ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

SEPTEMBER 25, 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

1. Minutes of the August 27, 2025, Architectural Commission Meeting

APPROVAL OF CONSENT AGENDA

2. ARC-25-0054 350 SEABREEZE AVE. The applicant, Justin & Meira Besikof (Environment Design Group), has filed an application requesting Architectural Commission review and approval for modifications to a site wall, addition of a chain link fence and revised generator location.

3. ARC-25-0055 100 CASA BENDITA. The applicant, Villa Bendita LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of vehicular and pedestrian gates with sitewide landscape and hardscape modifications.

4. ARC-25-0056 9 SLOANS CURVE DR. The applicant, Sean Hannity (Environment Design Group), has filed an application requesting Architectural Commission review and approval for rear yard landscape and hardscape modifications.

5. ARC-25-0057 (ZON-25-0052) 130 SUNRISE AVE PH8 (COMBO). The applicant, PH8 SUNRISE AVE REVOCABLE TRUST (Paul A. Krasker, Trustee), has filed an application requesting Architectural Commission review and approval for a new retractable awning on the penthouse level of an existing condominium building. Town Council shall review the application as it pertains to zoning relief/approval.

6. ARC-25-0061 143 REEF RD. The applicant, JOHN K. CRIDDLE, has filed an application requesting

Architectural Commission review and approval for a new, two-story single-family residence with final hardscape and landscape improvements, the design of which had previously received ARCOM approval but expired before construction commenced.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

7. OFFICIALS

8. STAFF

9. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

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

11. 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.

12. 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 March 25, 2026 meeting.***

13. ARCS-25-1087 237 WORTH AVE. The applicant, CSPB Worth LLC, has filed an application requesting Architectural Commission approval for exterior facade alterations, including awnings, windows, door, and signage. ***This application has been withdrawn by the applicant.***

NEW BUSINESS

14. ARC-25-0047 (ZON-25-0047) 1050 N LAKE WAY (COMBO). The applicant, CFH Land Trust (J. Scott Feeley, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape and landscape improvements on an existing nonconforming lakefront parcel. Town Council shall review the application as it pertains to zoning relief/approval.

15. ARC-25-0051 101 JUNGLE RD. The applicant, PB JUNGLE 101 LLC (Martin W. Meyer, Registered Agent), has filed an application requesting Architectural Commission review and approval for renovations and additions to an existing two-story residence including partial demolition and reconstruction of the primary structure, complete demolition of an existing one-story accessory structure and construction of a new, two-story accessory structure, new basement level, and sitewide hardscape and landscape improvements.

16. ARC-25-0053 228 VIA LAS BRISAS. The applicant, VIA LAS BRISAS LLC (Catherine R. Clifton, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool.

17. ARC-25-0058 (ZON-25-0054) 1960 S OCEAN BLVD (COMBO). The applicant, Stephen A. Wynn Florida Revocable Trust (Stephen A. Wynn, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new beach cabana on the oceanside parcel of an existing residential estate; with setback variances required and special exception review required. Town Council shall review the application as it pertains to zoning relief/approval.

18. ARC-24-0146 258 WELLS RD. The applicant, Bear 258 LLC (Lang Design Group), has filed an application requesting Architectural Commission review and approval for two (2) swinging vehicular gates anchored by new piers and one (1) pedestrian gate with an arched landscape trellis above, located near the front property line along Wells Road.

19. ARC-25-0052 (ZON-25-0048) 235 WORTH AVE (COMBO). The applicant, Richemont North America, Inc, has filed an application requesting Architectural Commission review and approval for storefront alterations and new awnings to an commercial building in order to combine three separate tenants into a single retail tenant space.

20. ARC-25-0060 259 WORTH AVE. The applicant, 259 Worth Avenue LLC (Riccardo Grazia), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing storefront including new signage, entry door and awnings.

ANY OTHER BUSINESS

MEETING SCHEDULE

21. The next meeting is scheduled for Wednesday, October 29, 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 August 27, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 9:00 AM in the Town Council Chambers.

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

Members Absent: Claudia Visconti, KT Catlin

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

PLEDGE OF ALLEGIANCE

Chair Smith led the Pledge of Allegiance.

MINUTES

1. Minutes of the July 23, 2025, Architectural Commission Meeting

A motion was made by Ms. Patterson and seconded by Mr. Phoenix to approve the minutes from the July 23, 2025, meeting. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

Ms. Pardue announced that staff was removing ARC-25-0006 216 Tradewind Drive from the consent agenda and placing it to be heard first on the agenda.

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

3. 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

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

ADMINISTRATION OF THE OATH

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

COMMENTS

4. OFFICIALS

No comments were heard at this time.

5. STAFF

Ms. Mittner stated that at the end of the meeting, the staff would present the seven quick fixes to the zoning code, which would be presented to the Town Council for approval at their next meeting.

6. PUBLIC - 3 MINUTE LIMIT

No comments were heard at this time.

GENERAL BUSINESS

2. 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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Mr. Smith indicated that the item was pulled from the consent agenda to address any issues. He asked if there were any questions from the commissioners. No one had any questions.

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

7. ARC-24-0090 (ZON-24-0046) 2720 – 2730 S OCEAN BLVD—EDGEWATER /

AMBASSADOR SITE (COMBO) - Update from the Applicant.

Mr. Harvey Oyer, representing the applicant, presented updates on the redevelopment project, noting nearly three years of work to address board and community feedback. He emphasized that the proposal had garnered broad support from neighboring buildings and the Citizens Association of Palm Beach. He stated the project would reduce density, traffic, and building heights while eliminating transient hotel use, and all parking will be placed underground. Although variances were required due to outdated zoning and FEMA elevation requirements, Mr. Oyer stressed that the three buildings were shorter than surrounding condominiums and consistent with south end development patterns, where similar building typologies are the norm. He concluded that the design achieves harmony, balance, and contextual appropriateness.

Jason Long of OMA reviewed the project and displayed renderings of the architecture. Yusef Dennis of OMA reviewed the landscape and hardscape renderings for the project.

Chair Smith called for public comment.

Attorney Megan Wegerif of Xenick Lebedeker Law Firm, representing 2770 S. Ocean Blvd., stated her clients supported the project because the applicant had worked collaboratively over several years to address concerns, making changes that protect and even enhance 2770's views while minimizing other impacts. She added that the reduced density, safer and more resilient construction, and improved infrastructure would benefit 2770 and the surrounding neighborhood.

Joan Wenzel, 2275 Ibis Isle Road, praised the project as beautiful and well-blended with neighboring properties, highlighting the underground parking as a major improvement over typical surface lots. She described the design as exciting and a positive addition to the neighborhood.

Gloria Carchi, 2660 S. Ocean Blvd., speaking on behalf of the Board of Directors, expressed support for the project and its variances. She noted the applicant's collaboration through multiple meetings to address concerns about construction impacts, protect their building, and preserve views. The board felt the revised design was beautiful and compatible with the community.

Rick Salvadore, 3300 S. Ocean Blvd., former board president of 3300 S. Ocean Blvd., and current co-chair of the Citizens Association of Palm Beach, voiced strong support for the project, praising the applicant's extensive collaboration with neighboring buildings over the past two years to build consensus. He emphasized that the Citizens Association believed that redevelopment advances its mission to preserve Palm Beach's character and quality of life. He noted the project had become one of the most discussed issues in the area and set a high standard for future developments.

Skip Aldridge, 2295 S. Ocean Blvd., co-chair of the Citizens Association and president of Harbor House, voiced strong support for the project, echoing the importance of preserving quality of life in the south end. He praised the applicant's collaboration with neighbors, calling it a model of best practices for developers. Believing the project would be the premier building in the area, he stressed that it set a high standard for future redevelopment.

Shelly Newman, a longtime Palm Beach resident, praised the developer's reputation and global stature, saying the project met the high expectations Palm Beach deserves and would set a new standard for quality construction in the south end, especially as many buildings there were deteriorating.

Thor Brown, 2500 S. Ocean Blvd., and a board member at 2500 S. Ocean Blvd., highlighted the benefits of replacing the outdated Ambassador, including a sharp reduction in transient units and traffic, and described the proposal as a spectacular project that will modernize the South End and keep Palm Beach competitive with new developments in West Palm Beach.

Mr. Phoenix said the revised design improved compared to earlier versions, especially with limestone and varied loggias that made the building look less like an office. However, he still felt more work was needed, particularly with the railings and the thin penthouse roof, suggesting the project could use additional embellishment.

Mr. Sammons expressed concern that the project reflected a style of large-scale development that the Town sought to limit decades ago to preserve Palm Beach's unique charm and character. He noted that while the design aligned with other south end buildings, the overall context raised questions about sustainability, energy efficiency, and long-term compatibility with the Town's goals. He also observed that the buildings could better respond to site conditions. He suggested that the project felt more corporate than reflecting the "spaciousness and charm" envisioned in the Town's code. Ultimately, he cautioned that the proposal may not fully align with the Town's traditional vision and planning principles.

Ms. Georgas thought the building had come a long way and applauded the efforts. She agreed the guardrails needed to be restudied.

Ms. Shiverick expressed support for the Aman brand entering the south end, calling it a welcome change and an exciting opportunity for the area. While noting improvements in the latest design, particularly the façade, she felt the railings and other elements still needed refinement. She encouraged the design team to draw more inspiration from Aman's other projects, such as the building referenced in the Dominican Republic, to achieve a final product that fully captures the brand's distinctive quality and aesthetic.

Ms. Patterson agreed with Ms. Shiverick's comments, noting that while the project generally fit the area, Aman properties elsewhere felt more distinctive and integrated with their surroundings. She emphasized the importance of setting a high bar, so the development stood out as an oasis rather than blending in as another standard building. She commended the applicant's collaboration with neighbors but felt the design needed refinement, particularly with details like the railings.

Ms. Connaughton acknowledged excitement about the project but reiterated that earlier critiques still apply. She expressed concern that the massing felt too similar to an apartment building, suggesting the design would benefit from breaking up the buildings more to create a human scale and stronger long views. While noting some improvements, she felt the project could be significantly better with these larger design adjustments, which she believed would serve both the client and future residents.

Mr. Phoenix emphasized that while the project had broad community support, its design still needed greater creativity and boldness. He suggested moving beyond traditional Palm Beach references like limestone and pecky cypress to deliver something more distinctive and contemporary that better integrates with the landscaping. Citing inspiration from places like Major Alley, he encouraged the team to rethink the massing, floor plans, and overall design approach to create a more imaginative and unique project.

Mr. Karakul noted that Aman properties worldwide were admired for respecting their surroundings, and they encouraged the design team to bring more of that unique, site-sensitive character into this project. He cautioned, however, against overdoing changes, which could detract from the simple elegance and success of Aman's established style.

Ms. Connaughton agreed with Messrs. Phoenix's and Sammons's earlier comments, emphasizing two main concerns. First, she stressed the importance of creating defined and proportionate exterior spaces rather than leaving buildings surrounded by undefined open areas. Second, she noted inefficiencies in the floor plans, particularly the long corridors resulting from the building depth, and suggested that breaking up the buildings could improve the quality of the interior spaces and the views.

Mr. Smith praised the Aman brand for its global reputation, uniqueness, and ability to create exciting, environmentally connected projects, but felt this design did not reflect that same spirit. While acknowledging improvements over previous submissions, he criticized the repetitive floor plans and questioned why all three buildings were treated the same despite their different sites. He also found using local architectural references in the presentation confusing, as the design did not align with those styles. Concerns were raised about the railings and the lack of imagination compared to other Aman properties. Mr. Smith concluded by urging the team to deliver a more distinctive and inspiring design that sets a high standard for future south end development.

Mr. Long thanked the board for its feedback and explained that the massing of the buildings was largely shaped by zoning setbacks and efforts to protect neighboring views. He noted that alternative configurations, such as spreading more buildings across the site, would compromise setbacks, view corridors, or developable areas. The current plan balanced those constraints with the desired product type and interior layouts. While some minor variances were required, the design remained largely compliant with setback requirements and was adjusted to maintain good relationships with adjacent properties.

There was no motion for this project as it was solely a presentation by the applicant.

UNFINISHED BUSINESS

8. 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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Cheyenne with Walsh Roofing presented the plans for the new roofing material.

Ms. Shiverick asked why the roof was changing and why clay barrel tile could not be used. The representative from Walsh Roofing explained that both buildings had leaks and that her client preferred to retain the S-tile roof material. Ms. Shiverick noted that the commission rarely approves S-tile because of its quality concerns and stated that she believed clay barrel tile would provide a better appearance.

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

A motion was made by Ms. Shiverick and seconded by Ms. Patterson to approve the project on the condition that clay barrel material is used. The motion was carried unanimously, 7-0.

NEW BUSINESS

9. 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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Patrick Mayfield of Dailey Janssen Architects presented the plans for the proposed addition to the existing residence. Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans for the site. Caroline Fitzgibbons, owner, spoke about the need for more space for her growing family.

Mr. Phoenix asked about the height of the new structure, as it appeared higher than the main home. Mr. Mayfield stated it was lower. Mr. Phoenix asked about the garage door and wondered if two doors were considered. Mr. Mayfield stated he would consider two doors. Mr. Phoenix asked if the new home's material palette would match the existing home's palette. Mr. Mayfield discussed the materials. Mr. Phoenix wondered if the cupola was necessary for the garage element; Mr. Mayfield responded.

Ms. Patterson agreed with the comments on the new structure and thought it should appear more subservient. She also asked about the fenestration in the new structure and liked the idea of the two garage doors.

Ms. Georgas asked if the addition would be pushed back from the primary facade, which Mr. Mayfield confirmed and discussed.

Mr. Sammons expressed concern that the new family room hyphen disrupted the courtyard feel by projecting too far and featuring a prominent chimney on a low-pitched gable. He noted the proportions resemble a ranch style rather than the Bermuda style and suggested the hyphen functions more like a pavilion than a connector. He recommended revisions to better integrate it into the overall design.

Ms. Connaughton asked about the dimensions of the hyphen, kitchen bay, and loggia, then commented that the hyphen still felt too wide despite being lowered in height. She noted that the loggia projection crowded the south courtyard and suggested thinning or pushing it back. She also felt the family room gable on the Indian Road façade looked too wide and low, giving the appearance of an overly large house, and recommended design changes to reduce its scale.

Ms. Shiverick shared concerns that the north elevation read too monolithic and suggested turning the first connector into a more glassed-in veranda or breezeway to lighten its appearance. She confirmed details about the front door and new entry terrace. She then commented that the garage design felt overly elaborate with its separate treatment, recommending it be simplified to better match the house.

Mr. Sammons suggested that design elements like the pergola and hyphen should function more distinctly, either as transparent connectors or garden walls, rather than extensions of the house. He noted that pergolas were typically treated differently on the inside and outside edges and encouraged more thoughtful detailing. He also pointed out small unused areas near the loggia, recommending adjustments to create more intentional and positive garden or circulation spaces.

Mr. Karakul praised the project for its design and the incorporation of the adjacent property to preserve more green space. He supported Ms. Shiverick's idea of reworking the hyphen into something lighter, such as French doors to create a garden-like feel. He suggested enhancing the landscaping along the front family room to add more interest.

Ms. Patterson liked the idea of adding glass to the office space.

Mr. Smith commented that the new balcony on the addition felt out of place, noting its heavy appearance and roof projection did not match the rest of the house's character. He added that while he is not particularly fond of the new family room gable, it generally worked within the design.

Mr. Phoenix said the design was strong overall, but could be elevated from good to great with some refinements. He suggested adding glass or material changes, such as stone, around the chimney and family room elevation to improve balance. He agreed with earlier concerns about the hyphens, felt the garage design was overly elaborate and would look better as a simplified carriage house, and noted the balconies may not be functional.

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

A motion was made by Mr. Phoenix and seconded by Mr. Sammons to defer the project to the September 25, 2025, meeting, asking for a restudy of the following items on the north elevation: the hyphens, garage, chimney, balconies, and pergola. The motion was carried unanimously, 7-0.

10. 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.

Ms. Pardue provided staff comments on the project.

Ms. Connaughton disclosed ex parte communications.

Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Sammons confirmed that the driveway was becoming smaller, but the runoff would remain about the same. He asked about the replacement material. Mr. Meyer responded.

Ms. Shiverick asked if another color, other than gray, could be considered. Mr. Meyer discussed the reasons for the chosen color.

When asked if a different material border could be added, Mr. Meyer confirmed it could.

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

A motion was made by Ms. Shiverick and seconded by Mr. Karakul to approve the project with the condition that a coquina border be added to the driveway. The motion was carried unanimously, 7-0.

11. 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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Caroline Forest of MHK Architecture presented the architectural plans for changing the front entrance.

Mr. Sammons questioned the choice of architectural order for the front windows and portico, noting inconsistencies with proportions and the selected Tuscan style. Ms. Forrest explained that while the rear of the house had more elaborate detailing, replicating those elements on the front made it appear too heavy. Ms. Forrest discussed the order chosen to fit the narrow proportions of the existing vertical element, emphasizing that the decision was intentional and based on working within the house's existing parameters.

Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans for the site. Mr. Meyer confirmed that real grass would be used in the joints.

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

Mr. Sammons stressed that the portico's proportions needed correction, noting that the current design misapplied the Tuscan order. He explained that the columns were too thick for the entablature, the frieze was too short, and the overall scale was oversized. He recommended lowering and properly proportioning the entablature, narrowing the spacing, and adjusting the

architrave to align with classical standards, improving the design's balance and allowing the railing to be better integrated.

A motion was made by Mr. Sammons and seconded by Ms. Patterson to approve the project with the following conditions: that the overall proportions and order of the front entrance be corrected, real grass joints be incorporated into the hardscape design, and the soffit be revised, with all items returning to staff for approval in coordination with the Chair. The motion was carried unanimously, 7-0.

12. 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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Dustin Mizell of Environment Design Group presented the modifications to the landscape and hardscape plans for the site.

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

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

13. 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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Jackie Albarran of SKA Architect + Planner presented the architectural plans for the proposed modifications.

Ms. Shiverick wondered if this would be an opportunity to change the design of the greenhouse, as the existing one looked dated, and asked Ms. Albarran if that was possible. Ms. Albarran stated that the owner loved and wanted to replicate the design.

Mr. Phoenix commented that the proposed design felt dated and suggested this was an opportunity to create a more traditional glass structure compatible with the neighboring building. He stated he did not favor the current configuration and believed there were better ways to achieve the desired transparency and lake views.

Ms. Connaughton asked about the straight chamfer in the design and wondered if the curve could not be replicated.

Bijan Parsi of Botkin Parsi and Associates explained that the design used straight glass instead of curved glass due to impact resistance and material stress challenges. He noted that producing curved glass would require larger structural members, which the team had hoped to avoid, but confirmed they could adjust the design to incorporate curves if necessary.

Ms. Connaughton said she would prefer to see the structure recreated to more closely match the original design, rather than altering details such as divided lights or chamfers, which she felt were less successful. Mr. Parsi discussed the impact glass, and how the design was altered. Ms. Connaughton stated she would be in favor of replicating the original design.

Mr. Sammons thought there was an opportunity for a better design.

Mr. Smith agreed that better greenhouses were on the market and suggested more of a conservatory.

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

A motion was made by Ms. Connaughton and seconded by Ms. Shiverick to defer the project to the October 29, 2025, meeting for a restudy. The motion was carried unanimously, 7-0.

14. 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.*

Note: Once the agenda was approved, this item was deferred to the meeting on September 25, 2025.

ANY OTHER BUSINESS

Ms. Pardue stated that the letters the commission received for 940 N. Lake Way were for the September meeting.

Ms. Churney reminded the commission that the meeting in September was on a Thursday.

Ms. Mittner stated that the 2026 meeting dates were placed on the dais for the commission.

Ms. Mittner presented an overview of the seven quick fixes to the zoning code that would be presented to the Town Council at their September meeting.

MEETING SCHEDULE

15. The next meeting is scheduled for Thursday, September 25, 2025

ADJOURNMENT

A motion was made by Mr. Sammons and seconded by Mr. Phoenix to adjourn the meeting at 11:43 AM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

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Jeffery W. Smith, Chair

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: September 25, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0054 350 SEABREEZE AVE. The applicant, Justin & Meira Besikof (Environment Design Group), has filed an application requesting Architectural Commission review and approval for modifications to a site wall, addition of a chain link fence and revised generator location.

Date: 9/18/2025

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-25-0054 350 SEABREEZE AVE. The applicant, Justin & Meira Besikof (Environment Design Group), has filed an application requesting Architectural Commission review and approval for modifications to a site wall, addition of a chain link fence and revised generator location.

Applicant: Justin & Meira Besikof
Architecture: Environment Design Group

HISTORY:

The single-family residence located at 350 Seabreeze Avenue was approved under Application No. ARC-23-167 at the ARCOM meeting held on January 24, 2024, with a 6-1 vote. In addition to design approval, Town Council granted a variance permitting the elimination of a garage. Construction of the new residence is currently underway.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence" as prepared by Environment Design Group, uploaded September 8, 2025.

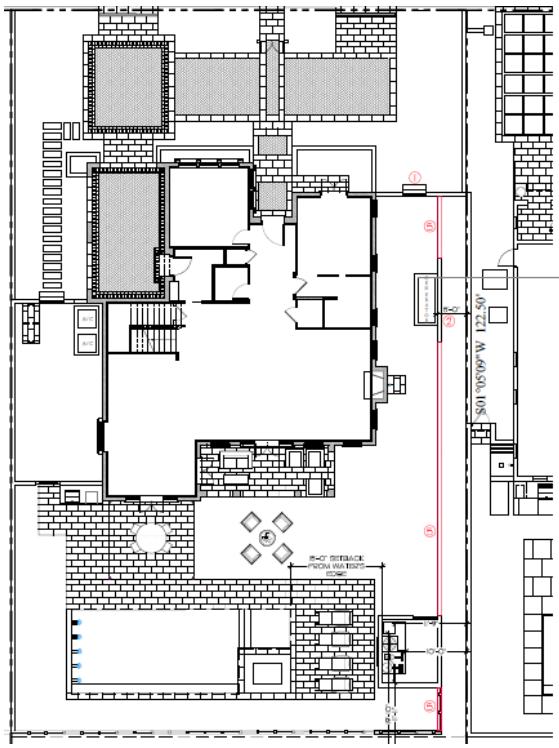
The following scope of work is proposed:

- Revisions to previously proposed generator location.
- Modifications to previously approved fence and screening.

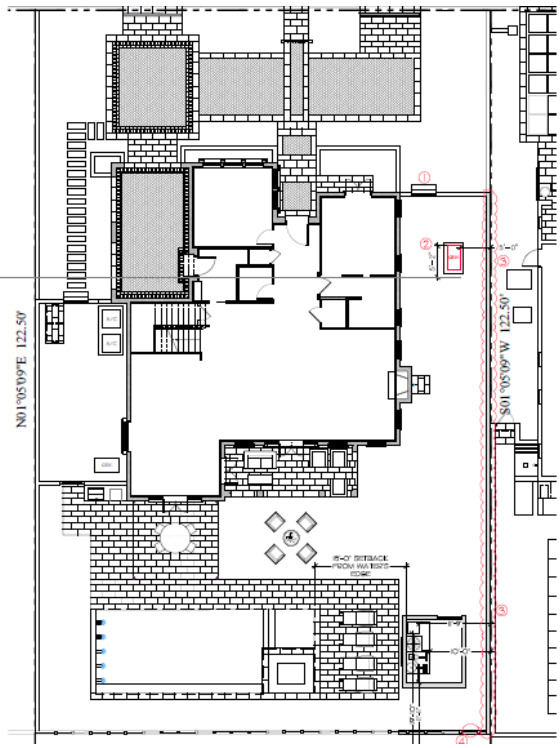
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	9,187 SF	**Crown of Road**	2.52' NAVD
Lot Depth	122.5'	**Lot Width**	75'
Overall Landscape Open Space	Required: 45% Proposed:45.08%	**Front Yard Open Space**	Required: 40% Proposed: 46.24%
Surrounding Properties / Zoning			
North	345 Seabreeze Avenue/ R-B		
South	353 Seaspray Avenue/ R-B		
East	346 Seabreeze Avenue/ R-B		
West	358 Seabreeze Avenue/ R-B		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code. With construction of the new two-story residence underway the current application seeks to make minor modifications to the approved site plan. The northeast steps and generator will be shifted slightly to the east. The east perimeter wall will add a section for additional screening. The application could have been approved administratively with neighbor consent; however, the applicant was unable to obtain consent due to unsuccessful attempts to contact the neighbor at 346 Seabreeze Ave. As a result, the project proceeded to ARCOM as a minor application.



PREVIOUSLY APPROVED SITE PLAN



PROPOSED SITE PLAN

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:SCP

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

September 8, 2025

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

ATTN: *ARCOM Staff*
Re: 350 Seabreeze Avenue - Landscape Architecture
Our Ref # 23083.00 LA

LETTER OF INTENT

Current zoning for the project is R-B LOW DENSITY RESIDENTIAL as is currently under construction.

The prior approved plan (ARCS-25-0955) had a small section of taller wall to screen the generator. It also had 6" drainage curbs/low site walls approximately 5' off of the Eastern property line.

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:

1. Proposed steps shifted West.
2. Modified generator location.
    - Generator shifted to the North 5'-2".
3. 7' Max. Ht. wall from adjacent grade added for additional screening along the Eastern property line.
4. Drainage curb and fencing extended to proposed wall.
5. Elimination of previously approved 6" drainage curb/low site walls.

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.

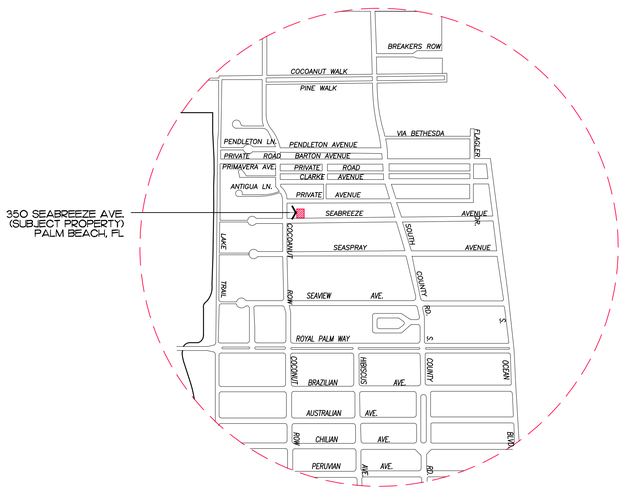
Dustin Mizell, MLA RLA #6666784
Environment Design Group

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

Scope of Work

* PROPOSED STEPS SHIFTED WEST
* PROPOSED GENERATOR SHIFTED NORTH FROM PREVIOUS APPROVAL
* 7' MAX. HT. WALL FROM ADJACENT GRADE SECTION ADDED FOR ADDITIONAL SCREENING
* DRAINAGE CURB AND 5' HT. FENCING EXTENDED TO PROPOSED WALL
* ELIMINATION OF PREVIOUSLY APPROVED LOW SITE WALL SECTIONS.

Vicinity/Location Map



ENVIRONMENT DESIGN GROUP
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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
350 Seabreeze Avenue
Palm Beach

F L O R I D A

ARC-25-0054
Final Submittal
September 8, 2025
Projected Date of Hearing: 09/25/25

Sheet Index

Cover Sheet
Survey
L1.0 - Existing Site Photos
L2.0 - Existing Conditions / Inventory Plan
L3.0 - Site Plan
L3.1 - Site Details

Design Team/Consultants

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

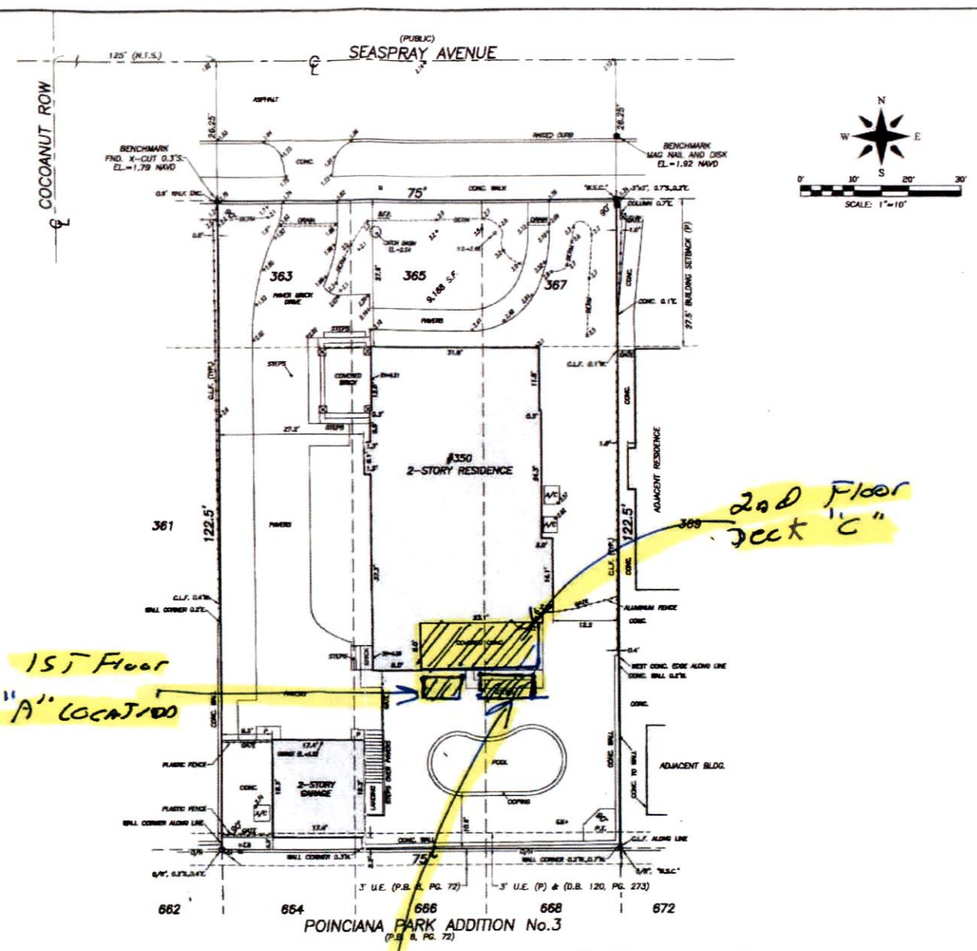
NOT FOR CONSTRUCTION

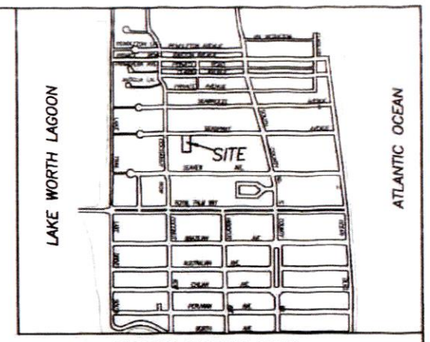
350 SEASPRAY
5-21-88081

HALEY RESIDENCE - 350 SEASPRAY AVENUE, PALM BEACH, FL 33480 - SURVEY
JOB #112119

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
G.M.	= GAS METER
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
OHW	= 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
SID	= 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
TH	= THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
Δ	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4589)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4589)
⊙	= IRON PIPE FOUND (AS NOTED)
⊚	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
●	= NAIL & DISK FOUND (AS NOTED)
⊕	= MAG NAIL & DISK SET (LB #4589)
℄	= PROPERTY LINE
⊗	= UTILITY POLE
⊠	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
☼	= LIGHT POLE
⬢	= PINE TREE
⬢	= SABAL PALM





VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
JOHN F. HALEY, JR. AND ANNE RODGERS HALEY

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

John F. Haley, Jr. and Anne Rodgers Haley
Automated Land Title Company
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.

PROPERTY ADDRESS:
350 Seaspray Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 363, 365 and 367, of POINCIANA PARK 3RD ADDITION, according to the Plat thereof, as recorded in Plat Book 8, Page 72, of the Public Records of Palm Beach County, Florida.

TITLE COMMITMENT REVIEW

CLIENT: John F Haley, Jr. and Anne Rodgers Haley — COMMITMENT NO.: 881589 — DATE: 11/27/2020
REVIEWED BY: Craig Wallace — JOB NO.: 19-1525.1

B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTTABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-5	N/A	Standard Exceptions				•
6	ORB 31151 PG 1999	Terms, conditions and provisions of Declaration of Restrictive Covenants and Grant of Easement recorded January 17, 2020				•
7	PB 8 PG 72	All matters as set forth on the Plat of Poinciana Park 3rd Addition	•			
8	D.B. 120 PG 273	Easement for public and utilities for transmission of electricity	•			
9	N/A	Standard Exceptions				•

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: 12/16/2020

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

CRAIG L WALLACE
Digitally signed by CRAIG L WALLACE
Date: 2020.12.21 16:18:32 -05'00'

REVISIONS
12/16/20 SURVEY AND TIE-IN UPDATE. JJS./WLB. 19-1525.1 PB382/70
01/06/21 TITLE REVIEW 19-1525.1 CW

BOUNDARY SURVEY FOR:
JOHN F. HALEY, JR. AND ANNE RODGERS HALEY

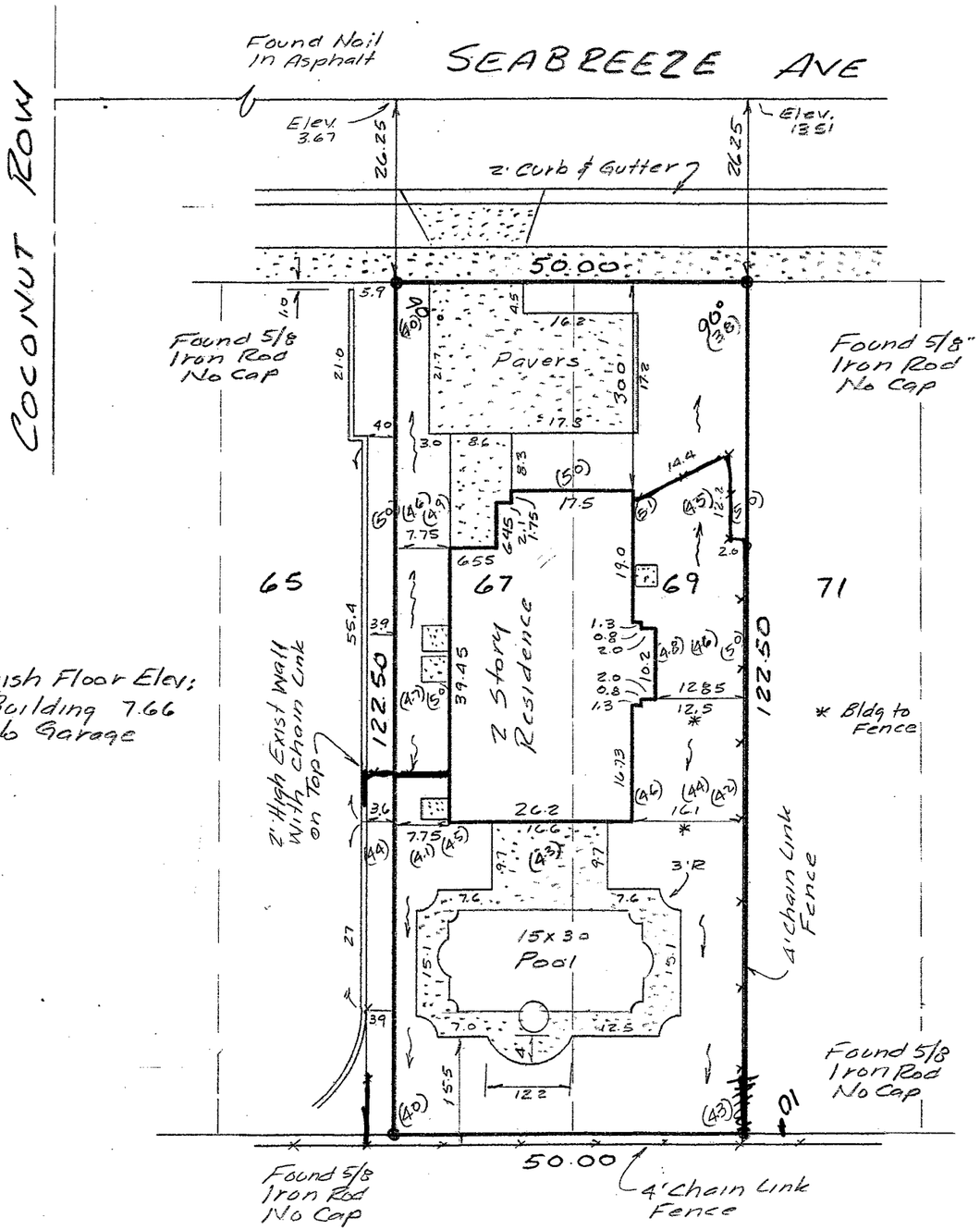
WALLACE SURVEYING CORP.

