# ARCHITECTURAL COMMISSION MEETING

## TOWN OF PALM BEACH

AUGUST 27, 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**

**MINUTES**

**APPROVAL OF CONSENT AGENDA**

1. ARC-25-0046 216 TRADEWIND DR The applicant, 216 Tradewinds LLC (Roger Ogilbee, Manager), has filed an application requesting Architectural Commission review and approval for incorporation of a generator and screening wall into the site plan of a previously approved new residence.

2. EXTPLAN-25-0006 153 AUSTRALIAN AVE The applicant, Rabbi Zalman Levitin (Daily Janssen Architects), has filed an application requesting Architectural Commission review and approval for a one-year 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-24-015 AND APPROVED AT THE JULY 24, 2024 MEETING)

**APPROVAL OF AGENDA**

**ADMINISTRATION OF THE OATH**

**COMMENTS**

3. OFFICIALS

4. STAFF

5. PUBLIC - 3 MINUTE LIMIT

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

**GENERAL BUSINESS**

**6.** ARC-24-0090 (ZON-24-0046) 2720 – 2730 S OCEAN BLVD—EDGEWATER / AMBASSADOR SITE (COMBO) - Update from the Applicant.

**UNFINISHED BUSINESS**

**7.** 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 Stile with clay Spanish S-tile at the entry structures to Phipps Estates.

**NEW BUSINESS**

**8.** ARC-25-0043 250 INDIAN RD. The applicant, Frances Sweeney (Dailey Janssen Architects), has filed an application requesting Architectural Commission review and approval for a two-story addition to an existing residence, new detached garage with sitewide landscape and hardscape modifications.

**9.** ARC-25-0022 250 VIA LINDA. The applicant, Subtrust U/ Article Second of the Mtdt 2009 Descendants Trust (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for a driveway replacement with landscape and hardscape improvements.

**10.** ARC-25-0039 390 N LAKE WAY The applicant, 390 NLWPB LLC (MHK Architecture), has filed an application requesting Architectural Commission review and approval for exterior modifications including a new front entry with landscape and hardscape changes.

**11.** ARC-25-0040 428 SEABREEZE AVE. The applicant, Chauncy & Deborah Crandall (Environment Design Group), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape alterations with installation of a generator.

**12.** ARC-25-0044 (ZON-25-0045) 766 HI MOUNT RD (COMBO). The applicant, Christina Baker, owner (Maura Ziska and SKA Architects, representatives), has filed an application requesting Architectural Commission review and approval for removal and new construction of a glass enclosure on the west side of the cabana requiring a side yard setback. The Town Council shall review the application as it pertains to zoning relief/approval.

**13.** ARC-25-0013 1263 N LAKE WAY. The applicant, Henry P. McIntosh, has filed an application requesting Architectural Commission review and approval for installation of solar panels on a single-family residence. ***This item has been deferred to the September 25, 2025, meeting.***

**ANY OTHER BUSINESS**

**MEETING SCHEDULE**

**14.** The next meeting is scheduled for Thursday, September 25, 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

Minutes of the Architectural Commission Meeting
Held on July 23, 2025

## CALL TO ORDER AND ROLL CALL

The meeting was called to order at 9:01 AM in the Town Council Chambers.

**Members Present**: Claudia Visconti, KT Catlin, Kathy Georgas, Sue Patterson, David Phoenix, Richard Sammons. Elizabeth Connaughton arrived at 9:36 a.m.

**Members Absent:** Betsy Shiverick, Kenn Karakul

**Members Excused:** Jeffery Smith

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

## PLEDGE OF ALLEGIANCE

Vice Chair Sammons led the Pledge of Allegiance.

## APPROVAL OF CONSENT AGENDA

**A motion was made by Ms. Catlin and seconded by Ms. Patterson to approve the consent agenda as presented. The motion was carried unanimously, 6-0.**

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 guardhouse with associated landscape and hardscape changes. Town Council shall review the application as it pertains to zoning relief/approval.

## APPROVAL OF AGENDA

**A motion was made by Ms. Catlin and seconded by Ms. Patterson to approve the agenda as presented. The motion was carried unanimously, 6-0.**

## MINUTES

3. June 25, 2025, Architectural Commission Minutes

**A motion was made by Ms. Catlin and seconded by Ms. Visconti to approve the June 25, 2025, minutes as presented. The motion was carried unanimously, 6-0.**

## 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 raised concerns about the landscaping surrounding the tennis structures at The Breakers. While she acknowledged that a final inspection had not yet occurred, someone contacted her and asked her to walk the site. After doing so, she understood the concern about whether the landscaping would be mature enough to adequately screen the structures during the final inspection. She believed that additional trees might be necessary to provide sufficient screening.

5. STAFF

No one indicated a desire to speak.

6. PUBLIC - 3 MINUTE LIMIT

No one indicated a desire to speak.

## 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 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.

Mr. Falco provided staff comments on the project.

There were no ex parte communications disclosed.

David Rau of Hart Howerton presented the architectural modifications for the proposed entertainment center.

Mr. Phoenix asked about the columns on the Via and the proposed embellishments. He also asked about the color of the pre-cast embellishment and the benches. Mr. Rau responded.

Mr. Sammons asked about the detailing of the arches. Mr. Rau responded.

James Neville of Hart Howerton reviewed the proposed landscaping details.

Mr. Sammons asked about the changes to the building's height, scale, and mass since the last presentation. Mr. Rau reviewed the areas where there had been reductions.

Ms. Catlin asked about the proposed artificial turf and stated she did not prefer the material. Mr. Neville stated it would be a high-traffic area, which was why the material was chosen.

Ms. Visconti asked about the proposed Gumbo Limbo and how they would handle it when it defoliates. Mr. Neville responded and discussed the proposed tree and how they would handle the tree droppings. Ms. Visconti asked about the hedging. Mr. Neville responded.

Ms. Georgas asked about the number of seashell benches that would be proposed. Mr. Neville stated there would be two and showed their location on the plan.

Ms. Catlin thought the changes were good and lightened up the building. She thought the surroundings of the sea life were appropriate for the family building. She liked the color and whimsy of the columns; she thought it would be inviting. She recommended labeling the plants with small signage for families to walk around and learn about the materials. Mr. Neville addressed the request.

Mr. Phoenix thanked the professionals for listening to the comments and for the samples; he thought that made a big difference. He liked the materials and color choices, but was unclear about the column design. He asked if they were plastered with sea life engravings. Mr. Rau responded. Mr. Phoenix appreciated the updated design and noted it was a clear improvement from the previous presentation.

Ms. Patterson agreed with Ms. Catlin and Mr. Phoenix's comments. She liked the Moorish influences. She understood the proposal for turf on the putting green.

Ms. Visconti agreed. The one item she struggled with was the Jerusalem stone; she thought it looked foreign. Mr. Rau responded. She thought a limestone or coral stone would be more appropriate.

Mr. Sammons identified three main concerns with the design. First, he felt the arches in the Moorish court appeared too squat and recommended adjusting them to a more traditional proportion for better visual lift. Second, he noted that arches on the south elevation had become oversized compared to earlier versions; he urged the team to revisit the design to maintain elegance while accommodating utilities. Lastly, he critiqued the door surround, stating it felt postmodern and lacked authenticity, and suggested refining the molding details, proportions, and ornamentation to align more closely with historical precedents.

**A motion was made by Ms. Visconti and seconded by Ms. Patterson to approve as presented with the following conditions: the hardscape material be changed to cast or coral stone, the span of the arches on the south elevation should be reduced as shown in the previous presentation, the bed molding on the surround of the family entertainment center be restudied and brought back for staff approval in coordination with the Chair. The motion was carried unanimously, 7-0.**

**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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Michael Perry of MP Design & Architecture presented the architectural modifications for the new residence. He showed alternate elevations on the overhead projector.

Ms. Visconti did not favor the lights for the garage; she wondered if a downlight could be added. Mr. Perry showed the alternate light that was proposed. Ms. Visconti thought that the light choice was better. She asked about the material for the driveway. Cory Nievera of Nievera Williams Design confirmed the material.

Mr. Phoenix asked about the options for the front door. Mr. Perry stated he would change the material to wood if preferred.

Ms. Connaughton asked about the type of windows proposed. Mr. Perry stated they would be casement windows.

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

Mr. Phoenix did not believe the house was exceptional, but it was improving. He did not believe the palate was indicative of Palm Beach.

Ms. Connaughton thought the palette with the renderings made everything look gray. She

thought the mass was strange.  Mr. Perry reviewed the changes that had been made and the owners' wishes.

Ms. Visconti thought the middle window on the second floor's front elevation needed to be differentiated. She provided a suggestion for the vines proposed on the front elevation.

Ms. Patterson thought the house was fine, but agreed it needed something more to add some interest.  Mr. Perry showed an inspiration photograph and described his intent.

Ms. Connaughton thought the rear elevation felt repetitive without any hierarchy.

Ms. Georgas thought there was no point of interest in the house.

Mr. Phoenix provided some suggestions to bring interest in the design: iron brackets under the balcony, solid shutters on the first floor, louvers on the second, and a different shape for the small windows on the second floor.

Ms. Catlin thought the home was simple and agreed with Ms. Visconti's suggestion for the center portion of the home.  She suggested brightening the shutter color.

Ms. Visconti thought Mr. Perry could add a small wooden gate with an arch in the front, an arched hedge, and vines on the front elevation for more interest.

Mr. Sammons offered several design critiques, noting that while the design is overall improved, it lacks subtlety and suffers from disproportionate elements. He felt the balconies were overly large and visually overwhelming due to shallow wall depths, oversized openings, and unsupported corbels, and suggested clipping corners or adding center brackets. He also pointed out missed architectural opportunities, such as better roof variation, more substantial wall thickness for authenticity, and more distinction between the door and windows. He encouraged further refinement.

**A motion was made by Mr. Phoenix and seconded by Ms. Patterson to approve the project with the condition that the following will return for review by staff in coordination with the Chair: the balconies, the wall thickness, the sliders on the rear elevation, the corbels on the balcony, the shutter color and the front door, which will revert to the previous design in a wood material. The motion was carried 6-1, with Ms. Connaughton dissenting.**

**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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Owner Rob Frisbie discussed his intent with the newly proposed home. Dan Kahan of Smith and Moore Architects reviewed the architectural modifications for the new residence, and Cory Meyer of Nievera Williams Design reviewed the landscape and hardscape modifications for the site.

Mr. Sammons questioned the wall design with a chimney that appears to float above the kitchen. Mr. Kahan explained they aligned the wall with the intersecting laundry room and adjusted it to better integrate the chimney. Mr. Sammons confirmed the corbels were reduced, and the front entry widened, which he viewed as improvements. He also suggested adding a transom bar to the tall casement windows, noting that such a feature would typically be included in European design for better proportion and authenticity.

Ms. Visconti requested that the tabby driveway be a warmer tone, such as Beach Bay or Jupiter Beige, rather than the lighter color shown. She also inquired about the type of coral used, suggesting Florida coral for its warmth and texture, which Mr. Meyer confirmed. Lastly, she asked whether the team was satisfied with the fully exposed house, expressing concern about the lack of buffering. Mr. Meyer responded that existing landscaping would provide adequate screening.

Ms. Connaughton asked if any changes had been made to the cubic content ratio; Mr. Kahan stated it stayed relatively the same. Mr. Sammons thought the house could be angled or situated differently on the lot to eliminate the variance in the angle of vision.

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

Ms. Visconti asked if the landscaping in the front would be loose or more tropical. Mr. Meyer responded and described the design. She asked about the hedge material, why it was chosen, and if they would be open to a different one. Mr. Meyer confirmed he could change the material. She discussed her feelings about the proposed landscaping on the front elevation and expressed concern about the rhythm of the proposed trees. She recommended moving the palms in front of the arched windows. She liked Mr. Kahan's landscaping rendering.

Ms. Catlin missed the pops of color in the original landscaping and thought too much landscaping was removed from the front elevation. She supported the proposed CCR and angle of vision variance requests.

Mr. Phoenix also liked the first rendition of the landscaping and supported the variances.

Ms. Connaughton thought there were a lot of windows on the first floor on the south side. She thought the house was interesting. She thought the reduction on the east side was good and recommended more differentiation. She was not opposed to the variance requests, but thought the cubic content variance could be reduced.

Ms. Patterson complimented the renderings and thought the changes were good. She supported the design.

Mr. Sammons praised the overall improvements to the project but pointed out some design issues that needed refinement. He expressed concern about the lack of traditional detailing in

elements like gates and moldings and the bulky appearance of chimney masses that protrude unnecessarily. His main concern was the "floating wall" with a fake chimney between two building volumes, suggesting it should be a full-height structural wall to better define space and function.

Mr. Frisbie expressed his strong desire to move forward with an approved plan at the meeting so he could proceed with closing on the property. He was willing to incorporate the Board's design suggestions, was open to a conditional approval, and acknowledged that further architectural refinements could be addressed after the meeting.

**A motion was made by Mr. Phoenix and seconded by Ms. Visconti to approve the project with the following items to be restudied and approved by the staff in coordination with the Chair: the stoop adjacent to the laundry room, the chimney, the end wall where the two buildings converge, the landscaping to be a mix of the current and previous presentations, and the driveway material will be a lighter color tabby. The motion was carried unanimously, 7-0.**

**A motion was made by Ms. Visconti 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 5-2, with Ms. Connaughton and Mr. Sammons dissenting.**

**Note: A short break was taken at 11:09 a.m., and the meeting resumed at 11:24 a.m.*

**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.*

**Note: This item was deferred to the meeting on September 25, 2025, at the approval of the agenda.*

**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.*

**Note: This item was deferred to the meeting on September 25, 2025, at the approval of the agenda.*

**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.

Mr. Falco provided staff comments on the project.

Mr. Sammons disclosed ex parte communications.

Keith Spina of Spina O'Rourke presented the architectural modifications proposed for the existing commercial building. Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Phoenix asked if a clock would be on the tower; he said it looked like it needed one. He asked about the color palette and wondered if anything was changing. Mr. Spina stated the colors were existing.

Ms. Visconti agreed and wondered if the black trim color could be changed.

Mr. Sammons asked for a detailed plan for the new glass windows. Mr. Spina further explained the design.

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

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

**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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Attorney Jack Rice, representing the owner, provided an overview and advocated for a positive recommendation on the zoning requests. Jason Drobot of Brasseur and Drobot Architects, P.A.,

reviewed the proposed architectural modifications to the existing commercial building. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Ms. Visconti wondered if the landscape architect would use a material other than grass; Mr. Mizell was open to the change.

Mr. Phoenix asked about the material for the windows; Mr. Drobot confirmed they would be bronze.

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

Ms. Connaughton thought the rustication and detailing could be improved.

Mr. Sammons thought the parking lot needed shade from landscaping; he recommended adding trees. Mr. Sammons provided suggestions for the cornice and moldings. He also suggested narrowing the windows on the second floor, and perhaps adding mullions or stone columns. He also noted that the rustication bands appeared too widely spaced and flat, recommending deeper, more frequent grooves for better texture. He suggested further refinement.

Ms. Patterson recommended adding shade trees where the piers exist.

**A motion was made by Mr. Phoenix and seconded by Ms. Patterson to approve the project with the following conditions: shade trees be added to the parking lot spaces in a zigzag fashion, the mullion pattern matches the elevation drawings, the grass is removed, the cornice is enlarged, and the upper windows are narrowed slightly. The motion was carried 6-1, with Ms. Connaughton dissenting.**

**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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Leslie Pearce of Smith Architectural Group presented the proposed architectural plans for the new residence. Christopher LaGuardia of LaGuardia Design Group presented the landscape and hardscape plans for the site.

Ms. Visconti asked about the height of the gatehouse and the base floor of the home. Ms. Pearce responded. Ms. Visconti also asked about the material for the balcony railings; Ms. Pearce stated they would be bronze, but could not confirm the material.

Mr. Phoenix asked about the window color and the limestone. Ms. Pearce responded.

Ms. Georgas asked about the stone on the rear terraces and the motor court. Ms. Pearce and Mr. LaGuardia responded.

Ms. Connaughton asked about the cubic content ratio; Mr. Falco stated that there are cubic content ratio exemptions for lots on the Lake Trail.

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

Ms. Catlin thought the home was beautiful, but thought it was too large, boxy, and heavy for the area of town. She did not feel the gatehouse fit into the area as well.

Ms. Visconti agreed with Ms. Catlin that the home was beautiful. However, she thought the gatehouse was too large and that more landscaping was needed on the rear of the home.

Ms. Connaughton thought the plan was too wide. She thought the home was beautiful from the cornice down, but did not favor the mansard roof. She recommended a more tropical roof and did not support the dormers. She liked the gatehouses but recommended reducing them in size. She also thought the west elevation landscaping needed some study.

Ms. Patterson agreed with the previous comments. She thought the gate seemed heavy and large. She also thought it was important to see the view of the home from the lake.

Mr. Phoenix liked the gatehouse and thought it was clever to hide the mechanical equipment. He thought the home was beautiful but needed some whimsy. He thought the lower level should seem more like a grotto.

Ms. Visconti thought the stone was too light and needed more warmth. She provided a recommendation for the hardscape.

Mr. Phoenix thought the west elevation needed a different texture and material for the lower floor.

Ms. Catlin thought the home was too massive for the location.

Mr. Sammons questioned the architectural elements' design in the proposed style, pointing out the mismatched elements like oversized sliding doors, incorrect rustication, and improperly detailed mansard roofs with slate, arguing they were inappropriate for the tropical context. He also criticized the window proportions, structural inconsistencies in the pavilions, and superficial architectural detailing.

**A motion was made by Ms. Catlin and seconded by Ms. Patterson to defer the project to the meeting on September 25, 2025. The motion was carried unanimously, 7-0.**

**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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

David Boettcher of Shope Reno Wharton presented the proposed architectural plans for the new residence. Kelly Chen and Fernando Wong of Fernando Wong Outdoor Living Design presented the landscape and hardscape plans for the site.

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

Ms. Visconti asked about the height of the proposed Coco Plum; she asked if the material could be changed to Green Buttonwood. Mr. Wong responded. Ms. Visconti liked the roof design in the inspiration photo. She asked about the doors on the front elevation and which portion would be limestone. Mr. Boettcher responded. Ms. Visconti recommended greening up the wing walls.

Mr. Sammons thought the home was a nice design. He suggested adding a column on the rear porch and provided a recommendation for the porches and the rear doors. Mr. Sammons provided suggestions for the pedestrian gate and addressed the chimney molding.

Ms. Patterson thought the home was lovely and recommended adding more color to the landscaping.

Ms. Connaughton questioned the design of the roof and thought it appeared more casual than the others on the street. She agreed with Mr. Sammons' comment on the rear doors.

Mr. Sammons confirmed that the shutters would close if the eave height were lowered. Mr. Boettcher responded.

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

**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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Michael Perry of MP Design and Architecture presented the architectural modifications proposed for the existing home. Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

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

Ms. Visconti thought the design was a nice take on a Regency-style home. She thought the finials were too big and wondered if they could be reduced; Mr. Perry stated he could reduce them. Ms. Visconti asked about the front and wondered if two Podocarpus could be added to the front-facing wall of the garage. Mr. Nievera responded.

Ms. Catlin asked about the pergola design; Mr. Nievera further explained the design.

Mr. Phoenix asked about the stucco colors; Mr. Perry responded and discussed the proposed colors. Mr. Phoenix suggested changing the window next to the garage door to a straight window rather than an arch. Mr. Phoenix also asked about the step next to the pool, which was a semicircle. Mr. Nievera discussed the reason for the design.

Ms. Connaughton asked about the entablature above the front columns. Mr. Perry responded.

Ms. Georgas liked the home and the proposed colors.

Ms. Connaughton thought the pavilion felt top-heavy; she recommended studying the alignment.

Mr. Sammons acknowledged the overall improvement while encouraging more refinement. He recommended adding a proper cornice to the main pavilion, adjusting finial bases with plinth blocks, and narrowing the oversized front door for better proportions. He also suggested raising small windows beside the front door and realigning roof columns for better visual coherence. Additional comments included adjusting rustication spacing, refining molding profiles, enlarging keystones, and ensuring consistent scale across architectural elements.

**A motion was made by Ms. Patterson and seconded by Ms. Catlin to approve as presented with further refinement based on the comments, with the refinements returning to staff for approval in coordination with the Chair. The motion was carried unanimously, 7-0.**

**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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Gerard Beekman of Madison Worth Architecture presented the architectural modifications for the existing home.

Ms. Sammons asked how the other windows were changed without approval. Mr. Beekman responded. Ms. Mittner stated that the windows Mr. Sammons was referring to were approved as part of the original approval.

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

Ms. Patterson knew there had been issues with the windows in the past.

Ms. Connaughton acknowledged that no one would be looking at the windows from the street, but added that the plate glass felt incongruous with the house.

Ms. Catlin agreed with Ms. Connaughton but acknowledged they could not be seen from the

street.

Mr. Sammons was worried about setting a precedent for plate-glass windows.

Ms. Patterson thought the windows seemed large and odd.

Ms. Connaughton stated that this plate glass would normally not be preferable even on the side, or less important facades.

Ms. Georgas was not in favor of plate-glass.

**A motion was made by Ms. Connaughton and seconded by Ms. Patterson to deny the project based on criteria 2 and 4 in Section 18-205 (a). The motion was carried unanimously, 7-0.**

**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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications. *Ms. Visconti declared a conflict of interest and did not participate in any discussion regarding the project.*

Ms. Mittner stated that Attorney Lainey Francisco recommended deferring the presentation since neither the applicant nor the applicant's representative was present.

**A motion was made by Ms. Catlin and seconded by Ms. Patterson to defer the project to the meeting on August 27, 2025. The motion was carried unanimously, 6-0.**

**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.*

**Note: This item was deferred to the meeting on September 25, 2025, at the approval of the agenda.*

## ANY OTHER BUSINESS

Ms. Connaughton asked staff about the concept of waivers versus variances, referencing recent discussions and news coverage. Staff explained that while waivers were being explored as part of potential zoning code reforms, such as allowing existing nonconforming conditions to continue, no formal language or definitions had been established. Ms. Connaughton suggested forming a special committee for zoning reform. She emphasized the value of involving the Architectural Commission early in the process to provide feedback on commonly encountered issues before any changes are finalized.

## MEETING SCHEDULE

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

## ADJOURNMENT

**A motion was made by Ms. Visconti and seconded by Ms. Patterson to adjourn the meeting at 1:55 PM. The motion was carried unanimously, 7-0.**

Respectfully Submitted,

_____

Richard Sammons, Vice Chair

# TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 27, 2025

---

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0046 216 TRADEWIND DR The applicant, 216 Tradewinds LLC (Roger Ogilbee, Manager), has filed an application requesting Architectural Commission review and approval for incorporation of a generator and screening wall into the site plan of a previously approved new residence.

Date: 8/20/2025

---

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

**ARC-25-0046 216 Tradewind Dr.** The applicant, 216 Tradewinds LLC (Roger Ogilbee, Manager), has filed an application requesting Architectural Commission review and approval for incorporation of a generator and screening wall into the site plan of a previously approved new residence.

Property Owner: 216 Tradewind LLC (Roger Ogilbee, Manager)
Professional: Kevin Asbacher

**HISTORY:**
An application (ARC-23-144) for a new, two-story, single-family residence with sitewide landscape and hardscape improvements was approved (7-0) at the February 28, 2024 Architectural Commission hearing.

**THE PROJECT:**
The applicant has submitted plans, entitled "NEW GENERATOR FOR: 216 TRADEWIND DRIVE", as prepared by Asbacher Architecture, uploaded August 1, 2025.

The following is the scope of work for the Project:

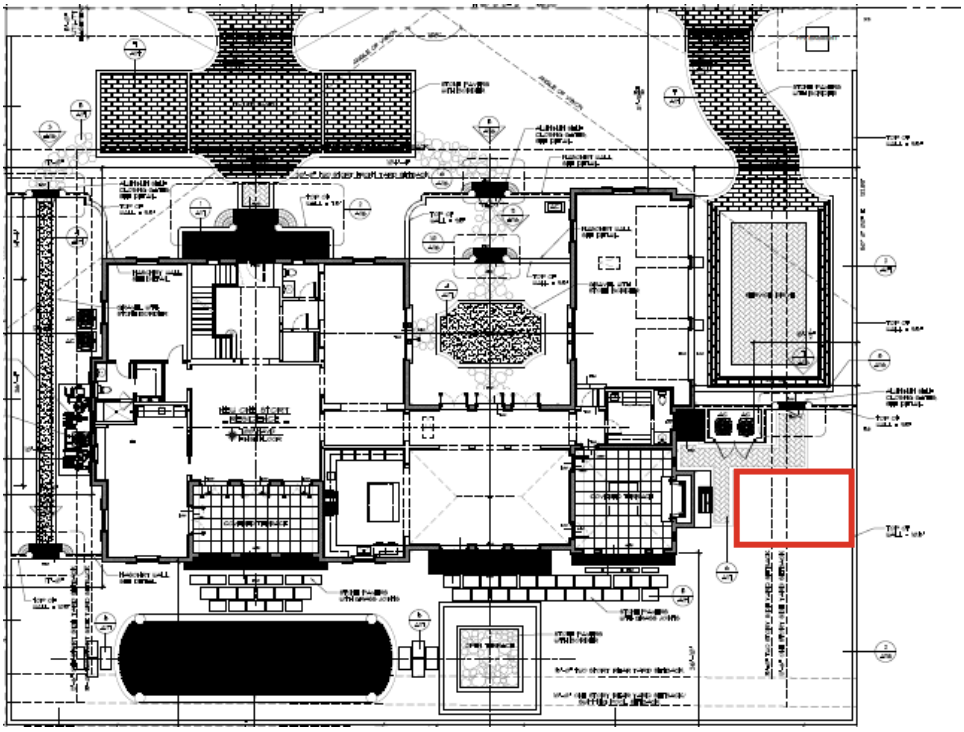
- **Incorporate a 60kW generator with screening wall enclosure to approved site plan of a new residence.**

| Site Data | | | |
|---|---|---|---|
| **Zoning District** | R-B | **Future Land Use** | SINGLE-FAMILY |
| **Lot Size** | 19,881 SF | **Flood Zone** | AE +6' NAVD |
| **Lot Width** | 150' | **Lot Depth** | 132.89' |
| **Landscape Open Space** | Required: 45%<br>Approved: 45.53%<br>Proposed: 45.04% | **Perimeter Landscape Open Space** | Required: 50%<br>Approved: 51.9%<br>Proposed: 51.1% |

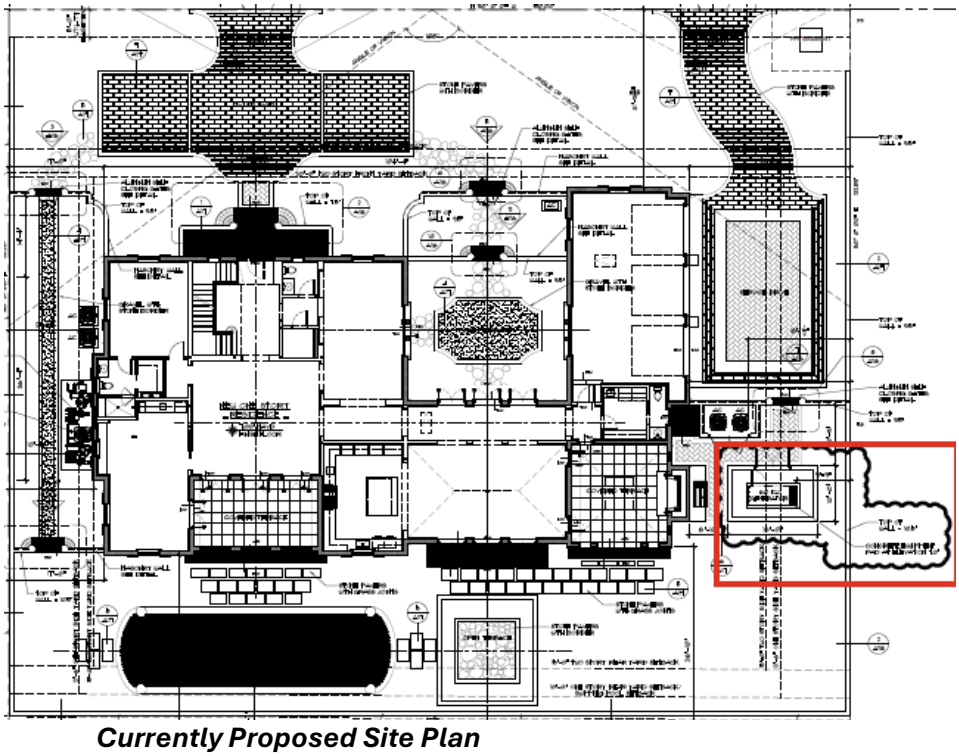
| Surrounding Properties / Zoning | |
|---|---|
| **North** | 217 Tradewind Dr & 209 Tradewind Dr \| Residence(s) / R-B |
| **South** | 221 Jamaica Ln & 215 Jamaica Ln \| Residence(s) / R-B |
| **East** | 200 Tradewind Dr \| Residence / R-B |
| **West** | 226 Tradewind Dr \| Residence / R-B |

**STAFF ANALYSIS:**
The applicant is seeking approval to incorporate a 60kW generator into a previously approved site plan for a new single-family residence. The application, as proposed, does not require zoning relief. The generator will be sited behind two separate sets of masonry screening walls

in an area with previously approved A/C equipment. The generator exceeds the 5' minimum setback required for generators of this size. Landscaping will only be affected as it relates to incorporation of the generator pad and generator enclosure. Per the applicant's drawings, the screening wall will completely screen the generator at the east property line.



***Previously Approved Site Plan***



***Currently Proposed 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

ASBACHER
ARCHITECTURE

July 5, 2025

Town of Palm Beach
Planning, Zoning and Building Department
360 South County Road
P.O. Box 2029
Palm Beach, FL 33480

RE: 216 Tradewind Drive, ARC-25-0046

To Whom It May Concern:

Asbacher Architecture has been hired by Mr. William Roger Oglbee, Manager of 216 Tradewinds LLC to add a 60 KW generator and surrounding wall to a two story home under construction and previously approved at ARCOM in February of 2024.

The Final ARCOM Application will be submitted on August 04, 2025 for the hearing on August 27, 2025.

The scope of work includes the following:

- Add a 60 KW back up generator to a previously approved two story home currently under construction.

I am available by phone or email (ka@asbacherarchitecture.com) if you have any questions or comments.

I appreciate your consideration of this project.

Sincerely,

Kevin Asbacher, AIA

120 SOUTH OLIVE AVENUE, SUITE 404, WEST PALM BEACH, FLORIDA 33401
FLORIDA TEL 561 203 7131
FLORIDA REGISTRATION AA26002888

ASBACHER
ARCHITECTURE

Section 18-205

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.

120 SOUTH OLIVE AVENUE, SUITE 404, WEST PALM BEACH, FLORIDA 33401
FLORIDA TEL 561 203 7131
FLORIDA REGISTRATION AA26002888

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)

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).

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.

# NEW GENERATOR FOR:

## 216 TRADEWIND DRIVE
## Palm Beach, FL 33480
## ARC-25-0046

FIRST SUBMITTAL 06-26-2025
SECOND SUBMITTAL 07-11-2025
FINAL SUBMITTAL 07-28-2025

TENTATIVE MEETING DATE 08-27-2025

## DRAWING INDEX


| | |
|---|---|
| A100 | COVER SHEET |
| A111 | VICINITY PLANS AND ZONING LEGEND |
| A112 | LOT COVERAGE DIAGRAMS |
| A113 | SITE PLAN |
| A114 | GENERATOR ENCLOSURE DETAILS |
| A115 | NEIGHBORHOOD PHOTOS |
| | LANDSCAPE: |
| EX | EXISTING CONDITIONS |
| CSP | CONSTRUCTION SCREENING PLAN |
| L1 | HARDSCAPE PLAN |
| LP1 | PLANTING PLAN |
| LP2 | PLANT LIST AND DETAILS |
| D1 | SITE DETAILS |
| D2 | SITE DETAILS |
| OS1 | OPEN SPACE DIAGRAM-PROPOSED |
| OS2 | OPEN SPACE DIAGRAM-EXISTING |
| L0 | SITE PLAN RENDERING |
| EL-1 | LANDSCAPE ELEVATION |
| EL-2 | LANDSCAPE ELEVATION |
| EL-2 | LANDSCAPE ELEVATION |
| EL-4 | LANDSCAPE ELEVATION |
| - | RENDERED LANDSCAPE PERSPECTIVES |
| | SURVEY |


## SCOPE OF WORK

1. ADD A 60 KW GENERATOR AND SURROUNDING ENCLOSURE TO A PREVIOUSLY APPROVED TWO STORY RESIDENCE CURRENTLY UNDER CONSTRUCTION.

## PROJECT TEAM


### ARCHITECT
ASBACHER ARCHITECTURE
120 SOUTH OLIVE AVENUE, SUITE 404
WEST PALM BEACH, FLORIDA 33401

### SURVEYOR
WALLACE SURVEYING
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407

### LANDSCAPE ARCHITECT
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD, SUITE 20-B
PALM BEACH, FLORIDA 33480

### CIVIL ENGINEER
GRUBER CONSULTING ENGINEERS
2475 MERCER AVENUE, SUITE 305
WEST PALM BEACH, FLORIDA 33401


PREVIOUS ARCOM #: ARC-23-144
CURRENT ARCOM #: ARC-25-0046

© 2024 ASBACHER ARCHITECTURE


KEVIN ASBACHER, AIA
FL LICENSE #AR95435

ASBACHER ARCHITECTURE, INC.
201 SEAVIEW AVENUE, SUITE 2A
PALM BEACH, FLORIDA 33480
FL (561) 203-7131 NY (212) 252-2084


NEW RESIDENCE
216 TRADEWIND DRIVE
PALM BEACH, FL 33480

ISSUE

REVISIONS

| # | DATE |
|---|---|

DRAWN BY:
CHECKED BY:
SCALE: AS NOTED

A100.00

**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:** | 216 Tradewind Drive, Palm Beach, Florida 33480 | | |
| 2 | **Zoning District:** | R-B Low Density Residential | | |
| 3 | **Lot Area (sq. ft.):** | 19,881.75 | | |
| 4 | **Lot Width (W) & Depth (D) (ft.):** | 150.00' X 132.89' | | |
| 5 | **Structure Type:** (Single-Family, Multi-Family, Comm., Other) | Single Family Residential | | |
| 6 | **FEMA Flood Zone Designation:** | AE 6.0 | | |
| 7 | **Zero Datum for point of meas. (NAVD)** | 7.0 NAVD | | |
| 8 | **Crown of Road (COR) (NAVD)** | 4.21 NAVD | | |
| 9 | | REQ'D / PERMITTED | EXISTING | PROPOSED |
| 10 | Lot Coverage (Sq Ft and %) | 30%(5,964.53) | 25% (4,973.06) | 25% (4,973.06) |
| 11 | Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc) | | 6,032.38 | 6,032.38 |
| 12 | *Front Yard Setback (Ft.) | 25'-0" (N) | 31'-10" (N) | 31'-10" (N) |
| 13 | * Side Yard Setback (1st Story) (Ft.) | 12'-6" | 15'-0"(W)/28'-8"(E) | 15'-0'(W)/28'-8' (E) |
| 14 | * Side Yard Setback (2nd Story) (Ft.) | 15'-0 | 15'-0"(W)/79'-0"(E) | 15'-0"(W)/79'-0"(E) |
| 15 | *Rear Yard Setback (Ft.) | 15'-0 | 35'-1" | 35'-1" |
| 16 | Angle of Vision (Deg.) | 108 Deg | 107.73 DEG. | 107.73 Deg |
| 17 | Building Height (Ft.) | 22'-0" | 20'-6" | 20'-6" |
| 18 | Overall Building Height (Ft.) | 30'-0" | 27'-7" | 27'-7" |
| 19 | Cubic Content Ratio (CCR) (R-B ONLY) | 77,753.91(3.90) | 77,453.83 (3.785) | 77,453.83 (3.785) |
| 20 | ** Max. Fill Added to Site (Ft.) | 1.4' | 1.33' | 1.33' |
| 21 | Finished Floor Elev. (FFE)(NAVD) | N/A | 7.125' | 7.125' |
| 22 | Base Flood Elevation (BFE)(NAVD) | 6.0' | 7.0' | 7.0' |
| 23 | Landscape Open Space (LOS) (Sq Ft and %) | 45% (8,946 SF) | 45.53% (9,052 SF) | 45.04% (8,955 SF) |
| 24 | Perimeter LOS (Sq Ft and %) | 50% (4,473 SF) | 51.58% (4,614 SF) | 51.10% (4,572 SF) |
| 25 | Front Yard LOS (Sq Ft and %) | 40% (1,500 SF) | 63.20% (2,370 SF) | 63.20% (2,370 SF) |
| 26 | *** Native Plant Species % | *Please refer to TOPB Landscape Legend.* | | |

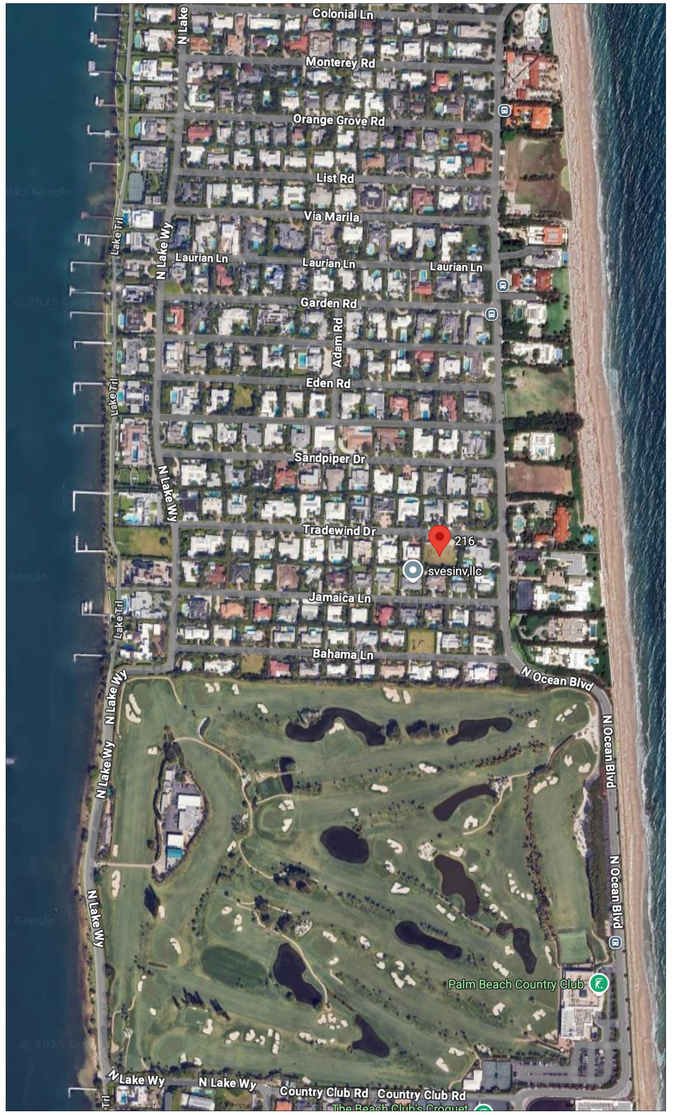
** Indicate each yard area with cardinal direction (N,S,E,W)*

*** 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*




1 VICINITY PLAN
NTS

N
W E
S

PREVIOUS ARCOM #: ARC-23-144
CURRENT ARCOM #: ARC-25-0046

© 2024 ASBACHER ARCHITECTURE

KEVIN ASBACHER, AIA
FL LICENSE # AR95435

ASBACHER ARCHITECTURE, INC.
201 SEAVIEW AVENUE, SUITE 2A
PALM BEACH, FLORIDA 33480
FL (561) 203-7131 NY (212) 252-2084

NEW RESIDENCE
216 TRADEWIND DRIVE
PALM BEACH, FL 33480

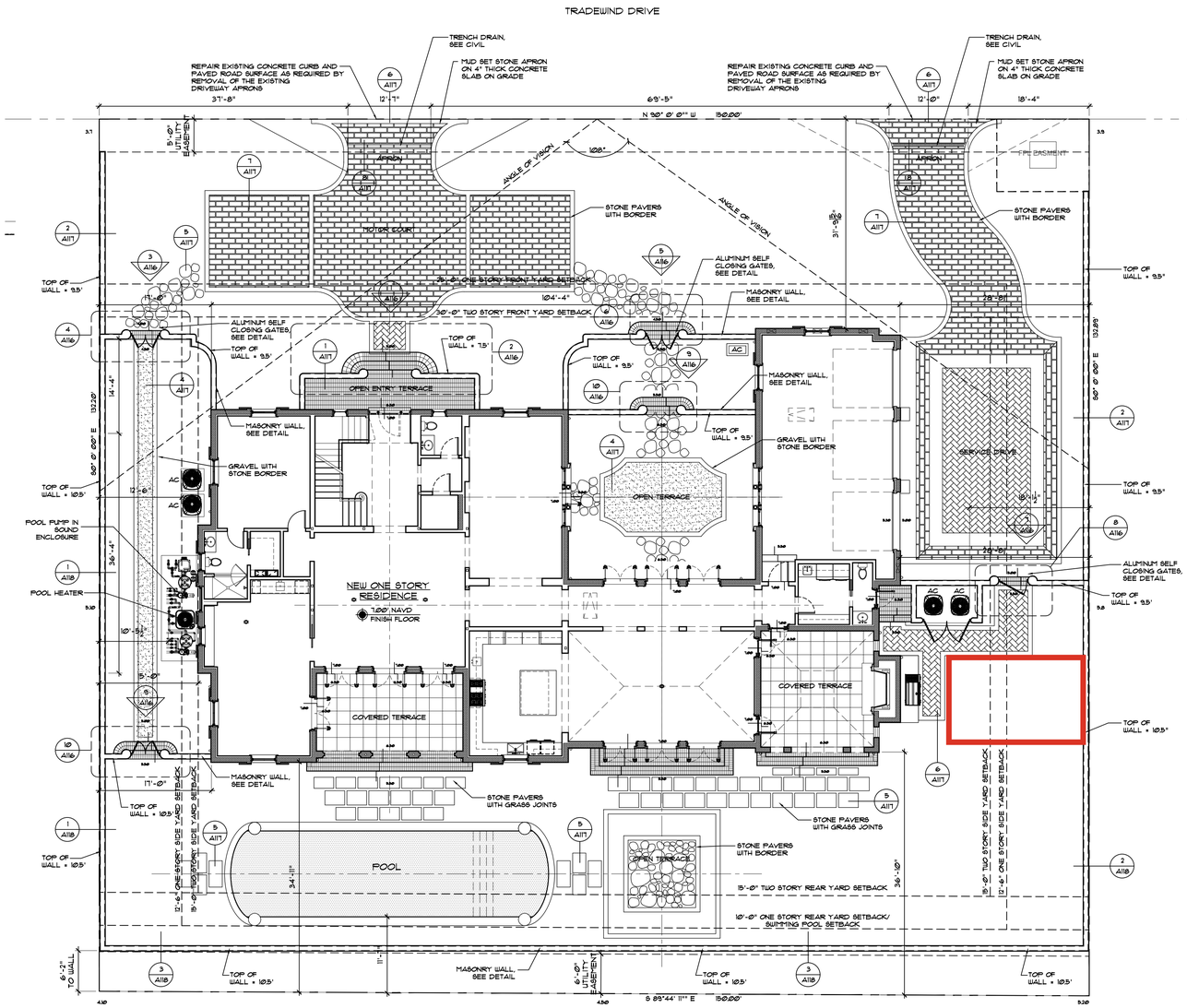
ISSUE

REVISIONS

| # | DATE |
|---|---|
| | |

DRAWN BY:
CHECKED BY:
SCALE: AS NOTED

A111.00




1 SITE PLAN
1" = 10'-0"

PREVIOUSLY APPROVED

PREVIOUS ARCOM #: ARC-23-144
CURRENT ARCOM #: ARC-25-0046

© 2024 ASBACHER ARCHITECTURE

KEVIN ASBACHER, AIA
FL LICENSE #AR95435

ASBACHER ARCHITECTURE, INC.
201 SEAVIEW AVENUE, SUITE 2A
PALM BEACH, FLORIDA 33480
FL (561) 203-7131 NY (212) 252-2084

NEW RESIDENCE
216 TRADEWIND DRIVE
PALM BEACH, FL 33480

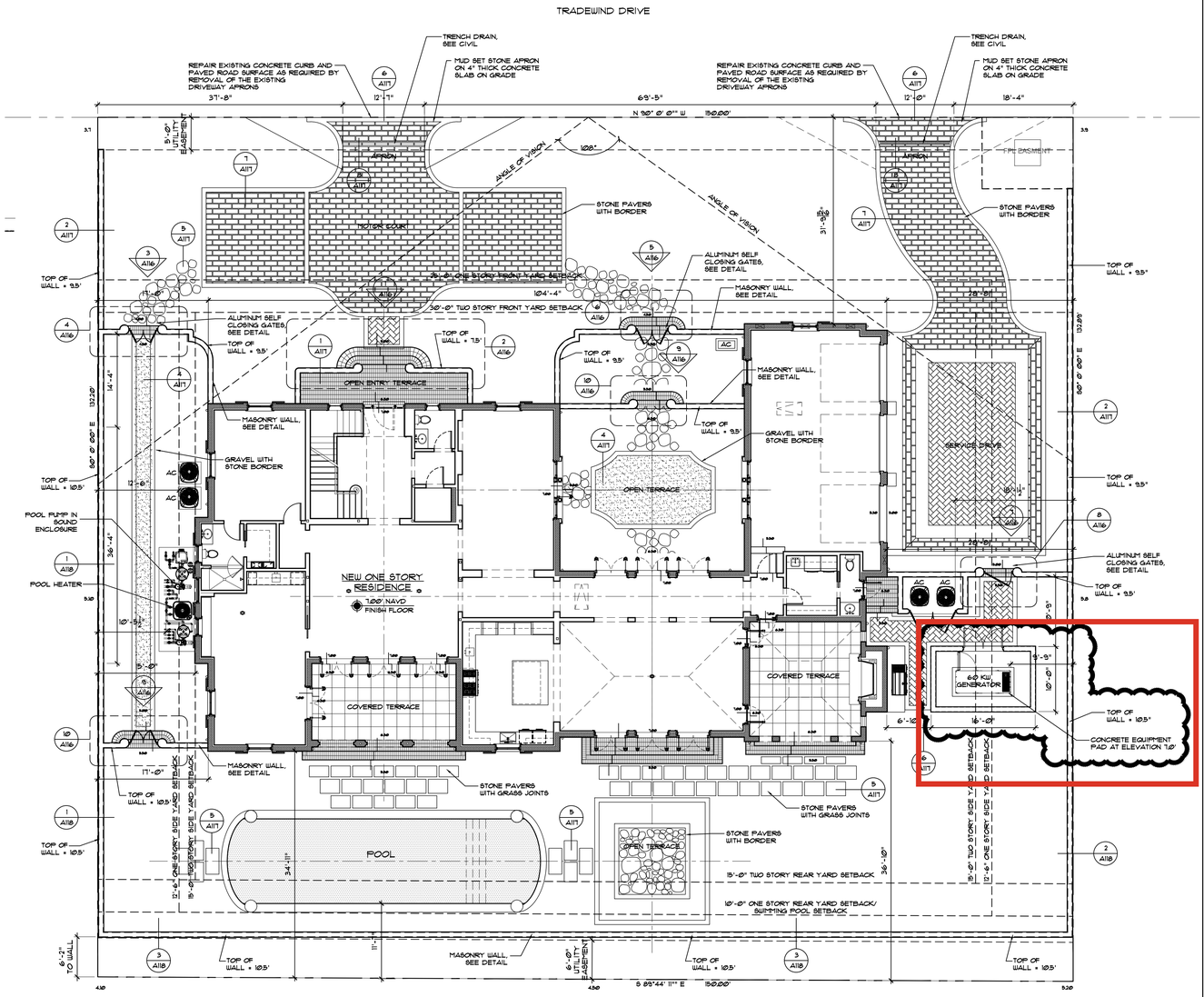
ISSUE

REVISIONS

| # | DATE |
|---|---|

DRAWN BY:
CHECKED BY:
SCALE: AS NOTED

A111.00




1 SITE PLAN
1" = 10'-0"

CURRENTLY PROPOSED

PREVIOUS ARCOM #: ARC-23-144
CURRENT ARCOM #: ARC-25-0046

© 2024 ASBACHER ARCHITECTURE

KEVIN ASBACHER, AIA
FL LICENSE #AR95435

ASBACHER ARCHITECTURE, INC.
201 SEAVIEW AVENUE, SUITE 2A
PALM BEACH, FLORIDA 33480
FL (561) 203-7131 NY (212) 252-2084

NEW RESIDENCE
216 TRADEWIND DRIVE
PALM BEACH, FL 33480

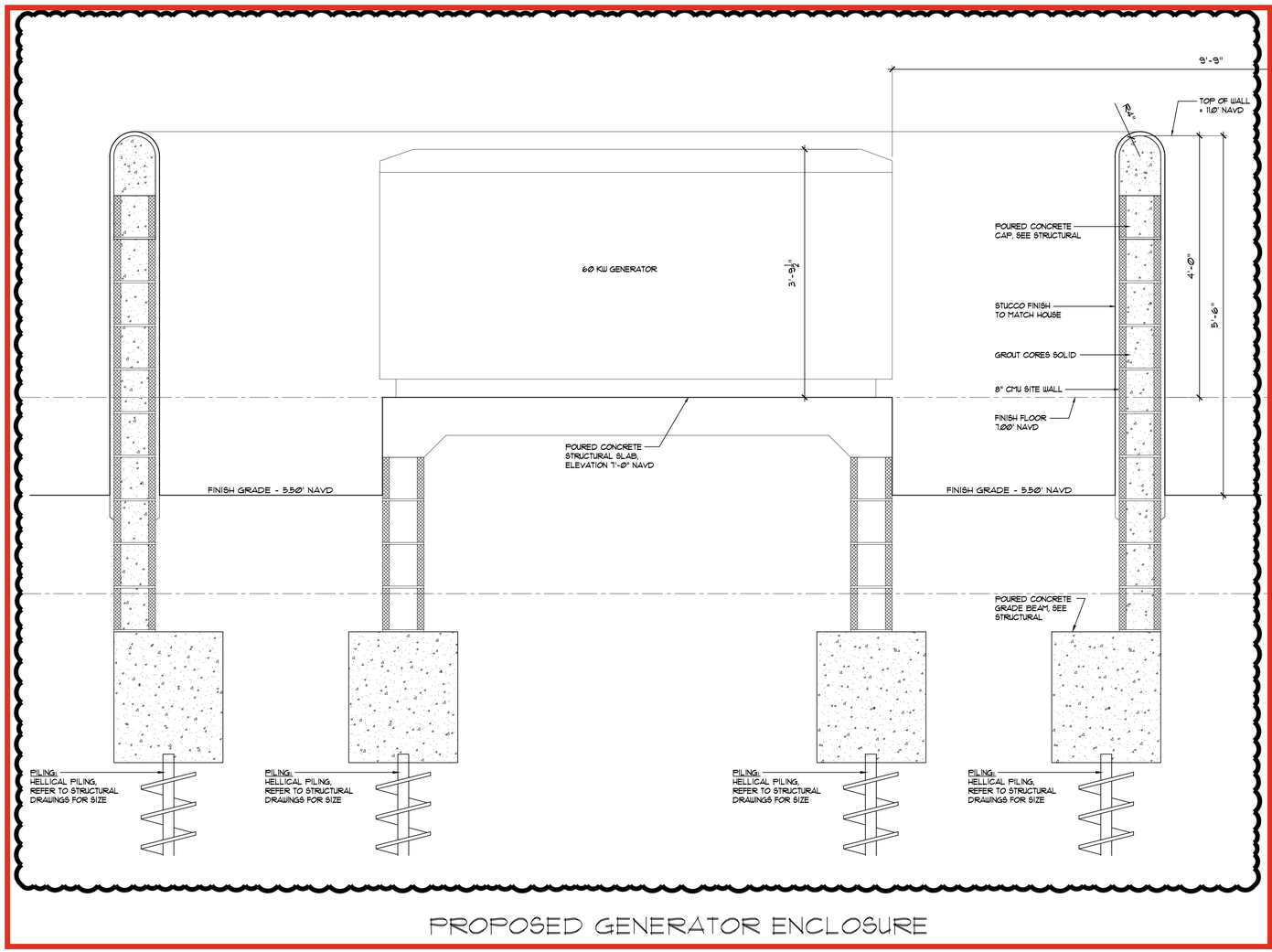
ISSUE

REVISIONS

| # | DATE |
|---|---|

DRAWN BY:
CHECKED BY:
SCALE: AS NOTED

A112.00




## 1 GENERATOR SCREENING DETAIL

1" = 1'-0"

PREVIOUS ARCOM #: ARC-23-144
CURRENT ARCOM #: ARC-25-0046

© 2024 ASBACHER ARCHITECTURE

KEVIN ASBACHER, AIA
FL LICENSE #AR95435

ASBACHER ARCHITECTURE, INC.
201 SEAVIEW AVENUE, SUITE 2A
PALM BEACH, FLORIDA 33480
FL (561) 203-7131 NY (212) 252-2084

NEW RESIDENCE
216 TRADEWIND DRIVE
PALM BEACH, FL 33480

| ISSUE |
|---|
| |
| |
| |
| |
| |

| REVISIONS | |
|---|---|
| # | DATE |
| | 05.02.23 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

| | |
|---|---|
| DRAWN BY: | |
| CHECKED BY: | |

SCALE: AS NOTED

A113.00

1 SITE PHOTOS
N.T.S.

PREVIOUS ARCOM #: ARC-23-144
CURRENT ARCOM #: ARC-25-0046

© 2024 ASBACHER ARCHITECTURE

KEVIN ASBACHER, AIA
FL LICENSE #AR95435

ASBACHER ARCHITECTURE, INC.
201 SEAVIEW AVENUE, SUITE 2A
PALM BEACH, FLORIDA 33480
FL (561) 203-7131 NY (212) 252-2084

NEW RESIDENCE
216 TRADEWIND DRIVE
PALM BEACH, FL 33480

| ISSUE |
|---|
| |

| REVISIONS | |
|---|---|
| # | DATE |
| | 05.02.23 |

| | |
|---|---|
| DRAWN BY: | |
| CHECKED BY: | |

SCALE: AS NOTED

A114.00

ENVIRONMENT
DESIGN
GROUP
139 North County Road S#20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

## Scope of Work

* Addition of 60 kw Generator to Plan
* Updates to Landscape Open Space per Site Additions

# Private Residence
# 216 Tradewind Drive
# Palm Beach

F L O R I D A

Application #:
ARC-25-0046
Final Submittal
July 28, 2025

## Sheet Index

Cover Sheet
L1.0 - Existing Site Photos Exhibit
L1.1 - Existing Neighboring / Context Exhibit
L2.0 - Previously Approved vs. Currently Proposed Site Plan Exhibit
L2.1 - Previously Approved vs. Currently Proposed Open Space Diagrams
L3.0 - Previously Approved vs. Currently Proposed Landscape Plan Exhibit
L3.1 - Currently Proposed Plant Schedule

## Design Team/Consultants

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

Architects
ASBACHER ARCHITECTURE
120 SOUTH OLIVE AVENUE
WEST PALM BEACH, FL 33401
561.203.7131

## Landscape Legend

| | | |
|---|---|---|
| PROPERTY ADDRESS: | 216 TRADEWIND DRIVE | |
| LOT AREA (SQ FT) | 19,881 S.F. | |
| | REQUIRED | PROPOSED |
| LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %) | 8,946 SF (MIN. 45%) | 9,132 SF (45.93%) |
| LOS TO BE ALTERED (SQ FT AND %) | N/A | N/A |
| PERIMTETER LOS (SQ FT AND %) | 4,473 SF (MIN. 50%) | 4,633 SF (51.9%) |
| FRONT YARD LOS (SQ FT AND %) | 1,500 SF (MIN. 40%) | 2,370 SF (63.20%) |
| NATIVE TREES % | 30% (NUMBER OF TREES) | 26 TREES (76%) |
| NATIVE SHRUBS & VINES % | 30% (NUMBER OF SHRUBS & VINES) | 321 SHRUBS/VINES (32.89%) |
| NATIVE GROUNDCOVER % | 30% (GROUNDCOVER AREA) | 532 SF (48%) |

NOT FOR CONSTRUCTION

Construction Progress
View to West Property

Construction Progress
View to South Property

Construction Progress
View to South Property

Construction Progress
View to East Property

Construction Progress
View to South Property


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


Private Residence
216 Tradewind Dr
Palm Beach
FLORIDA

JOB NUMBER: # 23086.00 LA
DRAWN BY: Grace Walton
Alex Bugrii
Lauren Freeman
DATE: 06.26.2025
07.14.2025
07.28.2025

SHEET L1.0


COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

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.


ARC-25-0046

NOT FOR CONSTRUCTION

# Existing Site Photo Exhibit

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

# Private Residence
## 216 Tradewind Dr
## Palm Beach, Fl 33480

LOT A

226 Tradewind Drive
West Adjacent Neighbor

216 Tradewind Drive
Subject Property

200 Tradewind Drive
West Adjacent Neighbor

JOB NUMBER: # 23086.00 LA
DRAWN BY: Grace Walton
Alex Bugrii
Lauren Freeman
DATE: 06.26.2025
07.14.2025
07.28.2025

SHEET L1.1

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

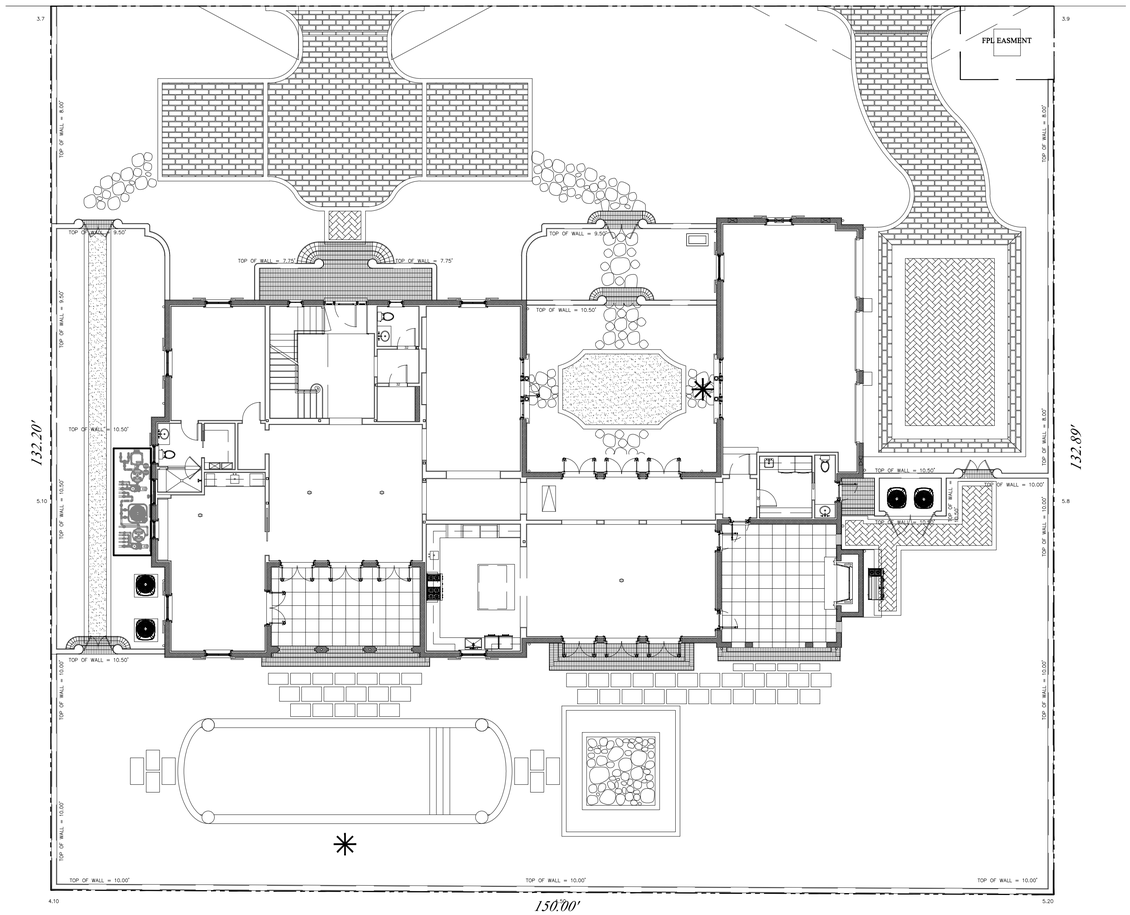
DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold 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.

ARC-25-0046

NOT FOR CONSTRUCTION

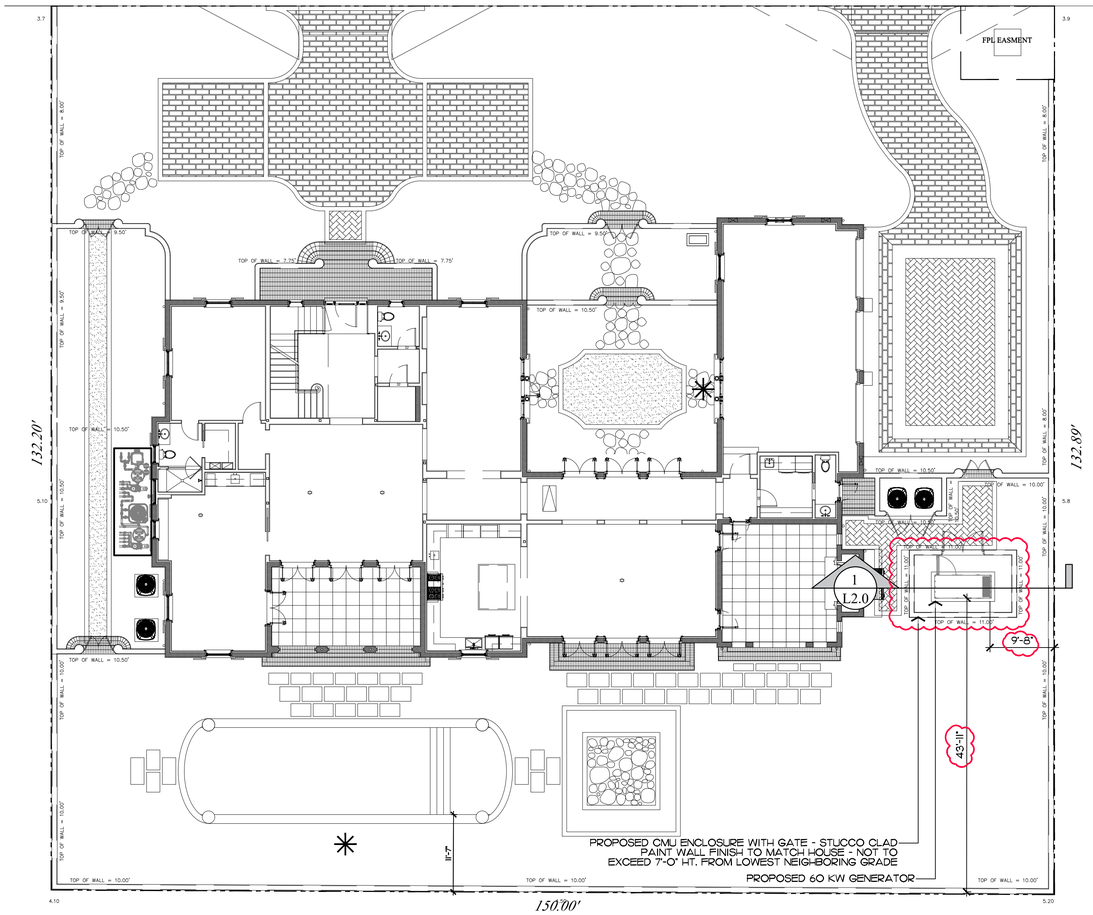
# Existing Neighboring Context Exhibit




## Previously Approved Site Plan

### Previously Approved Site Data

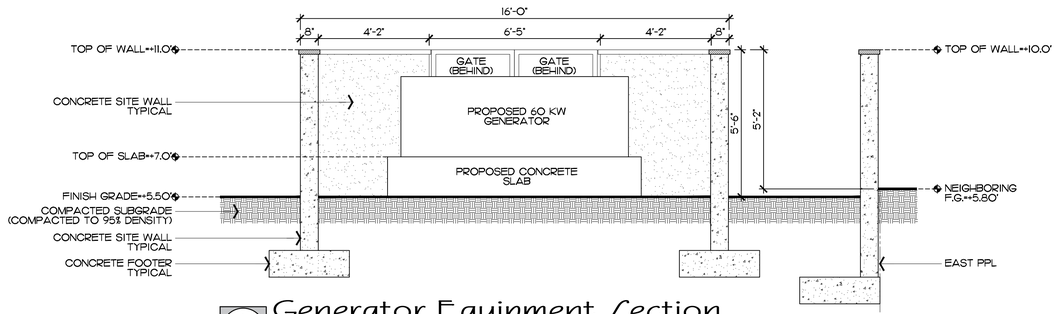
| DESCRIPTION | REQUIRED | | PREVIOUSLY APPROVED |
|---|---|---|---|
| LOT ZONE | | | R-B - LOW DENSITY RESIDENTIAL |
| LOT AREA | 10,000 S.F. MINIMUM | | 19,881 S.F. |
| OPEN / PERMEABLE SPACE | MINIMUM 45% | 8,946 S.F. | 46.33% 9,212 S.F. |
| FRONT YARD LANDSCAPE | MINIMUM 40% OF FRONT YARD | 1,500 S.F. | 63.20% 2,370 S.F. |
| PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE | MINIMUM 50% OF REQ'D OPEN SPACE | 4,473 S.F. | 52.04% 4,656 S.F. |




## Currently Proposed Site Plan

### Currently Proposed Site Data

| DESCRIPTION | REQUIRED | | CURRENTLY PROPOSED |
|---|---|---|---|
| LOT ZONE | | | R-B - LOW DENSITY RESIDENTIAL |
| LOT AREA | 10,000 S.F. MINIMUM | | 19,881 S.F. |
| OPEN / PERMEABLE SPACE | MINIMUM 45% | 8,946 S.F. | 45.93% 9,132 S.F. |
| FRONT YARD LANDSCAPE | MINIMUM 40% OF FRONT YARD | 1,500 S.F. | 63.20% 2,370 S.F. |
| PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE | MINIMUM 50% OF REQ'D OPEN SPACE | 4,473 S.F. | 51.9% 4,633 S.F. |

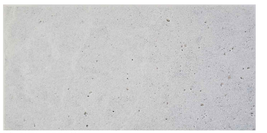



1 / L2.0 Generator Equipment Section

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

## Hardscape Material

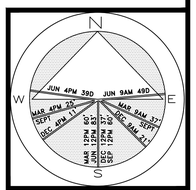
PATHWAY
BELGARD BELGIAN COBBLE PAVER SYSTEM
COLOR SLATE GREY BY BELGARD
SET ON COMPACTED SHELLROCK BASE



DRIVEWAY
SILVER TRAVERTINE
WITH POLISHED TRAVERTINE BANDS

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 RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
216 Tradewind Dr
Palm Beach, Fl 33480




JOB NUMBER: # 23086.00 LA
DRAWN BY: Grace Walton
Alex Bugrii
Lauren Freeman
DATE: 05.26.2025
07.14.2025
07.28.2025

SHEET L2.0

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

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.

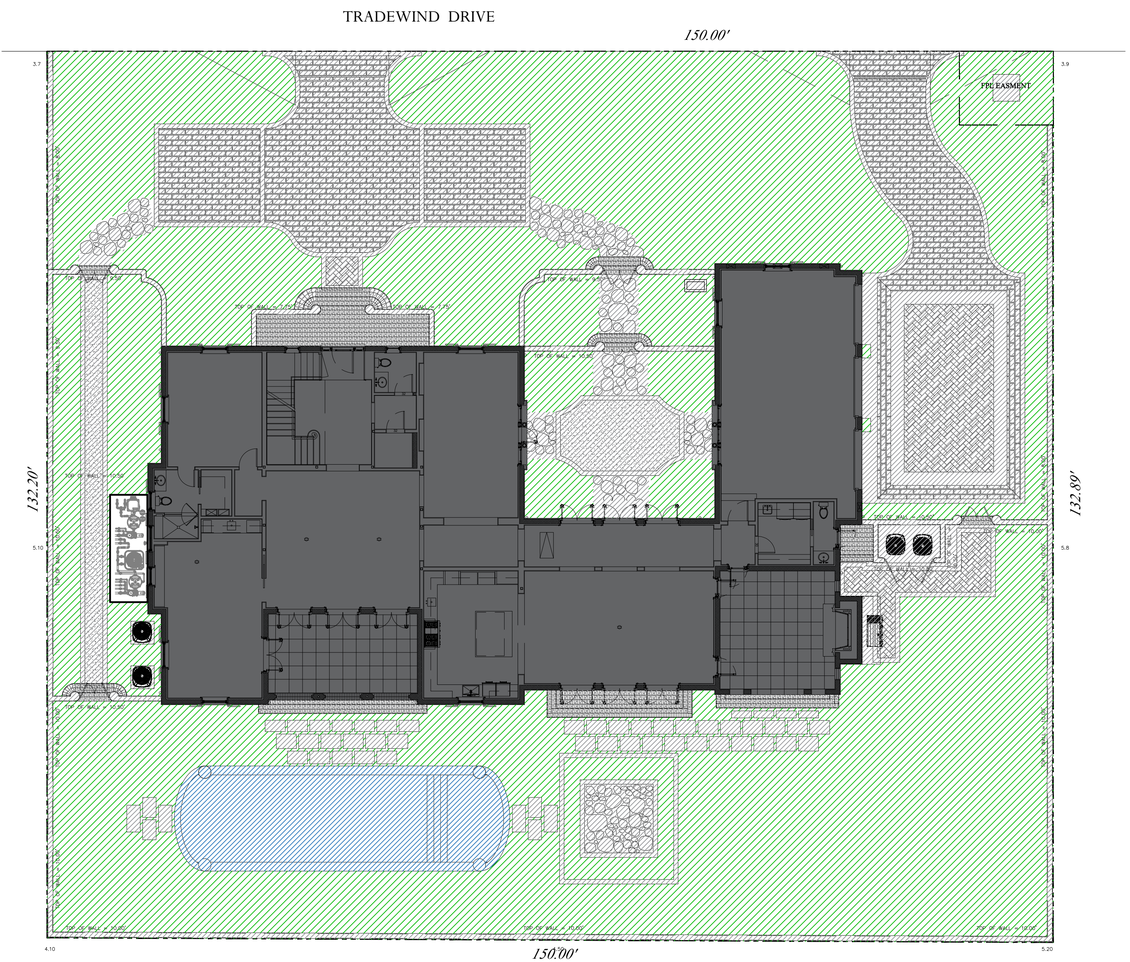
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-25-0046

NOT FOR CONSTRUCTION

# Previously Approved vs. Currently Proposed Site Plan Exhibit

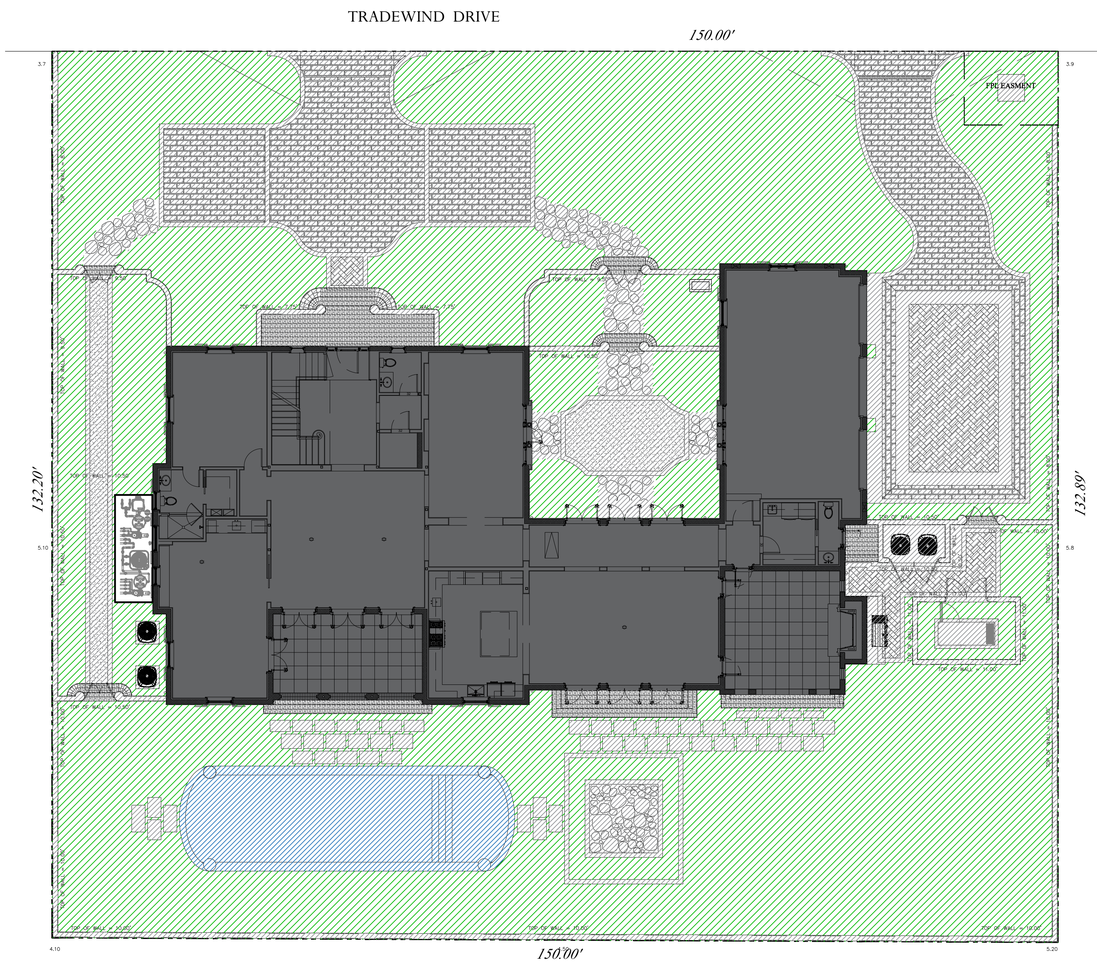
SCALE IN FEET: 3/32"=1'-0"




## Previously Approved Site Plan

### Previously Approved Site Data

| DESCRIPTION | REQUIRED | | PREVIOUSLY APPROVED | |
|---|---|---|---|---|
| LOT ZONE | | | R-B - LOW DENSITY RESIDENTIAL | |
| LOT AREA | 10,000 S.F. MINIMUM | | 19,881 S.F. | |
| OPEN / PERMEABLE SPACE | MINIMUM 45% | 8,946 S.F. | 46.33% | 9,212 S.F. |
| FRONT YARD LANDSCAPE | MINIMUM 40% OF FRONT YARD | 1,500 S.F. | 63.20% | 2,370 S.F. |
| PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE | MINIMUM 50% OF REQ'D OPEN SPACE | 4,473 S.F. | 52.04% | 4,656 S.F. |




## Currently Proposed Site Plan

### Currently Proposed Site Data

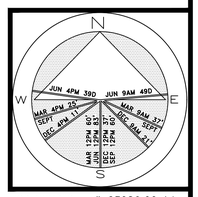
| DESCRIPTION | REQUIRED | | CURRENTLY PROPOSED | |
|---|---|---|---|---|
| LOT ZONE | | | R-B - LOW DENSITY RESIDENTIAL | |
| LOT AREA | 10,000 S.F. MINIMUM | | 19,881 S.F. | |
| OPEN / PERMEABLE SPACE | MINIMUM 45% | 8,946 S.F. | 45.93% | 9,132 S.F. |
| FRONT YARD LANDSCAPE | MINIMUM 40% OF FRONT YARD | 1,500 S.F. | 63.20% | 2,370 S.F. |
| PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE | MINIMUM 50% OF REQ'D OPEN SPACE | 4,473 S.F. | 51.9% | 4,633 S.F. |

## Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE
- IMPERVIOUS AREA / WATER FEATURE

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4800 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

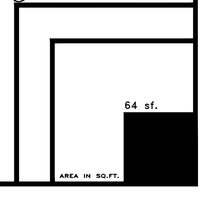
# Private Residence
# 216 Tradewind Dr
# Palm Beach, Fl 33480




JOB NUMBER: # 23086.00 LA
DRAWN BY: Alex Bugrii
Lauren Freeman

DATE: 06.26.2025
07.14.2025
07.28.2025

SHEET L2.1




ARC-25-0046

NOT FOR CONSTRUCTION

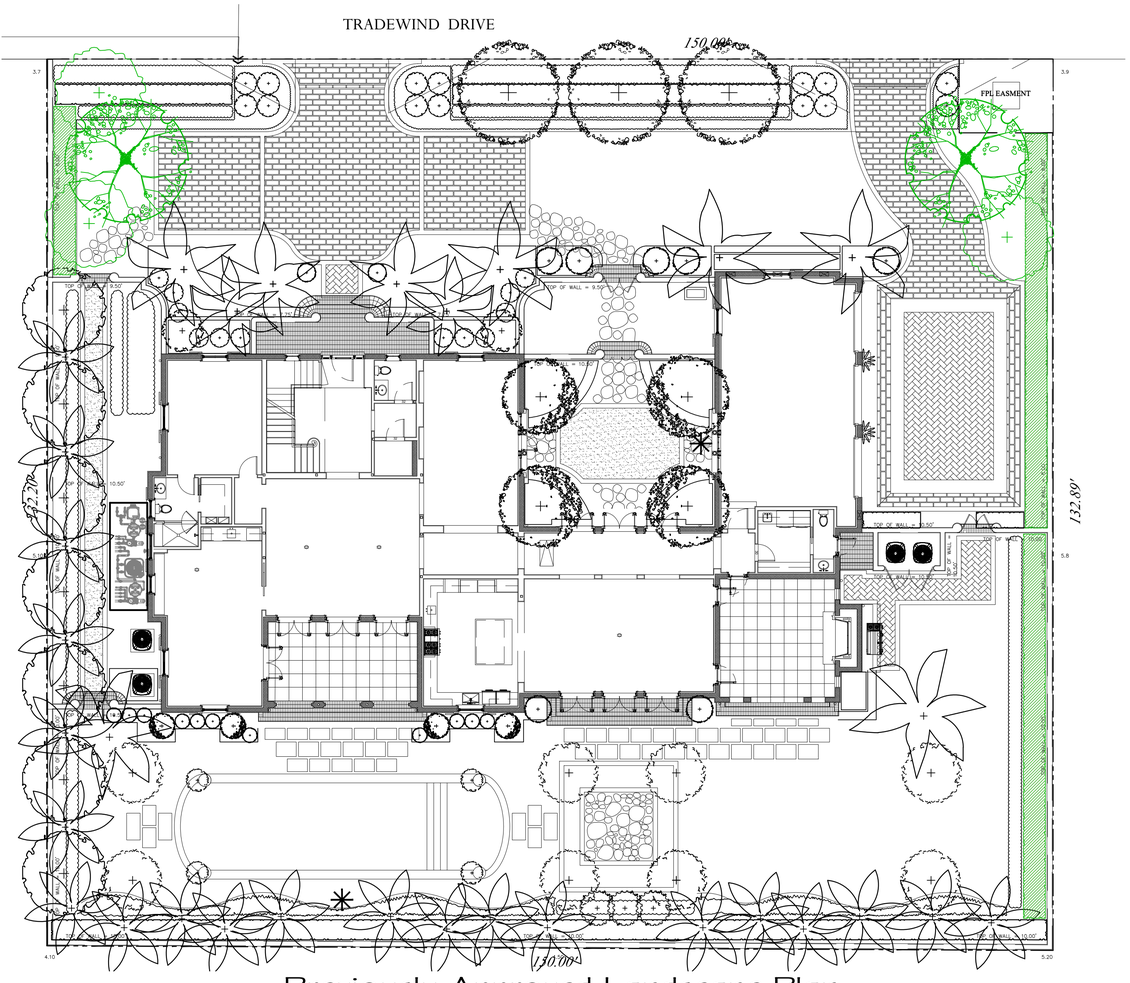
# Site Calculation / Open Space Graphics

SCALE IN FEET 0' 8' 16' 24'

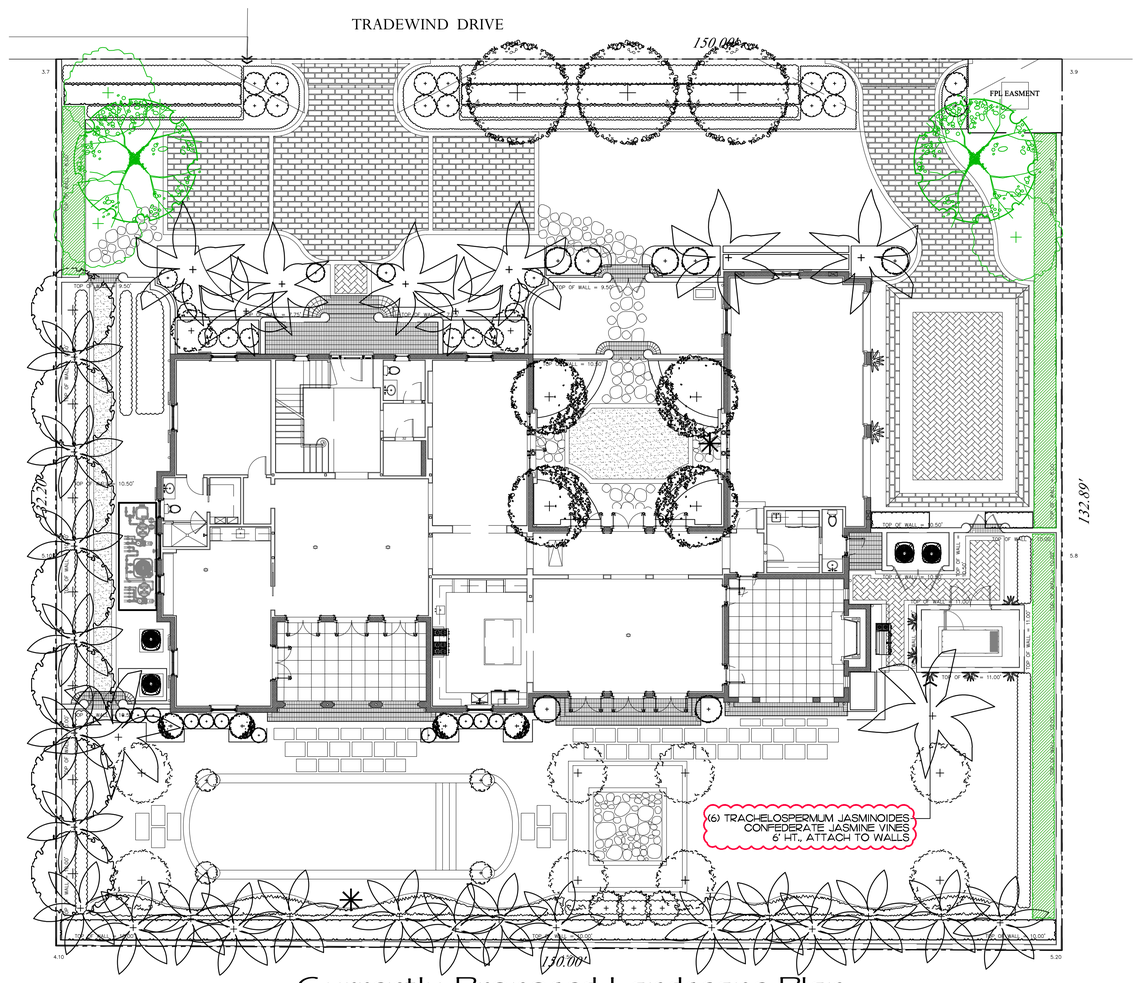
COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

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.




