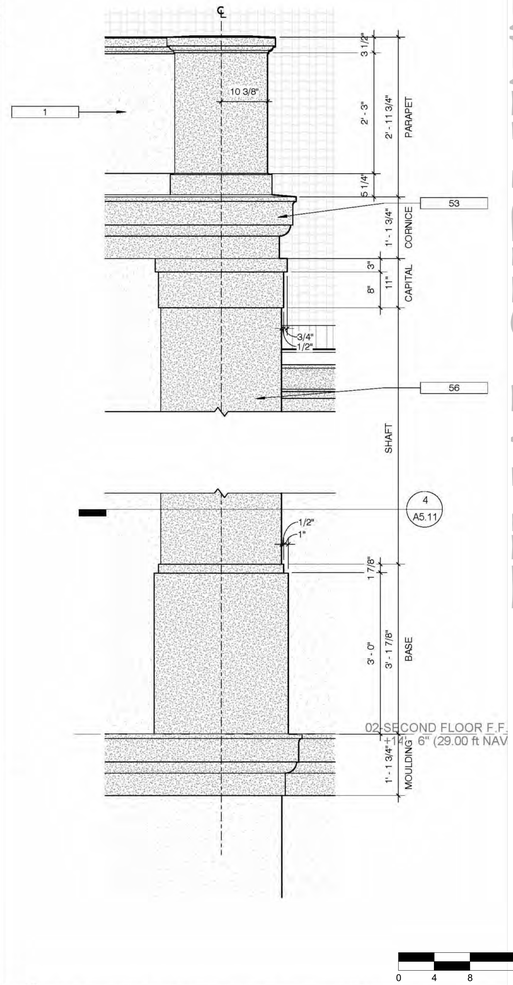
3 EAST BALCONY - SECTION 3/4" = 1'-0"

MATERIAL KEYNOTES

TAG	KEYNOTE
1	DIRECT APPLIED STUCCO FINISH
2	STEEL WINDOWS & DOORS (AS SCHED)
11	CAST STONE MOULDING
14	WD CLAD STEEL PERGOLA
37	CAST STONE COPING
53	CAST STONE CORNICE
56	CAST STONE VENEER



2 EAST BALCONY - ENLARGED EAST ELEVATION 3/4" = 1'-0"



1 CAST STONE PILASTER - ENLARGED ELEVATION 3/4"

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
Robert James Thomas
LICENSE # AR0020414
REGISTERED ARCHITECT

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REVISIONS

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DRAWING TITLE:
F.E.C.
EXTERIOR DETAILS

PROJECT #:
22-525
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AJT, RR, DR, KB, MDC

DRAWING NO:
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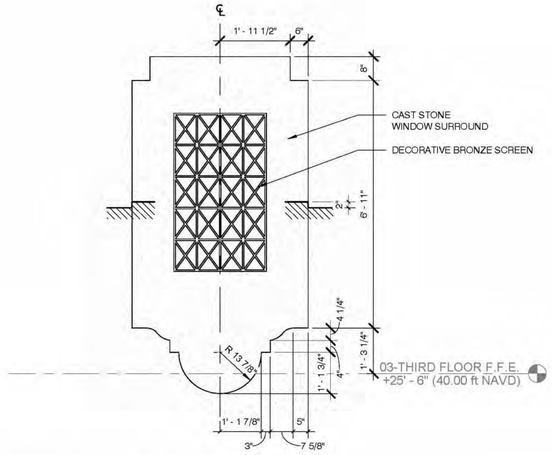
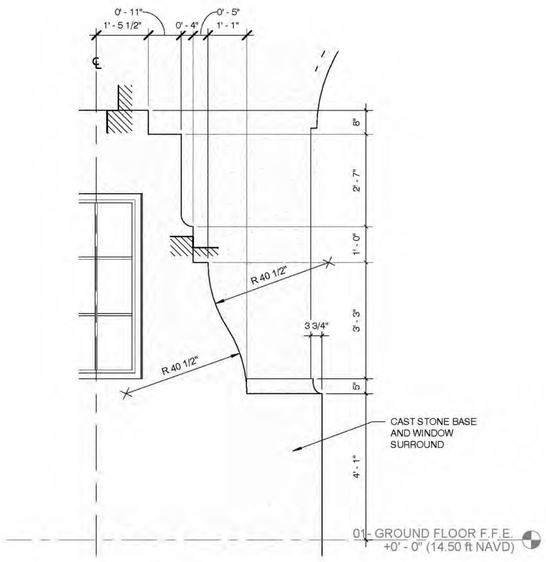
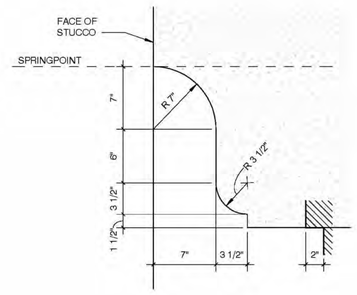


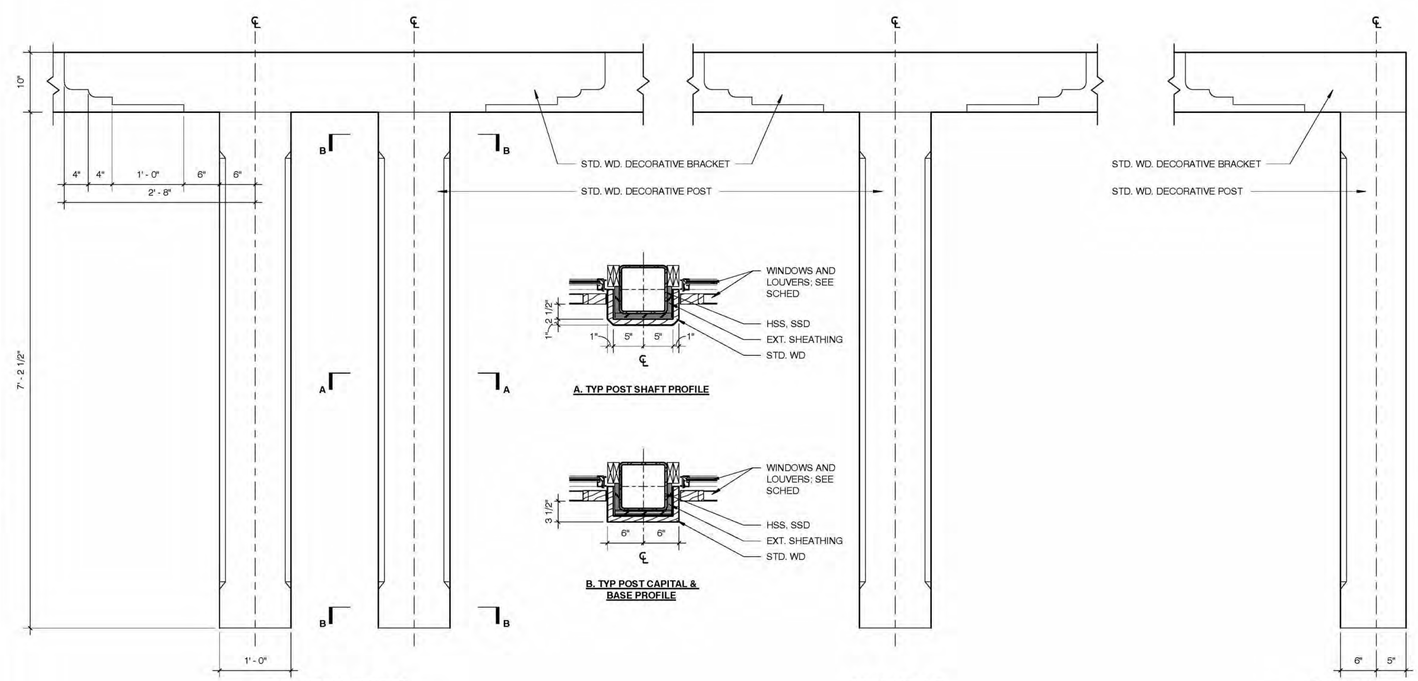
5 BRIDGE WINDOW CAST STONE SURROUND B 1/2" = 1'-0"



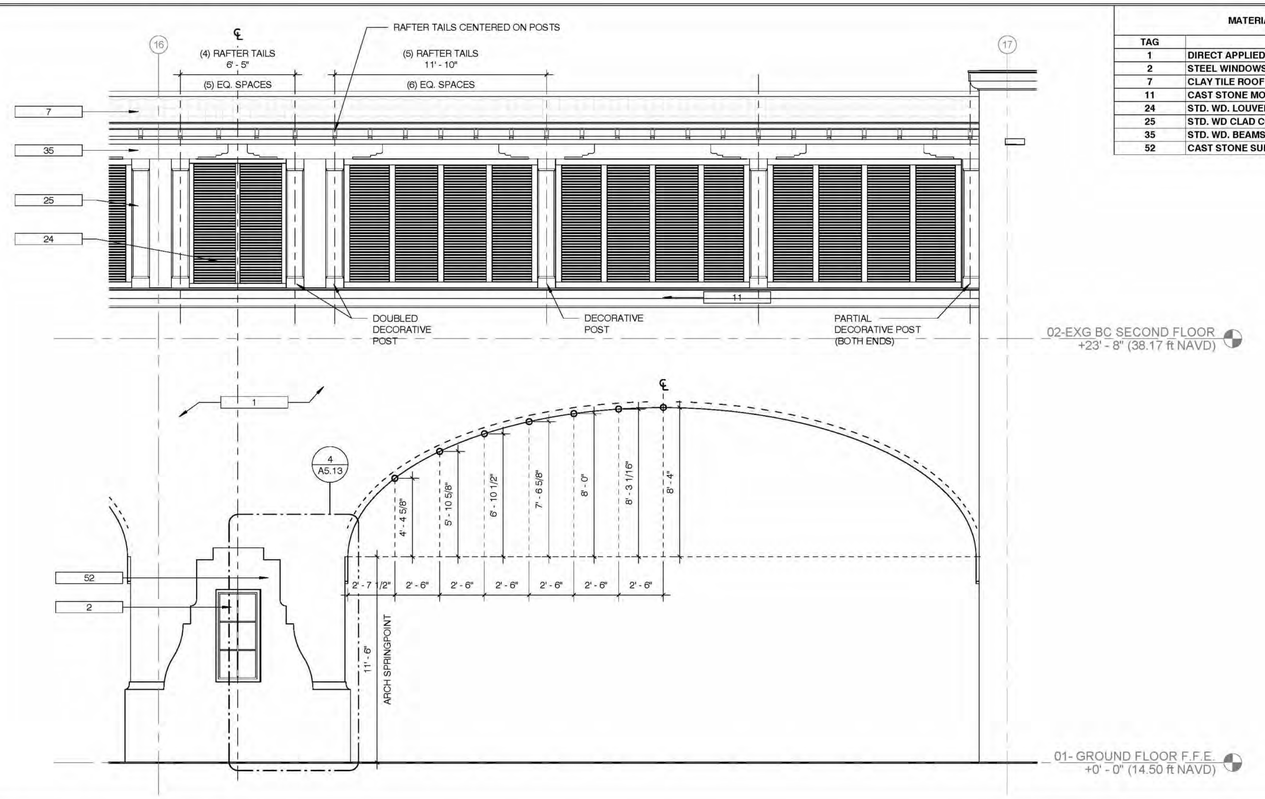
4 BRIDGE WINDOW CAST STONE SURROUND A 1/2" = 1'-0"



3 BRIDGE STUCCO DETAIL 1 1/2" = 1'-0"



2 BRIDGE DECORATIVE WOOD DETAILS 1"



1 BRIDGE ENLARGED ELEVATION 1/4"

MATERIAL KEYNOTES

TAG	KEYNOTE
1	DIRECT APPLIED STUCCO FINISH
2	STEEL WINDOWS & DOORS (AS SCHED)
7	CLAY TILE ROOF
11	CAST STONE MOULDING
24	STD. WD. LOUVER
25	STD. WD CLAD COLUMN
35	STD. WD. BEAMS
52	CAST STONE SURROUND

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07/07/2025	REV. FINAL SUB. 2

REVISIONS

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F.E.C.
EXTERIOR DETAILS

PROJECT #:
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AJT, RR, DR, KB, MDC

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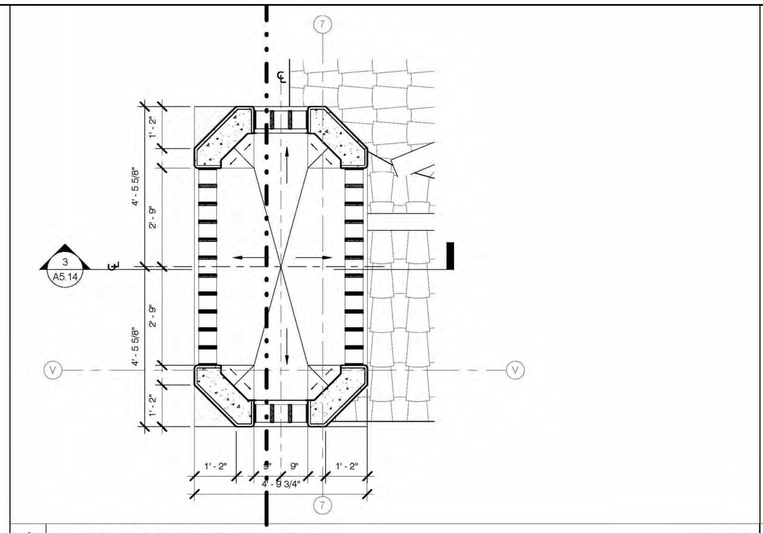
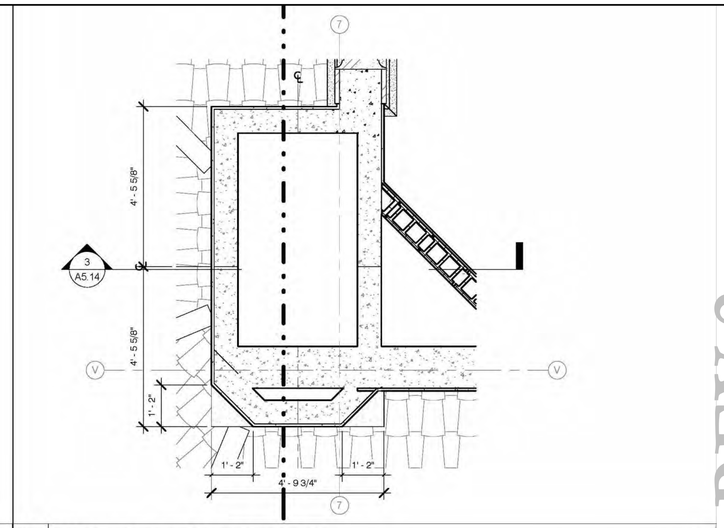
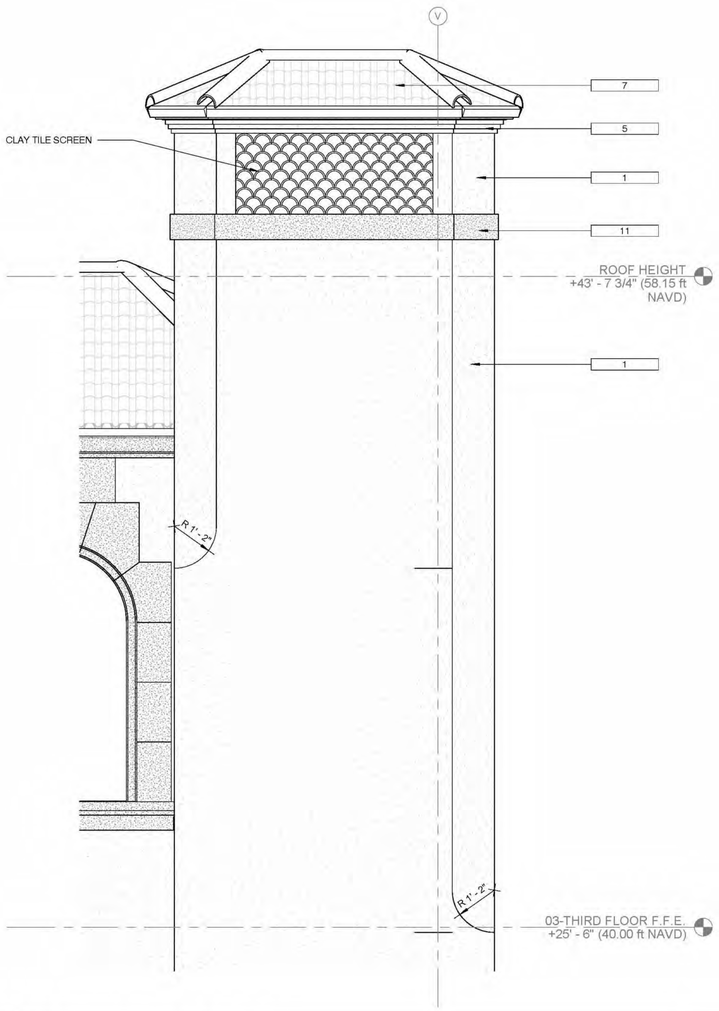


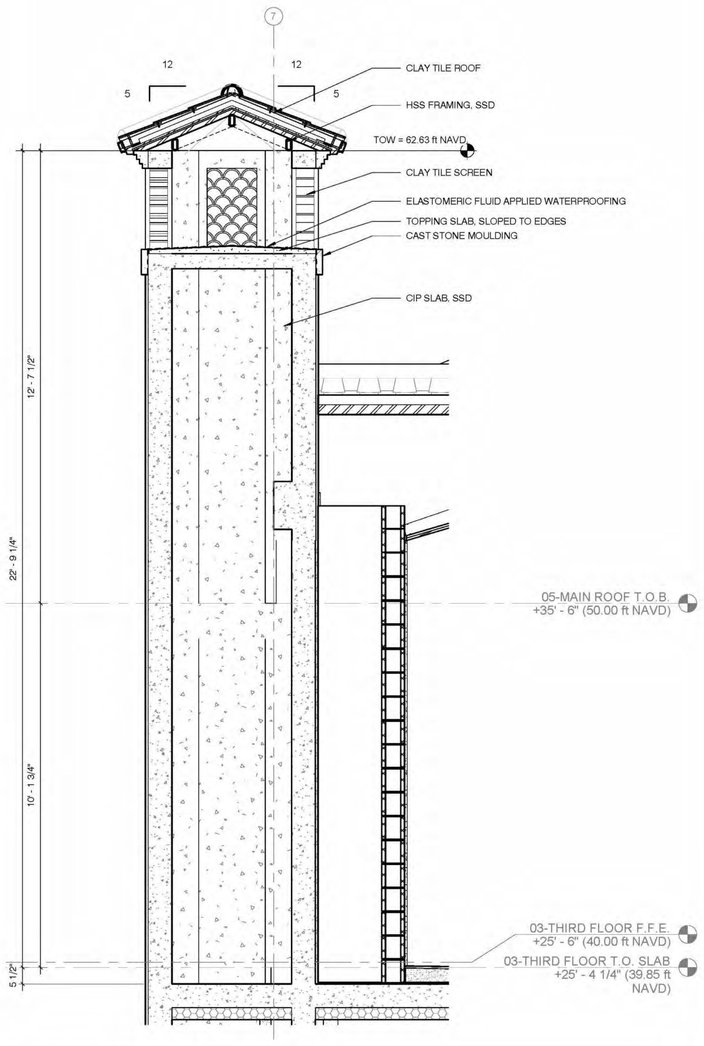
4 FAUX CHIMNEY ENLARGED PLAN B 1/2" = 1'-0"



2 FAUX CHIMNEY - ENLARGED PLAN A 1/2"



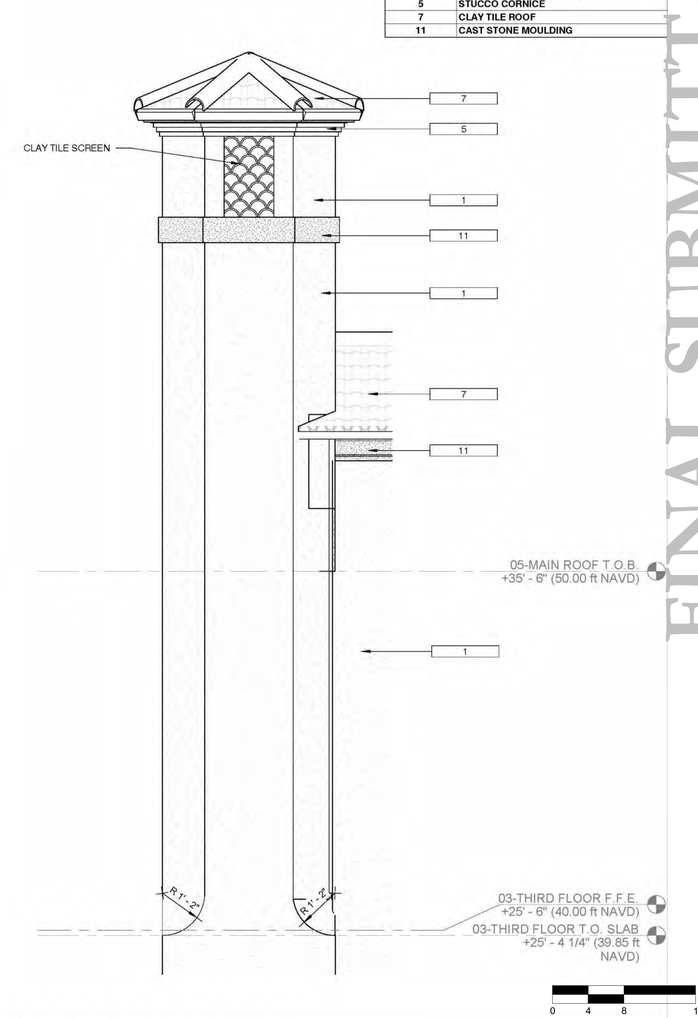
5 FAUX CHIMNEY - WEST ELEVATION 1/2" = 1'-0"



3 FAUX CHIMNEY - SECTION 1/2" = 1'-0"

MATERIAL KEYNOTES

TAG	KEYNOTE
1	DIRECT APPLIED STUCCO FINISH
5	STUCCO CORNICE
7	CLAY TILE ROOF
11	CAST STONE MOULDING



1 FAUX CHIMNEY - SOUTH ELEVATION 1/2"

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REVISIONS

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DRAWING TITLE:
F.E.C.
EXTERIOR DETAILS

PROJECT #:
22-525
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AJT, RR, DR, KB, MDC

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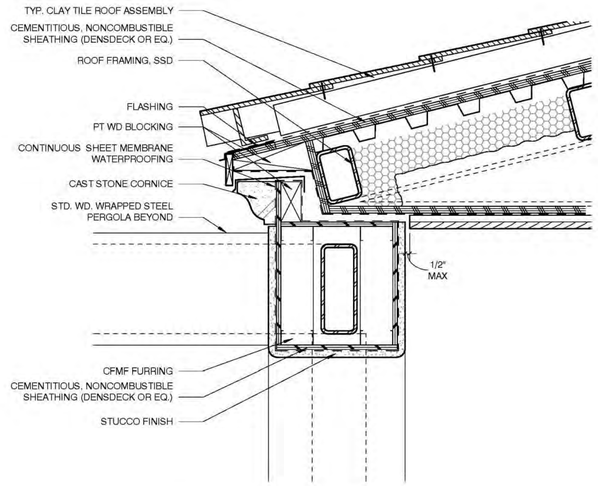
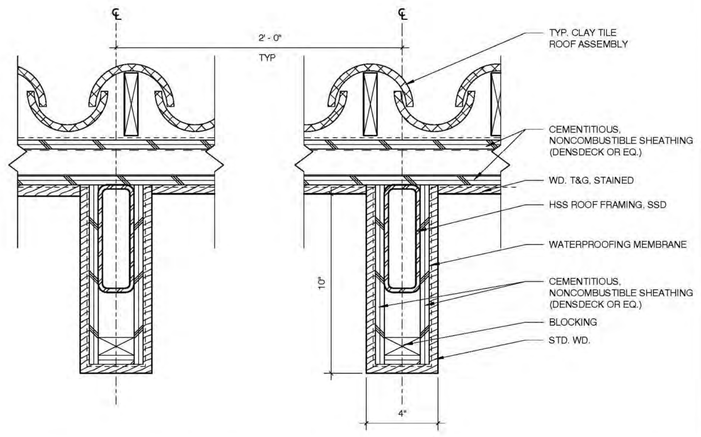
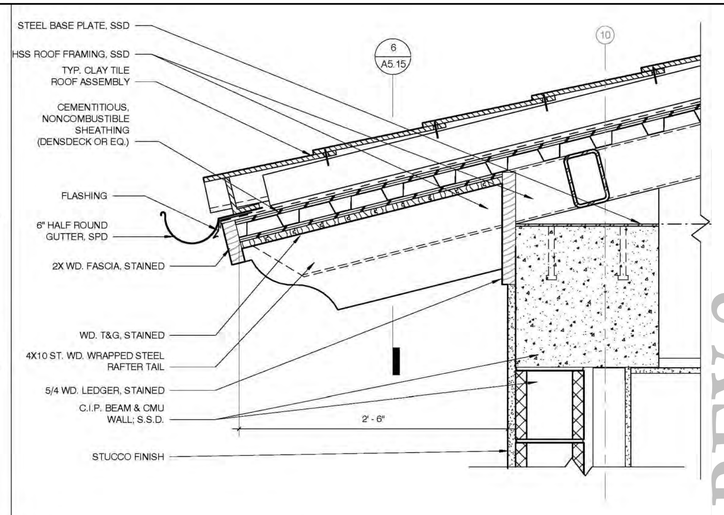


9 EAVE @ PERGOLA TRANSITION 1 1/2" = 1'-0"



6 TYP WD WRAPPED RAFTER TAIL SECTION 3" = 1'-0"



3 TYP. 2'-6" EAVE w/ RAFTER TAIL 1 1/2"

8 TYP EAVE @ STUCCO CORNICE 1 1/2" = 1'-0"

5 BRIDGE EAVE 1 1/2" = 1'-0"

2 TYP. 2'-6" EAVE @ DOUBLE RAFTER TAIL 1 1/2"

7 TYP. EAVE @ STONE CORNICE 1 1/2" = 1'-0"

4 TYP. 1'-2" EAVE w/ RAFTER TAIL 1 1/2" = 1'-0"

1 ENTRY COURT EAVE & PARAPET 1 1/2"

FINAL SUBMITTAL REV 2

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NEW YORK · SAN FRANCISCO
10 East 40th Street, New York, NY 10016
Tel: 212.759.3549, Fax: 212.481.3768
Email: NY@harthowerton.com

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PALM BEACH

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REVISIONS

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DRAWING TITLE:
F.E.C.
EXTERIOR DETAILS

PROJECT #: 22-525
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CHECKED BY: AFT, RR, DR, KB, MDC

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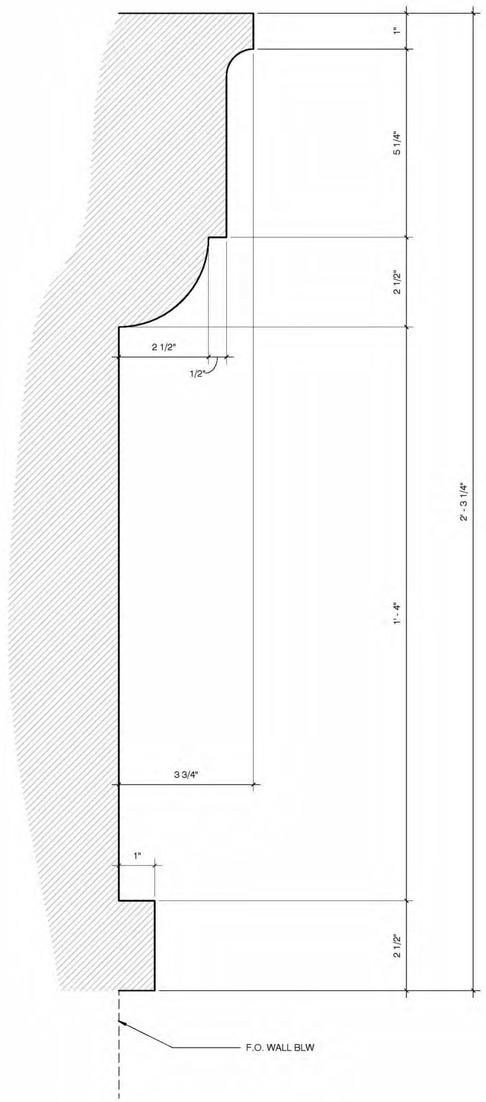
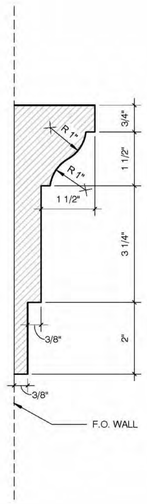
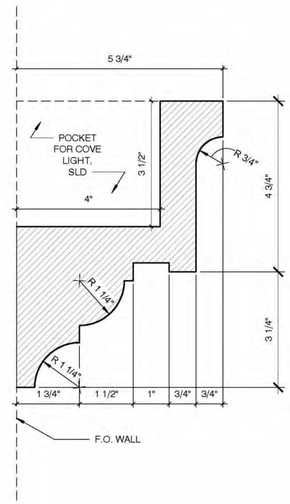


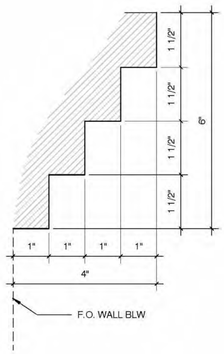
5 STRING COURSE 6" = 1'-0"



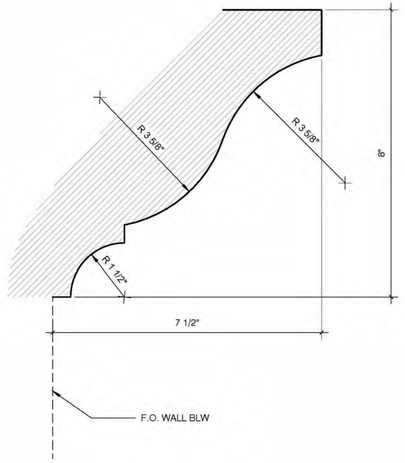
4 IMPOST 6" = 1'-0"



3 PORCH CORNICE 6" = 1'-0"



2 STEPPED CORNICE 6"



1 PRIMARY CORNICE 6"

0 4 8 16

FINAL SUBMITTAL REV 2

HART HOWERTON
NEW YORK • SAN FRANCISCO
10 East 40th Street, New York, NY 10016
Tel : 212 683 5631 Fax : 212 481 3768
Email : NY@harthowerton.com

THE BREAKERS PALM BEACH

1 S COUNTY RD
PALM BEACH, FLORIDA 33480

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SCALE: 12" = 1'-0"

NOTE: DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

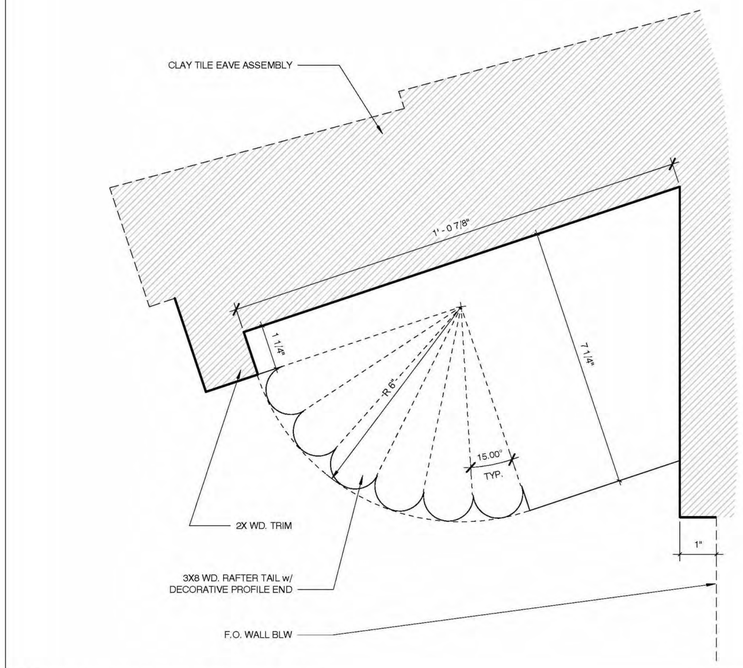
NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXTERIOR DETAILS

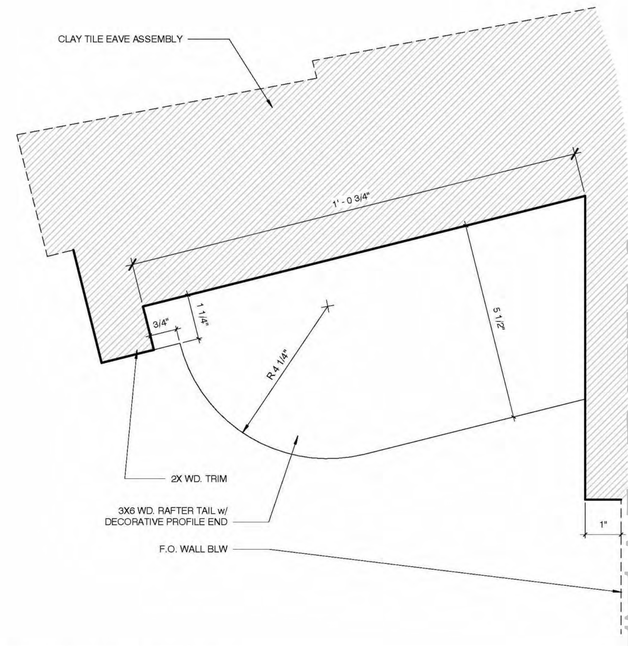
PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-73

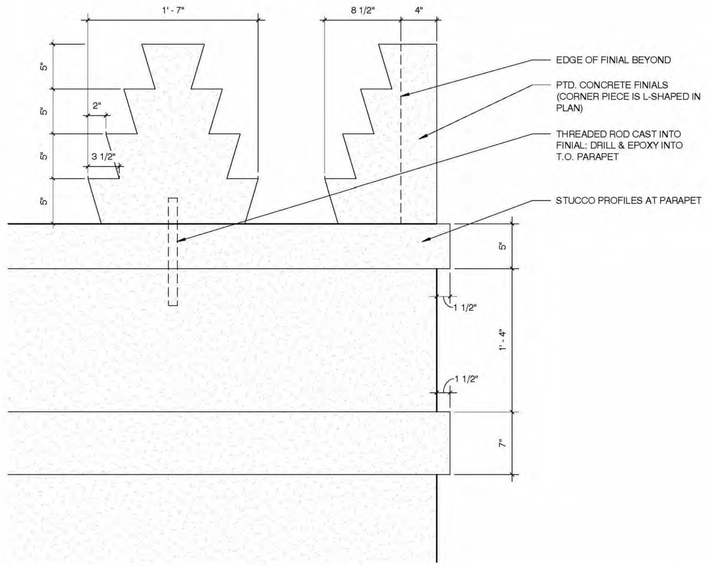
7/2/2025 5:25:55 PM



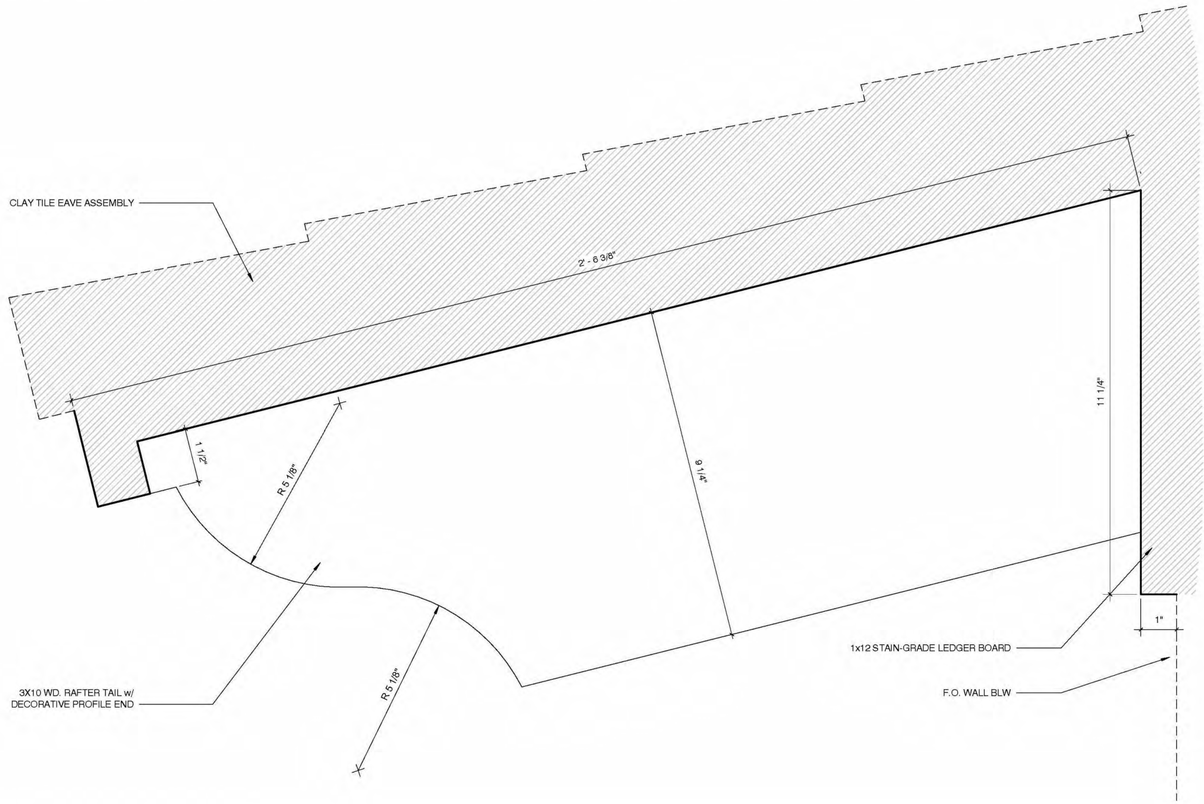
3 RAFTER PROFILE @ ENTRY COURT 6" = 1'-0"



2 TYP. RAFTER PROFILE @1'-2" EAVE 6'



4 ENTRY PAVILION PARAPET 1 1/2" = 1'-0"



1 TYP. RAFTER PROFILE @ 2'-6" EAVE 6'

0 4 8 16

FINAL SUBMITTAL REV 2

HART HOWERTON
NEW YORK • SAN FRANCISCO
10 East 40th Street, New York, NY 10016
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1 S COUNTY RD
PALM BEACH, FLORIDA 33480

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MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

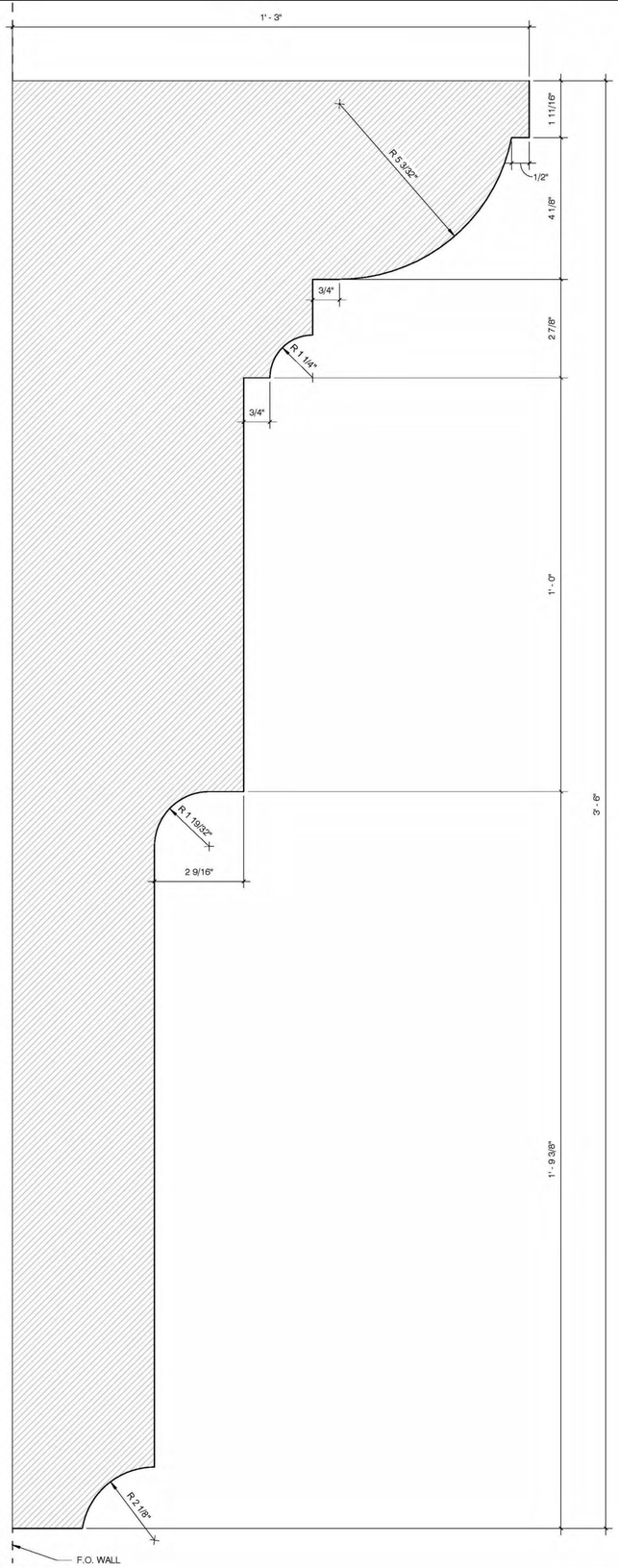
NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXTERIOR DETAILS

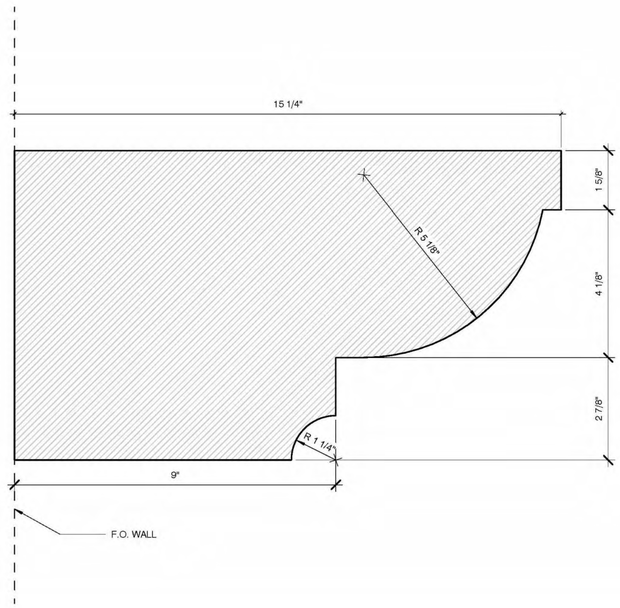
PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-74

7/2/2025 5:25:55 PM



2 MAJOR WOOD EAVE BRACKET 6" = 1'-0"



1 MINOR WOOD EAVE BRACKET 6'

0 4 8 16

FINAL SUBMITTAL REV 2

HART HOWERTON
NEW YORK • SAN FRANCISCO
10 East 40th Street, New York, NY 10016
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1 S COUNTY RD
PALM BEACH, FLORIDA 33480

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DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB. 2

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EXTERIOR DETAILS

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC A-75

7/2/2025 5:25:56 PM

GENERAL LEGEND

- TRACT LINE
- LIMIT OF WORK (LOW)
- COSTAL CONSTRUCTION CONTROL LINE (CCCL)

EXISTING PARKING	
STANDARD	52 SPACES
ACCESSIBLE	4 SPACES
TOTAL	**56 SPACES**
INTERIM (DURING CONSTRUCTION) PARKING	
STANDARD	7 SPACES
ACCESSIBLE	0 SPACES
TOTAL	**7 SPACES***
PROPOSED PARKING	
STANDARD	40 SPACES
ACCESSIBLE	3 SPACES
TOTAL	**43 SPACES****

*FOR INTERIM PARKING 49 SPACES TO BE PROVIDED OFF SITE TO BRING COUNT TO 56

**FOR PROPOSED PARKING 13 SPACES TO BE PROVIDED IN THE CENTRAL PARKING LOT TO BRING COUNT TO 56



0 30 60

1 PROPOSED SITE PLAN

1" = 30'-0"

7/1/2025 11:39:00 AM

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
JANINE H. HOWERTON
Exp. 11/30/2026
LA0660852
REGISTERED LANDSCAPE ARCHITECT

HART HOWERTON
NEW YORK · SAN FRANCISCO
10 East 40th Street, New York, NY 10016
Tel: 212.683.3683 Fax: 212.481.3768
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THE BREAKERS
PALM BEACH
1 S COUNTY RD
PALM BEACH, FLORIDA 33480

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01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB.

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
PROPOSED SITE PLAN

PROJECT #:
22-525-FEC
DRAWN BY:
MU
CHECKED BY:
JN

DRAWING NO:
FEC L0-00

TREE ID	TYPE_TRUNK DIAMETER (IN INCHES)	CANOPY RADIUS (IN FEET)	BOTANICAL NAME	COMMON NAME	NATIVE	REMOVED
1301	PALM 17	13	PHOENIX SYLVESTRIS	SILVER DATE PALM		
1302	MISC 6	7	LIGUSTRUM JAPONICUM	JAPANESE PRIVET		X
1310	PALM 4	5	COCOS NUCIFERA	MALAYAN DWARF		X
1311	PALM 10	8	COCOS NUCIFERA	MALAYAN DWARF		X
1312	PALM 11	9	COCOS NUCIFERA	MALAYAN DWARF		
1313	PALM 4	6	COCOS NUCIFERA	MALAYAN DWARF		X
1314	PALM 5	5	COCOS NUCIFERA	MALAYAN DWARF		X
1315	PALM 10	9	COCOS NUCIFERA	MALAYAN DWARF		X
1316	PALM 9	9	COCOS NUCIFERA	MALAYAN DWARF		
1317	PALM 6	6	COCOS NUCIFERA	MALAYAN DWARF		
1318	PALM 12	11	COCOS NUCIFERA	MALAYAN DWARF		
1323	PALM 14	7	SABAL PALMETTO	SABAL PALM	NATIVE	
1324	PALM 10	7	SABAL PALMETTO	SABAL PALM	NATIVE	
1343	PALM 10	11	COCOS NUCIFERA	MALAYAN DWARF		X
1344	PALM 10	9	COCOS NUCIFERA	MALAYAN DWARF		X
1345	PALM 8	8	COCOS NUCIFERA	MALAYAN DWARF		X
1346	PALM 11	12	COCOS NUCIFERA	MALAYAN DWARF		X
1347	PALM 9	9	COCOS NUCIFERA	MALAYAN DWARF		X
1348	PALM 8	7	SABAL PALMETTO	SABAL PALM	NATIVE	X
1349	PALM 9	11	COCOS NUCIFERA	MALAYAN DWARF		X
1350	PALM 16	13	COCOS NUCIFERA	MALAYAN DWARF		X
1351	PALM 12	8	SABAL PALMETTO	SABAL PALM	NATIVE	X
1352	PALM 12	13	COCOS NUCIFERA	MALAYAN DWARF		X
1353	PALM 9	12	COCOS NUCIFERA	MALAYAN DWARF		X
1354	PALM 8	6	SABAL PALMETTO	SABAL PALM	NATIVE	X
1355	PALM 8	9	COCOS NUCIFERA	MALAYAN DWARF		X
1356	PALM 11	7	COCOS NUCIFERA	MALAYAN DWARF		X
1359	PALM 10	10	COCOS NUCIFERA	MALAYAN DWARF		X
1360	PALM 13	7	SABAL PALMETTO	SABAL PALM	NATIVE	X
1361	PALM 6	7	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM		X
1362	PALM 7	9	COCOS NUCIFERA	MALAYAN DWARF		X
1363	MISC 20	11	COCCOLOBA UVIFERA	SEA GRAPE	NATIVE	X
1364	PALM 4	8	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM		X
1365	PALM 4	7	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM		X
1366	PALM 5	7	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM		X
1367	PALM 4	7	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM		X
1368	PALM 4	9	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM		X
1369	PALM 11	12	COCOS NUCIFERA	MALAYAN DWARF		X
1370	PALM 11	7	SABAL PALMETTO	SABAL PALM	NATIVE	X
1371	OAK 8	10	LIGUSTRUM JAPONICUM	JAPANESE PRIVET		X
1372	OAK 12	24	COCCOLOBA UVIFERA	SEA GRAPE	NATIVE	X
1373	PALM 11	7	SABAL PALMETTO	SABAL PALM	NATIVE	X
1374	PALM 9	10	COCOS NUCIFERA	MALAYAN DWARF		X
1375	PALM 8	9	COCOS NUCIFERA	MALAYAN DWARF		X
1376	PALM 15	13	COCOS NUCIFERA	MALAYAN DWARF		X
1377	PALM 10	10	COCOS NUCIFERA	MALAYAN DWARF		X
1378	PALM 11	12	RAVENALA MADAGASCARIENSIS	TRAVELLERS PALM		X
1379	PALM 7	8	RAVENALA MADAGASCARIENSIS	TRAVELLERS PALM		X
1380	PALM 8	10	RAVENALA MADAGASCARIENSIS	TRAVELLERS PALM		X
1381	PALM 7	4	COCOS NUCIFERA	MALAYAN DWARF		X
1382	PALM 9	8	COCOS NUCIFERA	MALAYAN DWARF		X
1383	PALM 10	9	COCOS NUCIFERA	MALAYAN DWARF		X
1384	PALM 10	10	COCOS NUCIFERA	MALAYAN DWARF		X
1385	PALM 9	11	COCOS NUCIFERA	MALAYAN DWARF		X
1386	PALM 9	9	COCOS NUCIFERA	MALAYAN DWARF		X
1387	PALM 8	11	COCOS NUCIFERA	MALAYAN DWARF		X
1388	PALM 8	10	COCOS NUCIFERA	MALAYAN DWARF		X
1389	MISC 16	18	COCCOLOBA UVIFERA	SEA GRAPE	NATIVE	X
1390	PALM 10	7	COCOS NUCIFERA	MALAYAN DWARF		X
1393	PALM 9	6	COCOS NUCIFERA	MALAYAN DWARF		X
1394	PALM 11	5	SABAL PALMETTO	SABAL PALM	NATIVE	X
1395	PALM 9	6	SABAL PALMETTO	SABAL PALM	NATIVE	X
1396	PALM 12	6	COCOS NUCIFERA	MALAYAN DWARF		X
1397	PALM 8	8	COCOS NUCIFERA	MALAYAN DWARF		X
1398	PALM 12	7	COCOS NUCIFERA	MALAYAN DWARF		X
1399	PALM 12	8	COCOS NUCIFERA	MALAYAN DWARF		X
1400	PALM 11	6	SABAL PALMETTO	SABAL PALM	NATIVE	X
1401	PALM 13	6	SABAL PALMETTO	SABAL PALM	NATIVE	X
1402	PALM 10	9	COCOS NUCIFERA	MALAYAN DWARF		X
1403	PALM 13	9	COCOS NUCIFERA	MALAYAN DWARF		X
1404	PALM 11	8	COCOS NUCIFERA	MALAYAN DWARF		
1405	PALM 9	13	COCOS NUCIFERA	MALAYAN DWARF		X
1406	PALM 9	11	COCOS NUCIFERA	MALAYAN DWARF		X
1407	PALM 9	9	COCOS NUCIFERA	MALAYAN DWARF		X
1408	PALM 9	10	COCOS NUCIFERA	MALAYAN DWARF		X
1409	PALM 12	11	COCOS NUCIFERA	MALAYAN DWARF		X
1410	PALM 9	12	COCOS NUCIFERA	MALAYAN DWARF		
1411	PALM 11	7	COCOS NUCIFERA	MALAYAN DWARF		
1412	PALM 10	9	COCOS NUCIFERA	MALAYAN DWARF		
1413	PALM 13	6	COCOS NUCIFERA	MALAYAN DWARF		
1414	PALM 11	5	COCOS NUCIFERA	MALAYAN DWARF		
1430	MISC 6	6	ROYSTONEA REGIA	ROYAL PALM	NATIVE	X
1431	PALM 21	11	ROYSTONEA REGIA	ROYAL PALM	NATIVE	X
1432	PALM 10	6	COCOS NUCIFERA	MALAYAN DWARF		X
1433	PALM 14	7	COCOS NUCIFERA	MALAYAN DWARF		X
1434	PALM 11	9	COCOS NUCIFERA	MALAYAN DWARF		X
1435	PALM 12	7	SABAL PALMETTO	SABAL PALM	NATIVE	X
1436	PALM 10	10	COCOS NUCIFERA	MALAYAN DWARF		
1437	PALM 13	7	SABAL PALMETTO	SABAL PALM	NATIVE	
1438	PALM 12	7	SABAL PALMETTO	SABAL PALM	NATIVE	
1446	PALM 8	7	SABAL PALMETTO	SABAL PALM	NATIVE	X
1447	PALM 12	6	SABAL PALMETTO	SABAL PALM	NATIVE	X
1448	PALM 19	7	SABAL PALMETTO	SABAL PALM	NATIVE	X
1449	PALM 6	9	COCOS NUCIFERA	MALAYAN DWARF		X
1450	PALM 12	7	SABAL PALMETTO	SABAL PALM	NATIVE	X
1473	PALM 8	12	COCOS NUCIFERA	MALAYAN DWARF		X
1474	PALM 9	6	SABAL PALMETTO	SABAL PALM	NATIVE	X
1475	PALM 14	11	PHOENIX SYLVESTRIS	SILVER DATE PALM		
1510	PALM 6	4	RAVENALA MADAGASCARIENSIS	TRAVELLERS PALM		X
1511	PALM 7	3	COCOS NUCIFERA	MALAYAN DWARF		X
1543	PALM 11	7	SABAL PALMETTO	SABAL PALM	NATIVE	X
1544	PALM 10	6	RAVENALA MADAGASCARIENSIS	TRAVELLERS PALM		X
1545	PALM 10	6	RAVENALA MADAGASCARIENSIS	TRAVELLERS PALM		X
1546	PALM 10	5	RAVENALA MADAGASCARIENSIS	TRAVELLERS PALM		X
1547	PALM 10	10	RAVENALA MADAGASCARIENSIS	TRAVELLERS PALM		X

NUMBER OF TREES MAINTAINED				17
NUMBER OF TREES REMOVED				88
TOTAL NUMBER OF TREES				105

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
JANINE H. HOWERTON
Exp. 11/30/2026
LA6666852
REGISTERED LANDSCAPE ARCHITECT

HART HOWERTON
NEW YORK · SAN FRANCISCO
10 East 40th Street, New York, NY 10016
Tel: 212.683.3663 Fax: 212.481.3768
Email: NY@harthowerton.com

THE BREAKERS
PALM BEACH

15 COUNTY RD
PALM BEACH, FLORIDA 33480

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MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB.

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
TREE DISPOSITION SCHEDULE

PROJECT #:
22-525-FEC
DRAWN BY:
MU
CHECKED BY:
JN

DRAWING NO:
FEC L0-01

6/30/2025 2:56:05 PM

GENERAL LEGEND

LIMIT OF WORK (LOW)

TREE DISPOSITION LEGEND

- EXISTING PALM TO BE MAINTAINED
- EXISTING PALM TO BE REMOVED
- EXISTING CANOPY TREE TO BE MAINTAINED
- EXISTING CANOPY TREE TO BE REMOVED



1 TREE DISPOSITION PLAN

1" = 30'-0"

0 30 60

6/30/2025 2:56:09 PM

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
JANINE H. HOWERTON
Exp. 11/30/2026
LA6660852
REGISTERED LANDSCAPE ARCHITECT

HART HOWERTON
NEW YORK • SAN FRANCISCO
10 East 40th Street, New York, NY 10016
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PALM BEACH, FLORIDA 33480

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DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB.

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C. TREE DISPOSITION PLAN

PROJECT #:
22-525-FEC
DRAWN BY:
MU
CHECKED BY:
JN

DRAWING NO:
FEC L0-02

CATEGORY	KEYNOTE	ITEM	MATERIAL	FINISH	NOTES
PAVING	P1	VEHICULAR BRICK PAVER	BRICK	TO MATCH EXISTING	MAIN ACCESS ROADS
	P2	VEHICULAR ASPHALT PAVEMENT	ASPHALT	TO MATCH EXISTING	SERVICE AREAS
	P3	VEHICULAR CONCRETE PAVEMENT	CONCRETE	TO MATCH EXISTING	RE-CONFIGURE GOLF CART TURN-AROUND, SERVICE YARD
	P4	PEDESTRIAN STONE PAVER	JERUSALEM GREY GOLD PAVER	SLIP RESISTANT	12"X24"; 6"X12"; 3"X6" @2cm THICK, LINEAR PATTERN, OFFSET, MORTAR SET,ANTI-FRACTURE MEMBRANE, IMPREGNATING SEALER DRYTREAT 405K. SUBMIT SHOP DRAWINGS, SAMPLES OF PAVERS FOR APPROVAL PRIOR TO FABRICATION
	P5	ENTRY STONE PAVER	JERUSALEM GREY GOLD PAVER	SLIP RESISTANT	18"X18" @1.5" THICK, DIAMOND PATTERN, SAND SET, IMPREGNATING SEALER DRYTREAT 405K. SUBMIT SHOP DRAWINGS, SAMPLES OF PAVERS FOR APPROVAL PRIOR TO FABRICATION
	P6	STONE PAVER WITH GRASS JOINTS	JERUSALEM GREY GOLD PAVER	SLIP RESISTANT	18"X18" @3" THICK, DIAMOND PATTERN, SAND SET, IMPREGNATING SEALER DRYTREAT 405K. SUBMIT SHOP DRAWINGS, SAMPLES OF PAVERS FOR APPROVAL PRIOR TO FABRICATION
	P7	BASKETBALL - CUSHION MAT SURFACE	PREFABRICATED CUSHIONED RUBBER MAT WITH MULTILAYER ACRYLIC SURFACING	OCEAN BLUE	REBOUND ACE GS8 SYSTEM BY FLORIDA SPORTS SURFACES OR APPROVED SIMILAR
	P8	SHUFFLEBOARD - IPE DECK	IPE DECK	IPE NATURAL FINISH	5/4" X6" PRE GROOVED DECKING, HIDDEN FASTENER METHOD ON 'PIER SUPPORT SYSTEM (2) SHUFFLEBOARD - COURT LINES PAINTED WITH EXTERIOR ACRYLIC LATEX PAINT APPLIED PER SPECIFICATIONS
	P9	BOCCE - CRUSHED OYSTER SHELL	DECOMPOSED GRANITE & OYSTER FLOUR BOCCE COURT MIX	TAN	3 INCH LAYER OF A BLENDED MIXTURE OF DECOMPOSED GRANITE & OYSTER FLOUR, BY MORSPORTSGROUP OR APPROVED SIMILAR
	P10	MINI GOLF - TURF	SYNTHETIC PUTTING TURF	GREEN	PUTTING SURFACE:3/8" HEIGHT PILE WITH SLOPED EDGE CONTAINMENT,SEE DETAIL FOR ALT A- INSTALL ON CONCRETE SLAB AND ALT B- INSTALL ON AGGREGATE BASE SYSTEM. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION
	P11	PLAYGROUND - RUBBER SURFACE	POUR IN PLACE RUBBER SURFACE	BLUE & TAN TONES	KOMPAN INC. INCORPORATED PLAYGROUND EQUIPMENT WITH REQUIRED SURFACES. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION
	P12	PEDESTRIAN CONCRETE PAVEMENT	CONCRETE	TO MATCH EXISTING	TO MATCH EXISTING
	P13	ENGRAVED STONE	JERUSALEM GREY GOLD PAVER	SLIP RESISTANT	2" THICK PAVERS WITH 1/4" DEPTH SAND BLASTED ENGRAVINGS OF CLIENT APPROVED PHRASES, IMPREGNATING SEALER DRYTREAT 405K. SUBMIT SHOP DRAWINGS, SAMPLES OF PAVER ENGRAVED FOR APPROVAL PRIOR TO FABRICATION
CURBS & WALLS	C1	CONCRETE CURB	POUR IN PLACE CONCRETE	TO MATCH EXISTING	ALONG BOH/ PARKING/ RECONFIGURED ACCESS ROAD
	C2	FLUSHED CURB	POUR IN PLACE CONCRETE	TO MATCH EXISTING	PARKING AND SIDEWALKS ALONG ACCESS ROAD
	C3	BOCCE EDGE	CONCRETE CURB WITH IPE VENEER	IPE VENEER	RAISED BOCCE CURB EDGE WITH RECESSED LIGHTING AND ADA ACCESS. IPE VENEER TO HAVE HIDDEN FASTENERS, CONCRETE FASTENERS ARE RECESSED AND WOOD FILLED
	C4	SHUFFLEBOARD EDGE	CONCRETE CURB WITH JERUSALEM GREY GOLD VENEER	BRUSHED	2CM STONE, MORTAR SET ON RAISED EDGE
	W1	TURTLE FOUNTAIN - SEAT WALL	SEAT WALL WITH CERAMIC TILE	MAJOLICA TECHNIQUE OF OVERGLAZE CUSTOM HAND PAINTED TILE	TILE SEATING BENCH ON ALL EXPOSED SIDES. SUBMIT SHOP DRAWINGS, SAMPLES OF TILES, LAYOUT SKETCH OF ARTWORK FOR APPROVAL PRIOR TO FABRICATION
GATES & FENCES	F1	GOLF SAFETY NET	25' SAFETY NETTING POLY 2000 WITH METAL SUPPORT POSTS	TO MATCH EXISTING	POST SPACING SPACING AND SIZING PER TEX-NET USA GOLF
	F2	6' FENCE - SITE SECURITY	ALUMINUM 6063 T5	POWDER COATED DARK BRONZE	SUBMIT SHOP DRAWINGS, SAMPLES OF ALL FINISHES AND SAMPLE PANELS FOR APPROVAL PRIOR TO FABRICATION
	F3	4' FENCE- PLAYGROUND	ALUMINUM 6063 T5	POWDER COATED DARK BRONZE	SUBMIT SHOP DRAWINGS, SAMPLES OF ALL FINISHES AND SAMPLE PANELS FOR APPROVAL PRIOR TO FABRICATION
	F4	7' FENCE - UTILITY YARD	ALUMINUM 6063 T5	POWDER COATED DARK BRONZE	SUBMIT SHOP DRAWINGS, SAMPLES OF ALL FINISHES AND SAMPLE PANELS FOR APPROVAL PRIOR TO FABRICATION
	G1	6' GATE - UTILITY YARD (DOUBLE)	ALUMINUM 6063 T5	POWDER COATED DARK BRONZE	SUBMIT SHOP DRAWINGS, SAMPLES OF ALL FINISHES AND SAMPLE PANELS FOR APPROVAL PRIOR TO FABRICATION, INTEGRATED PANIC HARDWARE AND KEY CODE ELECTRONIC ACCESS
	G2	6' GATE - UTILITY YARD (SINGLE)	ALUMINUM 6063 T5	POWDER COATED DARK BRONZE	SUBMIT SHOP DRAWINGS, SAMPLES OF ALL FINISHES AND SAMPLE PANELS FOR APPROVAL PRIOR TO FABRICATION, INTEGRATED PANIC HARDWARE AND KEY CODE ELECTRONIC ACCESS
	G3	4' GATE - PLAYGROUND (SINGLE)	ALUMINUM 6063 T5	POWDER COATED DARK BRONZE	SUBMIT SHOP DRAWINGS, SAMPLES OF ALL FINISHES AND SAMPLE PANELS FOR APPROVAL PRIOR TO FABRICATION, INTEGRATED SELF CLOSING SELF LATCHING HARDWARE, LOCKABLE
	G4	GATE - BOH ARM GATE	TO MATCH EXISTING	TO MATCH EXISTING	RELOCATE EXISTING NICE MBAR7 BARRIER WITH MAXTEK RFID READER AND STICKERS FOR ACCESS.
FOUNTAINS	FT1	TURTLE FOUNTAIN	CAST STONE FOR THE TURTLES AND BOWL, BASIN IS STRUCTURAL REINFORCED CONCRETE WITH TILE	CAST STONE TO BE LIGHT SANDBLASTED, LIGHT BEIGE COLOR, BASIN TILE TO BE MOSAIC TILE IN CUSTOM PATTERN	ALL EXPOSED SIDES OF BASIN TO HAVE 4"x4" HAND SCREENED MOSAIC CLAY TILE, MORTAR SET WITH IMPREGNATING SEALANT; SEE AQUATIC CONSULTANT DRAWINGS FOR FOUNTAIN SPECIFICATIONS. SUBMIT SHOP DRAWINGS, SAMPLES OF TILE ARTWORK FOR APPROVAL PRIOR TO FABRICATION
	FT2	MINI-GOLF FOUNTAIN	BASIN IS STRUCTURAL REINFORCED CONCRETE WITH OOLITE BOULDERS AND RIVER COBBLE	BASIN CONCRETE TO HAVE INTEGRATED STAIN (TAUPE)	SEE AQUATIC CONSULTANT DRAWINGS FOR SPECIFICATIONS
TOPIARIES	T1	TOPIARY	3/8" REBAR, WIRE MESH, FISHING LINE, CONCRETE FOOTING	COVER IN FICUS REPENS PUMILA WITH ADDITIONAL VINES AND SUCCULANTS	PACK FRAME WITH SPHAGNUM MOSS

CATEGORY	KEYNOTE	ITEM	MATERIAL	FINISH	NOTES
PLAYGROUND ELEMENTS	PG1	CUSTOM PLAYGROUND 'ALICIA'	STEEL POSTS AND FOOTINGS, PE SLIDE. CLIMBING NETS AND ROPES, HDPE PLATFORMS	POWDER-COATED STEEL, MOLDED PE	KOMPAN KRS8201073. FOR CHILDREN AGES 5-12. CUSTOM KOMPAN DESING.
	PG2	SWINGS	HOT DIP GALVANIZED STEEL FRAME, PP CORE WITH RUBBER OUTER SEAT, STAINLESS STEEL CHAINS	GALVANIZED STEEL FRAME, BLACK RUBBER SEATS	KOMPAN KSW924 WITH 4 BABY SEATS (ITEM NOS. KSW924-0910 & SW990023-00). FOR CHILDREN AGES 2–5.
	PG3	ROLLER	GALVANIZED STEEL, ECO CORE HDPE PANELS, EKOGRIP RUBBER TOP, SEALED STEEL BEARINGS	GALVANIZED STEEL, NON-SKID MOLDED RUBBER SURFACE	KOMPAN GXY970 (ITEM NO. GXY970032-3717). FOR CHILDREN AGES 5-12.
	PG4	LILYPAD CYMBALS	ANODIZED ALUMINUM CYMBALS; POWDER-COATED STEEL POST; STAINLESS STEEL HARDWARE	ANODIZED CYMBALS; COLORED POWDER-CATED POST	FREENOTES LILYPAD CYMBALS (ITEM No. LPAD-IG-REC / LPAD-IG-STL). FOR CHILDREN AGES 2-12.
	PG5	CYCLONE	STAINLESS STEEL FRAME; POLYCARBONATE WHEEL; STAINLESS STEEL BALL BEARINGS	BRUSHED STAINLESS STEEL; CLEAR POLYCARBONATE	PERCUSSION PLAY CYCLONE. FOR ALL AGES.
	PG6	TALK TUBES	STAINLESS STEEL SOUND CONES; 3" RIGID MDPE PIPING	BRUSHED STAINLESS STEEL	PERCUSSION PLAY TALK TUBES. FOR CHILDREN AGES 2-12.
MISC. SITE ELEMENTS	A1	TRENCH DRAIN	STAINLESS STEEL FRAME	2" THICK JERUSALEM GREY GOLD PAVER TOP	PAVER WITH CUSTOM DRAIN SLOTS PER STONE SUPPLIER. TRENCH DRAIN PER DURA TRENCH
	A2	AREA DRAIN	STAINLESS STEEL FRAME	2" THICK JERUSALEM GREY GOLD PAVER TOP	PAVER WITH CUSTOM DRAIN SLOTS PER STONE SUPPLIER. TRENCH DRAIN PER DURA TRENCH
	A3	BIKE RACK	SOLID CORROSION-RESISTANT CAST ALUMINUM CONSTRUCTION	CUSTOM DESIGN, WHITE POWDER COAT	WELD ON ALL SIDES; GRIND ALL SURFACES FOR UNIFORM APPEARANCE. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
	A4	(2) BASKETBALL HOOPS	5 GAUGE RIGID STEEL POST AND FRAME, TEMPERED GLASS BACKBOARD, NYLON NET	POWDER COATED WHITE, CLEAR GLASS	MEGASLAM 60 BASKETBALL HOOP PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. REFER TO THE MEGA SLAM HOOPS INSTALLATION MANUAL FOR ALL DIMENSIONS, ANCHOR REQUIREMENTS, AND ASSEMBLY PROCEDURES. 60 IN-GROUND ADJUSTABLE SYSTEM. 2" PADDING ON POST/ BASE
	A5	MINI-GOLF BRIDGE	SOLID CORROSION-RESISTANT CAST ALUMINUM CONSTRUCTION WITH IPE WALKING SURFACE	POWDER COATED DARK BRONZE RAILING	GRIND CONNECTIONS AND EDGES SMOOTH, SLIP RESISTANT STRIPS ON WALKING SURFACE,SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
	A6	MINI-GOLF BREAKERS MODEL	COMPOSITE FOR EXTERIOR COSTAL CONDITIONS	PAINTED TO MATCH EXISTING HOTEL	SCALED MODEL REPLICA OF THE BREAKERS WITH INTEGRATED LIGHTING FOR EXTERIOR USE
	A7	PLAYGROUND SHADE STRUCTURE	SHADE FABRIC SHAPES AND STRUCTURE PER KOMPAN ENGINEERS	WHITE FABRIC AND WHITE POWDERCOATED STRUCTURE	KOMPAN TO INTEGRATE SHADE STRUCTURES INTO PLAY SURFACES
	A8	PLAYGROUND BENCH	ALT A: POUR IN PLACE CONCRETE SEAT WITH MOSAIC SHARDS OF CERAMIC TILE ALT B: ARCHITECTURAL PRECAST WITH MOSAIC SHARDS OF CERAMIC TILE	CERAMIC SHARDS IN CUSTOM PATTERN WITH SHARP EDGES GRINDED SMOOTH	MOSAIC 'TRENCADIS' TECHNIQUE TO BE USED, MORTAR SET, SUBMIT SHOP DRAWINGS, SAMPLES OF TILES, LAYOUT SKETCH OF ARTWORK FOR APPROVAL PRIOR TO FABRICATION
	A9	WHISPERING SHELL BENCH	ARCHITECTURAL PRECAST	LIGHT SANDBLASTED FINISH	CUSTOM SHELL DESIGN WITH INTEGRATED SOUND TUBE AND LIGHTING, MOUNTAED ON CONCRETE FOUNDATION, SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
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Exp. 11/30/2025
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MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB.

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C. MATERIAL SCHEDULE

PROJECT #:
22-525-FEC
DRAWN BY:
MU
CHECKED BY:
JN

DRAWING NO:
FEC L1-00

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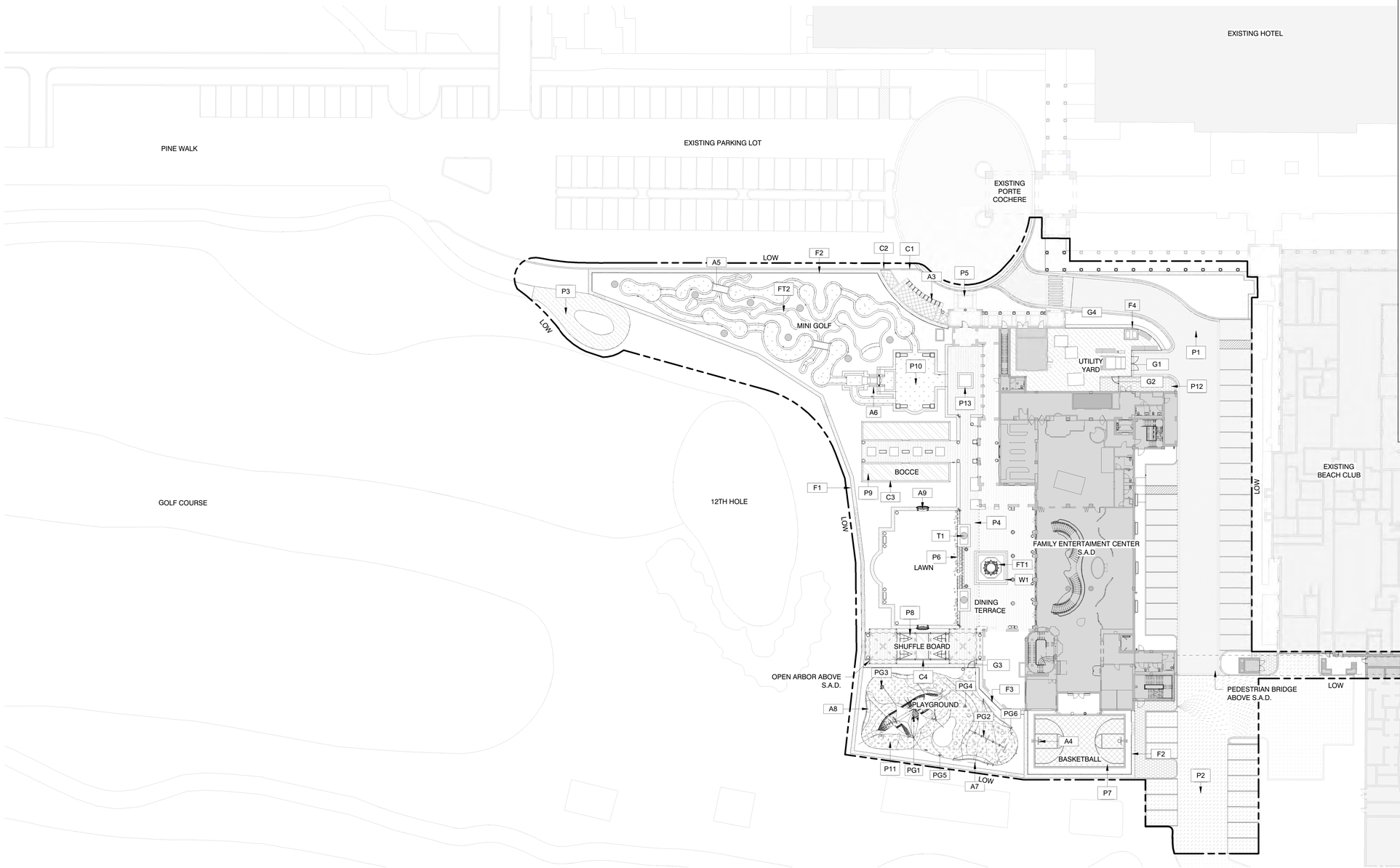

1 MATERIAL PLAN

1" = 30'-0"

GENERAL LEGEND

LIMIT OF WORK (LOW)

MATERIAL LEGEND

PAVING

- P1 - VEHICULAR BRICK PAVER
- P2 - VEHICULAR ASPHALT PAVEMENT
- P3 - VEHICULAR CONCRETE PAVEMENT
- P4 - PEDESTRIAN STONE PAVER
- P5 - ENTRY STONE PAVER
- P6 - STONE PAVER WITH GRASS JOINTS
- P7 - BASKETBALL - CUSHION MAT SURFACE
- P8 - SHUFFLEBOARD - IPE DECK
- P9 - BOCCE - CRUSHED OYSTER SHELL
- P10 - MINI GOLF - TURF
- P11 - PLAYGROUND - RUBBER SURFACE
- P12 - PEDESTRIAN CONCRETE PAVEMENT
- P13 - ENGRAVED STONE

CURBS & WALLS
C1 - CONCRETE CURB
C2 - FLUSHED CURB
C3 - BOCCE EDGE
C4 - SHUFFLEBOARD EDGE
W1 - TURTLE FOUNTAIN - SEAT WALL

GATES & FENCES
F1 - GOLF SAFETY NET
F2 - FENCE - SITE SECURITY
F3 - FENCE - PLAYGROUND
F4 - FENCE - UTILITY YARD
G1 - GATE - UTILITY YARD (DOUBLE)
G2 - GATE - UTILITY YARD (SINGLE)
G3 - GATE - PLAYGROUND (SINGLE)
G4 - GATE - BOH ARM GATE

FOUNTAINS
FT1 - TURTLE FOUNTAIN
FT2 - MINI-GOLF FOUNTAIN

TOPIARIES
T1 - TOPIARY

PLAYGROUND ELEMENTS
PG1 - CUSTOM PLAYGROUND 'ALICIA'
PG2 - SWINGS
PG3 - ROLLER
PG4 - LILYPAD CYMBALS
PG5 - CYCLONE
PG6 - TALK TUBES

MISC. SITE ELEMENTS
A1 - TRENCH DRAIN
A2 - AREA DRAIN
A3 - BIKE RACK
A4 - BASKETBALL HOOP
A5 - MINI-GOLF BRIDGE
A6 - MINI-GOLF BREAKERS MODEL
A7 - PLAYGROUND SHADE STRUCTURE
A8 - PLAYGROUND BENCH
A9 - WHISPERING SHELL BENCH

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
MATERIAL PLAN

PROJECT #:
22-525-FEC
DRAWN BY:
MU
CHECKED BY:
JN

DRAWING NO:
FEC L1-01

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CATEGORY	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SUPPLIER	NATIVE
TREES	CR	185	Clusia Rosea	Pitch Apple	8ft HT, 3ft Spr. Full, Heavy, low branch, Florida Fancy	Native Tree Nursery, Inc. Homestead, Florida	FLORIDA NATIVE
	CC	22	Capparis cynophallophora	Jamaica Caper	6ft HT, 3ft Spr. Full, Heavy, low branch,Florida Fancy	Native Tree Nursery, Inc. Homestead, Florida	FLORIDA NATIVE
	AE	5	Ardisia escallonioides	Marlberry	6ft HT, 3ft Spr. Full, Heavy, low branch,Florida Fancy	Native Tree Nursery, Inc. Homestead, Florida	FLORIDA NATIVE
	PK	3	Pithecellobium keyense	Florida Keys Blackbead	5ft HT, 3ft Spr. Full, Heavy, low branch,Florida Fancy	Native Tree Nursery, Inc. Homestead, Florida	FLORIDA NATIVE
	VF	3	Vachellia farnesiana	Sweet acacia	3in cal.,15ft HT., Full, 6' Spr., Florida Fancy	Native Tree Nursery, Inc. Homestead, Florida	FLORIDA NATIVE
	GS	1	Guaiacum sanctum	Lignum Vitae	3in cal.,10ft HT., Full, 6' Spr., Character Branching, Florida Fancy	Native Tree Nursery, Inc. Homestead, Florida	FLORIDA NATIVE
	BS	1	Bursera simaruba	Gumbo Limbo	Root Pruned Collected, Specimen, 24-36in Cal, 15-25ft HT,15ft-20ft Spr	TBD	FLORIDA NATIVE
	PU	10	Pandanus utilis	Screw Pine	3 to 5 trunks,15ft -18ft HT, Specimen Character Trees	Becker Tree Farm & Nursery Hobe Sound, Florida	NON-NATIVE
	YY	8	Cananga odorata	Ylang-YlangTree	3.5in cal.,18ft HT., Full, 6' Spr., Florida Fancy	Muni Farms Homestead, Florida	NON-NATIVE
PALMS	AW	7	Acoelorrhaphe wrightii	Paurotis/Everglade Palm	Multi Trunk 6 To 8 trunks, 18ft HT Avg., 10ft- 15ft Spr, Lower Fronds to Remain, Florida Fancy	South Coast Grower, Inc Lake Worth, Florida	FLORIDA NATIVE
	PS	2	Pseudophoenix sargentii	Buccaneer Palm	Single, 8ft CT, Florida Fancy	South Coast Grower, Inc Lake Worth, Florida	FLORIDA NATIVE
	RR	27	Roystonea regia	Royal Palm	(50%) 22-24in Cal, 20-25ft GW, (50%) 22-24in Cal, 10-18ft GW, Florida Fancy	Sunscape East, Inc Malabar, Florida	FLORIDA NATIVE
	TR	143	Thrinax radiata	Florida Thatch Palm	(50%) Double, Heavy, low Branch, Specimen, 3ft-4ft HT (50%) Double, Heavy,Low Branch, Specimen, 6ft-8ft HT, Florida Fancy	Becker Tree Farm & Nursery Hobe Sound, Florida	FLORIDA NATIVE
	PD	17	Phoenix dactylifera 'Medjool'	Medjool Date Palm	(12 quantity) Heavy, 12ft ft CT, Diamond Cut, Matching, (5 quantity) Heavy, (5 quantity) 18ft ft CT, Diamond Cut, Matching,Florida Fancy (All have palm tree anchor system, see detail 5/L7.00)	Groundworks of Palm Beach Boynton Beach, Florida	NON-NATIVE
	PC	2	Phoenix canariensis	Canary Island Date Palm	22-24in Cal, 12ft CT, Diamond Cut, Matching, Florida Fancy	Groundworks of Palm Beach Boynton Beach, Florida	NON-NATIVE
	VA	15	Veitchia merrillii	Christmas Palm	(70%) Triple, 20-22ft HT, (30%) Triple, 14ft -16ft HT, Florida Fancy	Native Tree Nursery, Inc. Homestead, Florida	NON-NATIVE
	LD	39	Livistona decipiens	Ribbon Fan Palm	(15%) Multi 3-4 trunk, 15ft CT Avg, Florida Fancy, (85%) Single, 18ft CT, Florida Fancy (Only 4 palms at Turtle fountain have palm anchor system, see detail 5/L7.00)	Fish Branch Tree Farm, Inc. Zolfo Springs, Florida	NON-NATIVE
	DP	20	Dypsis pembana	Pembana Palm	(50%) Heavy, Multi, Specimen, 12ft HT,Florida Fancy, (50%) Heavy, Multi, Specimen, 8ft HT,Florida Fancy	Sunscape East, Inc Malabar, Florida	NON-NATIVE
	RE	67	Rhapis excelsa	Lady Palm	6ft-8ft HT, 5ft Spr, Florida Fancy	Sunscape East, Inc Malabar, Florida	NON-NATIVE
SHRUBS	SR	75	Serenoa repens 'Cinerea'	Silver Saw Palmetto	Heavy 4ft HT, 4ft Spr, Florida Fancy	Everglades Nursery. Homestead, Florida	FLORIDA NATIVE
	PN	75	Psychotria nervosa	Wild Coffee	Bush, Full / Low Branched, 36" HT, 2.5ft Spr, Florida Fancy	Native Tree Nursery, Inc. Homestead, Florida	FLORIDA NATIVE
	CU	33	Coccoloba uvifera	Sea Grape	Bush, Florida Fancy, Full / Low Branched, (50%) 6ft HT 3'Spr, (50%) 4ft HT 2.5'Spr.	Sunscape East, Inc Malabar, Florida	FLORIDA NATIVE
	CE	154	Conocarpus erectus 'Sericeus'	Silver buttonwood	Bush, Full / Low Branched, 8ft HT, 3ft Spr, Florida Fancy	Sunscape East, Inc Malabar, Florida	FLORIDA NATIVE
	CI	419	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	1.5ft. Ht. 1.5ft HT spr, full, low branched	Native Tree Nursery, Inc. Homestead, Florida	FLORIDA NATIVE
	SN	9	Strelitzia nicolai	White Bird of Paradise	Multi, Full, Specimen, 12ft-15ft-HT, Florida Fancy	Palm City Tree Farm Palm City, Florida	NON-NATIVE
	HE	31	Heliconia	Heliconia	Multi, Full, 10-12ft HT, 5-7ft Spr, Florida Fancy (50%) Heliconia caribaea (50%) Heliconia 'Hot Rio Nights'	Excelsa Gardens, Inc.Loxahatchee, Florida	NON-NATIVE
	PM	25	Podocarpus macrophyllus	Yew Podocarpus	Bush, Full / Low Branched, 15' HT, 4ft Spr, Florida Fancy, 12ft HT Arch Openings (Pre Grown)	Fish Branch Tree Farm, Inc. Zolfo Springs, Florida	NON-NATIVE
	PA	93	Plumbago auriculata 'Imperial Blue'	Imerial Blue Plumbago	Bush, Florida Fancy, Full, 3ft HT 3'Spr.	Triple O Nursery Farms, Inc Homestead, Florida	NON-NATIVE
	FM	214	Ficus microcarpa	Ficus 'Green Island'	Bush, Full / Low Branched, 2ft HT, 2ft Spr, Florida Fancy	Garden Industries LLC. Loxahatchee, Florida	NON-NATIVE
	EM	8	Eugenia myrtifolia 'Compacta'	Dwarf Brush Cherry	Bush, Full, Sphere, 2.5ft dia., Topiary	Perlasur Farm Miami, Florida	NON-NATIVE
	CA	6	Crinum augustum 'Queen Emma'	Queen Emma Crinum Lily	Full, Florida Fancy, 5ft HT 4'Spr.	Triple O Nursery Farms, Inc Homestead, Florida	NON-NATIVE
	BC	14	Brunfelsia grandiflora	Yesterday, Today and Tomorrow	Bush, Full / Low Branched, 4ft HT, 3ft Spr, Florida Fancy	Garden Industries LLC. Loxahatchee, Florida	NON-NATIVE
	AZ	28	Alpinia zerumbet 'Variegata'	Shell Ginger	Full, Florida Fancy, 4ft HT 4'Spr.	Excelsa Gardens, Inc. Loxahatchee, Florida	NON-NATIVE
VINE	JP	14	Jacquemontia pentanthos	Skyblue Jacquemontia	6ft HT, 2ft Spr, Low Branch, Multi, Organized Vines, on Trellis	Green Isle Gardens Groveland, Florida/ Black Olive East Nursery Fort Lauderdale	FLORIDA NATIVE
	TJ	28	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	10ft HT, 2-2.5ft Spr, Low Branch, Multi, Organized Vines, on Trellis	Vida Verde Farms Miami, Florida	NON-NATIVE
	BN	41	Bougainvillea x 'New River'	New River Bougainvillea	Trellis, 12ft HT., Low Branch, Full, On Trellis	Vida Verde Farms Miami, Florida	NON-NATIVE
	DB	6	Bougainvillea 'Ms. Alice'	Thornless White Bougainvillea '	Trellis, 8ft HT., Low Branch, Full, On Trellis	Vida Verde Farms Miami, Florida	NON-NATIVE
TURTLE FOUNTAIN PLANTING	CT	14	(50%) 'Nymphaea odorata	American White Water Lily	1.5ft HT, 1.5ft Spr, Full, Florida Fancy	Green Isle Gardens Groveland, Florida	FLORIDA NATIVE
			(50%) 'Colocasia esculenta 'Teacup' Taro	Teacup' Taro, Elephant Ear	3ft HT, 3ft Spr. Full, Florida Fancy	Excelsa Gardens, Inc. Loxahatchee, Florida	NON-NATIVE
MINI-GOLF FOUNTAIN PLANTING	TE	82	(50%) 'Nymphaea odorata	American White Water Lily	1.5ft HT, 1.5ft Spr, Full, Florida Fancy	Green Isle Gardens Groveland, Florida	FLORIDA NATIVE
			(25%) 'Cyrtostachys renda	Lipstick Palm	4ft HT, Full, Low Fronds, Florida Fancy	Excelsa Gardens, Inc. Loxahatchee, Florida	NON-NATIVE
			(25%) 'Colocasia esculenta 'Teacup' Taro	Teacup' Taro, Elephant Ear	3ft HT, 3ft Spr. Full, Florida Fancy	Excelsa Gardens, Inc. Loxahatchee, Florida	NON-NATIVE
TOPIARIES			Mixed Plant Material	Mixed Plant Material	(1) SEA TURTLE - 9' X 8'-9" X 2'-7" HT; (2) DOLPHIN - 9' X 6'-4" X 10'-7" HT; (1) WHALE - 9'-4" X 8' X 14'-3" HT;(1) OCTOPUS -12' X 10'-9" X 7' HT; (3) JELLYFISH -5' X 5' X 6'-7" HT;(2) CLOWNFISH -8' X 1'-4" X 4' HT; (3) MANTA RAY -7'-1" X 7'-6" X 1'-8" HT; (2) TROPICAL FISH -12' X 4'-11" X 7'-8" HT; (2) SPHERE @ 3' DIA.. ALL TOPIARIES ARE LIVE PLANT MATERIAL.	Topiary Joe Supplier, Joe Kyte 904-742-7132	NON-NATIVE
GROUNDCOVER	NB	388	Nephrolepis biserrata 'macho'	Macho Fern	3ft HT, 2-3ft Spr, Full Heavy, Florida Fancy	Triple O Nursery Farms, Inc Homestead, Florida	FLORIDA NATIVE
	ZP	230	Zamia integrifolia	Coontie	Vary Heights, 2ft HT, 2-3ft Spr, full heavy	Native Tree Nursery, Inc. Homestead, Florida	FLORIDA NATIVE
	MC	521	Muhlenbergia capillaris	Pink Muhly Grass	Full, 2.5ft HT, 2ft Spr.,Florida Fancy	Triple O Nursery Farms, Inc Homestead, Florida	FLORIDA NATIVE
	PN	1023	Phyla nodiflora	Frogfruit	1 gal., full	Green Isle Gardens Groveland, Florida	FLORIDA NATIVE
	PR	6	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	2.5ft -3ft HT, 2ft Spr, Full Heavy, Florida Fancy	Excelsa Gardens, Inc. Loxahatchee, Florida	NON-NATIVE
	DE	93	Dioon edule	Mexican Cycad	Full, 4ft HT 4'Spr.,Florida Fancy	Native Tree Nursery, Inc. Homestead, Florida	NON-NATIVE
	PB	48	Philodendron burle-marxii	Burle Marx Philodendron	2.5ft HT, 2.5ft Spr, Full, Florida Fancy	Excelsa Gardens, Inc. Loxahatchee, Florida	NON-NATIVE
	NC	131	Neomarica caerulea 'Regina'	Giant Apostle's Iris	2.5ft -3ft HT, 2ft Spr, Full Heavy, Florida Fancy	Triple O Nursery Farms, Inc Homestead, Florida	NON-NATIVE
	LM	211	Liriope musari 'Big Blue'	Big Blue Lilyturf	1.5ft HT, 1.5ft Spr, Full, Florida Fancy	Excelsa Gardens, Inc. Loxahatchee, Florida	NON-NATIVE
	AI	152	Agave	(25%) Agave tequilana Blue Agave	3ft-4ft Heavy, Florida Fancy	Sunset Gardens Green, Inc Miami, Florida	NON-NATIVE
				(25%) Furcraea foetida False Agave	5ft HT, 6ft Spr, Florida fancy	Sunset Gardens Green, Inc Miami, Florida	NON-NATIVE
				(25%) Agave angustifolia - Carribean Agave	2.5ft HT, 2.5ft Spr, Florida fancy	Sunset Gardens Green, Inc Miami, Florida	NON-NATIVE
				(25%) Furcraea foetida 'Green Giant' False Agave	3ft HT, 3ft Spr, Florida fancy	Island Tropical Foliage Miami, Florida	NON-NATIVE
	EG	47	Evolvulus glomeratus 'Blue Daze'	Brazilian Dwarf Morning Glory	1.5ft HT, 1.5ft Spr, Full, Florida Fancy	Southern Native Nursery, Inc. Loxahatchee, Florida	NOT-NATIVE
	AA	235	Agapanthus	Agapetite African Lily	1.5ft HT, 1.5ft Spr, Full, Florida Fancy	TBT Tropical Farm Apopka, Florida	NOT-NATIVE

PLANTER (KEYNOTE)	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SUPPLIER	NATIVE
R1	2	Pritchardia pacifica	Fiji Fan Palm	5ft HT, 4ft Spr. Full, Heavy, low branch,Florida Fancy	Botanics Wholesale, Inc. Homestead, Florida	NON-NATIVE
	6	Ipomoea batatas	Sweet Potato Vine	3 per planter (50% Black, 50% Lime Green) 2ft Spr, Trailing	TBD	NON-NATIVE
	4	Trailing Lantana	White Lantana	2 per planter, 1.5ft HT. 1.5' Spr.	TBD	NON-NATIVE
R2	6	Bougainvillea spectabilis 'Miss Manila'	Miss Manila' Bougainvillea	Single Standard, 5ft HT., Full, Florida Fancy	Vida Verde Farms Miami, Florida 33170	NON-NATIVE
	4	Bougainvillea 'Gold/Yellow'	Bougainvillea 'Gold/Yellow'	Single Standard, 5ft HT., Full, Florida Fancy	Vida Verde Farms Miami, Florida 33170	NON-NATIVE
	6	Howea forsteriana Kentia Palm	Kentia Palm	6ft HT, 4ft Spr. Full, Heavy, low branch,Florida Fancy	TBD	NON-NATIVE
	32	Ipomoea batatas	Sweet Potato Vine	2 per planter (50% Black, 50% Lime Green) 2ft Spr, Trailing	TBD	NON-NATIVE
	32	Trailing Lantana	White Lantana	2 per planter, 1.5ft HT. 1.5' Spr.	TBD	NON-NATIVE
R3	6	Citrus sinensis 'Valencia'	Citrus sinensis 'Valencia'	Standard, 4ft HT., Full, Florida Fancy	Freund Flowering Trees Miami, Florida	NON-NATIVE
	12	Ipomoea batatas	Sweet Potato Vine	2 per planter (50% Black, 50% Lime Green) 2ft Spr, Trailing	TBD	NON-NATIVE
	12	Trailing Lantana	White Lantana	2 per planter, 1.5ft HT. 1.5' Spr.	TBD	NON-NATIVE
R4	12	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	8ft HT, 2-2.5ft Spr, Low Branch, Multi, Organized Vines, on Trellis	Vida Verde Farms Miami, Florida	NON-NATIVE
	16	Ipomoea batatas	Sweet Potato Vine	4 per planter (50% Black, 50% Lime Green) 2ft Spr, Trailing	TBD	NON-NATIVE
R5	2	Howea forsteriana Kentia Palm	Kentia Palm	6ft HT, 4ft Spr. Full, Heavy, low branch,Florida Fancy	TBD	NON-NATIVE
	4	Strelitzia nicolai	White Bird of Paradise	8ft HT, 3ppp, Florida Fancy	Excelsa Gardens, Inc. Loxahatchee, Florida	NON-NATIVE
	8	Epipremnum aureum	Golden Pothos Vine	2 per planter, 2ft Spr, Trailing	TBD	NON-NATIVE
	4	Selaginella kraussiana aurea	Spikemoss fern	2 per planter, 2ft Spr, Trailing	TBD	FLORIDA NATIVE
R6	6	Aspidistra elatior	Cast Iron Plant	3 per planter, 3ft HT, 2ft Spr. Full, Heavy, Florida Fancy	TBD	NON-NATIVE
	4	Epipremnum aureum	Golden Pothos Vine	2 per planter, 2ft Spr, Trailing	TBD	NON-NATIVE

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

Line #	Landscape Legend			
1	**Property Address:**	1 S COUNTY RD, PALM BEACH, FL 33480		
2	**Lot Area (sq. ft.):**	BREAKERS PUD: +/- 5,833,991 SF (133.93 ACRES). PROJ. LIMIT OF WORK: 85,135 SF		
3		REQUIRED	EXISTING	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	N/A	N/A	N/A
5	LOS to be altered (Sq FT and %)	N/A	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
8	Native Trees %	30% (number of trees)	25% (26 native of 105)	69%(399 native of 577)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	N/A	60%(770 native of 1273)
10	Native Groundcover %	30% (groundcover area)	N/A	70%(2162native of 3085)

To determine qualifying native vegetation use either:

the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List

OR

the Florida Native Plant Society Native Plants for Your Area List

Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 *REV BF 20230727*

*NOTES:
-- 'EXISTING LANDSCAPE AREA' AND ' PROPOSED LANDSCAPE AREA' WITHIN THE PROJECT LIMIT OF WORK ARE LISTED IN LINE 4 ABOVE.
-- PREVIOUSLY THE ENTIRE 'PROJECT LIMIT OF WORK AREA' HAS BEEN CONSIDERED AS PART OF THE 'BREAKERS PUD' IN CALCULATIONS OF 'OPEN SPACE' FOR THE OVERALL PUD PROPERTY. ON THIS BASIS, NO CHANGE IN 'OPEN SPACE' IS PROPOSED IN THIS APPLICATION FOR THE OVERALL PUD PROPERTY.

FINAL SUBMITTAL REV 2

7/2/2025 9:29:06 AM

STATE OF FLORIDA
JANINE H. HOWERTON
Janine H. Howerton
Exp: 11/30/2025
LA0666852
REGISTERED LANDSCAPE ARCHITECT

HART HOWERTON
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Email : NY@harthowerton.com

THE BREAKERS
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MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB.

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE: PLANTING SCHEDULE

PROJECT #: 22-525-FEC
DRAWN BY: MU, ZH
CHECKED BY: JN

DRAWING NO: FEC L5.00

GENERAL LEGEND

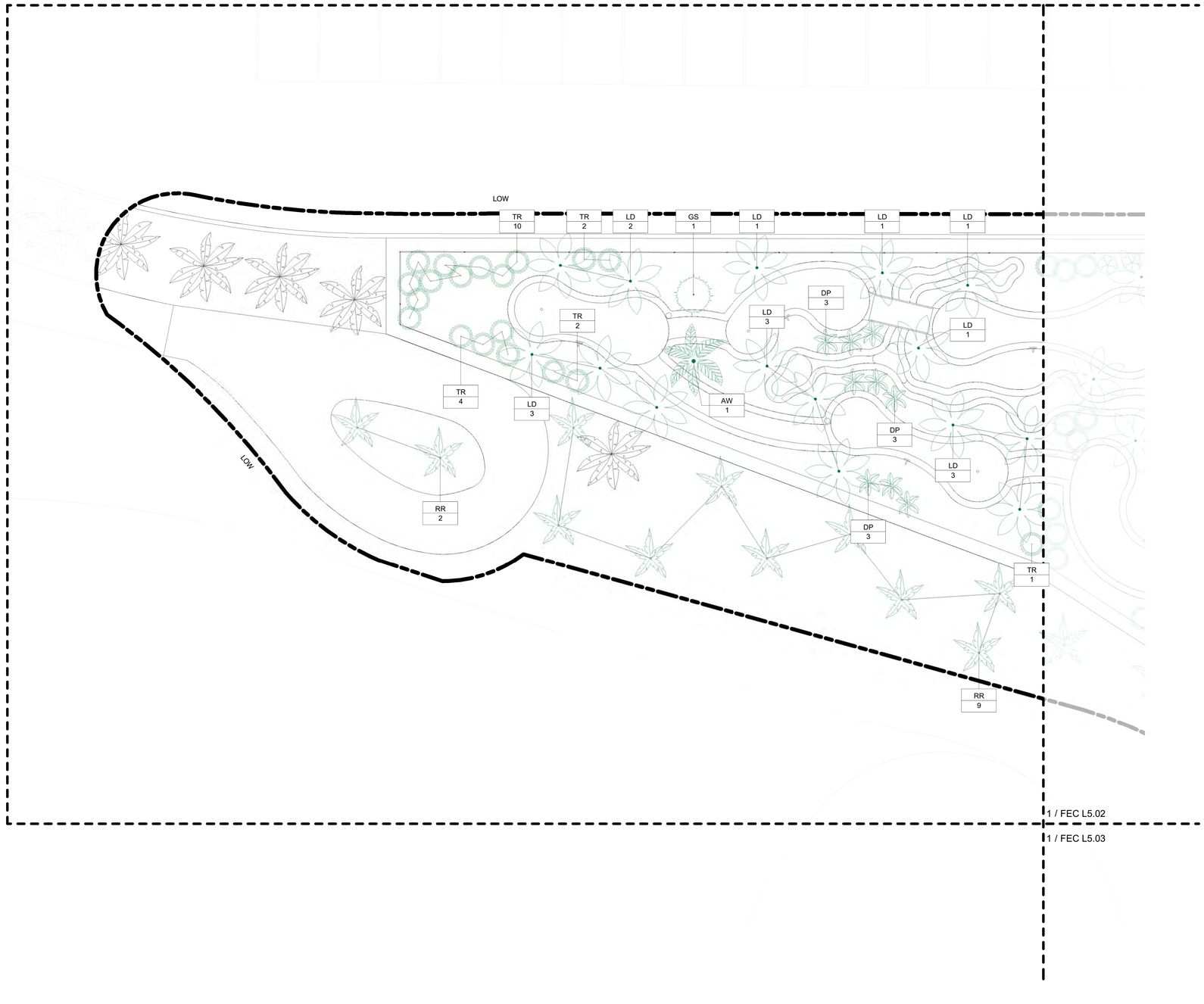
LIMIT OF WORK (LOW)

MATCHLINE

TREE & PALM LEGEND

EXISTING PALM TREE

EXISTING CANOPY TREE



0 4 8 16

1/8" = 1'-0"

1 TREE & PALM PLAN - ENLARGEMENT 1

6/30/2025 1:53:35 PM

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
TREE & PALM PLAN - ENLARGEMENT 1

PROJECT #: 22-525-FEC
DRAWN BY: MU, ZH
CHECKED BY: JN

DRAWING NO:
FEC L5.01

GENERAL LEGEND

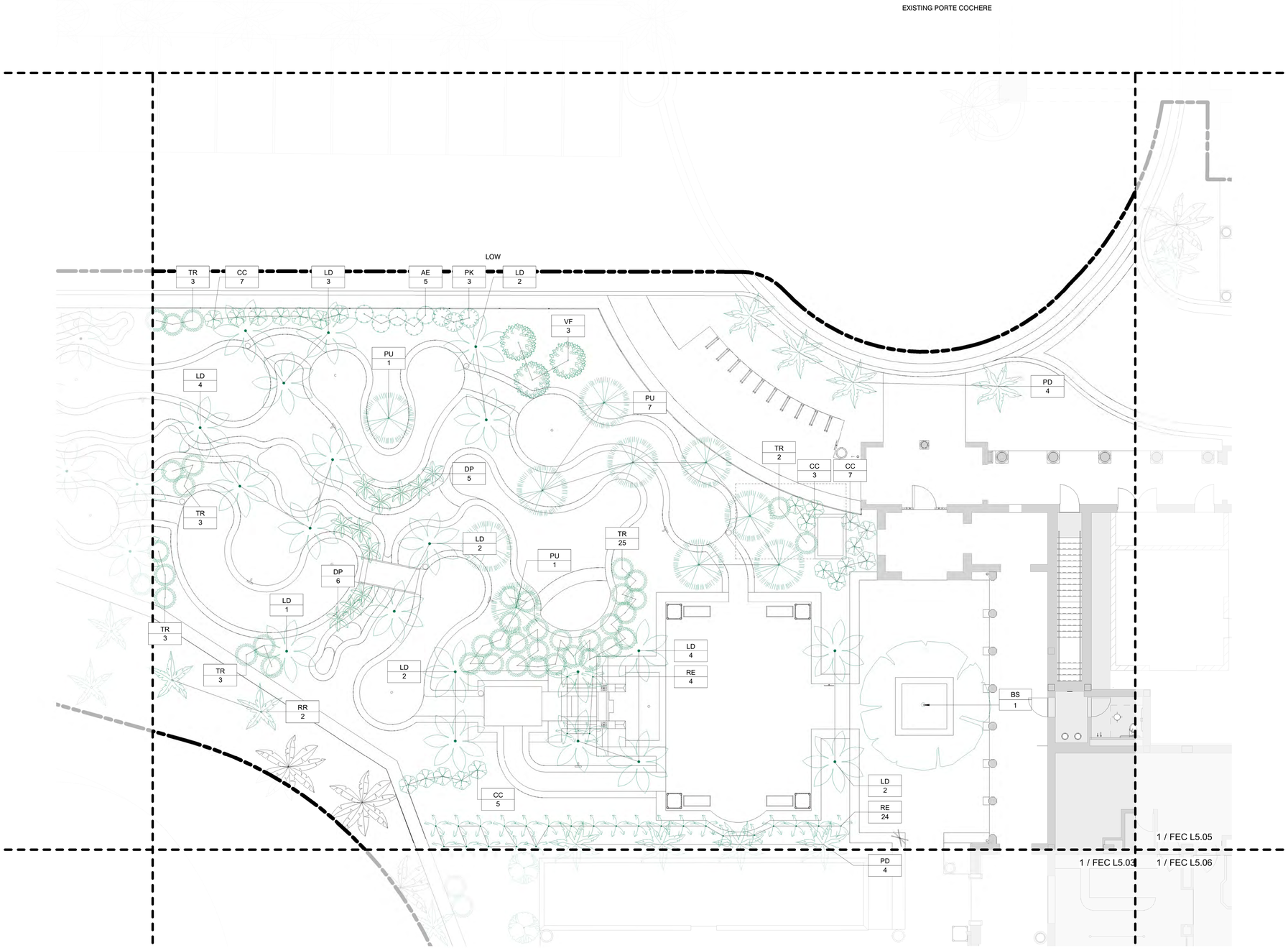
LIMIT OF WORK (LOW)

MATCHLINE

TREE & PALM LEGEND

EXISTING PALM TREE

EXISTING CANOPY TREE



0 4 8 16

1/8" = 1'-0"

1 TREE & PALM PLAN - ENLARGEMENT 2

6/30/2025 1:53:38 PM

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DATE	ISSUE
07/07/2025	REV. FINAL SUB.

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
TREE & PALM PLAN - ENLARGEMENT 2

PROJECT #: 22-525-FEC
DRAWN BY: MU, ZH
CHECKED BY: JN

DRAWING NO:
FEC L5.02

GENERAL LEGEND

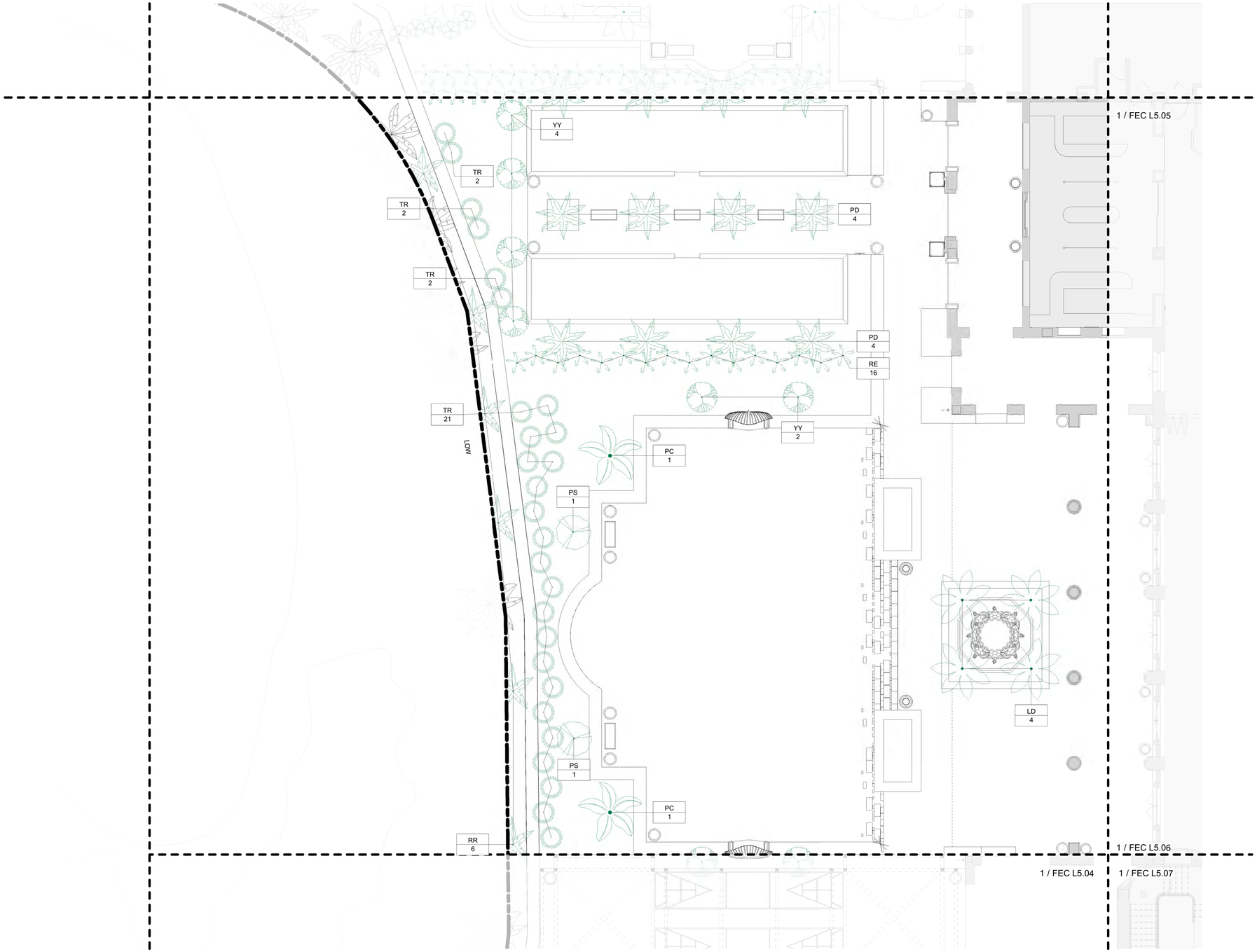
LIMIT OF WORK (LOW)

MATCHLINE

TREE & PALM LEGEND

EXISTING PALM TREE

EXISTING CANOPY TREE



0 4 8 16

1/8" = 1'-0"

1 TREE & PALM PLAN - ENLARGEMENT 3

6/30/2025 3:44:44 PM

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
TREE & PALM PLAN - ENLARGEMENT 3

PROJECT #:
22-525-FEC
DRAWN BY:
MU, ZH
CHECKED BY:
JN

DRAWING NO:
FEC L5.03

GENERAL LEGEND

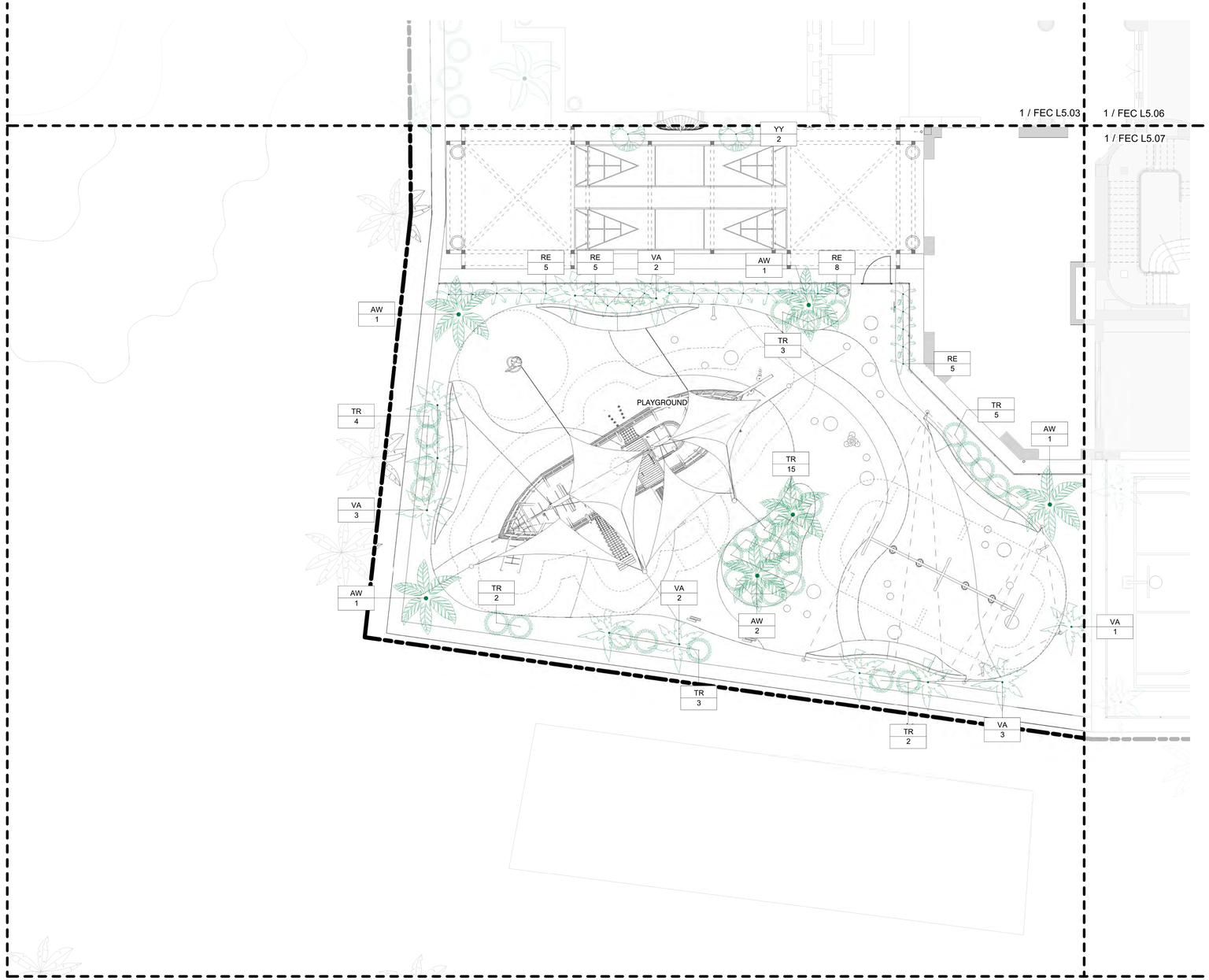
LIMIT OF WORK (LOW)

MATCHLINE

TREE & PALM LEGEND

EXISTING PALM TREE

EXISTING CANOPY TREE



1 TREE & PALM PLAN - ENLARGEMENT 4

1/8" = 1'-0"

0 4 8 16

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NO.	DATE	ISSUE

DRAWING TITLE:
TREE & PALM PLAN - ENLARGEMENT 4

PROJECT #: 22-525-FEC
DRAWN BY: MU, ZH
CHECKED BY: JN

DRAWING NO:
FEC L5.04

6/30/2025 1:53:44 PM

GENERAL LEGEND

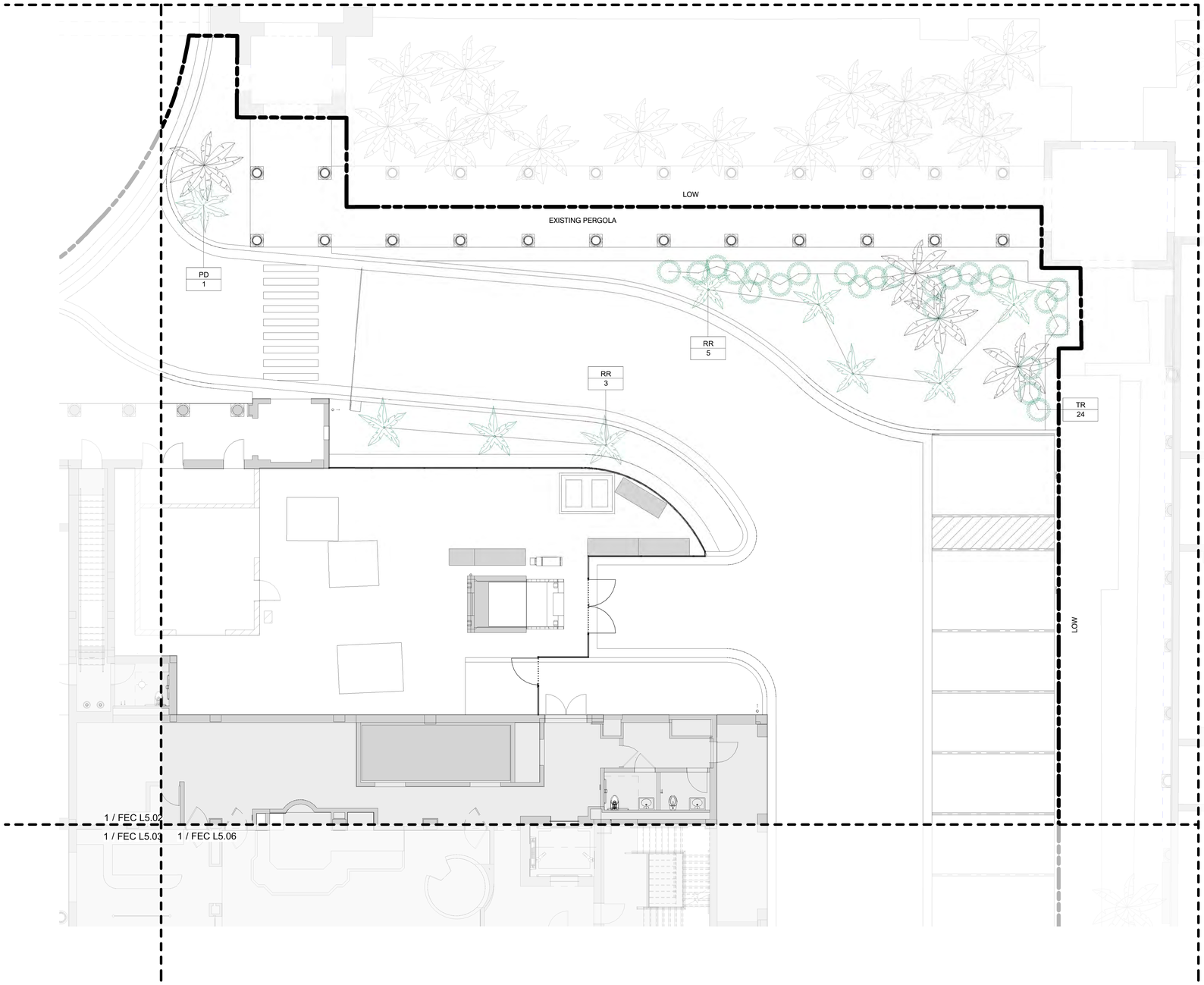
LIMIT OF WORK (LOW)

MATCHLINE

TREE & PALM LEGEND

EXISTING PALM TREE

EXISTING CANOPY TREE



1 TREE & PALM PLAN - ENLARGEMENT 5

1/8" = 1'-0"

0 4 8 16

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STATE OF FLORIDA
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NO.	DATE	ISSUE

DRAWING TITLE:
TREE & PALM PLAN - ENLARGEMENT 5

PROJECT #:
22-525-FEC
DRAWN BY:
MU, ZH
CHECKED BY:
JN

DRAWING NO:
FEC L5.05

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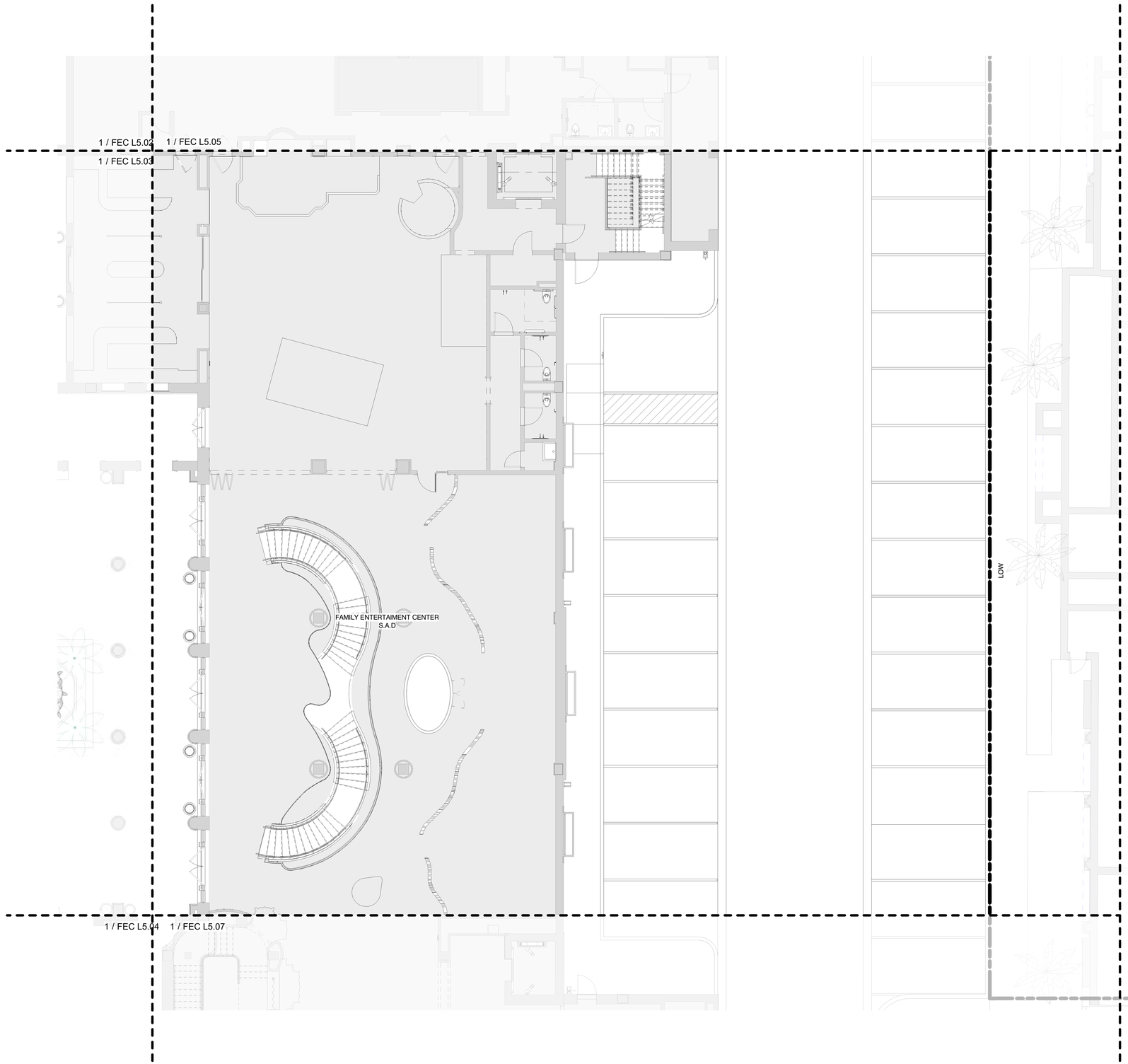

GENERAL LEGEND

LIMIT OF WORK (LOW)

MATCHLINE

TREE & PALM LEGEND

EXISTING PALM TREE

EXISTING CANOPY TREE

1

0 4 8 16

1/8" = 1'-0"

1 TREE & PALM PLAN - ENLARGEMENT 6

6/30/2025 1:53:48 PM

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DRAWING TITLE:
TREE & PALM PLAN - ENLARGEMENT 6

PROJECT #:
22-525-FEC
DRAWN BY:
MU, ZH
CHECKED BY:
JN

DRAWING NO:
FEC L5.06

GENERAL LEGEND

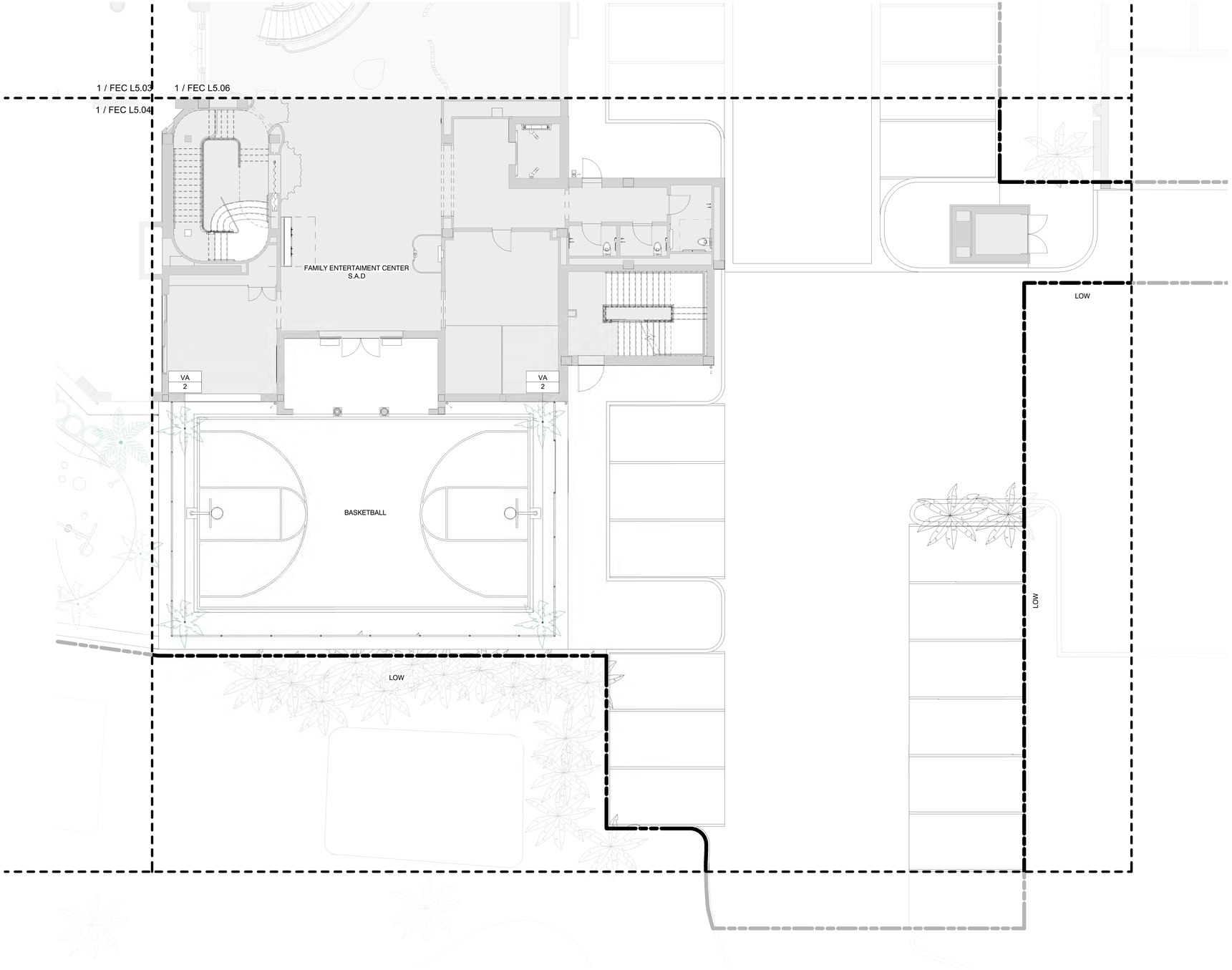
LIMIT OF WORK (LOW)

MATCHLINE

TREE & PALM LEGEND

EXISTING PALM TREE

EXISTING CANOPY TREE



1 TREE & PALM PLAN - ENLARGEMENT 7

1/8" = 1'-0"

0 4 8 16

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NO.	DATE	ISSUE

DRAWING TITLE:
TREE & PALM PLAN - ENLARGEMENT 7

PROJECT #: 22-525-FEC
DRAWN BY: MU, ZH
CHECKED BY: JN

DRAWING NO:
FEC L5.07

GENERAL LEGEND

LIMIT OF WORK (LOW)

MATCHLINE

0 4 8 16

1/8" = 1'-0"

1 SHRUB & GROUNDCOVER PLAN - ENLARGEMENT 1

6/30/2025 1:53:53 PM

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
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LA6660852
REGISTERED LANDSCAPE ARCHITECT

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MILESTONES

DATE	ISSUE
07/07/2025	REV. FINAL SUB.

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE: SHRUB & GROUNDCOVER PLAN - ENLARGEMENT 1

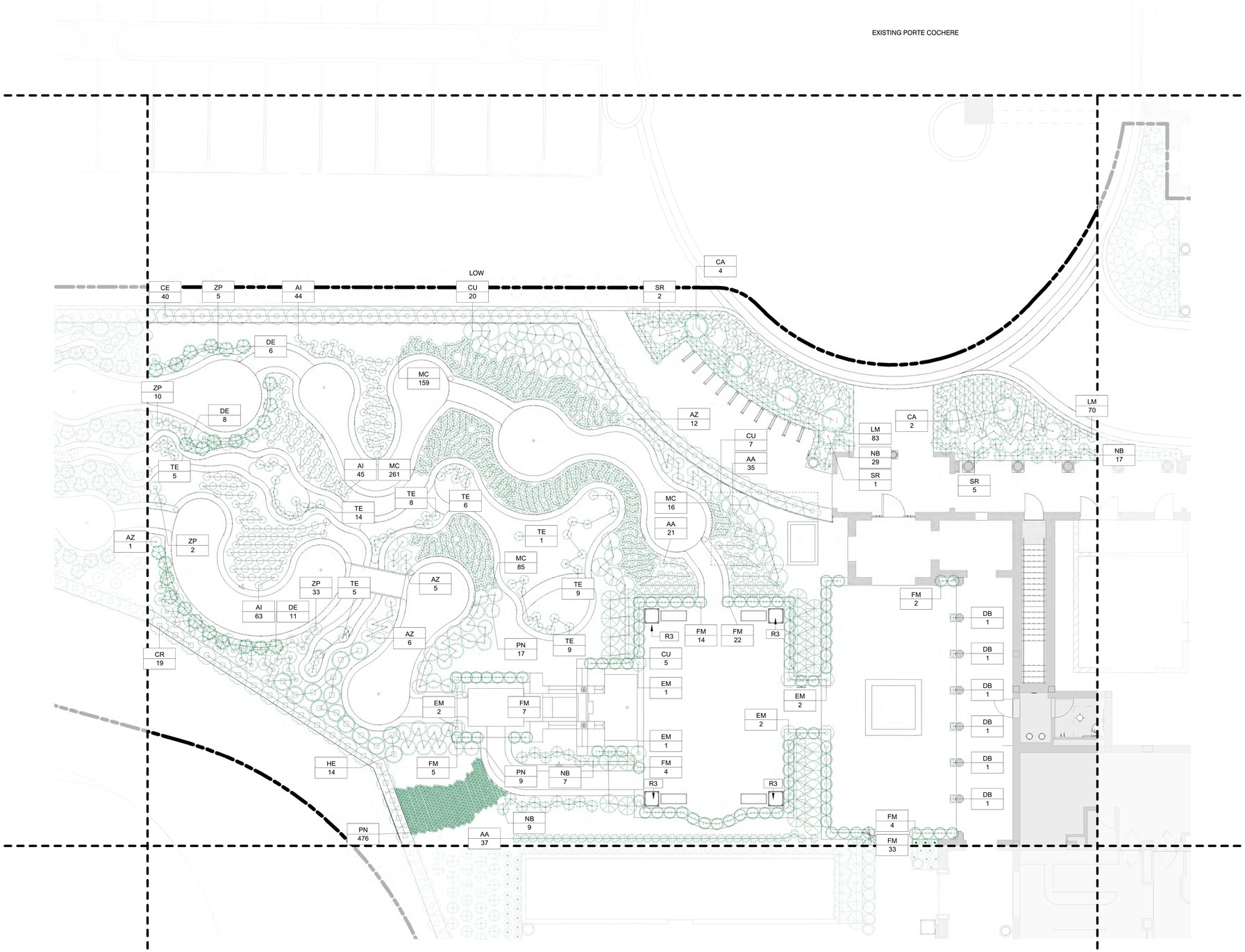
PROJECT #: 22-525-FEC
DRAWN BY: MU, ZH
CHECKED BY: JN

DRAWING NO: FEC L6.01

GENERAL LEGEND

LIMIT OF WORK (LOW)

MATCHLINE



0 4 8 16

1/8" = 1'-0"

1 SHRUB & GROUNDCOVER PLAN - ENLARGEMENT 2

6/30/2025 1:53:57 PM

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
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Exp. 11/30/2025
LA6660852
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MILESTONES

DATE	ISSUE
07/07/2025	REV. FINAL SUB.

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
SHRUB & GROUNDCOVER PLAN - ENLARGEMENT 2

PROJECT #: 22-525-FEC
DRAWN BY: MU, ZH
CHECKED BY: JN

DRAWING NO:
FEC L6.02

GENERAL LEGEND

LIMIT OF WORK (LOW)

MATCHLINE

CR 12
NB 38
NC 51
SN 9
PA 19
PA 17
PA 17
PM 25
SR 13
HE 3
AA 67
AA 34
AA 13
AA 28
PB 8
PB 8
PB 8
PB 8
PA 9
PA 17
FM 6
NC 6
R3
R5
R3
R5
BN 3
EG 4
NC 10
EG 5
NC 9
EG 11
EG 5
EG 3
BN 4
R2
FM 54
FM 22
NC 28
R2
R2
NC 24
R2
R2
FM 16
BC 7
R1
PB 4
PB 4
PB 4
PB 4
R1
FM 16
BC 7
FM 9
BN 4
BN 1
R2
EG 14
LOW

0 4 8 16

1/8" = 1'-0"

1 SHRUB & GROUNDCOVER PLAN - ENLARGEMENT 3

6/30/2025 1:54:01 PM

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
JANINE H. HOWERTON
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Exp. 11/30/2026
LA6660852
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MILESTONES

DATE	ISSUE
07/07/2025	REV. FINAL SUB.

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
SHRUB & GROUNDCOVER PLAN - ENLARGEMENT 3

PROJECT #:
22-525-FEC
DRAWN BY:
MU, ZH
CHECKED BY:
JN

DRAWING NO:
FEC L6.03

GENERAL LEGEND

LIMIT OF WORK (LOW)

MATCHLINE



0 4 8 16

1/8" = 1'-0"

1 SHRUB & GROUNDCOVER PLAN - ENLARGEMENT 4

6/30/2025 1:54:05 PM

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
ANNE H. HOWERTON
Anne H. Howerton
Exp. 11/30/2025
LA6666852
REGISTERED LANDSCAPE ARCHITECT

HART HOWERTON
NEW YORK · SAN FRANCISCO
10 East 40th Street, New York, NY 10016
Tel : 212 683 5631 Fax : 212 481 3768
Email : NY@harthowerton.com

THE BREAKERS PALM BEACH

1 S COUNTY RD
PALM BEACH, FLORIDA 33480

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MILESTONES

DATE	ISSUE
07/07/2025	REV. FINAL SUB.

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
SHRUB & GROUNDCOVER PLAN - ENLARGEMENT 4

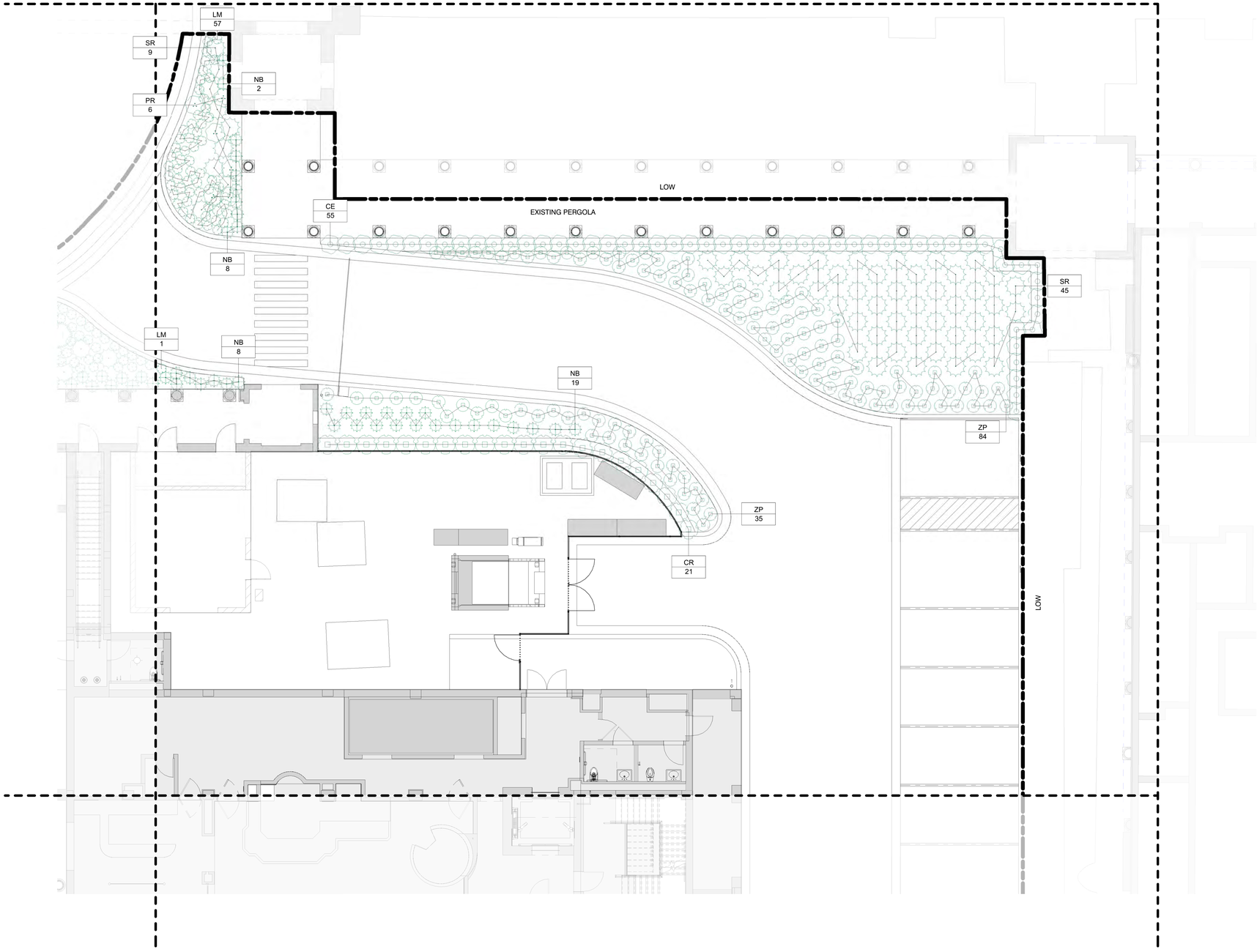
PROJECT #:
22-525-FEC
DRAWN BY:
MU, ZH
CHECKED BY:
JN

DRAWING NO:
FEC L6.04

GENERAL LEGEND

LIMIT OF WORK (LOW)

MATCHLINE



1 SHRUB & GROUNDCOVER PLAN - ENLARGEMENT 5

1/8" = 1'-0"

0 4 8 16

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
JANNE H. HOWERTON
Exp. 11/30/2026
LA0660852
REGISTERED LANDSCAPE ARCHITECT

HART HOWERTON
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MILESTONES

DATE	ISSUE
07/07/2025	REV. FINAL SUB.

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE: SHRUB & GROUNDCOVER PLAN - ENLARGEMENT 5

PROJECT #: 22-525-FEC
DRAWN BY: MU, ZH
CHECKED BY: JN

DRAWING NO: FEC L6.05

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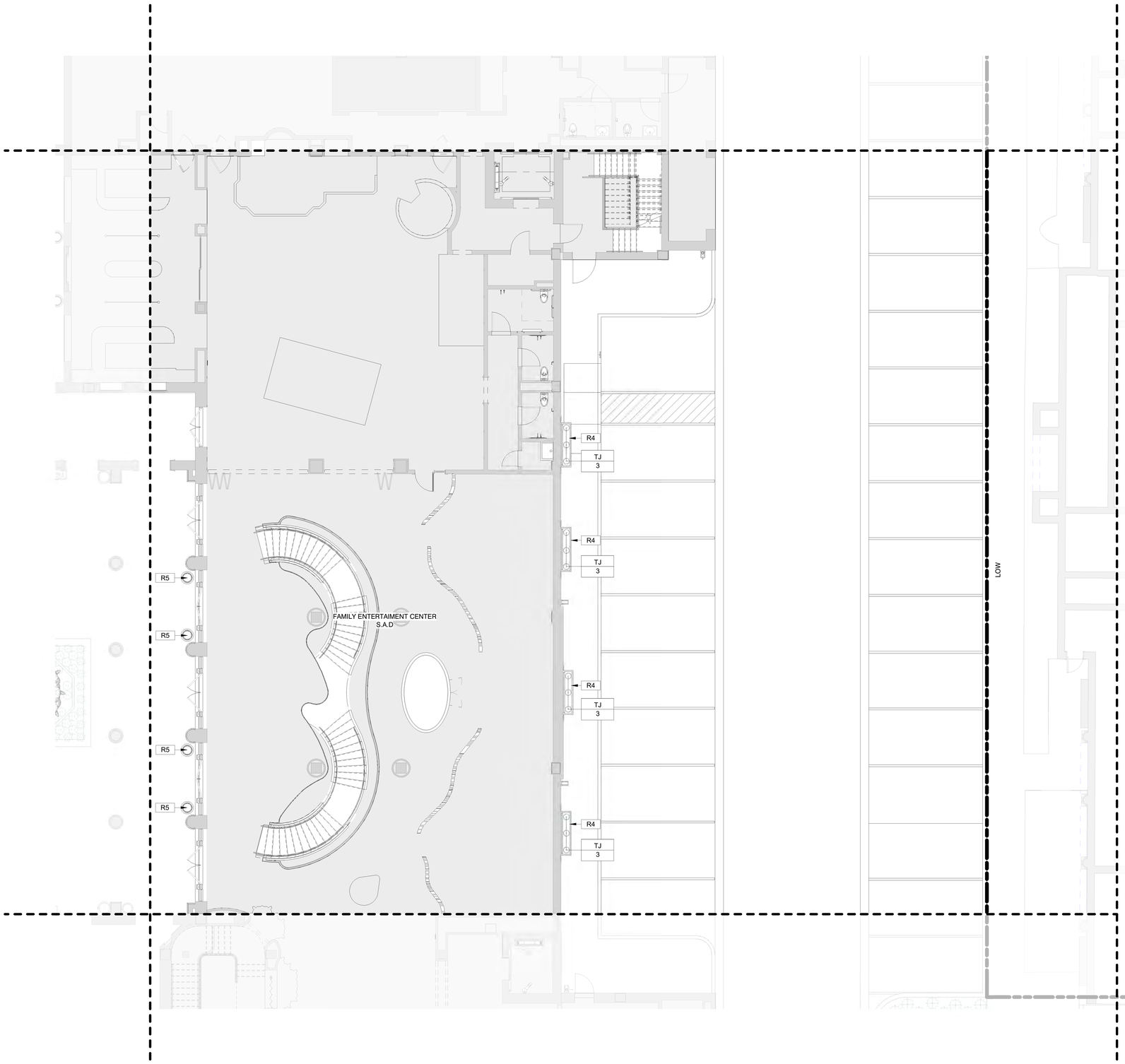
GENERAL LEGEND

LIMIT OF WORK (LOW)

MATCHLINE



1 SHRUB & GROUNDCOVER PLAN - ENLARGEMENT 6

1/8" = 1'-0"

0 4 8 16

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
JANNE H. HOWERTON
Exp. 11/30/2026
LA6660852
REGISTERED LANDSCAPE ARCHITECT

HART HOWERTON
NEW YORK · SAN FRANCISCO
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MILESTONES

DATE	ISSUE
07/07/2025	REV. FINAL SUB.

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE: SHRUB & GROUNDCOVER PLAN - ENLARGEMENT 6

PROJECT #: 22-525-FEC
DRAWN BY: MU, ZH
CHECKED BY: JN

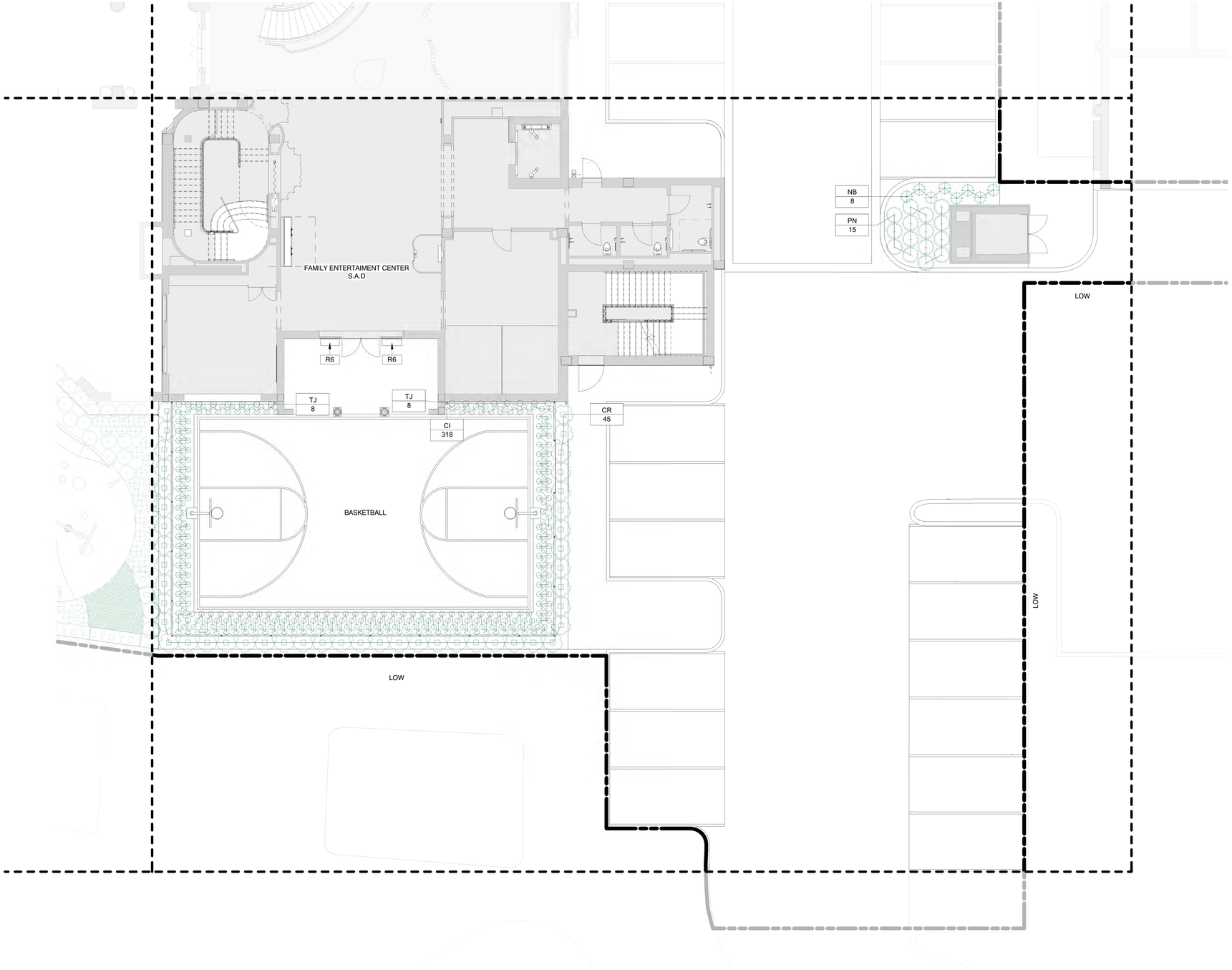
DRAWING NO: FEC L6.06

6/30/2025 1:54:11 PM

GENERAL LEGEND

LIMIT OF WORK (LOW)

MATCHLINE



1 SHRUB & GROUNDCOVER PLAN - ENLARGEMENT 7

1/8" = 1'-0"

0 4 8 16

STATE OF FLORIDA
JANNE H. HOWERTON
Exp. 11/30/2026
LA6660852
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FINAL SUBMITTAL REV 2

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MILESTONES

DATE	ISSUE
07/07/2025	REV. FINAL SUB.

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
SHRUB & GROUNDCOVER PLAN - ENLARGEMENT 7

PROJECT #: 22-525-FEC
DRAWN BY: MU, ZH
CHECKED BY: JN

DRAWING NO:
FEC L6.07

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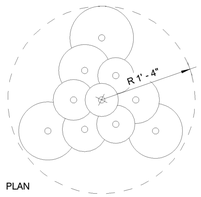
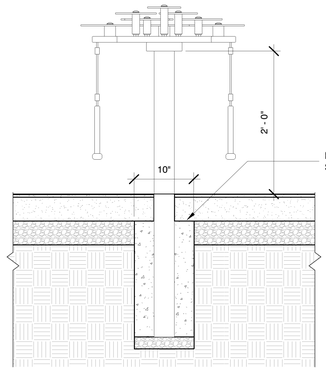


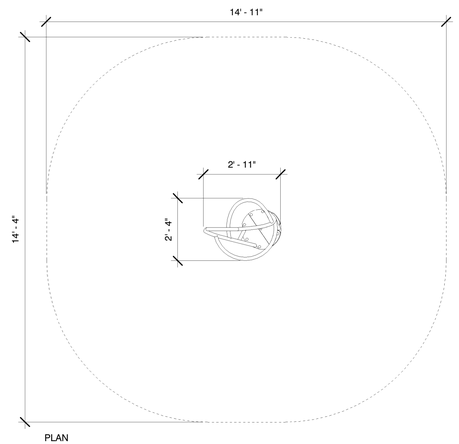
PLAN



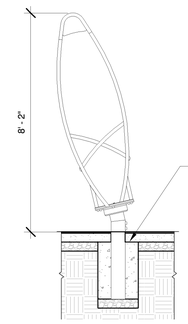
RECESS FOOTING AND EXTEND RUBBER SURFACING TO POST

NOTE:
INSTALL FREE NOTES LILYPAD CYMBALS PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. REFER TO THE FREENOTES HARMONY PARK LILYPAD CYMBALS INSTALLATION GUIDE FOR ALL REQUIREMENTS, AND ASSEMBLY PROCEDURES.

3 (PG4) LILYPAD CYMBALS 1" = 1'-0"



PLAN

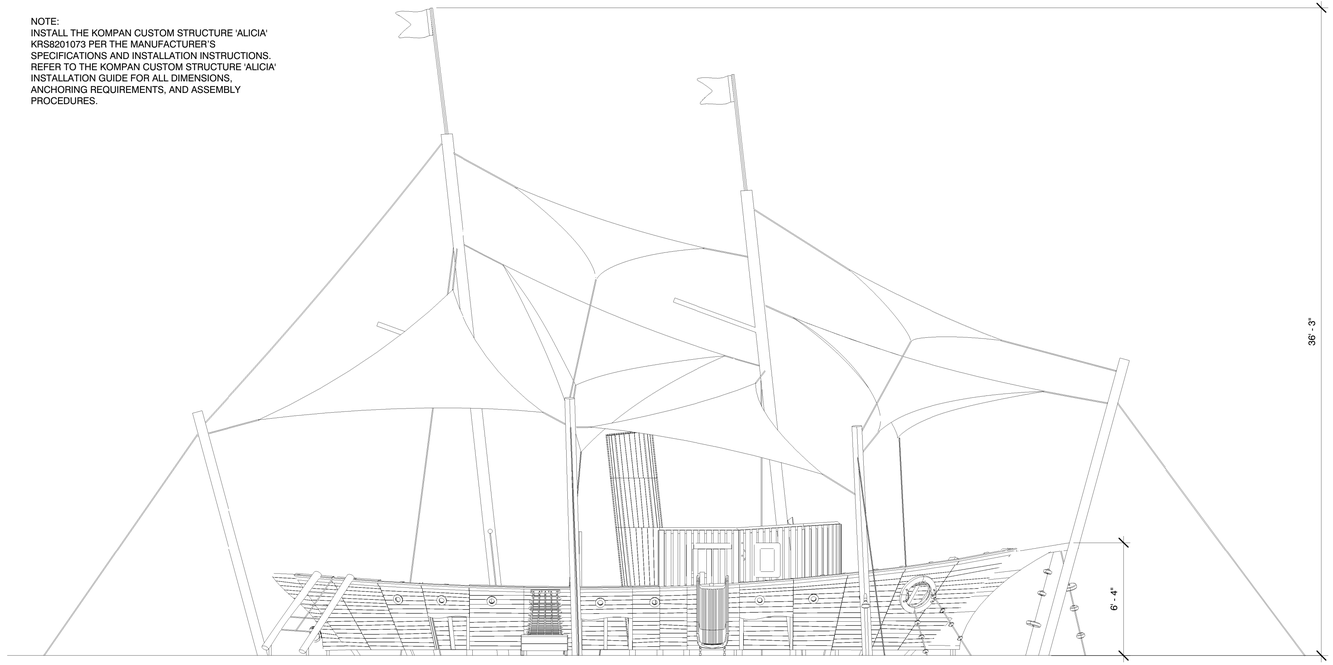


RECESS FOOTING AND EXTEND RUBBER SURFACING TO POST

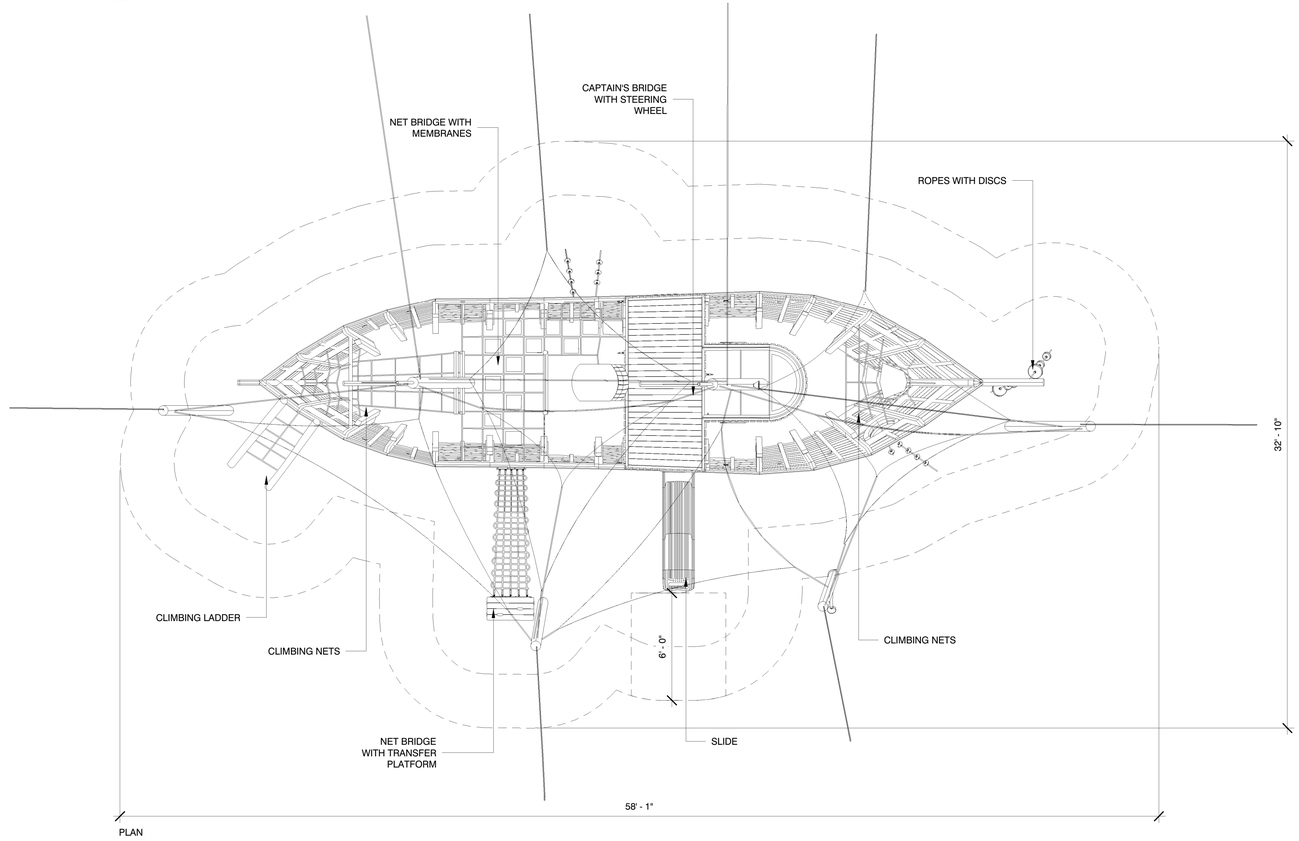
NOTE:
INSTALL THE KOMPAN ROCKET ROLLER GXY970 PER THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. REFER TO THE KOMPAN ROCKET ROLLER INSTALLATION GUIDE FOR ALL DIMENSIONS, ANCHORING REQUIREMENTS, AND ASSEMBLY PROCEDURES.

2 (PG3) ROLLER 3/8" = 1'-0"

NOTE:
INSTALL THE KOMPAN CUSTOM STRUCTURE 'ALICIA' KRS8201073 PER THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. REFER TO THE KOMPAN CUSTOM STRUCTURE 'ALICIA' INSTALLATION GUIDE FOR ALL DIMENSIONS, ANCHORING REQUIREMENTS, AND ASSEMBLY PROCEDURES.



ELEVATION



PLAN

1 (PG1) CUSTOM PLAYGROUND - ALICIA 1/4" = 1'-0"

7/1/2025 10:39:58 AM

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
JANNE H. HOWERTON
Exp. 11/30/2026
LA6660852
REGISTERED LANDSCAPE ARCHITECT

HART HOWERTON
NEW YORK · SAN FRANCISCO
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THE BREAKERS
PALM BEACH
1 S COUNTY RD
PALM BEACH, FLORIDA 33480

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MILESTONES

DATE	ISSUE
07/07/2025	REV. FINAL SUB.

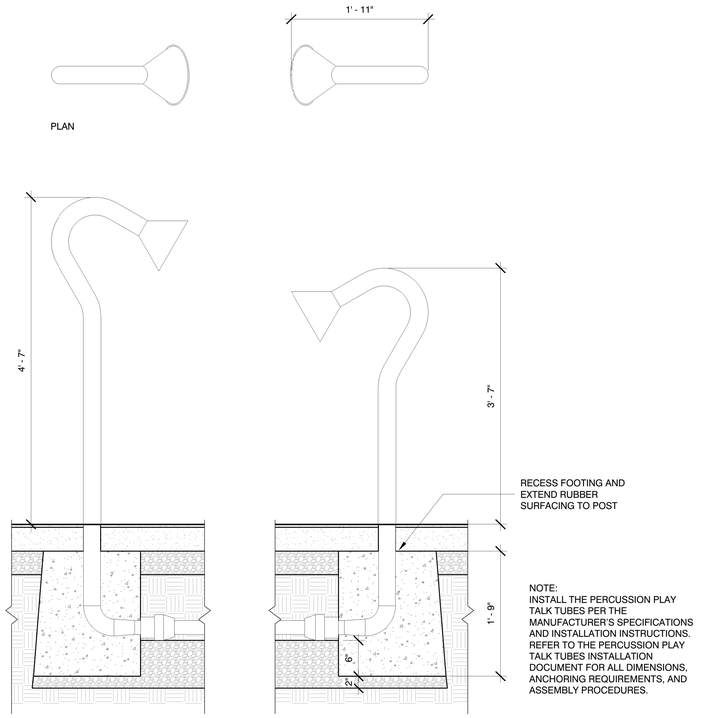
REVISIONS

NO.	DATE	ISSUE

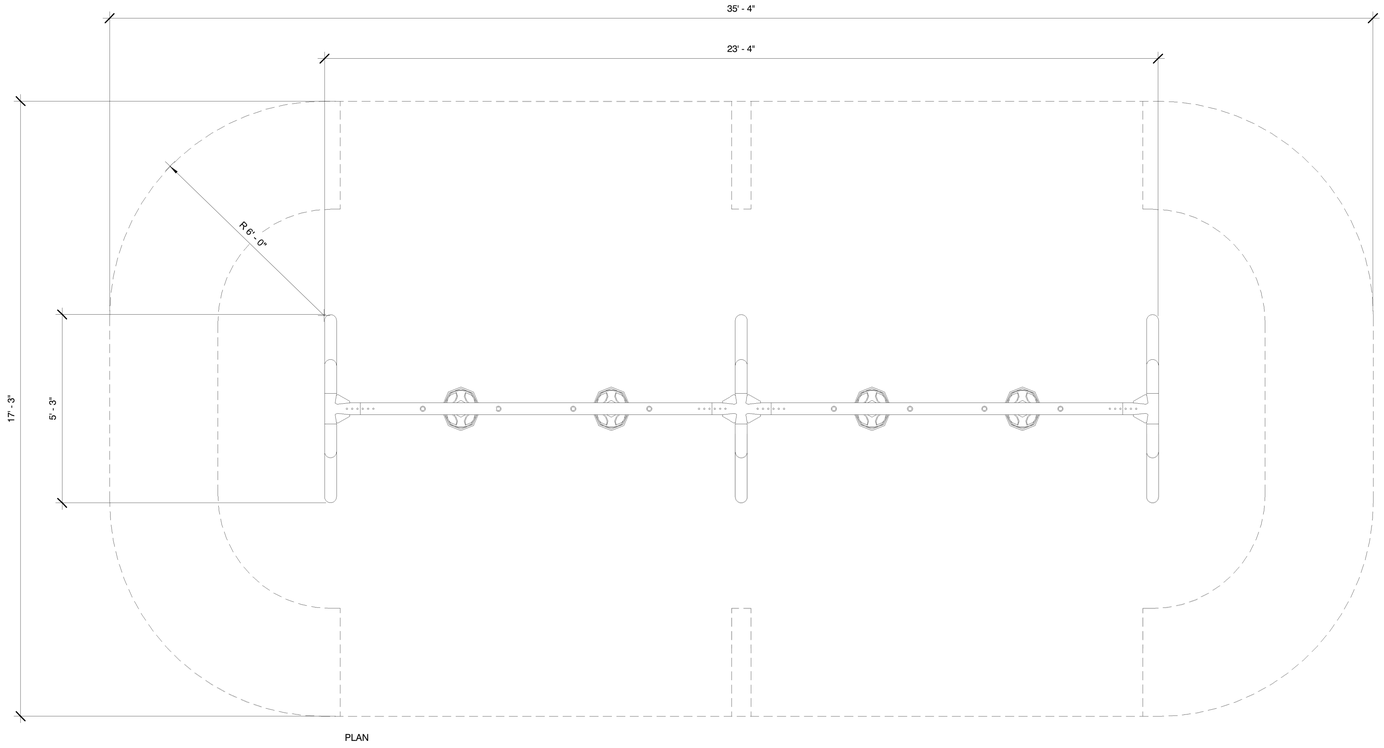
DRAWING TITLE:
F.E.C.
PLAYGROUND ELEMENTS

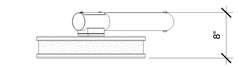
PROJECT #:
22-525-FEC
DRAWN BY:
MU
CHECKED BY:
JN

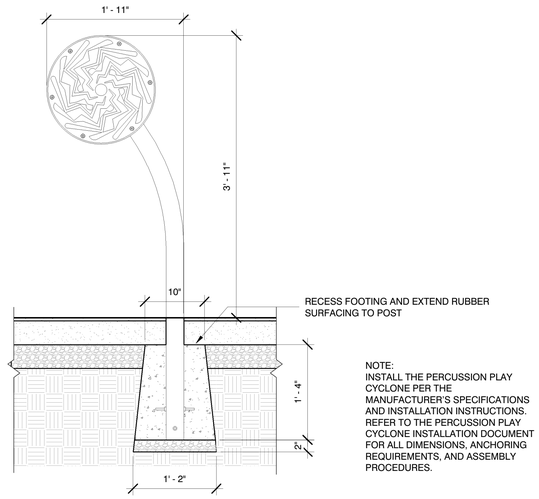
DRAWING NO:
FEC L7-01



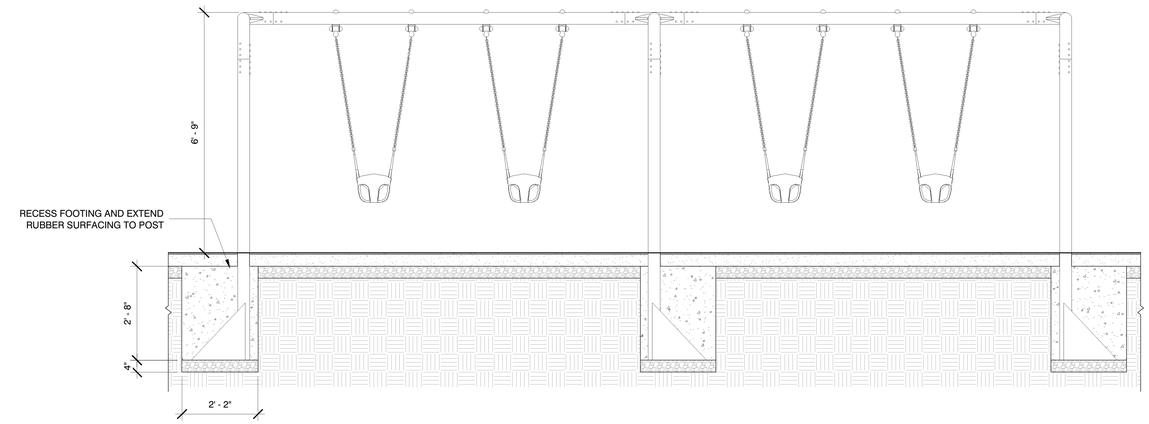
3 (PG6) TALK TUBES 1" = 1'-0"







2 (PG5) CYCLONE 1" = 1'-0"



NOTE:
INSTALL KOMPAN CUSTOM SWING KSW924 PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. REFER TO KOMPAN INSTALLATION DOCUMENTATION FOR ALL FRAME DIMENSIONS, FOOTING DEPTHS, CHAIN TYPE, SAFETY SURFACING REQUIREMENTS, SEAT MOUNTING INSTRUCTIONS AND ANCHORING REQUIREMENTS FOR IN-GROUND INSTALLATION.

1 (PG2) SWINGS 1/2" = 1'-0"

FINAL SUBMITTAL REV 2

STATE OF FLORIDA
JANNE H. HOWERTON
Exp. 11/30/2026
LA6660852
REGISTERED LANDSCAPE ARCHITECT

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THE BREAKERS
PALM BEACH

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PALM BEACH, FLORIDA 33480

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MILESTONES

DATE	ISSUE
07/07/2025	REV. FINAL SUB.

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
PLAYGROUND ELEMENTS

PROJECT #:
22-525-FEC
DRAWN BY:
MU
CHECKED BY:
JN

DRAWING NO:
FEC L7-02

7/1/2025 10:40:45 AM

GENERAL LEGEND

- TRACT LINE
- LIMIT OF WORK (LOW)
- COSTAL CONSTRUCTION CONTROL LINE (CCCL)

TREE & PALM LEGEND

- STRUCTURES (21,861 SF)
- HARDSCAPE (40,618 SF)
- GREENSPACE (21,500 SF)
- WATER FEATURES (1,156 SF)



1 OPEN SPACE DIAGRAM 1" = 30'-0"

6/30/2025 2:56:21 PM

STATE OF FLORIDA
JANNE H. HOWERTON
11/30/2025
LA6660852
REGISTERED LANDSCAPE ARCHITECT

HART HOWERTON
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FINAL SUBMITTAL REV 2

THE BREAKERS PALM BEACH

1 S COUNTY RD
PALM BEACH, FLORIDA 33480

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SCALE: 1" = 30'-0"
NOTE: DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
12/12/2024	1ST SUBMIT.
01/27/2025	FINAL SUBMIT.
04/07/2025	REV. FINAL SUB.
07/07/2025	REV. FINAL SUB.

REVISIONS

NO.	DATE	ISSUE

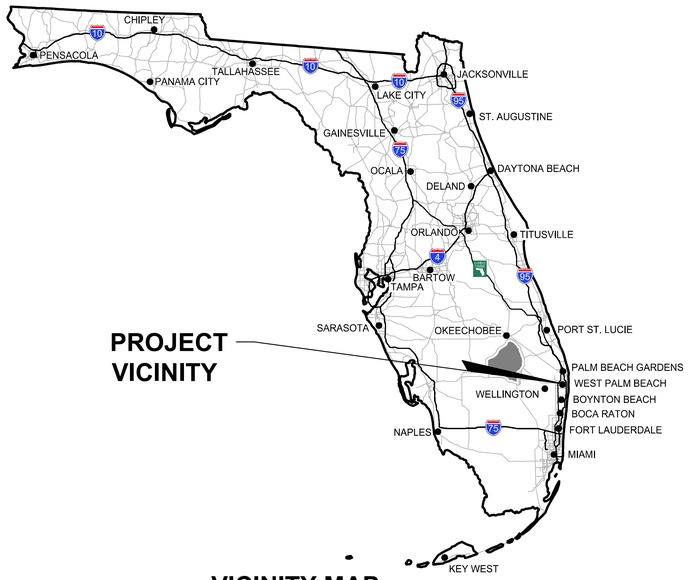
DRAWING TITLE:
F.E.C. OPEN SPACE DIAGRAM

PROJECT #:
22-525-FEC
DRAWN BY:
MU
CHECKED BY:
JN

DRAWING NO:
FEC L8-01

CONCEPTUAL ENGINEERING PLAN
THE BREAKERS
FAMILY ENTERTAINMENT CENTER

SECTION 23, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA



VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

INDEX OF SHEETS

SHEET NO.:	DESCRIPTION:
1	TITLE SHEET
2	CONCEPTUAL DEMOLITION PLAN
3	CONCEPTUAL MASTER PLAN
4-5	CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

CODY M. FLOYD LICENSE No. 97497 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CODY M. FLOYD, P.E. ON 7/2/2025.

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2.) FINAL SUBMITTAL – 1/27/25
1.) REVISED PER UPDATED SITE PLAN FROM ARCHITECT, 01/24/25 B.L.

REVISIONS

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
C.F.	B.L.	R.R.		10/29/24

THE BREAKERS
FAMILY ENTERTAINMENT CENTER
SECTION 23, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
TITLE SHEET

JOB NO.	DRAWING NO.	SHEET	OF
24-027	24027C01	1	5

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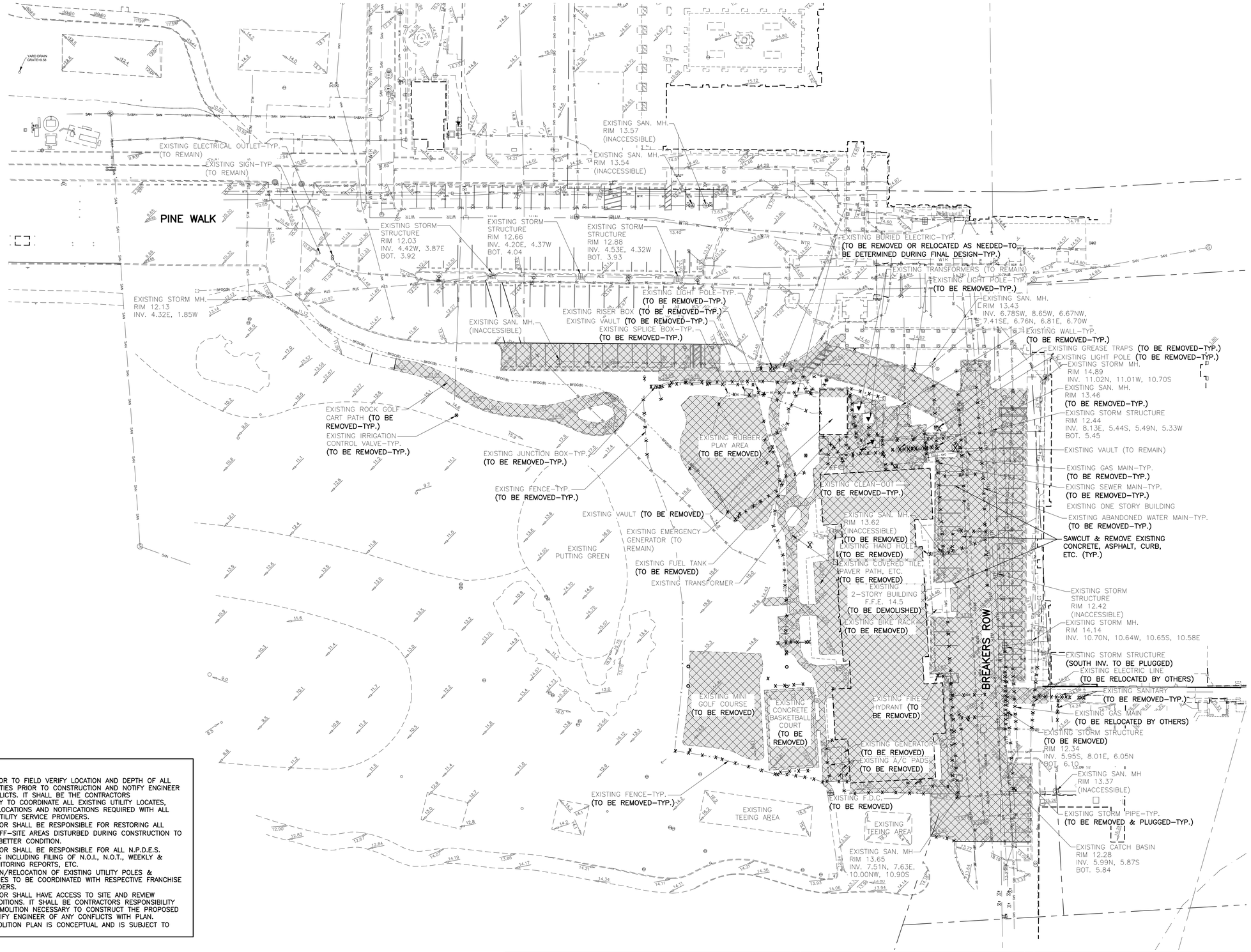

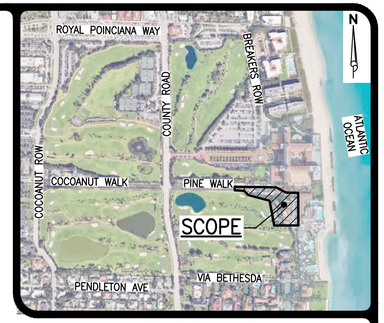

LOCATION MAP
NOT TO SCALE

N

30 15 0 30 60
SCALE IN FEET
1"=30'

LEGEND

- 13.96 — EXISTING GRADE ELEVATION
- SAWCUT & REMOVE EXISTING ASPHALT, CONCRETE, CURB, ETC.
- STM — EXISTING STORM DRAINAGE PIPE
- WTR — EXISTING WATER MAIN
- SAN — EXISTING SEWER MAIN
- FM — EXISTING FORCE MAIN
- EXISTING STORM DRAINAGE PIPE (TO BE REMOVED)
- EXISTING WATER MAIN (TO BE REMOVED)
- EXISTING SEWER MAIN (TO BE REMOVED)
- EXISTING FORCE MAIN (TO BE REMOVED)
- EXISTING LIGHT POLE (TO BE REMOVED)

NOTES:

1.) CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL EXISTING UTILITY LOCATES, SUPPORT, RELOCATIONS AND NOTIFICATIONS REQUIRED WITH ALL APPLICABLE UTILITY SERVICE PROVIDERS.
2.) CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL ON–SITE & OFF–SITE AREAS DISTURBED DURING CONSTRUCTION TO EXISTING OR BETTER CONDITION.
3.) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL N.P.D.E.S. REQUIREMENTS INCLUDING FILING OF N.O.I., N.O.T., WEEKLY & MONTHLY MONITORING REPORTS, ETC.
4.) DEMOLITION/RELOCATION OF EXISTING UTILITY POLES & OVERHEAD LINES TO BE COORDINATED WITH RESPECTIVE FRANCHISE UTILITY PROVIDERS.
5.) CONTRACTOR SHALL HAVE ACCESS TO SITE AND REVIEW EXISTING CONDITIONS. IT SHALL BE CONTRACTORS RESPONSIBILITY TO VERIFY DEMOLITION NECESSARY TO CONSTRUCT THE PROPOSED SITE AND NOTIFY ENGINEER OF ANY CONFLICTS WITH PLAN.
6.) THIS DEMOLITION PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE.

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY CAULFIELD & WHEELER, INC. (561) 392–1991.

CODY M. FLOYD LICENSE No. 97497 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CODY M. FLOYD, P.E. ON 7/2/2025.

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4.) REVISED PER LATEST SITE PLAN, 04/04/25 B.L.
3.) FINAL SUBMITTAL – 1/27/25
2.) REVISED PER UPDATED SITE PLAN FROM ARCHITECT, 01/24/25 B.L.
1.) REVISED PER UPDATED ARCH. SITE PLAN AND UPDATED M.E.P. PLANS, 01/14/25 B.L.

REVISIONS

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
C.F.	B.L.	R.R.		10/29/24

THE BREAKERS
FAMILY ENTERTAINMENT CENTER
SECTION 23, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
CONCEPTUAL DEMOLITION PLAN

JOB NO.	DRAWING NO.	SHEET	OF
24–027	24027C02	2	5

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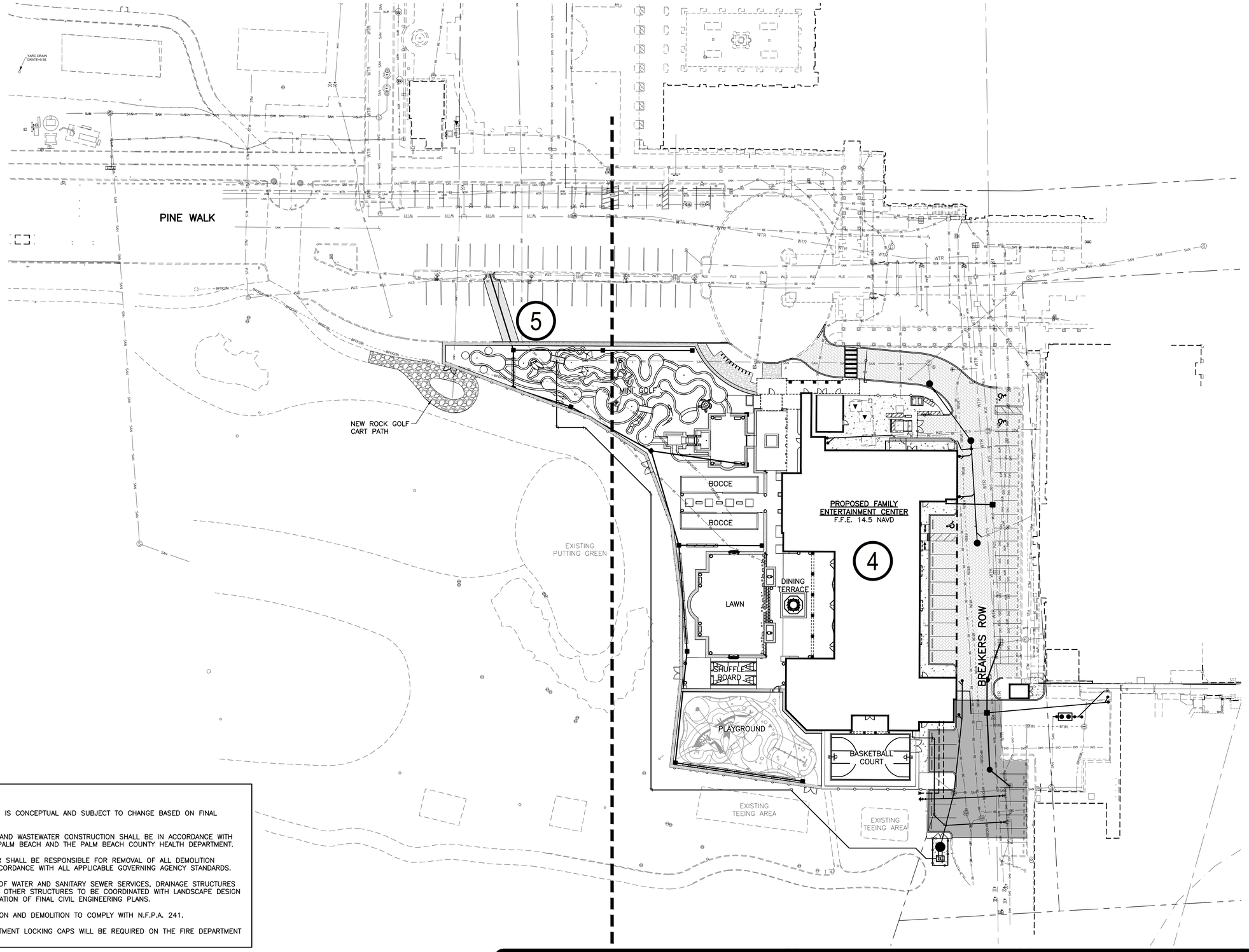

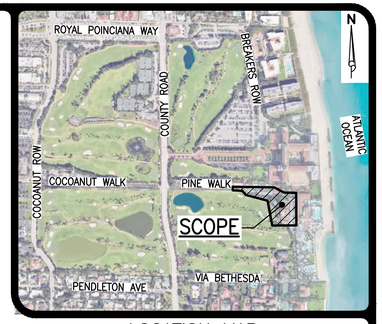

LOCATION MAP
NOT TO SCALE

N

30 15 0 30 60
SCALE IN FEET
1"=30'

LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- PROPOSED ASPHALT
- PROPOSED MILL AND OVERLAY
- NEW ROCK GOLF CART PATH
- CONCRETE
- DECORATIVE PAVEMENT/BRICK PAVERS
- DETECTABLE WARNING SURFACE
- SINGLE SEWER SERVICE W/ CLEAN–OUT
- SANITARY SEWER LINE, MANHOLE AND DIRECTION OF FLOW
- FIRE HYDRANT W/ GATE VALVE
- WATER SERVICE, WATER METER & R.P.Z.
- WATER MAIN & GATE VALVE
- GATE VALVE & D.D.C.V. ASSEMBLY
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FORCE MAIN
- 4 — REFER TO SHEET NUMBER FOR FURTHER INFORMATION

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CODY M. FLOYD LICENSE No. 97497 STATE OF FLORIDA PROFESSIONAL ENGINEER

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3.) FINAL SUBMITTAL – 1/27/25
2.) REVISED PER UPDATED SITE PLAN FROM ARCHITECT, 01/24/25 B.L.
1.) REVISED PER UPDATED ARCH. SITE PLAN, 12/11/24 B.L.

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DESIGN	DRAWN	CHECKED	APPROVED	DATE
C.F.	B.L.	R.R.		10/29/24

THE BREAKERS
FAMILY ENTERTAINMENT CENTER
SECTION 23, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
CONCEPTUAL MASTER PLAN

JOB NO.	DRAWING NO.	SHEET	OF
24–027	24027C03	3	5

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N

20 10 0 20 40

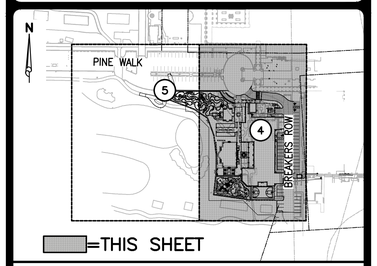
SCALE IN FEET
1"=20'

MATCH LINE SEE SHEET 5

EXISTING MESH BARRIER
PROPOSED 2'X2' EXFILTRATION TRENCH (TYP.)
PROPOSED STORM DRAINAGE PIPE (TYP.) (SIZE TO BE DETERMINED DURING FINAL DESIGN)
PROPOSED MESH BARRIER (BY OTHERS)
PROPOSED YARD/AREA DRAIN (TYP.)
PROPOSED GATE (BY OTHERS)
MINI GOLF
PROPOSED BIKE RACK (SEE SITE PLAN FOR DETAILS)
PROPOSED FORCE MAIN (TYP.) (SIZE TO BE DETERMINED DURING FINAL DESIGN)
SHUFFLE BOARD
BOCCE
BOCCE
PROPOSED COVERED WALKWAY
LAWN
PLAYGROUND
EXISTING TEEING AREA
EXISTING ROCK GOLF CART PATH (TYP.)
DINING TERRACE
EXISTING SEWER MAIN (TYP.)
PROPOSED ROOF DRAIN (1% MIN. SLOPE–TYP.)
EXISTING TRANSFORMERS (TO REMAIN)
PROPOSED RELOCATION OF PRIMARY FUEL TANK (SEE SITE PLAN FOR DETAILS)
EXISTING CONCRETE DRAIN W/ GREASE BOX (TO REMAIN)
REMOVE EXISTING PLUG & TIE PROPOSED ROOF DRAIN INTO EXISTING DRAINAGE PIPE W/ REDUCER
GAS LINE & SERVICE TO BE RELOCATED. CONNECTION TO BUILDING BY LICENSED PLUMBER
PROPOSED SAN. CLEAN–OUT (TYP.)
PROPOSED SAN. LATERAL (1.0% MIN. SLOPE)
PROPOSED F.D.C.
PROPOSED FIRE HYDRANT (TYP.)
EXISTING TEEING AREA
BASKETBALL COURT
PROPOSED FAMILY ENTERTAINMENT CENTER
F.F.E. 14.5 NAVD
PROPOSED ROOF DRAIN CLEAN–OUT
PROPOSED ROOF LEADER PIPE (TYP.) (SIZE TO BE DETERMINED DURING FINAL DESIGN)
PROPOSED CONCRETE SIDEWALK (TYP.)
PROPOSED CONCRETE WHEEL STOP (TYP.)
CONSTRUCT PROPOSED TYPE "C" INLET OVER EXISTING R.C.P. & CONNECT
REMOVE EXISTING PLUG & TIE PROPOSED ROOF DRAIN INTO EXISTING DRAINAGE PIPE W/ REDUCER
18'
9'
EXISTING SAN. MH RIM 13.65 INV. 7.51N, 7.63E, 10.00NW, 10.90S (CORE EXISTING STRUCTURE & TIE–IN PROPOSED SAN. MAIN)
CONTRACTOR TO MAINTAIN CURRENT DRAINAGE PATTERNS & GRADE TOWARDS EXISTING INLETS (TYP)
PROPOSED PRIVATE LIFT STATION
MATCH EXISTING ELEV. (TYP.)
PROPOSED GAS MAIN (TYP.) (SIZE TO BE DETERMINED DURING FINAL DESIGN)
MATCH EXISTING PAVEMENT ELEV. (TYP.)
BREAKERS ROW
CONNECT TO EXISTING GAS MAIN
PROPOSED WATER MAIN (TYP.) (SIZE TO BE DETERMINED DURING FINAL DESIGN)
CONNECT TO EXISTING WATER MAIN
EXISTING SAN. MH RIM 13.37 (INACCESSIBLE)
PROPOSED ROOF DRAIN (1% MIN. SLOPE–TYP.)
PROPOSED GREASE TRAP
EXISTING CATCH BASIN RIM 12.28 INV. 5.99N, 5.87S BOT. 5.84
PROPOSED GRAVITY SEWER MAIN (TYP.) (SIZE TO BE DETERMINED DURING FINAL DESIGN)
PROPOSED ROOF DRAIN (1% MIN. SLOPE–TYP.)
CONNECT SEWER SERVICE TO EXISTING C.O.
EXISTING STORM STRUCTURE RIM 12.42 (INACCESSIBLE)
CUT BACK EXISTING SAN. SERVICE & CONNECT TO PROPOSED SAN. MAIN W/ WYE
EXISTING STORM MH. RIM 14.14 INV. 10.70N, 10.64W, 10.65S, 10.58E
EXISTING ONE STORY BUILDING
EXISTING PARKING STALLS TO BE RE–STRIPED AS SHOWN (TYP.)
EXISTING STORM DRAINAGE PIPE (TYP.)
EXISTING WATER MAIN (TYP.)
EXISTING GAS MAIN (TYP.)
EXISTING STORM STRUCTURE RIM 12.88 INV. 4.53E, 4.32W BOT. 3.93
EXISTING SAN. MH. RIM 13.54 (INACCESSIBLE)
EXISTING SAN. MH. RIM 13.57 (INACCESSIBLE)
EXISTING ELECTRICAL BOX (TO REMAIN)
EXISTING TYPE "D" CURB (TYP.)
MATCH EXISTING ELEV. (TYP.)
MATCH EXISTING ELEV. (TYP.)
CONTRACTOR TO MAINTAIN CURRENT DRAINAGE PATTERNS & GRADE TOWARDS EXISTING INLETS (TYP)
EXISTING UNKNOWN CONDUIT (TYP.)
EXISTING BURIED ELECTRIC LINE (TYP.)
EXISTING SAN. MH. RIM 13.43 (ADJUST RIM AS NEEDED TO BE CLEAR OF CURB) INV. 6.78SW, 8.65W, 6.67NW, 7.41SE, 6.76N, 6.81E, 6.70W
EXISTING SAN. CLEAN–OUT (ADJUST RIM AS NEEDED TO BE CLEAR OF CURB)
CONSTRUCT PROPOSED SANITARY SEWER MANHOLE OVER EXISTING SAN. MAIN & CONNECT EXISTING SAN. MAIN @ NORTH INVERT
EXISTING STORM MH. RIM 14.89 INV. 11.02N, 11.01W, 10.70S
EXISTING STORM STRUCTURE RIM 12.44 INV. 8.13E, 5.44S, 5.49N, 5.33W BOT. 5.45
EXISTING CONCRETE WHEEL STOP (TYP.)
PROPOSED SANITARY SEWER MANHOLE (TYP.)



LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- H.P. PROPOSED HIGH POINT
- 13.96 EXISTING GRADE ELEVATION
- PROPOSED ASPHALT
- PROPOSED MILL AND OVERLAY
- PROPOSED BRICK PAVERS/DECORATIVE PAVEMENT
- PROPOSED CONCRETE
- SEWER SERVICE W/ CLEAN–OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- PROPOSED BIKE RACK (SEE SITE PLAN FOR DETAILS)
- EXISTING OVERHEAD POWER LINE & POWER POLE
- STM EXISTING STORM DRAINAGE PIPE (TO REMAIN)
- WTR EXISTING WATER MAIN (TO REMAIN)
- SAN EXISTING SEWER MAIN (TO REMAIN)
- FM EXISTING FORCE MAIN (TO REMAIN)

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2.) REVISED PER UPDATED ARCH. SITE PLAN AND UPDATED M.E.P. PLANS, 01/14/25 B.L.
1.) REVISED PER UPDATED ARCH. SITE PLAN, 12/11/24 B.L.

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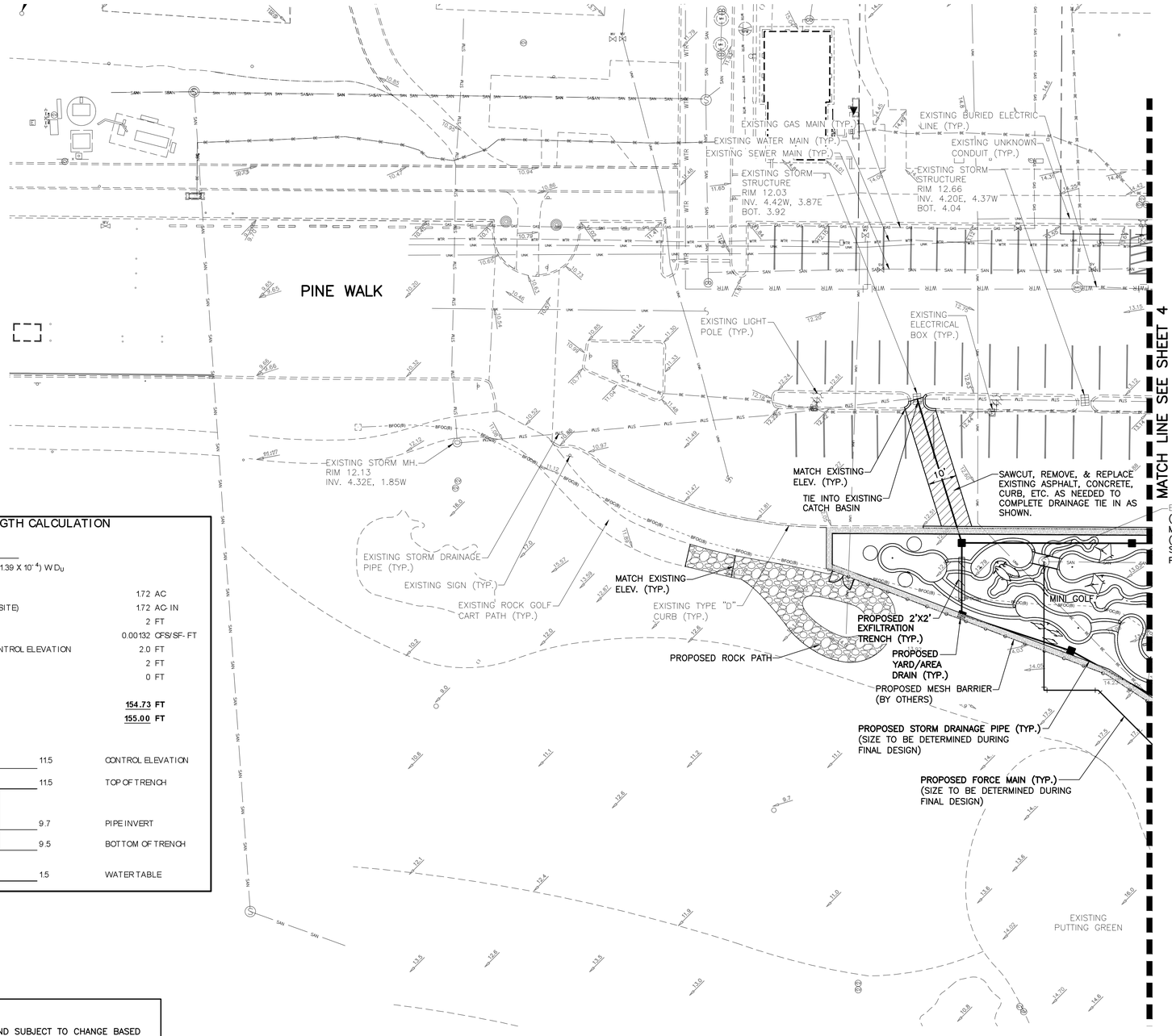
Authorization # 3452 | 561.478.7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
C.F.	B.L.	R.R.		10/29/24

THE BREAKERS
FAMILY ENTERTAINMENT CENTER
SECTION 23, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET	OF
24–027	24027C04	4	5



N

20 10 0 20 40

SCALE IN FEET
1"=20'



LOCATION MAP
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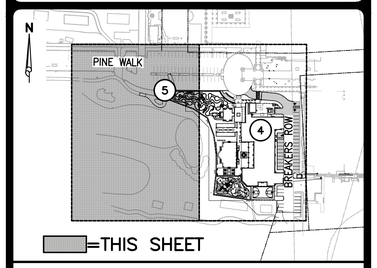

KEY MAP
NOT TO SCALE

EXFILTRATION TRENCH LENGTH CALCULATION

$$L = \frac{V}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (1.39 \times 10^{-4}) W D_U}$$

A=	TOTAL SITE AFFECTED AREA	1.72 AC
V=	VOLUME TO BE TREATED (1" OVER SITE)	1.72 AC-IN
W=	WIDTH OF TRENCH	2 FT
K=	HYDRAULIC CONDUCTIVITY	0.00132 CFS/SF-FT
H_2=	DEPTH TO WATER TABLE FROM CONTROL ELEVATION	2.0 FT
DU=	NON-SATURATED TRENCH DEPTH	2 FT
DS=	SATURATED TRENCH DEPTH	0 FT
L=	REQUIRED TRENCH LENGTH	**154.73 FT**
L_P=	PROVIDED TRENCH LENGTH	**155.00 FT**

LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- H.P. PROPOSED HIGH POINT
- 13.96 EXISTING GRADE ELEVATION
- PROPOSED ASPHALT
- PROPOSED MILL AND OVERLAY
- PROPOSED SAWCUT, REMOVE, AND REPLACE
- PROPOSED CONCRETE
- NEW ROCK GOLF CART PATH
- EXISTING OVERHEAD POWER LINE & POWER POLE
- STM EXISTING STORM DRAINAGE PIPE (TO REMAIN)
- WTR EXISTING WATER MAIN (TO REMAIN)
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C.F.	B.L.	R.R.		10/29/24

THE BREAKERS
FAMILY ENTERTAINMENT CENTER
SECTION 23, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET	OF
24-027	24027C05	5	5

Y:\AUTOCAD_FILES\2024\24-027\CONCEPTUAL\24027C04-05_PLAN.dwg 7/2/2025 12:09 PM Brandon Longo

ARC-24-0141 (ZON-24-0079) 1 S COUNTY RD – THE BREAKERS FAMILY ENTERTAINMENT CENTER (COMBO). The applicant, The Breakers Palm Beach, Inc. (Alex Gilmurray), has filed an application requesting ARCOM review and approval for the demolition of an existing two-story building (Family Entertainment Center & The Italian Restaurant structure) and the construction of a new, three-story structure with basement to replace same that will connect with an overhead enclosed pedestrian bridge to the existing two-story building (Beach Club) at The Breakers Palm Beach Resort, with related site improvements. The proposal requires an amendment to the existing Breakers PUD and special exception approvals and site plan to be reviewed by Town Council.

ZON-24-0079 (ARC-24-0141) 1 S COUNTY RD – THE BREAKERS FAMILY ENTERTAINMENT CENTER (COMBO) – SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, The Breakers Palm Beach, Inc. (Alex Gilmurray), has filed an application requesting Town Council review and approval for modifications to an existing special exception and permitted uses in an existing hotel Planned Unit Development (PUD) (The Breakers Palm Beach) as it relates to the construction of a new three-story structure with basement that will connect with an overhead enclosed pedestrian bridge to the existing two-story building (Beach Club) to replace an existing two-story building with related site improvements. The application requires the approval of a separate resolution to modify the PUD and the Architectural Commission (ARCOM) shall review the application for design.

Property Owner:	The Breakers Palm Beach, Inc. (Alex Gilmurray)
Professional:	Hart Howerton (A. James Tinson)
Representative:	Gunster (Jamie Crowley)

HISTORY:

As part of the Breakers current projects, Resolution 05-2025 was adopted. The site plan presented as part of this application demonstrates the need to alter the existing PUD plat and therefore requires a PUD replat prior to the issuance of a permit.

At the February 04, 2025 Planning and Zoning Commission (PZC) meeting, the application for the PUD amendment was presented and, after lengthy discussion, deferred (7-0) by the Commission to the March 06, 2025, PZC meeting.

At the February 12, 2025 Town Council development review hearing, the application was deferred (5-0) to the April 09, 2025, meeting due to pending action required by the Planning and Zoning Commission.

At the February 26, 2025 ARCOM meeting, the application for the new Family Entertainment Center was reviewed by the commission and deferred (7-0) for two months to the April 23, 2025, meeting to allow for restudy of the architecture.

At the March 6, 2025 Planning & Zoning Commission meeting, resolution 006-2025 (a resolution to amend Resolution No. 6-71, The Breakers PUD) was recommended to town

council for approval with the following conditions: the Town Council consider whether the special exception is required with respect to the membership club, with respect to the traffic and circulation studies, that a new master plan be submitted, potentially the existing requirements be eliminated with regard to widening of County Road, and the ingress and egress for construction, particularly on Main Street and potentially for the recreation facility, be reviewed to minimize impact on the neighbors. On roll call, the Motion passed unanimously, 6-0.

At the April 09, 2025 Town Council Development Review hearing, resolution 006-2025 was adopted to modify resolution No. 6-71, The Breakers PUD.

At the April 23, 2025 ARCOM hearing, the application was reviewed and approved (5-2) with conditions that the façade and landscaping details would return to the July 23, 2025 meeting for review.

At the May 14, 2025 Town Council hearing, the special exception(s) with site plan review (ZON-24-0079) was approved (4-1) with the conditions that (1) the applicant return with a construction management agreement including a traffic management plan (2) final approval is granted by ARCOM, (3) the applicant considering hosting a meeting with the neighbors and staff to discuss the construction management and traffic plan, and (4) that the applicant consider allowing residents to attend the Family Entertainment Center in the future.

THE PROJECT:

The applicant has submitted plans, entitled "THE BREAKERS PALM BEACH FAMILY ENTERTAINMENT CENTER FINAL SUBMITTAL 2ND REVISION", as prepared by HART HOWERTON, uploaded July 03, 2025.