FIELD	B.M.	JOB NO.	19-1525.1
OFFICE	M.B.	DATE	11/26/19
CK'D	C.W.	REF.	19-1525.DWG

P.B. PG. 382/85 PL. 52
SHT. NO. 19-1525
SHEET 1 OF 1

OFFICE COPY
SUBJECT TO COMPLIANCE WITH ALL CODES AND ORDINANCES IN EFFECT IN THE TOWN OF PALM BEACH, FLORIDA

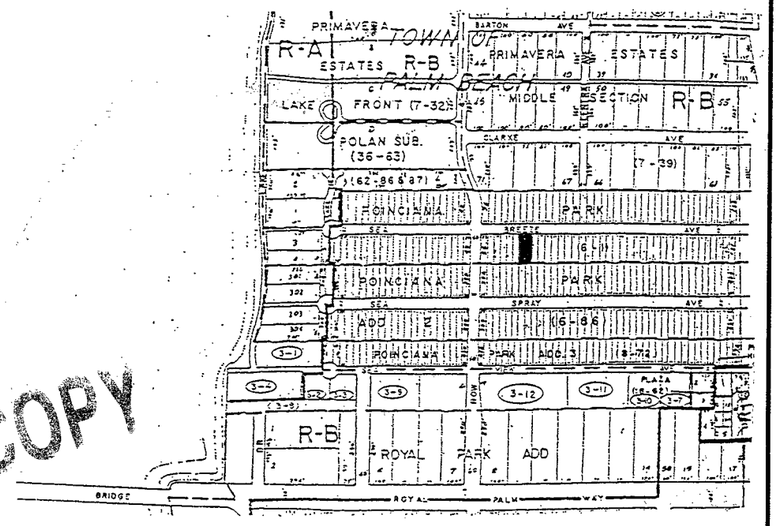
REVIEWED
MAY 10 2021
TPB PLAN EXAMINER



Finish Floor Elev:
Building 7.66
No Garage

FLOOD ZONE "A7" (EL 7) 9/30/82
COMMUNITY: TOWN OF PALM BEACH, FL
COMMUNITY PANEL NO.: 120220-0002 C
MAP REVISED: SEPT. 30, 1982

ADDRESS:
346 SEABREEZE AVENUE
PALM BEACH, FL



N

OFFICE COPY

FOR THE BENEFIT OF:

CHRIS DEITZ
JANE P. YLVISAKER
PHOENIX TITLE INSURANCE CORPORATION
CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO COMPLIANCE WITH ALL CODES AND ORDINANCES IN EFFECT IN THE TOWN OF PALM BEACH, FLORIDA

REVIEWED
As submitted this date: AUG 28 2003
Town of Palm Beach, Building Department
Building Plans Examiner

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION, AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT GROUND ENCROACHMENTS, UNLESS OTHERWISE SHOWN AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE 8/26/03

REGISTERED SURVEYOR NO. 3285

PROPERTY SHOWN HEREON HAS NOT BEEN ABSTRACTED BY SURVEYOR FOR RIGHTS-OF-WAY, AND/OR EASEMENTS OF RECORD; ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V. DATUM UNLESS OTHERWISE NOTED; ALL PROPERTY CORNERS ARE IRON ROD WITH CAPS, UNLESS OTHERWISE NOTED; FOUNDATION OF EXISTING BUILDINGS LYING BELOW SURFACE NOT LOCATED, BEARINGS AND/OR ANGLES SHOWN HEREON ARE BASED ON RECORD PLAT OR DEED CALLS UNLESS OTHERWISE NOTED. MEASUREMENTS MADE IN ACCORDANCE WITH UNITED STATES STANDARD. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING OR SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LB 2102 Joe Tucker
LAND SURVEYORS
RICHARD L. SHEPHARD and Associates
219 S.E. 23RD AVENUE
P.O. BOX 759
BOYNTON BEACH, FLORIDA 33435
Phone:
Boca (561) 391-4388
Boynton (561) 737-6546
FAX (561) 734-7546

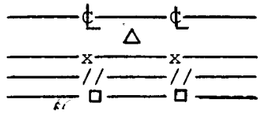
LOT 67 AND LOT 69
POINCIANA PARK
PLAT BOOK 6 PAGE 1
PALM BEACH COUNTY, FLORIDA

Scale 1" = 20'	By	Drawing No.
Date 8/26/03	FB 682 Pg 67	IV01-02-051

LEGEND OF SURVEY ABBREVIATIONS

A	ARC LENGTH
A/C	AIR CONDITIONER
ADD	ADDITION
ADJ	ADJACENT OR ADJOINING
AE	ANCHOR EASEMENT
ALUM	ALUMINUM
ASPH.	ASPHALT
B/C	BUILDING CORNER
BCR	BROWARD COUNTY RECORDS
BLDG	BUILDING
BLK.	BLOCK
BM	BENCHMARK
BNDY.	BOUNDARY
B/W	BACK OF WALK
C	CALCULATED
CB	CATCH BASIN
CBS	CONCRETE BLOCK STUCCO
CD	CHORD DIRECTION
CJB	CABLE JUNCTION BOX
CLF	CHAIN LINK FENCE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
COR.	CORNER
COV.	COVERED
D	DEED
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
DOT	DEPARTMENT OF TRANSPORTATION
E/F	END OF FENCE
E/P	EDGE OF PAVEMENT
E/W	EDGE OF WATER
ELEC.	ELECTRIC
ELEV	ELEVATION
ENCL	ENCLOSURE
EM	ELECTRIC METER
ESMT	EASEMENT
F/C	FENCE CORNER
F/L	FENCE LINE
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FND	FOUND
FN&D	FOUND NAIL & DISK
FN&T	FOUND NAIL & TAB
FP&L	FLORIDA POWER & LIGHT
GAR	GARAGE
G/W	GUY WIRE
HW	HEAD WALL
ID	IDENTIFY, IDENTITY
INV	INVERT
IR	IRON ROD
IP	IRON PIPE
L	LENGTH
LB	LICENSED BUSINESS
LC	CHORD DISTANCE
LD	LEGAL DESCRIPTION
LFF	LOWEST FINISHED FLOOR
LP	LIGHT POLE
LS	LAND SURVEYOR

M	MEASURED
MAINT	MAINTENANCE
MH	MANHOLE
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/H	OVERHANG
O.P.	OPEN PORCH
O.R.B.	OFFICIAL RECORDS BOOK
O/S	OFFSET
O/W	OVERHEAD WIRES
P	PLAT
PAR	PARCEL
PB	PLAT BOOK
PBCR	PALM BEACH COUNTY RECORDS
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PG	PAGE
PI	POINT OF INTERSECTION
PK	PARKER KALON
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
PRM	PERMANENT REFERENCE MONUMENT
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVMT	PAVEMENT
R	RADIUS OR RECORD
REC	RECORD
RES	RESIDENCE
RET	RETENTION / RETAINING
RNG	RANGE
R/W	RIGHT-OF-WAY
SAN	SANITARY
SBT	SOUTHERN BELL TELEPHONE
SCN	SCREEN
SE	SOUTHEAST
SEC	SECTION
SEW	SEWER
SN&D	SET NAIL & DISK LD #2102
SP	SCREEN PORCH
SR&C	SET 5/8 ROD & CAP LB #2102
SR	STATE ROAD
SRC	SET REFERENCE CORNER
STA	STATION
STM	STORM
STY	STORY
SUBD	SUBDIVISION
T	TANGENT
TB	TOP OF BANK
TBM	TEMPORARY BENCH MARK
TRANS	TRANSFORMER
TWP	TOWNSHIP
TYP	TYPICAL
UE	UTILITY EASEMENT
UGD	UNDERGROUND
WD	WOOD
WM	WATER METER
WV	WATER VALVE



CENTERLINE
CENTER ANGLE
METAL FENCE
WOOD FENCE
CONCRETE FENCE

LAND SURVEYORS

RICHARD L. SHEPHARD *and Associates*

Established in 1975

PALM BEACH COUNTY: (561) 737-6546
BROWARD COUNTY: (561) 391-4388
FAX: (561) 734-7546

219 S.E. 23rd AVENUE (GOLF ROAD)
POST OFFICE BOX 759
BOYNTON BEACH, FLORIDA 33435

RECEIVED
AUG 27 2003
TOWN OF PALM BEACH
PZB DEPT

AFFILIATE MEMBER

FLORIDA SURVEYING AND MAPPERS SOCIETY



Current View to Front Entry



Current View to Front Entry



Current View to Garage & West Side Yard



Current View to Back of House



Current View to Back of House & Loggia



Current View to Back Loggia & East Side Yard

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
350 Seabreeze Avenue
Palm Beach
FLORIDA

JOB NUMBER: # 23083.00 LA
DRAWN BY: Lauren Freeman

DATE: 07.24.2025
08.11.2025

SHEET L1.0

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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.

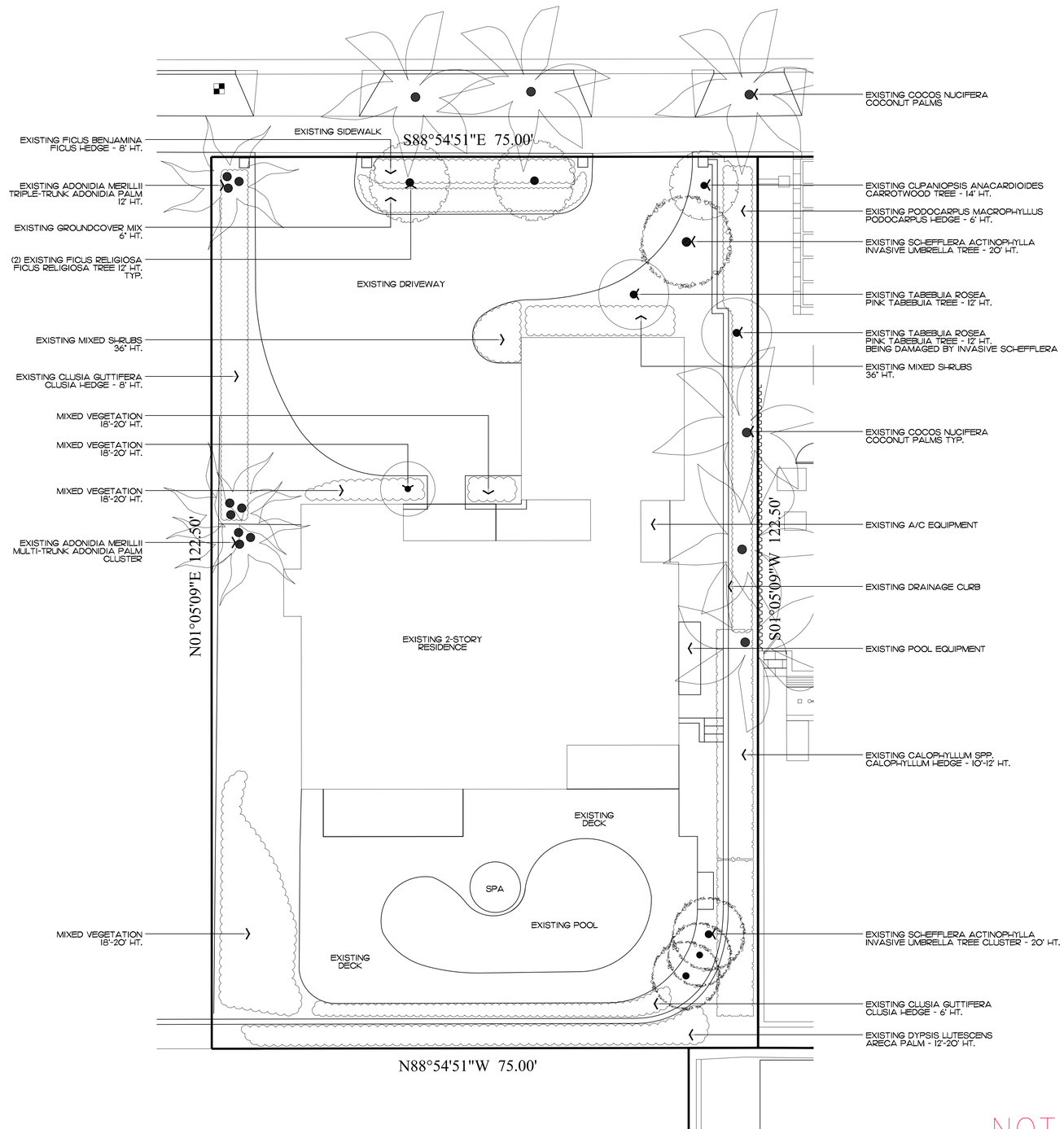
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NOT FOR CONSTRUCTION

ARC-25-0054 Existing Site Photos

SEABREEZE AVENUE

℄



ENVIRONMENT DESIGN GROUP
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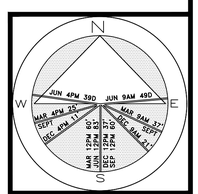
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
350 Seabreeze Avenue
Palm Beach
FLORIDA



JOB NUMBER: # 23083.00 LA
DRAWN BY: Dustin Mizell
Lauren Freeman
DATE: 07.24.2025
08.11.2025

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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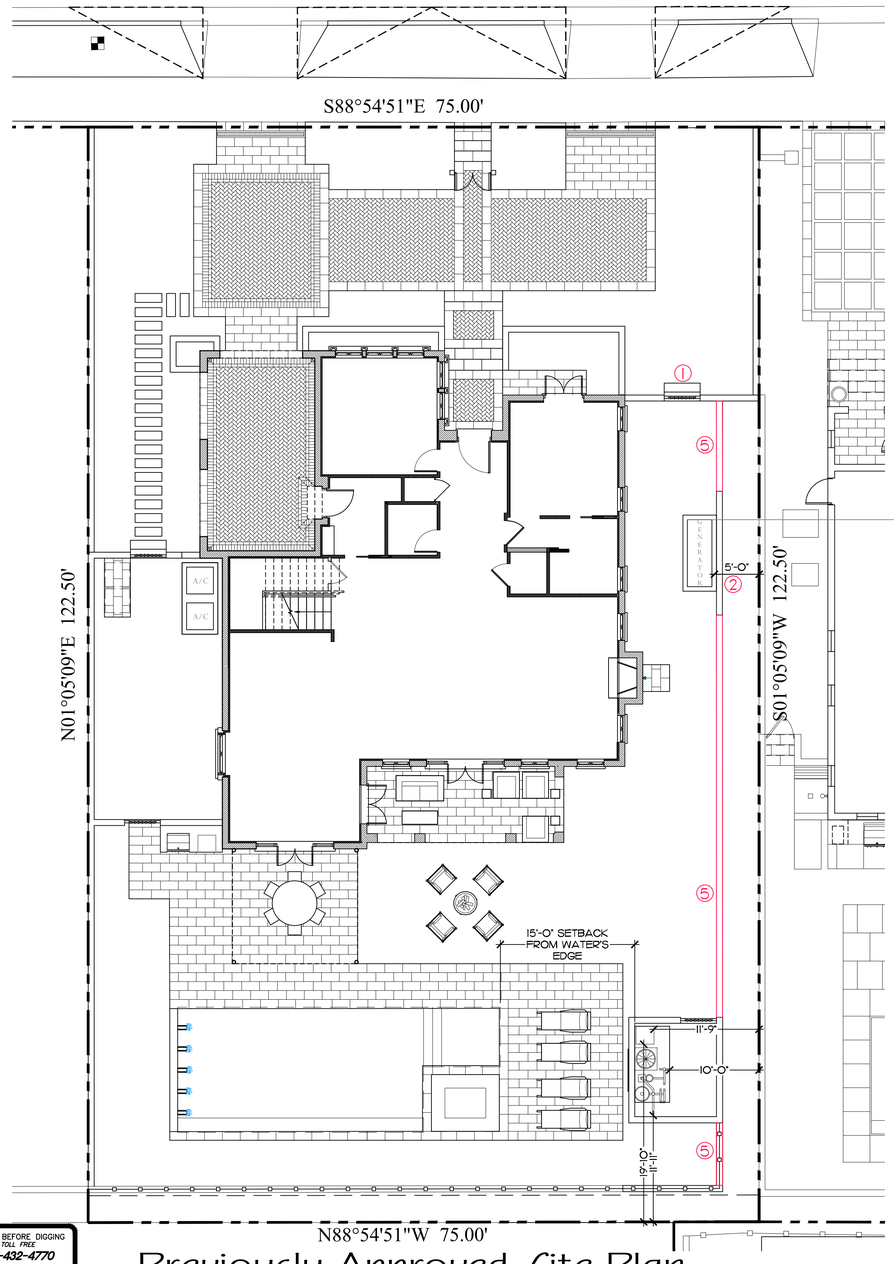
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NOT FOR CONSTRUCTION

ARC-25-0054 Existing Conditions / Inventory Plan

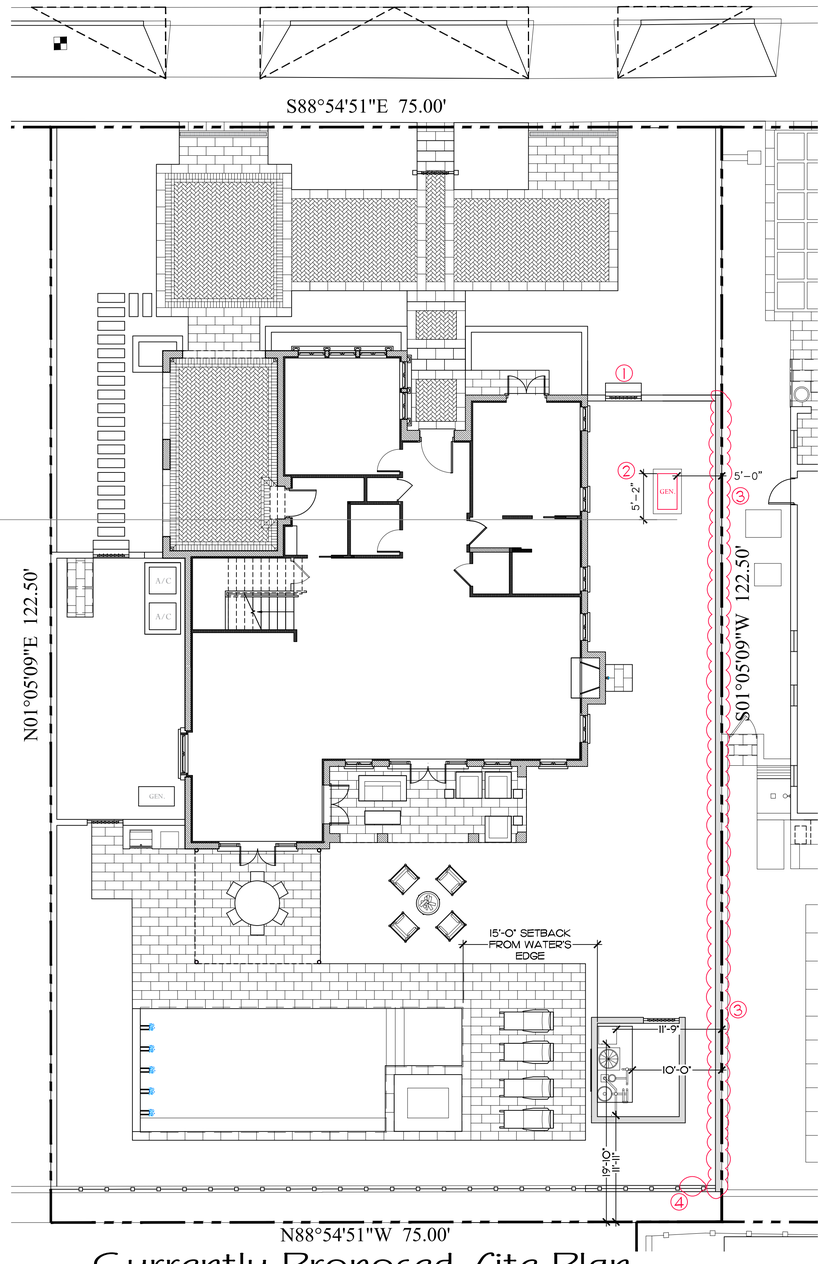
SCALE IN FEET 0' 8' 16' 24'



Previously Approved Site Plan

Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE	R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA			9,184.02 SF	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,132.81 S.F.	45.08%	4,141 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	749.97 S.F.	46.24%	867 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,293.75 S.F.	66.4%	1,770 S.F.



Currently Proposed Site Plan

Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE	R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA			9,184.02 SF	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,132.81 S.F.	45.08%	4,141 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	749.97 S.F.	46.24%	867 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,293.75 S.F.	66.4%	1,770 S.F.

NOTE: NO CHANGES PROPOSED TO PREVIOUSLY APPROVED SITE CALCULATIONS.

NOT FOR CONSTRUCTION

ARC-25-0054 Site Plan

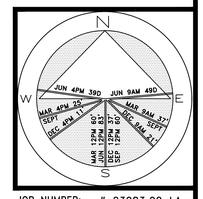
SCALE IN FEET 0' 8' 16' 24'

Revisions

1. PROPOSED STEPS SHIFTED WEST
2. PROPOSED GENERATOR SHIFTED NORTH FROM PREVIOUS APPROVAL
3. 7' MAX. HT. WALL FROM ADJACENT GRADE SECTION ADDED FOR ADDITIONAL SCREENING
4. DRAINAGE CURB AND 5' HT. FENCING EXTENDED TO PROPOSED WALL
5. ELIMINATION OF PREVIOUSLY APPROVED LOW SITE WALL SECTIONS.

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
350 Seabreeze Avenue
Palm Beach
FLORIDA



JOB NUMBER: # 23083.00 LA
DRAWN BY: Lauren Freeman
Matt Tollison
DATE: 07.24.2025
08.15.2025

SHEET L3.0



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

DISCLAIMER: 2025
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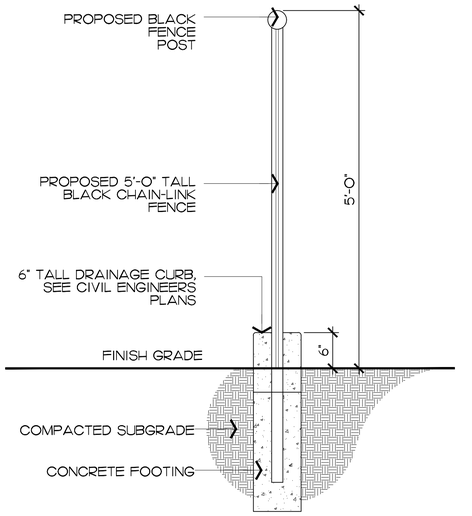
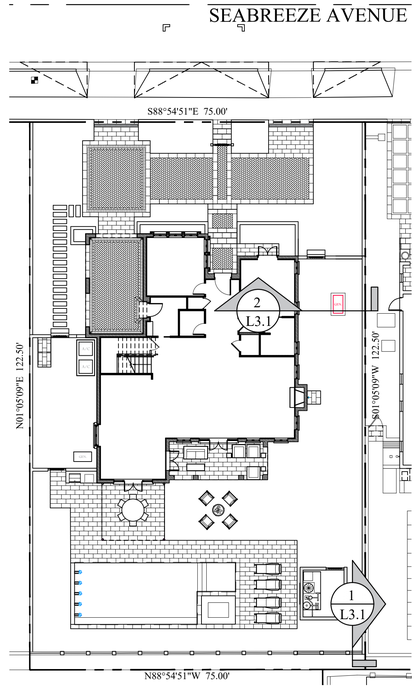


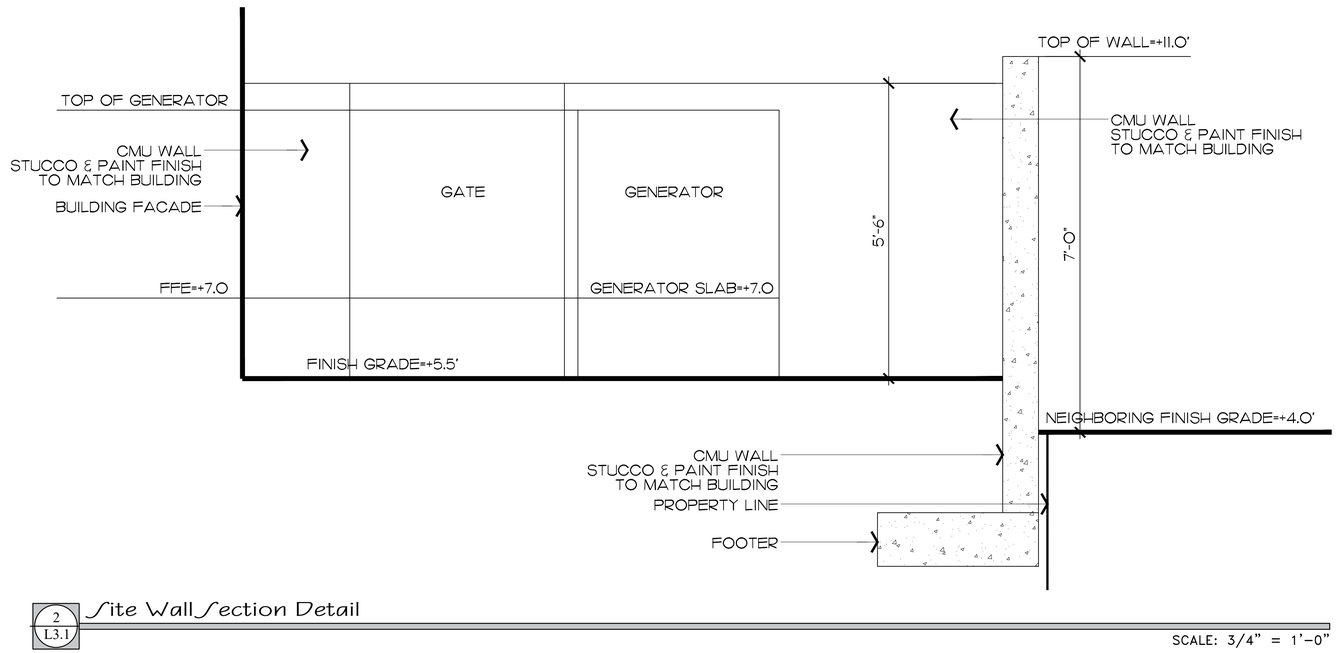
1 L3.1 South Curb Section Detail

SCALE: 1" = 1'-0"



Site Plan

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



2 L3.1 Site Wall Section Detail

SCALE: 3/4" = 1'-0"

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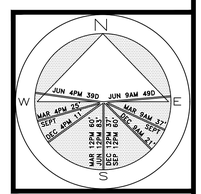

JOB NUMBER: # 23083.00 LA
DRAWN BY: Lauren Freeman

DATE: 07.24.2025
08.11.2025

SHEET L3.1

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

NOT FOR CONSTRUCTION

ARC-25-0054 Site Details

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: September 25, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0055 100 CASA BENDITA. The applicant, Villa Bendita LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of vehicular and pedestrian gates with sitewide landscape and hardscape modifications.

Date: 9/18/2025

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-25-0055 100 CASA BENDITA. The applicant, Villa Bendita LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of vehicular and pedestrian gates with sitewide landscape and hardscape modifications.

Applicant: Villa Bendita LLC
Architecture: Environment Design Group

HISTORY:
The single family residence at 100 Casa Bendita, BUILT IN 1998, is currently undergoing extensive construction. Recently the property received approval for sitewide landscape and hardscape changes at the April 23, 2025 ARCOM hearing under application number ARCS-25-0723. Vehicular gates were proposed at that time and subsequently removed from the scope of the application.

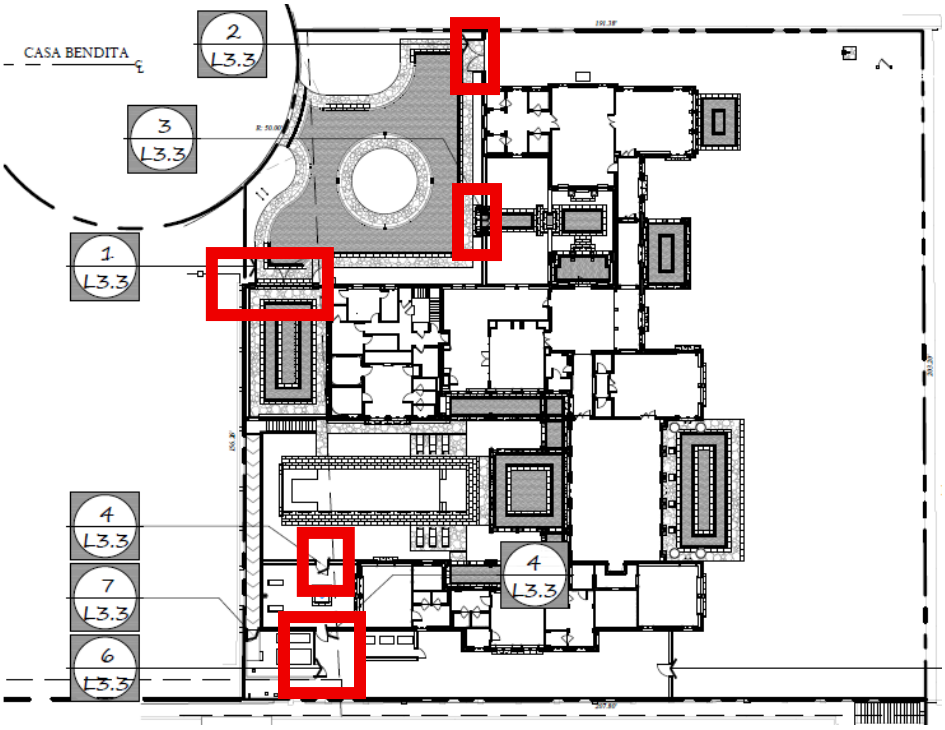
THE PROJECT:
The applicant has submitted plans, entitled "Private Residence" as prepared by Environment Design Group, uploaded September 8, 2025.

The following scope of work is proposed:

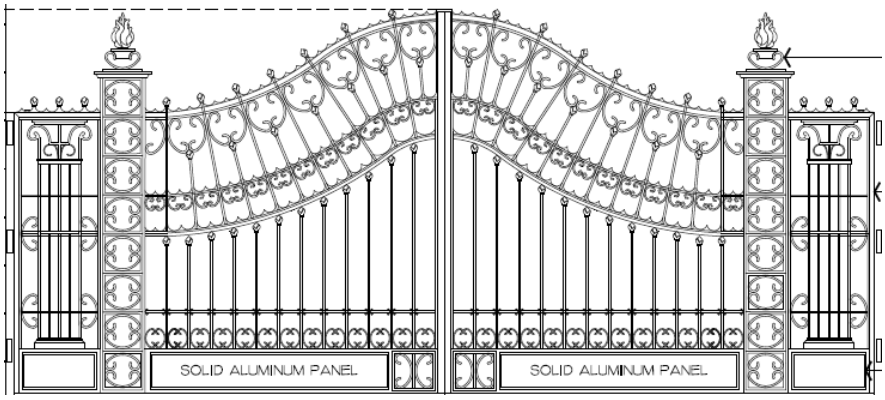
- Installation of pedestrian and vehicular gates.
- Minor alterations to approved site plan.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	20,000 SF	**Overall Landscape Open Space**	Required: 50% Previously Approved: 55.3% Proposed: 51.50%
Surrounding Properties / Zoning			
North	101 Casa Bendita/Residence / R-B		
South	120 Casa Bendita/Residence / R-B		
East	Atlantic Ocean		
West	120 Casa Bendita/ Residence / R-B		

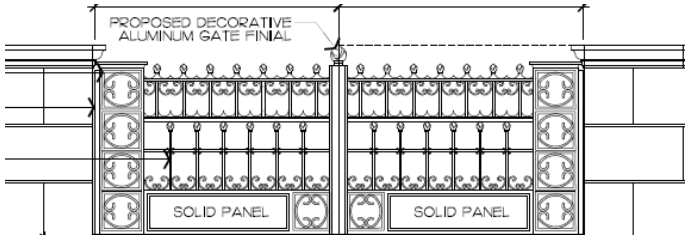
STAFF ANALYSIS
The subject property is a single-family house built in 1998. The house has been undergoing some major restoration work in the last few years and the owners are now seeking approvals for site modifications.



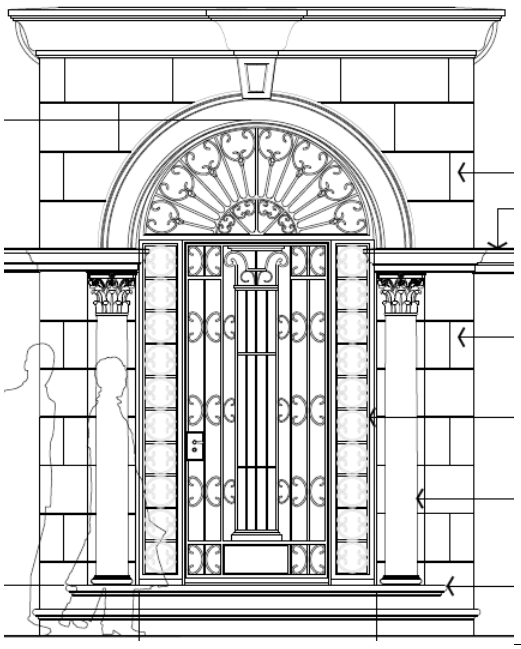
PROPOSED GATE LOCATIONS



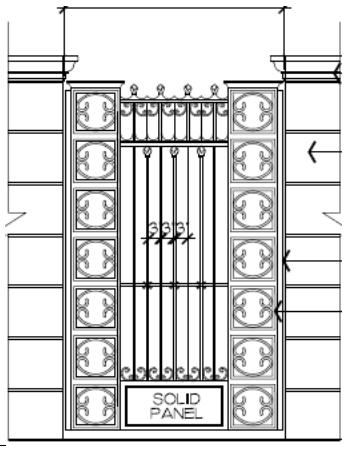
PROPOSED VEHICULAR GATE



PROPOSED SIDE ENTRY GATE



PROPOSED FRONT ENTRY GATE



PROPOSED EAST POOL GATE

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:SCP

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

September 8, 2025

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

ATTN: *ARCOM Staff*
Re: 100 Casa Bendita - Landscape Architecture
Our Ref # 24080.00 LA
ARC-25-0055

LETTER OF INTENT

Current zoning for the project is R-A – ESTATE 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:

- Addition of Vehicular Driveway Gate
- Addition of Pedestrian Gates
- Minor Modifications to Site Plan Layout
- Minor Modifications to Landscape Plan
- Minor Modifications to Landscape Open Space

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 **D**esign **G**roup

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

Scope of Work

* Addition of Vehicular Driveway Gate
* Addition of Pedestrian Gates
* Minor Modifications to Site Plan Layout
* Minor Site Detail Modifications
* Minor Modifications to Landscape Plan
* Minor Modifications to Landscape Open Space

Landscape Legend

PROPERTY ADDRESS:	100 CASA BENDITA	
LOT AREA (SQ FT)	41,650 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	20,756 S.F. (MIN. 50%)	21,451 S.F. (51.50%)
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)	NA	NA
FRONT YARD LOS (SQ FT AND %)	817 S.F. (MIN. 45% FRONT YARD)	820 S.F. (45.2%)
NATIVE TREES %	30% (NUMBER OF TREES)	(40.82%) 20 TREES
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	(51.15%) 647 SHRUBS
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	(63.64%) 1,275 S.F.