Previously Approved Landscape Plan

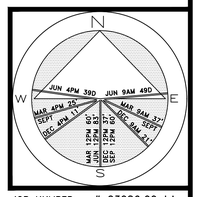



Currently Proposed Landscape Plan

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

# Private Residence
## 216 Tradewind Dr
## Palm Beach, Fl 33480

LOT D
F A




JOB NUMBER: # 23086.00 LA
DRAWN BY: Grace Walton
Alex Bugrii
Lauren Freeman
DATE: 06.26.2025
07.14.2025
07.28.2025

SHEET L3.0

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

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.

ARC-25-0046

NOT FOR CONSTRUCTION

# Previously Approved vs. Currently Proposed Landscape Plan Exhibit

SCALE IN FEET: 3/32"=1'-0"

# Trees & Palms

| SYMBOL | PLANT NAME | QTY. | DESCRIPTION | NATIVE |
|---|---|---|---|---|
| | MYRCIANTHES FRAGRANS<br>SIMPSON STOPPER | 14 | 18'-20' OA HT | YES |
| | COCCOLOBA DIVERSIFOLIA<br>PIGEON PLUM | 4 | 18'-20' OA HT MATCHING | YES |
| | CANANGA ODORATA<br>YLANG YLANG | 4 | 18' OA HT | NO |
| | CONOCARPUS ERECTUS<br>GREEN BUTTONWOOD<br>STANDARD TREE | 4 | 14'-16' OA HT | YES |
| | MONOON LONGIFOLIUM<br>MAST TREE | 4 | 16' OA HT | NO |
| | PSIDIUM CATTLEYANUM<br>STRAWBERY GUAVA TREE | 8 | 14' OA HT | NO |
| | COCOS NUCIFERA<br>COCONUT PALM | 10 | 12' GW | NO |
| | SABAL PALMETTO<br>SABAL PALM | 15 | 20'-28' OA HT | YES |
| | ADONIDIA MERRILLII<br>CHRISTMAS PALM | 11 | 14' OA HT | NO |
| | THRINAX RADIATA<br>FLORIDA THATCH PALM | 3 | 8' OA HT | YES |

| | |
|---|---|
| TOTAL TREES: | 34 |
| NATIVE SPECIES: | 26 (76%) |

# Shrubs & Vines

| SYMBOL/KEY | PLANT NAME | QTY. | DESCRIPTION | NATIVE |
|---|---|---|---|---|
| | FICUS MICROCARPA<br>GREEN ISLAND FICUS | 366 | 3 GAL 15" OC | NO |
| | JASMINE SPP | 11 | 24"X24" SPHERES | NO |
| | JASMINE SPP | 4 | 30"X30" SPHERES<br>PLANTED IN POTS | NO |
| | TABERNAEMONTANA DIVARICOTA<br>CRAPE JASMINE | 12 | 3'X3' | NO |
| | FORESTIERA SEGREGATA<br>FLORIDA PRIVET HEDGE | 122 | 6' OA HT FTB 36" OC | YES |
| | LANTANA INVOLUCRATA<br>WHITE LANTANA SPP | 14 | 3' X 3' SPHERES | YES |
| | CHRYSOBALANUS ICACO<br>GREEN COCOPLUM | 185 | 3 GAL 12" OC | YES |
| | PHILODENDRON TATEI KRAUSE<br>GREEN CONGO | 67 | 3 GAL 24" OC | NO |
| | DOMBEYA SEMINOLE<br>FLORIDA HYDRANGEA | 5 | 4' X 4' SPHERE TYP | NO |
| | PHILODENDRON BURLE MARX | 125 | 3 GAL 18" OC | NO |
| | BOUGAINVILLEA VINE | 2 | 6' OA HT | NO |
| | TRACHELOSPERMUM JASMINOIDES<br>CONFEDERATE JASMINE | 21 | 6' OA HT<br>ATTACHED TO WALL | NO |
| | GARDENIA | 2 | 10 GAL, MATCHING<br>IN POTS | NO |
| | CLUSIA GUTTIFERA<br>CLUSIA 'NANA' | 2 | 3 GAL 12" OC | NO |

| | |
|---|---|
| TOTAL: | 976 (100%) |
| NATIVE SPECIES: | 321 (32.89%) |

# Groundcovers

| SYMBOL/KEY | PLANT NAME | SF./QTY. | DESCRIPTION | NATIVE |
|---|---|---|---|---|
| | SALVIA MISELLA<br>BLUE SALVIA | 401.8 SF (621) | 1 GAL 12" OC | YES |
| | RUELLIA CAROLINIENSIS<br>WILD PETUNIA | 130.5 SF (360) | 3 GAL 12" OC | YES |
| | TRACHELOSPERMUM ASIATICA<br>CONFEDERATE JASMINE MINIMA | 558.8 SF (357) | 3 GAL 12" OC | NO |

| | |
|---|---|
| TOTAL: | 1,091 SF (1,160) |
| NATIVE SPECIES: | 532 SF (48%) |

# Lawn & Mulch

| SYMBOL/KEY | PLANT NAME | QTY. | DESCRIPTION |
|---|---|---|---|
| LAWN | DIAMOND ZOYSIA LAWN | AS NEEDED | SOD PALLETS |
| PLANTING BED | SHREDDED EUCALYPTUS MULCH | AS NEEDED | MULCH ALL BEDS<br>3" MIN. DEPTH |

# Landscape Legend

| PROPERTY ADDRESS: | 216 TRADEWIND DRIVE | |
|---|---|---|
| LOT AREA (SQ FT) | 19,881 S.F. | |
| | REQUIRED | PROPOSED |
| LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %) | 8,946 SF (MIN. 45%) | 9,132 SF (45.93%) |
| LOS TO BE ALTERED (SQ FT AND %) | N/A | N/A |
| PERIMTETER LOS (SQ FT AND %) | 4,473 SF (MIN. 50%) | 4,633 SF (51.9%) |
| FRONT YARD LOS (SQ FT AND %) | 1,500 SF (MIN. 40%) | 2,370 SF (63.20%) |
| NATIVE TREES % | 30% (NUMBER OF TREES) | 26 TREES (76%) |
| NATIVE SHRUBS & VINES % | 30% (NUMBER OF SHRUBS & VINES) | 321 SHRUBS/VINES (32.89%) |
| NATIVE GROUNDCOVER % | 30% (GROUNDCOVER AREA) | 532 SF (48%) |

**COPYRIGHT:** 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

**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

Private Residence
216 Tradewind Dr
Palm Beach, Fl 33480
FLORIDA
LOT 0 BLOCK R
A
D
I

JOB NUMBER: # 23086.00 LA
DRAWN BY: Grace Walton
Alex Bugril
Lauren Freeman
DATE: 06.26.2025
07.14.2025
07.28.2025

SHEET L3.1

ARC-25-0046

NOT FOR CONSTRUCTION

# Currently Proposed Plant Schedule

# Public Comment - ARCOM

08/22/2025 9:12 AM (EDT)

## Public Comment

Please note that all submissions of this form will become part of the official public record.

**Comments must be submitted at least 24 hours prior to the start of the meeting.** Any comments submitted after this time may not be processed until after the meeting has concluded.

| | |
|---|---|
| **Month of Meeting** | August |
| **Please select the agenda item you would like to comment on.** | ARC-25-0046 216 TRADEWIND DR |
| **Comment** | See attached letter |
| **Your Position** | Neutral |
| **First and Last Name** | Thomas Parker |
| **Address** | 215 Jamaica Lane |
| **Image or File Upload (optional)** | ARC-25-0046.pdf |

**Thomas Parker**
215 Jamaica Lane
Palm Beach, FL 33480
(561) 351-1157
teexparker@gmail.com

RECEIVED
AUG 19 2025
TOWN OF PALM BEACH
PZB DEPARTMENT

August 11, 2025

Architectural Commission
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

Re: ARC-25-0046
Generator and Screening Wall, 216 Tradewind Drive

To the Commission:

I have received your notice re the referenced application for approval of a generator and screening wall, to be heard at your August 27, 2025 meeting. I will be unable to attend this meeting, hence this letter.

Omitted from the plan for ARC-23-144 submitted and approved in November 2023 for this new residence was any mention of a generator, thus the need for this application. (Please see my comments at approximately 7:33 of your November 20, 2023 meeting re the history of generators at this address.)

To date, the applicant has provided no indication that the proposed 6okw generator (and its retaining wall) will achieve compliance with our Town Ordinance Sec. 42-228 regarding the emission of noise, especially with respect to its clearly stated "Night" limit of 55db.

Please require proof of compliance with Sec. 42-228 prior to approval of this application.

Respectfully yours,

Thomas Parker

# TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 27, 2025

---

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: EXTPLAN-25-0006 153 AUSTRALIAN AVE The applicant, Rabbi Zalman Levitin (Daily Janssen Architects), has filed an application requesting Architectural Commission review and approval for a one-year 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-24-015 AND APPROVED AT THE JULY 24, 2024 MEETING)

Date: 8/20/2025

---

ATTACHMENTS
- PZB Staff Report
- Letter of Intent

**STRATEGIC PLAN**
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

**FUNDING**
No Fiscal Impact

**EXTPLAN-25-0006 153 AUSTRALIAN AVE** The applicant, Rabbi Zalman Levitin (Daily Janssen Architects), 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-24-015 AND APPROVED AT THE JULY 24, 2024 MEETING)

| | |
|---|---|
| Applicant: | Rabbi Zalman Levitin |
| Architecture: | Dailey Janssen Architects (Jason Skinner) |
| Landscape: | Todd MacClean Outdoors (Todd MacClean) |

**HISTORY:**
The project was approved by ARCOM at the April 24, 2024 meeting and the variance request to provide one garage parking space in lieu of the two required was supported by the commission. At the May 15, 2024 Town Council meeting, the Council unanimously voted (5-0) to remand this application to ARCOM, with the instruction to restudy and incorporate a single-garage bay into the structure to reduce the variance request. The project returned to ARCOM at the July 24, 2024 meeting where the design was approved (6-0) and the variances supported (6-0).

**THE PROJECT:**
Plans were approved entitled "153 AUSTRALIAN AVE" as prepared Dailey Janssen Architects, dated March 11, 2024, for a new two-story residence.

The following scope of work is proposed:

- A one-year Extension of Time

**STAFF ANALYSIS:**

The applicant is requesting a one-year extension of time for the approved project due to delays securing a general contractor. Construction documents have been completed.

**ARCOM Development Orders:**

- Approval Date: July 24, 2024
- Expiration Date: July 24, 2025
- Proposed Expiration Date: July 24, 2026

**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

DJA DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

July, 17 2025

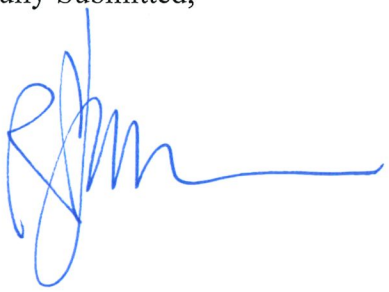
Town of Palm Beach Planning, Zoning and Building Department

**153 Australian Ave – ARC-24-015 / ZON-24-025– Time Extension Request**

We are requesting a time extension for the residence that was approved for Rabbi Zalman and Hindel Levitin at the July 2024 ARCOM and August 2024 Town Council Meetings.

Construction documents have been completed. However, a contractor has not been selected and a permit application has not been filed. The owner intends to apply for a permit after they select a general contractor.

Respectfully Submitted,



Roger P. Janssen, AIA
Dailey Janssen Architects, P.A.

400 CLEMATIS STREET, SUITE 200
TELEPHONE 561.833.4707

WEST PALM BEACH, FLORIDA 33401
FAX 561.833.4705

LICENSE NO. AA-C001974
WWW.DAILEYJANSSEN.COM

# TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 27, 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 Stile with clay Spanish S-tile at the entry structures to Phipps Estates.

Date: 8/20/2025

---

ATTACHMENTS
- PZB Staff Report
- Plans

**STRATEGIC PLAN**
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

**FUNDING**
No Fiscal Impact

Walsh Roofing
3520 SW Armellini Ave #C1
Palm City, FL 34990

## Second Submittal

Submittal Date: 5/12/2025
201 Via Las Brisas, Palm Beach
Project #: ARCS-25-0918
Scope of Work: Roof Replacement S Concrete Tile to S Clay tile in the color Fume

| Sheet Number | Sheet Title |
|---|---|
| A1.00 | Cover Sheet |
| A1.01 | Development Review Checklist |
| A2.01 | Development Review Application |
| A3.01 | Notice Affidavit |
| S1.01 | Letter of Intent |
| S2.01 | Radius Map |
| S3.01 | Product Approvals / Brochure Images |
| S4.01 | Ariel View of buildings / Street Views |
| S5.01 | Photos of Clay Tile |
| S6.01 | North/South Tower Site Plan |
| S7.01 | Truck Logistics Plan / Construction Staging |
| S8.01 | List of Property Owners |
| S9.01 | Tax Radius Map |

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.

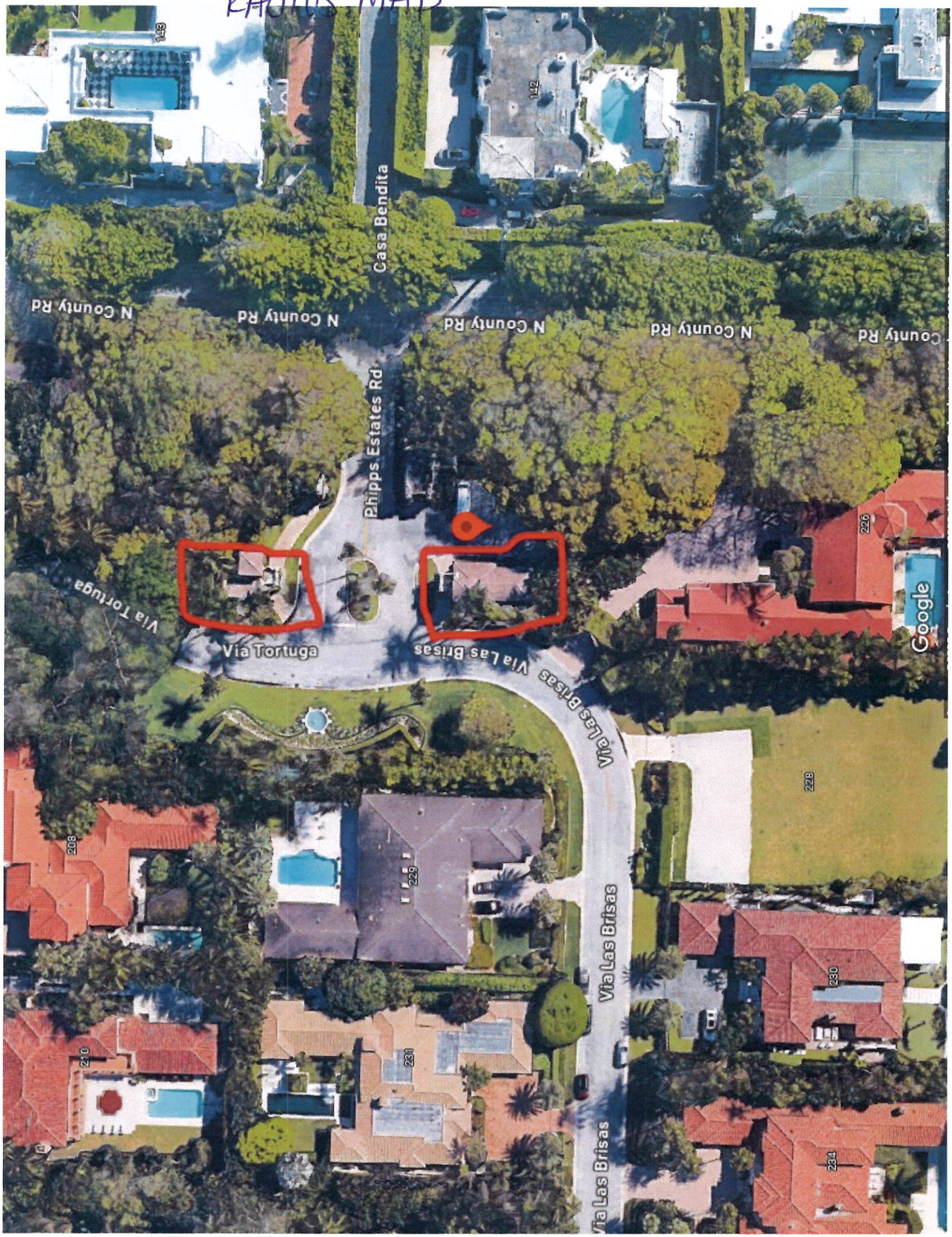
The scope of work involves the removal of the existing **S-profile concrete tile roofing** and the installation of new **S-profile clay tile roofing**. The replacement will be a like-for-like profile change, with the primary distinction being a material upgrade from concrete to clay. The new roofing 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
230
231
234
208
210

**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<br>Medley, FL 33178<br>(305) 885-9002<br>info@santafetile.com |
| Authorized Signature | Margarita Noguera<br>info@santafetile.com |
| Technical Representative | Margarita Noguera |
| Address/Phone/Email | 8825 NW 95th Street<br>Medley, FL 33178<br>(305) 885-9002<br>info@santafetile.com |
| Quality Assurance Representative | Margarita Noguera |
| Address/Phone/Email | 8825 NW 95th street<br>Medley, FL 33178<br>(305) 885-9002 Ext 100<br>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**<br>**Approved for use in HVHZ:** Yes<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** N/A<br>**Design Pressure:** N/A<br>**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**<br>FL2019_R14_C_CAC_New Y2021 - NOA Santafe Spanish S.pdf<br>**Quality Assurance Contract Expiration Date**<br>02/01/2026<br>**Installation Instructions**<br>FL2019_R14_II_New Y2021 - NOA Santafe Spanish S.pdf<br>Verified By: Miami-Dade BCCO - CER<br>Created by Independent Third Party:<br>**Evaluation Reports**<br>FL2019_R14_AE_New Y2021 NOA Santafe Spanish S 21061405 Ends Feb 1 2026.pdf<br>Created by Independent Third Party: Yes |

Back Next

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

The State of Florida is an AA/EEO employer. Copyright 2007-2013 State of Florida. :: Privacy Statement :: Accessibility Statement :: Refund Statement

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

## 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"<br>W = 11.1"<br>Thickness = 0.39" | TAS 112<br>Type I<br>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<br>w = varies<br>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** | **$\lambda$ ($ft^3$) Batten Application** | **$\lambda$ ($ft^3$) 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

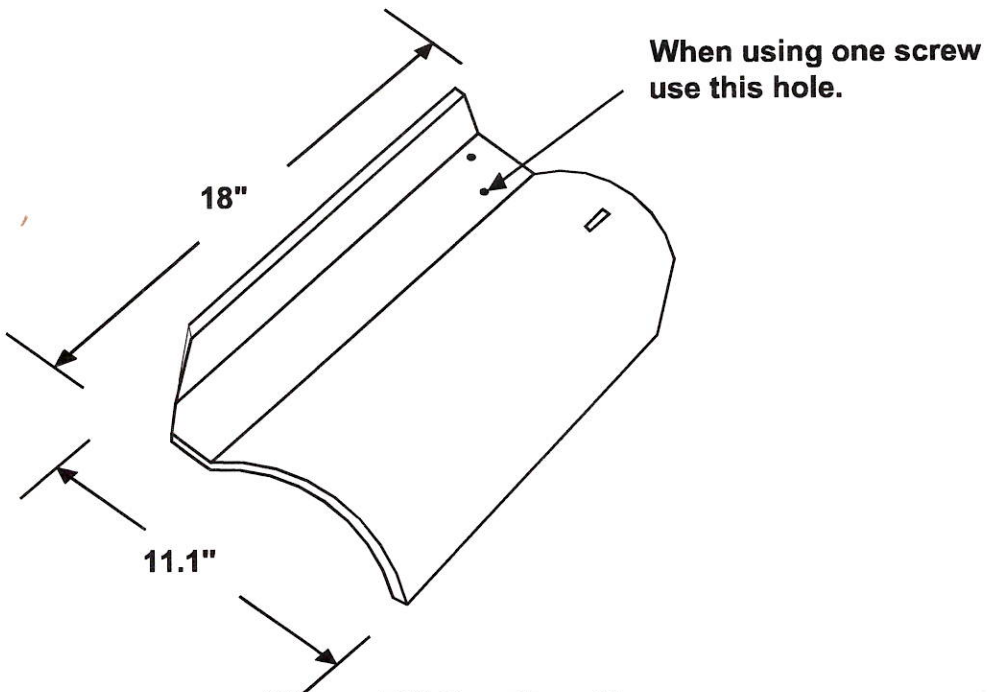
## 6. BUILDING PERMIT REQUIREMENTS

**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

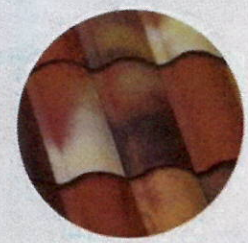
PEACH

## PRE-BLENDS

JACOBEA

SANTIAGO

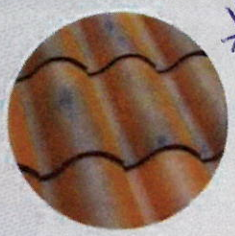
CAPCANA


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

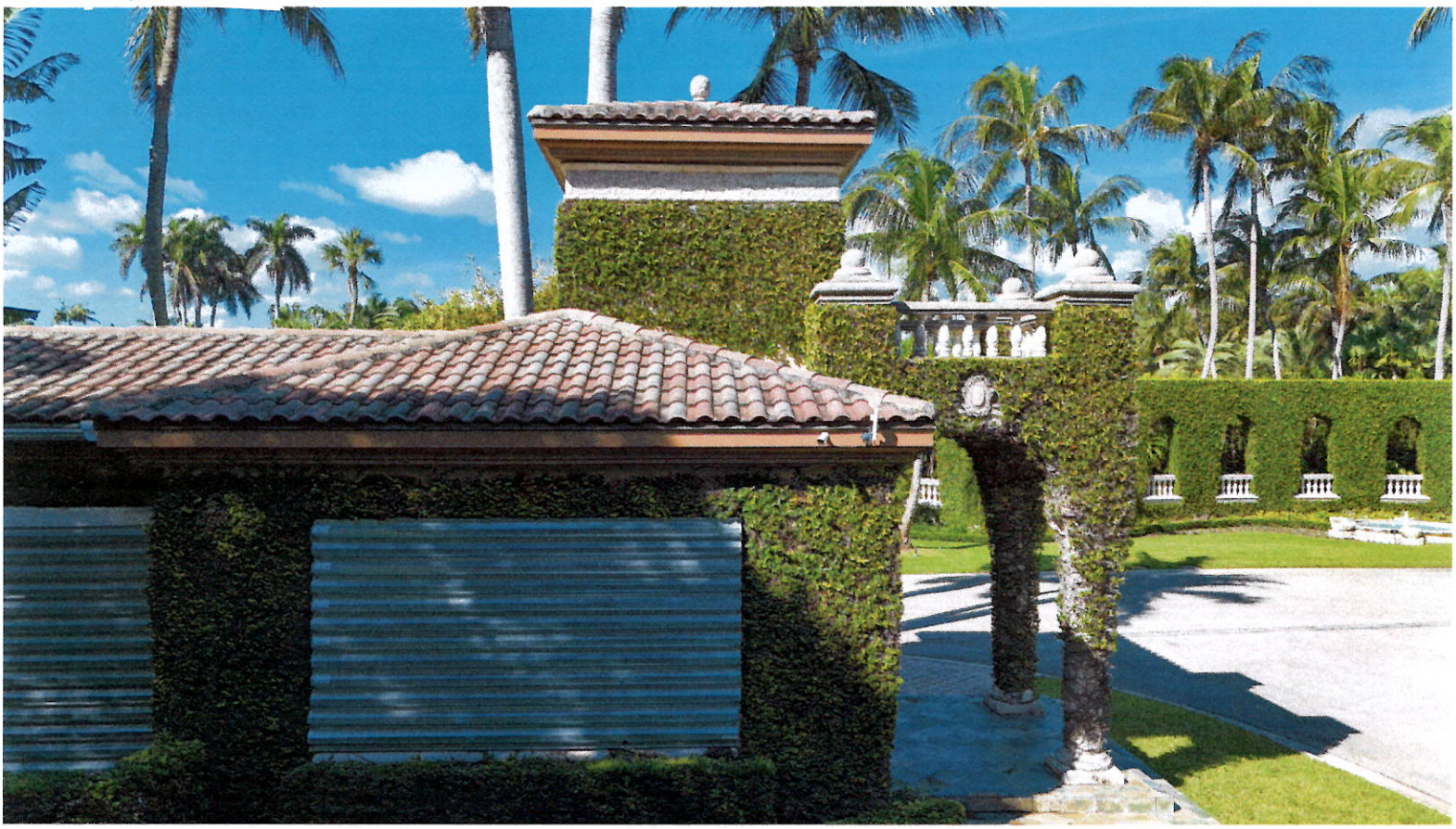
south tower

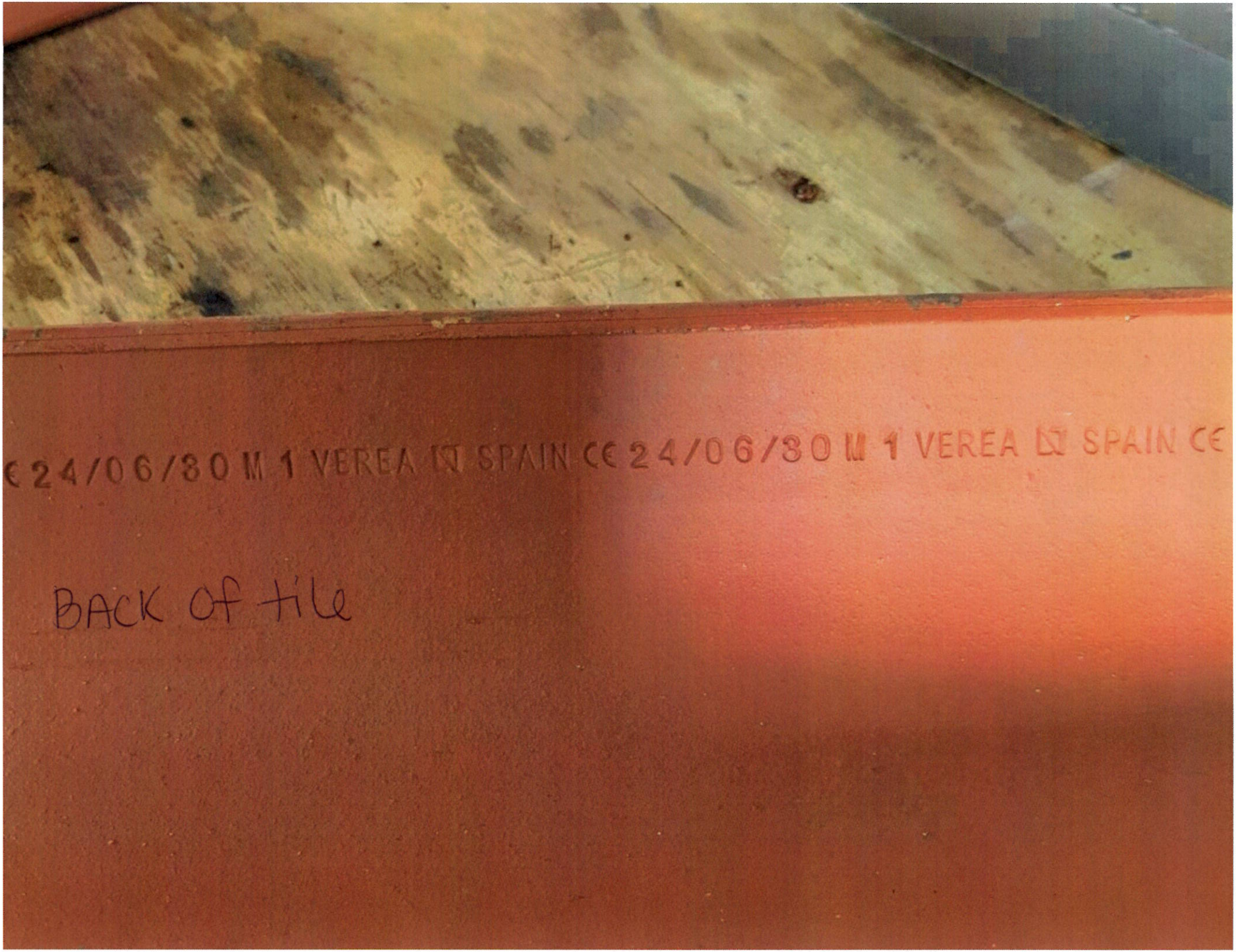
North tower Street view 1

North tower street view 2

South tower street view 1

south tower street view 2



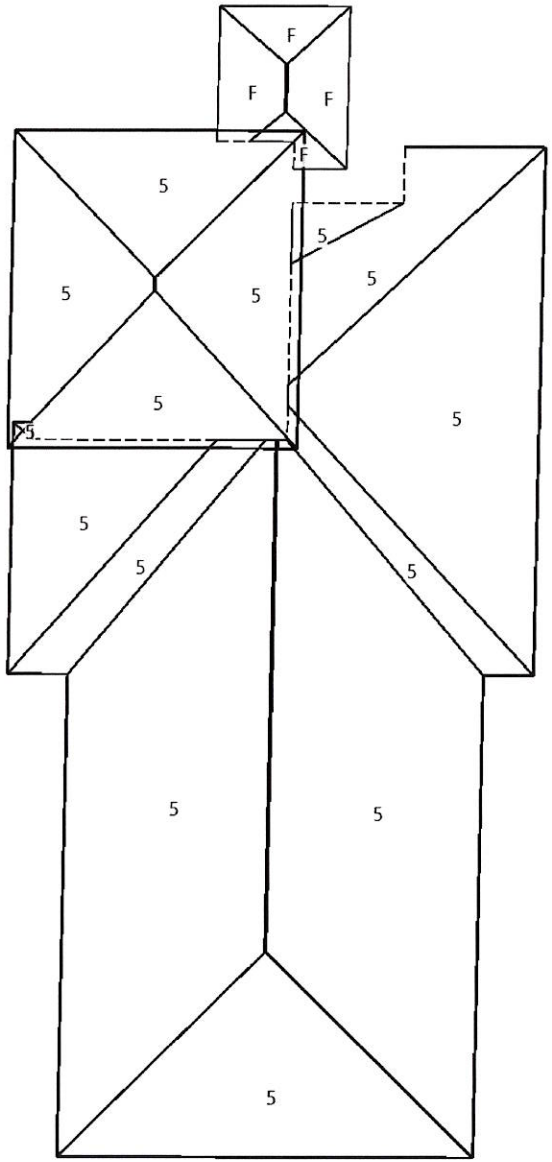

CE 24/06/30 M 1 VEREA LV SPAIN CE 24/06/30 M 1 VEREA LV SPAIN CE
BACK of tile

FRONT
VIEW

Side Profile

south tower site Plan






© 2024 Eagle View Technologies, Inc., All Rights Reserved.

## 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

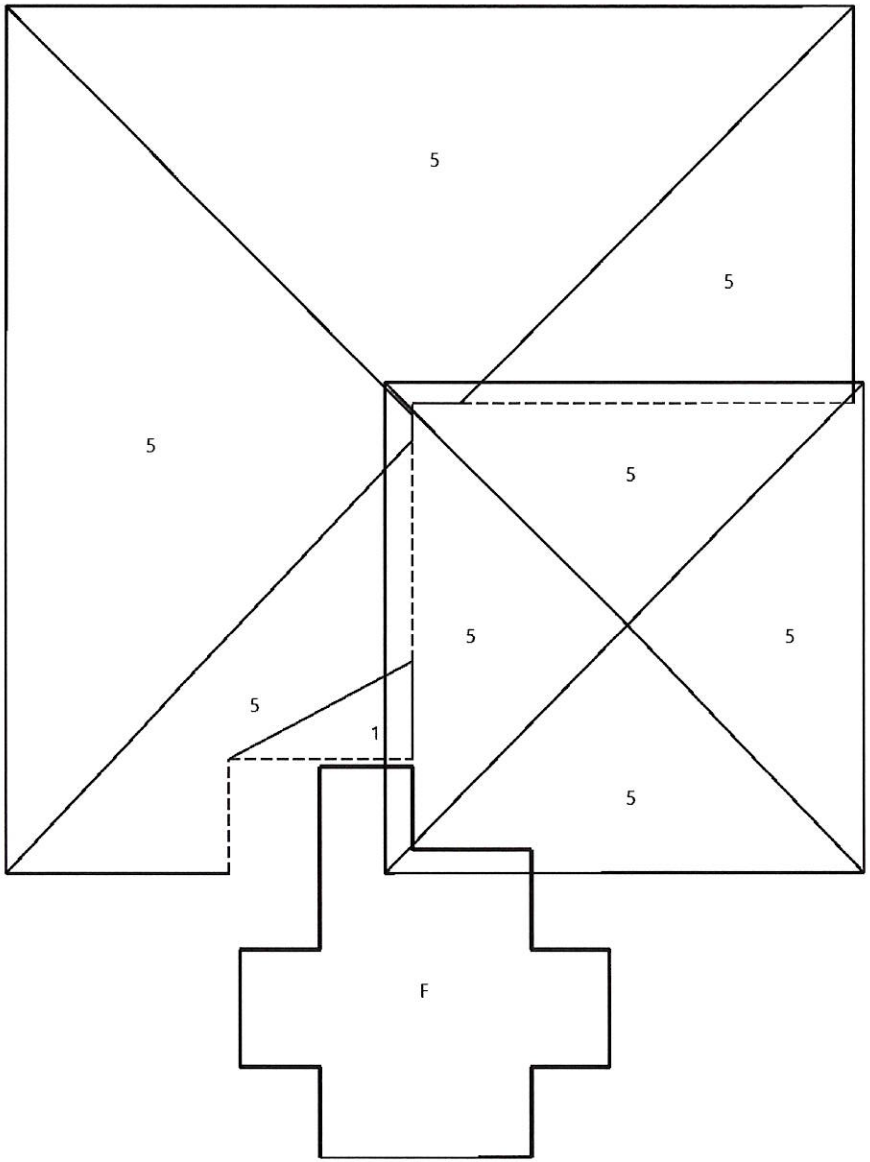
**Disclaimer**: This report was produced using EagleView Extended Coverage Technology. Due to a variety of reasons including, but not limited to: tree coverage, poor images, low photo resolution or other blockages; this report DOES NOT offer an accuracy guarantee. EagleView recommends that anyone using this report field verify the measurements.



© 2008-2024 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,938,090; 8,818,770; 8,542,880; 9,244,589; 9,329,749. Other Patents Pending.

North Tower site Plan






© 2024 Eagle View Technologies, Inc., All Rights Reserved.

## 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.



© 2008-2024 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,938,090; 8,818,770; 8,542,880; 9,244,589; 9,329,749. Other Patents Pending.

## 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

---

### 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

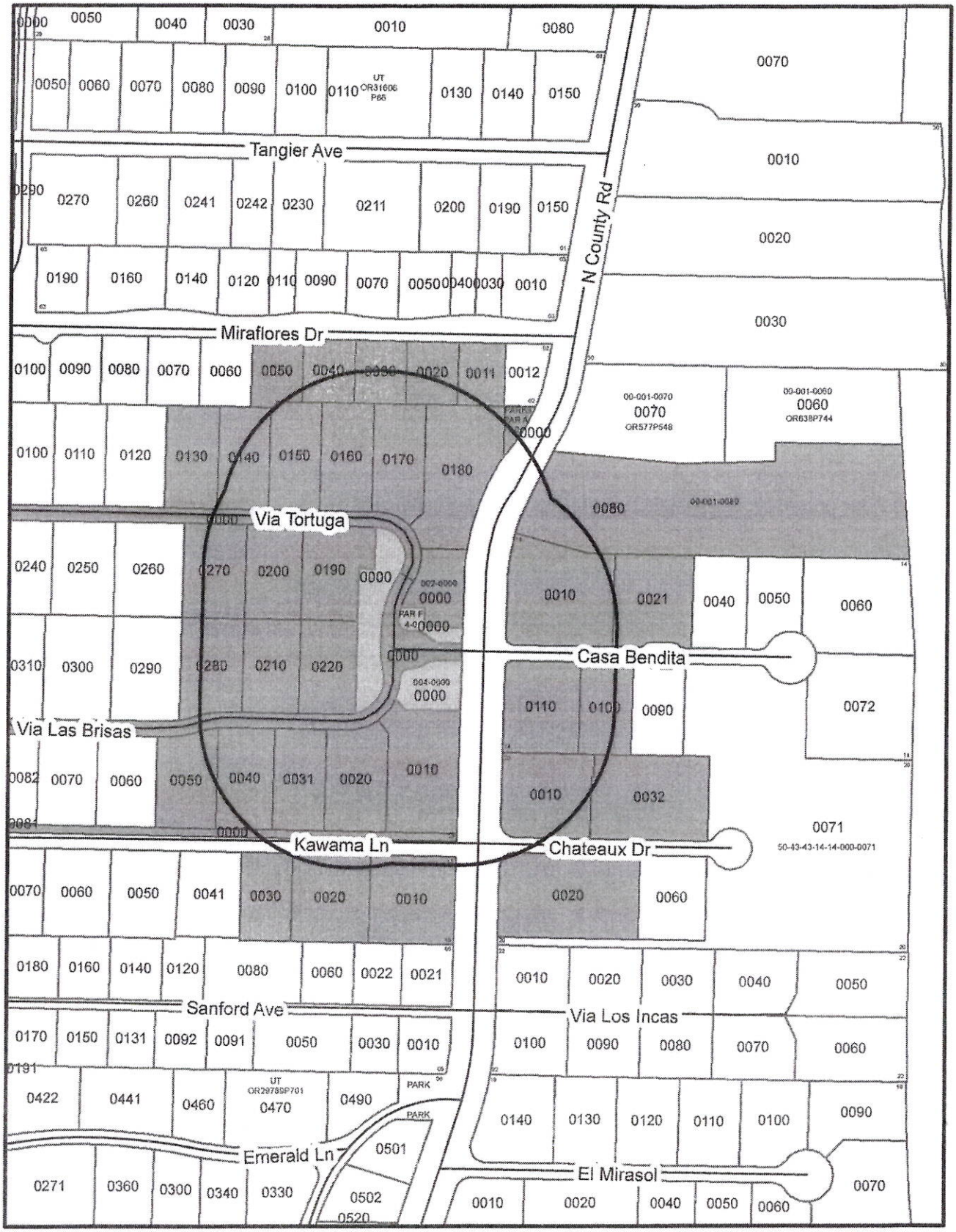
- Estimated duration of work: [Insert time frame, e.g., 5-7 working days]
- Daily working hours: 8:00 AM – 5:00 PM

## 7. Contacts

- **Contractor:** Michelle Taylor
- **Site Supervisor:** EnManuel Chavez 772-215-7244

# Truck logistics PLAN.

# TAX Radius Map.




Dorothy Jacks, CFA
Palm Beach County
Property Appraiser

Location: Downtown Service Center

0 50 100 200 300 400 Feet

Map Scale

Notes:

Produced on: 5/8/2025

Key

Selected Parcels 100 300 500

Others 200 400

5/8/2025

# Property Appraiser GIS - Resource Accounting Report

| | |
|---|---|
| Total Label Count: | 38 |
| Total Line Print Count: | 224 |

5/8/2025

# Property Appraiser GIS - PCN listing

Buffer:

S 50434314290040000

Buffer:300

50434314000010080

50434314020000011

50434314020000020

50434314020000030

50434314020000040

50434314020000050

50434314140000010

50434314140000021

50434314140000100

50434314140000110

50434314150000010

50434314150000020

50434314150000030

50434314200000010

50434314200000020

50434314200000032

50434314290000010

50434314290000020

50434314290000031

50434314290000040

50434314290000050

50434314290000130

50434314290000140

50434314290000150

50434314290000160

50434314290000170

50434314290000180

50434314290000190

50434314290000200

50434314290000210

50434314290000220

50434314290000270

50434314290000280

50434314290010000

50434314290020000

50434314290030000

50434314290070000

List of property owners.



5/8/2025

**Property Appraiser GIS - Property Detail list by parcel control number**

Buffer:

| | | | | | | |
|---|---|---|---|---|---|---|
| 50434314290040000 | Acres 0.77 | Sales instr QC | MTG | PHIPPS ESTATES | PAR D, E & F K/A COMMON AREA |
| PHIPPS ESTATES HMOWNERS ASSN | Value $ 0.00 | Price $ 10.00 | PUSE RESIDENTIAL COMMON AR | | |
| 340 ROYAL POINCIANA WAY STE 317 | Taxbl $ 0.00 | Date 11/21/2002 | TaxDist 50411 | | |
| PMB 378 | Bldg $ 0.00 | Book 14431 | | | |
| PALM BEACH FL 33480 4096 | Land $ 0.00 | Page 1281 | NAV | | |

Buffer: 300

| | | | | | |
|---|---|---|---|---|---|
| 50434314000010080 | Acres 3.22 | Sales instr LA | MTG | 14-43-43, S 233 FT OF N | 1328.5 FT OF GOV LT 1 LYG ELY |
| METROPOULOS DAREN | Value $ 111,295,291.00 | Price $ 0.00 | PUSE SINGLE FAMILY | OF CO RD /LESS PT OF TRS IN | OR577P548 & OR638P744 & TRGLR |
| 455 N COUNTY RD | Taxbl $ 111,295,291.00 | Date 11/27/2024 | TaxDist 50411 | TR IN SW CORNER IN DB556P144/ | |
| | Bldg $ 23,578,666.00 | Book 35465 | | | |
| PALM BEACH FL 33480 3634 | Land $ 87,716,625.00 | Page 1272 | NAV | | |
| | | | | | |
| 50434314020000011 | Acres 0.25 | Sales instr WD | MTG | DRAKE PARK | W 90 FT OF LT 1 |
| MIRAFLORES RESIDENCE TRUST | Value $ 8,588,499.00 | Price $ 6,886,000.00 | PUSE SINGLE FAMILY | | |
| PO BOX 1334 | Taxbl $ 7,901,986.00 | Date 1/5/2021 1 | TaxDist 50411 | | |
| | Bldg $ 2,717,619.00 | Book 32076 | | | |
| LA JOLLA CA 92038 1334 | Land $ 5,870,880.00 | Page 950 | NAV | | |
| | | | | | |
| 50434314020000020 | Acres 0.28 | Sales instr WD | MTG | DRAKE PARK | LT 2 |
| 218 MIRAFLORES DRIVE TRUST | Value $ 7,764,221.00 | Price $ 13,750,000.00 | PUSE SINGLE FAMILY | | |
| 340 ROYAL POINCIANA WAY STE 321 | Taxbl $ 1,339,707.00 | Date 3/10/2025 | TaxDist 50411 | | |
| | Bldg $ 1,241,021.00 | Book 35609 | | | |
| PALM BEACH FL 33480 4054 | Land $ 6,523,200.00 | Page 474 | NAV | | |
| | | | | | |
| 50434314020000030 | Acres 0.28 | Sales instr WD | MTG | DRAKE PARK | LT 3 |
| RYAN ALLAN A IV & | Value $ 6,745,571.00 | Price $ 2,264,500.00 | PUSE SINGLE FAMILY | | |
| 230 MIRAFLORES DR | Taxbl $ 3,501,465.00 | Date 5/13/2015 | TaxDist 50411 | | |
| | Bldg $ 222,371.00 | Book 27574 | | | |
| PALM BEACH FL 33480 3618 | Land $ 6,523,200.00 | Page 967 | NAV | | |

**Property Appraiser GIS - Property Detail list by parcel control number**

| | | | | | | |
|---|---|---|---|---|---|---|
| 50434314020000040 | Acres 0.28 | Sales instr WD | MTG | DRAKE PARK LT 4 | | |
| RYAN ALLAN A IV & | Value $ 9,188,762.00 | Price $ 305,000.00 | PUSE SINGLE FAMILY | | | |
| 230 MIRAFLORES DR | Taxbl $ 1,293,163.00 | Date 6/1/1987 1 | TaxDist 50411 | | | |
| | Bldg $ 2,665,562.00 | Book 05317 | | | | |
| PALM BEACH FL 33480 3618 | Land $ 6,523,200.00 | Page 1506 | NAV | | | |
| 50434314020000050 | Acres 0.29 | Sales instr WD | MTG | DRAKE PARK | LT 5 & 12 FT STRIP LYG S OF & | |
| BARNHART F GREGORY & | Value $ 7,448,145.00 | Price $ 600,000.00 | PUSE SINGLE FAMILY | ADJ TO | | |
| 236 MIRAFLORES DR | Taxbl $ 1,085,897.00 | Date 3/1/1987 1 | TaxDist 50411 | | | |
| | Bldg $ 602,025.00 | Book 05217 | | | | |
| PALM BEACH FL 33480 3618 | Land $ 6,846,120.00 | Page 1247 | NAV | | | |
| 50434314140000010 | Acres 0.90 | Sales instr WD | MTG | CASA BENDITA | LT 1 & W 58 FT OF LT 2 | |
| MORRISON THOMAS J | Value $ 24,981,125.00 | Price $ 10.00 | PUSE SINGLE FAMILY | | | |
| 143 CASA BENDITA | Taxbl $ 9,458,960.00 | Date 11/19/2018 | TaxDist 50411 | | | |
| | Bldg $ 2,732,045.00 | Book 30257 | | | | |
| PALM BEACH FL 33480 3602 | Land $ 22,249,080.00 | Page 1282 | NAV | | | |
| 50434314140000021 | Acres 0.61 | Sales instr LE | MTG | CASA BENDITA | E 47 FT OF LT 2 & LT 3 | |
| SCHLAGER AMY R | Value $ 30,123,420.00 | Price $ 10.00 | PUSE SINGLE FAMILY | | | |
| 125 CASA BENDITA | Taxbl $ 9,784,948.00 | Date 12/26/2019 | TaxDist 50411 | | | |
| | Bldg $ 13,507,800.00 | Book 31130 | | | | |
| PALM BEACH FL 33480 3602 | Land $ 16,615,620.00 | Page 539 | NAV | | | |
| 50434314140000100 | Acres 0.41 | Sales instr WD | MTG | CASA BENDITA LT 10 | | |
| FORD WILLIAM E & | Value $ 23,312,260.00 | Price $ 0.00 | PUSE SINGLE FAMILY | | | |
| 134 CASA BENDITA | Taxbl $ 20,081,665.00 | Date 3/14/2023 | TaxDist 50411 | | | |
| | Bldg $ 11,930,050.00 | Book 34302 | | | | |
| PALM BEACH FL 33480 3602 | Land $ 11,382,210.00 | Page 1174 | NAV | | | |
| 50434314140000110 | Acres 0.59 | Sales instr WD | MTG | CASA BENDITA LT 11 | | |
| GEWIRZ BERNARD S TRUST | Value $ 15,773,317.00 | Price $ 10.00 | PUSE SINGLE FAMILY | | | |
| 2650 CHAIN BRIDGE RD NW | Taxbl $ 8,447,904.00 | Date 6/15/2023 | TaxDist 50411 | | | |
| | Bldg $ 1,524,187.00 | Book 35691 | | | | |
| WASHINGTON DC 20016 3308 | Land $ 14,603,652.00 | Page 1226 | NAV | | | |

**Property Appraiser GIS - Property Detail list by parcel control number**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 50434314150000010 | Acres | 0.64 | Sales instr | QC | MTG | KAWAMA LANE | LT 1 |
| STERN EVAN & | Value $ | 14,065,487.00 | Price | $10.00 | PUSE SINGLE FAMILY | | |
| 200 KAWAMA LN | Taxbl $ | 4,156,442.00 | Date | 6/6/2011 1 | TaxDist 50411 | | |
| | Bldg $ | 459,431.00 | Book | 24603 | | | |
| PALM BEACH FL 33480 3615 | Land $ | 13,606,056.00 | Page | 523 | NAV | | |
| 50434314150000020 | Acres | 0.59 | Sales instr | LE | MTG | KAWAMA LANE | LT 2 |
| CLARK ALFRED C | Value $ | 18,996,382.00 | Price | $10.00 | PUSE SINGLE FAMILY | | |
| 210 KAWAMA LN | Taxbl $ | 5,627,893.00 | Date | 3/14/2007 | TaxDist 50411 | | |
| | Bldg $ | 5,226,382.00 | Book | 21530 | | | |
| PALM BEACH FL 33480 3615 | Land $ | 13,770,000.00 | Page | 183 | NAV | | |
| 50434314150000030 | Acres | 0.39 | Sales instr | WD | MTG | KAWAMA LANE | LT 3 |
| BARBARA DAUPHIN DUTHUIT TRUST | Value $ | 12,289,398.00 | Price | $6,840,000.00 | PUSE SINGLE FAMILY | | |
| 220 KAWAMA LN | Taxbl $ | 7,182,809.00 | Date | 4/15/2016 | TaxDist 50411 | | |
| | Bldg $ | 3,109,398.00 | Book | 28263 | | | |
| PALM BEACH FL 33480 3615 | Land $ | 9,180,000.00 | Page | 538 | NAV | | |
| 50434314200000010 | Acres | 0.65 | Sales instr | WD | MTG | CHATEAUX ENCHANTE | LT 1 & W 33 FT OF LT 3 & E 4 |
| FLOERSHEIMER DANIEL & | Value $ | 17,017,451.00 | Price | $8,750,000.00 | PUSE SINGLE FAMILY | FT OF W 37 FT OF S 119.5 FT | OF LT 3 |
| 125 CHATEAUX DR | Taxbl $ | 6,686,044.00 | Date | 8/17/2017 | TaxDist 50411 | | |
| | Bldg $ | 1,045,061.00 | Book | 29325 | | | |
| PALM BEACH FL 33480 3603 | Land $ | 15,972,390.00 | Page | 1365 | NAV | | |
| 50434314200000020 | Acres | 1.01 | Sales instr | WD | MTG | CHATEAUX ENCHANTE | LTS 2 & 4 |
| FANJUL ALEXANDER L & | Value $ | 27,019,780.00 | Price | $2,134,000.00 | PUSE SINGLE FAMILY | | |
| 110 CHATEAUX DR | Taxbl $ | 3,647,247.00 | Date | 5/1/1993 1 | TaxDist 50411 | | |
| | Bldg $ | 2,109,202.00 | Book | 07697 | | | |
| PALM BEACH FL 33480 3603 | Land $ | 24,910,578.00 | Page | 0127 | NAV | | |
| 50434314200000032 | Acres | 0.85 | Sales instr | WD | MTG | CHATEAUX ENCHANTE | E 97 FT OF N 43.8 FT & E 93 FT |
| SIRULNICK SANFORD I & | Value $ | 24,739,333.00 | Price | $10,418,250.00 | PUSE SINGLE FAMILY | OF S 119.5 FT OF LT 3 & ALL OFLT 5 | |
| 111 CHATEAUX DR | Taxbl $ | 9,774,644.00 | Date | 5/12/2010 | TaxDist 50411 | | |
| | Bldg $ | 1,503,043.00 | Book | 23861 | | | |
| PALM BEACH FL 33480 3603 | Land $ | 23,236,290.00 | Page | 1533 | NAV | | |

**Property Appraiser GIS - Property Detail list by parcel control number**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 50434314290000010 | Acres | 0.76 | Sales instr | WD | MTG | PHIPPS ESTATES | LT 1 |
| KRONGARD ALVIN B & | Value $ | 23,300,265.00 | Price | $9,640,000.00 | PUSE SINGLE FAMILY | | |
| 226 VIA LAS BRISAS | Taxbl $ | 10,010,881.00 | Date | 4/23/2018 | TaxDist 50411 | | |
| | Bldg $ | 7,131,045.00 | Book | 29820 | | | |
| PALM BEACH FL 33480 3612 | Land $ | 16,169,220.00 | Page | 624 | NAV | | |
| 50434314290000020 | Acres | 0.54 | Sales instr | DT | MTG | PHIPPS ESTATES | |
| VIA LAS BRISAS LLC | Value $ | 12,745,620.00 | Price | $10.00 | PUSE VACANT | LT 2 & E 8 FT OF LT 3 | |
| 2777 SUMMER ST STE 401 | Taxbl $ | 12,745,620.00 | Date | 8/23/2024 | TaxDist 50411 | | |
| | Bldg $ | 0.00 | Book | 35237 | | | |
| STAMFORD CT 06905 4324 | Land $ | 12,745,620.00 | Page | 1746 | NAV | | |
| 50434314290000031 | Acres | 0.46 | Sales instr | WD | MTG | PHIPPS ESTATES | |
| 230 VIA LAS BRISAS LLC | Value $ | 10,801,620.00 | Price | $10.00 | PUSE SINGLE FAMILY | LT 3 (LESS E 8 FT) | |
| 605 N OLIVE AVE FL 2 | Taxbl $ | 10,801,620.00 | Date | 8/20/2021 | TaxDist 50411 | | |
| SNIFFEN & SPELLMAN PA | Bldg $ | 0.00 | Book | 32845 | | | |
| WEST PALM BEACH FL 33401 4005 | Land $ | 10,801,620.00 | Page | 729 | NAV | | |
| 50434314290000040 | Acres | 0.49 | Sales instr | WD | MTG | PHIPPS ESTATES | LT 4 |
| BRIM JOHN G & | Value $ | 18,974,039.00 | Price | $10.00 | PUSE SINGLE FAMILY | | |
| 234 VIA LAS BRISAS | Taxbl $ | 7,556,771.00 | Date | 12/30/2020 | TaxDist 50411 | | |
| | Bldg $ | 7,350,539.00 | Book | 32080 | | | |
| PALM BEACH FL 33480 3612 | Land $ | 11,623,500.00 | Page | 671 | NAV | | |
| 50434314290000050 | Acres | 0.48 | Sales instr | QC | MTG | PHIPPS ESTATES | LT 5 |
| CARMILANI SCOTT & | Value $ | 25,442,189.00 | Price | $10.00 | PUSE SINGLE FAMILY | | |
| 12215 TILLINGHAST CIR | Taxbl $ | 23,130,191.00 | Date | 12/15/2020 | TaxDist 50411 | | |
| | Bldg $ | 14,085,449.00 | Book | 32042 | | | |
| PALM BCH GDNS FL 33418 1554 | Land $ | 11,356,740.00 | Page | 689 | NAV | | |
| 50434314290000130 | Acres | 0.45 | Sales instr | WD | MTG | PHIPPS ESTATES | LT 13 |
| CASA TORTUGA LLC | Value $ | 14,205,116.00 | Price | $10.00 | PUSE SINGLE FAMILY | | |
| 900 N MICHIGAN AVE STE 930 | Taxbl $ | 9,198,217.00 | Date | 6/20/2020 | TaxDist 50411 | | |
| | Bldg $ | 3,590,336.00 | Book | 31490 | | | |
| CHICAGO IL 60611 6509 | Land $ | 10,614,780.00 | Page | 1705 | NAV | | |

**Property Appraiser GIS - Property Detail list by parcel control number**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 50434314290000140 | Acres | 0.45 | Sales instr | WD | MTG | PHIPPS ESTATES | LT 14 |
| VT TRUST | Value $ | 12,925,562.00 | Price | $13,212,575.00 | PUSE SINGLE FAMILY | | |
| 215 VIA TORTUGA | Taxbl $ | 12,279,778.00 | Date | 12/29/2021 | TaxDist 50411 | | |
| | Bldg $ | 2,311,862.00 | Book | 33205 | | | |
| PALM BEACH FL 33480 3638 | Land $ | 10,613,700.00 | Page | 181 | NAV | | |
| 50434314290000150 | Acres | 0.48 | Sales instr | WD | MTG | PHIPPS ESTATES | LT 15 & TH PT OF PAR H LYG N |
| BRINKER NANCY | Value $ | 17,311,070.00 | Price | $3,461,500.00 | PUSE SINGLE FAMILY | OF & ADJ TO | |
| 211 VIA TORTUGA | Taxbl $ | 4,604,860.00 | Date | 7/25/2000 | TaxDist 50411 | | |
| | Bldg $ | 6,118,490.00 | Book | 11924 | | | |
| PALM BEACH FL 33480 3638 | Land $ | 11,192,580.00 | Page | 1025 | NAV | | |
| 50434314290000160 | Acres | 0.48 | Sales instr | WD | MTG | PHIPPS ESTATES | LT 16 & TH PT OF PAR H LYG N |
| COLLINS JOHN T & | Value $ | 12,692,390.00 | Price | $7,050,000.00 | PUSE SINGLE FAMILY | OF & ADJ TO | |
| 209 VIA TORTUGA | Taxbl $ | 4,851,458.00 | Date | 7/11/2018 | TaxDist 50411 | | |
| | Bldg $ | 1,432,850.00 | Book | 29988 | | | |
| PALM BEACH FL 33480 3638 | Land $ | 11,259,540.00 | Page | 1612 | NAV | | |
| 50434314290000170 | Acres | 0.50 | Sales instr | WD | MTG | PHIPPS ESTATES | |
| CRYSTAL RICHARD P & | Value $ | 16,270,005.00 | Price | $5,174,500.00 | PUSE SINGLE FAMILY | LT 17 & PT OF PAR H LYG N OF & ADJ TO | |
| 207 VIA TORTUGA | Taxbl $ | 6,807,193.00 | Date | 7/16/2015 | TaxDist 50411 | | |
| | Bldg $ | 4,562,265.00 | Book | 27690 | | | |
| PALM BEACH FL 33480 3638 | Land $ | 11,707,740.00 | Page | 1379 | NAV | | |
| 50434314290000180 | Acres | 0.83 | Sales instr | WD | MTG | PHIPPS ESTATES | |
| MIJKO TRUST | Value $ | 17,465,868.00 | Price | $43,770,000.00 | PUSE SINGLE FAMILY | LT 18 & PT OF PAR H LYG N OF & ADJ TO | |
| 205 VIA TORTUGA | Taxbl $ | 9,678,140.00 | Date | 4/10/2024 | TaxDist 50411 | | |
| | Bldg $ | 0.00 | Book | 34980 | | | |
| PALM BEACH FL 33480 3638 | Land $ | 17,465,868.00 | Page | 1215 | NAV | | |
| 50434314290000190 | Acres | 0.51 | Sales instr | WD | MTG | PHIPPS ESTATES | LT 19 |
| VICTOR ROYALL III & | Value $ | 16,202,387.00 | Price | $10.00 | PUSE SINGLE FAMILY | | |
| 208 VIA TORTUGA | Taxbl $ | 5,593,594.00 | Date | 10/25/2018 | TaxDist 50411 | | |
| | Bldg $ | 4,214,387.00 | Book | 30207 | | | |
| PALM BEACH FL 33480 3637 | Land $ | 11,988,000.00 | Page | 1678 | NAV | | |

**Property Appraiser GIS - Property Detail list by parcel control number**

| | | | | | | |
|---|---|---|---|---|---|---|
| 50434314290000200 | Acres 0.45 | Sales instr WD | MTG | PHIPPS ESTATES | LT 20 |
| PIZZAGALLI JAMES C & | Value $ 16,424,906.00 | Price $4,850,000.00 | PUSE SINGLE FAMILY | | |
| 210 VIA TORTUGA | Taxbl $ 6,264,518.00 | Date 1/31/2008 | TaxDist 50411 | | |
| | Bldg $ 5,732,906.00 | Book 22420 | | | |
| PALM BEACH FL 33480 3637 | Land $ 10,692,000.00 | Page 936 | NAV | | |
| 50434314290000210 | Acres 0.45 | Sales instr RD | MTG | PHIPPS ESTATES | LT 21 |
| GOODES MELVIN R TRUST | Value $ 14,671,273.00 | Price $2,935,000.00 | PUSE SINGLE FAMILY | | |
| 231 VIA LAS BRISAS | Taxbl $ 6,535,866.00 | Date 6/12/2014 | TaxDist 50411 | | |
| | Bldg $ 3,979,273.00 | Book 26874 | | | |
| PALM BEACH FL 33480 3616 | Land $ 10,692,000.00 | Page 1884 | NAV | | |
| 50434314290000220 | Acres 0.45 | Sales instr WD | MTG | PHIPPS ESTATES | LT 22 |
| FITERMAN SHIRLEY | Value $ 13,723,124.00 | Price $10.00 | PUSE SINGLE FAMILY | | |
| 229 VIA LAS BRISAS | Taxbl $ 4,230,940.00 | Date 2/13/2006 | TaxDist 50411 | | |
| | Bldg $ 3,035,444.00 | Book 20055 | | | |
| PALM BEACH FL 33480 3616 | Land $ 10,687,680.00 | Page 1912 | NAV | | |
| 50434314290000270 | Acres 0.50 | Sales instr | MTG | PHIPPS ESTATES | LT 27 |
| CASA CAJCO INC | Value $ 11,664,000.00 | Price $ | PUSE VACANT | | |
| 1270 AVENUE OF THE AMERICAS STE 515 | Taxbl $ 6,523,514.00 | Date | TaxDist 50411 | | |
| | Bldg $ 0.00 | Book | | | |
| NEW YORK NY 10020 1702 | Land $ 11,664,000.00 | Page | NAV | | |
| 50434314290000280 | Acres 0.51 | Sales instr | MTG | PHIPPS ESTATES | LT 28 |
| CASA CAJCO INC | Value $ 12,013,380.00 | Price $ | PUSE VACANT | | |
| 1270 AVENUE OF THE AMERICAS STE 515 | Taxbl $ 6,718,917.00 | Date | TaxDist 50411 | | |
| | Bldg $ 0.00 | Book | | | |
| NEW YORK NY 10020 1702 | Land $ 12,013,380.00 | Page | NAV | | |
| 50434314290010000 | Acres 0.08 | Sales instr | MTG | PHIPPS ESTATES | PAR A K/A PASSIVE PARK & |
| PALM BEACH TOWN OF | Value $ 313.00 | Price $ | PUSE MUNICIPAL | LANDSCAPE AREA | |
| PO BOX 2029 | Taxbl $ 0.00 | Date | TaxDist 50411 | | |
| | Bldg $ 0.00 | Book | | | |
| PALM BEACH FL 33480 2029 | Land $ 313.00 | Page | NAV | | |

**Property Appraiser GIS - Property Detail list by parcel control number**

| | | | | | |
|---|---|---|---|---|---|
| 50434314290020000 | Acres 0.31 | Sales instr WD | MTG | PHIPPS ESTATES | PAR B K/A PASSIVE PUBLIC PARK |
| PALM BEACH TOWN OF | Value $ 500.00 | Price $100.00 | PUSE MUNICIPAL | | |
| PO BOX 2029 | Taxbl $ 0.00 | Date 3/1/1995 1 | TaxDist 50411 | | |
| | Bldg $ 0.00 | Book 08691 | | | |
| PALM BEACH FL 33480 2029 | Land $ 500.00 | Page 0335 | NAV | | |
| 50434314290030000 | Acres 1.73 | Sales instr QC | MTG | PHIPPS ESTATES | PAR C K/A PRIV ST |
| PHIPPS ESTATES HMOWNERS ASSN | Value $ 0.00 | Price $10.00 | PUSE RESIDENTIAL COMMON AR | | |
| 340 ROYAL POINCIANA WAY STE 317 | Taxbl $ 0.00 | Date 11/21/2002 | TaxDist 50411 | | |
| PMB 378 | Bldg $ 0.00 | Book 14431 | | | |
| PALM BEACH FL 33480 4096 | Land $ 0.00 | Page 1281 | NAV | | |
| 50434314290070000 | Acres 0.37 | Sales instr WD | MTG | PHIPPS ESTATES | PAR G K/A LANDSCAPE BUFFER & |
| PALM BEACH TOWN OF | Value $ 100.00 | Price $100.00 | PUSE MUNICIPAL | STORM WATER RETENTION | |
| PO BOX 2029 | Taxbl $ 0.00 | Date 4/1/1995 1 | TaxDist 50411 | | |
| | Bldg $ 0.00 | Book 08691 | | | |
| PALM BEACH FL 33480 2029 | Land $ 100.00 | Page 0327 | NAV | | |

**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 applicant was not present at the July ARCOM meeting, therefore the item was deferred to August.

**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-6 |

| 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 |

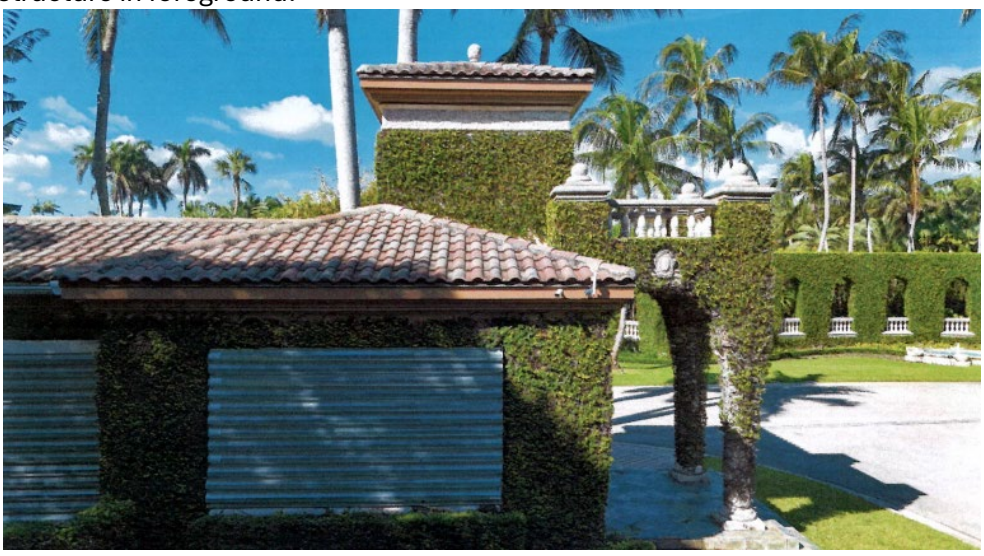
**STAFF ANALYSIS:**

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

**ARC-25-0043 250 INDIAN RD.** The applicant, Frances Sweeney (Dailey Janssen Architects), has filed an application requesting Architectural Commission review and approval for a two-story addition to an existing residence, new detached garage with sitewide landscape and hardscape modifications.

Property Owner: Frances Sweeney
Architect: Dailey Janssen Architects
Landscape: Nievera Williams Design

**HISTORY:**
The property owner of 250 and 220 Indian Road is completing a Unity of Title to combine the two parcels. Once finalized, the existing residence at 220 Indian Road will be demolished, and an addition will be constructed to the existing home at 250 Indian Road, which was originally built in 2020.

**THE PROJECT:**
The applicant has submitted plans, entitled "Proposed Additions and Alterations at 250 Indian Rd", as prepared by Dailey Janssen Architects, uploaded August 4, 2025.

The following is the scope of work for the Project:

- A new one and two story addition to an existing residence.
- New detached garage.
- Sitewide landscape and hardscape.

| Site Data | | | |
|---|---|---|---|
| **Zoning District** | R-B | **Future Land Use** | SINGLE-FAMILY |
| **Lot Area** | 22,703 SF | **Flood Zone** | AE-6 |
| **Lot Width** | 175' | **Lot Depth** | 130' |
| **Cubic Content Ratio** | Permitted: 3.869<br>Existing: 2.334<br>Proposed: 3.698 | **Lot Coverage** | Required: 25%<br>Existing: 14.1%<br>Proposed: 25% |
| **Landscape Open Space (LOS)** | Required: 50%<br>Proposed: 51% | **Front Yard Landscape Open Space (LOS)** | Required: 45%<br>Proposed: 54.3% |

| Surrounding Properties / Zoning | |
|---|---|
| **North** | 225 Indian Rd \| Single-Family Residence |
| **South** | 225 Arabian Rd \| Single-Family Residence |
| **East** | 202 Indian Rd \| Single-Family Residence |
| **West** | 300 Indian Rd \| Single-Family Residence |

**STAFF ANALYSIS:**

The application proposes to combine two parcels. The existing residence at 220 Indian Road will be demolished, and the lots will be unified. An approximately 2,800-square-foot addition will be constructed onto the existing two-story residence at 250 Indian Road. The project also includes a detached two-car garage. The proposed addition will feature a one-story extension on the north side of the property, which connects to a two-story section. A covered walkway will link the residence to the new garage, situated in the southeast corner of the property.

The proposed site plan extends the existing front driveway eastward along the new addition and southward along the east property line, connecting the new garage addition to a motor court gate near the rear of the property. The driveway will feature tabby concrete with a natural stone border. The 250 Indian Road parcel will retain the existing swimming pool and

most of the landscaping west of the residence. On the east side, the current driveway will be removed and replaced with an open lawn, accented by coral-flagstone walkways.

**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

D J A DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

250 AND 220 Indian Road
Palm Beach, Florida 33480

Date: June 26, 2025

## DAILEY JANSSEN ARCHITECTS

**LETTER OF INTENT RELATED TO ALTERATIONS AND ADDITIONS AT 250 AND 220 INDIAN ROAD, PALM BEACH**

We are pleased to submit the accompanying drawings for review of our project at 250 and 220 Indian Road. The site is currently comprised of two independent parcels that will be unified contingent on approval of this application. The site is currently occupied by a two-story residence and pool at the west end (250 Indian) and a one-story residence and pool at the east end (220 Indian). The one-story residence and pool at 220 Indian will be demolished. The proposed project includes a new one- and two-story addition to the existing primary residence at 250 Indian and a new detached rear garage accessory, alterations to the existing primary residence, new landscape and hardscape.

LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not applicable

### A) ARCOM 18-205

We request a hearing before the Architectural Commission. The proposed project includes a new one- and two-story addition to the existing primary residence at 250 Indian and a new detached rear garage accessory, alterations to the existing primary residence, new landscape and hardscape. The existing two-story residence at 250 Indian will be increased from 4,987 SF of enclosed space to 7,790 SF of enclosed space. The additions and alterations will be rendered in the Bermuda West Indies style to match the existing.

### B) ARCOM 18-206

Not applicable

### C) SPECIAL EXCEPTION 134-229

Not applicable

### D) SITE PLAN REVIEW 134-329

Not applicable

### A) VARIANCES 134-201

Not applicable

### B) OTHER

Not applicable

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

## ARC - 25- 0043

FIRST SUBMITTAL 6.26.25

SECOND SUBMITTAL 7.14.25

FINAL DROP OFF 8.4.25

ARCOM MEETING DATE: 8.27.25

# DAILEY JANSSEN ARCHITECTS, P.A.


400 Clematis Street, Suite #200 West Palm Beach, Florida 33401 TEL: 561-833-4707


| CONSULTANTS AND ENGINEERS: | | | |
|---|---|---|---|
| SURVEYOR:<br><br>WALLACE SURVEYING CORP<br>5553 VILLAGE BOULEVARD<br>WEST PALM BEACH, FL 33407<br>561-640-4551 | LANDSCAPE ARCHITECT:<br><br>NIEVERA WILLIAMS DESIGN<br>625 N .FLAGLER DRIVE, SUITE 502<br>WEST PALM BEACH, FL 33401<br>561-659-2820 | CIVIL ENGINEER:<br><br>GRUBER CONSULTING ENGINEERS, INC.<br>2475 MERCER AVE. SUITE 305<br>WEST PAL M BEACH, FL 33401<br>561-312-2041 | JOB NUMBER:21-109<br><br>ISSUED FOR ARCOM APPROVAL:<br>ARCOM APPROVAL:<br>ISSUED FOR PERMIT:<br>ISSUED FOR CONSTRUCTION: |

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY — TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen


©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.


SEAL

STATE OF FLORIDA — ROGER PATTON JANSSEN — AR0014785 — REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.00

JOB NUMBER: 21-109

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

## ARC - 25- 0043

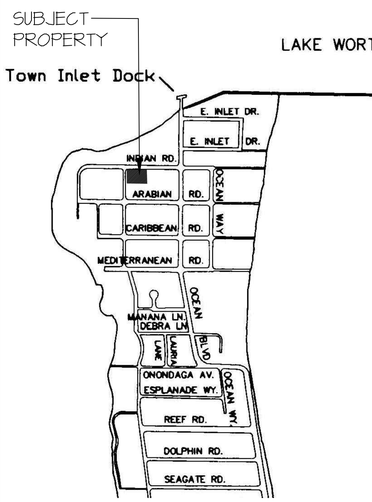
FIRST SUBMITTAL 6.26.25
SECOND SUBMITTAL 7.14.25
FINAL DROP OFF 8.4.25
ARCOM MEETING DATE: 8.27.25

## INDEX OF DRAWINGS


| | |
|---|---|
| A-0.00 - 0.09 | COVER SHEET/NEIGHBORHOOD |
| SP-1.01-1.02 | SITE PLANS/ZONING LEGEND |
| SP-1.03 | ZONING DIAGRAMS |
| A-1.01-1.04 | LEVEL 1/LEVEL 2 |
| A-1.05-1.06 | ROOF PLAN |
| A-2.01-2.22 | PROPOSED ELEVATIONS / SECTIONS |
| A-2.23-2.25 | YARD SECTIONS |
| A-2.26 | MATERIALS/COLORS |
| A-2.27-2.34 | RENDERINGS/DETAILS |


SCOPE OF WORK:

CONSTRUCTION OF ONE AND TWO-STORY ADDITION AND DETACHED REAR ACCESSORY, ALTERATIONS TO EXISTING RESIDENCE, LANDSCAPE, HARDSCAPE




LOCATION MAP
PALM BEACH, FL
N.T.S.


# DAILEY JANSSEN ARCHITECTS, P.A.

400 Clematis Street, Suite #200 — West Palm Beach, Florida 33401 — TEL: 561-833-4707


CONSULTANTS AND ENGINEERS:

| SURVEYOR: | LANDSCAPE ARCHITECT: | CIVIL ENGINEER: | JOB NUMBER: 21-109 |
|---|---|---|---|
| WALLACE SURVEYING CORP<br>5553 VILLAGE BOULEVARD<br>WEST PALM BEACH, FL 33407<br>561-640-4551 | NIEVERA WILLIAMS DESIGN<br>625 N .FLAGLER DRIVE, SUITE 502<br>WEST PALM BEACH, FL 33401<br>561-659-2820 | GRUBER CONSULTING ENGINEERS, INC.<br>2475 MERCER AVE. SUITE 305<br>WEST PAL M BEACH, FL 33401<br>561-312-2041 | ISSUED FOR ARCOM APPROVAL:<br>ARCOM APPROVAL:<br>ISSUED FOR PERMIT:<br>ISSUED FOR CONSTRUCTION: |

PROPOSED ADDITIONS AND ALTERATIONS AT:
250 INDIAN ROAD
PALM BEACH COUNTY — TOWN OF PALM BEACH
DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26
DRAWN: PM
REVISIONS:
- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen


©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.