The following is the scope of work for the Project:

- Demolition of the existing Breakers Family Entertainment Center (FEC).
- Construction of a new three-story FEC building with basement and pedestrian bridge connection to the Beach Club building.
- Related hardscape/landscape improvements.
- Expanded outdoor recreation areas related to the FEC.
- Reconfigured surface parking.

The following SPECIAL EXCEPTIONS from the Town Council are required to achieve the scope of work:

- **SPECIAL EXCEPTION 1:** Sec. 134-477: Town Council approval for permitted use and special exception use in PUD zoning district.
- **SPECIAL EXCEPTION 2:** Sec. 134-622(2): Special Exception for commercial structure over 2 stories.
- **SPECIAL EXCEPTION 3:** Sec. 134-1759 (d) & (e): Special Exception for the construction of facility using ball backboard (basketball court) and construction of sport courts.

Site Data			
Zoning District	PUD-A	**Future Land Use:**	APPROVED PUD
FEC Lot Coverage	Existing: 12,136 sq ft Proposed: 16,674 sq ft	**Enclosed Sq. Ft.**	Existing: 17,176 sq. ft. Proposed: 52,809 sq. ft.
Building Height	Existing: +40.0' NAVD Proposed: +56.9' NAVD	**Overall Building Height**	+67.3' NAVD
Zoning District	PUD-A	**Future Land Use:**	APPROVED PUD

Surrounding Properties / Zoning	
North	Breakers Hotel & Shopping Boutiques
South	Breakers Golf Course & Breakers Residences
East	The Beach Club at the Breakers
West	Breakers Golf Course

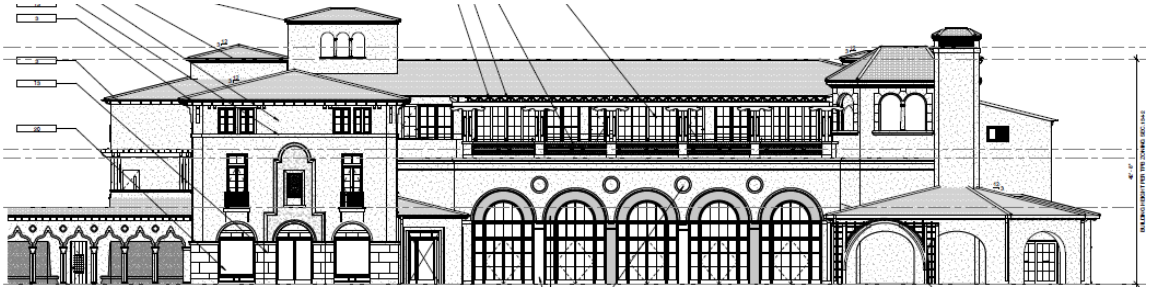
STAFF ANALYSIS:

This application was originally heard at the February 2025 ARCOM hearing and was deferred for two months to allow the applicant to restudy the size of the structure and applied architectural details. The applicant resubmitted plans for presentation at April 2025 ARCOM hearing with adjustments in response to the comments of the commission including modification of building height and roof height at various locations, lowering the pedestrian bridge clearance height, redesign of arch and column hierarchies to respond to existing conditions at the main hotel, additional equipment screening, and refinement of applied architectural details and material choices. The resubmitted plans were approved by ARCOM, with a condition that the applicant return to the July 2025 meeting for final review and approval of landscape and façade details.

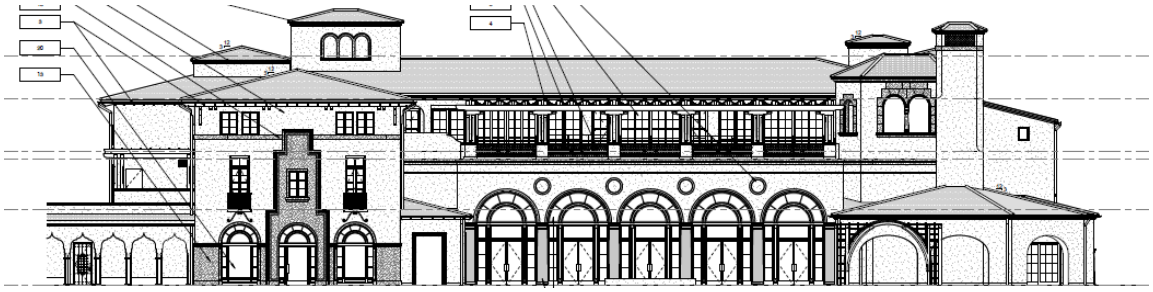
The applicant resubmitted plans in response to comments of the commission including refinement of architectural details, enlarged details of elevations and planting plans including the arrival court, entry garden, central lawn and loggia, and arbor story & porch. Additionally, the applicant further reduced the building mass at the southeast stairs.



Color rendering of existing Breakers Hotel and proposed F.E.C. building.



Previously Proposed West Elevation.



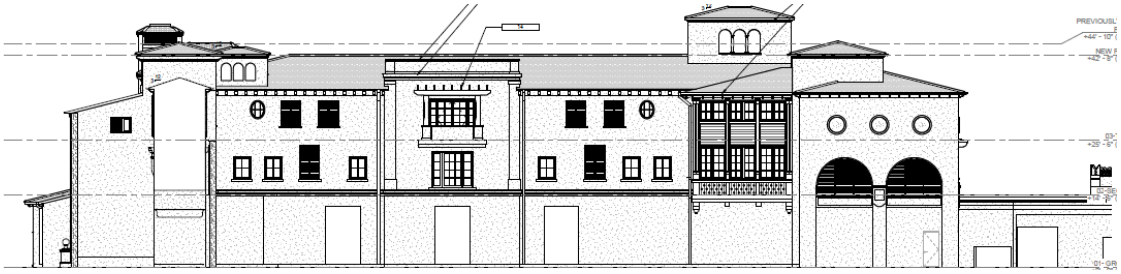
Currently Proposed West Elevation.



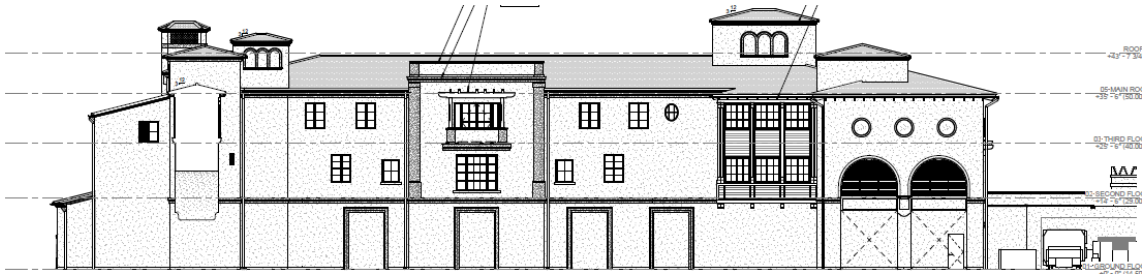
Previously Proposed South Elevation.



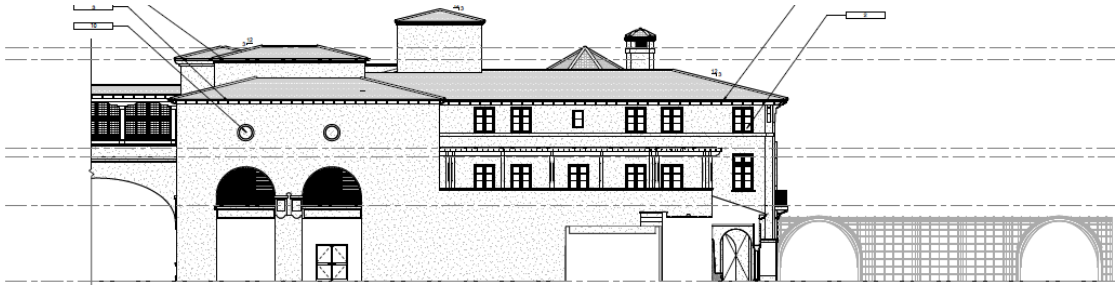
Currently Proposed South Elevation.



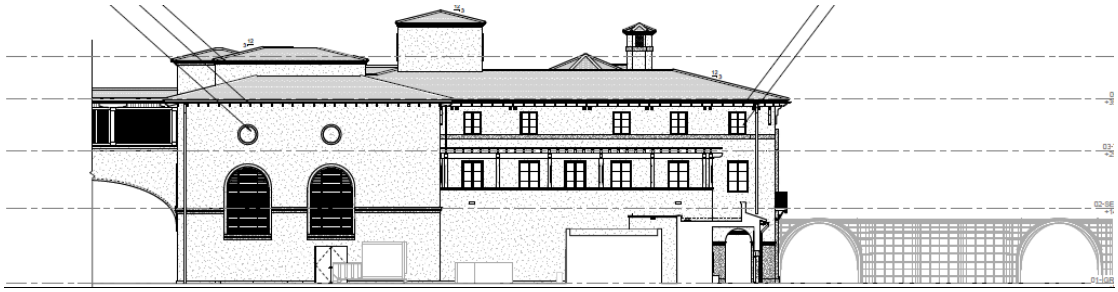
Previously Proposed East Elevation.



Currently Proposed East Elevation.



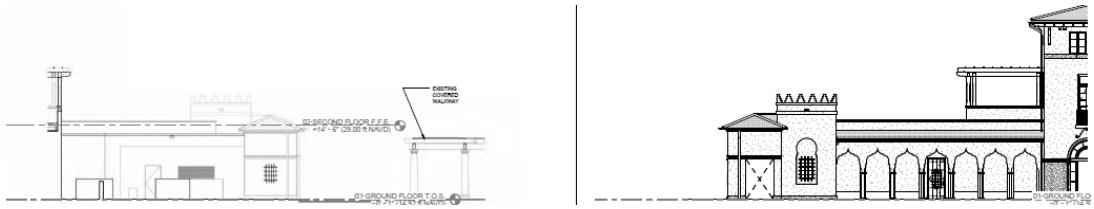
Previously Proposed North Elevation.



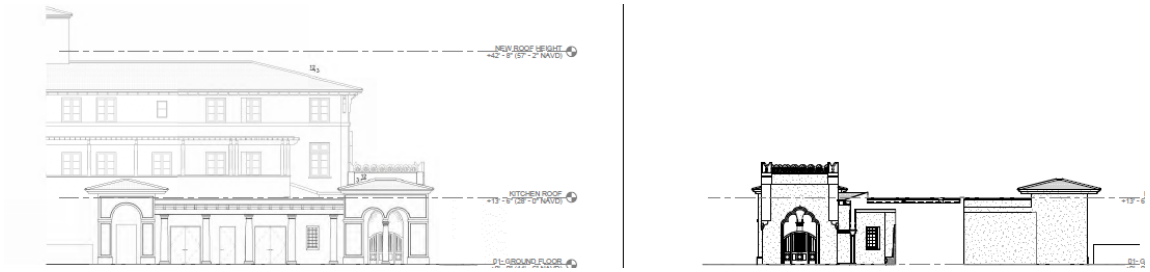
Currently Proposed North Elevation.



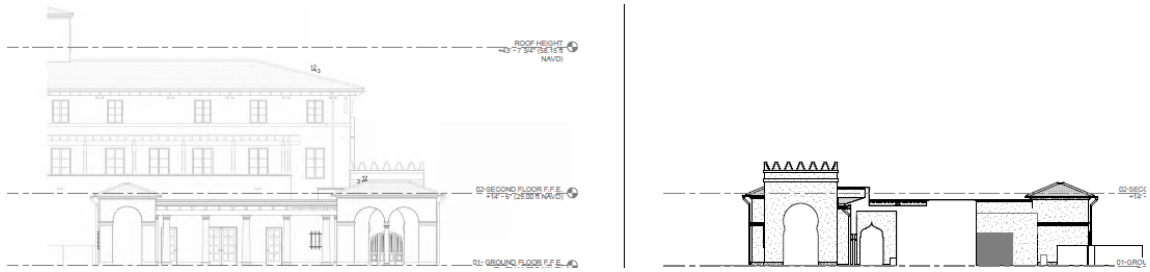
Previously Proposed East (Left) And West (Right) Entry Pavilion Elevations.



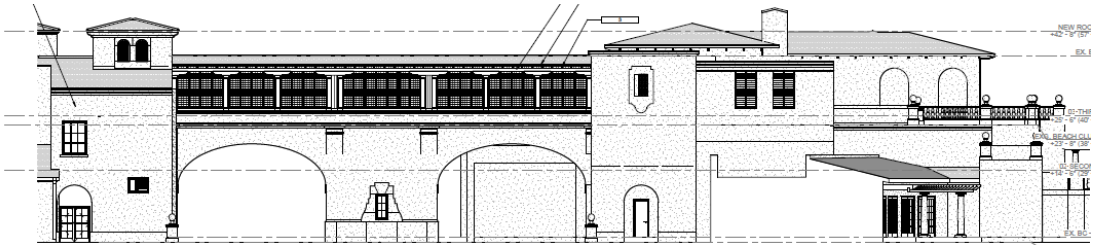
Currently Proposed East (Left) And West (Right) Entry Pavilion Elevations.



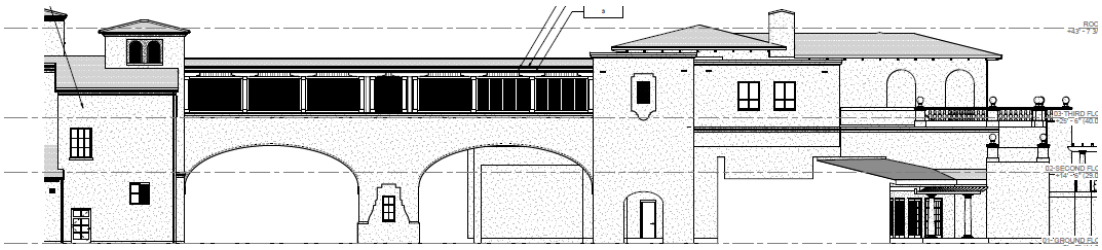
Previously Proposed North (Left) and South (Right) Entry Pavilion Elevations.



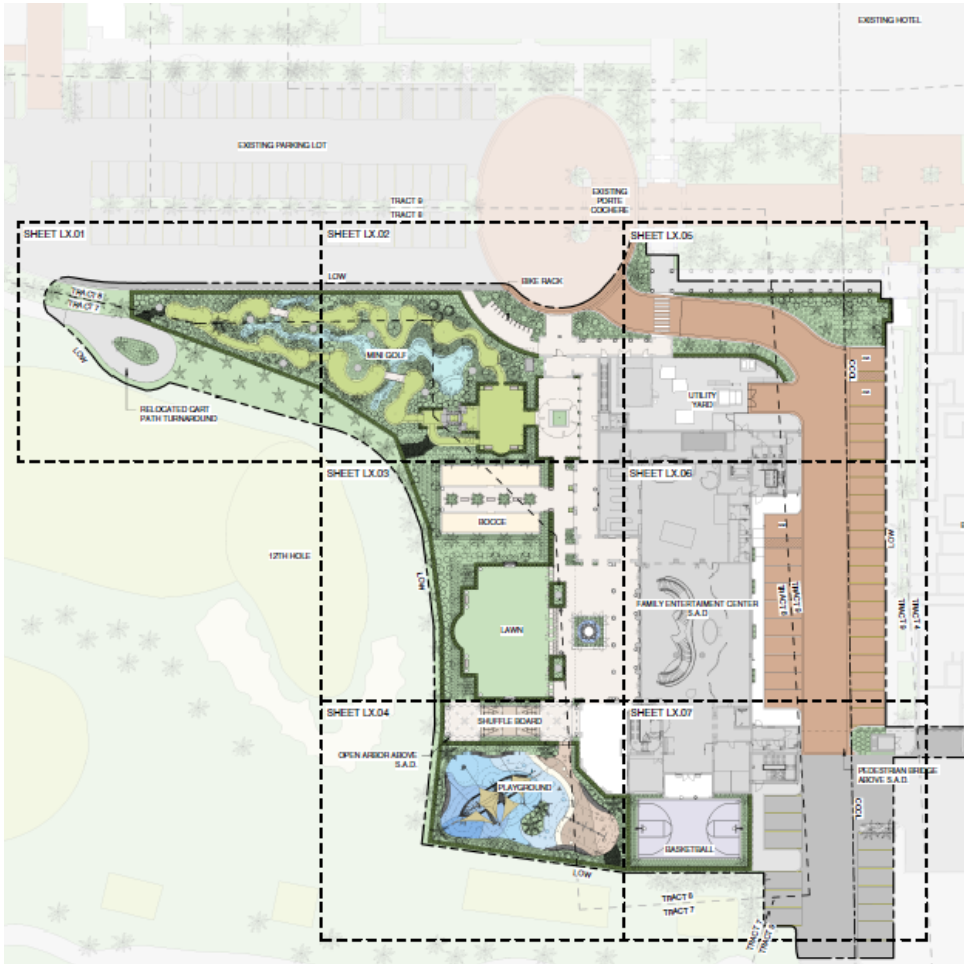
Currently Proposed North (Left) and South (Right) Entry Pavilion Elevations.



Previously Proposed Pedestrian Bridge South Elevation.



Currently Proposed Pedestrian Bridge South Elevation.



Proposed Site Plan Rendering.

CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:BMF

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 23, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-24-0071 224 VIA MARILA The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape and swimming pool.

Date:

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING

No Fiscal Impact

MP Design & Architecture, Inc.

319 Clematis Street, Suite 1000
West Palm Beach, Florida 33401
AA#26001667

T: 561.833.7575 INFO@MPDAINC.COM F: 561.833.0575

Town of Pam Beach
360 S. County Rd.
Palm Beach, FL 33480

July 07, 2025

Re: 224 Via Marila, Palm Beach, FL 33480
ARC-24-0071

We are submitting the attached drawings and application for the review of our project at 224 Via Marila, Plam Beach, FL 33480. The proposal includes a new two-story residence with 4,898 SF of air-conditioned space with new loggia, garage and guest house over garage, along with a new pool, landscape and hardscape design.
The lot is 19,500 SF and the proposed new house will have a total of square footage of 7,144 SF. The lot coverage and CCR calculations are within the allowable limits.

Please note the following:

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161
Not applicable.

B. ARCHITECTURAL REVIEW – Section 18-205 & Section 18-206

1) The plan for the proposed building or structure is in conformity with good taste and design, and in general contributes to the image of the Town as a place of beauty, spaciousness, balance, charm, and high quality.

2) The plan for the proposed building or structure demonstrates that it is reasonably protected against external and internal noise, vibrations, and other factors that may make the environment less desirable.

3) The proposed building or structure, in its exterior design and appearance, is not of inferior quality such that it would materially depreciate the appearance or value of the local environment.

MP Design & Architecture, Inc.
319 Clematis Street, Suite 1000
West Palm Beach, Florida 33401
AA#26001667

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4) The proposed building or structure is in harmony with developments on nearby land, the comprehensive plan for the Town, and any precise plans adopted pursuant to the comprehensive plan.

5) The proposed building or structure is not excessively similar to any other structure existing, permitted, or included in the same permit application within 200 feet of the proposed site in respect to one or more of the following exterior design and appearance features:

a. Apparently visibly identical front or side elevations.
b. Substantially identical size and arrangement of doors, windows, porticos, or other openings or breaks in the elevation facing the street, including reverse arrangements.
c. Other significantly identical design features, such as materials, roofline, or the height of design elements.

6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing, permitted, or included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

a. Height of the building or roof.
b. Other significant design features, including but not limited to materials or architectural quality.
c. Architectural compatibility.
d. Arrangement of structural components.
e. Perceived mass from the street or any perspective visible to the public or adjoining property owners.
f. Diversity of design that complements the size and massing of adjacent properties.
g. Design features that avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring properties

7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

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AA#26001667

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8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate or neighboring areas, with regard to significant design features such as material quality or architectural style, as viewed from any public or private way (excluding alleys).

9) The proposed development conforms to the standards of this code and other applicable ordinances, with respect to the location and appearance of the buildings and structures.

10) The project's location and design adequately protect unique site characteristics, such as scenic views, rock outcroppings, natural vistas, waterways, and similar features.

C. SPECIAL EXCEPTION – Section 134-22
Not applicable

D. SITE PLAN REVIEW – Section 134-329
Not applicable

E. VARIANCE – Section 134-201
Not applicable

F. OTHER
Not applicable

Respectfully,



Michael Perry

New Single Family Home

224 Via Marila, Palm Beach, FL 33480

ARC-24-071

07/23/2025 ARCOM Meeting

Re-Submittal - 07/07/2025

DESIGN & ARCHITECTURE

MP DESIGN
& ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN
P 416•277•0179 F 416•241•8125
39 Braywin Drive
Toronto, Ontario
M9P 2N9
Canada

LANDSCAPE ARCHITECT
NIEVERA + WILLIAMS DESIGN

SCOPE OF WORK:

PROPOSED NEW 6,257 SF TWO STORY RESIDENCE ON 224 VIA MARILA.

PROPOSED NEW POOL, NEW LANDSCAPE AND HARDSCAPE.

ARCOM RE-SUBMITTAL CHANGES NARRATIVE

1. THE ROOF PITCH WAS CHANGE FROM THE PREVIOUSLY PROPOSED 6/12 TO NEW PROPOSED 7/12.
2. THE ROOF MATERIAL WAS CHANGE TO WOOD SHINGLES INSTEAD OF THE PREVIOUSLY PROPOSED CEMENT TILE.
3. THE EAVE DETAIL WAS CHANGE TO ADD OUTLOOKERS.
4. PREVIOUSLY PROPOSED FLAT ROOF ABOVE GREAT ROOM WAS CHANGE TO PITCH ROOF.
5. PREVIOUS LOGGIA WAS REDUCED.
6. THE NUMBER OF EXTERIOR SCONCES WAS REDUCED FROM THE PREVIOUS VERSION

INDEX OF DRAWINGS

COVER	SCOPE OF WORK & DRAWING INDEX	A006	VICINITY LOCATION MAP
		A007	TRUCK LOGISTIC & STAGING PLAN
A001.1	PREVIOUSLY PROPOSED SITE PLAN		
A001	PROPOSED REVISED SITE PLAN	EX1	EXISTING CONDITIONS PLAN
A002	ZONING LEGEND	EX2	EXISTING IMAGES
A003	CCR CALCULATIONS	SITE	CURRENTLY PROPOSED OVERALL SITE PLAN
A004	LOT COVERAGE DIAGRAM	EL1	PREVIOUS AND CURRENT FRONT ELEVATION
A005	SITESCAPE PLAN	EL2	PREVIOUS AND CURRENT REAR ELEVATION
AP01	PHOTOS	EL3	PREVIOUS AND CURRENT WEST ELEVATION
AP02	PHOTOS	EL4	PREVIOUS AND CURRENT EAST ELEVATION
AP03	PHOTOS	OS1	OPEN SPACE DIAGRAM
AP04	PHOTOS	OS2	FRONT YARD OPEN SPACE DIAGRAM
		OS3	SIDE SETBACK OPEN SPACE DIAGRAM
A100.1	PREVIOUSLY PROPOSED FIRST FLOOR	OS4	NATIVE LANDSCAPE DIAGRAM
A100	PROPOSED REVISED FIRST FLOOR	L1	HARDSCAPE PLAN
A101.1	PREVIOUSLY PROPOSED SECOND FLOOR PLAN	LP1	LANDSCAPE PLAN
A101	PROPOSED REVISED SECOND FLOOR PLAN	LP2	PLANT LIST AND DETAILS
A102.1	PREVIOUSLY PROPOSED ROOF PLAN	D1	SECTION DETAILS
A102	PROPOSED REVISED ROOF PLAN	D2	GATE DETAILS
RENDERINGS		1 of 2	SURVEY
A200	PREVIOUS & REVISED PROPOSED NORTH ELEVATION		
A201	PREVIOUS & REVISED PROPOSED SOUTH ELEVATION		
A202	PREVIOUS & REVISED PROPOSED WEST ELEVATION		
A203	PREVIOUS & REVISED PROPOSED EAST ELEVATION		
A204	PREVIOUS & REVISED PROPOSED GARAGE ELEVATIONS		
A205	PROPOSED BUILDING COLORS		
A300	PROPOSED BUILDING DETAILS		

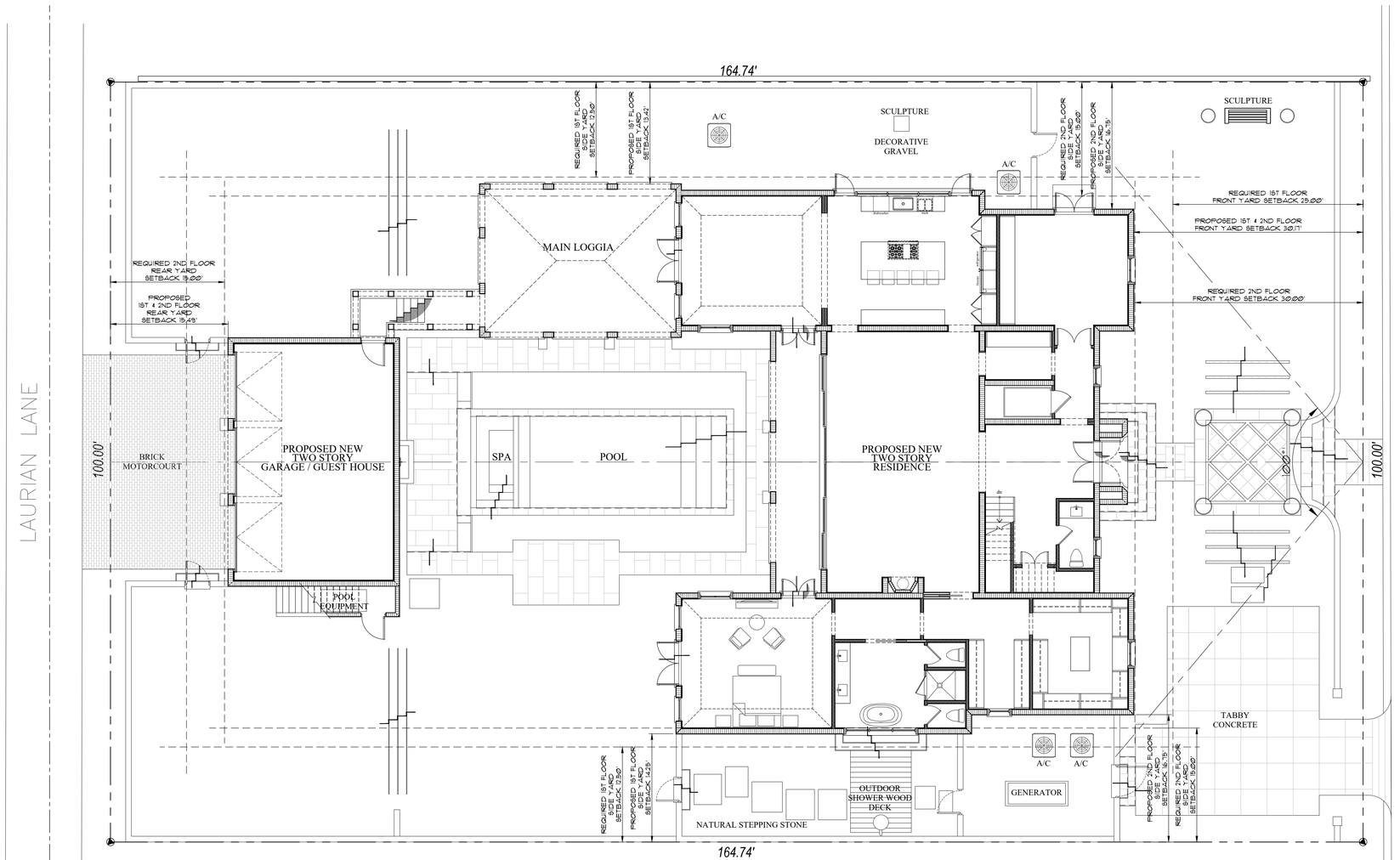
224 VIA MARILA
ZONING & SITE CALCULATIONS

Zoning Item	Required/Allowed	Proposed
Zoning District	RB	RB
Lot Area	10,000 SF	16,474 SF
Lot Width	100'	100'
Lot Depth	100'	164.74'
Front Yard Setback	25' 1-Story	30'-2"
	30' 2-Story	30'-2"
Side Yard Setback	12'-6" 1-Story	13'-5"
	15' 2-Story	16'-9"
Rear Yard Setback	10' 1-Story	15'-6"
	15' 2-Story	15'-6"
Maximum Building Height	22' 2-Story	20'-0"
Maximum Overall Height	30' 2-Story	25'-0"
Lot Coverage	30% (4,942 SF) 2-Story	4,941 SF (30%)
Cubic Content Ratio	3.94 (+ 5% Loggia) (64,978 QF + 3,245 QF)	3.94 (+ 4.6% Loggia) (64,978 QF + 3,018 QF)
Angle of Vision	100 Degrees	100 Degrees

Areas	Proposed
Main House 1st Floor (A/C)	3,413 SF
Main House 2nd Floor (A/C)	1,413 SF
Garage	735 SF
Garage 2nd Floor / Guest House (A/C)	735 SF
Covered Main Loggia	534 SF
Covered Great Room Loggia	230 SF
Covered Breezeway	68 SF
Total Square Footage	7,128 SF

Legal Description:

CORAL ESTATES LT 5 & UNDIV INT IN LTS 1-A & 15-A



Previously Proposed Site Plan - June 2025 Meeting

Scale 1/8" = 1'-0"



MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN
+ 416-577-1070 / + 416-241-3125
99 Avenue Rd. Street
Toronto, Ontario
M5R 2H3
Canada

COMM NO.
2508

DATE
7/7/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. #AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

ARC-24-0071

SHEET NO.
A000.1

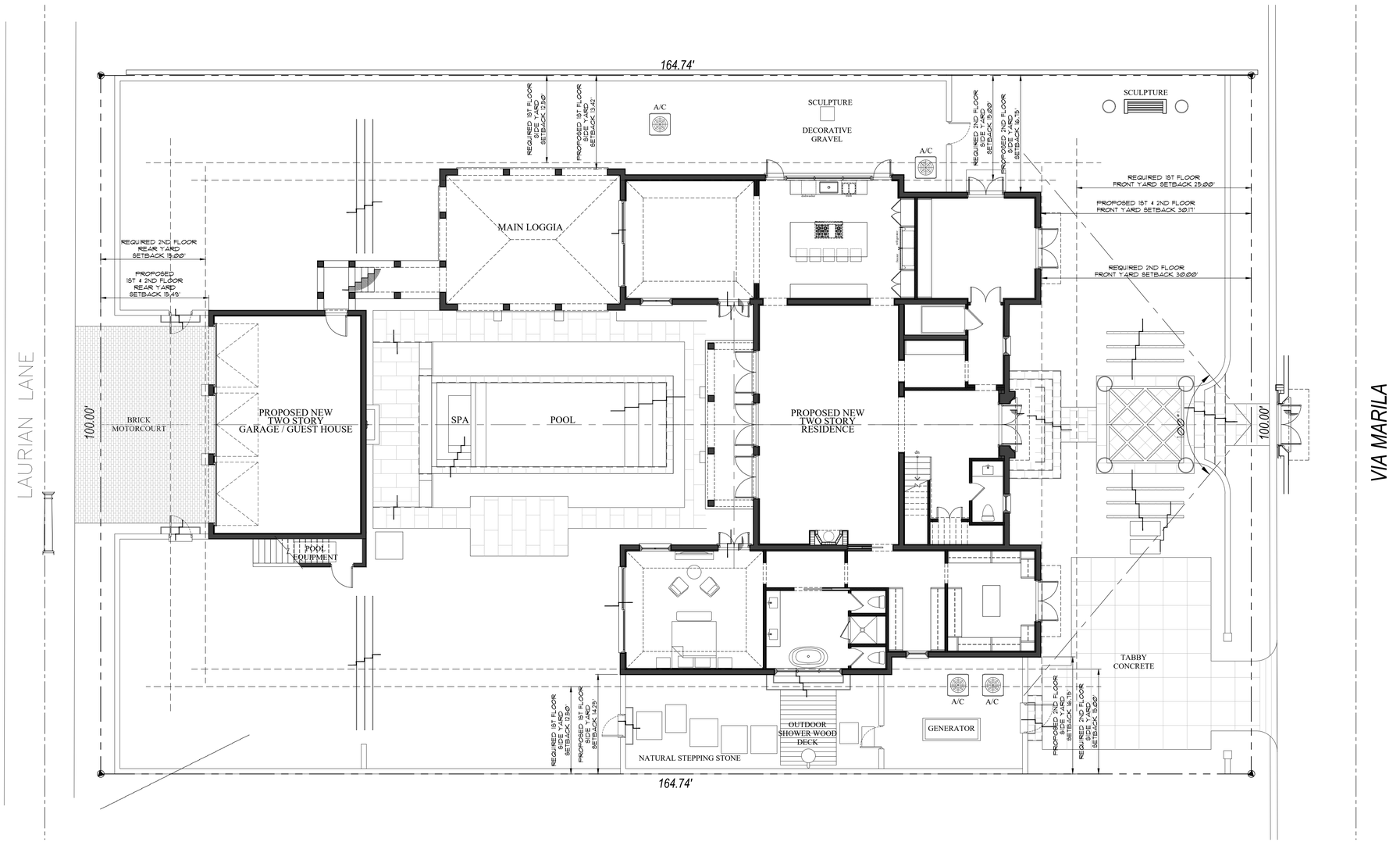
224 VIA MARILA
ZONING & SITE CALCULATIONS

Zoning Item	Required/Allowed	Proposed
Zoning District	RB	RB
Lot Area	10,000 SF	16,474 SF
Lot Width	100'	100'
Lot Depth	100'	164.74'
Front Yard Setback	25' 1-Story	30'-2"
	30' 2-Story	30'-2"
Side Yard Setback	12'-6" 1-Story	13'-5"
	15' 2-Story	16'-9"
Rear Yard Setback	10' 1-Story	15'-6"
	15' 2-Story	15'-6"
Maximum Building Height	22' 2-Story	20'-0"
Maximum Overall Height	30' 2-Story	25'-0"
Lot Coverage	30% (4,942 SF) 2-Story	4,941 SF (30%)
Cubic Content Ratio	3.94 (+ 5% Loggia) (64,978 QF + 3,245 QF)	3.94 (+ 4.6% Loggia) (64,978 QF + 3,018 QF)
Angle of Vision	100 Degrees	100 Degrees

Areas	Proposed
Main House 1st Floor (A/C)	3,394 SF
Main House 2nd Floor (A/C)	1,504 SF
Garage	735 SF
Garage 2nd Floor / Guest House (A/C)	735 SF
Covered Main Loggia	522 SF
Covered Great Room Loggia	152 SF
Covered Breezeway	102 SF
Total Square Footage	7,144 SF

Legal Description:

CORAL ESTATES LT 5 & UNDIV INT IN LTS 1-A & 15-A



Proposed Revised Site Plan

Scale 1/8" = 1'-0"

MP DESIGN & ARCHITECTURE
JASON CUTAJAR ARCHITECTURAL DESIGN
ANGELO DAVILA R.A.
FLORIDA REG. NO. AR0016639

COMM NO. 2508

DATE 7/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

ARC-24-0071

SHEET NO. A000

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

Line #	Zoning Legend			
1	**Property Address:**	224 Via Marila		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	16,474 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	100' (W) x 164.74' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	Zone AE		
7	**Zero Datum for point of meas. (NAVD)**	7.0 NAVD		
8	**Crown of Road (COR) (NAVD)**	2.85 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (4,942 SF)		29.5% (4,871 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	- - -		7,110 SF
12	*Front Yard Setback (Ft.)	30'		30'-2"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"		13'-5"
14	* Side Yard Setback (2nd Story) (Ft.)	15'		16'-9"
15	*Rear Yard Setback (Ft.)	15'		15'-6"
16	Angle of Vision (Deg.)	100		100
17	Building Height (Ft.)	22'-0"		20'-0"
18	Overall Building Height (Ft.)	30'-0"		25'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.94 + 5%Loggia		3.94 + 3.5% Loggia
20	** Max. Fill Added to Site (Ft.)	2'		1.18'
21	Finished Floor Elev. (FFE)(NAVD)	7.00 NAVD		7.00 NAVD
22	Base Flood Elevation (BFE)(NAVD)	6.00 NAVD		6.00 NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	45% (7,413 SF)		45.5% (7,500 SF)
24	Perimeter LOS (Sq Ft and %)	50% (2,447 SF)		75% (3,681 SF)
25	Front Yard LOS (Sq Ft and %)	40% (1,000 SF)		47.8% (1,304 SF)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each yard area with cardinal direction (N,S,E,W)*

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

**** Provide Native plant species info per category as requited by Ord. 003-2023 on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

COMM NO.
2508

DATE
7/6/2025

REVISIONS

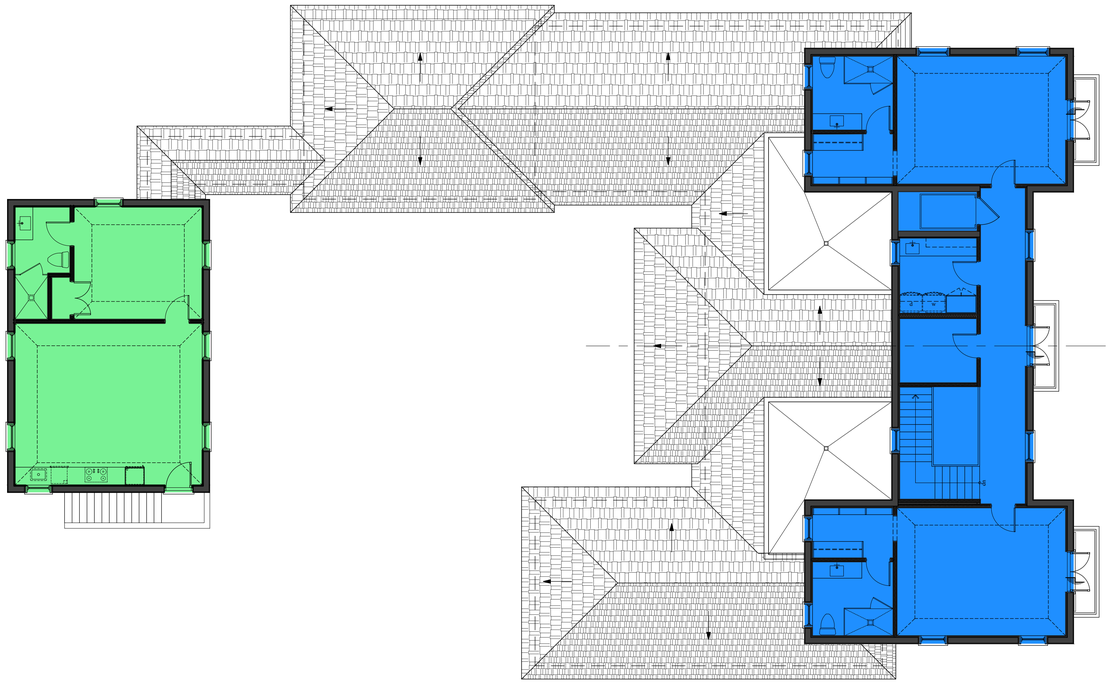
New Residence at
224 Via Marila
Palm Beach FL 33480

ANGELO DAVILA R.A.
FLORIDA REG. NO.
AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

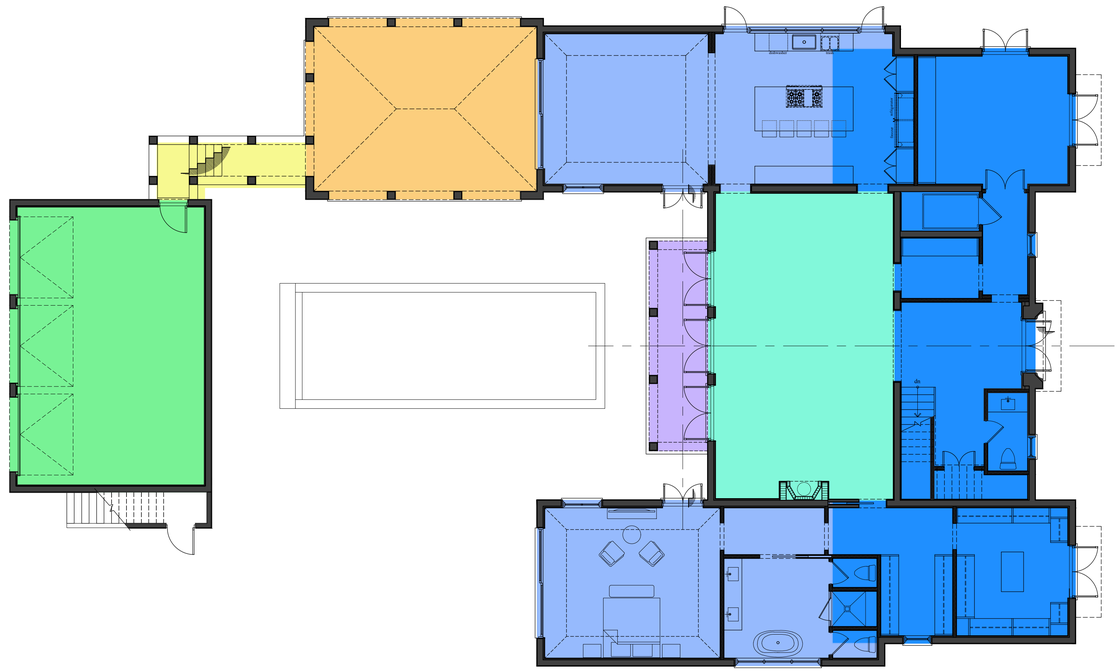
ARC-24-0071

SHEET NO.
A002



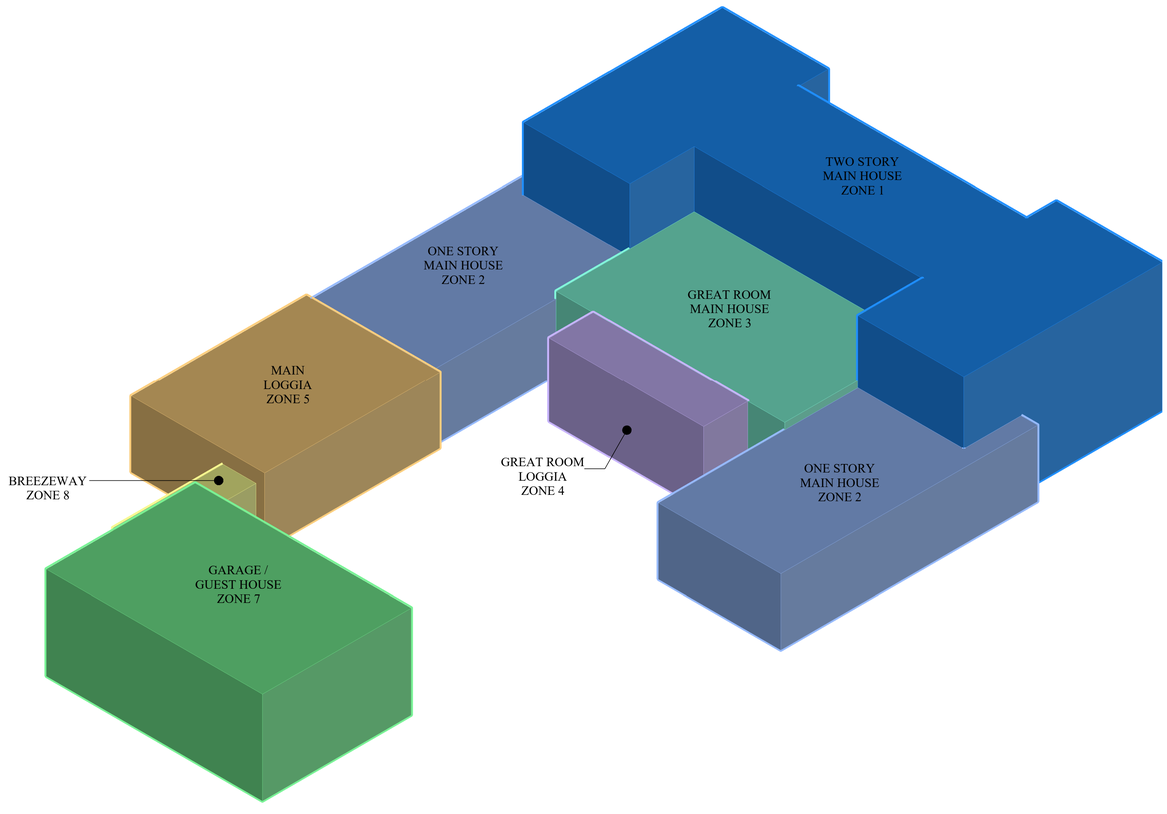
Proposed Revised 2nd Floor Plan

Scale 1/8" = 1'-0"



Proposed Revised 1st Floor Plan

Scale 1/8" = 1'-0"



LEGEND

- ZONE 1 TWO STORY MAIN HOUSE
- ZONE 2 ONE STORY MAIN HOUSE
- ZONE 3 GREAT ROOM
- ZONE 4 GREAT ROOM LOGGIA
- ZONE 5 MAIN LOGGIA
- ZONE 7 TWO STORY GARAGE / GUEST HOUSE
- ZONE 8 COVERED BREEZEWAY

CCR CALCULATIONS

	ZONE	PROPOSED	
MAIN HOUSE TWO STORY	ZONE 1	1,504 SF x 20'	= 30,080 CU. FT.
MAIN HOUSE ONE STORY	ZONE 2	1,152 SF x 10'	= 11,520 CU. FT.
MAIN HOUSE GREAT ROOM	ZONE 3	719 SF x 10.5'	= 7,550 CU. FT.
GREAT ROOM LOGGIA	ZONE 4	152 SF x 10.5'	= 1,596 CU. FT.
MAIN LOGGIA	ZONE 5	534 SF x 10'	= 5,340 CU. FT.
GARAGE / GUEST HOUSE TOW STORY	ZONE 6	735 SF x 14'	= 10,290 CU. FT.
COVERED BREEZEWAY	ZONE 7	102 SF x 8'	= 816 CU. FT.
TOTAL			67,192 CU. FT.

LOT AREA		16,474 SF
MAX ALLOWED CCR	3.94 + 5% Loggia	68,223 CU. FT.
TOTAL PROPOSED CCR	3.94+ 3.5% Loggia	67,192 CU. FT.

MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO. 2508

DATE 7/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

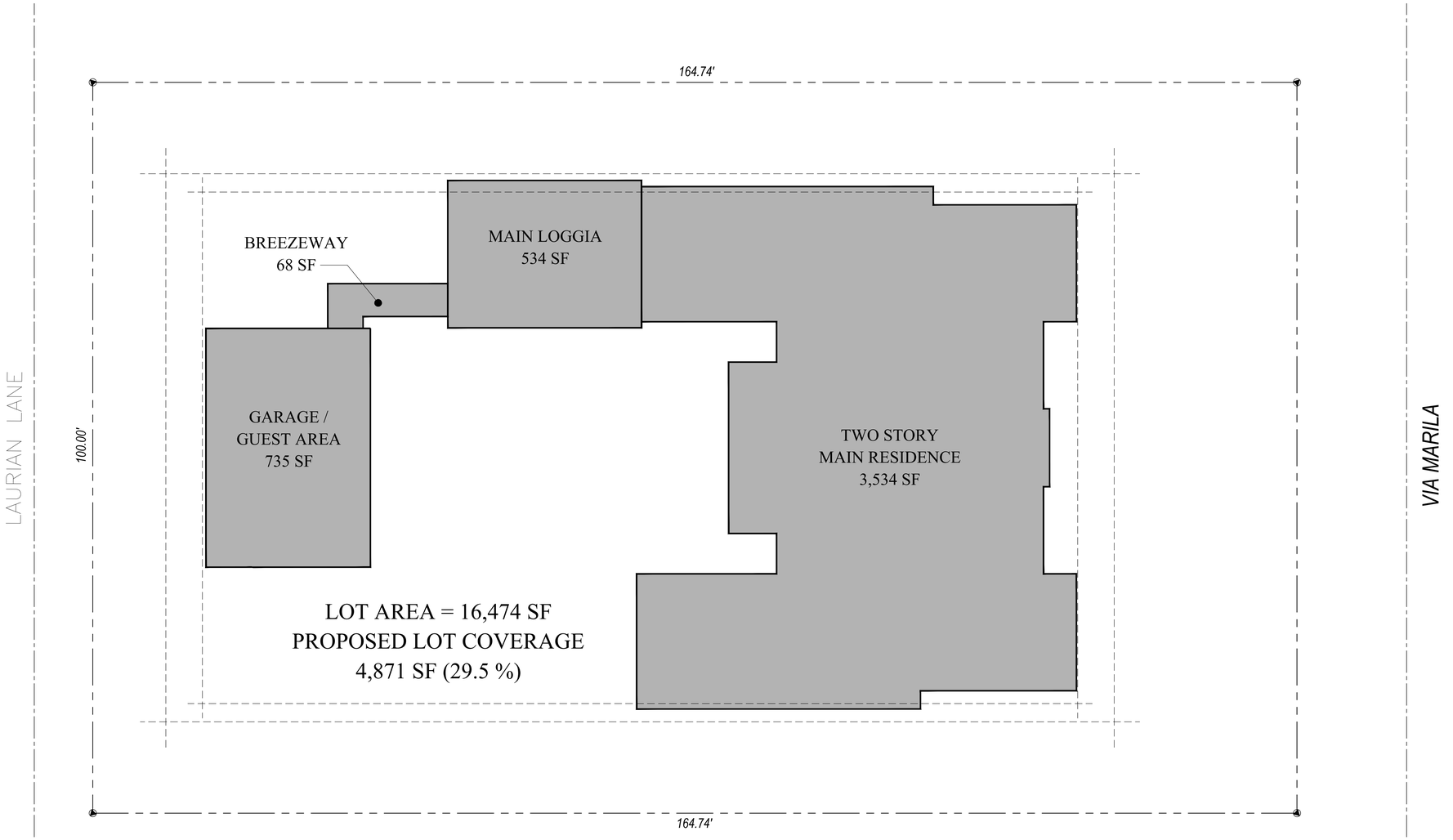
STATE OF FLORIDA — PABLO L. DAVILA — AR0016639 — REGISTERED ARCHITECT

PABLO DAVILA R.A.
FLORIDA REG.ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

ARC-24-0071

SHEET NO. A003



Proposed Lot Coverage Diagram

Scale 1/8" = 1'-0"

MP DESIGN & ARCHITECTURE
JASON CUTAJAR ARCHITECTURAL DESIGN
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639
MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

COMM NO.
2508

DATE
7/6/2025

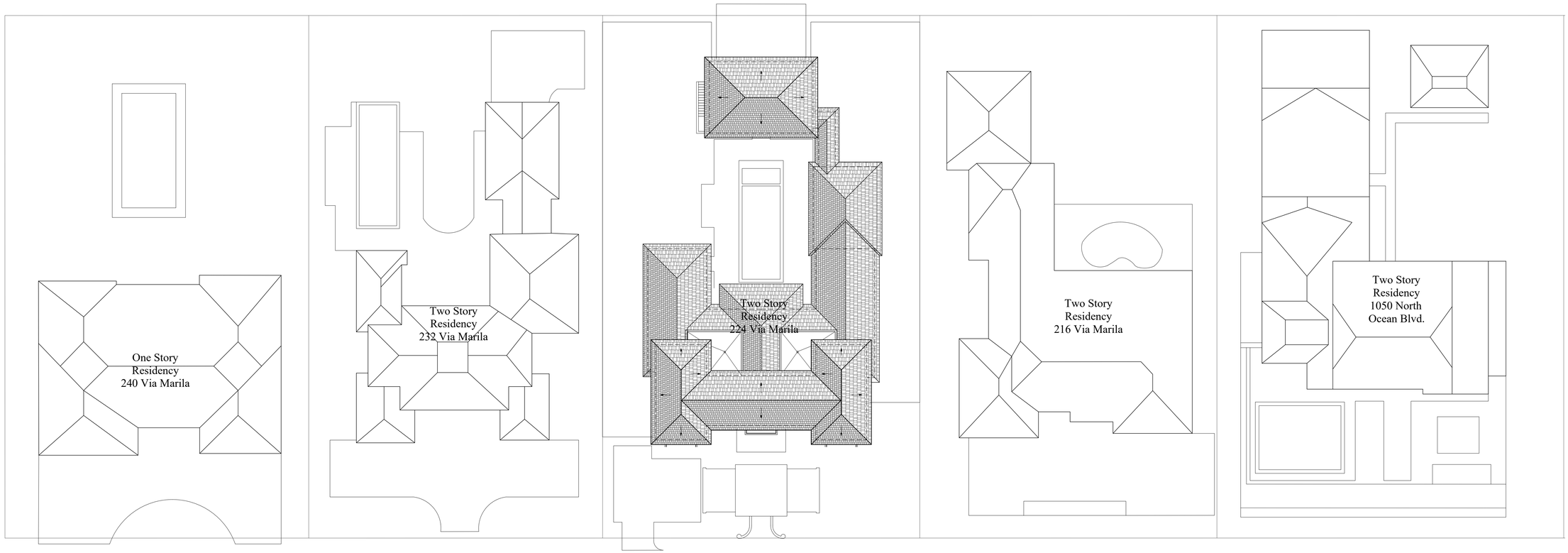
REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

SHEET NO.
A004

ARC-24-0071

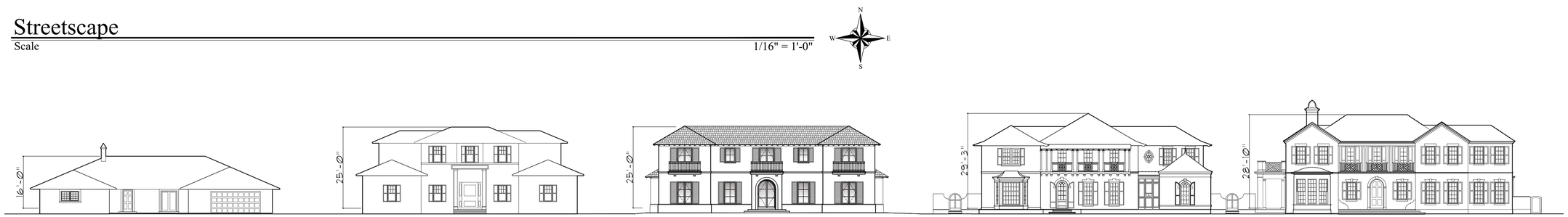
LAURIAN LN



VIA MARILA

Streetscape

Scale 1/16" = 1'-0"



240 VIA MARILA | 232 VIA MARILA | 224 VIA MARILA SUBJECT PROPERTY | 216 VIA MARILA | 1050 NORTH OCEAN BLVD

Streetscape Elevations

Scale 1/16" = 1'-0"

COMM NO.
2508

DATE
7/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
LEO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG.#AR#.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

ARC-24-0071

SHEET NO.
A005



224 Via Marila



224 Via Marila



224 Laurian Lane looking East



224 Laurian Lane looking West

DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN
P 818-377-0170 F 818-241-8125
29 Beacon Drive
Tuxedo Gardens
NEW YORK
Canada

COMM NO.
2508

DATE
7/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
AP01

ARC-24-0071



214 Via Marila



232 Via Marila



240 Via Marila



1050 Via Marila

DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
7/6/2025

REVISIONS

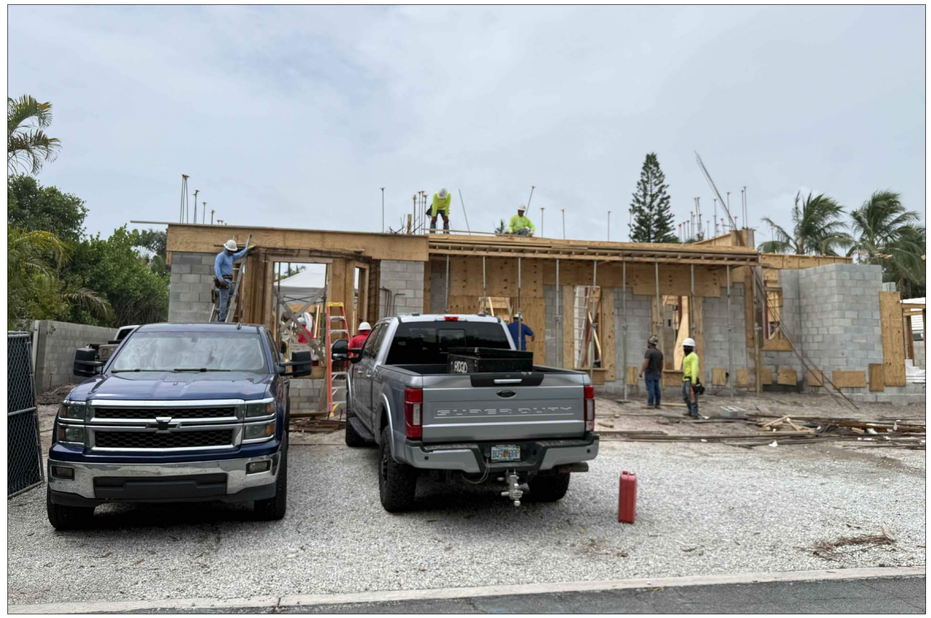
New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
AP02

ARC-24-0071



216 Via Marila



234 Via Marila



226 Via Marila



218 Via Marila

COMM NO.
2508

DATE
7/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
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AA26001667

SHEET NO.
AP03

ARC-24-0071



227 Garden Road



235 Garden Road



215 Garden Road

DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN
PALM BEACH, FL 33480
29 Bacon Drive
Tuscany Gardens
Lake Worth
Florida

COMM NO.
2508

DATE
7/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
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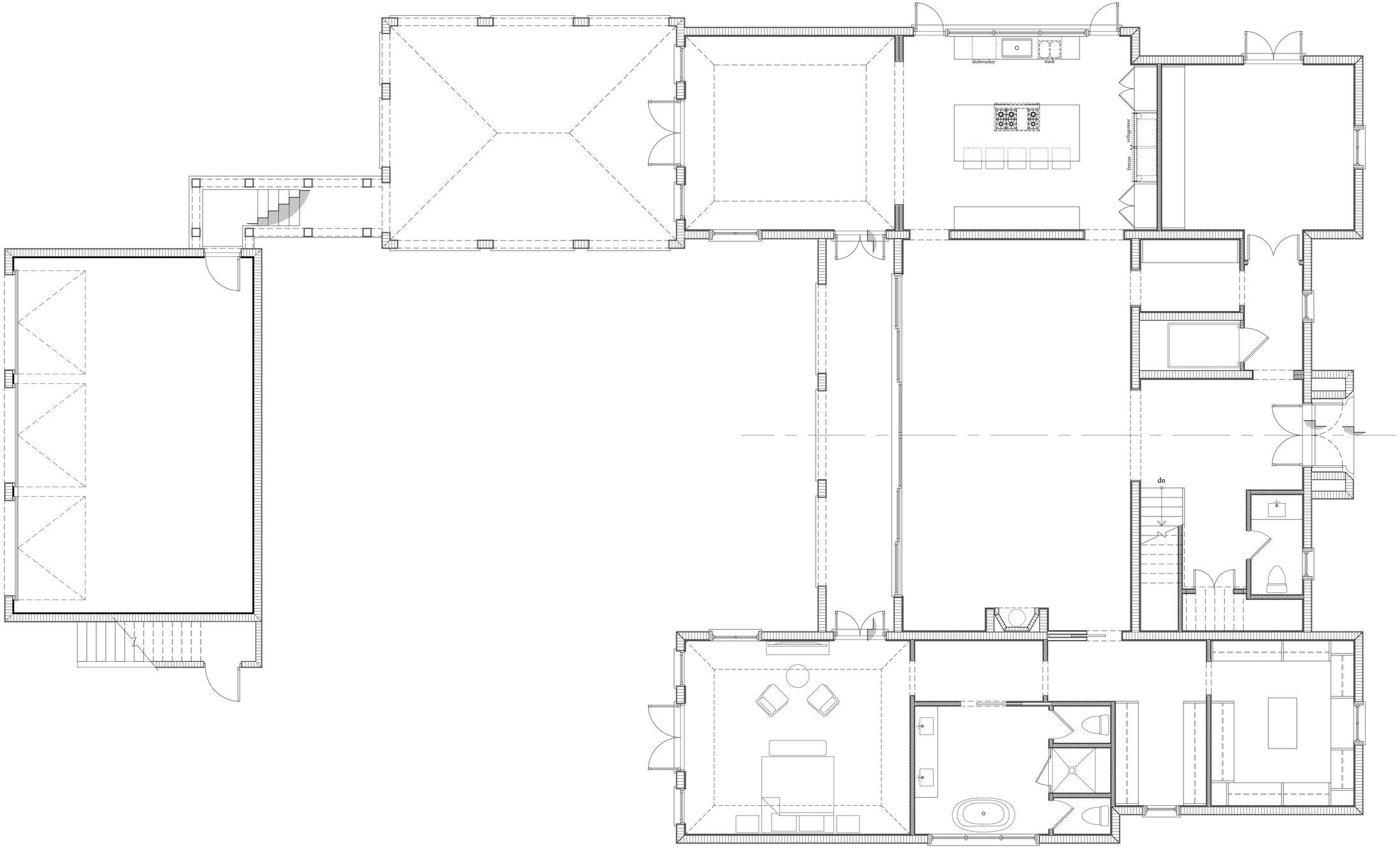
561.833.7575
AA26001667

SHEET NO.
AP04

ARC-24-0071



Previously Proposed First Floor Plan - June 2025 Meeting

Scale 1/4" = 1'-0"



MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
7/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

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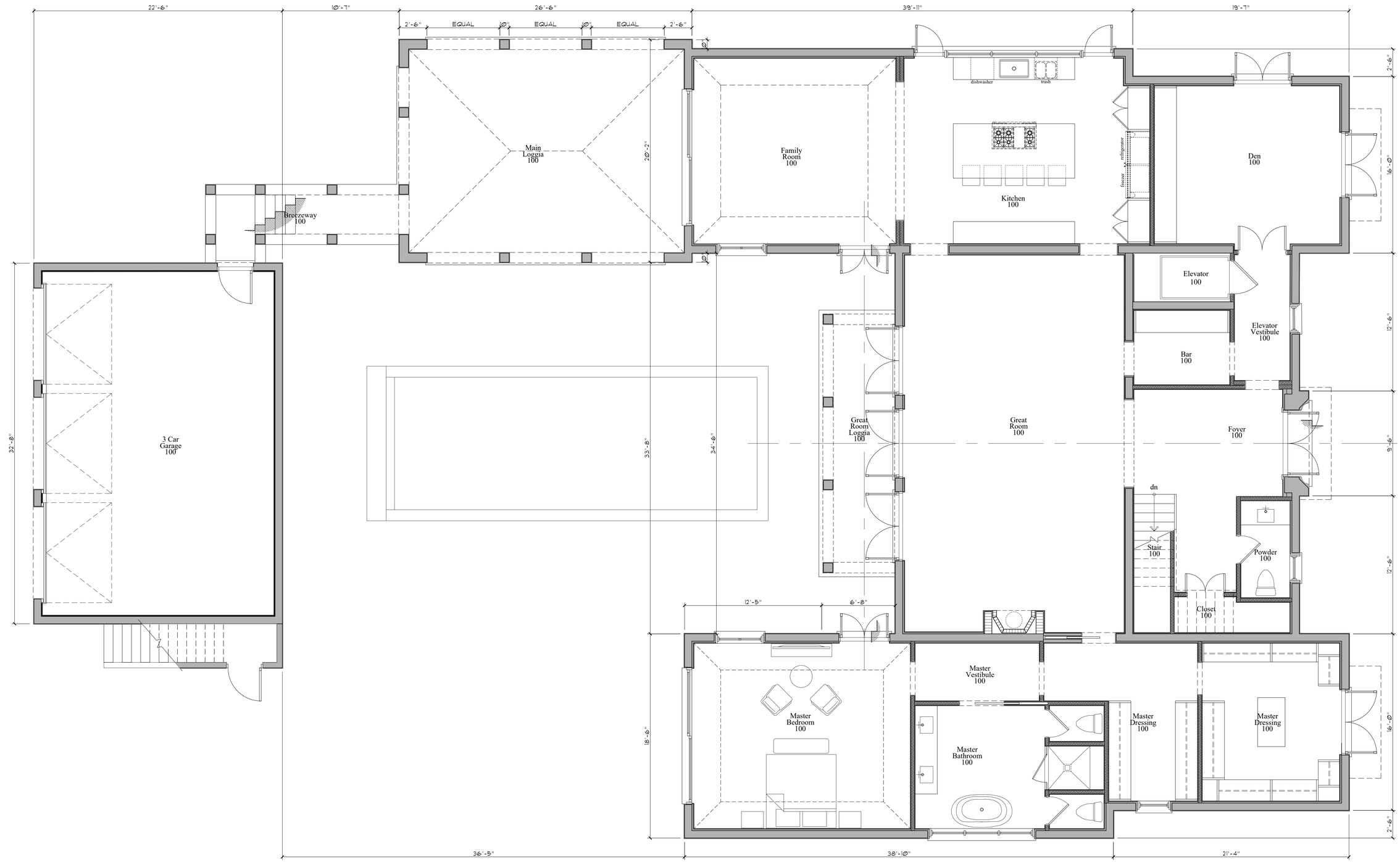
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A100.1

ARC-24-0071



Proposed Revised First Floor Plan

Scale 1/4" = 1'-0"

DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
7/6/2025

REVISIONS

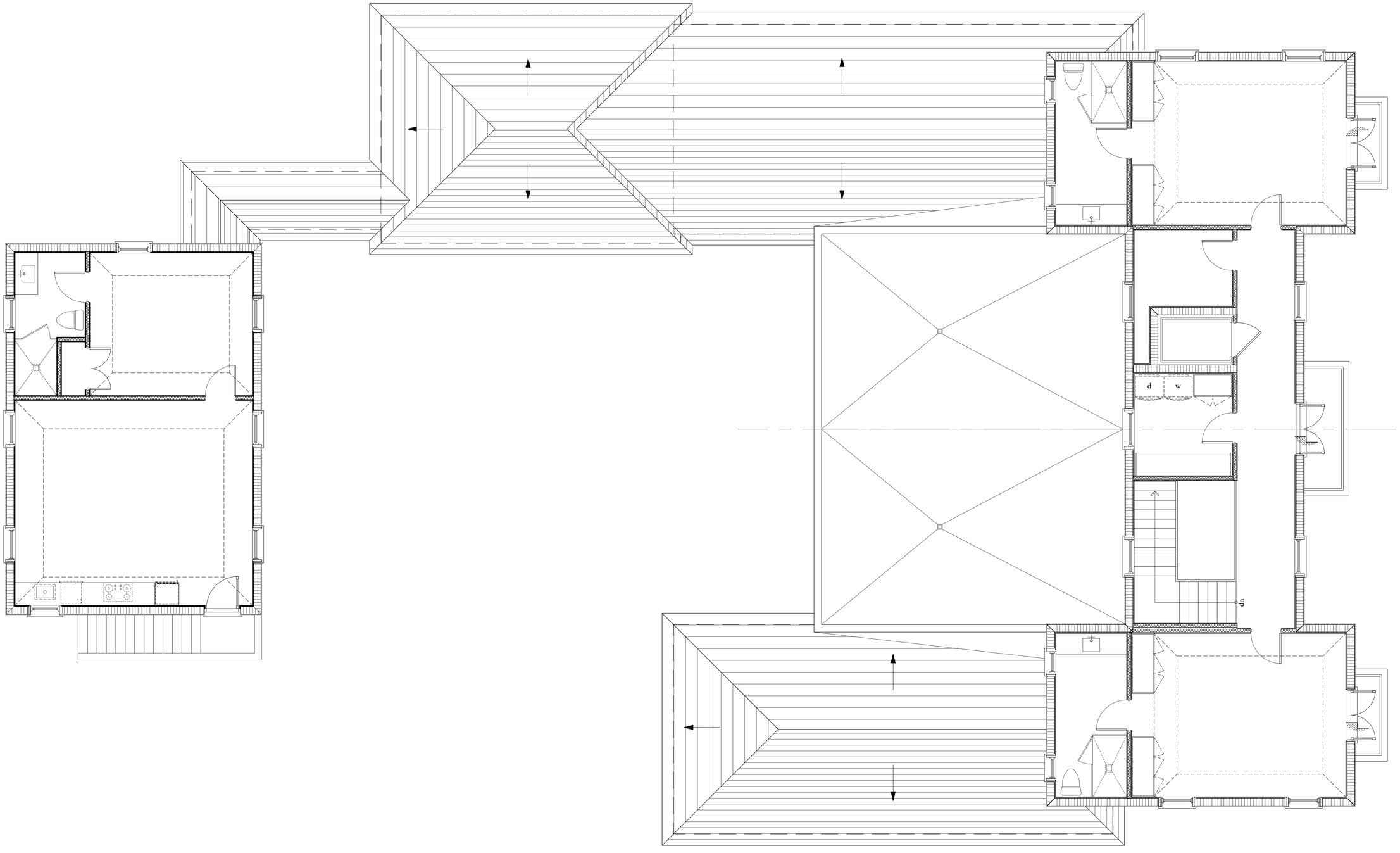
New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A100

ARC-24-0071



Previously Proposed Second Floor Plan - June 2025 Meeting

Scale 1/4" = 1'-0"



MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
7/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

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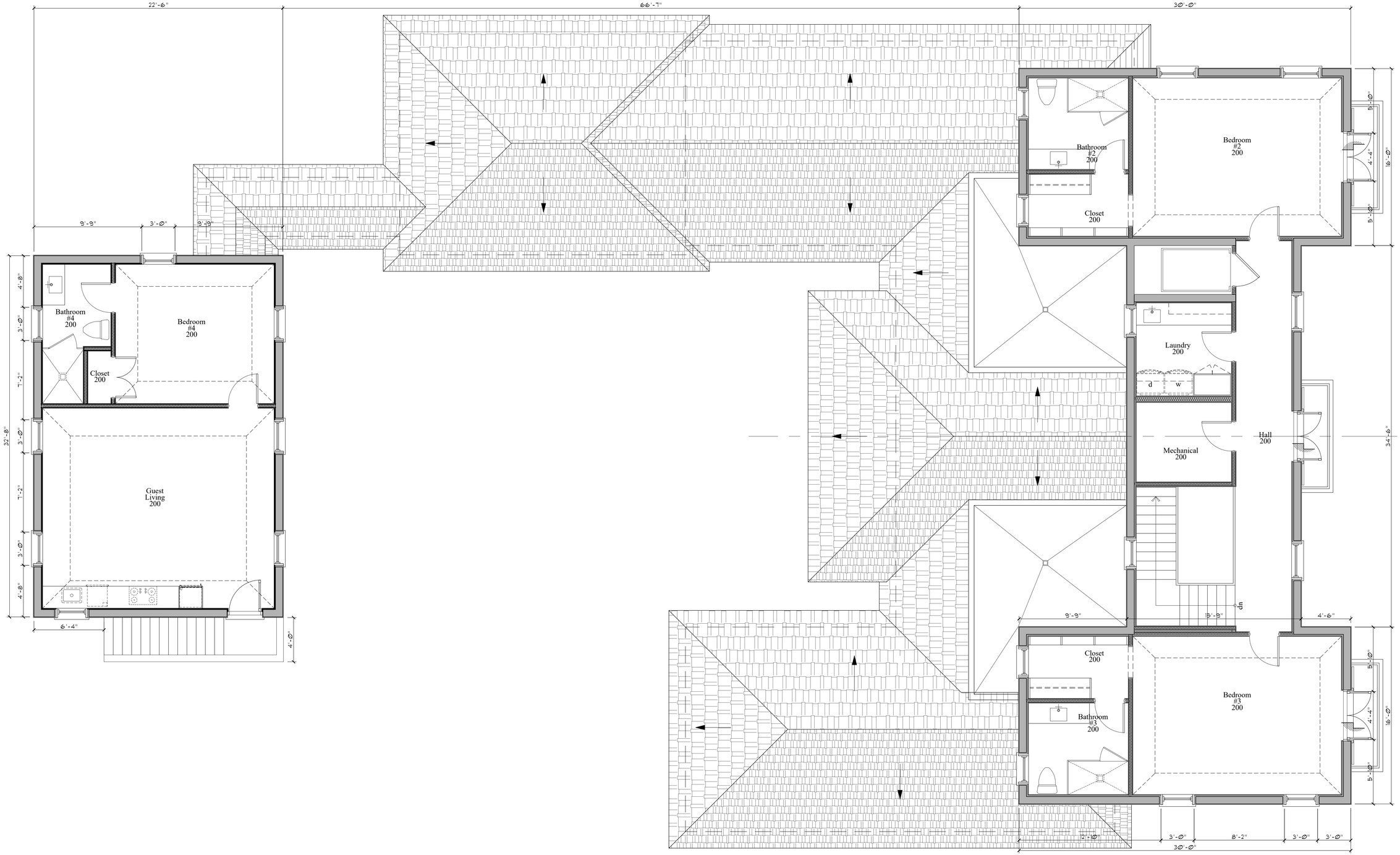
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

ARC-24-0071

SHEET NO.
A101.1



Proposed Revised Second Floor Plan

Scale 1/4" = 1'-0"



DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN
P 818-577-0170 | F 818-761-8135
29 Boston Drive
Toronto, Ontario
M2P 2W9
Canada

COMM NO.
2508

DATE
7/6/2025

REVISIONS

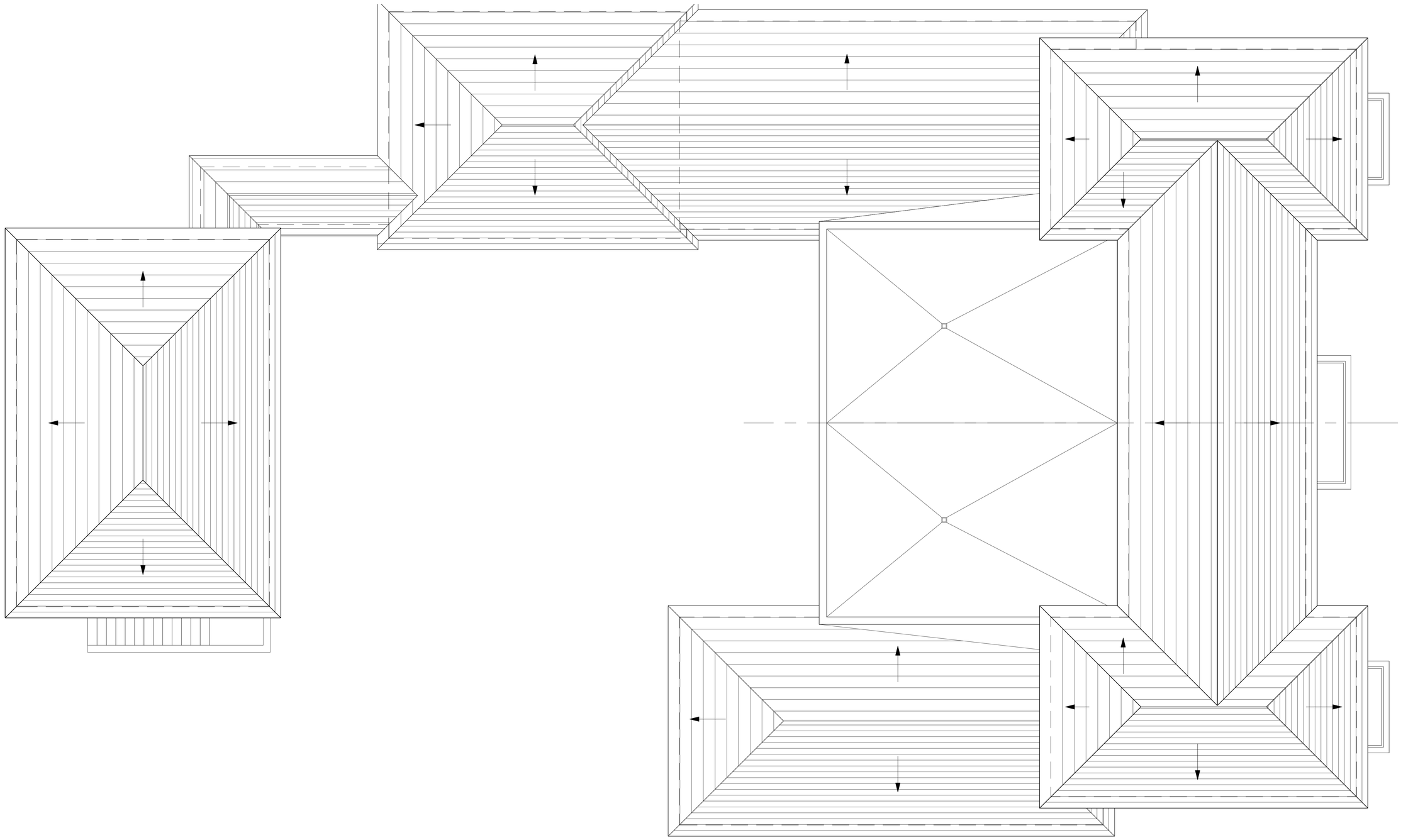
New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA, R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

ARC-24-0071

SHEET NO.
A101



Previously Proposed Roof Plan - June 2025 Meeting

Scale 1/4" = 1'-0"



MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
7/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

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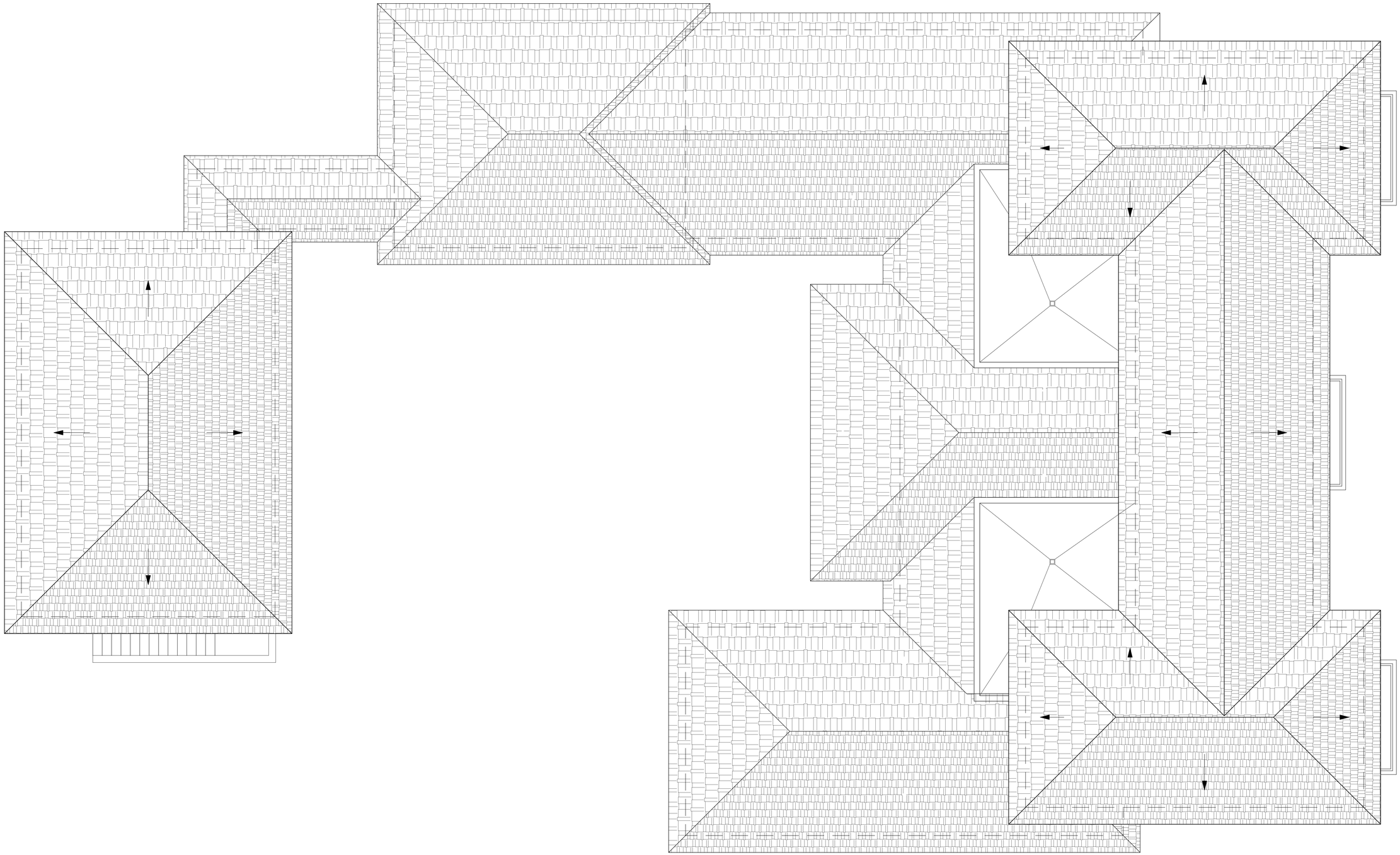
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A102.1

ARC-24-0071



Proposed Revised Roof Plan

Scale 1/4" = 1'-0"



DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN
P 416-977-0170 | F 416-961-8135
29 Bayview Drive
Toronto, Ontario
M5P 2N9
Canada

COMM NO.
2508

DATE
7/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

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ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A102

ARC-24-0071







Previously Presented Front Elevation - June 2025 Meeting

Scale 1/4" = 1'-0"



Proposed Revised Front Elevation

Scale 1/4" = 1'-0"

DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
7/8/2025

REVISIONS

New Residence at
224 Via Marila
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AA26001667

SHEET NO.
A200

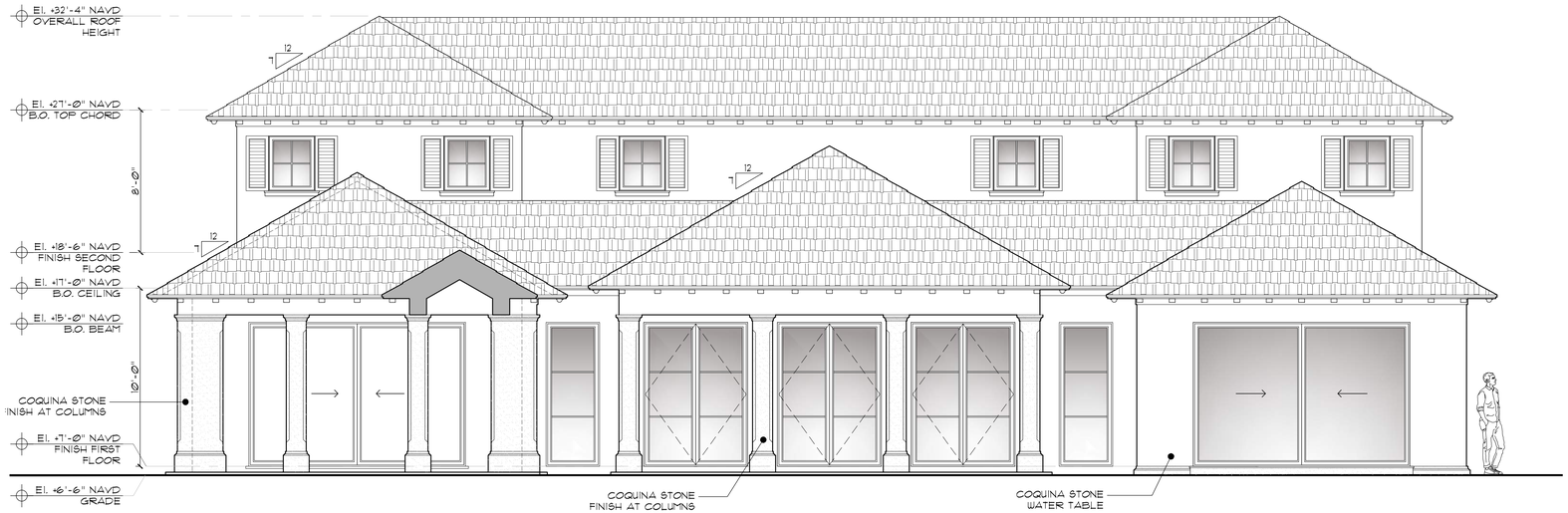
ARC-24-0071





Previously Presented Rear Elevation - June 2025 Meeting

Scale 1/4" = 1'-0"



Revised Proposed Rear Elevation

Scale 1/4" = 1'-0"

DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
7/8/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

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FLORIDA REG. ARCH.
#AR0016639

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561.833.7575
AA26001667

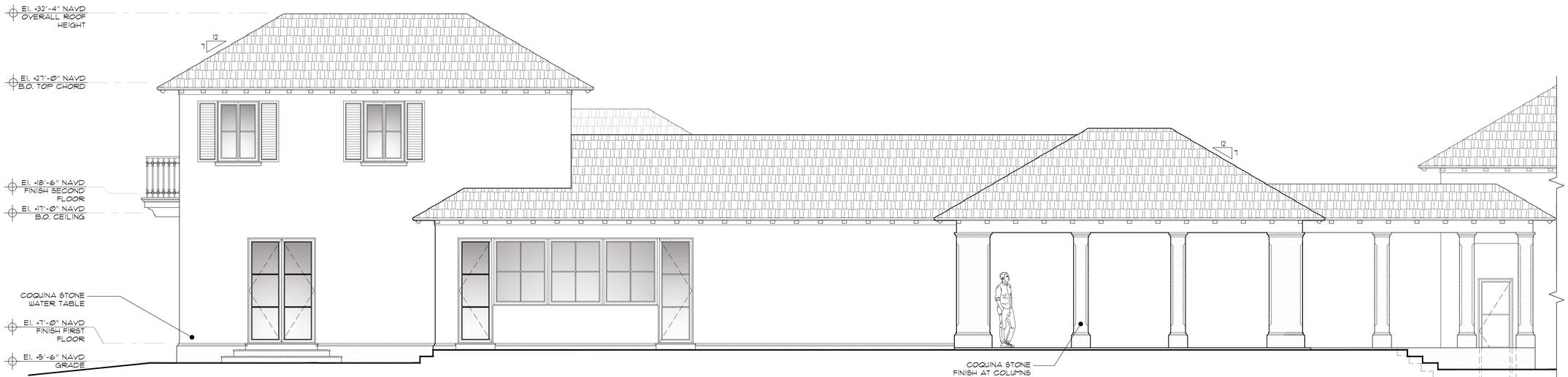
SHEET NO.
A201

ARC-24-0071



Previously Presented West Elevation - June 2025 Meeting

Scale 1/4" = 1'-0"



Proposed Revised West Elevation

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
7/8/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

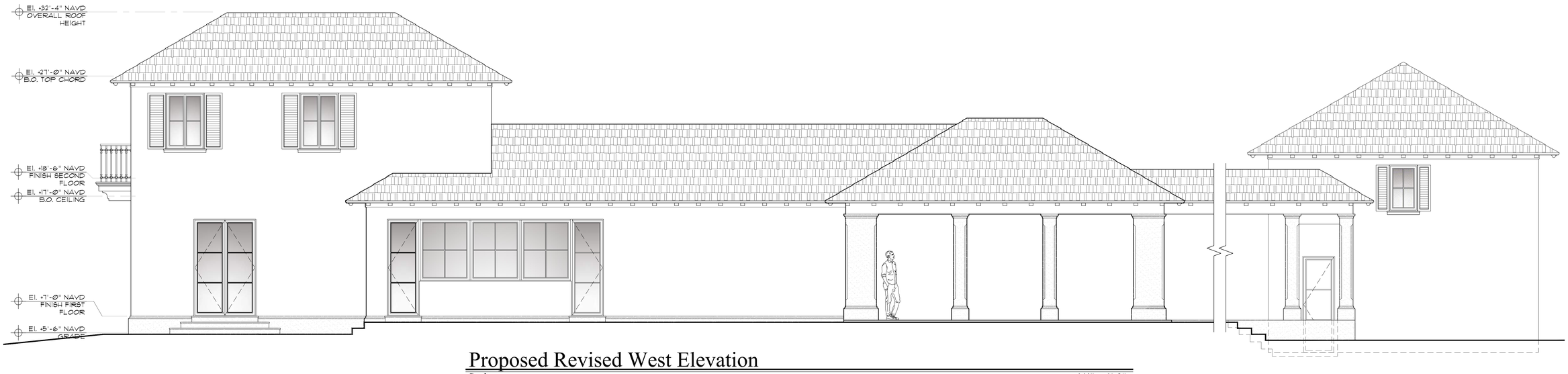
SHEET NO.
A202

ARC-24-0071



Previously Presented West Elevation - June 2025 Meeting

Scale 1/4" = 1'-0"



Proposed Revised West Elevation

Scale 1/4" = 1'-0"

DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
7/8/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN &
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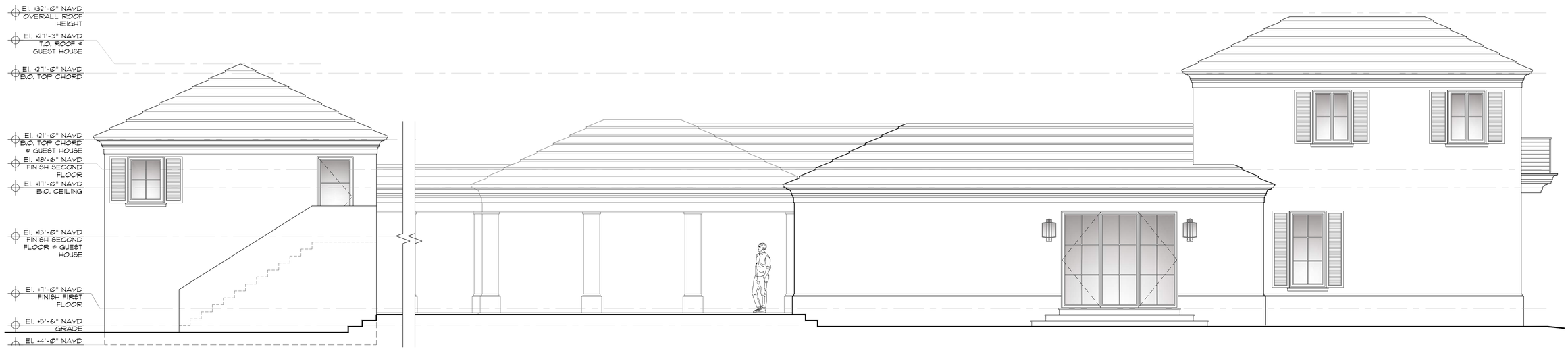
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A202.1

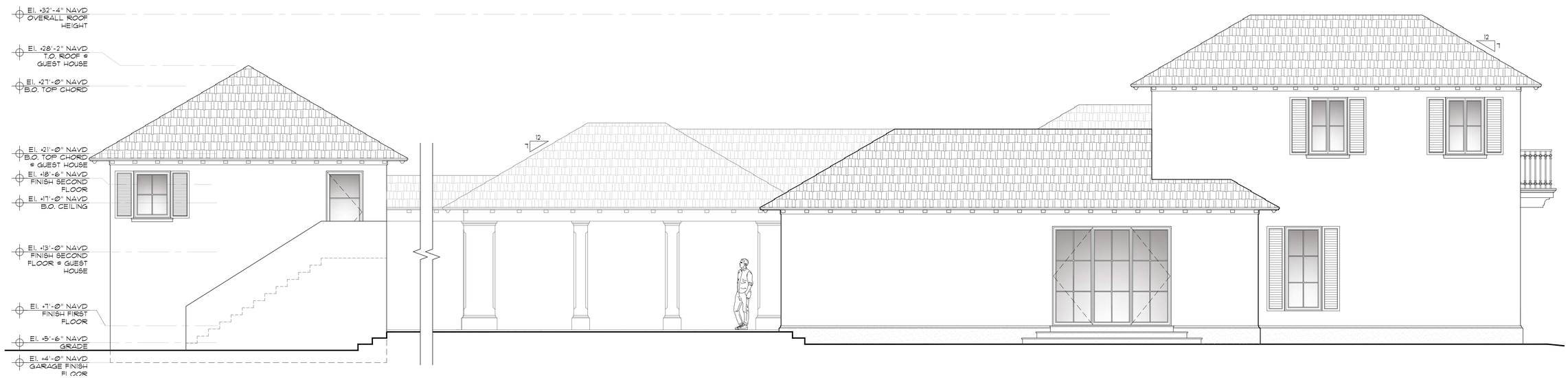
ARC-24-0071





Previously Presented East Elevation - June 2025 Meeting

Scale 1/4" = 1'-0"



Proposed Revised East Elevation

Scale 1/4" = 1'-0"

ARC-24-0071

MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO. 2508

DATE 7/8/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

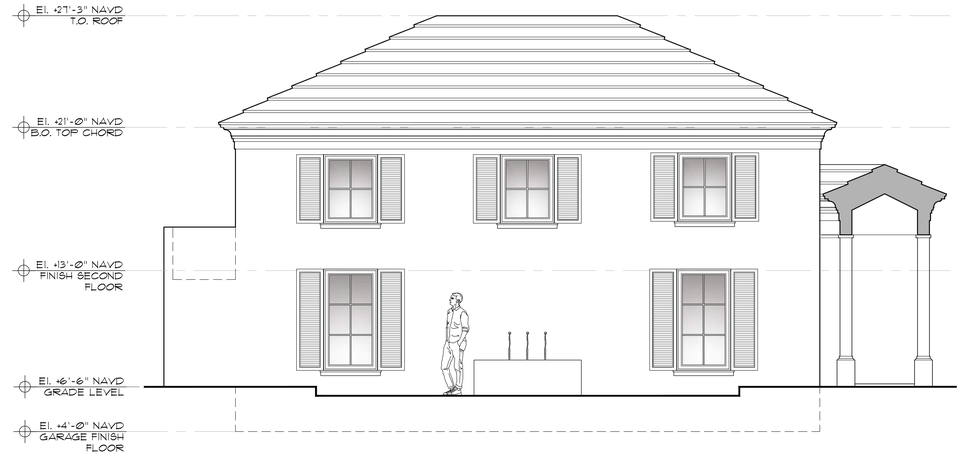
SHEET NO. A203





Previously Presented Garage South Elevation - June 2025 Meeting

Scale 1/4" = 1'-0"



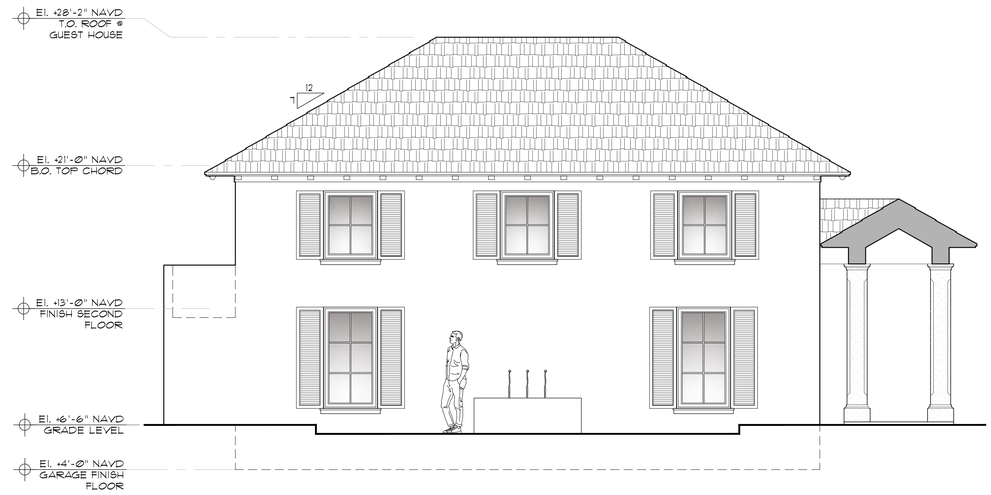
Previously Presented Garage North Elevation - June 2025 Meeting

Scale 1/4" = 1'-0"



Proposed Revised Garage South Elevation

Scale 1/4" = 1'-0"



Proposed Revised Garage North Elevation

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN
+1 (416) 577-0172 / +1 (416) 241-5125
99 Avenue Rd Unit 2
Toronto, Ontario
M5R 2H3
Canada

COMM NO.
2508

DATE
7/8/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

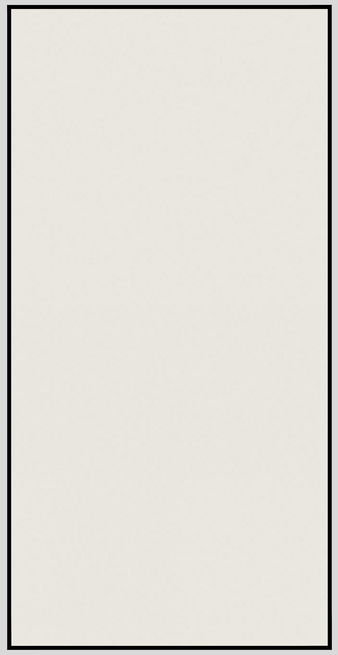
MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

ARC-24-0071

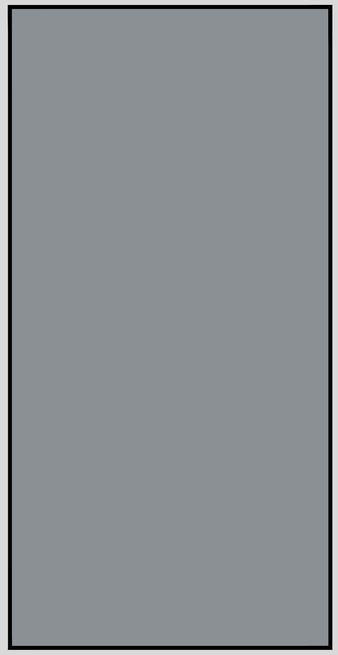
SHEET NO.
A204



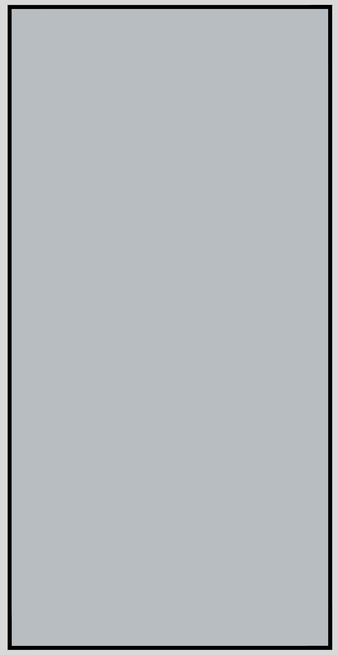
Cedar Wood Shingle
Roof



Benjamin Moore
Cloud Cover OC-25
Walls



Benjamin Moore
Deep Silver 2124-30
Window Frames
& Railing



Benjamin Moore
Thundercloud Gray 2124-40
Shutters

MP DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
7/7/2025

REVISIONS

New Residence at
224 Via Marila
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#AR0016639

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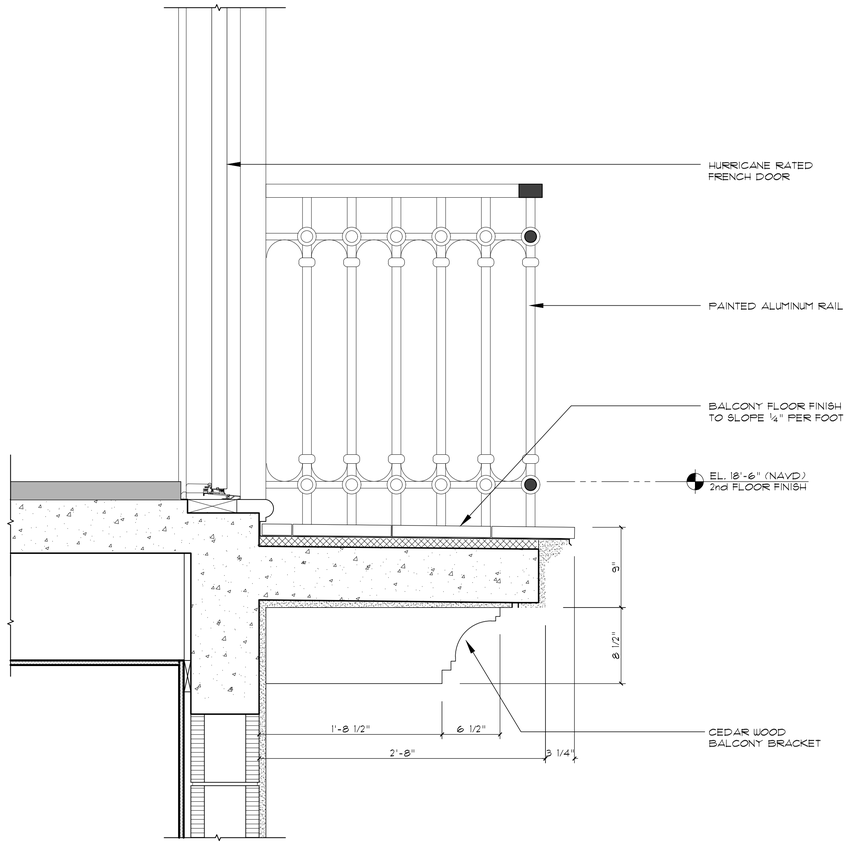
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

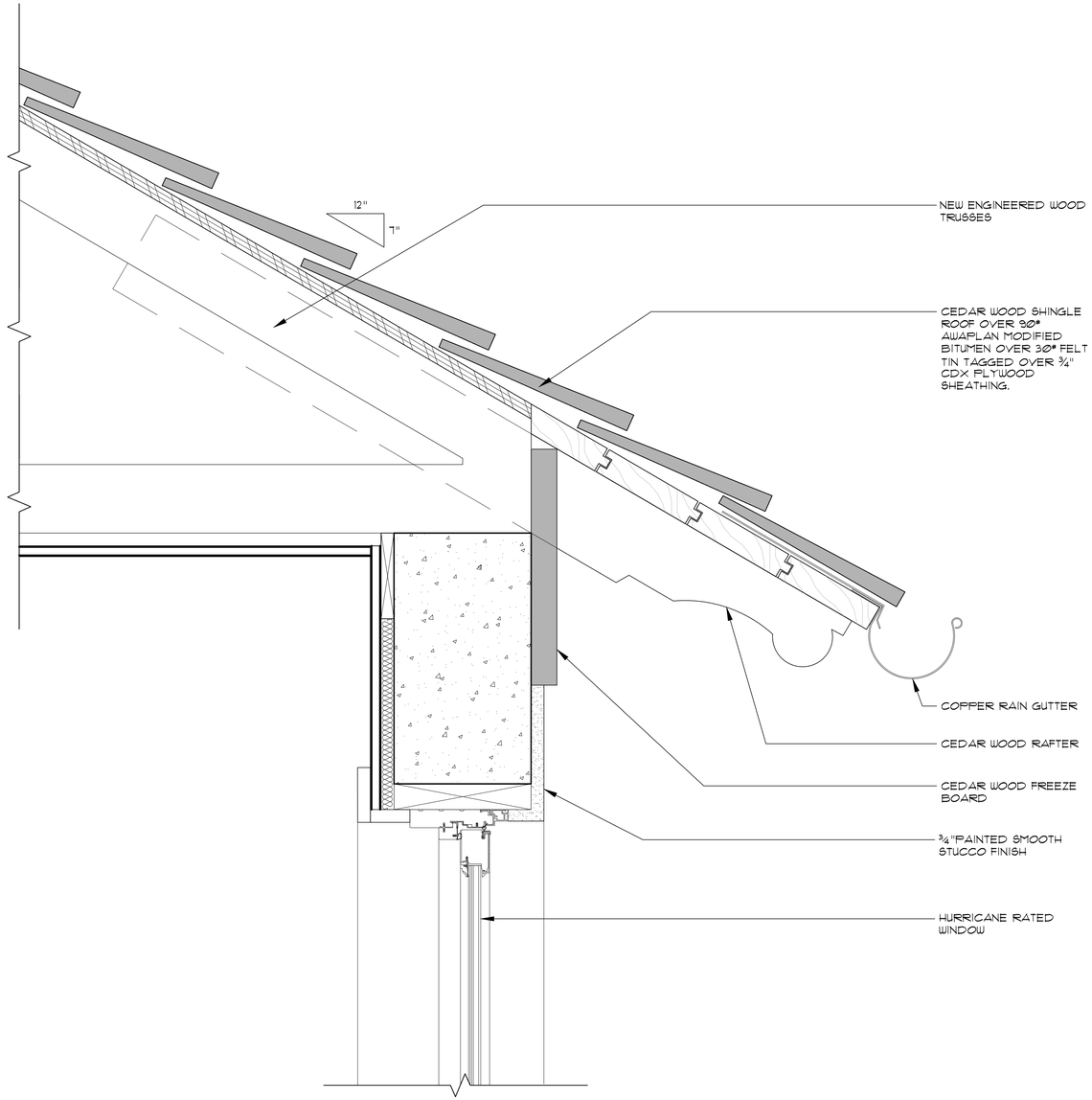
SHEET NO.
A205

ARC-24-0071



Proposed Juliet Balcony Section Detail

Scale 1 1/2" = 1'-0"



Proposed Eave Detail

Scale 3" = 1'-0"

DESIGN & ARCHITECTURE

JASON CUTAJAR
ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
7/6/2025

REVISIONS

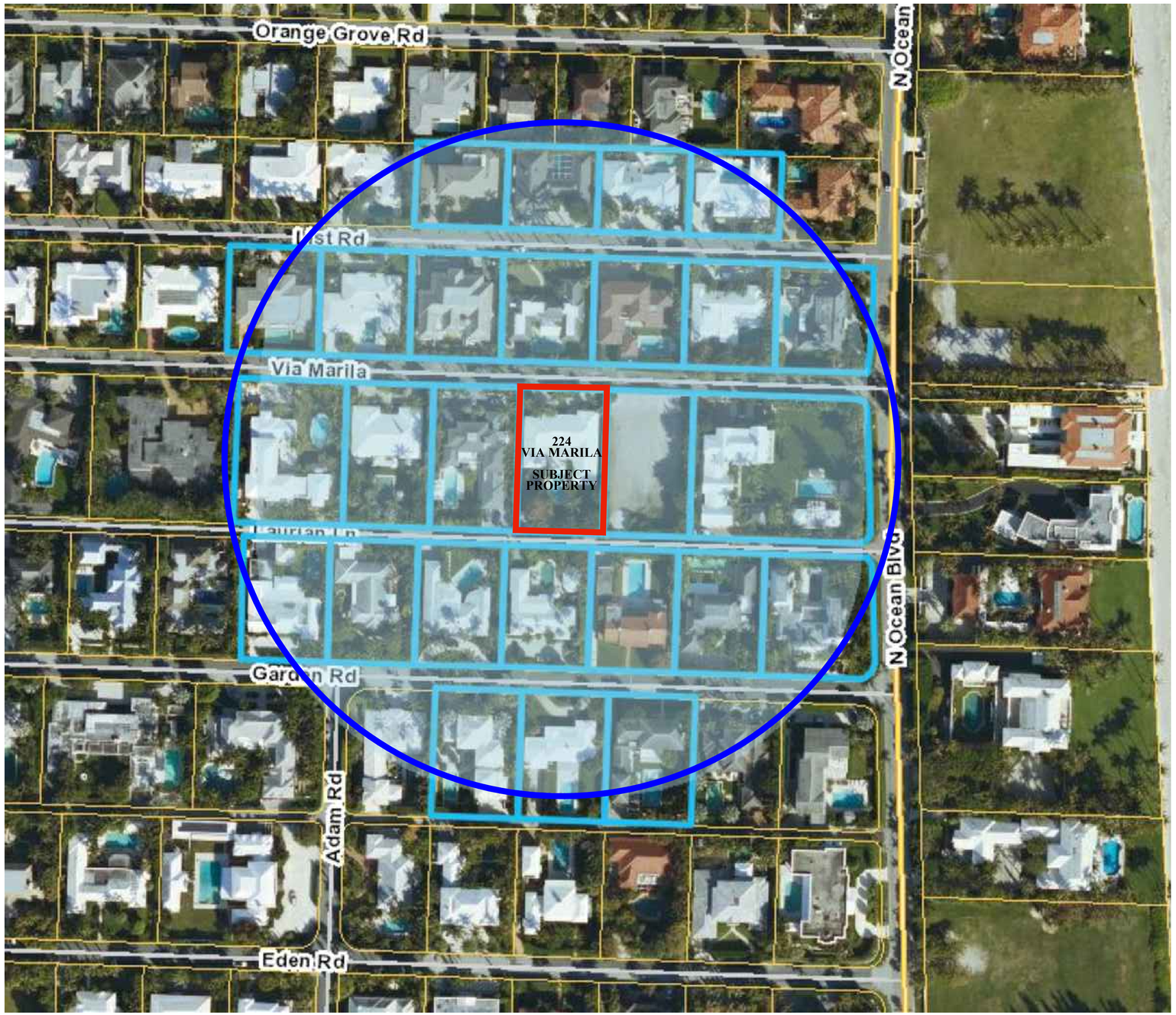
New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A300

ARC-24-0071



Vicinity Location Map

Scale N.T.S.

MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
7/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

ANGELO DAVILA R.A.
FLORIDA REG.#AR#.
#AR0016639

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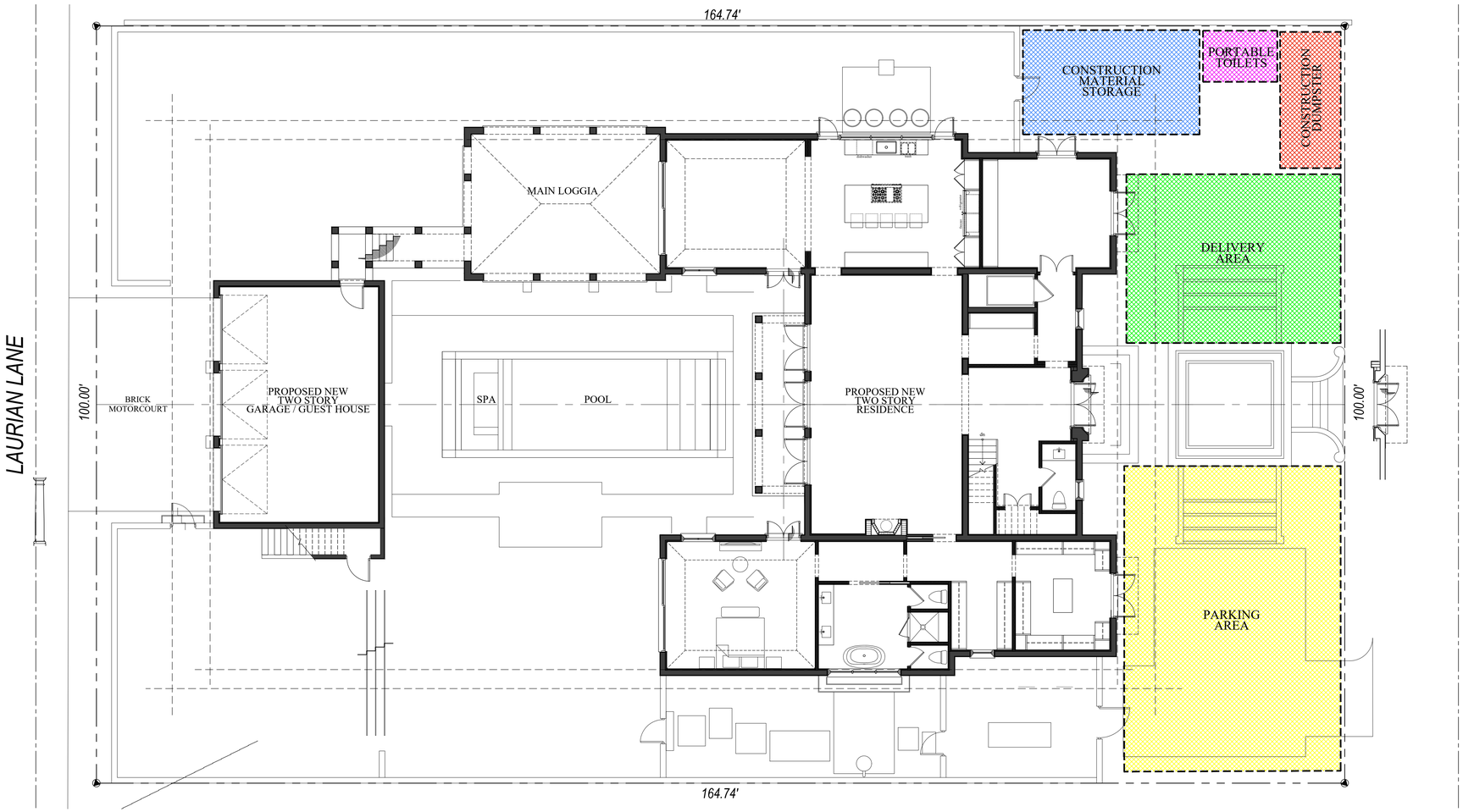
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

ARC-24-0071

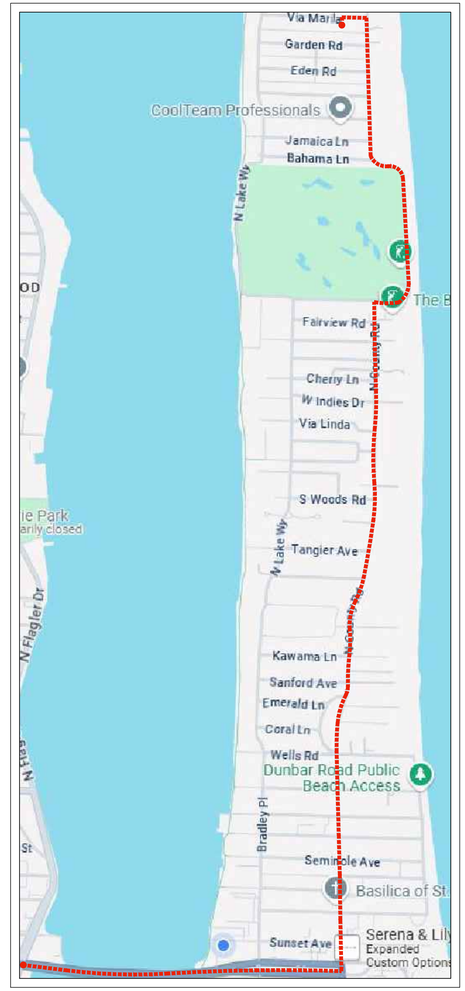
SHEET NO.
A006



Truck Logistics Plan

Scale 1/8" = 1'-0"





Truck Traffic Map

BEST ROUTE TO THE PROPERTY:
HEAD EAST ON FLAGLER MEMORIAL BRIDGE, CONTINUE ONTO ROYAL POINCIANA WAY, USE THE LEFT TWO LANES TO TURN LEFT ONTO N COUNTY RD, CONTINUE STRAIGHT TO STAY ON N COUNTY RD, TURN RIGHT ONTO COUNTRY CLUB RD, TURN LEFT ONTO VIA MARILA, DESTINATION WILL BE ON THE LEFT

MAXIMUM TRUCK LENGTH:
-30 FEET

MAXIMUM NUMBER OF TRIPS TO THE PROPERTY:
-80 (DUMPSTER AND BUILDING MATERIALS)

MP DESIGN & ARCHITECTURE

JASON CUTAJAR ARCHITECTURAL DESIGN

COMM NO.
2508

DATE
7/6/2025

REVISIONS

New Residence at
224 Via Marila
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG.#AR#.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

ARC-24-0071

SHEET NO.
A007

VIA MARILA

FINAL SUBMITTAL

EX. CLUSIA HEDGE, 8' HT. TO BE REMOVED
EX. BEGONIA, 2' HT. TO BE REMOVED
EX. FOUNTAIN GRASS, 18" HT. TO BE REMOVED
(3) EX.SPINDLE PALMS, 12' HT. TO BE REMOVED
(1) EX. COCONUT PALM, 25' HT. TO BE REMOVED
(2) EX. COCONUT PALMS, 25' HT. TO BE REMOVED
(1) EX. FIG TREE, 15' HT. TO BE REMOVED
EX. FOUNTAIN GRASS, 18" HT. TO BE REMOVED
EX. PODOCARPUS, 2.5' HT. TO BE REMOVED
EX. PODOCARPUS, 6' HT. TO BE REMOVED
EXISTING 6' HT. GATE AND FENCE TO BE REMOVED
EX, NATURAL STONE PAVING, TBD
(1) EX. HIBISCUS, 3' HT. TO BE REMOVED
EX. CLIMBING FIG, ESPALIER ON WALL TO BE REMOVED
EXISTING FENCE INCLOSURE
(1) EX.BOUGAINVILLEA, 3' HT. TO BE REMOVED
(1)EX. COCONUT PALM, 20' HT. TO BE REMOVED
EXISTING 4' HT. PEDESTRIAN GATE.
EX. CLUSIA HEDGE, 8' HT. TO BE REMOVED
EXISTING WATER FEATURE
(1)EX. COCONUT PALM, 20' HT. TO BE REMOVED
(1) EX.MANGO, 30' HT. TO BE REMOVED
(1)EX.ADONIDIA PALM, 15' HT. TO BE REMOVED
GREEN ISLAND FICUS,.18" HT. TO BE REMOVED
EX. MIXED PLANTING TO BE REMOVED; ADONIDIA PALMS,20' HT. TRAVELERS PALMS, 20' HT. FISHTAIL PALMS, 20' HT.
(1) EX.PHILODENDRON, 3' HT. TO BE REMOVED

EXISTING PAVED DRIVEWAY
01
EXISTING 1-STORY RESIDENCE
04
TILED POOL DECK
02
EXISTING POOL
05
03

(1)EX. PONYTAIL PALM, 15' HT. TO BE REMOVED
(3) EX.ADONIDIA PALMS, 15' HT TO BE REMOVED.
(1) EX. ADONIDIA PALM, 15' HT. TO BE REMOVED
EX. LIGUSTRUM, 8' HT. TO BE REMOVED
EX. FOUNTAIN GRASS, 18" HT TO BE REMOVE
EX. TRAVELERS PALM, 15' HT. TO BE REMOVED
EX. PODOCARPUS, 2.5 HT. TO BE REMOVED
EXISTING BRICK
(1)EX. CHINESE FAN PALM, 15' HT TO BE REMOVED
EXISTING 6'HT. NEIGHBOR FENCE
EX. JASMINE, ESPALIER ON WALL TO BE REMOVED
164.74'
(1) EX.ADONIDIA PALM, 15' HT. TO BE REMOVED
(1) EX.BOUGAINVILLEA, ESPALIER TO WALL TO BE REMOVED
EXISTING 4' HT. GATE AND WALL.
EX. CLUSIA, 6' HT. TO BE REMOVED
(1)EX. COCONUT PALM, 25' HT. TO BE REMOVED
EX. GREEN ISLAND FICUS,18" HT. TO BE REMOVED
(1) EX. COCONUT PALM, 25' HT. TO BE REMOVED
(1) EX.SPINDLE PALM, 12' HT TO BE REMOVED.
EX. MIXED PLANTING TO BE REMOVED; ADONIDIA PALMS,20' HT. TRAVELERS PALMS, 20' HT. FISHTAIL PALMS, 20' HT.
EX. CLUSIA HEDGE, 8' HT. TO BE REMOVED

0 2 4 8 16 FEET
SCALE: 1/8" = 1'-0"

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LAURIAN LANE

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING CONDITIONS PLAN

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

06 JUNE 2025
05 MAY 2025
07 FEB 2025
04 DEC 2024
12 AUGUST 2024
29 JULY 2024
11 JULY 2024
24 JUNE 2024

NIEVERA WILLIAMS
DESIGN

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F: 561-659-2113

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EX1

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FINAL SUBMITTAL



#01



#02



#03



#04



#05

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Registration No.
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SCALE: 1/8" = 1'-0"

EXISTING CONDITIONS PHOTOS

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

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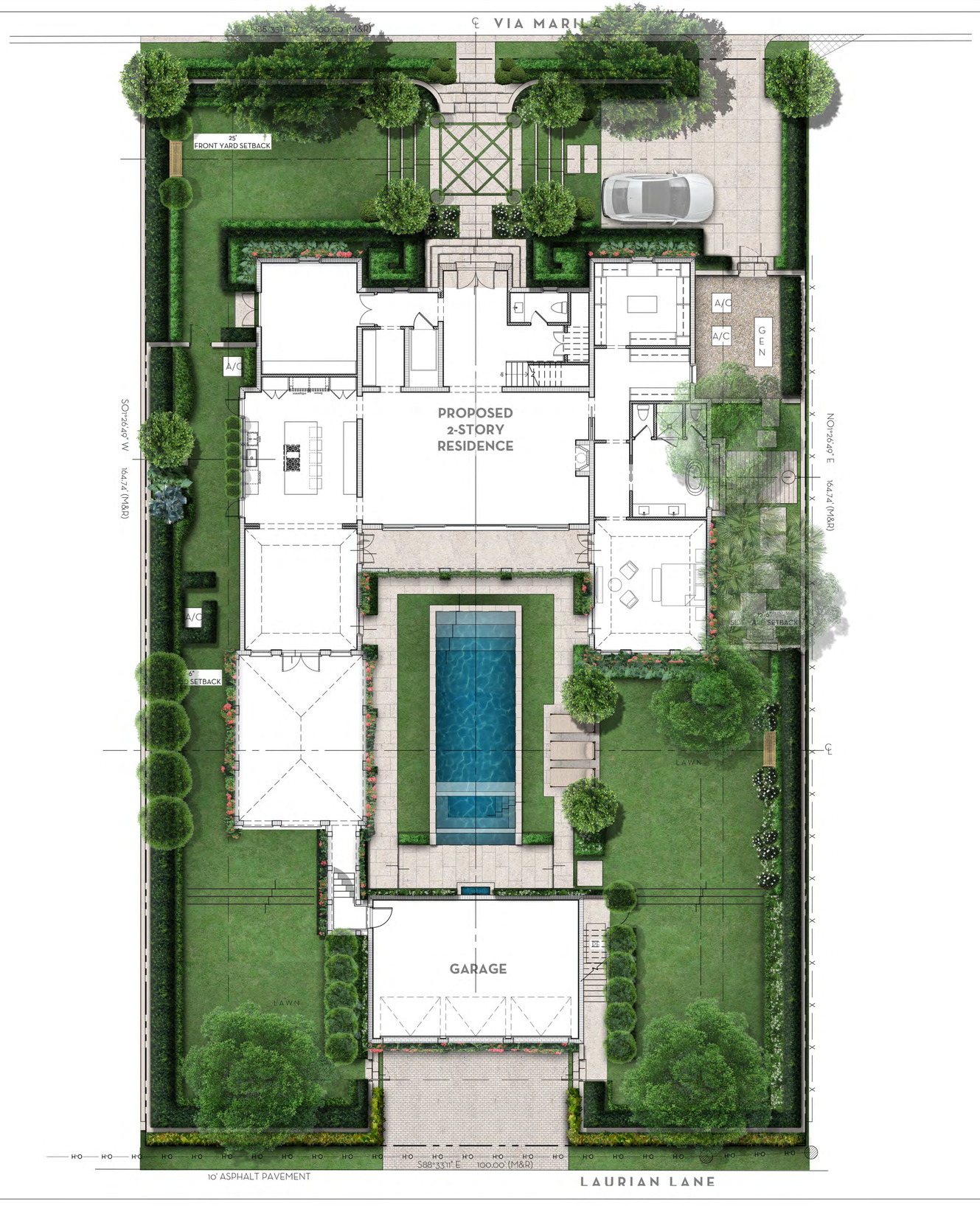
EX2

ARC-24-0071



FINAL SUBMITTAL

CURRENTLY PROPOSED

0 1 4 8 16 FEET

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

N

W E

S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE PLAN

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

06 JUNE 2025
05 MAY 2025
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SITE

ARC-24-0071

FINAL SUBMITTAL



PREVIOUSLY PROPOSED

1 / EL1 FRONT YARD ELEVATION
SCALE: 1/4"=1'-0"



CURRENT SUBMISSION

1 / EL1 FRONT YARD ELEVATION
SCALE: 1/4"=1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

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Registration No.
6666856

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

ELEVATION RENDERS

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

28 APRIL 2025
22 APRIL 2025
05 APRIL 2025
07 FEB 2025
04 DEC 2024
12 AUGUST 2024
29 JULY 2024
11 JULY 2024
24 JUNE 2024

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EL1

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PREVIOUSLY PROPOSED

1 / EL2 REAR YARD - ELEVATION
SCALE: 1/4"=1'-0"



CURRENT SUBMISSION

1 / EL2 REAR YARD - ELEVATION
SCALE: 1/4"=1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

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6666856

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

REAR ELEVATION RENDERING

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

04 DEC 2024
12 AUGUST 2024
29 JULY 2024
11 JULY 2024
24 JUNE 2024

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EL2

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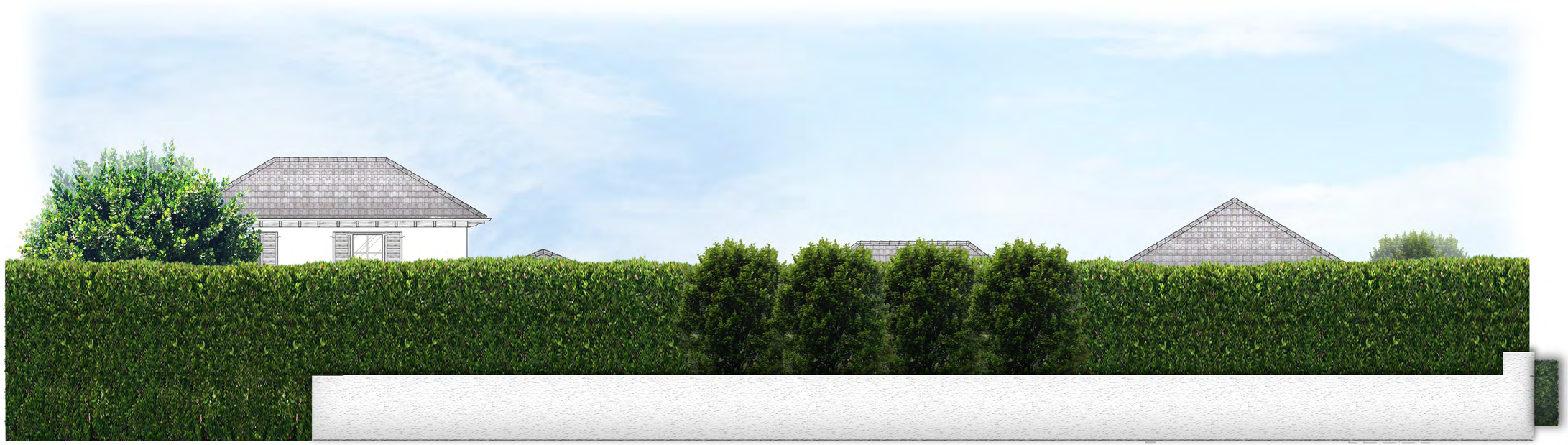

PREVIOUSLY PROPOSED

1 EL3 WEST - ELEVATION
SCALE: 1/4"=1'-0"



CURRENT SUBMISSION

1 EL3 WEST - ELEVATION
SCALE: 1/4"=1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

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6666856

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

WEST ELEVATION RENDERING

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

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EL3

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PREVIOUSLY PROPOSED

1 EL4 EAST - ELEVATION
SCALE: 1/4"=1'-0"



CURRENT SUBMISSION

1 EL4 EAST - ELEVATION
SCALE: 1/4"=1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

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EAST ELEVATION RENDERING

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

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

04 DEC 2024
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EL4

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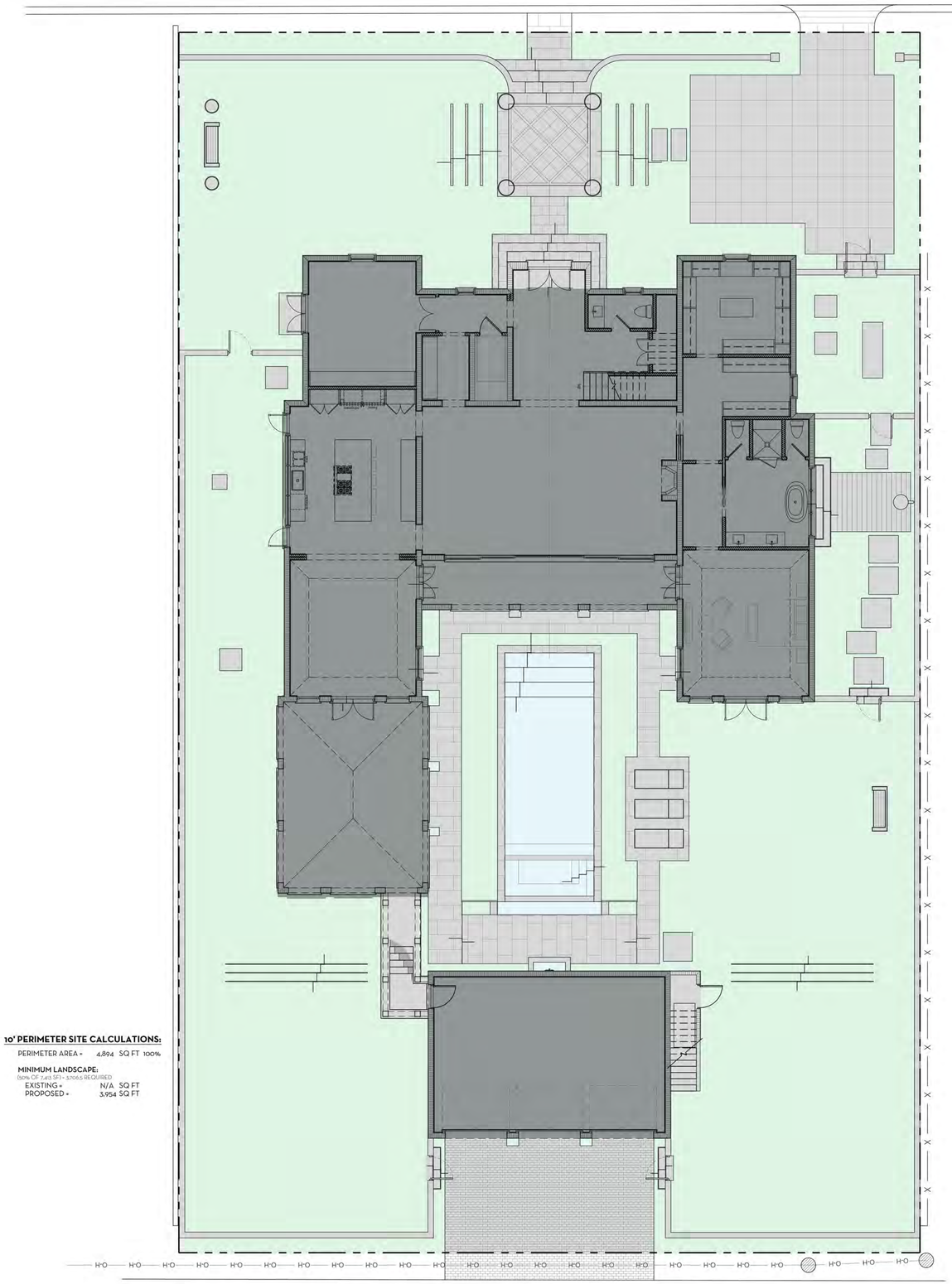
FINAL SUBMITTAL



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	16,474	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	7,413	SQ FT	45%
EXISTING =	N/A	SQ FT	
PROPOSED =	8,320	SQ FT	50%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	N/A	SQ FT	
PROPOSED =	1,605	SQ FT	64.2%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,894	SQ FT	100%
MINIMUM LANDSCAPE:			
(50% OF 1,413 SF) = 3706.5 REQUIRED			
EXISTING =	N/A	SQ FT	
PROPOSED =	3,954	SQ FT	

LEGEND

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

N
W E
S

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6666856

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

OVERALL- OPEN SPACE DIAGRAM

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

06 JUNE 2025
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OS1

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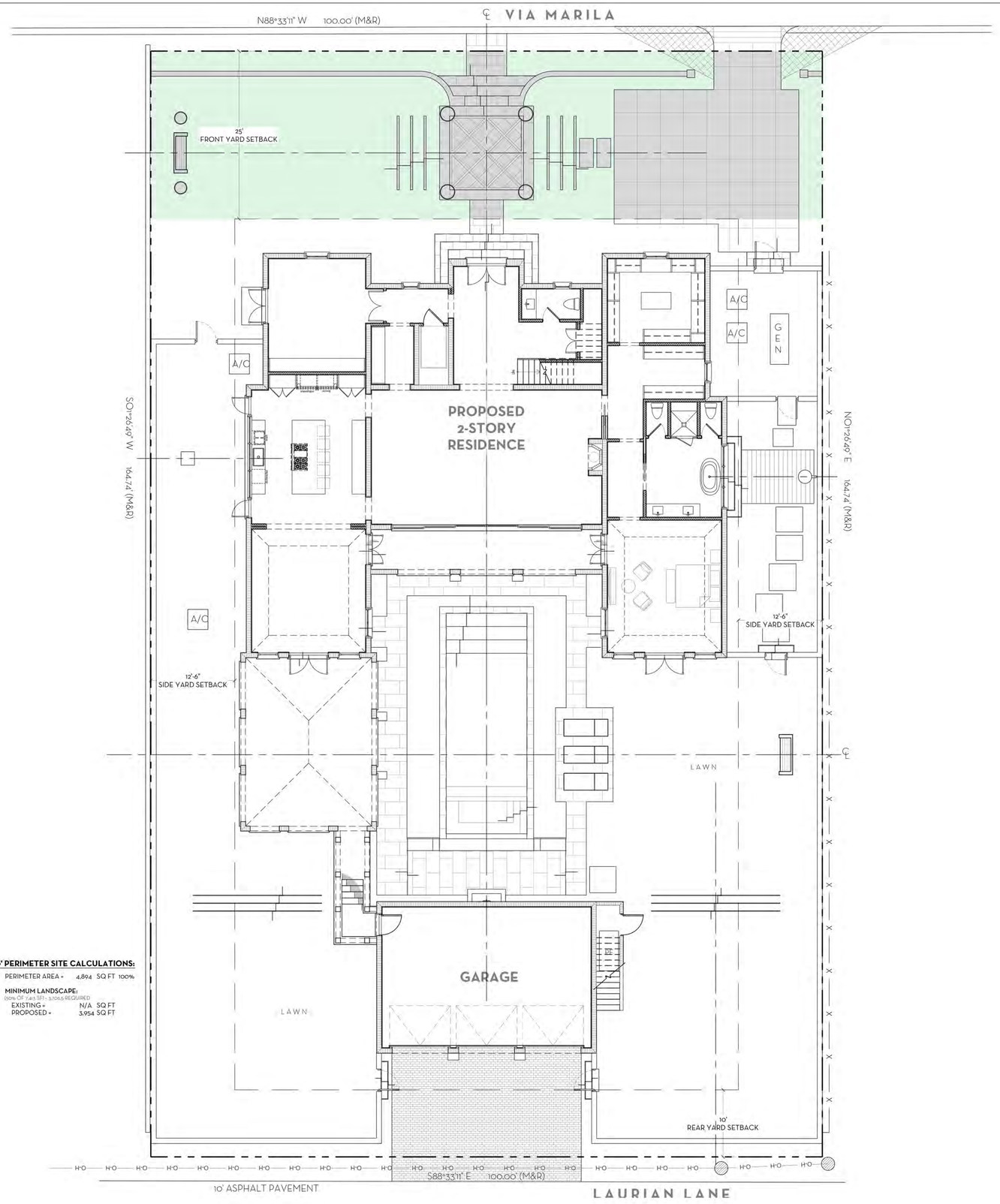
FINAL SUBMITTAL



OVERALL R-B SITE CALCULATIONS:

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MINIMUM LANDSCAPE:			
REQUIRED =	7,413	SQ FT	45%
EXISTING =	N/A	SQ FT	
PROPOSED =	8,320	SQ FT	50%

FRONT SETBACK SITE CALCULATIONS:

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MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	N/A	SQ FT	
PROPOSED =	1,605	SQ FT	64.2%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,894	SQ FT	100%
MINIMUM LANDSCAPE:			
(50% OF 7,614 SF) = 3,706.5 REQUIRED			
EXISTING =	N/A	SQ FT	
PROPOSED =	3,954	SQ FT	

LEGEND

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

FRONT SETBACK- OPEN SPACE DIAGRAM

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

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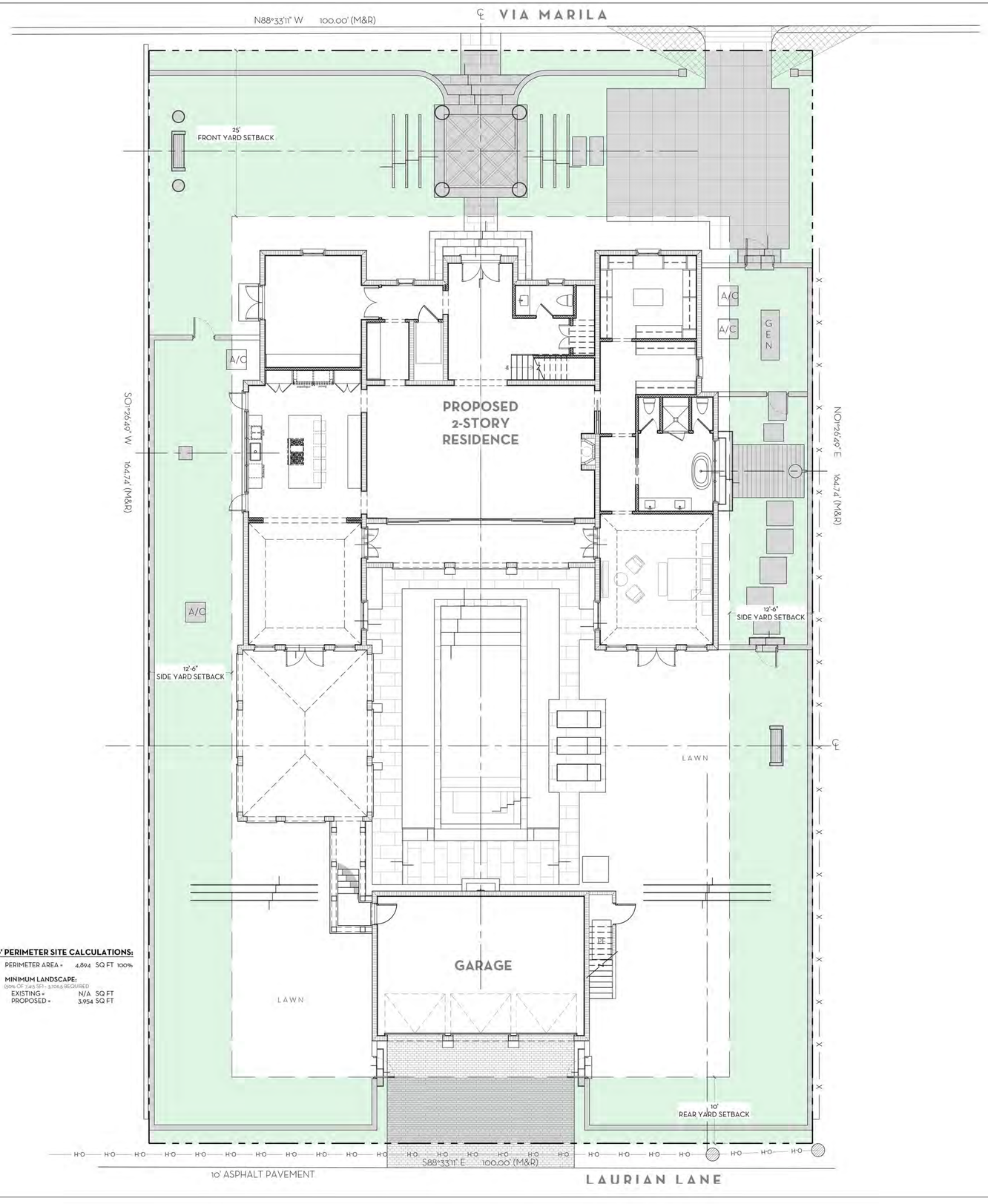
FINAL SUBMITTAL



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	16,474	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	7,413	SQ FT	45%
EXISTING =	N/A	SQ FT	
PROPOSED =	8,320	SQ FT	50%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	N/A	SQ FT	
PROPOSED =	1,605	SQ FT	64.2%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,894	SQ FT	100%
MINIMUM LANDSCAPE:			
(50% OF 7,413 SF) = 3,706.5 REQUIRED			
EXISTING =	N/A	SQ FT	
PROPOSED =	3,954	SQ FT	

LEGEND

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SIDE SETBACK- OPEN SPACE DIAGRAM

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

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OS3

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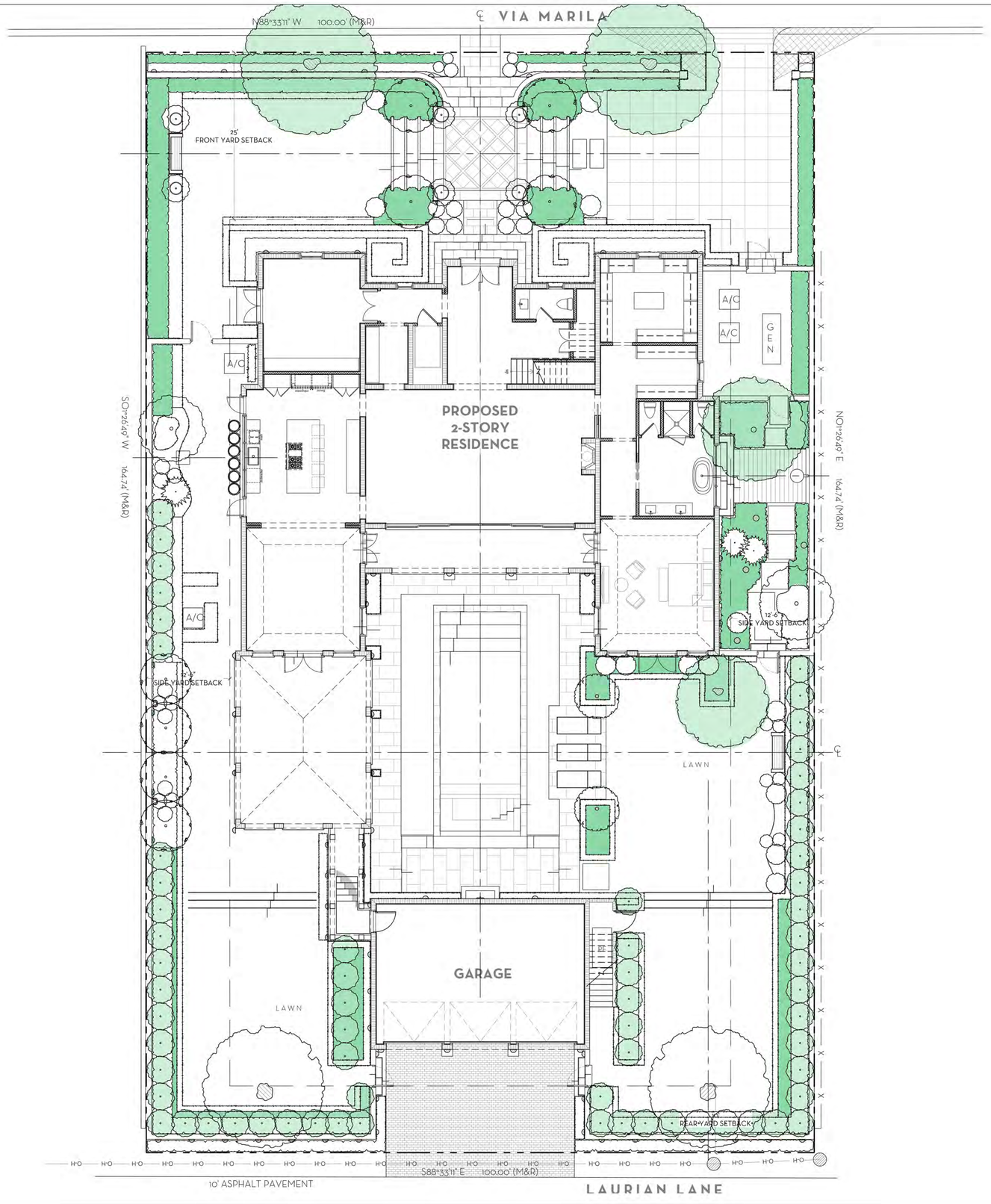

LEGEND

NATIVE LANDSCAPE

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

0 1 4 8 16 FEET

N W E S

FINAL SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

NATIVE LANDSCAPE DIAGRAM

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

06 JUNE 2025
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OS4

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OVERALL R-B SITE CALCULATIONS:

SITE AREA =	16,474	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	7,413	SQ FT	45%
EXISTING =	N/A	SQ FT	
PROPOSED =	8,320	SQ FT	50%

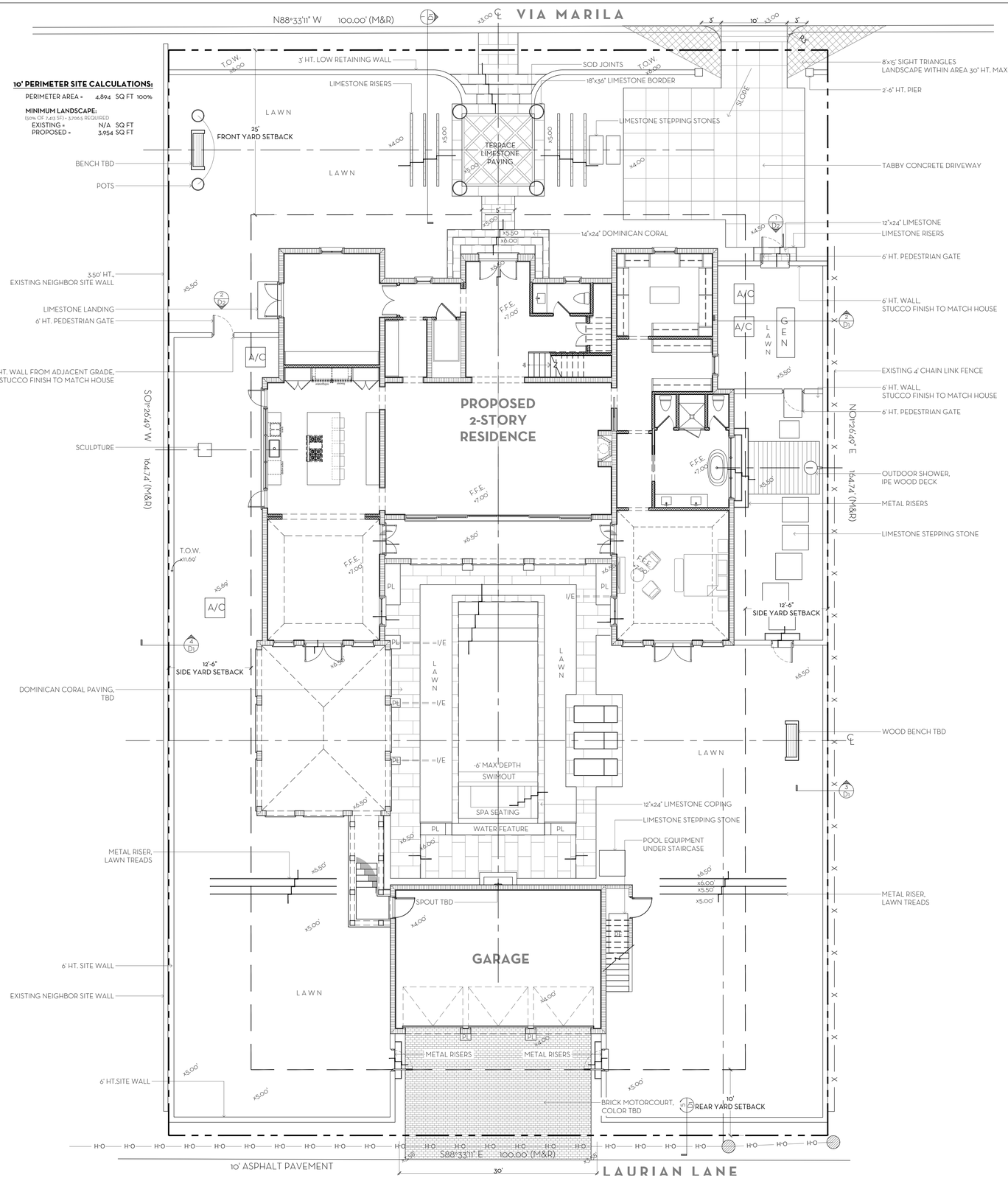
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	N/A	SQ FT	
PROPOSED =	1,605	SQ FT	64.2%

10' PERIMETER SITE CALCULATIONS:

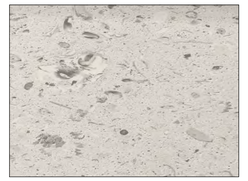
PERIMETER AREA =	4,894	SQ FT	100%
MINIMUM LANDSCAPE:			
(50% OF 7,413 SF) = 3,706.5 REQUIRED			
EXISTING =	N/A	SQ FT	
PROPOSED =	3,954	SQ FT	

FILL CALCULATIONS
7.00' F.F.E. - 3.00' COR ÷ 2 = 2.00' (MAXIMUM LOT FILL)
NORTH SETBACK (FRONT YARD) = 5.00'-3.69'= 1.31' PROPOSED LOT FILL



FINAL SUBMITTAL


LIMESTONE


BEIGE TABBY CONCRETE


GRAVEL


GRAY BRICK

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

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA
State of Florida
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Registration No.
6666856

HARDSCAPE PLAN
RESIDENCE
224 VIA MARILA, PALM BEACH, FL.

06 JUNE 2025
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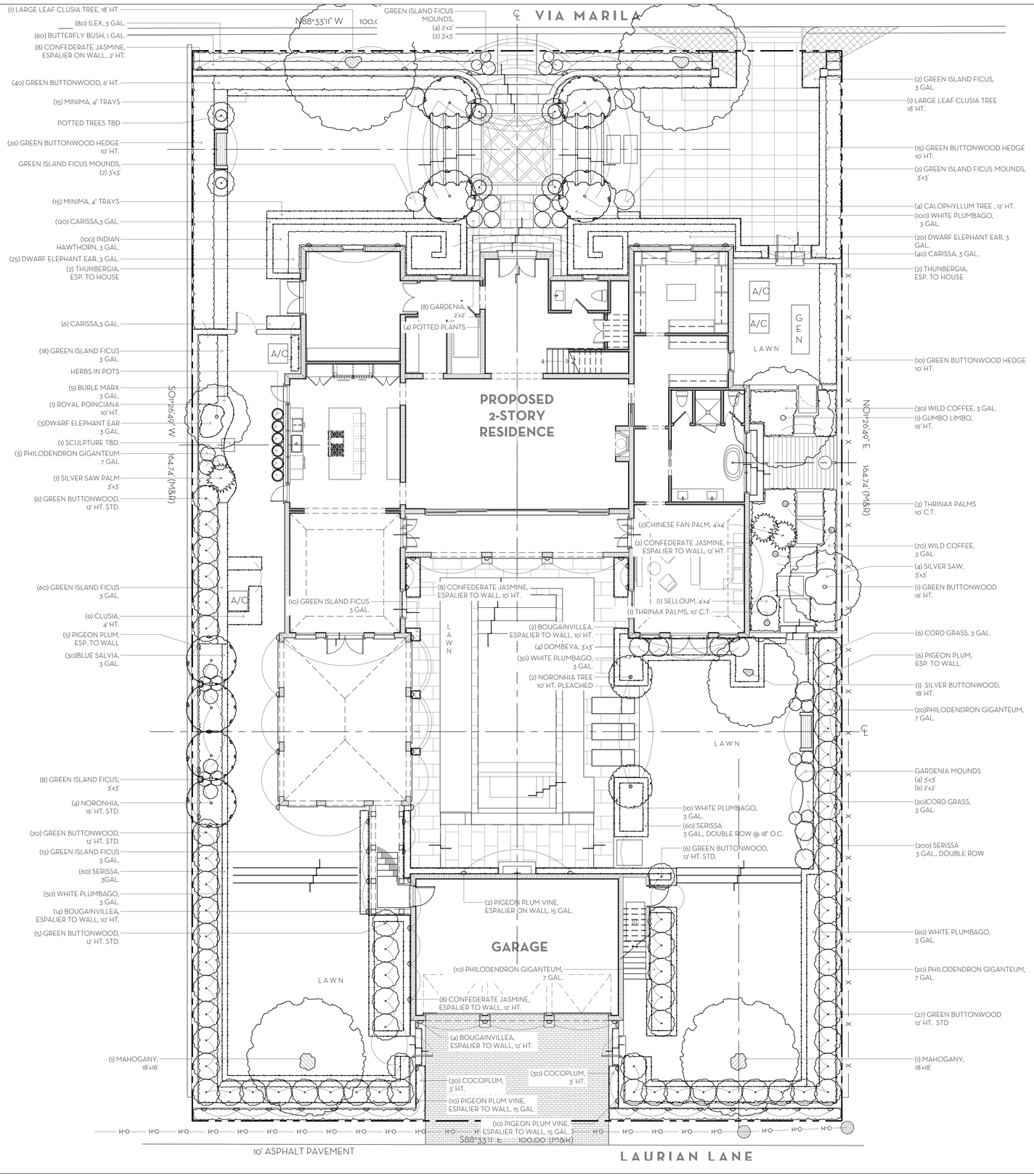

FINAL SUBMITTAL

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

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MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN
RESIDENCE
224 VIA MARILA, PALM BEACH, FL.

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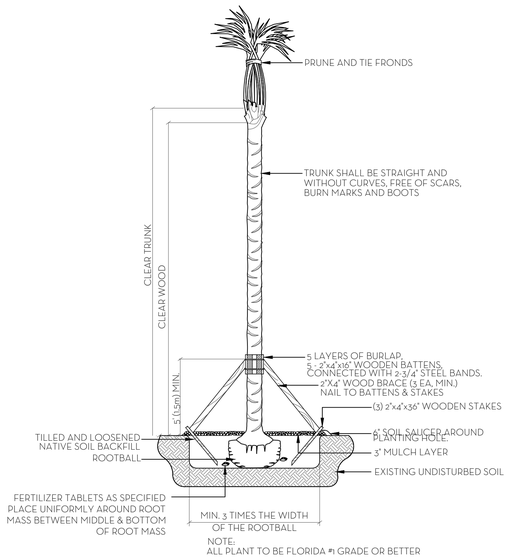
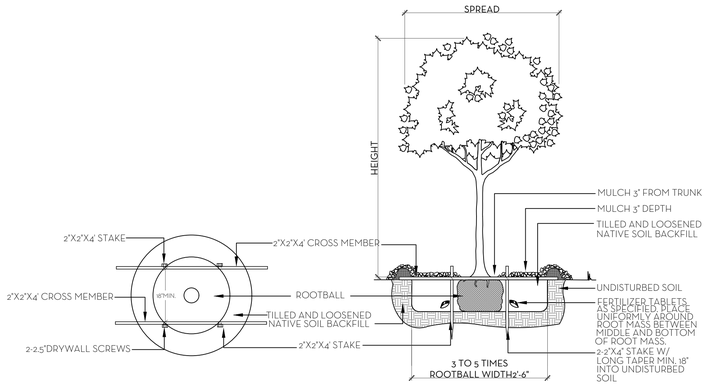


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

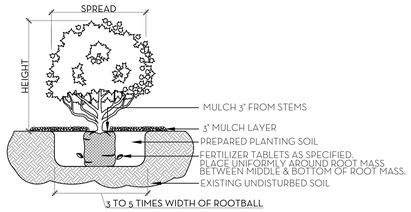
PALM PLANTING DETAIL
N.T.S.

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



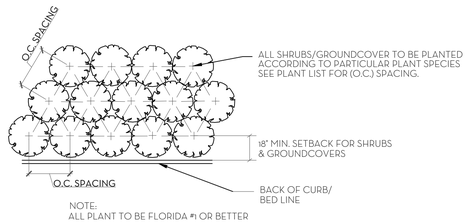
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

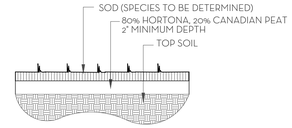
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

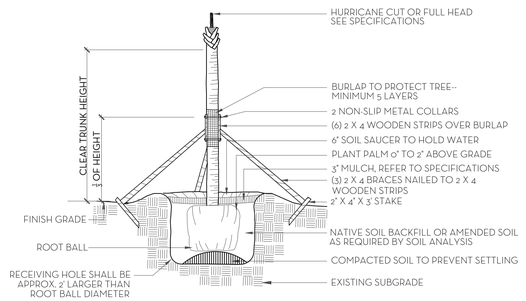
PLANT SPACING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN,
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



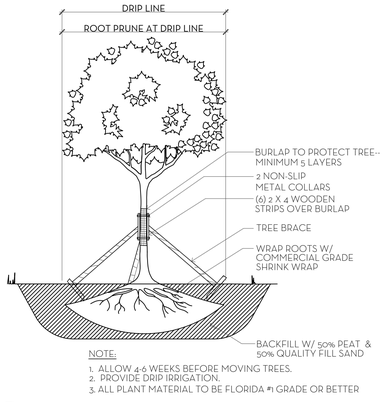
SOD PLANTING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



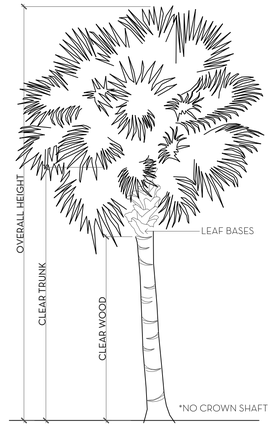
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

FINAL SUBMITTAL

NIEVERA WILLIAMS DESIGN

224 Via Marila

06/09/2025

Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
Large Leaf Clusia	Clusia rosea	2	18' HT. Character Tree	*
Calophyllum	Calophyllum brasiliense	4	12' HT.	
Noronhia Tree	Calophyllum brasiliense	2	10' HT. PLEACHED	
Noronhia Tree	Noronhia emarginata	4	16' HT. STD.	
Silver Buttonwood	Conocarpus erectus 'Sericeus'	1	18' HT.	
Gumbo Limbo Tree	Bursera simaruba	1	16' HT.	*
Royal Poinciana		1	10' HT.	
Green Buttonwood	Conocarpus erectus	58	12' HT. STD.	*
Mahogany Tree	Swietenia mahagoni	2	18'x18'	
		75		81%
PALMS				
Thrinax Palms		4	10' C.T.	*
HEDGE/SHRUB				
Green Island Ficus Mounds	Ficus microcarpa	14	3'x3'	
Green Island Ficus Mounds	Ficus microcarpa	4	2'x2'	
Pigeon Plum	Coccoloba diversifolia	20	Esp. to Wall	*
Clusia	Clusia guttifera	9	4' HT.	
Gardenia Mounds	Gardenia jasminoides	14	2' x 2' HT.	
Gardenia Mounds	Gardenia jasminoides	4	3' x 3' HT.	
Philodendron Burle Marx		3	3 GAL.	
Podocarpus	Podocarpus macrophyllus	56	4' HT.	
Green Buttonwood	Conocarpus erectus	40	6' HT.	*
Green Buttonwood	Conocarpus erectus	51	10' HT.	*
Silver Saw Palmetto	Serenoa repens	4	3' x 3'	*
Dombeya	Dombeya wallichi	4	3' x 3'	
Selloum	Philodendron bipinnatifidum	1	4' x 4'	
Chinese Fan Palm	Livistona chinensis	2	4' x 4'	
Indian Hawthorn	Rhaphiolepis indica	100	3 GAL.	
Thunbergia	Thunbergia	4	Esp. to House	
Serissa	Serissa japonica	60	3 GAL.,	
Serissa	Serissa japonica	260	3 GAL., Double row @18" O.C.	
Confederate Jasmine	Trachelospermum jasminoides	8	Esp. to Wall, 2' HT.	
Confederate Jasmine	Trachelospermum jasminoides	4	Esp. to Wall, 10' HT.	
Confederate Jasmine	Trachelospermum jasminoides	10	Esp. to Wall, 12' HT.	
Bougainvillea	Bougainvillea spp.	16	Esp. to Wall, 10' HT.	
Bougainvillea	Bougainvillea spp.	4	Esp. to Wall, 12' HT.	
White Plumbago	Plumbago auriculata 'Alba'	300	3 GAL.	*
Carissa	Carissa macrocarpa	166	3 GAL.	
		1158		36%
GROUND COVER				
Green Island Ficus	Ficus microcarpa	87	3 GAL	
Cord Grass	Spartina bakeri	22	3 GAL.	
Ilex	Ilex cassine	80	1 GAL.	*
Wild Coffee	Psychotria nervosa	100	3 GAL.	*
Blue Salvia	Salvia azurea	30	3 GAL.	
Butterfly Bush	Bush azurea	60	1 GAL.	
Dwarf Elephant Ear	Alocasia macrorrhizos	45	3 GAL.	
Minima	Trachelospermum asiaticum	30	4" Trays	
		454		40%
SOD				
Zoysia Sod		Contractor responsible for own takeoff		

Landscape Legend		
Property Address:	224 Via Marila	
Lot Area (sq. ft.):	16,474 sq ft	
	REQUIRED	PROPOSED
ndscape Open Space (LOS) (Sq Ft and %)	7,413 sq ft (45%)	8,242 sq ft (50%)
LOS to be altered (Sq FT and %)	N/A	N/A
Perimeter LOS (Sq Ft and %)	3,706.5 sq ft	3,954 sq ft
Front Yard LOS (Sq Ft and %)	1,000 sq ft (40%)	1,605 sq ft (64.2%)
Native Trees %	23(30%)	61 (81%)
Native Shrubs & Vines %	347 (30%)	415 (36%)
Native Groundcover %	136 (30%)	180 (40%)

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

RESIDENCE

224 VIA MARILA, PALM BEACH, FL.

06 JUNE 2025
05 MAY 2025
07 FEB 2025
04 DEC 2024
12 AUGUST 2024
29 JULY 2024
11 JULY 2024
24 JUNE 2024

NIEVERA WILLIAMS DESIGN

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Suite 502
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F: 561-659-2113

NIEVERAWILLIAMS.COM

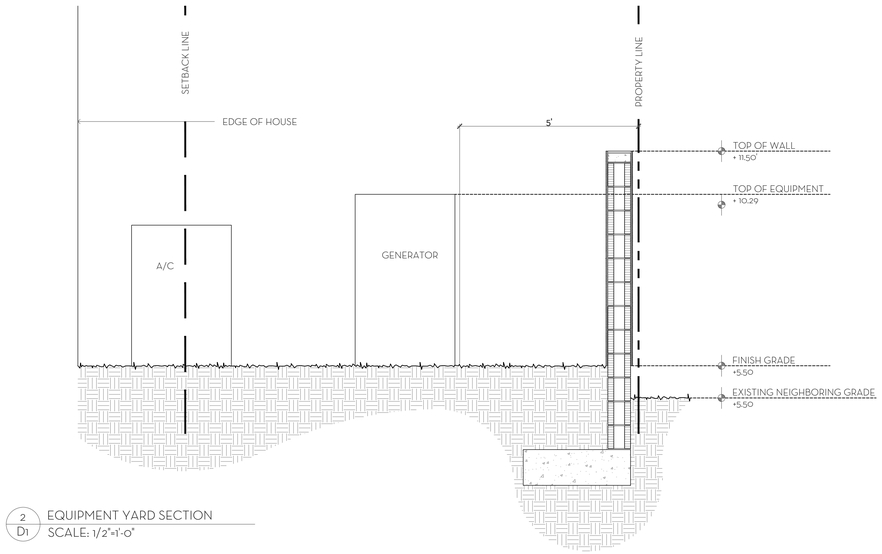
LP2

ARC-24-0071

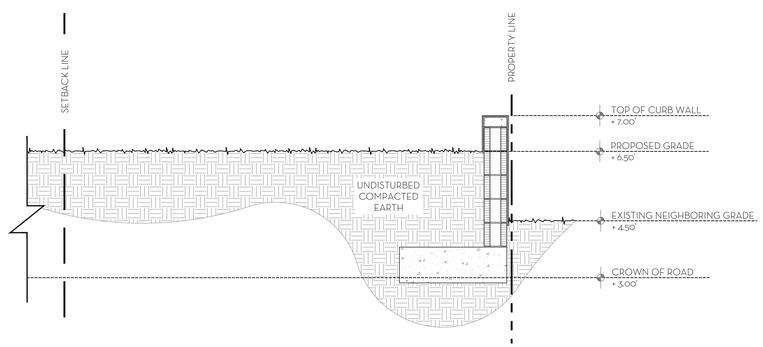
FINAL SUBMITTAL



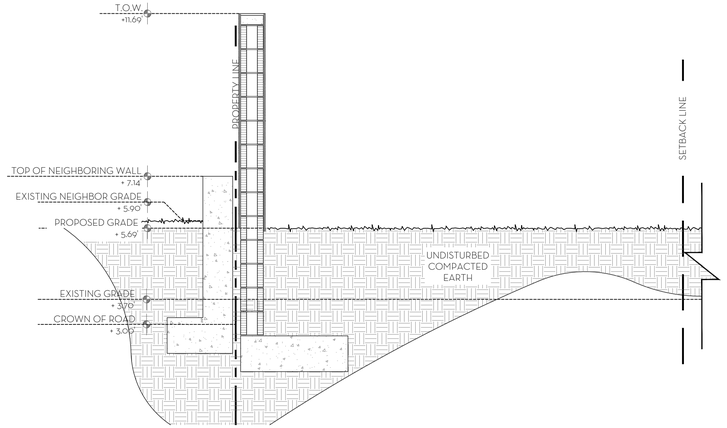
1 D1 FRONT YARD - LOT FILL SECTION
SCALE: 1/2"=1'-0"



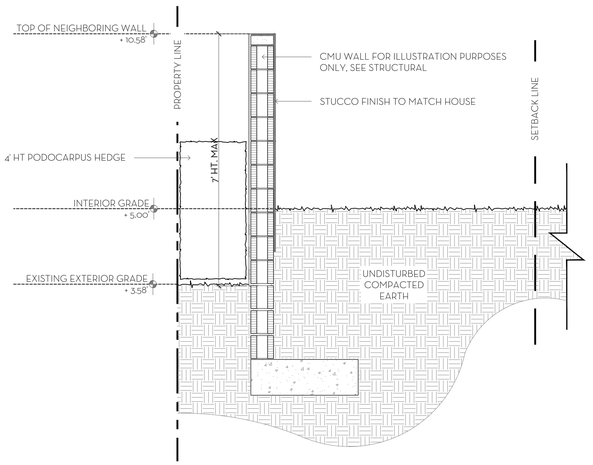
2 D1 EQUIPMENT YARD SECTION
SCALE: 1/2"=1'-0"



3 D1 EAST SETBACK - LOT FILL SECTION
SCALE: 1/2"=1'-0"



4 D1 WEST SETBACK - LOT FILL SECTION
SCALE: 1/2"=1'-0"



5 D1 REAR SETBACK - LOT FILL SECTION
SCALE: 1/2"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/2" = 1'-0"

SECTION DETAILS
RESIDENCE
224 VIA MARILA, PALM BEACH, FL.

06 JUNE 2025
05 MAY 2025
07 FEB 2025
04 DEC 2024
12 AUGUST 2024
29 JULY 2024
11 JULY 2024
24 JUNE 2024

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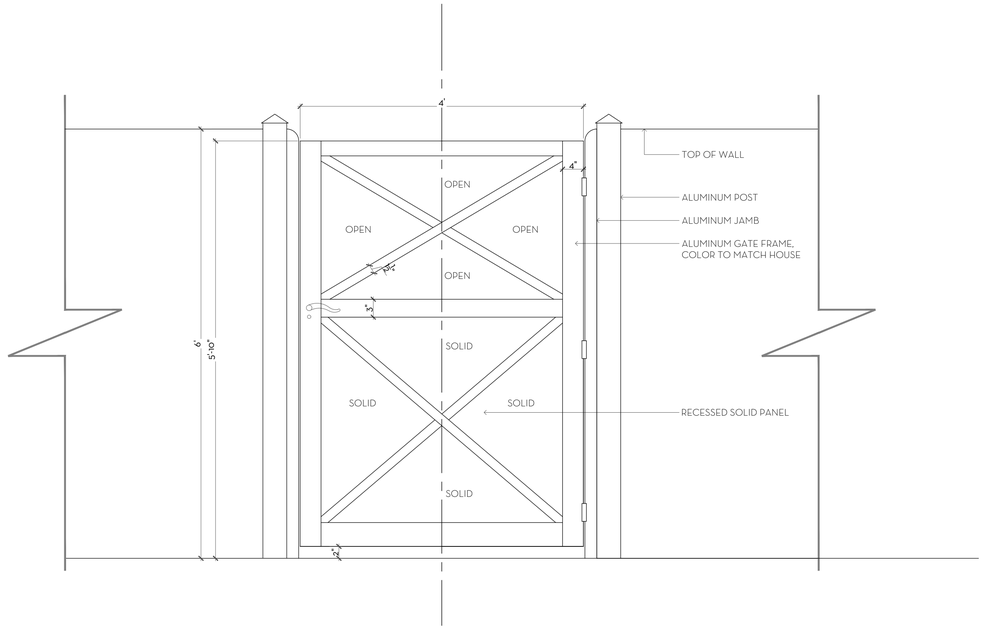
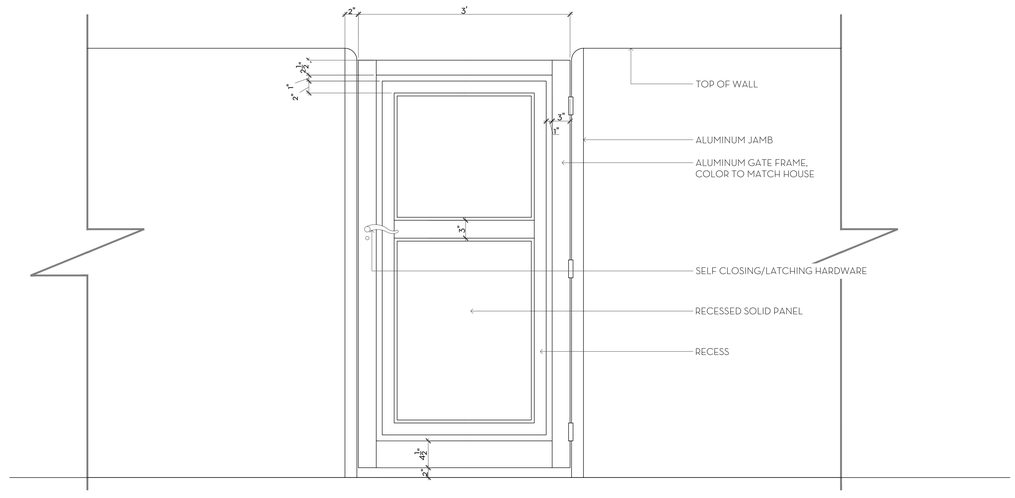
D1

ARC-24-0071



1 / D2 MOTORCOURT PEDESTRIAN GATE DETAIL
SCALE: 1"=1'-0"



3 / D2 TYP. GATE DETAIL
SCALE: 1"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1" = 1'-0"

GATE DETAILS
RESIDENCE
224 VIA MARILA, PALM BEACH, FL.

06 JUNE 2025
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D2

ARC-24-0071

ARC-24-0071 224 VIA MARILA. The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape and swimming pool.

Applicant: Adrian Tauro
Architecture: Jason Cutajar Architectural Design (with MP Design & Architecture, Inc.)
Landscape: Nievera Williams Design (Mario Nievera)

HISTORY:
The application was first heard at the September 25, 2024 ARCOM hearing and was deferred two months by the commission (7-0) to the November meeting with instructions for a complete restudy. The applicant wrote-in requesting a deferral to the December 20th ARCOM meeting to allow time for further study and refinement of the plan. At the December 20th ARCOM hearing, the commission deferred the application (7-0) for two months to allow for further study of architectural detailing, finishes and materials. At the February meeting, the application reviewed but the commission did not feel that the modifications were adequately addressed and deferred the application to the March 2025 meeting for further study. The applicant team requested a two month deferral to May hearing to allow for further study. In the meantime, the homeowner released the local architect that was being used on the application and engaged with MP Design & Architecture as local representative. The team at MP Design requested a deferral of the application to the June 2025 hearing to allow time for the team to become acquainted with the project and its history.

The new design team presented at the June 2025 hearing and the commission felt that the design still was not going in the right direction and deferred the application for further study.

THE PROJECT:
The applicant has submitted plans, entitled “New Single Family Home”, as prepared by MP Design & Architecture with Jason Cutajar Architectural Design, uploaded July 9, 2025.

The following is the scope of work for the Project:

- New two-story residence with attached two-story garage accessory structure.
- New hardscape, landscape and swimming pool.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE FAMILY
Lot Size	16,474 SF	**Crown of Road**	2.85’ NAVD

Lot Depth	164.74’	**Lot Width**	100’
Lot Coverage	Permitted: 30% Proposed: 30%	**Enclosed Square Footage**	Proposed: 6,418 SF
Building Height	Permitted: 22’ Proposed: 20’	**Overall Building Height**	Permitted: 30’ Proposed: 25’
Finished Floor Elevation	Proposed: 7’ NAVD	**FEMA Flood Zone**	ZONE AE +6’
Maximum Fill	Permitted: 2’ Proposed: 1.81’	**Zero Datum**	7’ NAVD
Overall Landscape Open Space	Required: 45% Proposed: 50%	**Front Yard Landscape Open Space**	Required: 40% Proposed: 64.2%

Surrounding Properties / Zoning	
North	226 List Rd & 218 List Rd | Residence(s) / R-B
South	227 Garden Rd & 215 Garden Rd | Residence(s) / R-B
East	216 Via Marila | Residence / R-B
West	232 Via Marila | Residence / R-B

STAFF ANALYSIS:



Rendering of proposed new residence.

The applicant is proposing the construction of a new two-story residence with attached two-story accessory structure and final hardscape, landscape, and swimming pool. The subject property is located on the south side of Via Marila three lots west of North Ocean Boulevard. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The homeowner has engaged with a new local

architect who has resubmitted plans in response to the previous comments of the commission.

The site and structure programming remains largely unchanged from previous iterations of the design. Modifications include adjustments to roof pitch, change in roof material, modified eave detail, the flat roof over the great room was changed to a pitched roof. The size of the rear loggia was reduced, and the number of exterior sconces were reduced.



Previously Proposed North Front Elevation.



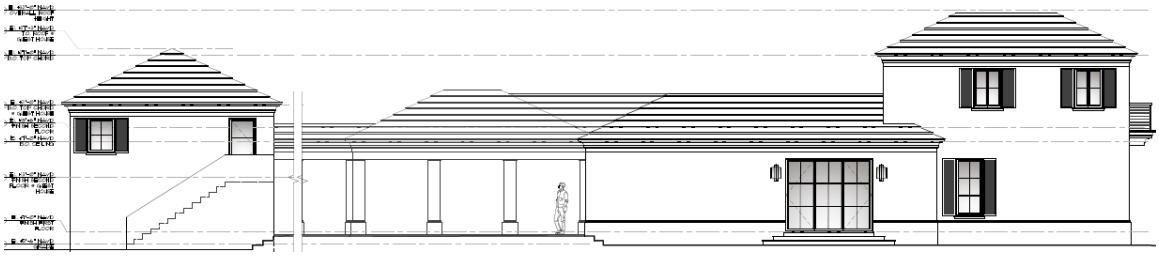
Currently Proposed North Front Elevation.



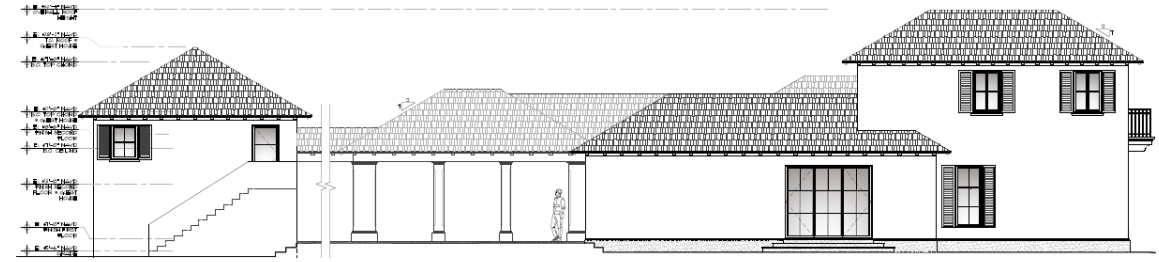
Previously Proposed South Rear Elevation at Courtyard.



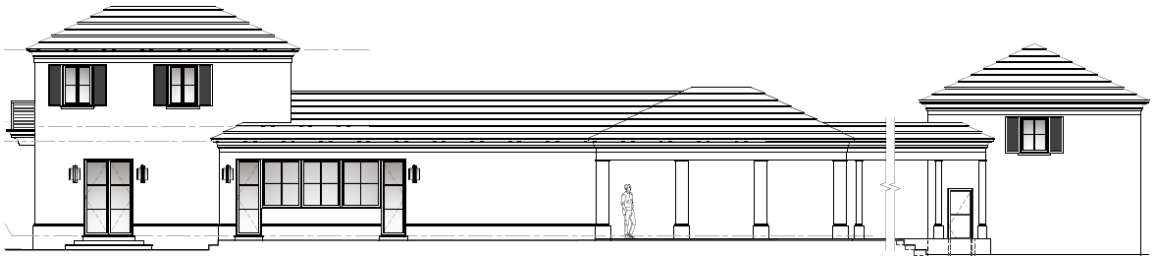
Currently Proposed South Rear Elevation at Courtyard.



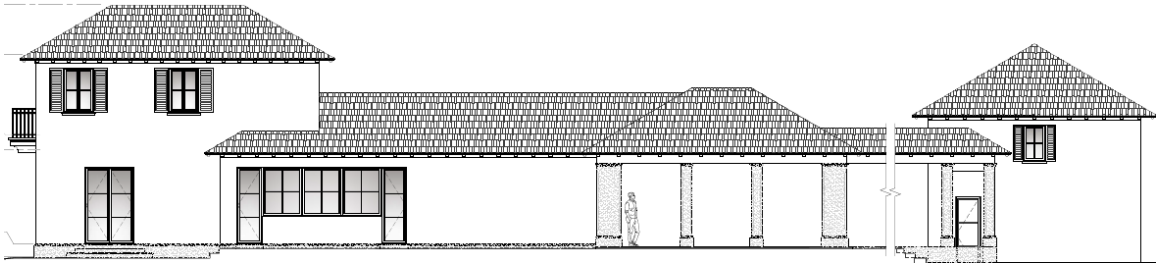
Previously Presented East Side Elevation.



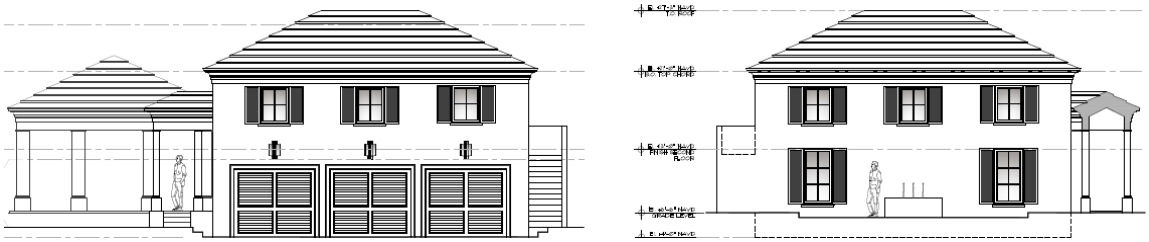
Currently Proposed East Side Elevation.



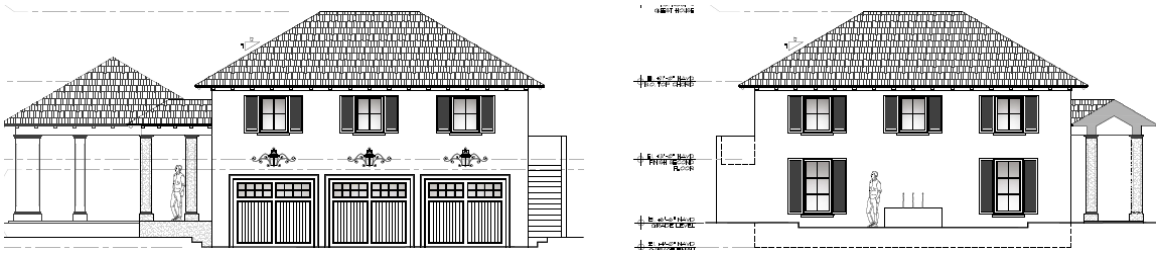
Previously Proposed West Side Elevation.



Currently Proposed West Side Elevation.



Previously Proposed South (Left) and North (Right) Garage Elevations.



Currently Proposed South (Left) and North (Right) Garage Elevations.



Rendering of Proposed Landscape and Hardscape.

CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:BMF

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 23, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-25-0018 (ZON-25-0018) 164 SEMINOLE AVE (COMBO) The applicant, JPBK Properties #2, LLC (James G. Held, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence and detached accessory structure with final landscape and hardscape improvements with variances requested as they pertain to angle of vision and cubic content ratio. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 7/16/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

SMITH AND MOORE ARCHITECTS, INC.

Harold Smith · Jonathan Moore · Peter Papadopoulos · Daniel Kahan

Re: 164 Seminole Avenue,
Palm Beach, FL 33480

July 07, 2025

LETTER OF INTENT (LOI)
ARC-25-0018
ZON-25-0018

PROPOSED TWO-STORY HOUSE ON VACANT R-B PARCEL

Please find for review the attached drawings for our project at 164 Seminole Avenue in the R-B Zoning District of Palm Beach. The proposal is for the construction of a new two-story house on a currently vacant lot. Zoning relief is being sought for Cubic Content Ratio and Angle of Vision. We believe the proposal is in accordance with the following guidelines:

ARCHITECTURAL REVIEW IN ACCORDANCE WITH SECTION 18-205 AND 18-206:

Sec. 18-205. - Criteria for building permit.

1. The plan for this proposed residence is in conformity with good taste and design and in general contributes to the image of the town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality.
2. The plan for the proposed building or structure is reasonably protected against external and internal noise and other factors that would tend to make the environment less desirable.
    a. The plans show that major entertaining spaces are centrally located on the site placing these spaces far as possible from neighboring properties.
    b. The pool area is located at the rear of the residence.
    c. The proposed generator and AC equipment are located in a walled enclosure to the South and East of the property adjacent to the cabana structure. The pool equipment is located inward of the required setback to alleviate noise for the western neighbor.
3. The proposed building exterior design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance value.
4. The proposed residence is in harmony with the proposed developments on land in the general area and with the compressive plan for the town.
5. The proposed residence is not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:

    a. This proposal does not have apparently visible identical front or side elevations.

1500 South Olive Avenue · West Palm Beach, Florida 33401
Telephone (561) 835-1888 · Fax (561) 832-7015
www.smithmoorearchitects.com · Florida AAC No. 001285

   b. This proposal does not have substantially identical size and arrangement of either doors, windows, porticos or other opening or breaks in the elevation facing the street, including reverse arrangement.
   c. We do not have other significant identical features of design such as, but not limited to, material roof line and height of other design elements.
6. The proposed residence is not excessively dissimilar in relation to any other structures existing or within 200 feet of the proposed site in respect to one or more of the following features:
   a. Height of building or height of roof.
   b. Other significant design features including, but not limited to, materials or quality of architectural design.
   c. Architectural compatibility.
   d. Arrangements of components of the structure.
   e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
   f. Diversity of design that is complimentary with the size and massing of adjacent properties.
   g. Design features that will avoid the appearance of mass through improper proportions.
   h. Design elements that protect the privacy of a neighboring property.
7. The proposed addition or accessory structure is subservient in style and massing to the principal or main structure. This is not applicable; however, the design keeps the garage wing subservient to the principal mass.
8. The proposed residence is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).
9. The proposed development is in conformity with the standards of this code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved. The proposed design meets the zoning code without requiring variances.
10. The projects' location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways and similar features. The proposed residence does not negatively impact any existing natural features.

Sec. 18-206. - Criteria for demolition permit.

Not applicable

VARIANCE REQUESTS

Variance 1: Sec. 134-893(b)(6)(b): Variance request for an Angle of Vision of 111 degrees in lieu of 108 degrees maximum allowed.

Variance 2: Sec. 134-893(b)(13)(2) Variance Request for a Cubic Content Ratio of 4.475 in lieu of 3.978 maximum allowed.

1)The special condition relative to the subject property is that the rear 16 feet of the original parcel was deeded to the rear of the cottages on Root Trail to have a landscape buffer/back yard. As such, although the subject property is 100 feet deep, it essentially has a larger back yard of greenspace.
2)The applicant was not the cause of the above special conditions of the property as the change in the lot line and area occurred prior to the applicant's offer to purchase the property.

3)The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties as the angle of vision is derived from the design and is a minimal request and the CCR request is justified because of the 2000 SF of additional greenspace in the rear of the property.
4)The hardship, which runs with the land, is that the subject property had an additional 2000 SF in the rear that was given to the 4 Root Trail cottages so they could have a back yard (previously the Root Trail cottages had a zero rear yard setback). This justifies the two minimal variance requests as the rear greenspace buffer will not be developed and the applicant should benefit from the use of that area in lot calculations.
5)The variances requested are the minimum necessary to make reasonable use of the land considering the proposed design of the residence and the change of the lot area by gifting land to the Root Trail cottages that are historic.
6)The granting of the variances will not be injurious to the neighborhood as the design and scale of the proposed residence is in keeping with the scale and streetscape of the neighborhood.

VARIANCE NARRATIVE

The 2 variances requested, an increased Angle of Vision and Cubic Content Ratio, are a result of the last portion of the parcel being given to the rear of the historic cottages on Root Trail - the original parcel was 116’ deep from North to South. The intent of sectioning off the rear 16’ of the parcel was to provide a landscape buffer between the existing cottages and the new 2-story construction, since the cottages had no ability to provide a reasonable landscape buffer on the North edge with the previous lot boundary. Because R-B zoning requires a 10’ rear setback, this new buffer would allow for a building separation of at least 26’ (16’ +10’) between the cottages and the new construction (instead of only 10’). In order to not render the landscape buffer moot, the design was pushed as far North as possible and squeezed to the sides.

In order to satisfy the elements of good architectural design and proportion, the North facade and second story have been pushed forward while maintaining a certain width and height to still appear beautiful from the street, mimicking similar historic palm beach houses in its design and façade composition. As a result, the building could not be compliant with code-required AOV and CCR. It is important to note that the CCR would be compliant if the original lot size had been maintained. However, because the area that has been deeded to the cottages will remain open space to preserve the light and air of the rear yards, the practical effect is the same. Given this context, we feel neither of the 2 variance requests is unreasonable and are both minimal.

Sincerely,



Daniel Kahan

Principal Architect

1500 South Olive Avenue · West Palm Beach, Florida 33401
Telephone (561) 835-1888 · Fax (561) 832-7015
www.smithmoorearchitects.com · Florida AAC No. 001285

ARCHITECT

DANIEL KAHAN
SMITH AND MOORE ARCHITECTS, INC
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

LANDSCAPE ARCHITECT

KEITH WILLIAMS
NIEVERA WILLIAMS DESIGN
223 SUNSET AVENUE, SUITE #150
PALM BEACH, FLORIDA 33480
(561) 659-2820

CIVIL ENGINEER

CHAD GRUBER
GRUBER CONSULTING ENGINEERS
247 MERCER AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 312-2041

SURVEYING

CRAIG WALLACE
WALLACE SURVEYING CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
(561) 640-4551

ARC: 25 - 0018

ARCOM HEARING 07/23/2025

ZON: 25 - 0018

DEFERRAL RESUBMITTAL - 07/07/2025

07/23/2025 ARCOM

SCOPE OF WORK:

- NEW 2-STORY RESIDENCE, LANDSCAPE, HARDSCAPE AND POOL. THE HOUSE HAS BEEN DESIGNED IN A TRADITIONAL PALM BEACH MEDITERRANEAN REVIVAL STYLE.
- 2 VARIANCE REQUESTS:
  1. SEC. 134-893(b)(6)(b): VARIANCE REQUEST FOR AN ANGLE OF VISION OF 111 DEGREES IN LIEU OF 108 DEGREES MAXIMUM ALLOWED.
  2. SEC. 134-893(b)(13)(2): VARIANCE REQUEST FOR A CUBIC CONTENT RATIO OF 4.475 IN LIEU OF 3.978 MAXIMUM ALLOWED.

164 SEMINOLE AVE, PALM BEACH, FL

SHEET INDEX

COVER & SURVEY		SCALE
A-0.00	COVER.	N/A
---------	SURVEY.	N/A

CIVIL		SCALE
C-2	SITE GRADING & DRAINAGE PLAN.	1/8"

ARCHITECTURAL		SCALE
P-1.00	CONTEXT PHOTOS	NA
P-2.00	CONTEXT PHOTOS	NA
P-3.00	CONTEXT PHOTOS	NA
SV-1.00	CONTEXT AND LOCATION MAP	1/32"
SV-2.00	RADIUS AND LOCATION MAP	VARIES
SV-3.00	AERIAL 3D	NTS
SV-4.00	STREETSCAPE ELEVATION	1/16"
SP-1.00	SITE PLAN	3/16"
SP-1.01	ANGLE OF VISION DIAGRAM	3/16"

ARCHITECTURAL		SCALE
SP-1.02	LOT COVERAGE DIAGRAM	3/16"
SP-1.03	PROPOSED CUBIC CONTENT	VARIES
SP-1.04	YARD SECTION DIAGRAMS	1/2"
A-ZL	ZONING LEGEND	N/A
FP-1.00	FIRST FLOOR PLAN	3/16"
FP-2.00	SECOND FLOOR PLAN	3/16"
FP-3.00	ROOF PLAN	3/16"
EL-1.00	ELEVATIONS	1/4"
EL-2.00	ELEVATIONS	1/4"
EL-2.01	ELEVATIONS	1/4"
EL-3.00	ELEVATIONS	1/4"
EL-3.01	ELEVATIONS	1/4"
EL-4.00	ELEVATIONS	1/4"
EL-4.01	ELEVATIONS	1/4"
EL-5.00	ELEVATIONS	1/2"
EL-5.01	ELEVATIONS	1/2"
EL-6.00	ELEVATIONS	1/8"
EL-7.00	ELEVATIONS	1 -1/2"
DT-1.00	DETAILS	VARIES
DT-2.00	DETAILS	VARIES
DT-3.00	DETAILS	VARIES
DT-4.00	DETAILS	VARIES
DT-5.00	DETAILS	VARIES
DT-6.00	DETAILS	VARIES
DT-7.00	DETAILS	VARIES
GATES	FRONT ENTRY & DRIVEWAY GATES	1"
R-1.00	RENDERINGS	N/A

LANDSCAPE		SCALE
EX	EXISTING CONDITIONS	
CSP	CONSTRUCTION SCREENING PLAN	
L0	SITE PLAN RENDERING	
EL-1	LANDSCAPE ELEVATIONS	
EL-2	LANDSCAPE ELEVATIONS	
EL-3	LANDSCAPE ELEVATIONS	
EL-4	LANDSCAPE ELEVATIONS	
L1	HARDSCAPE PLAN	
L2	MATERIALS	
LP1	LANDSCAPE PLAN	
LP2	PLANT LIST DETAILS	
D1	SITE WALL AND GENERATOR DETAIL	
D2	OPEN SPACE DIAGRAM	

REVISIONS TO SUIT TOWN COMMENTS:

- DIFFERENTIATION BETWEEN THE PRIMARY (WEST) MASS AND SECONDARY (EAST) MASS
- REVISIONS TO WINDOW PROPORTIONS AND CONFIGURATIONS
- REDUCTION IN THE INTERSTITIAL FLOOR SPACE
- INCREASED HEIGHT OF CHIMNEYS
- HALF TIMBERING PROPORTIONS INCREASED
- PROPORTIONS OF EXPOSED TIMBER FRAMING REDUCED
- CABANA PLATE HEIGHT LOWERED

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC
NO. 001285

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REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

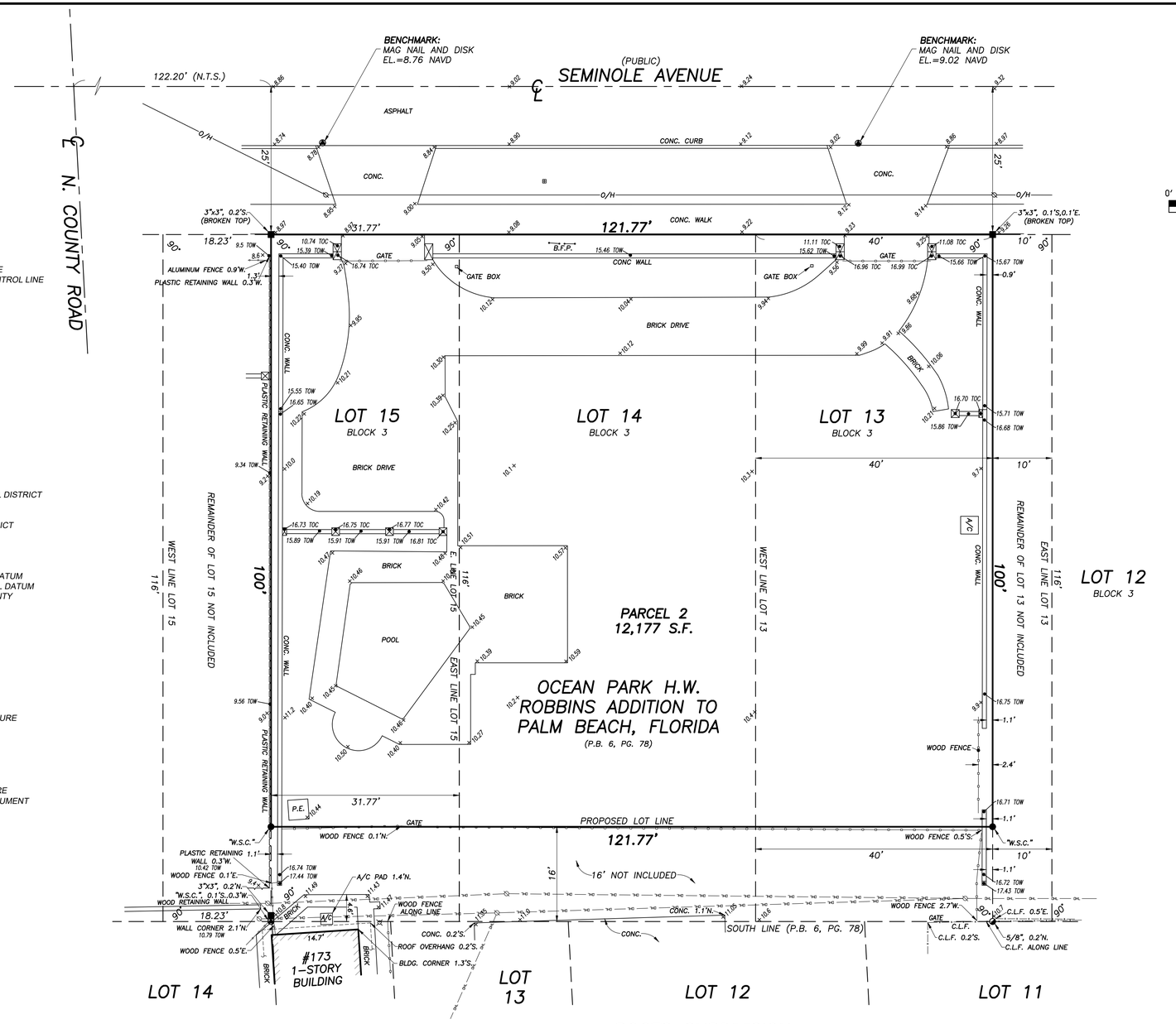
ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

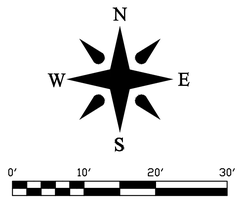
ARC - 25 - 0018

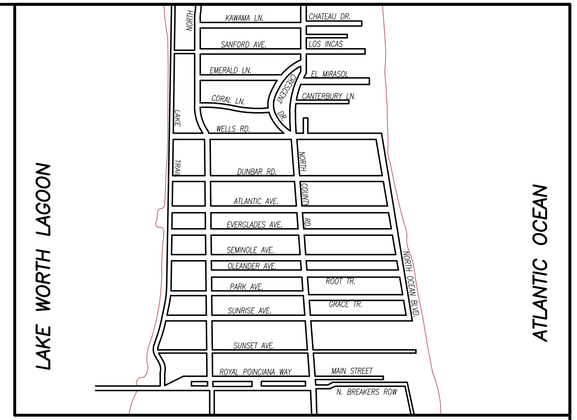
LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.O.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
F.F.	= FINISH FLOOR
FND.	= FOUND
FTN	= FOUNTAIN
G.M.	= GAS METER
G.V.	= GAS VALVE
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.W.	= TOP OF WALL ELEVATION
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◒	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◉	= NAIL & DISK FOUND (AS NOTED)
⊚	= MAG NAIL & DISK SET (LB #4569)
℉	= PROPERTY LINE
⌀/⌀	= UTILITY POLE
⍜	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⍜	= LIGHT POLE



ROOTS SUBDIVISION
(P.B. 1, PG. 22)





VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
JPBK PROPERTIES #2 LLC

This survey is made specifically and only for the following party for the purpose of an Arcom Submittal on the surveyed property.