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Dustin@environmentdesigngroup.com

Private Residence
100 Casa Bendita
Palm Beach
F L O R I D A

Final Submittal
September 8, 2025
Projected Hearing Date: 09/25/25

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Zoning Legend
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L7.1 - Rendered Elevations

Design Team/Consultants

Landscape Architects
ENVIRONMENT DESIGN GROUP
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PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

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Interior Designer
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+33(0)1.49.96.63.33

Civil Engineer
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2475 MERCER AVE
WEST PALM BEACH, FL 33401
561.312.2041

Surveyor
WALLACE SURVEYING
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
561.640.4551

NOT FOR CONSTRUCTION

BOUNDARY SURVEY FOR:
VILLA BENDITA LLC

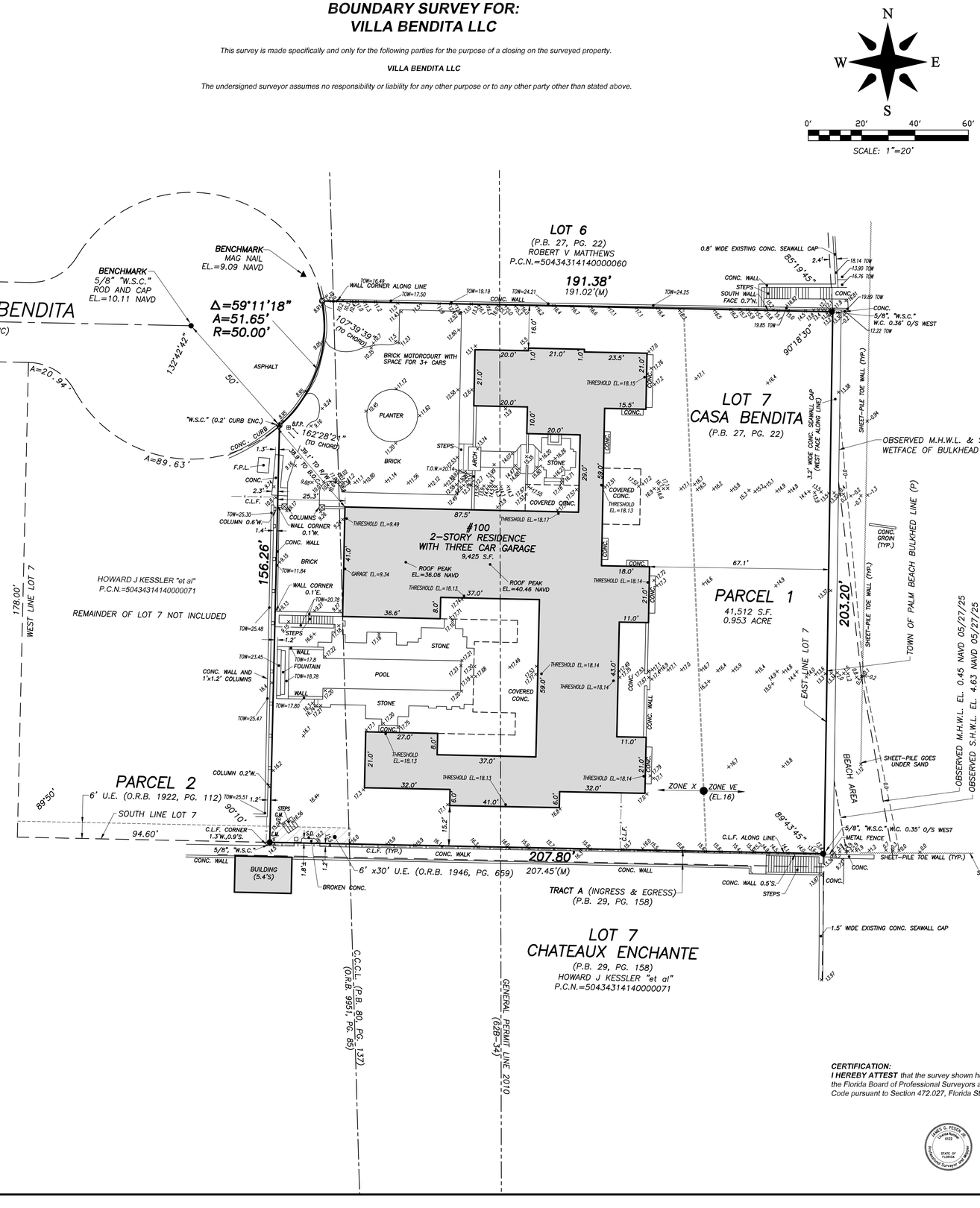
This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

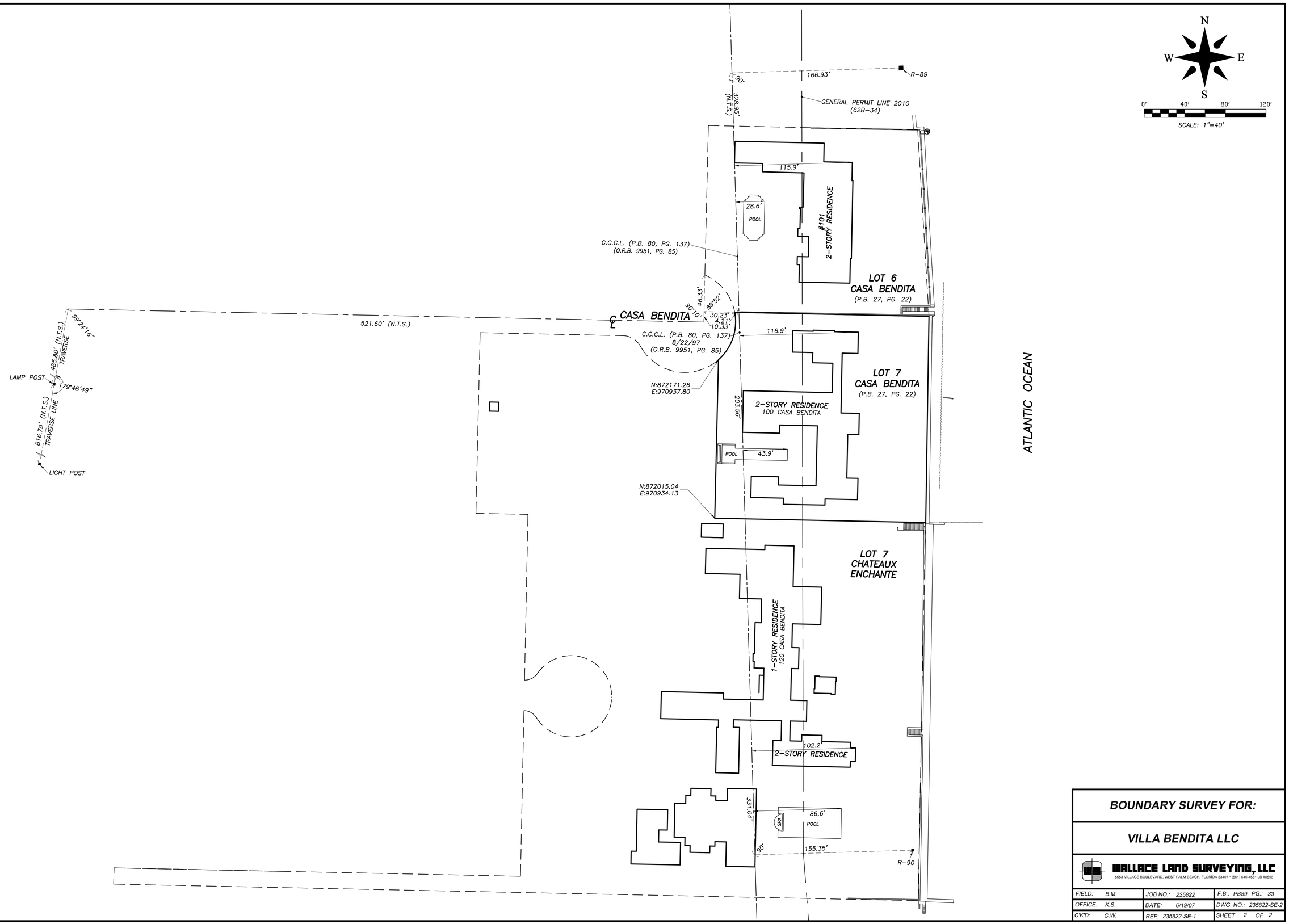
VILLA BENDITA LLC

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
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
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.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
FFE	= FINISHED FLOOR ELEVATION
FND.	= FOUND
H.C.S.	= HANDICAP SIGN
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
MIN.	= MINIMUM
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 RECORDS BOOK
O/S	= OFFSET
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
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
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.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
◎	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
⊕	= NAIL & DISK FOUND (AS NOTED)
⊙	= MAG NAIL & DISK SET (LB #8598)
	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE
TV	= CABLE TV RISER
E	= ELECTRIC BOX
GM	= GAS METER
S	= SANITARY MANHOLE
	= SANITARY CLEAN OUT
	= YARD DRAIN


N
W
E
S
0'
20'
40'
60'
SCALE: 1"=20'
CASA BENDITA
(PUBLIC)
℄
BENCHMARK
5/8" "W.S.C." ROD AND CAP EL.=10.11 NAVD
BENCHMARK
MAG NAIL EL.=9.09 NAVD
Δ=59°11'18"
A=51.65'
R=50.00'
107°39'39" (TO CHORD)
132°42'42"
50'
A=20.94'
A=89.63'
162°28'21" (TO CHORD)
"W.S.C." (0.2' CURB ENC.)
B.F.P.
CONC. CURB
ASPHALT
F.P.L.
C.L.F.
CONC.
BRICK
PLANTER
STEPS
ARCH
STONE
COVERED CONC.
COLUMNS 0.7'W.
WALL CORNER 0.1'W.
CONC. WALL
BRICK
WALL CORNER 0.1'E.
STEPS
WALL
FOUNTAIN
POOL
STONE
COVERED CONC.
CONC. WALL AND 1'x1.2' COLUMNS
WALL
STONE
CONC.
COLUMN 0.2'W.
STEPS
C&M
"W.S.C." 1.2'
5/8", "W.S.C."
CONC. WALL
BUILDING (5.4'S)
BROKEN CONC.
C.L.F. CORNER 1.3'W., 0.9'S.
C.L.F. (TYP.)
CONC. WALK
CONC. WALL
6' U.E. (O.R.B. 1922, PG. 112)
SOUTH LINE LOT 7
94.60'
89°50'
90°10'
6' x30' U.E. (O.R.B. 1946, PG. 659)
207.45'(M)
207.80'
156.26'
178.00'
WEST LINE LOT 7
HOWARD J KESSLER "et al"
P.C.N.=50434314140000071
REMAINDER OF LOT 7 NOT INCLUDED
LOT 6
(P.B. 27, PG. 22)
ROBERT V MATTHEWS
P.C.N.=50434314140000060
191.38'
191.02'(M)
BRICK MOTORCOURT WITH SPACE FOR 3+ CARS
#100
2-STORY RESIDENCE
WITH THREE CAR GARAGE
9,425 S.F.
ROOF PEAK EL.=36.06 NAVD
ROOF PEAK EL.=40.46 NAVD
GARAGE EL.=9.34
THRESHOLD EL.=18.13
THRESHOLD EL.=18.17
THRESHOLD EL.=18.14
THRESHOLD EL.=18.13



BOUNDARY SURVEY FOR:

VILLA BENDITA LLC

WALLACE LAND SURVEYING, LLC

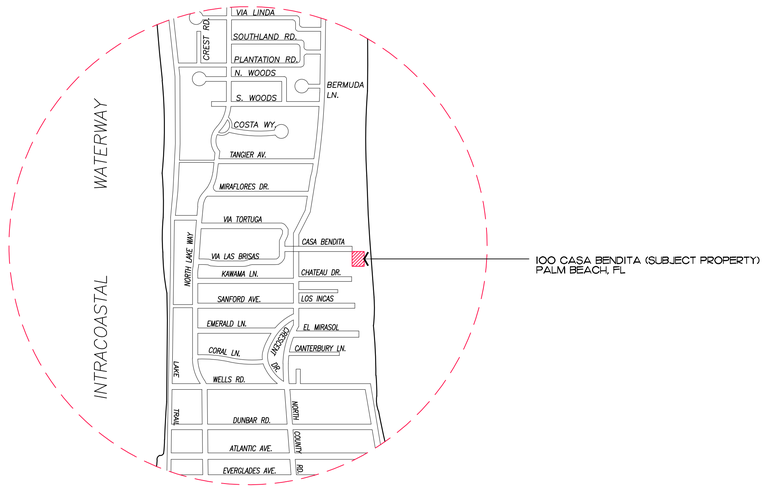
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #6598

FIELD: B.M.	JOB NO.: 235822	F.B.: PB89 PG.: 33
OFFICE: K.S.	DATE: 6/19/07	DWG. NO.: 235822-SE-2
C'K'D: C.W.	REF: 235822-SE-1	SHEET 2 OF 2

ENVIRONMENT
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
100 Casa Bendita
Palm Beach

Vicinity/Location Map



Zoning Legend

Property Address:	100 Casa Bendita		
Zoning District:	R-B (Medium Density Residential)		
Structure Type:	1-Story Residence		
	Required/Allowed	Existing	Proposed
Lot Size:	20,000+ SF	11,276 SF	11,276 SF
Lot Depth:	100 FT min.	203.20FT	203.20 FT
Lot Width:	100 FT min.	207.80FT	207.80FT
Lot Coverage:	40%	27.07%	27.07%
Front Yard Setback:	N/A	N/A	N/A
Side Yard Setback (1st Story):	N/A	N/A	N/A
Side Yard Setback (2nd Story):	N/A	N/A	N/A
Rear Yard Setback:	N/A	N/A	N/A
Angle of Vision:	N/A	N/A	N/A
Building Height:	N/A	N/A	N/A
Overall Building Height:	N/A	N/A	N/A
Finish Floor Elevation (FFE) (NAVD):	N/A	N/A	N/A
Zero Datum for Pt of Measurement:	N/A	N/A	N/A
Base Flood Elevation (BFE) (NAVD)	NAVD	NAVD	NAVD
Landscape Open Space (LOS):	20,756 SF 50%	23,069 SF 55.3%	21,451 SF 51.50%
Perimeter LOS:	N/A	N/A	N/A
Front Yard LOS:	817 SF 45%	1,059 SF 58.35%	820 SF 45.2%
Native Plant Species Percentage:	See Landscape Legend (Cover Sheet)		

NOT FOR CONSTRUCTION



Existing Front Entry View



Existing View to Front Entry Path



Existing View to Home Entry



Existing Motorcourt



Existing Driveway



Existing Stair Entry to Pool

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FLORIDA

JOB NUMBER: # 24080.00 LA
DRAWN BY: Lauren Freeman

DATE: 07.24.2025
08.11.2025
09.08.2025

SHEET L1.0

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Existing Site Photos Exhibit



Existing Pool & Deck



Existing Pool & Deck



Existing Pool & Deck



Existing East Yard



Existing East Yard



Existing East Yard

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DATE: 07.24.2025
08.11.2025
09.08.2025

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SHEET L1.1

ARC-25-0055

NOT FOR CONSTRUCTION

Existing Site Photos Exhibit



Existing North Yard



Existing North Yard



Existing West Yard



Existing North Yard



Existing South Yard



Existing South Yard

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SHEET L1.2

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ARC-25-0055

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Existing Site Photos Exhibit



100 Casa Bendita

Subject Property



101 Casa Bendita

North Neighbor



120 Casa Bendita

Southwest Neighbor



120 Casa Bendita

Southwest Neighbor

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08.11.2025
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SHEET L1.3

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ARC-25-0055

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Existing Neighboring Context Exhibit

CASA BENDITA

EXISTING BOUGAINVILLEA HEDGE - 3'-4' HT.

191.38'

EXISTING FICUS MICROCARPA GREEN ISLAND FICUS - 1-2 HT.
EXISTING NORONHIA EMARGINATA NORONHIA HEDGE - 7' HT.

EXISTING BRICK MOTORCOURT

EXISTING COCOS NUCIFERA COCONUT PALMS - 18'-22' G.W.

EXISTING ILEX GLABRA INKBERRY - 6'-8' HT.

EXISTING STONE LANDING

R: 50.00'

EXISTING COCCOLOBA UVIFERA SEAGRAPE TREE - 25' HT.
EXISTING FICUS MICROCARPA GREEN ISLAND FICUS HEDGE - 3'-4' HT.
EXISTING GARDENIA JASMINOIDES GARDENIA HEDGE - 3' HT.
EXISTING NORONHIA EMARGINATA NORONHIA EMARGINATA TREES - 10' HT.

EXISTING PLANTER

EXISTING BRICK MOTORCOURT

EXISTING LIVISTONA CHINENSIS CHINESE FAN PALMS - 10'-12' C.T.
EXISTING RAVENALA MADAGASCARIENSIS TRAVELERS PALMS - 20' HT.

EX. STAIRS
EXISTING STONE PATH
EX. STAIRS
EX. FTN
EXISTING STONE TERRACE

EXISTING STONE LANDING
EXISTING STONE LANDING

E X I S T I N G
L A W N

EXISTING LIVISTONA CHINENSIS CHINESE FAN PALMS - 10'-12' C.T.
EXISTING PHOENIX ROEBELENII DOUBLE PYGMY DATE PALM 10' HT.

EXISTING COVERED TERRACE

EXISTING PTYCHOSPERMA ELEGANS DOUBLE & TRIPLE ALEXANDER PALMS 18'-25' C.T.

EXISTING NORONHIA EMARGINATA NORONHIA HEDGE - 4' HT.

EXISTING GATE & COLUMNS

EXISTING COCOS NUCIFERA COCONUT PALMS - 12'-14' G.W.

COCOS NUCIFERA COCONUT PALMS

EXISTING BRICK MOTORCOURT

EXISTING STONE LANDING

EXISTING TWO-STORY RESIDENCE WITH THREE CAR GARAGE

EXISTING STONE LANDING

EXISTING WASHINGTONIA SPP WASHINGTONIA PALMS - 18' C.T.

EXISTING STONE LANDING

EXISTING STAIRS

EXISTING RAVENALA MADAGASCARIENSIS TRAVELERS PALMS - 12'-15' HT.

156.26'

EXISTING MIX OF SCHEFFLERA & CROTONS

EXISTING CRINUM AUGUSTUM CRINUM LILIES, 3' HT.

EXISTING POOL STEPS

EXISTING FOUNTAIN

EXISTING POOL

EXISTING COVERED TERRACE

EXISTING STONE TERRACE

E X I S T I N G
L A W N

BEACH AREA

EXISTING POOL STEPS

EXISTING STONE POOL DECK
EX. COLLECTOR TANK
EXISTING STONE POOL DECK

EXISTING LIVISTONA CHINENSIS CHINESE FAN PALMS - 20' OA. HT.
EXISTING PTYCHOSPERMA ELEGANS ALEXANDER PALMS - 20'-30' OA. HT.
EXISTING BISMARCKIA NOBILIS BISMARCK PALM - 10' HT.

EXISTING DIOON SPP DIOON - 3' HT.

EXISTING ADONIDIA MERRILLII ADONIDIA PALMS - 20'-25' HT.

EXISTING STONE LANDING

EXISTING RAVENALA MADAGASCARIENSIS TRAVELERS PALM CLUSTER - 8'-16' HT.

EXISTING GRAVEL

EXISTING COCOS NUCIFERA COCONUT PALMS - 12'-18' G.W.

EXISTING COCOS NUCIFERA 12'-20' G.W.

EX. MIX OF CROTONS, GREEN ISLAND FICUS, & LIRIOPE

EXISTING THRINAX RADIATA FLORIDA THATCH PALMS - 10'-12' C.T.

EXISTING PANDANUS UTILIS SCREW PINES - 15'-20' HT.

EXISTING CALOPHYLLUM INOPHYLLUM CALOPHYLLUM TREE - 20' HT.

EX. A/C

EXISTING STONE PATH

EXISTING ILEX GLABRA INKBERRY - 6'-8' HT.

G.M.

EXISTING STONE TERRACE

EXISTING POOL EQUIPMENT

EXISTING CONCRETE WALL

EXISTING METAL FENCE

6'-0" U.E.

E.M. E.B. P.B. S.P.

EXISTING CONCRETE PATH
EXISTING CONCRETE PATH
207.80'
EXISTING CONCRETE PATH

EXISTING CONCRETE

EXISTING NORONHIA EMARGINATA NORONHIA TREES - 15'-20' HT.

EXISTING LIRIOPE MUSCARI LILYTURF GROUNDCOVER

EXISTING STAIRS

203.20'

NEIGHBORING BUILDING

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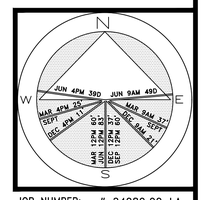

JOB NUMBER: # 24080.00 LA
DRAWN BY: Lauren Freeman

DATE: 07.24.2025
08.11.2025
09.08.2025

SHEET L2.0

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ARC-25-0055

NOT FOR CONSTRUCTION

Existing Conditions / Inventory Plan

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

CASA BENDITA

CL

R: 50.00'

191.38'

203.20'

156.26'

207.80'

BEACH AREA

Threshold El.=+9.49'

Threshold El.=+18.17'

Threshold El.=+18.15'

Threshold El.=+18.14'

Threshold Elevation=+18.13'

25 SLOPE

23.1% SLOPE

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N E S W

JUN 4PM 39D JUN 9AM 49D
MAR 4PM 313D MAR 9AM 317D
DEC 4PM 41D SEPT DEC 9AM 21D
MAR 3PM 853 MAR 10PM 857
DEC 7PM 313 DEC 10PM 317
SEPT SEPT

JOB NUMBER: # 24080.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.10.2025
04.07.2025

SHEET L3.0a

Site Legend

- PROPOSED LAWN AREA
- PROPOSED LANDSCAPE / PLANTING AREA
- PROPOSED DOMINICAN CORAL STONE
- PROPOSED BRICK INFILL
- PROPOSED POOL / WATER FEATURE

Topographic Legend

+0.00' EXISTING SPOT ELEVATION (NAVD)

+0.00' PROPOSED SPOT ELEVATION (NAVD)

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ARCH-25-0723

Previously Approved Site Grading Plan

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

CASA BENDITA

191.38'

R: 50.00'

BEACH AREA

207.80'

156.26'

203.20'

Site Legend

- PROPOSED LAWN AREA
- PROPOSED LANDSCAPE / PLANTING AREA
- PROPOSED DOMINICAN CORAL STONE
- PROPOSED BRICK INFILL
- PROPOSED POOL / WATER FEATURE

Topographic Legend

- +0.00' EXISTING SPOT ELEVATION (NAVD)
- +0.00' PROPOSED SPOT ELEVATION (NAVD)

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JOB NUMBER: # 24080.00 LA
DRAWN BY: Lauren Freeman

DATE: 09.08.2025

SHEET L3.0b

ARC-25-0055

NOT FOR CONSTRUCTION

Currently Proposed Site Grading Plan

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

Legend

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

Revisions

① MINOR ADJUSTMENTS TO LANDSCAPE OPEN SPACE



Previously Approved Site Plan



Currently Proposed Site Plan

Previously Approved Site Data

DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED	
LOT ZONE			R-A - ESTATE RESIDENTIAL (SITE EXCEEDS 20,000 S.F. IN R-B ZONE)	
LOT AREA	20,000 S.F. MINIMUM		41,650 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	20,756 S.F.	52.13%	21,712 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	817 S.F.	45.2%	820 S.F.

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-A - ESTATE RESIDENTIAL (SITE EXCEEDS 20,000 S.F. IN R-B ZONE)	
LOT AREA	20,000 S.F. MINIMUM		41,650 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	20,756 S.F.	51.50%	21,451 S.F. ①
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	817 S.F.	45.2%	820 S.F.

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Open Space Diagrams

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

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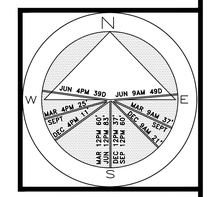

JOB NUMBER: # 24080.00 LA
DRAWN BY: Lauren Freeman

DATE: 07.24.2025
08.11.2025
09.08.2025

SHEET L3.1



Old Chicago Brick

*4" X 8" DRIVEWAY & MOTORCOURT BORDERS
*4" X 8" DRIVEWAY & MOTORCOURT INFILL PAVERS
*4" X 8" TERRACE BORDERS
*4" X 8" TERRACE INFILL PAVERS



Coral Stone Pavers

*12" X 24" DRIVEWAY & MOTORCOURT BORDERS
*12" X 24" TERRACE BORDERS
*12" X 24" POOL DECK & COPING
*12" X 24" FOUNTAIN COPING
*12" X 24" STEP TREADS



Irregular Coral Flagstone

*DRIVEWAY & MOTORCOURT BORDERS
*POOL DECK PATHS
*SUN TERRACES

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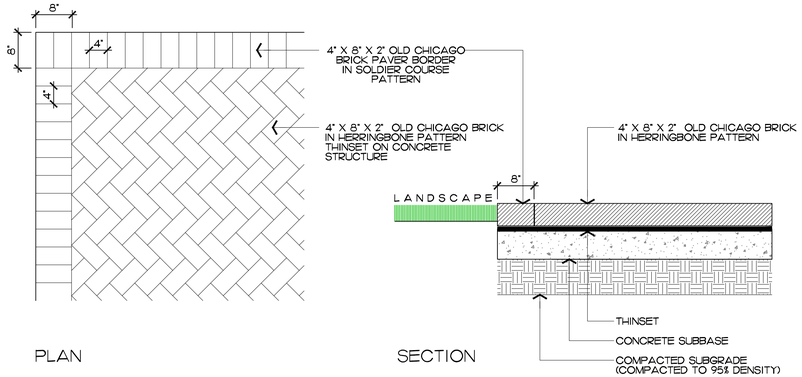
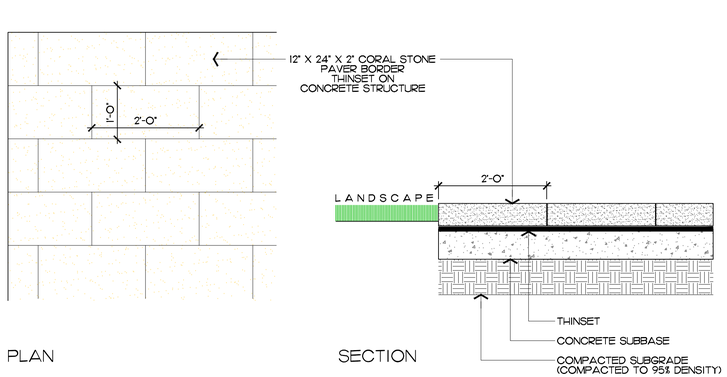
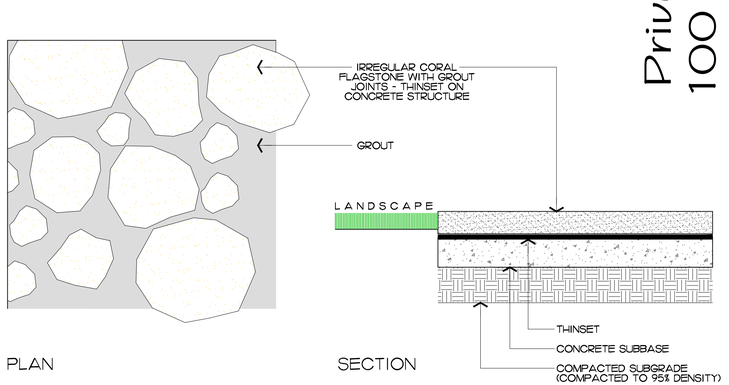


1 L3.2 Old Chicago Brick Paving Details
Scale: 3/4" = 1'-0"



2 L3.2 Coral Stone Paving Details
Scale: 3/4" = 1'-0"



3 L3.2 Irregular Coral Flagstone Paving Details
Scale: 3/4" = 1'-0"

JOB NUMBER: # 24080.00 LA
DRAWN BY: Lauren Freeman

DATE: 01.15.2025
01.22.2025
01.23.2025
01.28.2025
03.10.2025
04.07.2025

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SHEET L3.2

ARCS-25-0723

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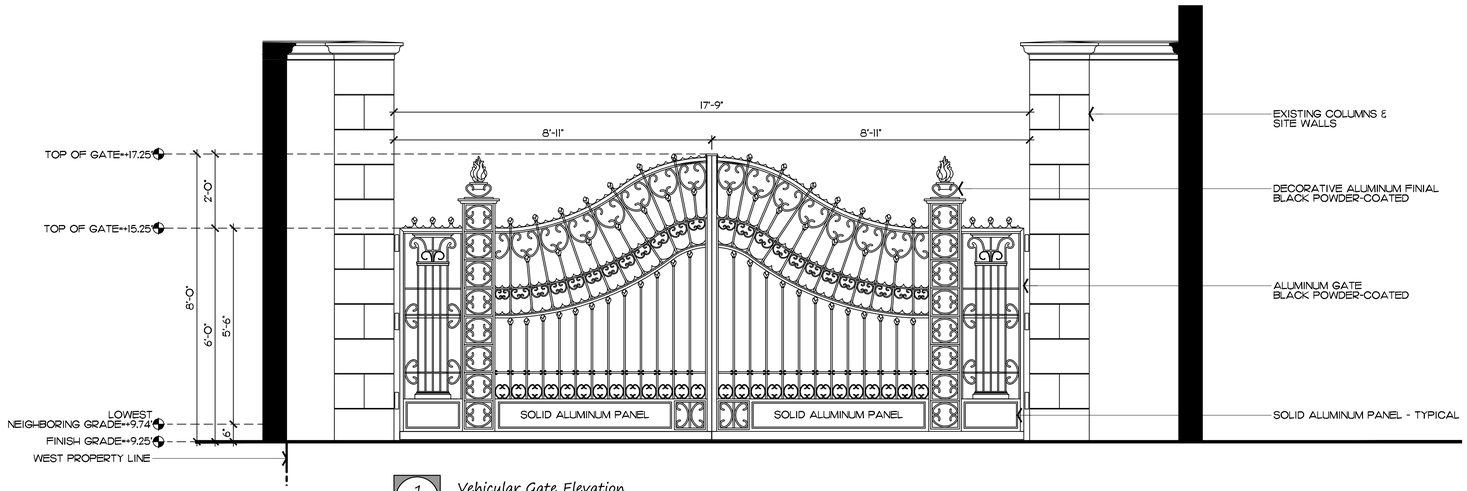
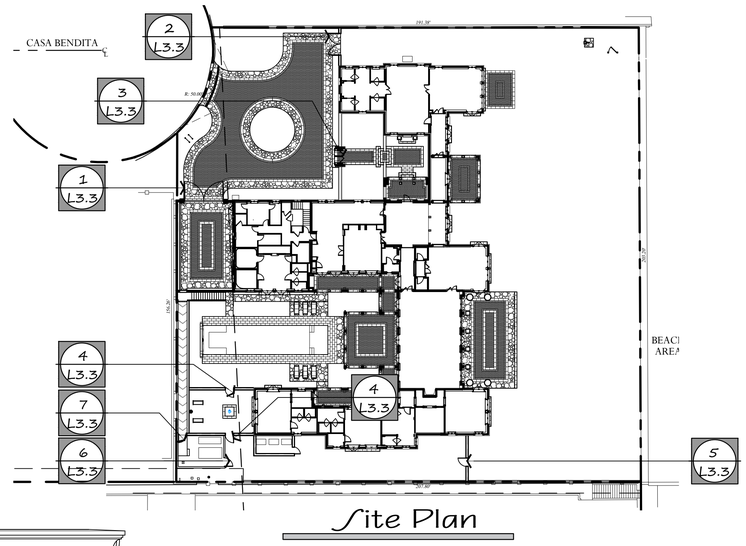
Previously Approved Hardscape Exhibit

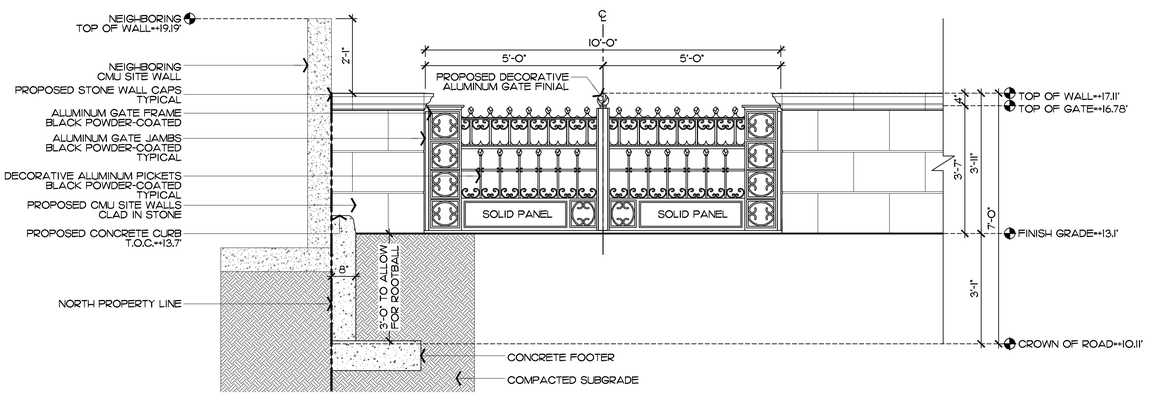


1 L3.3 Vehicular Gate Elevation

Scale: ½" = 1'-0"

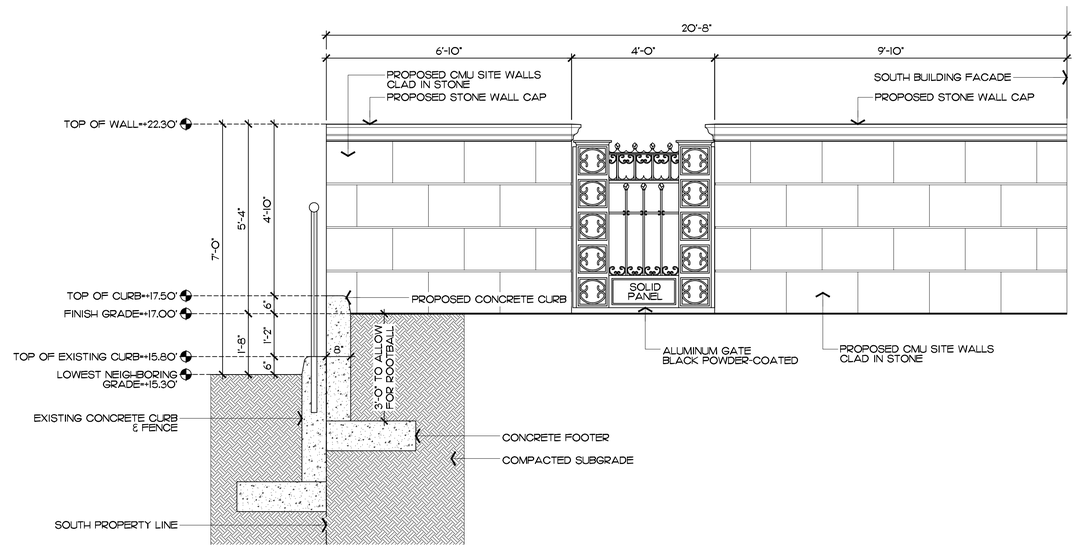


Site Plan



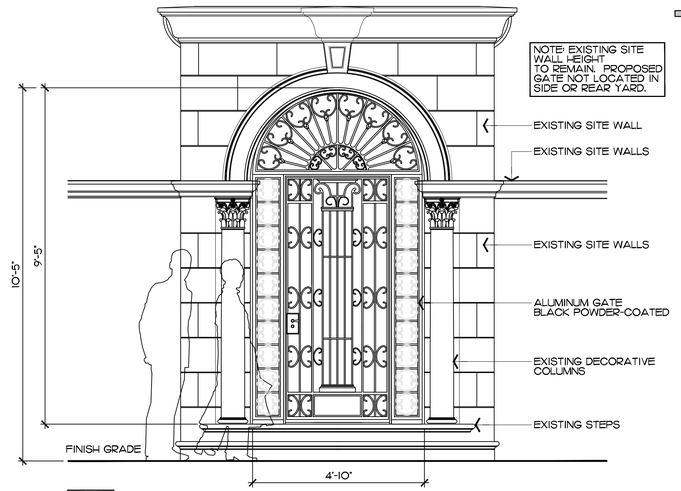
2 L3.3 North Side Yard Gate Elevation

Scale: ½" = 1'-0"



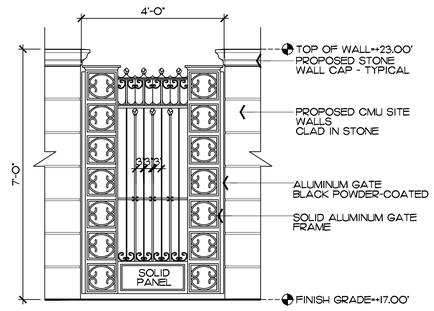
5 L3.3 South Side Yard Gate Elevation

Scale: ½" = 1'-0"



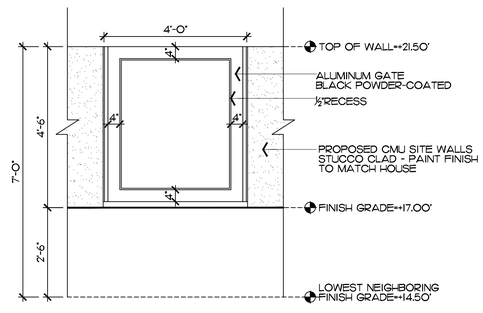
3 L3.3 Front Entry Gate Elevation

Scale: ½" = 1'-0"



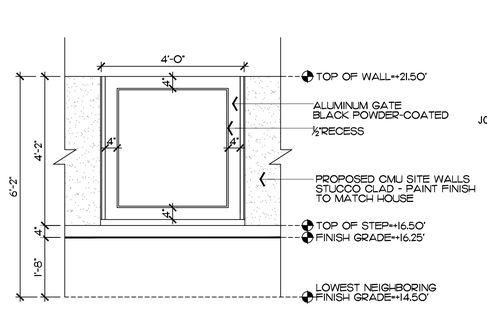
4 L3.3 East Pool Gate - Typical

Scale: ½" = 1'-0"



6 L3.3 South Equipment Gate

Scale: ½" = 1'-0"



7 L3.3 West Equipment Gate

Scale: ½" = 1'-0"

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FLORIDA

JOB NUMBER: # 24080.00 LA
DRAWN BY: Lauren Freeman
DATE: 07.24.2025
08.11.2025
09.08.2025

SHEET L3.3

ARC-25-0055

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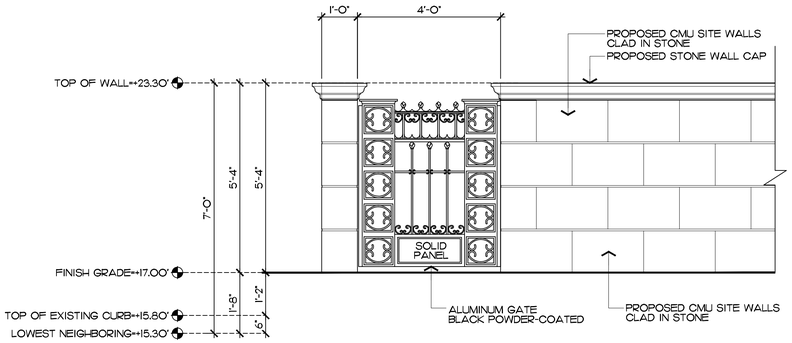
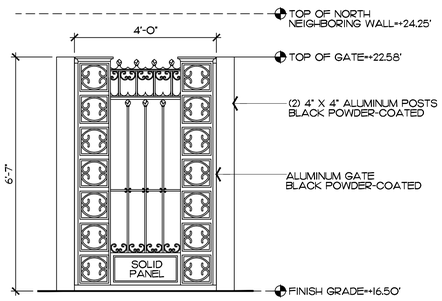
Site Details