SEAL

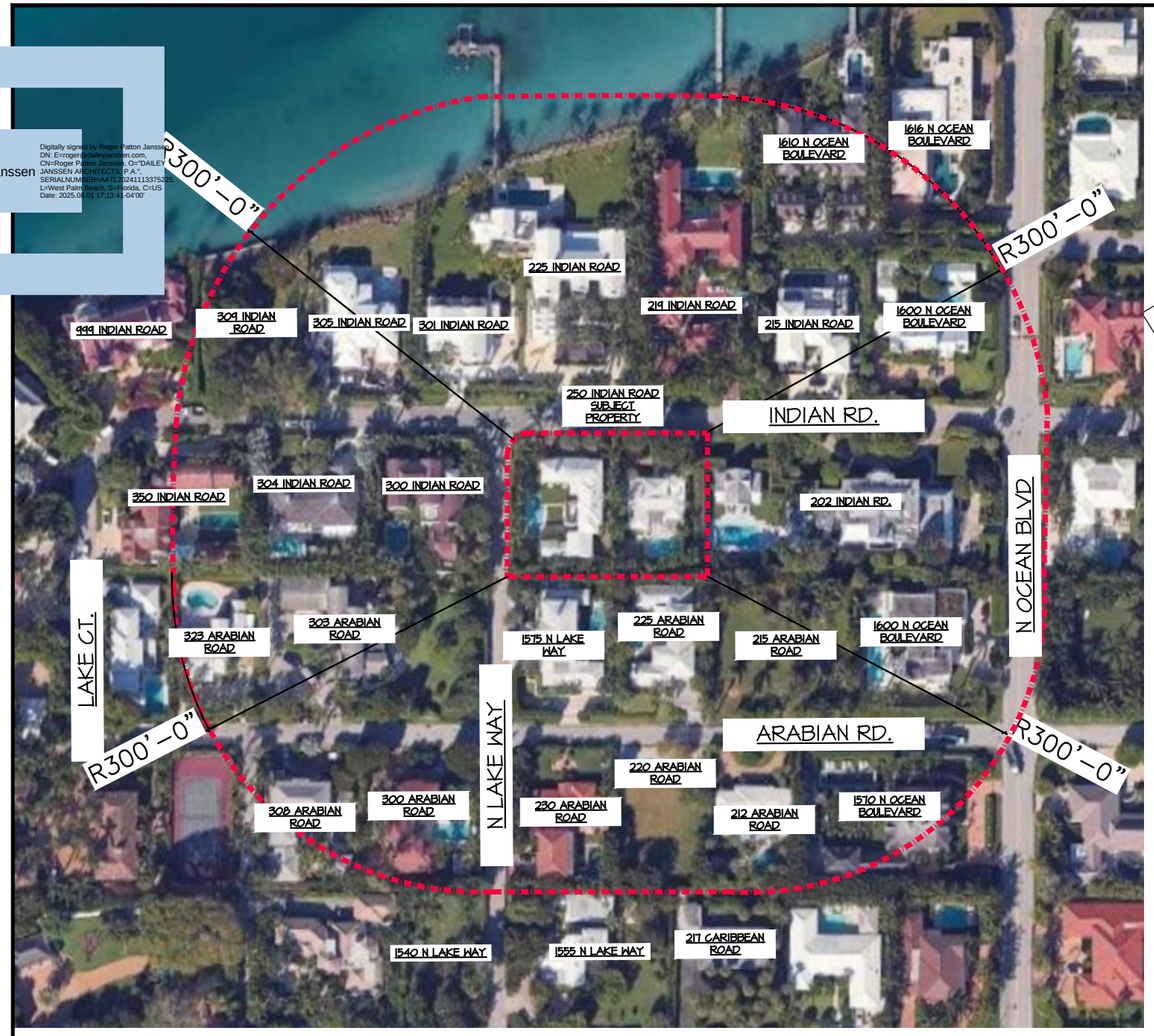
STATE OF FLORIDA — ROGER PATTON JANSSEN — AR0014785 — REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

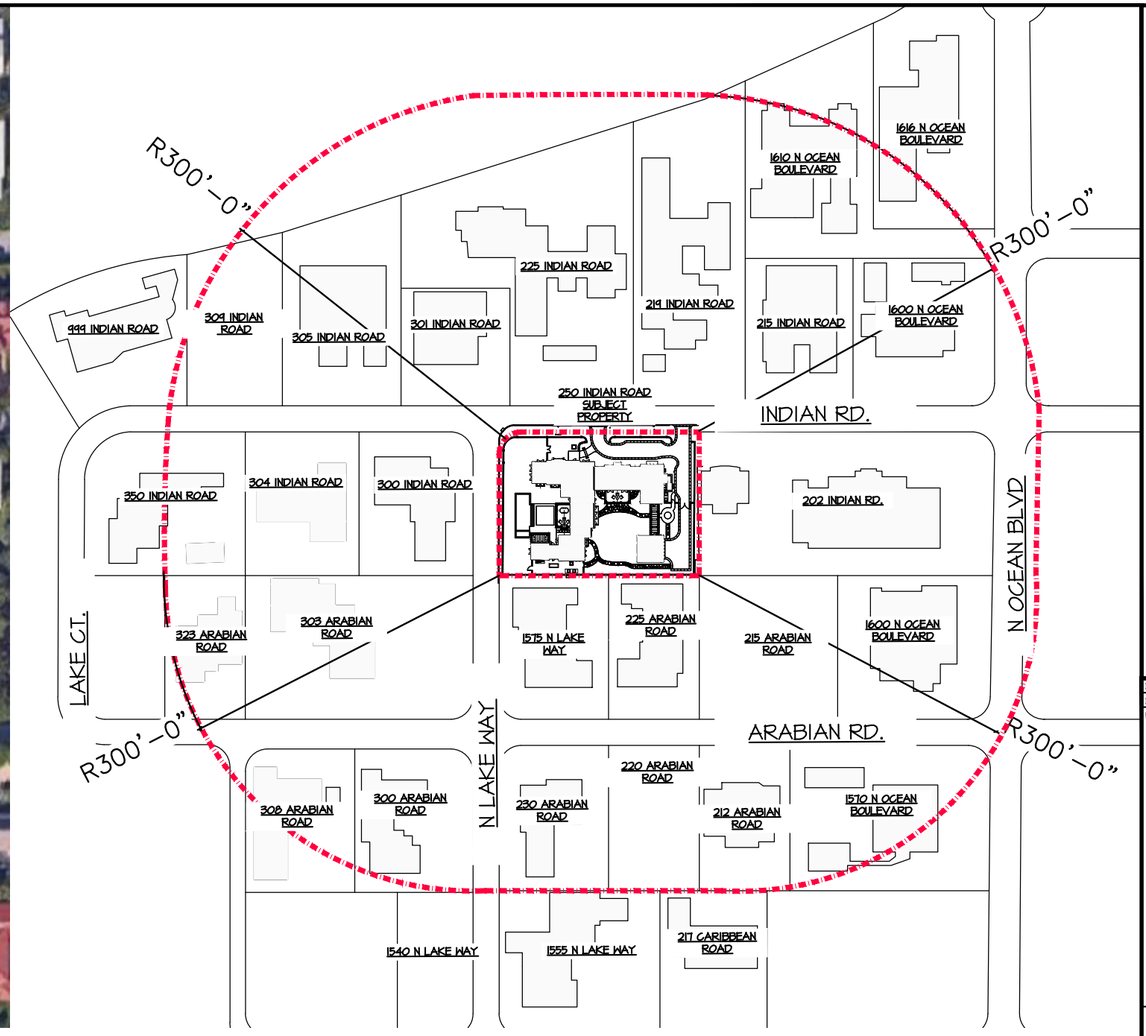
DRAWING NO.
A0.01

JOB NUMBER: 21-109

Roger Patton Janssen
Digitally signed by Roger Patton Janssen
DN: E=roger@daileyjanssen.com, CN=Roger Patton Janssen, O="DAILEY JANSSEN ARCHITECTS, P.A.", SERIALNUMBER=AR0014785, L=West Palm Beach, S=Florida, C=US
Date: 2025.08.01 17:13:41-04'00'




## AERIAL MAP




## LOCATION PLAN

## INDIAN ROAD STREET SCAPE

# 250 INDIAN ROAD

PROPOSED ADDITIONS AND ALTERATIONS AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C00714

DATE: 2025.8.26
DRAWN: PM
REVISIONS:
- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
REGISTERED ARCHITECT
AR0014785

ROGER P. JANSSEN AR-14785

21-163

DRAWING NO.

A0.02

JOB NUMBER: 21-109

NORTH ELEVATION

NORTHEAST CORNER

WEST ELEVATION

SOUTHEAST CORNER

SOUTHWEST CORNER

NORTHWEST CORNER

EXISTING SITE PHOTOS
250 INDIAN ROAD

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26
DRAWN: PM
REVISIONS:
- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.03

JOB NUMBER: 21-109

NORTH ELEVATION

NORTHEAST CORNER

NORTHWEST CORNER

EXISTING SITE PHOTOS
220 INDIAN ROAD

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26
DRAWN: PM
REVISIONS:
- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.04

JOB NUMBER: 21-109

1616 N OCEAN BLVD

1610 N Ocean Blvd

201 Indian Rd

215 Indian Rd

219 Indian Rd

225 Indian Rd

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26
DRAWN: PM
REVISIONS:
- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.05

JOB NUMBER: 21-109

301 Indian Rd

305 Indian Rd

309 Indian Rd

999 Indian Rd

350 Indian Rd

304 Indian Rd

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.06

JOB NUMBER: 21-104

300 Indian Rd

202 Indian Rd

215 Arabian Rd

225 Arabian Rd

1575 N Lake Way

303 Arabian Rd

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2025.8.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: E=rogerpjanssen@aol.com, C=US, O=DAILEY JANSSEN ARCHITECTS, P.A., CN=ROGER PATTON JANSSEN, L=West Palm Beach, S=Florida
Date: 2025.08.04 11:31:04-04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.07

JOB NUMBER: 21-109

323 Arabian Rd

1600 N Ocean Blvd

308 Arabian Rd

300 Arabian Rd

230 Arabian Rd

220 Arabian Rd

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.08

JOB NUMBER: 21-109

212 Arabian Rd

1570 N Ocean Blvd

1540 N Lake Way

1555 N Lake Way

217 Caribbean Rd

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26
DRAWN: PM
REVISIONS:
- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: C=US, O=DAILEY JANSSEN ARCHITECTS, P.A., CN=ROGER PATTON JANSSEN, E=rpj@dailyjanssen.com
Reason: I am the author of this document
Location: West Palm Beach, FLORIDA
Date: 2025-08-04 17:14:42-05'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

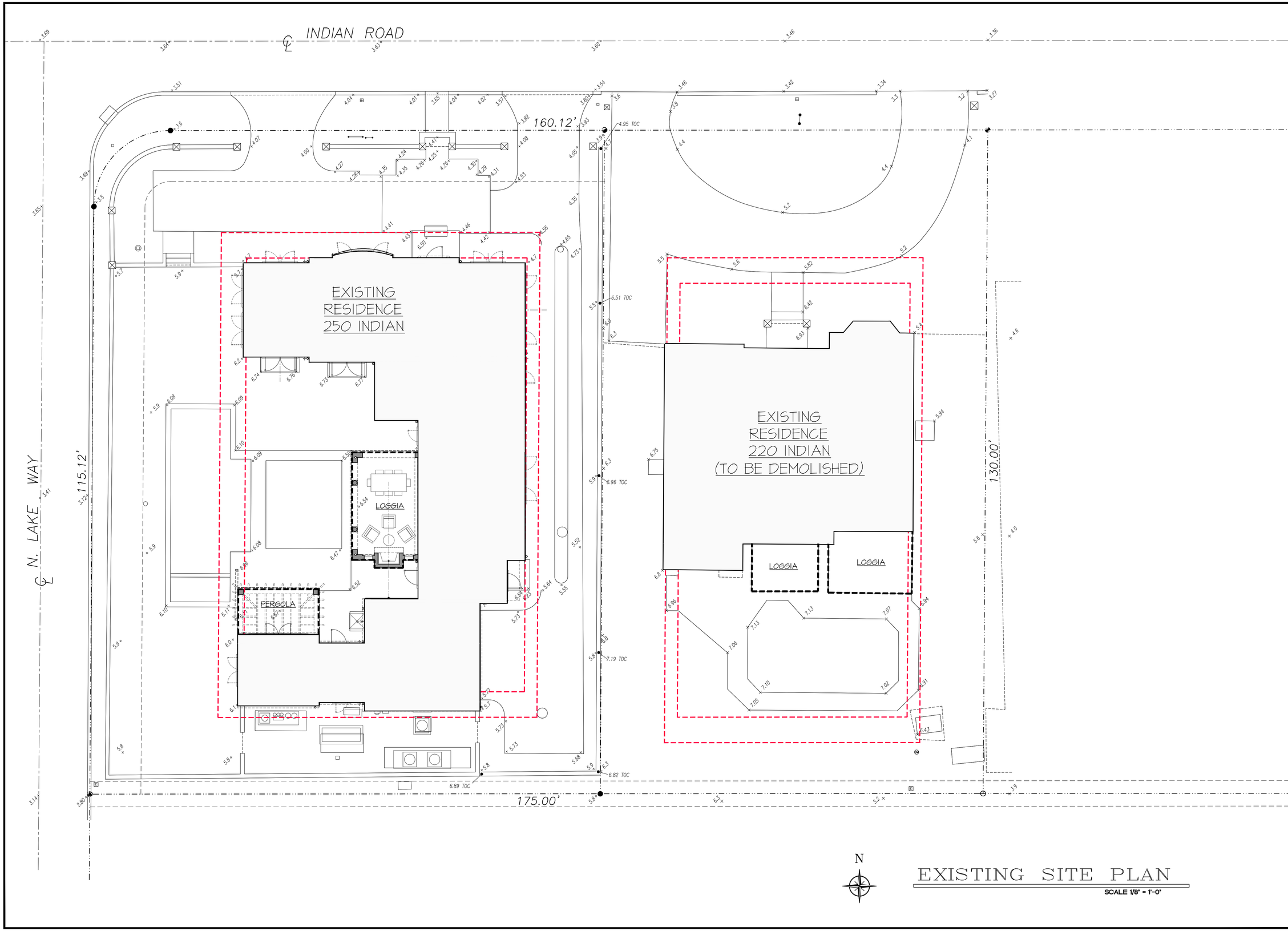
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.09

JOB NUMBER: 21-109




# EXISTING SITE PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH


DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974


DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen


©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.


SEAL

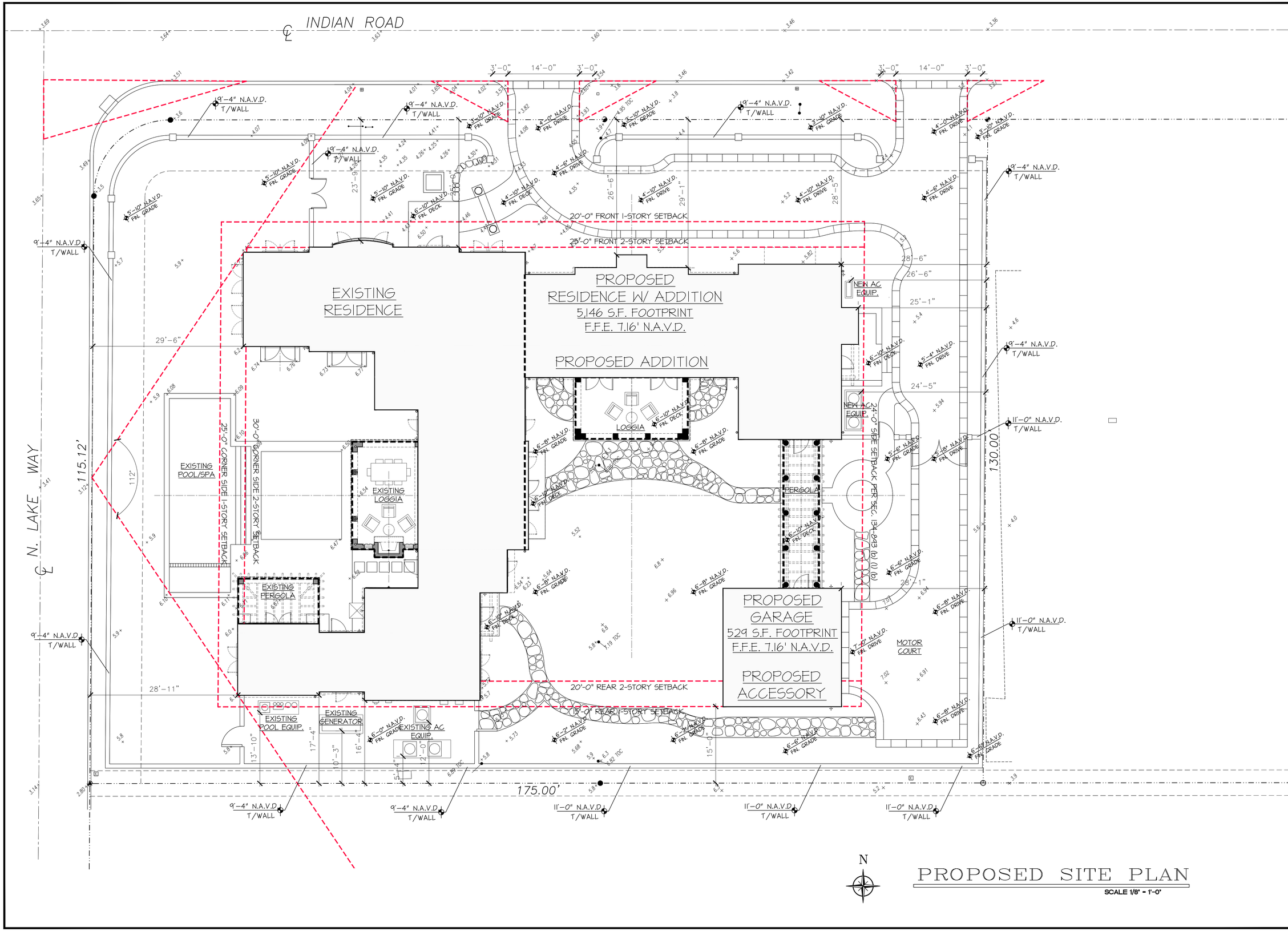
STATE OF FLORIDA ROGER PATTON JANSSEN AR0014785 REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

SP1.01

JOB NUMBER: 21-109




# PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH


DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974


DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen


©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.


SEAL

STATE OF FLORIDA ROGER PATTON JANSSEN AR0014785 REGISTERED ARCHITECT

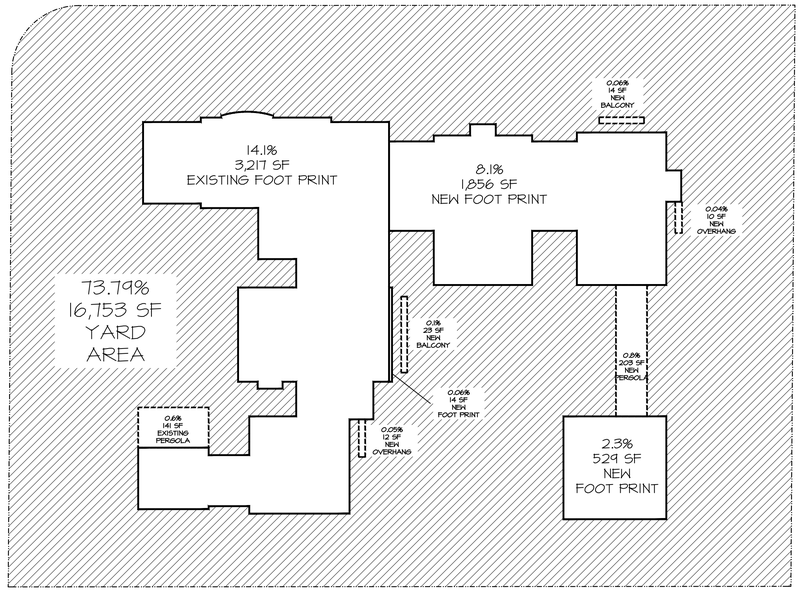
ROGER P. JANSSEN AR-14785

DRAWING NO.

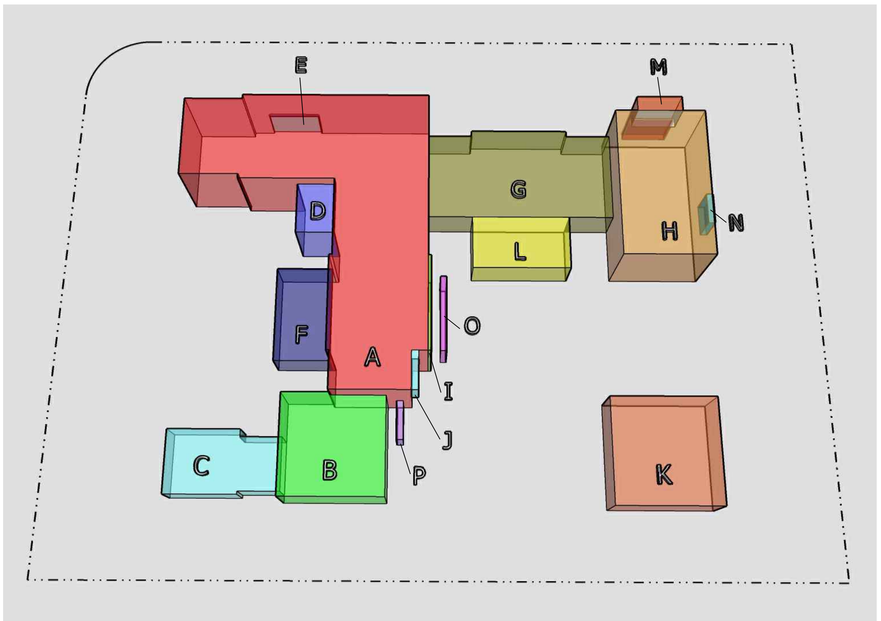
SP1.02

JOB NUMBER: 21-109

## LOT COVERAGE DIAGRAM




## CUBIC CONTENT DIAGRAM




**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:** | 250 INDIAN ROAD AND 220 INDIAN ROAD | | |
| 2 | **Zoning District:** | R-B | | |
| 3 | **Lot Area (sq. ft.):** | 22,703 S.F. | | |
| 4 | **Lot Width (W) & Depth (D) (ft.):** | 175' X 130' | | |
| 5 | **Structure Type:** (Single-Family, Multi-Family, Comm., Other) | SINGLE-FAMILY | | |
| 6 | **FEMA Flood Zone Designation:** | AE 6 | | |
| 7 | **Zero Datum for point of meas. (NAVD)** | 7'-0" NAVD | | |
| 8 | **Crown of Road (COR) (NAVD)** | 3'-6" NAVD | | |
| 9 | | REQ'D / PERMITTED | EXISTING | PROPOSED |
| 10 | Lot Coverage (Sq Ft and %) | 5,675 S.F. (25%) | 3,217 S.F. (14.1%) | 5,675 S.F. (25%) |
| 11 | Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc) | | 4,987 S.F. | 7,790 S.F. |
| 12 | *Front Yard Setback (Ft.) | 20' FIRST; 25' SECOND | 23'-9"; 25'-0" | 23'-9"; 25'-0" |
| 13 | * Side Yard Setback (1st Story) (Ft.) | 24' | 90'-1" | 28'-1" |
| 14 | * Side Yard Setback (2nd Story) (Ft.) | 24' | 90'-1" | 28'-6" |
| 15 | *Rear Yard Setback (Ft.) | 15' FIRST; 20' SECOND | 16'-4"; 37'-4" | 15'-0"; 37'-4" |
| 16 | Angle of Vision (Deg.) | 112 | 112 | N/C |
| 17 | Building Height (Ft.) | 22' | 19'-6" | N/C |
| 18 | Overall Building Height (Ft.) | 30' | 30' | N/C |
| 19 | Cubic Content Ratio (CCR) (R-B ONLY) | 87,860 | 53,005 | 83,969 |
| 20 | ** Max. Fill Added to Site (Ft.) | 21" | N/A | |
| 21 | Finished Floor Elev. (FFE)(NAVD) | 7'-2" NAVD | 7'-2" NAVD | N/C |
| 22 | Base Flood Elevation (BFE)(NAVD) | 7'-0" NAVD | N/A | N/A |
| 23 | Landscape Open Space (LOS) (Sq Ft and %) | 11,352 S.F. (50%) | | 11,637 S.F. (51.3%) |
| 24 | Perimeter LOS (Sq Ft and %) | N/A | N/A | N/A |
| 25 | Front Yard LOS (Sq Ft and %) | 2,735 S.F. (45%) | | 3,312 S.F. (54.4%) |
| 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*

### CUBIC CONTENT TABULATION

| | MASS | AREA | HEIGHT | VOLUME |
|---|---|---|---|---|
| A | EXISTING TWO STORY | 2,040 SF | 19.5' | 39,780 CF |
| B | EXISTING ONE STORY | 479 SF | 13.66' | 6,543 CF |
| C | EXISTING ONE STORY | 320 SF | 7.83' | 2,505 CF |
| D | EXISTING TWO STORY | 97 SF | 16.16' | 1,567 CF |
| E | EXISTING BAY WINDOW | 11 SF | 9' | 99 CF |
| F | EXISTING LOGGIA | 260 SF | 9.66' | 2,511 CF *APPLYING UNENCLOSED CREDIT* |
| G | NEW ONE STORY | 869 SF | 9.66' | 8,394 CF |
| H | NEW TWO STORY | 682 SF | 19.16' | 13,067 CF |
| I | NEW TWO STORY | 14 SF | 19.5' | 273 CF |
| J | NEW TWO STORY *CANTILEVER* | 13 SF | 8' | 104 CF |
| K | NEW ONE STORY | 529 SF | 10.83' | 5,729 CF |
| L | NEW LOGGIA | 266 SF | 9.66' | 2,569 CF *APPLYING UNENCLOSED CREDIT* |
| M | NEW COVERED BALCONY + (OVERHANG BELOW) | 34 SF (14 SF) | 7' (11') | 392 CF *APPLYING UNENCLOSED CREDIT* |
| N | NEW PORCH OVERHANG | 10 SF | 8' | 80 CF *APPLYING UNENCLOSED CREDIT* |
| O | NEW BALCONY OVERHANG BELOW | 23 SF | 11.33' | 260 CF *APPLYING UNENCLOSED CREDIT* |
| P | NEW PORCH OVERHANG | 12 SF | 8' | 96 CF *APPLYING UNENCLOSED CREDIT* |
| | | | | SUM=83,969 CF<br>−4,393 CF (UNENCLOSED CREDIT)<br>=79,576 CF (87,860 CF ALLOWED) |

# ZONING LEGEND AND DIAGRAMS

PROPOSED ADDITIONS AND ALTERATIONS AT:
# 250 INDIAN ROAD
PALM BEACH COUNTY
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001914

DATE: 2025.6.26
DRAWN: PM
REVISIONS:
- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen — Digitally signed by Roger Patton Janssen DN: E=rjanssen@palmbeachdesign.com, CN=Roger Patton Janssen, O=DAILEY JANSSEN ARCHITECTS, P.A., OU=Licensed Professional, L=West Palm Beach, S=Florida, C=US Date: 2025.08.04 07:14:34-04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL
STATE OF FLORIDA · ROGER PATTON JANSSEN · AR0014785 · REGISTERED ARCHITECT
ROGER P. JANSSEN AR-14785

DRAWING NO.
SP1.03

JOB NUMBER: 21-109

**FINAL SUBMITTAL**

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


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

OVERALL SITE PLAN

# RESIDENCE

250 INDIAN, PALM BEACH, FL.

04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 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


Lo

EXISTING STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.27

JOB NUMBER: 21-109

PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2025.8.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: E=rogerpjanssen@aol.com, C=US, O=DAILEY JANSSEN ARCHITECTS, P.A., CN=ROGER PATTON JANSSEN, L=West Palm Beach, S=Florida
Date: 2025.08.04 17:31:44 -04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.28

JOB NUMBER: 21-109

PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2025.8.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
REGISTERED ARCHITECT
AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.29

JOB NUMBER: 21-109

# PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.30

JOB NUMBER: 21-109

PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2025.8.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.31

JOB NUMBER: 21-109

PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: C=US, O=Dailey Janssen Architects, CN=DAILEY JANSSEN ARCHITECTS, P.A., OU=Dailey Janssen Architects, 2.5.4.20=ad0f4e7c7e3d8e1c1c1e1c1a3f3d1d1d1f1b2f3, 1.5.4.20=f3d8f1b1e1c1c1e1c1a3f3d1d1d1f1b2f3, 2.5.4.20=f3d8f1b1e1c1c1e1c1a3f3d1d1d1f1b2f3, Location=Palm Beach, S=Florida, C=US
Date: 2025.08.25 17:35:55-04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.32

JOB NUMBER: 21-109

PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: C=US, O=Dailey Janssen Architects, CN=Roger Patton Janssen, OU=DAILEY JANSSEN ARCHITECTS, P.A., SERIALNUMBER=AA-C001974, 2.5.4.20=0ff4e7e3d8e1c1e1e1c2d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0, L=West Palm Beach, S=Florida, C=US
Date: 2025.08.25 17:35:57 -04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.33

JOB NUMBER: 21-109

EXISTING AERIAL VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: C=US, O=Dailey Janssen Architects, CN=DAILEY JANSSEN ARCHITECTS, P.A., 2.5.4.20=9f8f4c7e7e2a8e1e1a7a1a1a3f3f3a3c3d3f3a3b, 2.5.4.20=f3f3a3b3a3c3d3e3f3a3b3a3c3d3e3f3a3b3a3c3d3e3f3a3b, E=ROGER@DAILEYJANSSEN.COM, L=WEST PALM BEACH, S=FLORIDA, C=US
Date: 2025.08.25 17:38:05-04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.34

JOB NUMBER: 21-109

PROPOSED AERIAL VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.33

JOB NUMBER: 21-109

PROPOSED AERIAL VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: C=US, O=Dailey Janssen Architects, CN=DAILEY JANSSEN ARCHITECTS, P.A., OU=DAILEY JANSSEN ARCHITECTS, P.A., 2.5.4.20=0ff4f4e7e7e3a3e7e7e7e7e7e7e7e7e7e7e7e7e7e7e7e7e7e7e7e7, 2.5.4.20=0ff4f4e7e7e3a3e7e7e7e7e7e7e7e7e7e7e7e7e7e7e7e7e7e7e7e7, Location: Palm Beach, FL 33401, Email: info@dailey-janssen.com
Date: 2025.08.25 17:38:04-04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.34

JOB NUMBER: 21-109

PROPOSED AERIAL VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.35

JOB NUMBER: 21-109

EXISTING NORTH ELEVATION

PROPOSED NORTH ELEVATION

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

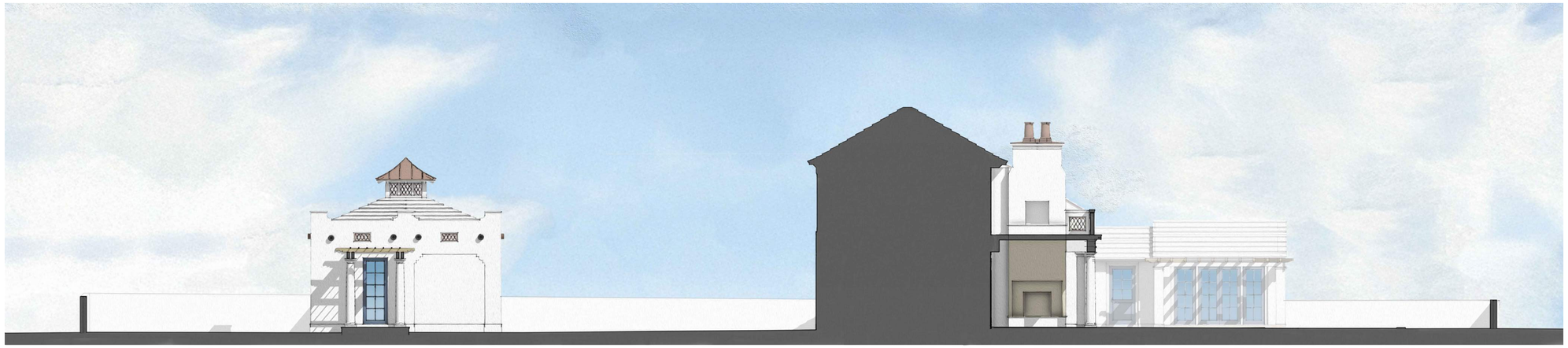
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

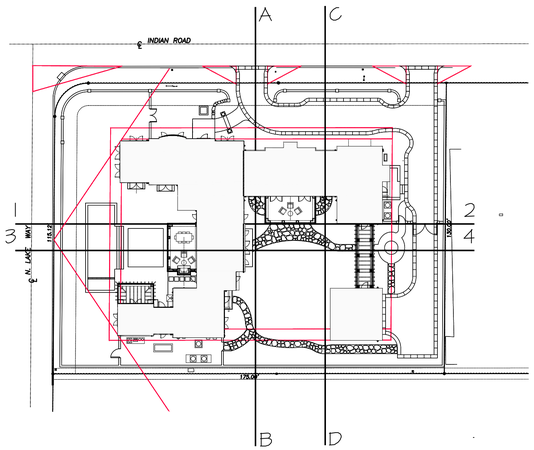
DRAWING NO.

A2.03

JOB NUMBER: 21-109



# PROPOSED NORTH ELEVATION/SECTION 3-4




PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.06

JOB NUMBER: 21-109

# PROPOSED WEST ELEVATION

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

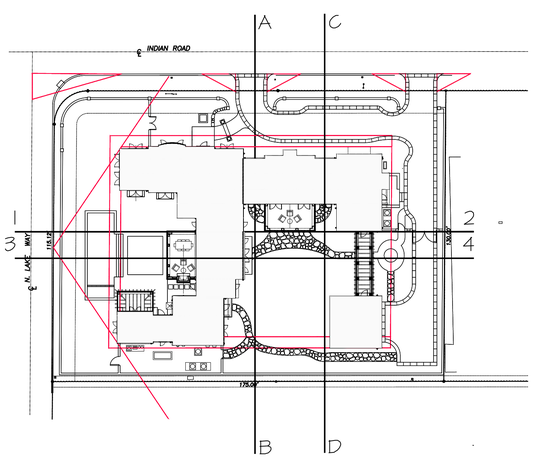
ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.09

JOB NUMBER: 21-109

# PROPOSED WEST ELEVATION/SECTION C–D




PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

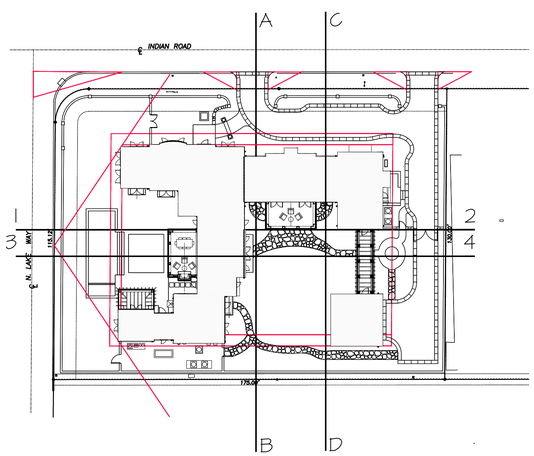
ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.11

JOB NUMBER: 21-109

# PROPOSED SOUTH ELEVATION/SECTION 1-2




PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.14

JOB NUMBER: 21-109

EXISTING SOUTH ELEVATION

PROPOSED SOUTH ELEVATION

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.17

JOB NUMBER: 21-109

EXISTING EAST ELEVATION

PROPOSED EAST ELEVATION/SECTION A–B

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.20

JOB NUMBER: 21-109

# PROPOSED EAST ELEVATION

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.22

JOB NUMBER: 21-109

STUCCO- WHITE TO MATCH EXISTING

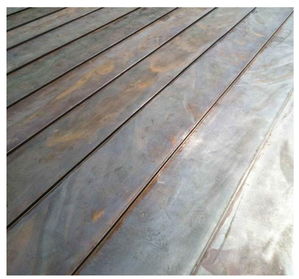
SASHES- BLUE TO MATCH EXISTING

ROOF- WHITE CEMENT TILE TO MATCH EXISTING

GUTTERS- *COPPER*

ENTRY DOORS- MAHOGANY TO MATCH EXISTING

GARAGE DOORS- WHITE TO MATCH EXISTING



COPPER STANDING SEAM AT CUPOLA

CORAL STONE ACCENTS: ENTRY DOOR SURROUND AND TAPERED COLUMN CAPITALS AND BASES

LIME WASHED CYPRESS ACCENTS: BRACKETED OVERHANGS AND BREEZEWAY

## COLORS AND MATERIALS

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.26

JOB NUMBER: 21-109

℄ INDIAN ROAD

160.12'

℄ N. LAKE WAY

115.12'

130.00'

175.00'

N

# EXISTING FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: E=rjanssen@janssenarch.com, C=US, O=DAILEY JANSSEN ARCHITECTS, P.A., CN=Roger Patton Janssen, L=West Palm Beach, S=Florida
Date: 2025.09.03 17:14:10-04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

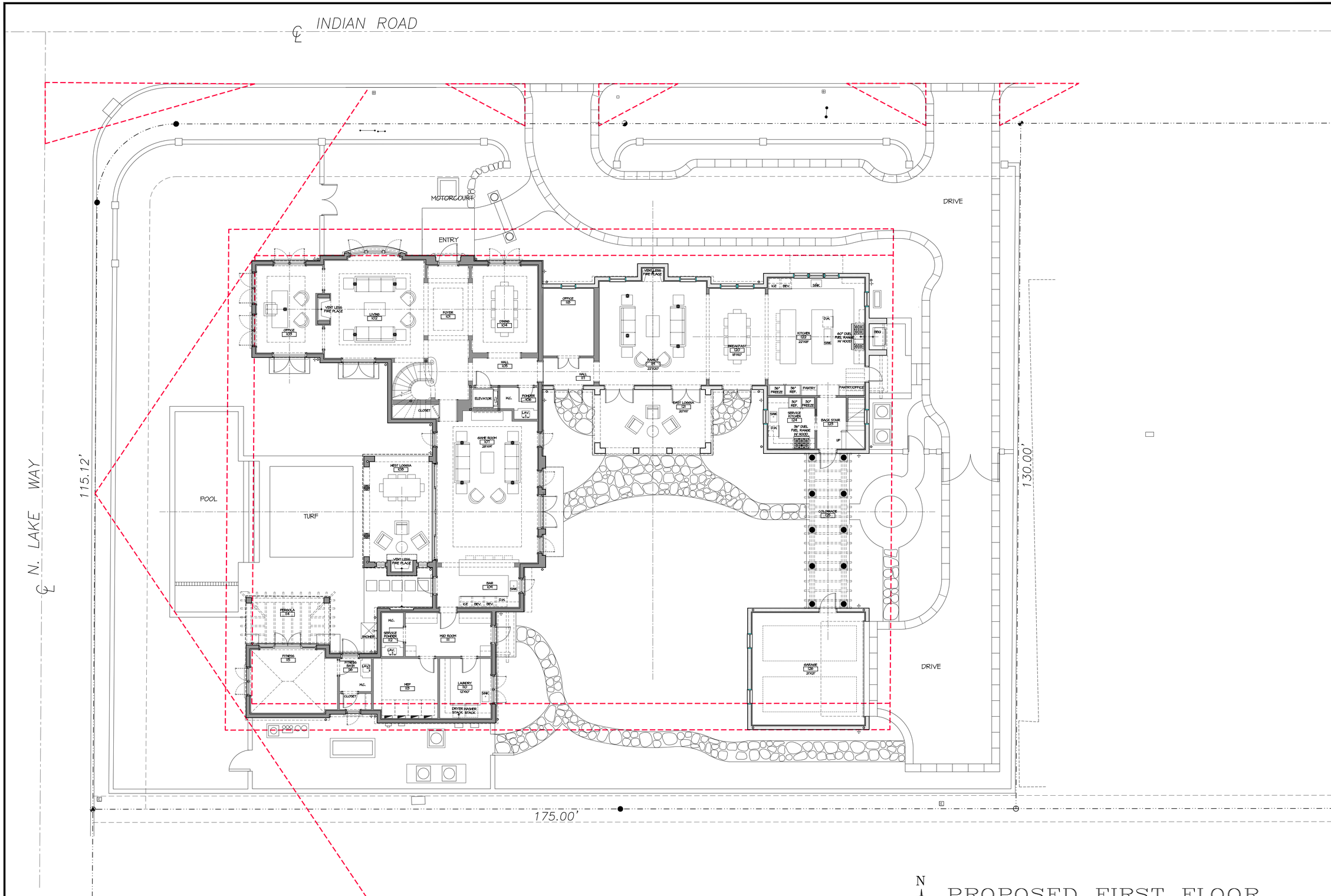
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.01

JOB NUMBER: 21-109




# PROPOSED FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH


DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974


DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen


©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.


SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.02

JOB NUMBER: 21-109

℄ INDIAN ROAD

160.12'

℄ N. LAKE WAY

115.12'

130.00'

175.00'

N

# EXISTING SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Digitally signed by Roger Patton Janssen
DN: E=rogerjanssen@mail.com, C=US, O=DAILEY JANSSEN ARCHITECTS, P.A., SERIALNUMBER=A01.A09302200705, CN=Roger Patton Janssen
Date: 2025.08.04 17:41:34 -04'00'

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

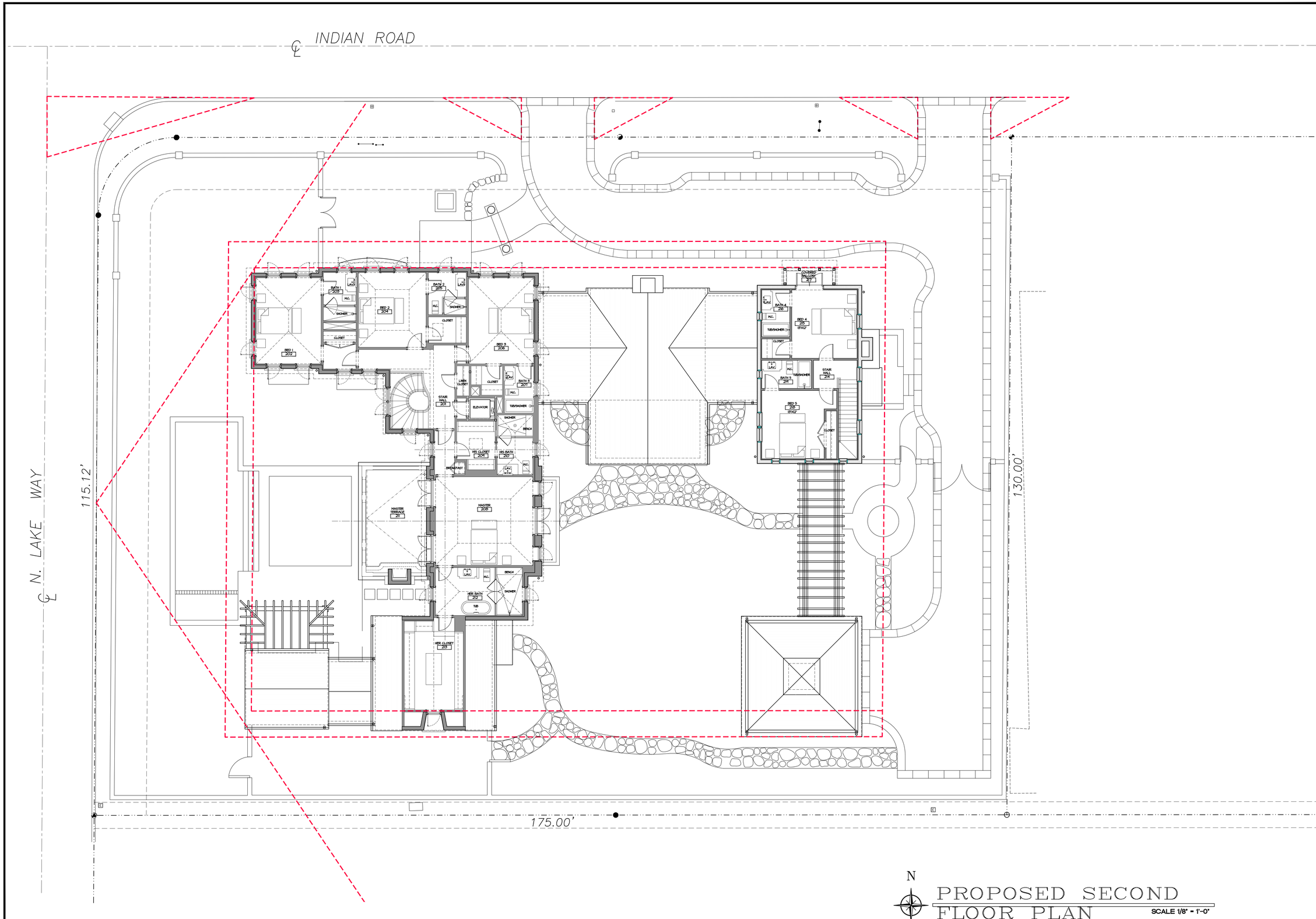
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.03

JOB NUMBER: 21-104




PROPOSED SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL

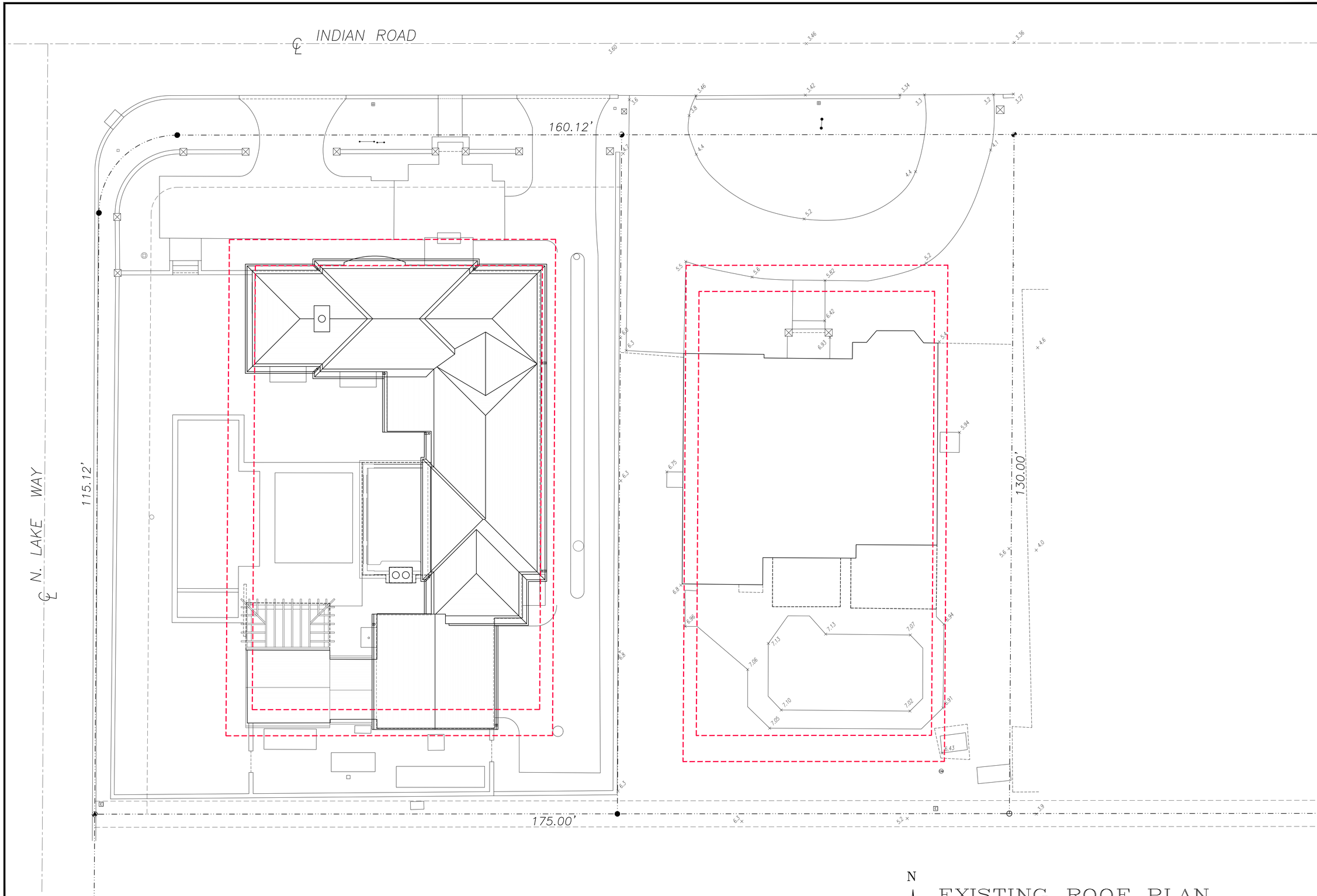
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.04

JOB NUMBER: 21-104




# EXISTING ROOF PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH


DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974


DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen


©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.


SEAL

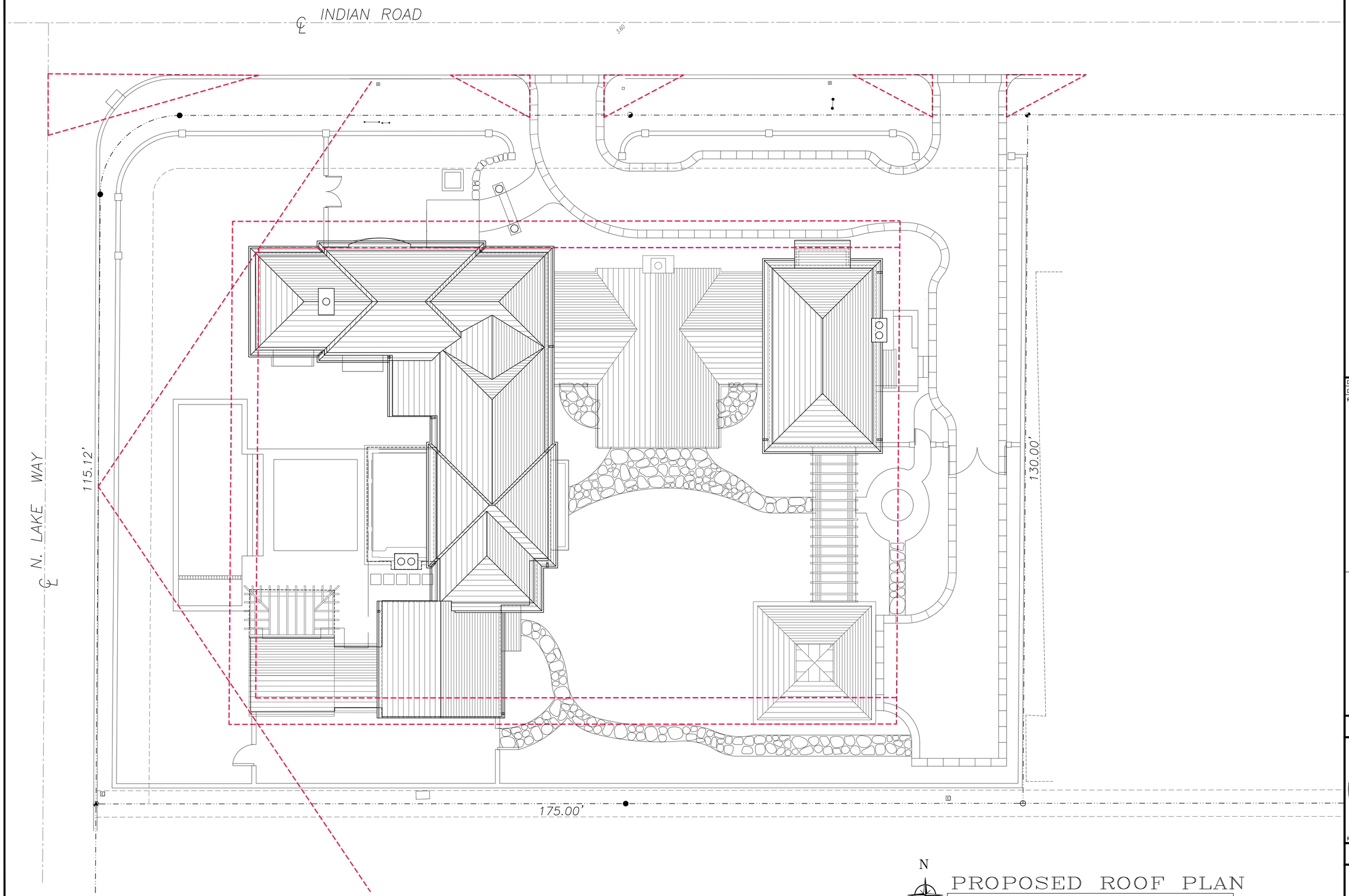
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.05

JOB NUMBER: 21-104




PROPOSED ROOF PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH


DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974


DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: C=US, E=rpj@daileyjanssen.com, O=Dailey Janssen Architects, OU=AR0014785, CN=Roger Patton Janssen
Reason: I AM APPROVING THIS DOCUMENT
Location: Palm Beach, FL
Date: 2025.08.05 17:14:24-04'00'


©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.


SEAL

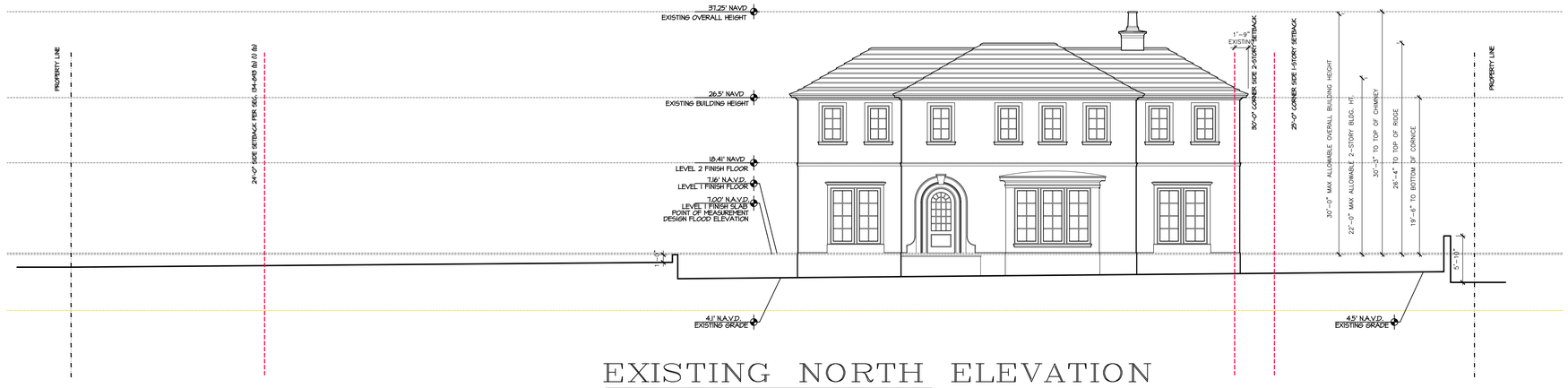
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

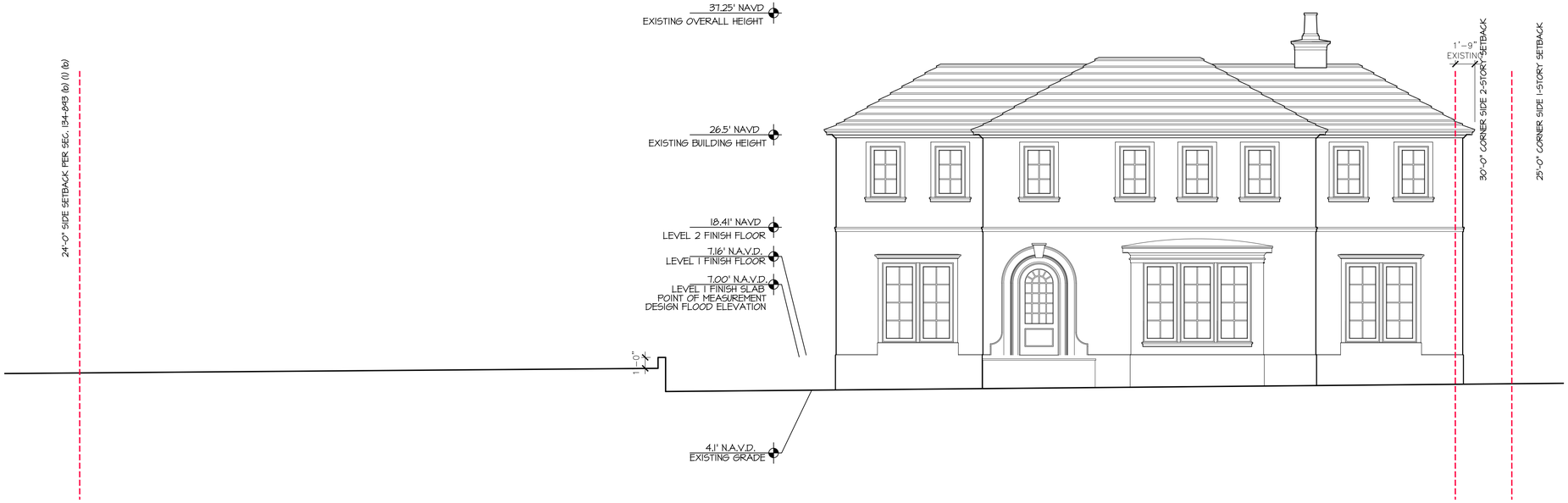
A1.06

JOB NUMBER: 21-104




# EXISTING NORTH ELEVATION

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




# EXISTING NORTH ELEVATION

**SCALE 3/16" = 1'-0"**

# 250 INDIAN ROAD

PROPOSED ADDITIONS AND ALTERATIONS AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: c=US, o=Florida, ou=Not Valid Without Original Raised Jurisdiction Seal, cn=ROGER PATTON JANSSEN, serialNumber=A01410D6022E0A0E, 0.9.2342.19200300.100.1.1=AR0014785
Date: 2025.08.14 17:14:29-04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.01

JOB NUMBER: 21-109

PROPOSED NORTH ELEVATION

SCALE 1/8" = 1'-0"

PROPOSED NORTH ELEVATION

SCALE 3/16" = 1'-0"

# 250 INDIAN ROAD

PROPOSED ADDITIONS AND ALTERATIONS AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA, 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: E=rogerjanssen@aol.com, C=US, O=DAILEY JANSSEN ARCHITECTS, P.A., CN=Roger Patton Janssen, L=West Palm Beach, S=Florida
Date: 2025.08.14 11:41:04 -04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.02

JOB NUMBER: 21-109

PROPOSED NORTH ELEVATION

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: C=US, O=Dailey Janssen Architects, CN=Roger Patton Janssen, OU=DAILEY JANSSEN ARCHITECTS, P.A., 2.5.4.20=a7e7e2d8e1e1e4e1a1a3b0d3d3d7d3e7b, L=West Palm Beach, S=Florida, C=US
Date: 2025.08.25 17:14:39-04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL

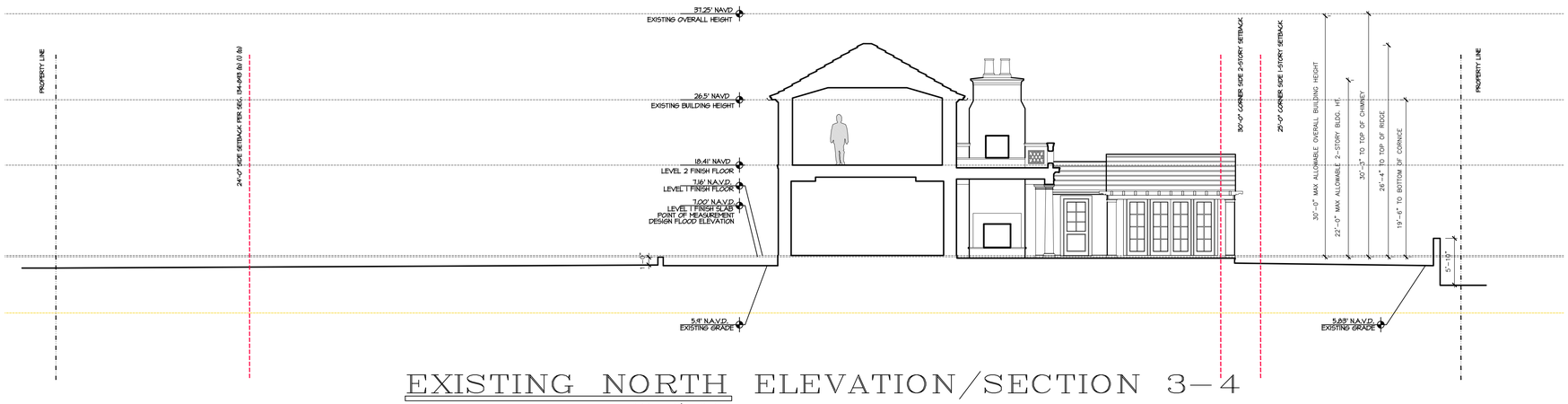
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

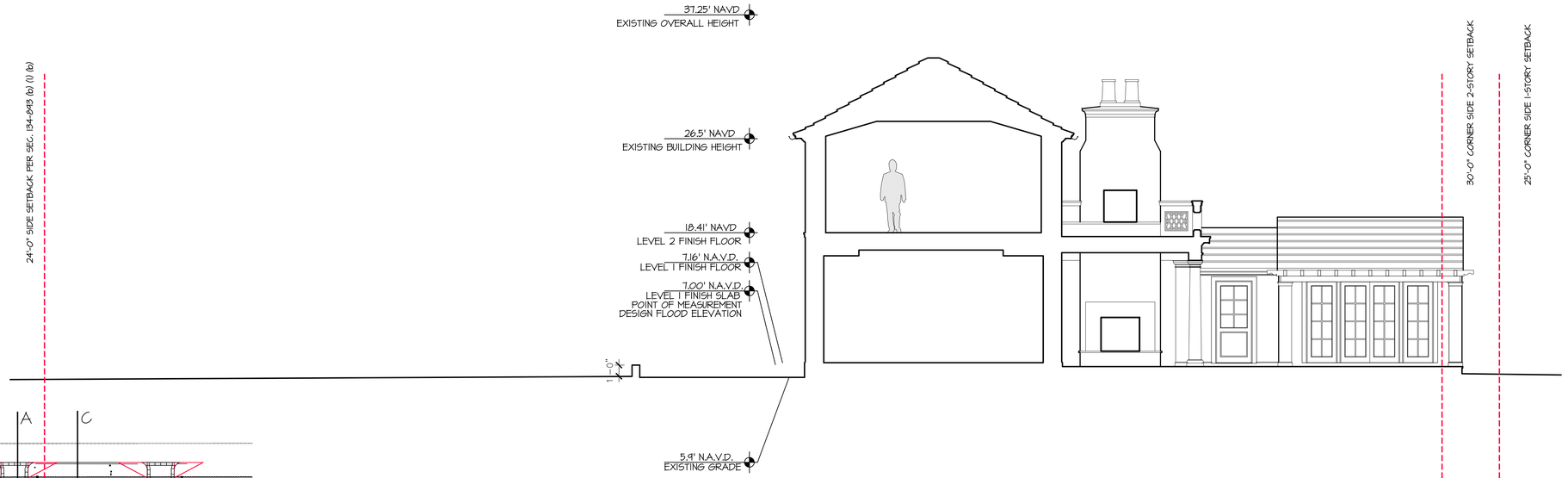
A2.03

JOB NUMBER: 21-109



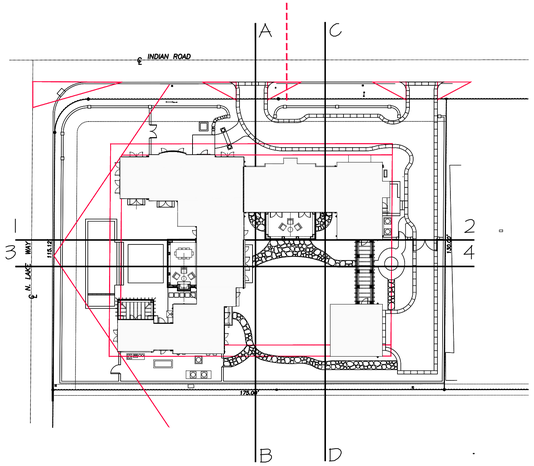

# EXISTING NORTH ELEVATION/SECTION 3–4

SCALE 1/8" = 1'-0"




# EXISTING NORTH ELEVATION/SECTION 3–4

SCALE 3/16" = 1'-0"




PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL

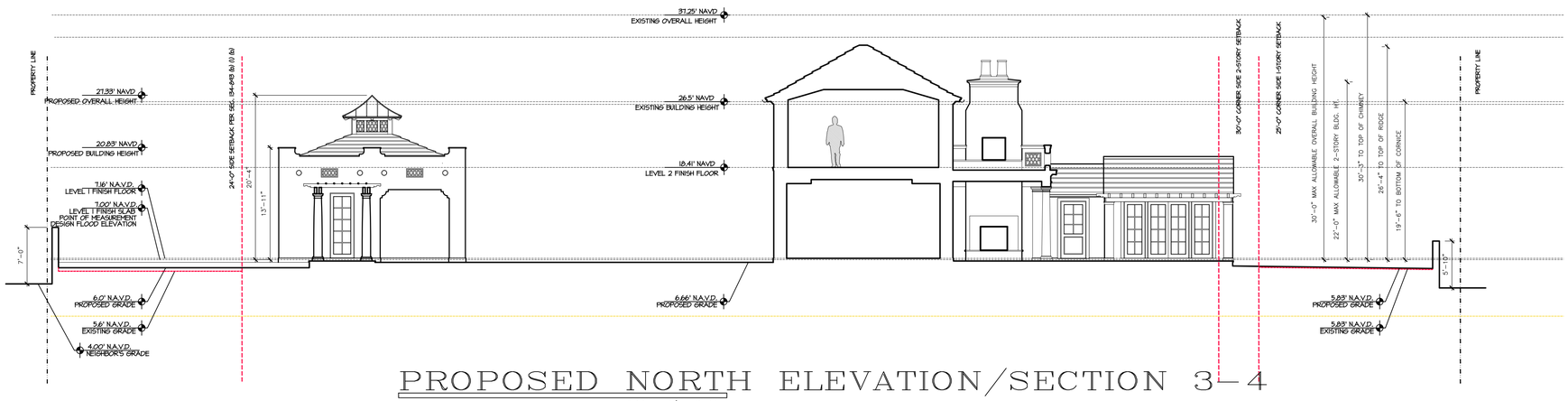
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

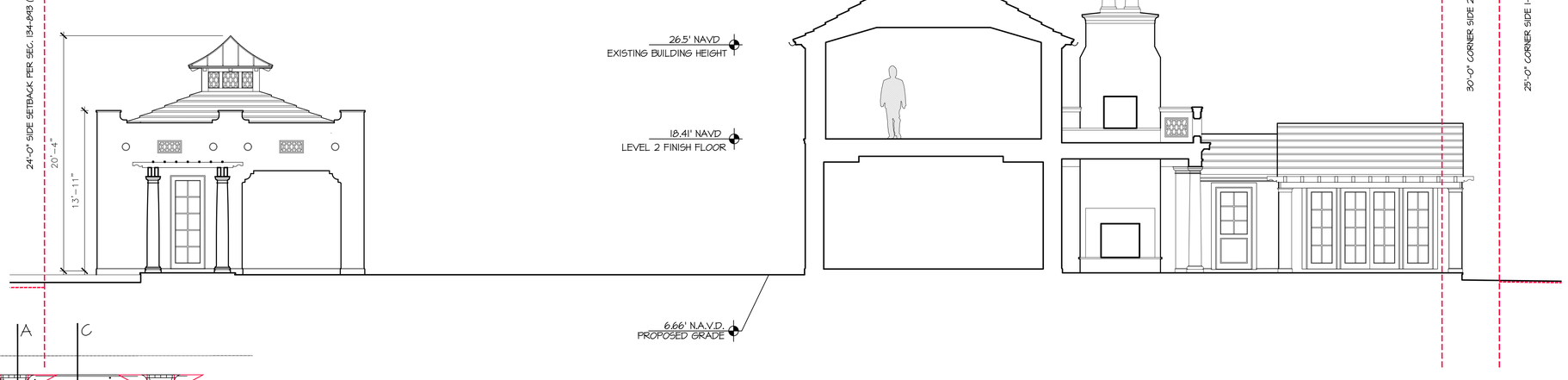
A2.04

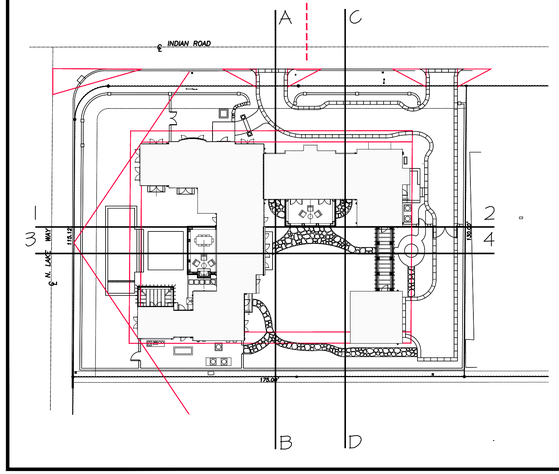
JOB NUMBER: 21-109




# PROPOSED NORTH ELEVATION/SECTION 3-4

SCALE 1/8" = 1'-0"




# PROPOSED NORTH ELEVATION/SECTION 3-4

SCALE 3/16" = 1'-0"

# 250 INDIAN ROAD

PROPOSED ADDITIONS AND ALTERATIONS AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: E=rogerjanssen@aol.com, C=US, O=DAILEY JANSSEN ARCHITECTS, P.A., SERIALNUMBER=AR0014785, CN=ROGER PATTON JANSSEN
Date: 2025.08.13 17:41:41-04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

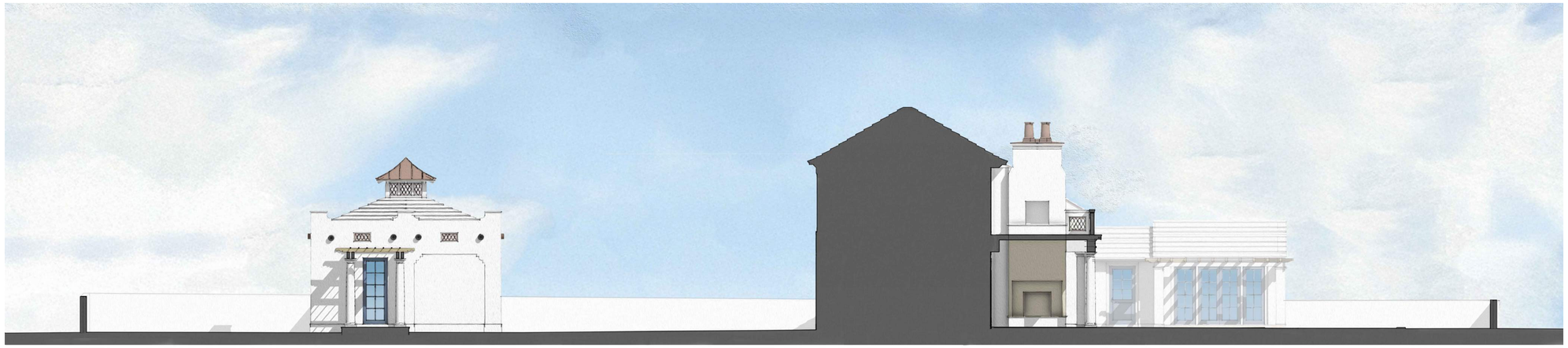
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

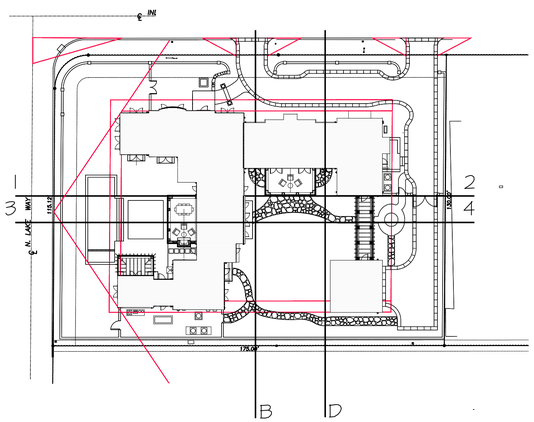
ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.05

JOB NUMBER: 21-104






PROPOSED NORTH ELEVATION/SECTION 3–4

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH


DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974


DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: C=US, O=DAILEY JANSSEN ARCHITECTS, P.A., OU=DAILEY JANSSEN ARCHITECTS, P.A., CN=Roger Patton Janssen, E=rpj@dailyjanssen.com, L=West Palm Beach, S=Florida, 2.5.4.20=f8f0f0ce0c1c37e4e4e4e9f3f
Date: 2025.08.05 17:14:45-04'00'


©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.


SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.06

JOB NUMBER: 21-104

# EXISTING WEST ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Digitally signed by Roger Patton Janssen
DN: C=US, E=rjanssen@dailey.com, O=DAILEY JANSSEN ARCHITECTS, P.A., SERIALNUMBER=A01410D0000019B0A4E3E0000A0E0, CN=Roger Patton Janssen
Date: 2025.08.13 17:41:49 EDT

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.07

JOB NUMBER: 21-109

# PROPOSED WEST ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH


DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974


DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: C=US, O=Dailey Janssen, CN=ROGER PATTON JANSSEN, OU=DAILEY JANSSEN ARCHITECTS, P.A., 2.5.4.20=ff4f4e7e3e3e7e1a7c1c8f3e5a3d9f3b2f9c1c7d3e7e3e3d8f3e3e3c7c, E=Roger.Patton.Janssen, L=Florida, C=US
Date: 2025.08.05 17:14:44-04'00'

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785


©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.


DRAWING NO.

A2.08

JOB NUMBER: 21-109

PROPOSED WEST ELEVATION

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL

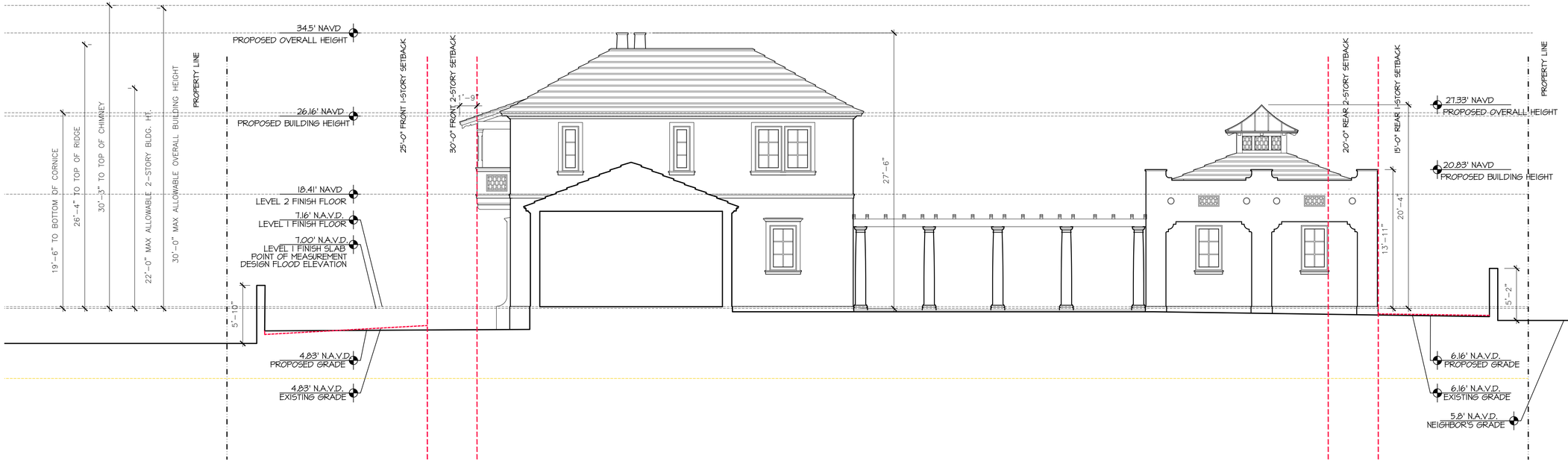
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

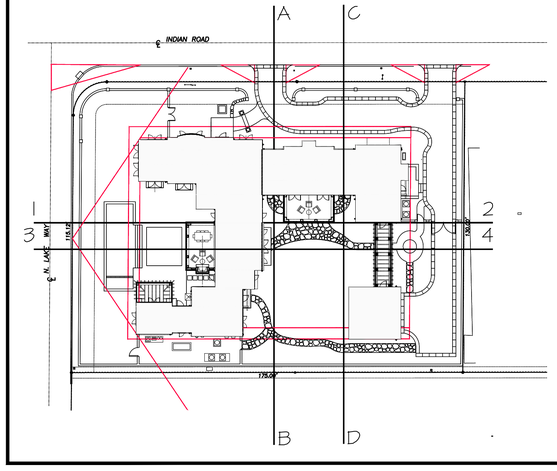
A2.09

JOB NUMBER: 21-109




# PROPOSED WEST ELEVATION/SECTION C–D

SCALE 3/16" = 1'-0"




PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001914

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

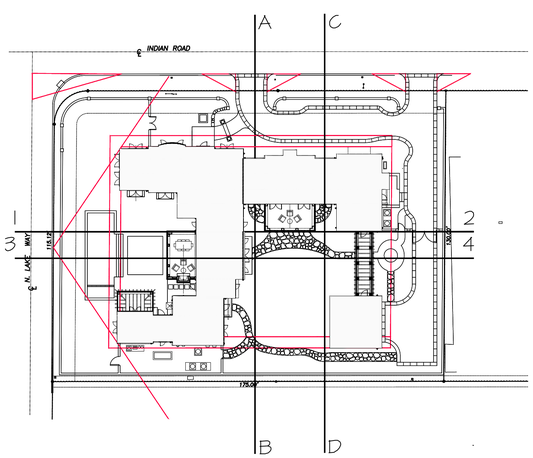
ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.10

JOB NUMBER: 21-104

PROPOSED WEST ELEVATION/SECTION C–D




PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH


DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974


DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen


©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.