JPBK Properties #2 LLC

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
164 Seminole Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
PARCEL 2:
The West 40 feet of Lot 13, Lot 14 and the East 31.77 feet of Lot 15, Block 3, ***OCEAN PARK H.W. ROBBINS ADDITION TO PALM BEACH, FLORIDA,*** *according to the map or plat thereof as recorded in Plat Book 6, Page 78, Public Records of Palm Beach County, Florida,* ***LESS AND EXCEPT*** *the South 16' thereof.*

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581G, dated 12/20/2024.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from policy number OXFL-08584070, issued by Old Republic National Title Insurance Company, dated July 25, 2017. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

TITLE POLICY REVIEW

CLIENT:	164 SEMINOLE AVENUE LLC	POLICY NO. : OXFL-08584070	DATE: JULY 25, 2017			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 17-1439				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTTABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1 TO 3	N/A	Standard Exceptions (As to Parcels 1 and 2)				•
4	PB 1, PG 22	Plat of ROOTS SUBDIVISION (Parcel 1)	•			
5	DB 22, PG 119	Right-of-way granted to West Palm Beach Telephone Company (Parcel 1)	NOT SUPPLIED			
6	PB 6, PG 78	Plat of OCEAN PARK H.W. ROBBINS ADDITION TO PALM BEACH (Parcel 2)	•			
7	DB 493, PG 492	Covenants, conditions and restrictions (Parcel 2)	NOT SUPPLIED			
8	ORB 11521, PG 260	Unity of Title (Parcels 1 and 2)		•		
9	ORB 11382, PG 123	Agreement (Parcels 1 and 2)Exhibit "A" (site plan) missing from record document)		•		
10	ORB 10985, PG 1115	Declaration of Covenants (Parcels 1 and 2)(sprinkler connection)				•

CERTIFICATION:
I HEREBY ATTEST *that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 04/24/2025

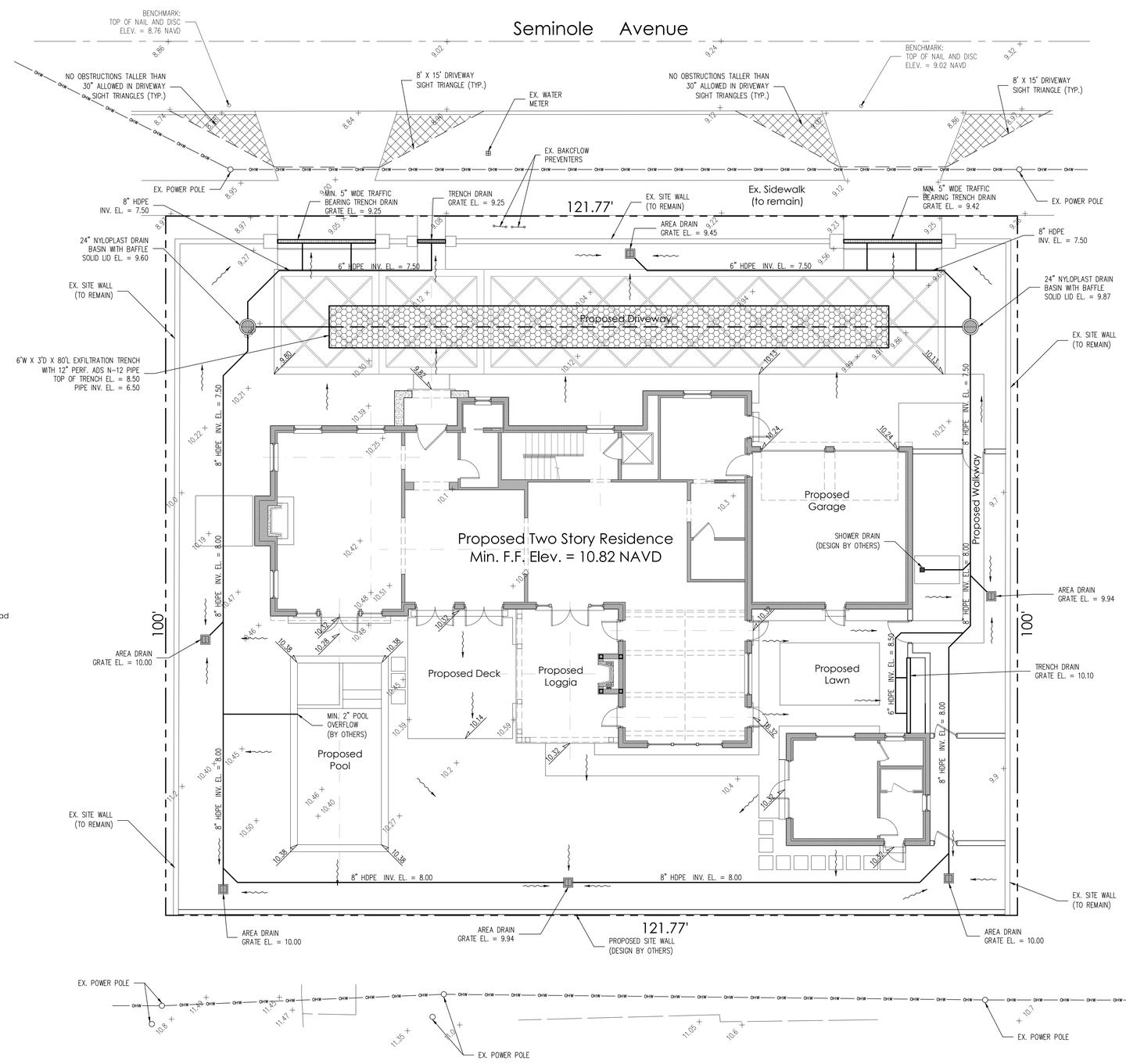
James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

REVISIONS
04/24/25; SURVEY TIE-IN, & UPDATE; B.M./B.M.; 240298-SE-1; PB333/72
06/18/22 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS B.M./M.B. 17-1439.4 PB333/36
09/26/19 SURVEY AND TIE-IN UPDATE L.E./M.B. 17-1439.2 PB280/64

BOUNDARY SURVEY FOR:
JPBK PROPERTIES #2 LLC

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO.: 240298	F.B. PB249 PG. 29	
OFFICE: S.W.	DATE: 07/28/23	DWG. NO. 240298-SE-1	
CK'D: C.W.	REF: 17-1439-9.DWG	SHEET 1 OF 1	



STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 12,177 sq.ft.

Drainage Area Impervious Surface = 6,697 sq.ft.

Drainage Area Pervious Surface = 5,480 sq.ft.*

*Minimum required without a variance

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 6,697 sq.ft. x 1 ft./12 in. = 1,116 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 5,480 sq.ft. x 1 ft./12 in. = 183 cu.ft.

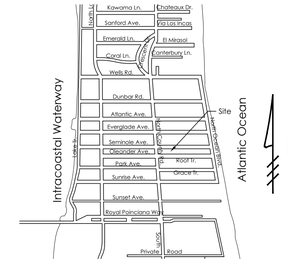
Total Volume to be Retained = 1,299 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	80	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	1,641	cu.ft.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.



Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 4 8 16 32

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

Plan Background from Site Plan by
Smith and Moore Architects
Received 5/12/25

ARC-25-0018

© 2025 Gruber Consulting Engineers, Inc.

GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

164 Seminole Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2019-0101
Issue Date	06/05/2025
Scale	1/8" = 1'-0"

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

CHAD M. GRUBER
FLORIDA P.E. NO. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

C-1



190 N COUNTY RD



176 SEMINOLE AVE



164 SEMINOLE AVE





150 SEMINOLE AVE



146 SEMINOLE AVE



144 SEMINOLE AVE

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

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DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
P-1.00



132 SEMINOLE AVE



122 SEMINOLE AVE



200 N OCEAN BLVD





201 SEMINOLE AVE



165 SEMINOLE AVE



151 SEMINOLE AVE

S·M

NEW RESIDENCE FOR
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PRE-APP MEETING 2025-03-17

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NO: -
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SHEET:
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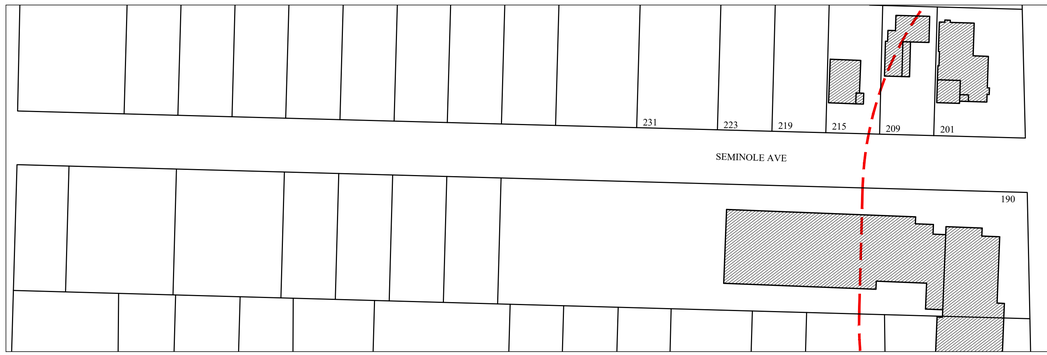
143 SEMINOLE AVE



135 SEMINOLE AVE



129 SEMINOLE AVE





125 SEMINOLE AVE



101 SEMINOLE AVE

S·M

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• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

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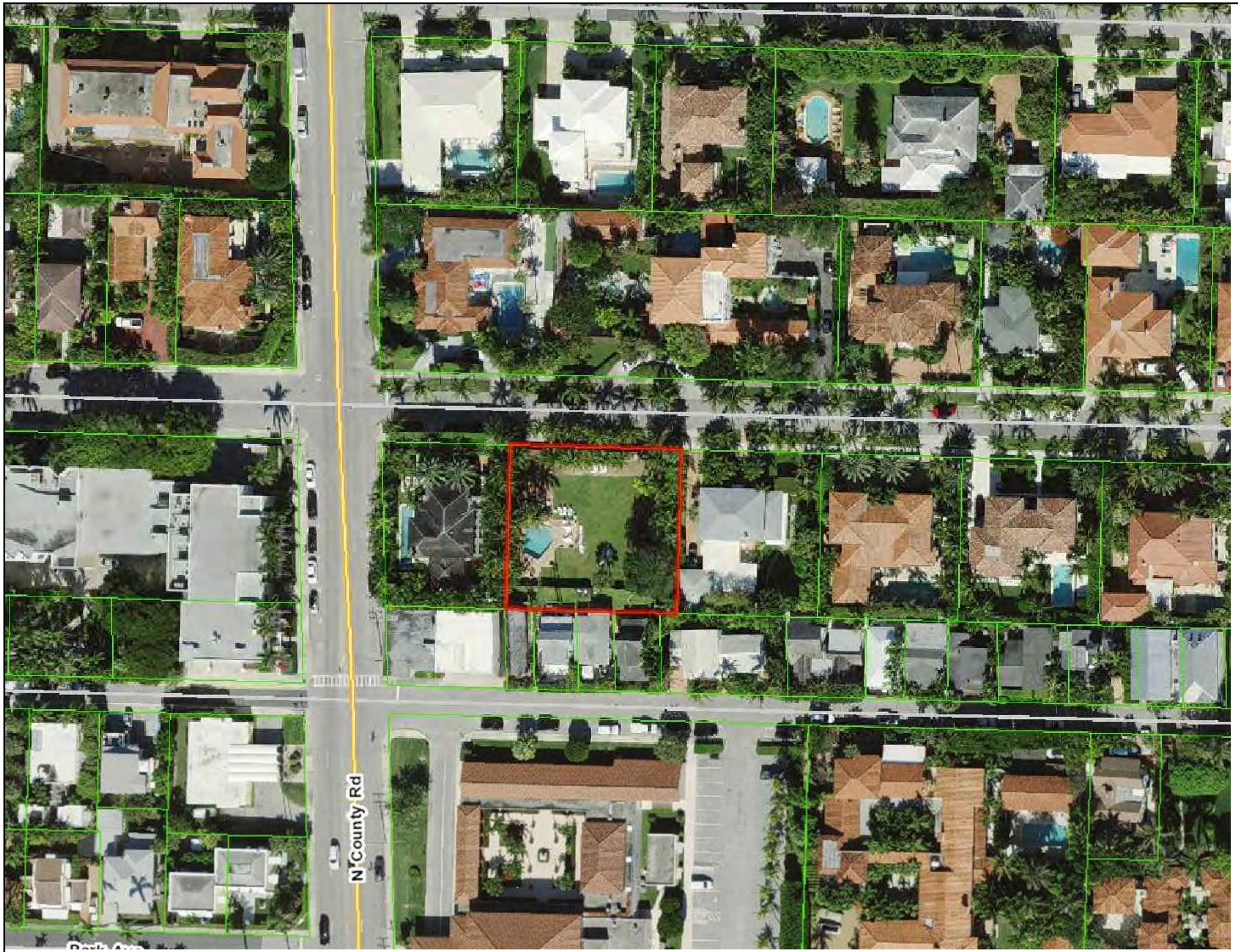
PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

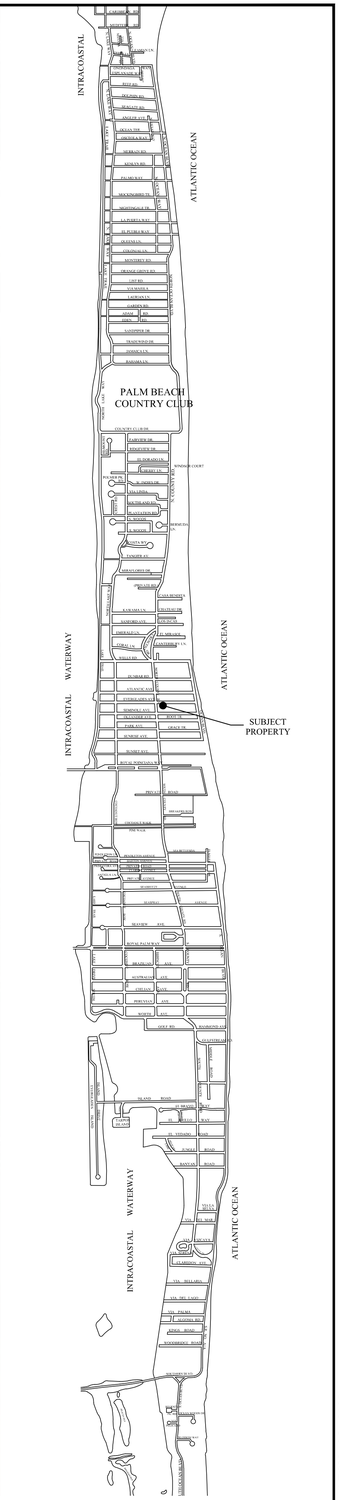
NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

P-3.00



CONTEXT MAP
SCALE: 1/32" = 1'-0"



LOCATION MAP
SCALE: NTS

S·M

NEW RESIDENCE FOR
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ZON - 25 - 0018

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NO: -
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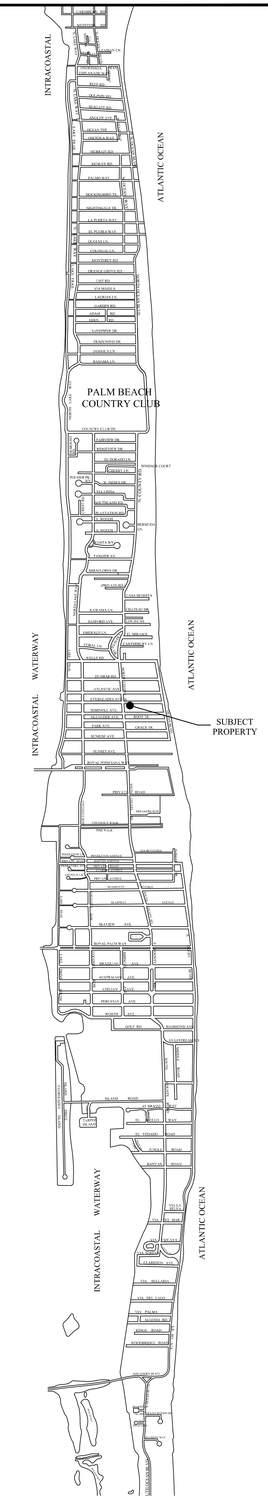
SHEET:
SV-1.00



PREVIOUSLY PROPOSED
RADIUS MAP
SCALE: 1/32" = 1'-0"



LOCATION MAP
SCALE: NTS

S·M

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164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
SV-2.00

ARC - 25 - 0018



CURRENTLY PROPOSED

RADIUS MAP

SCALE: 1/32" = 1'-0"

LOCATION MAP

SCALE: NTS

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
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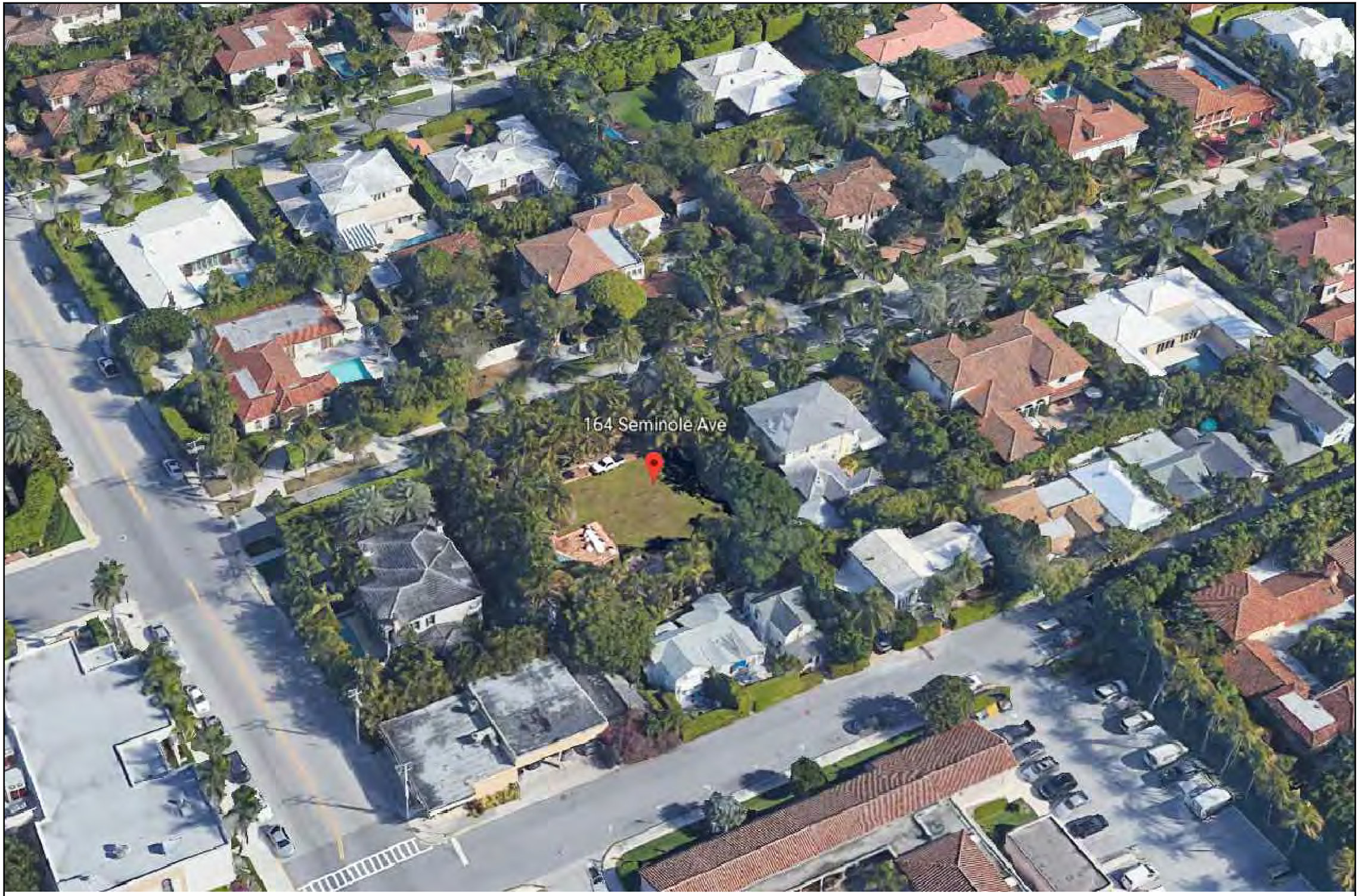

AERIAL 3D

SCALE: NTS

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
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SHEET:

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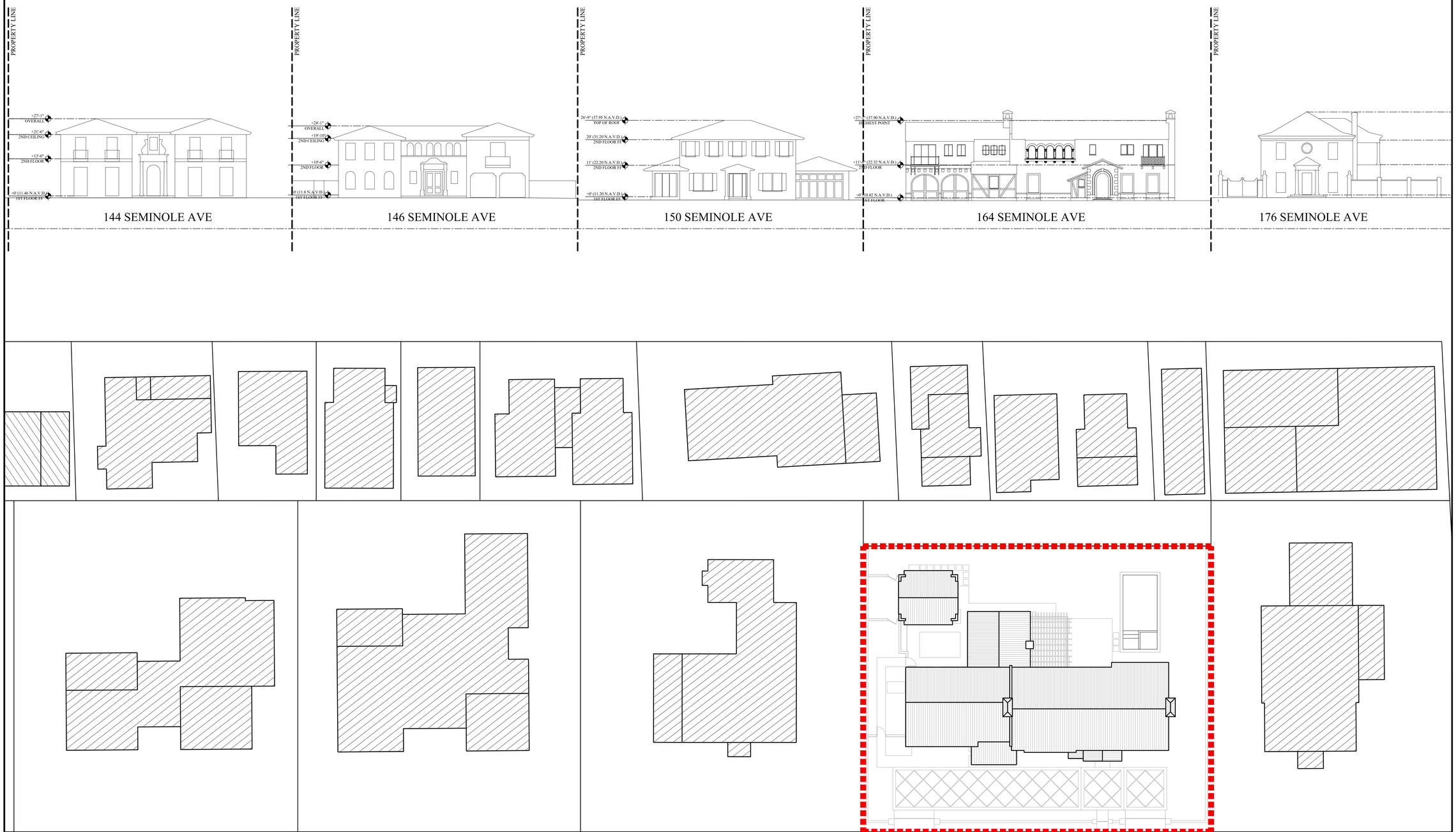

PREVIOUSLY PROPOSED
STREETSCAPE ELEVATION
SCALE: 1/16" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
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PRE-APP MEETING 2025-03-17

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ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
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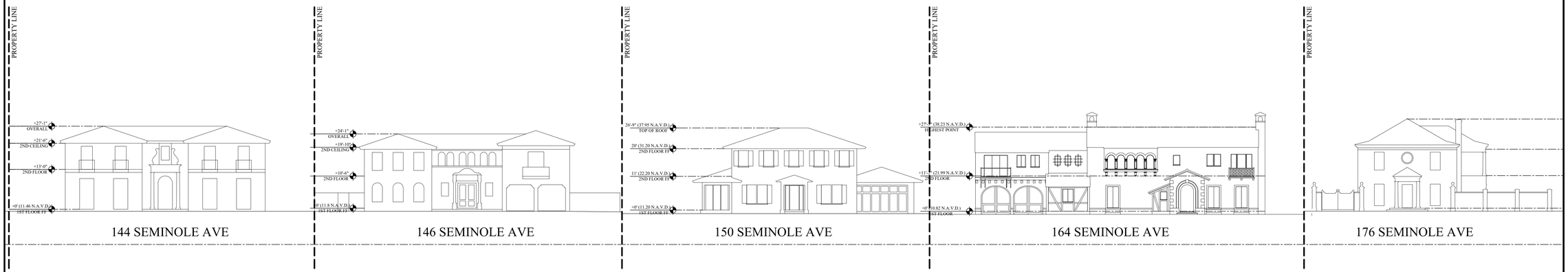

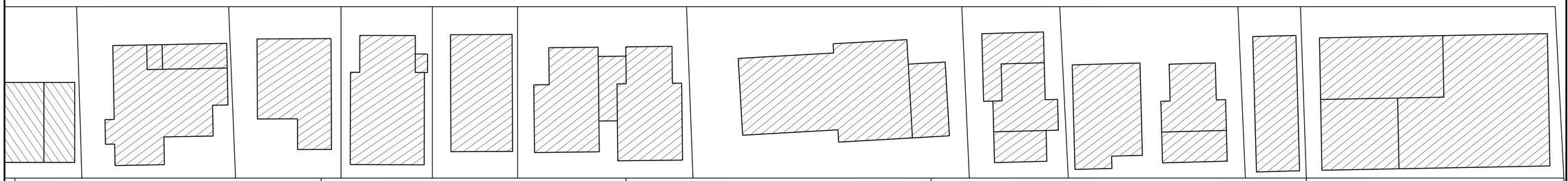

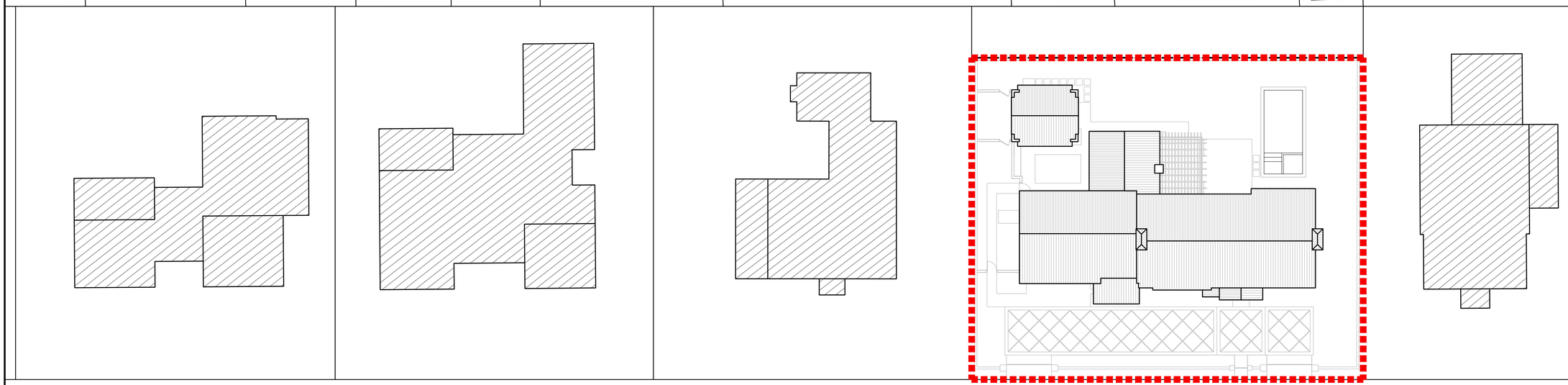

CURRENTLY PROPOSED

STREETSCAPE ELEVATION

SCALE: 1/16" = 1'-0"

S·M

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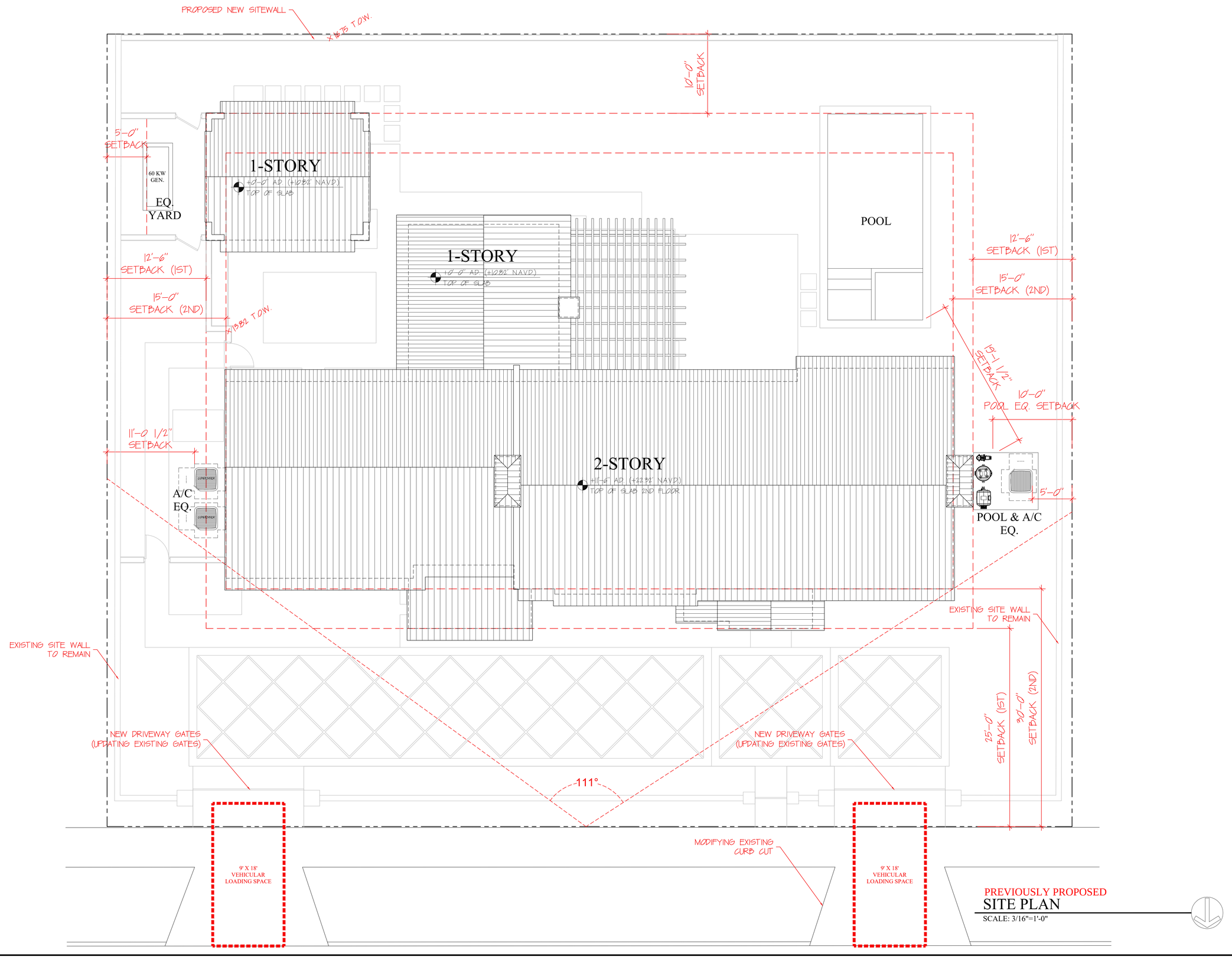

PREVIOUSLY PROPOSED
SITE PLAN

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
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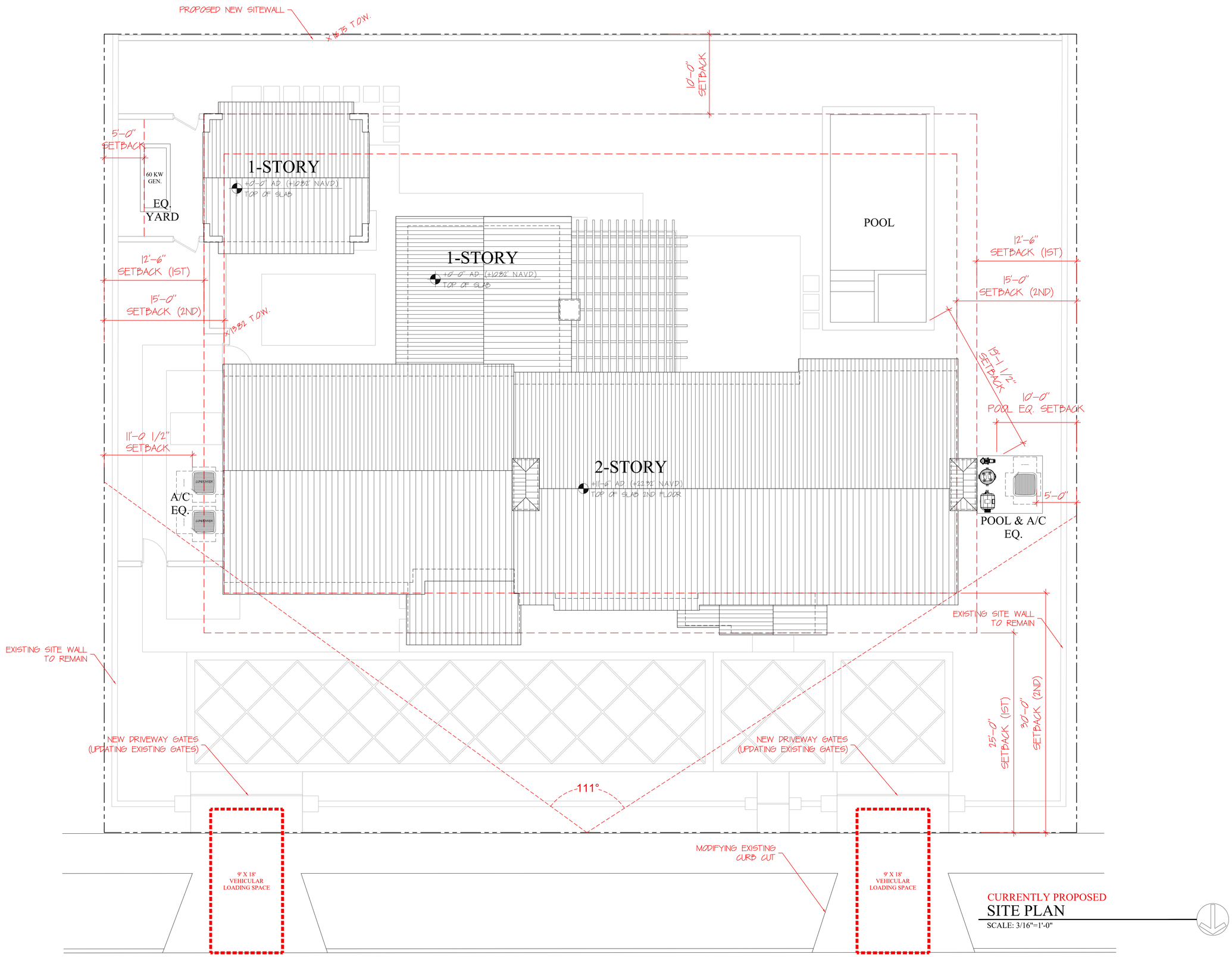

CURRENTLY PROPOSED
SITE PLAN
SCALE: 3/16"=1'-0"

S·M

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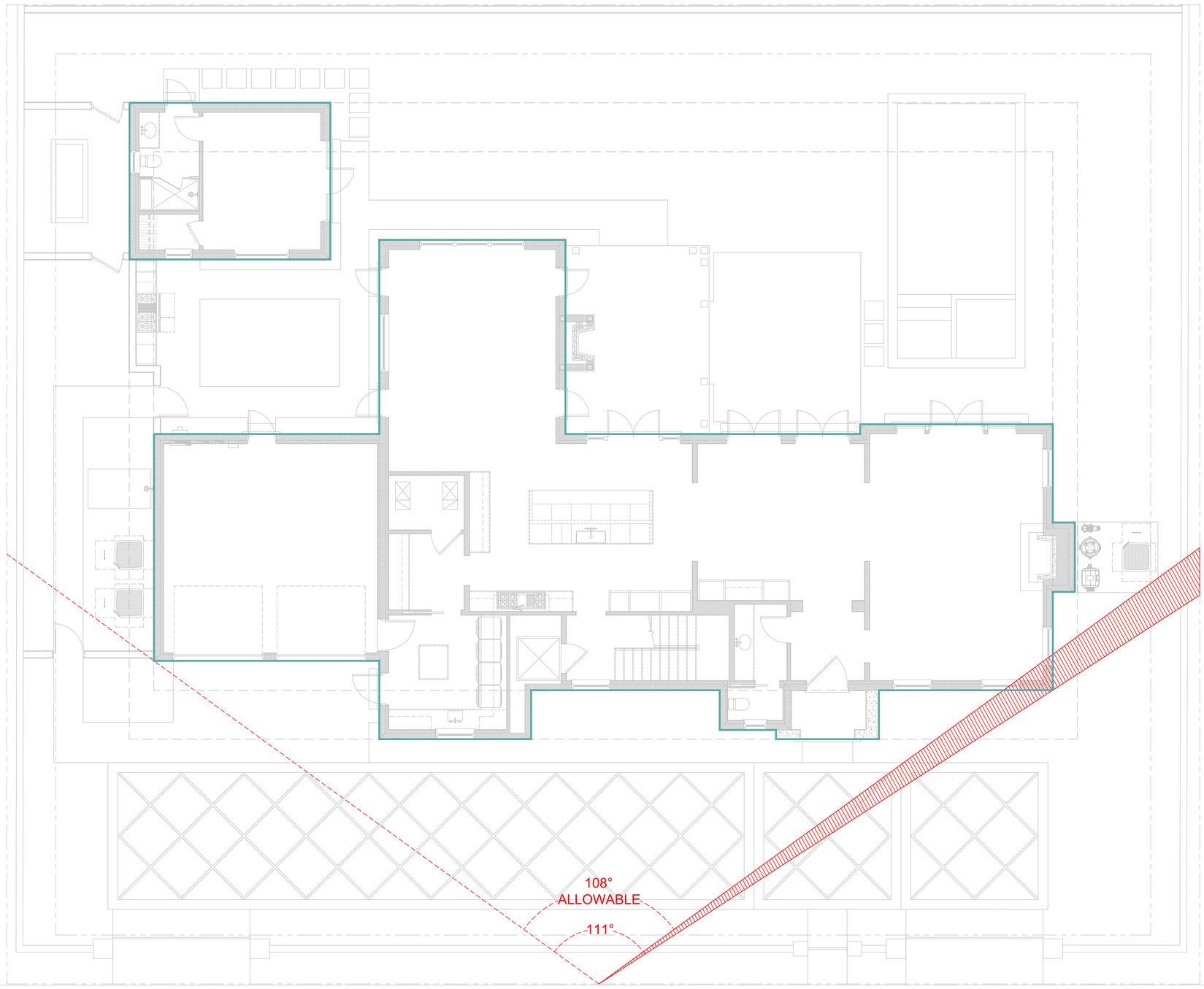

PREVIOUSLY PROPOSED

ANGLE OF VISION VARIANCE DIAGRAM

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

S·M

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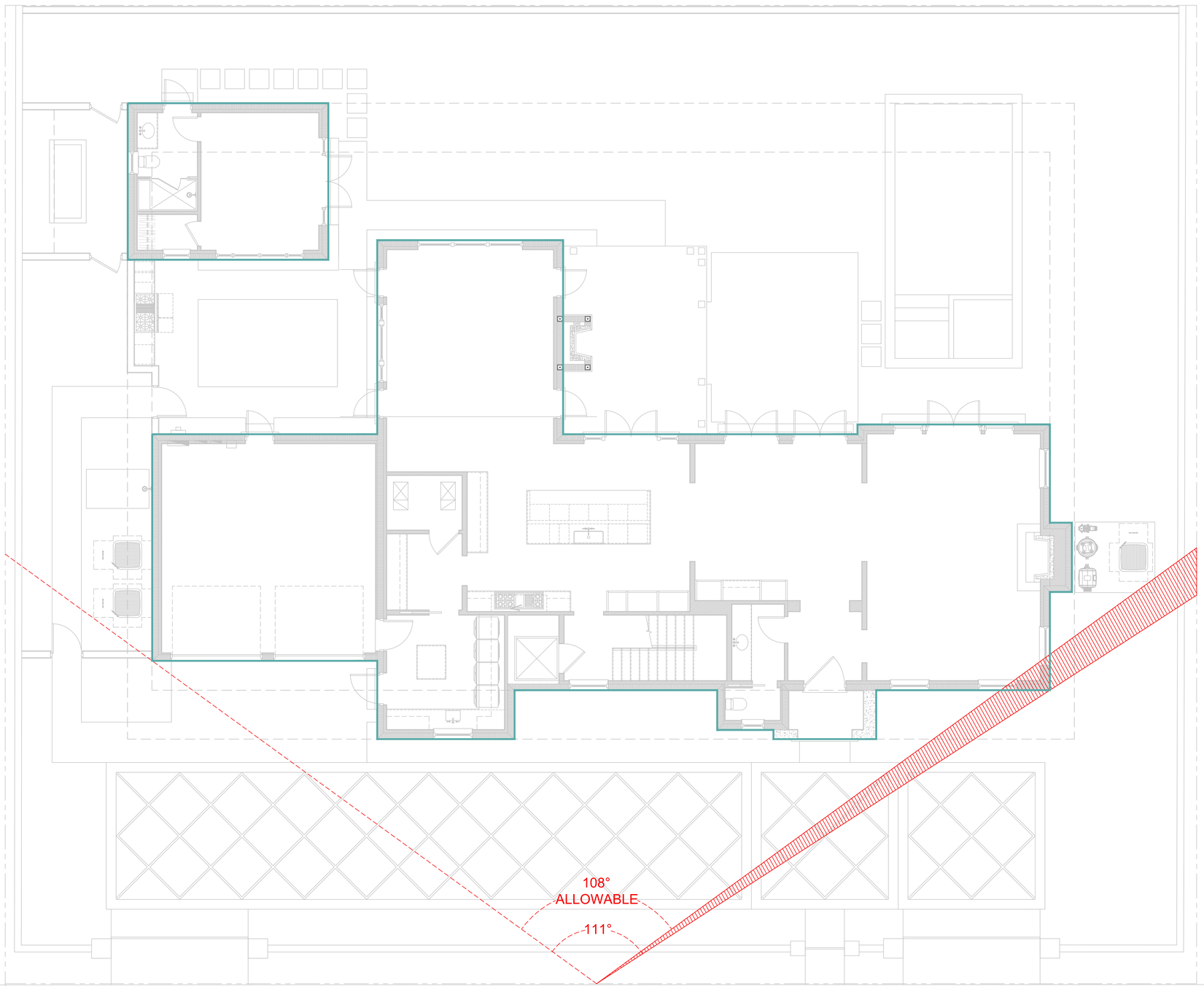

CURRENTLY PROPOSED

ANGLE OF VISION VARIANCE DIAGRAM

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

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NEW RESIDENCE FOR
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PRE-APP MEETING	2025-03-17

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SP-1.01



LOT SIZE
12,177 sf

ALLOWABLE LOT COVERAGE
30% = 3,653 sf

PROPOSED LOT COVERAGE
25.71% = 3,130.5 sf

PREVIOUSLY PROPOSED

LOT COVERAGE DIAGRAM

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

S·M

NEW RESIDENCE FOR
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PALM BEACH, FL 33480

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PRE-APP MEETING	2025-03-17

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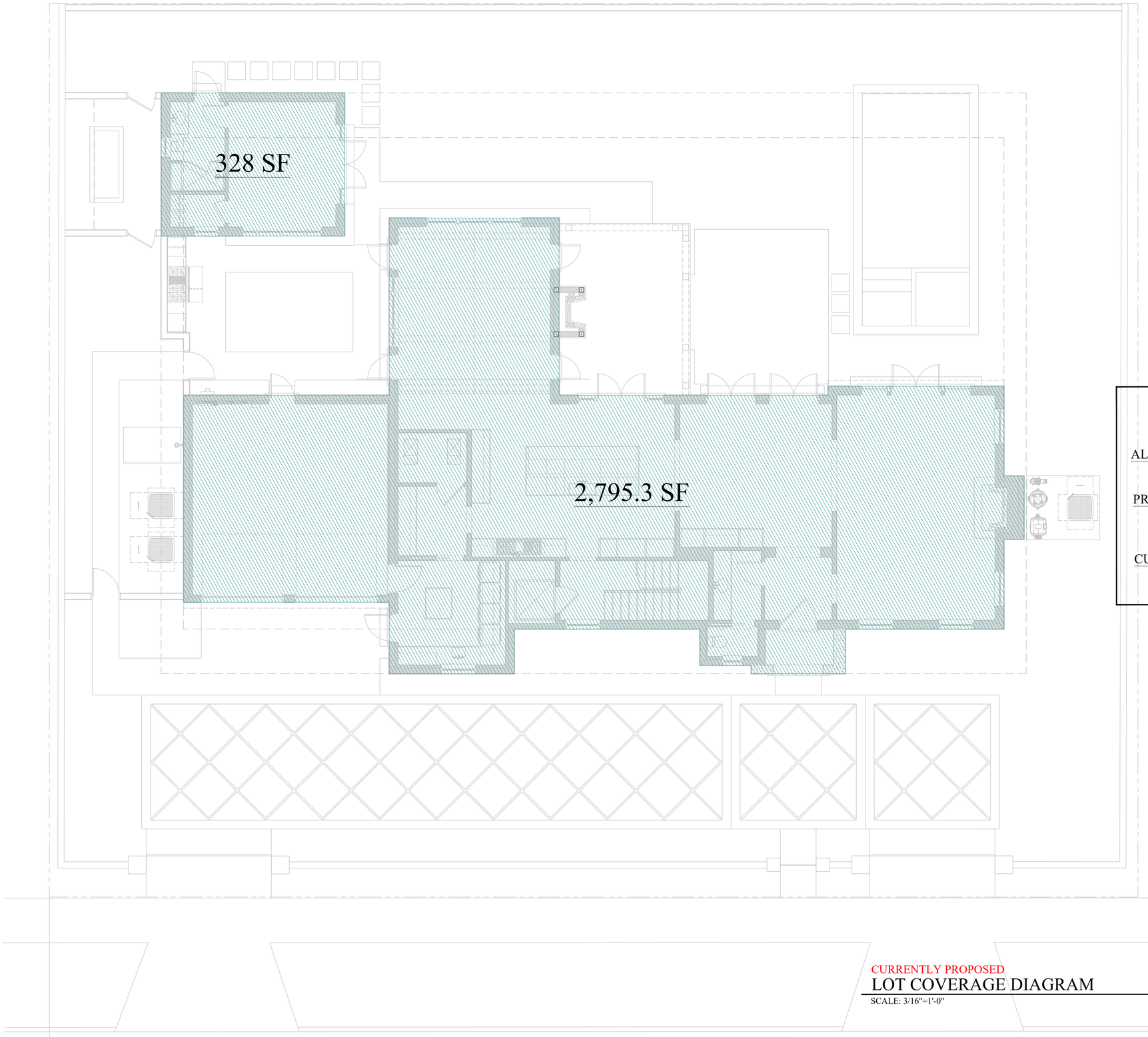

LOT SIZE
12,177 sf

ALLOWABLE LOT COVERAGE
30% = 3,653 sf

PREVIOUSLY PROPOSED LOT COVERAGE
25.71% = 3,130.5 sf

CURRENTLY PROPOSED LOT COVERAGE
25.71% = 3,123.3 sf

CURRENTLY PROPOSED
LOT COVERAGE DIAGRAM
SCALE: 3/16"=1'-0"

S·M

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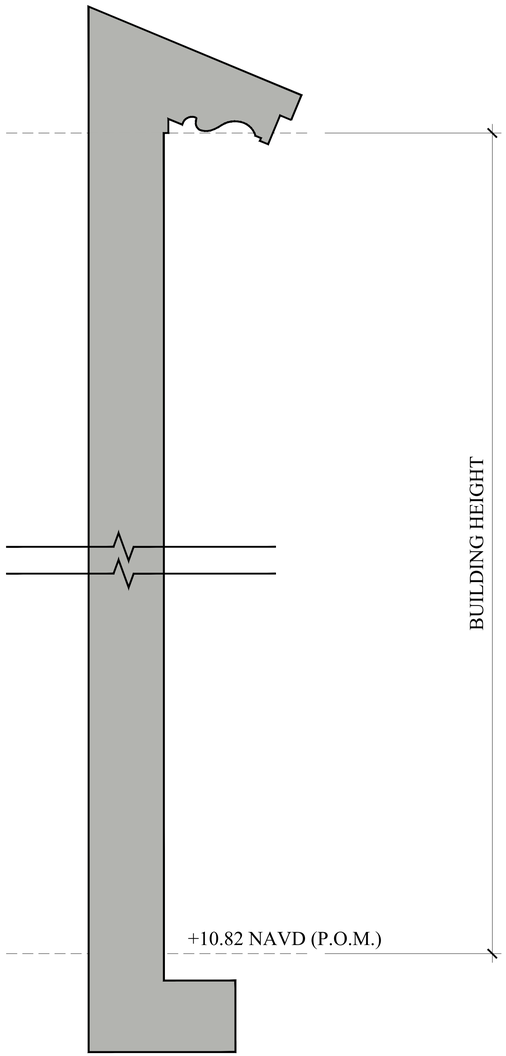


SEC. 134-2. - DEFINITIONS AND RULES OF CONSTRUCTION

THE HEIGHT OF THE OUTSIDE EXTERIOR WALL IS MEASURED FROM THE POINT OF MEASUREMENT TO THE POINT AT WHICH THE OUTSIDE WALL MEETS THE HORIZONTAL EAVE OF THE ROOF OR THE BOTTOM OF A PARAPET WALL. THE LOWEST HABITABLE FINISHED FLOOR SHALL BE AT OR ABOVE THE POINT OF MEASUREMENT APPLICABLE TO THE SUBJECT LOT.

164 Seminole Ave

Lot Area	**12,177**
Allowable Cubic Content	**48,442.907**

3.978 . = Max. Cubic Content
4.48 . =Cubic Content calcul

	Area	Height	Cubic Cont.
A 2nd Floor	2,284.00	8 3/4	19,985.00
B 1st Floor Main	2,233.00	11 1/2	25,679.50
C 1-Story Family	377.00	12 1/2	4,712.50
D 1-Story Office	328.00	9 1/4	3,034.00
E 1-Story Laundry	117.50	8	940.00
F 1-Story Powder	27.00	6 1/7	166.05
G Covered Entry	48.00	10 3/4	516.00
H Open Trellis (Not counted CCR / Lot C.)	276.00	9	2,484.00

Total	55,033.05

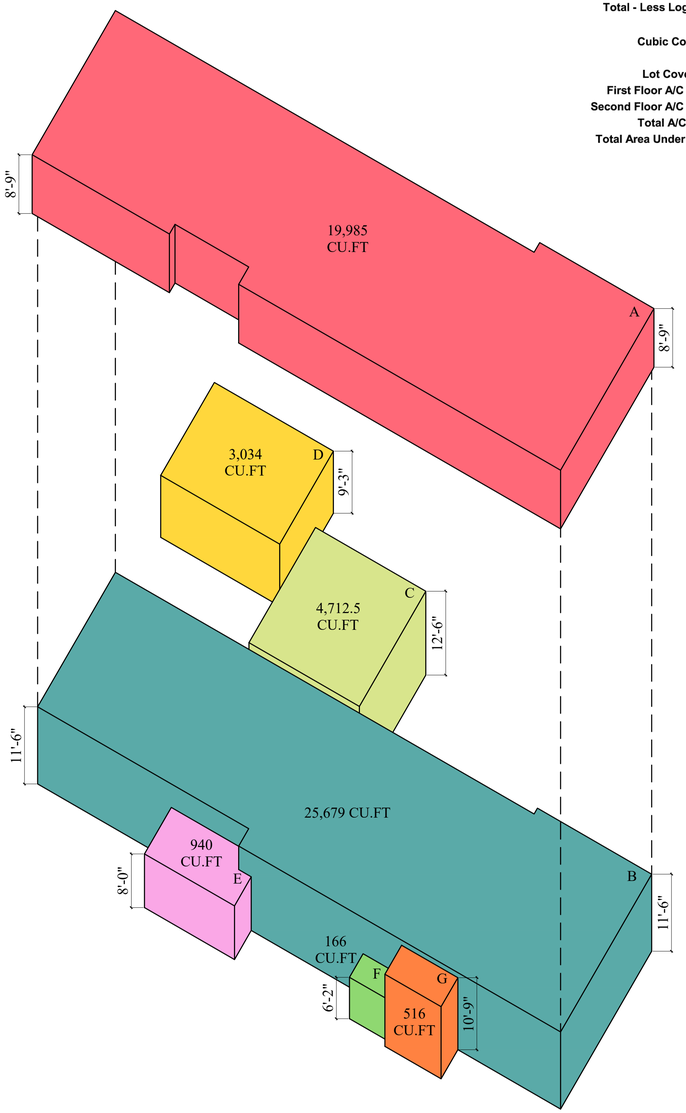
516.00 . = Total Loggia's

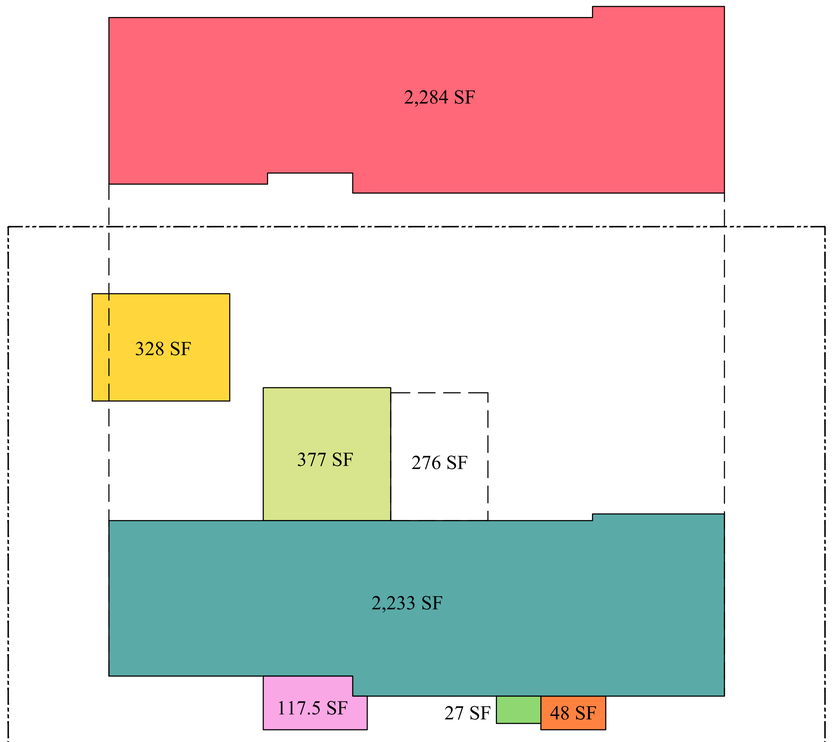
Less Loggia / Entry (5% max. allowable)

Total - Less Loggia's	54,517.05

Cubic Content	**4.477**
Lot Coverage	**3130.500**
First Floor A/C Total	**3082.500**
Second Floor A/C Total	**2284.000**
Total A/C Area	**5366.500**
Total Area Under Roof	**5414.500**

2,422.15 . = 5% of Cubic Conten





ALLOWABLE TRELLIS SQUARE FOOTAGE
3% OF 12,177 SF LOT AREA = 365.3 SF
TOTAL PROPOSED TRELLIS = 276 SF

PREVIOUSLY PROPOSED
PROPOSED CUBIC CONTENT RATIO
SCALE: 3/32"=1'-0"

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PRE-APP MEETING 2025-03-17

ZON - 25 - 0018
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164 Seminole Ave

Lot Area		**12,177**
Allowable Cubic Content		**48,442.907**

3.978 . = Max. Cubic Content Allowed
4.47 . =Cubic Content calculation

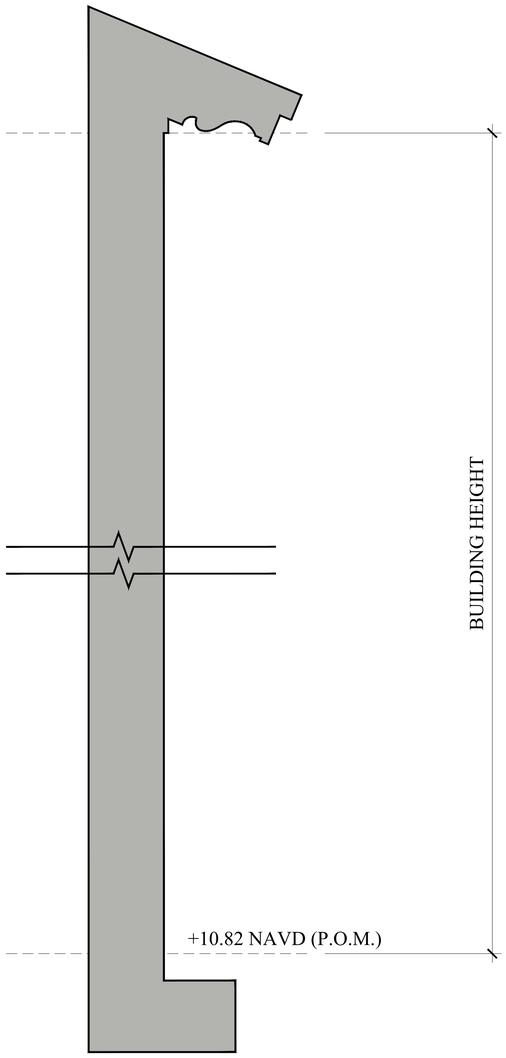
		Area	Height	Cubic Cont.
A	2nd Floor West Wing	1,403.00	9 4/9	13,258.35
B	2nd Floor East Wing	881.00	8 4/5	7,752.80
C	1st Floor Main	2,233.00	11 1/6	24,942.61
D	1-Story Family	377.00	12 1/2	4,712.50
E	1-Story Office	328.00	8 4/7	2,814.24
F	1-Story Laundry	110.30	7 2/3	844.90
G	1-Story Powder	27.00	6 1/7	166.05
H	Covered Entry	48.00	10 3/4	516.00
I	Open Trellis (Not counted CCR / Lot C.)	276.00	9	2,484.00
	Total			55,007.45

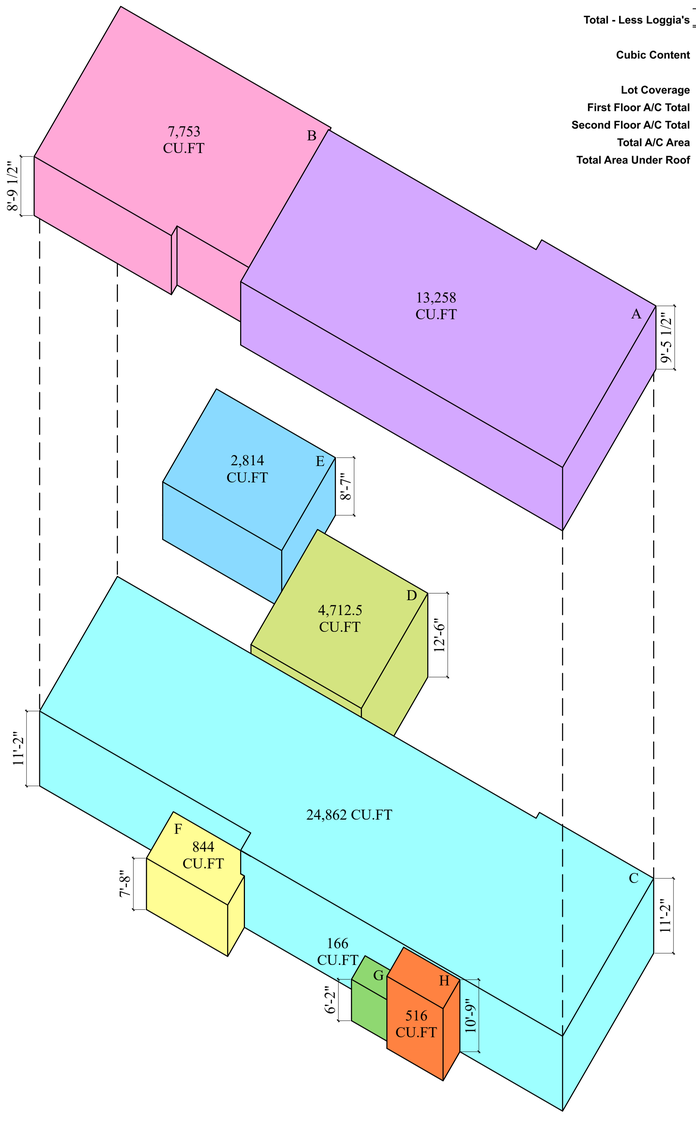
516.00 . = Total Loggia's

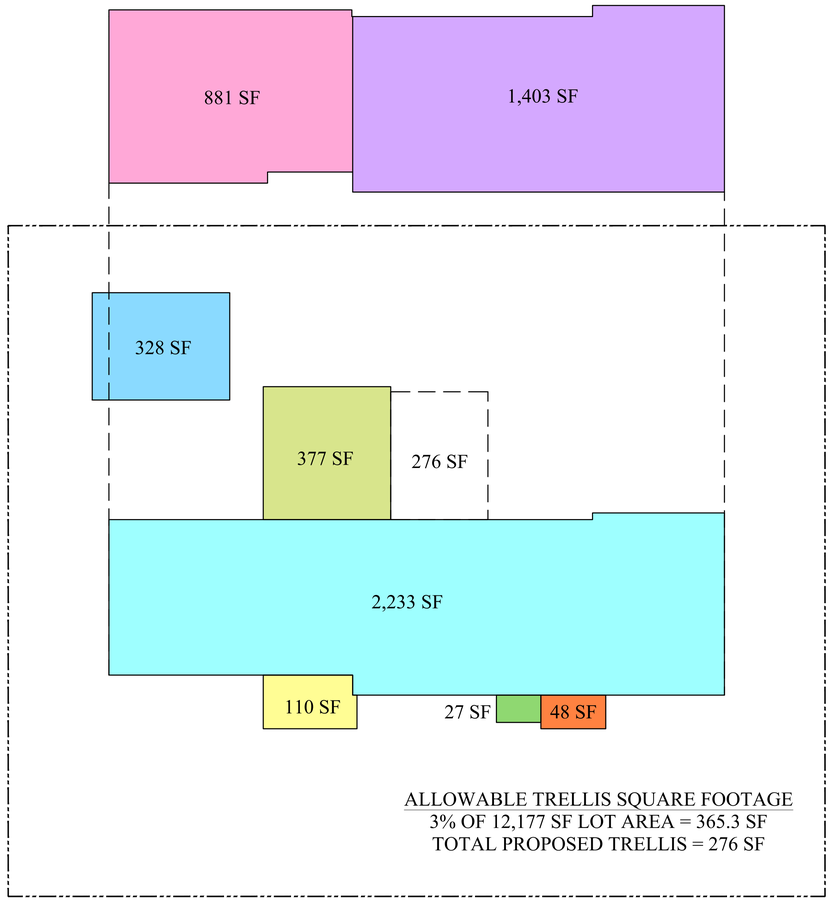
Less Loggia / Entry (5% max. allowable)

Total - Less Loggia's	54,491.45
Cubic Content	**4.475**
Lot Coverage	**3123.300**
First Floor A/C Total	**3075.300**
Second Floor A/C Total	**1403.000**
Total A/C Area	**4478.300**
Total Area Under Roof	**5407.300**

2,422.15 . = 5% of Cubic Content







ALLOWABLE TRELLIS SQUARE FOOTAGE
3% OF 12,177 SF LOT AREA = 365.3 SF
TOTAL PROPOSED TRELLIS = 276 SF

SEC. 134-2. - DEFINITIONS AND RULES OF CONSTRUCTION

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CURRENTLY PROPOSED
CUBIC CONTENT RATIO
SCALE: 3/32"=1'-0"

S·M

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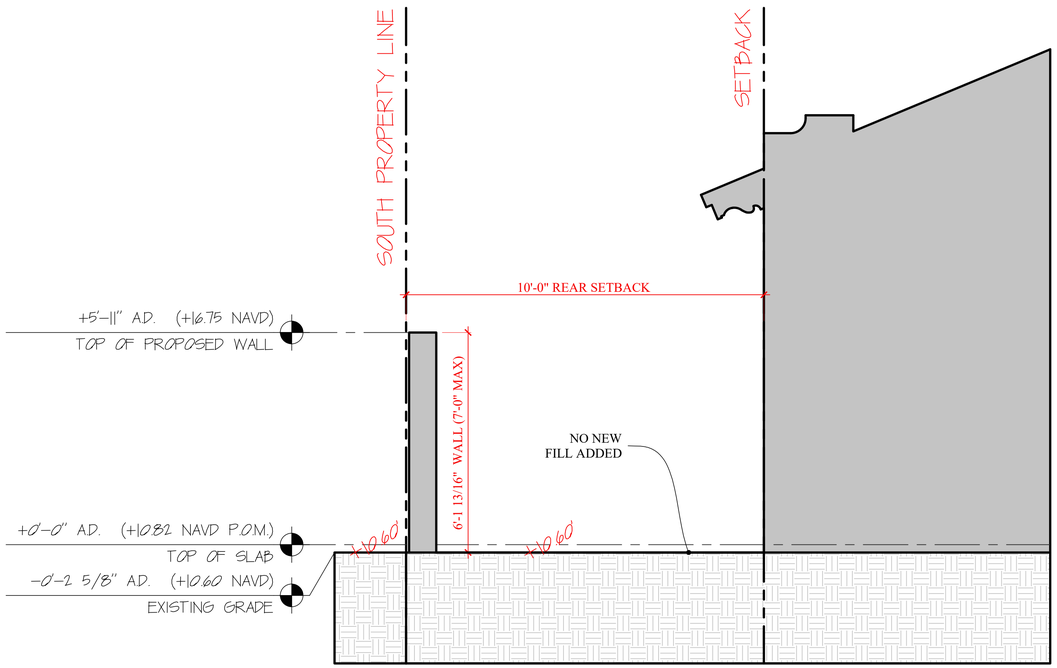
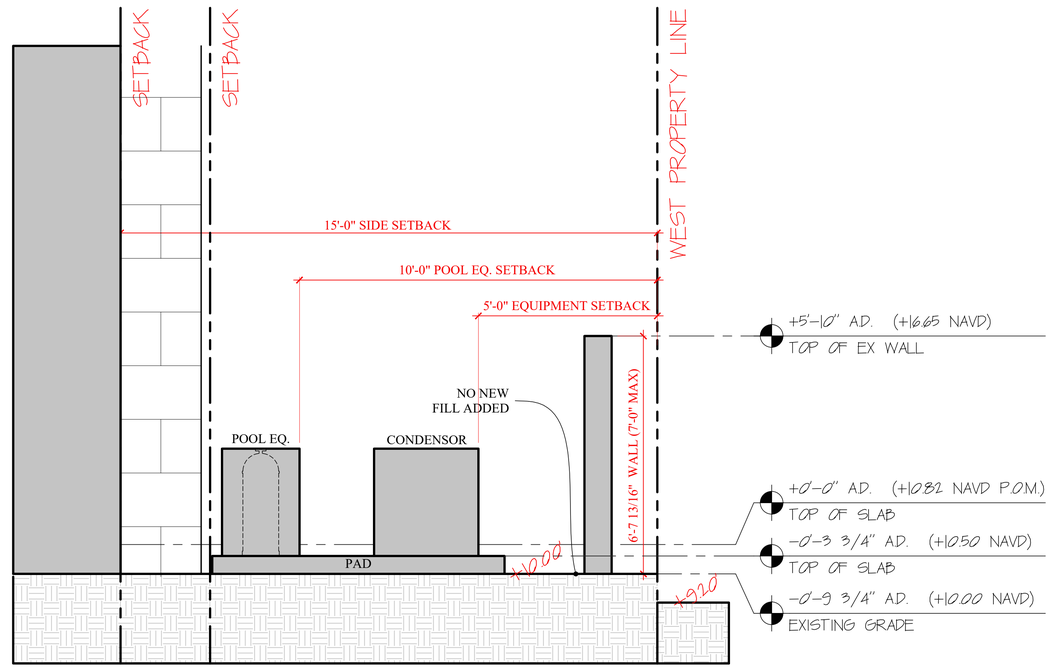
SP-1.03

ARC - 25 - 0018



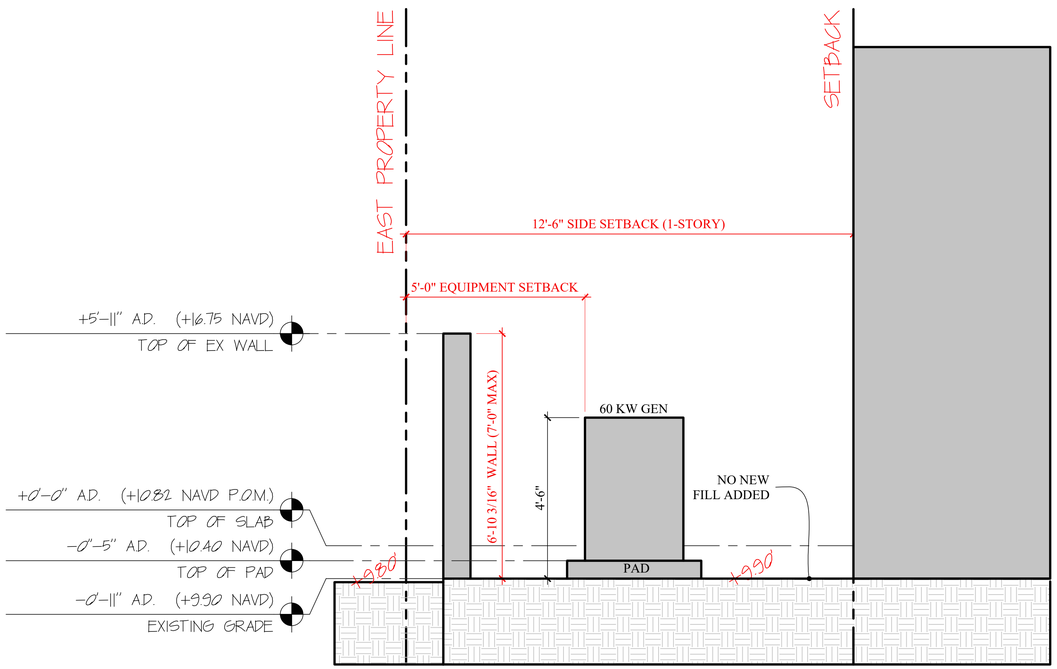
SOUTH YARD SECTION

SCALE: 1/2" = 1'-0"



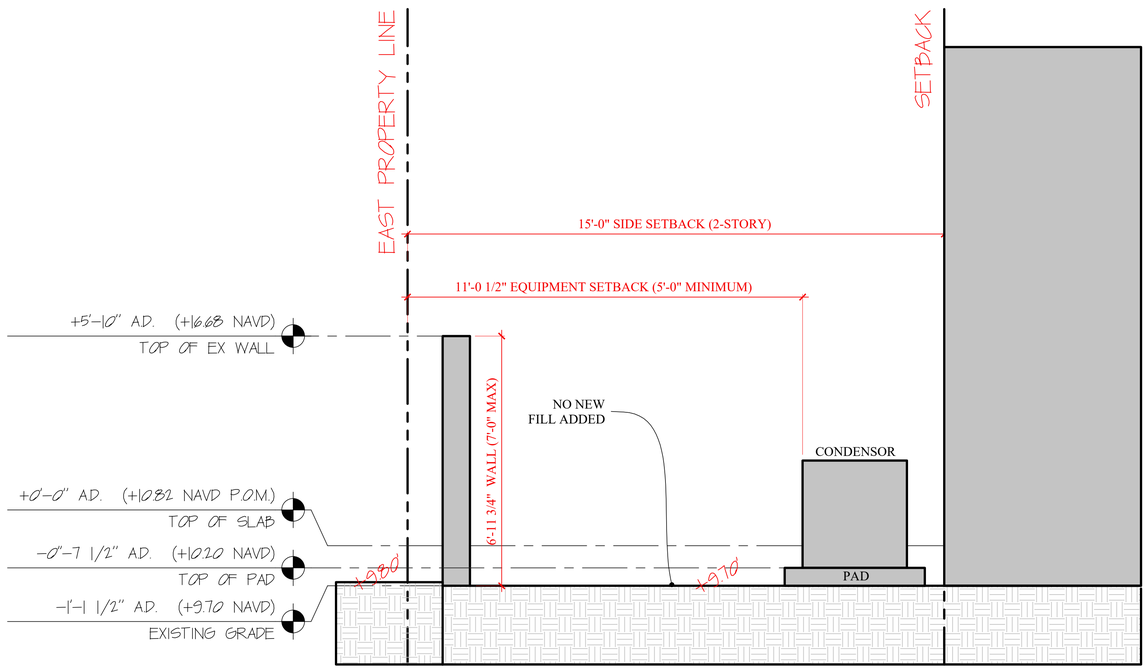
WEST YARD SECTION

SCALE: 1/2" = 1'-0"



EAST YARD SECTION (GENERATOR)

SCALE: 1/2" = 1'-0"



EAST YARD SECTION (A/C UNITS)

SCALE: 1/2" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
SP-1.04

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

Zoning Legend

Line #				
1	**Property Address:**	164 SEMINOLE AVE		
2	**Zoning District:**	R-B LOW DENSITY RESIDENTIAL		
3	**Lot Area (sq. ft.):**	12,177 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	121.77' (W) X 100.0' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	NEW 2-STORY MAIN HOUSE WITH 1-STORY CABANA		
6	**FEMA Flood Zone Designation:**	FLOOD ZONE X		
7	**Zero Datum for point of meas. (NAVD)**	+10.82 NAVD		
8	**Crown of Road (COR) (NAVD)**	+9.32 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (3,653 SF)	N/A	25.71% (3,130.5 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	5,275 SF
12	*Front Yard Setback (Ft.)	25-0" (1ST) / 30'-0" (2ND)	N/A	25-0" (1ST) / 30'-0" (2ND)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	15'-0" (W) , 12'-6" (E)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	15'-0" (EAST/WEST)
15	*Rear Yard Setback (Ft.)	10'-0"	N/A	10'-0"
16	Angle of Vision (Deg.)	100+8 = 108 DEGREES	N/A	111 DEGREES
17	Building Height (Ft.)	22'-0" (2-STORY)	N/A	20'-6" (+31.32 NAVD)
18	Overall Building Height (Ft.)	30'-0" MAX	N/A	27'-1" ROOF (+37.90 NAVD)
19	Cubic Content Ratio (CCR) (R-B ONLY)	48,442.9 CF (3.978)	N/A	54,517.05 CF (4.47)
20	** Max. Fill Added to Site (Ft.)	9"	N/A	0"
21	Finished Floor Elev. (FFE)(NAVD)	+10.82 NAVD	N/A	+10.82 NAVD
22	Base Flood Elevation (BFE)(NAVD)	FLOOD ZONE X	N/A	FLOOD ZONE X
23	Landscape Open Space (LOS) (Sq Ft and %)	5,480 SF (45%)	N/A	5,520 SF (45.3%)
24	Perimeter LOS (Sq Ft and %)	2,740 SF (50%)	N/A	3,287 SF (81.4%)
25	Front Yard LOS (Sq Ft and %)	1,217.6 SF (40%)	N/A	1,255 SF (41.2%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each yard area with cardinal direction (N,S,E,W)*

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill [(Sec. 134-1600)]*

**** Provide Native plant species info per category as requited by [Ord. 003-2023] on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

PREVIOUSLY PROPOSED
ZONING LEGEND

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

Zoning Legend

Line #				
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8	**Crown of Road (COR) (NAVD)**	+9.32 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (3,653 SF)	N/A	25.71% (3,123.3 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	5,267.8 SF
12	*Front Yard Setback (Ft.)	25-0" (1ST) / 30'-0" (2ND)	N/A	25-0" (1ST) / 30'-0" (2ND)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	15'-0" (W) , 12'-6" (E)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	15'-0" (EAST/WEST)
15	*Rear Yard Setback (Ft.)	10'-0"	N/A	10'-0"
16	Angle of Vision (Deg.)	100+8 = 108 DEGREES	N/A	111 DEGREES
17	Building Height (Ft.)	22'-0" (2-STORY)	N/A	20'-10" (+31.65 NAVD)
18	Overall Building Height (Ft.)	30'-0" MAX	N/A	27'-5" ROOF (+38.23 NAVD)
19	Cubic Content Ratio (CCR) (R-B ONLY)	48,442.9 CF (3.978)	N/A	54,491.45 CF (4.475)
20	** Max. Fill Added to Site (Ft.)	9"	N/A	0"
21	Finished Floor Elev. (FFE)(NAVD)	+10.82 NAVD	N/A	+10.82 NAVD
22	Base Flood Elevation (BFE)(NAVD)	FLOOD ZONE X	N/A	FLOOD ZONE X
23	Landscape Open Space (LOS) (Sq Ft and %)	5,480 SF (45%)	N/A	5,520 SF (45.3%)
24	Perimeter LOS (Sq Ft and %)	2,740 SF (50%)	N/A	3,287 SF (81.4%)
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Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

CURRENTLY PROPOSED
ZONING LEGEND

S·M

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

FLORIDA AAC
NO. 001285

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JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

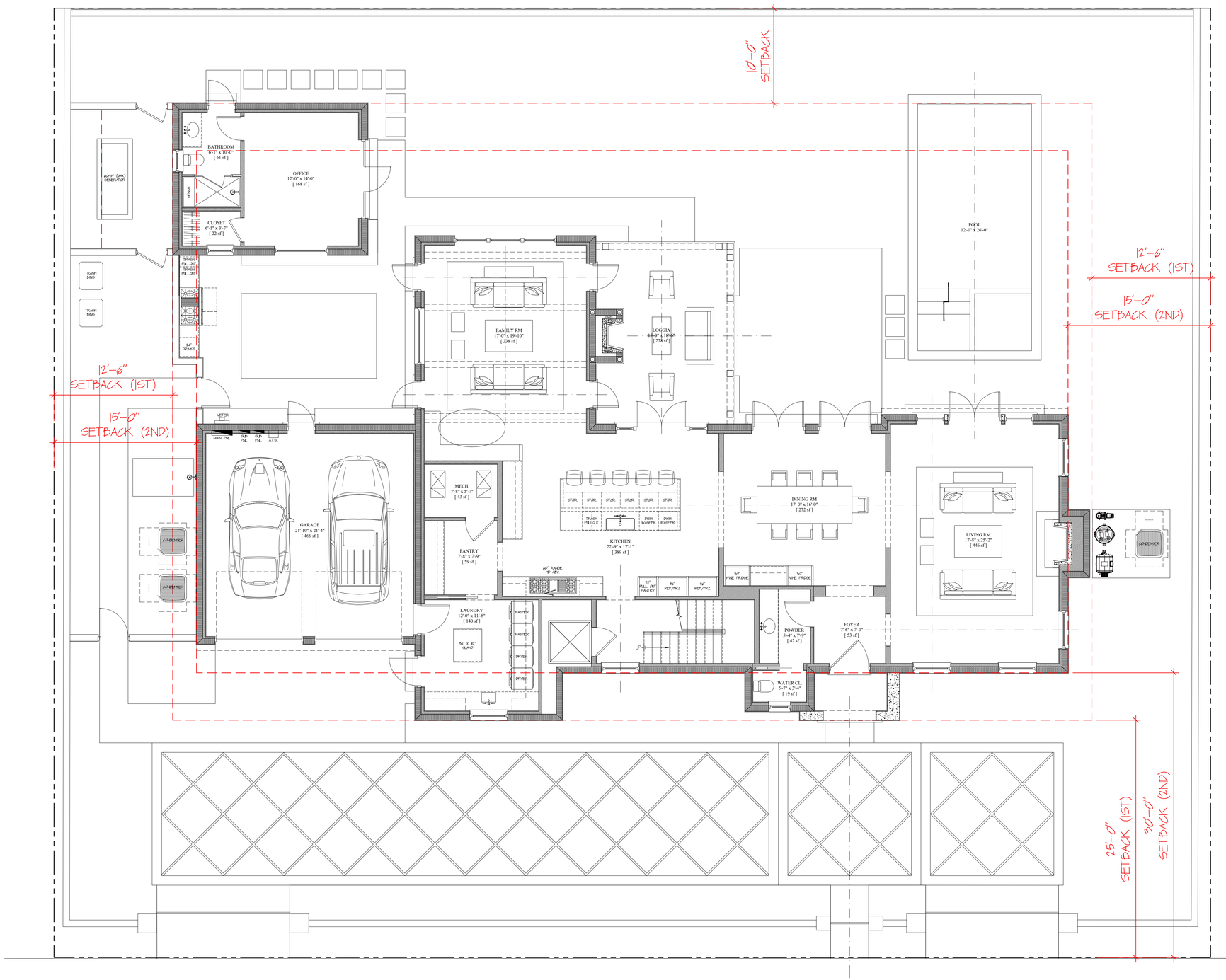
PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

A-ZL



PREVIOUSLY PROPOSED

FIRST FLOOR PLAN

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

S·M

NEW RESIDENCE FOR
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PALM BEACH, FL 33480

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PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

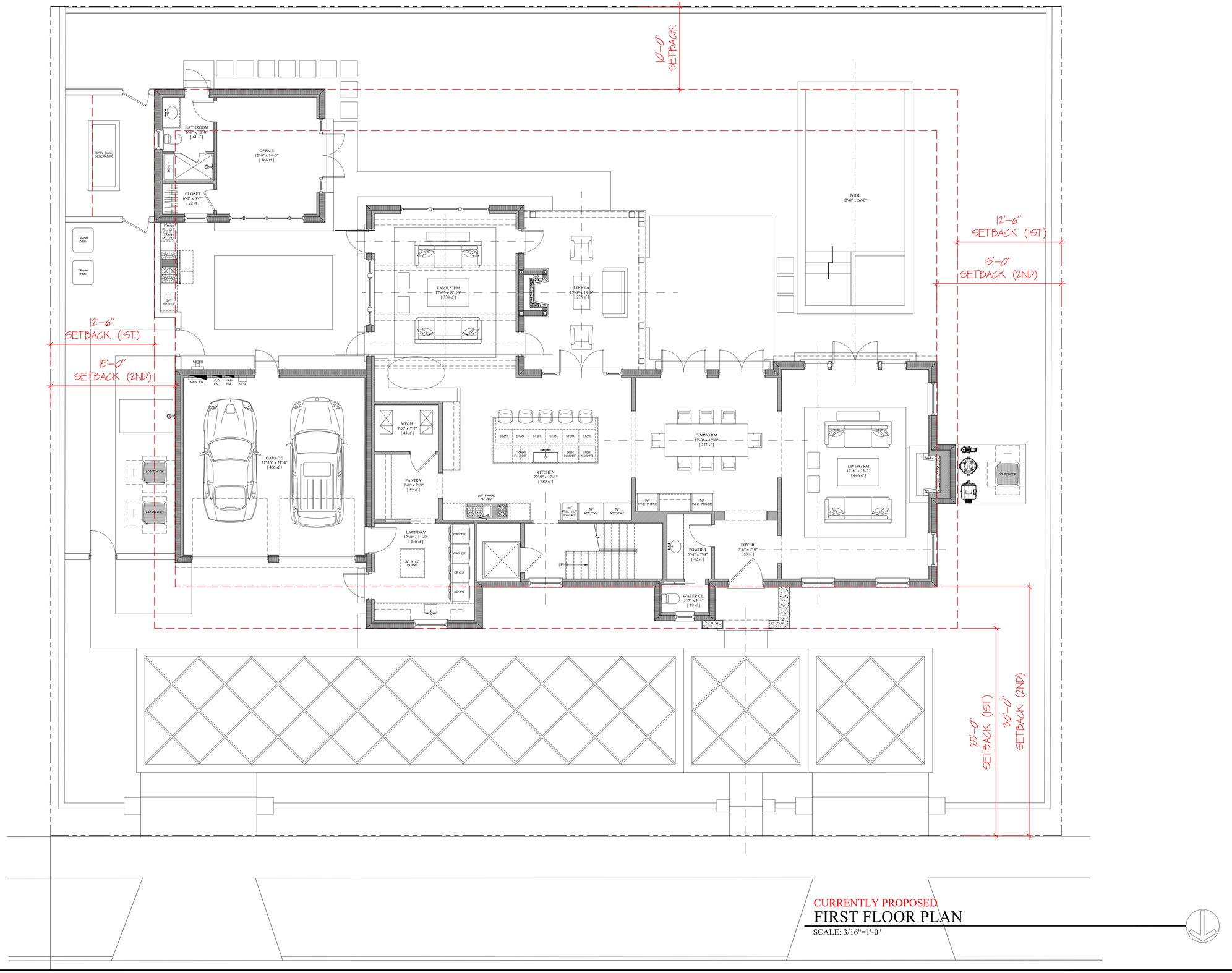
ARC - 25 - 0018

NO: -

DWG. BY: DK / LG

SHEET:

FP-1.00



CURRENTLY PROPOSED

FIRST FLOOR PLAN

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

S·M

NEW RESIDENCE FOR

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ZON - 25 - 0018

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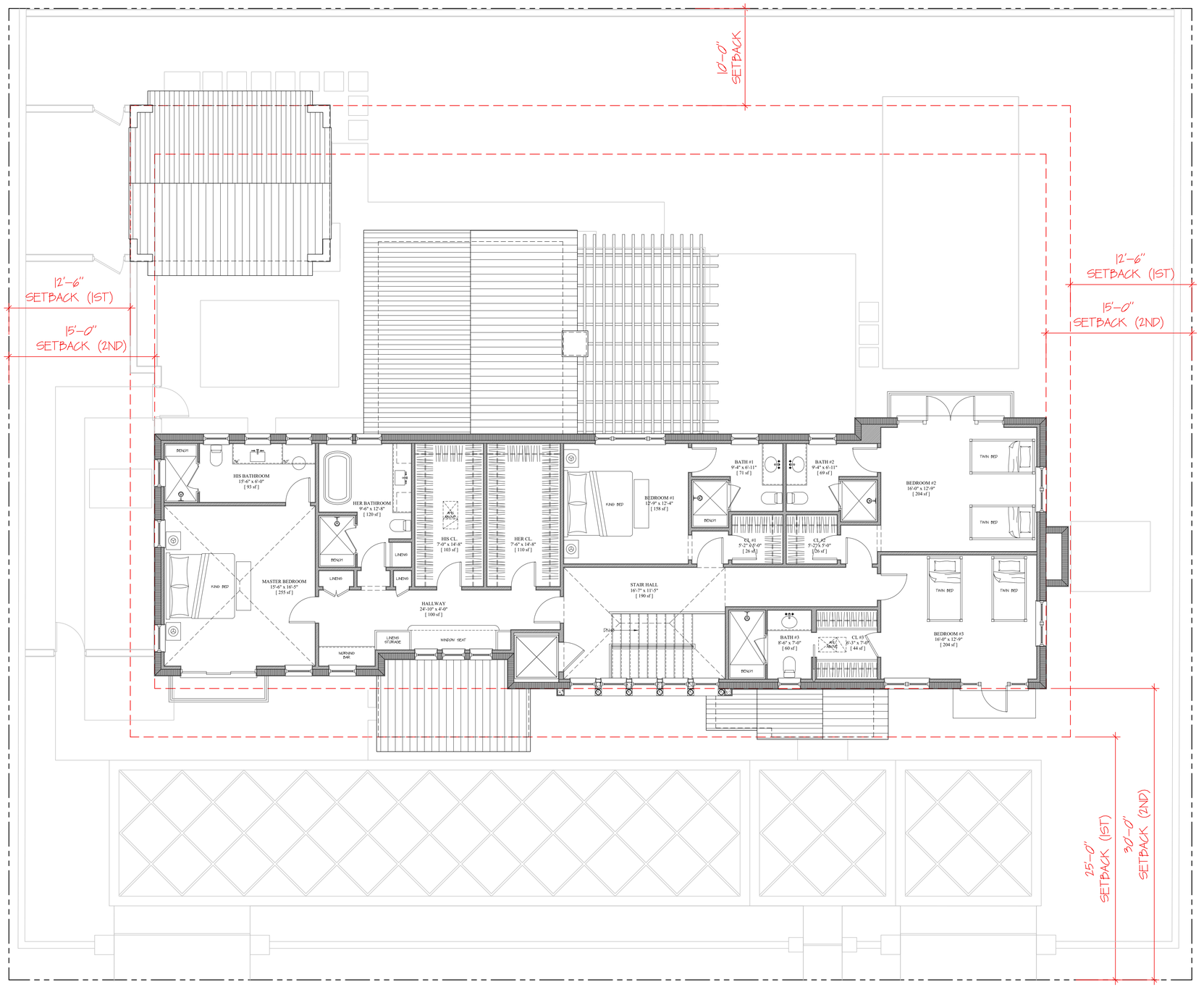
NO: -

DWG. BY: DK / LG

SHEET:

FP-1.00



PREVIOUSLY PROPOSED

SECOND FLOOR PLAN

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

S·M

NEW RESIDENCE FOR
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PALM BEACH, FL 33480

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PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

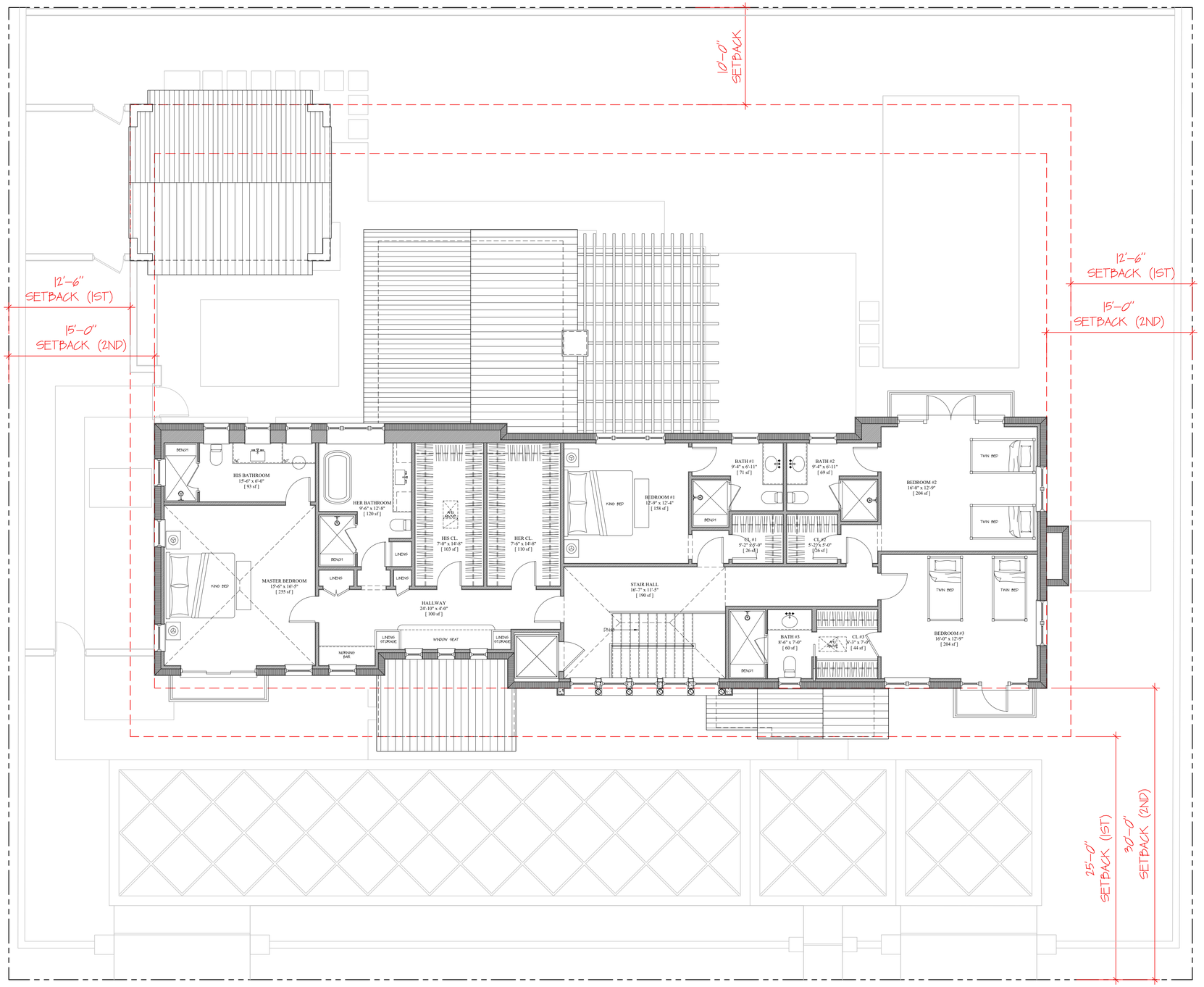
ARC - 25 - 0018

NO: -

DWG. BY: DK / LG

SHEET:

FP-2.00



CURRENTLY PROPOSED

SECOND FLOOR PLAN

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

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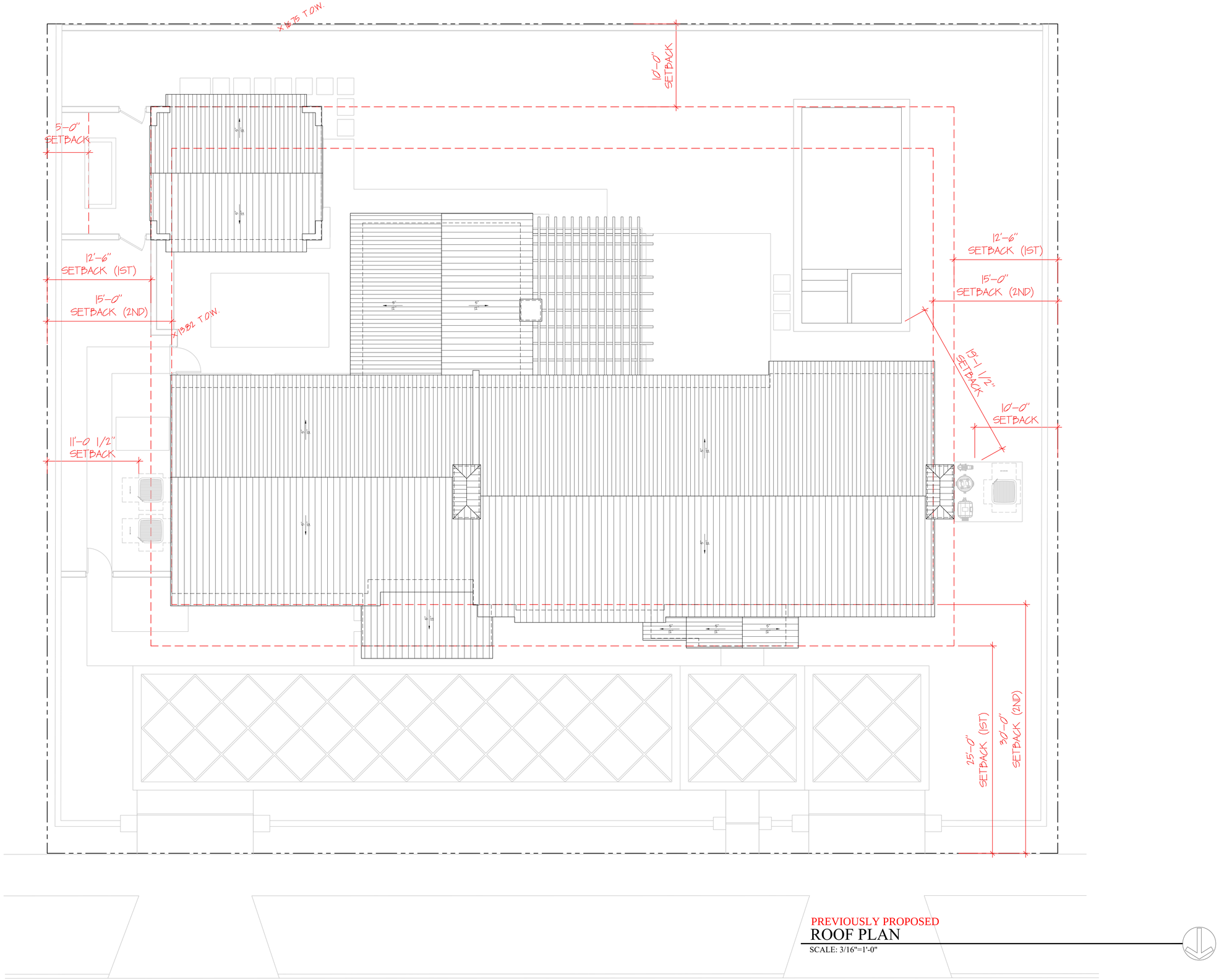
NO: -
DWG. BY: DK / LG
SHEET:
FP-2.00



PREVIOUSLY PROPOSED
ROOF PLAN
SCALE: 3/16"=1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

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ZON - 25 - 0018

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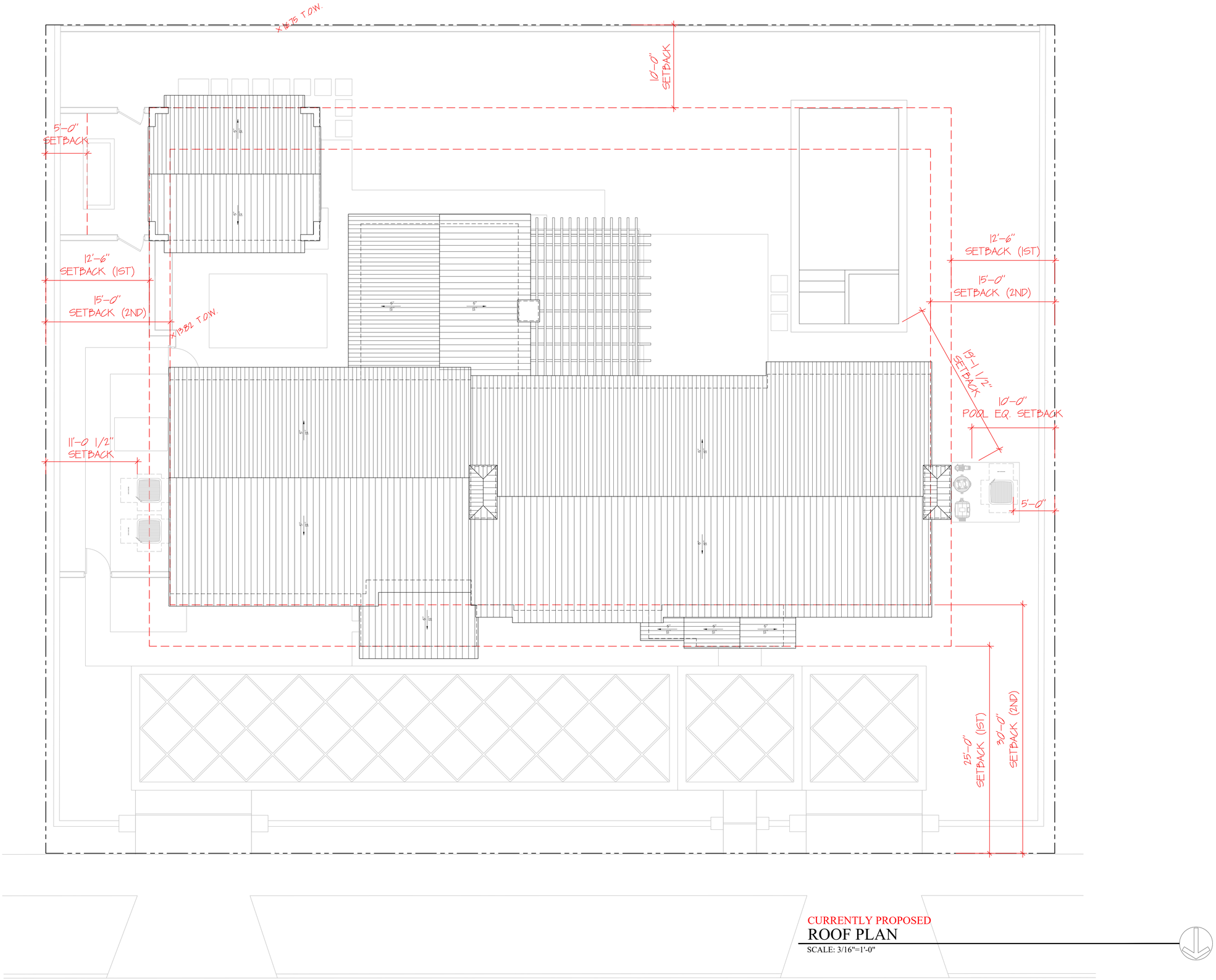
NO: -
DWG. BY: DK / LG
SHEET:
FP-3.00



CURRENTLY PROPOSED

ROOF PLAN

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

S·M

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PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -

DWG. BY: DK / LG

SHEET:

FP-3.00



PREVIOUSLY PROPOSED
NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



CURRENTLY PROPOSED
NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

S·M

NEW RESIDENCE FOR
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PALM BEACH, FL 33480

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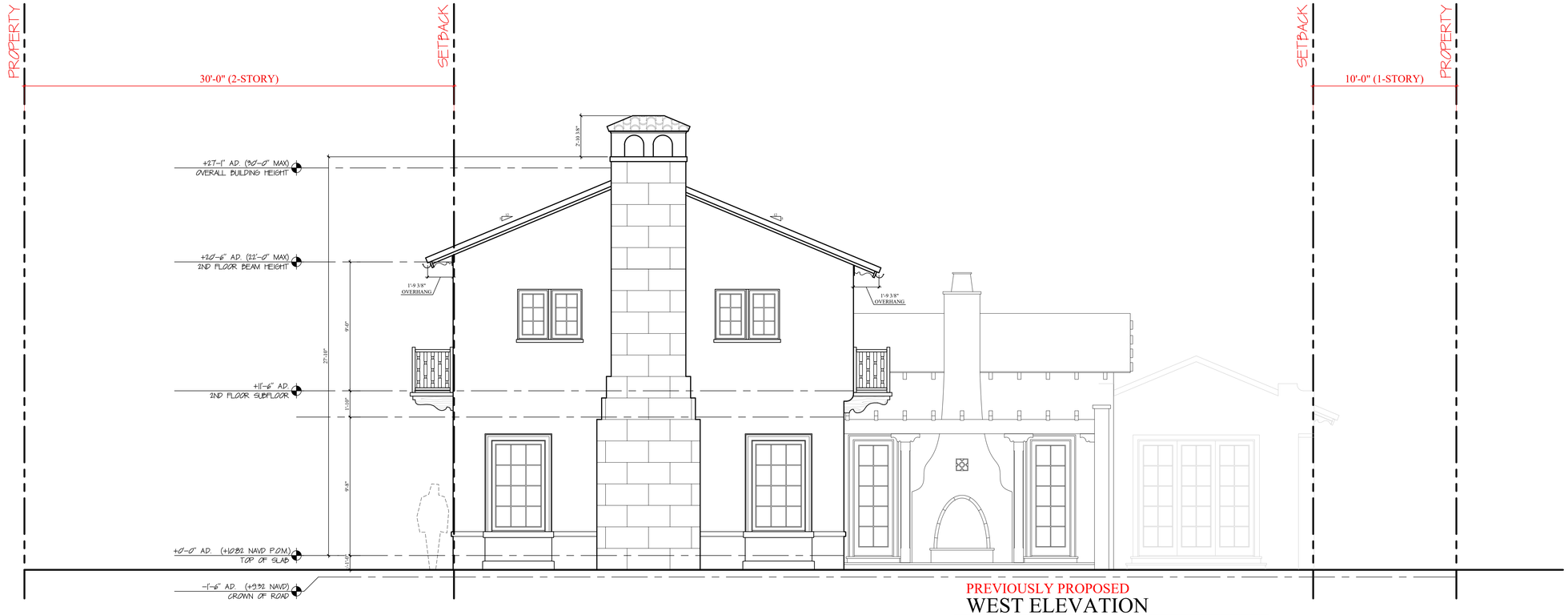
PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
EL-1.00



PREVIOUSLY PROPOSED

WEST ELEVATION

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



CURRENTLY PROPOSED

WEST ELEVATION

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

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PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

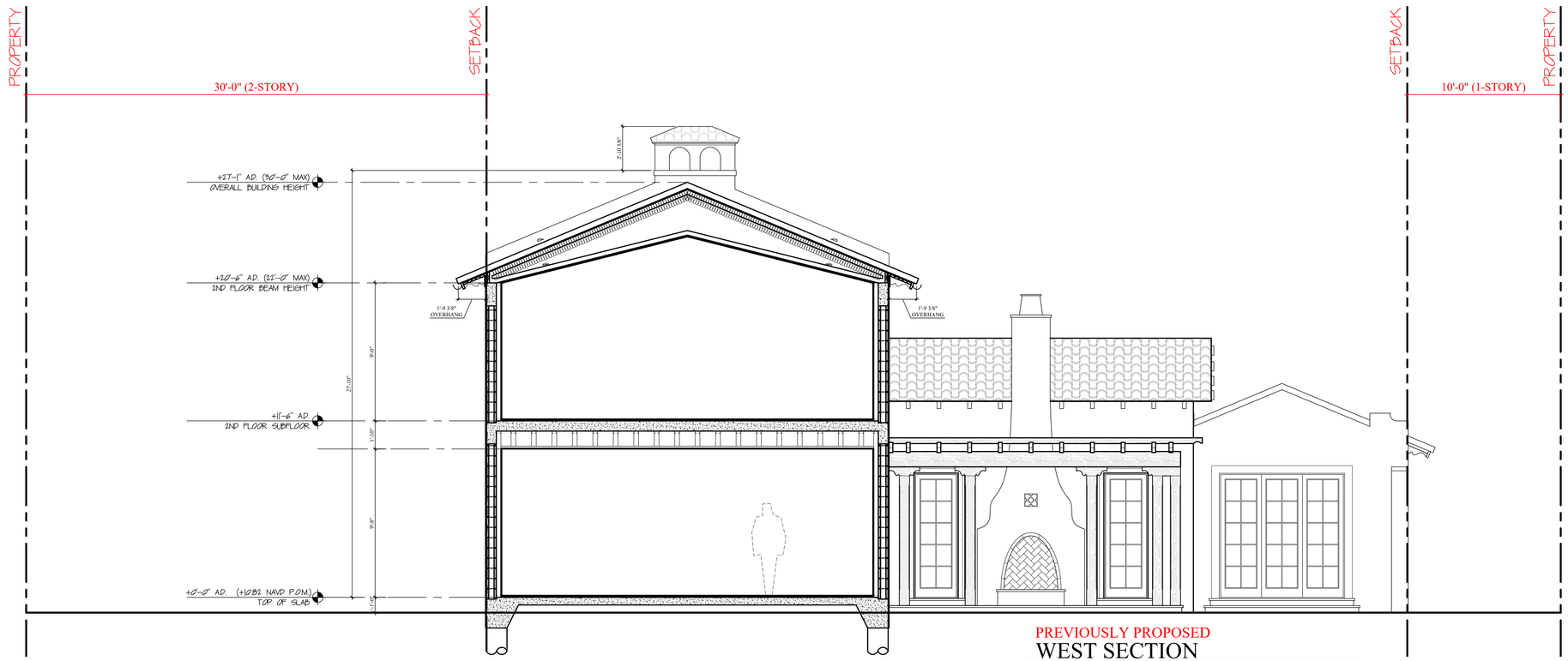
ARC - 25 - 0018

NO: -

DWG. BY: DK / LG

SHEET:

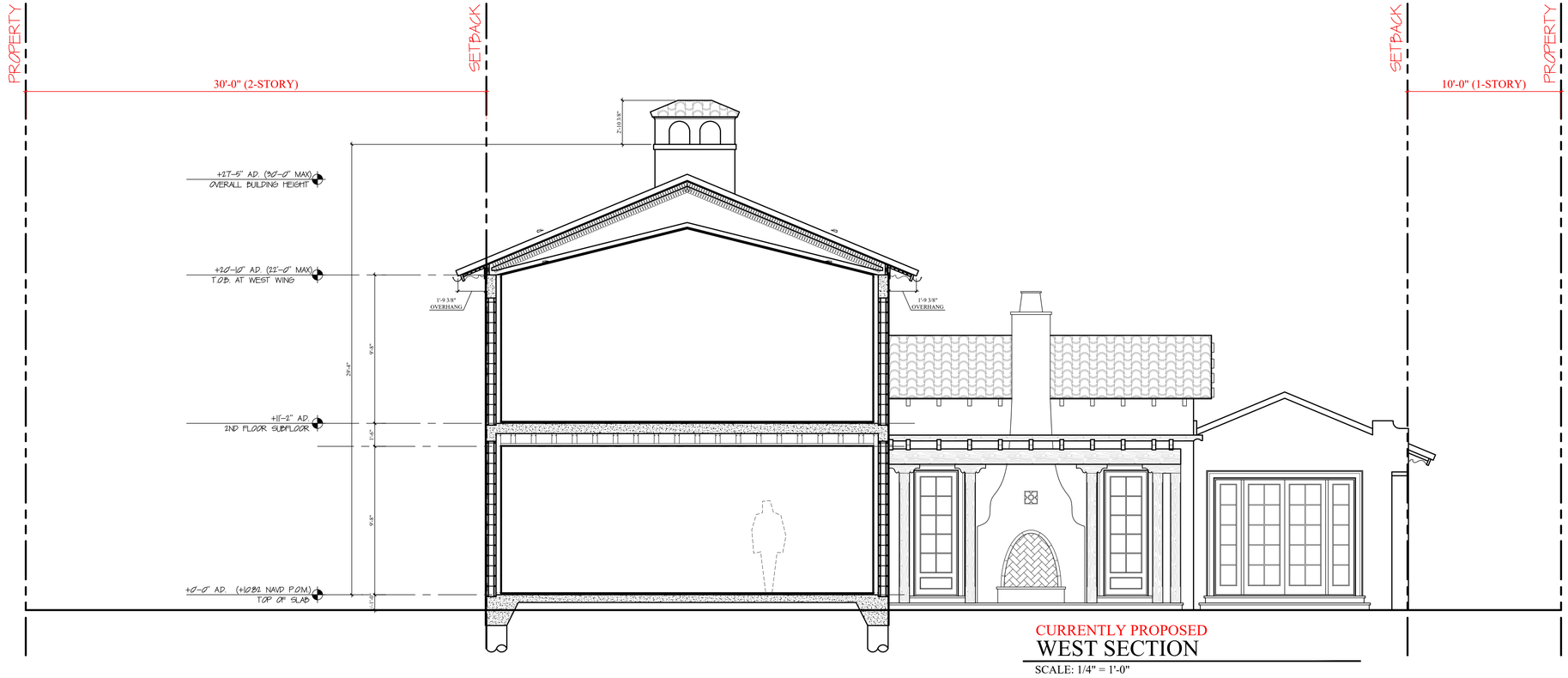
EL-2.00



PREVIOUSLY PROPOSED

WEST SECTION

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



CURRENTLY PROPOSED

WEST SECTION

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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

EL-2.01



PREVIOUSLY PROPOSED

SOUTH (REAR) ELEVATION

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



CURRENTLY PROPOSED

SOUTH (REAR) ELEVATION

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

EL-3.00



PREVIOUSLY PROPOSED

SOUTH (REAR) SECTION

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



CURRENTLY PROPOSED

SOUTH (REAR) SECTION

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

S·M

NEW RESIDENCE FOR
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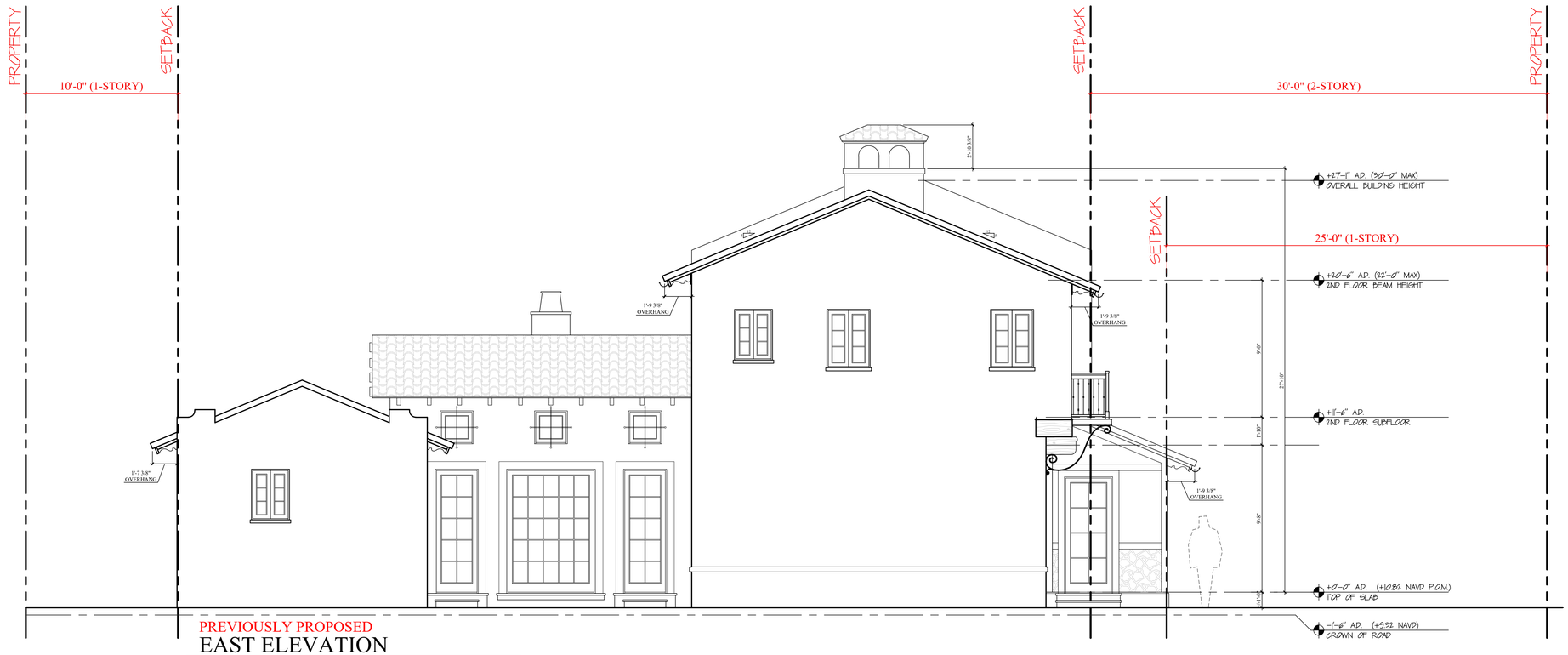
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

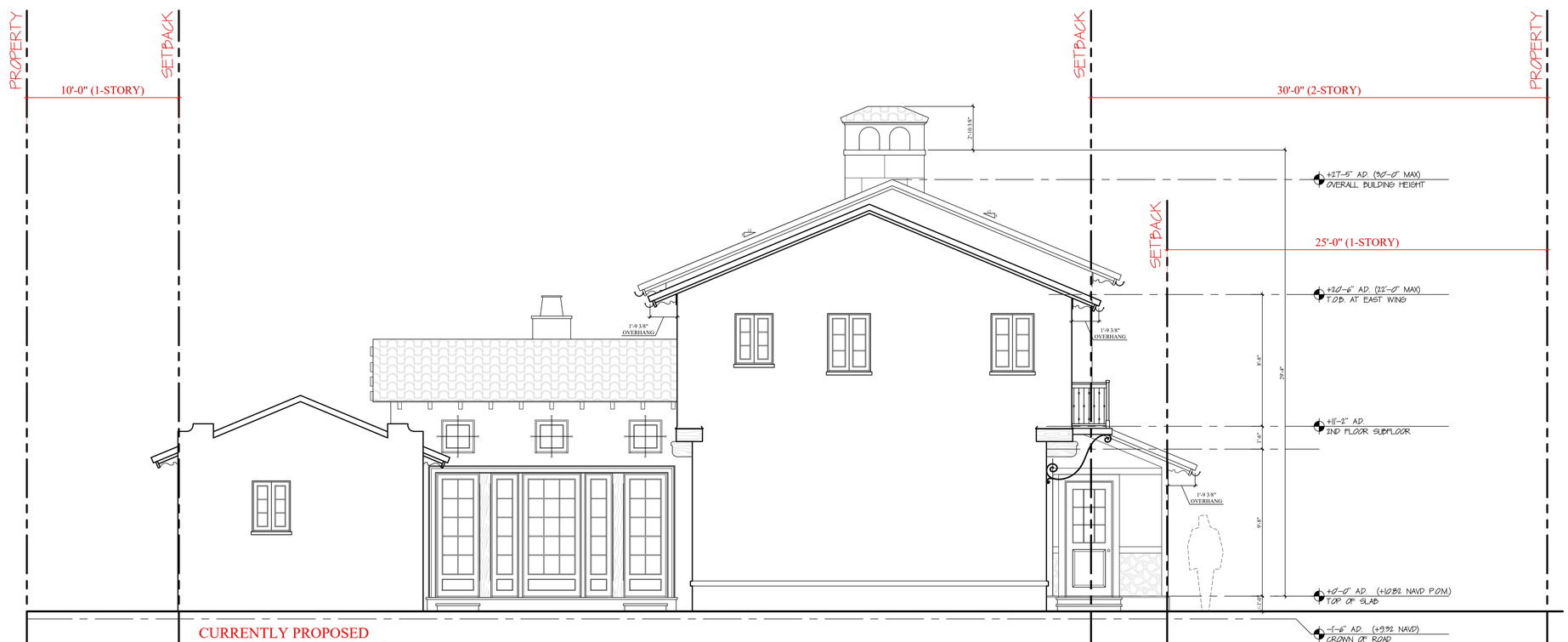
NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

EL-3.01



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



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

S·M

NEW RESIDENCE FOR
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PALM BEACH, FL 33480

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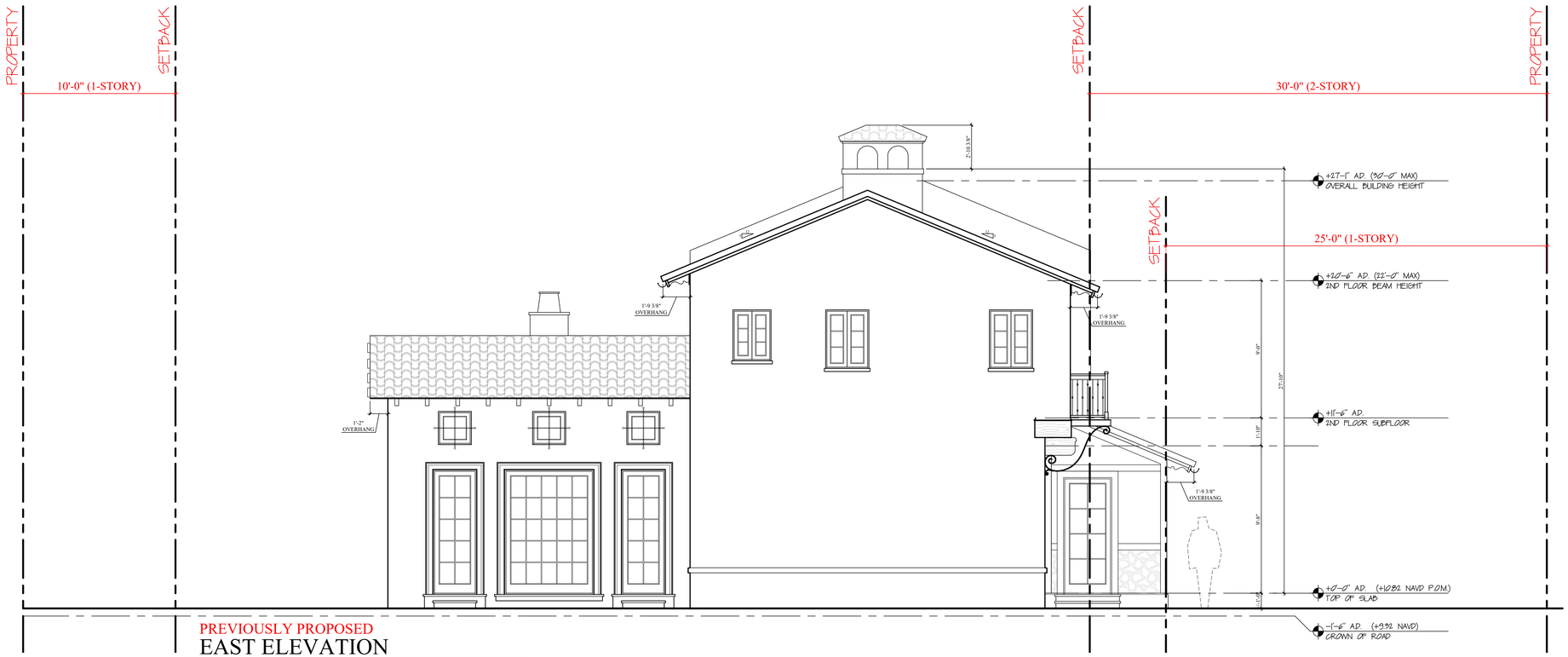
PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

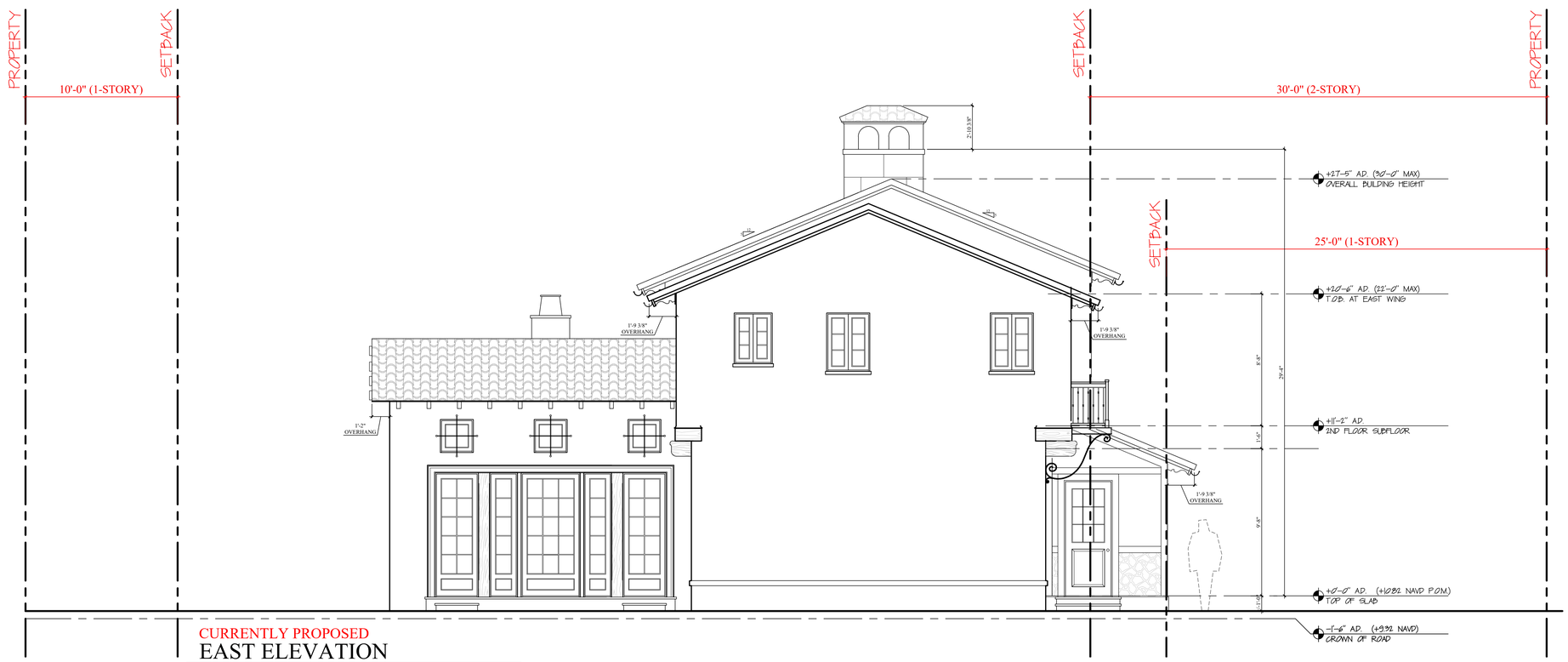
NO: -
DWG. BY: DK / LG
SHEET:
EL-4.00



PREVIOUSLY PROPOSED

EAST ELEVATION

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



CURRENTLY PROPOSED

EAST ELEVATION

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

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

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PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

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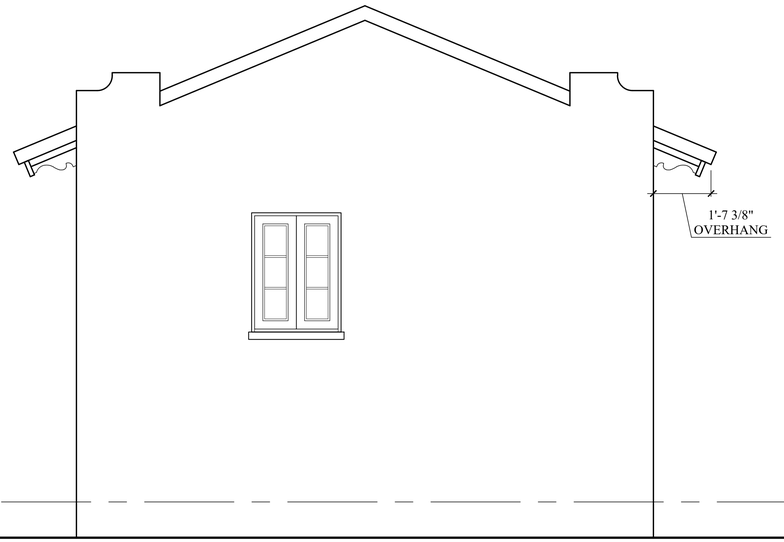
NO: -

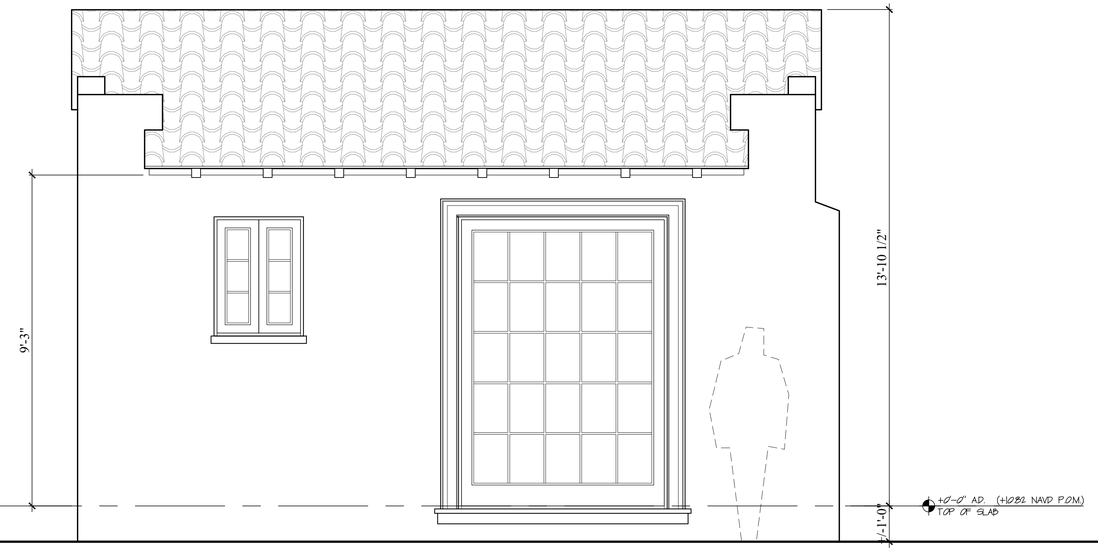
DWG. BY: DK / LG

SHEET:

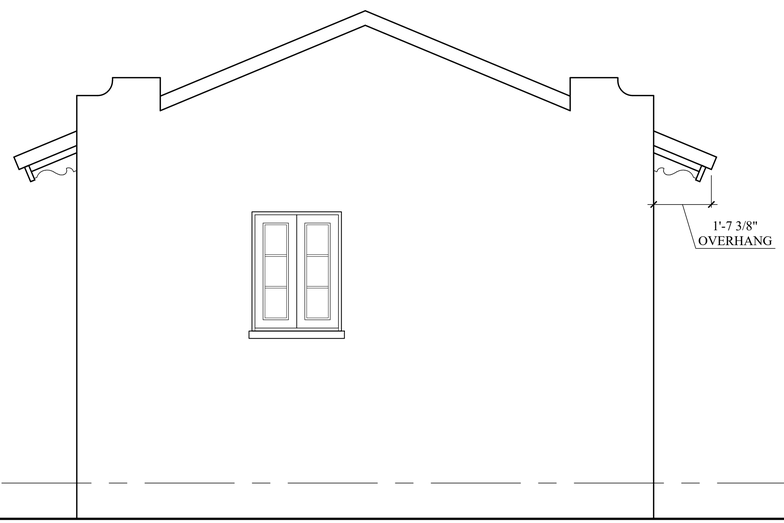
EL-4.01



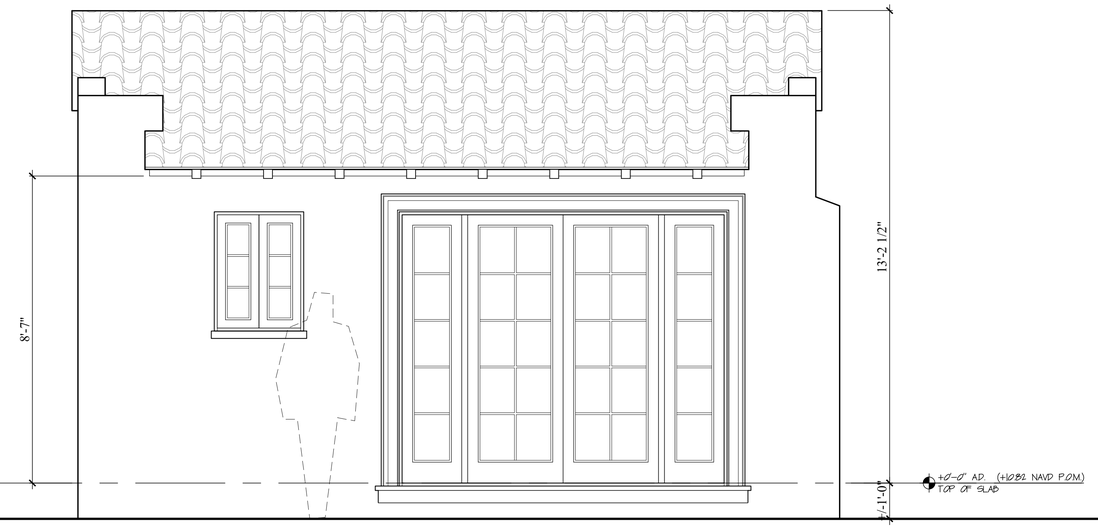
PREVIOUSLY PROPOSED
EAST ELEVATION
SCALE: 1/2" = 1'-0"



PREVIOUSLY PROPOSED
NORTH ELEVATION
SCALE: 1/2" = 1'-0"



CURRENTLY PROPOSED
EAST ELEVATION
SCALE: 1/2" = 1'-0"



CURRENTLY PROPOSED
NORTH ELEVATION
SCALE: 1/2" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

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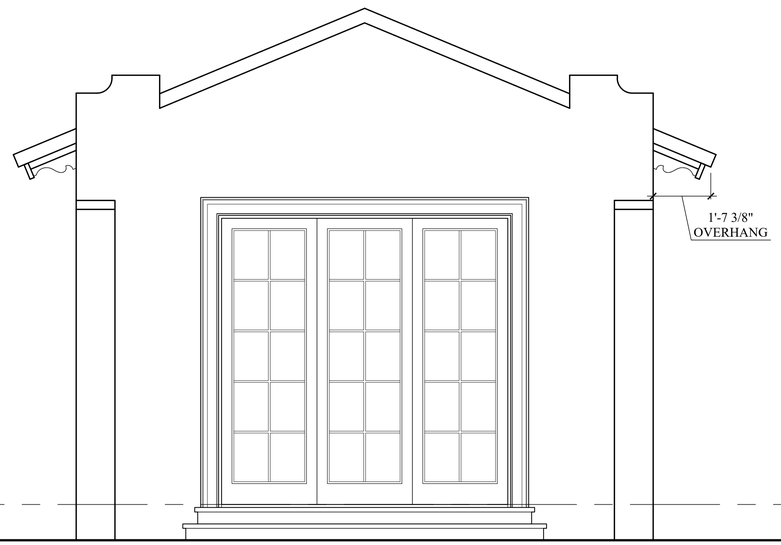
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

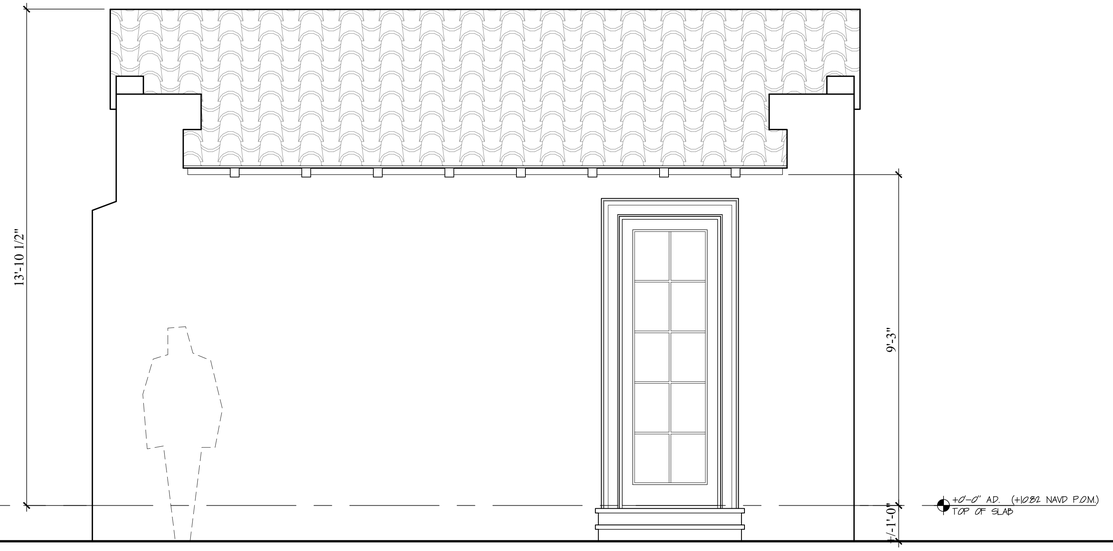
NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

EL-5.00



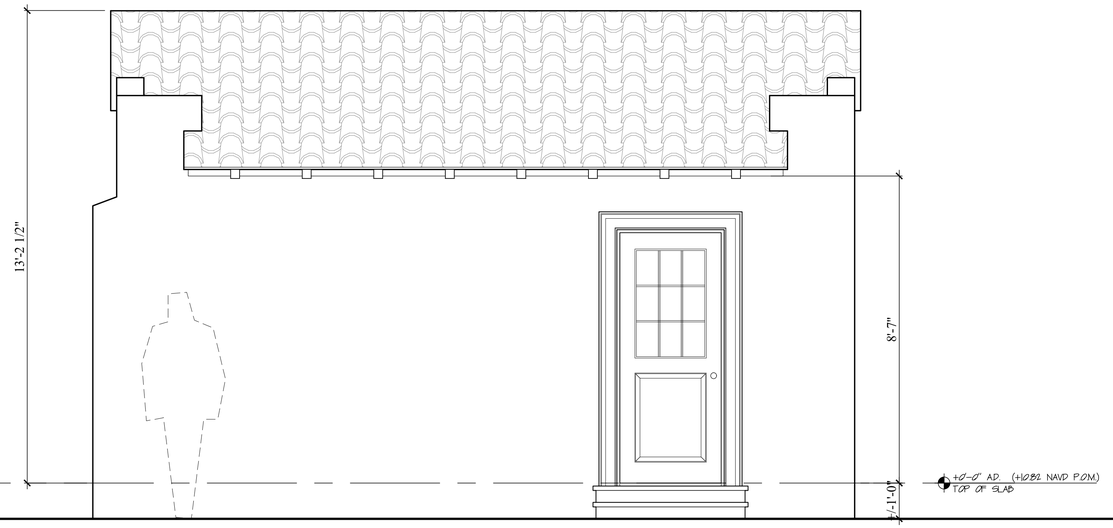
PREVIOUSLY PROPOSED
WEST ELEVATION
SCALE: 1/2" = 1'-0"



PREVIOUSLY PROPOSED
SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



CURRENTLY PROPOSED
WEST ELEVATION
SCALE: 1/2" = 1'-0"



CURRENTLY PROPOSED
SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

S·M

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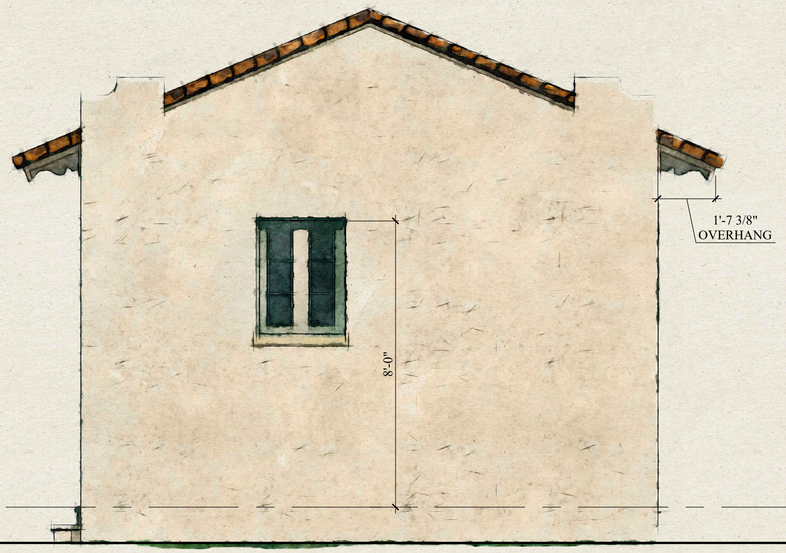
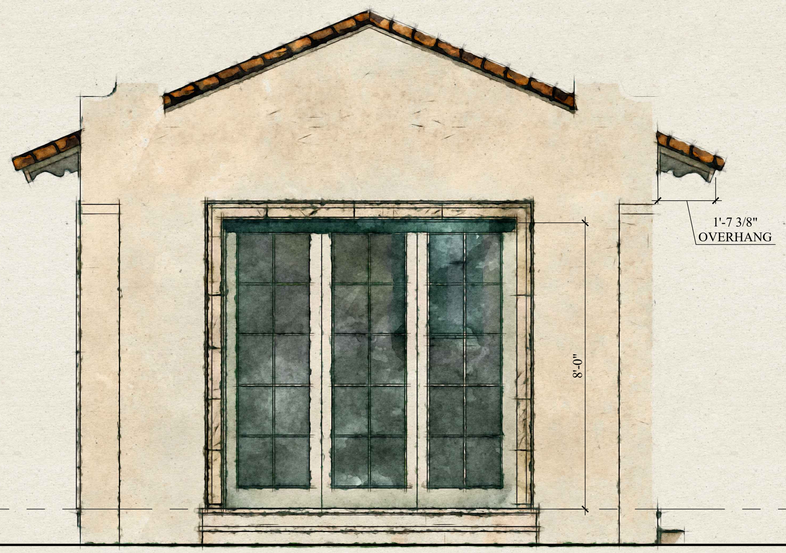


PREVIOUSLY PROPOSED
EAST ELEVATION
SCALE: 1/2" = 1'-0"



PREVIOUSLY PROPOSED
NORTH ELEVATION
SCALE: 1/2" = 1'-0"



PREVIOUSLY PROPOSED
WEST ELEVATION
SCALE: 1/2" = 1'-0"



PREVIOUSLY PROPOSED
SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

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NO: -
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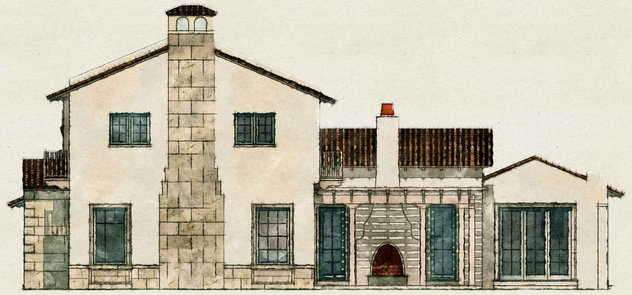
SHEET:

ARC - 25 - 0018

EL-5.01



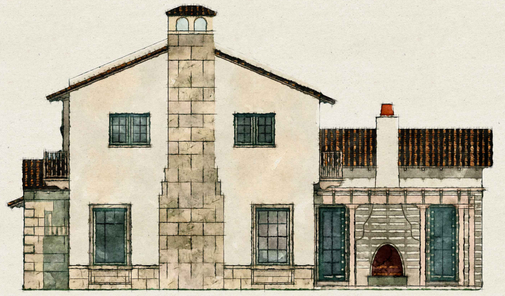
PREVIOUSLY PROPOSED
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PREVIOUSLY PROPOSED
WEST ELEVATION (FULL)
SCALE: 1/8" = 1'-0"



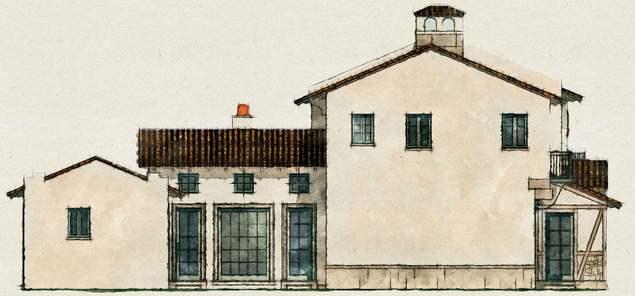
PREVIOUSLY PROPOSED
SOUTH ELEVATION (FULL)
SCALE: 1/8" = 1'-0"



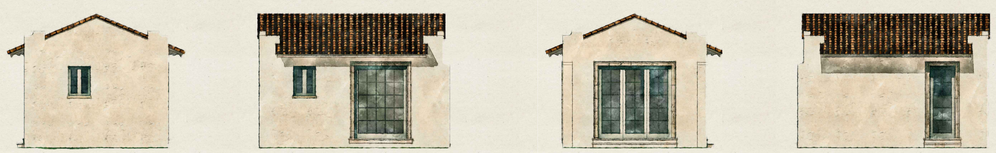
PREVIOUSLY PROPOSED
WEST ELEVATION
SCALE: 1/8" = 1'-0"



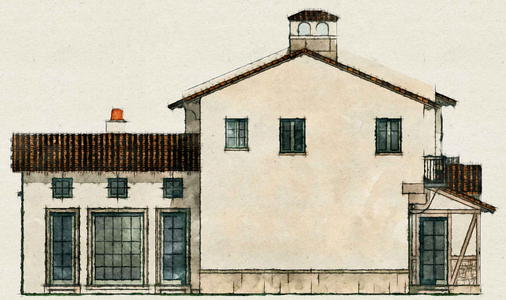
PREVIOUSLY PROPOSED
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PREVIOUSLY PROPOSED
EAST ELEVATION (FULL)
SCALE: 1/8" = 1'-0"



PREVIOUSLY PROPOSED
OFFICE ELEVATIONS
SCALE: 1/8" = 1'-0"



PREVIOUSLY PROPOSED
EAST ELEVATION
SCALE: 1/8" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

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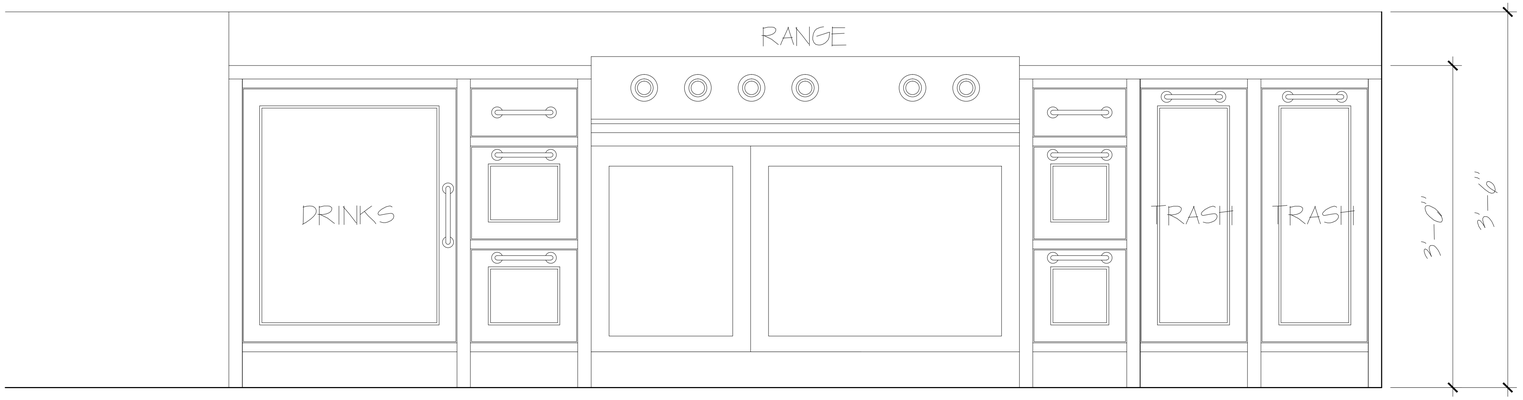
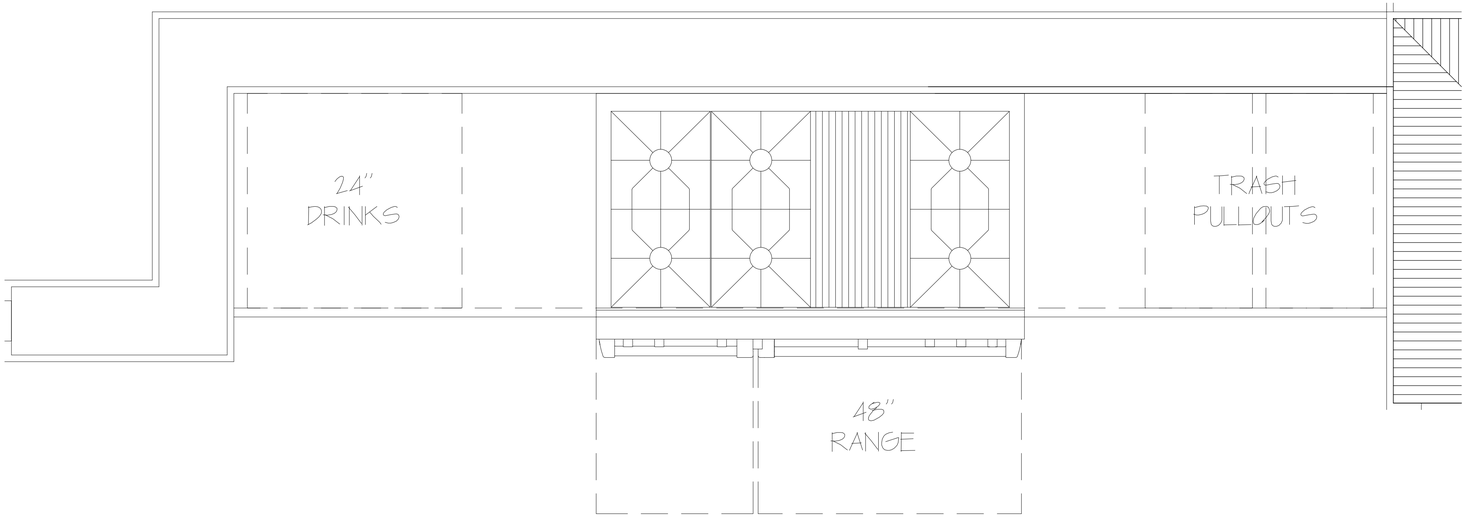
PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
EL-6.00





OUTDOOR KITCHEN

SCALE: 1 -1/2" = 1'-0"

S·M

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ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
EL-7.00



DETAIL - MATERIAL CALLOUTS

SCALE: 3/4" = 1'-0"

PREVIOUSLY PROPOSED

S·M

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DWG. BY: DK / LG

SHEET:

DT-1.00

VARIEGATED CLAY
BARREL TILE ROOF

POWDER COATED ALUMINUM DOORS
AND WINDOWS. COLOR SELECTION
BENJAMIN MOORE GRENADA
VILLA 690.

TWISTED CAST IRON BALCONY

CYPRESS FLOOR BEAM

SOLID CYPRESS BRACKETS

CAST IRON SCROLL BRACKETS

PAINTED WOOD ARCHED PANEL
INSERT GARAGE DOORS

CONTINUOUS CORAL STONE PLINTH
AND WATER TABLE



CURRENTLY PROPOSED
DETAIL - MATERIAL CALLOUTS
SCALE: 3/4" = 1'-0"

S·M

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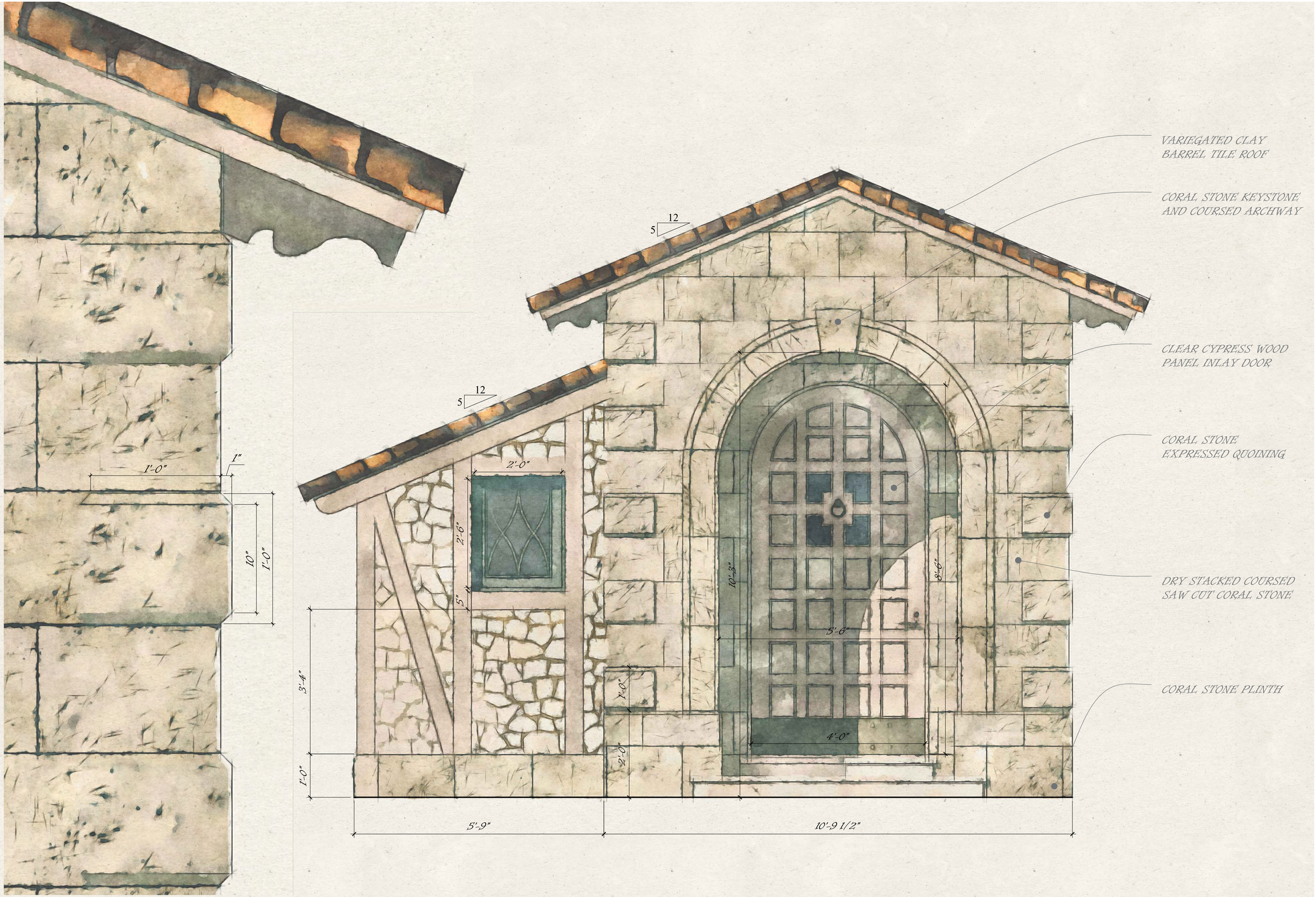
NO: -
DWG. BY: DK / LG
SHEET:
DT-1.00



DETAIL - ENTRY EAVE

SCALE: 3" = 1'-0"

DETAIL - COVERED ENTRY

SCALE: 1" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

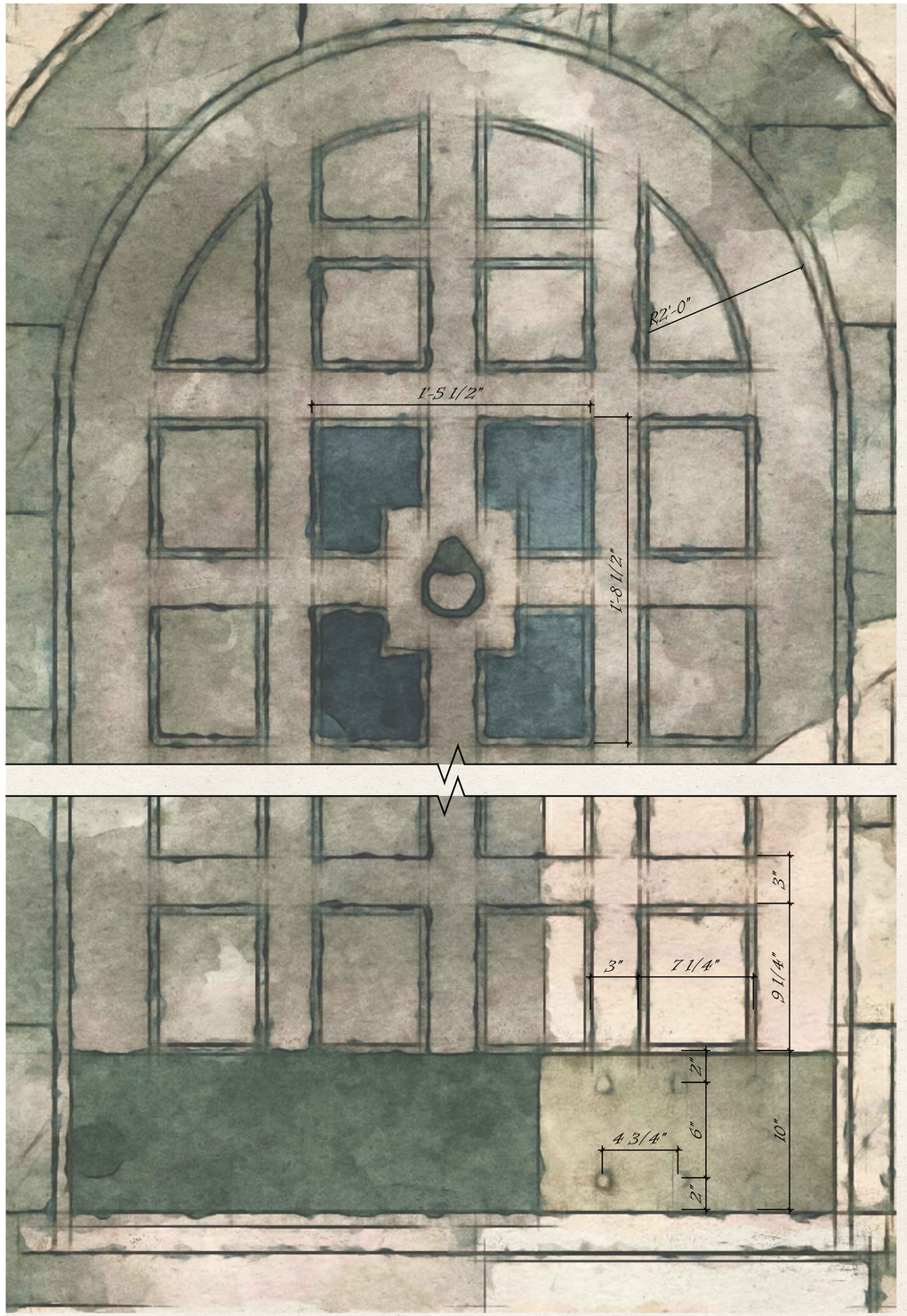
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

ARC - 25 - 0018

DT-2.00



DETAIL - ENTRY DOOR

SCALE: 3" = 1'-0"









DETAIL - ENTRY COMPARISONS

SCALE: 1" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

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PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

DT-3.00

ARC - 25 - 0018



PREVIOUSLY PROPOSED
DETAIL - CLERESTORY
SCALE: 1-1/2" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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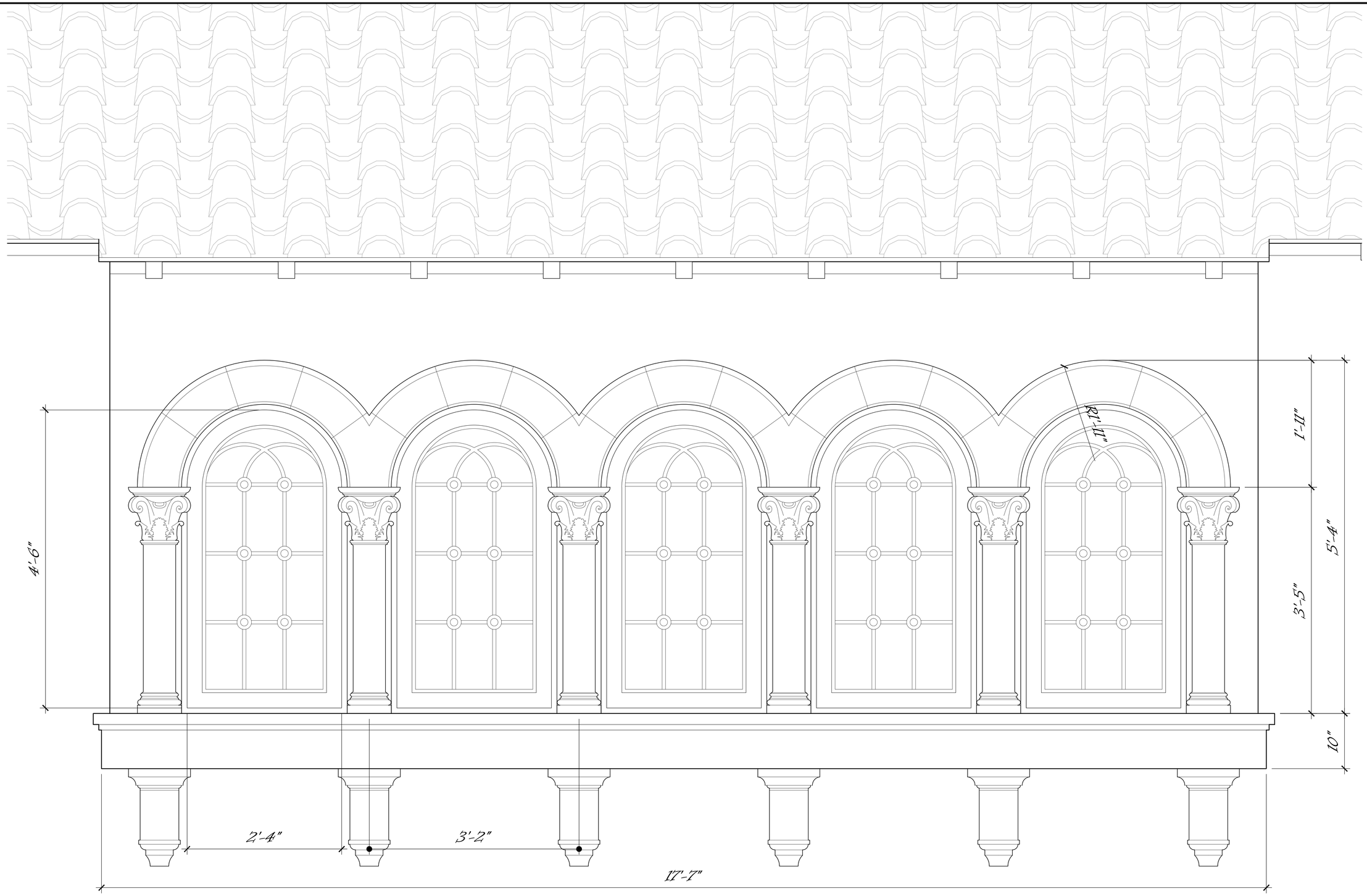
PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
DT-4.00



CURRENTLY PROPOSED
DETAIL - CLERESTORY
SCALE: 1-1/2" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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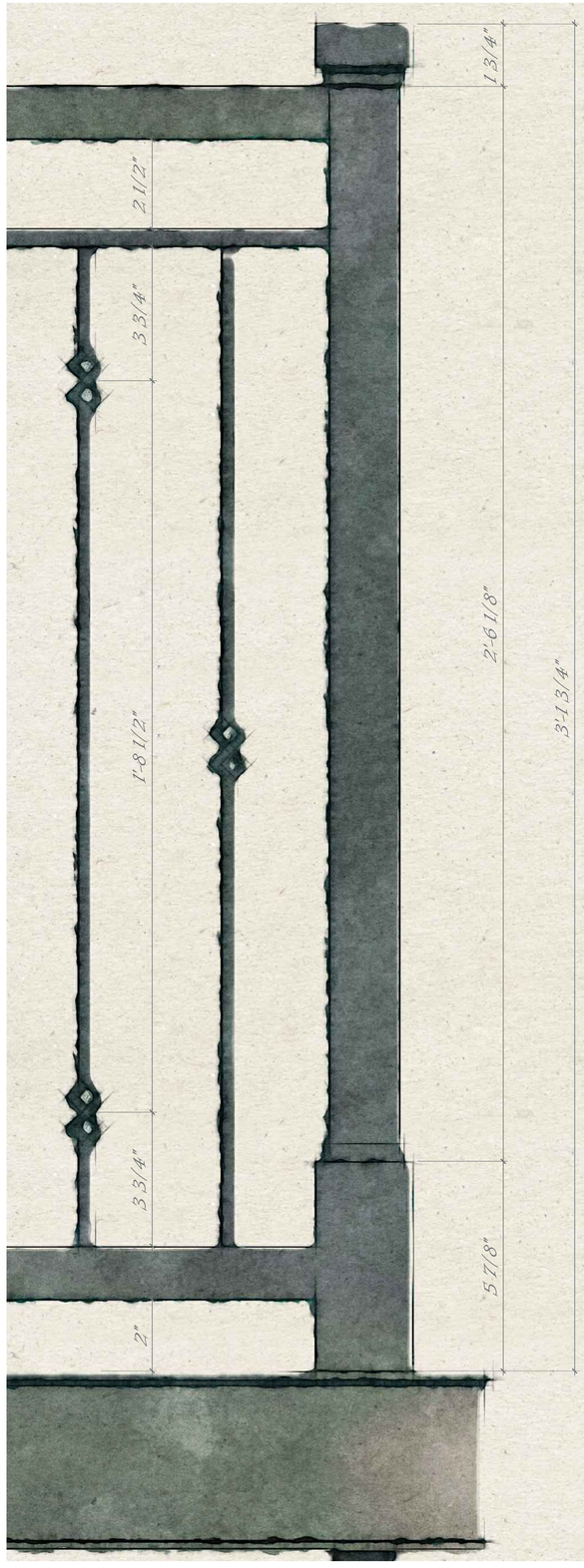
PRE-APP MEETING 2025-03-17

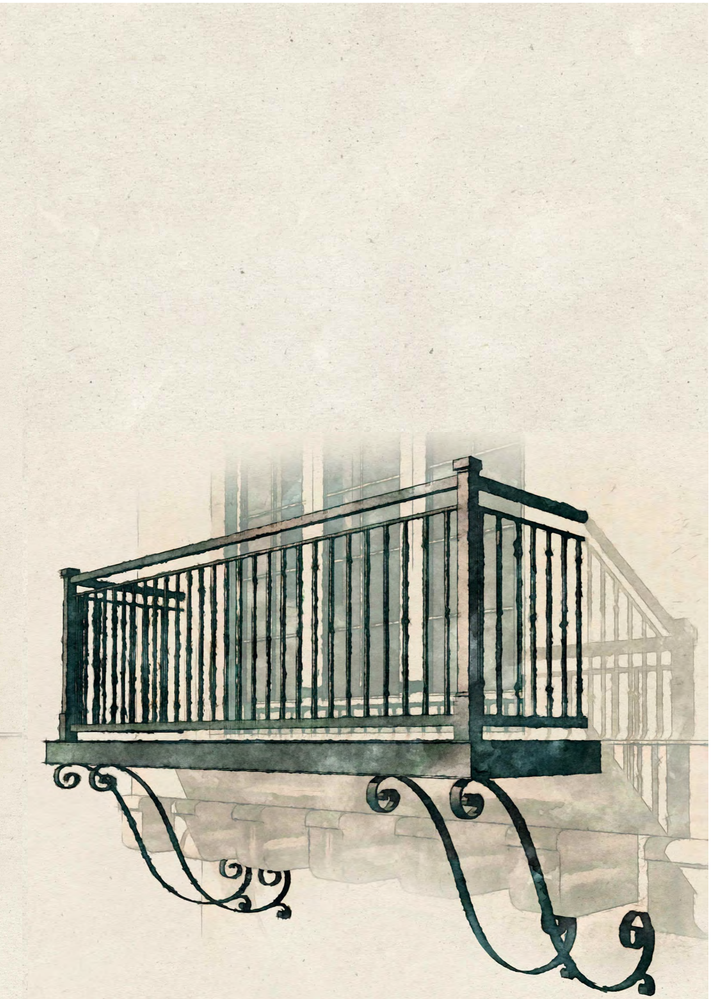
ZON - 25 - 0018

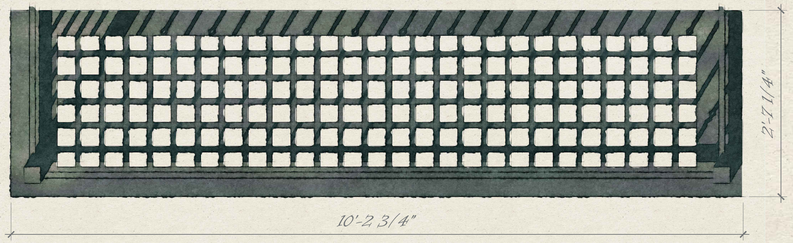
ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
DT-4.00









"A profound design process eventually makes the patron, the architect, and every occasional visitor in the building a slightly better human being." - John Hejduk

DETAIL - BALCONY & RAILING

SCALE: VARIES

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

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REGISTERED ARCHITECT 94757

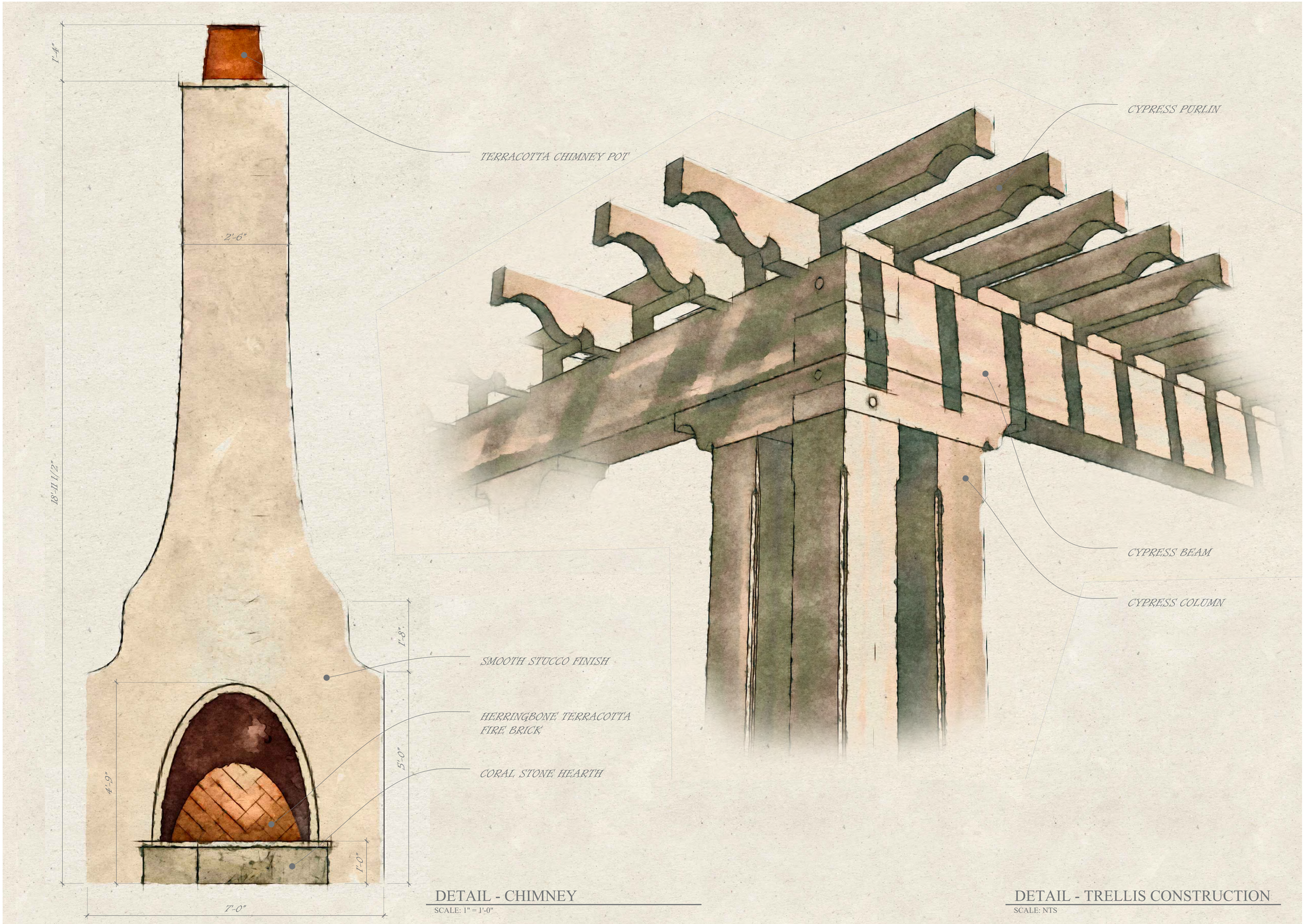
PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

DT-5.00

ARC - 25 - 0018



DETAIL - CHIMNEY

SCALE: 1" = 1'-0"

DETAIL - TRELLIS CONSTRUCTION

SCALE: NTS

S·M

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PALM BEACH, FL 33480

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PRE-APP MEETING	2025-03-17

ZON - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

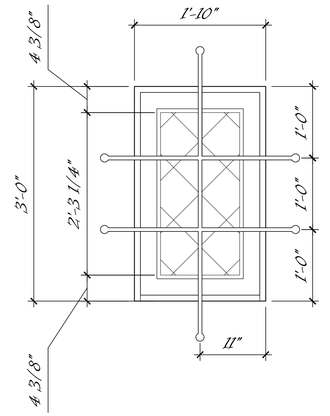
ARC - 25 - 0018

DT-6.00



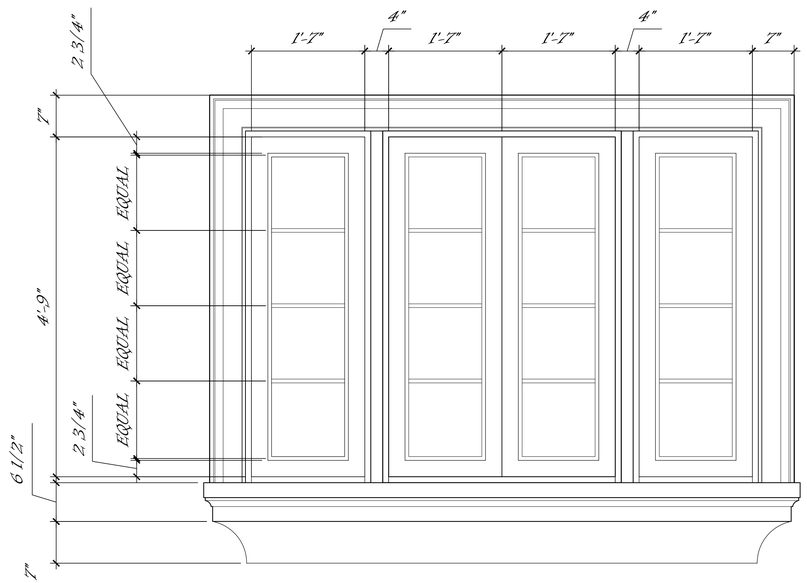
DETAIL - FAMILY RM WINDOWS AND DOORS

SCALE: 1" = 1'-0"



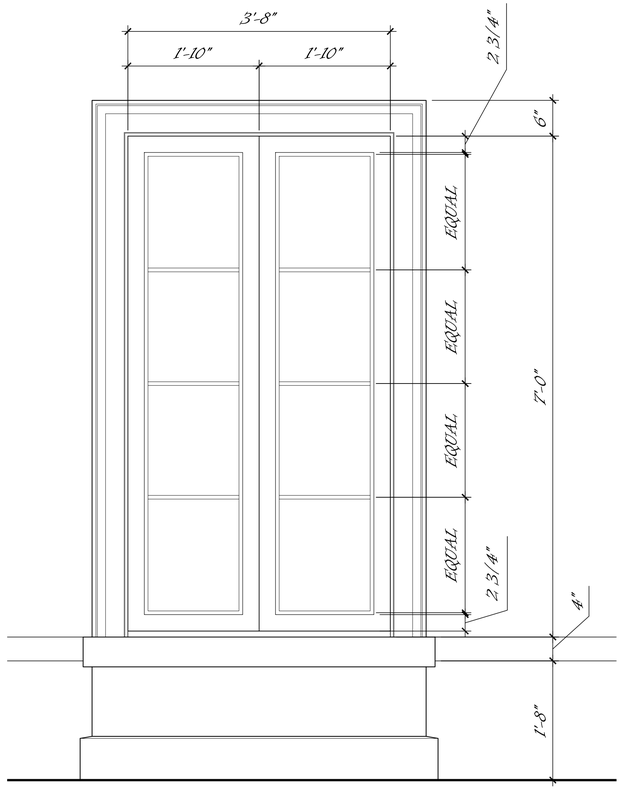
DETAIL - TYP. HALLWAY WINDOW

SCALE: 1" = 1'-0"



DETAIL - BEDROOM #1 WINDOW

SCALE: 1" = 1'-0"



DETAIL - TYP. DOUBLE CASEMENT

SCALE: 1" = 1'-0"

S·M

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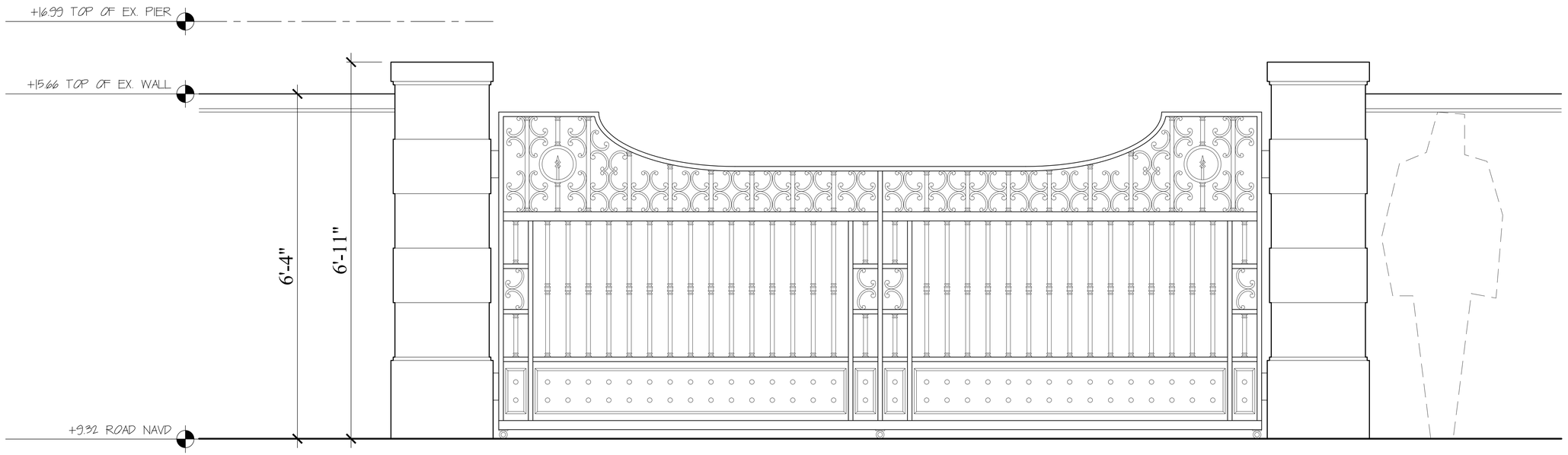
PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

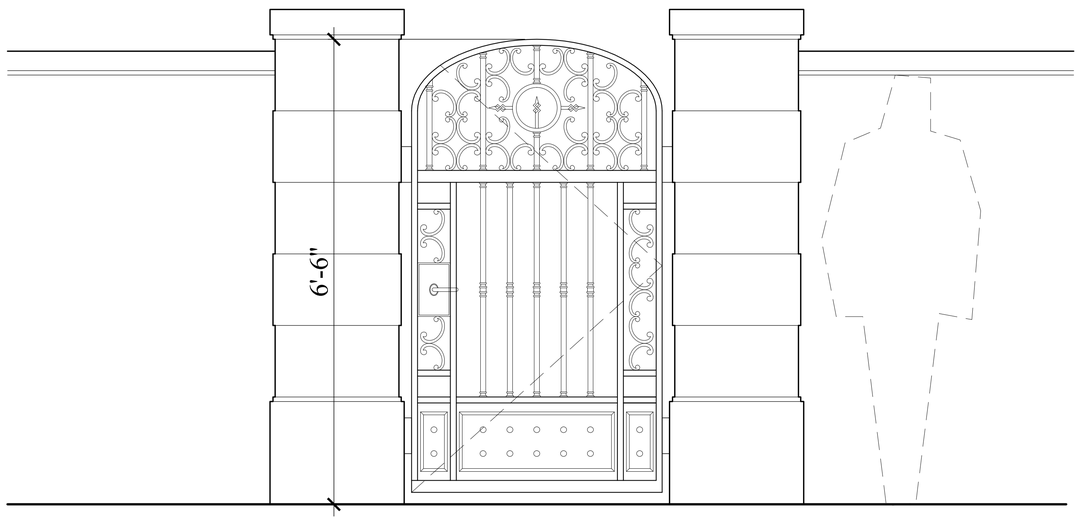
ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
DT-7.00



DRIVEWAY GATES

SCALE: 1" = 1'-0"



FRONT ENTRY GATE

SCALE: 1" = 1'-0"

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

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REGISTERED ARCHITECT 94757

PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:

GATES



PREVIOUSLY PROPOSED
VIEW FROM NORTHEAST

S·M

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FL 33480

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PRE-APP MEETING 2025-03-17

ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
R-1.00



PREVIOUSLY PROPOSED
VIEW FROM NORTHWEST

S·M

NEW RESIDENCE FOR
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PALM BEACH, FL 33480

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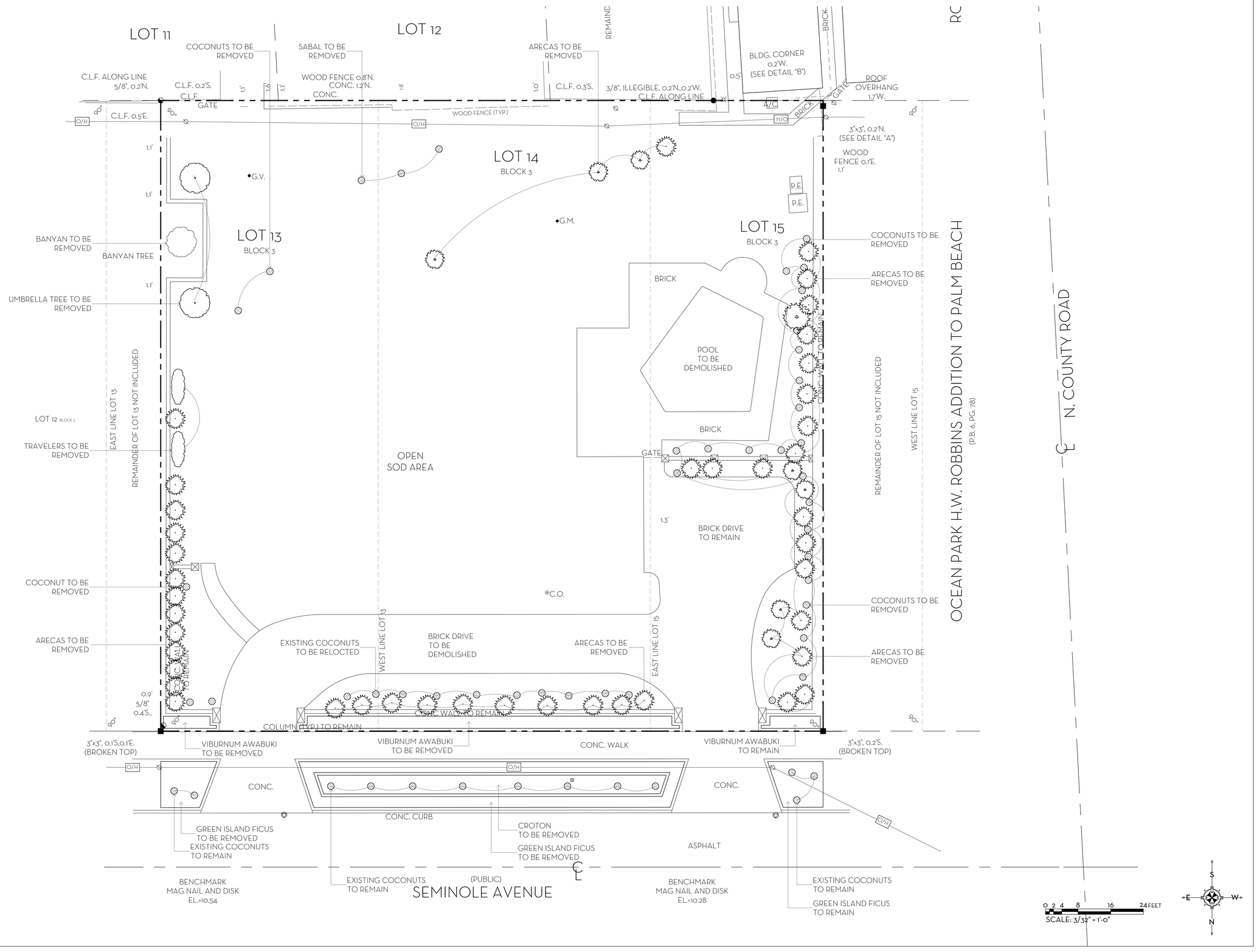
ZON - 25 - 0018

ARC - 25 - 0018

NO: -
DWG. BY: DK / LG
SHEET:
R-2.00







MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS

164 SEMINOLE AVEUNE

PALM BEACH, FL.

SCALE: 3/32" = 1'-0"

090 MAY 2025 - SECOND SUBMITTAL

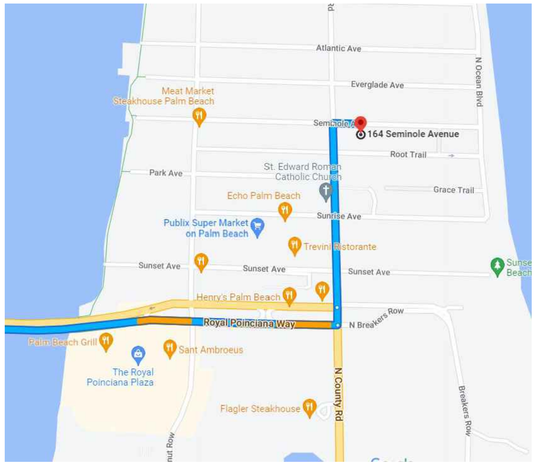
NIEVERA WILLIAMS
DESIGN

625 N. Flagler Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

COA - 030 - 2019

EX



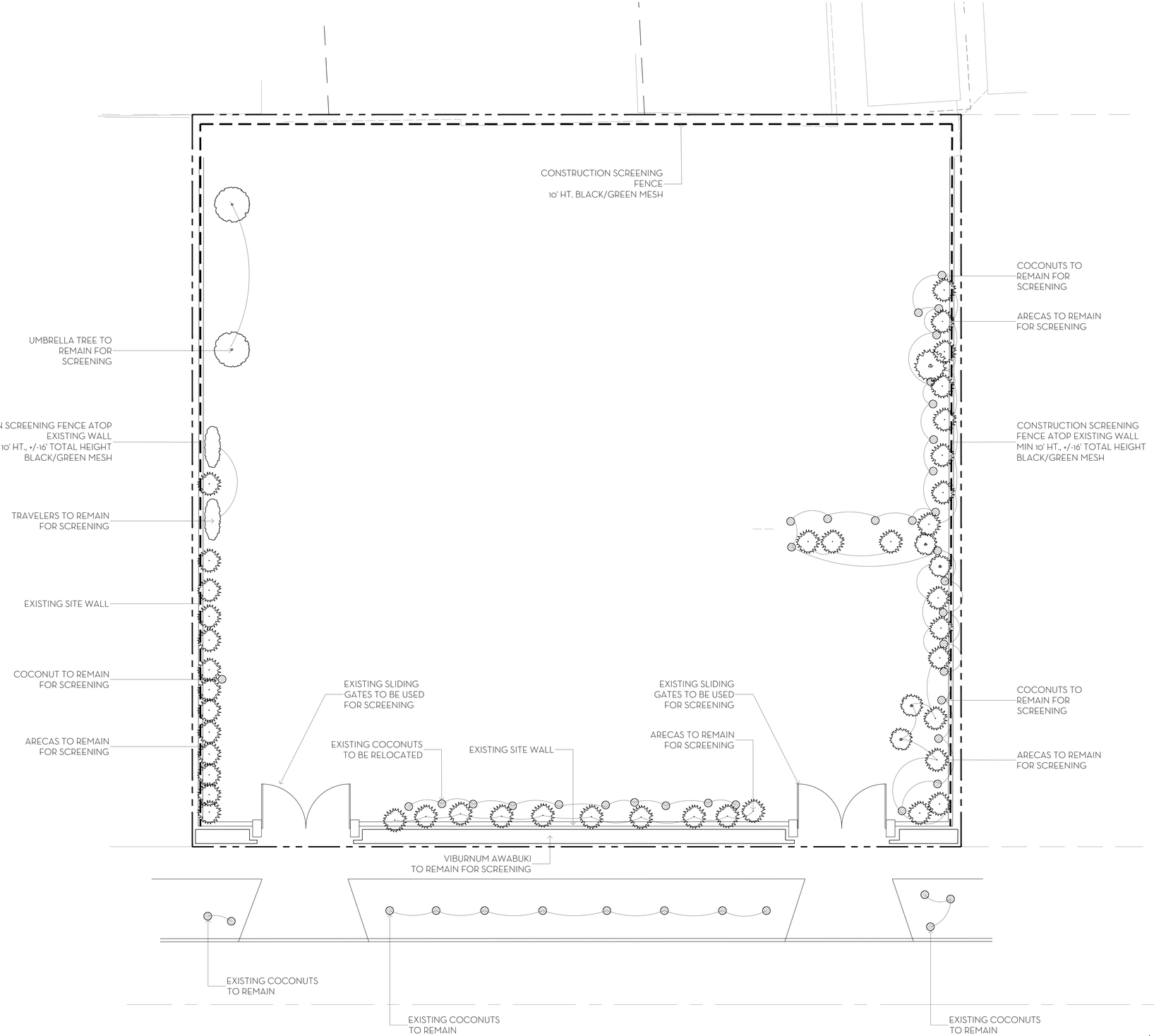
TRUCK LOGISTICS

-MAXIMUM SIZE TRUCK THAT CAN TRAVERSE THE STREET TO ACCESS THE PROPERTY - 30 FEET

-BEST ROUTE TO THE PROPERTY - USE ROYAL POINCIANA WAY, ALONG NORTH COUNTY RD., MAKE RIGHT AT SEMINOLE AVENUE.

-MAXIMUM NUMBER OF TRUCK TRIPS TO THE PROPERTY (ESTIMATED) - 80 DEMOLITION, FILL, STEEL, CONCRETE, BLOCK, WINDOWS, DOORS, TRUSSES, ROOF SHEATHING, A/C UNITS, CABINETS, FLOOR TILE, PAVERS, LANDSCAPE, ETC.)

NOTE: ALL SCREENING TO ENSURE 100% COVERAGE FROM NEIGHBORING SECOND FLOOR WINDOWS AND FROM R.O.W.



0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

S E W N

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING PLAN

164 SEMINOLE AVEUNE

PALM BEACH, FL.

090 MAY 2025 - SECOND SUBMITTAL

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

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

COA - 030 - 2019

CSP



PREVIOUSLY PRESENTED

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

N
S
E
W

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

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

09 MAY 2025- SECOND SUBMITTAL

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F: 561-659-2113

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Lo

ARC-25-0018
ZON-25-0018



0 1 4 8 16 FEET

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

S E W N

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE PLAN

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

07 JULY 2025-DROP OFF

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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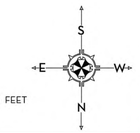
Lo

ARC-25-0018
ZON-25-0018



1
D1 SITE WALL AND GENERATOR DETAIL
SCALE: 1" = 1'-0"

PREVIOUSLY PRESENTED



0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE WALL AND GENERATOR DETAIL

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

09 MAY 2025: SECOND SUBMITTAL

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

NIEVERA WILLIAMS
DESIGN

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Suite 502
West Palm Beach, FL 33401
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F: 561-659-2113

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EL1

ARC-25-0018
ZON-25-0018



1 D1 SITE WALL AND GENERATOR DETAIL
SCALE: 1" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

S E W N

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE WALL AND GENERATOR DETAIL

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

07 JULY 2025-DROP OFF

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DESIGN

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F: 561-659-2113

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EL1

ARC-25-0018
ZON-25-0018



1 EL2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

PREVIOUSLY PRESENTED

SCALE: 1/4" = 1'-0"
0 1 2 4 8 FEET

S E W N

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION
164 SEMINOLE AVEUNE
PALM BEACH, FLORIDA

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

14 APRIL 2025- SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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EL2



1 / D1 SITE WALL AND GENERATOR DETAIL
SCALE: 1" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

S E W N

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State of Florida
Landscape Architect
Registration No.
6666856

SITE WALL AND GENERATOR DETAIL

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

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

07 JULY 2025-DROP OFF

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DESIGN

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F: 561-659-2113

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EL2

ARC-25-0018
ZON-25-0018



1 EL3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PREVIOUSLY PRESENTED

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

164 SEMINOLE AVEUNE

ELEVATION

PALM BEACH, FLORIDA

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

14 APRIL 2025- SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

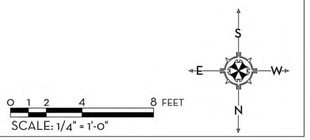
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EL3



1 D1 SITE WALL AND GENERATOR DETAIL
SCALE: 1" = 1'-0"



0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE WALL AND GENERATOR DETAIL

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

07 JULY 2025-DROP OFF

NIEVERA WILLIAMS
DESIGN

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EL3

ARC-25-0018
ZON-25-0018



1 EL4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

PREVIOUSLY PRESENTED

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

ELEVATION

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

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

14 APRIL 2025- SECOND SUBMITTAL

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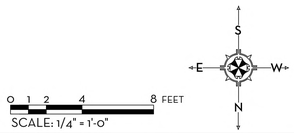
EL4



1 / D1 SITE WALL AND GENERATOR DETAIL
SCALE: 1" = 1'-0"



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

MARIO F. NIEVERA

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SITE WALL AND GENERATOR DETAIL

164 SEMINOLE AVEUNE

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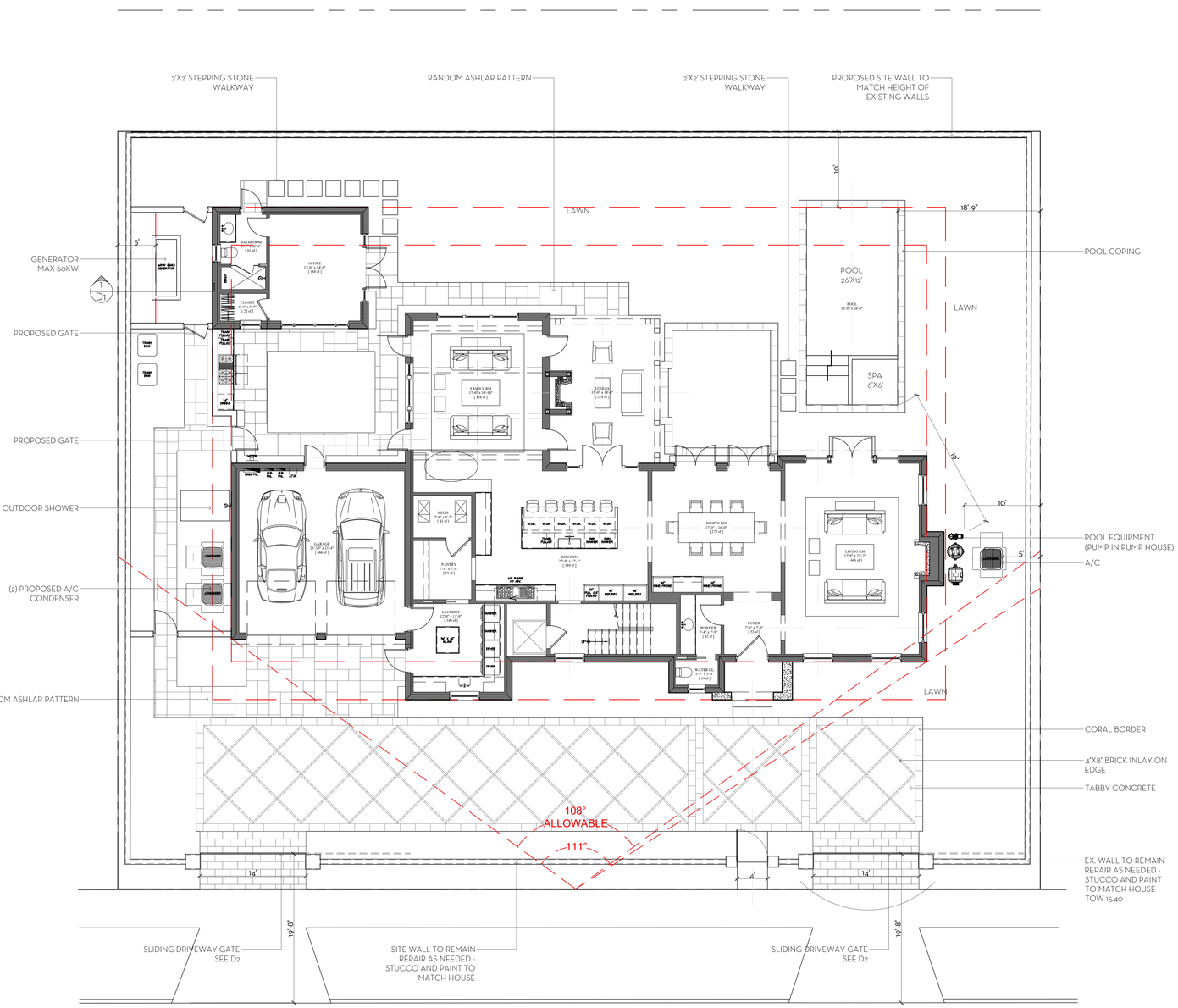

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,177	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,480	SQ FT	45%
PROPOSED =	5,520	SQ FT	45.3%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	3,044	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,217.6	SQ FT	40%
PROPOSED =	1,255	SQ FT	41.2%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,035	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 5,480 SF) = 2,740 REQUIRED			
PROPOSED =	3,287	SQ FT	81.4%

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

S E W N

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN
164 SEMINOLE AVEUNE
PALM BEACH, FLORIDA

07 JULY 2025-DROP OFF

NIEVERA WILLIAMS
DESIGN

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L1

ARC-25-0018
ZON-25-0018



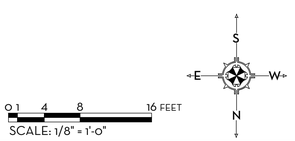
TABBY CONCRETE



BRICK INLAY



CORAL BORDER



0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: NTS

MATERIALS

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

07 JULY 2025-DROP OFF

NIEVERA WILLIAMS
DESIGN

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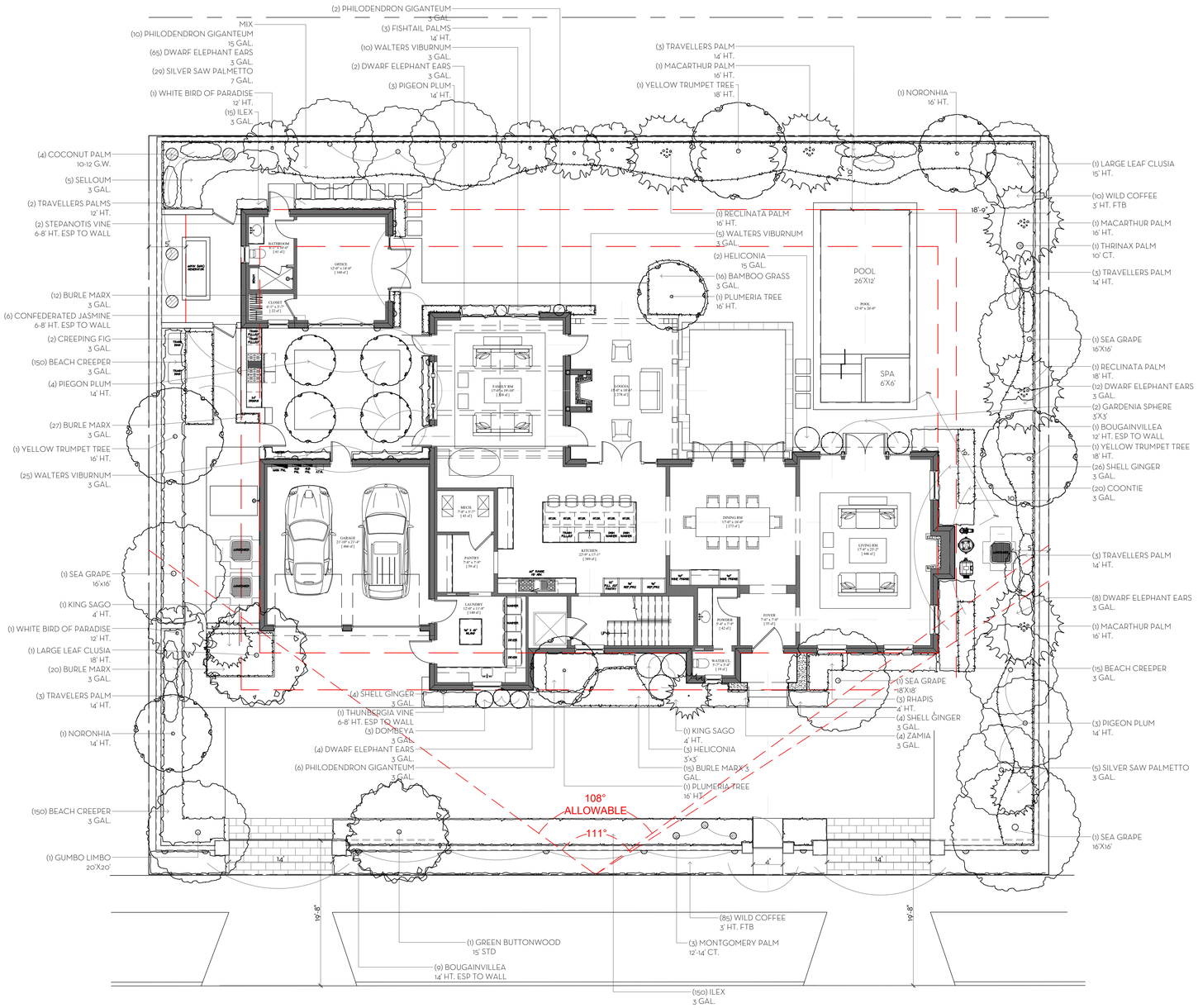
L2

ARC-25-0018
ZON-25-0018



0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

S E W N

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN
164 SEMINOLE AVEUNE
PALM BEACH, FLORIDA

07 JULY 2025-DROP OFF

NIEVERA WILLIAMS
DESIGN

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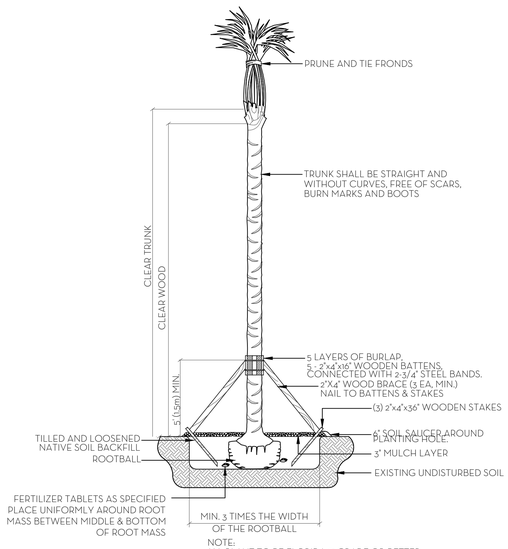
LP1

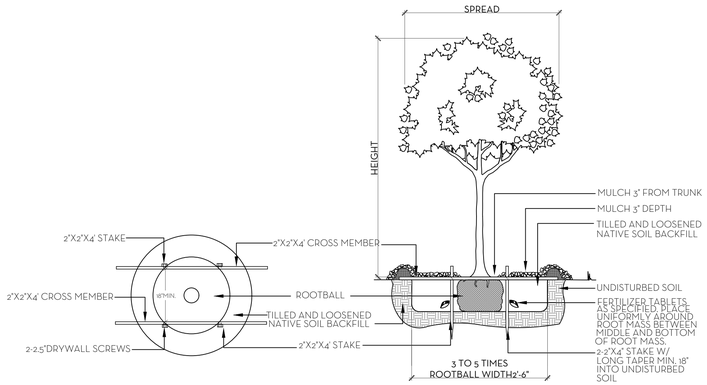
ARC-25-0018
ZON-25-0018



NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

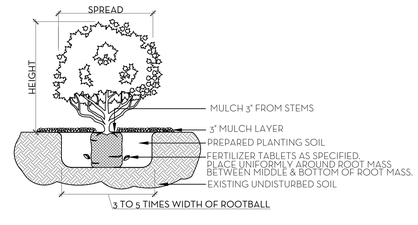
PALM PLANTING DETAIL
N.T.S.