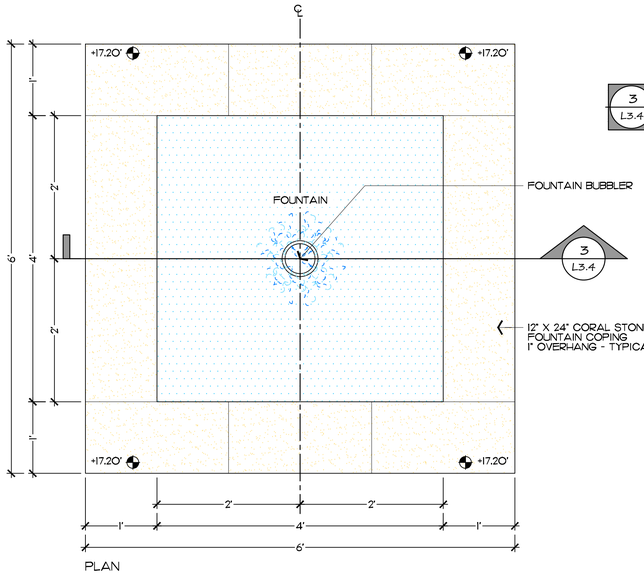
1 / L3.4 South Equipment Gate

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

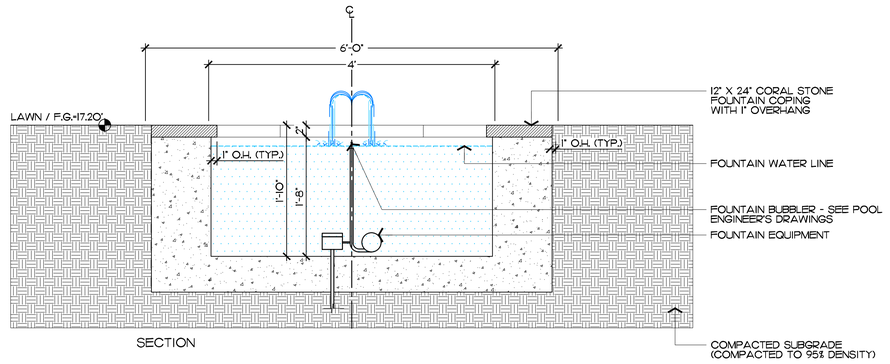


2 / L3.4 North Shower Gate

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



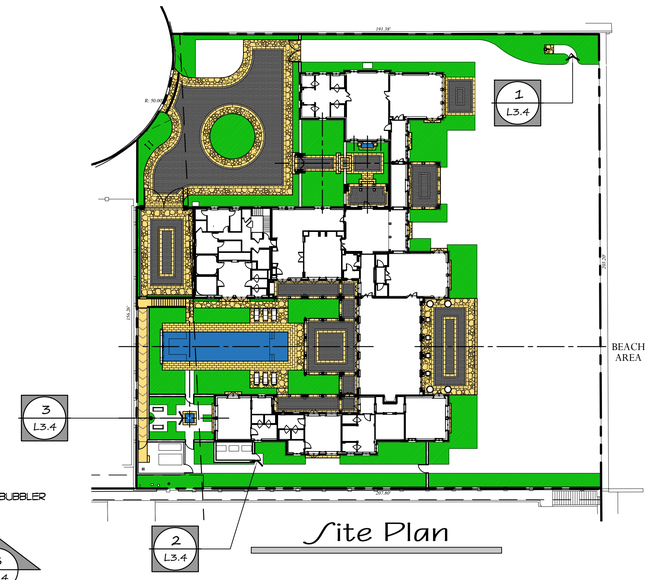
PLAN



SECTION

3 / L3.4 Fountain Details

Scale: 1" = 1'-0"



Site Plan

Revisions

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Dustin@environmentdesigngroup.com

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100 Casa Bendita
Palm Beach

JOB NUMBER: # 24080.00 LA
DRAWN BY: Lauren Freeman

DATE: 08.11.2025
09.08.2025

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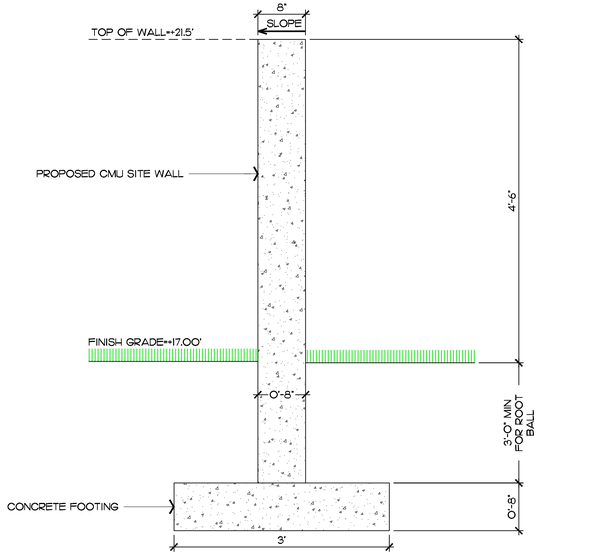
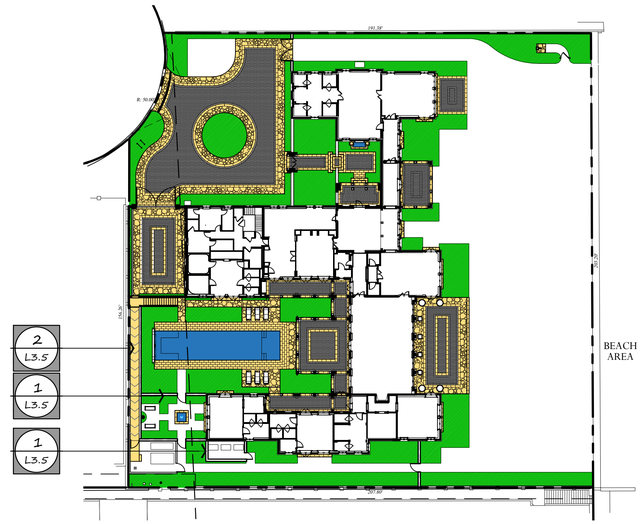
Site Details

SHEET L3.4

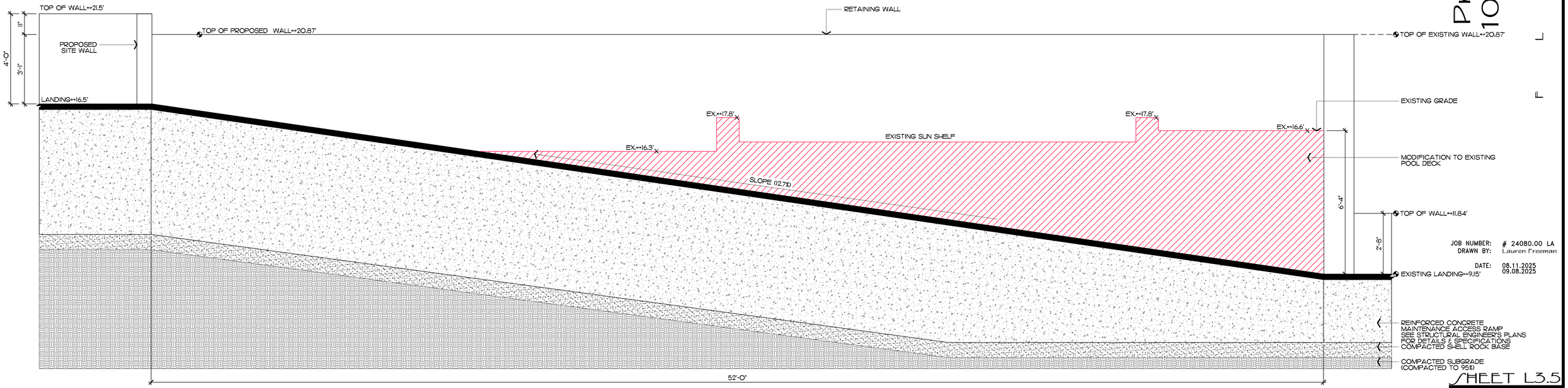


1 / L3.5 Site Wall Section Detail

Scale: 1" = 1'-0"



Site Plan



2 / L3.5 West Ramp Section

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

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DRAWN BY: Lauren Freeman
DATE: 08.11.2025
09.08.2025

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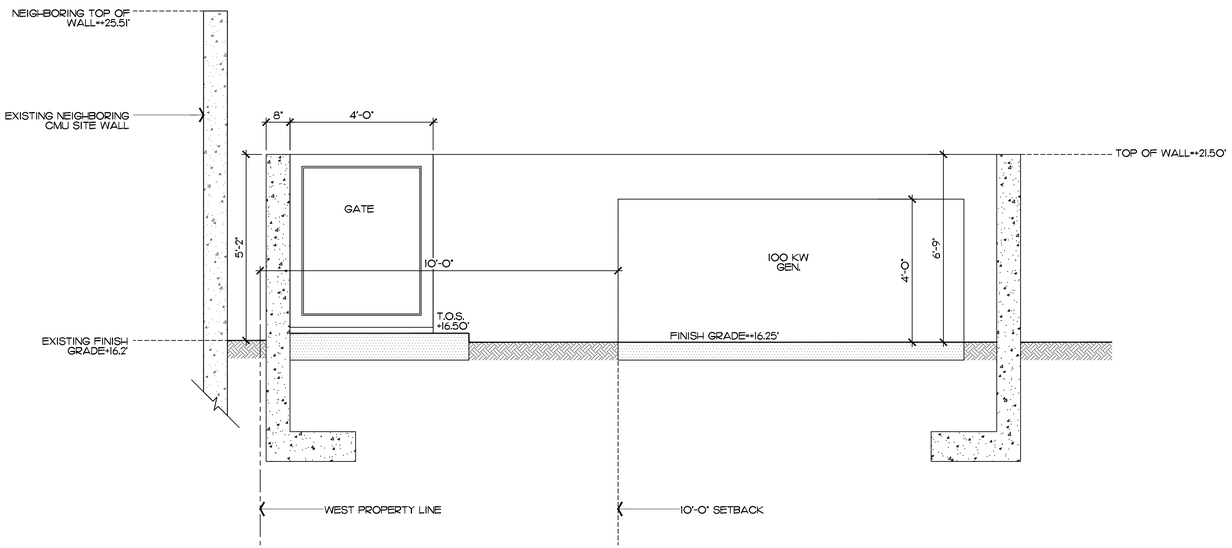
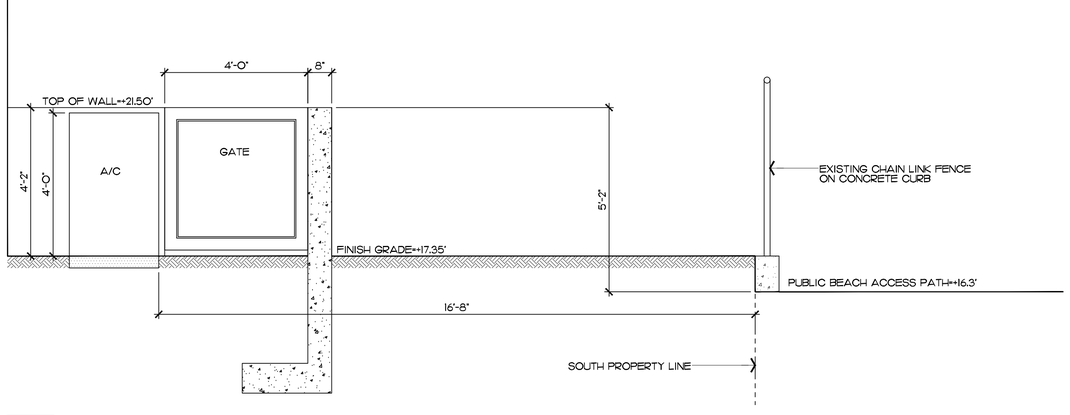
Site Details



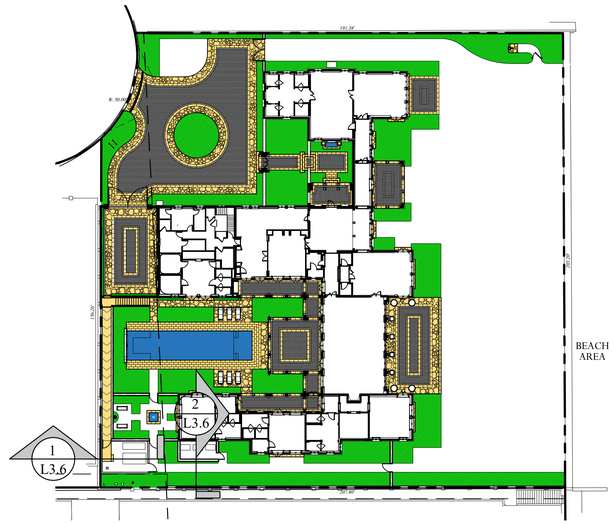
1 / L3.6 Southwest Equipment Section Detail

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



2 / L3.6 South Equipment Section Detail

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



Site Plan

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Equipment Screening Details

CASA BENDITA

(7) COCCOLOBA UVIFERA SEAGRAPE TREES - 12' HT.
(12) SABAL PALMETTO SABAL PALMS - 12'-16' C.T.
(3) THRINAX RADIATA TRIPLE FLORIDA THATCH PALMS - 16' C.T.
(100) COCCOLOBA UVIFERA SEAGRAPE HEDGE 3' HT., 24" O.C.
(45) COCCOLOBA UVIFERA SEAGRAPE HEDGE - 5' HT., 36" O.C.
N91.38'E
EXISTING COCOS NUCIFERA COCONUT PALMS
(40) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE - 6' HT., 24" O.C.
(11) FICUS MICROCARPA GREEN ISLAND FICUS SPHERES - 24"-36" SPHERES UNDERPLANT WITH (150) FICUS MICROCARPA GREEN ISLAND FICUS - 1 GAL., 6" O.C.
(45) COCCOLOBA UVIFERA SEAGRAPE HEDGE - 8' HT., 36" O.C.
(100) FICUS MICROCARPA GREEN ISLAND FICUS - 3 GAL., 12" O.C.
(7) NORONHIA EMARGINATA NORONHIA TREE - 14' HT., 6' C.T.
(85) PODOCARPUS MACROPHYLLUS 'PRINGLES' DWARF PODOCARPUS - 3 GAL., 12" O.C.
(3) SABAL PALMETTO SABAL PALMS - 8'-14' C.T.
(3) THRINAX RADIATA FLORIDA THATCH PALMS - 8'-12' C.T.
R: 50.00'
(4) HIBISCUS ROSA-SINENSIS 'DOUBLE PEACH' - 3' HT.
RELOCATED COCOS NUCIFERA COCONUT PALMS - TYPICAL
EXISTING COCCOLOBA UVIFERA SEAGRAPE TREES - 25' HT.
(5) FICUS MICROCARPA GREEN ISLAND FICUS SPHERES - 24"-36" SPHERES UNDERPLANT WITH (100) FICUS MICROCARPA GREEN ISLAND FICUS - 1 GAL., 6" O.C.
(3) SABAL PALMETTO SABAL PALMS - 8'-14' C.T.
(200) FICUS MICROCARPA GREEN ISLAND FICUS - 3 GAL., 12" O.C.
(1) ADANSONIA DIGITATA BAOBAB TREE - 25' X 25' SPECIMEN UNDER PLANT WITH (200) DWARF PODOCARPUS 'PRINGLES' DWARF PODOCARPUS - 3 GAL., 12" O.C.
(2) BOUGAINVILLEA 'AFTERGLOW' AFTERGLOW BOUGAINVILLEA VINES 12' HT., TRELLIS - ATTACH TO WALLS
(25) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE - 6' HT., 24" O.C.
(120) CHRYSOBALANUS ICACO 'HORIZONTAL' HORIZONTAL COCOPLUM - 3 GAL., 12" O.C.
(5) NORONHIA EMARGINATA NORONHIA TREE - 14' HT., 6' C.T.
(3) RHAPIS EXCELSA LADY PALMS - 5' HT., UNDERPLANT WITH (150) PEPEROMIA OBTUSIFOLIA 'BABY RUBBER PLANT - 1 GAL., 6" O.C.
(5) TABERNAEMONTANA DIVARICATA, PINWHEEL JASMINE - 15 GAL (50) FICUS MICROCARPA, GREEN ISLAND FICUS, 3 GAL., 12" O.C.
(6O) PODOCARPUS MACROPHYLLUS 'PRINGLES' DWARF PODOCAPRUS 3 GAL., 12" O.C. (1GO) DIETES VEGETA PALE YELLOW AFRICAN IRIS - 3 GAL., 12" O.C.
(4) THRINAX RADIATA FLORIDA THATCH PALMS - 8'-12' C.T. (15) TABERNAEMONTANA DIVARIACATA PINWHEEL JASMINE - 15 GAL. (100) PODOCARPUS MACROPHYLLUS 'PRINGLES' DWARF PODOCARPUS - 3 GAL., 12" O.C.
(300) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 6" O.C.
(4) THRINAX RADIATA TRIPLE FLORIDA THATCH PALMS (8'-12' C.T.) UNDERPLANT WITH (100) FICUS MICROCARPA GREEN ISLAND FICUS - 3 GAL., 12" O.C.
(1) THRINAX RADIATA TRIPLE FLORIDA THATCH PALM - 12'-16' C.T.
(35) ZAMIA INTEGRIFOLIA COONTIE - 3 GAL.
(2) COCCOLOBA UVIFERA SEAGRAPE TREES - 18' HT.
(10) NORONHIA EMARGINATA NORONHIA TREES - 8' HT.
(150) CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM 3 GAL., 12" O.C.
(300) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 6" O.C.
(4) THRINAX RADIATA FLORIDA THATCH PALMS - 10' C.T.
(4) BOUGAINVILLEA 'AFTERGLOW' AFTERGLOW BOUGAINVILLEA VINES 12' HT., TRELLIS - ATTACH TO WALLS
EXISTING COCOS NUCIFERA COCONUT PALMS
(200) FICUS MICROCARPA GREEN ISLAND FICUS - 3 GAL. 12" O.C.
(1,000) TRACHELOSPERMUM ASIATICUM JASMINE MINIMA - 4" LINERS, 6" O.C.
(4) HIBISCUS ROSA-SINENSIS 'DOUBLE PEACH' - 3' HT.
(400) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 6" O.C.
(5) ZAMIA INTEGRIFOLIA COONTIE - 7 GAL.
(500) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 6" O.C.
(25) FICUS MICROCARPA GREEN ISLAND FICUS - 3 GAL., 12" O.C.
(6) COCOS NUCIFERA COCONUT PALMS - 16'-24' G.W. - TYPICAL
(50) FICUS MICROCARPA GREEN ISLAND FICUS - 3 GAL., 12" O.C.
(4) ZAMIA INTEGRIFOLIA COONTIE - 7 GAL.
(3) SERENOA REPENS GREEN SAW PALMETTO 15 GAL.
203.20'
(1,000) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 6" O.C.
(2) BOUGAINVILLEA 'AFTERGLOW' AFTERGLOW BOUGAINVILLEA VINES 12' HT., TRELLIS - ATTACH TO WALLS
(20) ZAMIA INTEGRIFOLIA COONTIE - 3 GAL.
(6) COCOS NUCIFERA COCONUT PALMS - 12'-16' G.W., CURVED
(4) SERENOA REPENS GREEN SAW PALMETTO - 15 GAL.
(4) ZAMIA INTEGRIFOLIA COONTIE - 7 GAL.
(100) FICUS MICROCARPA GREEN ISLAND FICUS - 3 GAL., 12" O.C.
(500) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 6" O.C.
(13) ARDISIA ESCALLONIOIDES MARLBERRY - 25 GAL.
(25) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE - 8' HT., 24" O.C.
(2) ACOELORRHAPHE WRIGHTII PAUROTIS PALM - 8'-12' HT. UNDERPLANT WITH (50) FICUS MICROCARPA GREEN ISLAND FICUS - 3 GAL., 12" O.C.
(4) SERENOA REPENS GREEN SAW PALMETTO - 15 GAL.
(50) PLUMBAGO AURICULATA 'ALBA' - WHITE PLUMBAGO 3 GAL., 12" O.C.
(8) ARDISIA ESCALLONIOIDES MARLBERRY - 25 GAL.
(1) DRACAENA ARBOREA DRAGON TREE 10' OA. HT., SPECIMEN
(200) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 6" O.C.
(25) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL., 12" O.C.
(5) ZAMIA INTEGRIFOLIA COONTIE - 7 GAL.
(4) ZAMIA INTEGRIFOLIA COONTIE - 7 GAL.
(15) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE - 6' HT., 24" O.C.
(8) TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES - 7 GAL., ATTACH TO WALLS
(50) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 6" O.C.
(1,000) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 6" O.C.
(4) NORONHIA EMARGINATA NORONHIA TREE - 16' HT., 6' C.T.
(15) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE - 6' HT., 24" O.C.
(12) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE - 6' HT., 24" O.C.
(8) TABERNAEMONTANA DIVARICATA PINWHEEL JASMINE - 15 GAL.
156.26'
(50) PLUMBAGO AURICULATA 'ALBA' - WHITE PLUMBAGO 3 GAL., 12" O.C.
(5) ZAMIA INTEGRIFOLIA COONTIE - 7 GAL.
(3) SERENOA REPENS GREEN SAW PALMETTO - 15 GAL.
(5) ARDISIA ESCALLONIOIDES MARLBERRY - 25 GAL.
BEACH AREA
(2) BOUGAINVILLEA 'AFTERGLOW' AFTERGLOW BOUGAINVILLEA VINES 12' HT., TRELLIS - ATTACH TO WALLS
(1,000) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 6" O.C.
(30) COCCOLOBA UVIFERA SEAGRAPE HEDGE - 8' HT., 36" O.C.
(4) HIBISCUS ROSA-SINENSIS 'DOUBLE PEACH' - 3' HT.
207.80'
(18) NORONHIA EMARGINATA NORONHIA HEDGE - 10'-12' HT.
(400) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL., 12" O.C.
(6) TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES 7 GAL., ATTACH TO WALLS
(25) ZAMIA INTEGRIFOLIA COONTIE - 15 GAL.
(4) THRINAX RADIATA TRIPLE FLORIDA THATCH PALMS - 8'-12' C.T.
(30) ZAMIA INTEGRIFOLIA COONTIE - 15 GAL.
(4) COCCOLOBA UVIFERA SEAGRAPE TREES - 14' HT.
(150) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL., 12" O.C.
(7) COCCOLOBA UVIFERA SEAGRAPE TREES - 16' HT.
(40) COCCOLOBA UVIFERA SEAGRAPE HEDGE - 8' HT., 36" O.C.

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Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
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Private Residence
100 Casa Bendita
Palm Beach
FLORIDA

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JUN 4PM 39D JUN 9AM 49D
MAR 4PM 23D MAR 9AM 37D
SEPT 4PM 11D SEPT 9AM 25D
DEC 4PM 11D DEC 9AM 25D
MAR 12PM 85D
JUN 12PM 177D
SEP 12PM 269D
DEC 12PM 361D

JOB NUMBER: # 24080.00 LA
DRAWN BY: Lauren Freeman

DATE: 01.15.2025
01.22.2025
01.23.2025
01.28.2025
03.10.2025
04.07.2025

SHEET L4.0

ARCS-25-0723

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Previously Approved Landscape Plan

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

Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
+	ADANSONIA DIGITATA BAOBAB TREE	1	25' X 25' - SPECIMEN - PROVIDE IMAGE TO L.A. FOR APPROVAL	NO
×	COCCOLOBA UVIFERA SEAGRAPE TREE	20	10'-18' HT. (SEE PLAN FOR SIZES)	YES
	DRACAENA ARBOREA DRAGON TREE	2	10' HT., SPECIMEN	NO
+	NORONHIA EMARGINATA MADAGASCAR OLIVE TREE	16	14'-16' HT., 6' C.T.	NO

TOTAL TREES:	39
NATIVE SPECIES:	20 (51.28%)

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION
	ACOELORHAPHE WRIGHTII PAUROTIS PALM	2	8'-12' HT.
	COCOS NUCIFERA COCONUT PALM	14	12'-24' G.W. (SEE PLAN FOR SIZES)
×	RHAPIS EXCELSA LADY PALM	3	5' HT.
+	SABAL PALMETTO SABAL PALMS	18	8'-16' C.T. (SEE PLAN FOR SIZES)
	THRINAX RADIATA FLORIDA THATCH PALMS	11	8'-12' C.T. (SEE PLAN FOR SIZES)
+	THRINAX RADIATA FLORIDA TRIPLE THATCH PALMS	12	8'-16 C.T., TRIPLE (SEE PLAN FOR SIZES)

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS MICROCARPA GREEN ISLAND FICUS	250 1,500	1 GAL., 6" O.C. 3 GAL., 12" O.C.	NO
	PEPEROMIA OBTUSIFOLIA BABY RUBBER PLANT	150	1 GAL., 6" O.C.	YES
	PHYLA NODIFLORA FROGFRUIT	5,250	4" LINERS, 6" O.C.	YES
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	1,000	4" LINERS, 6" O.C.	NO

TOTAL:	8,150
NATIVE SPECIES:	5,400 (66.26%)

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Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
	ARDISIA ESCALLONIOIDES MARLBERRY	21	25 GAL.
	BOUGAINVILLEA 'AFTERGLOW' AFTERGLOW BOUGAINVILLEA VINE	10	12' HT., TRELLIS, ATTACH TO WALLS
	CHRYSOBALANUS ICACO 'HORIZONTAL' HORIZONTAL COCOPLUM	270	3 GAL., 12" O.C.
	COCCOLOBA UVIFERA SEAGRAPE HEDGE	145 115	3'-5' HT. 8' HT.
	DIETES VEGETA PALE YELLOW AFRICAN IRIS	100	3 GAL., 12" O.C.
×	FICUS MICROCARPA GREEN ISLAND FICUS SPHERE	16	24"-36" SPHERES
+	HIBISCUS ROSA-SINENSIS 'DOUBLE PEACH' DOUBLE PEACH HIBISCUS	12	3' HT.
	PLUMBAGO AURICULATA 'ALBA' WHITE PLUMBAGO	150	3 GAL., 12" O.C.
	PODOCARPUS MACROHPYLLUS PODOCARPUS HEDGE	107 25	6' HT., 24" O.C. 8' HT., 24" O.C.
	PODOCARPUS MACROHPYLLUS 'PRINGLES' DWARF PODOCARPUS	445	3 GAL., 12" O.C.
	SERENOA REPENS GREEN SAW PALMETTO	14	15 GAL.
+	TABERNAEMONTANA DIVARICATA PINWHEEL JASMINE	28	15 GAL.
	TRACHELOSPERMUM ASIATICUM CONFEDERATE JASMINE VINE	14	7 GAL., ATTACH TO WALLS
	ZAMIA INTEGRIFOLIA COONTIE	55 23 55	3 GAL. 7 GAL. 15 GAL.

TOTAL:	1,589
NATIVE SPECIES:	848 (53.37%)

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 3" MIN. DEPTH

Landscape Legend

PROPERTY ADDRESS:	100 CASA BENDITA	
LOT AREA (SQ FT)	41,650 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	20,756 S.F. (MIN. 50%)	21,712 S.F. (52.13%)
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)	NA	NA
FRONT YARD LOS (SQ FT AND %)	817 S.F. (MIN. 45% FRONT YARD)	820 S.F. (45.2%)
NATIVE TREES %	30% (NUMBER OF TREES)	(51.28%) 20 TREES
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	(53.37%) 848 SHRUBS
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	(66.26%) 1,325 S.F.

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SHEET L4.1

ARCH-25-0723

NOT FOR CONSTRUCTION

Previously Approved Plant Schedule

CASA BENDITA

(7) COCCOLOBA UVIFERA SEAGRAPE TREES - 12' HT., 5' C.T.
(12) SABAL PALMETTO SABAL PALMS - 12'-16' C.T. CURVED TRUNKS
(100) COCCOLOBA UVIFERA SEAGRAPE HEDGE 3' HT., 24' O.C.
(45) COCCOLOBA UVIFERA SEAGRAPE HEDGE - 5' HT., 36' O.C.
(3) THRINAX RADIATA TRIPLE FLORIDA THATCH PALMS - 16' C.T.
91.38'
(40) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE - 6' HT., 24' O.C.
(11) FICUS MICROCARPA GREEN ISLAND FICUS SPHERES - 24'-36' SPHERES UNDERPLANT WITH (150) FICUS MICROCARPA GREEN ISLAND FICUS - 7 GAL., 12' O.C.
(7) NORONHIA EMARGINATA NORONHIA TREE - 14' HT., 6' C.T.
(85) PODOCARPUS MACROPHYLLUS 'PRINGLES' DWARF PODOCARPUS - 3 GAL., 12' O.C.
(3) THRINAX RADIATA FLORIDA THATCH PALMS - 8'-12' C.T.
R: 50.00'
(11) FICUS PUMILLA CREEPING FIG VINES - 3 GAL., TRELLIS, ATTACH TO WALLS
EXISTING COCCOLOBA UVIFERA SEAGRAPE TREES - 25' HT.
(5) FICUS MICROCARPA GREEN ISLAND FICUS SPHERES - 24'-36" SPHERES UNDERPLANT WITH (100) FICUS MICROCARPA GREEN ISLAND FICUS - 7 GAL, 12' O.C.
(1) FICUS BENGHALENSIS, FICUS BANYAN TREE - 25' X 25' SPECIMEN PROVIDE PHOTO FOR L.A. APPROVAL PRIOR TO INSTALLATION
(25) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE - 6' HT., 24' O.C.
(5) NORONHIA EMARGINATA NORONHIA TREE - 14' HT., 6' C.T.
(5) TABERNAEMONTANA DIVARICATA, PINWHEEL JASMINE - 15 GAL.
(50) FICUS MICROCARPA, GREEN ISLAND FICUS, 7 GAL, 12' O.C.
(4) THRINAX RADIATA FLORIDA THATCH PALMS - 8'-12' C.T., MATCHING
(15) RHAPIS EXCELSA LADY PALMS - 5'-6' HT.
(100) PODOCARPUS MACROPHYLLUS 'PRINGLES' DWARF PODOCARPUS - 3 GAL., 12' O.C.
(60) PODOCARPUS MACROPHYLLUS 'PRINGLES' DWARF PODOCARPUS 3 GAL., 12' O.C.
(100) DIETES VEGETA PALE YELLOW AFRICAN IRIS - 3 GAL., 12' O.C.
(1) THRINAX RADIATA TRIPLE FLORIDA THATCH PALM - 12'-16' C.T.
(35) ZAMIA INTEGRIFOLIA COONTIE - 3 GAL.
EXISTING COCOS NUCIFERA COCONUT PALMS
(2) COCCOLOBA UVIFERA SEAGRAPE TREES - 18' HT.
(10) NORONHIA EMARGINATA NORONHIA TREES - 8' C.T. HT. - 14' HT.
(4) THRINAX RADIATA FLORIDA THATCH PALMS -6' C.T.
(200) FICUS MICROCARPA GREEN ISLAND FICUS - 7 GAL, 12' O.C.
(1,000) TRACHELOSPERMUM ASIATICUM JASMINE MINIMA - 4" LINERS, 6' O.C.
(500) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 6' O.C.
(50) FICUS MICROCARPA GREEN ISLAND FICUS - 7 GAL, 12' O.C.
(4) ZAMIA INTEGRIFOLIA COONTIE - 7 GAL.
(3) SERENOA REPENS GREEN SAW PALMETTO 15 GAL.
(20) ZAMIA INTEGRIFOLIA COONTIE - 3 GAL.
(6) COCOS NUCIFERA COCONUT PALMS - 12'-16' G.W., CURVED
(2) ACOELORRHAPHE WRIGHTII PAUROTIS PALM - 8'-12' HT. UNDERPLANT WITH (10) ZAMIA INTEGRIFOLIA COONTIE - 15 GAL.
156.26'
(100) FICUS MICROCARPA GREEN ISLAND FICUS - 7 GAL, 12' O.C.
(500) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 6' O.C.
(13) ARDISIA ESCALLONIOIDES MARLBERRY - 25 GAL.
(25) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE - 8' HT., 24' O.C.
(15) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE - 6' HT., 24' O.C.
(4) TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES - 7 GAL., ATTACH TO WALLS
(100) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 6' O.C.
(1,000) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 6' O.C.
(6) NORONHIA EMARGINATA NORONHIA TREE - 16' HT., 6' C.T.
(15) PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE - 6' HT., 24' O.C.
(15) FICUS MICROCARPA GREEN ISLAND FICUS - 7 GAL., 12' O.C.
(6) TABERNAEMONTANA DIVARICATA PINWHEEL JASMINE - 15 GAL.
(9) HIBISCUS ROSA-SINENSIS 'DOUBLE PEACH' - 3' HT.
(2) IPOMEA PES-CAPRAE RAILROAD VINE - 1 GAL., ATTACH TO WALL
(3) SERENOA REPENS GREEN SAW PALMETTO - 15 GAL.
(3) SERENOA REPENS GREEN SAW PALMETTO - 15 GAL.
(12) ALPINIA ZERUMBET SHELL GINGER - 15 GAL.
(3) FICUS MICROCARPA GREEN ISLAND FICUS - 2' X 2' SPHERES
(3) FICUS MICROCARPA GREEN ISLAND FICUS SPHERES - 3' X 3'
(2) COCOS NUCIFERA COCONUT PALMS - 18' G.W. MATCHING
(6) SERENOA REPENS GREEN SAW PALMETTO 15 GAL.
(6) HIBISCUS ROSA-SINENSIS 'DOUBLE PEACH' - 3' HT.
(300) APTENIA CORDIFOLIA BABY SUN ROSE - 1 GAL., 6' O.C.
(1) COCOS NUCIFERA - COCONUT PALM - 14' G.W., CURVED TRUNKS
(20) FICUS MICROCARPA GREEN ISLAND FICUS - 7 GAL, 12' O.C.
(400) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 6' O.C.
(5) ZAMIA INTEGRIFOLIA COONTIE - 7 GAL.
(25) FICUS MICROCARPA GREEN ISLAND FICUS - 7 GAL, 12' O.C.
(6) IPOMEA PES-CAPRAE RAILROAD VINE 1 GAL. - ATTACHED TO WALLS
(4) SERENOA REPENS GREEN SAW PALMETTO - 15 GAL.
(5) FURCRAEA FOETIDA 'GREEN GIANT' FALSE AGAVE 'GREEN GIANT' - 7 GAL. IN POTS - PROVIDE IRRIGATION & DRAINAGE
(50) PLUMBAGO AURICULATA 'ALBA' - WHITE PLUMBAGO 3 GAL., 12' O.C.
(8) ARDISIA ESCALLONIOIDES MARLBERRY - 25 GAL.
(1) DRACAENA ARBOREA DRAGON TREE 10' OA. HT., SPECIMEN
(200) PHYLA NODIFLORA FROG FRUIT - 1 GAL., 6' O.C.
(25) FICUS MICROCARPA GREEN ISLAND FICUS 7 GAL, 12' O.C.
(5) ZAMIA INTEGRIFOLIA COONTIE - 7 GAL.
(1) DRACAENA ARBOREA DRAGON TREE 10' OA. HT., SPECIMEN
(8) ARDISIA ESCALLONIOIDES MARLBERRY - 25 GAL.
(50) PLUMBAGO AURICULATA 'ALBA' - WHITE PLUMBAGO 3 GAL., 12' O.C.
(6) IPOMEA PES-CAPRAE RAILROAD VINE 1 GAL. - ATTACHED TO WALLS
(4) SERENOA REPENS GREEN SAW PALMETTO - 15 GAL.
(50) PLUMBAGO AURICULATA 'ALBA' - WHITE PLUMBAGO 3 GAL., 12' O.C.
(5) ZAMIA INTEGRIFOLIA COONTIE - 7 GAL.
(3) SERENOA REPENS GREEN SAW PALMETTO - 15 GAL.
(6) ARDISIA ESCALLONIOIDES MARLBERRY - 25 GAL.
203.20'
EXISTING COCOS NUCIFERA COCONUT PALMS
(45) COCCOLOBA UVIFERA SEAGRAPE HEDGE - 8' HT., 36' O.C.
(50) FICUS MICROCARPA GREEN ISLAND FICUS - 7 GAL., 12' O.C.
(3) SABAL PALMETTO SABAL PALMS - 8'-14' C.T.
(2) RELOCATED COCONUT PALMS TO BE LOCATED ON SITE BY LANDSCAPE ARCHITECT
(3) SABAL PALMETTO SABAL PALMS - 8'-14' C.T.
(200) FICUS MICROCARPA GREEN ISLAND FICUS - 7 GAL., 12' O.C.
(200) APTENIA CORDIFOLIA BABY SUN ROSE - 1 GAL., 6' O.C.
(5) FURCRAEA FOETIDA 'GREEN GIANT' FALSE AGAVE 'GREEN GIANT' - 7 GAL. UNDERPLANT WITH (300) LANTANA INVOLUCRATA WHITE TRAILING LANTANA - 1 GAL., 6' O.C.
(3) RHAPIS EXCELSA LADY PALMS - 5' HT., UNDERPLANT WITH (150) PEPEROMIA OBTUSIFOLIA BABY RUBBER PLANT - 1 GAL., 6' O.C.
(4) THRINAX RADIATA - TRIPLE FLORIDA THATCH PALMS 8'-12' C.T., UNDERPLANT WITH (100) FICUS MICROCARPA GREEN ISLAND FICUS - 7 GAL., 12' O.C.
(4) RELOCATED COCONUT PALMS TO BE LOCATED ON SITE BY LANDSCAPE ARCHITECT
(4) IPOMEA PES-CAPRAE RAILROAD VINE - 1 GAL., ATTACH TO WALL
(6) FURCRAEA FOETIDA FALSE AGAVE - 7 GAL., 2' X 2'
(4) FURCRAEA FOETIDA FALSE AGAVE - 15 GAL., 3' X 3'
(500) APTENIA CORDIFOLIA BABY SUN ROSE - 1 GAL., 6' O.C.
(4) COCOS NUCIFERA COCONUT PALMS - 12-18' G.W., CURVED TRUNKS PROVIDE PHOTO FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION
(200) LANTANA INVOLUCRATA WHITE TRAILING LANTANA - 1 GAL., 6' O.C.
(4) FURCRAEA FOETIDA FALSE AGAVE - 15 GAL., 3' X 3'
(4) FURCRAEA FOETIDA FALSE AGAVE - 15 GAL., 3' X 3'
(2) GARCINIA SPICATA MANGOSTEEN TREE - 25 GAL., 5'-6' HT., 18" C.T. - IN POTS PROVIDE IRRIGATION & DRAINAGE, UNDERPLANT WITH (30) LANTANA INVOLUCRATA WHITE TRAILING LANTANA - 1 GAL., 6' O.C. FIFTEEN PLANTS PER POT
BEACH AREA
(4) FURCRAEA FOETIDA 'GREEN GIANT' FALSE AGAVE 'GREEN GIANT' - 7 GAL., IN POTS PROVIDE IRRIGATION & DRAINAGE
(2) GARCINIA SPICATA MANGOSTEEN TREE - 25 GAL., 5'-6' HT., 18" C.T. - IN POTS PROVIDE IRRIGATION & DRAINAGE, UNDERPLANT WITH (30) LANTANA INVOLUCRATA WHITE TRAILING LANTANA - 1 GAL., 6' O.C. FIFTEEN PLANTS PER POT
(4) FURCRAEA FOETIDA FALSE AGAVE - 15 GAL., 3' X 3'
(3) RELOCATED COCONUT PALMS TO BE LOCATED ON SITE BY LANDSCAPE ARCHITECT
(4) FURCRAEA FOETIDA FALSE AGAVE - 15 GAL., 3' X 3'
(150) FICUS MICROCARPA GREEN ISLAND FICUS - 7 GAL., 12' O.C.
(500) APTENIA CORDIFOLIA BABY SUN ROSE - 1 GAL., 6' O.C.
(3) HIBISCUS ROSA-SINENSIS 'DOUBLE PEACH' - 3' HT.
(70) COCCOLOBA UVIFERA SEAGRAPE HEDGE - 8' HT., 36' O.C.
(1) YUCCA ALOIFOLIA SPANISH BAYONET - 25 GAL.
(18) NORONHIA EMARGINATA NORONHIA HEDGE - 10'-12' HT., FULL TO BASE
(400) FICUS MICROCARPA GREEN ISLAND FICUS - 7 GAL., 12' O.C.
(6) TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES 7 GAL., ATTACH TO WALLS
(20) FICUS MICROCARPA GREEN ISLAND FICUS - 7 GAL., 12' O.C.
(25) ZAMIA INTEGRIFOLIA COONTIE - 15 GAL.
(4) THRINAX RADIATA TRIPLE FLORIDA THATCH PALMS - 8'-12' C.T.
(30) ZAMIA INTEGRIFOLIA COONTIE - 15 GAL.
(4) COCCOLOBA UVIFERA SEAGRAPE TREES - 14' HT.
(150) FICUS MICROCARPA GREEN ISLAND FICUS 7 GAL., 12' O.C.
(7) COCCOLOBA UVIFERA SEAGRAPE TREES - 8' C.T., 16' HT.
207.80'
LAWN