SEAL

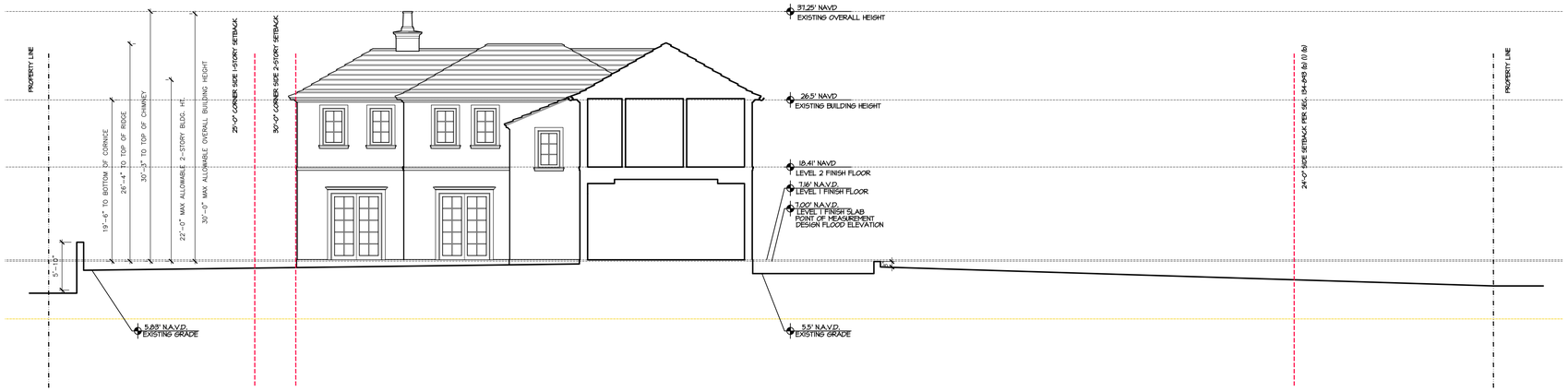
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

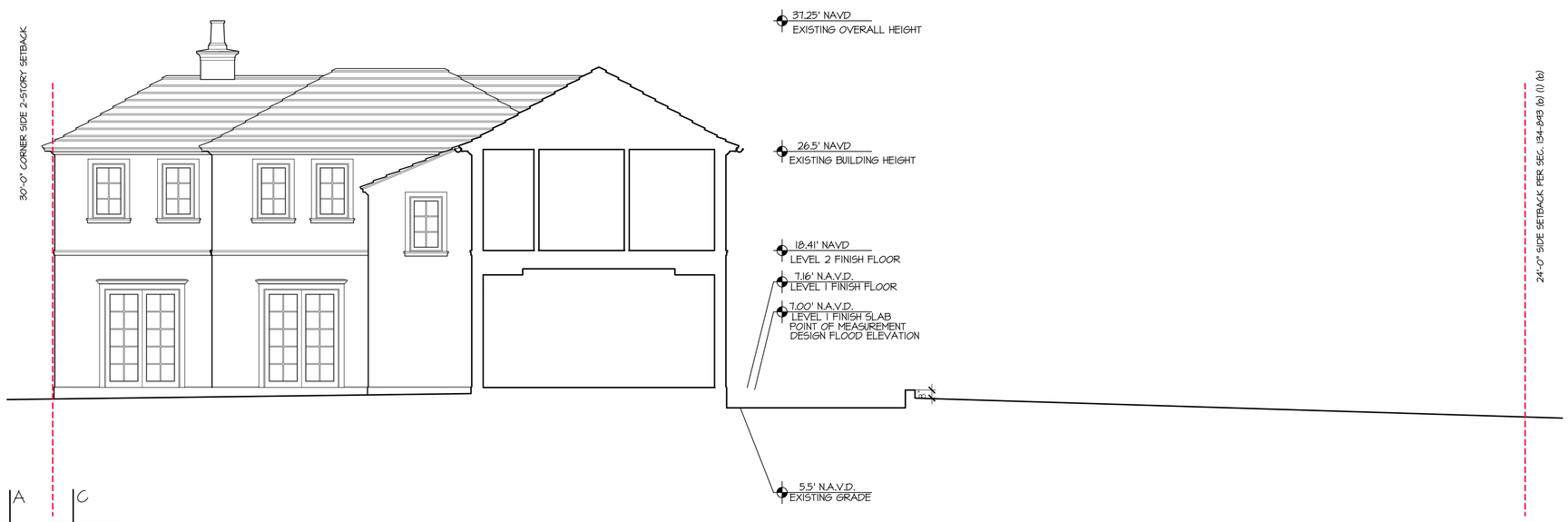
A2.11

JOB NUMBER: 21-109



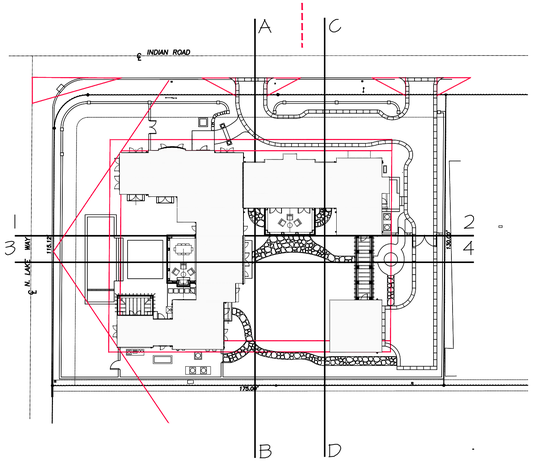

EXISTING SOUTH ELEVATION/SECTION 1-2

SCALE 1/8" = 1'-0"




EXISTING SOUTH ELEVATION/SECTION 1-2

SCALE 3/16" = 1'-0"




PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH


DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974


DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen


©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.


SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.12

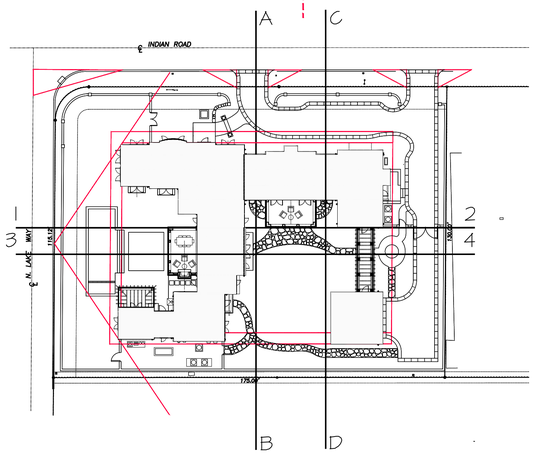
JOB NUMBER: 21-109

# PROPOSED SOUTH ELEVATION/SECTION 1-2

SCALE 1/8" = 1'-0"

# PROPOSED SOUTH ELEVATION/SECTION 1-2

SCALE 3/16" = 1'-0"




PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: E=rjanssen@dailyjanssen.com, CN=Roger Patton Janssen, O=DAILEY JANSSEN ARCHITECTS, P.A., OU=Architecture, L=West Palm Beach, S=Florida, C=US
Date: 2025.08.05 17:33:53-04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

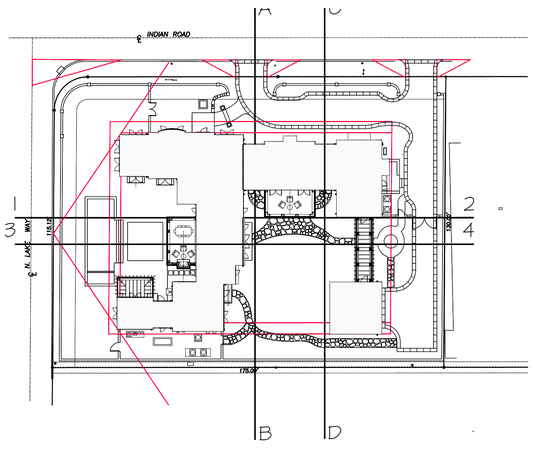
ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.13

JOB NUMBER: 21-109

PROPOSED SOUTH ELEVATION/SECTION 1–2




PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH


DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974


DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen


©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.


SEAL

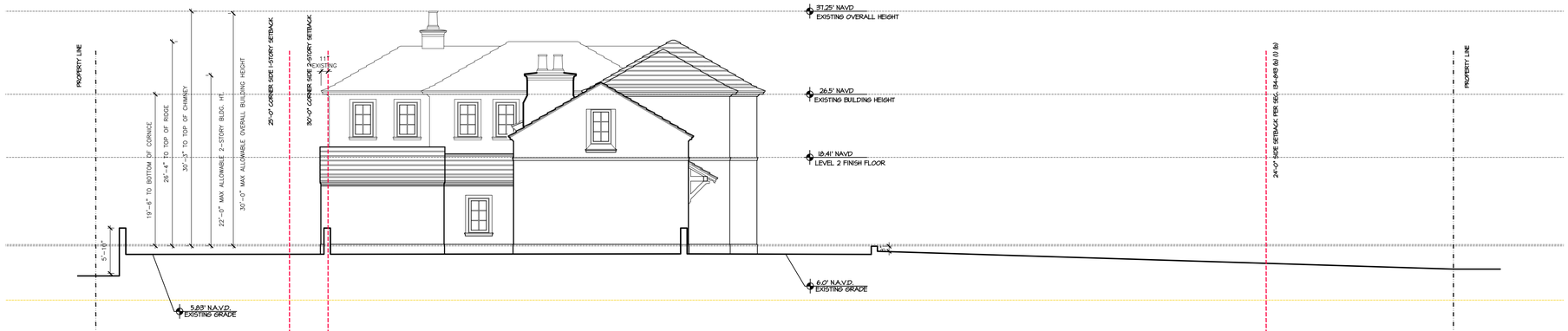
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

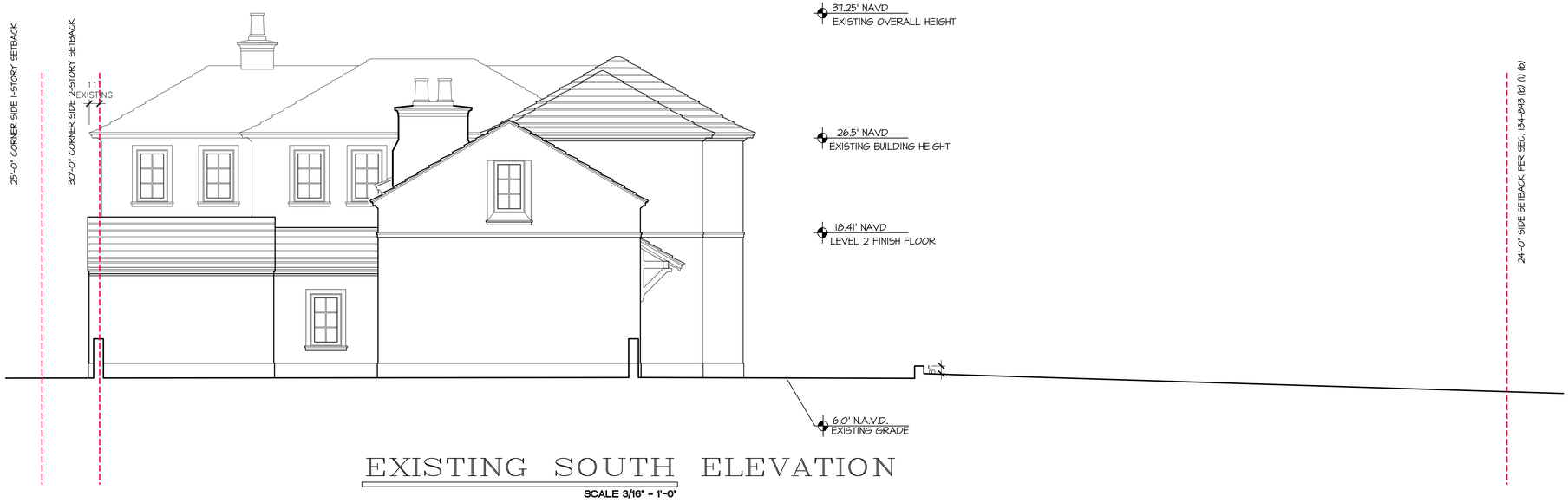
A2.14

JOB NUMBER: 21-109




# EXISTING SOUTH ELEVATION

SCALE 1/8" = 1'-0"




# EXISTING SOUTH ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: C=US, E=rjanssen@dailey.com, CN=Roger Patton Janssen, O="DAILEY JANSSEN ARCHITECTS, P.A.", OU=A01410D0000019C0E4B4A8600144F3, L=West Palm Beach, S=Florida, C=US
Date: 2025.08.04 17:33:09-04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

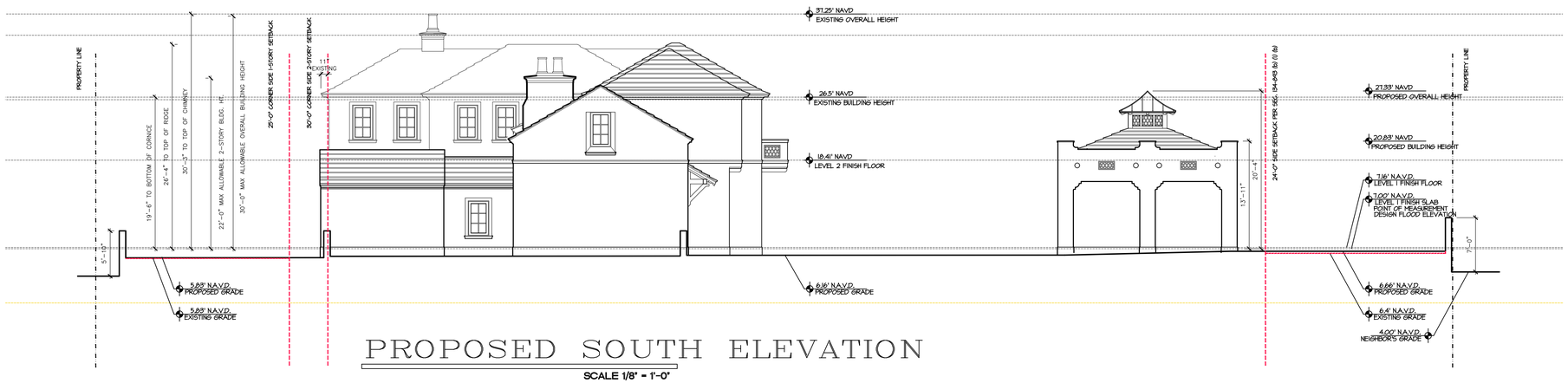
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

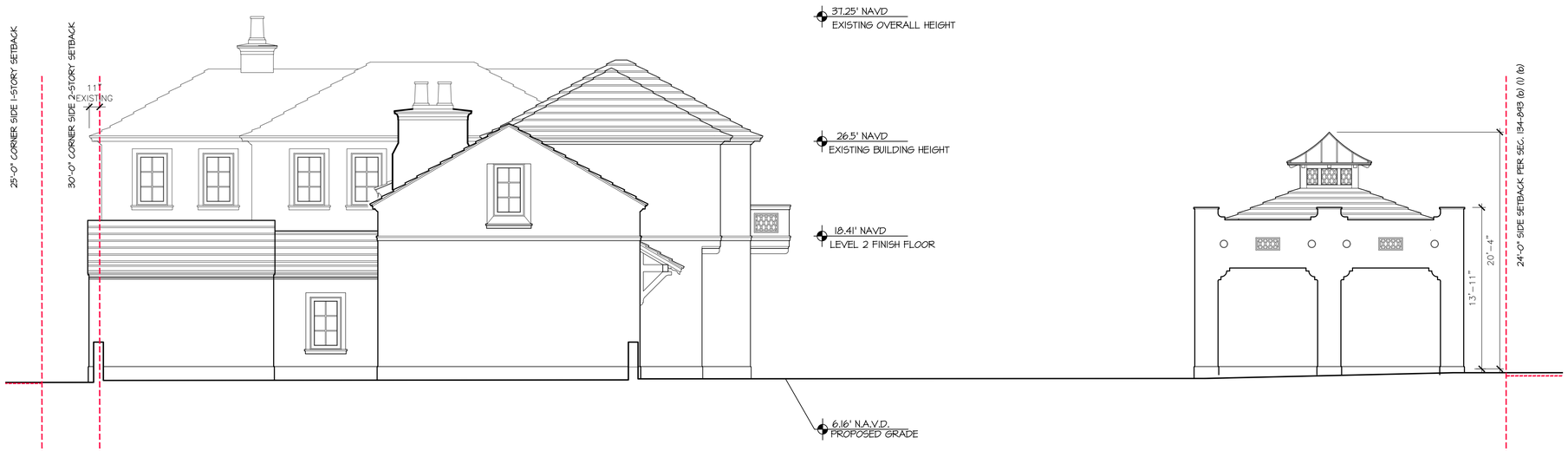
A2.15

JOB NUMBER: 21-109




PROPOSED SOUTH ELEVATION

SCALE 1/8" = 1'-0"




PROPOSED SOUTH ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH


DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974


DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen


©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.


SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.16

JOB NUMBER: 21-109

# PROPOSED SOUTH ELEVATION

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.8.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: cn=Roger Patton Janssen, o=Dailey Janssen Architects, ou=Roger Patton Janssen, c=US, email=rjanssen@dailyjanssen.com, serialNumber=A01410D0100000192E0E0A0000000F, 2.5.4.65=AR0014785
Date: 2025.08.04 11:33:14 -04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

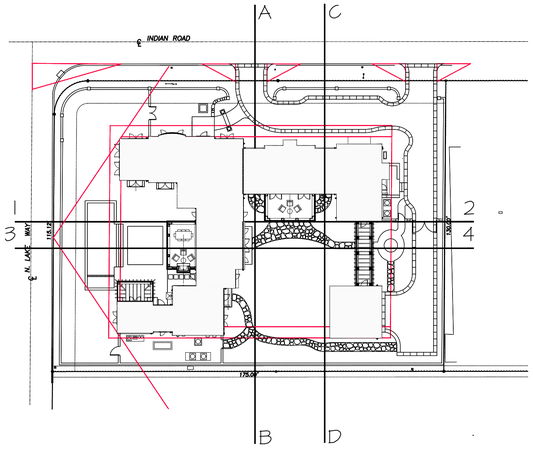
DRAWING NO.

A2.17

JOB NUMBER: 21-109

# EXISTING EAST ELEVATION

SCALE 3/16" = 1'-0"




PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26
DRAWN: PM
REVISIONS:
- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

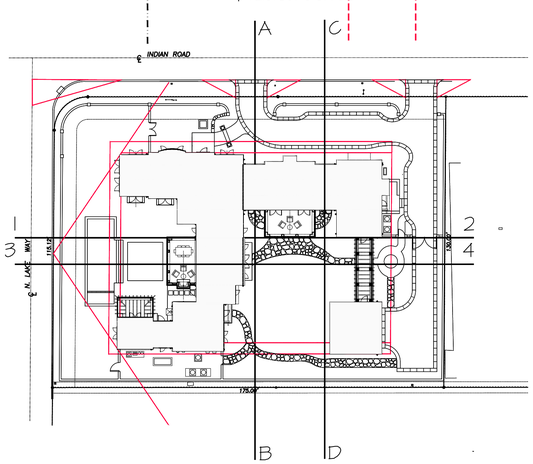
DRAWING NO.

A2.18

JOB NUMBER: 21-104

# PROPOSED EAST ELEVATION/SECTION A–B

SCALE 3/16" = 1'-0"




PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001914

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: c=US, o=Florida, ou=Not Valid Without SHA-1 Certificate, cn=Roger Patton Janssen, email=rjanssen@dailey-janssen.com, serialNumber=A01410D54D2A0A7C1D0A2C2097E2D, title=AR0014785, 2.16.840.1.113730.3.1.241=FL
Date: 2025.08.04 17:31:33 -04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

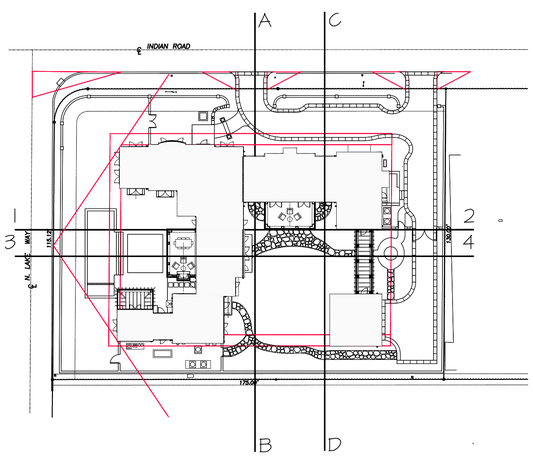
ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.19

JOB NUMBER: 21-109

PROPOSED EAST ELEVATION/SECTION A–B




PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH


DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974


DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen


©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.


SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.20

JOB NUMBER: 21-104

# PROPOSED EAST ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: c=US, o=Florida, ou=Not Valid Unless Digitally Signed, serialNumber=A01410D0000019A1C1B0A2280500, cn=Roger Patton Janssen
Date: 2025.08.04 17:31:20-04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.21

JOB NUMBER: 21-109

# PROPOSED EAST ELEVATION

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

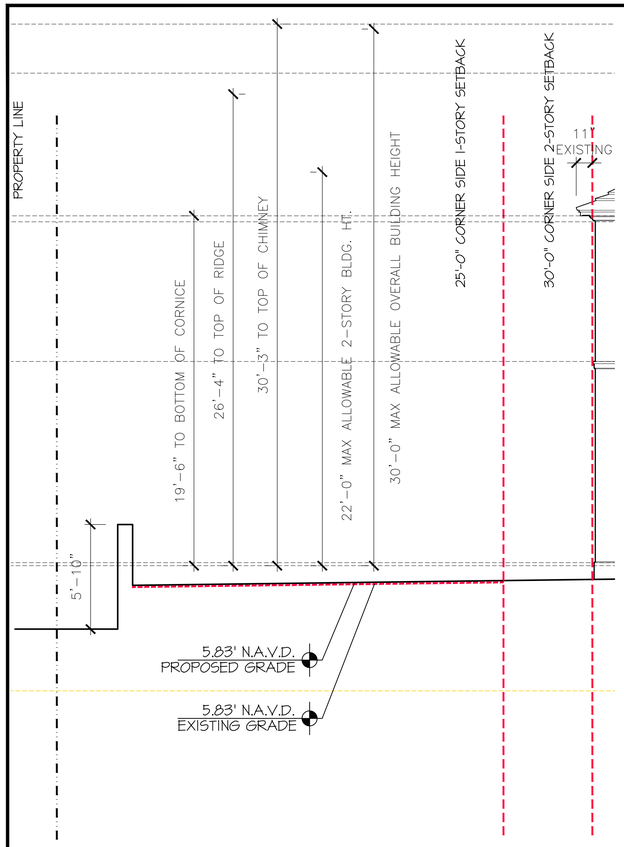
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

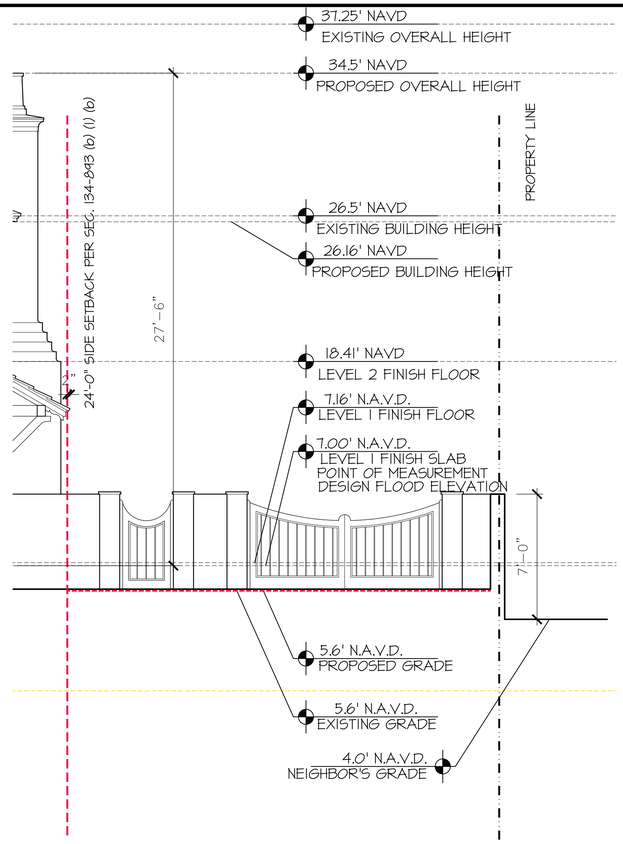
A2.22

JOB NUMBER: 21-104



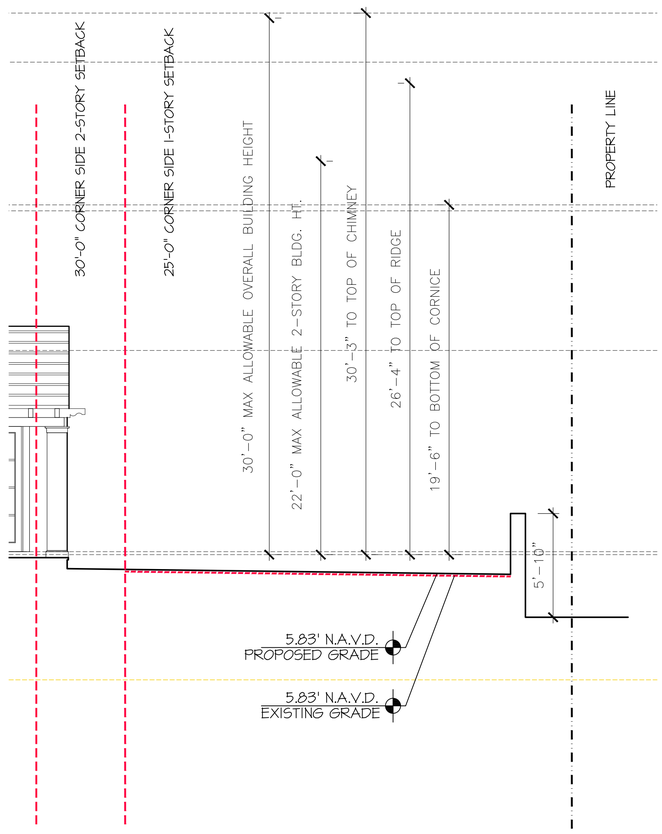

## YARD SECTION 1

SCALE 1/4" = 1'-0"



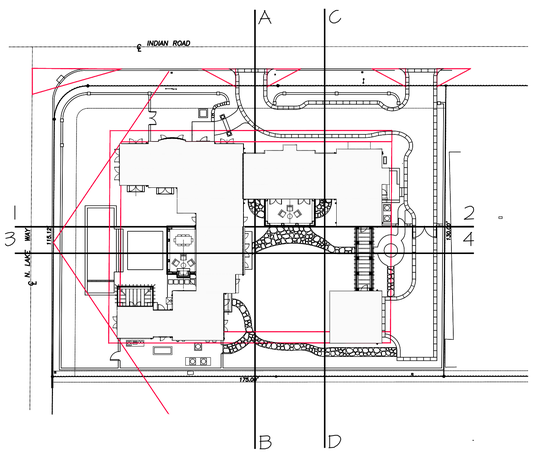

## YARD SECTION 2

SCALE 1/4" = 1'-0"




## YARD SECTION 3

SCALE 1/4" = 1'-0"




PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2025.6.26
DRAWN: PM
REVISIONS:
- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

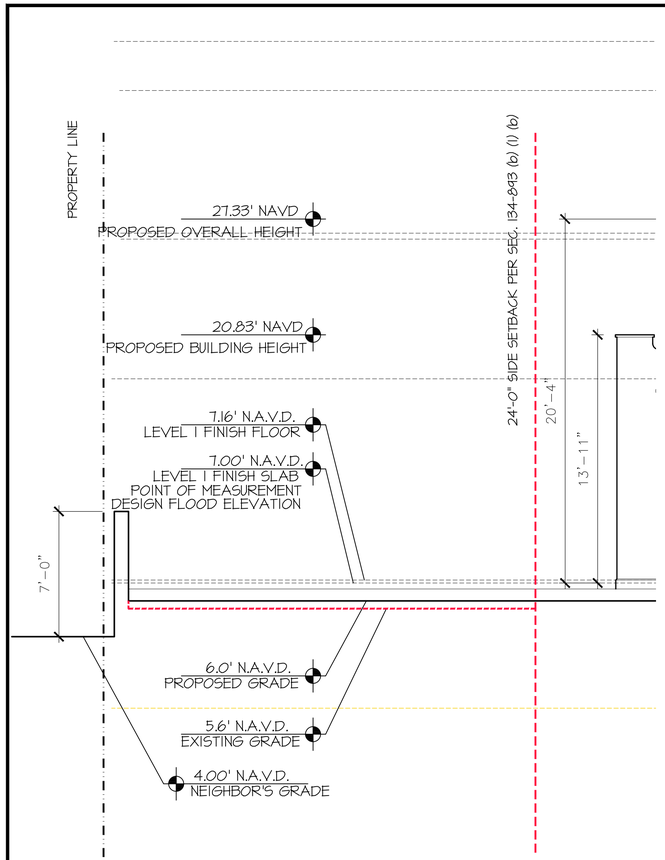
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

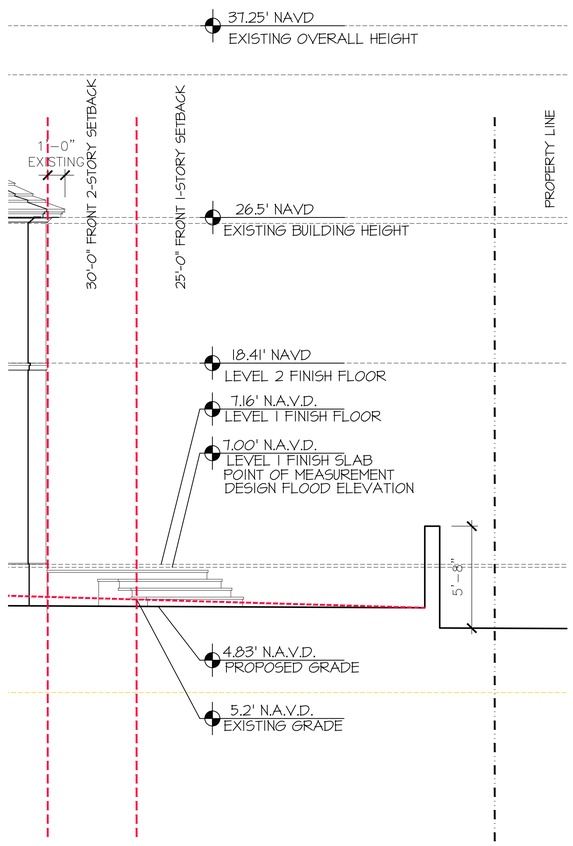
A2.23

JOB NUMBER: 21-109



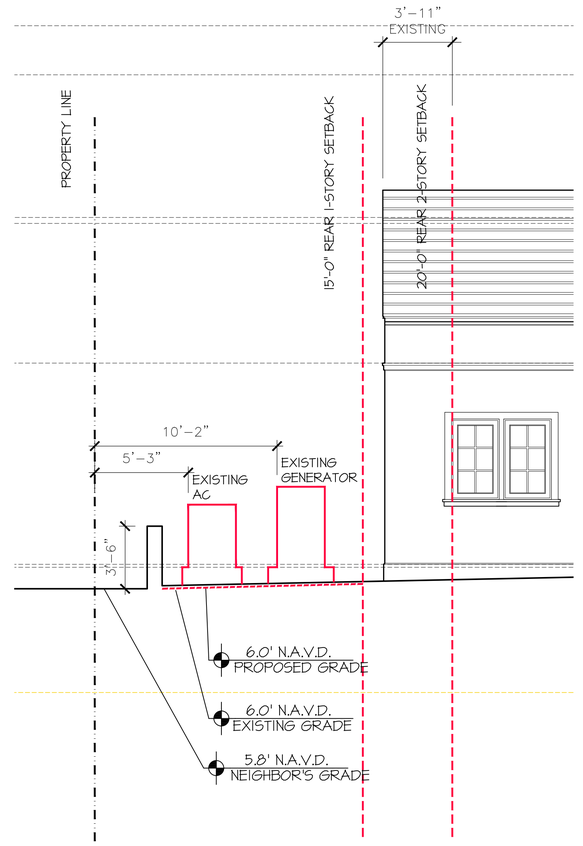

YARD SECTION 4

SCALE 1/4" = 1'-0"



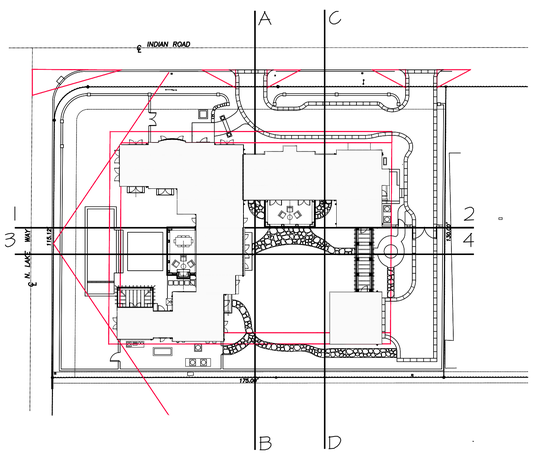

YARD SECTION A

SCALE 1/4" = 1'-0"




YARD SECTION B

SCALE 1/4" = 1'-0"




PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A. ALL RIGHTS RESERVED.

SEAL

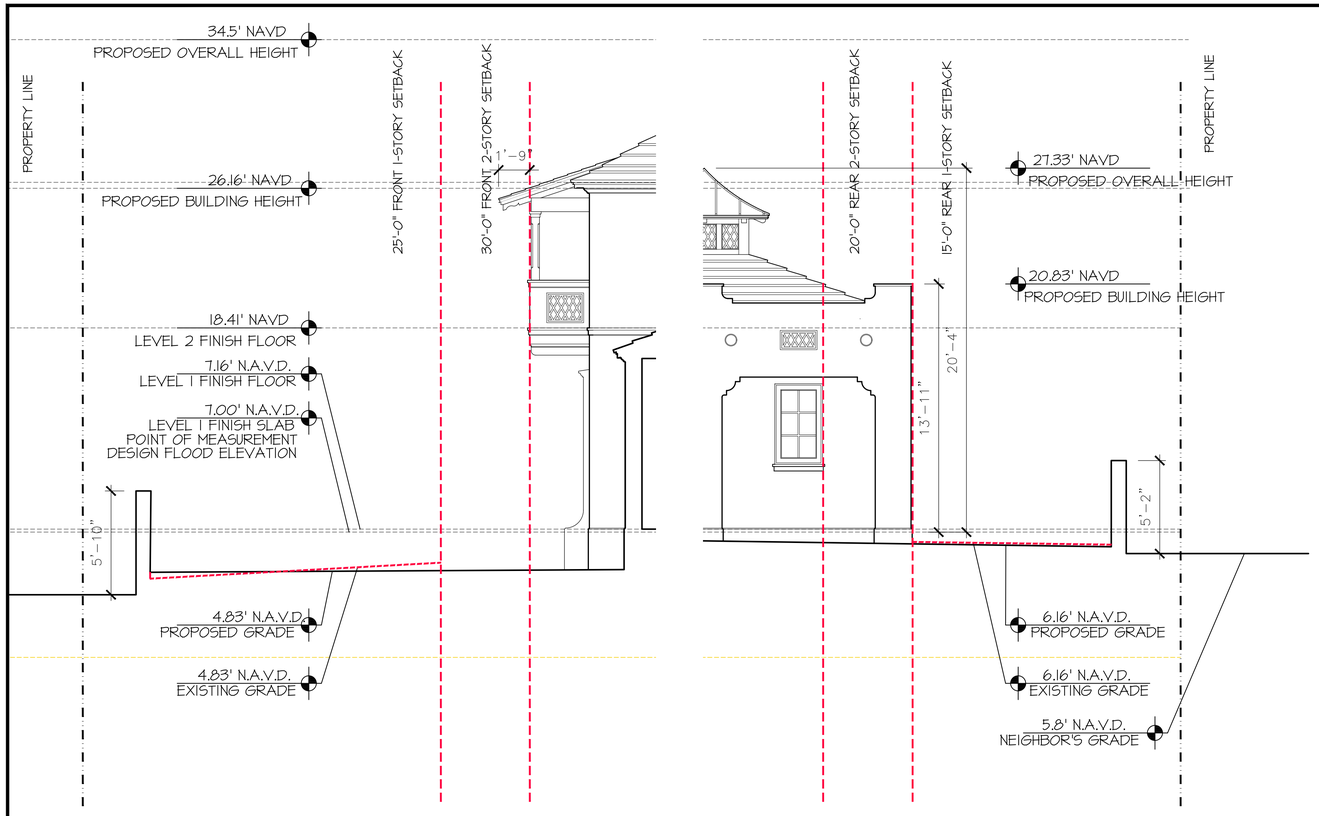
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.24

JOB NUMBER: 21-104



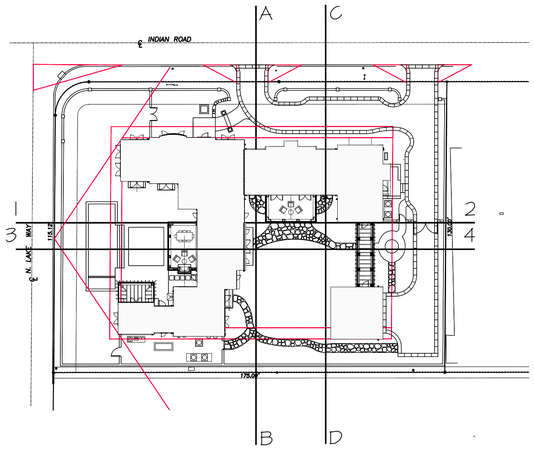

## YARD SECTION C

SCALE 1/4" = 1'-0"




## YARD SECTION D

SCALE 1/4" = 1'-0"




PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA, 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2025.8.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: C=US, E=rjanssen@dailey-janssen.com, CN=Roger Patton Janssen, O=DAILEY JANSSEN ARCHITECTS, OU=A01410D0000019B3A3B8A1A4A7C1F8000C0B5B3D, L=West Palm Beach, S=Florida, C=US
Date: 2025.08.04 17:33:39-04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

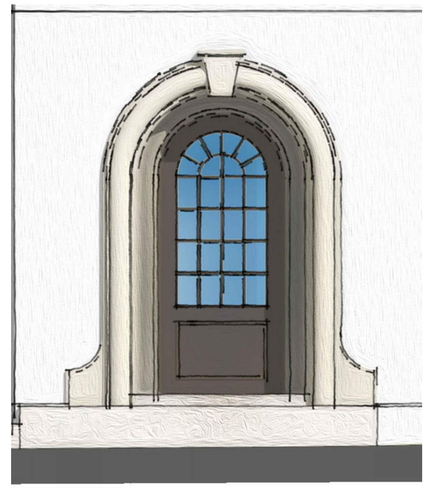
DRAWING NO.

A2.25

JOB NUMBER: 21-109

## TRELLIS DETAIL

SCALE 3/4"= 1'-0"

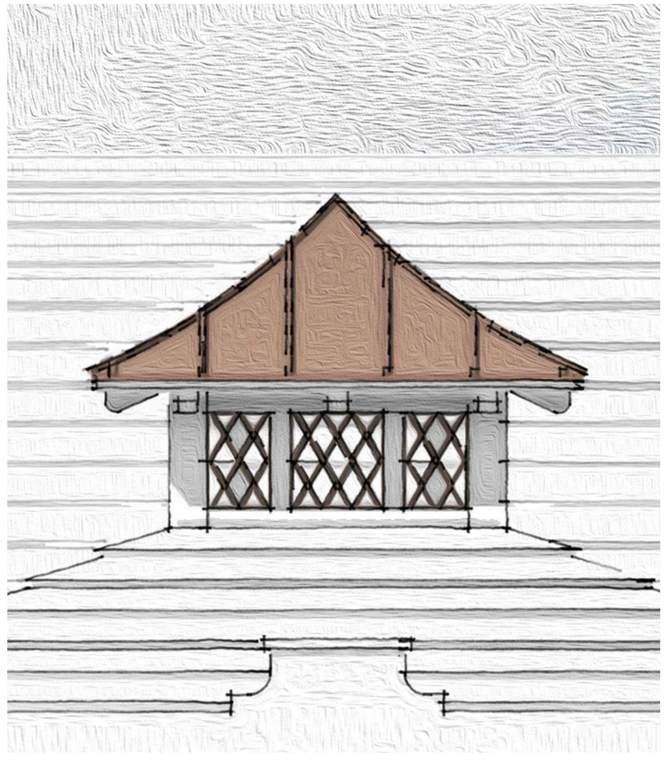


## FRONT DOOR DETAIL

SCALE 1" = 1'-0"

## COVERED BALCONY DETAIL

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



## CUPOLA DETAIL

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

## CORNICE DETAIL

SCALE 1" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: C=US, E=rjanssen@dajarch.com, O=Dailey Janssen Architects, OU=AR14785, CN=Roger Patton Janssen
Reason: I am the author of this document
Location: 3 Indian Palm Beach, St Florida, 33480
Date: 2025.08.04 17:30:14 -04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

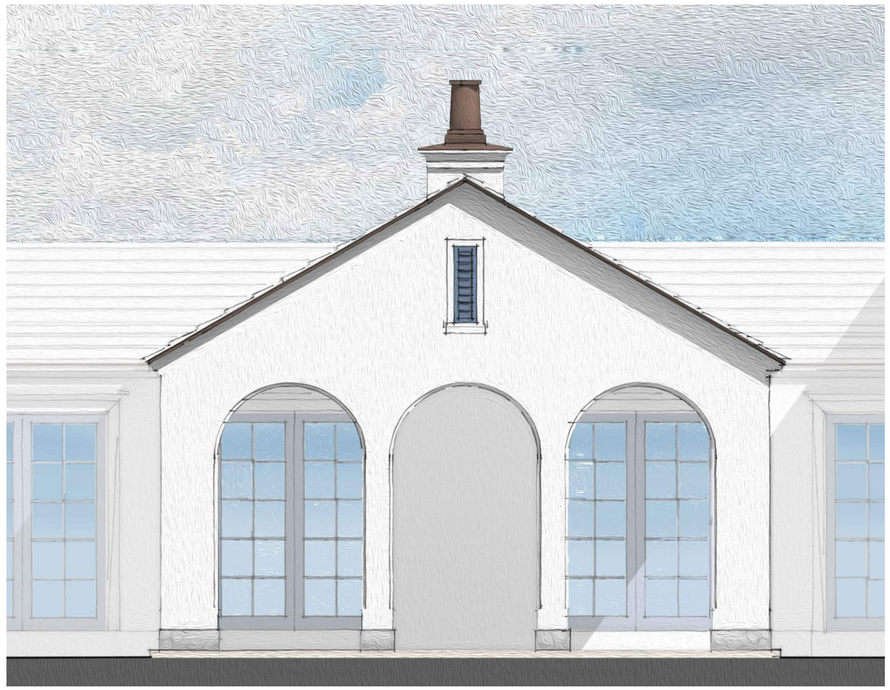
DRAWING NO.

A2.36

JOB NUMBER: 21-109

## BARBEQUE NOOK DETAIL

SCALE 1" = 1'-0"



## LOGGIA DETAIL

SCALE 3/4" = 1'-0"

## BALCONY DETAIL

SCALE 1" = 1'-0"

## GARAGE DOOR DETAIL

SCALE 1" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.8.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.37

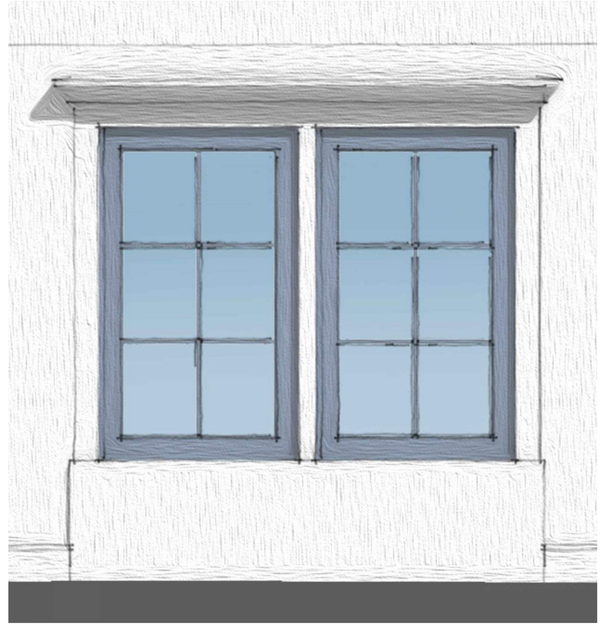
JOB NUMBER: 21-109

EAVE DETAIL

SCALE 3" = 1'-0"

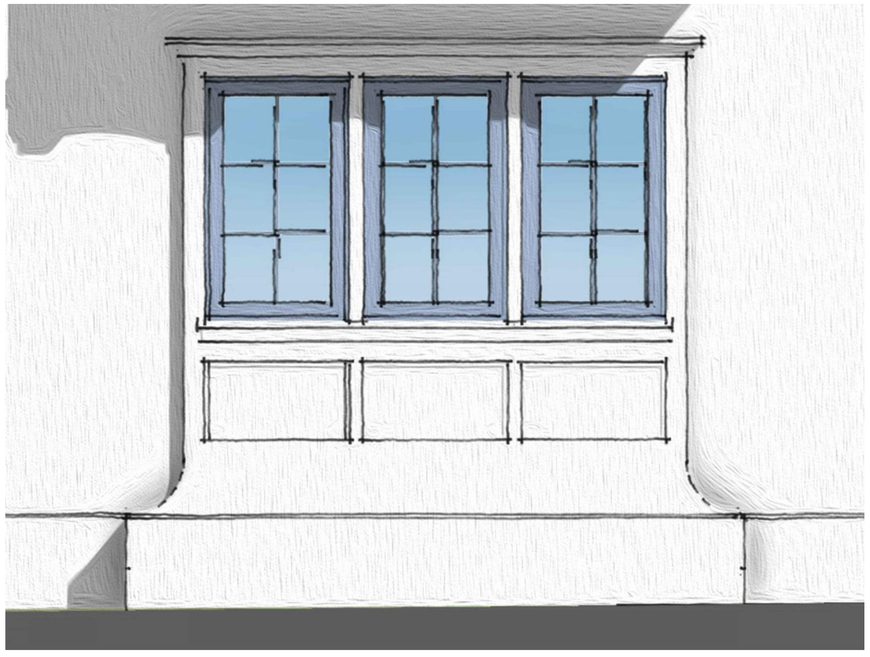
WINDOW DETAIL

SCALE 3" = 1'-0"



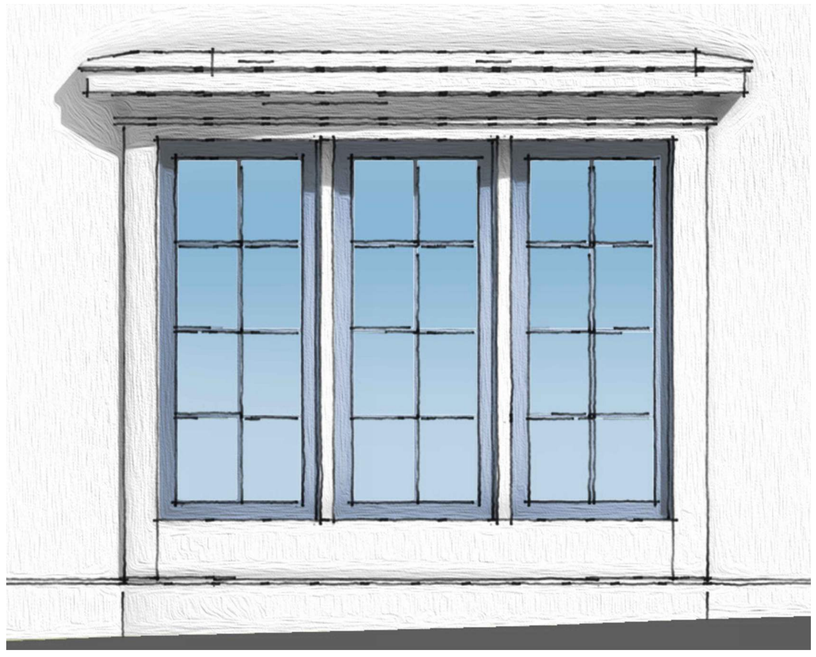
DOUBLE WINDOW DETAIL

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



TRIPLE WINDOW DETAIL

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



BAY DETAIL

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

PROPOSED ADDITIONS AND ALTERATIONS AT:

# 250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: C=US, O=Dailey Janssen Architects, CN=Roger Patton Janssen, OU=DAILEY JANSSEN ARCHITECTS, S.A., SERIALNUMBER=AA-C001974, L=West Palm Beach, S=Florida, C=US
Date: 2025.08.25 17:36:17-04'00'

©COPYRIGHT 2025 DAILEY JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

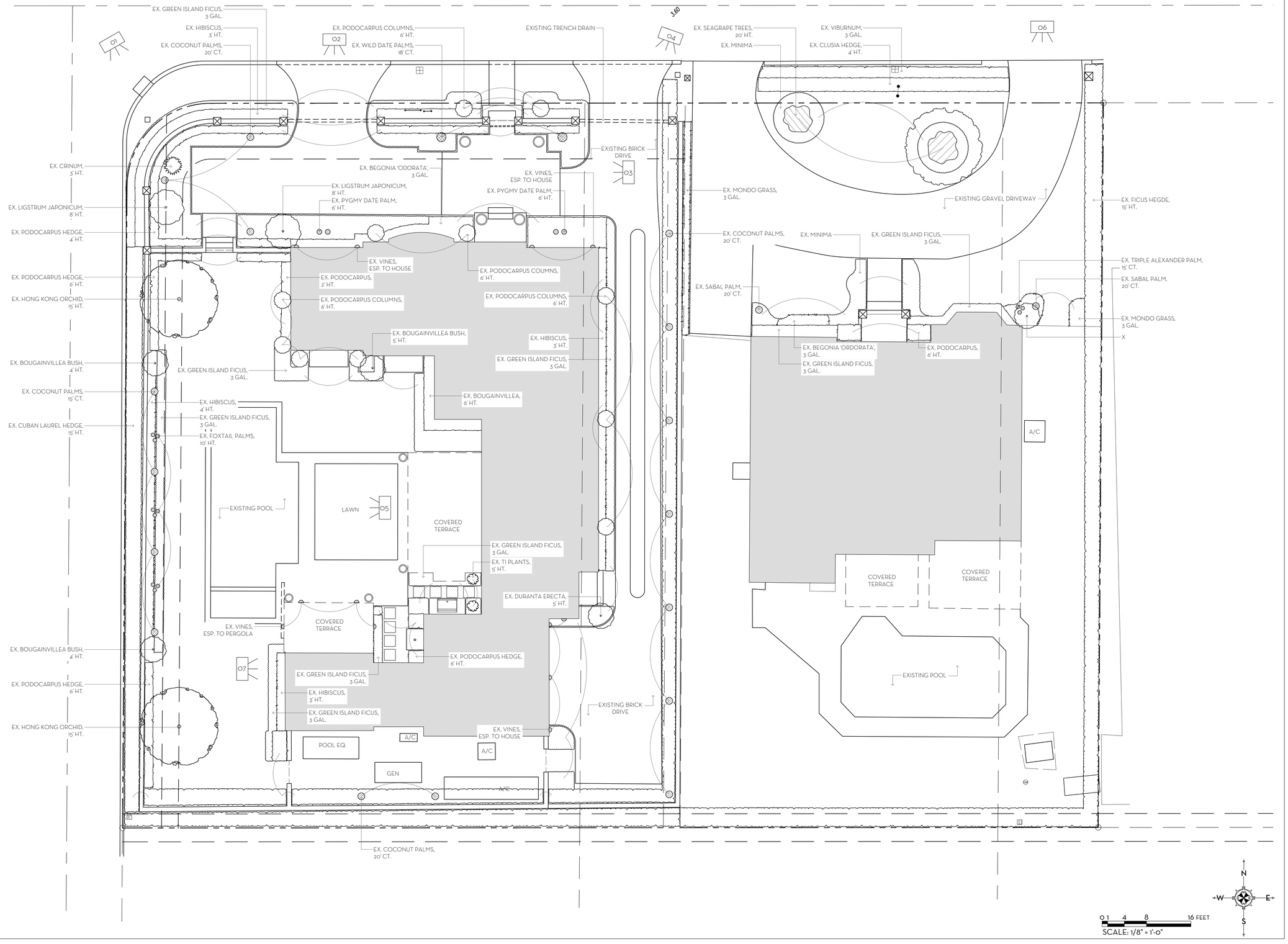
ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.38

JOB NUMBER: 21-109

**FINAL SUBMITTAL**





MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


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

EXISTING CONDITIONS PLAN

# RESIDENCE

250 INDIAN, PALM BEACH, FL.

04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 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


EX1

FINAL SUBMITTAL

01

02

03

04

05

06

07


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


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

EXISTING CONDITION PHOTOS

# RESIDENCE

250 INDIAN, PALM BEACH, FL.

04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 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


EX2

**FINAL SUBMITTAL**

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


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

OVERALL SITE PLAN

# RESIDENCE

250 INDIAN, PALM BEACH, FL.

04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 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


Lo

**FINAL SUBMITTAL**

1 EL1 NORTH (FRONT) - EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

2 EL1 NORTH (FRONT) - INTERIOR ELEVATION
SCALE: 1/8"=1'-0"


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


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

ELEVATION RENDERINGS

# RESIDENCE

250 INDIAN, PALM BEACH, FL.

04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 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


EL1

**FINAL SUBMITTAL**

1 EL2 SOUTH (REAR) - ELEVATION
SCALE: 1/8"=1'-0"

2 EL2 EAST (SIDE) - ELEVATION
SCALE: 1/8"=1'-0"

3 EL2 WEST (SIDE) - ELEVATION
SCALE: 1/8"=1'-0"


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


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

ELEVATION RENDERINGS

# RESIDENCE

250 INDIAN, PALM BEACH, FL.

04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 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


EL2

**FINAL SUBMITTAL**

**OVERALL R-A SITE CALCULATIONS:**

| | | | |
|---|---|---|---|
| SITE AREA = | 22,703 | SQ FT | 100% |
| **MINIMUM LANDSCAPE:** | | | |
| REQUIRED = | 11,352 | SQ FT | 50% |
| EXISTING = | - | SQ FT | - |
| PROPOSED = | 11,604 | SQ FT | 51.1% |

**FRONT SETBACK SITE CALCULATIONS:**

| | | | |
|---|---|---|---|
| 35' SETBACK AREA = | 6,078 | SQ FT | 100% |
| **MINIMUM LANDSCAPE:** | | | |
| REQUIRED = | 2,735 | SQ FT | 45% |
| EXISTING = | - | SQ FT | - |
| PROPOSED = | 3,302 | SQ FT | 54.3% |

LEGEND

- HARDSCAPE
- LANDSCAPE
- BUILDING

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


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

OVERALL OPEN SPACE DIAGRAM

# RESIDENCE

250 INDIAN, PALM BEACH, FL.

04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 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


**OS1**

**FINAL SUBMITTAL**

**OVERALL R-A SITE CALCULATIONS:**

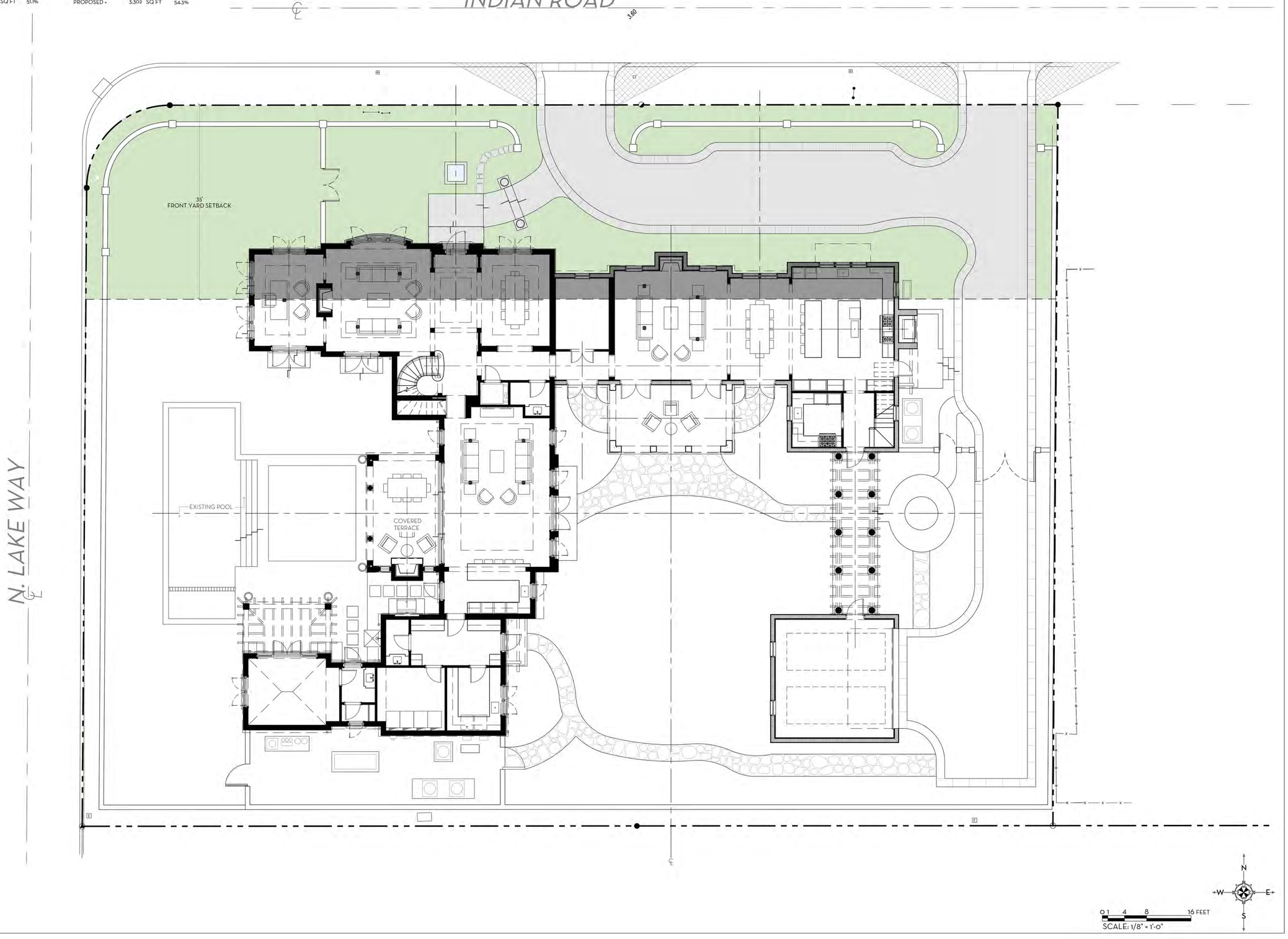
| | | | |
|---|---|---|---|
| SITE AREA = | 22,703 | SQ FT | 100% |
| **MINIMUM LANDSCAPE:** | | | |
| REQUIRED = | 11,352 | SQ FT | 50% |
| EXISTING = | - | SQ FT | - |
| PROPOSED = | 11,604 | SQ FT | 51.1% |

**FRONT SETBACK SITE CALCULATIONS:**

| | | | |
|---|---|---|---|
| 35' SETBACK AREA = | 6,078 | SQ FT | 100% |
| **MINIMUM LANDSCAPE:** | | | |
| REQUIRED = | 2,735 | SQ FT | 45% |
| EXISTING = | - | SQ FT | - |
| PROPOSED = | 3,302 | SQ FT | 54.3% |

LEGEND

- HARDSCAPE
- LANDSCAPE
- BUILDING





MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


35' FRONT SETBACK OPEN SPACE DIAGRAM

# RESIDENCE

250 INDIAN, PALM BEACH, FL.

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

04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 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


**OS2**

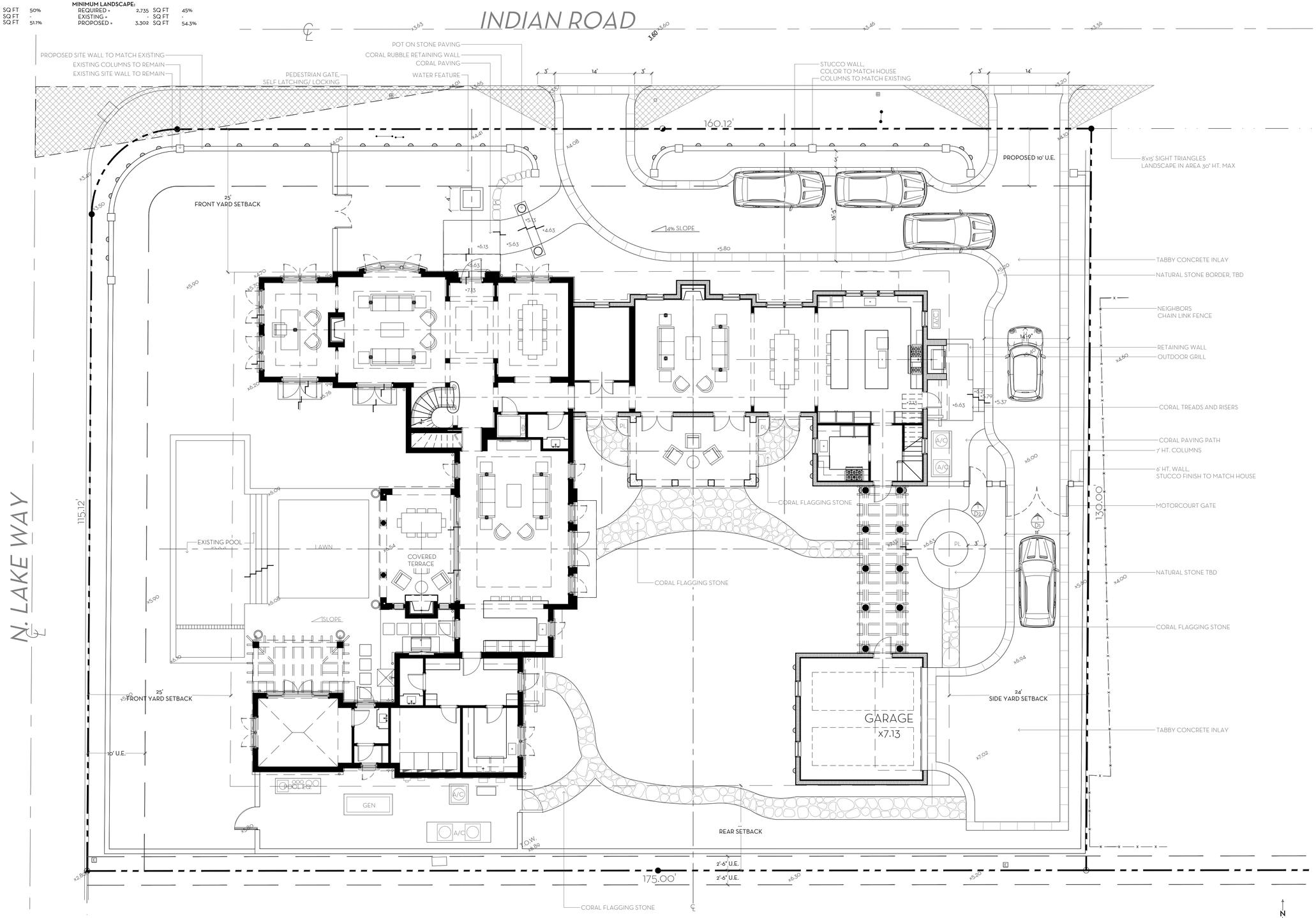
**FINAL SUBMITTAL**

**OVERALL R-A SITE CALCULATIONS:**

| | | | |
|---|---|---|---|
| SITE AREA = | 22,703 | SQ FT | 100% |
| **MINIMUM LANDSCAPE:** | | | |
| REQUIRED = | 11,352 | SQ FT | 50% |
| EXISTING = | - | SQ FT | - |
| PROPOSED = | 11,604 | SQ FT | 51.1% |

**FRONT SETBACK SITE CALCULATIONS:**

| | | | |
|---|---|---|---|
| 35' SETBACK AREA = | 6,078 | SQ FT | 100% |
| **MINIMUM LANDSCAPE:** | | | |
| REQUIRED = | 2,735 | SQ FT | 45% |
| EXISTING = | - | SQ FT | - |
| PROPOSED = | 3,302 | SQ FT | 54.3% |




FILL CALCULATIONS
7.00' F.F.E. - 1.65' COR ÷2 = 1.67' (MAXIMUM LOT FILL)

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

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


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


HARDSCAPE PLAN
# RESIDENCE
250 INDIAN, PALM BEACH, FL.

04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 2025

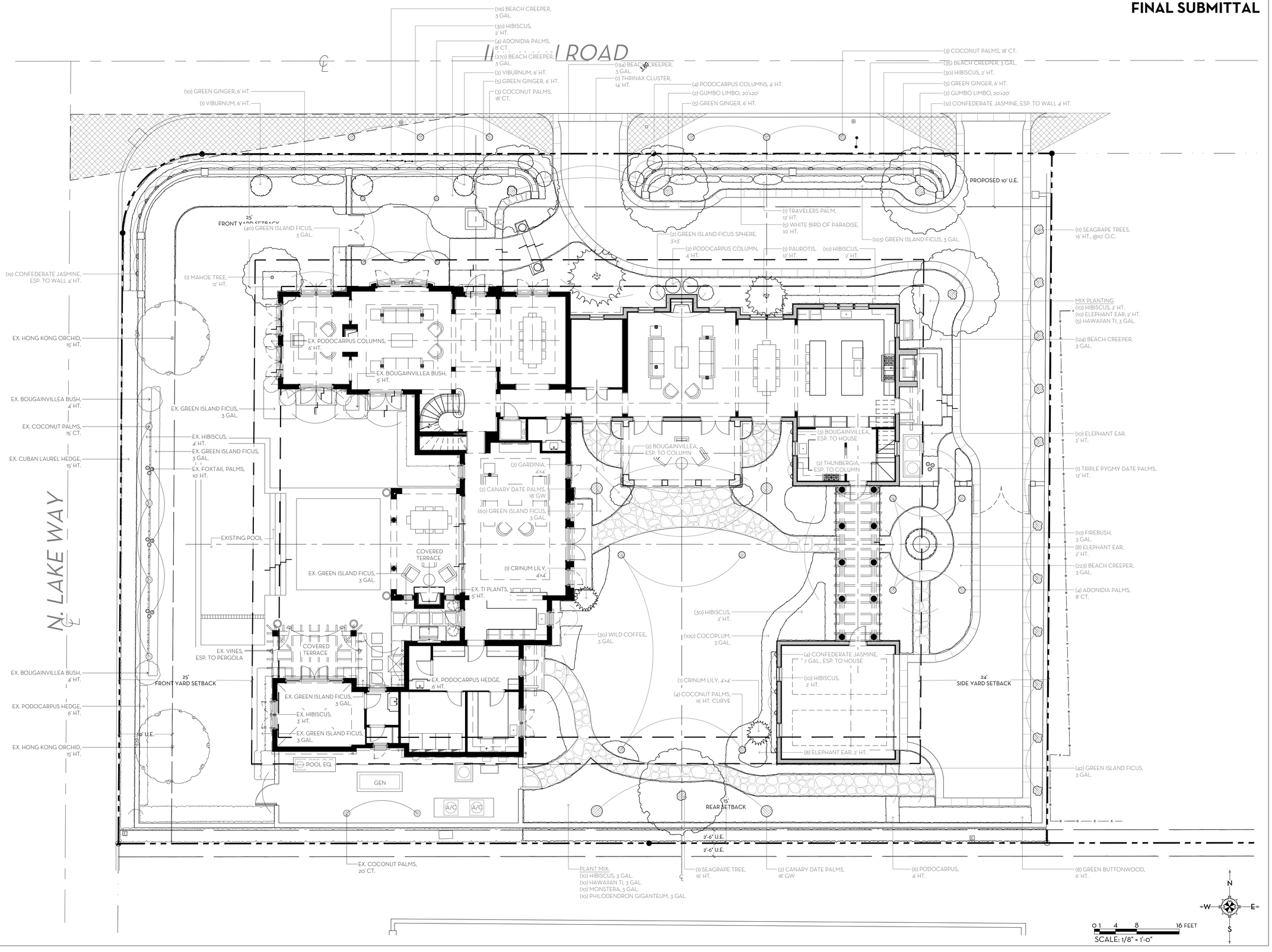

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM


L1

**FINAL SUBMITTAL**





MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


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

LANDSCAPE PLAN

# RESIDENCE

250 INDIAN, PALM BEACH, FL.

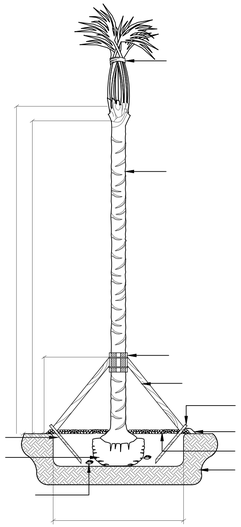
04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 2025


NIEVERA WILLIAMS
DESIGN

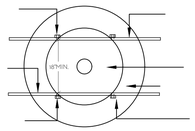
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

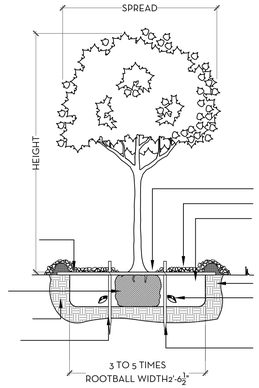

LP1

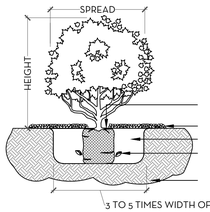


PALM PLANTING DETAIL
N.T.S.

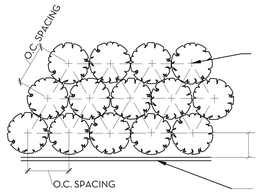


TREE PLANTING DETAIL
N.T.S.

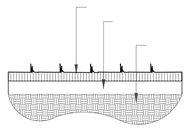


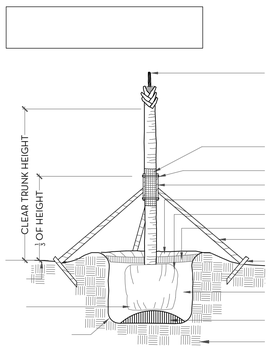

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



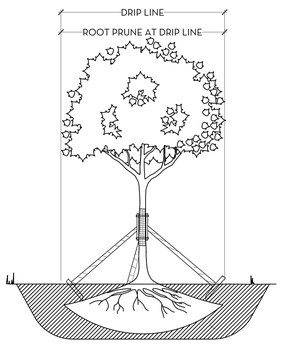

PLANT SPACING DETAIL
N.T.S.



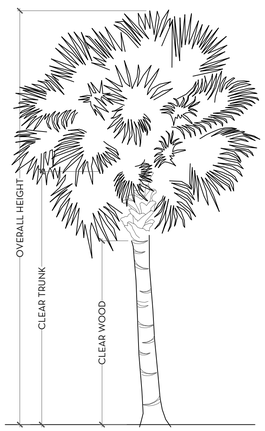
SOD PLANTING DETAIL
N.T.S.




PALM TREE PLANTING AND STAKING DETAIL
N.T.S.




TREE ROOT PRUNING DETAIL
N.T.S.




PALM SPECIFICATION DETAIL
N.T.S.

# FINAL SUBMITTAL

NIEVERA WILLIAMS DESIGN

250 Indian, Palm Beach, FL 33480
8/4/2025

**Landscape Material Schedule**

| ITEM NO. | COMMON NAME | BOTANICAL NAME | QTY | NATIVE | SPECIFICATION |
|---|---|---|---|---|---|
| | TREES | | | | |
| 1 | GUMBO LIMBO | Bursera simaruba | 4 | X | 20' X 20' |
| 2 | SEAGRAPE TREE | Coccoloba diversifolia | 12 | X | 16' HT. @10' O.C. |
| 3 | MAHOE TREE | Hibiscus tiliaceus | 1 | | 12' HT. |
| 4 | | | 17 | 94% | |
| 5 | PALMS | | | | |
| 6 | ADONIDIA PALMS | Veitchia merrillii | 8 | | 8' CT |
| 7 | CANARY DATE PALMS | Phoenix canariensis | 4 | | 18' GW |
| 8 | COCONUT PALMS | Cocos nucifera | 4 | | 16' HT. CURVED |
| 9 | COCONUT PALMS | Cocos nucifera | 6 | | 18' CT |
| 10 | DAURTIS PALM | Acoelorrhaphe wrightii | 1 | X | 12' HT. |
| 11 | THRINAX PALM | Coccothrinax argentata | 1 | | 14' HT. |
| 12 | DYGMY DATE PALM | Phoenix roebelenii | 1 | | 12' HT. TRIPLE |
| 13 | TRAVELERS PALM | Ravenala madagascariensis | 1 | | 12' HT. |
| 14 | | | 24 | | |
| 15 | HEDGE/SHRUB/VINES | | | | |
| 16 | COCOPLUM | Chrysobalanus icaco | 100 | X | 3 GAL |
| 17 | GREEN BUTTONWOOD | Conocarpus erectus | 8 | X | 6 H.T. |
| 18 | HAWAIIAN TI | Cordyline fruticosa | 15 | | 3 GAL |
| 19 | GREEN ISLAND FICUS SPHERE | Ficus microcarpa 'Green Island' | 2 | | 3x3 |
| 20 | FIRE BUSH | Hamelia patens var. patens | 10 | X | 3 GAL |
| 21 | HIBISCUS | Hibiscus acetosella | 10 | | 3 GAL |
| 22 | HIBISCUS | Hibiscus acetosella | 120 | | 2 H.T. |
| 23 | MONSTERA | Monstera deliciosa | 10 | | 3 GAL |
| 24 | PODOCARPUS COLUMN | Podocarpus macrophyllum | 6 | | 6' HT. |
| 25 | PODOCARPUS HEDGE | Podocarpus macrophyllum | 6 | | 6' HT. |
| 26 | ELEPHANT EAR | Alocasia macrorrhizos | 36 | | 2 H.T. |
| 27 | GARDINIA | Gardenia jasminoides | 7 | | 6'x4 |
| 28 | PHILODENDRON GIGANTEUM | Philodendron Giganteum | 10 | | 3 GAL |
| 29 | WHITE BIRD OF PARADISE | Strelitzia nicolai | 5 | | 10' HT. |
| 30 | GREEN GINGER | Alpinia zerumbet | 25 | | 6 H.T. |
| 31 | VIBURNUM | | 3 | X | 6 H.T. |
| 32 | CRINUM LILY | Crinum asiaticum | 2 | | 6'x4 |
| 33 | CONFEDERATE JASMINE | Trachelospermum jasminoides | 51 | | ESP. TO WALL 6' HT. |
| 34 | CONFEDERATE JASMINE | Trachelospermum jasminoides | 4 | | 7 GAL. ESP. TO HOUSE |
| 35 | BOUGAINVILLEA | Bougainvillea spp. | 5 | | ESP. TO COLUMN |
| 36 | THUNBERGIA | Thunbergia erecta | 2 | | ESP. TO COLUMN |
| 37 | | | 401 | 30% | |
| 38 | GROUND COVERS | | | | |
| 39 | BEACH CREEPER | Ernodea littoralis | 902 | X | 3 GAL |
| 40 | WILD COFFEE | Psychotria nervosa | 30 | X | 3 GAL |
| 41 | GREEN ISLAND FICUS | Ficus microcarpa 'Green Island' | 245 | | 3 GAL |
| 42 | | | 1177 | 79% | |
| 43 | SOD | | | | |
| 44 | ZOYSIA | | | | CONTRACTOR TO ESTIMATE AND VERIFY SQUARE FOOTAGE NEEDED |

**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:** | 250 Indian | |
| 2 | **Lot Area (sq. ft.):** | 22,703 sq ft | |
| 3 | | REQUIRED | PROPOSED |
| 4 | Landscape Open Space (LOS) (Sq Ft and %) | 11,352 sq ft (50%) | 11,604 sq ft (51.1%) |
| 5 | LOS to be altered (Sq FT and %) | N/A | N/A |
| 6 | Perimeter LOS (Sq Ft and %) | N/A | N/A |
| 7 | Front Yard LOS (Sq Ft and %) | 2,735 sq ft (45%) | 3,302 sq ft (54.3%) |
| 8 | Native Trees % | 30% | 94% |
| 9 | Native Shrubs & Vines % | 30% | 30% |
| 10 | Native Groundcover % | 30% | 79% |

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

# RESIDENCE

250 INDIAN, PALM BEACH, FL.

04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 2025

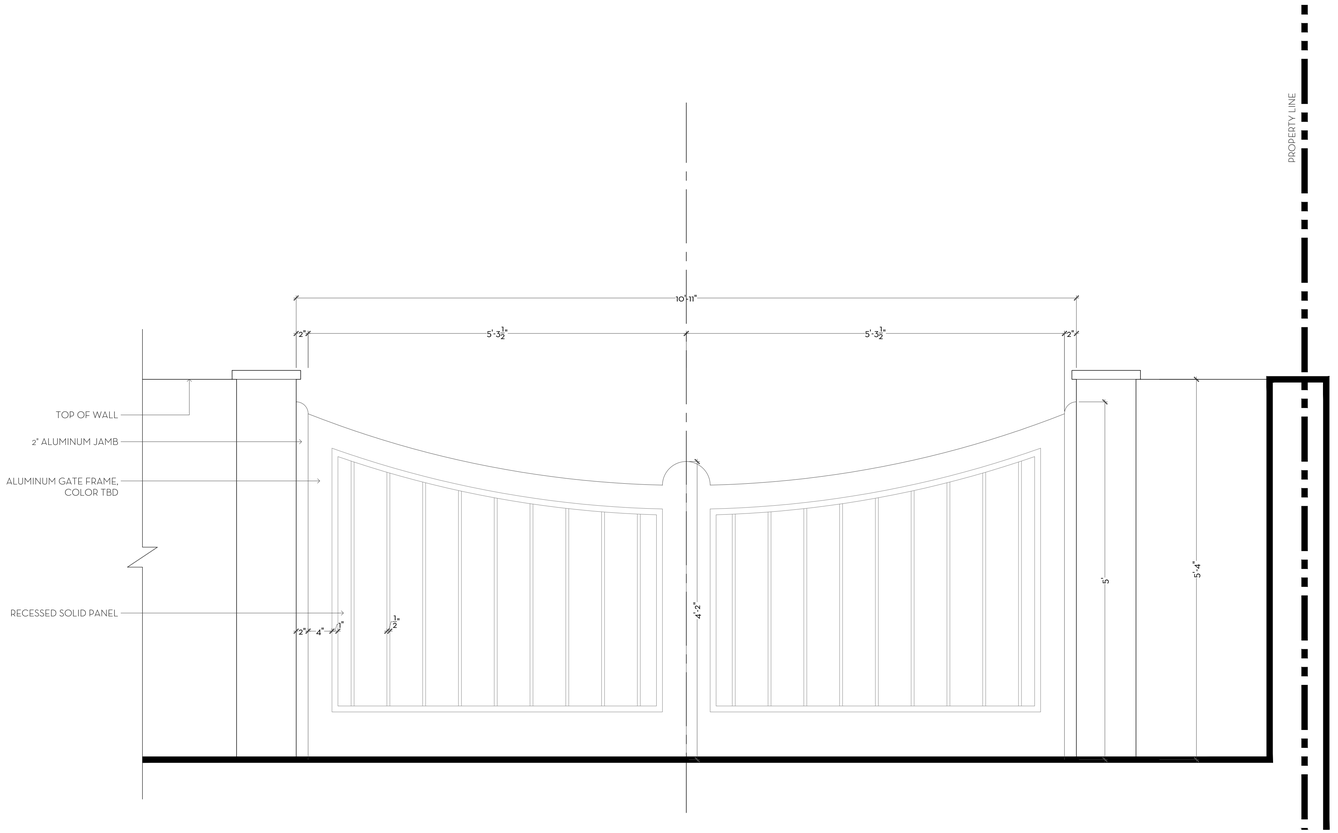

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM


LP2

**FINAL SUBMITTAL**




1/D1 MOTORCOURT GATE - ELEVATION
SCALE: 1"=1'-0"


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


SCALE: 1" = 1'-0"

GATES DETAILS
# RESIDENCE
250 INDIAN, PALM BEACH, FL.