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



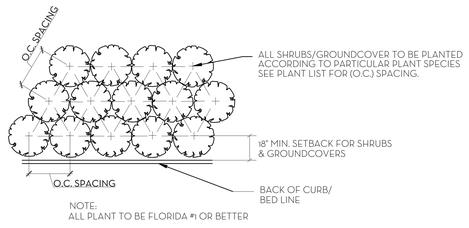
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

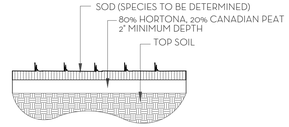
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

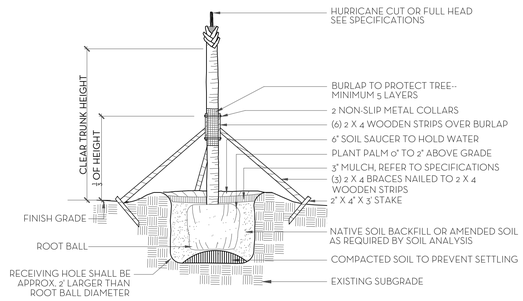
PLANT SPACING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN,
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



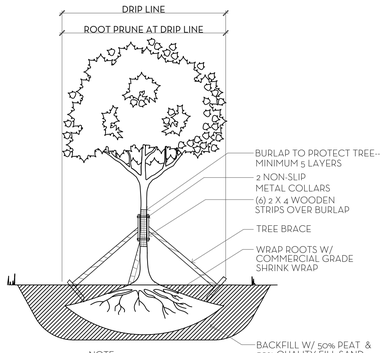
SOD PLANTING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



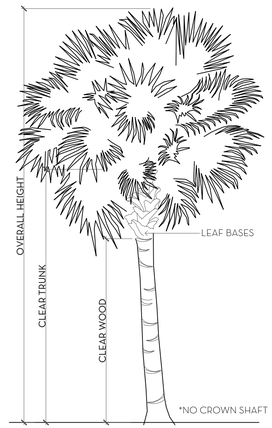
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

NIEVERA WILLIAMS DESIGN

164 Seminole

June 07, 2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native	Covered Area (sf)
1	**TREES**					
2	Seagrape	Coccoloba uvifera	1	18'x18'	*	
3	Seagrape	Cocccoloba uvifera	3	16'X16'	*	
4	Gumbo Limbo	Bursera simaruba	1	20'x20'	*	
5	Green Buttonwood	Conocarpus erectus	1	15' STD	*	
6	Plumeria	Plumeria rubra	2	16' HT.		
7	Yellow Trumpet Tree	Tabebuia argentea	1	16' HT.		
8	Yellow Trumpet Tree	Tabebuia argentea	2	18' HT.		
9	Noronhia Tree	Noronhia emarginata	2	16' HT.		
10	Large Leaf Clusia	Clusia rosea	1	18' HT.	*	
11	Large Leaf Clusia	Clusia rosea	1	15' HT.	*	
12	Pigeon Plum	Coccoloba diversifolia	10	14' HT.	*	
13			25		72%	
14	**PALMS**					
15	Coconut Palm	Cocos nucifera	4	10'-12' GW.		
16	Macarthur Palm	Ptychosperma macarthurii	3	16' HT.		
17	Travelers Palm	Ravenala madagasacriensis	14	14' HT.		
18	Montgomery Palm	Veitchia arecina	3	12-'14' CT.		
19	Thrinax Palm	Thrinax Radiata	1	10' CT.		
20	Lady Palm	Rhapis excelsa	3	4' HT.		
21	King Sago	Cycas revoluta	2	4' HT.		
22	Date Palm Hybrid	Phoenix reclinata x roebeleniii	3	16' HT.		
23	White Bird of Paradise	Strelitzia nicolai	1	12' HT.		
24	Fishtail Palms	Caryota mitis	3	14' HT		
25						
26	**SHRUB/VINE**					
27	Bougainvillea Vine	Bougainvillea ssp	1	12' HT. ESP TO WALL		
28	Bougainvillea Vine	Bougainvillea ssp	9	14' HT. ESP TO WALL		
29	Wild Coffee	Psychotria ligustrifolia	95	3' HT. FTB	*	
30	Shell Ginger	Alpinia zerumbet	34	3 GAL.		
31	Heliconia	Heliconia hirsuta	5	3'x3'		
32	Golden Beach Creeper	Ernodea littoralis	315	3 GAL.	*	
33	Dwarf Elephant Ear	Alocasia - dwarf	32	3 GAL.		
34	Coontie	Zamia integrifolia	24	3 GAL.	*	
35	Creeping Fig	Ficus repens	2	3 GAL.		
36	Stephanotis	Stephanotis floribunda	2	6-8' HT. ESP TO WALL		
37	Selloum	PhilodendronsSelloum	5	3 GAL.		
38	Bamboo Grass	Pogonatherum saccharoideum	16	3 GAL.		
39	Philodendron Burle marx	Burle marx	74	3 GAL.		
40	Confederate Jamine	Trachelospermum asiaticum	6	6-8' HT. ESP. TO WALL		
41	Philodendron giganteum	Philodendron giganteum	18	3 GAL.		
42	Thunbergia Vine	Thunbergia grandiflora	1	6-8' HT. ESP. TO WALL		
43	Gardenia	Gardenia jasminoides 'miami supreme'	2	3'x3'		
44	Dombeya	Dombeya x 'seminole'	3	3'x3'		
45	Walter's Viburnum	Viburnum obovatum	6	3 GAL.	*	
46	Silver Saw Palmetto	Serenoa repens	5	3 GAL.	*	
47	Silver Saw Palmetto	Serenoa repens	29	7 GAL.	*	
48			684		69%	
49	**GROUNDCOVERS**					
50	Ilex	Ilex vomitoria	164	3 Gal.	*	246
51					100%	
52						
53						

Line #	Landscape Legend		
1	**Property Address:**	164 Seminole Ave.	
2	**Lot Area (sq. ft.):**	12,177 sq ft	
3	[redacted]	REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	5,480 sq ft (45%)	5,520 sq ft (45.3%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,740 sq ft (50%)	3,287 sq ft (81.4%)
7	Front Yard LOS (Sq Ft and %)	1,217.6 sq ft (40%)	1,255 sq ft (41.2%)
8	Native Trees %	30% (number of trees)	71%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	69%
10	Native Groundcover %	30% (groundcover area)	100%

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 *REV BF 20230727*

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

07 JULY 2025-DROP OFF

NIEVERA WILLIAMS DESIGN

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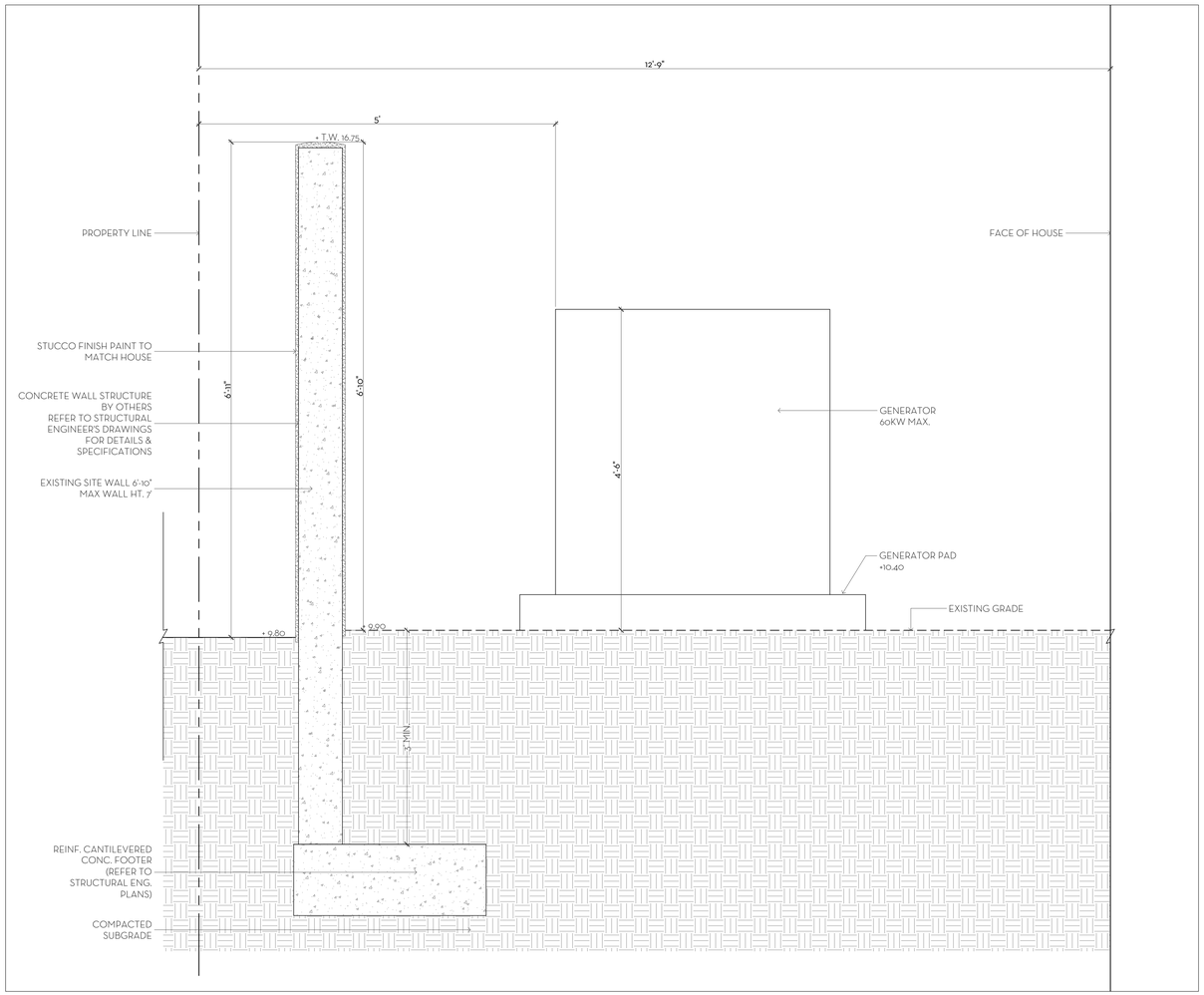
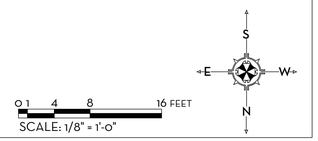
LP2

ARC-25-0018
ZON-25-0018



1/D1 SITE WALL AND GENERATOR DETAIL
SCALE: 1" = 1'-0"



0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

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SITE WALL AND GENERATOR DETAIL

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

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

07 JULY 2025-DROP OFF

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D1

ARC-25-0018
ZON-25-0018

Line #	Landscape Legend		
1	**Property Address:**	164 Seminole Ave.	
2	**Lot Area (sq. ft.):**	12,177 sq ft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,480 sq ft (45%)	5,520 sq ft (45.3%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,740 sq ft (50%)	3,287 sq ft (81.4%)
7	Front Yard LOS (Sq Ft and %)	1,217.6 sq ft (40%)	1,255 sq ft (41.2%)
8	Native Trees %	30% (number of trees)	65%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	53%
10	Native Groundcover %	30% (groundcover area)	N/A

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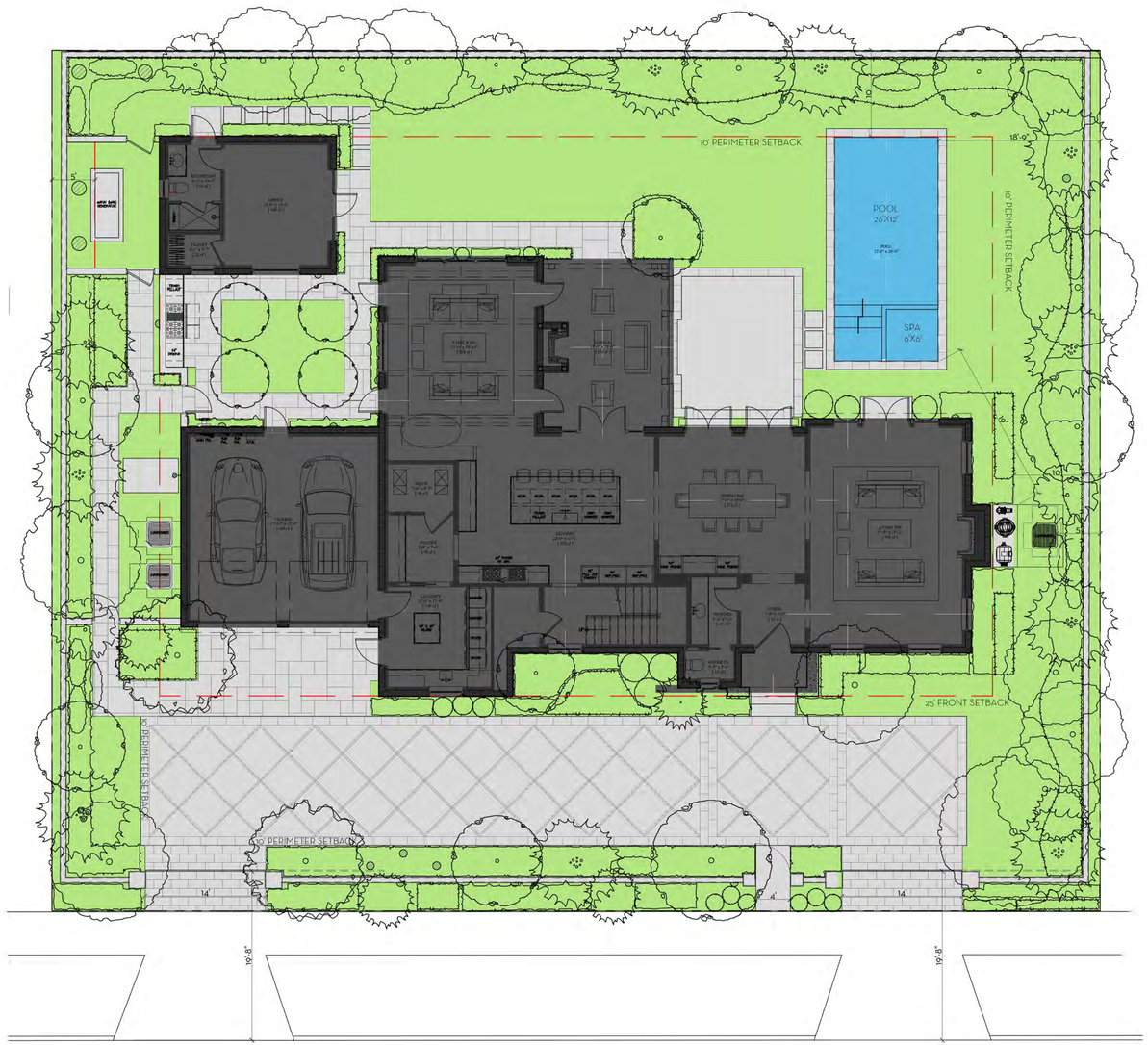
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Grd. 003-2023 *REV BF 20230727*



LEGEND
OPEN SPACE
HARDSCAPE
BUILDING/STRUCTURE
WATER

0 1 4 8 16 FEET

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

S E W N

MARIO F. NIEVERA

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

OPEN SPACE DIAGRAM

164 SEMINOLE AVEUNE

PALM BEACH, FLORIDA

09 MAY 2025- SECOND SUBMITTAL

NIEVERA WILLIAMS
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OS1

ARC-25-0018
ZON-25-0018

ARC-25-0018 (ZON-25-0018) 164 SEMINOLE AVE (COMBO). The applicant, JPBK Properties #2, LLC (James G. Held, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence and detached accessory structure with final landscape and hardscape improvements with variances requested as they pertain to angle of vision and cubic content ratio. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0018 (ARC-25-0018) 164 SEMINOLE AVE (COMBO) – VARIANCES. The applicant, JPBK Properties #2, LLC (James G. Held, Manager), has filed an application requesting town council review and approval of two (2) variances related to the construction of a new residence and accessory structure, including (1) a variance to exceed maximum angle of vision and (2) a variance to exceed the maximum cubic content ratio permitted. The Architectural Commission shall perform design review of the application.

Applicant:	JPBK PROPERTIES #2 LLC (Jim Held & Kenn Karakul)
Architecture:	Smith & Moore Architects, Inc. (Daniel Kahan)
Landscape:	Nievera Williams Design (Mario F. Nievera)
Legal:	Maura Ziska, Esq.

HISTORY:

The application was originally heard at the June 2025 ARCOM hearing, and was well received by the commission, and was approved with a condition that part of the massing be reduced for compliance with CCR (to eliminate the need for the CCR variance requested). The motion passed, however, the item was reopened at the end of the ARCOM hearing for reconsideration of the approval and condition. A motion was made and passed to defer the application for further study.

THE PROJECT:

The applicant has submitted plans, entitled “NEW RESIDENCE FOR 164 SEMINOLE AVE”, as prepared by Smith & Moore Architects, uploaded July 07, 2025.

The following is the scope of work for the Project:

- New two-story residence.
- Final hardscape, landscape and swimming pool.

The following variances from the Town Council are required to achieve the scope of work:

- VARIANCE 1: Sec. 134-893(b)(6)b.: A variance for an angle of vision of 111° in lieu of the 108° maximum angle of vision permitted.

- VARIANCE 2: Sec. 134-893(b)(13)2.: A variance for a Cubic Content Ratio of 4.47 in lieu of the 3.98 maximum CCR permitted.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	12,177 SF	**Crown of Road**	+9.32' NAVD
Lot Depth	100'	**Lot Width**	121.77'
Lot Coverage	Permitted: 30% (3653 SF) Prev. Prop.: 25.7% (3131 SF) Prop: 25.7% (3123 SF)	**Enclosed Square Footage**	Prev. Proposed: 5,275 SF Proposed: 5267.8 SF
Building Height	Permitted: 22' Prev. Proposed: 20.5' Proposed: 20.83'	**Overall Building Height**	Permitted: 30' Prev. Proposed: 27.1' Proposed: 27.42'
Cubic Content Ratio (CCR)	Maximum: 3.99 Prev. Proposed: 4.47 Proposed: 4.47 ***Variance Requested***	**Angle of Vision**	Maximum: 108° Proposed: 111° ***Variance Requested***
Finished Floor Elevation	+10.82' NAVD	**FEMA Flood Zone**	ZONE X
Maximum Fill	Permitted: 0.75' Proposed: 0.00'	**Zero Datum**	+10.82' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 45.3%	**Front Yard Landscape Open Space**	Required: 40% Proposed: 41.2%

**** Variance Required.***

Surrounding Properties / Zoning	
North	165 & 163 Seminole Ave | Residences / R-B
South	173 Root Trail | Residence / R-B
East	150 Seminole Ave | Residence / R-B
West	176 Seminole Ave | Residence / R-B

STAFF ANALYSIS:

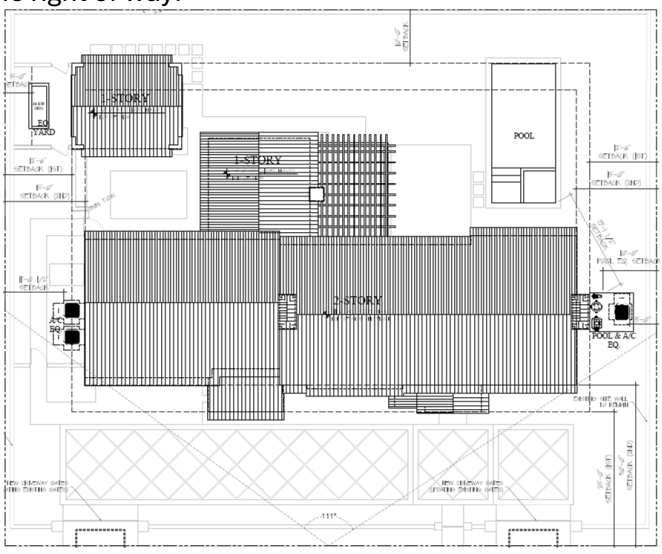


Rendering of Proposed Landscape and Residence.

The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool on a vacant parcel of land which is compliant with the minimum lot width, depth, and area requirements of the zoning district. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires two (2) variances as proposed.

The subject property is located on the south side of Seminole Ave, the second parcel east of North County Road. The proposed residence is a primarily two-story structure that spans the width of the parcel to the two-story setback lines in a rectangular shape. There is a small one-story projection at the rear just east of center of the main massing. Additionally, there is a detached one-story cabana structure at the south-east corner. The architectural style is Mediterranean Revival featuring a variegated clay barrel tile roof, cast iron balcony railing, cypress beams and brackets, arched painted wood garage doors, and divided lite casement windows. The entry includes a projecting front facing gable niche clad in saw cut coral stone and an arched pecky cypress door. The house is sited with the majority of the structural improvements towards the front of the parcel within the buildable lot area, giving space between the residence and the nearby cottages on Root Trail. The application as proposed, however, requires two variance requests, explained in further detail below.

The application was originally reviewed at the June 2025 ARCOM hearing and was very well received by the commission. The application was approved with a condition that part of the massing be reduced to eliminate the need for the CCR variance. The motion passed; however, a motion was made to reconsider the application at the end of the ARCOM meeting. During the reconsideration, a motion was made to defer the application with a list of items to be addressed for final review and approval by the commission. The applicant resubmitted plans in response to the concerns raised. The modifications include better differentiation between the primary (west) massing and secondary (east) massing, revisions to window proportions and configurations. Reductions in the interstitial floor space, increased height of chimneys, increased proportions of half timbering, reduction in proportions of exposed timber framing, and a reduction in the height of the cabana ceiling plate. The landscape plan was also reduced as requested by the commission, allowing for better glimpses of the architecture from the right of way.



Proposed Site Plan.



Previously Proposed Front (North) Elevation.



Currently Proposed North (Front) Elevation.



Previously Proposed Rear (South) Elevation.



Currently Proposed Rear (South) Elevation.



Previously Proposed Side (East) Elevation.



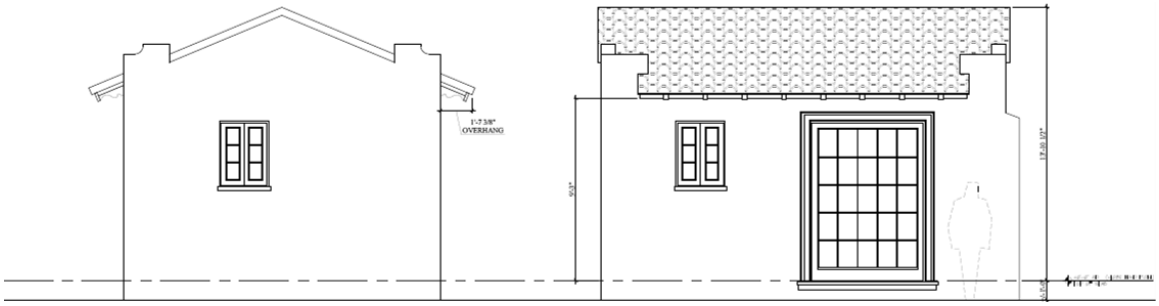
Currently Proposed Side (East) Elevation.



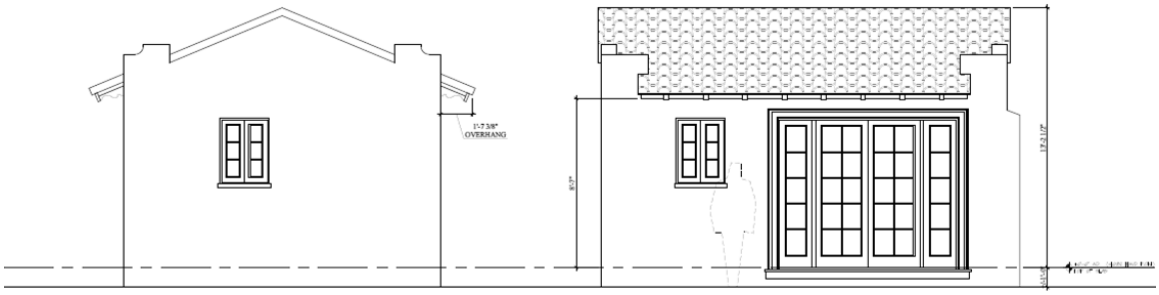
Previously Proposed Side (West) Elevation.



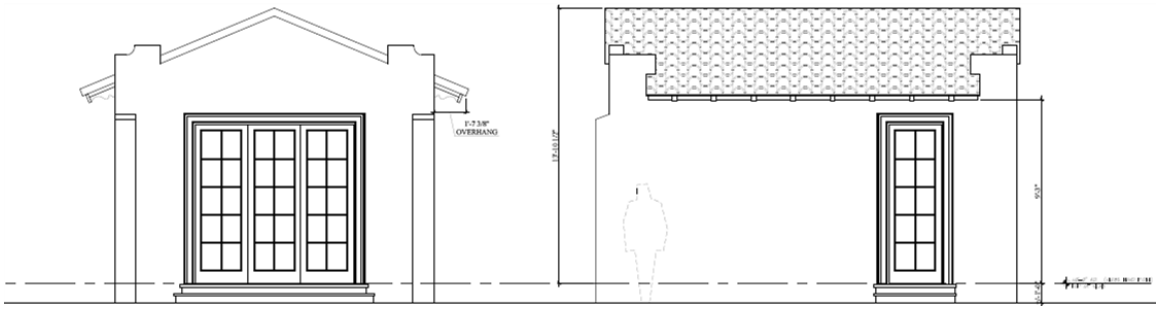
Currently Proposed Side (West) Elevation.



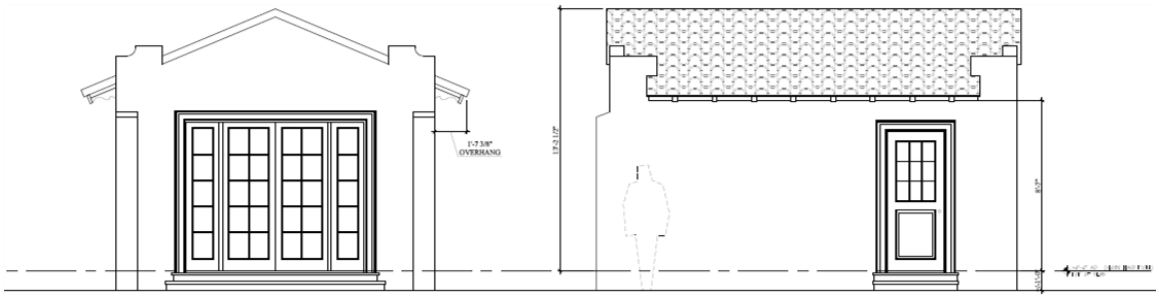
Previously Proposed East (Left) and North (Right) Cabana Elevations.



Currently Proposed East (Left) and North (Right) Cabana Elevations.



Previously Proposed West (Left) and South (Right) Cabana Elevations.



Currently Proposed West (Left) and South (Right) Cabana Elevations.

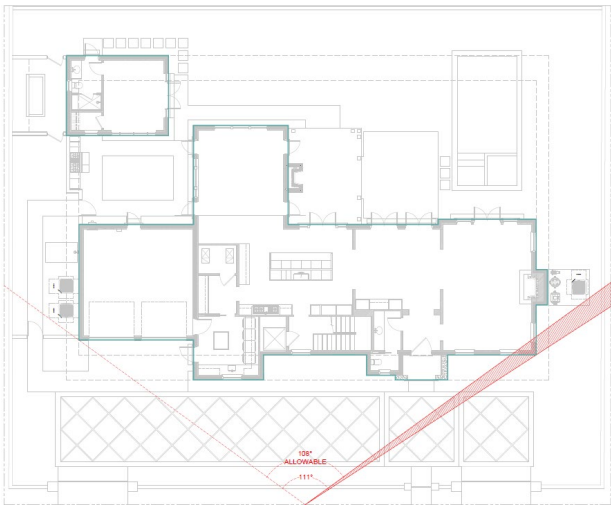


Previously Presented (Left) and Currently Proposed (Right) Landscape Plan Renderings.

VARIANCE REQUESTS

As previously noted, the application requires two (2) variances as designed. Staff will note that the lot configuration meets or exceeds the minimum dimensions required for the R-B zoning district and therefore cannot support the variance requests. It would appear that with minor modifications, a zoning compliant design could be achieved while still attaining the overall intended program. The resubmitted set of plans does little to address either request.

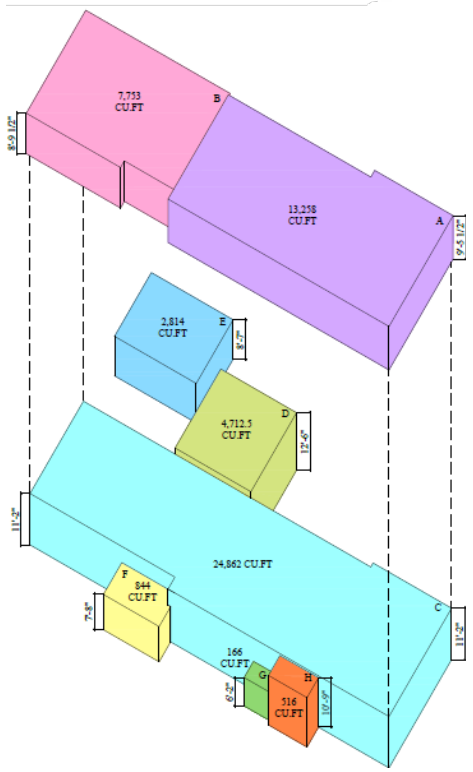
The first variance request is to exceed the maximum angle of vision. The intent of the angle of vision requirement is to reduce the effect of massing on the street by limiting the width of a structure as it approaches the front of the parcel. The permitted angle of vision is driven in part by lot width, with an increase in the angle as the lot size increases, up to a maximum degree. In this case, the lot width is just over 121 feet. Which results in a permitted angle of vision of 108°. The applicant is proposing an angle of vision measurement of 111°, exceeding the allowable maximum. This request could be eliminated by shifting the structure slightly south or by slightly reducing the width of the structure, or a combination of these.



Angle of Vision Variance Diagram.

The second variance request pertains to the cubic content ratio (CCR). The cubic content ratio regulation controls for the mass of a structure relative to the lot area and is site specific for parcels in the R-B zoning district. It is calculated using the cubic footage of the length, width, and height of all structures divided by lot area to produce the resulting ratio, with some unenclosed structures eligible for reduction up to a certain cubic footage. In this application, the lot size is approximately 12,200 square feet. Using the calculation provided in the zoning code, the maximum CCR for this site is 3.98, or 48,556 cubic feet. The applicant is proposing a CCR of 4.47 which is 54,517 cubic feet; this is 0.49 (5,961 cubic feet) over the maximum permitted.

The design of the structure features varying building heights at different parts of the proposed structures. For example, not all of the first-floor features have the same building height. The applicant could reduce the cubic content by studying a reduction in height of some or all of the house features, which would allow the proposed square footage to be maintained. If maintaining the ceiling heights is critical for the applicant, a reduction in building footprint/square footage would also result in a reduced CCR. Alternatively, a combination of these methods would reduce the cubic content without severely impacting the footprint or building heights.



Cubic Content Axonometric Diagram.

Code Section	Required	Proposed	Variance
VARIANCE 1 Sec. 134-893(b)(6)b.	Maximum 108° Angle of Vision	111° Angle of Vision	**+3°**
VARIANCE 2: Sec.134-893(b)(13)2	Maximum 3.98 CCR (48,556 CF)	4.47 CCR (54,517 CF)	**+0.49 CCR (+5,961 CF)**

CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variance(s) shall or shall not cause negative architectural impacts to the subject property.

Approval of the project will require one (1) motion to be made by the Town Council:

(1) for final determination of approval or denial of the variance(s) by the Town Council, and that the variances **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, subject to any proposed conditions.

WRB:JGM:BMF

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 23, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-25-0020 (ZON-25-0022) 2875 S OCEAN BLVD (COMBO) The applicant, 2875 OCEAN LLC (Jim Randall, Manager), has filed an application requesting Architectural Commission review and approval to enclose a vehicular drive-thru at an existing commercial site, with zoning application required for site plan review and a parking variance. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 7/16/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

KOCHMAN & ZISKA PLC

Ronald S. Kochman*
Maura A. Ziska
Alexander D. Kochman
*Also admitted in New York

Esperanté
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401
Telephone 561-802-8960
Facsimile 561-802-8995

May 27, 2025

RE: **ZON-25-0022/ARC-25-0020 2875 South Ocean Boulevard**

We are pleased to submit the accompanying drawings to enclose the existing 2,392 SF ground floor drive-through to be used as office space. There will be no change to the lost coverage.

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161 N/A

B) ARCOM 18-205 N/A

Sec. 18-205. - Criteria for building permit.

(1) The plan for the proposed modifications to an existing building is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.

(2) The plan for the proposed modifications to an existing building will be protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

(3) The proposed modifications to an existing buildings are not, in their exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

(4) The proposed modifications to an existing building is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

(5) The proposed modifications to an existing building is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

a. Apparently visibly identical front or side elevations;
b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

(6) The proposed modifications to an existing building is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

a. Height of building or height of roof.
b. Other significant design features including, but not limited to, materials or quality of architectural design.
c. Architectural compatibility.
d. Arrangement of the components of the structure.

e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
f. Diversity of design that is complimentary with size and massing of adjacent properties.
g. Design features that will avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring property.

(7) There is no proposed accessory structure.

(8) The proposed modifications to an existing building is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

(9) The proposed modifications to an existing building is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

(10) The proposed modifications to an existing building adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

B) ARCOM 18-206 N/A

C) SPECIAL EXCEPTION 134-229

D) SITE PLAN REVIEW 134-329 N/A

All applications for building additions over 2000 square feet shall require site plan approval. New office space totaling 2392 square feet is proposed.

1. An expansion to allow a drive-through is a special exception use in the C-TS Zoning District.
2. The drive-through will be operated in a way that the public health, safety, welfare and morals will be protected.
3. The drive-through will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
4. The drive-through will be compatible with adjoining development and intended purpose of the district in which it is to be located as there are other commercial enterprises in the area.
5. The drive-through will comply with yard, other open space, and any other special requirements set out in Article VI for the particular use involved.
6. The drive-through will comply with all elements of the comprehensive plan.
7. The drive-through will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district as the space is small and will not have additional seating.
8. Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of first or catastrophe, all along within the building parking lot that has ample parking spaces.
9. Any proposed signage will meet the Town's guidelines.
10. Location, availability and compatibility of utility service for the drive-through will remain the same.
11. Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
12. The proposed drive-through counter will nor attract the principal portion of its customers/clients from off-island locations.

13. There are no historic trees on site.
14. The proposed drive-through will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

E) VARIANCES 134-201 N/A

Variance 1: Section 134-2176: A parking variance to provide 0 new parking spaces in lieu of the 10 new parking spaces required, with 122 parking spaces existing and proposed.

Please feel free to reach out with any questions.

Sincerely,

Maura Ziska

Maura Ziska

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2875 South Ocean

2875 S. Ocean Blvd
Palm Beach, FL 33480

SCOPE OF WORK

THE SCOPE OF THE PROJECT INVOLVES ENCLOSING AN EXISTING 2,392 SF GROUND FLOOR DRIVETHROUGH, NO CHANGE TO LOT COVERAGE; ASSOCIATED LANDSCAPE/HARDSCAPE.



SHEET	NAME	REV 1 DRSG. XX/XX/XX
Z-0.1.0	VICNITY LOCATION MAP	
Z-1.0.0	EXISTING PHOTOS	
Z-1.1.0	ZONING LEGEND	
Z-1.1.1	ZONING DIAGRAMS	
A-2.1.0	EXTERIOR WEST ELEVATIONS	
A-2.2.0	EXTERIOR EAST ELEVATIONS	
A-2.3.0	EXTERIOR NORTH ELEVATIONS	
A-2.4.0	EXTERIOR SOUTH ELEVATIONS	
A-2.5.0	ENLARGED ELEVATIONS	
A-2.6.0	OVERALL COLORED ELEVATIONS	
A-2.6.1	OVERALL COLORED ELEVATIONS + ARCHITECTURAL DETAILS	
A-4.0.0	RENDERING	
A-4.0.1	RENDERING	
A-4.0.2	RENDERING	
ZONING		
A-0.1.0	EXISTING SITE PLAN	
A-0.1.1	PROPOSED SITE PLAN	
A-1.0.0	EXISTING OVERALL FLOOR PLAN	
A-1.1.0	EXISTING AND PROPOSED FLOOR PLANS	
A-5.0.0	CONSTRUCTION SCREENING PLAN	
A-5.1.0	CONSTRUCTION STAGING PLAN	
A-5.2.0	EXISTING AND PROPOSED PARKING PLAN	

SECOND SUBMITTAL 05-27-2025

ARC-25-0020 ZON-25-0022

CIVIL ENGINEER
SIMMON & WHITE
2581 METROCENTRE BLVD WEST, STE 3
WEST PALM BEACH, FLORIDA 33407
CONTACT PHONE: 561.478.7848

LANDSCAPE
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD - SUITE 20-B
PALM BEACH, FLORIDA 33480
CONTACT PHONE: 561.832.4600

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Architecture + Interior Design
Keith M. Spina # AR13419
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WEST PALM BEACH, FLORIDA 33401
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Keith M. Spina # AR13419

EXISTING BUILDING RENOVATION
2875 South Ocean
2875 S. Ocean Blvd
Palm Beach, FL 33480

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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

COVER SHEET

CVR.

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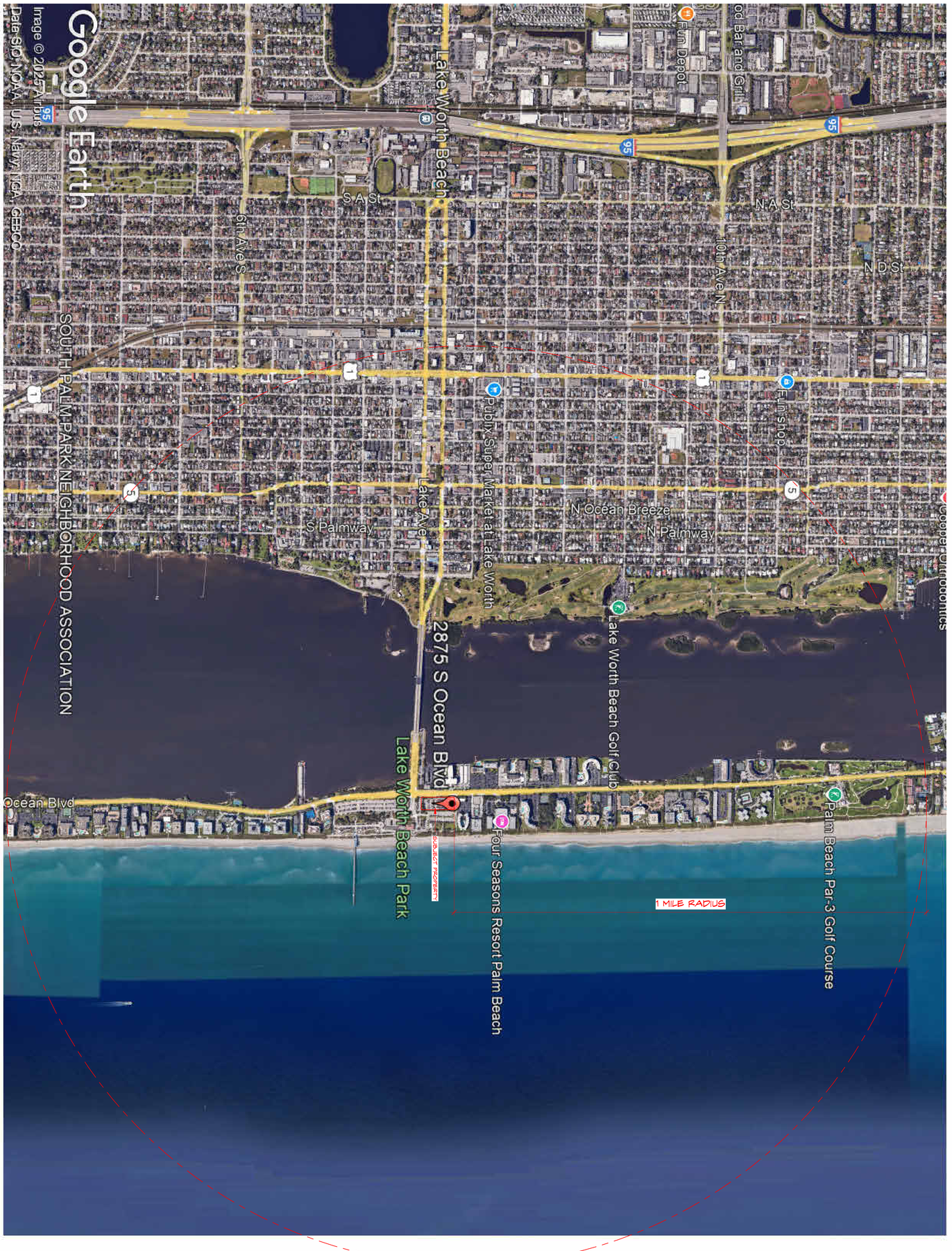
VICINITY LOCATION MAP



VICINITY LOCATION MAP

Z-0.1.0		Project no: 24109 Date: 04.28.2025 Drawn by: NDC Project Manager: JG	Revisions:	THESE DRAWINGS ARE FOR THE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED	EXISTING BUILDING RENOVATION 2875 South Ocean 2875 S. Ocean Blvd Palm Beach, FL 33480

VICINITY LOCATION MAP

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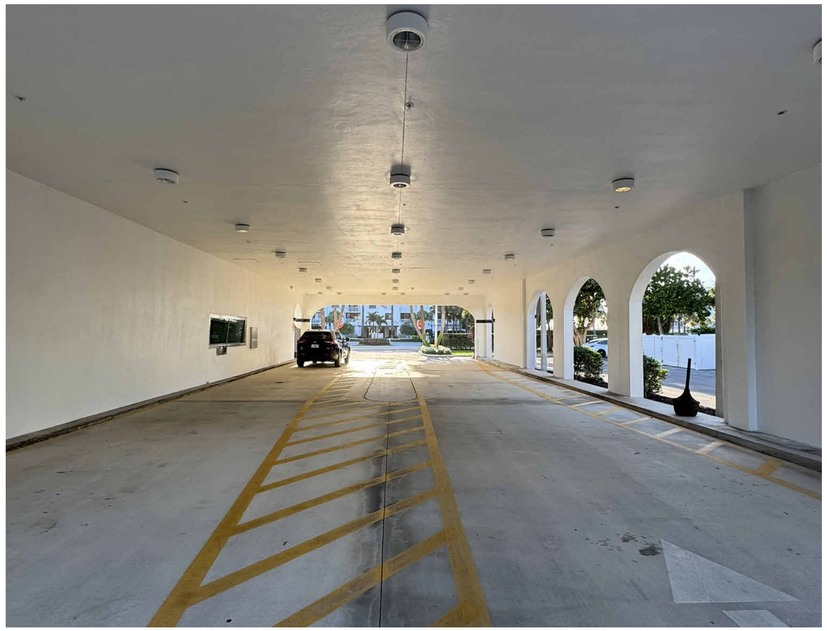
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



EXISTING PHOTO OF DRIVE THRU

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EXISTING PHOTOS

Z-1.0.0

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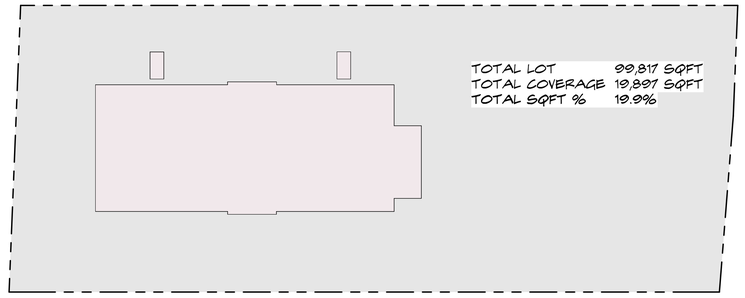
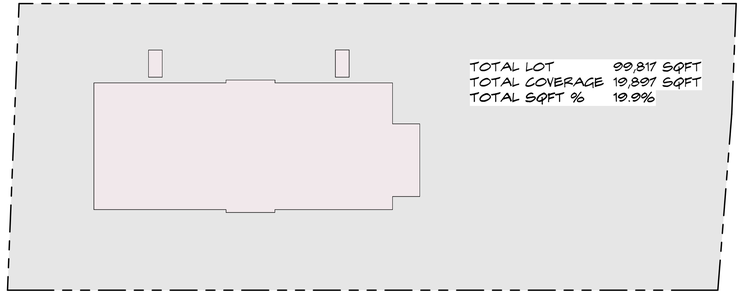


1 Z-1.1.1 **EXISTING LOT COVERAGE**
SCALE: 1" = 50'-0"



2 Z-1.1.1 **PROPOSED LOT COVERAGE**
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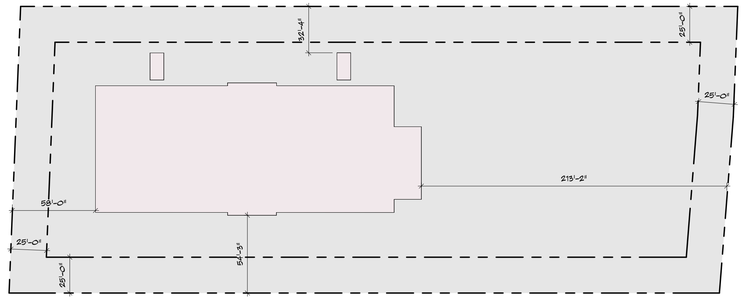

3 Z-1.1.1 **EXISTING SETBACKS**
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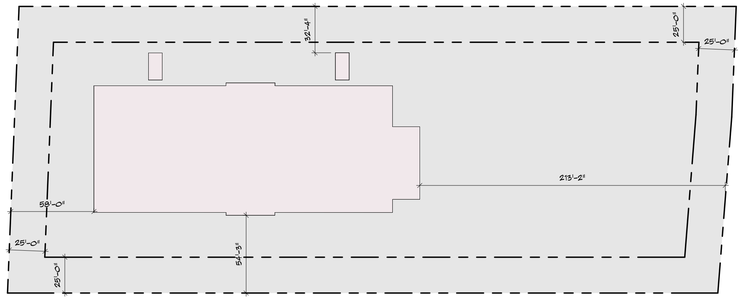

4 Z-1.1.1 **PROPOSED SETBACKS**
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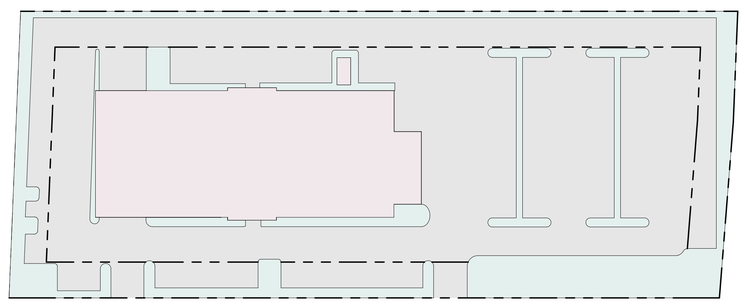

6 Z-1.1.1 **EXISTING LANDSCAPE OPEN SPACE**
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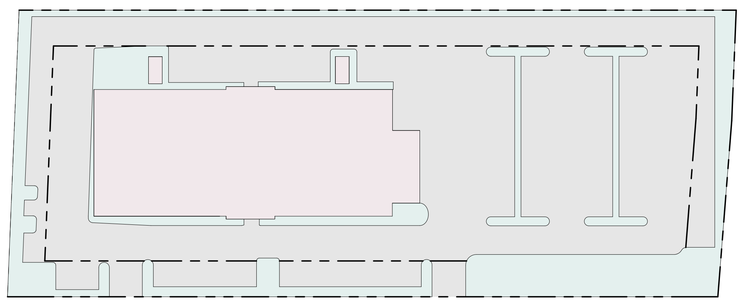

5 Z-1.1.1 **PROPOSED LANDSCAPE OPEN SPACE**
SCALE: 1" = 50'-0"

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Project Manager: JG

ZONING DIAGRAMS

Z-1.1.0

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Town of Palm Beach

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

Zoning Legend

Line #				
1	**Property Address:**	2875 S OCEAN BLVD		
2	**Zoning District:**	C-TS (COMMERCIAL TOWN SERVING)		
3	**Lot Area (sq. ft.):**	99,630 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	500.45' x 200.16'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Commercial		
6	**FEMA Flood Zone Designation:**	AE-8		
7	**Zero Datum for point of meas. (NAVD)**	N/A		
8	**Crown of Road (COR) (NAVD)**	N/A		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	69,741 SF (70%)	19,404 SF (19.4%)	19,404 SF (19.4%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	15,000 SF	34,192 SF	36,620 SF
12	*Front Yard Setback (Ft.)	N/A	N/A	N/A
13	* Side Yard Setback (1st Story) (Ft.)	N/A	N/A	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	N/A	N/A	N/A
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	N/A	N/A	N/A
18	Overall Building Height (Ft.)	N/A	N/A	N/A
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A	N/A
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	24,9075 SF (25%)	18,579 SF (18.64%)	19,772 SF (19.84%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each yard area with cardinal direction (N,S,E,W)*

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill [(Sec. 134-1600)]*

**** Provide Native plant species info per category as requited by [Ord. 003-2023] on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

ZONING DIAGRAMS

Z-1.1.1

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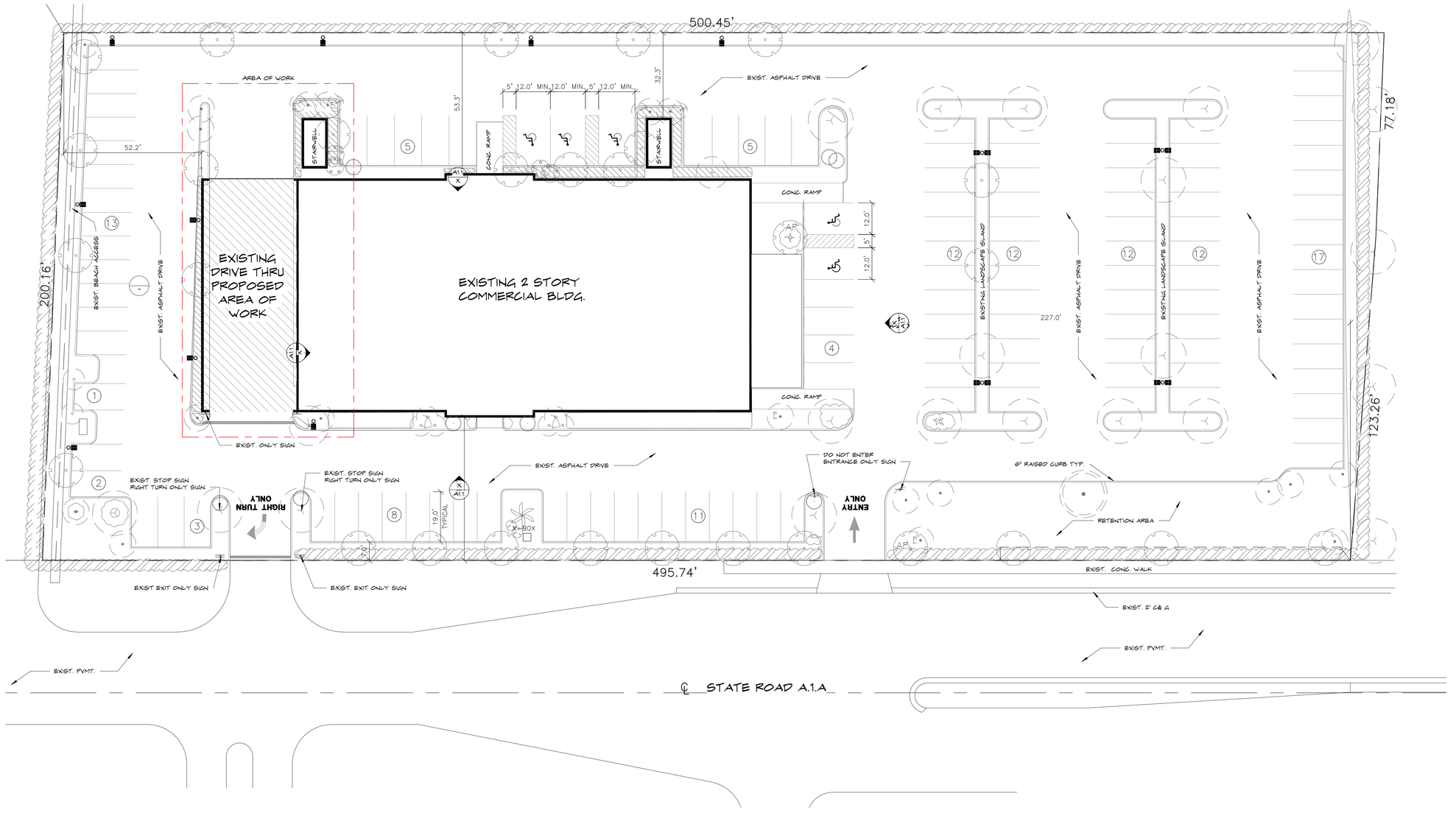

1 A-0.1.0 **EXISTING ARCHITECTURAL SITE PLAN**
SCALE: 1" = 20'-0"

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EXISTING SITE PLAN

A-0.1.0

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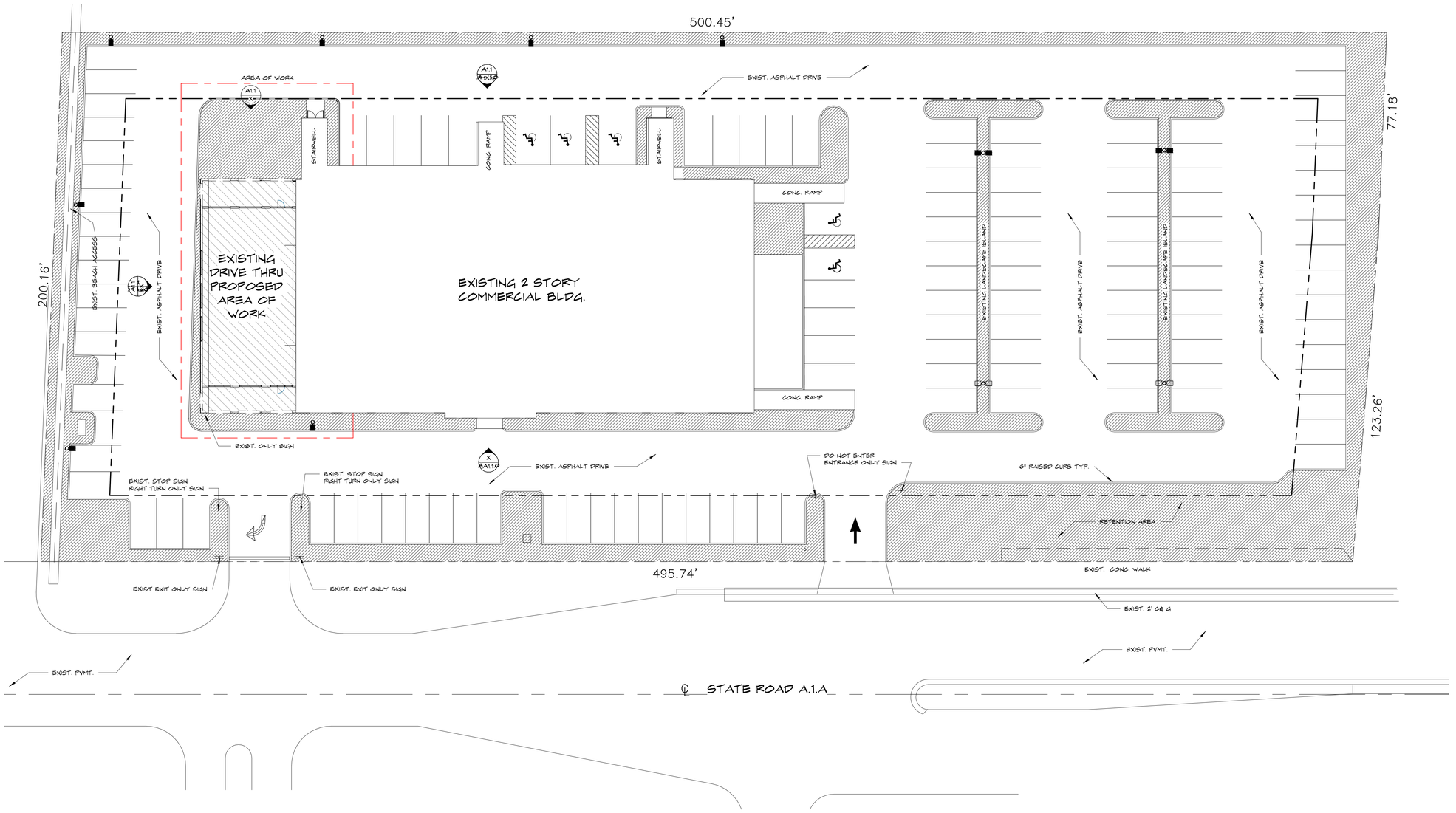

1 A-0.1.1 **PROPOSED ARCHITECTURAL SITE PLAN**
SCALE: 1" = 20'-0"

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Revisions:

Project no: 24109
Date: 05-27-2025
Drawn by: NDC
Project Manager: JG

N W E S

PROPOSED SITE PLAN

A-0.1.1

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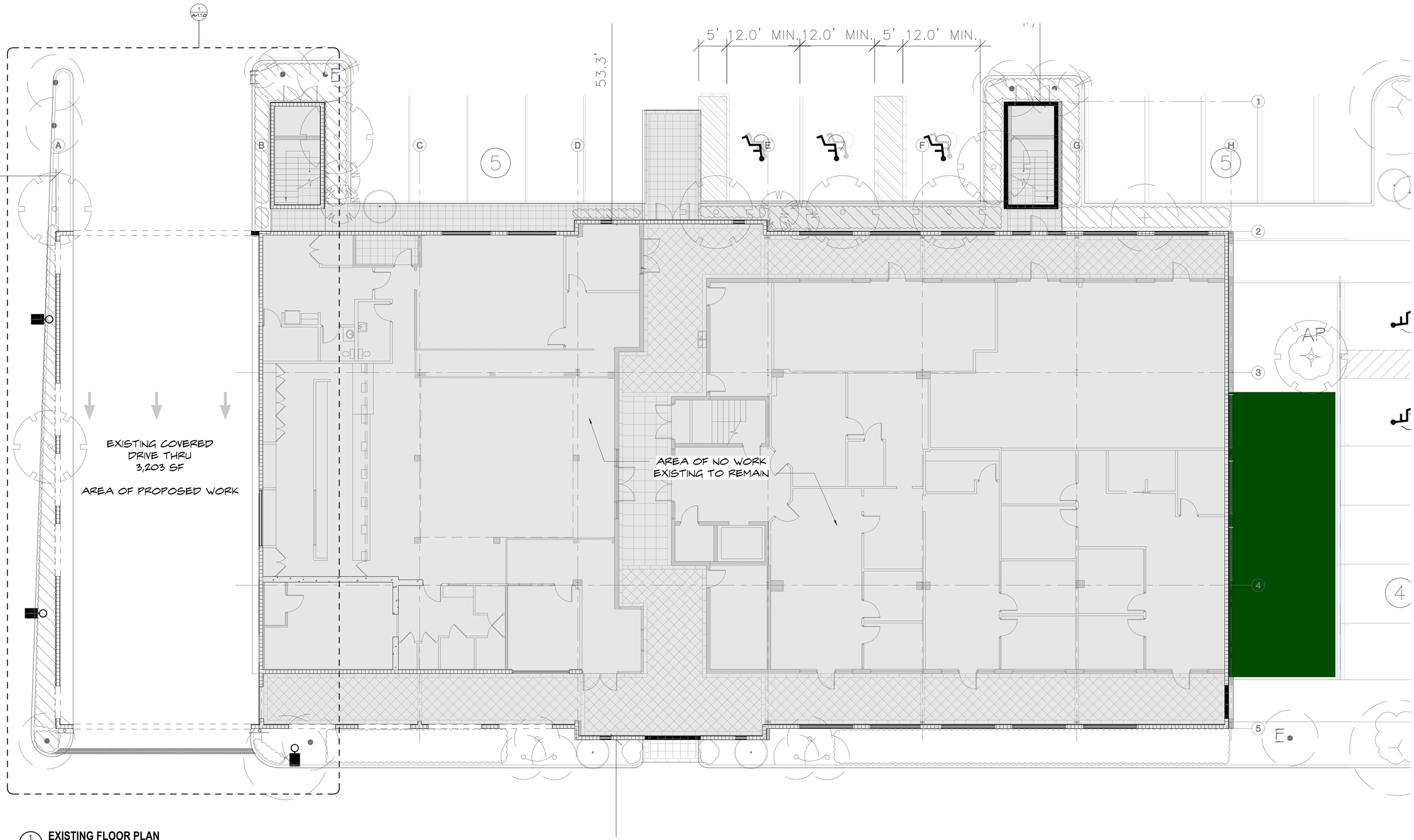

1 A-1.0.0 **EXISTING FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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EXISTING OVERALL FLOOR PLAN

A-1.0.0

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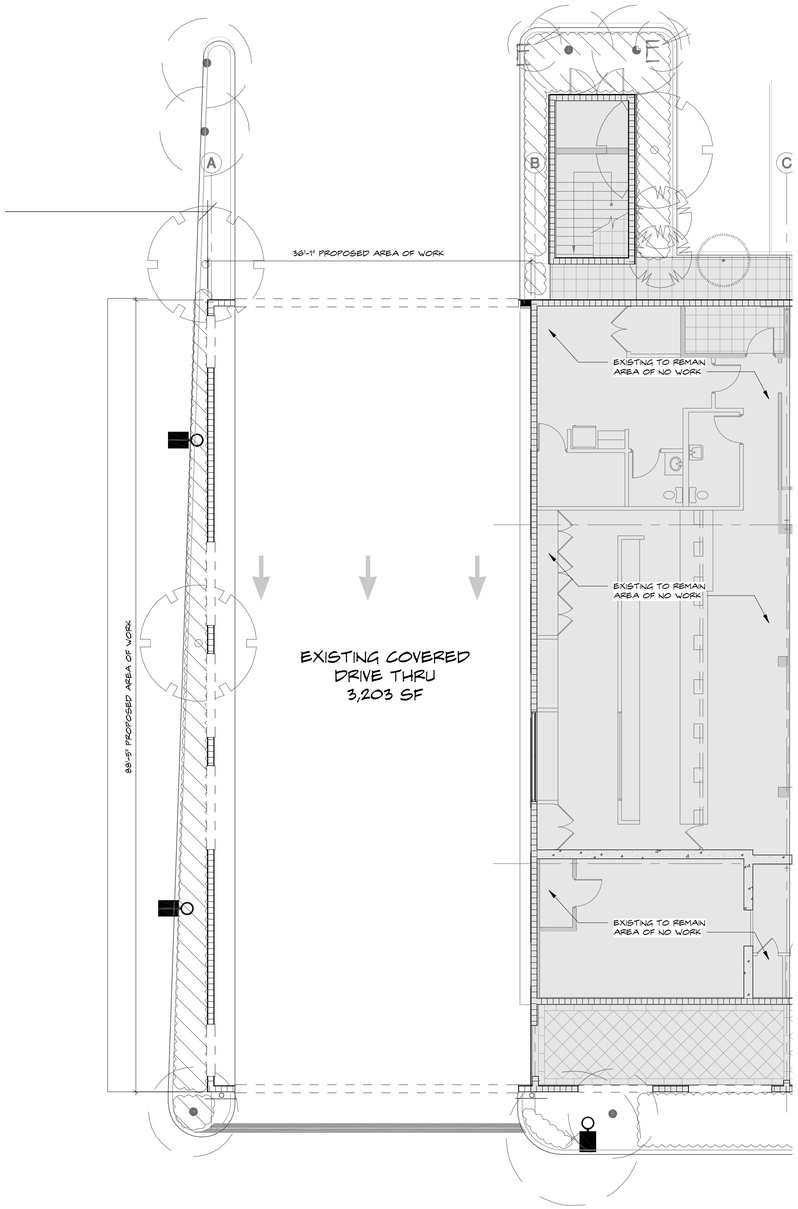
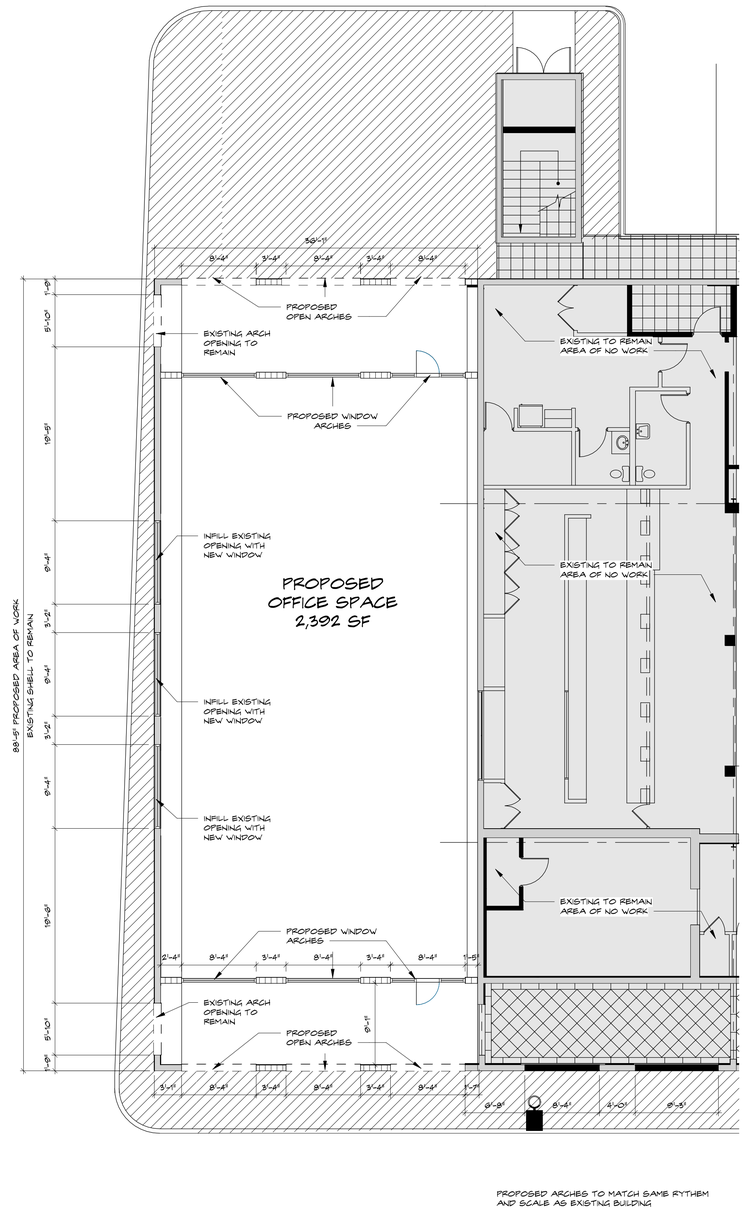


1 A-1.1.0 **EXISTING FLOOR PLAN**
SCALE: 1/8" = 1'-0"



PROPOSED ARCHES TO MATCH SAME RYTHEM
AND SCALE AS EXISTING BUILDING

2 A-1.1.0 **PROPOSED FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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Drawn by: NDC
Project Manager: JG

EXISTING AND PROPOSED FLOOR PLANS

A-1.1.0

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2 A-2.1.0 **EXISTING WEST ELEVATION**
SCALE: 1/8" = 1'-0"



1 A-2.1.0 **PROPOSED WEST ELEVATION**
SCALE: 1/8" = 1'-0"

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Project no: 24109
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Drawn by: Author
Project Manager: Checker

N W E S

EXTERIOR WEST ELEVATIONS

A-2.1.0

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2 A-2.1.0 **EXISTING WEST ELEVATION**
SCALE: 1/8" = 1'-0"



1 A-2.1.0 **PROPOSED WEST ELEVATION**
SCALE: 1/8" = 1'-0"

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Project Manager: Checker

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OVERALL COLORED ELEVATIONS

A-2.1.1

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1 A-2.2.0 **EXISTING OVERALL EAST ELEVATION**
SCALE: 1/8" = 1'-0"



2 A-2.2.0 **PROPOSED OVERALL EAST ELEVATION**
SCALE: 1/8" = 1'-0"

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Date: 04-28-2025
Drawn by: NDC
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EXTERIOR EAST ELEVATIONS

A-2.2.0

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1 A-2.2.0 **EXISTING OVERALL EAST ELEVATION**
SCALE: 1/8" = 1'-0"



2 A-2.2.0 **PROPOSED OVERALL EAST ELEVATION**
SCALE: 1/8" = 1'-0"

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OVERALL COLORED ELEVATIONS

A-2.2.1

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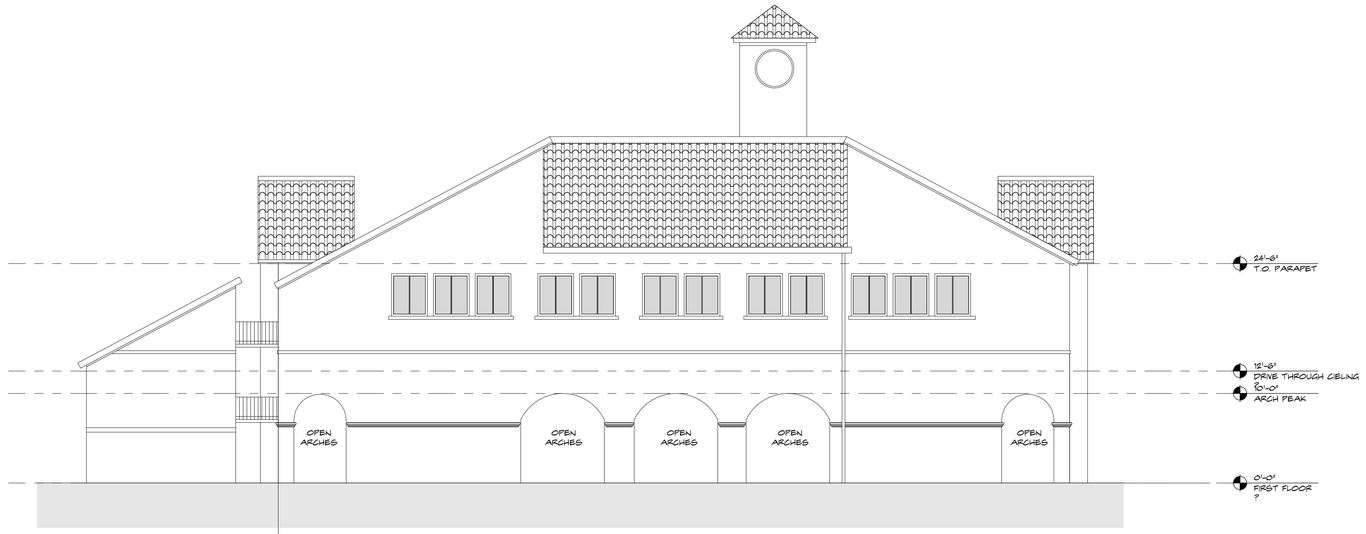

1 A-2.3.0 **EXISTING NORTH ELEVATION**
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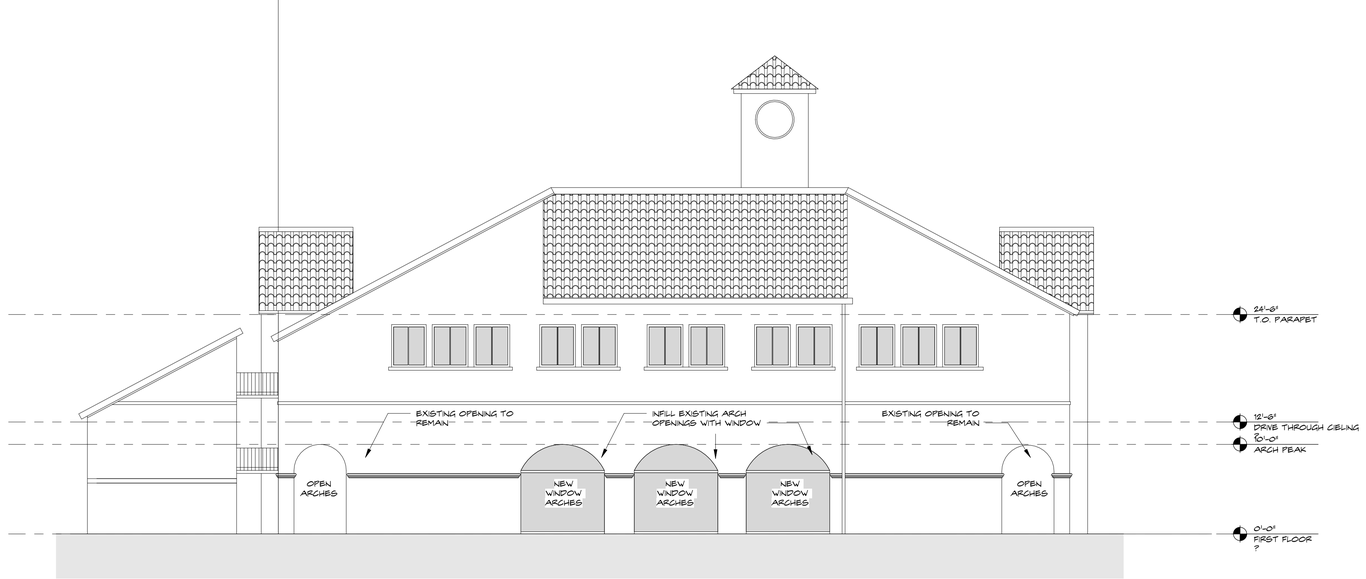

2 A-2.3.0 **PROPOSED NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

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EXTERIOR NORTH ELEVATIONS

A-2.3.0

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1 A-2.3.0 **EXISTING NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



2 A-2.3.0 **PROPOSED NORTH ELEVATION**
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OVERALL COLORED ELEVATIONS

A-2.3.1

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1 A-2.4.0 **EXISTING SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



2 A-2.4.0 **PROPOSED SOUTH ELEVATION**
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Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

EXTERIOR SOUTH ELEVATIONS

A-2.4.0

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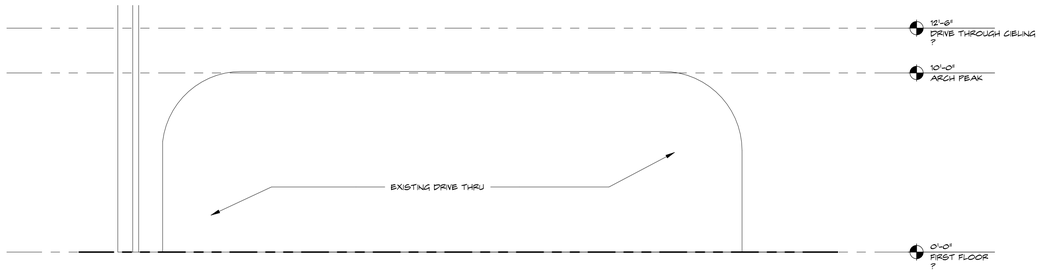

1 A-2.5.0 **ENLARGED EXISTING WEST ELEVATION**
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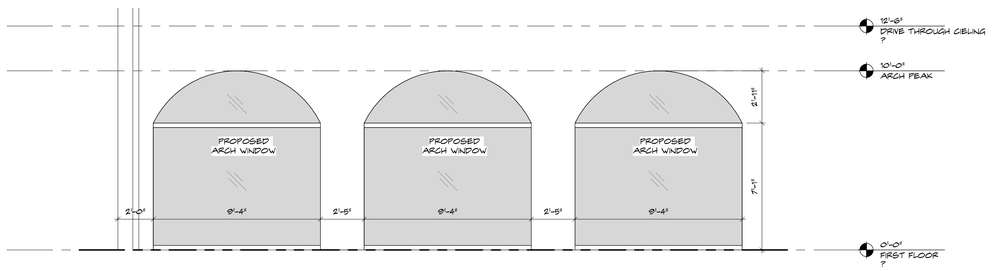

2 A-2.5.0 **ENLARGED PROPOSED WEST ELEVATION**
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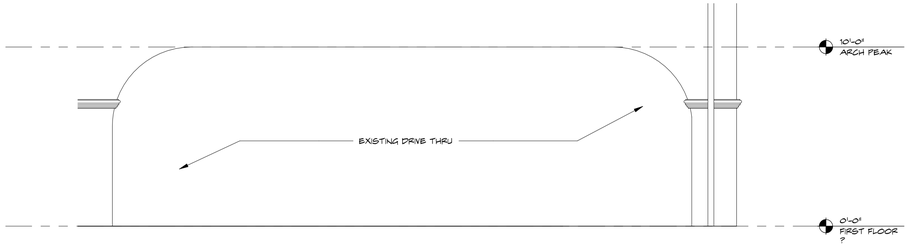

4 A-2.5.0 **ENLARGED EXISTING EAST ELEVATION**
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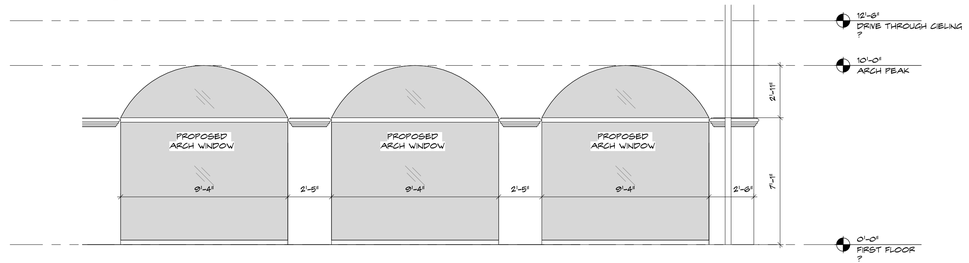

3 A-2.5.0 **PROPOSED ENLARGED EAST ELEVATION**
SCALE: 1/4" = 1'-0"







ARCHITECTURAL DETAILS

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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

ENLARGED ELEVATIONS

A-2.5.0

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MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

MIAMI–DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, FL 33175
T (786) 315–2590 F (786) 315–2599
www.miamidade.gov/economy

Trulite Glass & Aluminum Solutions, LLC
403 West Park Ct, #201
Peachtree City, GA 30269

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami–Dade County RER–Product Control Section to be used in Miami–Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami–Dade County Product Control Section (In Miami–Dade County) and/ or the AHJ (in areas other than Miami–Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami–Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Series "3300 Resistor Impact Wall Unitized" Aluminum Storefront/Window Wall System – L.M.I.

APPROVAL DOCUMENT: Drawing No. **AD14-03**, titled "Resistor 3300 Storefront Wall (Large and Small Missile Impact)", sheets 1 through 16 of 16, dated 09/23/21, with revision **8** dated 12/20/23, prepared by MCY Engineering, Inc., signed and sealed by Yiping Wang, P.E., bearing the Miami–Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami–Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant.

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, series, and following statement: "Miami–Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/ or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami–Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

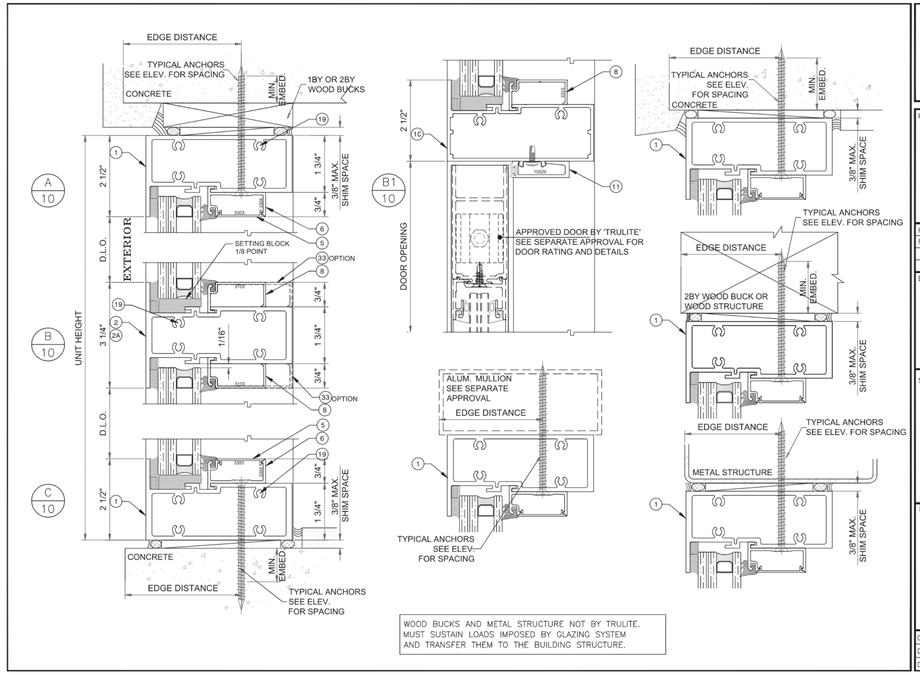
This NOA **revises NOA No. 21-1216.06** and consists of this page 1 and evidence pages E-1, E-2, E-3 and E-4, as well as approval document mentioned above.

The submitted documentation was reviewed by **Manuel Perez, P.E.**

MIAMI-DADE COUNTY APPROVED

1/30/24

NOA No. 23-1222.09
Expiration Date: July 23, 2025
Approval Date: February 08, 2024
Page 1



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http://www.trulite.com
403 WESTPARK CT. SUITE 201
PEACHTREE CITY, GA 30269
p. 800-432-8132 | f. 954-724-2083

PRODUCT:
Resistor 3300 ALUMINUM
STOREFRONT WALL (LARGE AND SMALL MISSILE IMPACT)
Resistor

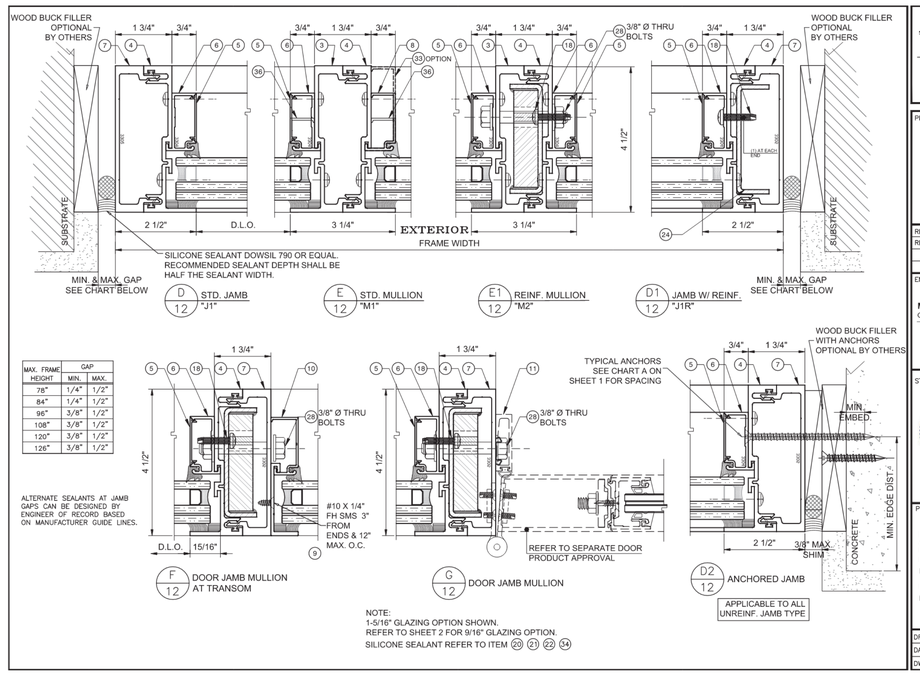
REVN	DATE/REMARKS
REV. 8	12.20.2023 / FBC 2023

ENGINEER:
MCY ENGINEERING, INC.
GLAZING CONSULTANT
12781 MIRAMAR PKWY. STE. 301
MIRAMAR, FL. 33027
P: 305-271-0117 F: 305-573-5063
Email: MCY@mcyengineering.com
www.MCYEngineering.com

STAMP:
YIPING WANG LICENSE NUMBER PE 85583 No. 85583 STATE OF FLORIDA PROFESSIONAL ENGINEER
December 20th, 2023

PRODUCT CONTROL APPROVAL:
PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. 23-1222.09
Expiration Date: 07/23/2025
By: Manuel Perez
Miami-Dade Product Control

DRAWN: James
DATE: 12.20.2023
DWG: AD14-03
DRAWING No: 10 OF 16



Trulite
GLASS & ALUMINUM SOLUTIONS
http://www.trulite.com
403 WESTPARK CT. SUITE 201
PEACHTREE CITY, GA 30269
p. 800-432-8132 | f. 954-724-2083

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DATE: 12.20.2023
DWG: AD14-03
DRAWING No: 12 OF 16

285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA O'ROURKE + PARTNERS

Architecture • Interior Design
Keith M. Spina # AR13419

EXISTING BUILDING RENOVATION
2875 South Ocean
2875 S. Ocean Blvd
Palm Beach, FL 33480

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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

WINDOW SPECIFICATIONS

A-2.5.1

SECOND SUBMITTAL

5/23/2025 3:48:16 PM

P:\24\2875 S Ocean Blvd-24109\2875 S.OCEAN BLVD.rvt ADJUSTED.rvt

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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

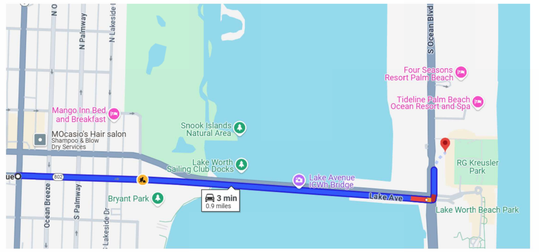
RENDERING

A-4.0.0

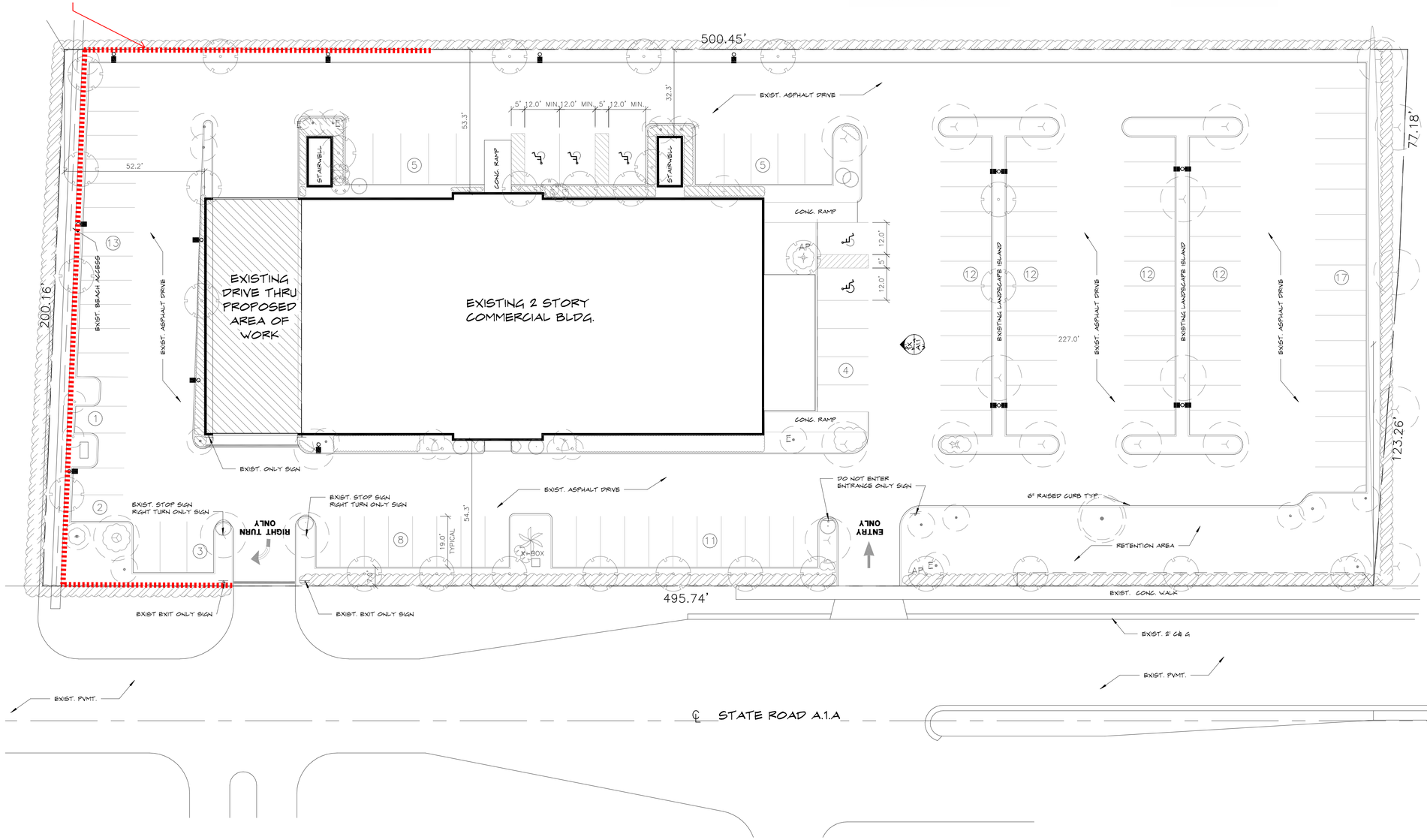
SECOND SUBMITTAL

5/23/2025 3:48:19 PM

P:\24\2875 S Ocean Blvd\24109 2875 S OCEAN BLVD.rvt



TRUCK LOGISTICS



1 A-5.0.0 CONSTRUCTION SCREENING PLAN

SCALE: 1" = 20'-0"

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West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

CONSTRUCTION SCREENING PLAN

A-5.0.0

SECOND SUBMITTAL

4/27/2025 4:09:11 PM

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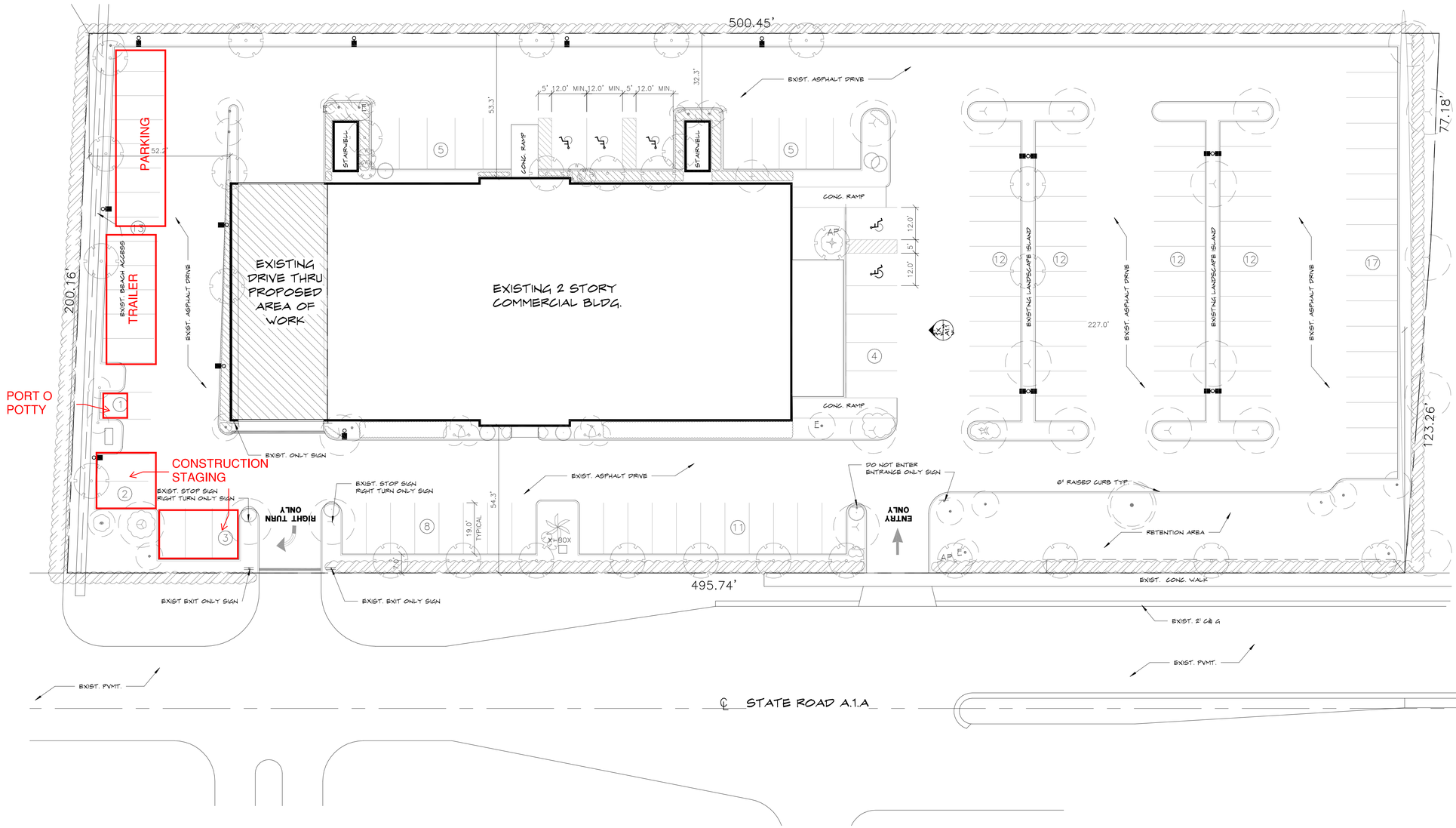

1 A-5.1.0 **CONSTRUCTION STAGING PLAN**
SCALE: 1" = 20'-0"

285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA0003399

SPINAOROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

EXISTING BUILDING RENOVATION
2875 South Ocean
2875 S. Ocean Blvd
Palm Beach, FL 33480

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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

CONSTRUCTION STAGING PLAN

A-5.1.0

SECOND SUBMITTAL

4/27/2025 4:09:11 PM

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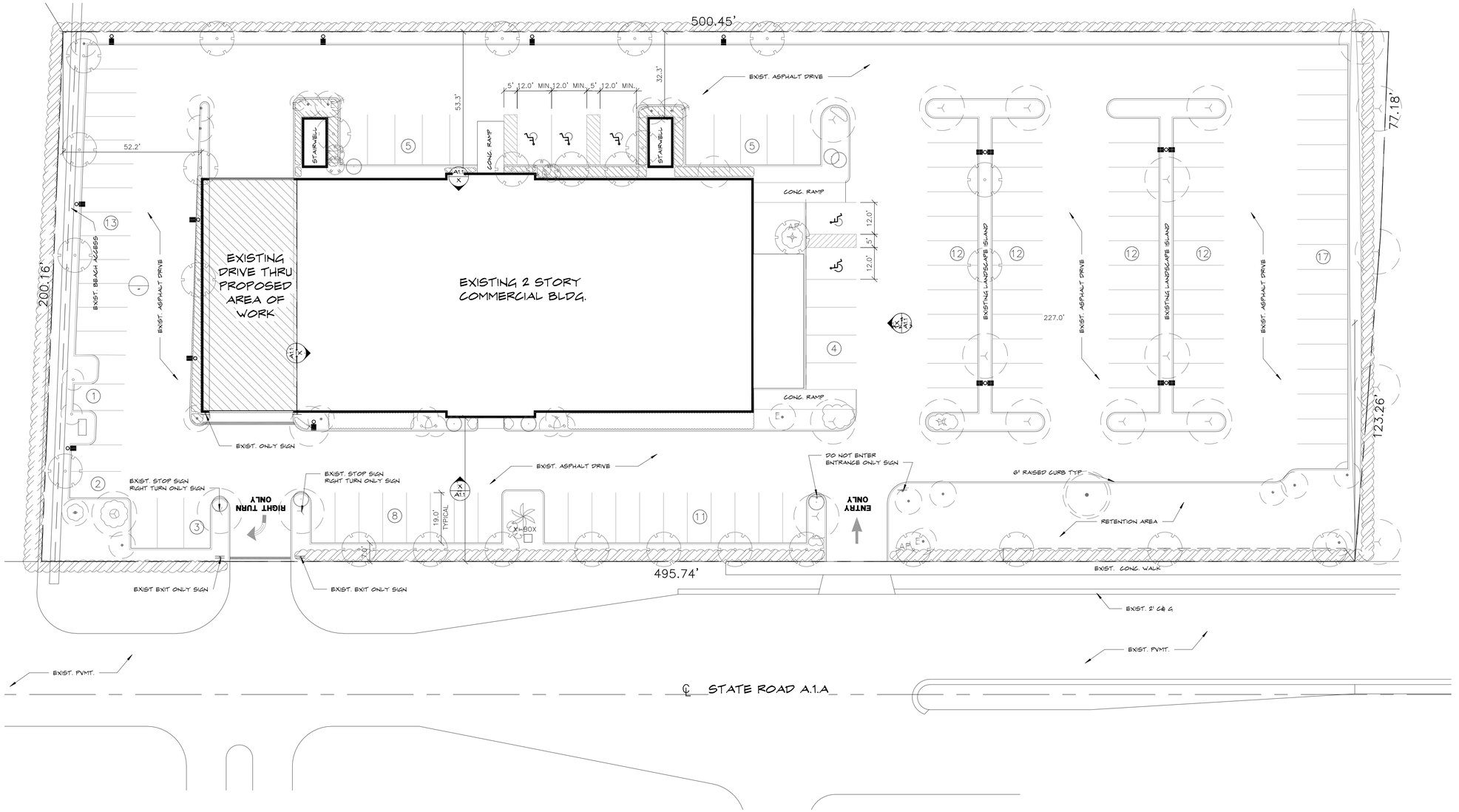
USE	SIZE	REQUIRED PARKING
Office	17,658 SF (1 Space / 250 SF)	71 Spaces
Medical Office	1,273 SF (1 Space / 250 SF)	5 Spaces
Retail	8,531 SF (1 Space / 200 SF)	43 Spaces
Restaurant	2,084 SF	29 Spaces*
TOTAL		**148 Spaces** 111 Existing Spaces



1 A-5.2.0 **EXISTING AND PROPOSED PARKING PLAN**
SCALE: 1" = 20'-0"

5/23/2025 3:48:21 PM

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West Palm Beach Florida 33401
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Architecture • Interior Design
Keith M. Spina # AR13419

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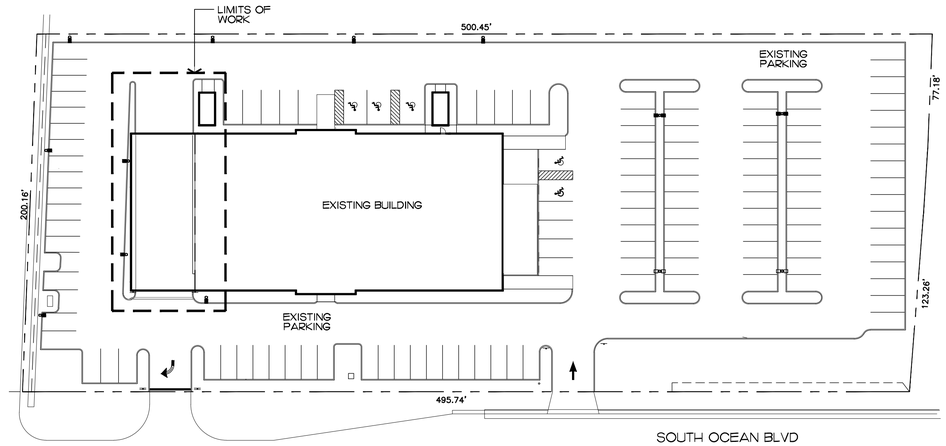
Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

EXISTING AND PROPOSED PARKING PLAN

A-5.2.0

SECOND SUBMITTAL



Site Plan

SCALE: 1" = 40'=0"

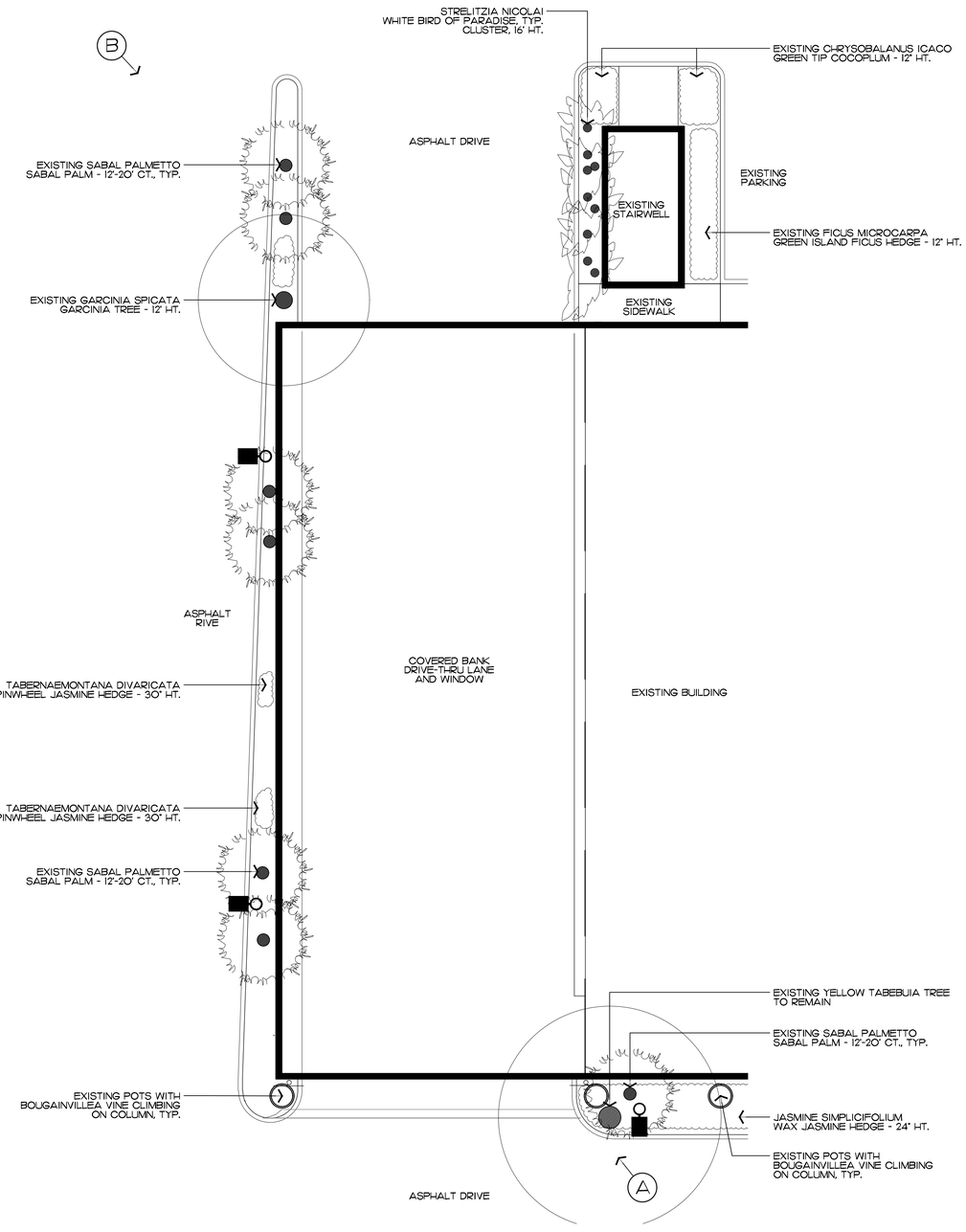
Existing Conditions



A



B



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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

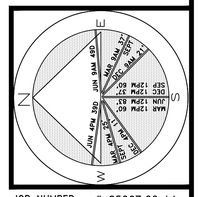
ARC-25-0020
ZON-25-0022

Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Existing Building Renovation
2875 South Ocean Blvd
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25067.00 LA
DRAWN BY: Jean Twomey

DATE: 05.27.2025

SHEET L1.0

64 sf.
AREA IN SQ.FT.



AERIAL VIEW / KEY MAP



A



B



C



D



E



F



G



H



I



J

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139 North County Road SR20-B Palm Beach, Fl 33480
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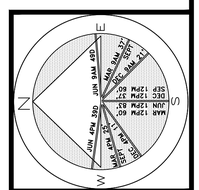
FLORIDA



JOB NUMBER: # 25067.00 LA
DRAWN BY: Sean Twomey

DATE: 05.27.2025

SHEET L1.1

64 sf.

AREA IN SQ.FT.

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ARC-25-0020
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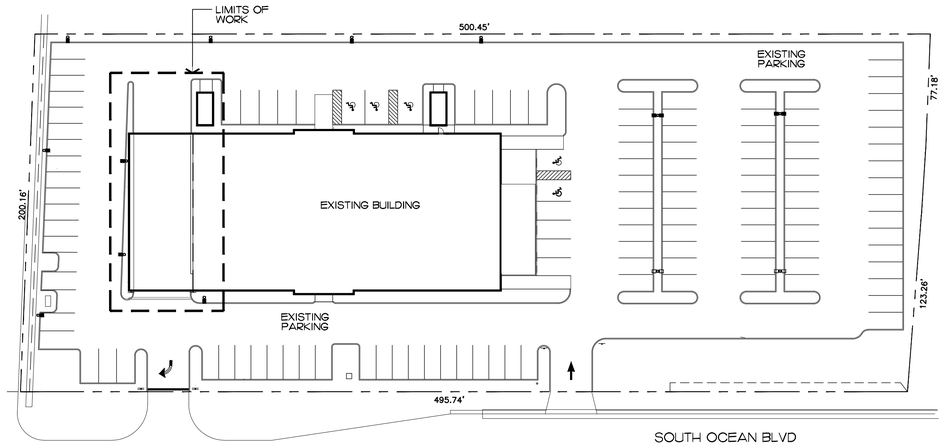
Existing Conditions / Images



Site Plan

SCALE: 1" = 40'=0"

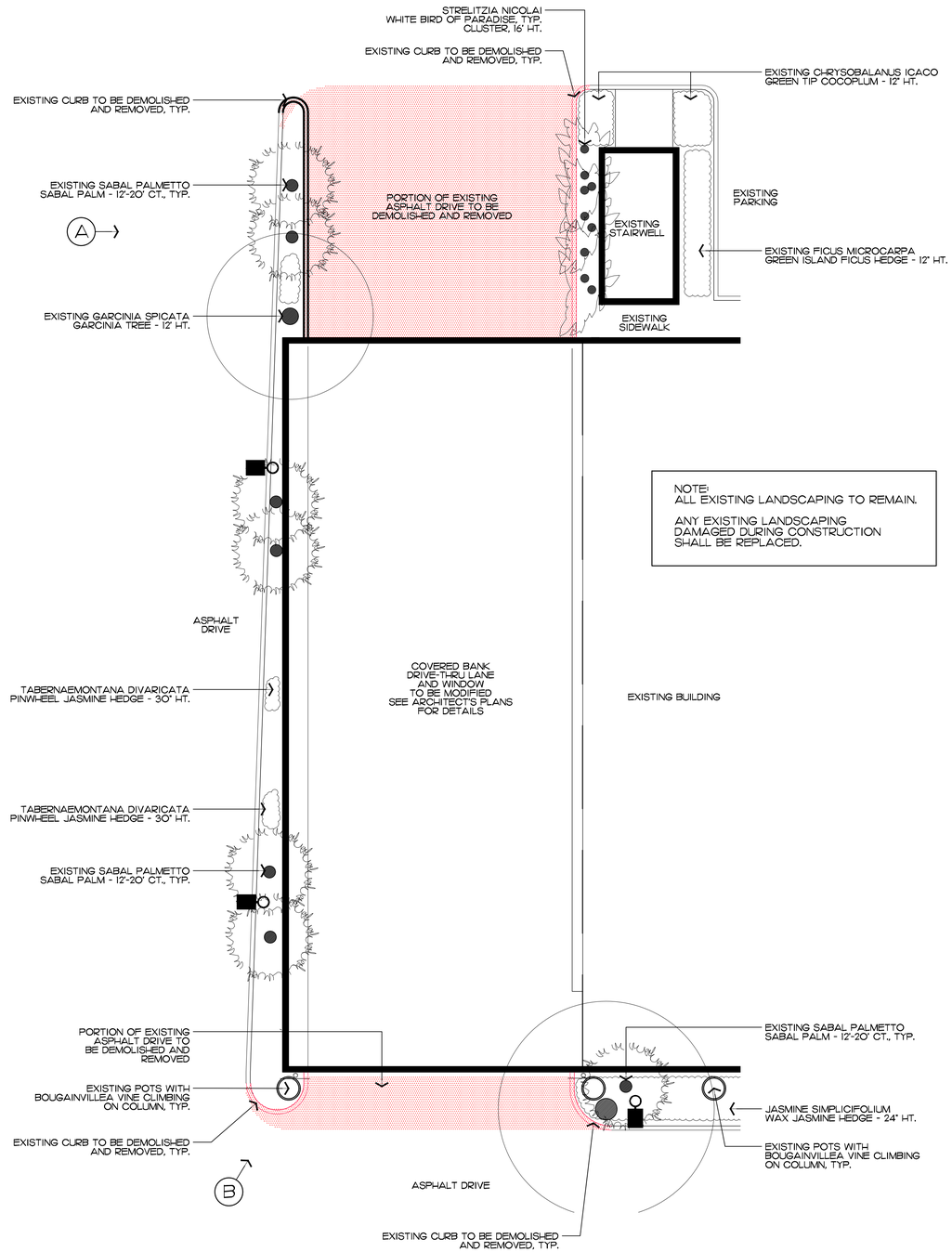
Existing Conditions



A



B



A

B

ENVIRONMENT DESIGN GROUP
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Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
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Dustin@environmentdesigngroup.com

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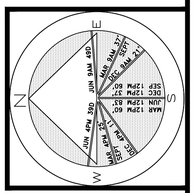
FLORIDA



JOB NUMBER: # 25067.00 LA
DRAWN BY: Sean Twomey
DATE: 05.27.2025

SHEET L1.0

64 sf.
AREA IN SQ.FT.

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ARC-25-0020
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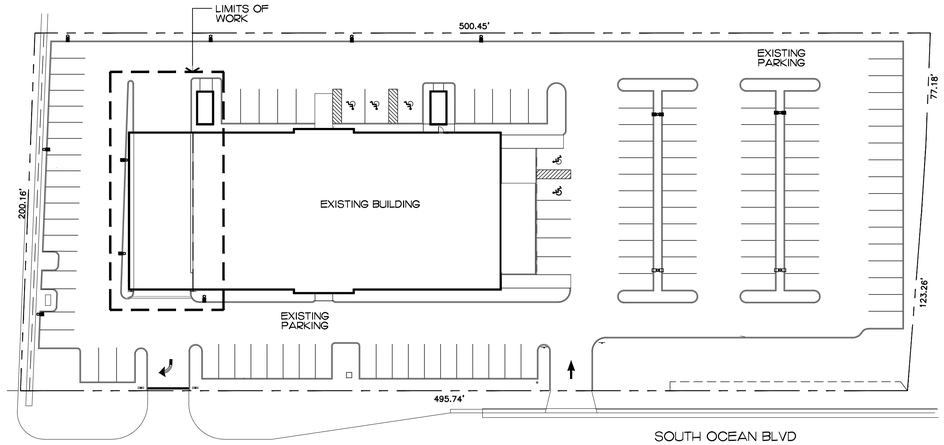
Vegetation Action / Demolition Plan

SCALE IN FEET 0' 8' 16' 24'



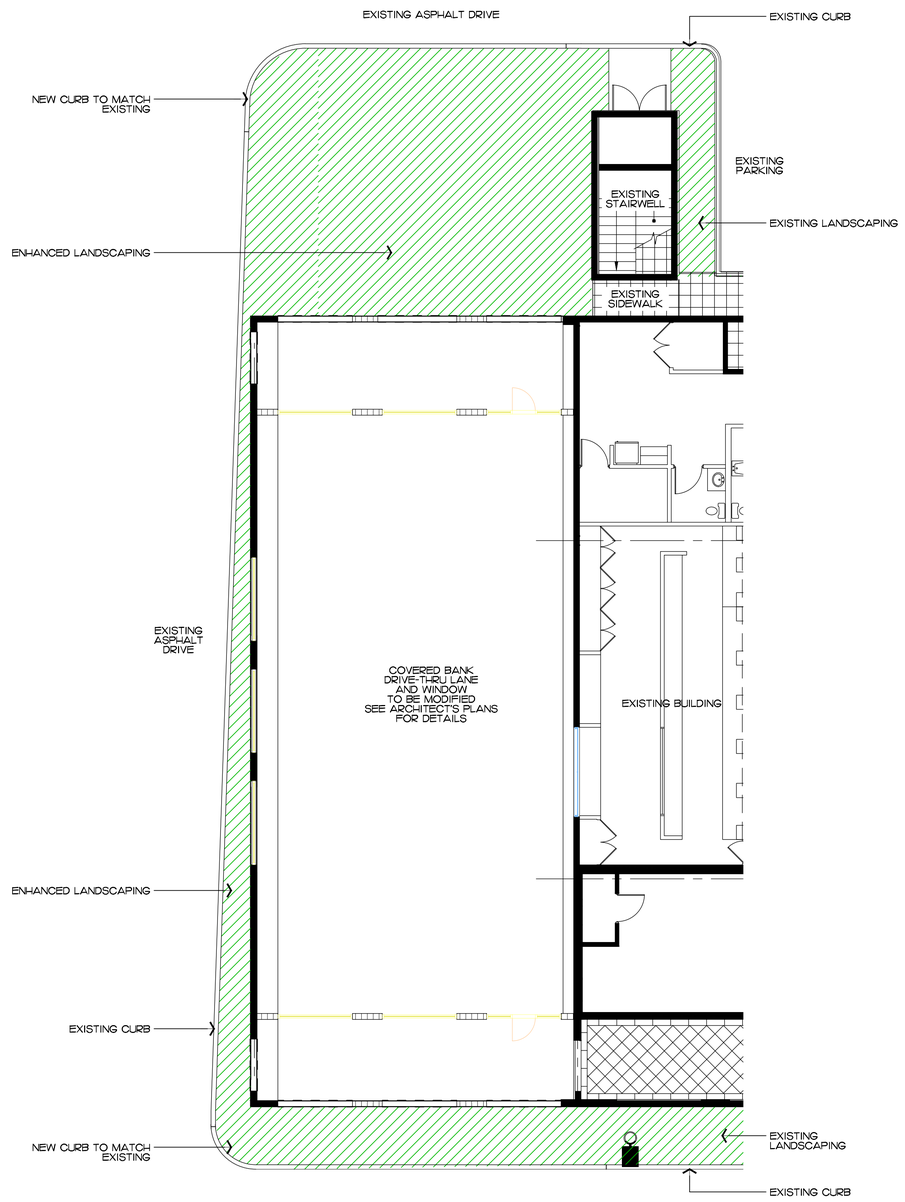
Site Plan

SCALE: 1" = 40'=0"

Hardscape Materials - Curb



NEW CURB TO MATCH EXISTING



EXISTING ASPHALT DRIVE

ENVIROAMENT DESIGN GROUP
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Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Existing Building Renovation
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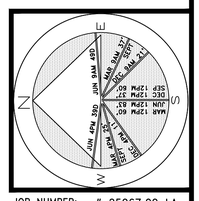
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25067.00 LA
DRAWN BY: Jean Twomey
DATE: 05.27.2025

SHEET L3.0

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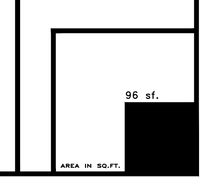
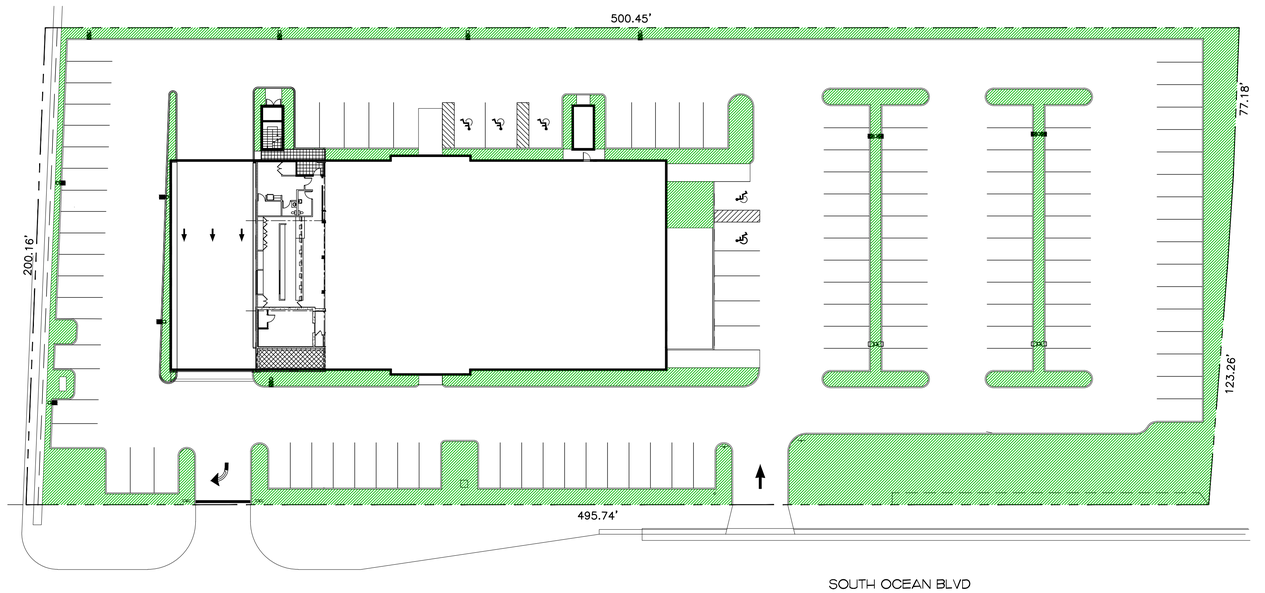
ARC-25-0020
ZON-25-0022

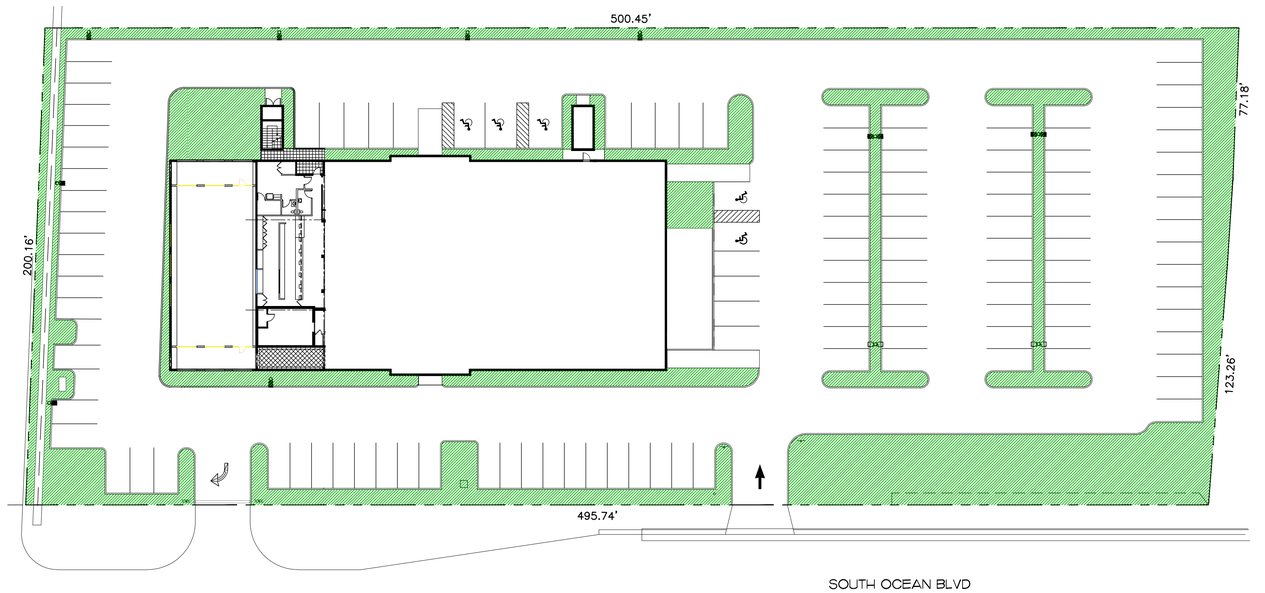
Site Plan

SCALE IN FEET 0' 8' 16' 24'





Existing Conditions



Proposed Improvements

Existing Site Data

2-STORY BUILDING

DESCRIPTION	REQUIRED	EXISTING	EXISTING
LOT ZONE		C-TS - COMMERCIAL TOWN SERVING	C-TS - COMMERCIAL TOWN SERVING
LOT AREA	4,000 S.F. MINIMUM	99,630 S.F.	99,630 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 25% 24,907.5 S.F.	18.64% 18,579 S.F.	19.84% 19,772 S.F.
FRONT YARD LANDSCAPE	N/A	N/A	N/A

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Landscape Open Space Diagram

SCALE IN FEET 0' 30' 60' 90'

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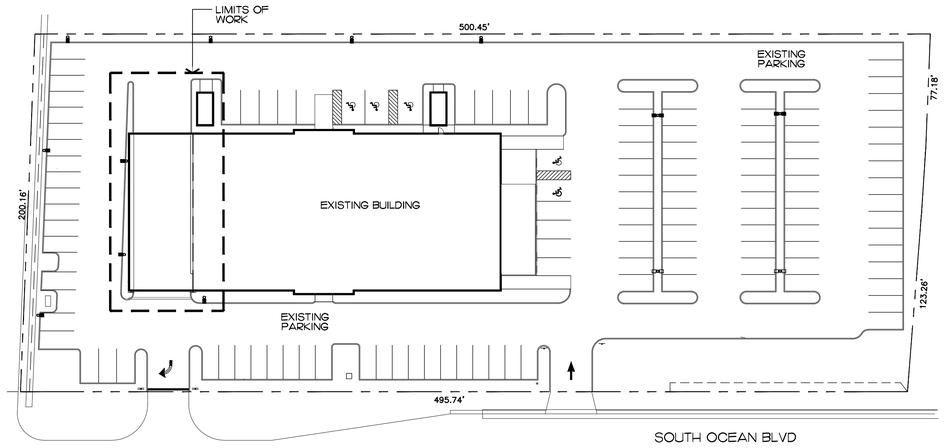
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Existing Building Renovation
2875 South Ocean Blvd
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25067.00 LA
DRAWN BY: Jean Twomey
DATE: 05.27.2025

SHEET L3.1

96 sf.
AREA IN SQ.FT.



Site Plan

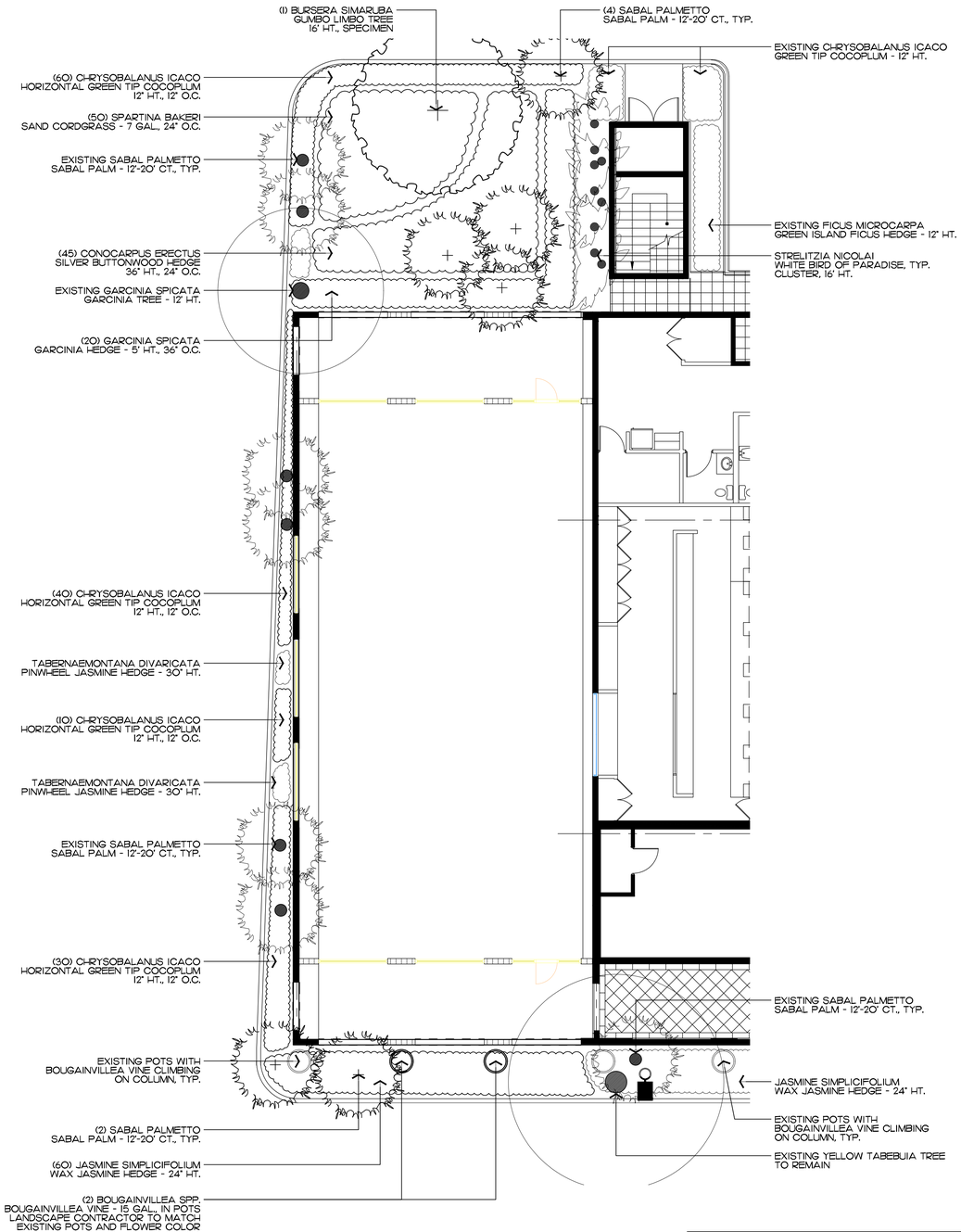
SCALE: 1" = 40'=0"

Trees & Palms

SYMBOL	SPECIES	QTY.	DESCRIPTION	NATIVE
+	BURSERA SIMARUBA GUMBO LIMBO TREE	1	16' HT., SPECIMEN	YES
-	SABAL PALMETTO SABAL PALM	2 2 2	12' CT. 16' CT. 20' CT.	YES
	TOTAL TREES TOTAL NATIVE TREES	1 1 (100%)		

Shrubs

SYMBOL	SPECIES	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM	140	12" HT., 12" O.C.	YES
	CONOCARPUS ERECTUS SILVER BUTTONWOOD	45	36" HT, 24" O.C.	YES
	GARCINIA SPICATA GARCINIA HEDGE	20	5' HT., 36" O.C.	NO
	JASMINE SIMPLIFOLIUM WAX JASMINE	60	24" HT., 24" O.C.	NO
	SPARTINA BAKERII SAND CORDGRASS	50	7 GAL., 24" O.C.	YES
	TOTAL SHRUBS TOTAL NATIVE SHRUBS	315 235 (74.6%)		



NOTE:
ALL EXISTING LANDSCAPING TO REMAIN.

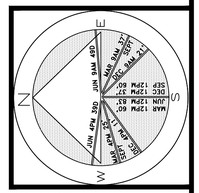
ANY EXISTING LANDSCAPING DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

ENVIROMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Existing Building Renovation
2875 South Ocean Blvd
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25067.00 LA
DRAWN BY: Jean Twomey
DATE: 05.27.2025

SHEET L4.0

64 sf.
AREA IN SQ.FT.

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48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-25-0020
ZON-25-0022

Trees & Palms

SYMBOL	SPECIES	QTY.	DESCRIPTION	NATIVE
	BURSERA SIMARUBA GUMBO LIMBO TREE	1	16' HT., SPECIMEN	YES
	SABAL PALMETTO SABAL PALM	2 2 2	12' CT. 16' CT. 20' CT.	YES
	TOTAL TREES TOTAL NATIVE TREES	1 1 (100%)		

Shrubs & Vines

SYMBOL	SPECIES	QTY.	DESCRIPTION	NATIVE
	BOUGAINVILLEA SPP. BOUGAINVILLEA VINE	2	15 GAL., IN POTS	NO
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM	140	12" HT., 12" O.C.	YES
	CONOCARPUS ERECTUS SILVER BUTTONWOOD	45	36" HT, 24" O.C.	YES
	GARCINIA SPICATA GARCINIA HEDGE	20	5' HT., 36" O.C.	NO
	JASMINE SIMPLIFOLIUM WAX JASMINE	60	24" HT., 24" O.C.	NO
	SPARTINA BAKERII SAND CORDGRASS	50	7 GAL., 24" O.C.	YES
	TOTAL SHRUBS TOTAL NATIVE SHRUBS	317 235 (74.1%)		

Trees & Palms



GUMBO LIMBO TREE



GUMBO LIMBO TREE

Shrubs & Vines



BOUGAINVILLEA VINE



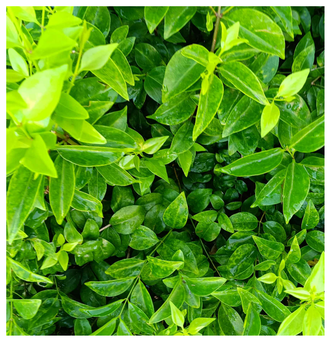
GREEN TIP COCOPLUM HEDGE



SILVER BUTTONWOOD HEDGE



GARCINIA HEDGE



WAX JASMINE HEDGE



SAND CORDGRASS

NOTE:
ALL EXISTING LANDSCAPING TO REMAIN.

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ARC-25-0020
ZON-25-0022

Landscape Schedule & Images

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Dustin M. Mizell, MLA FLA #6666784
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Existing Building Renovation
2875 South Ocean Blvd
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25067.00 LA
DRAWN BY: Sean Twomey
DATE: 05.27.2025

SHEET L4.1

AREA IN SQ.FT.



South Elevation



East Elevation - Affected Area



West Elevation - Affected Area

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ARC-25-0020
ZON-25-0022

Landscape Elevations

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Landscape Management
Dustin M. Mizell, MLA FLA #6666784
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Existing Building Renovation
2875 South Ocean Blvd
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25067.00 LA
DRAWN BY: Jean Twomey
DATE: 05.27.2025

SHEET L4.2

AREA IN SQ.FT.

ARC-25-0020 (ZON-25-0022) 2875 S OCEAN BLVD (COMBO). The applicant, 2875 OCEAN LLC (Jim Randall, Manager), has filed an application requesting ARCOM review and approval to enclose a vehicular drive-thru at an existing commercial site, with zoning application required for site plan review and a parking variance. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: 2875 OCEAN LLC (Jordan Randall, Vice President)
Professional: Spina O'Rourke & Partners (Nelo Freijomel)
Representative: Maura Ziska, Esq.

HISTORY:

- August 15, 2018: Application Z-18-00120 for special exception with site plan review and variances was approved for a ground floor restaurant (Acqua Café) with no additional parking at the subject commercial property.

- December 09, 2020: Application Z-20-00303 for special exception with site plan review was approved to allow expansion of a restaurant (Acqua Café) for takeout with no new seats at the subject commercial property. (Application expired prior to implementation of approved plans).

- October 15, 2024: Application ZON-24-0047 for special exception with site plan review was approved to allow expansion of a restaurant (Acqua Café) for takeout service with no new seats at the subject commercial property.

- July 09, 2025: Application ZON-25-0022 (ARC-25-0020) for site plan review for over 2000 square feet of leasable area added and a variance to forgo provision of additional parking as required, was approved (3-1) by Town Council.

THE PROJECT:

The applicant has submitted plans, entitled "Existing Building Renovation 2875 SOUTH OCEAN", as prepared by **Spina O'Rourke + Partners**, uploaded 06/23/25.

The following is the scope of work for the Project:

- Enclosure of an existing 2,392 SF drive-through facility.

The following Special Exception with Site Plan Review is required to achieve the scope of work:

- **SITE PLAN REVIEW:** Sec. 134-1112: All applications for building additions over 2000 square feet shall require site plan approval. New retail space totaling 2392 square feet is proposed.

The following variances are required to achieve the scope of work:

- **VARIANCE:** Sec. 134-2176: A parking variance to provide 0 new parking spaces in lieu of the 10 new parking spaces required, with 122 parking spaces existing and proposed.

Site Data			
Zoning District	C-TS	**Lot Size (SF)**	99,630 SF
Future Land Use	COMMERCIAL	**Lot Coverage**	Permitted: 70% Exist.: 19.4% (19,404 SF) Prop.: 19.4% (19,404 SF)
Landscape Open Space	Required: 25% Existing: 18.64% Proposed: 19.84%	***Parking Spaces**	Existing & Proposed: 122 Req'd New Spaces: +10 ***Variance required***

**** Variance Required.***

Surrounding Properties / Zoning	
North	2850 S Ocean Blvd / Palm Worth Condo | R-D(2)
South	Lake Worth Beach Casino & Complex | City of Lake Worth Beach
East	2882 S Ocean Blvd / R.G. Kreusler Park | C-TS
West	2860 S Ocean Blvd / La Palma Condo | R-D(2) 2870 S Ocean Blvd / Fairfield Inn & Suites (Hotel) | R-D(2) 2880 S Ocean Blvd / Commercial Offices | C-TS

STAFF ANALYSIS:

The applicant is seeking approval to enclose the existing covered bank drive-through for conversion to leasable area. A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town code: Sec. 134-2176 Off Street Parking Schedule. Town Council has already reviewed and approved (3-1) the application for site plan review and the requested parking variance. The proposed addition will match the architectural elements of the remainder of the building, and will introduce additional landscape open space in an area previously dedicated for vehicle maneuverability into the drive through.



Color Rendering of Proposed West Elevation.



Existing Front (West) Elevation



Proposed Front (West) Elevation



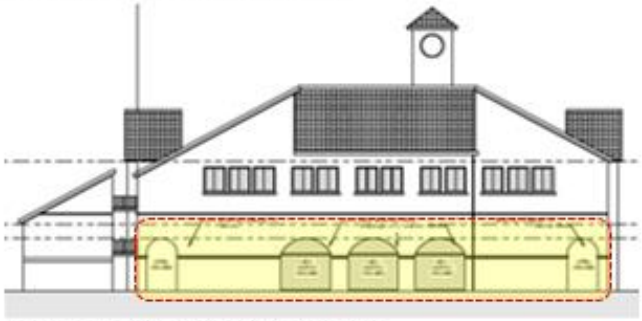
Existing East (Rear) Elevation



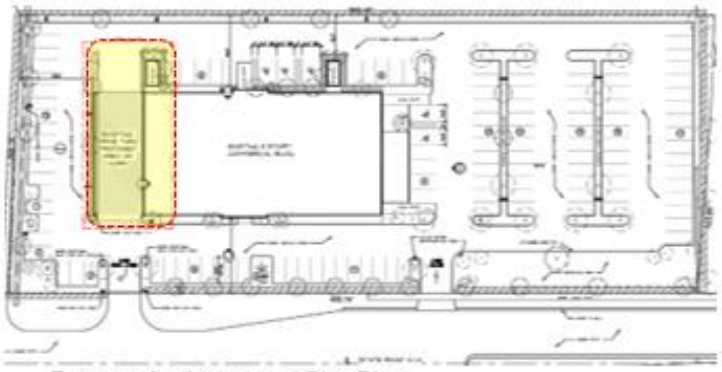
Proposed East (Rear) Elevation



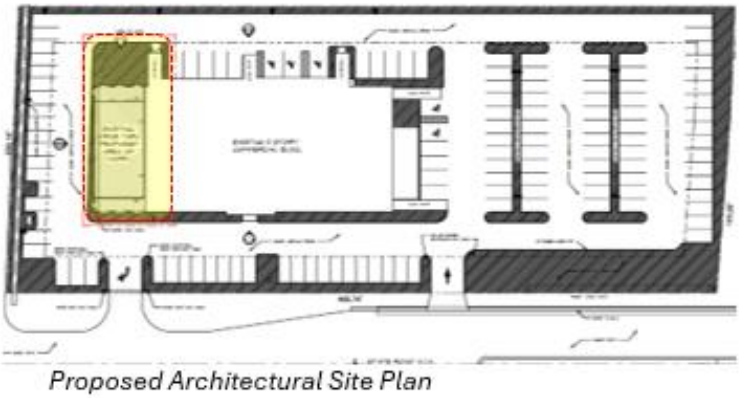
Existing North (Side) Elevation



Proposed North (Side) Elevation



Existing Architectural Site Plan



Proposed Architectural Site Plan

CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:BMF

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 23, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-25-0031 (ZON-25-0033) 218 ROYAL PALM WAY (COMBO) The applicant, 218 Holdings LLC (Susan Hudson, Manager), has filed an application requesting Architectural Commission review and approval for the exterior alterations to an existing three-story building including new windows, doors, roof, new building color, demolition and reconstruction of the covered entry, complete demolition of the existing northeast exterior stair, replacement of existing southeast exterior metal stair fire escape with a slightly larger footprint, and associated hardscape and landscape and the addition of a generator. The project involves variances from setback requirements, wall height, and parking regulations to eliminate one parking space. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 7/16/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

Gunster

Our File Number: 54071-00006
Writer's Direct Dial: (561) 650-0633
Writer's E-Mail Address: jcrowley@gunster.com

June 20, 2025

Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

Re: LOI for 218 Royal Palm Way – ARC-25-0031 (ZON-25-0033)

The project consists of a previously-approved renovation and addition to an existing 3-story 12,581 S.F. structure. The scope of proposed work includes waterproofing, new coquina cladding, trim & detailing, new windows & doors, new roof, new building color, demolition & reconstruction of the covered entry in the same footprint, complete demolition of the existing northeast exterior stair, replacement of existing southeast exterior metal stair fire escape with a slightly larger footprint, and associated hardscape & landscape. Additionally, a 100-kW generator is proposed, which will replace one (1) existing parking space. There are no additional proposed modifications to the remaining existing parking. The window locations on the second-floor east elevation will be placed in response to the future Second Floor tenant's plan. Finally, the attached demolition and removal plans detail the components of the existing structure that will be replaced, and the proposed demolition does not include the removal of 50% or more of the structural components of the existing building.

Please note that this project was reviewed and approved previously by the Architectural Commission (ARCOM) and Town Council with the approvals of ARC-21-038 and ZON-21-002 in March and April 2022, respectively, which also included a third-floor expansion. The project was subsequently approved by Town staff (A-22-02560) in 2022 and (A-23-03379) in 2023, which amended the ARCOM and Town Council approvals with the elimination of the third-floor expansion. The project is being resubmitted at this time because the approvals previously granted by the Town Council and ARCOM have expired.

Please note the following as it relates to this application:

A. Architectural Commission review in accordance with Section 18-205.

(a) The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

(1) The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm, and high quality.

(2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

(3) The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

(4) The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

(5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

a. Apparently visibly identical front or side elevations;
b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

(6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

a. Height of building or height of roof.
b. Other significant design features including, but not limited to, materials or quality of architectural design.
c. Architectural compatibility.
d. Arrangement of the components of the structure.
e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
f. Diversity of design that is complimentary with size and massing of adjacent properties.
g. Design features that will avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring property.

(7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

(8) The proposed residence is appropriate in relation and respect to significant design features such as material or quality or architectural design as viewed from any public or private way.

(9) The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

(10) The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

(b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring such building or structure into conformity. If an application is disapproved, the architectural commission shall detail in its findings the criterion or criteria that are not met. The action taken by the architectural commission shall be reduced to writing, and a copy thereof shall be made available to the applicant upon request.

(c) A decision or order of the commission or the planning, zoning and building department director or his/her designee shall not become effective until the expiration of ten working days after the date upon which a ruling of the commission or the planning, zoning and building department director or his/her designee has been made.

The proposed project is consistent with Spanish Revival architecture found within the Town of Palm Beach. The elevations are balanced and symmetrical with details which subscribe to principles of classicism and the architectural style. In general, the project contributes to the image of the Town as a place of beauty, spaciousness, balance, taste, fitness, charm, and high quality. The plan for the project has been designed in a manner so that the structures are protected from external and internal noise, vibrations, and other factors which can make the environment less desirable. The finish materials on the exterior, detailing, composition and massing are in keeping with the character and quality of the existing building and the surrounding built environment. The renovation to the proposed building is designed as a three-bay structure with Spanish Revival details and materials. The tripartite organization is not excessively dissimilar to its surrounding structures. Many of the adjacent buildings along Royal Palm Way are symmetrical and several exhibit a three-bay structure. The arrangement and size of the doors and windows and covered entry are similar to adjacent structures. The proposed materials are in keeping with the Spanish Revival style and character of the adjacent built environment. Similar Spanish Revival style buildings are found at the East end of Royal Palm Way beginning with the Town of Palm Beach Morton and Barbara Mandel Recreation Center. The details implemented in the form of molding profiles and window trim are also consistent with the surrounding area. The existing height remains unchanged, and the finishes including stucco, coquina cladding, clay barrel tile roof and proposed colors are consistent with Spanish Revival style and compatible with the surrounding structures. The North and South elevations implement a symmetrical and traditional three-bay configuration. The West elevations massing is articulated by a central covered entry. The East elevation enhances the view of Royal Palm Way and anticipates future development at its neighboring properties empty parcel. Proposed design features are compatible with the existing massing, and the architectural style is consistent with adjacent properties, yet differentiates itself in its unique custom detailing. The proposed renovation incorporates a hierarchy of architectural details. The rusticated ground floor is replaced by a diminished treatment of ornament at the second floor. The proposed changes do not adversely impact the unique surrounding site characteristics and is consistent with adjacent properties. ARCOM previously determined that the Project meets all of the criteria for issuance of a building permit within Section 18-205 of the Town’s Code. The proposed project requires four (4) Variances that are described in the Variance Section below.

B. Special Exception Approval in accordance with Section 134-229.

(1) The use is a permitted special exception use as set forth in article VI of this chapter.

(2) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

(3) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

(4) The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

(5) The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

(6) The use will comply with all elements of the comprehensive plan.

(7) The use not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

(8) Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

(9) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

(10) Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.

(11) Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

(12) In all districts except the C-OPI district, and also with the exception of hotel, motel and timeshare uses, the proposed special exception use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be town persons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine the credibility and the appropriateness of the applicant's conclusion. The submittal shall include a description of the types of information used and the methodology employed to arrive at the conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant. The town may in the future require the applicant to demonstrate to the satisfaction of the town council that the special exception use is continuing to be town-serving.

(13) If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition, adequate landscaping, screening and barricade protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

(14) The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

Justification for Special Exception Approval:

Per Section 134-1213(8)d., a special exception is required in the C-OPI zoning district for the replacement and slight expansion of the southeast exterior fire stair, because the stair extends to the third floor of the existing building. The following are the justifications for approval of the special exception based on the above listed approval criteria:

- An office with residence above the first floor are permitted uses in the C-OPI Zoning District.
- The proposed renovation and addition will not adversely impact the public health, safety, welfare or morals of the Town. No expansion of interior or gross leasable area is proposed.
- The proposed renovation modifications are significant upgrades to the building that will only have positive impact on the value of other properties in the neighborhood.
- The proposed renovation and modifications are minor in nature in terms of affecting the existing massing of the existing building that has and will continue to be completely compatible with the neighborhood.
- The proposed renovation and modifications will comply with all yard, open space, and any special requirements, except for those listed under the requested variance section below, which were previously approved both Town Council after a favourable recommendation from ARCOM.
- The proposed renovation and modifications comply with all elements of the comprehensive plan.
- The proposed renovation and modifications will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district, particularly since the building is existing, and no major changes affecting the location or massing of the building are proposed.
- Adequate ingress, egress and parking is provided on site.
- All signage will meet with the Town’s requirements and be permitted as required by the Town of Palm Beach building department.
- The proposed renovation and addition will not place a greater burden on Town services as there is ample parking on site and in the surrounding streets and in the parking lots in the area.

C. Site Plan Approval in accordance with Section 134-329.

Within 30 days of receipt of the application for site plan review, the town council shall review and consider the application. Before any site plan shall be approved, approved with changes, or denied, the town council shall make a finding that the approval of the site plan will or will not adversely affect the public interest and certify that the specific zoning requirements governing the individual use have or have not been met and that, further, satisfactory provision and an arrangement has or has not been made concerning the following matters, where applicable:

(1) Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the town.

(2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.

(3) Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.

(4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

(5) Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

(6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacities.

(7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

(8) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to communitywide open spaces and recreation facilities.

(9) Such other standards as may be imposed by this chapter for the particular use or activity involved.

(10) Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.

(11) Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

Justification for Site Plan Approval:

Per Section 134-326, site plan review is required because of the proposed alterations to the existing 3-story building. The following are the justifications for approval of the site plan based on the prior listed approval criteria:

- The owner 218 Holdings, LLC owns and has complete control of the property.
- The project is a renovation with the minor modifications that include a new 100 kW generator and enclosure at a commercial building in the C-OPI Zoning District.
- Ingress and Egress remains the same with an entrance on Royal Palm Way.
- All parking will be on the site.
- Landscaping will be new per the plans by Environmental Design Group, and comply with all code requirements, and will maintain and enhance buffers along the edges of the property.
- Drainage will be maintained and improved as needed to meet all Town requirements.
- Utilities will remain on the property and will be improved or upgraded as needed and/or required.
- Landscape and hardscape open spaces have been maintained as part of the project.
- The existing height of the building is remaining unchanged, which is completely compatible with adjacent and nearby properties along Royal Palm Way and continue to maintain the same profile of the buildings along this road.
- Visibility along Royal Palm Way will not be impacted as the building is existing and the proposed new generator will be shielded from view by the existing building and a proposed 3-sided wall enclosure.

D. Variance in accordance with Section 134-201(a).

Variance Criteria:

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

(2) The special conditions and circumstances do not result from the actions of the applicant.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other properties in the same zoning district

under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

(4) Literal interpretation of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

(6) For granting of a variance to sections 134-387 or 134-390 through 134-392, pertaining to the regulation of nonconforming uses, the following additional findings shall be made pertaining to the nonconforming use for which the variance is requested:

a. It is the continuance of a unique hotel or residential use that has, for at least 15 years proven compatible with the surrounding uses; and

b. Neither rezoning to a district which would allow the use, nor inclusion of the subject use as a permitted or special exception use in the district would act to achieve the preservation of the subject use without opening the possibility of the incursion of uses incompatible with the immediately surrounding area and, further, such variance shall:

1. Be granted only for the continuation of the same hotel or residential use; and

2. Require the applicant to submit a declaration of use limiting the utilization of the property for which the variance was granted to the same use as that existing at the time the variance was granted.

(7) The grant of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. In granting any variance, the town council may prescribe appropriate conditions and safeguards in conformity with this chapter. Upon granting a variance the town council may require the landowner to provide a declaration of use agreement which shall be recorded in the public records to ensure continuing compliance with the town council imposed conditions of such grants. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

Variances Requested:

(1) Section 134-1213(6): east side setback for the replacement exterior egress stair to be 1’-0” in lieu of the 2’-5” existing, and the 14’-0” minimum required.
(2) Section 134-1213(6): east side setback for the 100kW generator to be 5’-0” in lieu of the 14’-0” minimum required.
(3) Sec.134-1667: to have an 8’-0” high generator enclosure wall in the side yard setback in lieu of the 7’-0” maximum permitted.

(4) Sec. 134-2176: number of parking spaces to be reduced from the existing 25 required parking spaces (per the principle of equivalency – Sec. 134-2175) to 24 spaces.

Justification for Variances Requested:

The property is located in the C-OPI Zoning District, and the existing building is non-conforming to today's code in terms of the east side yard setback. The Town Council previously determined that the existing non-conforming building creates a hardship in designing the proposed site modifications, including the locations of the existing fire stair to be replaced and the new generator. The applicant was not the cause of the special conditions of the property or residence, as they existed prior to the applicant owning the property. The reauthorization of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties, as most of the buildings on the neighboring properties are also non-conforming under today's code. The variances requested are the minimum necessary to make reasonable use of the land and to make the necessary replacement of the fire stair safe. In addition, a variance is necessary to locate a generator in the least impacting location on the property as previously reviewed and approved by ARCOM and the Town Council. The increased height of the wall for the generator enclosure is needed to meet a separate code section that requires that the walls of the generator enclosure be at least the same height as the generator, including the exhaust, so that the generator is completely screened from neighboring properties and from the public right-of-way (Section 134-1729(2)d.). The previously-approved parking variance requested for the loss of one (1) of the required parking spaces is a direct result from the placement of the generator in the only viable location on the property, and the proposed landscape design adds a small amount of landscaped area to make the site less nonconforming as to landscaped open space calculations. Also, the setback variance has been reduced from what was previously approved, because the setback was increased by 1 foot from 4 feet to 5 feet. The granting of these variances will not be injurious to the neighborhood, and the renovation of the current building will be beneficial to the surrounding area and the Town in general.

In closing, the proposed building renovation, architectural modifications, and variances have previously been reviewed and approved by ARCOM and the Town Council after finding that the criteria for ARCOM and zoning approval have been met. This submittal is designed to implement the previously approved project while reducing the relief requested for placement of the generator. Once completed, the project will compliment Royal Palm Way and the surrounding area and contribute to the overall beauty of the Town.

Sincerely,

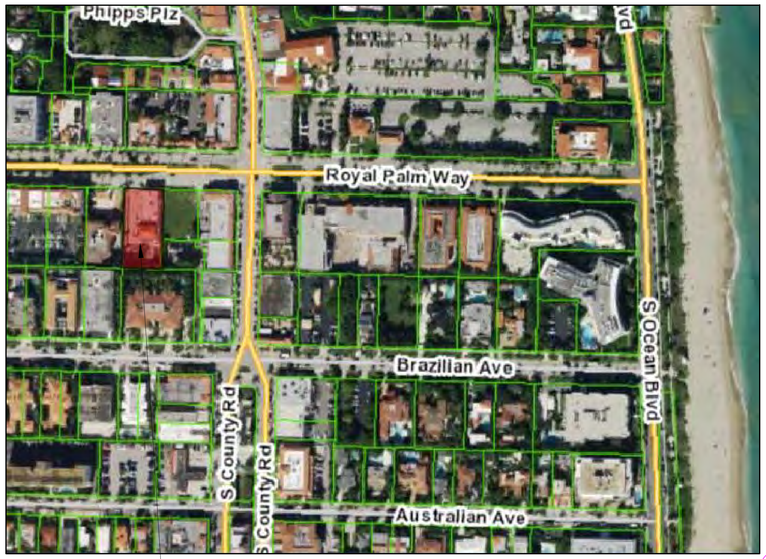


James M. Crowley

ZON-25-033 (ARC-25-0031) (FINAL SUBMITTAL)
A RENOVATION AND ENTRY ADDITION FOR:
218 ROYAL PALM WAY



SITE LOCATION MAP



DESIGN TEAM

ARCHITECT OF RECORD

BRASSEUR & DROBOT ARCHITECTS

ATTN: JASON DROBOT
224 DATURA STREET, SUITE 908 WEST
PALM BEACH, FL 33401 (561) 820-8088

LANDSCAPE ARCHITECT

ENVIRONMENTAL DESIGN GROUP

THE PARAMOUNT BUILDING
139 NORTH COUNTY ROAD, SUITE 20B
PALM BEACH, FL 33480
(561) 832-4600

CIVIL ENGINEER

SIMMONS AND WHITE

2581 METROCENTRE BLVD, SUITE
3 WEST PALM BEACH, FL 33407
(561) 478-1848

PROJECT INDEX

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A19	DETAILS

PROJECT SCOPE

THE PROJECT CONSISTS OF A RENOVATION AND ADDITION TO AN EXISTING 3-STORY 12,581 S.F. STRUCTURE. WORK INCLUDES NEW WATERPROOFING, NEW COQUINA CLADDING, TRIM & DETAILING, NEW WINDOWS & DOORS, NEW ROOF, NEW BUILDING COLOR, DEMOLITION & RECONSTRUCTION OF THE COVERED ENTRY IN THE SAME FOOTPRINT, COMPLETE DEMOLITION OF THE EXISTING NORTHEAST EXTERIOR STAIR, REPLACEMENT OF EXISTING SOUTHEAST EXTERIOR METAL STAIR FIRE ESCAPE WITH A SLIGHTLY LARGER FOOTPRINT, AND ASSOCIATED HARDSCAPE & LANDSCAPE. ADDITIONALLY, A 100-KW GENERATOR IS PROPOSED, WHICH WILL REPLACE ONE (1) EXISTING PARKING SPACE. THERE ARE NO ADDITIONAL PROPOSED MODIFICATIONS TO THE REMAINING EXISTING PARKING. THE WINDOW LOCATIONS ON THE SECOND-FLOOR EAST ELEVATION WILL BE PLACED IN RESPONSE TO THE FUTURE SECOND FLOOR TENANT'S PLAN. FINALLY, THE ATTACHED DEMOLITION AND REMOVAL PLANS DETAIL THE COMPONENTS OF THE EXISTING STRUCTURE THAT WILL BE REPLACED, AND THE PROPOSED DEMOLITION DOES NOT INCLUDE THE REMOVAL OF 50% OR MORE OF THE STRUCTURAL COMPONENTS OF THE EXISTING BUILDING.

PLEASE NOTE THAT THIS PROJECT WAS REVIEWED AND APPROVED PREVIOUSLY BY THE ARCHITECTURAL COMMISSION (ARCOM) AND TOWN COUNCIL WITH THE APPROVALS OF ARC-21-038 AND ZON-21-002 IN MARCH AND APRIL 2022, RESPECTIVELY, WHICH ALSO INCLUDED A THIRD-FLOOR EXPANSION. THE PROJECT WAS SUBSEQUENTLY APPROVED BY TOWN STAFF (A-22-02560) IN 2022 AND (A-23-03379) IN 2023, WHICH AMENDED THE ARCOM AND TOWN COUNCIL APPROVALS WITH THE ELIMINATION OF THE THIRD-FLOOR EXPANSION.

EXTERIOR COLORS

BUILDING BODY AND WINDOW SILLS: STUCCO, PAINTED BENJAMIN MOORE SIMPLY WHITE
TRIM AND HARDSCAPE: COQUINA NATURAL
ROOF: 2-PIECE TERRA COTTA BARREL TILE
FRONT DOOR: MAHOGANY STAINED
TYPICAL DOORS AND WINDOWS: KYNAR FINISH BRONZE

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AA 26001461

ZON-25-0033 (ARC-25-0031) (FINAL SUBMITTAL)
A RENOVATION AND ADDITION FOR:
218 ROYAL PALM WAY
218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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C1

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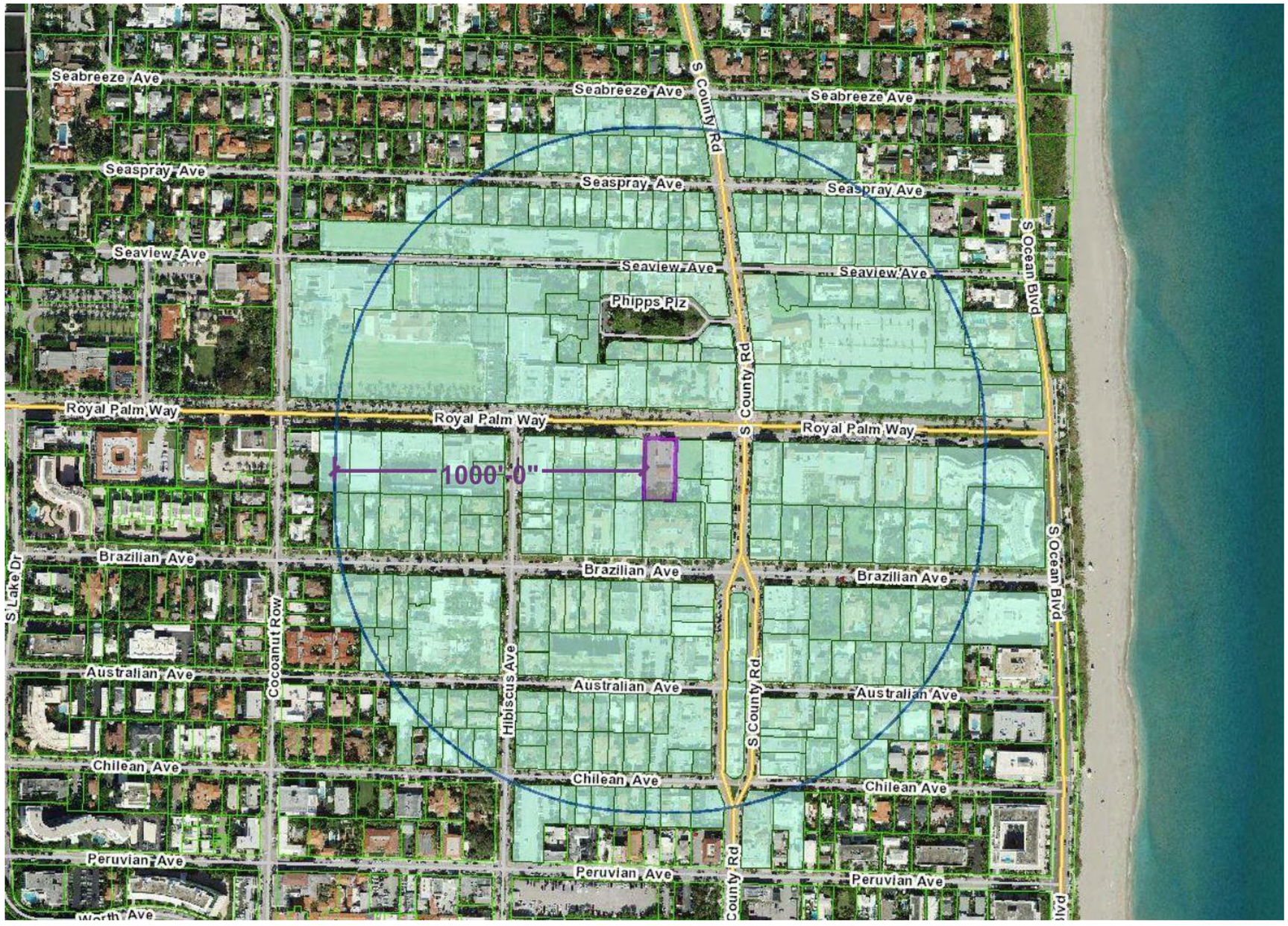
COVER SHEET



VICINITY LOCATION MAP

LOCATION MAP

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SP1

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EXISTING WEST FACADE



EXISTING WEST FACADE



EXISTING NORTH FACADE



EXISTING EAST FACADE

SITE IMAGES

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A RENOVATION AND ADDITION FOR:
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PALM BEACH, FLORIDA

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222 ROYAL PALM WAY - NORTHEAST CORNER



222 ROYAL PALM WAY - NORTHWEST CORNER



222 ROYAL PALM WAY - NORTHEAST CORNER



222 ROYAL PALM WAY - NORTH FACADE

SITE IMAGES

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290 S COUNTY ROAD - NORTH FACADE



290 S COUNTY ROAD - EAST FACADE



290 S COUNTY ROAD - WEST FACADE & 204 ROYAL PALM WAY LOT



290 S COUNTY ROAD - EAST FACADE STREET VIEW

SITE IMAGES

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SP4
SHEET: 5 OF: 44



249 ROYAL PALM WAY



241 ROYAL PALM WAY



240 ROYAL PALM WAY



230 ROYAL PALM WAY



231 ROYAL PALM WAY



205 ROYAL PALM WAY



270 S COUNTY ROAD



255 S COUNTY ROAD



180 ROYAL PALM WAY

SITE IMAGES

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SP5

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250 ROYAL PALM WAY



311 S COUNTY ROAD



301 S COUNTY ROAD



316 S COUNTY ROAD



296 S COUNTY ROAD



304 S COUNTY ROAD



214 BRAZILIAN AVENUE

SITE IMAGES

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220 BRAZILIAN AVENUE



227 BRAZILIAN AVENUE



226 BRAZILIAN AVENUE



237 BRAZILIAN AVENUE



228 & 230 BRAZILIAN AVENUE



243 & 245 BRAZILIAN AVENUE



305 HIBISCUSAVENUE



309 HIBISCUS AVENUE



215-221 BRAZILIAN AVENUE

SITE IMAGES

B·D

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SP7

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236 PHIPPS PLAZA



236 PHIPPS PLAZA



235 PHIPPS PLAZA



234 PHIPPS PLAZA



232 PHIPPS PLAZA



228 PHIPPS PLAZA

SITE IMAGES

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ZON-25-0033 (ARC-25-0031) (FINAL SUBMITTAL)
A RENOVATION AND ADDITION FOR:
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SP8

SHEET: 9 OF: 44

Town of Palm Beach

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

Line #	Zoning Legend			
1	**Property Address:**	218 Royal Palm Way		
2	**Zoning District:**	C-OPI OFFICE, PROFESSIONAL & INSTITUTIONAL		
3	**Structure Type:**	Office / Residential		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	4,000	20,007	NC
6	Lot Depth	90	200.07	NC
7	Lot Width	30	100.01	NC
8	Lot Coverage	25% (5,001 SF)	32% (6,417 SF)	NC
9	Front Yard Setback	14'-0"	4'-0"	NC
10	* Side Yard Setback (1st Story)	14'-0" E / 14'-0" W	0'-2" E / 40'-9" W	NC
11	* Side Yard Setback (2nd Story)	14'-0" E / 14'-0" W	4'-11" E / 40'-9" W	NC
12	Rear Yard Setback	19'-0"	69'-3"	NC
13	Angle of Vision	N/A	N/A	N/A
14	Building Height	35'-0"	32'-4"	NC
15	Overall Building Height	45'-0"	37'-0"	NC
16	Finished Floor Elev. (FFE)(NAVD)	7.00	4.65	NC
17	Zero Datum for pt. of Meas. (NAVD)	4.65	4.65	NC
18	Base Flood Elevation (BFE)(NAVD)	6.00	6.00	NC
19	Landscape Open Space (LOS)	30% (6,002)	15.6% (3,139 SF)	18.65% (3,698.33)
20	Perimeter LOS	N/A	N/A	N/A
21	Front Yard LOS	35%	18%	NC
22	Native Plant Species %	25%	N/A	25.3%

* Indicate each side yard with direction (N,S,E,W)

If value is not applicable, enter N/A

If value is not changing, enter N/C

ZONING LEGEND

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ZON-25-0033 (ARC-25-0031) (FINAL SUBMITTAL)
A RENOVATION AND ADDITION FOR:
218 ROYAL PALM WAY
218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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■ JASON P. DROBOT - AR 94843

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SP9

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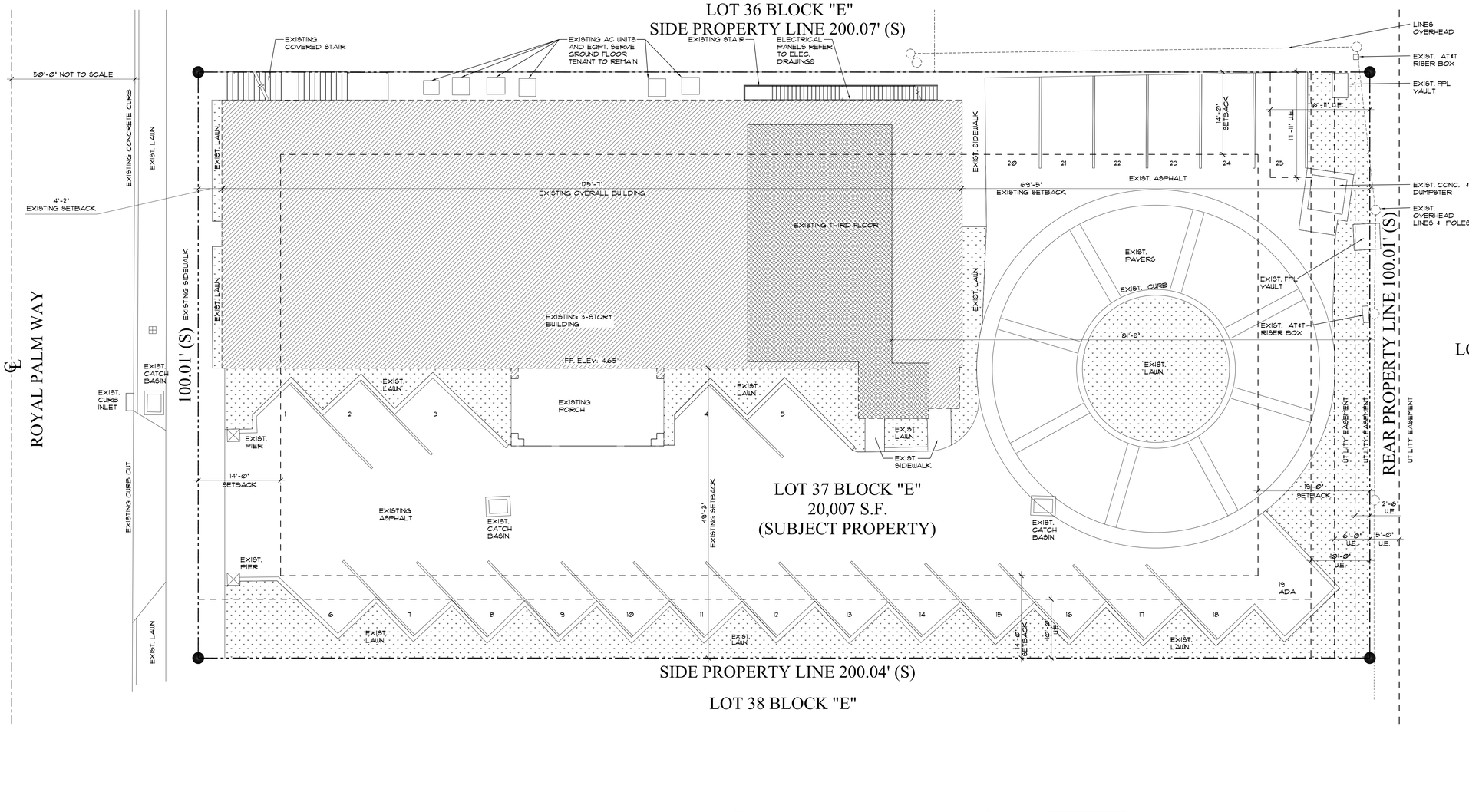

EXISTING SITE PLAN

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

BRASSEUR & DROBOT ARCHITECTS, P.A.

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AB 26001461

ZON-25-0033 (ARC-25-0031) (FINAL SUBMITTAL)
A RENOVATION AND ADDITION FOR:
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218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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DATE: 6-16-25
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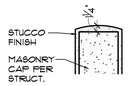
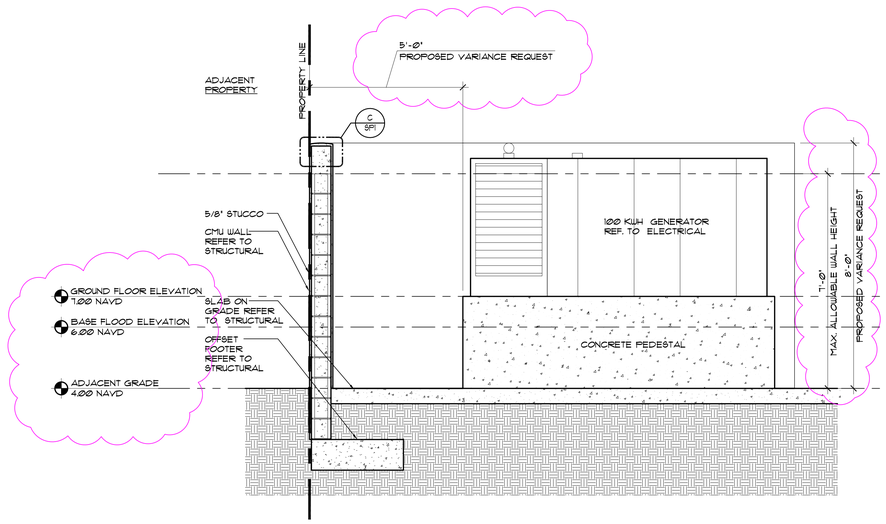
SP10

SHEET: 11 OF: 44



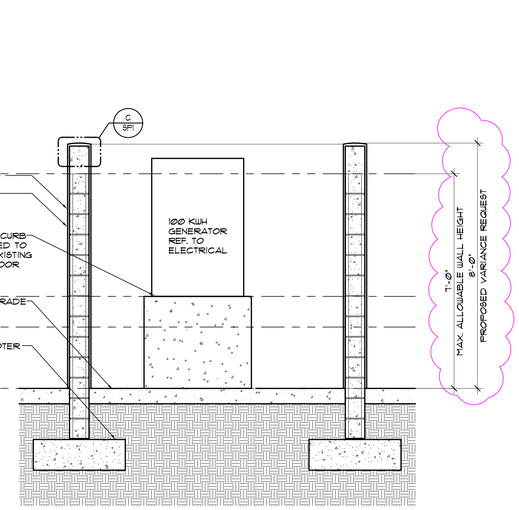
C SP1 PARTIAL SITE PLAN AT GENERATOR

SCALE: 1" = 1'-0"



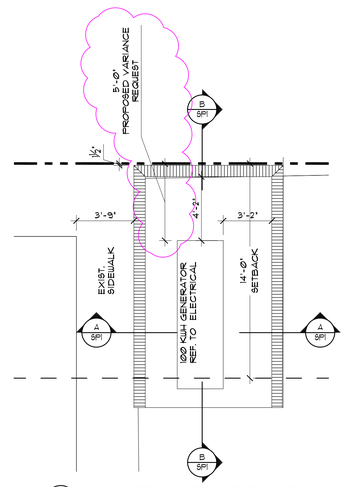
B SP1 SECTION GENERATOR ENCLOSURE

SCALE: 1/2" = 1'-0"



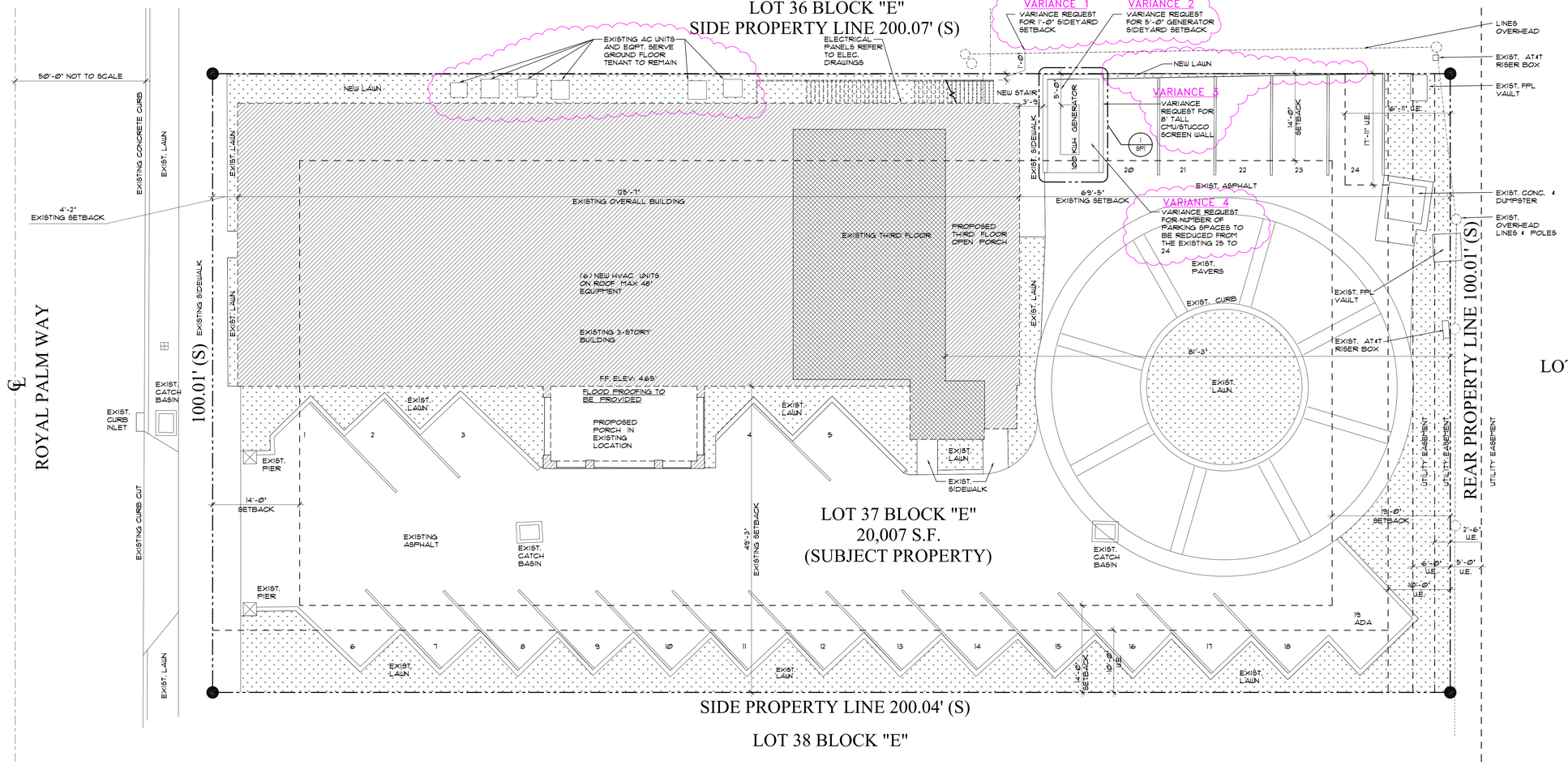
A SP1 SECTION GENERATOR ENCLOSURE

SCALE: 1/2" = 1'-0"



1 SP1 PARTIAL SITE PLAN AT GENERATOR ENCLOSURE

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



PROPOSED SITE PLAN

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

BRASSEUR & DROBOT ARCHITECTS, P.A.
884 OSTRUM STREET - SUITE 908
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AR 0017698 AR 94843
NCARB 60164 NCARB 67673
AA 26001461

ZON-25-0033 (ARC-25-0031) (FINAL SUBMITTAL)
A RENOVATION AND ADDITION FOR:
218 ROYAL PALM WAY
218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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SEALED BY:
☐ JEFFREY D. BRASSEUR - AR 0017698
■ JASON P. DROBOT - AR 94843

JOB #: 24-003
DATE: 6-16-25
DESIGNED BY: JPD
DRAWN BY: JPD
CHECKED BY: JPD

REVISIONS:
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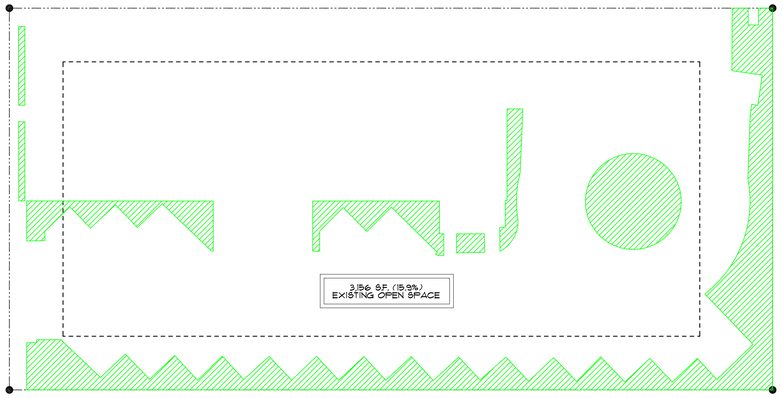
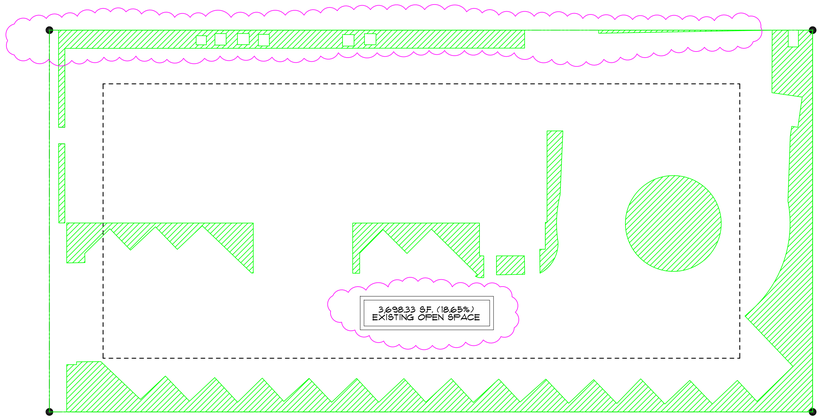
SP11

SHEET: 12 OF: 44



EXISTING OPEN SPACE

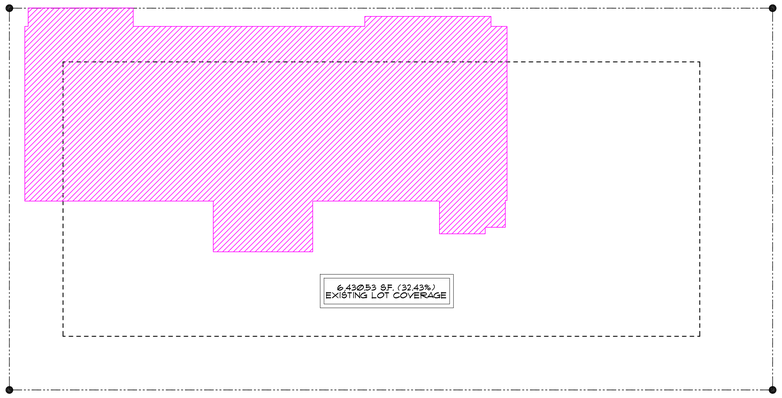
SCALE: 1/4" = 1'-0"



PROPOSED OPEN SPACE

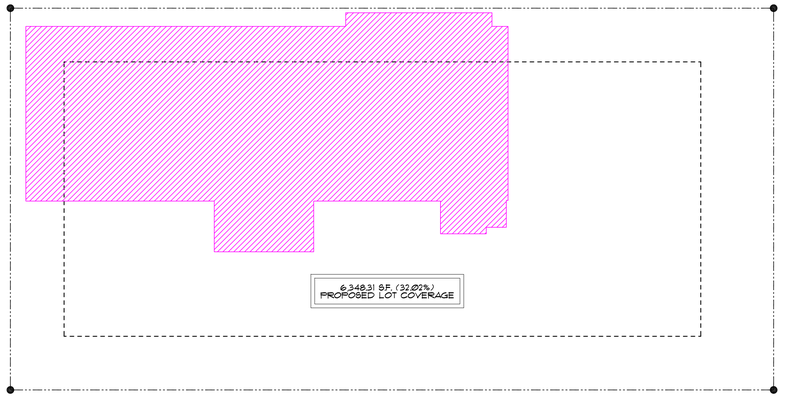
SCALE: 1/4" = 1'-0"

NOTE: CUBIC RATIO, ANGLE OF VISION, BUILDING HEIGHT PLAN NOT APPLICABLE IN THIS ZONING DISTRICT



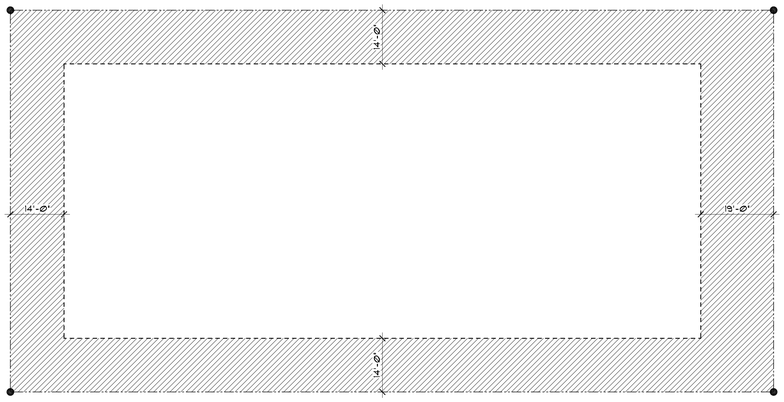
EXISTING LOT COVERAGE

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



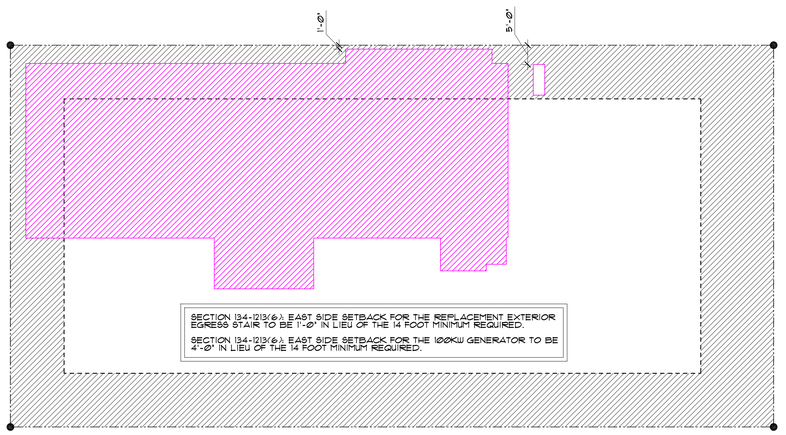
PROPOSED LOT COVERAGE

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



REQUIRED SETBACKS

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



PROPOSED SETBACK VARIANCES

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

N

PROPOSED SITE PLAN

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

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ZON-25-0033 (ARC-25-0331) (FINAL SUBMITTAL)

A RENOVATION AND ADDITION FOR:

218 ROYAL PALM WAY

218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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SEALED BY:
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DATE: 6-16-25
DESIGNED BY: JPD
DRAFTED BY: JPD
CHECKED BY: JPD

REVISIONS:
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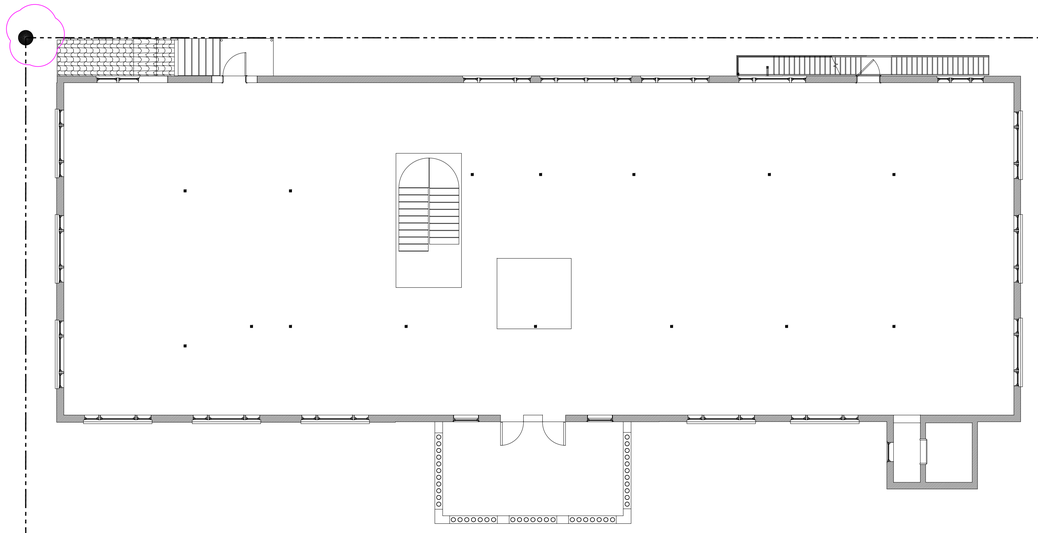
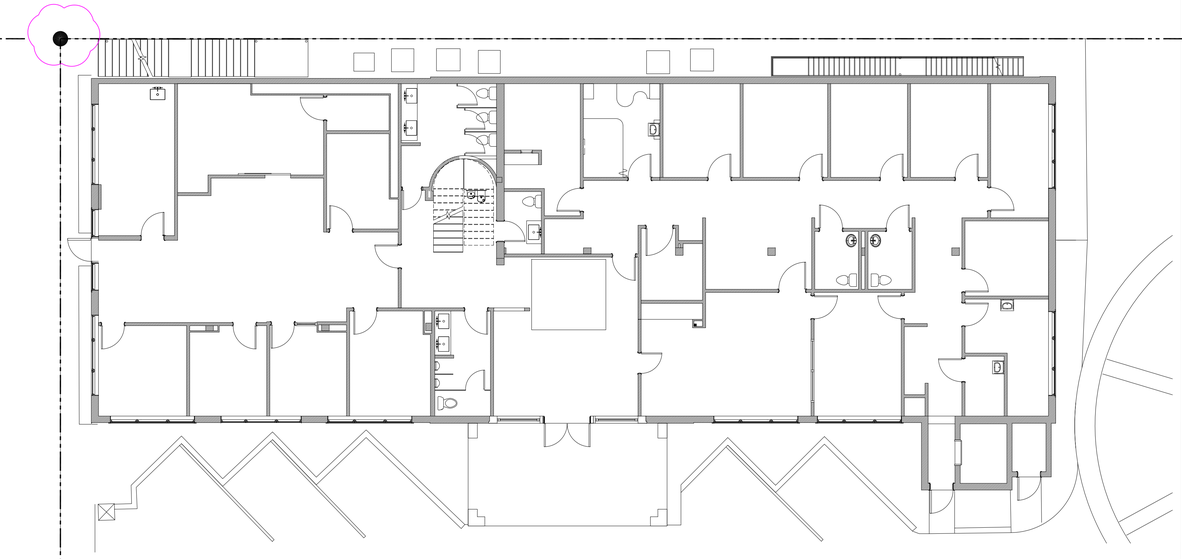
SP12

SHEET: 13 OF: 44



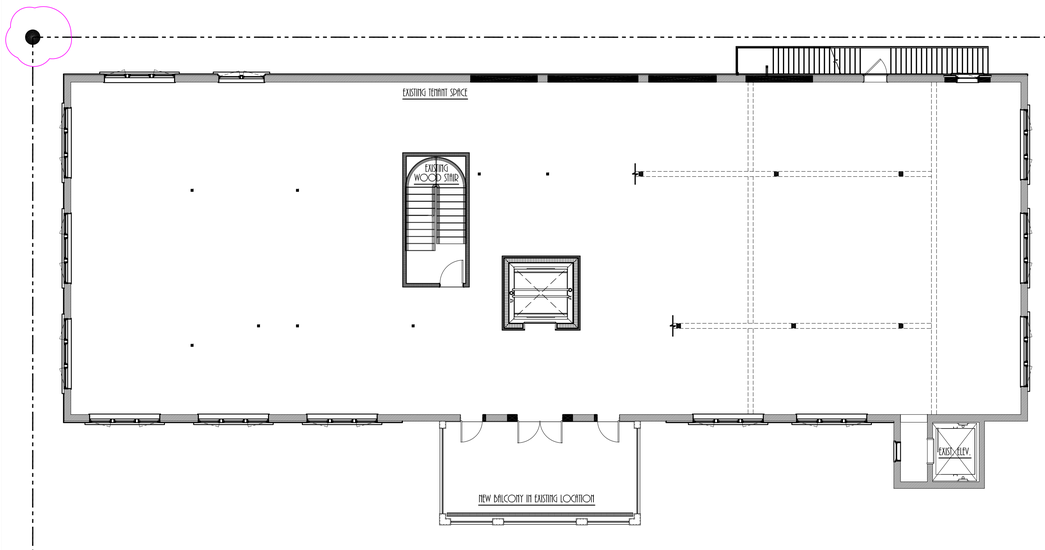
EXISTING SECOND FLOOR PLAN

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



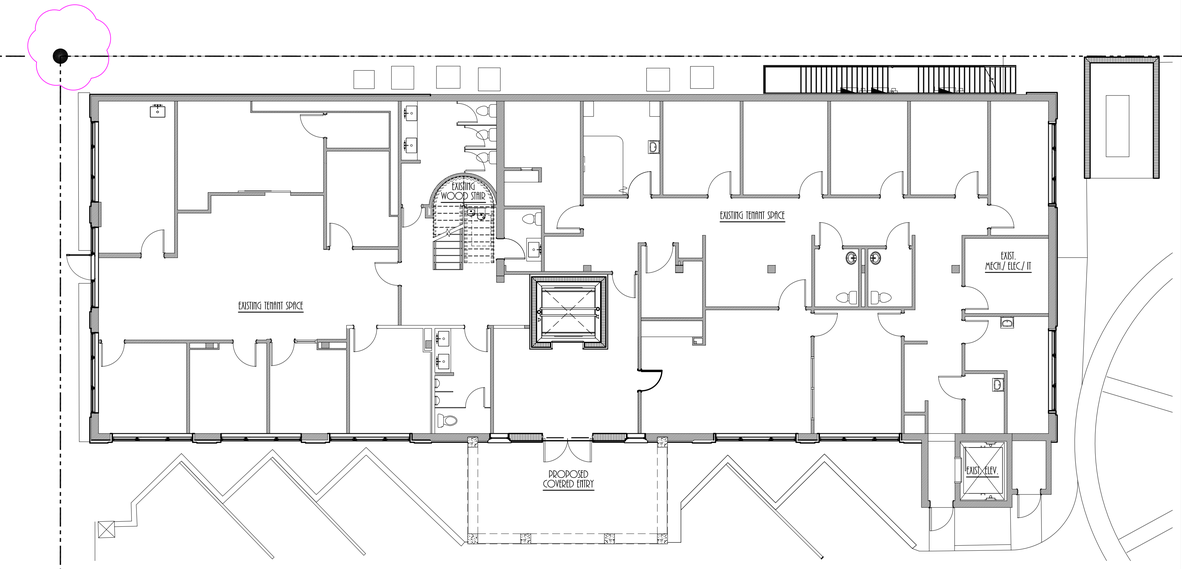
EXISTING FIRST FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN

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



EXISTING AND PROPOSED PLANS

BRASSEUR & DROBOT

ARCHITECTS, P.A.

224 DATURA STREET - SUITE 908
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ACARB 60164 ACARB 67673
AA 26001461

ZON-25-0033 (ARC-25-0031) (FINAL SUBMITTAL)

A RENOVATION AND ADDITION FOR:

218 ROYAL PALM WAY

218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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SEALED BY:
☐ JEFFREY D. BRASSEUR - AR 0017698
■ JASON P. DROBOT - AR 94843

JOB #:	24-003
DATE:	6-16-25
DESIGNED BY:	JPD
DRAFTED BY:	JPD
CHECKED BY:	JPD

REVISIONS:
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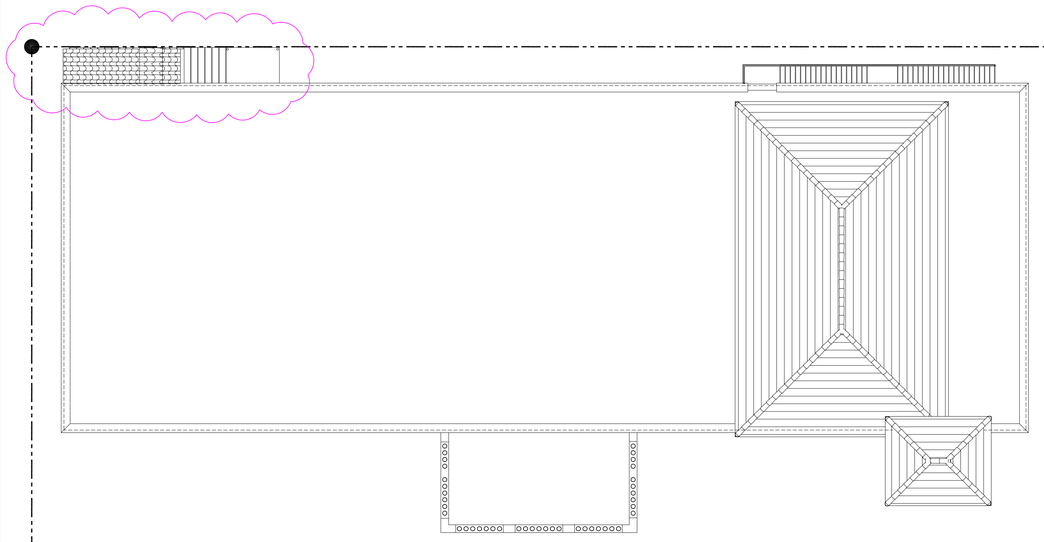
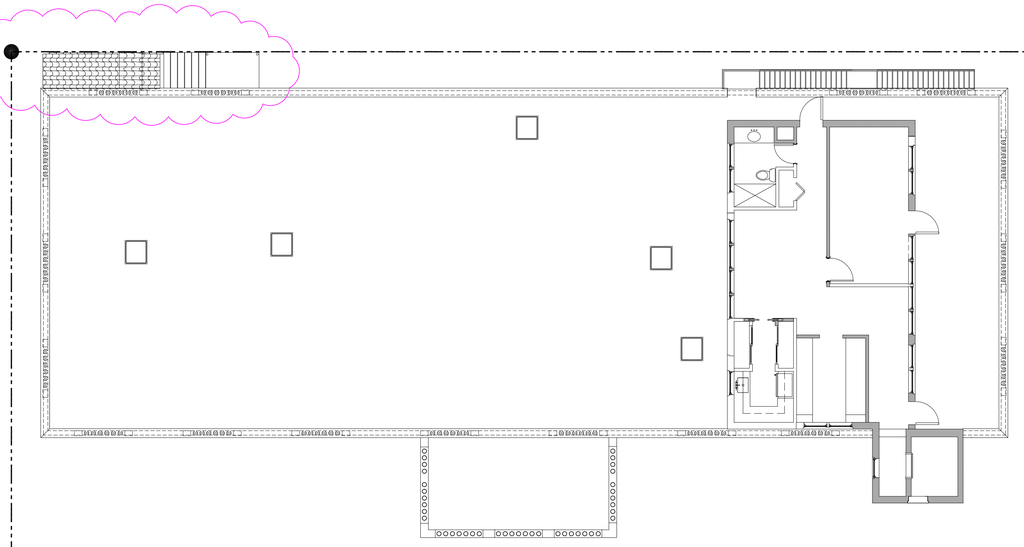
SHEET: 14 OF: 44



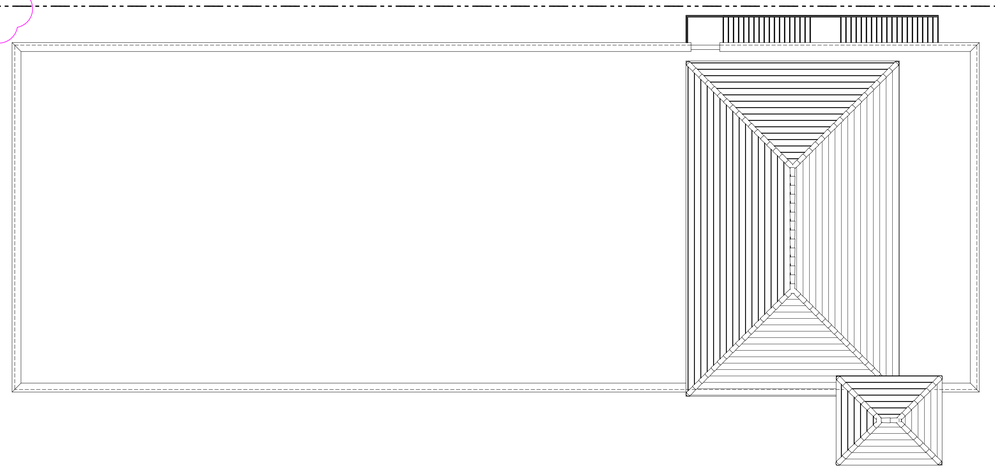
EXISTING ROOF PLAN

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



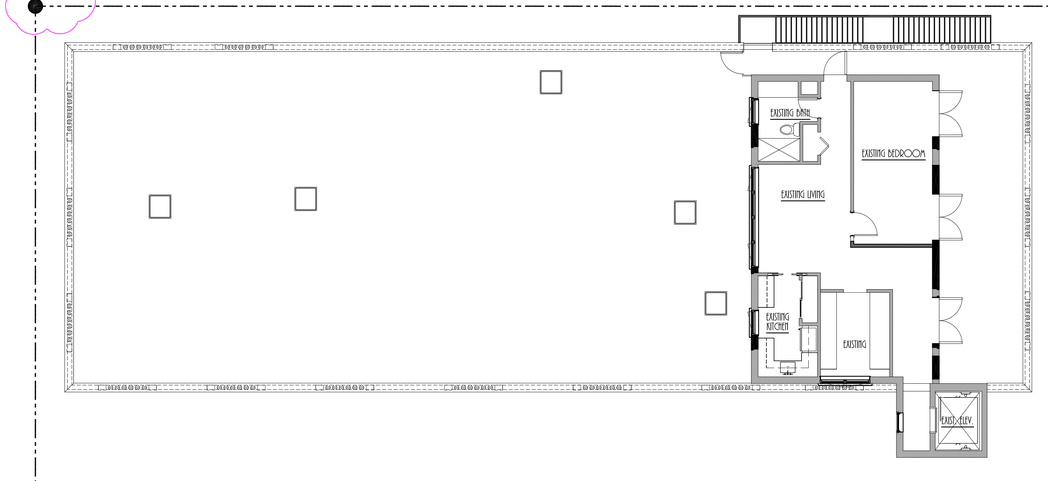
EXISTING THIRD FLOOR PLAN

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



PROPOSED ROOF PLAN

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



PROPOSED THIRD FLOOR PLAN

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

EXISTING AND PROPOSED PLANS

BRASSEUR & DROBOT ARCHITECTS, P.A.