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MAR 4PM 25D MAR 9AM 37D
SEPT SEPT
DEC 4PM 11D DEC 9AM 21D
JAN 12PM 85D JAN 8AM 97D
DEC 12PM 11D DEC 8AM 21D
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JOB NUMBER: # 24080.00 LA
DRAWN BY: Lauren Freeman
DATE: 07.24.2025
08.11.2025
09.08.2025

SHEET L5.0

ARC-25-0055
NOT FOR CONSTRUCTION

Currently Proposed Landscape Plan

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

CASA BENDITA

℄



BEACH AREA

ENVIRONMENT DESIGN GROUP
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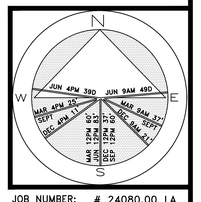

JOB NUMBER: # 24080.00 LA
DRAWN BY: Lauren Freeman

DATE: 09.08.2025

SHEET L5.1

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ARC-25-0055

NOT FOR CONSTRUCTION

Rendered Landscape Plan

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

Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCCOLOBA UVIFERA SEAGRAPE TREE	20	10'-18' HT. (SEE PLAN FOR SIZES)	YES
	DRACAENA ARBOREA DRAGON TREE	2	10' HT., SPECIMEN	NO
	FICUS BENGHALENSIS FICUS BANYAN TREE	1	25' X 25' - SPECIMEN - PROVIDE IMAGE TO L.A. FOR APPROVAL	NO
	GARCINIA SPICATA MANGOSTEEN TREE	4	25 GAL., 5'-6' HT., 18" C.T. - PROVIDE IMAGE TO L.A. FOR APPROVAL	
	NORONHIA EMARGINATA MADAGASCAR OLIVE TREE	12 10	14'HT., 6' C.T. 14'HT., 8' C.T.	NO

TOTAL TREES:	49
NATIVE SPECIES:	20 (40.82%)

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION
	ACOELORHAPHE WRIGHTII PAUROTIS PALM	2	8'-12' HT.
	COCOS NUCIFERA COCONUT PALM	16	12'-24' G.W., CURVED TRUNKS (SEE PLAN FOR SIZES) PROVIDE IMAGE TO L.A. FOR APPROVAL
	RHAPIS EXCELSA LADY PALM	18	5'-6' HT.
	SABAL PALMETTO SABAL PALMS	18	8'-16' C.T. (SEE PLAN FOR SIZES)
	THRINAX RADIATA FLORIDA THATCH PALMS	18	6'-12' C.T. (SEE PLAN FOR SIZES)
	THRINAX RADIATA FLORIDA TRIPLE THATCH PALMS	5	8'-16 C.T., TRIPLE (SEE PLAN FOR SIZES)

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	APTENIA CORDIFOLIA BABY SUNROSE	1,500	1 GAL., 6" O.C.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	1,805	7 GAL., 12" O.C.	NO
	LANTANA INVOLUCRATA WHITE TRAILING LANTANA	560	1 GAL., 6" O.C.	YES
	PEPEROMIA OBTUSIFOLIA BABY RUBBER PLANT	150	1 GAL., 6" O.C.	YES
	PHYLA NODIFLORA FROGFRUIT	2,700	4" LINERS, 6" O.C.	YES
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	1,000	4" LINERS, 6" O.C.	NO

TOTAL:	7,715
NATIVE SPECIES:	4,910 (63.64%)

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 3" MIN. DEPTH

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Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALPINIA ZERUMBET SHELL GINGER	12	15 GAL.	NO
	ARDISIA ESCALLONIOIDES MARLBERRY	35	25 GAL.	YES
	COCCOLOBA UVIFERA SEAGRAPE HEDGE	145 115	3'-5' HT. (SEE PLAN FOR SIZES) 8' HT.	YES
	DIETES VEGETA PALE YELLOW AFRICAN IRIS	100	3 GAL., 12" O.C.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS SPHERE	22	24"-36" SPHERES	NO
	FICUS REPENS CREEPING FIG VINE	11	3 GAL., TRELLIS, ATTACH TO WALLS	NO
	FURCRAEA FOETIDA FALSE AGAVE	16 12	15 GAL., 3' X 3' 7 GAL., 2' X 2'	NO
	FURCRAEA FOETIDA 'GREEN GIANT' GREEN GIANT FALSE AGAVE	14	7 GAL.	NO
	HIBISCUS ROSA-SINENSIS 'DOUBLE PEACH' DOUBLE PEACH HIBISCUS	18	3' HT.	NO
	IPOMEA PES-CAPRAE RAILROAD VINE	18	1 GAL., ATTACH TO WALLS	YES
	NORONHIA EMARGINATA MADAGASCAR OLIVE HEDGE	18	10'-12' HT., F.T.B.	NO
	PLUMBAGO AURICULATA 'ALBA' WHITE PLUMBAGO	200	3 GAL., 12" O.C.	YES
	PODOCARPUS MACROHPYLLUS PODOCARPUS HEDGE	95 25	6' HT., 24" O.C. 8' HT., 24" O.C.	NO
	PODOCARPUS MACROHPYLLUS 'PRINGLES' DWARF PODOCARPUS	245	3 GAL., 12" O.C.	NO
	SERENOA REPENS GREEN SAW PALMETTO	26	15 GAL.	YES
	TABERNAEMONTANA DIVARICATA PINWHEEL JASMINE	11	15 GAL.	NO
	TRACHELOSPERMUM ASIATICUM CONFEDERATE JASMINE VINE	10	7 GAL., ATTACH TO WALLS	NO
	YUCCA ALOIFOLIA SPANISH BAYONET	1	25 GAL.	YES
	ZAMIA INTEGRIFOLIA COONTIE	19 23 65	3 GAL. 7 GAL. 15 GAL.	YES

TOTAL:	1,265
NATIVE SPECIES:	647 (51.15%)

Landscape Legend

PROPERTY ADDRESS:	100 CASA BENDITA	
LOT AREA (SQ FT)	41,650 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	20,756 S.F. (MIN. 50%)	21,451 S.F. (51.50%)
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)	NA	NA
FRONT YARD LOS (SQ FT AND %)	817 S.F. (MIN. 45% FRONT YARD)	820 S.F. (45.2%)
NATIVE TREES %	30% (NUMBER OF TREES)	(40.82%) 20 TREES
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	(51.15%) 647 SHRUBS
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	(63.64%) 1,275 S.F.

ARC-25-0055

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Currently Proposed Plant Schedule

ENVIRONMENT DESIGN GROUP
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Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
100 Casa Bendita
Palm Beach
FL

JOB NUMBER: # 24080.00 LA
DRAWN BY: Lauren Freeman

DATE: 07.24.2025
08.11.2025
09.08.2025

SHEET L5.2



Ficus Banyan Tree



Seagrape Tree



Noronhia Tree



Dragon Tree



Paurotis Palm

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FICUS BANYAN TREE LEAVES



SEAGRAPE TREE LEAVES



NORONHIA TREE LEAVES



DRAGON TREE LEAVES



PAUROTIS PALM LEAVES



FICUS BANYAN TREE FLOWER



SEAGRAPE TREE FLOWER



NORONHIA TREE FLOWER



DRAGON TREE FLOWER



PAUROTIS PALM FLOWER

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SHEET L5.3

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Plant Images



Lady Palms



Coconut Palm



Sabal Palm



Thatch Palm



Green Saw Palmetto



LADY PALM LEAVES



COCONUT PALM LEAVES



SABAL PALM LEAVES



THATCH PALM LEAVES



GREEN SAW PALMETTO LEAVES



LADY PALM FLOWER



COCONUT PALM FLOWER



SABAL PALM FLOWER



THATCH PALM FLOWER



GREEN SAW PALMETTO FLOWER

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SHEET L5.4

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Plant Images



Marlberry



Horizontal Cocoplum



Seagrape Hedge



African Iris



Green Island Ficus

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MARLBERRY LEAVES



HORIZONTAL COCOPLUM LEAVES



SEAGRAPE LEAVES



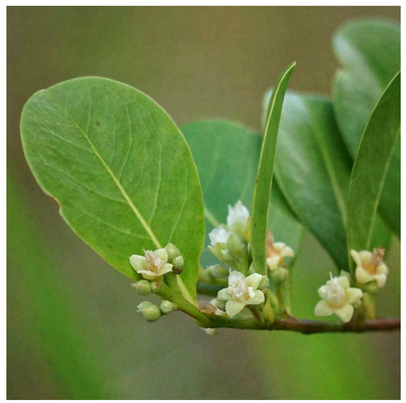
AFRICAN IRIS LEAVES



GREEN ISLAND FICUS LEAVES



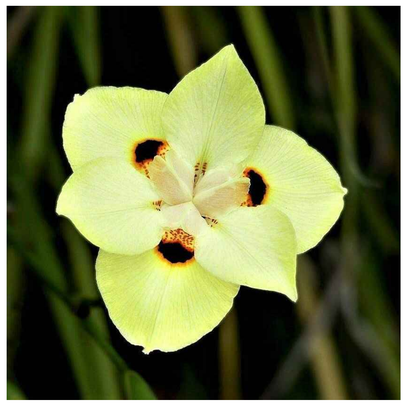
MARLBERRY FLOWER



HORIZONTAL COCOPLUM FLOWER



SEAGRAPE FLOWER



AFRICAN IRIS FLOWER

Private Residence
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SHEET L5.5

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Plant Images



Peach Hibiscus



White Plumbago



Podocarpus Hedge



Pinwheel Jasmine



Dwarf Podocarpus 'Pringles'



HIBISCUS LEAVES



WHITE PLUMBAGO LEAVES



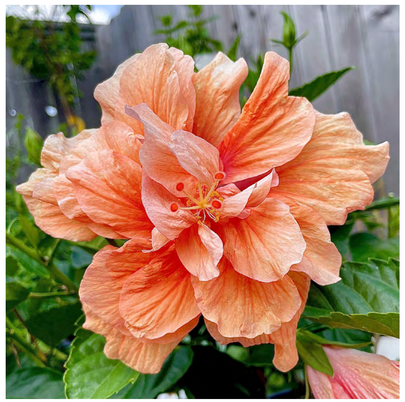
PODOCARPUS LEAVES



PINWHEEL JASMINE LEAVES



DWARF PODOCARPUS 'PRINGLES' LEAVES



HIBISCUS FLOWER



WHITE PLUMBAGO FLOWER



PODOCARPUS FLOWER



PINWHEEL JASMINE FLOWER

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SHEET L5.6

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Plant Images



Coontie



Confederate Jasmine Vine



Baby Rubber Plant



Frog Fruit



Jasmine Minima



COONTIE LEAVES



CONFEDERATE JASMINE LEAVES



BABY RUBBER PLANT LEAVES



FROG FRUIT LEAVES



JASMINE MINIMA LEAVES



CONFEDERATE JASMINE FLOWER



BABY RUBBER PLANT FLOWER



FROG FRUIT FLOWER

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Plant Images



Railroad Vines



Spanish Bayonet



White Lantana



Variegated False Agave



Green False Agave



RAILROAD VINE LEAVES & FLOWERS



SPANISH BAYONET LEAVES & FLOWERS



WHITE LANTANA LEAVES & FLOWERS

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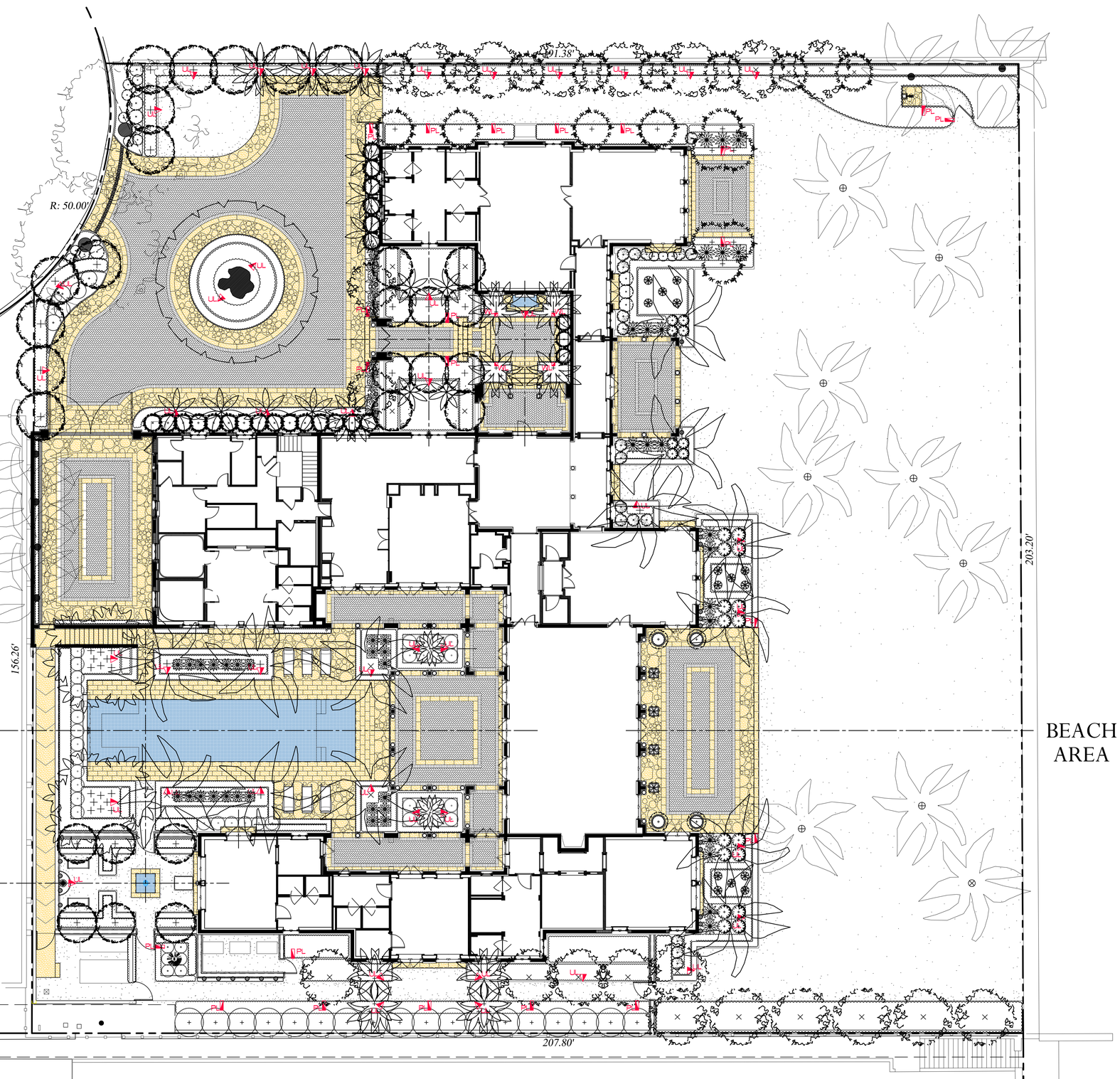
Plant Images

CASA BENDITA



Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
PL	PATH LIGHT - BEACHSIDE LIGHTING - TURTLE-FRIENDLY FIXTURES - WILDLIFE LIGHTING CERTIFICATION NO: 2016-012 - PRODUCT # R8 - BRASS - 20" STEM HT. 12V, 5 WATT AMBER (1500K)	22
UL	UP LIGHT - BEACHSIDE LIGHTING - TURTLE-FRIENDLY FIXTURES - WILDLIFE LIGHTING CERTIFICATION NO: 2016-012 - PRODUCT # 7W-A - 12 V, 4 WATT, AMBER (1350K)	46
WL	WELL LIGHT - BEACHSIDE LIGHTING - TURTLE-FRIENDLY FIXTURES - WILDLIFE LIGHTING CERTIFICATION - IN-GRADE NO: 2016-012 - PRODUCT # R8 - BRASS - 20" STEM HT. 12V, 5 WATT AMBER (1500K)	4

▪ BEACHSIDE LIGHTING HAS WORKED CLOSELY WITH THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION TO OFFER TURTLE-SAFE LIGHTING FIXTURES THAT ACCEPT LOW-WATTAGE / LONG-WAVELENGTH AMBER LED SOURCES.


PATH LIGHT


WELL LIGHT


UP LIGHT

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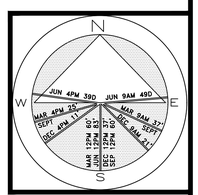
Private Residence
100 Casa Bendita
Palm Beach
FLORIDA



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SHEET L6.0

ARC-25-0055

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Currently Proposed Landscape Lighting Plan

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



South Elevation



North Elevation

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SHEET L7.0

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Rendered Elevations

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



East Elevation



West Elevation

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SHEET L7.1

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ARC-25-0055

NOT FOR CONSTRUCTION

Rendered Elevations

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

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: September 25, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0056 9 SLOANS CURVE DR. The applicant, Sean Hannity (Environment Design Group), has filed an application requesting Architectural Commission review and approval for rear yard landscape and hardscape modifications.

Date: 9/18/2025

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-25-0056 9 SLOANS CURVE DR The applicant, Sean Hannity (Environment Design Group), has filed an application requesting Architectural Commission review and approval for rear yard landscape and hardscape modifications.

Applicant: Sean Hannity
Architecture: Environment Design Group

HISTORY:
An application for the subject property was last heard at ARCOM in October 2022 under file number ARC-22-146. The scope consisted of a second story addition and site work including the installation of a generator. Additionally, the application required Town Council review and approval for Special Exception and Site Plan Review as required by the Sloan's Curve PUD which was granted at the November Town Council.

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence" as prepared by Environment Design Group, uploaded September 8, 2025.

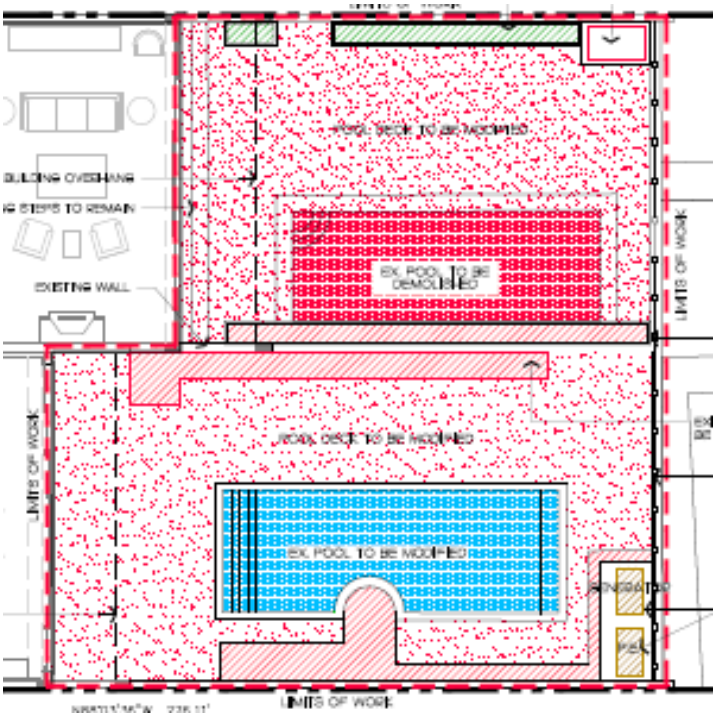
The following scope of work is proposed:

- Removal of the north swimming pool.
- Relocation of generator and pool equipment.
- Addition of an outdoor kitchen.
- Landscape and hardscape modifications.

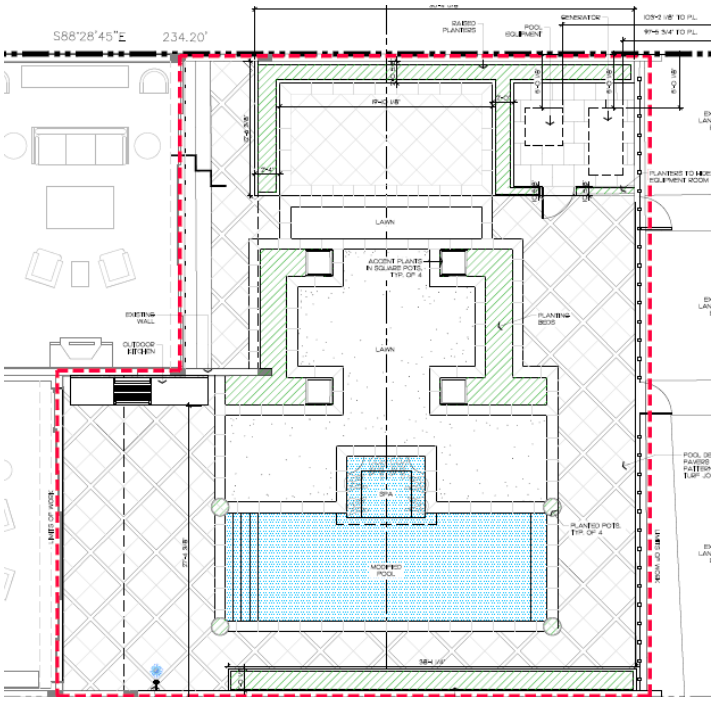
Site Data			
Zoning District	R-C	**Future Land Use**	MEDIUM RESIDENTIAL
Lot Size	16,539 SF	**Overall Landscape Open Space**	Required: 35% Proposed: 41.7%
North	7 Sloans Curve / Residence		
South	11 Sloans Curve / Residence		
East	Atlantic Ocean		
West	21 Sloans Curve / Residence		

STAFF ANALYSIS
The property owner at 9 Sloan's Curve has purchased the neighboring townhouse unit to the south, 10 Sloan's Curve, and seeks to unify the two parcels. A unity of title will be submitted to the town prior to the issuance of any permits for the proposed work. As part of this application the rear yards will be combined with the removal of the diving party wall in the yard, the elimination of the north swimming pool and retention of the southern one. An outdoor kitchen will be added as well as several landscape and hardscape

modifications to combine the rear yards. Staff notes that artificial turf joints are being proposed as part of this application.



CURRENT REAR YARD LAYOUT



PROPOSED REAR YARD LAYOUT

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:SCP

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

July 24, 2025

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

ATTN: *ARCOM Staff*
Re: 9 Sloans Curve - Landscape Architecture
Our Ref # 25011.00 LA

LETTER OF INTENT
Current zoning for the project is R-C MEDIUM 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:

1. Hardscape Modifications:
    - Removal of North Pool.
    - Hardscape Layout modification
    - Relocation of Generator and Pool Equipment
    - Addition of Decorative raised planters
2. Addition of Outdoor kitchen
    - Outdoor Kitchen is located 27'-4" from Property line. See sheet L3.0 for location.
    - See sheet L3.2 for elevation
3. Addition of Outdoor Shower on South Side
4. Changes to Open Space Calculations
    - Refer to Sheet L3.1 for graphic
5. Minor Landscape Modifications
    a. Refer to sheet L4.0 for more details.

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 **D**esign **G**roup

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

Scope of Work

1. Hardscape Modifications:
   * Removal of North Pool.
   * Hardscape Layout modification
   * Relocation of Generator and Pool Equipment
   * Addition of Decorative raised planters

2. Addition of Outdoor kitchen
   * Outdoor Kitchen is located 27'-4" from Property line. See sheet L3.0 for location.
   * See sheet L3.2 for elevation

3. Addition of Outdoor Shower on South Side

4. Changes to Open Space Calculations
   * Refer to Sheet L3.1 for graphic

5. Minor Landscape Modifications
   * Refer to sheet L4.0 for more details

ZONING LEGEND

PROPERTY ADDRESS:	9 SLOANS CURVE		
ZONING DISTRICT:	RC - MEDIUM RESIDENTIAL ZONING		
LOT AREA (SQ.FT)	16,539 S.F.		
LOT WIDTH (W) & DEPTH (D) (FT)	60.0 FT (W) & 276.11 FT (D)		
STRUCTURE TYPE	TOWNHOME		
FEMA FLOOD ZONE DESIGNATION:	VE/X		
ZERO DATUM FOR PINT OF MEAS. (NAVD)	10.00' (NAVD88)		
CROWN OF ROAD (COR) (NAVD)			
	REQU./PERMITTED	EXISTING	PROPOSED
LOT COVERAGE (SQ FT AND %)		5,350 S.F. (32%)	N/A
ENCLOSED SQUARE FOOTAGE			
FRONT YARD SETBACK			
SIDE YARD SETBACK (1ST STORY):			
SIDE YARD SETBACK (2ND STORY):			
REAR YARD SETBACK:			
ANGLE OF VISION (DEG.)			
BUILDING HEIGHT (FT.)			
OVERALL BUILDING HEIGHT (FT):			
CUBIC CONTENT RADIO:	N/A	N/A	N/A
MAX. FILL ADDED TO SITE (FT.):			
FINISHED FLOOR ELEVATION (FFE)(NAVD):			
BASE FLOOD ELEVATION (BFE)(NAVD):			
LANDSCAPE OPEN SPACE (LOS)(SQFT)	5,788.65 S.F. (35%)	6,511 S.F. (39.3%)	6,895 S.F. (41.7%)
PERIMETER LOS (SQ FT AND %):	N/A	N/A	N/A
FRONT YARD LOS (SQ FT AND %):	526 S.F.	482	482 S.F.
NATIVE PLANT SPECIES (%):	PLEASE REFER TO TOPB LANDSCAPE LEGEND		

ENVIROAMEAT DESIGN GROUP
139 North County Road Ste 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

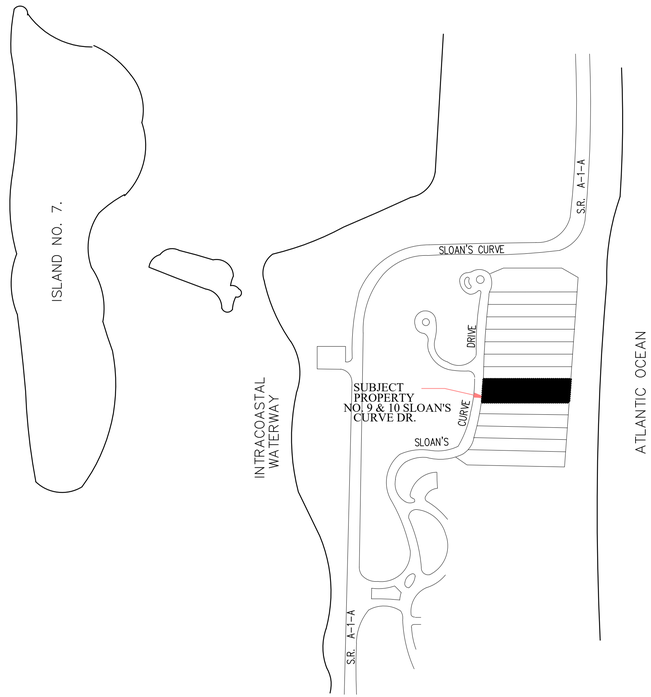
Private Residence
9 Sloans Curve
Palm Beach

F L O R I D A

Application #: ARC-25-0056
Final Submittal
09/08/2025

Sheet Index

Cover Sheet
Survey
L1.0 - Existing Site Photos Exhibit
L1.1 Vicinity Map
L2.0 - Existing Conditions / Inventory Plan
L2.1 - Demolition Plan
L3.0 - Site Plan
L3.1 - Open Space Diagram
L3.2 - Proposed Hardscape Exhibit
L3.3 - Rendered Site Plan
L3.4 - Rendered Perspective
L3.5 - Rendered East Elevation
L4.0 - Landscape Plan
L5.0 - Truck Logistics Plan



Location Plan

Design Team/Consultants

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

GOD BLESS AMERICA

NORTH

SCALE : 1" = 20'

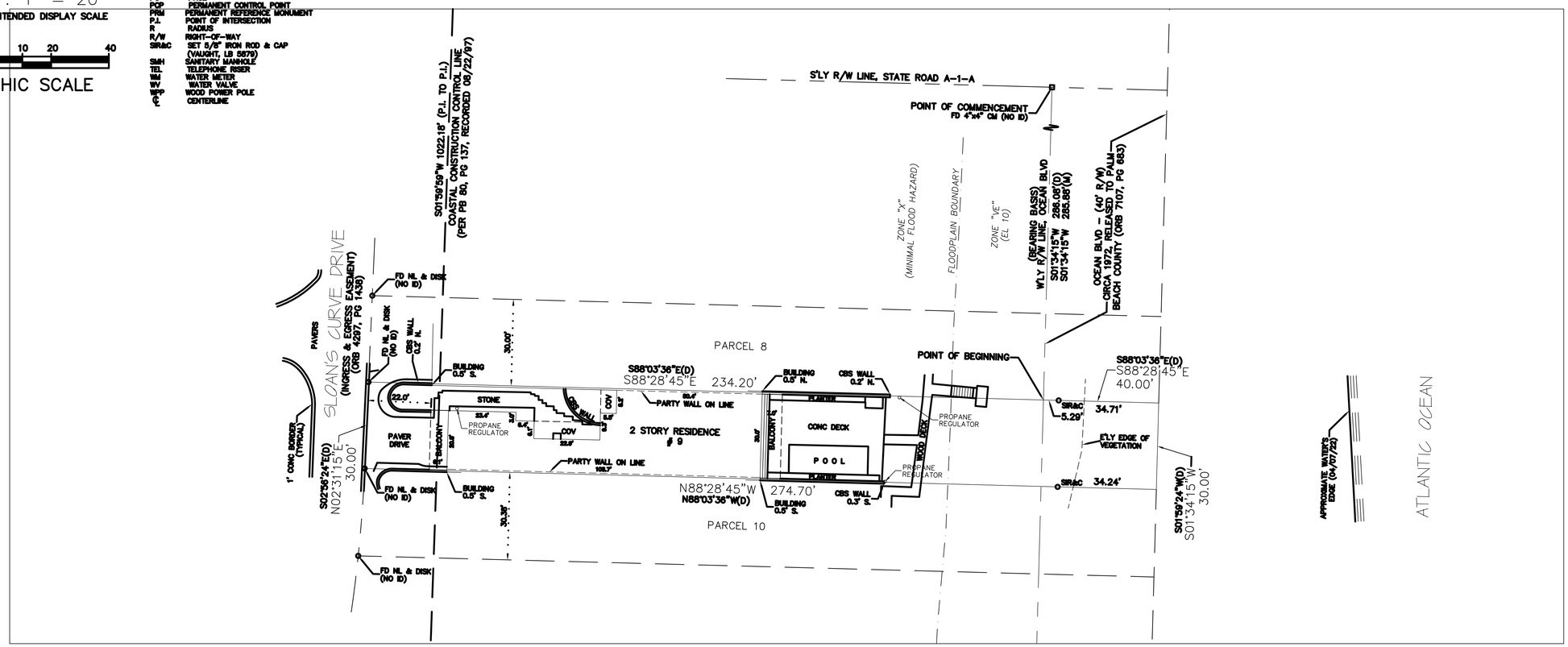
THIS IS THE INTENDED DISPLAY SCALE

20 15 10 5 0 10 20 40

GRAPHIC SCALE

*** LEGEND ***

BFP	BACKFLOW PREVENTER
CATV	CABLE TELEVISION RISER
CBS	CONCRETE BLOCK STRUCTURE
CM	CONCRETE MONUMENT
CONC	CONCRETE
COV	COVERED
Δ	DELTA/CENTRAL ANGLE
EB	ELECTRIC BOX
EL	ELEVATION
FD	FOUND
FF	FLOOR ELEVATION
FH	FIRE HYDRANT
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
L	ARC LENGTH
LB	LICENSED SURVEY BUSINESS
LS	LICENSED LAND SURVEYOR
NL	NAIL
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
P.I.	POINT OF INTERSECTION
R	RADIUS
R/W	RIGHT-OF-WAY
SIR&C	SET 5/8" IRON ROD & CAP (VAUGHT, LB 5879)
SMH	SANITARY MANHOLE
TEL	TELEPHONE RISER
WM	WATER METER
WV	WATER VALVE
WFP	WOOD POWER POLE
℄	CENTERLINE



SURVEYOR'S NOTES:

1. NOT VALID WITHOUT ALL SHEETS AND THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE GRID BASED ON NORTH AMERICAN DATUM 1983, FLORIDA STATE PLANE, EAST ZONE. BEARING BASE MAY BE ESTABLISHED ALONG THE WESTERLY RIGHT-OF-WAY LINE OF OCEAN BOULEVARD AS SHOWN HEREON..
3. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AND ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
4. BEARINGS, ANGLES, AND DIMENSIONS SHOWN HEREON ARE FIELD MEASURED QUANTITIES UNLESS NOTED OTHERWISE AS: (D)=DEED MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
5. THIS SURVEY PREPARED WITHOUT BENEFIT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER ENCUMBRANCES WHICH MIGHT BE REVEALED IN A SEARCH OF TITLE TO THE SUBJECT LAND.
6. THE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
7. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY SUBSURFACE IMPROVEMENTS, FOOTERS, FOOTINGS AND/OR UTILITIES ON THIS PROPERTY.
8. SUBJECT PROPERTY LIES IN FLOOD ZONES "X" (MINIMAL FLOOD HAZARD) AND "VE" (EL). FLOODPLAIN BOUNDARIES SHOWN HEREON PER DIGITAL FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP #12099C0593F, DATED OCTOBER 5, 2017. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
9. LOT AREA = 8,233 SQUARE FEET (0.18902 ACRES) MORE OR LESS.