04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 2025

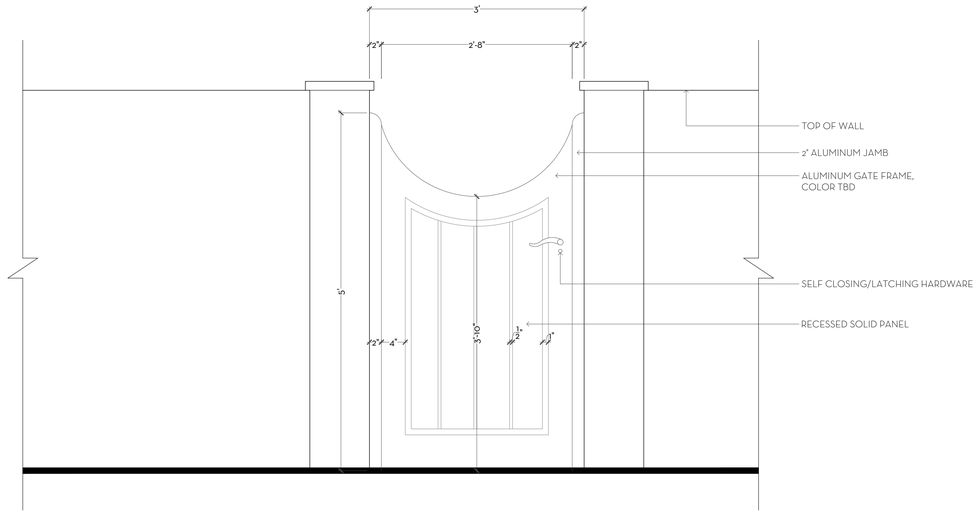

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM


D1

**FINAL SUBMITTAL**




1/D2 MAIN PEDESTRIAN GATES - ELEVATION
SCALE: 1"=1'-0"


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


SCALE: 1" = 1'-0"

GATES DETAILS
# RESIDENCE
250 INDIAN, PALM BEACH, FL.

04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 2025

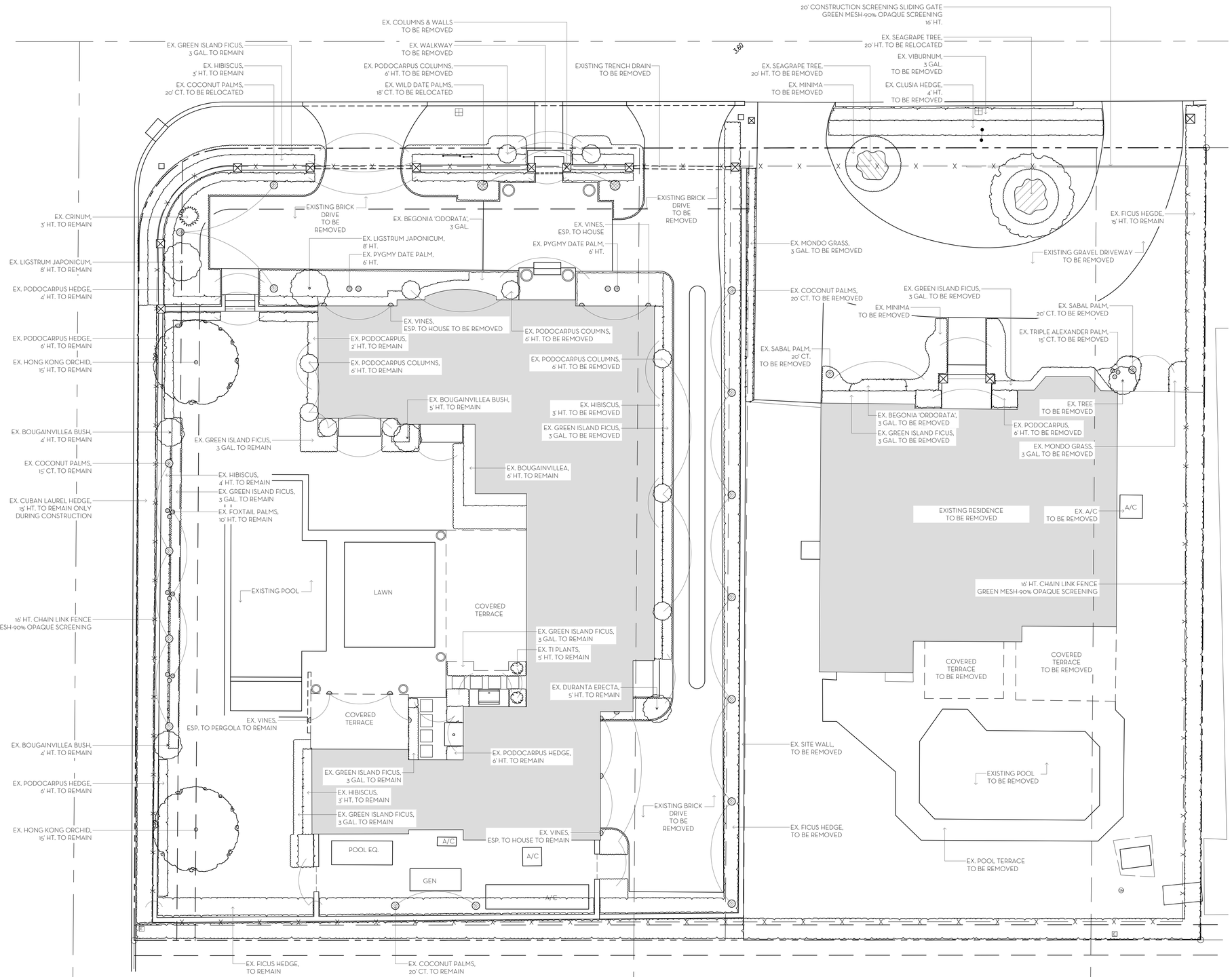

NIEVERA WILLIAMS
DESIGN

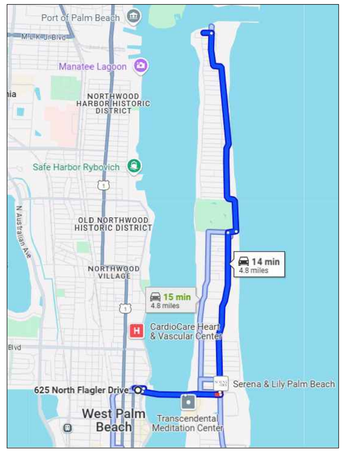
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM


D2

**FINAL SUBMITTAL**



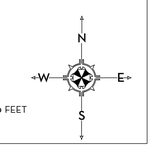

## TRUCK ROUTE

**TRUCK ROUTE MAP & LOGISTICS**

**MAXIMUM TRUCK SIZE: 30 FEET**

**BEST ROUTE TO PROPERTY:**
**FLAGLER MEMORIAL BRIDGE,**
**TURN LEFT ONTO NORTH COUNTY RD &**
**TURN LEFT ONTO INDIAN ROAD**

**ESTIMATED NUMBER OF LARGE TRUCK TRIPS: 50**




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"

CONSTRUCTION SCREENING PLAN

# RESIDENCE

250 INDIAN, PALM BEACH, FL.

04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 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

CSP

# Public Comment - ARCOM

08/21/2025 10:03 AM (EDT)

## Public Comment

Please note that all submissions of this form will become part of the official public record.

**Comments must be submitted at least 24 hours prior to the start of the meeting.** Any comments submitted after this time may not be processed until after the meeting has concluded.

| | |
|---|---|
| **Month of Meeting** | August |
| **Please select the agenda item you would like to comment on.** | ARC-25-0043 250 INDIAN RD |
| **Comment** | letter |
| **Your Position** | For |
| **First and Last Name** | Chrissy and Ian MacTaggart |
| **Address** | 1575 North Lake Way |

# Public Comment - ARCOM

08/21/2025 10:01 AM (EDT)

## Public Comment

Please note that all submissions of this form will become part of the official public record.

**Comments must be submitted at least 24 hours prior to the start of the meeting.** Any comments submitted after this time may not be processed until after the meeting has concluded.

| | |
|---|---|
| **Month of Meeting** | August |
| **Please select the agenda item you would like to comment on.** | ARC-25-0043 250 INDIAN RD |
| **Comment** | letter |
| **Your Position** | For |
| **First and Last Name** | Ellen and Michael Merriman |
| **Address** | 225 and 301 Indian Road |
| **Image or File Upload (optional)** | Smith letter to ARCOM 2025.pdf |

Members of the ARCOM
Town of Palm Beach
360 South County Road
Palm Beach, Florida 33480

**RE: 220/250 Road**

To The Members of ARCOM,

Ellen and Michael Merriman are in full support of the proposal brought forth by Frances Sweeney on behalf of Caroline and Tad Smith. We fully endorse the proposed the addition and the landscaping plan presented. The Smith's project will enhance the neighborhood and surrounding homes.

Thank you for your time.

Sincerely,

Ellen and Michael Merriman

Ellen and Michael Merriman
225 and 301 Indian Road
Palm Beach, Florida 33480
816-304-8855
barkandog@gmail.com

# Public Comment - ARCOM

08/21/2025 7:43 PM (EDT)

## Public Comment

Please note that all submissions of this form will become part of the official public record.

**Comments must be submitted at least 24 hours prior to the start of the meeting.** Any comments submitted after this time may not be processed until after the meeting has concluded.

| | |
|---|---|
| **Month of Meeting** | August |
| **Please select the agenda item you would like to comment on.** | ARC-25-0043 250 INDIAN RD |
| **Comment** | We have reviewed the amazing plans for 220-250 Indian Road and are strongly in support of the application. The changes will clearly benefit the entire neighborhood. The drive down Indian Road to our house will be an even greater joy. |
| **Your Position** | For |
| **First and Last Name** | Laura and John Olson |
| **Address** | 350 Indian Road |

# Public Comment - ARCOM

08/26/2025 12:09 AM (EDT)

## Public Comment

Please note that all submissions of this form will become part of the official public record.

**Comments must be submitted at least 24 hours prior to the start of the meeting.** Any comments submitted after this time may not be processed until after the meeting has concluded.

| | |
|---|---|
| **Month of Meeting** | August |
| **Please select the agenda item you would like to comment on.** | ARC-25-0043 250 INDIAN RD |
| **Comment** | Sean and I support the proposed addition to 250 Indian Road. We think it will blend with the current streetscape and enhance the look and feel of the neighborhood. |
| **Your Position** | For |
| **First and Last Name** | Anna and Sean Miller |
| **Address** | 304 Indian Road, Palm Beach, Flordia 33489 |

# TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 27, 2025

---

To: Architectural Commission

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

From: Planning, Zoning, & Building

Re: ARC-25-0022 250 VIA LINDA. The applicant, Subtrust U/ Article Second of the Mtdt 2009 Descendants Trust (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for a driveway replacement with landscape and hardscape improvements.

Date: 8/20/2025

---

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

**ARC-25-0022 250 VIA LINDA.** The applicant, Subtrust U/ Article Second of the Mtdt 2009 Descendants Trust (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for a driveway replacement with landscape and hardscape improvements.

Property Owner: Subtrust U/ Article Second of the Mtdt 2009 Descendants Trust
Professional: Nievera Williams Design

**HISTORY:**
The single-family residence at 250 Via Linda recently received unanimous approval under application ARC-24-0099 for installation of a generator.

**THE PROJECT:**
The applicant has submitted plans, entitled "250 Via Linda", as prepared by Nievera Williams Design, uploaded August 3, 2025.

The following is the scope of work for the Project:

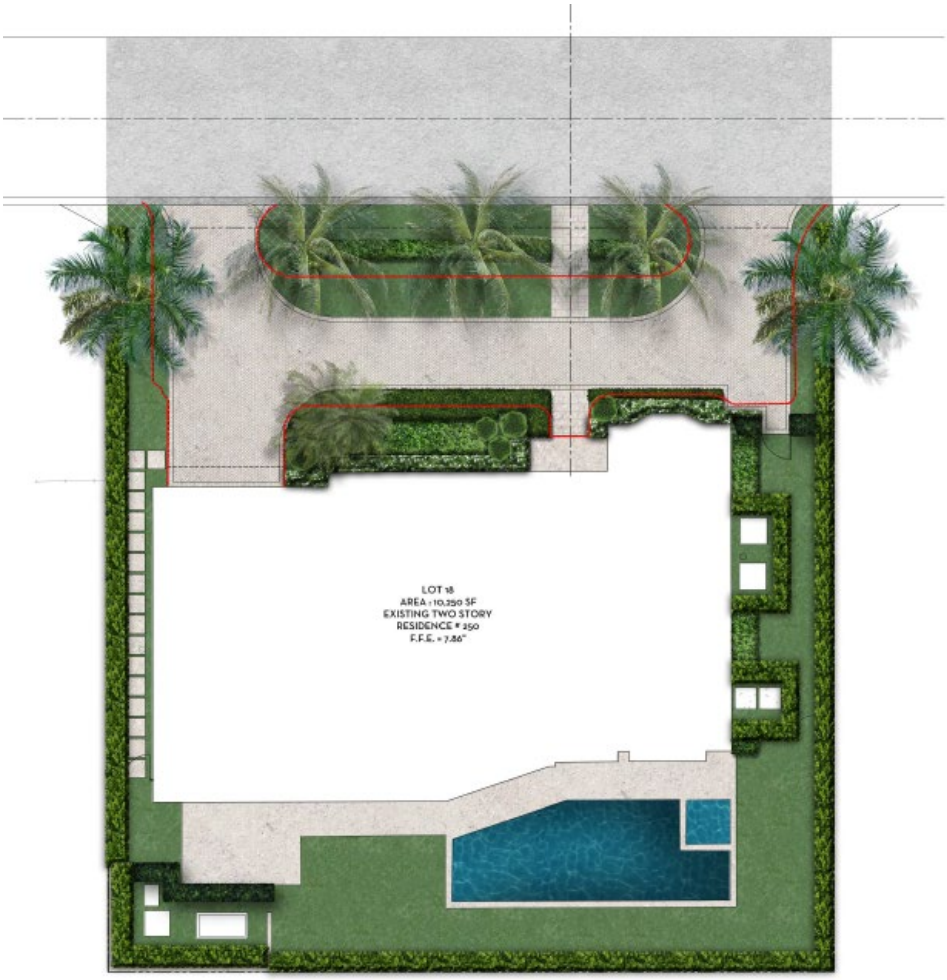
- Driveway replacement.
- Hedge and fence replacement on rear property line.
- Landscape and hardscape modifications.

| Site Data | | | |
|---|---|---|---|
| **Zoning District** | R-B | **Future Land Use** | SINGLE-FAMILY |
| **Lot Width** | 100' | **Lot Depth** | 102.5' |
| **Lot Area** | 10,250 SF | | |
| **Lot Coverage** | Required: 45%<br>Existing: 33.2%<br>Proposed: No Change | **Landscape Open Space (LOS)** | Required: 45%<br>Existing: 34.3%<br>Proposed: 47.97% |
| **Perimeter Landscape Open Space** | Required: 50%<br>Existing: 58.2%<br>Proposed: 59.98% | **Front Yard Landscape Open Space (LOS)** | Required: 40%<br>Existing: 27.36%<br>Proposed: 60.8% |

| Surrounding Properties / Zoning | |
|---|---|
| **North** | 257 Via Linda \| Single-Family Residence |
| **South** | 265 Southland Rd \| Single-Family Residence |
| **East** | 242 Via Linda \| Single-Family Residence |
| **West** | 644 N Lake Way \| Single-Family Residence |

**STAFF ANALYSIS:**

The application proposes removal of the existing gravel driveway and front yard foundation plantings. A new gray paver driveway will be installed along with a steppingstone walkway on the west side of the property leading to a new pedestrian gate. The front yard landscape will be enhanced with updated plantings. At the rear of the property, the existing ficus hedge and chain-link fence will be replaced with a concealed black vinyl chain-link fence, screened by a new hedge and complementary plantings. The previously approved equipment yard will be further screened with green buttonwood and wild coffee along the southwest property line.




**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

April 23, 2025

Letter of Intent
250 Via Linda

First Submittal

We are requesting approval for the following landscape adjustments to the above referenced property:

1. Remove the existing gravel driveway and replace with a paver driveway and stone entry court. The limits of the driveway will be reduced for more greenspace.
2. Addition of a stepping stone walkway along the west property line.
3. Planting enhancements to the front, and additional screening along the west side.

POTENTIAL VARIANCE REQUEST:
We are modifying greater than 50% of the existing open space. The existing landscape open space is non-complaint, we are improving the non-conformity but have not eliminated it. We would need a variance from Sec. 134-893 (12) a. We are continuing to work to eliminate the variance request from the project.
The existing front yard and perimeter open space are non-compliant as existing, but we are able to bring those into compliance with the proposed reduction of driveway size as part of the project.

The modifications set forth above meet all subsections of Sec 18-205. We believe the additions enhance the property and are in conformity of good taste and design. None of the proposed changes are of inferior quality or will have a negative impact on the surrounding neighborhood.

Please let us know if you have any questions or need anything further.

Cory Meyer
Nievera Williams Design

NIEVERA WILLIAMS
DESIGN

PALM BEACH
625 N. Flagler Dr.
STE 502
West Palm Beach, FL
33401
P: 561.659.2820
F: 561.659.2113

NEW YORK
39 Fifth Avenue
Suite 3C
New York, NY 10003

TAMPA
400 N. Tampa St.
15th Floor
Tampa, FL 33602

nieverawilliams.com

# 250 VIA LINDA

PALM BEACH, FLORIDA

ARC-25-0022

SECOND SUBMITTAL: JULY 14, 2025

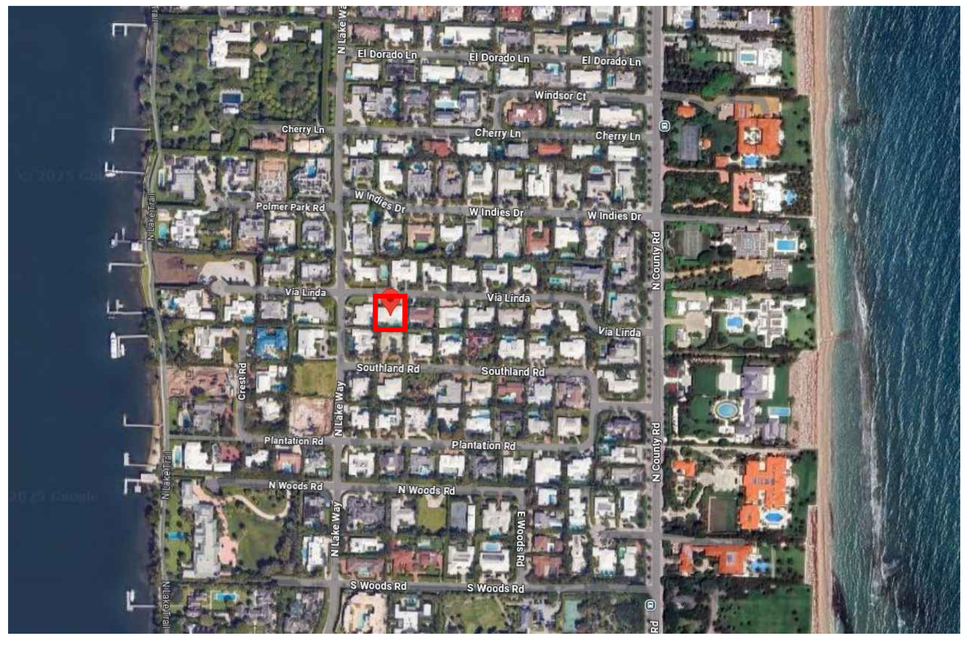
ANTICIPATED MEETING: AUGUST 27, 2025

SCOPE OF WORK:

- NEW DRIVEWAY AND FRONT LANDSCAPE
- NEW PERIMETER HEDGES

SHEET LEGEND:

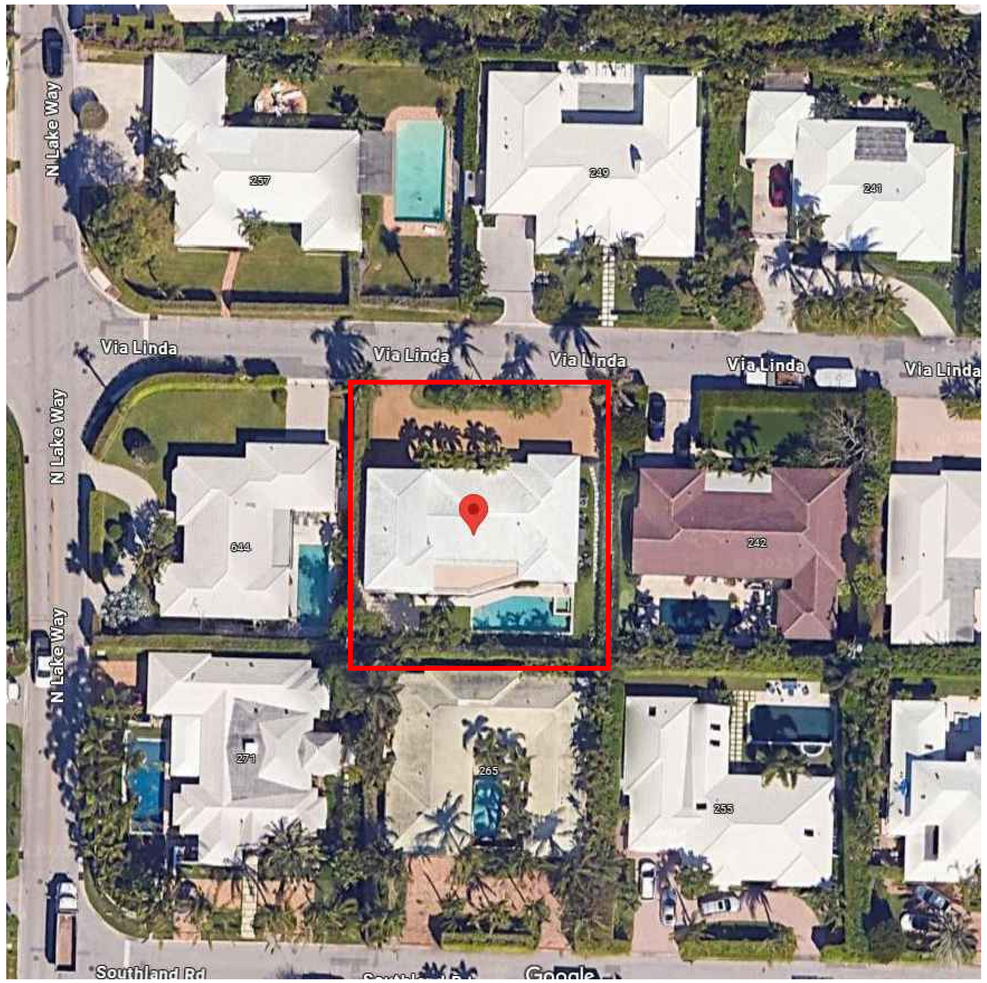
EX1: LOCATION MAP AND SITE DATA
EX2: EXISTING CONDITIONS AND DEMOLITION
EX3: EXISTING SITE PHOTOS
L0: SITE PLAN RENDERING
L1: PROPOSED LANDSCAPE PLAN
L2: HARDSCAPE MATIERALS
LP1: PLANTING PLAN
LP2: PLANT LIST AND DETAILS
D1: SITE DETAILS
OS1: OPEN SPACE DIAGRAM
SURVEY: CURRENT SITE CONDITIONS



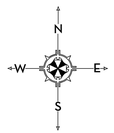

VICINITY MAP


NIEVERA WILLIAMS DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113
nieverawilliams.com




LOCATION MAP




**OVERALL R-B SITE CALCULATIONS:**

| | | | |
|---|---|---|---|
| SITE AREA = | 10,250 | SQ FT | 100% |
| **MINIMUM LANDSCAPE:** | | | |
| REQUIRED = | 4,613 | SQ FT | 45% |
| EXISTING = | 3,516 | SQ FT | 34.3% |
| PROPOSED = | 4,712 | SQ FT | 47.97% |

**FRONT SETBACK SITE CALCULATIONS:**

| | | | |
|---|---|---|---|
| 25' SETBACK AREA = | 2,500 | SQ FT | 100% |
| **MINIMUM LANDSCAPE:** | | | |
| REQUIRED = | 1,000 | SQ FT | 40% |
| EXISTING = | 634 | SQ FT | 27.36% |
| PROPOSED = | 1,520 | SQ FT | 60.8% |

**10' PERIMETER SITE CALCULATIONS:**

| | | | |
|---|---|---|---|
| PERIMETER AREA = | 3,650 | SQ FT | |
| **MINIMUM LANDSCAPE:** | | | |
| (50% OF 4,613 SF) = 2,306.5 REQUIRED | | | |
| EXISTING = | 2,687 | SQ FT | 58.2% |
| PROPOSED = | 2,767 | SQ FT | 59.98% |

**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:** | 250 Via Linda | | |
| 2 | **Zoning District:** | R-B | | |
| 3 | **Lot Area (sq. ft.):** | 10,250 SF | | |
| 4 | **Lot Width (W) & Depth (D) (ft.):** | 100.00' (W), 102.5' (D) | | |
| 5 | **Structure Type:** (Single-Family, Multi-Family, Comm., Other) | Single- Family | | |
| 6 | **FEMA Flood Zone Designation:** | | | |
| 7 | **Zero Datum for point of meas. (NAVD)** | | | |
| 8 | **Crown of Road (COR) (NAVD)** | | | |
| 9 | | REQ'D / PERMITTED | EXISTING | PROPOSED |
| 10 | Lot Coverage (Sq Ft and %) | 4,613 SF (45%) | 3,408 SF (33.2%) | N/C |
| 11 | Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc) | | | |
| 12 | *Front Yard Setback (Ft.) | 25 FT. | 25 FT. | N/C |
| 13 | * Side Yard Setback (1st Story)West (Ft.) | 10 FT. | 6 FT. | N/C |
| 14 | * Side Yard Setback (1st Story)East (Ft.) | 10 FT. | 14 FT. | N/C |
| 15 | * Side Yard Setback (2nd Story) (Ft.) | 10 FT. | N/A | N/A |
| 16 | *Rear Yard Setback (Ft.) | 15 FT. | 23 FT. | N/C |
| 17 | Angle of Vision (Deg.) | N/A | N/A | N/A |
| 18 | Building Height (Ft.) | N/A | N/A | N/A |
| 19 | Overall Building Height (Ft.) | N/A | N/A | N/A |
| 20 | Cubic Content Ratio (CCR) (R-B ONLY) | N/A | N/A | N/C |
| 21 | ** Max. Fill Added to Site (Ft.) | N/A | N/A | N/C |
| 22 | Finished Floor Elev. (FFE)(NAVD) | 7 | 7.86 | N/C |
| 23 | Base Flood Elevation (BFE)(NAVD) | 7 | N/A | N/C |
| 24 | Landscape Open Space (LOS) (Sq Ft and %) | 4,613 SF (45%) | 3,516 SF (34.3%) | 4,712 SF (47.97%) |
| 25 | Perimeter LOS (Sq Ft and %) | 2,306.5 SF (50%) | 2,687 SF (58.2%) | 2,767 SF (59.98%) |
| 26 | Front Yard LOS (Sq Ft and %) | 1,000 SF (40%) | 634 SF (27.36%) | 1,520 SF (60.8%) |
| | *** Native Plant Species % | *Please refer to TOPB Landscape Legend.* | | |
| ** Difference of | * Indicate each yard area with cardinal direction (N,S,E,W) | **Enter N/A if value is not applicable.** | | |
| *** Provide | | **Enter N/C if value is not changing.** | | |
| | | | | REV BF 20230626 |

| Line # | Landscape Legend | | |
|---|---|---|---|
| 1 | **Property Address:** | 250 VIA LINDA | |
| 2 | **Lot Area (sq. ft.):** | 10,250 SF | |
| 3 | | REQUIRED | PROPOSED |
| 4 | ndscape Open Space (LOS) (Sq Ft and %) | 4,613 SF (45%) | 4,712 (47.97%) |
| 5 | LOS to be altered (Sq FT and %) | N/A | 100% |
| 6 | Perimeter LOS (Sq Ft and %) | 2,306.5 SF (50%) | 2,767 SF (59.98%) |
| 7 | Front Yard LOS (Sq Ft and %) | 1,000 SF (40%) | 1,520 (60.8%) |
| 8 | Native Trees % | 30% | N/A |
| 9 | Native Shrubs & Vines % | 30% | 57% |
| 10 | Native Groundcover % | 30% | 59% |
| | 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


EXISTING CONDITIONS
# 250 VIA LINDA
PALM BEACH, FLORIDA

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

14 JULY 2025-SECOND SUBMITTAL

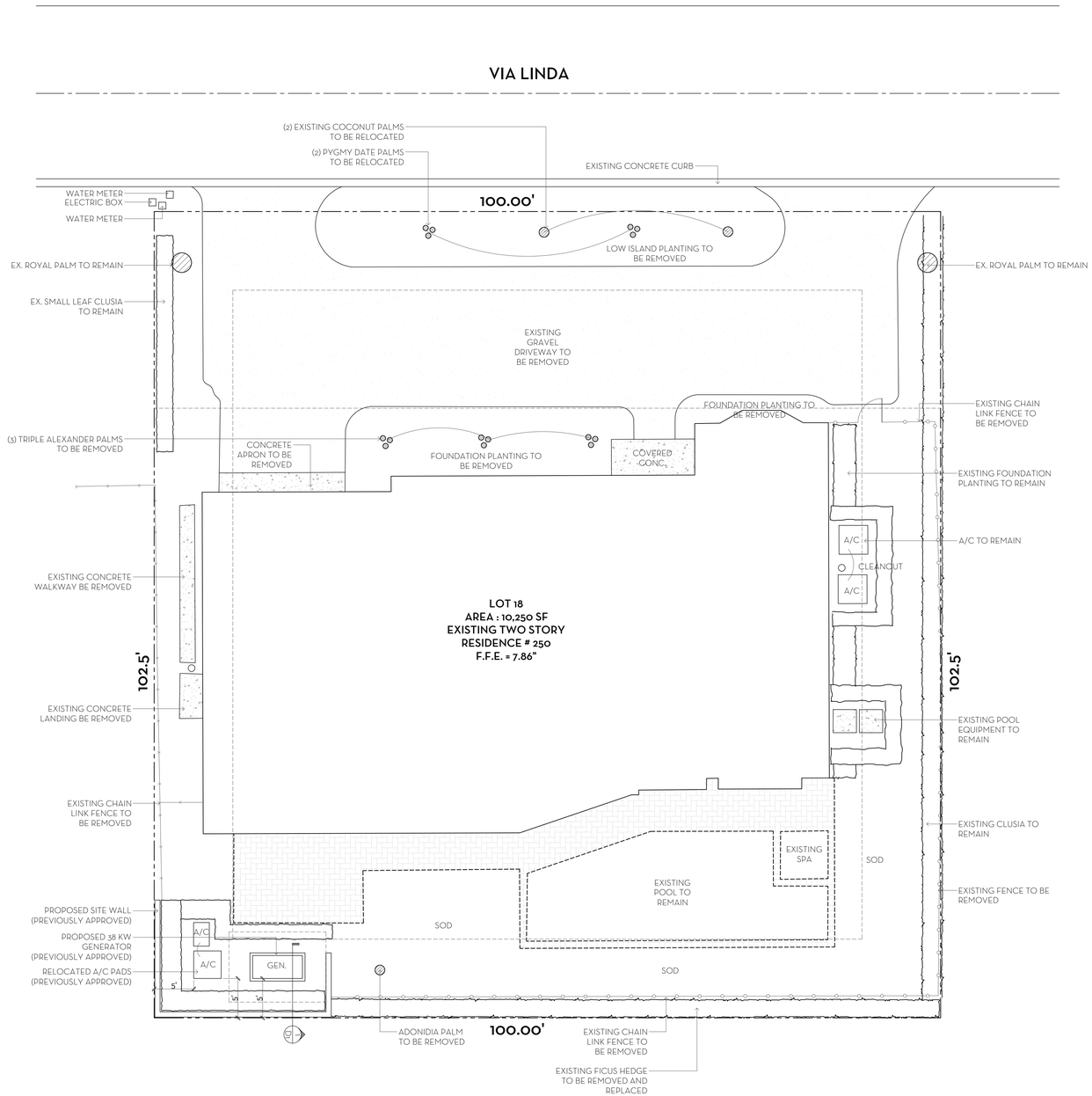

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM


EX1

ARC-25-0022





MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


EXISTING SITE PLAN

# 250 VIA LINDA

PALM BEACH, FLORIDA

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

14 JULY 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


EX2

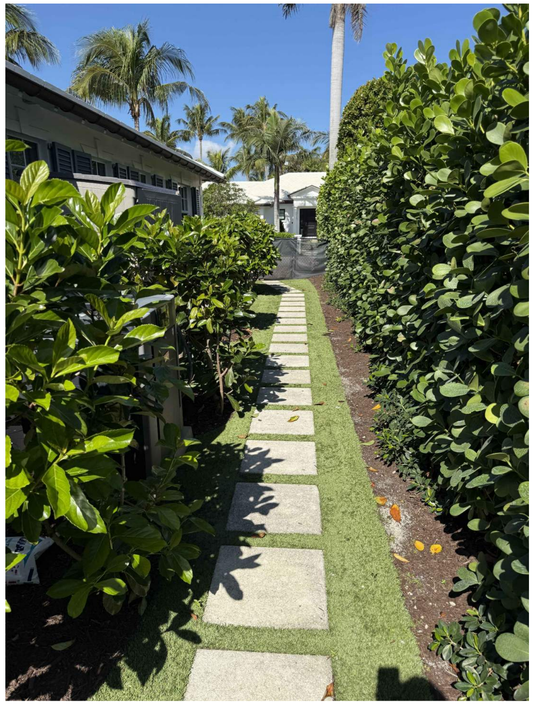
ARC-25-0022

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

REAR YARD

EXISTING TERRACE LOOKING INTO SOUTHWEST CORNER (A/C UNITS BEHIND HEDGE)

FRONT OF RESIDENCE



EAST SIDE OF HOUSE


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


EXISTING SITE PHOTOS

# 250 VIA LINDA

PALM BEACH, FLORIDA

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

14 JULY 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


EX3

ARC-25-0022

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

SITE PLAN RENDERING

# 250 VIA LINDA

PALM BEACH, FLORIDA

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

14 JULY 2025.SECOND SUBMITTAL

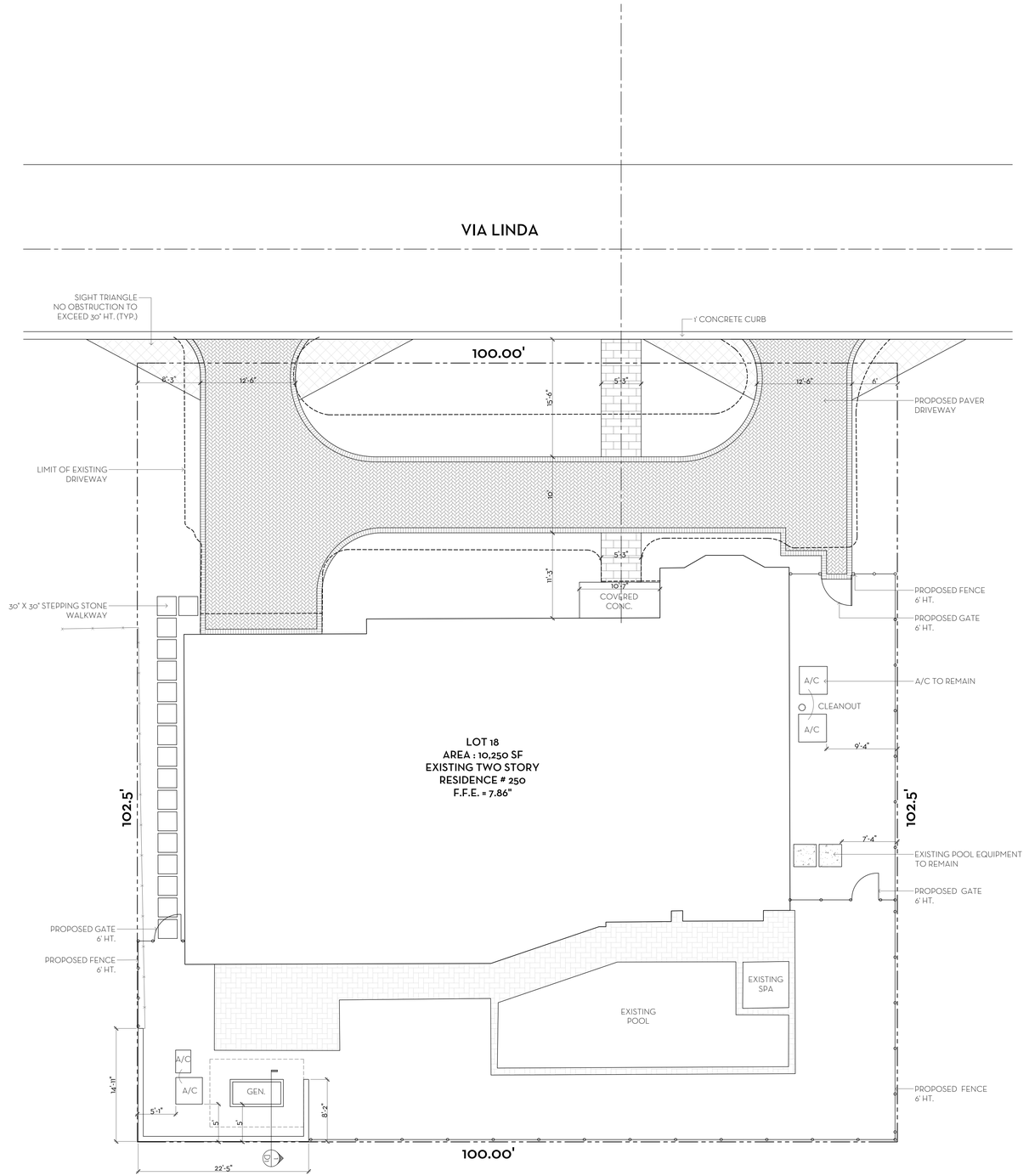
NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

Lo

ARC-25-0022




**OVERALL R-B SITE CALCULATIONS:**

| | | | |
|---|---|---|---|
| SITE AREA = | 10,250 | SQ FT | 100% |
| **MINIMUM LANDSCAPE:** | | | |
| REQUIRED = | 4,613 | SQ FT | 45% |
| EXISTING = | 3,516 | SQ FT | 34.3% |
| PROPOSED = | 4,712 | SQ FT | 47.97% |

**FRONT SETBACK SITE CALCULATIONS:**

| | | | |
|---|---|---|---|
| 25' SETBACK AREA = | 2,500 | SQ FT | 100% |
| **MINIMUM LANDSCAPE:** | | | |
| REQUIRED = | 1,000 | SQ FT | 40% |
| EXISTING = | 634 | SQ FT | 27.36% |
| PROPOSED = | 1,520 | SQ FT | 60.8% |

**10' PERIMETER SITE CALCULATIONS:**

| | | | |
|---|---|---|---|
| PERIMETER AREA = | 3,650 | SQ FT | |
| **MINIMUM LANDSCAPE:** (50% OF 4,613 SF) = 2,306.5 REQUIRED | | | |
| EXISTING = | 2,687 | SQ FT | 58.2% |
| PROPOSED = | 2,767 | SQ FT | 59.98% |

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"

# HARDSCAPE PLAN
# 250 VIA LINDA
PALM BEACH, FLORIDA

14 JULY 2025-SECOND SUBMITTAL

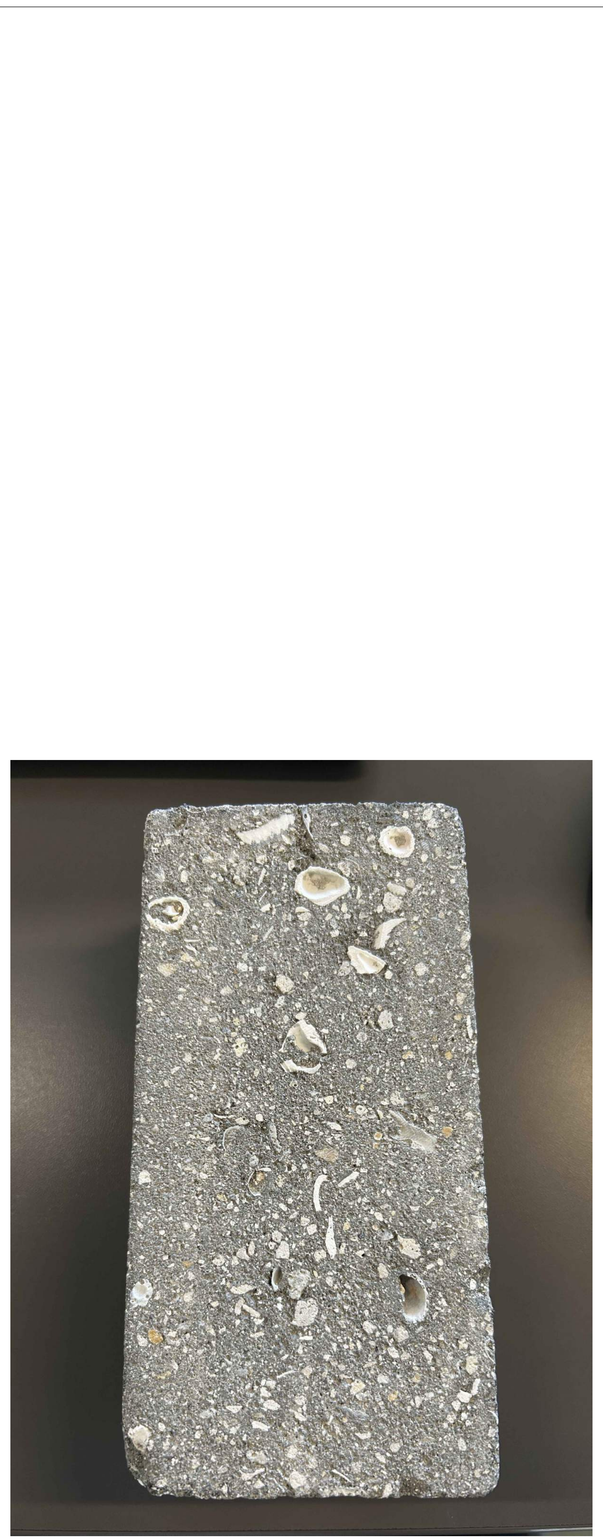

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM


L1

ARC-25-0022



HARDSCAPE MATERIALS

# 250 VIA LINDA

PALM BEACH, FLORIDA

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

14 JULY 2025-SECOND SUBMITTAL


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

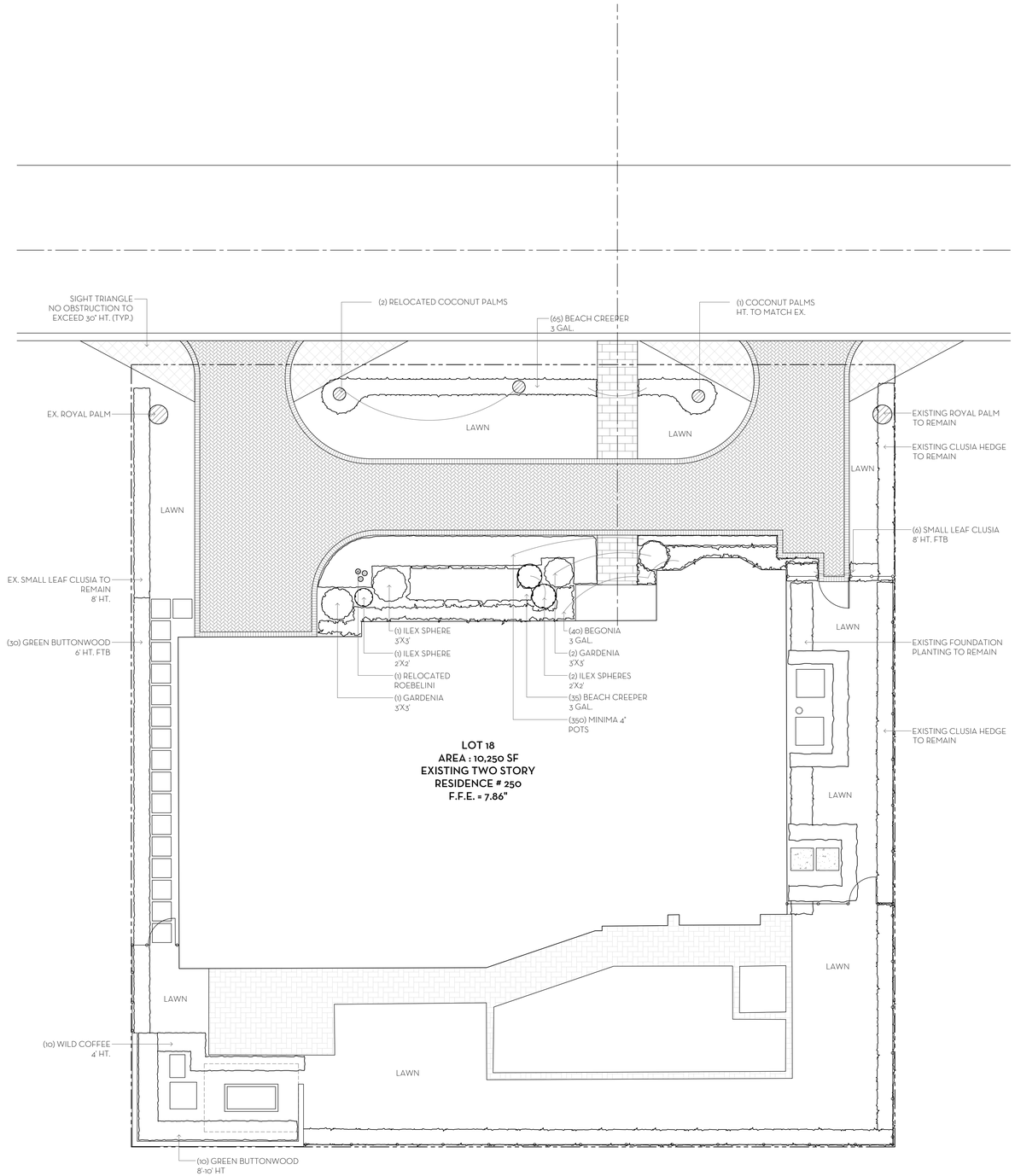
NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM


L2

ARC-25-0022




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


LANDSCAPE PLAN

# 250 VIA LINDA

PALM BEACH, FLORIDA

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

14 JULY 2025-SECOND SUBMITTAL

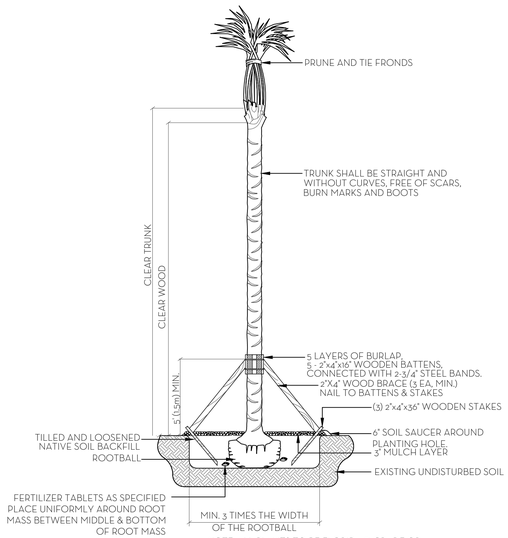

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

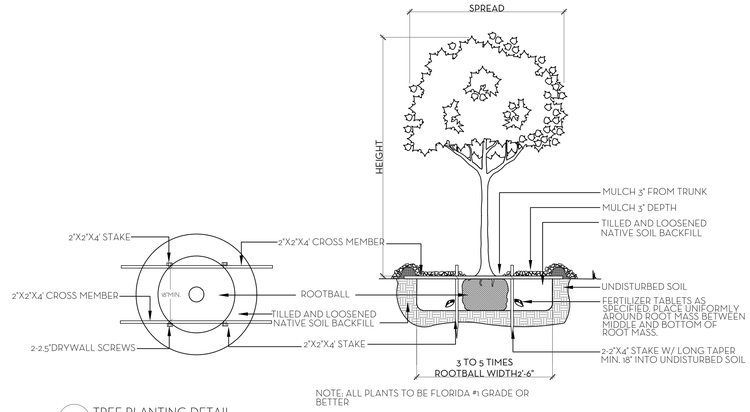

LP1

ARC-25-0022



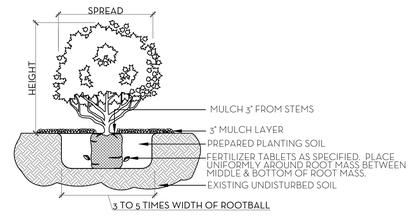

PALM PLANTING DETAIL
N.T.S.

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.



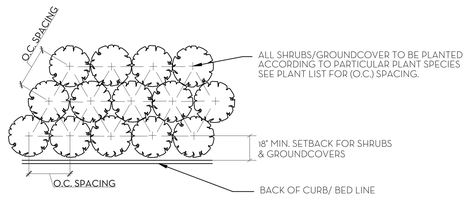

NOTE: ALL PLANTS TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.




NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

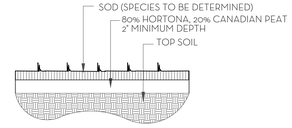
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.




NOTE: ALL PLANT TO BE FLORIDA #1 OR BETTER

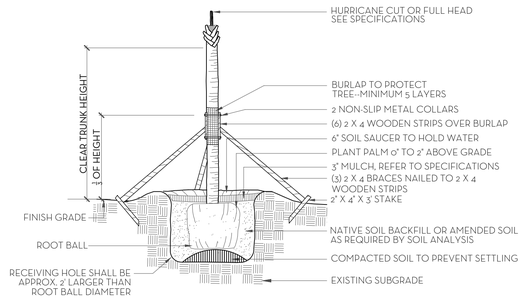
PLANT SPACING DETAIL
N.T.S.

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 PLANTS TO BE FLORIDA #1 OR BETTER

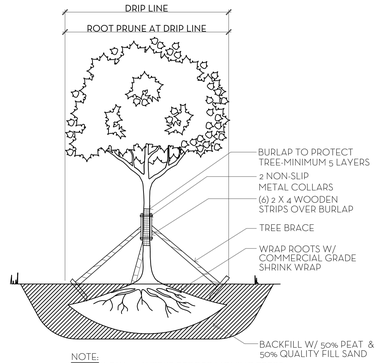
PALM TREE PLANTING AND STAKING DETAIL
N.T.S.

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:

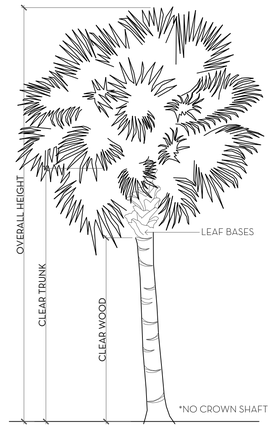
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.




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.

250 Via Linda

JULY 14, 2025

Landscape Material Schedule

| Item No. | Common Name | Botanical Name | Quantity | Specification | Native | Covered Area (sf) |
|---|---|---|---|---|---|---|
| 1 | PALMS | | | | | |
| 2 | Relocated Coconut Palms | Cocos nucifera | 2 | VIF | | |
| 3 | Coconut Palm | Cocos nucifera | 1 | VIF | | |
| 4 | | | | | | |
| 5 | HEDGE/SHRUB & VINES | | | | | |
| 6 | Small Leaf Clusia | Clusia guttifera | 6 | 8' HT., FTB. | | |
| 7 | Green Buttonwood | Conocarpus erectus | 20 | 8'-10' HT. FTB. | * | |
| 8 | Green Buttonwood | Conocarpus erectus | 30 | 6' HT. FTB. | * | |
| 9 | Begonia | Begonia odorata 'Alba' | 40 | 3 GAL. | | |
| 10 | Ilex Sphere | Ilex vomitoria | 1 | 3'x3' | * | |
| 11 | Ilex Sphere | Ilex vomitoria | 3 | 2'x2' | * | |
| 12 | Gardenia | Gardenia jasminoides 'Miami Supreme' | 3 | 3'x3' | | |
| 13 | Wild Coffee | Psychotria nervosa | 10 | 4' HT. | * | |
| 14 | | | 113 | | 57% | |
| 15 | GROUNDCOVERS | | | | | |
| 16 | Beach Creeper | Ernodea littoralis | 100 | 3 GAL. | * | 250 SF |
| 17 | Minima | Trachelospermum asiaticum 'Minima' | 350 | 4" pots | | 175 SF |
| 18 | | | | | 59% | 425 SF |

| Line # | Landscape Legend | | |
|---|---|---|---|
| 1 | **Property Address:** | 250 VIA LINDA | |
| 2 | **Lot Area (sq. ft.):** | 10,250 SF | |
| 3 | | REQUIRED | PROPOSED |
| 4 | ndscape Open Space (LOS) (Sq Ft and %) | 4,613 SF (45%) | 4,712 (47.97%) |
| 5 | LOS to be altered (Sq FT and %) | N/A | 100% |
| 6 | Perimeter LOS (Sq Ft and %) | 2,306.5 SF (50%) | 2,767 SF (59.98%) |
| 7 | Front Yard LOS (Sq Ft and %) | 1,000 SF (40%) | 1,520 (60.8%) |
| 8 | Native Trees % | 30% | N/A |
| 9 | Native Shrubs & Vines % | 30% | 57% |
| 10 | Native Groundcover % | 30% | 59% |

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

# 250 VIA LINDA

PALM BEACH, FLORIDA

14 JULY 2025-SECOND SUBMITTAL

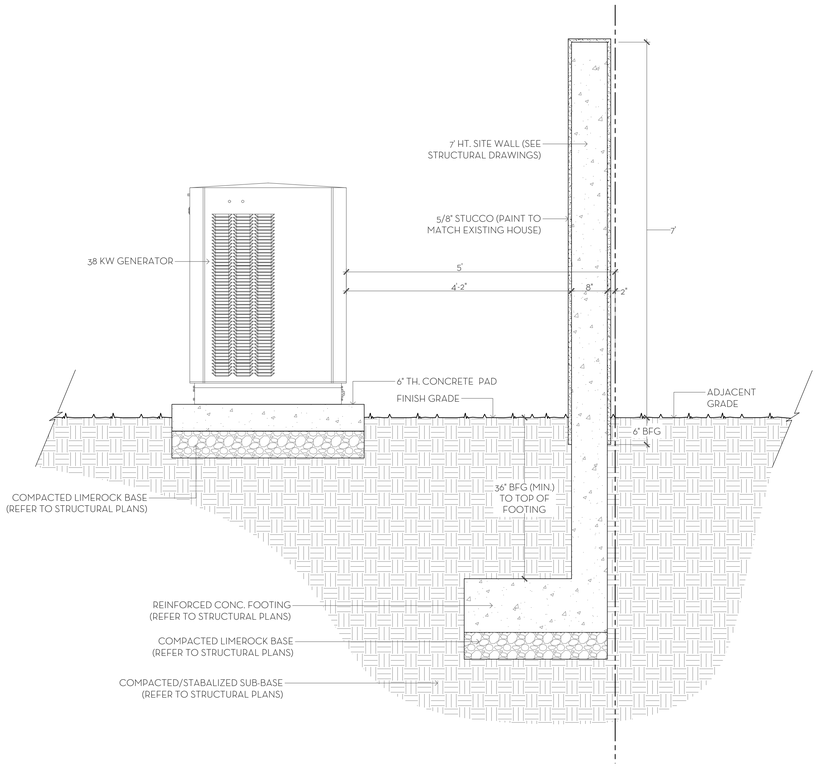

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

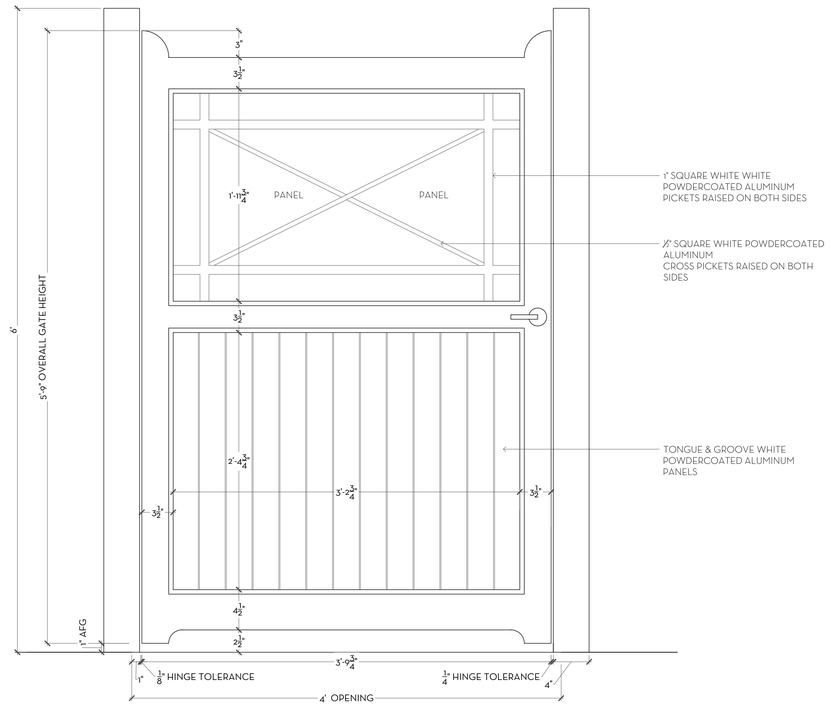
NIEVERAWILLIAMS.COM


LP2

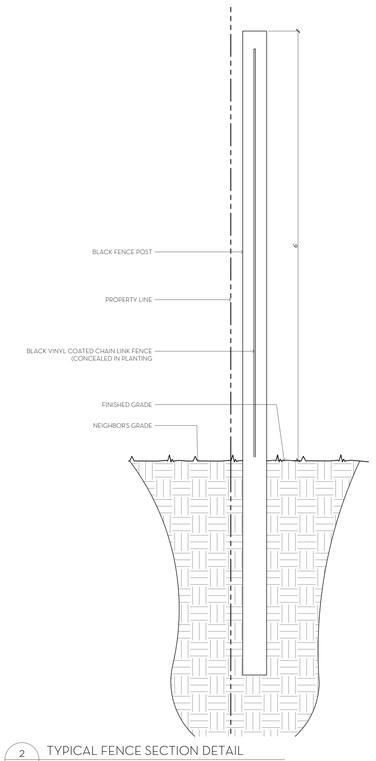
ARC-25-0022




1 / D1 SITE WALL SECTION DETAIL
SCALE: 3/4"=1'-0"




3 / D1 TYPICAL GATE ELEVATION
SCALE: 1-½"=1'-0"




2 / D1 TYPICAL FENCE SECTION DETAIL
SCALE: 1"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: VARIES

# SITE DETAILS
# 250 VIA LINDA
PALM BEACH, FLORIDA

14 JULY 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

D1

ARC-25-0022

**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:** | 250 Via Linda | | |
| 2 | **Zoning District:** | R-B | | |
| 3 | **Lot Area (sq. ft.):** | 10,250 SF | | |
| 4 | **Lot Width (W) & Depth (D) (ft.):** | 100.00' (W), 102.5' (D) | | |
| 5 | **Structure Type:** (Single-Family, Multi-Family, Comm., Other) | Single- Family | | |
| 6 | **FEMA Flood Zone Designation:** | | | |
| 7 | **Zero Datum for point of meas. (NAVD)** | | | |
| 8 | **Crown of Road (COR) (NAVD)** | | | |
| 9 | | REQ'D / PERMITTED | EXISTING | PROPOSED |
| 10 | Lot Coverage (Sq Ft and %) | 4,613 SF (45%) | 3,408 SF (33.2%) | N/C |
| 11 | Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc) | | | |
| 12 | *Front Yard Setback (Ft.) | 25 FT. | 25 FT. | N/C |
| 13 | * Side Yard Setback (1st Story)West (Ft.) | 10 FT. | 6 FT. | N/C |
| 14 | * Side Yard Setback (1st Story)East (Ft.) | 10 FT. | 14 FT. | N/C |
| 15 | * Side Yard Setback (2nd Story) (Ft.) | 10 FT. | N/A | N/A |
| 16 | *Rear Yard Setback (Ft.) | 15 FT. | 23 FT. | N/C |
| 17 | Angle of Vision (Deg.) | N/A | N/A | N/A |
| 18 | Building Height (Ft.) | N/A | N/A | N/A |
| 19 | Overall Building Height (Ft.) | N/A | N/A | N/A |
| 20 | Cubic Content Ratio (CCR) (R-B ONLY) | N/A | N/A | N/C |
| 21 | ** Max. Fill Added to Site (Ft.) | N/A | N/A | N/C |
| 22 | Finished Floor Elev. (FFE)(NAVD) | 7 | 7.86 | N/C |
| 23 | Base Flood Elevation (BFE)(NAVD) | 7 | N/A | N/C |
| 24 | Landscape Open Space (LOS) (Sq Ft and %) | 4,613 SF (45%) | 3,516 SF (34.3%) | 4,712 SF (47.97%) |
| 25 | Perimeter LOS (Sq Ft and %) | 2,306.5 SF (50%) | 2,687 SF (58.2%) | 2,767 SF (59.98%) |
| 26 | Front Yard LOS (Sq Ft and %) | 1,000 SF (40%) | 634 SF (27.36%) | 1,520 SF (60.8%) |
| | *** Native Plant Species % | *Please refer to TOPB Landscape Legend.* | | |

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

Differe nce of

*** Provid e

**Enter N/A if value is not applicable.**

**Enter N/C if value is not changing.**

REV BF 20230626

| Line # | Landscape Legend | | |
|---|---|---|---|
| 1 | **Property Address:** | 250 VIA LINDA | |
| 2 | **Lot Area (sq. ft.):** | 10,250 SF | |
| 3 | | REQUIRED | PROPOSED |
| 4 | ndscape Open Space (LOS) (Sq Ft and %) | 4,613 SF (45%) | 4,712 (47.97%) |
| 5 | LOS to be altered (Sq FT and %) | N/A | 100% |
| 6 | Perimeter LOS (Sq Ft and %) | 2,306.5 SF (50%) | 2,767 SF (59.98%) |
| 7 | Front Yard LOS (Sq Ft and %) | 1,000 SF (40%) | 1,520 (60.8%) |
| 8 | Native Trees % | 30% | N/A |
| 9 | Native Shrubs & Vines % | 30% | 57% |
| 10 | Native Groundcover % | 30% | 59% |

To determine qualifying native vegetation use either:

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

OR

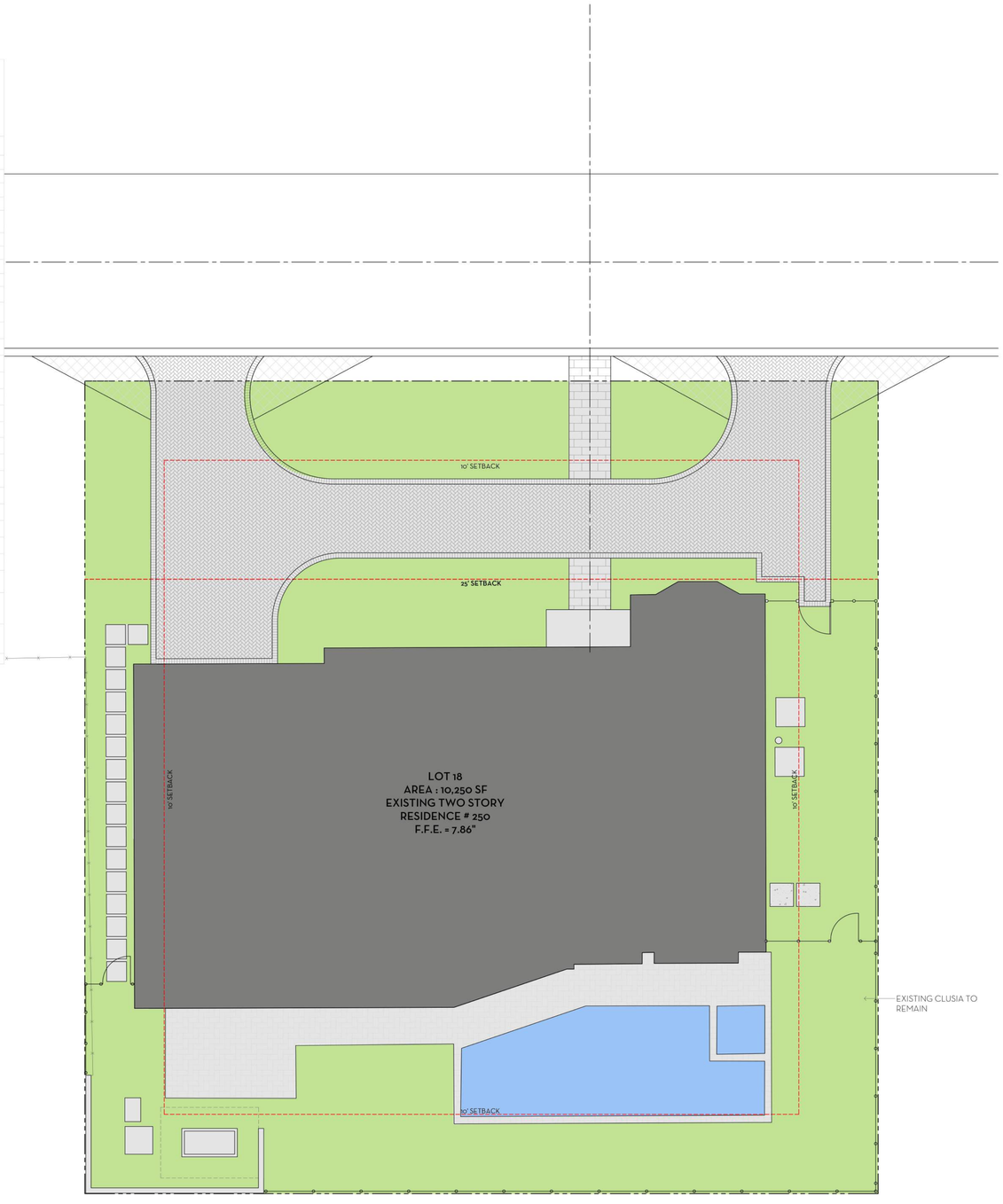
the Florida Native Plant Society Native Plants for Your Area List

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




**OVERALL R-B SITE CALCULATIONS:**

SITE AREA = 10,250 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 4,613 SQ FT 45%
EXISTING = 3,516 SQ FT 34.3%
PROPOSED = 4,712 SQ FT 47.97%

**FRONT SETBACK SITE CALCULATIONS:**

25' SETBACK AREA = 2,500 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 1,000 SQ FT 40%
EXISTING = 634 SQ FT 27.36%
PROPOSED = 1,520 SQ FT 60.8%

**10' PERIMETER SITE CALCULATIONS:**

PERIMETER AREA = 3,650 SQ FT

MINIMUM LANDSCAPE:
(50% OF 4,613 SF) = 2,306.5 REQUIRED
EXISTING = 2,687 SQ FT 58.2%
PROPOSED = 2,767 SQ FT 59.98%

**OPEN SPACE LEGEND:**

- RESIDENCE
- POOL / FOUNTAIN
- HARDSCAPE
- LANDSCAPE

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"

OPEN SPACE DIAGRAM

# 250 VIA LINDA

PALM BEACH, FLORIDA

14 JULY 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


OS1

ARC-25-0022

# TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 27, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0039 390 N LAKE WAY The applicant, 390 NLWPB LLC (MHK Architecture), has filed an application requesting Architectural Commission review and approval for exterior modifications including a new front entry with landscape and hardscape changes.

Date: 8/20/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

**STRATEGIC PLAN**
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

**FUNDING**
No Fiscal Impact

**ARC-25-0039 390 N LAKE WAY** The applicant, 390 NLWPB LLC (MHK Architecture), has filed an application requesting Architectural Commission review and approval for exterior modifications including a new front entry with landscape and hardscape changes.

Property Owner: 390 NLWPNLLC
Professional: MHK Architecture

**HISTORY:**
The existing two-story single-family residence at 390 N Lake Way was constructed in 2013.

**THE PROJECT:**
The applicant has submitted plans, entitled "Improvements to the Residence 390 North Lake Way", as prepared by MHK Architecture, uploaded August 1, 2025.

The following is the scope of work for the Project:

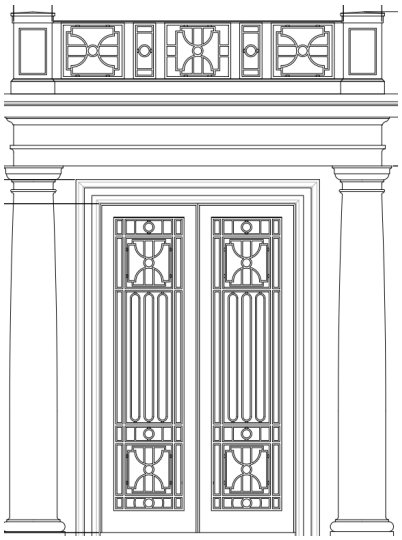
- Front entry way addition.
- New driveway.
- Minor fenestration changes.

| BSite Data | | | |
|---|---|---|---|
| **Zoning District** | R-B | **Future Land Use** | SINGLE-FAMILY |
| **Lot Width** | 100' | **Lot Depth** | 124.5' |
| **Lot Area** | 25,972 SF | **Lot Coverage** | Required: 30%<br>Existing: 29.5% |
| **Landscape Open Space (LOS)** | Required: 45%<br>Existing: 43.94%<br>Proposed: 43.98% | **Front Yard Landscape Open Space (LOS)** | Required: 40%<br>Existing: 81.13%<br>Proposed: 81.97% |

| Surrounding Properties / Zoning | |
|---|---|
| **North** | 395 N Lake Way \| Single-Family Residence |
| **South** | 380 N Lake Way \| Single-Family Residence |
| **East** | 393 N Lake Way \| Single-Family Residence |
| **West** | Intracoastal Waterway |

**STAFF ANALYSIS:**

The application is minor modifications to an existing two-story single-family residence primarily on the street facing front entry. The existing driveway and selected landscaping will be removed and replaced with a limestone paver with sod joints. The front entry will be redesigned to extend with columns, new grille work with matching balcony and railing above. Minor window and door modifications are also being proposed on all elevations.



**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

MHK
ARCHITECTURE

ARC-00-0005
390 North Lake Way
Palm Beach FL 33480

June 20, 2025

Letter of Intent – Renovation to an existing house
390 North Lake Way Palm Beach FL 33480

We are submitting this letter of intent with the accompanying drawings for consideration at The Architectural Review Commission. The existing two-story home was built in 2013. The proposed plans make minor modifications to existing windows at the rear/west elevation, one door change on the north elevation, and a new covered entry and front door. The proposal includes changes to the driveway and landscape plans.

We have studied the areas of proposed alteration to preserve the charm of the house and existing details. The architectural design, building and hardscape materials, and landscape selections are of the highest quality and in keeping with the character of the existing house.

The proposal includes the following alterations and modifications

- Removal of an existing front door to be replaced with new.
- Addition of a front covered entry with new second floor balcony railing.
- New driveway, hardscape, and drainage plans.
- Minor fenestration changes at rear/west elevation and side/north elevation.

Section 10-205

1. The plan for the proposed building is in conformity with good tase and design and contributes to the image of the town. The proposed design is considerate of the history of the existing home and maintains the charm and beauty of the street and surrounding properties.
2. The proposed work has been designed to maintain the current setbacks, building envelope, and screening. The intent is to protect against noise and undesirable factors.
3. The proposed structure and associated materials maintain the original materials and are of the highest quality to preserve the charm and value of the home.
4. The proposed structure is in harmony with the history and design of the street and surrounding properties. We maintain large setbacks, considerate design, and the existing visual history of the home.

211 Seaview Avenue
Palm Beach, FL 33480
561.401.1866
mhkarchitecture.com

MHK

5. The home is not excessively similar to any surrounding structure. We are maintaining the original home.
6. The home is not excessively dissimilar to any surrounding structure.
7. The proposed addition is subservient in style and massing the to principle structure. The setbacks and design allow the charm of the main structure to maintain the principle visual focus. The garage maintains it subordinate position to the main house
8. The house is appropriate in relation to the character of the street, neighborhood, and with design features the enhance the view from the street.
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 location of the project and design maintain the existing site characteristics.

We are submitting the proposed application on behalf of our clients. The design has been thoughtfully considered to be in harmony with the surrounding properties and with consideration of the existing design.

Thank you for your consideration,
Caroline Forrest

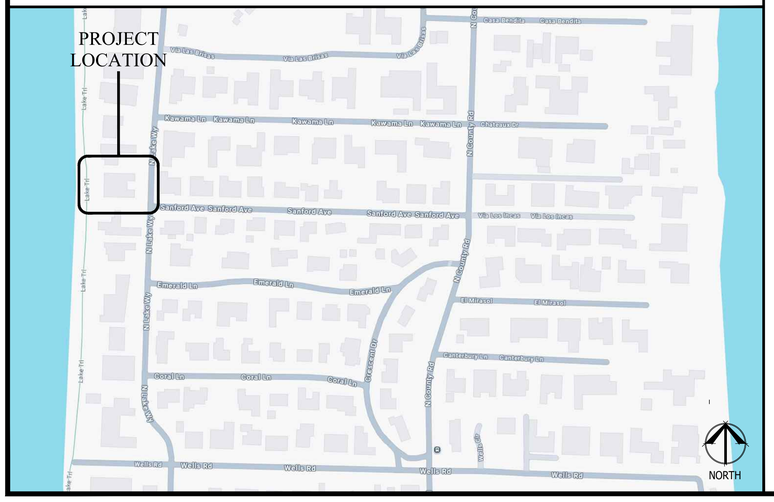
# 390 NORTH LAKE WAY
# PALM BEACH, FLORIDA 33480

## FINAL SUBMITTAL

## SCOPE OF WORK

THIS IS A PERMIT APPLICATION FOR A FRONT ENTRY ADDITION ALONG WITH INTERIOR IMPROVEMENTS FOR AN EXISTING TWO STORY RESIDENCE.

## PROJECT LOCATION


PROJECT LOCATION
Wells Rd
Lake Trl
Lake Trl
Wells Rd
Wells Rd
Wells Rd

Sitescape - North Lake Way

Scale N.T.S.

NORTH

Streetscape - North Lake Way

Scale N.T.S.

ARC-25-0039

MHK ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025.

IMPROVEMENTS TO THE RESIDENCE

390 NORTH LAKE WAY
PALM BEACH, FL 33480

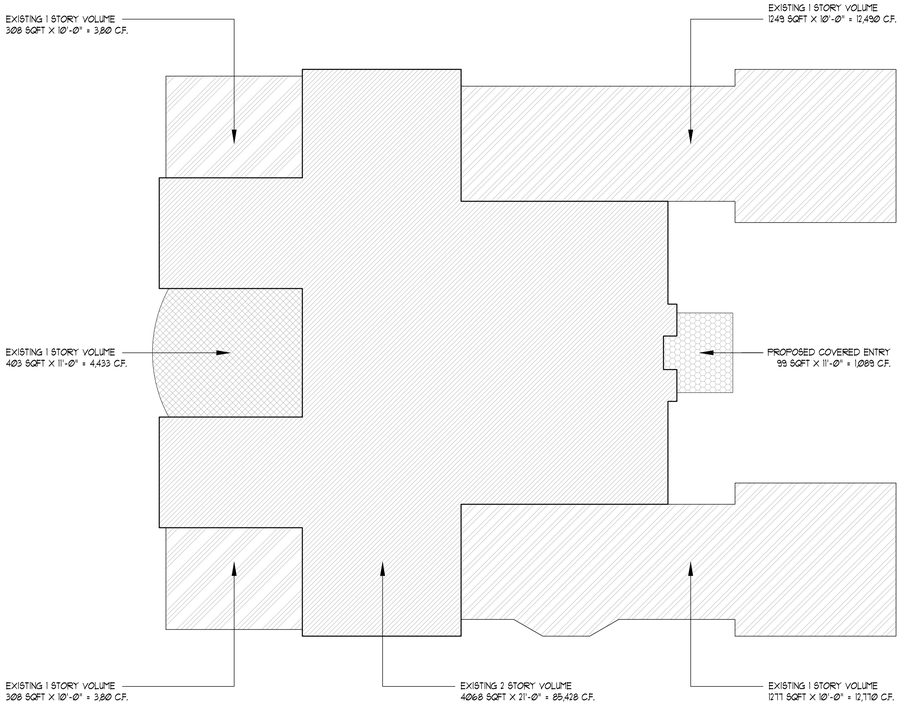
FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

A000.1




LEGEND

- @+10'-6" (NEW 1-STOREY VOLUME)
- @+10'-0" (EXIST. 1-STOREY VOLUME)
- @+10'-0" (EXIST. 1-STOREY VOLUME)
- @21'-0" (EXIST. 2-STOREY VOLUME)

| | |
|---|---|
| LOT SIZE | =25,970# |
| MAX ALLOWABLE CCR | =4.50 |
| EXISTING CCR | =4.29 |
| MAX ALLOWABLE CUBIC FT | =116,870# |
| EXISTING CUBIC FEET | =111,448# |
| EXISTING TO REMAIN | =111,448# |

SQ. FT. CALCS

| | |
|---|---|
| UNDER AIR: | |
| FIRST FLOOR (EXISTING) | =6114# |
| SECOND FLOOR (EXISTING) | =3,673# |
| TOTAL U/A (NO CHANGE) | =9,787# |
| 2 CAR GARAGE (EXISTING) | =553# |
| 2 CAR GARAGE (EXISTING) | =571# |
| COVERED LOGGIA (EXISTING) | =403# |
| PROPOSED COVERED ENTRY | =99# |
| TOTAL: | =11,436# |

CCR CALCS

| | |
|---|---|
| EXISTING @ 21'-0" | =85,428 C.F. |
| EXISTING @ 10'-0" | =26,020 C.F. |
| TOTAL EXISTING CCR | =111,448 C.F. |
| TOTAL UNENCLOSED ALLOWED | =5843 C.F. |
| TOTAL UNECLOSED PROPOSED | =5522 C.F. |

## Area & Cubic Content Calculations

Scale N.T.S.