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AC26 60164 AC26 67675
AB 26001461

ZON-25-0033 (ARC-25-0031) (FINAL SUBMITTAL)

A RENOVATION AND ADDITION FOR:

218 ROYAL PALM WAY

218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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SEALED BY:
☐ JEFFREY D. BRASSEUR - AR 0017698
■ JASON P. DROBOT - AR 94845

JOB #: 24-003
DATE: 6-16-25
DESIGNED BY: JPD
DRAWN BY: JPD
CHECKED BY: JPD

REVISIONS:
△ -

SHEET: 15 OF: 44

JOB SPECIFIC DEMOLITION NOTES

1. REMOVAL OF EXISTING EXTERIOR FINISHES INCLUDING STUCCO, COQUINA CLADDING, ROOF TILE, BUILT-UP ROOFING, AND BALCONY BALUSTRADES.

2. REMOVAL OF EXISTING EXTERIOR DOORS & WINDOWS.

3. REMOVAL OF ALL EXISTING ROOFTOP HVAC UNITS.

4. REMOVAL OF EXISTING EXTERIOR STAIRS & FIRE ESCAPES.

5. FIRE SPRINKLER SYSTEM SHALL REMAIN IN DEMOLITION PHASE. FIRE SPRINKLER LAYOUT AND HEAD LOCATIONS SHALL BE RELOCATED AS REQUIRED IN NEW CONSTRUCTION PHASE OF WORK. CARE SHALL BE TAKEN IN DEMOLITION PHASE TO PROTECT EXISTING HEADS AND PIPING TO KEEP SYSTEM IN OPERABLE CONDITION FOR FIRE PROTECTION.

6. CONTRACTOR TO DOCUMENT ALL EXISTING GROUND FLOOR TENANT EXISTING CONDITIONS PRIOR TO PERFORMING DEMOLITION. DOCUMENT ALL ABOVE CEILING MEP FP INFRASTRUCTURE PRIOR TO PERFORMING DEMOLITION.

7. CONTRACTOR TO COORDINATE, THROUGH OWNER, SCHEDULE AND SCOPE OF ALL DEMOLITION THAT IMPACTS EXISTING GROUND FLOOR TENANT.

GENERAL DEMOLITION NOTES

1. CONTRACTOR TO PROVIDE TEMPORARY INTERIOR, EXTERIOR SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF AREAS TO BE DEMOLISHED AND ADJACENT AREAS TO REMAIN.

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3. LANDSCAPE AROUND THE BUILDING SHALL BE PROTECTED AND/OR REPAIRED/REPLACED TO ACCOMMODATE NEW CONSTRUCTION. SPECIFICATIONS OF MATERIALS BY OTHERS.

4. SALVAGE ITEMS & MATERIALS SHALL REMAIN PROPERTY OF THE OWNER AS PART OF THIS CONTRACT. CONTRACTOR SHALL DELIVER THESE ITEMS TO A LOCATION AS DIRECTED BY OWNER.

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7. ALL EXISTING WALLS TO REMAIN SHALL BE PATCHED AND PREPARED TO RECEIVE NEW FINISH PER FINISH SCHEDULE

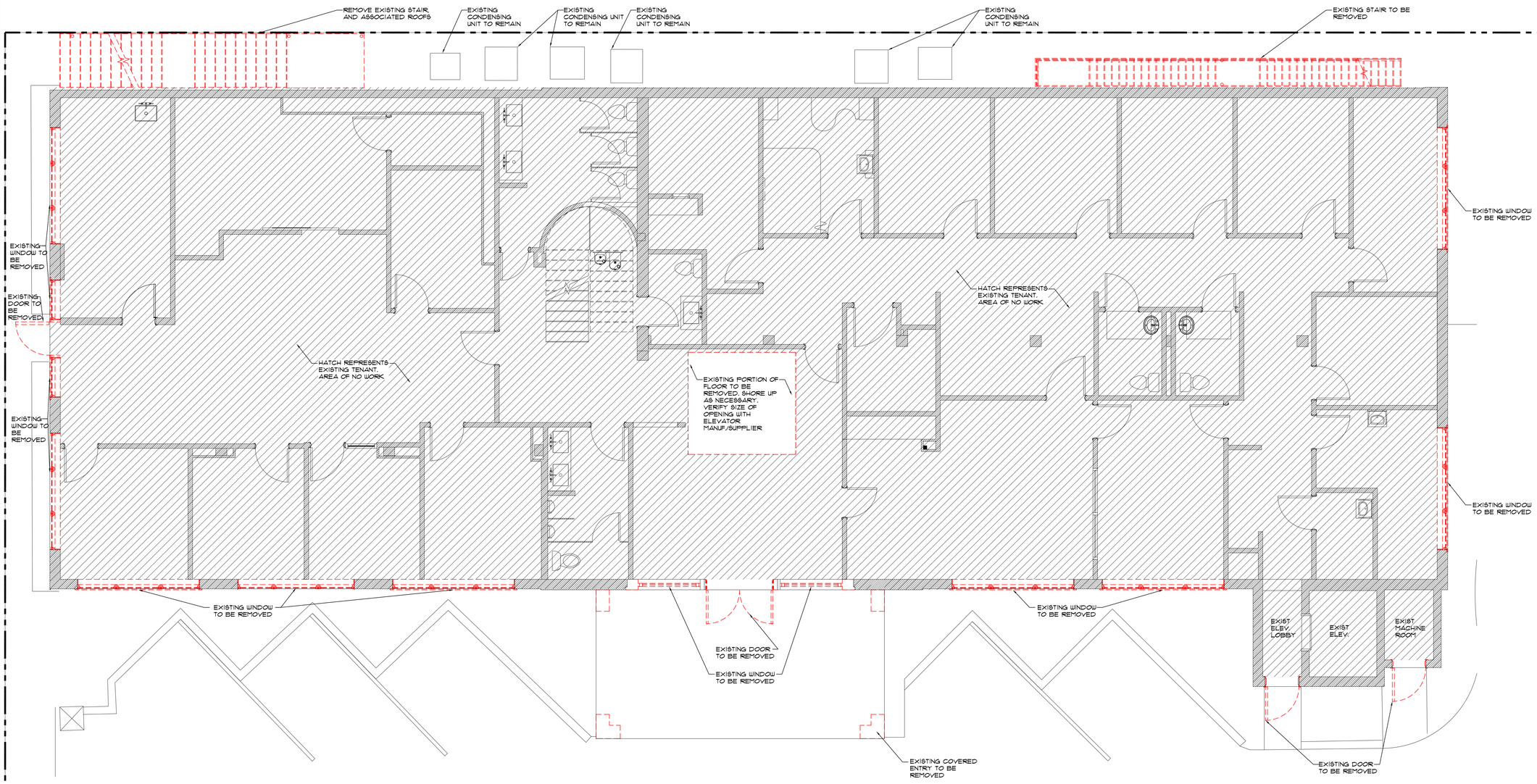
8. GENERAL CONTRACTOR SHALL FIELD MEASURE TO COMPLETE DEMOLITION ACCURATELY.

9. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL AREAS NOT INCLUDED IN THIS WORK.

10. ALL WORK SHALL BE COORDINATED AND APPROVED BY TENANTS AND BLDG. MGMT. PRIOR TO COMMENCEMENT.

DEMOLITION WALL SCHEDULE

SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING WALLS TO BE REMOVED	VARIES	
	EXISTING 4" FRAME PARTITION - TO REMAIN	4", 6" OR 8" NOMINAL	



FIRST FLOOR DEMOLITION PLAN

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

BRASSEUR & DROBOT ARCHITECTS, P.A.

884 OKEECHOBEE STREET - SUITE 908
WEST PALM BEACH, FLORIDA 33401
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AR 0017698 AR 94843
NCARB 60164 NCARB 67673
AA 26001461

ZON-25-0033 (ARC-25-0031) (FINAL SUBMITTAL)
A RENOVATION AND ADDITION FOR:
218 ROYAL PALM WAY
218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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SEALED BY:
☐ JEFFREY D. BRASSEUR - AR 0017698
■ JASON P. DROBOT - AR 94843

JOB #: 24-003
DATE: 6-16-25
DESIGNED BY: JPD
DRAWN BY: JPD
CHECKED BY: JPD

REVISIONS:
△ -

D1

SHEET: 16 OF: 44

JOB SPECIFIC DEMOLITION NOTES

1. REMOVAL OF EXISTING EXTERIOR FINISHES INCLUDING STUCCO, COQUINA CLADDING, ROOF TILE, BUILT-UP ROOFING, AND BALCONY BALUSTRADES.

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3. REMOVAL OF ALL EXISTING ROOFTOP HVAC UNITS.

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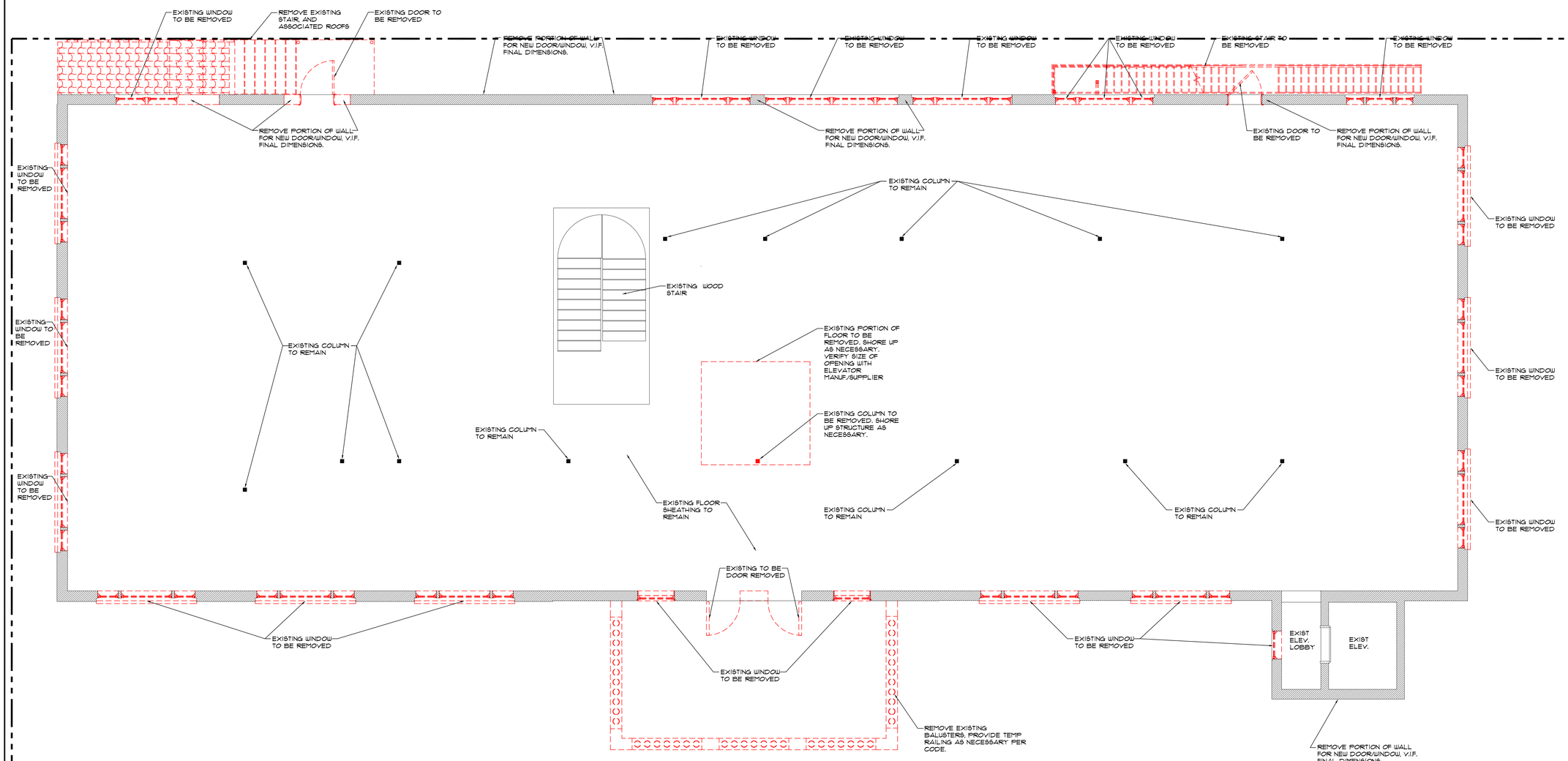
DEMOLITION WALL SCHEDULE

SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING WALLS TO BE REMOVED	VARIES	
	EXISTING 4" FRAME PARTITION - TO REMAIN	4", 6" OR 8" NOMINAL	



SECOND FLOOR DEMOLITION PLAN

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

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NCARB 60164 NCARB 67673
AA 26001461

ZON-25-0033 (ARC-25-0031) (FINAL SUBMITTAL)
A RENOVATION AND ADDITION FOR:
218 ROYAL PALM WAY
218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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SEALED BY:
☐ JEFFREY D. BRASSEUR - AR 0017698
■ JASON P. DROBOT - AR 94843

JOB #: 24-005
DATE: 6-16-25
DESIGNED BY: JPD
DRAWN BY: JPD
CHECKED BY: JPD

REVISIONS:
△ -

D2

SHEET: 17 OF: 44

JOB SPECIFIC DEMOLITION NOTES

1. REMOVAL OF EXISTING EXTERIOR FINISHES INCLUDING STUCCO, COQUINA CLADDING, ROOF TILE, BUILT-UP ROOFING, AND BALCONY BALUSTRADES.

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DEMOLITION WALL SCHEDULE

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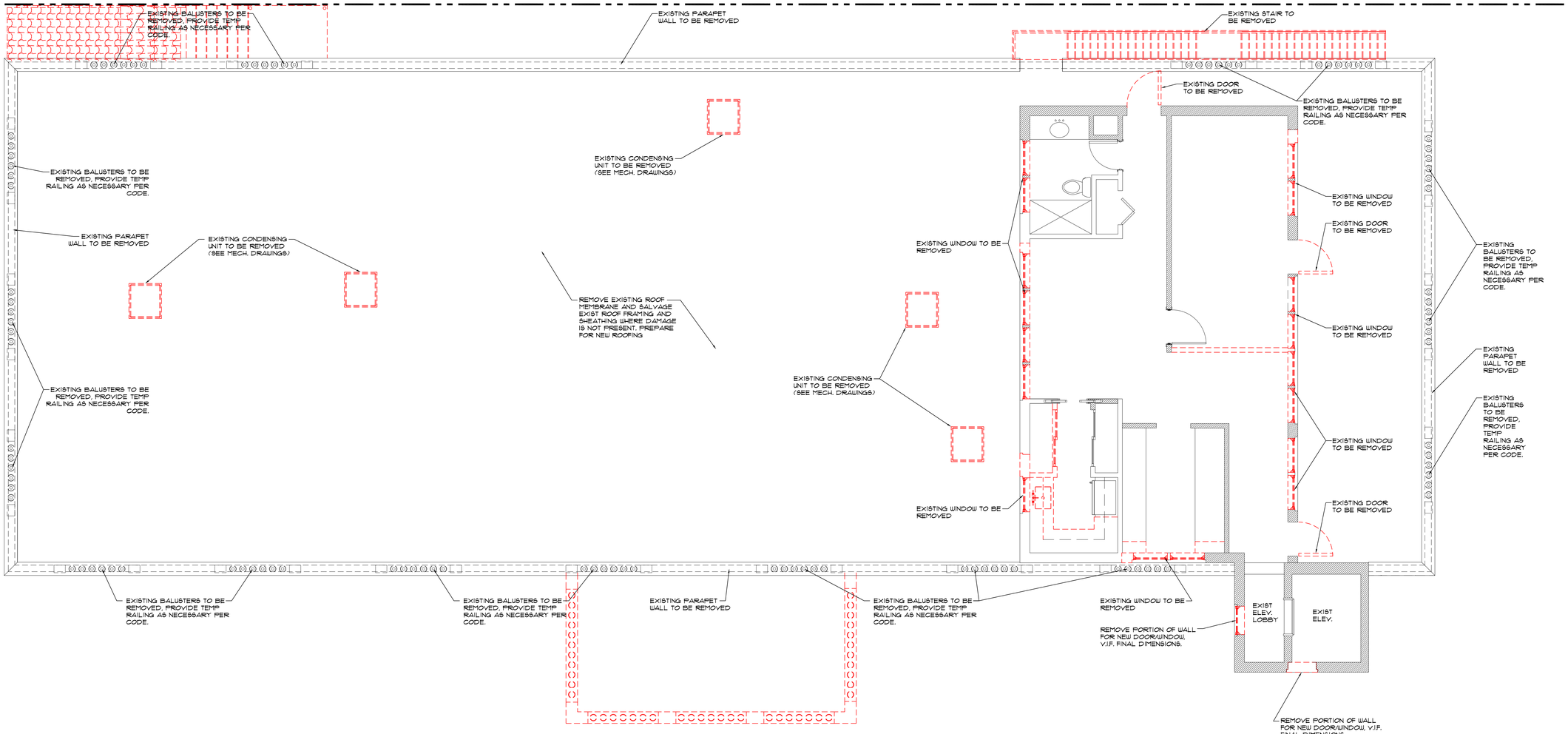
	EXISTING 4" FRAME PARTITION - TO REMAIN	4", 6" OR 8" NOMINAL	



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THIRD FLOOR DEMOLITION PLAN

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

BRASSEUR & DROBOT ARCHITECTS, P.A.

884 OSTEGA STREET - SUITE 908
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☐ JEFFREY D. BRASSEUR - AR 0017698
■ JASON P. DROBOT - AR 94843

JOB #: 24-005
DATE: 6-16-25
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DRAWN BY: JPD
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SHEET: 18 OF: 44

JOB SPECIFIC DEMOLITION NOTES

1. REMOVAL OF EXISTING EXTERIOR FINISHES INCLUDING STUCCO, COQUINA CLADDING, ROOF TILE, BUILT-UP ROOFING, AND BALCONY BALUSTRADES.

2. REMOVAL OF EXISTING EXTERIOR DOORS & WINDOWS.

3. REMOVAL OF ALL EXISTING ROOFTOP HVAC UNITS.

4. REMOVAL OF EXISTING EXTERIOR STAIRS & FIRE ESCAPES.

5. FIRE SPRINKLER SYSTEM SHALL REMAIN IN DEMOLITION PHASE. FIRE SPRINKLER LAYOUT AND HEAD LOCATIONS SHALL BE RELOCATED AS REQUIRED IN NEW CONSTRUCTION PHASE OF WORK. CARE SHALL BE TAKEN IN DEMOLITION PHASE TO PROTECT EXISTING HEADS AND PIPING TO KEEP SYSTEM IN OPERABLE CONDITION FOR FIRE PROTECTION.

6. CONTRACTOR TO DOCUMENT ALL EXISTING GROUND FLOOR TENANT EXISTING CONDITIONS PRIOR TO PERFORMING DEMOLITION. DOCUMENT ALL ABOVE CEILING MEP FP INFRASTRUCTURE PRIOR TO PERFORMING DEMOLITION.

7. CONTRACTOR TO COORDINATE, THROUGH OWNER, SCHEDULE AND SCOPE OF ALL DEMOLITION THAT IMPACTS EXISTING GROUND FLOOR TENANT.

GENERAL DEMOLITION NOTES

1. CONTRACTOR TO PROVIDE TEMPORARY INTERIOR, EXTERIOR SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF AREAS TO BE DEMOLISHED AND ADJACENT AREAS TO REMAIN.

2. PRIOR TO DEMOLITION, THE GENERAL CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND REPORT DISCREPANCIES TO THE OWNER AND ARCHITECT.

3. LANDSCAPE AROUND THE BUILDING SHALL BE PROTECTED AND/OR REPAIRED/REPLACED TO ACCOMMODATE NEW CONSTRUCTION. SPECIFICATIONS OF MATERIALS BY OTHERS.

4. SALVAGE ITEMS & MATERIALS SHALL REMAIN PROPERTY OF THE OWNER AS PART OF THIS CONTRACT. CONTRACTOR SHALL DELIVER THESE ITEMS TO A LOCATION AS DIRECTED BY OWNER.

5. WHEN EXISTING PLUMBING AND PIPING IS TO BE REMOVED AND/OR REPLACED, CARE SHALL BE TAKEN WHEN CUTTING OR DRILLING IS REQUIRED. WORK SHALL BE NEATLY SAW-CUT OR DONE IN A MANNER NOT TO DAMAGE ANY WORK TO REMAIN. PATCH ADJACENT WALLS, FLOOR AND CEILING AS REQUIRED TO MATCH EXISTING.

6. ELECTRICAL CONTRACTOR IS TO DISCONNECT, CAP AND REMOVE ALL ELECTRICAL CONDUIT AND WIRING AFFECTED BY THOSE AREAS DESIGNATED TO BE DEMOLISHED. ELECTRICAL IN THE EXISTING RESIDENCE SHALL BE MODIFIED TO MAINTAIN THE INTEGRITY OF THE CIRCUITRY, SUCH AS ALL EXISTING DEVICES, TO REMAIN OPERATIONAL.

7. ALL EXISTING WALLS TO REMAIN SHALL BE PATCHED AND PREPARED TO RECEIVE NEW FINISH PER FINISH SCHEDULE

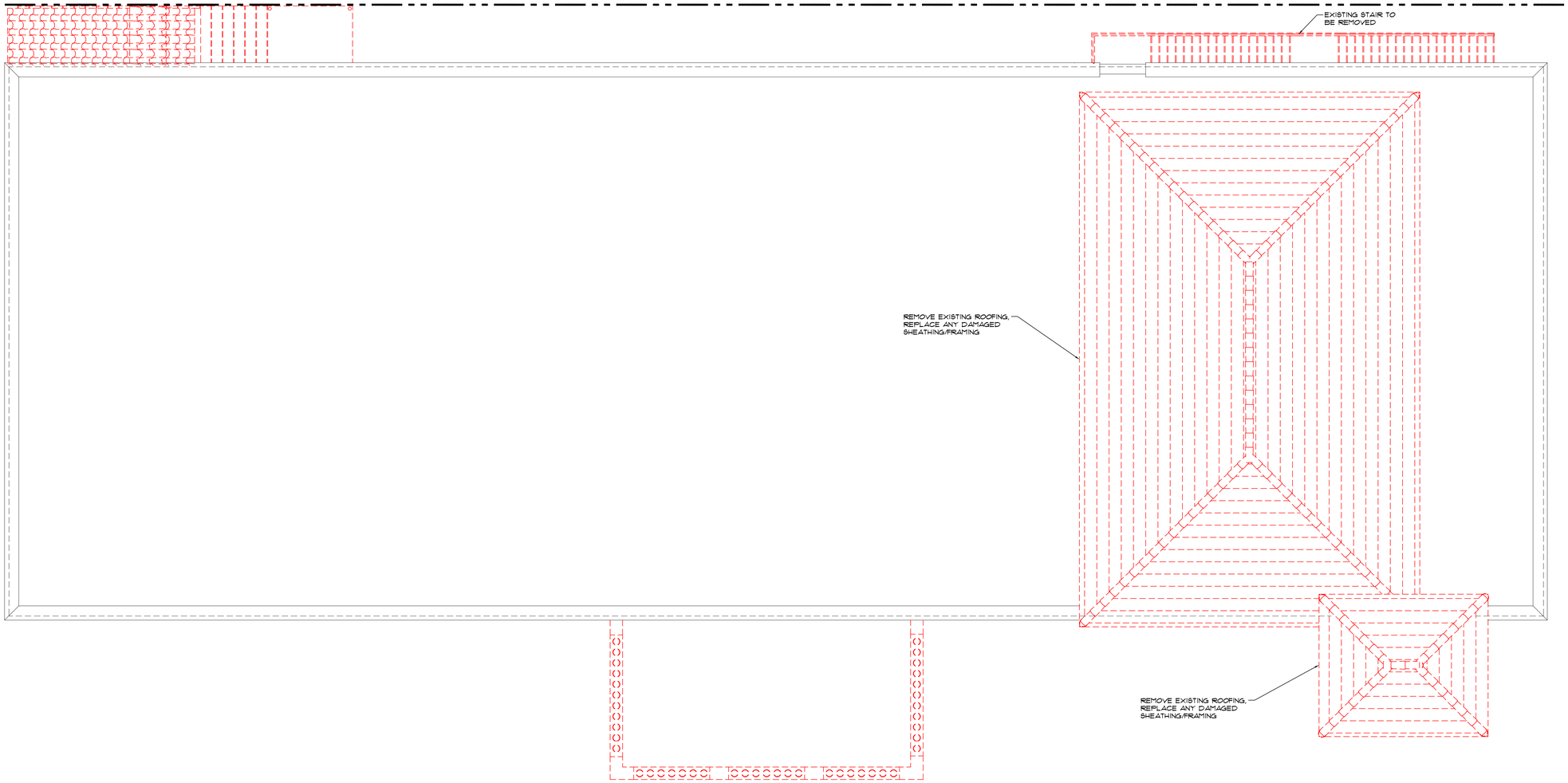
8. GENERAL CONTRACTOR SHALL FIELD MEASURE TO COMPLETE DEMOLITION ACCURATELY.

9. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL AREAS NOT INCLUDED IN THIS WORK.

10. ALL WORK SHALL BE COORDINATED AND APPROVED BY TENANTS AND BLDG. MGMT. PRIOR TO COMMENCEMENT.

DEMOLITION WALL SCHEDULE

SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING WALLS TO BE REMOVED	VARIES	
	EXISTING 4" FRAME PARTITION - TO REMAIN	4", 6" OR 8" NOMINAL	



ROOF DEMOLITION PLAN

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

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ZON-25-0033 (ARC-25-0031) (FINAL SUBMITTAL)

A RENOVATION AND ADDITION FOR:

218 ROYAL PALM WAY

218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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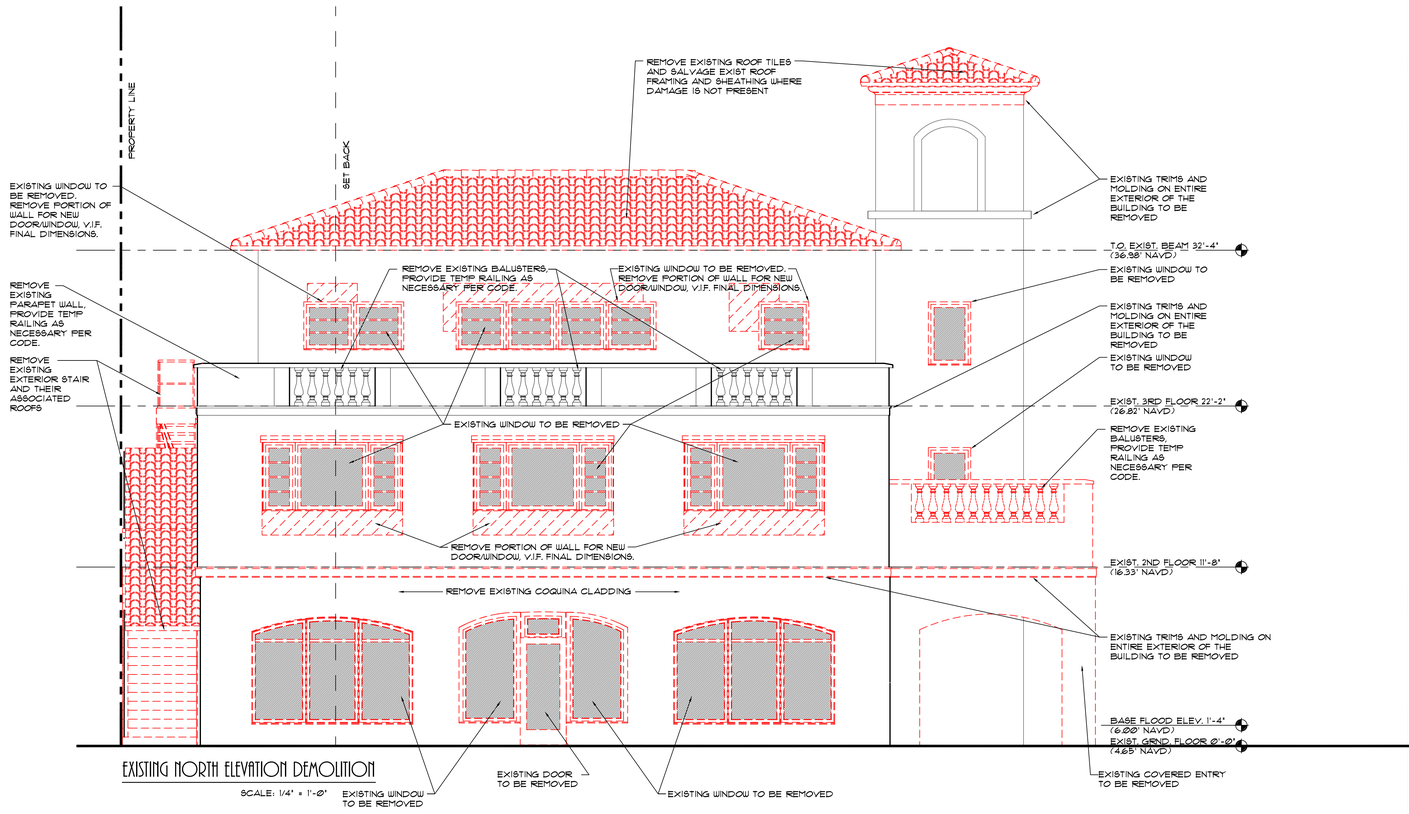
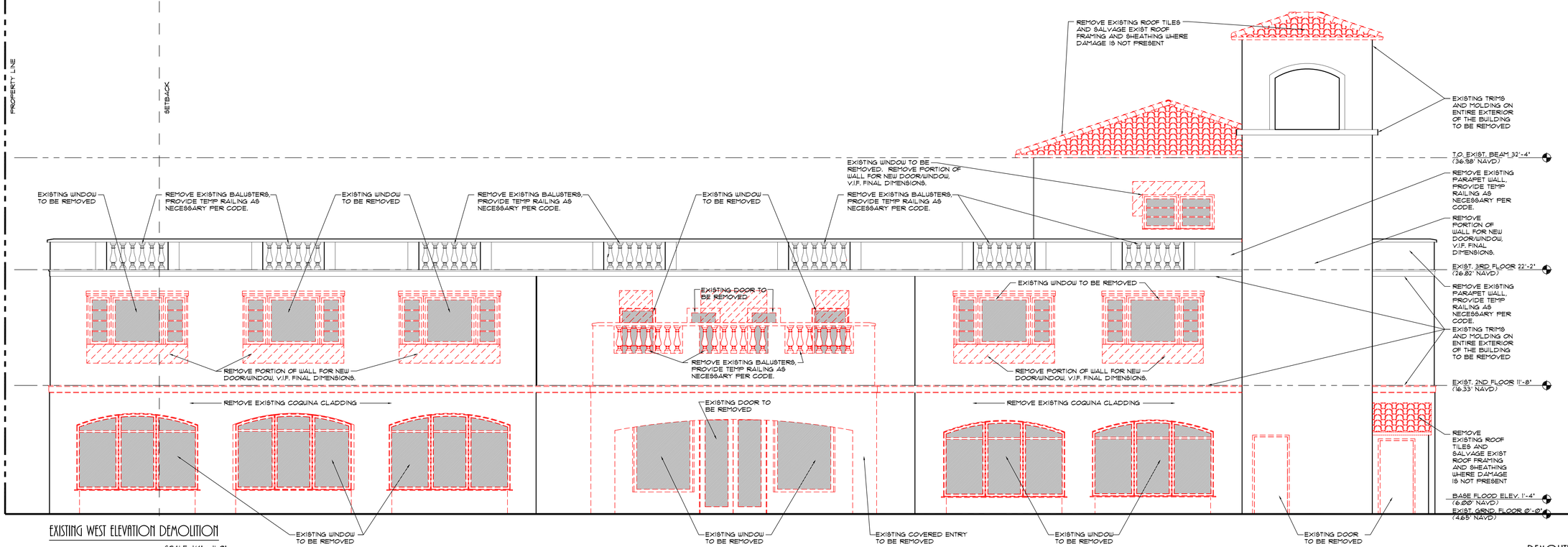


EXISTING NORTH ELEVATION DEMOLITION

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



EXISTING WEST ELEVATION DEMOLITION

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

DEMOLITION ELEVATIONS

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

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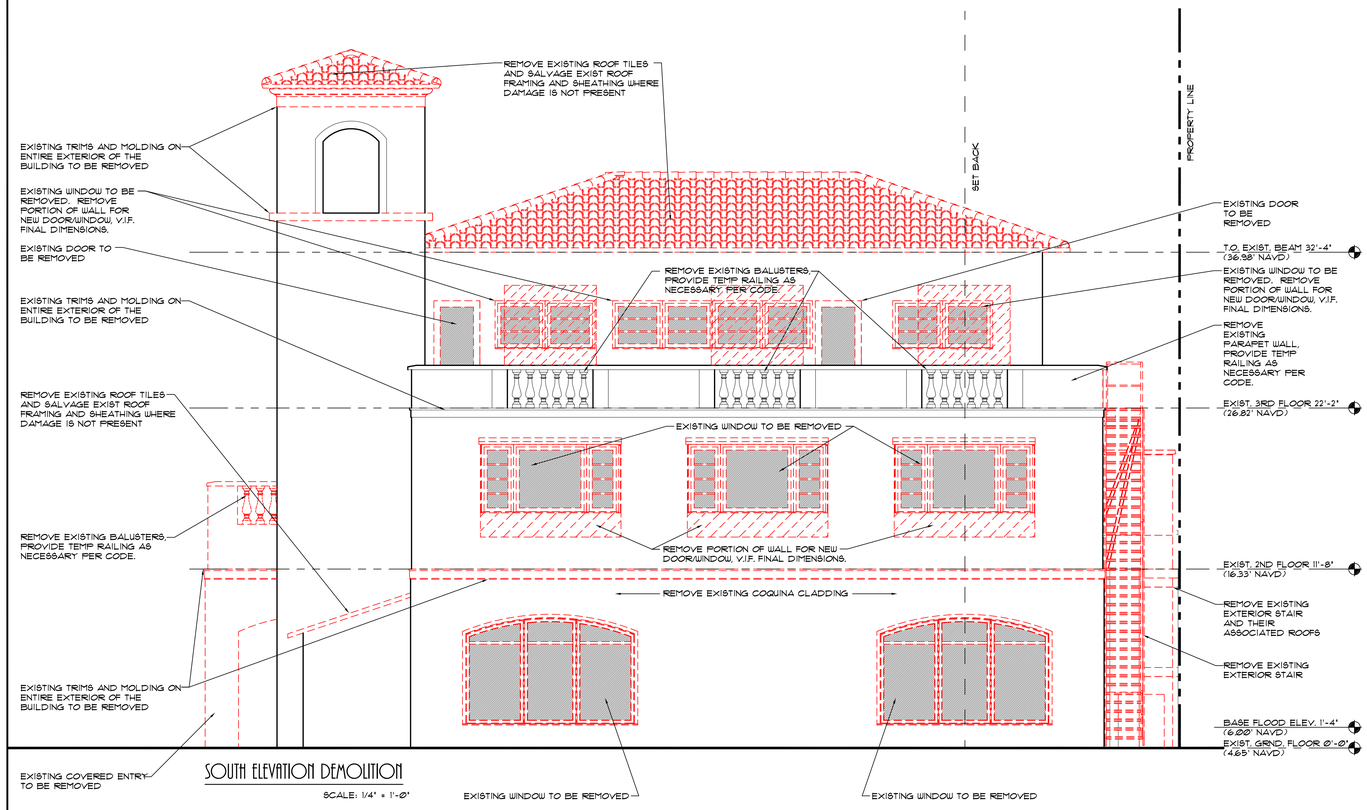
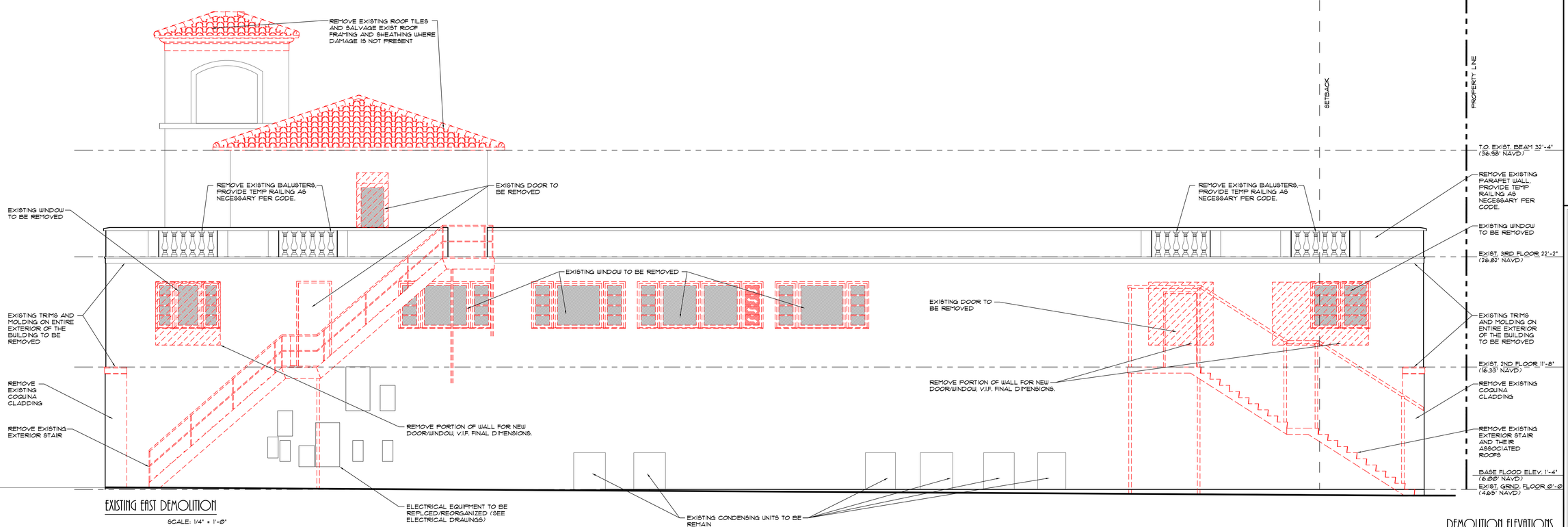


SOUTH ELEVATION DEMOLITION

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



EXISTING EAST DEMOLITION

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

DEMOLITION ELEVATIONS

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

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ISSUED DATE:
☐ ARTIST'S RENDERING - RB 0017698
■ RECAP PLANNING - RB 948643

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DRAWN BY:	JDD
CHECKED BY:	JDD

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FIRST FLOOR PLAN

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

N

EXIST. ELEV.

EXIST. MECH / ELEC / IT

EXISTING TENANT SPACE

EXISTING TENANT SPACE

EXISTING WOOD STAIR

PROPOSED COVERED ENTRY

TRENCH DRAIN DOWN SPOUT CAST INTO COLUMN

SLOPE 1/4"-1'-0"

NEW GENERATOR

EXISTING ELEC. PANEL'S/DISCONNECTS AND METERS (SEE ELECTRICAL DRAWING)

NEW CODE COMPLIANT PREFABRICATED METAL STAIR (BY OTHERS)

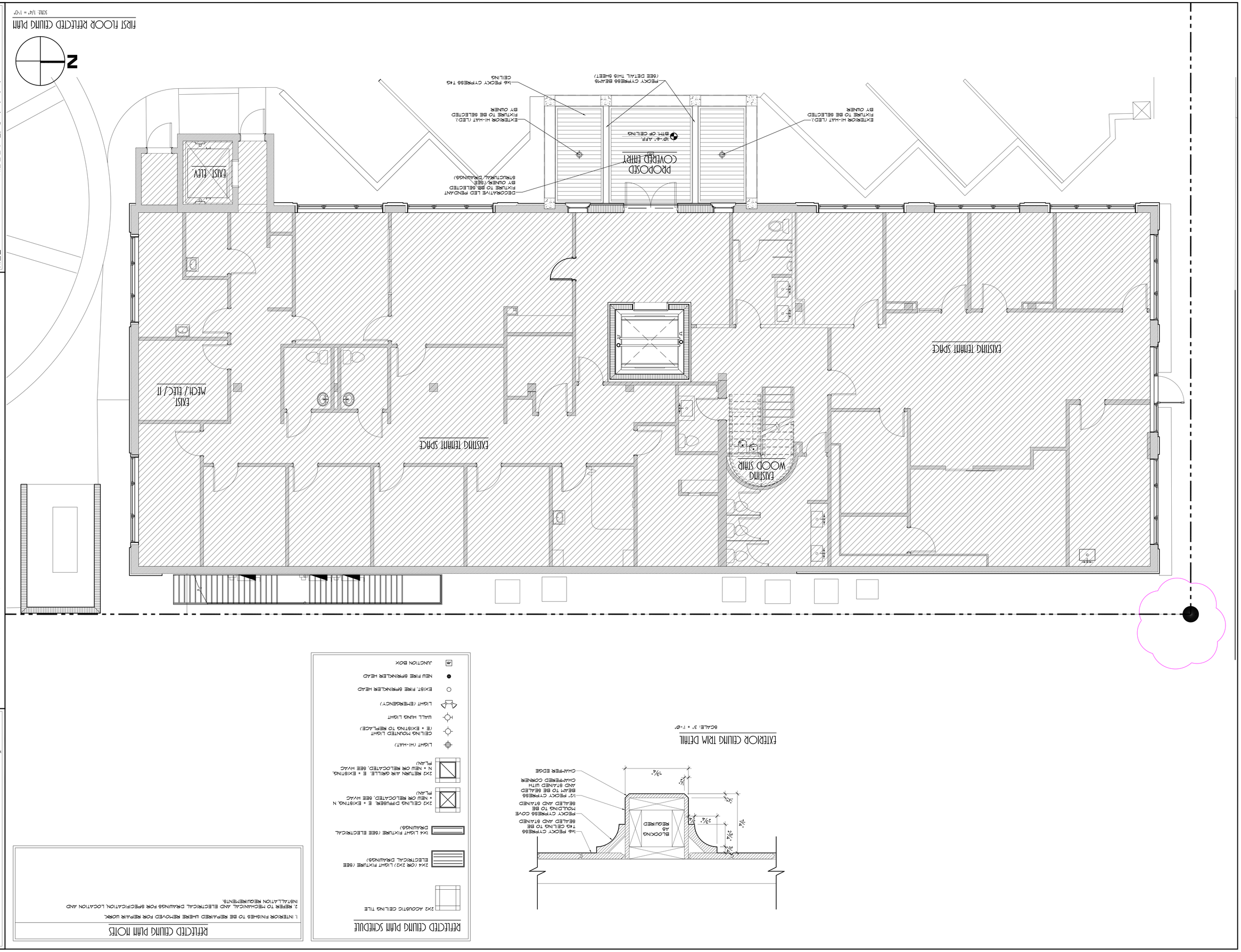
EXISTING CONDENSING UNITS TO REMAIN REFER TO MECH DWGS.

EXISTING CONDENSING UNITS TO REMAIN REFER TO MECH DWGS.

EXIST. (V.I.F.)

EXIST. (V.I.F.)

EXIST. (V.I.F.)



REFLECTED CEILING PLAN SCHEDULE

- 2X2 ACOUSTIC CEILING TILE
- 2X4 (OR 2X2) LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)
- 1X4 LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)
- 2X2 CEILING DIFFUSER. E = EXISTING, N = NEW OR RELOCATED, SEE HVAC PLAN)
- 2X2 RETURN AIR GRILLE. E = EXISTING, N = NEW OR RELOCATED, SEE HVAC PLAN)
- LIGHT (HI-HAT)
- CEILING MOUNTED LIGHT (E = EXISTING TO REPLACE)
- WALL HUNG LIGHT
- LIGHT (EMERGENCY)
- EXIST. FIRE SPRINKLER HEAD
- NEW FIRE SPRINKLER HEAD
- JUNCTION BOX

REFLECTED CEILING PLAN NOTES

1. INTERIOR FINISHES TO BE REPAIRED WHERE REMOVED FOR REPAIR WORK.
2. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFICATION, LOCATION AND INSTALLATION REQUIREMENTS.

EXTERIOR CEILING TRIM DETAIL

SCALE: 3" = 1'-0"

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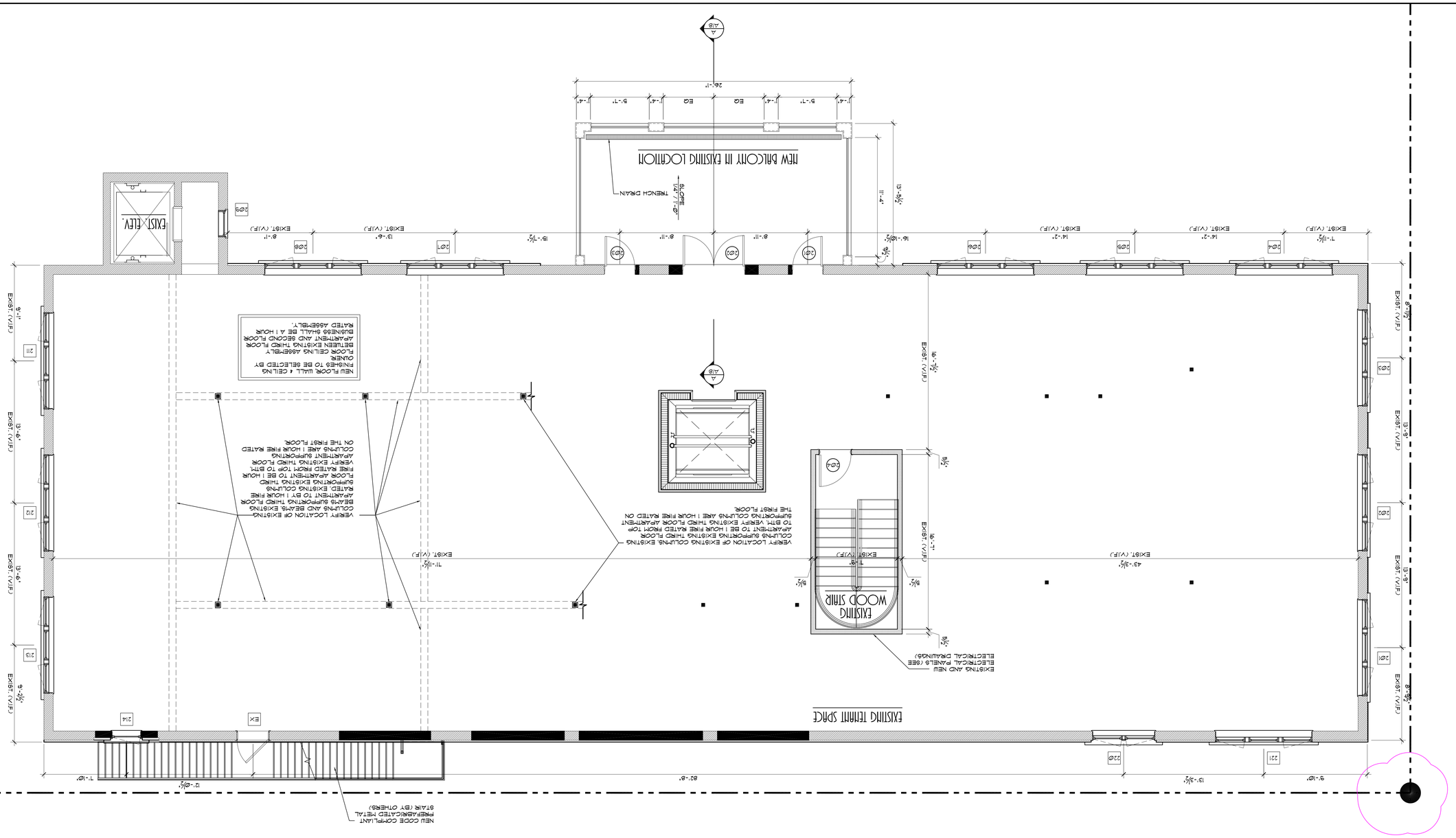

SECOND FLOOR PLAN

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

WALL SCHEDULE

SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING STRUCTURE TO REMAIN	SEE PLAN	
	5/8" GWB. ON R-5 RIGID FOIL BACKED INSUL. & 1-5/8" MTL. FURRING @ 24" O.C. ON 8" CMU.	10" NOMINAL	
-OR- W/ SOUND BATT	5/8" GWB. BOTH SIDES, ON 3-5/8" MTL. OR 5-1/2" MTL. STUD FRAMING W/ OPT. SOUND ATTEN. BATTS	SEE PLAN	SEE TYPICAL NON-BEARING INTERIOR PARTITION DETAIL THIS SHEET
	5/8" GWB. BOTH SIDES ON P.T. WD. 2X6 STUDS, AT 16" O.C. W/5.5" INSULATION	6" NOMINAL	WOOD INTERIOR BEARING WALL
	3/4" EXTERIOR GRD. PLYWOOD W/PAPER BACKED METAL LATH AND STUCCO TO MATCH EXIST. (EXTERIOR) 5/8" GWB (INTERIOR) ON P.T. WD. 2X6 STUDS, AT 16" O.C. W/INSULATION (SEE ENERGY CALCS.)	6" NOMINAL	WOOD EXTERIOR BEARING WALL

NOTES

1. SEE COVER SHEET FOR GENERAL AND PLAN NOTES AND ABBREVIATIONS.
2. SEE SHEETS A13 AND A14 FOR DOOR AND WINDOW SCHEDULES AND DETAILS.
3. SEE SHEET A18 FOR WALL PARTITION TYPES AND DETAILS.
4. ALL DIMENSIONS NOTED AS 'EXISTING' SHALL BE VERIFIED IN THE FIELD AND THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES

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A RENOVATION AND ADDITION FOR:
218 ROYAL PALM WAY

218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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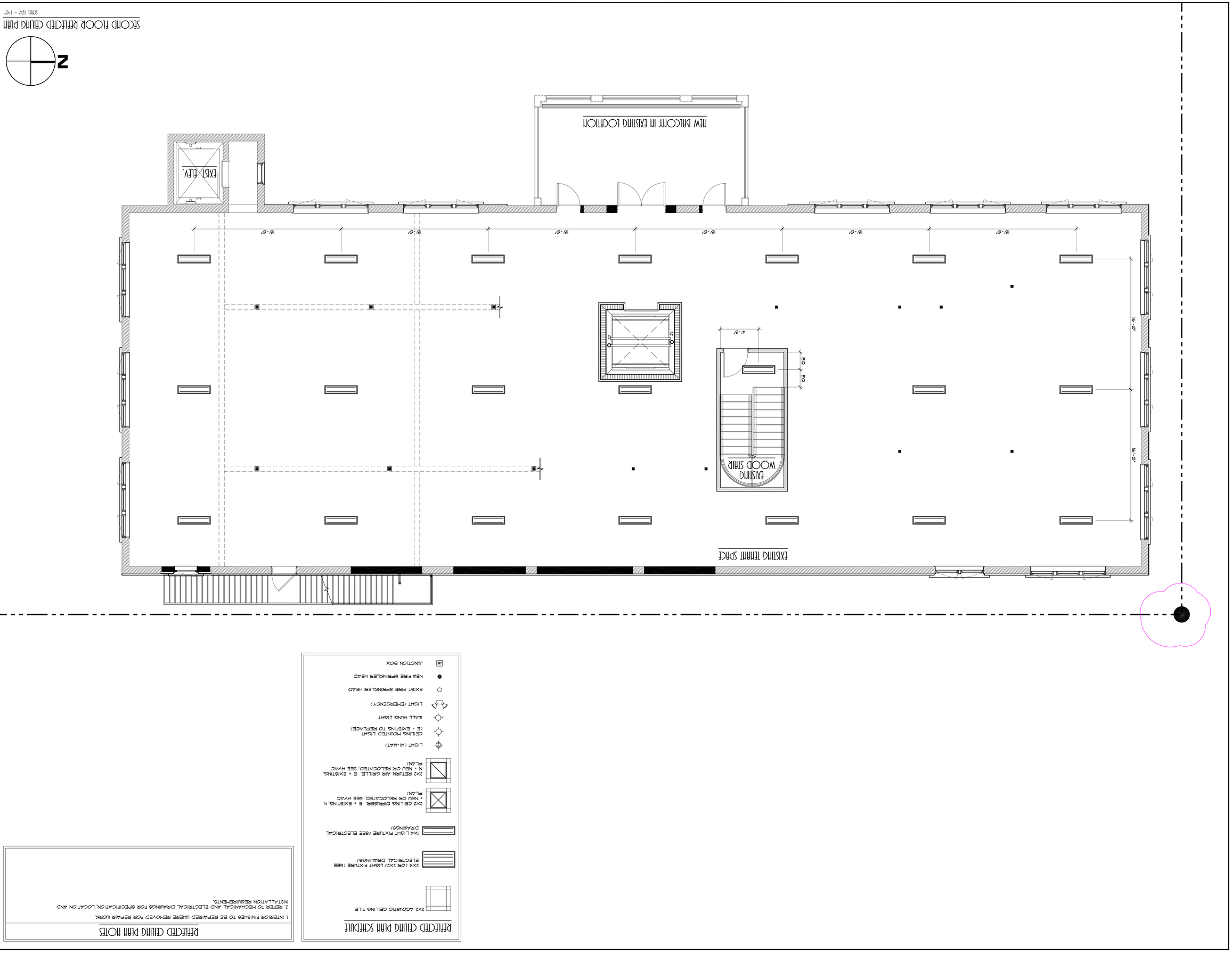
SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
N
NEW BALCONY IN EXISTING LOCATION
EXIST. ELEV.
EXISTING WOOD STAIR
EXISTING TENANT SPACE
EQ
EQ
REFLECTED CEILING PLAN SCHEDULE
2X2 ACOUSTIC CEILING TILE
2X4 (OR 2X2) LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)
1X4 LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)
2X2 CEILING DIFFUSER. E = EXISTING, N = NEW OR RELOCATED, SEE HVAC PLAN)
2X2 RETURN AIR GRILLE. E = EXISTING, N = NEW OR RELOCATED, SEE HVAC PLAN)
LIGHT (HI-HAT)
CEILING MOUNTED LIGHT (E = EXISTING TO REPLACE)
WALL HUNG LIGHT
LIGHT (EMERGENCY)
EXIST. FIRE SPRINKLER HEAD
NEW FIRE SPRINKLER HEAD
JUNCTION BOX
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JOB #: 24-005
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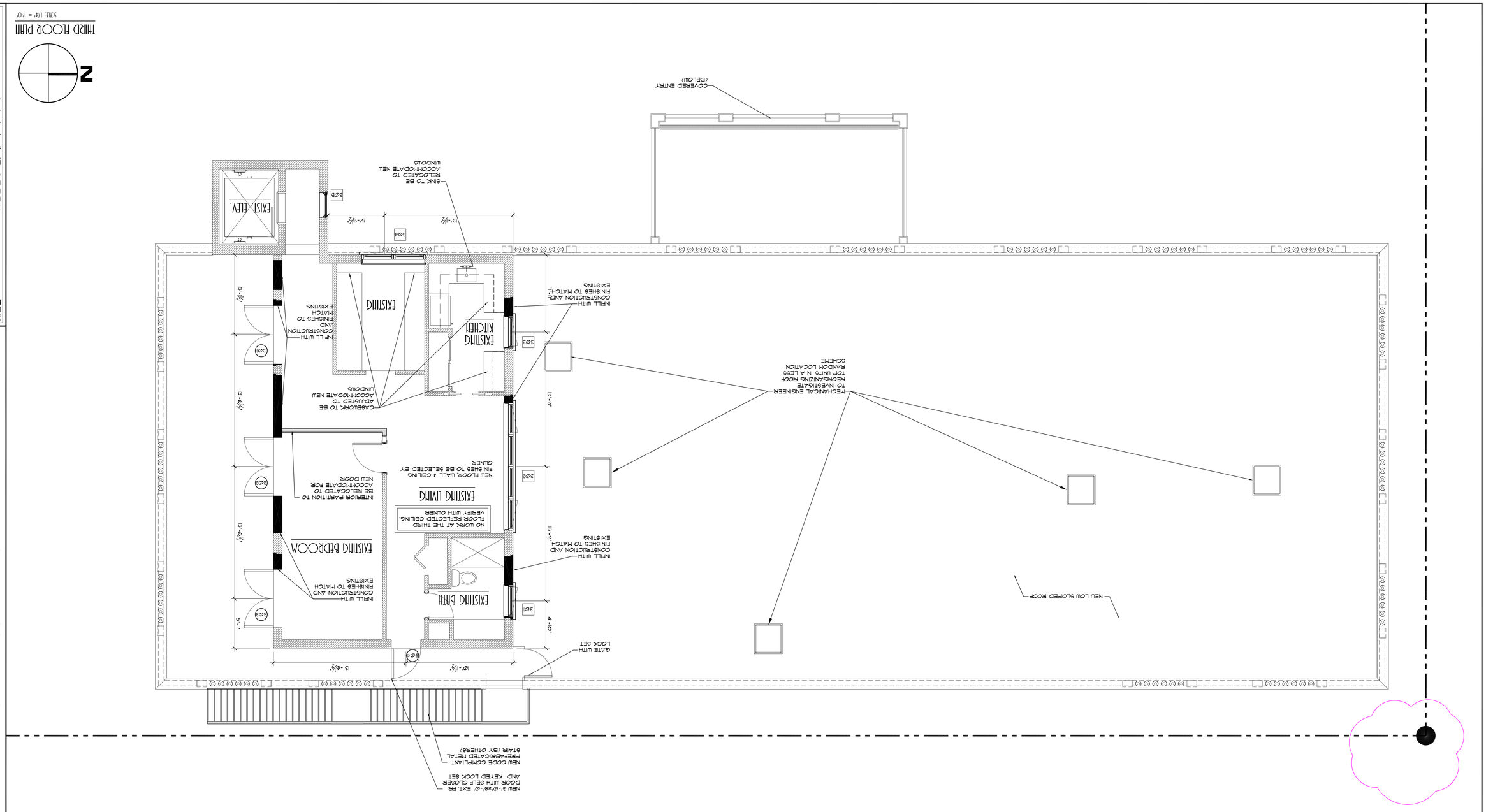
OF: 44



THIRD FLOOR PLAN

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

WALL SCHEDULE

SECTION	ASSEMBLY	WALL THICKNESS	REMARKS
	EXISTING STRUCTURE TO REMAIN	SEE PLAN	
	5/8" GWB, ON R-5 RIGID FOIL BACKED INSUL. & 1-5/8" MTL. FURRING @ 24" O.C. ON 8" CMU.	10" NOMINAL	
-OR- W/ SOUND BATT	5/8" GWB, BOTH SIDES, ON 3-5/8" MTL. OR 5-1/2" MTL. STUD FRAMING W/ OPT. SOUND ATTEN. BATTS	SEE PLAN	SEE TYPICAL NON-BEARING INTERIOR PARTITION DETAIL THIS SHEET
	5/8" GWB, BOTH SIDES ON P.T. WD. 2X6 STUDS, AT 16" O.C. W/5.5" INSULATION	6" NOMINAL	WOOD INTERIOR BEARING WALL
	3/4" EXTERIOR GRD. PLYWOOD W/PAPER BACKED METAL LATH AND STUCCO TO MATCH EXIST. (EXTERIOR) 5/8" GWB (INTERIOR) ON P.T. WD. 2X6 STUDS, AT 16" O.C. W/INSULATION (SEE ENERGY CALCS.)	6" NOMINAL	WOOD EXTERIOR BEARING WALL

NOTES

1. SEE COVER SHEET FOR GENERAL AND PLAN NOTES AND ABBREVIATIONS.
2. SEE SHEETS A13 AND A14 FOR DOOR AND WINDOW SCHEDULES AND DETAILS.
3. SEE SHEET A18 FOR WALL PARTITION TYPES AND DETAILS.
4. ALL DIMENSIONS NOTED AS 'EXISTING' SHALL BE VERIFIED IN THE FIELD AND THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES

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A RENOVATION AND ADDITION FOR:
218 ROYAL PALM WAY

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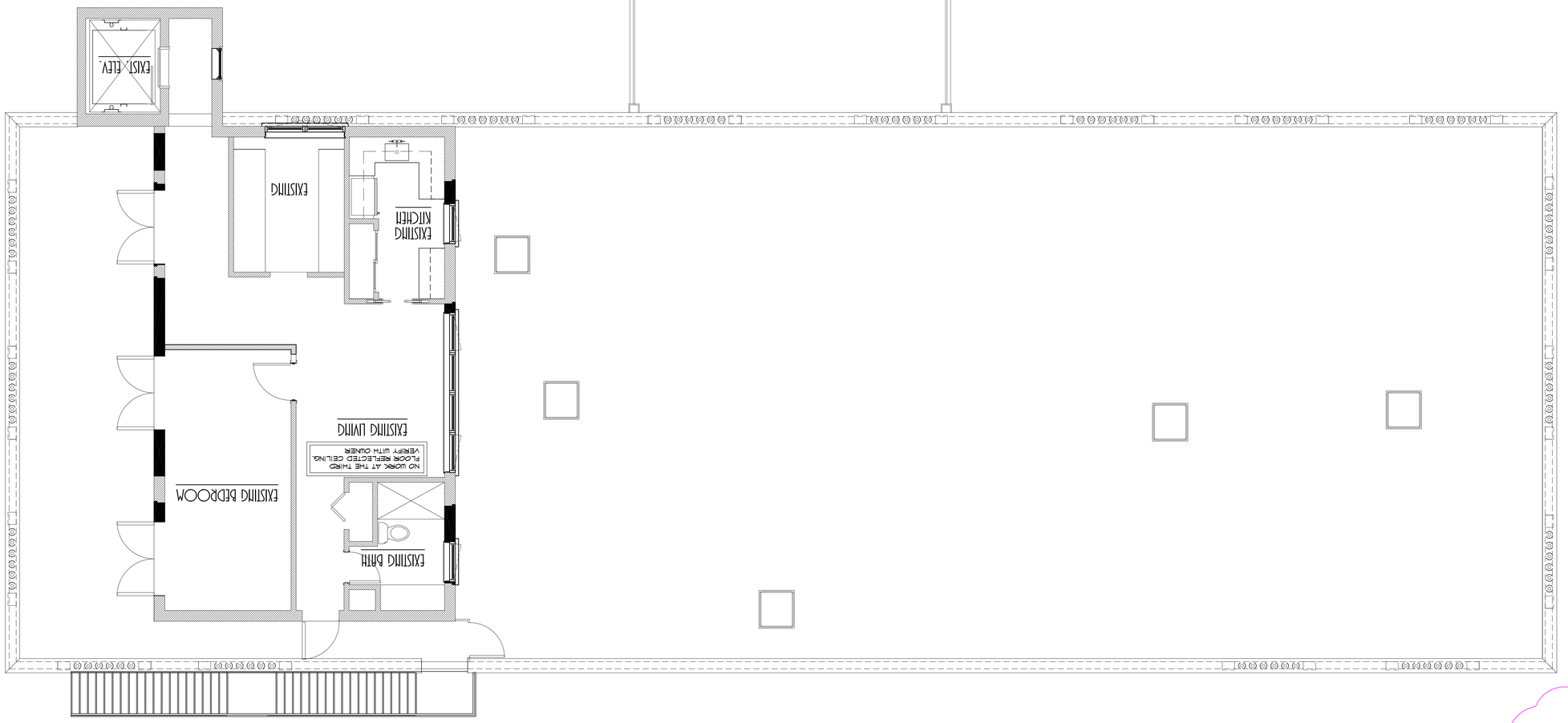
PALM BEACH, FLORIDA

THIRD FLOOR REFLECTED CEILING PLAN

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

N



REFLECTED CEILING PLAN SCHEDULE

- 2X2 ACOUSTIC CEILING TILE
- 2X4 (OR 2X2) LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)
- 1X4 LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)
- 2X2 CEILING DIFFUSER. E = EXISTING, N = NEW OR RELOCATED, SEE HVAC PLAN)
- 2X2 RETURN AIR GRILLE. E = EXISTING, N = NEW OR RELOCATED, SEE HVAC PLAN)
- LIGHT (HI-HAT)
- CEILING MOUNTED LIGHT (E = EXISTING TO REPLACE)
- WALL HUNG LIGHT
- LIGHT (EMERGENCY)
- EXIST. FIRE SPRINKLER HEAD
- NEW FIRE SPRINKLER HEAD
- JB — JUNCTION BOX

REFLECTED CEILING PLAN NOTES

1. INTERIOR FINISHES TO BE REPAIRED WHERE REMOVED FOR REPAIR WORK
2. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFICATION, LOCATION AND INSTALLATION REQUIREMENTS.

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SHEET NO:
- [ ] ARTERY D. BURSEUR - AR 0017698
- [ ] JASON P. DROBOT - AR 948643

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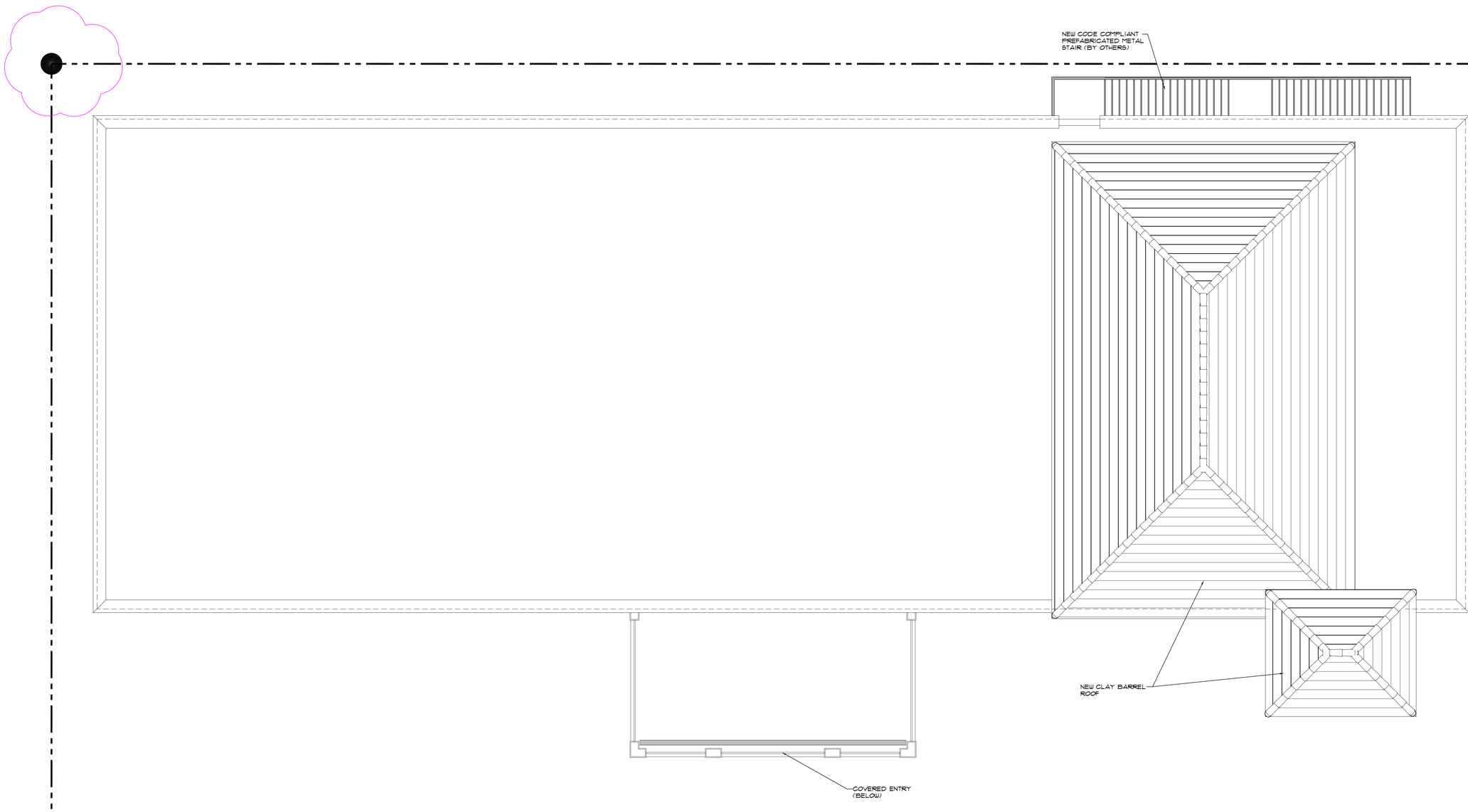

ROOF PLAN

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

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&
DROBOT
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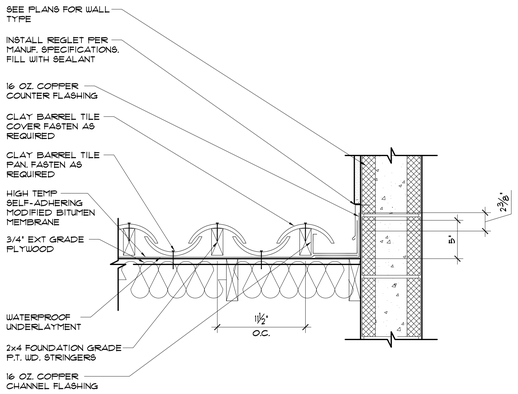
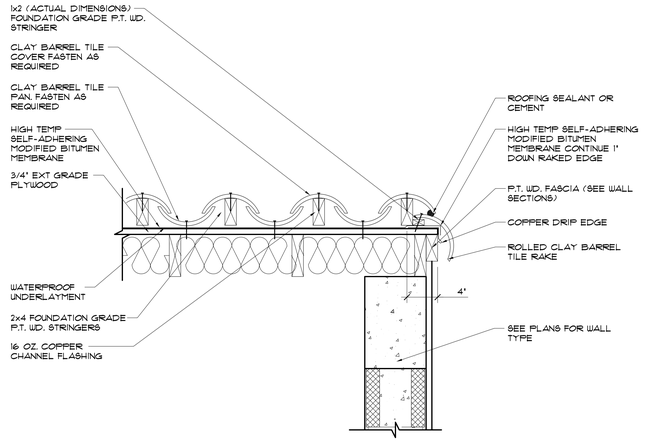


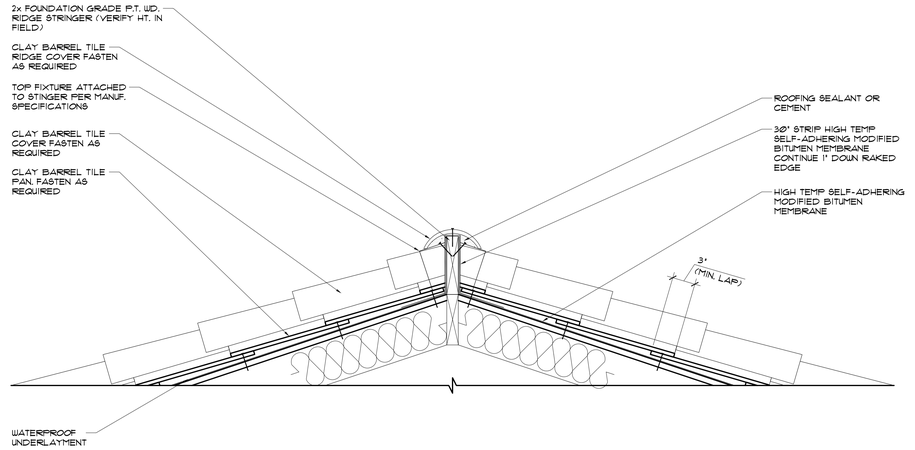
TYPICAL CLAY BARREL TILE ROOF AT WALL DETAIL

SCALE: 1-1/2" = 1'-0"



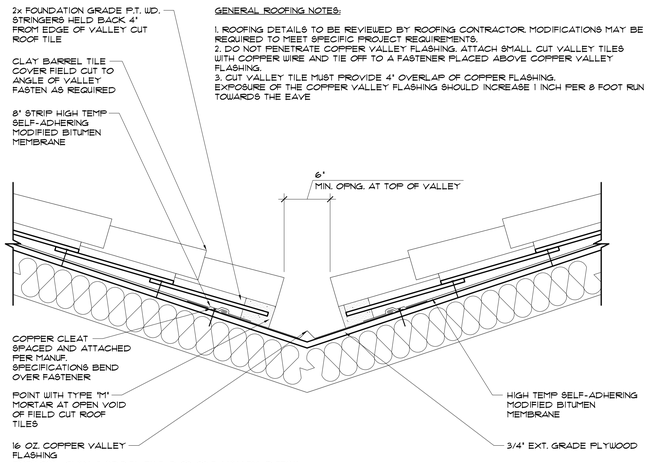
TYPICAL CLAY BARREL TILE ROOF RAKE AT WALL EDGE DETAIL

SCALE: 1-1/2" = 1'-0"



TYPICAL CLAY BARREL TILE ROOF RIDGE DETAIL

SCALE: 1-1/2" = 1'-0"

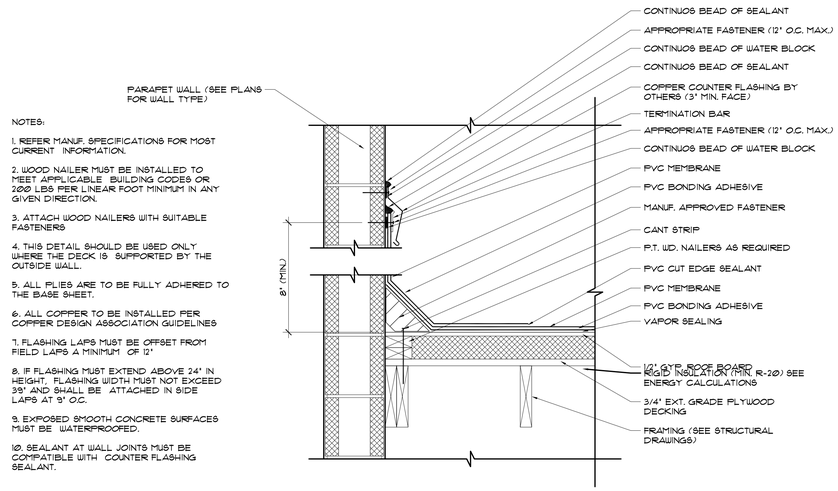


GENERAL ROOFING NOTES:

1. ROOFING DETAILS TO BE REVIEWED BY ROOFING CONTRACTOR. MODIFICATIONS MAY BE REQUIRED TO MEET SPECIFIC PROJECT REQUIREMENTS.
2. DO NOT PENETRATE COPPER VALLEY FLASHING. ATTACH SMALL CUT VALLEY TILES WITH COPPER WIRE AND TIE OFF TO A FASTENER PLACED ABOVE COPPER VALLEY FLASHING.
3. CUT VALLEY TILE MUST PROVIDE 4" OVERLAP OF COPPER FLASHING. EXPOSURE OF THE COPPER VALLEY FLASHING SHOULD INCREASE 1 INCH PER 8 FOOT RUN TOWARDS THE EAVE

TYPICAL CLAY BARREL TILE ROOF VALLEY DETAIL

SCALE: 1-1/2" = 1'-0"

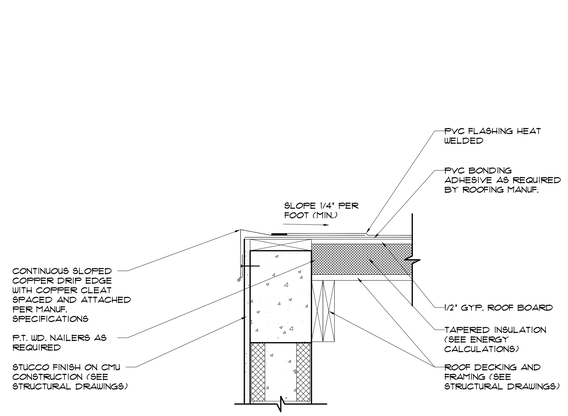


NOTES:

1. REFER MANUF. SPECIFICATIONS FOR MOST CURRENT INFORMATION.
2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
3. ATTACH WOOD NAILERS WITH SUITABLE FASTENERS
4. THIS DETAIL SHOULD BE USED ONLY WHERE THE DECK IS SUPPORTED BY THE OUTSIDE WALL.
5. ALL PLIES ARE TO BE FULLY ADHERED TO THE BASE SHEET.
6. ALL COPPER TO BE INSTALLED PER COPPER DESIGN ASSOCIATION GUIDELINES
7. FLASHING LAPS MUST BE OFFSET FROM FIELD LAPS A MINIMUM OF 12"
8. IF FLASHING MUST EXTEND ABOVE 24" IN HEIGHT, FLASHING WIDTH MUST NOT EXCEED 36" AND SHALL BE ATTACHED IN SIDE LAPS AT 8" O.C.
9. EXPOSED SMOOTH CONCRETE SURFACES MUST BE WATERPROOFED.
10. SEALANT AT WALL JOINTS MUST BE COMPATIBLE WITH COUNTER FLASHING SEALANT.

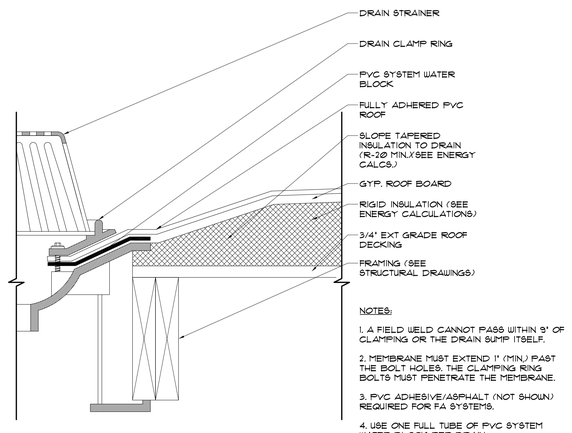
TYPICAL BASE FLASHING DETAIL

SCALE: 3" = 1'-0"



FLUSH PARAPET EDGE ROOF AT WALL DETAIL

SCALE: 1-1/2" = 1'-0"

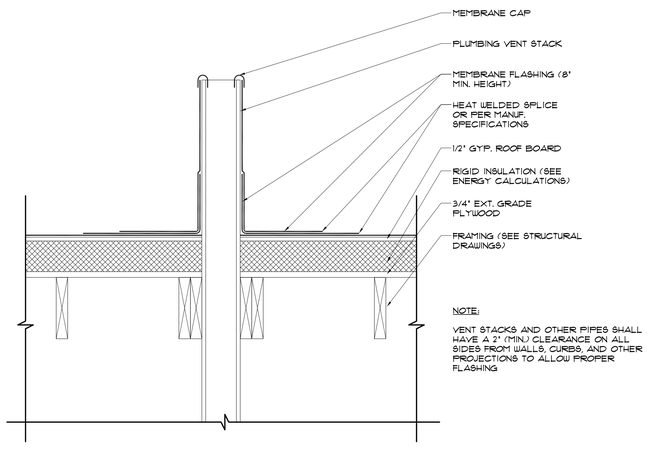


NOTES:

1. A FIELD WELD CANNOT PASS WITHIN 9" OF CLAMPING OR THE DRAIN SUMP ITSELF.
2. MEMBRANE MUST EXTEND 1" (MIN.) PAST THE BOLT HOLES. THE CLAMPING RING BOLTS MUST PENETRATE THE MEMBRANE.
3. PVC ADHESIVE/ASPHALT (NOT SHOWN) REQUIRED FOR FA SYSTEMS.
4. USE ONE FULL TUBE OF PVC SYSTEM WATER BLOCK PER DRAIN.

TYPICAL ROOF DRAIN DETAIL

SCALE: 3" = 1'-0"



NOTE:

VENT STACKS AND OTHER PIPES SHALL HAVE A 2' (MIN.) CLEARANCE ON ALL SIDES FROM WALLS, CURBS, AND OTHER PROJECTIONS TO ALLOW PROPER FLASHING

TYPICAL PLUMBING VENT DETAIL

SCALE: 1-1/2" = 1'-0"

ROOF DETAILS

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

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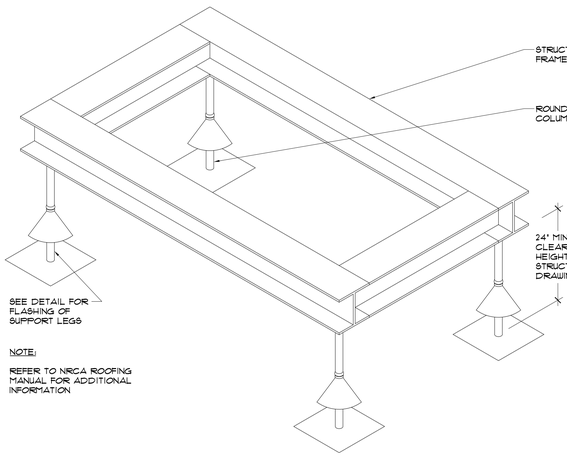
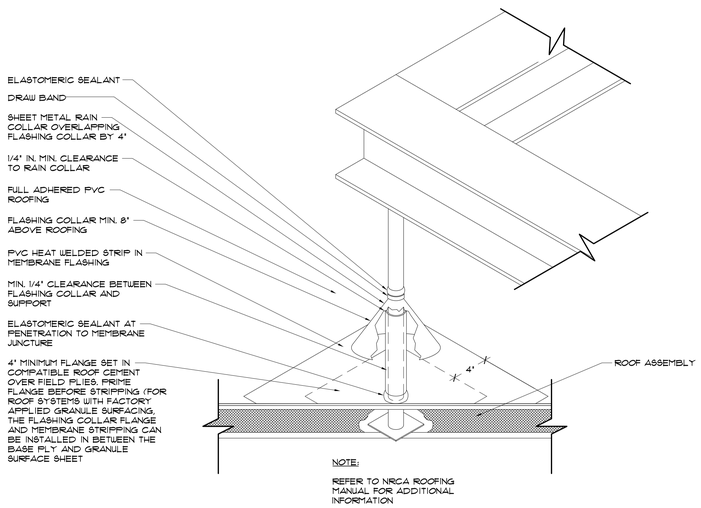


NOTE:

REFER TO NRCA ROOFING MANUAL FOR ADDITIONAL INFORMATION

TYPICAL ROOF EQUIPMENT STAND DETAIL

SCALE: NTS

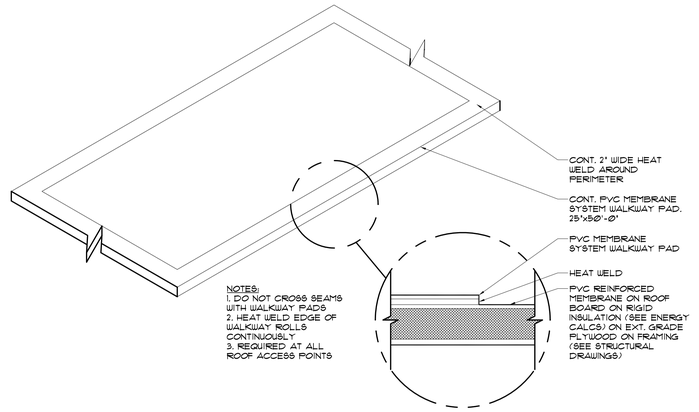


NOTE:

REFER TO NRCA ROOFING MANUAL FOR ADDITIONAL INFORMATION

TYPICAL FLASHING AT EQUIPMENT STAND DETAIL

SCALE: NTS



NOTES:
1. DO NOT CROSS SEAMS WITH WALKWAY PADS
2. HEAT WELD EDGE OF WALKWAY ROLLS CONTINUOUSLY
3. REQUIRED AT ALL ROOF ACCESS POINTS

TYPICAL FLASHING AT EQUIPMENT STAND DETAIL

SCALE: NTS

ROOF DETAILS

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

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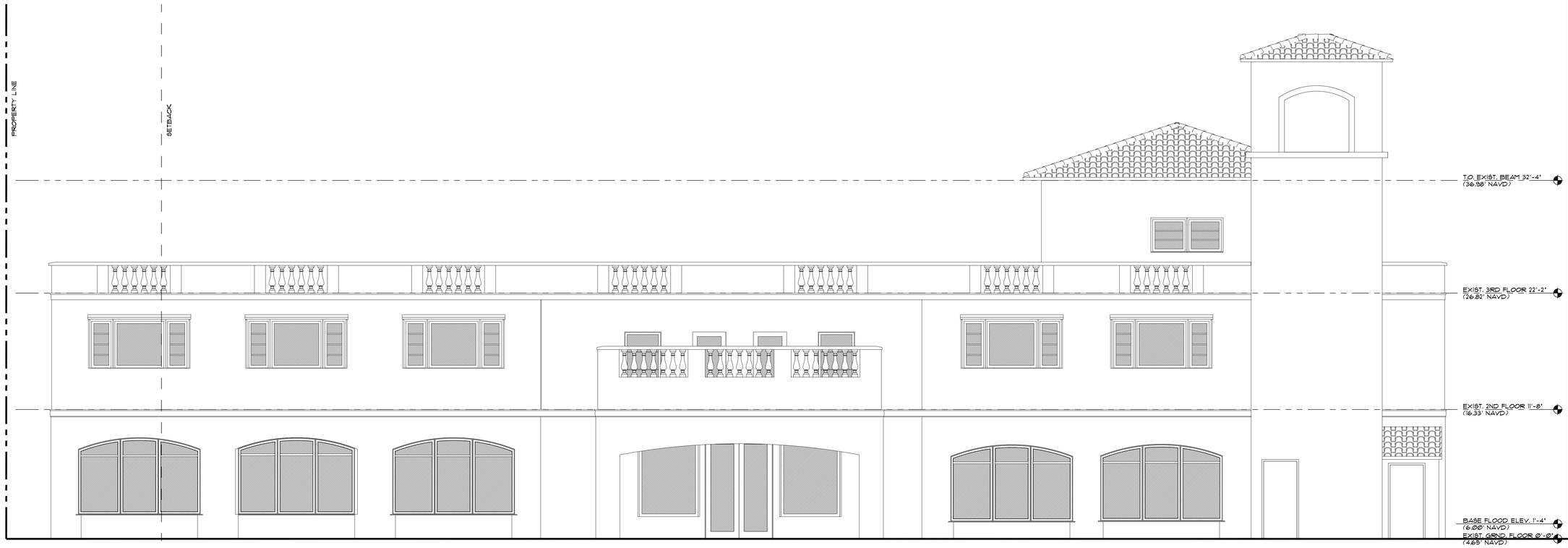
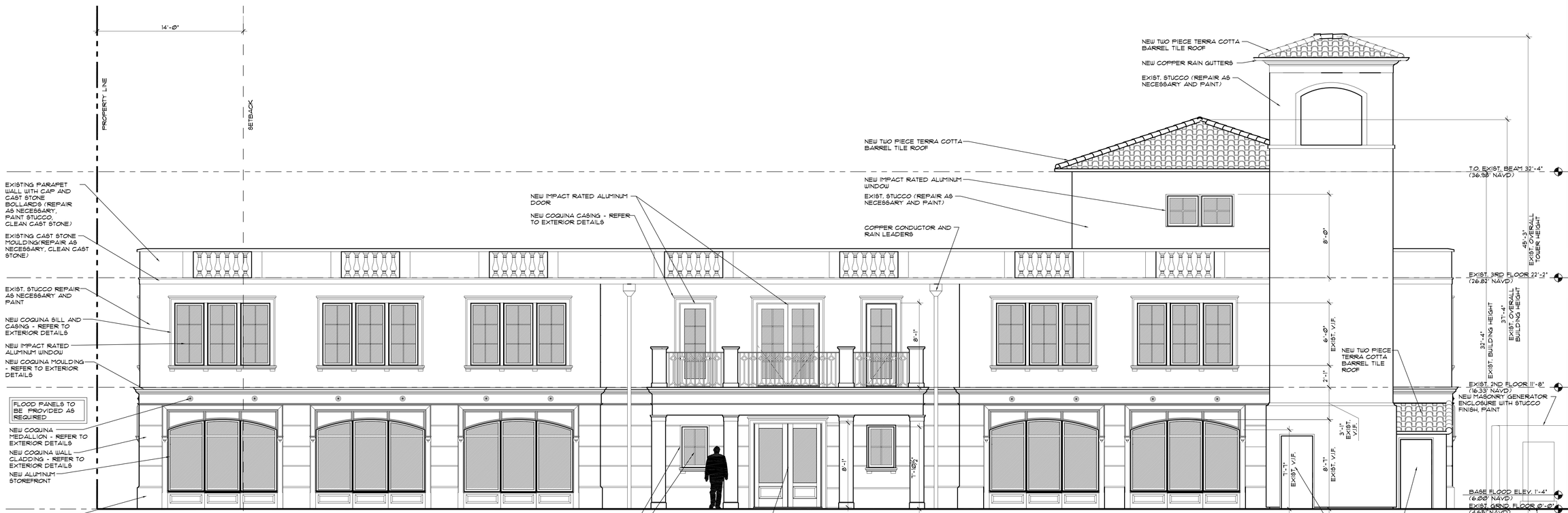


EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

ELEVATIONS

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

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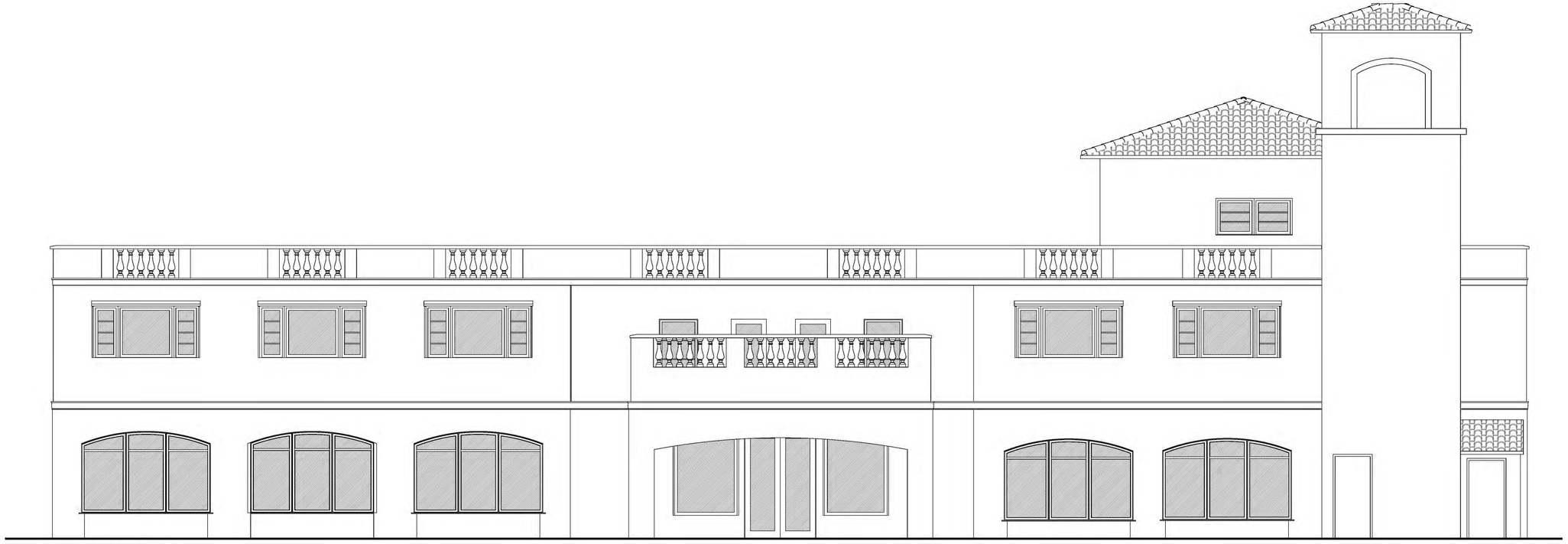

EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

ELEVATIONS

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

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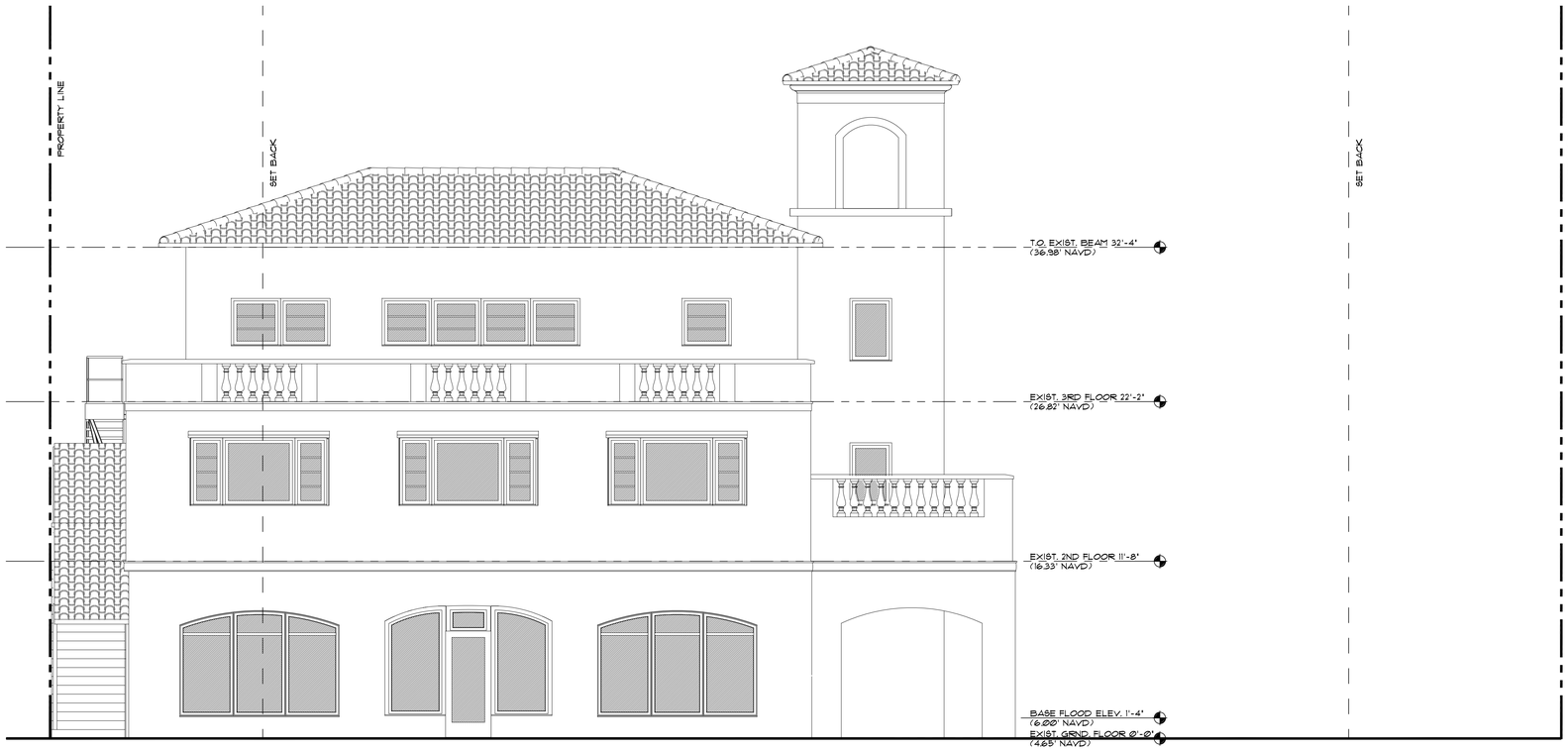

EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

ELEVATIONS

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

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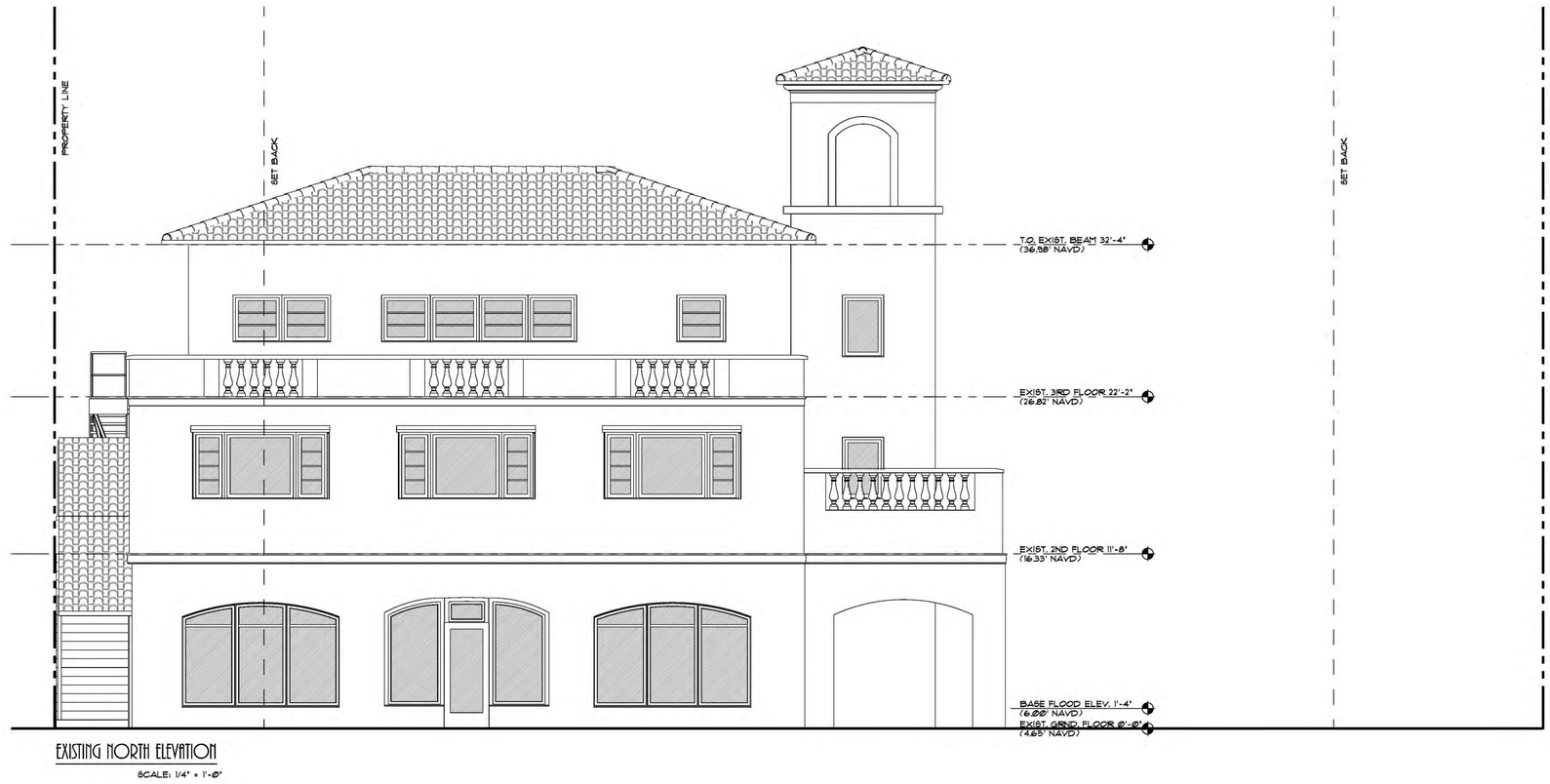

EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

ELEVATIONS

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

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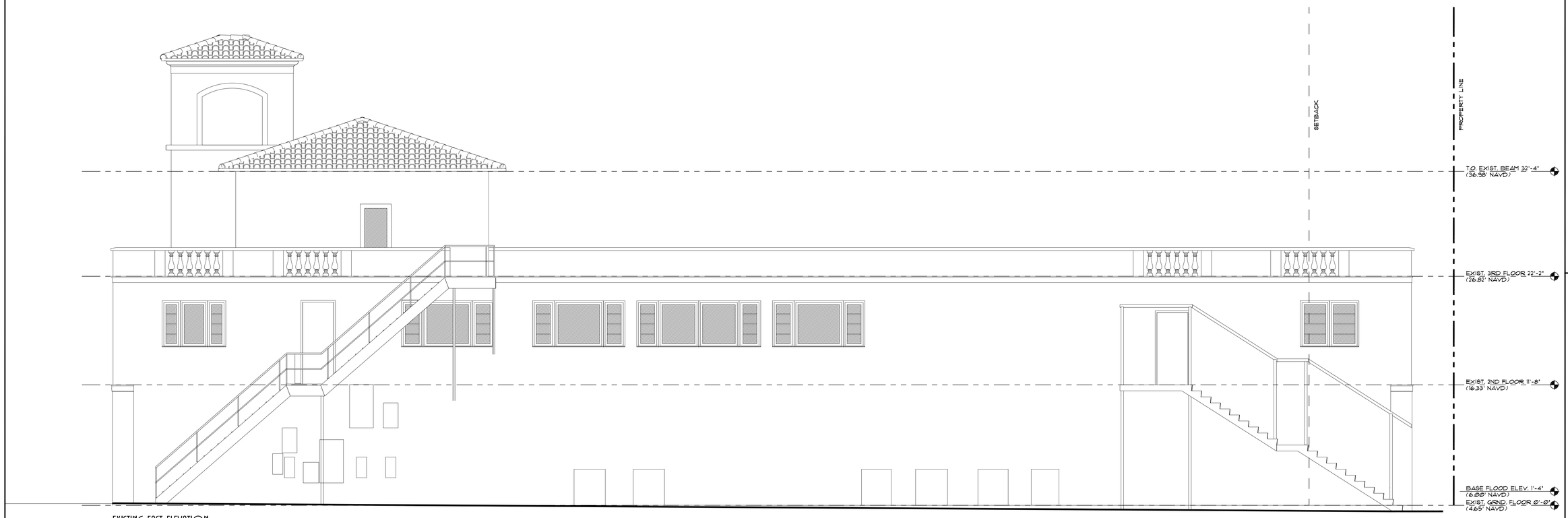
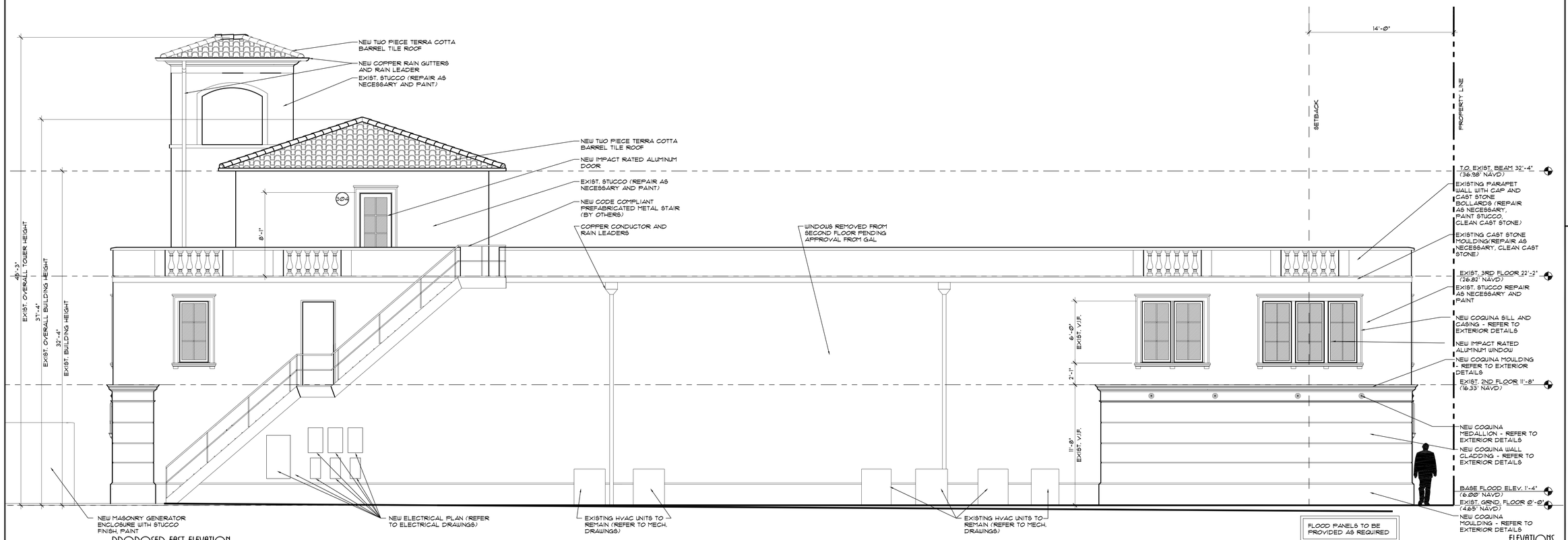


EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

ELEVATIONS

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

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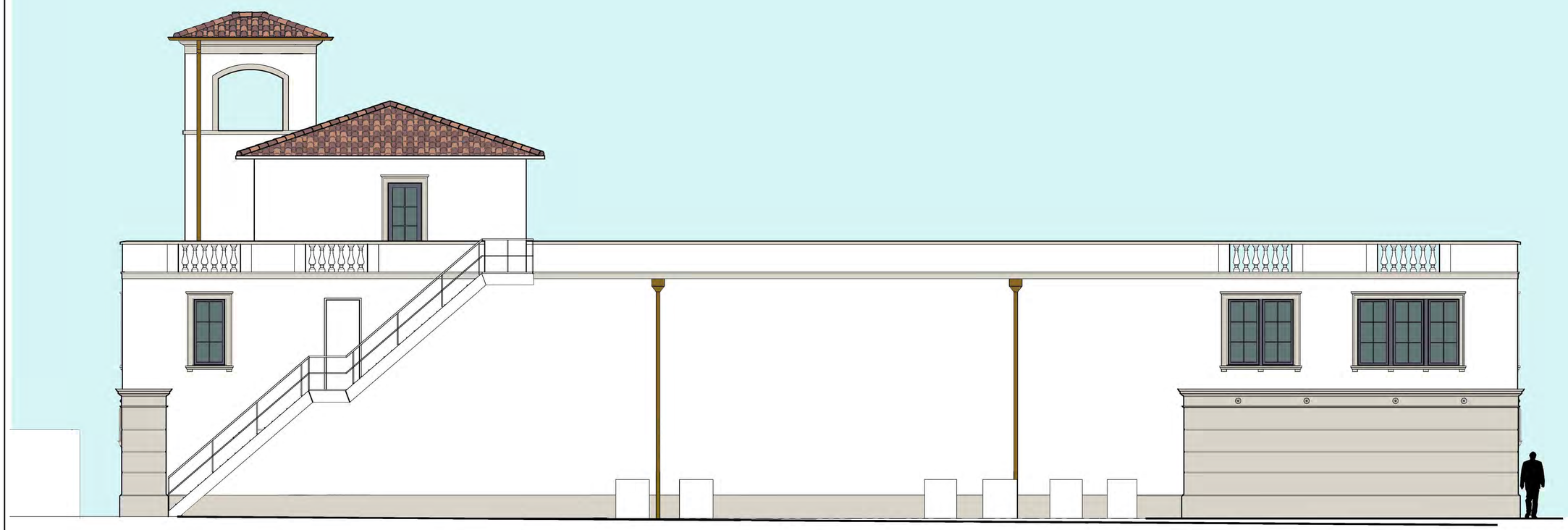
EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

ELEVATIONS

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

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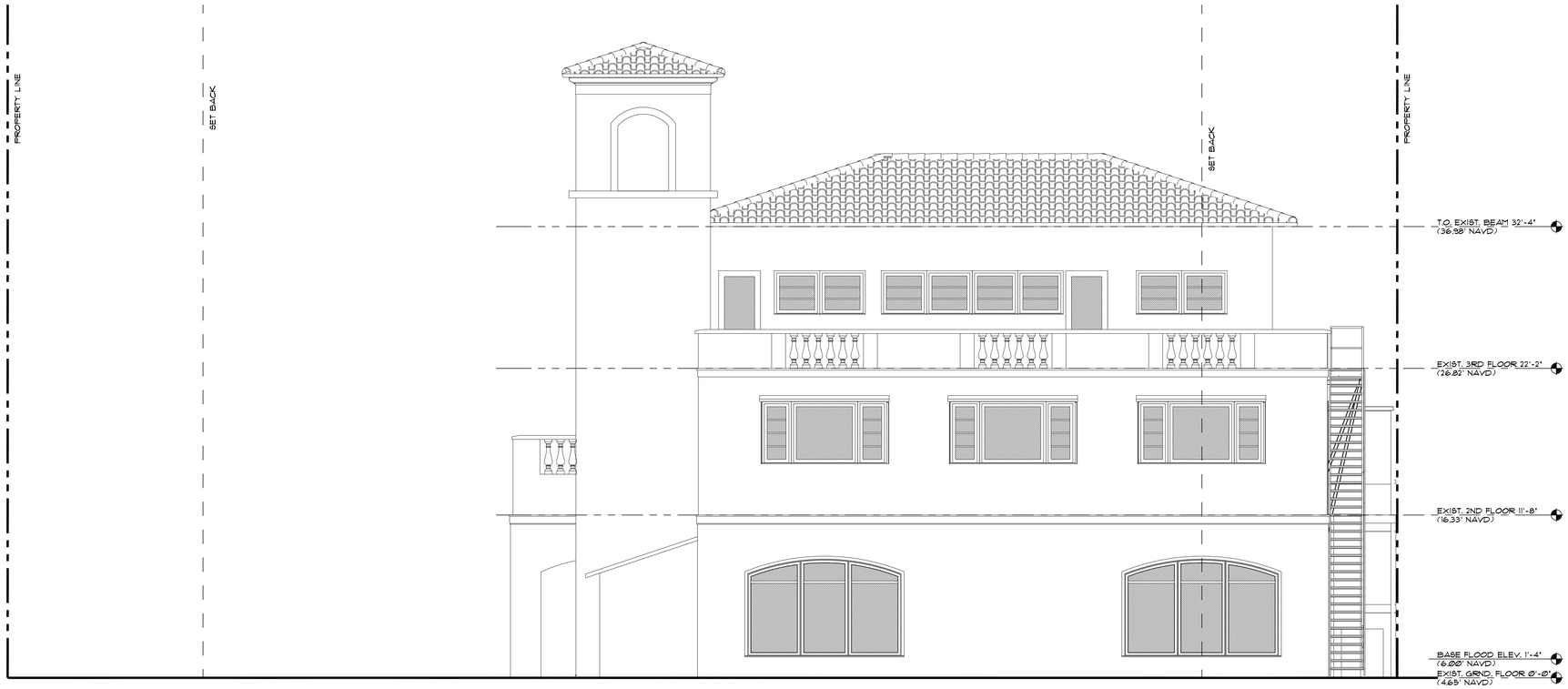
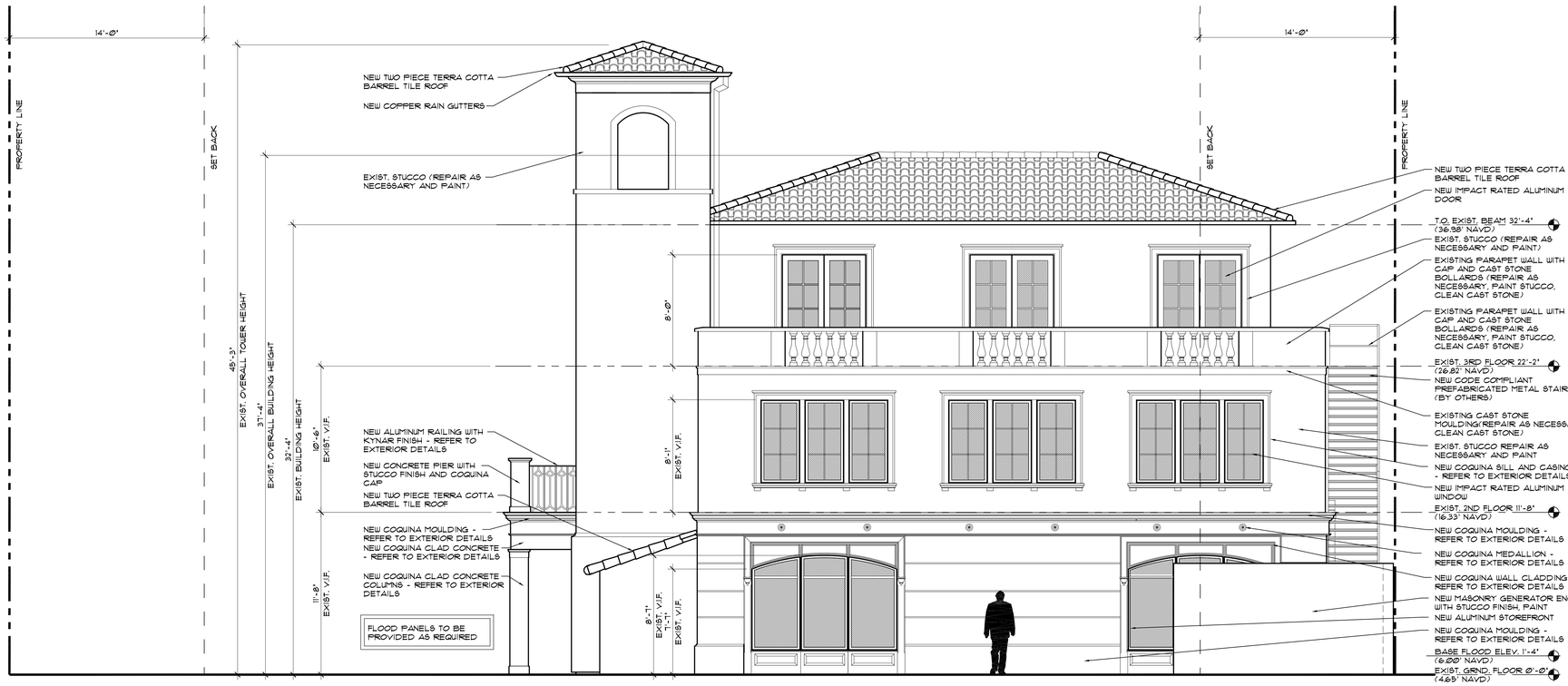


EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

ELEVATIONS

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

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EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

ELEVATIONS

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

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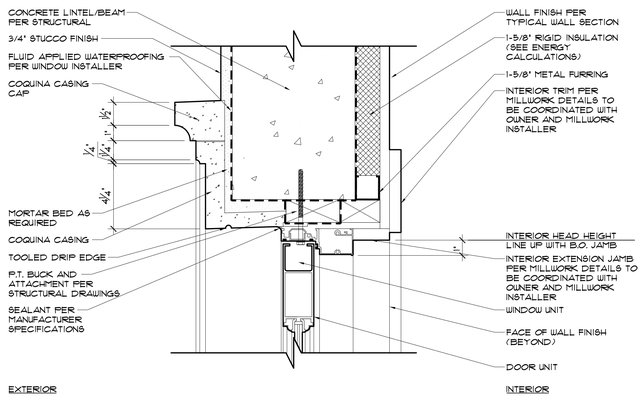
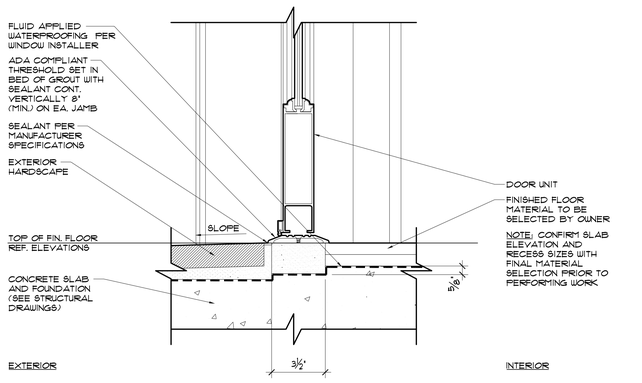


TYPICAL DOOR HEAD DETAIL

SCALE: 3" = 1'-0"

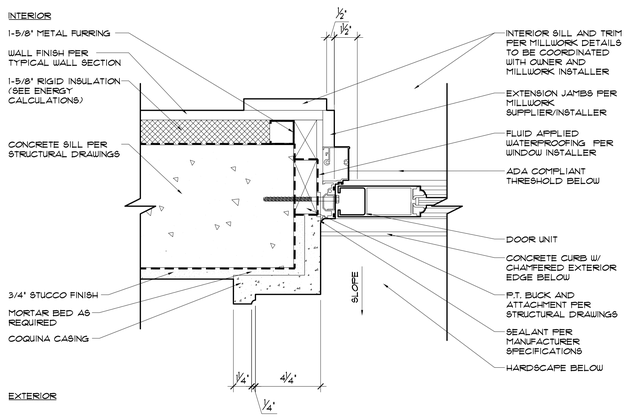
NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT



TYPICAL DOOR SILL DETAIL

SCALE: 3" = 1'-0"

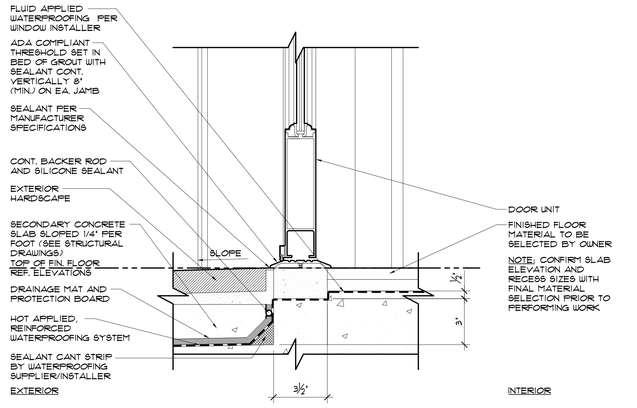
NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT



TYPICAL DOOR JAMB DETAIL (TRANSOM SIMILAR)

SCALE: 3" = 1'-0"

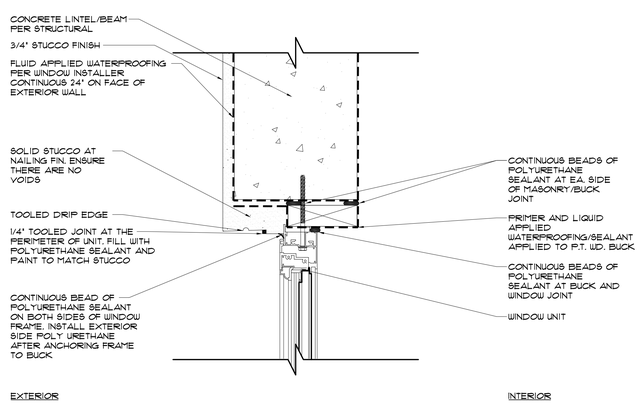
NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT



TYPICAL DOOR SILL AT STEPPED SLAB DETAIL

SCALE: 3" = 1'-0"

NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT

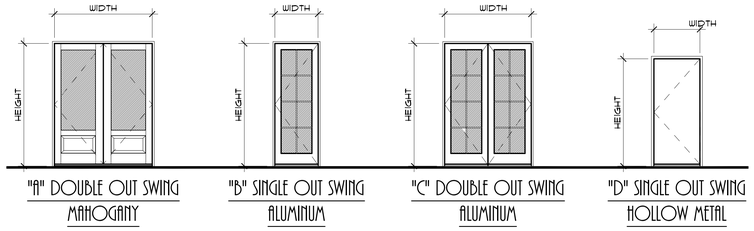


TYPICAL WATERPROOFING DETAIL

SCALE: 3" = 1'-0"

NOTE: REFER TO WATERPROOFING SPECIFICATION FOR MORE DETAILED INFORMATION. REVIEW DETAIL WITH WATERPROOFING REQUIREMENT OF THE FLORIDA BUILDING CODE AND SPECIFIC MANUFACTURERS INSTALLATION INSTRUCTIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES

DOOR TYPES



DOOR SCHEDULE

EXISTING FIRST FLOOR

MARK	SIZE: NOMINAL WIDTH X HEIGHT	THK.	DOOR TYPE	MATERIAL: DOOR	MATERIAL: FRAME	REMARKS
101	6'-2" x 8'-0"	2-1/4"	(A) DOUBLE	MAHOGANY STD.	MAHOGANY STD.	FRENCH
102	3'-0" x 7'-0"	2-1/4"	(D) SINGLE	HOLLOW MTL. PTD.	HOLLOW MTL. PTD.	SOLID CORE INSULATED
103	3'-0" x 6'-8"	2-1/4"	(D) SINGLE	HOLLOW MTL. PTD.	HOLLOW MTL. PTD.	SOLID CORE INSULATED

EXISTING SECOND FLOOR

MARK	SIZE: NOMINAL WIDTH X HEIGHT	THK.	DOOR TYPE	MATERIAL: DOOR	MATERIAL: FRAME	REMARKS
201	3'-0" x 8'-0"	2-1/4"	(B) SINGLE	ALUM. KYNAR	ALUM. KYNAR	FRENCH
202	6'-0" x 8'-0"	2-1/4"	(C) DOUBLE	ALUM. KYNAR	ALUM. KYNAR	FRENCH
203	3'-0" x 8'-0"	2-1/4"	(B) SINGLE	ALUM. KYNAR	ALUM. KYNAR	FRENCH
204	3'-0" x 8'-0"	2-1/4"	(D) SINGLE	MTL.	MTL.	SOLID CORE MTL. DOOR

EXISTING THIRD FLOOR

MARK	SIZE: NOMINAL WIDTH X HEIGHT	THK.	DOOR TYPE	MATERIAL: DOOR	MATERIAL: FRAME	REMARKS
301	6'-0" x 8'-0"	2-1/4"	(C) DOUBLE	ALUM. KYNAR	ALUM. KYNAR	FRENCH
302	6'-0" x 8'-0"	2-1/4"	(C) DOUBLE	ALUM. KYNAR	ALUM. KYNAR	FRENCH
303	6'-0" x 8'-0"	2-1/4"	(C) DOUBLE	ALUM. KYNAR	ALUM. KYNAR	FRENCH
304	3'-0" x 8'-0"	2-1/4"	(B) SINGLE	ALUM. KYNAR	ALUM. KYNAR	FRENCH

NOTE: ALL GLASS IN EXTERIOR WINDOWS TO BE IMPACT RESISTANT

DOOR NOTES

DOOR SPECIFICATIONS

1. EXTERIOR WINDOWS AND DOORS: CGI ESTATE SERIES
2. ALL GLAZING TO BE IMPACT RATED, LOW E 27 I
3. PUTTY MUNTIN PROFILE AT EXTERIOR, OGEE PROFILE AT INTERIOR. MUNTIN CONFIGURATION AS SHOWN ON ELEVATIONS
4. TALL BOTTOM RAIL
5. HARDWARE AND KEYING TO BE COORDINATED WITH THE OWNER

GENERAL NOTES

1. IMPACT RESISTANT EXTERIOR DOOR AND WINDOW ASSEMBLIES SHALL BE PROVIDED. DOORS AND WINDOWS AT ALL OPENINGS SHALL COMPLY WITH STATE OF FLORIDA PRODUCT APPROVAL OR MIAMI DADE COUNTY NOA AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. MANUFACTURER TO PROVIDE CURRENT FLORIDA PRODUCT APPROVALS OR MIAMI DADE NOA FOR ALL SYSTEM ASSEMBLIES IN THEIR ENTIRETY WHICH MEET OR EXCEED THE WINDLOAD DESIGN REQUIREMENTS.
2. ALL FINISHES SHALL BE CLASS "A" TYPICAL IN ACCORDANCE WITH CURRENT NFPA 101
3. REFER TO THE FLOOR PLANS AND EXTERIOR ELEVATIONS FOR SWING DIRECTION.
4. ALL GLAZING TO BE IMPACT RATED AND INSULATED LOW E 27 I.
5. SHOP DRAWING SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING. IF SCHEDULE SIZE IS NOT AVAILABLE THEN NOTIFY THE ARCHITECT. INCLUDE ALL OPTIONS WHICH ARE NOT EXPLICITLY CLEAR IN THE DRAWING A AND SPECIFICATIONS.
6. ROUGH OPENING AND FINISHED OPENING DIMENSIONS SHALL BE COORDINATED WITH APPROVED WINDOW SHOP DRAWINGS AND INTERIOR FINISH DETAILS.
7. ASSUME VERTICAL AND HORIZONTAL FACTORY SUPPLIED STEEL MULLIONS. VERIFY STRUCTURAL STEEL REINFORCING AND STRUCTURAL MULLION REQUIREMENTS REQUIRED BY THE WINDOW MANUFACTURER TO DETERMINE ROUGH OPENING DIMENSIONS, UNLESS OTHERWISE NOTED.
8. FIELD VERIFY UNITS WILL FIT INTO EXISTING OPENINGS PRIOR TO ORDERING.
9. FIRE RATED GLAZING REQUIRED PER WALL FIRE RATING.
10. LIQUID WATERPROOFING TO BE PROVIDED AT ROUGH OPENING AND PRESSURE TREATED WOOD BUCK PER MANUFACTURER REQUIREMENTS EXTENDING A MINIMUM OF 24" IN ALL DIRECTIONS FROM INTERIOR AND EXTERIOR OF OPENINGS. WINDOW INSTALLER RESPONSIBLE FOR PROPER WATERPROOFING OFF ALL OPENINGS. REVIEW WITH ARCHITECT PRIOR TO COMMENCING WORK.
11. MINIMUM WINDOW PRESSURES TO BE PROVIDED ON STRUCTURAL DRAWINGS.
12. CONTRACTOR TO COORDINATE WINDOW AND DOOR HEAD ALIGNMENT AS SHOWN ON THE ELEVATIONS.

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A RENOVATION AND ADDITION FOR:
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218 ROYAL PALM WAY
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■ JASON P. DROBOT - AR 94843

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DATE: 6-16-25
DESIGNED BY: JPD
DRAFTED BY: JPD
CHECKED BY: JPD

REVISIONS:
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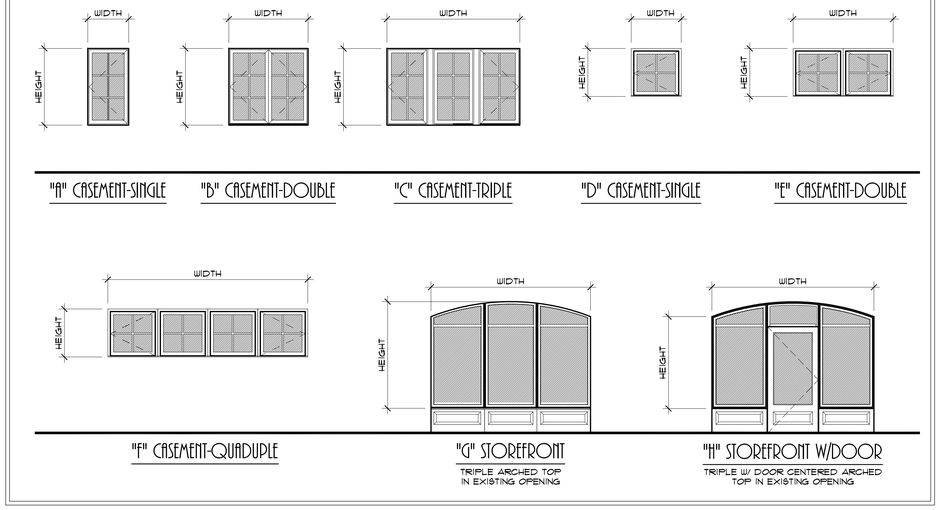
SHEET: 39 OF: 44

DOOR SCHEDULE

WINDOW TYPES



WINDOW SCHEDULE

EXISTING FIRST FLOOR

MARK	SIZE: NOMINAL WIDTH X HEIGHT	WINDOW TYPE	REMARKS
101	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING
102	10'-6" x 7'-0"	(H) STOREFRONT-TRIPLE W/ DOOR	IN EXISTING OPENING
103	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING
104	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING
105	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING
106	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING
107	2'-6" x 4'-0"	(A) CASEMENT-SINGLE	
108	2'-6" x 4'-0"	(A) CASEMENT-SINGLE	
109	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING
110	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING
111	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING
112	10'-6" x 7'-0"	(G) STOREFRONT-TRIPLE	IN EXISTING OPENING

EXISTING SECOND FLOOR

MARK	SIZE: NOMINAL WIDTH X HEIGHT	WINDOW TYPE	REMARKS
201	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
202	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
203	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
204	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
205	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
206	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
207	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
208	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
209	2'-6" x 4'-0" (+/-)	(A) CASEMENT-SINGLE	IN EXISTING OPENING (VERIFY IN FIELD)
210	NOT USED		
211	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
212	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
213	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
214	2'-10" x 6'-0"	(A) CASEMENT-SINGLE	
215	NOT USED		
216	NOT USED		
217	NOT USED		
218	NOT USED		
219	NOT USED		
220	6'-0" x 6'-0"	(B) CASEMENT-DOUBLE	1/2" MULL
221	9'-2" x 6'-0"	(C) CASEMENT-TRIPLE	4" MULL
EX	EXISTING		

EXISTING THIRD FLOOR

MARK	SIZE: NOMINAL WIDTH X HEIGHT	WINDOW TYPE	REMARKS
301	3'-3" x 3'-0"	(D) CASEMENT-SINGLE	
302	13'-0" x 3'-0"	(E) CASEMENT-QUADRUPLE	MULL BY WINDOW MANUF.
303	3'-3" x 3'-0"	(D) CASEMENT-SINGLE	
304	6'-6" x 3'-0"	(F) CASEMENT-DOUBLE	MULL BY WINDOW MANUF.
305	2'-6" x 4'-0" (+/-)	(A) CASEMENT-SINGLE	IN EXISTING OPENING (VERIFY IN FIELD)

NOTE: ALL GLASS IN EXTERIOR WINDOWS TO BE IMPACT RESISTANT

WINDOW AND STOREFRONT NOTES

DOOR SPECIFICATIONS

1. EXTERIOR WINDOWS AND DOORS: CGI ESTATE SERIES
2. ALL GLAZING TO BE IMPACT RATED, LOW E 271
3. PUTTY MUNTIN PROFILE AT EXTERIOR, OGEE PROFILE AT INTERIOR. MUNTIN CONFIGURATION AS SHOWN ON ELEVATIONS
5. BRONZE WINDOW FINISH
6. HARDWARE TO BE SELECTED BY THE OWNER

STOREFRONT SPECIFICATIONS

1. STOREFRONT: TRUELITE 3000 SERIES, OR ARCHITECT/OWNER APPROVED SUBSTITUTIONS MEETING ALL REQUIREMENTS
2. ALL GLAZING TO BE IMPACT RATED, INSULATED LOW E 271
3. BRONZE WINDOW FINISH
4. HARDWARE TO BE SELECTED BY THE OWNER

GENERAL NOTES

1. IMPACT RESISTANT EXTERIOR DOOR AND WINDOW ASSEMBLIES SHALL BE PROVIDED. DOORS AND WINDOWS AT ALL OPENINGS SHALL COMPLY WITH STATE OF FLORIDA PRODUCT APPROVAL OR MIAMI DADE COUNTY NOA AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. MANUFACTURER TO PROVIDE CURRENT FLORIDA PRODUCT APPROVALS OR MIAMI DADE NOA FOR ALL SYSTEM ASSEMBLIES, IN THEIR ENTIRETY WHICH MEET OR EXCEED THE WINDLOAD DESIGN REQUIREMENTS.
2. REFER TO THE FLOOR PLANS AND EXTERIOR ELEVATIONS FOR SWING DIRECTION.
3. ALL GLAZING TO BE IMPACT RATED AND LOW E 271.
4. SHOP DRAWING SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING. IF SCHEDULE SIZE IS NOT AVAILABLE THEN NOTIFY THE ARCHITECT. INCLUDE ALL OPTIONS WHICH ARE NOT EXPLICITLY CLEAR IN THE DRAWING A AND SPECIFICATIONS.
5. ROUGH OPENING AND FINISHED OPENING DIMENSIONS SHALL BE COORDINATED WITH APPROVED WINDOW SHOP DRAWINGS AND INTERIOR FINISH DETAILS.
6. ASSUME VERTICAL AND HORIZONTAL FACTORY SUPPLIED STEEL MULLIONS. VERIFY STRUCTURAL STEEL REINFORCING AND STRUCTURAL MULLION REQUIREMENTS REQUIRED BY THE WINDOW MANUFACTURER TO DETERMINE ROUGH OPENING DIMENSIONS, UNLESS OTHERWISE NOTED.
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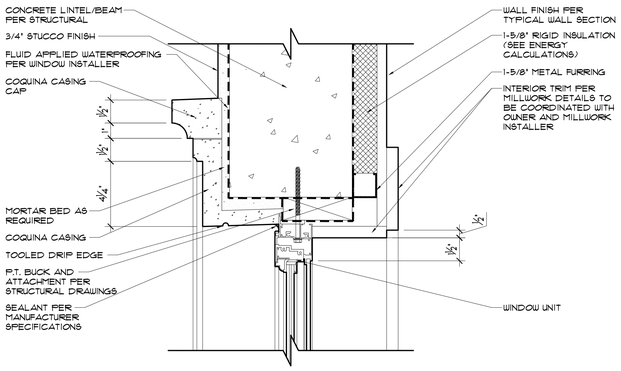
10. MINIMUM WINDOW PRESSURES TO BE PROVIDED ON STRUCTURAL DRAWINGS.
11. CONTRACTOR TO COORDINATE WINDOW AND DOOR HEAD ALIGNMENT AS SHOWN ON THE ELEVATIONS.

TYPICAL WINDOW HEAD DETAIL

SCALE: 3" = 1'-0"

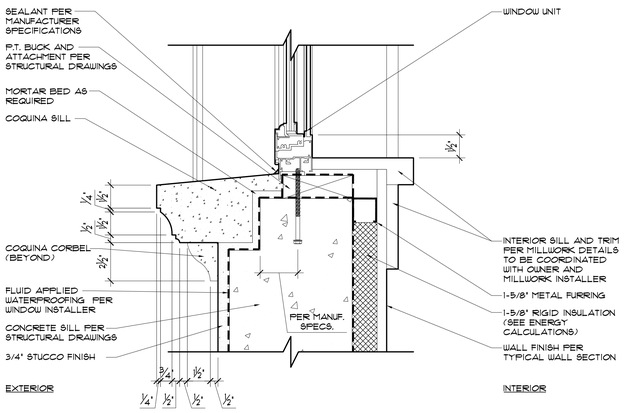
NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT



TYPICAL WINDOW SILL DETAIL

SCALE: 3" = 1'-0"

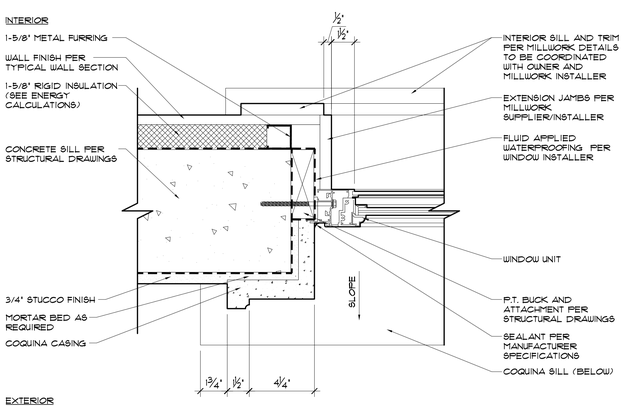
NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT

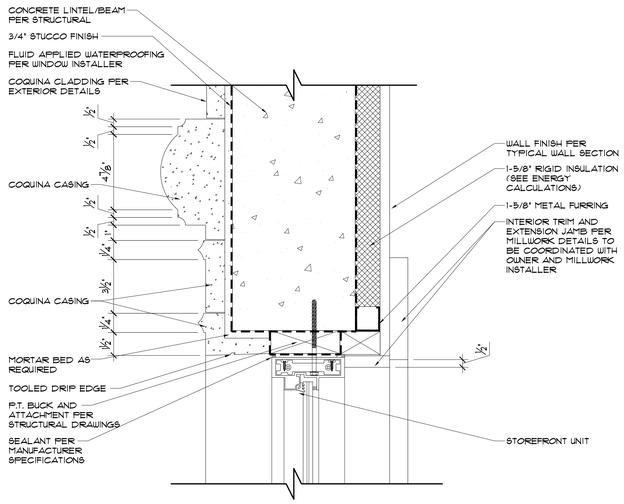


TYPICAL WINDOW JAMB DETAIL

SCALE: 3" = 1'-0"

NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT



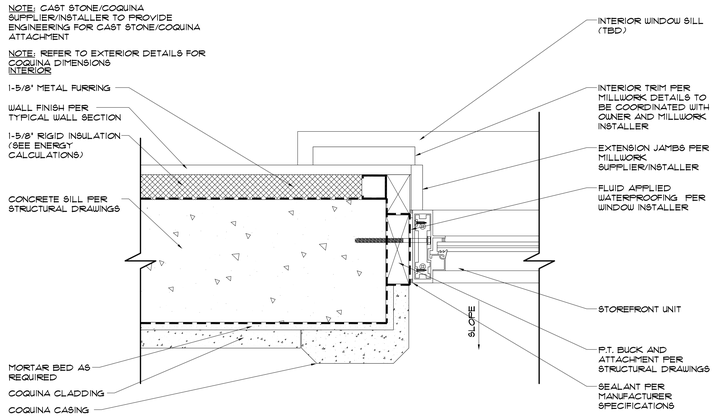


TYPICAL STOREFRONT HEAD DETAIL

SCALE: 3" = 1'-0"

NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT

NOTE: REFER TO EXTERIOR DETAILS FOR COQUINA DIMENSIONS



TYPICAL STOREFRONT JAMB DETAIL

SCALE: 3" = 1'-0"

NOTE: CAST STONE/COQUINA SUPPLIER/INSTALLER TO PROVIDE ENGINEERING FOR CAST STONE/COQUINA ATTACHMENT

NOTE: REFER TO EXTERIOR DETAILS FOR COQUINA DIMENSIONS

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ZON-25-0033 (ARC-25-0031) (FINAL SUBMITTAL)
A RENOVATION AND ADDITION FOR:
218 ROYAL PALM WAY
218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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SEALED BY:
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■ JASON P. DROBOT - AR 94843

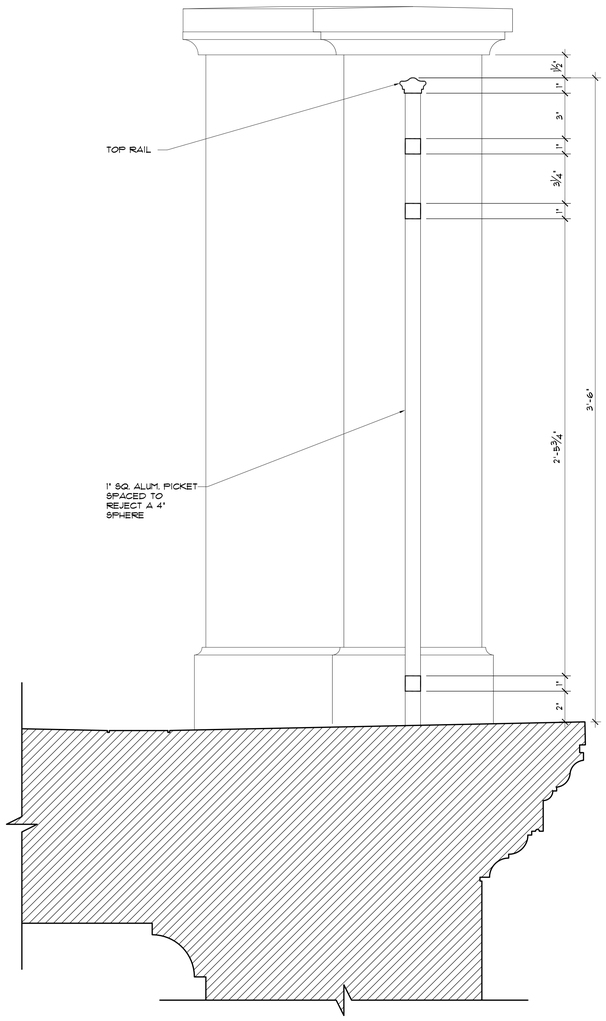
JOB #: 24-003
DATE: 6-16-25
DESIGNED BY: JPD
DRAWN BY: JPD
CHECKED BY: JPD

REVISIONS:
1 -

A15

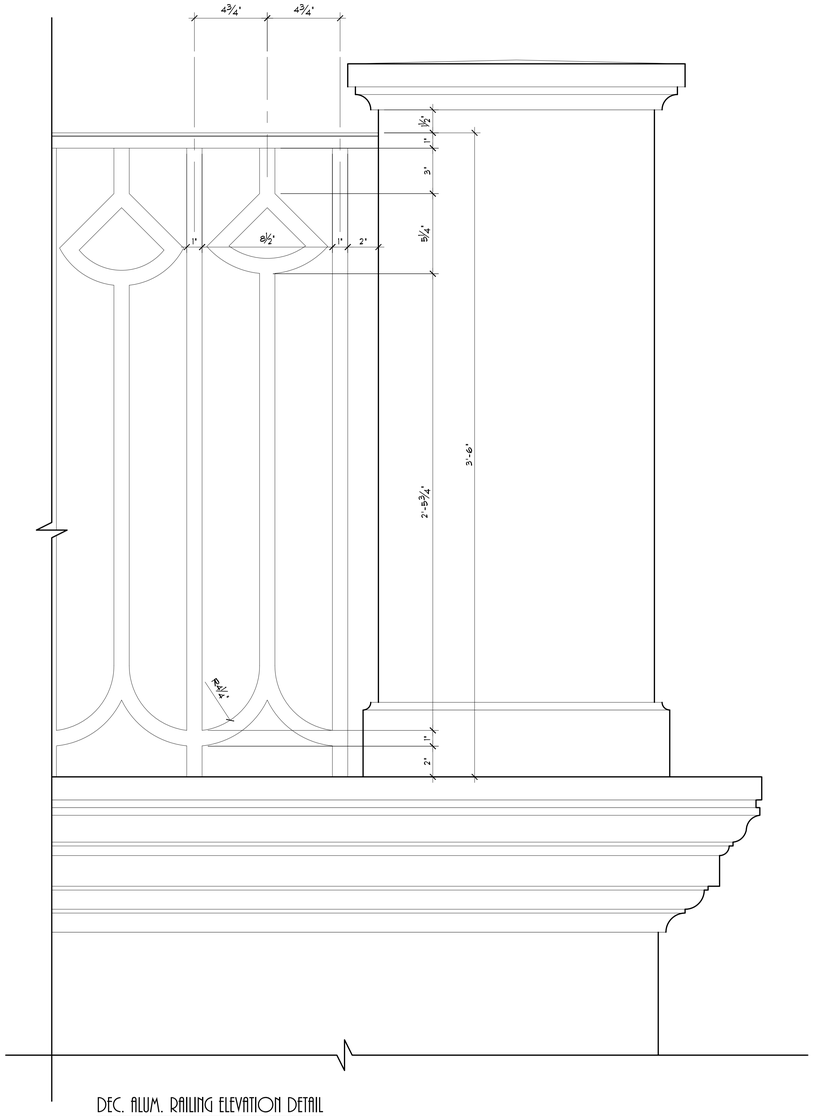
SHEET: 40 OF: 44

WINDOW SCHEDULE



DEC. ALUM. RAILING SECTION DETAIL

SCALE: 3" = 1'-0"



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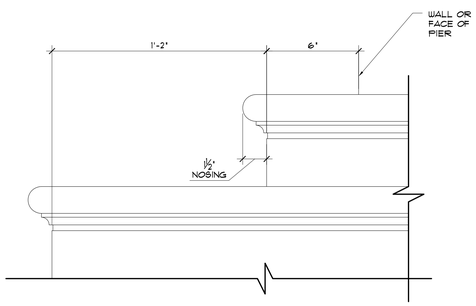
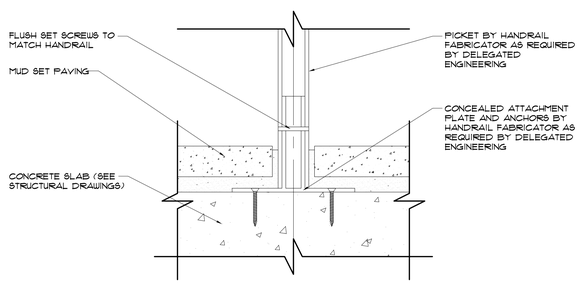


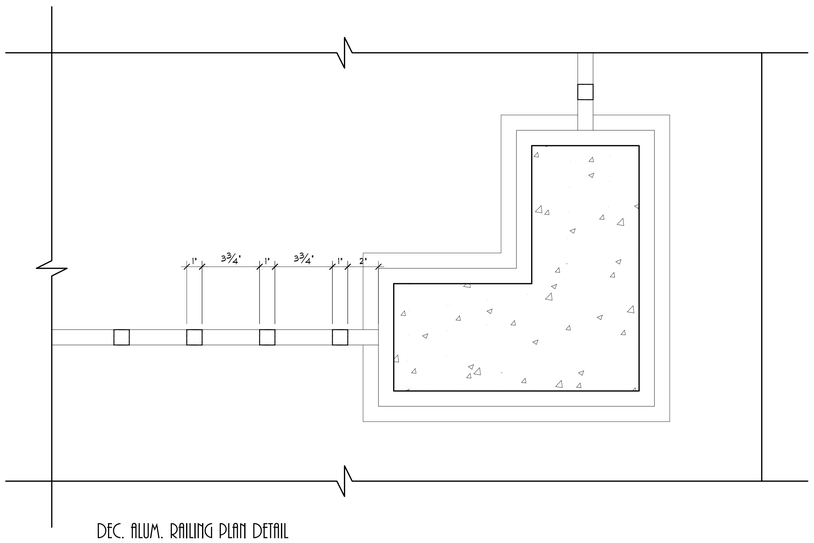
STONE STEP DETAIL

SCALE: 3" = 1'-0"



DEC. ALUM. RAILING ATTACHMENT BASIS OF DESIGN

SCALE: 6" = 1'-0"



DEC. ALUM. RAILING PLAN DETAIL

SCALE: 3" = 1'-0"

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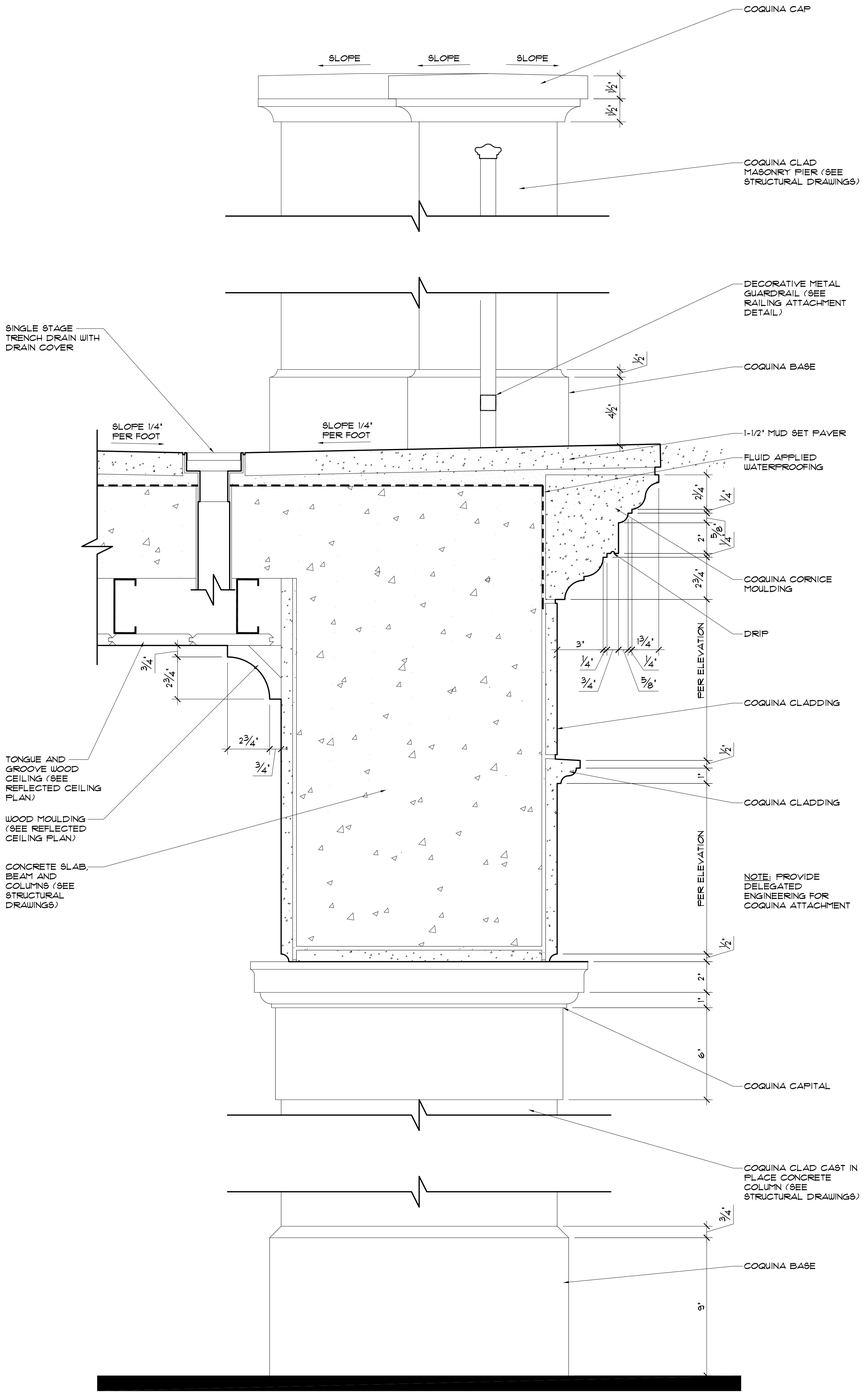
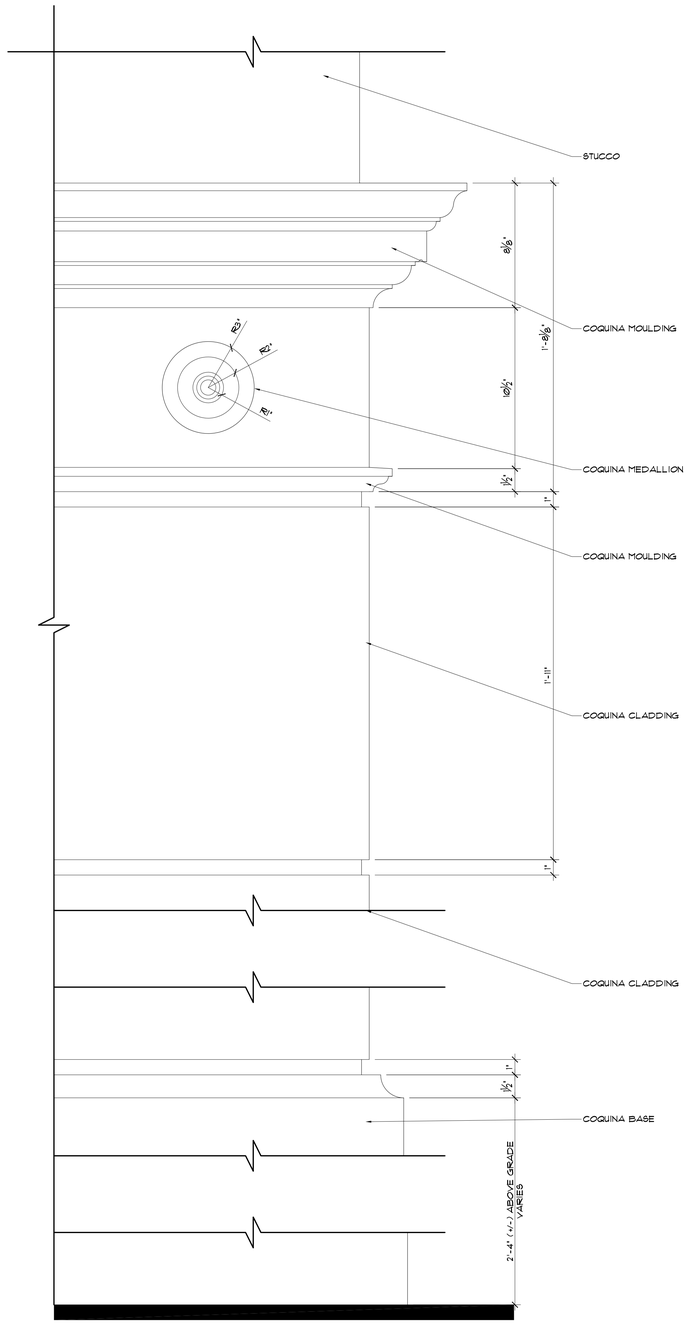
SHEET: 41 OF: 44



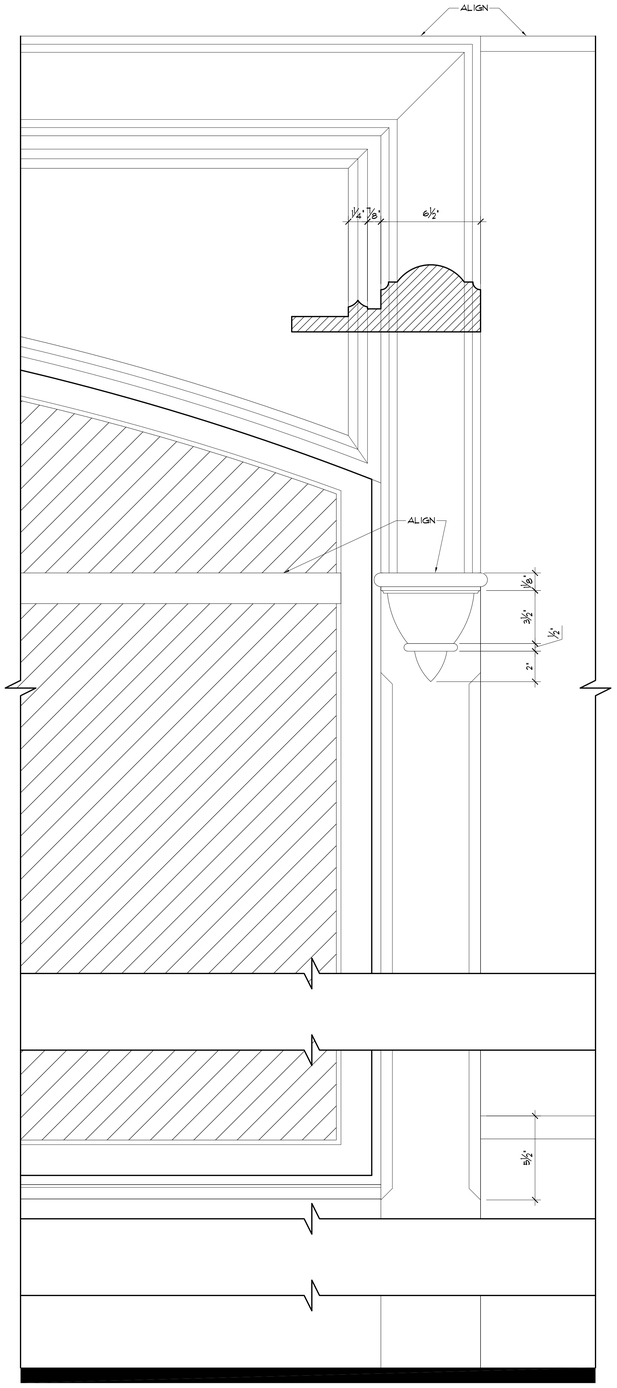
COVERED ENTRY DETAIL

SCALE: 3" = 1'-0"



COQUINA DETAIL

SCALE: 3" = 1'-0"



COQUINA STOREFRONT SURROUND DETAIL

SCALE: 3" = 1'-0"

DETAILS

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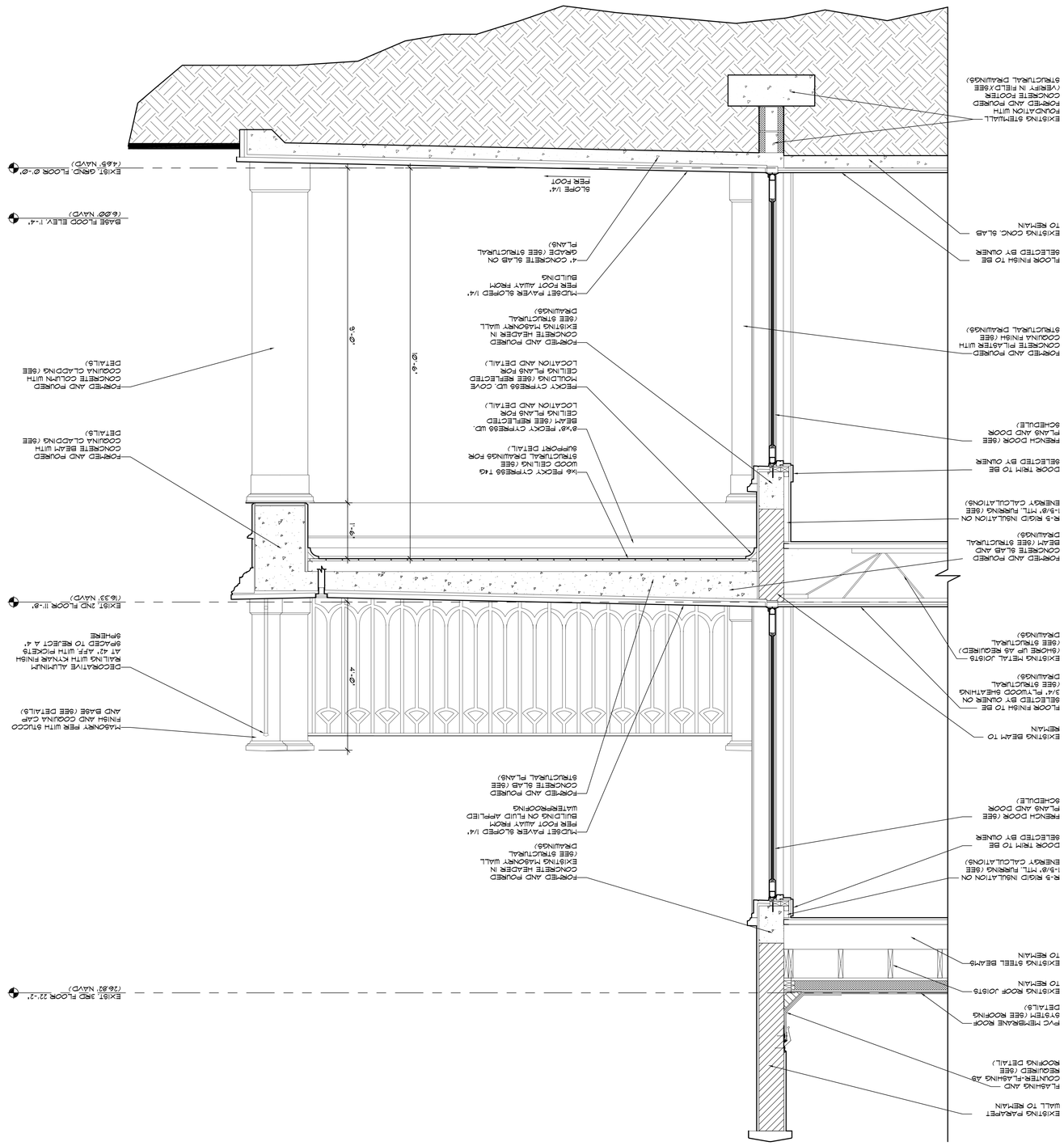
SHEET: 42 OF: 44



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RCARD 6016 RCARD 6767
AR 26001461

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☐ JEFFREY D. BRASSEUR - AR 0017698
■ JASON P. DROBOT - AR 94845

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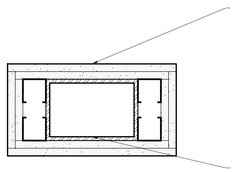
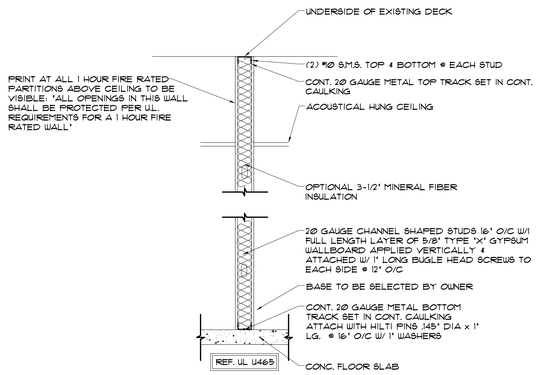
JOB #: 24-003
DATE: 6-16-25
DESIGNED BY: JPD
DRAFTED BY: JPD
CHECKED BY: JPD
REVISIONS: △ -

A18
SHEET: 43 OF: 44



TYPICAL COLUMN DETAIL - 1 HOUR FIRE RATED

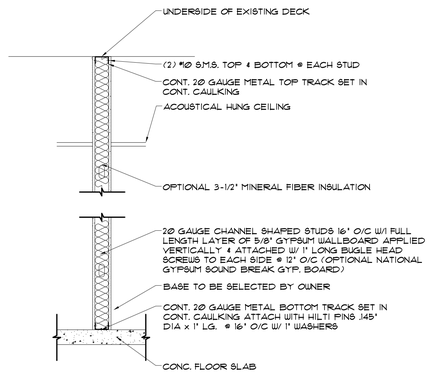
N.T.S. UL DESIGN NO. X528



TYPICAL INTERIOR 1-HOUR RATED PARTITION

NTS

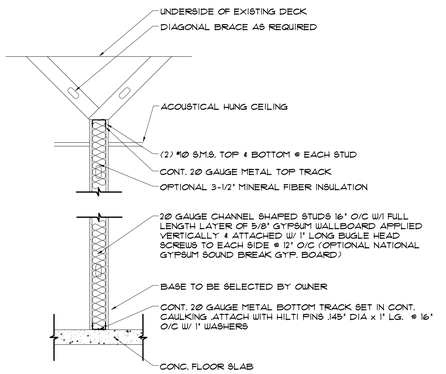
NOTE: FOR STUD SPACING, HEIGHT AND GAUGE LIMITATIONS PLEASE SEE CHART ON THIS SHEET



TYPICAL INTERIOR FULL HEIGHT PARTITION

NTS

NOTE: FOR STUD SPACING, HEIGHT AND GAUGE LIMITATIONS PLEASE SEE CHART ON THIS SHEET

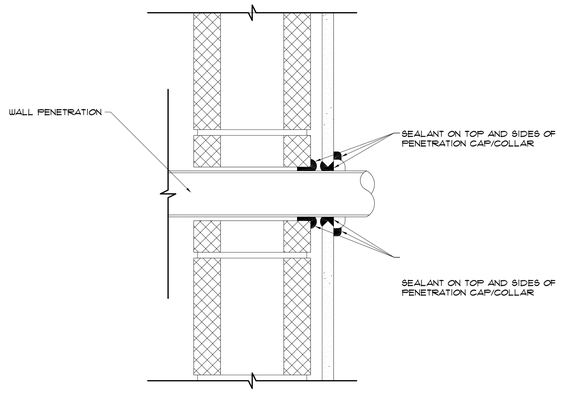


TYPICAL INTERIOR PARTITION

NTS

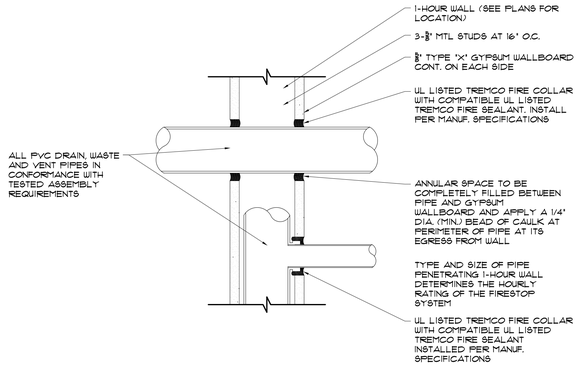
NOTE: PROVIDE 2x6 BLOCKING @ CABINET LOCATIONS. FASTEN EA. END TO STUDS W/ (2) #10 S.M.S. EA. END

NOTE: FOR STUD SPACING, HEIGHT AND GAUGE LIMITATIONS PLEASE SEE CHART ON THIS SHEET



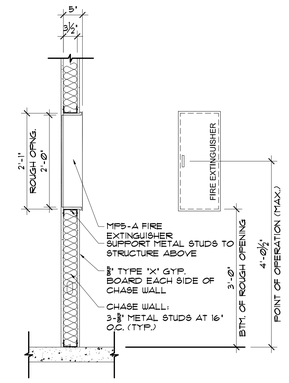
CMU WALL PENETRATION DETAIL

NTS



INTERIOR PARTITION PENETRATION DETAIL

NTS



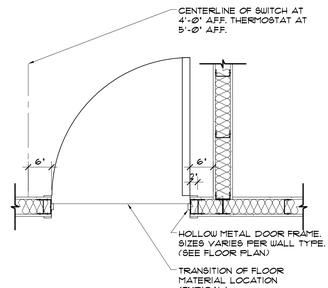
FIRE EXTINGUISHER MOUNTING DETAIL

NTS

NOTES:

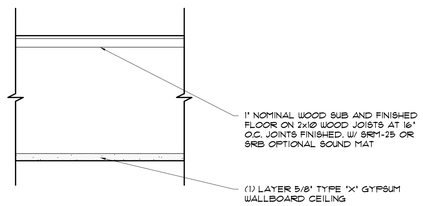
1. SEE PLANS FOR LOCATIONS

2. FIRE EXTINGUISHER CABINET SHALL BE OR EQUAL TO LARSEN 'OCCULT' SERIES MODEL NO. 850-2409, SEMI-RECESSED, SOLID DOOR STYLE, BLACK TYPE 'A' LETTERS, STAINLESS STEEL FINISH



TYPICAL INTERIOR DOOR JAMB DETAIL

NTS



FLOOR/CEILING ASSEMBLY - 1 HOUR FIRE RATED

N.T.S. UL DESIGN NO. L801

DETAILS

BRASSEUR & DROBOT ARCHITECTS, P.A.
884 OSTEGO STREET - SUITE 908
WEST PALM BEACH, FLORIDA 33401
(O)561-820-8088
(F)561-820-8089
WWW.BRASSEURANDDROBOT.COM
AR 0017698 AR 94845
RCDD 60164 RCDD 67673
BB 26001461

ZON-25-0033 (ARC-25-0031) (FINAL SUBMITTAL)
A RENOVATION AND ADDITION FOR:
218 ROYAL PALM WAY
218 ROYAL PALM WAY
PALM BEACH, FLORIDA

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☐ JEFFERY D. BRASSEUR - AR 0017698
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JOB #: 24-003
DATE: 6-16-25
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DRAFTED BY: JPD
CHECKED BY: JPD

REVISIONS:
△ -

A19
SHEET: 44 OF: 44

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

218 Royal Palm Way
Palm Beach

ROYAL PALM WAY

EQUIPMENT

200.07'

100.01'

GARCINIA SPICATA
GARCINIA COLUMNS
5' HT

FICUS MICROCARPA
GREEN ISLAND FICUS
3' HT

ROYSTONEA REGIA
ROYAL PALM
60' CT

FICUS MICROCARPA
GREEN ISLAND FICUS
3' HT

GARCINIA SPICATA
GARCINIA COLUMNS
5' HT

LAWN

LAWN

CLUSIA GUTTIFERA
CLUSIA HEDGE
3' HT

SABAL PALMETTO
SABAL PALM
20' CT

CLUSIA GUTTIFERA
CLUSIA HEDGE
4' HT

CLUSIA GUTTIFERA
CLUSIA HEDGE
4' HT

FICUS BENJAMINA
FICUS HEDGE
8' HT

ASPHALT

CLUSIA GUTTIFERA
CLUSIA HEDGE
3' HT

CLUSIA GUTTIFERA
CLUSIA HEDGE
3' HT

CLUSIA GUTTIFERA
CLUSIA HEDGE
3' HT

SABAL PALMETTO
SABAL PALM
10' CT

PHOENIX RECLINATA
RECLINATA PALM
10'-14' CT

FICUS MICROCARPA
GREEN ISLAND FICUS
1' HT

EXISTING DRIVEWAY TO
REMAIN

10'-0"
6'-0"
2'-6"
5'-0"

10' UTILITY EASEMENT
6' UTILITY EASEMENT
25' UTILITY EASEMENT

100.01'

LAWN

CRINUM ASIATICUM
CRINUM LILY
2' HT

SABAL PALMETTO
SABAL PALMS
12'-14' CT

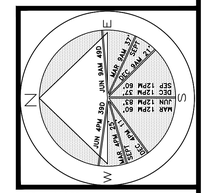
LIRIOPE MUSCARI
LILY TURF
1' HT

ROYSTONEA REGIA
ROYAL PALM
60' CT

LAWN

200.04'

SABAL PALMETTO
SABAL PALM
12'-16' CT



JOB NUMBER: # 18060.00 LA
DRAWN BY: Lauren Freeman
DATE: 05.22.2025
06.17.2025

SHEET L1.0

64 sf.

AREA IN SQ.FT.

ARC-25-0031
ZON-25-0033

Existing Vegetation Inventory

SCALE IN FEET 0' 8' 16' 24'

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ENVIRONMENT DESIGN GROUP
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Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

218 Royal Palm Way
Palm Beach
FLORIDA

ROYAL PALM WAY ℄

200.07'

100.01'

100.01'

200.04'

GARCINIA SPICATA
GARCINIA COLUMNS
5' HT
TO BE REMOVED

FICUS MICROCARPA
GREEN ISLAND FICUS
3' HT
TO BE REMOVED

ROYSTONEA REGIA
ROYAL PALM
60' CT

FICUS MICROCARPA
GREEN ISLAND FICUS
3' HT
TO BE REMOVED

GARCINIA SPICATA
GARCINIA COLUMNS
5' HT
TO BE REMOVED

EX A/C

EX A/C

SABAL PALMETTO
SABAL PALM
20' CT TO REMAIN

CLUSIA GUTTIFERA
CLUSIA HEDGE
4' HT
TO BE REMOVED

CLUSIA GUTTIFERA
CLUSIA HEDGE
4' HT
TO BE REMOVED

CLUSIA GUTTIFERA
CLUSIA HEDGE
3' HT
TO BE REMOVED

CLUSIA GUTTIFERA
CLUSIA HEDGE
3' HT
TO BE REMOVED

CLUSIA GUTTIFERA
CLUSIA HEDGE
3' HT
TO BE REMOVED

CLUSIA GUTTIFERA
CLUSIA HEDGE
3' HT
TO BE REMOVED

LAWN

LAWN

LAWN

ASPHALT

FICUS BENJAMINA
FICUS HEDGE
8' HT
TO REMAIN

ROYSTONEA REGIA
ROYAL PALM
60' CT

SABAL PALMETTO
SABAL PALM
12'-16' CT
TO REMAIN

SABAL PALMETTO
SABAL PALM
10' CT
TO REMAIN

PHOENIX RECLINATA
RECLINATA PALM
10'-14' CT
TO REMAIN

FICUS MICROCARPA
GREEN ISLAND FICUS
1' HT
TO REMAIN

EXISTING DRIVEWAY TO
REMAIN

CRINUM ASIATICUM
CRINUM LILY
2' HT
TO REMAIN

SABAL PALMETTO
SABAL PALMS
12'-14' CT
TO REMAIN

LIRIOPE MUSCARI
LILY TURF
1' HT, TO REMAIN

10'-0"

6'-0"

2'-6"

5'-0"

10' UTILITY EASEMENT

6' UTILITY EASEMENT

25' UTILITY EASEMENT

LAWN

JOB NUMBER: # 18060.00 LA
DRAWN BY: Lauren Freeman
DATE: 05.22.2025
06.17.2025

SHEET L2.0

64 sf.

AREA IN SQ.FT.

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ARC-25-0031
ZON-25-0033

Demolition and Vegetation Action Plan

SCALE IN FEET 0' 8' 16' 24'

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Dustin@environmentdesigngroup.com

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Palm Beach
FLORIDA

ROYAL PALM WAY ℄

18' HT. CHAIN LINK CONSTRUCTION FENCE WITH SCREENING

200.07'

EX A/C

EX A/C

SABAL PALMETTO
SABAL PALM
10' CT
TO REMAIN

PHOENIX RESLINATA
RECLINATA PALM
10'-14' CT
TO REMAIN

FICUS MICROCARPA
GREEN ISLAND FICUS
1' HT
TO REMAIN

18' HT. CHAIN LINK CONSTRUCTION FENCE WITH SCREENING

ROYSTONEA REGIA
ROYAL PALM
60' CT

100.01'

100.01'

18' HT. - 20' WIDE ROLLING CONSTRUCTION GATE WITH SCREENING

18' HT. CHAIN LINK CONSTRUCTION FENCE WITH SCREENING

ROYSTONEA REGIA
ROYAL PALM
60' CT

ASPHALT

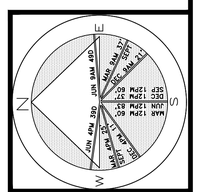
FICUS BENJAMINA
FICUS HEDGE
8' HT
TO REMAIN

CRINUM ASIATICUM
CRINUM LILY
2' HT
TO REMAIN

SABAL PALMETTO
SABAL PALMS
12-14' CT
TO REMAIN

LIRIOPE MUSCARI
LILY TURF
1' HT. TO REMAIN

200.04'



JOB NUMBER: # 18060.00 LA
DRAWN BY: Lauren Freeman
DATE: 05.22.2025

SHEET L3.0

64 sf.

AREA IN SQ.FT.

ARC-25-0031
ZON-25-0033

Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

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Land Planning
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Dustin@environmentdesigngroup.com

218 Royal Palm Way
Palm Beach
FLORIDA

ROYAL PALM WAY ℄

18' HT. CHAIN LINK CONSTRUCTION FENCE WITH SCREENING

200.07'

EX A/C

EX A/C

18' HT. CHAIN LINK CONSTRUCTION FENCE WITH SCREENING

ROYSTONEA REGIA ROYAL PALM 60' CT

100.01'

PORTABLE TOILETS

DELIVERIES

DELIVERIES

DUMPSTER

PROPOSED PARKING AREA

ASPHALT

18' HT. - 20' WIDE ROLLING CONSTRUCTION GATE WITH SCREENING

18' HT. CHAIN LINK CONSTRUCTION FENCE WITH SCREENING

ROYSTONEA REGIA ROYAL PALM 60' CT

FICUS BENJAMINA FICUS HEDGE 8' HT TO REMAIN

200.04'

SABAL PALMETTO SABAL PALM 10' CT TO REMAIN

PHOENIX RECLINATA RECLINATA PALM 10'-14' CT TO REMAIN

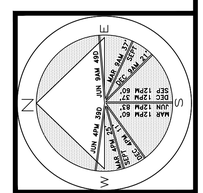
FICUS MICROCARPA GREEN ISLAND FICUS 1' HT TO REMAIN

100.01'

CRINUM ASIATICUM CRINUM LILY 2' HT TO REMAIN

SABAL PALMETTO SABAL PALMS 12'-14' CT TO REMAIN

LIRIOPE MUSCARI LILY TURF 1' HT. TO REMAIN



JOB NUMBER: # 18060.00 LA
DRAWN BY: Lauren Freeman
DATE: 05.22.2025

SHEET L4.0

64 sf.

AREA IN SQ.FT.

ARC-25-0031
ZON-25-0033

Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

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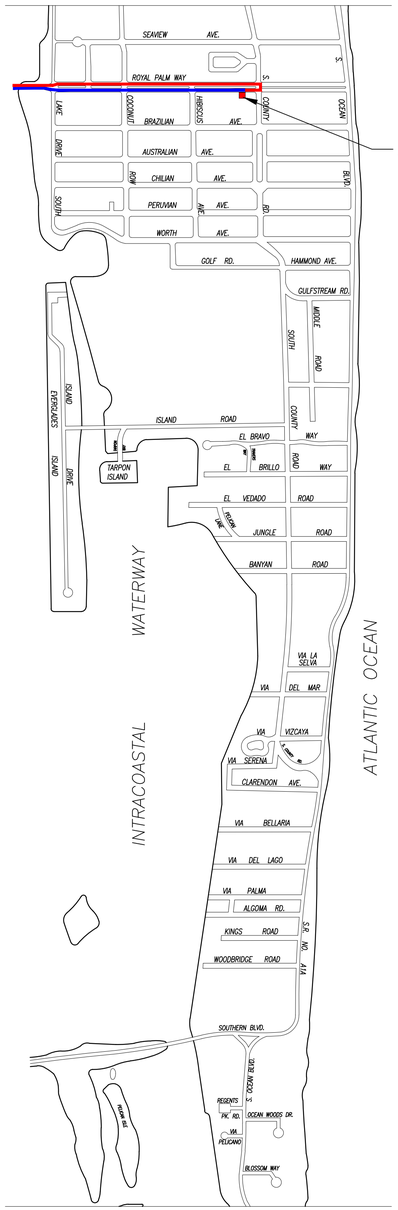

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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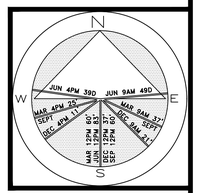

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DATE: 05.22.2025

SHEET L5.0

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Truck Logistics Plan
SCALE: NOT TO SCALE

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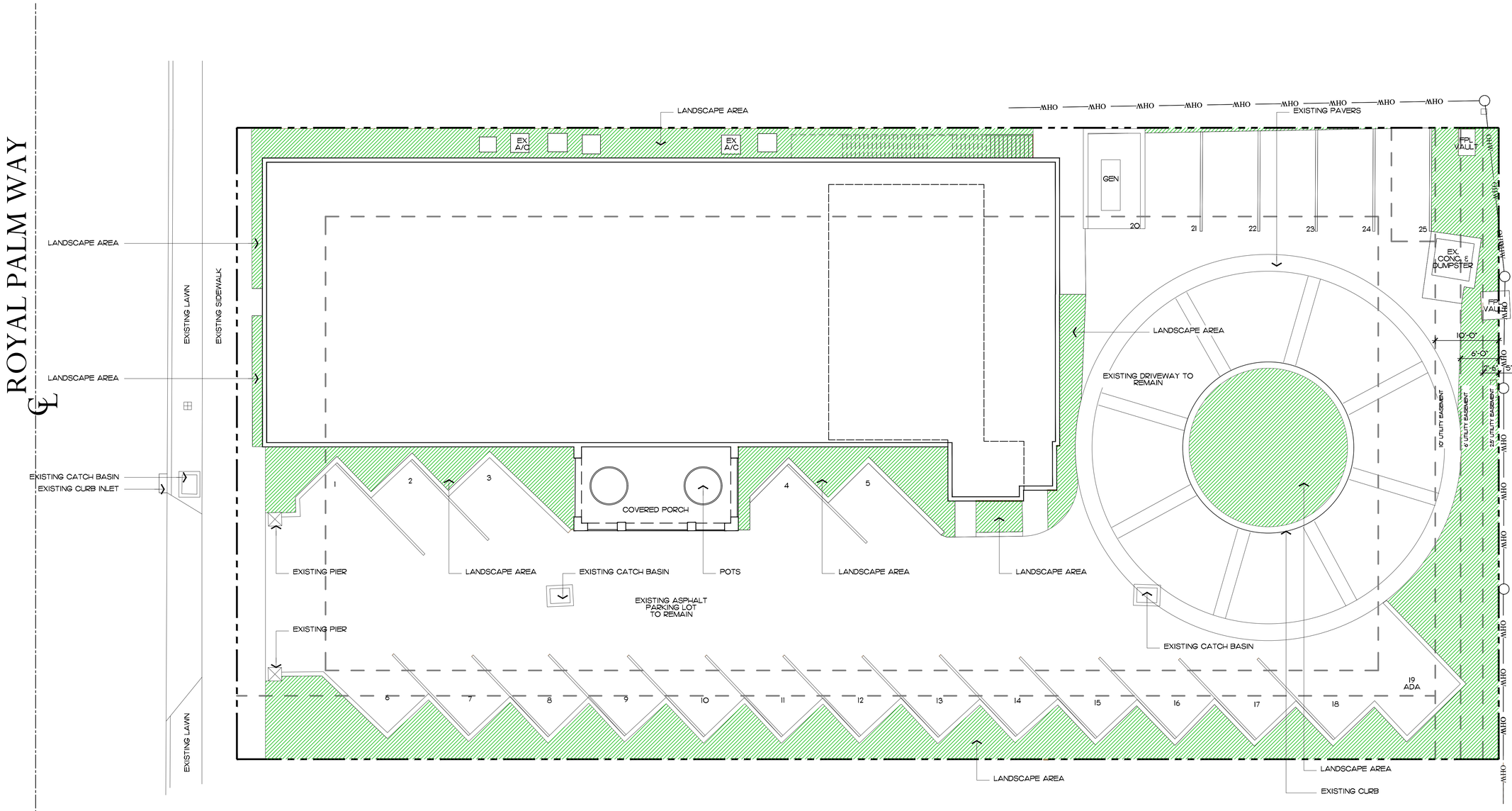

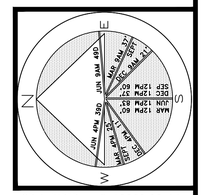

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DATE: 05.22.2025

SHEET L6.0

64 sf.
AREA IN SQ.FT.

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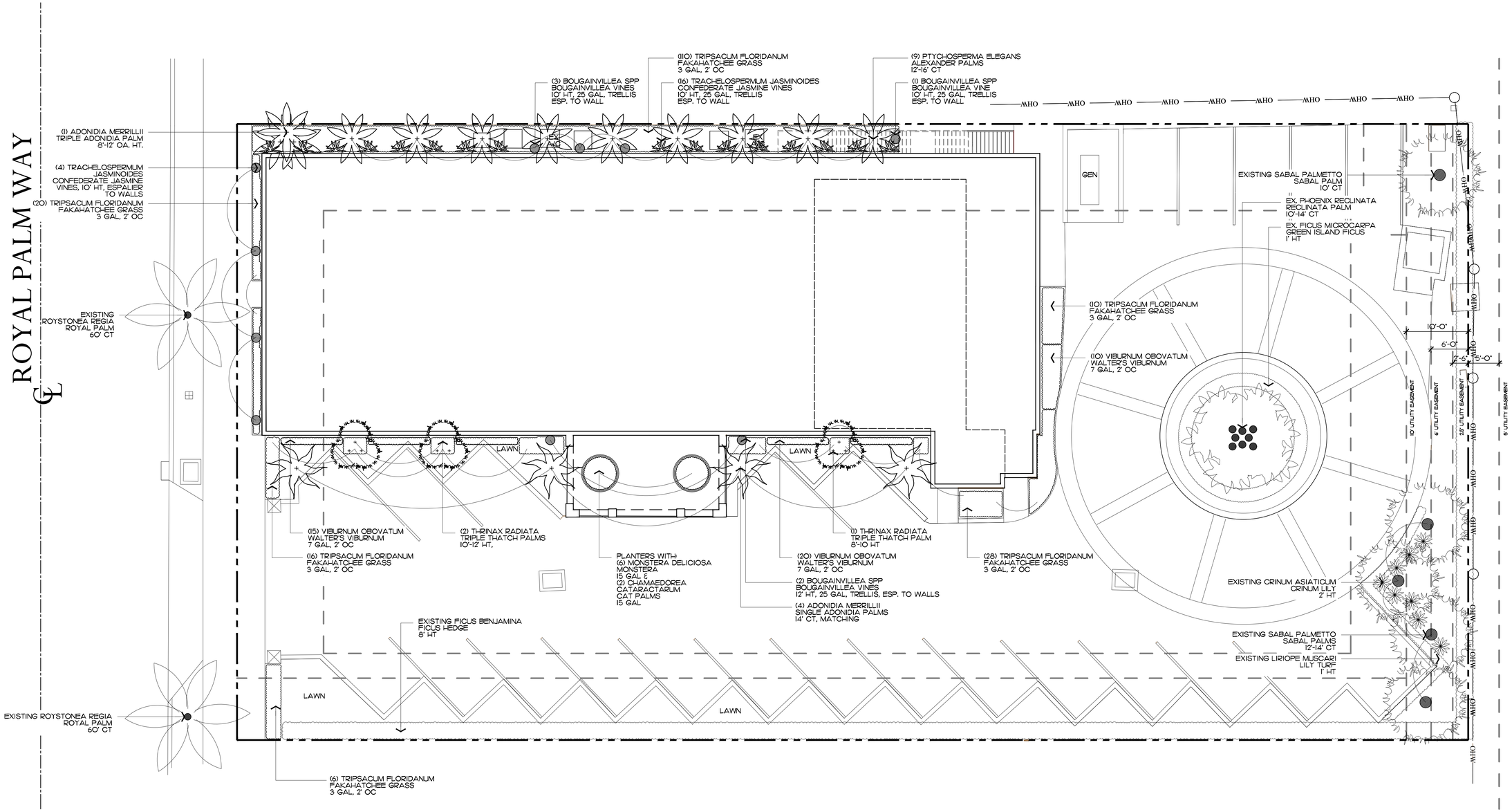
ARC-25-0031
ZON-25-0033

Site Plan
SCALE IN FEET 0' 8' 16' 24'



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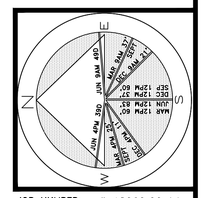
Palm Beach

FLORIDA



JOB NUMBER: # 18060.00 LA
DRAWN BY: Lauren Freeman
DATE: 05.22.2025

SHEET L7.0

ARC-25-0031
ZON-25-0033

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



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Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION
	ADONIDIA MERRILLII SINGLE ADONIDIA PALM	3	14' CT, MATCHING
	ADONIDIA MERRILLII TRIPLE ADONIDIA PALM	1	8'-12' OA. HT.
	CHAMAEDOREA CATARACTARUM CAT PALMS	2	15 GAL
	PTYCHOSPERMA ELEGANS ALEXANDER PALMS	10	12'-16' CT
	THRINAX RADIATA TRIPLE THATCH PALMS	3	10'-12' HT

Shrubs & Groundcovers

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	4 2	10' HT, 25 GAL, TRELLIS, ESP TO WALL 12' HT, 25 GAL, TRELLIS, ESP TO WALL	NO
	MONSTERA DELICIOSA MONSTERA	6	15 GAL	NO
	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	190	3 GAL, 24" OC	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	20	10' HT, 25 GAL, TRELLIS, ESP TO WALL	NO
	VIBURNUM OBOVATUM WALTER'S VIBURNUM	45	7 GAL, 2' OC	YES
	TOTAL SHRUBS & GROUNDCOVER	267		
	TOTAL NATIVE	235 (88%)		

Lawn & Mulch

AREA	PLANT NAME	QTY.	DESCRIPTION
LAWN	EMPIRE ZOYSIA LAWN	AS NEEDED	SOD PALLETS
MULCH	EUCALYPTUS MULCH	AS NEEDED	3" MIN. DEPTH

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Plant Schedule

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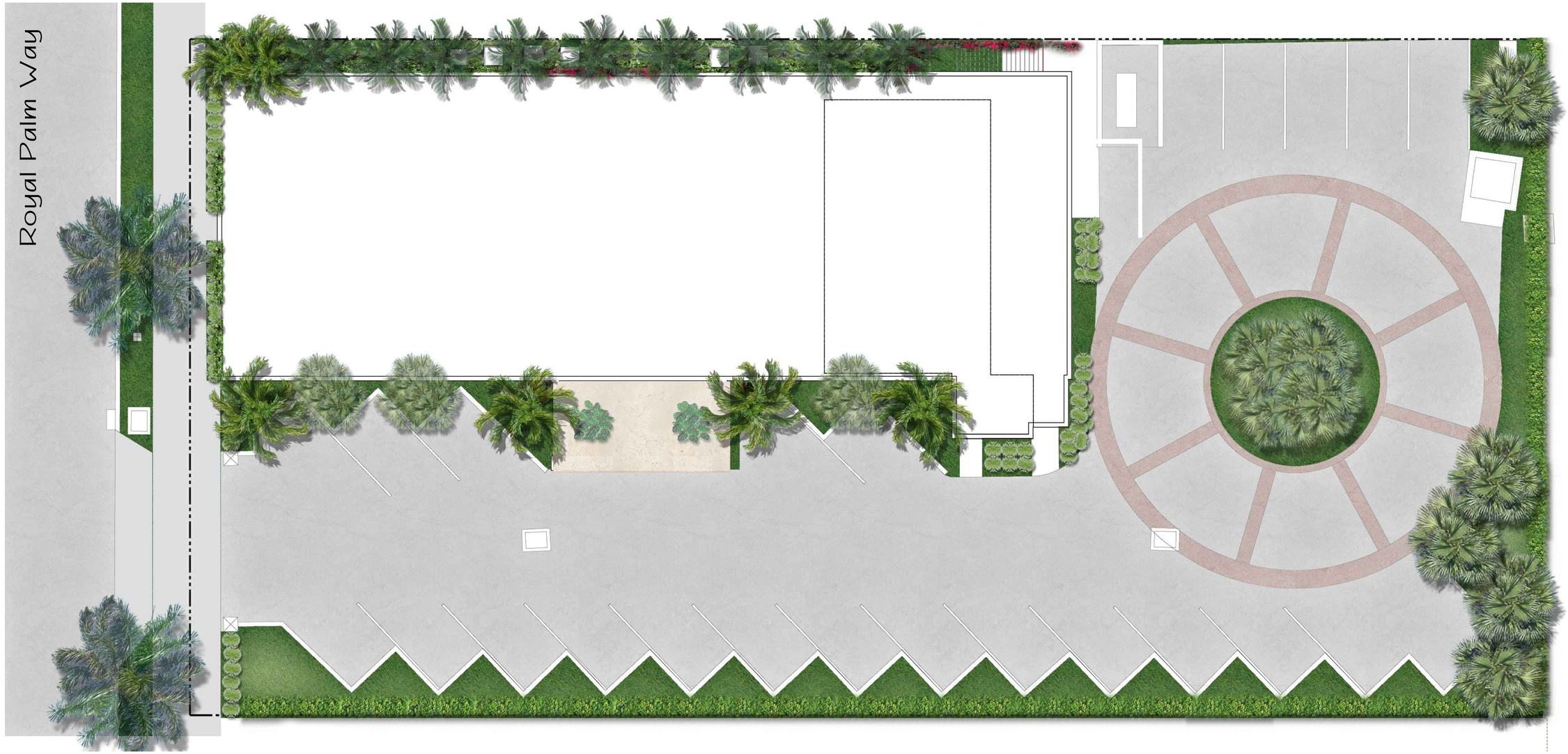

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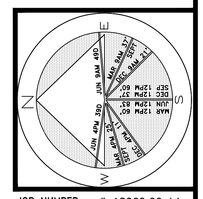

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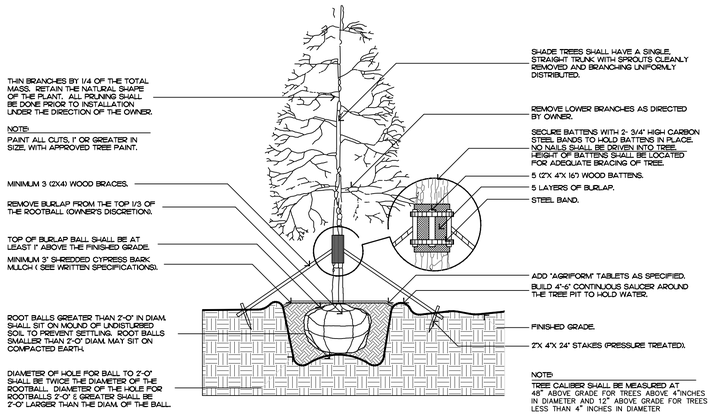
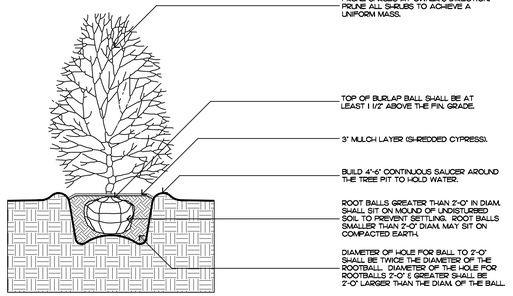
ARC-25-0031
ZON-25-0033

Rendered Landscape Plan
NOT TO SCALE



FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

tree planting



FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

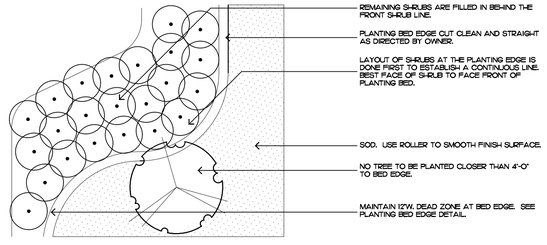
shrub planting

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

irregular and multi-stem tree

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

palm tree planting



shrub & ground cover layout

Planting Notes

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

SIX PERCENT (6%) NITROGEN
SIX PERCENT (6%) PHOSPHOROUS
SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

1. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE
2. CONTAINER.

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS TREES & PALMS FOR ONE YEAR (1) AGAINST UN-HEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

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DATE: 05.22.2025

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ARC-25-0031
ZON-25-0033

Planting Details & Specifications

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218 Royal Palm Way
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FLORIDA



Adonidia merrillii
Single Adonidia Palm



Adonidia merrillii
Triple Adonidia Palm



Ptychosperma elegans
Alexander Palm



Thrinax radiata
Thatch Palm



Chamaedorea cataractarum
Cat Palms



Bougainvillea spp
Bougainvillea vine



Monstera deliciousa
Monstera



Tripsacum dactyloides
Fakahatchee Grass



Trachelospermum jasminoides
Confederate Jasmine Vine



Viburnum obovatum
Walter's vibernum

JOB NUMBER: # 18060.00 LA
DRAWN BY: Allison Padilla
DATE: 05.23.2025

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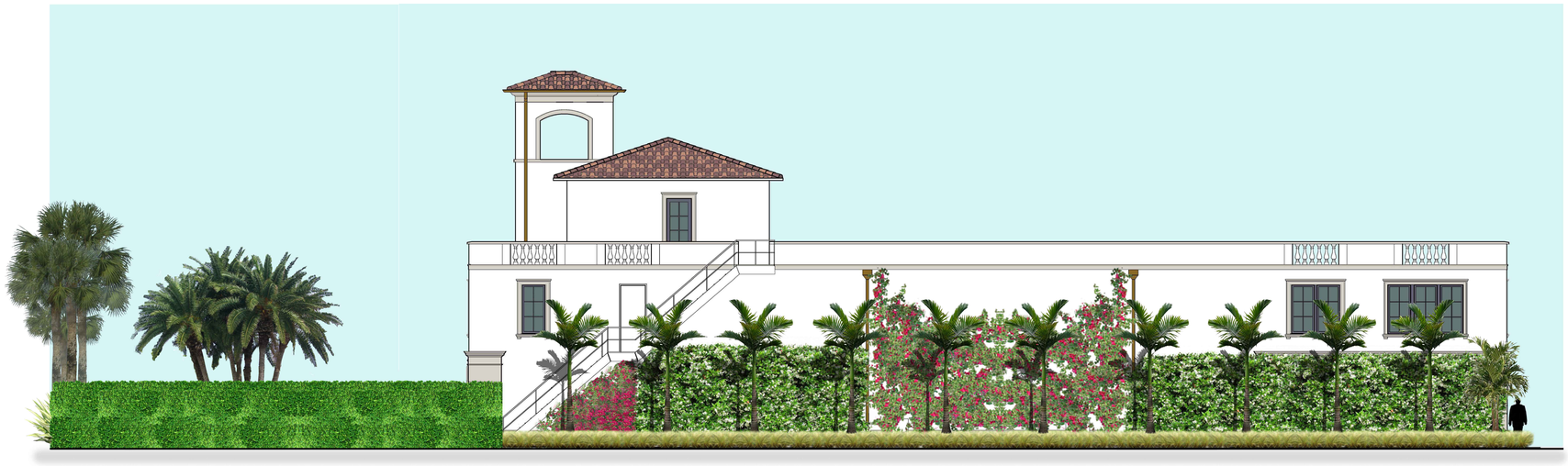

East Elevation



West Elevation

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DATE: 05.23.2025

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ARC-25-0031
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Rendered Elevations

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North Elevation



South Elevation

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Rendered Elevations



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JOB NUMBER: # 18060.00 LA
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ARC-25-0031
ZON-25-0033

Perspective Elevations

ARC-25-0031 (ZON-25-0033) 218 ROYAL PALM WAY (COMBO). The applicant, 218 Holdings LLC (Susan Hudson, Manager), has filed an application requesting Architectural Commission review and approval for the exterior alterations to an existing three-story building including new windows, doors, roof, new building color, demolition and reconstruction of the covered entry, complete demolition of the existing northeast exterior stair, replacement of existing southeast exterior metal stair fire escape with a slightly larger footprint, and associated hardscape and landscape and the addition of a generator. The project involves variances from setback requirements, wall height, and parking regulations to eliminate one parking space. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0033 (ARC-25-0031) 218 ROYAL PALM WAY (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES. The applicant, 218 Holdings LLC (Susan Hudson, Manager), has filed an application requesting Town Council review and approval for Special Exception Request with Site Plan Review and including variances (1) to reduce side (east) setback for the new exterior egress stairs, (2) to reduce the required side setback for a 100kw generator, (3) to exceed the maximum height of a generator and screening wall in a required yard and (4) to reduce the required parking. The Architectural Commission (ARCOM) shall perform design review of the application.

Applicant: 218 Holdings LLC (Susan Hudson, Manager)
Professional: Brasseur & Drobot Architects PA
Representative: Gunster (James M. Crowley)

HISTORY:

Town records show that the first construction permit was issued in 1945 for a one-story building. A second story was added in 1947. Originally, there were two buildings on the site. A second building may have been permitted in 1960, but it was subsequently demolished. Another addition and a third story were then added. The building has undergone numerous alterations over the years.

A combination application for an expansion of a third floor to an existing three-story building including variances, and exterior alterations was approved (4-1) at the March 09, 2022 Town Council meeting, and approved (7-0) by ARCOM at the March 23, 2022 ARCOM meeting, pursuant to ZON-21-002 (ARC-21-038). Then on July 9, 2025, Town Council approved (4-0) all variances and special exception for the new and revised application that does not include the third floor expansion.

THE PROJECT:

The applicant has submitted plans, entitled "ZON-25-0033 (ARC-25-0031) A RENOVATION AND ENTRY ADDITION FOR 218 ROYAL PALM WAY", as prepared by **Brasseur & Drobot Architects PA**, dated 06/19/25.

The following is the scope of work for the Project:

- The proposed renovation of an existing 3-story 12,581 SF three-story office structure with upper level of existing residential use. Most significant improvements include a new entry portico, removal and change of existing open-air fire stairs along the east façade and a new generator at ground level that removes a parking space.