LEGAL DESCRIPTION: **(PER OFFICIAL RECORDS BOOK 32402, PAGE 1805)**

TOWNHOUSE PARCEL 9 IN THE RESIDENCES AT SLOAN'S CURVE, MORE PARTICULARLY IDENTIFIED IN THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS RUNNING WITH THE LAND, THE RESIDENCES AT SLOAN'S CURVE, APPEARING AMONG THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 3631, PAGE 1836, AND WHICH TOWNHOUSE PARCEL IS ALSO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN LOT 111, PALM BEACH ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 4"x4" CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF OCEAN BOULEVARD AS SHOWN ON ROAD PLAT BOOK 4, PAGE 82, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A; SAID MONUMENT BEARS NORTH 01 DEGREES 59'24" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 116.43 FEET FROM THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 110 OF SAID PLAT OF PALM BEACH ESTATES; THENCE SOUTH 01 DEGREES 59'24" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID OCEAN BOULEVARD A DISTANCE OF 286.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 03'36" EAST ALONG A LINE PARALLEL WITH SAID SOUTHERLY RIGHT OF WAY OF STATE ROAD A-1-A A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID OCEAN BOULEVARD; THENCE SOUTH 01 DEGREES 59'24" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 30.00 FEET; THENCE NORTH 88 DEGREES 03'36" WEST ALONG A LINE PARALLEL WITH SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A A DISTANCE OF 274.70 FEET; THENCE NORTH 02 DEGREES 56'24" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 88 DEGREES 03'36" EAST ALONG A LINE PARALLEL WITH SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 234.20 FEET TO THE POINT OF BEGINNING.

CERTIFICATION VALID TO:

1. SEAN HANNITY
2. MARC R. GAYLORD, P.A.
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
4. COASTAL STATES MORTGAGE, INC. ISAOA/ATIMA

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

R. L. VAUGHT & ASSOCIATES, INC.
LICENSED BUSINESS NO. 5879

DATE OF LAST FIELD WORK: Apr. 7, 2022

By: _____
P. Michael Zarrella
Professional Surveyor and Mapper No. 6736
State of Florida

REVISIONS	BY

BOUNDARY SURVEY

9 SLOANS CURVE DRIVE
PALM BEACH, FLORIDA 33480
TOWN OF PALM BEACH

R. L. VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: vaught@bellsouth.net

DRAWN	PMZ
CHECKED	PMZ
SCALE	AS SHOWN
DATE	APRIL 8, 2022
FIELD BOOK	238/37
ORDER NO.	817729
SHEET OF SHEETS	1 1
FILE NUMBER	PB17729-22J

PCN: 50-43-44-11-07-000-0090

FILE: .../PALM BEACH ISLAND/9 SLOAN'S CURVE DR/817729_2022-04-08.DWG

Docusign Envelope ID: 73BDE4CD-6B11-4761-98BB-B961E6E38EBA

PAGE 1 OF 1

N
W E
S
SCALE:1"=30'

TYPE OF SURVEY:

- ☐ BOUNDARY
- ☐ ALTA/NSPS
- ■ CONSTRUCTION
- ☐ TOPOGRAPHIC
- ☐ CONDOMINIUM
- ☐ SPECIAL PURPOSE

PRINTING INSTRUCTIONS

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

ABBREVIATION LEGEND
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	PCC = POINT OF COMPOUND CURVATURE
C/O = CLEANOUT	PH = POOL HEATER
CA = CENTRAL ANGLE	PI = POINT OF INTERSECTION
CATV = CABLE TV RISER	PK = PARKER KAELON
CF = CALCULATED FROM FIELD	POB = POINT OF BEGINNING
CH = CHORD DISTANCE	POC = POINT OF COMMENCEMENT
CONC. = CONCRETE	PP = POOL PUMP
CR = CALCULATED FROM RECORD	PRC = POINT OF REVERSE CURVATURE
DE = DRAINAGE EASEMENT	PT = POINT OF TANGENCY
DBH = DIAMETER AT BREAST HEIGHT	QTR = QUARTER
EL OR ELEV = ELEVATION	R = RADIUS
EM = ELECTRIC METER	RNG = RANGE
F.F.E. = FINISHED FLOOR ELEV.	ROW = RIGHT OF WAY
FIR = FOUND IRON ROD	SEC = SECTION
FN = FOUND NAIL	TR = TELEPHONE RISER
FND = FOUND	TWP = TOWNSHIP
G.F.F. = GARAGE FINISHED FLOOR	UE = UTILITY EASEMENT
L= LEGAL DESCRIPTION	UP = UTILITY POLE
M = MEASURED	WM = WATER METER
OHC = OVERHEAD CABLE	WV = WATER VALVE
P = PLAT	
PC = POINT OF CURVATURE	

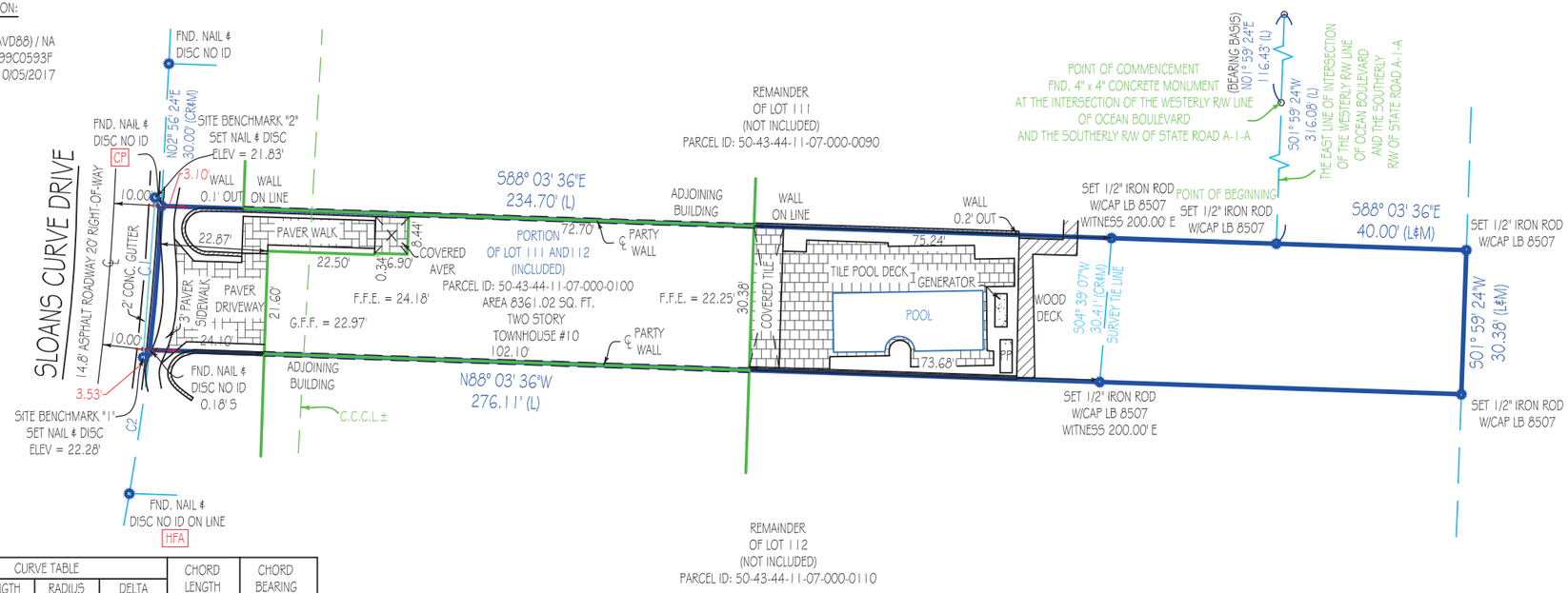
SYMBOLS - NOT-TO-SCALE
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

- = UTILITY POLE
- = LIGHT POLE
- = CATCH BASIN
- = FIRE HYDRANT
- = MANHOLE
- = WATER VALVE
- WM = WATER METER
- = HANDICAP PARKING SPACE
- = SECTION CORNER
- (W) = WELL
- ℄ = CENTER LINE
- ℙ = PARTY WALL
- A/C = AIR CONDITIONER
- (S) = SEPTIC LID
- X = ELEV. SHOT
- = SEC. QTR. CORNER

PROPERTY ADDRESS:
10 SLOANS CURVE DRIVE,
PALM BEACH, FL. 33480

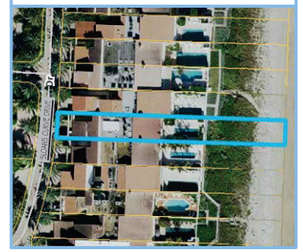
LEGAL DESCRIPTION:
TOWNHOUSE PARCEL 10 IN THE RESIDENCES AT SLOAN'S CURVE, AS MORE PARTICULARLY IDENTIFIED IN THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS RUNNING WITH THE LAND, THE RESIDENCES AT SLOAN'S CURVE, APPEARING AMONG THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN O. R. BOOK 3631, PAGE 1836, AND WHICH TOWNHOUSE PARCEL IS ALSO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LYING IN LOTS 111 AND 112, PALM BEACH ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 3, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: COMMENCING AT A 4"X 4" CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF OCEAN BOULEVARD AS SHOWN ON ROAD PLAT BOOK 4, PAGE 82, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD A-1-A; SAID MONUMENT BEARS NORTH 01° 59' 24" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 116.43 FEET FROM THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 110 OF SAID PLAT OF PALM BEACH ESTATES, THENCE SOUTH OF 01° 59' 24" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID OCEAN BOULEVARD A DISTANCE OF 316.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88° 03' 36" EAST ALONG A LINE PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD A-1-A, A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID OCEAN BOULEVARD; THENCE SOUTH 01° 59' 24" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 30.38 FEET; THENCE NORTH 88° 03' 36" WEST ALONG A LINE PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, A DISTANCE OF 276.11 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 509.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 83° 38' 11" WEST, THENCE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 25' 25', A DISTANCE OF 30.41 FEET; THENCE SOUTH 88° 03' 36" EAST ALONG A LINE PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 234.70 FEET TO THE POINT OF BEGINNING.

FLOOD INFORMATION:
ZONE: "VE"/"X"
ELEV.= 10.00' (NAVD88) / NA
MAP PANEL#: 12099C0593F
EFFECTIVE DATE: 10/05/2017



CURVE TABLE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1(L)	30.41'	509.00'	03°25'25"	30.41'	N04°39'07"E
C1(M)				30.59'	N04°37'15"E
C2(CR)	30.56'	509.00'	03°26'22"	30.55	N08°05'00"E
C2(M)	30.39'	509.00'	03°25'14"	30.38'	N08°08'04"E

Aerial Photograph
May not show latest improvements. Not-to-scale.



GENERAL NOTES:
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PABLO A. ALVAREZ LICENSE No. PSM #7274 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Digitally signed by Pablo A Alvarez
Date: 2024.08.06 12:41:24 -04'00'

SIGNATURE _____ DATE: 8-6-2024

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

BEARING REFERENCE:
THE EAST LINE OF INTERSECTION OF WESTERLY R/W LINE OF OCEAN BOULEVARD AND THE SOUTHERLY R/W OF STAT ROAD A-1-A AS N 01°59'04" E AS REFERENCED IN SUBJECT PROPERTY LEGAL DESCRIPTION. ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

Job Number : 217873-SE	Field:
Drawn By : D. C.	Date of Field Work : 07/28/2024

CERTIFIED TO
CLIFFORD & BARBARA SOBE

PURPOSE OF SURVEY: for landscaping

REVISIONS

LINETYPES:

BOUNDARY	———	BUILDING	———
EASEMENT	– – – – –	CHAIN LINK FENCE	— x — x —
WOOD FENCE	— // — // —	PLASTIC FENCE	—○—
OVERHEAD CABLE	— ı — ı —		

Elevations, if shown:
Benchmark: AD8036
Benchmark Elev.: 7.00'
Benchmark Datum: N.A.V.D.88
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ■

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- PAVER SIDEWALK CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE.

This survey has been issued by the following Landtec Surveying office:
840 US Hwy 1, Suite 330
North Palm Beach, Florida 33408
Office: (561) 210-9344 www.LandtecSurvey.com
Email: Construction@landtecsurvey.com

LANDTEC
LICENSED BUSINESS No. 8507



Existing pool to be removed
9 Sloan's Curve



Existing pool deck to be modified



Existing pool equipment location



Existing pool to be modified
10 Sloan's Curve



Existing landscape to be modified



Existing Generator location

COPYRIGHT: 2025
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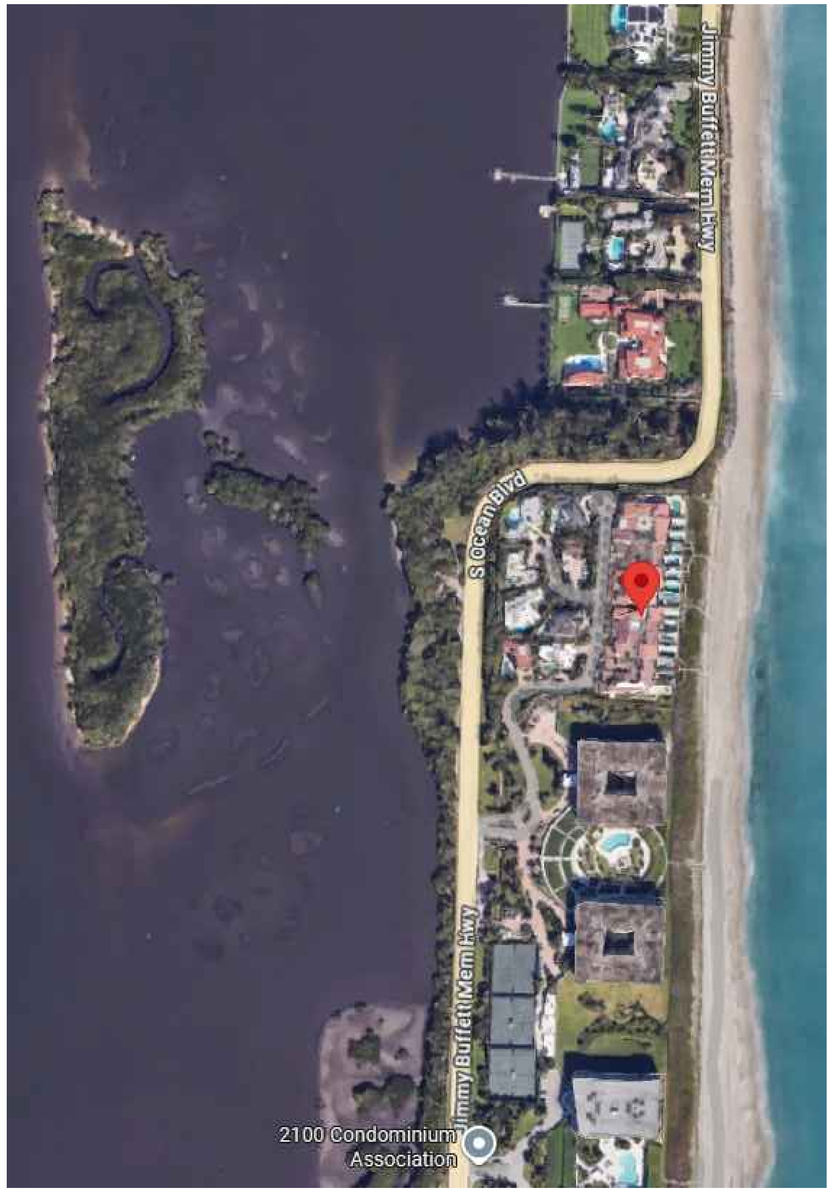
Dustin@environmentdesigngroup.com

Private Residence
9 Sloans Curve
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25011.00 LA
DRAWN BY: Dustin Mizell
DATE: 03.03.2025

SHEET L1.0

Existing Site Photos Exhibit



9 & 10 Sloan's Curve

Vicinity Map

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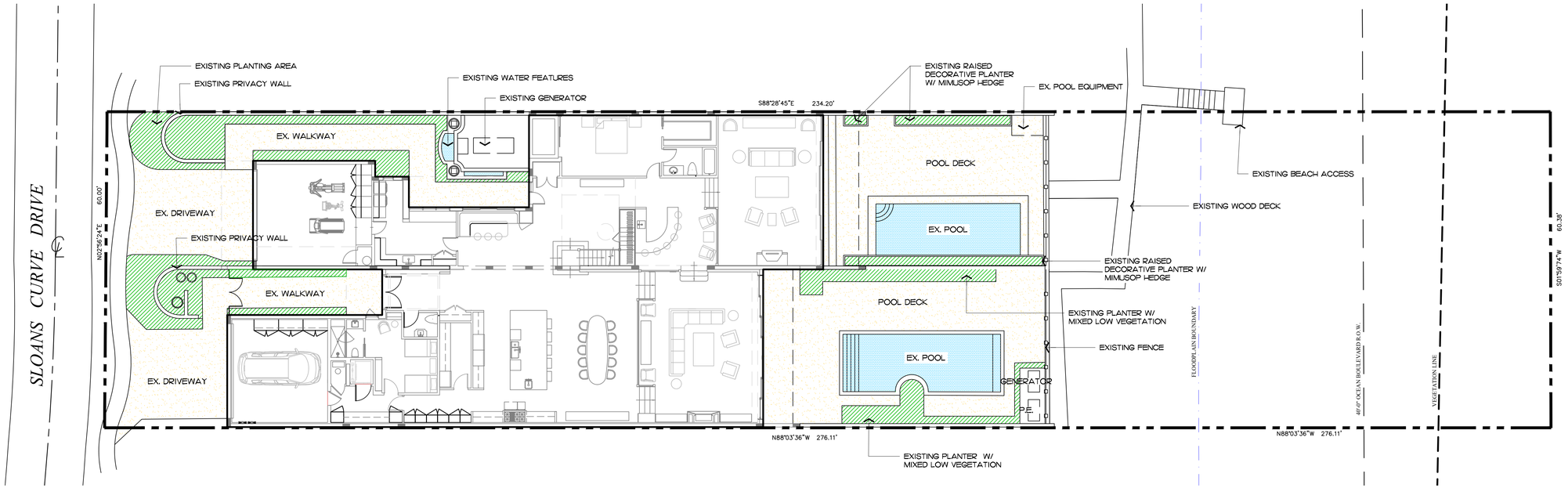



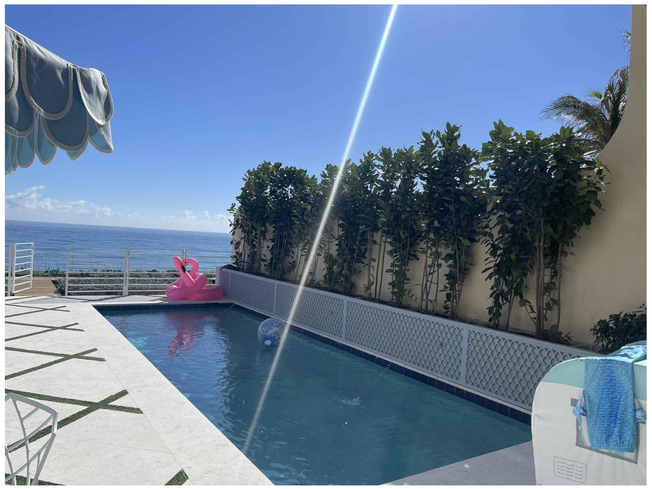



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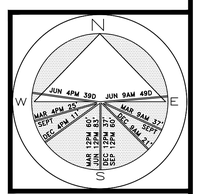

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Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'



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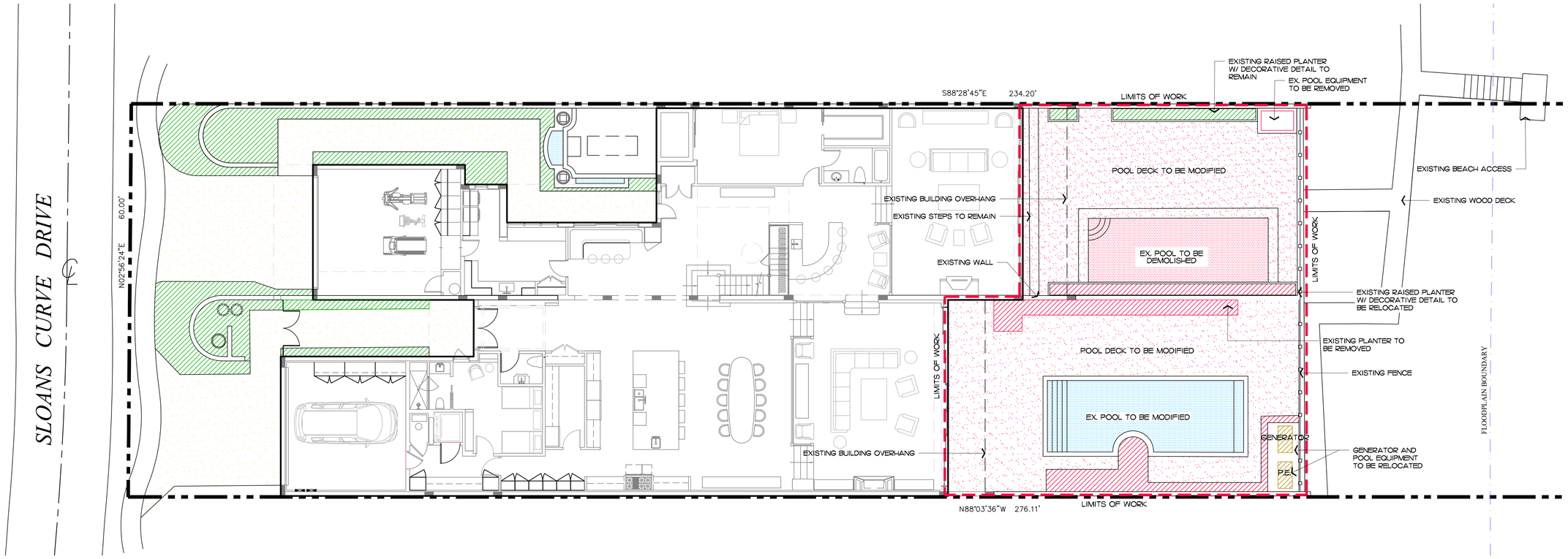


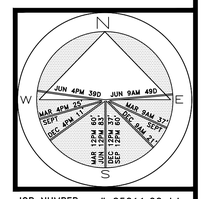
Site Improvements

SECTION 86-95 - THRESHOLD REQUIRED

TOTAL SITE AREA	16,539 SF
EX. IMPERVIOUS AREA	10,028 S.F. (60.6%)
MAX. AREA ALLOWED[1]	2,005.6 S.F.
AREA BEING MODIFIED[1]	-EXISTING POOL DECK TO BE REMOVED[2] 1,714 SF -EXISTIN NORTH POOL TO BE REMOVED[2] 269 SF
	TOTAL AREA OF IMPROVEMENTS[3] 1,983 SF (19.77 % OF IMPERVIOUS)

Legend

- HARDSCAPE TO REMAIN
- HARDSCAPE TO BE REMOVED
- HARDSCAPE TO BE MODIFIED
- LANDSCAPE TO BE REMOVED



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SHEET L2.1

64 sf.
AREA IN SQ.FT.

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Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

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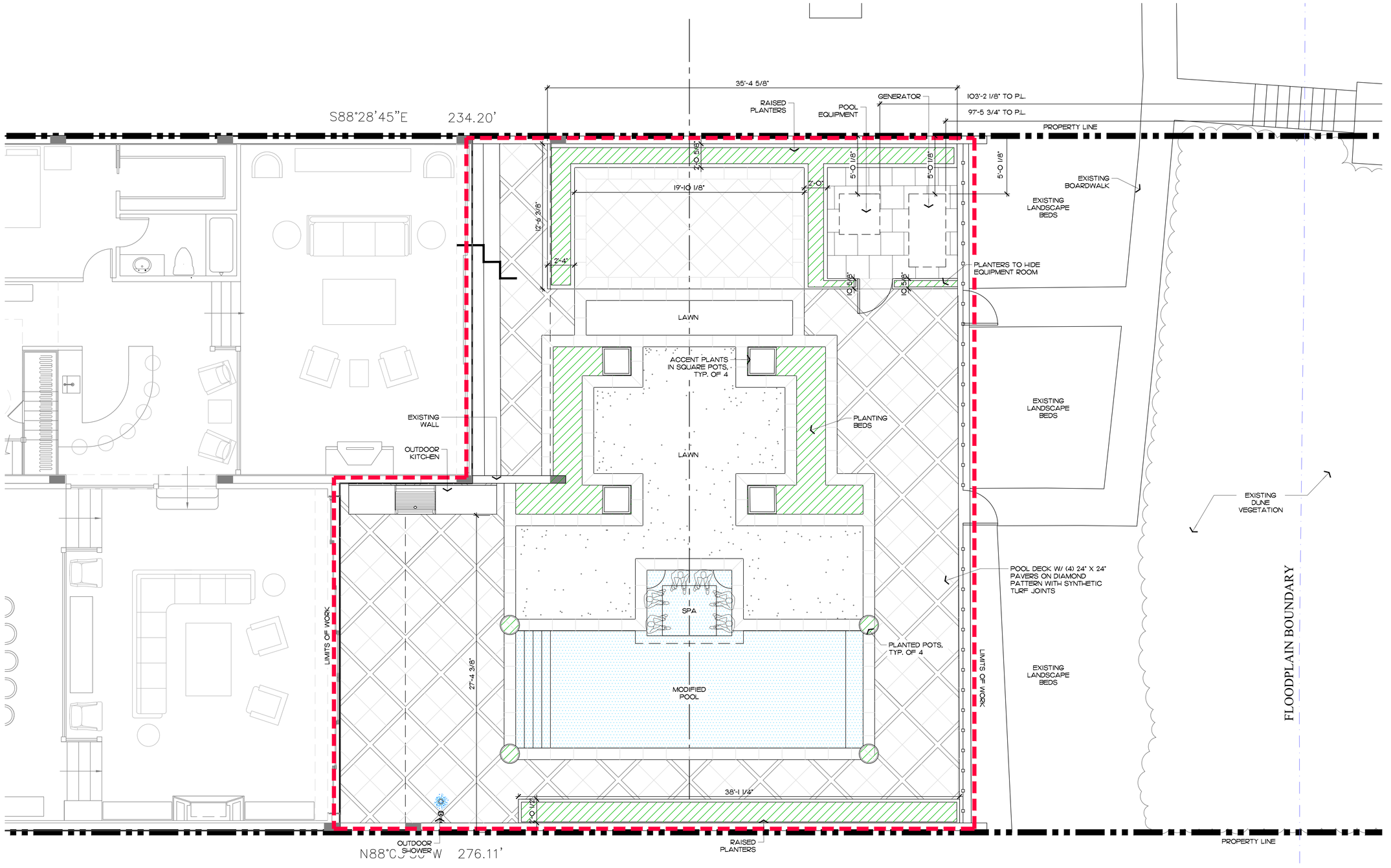



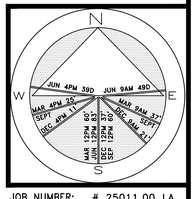

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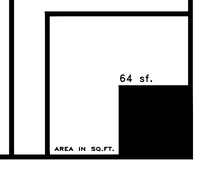
SHEET L3.0



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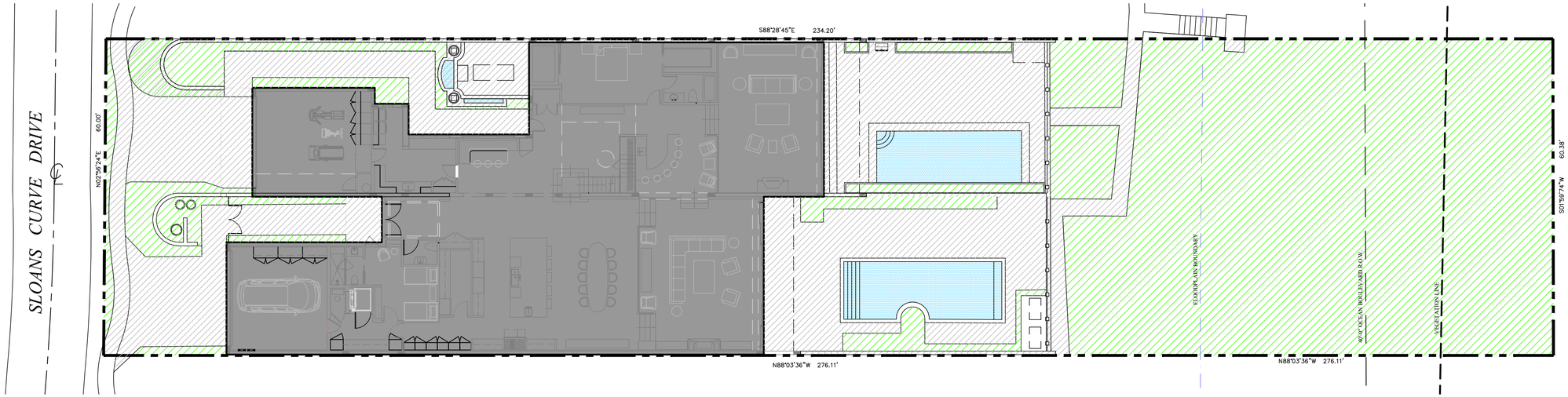
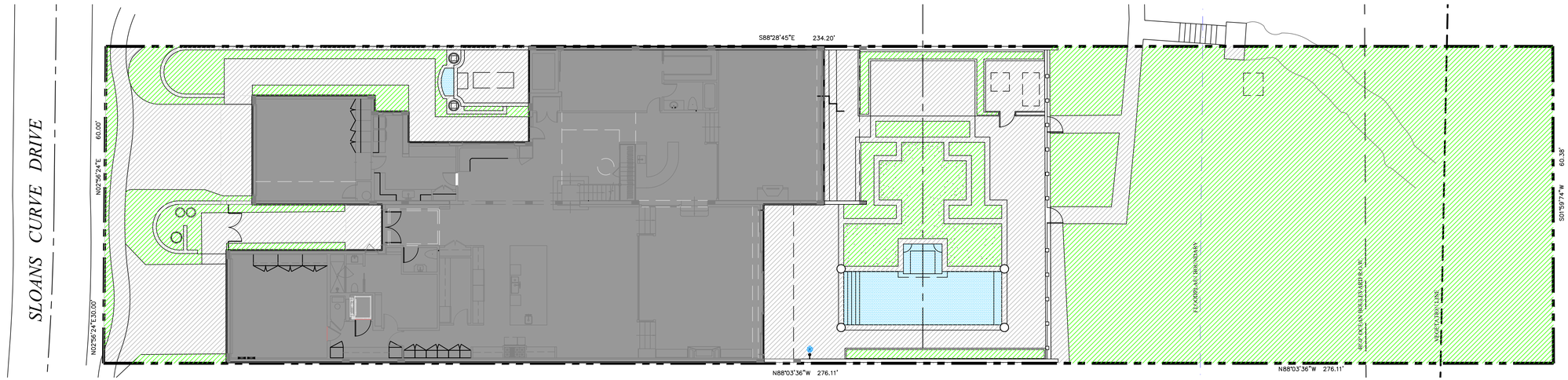
Site Plan
SCALE IN FEET 0' 4' 8' 12'



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	PUD (PLANNED UNIT DEVELOPMENT)		RC - (MEDIUM DENSITY RESIDENTIAL)			
LOT AREA	16,539 S.F.					
OPEN / PERMEABLE SPACE	MINIMUM 35%	5,788.65 S.F.	39.3%	6,511 S.F.	41.7%	6,895 S.F.
FRONT YARD LANDSCAPE	MINIMUM 35% OF FRONT YARD	526 S.F.	32%	482 S.F.	32%	482 S.F.