**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:** | 390 North Lake Way | | |
| 2 | **Zoning District:** | RB | | |
| 3 | **Lot Area (sq. ft.):** | 25,971 SF | | |
| 4 | **Lot Width (W) & Depth (D) (ft.):** | 100 x 124.5 | | |
| 5 | **Structure Type:** (Single-Family, Multi-Family, Comm., Other) | Single Family | | |
| 6 | **FEMA Flood Zone Designation:** | AE | | |
| 7 | **Zero Datum for point of meas. (NAVD)** | 6 | | |
| 8 | **Crown of Road (COR) (NAVD)** | 2.67 | | |
| 9 | | REQ'D / PERMITTED | EXISTING | PROPOSED |
| 10 | Lot Coverage (Sq Ft and %) | 30% 7,791 | 29.5% 7,675 | 29.8% 7,761 |
| 11 | Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc) | | 10,911 | 10,911 |
| 12 | *Front Yard Setback (Ft.) | 25' | 37'-6" (70'-6") | 37'-6" (62'-6') |
| 13 | * Side Yard Setback (1st Story) (Ft.) | 15' | 15'/25' | NC |
| 14 | * Side Yard Setback (2nd Story) (Ft.) | 15' | 15'/25' | NC |
| 15 | *Rear Yard Setback (Ft.) | 25' | 60'-9" | NC |
| 16 | Angle of Vision (Deg.) | 100 | 100 | NC |
| 17 | Building Height (Ft.) | 22' | 21'-2" | NC |
| 18 | Overall Building Height (Ft.) | 30' | 29'-2" | NC |
| 19 | Cubic Content Ratio (CCR) (R-B ONLY) | 4.5 | 4.29 | 4.29 |
| 20 | ** Max. Fill Added to Site (Ft.) | N/C | N/C | N/C |
| 21 | Finished Floor Elev. (FFE)(NAVD) | 6 | 6.57 | 6.57 |
| 22 | Base Flood Elevation (BFE)(NAVD) | 6 | NC | NC |
| 23 | Landscape Open Space (LOS) (Sq Ft and %) | 11,687 sf (45%) | 11,412 sf (43.94%) | 11,424 sf (43.98%) |
| 24 | Perimeter LOS (Sq Ft and %) | n/a | n/a | n/a |
| 25 | Front Yard LOS (Sq Ft and %) | 1,224.8 sf (40%) | 2,525 sf (81.13%) | 2,551 (81.97%) |
| 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)*

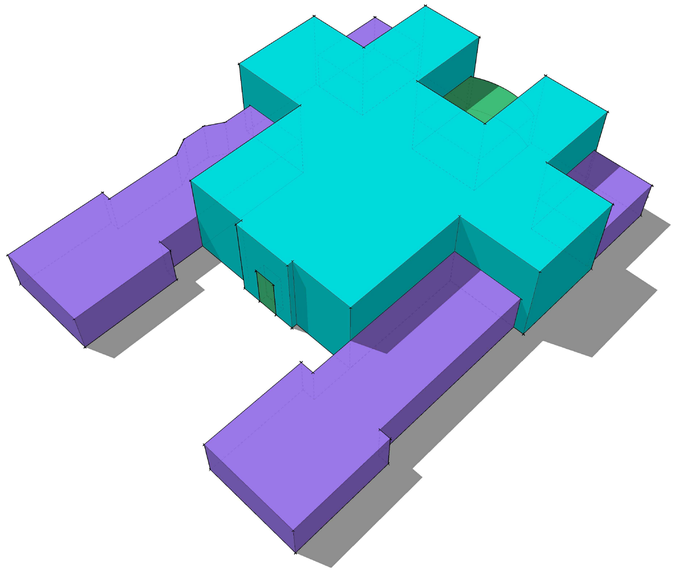
**** Provide Native plant species info per category as requited by Ord. 003-2023 on separate TOPB Landscape Legend*

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

REV BF 20230626

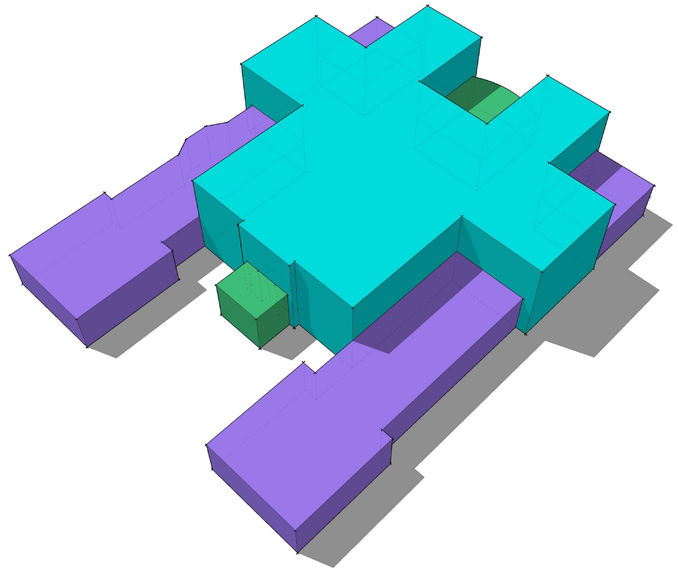
## Zoning Legend

Scale N.T.S.



## Existing Cubic Content Isometric

Scale N.T.S.



## Proposed Cubic Content Isometric

Scale N.T.S.

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

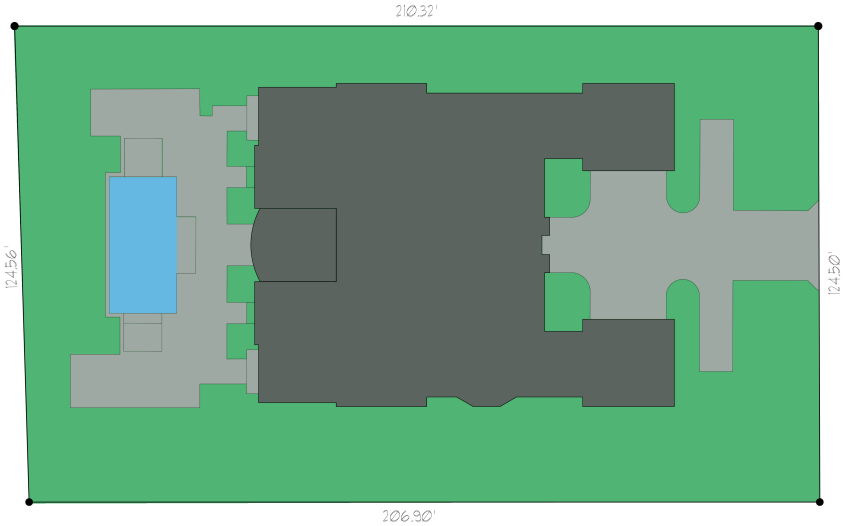
NOT FOR CONSTRUCTION

NORTH

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

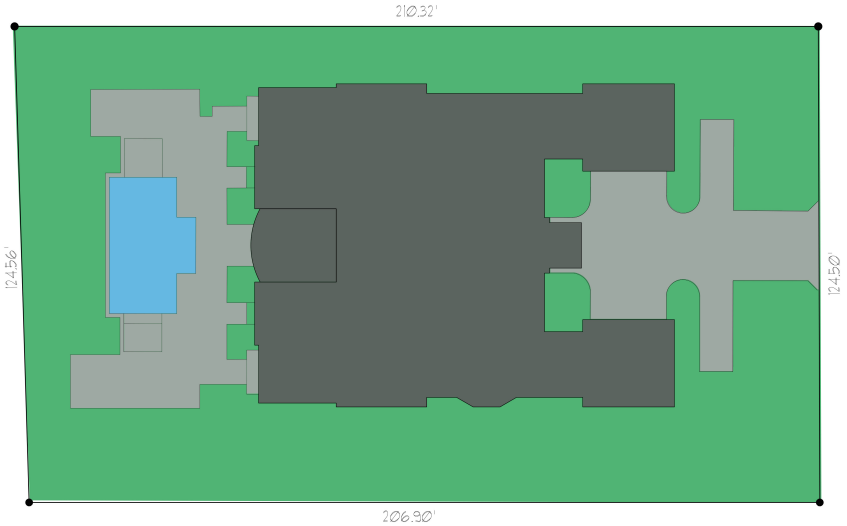
A000.1




Existing Lot Coverage

LOT COVERAGE = 7,675# (29.5%)

NORTH




Proposed Lot Coverage

LOT COVERAGE = 7,761# (29.8%)

NORTH

## LOT COVERAGE CALCULATIONS

| | | |
|---|---|---|
| ALLOWABLE COVERAGE= | 30% | |
| EXIST. LOT SIZE = | | 25,970# |
| MAX. ALLOWABLE SQ. FT. = (25,970#/30%) | | 7,791# |
| EXISTING - | (29.5%) | 7,675# |
| PROPOSED - | (29.8%) | 7,761# |

ARC-25-0000
ZON-25-0000

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR ELECTRONIC FILE IS THE PROPERTY OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

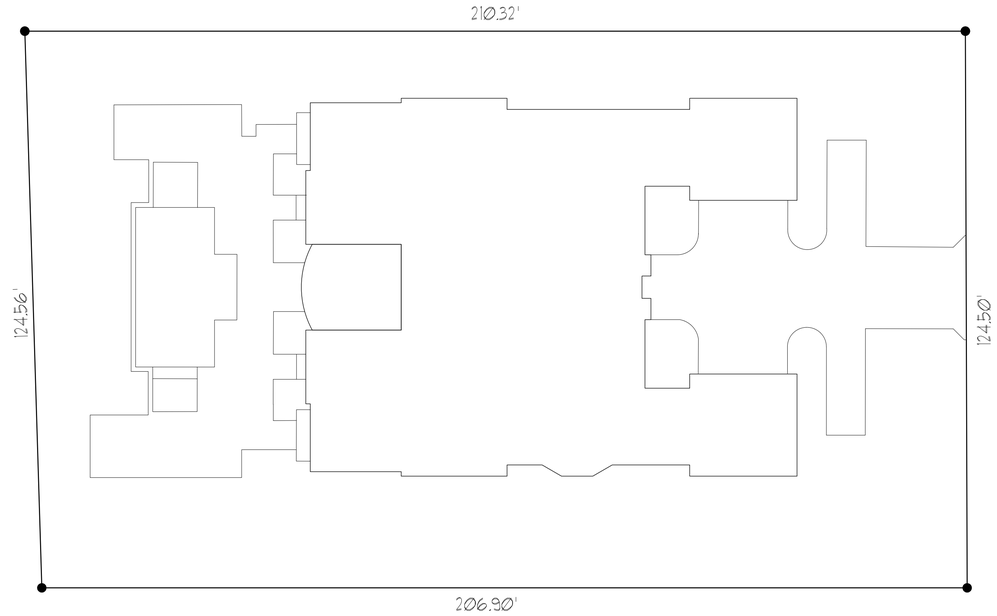
FLORIDA SEAL
REG# AR 16771

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 00/00/25

PHASE SD
PR NO 25000

A000.3



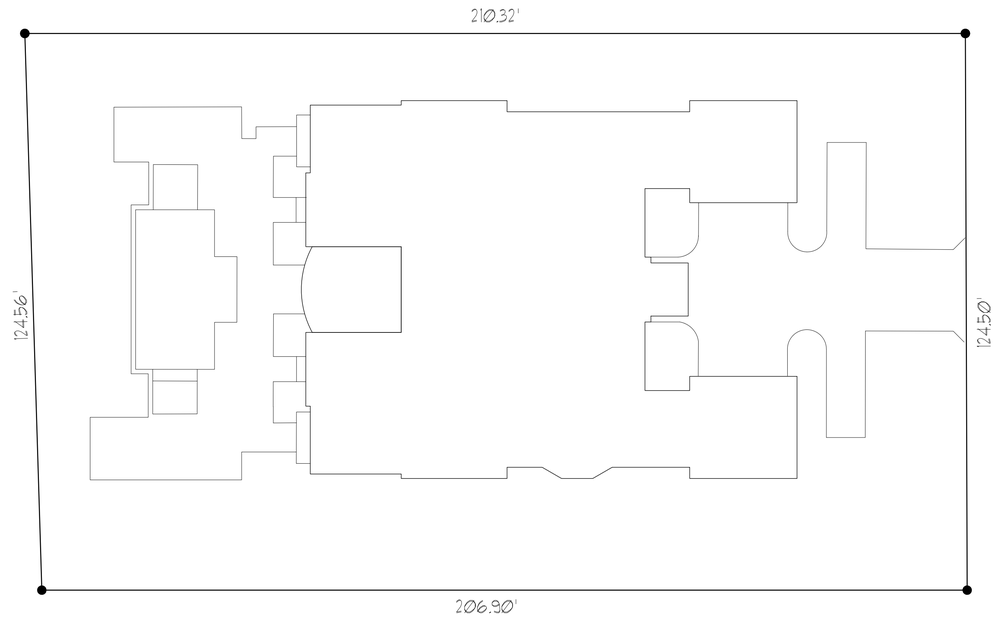

## Existing Lot Coverage

LOT COVERAGE = 7,675# (29.5%)

NORTH

## LOT COVERAGE CALCULATIONS

| | | |
|---|---|---|
| ALLOWABLE COVERAGE= | | 30% |
| EXIST. LOT SIZE = | | 25,970# |
| MAX. ALLOWABLE SQ. FT. = (25,970#/30%) | | 7,791# |
| EXISTING - | (29.5%) | 7,675# |
| PROPOSED - | (29.8%) | 7,761# |




## Proposed Lot Coverage

LOT COVERAGE = 7,761# (29.5%)

NORTH

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

A000.3

Subject Property

Subject Property

Subject Property

Subject Property

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE

390 NORTH LAKE WAY
PALM BEACH, FL 33480

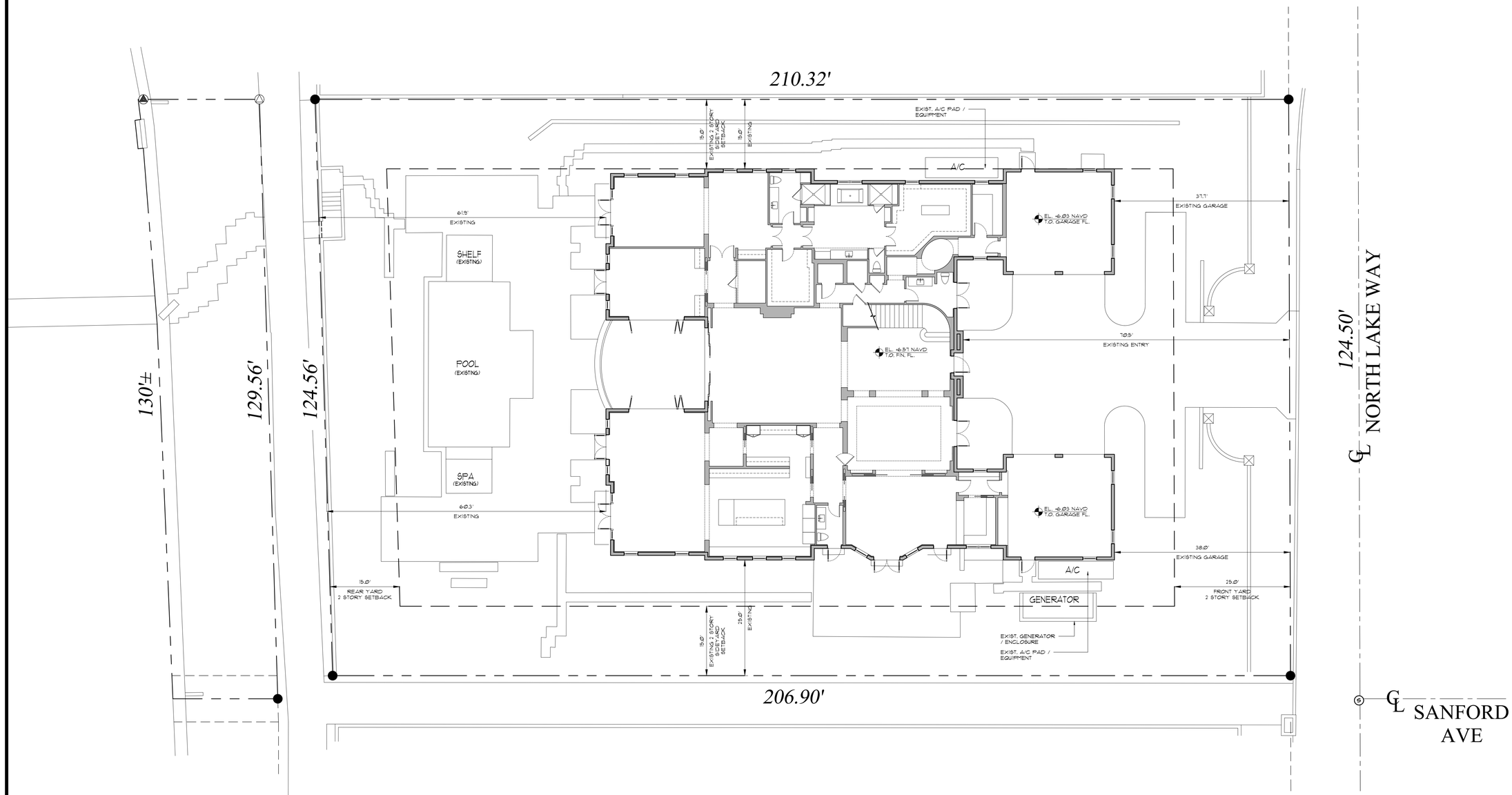
FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

P001




## Existing Site Plan

Scale 3/32" = 1'-0"

NORTH

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

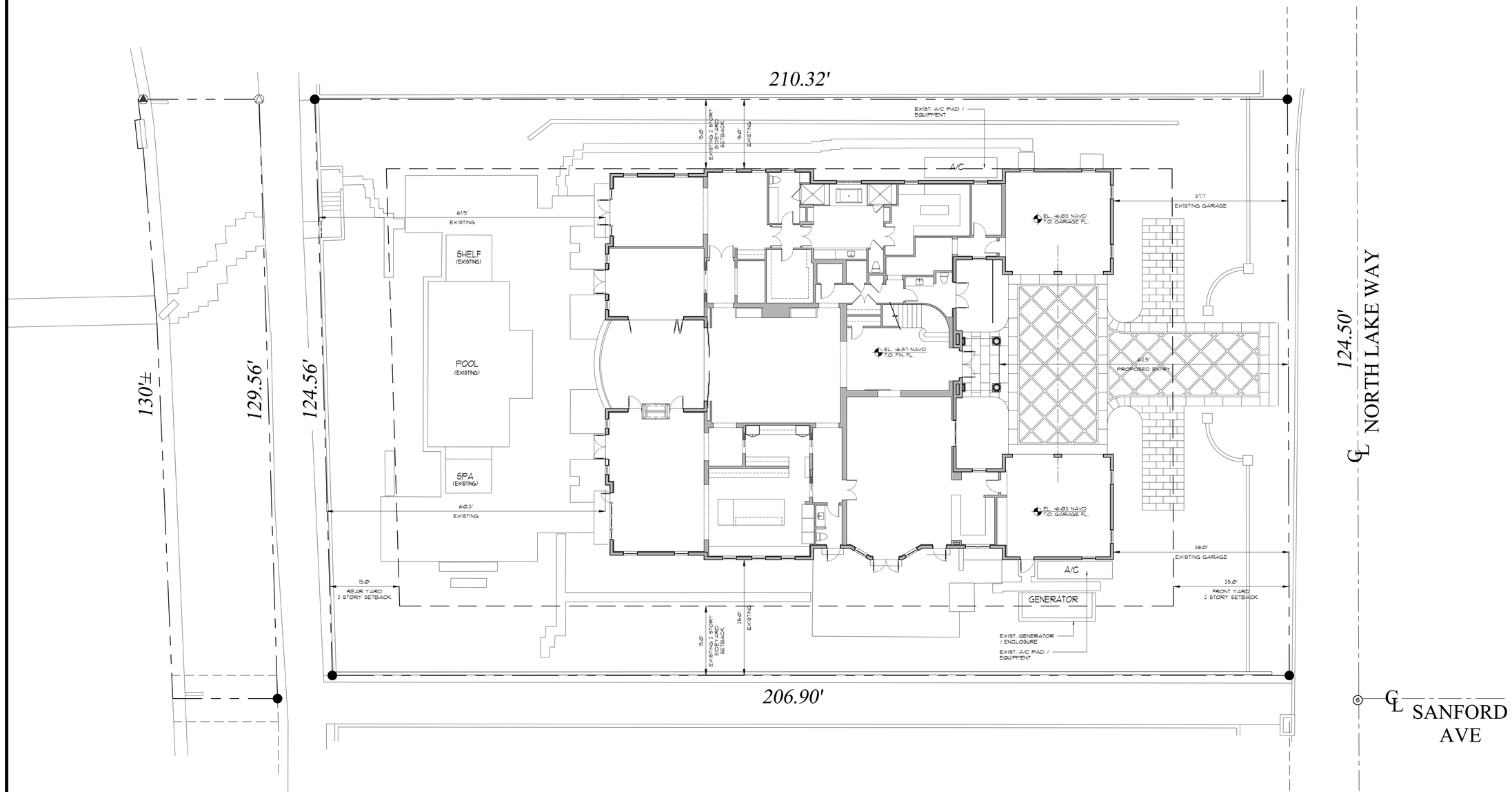
FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

A001




## Proposed Site Plan

Scale 3/32" = 1'-0"

NORTH

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

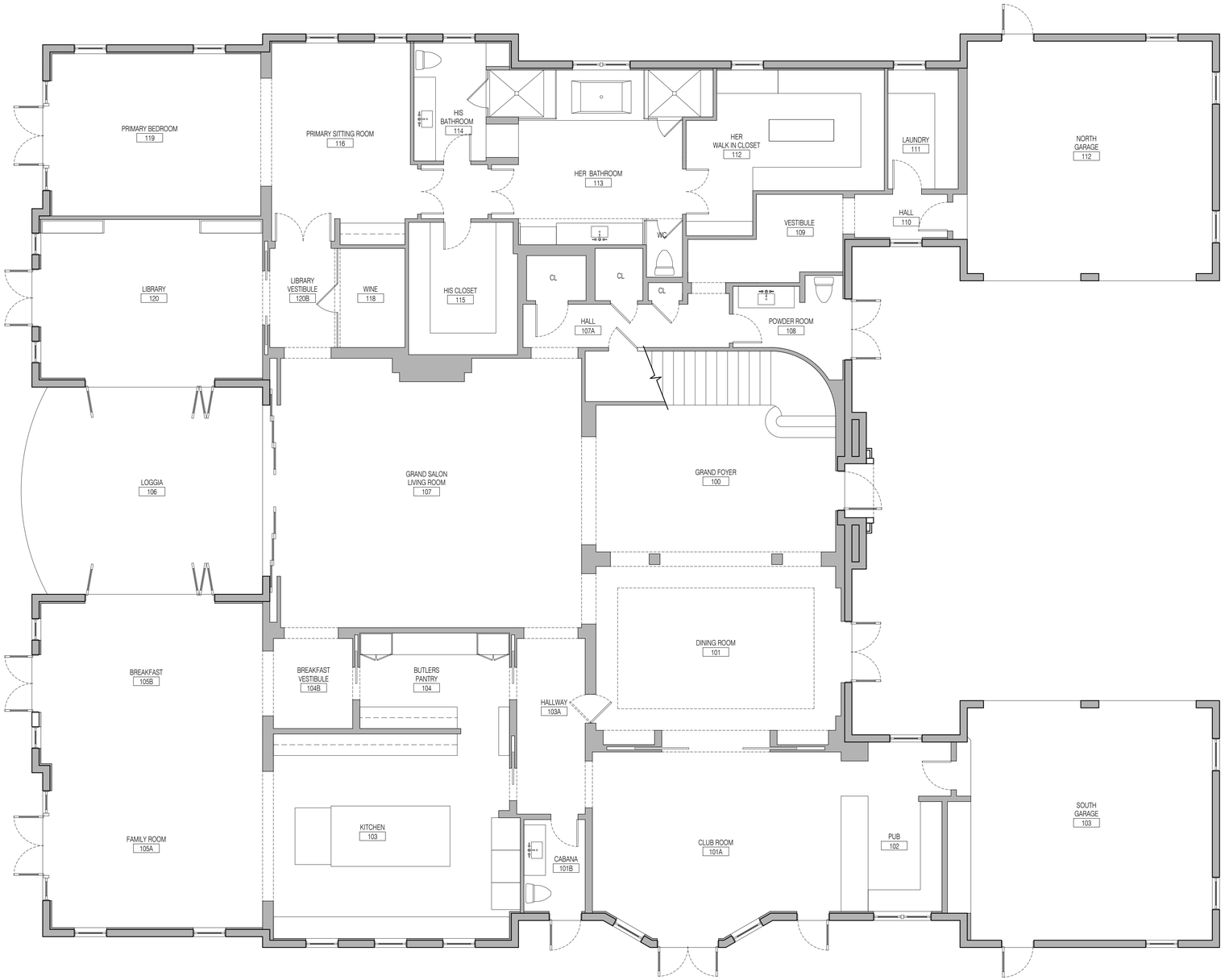
FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITAL 08/04/25

PHASE SD
PR NO 25000

A002




## Existing First Floor Plan

Scale 3/16" = 1'-0"

NORTH

ARC-25-0039

MHK ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE
RESIDENCE

390 NORTH LAKE WAY
PALM BEACH, FL 33480

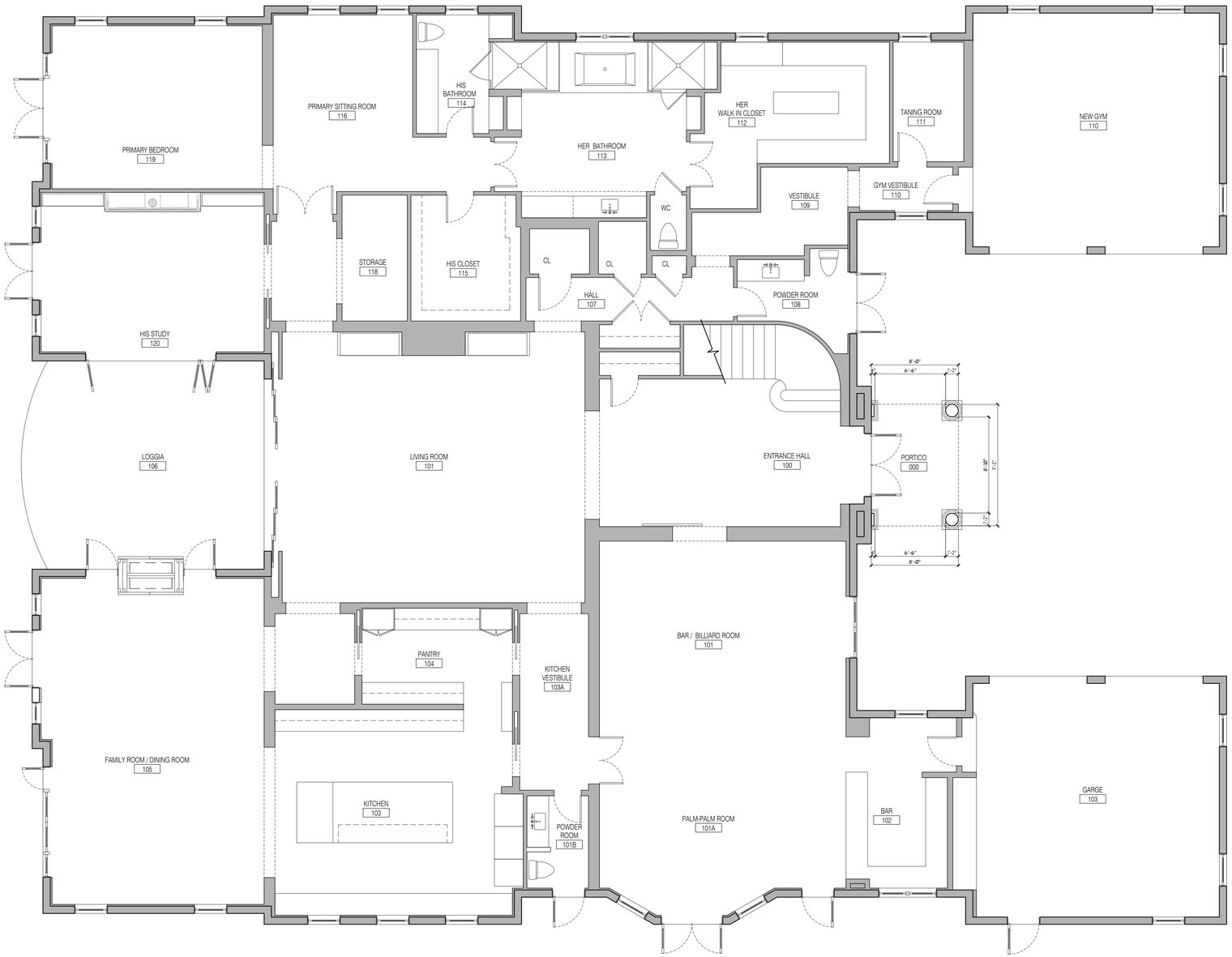
FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

A100




## Proposed First Floor Plan

Scale 3/16" = 1'-0"

NORTH

ARC-25-0039

MHK ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE

390 NORTH LAKE WAY
PALM BEACH, FL 33480

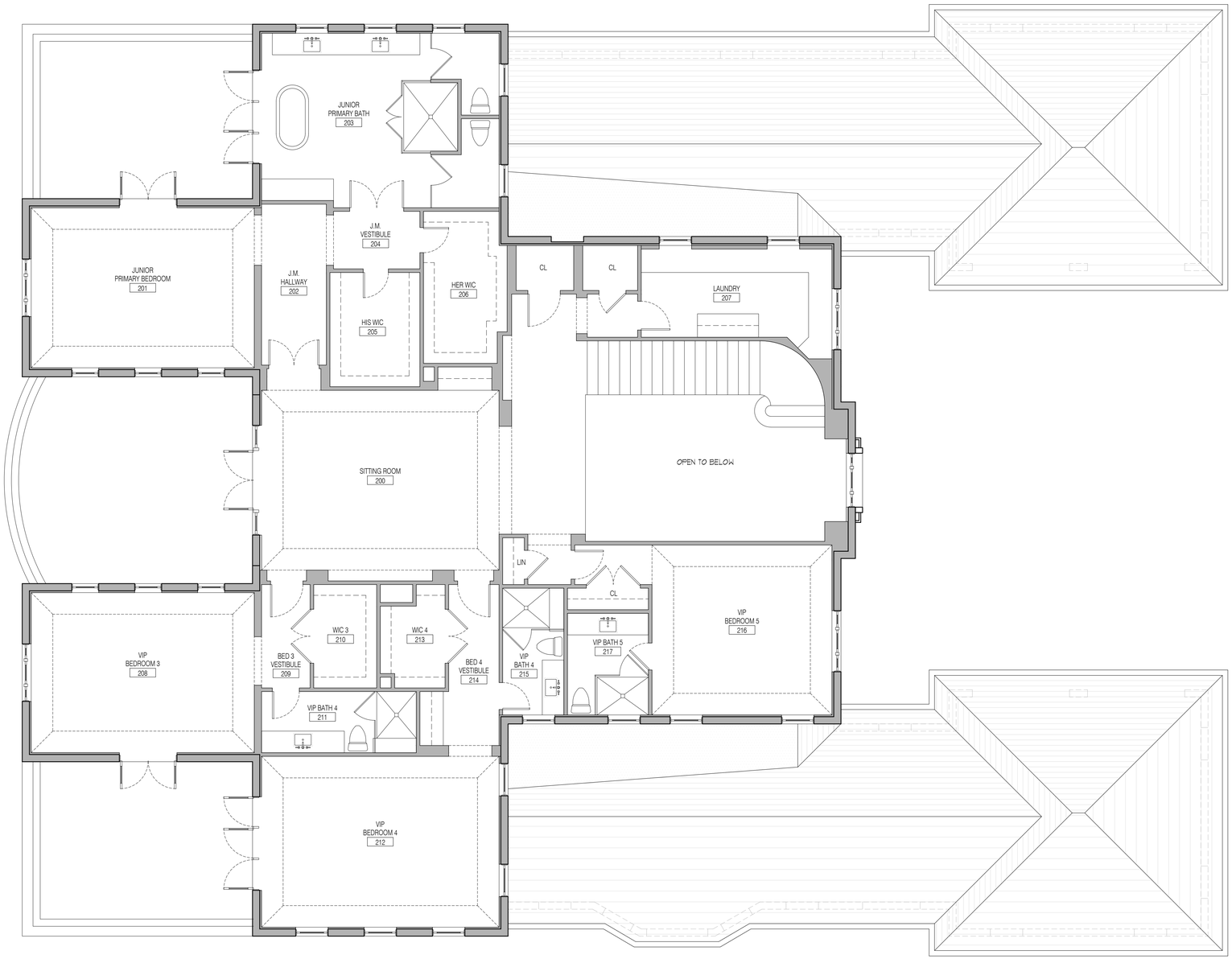
FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 00/00/25

PHASE SD
PR NO 25000

A101




## Existing Second Floor Plan

Scale 3/16" = 1'-0"

NORTH

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

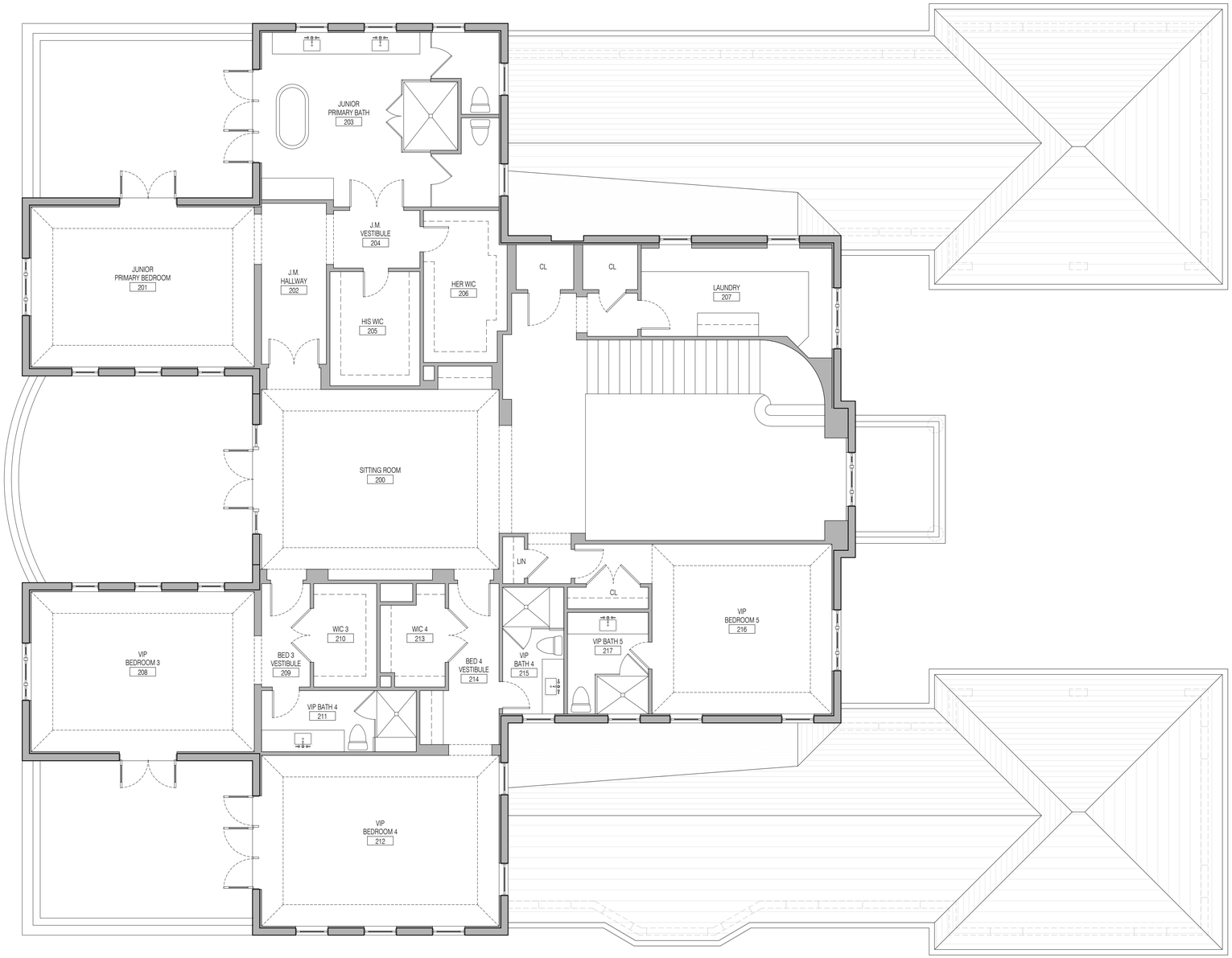
FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

A102




## Proposed Second Floor Plan

Scale 3/16" = 1'-0"

NORTH

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

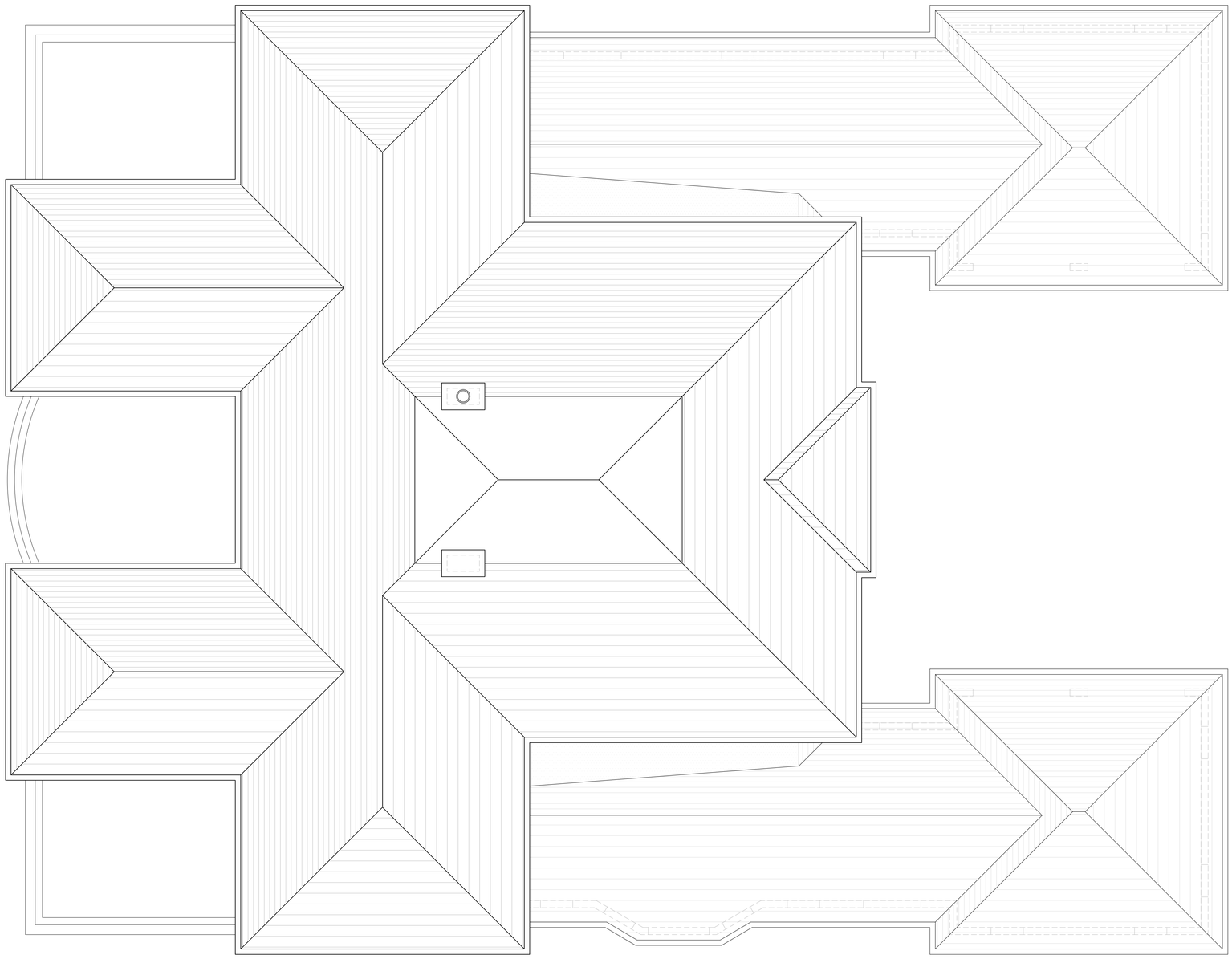
FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

A103



Existing Roof Plan

Scale 3/16" = 1'-0"

NORTH

ARC-25-0039

MHK ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE

390 NORTH LAKE WAY
PALM BEACH, FL 33480

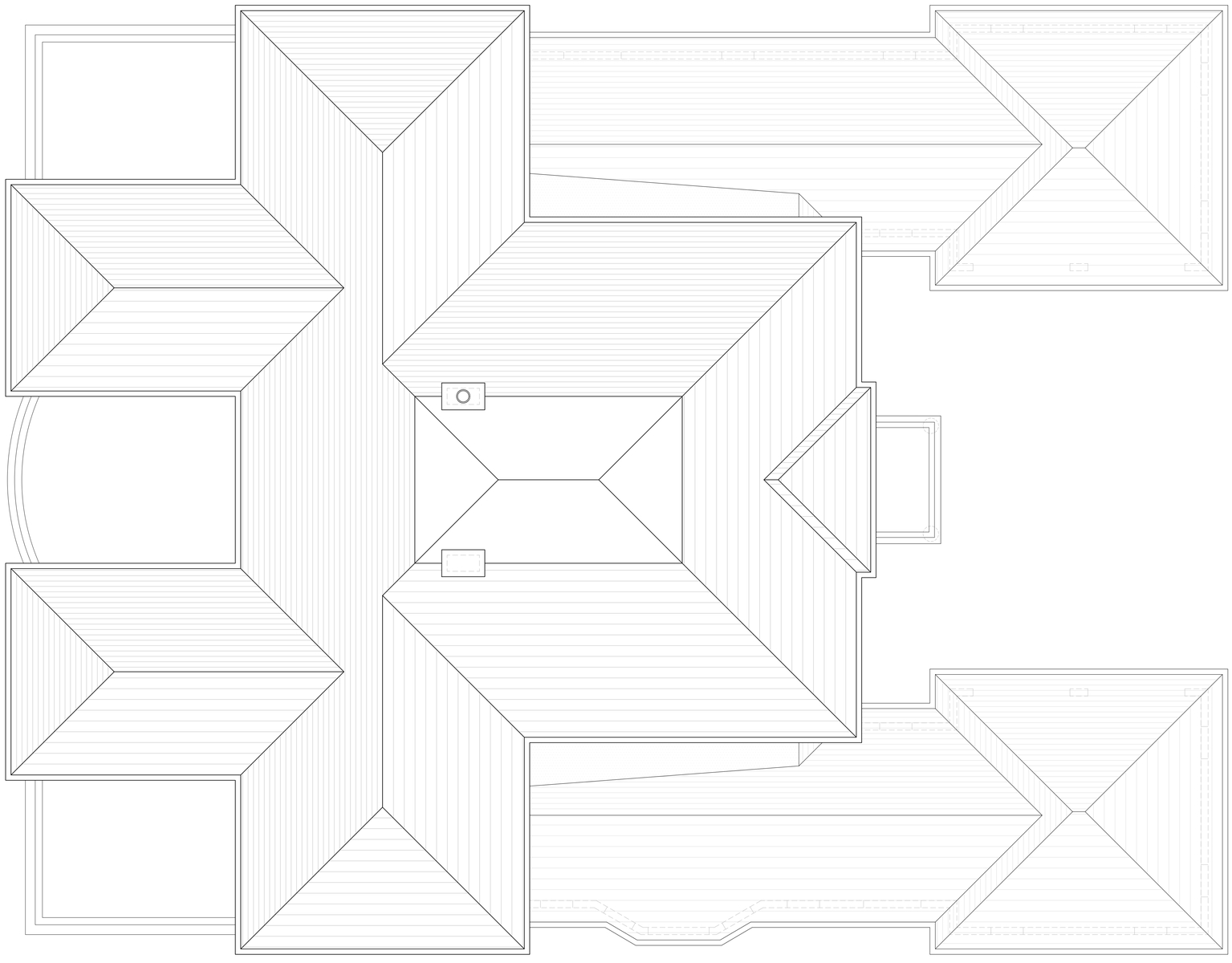
FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

A104



## Proposed Roof Plan

Scale 3/16" = 1'-0"

NORTH

ARC-25-0039

MHK ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE

390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

A105

## Existing East Elevation

Scale 3/16" = 1'-0"

## Proposed East Elevation

Scale 3/16" = 1'-0"

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

A200

# Rendering - Proposed East Elevation

Scale 3/16" = 1'-0"

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

P000

## Rendering - Proposed East Elevation

Scale NTS

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

P000

## Rendering - Proposed East Elevation

Scale NTS

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

P000

## Existing South Elevation

Scale 3/16" = 1'-0"

## Proposed South Elevation (NO CHANGE)

Scale 3/16" = 1'-0"

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

A201

Existing West Elevation

Scale 3/16" = 1'-0"

Proposed West Elevation

Scale 3/16" = 1'-0"

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

A202

Existing North Elevation

Scale 3/16" = 1'-0"

Proposed North Elevation

Scale 3/16" = 1'-0"

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

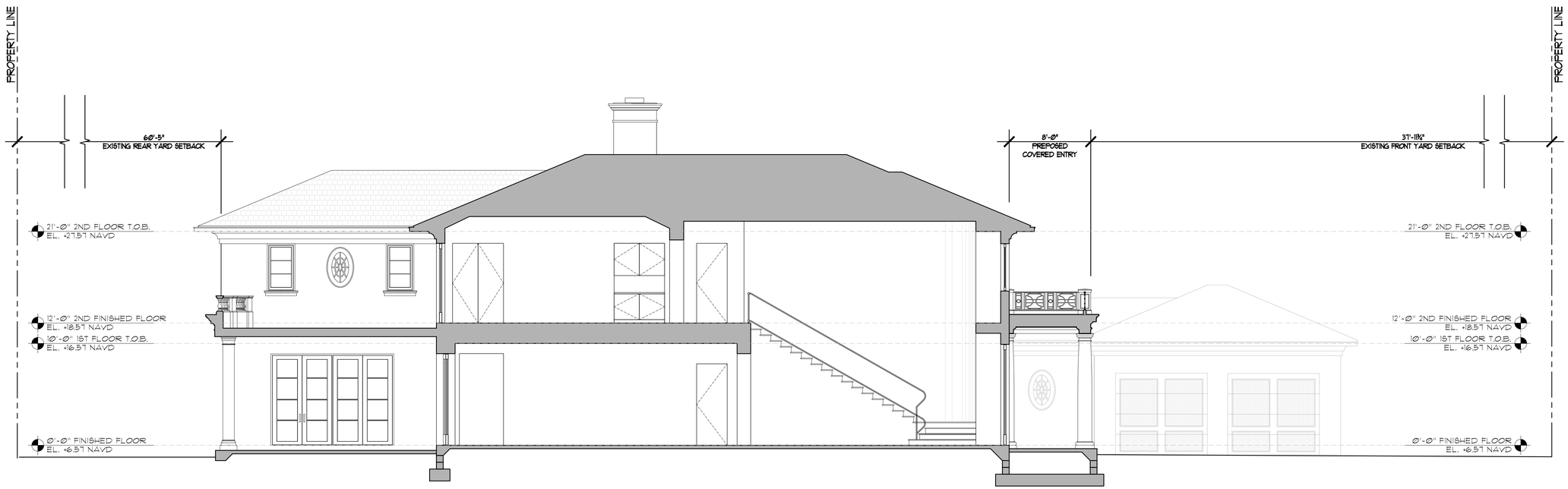
FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

A203




## Proposed Section

Scale 3/16" = 1'-0"

ARC-25-0039

MHK ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE
RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

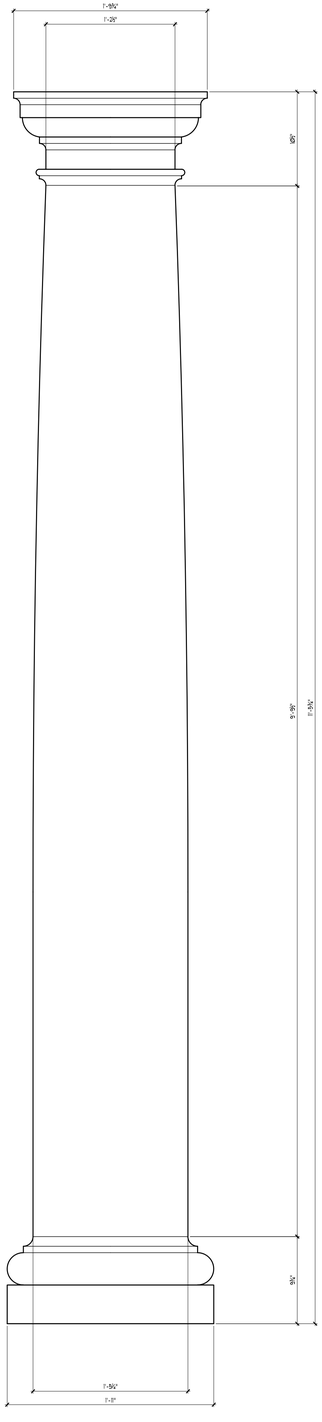
FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

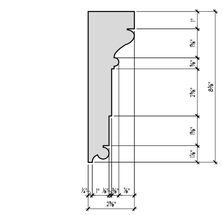
ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

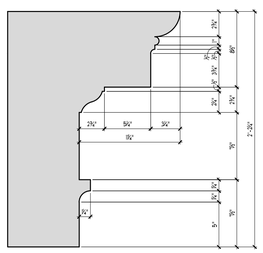
A204



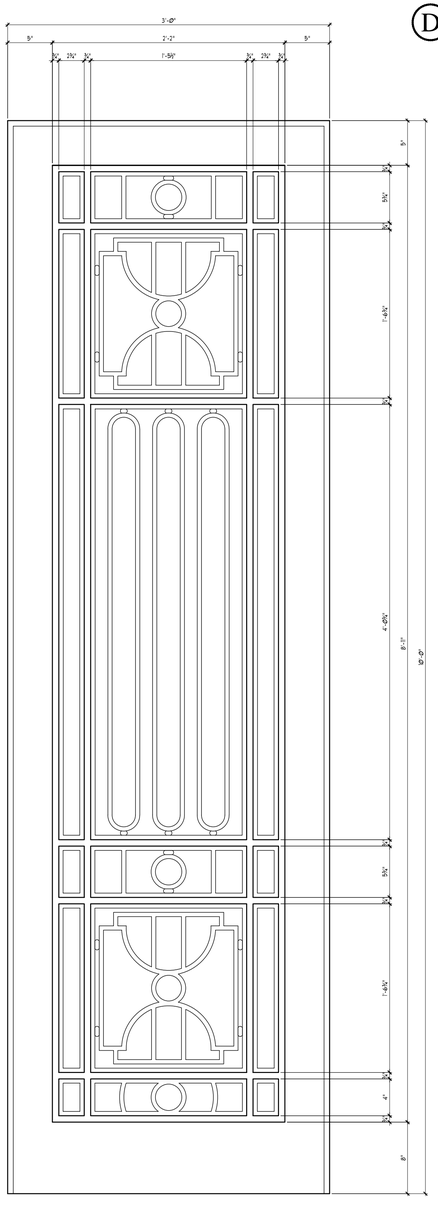

A Column
Scale 1-1/2" = 1'-0"



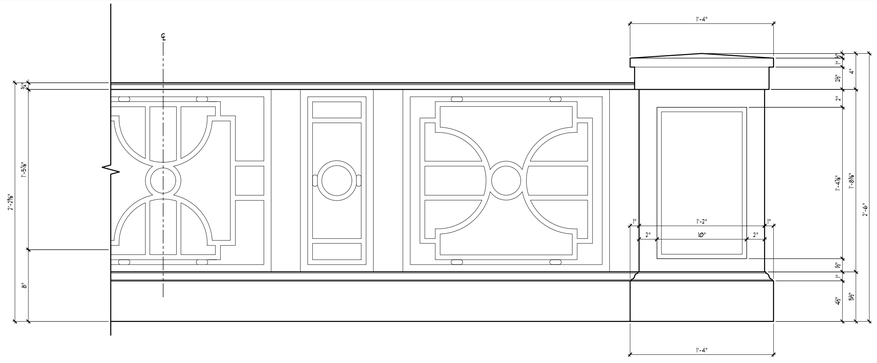

E Entry Trim
Scale 3" = 1'-0"



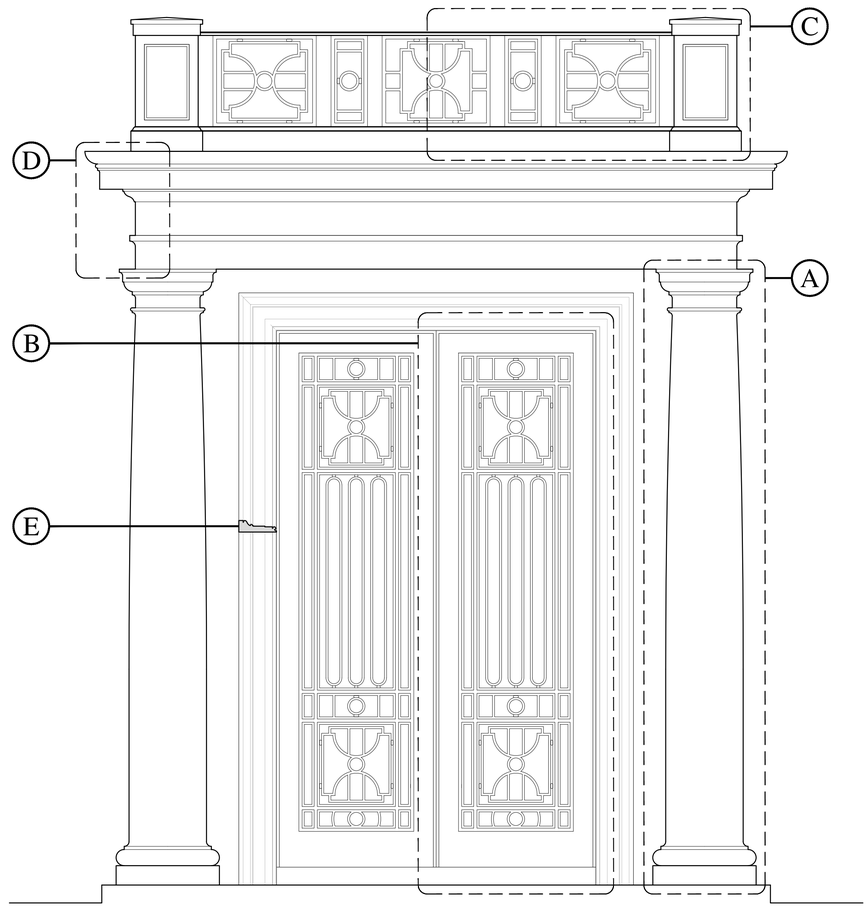

D Entablature
Scale 1-1/2" = 1'-0"




B Entry Door
Scale 1-1/2" = 1'-0"




C Proposed Pier & Decorative Railing
Scale 1-1/2" = 1'-0"




Covered Entry
Scale 3/4" = 1'-0"

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

A206

ARC-25-0039

# Covered Entry

Scale 1" = 1'-0"

ARC-25-0039

MHK ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE

390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

A205

WALL SCONCES
JAMB - HYDE MED

NOTE:
WALL MOUNTED
BEHIND COLUMNS

SMOOTH PRECAST STONE
TO MATCH EXISTING

HANGING PENDANT
JAMB - HYDE MED

PAINT COLOR - MAIN HOUSE
FARROW & BALL

## Material Selections

Scale 1/4" = 1'-0"

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE
RESIDENCE

390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

P000

Subject Property

Subject Property

Subject Property

Subject Property

ARC-25-0039

MHK ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE

390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

P001

Subject Property

Subject Property

Subject Property

Subject Property

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

P002

Subject Property

Subject Property

Subject Property

Subject Property

ARC-25-0039

MHK ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE

390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

P003

Surrounding Property

Surrounding Property

Surrounding Property

Surrounding Property

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE

390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

P004

Surrounding Property

Surrounding Property

Surrounding Property

Surrounding Property

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE

390 NORTH LAKE WAY
PALM BEACH, FL 33480

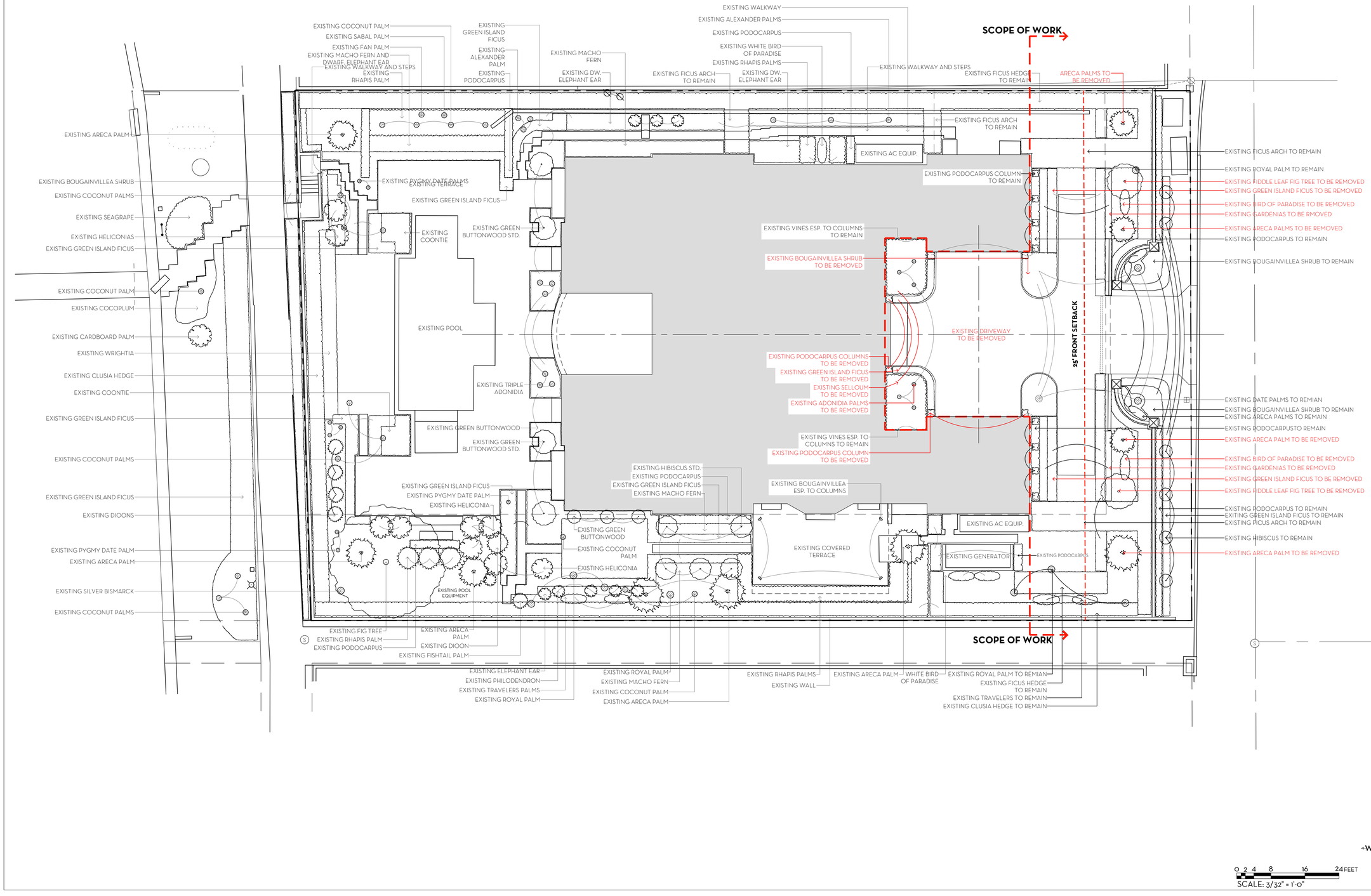
FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

P005





MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


SCALE: 3/32" = 1'-0"

# EXISTING CONDITIONS
# 390 N. LAKE WAY
PALM BEACH, FL.

01 AUGUST 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

NIEVERAWILLIAMS.COM


EX1

ARC-25-0039

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

N
W
E
S

SCALE: 3/32" = 1'-0"

# PROPOSED LANDSCAPE PLAN
# 390 N. LAKE WAY
PALM BEACH, FL.

12 MAY 2025

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

Lo

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"

# EAST ELEVATION
# 390 N. LAKE WAY
PALM BEACH, FL.

11 JULY 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


EL1

ARC-25-0039

## Rendering - Proposed East Elevation

Scale NTS

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

P000

## Rendering - Proposed East Elevation

Scale NTS

ARC-25-0039

MHK ARCHITECTURE
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE.
© 2025

IMPROVEMENTS TO THE RESIDENCE
390 NORTH LAKE WAY
PALM BEACH, FL 33480

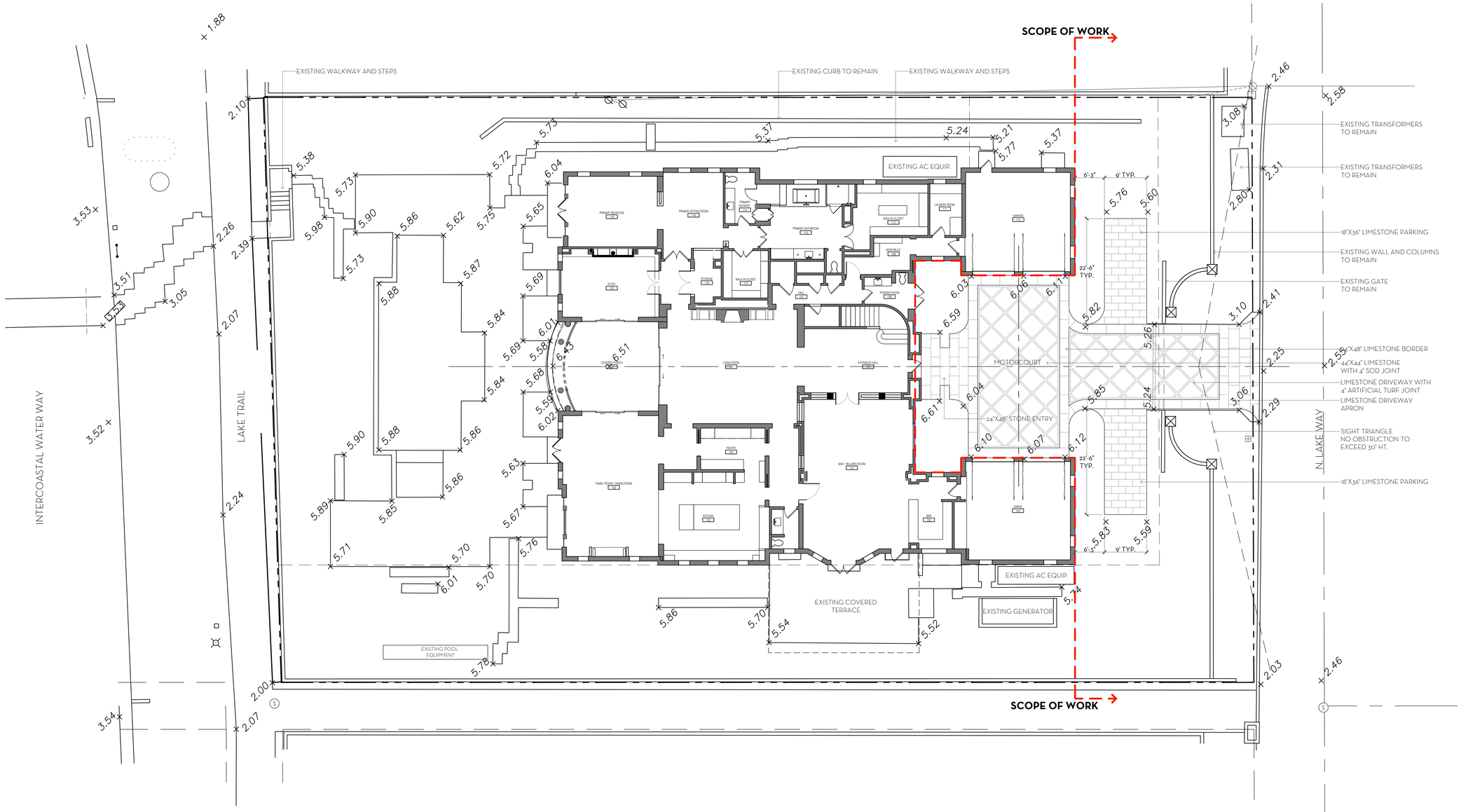
FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
ARCOM SUBMITTAL 08/04/25

PHASE SD
PR NO 25000

P000




**OVERALL R-B SITE CALCULATIONS:**

| | | | |
|---|---|---|---|
| SITE AREA = | 25,971 | SQ FT | 100% |
| **MINIMUM LANDSCAPE:** | | | |
| REQUIRED = | 11,687 | SQ FT | 45% |
| EXISTING = | 11,412 | SQ FT | 43.94% |
| PROPOSED = | 11,424 | SQ FT | 43.98% |

**FRONT SETBACK SITE CALCULATIONS:**

| | | | |
|---|---|---|---|
| 25' SETBACK AREA = | 3,112 | SQ FT | 100% |
| **MINIMUM LANDSCAPE:** | | | |
| REQUIRED = | 1,244.8 | SQ FT | 40% |
| EXISTING = | 2,525 | SQ FT | 81.13% |
| PROPOSED = | 2,551 | SQ FT | 81.97% |

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


SCALE: 3/32" = 1'-0"

# HARDSCAPE PLAN
# 390 N. LAKE WAY
PALM BEACH, FL.

01 AUGUST 2025-DROP OFF

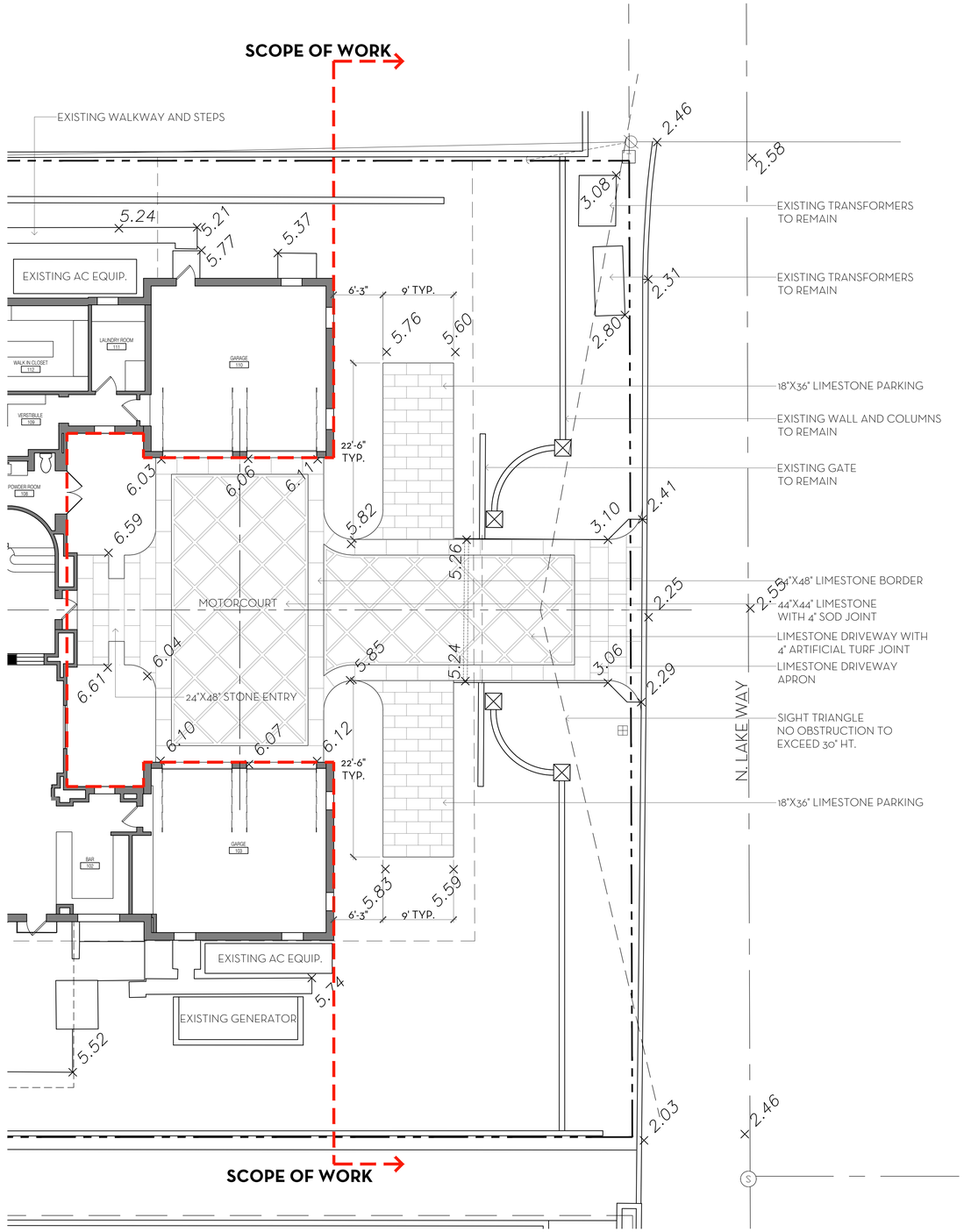

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM


L1

ARC-25-0039




**OVERALL R-B SITE CALCULATIONS:**

| | | | |
|---|---|---|---|
| SITE AREA = | 25,971 | SQ FT | 100% |
| **MINIMUM LANDSCAPE:** | | | |
| REQUIRED = | 11,687 | SQ FT | 45% |
| EXISTING = | 11,412 | SQ FT | 43.94% |
| PROPOSED = | 11,424 | SQ FT | 43.98% |

**FRONT SETBACK SITE CALCULATIONS:**

| | | | |
|---|---|---|---|
| 25' SETBACK AREA = | 3,112 | SQ FT | 100% |
| **MINIMUM LANDSCAPE:** | | | |
| REQUIRED = | 1,244.8 | SQ FT | 40% |
| EXISTING = | 2,525 | SQ FT | 81.13% |
| PROPOSED = | 2,551 | SQ FT | 81.97% |

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"

HARDSCAPE PLAN

# 390 N. LAKE WAY

PALM BEACH, FL.

01 AUGUST 2025-DROP OFF

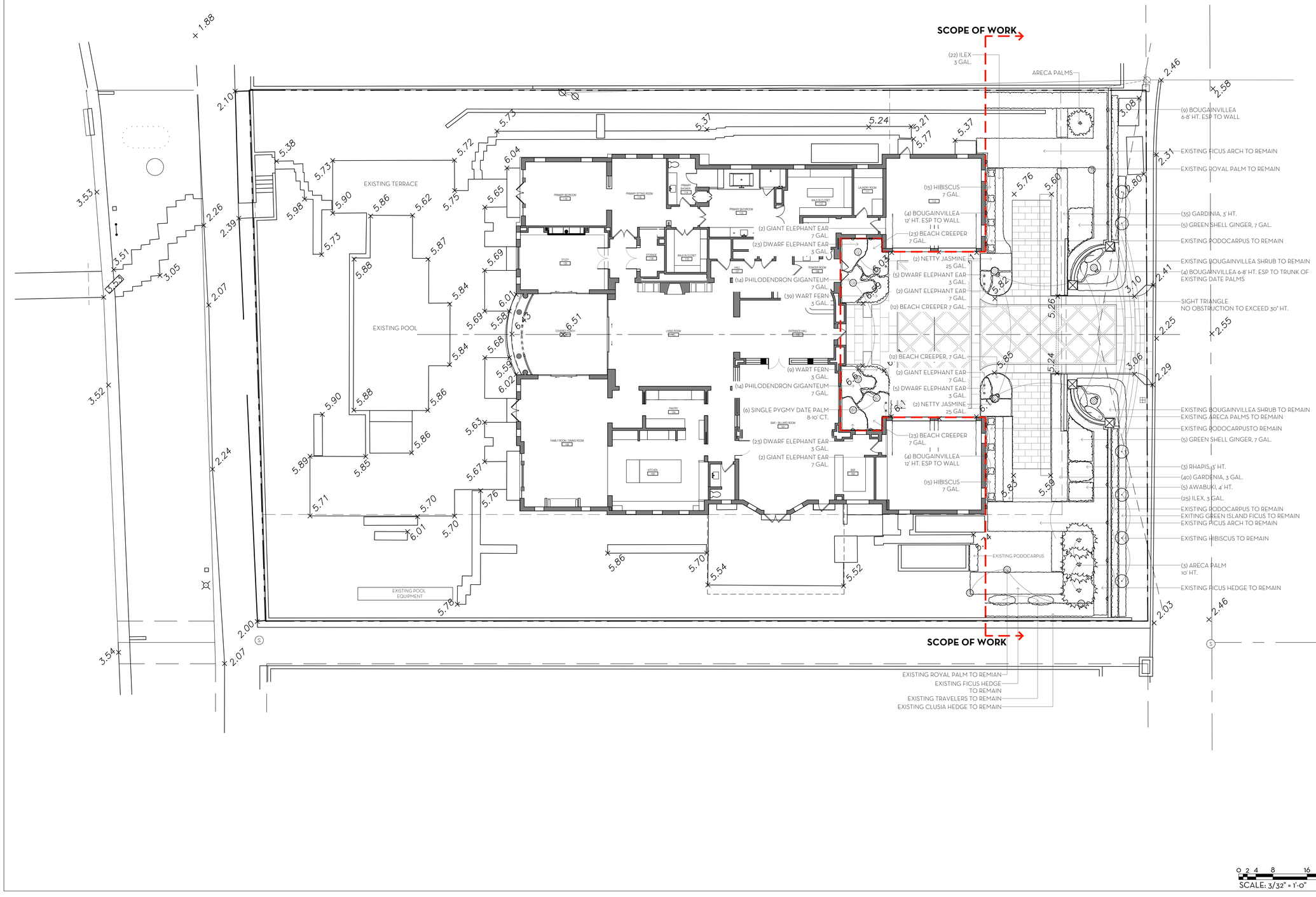

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM


L1.1

ARC-25-0039





MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


SCALE: 3/32" = 1'-0"

PLANTING PLAN

# 390 N. LAKE WAY

PALM BEACH, FL.

01 AUGUST 2025-DROP OFF

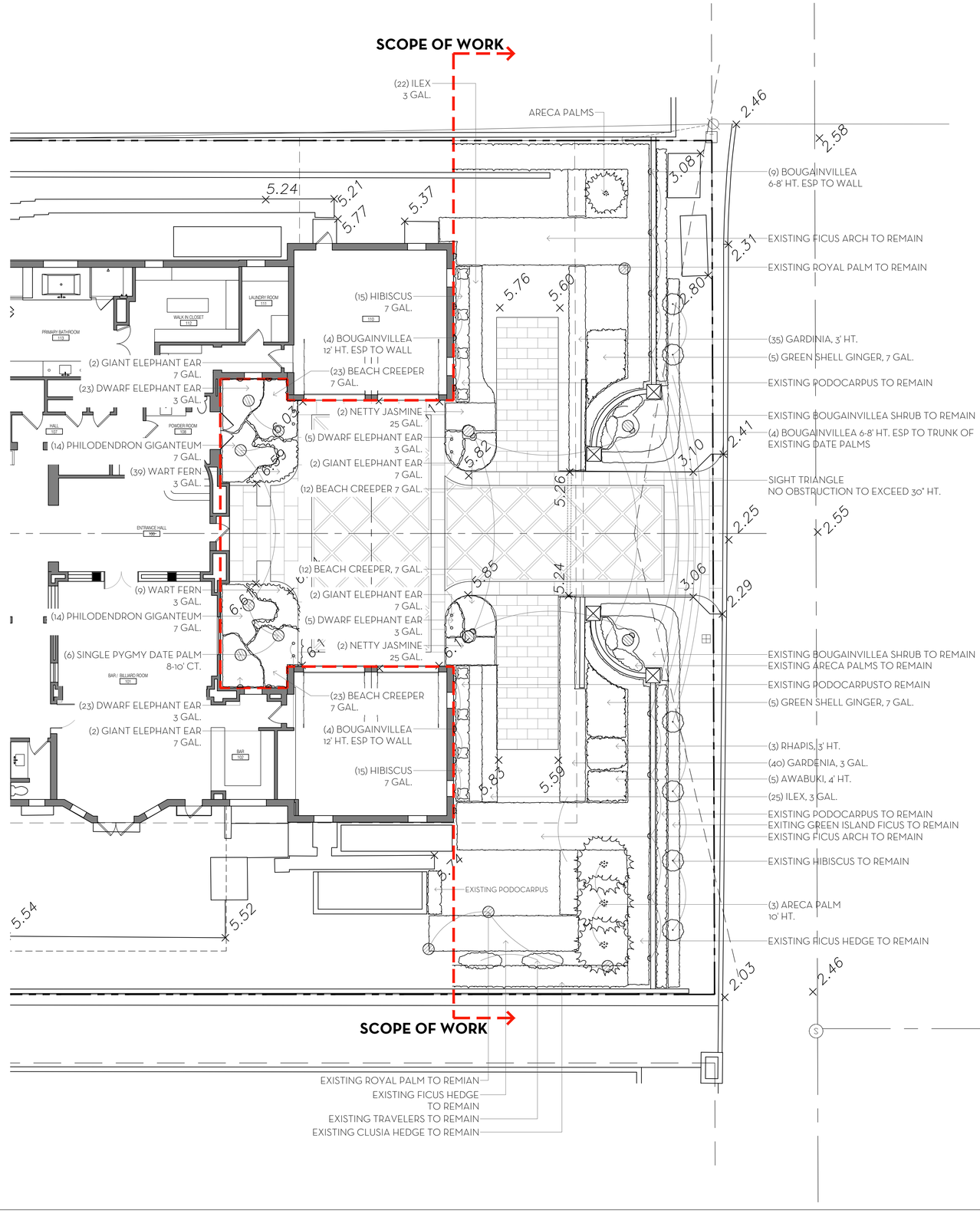

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM


LP1

ARC-25-0039





MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


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

PLANTING PLAN

# 390 N. LAKE WAY

PALM BEACH, FL.

01 AUGUST 2025.DROP OFF

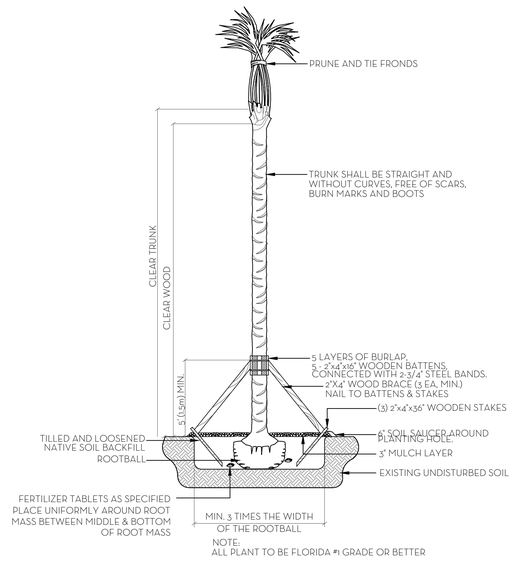

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM


# LP1.1

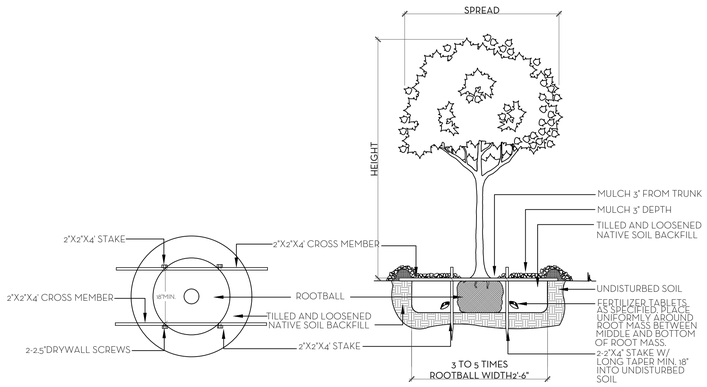
ARC-25-0039




NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

PALM PLANTING DETAIL
N.T.S.

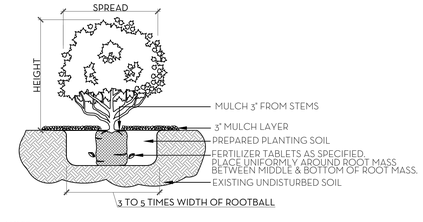
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.




NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

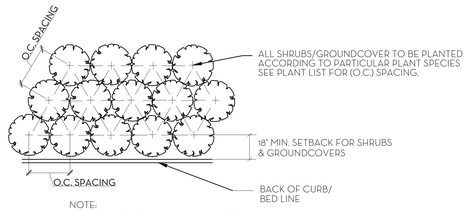
TREE PLANTING DETAIL
N.T.S.