Site Data			
Zoning District	C-OPI	**Lot Size (SF)**	20,007 SF
Future Land Use	COMMERCIAL	**Total Building Size (SF)**	12,581 SF
Finished Floor Elevation Flood Zone	4.65 NAVD AE 6' NAVD	**Parking Spaces**	Existing: 25 Proposed: 24 ***Variance required***
Landscape Open Space (LOS)	Required: 30% (6,002 SF) Existing: 15.6% (3,139 SF) Proposed: 18.65% (3,699	**Lot Coverage**	Required:25% (5,001 SF) Existing:32% (6,417 SF) Proposed: No change
Surrounding Properties / Zoning			
North	1956 Two-story Financial building / C-OPI		
South	2018 Three-story condominium / C-W		
East	Vacant commercial lot / C-OPI		
West	1989 Three-story non-medical building / C-OPI		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **uses** are **consistent** with the **COMMERCIAL** designation of the Future Land Use Map of the Comprehensive Plan.

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town code:

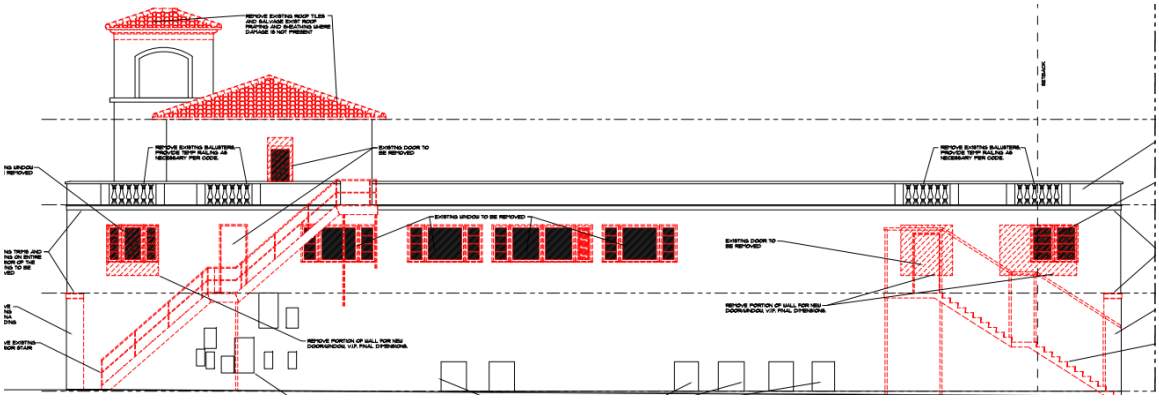
1. Special Exception with Site Plan Review in accordance with Section 134-229 and 134-329 for the renovation of the existing 3-story 12,705 square foot office building in the C-OPI Zoning District
2. Variances (4)
   - Variance #1: Section 134-1213(6): a variance to reduce the required east side setback for the replacement exterior egress stair to be 1'-0" in lieu of the 14'-0" minimum required 2'-5" existing.

- Variance #2: Section 134-1213(6): a variance to reduce the required east side setback for the 100kW generator to be 5'-0" in lieu of the 14'-0" minimum required.
- Variance #3: Sec.134-1667: a variance to exceed by 1'-0" in order to construct a 8'-0" high generator enclosure wall in the side yard setback in lieu of the 7'-0" maximum permitted.
- Variance #4: Sec. 134-2176: a variance to reduce the required number of parking spaces from the existing 25 required parking spaces to 24 spaces.

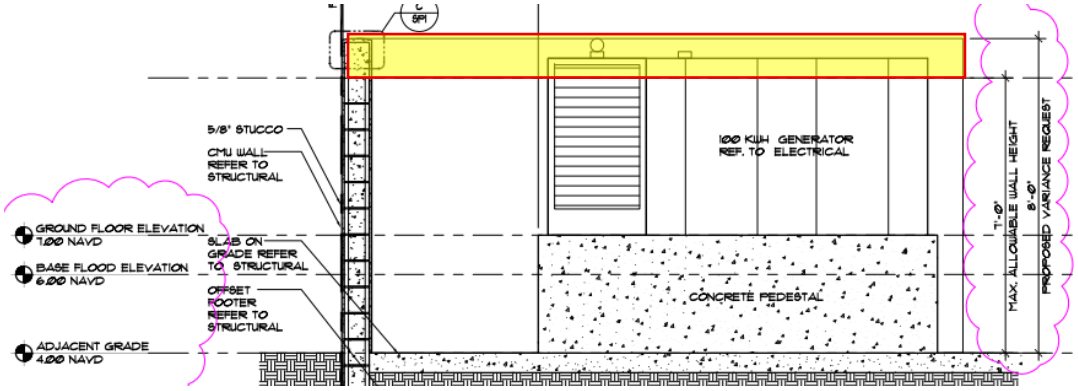
STAFF ANALYSIS

The subject property is a midblock parcel improved with an existing three-story building built in with surface parking in the rear. The building is oriented in a north-south axis and measures 120'-0" long, its primary entrance is westward facing. The project includes the exterior renovation of the 12,581 SF three-story structure, the most significant improvements include a new entry portico, removal and change of existing open-air fire stairs along the east façade and a new generator at ground level that removes a parking space. Work includes new coquina cladding, trim and detailing, new windows and doors, new roof, new building color, demolition and reconstruction of the covered entry in the same footprint, complete demolition of the existing northeast exterior stair, replacement of existing southeast exterior metal stair fire escape with a slightly larger footprint, and associated hardscape & landscape. Additionally, a 100-kW generator is proposed, which will replace one (1) existing parking space. There are no additional proposed modifications to the remaining existing parking. Landscaping has been improved.

As is pertains to variance #1, the applicant is proposing to reconstruct an existing fire stair located along the east side of the building. Currently there are two exterior open-air first stairs along the east elevation.

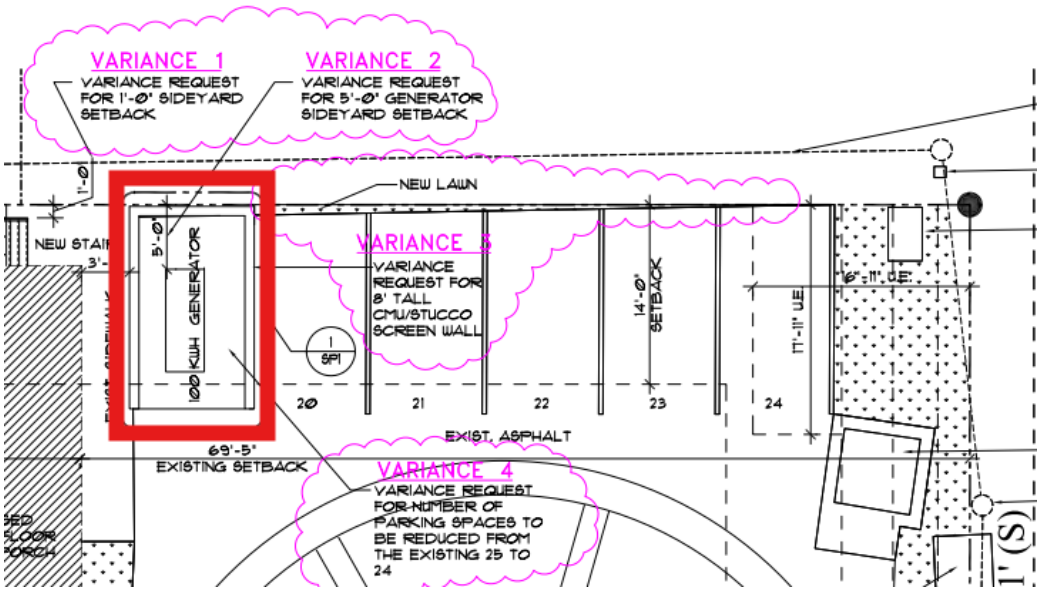


The applicant is proposing to demolish both of the existing exterior fire stairs and reconstruct one of them, the stair located to the south of the building, further away from the street. The exterior egress stair will be constructed within the required side yard and dimensioned to be setback 1'-0" in lieu of the 2'-5" existing, and the 14'-0" minimum required.



As is pertains variance #2, the applicant is siting the proposed generator at 5'-0" from the east property line. Since the generator is 100kW the code requires the generator to be at the required side setback with in the C-OPI district is calculated by the building height. As it pertains to variance #3, the applicant is proposing to increase the maximum wall height by 1'-0" in order to sufficiently screen the proposed generator

As it pertains to variance #4, the applicant is proposing to place a 100kw generator in the existing parking stall closest to the building. This will reduce the existing on-site parking space from 25 to 24. As a built out site, there is no existing location that would be feasibly allow for the placement without the need for some form of variance.



The existing building has undergone multiple renovations over the years. The proposed location also improves the existing nonconforming landscape open space by introducing additional small sodded areas.

While the architectural scope of work has been reduced since the 2022 approval, the variances herein are nearly identical to those previously approved.

The architectural alterations primarily focus on fenestration changes and a simplification of the Porte cochere. The north elevation will bring greater transparency to the street through enlarged windows and storefronts.





CONCLUSION:

Approval of the project will require one (1) motion to be made by the Architectural Commission:

(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM: FHM

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 23, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-25-0035 940 N LAKE WAY. The applicant, 940 N LAKE WAY LLC (Maura Ziska, Attorney), has filed an application requesting Architectural Commission review and approval for the construction of a new, 10,000+ square foot single-family residence including basement, accessory structure and final hardscape, landscape and swimming pool improvements on a vacant lakefront parcel.

Date: 7/16/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

SMITH
ARCHITECTURAL
GROUP, INC.

June 09, 2025

Planning, Zoning and Building Department
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

RE: 940 North Lake Way
Palm Beach, FL 33480
LETTER OF INTENT for ARC-25-0035

Dear Mr. Bergman, Mr. Murphy and Town Staff,

We are the Architect of Record representing the owners of 940 North Lake Way, LLC (the "Applicant"). Please allow this to serve as the Letter of Intent in connection with our application for ARCOM review for the construction of a new two-story single family home.

Property Description: This lakefront property is located on the west side of North Lake Way between Tradewind Drive and Jamaica Lane. The property was previously home to a 1970's regency style house with a mansard roof, however that was demolished by the previous owners in 2023. The property was purchased by the current owners a year later and has been vacant. The lot size is 29,298 square feet and is in the R-B low density residential district.

Lastly, this project fully complies with the Town's code and no variances are being requested.

A. Landmarks Preservation Commission Review in accordance with Section 54-122 and/or Section 54-161.
    1. Not applicable.

B. Architectural Review in accordance with Section 18-205.
    1. We are proposing a new two-story French residence that is in conformity with good taste and design and is in keeping with the charm and quality exemplified throughout the Town.
    2. The proposed building takes care to screen neighbors from sound and vibration as only one piece of equipment is in the setback and all other equipment is housed within an accessory structure.
    3. The highest quality materials are being proposed for the residence.
    4. The residence is in the French style which is in harmony with the comprehensive plan for the Town.

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TEL: (561) 832-0202 FAX: (561) 832-3443

5. The proposed building is not excessively similar to any other structure within 200 feet.
6. The proposed building is not excessively dissimilar to any other structure within 200 feet. The height and massing are in keeping with adjacent lake residences. While the roof is higher than the flat roof of the residences to the south, the main residence is setback farther from the street to keep the appearance of the massing compatible.
7. The proposed cabana awning structure and equipment buildings are subservient to the style and massing of the principal structure.
8. The proposed residence is appropriate in relation to the established character of other structures in the immediate area and throughout the Town.
9. The proposed residence is in conformity with the Town code, respecting all setbacks and height restrictions and utilizing a style in keeping with the Town requirements.
10. The location of the residence utilizes the unique topography of this lake lot to allow for a basement level with a hidden garage and capitalize on the natural lake vista while still respecting the height requirements of the R-B zoning district.

C. Special Exception in accordance with Section 134-229 or 134-893(c) are not required for this project.
    1. Not applicable.

D. Site Plan Review Approval in accordance with Section 134-329.
    1. Not applicable.

E. Variances 134-201.
    1. Not applicable.

In conclusion, on behalf of our client, we are seeking Architectural Commission Review approval as we believe that the residence has met the criteria set forth in the Town Code.

Respectfully submitted,



Leslie Pearce
Smith Architectural Group, Inc.

New Residence for

940 N. Lake Way LLC

940 North Lake Way
Palm Beach, FL 33480

ARC-25-0035

Presentation July 07, 2025

ARCOM Hearing: July 23, 2025

Scope of Work:

- Construction of a New Two-Story French Residence with Basement and Accessory Structures. New Pool, Landscape and Hardscape.



Project Design Criteria

Designed within, but not limited to:
2023 Florida Building Code (Building and Residential) and 2024 NFPA 101

All Work Shall Conform to All Applicable Codes and Ordinances

Occupancy: Residential Group R-3

Project Team

CONSULTANT	CONTACT INFORMATION
Architect	Smith Architectural Group 205 Phipps Plaza Palm Beach, Florida (561) 832-0202
Landscape Architect	LaGuardia Design Landscape Architects 38 Scuttle Hole Road Water Mill, NY 11976 (631) 726-1403
Civil Engineer	Gruber Consulting Engineers 2475 Mercer Avenue West Palm Beach, Florida 33401 (561) 312-2041

Area Calculations:

First Floor (Under Air)	5,027 SF
Second Floor (Under Air)	5,107 SF
Basement Living (Under Air)	5,572 SF
Basement Garage (Under Air)	2,992 SF
Total Under Air	18,698 SF
Entry (Unenclosed)	37 SF
Entry Loggia (Unenclosed)	163 SF
First Floor Loggia (Unenclosed)	753 SF
Second Floor Terrace (Unenclosed)	753 SF
Basement Loggia (Unenclosed)	410 SF
Pool Cabana (Unenclosed)	394 SF
Generator Building	160 SF
HVAC Building (Partial Unenclosed)	97.5 SF

Drawing Sheet Index

NO.	DESCRIPTION	SCALE
Cover	Cover Sheet / Index	No Scale
A000	Aerial Vicinity Map	No Scale
A001	Vicinity Site Plans	No Scale
A002	Proposed Overall Site Plan	1/8"=1'-0"
A002.1	Site Sections	1/8"=1'-0"
A002.2	Site Sections	1/8" and 1/2"=1'-0"
A002.3	Site Sections	1/8"=1'-0"
A003	Site Calculations and CCR	No Scale
A004	Proposed Grade Plan and Basement Grade Section	1/32"=1'-0"
A005	Streetscape and Photos (Looking West)	No Scale
A006	Streetscape and Photos (Looking East)	No Scale
A007	Existing Site Photos	
A100	Overall Basement Floor Plan	1/8"= 1'-0"
A100.1	Partial Basement Floor Plan	1/4"=1'-0"
A100.2	Partial Basement Floor Plan	1/4"=1'-0"
A101	First Floor Plan	1/4"=1'-0"
A102	Second Floor Plan	1/4"=1'-0"
A103	Roof Plan	1/4"=1'-0"
A200	East Elevation	1/4"=1'-0"
A200.1	East Elevation with Site Wall and Gatehouses at NLW	1/4"=1'-0"
A201	North Elevation from Upper Lawn	1/4"=1'-0"
A201.1	North Elevation from Drive	1/4"=1'-0"
A202	West Elevation without Railings	1/4"=1'-0"
A202.1	West Elevation with Railings	1/4"=1'-0"
A203	South Elevation	1/4"=1'-0"
A204	Generator and Cooling Tower Building Plans and Elevations	1/4"=1'-0"
A205	Pool Cabana Plans and Elevations	1/4"=1'-0"

NO.	DESCRIPTION	SCALE
A206	Colored East Elevation	1/4"=1'-0"
A207	Colored North Elevation	1/4"=1'-0"
A208	Colored West Elevation with Railings	1/4"=1'-0"
A209	Colored South Elevation	1/4"=1'-0"
A220	Materials	
A221	Inspiration Imagery	
A222	Inspiration Imagery	
A223	Neighboring Property Lakeside Elevation Context	
A224	East Elevation Colored Rendering	
A225	West Elevation Colored Rendering	
A300	Building Section	1/4"=1'-0"
A301	Building Section	1/4"=1'-0"
A302	Building Section	1/4"=1'-0"
A303	Building Section	1/4"=1'-0"
A310	Lakeside Loggia Section	3/4"=1'-0"
A330	Typical Wall Section	1"=1'-0"
A330.1	Stone Coursing Details	1 1/2"=1'-0"
A331	Cornice and Roof Sections	1 1/2"=1'-0"
A332	Dormer Section	1 1/2"=1'-0"
A333	Beltcourse Details	6"=1'-0"
A334	Watertable Details	6"=1'-0"
A335	Miscellaneous Trim Profile Details	Varies
	Colored Landscape Site Plan	1/8"=1'-0"
L2.1	Landscape Site Plan	1/8"=1'-0"

NO.	DESCRIPTION	SCALE
L2.2	Colored Landscape Elevations	1/8"=1'-0"
L2.3	Colored Landscape Elevations	1/8"=1'-0"
L2.4	Landscape Calculations	
L5.1	Landscape Planting Plan	1"=10'
L6.1	Landscape Lighting Plan	1/8"=1'-0"
L8.1	Hardscape Site Plan	1/8"=1'-0"
C-1	Civil Plan	
	Construction Screening/Staging and Truck Logistics Plan	
	Survey	1:20

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561-832-0202

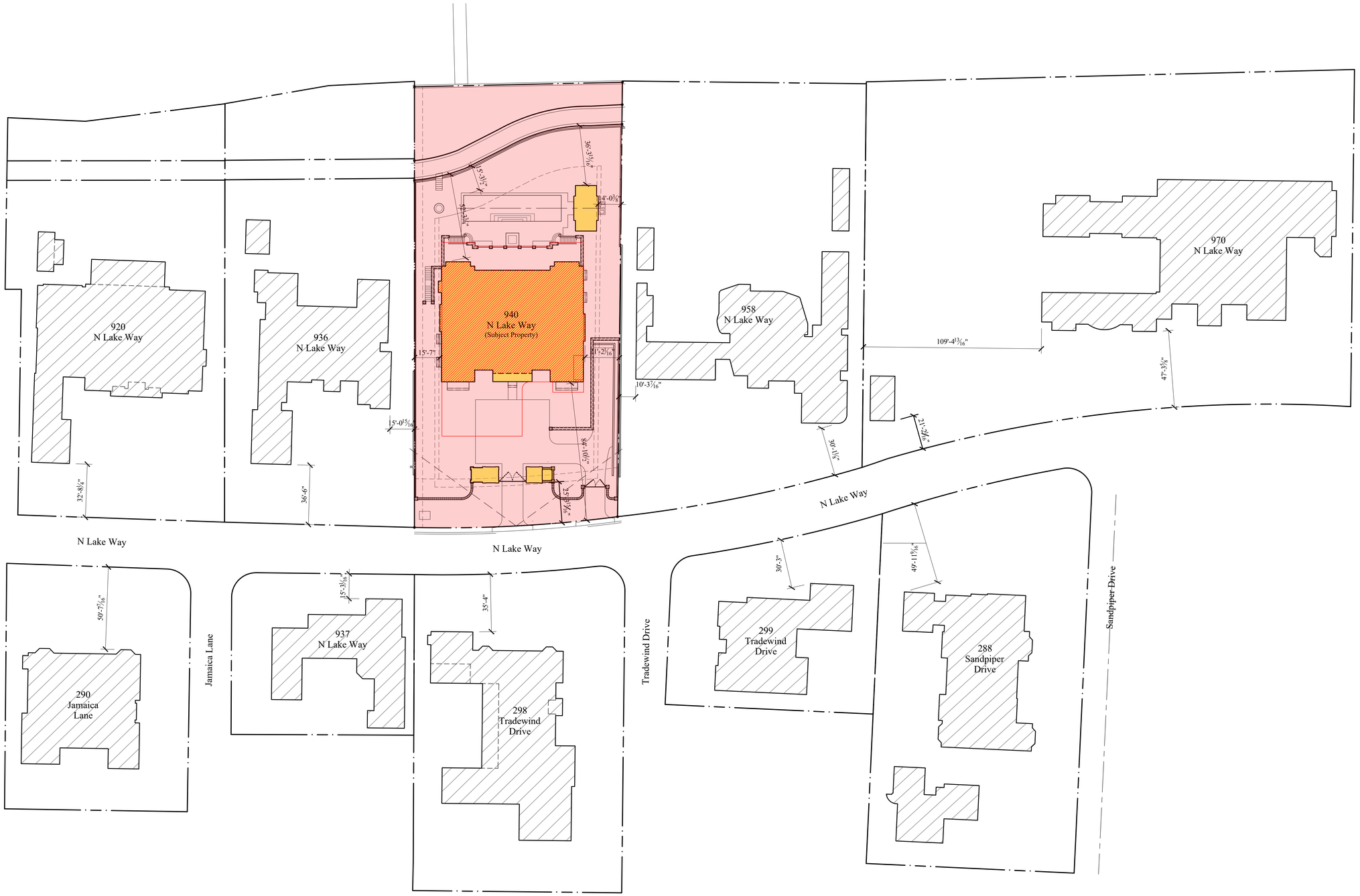
New Residence for
940 N. Lake Way LLC
Palm Beach, Fl. 33480
940 N. Lake Way

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
Cover Sheet

ARC-25-0035



Neighboring Site Plans

Scale:

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New Residence for
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Palm Beach, FL 33480
940 N. Lake Way

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Jeffery W. Smith
AR9772

SHEET NO.
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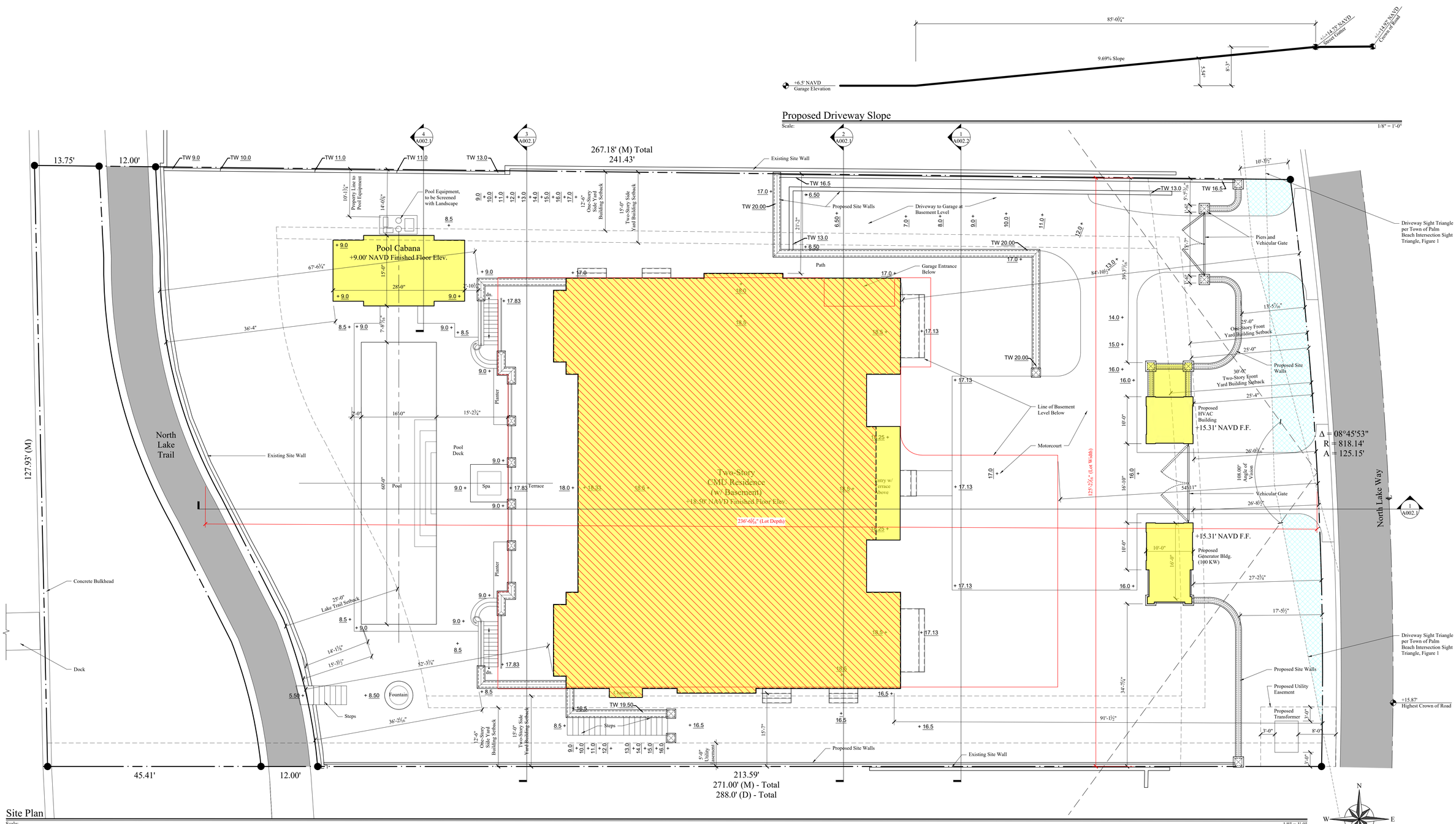

Site Calculations

Zoning District R-B	Allowed	Proposed
Minimum Lot Area	10,000 SF (Not Inclusive of Parcel West of Lake Trail)	29,298 SF
Minimum Lot Dimensions		
Width	100.00'	125.20'
Depth	100.00'	236.50'
Setbacks:		
Front Yard (One-Story)	25.0'	25'-4" (HVAC Bldg.)
Front Yard (Two-Story)	30.0'	84'10 ½" (House) 54'-11" (Basement)
Side Yard (One-Story)	12.5'	14'-0 ⅜"" (Pool Cabana)
Side Yard (Two-Story)	15.0'	15'-7" (South) 21'-2" (North)
Rear Yard (From Lake Trail)	25.0'	52'-2 ¾" (House) 36'-2 ¾" (Pool Cabana)

Site Calculations, continued

Zoning District R-B	Allowed	Proposed
Angle of Vision	108°	108°
Max. Lot Coverage (Two-Story)	30% (8,789 SF Allowable)	29.54% (8,656 SF)
Min. Landscape Open Space	45%	See Calcs A003
Min. Landscape Perimeter Open Space	50% within 10' of ft	See Calcs A003
Min. Front Yard Landscape Open Area	40%	See Calcs A003
Rear Height Plane Setback	25.0'	NA
Maximum Building Height (Two-Story)	22.0'	22.0'
Max. Overall Height	Max. Bldg Ht. + 3' for Flat Roofs + 8' for Other Roofs	30.0'
Max. Cubic Content Ratio	4.5	4.31

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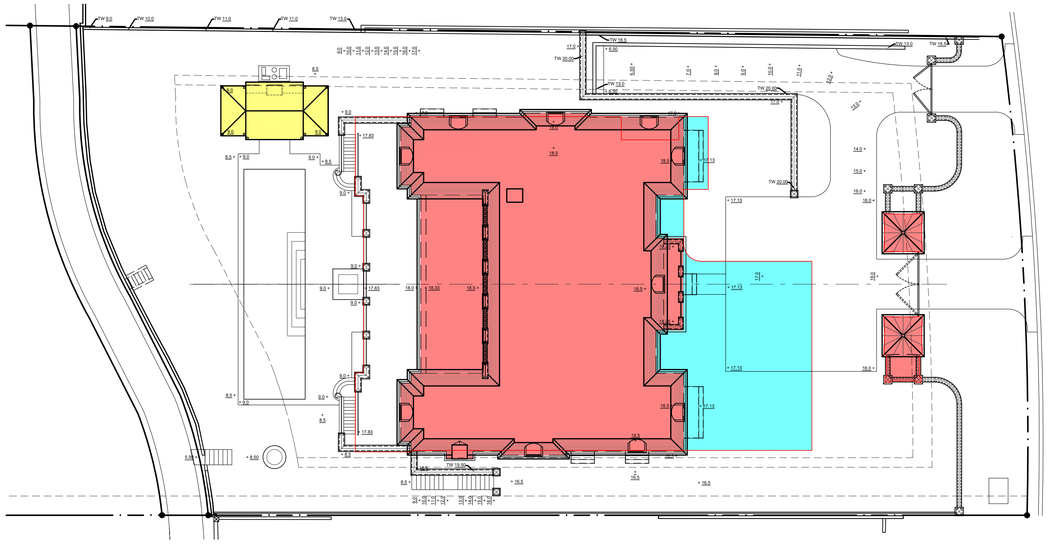


Lot Coverage

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

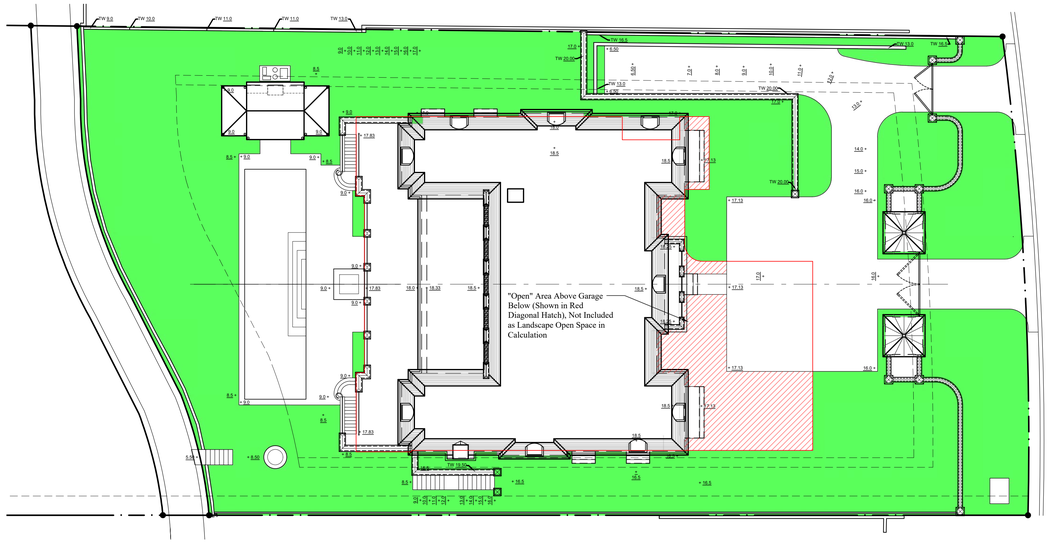
Maximum Lot Coverage = 30% (Two-Story)

Site Area = 29,300 Sq. Ft.
Covered Area = 8,656 Sq. Ft. = 29.54%

Pool Cabana (Awning Structure) = 1.34%

Main Residence, HVAC Building, Generator Building = 21.59%

Area of Garage Outside of First Floor Structure Above = 6.61%

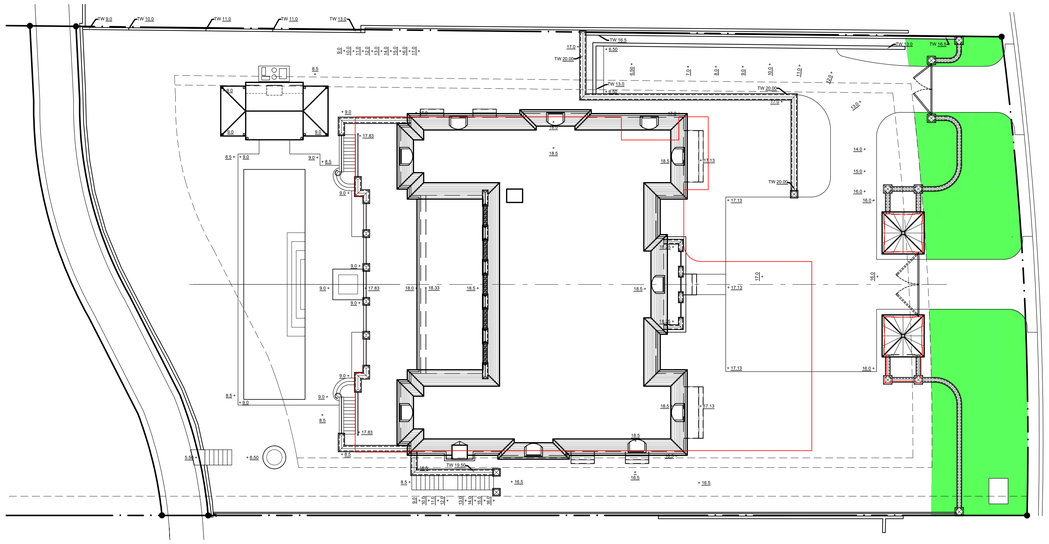


Landscape Open Space

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

Minimum Required = 45%

Site Area = 29,300 Sq. Ft.
Open Landscape Space Provided= 13,199.88 Sq. Ft. = 45.05%

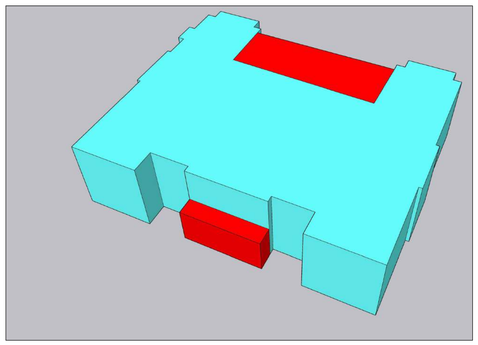


Landscape Front Yard Open Space

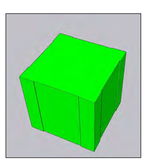
Scale: 1/16" = 1'-0"

Minimum Required = 40%

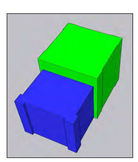
Front Yard Total Area = 3,132.86 Sq. Ft.
Open Landscape Space Provided = 2,369.92 Sq. Ft. = 75.64%



Main Residence



HVAC Building



Generator

CCR

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

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

Line #	Zoning Legend			
1	**Property Address:**	940 North Lake Way		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	29,300 (Not Inclusive of Parcel West of the Lake Trail)		
4	**Lot Width (W) & Depth (D) (ft.):**	125.30' (W) x 236.50' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	2-Story CMU Single Family Residence		
6	**FEMA Flood Zone Designation:**	Zone X		
7	**Zero Datum for point of meas. (NAVD)**	17.37' NAVD		
8	**Crown of Road (COR) (NAVD)**	15.87' NAVD (Highest Crown of Road)		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	Max. 30%		29.54% (8,656 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			18,955.5 SF
12	*Front Yard Setback (Ft.)	30'-0"		84'-101/2" (Residence)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"		14'-0 3/8" (N at Pool Cabana)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"		21'2" (N), 15'-7" (S)
15	*Rear Yard Setback (Ft.)	25.0'		36'-4" (Pool Cabana)
16	Angle of Vision (Deg.)	108		108
17	Building Height (Ft.)	22'-0"		21'-11 15/16"
18	Overall Building Height (Ft.)	30'-0"		30'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.5		4.31
20	** Max. Fill Added to Site (Ft.)	1'-3 3/4"		Varies Up to 1'-3 3/4"
21	Finished Floor Elev. (FFE)(NAVD)	>17.37' P.O.M.		18.5' NAVD
22	Base Flood Elevation (BFE)(NAVD)	N/A		N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	45% Min. (13,185 SF)		45.05% (13,199.88)
24	Perimeter LOS (Sq Ft and %)	N/A		N/A
25	Front Yard LOS (Sq Ft and %)	40% Min (1,253.14 SF)		75.64% (2,369.92)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

	Area	Ht.	Volume (CF)
Main Residence	5,107	22.0'	112,354
Entry (Unenclosed)	163	11.0'	1,793
Loggia (Unenclosed)	753	12.33'	9,284
Second Floor Terrace (Unenclosed)	753	9.67'	7,282
HVAC Building	97.5	10.0'	975
Generator Building	97.5	10.0'	975
Generator Building	62.5	8.0'	500
Pool Cabana Awning Structure, Not Included			
Total			**133,163**

Cubic Content Ratio Calculation

Subtotal Proposed CCR	**133.163**
5% Unenclosed Credit of Allowed CCR	-6,592.5 (Max Allowed)
Total Proposed CCR	**126,570.5**
Lot Area	29,300
(Calculated to Nearest Hundred Per 134-893.(13)4.b)	
Cubic Content Ratio	
Allowed CCR = 4.5 x Lot Area	131,850.00
Total Proposed CCR	**126,570.5 (4.31)**
Available	**+5,279.5**

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New Residence for
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AAC001849

Jeffery W. Smith
AR9772

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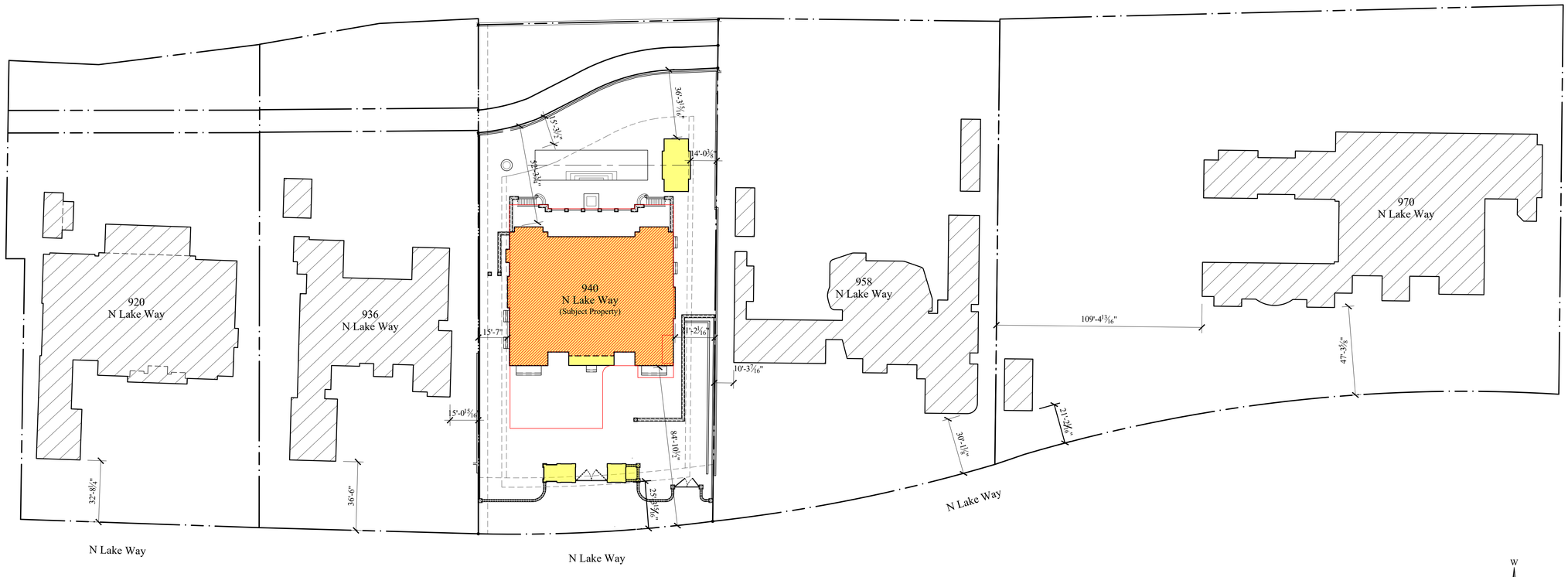
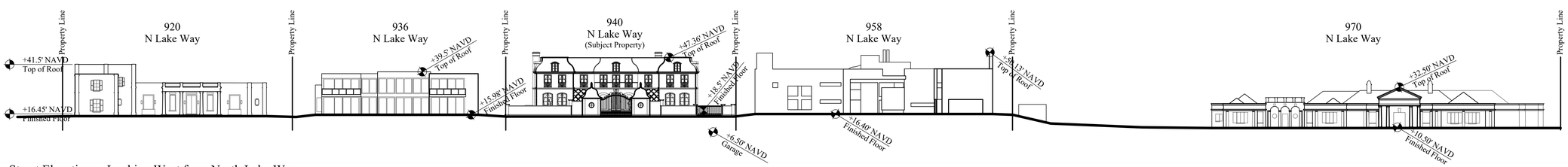
A003

ARC-25-0035



Neighboring Properties West of North Lake Way

Scale:



Street Elevations - Looking West from North Lake Way

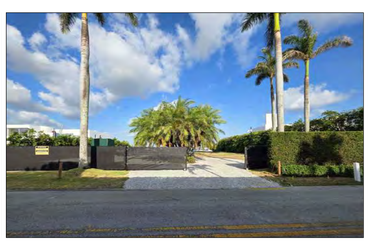
Scale:



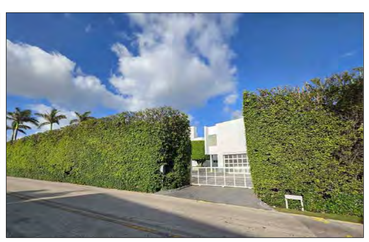
920 N. Lake Way



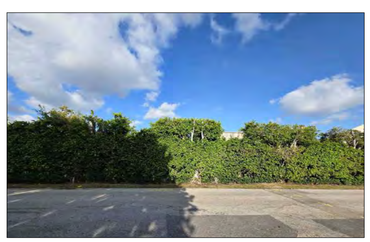
936 N. Lake Way



940 N. Lake Way
Subject Property



958 N. Lake Way



970 N. Lake Way

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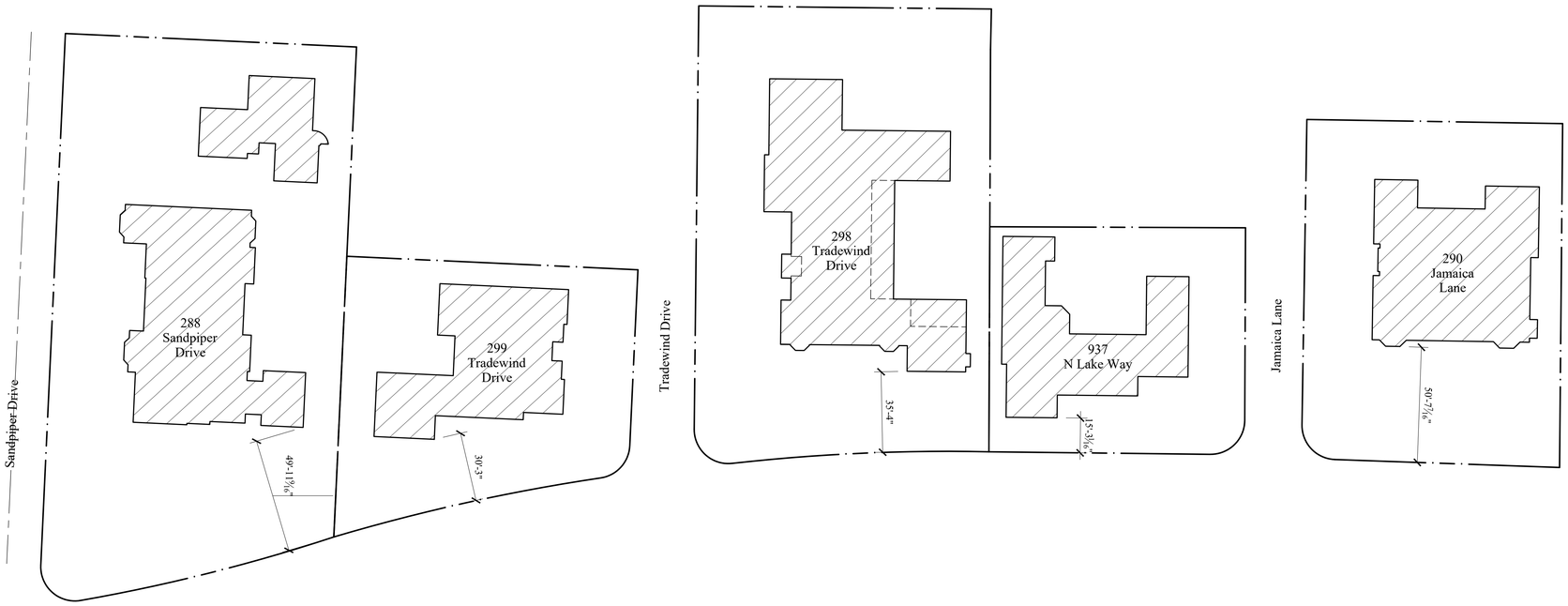
New Residence for
940 N. Lake Way LLC
Palm Beach, FL 33480
940 N. Lake Way

AAC001849

Jeffery W. Smith
AR9772

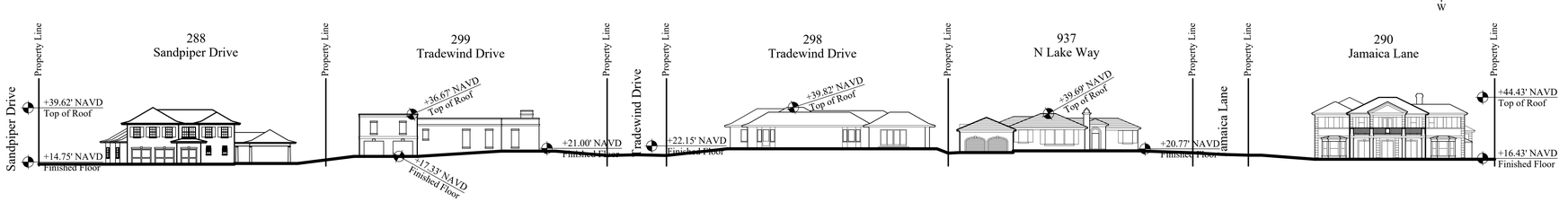
SHEET NO.
A005

ARC-25-0035



Neighboring Properties East of North Lake Way

Scale:



Street Elevations - Looking East from North Lake Way

Scale:



288 Sandpiper Drive



299 Tradewind Drive



298 Tradewind Drive



937 N. Lake Way



290 Jamaica Lane

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A006

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1197 N. Lake Way
Scale:



958 N. Lake Way
Scale:



756 Hi Mount
Scale:



740 Hi Mount
Scale:



726 Hi Mount
Scale:



325 Via Linda
Scale:



304 Maddock Way
Scale:



300 N. Lake Way
Scale:



14 S. Lake Trail
Scale:

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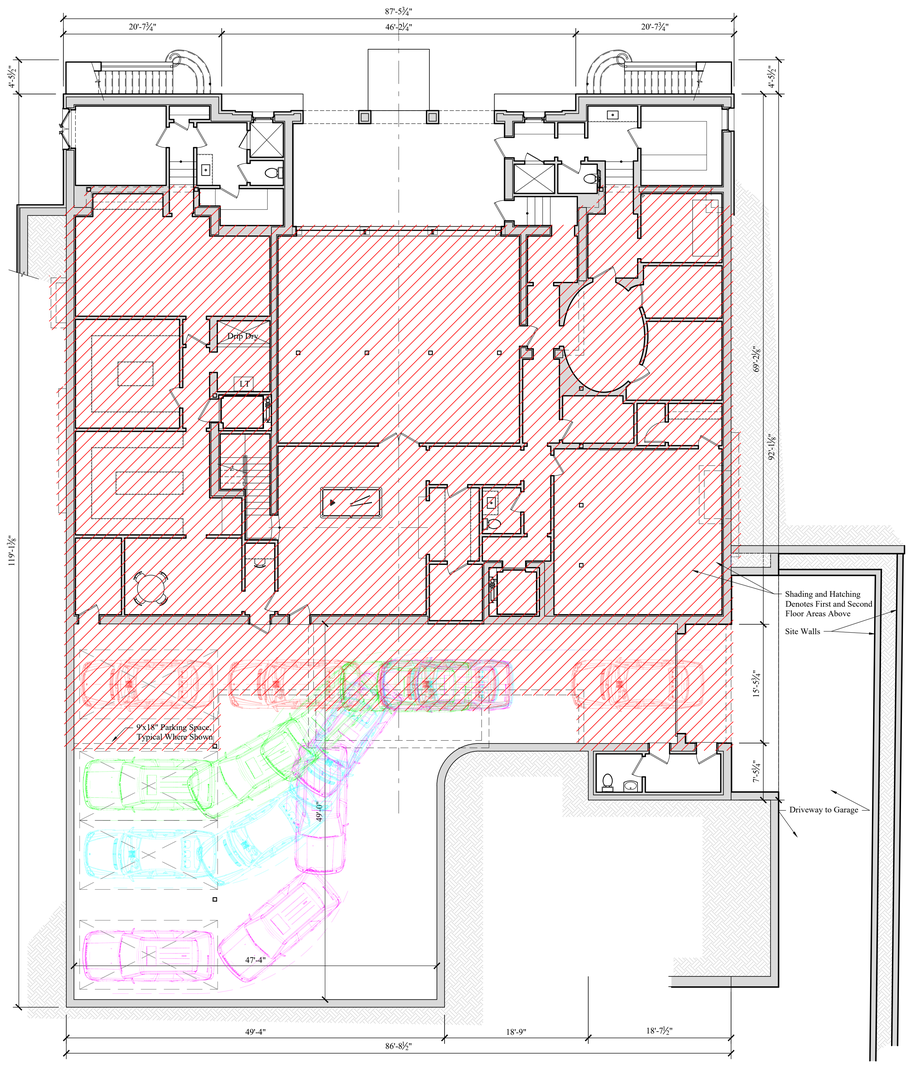
Jeffery W. Smith
AR9772

SHEET NO.
A223

ARC-25-0035



Full Basement Level Floor Plan

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



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SHEET NO.
A100

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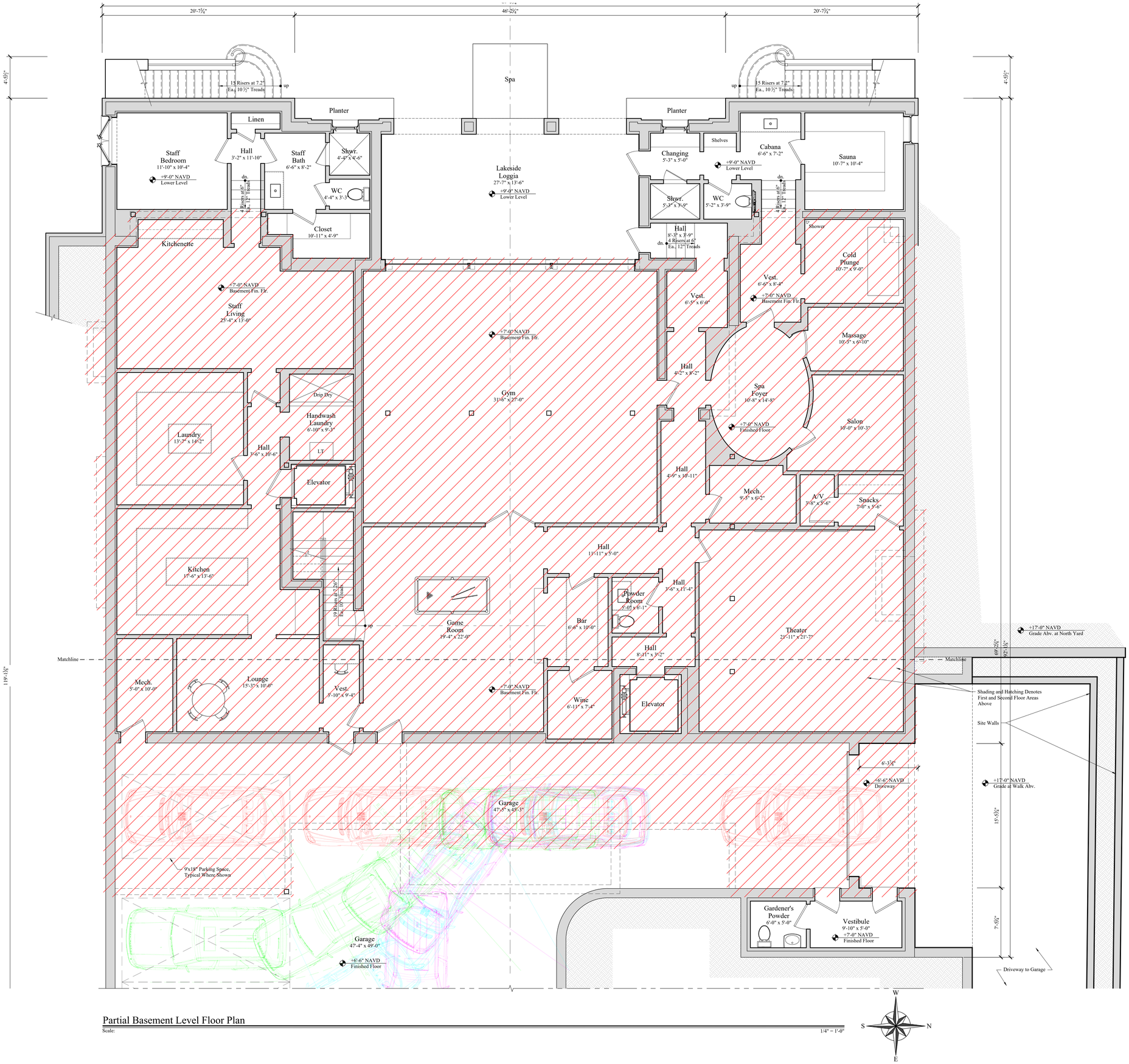

Partial Basement Level Floor Plan

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

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A100.1

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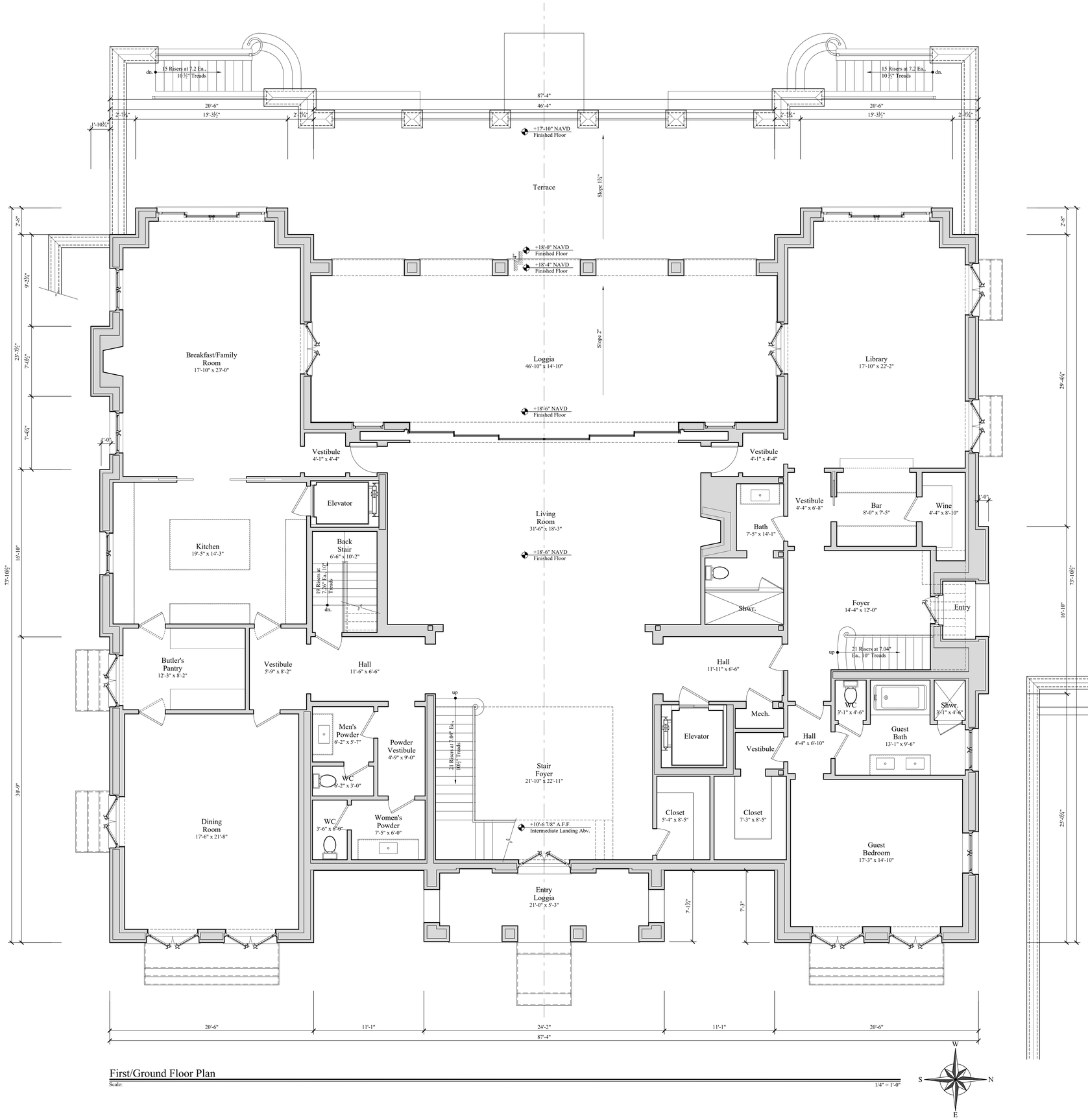

First/Ground Floor Plan

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

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A101

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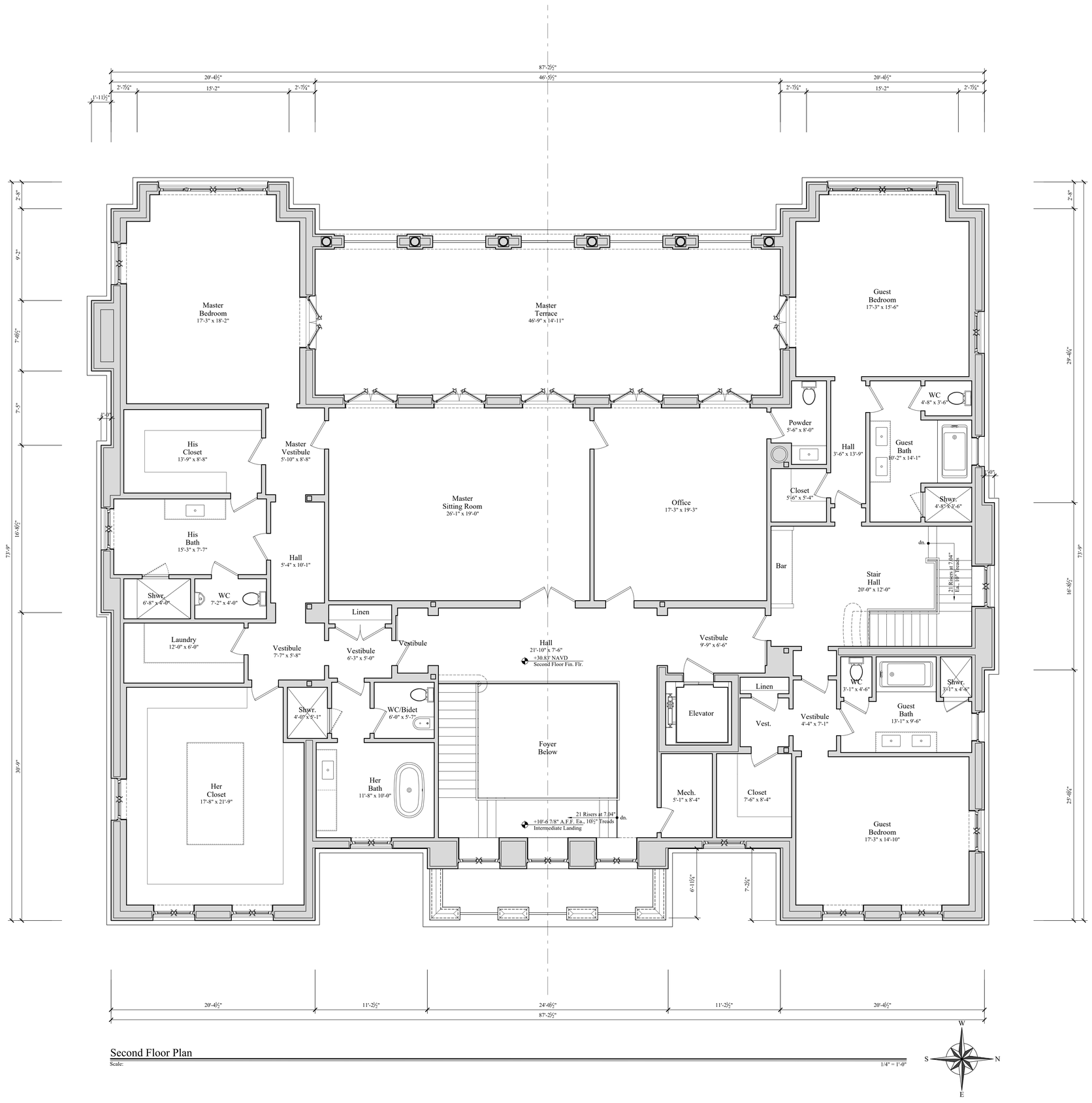

Second Floor Plan

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

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SHEET NO.
A102

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East Elevation

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

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SHEET NO.
A206

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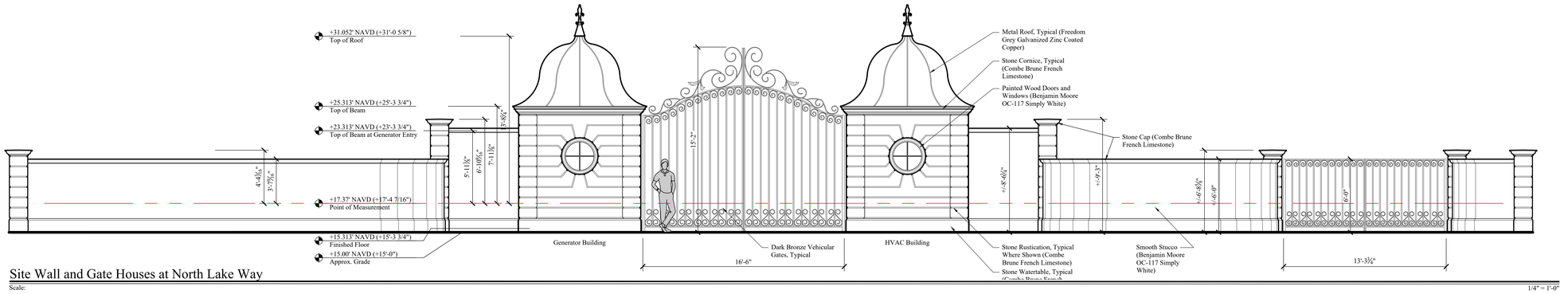
East Elevation with Site Wall, Gate Houses, and Gates



Site Wall and Gate Houses at North Lake Way

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



East Elevation with Site Wall and Gate Houses at North Lake Way

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

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New Residence for
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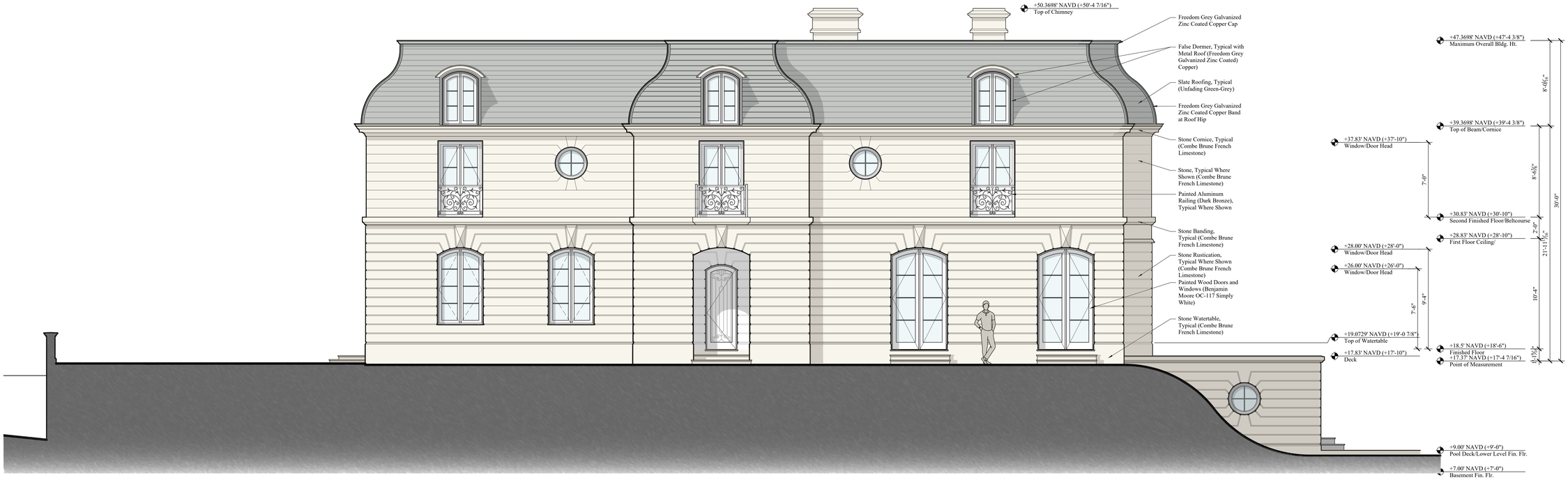
AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A200.1

ARC-25-0035



North Elevation from Upper Lawn

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

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North Elevation from Drive

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

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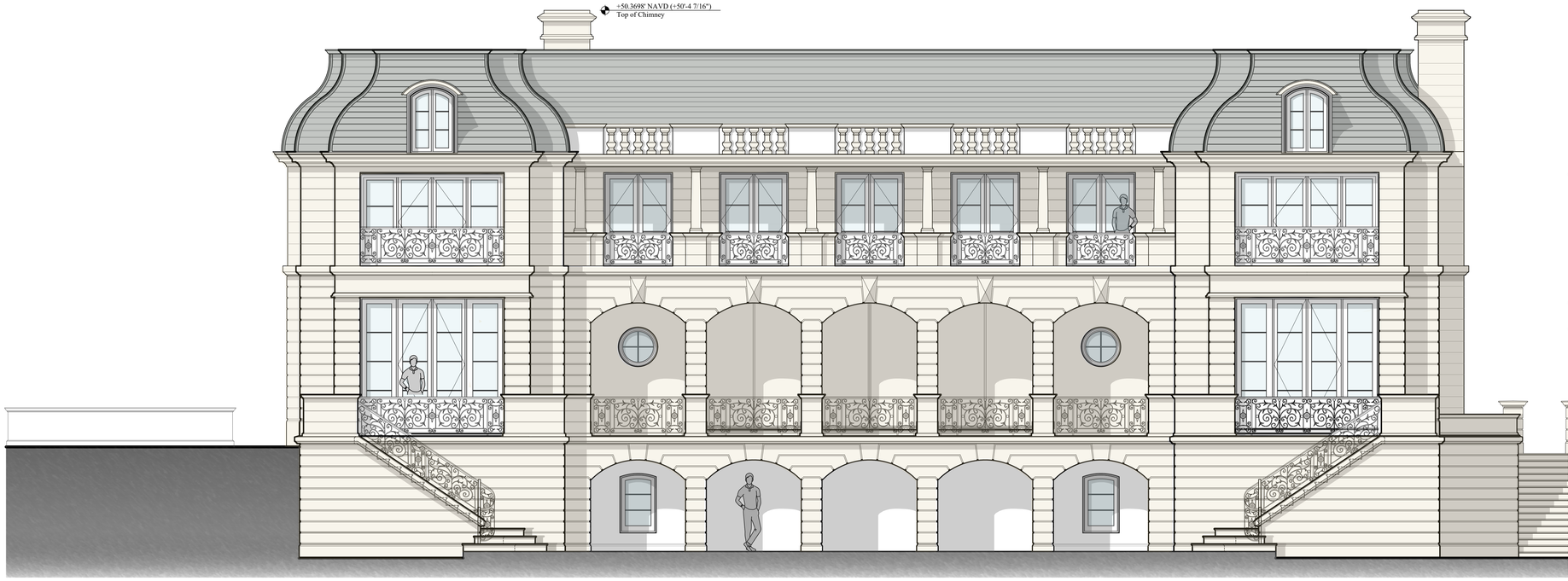
Jeffery W. Smith
AR9772

SHEET NO.
A201.1

ARC-25-0035



West Elevation

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

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SHEET NO.
A208

ARC-25-0035



South Elevation

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

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New Residence for
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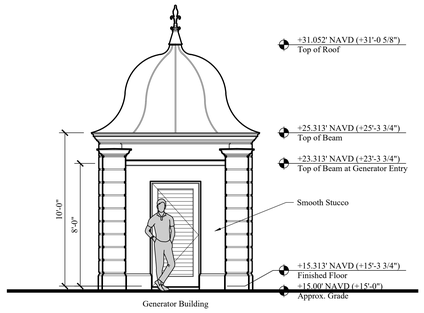
940 N. Lake Way

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A209

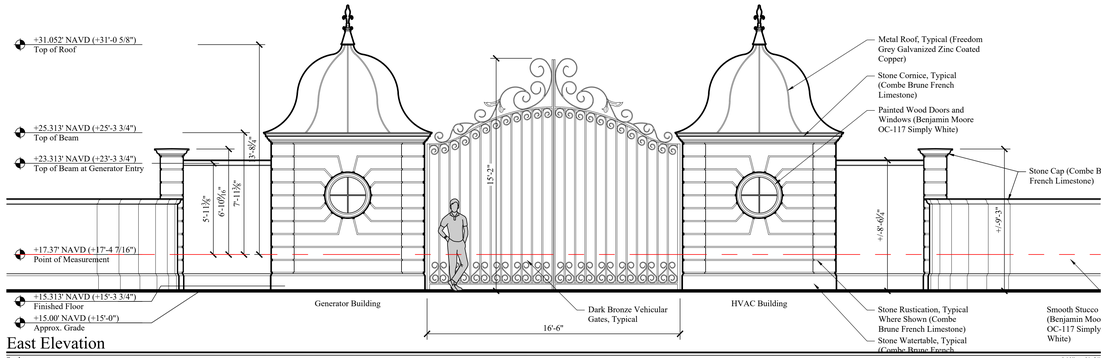
ARC-25-0035



Generator

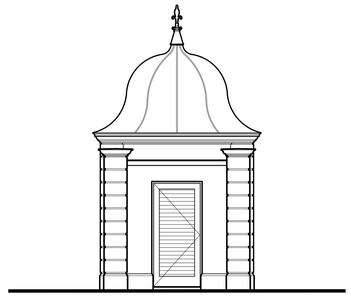
South Elevation

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



East Elevation

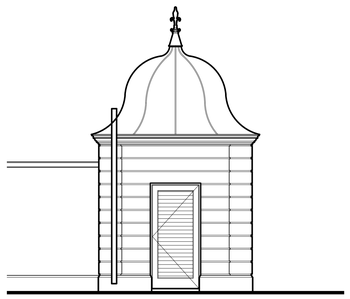
Scale: 1/4" = 1'-0"



HVAC Building

North Elevation

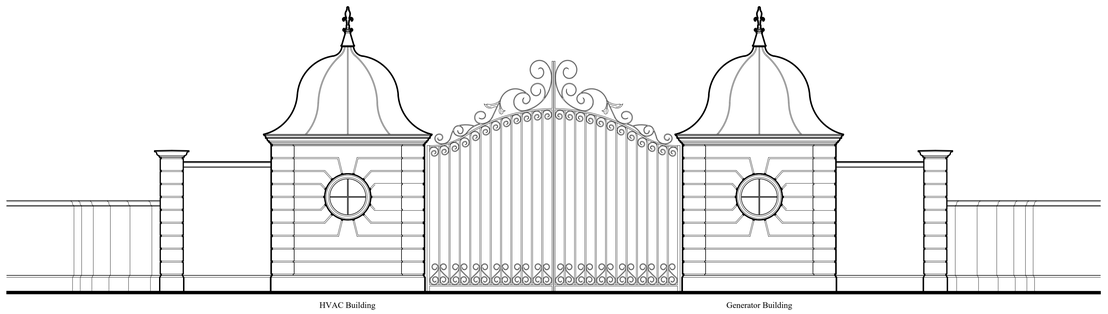
Scale: 1/4" = 1'-0"



Generator

North Elevation

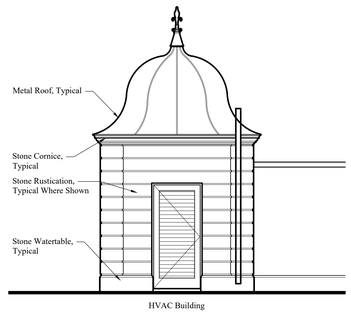
Scale: 1/4" = 1'-0"



HVAC Building and Generator

West Elevation

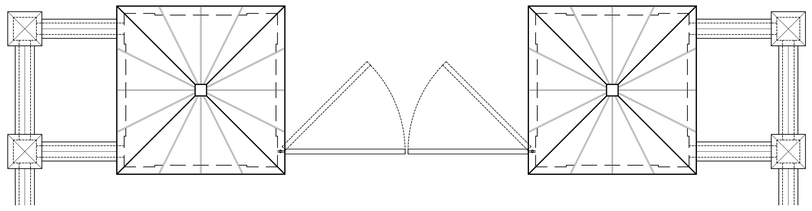
Scale: 1/4" = 1'-0"



HVAC Building

South Elevation

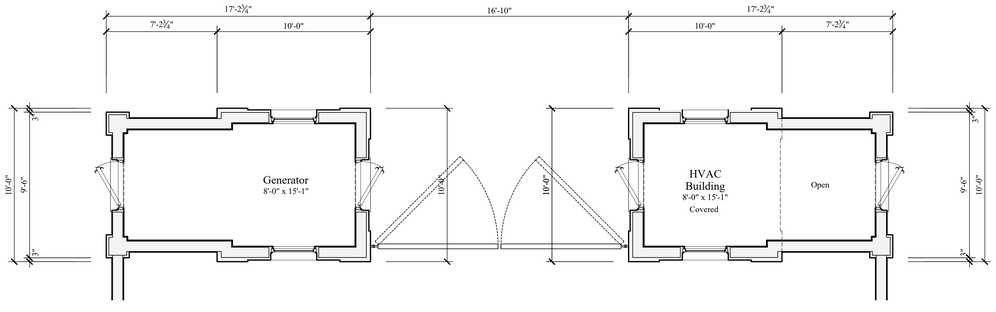
Scale: 1/4" = 1'-0"



HVAC Building and Generator

Roof Plans

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



HVAC Building and Generator

Floor Plans

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



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New Residence for
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940 N. Lake Way

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A204

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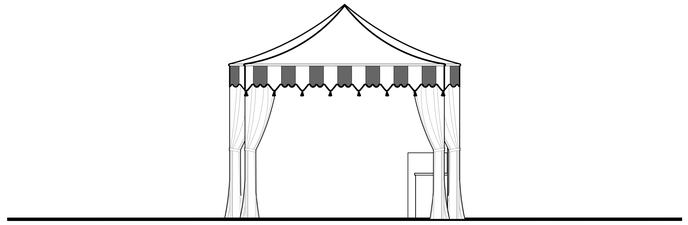
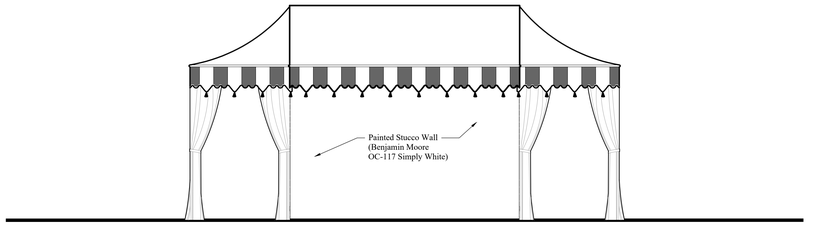


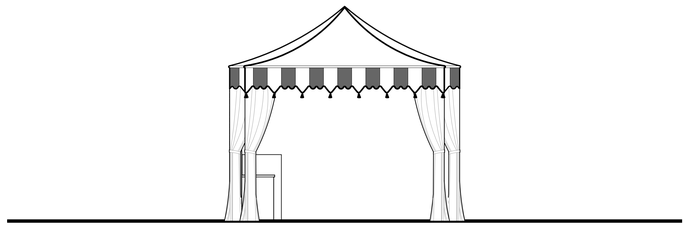
East Elevation

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



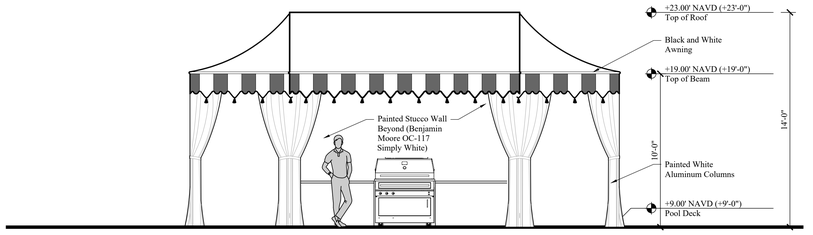
North Elevation

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



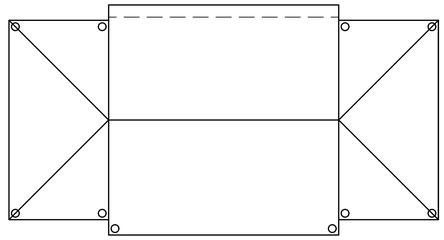
West Elevation

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



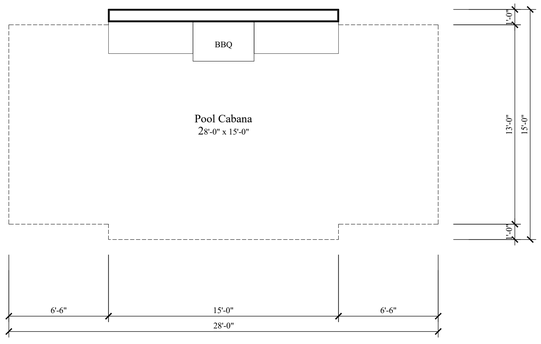
South Elevation

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



Roof Plan

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



Floor Plan

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



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Jeffery W. Smith
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East Elevation Rendering

Scale:

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Jeffery W. Smith
AR9772

SHEET NO.
A224

ARC-25-0035



West Elevation Rendering

Scale:

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COMM. NO.
24006

PHASE
ARCOM

ISSUED

REVISIONS

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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

New Residence for
940 N. Lake Way LLC
940 N. Lake Way
Palm Beach, FL 33480

AAC001849
Jeffery W. Smith
AR9772

SHEET NO.
A225

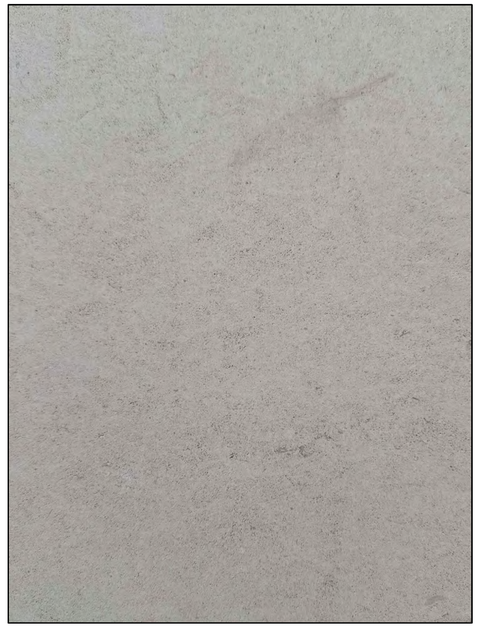
ARC-25-0035



Benjamin Moore OC-117, Simply White

Painted Doors, Windows, and Stucco, Typical

Scale:



Combe Brune French Limestone

Main Residence and Gatehouses Stone

Scale:



Slate Roof, Unfading Green-Grey

Main Residence Roof

Scale:



Freedom Grey (Galvanized Zinc Coated Copper)

Dormer Roof. Equipment Building Roof, and Slate Flashing Trim

Scale:



Dark Bronze

Railings and Gates

Scale:

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REVISIONS

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SMITH ARCHITECTURAL GROUP, INC.
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PALM BEACH, FL 33480
561-832-0202

New Residence for
940 N. Lake Way LLC
Palm Beach, FL 33480
940 N. Lake Way

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A220

ARC-25-0035

Inspiration











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REVISIONS

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PALM BEACH, FL 33480
561-832-0202

New Residence for
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Palm Beach, FL 33480

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Jeffery W. Smith
AR9772

SHEET NO.
A221

ARC-25-0035











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COMM. NO.
24006

PHASE
ARCOM

ISSUED

REVISIONS

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New Residence for
940 N. Lake Way LLC
Palm Beach, FL 33480
940 N. Lake Way

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A222

ARC-25-0035

LAKE WORTH LAGOON

NORTH LAKE TRAIL

NORTH LAKE WAY

EXISTING NEIGHBORING RESIDENCE

BENCHMARK EL. 4.37

EXISTING WALL

127.93'

S 89°09'53" E

FLOOD ZONE AE

FLOOD ZONE (X)

10'-0" UTILITY EASEMENT

10'-0" UTILITY EASEMENT

0.7' WALL

TW 9.0

TW 10.0

TW 11.0

TW 11.0

TW 13.0

CONC. WALL CORNER 1.0'N

NEIGHBORING CONC. RETAINING WALL

PROPOSED CONC. RETAINING WALL (TYP.)

CONC. WALL END 0.6'N

267.18'

S 10°44'

125.76'

19'-7"

TW 16.5

TW 13.0

TW 16.5

17.0 + 7.00

TW 20.0

PROPOSED GARAGE ENTRY

TW 16.5 + 7.00

TW 13.0 + 7.00

TW 20.0

12'-8" ONE-STORY SIDE YARD BUILDING SETBACK

12'-8" ONE-STORY SIDE YARD BUILDING SETBACK

L A W N

L A W N

L A W N

POOL EQUIP.

PROPOSED POOLHOUSE

8.5 +

9.0

DN

9.0

9.0

9.0 +

DN (15) RIS

+ 17.83

8.5 + 9.0

DN

9.0 + 8.5

DN

-54"

-54"

9.0 +

WALL BELOW

PROPOSED 16' X 60' LAUTNER EDGE POOL

PROPOSED 8' X 8' SPA

9.0 +

+ 17.83

PROPOSED TERRACE

18.0 +

+ 18.33

PROPOSED COVERED TERRACE

18.5 +

PROPOSED RESIDENCE

DN 18.0

18.5

DN

18.5 +

+ 17.13

17.0 +

17.0 +

17.0

13

14

15

16

16.0 +

+ 17.13

TW 20.0

18.25 +

DN (3) 6" RIS

18.5 +

+ 17.13

PROPOSED MOTORCOURT 45' x 40' (5 CARS)

17

16

27'-4"

+ 15.0

PROPOSED COOLING TOWER

PROPOSED DRIVEWAY GATE

PROPOSED GENERATOR BUILDING

NO OBSTRUCTIONS TALLER THAN 30" HT. ALLOWED IN DRIVEWAY SIGHT TRIANGLES, TYP.

+ 17.13

16.0 +

18.5 +

DN

+ 17.13

18.5

DN

DN

16.5

16.5

16.5

30'-0" TWO-STORY REAR SETBACK

30'-0" TWO-STORY REAR SETBACK

BACK

R=818.14'

271.0

PROPOSED TRANSFORMER

UNKNOWN VAULT

EXISTING TRANSFORMER PAD

EXISTING CONC. DOCK

EXISTING GATE

EXISTING 1.9' CONC. BULKHEAD

M.H.W.L. AT WET FACE OF BULKHEAD

S 89°14'52" E

2.4' CONC. BULKHEAD

4'-0"

5.50 +

DN (6) RIS

+ 8.50

FOUNTAIN

8.5 +

+ 9.0

DN

8.5

DN (15) RIS

+ 17.83

8.5

TW 19.5

+ 16.5

DN (16) RIS

+ 16.5

NEIGHBORING CONC. RETAINING WALL

PROPOSED CONC. RETAINING WALL (TYP.)

EXISTING BURIED WALL

0.2'S.

PROPOSED 4' HT. RAISED PLANTERS

NEIGHBORING CONC. WALL

ANCHOR

SOD

EXISTING NEIGHBORING RESIDENCE

LANDSCAPE ARCHITECTURE

ldg

940 NORTH LAKE WAY
JULY 3, 2025

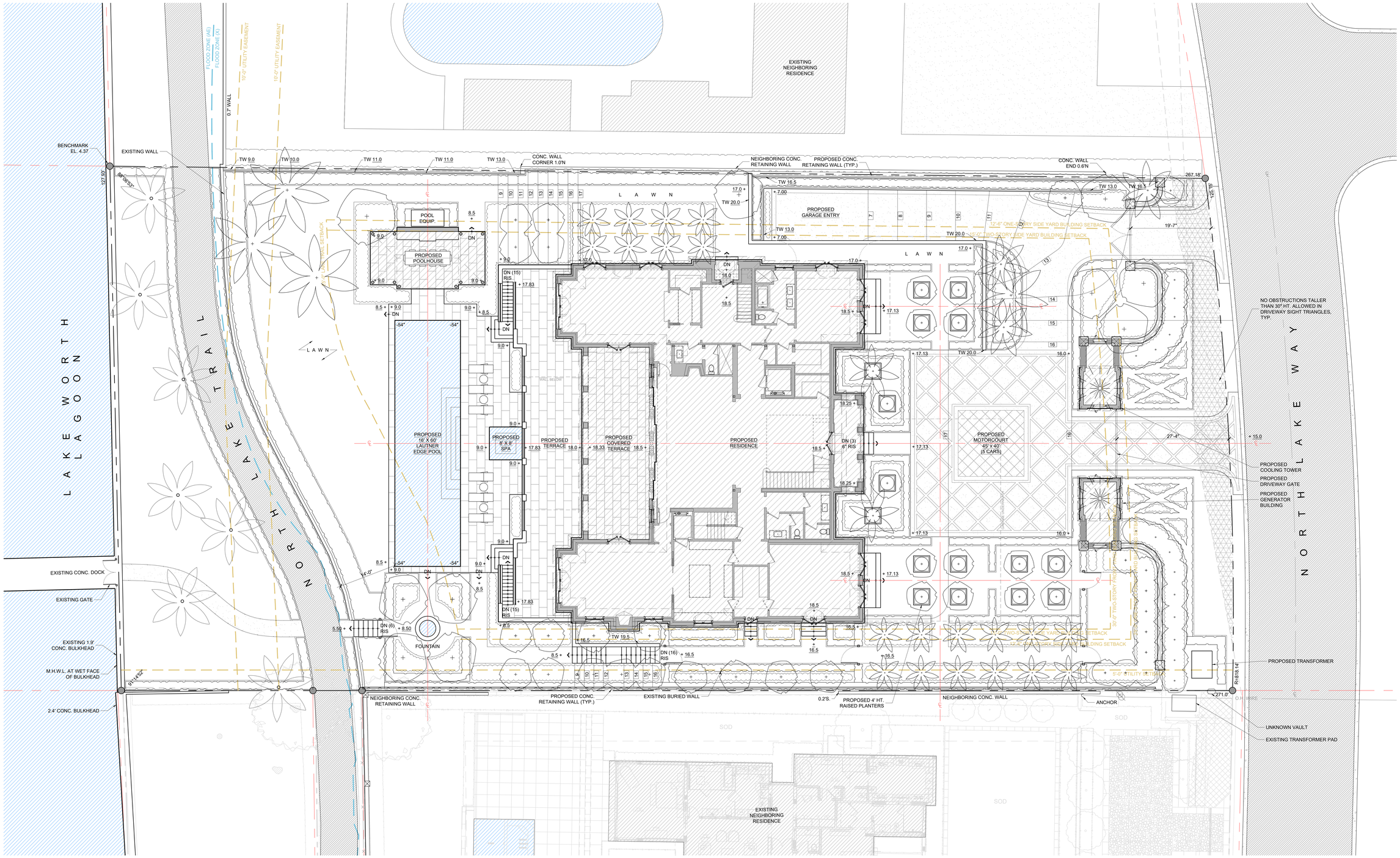
N

W E

S

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

8' 0' 8' 16' 24'



SITE KEY

	PROPERTY LINE		EXISTING TREES TO BE REMOVED
	SETBACKS		
	EASEMENTS		
	EXISTING STRUCTURES TO BE REMOVED		EXISTING TREES TO REMAIN
25	EXISTING CONTOUR		
25	PROPOSED CONTOUR		
x (44.5)	EXISTING SPOT ELEV		PROPOSED TREES
+ 45.5	PROPOSED SPOT ELEV		

LANDSCAPE ARCHITECTURE

PROJECT DATA:

BASED ON SURVEY BY:
WALLACE LAND SURVEYING, LLC
5553 VILLAGE BLVD, WEST PALM BEACH, FL 33407
(DATED 04/19/2023)
-
LOT AREA: 34,848 SF (0.8 AC.)
-
ZONE: R-B LOW DENSITY RES.
-
COVERAGE: SEE SHEET L2.4

CHANGE ORDERS, DELETIONS, ADDITIONS:
ANY MODIFICATIONS TO WORK OUTLINED IN THE ATTACHED DRAWING(S), OR THE ASSOCIATED APPROVED CONTRACT, MUST BE APPROVED IN WRITING BEFORE EXECUTING THE WORK. THIS INCLUDES, ADDITIONS, SUBSTITUTIONS, DELETIONS OR ADJUSTMENTS TO THE SCOPE OF APPROVED WORK. ANY INVOICES FOR ADDITIONAL WORK, THAT HAS NOT BEEN APPROVED IN WRITING, SHALL BE CONSIDERED INVALID AND WILL NOT BE FUNDED.

PRELIMINARY
NOT FOR CONSTRUCTION
DATA SHOWN FOR DESIGN DEVELOPMENT ONLY

LaGuardia Design Landscape Architects
38 Scuttle Hole Road
Water Mill, NY 11976
Phone:631-726-1403
Fax:631-726-1478

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DRAWN BY: BO
CHECKED BY: CL, AB

PROJECT:
FALK RESIDENCE

LOCATION:
940 NORTH LAKE WAY
PALM BEACH, FL

DRAWING:
SITE PLAN

SCALE: 1/8"=1'-0"
DATE: 07-03-2025

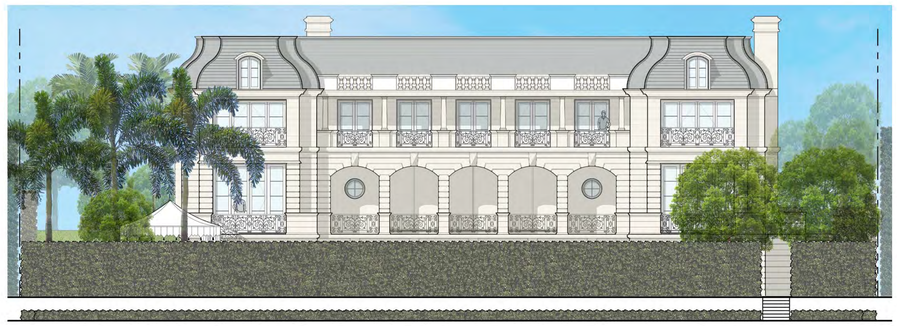
ISSUED:
-

PERMIT

SHEET NUMBER:
L2.1



1 EAST ELEVATION - FROM OUTSIDE PROPERTY
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - FROM OUTSIDE PROPERTY
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - FROM OUTSIDE PROPERTY
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION - FROM OUTSIDE PROPERTY
SCALE: 1/8" = 1'-0"

LANDSCAPE ARCHITECTURE

PROJECT DATA:
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(DATED 04/19/2023)
-
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-
ZONE: R-B LOW DENSITY RES.
-
COVERAGE: SEE SHEET L2.4

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DRAWN BY: BO
CHECKED BY: CL, AB

PROJECT:
FALK RESIDENCE

LOCATION:
940 NORTH LAKE WAY
PALM BEACH, FL

DRAWING:
ELEVATIONS

SCALE:	DATE:
1/8"=1'-0"	07-03-2025

ISSUED:
-

PERMIT

SHEET NUMBER:
L2.2



1 EAST ELEVATION - FROM INSIDE PROPERTY
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - FROM INSIDE PROPERTY
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - FROM INSIDE PROPERTY
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION - FROM INSIDE PROPERTY
SCALE: 1/8" = 1'-0"

LANDSCAPE ARCHITECTURE

PROJECT DATA:
BASED ON SURVEY BY:
WALLACE LAND SURVEYING, LLC
5553 VILLAGE BLVD, WEST PALM BEACH, FL 33407
(DATED 04/19/2023)
-
LOT AREA: 34,848 SF (0.8 AC.)
-
ZONE: R-B LOW DENSITY RES.
-
COVERAGE: SEE SHEET L2.4

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DRAWN BY: BO
CHECKED BY: CL, AB

PROJECT:
FALK RESIDENCE

LOCATION:
940 NORTH LAKE WAY
PALM BEACH, FL

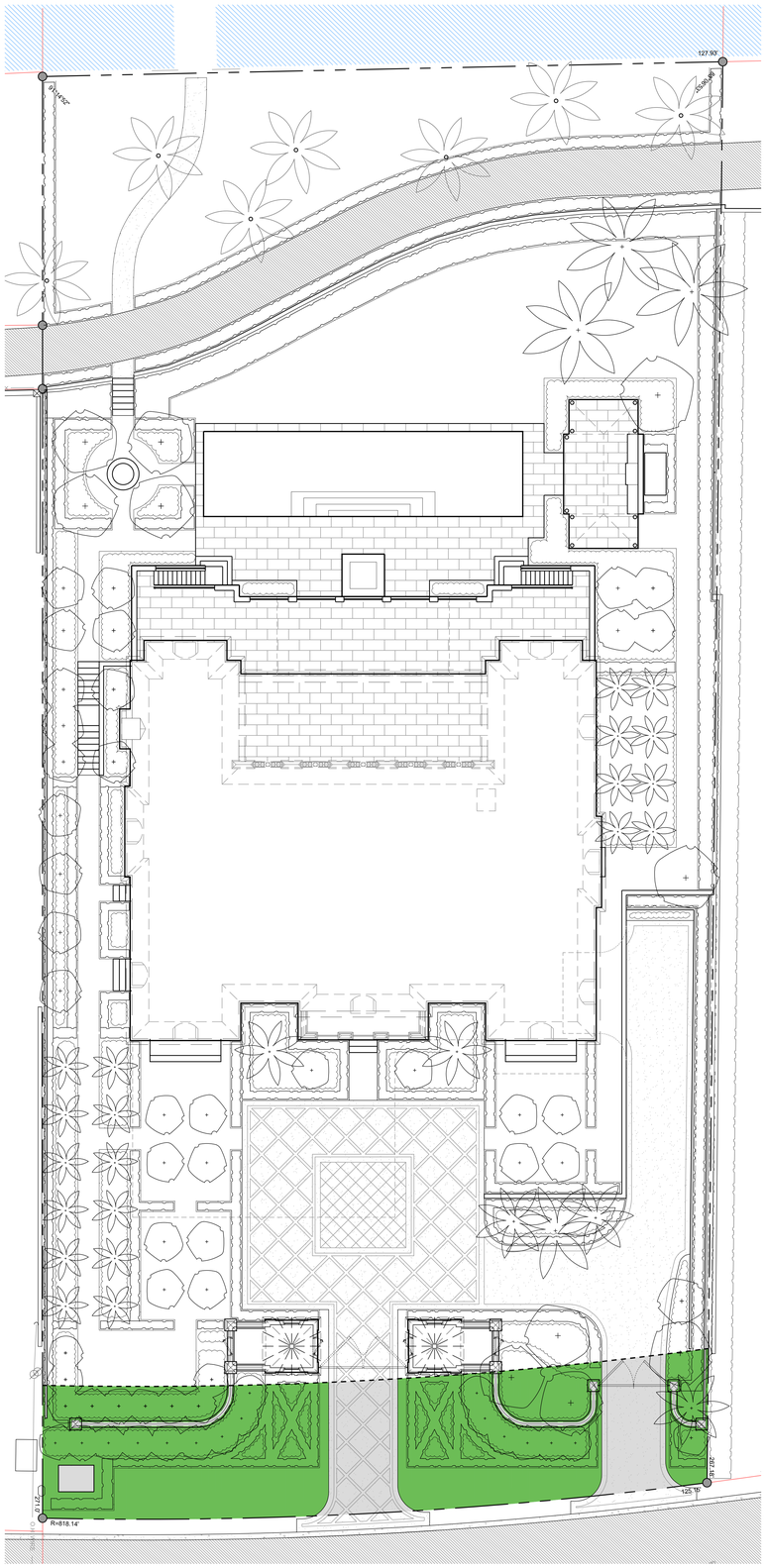
DRAWING:
ELEVATIONS

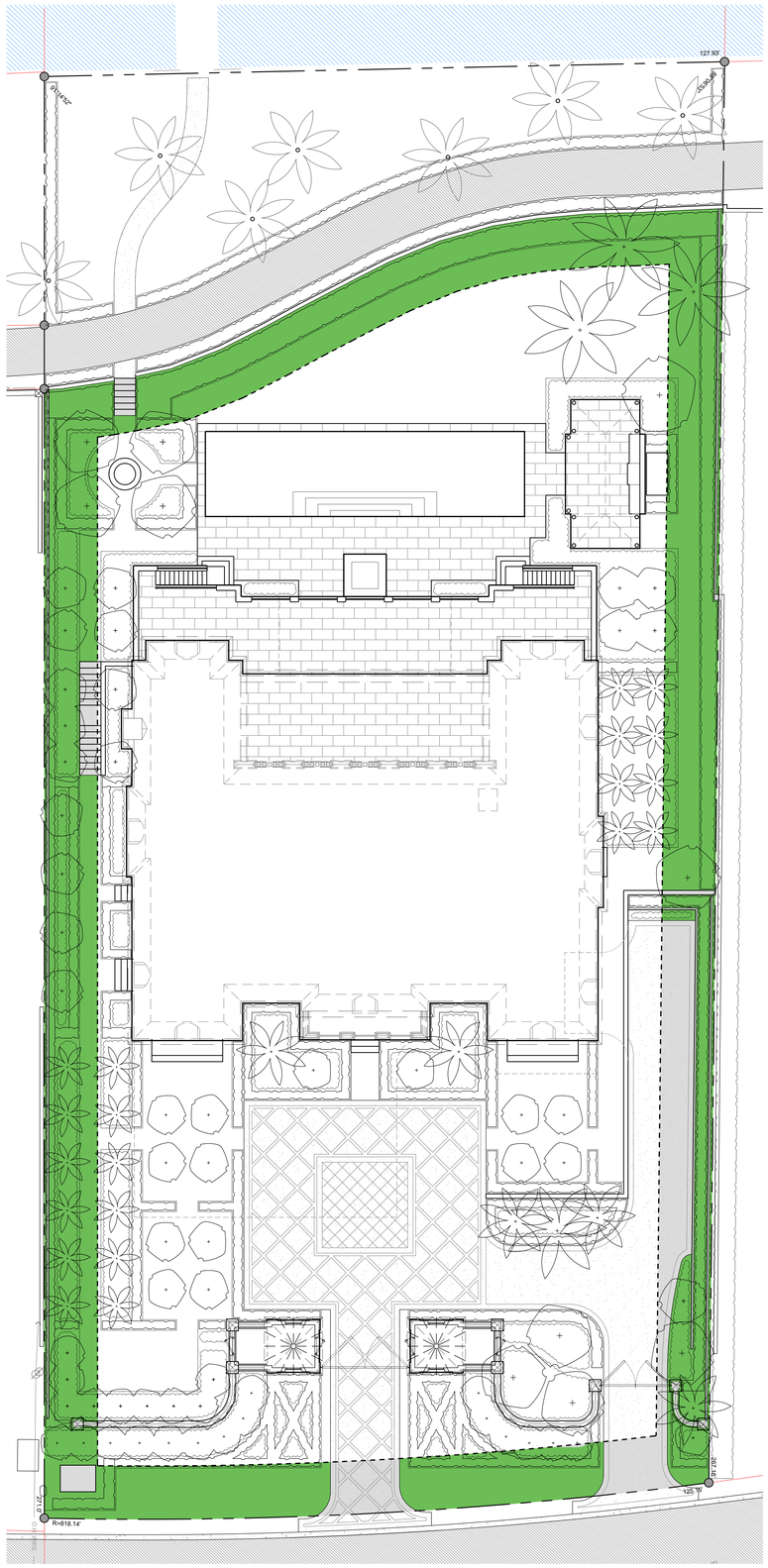
SCALE:	DATE:
1/8"=1'-0"	07-03-2025

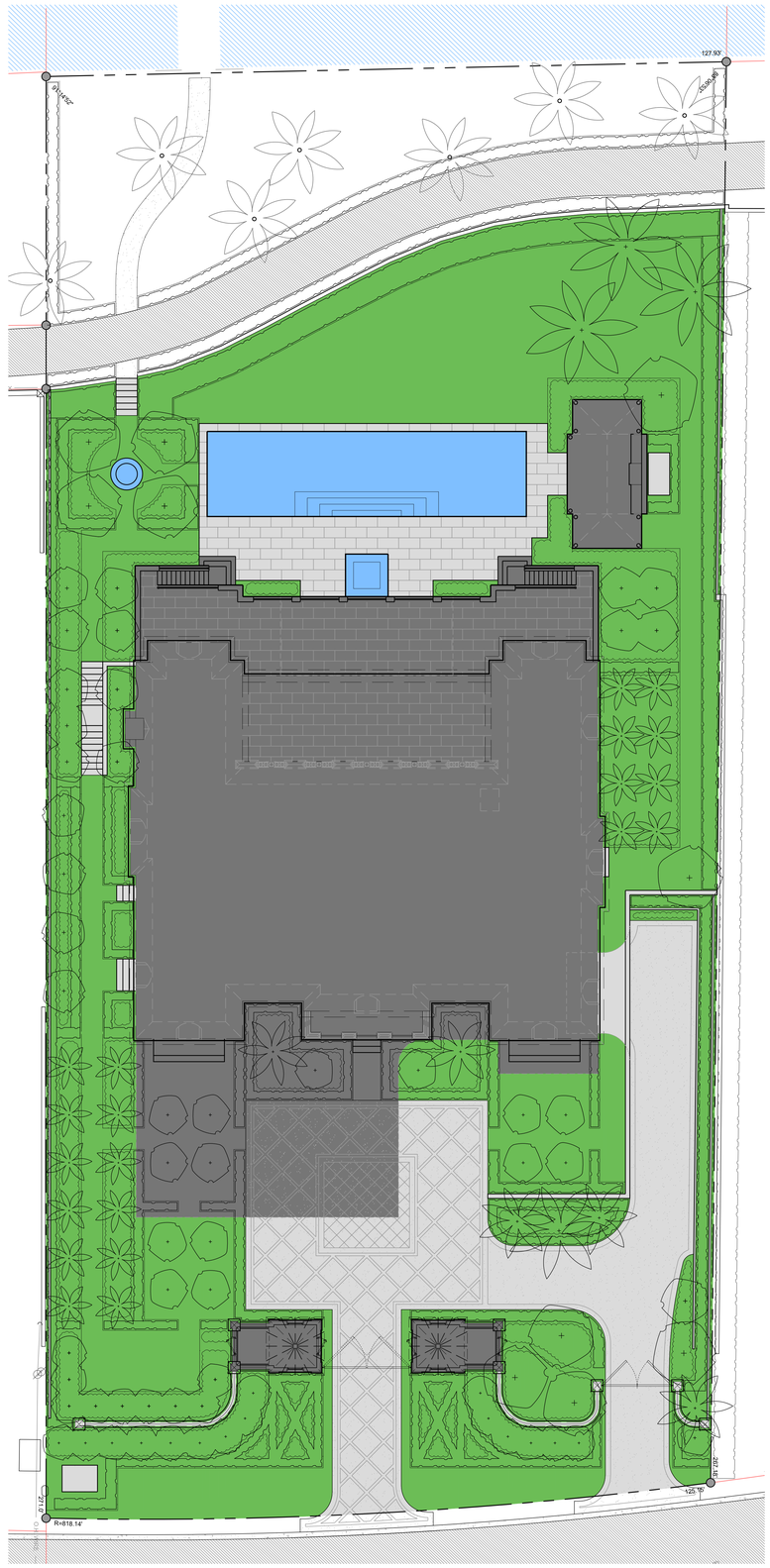
ISSUED:
-

PERMIT

SHEET NUMBER:
L2.3







FRONT LANDSCAPE OPEN SPACE		
TOTAL FRONT YARD AREA	3,133.8 SF	100%
PROPOSED BUILDING COVERAGE	0 SF	0%
PROPOSED HARDSCAPE COVERAGE	753 SF	24.2%
PROPOSED WATER FEATURE COVERAGE	0 SF	0%
REQUIRED FRONT OPEN SPACE	1,253 SF	40%
PROPOSED FRONT OPEN SPACE	2,380.8 SF	75.8%

PERIMETER LANDSCAPE OPEN SPACE		
TOTAL PERIMETER AREA	6,718.4 SF	100%
PROPOSED BUILDING COVERAGE	0 SF	0%
PROPOSED HARDSCAPE COVERAGE	1,100 SF	16%
PROPOSED WATER FEATURE COVERAGE	0 SF	0%
REQUIRED PERIMETER OPEN SPACE	3,360 SF	50%
PROPOSED PERIMETER OPEN SPACE	5,652.4 SF	84%

TOTAL LANDSCAPE OPEN SPACE		
TOTAL PROPERTY AREA	29,105 SF	100%
PROPOSED BUILDING COVERAGE	10,029 SF	34.5%
PROPOSED HARDSCAPE COVERAGE	4,885 SF	16.8%
PROPOSED WATER FEATURE COVERAGE	1,052 SF	3.7%
REQUIRED LANDSCAPE OPEN SPACE	13,097 SF	45%
PROPOSED LANDSCAPE OPEN SPACE	13,139 SF	45.1%

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

Line #	Landscape Legend		
1	**Property Address:**		
2	**Lot Area (sq. ft.):**	TOTAL LOT AREA: 29,105 SQ FT	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	13,097 SF (45% of LOT)	13,139 SF (45.1% of LOT)
5	LOS to be altered (Sq FT and %)	N/A	
6	Perimeter LOS (Sq Ft and %)	3,360 SF (50% of PERIMETER)	5,652.4 SF (84% of PERIMETER)
7	Front Yard LOS (Sq Ft and %)	1,253 SF (40% of FRONT)	2,380.8 SF (75.8% of FRONT)
8	Native Trees %	30% (number of trees)	60% (SEE SHEET L5.1)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	34% (SEE SHEET L5.1)
10	Native Groundcover %	30% (groundcover area)	43% (SEE SHEET L5.1)

LANDSCAPE ARCHITECTURE

PROJECT DATA:

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5553 VILLAGE BLVD, WEST PALM BEACH, FL 33407
(DATED 04/19/2023)
-
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-
ZONE: R-B LOW DENSITY RES.
-
COVERAGE: SEE SHEET L2.4

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DRAWN BY: BO
CHECKED BY: CL, AB

PROJECT:
FALK RESIDENCE

LOCATION:
940 NORTH LAKE WAY
PALM BEACH, FL

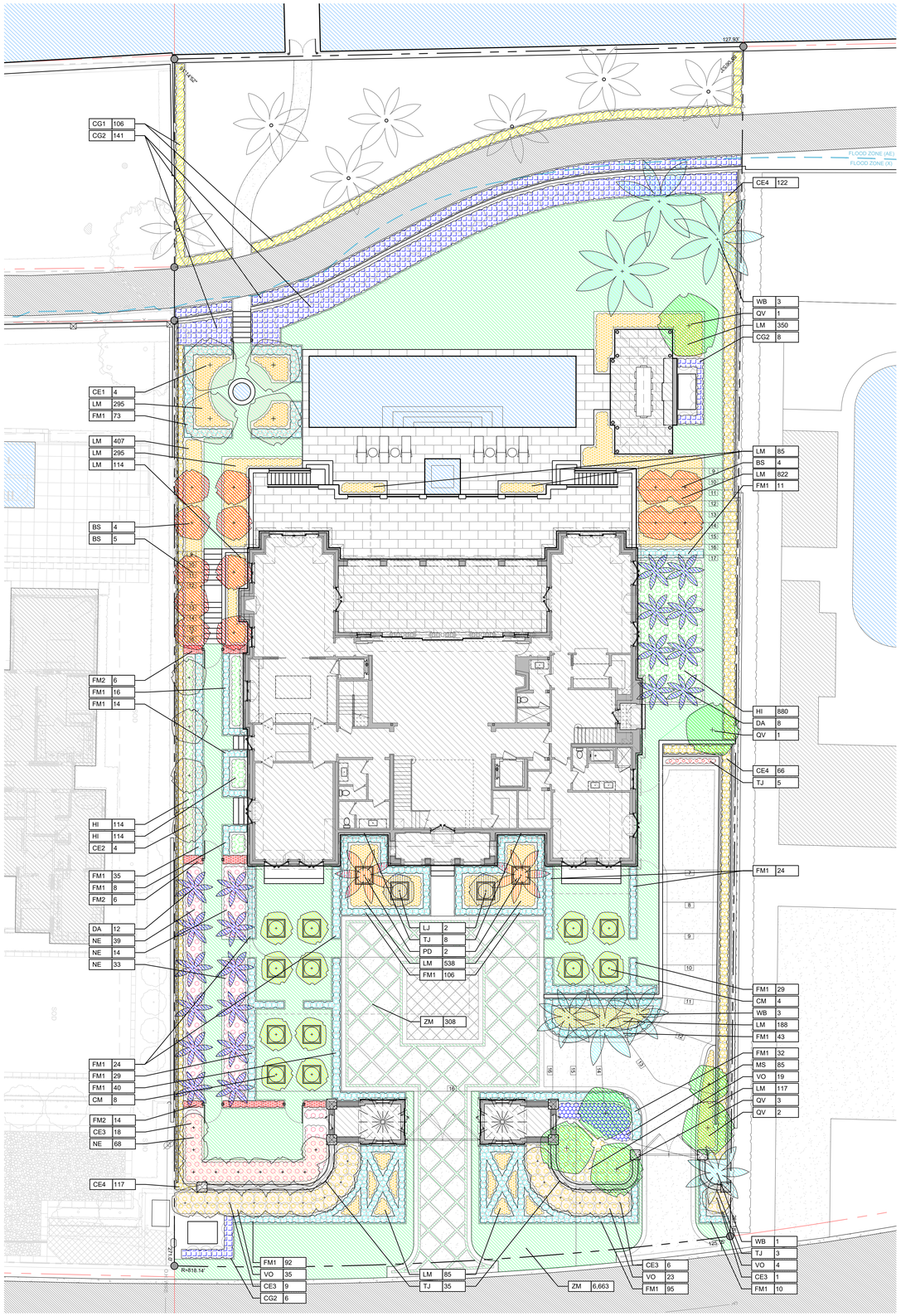
DRAWING:
OPEN SPACE PLAN

SCALE: 1"=10'-0"
DATE: 07-03-2025

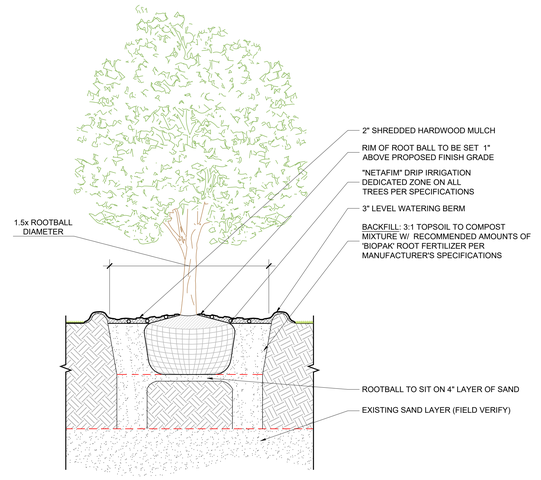
ISSUED:
-

PERMIT

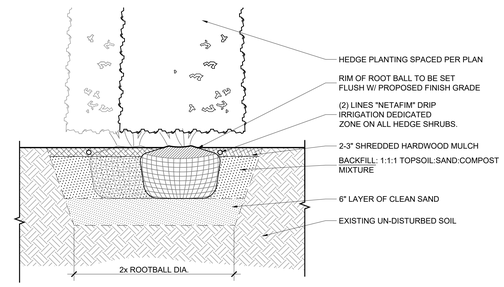
SHEET NUMBER:
L2.4



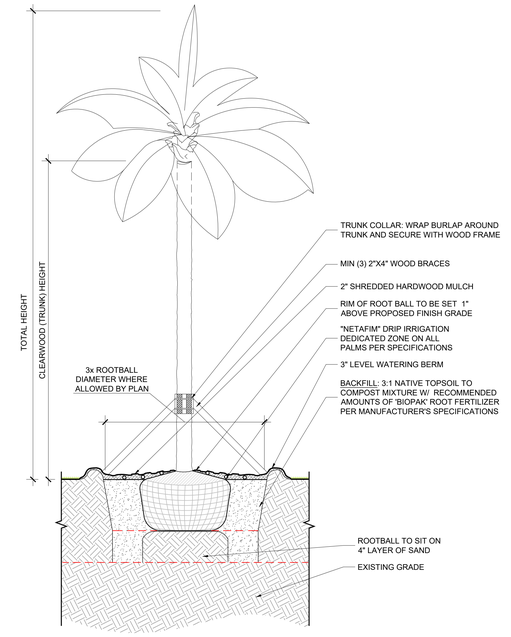
1 PLANTING PLAN
SCALE: 1" = 10'-0"



2 TREE PLANTING - DETAIL SECTION
SCALE: 3/8" = 1'-0"



3 SHRUB / HEDGE PLANTING - DETAIL SECTION
SCALE: 1" = 1'-0"



4 PALM PLANTING - DETAIL SECTION
SCALE: 3/8" = 1'-0"

PLANT LIST

SYMB	KEY	QTY / SQ FT	COMMON NAME	BOTANICAL NAME	SIZE	MINIMUM FL PLANT GRADE	SPACING	NATIVE	NOTES
TREES									
	CE1	4	Green Buttonwood	Conocarpus erectus	12-14' HT.	FANCY	-	Y	SPECIMEN TREES, LIMBED UP TO 7'
	CE2	4	Green Buttonwood	Conocarpus erectus	10-12' HT.	FANCY	-	Y	SPECIMEN TREES, LIMBED UP TO 7'
	CE3	33	Green Buttonwood	Conocarpus erectus	18-20' HT.	FANCY	-	Y	SPECIMEN TREES, LIMBED UP TO 7'
	BS	17	Gumbo-limbo	Bursera simaruba	8'-9" CAL.	FANCY	-	Y	SPECIMEN TREES
	CM	12	Meyer Lemon	Citrus x meyeri	3" CAL.	FANCY	-	-	SPECIMEN TREES
	LJ	2	Japanese Privet	Ligustrum japonicum	7'-8" HT.	FANCY	-	-	SPECIMEN TREES
	QV	7	Live Oak	Quercus virginiana	7'-8" HT.	FANCY	-	Y	SPECIMEN TREES, LIMBED UP TO 7'
	TOTAL	79	QTY						
PALMS									
	DA	20	Hurricane Palm	Dictyosperma album	18'-20' HT.	#1 OR BETTER	-	-	
	WB	7	Foxtail Palm	Wodyetia bifurcata	18'-20' HT.	#1 OR BETTER	-	-	
	PD	2	'Medjool' Date Palm	Phoenix dactylifera 'Medjool'	16' HT.	#1 OR BETTER	-	-	
	TOTAL	29	QTY				% NATIVE	**60%**	65/108
SHRUBS / HEDGES									
	CE4	305	Green Buttonwood	Conocarpus erectus	7 GAL.	#1 OR BETTER	24" O.C.	Y	
	FM1	411	Green Island Ficus	Ficus microcarpa 'Green Island'	2' HT.	#1 OR BETTER	18" O.C.	-	
	FM2	26	Green Island Ficus	Ficus microcarpa 'Green Island'	4' HT.	#1 OR BETTER	18" O.C.	-	
	CG1	106	Small Leaf Clusia	Clusia guttifera	2' HT.	#1 OR BETTER	24" O.C.	-	
	CG2	155	Small Leaf Clusia	Clusia guttifera	6'-8' HT.	#1 OR BETTER	36" O.C.	-	
	VO	81	Walter's Viburnum	Viburnum obovatum	3' HT.	#1 OR BETTER	3'-4' O.C.	Y	
	TJ	50	Star Jasmine	Trachelospermum jasminoides	10 GAL.	#1 OR BETTER	18" O.C.	-	ON TRELLIS
	TOTAL	1134	QTY				% NATIVE	**34%**	386/1134
GROUNDCOVER / PERENNIAL									
	HI	1,108 / 591 SF	Mangrove Spiderlily	Hymenocallis latifolia	1 GAL.	#1 OR BETTER	9-12" O.C.	Y	
	LM	3,410 / 1,606 SF	Liriope muscari 'Big Blue'	Purple Lilyturf	Plugs	#1 OR BETTER	6-8" O.C.	-	
	MS	85 / 88 SF	Microsorum scolopendria	Wart Fern	2 GAL.	#1 OR BETTER	12-18" O.C.	-	
	NE	154 / 690 SF	Nephrolepis exaltata	Wild Boston Fern	2 GAL.	#1 OR BETTER	2-3' O.C.	Y	
	TOTAL	4,757 / 2,975 SF	QTY / SQ FT				% NATIVE	**43%**	1281/2975
SOD									
	ZM	6,971 SF	Diamond Zoysiagrass	Zoysia matrella 'Diamond' (L.) Merr.	Sod	-	-	-	INCLUDES 6" SOD DRIVEWAY JOINTS

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

Line #	Landscape Legend		
1	**Property Address:**		
2	**Lot Area (sq. ft.):**	TOTAL LOT AREA: 29,105 SQ FT	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	13,097 SF (45% of LOT)	13,139 SF (SEE SHEET L2.4)
5	LOS to be altered (Sq FT and %)	N/A	
6	Perimeter LOS (Sq Ft and %)	3,360 SF (50% of PERIMETER)	5,652.4 SF (SEE SHEET L2.4)
7	Front Yard LOS (Sq Ft and %)	1,253 SF (40% of FRONT)	2,380.8 SF (SEE SHEET L2.4)
8	Native Trees %	30% (number of trees)	60% (65/108)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	34% (386/1134)
10	Native Groundcover %	30% (groundcover area)	43% (1281/2975)

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 *REV BF 20230727*

LANDSCAPE ARCHITECTURE

PROJECT DATA:
BASED ON SURVEY BY:
WALLACE LAND SURVEYING, LLC
5553 VILLAGE BLVD, WEST PALM BEACH, FL 33407
(DATED 04/19/2023)
-
LOT AREA: 34,848 SF (0.8 AC.)
-
ZONE: R-B LOW DENSITY RES.
-
COVERAGE: SEE SHEET L2.4

ANY MODIFICATIONS TO WORK OUTLINED IN THE ATTACHED DRAWING(S), OR THE ASSOCIATED APPROVED CONTRACT, MUST BE APPROVED IN WRITING BEFORE EXECUTING THE WORK. THIS INCLUDES, ADDITIONS, SUBSTITUTIONS, DELETIONS OR ADJUSTMENTS TO THE SCOPE OF APPROVED WORK. ANY INVOICES FOR ADDITIONAL WORK, THAT HAS NOT BEEN APPROVED IN WRITING, SHALL BE CONSIDERED INVALID AND WILL NOT BE FUNDED.

PRELIMINARY
NOT FOR CONSTRUCTION
DATA SHOWN FOR DESIGN DEVELOPMENT ONLY

LaGuardia Design Landscape Architects
38 Scuttle Hole Road
Water Mill, NY 11976
Phone:631-726-1403
Fax:631-726-1478

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DRAWN BY: BO
CHECKED BY: AB,CL

PROJECT:
FALK RESIDENCE

LOCATION:
940 NORTH LAKE WAY
PALM BEACH, FL

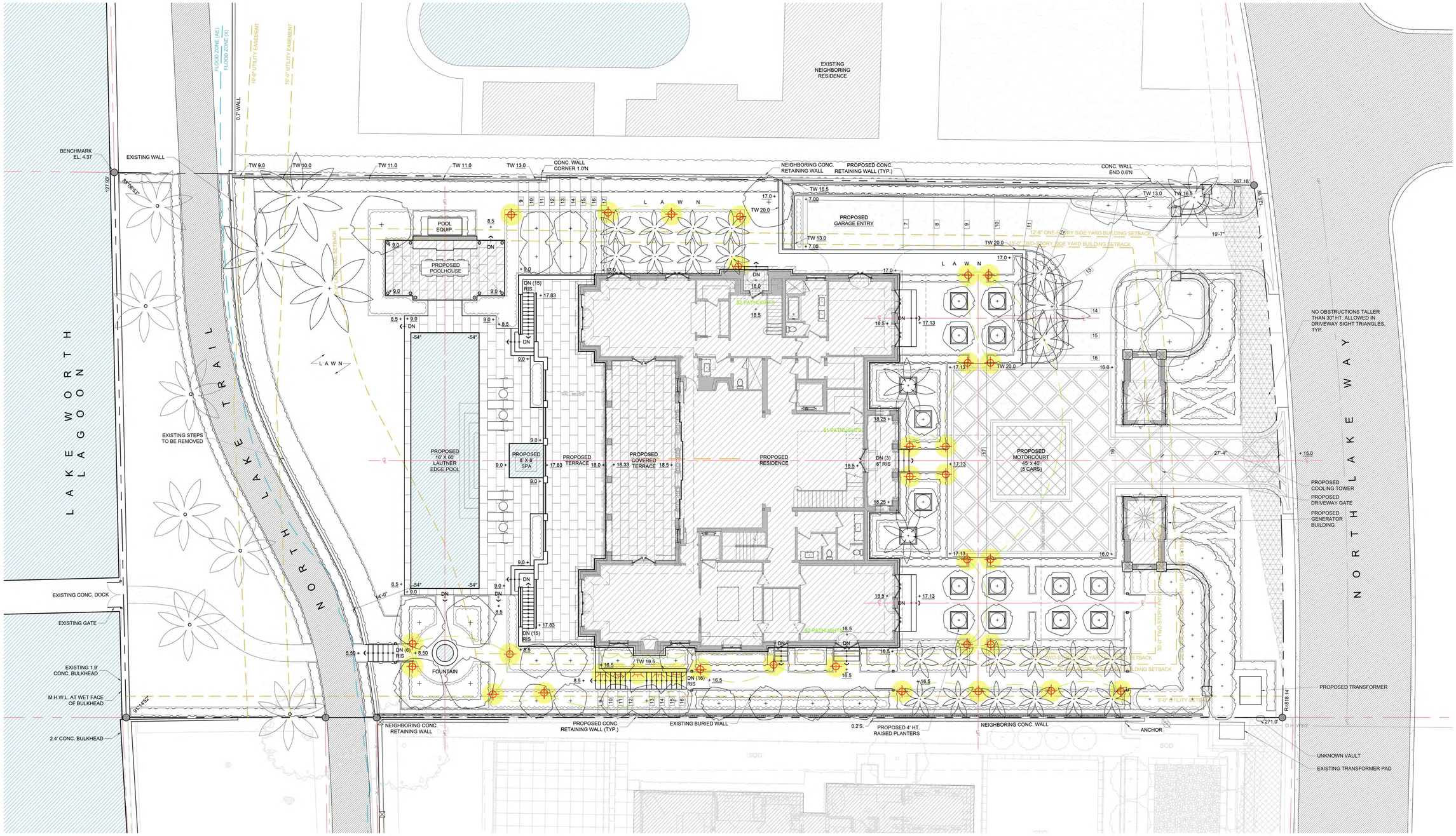
DRAWING:
PLANTING PLAN

SCALE: AS SHOWN
DATE: 07-03-2025

ISSUED:
-

PERMIT

SHEET NUMBER:
L5.1



LANDSCAPE ARCHITECTURE

PROJECT DATA:

BASED ON SURVEY BY:
WALLACE LAND SURVEYING, LLC
5553 VILLAGE BLVD, WEST PALM BEACH, FL 33407
(DATED 04/19/2023)

-

LOT AREA: 34,848 SF (0.8 AC.)

-

ZONE: R-B LOW DENSITY RES.

-

COVERAGE: SEE SHEET L2.4

CHANGE ORDERS, DELETIONS, ADDITIONS:
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DRAWN BY: BO
CHECKED BY: CL, AB

PROJECT:
FALK RESIDENCE

LOCATION:
940 NORTH LAKE WAY
PALM BEACH, FL

DRAWING:
LIGHTING PLAN

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

DATE: 07-03-2025

ISSUED:
-

PERMIT

SHEET NUMBER:
L6.1

SITE KEY

- PROPERTY LINE
- SETBACKS
- EASEMENTS
- EXISTING STRUCTURES TO BE REMOVED
- 25 EXISTING CONTOUR
- 25 PROPOSED CONTOUR
- x (44.5) EXISTING SPOT ELEV
- + 45.5 PROPOSED SPOT ELEV
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- PROPOSED TREES

LIGHTING KEY



PATH LIGHT
CAST LARGE CHINA HAT
2700 K
(CCH2CB - CALED2)



WALL LIGHT
CAST WALL LIGHT
2700 K
(CDLILED1)

NOTE: CONTRACTOR TO PROVIDE ALL SWITCHING AND TRANSFORMERS. LOCATIONS PER GC. SEPARATE SWITCHES TO BE PROVIDED FOR TREE UP-LIGHTS, PATH LIGHTS, AND LED STRIP LIGHTS.

EXISTING LIGHT FIXTURES TO BE RE-USED. VERIFY LIGHT FIXTURE LOCATIONS & WIRING IN FIELD.

FRONT OF HOUSE:

PROVIDE LUTRON CASETA SOFTWARE (OR EQUAL) WITH IPHONE/IPAD INTEGRATION.

$1 PROVIDE SWITCH DEDICATED TO **PATH LIGHTS**

BACK OF HOUSE:

$2 PROVIDE SWITCH DEDICATED TO **PATH LIGHTS AND WALL LIGHTS**

CAST LANDSCAPE Old world craftsmanship…tomorrow's technology

CAST Large China Hat Area/Path Light (CCH2CB) Product Information

CAST Large China Hat Area/Path Light - Rugged, Glare-Free, and LED



Description
This rugged solid bronze area/path light provides a soft glare-free illumination. LED conversion is achieved with the CALED2 module.

Features
- Solid bronze hat and vase
- Fixture provided with large SOLID BRONZE talon mount stake with three, 1/4" x 7" stainless spikes
- Heavy-gauge copper stem
- Optional sprinkler guard
- Pre-wired with 35' tin-coated No-Ox® marine grade wire
- High-temp socket
- Spider Splice® ready

Uses
Suitable for lighting walkways, planting beds, and other areas.

Construction
Solid bronze hat, vase, and stake; heavy-gauge copper stem; 35' tin-coated #16/2 No-Ox® marine-grade wire; Optional solid bronze and borosilicate sprinkler guard (CSPRS).

Dimensions
24" tall x 9" wide
Stake: 8"

Lamp Specifications
CCH2CB: 12v Wedge Base Krypton (25w max.) (not incl.)
LED Conversion: CALED2 LED Module

Listing
U.L. 1838 Listed Low Voltage Luminaire for wet locations
LED Versions: UL listed
All Versions: RoHs, FCC Class B Conducted and Radiated



www.cast-lighting.com 800.914.CAST
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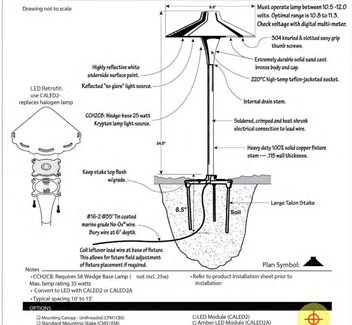
Lighting Specification Sheet
Classic Large China Hat Area/Path Light (CCH2CB)

CAST LANDSCAPE Old world craftsmanship…tomorrow's technology

Project: _____ Date: _____
Fixture Type: _____ Quantity: _____
Specifier: _____

Drawing not to scale



Notes
- CCH2CB: Requires 5ft Wedge Base Lamp (not incl. 25w) Max. lamp rating 35 watts
- Convert to LED with CALED2 or CALED2A
- Typical spacing 10' to 15'
- Refer to product installation sheet prior to installation

Options:
- ☐ Mounting Canopy - Unthreaded (CPM1CB)
- ☐ Standard Mounting Stake (CM1/EM)
- X Large Talon Stake (CTSL10/mc)
- ☐ Long Mounting Stake (CLMS15/EM)
- ☐ Heavy Duty Mounting Stake (CHM1/CB)
- *NOTE: This is a threaded stake. To use with this fixture, purchase adapter (XCMP1/M)
- ☐ LED Module (CALED2)
- ☐ Amber LED Module (CALED2A)

Unthreaded Stems:
- ☐ Replacement Stem (XCBPSTEMS_____)
- ☐ Telescopic Stem (CWTRS_____)

12-15-22 973-423-2303 | www.cast-lighting.com | ©Copyright 2022 CAST Lighting LLC. cch2cbspecs

CAST LANDSCAPE Old world craftsmanship…tomorrow's technology

CAST Classic Deck Light (CDL1CB, CDL1LED1) Product Information

CAST Solid Bronze Deck Light - Rugged, Ideal for Walls, Decks, and Docks



Description:
This compact and attractive solid bronze deck light is a durable, reliable, and energy-efficient fixture for wall and post mounting.

Features:
- Solid bronze hood and base
- Glare-free illumination
- CDL1CB is pre-wired with 25' tin-coated #16/2 No-Ox® marine grade wire
- CDL1LED1 is pre-wired with 5' tin-coated #18/2 No-Ox® marine grade wire
- Spider Splice® ready

Uses:
Suitable for downlighting when mounted on retaining walls, structure surfaces, posts and pilings.

Dimensions:
3.75" diameter x 1.75" height

Construction:
Solid bronze hood and base; borosilicate lens; CDL1CB has 25' tin-coated #16-2 No-Ox® marine-grade wire. CDL1LED1 has a 5' tin-coated #18-2 No-Ox® marine-grade wire.

Specifications:
CDL1CB: High Temp, T-5 socket, Lamp: Includes 2.5W, 9-15 volt operating range, T5 LED Lamp (SL921T5200L).

Halogen Option: 12 Volt, 18W T5 selogen - 18W max. (CWB921X).

CDL1LED1: Power: 10-24V, .27 Amps, 2.82W, .88 pf, 3.20VA; L70 hrs 60,500, CR 81, Color Temp. 2,759, Fixture Lumens: 49



www.cast-lighting.com | Ph: (973) 423-2303 | Email: info@cast-lighting.com
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Lighting Specification Sheet
Classic Deck Light (CDL1CB, CDL1LED1, CDL1LED1A)

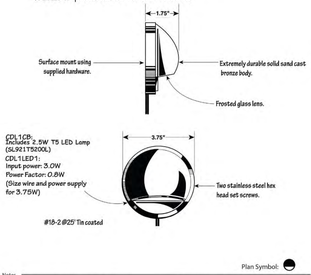
CAST LANDSCAPE Old world craftsmanship…tomorrow's technology

Project: _____ Date: _____
Fixture Type: _____ Quantity: _____
Specifier: _____

Drawing not to scale

CDL1CB: Must operate lamp between 9 to 20 volts. Check voltage with digital multi-meter.

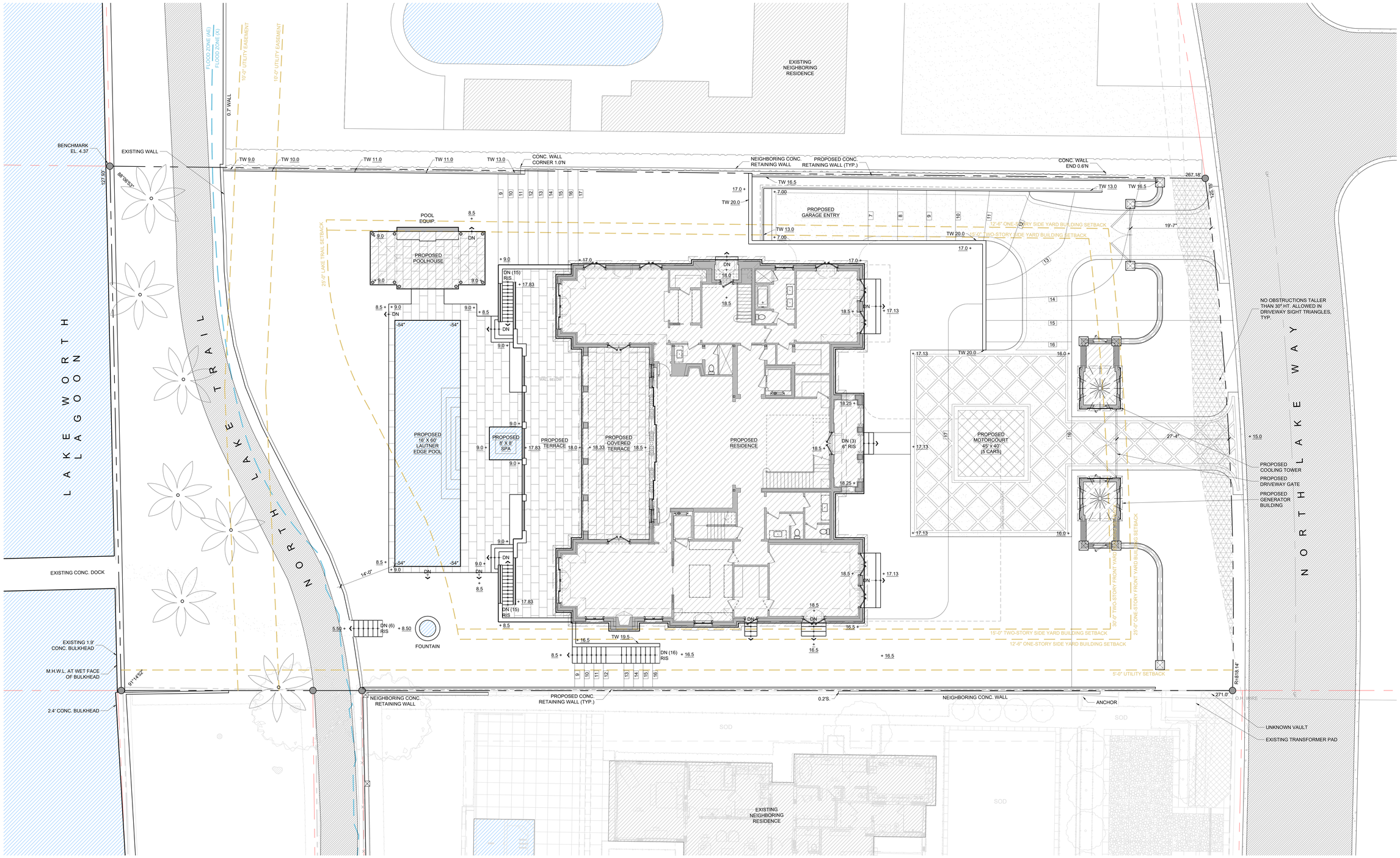
CDL1LED1: Operates between 10V to 24V AC or DC.



Plan Symbol:

Notes
- CDL1CB Includes 2.5W T5 LED Lamp (SL921T5200L)
- Typical spacing 6' to 10'
- Downward and horizontal orientation allowed
- Refer to product installation sheet prior to installation

12-13-2022 973-423-2303 | www.cast-lighting.com | ©Copyright 2022 CAST Lighting LLC. cdl1cbspecs



SITE KEY

- PROPERTY LINE
- SETBACKS
- EASEMENTS
- EXISTING STRUCTURES TO BE REMOVED
- EXISTING CONTOUR (25)
- PROPOSED CONTOUR (25)
- EXISTING SPOT ELEV (x (44.5))
- PROPOSED SPOT ELEV (+ 45.5)
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- PROPOSED TREES

LANDSCAPE ARCHITECTURE

PROJECT DATA:

BASED ON SURVEY BY:
WALLACE LAND SURVEYING, LLC
5553 VILLAGE BLVD, WEST PALM BEACH, FL 33407
(DATED 04/19/2023)

-

LOT AREA: 34,848 SF (0.8 AC.)

-

ZONE: R-B LOW DENSITY RES.

-

COVERAGE: SEE SHEET L2.4

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LaGuardia Design Landscape Architects
38 Scuttle Hole Road
Water Mill, NY 11976
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DRAWN BY: BO
CHECKED BY: CL, AB

PROJECT:
FALK RESIDENCE

LOCATION:
940 NORTH LAKE WAY
PALM BEACH, FL

DRAWING:
HARDSCAPES PLAN

SCALE: 1/8"=1'-0"
DATE: 07-03-2025

ISSUED:
-

PERMIT

SHEET NUMBER:
L8.1

ARC-25-0035 940 N LAKE WAY. The applicant, 940 N LAKE WAY LLC (Maura Ziska, Attorney), has filed an application requesting Architectural Commission review and approval for the construction of a new, 10,000+ square foot single-family residence including basement, accessory structure and final hardscape, landscape and swimming pool improvements on a vacant lakefront parcel.

Property Owner: 940 N Lake Way LLC (Maura Ziska, Attorney)
Professional: Smith Architectural Group Inc (Jeffery Smith)
Landscape: LaGuardia Design landscape Architects (Christopher LaGuardia)
Representative: Maura Ziska, Esq.

THE PROJECT:
The applicant has submitted plans, entitled "New Residence for 940 N Lake Way LLC", as prepared by Smith Architectural Group, uploaded July 07, 2025.

The following is the scope of work for the Project:

- New 10,000+ square foot two-story residence with basement
- Final hardscape, landscape and swimming pool.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	29,300 Sq. Ft.	**Flood Zone**	ZONE X
Lot Width	125.30'	**Lot Depth**	236.50'
Zero Datum	+17.37' NAVD	**Crown of Road**	+15.87' NAVD
Lot Coverage	Permitted: 30% Proposed: 29.5%	**Enclosed Sq. Ft.**	18,955 Sq. Ft.
Cubic Content Ratio	Permitted:4.5 Proposed: 4.31	**Finished Floor Elevation**	+18.5' NAVD
Landscape Open Space:	Required: 45% Proposed: 45.1%	**Front Yard Landscape Open Space**	Required: 40% Min. Proposed: 75.6%

**** Variance Required.***

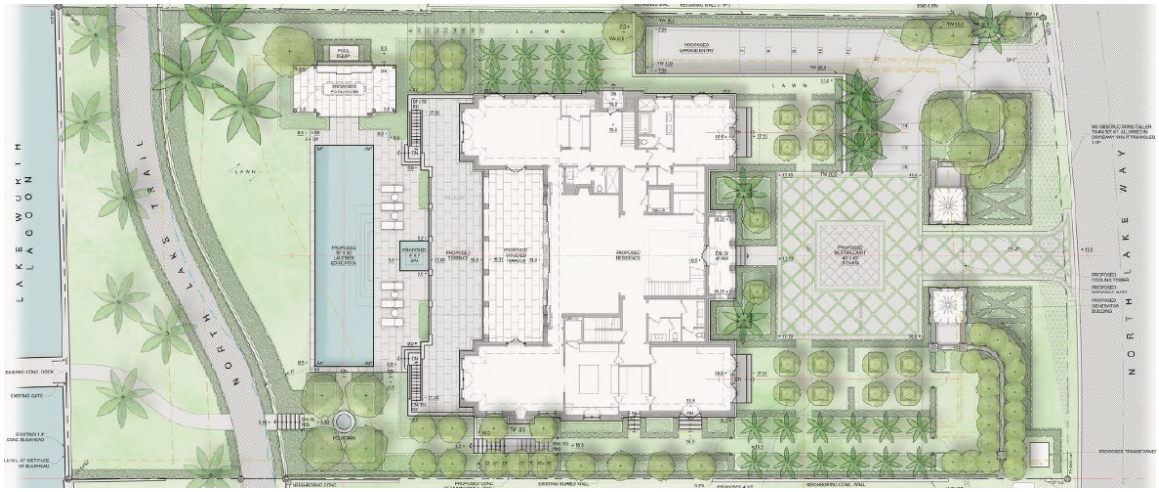
Surrounding Properties / Zoning	
North	958 N Lake Way (Residence) / R-B
South	936 N Lake Way (Residence) / R-B
East	298 Tradewind Dr (Residence) / R-B
West	Lake Worth Lagoon



Artistic rendering of the primary façade.

STAFF ANALYSIS:

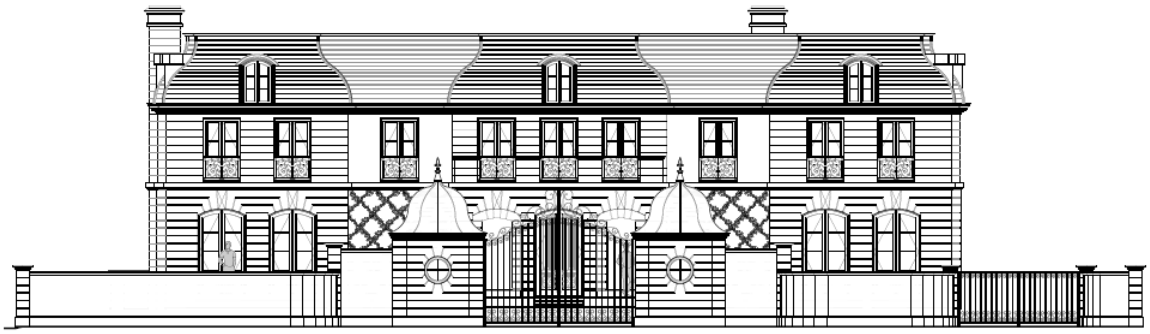
The applicant is seeking approval for a new, two-story, single-family residence with basement. The enclosed square footage is greater than 10,000 square feet. Final hardscape, landscape and swimming pool improvements are also proposed. The application does not require town council relief or approval and appears zoning compliant, as proposed.



Rendered landscape and hardscape plan.

The proposed architectural style is French classical, with a mansard roof, dormer windows, slate roofing, and limestone cladding. Additional exterior materials include zinc-coated copper trim, painted wood windows and doors, and dark bronze aluminum railings and

gates. The residence is designed with a basement level, made possible by the natural topography and the proposed regrading of the site. The grade slopes down from North Lake Way toward the rear of the property, allowing for a concealed garage entry and partially exposed basement while maintaining compatibility with allowable height limits and visual impact requirements. The design includes a motor court at the front of the property, a garage located at the basement level, and a rear pool terrace with a spa and covered loggia. The landscape plan includes formal planting arrangements, and perimeter screening. Mechanical equipment is proposed to be concealed within either guard house flanking the arrival drive at the main entry. The proposed project complies with zoning requirements for lot coverage (29.54%), cubic content ratio CCR (4.31), and landscape open space (45.05%). No variances are requested.



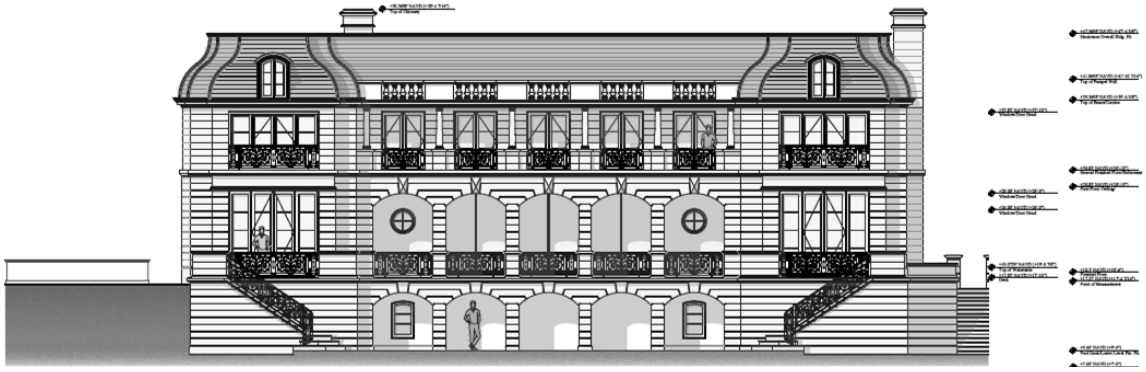
Front (East) Elevation from North Lake Way.



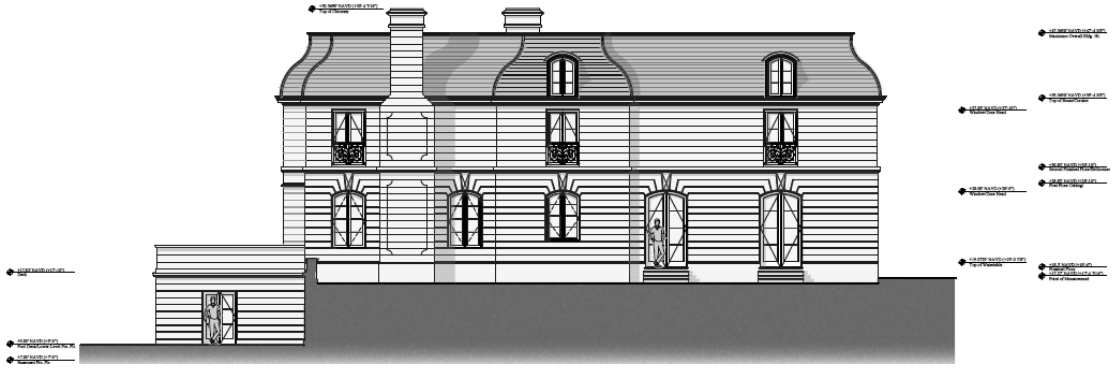
Front (East) Elevation from the interior of site.



Side (North) Elevation.



Rear (West) Elevation.



Side (South) Elevation.

CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 23, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-25-0036 138 BARTON AVE. The applicant, The Barton Avenue Trust (M. Timothy Hanlon Representative, Shope Reno Wharton Architect), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family house, including an accessory structure and associated hardscape, landscape and swimming pool.

Date: 7/16/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

SHOPE RENO WHARTON

ARCHITECTURE 1981

RE: 138 Barton Avenue
Palm Beach, Fl. 33480

June 5, 2025

LETTER OF INTENT (LOI)
ARC-25-0036

Please find for review the attached drawings for a proposed new residence at 138 Barton Avenue, Palm Beach, Florida. The proposed work includes the following:

- Demolition of an existing home
- A new 2-story 7,221 sqft Anglo-Caribbean style home with new one-story garage/pool house
- New hardscape, landscape, and pool

Sec. 18-205. - Criteria for building permit

1. The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
2. The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.
   -casual entertaining spaces are located towards the rear of the property with doors opening towards the interior of the site.
   - the pool is located in the rear yard and directly adjacent open space of the neighboring property
   -the mechanical equipment is housed in enclosed walls at the rear of the property
3. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
   -the building walls are planned to be solid masonry and concrete with stucco finish. The doors and windows will be solid mahogany and rated to withstand hurricane wind loads. The roof is planned to be a ludowici clay tile for longevity and appropriateness for the harsh environment.
4. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.
   -the overall size, setbacks, height, scale, and proportion of the house has been carefully studied to fit within the context of the street and surrounding neighborhood and within all boundaries of the code.
5. The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:
   a. Apparently visibly identical front or side elevations;
   b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
   c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

6. The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:
    a. Height of building or height of roof.
    b. Other significant design features including, but not limited to, materials or quality of architectural design.
    c. Architectural compatibility.
    d. Arrangement of the components of the structure.
    e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
    f. Diversity of design that is complimentary with size and massing of adjacent properties.
    g. Design features that will avoid the appearance of mass through improper proportions.
    h. Design elements that protect the privacy of neighboring property.

-the neighborhood has many examples of the style of home we are proposing for the property and within the 300 ft. radius there are two homes directly across the street that are both similar in scale and style to this home. The design features of this home were carefully considered to speak to both the more simple designs of the Mediterranean and Bermuda style homes on the street while also relating to the ornate neo-classical style "*Southways*" next door.

7. The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

8. The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

-the building shares both simple gestures of adjacent homes with ornament that speaks to *"Southways"* directly next door. Color, material, scale, proportion, and site massing have been considered to best fit the context of the neighborhood along with the wishes of the client.

9. The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

10. The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

-there is one significant sea grape tree on the northeast corner of the property which we plan to keep and relocate on the property

(b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring such building or structure into conformity. If an application is disapproved, the architectural commission shall detail in its findings the criterion or criteria that are not met. The action taken by the architectural commission shall be reduced to writing, and a copy thereof shall be made available to the applicant upon request.

(c) A decision or order of the commission or the planning, zoning and building department director or his/her designee shall not become effective until the expiration of ten working days after the date upon which a ruling of the commission or the planning, zoning and building department director or his/her designee has been made.

Attached to this package- please also see Letters of support from both immediate neighbors at 150 Barton Avenue and 130 Barton Avenue.

PRIVATE RESIDENCE NEW CONSTRUCTION



FINAL SUBMISSION

DEVELOPMENT REVIEW COMMITTEE MEETING

Assigned Project Number: *ARC-25-0036*

Address: *138 Barton Ave, Palm Beach, FL*

1st Submission Date: 05.22.2025
2nd Submission Date: 06.06.2025
Fin Submission Date: 07.07.2025

Project Date of Hearing: 07.23.25

Scope of Work:

- Demolition of existing home
- Construction of new 2-story Anglo-Caribbean home
- Construction of new 1-story Anglo-Caribbean garage/pool house
- New hardscape, landscape and pool

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C-1 Site Grading & Drainage Plan

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A102b Photos of Interior Existing Conditions
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A104 Photos of Neighboring Properties
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A106 Streetscape Elevations
A107 Streetscape Elevations
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FIN A120 Existing Site Plan
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A142 2D MH Color Elevations w/ Landscape
A143 2D PH Color Elevations w/ Landscape
FIN SOB A144 2D MH Color Elevations w/o Landscape
A145 2D MH Color Elevations w/o Landscape
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A163 Pool Pavilion Elevations
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LANDSCAPE

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EX-101 Existing Photos
EX-102 Existing Photos Key Plan
CSP-100 Construction Screening Plan
DM-100 Landscape Demolition Plan
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FIN SOB OS-100 Open Space Diagrams
H-100 Hardscape Plan
H-101 Hardscape Schedule
E-100 Site Elevations
R-100 Rendered Elevations
R-101 Rendered Elevations
L-100 Landscape Plan
L-101 Planting Schedule
L-102 General Notes & Details
LL-100 Lighting Plan
LL-101 Lighting Schedule

PROJECT TEAM

SHOPE RENO WHARTON LLC
Architect
18 Marshall Street, Suite 114
Norwalk, CT 06854

203.852.7250 Tel.

FAE CONSULTING
Mechanical, Electrical, Plumbing & Fire Protection
300 Lock Road, Suite 3301
Deerfield Beach, FL 33442

561.391.9292 Tel.

GENERAL CONSTRACTOR

T.B.D.

GRUBER CONSULTING ENGINEERS
Civil Engineer
2475 Mercer Ave
West Palm Beach, Fl 33401

561.312.2041 Tel.

FERNANDO WONG Outdoor Living Design
Landscape Architect
3614 S Dixie Hwy, Apt 210
West Palm Beach, Fl 33405

561.515.0213 Tel.

EXACTA Land Surveyors, LLC
Surveyor
131 West Broadway Street, Suite 1001
Oviedo, FL 32765

866.735.1916 Tel.

AMY AIDINIS HIRSH Interior Design, LLC
Interior Designer
77 N Water Street
Greenwich, CT 06830

203.661.1266 Tel.

CONCEPTUAL LIGHTING, LLC
Lighting Designer
8312 Brentfield Road
Huntersville, NC 28078

860.916.4983 Tel.

JEZERINAC GROUP, PLLC
Structural Engineer
1615 Forum Pl, Suite 3A
West Palm Beach, FL 33401

561.622.8585 Tel.

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854
SHOPE RENO WHARTON
shoperenowharton.com T.203.852.7250

ORIENTATION

SEAL

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SHEET TITLE

COVER SHEET

SHEET NUMBER

A 001

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 18,654 sq.ft.

Drainage Area Impervious Surface = 10,259 sq.ft.

Drainage Area Pervious Surface = 8,395 sq.ft.*
*Minimum required without a variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 10,259 sq.ft. x 1 ft./12 in. = 1,710 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 8,395 sq.ft. x 1 ft./12 in. = 280cu.ft.

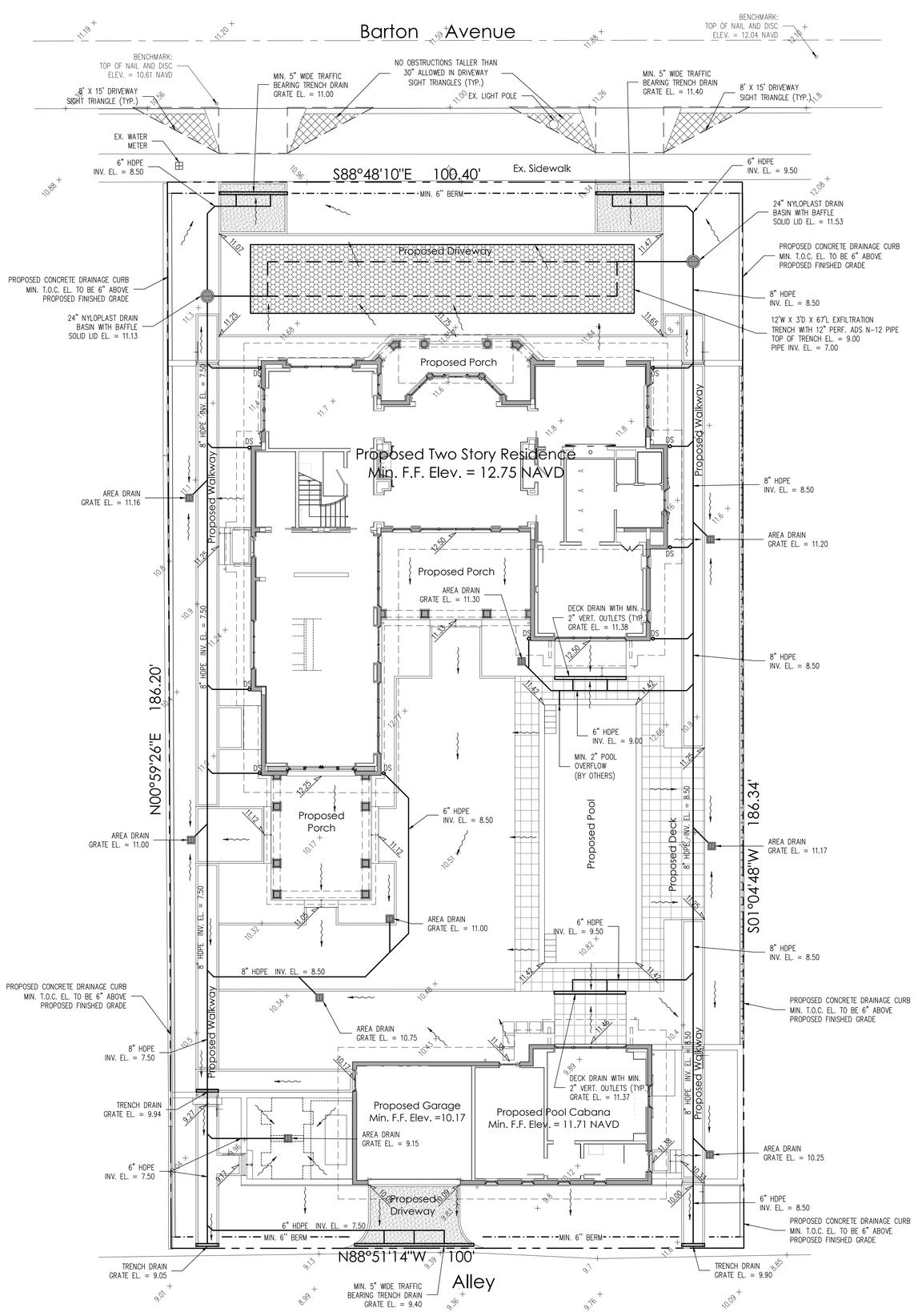
Total Volume to be Retained = 1,990 cu.ft.

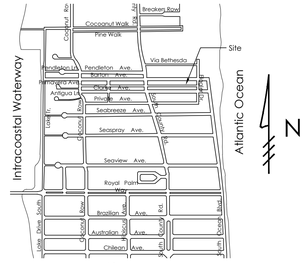
C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	67 ft
W	=	Trench Width	=	12 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00 ft
DU	=	Un-Saturated Trench Depth	=	3.00 ft
DS	=	Saturated Trench Depth	=	0.00 ft
V	=	Volume Treated	=	2,421 cu.ft.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.

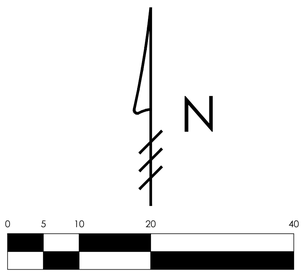




Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER EXACTA LAND SURVEYORS LLC (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



Scale: 1" = 10'

Plan Background from Hardscape Plan by Fernando Wong Received 6/27/25

ARC-25-0036

© 2025 Gruber Consulting Engineers, Inc.

GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Conceptual Site Grading & Drainage Plan For:

BARTON AVENUE TRUST

138 Barton Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2025-0029
Issue Date	07/02/2025
Scale	1" = 10'

REVISIONS:

1	
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12	

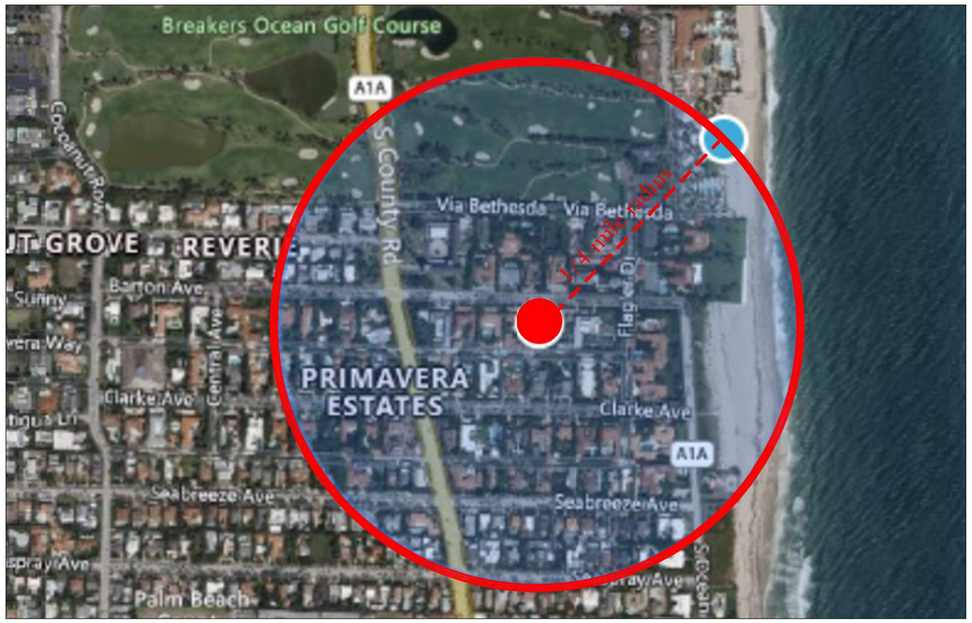
CHAD M. GRUBER
FLORIDA P.E. NO. 57466

Digitally signed by Chad M Gruber
Date: 2025.07.02 10:18:04 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

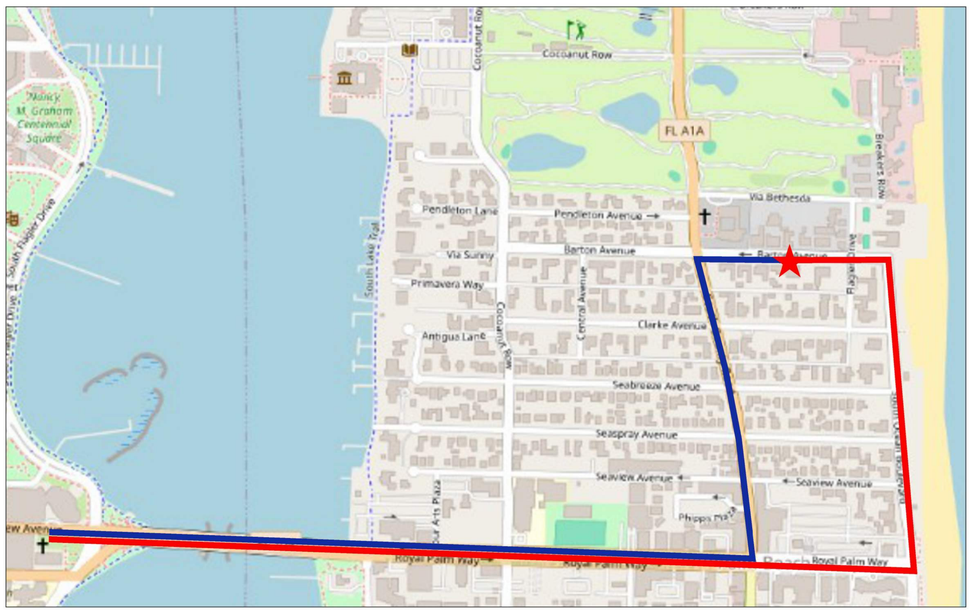
C-1



● SUBJECT PROPERTY

Address: 138 Barton Ave, Palm Beach, FL

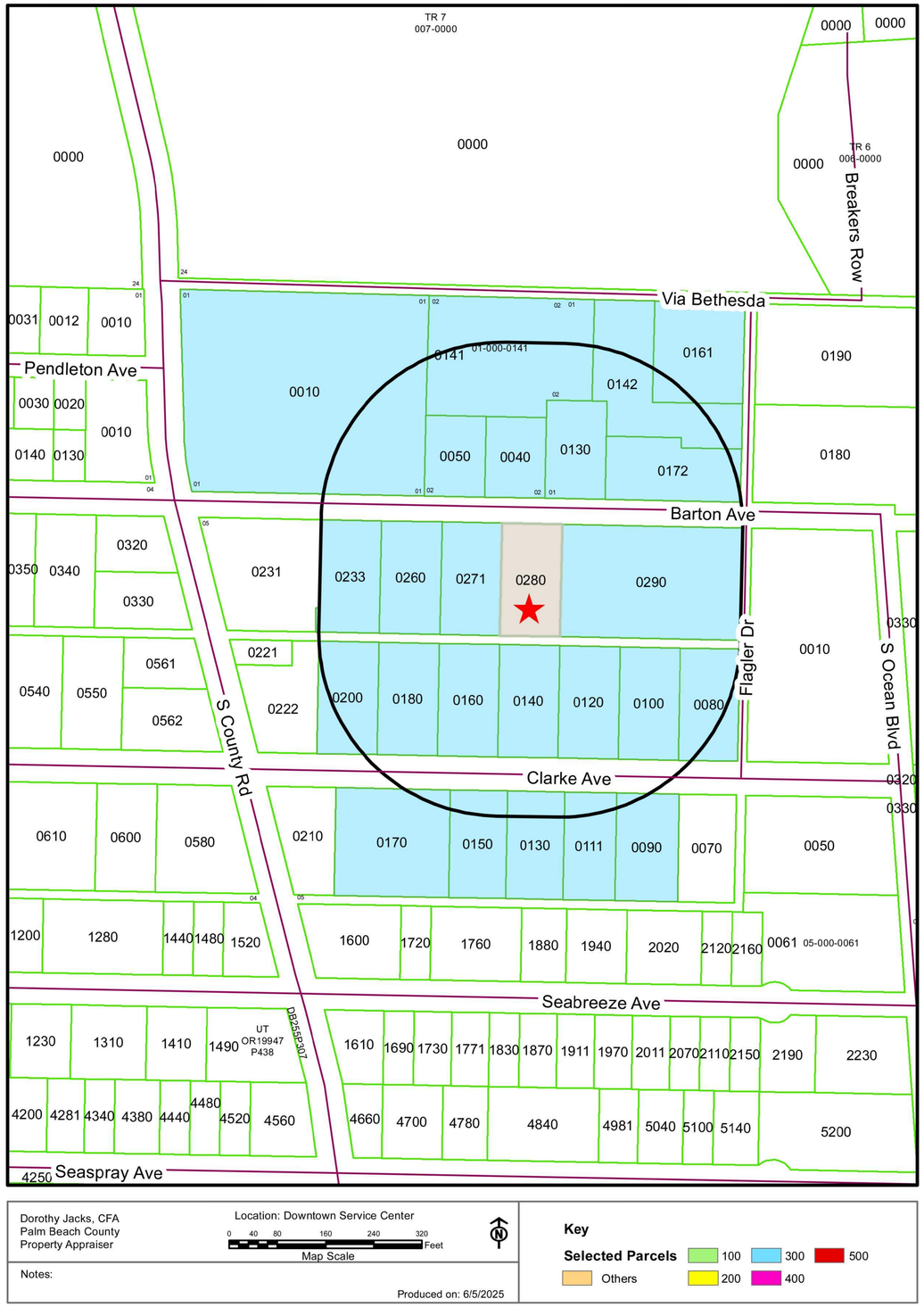
PCN: 50-43-43-22-05-000-0280



★ TRUCK LOGISTICS

Max Truck Length = 35'

See Landscape Package for Additional Info



Dorothy Jacks, CFA
Palm Beach County
Property Appraiser

Location: Downtown Service Center

0 40 80 160 240 320 Feet

Map Scale

Notes:

Produced on: 6/5/2025

Key

Selected Parcels 100 300 500

Others 200 400

★ TAX RADIUS MAP

See Property Appraiser GIS for List of Property Owners

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854

SHOPE RENO WHARTON

shoperenowharton.com T.203.852.7250

ORIENTATION

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SHEET TITLE

LOCATION MAP , TRUCK LOGISTICS & TAX RADIUS MAP

SHEET NUMBER

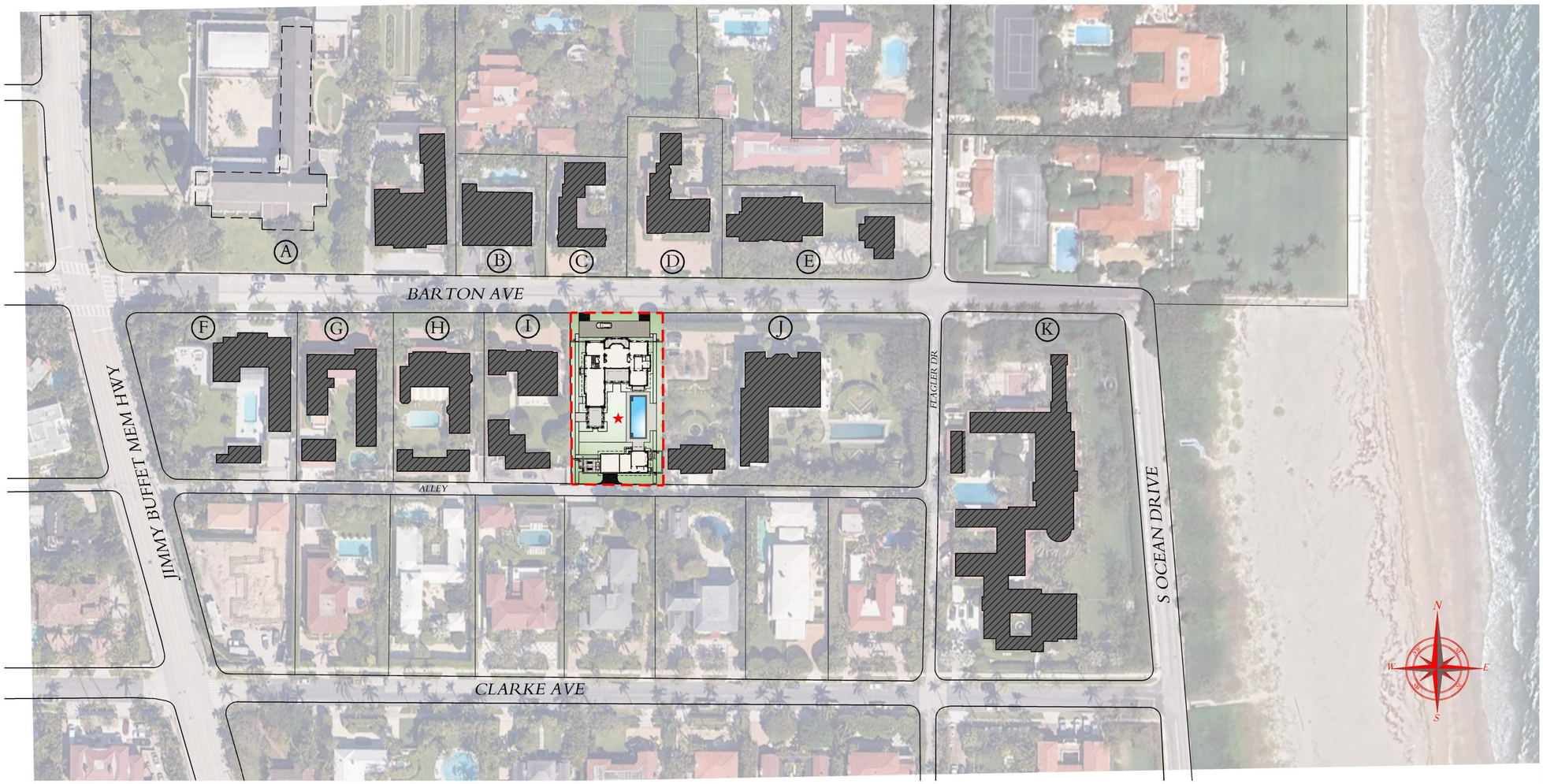
A 100

LOCATION PLAN

n.t.s

Barton Ave Neighborhood Context

(A) *141 S County Road* PCN: -0010 A. Style: Gothic Revival See A103 & A107	(B) *155 Barton Ave* PCN: -0050 A. Style: Regency See A103 & A107	(C) *151 Barton Ave* PCN: -0040 A. Style: Bermuda See A103 & A107	(D) *141 Barton Ave* PCN: -0130 A. Style: Med. Revival See A103 & A08	(E) *131 Barton Ave* PCN: -0172 A. Style: Bermuda See A103 & A08	(F) *180 Barton Ave* PCN: -0231 A. Style: Bermuda See A104



(G) *170 Barton Ave* PCN: -0233 A. Style: Spanish Colonial See A104	(H) *160 Barton Ave* PCN: -0260 A. Style: Spanish Colonial See A104 & A05	(I) *150 Barton Ave* PCN: -0271 A. Style: Spanish Colonial See A104 & A05	★ *138 Barton Ave* PCN: -0280 A. Style: Anglo-Caribbean See A102a & A05	(J) *130 Barton Ave* PCN: -0290 A. Style: Neo Classical See A104 & A05	(K) *150 S Ocean Blvd* PCN: -0010 A. Style: Spanish Colonial See A104 & A06

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

LEGEND

18 MARSHALL STREET, SOUTH NORWALK, CT 06854

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SHEET TITLE

LOCATION PLAN

SHEET NUMBER

A 101

PHOTOS OF EXTERIOR EXISTING CONDITIONS



1 *138 Barton Ave*

Entry Approach



2 *138 Barton Ave*

Front Entry View



3 *138 Barton Ave*

North - East View



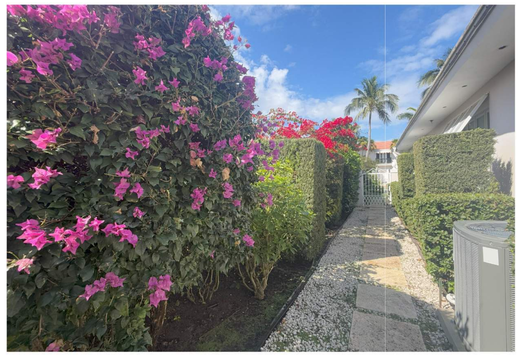
4 *138 Barton Ave*

South - East View



5 *138 Barton Ave*

South View



6 *138 Barton Ave*

South - West View



7 *138 Barton Ave*

North - West View



8 *138 Barton Ave*

Accessory Bldg View



9 *138 Barton Ave*

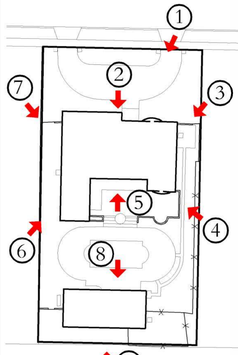
Accessory Bldg View from Alley

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423



Key Plan

18 Marshall Street, South Norwalk, CT 06854

Shope Reno Wharton

shoperenowharton.com

T. 203.852.7250

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SHEET TITLE

PHOTOS OF EXTERIOR EXISTING CONDITIONS

SHEET NUMBER

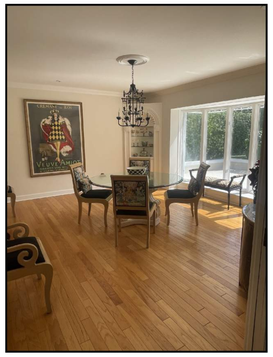
A 102a

PHOTOS OF INTERIOR EXISTING CONDITIONS



1 *138 Barton Ave*

Foyer



2 *138 Barton Ave*

Dining Room



3 *138 Barton Ave*

Kitchen



4 *138 Barton Ave*

Kitchen



5 *138 Barton Ave*

Primary Room



6 *138 Barton Ave*

Primary Bath



7 *138 Barton Ave*

Guest Room



8 *138 Barton Ave*

Guest Bath

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854

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SHEET TITLE

PHOTOS OF INTERIOR EXISTING CONDITIONS

SHEET NUMBER

A 102b



A *141 S County Road - South Facade*

A. Style: Gothic Revival



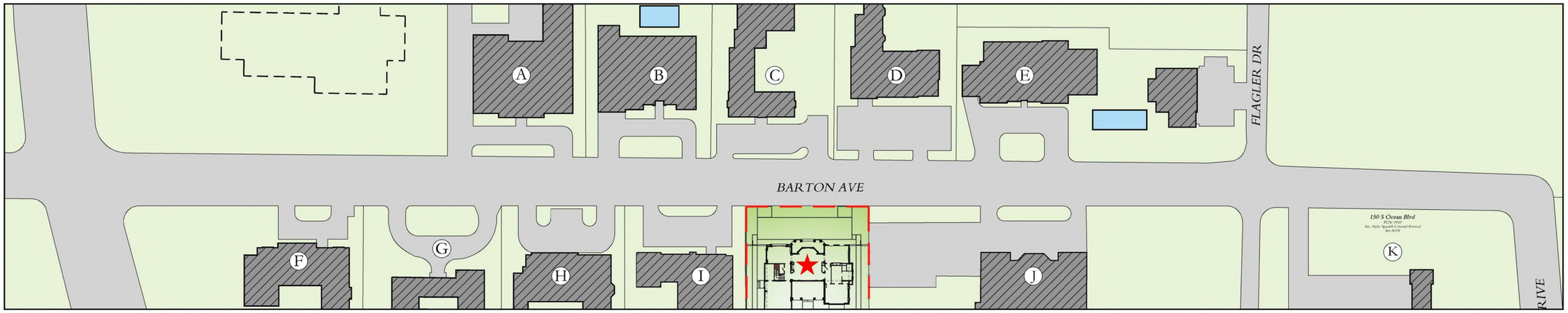
B *155 Barton Ave - South Facade*

A. Style: Regency



C *151 Barton Ave - South Facade*

A. Style: Bermuda





D *141 Barton Ave - South Facade*

A. Style: Mediterranean Revival



E *131 Barton Ave - South Facade*

A. Style: Bermuda



F *180 Barton Ave - North Facade*

A. Style: Bermuda

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854

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SHEET TITLE

PHOTOS OF NEIGEBORING PROPERTIES

SHEET NUMBER

A 103



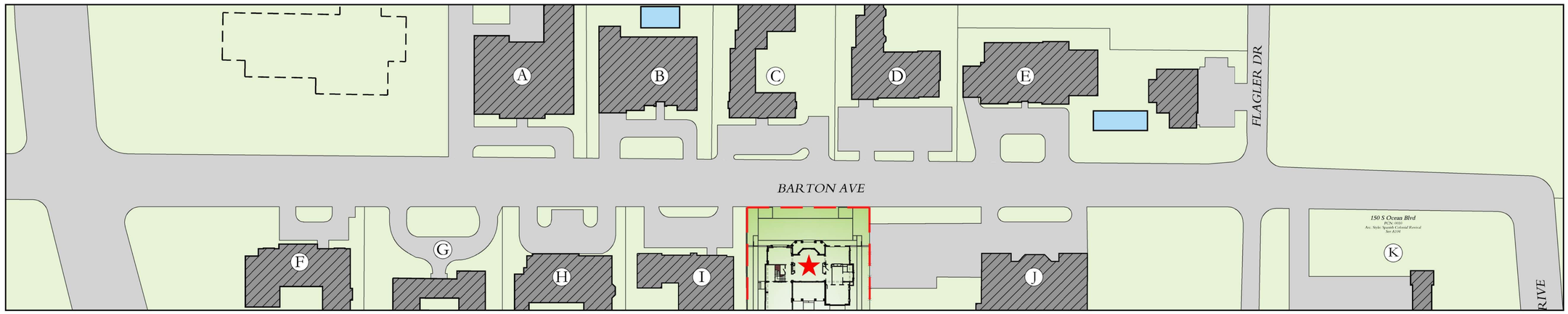
G *170 Barton Ave - North Facade*
A. Style: Spanish Colonial



H *160 Barton Ave - North Facade*
A. Style: Spanish Colonial



I *150 Barton Ave - North Facade*
A. Style: Spanish Colonial





★ *138 Barton Ave - North Facade*
A. Style: Mediterranean Revival



J *130 Barton Ave - North Facade*
A. Style: Neo Classical



K *150 S Ocean Blvd - North Facade*
A. Style: Spanish Colonial

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854
SHOPE RENO WHARTON
shoperenowharton . com
T. 203.852.7250

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SHEET TITLE

PHOTOS OF NEIGHBORING PROPERTIES

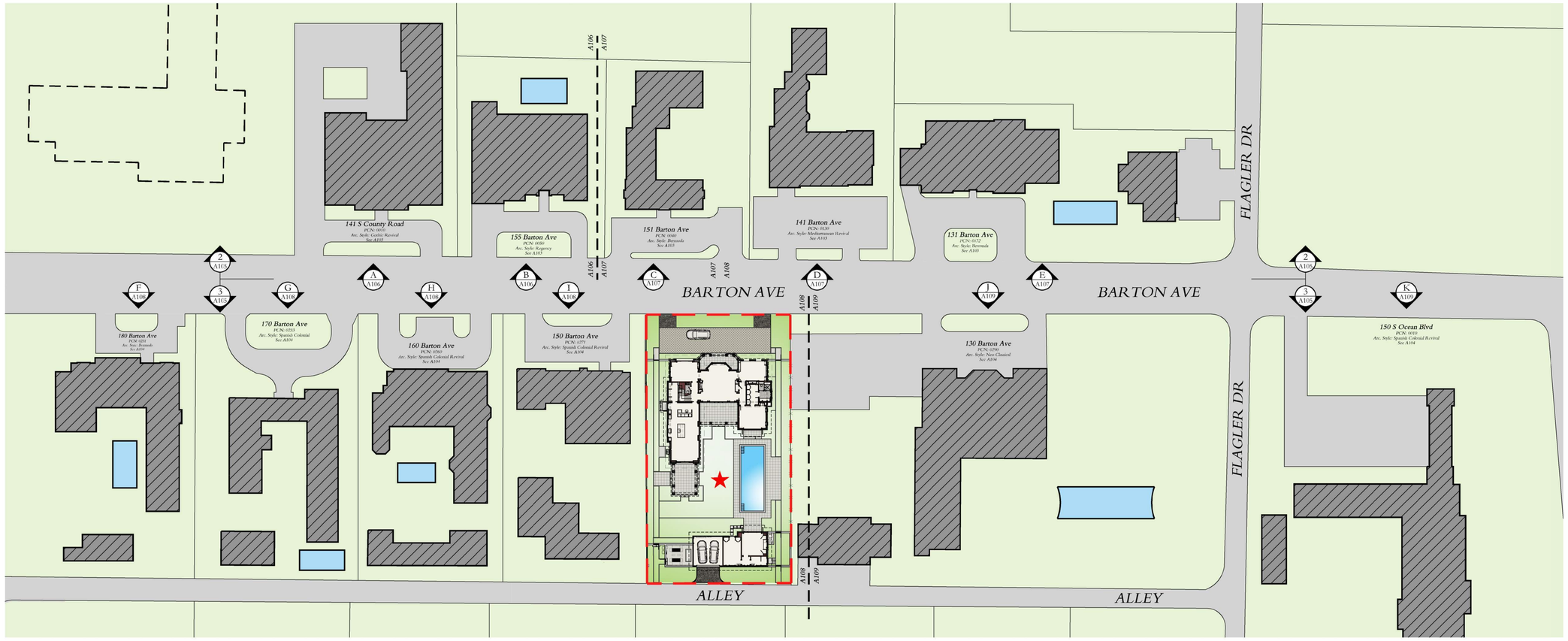
SHEET NUMBER

A 104

STREETSCAPE ELEVATIONS - OVERALL VIEW

n.t.s

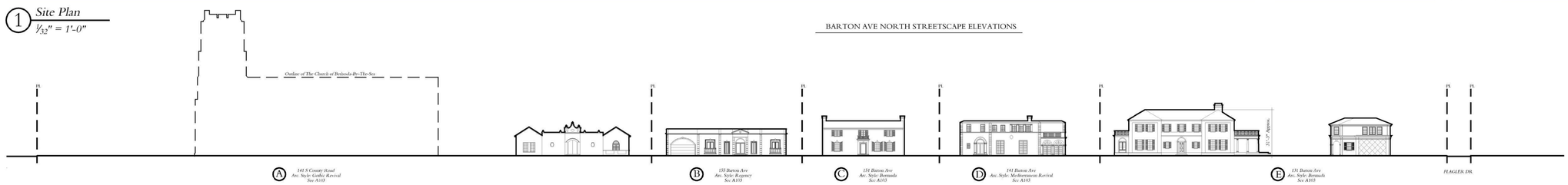
Barton Ave Neighborhood Context (See Color Photographs on Sheet A102, A103 & A104)



1 Site Plan

1/32" = 1'-0"

BARTON AVE NORTH STREETSCAPE ELEVATIONS

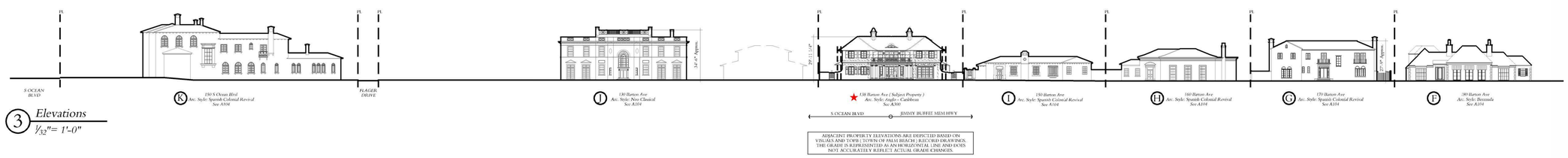


ADJACENT PROPERTY ELEVATIONS ARE DEPICTED BASED ON VISUALS AND TOPO. (TOWN OF PALM BEACH) RECORD DRAWINGS. THE GRADE IS REPRESENTED AS AN HORIZONTAL LINE AND DOES NOT ACCURATELY REFLECT ACTUAL GRADE CHANGES.

2 Elevations

1/32"= 1'-0"

BARTON AVE SOUTH STREETSCAPE ELEVATIONS



ADJACENT PROPERTY ELEVATIONS ARE DEPICTED BASED ON VISUALS AND TOPO. (TOWN OF PALM BEACH) RECORD DRAWINGS. THE GRADE IS REPRESENTED AS AN HORIZONTAL LINE AND DOES NOT ACCURATELY REFLECT ACTUAL GRADE CHANGES.

3 Elevations

1/32"= 1'-0"

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854

SHOPE RENO WHARTON

shoperenowharton . com

T. 203.852.7250

ORIENTATION

SEAL

DRAWINGS AND SPECIFICATION ARE INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF SHOPE RENO WHARTON ASSOCIATES.

ISSUE DATES

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Issued for Windows & Doors Pricing	04-16-2025
Development Review - Arcom Pre-App	05-12-2025
Development Review - Arcom 1st Submission	05-22-2025
Development Review - Arcom 2nd Submission	06-09-2025
Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

STREETSCAPE ELEVATIONS
Overall View

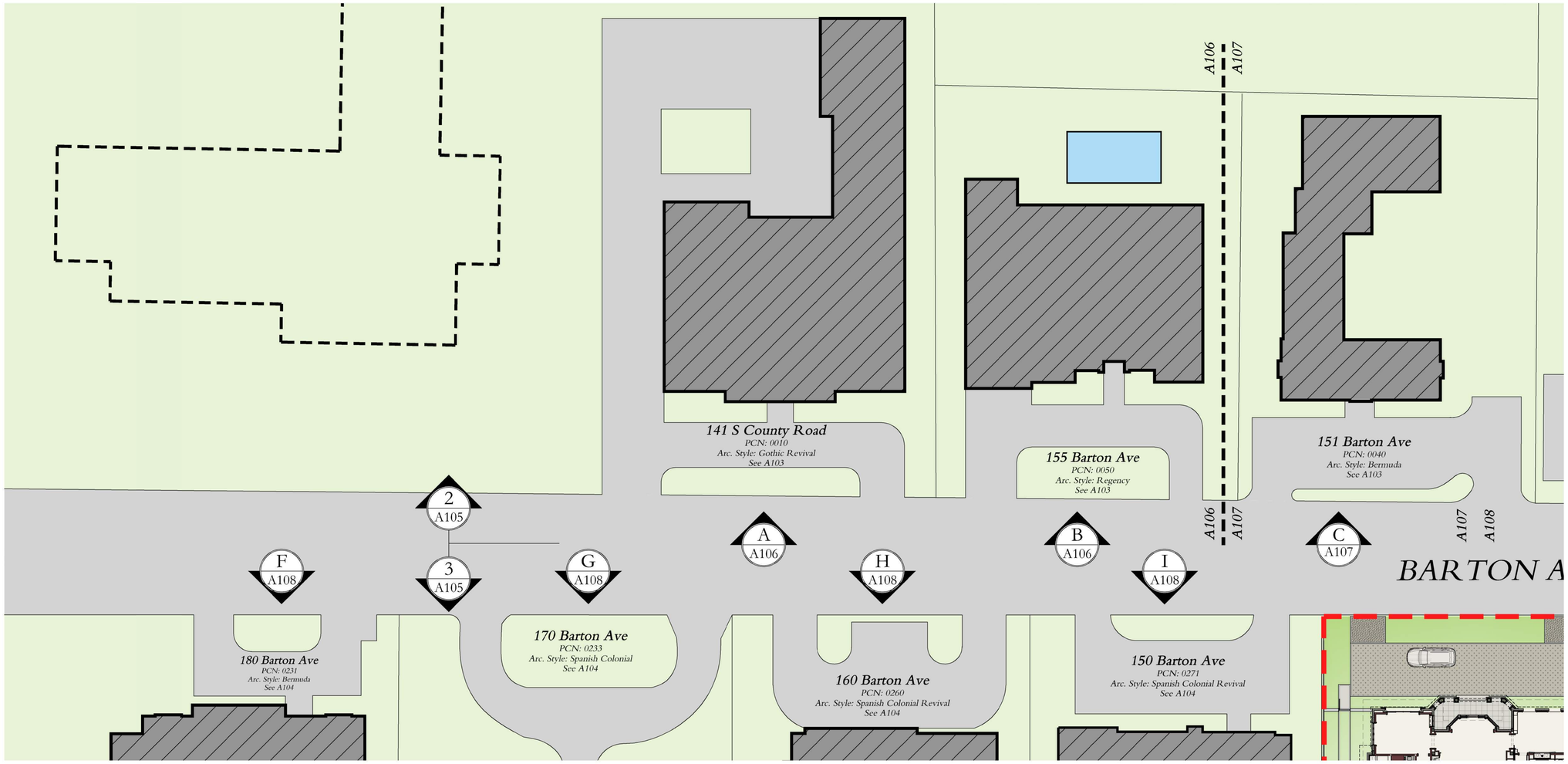
SHEET NUMBER

A 105

STREETSCAPE ELEVATIONS

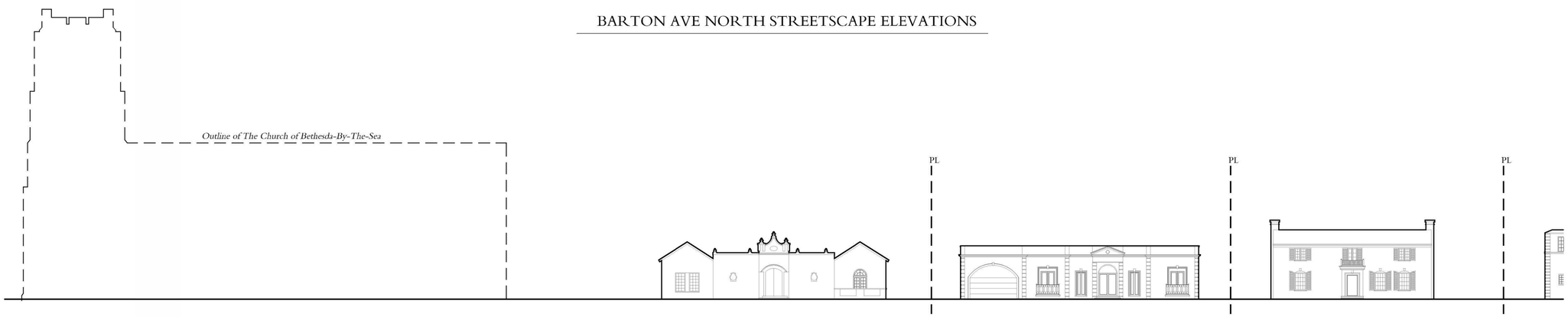
n.t.s

Barton Ave Neighborhood Context (See Color Photographs on Sheet A102, A103 & A104)



1 *Site Plan*
1/16" = 1'-0"

BARTON AVE NORTH STREETSCAPE ELEVATIONS



2 *Elevations*
1/16" = 1'-0"

A *141 S County Road*
Arc. Style: Gothic Revival
See A103

JIMMY BUFFET MEM HWY — S OCEAN BLVD

B *155 Barton Ave*
Arc. Style: Regency
See A103

C *151 Barton Ave*
Arc. Style: Bermuda
See A103

ADJACENT PROPERTY ELEVATIONS ARE DEPICTED BASED ON VISUALS AND TOPB (TOWN OF PALM BEACH) RECORD DRAWINGS. THE GRADE IS REPRESENTED AS AN HORIZONTAL LINE AND DOES NOT ACCURATELY REFLECT ACTUAL GRADE CHANGES.

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854

SHOPE RENO WHARTON

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Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

STREETSCAPE ELEVATIONS

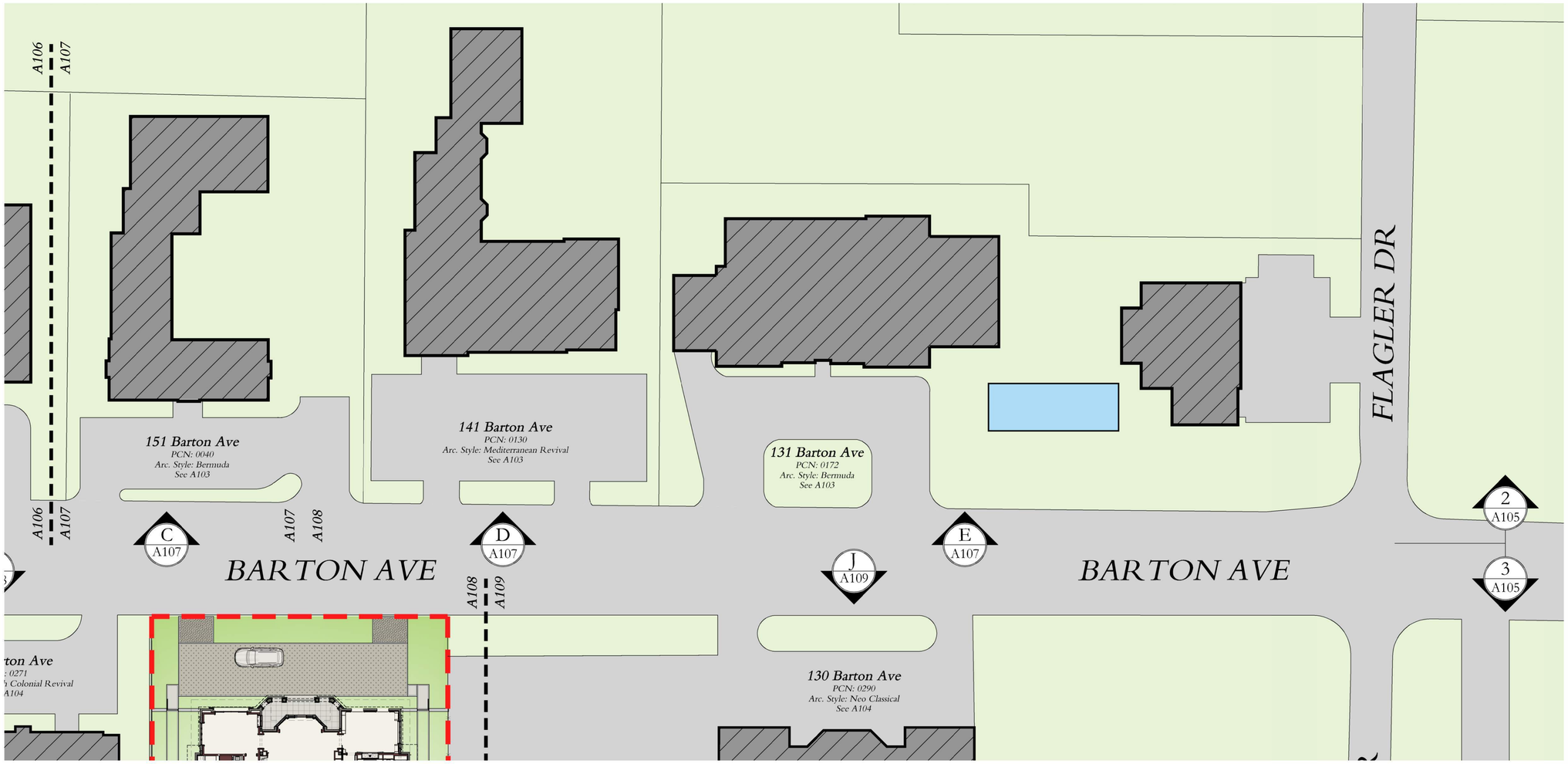
SHEET NUMBER

A 106

STREETSCAPE ELEVATIONS

n.t.s

Barton Ave Neighborhood Context (See Color Photographs on Sheet A102, A103 & A104)



1 *Site Plan*
1/16" = 1'-0"

BARTON AVE NORTH STREETSCAPE ELEVATIONS



2 *Elevations*
1/16" = 1'-0"

C *151 Barton Ave*
Arc. Style: Bermuda
See A103

D *141 Barton Ave*
Arc. Style: Mediterranean Revival
See A103

E *131 Barton Ave*
Arc. Style: Bermuda
See A103

ADJACENT PROPERTY ELEVATIONS ARE DEPICTED BASED ON VISUALS AND TOPB (TOWN OF PALM BEACH) RECORD DRAWINGS. THE GRADE IS REPRESENTED AS AN HORIZONTAL LINE AND DOES NOT ACCURATELY REFLECT ACTUAL GRADE CHANGES.