Legend

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

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Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'

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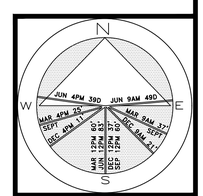
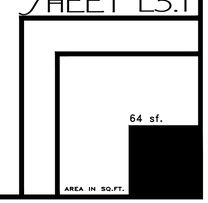
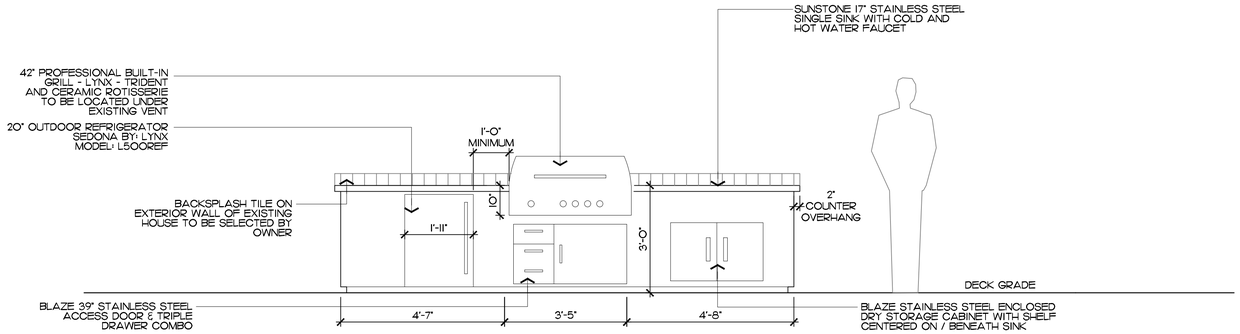


JOB NUMBER: # 25011.00 LA
DRAWN BY: Dustin Mizell
DATE: 03.03.2025

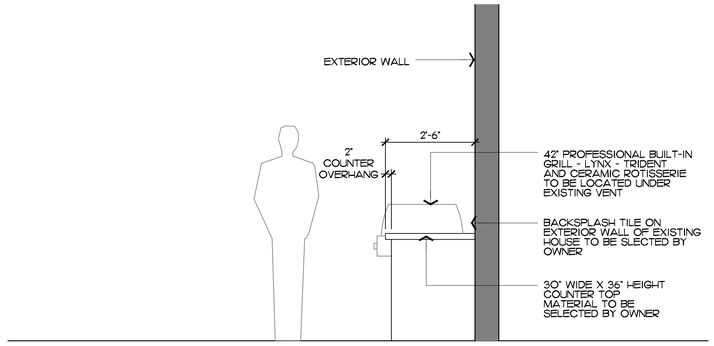
SHEET L3.1





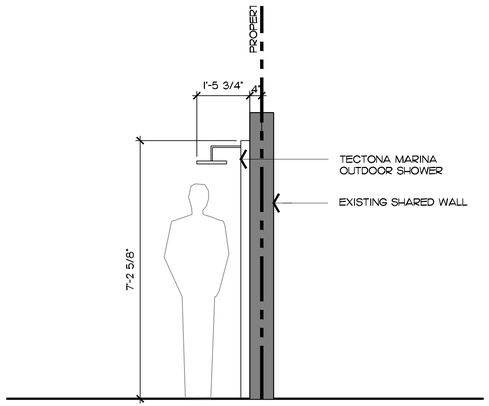
1 L3.2 Outdoor Kitchen Front Elevation

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



2 L3.2 Outdoor Kitchen Side Elevation

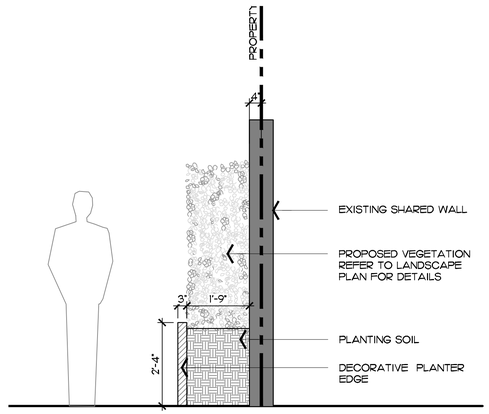
SCALE: 1/2" = 1'-0"





3 L3.2 Outdoor Shower Elevation

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

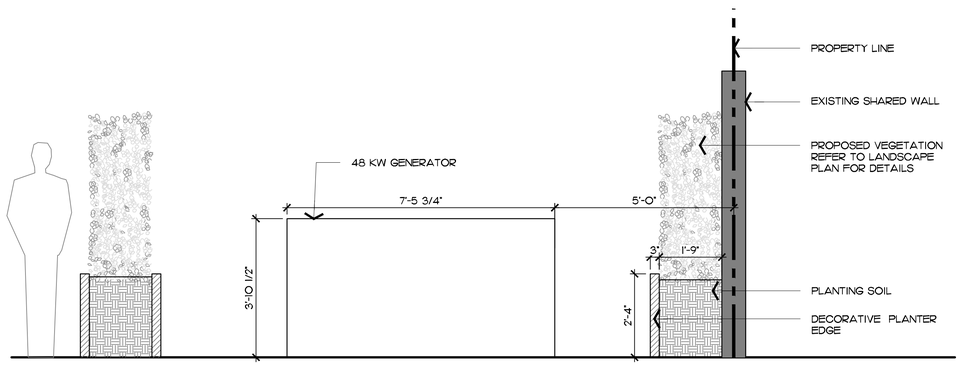




EXISTING PLANTER

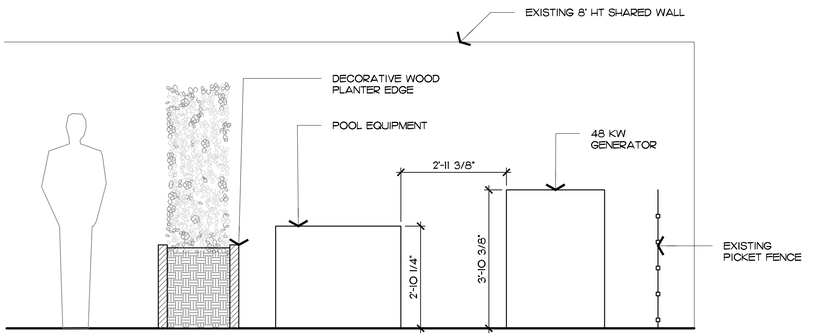
4 L3.2 Decorative Lattice Planter

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



5 L3.2 Generator Longitudinal Section

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



6 L3.2 Generator Cross Section

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

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DRAWN BY: Dustin Mizell

DATE: 03.03.2025

SHEET L3.2

Proposed Hardscape Exhibit

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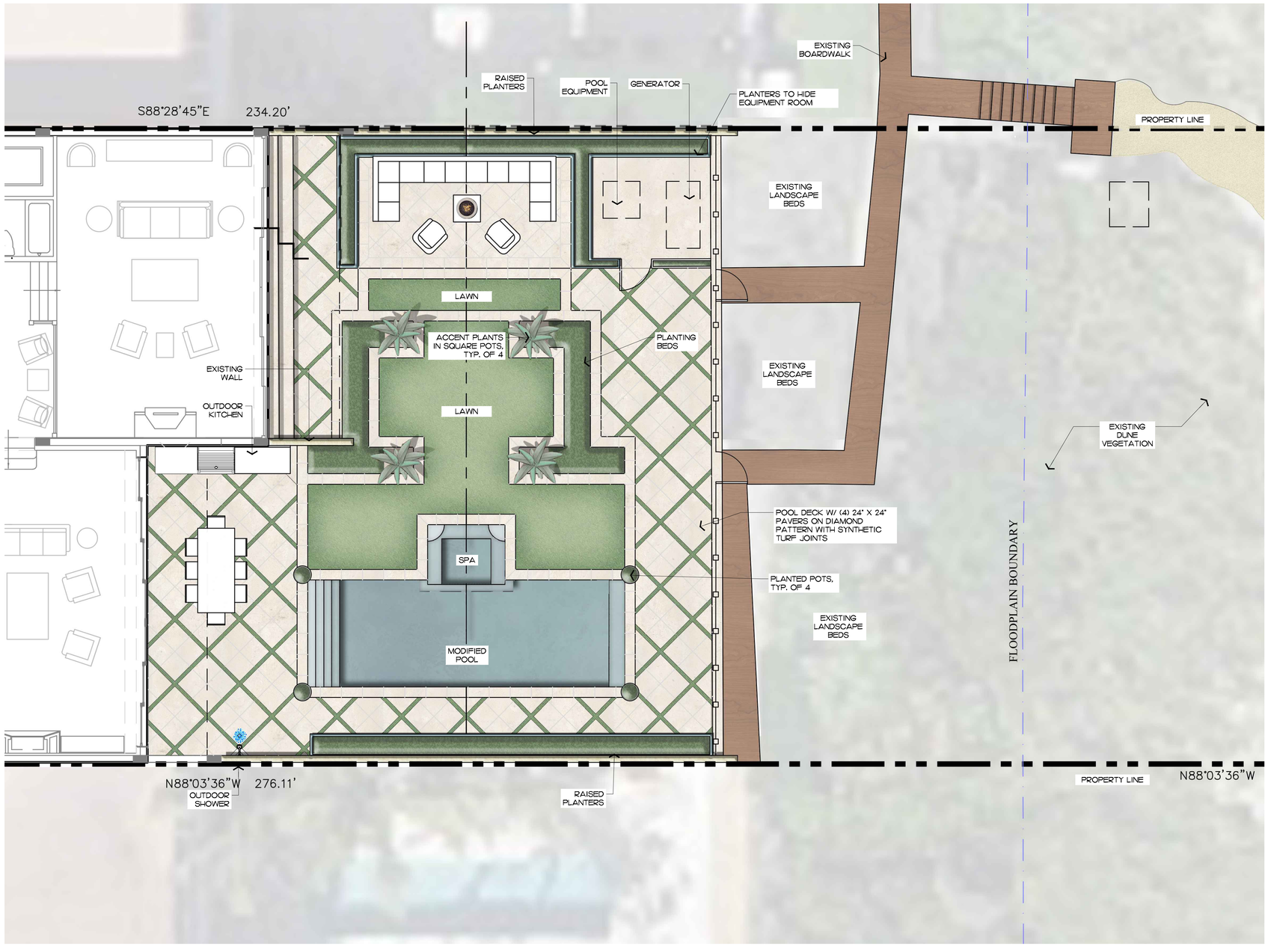

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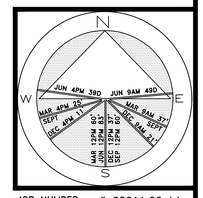

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DRAWN BY: Caleb Weigel

DATE: 03.03.2025

SHEET L3.3

64 sf.
AREA IN SQ.FT.

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Rendered Site Plan



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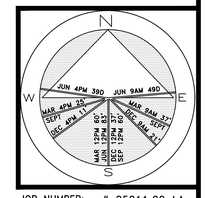

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SHEET L3.4

64 sf.
AREA IN SQ.FT.

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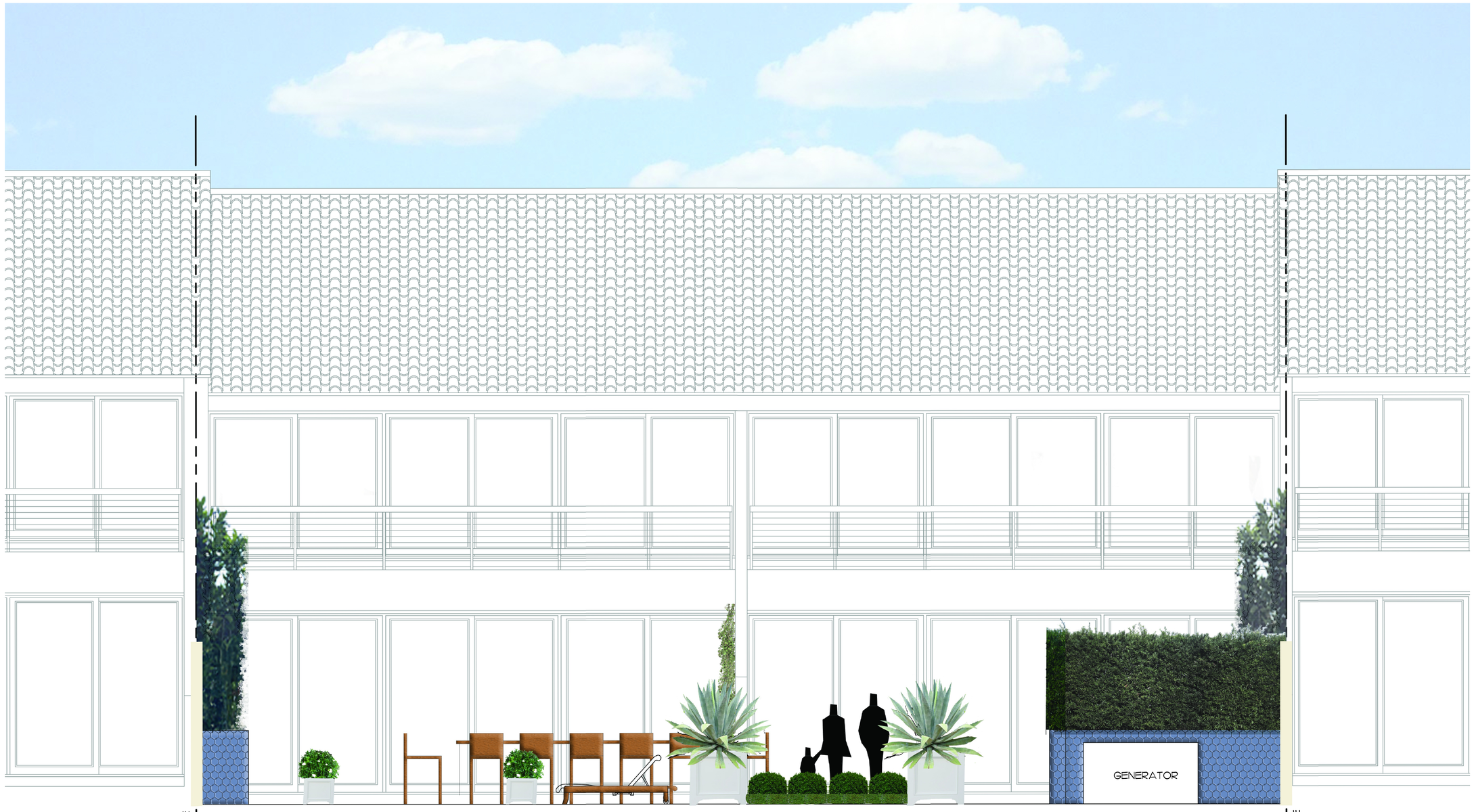
Rendered Perspective



PROPERTY LINE

UNIT 10

SUBJECT PROPERTY

PROPERTY LINE

UNI

Rendered East Elevation

SCALE IN FEET 0' 8' 16' 24'

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DATE: 03.03.2025

SHEET L3.5

64 sf.
AREA IN SQ.FT.

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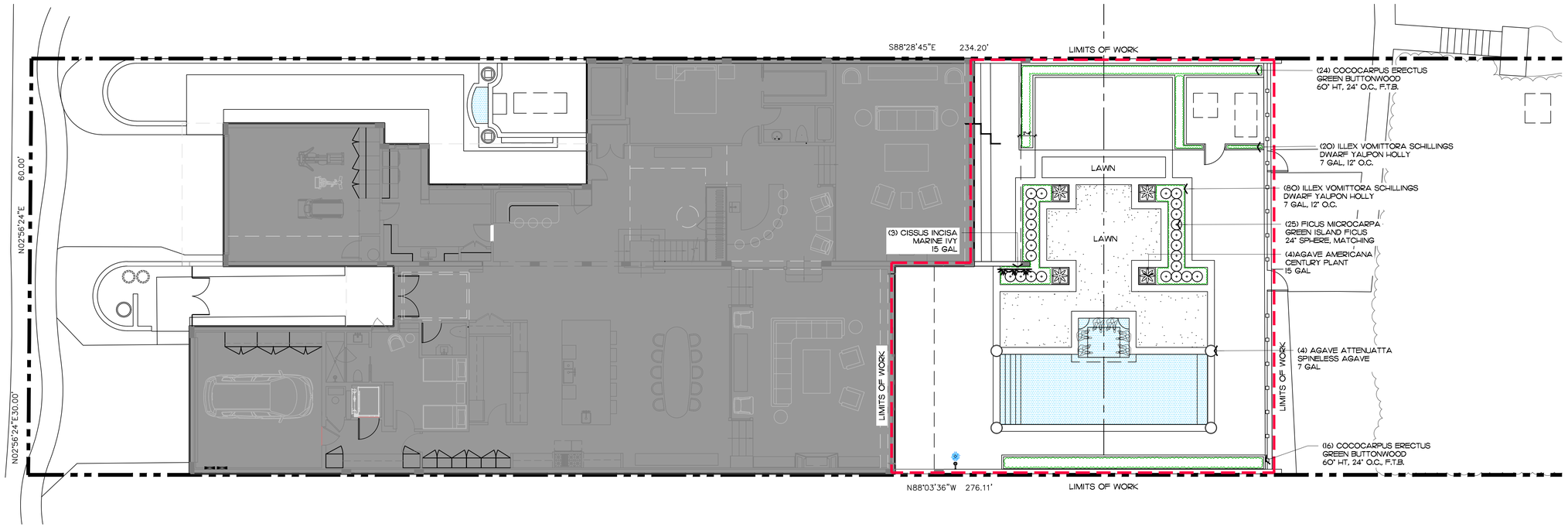
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com



Private Residence
9 Sloans Curve
Town of Palm Beach
FLORIDA

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	AGAVE AMERICANA CENTURY PLANT	4	15 GAL.	NO
	AGAVE ATTENUATTA SPINELESS AGAVE	4	7 GAL.	NO
	CISSUS INCISA MARINE IVY	3	15 GAL	YES
	CONOCARPUS ERECTUS BUTTOWNOOD HEDGE	40	60" HT., 24" O.C.	YES
+	FICUS MICROCARPA GREEN ISLAND FICUS SPHERES	25	24" SPHERE, MATCHING	NO
	ILLEX VOMITORA 'SCHILLINGS' DWARF YALPON HOLLY	80	7 GAL, 12" O.C.	YES
	TOTAL:	153		
	NATIVE SPECIES:	70 (50%)		

Lawn & Mulch

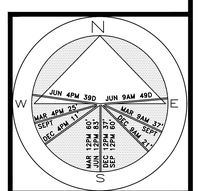
SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

Legend

- PROPOSED SHRUB
- PROPOSED ACCENT
- PROPOSED ACCENT
- PROPOSED VINE

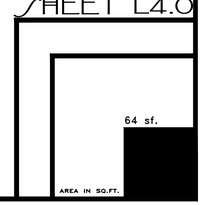
Landscape Legend

PROPERTY ADDRESS:	9 SLOANS CURVE	
LOT AREA (SQ FT)	16,539 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	5,788.65 S.F. (35%)	6,895.00 S.F. (41.7%)
LOS TO BE ALTERED (SQ FT AND %)	NA	
PERIMTETER LOS (SQ FT AND %)	NA	NA
FRONT YARD LOS (SQ FT AND %)	526 S.F. (35%)	482 S.F. (32%)
NATIVE TREES %	30% (NUMBER OF TREES)	N/A
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	70 S.F. (50%)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	N/A



JOB NUMBER: # 25011.00 LA
DRAWN BY: Dustin Mizell
DATE: 03.03.2025

SHEET L4.0



Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

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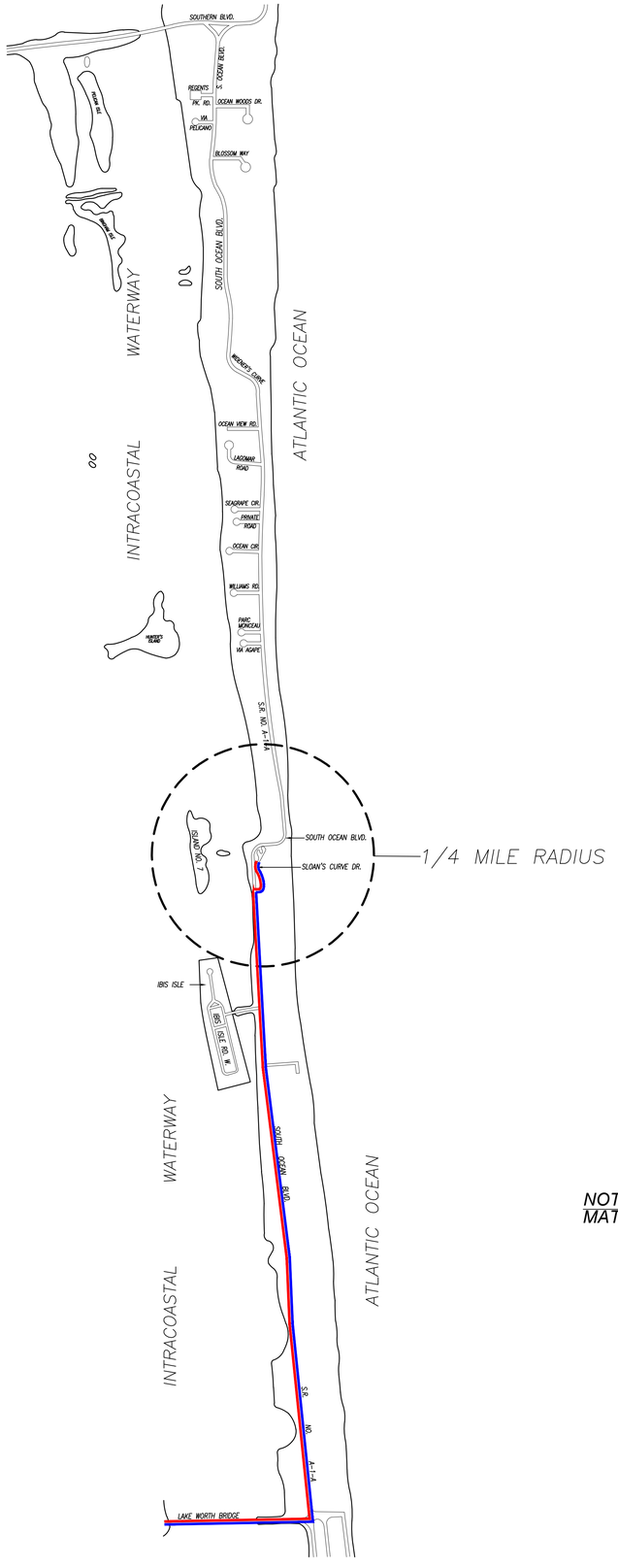
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and 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 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

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

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

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
9 Sloans Curve
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25011.00 LA
DRAWN BY: Dustin Mizell
DATE: 03.03.2025

SHEET L5.0

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

Truck Logistics Plan

SCALE: NOT TO SCALE

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: September 25, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0057 (ZON-25-0052) 130 SUNRISE AVE PH8 (COMBO). The applicant, PH8 SUNRISE AVE REVOCABLE TRUST (Paul A. Krasker, Trustee), has filed an application requesting Architectural Commission review and approval for a new retractable awning on the penthouse level of an existing condominium building. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 9/18/2025

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-25-0057 (ZON-25-0052) 130 SUNRISE AVE PH8 (COMBO). The applicant, PH8 SUNRISE AVE REVOCABLE TRUST (Paul A. Krasker, Trustee), has filed an application requesting Architectural Commission review and approval for a new retractable awning on the penthouse level of an existing condominium building. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0052 (ARC-25-0057) 130 SUNRISE AVE PH8 (COMBO) – VARIANCE. The applicant, PH8 SUNRISE AVE REVOCABLE TRUST (Paul A. Krasker, Trustee), has filed an application requesting Town Council review and approval for one (1) variance for a retractable awning above the maximum building height permitted, on the existing penthouse level of an existing-nonconforming multifamily building.

Applicant:	PH8 SUNRISE AVE REVOCABLE TRUST (Paul A. Krasker, Trustee)
Professional:	Michael Perry Design + Architecture
Representative:	Maura Ziska

THE PROJECT:

The applicant has submitted plans, entitled "Renovations to the Residence of Ms. Lauren Rosenkranz 130 Sunrise Avenue PH 8", as prepared by **Michael Perry Design + Architecture,** date uploaded to the Town 09/08/25 and additional sheet A101.1 dated 09/10/25.

The following is the scope of work:

- The installation of a new retractable awning to one of the residential units (PH 8) on the penthouse level of an existing six-story building.

The following Special Exception with Site Plan Review and Variances are required to complete the project:

- **VARIANCE 1:** A variance for installation of a retractable awning on an existing nonconforming multifamily building at a height of 61'-8" on the 7th floor where a maximum height of 35' (three-stories) is permitted.

Site Data			
Zoning District	R-C	**Future Land Use**	SINGLE FAMILY
Existing Structure	6 stories + parking level	**Year Built**	1970 / 1977
Surrounding Properties / Zoning			
North	Four- and five-story multifamily / R-C		
South	Four-story multifamily / R-C		
East	Atlantic Ocean		
West	Paramount Theatre site / C-TS		

HISTORY:

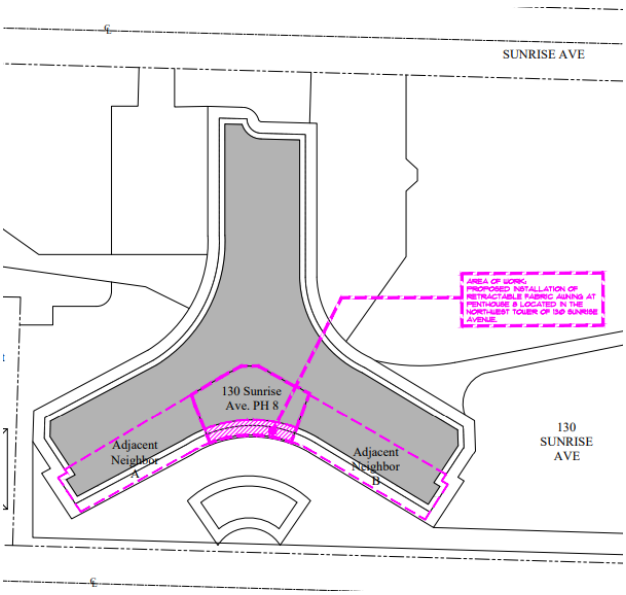
The existing buildings were designed by Palm Beach architect Eugene Lawrence, and built by Arnold Construction in the late 1960s, the 6-acre, 240-unit complex features two dynamically sited x and y formation buildings. The Sun and Surf condominium complex debuted in 1977 after being converted from its original luxury rental units. The complex underwent significant renovations in recent years to restore its distinctive modernist exterior. Each of the Sun and Surf's two buildings contain six levels of residences which include a penthouse level.

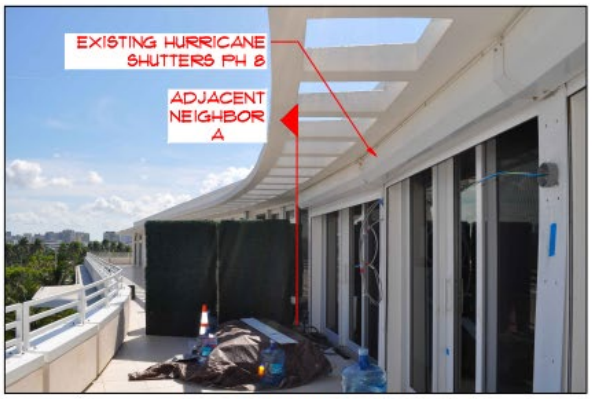


STAFF ANALYSIS

The applicant is proposing to install a retractable fabric awning to one of the residential units (PH 8) on the penthouse level of an existing seven-story building. The existing building is nonconforming in regard to many aspects of the R-C zoning district, including height.

The sixth-floor penthouse is nonconforming, and adding the awning would not exacerbate the use or intensity of the site. No new square footage or air conditioning space is being requested. This penthouse unit is the central unit facing south within the western building. The retractable fabric awning will be installed on the top-floor balcony, mounted to the underside of the concrete roof overhang. It will match the color and style of the neighbor's awning and provide shade and weather protection. When not in use, it can be retracted to preserve the building's aesthetic and will be an unobtrusive modification.

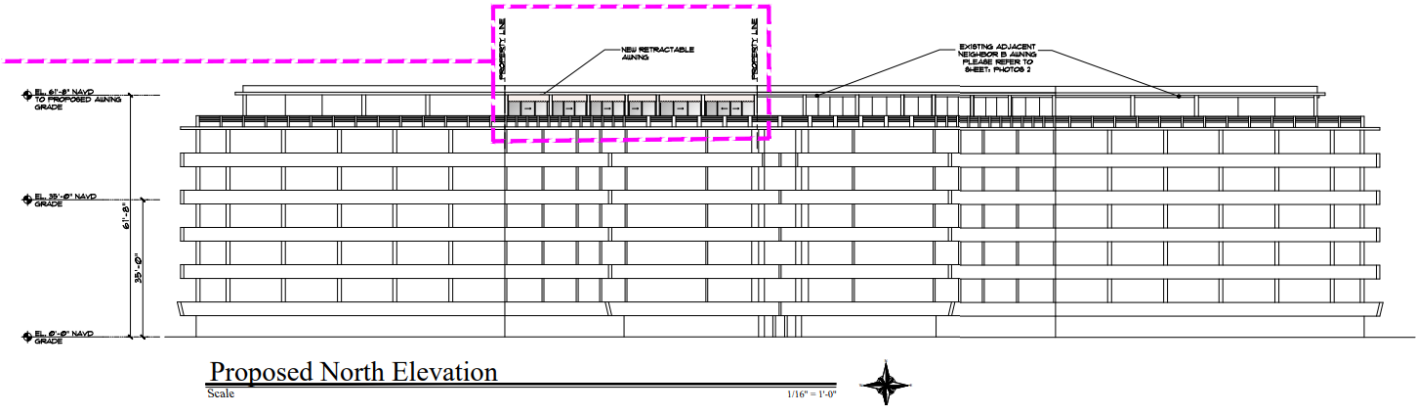




Existing West Perspective
130 Sunrise Ave, PH 8

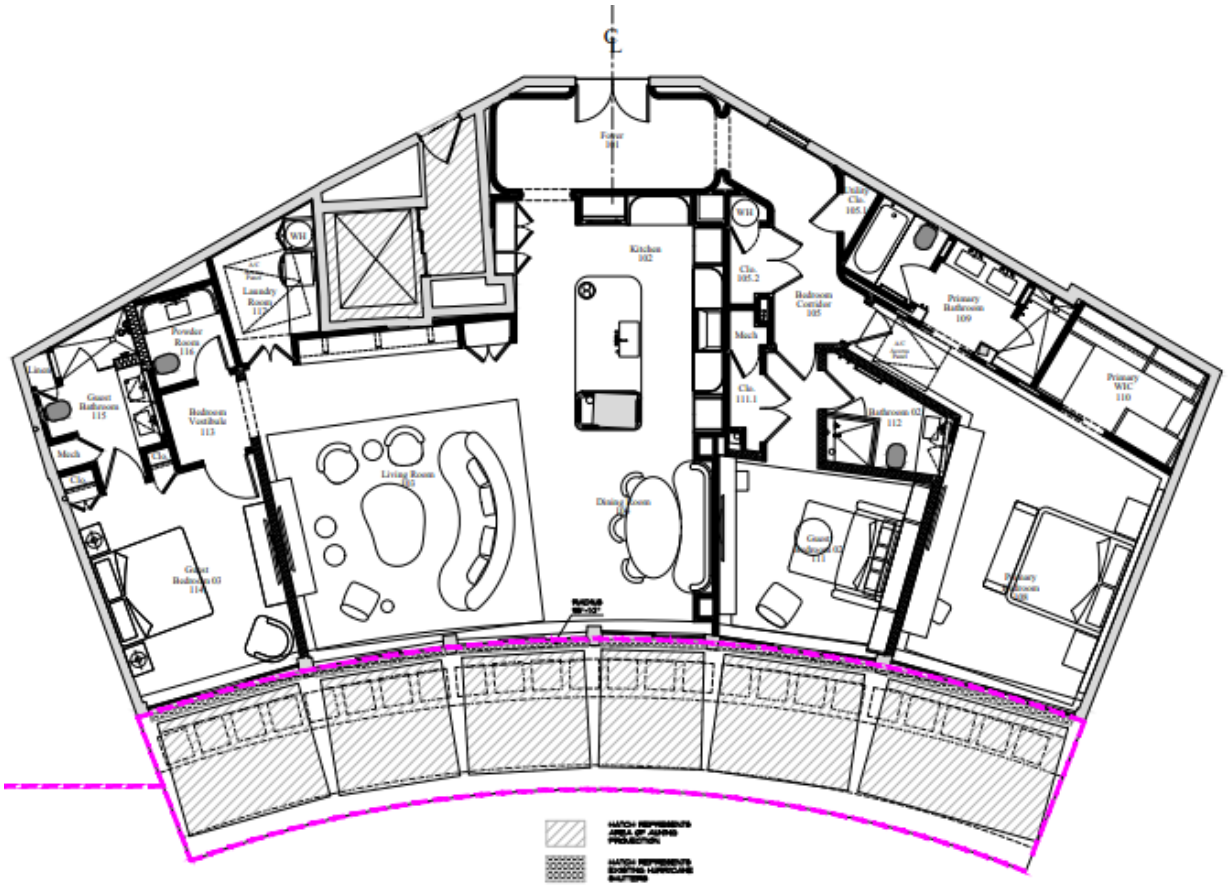


Existing East Perspective
130 Sunrise Ave, PH 8

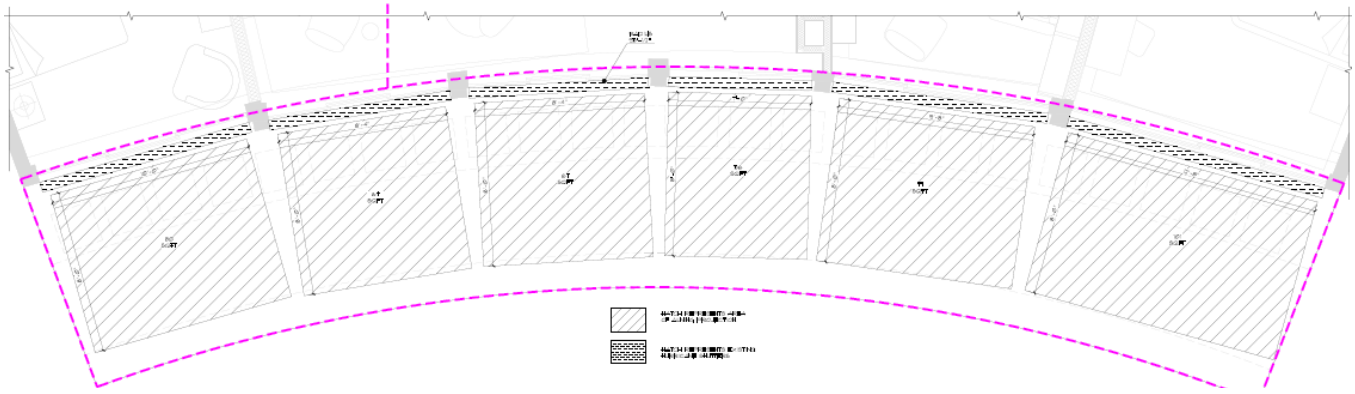


Proposed North Elevation
Scale 1/16" = 1'-0"

The retractable awning will extend over the penthouse's private outdoor space but not over the existing building's knee wall and railing. Recently, a similar retractable awning was approved for variances for the neighboring penthouse unit (PH7) pursuant to Z-18-00127 on September 12, 2018. Similar approvals have been granted in the past.



Regarding variance #1, the request is to install a retractable awning on a nonconforming multifamily building. The awning would be installed at a height of 61'-8" on the seventh floor, even though a maximum height of 35' (three stories) is permitted. The project involves installing six separate awnings above each pair of sliding doors.



The six awnings are 8 feet wide and 8 feet, 4 inches, 8 feet, 4 inches, 7 feet, 9 feet, 8 inches, and 12 feet, 8 inches in length, at a height of 8 feet, 10 inches, for a total area of 448 square feet. Approval would not be out of character for the building or for similar approvals on the

same level. The condominium board has approved the proposal. If the Town Council approves it, the applicant will need to apply for an administrative site plan review.

CONCLUSION:

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

(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and

(2) that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

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

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

WRB: JGM

MP DESIGN & ARCHITECTURE, INC.
319 CLEMATIS, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
AA#26001667
T: 561.833.7575 INFO@MPDAINC.COM F: 561.833.0575

Town of Palm Beach
360 S. County Rd.
Palm Beach, FL 33480

September 08, 2025

Letter of Intent

Re: ARC-25-0057/ZON-25-0052
130 Sunrise Ave. PH 8, Palm Beach, FL 33480

Please find attached drawings and application for the review of our project at 130 Sunrise Ave. PH8 Palm Beach, FL 33480. The scope of work entails a retractable awning at top-floor unit.

Please note the following:

A. **Architectural Review Section 18-205**
Proposed retractable fabric awning to be installed at the top-floor balcony of the unit, mounted to the underside of the projected concrete roof overhang. The awning will match the style of the adjacent neighbor's installation and will provide shade and weather protection while remaining retractable to preserve the building's aesthetic when not in use

B. **Certificate of Appropriateness Section 54-122 and/or 18-306 and/or 54-125**
N/A

C. **Special Exception Section 134-229**
N/A

D. **Site Plan Review Section 134-329**
N/A

E. **Variance(s) Section 134-201**
Variance 1: Section 134-1060(8)(d): A variance for installation of a retractable awning on an existing nonconforming multifamily building at a height of 61'-8" on the 7th floor where a maximum height of 35' (three-stories) is permitted.

The following criteria is in support of the variance request:

1. **The special conditions and circumstances peculiar to this land which are not applicable to other lands in the same zoning district are due to the change in zoning code that only allows 2-story buildings. This 7-story condominium was originally constructed before the change in code.**

2. **The special conditions and circumstances related to the variances do not result from the actions of the Applicant because the 7-story building was in existence before the zoning code changed and is nonconforming.**

MP DESIGN & ARCHITECTURE, INC.
319 CLEMATIS, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
AA#26001667
T: 561.833.7575 INFO@MPDAINC.COM F: 561.833.0575

3. **The granting of the variances will not confer on the applicant a special privilege because any modification to a condominium unit on any story above the second story requires a variance. The proposed awning does not extend further than the existing terrace and will not affect the exterior appearance of the building. Other owners in this building and the surrounding buildings have similar awnings that were previously approved by Town Council and Arcom.**

4. **The hardship, which runs with the land, is that the zoning code has changed since the condominium was originally constructed as the code only allows 2-story buildings today and any modification to a condominium unit on any story above the second story requires a variance.**

5. **The granting of the variance will be in harmony with the general intent of the ordinance and not be injurious to the neighborhood. The Town Council and Arcom have previously approved similar awnings on the condominium buildings.**

F. **Worth Avenue Design Guidelines Section 134-233 Worth Avenue Design Guidelines**
N/A

G. **Landmarks Tax Abatement Section 54-198 Tax Abatement Application**
N/A

H. **Other:**
N/A

I. **Worth Avenue Design Guidelines Section 134-233 Worth Avenue Design Guidelines**
N/A

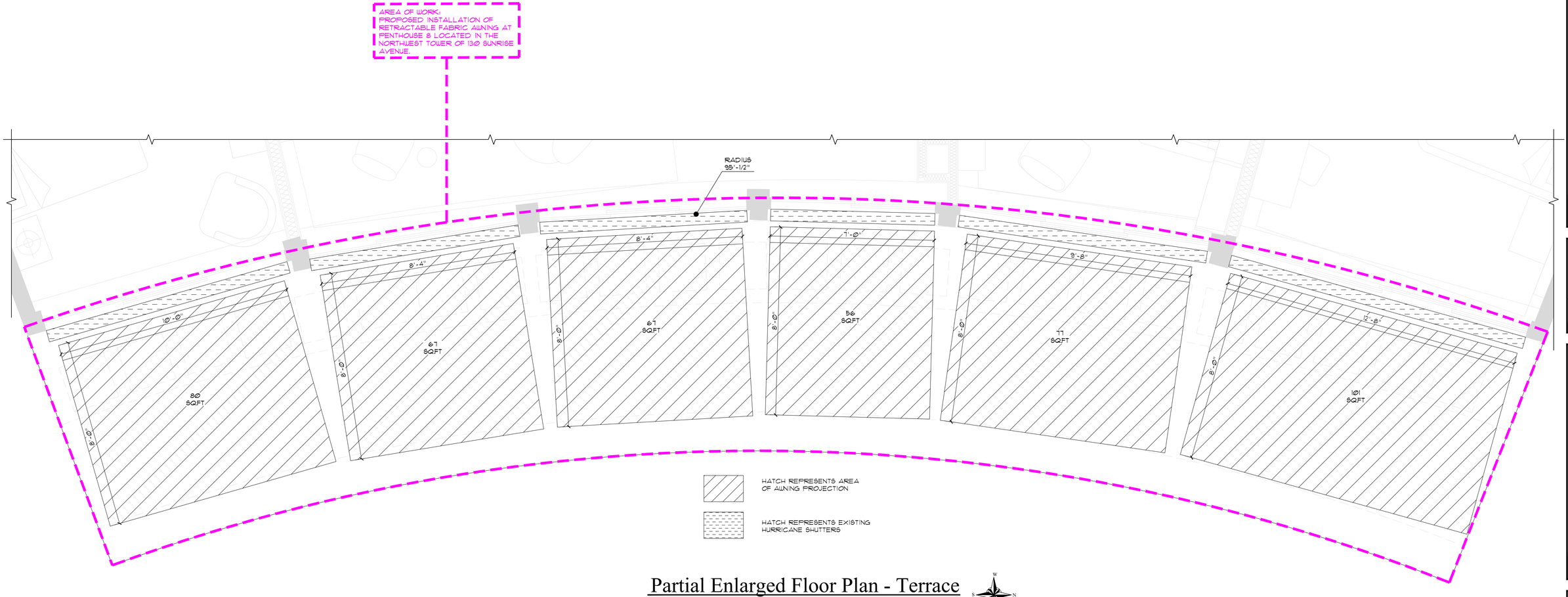
J. **Landmarks Tax Abatement Section 54-198 Tax Abatement Application**
N/A

K. **Other:**
N/A

Respectfully,

Michael Perry

AREA OF WORK:
PROPOSED INSTALLATION OF RETRACTABLE FABRIC AWNING AT PENTHOUSE 8 LOCATED IN THE NORTHWEST TOWER OF 130 SUNRISE AVENUE.