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



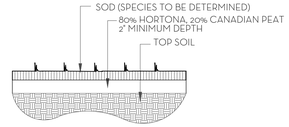

NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



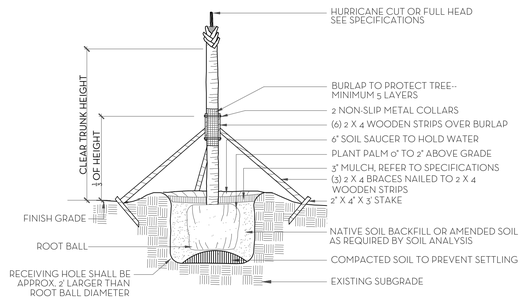

NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



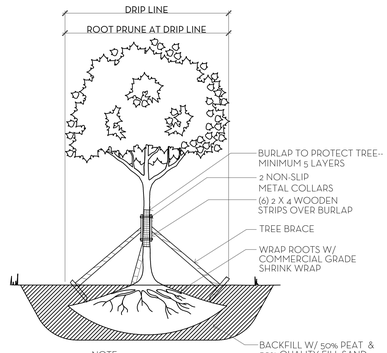

SOD PLANTING DETAIL
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



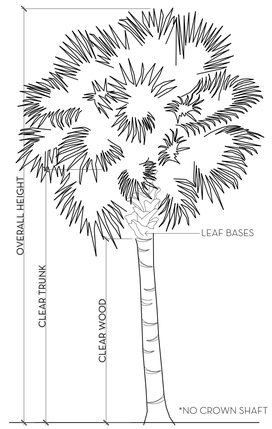

NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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

390 North Lake Way

July 11, 2025

**Landscape Material Schedule**

| Item No. | Common Name | Botanical Name | Quantity | Specification | Native | Covered Area (sf) |
|---|---|---|---|---|---|---|
| 1 | **PALMS** | | | | | |
| 2 | Pygmy date palm | Phoenix roebelenii | 6 | SINGLE 10-12' CT. | | |
| 3 | Areca Palm | Dypsis lutescens | 3 | 10' HT. | | |
| 4 | | | 9 | | | |
| 5 | **SHRUB/VINE** | | | | | |
| 6 | Bougainvillea Vine | Bougainvillea ssp | 9 | 6-8' HT. ESP TO TRUNK | | |
| 7 | Bougainvillea Vine | Bougainvillea ssp | 4 | 6-8' HT. ESP TO WALL | | |
| 8 | Bougainvillea Vine | Bougainvillea ssp | 8 | 12' HT. ESP TO WALL | | |
| 9 | Dwarf elephant ears | Alocasia - Dwarf | 56 | 3 GAL. | | |
| 10 | Philodendron giganteum | Philodendron giganteum | 28 | 7 GAL. | | |
| 11 | White Bird of Paradise | Strelitzia nicolai | 10 | 25 GAL. | | |
| 12 | Giant elephant ears | Alocasis gigantea | 8 | 7 GAL. | | |
| 13 | Netty Jasmine | Tabernaemontana divaricata 'Netty' | 8 | 7 GAL. | | |
| 14 | Hibiscus | Hibiscus ssp | 30 | 7 GAL. | | |
| 15 | Wart Fern | Microsorum scolopendrium | 78 | 3 GAL. | | |
| 16 | Beach Creeper | Ernodea littoralis | 47 | 7 GAL. | ✓ | |
| 17 | Gardenia | Gardenia jasminoides 'Miami Supreme' | 75 | 3' HT. | | |
| 18 | Green Shell Ginger | Alpinia zerumbet | 5 | 7 GAL. | | |
| 19 | Rhapis | Rhapis excelsa | 3 | 3' HT. | | |
| 20 | Awabuki | Viburnum odoratissimum awabuki | 5 | 4' HT. | | |
| 21 | Ilex | Ilex cassine | 47 | 3 GAL. | ✓ | |
| 22 | | | 421 | | 22% | |
| 23 | | | | | | |

| Line # | Landscape Legend | | |
|---|---|---|---|
| 1 | **Property Address:** | 390 North Lake Way | |
| 2 | **Lot Area (sq. ft.):** | 25,971 sq ft | |
| 3 | | REQUIRED | PROPOSED |
| 4 | Landscape Open Space (LOS) (Sq Ft and %) | 11,687 sq ft (45%) | 11,424 sq ft (43.98%) |
| 5 | LOS to be altered (Sq FT and %) | N/A | N/A |
| 6 | Perimeter LOS (Sq Ft and %) | N/A | N/A |
| 7 | Front Yard LOS (Sq Ft and %) | 1,244.8 sq ft (40%) | 2,551 sq ft (81.97%) |
| 8 | Native Trees % | 30% (number of trees) | N/A |
| 9 | Native Shrubs & Vines % | 30% (number of shrubs & vines) | 22% |
| 10 | Native Groundcover % | 30% (groundcover area) | N/A |

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* *REVBF 20230727*


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


PLANT LIST AND DETAILS

# 390 N. LAKE WAY

PALM BEACH, FL.

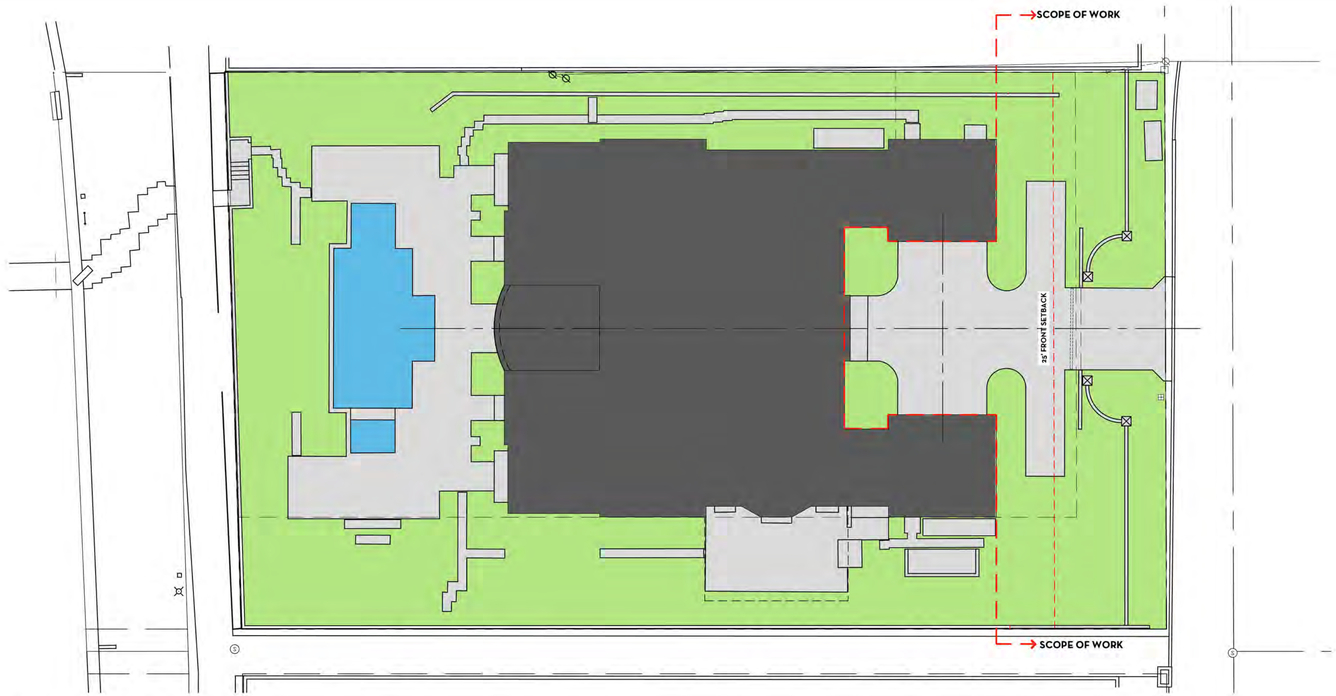
11 JULY 2025


NIEVERA WILLIAMS DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

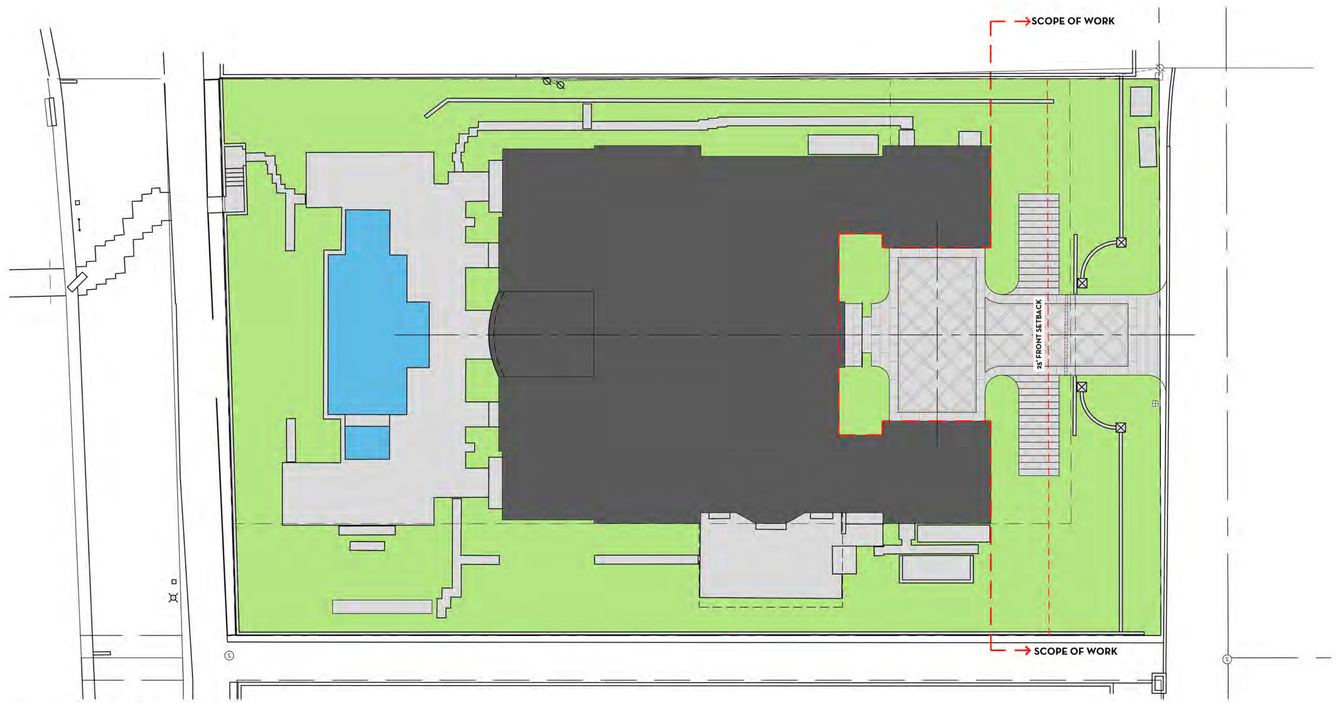
NIEVERAWILLIAMS.COM


LP2




EXISTING CONDITION

| LEGEND | |
|---|---|
| OPEN SPACE | |
| HARDSCAPE | |
| BUILDING/ STRUCTURE | |
| WATER | |




PROPOSED CONDITION


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856


OPEN SPACE DIAGRAM

# 390 N. LAKE WAY

PALM BEACH, FL.

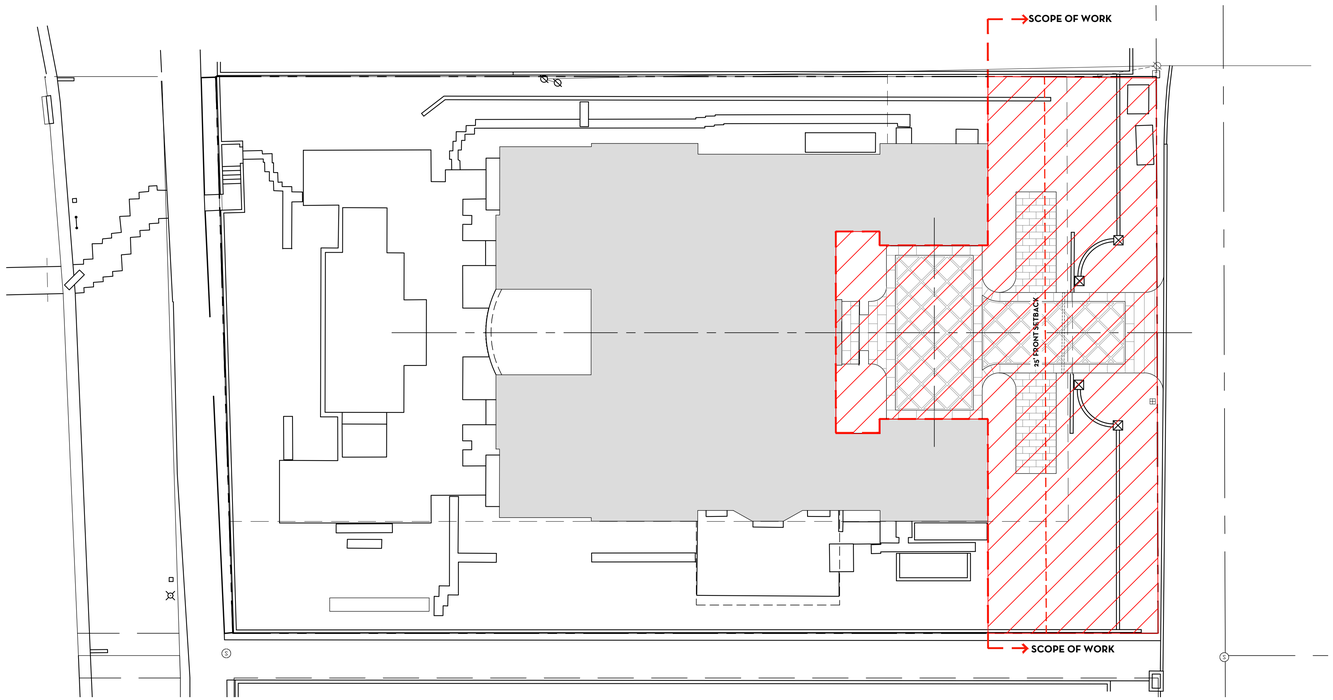
12 MAY 2025


NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM


OS1




PROPOSED CONDITION

| | |
|---|---|
| EX. OPEN SPACE | 11,412 SF (100%) |
| AREA TO BE ALTERED | 5,082 SF (44.53) |

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE ALTERATION DIAGRAM

# 390 N. LAKE WAY

PALM BEACH, FL.

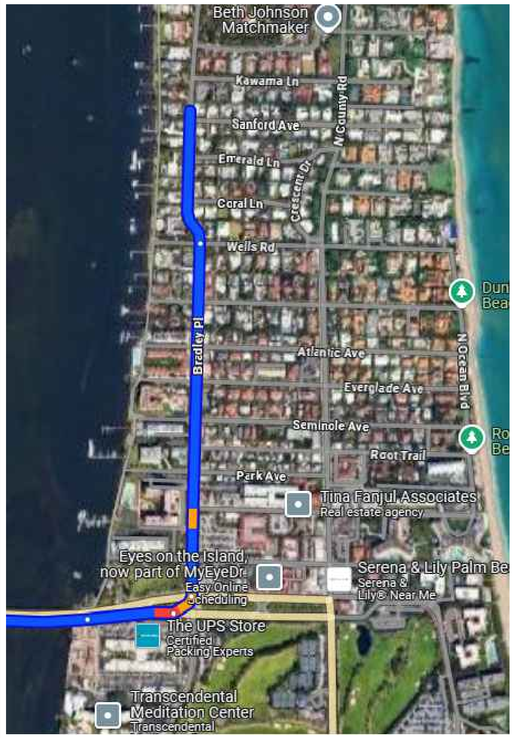
11 JULY 2025

NIEVERA WILLIAMS
DESIGN

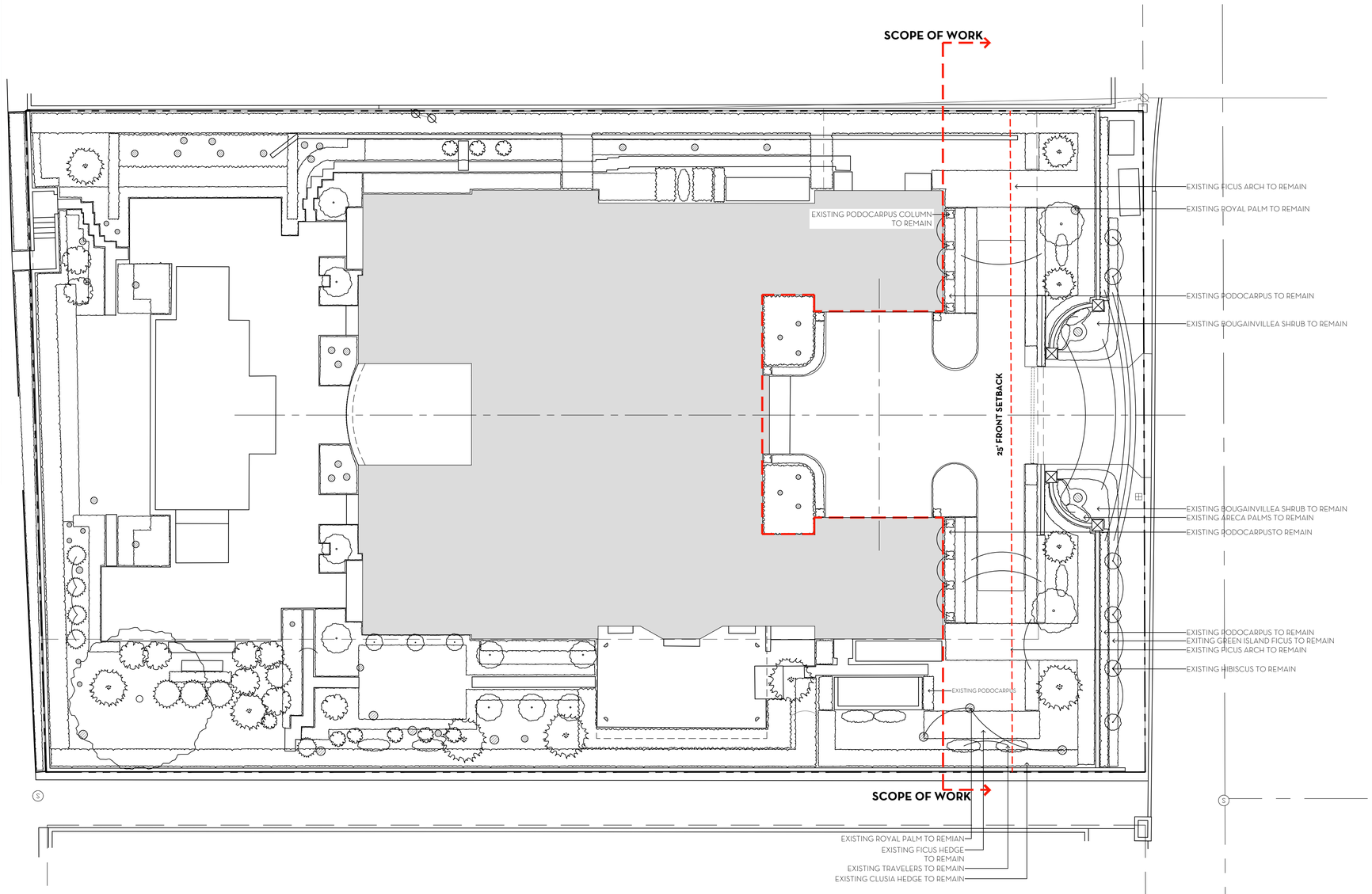
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

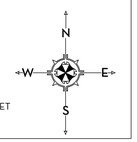
OS2




TRUCK LOGISTICS PLAN
MAX. TRUCK SIZE: 30'




NOTE: EXISTING WALL AND PLANTING USED TO SCREEN CONSTRUCTION




0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING PLAN

# 390 N. LAKE WAY

PALM BEACH, FL.

SCALE: 3/32" = 1'-0"

01 AUGUST 2025-DROP OFF

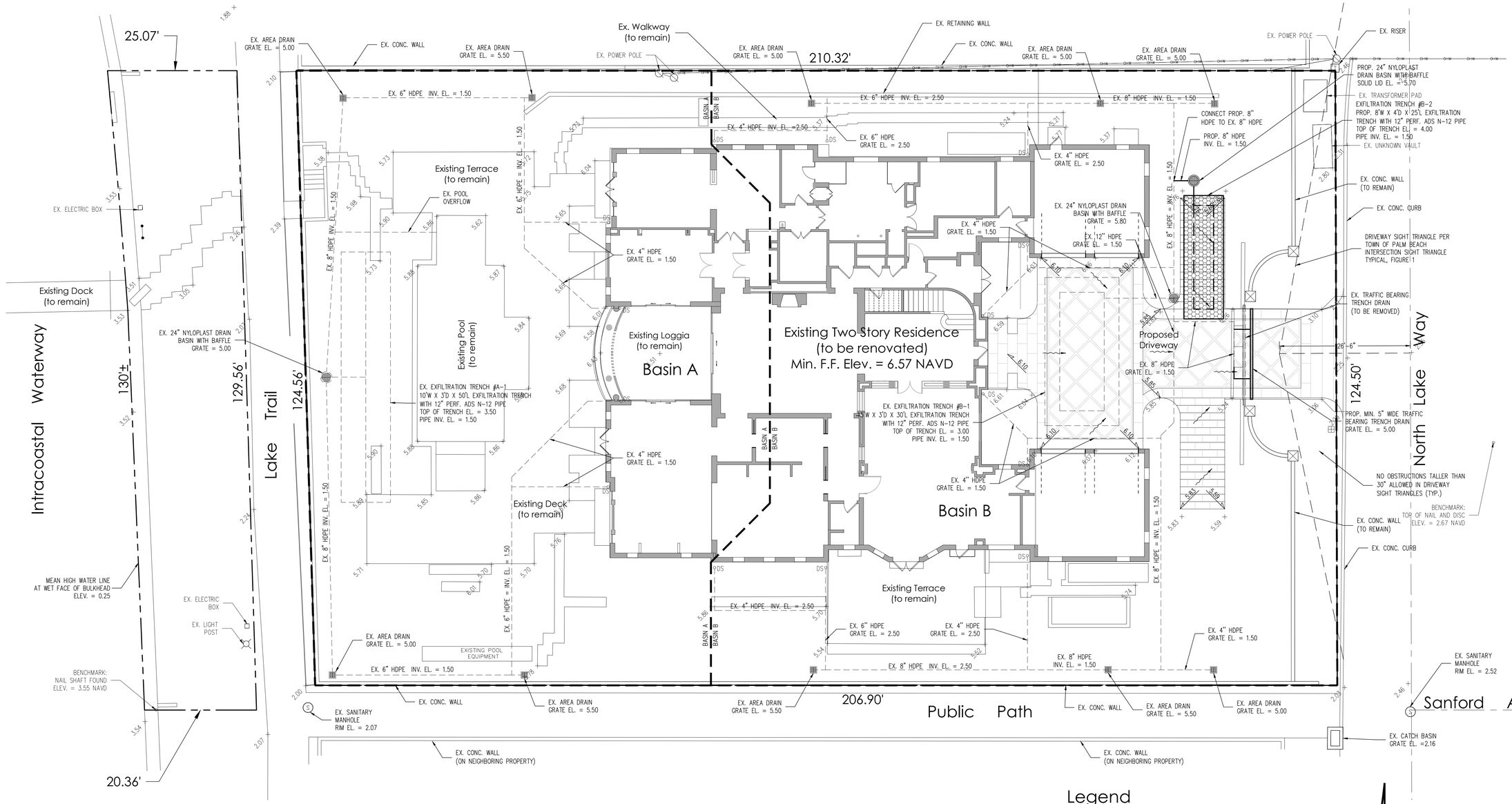
NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

CSP

ARC-25-0039




## 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.
7) Existing storm drainage shown per Site Grading & Drainage record drawing by Doug Winter Companies, Inc. dated 4/29/15.
8) Existing storm drainage to remain to be cleaned, video inspected, re-habilitated and recertified prior to completion of construction.

Location Map
N.T.S.

### STORMWATER RETENTION CALCULATIONS
(Basin A)

A. SITE INFORMATION

Total Property Area = 25,971 sq.ft.

Total Basin Area = 11,082 sq.ft.

Drainage Area Impervious Surface = 5,984 sq.ft.

Drainage Area Pervious Surface = 5,098 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 5,984 sq.ft. x 1 ft./12 in. = 997 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 5,098 sq.ft. x 1 ft./12 in. = 170 cu.ft.

Total Volume to be Retained = 1,167 cu.ft.

C. EXISITNG EXFILTRATION TRENCH SIZING

Exfiltration Trench #A-1

| | | | | |
|---|---|---|---|---|
| L | = | Total Length of Trench Provided | = | 50 ft |
| W | = | Trench Width | = | 10 ft |
| K | = | Hydraulic Conductivity | = | 0.0000860 cfs/sq.ft./ft. of head |
| H2 | = | Depth to Water Table | = | 3.50 ft |
| DU | = | Un-Saturated Trench Depth | = | 2.00 ft |
| DS | = | Saturated Trench Depth | = | 1.00 ft |
| V | = | Volume Treated | = | 1,316 cu.ft. |

### STORMWATER RETENTION CALCULATIONS
(Basin B)

A. SITE INFORMATION

Total Property Area = 25,971 sq.ft.

Total Basin Area = 14,889 sq.ft.

Drainage Area Impervious Surface = 8,478 sq.ft.

Drainage Area Pervious Surface = 6,411 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 8,478 sq.ft. x 1 ft./12 in. = 1,413 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 6,411 sq.ft. x 1 ft./12 in. = 214 cu.ft.

Total Volume to be Retained = 1,627 cu.ft.

C. EXISITNG EXFILTRATION TRENCH SIZING

Exfiltration Trench #B-1

| | | | | |
|---|---|---|---|---|
| L | = | Total Length of Trench Provided | = | 30 ft |
| W | = | Trench Width | = | 15 ft |
| K | = | Hydraulic Conductivity | = | 0.0000860 cfs/sq.ft./ft. of head |
| H2 | = | Depth to Water Table | = | 3.50 ft |
| DU | = | Un-Saturated Trench Depth | = | 1.50 ft |
| DS | = | Saturated Trench Depth | = | 1.50 ft |
| V | = | Volume Treated | = | 1,008 cu.ft. |

## Legend

- 5.7 + / 6.00 — EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88) / PROPOSED ELEVATION (NAVD-88)
- 7.00 — PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 5 10 20 40

Scale: 1" = 10'

### PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #B-2

| | | | | |
|---|---|---|---|---|
| L | = | Total Length of Trench Provided | = | 25 ft |
| W | = | Trench Width | = | 8 ft |
| K | = | Hydraulic Conductivity | = | 0.0000860 cfs/sq.ft./ft. of head |
| H2 | = | Depth to Water Table | = | 3.50 ft |
| DU | = | Un-Saturated Trench Depth | = | 2.50 ft |
| DS | = | Saturated Trench Depth | = | 1.50 ft |
| V | = | Volume Treated | = | 640 cu.ft. |
| Total Volume Retained | | | = | 1,648 cu.ft |

Plan Background from Hardscape Plan by Nievera Williams Design Recieved 7/8/25

ARC-25-0039

© 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:

# PROPOSED RENOVATION

390 North Lake Way
Palm Beach, Florida

**PROJECT INFORMATION:**

| | |
|---|---|
| Project No. | 2025-0053 |
| Issue Date | 07/13/2025 |
| Scale | 1" = 10' |

**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

# BOUNDARY SURVEY FOR:
# 390 NLWPB, LLC,
# A MASSACHUSETTS LIMITED LIABILITY COMPANY

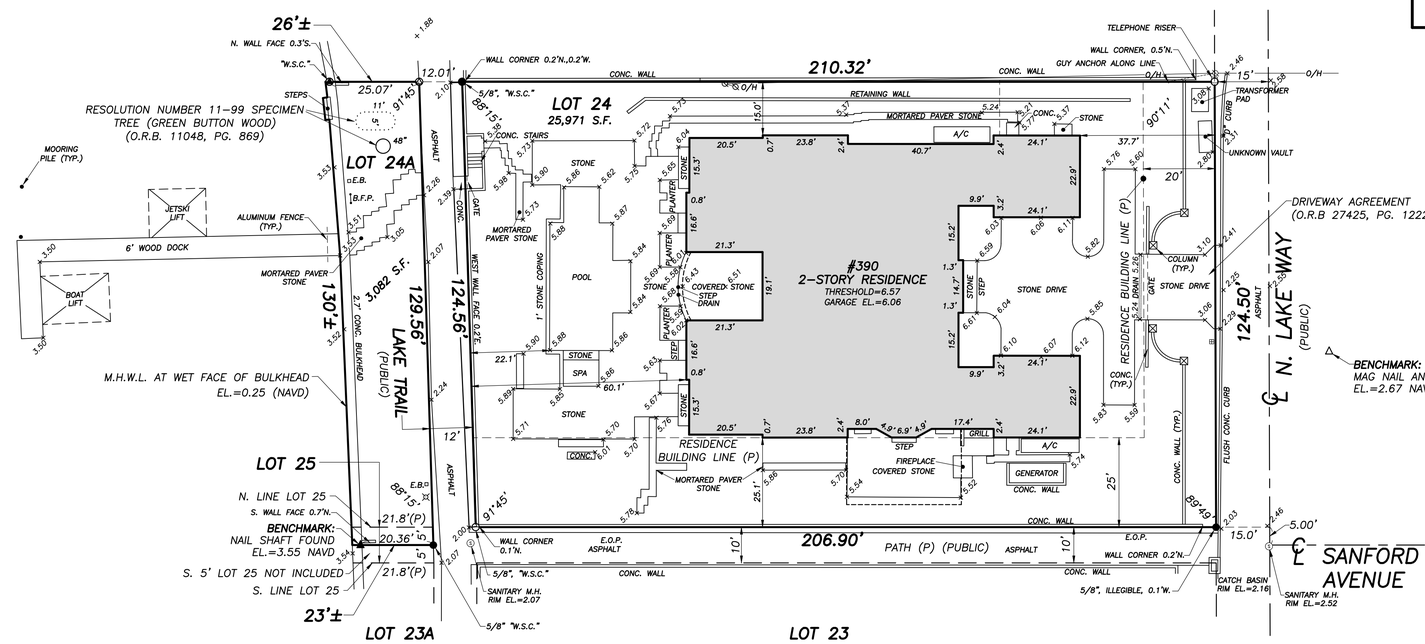
*This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.*

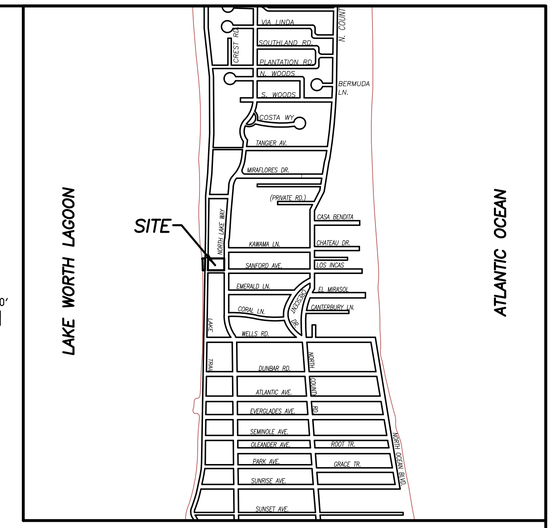
***390 NLWPB, LLC, a Massachusetts limited liability company***
***Breton, Lynch, Eubanks & Suarez-Murias, P.A.***
***Old Republic National Title Insurance Company***

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

## 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.M.P. | = CORRUGATED METAL PIPE |
| CONC. | = CONCRETE |
| (D) | = DESCRIPTION DATUM |
| D.B. | = DEED BOOK |
| D.E. | = DRAINAGE EASEMENT |
| D.H. | = DRILL HOLE |
| E.B. | = ELECTRIC BOX |
| 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 |
| F.O.C. | = FACE OF CURB |
| 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 |
| P | = PLANTER |
| (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.C.P. | = PERMANENT CONTROL POINT |
| 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 |
| STA. | = STATION |
| STY. | = STORY |
| S/W | = SIDEWALK |
| T.O.B. | = TOP OF BANK |
| T.O.C. | = TOP OF CURB |
| T.O.W. | = TOP OF WALL |
| 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.S.C. | = WALLACE SURVEYING CORPORATION |
| ℄ | = BASELINE |
| ℄ | = CENTERLINE |
| △ | = CENTRAL ANGLE/DELTA |
| ■ | = CONCRETE MONUMENT FOUND (AS NOTED) |
| □ | = CONCRETE MONUMENT SET (LB #8598) |
| ● | = ROD & CAP FOUND (AS NOTED) |
| ○ | = #5 ROD & CAP SET (LB #8598) |
| ⊙ | = IRON PIPE FOUND (AS NOTED) |
| ◕ | = IRON ROD FOUND (AS NOTED) |
| ▲ | = PARKER-KALON NAIL FOUND |
| ◉ | = PARKER-KALON NAIL & DISK FOUND (AS NOTED) |
| ◎ | = PARKER-KALON NAIL & DISK SET (LB #8598) |
| ℙ | = PROPERTY LINE |
| ⊘ | = UTILITY POLE |
| ⍜ | = FIRE HYDRANT |
| ⊞ | = WATER METER |
| ⋈ | = WATER VALVE |
| ⛯ | = LIGHT POLE |




VICINITY SKETCH N.T.S.

SCALE: 1"=20'

**TITLE COMMITMENT REVIEW**

| CLIENT: | 390 NLWPB, LLC | COMMITMENT NO.: 03-656-83 | DATE: NOVEMBER 5, 2015 | |
|---|---|---|---|---|
| REVIEWED BY: | CRAIG L. WALLACE | JOB NO.: 13-1028.17 | | |

| B2 ITEM NO. | DOCUMENT | DESCRIPTION | AFFECTS | PLOTTED |
|---|---|---|---|---|
| 1 TO 3 | N/A | Standard Exceptions | Y | N |
| 4 | PB 18, PG 83 | REVISED PLAT OF WALTON ADDITION (2 1/2' U.E. does not apply to this property) | Y | Y |
| 5 | ORB 11048, PG 869 | Resolution Number 11-99 - Specimen Tree | Y | Y |
| 6 | ORB 27425, PG 1222 | Driveway Agreement with the Town of Palm Beach | Y | Y |
| 7 | ORB 27499, PG 1767 | Stormwater Management Agreement with the Town of Palm Beach | Y | N |
| 8 | N/A | Rights of the United State Government to that part of the land (Bulkhead position at time of platting (1940) closely follows the current location). | Y | N |
| 9 | N/A | No insurance to any part of the land lying below the Mean High Water Line | Y | Y |
| 10 | N/A | Riparian and/or littoral rights | Y | N |
| 11 | N/A | No insurance to any right, title or interest in or to any boat dock which may be conveyed or assigned | Y | Y |

***PROPERTY ADDRESS:***
*390 N. Lake Way*
*Palm Beach, FL 33480*

***LEGAL DESCRIPTION:***
*Lots 24, 24A and the North 5 feet of Lot 25,* ***REVISED PLAT OF WALTON ADDITON****, 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 18, Page 83.*

***FLOOD ZONE:***
*This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581G, 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 commitment number 03-656-83, issued by Old Republic National Title Insurance Company, dated November 5, 2015. 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 and 0.1' 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 it bears 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. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
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'.*

***CERTIFICATION:***

***I HEREBY ATTEST*** *that the survey shown hereon meets 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: 04/01/2025***

*William M. Naulty*
*Professional Surveyor and Mapper*
*Florida Certificate No. 7558*

*REVISONS:*

*04/01/25 SURVEY & TIE-IN UPDATE WITH SPOT ELEVATIONS B.M./S.W. 237734 PB/30*
*06/27/16 FORMBOARD TIE-IN S.W./N.I. 13-1028.22 PB217/67*
*12/09/15 SURVEY AND TIE-IN UPDATE B.M./M.B. 13-1028.17 PB209/59*
*04/20/15 UPDATE SURVEY AND FINAL TIE-IN B.M./M.B. 13-1028.15 PB196/57*
*04/24/14 TIE BEAM ELEVATION B.M./J.P. 13-1028.13 PB174/59*
*04/10/14 2nd FLOOR FINISH FLOOR AND 1st FLOOR TIE-BEAM ELEVATIONS B.M./M.B. 13-1028.12 PB176/51*
*03/29/14 U/C T/I & ELS. T.S./J.P. 13-1028.11 PB175/34*
*03/07/14 FORMBOARD TIE-IN B.M./M.B. 13-1028.10 PB175/3*
*02/26/14 POOL FORM TIE-IN B.M./M.B. 13-1028.9 PB173/28*
*02/07/14 FORMBOARD TIE-IN C.E./M.B. 13-1028.7 PB172/7*
*11/25/13 SURVEY AND TIE-IN UPDATE (ELEVATIONS AND TREES NOT UPDATED) J.P./M.B. 13-1028.2 PB168/4*
*02/21/13 ADD ADJACENT N. PROPERTY F.F. ELEVATION, R.C.*

***BOUNDARY SURVEY FOR:***

***390 NLWPB, LLC,***
***A MASSACHUSETTS LIMITED LIABILITY COMPANY***


WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC. LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551


| | | | |
|---|---|---|---|
| FIELD: C.E. | JOB NO.: 13-1028.1 | F.B. PB146 PG. 67 | |
| OFFICE: M.B. | DATE: 2/1/13 | DWG. NO. 13-1028-2 | |
| C'K'D: C.W. | REF: 13-1028FINAL-2.DWG | SHEET 1 OF 1 | |

# TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 27, 2025

---

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0040 428 SEABREEZE AVE. The applicant, Chauncy & Deborah Crandall (Environment Design Group), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape alterations with installation of a generator.

Date: 8/20/2025

---

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

**ARC-25-0040 428 SEABREEZE AVE.** The applicant, Chauncy & Deborah Crandall (Environment Design Group), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape alterations with installation of a generator.

Property Owner: Chauncy & Deborah Crandall
Professional: Environment Design Group

**HISTORY:**

A new two-story single-family residence at 428 Seabreeze Avenue was presented and approved in September 2023 under application ARC-23-121 (ZON-23-094). Following unanimous approval by the Architectural Review Commission, the project proceeded to the Town Council, where two variances were granted: one for a reduction of the east side yard setback and another to eliminate the garage. Construction of the home is currently underway.

**THE PROJECT:**

The applicant has submitted plans, entitled "Private Residence 428 Seabreeze Ave", as prepared by Environment Design Group, uploaded August 4, 2025.

The following is the scope of work for the Project:

- Modify previously approved landscape and hardscape.
- Modify pool size, location and layout.
- Installation of a generator.

| Site Data | | | |
|---|---|---|---|
| **Zoning District** | R-B | **Future Land Use** | SINGLE-FAMILY |
| **Lot Size** | 6,738 SF | **Flood Zone** | AE-6 |
| **Lot Width** | 55' | **Lot Depth** | 122.5' |
| **Lot Coverage** | Required: 30%<br>Existing: 29.3% | **Landscape Open Space (LOS)** | Required: 45%<br>Existing: 48%<br>Proposed: 50.83% |
| **Front Yard Landscape Open Space (LOS)** | Required: 40%<br>Existing: 72.5% | **Perimeter Landscape Open Space (LOS)** | Required: 50%<br>Existing: 72.3% |

| Surrounding Properties / Zoning | |
|---|---|
| **North** | 425 Seabreeze Avenue \| Residence / R-B |
| **South** | 425 Seaspray Avenue \| Residence / R-B |
| **East** | 416 Seabreeze Avenue \| Residence / R-B |
| **West** | 432 Seabreeze Avenue \| Residence / R-B |

**STAFF ANALYSIS:**

The application is seeking to make modifications to the previously approved site plan as the new residence is currently under construction. The swimming pool is being altered with a reconfiguration of the pool steps and addition of a pool bench. A generator enclosure has been added to the southwest corner. Sitewide landscape and hardscape are being proposed including an increase on open space calculations with the removal of previously approved pavers around the pool and addition of more foundation plantings.

**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

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

July 14, 2025

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

ATTN: *ARCOM Staff*
Re: 428 Seabreeze Ave. - Landscape Architecture
Our Ref # 23075.00 LA
ARC-25-0040

**LETTER OF INTENT**

Current zoning for the project is R-B LOW DENSITY RESIDENTIAL

Our current proposal, for improvements to the site, does not include any architectural changes to the approved house. We are proposing the following revisions to the originally approved ARCOM plans.

**The proposed changes include:**

- Removed previously approved hardscape areas
- Updated pool size & location
- Updated pool step & swimout layout & location
- Addition of deck jets
- Addition of generator & associated enclosure
  (Homeowner is cardiologist & needs generator for emergency communications)
- Adjustments to Landscape Open Space
- Addition of easement for undergrounding

The attached plan reflects 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

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

## Scope of Work

* Removed previously approved hardscape areas
* Updated pool size & location
* Updated pool step & swimout layout & location
* Added deck jets
* Added generator & associated enclosure
* Adjustments to Landscape Open Space
* Addition of Easement for Undergrounding
* General Landscape Improvements


ENVIROMENT DESIGN GROUP
139 North County Road Suite 20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com


# Private Residence
# 428 Seabreeze Ave.
# Palm Beach

F L O R I D A

## Application #: ARC-25-0040
## Final Submittal
## August 4, 2025

## Sheet Index

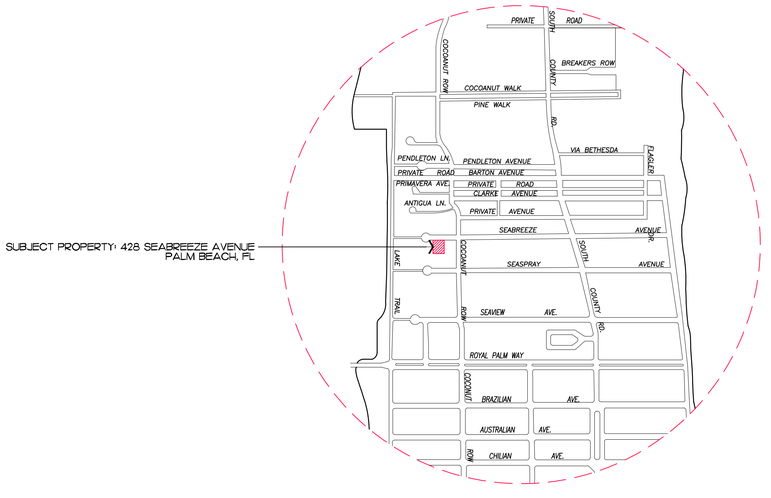

Cover Sheet
Survey
L1.0 - Existing Site Photos Exhibit
L2.0 - Existing Conditions Inventory Plan
L3.0 - Site Plan
L3.1 - Open Space Diagram
L3.2 - Site Details
L3.3 - Site Details
L4.0 - Landscape Plan
L4.1 - Plant Schedule
L4.2 - Plant Images
L5.0 - Rendered Landscape Plan
L5.1 - Rendered Elevations
L5.2 - Rendered Elevations


## Design Team/Consultants


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

Surveyor
MILLER LAND SURVEYING
1121 LAKE AVE
LAKE WORTH BEACH, FL 33460


## Vicinity Location Map




## Landscape Legend

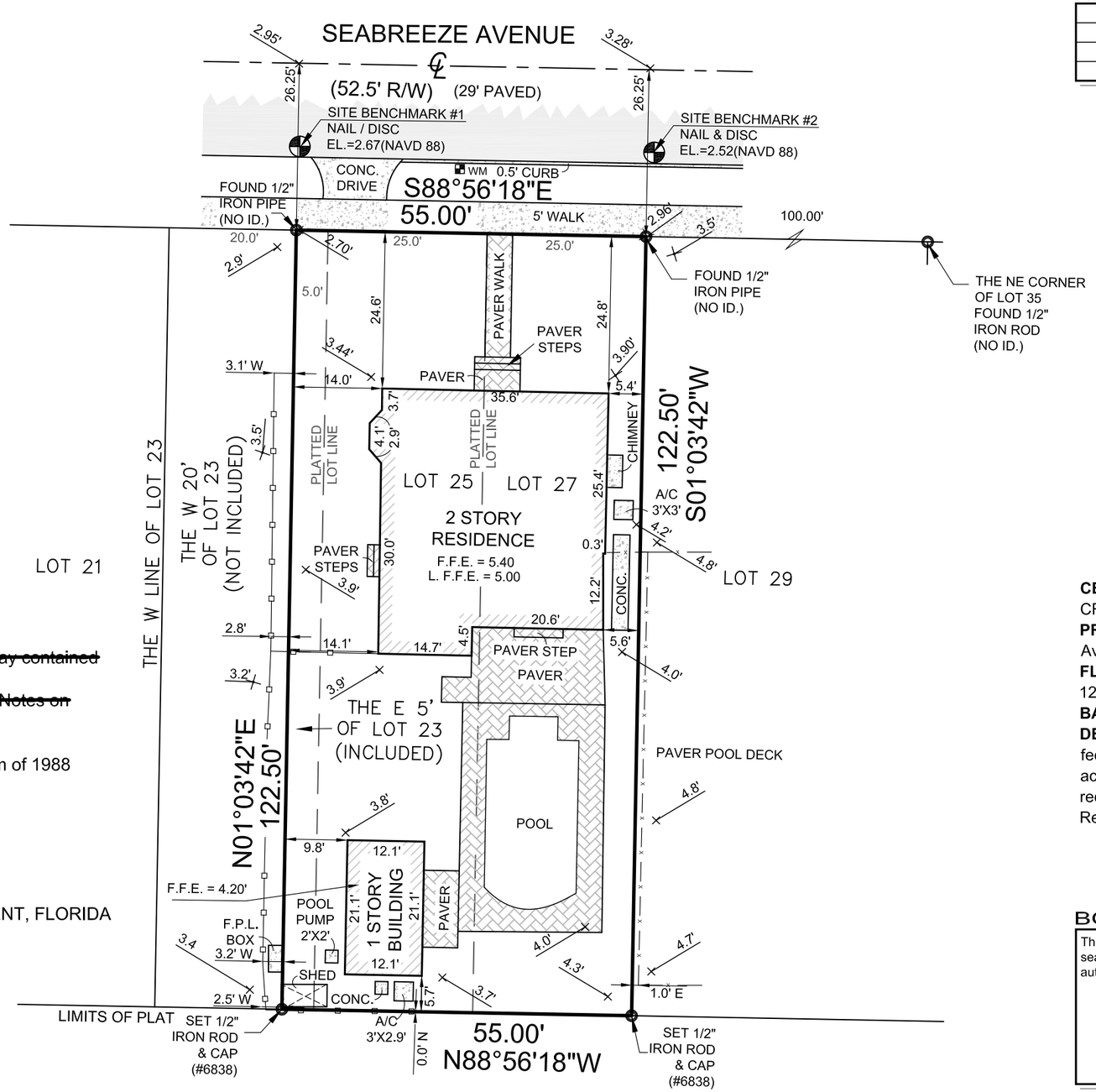
| PROPERTY ADDRESS: | 428 SEABREEZE AVENUE | |
|---|---|---|
| LOT AREA (SQ FT) | 6,738 S.F. | |
| | REQUIRED | PROPOSED |
| LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %) | 3,032 S.F. (MIN 45%) | 3,425 S.F. (50.83%) |
| LOS TO BE ALTERED (SQ FT AND %) | NA | 4,808 S.F. |
| PERIMTETER LOS (SQ FT AND %) | 1,516 S.F. (MIN 50%) | 2,291 S.F. (72.3%) |
| FRONT YARD LOS (SQ FT AND %) | 550 S.F. (MIN 40%) | 997 S.F. (72.5%) |
| NATIVE TREES % | 30% (NUMBER OF TREES) | (100%) 5 NATIVE TREES |
| NATIVE SHRUBS & VINES % | 30% (NUMBER OF SHRUBS & VINES) | (43.2%) 113 NATIVE SHRUBS |
| NATIVE GROUNDCOVER % | 30% (GROUNDCOVER AREA) | (100%) 388 S.F. NATIVE AREA |

NOT FOR CONSTRUCTION

20 0 20 40

Scale 1" = 20'

NORTH




REVISIONS:

**SURVEY NOTES:**

~~1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in _____, Commitment for Title Insurance; Commitment Number: _____; Commitment Date: _____; See "Notes on Schedule B2 Title Exceptions".~~

2.) Area of subject property = 6,738 square feet (0.1547 acres).

3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).

a. Originating benchmark = Leica Global Positioning System.

b. 00.00 = existing elevation (NAVD 88 typical).

4.) No underground improvements located.

5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.

6.) This firm's "Certificate of Authorization" number is "LB 6838".

**CERTIFIED TO:** DR CHAUNCEY CRANDALL

**PROPERTY ADDRESS:** 428 Seabreeze Avenue , Palm Beach , FL 33480

**FLOOD ZONE:** AE (FIRM 120220-12099C0583F 10/05/2017)

**BASE FLOOD ELEVATION** = 6' (NAVD 88)

**DESCRIPTION:** Lots 25, 27 and the East 5 feet of Lot 23, of POINCIANA PARK, according to the map or plat thereof, as recorded in Plat Book 6, Page 1 of the Public Records of Palm Beach. County, Florida

## BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

CRD. FILE

LEGEND:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Δ | = CENTRAL ANGLE "DELTA" | (M) | = MEASURED | P.E. | = POOL EQUIPMENT | | = ASPHALT PAVEMENT |
| A/C | = AIR CONDITIONING | N.A.V.D. | = NORTH AMERICAN VERTICAL DATUM | U.E. | = UTILITY EASEMENT | | = CONCRETE FLATWORK |
| (B.R.) | = BEARING REFERENCE | O.R.B. | = OFFICIAL RECORD BOOK | R | = RADIUS | | = PAVER BRICK FLATWORK |
| (C) | = CALCULATED | (P) | = PER RECORD PLAT | R/W | = RIGHT OF WAY | | = WOOD POWER POLE |
| CH.B. | = CHORD BEARING | P.B. | = PLAT BOOK | — x — x — | = CHAIN LINK FENCE | WM | = WATER METER |
| C.M. | = CONCRETE MONUMENT | P.C. | = POINT OF CURVATURE | —o—o— | = WOOD FENCE | | = FIRE HYDRANT |
| CONC. | = CONCRETE | P.T. | = POINT OF TANGENCY | —o—o— | = METAL FENCE | | = CATCH BASIN |
| (D) | = DEED | P.R.C. | = POINT OF REVERSE CURVATURE | ——— | = CENTERLINE | SAN | = SANITARY MANHOLE |
| D.E. | = DRAINAGE EASEMENT | P.C.C. | = POINT OF COMPOUND CURVATURE | — — — — | = EASEMENT | | |
| EL. | = FINISHED FLOOR ELEVATION | P.I. | = POINT OF INTERSECTION | - - - - - - | = COVERED | | |
| F.F.EL. | = ELEVATION | P.O.C. | = POINT OF COMMENCEMENT | —OHL—OHL— | = OVERHEAD LINES | | |
| L | = ARC LENGTH | P.O.B. | = POINT OF BEGINNING | - - - - - - | = LOT TIE | | |

| | |
|---|---|
| SCALE: | 1" = 20' |
| FIELD WK: | R.L. / J.R. |
| DRAWN BY: | D.G.R. (SUB) |
| CHECKED BY: | S.R.L. |
| DATE: | 04/25/2023 |


# MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com


| | |
|---|---|
| REF: | N-37/44 |
| PREV. JOB NO'S. | |
| JOB NO. | Y230334 |
| | S - 49,487 |

Existing Front Entry & West Side Yard

Existing Front Entry & Yard

Existing East Side Yard

Existing South Yard

Existing South Yard

Existing Pool House


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


Private Residence
428 Seabreeze Ave
Palm Beach
FLORIDA

JOB NUMBER: # 23075.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.30.2025
06.26.2025
07.14.2025
08.04.2025

SHEET L1.0


COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

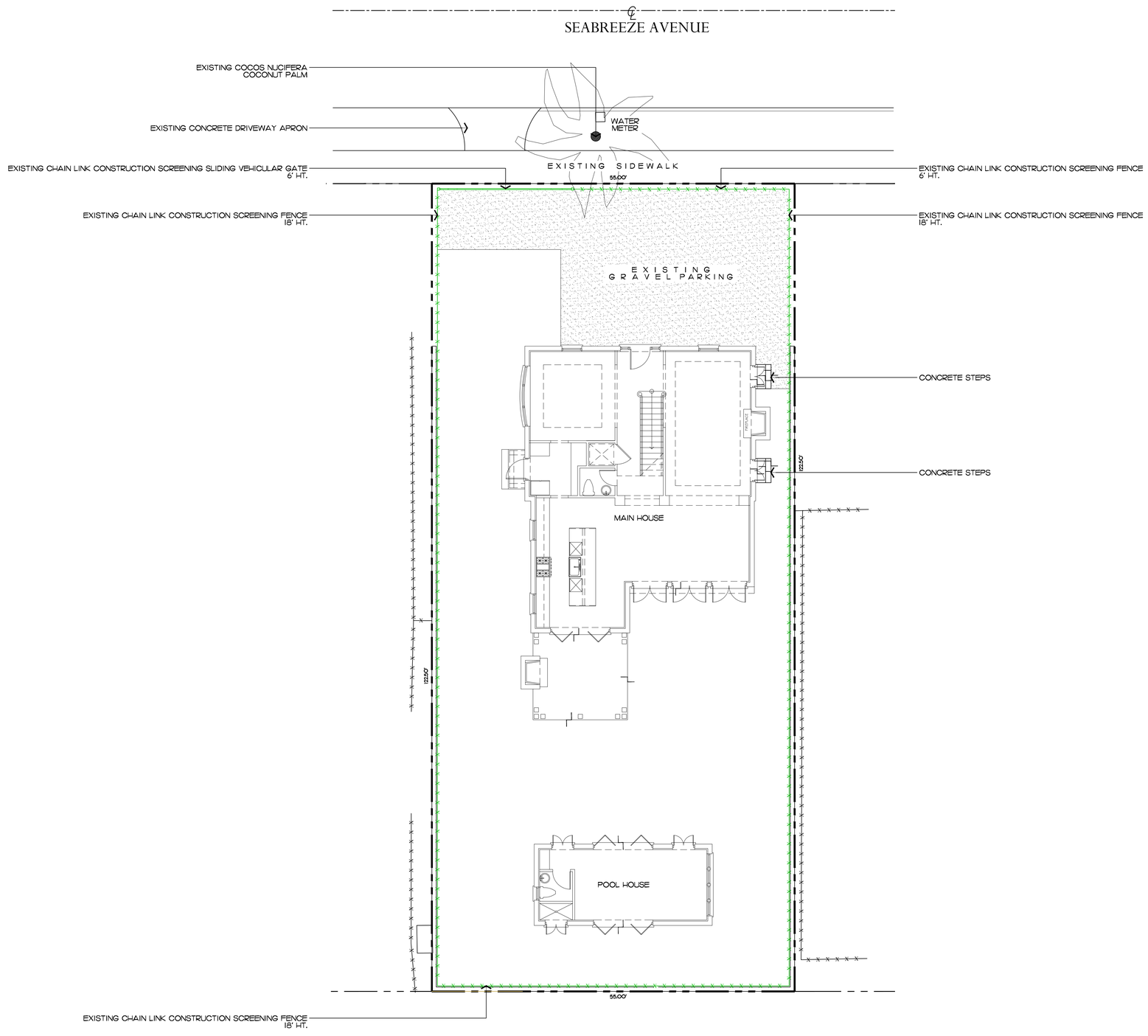
DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold 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.


ARC-25-0040

NOT FOR CONSTRUCTION

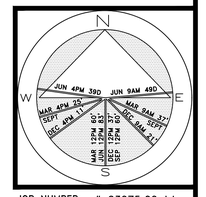
# Existing Site Photos Exhibit





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


# Private Residence
## 428 Seabreeze Ave
## Palm Beach
## FLORIDA




JOB NUMBER: # 23075.00 LA
DRAWN BY: Lauren Freeman

DATE: 06.26.2025
07.14.2025
08.04.2025

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


**COPYRIGHT:** 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

**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.

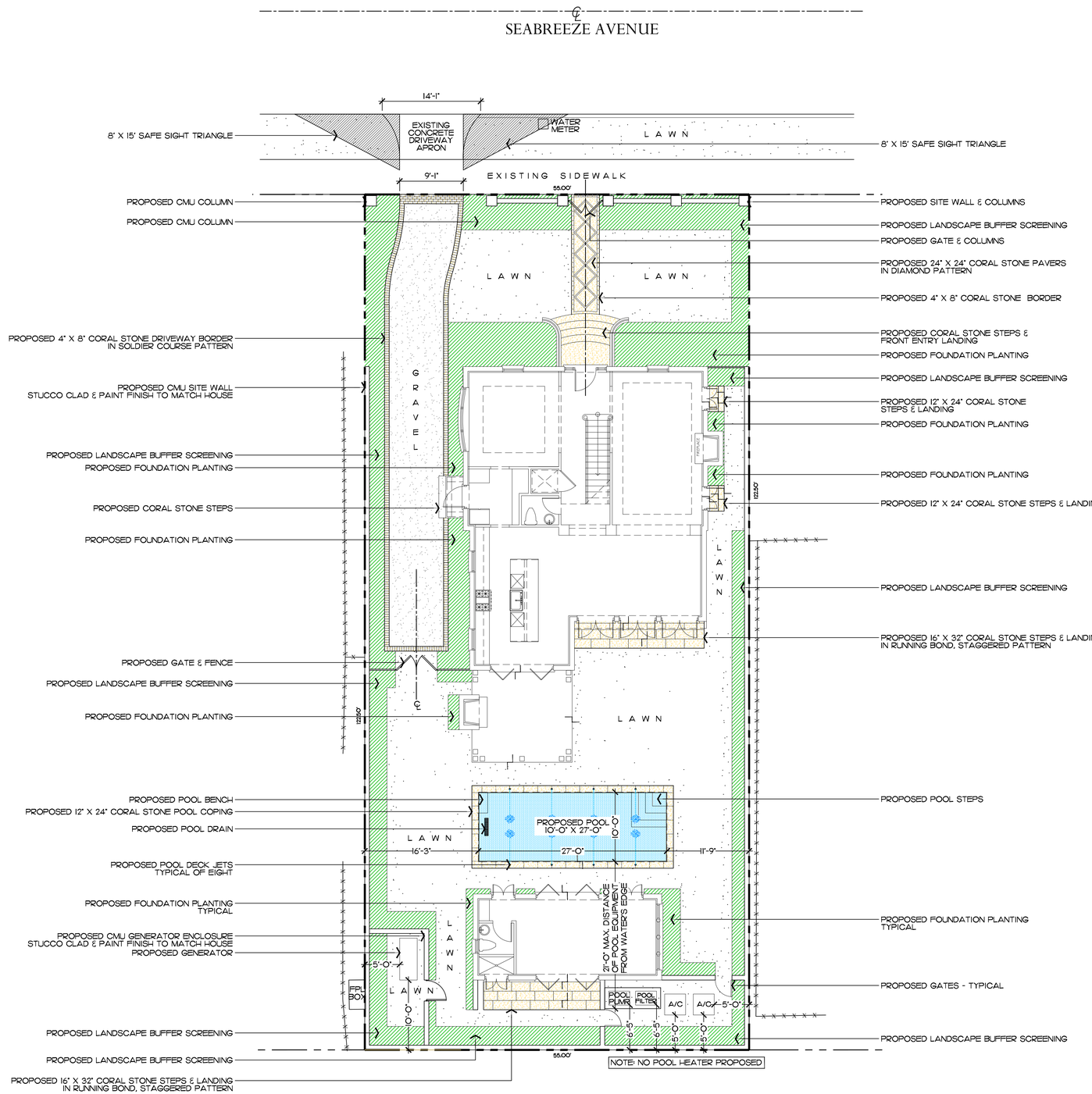

ARC-25-0040

NOT FOR CONSTRUCTION

# Existing Conditions / Site Inventory Plan

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

SHEET L2.0




## Site Legend

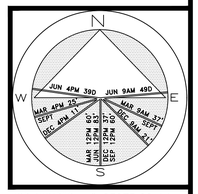
- PROPOSED CORAL STONE
- GRAVEL
- POOL / WATER FEATURE
- LAWN AREA
- LANDSCAPE / PLANTING AREA

Coral Stone

Pool Equipment Enclosure

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

# Private Residence
# 428 Seabreeze Ave
# Palm Beach
# FLORIDA




JOB NUMBER: # 23075.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.30.2025
06.26.2025
07.14.2025
08.04.2025

## Site Data

| DESCRIPTION | REQUIRED | | PROPOSED | |
|---|---|---|---|---|
| LOT ZONE | R-B - LOW DENSITY RESIDENTIAL | | | |
| LOT AREA | 10,000 S.F. MINIMUM | | 6,738 S.F. | |
| OPEN / PERMEABLE SPACE | MINIMUM 45% | 3,032 S.F. | 50.83% | 3,425 S.F. |
| FRONT YARD LANDSCAPE | MINIMUM 40% OF FRONT YARD | 550 S.F. | 72.5% | 997 S.F. |
| PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE | MINIMUM 50% OF REQ'D OPEN SPACE | 1,516 S.F. | 72.73% | 2,291 S.F. |

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

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

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.

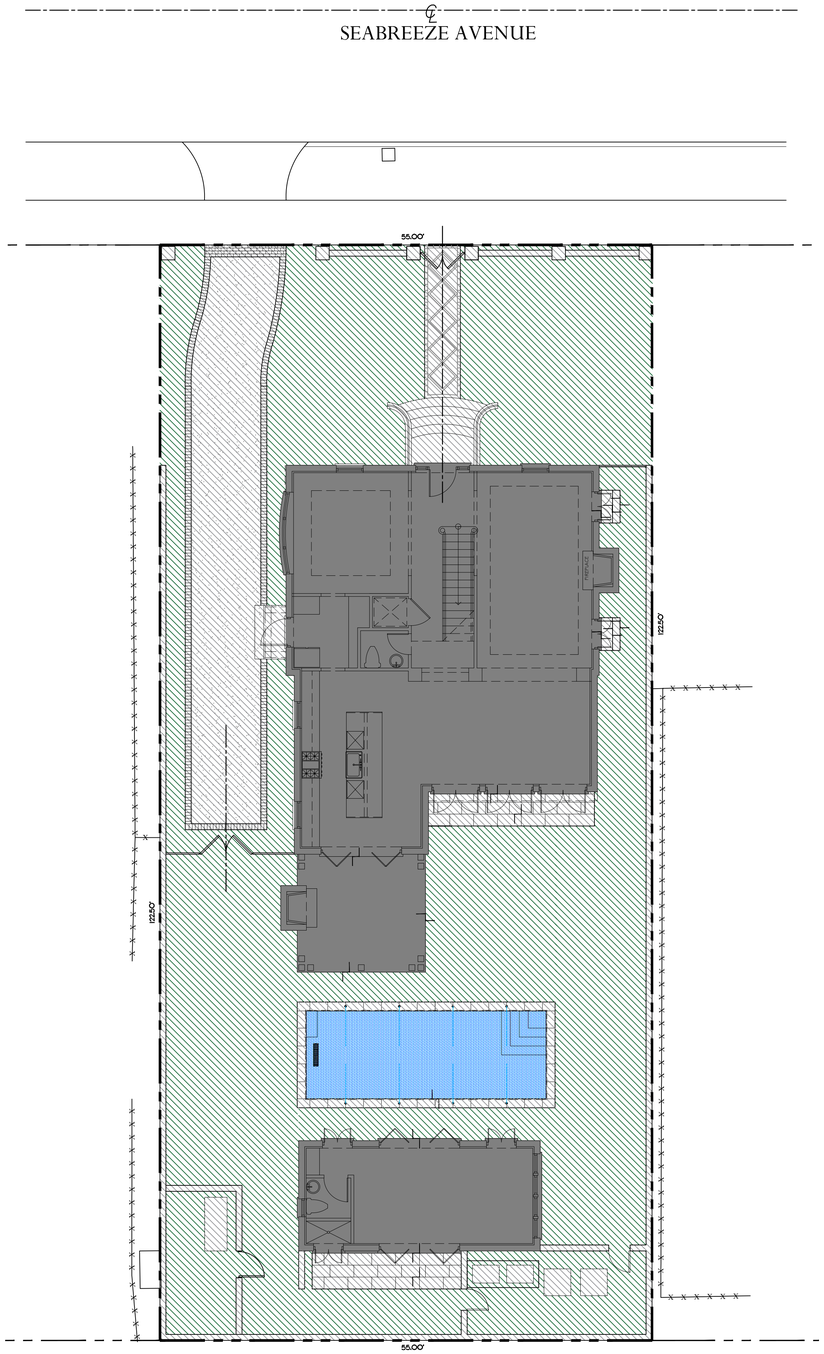
ARC-25-0040

NOT FOR CONSTRUCTION

# Site Plan

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

SHEET L3.0




## Site Data

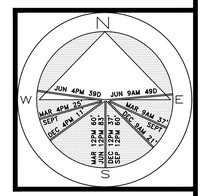
| DESCRIPTION | REQUIRED | | PROPOSED | |
|---|---|---|---|---|
| LOT ZONE | R-B - LOW DENSITY RESIDENTIAL | | | |
| LOT AREA | 10,000 S.F. MINIMUM | | 6,738 S.F. | |
| OPEN / PERMEABLE SPACE | MINIMUM 45% | 3,032 S.F. | 50.83% | 3,425 S.F. |
| FRONT YARD LANDSCAPE | MINIMUM 40% OF FRONT YARD | 550 S.F. | 72.5% | 997 S.F. |
| PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE | MINIMUM 50% OF REQ'D OPEN SPACE | 1,516 S.F. | 72.73% | 2,291 S.F. |

## Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE

ENVIROMENT 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

Private Residence
428 Seabreeze Ave
Palm Beach
FLORIDA




JOB NUMBER: # 23075.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.30.2025
06.26.2025
07.14.2025
08.04.2025

SHEET L3.1

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

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.

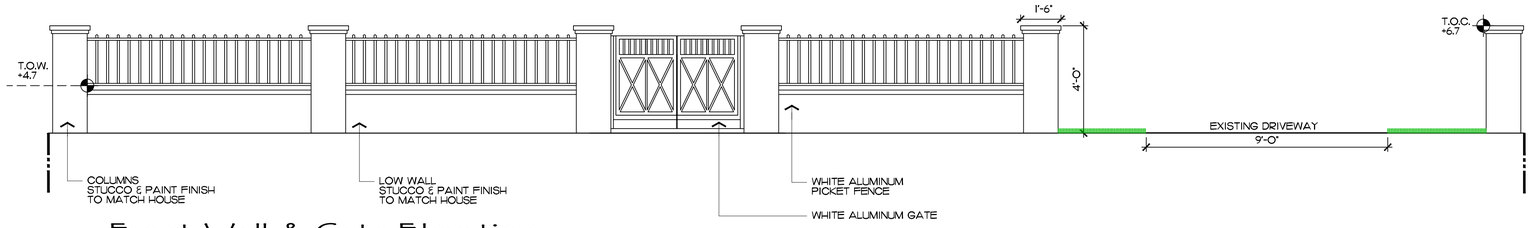
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-25-0040

NOT FOR CONSTRUCTION

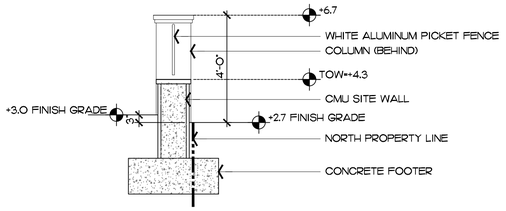
# Site Calculation / Open Space Graphic

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



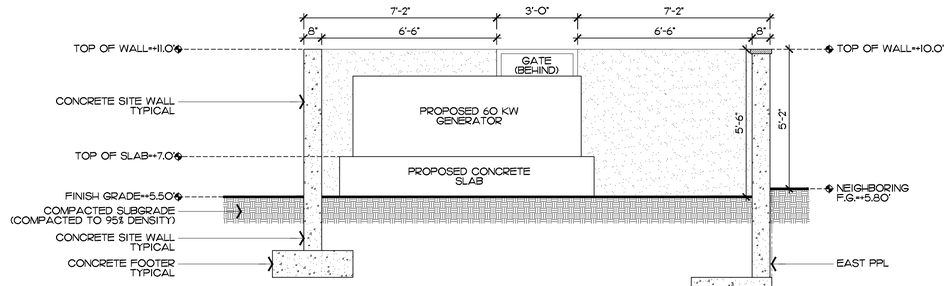

1 L3.2 **Front Wall & Gate Elevation**

SCALE: 3/8" = 1'-0"



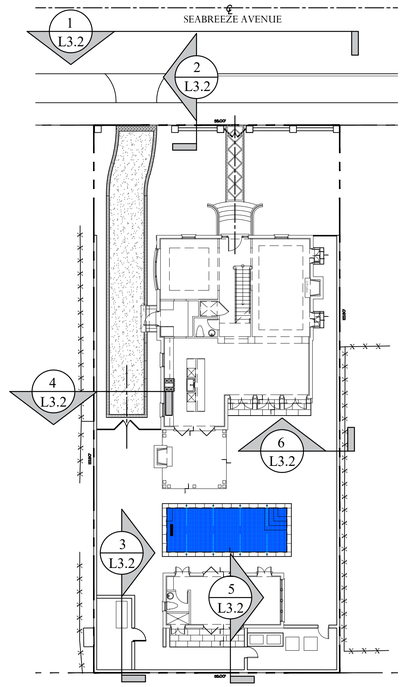

2 L3.2 **Front Wall Section**

SCALE: 3/8" = 1'-0"



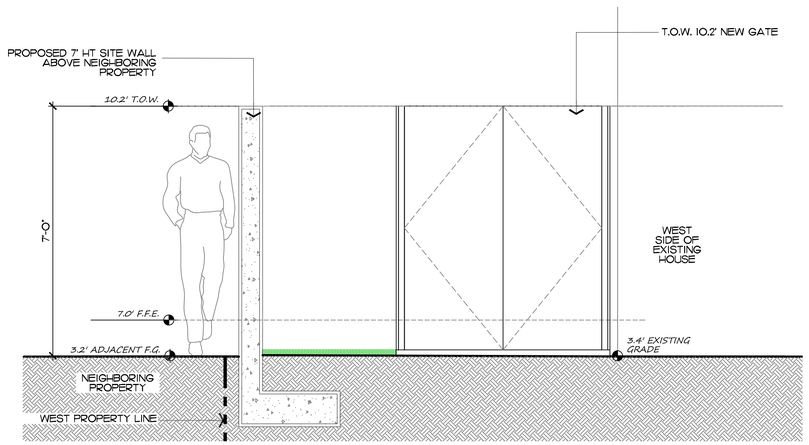

3 L3.2 **Generator & Enclosure Section**

SCALE: 3/8" = 1'-0"



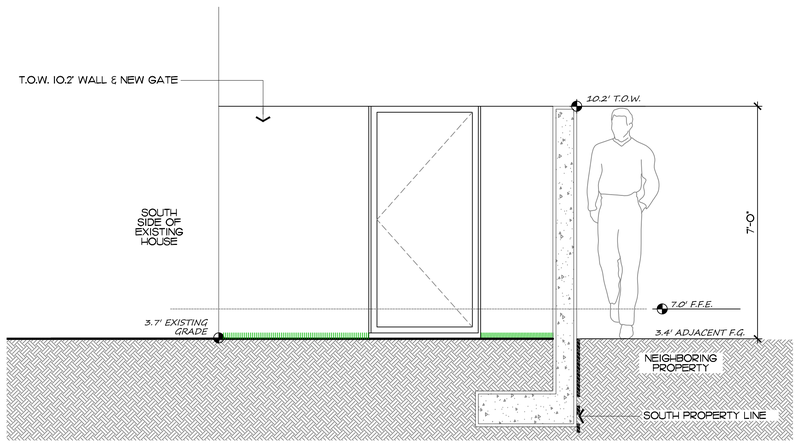

**Site Plan**

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



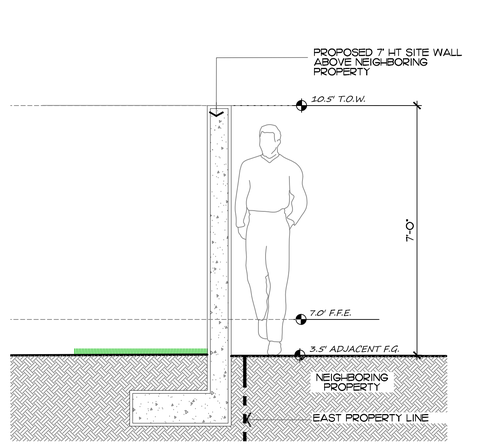

4 L3.2 **West Wall Section & Gate Elevation**

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




5 L3.2 **South Wall Section & Gate Elevation**

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

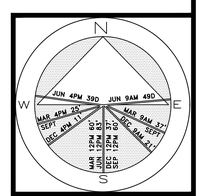



6 L3.2 **East Wall Section**

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

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

# Private Residence
## 428 Seabreeze Ave
## Palm Beach
## FLORIDA




JOB NUMBER: # 23075.00 LA
DRAWN BY: Lauren Freeman

DATE: 07.14.2025
08.04.2025

SHEET L3.2

ARC-25-0040

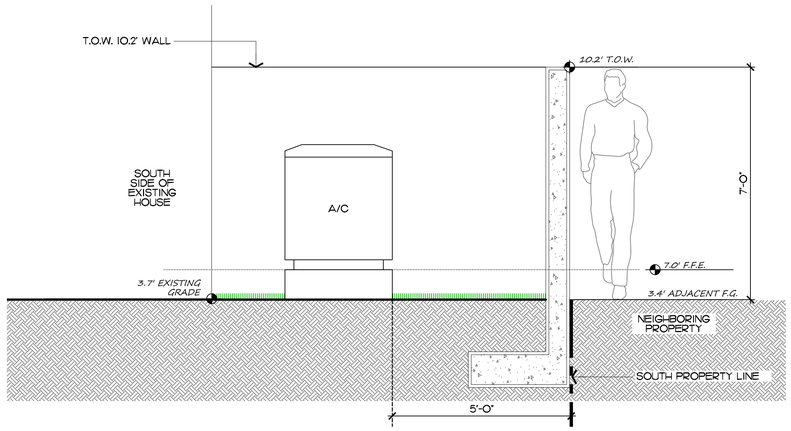
NOT FOR CONSTRUCTION

# Site Details

**COPYRIGHT:** 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

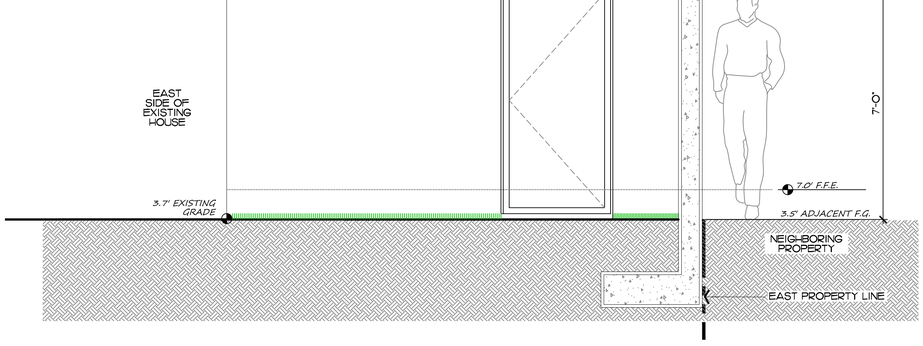
**DISCLAIMER:** 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and 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.



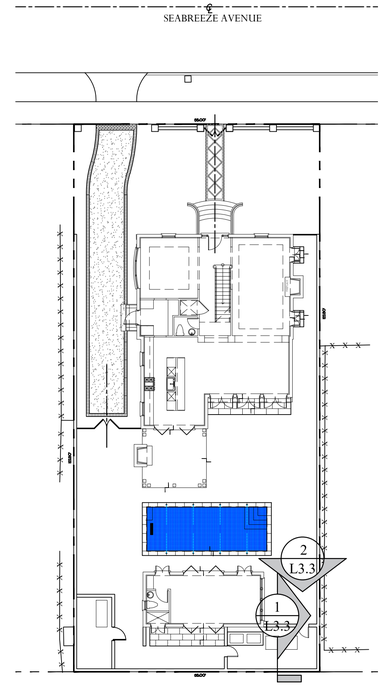

1 L3.3 South Wall Equipment Screening Detail

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




2 L3.3 East Wall Section & Gate Elevation

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

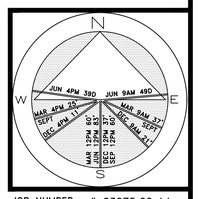



Site Plan

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

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

Private Residence
428 Seabreeze Ave
Palm Beach
FLORIDA




JOB NUMBER: # 23075.00 LA
DRAWN BY: Lauren Freeman

DATE: 08.04.2025

SHEET L3.3

ARC-25-0040

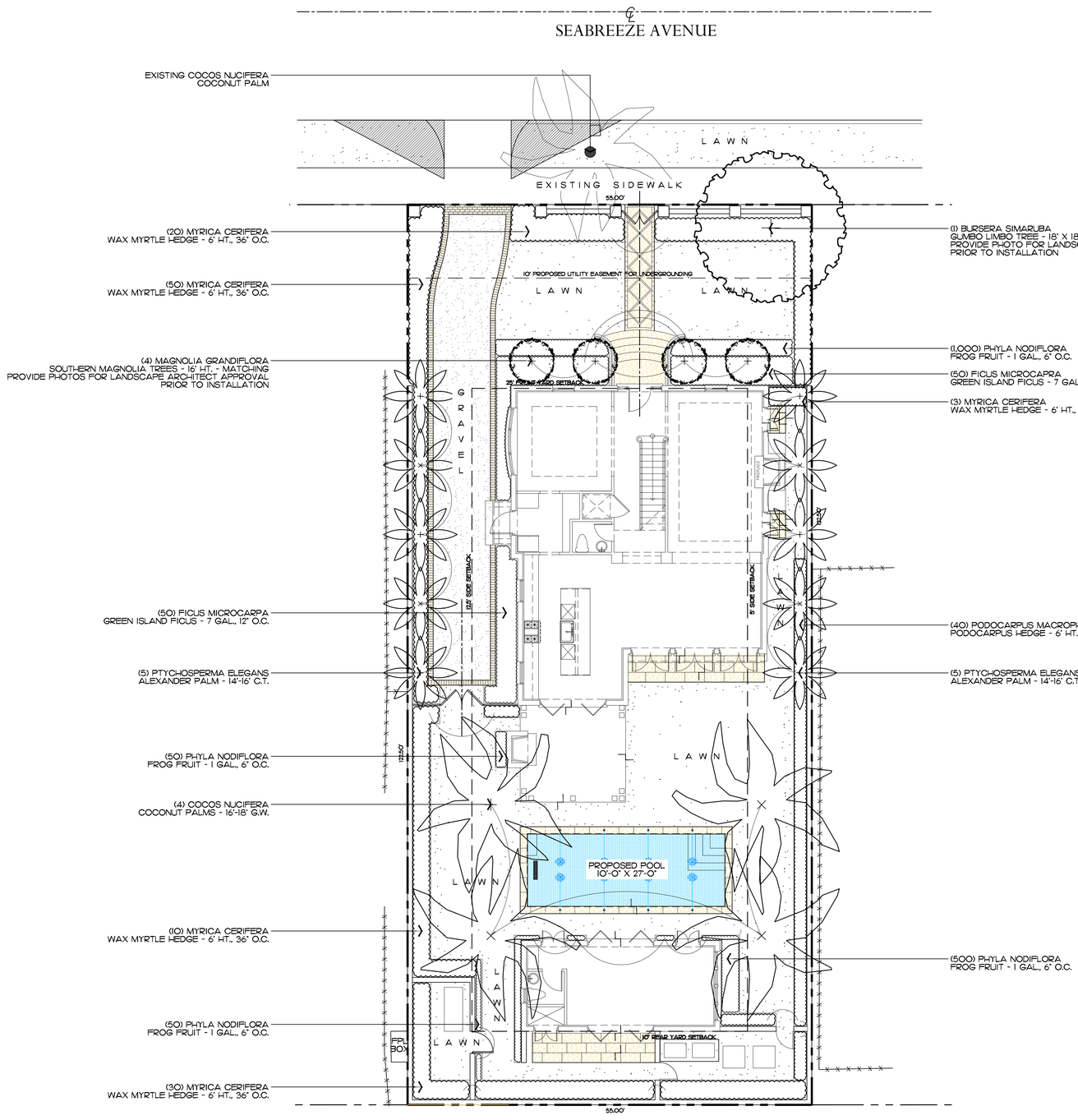
NOT FOR CONSTRUCTION

Site Details

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

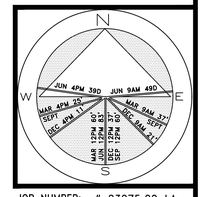
DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold 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

# Private Residence
## 428 Seabreeze Ave
## Palm Beach
## FLORIDA




JOB NUMBER: # 23075.00 LA
DRAWN BY: Lauren Freeman

DATE: 06.26.2025
07.14.2025
08.04.2025

SHEET L4.0

ARC-25-0040

NOT FOR CONSTRUCTION

# Landscape Plan

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

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

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.