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854

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Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

STREETSCAPE ELEVATIONS

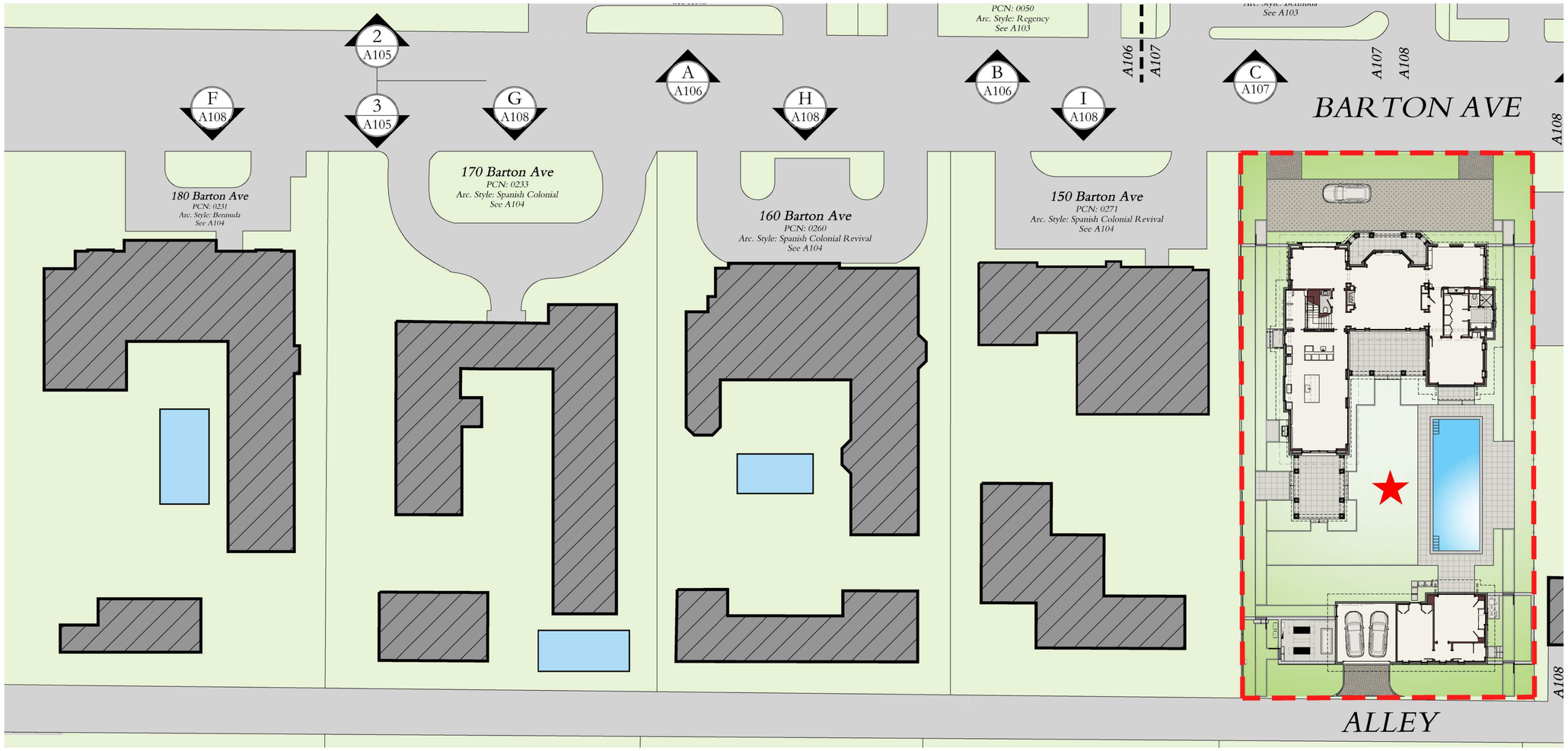
SHEET NUMBER

A 107

STREETSCAPE ELEVATIONS

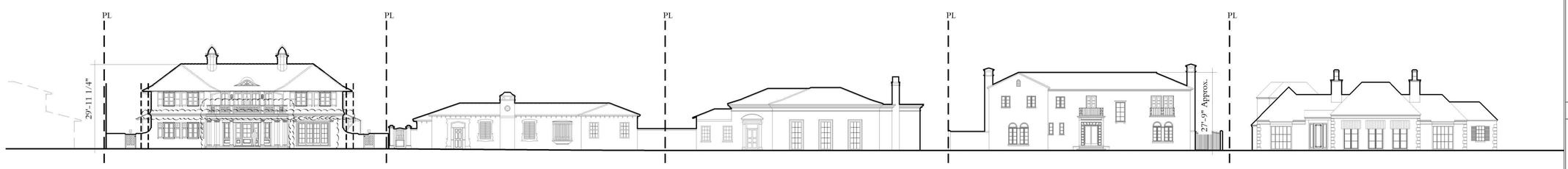
n.t.s

Barton Ave Neighborhood Context (See Color Photographs on Sheet A102, A103 & A104)



1 *Site Plan*
1/16" = 1'-0"

BARTON AVE SOUTH STREETSCAPE ELEVATIONS



★ *138 Barton Ave (Subject Property)*
Arc. Style: Anglo - Caribbean
See A300

I *150 Barton Ave*
Arc. Style: Spanish Colonial Revival
See A104

H *160 Barton Ave*
Arc. Style: Spanish Colonial Revival
See A104

G *170 Barton Ave*
Arc. Style: Spanish Colonial Revival
See A104

F *180 Barton Ave*
Arc. Style: Bermuda
See A104

S OCEAN BLVD — JIMMY BUFFET MEM HWY

2 *Elevations*
1/16" = 1'-0"

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JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854

SHOPE RENO WHARTON

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Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

STREETSCAPE ELEVATIONS

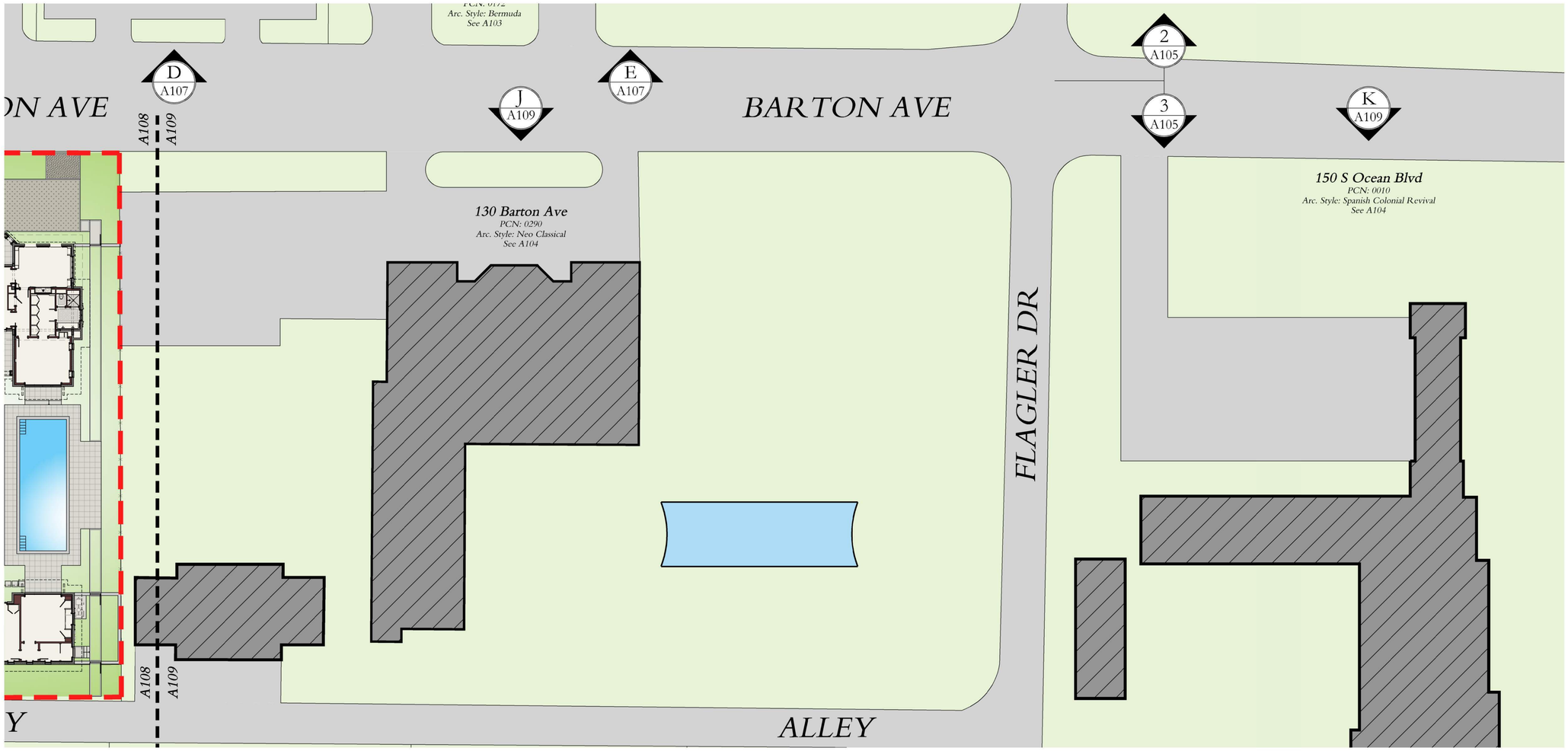
SHEET NUMBER

A 108

STREETSCAPE ELEVATIONS

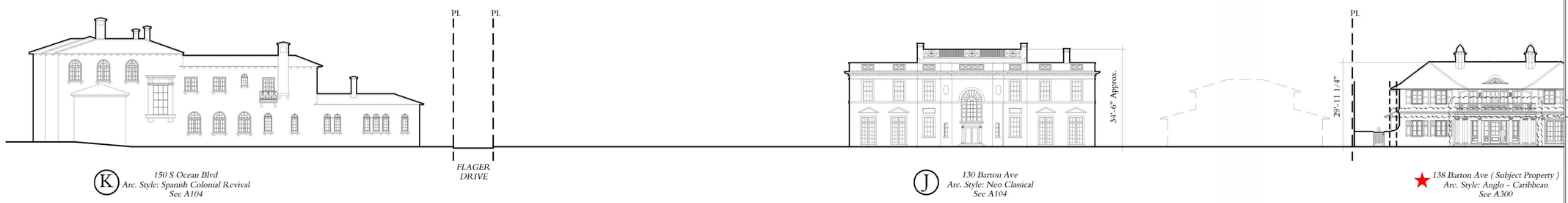
n.t.s

Barton Ave Neighborhood Context (See Color Photographs on Sheet A102, A103 & A104)



1 *Site Plan*
1/16" = 1'-0"

BARTON AVE SOUTH STREETSCAPE ELEVATIONS



K *150 S Ocean Blvd*
Arc. Style: Spanish Colonial Revival
See A104

J *130 Barton Ave*
Arc. Style: Neo Classical
See A104

★ *138 Barton Ave (Subject Property)*
Arc. Style: Anglo - Caribbean
See A300

S OCEAN BLVD — JIMMY BUFFET MEM HWY

ADJACENT PROPERTY ELEVATIONS ARE DEPICTED BASED ON VISUALS AND TOPB (TOWN OF PALM BEACH) RECORD DRAWINGS. THE GRADE IS REPRESENTED AS AN HORIZONTAL LINE AND DOES NOT ACCURATELY REFLECT ACTUAL GRADE CHANGES.

2 *Elevations*
1/16" = 1'-0"

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854

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SHEET TITLE

STREETSCAPE ELEVATIONS

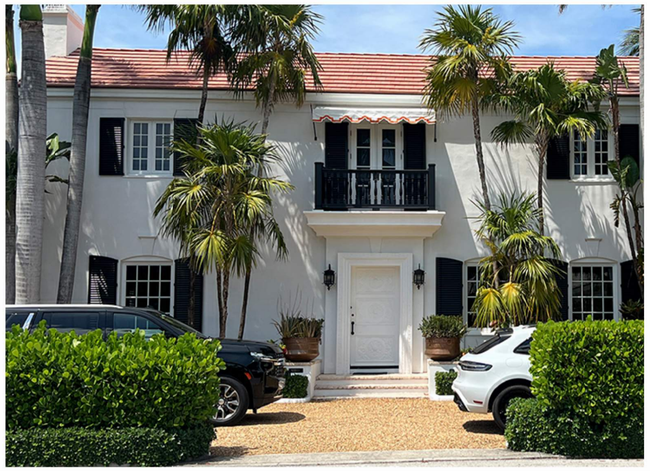
SHEET NUMBER

A 109

COMPARISON IMAGES

n.t.s

Barton Ave Neighborhood Context



151 Barton



Rendered Proposed Front Elevation of 138 Barton Ave



130 Barton



180 Barton



Rendered Proposed Front Elevation of 138 Barton Ave



131 Barton

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854

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SHEET TITLE

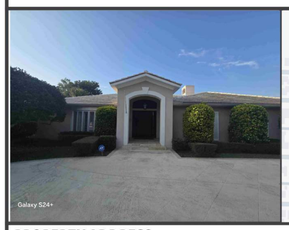
COMPARISON IMAGES

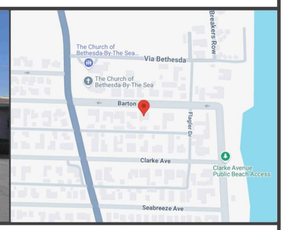
SHEET NUMBER

A 110

EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882





PROPERTY ADDRESS:
138 BARTON AVENUE, PALM BEACH, FLORIDA 33480

SURVEY NUMBER: 2503.1294

DATE SIGNED: 06/06/25 | **FIELD WORK DATE:** 3/10/2025

REVISION DATE(S):
(REV.5 6/6/2025) (REV.5 4/3/2025) (REV.4 3/18/2025) (REV.3 3/18/2025) (REV.2 3/14/2025) (REV.1 3/13/2025)

POINTS OF INTEREST
NONE VISIBLE

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J -17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

KENNETH L. WARD
License Number LS 5646
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

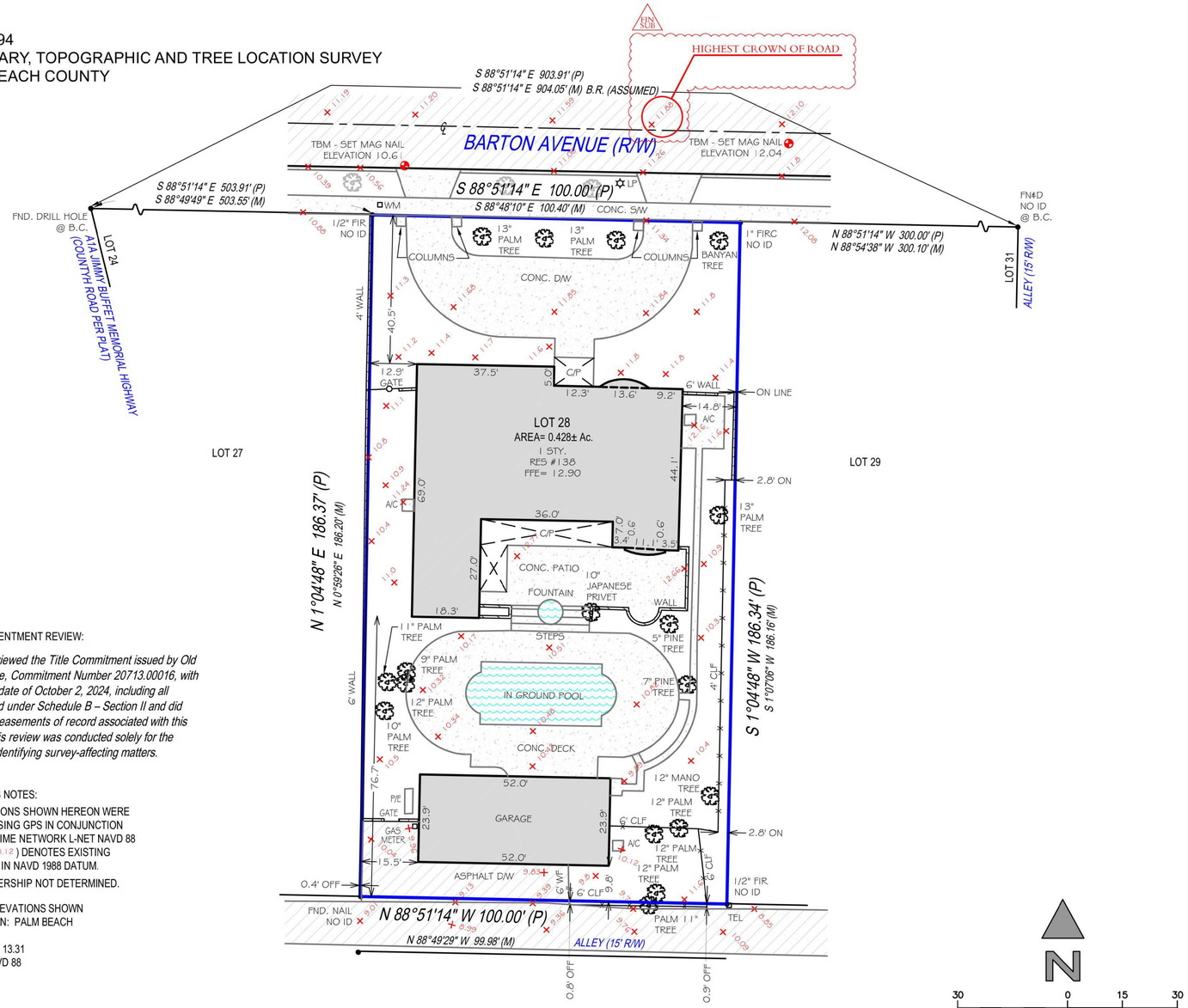
KENNETH L. WARD
State of Florida Professional Surveyor and Mapper
License Number 5646
Exacta Land Surveyors, LLC | LB# 8291

EXACTA
Exacta Land Surveyors, LLC

Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

Florida Land Title Association
FLTA
AFFILIATE MEMBERS

2503.1294
BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY
PALM BEACH COUNTY



TITLE COMMENTMENT REVIEW:

We have reviewed the Title Commitment issued by Old Republic Title, Commitment Number 20713.00016, with an effective date of October 2, 2024, including all matters listed under Schedule B – Section II and did not find any easements of record associated with this property. This review was conducted solely for the purpose of identifying survey-affecting matters.

SURVEYOR'S NOTES:

THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH REAL TIME NETWORK L-NET NAVD 88 DATUM (+ 10.12) DENOTES EXISTING ELEVATIONS IN NAVD 1988 DATUM.

FENCE OWNERSHIP NOT DETERMINED.

BASIS OF ELEVATIONS SHOWN
DESIGNATION: PALM BEACH
PID: AD2852
ELEVATION: 13.31
DATUM: NAVD 88

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

JOB NAME

BARTON AVENUE TRUST

138 BARTON AVENUE / PALM BEACH, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854
SHOPE RENO WHARTON
shoperenowharton . com
T.203.852.7250

ORIENTATION

SEAL

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Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

EXISTING SITE PLAN

SHEET NUMBER

A 120

PROPERTY ADDRESS:
138 BARTON AVENUE, PALM BEACH, FLORIDA 33480

SURVEY NUMBER: 2503.1294

CERTIFIED TO:
CALLIE CHEN

DATE SIGNED: 06/06/25

BUYER: Callie Chen

LENDER: N/A

TITLE COMPANY: N/A

COMMITMENT DATE: OCT. 2, 32024 | **CLIENT FILE NO:**

LEGAL DESCRIPTION:
LOT 28, PRIMAVERA ESTATES (OCEAN SECTION), ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 82, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted “SIRC” indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
11. Points of Interest (POI’s) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI’s may not represent all items of interest to the viewer. There may be additional POI’s which are not shown or called-out as POI’s, or which are otherwise unknown to the surveyor.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

LINETYPES
Boundary Line
Center Line
Chain Link or Wire Fence
Easement
Edge of Water
Iron Fence
Overhead Lines
Structure
Survey Tie Line
Vinyl Fence
Wall or Party Wall
Wood Fence

SURFACE TYPES
Asphalt
Brick or Tile
Concrete
Covered Area
Water
Wood

SYMBOLS
Benchmark
Center Line
Central Angle or Delta
Common Ownership
Control Point
Catch Basin
Elevation
Fire Hydrant
Find or Set Monument
Guywire or Anchor
Manhole
Tree
Utility or Light Pole
Well

ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

JOB SPECIFIC SURVEYOR NOTES:
6/6/2025-review title commitment. Original field survey date unchanged.

THE ASSUMED BEARING REFERENCE OF SOUTH 88 DEGREES 51 MINUTES 14 SECONDS EAST IS BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF BARTON AVENUE, LOCATED WITHIN PRIMAVERA ESTATES (OCEAN SECTION), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXACTA
Exacta Land Surveyors, LLC
Exacta Land Surveyors, LLC
l## 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

JOB NAME

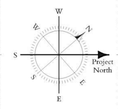
BARTON AVENUE TRUST

138 BARTON AVENUE / PALM BEACH, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854
SHOPE RENO WHARTON
shoperenowharton . com | T . 203 . 852 . 7250

ORIENTATION



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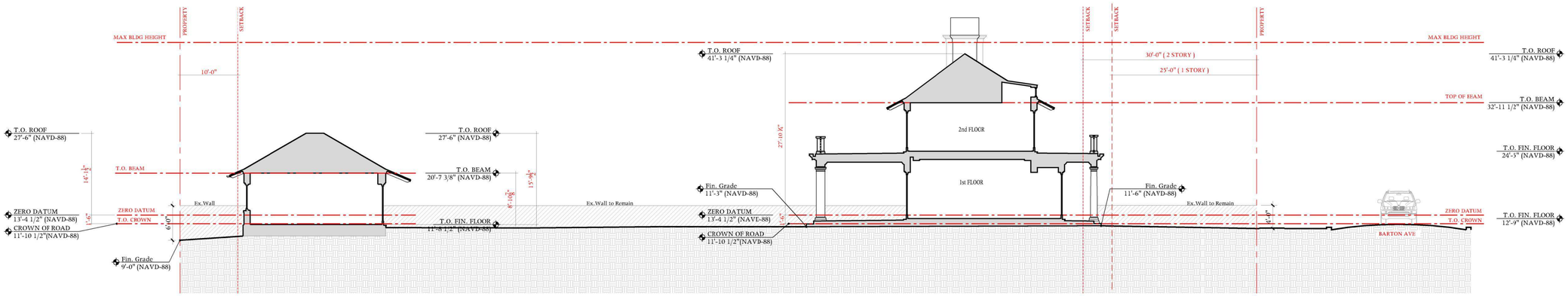
Development Review - Arcom 2nd Submission	06-09-2025
Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

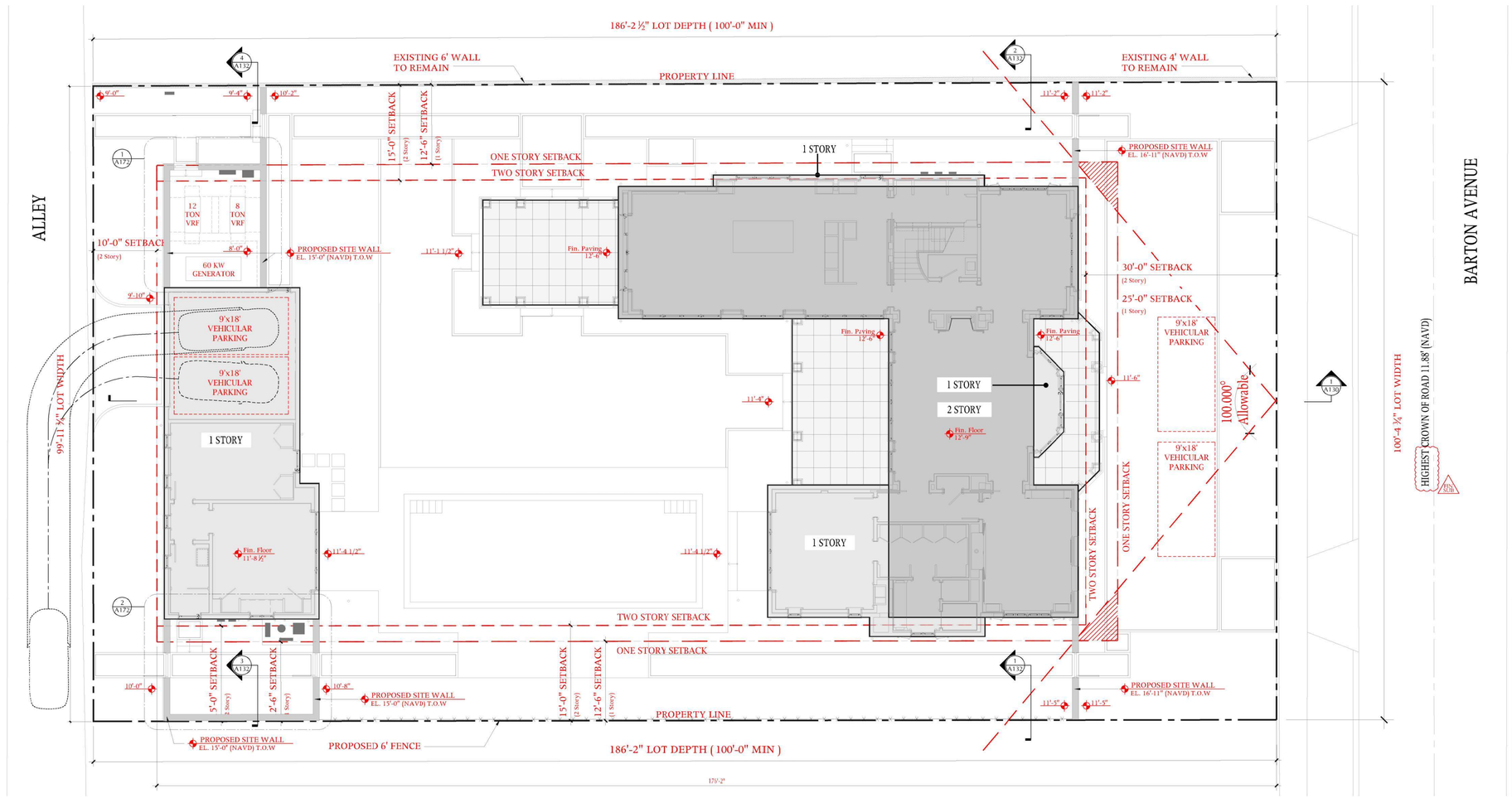
EXISTING SITE PLAN

SHEET NUMBER

A 121



1 A130 North - South Site Section
1/8" = 1'-0"



2 A130 Proposed Site Plan
1/8" = 1'-0"

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

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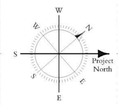
ORIENTATION



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Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

PROPOSED SITE PLAN

SHEET NUMBER

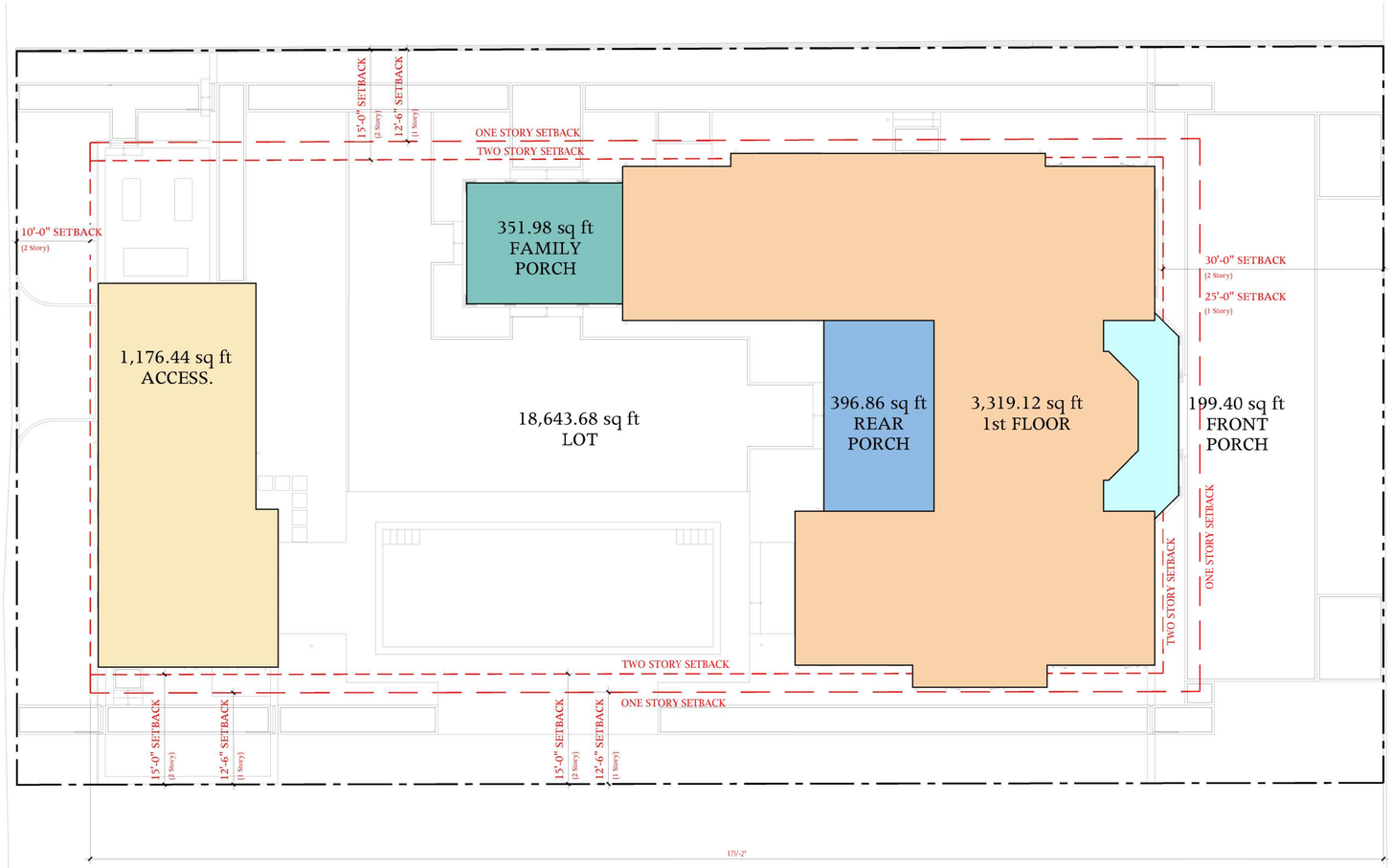
A 130

LOT COVERAGE

(ZONING DISTRICT R-B)

	ALLOWABLE	PROPOSED
LOT SIZE	10,000 SQ FT min	18,643.68 SQ FT
LOT COVERAGE *Formula = 1st Floor Area + Accessory Area + Porches (Front + Rear Covered + Rear Family)* *= 3,319.12 SQ FT + 1,176.44 SQ FT + 948.24 SQ FT* *= 5,443.80 SQ FT*	5,593.10 SQ FT (30% of Lot Area)	5,443.80 SQ FT (29.2% Proposed)

	AREA (SQ FT)	COLOR Code
First Floor	3,319.12 SQ FT	
Front Covered Porch	199.40 SQ FT	
Rear Covered Porch	396.86 SQ FT	
Rear Family Porch	351.98 SQ FT	
Accessory Building	1,176.44 SQ FT	



1 A131 Lot Coverage
1/8" = 1'-0"

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

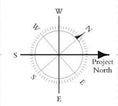
JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854

SHOPE RENO WHARTON

shoperenowharton . com | T. 203.852.7250

ORIENTATION



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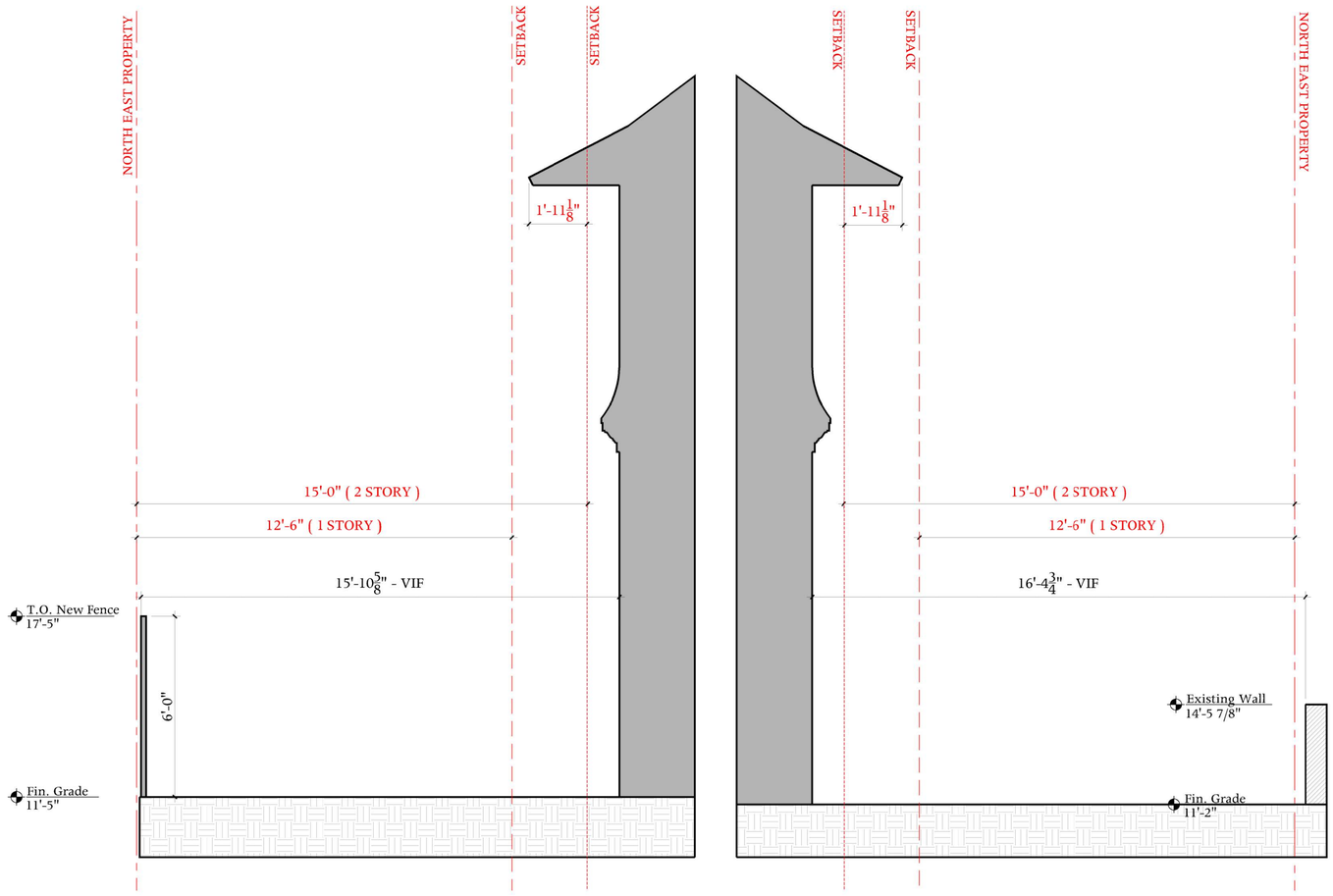
SHEET TITLE

LOT COVERAGE ANALYSIS

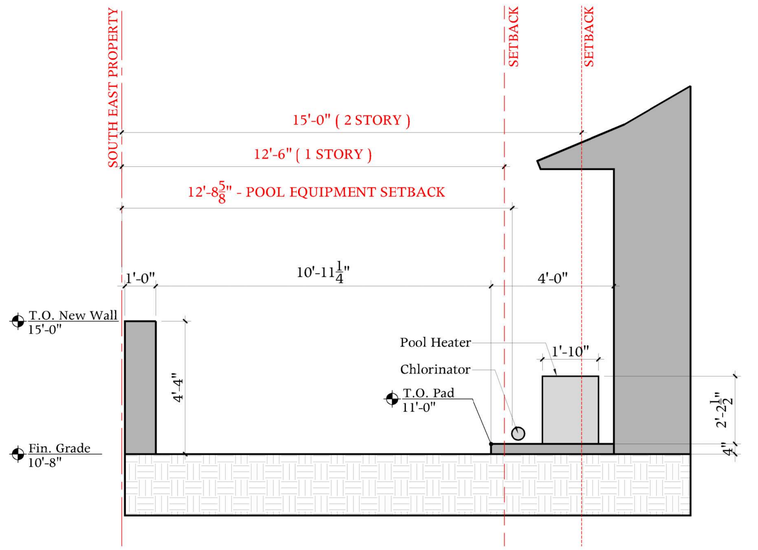
SHEET NUMBER

A 131

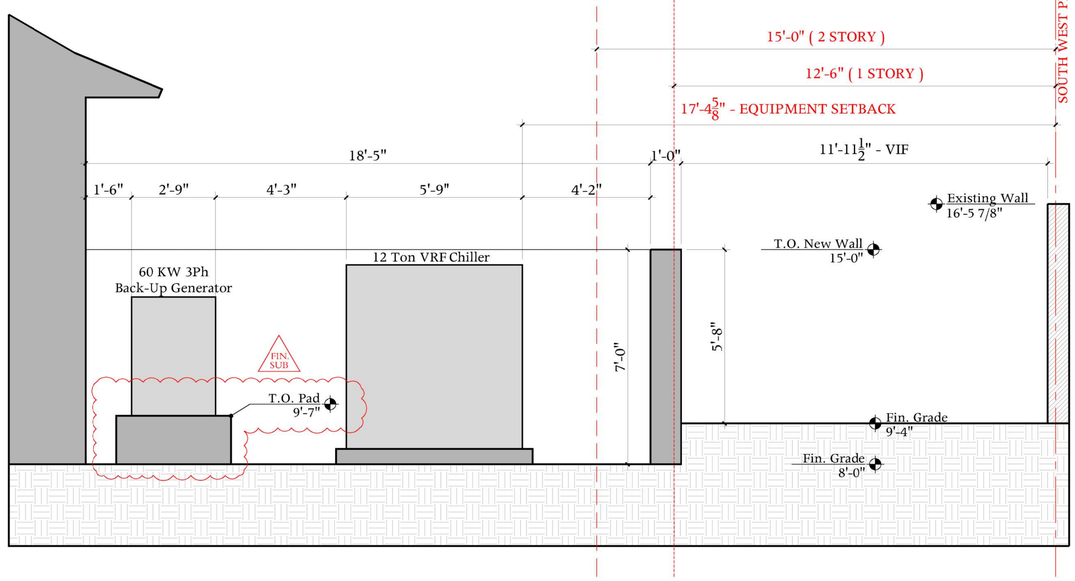


1 North East Yard Section
A132 1/8" = 1'-0"

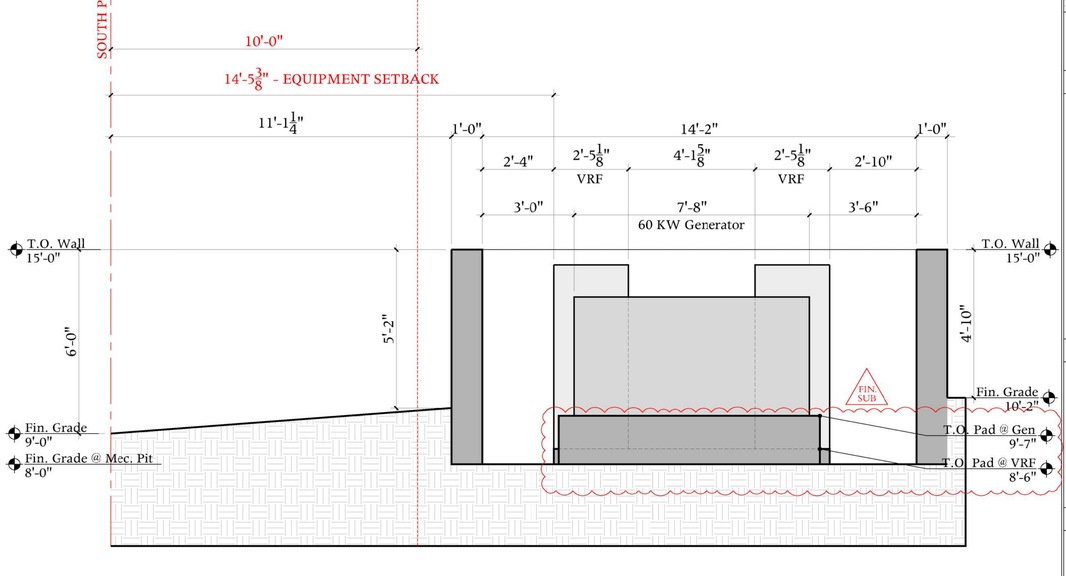
2 North West Yard Section
A132 1/8" = 1'-0"



3 South East Yard Section
A132 1/8" = 1'-0"



4 South West Yard Section
A132 1/8" = 1'-0"



5 South West Yard Section
A132 1/8" = 1'-0"

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854

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ORIENTATION

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SHEET TITLE

YARD SECTIONS

SHEET NUMBER

A 132

ZONING LEGEND

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

Line #	Zoning Legend				
1	**Property Address:**	138 Barton Ave, Palm Beach, FL 33480			
2	**Zoning District:**	R-B Low Density Residential			
3	**Lot Area (sq. ft.):**	18,643.68 SQ FT			
4	**Lot Width (W) & Depth (D) (ft.):**	100' (w) x 186.35' (d)			
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family Residence			
6	**FEMA Flood Zone Designation:**	X			
7	**Zero Datum for point of meas. (NAVD)**	Proposed Finish Floor = 12.75'			
8	**Crown of Road (COR) (NAVD)**	11.56'			
9		REQ'D / PERMITTED	EXISTING	PROPOSED	SHEET
10	Lot Coverage (Sq Ft and %)	30% Max (5,593.10)		5,443.80 SQ FT	A131
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A		7,970.70 SQ FT	A133
12	*Front Yard Setback (Ft.)	30'-0" (2 Story) (N)	40'-5" (2 Story) (N)	31'-2 ¾" (2 Story) (N)	A131
13	* Side Yard Setback (1st Story) (Ft.)	12'-6" (E & W)		14'-4 ¼" (W) / 13'-2 ½" (E)	A131
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0" (E & W)		16'-1 ½" (W) / 16'-2 ⅛" (E)	A131
15	*Rear Yard Setback (Ft.)	10'-0" (1 Story)	9'-9 ½" (1 Story)	10'-11 ¾" (1 Story)	A131
16	Angle of Vision (Deg.)	100 Deg Max	80.46 Deg	94.74 Deg	A131
17	Building Height (Ft.)	22'-0" (2 Story)		20'-0" (2 Story)	A132
18	Overall Building Height (Ft.)	30'-0" (2 Story)		28'-8 ¼" (2 Story)	A132
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.91		3.77	A133
20	** Max. Fill Added to Site (Ft.)	0.59'	N/A		N/A
21	Finished Floor Elev. (FFE)(NAVD)	N/A	12.90'	12.75'	A132
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A FIN. SUB	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	45% Min (8,373 SF)		45% (8,390 SF)	H-102
24	Perimeter LOS (Sq Ft and %)	50% Min (2,663.50 SF)		82.4% (4,390 SF)	H-102
25	Front Yard LOS (Sq Ft and %)	40% Min (1,004 SF)		41.1% (1,034 SF)	H-102
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*			N/A

** Indicate each yard area with cardinal direction (N,S,E,W)*

*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

**** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

SUMMARY OF ZONING DISTRICT LAND DEVELOPMENT REGULATIONS
Town of Palm Beach Planning, Zoning and Building Department
Elements of this document are hyperlinked to their respective code sections
This comparative summary is provided as guidance only. Please consult the Town's Code of Ordinances for complete land development regulations. Refer to Chapter 134 - Zoning for a more comprehensive schedule of zoning regulations. Contact Logan Elliott, Zoning Technician at (561) 227-6409 with any zoning questions.

Zoning District	Min. Lot Size	Front, Street Rear & Street Side Setback	Side Setback	Rear Setback	Lot Coverage	Landscaped Open Space	Angle-of-Vision	Max. Building Height and Max. Overall Height*
R-B**	10,000 sf***	25' – 1-story portion 30' – 2-story portion Front setback can be reduced 5' if rear setback is increased by the 5' Also see Sec. 134-893(a)(5) for additional front and rear setback allowances	12.5' – 1-story portion 15' – 2-story portion	10' – 1-story portion 15' – 2-story portion Also see Rear Height Plane in definitions. The rear height plane in this district is 25'	40% – 1-story 30% – 2-story	45% of lot, 50% of which must be located within 10 feet of property line for lots under 20,000 sf 40% of front setback to be landscaped open space	100 degrees plus 4 degrees for every ten feet in lot width above the minimum (40 foot max)	14' – 1-story, plus 3' for flat roofs or 8' for all other style roofs 22' – 2-story, plus 3' for flat roofs or 8' for all other style roofs

* The Town has a maximum of 2 habitable stories in vertical alignment for all single-family and two-family developments, 134-1609
** The R-B district has a Cubic Content Ratio requirement for all single family development. See the R-B Zoning District Cubic Content Ratio By Lot Size and Examples table to determine a lot's requirement
*** For lots greater than 20,000 sf, see 134-893(1) for applicable regulations

AREA CALCULATIONS

(ZONING DISTRICT R-B)

	ALLOWABLE	PROPOSED
LOT AREA	10,000 SQ FT min	18,643.68 SQ FT

ENCLOSED SQUARE FOOTAGE — 7,970.70 SQ FT

Formula = 1st Floor + 2nd Floor + Rear Covered Porch + Rear Family Porch + Accessory
= 3,319.12 SQ FT + 2,726.30 SQ FT + 396.86 SQ FT +351.98 SQ FT +1,176.44 SQ FT
= 7,970.70 SQ FT

	AREA (SQ FT)	COLOR Code
First Floor	3,319.12 SQ FT	
Second Floor	2,726.30 SQ FT	
Rear Covered Porch	396.86 SQ FT	
Rear Family Porch	351.98 SQ FT	
Accessory Building	1,176.44 SQ FT	

UNENCLOSED SQUARE FOOTAGE — 870.69 SQ FT

Formula = Front Covered Porch + Upper Terrace + Rear Terrace
= 199.40 SQ FT + 269.37 SQ FT + 401.92 SQ FT
= 870.69 SQ FT

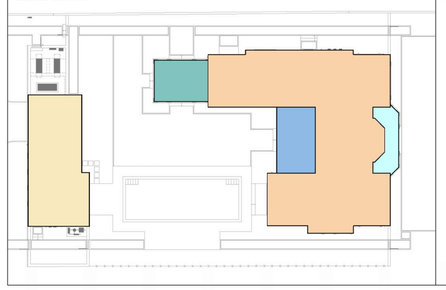
	AREA (SQ FT)	COLOR Code
Front Covered Porch	199.40 SQ FT	
Upper Terrace	269.37 SQ FT	
Upper Rear Terrace	401.92 SQ FT	

TOTAL GROSS SQUARE FOOTAGE — 8,841.39 SQ FT

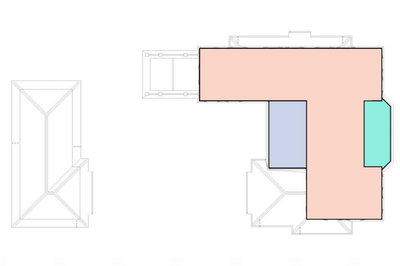
Formula = Enclosed Spaces + Unenclosed Spaces
= 3,319.12 SQ FT + 1,176.44 SQ FT + 948.24 SQ FT
= 8,841.39 SQ FT

AREA DIAGRAMS

First Floor



Second Floor



JOB NAME
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138 Barton Avenue / Palm Beach, FL
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SHEET TITLE
ZONING LEGEND

SHEET NUMBER
A 133

PROPOSED CUBIC CONTENT RATIO (ZONING DISTRICT R-B)

	TOTAL
LOT AREA	18,600 SQ FT
ALLOWABLE CUBIC CONTENT RATIO *Per Building Code Sec 134-893, for Lots between 10,000 SQ.FT and 60,000 SQ.FT* *Formula = 3.50 + [{ (60,000 - LOT AREA) / 50,000 } x 0.5]* *= 3.50 + [{ (60,000 - 18,600) / 50,000 } x 0.5]* *= 3.91*	3.91
ALLOWABLE CUBIC VOLUME *Formula = ALLOWABLE CUBIC CONTENT RATIO x LOT AREA* *= 3.91 x 18,600* *= 72,726.00 cu ft*	72,726.00 CU FT
ALLOWABLE CUBIC CONTENT OF UNENCLOSED SPACES *Per Building Code Sec. 137-893* *Formula = 5% of Allowable Cubic Volume* *= 72,726 x 0.05* *= 3,636.30 cu ft*	3,636.30 CU FT
TOTAL PROPOSED CUBIC VOLUME OF ENCLOSED SPACES *Formula for Cubic Volumi of each Section = AREA x HEIGHT (see table below)* *Formula for Total Prop. Cubic Volume = CV of A + CV of B + CV of C+ CV of D + CV of E + CV of G + CV of H* *= 70,118.47 cu ft* *Compliance Formula = PROPOSED CUBIC VOLUME < ALLOWABLE CUBIC VOLUME* *= 70,118.47 cu ft < 72,726 cu ft*	70,118.47 CU FT (Complies)

SECTION	AREA (SQ FT)	HEIGHT (FEET)	CUBIC VOLUMI (CU FT)	COLOR
A - 2 Stories	2725.94 SQ FT	@ 18.30'	49,884.70 CU FT	
B - 1 Story	450.22 SQ FT	@ 8.33'	3,750.33 CU FT	
C - 1 Story	76.08 SQ FT	@ 8.33'	633.75 CU FT	
D - 1 Story	66.88 SQ FT	@ 8.33'	557.11 CU FT	
E - 1 Story (Accessory Bldg)	1,176.44 SQ FT	@ 6.29'	7,399.81 CU FT	
G - Rear Covered Porch	396.86 SQ FT	@ 10.54'	4,182.90 CU FT	
H - Rear Family Porch	351.98 SQ FT	@ 10.54'	3,709.87 CU FT	

PROPOSED CUBIC VOLUME OF UNENCLOSED SPACES *Formula for Cubic Volumi of each Section = AREA x HEIGHT (see table below)* *Formula for Total Prop. Cubic Volume = CV of F* *= 2,101.68 cu ft* *Compliance = PROPOSED CV OF UNENCLOSED SPACES < ALLOWABLE CV OF UNENCLOSED SPACES* *Formula = 2,101.68 cu ft < 3,636.30 cu ft*	2,101.68 CU FT (Complies)

SECTION	AREA (SQ FT)	HEIGHT (FEET)	CUBIC VOLUMI (CU FT)	COLOR
F - Front Covered Porch	199.40 SQ FT	@ 10.54'	2,101.68 CU FT	

PROPOSED CUBIC CONTENT RATIO *Formula = PROPOSED TOTAL CUBIC VOLUME ÷ LOT AREA* *= 70,118.47 cu ft ÷ 18,600 sq ft* *= 3.77* *Compliance Formula = PROPOSED CUBIC CONTENT RATIO < ALLOWABLE CUBIC CONTENT RATIO* *= 3.77 < 3.91*	3.77 (Complies)

BUILDING CODE SECTIONS

1. AREA IS MEASURED FROM EXTERIOR FACE OF EXTERIOR WALLS

Building Code Sec 134-2 "Floor Area" Definition
"Floor area total means the sum of the gross horizontal area of all the floors of a building, except a basement or subbasement as defined, measured from the exterior faces of exterior walls and/or supporting columns."

2. ZERO DATUM = Elevation 13.88' (NAVD-88)
= Crown of Road + 1.5'
= 11.88' + 1.5' = 13.88'

Building Code Sec 134-2 "Building Height" Definition
"The building height point of measurement (zero datum) shall be the greater of the following conditions as applied to the location of the subject lot

(3)For lots outside the Special Flood Hazard Area and lots that are not seaward of the CCCL. the point of measurement shall be a maximum of 18 inches above the highest street elevation of the crown of the public or private street or road, measured along the front property line of the subject lot.

3. BUILDING HEIGHT IS MEASURED FROM ZERO DATUM TO THE POINT AT WHICH THE OUTSIDE WALL MEETS THE HORIZONTAL EAVE OF THE ROOF

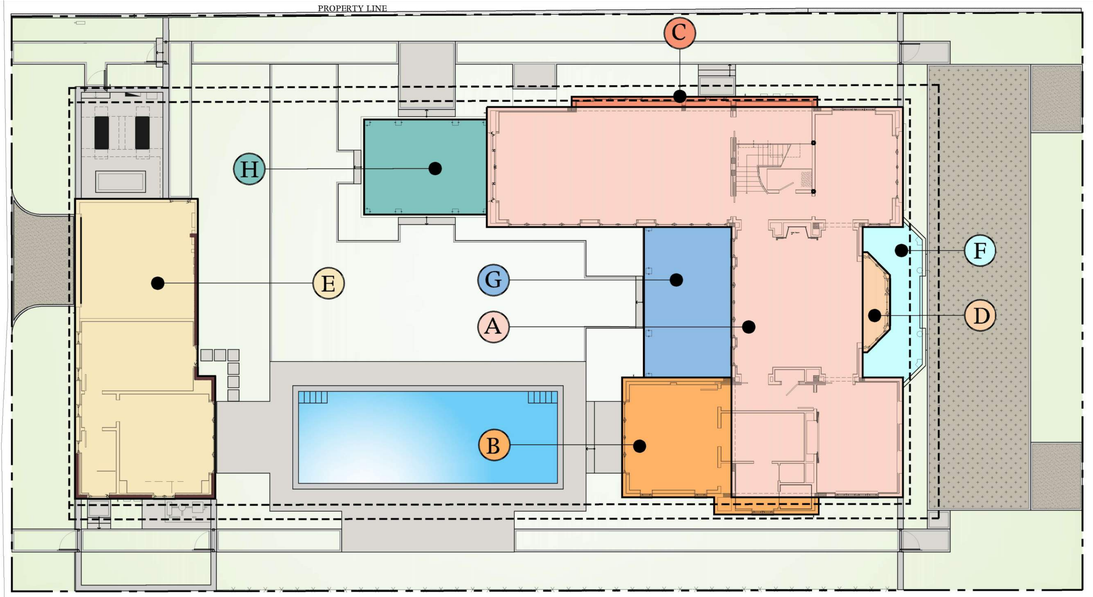
Building Code Sec 134-2 "Building Height" Definition
"The height of the outside exterior walls is measured from the point of measurement to the point at which the outside wall meets the horizontal eave of the roof or the bottom of a parapet wall."

3. CUBIC CONTENT RATIO PARAMETERS

Building Code Sec 134-893
" (13) Cubic content ratio

a.2 For lots between 10,000 and 60,000 square feet which are not identified in subsection 4 of this section, the maximum allowable CCR shall be calculated as follows:
3.50 + [(60,000 - the lot size) ÷ 50,000) × 0.5]

PROPOSED AREA DIAGRAM



PROPOSED CUBIC VOLUME DIAGRAM

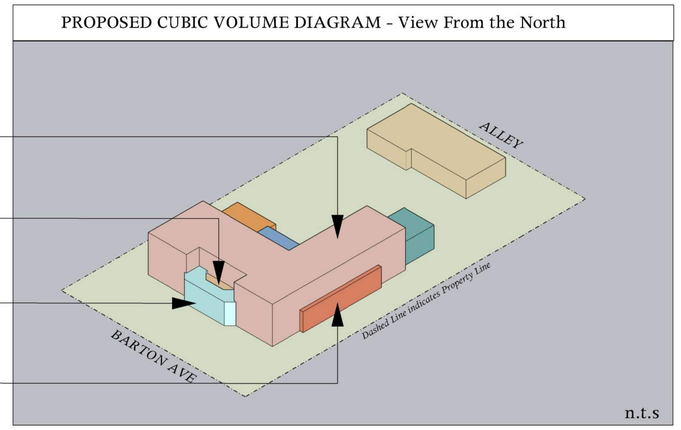
A 2 - STORIES
= 2,725.94 SQ FT x 18.30' = 49,884.70 CU FT

D 1 - STORY
= 66.88 SQ FT x 8.33' = 557.11 CU FT

F FRONT COVERED PORCH
= 199.40 SQ FT x 10.54' = 2,101.68 CU FT

C 1 - STORY
= 76.08 SQ FT x 8.33' = 633.75 CU FT

PROPOSED CUBIC VOLUME DIAGRAM - View From the North



n.t.s

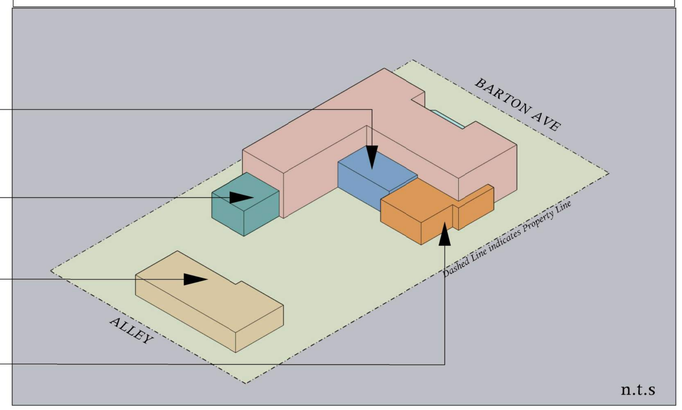
G REAR COVERED PORCH
= 396.86 SQ FT x 10.54' = 4,182.90 CU FT

H REAR FAMILY PORCH
= 351.98 SQ FT x 10.54' = 3,709.87 CU FT

E 1 - STORY (Acc. Bldg)
= 1,176.44 SQ FT x 6.29' = 7,399.81 CU FT

B 1 - STORY
= 450.22 SQ FT x 8.33' = 3,750.33 CU FT

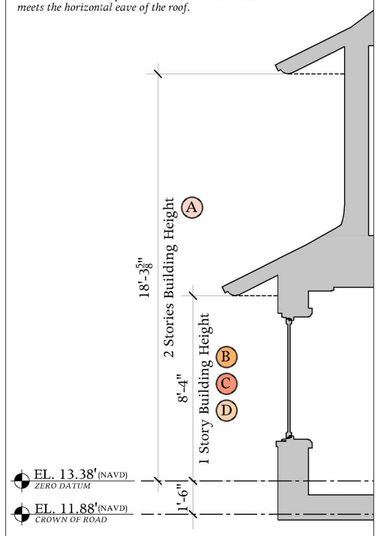
PROPOSED CUBIC VOLUME DIAGRAM - View From the South



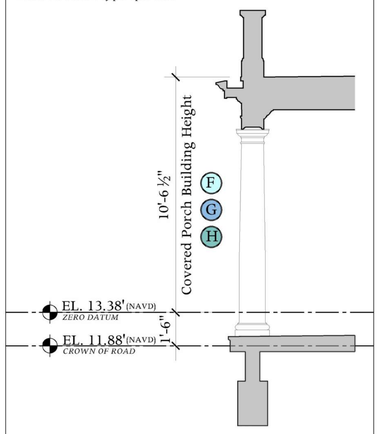
n.t.s

BUILDING HEIGHT DIAGRAMS

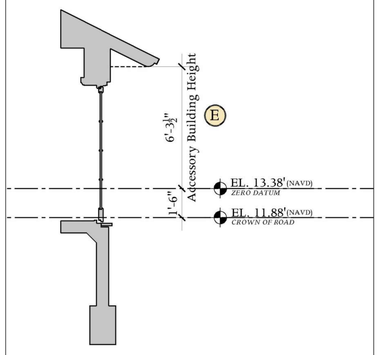
At 1 & 2 Stories, building height is calculated from "Zero Datum" to the point at which the outside wall meets the horizonial eave of the roof.



At covered porch, building height is calculated from "Zero Datum" to the point at which the outside wall meets the bottom of parapet wall.



At 1 & 2 Stories, building height is calculated from "Zero Datum" to the point at which the outside wall meets the horizontal eave of the roof.



JOB NAME

BARTON AVENUE TRUST

138 BARTON AVENUE / PALM BEACH, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854

SHOPE RENO WHARTON

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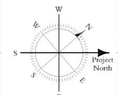
ORIENTATION



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Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

CUBIC CONTENT RATIO

SHEET NUMBER

A 134

2D COLOR ELEVATION

Colors, Materials & Finishes
(Applicable to Pool House)

ROOF


"Ludovici Provincial " White Cedar Clay Roof Tiles

GUTTERS & DOWNSPOUTS


Red Copper

RAIN CHAIN DOWNSPOUT


Red Copper

SOFFIT


Painted Exposed Rafter Tails & Stained Cypress V-Groove Soffit

WINDOW SHUTTERS


" Timberlane Endurian" Shutters

STONEWORK


"Indiana Limestone"



Precast concrete chimney top, painted to match body of house

"Ludovici Provincial" terra cotta roof tile - white cedar color

Red copper gutters & downspouts

"Timberlane Endurian" shutters with operable hardware

Stucco smooth finish

Powder coated aluminum railing with Ipe top cap

Stucco chimney

FIN SUB — Skylight w/ red copper metal roof

Exterior wall sconces

Indiana limestone sill

Painted mahogany windows & doors

Painted mahogany gates

North Elevation
n.t.s

GATES


Painted Mahogany

EXT. WALL SCONCES


"Urban Electric Lyford Wall" in Bronze w/ Clear Glass

EXT. MONOPOINT


"Lumiere Westwood " in White

EXT. STEP LIGHT


"WAC Lighting LEDme " in Stainless Steel

BODY & TRIM COLOR

"Benjamin Moore" Super White OC-152

SHUTTERS & GATES COLOR


"Benjamin Moore" Saybrook Sage HC-114

JOB NAME

BARTON AVENUE TRUST

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Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

2D COLOR ELEVATIONS - COLORS, MATERIALS & FINISHES

SHEET NUMBER

A 140

2D COLOR ELEVATIONS w/ LANDSCAPE

Main House

FINAL SUB. REVISIONS
1. Column sizes and spacing per Board member comments

FIN SUB



North Elevation
n.t.s

FINAL SUB. REVISIONS
1. Column sizes and spacing per Board member comments

FIN SUB



South Elevation
n.t.s

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

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Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

2D COLOR ELEVATIONS w/ LANDSCAPE
North & South

SHEET NUMBER

A 141

2D COLOR ELEVATIONS w/ LANDSCAPE

Main House

FINAL SUB. REVISIONS
1. Column sizes and spacing per Board member comments

FIN SUB



East Elevation
n.t.s

FINAL SUB. REVISIONS
1. Column sizes and spacing per Board member comments

FIN SUB



West Elevation
n.t.s

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

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SHEET TITLE

2D COLOR ELEVATIONS w/ LANDSCAPE
East & West

SHEET NUMBER

A 142

2D COLOR ELEVATIONS w/ LANDSCAPE

Pool House



North Elevation
n.t.s



East Elevation
n.t.s



South Elevation
n.t.s



West Elevation
n.t.s

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

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Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

2D COLOR ELEVATIONS w/ LANDSCAPE
Pool House

SHEET NUMBER

A 143

2D COLOR ELEVATIONS w/o LANDSCAPE

Main House

FINAL SUB. REVISIONS
1. Column sizes and spacing per Board member comments

FIN SUB



North Elevation
n.t.s

FINAL SUB. REVISIONS
1. Column sizes and spacing per Board member comments

FIN SUB



South Elevation
n.t.s

JOB NAME

BARTON AVENUE TRUST

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JOB NUMBER 2423

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SHEET TITLE

2D COLOR ELEVATIONS w/o LANDSCAPE
North & South

SHEET NUMBER

A 144

2D COLOR ELEVATIONS w/o LANDSCAPE

Main House

FINAL SUB. REVISIONS
1. Column sizes and spacing per Board member comments

FIN SUB



East Elevation
n.t.s

FINAL SUB. REVISIONS
1. Column sizes and spacing per Board member comments

FIN SUB



West Elevation
n.t.s

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

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Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

2D COLOR ELEVATIONS w/o LANDSCAPE
East & West

SHEET NUMBER

A 145

2D COLOR ELEVATIONS w/o LANDSCAPE

Pool House



North Elevation
n.t.s



East Elevation
n.t.s



South Elevation
n.t.s



West Elevation
n.t.s

JOB NAME

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Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

2D COLOR ELEVATIONS w/o LANDSCAPE
Pool House

SHEET NUMBER

A 146

FINAL SUB. REVISIONS
1. Landscape per updated drawings
2. Column sizes and spacing per Board member comments

FIN SUB



Street Approach
n.t.s

FINAL SUB. REVISIONS
1. Column sizes and spacing per Board member comments

FIN SUB



Drive Approach
n.t.s

JOB NAME

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Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

3D COLOR RENDERINGS

SHEET NUMBER

A 150

FINAL SUB. REVISIONS
1. Column sizes and spacing per Board member comments

FIN SUB



Rear Yard - Poolside Looking North
n.t.s

FINAL SUB. REVISIONS
1. Column sizes and spacing per Board member comments

FIN SUB



Rear Yard - Poolside Looking West
n.t.s

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

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Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

3D COLOR RENDERINGS

SHEET NUMBER

A 151



Rear Porch Looking South

n.t.s



Alley Side - Looking North

n.t.s

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SHEET TITLE

3D COLOR RENDERINGS

SHEET NUMBER

A 152



Aerial View

n.t.s



Aerial View

n.t.s

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SHEET TITLE

3D COLOR RENDERINGS

SHEET NUMBER

A 153

FINAL SUB. REVISIONS
1. Column sizes and spacing per Board member comments

FIN SUB



Drive Approach - North East Corner
n.t.s

FINAL SUB. REVISIONS
1. Column sizes and spacing per Board member comments

FIN SUB



Drive Approach - North West Corner
n.t.s

JOB NAME

BARTON AVENUE TRUST

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SHEET TITLE

3D COLOR RENDERINGS W/O LANDSCAPE

SHEET NUMBER

A 154

FINAL SUB. REVISIONS
1. Column sizes and spacing per Board member comments

FIN SUB



Rear Yard - Poolside Looking North

n.t.s

FINAL SUB. REVISIONS
1. Column sizes and spacing per Board member comments

FIN SUB



Alley Side - Looking North

n.t.s

JOB NAME

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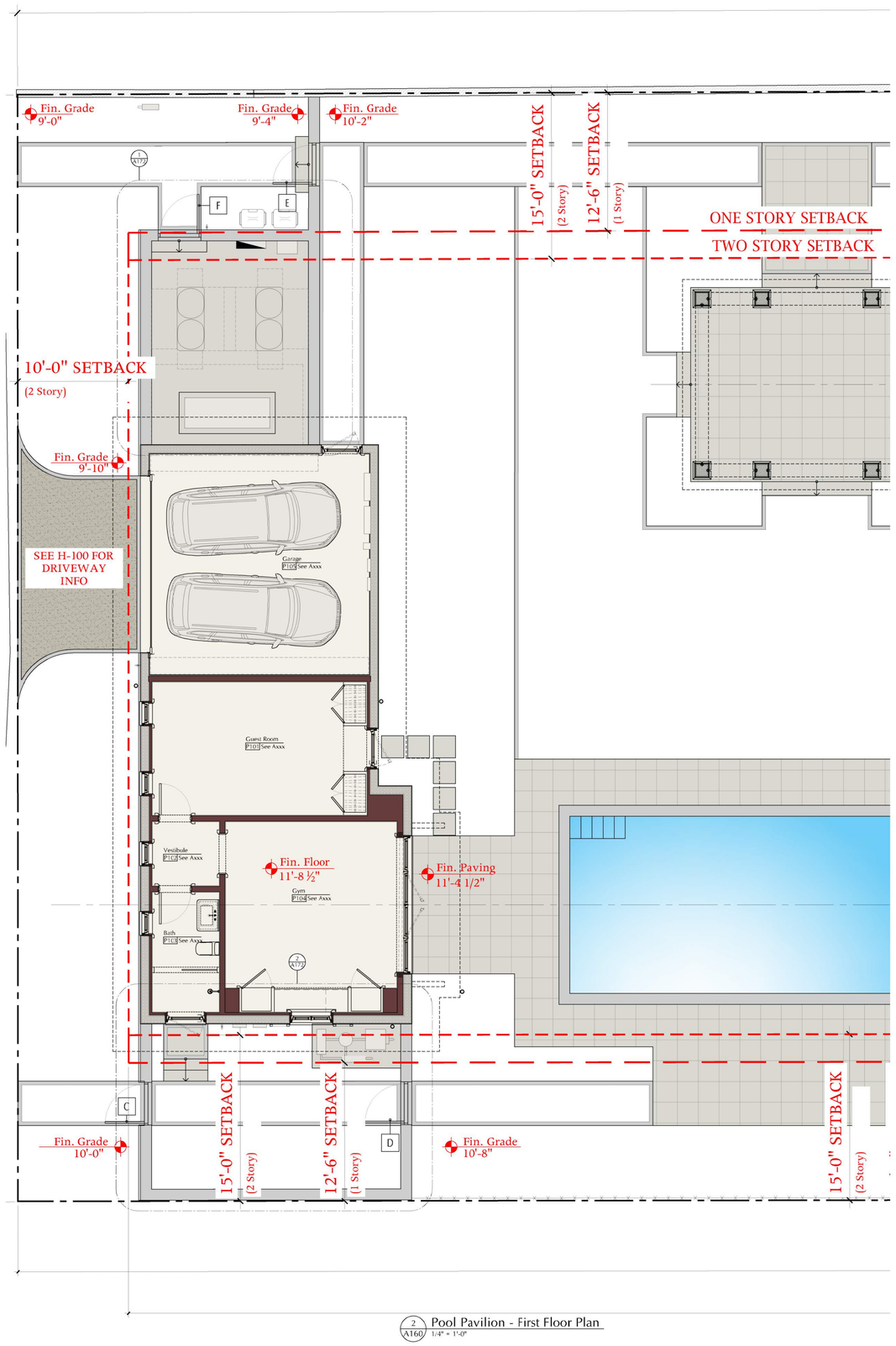
SHEET TITLE

3D COLOR RENDERINGS W/O LANDSCAPE

SHEET NUMBER

A 155



2 A160 Pool Pavilion - First Floor Plan
1/4" = 1'-0"

JOB NAME

BARTON AVENUE TRUST

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JOB NUMBER 2423

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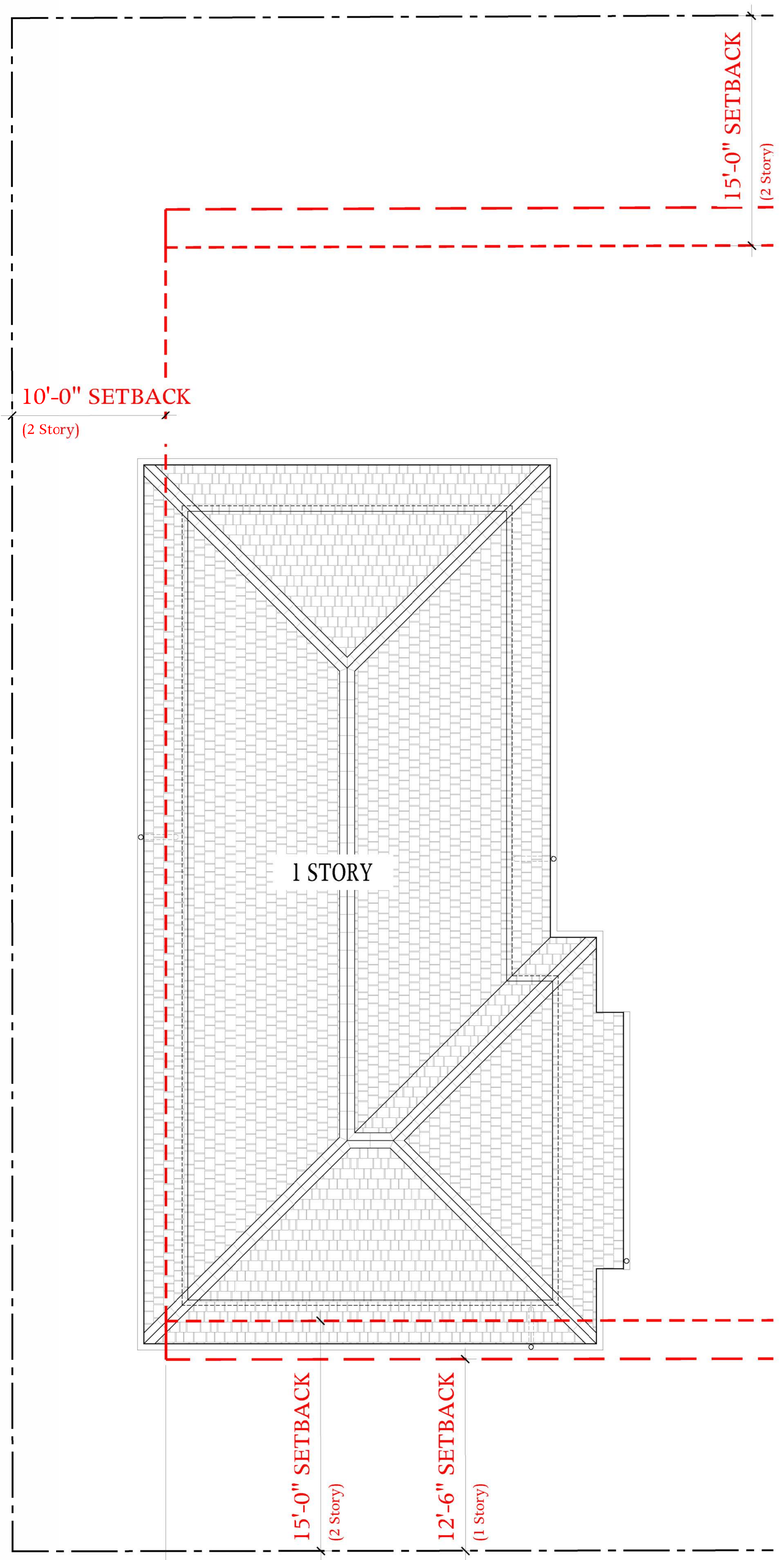
SHEET TITLE

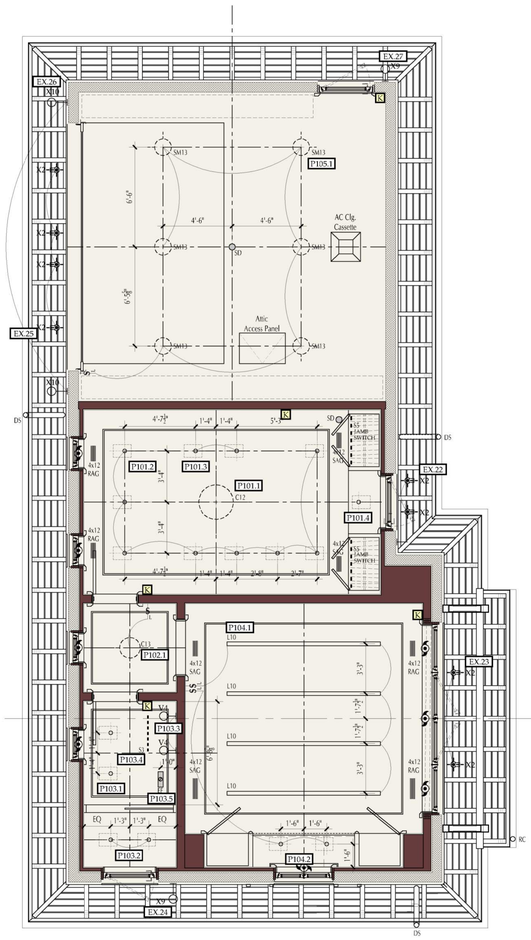
POOL PAVILION PLANS

SHEET NUMBER

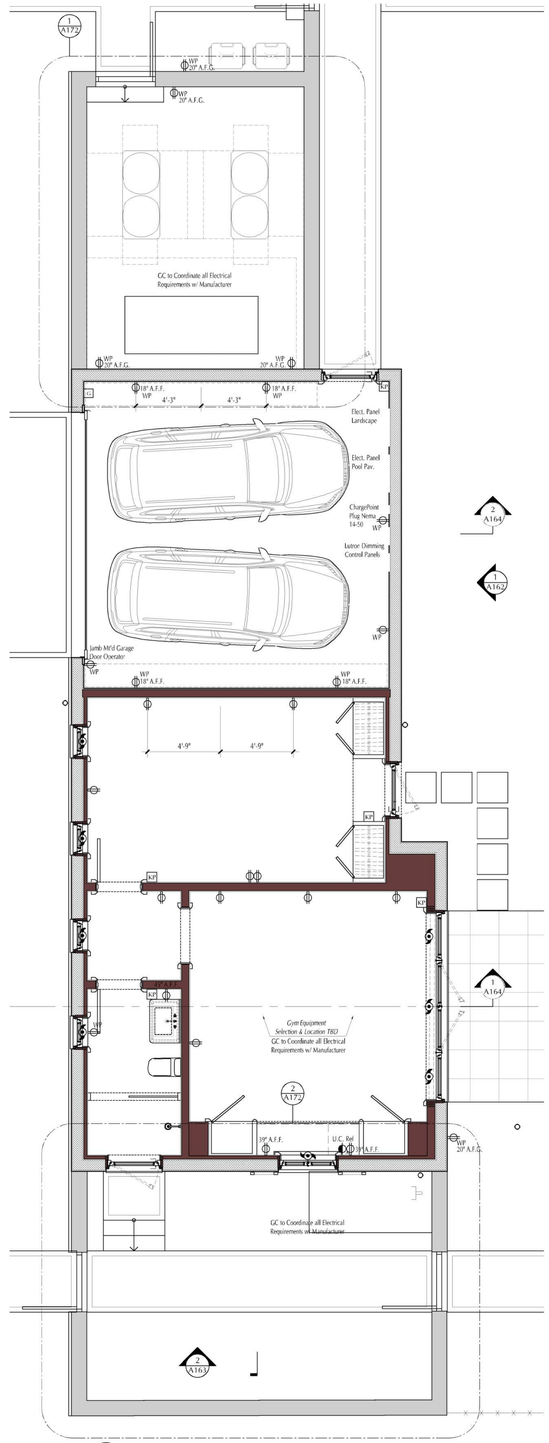
A 160



1 A161 Pool Pavilion - Roof Plan
1/4" = 1'-0"



2 A161 Pool Pavilion - Reflected Ceiling Plan
1/4" = 1'-0"



3 A161 Pool Pavilion - Electrical Plan
1/4" = 1'-0"

JOB NAME

BARTON AVENUE TRUST

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JOB NUMBER 2423

ELECTRICAL SYMBOLS

- ELECTRICAL WALL OUTLET
- GFI GROUND FAULT INTERUPT OUTLET
- DUPLEX OUTLET
- A APPLIANCE OUTLET
- DUPLEX FLOOR OUTLET
- WP WATERPROOF OUTLET (Exterior Use)
  Cord Reels Type 14/3 Ref Detail
- FROST FREE HOSE BIB
- KP KEYPAD - 4'-2" A.F.F. U.N.O.
- P PICO REMOTE
- SINGLE POLE SWITCH
- TV TV
- WHDL WHIRLPOOL (Under Cabinets)
- A SECURITY PANEL
- MOTORIZED ROLLER SHADES
  See Interior Elevations for Pocket Details
- MOTORIZED CURTAINS
  See Interior Elevations for Pocket Details
- TEL TELEPHONE OR NETWORK LOCATION
  Coordinate w/ A/V Drawings
- DOORBELL
  Coordinate w/ A/V Drawings
- WIRELESS ACCESS POINT
  Coordinate w/ A/V Drawings
- THERMOSTAT - 5'-0" A.F.F. U.N.O.
  Coordinate w/ Mechanical Drawings
- G Garage Door Opener
- S Security Panel
- Insect Screen
- Hurricane Shutters

LIGHTING SYMBOLS
See Lighting Schedule and Specs for Further Information

- CEILING FAN
- EXTERIOR RECESSED FIXTURE
- INTERIOR RECESSED FIXTURE
- DECORATIVE FIXTURE by I.D.
- UTILITY FIXTURE Specsed by I.D.
- UPLIGHT Specsed by I.D.
- WALL SCONCE by ID.
- IN PLASTER 660 EXHAUST FAN
- STRIP LIGHTING Specsed by I.D.
- 3AMBSWITCH Specsed by I.D.
- SMOKE & CARBON DETECTOR
- CURTAIN POCKET
- SHADE POCKET
- SPEAKER
- SUPP. V.A/HGRILLE
  Refer to Detail Sheet A50
- RETURN A/HGRILLE
  Refer to Detail Sheet A50

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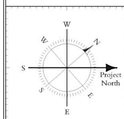
ORIENTATION



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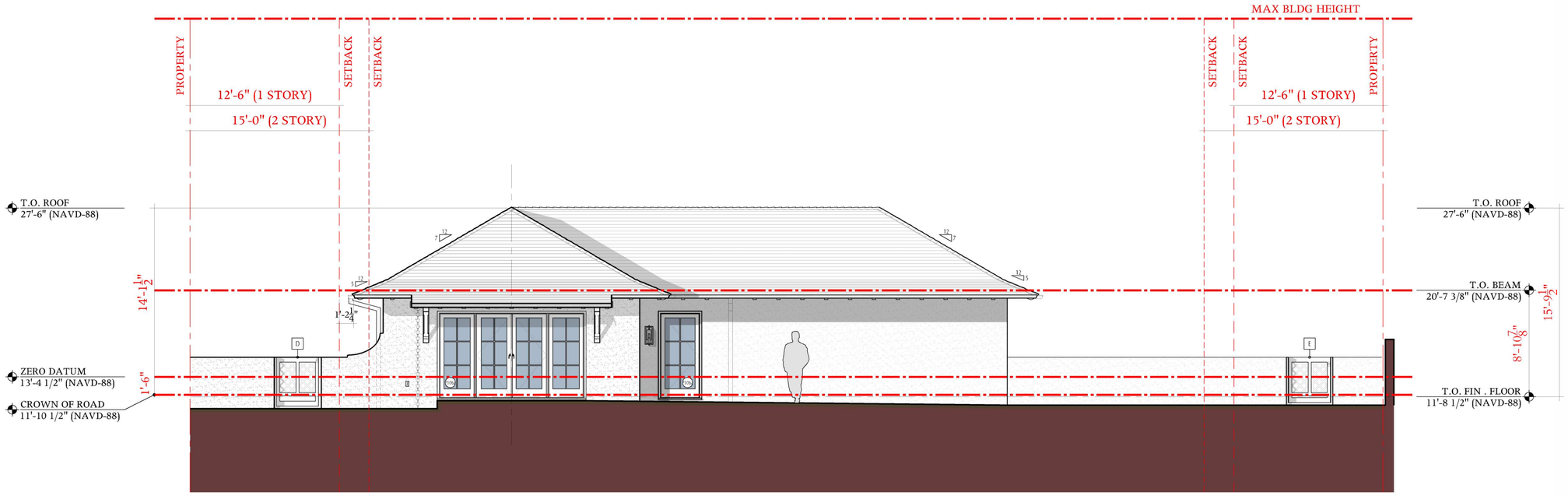
Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

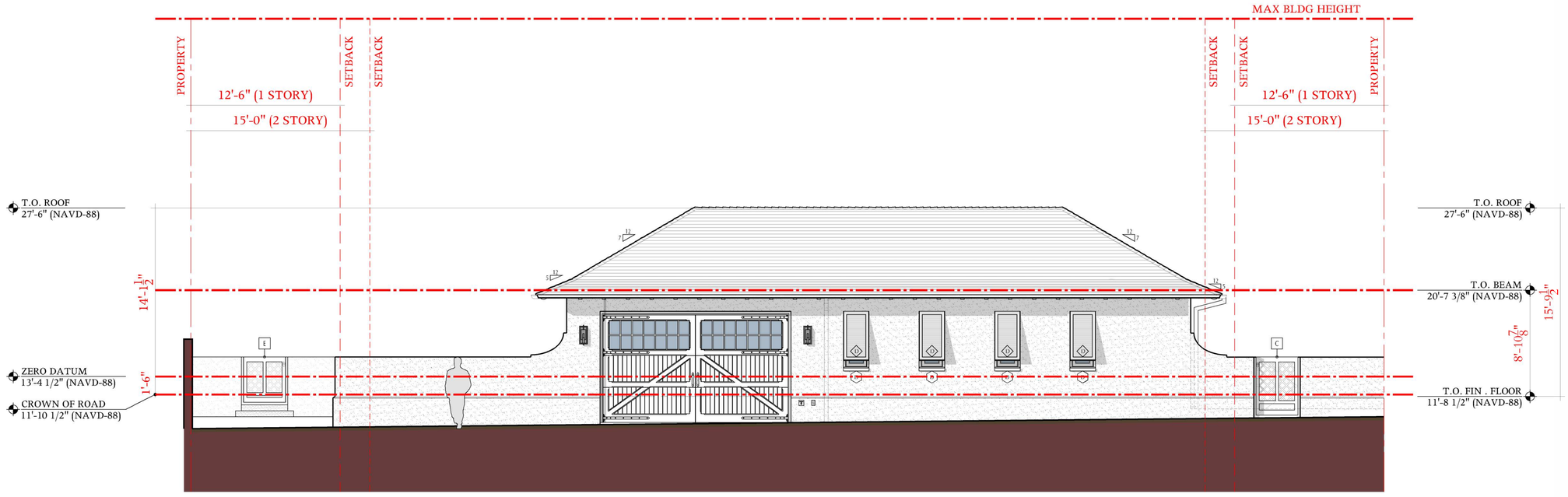
POOL PAVILION PLANS

SHEET NUMBER

A 161



1 A162 Pool Pavilion - North Elevation
1/4" = 1'-0"



4 A162 Pool Pavilion - South Elevation (Alley)
1/4" = 1'-0"

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

FEMA Flood Zone X
Base Floor Elevation N/A

Elevations shown are referenced from NAVD 1988 Datum. All information shown herein was furnished by
Exacta Land Surveyor, LLC.

Survey #2503.1294 dated 03/13/2025

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shoperenowharton.com T.203.852.7250

ORIENTATION

W N E S Project North

SEAL

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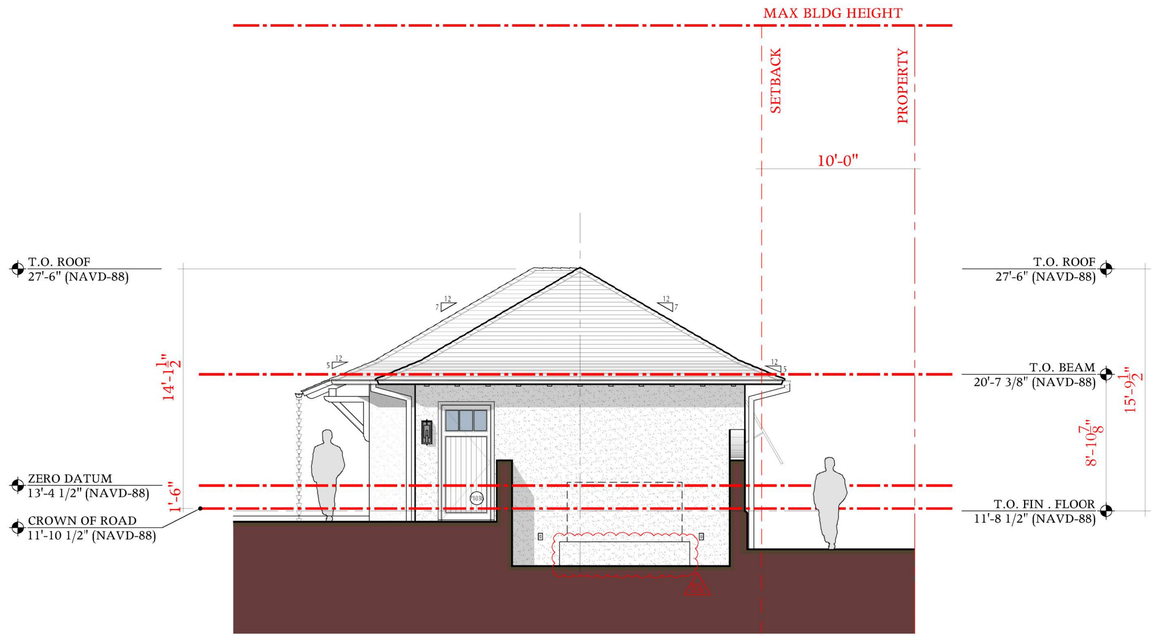
SHEET TITLE

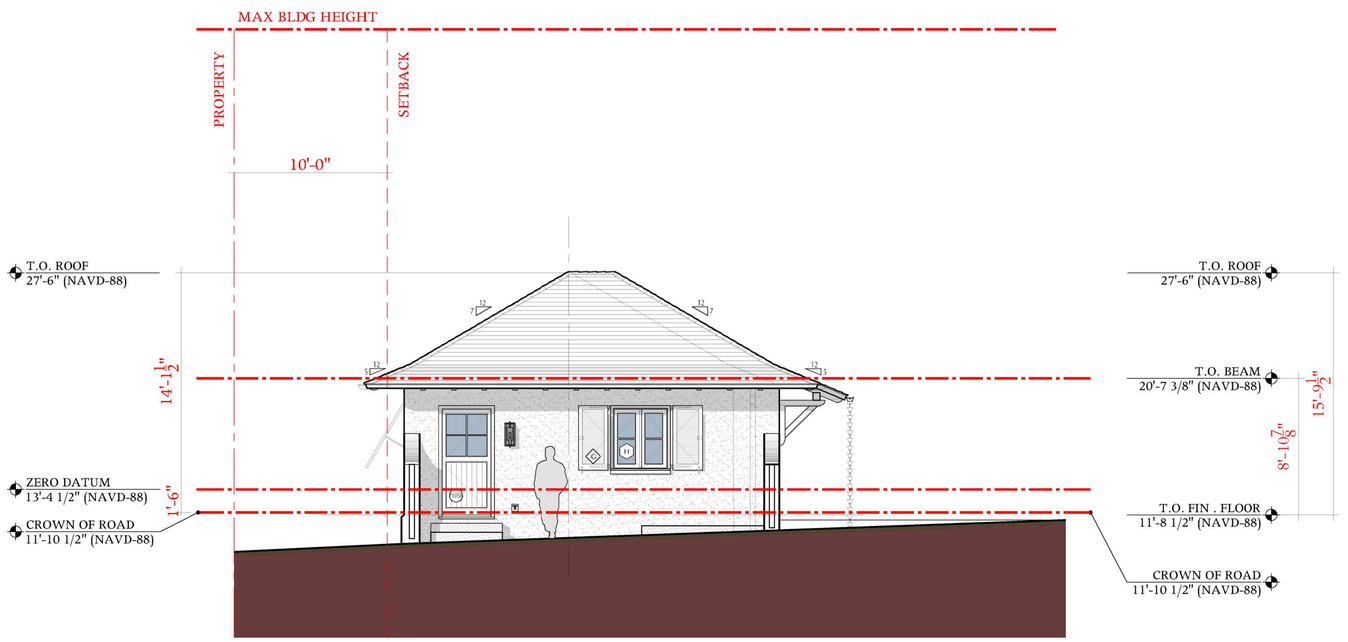
POOL PAVILION ELEVATIONS

SHEET NUMBER

A 162



1 / A163 Pool Pavilion - East Elevation
1/4" = 1'-0"



2 / A163 Pool Pavilion - West Elevation
1/4" = 1'-0"

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

FEMA Flood Zone X
Base Floor Elevation N/A

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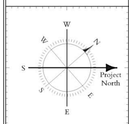
ORIENTATION



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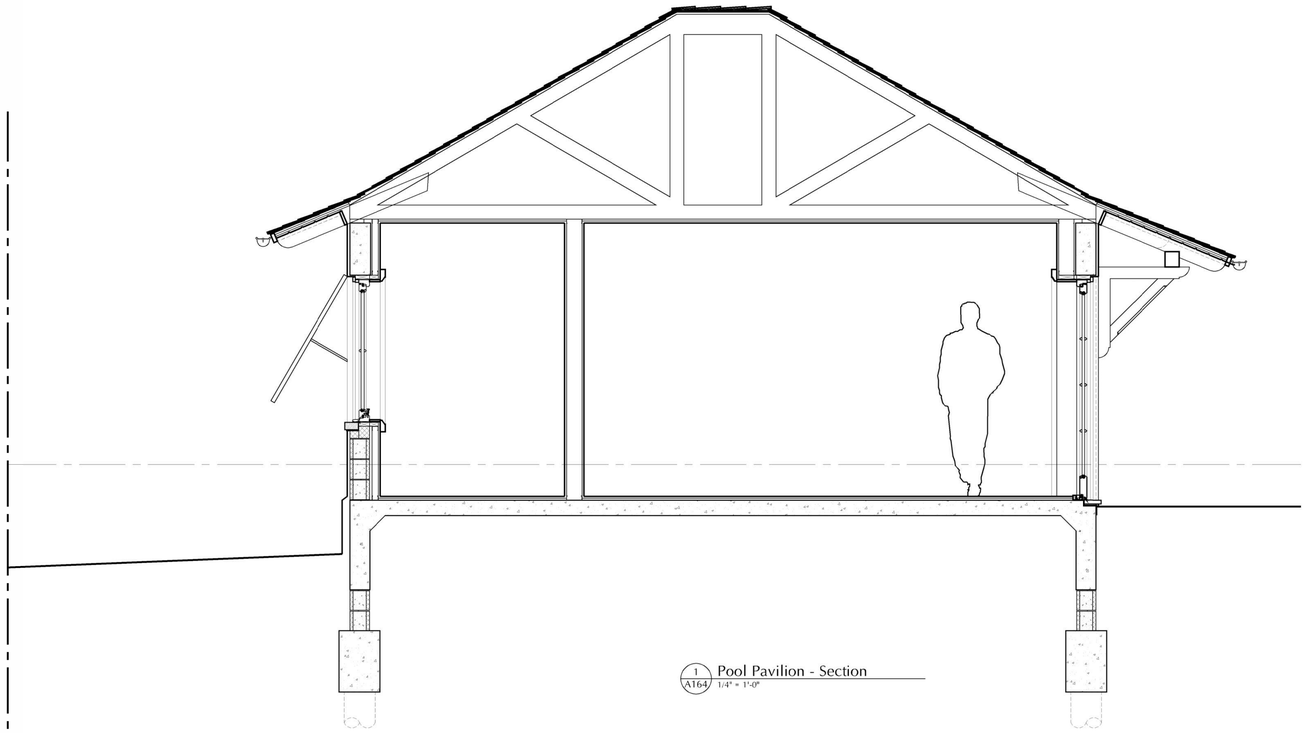
SHEET TITLE

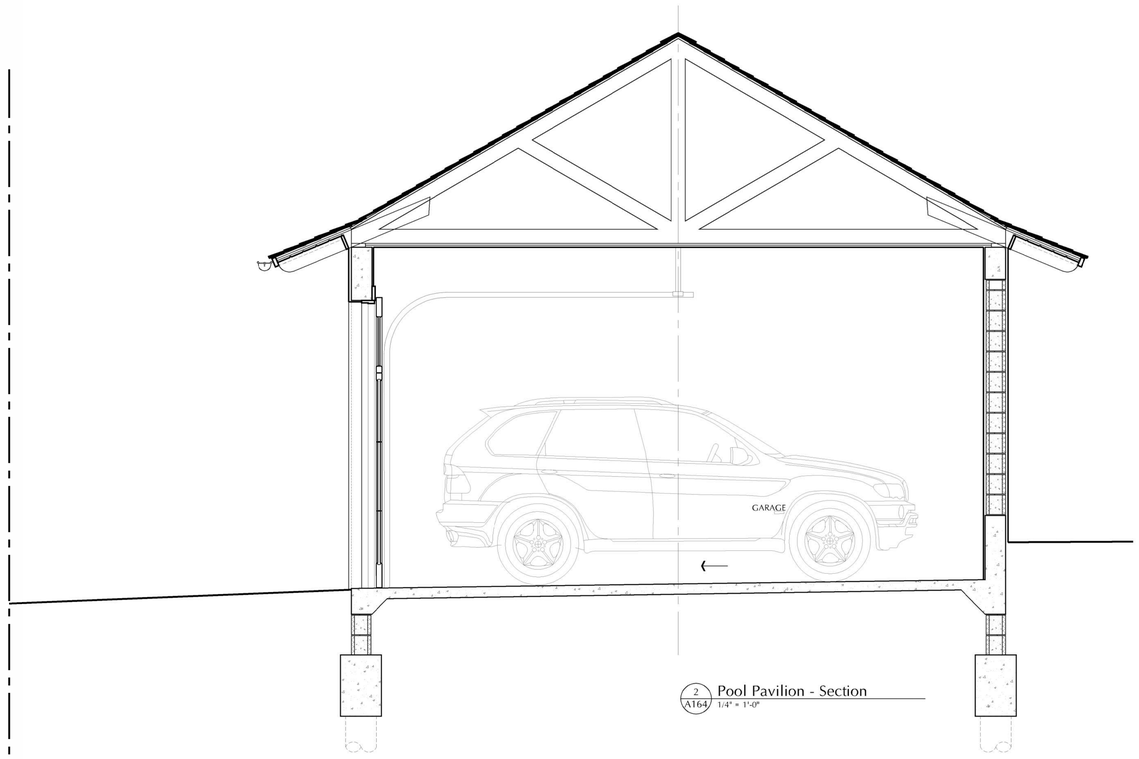
POOL PAVILION ELEVATIONS

SHEET NUMBER

A 163



1 A164 Pool Pavilion - Section
1/4" = 1'-0"



2 A164 Pool Pavilion - Section
1/4" = 1'-0"

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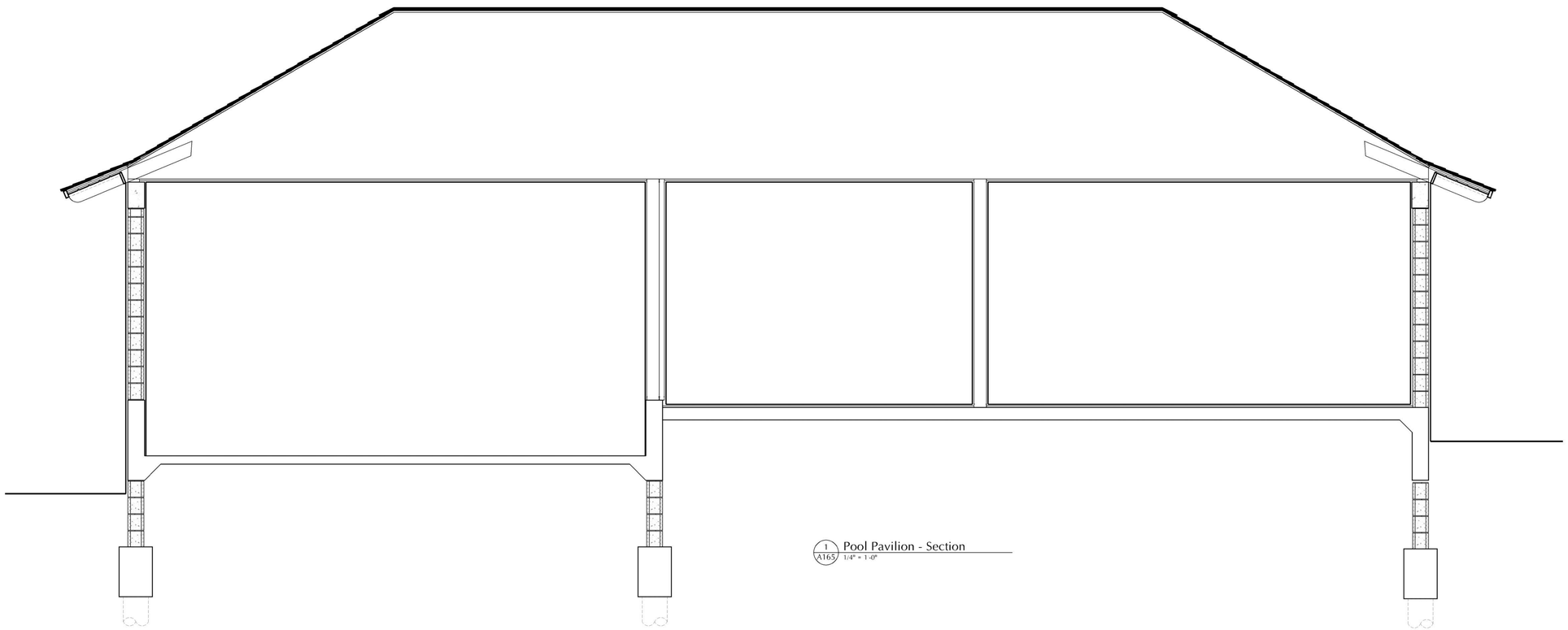
SHEET TITLE

POOL PAVILION SECTIONS

SHEET NUMBER

A 164



1 A165 Pool Pavilion - Section
1/4" = 1'-0"

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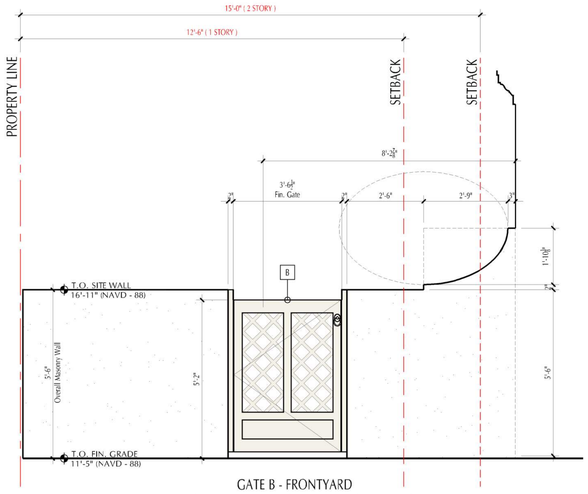
SHEET TITLE

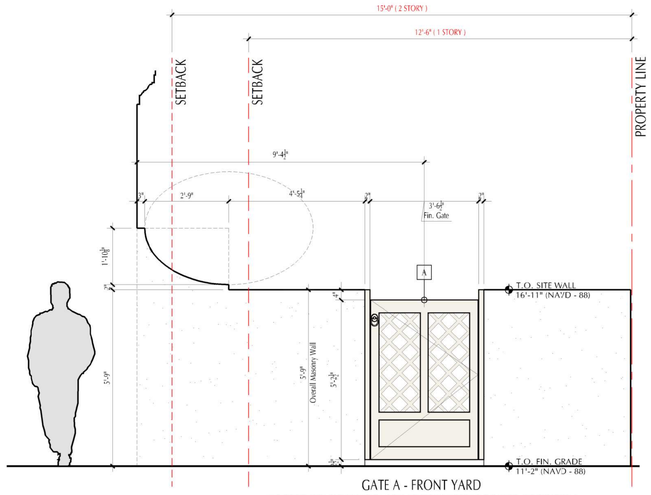
POOL PAVILION SECTIONS

SHEET NUMBER

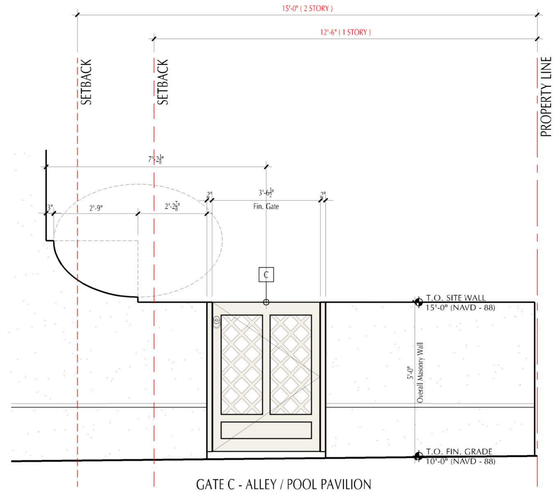
A 165



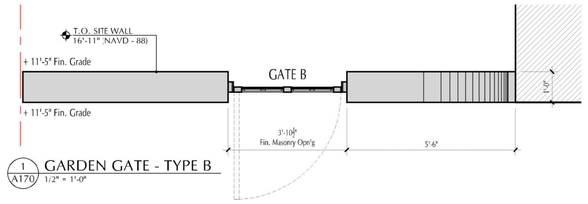
GATE B - FRONTYARD
ACCESS TO SIDEYARD AT NORTHEAST CORNER PROPERTY



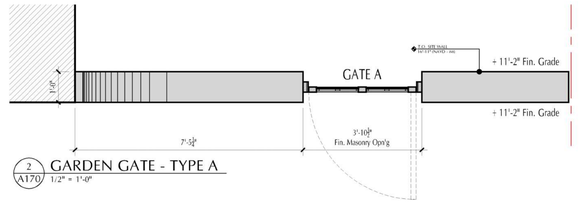
GATE A - FRONT YARD
ACCESS TO SIDEYARD AT NORTHWEST CORNER PROPERTY



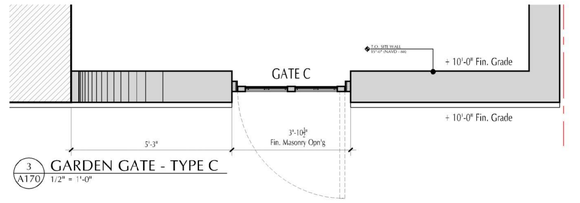
GATE C - ALLEY / POOL PAVILION
ACCESS TO SIDEYARD SOUTHEAST CORNER PROPERTY



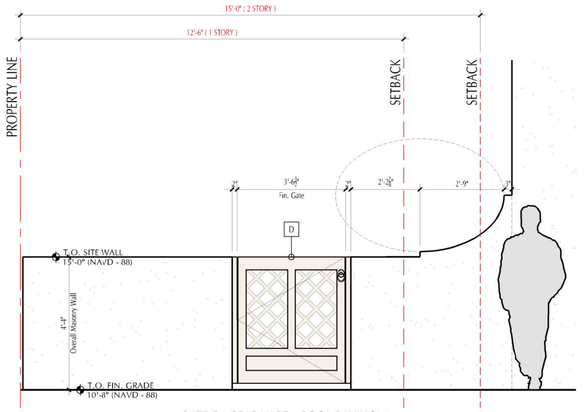
1 A170 GARDEN GATE - TYPE B
1/2" = 1'-0"



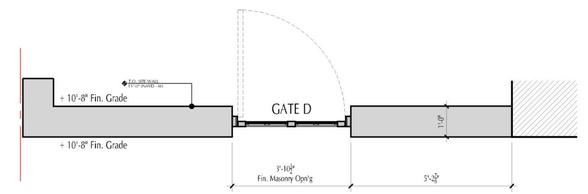
2 A170 GARDEN GATE - TYPE A
1/2" = 1'-0"



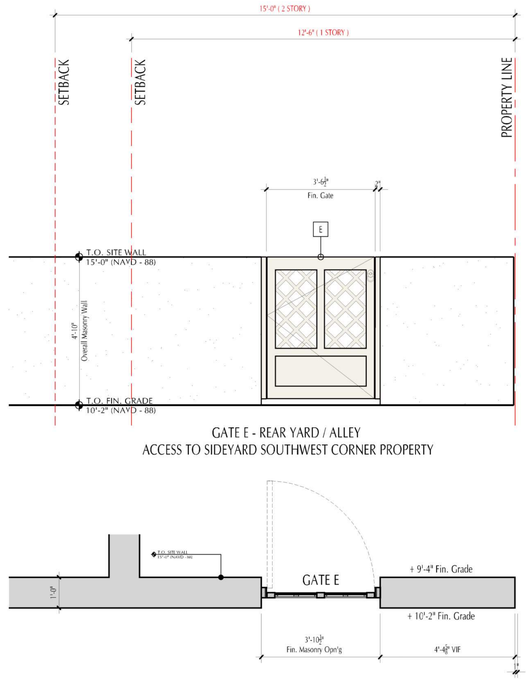
3 A170 GARDEN GATE - TYPE C
1/2" = 1'-0"



GATE D - REAR YARD / POOL PAVILION
ACCESS TO SIDEYARD SOUTHEAST CORNER PROPERTY

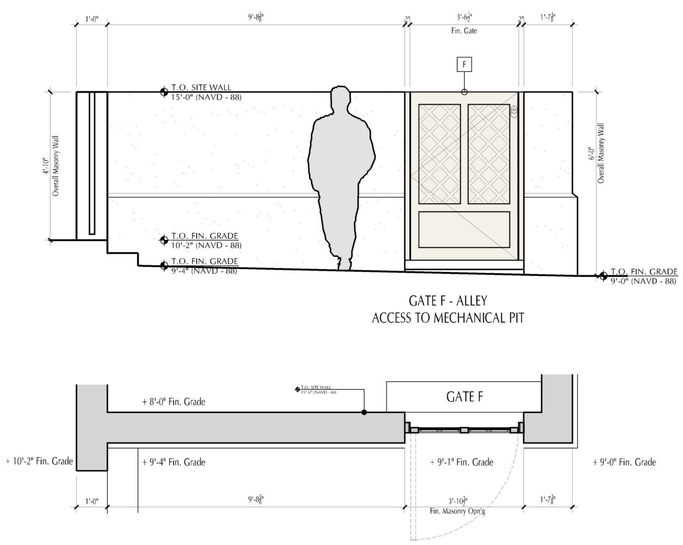


4 A170 GARDEN GATE - TYPE D
1/2" = 1'-0"



GATE E - REAR YARD / ALLEY
ACCESS TO SIDEYARD SOUTHWEST CORNER PROPERTY

5 A170 GARDEN GATE - TYPE E
1/2" = 1'-0"



GATE F - ALLEY
ACCESS TO MECHANICAL PIT

6 A170 GARDEN GATE - TYPE F
1/2" = 1'-0"

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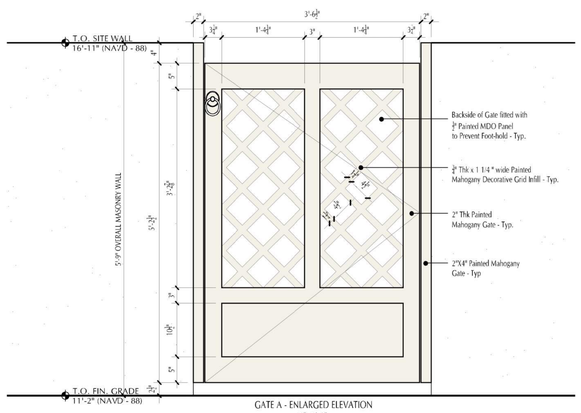
SHEET TITLE

EXTERIOR DETAILS - GARDEN GATES

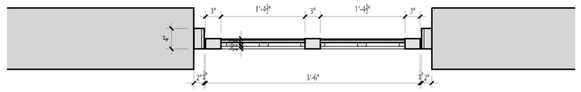
SHEET NUMBER

A 170

CONTRACTOR'S NOTE:
PROVIDE SPRING LOADED SELF-CLOSING HINGES
IN BLACK METAL FINISH AT ALL GARDEN GATES
REVIEW GATE LATCHES / LOCKS WITH OWNER &
PROVIDE APPROVED POOL ENCLOSURE LATCHES

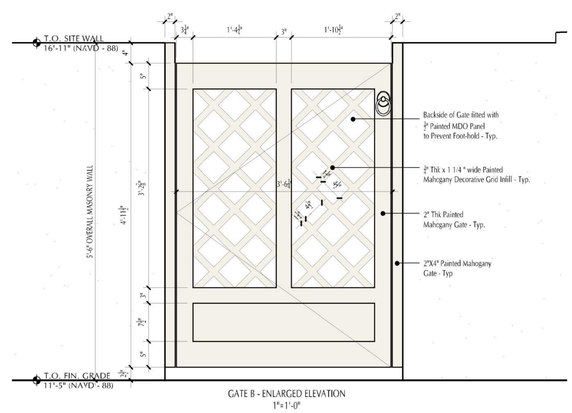


GATE A - ENLARGED ELEVATION
1"=1'-0"

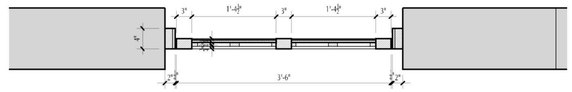


GATE A - ENLARGED PLAN
1"=1'-0"

CONTRACTOR'S NOTE:
PROVIDE SPRING LOADED SELF-CLOSING HINGES
IN BLACK METAL FINISH AT ALL GARDEN GATES
REVIEW GATE LATCHES / LOCKS WITH OWNER &
PROVIDE APPROVED POOL ENCLOSURE LATCHES



GATE B - ENLARGED ELEVATION
1"=1'-0"



GATE B - ENLARGED PLAN
1"=1'-0"

CONTRACTOR'S NOTE:
PROVIDE SPRING LOADED SELF-CLOSING HINGES
IN BLACK METAL FINISH AT ALL GARDEN GATES
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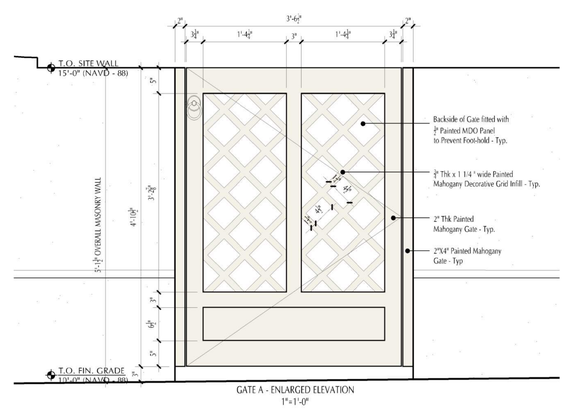
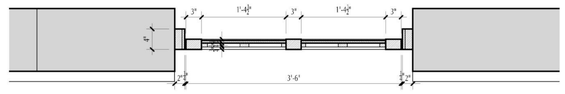
PROVIDE APPROVED POOL ENCLOSURE LATCHES



GATE A - ENLARGED ELEVATION
1"=1'-0"



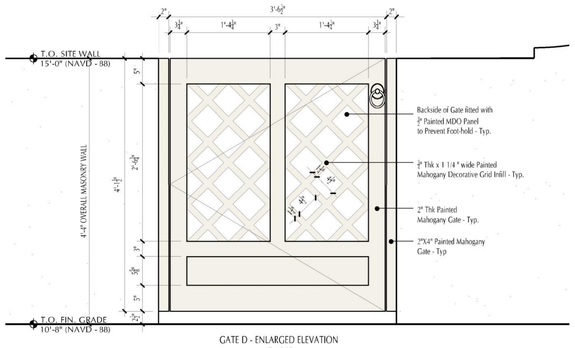
GATE C - ENLARGED PLAN
1"=1'-0"

A — GATE A - Front Yard - Northwest Corner Access

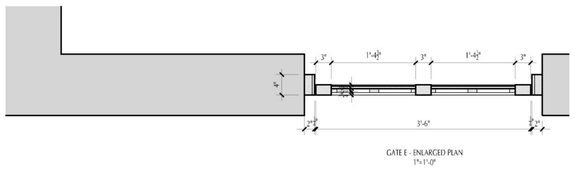
B — GATE B - Front Yard - Northeast Corner Access

C — GATE C - Alley / Pool - Southeast Corner Access

CONTRACTOR'S NOTE:
PROVIDE SPRING LOADED SELF-CLOSING HINGES
IN BLACK METAL FINISH AT ALL GARDEN GATES
REVIEW GATE LATCHES / LOCKS WITH OWNER &
PROVIDE APPROVED POOL ENCLOSURE LATCHES



GATE D - ENLARGED ELEVATION
1"=1'-0"



GATE E - ENLARGED PLAN
1"=1'-0"

CONTRACTOR'S NOTE:
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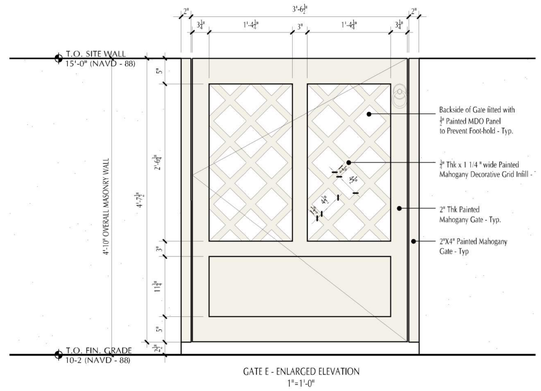
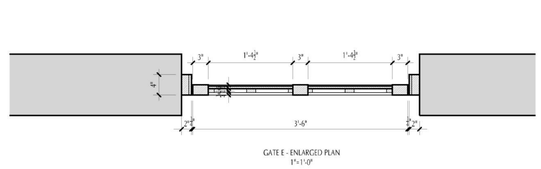
IN BLACK METAL FINISH AT ALL GARDEN GATES
REVIEW GATE LATCHES / LOCKS WITH OWNER &
PROVIDE APPROVED POOL ENCLOSURE LATCHES



GATE E - ENLARGED ELEVATION
1"=1'-0"



GATE E - ENLARGED PLAN
1"=1'-0"

CONTRACTOR'S NOTE:
PROVIDE SPRING LOADED SELF-CLOSING HINGES
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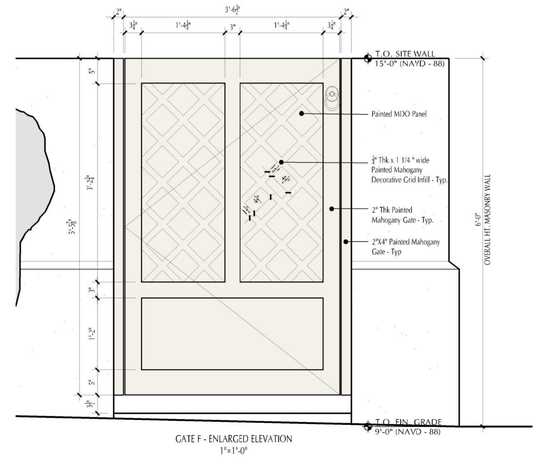
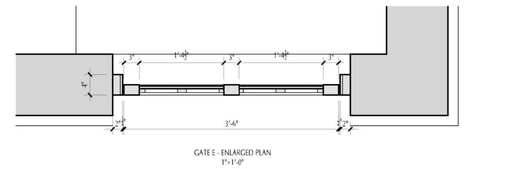
PROVIDE APPROVED POOL ENCLOSURE LATCHES



GATE F - ENLARGED ELEVATION
1"=1'-0"



GATE E - ENLARGED PLAN
1"=1'-0"

D — GATE D - Rear / Pool - Southeast Corner Access

E — GATE E - Rear / Pool - Southwest Corner Access

F — GATE F - Alley / Pool - Mechanical Pit Access

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854

SHOPE RENO WHARTON

shoperenowharton . com | T. 203.852.7250

ORIENTATION

SEAL

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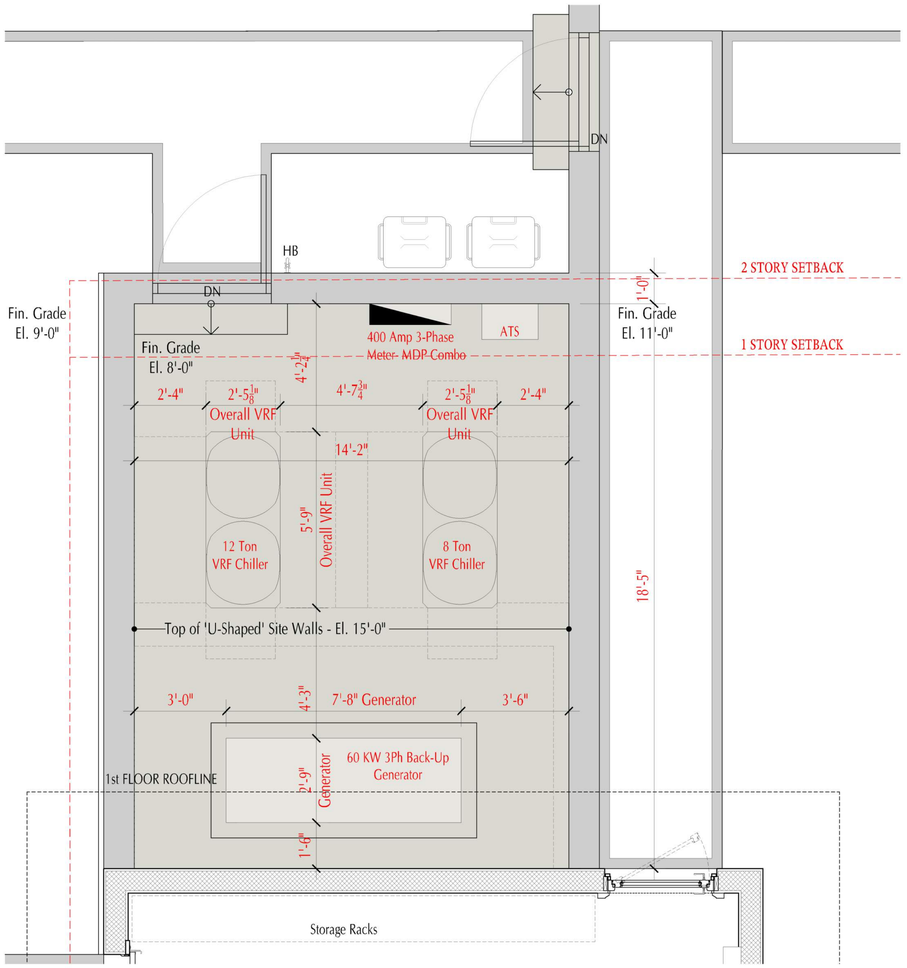
Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

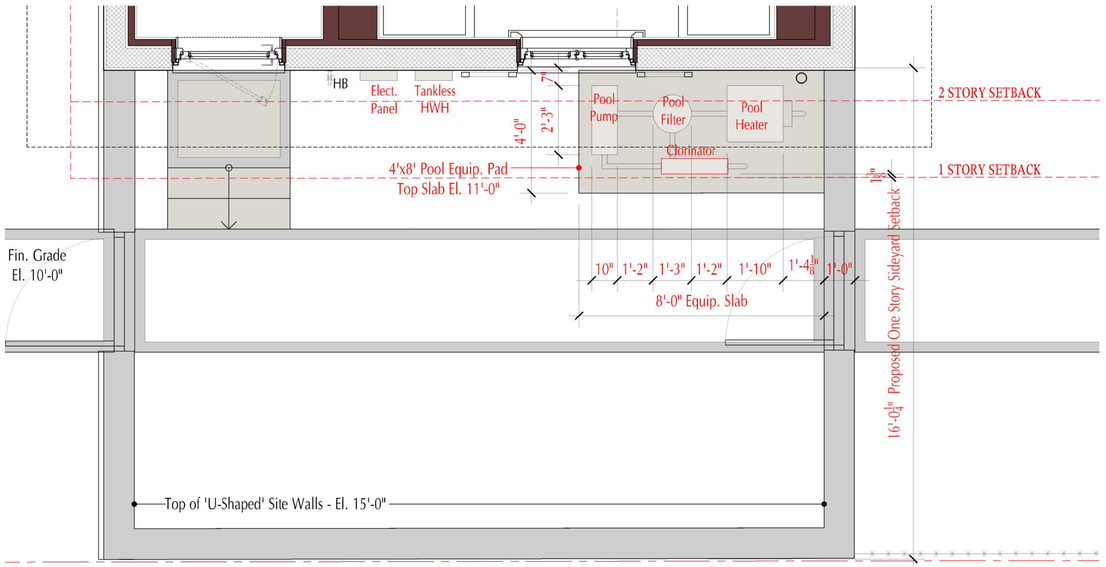
EXTERIOR DETAILS - GARDEN GATES

SHEET NUMBER

A 171



1 A172 MECHANICAL EQUIPMENT YARD
1/2" = 1'-0"



2 A172 POOL EQUIPMENT PAD
1/2" = 1'-0"

MECHANICAL EQUIPMENT

QUANTITY	EQUIPMENT TYPE
1	12 TON VRF CHILLER
1	8 TON VRF CHILLER
1	60 KW 3PHASE BACK UP GENERATOR

POOL EQUIPMENT

QUANTITY	EQUIPMENT TYPE
1	POOL PUMP
1	POOL FILTER
1	POOL HEATER
1	CHLORINATOR

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 Marshall Street, South Norwalk, CT 06854
SHOPE RENO WHARTON
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ORIENTATION

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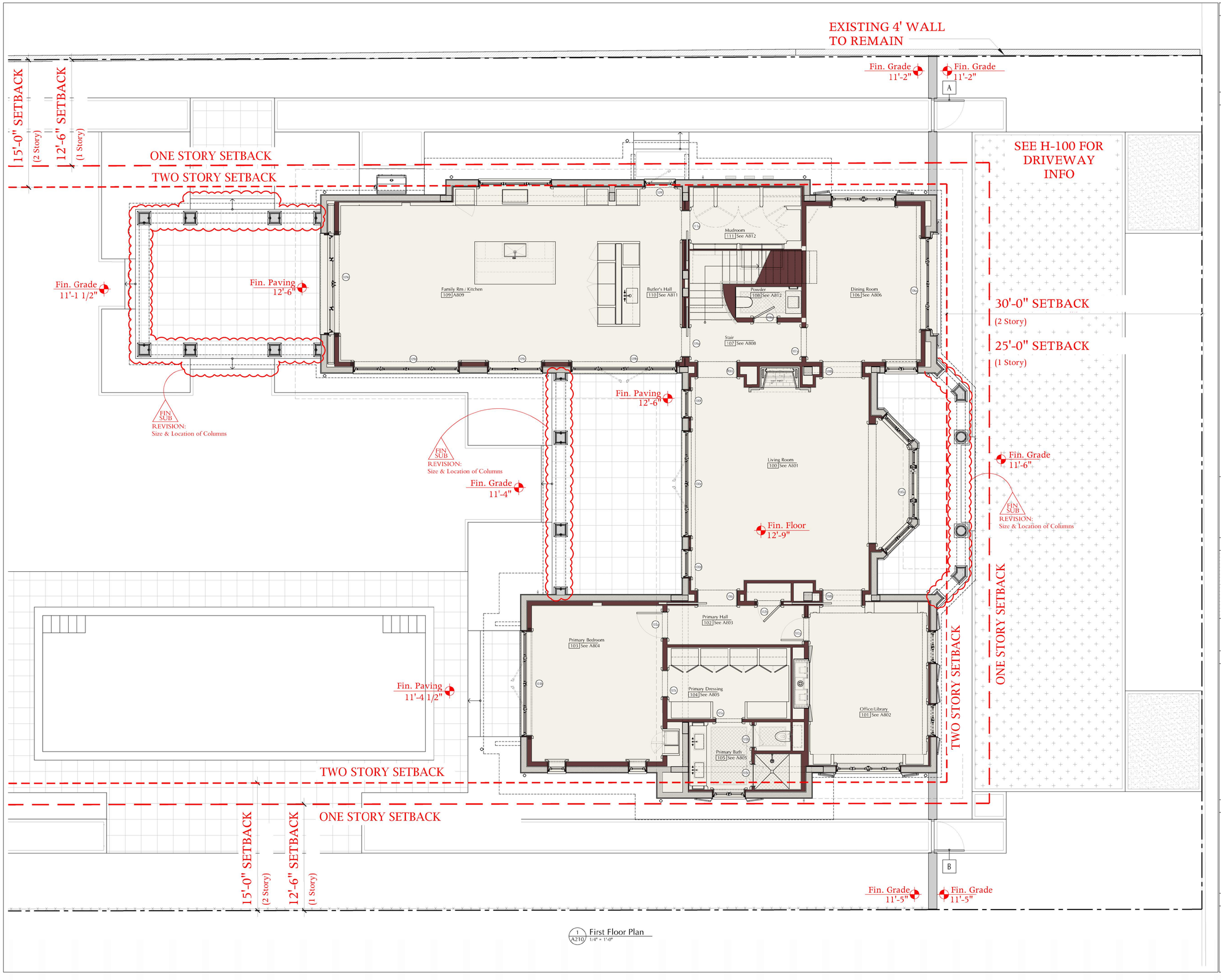
Development Review - Arcom 2nd Submission	06-09-2025
Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

ENLARGED MECHANICAL EQUIPMENT PADS

SHEET NUMBER

A 172



1 / A210 First Floor Plan
1/4" = 1'-0"

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

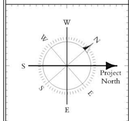
18 MARSHALL STREET, SOUTH NORWALK, CT 06854

SHOPE RENO WHARTON

shoperenowharton . com

T . 203 . 852 . 7250

ORIENTATION



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SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A 210

15'-0" SETBACK
(2 Story)
12'-6" SETBACK
(1 Story)
ONE STORY SETBACK
TWO STORY SETBACK
30'-0" SETBACK
(2 Story)
25'-0" SETBACK
(1 Story)
TWO STORY SETBACK
ONE STORY SETBACK
TWO STORY SETBACK
ONE STORY SETBACK
15'-0" SETBACK
(2 Story)
12'-6" SETBACK
(1 Story)

Bath #2 211 See Axxx
Bedroom #2 Vestibule 209 See Axxx
Bedroom #1 Vestibule 205 See Axxx
Stair 203 See Axxx
Linens 204 See Axxx
Dressing #2 212 See Axxx
Dressing #1 208 See Axxx
Bedroom #2 210 See Axxx
Bedroom #1 206 See Axxx
Bath #1 207 See Axxx
Bath #3 214 See Axxx
Dressing #3 215 See Axxx
Vestibule 201 See Axxx
Laundry 202 See Axxx
Bedroom #3 213 See Axxx
Upper Hall 200 See Axxx
Bedroom #4 216 See Axxx
Bath #4 217 See Axxx
Dressing #4 218 See Axxx
Bunk Room 219 See Axxx
Bunk Vestibule 220 See Axxx
AV Closet 222 See Axxx
Bunk Bath 221 See Axxx

FIN SUB
REVISION:
Size & Location of Columns

FIN SUB
REVISION:
Size & Location of Columns

FIN SUB
REVISION:
Size & Location of Columns

1 A220 Second Floor Plan
1/4" = 1'-0"

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854
SHOPE RENO WHARTON
shoperenowharton.com
T.203.852.7250

ORIENTATION

SEAL

Project North

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Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A 220

15'-0" SETBACK
(2 Story)
12'-6" SETBACK
(1 Story)
ONE STORY SETBACK
TWO STORY SETBACK
30'-0" SETBACK
(2 Story)
25'-0" SETBACK
(1 Story)
FIN
SUB
REVISION:
Size & Location of Columns
FIN
SUB
REVISION:
Size & Location of Columns
G.
SKYLIGHT
FIN
SUB
FIN
SUB
REVISION:
Size & Location of Columns
TWO STORY SETBACK
ONE STORY SETBACK
TWO STORY SETBACK
ONE STORY SETBACK
15'-0" SETBACK
(2 Story)
12'-6" SETBACK
(1 Story)
1
A230
Roof Plan
1/4" = 1'-0"

JOB NAME

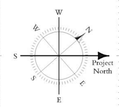
BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854
SHOPE RENO WHARTON
shoperenowharton . com
T.203.852.7250

ORIENTATION



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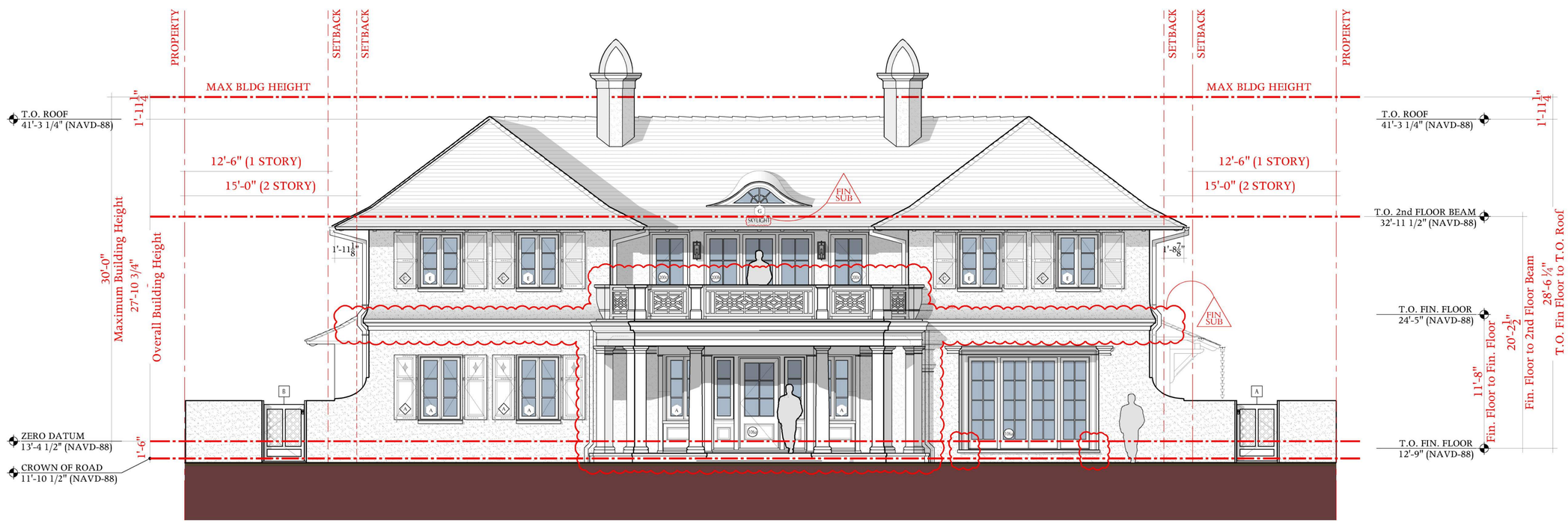
SHEET TITLE

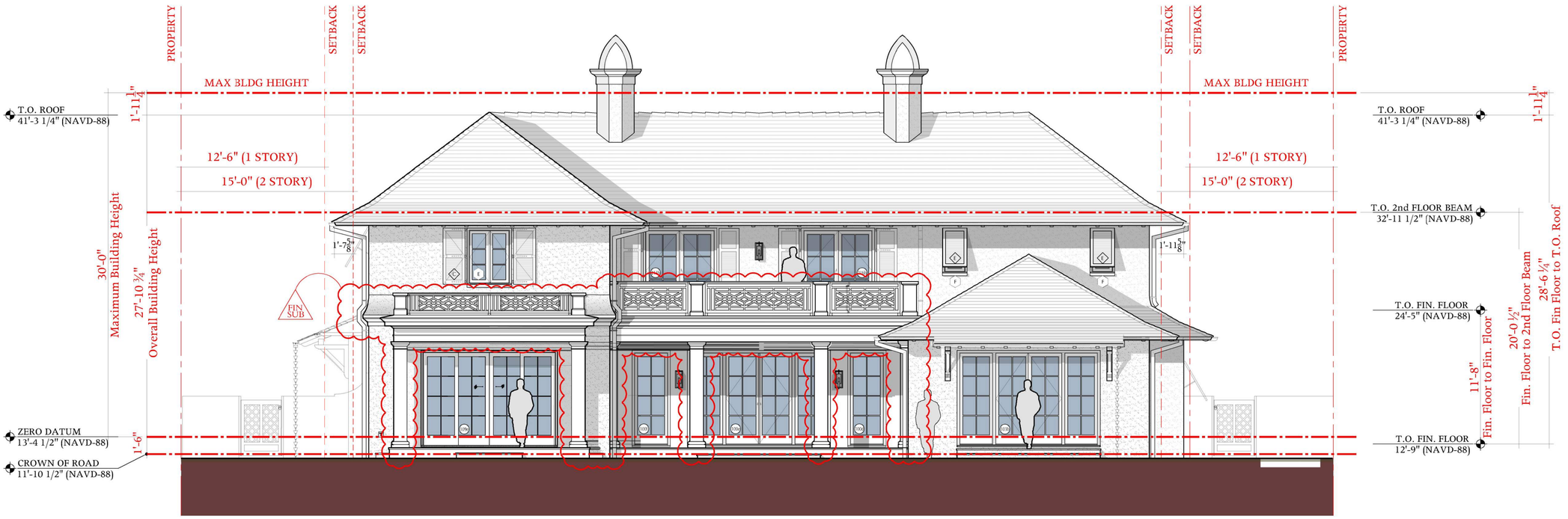
ROOF PLAN

SHEET NUMBER

A 230



1 A300 North Elevation - Street View
1/4" = 1'-0"



2 A300 South Elevation - Rear Yard
1/4" = 1'-0"

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

FEMA Flood Zone X
Base Floor Elevation N/A

Elevations shown are referenced from NAVD 1988 Datum. All information shown herein was furnished by
Exacta Land Surveyor, LLC.

Survey #2503.1294 dated 03/13/2025

18 MARSHALL STREET, SOUTH NORWALK, CT 06854

SHOPE RENO WHARTON

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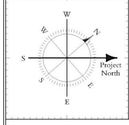
ORIENTATION



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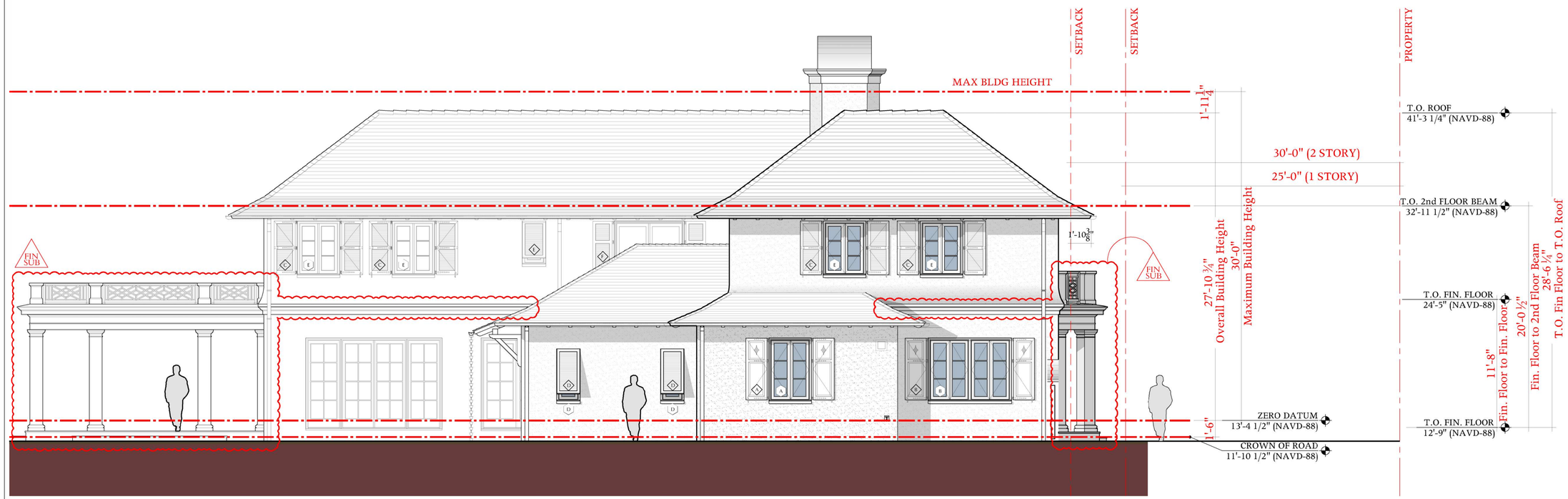
SHEET TITLE

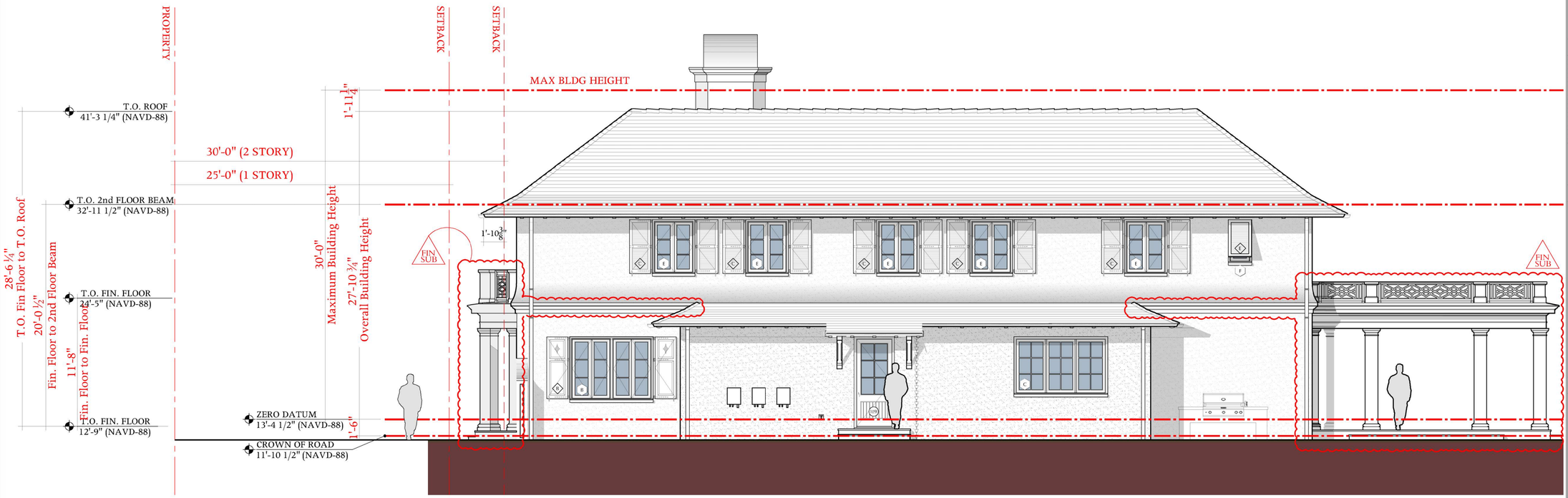
NORTH ELEVATION - Street
SOUTH ELEVATION - Rear Yard

SHEET NUMBER

A 300



1 A310 East Elevation - Side Yard
1/4" = 1'-0"



2 A310 West Elevation - Side Yard
1/4" = 1'-0"

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

FEMA Flood Zone X
Base Floor Elevation N/A

Elevations shown are referenced from NAVD 1988 Datum. All information shown herein was furnished by Exacta Land Surveyor, LLC.

Survey #2503.1294 dated 03/13/2025

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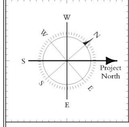
shoperenowharton.com | T. 203.852.7250

ORIENTATION



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SHEET TITLE

EAST ELEVATION - Side Yard
WEST ELEVATION - Side Yard

SHEET NUMBER

A 310



1 A320 Hidden Elevations - 2nd Floor Terrace - South
1/4" = 1'-0"



2 A320 Hidden Elevations - 1st Floor Porch - South
1/4" = 1'-0"



3 A320 Hidden Elevations - 2nd Floor Terrace - North
1/4" = 1'-0"



4 A320 Hidden Elevations - 1st Floor Porch - North
1/4" = 1'-0"

JOB NAME

BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

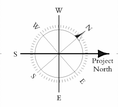
FEMA Flood Zone X
Base Floor Elevation N/A

Elevations shown are referenced from NAVD 1988 Datum. All information shown herein was furnished by Exacta Land Surveyor, LLC.

Survey #2503.1294 dated 03/13/2025

18 MARSHALL STREET, SOUTH NORWALK, CT 06854
SHOPE RENO WHARTON
shoperenowharton.com
T.203.852.7250

ORIENTATION



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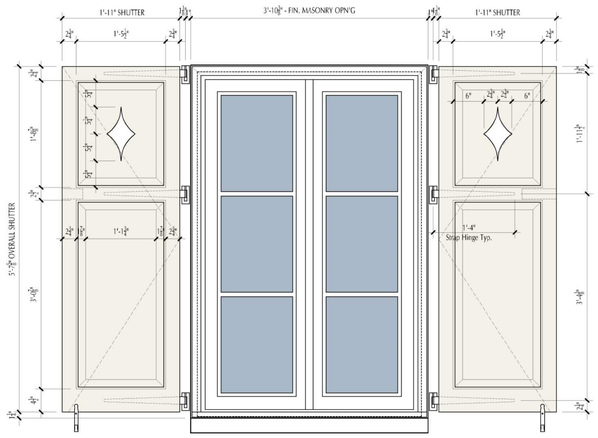
Development Review - Arcom Final Submission	07-07-2025

SHEET TITLE

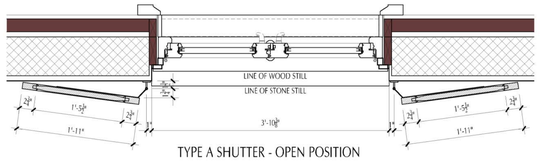
HIDDEN ELEVATIONS

SHEET NUMBER

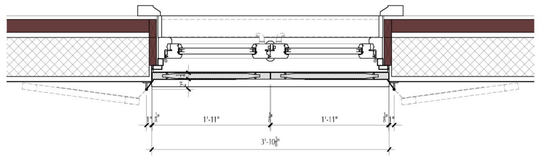
A 320



TYPE A
TIMBERLANE PAINTED PVC BI-PANEL SHUTTER
16" STRAP HINGES & PLATE PINTLE
2" x 10 3/4" SLIDE BOLT RETAINER
5 3/8" RAT TAIL SHUTTER DOG
HARDWARE SOURCE - JAMES PETERS & SONS INC.

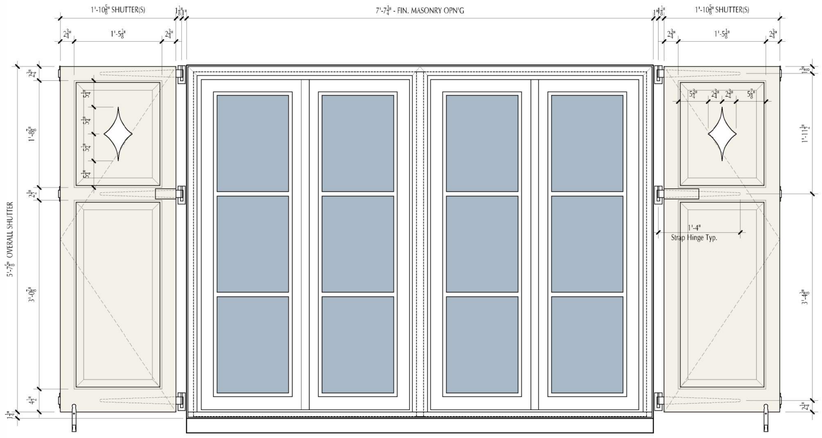


TYPE A SHUTTER - OPEN POSITION

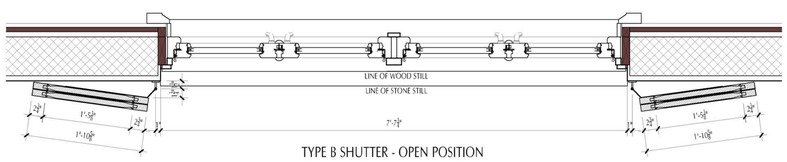


TYPE A SHUTTER - CLOSED POSITION

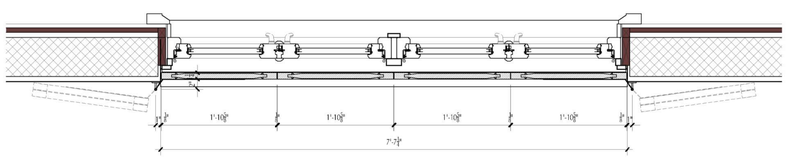
1 A530 ENLARGED SHUTTER - TYPE A
1" = 1'-0"



TYPE B
TIMBERLANE PAINTED PVC BI-PANEL SHUTTER
16" STRAP HINGES & PLATE PINTLE
2" x 10 3/4" SLIDE BOLT RETAINER
5 3/8" RAT TAIL SHUTTER DOG
2" x 3" BUTT HINGES @ OVERLAY SHUTTERS
HARDWARE SOURCE - JAMES PETERS & SONS INC.

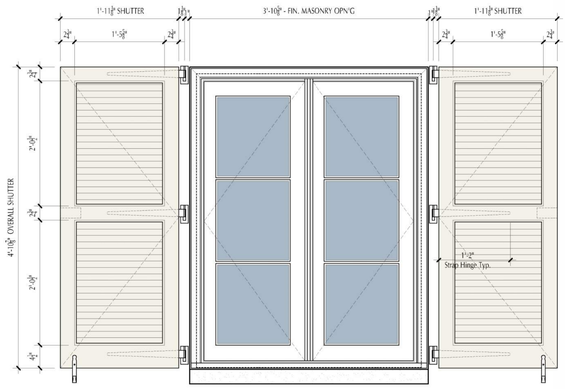


TYPE B SHUTTER - OPEN POSITION

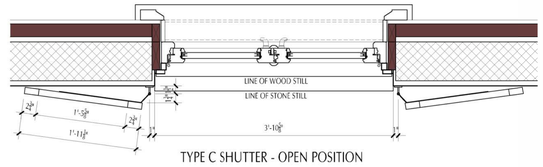


TYPE B SHUTTER - CLOSED POSITION

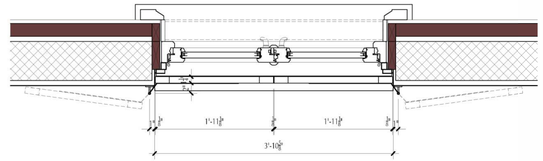
2 A530 ENLARGED SHUTTER - TYPE B
1" = 1'-0"



TYPE C
TIMBERLANE PAINTED PVC LOUVERED SHUTTER
14" STRAP HINGES & PLATE PINTLE
2" x 10 3/4" SLIDE BOLT RETAINER
5 3/8" RAT TAIL SHUTTER DOG
HARDWARE SOURCE - JAMES PETERS & SONS INC.

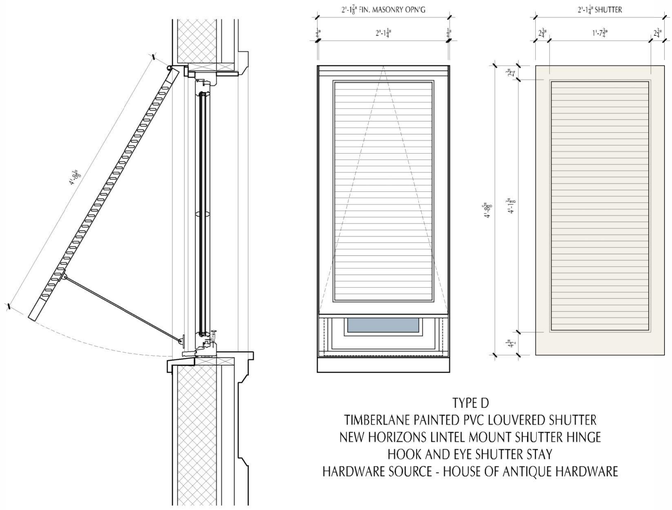


TYPE C SHUTTER - OPEN POSITION



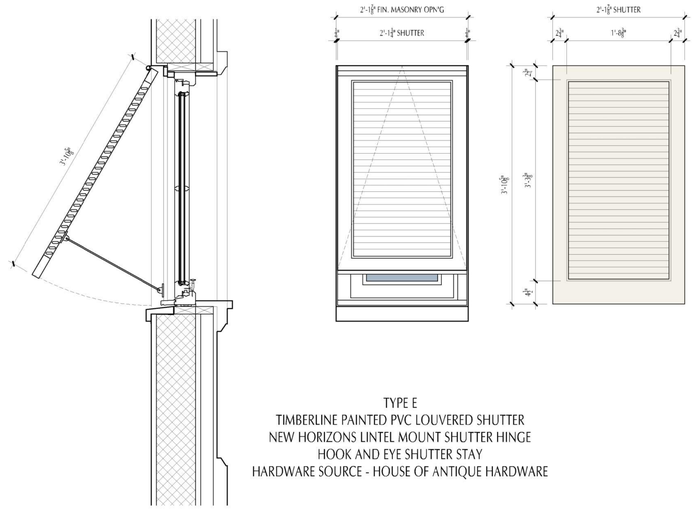
TYPE C SHUTTER - CLOSED POSITION

3 A530 ENLARGED SHUTTER - TYPE C
1" = 1'-0"



TYPE D
TIMBERLANE PAINTED PVC LOUVERED SHUTTER
NEW HORIZONS LINTEL MOUNT SHUTTER HINGE
HOOK AND EYE SHUTTER STAY
HARDWARE SOURCE - HOUSE OF ANTIQUE HARDWARE

4 A530 ENLARGED SHUTTER - TYPE D
1" = 1'-0"



TYPE E
TIMBERLINE PAINTED PVC LOUVERED SHUTTER
NEW HORIZONS LINTEL MOUNT SHUTTER HINGE
HOOK AND EYE SHUTTER STAY
HARDWARE SOURCE - HOUSE OF ANTIQUE HARDWARE

5 A530 ENLARGED SHUTTER - TYPE E
1" = 1'-0"

JOB NAME

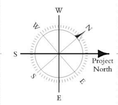
BARTON AVENUE TRUST

138 Barton Avenue / Palm Beach, FL

JOB NUMBER 2423

18 MARSHALL STREET, SOUTH NORWALK, CT 06854
SHOPE RENO WHARTON
shoperenowharton . com
T . 203 . 852 . 7250

ORIENTATION



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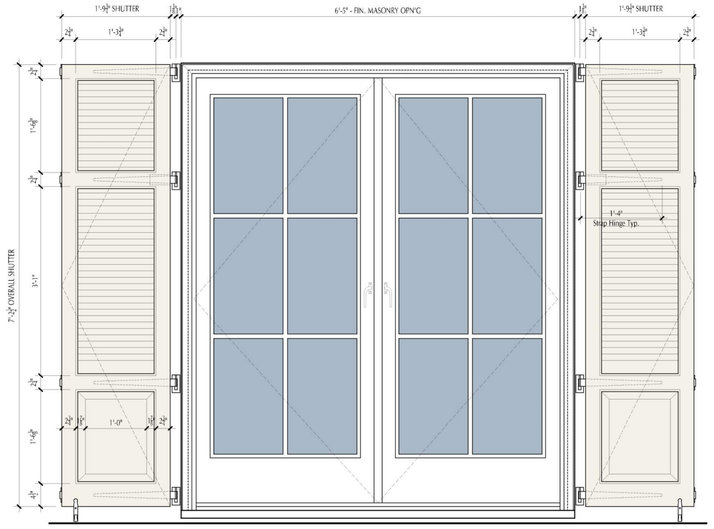
SHEET TITLE

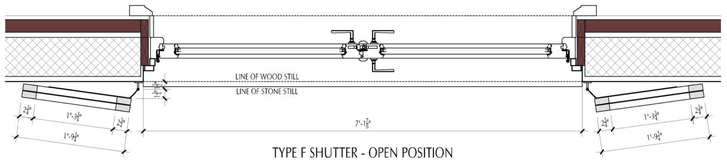
ENLARGED SHUTTER DETAILS

SHEET NUMBER

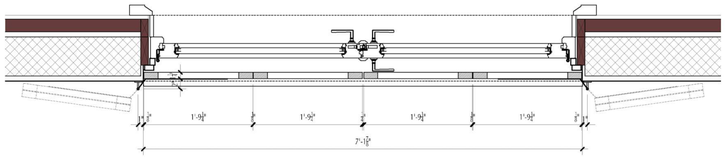
A 530



TYPE F
TIMBERLANE PAINTED PVC LOUVERED SHUTTER
16" STRAP HINGES & PLATE PINTLE
2" x 10 3/4" SLIDE BOLT RETAINER
4 $\frac{3}{8}$" RAT TAIL SHUTTER DOG
2" x3" BUTT HINGES @ OVERLAY SHUTTERS
HARDWARE SOURCE - JAMES PETERS & SONS INC.

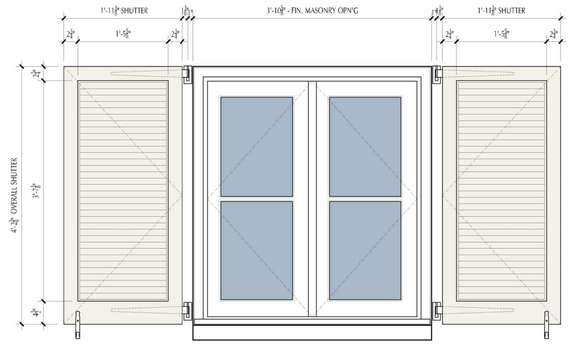


TYPE F SHUTTER - OPEN POSITION

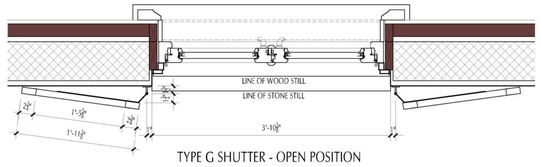


TYPE F SHUTTER - CLOSED POSITION

1 A531 ENLARGED SHUTTER - TYPE F
1/4" = 1'-0"



TYPE G
TIMBERLANE PAINTED PVC LOUVERED SHUTTER
14" STRAP HINGES & PLATE PINTLE
2" x 10 3/4" SLIDE BOLT RETAINER
5 $\frac{3}{8}$" RAT TAIL SHUTTER DOG
HARDWARE SOURCE - JAMES PETERS & SONS INC.



TYPE G SHUTTER - OPEN POSITION

2 A531 ENLARGED SHUTTER - TYPE G
1/4" = 1'-0"

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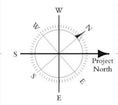

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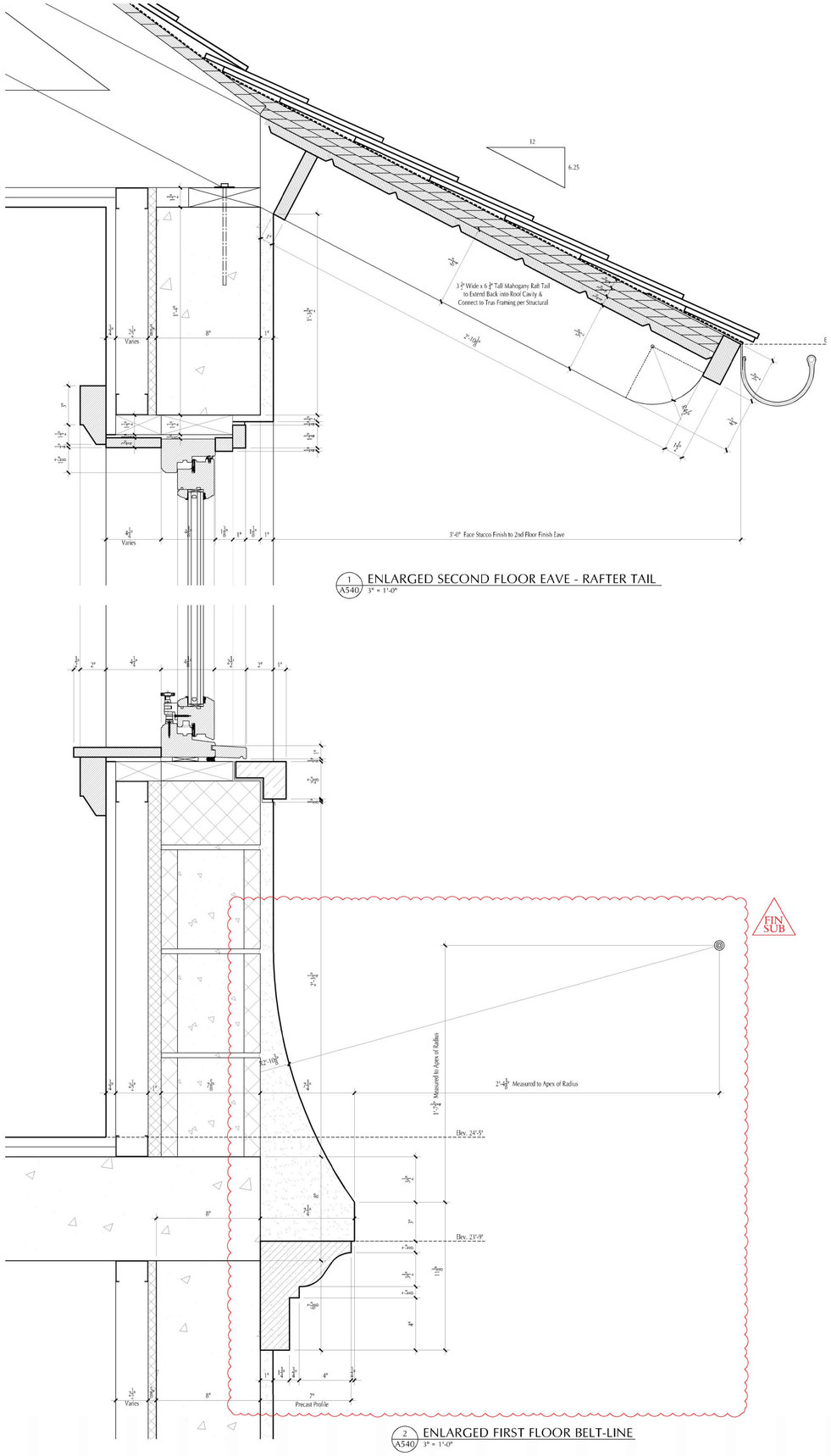
SHEET TITLE

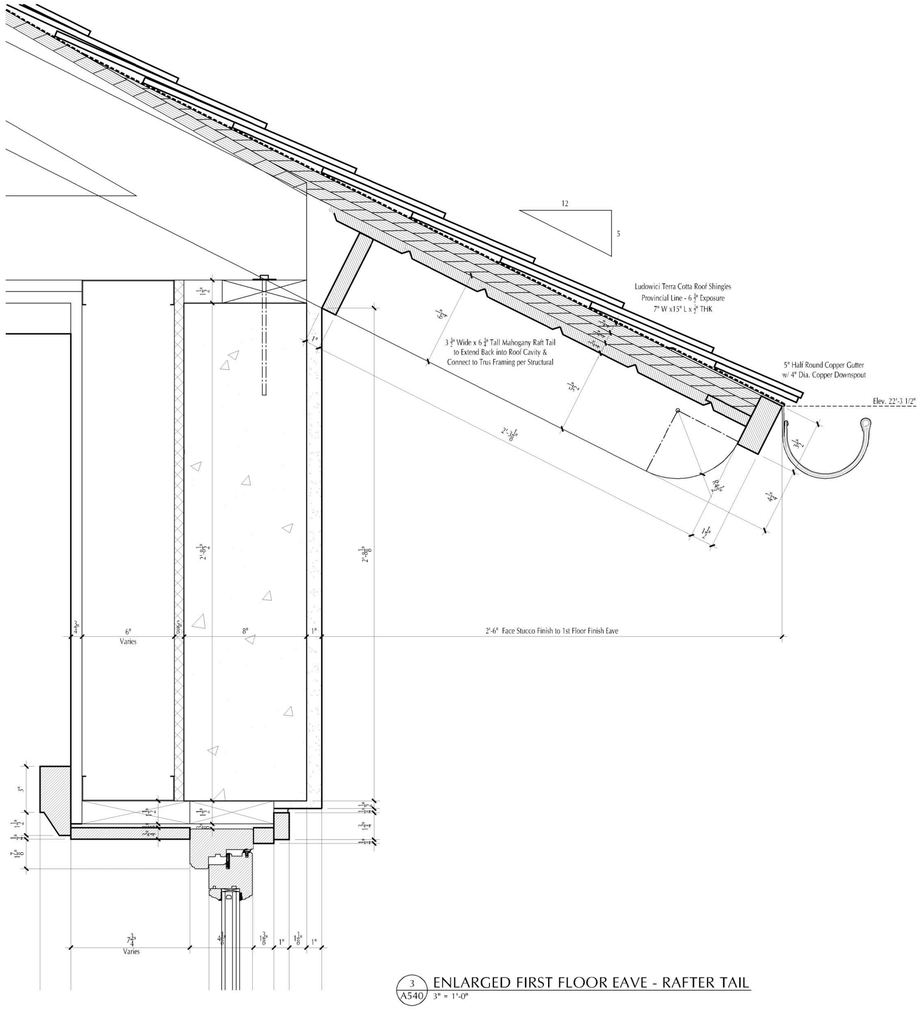
ENLARGED SHUTTER DETAILS

SHEET NUMBER

A 531



1 A540 ENLARGED SECOND FLOOR EAVE - RAFTER TAIL
3" = 1'-0"



3 A540 ENLARGED FIRST FLOOR EAVE - RAFTER TAIL
3" = 1'-0"

2 A540 ENLARGED FIRST FLOOR BELT-LINE
3" = 1'-0"

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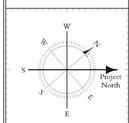

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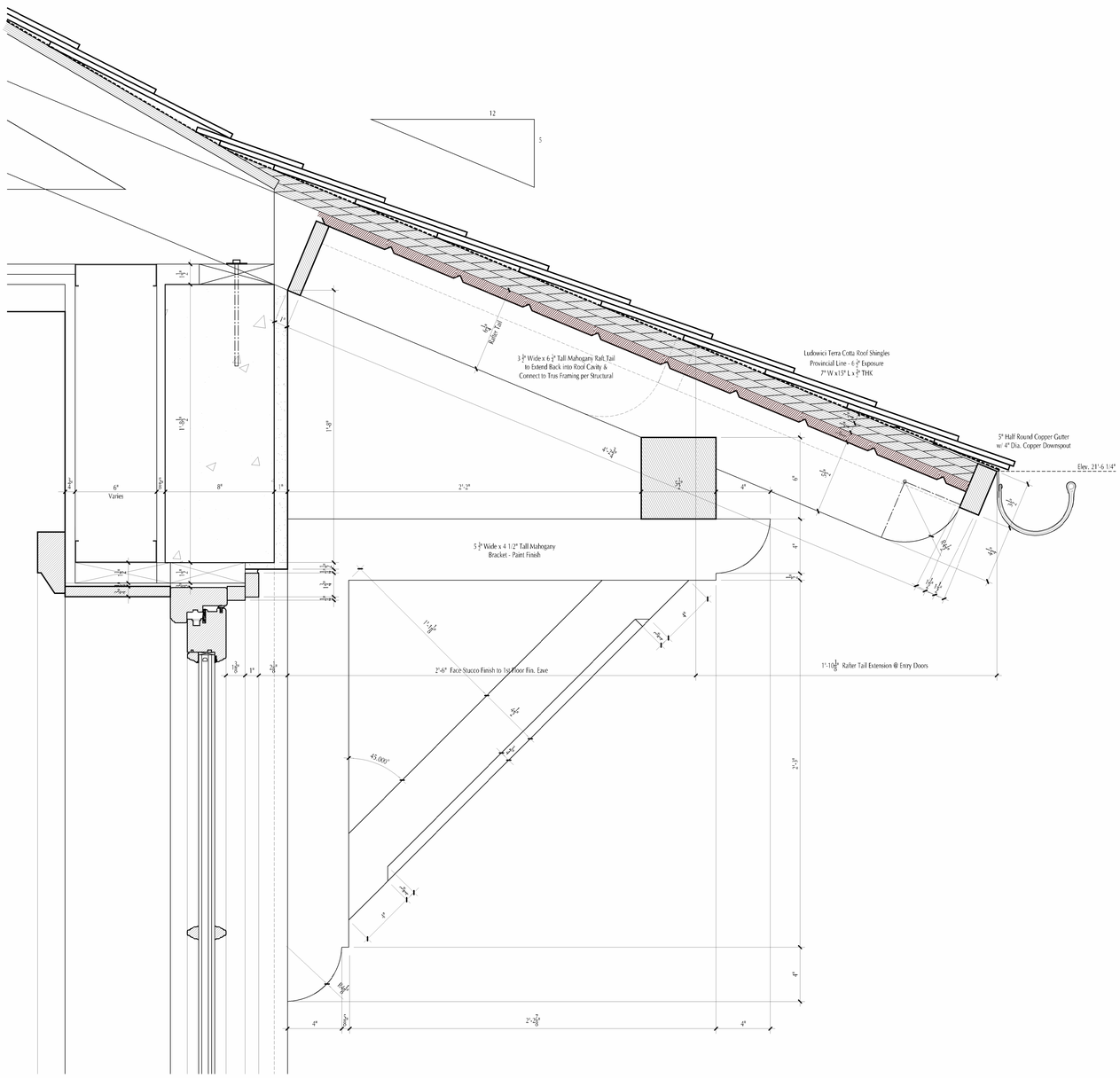
ENLARGED EXTERIOR TRIM DETAILS

SHEET NUMBER

A 540



1 A541 ENLARGED FIRST FLOOR EAVE - RAFTER TAIL @ ENTRYS

3" = 1'-0"

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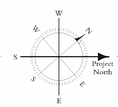
ORIENTATION

SEAL



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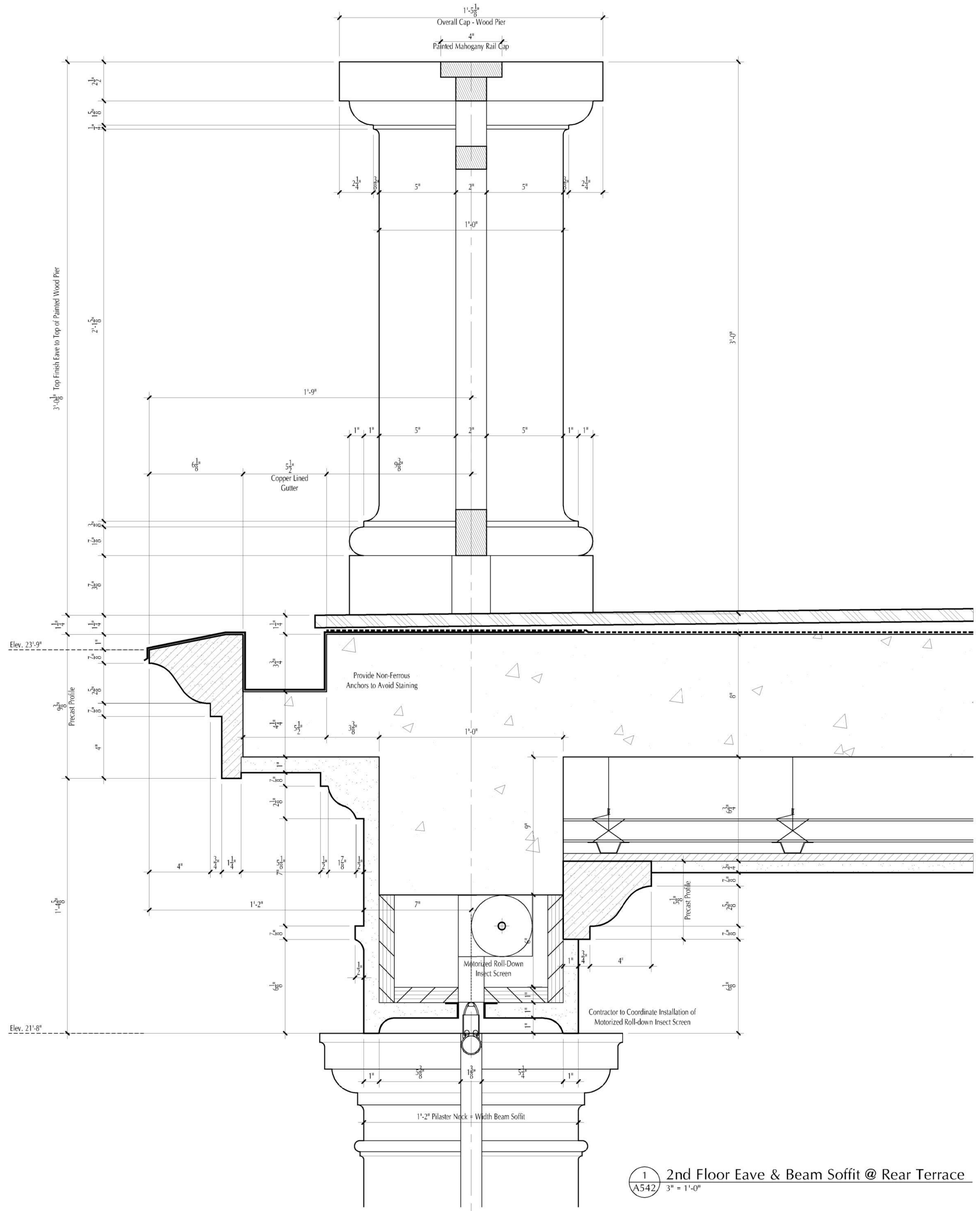
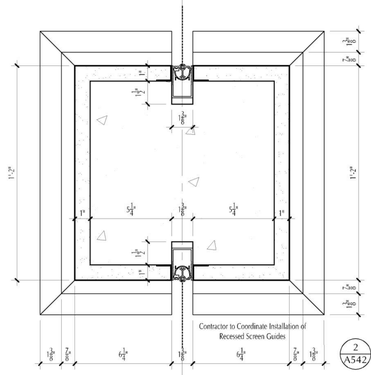
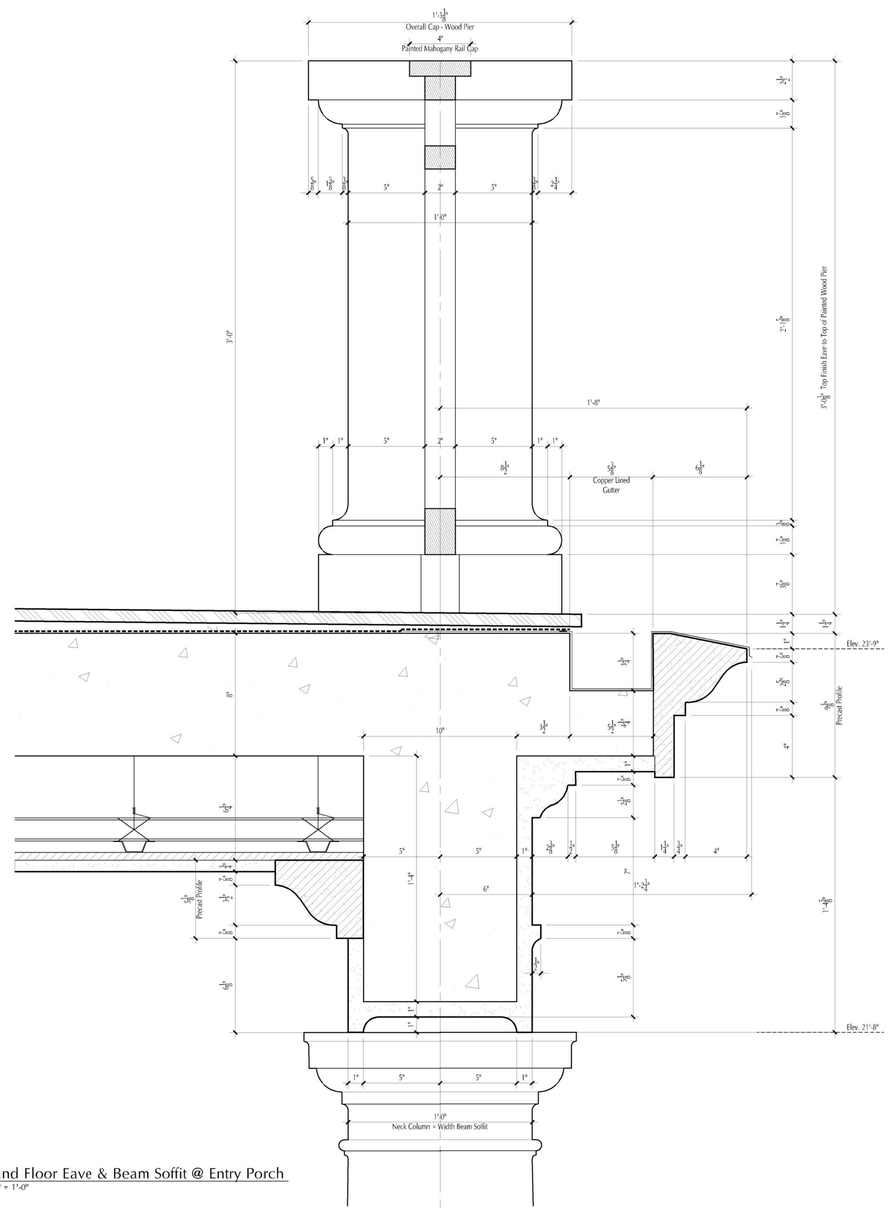
A 541



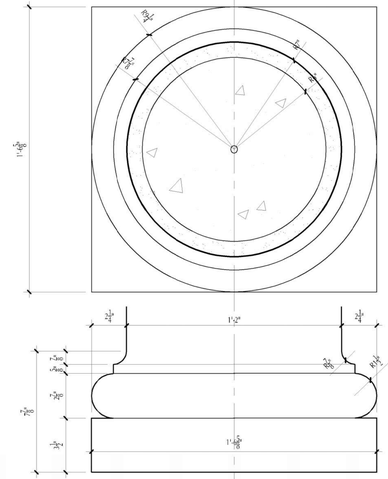
1 A542 2nd Floor Eave & Beam Soffit @ Rear Terrace
3" = 1'-0"



2 A542 1st Floor Piers @ Rear Terrace
3" = 1'-0"



3 A542 2nd Floor Eave & Beam Soffit @ Entry Porch
3" = 1'-0"



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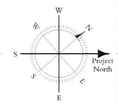

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ENLARGED EXTERIOR TRIM DETAILS

SHEET NUMBER

A 542

PRIVATE RESIDENCE NEW CONSTRUCTION



SECOND SUBMISSION

DEVELOPMENT REVIEW COMMITTEE MEETING

Assigned Project Number: *ARC-25-0036*

Address: *138 Barton Ave, Palm Beach, FL*

Submission Date: 05.22.2025

Project Date of Hearing: 07.23.25

Scope of Work:

- Demolition of existing home
- Construction of new 2-story Anglo-Caribbean home
- Construction of new 1-story Anglo-Caribbean garage/pool house
- New hardscape, landscape and pool

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L-100	Landscape Plan
L-101	Planting Schedule
L-102	General Notes & Details
LL-100	Lighting Plan
LL-101	Lighting Schedule

SEE ARCHITECTURAL SET FOR UPDATED LANDSCAPE PLANS

PROJECT TEAM

FERNANDO WONG Outdoor Living Design
Landscape Architect
3614 S Dixie Hwy, Apt 210
West Palm Beach, Fl 33405

561.515.0213 Tel.

EXACTA Land Surveyors, LLC
Surveyor
131 West Broadway Street, Suite 1001
Oviedo, FL 32765

866.735.1916 Tel.

AMY AIDINIS HIRSH Interior Design, LLC
Interior Designer
77 N Water Street
Greenwich, CT 06830

203.661.1266 Tel.

CONCEPTUAL LIGHTING, LLC
Lighting Designer
8312 Brentfield Road
Huntersville, NC 28078

860.916.4983 Tel.

JEZERINAC GROUP, PLLC
Structural Engineer
1615 Forum Pl, Suite 3A
West Palm Beach, FL 33401

561.622.8585 Tel.

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SHEET TITLE

COVER SHEET

SHEET NUMBER

A 001

ARC-25-0036 138 BARTON AVE. The applicant, The Barton Avenue Trust (M. Timothy Hanlon Representative, Shope Reno Wharton Architect), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family house, including an accessory structure and associated hardscape, landscape and swimming pool.

Property Owner: The Barton Avenue Trust
Professional: Shope Reno Wharton Architect
Landscape: Fernando Wong
Representative: M. Timothy Hanlon

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence New Construction", as prepared by Shope Reno Wharton, uploaded July 02, 2025.

The following is the scope of work for the Project:

- New approximately 8,000 square foot two-story residence with accessory structure
- Final hardscape, landscape and swimming pool.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	18,643 Sq. Ft.	**Flood Zone**	ZONE X
Lot Width	100'	**Lot Depth**	186.35'
Zero Datum	+12.75' NAVD	**Crown of Road**	+11.56' NAVD
Lot Coverage	Permitted: 30% Proposed: 29.1%	**Enclosed Sq. Ft.**	7,970 Sq. Ft.
Cubic Content Ratio	Permitted: 3.91 Proposed: 3.77	**Finished Floor Elevation**	+12.75' NAVD
Landscape Open Space:	Required: 45% Proposed: 45%	**Front Yard Landscape Open Space**	Required: 40% Min. Proposed: 41.1%

Surrounding Properties / Zoning	
North	151/141 Barton Ave (Residences) / R-B
South	149 Clarke Ave (Residence) / R-B
East	130 Barton Ave (Residence) / R-B
West	150 Barton Ave (Residence) / R-B



Artistic rendering of the primary façade with landscaping.

STAFF ANALYSIS:

The applicant is seeking approval for a new, two-story, single-family residence with accessory structure. Final hardscape, landscape and swimming pool improvements are also proposed. The application does not require town council relief or approval and appears zoning compliant, as proposed.



Aerial View from the southeast.

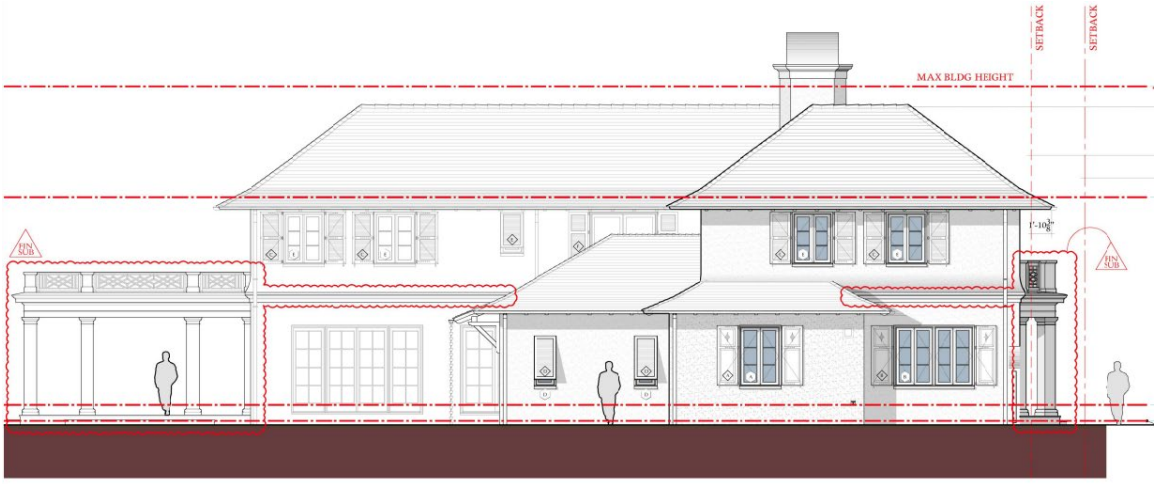
The proposed architecture features an L-shaped plan and two-story massing with finishes that include smooth stucco painted white, multi-lite casement windows flanked by operable louvered shutters painted saybrook sage, and a hip roof surfaced with a "Ludovici Provincial terra cotta roof tile in white cedar color. Additional exterior materials include red copper details, painted wood windows and doors, and painted railings and gates. The residence is designed with a three-part façade with a centered covered entry. An arched dormer window in the center draws your eye to the middle while two chimneys punctuate the roof line. The rear elevation features off the alley way is where the one-story accessory structure is located and houses two cars in a garage space. The design includes a motor court at the front of the property. The landscape plan includes 35 palm trees, two gumbo limbos, four buttonwoods, and four Bahama tabebuias. Mechanical equipment is proposed to be concealed within an equipment yard to the west of the accessory structure. The proposed project complies with zoning requirements for lot coverage cubic content ratio and landscape open space. No variances are requested. The most significant structure on this street is the landmarked "Southways" immediately to the east to which the most deference should be granted for architectural and design compatibility.



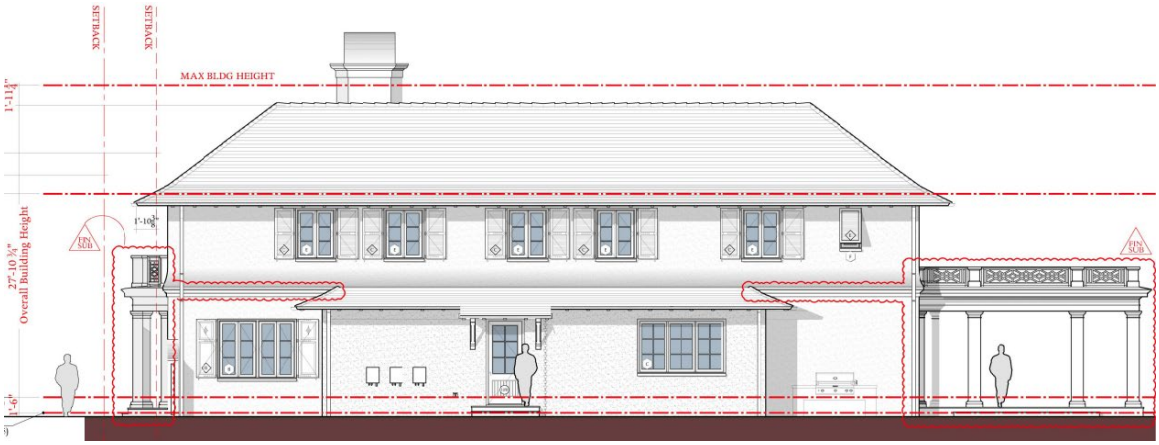
Front (North) Elevation from Barton Avenue.



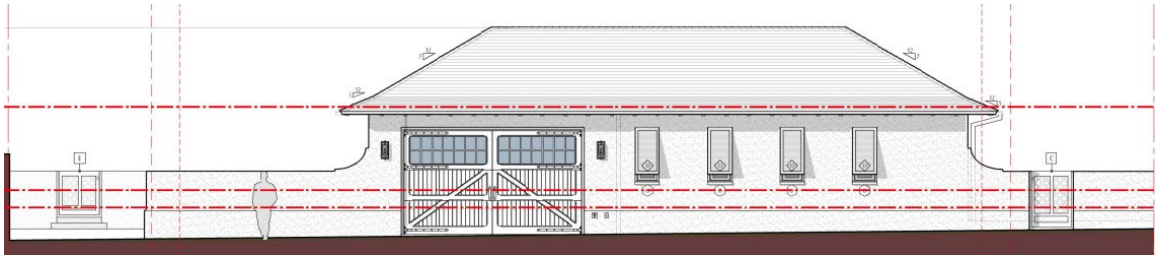
Rear (South) Elevation from the interior of site.



Side (East) Elevation.



Side (West) Elevation.



Rear (South) Elevation of the accessory structure from the alley

CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM: FHM

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 23, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-25-0029 220 WELLS RD. The applicant, 220 Wells Trust (MP Design & Architecture), has filed an application requesting Architectural Commission review and approval for modifications to an existing one-story residence with associated landscape and hardscape.

Date: 7/16/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Funding

MP Design & Architecture, Inc.

319 Clematis Street, Suite 1000
West Palm Beach, Florida 33401
AA#26001667

T: 561.833.7575 INFO@MPDAINC.COM F: 561.833.0575

Town of Pam Beach
360 S. County Rd.
Palm Beach, FL 33480

June 06, 2025

Re: 220 Wells Rd., Palm Beach, FL 33480
ARC-25-0029

We are submitting the attached drawings and application for the review of our project at 220 Wells Rd. Plam Beach, FL 33480. The proposal includes interior and exterior renovations of existing one-story residence with 4,777 SF of air-conditioned space, replacing the existing awning over loggia with a new hard roof, replacing the existing awning over the dining room patio (west side) with new pergola and additions and renovations of existing pool cabana, along with a new landscape and hardscape design.
The existing finish floor will be raised 9" to comply with the required FEMA flood elevation. The lot is 19,500 SF and the proposed renovations will have a total of square footage of 6,632 SF. The lot coverage and CCR calculations remain within the allowable limits.

Please note the following:

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161
Not applicable.

B. ARCHITECTURAL REVIEW – Section 18-205 & Section 18-206

1) The plan for the proposed building or structure is in conformity with good taste and design, and in general contributes to the image of the Town as a place of beauty, spaciousness, balance, charm, and high quality.

2) The plan for the proposed building or structure demonstrates that it is reasonably protected against external and internal noise, vibrations, and other factors that may make the environment less desirable.

3) The proposed building or structure, in its exterior design and appearance, is not of inferior quality such that it would materially depreciate the appearance or value of the local environment.

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West Palm Beach, Florida 33401
AA#26001667

T: 561.833.7575 INFO@MPDAINC.COM F: 561.833.0575

4) The proposed building or structure is in harmony with developments on nearby land, the comprehensive plan for the Town, and any precise plans adopted pursuant to the comprehensive plan.

5) The proposed building or structure is not excessively similar to any other structure existing, permitted, or included in the same permit application within 200 feet of the proposed site in respect to one or more of the following exterior design and appearance features:

a. Apparently visibly identical front or side elevations.
b. Substantially identical size and arrangement of doors, windows, porticos, or other openings or breaks in the elevation facing the street, including reverse arrangements.
c. Other significantly identical design features, such as materials, roofline, or the height of design elements.

6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing, permitted, or included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

a. Height of the building or roof.
b. Other significant design features, including but not limited to materials or architectural quality.
c. Architectural compatibility.
d. Arrangement of structural components.
e. Perceived mass from the street or any perspective visible to the public or adjoining property owners.
f. Diversity of design that complements the size and massing of adjacent properties.
g. Design features that avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring properties

7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

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8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate or neighboring areas, with regard to significant design features such as material quality or architectural style, as viewed from any public or private way (excluding alleys).

9) The proposed development conforms to the standards of this code and other applicable ordinances, with respect to the location and appearance of the buildings and structures.

10) The project's location and design adequately protect unique site characteristics, such as scenic views, rock outcroppings, natural vistas, waterways, and similar features.

C. SPECIAL EXCEPTION – Section 134-22
Not applicable

D. SITE PLAN REVIEW – Section 134-329
Not applicable

E. VARIANCE – Section 134-201
Not applicable

F. OTHER
Not applicable

Respectfully,



Michael Perry

Renovations to Existing Single Family Home

220 Wells Rd, Palm Beach, FL 33480

ARC-25-0029

07/23/2025 ARCOM Meeting

Final Submittal - 07/06/2025

MP DESIGN
& ARCHITECTURE

LANDSCAPE ARCHITECT

NIEVERA + WILLIAMS DESIGN

SCOPE OF WORK:

INTERIOR AND EXTERIOR RENOVATIONS OF EXISTING ONE-STORY MAIN RESIDENCE WITH 4,777 SF OF AIR-CONDITIONED SPACE.

ADDITIONS TO EXISTING POOL CABANA WITH NEW INTERIOR AND EXTERIOR RENOVATIONS.

RAISE THE EXISTING FINISH FLOOR 9" TO COMPLY WITH REQUIRED FEMA FLOOD ELEVATION.

PROPOSED NEW LANDSCAPE AND HARDSCAPE.

TOTAL OF PROPOSED RENOVATION AND ADDITION IS 6,632 SF

INDEX OF DRAWINGS

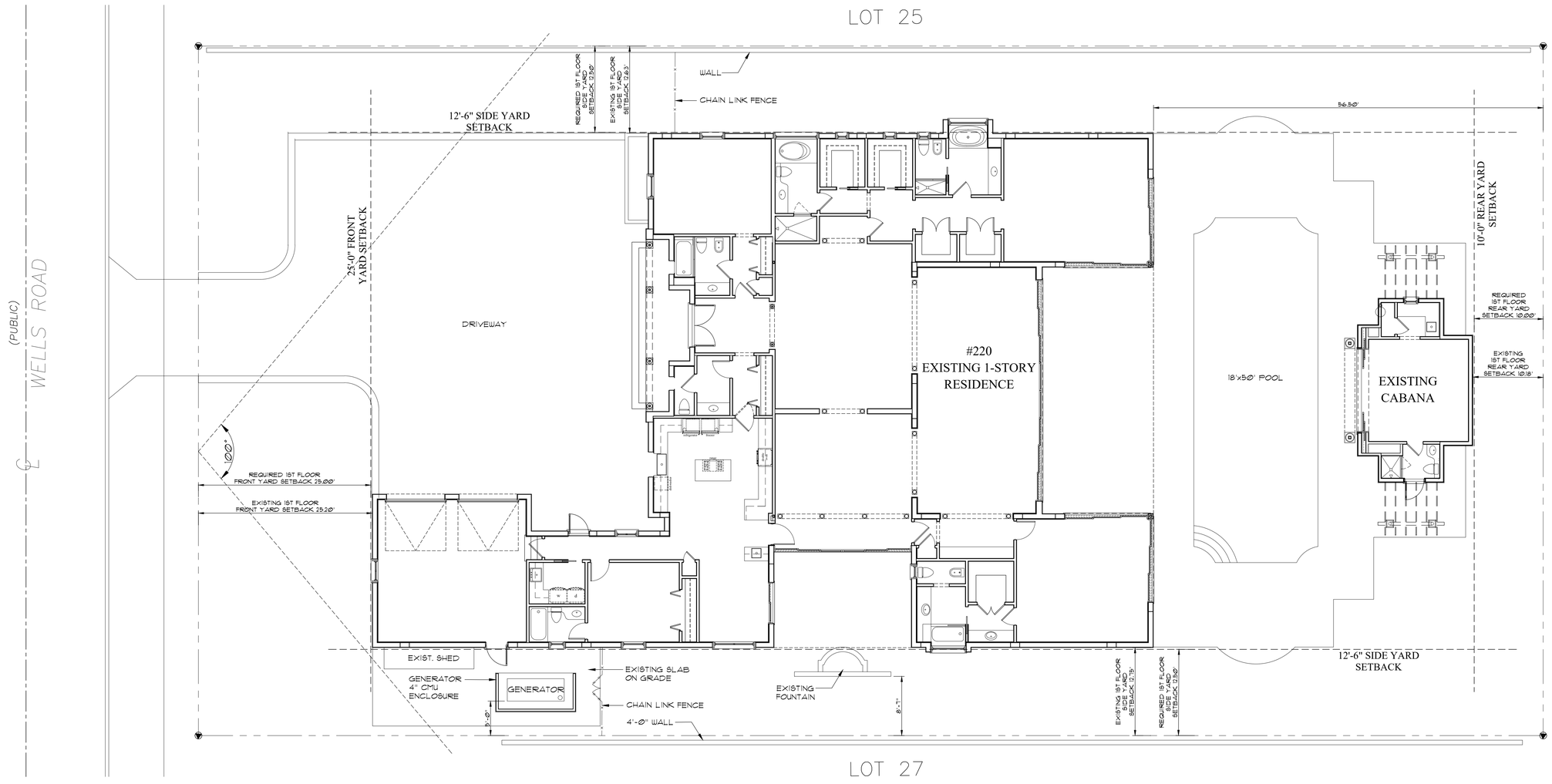
COVER	SCOPE OF WORK & DRAWING INDEX
A000	EXISTING SITE PLAN
A001	REVISED PROPOSED SITE PLAN
A002	ZONING LEGEND
A003	CCR CALCULATIONS
A004	LOT COVERAGE DIAGRAM
A005	SITESCAPE PLAN
AP01	PHOTOS
AP02	PHOTOS
AP03	PHOTOS
AP04	PHOTOS
AP05	PHOTOS
A100	EXISTING FLOOR PLAN (MAIN HOUSE)
A101	EXISTING ROOF PLAN (MAIN HOUSE)
A102	PROPOSED FLOOR PLAN (MAIN HOUSE)
A103	PROPOSED ROOF PLAN (MAIN HOUSE)
A104	EXISTING & PROPOSED FLOOR PLAN (POOL CABANA)

RENDERINGS

A200	EXISTING & PROPOSED NORTH ELEVATION
A201	EXISTING & PROPOSED SOUTH ELEVATION
A202	EXISTING & PROPOSED WEST ELEVATION
A203	EXISTING & PROPOSED EAST ELEVATION
A204	EXISTING & PROPOSED POOL CABANA ELEVATIONS
A205	COLORS
A301	DETAILS MAIN HOUSE
A302	DETAILS POOL CABANA
A006	TRUCK LOGISTIC & STAGING PLAN
A007	VICINITY LOCATION MAP
EX	EXISTING CONDITIONS PLAN
EX2	EXISTING IMAGES
EX3	EXISTING IMAGES

LANDSCAPE RENDERINGS

SITE	OVERALL SITE PLAN
EL1	NORTH & SOUTH ELEVATIONS
EL2	EAST & WEST ELEVATIONS
OS1	OPEN SPACE DIAGRAM
OS2	OPEN SPACE DIAGRAM - FRONT SETBACK
OS3	OPEN SPACE DIAGRAM - PERIMETER
OS4	OPEN SPACE DIAGRAM - NATIVE PLANTING
L1	HARDSCAPE PLAN & MATERIALS
LP1	LANDSCAPE PLAN
LP2	PLANT LIST & DETAIL
1 of 2	SURVEY



Existing Site Plan

Scale 1/8" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA A.I.A.
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AA26001667

ARC-25-0029

SHEET NO.
A000

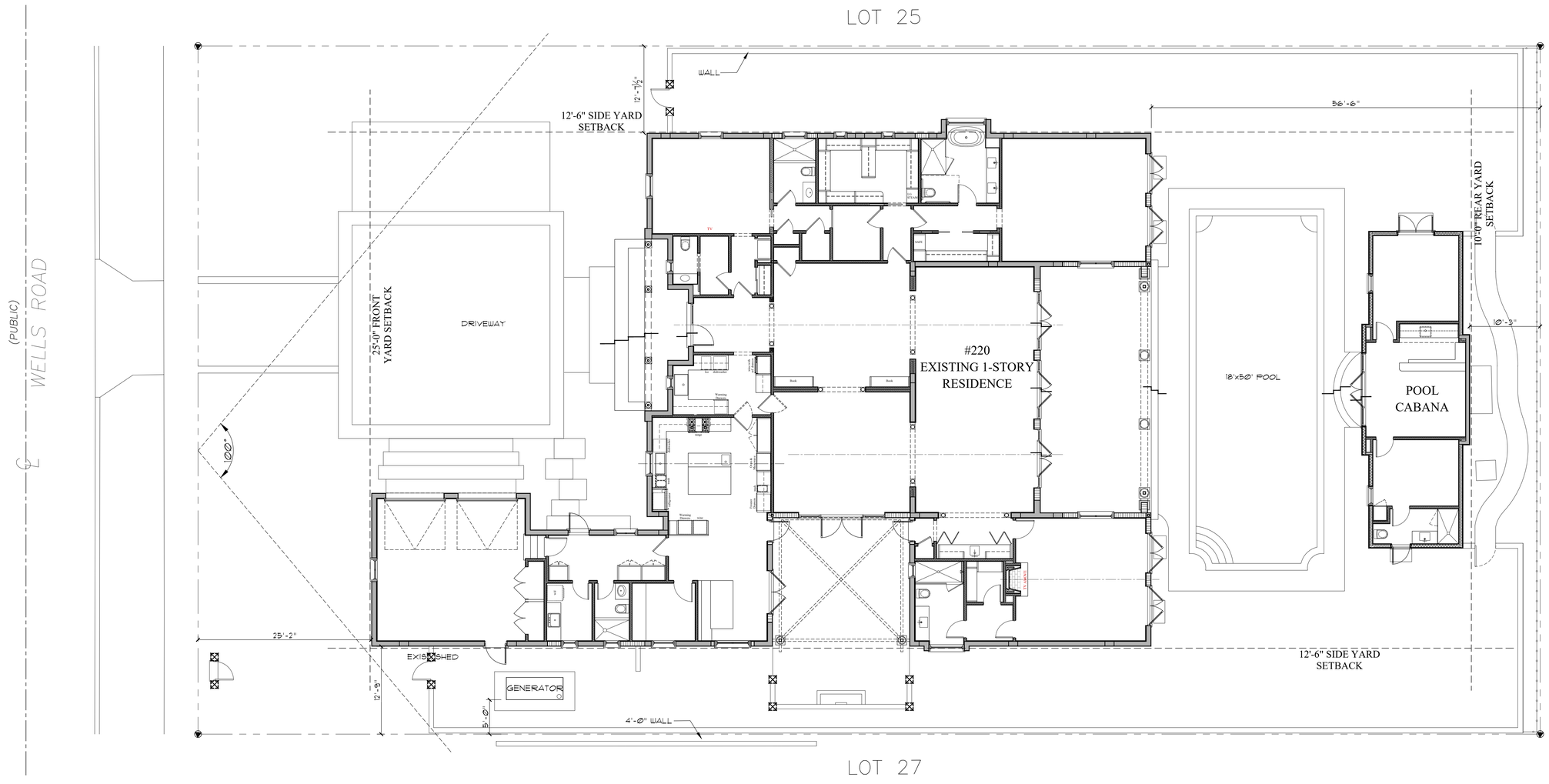
220 WELLS RD.
ZONING & SITE CALCULATIONS

Zoning Item	Required/Allowed	Existing	Proposed
Zoning District	RB	RB	RB
Lot Area	10,000 SF	19,500 SF	19,500 SF
Lot Width	100'	100'	100'
Lot Depth	100'	195'	195'
Front Yard Setback	25' 1-Story 30' 2-Story	25'-3"	25'-3"
Side Yard Setback	12'-6" 1-Story 15' 2-Story	12'-7"	12'-7"
Rear Yard Setback	10' 1-Story 15' 2-Story	11'-2"	11'-2"
Maximum Building Height	14' 1-Story	16'-0"	16'-0"
Maximum Overall Height	17' 1-Story	16'-10"	16'-10"
Lot Coverage	40% 1-Story	6,632 SF (34%)	6,913 SF (35.5)
Cubic Content Ratio	3.91 + 5% Loggia (76,245 CF + 3,812 CF)	3.91 + 0.1% Loggia (76,245 CF + 92 CF)	3.91 + 3.8% Loggia (76,245 CF + 2,902 CF)
Angle of Vision	100 Degrees	100 Degrees	100 Degrees

Areas	Existing	Proposed
Main House (A/C)	4,777 SF	4,777 SF
Garage	520 SF	520 SF
Covered Entry	106 SF	106 SF
Covered Loggia	(Awning) 576 SF	576 SF
Covered patio	(Awning) 282 SF	282 SF
Pool House	371 SF	652 SF
Total Square Footage	6,632 SF	6,913 SF

Legal Description:

Lot 26, ADAMS ADDITION, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 7, Page 68.



Proposed Site Plan

Scale 1/8" = 1'-0"

MP DESIGN & ARCHITECTURE
COMM NO. 2503
DATE 7/6/2025
REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
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ARC-25-0029

SHEET NO. A001

Town of Palm Beach

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

Zoning Legend

Line #				
1	**Property Address:**	220 Wells Rd. Palm Beach FL 33480		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	19,500 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	100' (W) x 195' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	AE (Elev6)		
7	**Zero Datum for point of meas. (NAVD)**	7.00 NAVD		
8	**Crown of Road (COR) (NAVD)**	4.07 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	40% (7,800 SF)	34% (6,632 SF)	35.5% (6,913 sf)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	- - -	5,774 SF	6,055 SF
12	*Front Yard Setback (Ft.)	25'	25'-3"	25'-3"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	12'-7"	12'-7"
14	* Side Yard Setback (2nd Story) (Ft.)	- - -	- - -	- - -
15	*Rear Yard Setback (Ft.)	10'	11'-2"	11'-2"
16	Angle of Vision (Deg.)	100	100	100
17	Building Height (Ft.)	14'	16'	16'
18	Overall Building Height (Ft.)	17'	16'-10"	16'-10"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.91 + 5% Loggia	3.91 + 0.1% Loggia	3.91 + 3.8% Loggia
20	** Max. Fill Added to Site (Ft.)	- - -	- - -	- - -
21	Finished Floor Elev. (FFE)(NAVD)	- - -	6.25 NAVD	7.00 NAVD
22	Base Flood Elevation (BFE)(NAVD)	7.00 NAVD	7.00 NAVD	7.00 NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	45%	6,627 SF (34%)	8,775 SF (45 %)
24	Perimeter LOS (Sq Ft and %)	50%	4,666 SF (84 %)	5,023 SF (91 %)
25	Front Yard LOS (Sq Ft and %)	40%	1,542 SF (61 %)	1,982 SF (79 %)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
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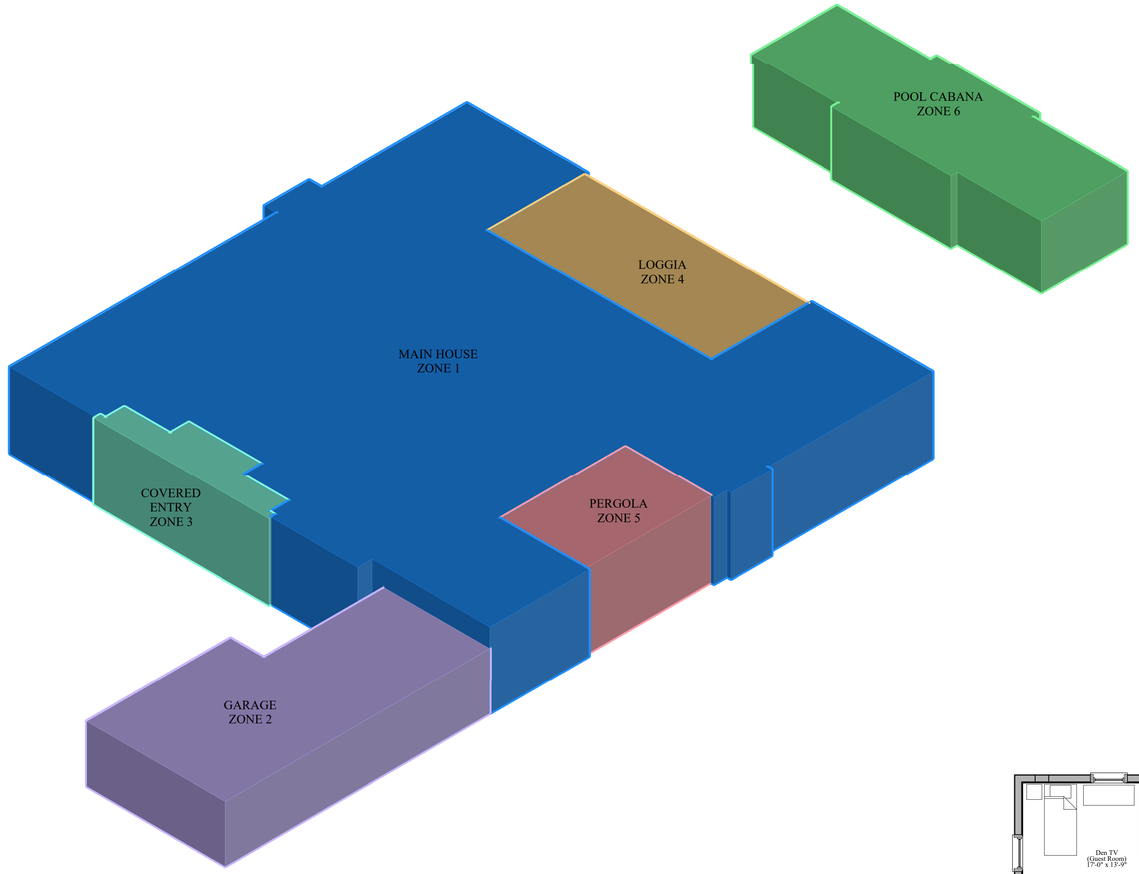
SHEET NO.
A002

ARC-25-0029



Axonometric CCR Diagram

Scale

LEGEND

ZONE 1
ONE STORY
MAIN HOUSE

ZONE 2
ONE STORY
GARAGE

ZONE 3
COVERED ENTRY

ZONE 4
LOGGIA

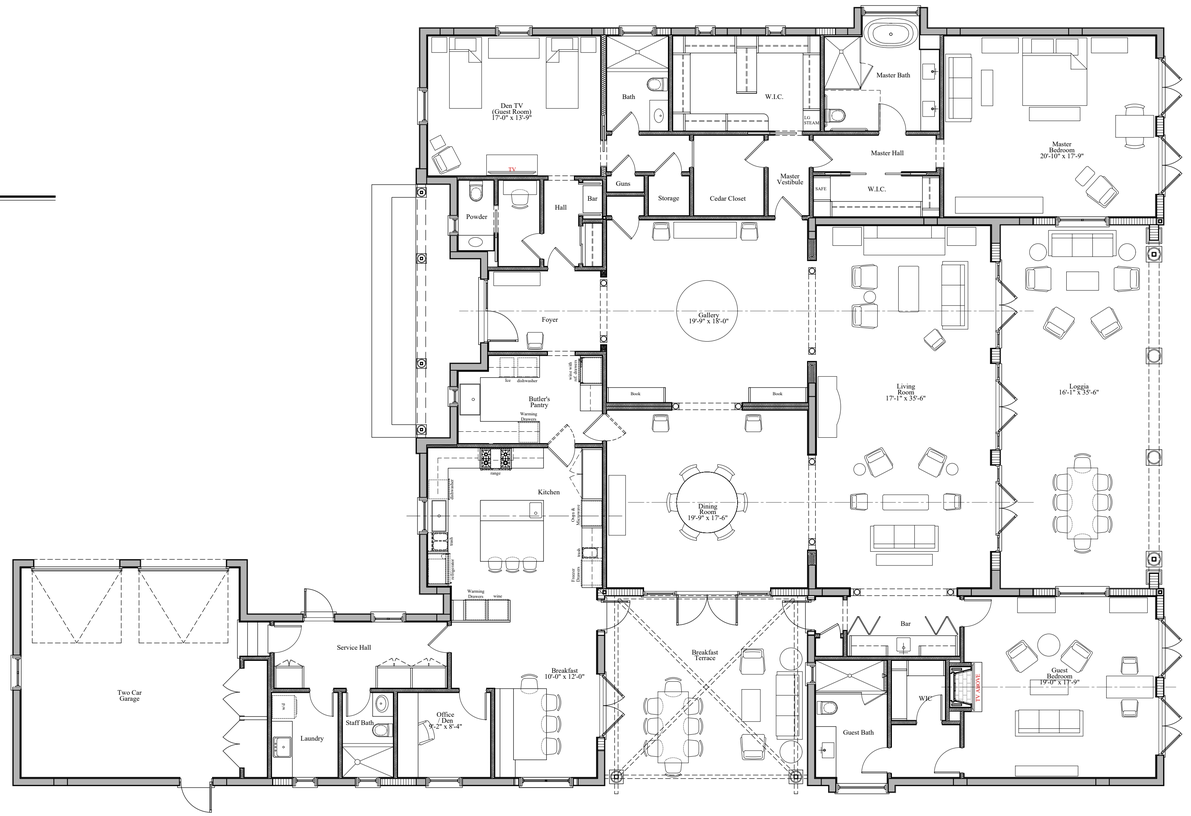
ZONE 5
PERGOLA

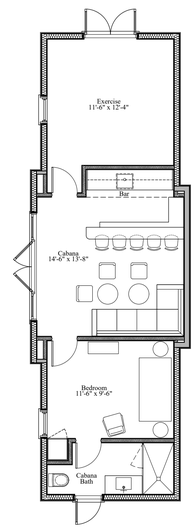
ZONE 6
POOL CABANA

CCR CALCULATIONS

	ZONE	PROPOSED	
MAIN HOUSE ONE STORY	ZONE 1	4,434 SF x 12'	= 53,208 CU. FT.
GARAGE ONE STORY	ZONE 2	835 SF x 9'	= 7,515 CU. FT.
COVERED ENTRY	ZONE 3	142 SF x 12'	= 1,704 CU. FT.
LOGGIA	ZONE 4	559 SF x 12'	= 6,708 CU. FT.
PERGOLA	ZONE 5	274 SF x 12'	= 3,288 CU. FT.
POOL CABANA	ZONE 6	364 SF x 10'	= 3,640 CU. FT.
TOTAL			76,063 CU. FT.

LOT AREA		19,500 SF
MAX ALLOWED CCR	3.91 + 5% Loggia	80,057 CU. FT.
TOTAL PROPOSED CCR	3.91+ 3.8% Loggia	76,063 CU. FT.





Proposed Main House Floor Plan and Pool Cabana Plan

Scale 1/8" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO. 2503

DATE 7/6/2025

REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
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ANGELO DAVILA A.I.A.
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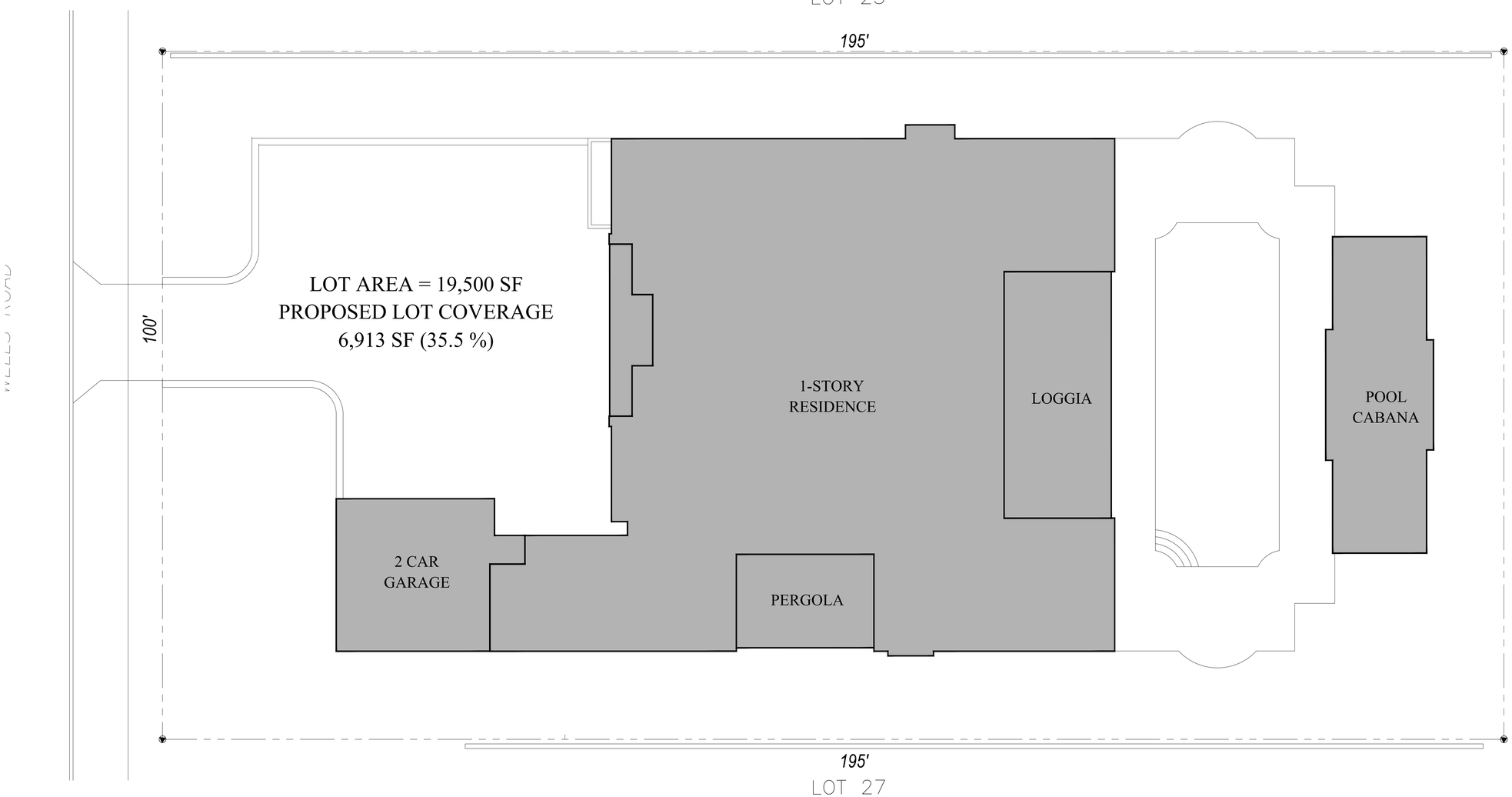
ARC-25-0029

SHEET NO. A003



Lot Coverage Diagram

Scale 1/8" = 1'-0"



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REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
LICENSED
ARCHITECT
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ANGELO DAVILA A.I.A.
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ARC-25-0029

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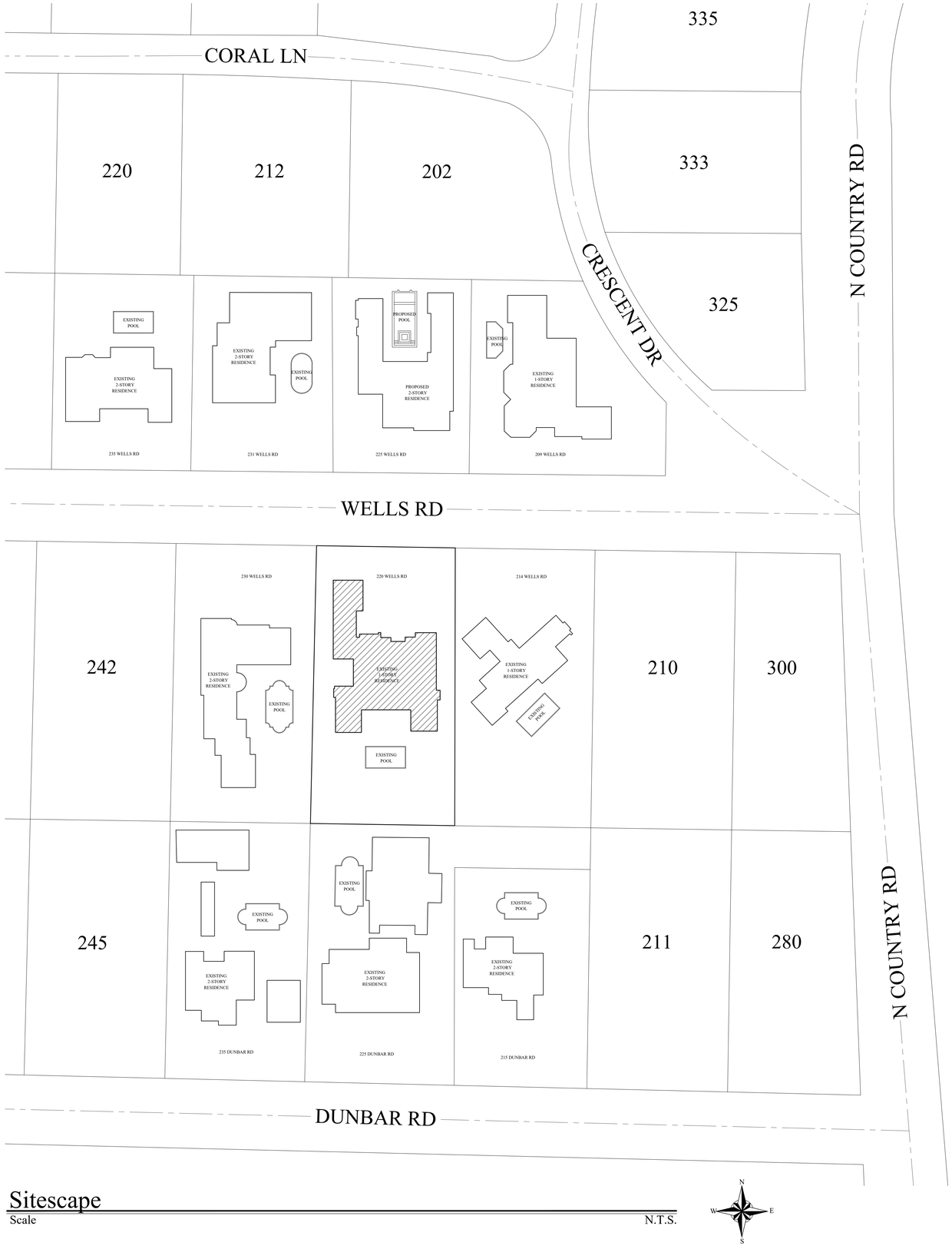

Sitescape

Scale N.T.S.

MP DESIGN & ARCHITECTURE

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
220 Wells Road
Palm Beach FL 33480

STATE OF FLORIDA
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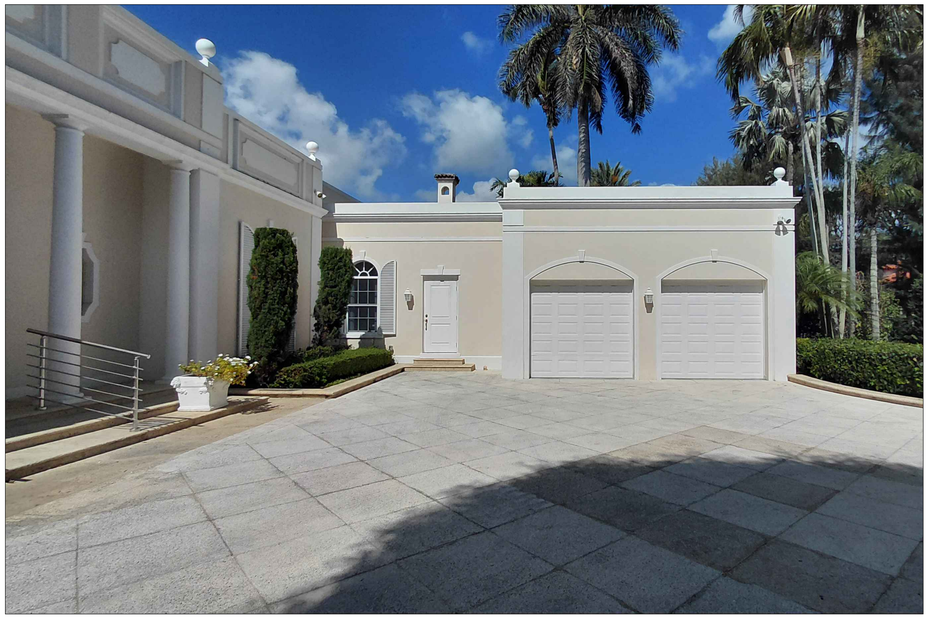
SHEET NO.
A005

ARC-25-0029



220 Wells Road



220 Wells Rd



220 Wells Rd



220 Wells Rd

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

STATE OF FLORIDA
ANGELO D. DAVILA
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ARC-25-0029

SHEET NO.
AP01



220 Wells Road



220 Wells Rd



220 Wells Rd



220 Wells Rd

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

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AA26001667

SHEET NO.
AP02

ARC-25-0029



230 Wells Road



214 Wells Rd



242 Wells Rd



231 Wells Rd

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

STATE OF FLORIDA
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SHEET NO.
AP03

ARC-25-0029



255 Wells Rd



209 Wells Road



210 Wells Rd



225 Dumbar Rd

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

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SHEET NO.
AP04



235 Dumbar Rd



215 Dumbar Rd

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

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SHEET NO.
AP05



Existing Main House Floor Plan

Scale 1/4" = 1'-0"

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DESIGN & ARCHITECTURE

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COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

STATE OF FLORIDA
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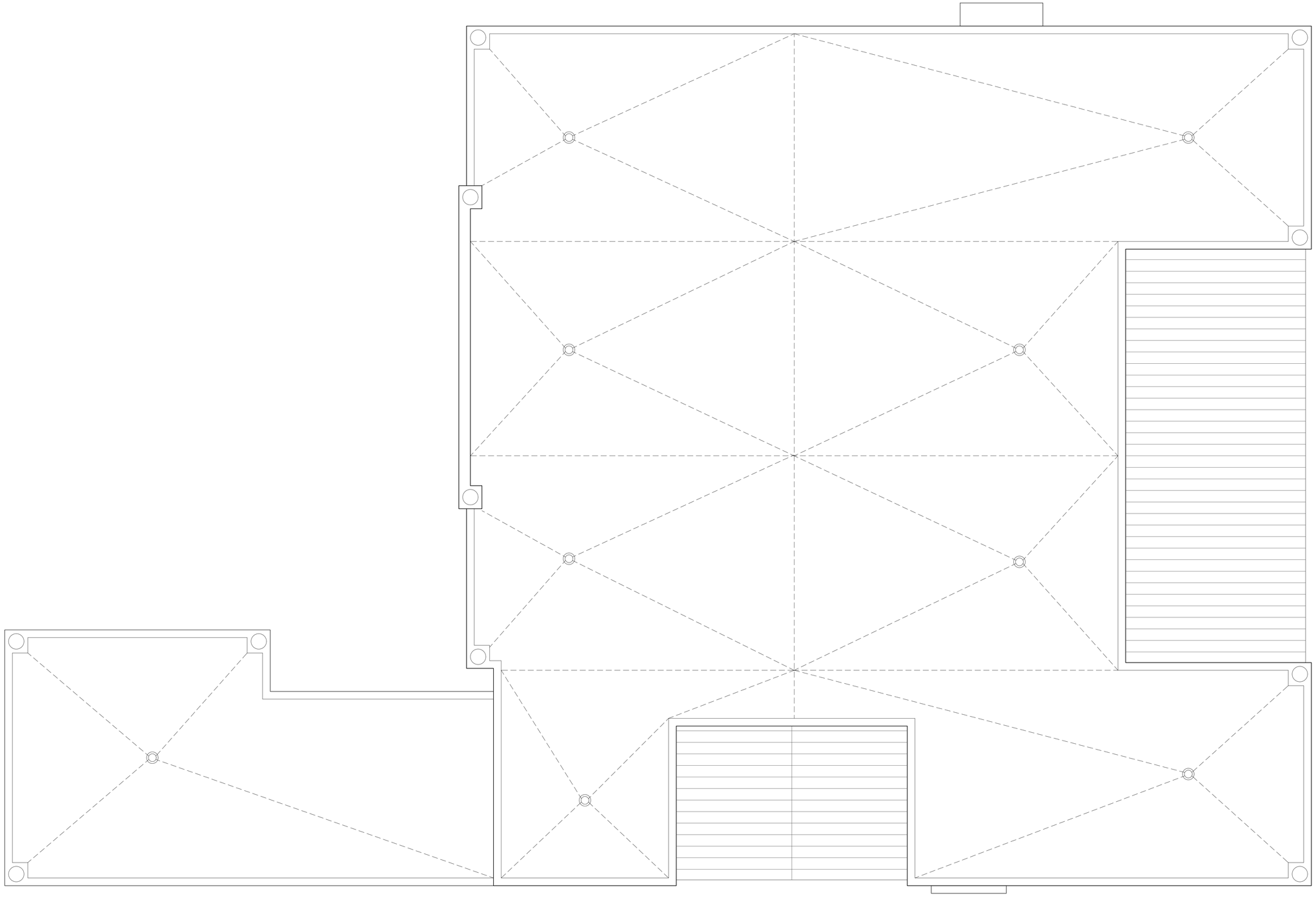
ARC-25-0029

SHEET NO.
A100



Existing Main House Roof Plan

Scale 1/4" = 1'-0"



MP DESIGN & ARCHITECTURE

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
REGISTERED ARCHITECT
AR0016639
ANGELO DAVILA LA
FLORIDA REG ARCH.
#AR0016639

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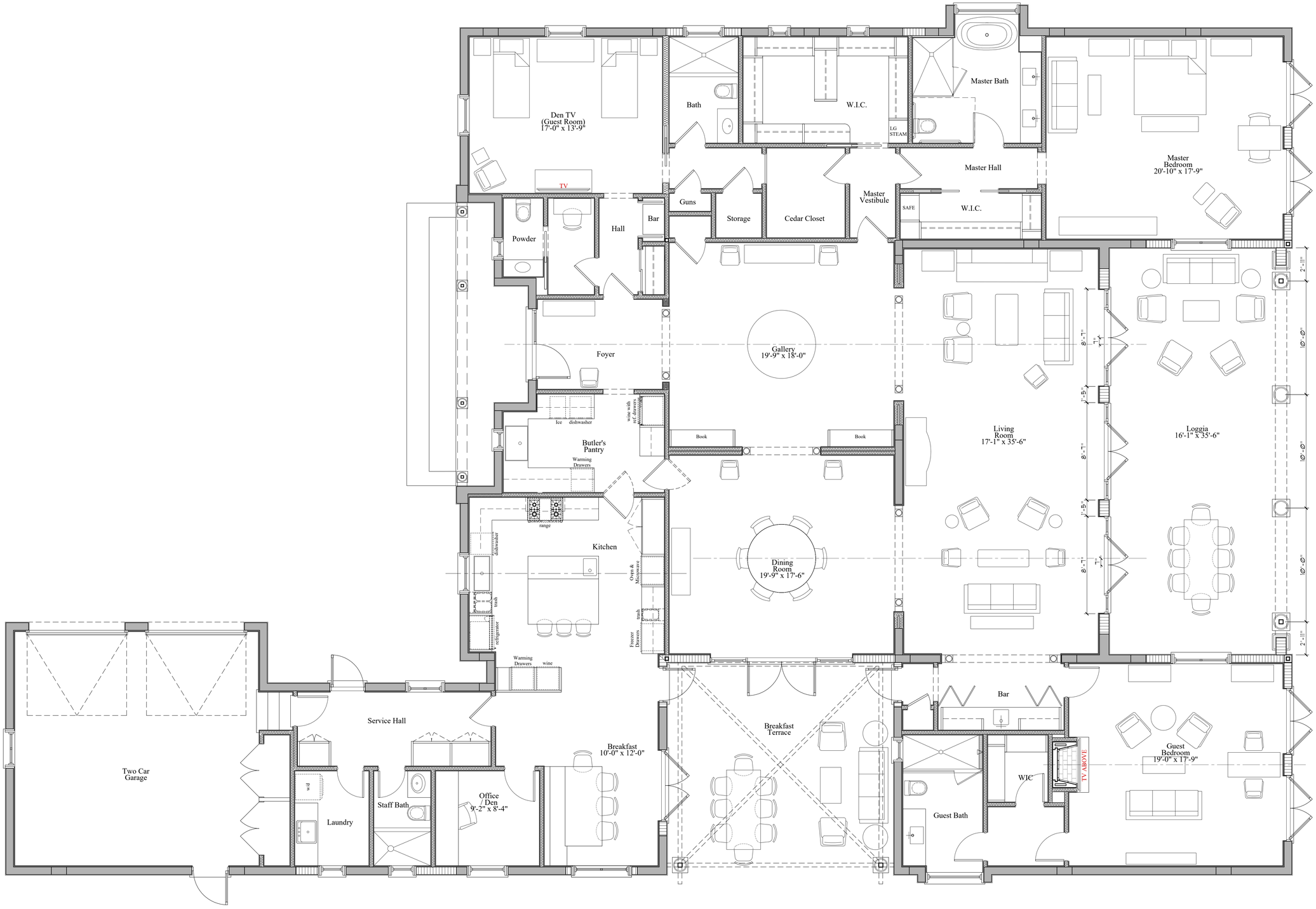
SHEET NO.
A101



Proposed Main House Floor Plan

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO. 2503

DATE 7/6/2025

REVISIONS

Renovations to
220 Wells Trust
220 Wells Road
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
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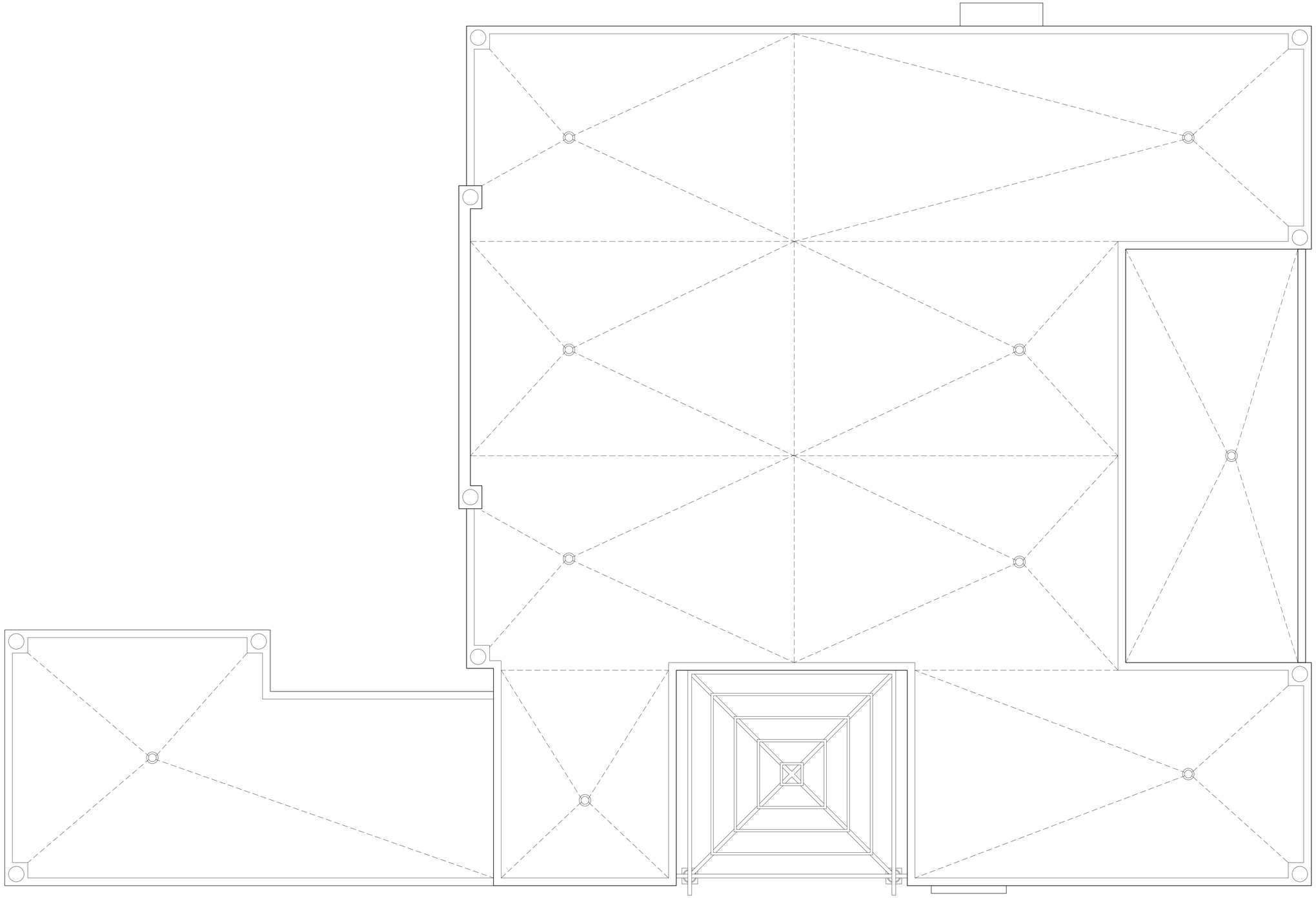
SHEET NO. A102



Proposed Main House Roof Plan

Scale 1/4" = 1'-0"



MP DESIGN & ARCHITECTURE

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
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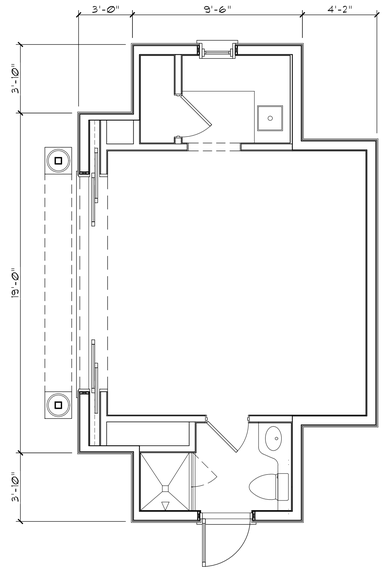
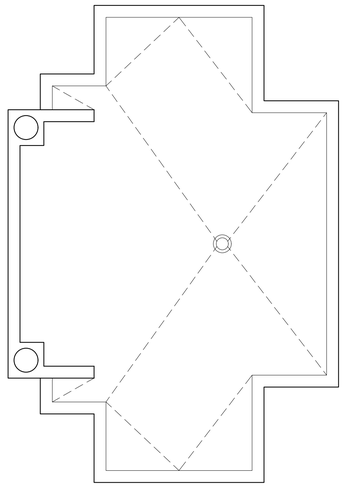
SHEET NO.
A103

ARC-25-0029



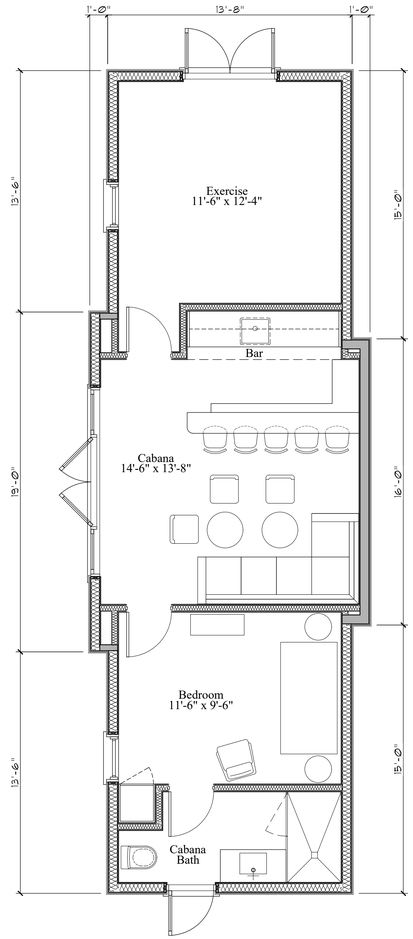
Existing Floor Plan
Pool Cabana

Scale 1/4" = 1'-0"



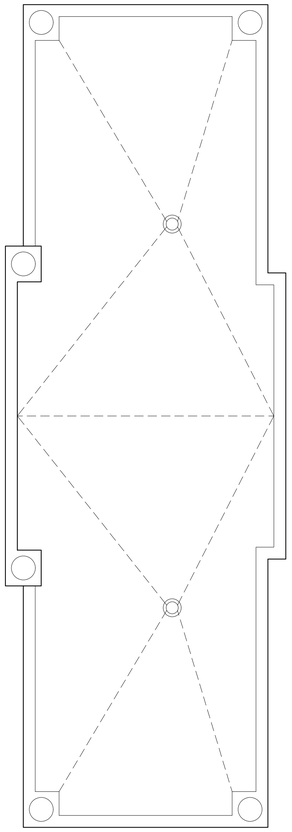
Existing Roof Plan
Pool Cabana

Scale 1/4" = 1'-0"



Proposed Floor Plan
Pool Cabana

Scale 1/4" = 1'-0"



Proposed Roof Plan
Pool Cabana

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS ST. SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

ARC-25-0029

SHEET NO.
A104













Existing North Elevation

Scale 1/4" = 1'-0"



Proposed North Elevation

Scale 1/4" = 1'-0"

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7/6/2025

REVISIONS

Renovations to
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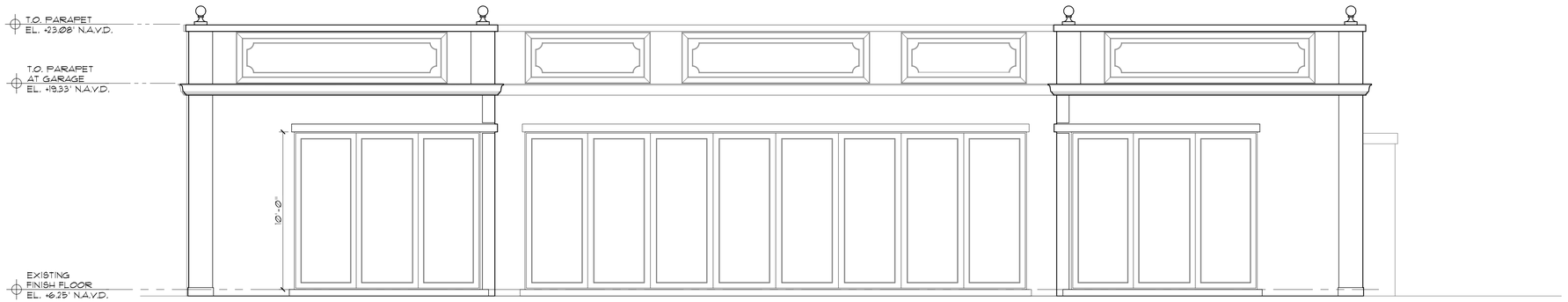
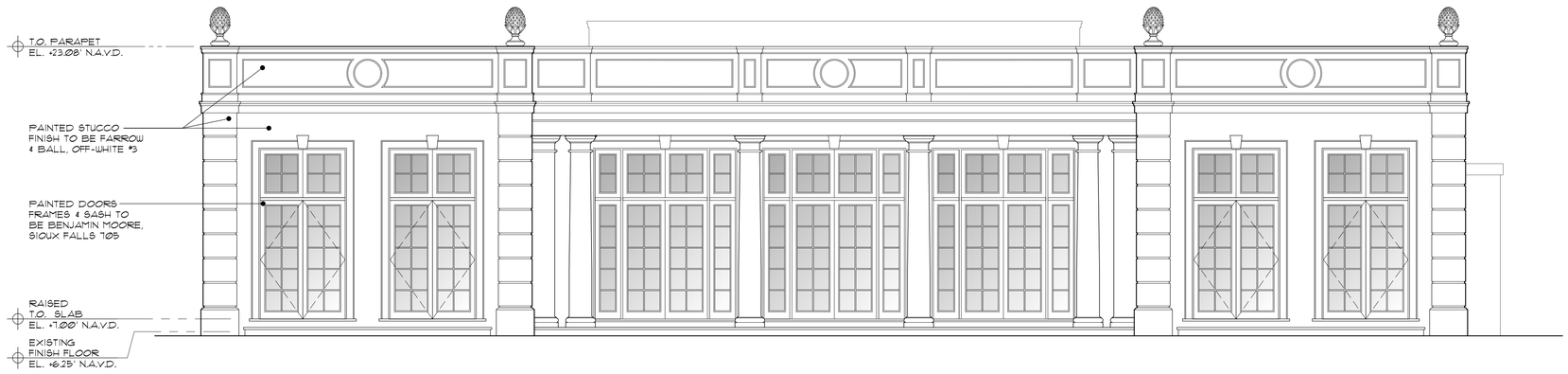
A200



Existing South Elevation

Scale 1/4" = 1'-0"



Proposed South Elevation

Scale 1/4" = 1'-0"

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
220 Wells Road
Palm Beach FL 33480

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ARC-25-0029

SHEET NO.
A201



Existing West Elevation

Scale 1/4" = 1'-0"



Proposed West Elevation

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
220 Wells Road
Palm Beach FL 33480

STATE OF FLORIDA
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561.833.7575
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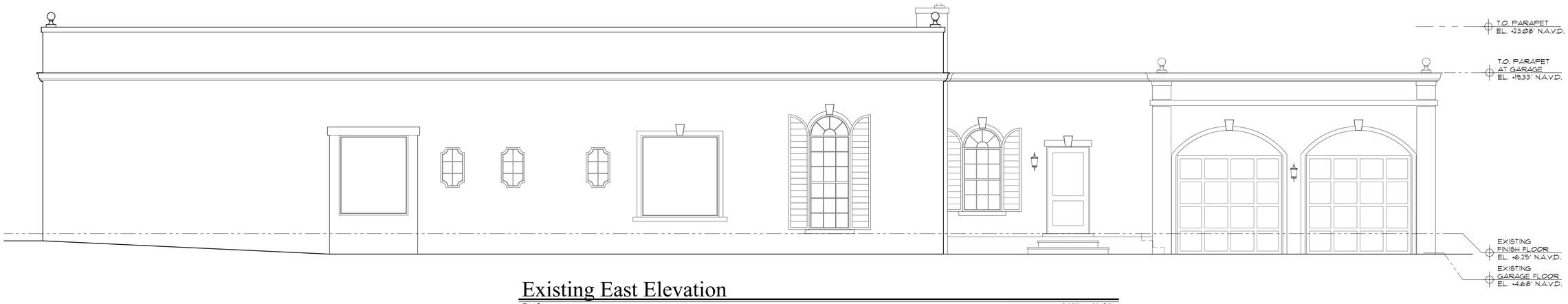
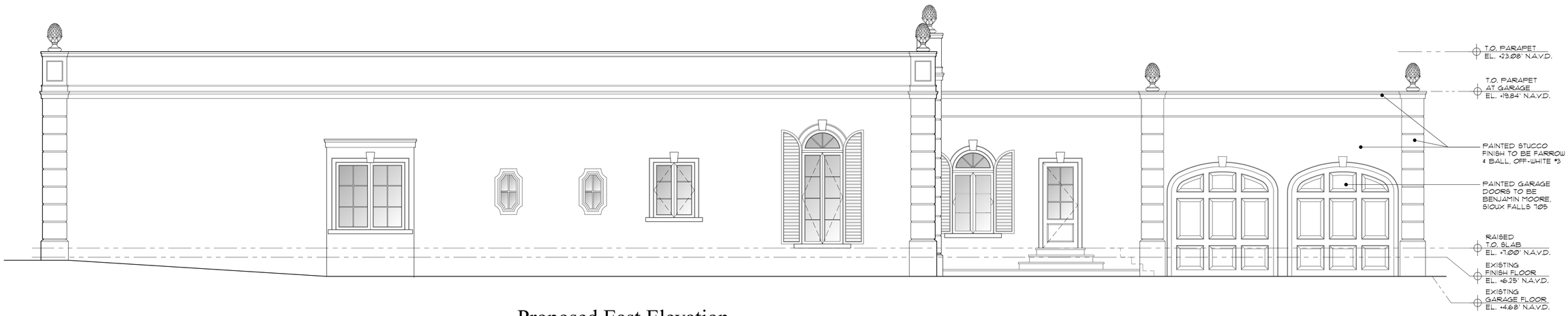
ARC-25-0029

SHEET NO.
A202



Existing East Elevation

Scale 1/4" = 1'-0"



Proposed East Elevation

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
220 Wells Road
Palm Beach FL 33480

STATE OF FLORIDA
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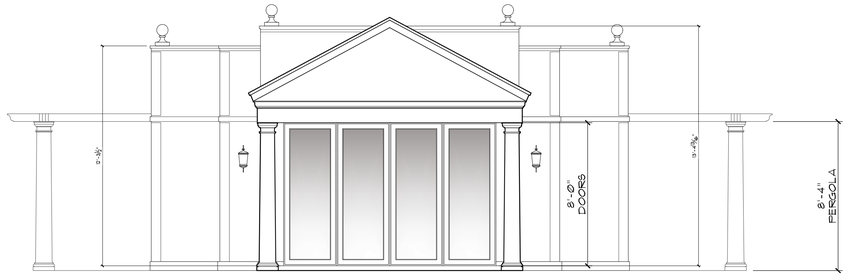
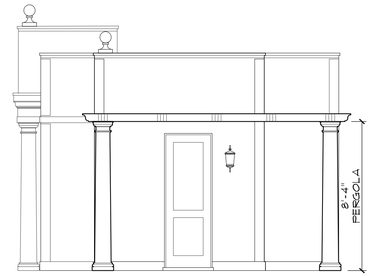
ARC-25-0029

SHEET NO.
A203



Existing Cabana North Elevation

Scale 1/4" = 1'-0"



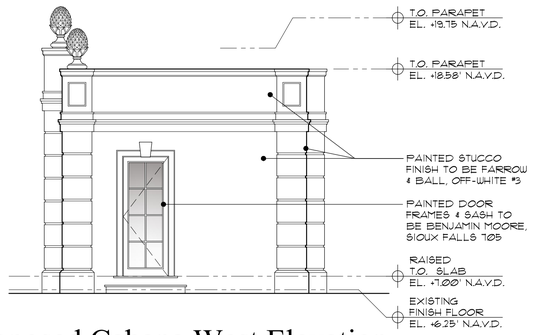
Existing Cabana West Elevation

Scale 1/4" = 1'-0"



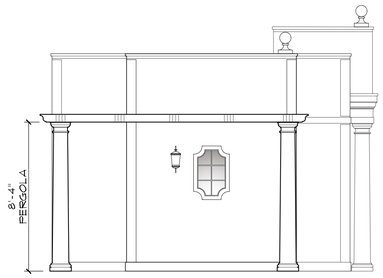
Proposed Cabana North Elevation

Scale 1/4" = 1'-0"



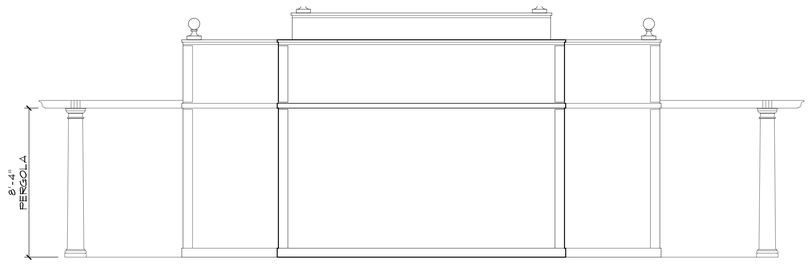
Proposed Cabana West Elevation

Scale 1/4" = 1'-0"



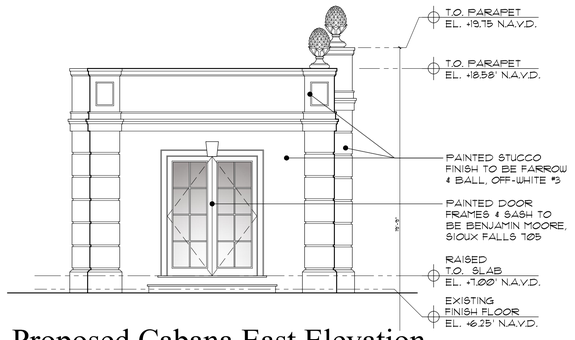
Existing Cabana East Elevation

Scale 1/4" = 1'-0"



Existing Cabana South Elevation

Scale 1/4" = 1'-0"



Proposed Cabana East Elevation

Scale 1/4" = 1'-0"



Proposed Cabana South Elevation

Scale 1/4" = 1'-0"

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
220 Wells Road
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STATE OF FLORIDA
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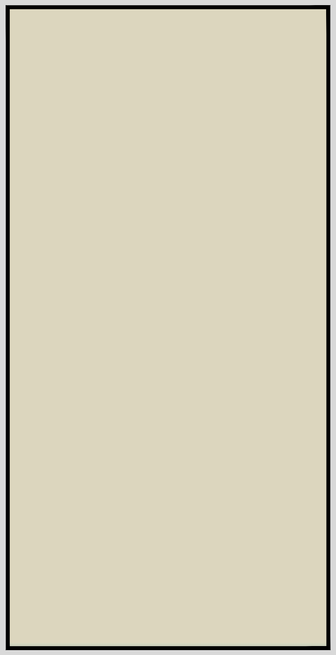
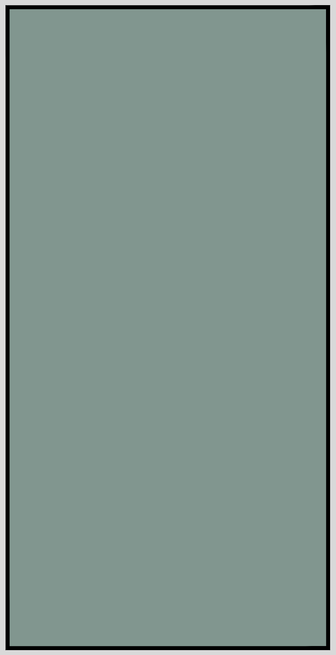
SHEET NO.
A204

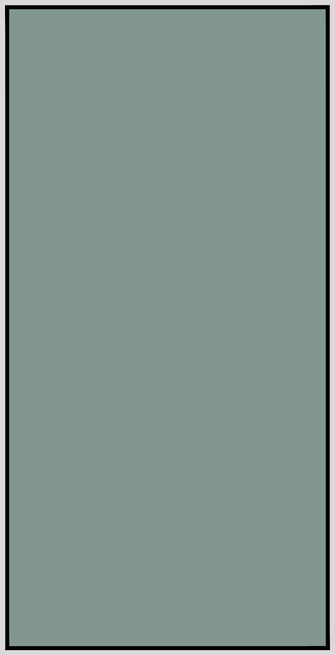
ARC-25-0029



Farrow & Ball
Off-White #3
Walls &
Stucco Details



Benjamin Moore
Sioux Falls 705
Entry Door
Window & Door Frames



Benjamin Moore
Sioux Falls 705
Shutters

DESIGN & ARCHITECTURE

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
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220 Wells Road

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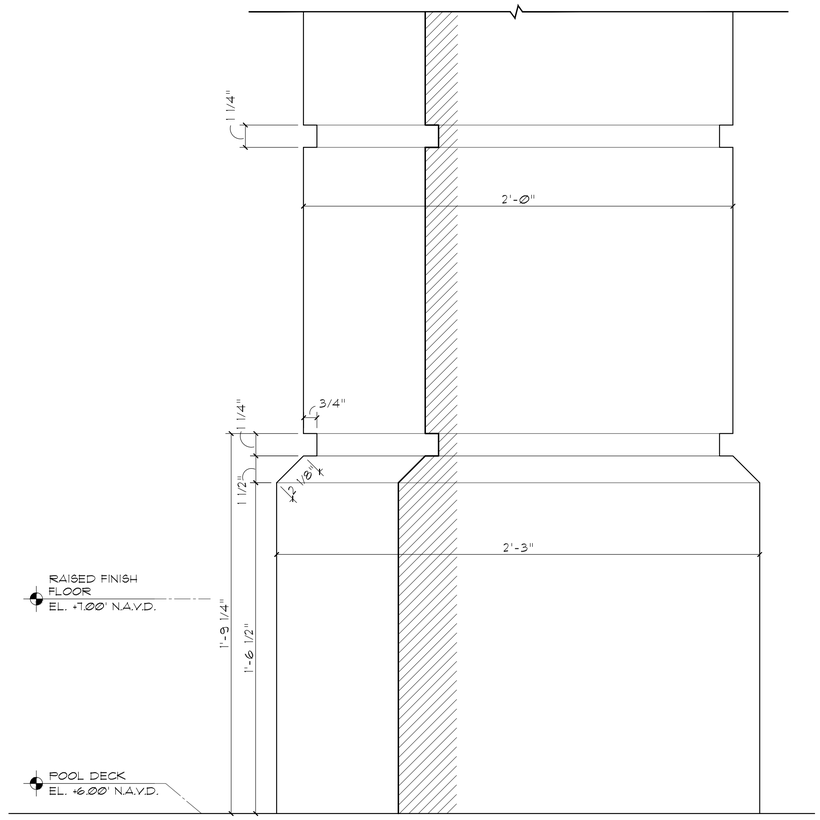
SHEET NO.
A205

ARC-25-0029



Parapet & Quoin Detail @ Main House

Scale 3" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

STATE OF FLORIDA
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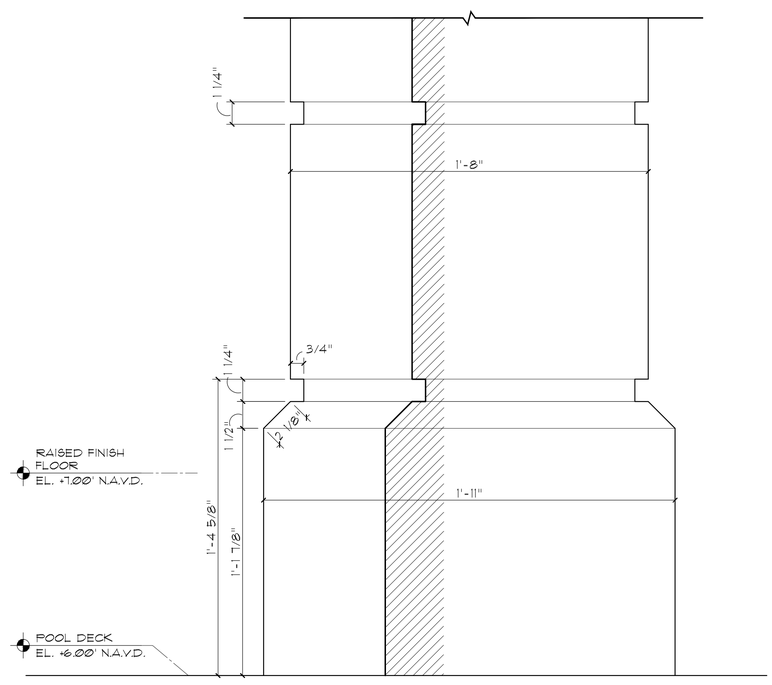
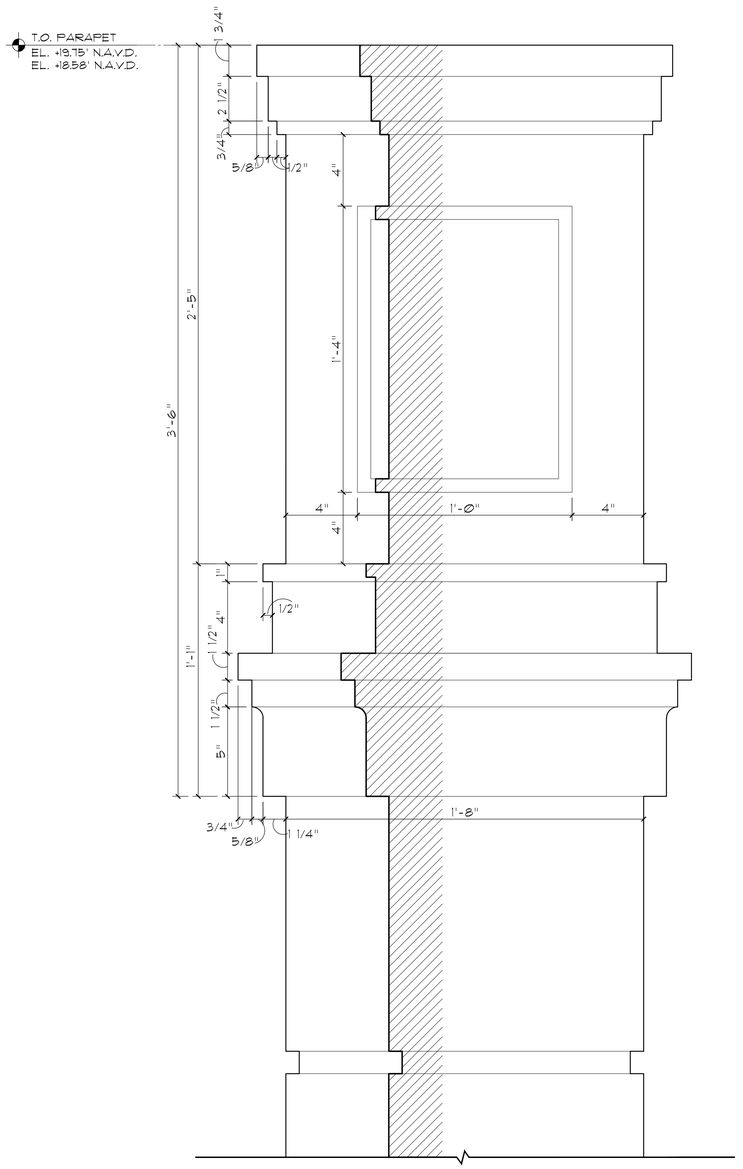
ARC-25-0029

SHEET NO.
A301





Parapet & Quoin Detail @ Pool Cabana

Scale 3" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

STATE OF FLORIDA
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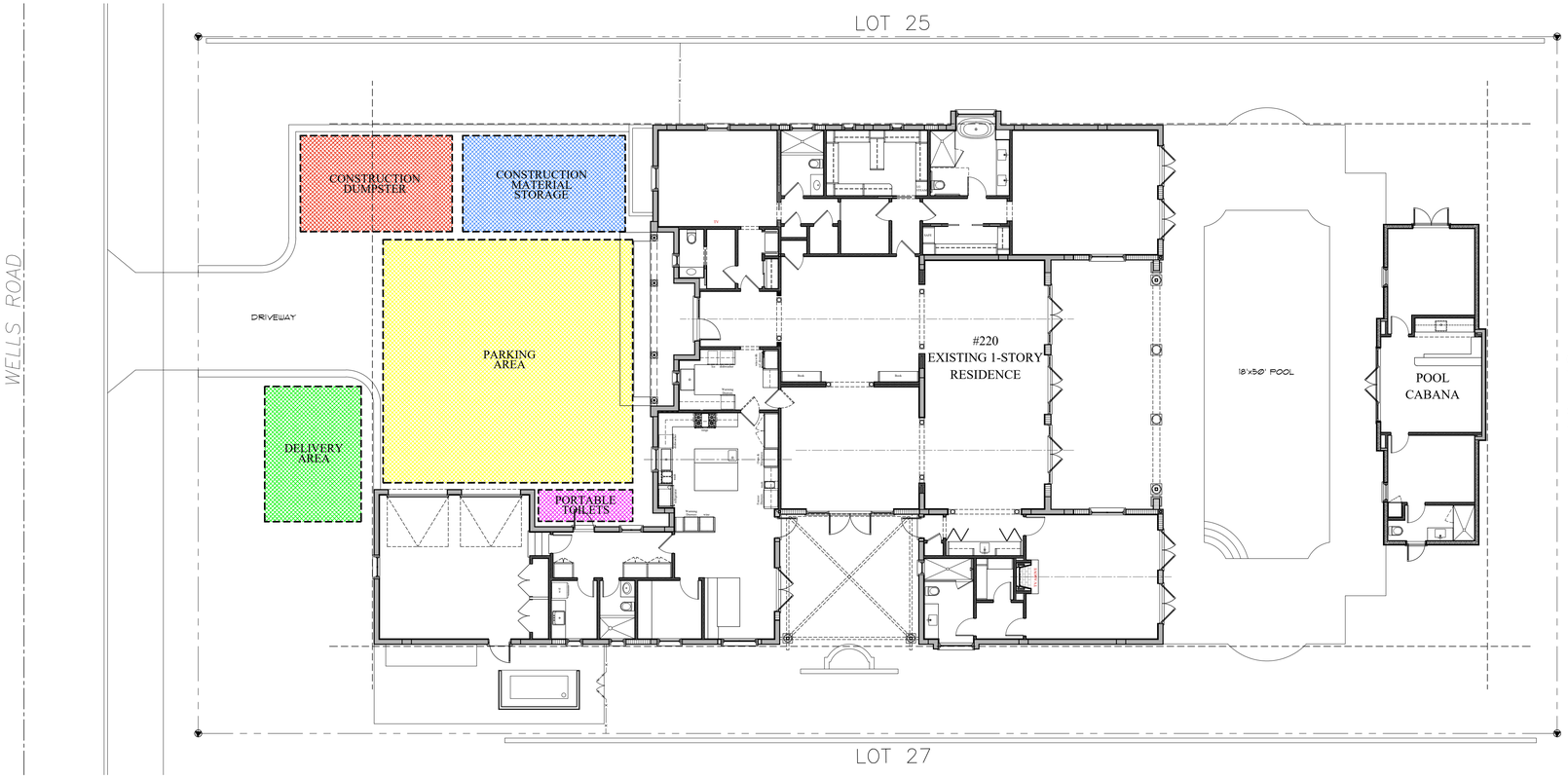
AA26001667

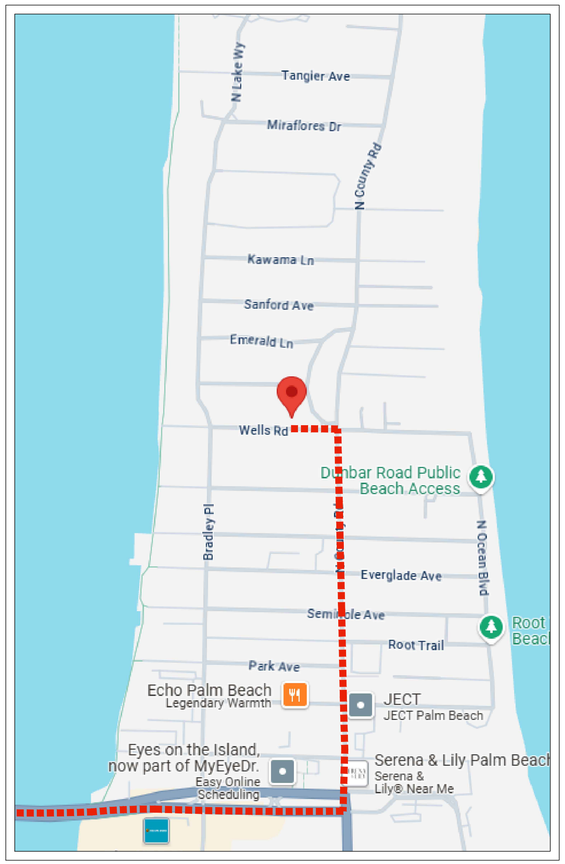
SHEET NO.
A302

ARC-25-0029



Truck Logistics Plan

Scale 1" = 10'



Truck Traffic Map

BEST ROUTE TO THE PROPERTY:
HEAD SOUTH ON FLAGLER MEMORIAL BRIDGE TOWARD N QUADRILLE BLVD, CONTINUE ONTO ROYAL POINCIANA WAY, USE THE LEFT TWO LANES TO TURN SLIGHTLY LEFT TOWARD BRADLEY PLACE, CONTINUE ONTO BRADLEY PLACE TURN RIGHT ONTO WELLS ROAD, DESTINATION WILL BE ON THE LEFT.

MAXIMUM TRUCK LENGTH:
-30 FEET

MAXIMUM NUMBER OF TRIPS TO THE PROPERTY:
-80 (DUMPSTER AND BUILDING MATERIALS.)

COMM NO.
2503

DATE
7/6/2025

REVISIONS

Renovations to
220 Wells Trust
Palm Beach FL 33480
220 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
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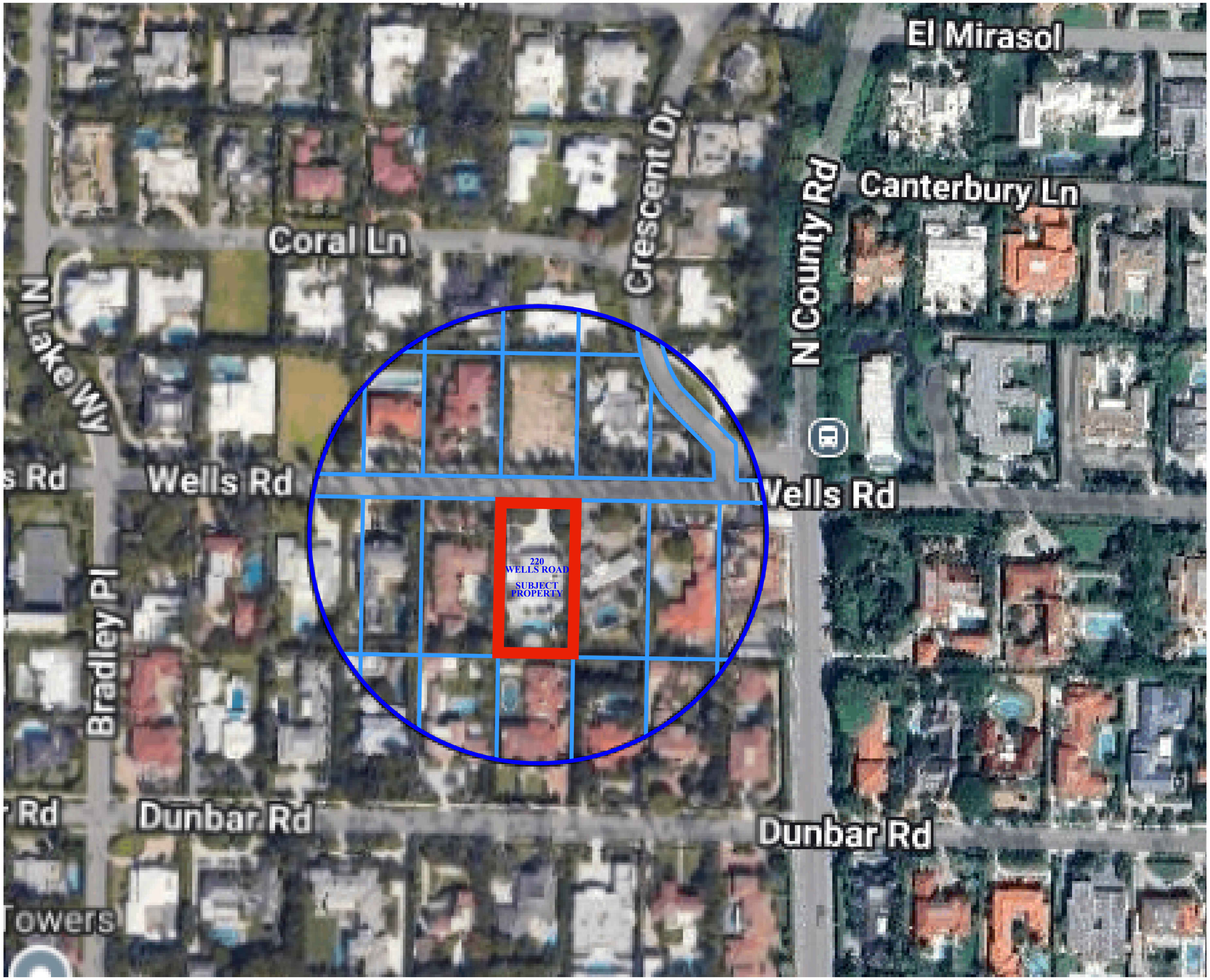
AA26001667

ARC-25-0029

SHEET NO.
A006



Vicinity Location Map

Scale N.T.S.

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319 CLEMATIS ST. SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

COMM NO. 2503

DATE 7/6/2025

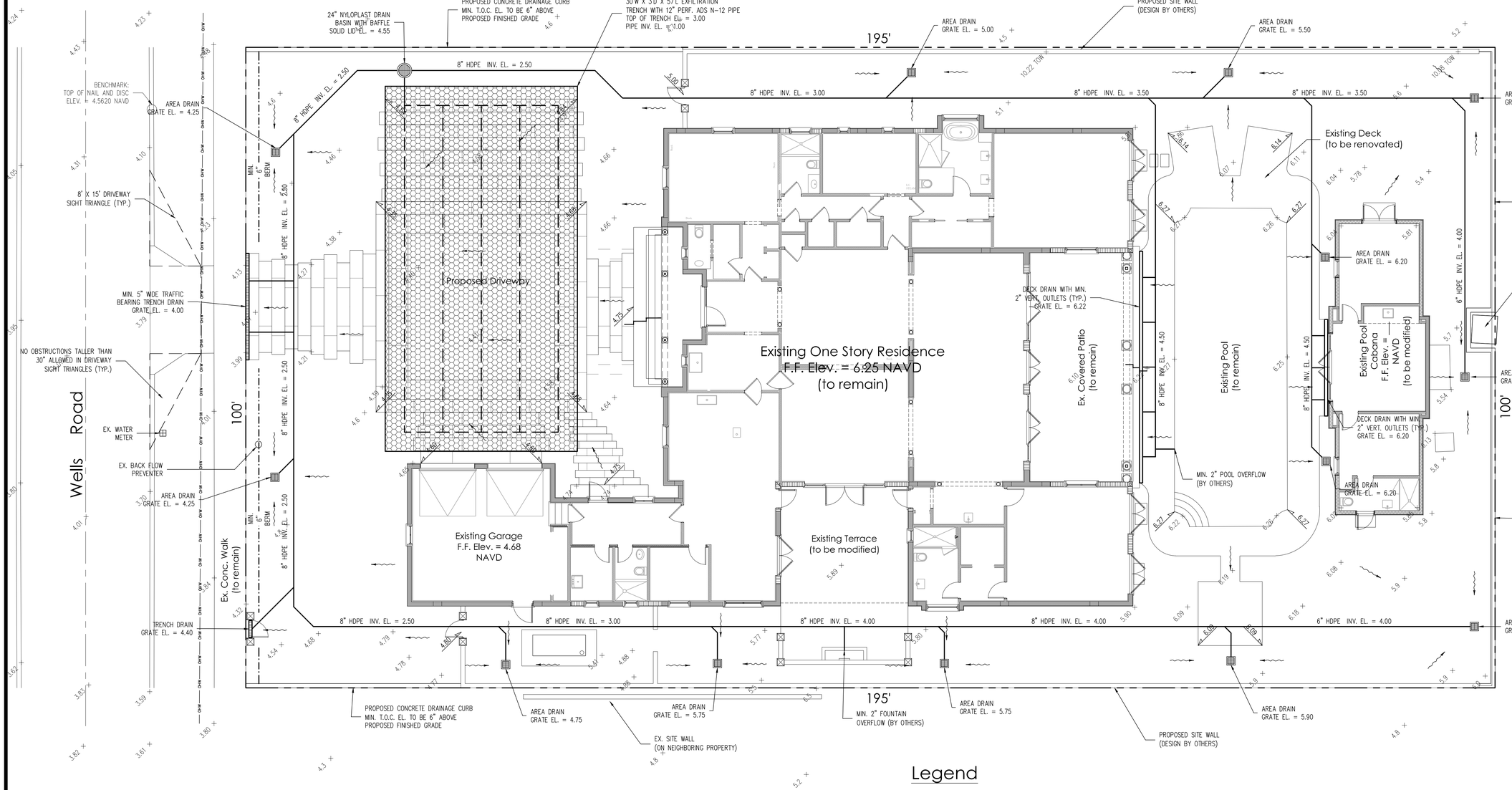
REVISIONS

Renovations to
220 Wells Trust
220 Wells Road
Palm Beach FL 33480

ANGELO DIVILA LA
FLORIDA REG. ARCH.
AR0016639

ARC-25-0029

SHEET NO. A007



Legend

- EXISTING ELEVATION PER RL VAUGHT AND ASSOCIATES INC. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 4 8 16 32

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

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 19,500 sq.ft.

Drainage Area Impervious Surface = 11,575 sq.ft.

Drainage Area Pervious Surface = 7,925 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 11,575 sq.ft. x 1 ft./12 in. = 1,929 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 7,925 sq.ft. x 1 ft./12 in. = 264 cu.ft.

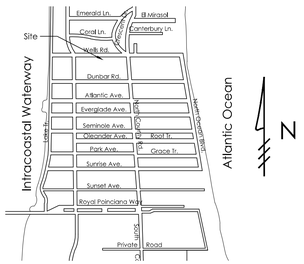
Total Volume to be Retained = 2,193 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	57	ft
W	=	Trench Width	=	30	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.50	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.50	ft
V	=	Volume Treated	=	2,202	cu.ft.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.



Location Map
N.T.S.

Plan Background from Site Plan by MP Design & Architecture Received 6/20/25

ARC-25-0029

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GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Conceptual Site Grading & Drainage Plan For:

PROPOSED RENOVATION

220 Wells Road
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2025-0066
Issue Date	07/07/2025
Scale	1/8" = 1'-0"

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
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10	
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12	

CHAD M. GRUBER
FLORIDA P.E. NO. 57466
Digitally signed by Chad M Gruber
Date: 2025.07.07 09:25:13 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

C-1

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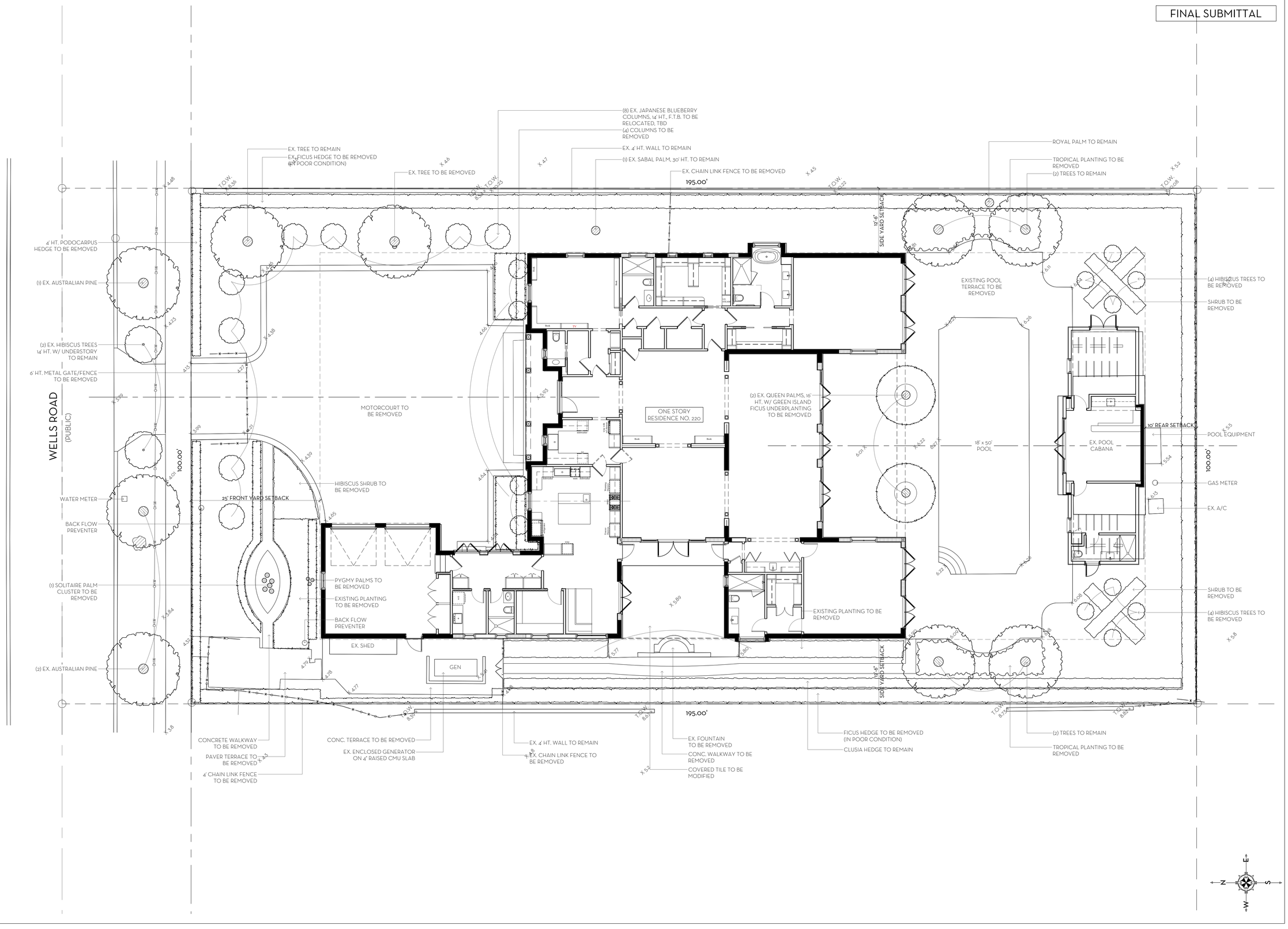


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING CONDITION PLAN

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

07 JUL 2025
19 JUN 2025
10 JUN 2025

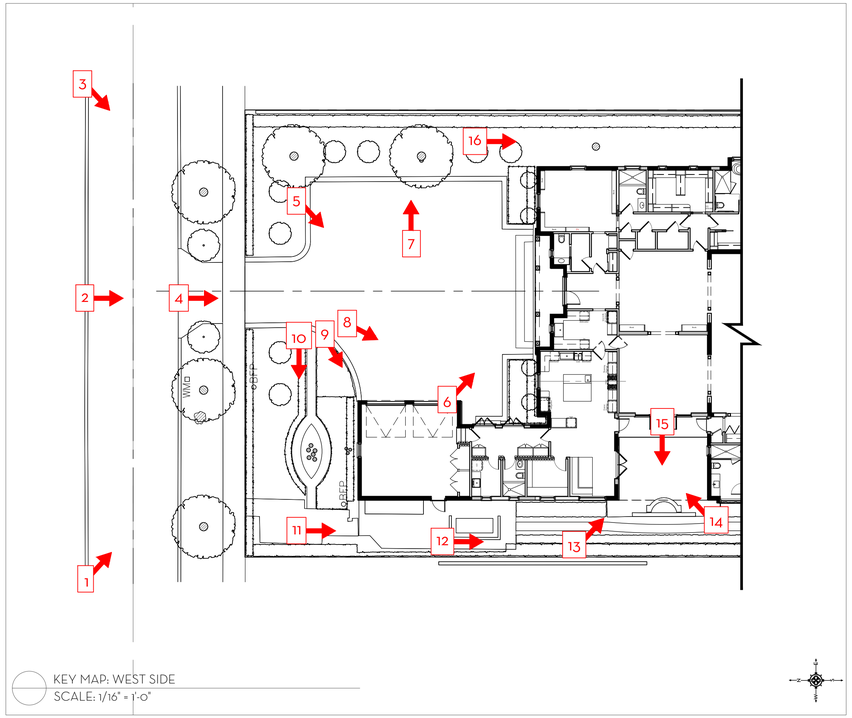
NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EX

FINAL SUBMITTAL



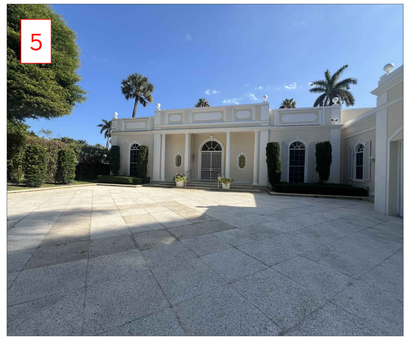
KEY MAP: WEST SIDE
SCALE: 1/16" = 1'-0"





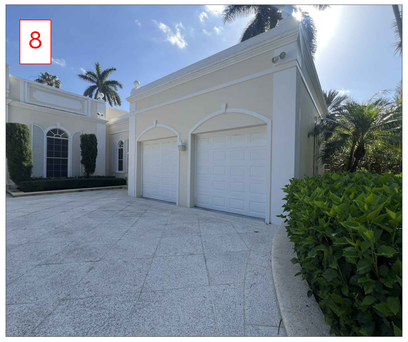




























MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITION PHOTOS

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

19 JUN 2025
10 JUN 2025

NIEVERA WILLIAMS
DESIGN

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Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EX2

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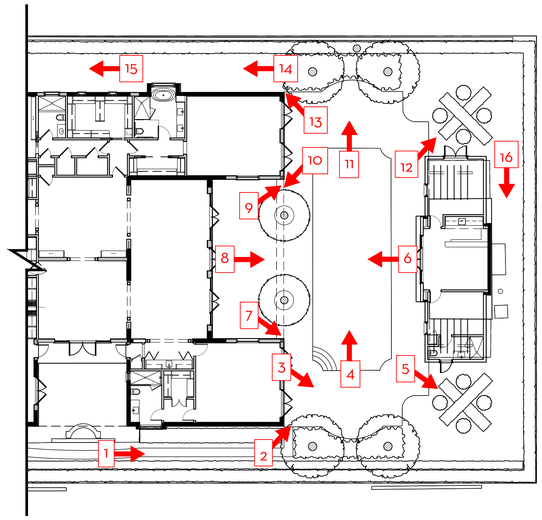


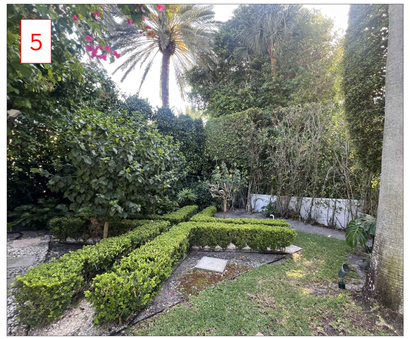
KEY MAP: EAST SIDE
SCALE: 1/16" = 1'-0"















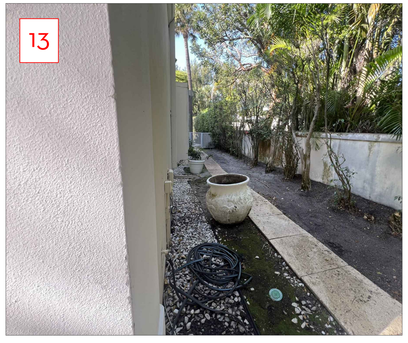


















MARIO F. NIEVERA

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EXISTING CONDITION PHOTOS

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

07 JUL 2025
19 JUN 2025
10 JUN 2025

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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EX3









FINAL SUBMITTAL



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE PLAN

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

07 JUL 2025
19 JUN 2025
10 JUN 2025

NIEVERA WILLIAMS
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SITE



1 EL1 NORTH ELEVATION (FRONT)
SCALE: 1/4"=1'-0"



2 EL1 SOUTH ELEVATION (REAR)
SCALE: 1/4"=1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATIONS - FRONT (NORTH) + REAR (SOUTH)

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

04 JUN 2025

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EL1



1 EL2 WEST ELEVATION (SIDE)
SCALE: 1/8"=1'-0"



2 EL2 EAST ELEVATION (SIDE)
SCALE: 1/8"=1'-0"

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATIONS - SIDES (WEST + EAST)

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

04 JUN 2025

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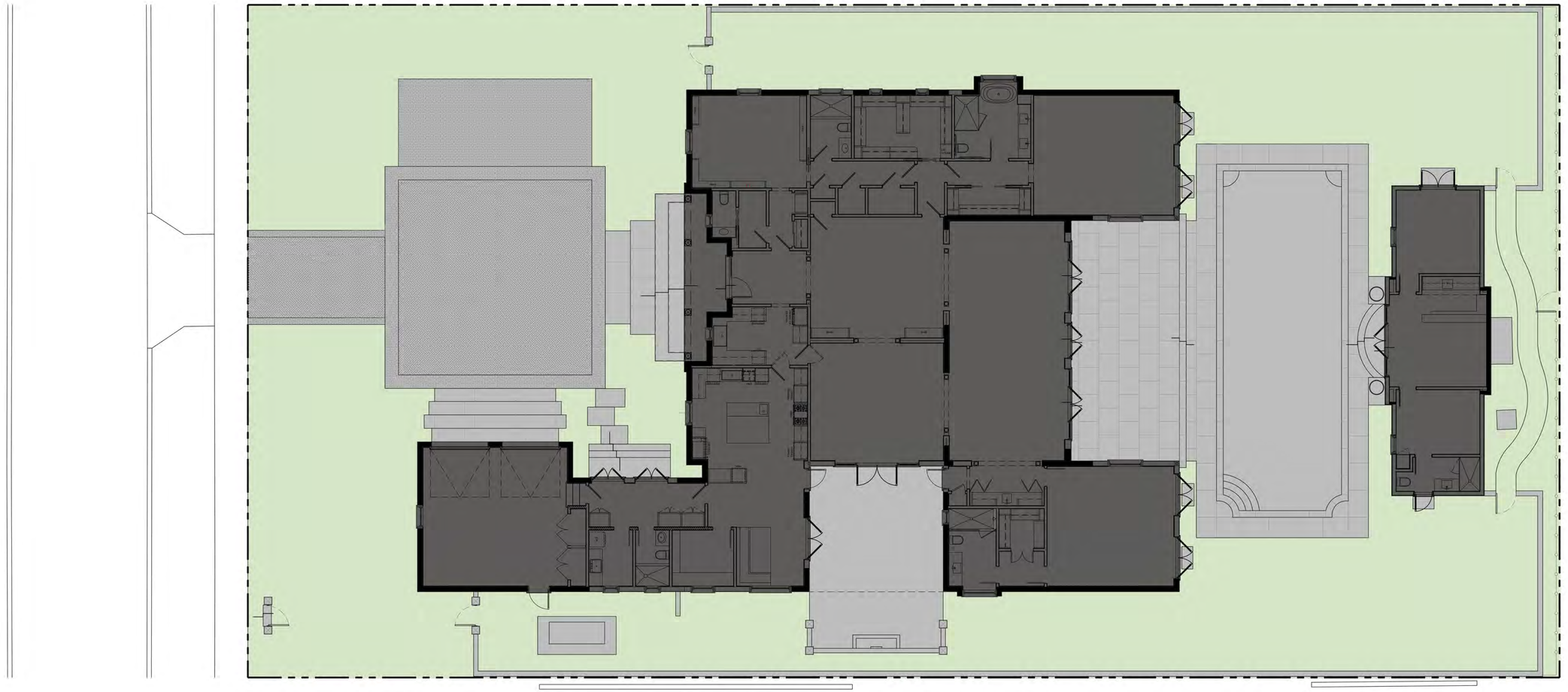
EL2

FINAL SUBMITTAL



LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	19,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	8,775	SQ FT	45%
EXISTING =	6,627	SQ FT	34%
PROPOSED =	8,782	SQ FT	45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	1,542	SQ FT	61%
PROPOSED =	2,022	SQ FT	80%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,500	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 8,719.35') = 4,391 REQUIRED		
EXISTING =	4,666	SQ FT
PROPOSED =	5,115	SQ FT

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

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Registration No.
6666856

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

OPEN SPACE DIAGRAM - OVERALL

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

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19 JUN 2025
10 JUN 2025

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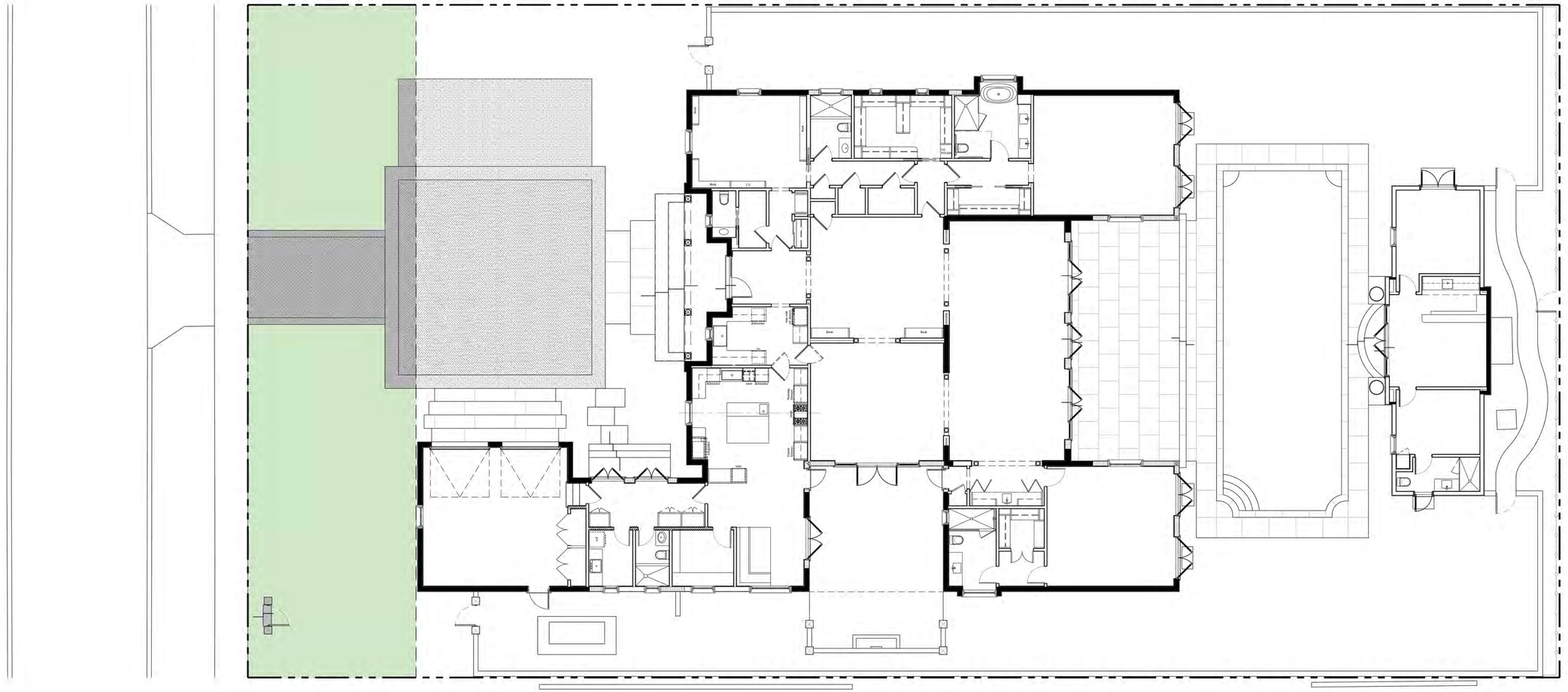
OS1

FINAL SUBMITTAL



LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	19,500	SQ FT	100%
MINIMUM LANDSCAPE:			
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EXISTING =	1,542	SQ FT	61%
PROPOSED =	2,022	SQ FT	80%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,500	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 8,119.38') =4,59 REQUIRED		
EXISTING =	4,666	SQ FT
PROPOSED =	5,115	SQ FT

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
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OPEN SPACE DIAGRAM - FRONT SETBACK

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

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

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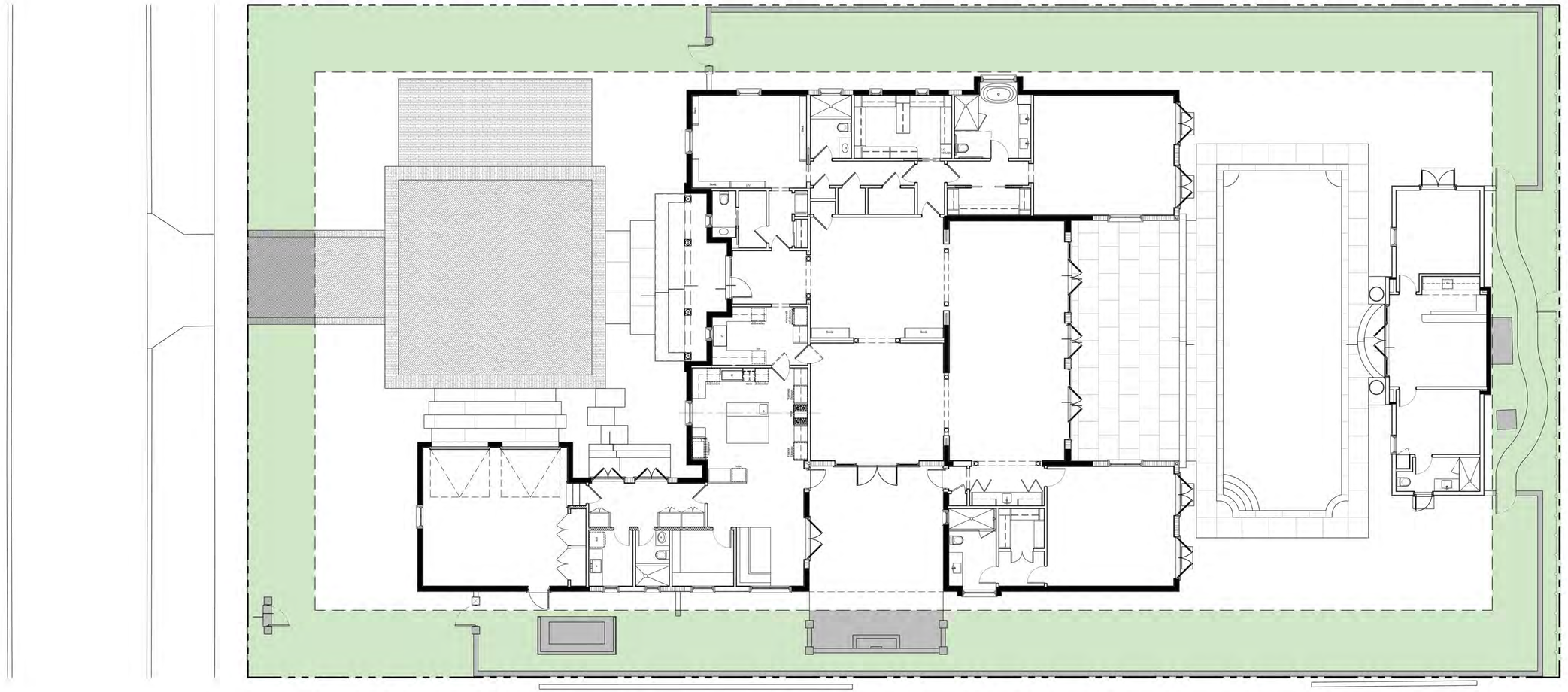
OS2

FINAL SUBMITTAL



LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

OVERALL R-B SITE CALCULATIONS:

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PROPOSED =	2,022	SQ FT	80%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,500	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 8,782 SF) =4,391 REQUIRED		
EXISTING =	4,666	SQ FT
PROPOSED =	5,115	SQ FT

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

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6666856

OPEN SPACE DIAGRAM - PERIMETER SETBACK

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

SCALE: XXXX

07 JUL 2025
19 JUN 2025
10 JUN 2025

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DESIGN

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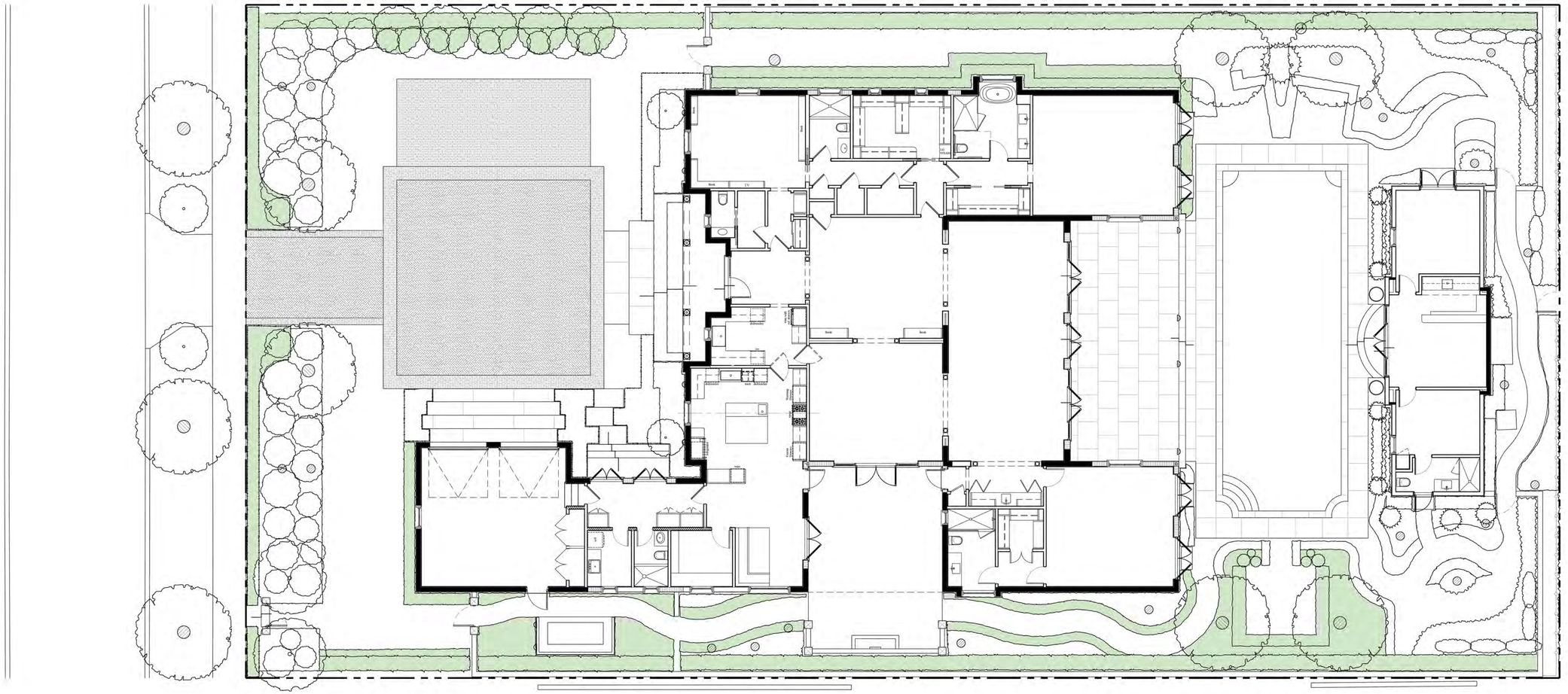
OS3

FINAL SUBMITTAL



LEGEND

NATIVE PLANTS

0 1 4 8 16 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: XXXX

OPEN SPACE DIAGRAM - NATIVE PLANTING

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

07 JUL 2025
19 JUN 2025
10 JUN 2025

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DESIGN

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OS4

FINAL SUBMITTAL

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	19,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	8,775	SQ FT	45%
EXISTING =	6,627	SQ FT	34%
PROPOSED =	8,782	SQ FT	45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
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10' PERIMETER SITE CALCULATIONS:

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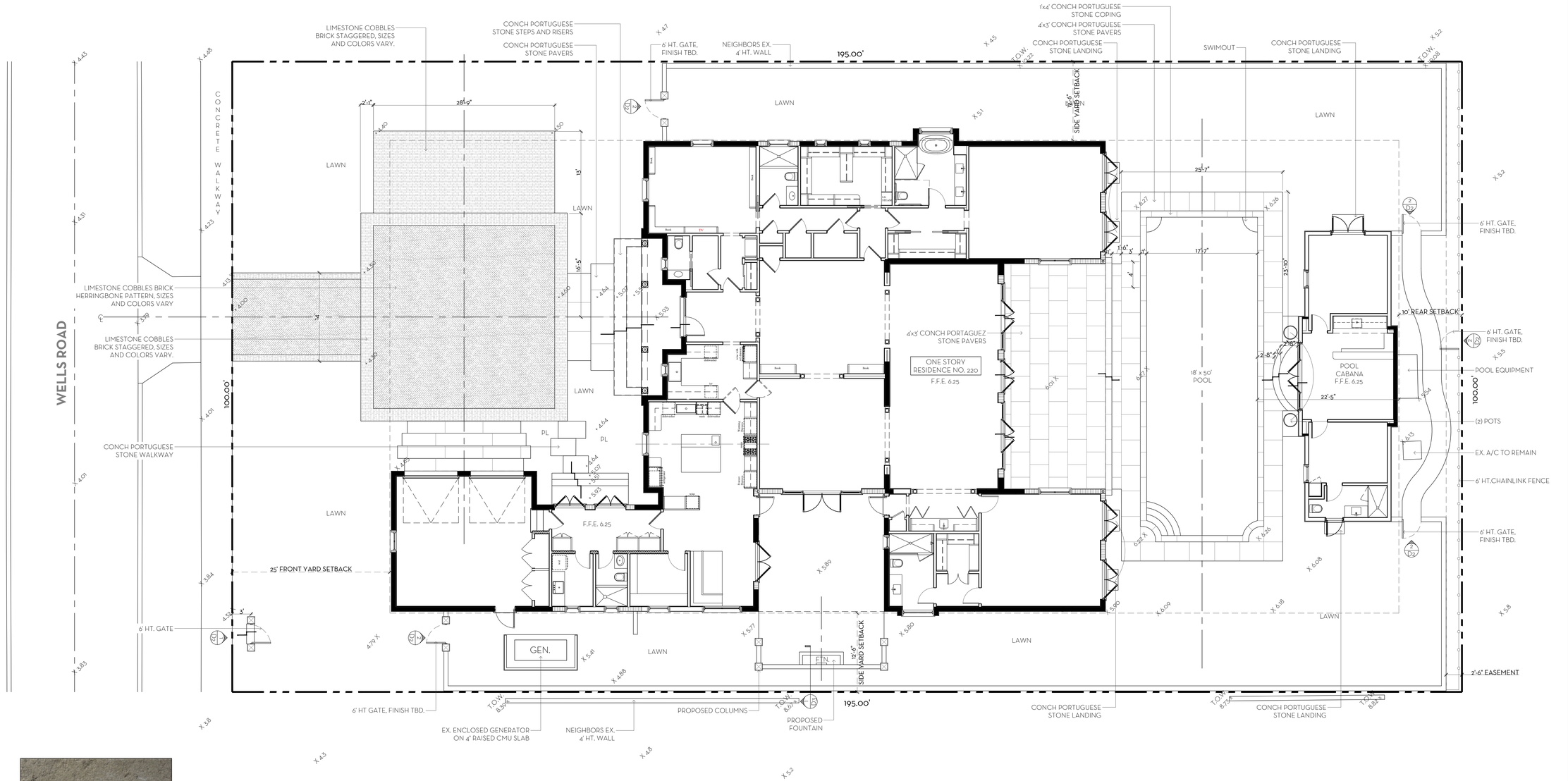
MINIMUM LANDSCAPE: (50% OF 8,782 SF) = 4,391 REQUIRED		
EXISTING =	4,666	SQ FT
PROPOSED =	5,115	SQ FT





RE-EDITION GREY BARR LIMESTONE

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN
RESIDENCE
220 WELLS ROAD, PALM BEACH, FL.

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

07 JUL 2025
19 JUN 2025
10 JUN 2025

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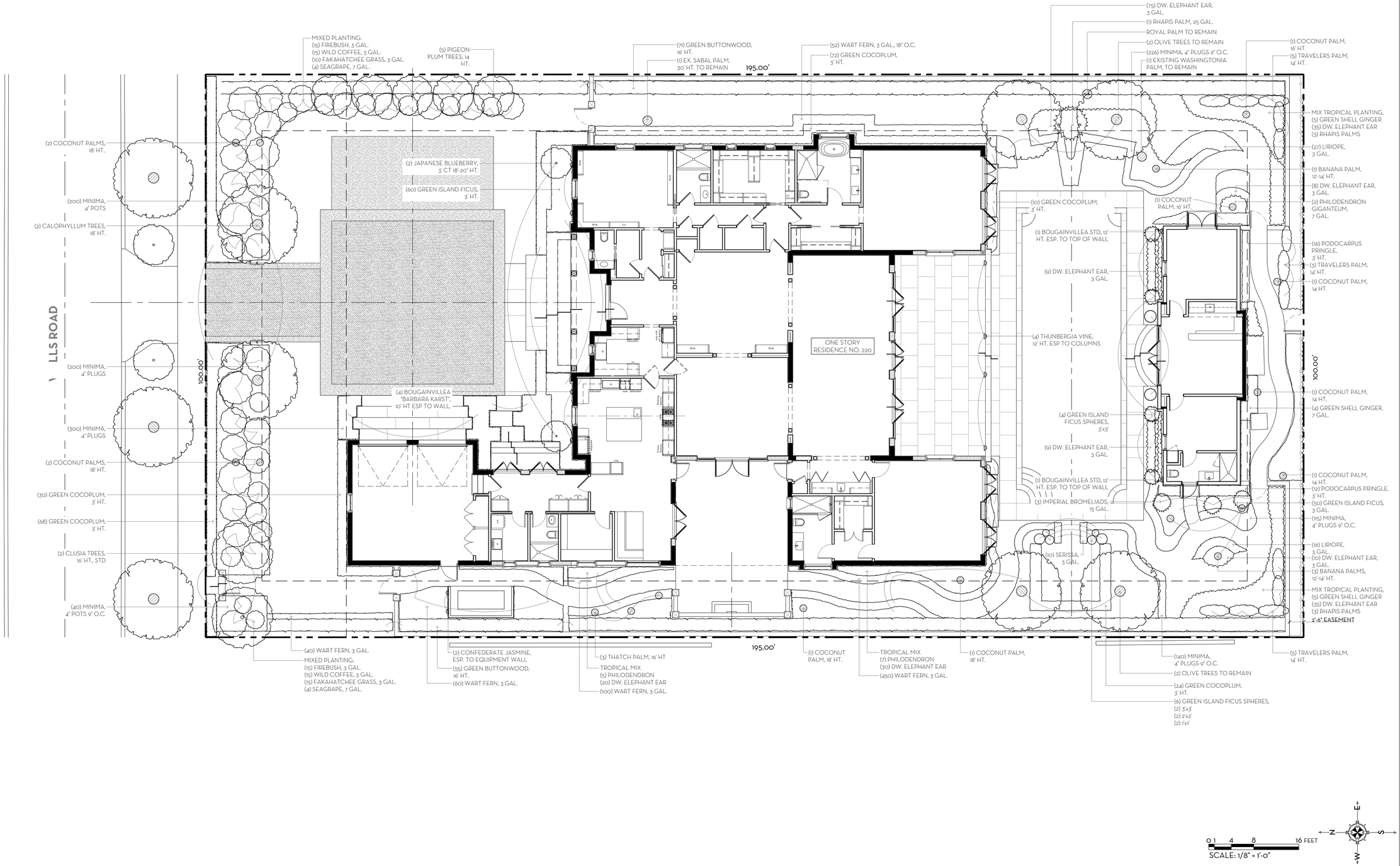
L1

FINAL SUBMITTAL



MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

07 JUL 2025
19 JUN 2025
10 JUN 2025

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DESIGN

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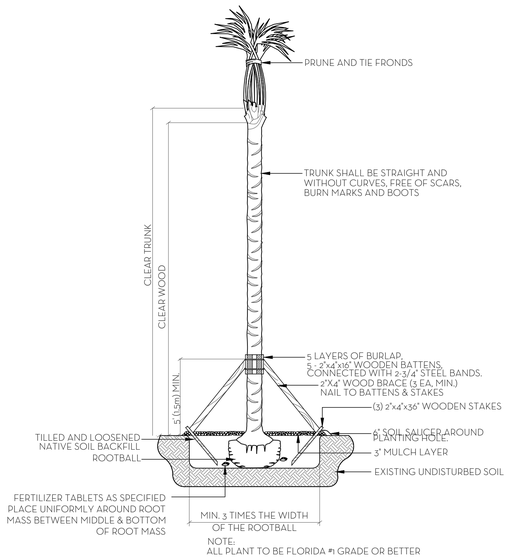
LP1

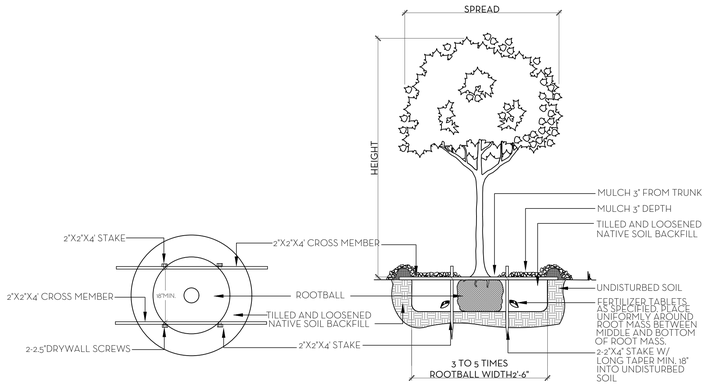
FINAL SUBMITTAL



NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

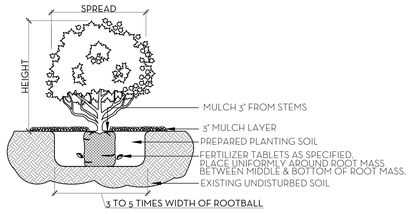
PALM PLANTING DETAIL
N.T.S.

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



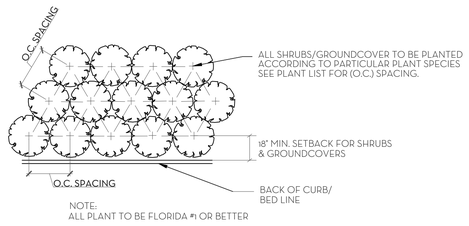
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

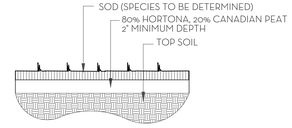
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

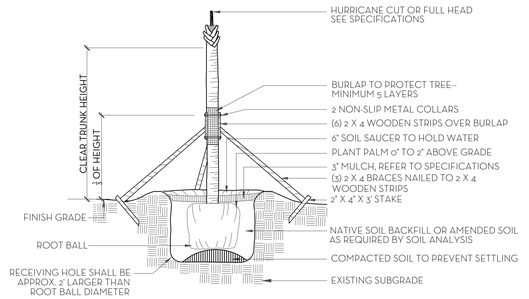
PLANT SPACING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN,
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



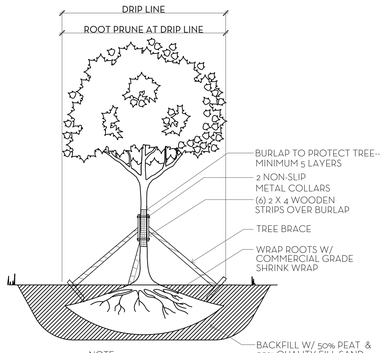
SOD PLANTING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



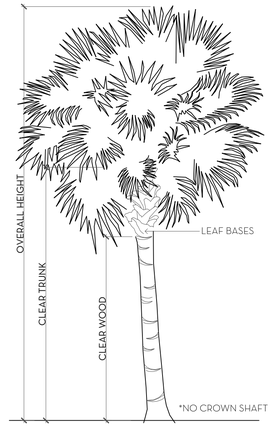
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

NIEVERA WILLIAMS DESIGN

220 Wells Road, Palm Beach, FL

06.10.2025

Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
Small Leaf Clusia Tree	Clusia guttifera	2	16' HT. STD	
Calophyllum	Calophyllum brasiliense	2	18' HT.	
Japanese Blueberry	Elaeocarpus Decipiens	2	3' CT 18'-20' HT.	
Pigeon Plum	Coccoloba diversifolia	5	14' HT.	*
PALMS				
Coconut palm	Cocos nucifera	3	14' HT.	
Coconut palm	Cocos nucifera	2	16' HT.	
Coconut palm	Cocos nucifera	6	18' HT.	
Thatch Palm	Coccothrinax	3	16' HT.	
Date Palm	Phoenix sylvestris	3	14' HT.	
Travelers Palm	Ravenala Madagascariensis	13	14' HT.	
Rhapis Palm	Rhapis Excelsa	1	25 GAL.	
Banana Palm	Musa Acuminata	4	12'-14' HT.	
HEDGE/SHRUB				
Green Buttonwood	Conocarpus erectus	126	16' HT. FTB	*
Green Cocoplum	Chrysobalanus icaco	204	3' HT.	*
Green Island Ficus Sphere	Ficus microcarpa 'Green Island'	2	1'x1'	
Green Island Ficus Sphere	Ficus microcarpa 'Green Island'	2	2'x2'	
Green Island Ficus Sphere	Ficus microcarpa 'Green Island'	10	3'x3'	
Green Island Ficus Sphere	Ficus microcarpa 'Green Island'	5	4'x4'	
Green Island Ficus	Ficus microcarpa 'Green Island'	192	3' HT.	
Green Island Ficus	Ficus microcarpa 'Green Island'	50	3 GAL.	
Green Shell Ginger	Alpinia Zerumbet	14	7 GAL.	
Imperial Bromeliad	Alcantarea imperialis	4	7 Gal.	
Imperial Bromeliad	Alcantarea imperialis	3	15 Gal.	
Philodendron Giganteum	Philodendron Giganteum	2	7 Gal.	
Podocarpus Pringle	Podocarpus Macrophyllus	28	3' HT.	
Fakahatchee Grass	Tripsacum dactyloides	20	3 GAL.	
Seagrape	coccoloba uvifera	8	3 GAL.	
Firebush	Hamelia patens	30	3 GAL.	
Wild Coffee	Psychotria	30	3 GAL.	
Serissa	Serissa japonica	10	3 Gal.	
GROUND COVER				
Dwarf Elephant Ears	Alocasia odora	237	3 Gal.	
Wart Fern	Phymatosorus Scolopendria	729	3 Gal.	*
Liriope	Liriope muscari	63	3 Gal.	
Minima	Trachelospermum asiaticum	1,331	4" Pots	
VINES				
Confederate Jasmine	Trachelospermum Jasminoides	2	ESP TO WALL	
Bougainvillea Vine 'Barbara Karst'	Bougainvillea spp.	4	10' HT., ESP TO WALL	

Line #	Landscape Legend		
1	Property Address:	220 Wells Road	
4		Required	Proposed
5	Lot Size (sq ft)	19,500 SF	19,500 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	8,775 SF (45%)	8,780 SF(45%)
7	Perimeter LOS (Sq Ft and %)	2,750 SF (50%)	5,023 (91%)
8	Front Yard LOS (Sq Ft and %)	1,000 SF (40%)	1,982 (79%)
9	Native* Trees %	3 (30%)	5 (45%)
11	Native* Shrubs %	207 (30%)	330 (47%)
12	Native* Vines / Ground Cover %	708 (30%)	729 (31%)

To determine appropriate native vegetation, the*

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PLANT LIST AND DETAILS

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

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LP2

ARC-25-0029 220 WELLS RD. The applicant, 220 Wells Trust (MP Design & Architecture), has filed an application requesting Architectural Commission review and approval for modifications to an existing one-story residence with associated landscape and hardscape.

Property Owner: 220 Wells Trust
Professional: MP Design & Architecture & Nievera Williams Design

HISTORY:
The one-story residence at 220 Wells Road was constructed in 1989. In 2009, a new driveway was installed and the rear awning was replaced. In 2017, new windows and garage doors were added.

THE PROJECT:
The applicant has submitted plans, entitled "Renovations to Existing Single Family Home", as prepared by MP Design & Architecture, Inc., uploaded July 7, 2025.

The following is the scope of work for the Project:

- Exterior façade changes.
- New covered rear loggia and side pergola.
- Changes to existing pool cabana.
- Landscape and hardscape modifications.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	19,500 SF	**Cubic Content Ratio (CCR)**	Existing: 4.01 Proposed: 4.05
Lot Width	100'	**Lot Depth**	195'
Lot Coverage	Required: 40% Existing: 34% Proposed: 35.5%	**Landscape Open Space (LOS)**	Required: 45% Existing: 34% Proposed: 45%
Perimeter Landscape Open Space	Existing: 4,666 SF Proposed: 5,115 SF	**Front Yard Landscape Open Space (LOS)**	Required: 40% Existing: 61% Proposed: 80%

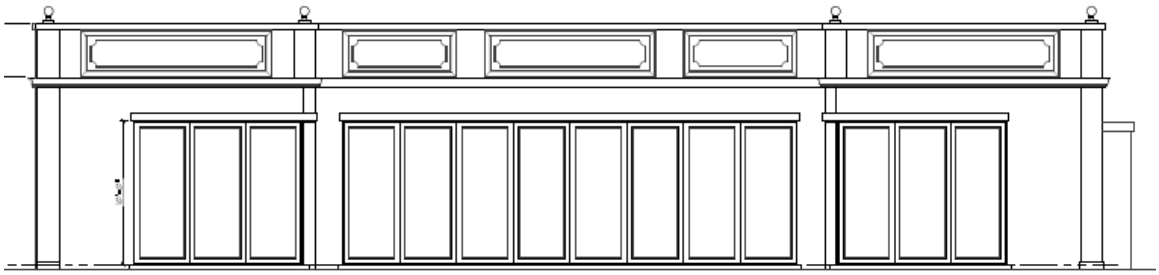
Surrounding Properties / Zoning	
North	225 Wells Rd / Residence / R-B
South	225 Dunbar Rd / Residence / R-B
East	214 Wells Rd / Residence / R-B
West	230 Wells Rd / Residence / R-B

STAFF ANALYSIS:

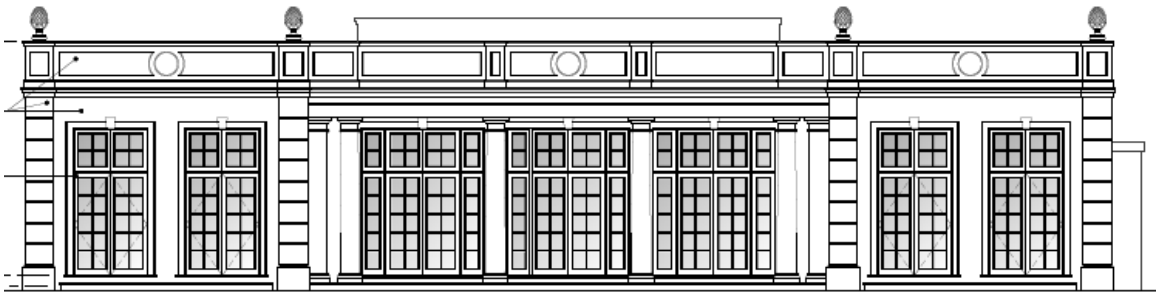
The application proposes several fenestration modifications to the existing one-story residence, including new windows and doors on all four elevations. A redesigned parapet and updated finials are also proposed.



On the south elevation, the existing awning will be removed and replaced with a roof structure to create a covered loggia, featuring new windows and doors facing the existing pool. The west elevation includes a new set of French doors and the addition of a pergola over the existing terrace.



EXISTING SOUTH ELEVATION

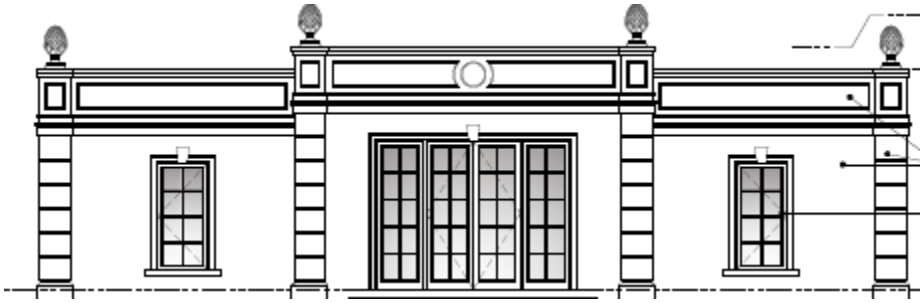


PROPOSED SOUTH ELEVATION

The pool cabana will be enlarged, with its façade updated to match the redesigned parapet detail of the main house.



EXISTING CABANA



PROPOSED CABANA

The landscape plan retains a majority of the property's mature trees, while perimeter plantings, shrubs, and ficus hedges will be removed. New site-wide plantings will be introduced, 31% of which will be native species, and all open space requirements will be satisfied. The existing driveway will be repaved with grey Barr limestone, and the rear loggia and pool deck will be resurfaced with conch Portuguese pavers.



CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:SCP

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 23, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARC-25-0032 589 N COUNTY RD. The applicant, Jonathan P. Harvey Trust (Madison Worth Architecture Representative), has filed an application requesting Architectural Commission review and approval for the replacement of three (3) French Doors with divided lites with three (3) fixed plate glass windows without muntins.

Date: 7/16/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

MADISON WORTH
ARCHITECTURE DPC

Re:
589 N County Rd
Palm Beach, FL 33480

Date:
May 22, 2025

LETTER OF INTENT
RELATED TO THE RENOVATION OF A HOUSE AT
589 N COUNTY RD IN PALM BEACH

We are pleased to submit this project to the Town of Palm Beach Architectural Review Commission for the minor renovation of an existing house at 589 N County Rd.

The project calls for the following scope:

- The proposed project is for the replacement of three existing, divided lite French doors with plate glass windows in the same openings to match the adjacent plate glass windows on the same elevation of the building. The frames of the existing units (both divided lite and plate glass) are white. The proposed frames are white to match. The proposed glazing specification will match existing glazing at the house. There are no changes to the design of the exterior trim detailing or surrounding finishes.

A) ARCHITECTURAL REVIEW 18-205

The proposed alteration is limited to fenestration updates to three units. It does not change the height, gross volume, and proportion between width and height of the façade, the proportions and relationships between doors and windows, the rhythm of solids to voids created by openings in the façade, the materials used in the façade, the texture inherent in the façade, the colors, and trim used in the façade. The proposed alteration is in relationship with existing openings of similar architectural appearance on the elevation.

This change is intended to simplify and clarify the architectural expression of this façade and introduce more unity to the fenestration, which already includes existing plate glass windows of the same style and proportion.

While the proposed windows are largely screened from view, we understand they are technically visible from the right-of-way through the arched opening of the adjacent carriage house. We offer the following points in support of the proposal, with reference to the applicable criteria established in Section 18-205 of the Town of Palm Beach Zoning Code:

- Pursuant to **Section 18-205(a)(1)**, the proposed windows are in keeping with the existing design of the home and are in harmony with the Town's standards of good taste, proportional balance, and high-quality residential architecture. The simplified window style reflects the same level of refinement as the overall aesthetic character of the structure.

- Pursuant to **Section 18-205(a)(3)** and **(4)**, the new windows do not introduce materials or design elements that would diminish the visual integrity or perceived value of the home or surrounding neighborhood. The change enhances architectural cohesion by reducing variation and aligning the fenestration pattern with that already established on the existing west and south façades.

- Pursuant to **Section 18-205(a)(5)** and **(6)**, the proposed alteration does not result in excessive similarity or dissimilarity to surrounding structures in terms of façade composition, materials, or design. The work preserves the proportions, massing, and materiality of the elevation and does not alter the structure's silhouette or visibility in a way that would impact the streetscape.

- Pursuant to **Section 18-205(a)(8)** and **(9)**, the revised design is compatible with the character of other homes in the area and maintains full compliance with applicable zoning code. The proposed work reflects a continued commitment to architectural quality and contextual appropriateness.

PRIVATE RESIDENCE

589 N COUNTY RD
PALM BEACH, FLORIDA

EXTERIOR ALTERATION
FINAL SUBMITTAL
ARC-25-0032

SCOPE DESCRIPTION

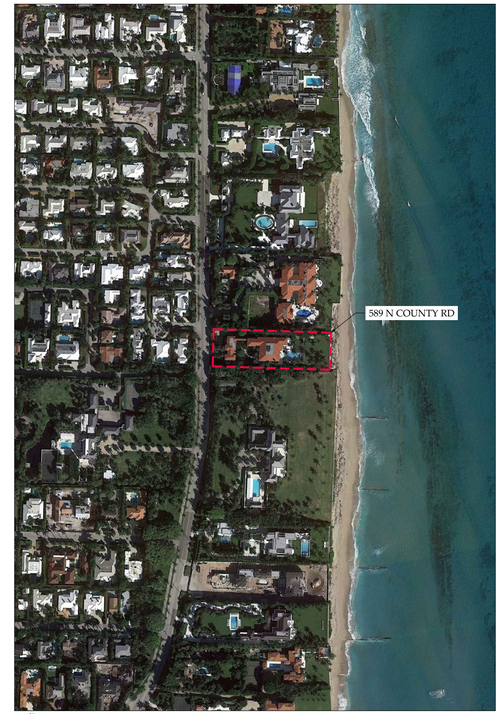
- THE PROPOSED PROJECT IS FOR THE ALTERATION OF EXISTING FRENCH DOORS ON THE WEST ELEVATION OF THE MAIN HOUSE.
- THE OBJECTIVE OF THE PROPOSED FENESTRATION MODIFICATION IS TO CHANGE THE EXISTING, UNDER-UTILIZED FRENCH DOORS INTO FIXED WINDOW UNITS.

DRAWING LIST

A.0-00	TITLE PAGE
A.0-20	VICINITY LOCATION MAP
A.1-00	EXISTING SITE PLAN
A.1-01	EXISTING PARTIAL SITE PLAN
A.0-01	PHOTOS OF EXISTING CONDITIONS
A.0-02	PHOTOS OF EXISTING CONDITIONS
A.0-03a	RENDERING - COURTYARD VIEW
A.0-03b	RENDERING - STREET VIEW
A.0-04	NEIGHBORHOOD CONTEXT PHOTOS
A.0-05	EXTERIOR MATERIAL AND FINISHES
A.2-00	EXISTING AND PROPOSED ELEVATIONS
A.2-01	EXISTING AND PROPOSED ELEVATIONS - STREET VIEW
A.2-02	EXISTING AND PROPOSED ELEVATIONS - STREET VIEW
2.1	ARCHITECTURAL DETAILS
2.2	ARCHITECTURAL DETAILS



1 LOCATION PLAN
NOT TO SCALE



2 SITE LOCATION MAP
NOT TO SCALE

MADISON WORTH
ARCHITECTURE, DPC
488 Madison Avenue, Suite 1705, New York, NY 10022 - Tel. 212.355.3261
125 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel. 561.833.3242

NOTES:

NO.	ISSUE DESCRIPTION	DATE
4	FINAL SUBMITTAL	07/07/2025
3	SECOND SUBMITTAL	06/09/2025
2	FIRST SUBMITTAL	05/22/2025
1	PRE APPLICATION	05/05/2025

PROJECT:
PRIVATE RESIDENCE
589 N COUNTY ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE:
TITLE PAGE

SEAL & SIGNATURE:
STATE OF FLORIDA
BEEKMAN GERARD
AR95819
REGISTERED ARCHITECT

DATE: JUNE 09, 2025
PROJECT No.: 5890
SCALE: AS NOTED
CHK BY:
DWG No.:
A-0.00
CAD FILE: PAGE No:

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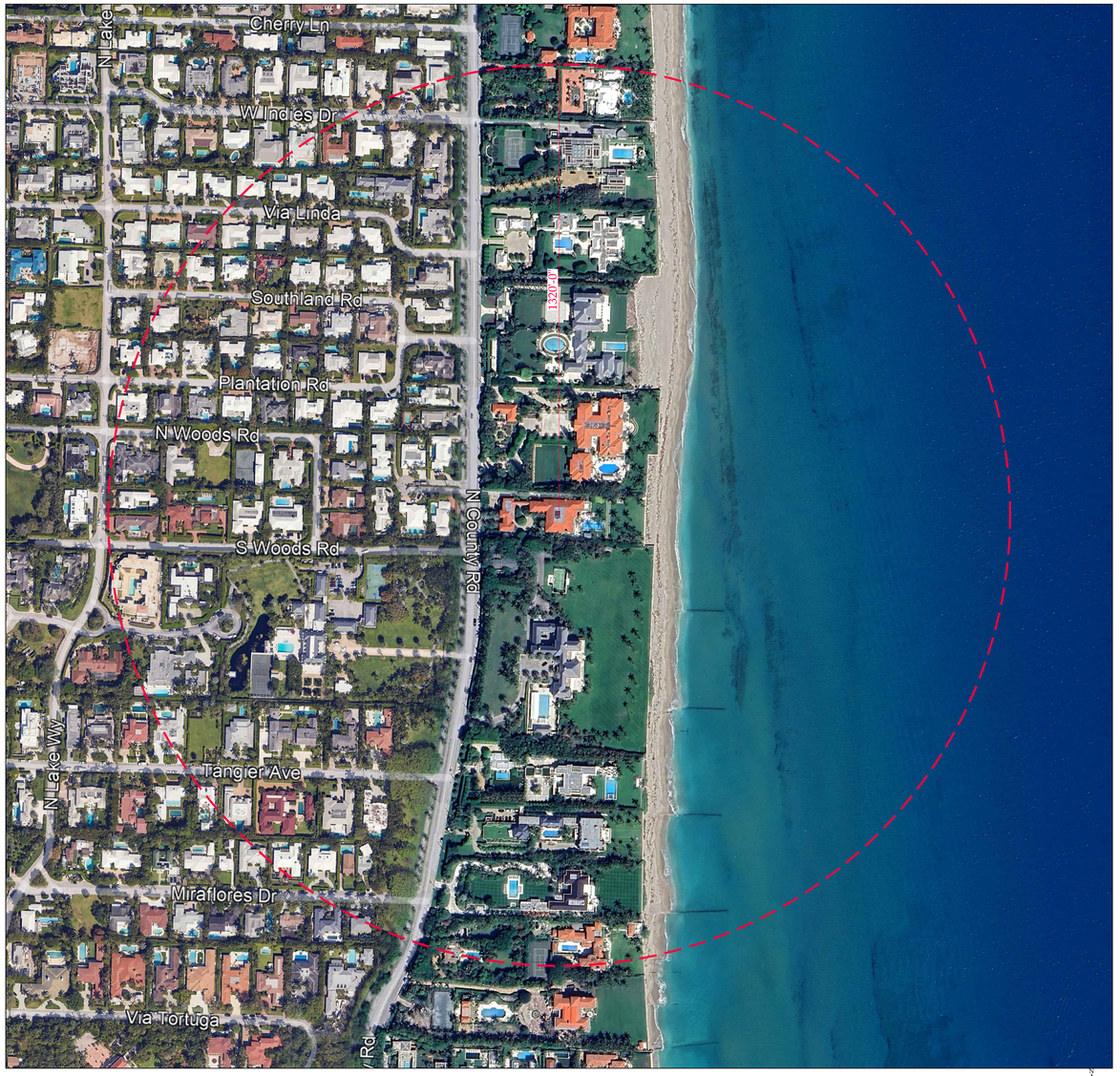

1 VICINITY LOCATION MAP
SCALE: 1"= 200'-0"

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125 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel. 561.833.3242

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PROJECT:
PRIVATE RESIDENCE
589 N COUNTY ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE:
VICINITY LOCATION MAP

SEAL & SIGNATURE:
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BEEKMAN GERARD
AR95819
REGISTERED ARCHITECT

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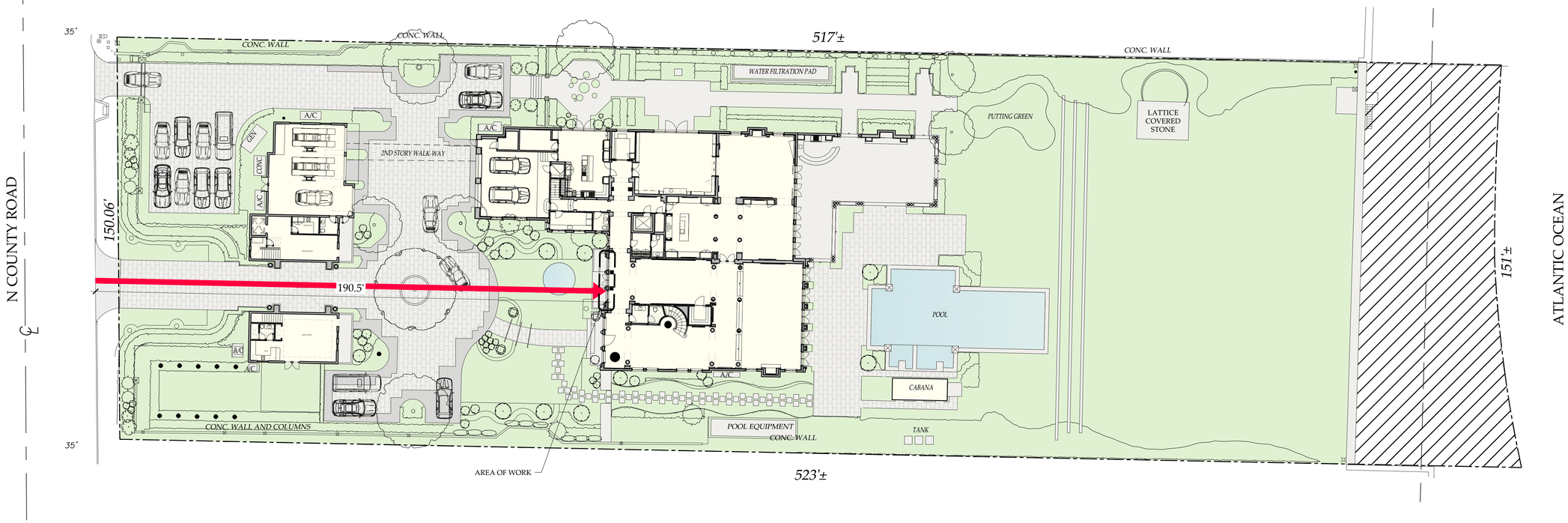

1 EXISTING SITE PLAN
SCALE: 1"= 20'-0"

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PROJECT:
PRIVATE RESIDENCE
589 N COUNTY ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE:
EXISTING SITE PLAN

SEAL & SIGNATURE:
STATE OF FLORIDA
BEEKMAN GERARD
AR95819
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DATE: JUNE 09, 2025
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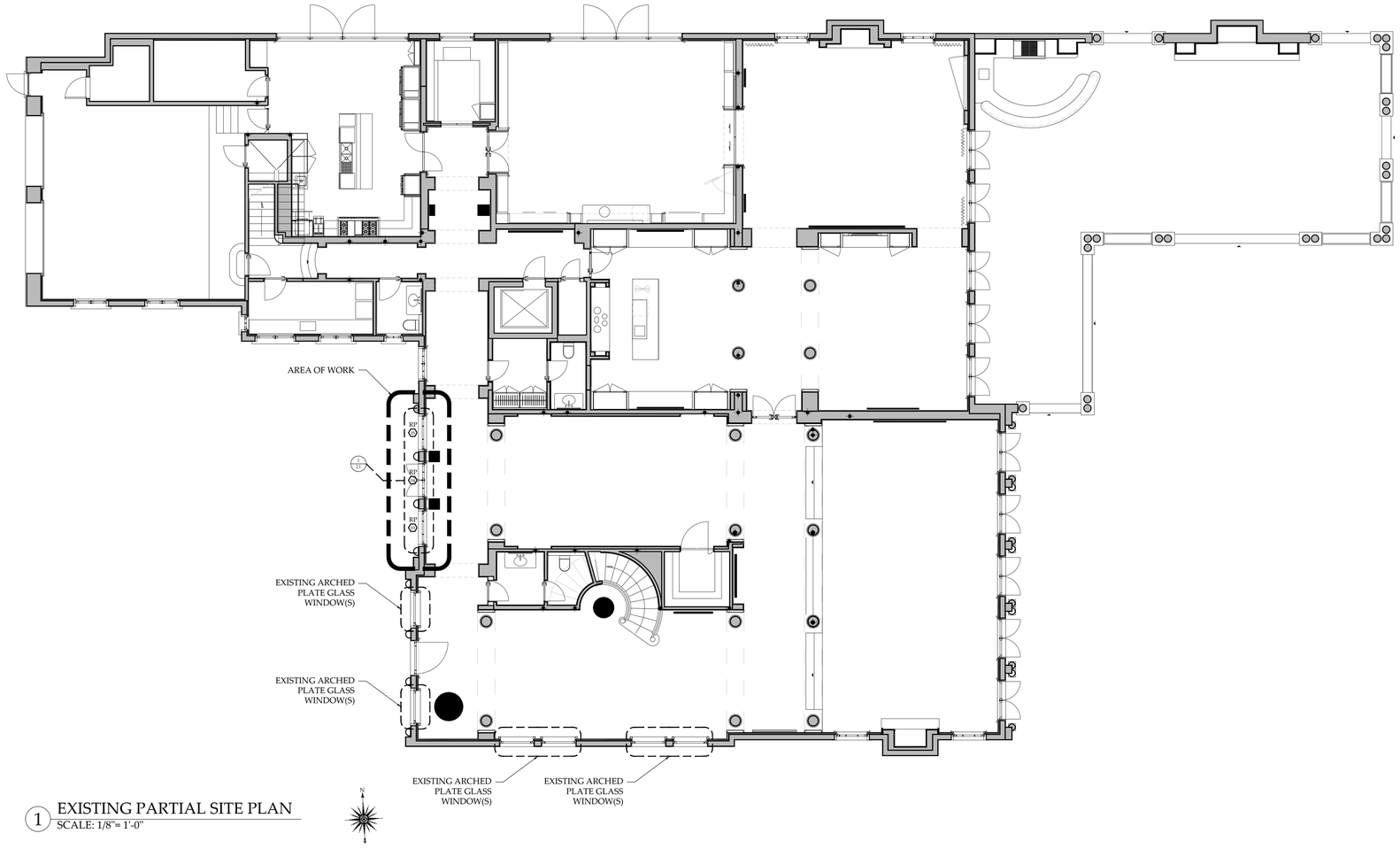

1 EXISTING PARTIAL SITE PLAN
SCALE: 1/8"= 1'-0"

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1	PRE APPLICATION	05/05/2025

PROJECT:
PRIVATE RESIDENCE
589 N COUNTY ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE:
EXISTING PARTIAL SITE PLAN

SEAL & SIGNATURE:
STATE OF FLORIDA
BEEKMAN GERARD
AR95819
REGISTERED ARCHITECT

DATE: JUNE 09, 2025
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DWG No.:
A-1.01
CAD FILE:
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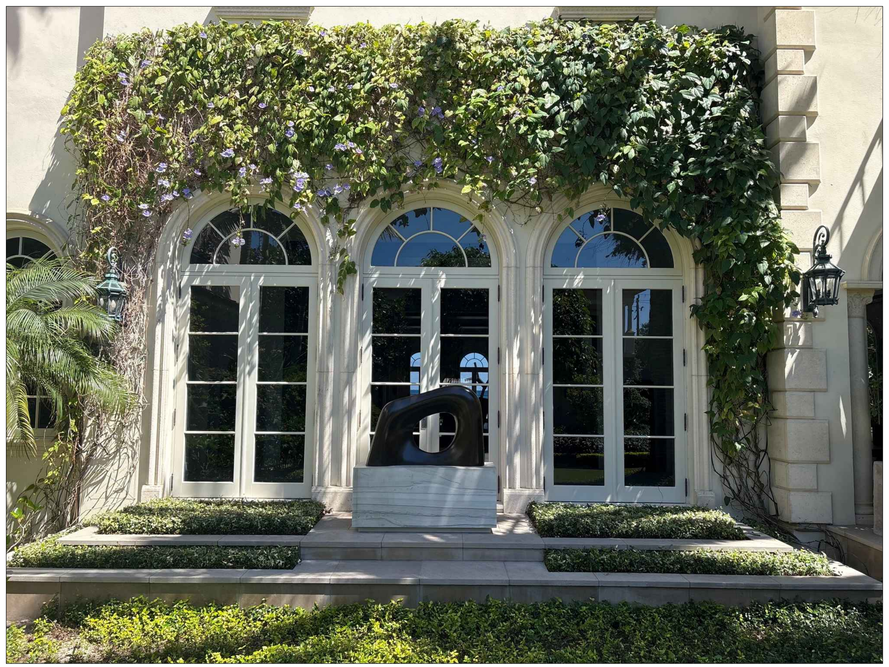
1 MAIN HOUSE WEST ELEVATION
MOTORCOURT LOOKING EAST



2 MAIN HOUSE WEST ELEVATION
MOTORCOURT LOOKING EAST



3 MAIN HOUSE WEST ELEVATION
GARDEN LOOKING EAST

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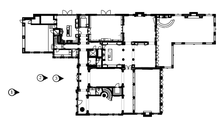
NOTES:

KEY PLAN



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1	PRE APPLICATION	05/05/2025

PROJECT:
PRIVATE RESIDENCE
589 N COUNTY ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE:
PHOTOS OF EXISTING CONDITIONS

SEAL & SIGNATURE:
STATE OF FLORIDA
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AR95819
REGISTERED ARCHITECT

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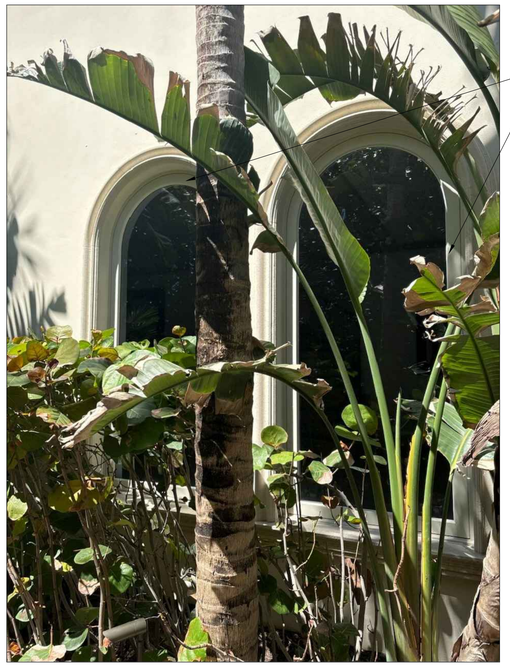
EXISTING SINGLE LITE
ARCHED WINDOW UNIT



1 MAIN HOUSE SOUTH ELEVATION
SIDE YARD LOOKING NORTH



EXISTING SINGLE LITE
ARCHED WINDOW UNITS

2 MAIN HOUSE SOUTH ELEVATION
SIDE YARD LOOKING NORTHWEST

GENERAL NOTES

- IMAGES DISPLAY EXISTING UNITS ON WEST ELEVATION WITH PLATE GLASS
- PROPOSED WINDOW UNITS TO MATCH DETAILS OF EXISTING WINDOW UNITS
- FRAMES TO MATCH EXISTING
- STONE MOLDINGS AND SURROUNDS TO MATCH EXISTING
- STONE SILLS TO MATCH EXISTING
- GLAZING TO MATCH EXISTING



EXISTING SINGLE PANE
ARCHED WINDOW UNITS

2 MAIN HOUSE SOUTH ELEVATION
SIDE YARD LOOKING NORTHEAST

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KEY PLAN



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PROJECT:
PRIVATE RESIDENCE
589 N COUNTY ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE:
PHOTOS OF EXISTING CONDITIONS

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STATE OF FLORIDA
REGISTERED ARCHITECT
AR95819

DATE: JUNE 09, 2025
PROJECT No.: 5890
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A-0.02
CAD FILE:
PAGE No:

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1 MAIN HOUSE WEST ELEVATION - EXISTING
MOTORCOURT LOOKING EAST



2 MAIN HOUSE WEST ELEVATION - PROPOSED
MOTORCOURT LOOKING EAST

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KEY PLAN



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2	FIRST SUBMITTAL	05/22/2025
1	PRE APPLICATION	05/05/2025

PROJECT:
PRIVATE RESIDENCE
589 N COUNTY ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE:
RENDERING -
COURTYARD VIEW

SEAL & SIGNATURE:
STATE OF FLORIDA
BEEKMAN GERARD
AR95819
REGISTERED ARCHITECT

DATE: JUNE 09, 2025
PROJECT No.: 5890
SCALE: AS NOTED
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DWG No.:
A-0.03a
CAD FILE:
PAGE No:

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1 CARRIAGE HOUSE WEST ELEVATION - EXISTING
N COUNTY RD LOOKING EAST



2 CARRIAGE HOUSE WEST ELEVATION - PROPOSED
N COUNTY RD LOOKING EAST

MADISON WORTH
ARCHITECTURE, DPC
488 Madison Avenue, Suite 1705, New York, NY 10022 - Tel. 212.355.3261
125 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel. 561.833.3242

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1	PRE APPLICATION	05/05/2025

PROJECT:

PRIVATE RESIDENCE

589 N COUNTY ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE:

RENDERING - STREET VIEW

SEAL & SIGNATURE:

STATE OF FLORIDA
JEREMIAH GEORGE WORTH
AR95819
REGISTERED ARCHITECT

DATE: JUNE 09, 2025
PROJECT No.: 5890
SCALE: AS NOTED
CHK BY:
DWG No.:

A-0.03b

CAD FILE: PAGE No:

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1 601 N COUNTY ROAD
NORTH COUNTY ROAD LOOKING EAST



2 201 BERMUDA LANE
NORTH COUNTY ROAD LOOKING WEST



3 589 N COUNTY RD - SUBJECT PROPERTY
NORTH COUNTY ROAD LOOKING EAST



4 200 BERMUDA LANE
NORTH COUNTY ROAD LOOKING WEST



5 542 N COUNTY RD
NORTH COUNTY ROAD LOOKING WEST



6 548 N COUNTY RD
NORTH COUNTY ROAD LOOKING EAST

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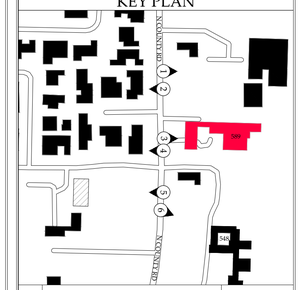
125 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel. 561.833.3242

NOTES:

KEY PLAN



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1	PRE APPLICATION	05/05/2025

PROJECT:
PRIVATE RESIDENCE
589 N COUNTY ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE:
NEIGHBORHOOD
CONTEXT PHOTOS

SEAL & SIGNATURE:
STATE OF FLORIDA
BEEKMAN GERARD
AR95819
REGISTERED ARCHITECT

DATE: JUNE 09, 2025
PROJECT No.: 5890
SCALE: AS NOTED
CHK BY:
DWG No.:
A-0.04
CAD FILE: PAGE No:

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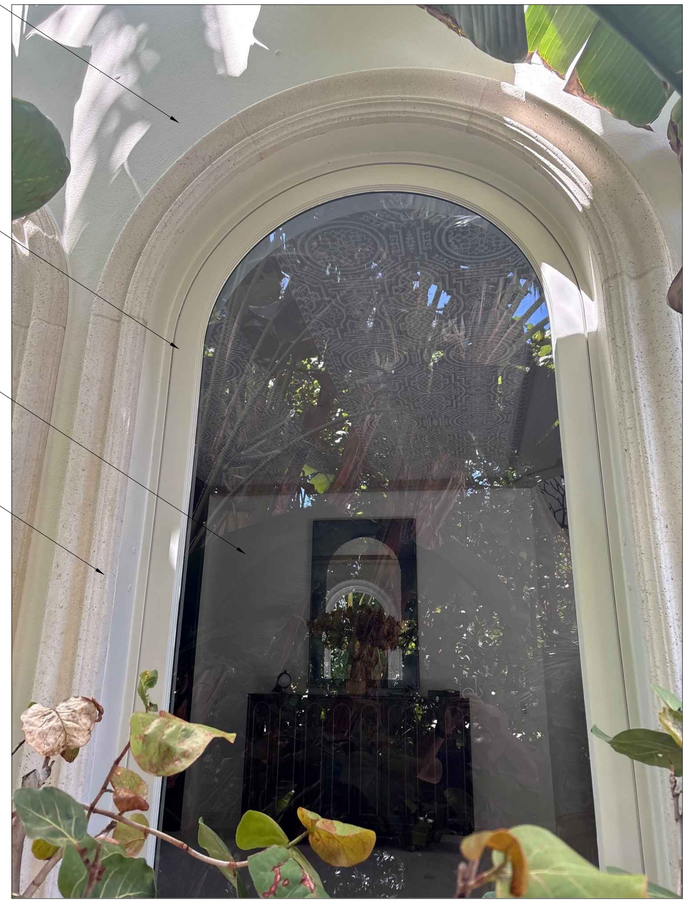
ALL SURROUNDING STUCCO TO REMAIN

PAINTED MAHOGANY FRAME AND TRIM TO MATCH EXISTING - BM ULTRA SPEC EXTERIOR SATIN IN CUSTOM COLOR

GLAZING TO MATCH EXISTING - 7/16" SENTRY GLASS CLEAR LAMINATED

EXISTING CAST STONE SURROUNDS AT PROPOSED UNITS TO REMAIN



1 EXTERIOR MATERIAL AND FINISHES
ALL PROPOSED MATERIALS TO MATCH EXISTING



CAST STONE SILLS TO MATCH EXISTING MATERIAL AND PROFILE

2 EXTERIOR MATERIAL AND FINISHES
ALL PROPOSED MATERIALS TO MATCH EXISTING

MADISON WORTH
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PROJECT:
PRIVATE RESIDENCE
589 N COUNTY ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE:
EXTERIOR MATERIAL AND FINISHES

SEAL & SIGNATURE:
STATE OF FLORIDA
BEEKMAN GERARD
AR95819
REGISTERED ARCHITECT

DATE: JUNE 09, 2025
PROJECT No.: 5890
SCALE: AS NOTED
CHK BY:
DWG No.:
A-0.05
CAD FILE:
PAGE No:

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1 EXISTING WEST ELEVATION - MAIN HOUSE
SCALE: 3/16"= 1'-0"



2 PROPOSED WEST ELEVATION - MAIN HOUSE
SCALE: 3/16"= 1'-0"

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488 Madison Avenue, Suite 1705, New York, NY 10022 - Tel. 212.355.3261
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589 N COUNTY ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE:
EXISTING AND
PROPOSED ELEVATIONS

SEAL & SIGNATURE:
STATE OF FLORIDA
BEEKMAN GERARD
AR95819
REGISTERED ARCHITECT

DATE: JUNE 09, 2025
PROJECT No.: 5890
SCALE: AS NOTED
CHK BY:
DWG No.:
A-2.00
CAD FILE: PAGE No:

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1 EXISTING WEST ELEVATION - STREET VIEW WITH GATE OPEN
SCALE: 3/16"= 1'-0"



2 PROPOSED WEST ELEVATION - STREET VIEW WITH GATE OPEN
SCALE: 3/16"= 1'-0"

MADISON WORTH
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PROJECT:
PRIVATE RESIDENCE
589 N COUNTY ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE:
EXISTING AND
PROPOSED ELEVATIONS
- STREET VIEW

SEAL & SIGNATURE:
STATE OF FLORIDA
BEEKMAN GERARD
REGISTERED ARCHITECT
AR95819

DATE: JUNE 09, 2025
PROJECT No.: 5890
SCALE: AS NOTED
CHK BY:
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A-2.01
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1 EXISTING WEST ELEVATION - STREET VIEW WITH GATE CLOSED
SCALE: 3/16"= 1'-0"



2 PROPOSED WEST ELEVATION - STREET VIEW WITH GATE CLOSED
SCALE: 3/16"= 1'-0"

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PRIVATE RESIDENCE
589 N COUNTY ROAD
PALM BEACH, FLORIDA 33480

SHEET TITLE:
EXISTING AND
PROPOSED ELEVATIONS
- STREET VIEW

SEAL & SIGNATURE:
STATE OF FLORIDA
BERRYMAN GLOVER
AR95819
REGISTERED ARCHITECT

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DWG No.:
A-2.02
CAD FILE:
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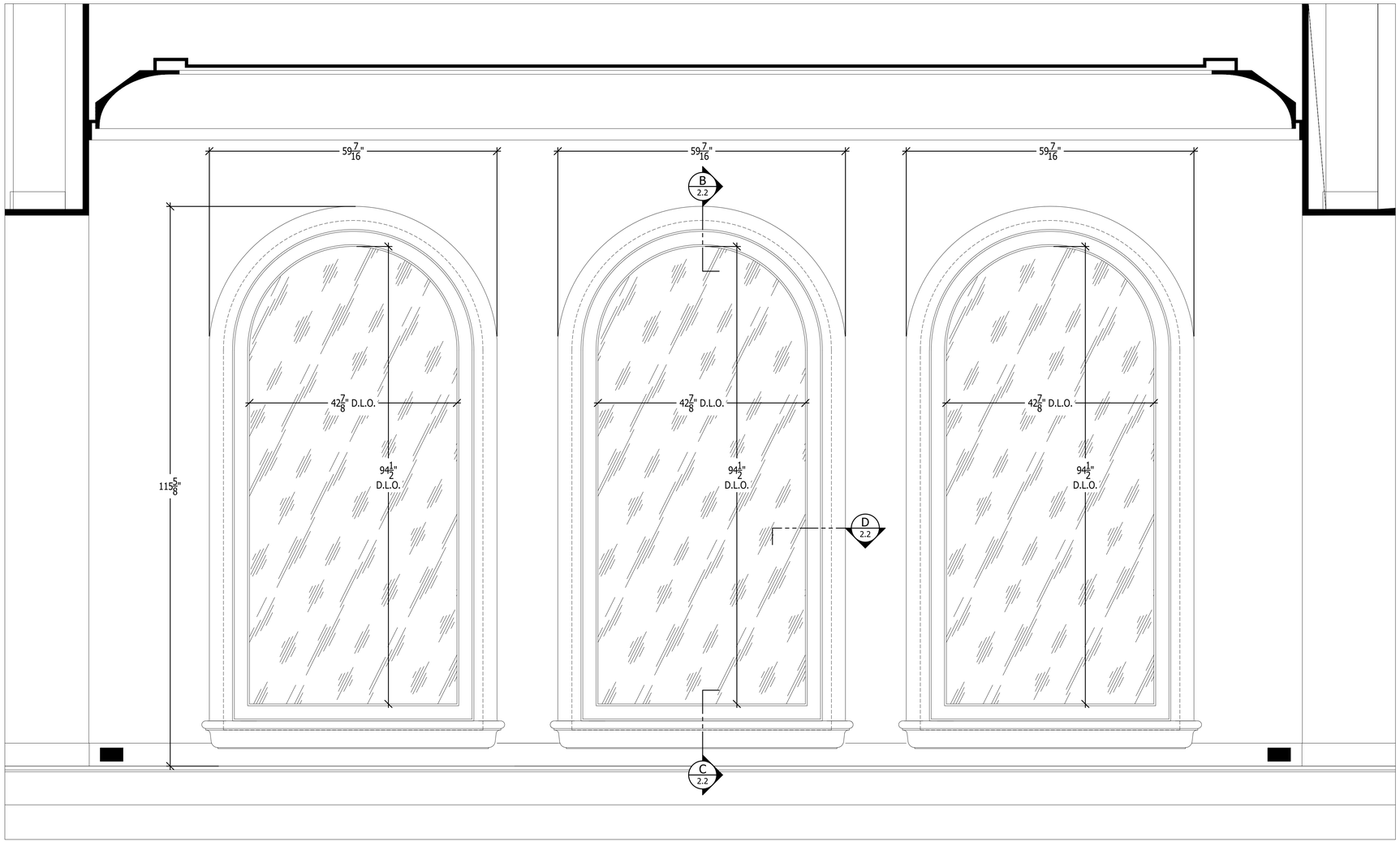


A 2.1 GALLERIA ELEVATION
SCALE: 1"=1'-0"

IMPACT RATED UNIT NOTES

MATERIAL	
MAHOGANY PAINT GRADE	
FINISH	
WATERBORNE SIRCA URETHANE EXTERIOR FINISH SYSTEM	
HINGES	
FIXED UNITS	
LOCKS	
HANDSET	
GLASS	
7/16" SENTRY GLASS CLEAR LAMINATED	
MISC.	
BY OTHERS	
INSTALLATION	
INSTALLED AND WATERPROOFED TO ROUGH OPNG. BY CMI	
ROUGH OPNG. TO BUILDING PREPARED & WATERPROOFED BY OTHERS	
170 MPH WIND LOAD INSTALLATION	
SIGNED & SEALED ENGINEERED DRAWINGS PROVIDED	

PROJECT NAME:
589 NORTH COUNTY ROAD
PALM BEACH

ARCHITECT/DESIGNER:

CONTRACTOR:
LIVINGSTON BUILDERS

COASTAL MILLWORKS, INC.
Serving Our Refined Clients with World Class Architectural Woodwork
3810 Consumer Street
Riviera Beach, FL 33404
Phone- (561) 881-7755
Fax- (561) 881-7766
www.coastalmillworks.com
ARCHITECTURAL WOODWORK INSTITUTE
AWI

DRAWN BY: Crystal
DATE: 04/02/25

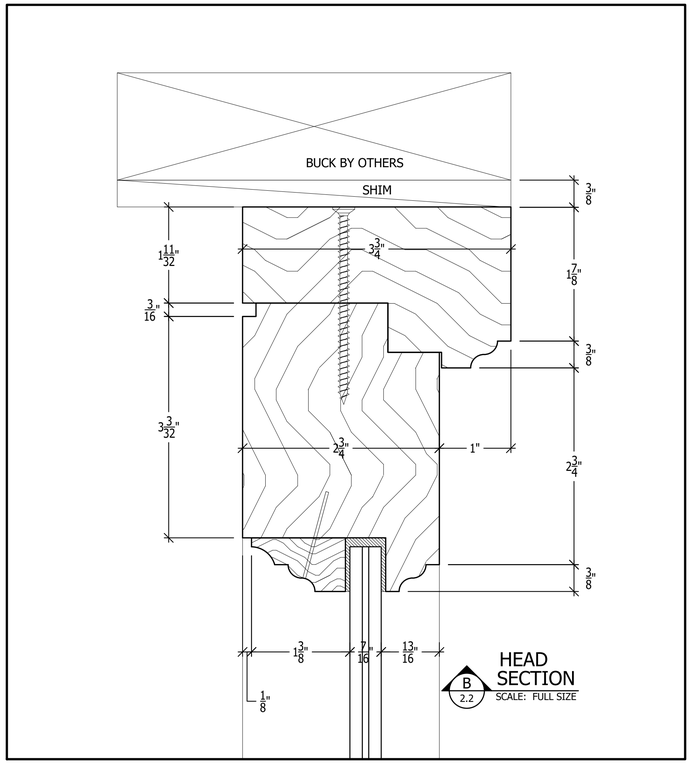
REVISION:
1 XXX XXX
2
3
4
5
6

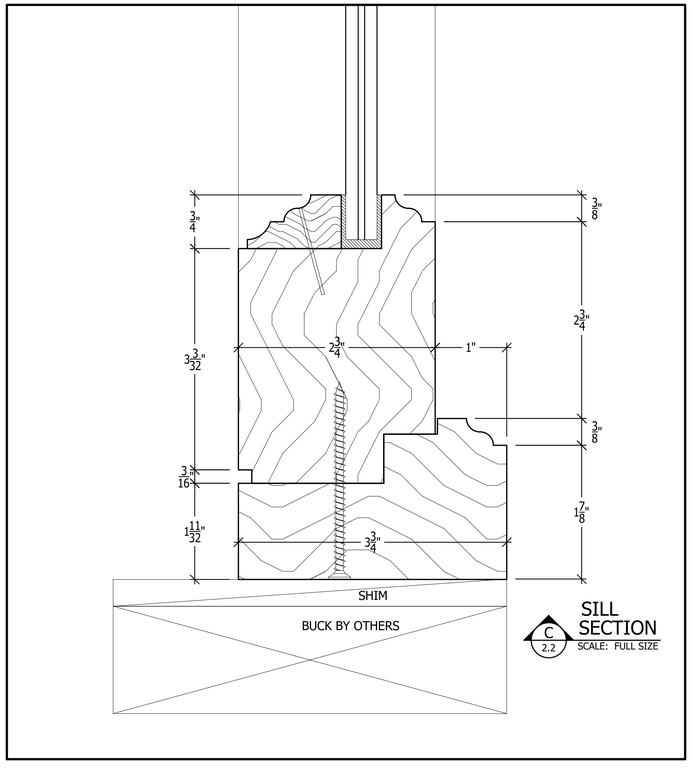
WORK ORDER #
XXX

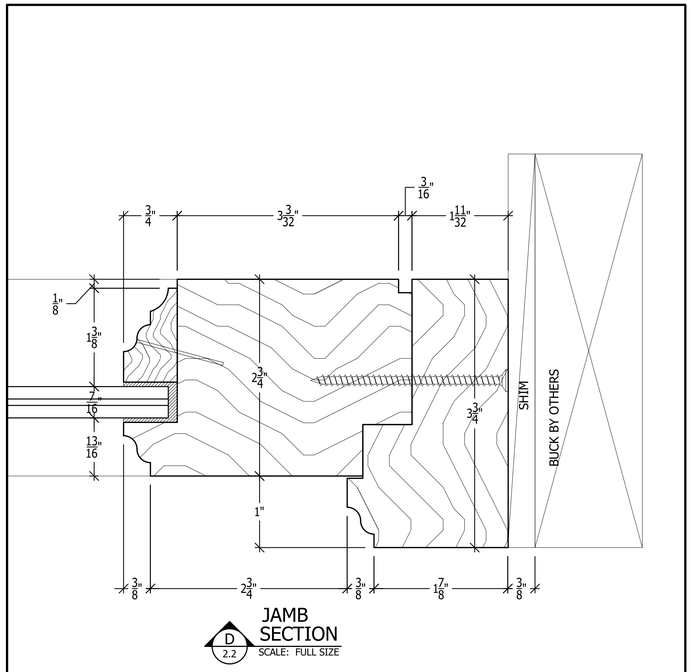
ITEM
IMPACT RATED FIXED WINDOWS - GALLERIA
ROOM NO.

DRWG NO:
2.1

SHEET NO: 1 OF 2







PROJECT NAME:
589 NORTH COUNTY ROAD
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DRAWN BY: Crystal
DATE: 04/02/25

REVISION:
1 XXX XXX
2
3
4
5
6

WORK ORDER #
XXX

ITEM
IMPACT RATED FIXED
WINDOWS - GALLERIA
ROOM NO.

DRWG NO:

2.2

SHEET NO: 2 OF 2

ARC-25-0032 589 N COUNTY RD. The applicant, Jonathan P. Harvey Trust (Madison Worth Architecture Representative), has filed an application requesting Architectural Commission review and approval for the replacement of three (3) French Doors with divided lites with three (3) fixed plate glass windows without muntins.

Property Owner: Jonathan P. Harvey Trust
Professional: Madison Worth Architecture

HISTORY:

This single-family residence was constructed in 2006 and has had little to no architectural modifications since then, except for the arched metal entry gate that was approved by ARCOM in 2015. In April of this year the applicant submitted for an administrative review (ARCS-25-0919) and the Chair recommended that the whole Commission should review the request since the windows are street facing.

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence 589 N COUNTY RD", as prepared by Madison Worth Architecture, DPC, uploaded June 17, 2025.

The following is the scope of work for the Project:

- Replace three arched French Doors facing west with three fixed plate arched windows

Site Data			
Zoning District	R-AA	**Future Land Use**	SINGLE-FAMILY
Lot Size	1.59 acres	**Flood Zone**	X

Surrounding Properties / Zoning	
North	601 N County Rd R-AA Residential
South	548 N County Rd R-AA Residential
East	Atlantic Ocean
West	200 Bermuda Ln R-B Residential

STAFF ANALYSIS:
The applicant is seeking approval for the replacement of three existing divided lite French doors with plate glass windows in the same openings to match the adjacent plate glass windows on the same west elevation of the building. The frames of the existing units are white. The new product will be white to match and have the same glass specification as the existing plate glass product.

Divided lite doors and windows are best suited for this Mediterranean Revival style home. However, there are two existing plate glass windows in the adjacent arches, and this would continue the theme of a transparent loggia, yet the headers seem to be of different heights. Perhaps, most noteworthy on behalf of the request is that these proposed windows are setback approximately 190' from the front property line and are only visible through an arched entry drive that contains a decorative metal gate, obscuring a direct view of the proposed modification.

Existing:



Proposed:



View from Street:



CONCLUSION:

Approval of the project will require one (1) motion to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:FHM

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: July 23, 2025

To: Architectural Commission

Via: Wayne Bergman, MCP, LEEP-AP
Director PZ&B

From: Planning, Zoning & Building

Re: ARCS-25-0918 201 VIA LAS BRISAS The applicant, Phipps Estates HOA (Walsh Roofing Representative), has filed an application requesting Architectural Commission review and approval for replacement of concrete Spanish S tile with clay Spanish S tile at the entry structures to Phipps Estates.

Date: 7/16/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

WALSH
ROOFING

Walsh Roofing
3520 SW Armellini Ave #C1
Palm City FL 34990

RE: **Letter of Intent – Roof Replacement for Two Small Buildings**
Property Address: 201 Via Las Brisas, Palm Beach FL 33480

To Whom It May Concern,

This letter is submitted as part of the development review process for the proposed roof replacement on two existing small buildings located at the above-referenced property.

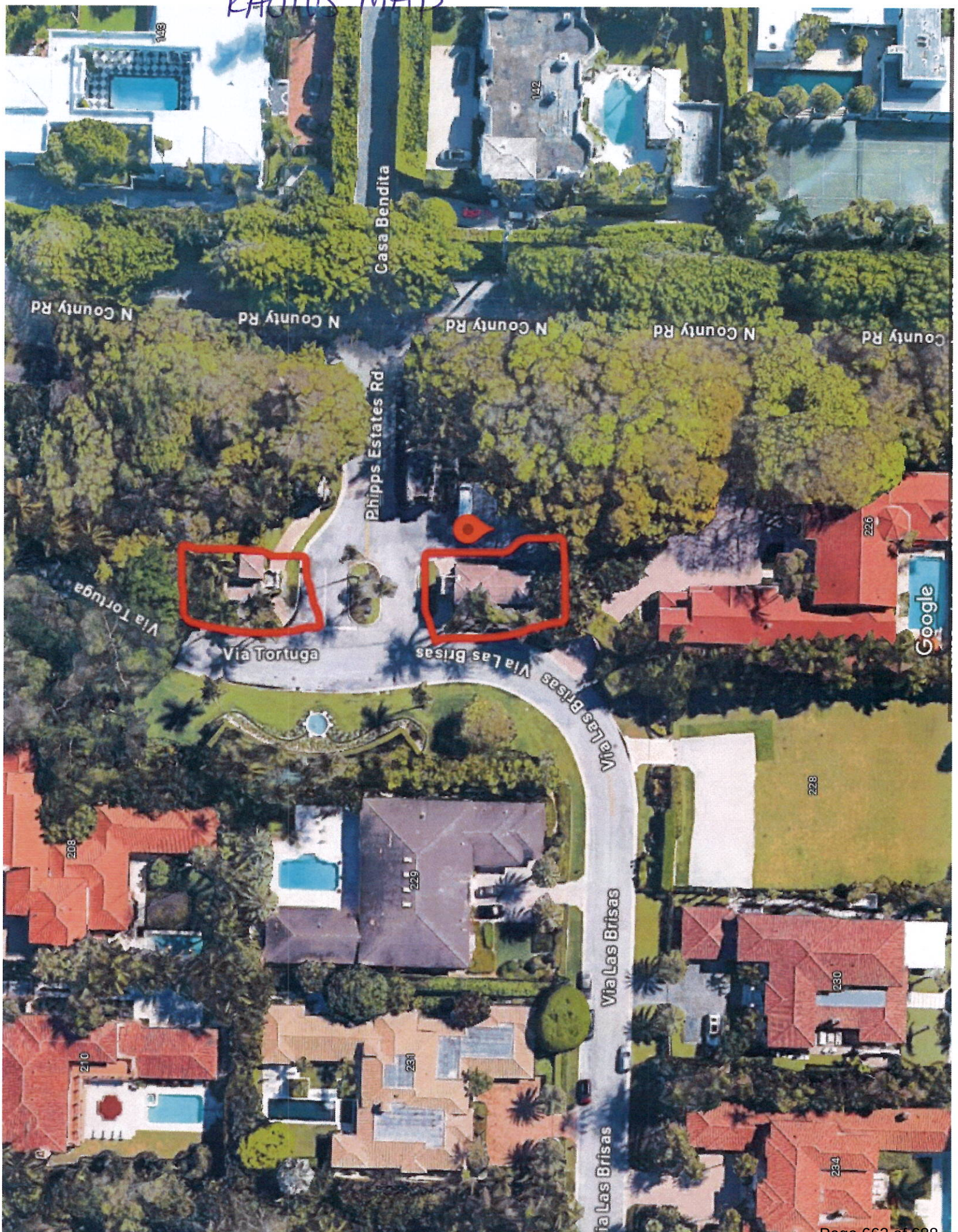
The scope of work involves the removal of the existing **S-profile concrete tile roofing** and the installation of new **S-profile clay tile roofing**. The replacement will be a like-for-like profile change, with the primary distinction being a material upgrade from concrete to clay. The new roofing material will maintain the architectural character and profile of the existing roof, ensuring aesthetic consistency with the surrounding structures and neighborhood.

There will be no change to the existing roof structure, pitch, or height. All work will be performed in compliance with applicable building codes, city ordinances, and roofing standards.

Please do not hesitate to contact us should you require any additional information or documentation.

Sincerely,
Walsh Roofing
772-781-0900
Permitting@walshroofing.com

RADIUS MAP



Casa Bendita
N County Rd
N County Rd
N County Rd
N County Rd
County Rd
Phipps Estates Rd
Via Tortuga
Via Tortuga
Via Las Brisas
Via Las Brisas
Via Las Brisas
Via Las Brisas
Google
142
226
228
229
208
230
231
210
234

Product Approval
USER: Public User

FL #	FL2019-R14
Application Type	Revision
Code Version	2023
Application Status	Approved
	*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.
Comments	
Archived	☐
Product Manufacturer	Santafe Tile Corporation
Address/Phone/Email	8825 NW 95 Street Medley, FL 33178 (305) 885-9002 info@santafetile.com
Authorized Signature	Margarita Noguera info@santafetile.com
Technical Representative	Margarita Noguera
Address/Phone/Email	8825 NW 95th Street Medley, FL 33178 (305) 885-9002 info@santafetile.com
Quality Assurance Representative	Margarita Noguera
Address/Phone/Email	8825 NW 95th street Medley, FL 33178 (305) 885-9002 Ext 100 mnoguera@santafetile.com
Category	Roofing
Subcategory	Roofing Tiles
Compliance Method	Certification Mark or Listing
Certification Agency	Miami-Dade BCCO - CER
Validated By	Miami-Dade BCCO - VAL

Referenced Standard and Year (of Standard)	**Standard**	**Year**
	ASTM C1167	2011

Equivalence of Product Standards Certified By	Approved Testing Lab FL2019_R14_Equiv_New Y2021 NOA Santafe Spanish S 21061405 Ends Feb 1 2026.pdf

Product Approval Method	Method 1 Option A
Date Submitted	02/07/2024
Date Validated	02/26/2024
Date Pending FBC Approval	
Date Approved	03/04/2024

Summary of Products

FL #	Model, Number or Name	Description
2019.1	Spanish "S" Clay Roof Tile	Spanish "S" Clay Roof Tile
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** N/A **Other:** Refer to Concrete and Clay Roof Tile Installation Manual (Florida Roofing, Sheet Metal and Air Conditioning Contractors Association, Inc. and Miami Dade NOA# 21-0614.05		**Certification Agency Certificate** FL2019_R14_C_CAC_New Y2021 - NOA Santafe Spanish S.pdf **Quality Assurance Contract Expiration Date** 02/01/2026 **Installation Instructions** FL2019_R14_II_New Y2021 - NOA Santafe Spanish S.pdf Verified By: Miami-Dade BCCO - CER Created by Independent Third Party: **Evaluation Reports** FL2019_R14_AE_New Y2021 NOA Santafe Spanish S 21061405 Ends Feb 1 2026.pdf Created by Independent Third Party: Yes

Back Next

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click here .

Product Approval Accepts:

Credit Card Safe securityMETRICS

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

NOTICE OF ACCEPTANCE (NOA)

Santafe Tile Corporation
8825 NW 95th Street
Medley, FL 33178

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami-Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (in Miami-Dade County) and/or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.
This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: Santafe Spanish 'S' Clay Roof Tile

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.
RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.
INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA renews NOA# 19-1021.30 and consists of pages 1 through 5.
The submitted documentation was reviewed by Alex Tigera.

MIAMI-DADE COUNTY APPROVED

NOA No.: 21-0614.05
Expiration Date: 02/01/26
Approval Date: 07/01/21
Page 1 of 5

ROOFING ASSEMBLY APPROVAL

Category:	Roofing
Sub-Category:	Roofing Tiles
Material:	Clay
Deck Type:	Wood

1. SCOPE

This approves a roofing system using Santa Fe "Santafe 'S" Clay Roof Tile, as manufactured by Ladrillera Santafe S.A. in Bogota, Colombia and distributed by Santafe Tile Corporation as described in Section 2 of this Notice of Acceptance. For locations where the pressure requirements, as determined by applicable Building Code, do not exceed the design pressure values obtained by calculations in compliance with RAS 127 using the values listed in section 4 herein. The attachment calculations shall be done as a moment based system.

2. PRODUCT DESCRIPTION

Manufactured by Applicant	Dimensions	Test Specifications	Product Description
Santafé 'S' Clay Roof Tile	L = 18″ W = 11.1″ Thickness = 0.39″	TAS 112 Type I Grade 1	One piece high profile clay roof tile equipped with two nail holes. For nail-on, batten (4/12 min slope); and mortar set and adhesive set applications.
Trim Pieces	l = varies w = varies varying thickness	TAS 112	Accessory trim, clay roof pieces for use at hips, rakes, ridges and valley terminations. Manufactured for each tile profile.

2.1 MANUFACTURING LOCATION

1. Bogota, Colombia

2.2 SUBMITTED EVIDENCE

Test Agency	Test Identifier	Test Name/Report	Date
The Center for Applied Engineering, Inc.	94-156-8	TAS 101	Aug. 1994
	94-156-9	TAS 102	
	25-7205-1	TAS 101	March 1995
	Project: 07-07-00-91 (307023)	TAS 100	Sept. 1994
Redland Technologies	7161-03 Appendix II	TAS 108 (Nail-On)	Dec. 1991
	7161-03 Appendix III	Static Uplift Testing TAS 102 & TAS 102(A)	Dec. 1991
	P 0402	Withdrawal Resistance Testing of Screw vs smooth shank nails	Sept. 1993
	P 0647-01	TAS 108 (Mortar Set)	Aug. 1994
	P 0631-01	PA 108 (Mortar Set)	July. 1994

2.2 SUBMITTED EVIDENCE

Test Agency	Test Identifier	Test Name/Report	Date
Celotex Corporation Testing Services	520305-01 thru 05	PA 102	June 1999
PRI Asphalt Technologies, Inc.	SFTC-003-02-01	TAS 101	12/06/02
IBA Consultants, Inc.	2353-70	TAS 101	09/22/03
	2353-71	TAS 101	09/22/03
	2353-93	ASTM C 1167	07/18/05
	2353-4	Restoring Moment	Aug. 1999
American Test Lab of South Florida	RT0624.01-15	ASTM C1167-03	07/01/15
	RT1008.01-20	ASTM C1167	10/16/20
PRI Construction Material Technologies	COPO-002-02-08	TAS 101	10/12/16

3. LIMITATIONS

3.1 Fire classification is not part of this acceptance.

3.2 For mortar or adhesive set tile applications, a static field uplift test shall be performed in accordance with TAS 106.

3.3 Applicant shall retain the services of a Miami-Dade County Certified Laboratory to perform quarterly test in accordance with TAS 112, appendix 'A'. Such testing shall be submitted to the Miami-Dade County Product Control Section for review.

3.4 Minimum underlayment shall be in compliance with the applicable Roofing Applications Standards listed section 4.1 herein.

3.5 Mechanically attached tile; minimum slope 4/12.

3.6 30/90 hot mopped underlayment applications may be installed perpendicular to the roof slope unless stated otherwise by the underlayment material manufacturers published literature.

3.7 This acceptance is for wood deck applications. Minimum deck requirements shall be in compliance with applicable building code.

3.8 May be installed on slopes 7:12 and greater.

4. INSTALLATION

4.1 Santafe 'S' and its components shall be installed in strict compliance with Roofing Application Standard RAS 118, RAS 119 and RAS 120.

4.2 Data For Attachment Calculations

Table 1: Average Weight (W) and Dimensions (l x w)			
Tile Profile	**Weight-W (lbf)**	**Length-l (ft)**	**Width-w (ft)**
Santafe 'S'	6.7	1.5	0.958

Table 2: Aerodynamic Multipliers– $\lambda(ft^3)$		
Tile Profile	**λ (ft^3) Batten Application**	**λ (ft^3) Direct Deck**
Santafe 'S'	0.274	0.297

Table 3: Restoring Moments due to Gravity - M_g (ft.-lbf)												
Tile Profile	**2":12"**		**3":12"**		**4":12"**		**5":12"**		**6":12"**		**7":12" or greater**	
	Battens	Direct Deck	Battens	Direct Deck	Battens	Direct Deck	Battens	Direct Deck	Battens	Direct Deck	Battens	Direct Deck
Santafe 'S'	N/A	5.90	N/A	5.82	5.73	5.69	5.56	5.53	5.32	5.29	5.03	5.00

Table 4: Attachment Resistance Expressed as a Moment - M_f (ft.-lbf) for Nail-On Systems			
Tile Profile	**Fastener Type**	**Direct Deck**	**Battens**
Santafe 'S'	2-10d Ring Shank Nails	21.8	N/A
	One #8 Screw	29.16[1,2]	N/A
	Two #8 Screws	38.28[1]	N/A
	One #8 Screw w/ Clip	57.31[1,2]	N/A
	Two #8 Screws w/ Clip	57.60[1]	61.77[1]

1. Approved screws as noted 'Product manufactured by others'.
2. When using one screw it must be installed in the inside hole located nearest to the hump of the tile.

Table 5: Attachment Resistance Expressed as a Moment M_f (ft.-lbf) for Two Patty Adhesive Set Systems		
Tile Profile	**Tile Application [3]**	**Minimum Attachment Resistance**
Santafe 'S'	Tile Bond	38.9[4]
	Polyset AH 160™	33.1[5]

3. See manufactures component approval for installation requirements.
4. Paddy placement of 10.4 grams of DuPont de Nemours, Inc. Tile Bond Roof Tile Adhesive
5. Paddy placement of 9.4 grams of ICP Adhesives Polypro AH 160™

Table 5A: Attachment Resistance Expressed as a Moment - M_f (ft.-lbf) for Single Patty Adhesive Set Systems		
Tile Profile	**Tile Application [3]**	**Minimum Attachment Resistance**
Santafe 'S'	Polyset AH 160™	66.5 [6]
	Polyset AH 160™	63.8 [7]
	DAP Foam Touch N Seal Storm Bond 2	100 [8]

6. Paddy placement of 63 grams of ICP Adhesives Polypro AH 160™.
7. Paddy placement of 24 grams of ICP Adhesives Polypro AH 160™.
8. Paddy placement of 45 grams DAP Foam Touch N Seal Storm Bond 2

Table 6: Attachment Resistance Expressed as a Moment - M_f (ft-lbf) for Mortar or Adhesive Set Systems		
Tile Profile	**Tile Application**	**Attachment Resistance**
Santafe 'S'	Mortar Set	23.6

5. LABELING

5.1 All tiles shall bear the imprint or identifiable marking of the manufacturer's name or logo as shown below, or following statement: "Miami-Dade County Product Control Approved".

SANTA FE TM MADE IN COLOMBIA

LABEL FOR SANTA FE SPANISH "S" CLAY ROOF TILE

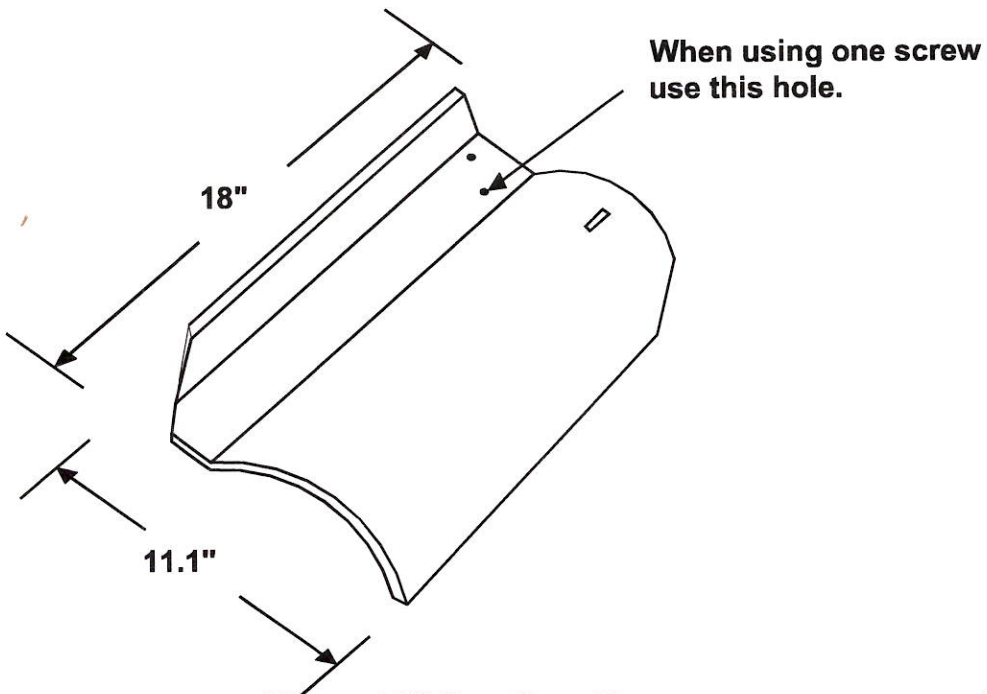
6. BUILDING PERMIT REQUIREMENTS

6.1 Application for building permit shall be accompanied by copies of the following:

6.1.1 This Notice of Acceptance.

6.1.2 Any other documents required by the Building Official or applicable building code in order to properly evaluate the installation of this system.

PROFILE DRAWING



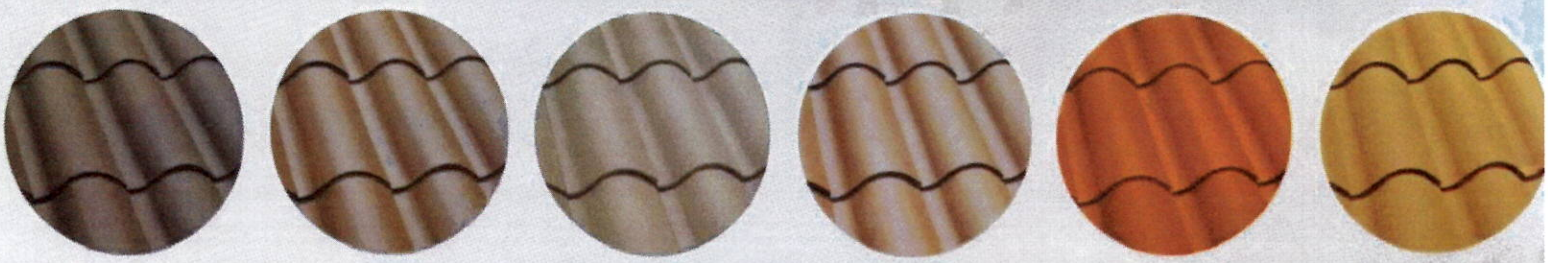
"SANTAFÉ S" CLAY ROOF TILE
END OF THIS ACCEPTANCE

Brochure Image

SPANISH S ROOF TILE

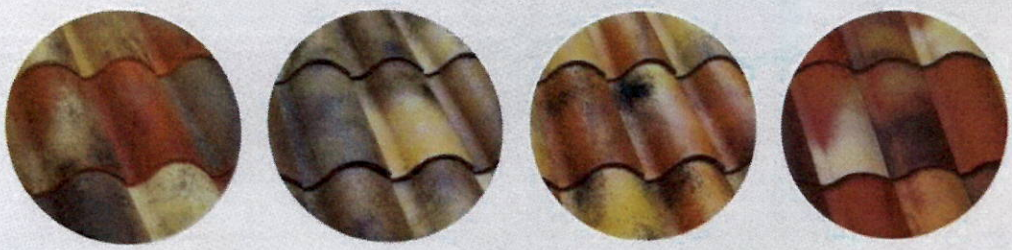
Our Spanish S offers the look of a cap and pan system in a one piece tile that is easy to install.

INDIVIDUAL COLORS



GRAPHITE | BROWN | MOCHA | OHIO RED | RED | PEACH

PRE-BLENDS



JACOBEA | SANTIAGO | CAPCANA | FLORIDIAN

AGED REDS



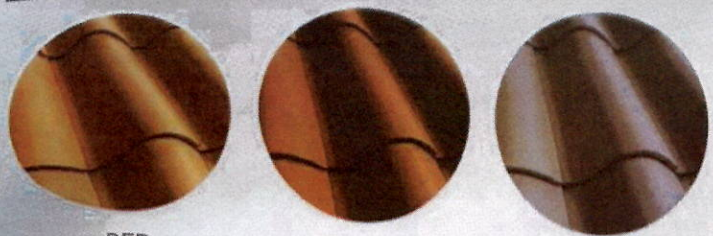
AÑEJA | VINTAGE | FUME *

* Spanish S Clay tile

CARIBBEAN S ROOF TILE

This alternate S profile is similar to the one piece profiles that were imported from South America for decades. This differs from our standard Spanish S in that it has a flat lap section.

INDIVIDUAL COLORS



RED | FUME | BROWN

For more information on our Caribbean S Roof Tile please visit: www.altusa.com



Ariel view of Buildings

North
tower

SOUTH TOWER

North tower Street view 1



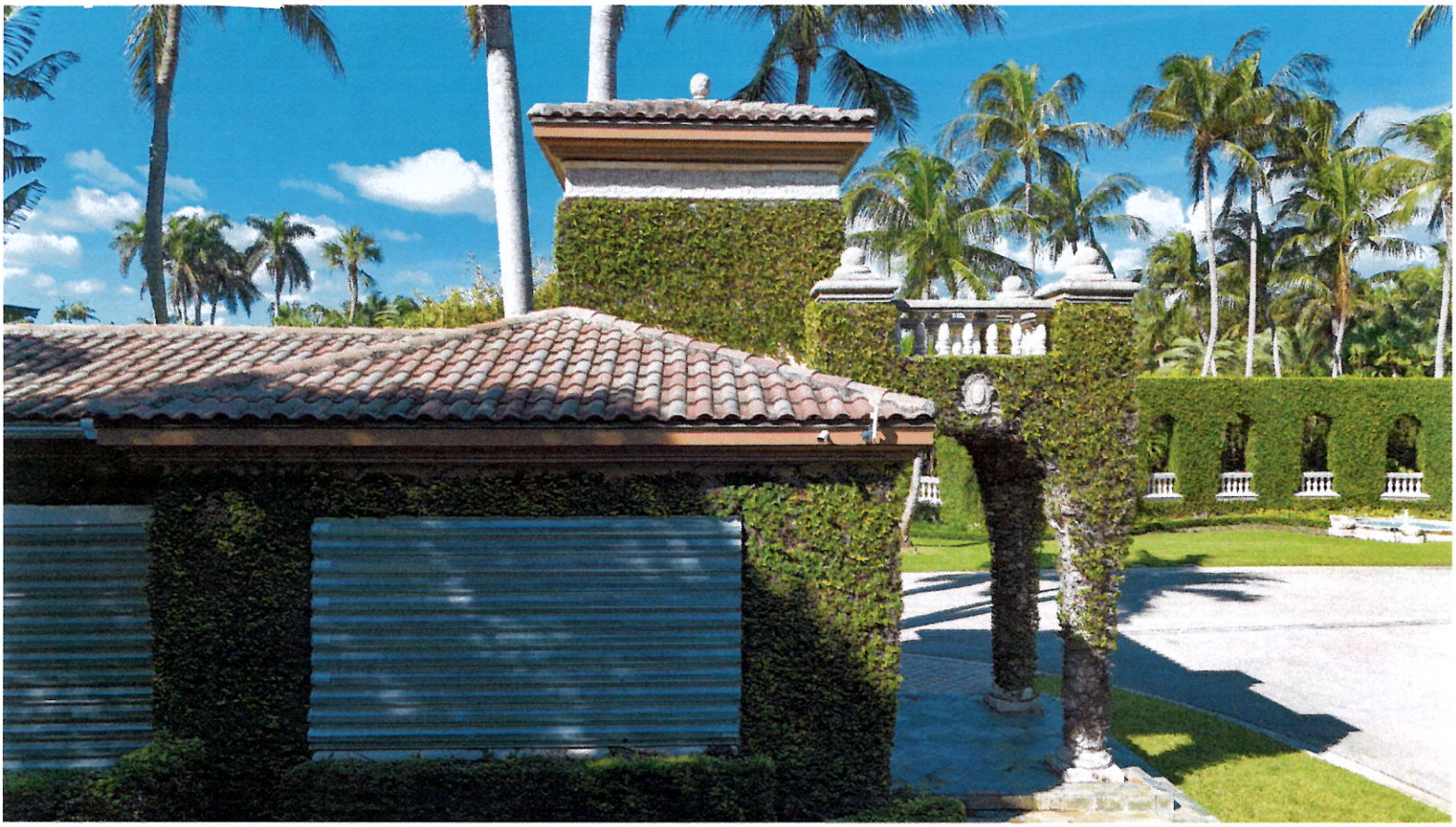
North tower street view 2

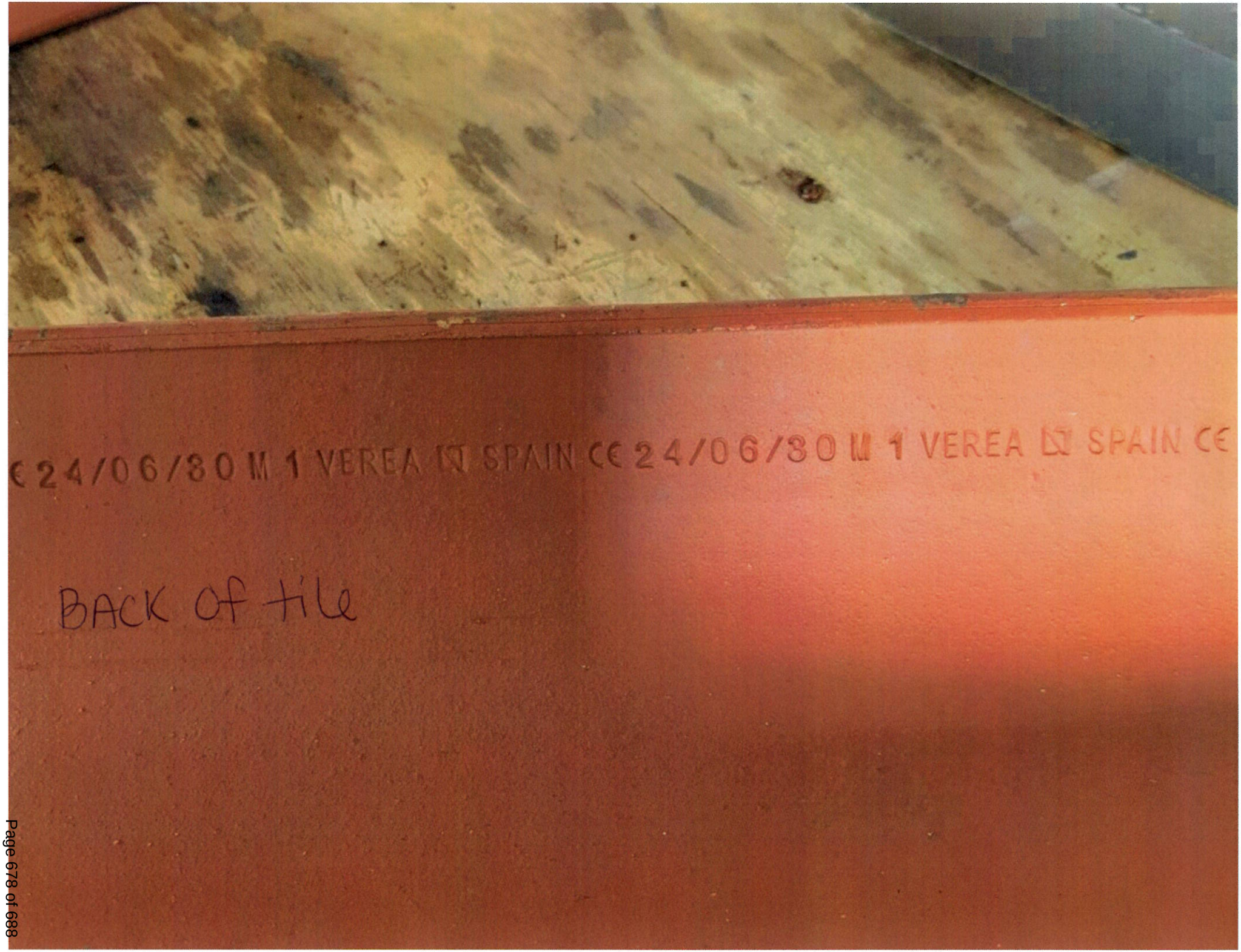


South tower street view 1



south tower street view 2

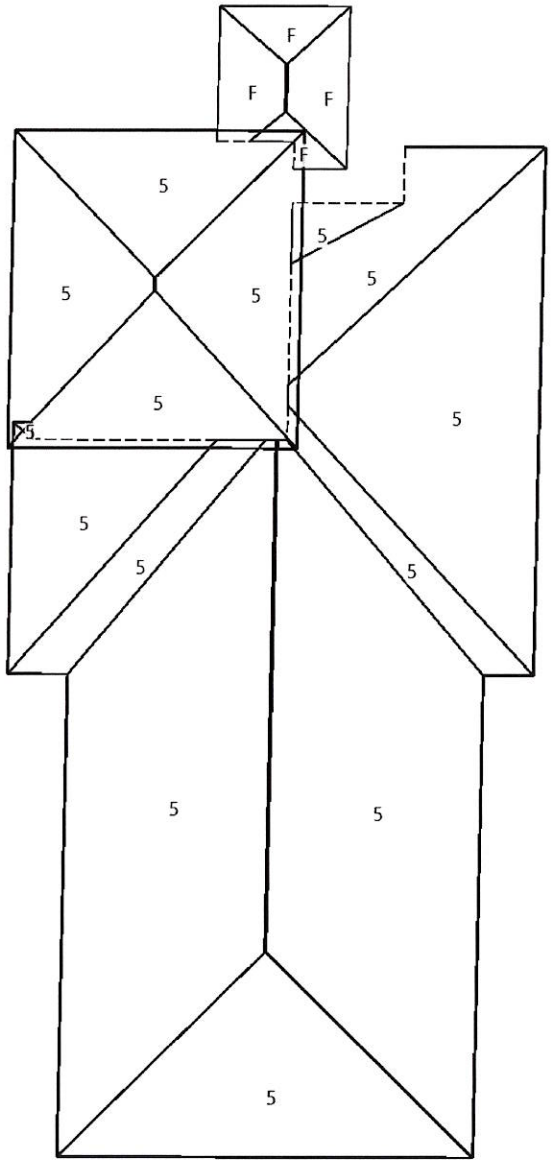



CE 24/06/30 M 1 VEREA ES SPAIN CE 24/06/30 M 1 VEREA ES SPAIN CE
BACK of tile


FRONT
VIEW


Side Profile

south tower site Plan



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Pitch Diagram

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 5/12.

Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.

Pitch Diagram Disclaimer: With Extended Coverage, only the predominant pitch may be noted due to resolution of photo. Refer to pitch table for more information.

EXTENDED COVERAGE 2D

Disclaimer: This report was produced using EagleView Extended Coverage Technology. Due to a variety of reasons including, but not limited to: tree coverage, poor images, low photo resolution or other blockages; this report DOES NOT offer an accuracy guarantee. EagleView recommends that anyone using this report field verify the measurements.

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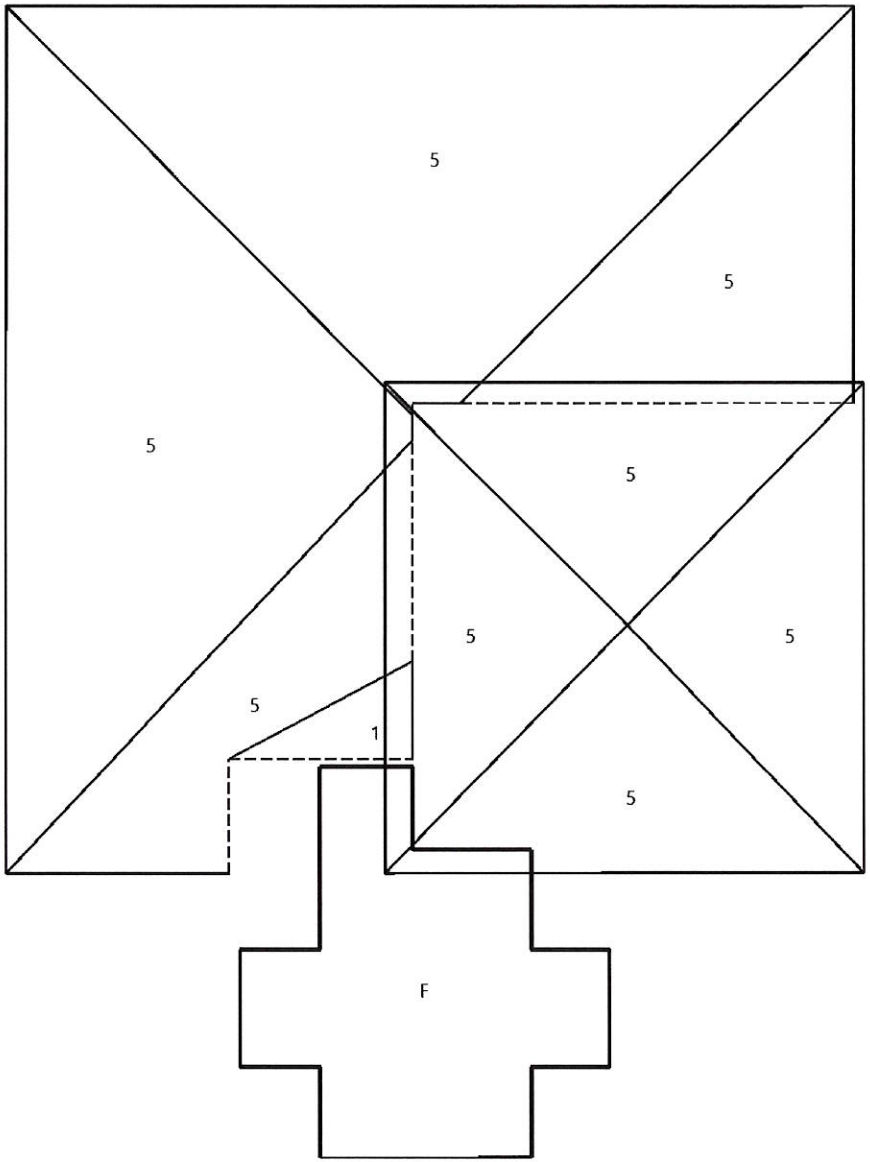
North Tower site Plan



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Pitch Diagram

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 5/12.

Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.

Pitch Diagram Disclaimer: With Extended Coverage, only the predominant pitch may be noted due to resolution of photo. Refer to pitch table for more information.

EXTENDED COVERAGE 2D

Disclaimer: This report was produced using EagleView Extended Coverage Technology. Due to a variety of reasons including, but not limited to: tree coverage, poor images, low photo resolution or other blockages; this report DOES NOT offer an accuracy guarantee. EagleView recommends that anyone using this report field verify the measurements.

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Construction Staging and Truck Logistics Plan

Project Name: Roof Replacement – Phipps Estates
Scope: Replacement of existing S-profile concrete tile with S-profile clay tile on two small buildings.
Location: 201 Via Las Bria

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1. Staging Area

- A temporary staging area will be established adjacent to the buildings, utilizing the open paved surfaces shown near the driveways.
- This area will accommodate:
  - Material delivery (tiles, underlayment)
  - Dump Truck for debris
  - Crane or boom lift access (as needed for tile delivery to roof level)

2. Truck Access and Route

- Trucks will enter and exit the property from Phipps Estates Road
- All delivery and haul-off vehicles will follow a predetermined route, avoiding residential drive lanes as much as possible.
- Deliveries will be scheduled during non-peak hours (typically between 7:00 AM and 9:00 PM) to minimize disruption.

3. Parking

- Crew vehicles will park along the designated staging area or at an off-site location, if needed, to keep access roads clear.
- No blocking of emergency lanes or driveways is permitted.

4. Debris Management

- A dump truck will be placed in the staging zone for old tiles and roofing debris.
- The dump truck will be removed promptly when filled.

5. Safety Measures

- Safety cones, caution tape, and signage will mark the work zone perimeter.
- Work areas will be secured at the end of each workday.

6. Timeline

- Estimated duration of work: [Insert time frame, e.g., 5-7 working days]
- Daily working hours: 8:00 AM – 5:00 PM

7. Contacts

- **Contractor:** Michelle Taylor
- **Site Supervisor:** EnManuel Chavez 772-215-7244

Truck logistics PLAN.



ARCS-25-0918 201 VIA LAS BRISAS. The applicant, Phipps Estates HOA (Walsh Roofing Representative), has filed an application requesting Architectural Commission review and approval for replacement of concrete Spanish S tile with clay Spanish S tile at the entry structures to Phipps Estates.

Property Owner: Phipps Estates HOA
Professional: Walsh Roofing

HISTORY:
These entry features are located on the east end of Phipps Estates Rd serve as an architectural signifier marking s an arrival into the subdivided Phipps Estate properties that then forks in Via Las Brisas on the south and Via Tortuga on the north. These unmanned buildings are designed in a Mediterranean revival style, built in the 1990's and currently feature hip roofs surfaced with S tiles.

This request was reviewed administratively, and the Chairman referred the roofing material for review by the full commission in April.

THE PROJECT:
The applicant has submitted plans, entitled "Project # ARCS-25-0918 Roof Replacement S concrete tile to S clay tile in color Fume", as prepared by Walsh Roofing, uploaded May 9, 2025.

The following is the scope of work for the Project:

- Replace the "S" concrete tile roof with a "S" clay tile roof

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	.77 acres	**Flood Zone**	AE

Surrounding Properties / Zoning	
North	205 Via Tortuga R-B Residential
South	226 Via Las Brisas R-B Residential
East	142 & 143 Casa Bendita R-B Residential
West	200 Bermuda Ln R-B Residential

STAFF ANALYSIS:
The applicant is seeking approval for the replacement of the roofing material on two entry features to the Phipps Estates properties. The request is for a clay "s" profile to replace the existing concrete "s" profile tile. The color "Fume" matches what is there currently.

True barrel tile is best suited for these Mediterranean Revival style buildings; however, S tile is what is currently on the roofs. The entry structure on the south is approximately 1,100SF and the structure on the north is approximately 800 SF. As one heads west from North County Road on Phipps Estates Drive the structures and their roofs become visible.

Aerial showing two entrance buildings flanking Phipps Estates Rd:



South structure in foreground:



Proposed S tile:



CONCLUSION:

Approval of the project will require one (1) motion to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:FHM