# Trees

| SYMBOL/KEY | PLANT NAME | QTY. | DESCRIPTION | NATIVE |
|---|---|---|---|---|
| + | BURSERA SIMARUBA<br>GUMBO LIMBO TREE | 1 | 18' X 18' - SPECIMEN<br>PROVIDE PHOTO FOR L.A.<br>APPROVAL PRIOR TO INSTALLATION | YES |
| + | MAGNOLIA GRANDIFLORA<br>MAGNOLIA TREE | 4 | 16' HT. - MATCHING<br>PROVIDE PHOTO FOR L.A.<br>APPROVAL PRIOR TO INSTALLATION | YES |
| | TOTAL:<br>NATIVE SPECIES: | 5<br>5 (100%) | | |

# Palms

| SYMBOL/KEY | PLANT NAME | QTY. | DESCRIPTION |
|---|---|---|---|
| | COCOS NUCIFERA<br>COCONUT PALM | 4 | 16'-18' G.W., CURVED TRUNKS |
| | PTYCHOSPERMA ELEGANS<br>ALEXANDER PALM | 10 | 14'-16' C.T. |

# Shrubs & Vines

| SYMBOL/KEY | PLANT NAME | QTY. | DESCRIPTION | NATIVE |
|---|---|---|---|---|
| | FICUS MICROCARPA<br>GREEN ISLAND FICUS | 100 | 7 GAL., 12" O.C. | NO |
| | MYRICA CERIFERA<br>WAX MYRTLE HEDGE | 113 | 6' HT., 36" O.C. | YES |
| | PODOCARPUS MACROPHYLLUS<br>PODOCARPUS HEDGE | 48 | 6' HT., 24" O.C. | NO |
| | TOTAL:<br>NATIVE SPECIES: | 261<br>113 (43.2%) | | |

# Groundcovers

| SYMBOL/KEY | PLANT NAME | QTY. | DESCRIPTION | NATIVE |
|---|---|---|---|---|
| | PHYLA NODIFLORA<br>FROGFRUIT | 1,550 | 1 GAL., 6" O.C. | YES |
| | TOTAL:<br>NATIVE SPECIES: | 1,600<br>1,600 (100%) | | |

# Landscape Legend

| | | |
|---|---|---|
| PROPERTY ADDRESS: | 428 SEABREEZE AVENUE | |
| LOT AREA (SQ FT) | 6,738 S.F. | |
| | REQUIRED | PROPOSED |
| LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %) | 3,032 S.F. (MIN 45%) | 3,425 S.F. (50.83%) |
| LOS TO BE ALTERED (SQ FT AND %) | NA | 4,808 S.F. |
| PERIMTETER LOS (SQ FT AND %) | 1,516 S.F. (MIN 50%) | 2,291 S.F. (72.3%) |
| FRONT YARD LOS (SQ FT AND %) | 550 S.F. (MIN 40%) | 997 S.F. (72.5%) |
| NATIVE TREES % | 30% (NUMBER OF TREES) | (100%) 5 NATIVE TREES |
| NATIVE SHRUBS & VINES % | 30% (NUMBER OF SHRUBS & VINES) | (43.2%) 113 NATIVE SHRUBS |
| NATIVE GROUNDCOVER % | 30% (GROUNDCOVER AREA) | (100%) 388 S.F. NATIVE AREA |

# Lawn & Mulch

| SYMBOL/KEY | PLANT NAME | QTY. | DESCRIPTION |
|---|---|---|---|
| LAWN | DIAMOND ZOYSIA LAWN | AS NEEDED | SOD PALLETS |
| PLANTING BED | SHREDDED EUCALYPTUS MULCH | AS NEEDED | MULCH ALL BEDS<br>3" MIN. DEPTH |

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

Private Residence
428 Seabreeze Ave
Palm Beach
FLORIDA

JOB NUMBER: # 23075.00 LA
DRAWN BY: Lauren Freeman

DATE: 06.26.2025
07.14.2025
08.04.2025

SHEET L4.1

ARC-25-0040

NOT FOR CONSTRUCTION

Plant Schedule

COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

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.

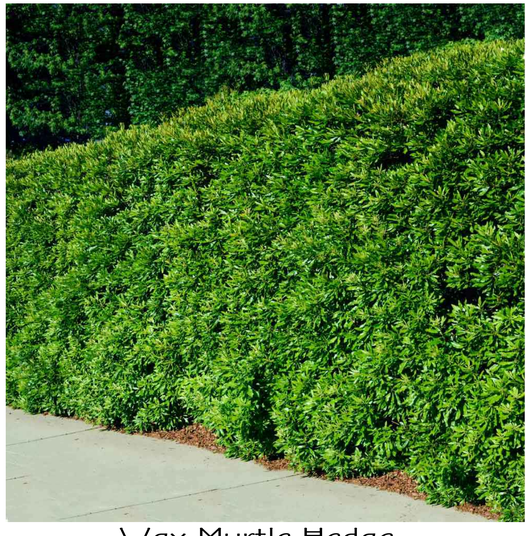
Gumbo Limbo Tree

Coconut Palm

Alexander Palm

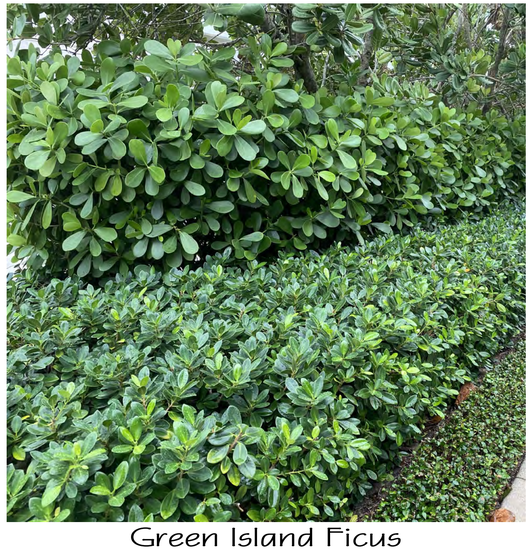
Southern Magnolia Tree

Podocarpus Hedge



Wax Myrtle Hedge

Frog Fruit



Green Island Ficus


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


Private Residence
428 Seabreeze Ave
Palm Beach
FL

JOB NUMBER: # 23075.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.04.2025

SHEET L4.2


COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

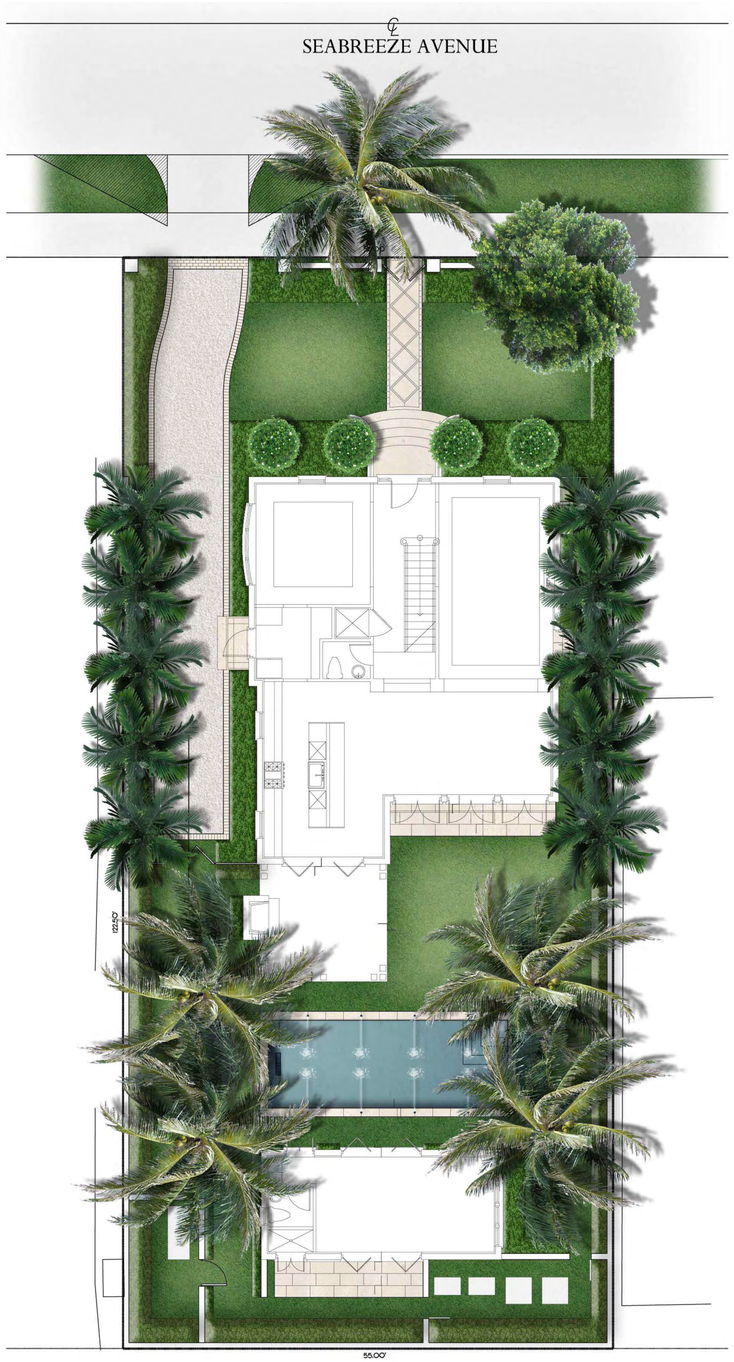
DISCLAIMER: 2025
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold 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.


ARC-25-0040

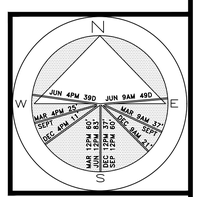
NOT FOR CONSTRUCTION

# Plant Images




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

# Private Residence
## 428 Seabreeze Ave
## Palm Beach
## FLORIDA




JOB NUMBER: # 23075.00 LA
DRAWN BY: Lauren Freeman

DATE: 06.26.2025
07.14.2025
08.04.2025

SHEET L5.0

**COPYRIGHT:** 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

**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.

ARC-25-0040

NOT FOR CONSTRUCTION

# Rendered Landscape Plan

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

North Elevation

South Elevation


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


Private Residence
428 Seabreeze Ave
Palm Beach
FLORIDA

JOB NUMBER: # 23075.00 LA
DRAWN BY: Lauren Freeman

DATE: 08.04.2025

SHEET L5.1

ARC-25-0040

NOT FOR CONSTRUCTION

# Rendered Landscape Plan

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


COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

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.

West Elevation

East Elevation


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


# Private Residence
## 428 Seabreeze Ave
## Palm Beach
## FLORIDA

JOB NUMBER: # 23075.00 LA
DRAWN BY: Lauren Freeman

DATE: 08.04.2025

SHEET L5.2


COPYRIGHT: 2025
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

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.


ARC-25-0040

NOT FOR CONSTRUCTION

# Rendered Landscape Plan

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

# TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 27, 2025

---

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0044 (ZON-25-0045) 766 HI MOUNT RD (COMBO). The applicant, Christina Baker, owner (Maura Ziska and SKA Architects, representatives), has filed an application requesting Architectural Commission review and approval for removal and new construction of a glass enclosure on the west side of the cabana requiring a side yard setback. The Town Council shall review the application as it pertains to zoning relief/approval.

Date: 8/20/2025

---

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

**ARC-25-0044 (ZON-25-0045) 766 HI MOUNT RD (COMBO).** The applicant, Christina Baker, owner (Maura Ziska and SKA Architects, representatives), has filed an application requesting Architectural Commission review and approval for removal and new construction of a glass enclosure on the west side of the cabana requiring a side yard setback. The Town Council shall review the application as it pertains to zoning relief/approval.

Property Owner: Christina Baker
Professional: SKA Architect and Planner
Representative: Maura Ziska

**HISTORY:**
This single-family house was constructed in 1987 and has had no notable architectural modifications since then.

**THE PROJECT:**
The applicant has submitted plans, entitled "Baker Residence", as prepared by SKA Architect and Planner, uploaded August 4, 2025.

The following is the scope of work for the Project:

- Demolish existing glass enclosure on west elevation
- Construct new impact rated glass enclosure in same footprint on west elevation.

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

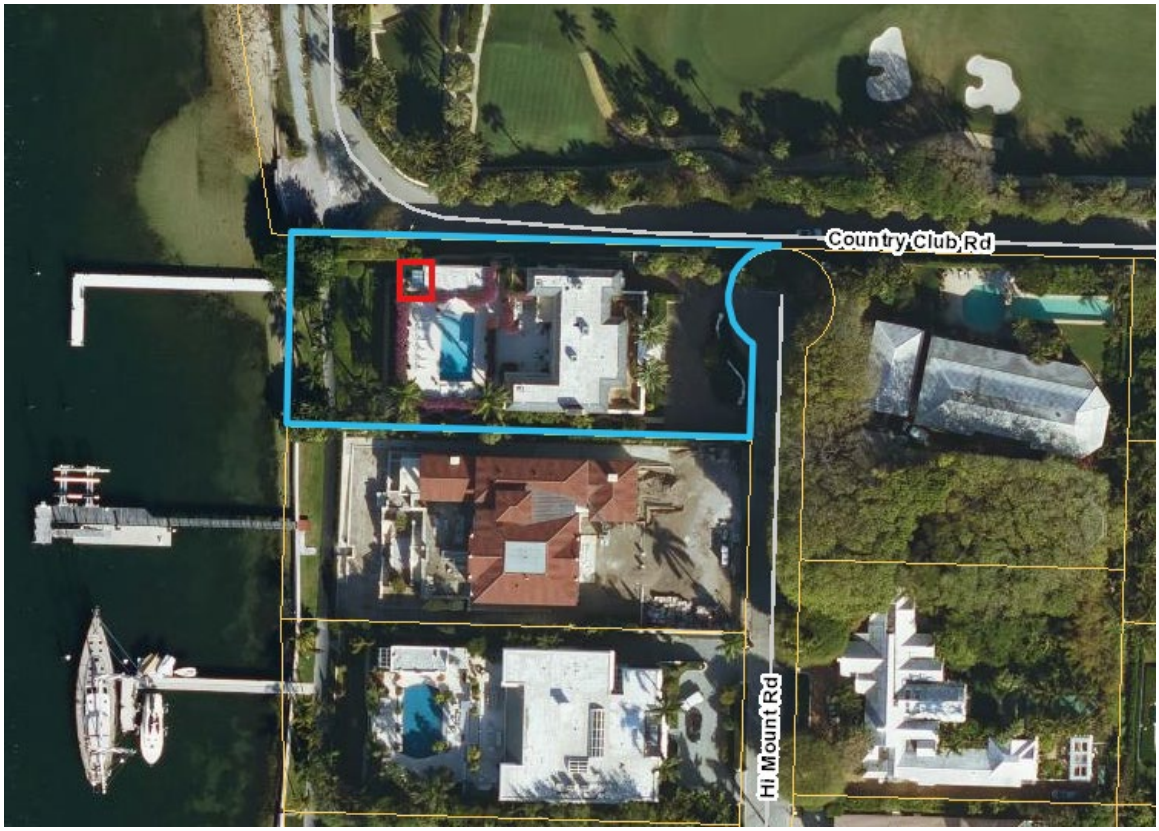
- **VARIANCE #1:** Section 134-1576: Variance request to reduce the required for street side yard setback to remain at 18.2' in lieu of the 30' minimum required.

| Site Data | | | |
|---|---|---|---|
| **Zoning District** | R-B | **Future Land Use** | SINGLE-FAMILY |
| **Lot Size** | 27,024 SF | **Flood Zone** | X, VE, AE-6 |
| **Lot Width** | 109' | **Lot Depth** | 261' |
| **Lot Coverage** | Permitted: 30%<br>Existing: 23.4%<br>Proposed :23.4% | **Finished Floor Elevation** | Required: 7'<br>Existing: 21' |
| **CCR** | Permitted: 4.5<br>Existing :3.62<br>Proposed: 3.62 | **Rear Setback** | Required: 15'<br>Existing: 51.2'<br>Proposed: 51.2' |

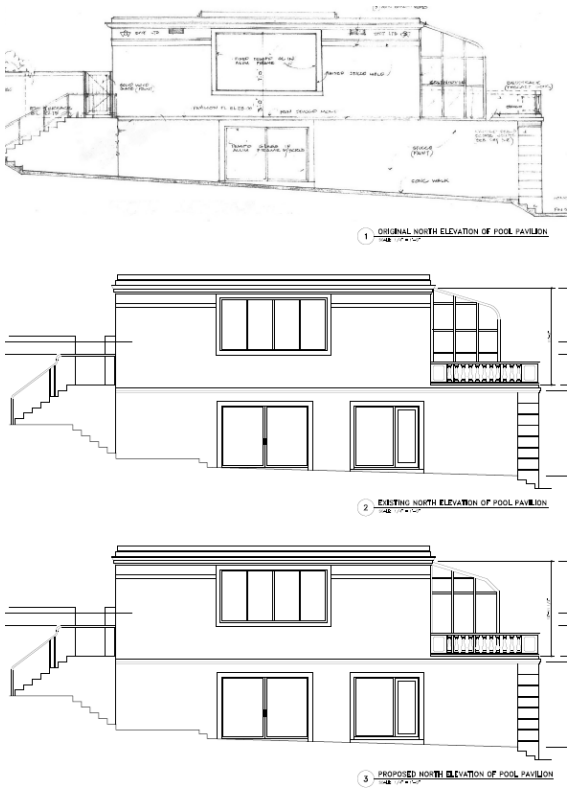
| Surrounding Properties / Zoning | |
|---|---|
| **North** | Palm Beach Country Club golf course |
| **South** | 756 Hi Mount Rd/ R-B Residential |
| **East** | 765 Hi Mount Rd/ R-B Residential |
| **West** | Intracoastal waterway |

**STAFF ANALYSIS:**

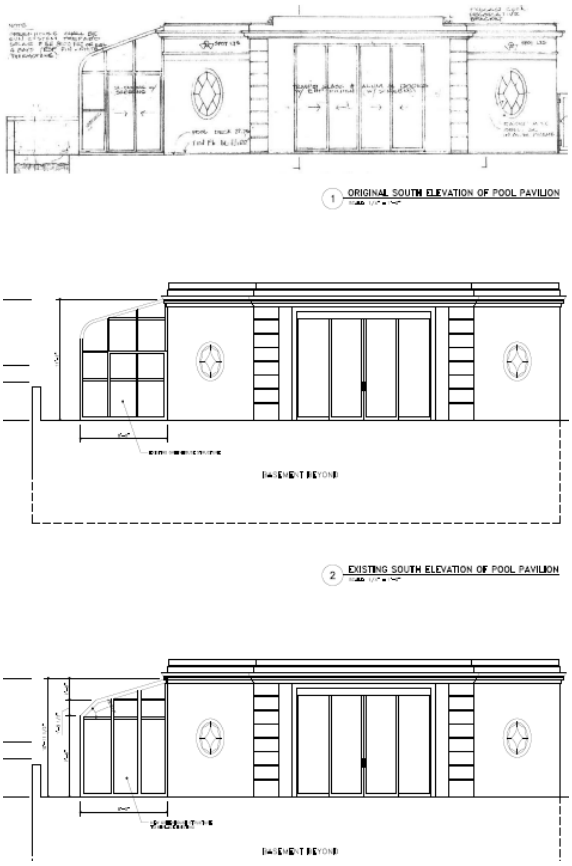
The subject property has a primary and accessory structure, is located on the northwest terminus of Hi Mount Road and abuts the public right of way of Country Club Road.




The application is seeking approval to replace an existing "greenhouse" on the west elevation of this cabana with an impact-resistant glass room to generally match the existing 83.8' SF space. Due to its visibility and incongruous design, the application is being presented to ARCOM prior to seeking approval from Town Council for a setback variance.

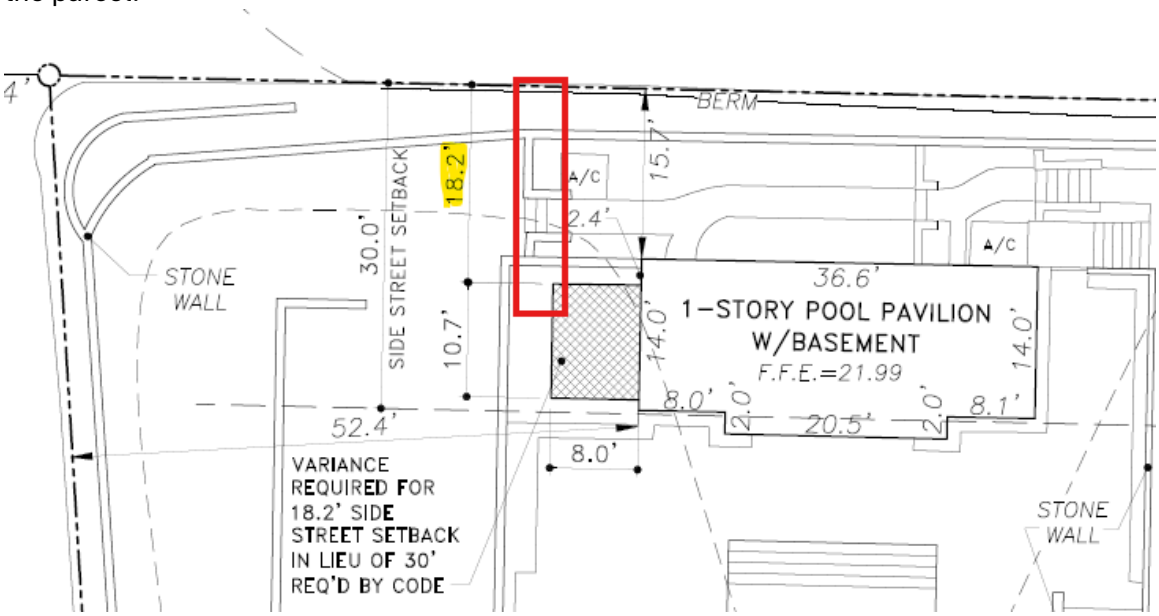



**North Elevation; Original, Existing, Proposed**




**South Elevation; Original, Existing, Proposed**

The glass enclosure on the west elevation is original to the Regency-inspired house, as indicated by the plans. The small addition is proposed to be replaced with a similar glass addition with fewer visible structural members, resulting in less of a grid. This replacement may be small, but it is quite visible as one approaches the coral cut from the north or views it on the west elevation from the Lake Trail. Additionally, in its current location the glass enclosure does not meet the north side yard setback from Country Club Road. The current and proposed glass portion would be 18.2' instead of the required 30' along the north side of the parcel.




| Code Section | Required | Proposed | Variance |
|---|---|---|---|
| **Variance #1** Section 134-1576 | 30' | 18.2' | **11.8'** |

AS previously mentioned, there is no abutting residential property to the north (the area of the intervention and the variance request) as the subject property abuts the public right of way of Country Club Road; as such, there will be no direct negative impact to a neighbor.

**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. 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.

WRB:JGM: FHM

SKA

**SKA**
**Architect + Planner**

Re:
766 Hi Mount Rd
Palm Beach, FL 33480

July 14, 2025

We are pleased to submit the accompanying drawings for our project at 766 Hi Mount Rd in Palm Beach. We are requesting the following:

- A new 83.8' sq. ft. attached greenhouse is to replace an existing greenhouse. The footprint and size of the new structure will match that of the existing. The existing greenhouse is original to the house and needs to be replaced with one that meets current structural codes and has impact-rated glazing.

One Variance is required:

Section 134-1576: Variance request for street side yard setback to remain at 18.2' in lieu of the 30' minimum required.

The criteria for granting the variance pursuant to 134-201:

1.List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district. **The property is located in the R-B Zoning District and the residence was built in 1987 and is non-conforming to today's code with the street side yard setback where the existing greenhouse exists. Since the greenhouse is in need of repair and updating, the applicant is requesting to replace the greenhouse with a safer structure in the same location.**

2.Indicate how the special conditions and circumstances do not result from the actions of the applicant.
**The Applicant was not the cause of the special conditions of the property or residence, as the characteristics of the residence and land have been in existence since the house was designed and built in 1987.**

3.Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.
**The granting of the variance will not confer on the Applicant a special privilege. There are other properties in the neighborhood with non-conforming setbacks as many of the residences were constructed prior to today's zoning code requirements.**

4.Demonstrate how literal interpretation of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.
**The hardship for the side yard setback variance, which runs with the land, is that the residence is non-conforming to today's code and the request is to re-vest an existing non-conformity and replace a outdated structure with a new and improved structure in the same location.**

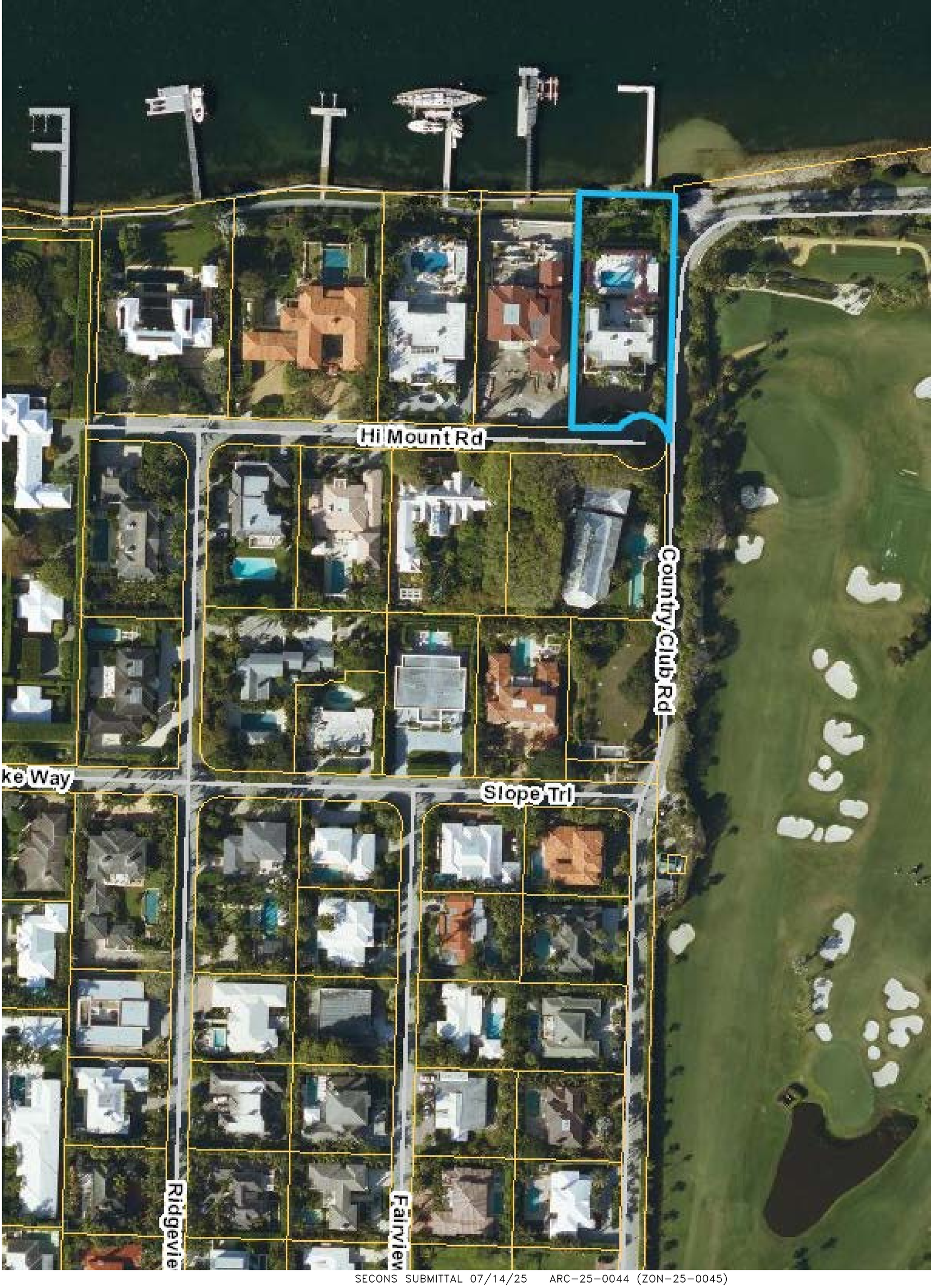
5.Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
**The variance requested is the minimum necessary to make reasonable use of the land in order to replace the existing greenhouse.**

6.Show how the granting 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. **Granting the variance will not be injurious to the neighborhood, as the request are is minor and the end result will be the same as what is existing today.**

Sincerely,

Jacqueline Albarran, Architect P.A.

324 Royal Palm Way #227 * Palm Beach, FL 33480 * 561-655-7676 * FAX 561-655-3533




SECONS SUBMITTAL 07/14/25 ARC-25-0044 (ZON-25-0045)
ARCOM HEARING 08/27/25 TC HEARING 09/10/25

SHEET NUMBER:

DATE: 07-14-25

JOB # 0503

REVISIONS:

JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

# BAKER RESIDENCE

766 HI MOUNT ROAD
PALM BEACH, FLORIDA

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

## INDEX OF DRAWINGS

### ARCHITECTURAL


A0– COVER SHEET, INDEX
A1.1–EXISTING/PROPOSED SITE PLAN
A1.2–NEIGHBORHOOD MAP/PHOTO KEY PLAN
PHOTO PAGES
A2– EXISTING AND PROPOSED FLOOR PLANS
A3– EXISTING AND PROPOSED ROOF PLANS
A4– ORIGINAL, EXISTING AND PROPOSED SOUTH & WEST ELEVATIONS
A5– ORIGINAL, EXISTING AND PROPOSED NORTH ELEVATIONS
A6– PROPOSED COLOR RENDERED ELEVATIONS


### SURVEY

BOUNDARY, TOPOGRAPHIC AND EASEMENT SURVEY


**ARCHITECT:**

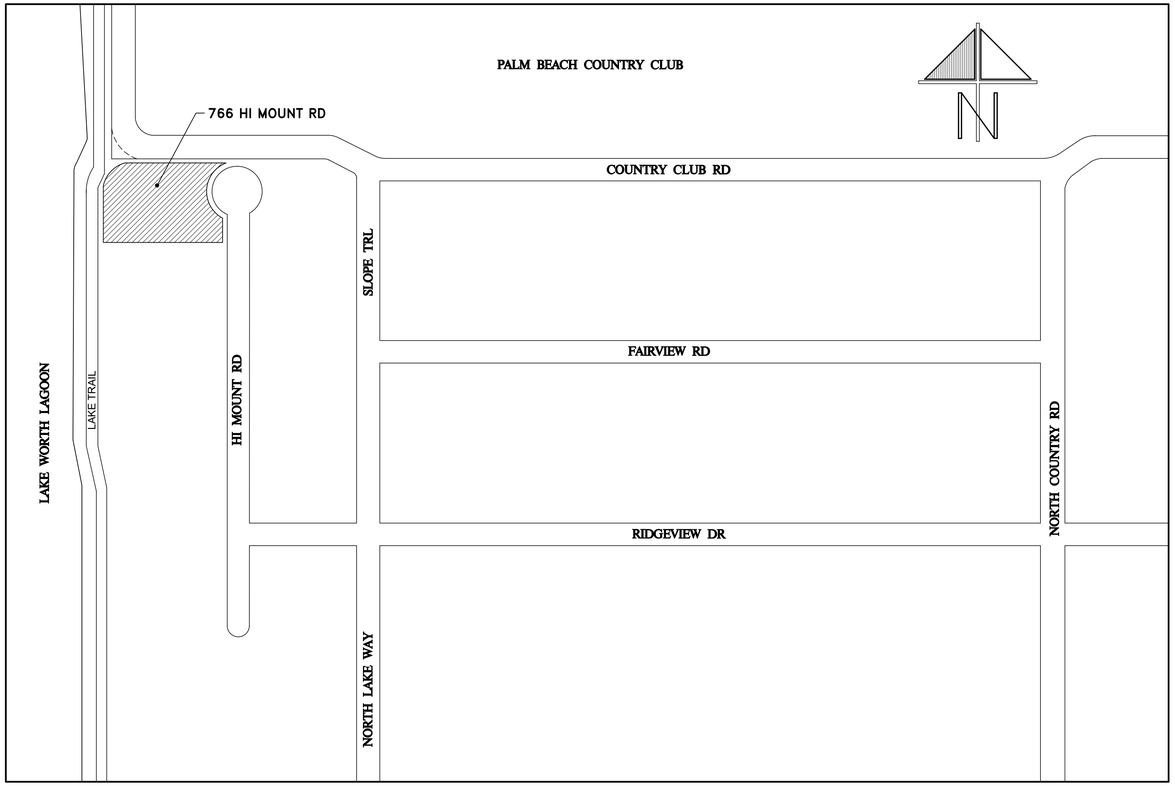
SKA Architect + Planner
Attn: Jacqueline Albarran
324 Royal Palm Way
Suite 227
Palm Beach, Fl 33480
(561) 655–7676

**GENERAL CONTRACTOR**

Berry Custom Builders Inc.
Attn: Michael Berry Jr.
(561) 876–4193


| Line 0 | ZONING LEGEND | | | |
|---|---|---|---|---|
| 1 | PROPERTY ADDRESS | 766 HI MOUNT ROAD, PALM BEACH, FL | | |
| 2 | ZONING DISTRICT | R–B | | |
| 3 | STRUCTURE TYPE | WALLS: CBS – ROOF: SLATE AND FLAT (TAR AND GRAVEL) | | |
| 4 | | REQUIRED/ALLOWED | EXISTING | PROPOSED |
| 5 | LOT SIZE (SQ. FT.) | 10,000 MIN. | 27,024 | 27,024 |
| 6 | LOT DEPTH | 100 MIN. | 261' (AVERAGE) | 261' (AVERAGE) |
| 7 | LOT WIDTH | 100 MIN. | 109' (AVERAGE) | 109' (AVERAGE) |
| 8 | LOT COVERAGE (SQ. FT.) | 6,223.8 MAX. (30%) | 6,351 (23.4%) | 6,351 (23.4%) |
| 9 | ENCLOSED SQUARE FOOTAGE | | 10,711 | 10,711 |
| 10 | CUBIC CONTENT RATIO | 4.50 MAX. | 3.62 | 3.62 |
| THE FOLLOWING SETBACKS AND HEIGHTS ARE FOR THE GREENHOUSE | | | | |
| 11 | FRONT YARD SETBACK | 25.0' MIN. | 163.5' | 163.5' |
| 12 | STREET SIDE YARD SETBACK (NORTH) | 30.0' MIN. | 17.4' | 17.4' |
| 13 | SIDE YARD SETBACK (SOUTH) | 15.0' MIN. | 80.75' | 80.75' |
| 14 | REAR YARD SETBACK (FROM LAKE TRAIL) | 15.0' MIN. | 51.2' | 51.2' |
| 15 | ANGLE OF VISION | 100° | N/A | N/A |
| 16 | BUILDING HEIGHT | 22.0' | 6.2' | 6.0' |
| 17 | OVERALL BUILDING HEIGHT | 30.0' | 6.2' | 6.0' |
| 18 | CROWN OF ROAD (COR) (NAVD) | | 25.55' | 25.55' |
| 19 | MAX. AMOUNT OF FILL ADDED TO SITE | | N/A | 0 |
| 20 | FINISH FLOOR ELEVATION (FFE) (NAVD) | 7.00' NAVD | 21.99' NAVD | 21.99' NAVD |
| 21 | ZERO DATUM–PT. OF MEAS. (NAVD) | 26.5' NAVD | 27.05' NAVD | 27.05' NAVD |
| 22 | FEMA FLOOD ZONE DESIGNATION | | X, VE AND AE | X, VE AND AE |
| 23 | BASE FLOOD ELEVATION (BFE) (NAVD) | +7.00' NAVD | +7.00' NAVD | +7.00' NAVD |
| 24 | LANDSCAPE OPEN SPACE (LOS) | 12,700 (45%) | | NO CHANGE |
| 25 | PERIMETER (LOS) | | | NO CHANGE |
| 26 | FRONT YARD (LOS) | | | NO CHANGE |
| 27 | NATIVE PLANT SPECIES % | | | NO CHANGE |

NOTE:
LOT IS ADJACENT TO THE WATERS OF LAKE WORTH
(NOT REQ'D TO MEET RA CODES)




PLOT PLAN
SCALE: N.T.S.

**SCOPE OF WORK**

WE ARE PROPOSING TO REPLACE AN EXISTING ATTACHED GREENHOUSE WITH A NEW IMPACT –RATED GREENHOUSE OF THE SAME SIZE. A STREET SIDE SETBACK VARIANCE IS REQUIRED.

GENERAL NOTES

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES FBC 8th EDITION 2023.


SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533


# BAKER RESIDENCE

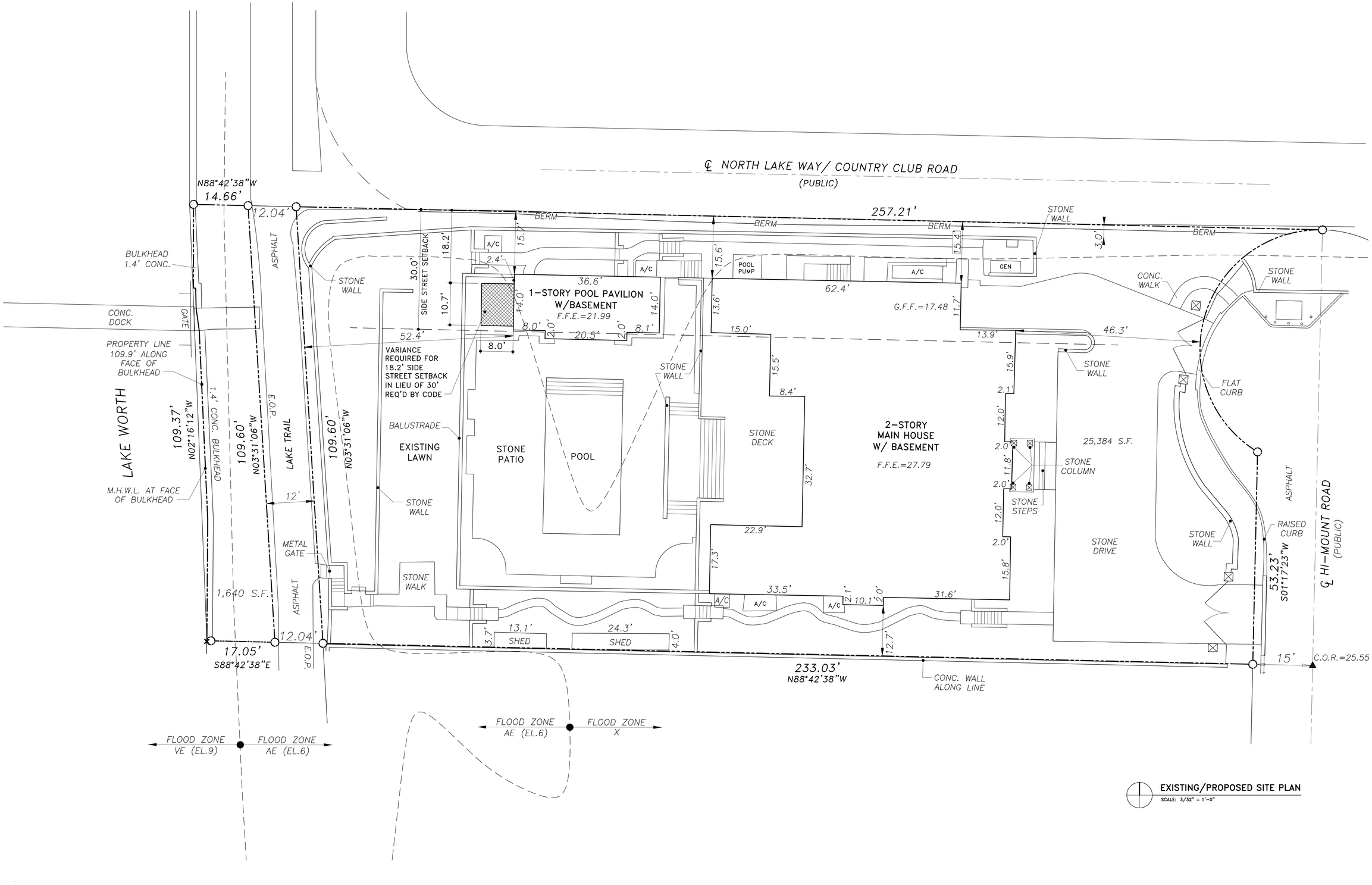
766 HI MOUNT ROAD

SECOND SUBMITTAL 07/14/25 ARC–25–0044 (ZON–25–0045)
ARCOM HEARING 08/27/25 TC HEARING 09/10/25

DATE:
07–14–25

GENERAL NOTES

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2023.




EXISTING/PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"


SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533


# BAKER RESIDENCE
766 HI MOUNT ROAD
PALM BEACH, FL


JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701


REVISIONS:
1

SHEET NUMBER: A1.1
DATE: 07-14-25
JOB # 0503

GENERAL NOTES

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2023.

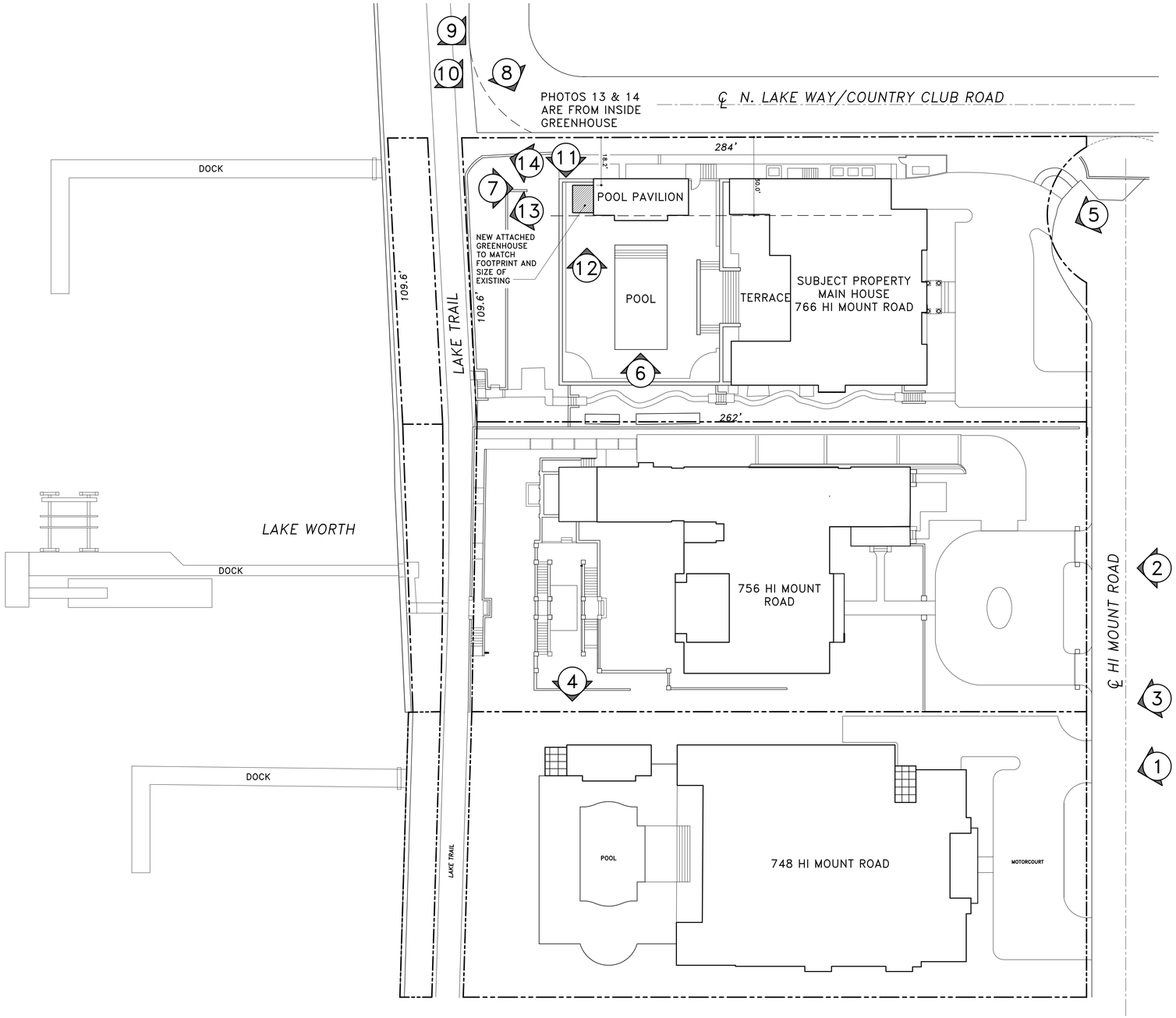



PHOTO KEY/LOCATION PLAN
SCALE: 3/64" = 1'-0"


SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533


# BAKER RESIDENCE
766 HI MOUNT ROAD
PALM BEACH, FL


JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701


REVISIONS:
1

SHEET NUMBER: A1.2
DATE: 07-14-25
JOB # 0503

**1** - 748 HI MOUNT RD

**2 -** 756 HI MOUNT RD

**3 -** GREENHOUSE #1
AT 748 HI MOUNT

**4 -** GREENHOUSE #2
AT 748 HI MOUNT

5

6

7

SUBJECT PROPERTY
766 HI MOUNT RD

8

VIEWS OF NORTH ELEVATION OF MAIN HOUSE & POOL CABANA

9

10

11

12

EXTERIOR VIEWS OF EXISTING GREENHOUSE

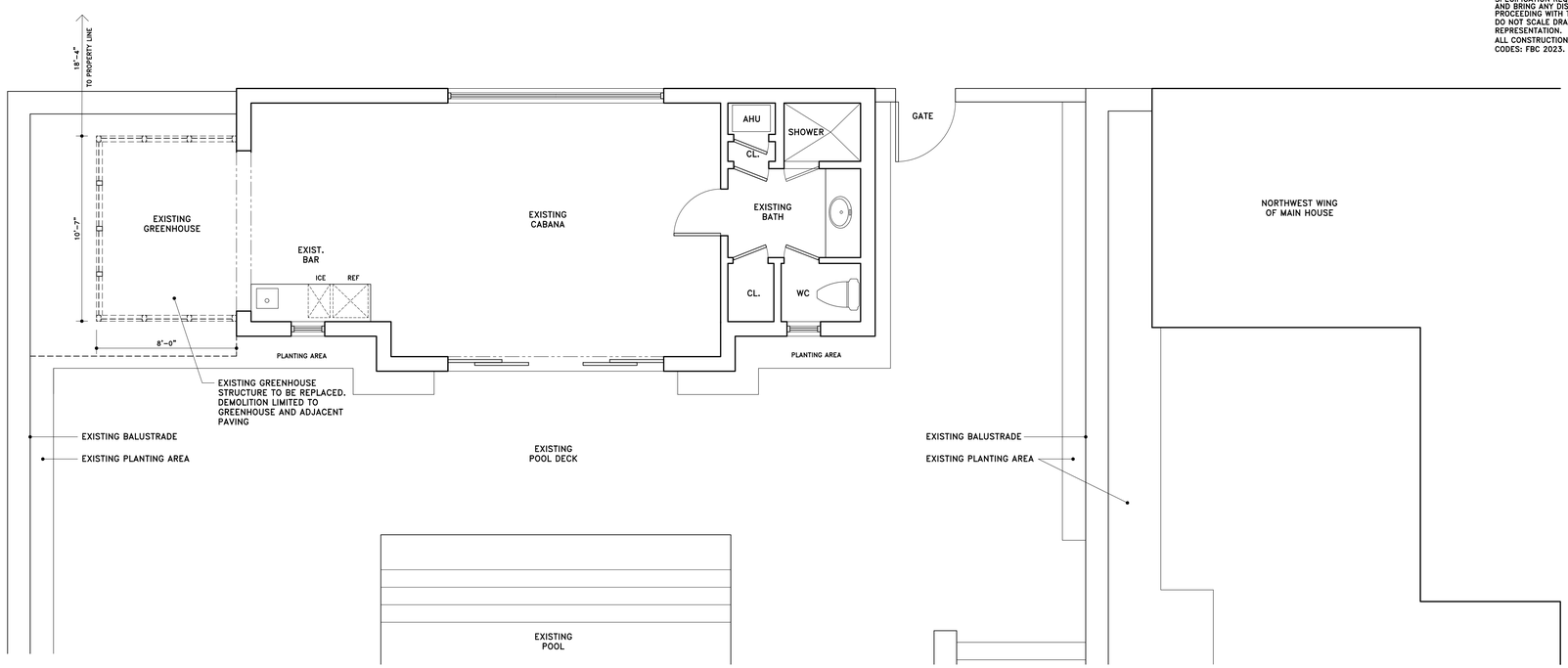
13

14

INTERIOR VIEWS OF EXISTING GREENHOUSE

GENERAL NOTE:

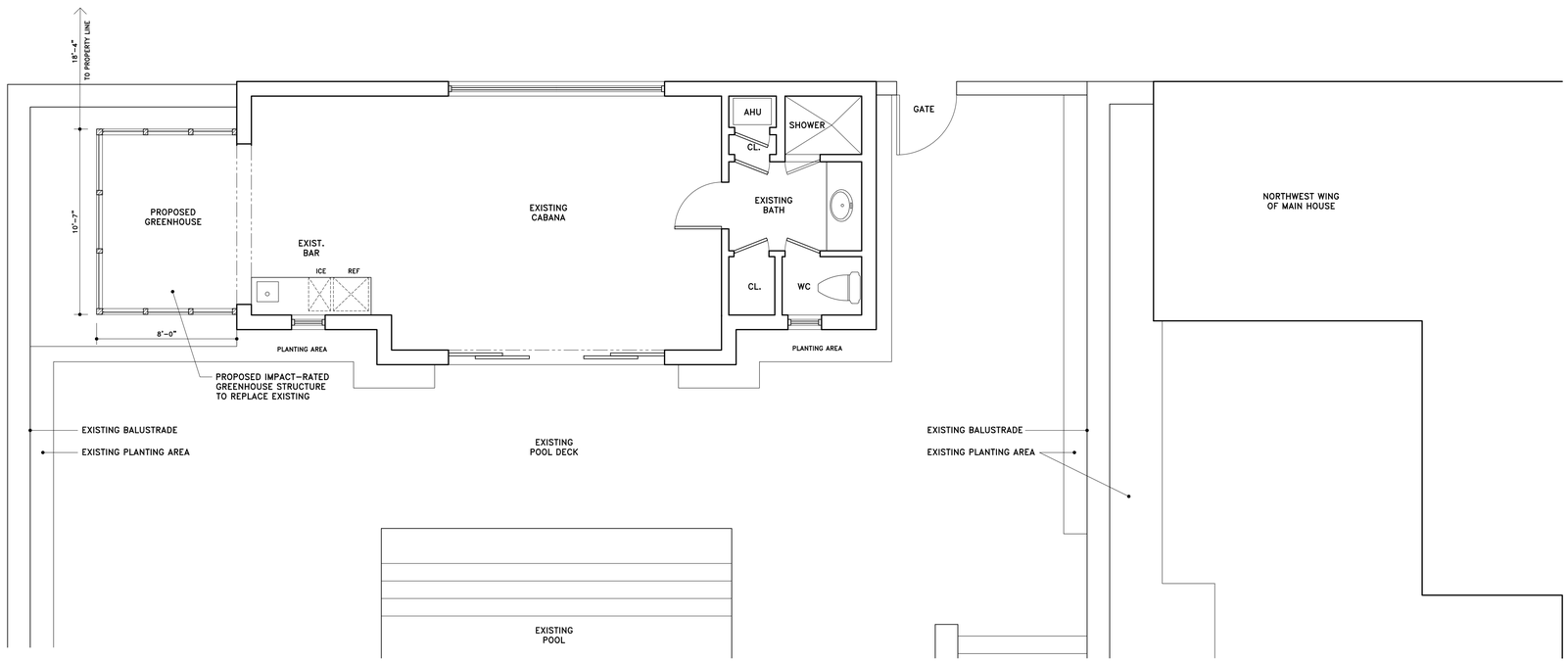
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2023.




N W E S

## EXISTING PAVILION FIRST FLOOR DEMOLITION PLAN

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




N W E S

## PROPOSED PAVILION FIRST FLOOR PLAN

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

SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

# BAKER RESIDENCE
766 HI MOUNT ROAD
PALM BEACH, FL

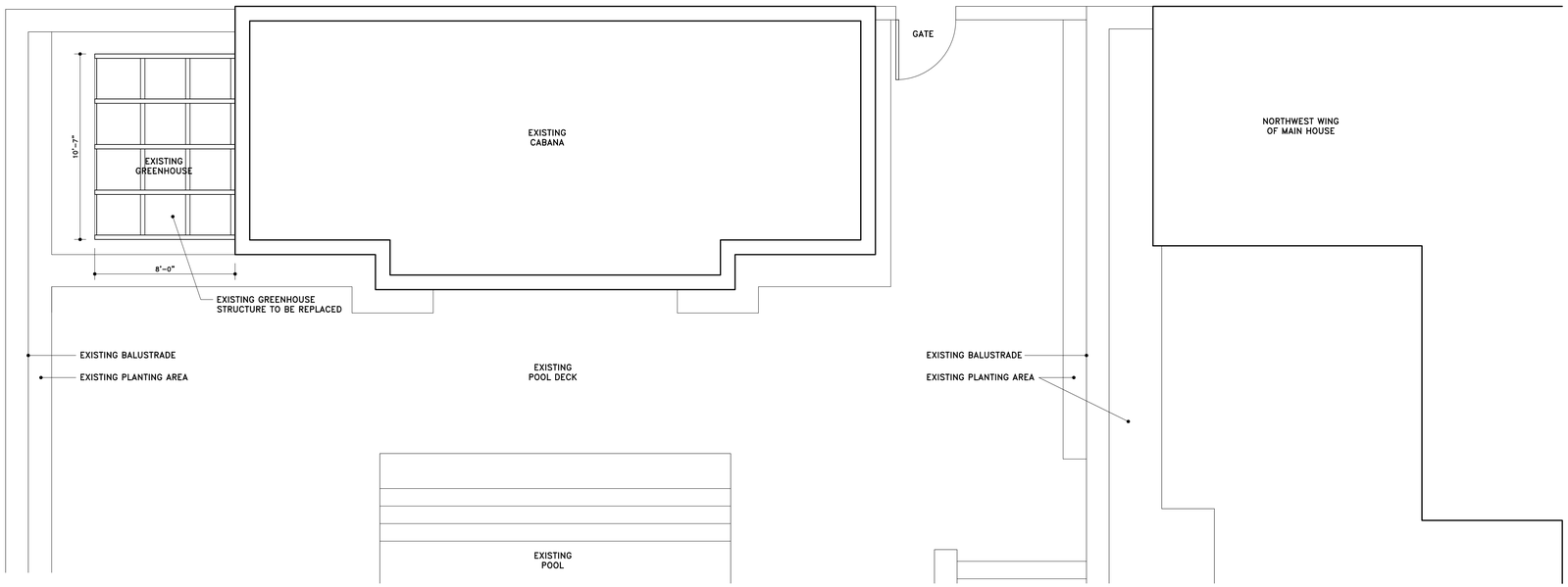
JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1
2
3
4

SHEET NUMBER:
A2
DATE: 07-14-25
JOB # 0503

GENERAL NOTE:

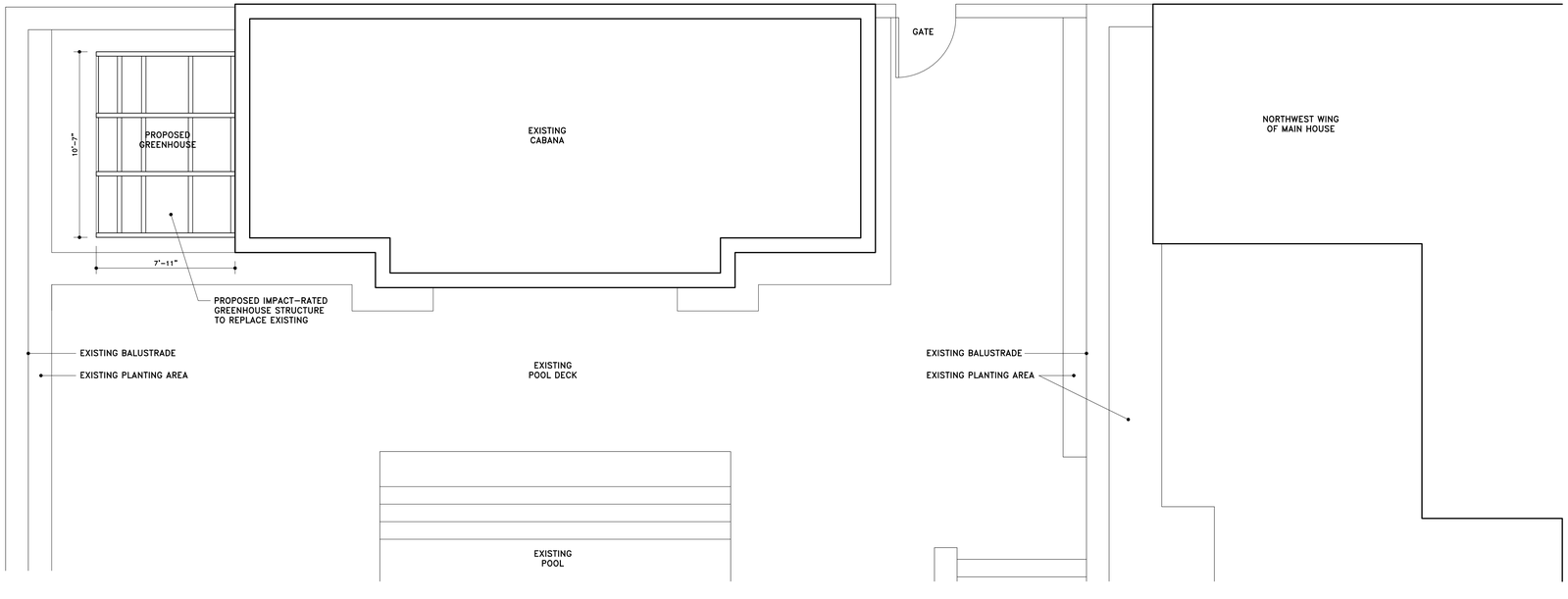
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2023.




N W E S

## EXISTING PAVILION ROOF PLAN

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




N W E S

## PROPOSED PAVILION ROOF PLAN

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

SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

# BAKER RESIDENCE
766 HI MOUNT ROAD
PALM BEACH, FL

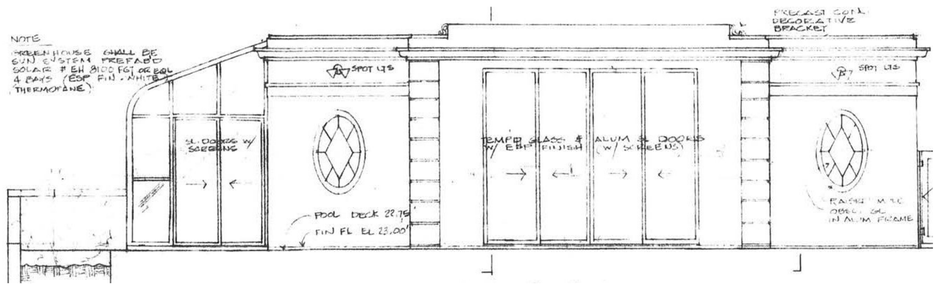
JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1
2
3
4

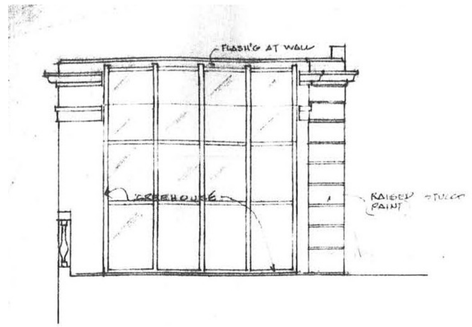
SHEET NUMBER:
A3

DATE:
07-14-25

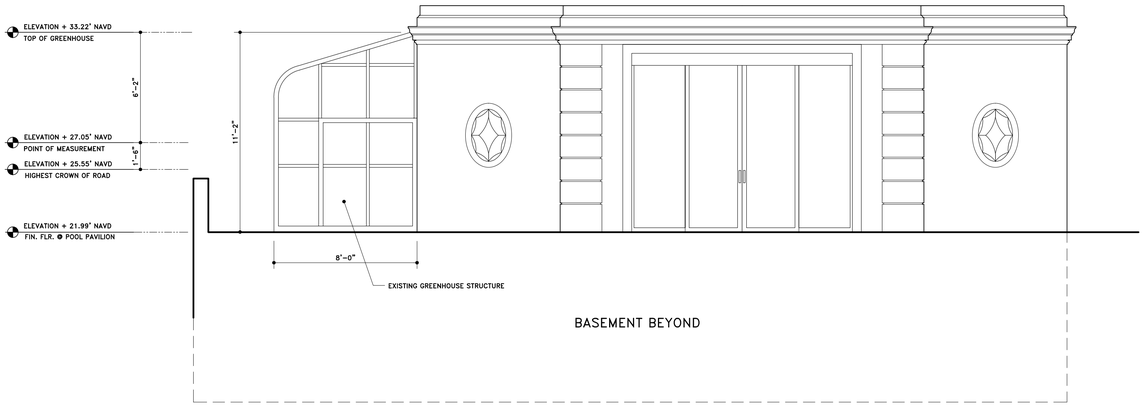
JOB #
0503



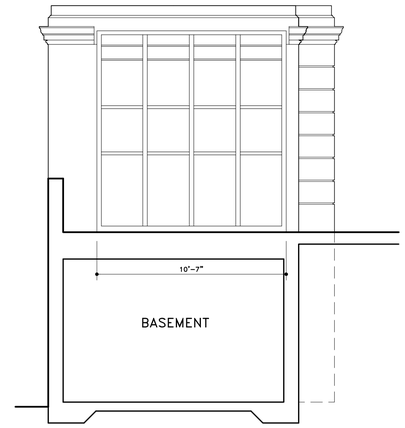

1 ORIGINAL SOUTH ELEVATION OF POOL PAVILION
SCALE: 1/4" = 1'-0"



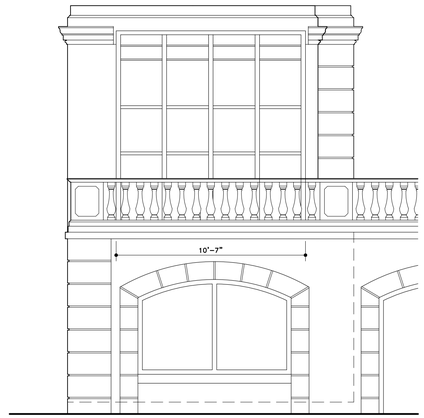

4 EXISTING WEST ELEVATION OF POOL PAVILION
SCALE: 1/4" = 1'-0"



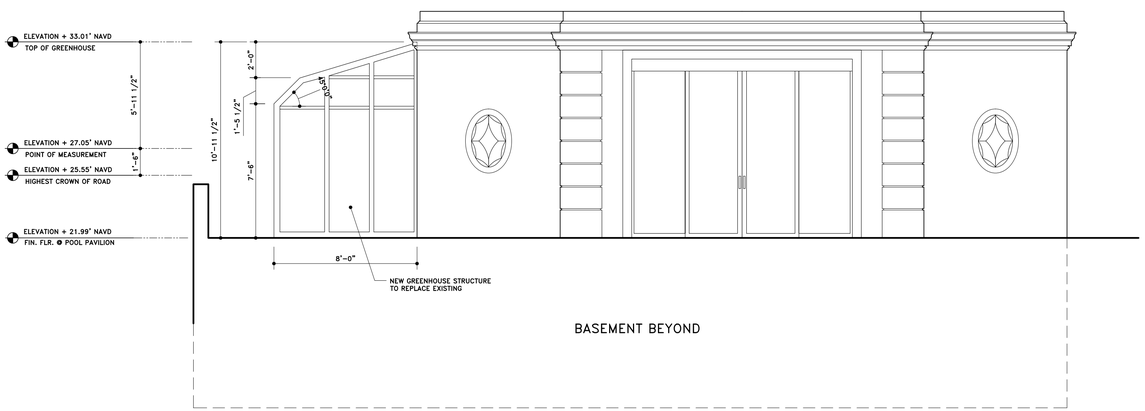

2 EXISTING SOUTH ELEVATION OF POOL PAVILION
SCALE: 1/4" = 1'-0"



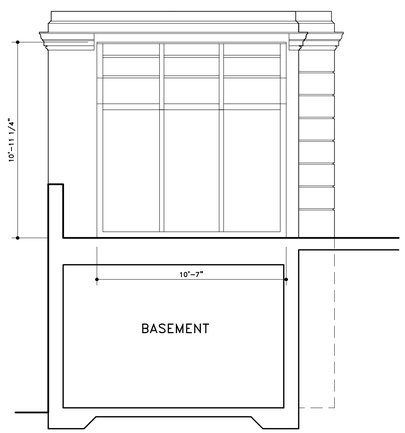

5 EXISTING WEST ELEVATION OF POOL PAVILION
SCALE: 1/4" = 1'-0"
CUT THROUGH POOL DECK



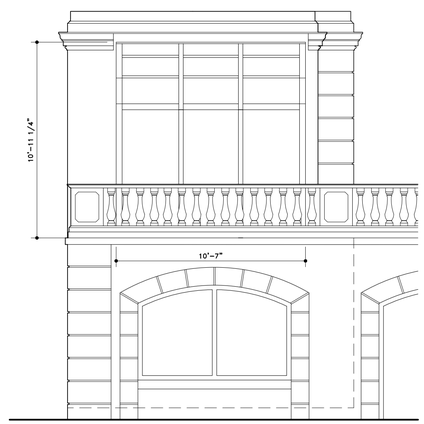

7 EXISTING WEST ELEVATION OF POOL PAVILION
SCALE: 1/4" = 1'-0"




3 PROPOSED SOUTH ELEVATION OF POOL PAVILION
SCALE: 1/4" = 1'-0"




6 PROPOSED WEST ELEVATION OF POOL PAVILION
SCALE: 1/4" = 1'-0"
CUT THROUGH POOL DECK




8 PROPOSED WEST ELEVATION OF POOL PAVILION
SCALE: 1/4" = 1'-0"

**GENERAL NOTE:**

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATIONS.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2023.

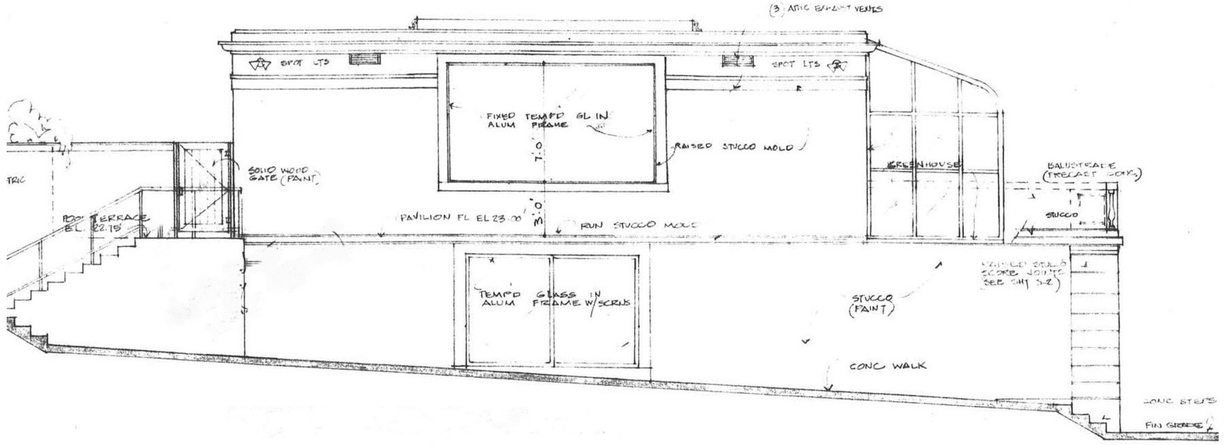
SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

# BAKER RESIDENCE
766 HI MOUNT ROAD
PALM BEACH, FL

JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER:
A4
DATE: 07-14-25
JOB # 0503




1 **ORIGINAL NORTH ELEVATION OF POOL PAVILION**
SCALE: 1/4" = 1'-0"

2 **EXISTING NORTH ELEVATION OF POOL PAVILION**
SCALE: 1/4" = 1'-0"

3 **PROPOSED NORTH ELEVATION OF POOL PAVILION**
SCALE: 1/4" = 1'-0"

**GENERAL NOTE:**

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATIONS.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2023.

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

# BAKER RESIDENCE
766 HI MOUNT ROAD
PALM BEACH, FL

JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER:
A5
DATE:
07-14-25
JOB #
0503

1 PROPOSED NORTH ELEVATION OF POOL PAVILION

2 PROPOSED WEST ELEVATION OF POOL PAVILION

3 PROPOSED SOUTH ELEVATION OF POOL PAVILION

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.5533

BAKER RESIDENCE
766 HI MOUNT ROAD
PALM BEACH, FL

JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER:
A6

DATE:
07-14-25

JOB #
0503

## 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.M.P. | = CORRUGATED METAL PIPE |
| CONC. | = CONCRETE |
| (D) | = DESCRIPTION DATUM |
| D.B. | = DEED BOOK |
| D.E. | = DRAINAGE EASEMENT |
| D.H. | = DRILL HOLE |
| E.B. | = ELECTRIC BOX |
| EL. | = ELEVATION |
| ENC. | = ENCROACHMENT |
| E.O.P | = EDGE OF PAVEMENT |
| E.O.W. | = EDGE OF WATER |
| ESMT | = EASEMENT |
| F.F.E. | = FINISH FLOOR ELEVATIONS |
| FND. | = FOUND |
| GEN | = GENERATOR |
| G.M. | = GAS METER |
| G.F.F. | =GARAGE FINISH FLOOR |
| 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 |
| P | = PLANTER |
| (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 |
| STA. | = STATION |
| STY. | = STORY |
| T.H. | = 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 |
| △ | = CENTRAL ANGLE/DELTA |
| ■ | = CONCRETE MONUMENT FOUND (AS NOTED) |
| □ | = CONCRETE MONUMENT SET (LB #8598) |
| ● | = ROD & CAP FOUND (AS NOTED) |
| ○ | = 5/8" ROD & CAP SET (LB #8598) |
| ⊙ | = IRON PIPE FOUND (AS NOTED) |
| ◕ | = IRON ROD FOUND (AS NOTED) |
| ▲ | = NAIL FOUND |
| ◉ | = NAIL & DISK FOUND (AS NOTED) |
| ◎ | = MAG NAIL & DISK SET (LB #8598) |
| ℄ | = PROPERTY LINE |
| ⊘ ⊠ | = UTILITY POLE |
| ♇ | = FIRE HYDRANT |
| ⊞ | = WATER METER |
| ⋈ | = WATER VALVE |
| ☼ | = LIGHT POLE |
| ✳ | = PINE TREE |
| ✱ | = SABAL PALM |

U.S. PIERHEAD LINE

PIERHEAD LINE PER "U.S. HARBOR LINES" DATED 9/30/25. LOCATION BY WEIGHTED PHYSICAL FIT TO SHORELINE OF TARPON ISLAND, ISLAND ROAD DEVELOPMENT, EVERGLADES ISLAND AND JUNGLE POINT.

N

W E

S

0′ 10′ 20′ 30′

SCALE: 1"=20'

# BOUNDARY SURVEY FOR:
# CHRISTINA M BAKER & ROBERT C BAKER

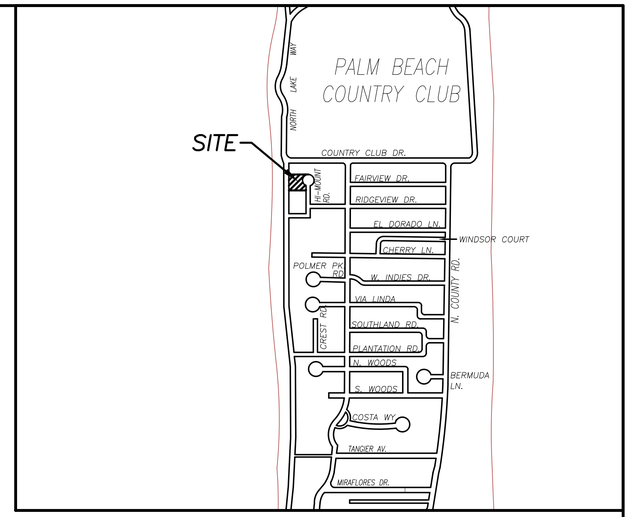
*This survey is made specifically and only for the following parties for the purpose of design on the surveyed property.*

***Christina M Baker & Robert C Baker***

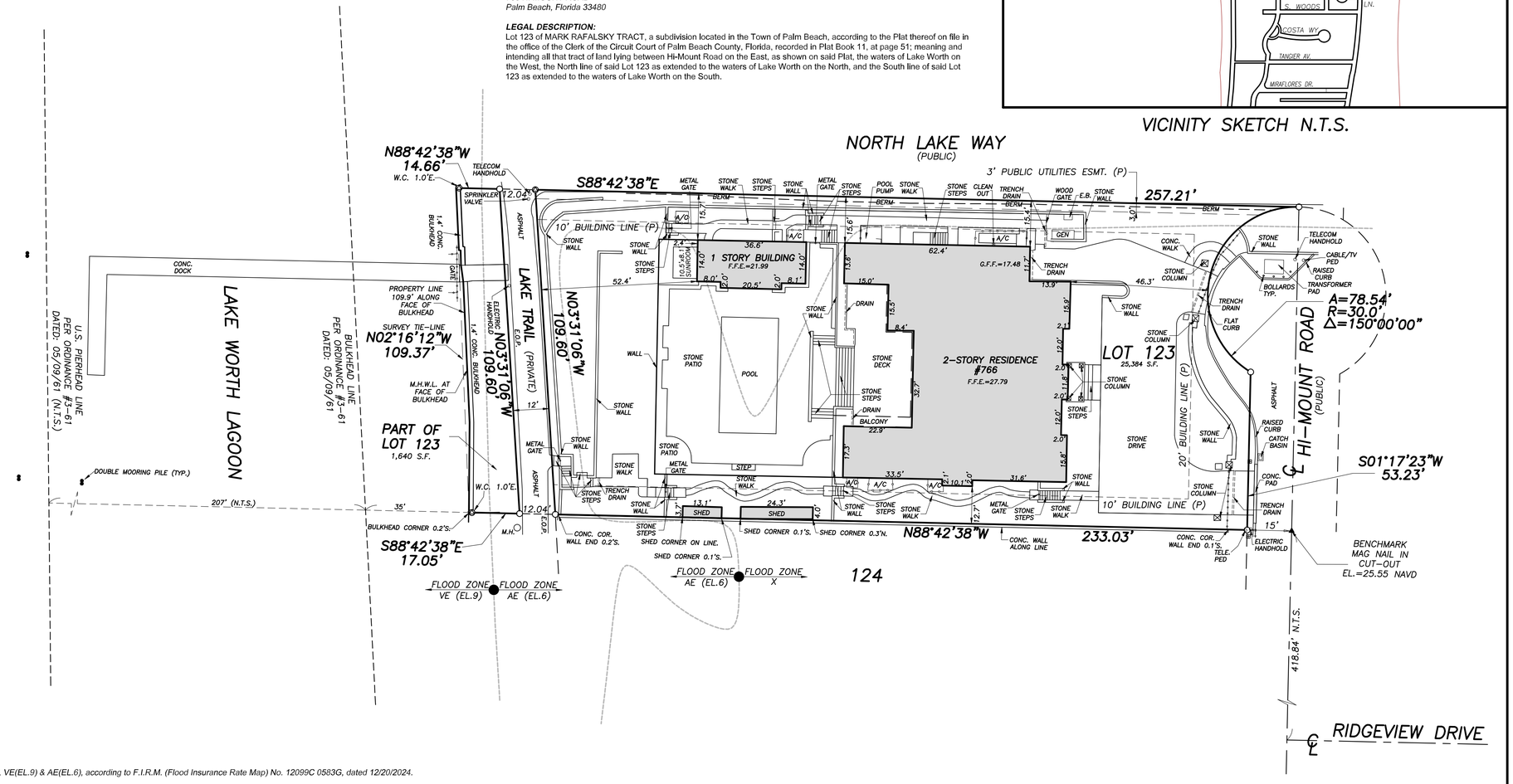
*The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.*

***PROPERTY ADDRESS:***
*766 HI MOUNT ROAD*
*Palm Beach, Florida 33480*

***LEGAL DESCRIPTION:***
Lot 123 of MARK RAFALSKY TRACT, a subdivision located in the Town of Palm Beach, according to the Plat thereof on file in the office of the Clerk of the Circuit Court of Palm Beach County, Florida, recorded in Plat Book 11, at page 51; meaning and intending all that tract of land lying between Hi-Mount Road on the East, as shown on said Plat, the waters of Lake Worth on the West, the North line of said Lot 123 as extended to the waters of Lake Worth on the North, and the South line of said Lot 123 as extended to the waters of Lake Worth on the South.




VICINITY SKETCH N.T.S.




***FLOOD ZONE:***
*This property is located in Flood Zone X, VE(EL.9) & AE(EL.6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583G, dated 12/20/2024.*

***NOTES:***

1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. 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 Land Surveying, LLC. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
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 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'.*

***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:*** ***06/10/2025***

*William M. Naulty*
*Professional Surveyor and Mapper*
*Florida Certificate No. 7558*

William M. Naulty License Number 7558 STATE OF FLORIDA Professional Surveyor and Mapper

*REVISIONS*

*06/10/25 BOUNDARY SURVEY TIE-IN FINAL J.D./S.E.W. 245149 PB368/41*

## BOUNDARY SURVEY FOR:

## CHRISTINA M BAKER & ROBERT C BAKER

**WALLACE LAND SURVEYING, LLC**
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #8598

| | | | |
|---|---|---|---|
| FIELD: B.M. | JOB NO.: 245149-SE | F.B. PB309 | PG. 57 |
| OFFICE: S.E.W. | DATE: 6-10-25 | DWG. NO. 245149 | |
| C'K'D: M.N. | REF: 245149.dwg | SHEET 1 | OF 1 |