Partial Enlarged Floor Plan - Terrace

Scale 1/2" = 1'-0"

ARC-25-0057
ZON-25-0052

MP DESIGN & ARCHITECTURE

COMM NO.
2504

DATE
02-24-24

REVISIONS
1 Area of Work 09-10-25

Renovations to The Residence of
Ms. Lauren Rosenkranz
130 Sunrise Ave, Penthouse 8
Palm Beach FL 33480

STATE OF FLORIDA — ANGELO L. DAVILA
AR0016639
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
AR0016639

MP DESIGN & ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.
1
A101.1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: September 25, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0061 143 REEF RD. The applicant, JOHN K. CRIDDLE, has filed an application requesting Architectural Commission review and approval for a new, two-story single-family residence with final hardscape and landscape improvements, the design of which had previously received ARCOM approval but expired before construction commenced.

Date: 9/18/2025

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-25-0061 143 REEF RD. The applicant, John K. Criddle, has filed an application requesting Architectural Commission review and approval for a new, two-story single-family residence with final hard-scape and landscape improvements, the design of which had previously received ARCOM approval but expired before construction commenced.

Applicant: John K. Criddle
Professional: Dailey Janssen Architects PA
Representative: Maura Ziska

HISTORY:
On June 29, 2022, ARCOM approved this project (6-1) under case ARC-22-043 (ZON-22-073). The applicant also received approval for a one-year extension of time. Despite applying for a building permit, since work never commenced, all approvals for the design have lapsed, and the applicant is back with the project that was previously presented, incorporating ARCOM's comments. The applicant has indicated they will be able to proceed with the building permit and construction after obtaining this approval. Summary below:

- Received ARCOM approval for a new house on 6/29/22.
- The combo-variance portion of the application was withdrawn from the TC July 2022 agenda.
- Received extension of time for ARCOM approval for one year on 6/28/23 (expiration date would be 6/29/24).
- Received ARCOM approval for landscape modifications 3/27/24.
- Applied for building permit on 6/25/24 (4days before expiration of ARCOM approval).
- Building permit was ISSUED 1/29/25.

THE PROJECT:
The applicant has submitted plans, entitled "Proposed Two Story Residence at 143 Reef Road", as prepared by **Dailey Janssen Architects,** date uploaded to the Town September 08, 2025.

The following is the scope of work:
- Construction of a new two-story residence with associated pool, landscape and hardscape improvements.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	11,025 SF	**Flood Zone**	AE +6’ NAVD
Lot Width	105’	**Lot Depth**	105’

Surrounding Properties / Zoning	
North	230 Esplanade Way & 220 Esplanade Way | Residence(s) / R-B

South	144 Reef Road| Residence / R-B
East	135 Reef Road | Residence / R-B
West	151 Reef Road | Residence / R-B

STAFF ANALYSIS:

The applicant is proposing to construct a new approximately 4,571 SF two-story residence with pool, hardscape and landscape on this north side mid-block vacant lot. The style of the proposed residence is described in the letter of intent as island colonial with a smooth white stucco finish, coral stone trim, blue-gray aluminum-clad wood windows and doors, and a cedar shingle roof. No additional architectural or zoning concerns have come to light since their original approval.



The surrounding properties are a mix of architectural styles in both one- and two-story formats. Most prominently visible from the street on the south elevation are the varying roof lines and styles and the front-facing two-car garage, which can be found on several other houses on Reef Road.



A lush, organically flowing landscape plan is proposed. There will be a swimming pool in the backyard and two small reflecting pools flanking the entry walkway.



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: BMF: FHM

DJA DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

August 11, 2025

Town of Palm Beach Planning, Zoning and Building Department

143 Reef Road Letter of Intent – ARC-25-0061

We are pleased to submit the accompanying drawings and information for the Second Submittal of the proposed two story residence at 143 Reef Road, Palm Beach.

A. LANDMARK PRESERVATION COMMISSION
Not applicable, this property is not landmarked.

B. ARCOM
We are proposing a new 4,571 square foot two-story residence with pool, hardscape and landscape. The style of the proposed residence is island colonial with a smooth white stucco finish, coral stone trim, blue-gray aluminum clad wood windows and doors and a cedar shingle roof.

C. SPECIAL EXCEPTION
Not applicable.

D. SITE PLAN REVIEW
Not applicable.

E. VARIANCES
Not applicable, no variances are being requested.

Please let us know if you need additional information.

Respectfully Submitted,

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

400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 LICENSE NO. AA-C001974
TELEPHONE 561.833.4707 FAX 561.833.4705 WWW.DAILEYJANSSEN.COM

PROPOSED TWO STORY RESIDENCE AT:

143 REEF ROAD

SECOND SUBMITTAL: 08.11.2025

TOWN OF PALM BEACH | ARC-25-0061 | PALM BEACH COUNTY, FLORIDA

DRAWING INDEX	
ARCHITECTURAL	
A-0.00	COVER SHEET & INDEX OF DRAWINGS
SP-1.01	SITE PLAN
SP-1.02	VICINITY LOCATION MAP AND STREETSCAPE
SP-1.03	LOCATION PLAN
	NEIGHBOR PHOTOS 1-10
SP-1.04	ZONING DIAGRAMS
A1.10	FIRST FLOOR PLAN
A1.11	SECOND FLOOR PLAN
A1.12	ROOF PLAN
A2.01	EXTERIOR ELEVATIONS
A2.02	EXTERIOR ELEVATIONS
A2.03	EXTERIOR ELEVATIONS
A2.04	PERSPECTIVE RENDERING
A2.05	PERSPECTIVE RENDERING
A2.06	EXTERIOR ELEVATION RENDERING
A2.07	EXTERIOR ELEVATION RENDERING
A2.08	EXTERIOR ELEVATION RENDERING
A2.09	EXTERIOR ELEVATION RENDERING
A2.10	BUILDING AND SITE SECTION
A2.11	BUILDING AND SITE SECTION
A2.12	YARD SECTION DIAGRAM
A2.13	YARD SECTION DIAGRAM
A2.14	YARD SECTION DIAGRAM
A2.15	DOOR AND COURTYARD WALL DETAILS
A2.16	WINDOW AND GATE DETAILS
A2.17	EXTERIOR MATERIAL AND FINISHES

LANDSCAPE, CIVIL AND SURVEY	
SITE	SITE PLAN RENDERING
	FRONT PERSPECTIVE
	COURTYARD PERSPECTIVE
	REAR PERSPECTIVE
	SIDE YARD PERSPECTIVE
EL1	SOUTH ELEVATION RENDERING
EL2	EAST ELEVATION RENDERING
EL3	NORTH ELEVATION RENDERING
EL4	WEST ELEVATION RENDERING
SITE	SITE PLAN
L1	HARDSCAPE PLAN
L2	HARDSCAPE PLAN
LP1	LANDSCAPE PLAN
LP2	LANDSCAPE PLAN - FOUNTAIN PLANTING ARRANGEMENT
LP3	LANDSCAPE PLAN
LP4	PLANT LIST DETAILS
LP3	LANDSCAPE PLAN
LP4	PLANT LIST DETAILS
EX1	EXISTING CONDITIONS AND DEMOLITION PLAN
EX2	EXISTING CONDITIONS AND DEMOLITION SCHEDULE
CSP	CONSTRUCTION SCREENING PLAN
EX3	EXISTING PHOTOS
LAD	LANDSCAPE ALTERATION DIAGRAM
OS1	OPEN SPACE DIAGRAM - OVERALL
OS2	OPEN SPACE DIAGRAM - FRONT SETBACK
OS3	OPEN SPACE DIAGRAM - 10' PERIMETER
C-1	CONCEPTUAL GRADING AND DRAINAGE PLAN
EC-1	ERROSION CONTROL PLAN
SURVEY 1 OF 2	EXISTING SURVEY DESCIPTION
SURVEY 2 OF 2	EXISTING SURVEY PLAN

PROJECT TEAM:

LANDSCAPE ARCHITECT:

NIEVERA WILLIAMS DESIGN
625 N. FLAGLER DRIVE
WEST PALM BEACH, FL 33401
561-659-2820

CIVIL ENGINEER:

GRUBER CONSULTING ENGINEERS, INC.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
561-537-7229

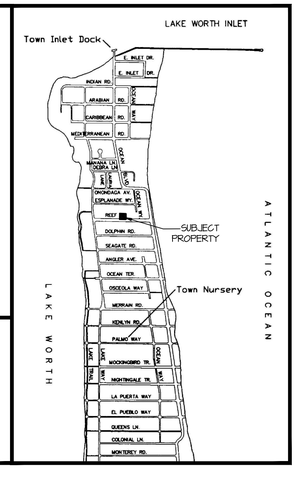
SURVEYOR:
WALLACE SURVEYING
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
561-640-4551

SCOPE OF WORK

1- CONSTRUCT NEW 2-STORY RESIDENCE
2- NEW HARDSCAPE INCLUDING POOL
3- NEW LANDSCAPE
4- CIVIL -STORM WATER MANAGEMENT PLAN

LOCATION MAP

143 REEF ROAD
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

PROPOSED RESIDENCE AT:
143 REEF ROAD
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA

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

DATE: SEC. SUBMIT 08.11.2025
DRAWN: JKS
REVISIONS:

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

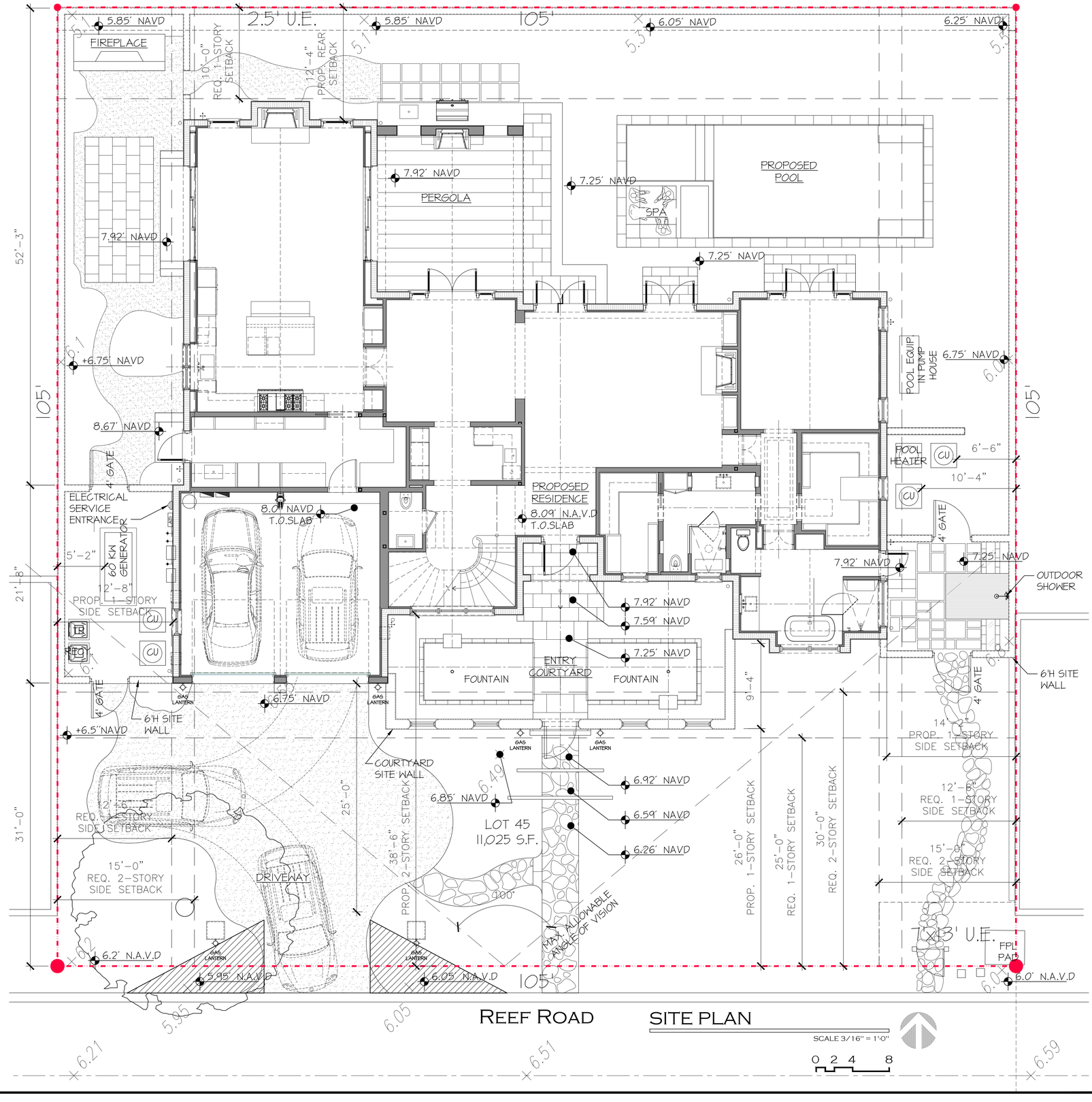
ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-0061

DRAWING NO.

A0.00

JOB NUMBER: 20-108



SITE PLAN

SCALE 3/16" = 1'-0"

0 2 4 8

SQUARE FOOT DATA	
LOTS	
LOT AREA FOR CALCULATIONS:	11,025 S.F.
A/C:	
1ST FLOOR:	2,733 S.F.
2ND FLOOR:	1,280 S.F.
GARAGE:	511 S.F.
TOTAL A/C:	4524 S.F.
COVERED UNENCLOSED COVERED ENTRY:	23 S.F.
TOTAL COVERED AREA:	4541 S.F.
OPEN BALCONY:	24 S.F.
GRAND TOTAL:	4571 S.F.
FOOTPRINT:	3,244 S.F
POOL PERGOLA: 213 S.F (2.5%)	
POOL PERGOLA ALLOWED: 3% = 330 SF	
REFER TO LANDSCAPE AND HARDSCAPE PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION	

STYLE AND DESCRIPTION	
STYLE: ISLAND COLONIAL	
DESCRIPTION:	
NUMBER OF STORIES:	TWO
ROOF MATERIAL:	CEDAR SHINGLES
CONSTRUCTION TYPE:	SINGLE FAMILY
CBS:	YES
FRAME:	NO
COLORS:	
ROOF:	NATURAL
BUILDING:	OFF-WHITE
TRIM:	CORAL STONE
DOORS / WIN:	BLUE
RAILINGS:	BLACK

SCOPE OF WORK
1- CONSTRUCT NEW 2-STORY RESIDENCE 2- NEW HARDSCAPE INCLUDING POOL 3- NEW LANDSCAPE 4- CIVIL -STORM WATER MANAGEMENT PLAN

GENERAL NOTES
1. REFER TO PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION. 2. REFER TO PLANS BY CIVIL ENGINEER FOR ALL DRAINAGE INFORMATION

SYMBOL LEGEND	
5.5	EXISTING ELEVATIONS
7.83	PROPOSED ELEVATIONS

LOT INFORMATION
PROPERTY ADDRESS: 143 REEF ROAD PALM BEACH, FL 33480
ZONING DATA: RB
FLOOD ZONE: AE6 and X. F.I.R.M. 10/05/2017
ALL SURVEY INFORMATION BASED ON SURVEY BY WALLACE SURVEYING CORP. 5553 VILLAGE BOULEVARD, WEST PALM BEACH 33407 PHONE: (561) 640-4551 BUSINESS #4569 JAMES PEDEN FLORIDA CERTIFICATE NO. 6122
DATE OF FIELD SURVEY: 02/08/24
LEGAL DESCRIPTION
SEE SURVEY
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY INFORMATION.

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

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

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

ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-0061

DRAWING NO.

SP1.01

JOB NUMBER: 20-108



VICINITY LOCATION MAP

N.T.S.

N

DATA TABLE

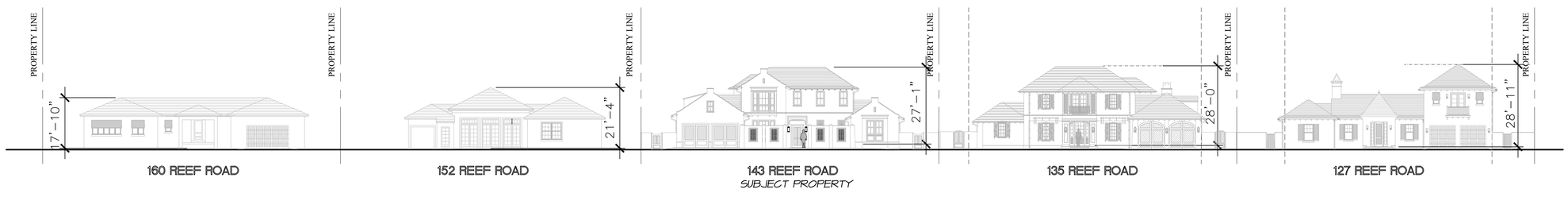
* PROPOSED RESIDENCE

– ALL PROPERTY INFORMATION TAKEN FROM PALM BEACH COUNTY PROPERTY APPRAISER, ZILLOW, TRULIA AND CORCORAN GROUP.

230 Onondaga Ave LOT SIZE=±11,212 SF 1–STORY RESIDENCE TOTAL = 2,539 SF FOOTPRINT=2,539 SF LOT COVERAGE=22.6%	220 Onondaga Ave LOT SIZE=±11,255 SF 1–STORY RESIDENCE TOTAL = 2,872 SF FOOTPRINT=2,872 SF LOT COVERAGE=25.5%	210 Onondaga Ave LOT SIZE=±11,299 SF 1–STORY RESIDENCE TOTAL = 3,320 SF FOOTPRINT=3,320 SF LOT COVERAGE=29.3%	202 Onondaga Ave LOT SIZE=±11,382 SF 1–STORY RESIDENCE TOTAL = 4,990 SF FOOTPRINT=4,990 SF LOT COVERAGE=43.8%	277 Esplanade Wy LOT SIZE=±11,425 SF 2–STORY RESIDENCE TOTAL = 3,766 SF FOOTPRINT=2,787 SF LOT COVERAGE=24.3%	253 Esplanade Wy LOT SIZE=±11,404 SF 1–STORY RESIDENCE TOTAL = 2,792 SF FOOTPRINT=2,792 SF LOT COVERAGE=24.4%
251 Esplanade Wy LOT SIZE=±11,404 SF 1–STORY RESIDENCE TOTAL = 2,275 SF FOOTPRINT=2,275 SF LOT COVERAGE=19.9%	250 Esplanade Wy LOT SIZE=±10,031 SF 2–STORY RESIDENCE TOTAL = 4,329 SF FOOTPRINT=2,676 SF LOT COVERAGE=26.6%	246 Esplanade Wy LOT SIZE=±12,876 SF 1–STORY RESIDENCE TOTAL = 2,630 SF FOOTPRINT=2,630 SF LOT COVERAGE=20.4%	245 Esplanade Wy LOT SIZE=±11,404 SF 1–STORY RESIDENCE TOTAL = 3,803 SF FOOTPRINT=3,803 SF LOT COVERAGE=33.3%	236 Esplanade Wy LOT SIZE=±11,552 SF 1–STORY RESIDENCE TOTAL = 2,640 SF FOOTPRINT=2,640 SF LOT COVERAGE=22.8%	230 Esplanade Wy LOT SIZE=±11,54[illegible] SF 2–STORY RESIDENCE TOTAL = 4,836 SF FOOTPRINT=3,048 SF LOT COVERAGE=26.4%
220 Esplanade Wy LOT SIZE=±11,552 SF 2–STORY RESIDENCE TOTAL = 5,043 SF FOOTPRINT=3,572 SF LOT COVERAGE=30.9%	211 Esplanade Wy LOT SIZE=±11,404 SF 1–STORY RESIDENCE TOTAL = 2,825 SF FOOTPRINT=2,825 SF LOT COVERAGE=24.7%	210 Esplanade Wy LOT SIZE=±11,539 SF 1–STORY RESIDENCE TOTAL = 3,560 SF FOOTPRINT=3,560 SF LOT COVERAGE=30.8%	200 Esplanade Wy LOT SIZE=±16,173 SF 2–STORY RESIDENCE TOTAL = 6,819 SF FOOTPRINT=4,803 SF LOT COVERAGE=29.6%	168 Reef Road LOT SIZE=±11,621 SF 1–STORY RESIDENCE TOTAL = 3,445 SF FOOTPRINT=3,445 SF LOT COVERAGE=29.6%	160 Reef Road LOT SIZE=±11,025 SF 1–STORY RESIDENCE TOTAL = 3,777 SF FOOTPRINT=3,777 SF LOT COVERAGE=34.2%
153 Reef Road LOT SIZE=±11,025 SF 1–STORY RESIDENCE TOTAL = 3,358 SF FOOTPRINT=3,358 SF LOT COVERAGE=30.4%	152 Reef Road LOT SIZE=±11,025 SF 2–STORY RESIDENCE TOTAL = 5,193 SF FOOTPRINT=3,208 SF LOT COVERAGE=29.0%	151 Reef Road LOT SIZE=±11,025 SF 1–STORY RESIDENCE TOTAL = 2,464 SF FOOTPRINT=2,464 SF LOT COVERAGE=22.3%	144 Reef Road LOT SIZE=±11,025 SF 1–STORY RESIDENCE TOTAL = 3,748 SF FOOTPRINT=3,748 SF LOT COVERAGE=33.9%	*143 Reef Road* LOT SIZE=±11,025 SF 2–STORY RESIDENCE TOTAL = 4,614 SF FOOTPRINT=3,306 SF LOT COVERAGE=30%	136 Reef Road LOT SIZE=11,025 SF 1–STORY RESIDENCE TOTAL = 3,402 SF FOOTPRINT=3,402 SF LOT COVERAGE=30.8%
135 Reef Road LOT SIZE=±11,025 SF 2–STORY RESIDENCE TOTAL = 4,586 SF FOOTPRINT=3,301 SF LOT COVERAGE=29.9%	130 Reef Road LOT SIZE=±11,025 SF 2–STORY RESIDENCE TOTAL = 4,938 SF FOOTPRINT=3,218 SF LOT COVERAGE=29.3%	127 Reef Road LOT SIZE=±11,025 SF 2–STORY RESIDENCE TOTAL = 4,804SF FOOTPRINT=3,244 SF LOT COVERAGE=29.4%	119 Reef Road LOT SIZE=±11,931 SF 2–STORY RESIDENCE TOTAL = 5,121 SF FOOTPRINT=3,634 LOT COVERAGE=30.4%	102 Reef Road LOT SIZE=±25,321 SF 2–STORY RESIDENCE TOTAL = 11,100 SF FOOTPRINT=6,872 SF LOT COVERAGE=27.1%	167 Dolphin Road LOT SIZE=±13,394 SF 2–STORY RESIDENCE TOTAL = 4,621SF FOOTPRINT=3,341 SF LOT COVERAGE=24.9%
157 Dolphin Road LOT SIZE=±22,045 SF 2–STORY RESIDENCE TOTAL = 5,597 SF FOOTPRINT=3,490 SF LOT COVERAGE=15.8%	156 Dolphin Road LOT SIZE=±11,025 SF 2–STORY RESIDENCE TOTAL = 4,677 SF FOOTPRINT=2,805 SF LOT COVERAGE=25.4%	152 Dolphin Road LOT SIZE=±11,025 SF 2–STORY RESIDENCE TOTAL = 5,050 SF FOOTPRINT=3,046 SF LOT COVERAGE=27.6%	141 Dolphin Road LOT SIZE=±11,025 SF 1–STORY RESIDENCE TOTAL = 3,642 S.F FOOTPRINT=3,642 SF LOT COVERAGE=33.0%	140 Dolphin Road LOT SIZE=±11,025 SF 2–STORY RESIDENCE TOTAL = 4,365 S.F FOOTPRINT=3,789 SF LOT COVERAGE=34.3%	133 Dolphin Road LOT SIZE=±11,025 SF 2–STORY RESIDENCE TOTAL = 4,262 SF FOOTPRINT=2,912 SF LOT COVERAGE=26.4%

NEIGHBORHOOD DATA

N.T.S.



143 REEF ROAD STREETSCAPE

143 REEF ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

PROPOSED RESIDENCE FOR:

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

DATE: SEC. SUBMIT 06.11.2025

DRAWN: JKS

REVISIONS:

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-0061

DRAWING NO.

SP1.02

JOB NUMBER: 20-108



LOCATION PLAN

143 REEF ROAD

PROPOSED RESIDENCE AT:

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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

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

ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-0061

DRAWING NO.

SP1.03

JOB NUMBER: 20-108



101 REEF RD



111 REEF RD



119 REEF RD



130 REEF RD

143 REEF ROAD

PROPOSED RESIDENCE AT:

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001174

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ROGER P. JANSSEN AR-14185

ARCOM # ARC-25-0061

DRAWING NO.

JOB NUMBER: 20-108



135 REEF RD



136 REEF RD



144 REEF RD



151 REEF RD

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001174

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ROGER P. JANSSEN AR-14185

ARCOM # ARC-25-0061

DRAWING NO.

JOB NUMBER: 20-108



152 REEF RD



153 REEF RD



160 REEF RD



168 REEF RD

143 REEF ROAD

PROPOSED RESIDENCE AT:

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001174

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ROGER P. JANSSEN AR-14185

ARCOM # ARC-25-0061

DRAWING NO.

JOB NUMBER: 20-108



108 DOLPHIN RD



125 DOLPHIN RD



133 DOLPHIN RD



141 DOLPHIN RD

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001174

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-0061

DRAWING NO.

JOB NUMBER: 20-108



157 DOLPHIN RD



167 DOLPHIN RD



200 ESPLANADE WAY



210 ESPLANADE WAY

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001174

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ROGER P. JANSSEN AR-14185

ARCOM # ARC-25-0061

DRAWING NO.

JOB NUMBER: 20-108



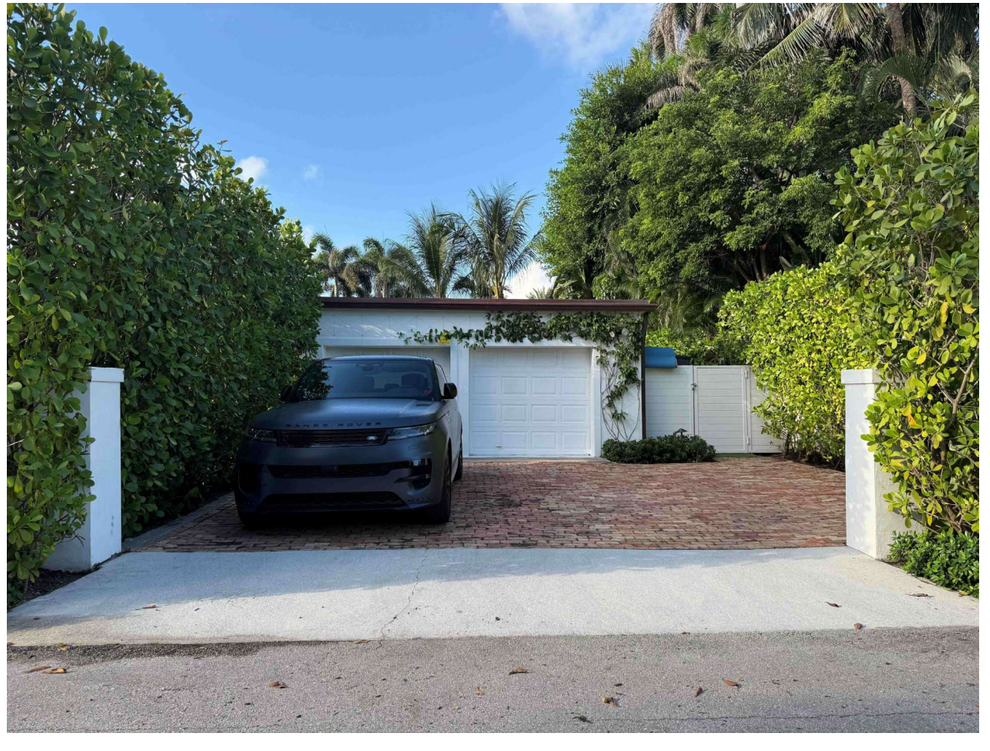
211 ESPLANADE WAY



220 ESPLANADE WAY



230 ESPLANADE WAY



236 ESPLANADE WAY

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001174

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ROGER P. JANSSEN AR-14185

ARCOM # ARC-25-0061

DRAWING NO.

JOB NUMBER: 20-108



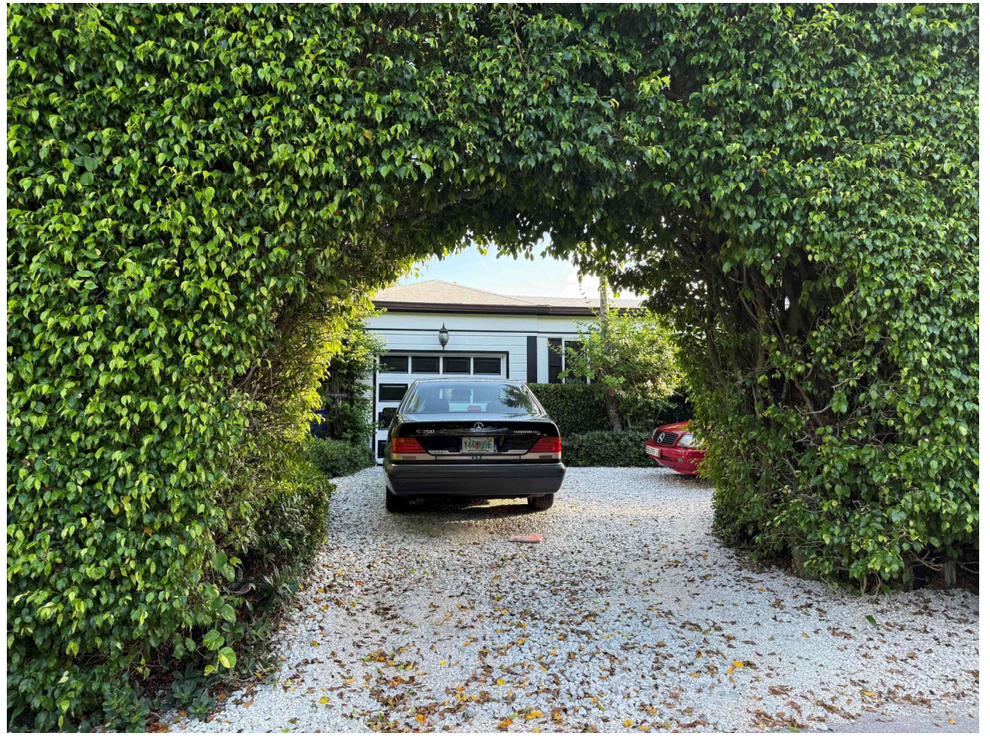
245 ESPLANADE WAY



246 ESPLANADE WAY



250 ESPLANADE WAY



251 ESPLANADE WAY

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001174

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-0061

DRAWING NO.

JOB NUMBER: 20-108



253 ESPLANADE WAY



277 ESPLANADE WAY



202 ONONDAGA AVE



210 ONONDAGA AVE

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001174

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SEAL

ROGER P. JANSSEN AR-14185

ARCOM # ARC-25-0061

DRAWING NO.

JOB NUMBER: 20-108



220 ONONDAGA AVE



230 ONONDAGA AVE



1421 N LAKE WAY



1441 N LAKE WAY

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001414

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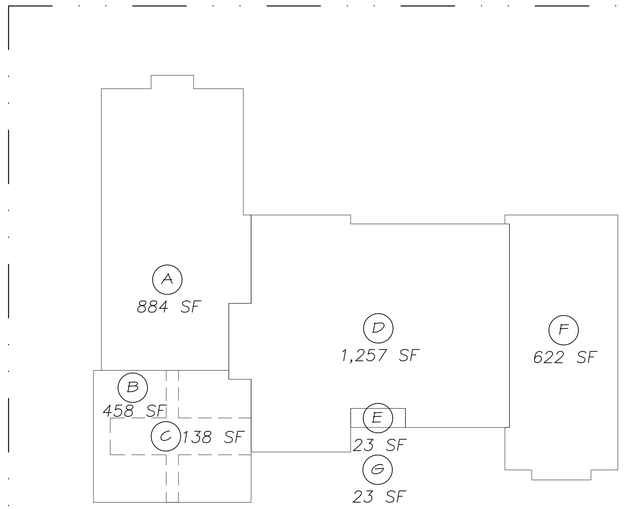
ROGER P. JANSSEN AR-14185

ARCOM # ARC-25-0061

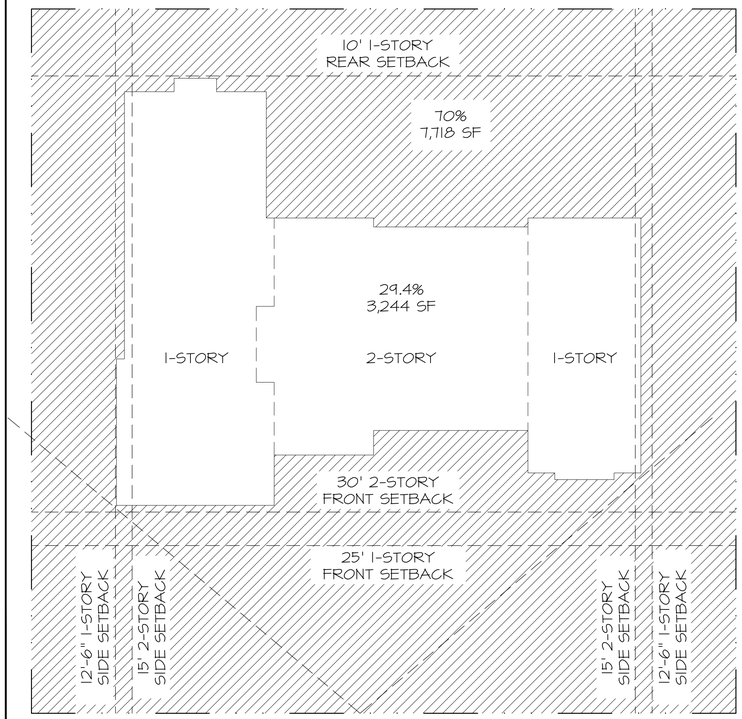
DRAWING NO.

JOB NUMBER: 20-108

CUBIC CONTENT DIAGRAM



LOT COVERAGE & SETBACK 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:**	143 REEF RD		
2	**Zoning District:**	RB LOW DENSITY RESIDENTIAL		
3	**Lot Area (sq. ft.):**	11,025 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	105' X 105'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY RESIDENTIAL		
6	**FEMA Flood Zone Designation:**	AE6 AND X		
7	**Zero Datum for point of meas. (NAVD)**	+8.09' NAVD		
8	**Crown of Road (COR) (NAVD)**	+5.69' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,307.5 SF (30%)	N/A	3,244 SF (29.4%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	4,608 SF
12	*Front Yard Setback (Ft.)	25'/30'	N/A	26'-0"/38'-6"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	14'-2" E/12'-8"W
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	30'-4"E/35'-6"W
15	*Rear Yard Setback (Ft.)	10'-0"	N/A	12'-4"
16	Angle of Vision (Deg.)	100 DEGREES	N/A	<100 DEGREES
17	Building Height (Ft.)	22'	N/A	20'-8"
18	Overall Building Height (Ft.)	30'	N/A	
19	Cubic Content Ratio (CCR) (R-B ONLY)	43,990 CF	+6.59'	43,770 CF
20	** Max. Fill Added to Site (Ft.)	.75'	N/A	.75'
21	Finished Floor Elev. (FFE)(NAVD)	+8.09' NAVD	N/A	+8.09' NAVD
22	Base Flood Elevation (BFE)(NAVD)	+6.0' NAVD	N/A	NC
23	Landscape Open Space (LOS) (Sq Ft and %)	4,961 SF (41%)	N/A	5,298 SF (48%)
24	Perimeter LOS (Sq Ft and %)	4,207.5 SF	N/A	4,400 SF
25	Front Yard LOS (Sq Ft and %)	1,050 SF (40%)	N/A	1,100 SF (44%)
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 RATIO DATA FOR R-B DISTRICT			
LOT SIZE: 11,025 SF	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
ENCLOSED SPACE:			
A- ENCLOSED ONE STORY :	884 SF	9'-2"	8,104 CF
B- ENCLOSED ONE STORY :	458 SF	10'-0"	4,580 CF
C- DORMER	138 SF	4'-6"	621 CF
D- ENCLOSED TWO STORY:	1,257 SF	19'-9"	24,826 CF
E- ENCLOSED 2ND STORY:	23 SF	8'-6"	196 CF
F- ENCLOSED ONE STORY:	622 SF	9'-2"	5,702 CF
TOTAL ENCLOSED:			44,029 CF
UNENCLOSED SPACE:			
G- COVERED UNENCLOSED ENTRY	23 SF	11'-3"	259 CF
ALLOWABLE CREDIT FOR UNENCLOSED COVERED = 5.0% OF CC OR 2,199 CF MAX			
TOTAL CC:			43,770 CF
MAX. ALLOWABLE CC = 43,990 CF			
ALLOWABLE CREDIT FOR UNENCLOSED COVERED = 5.0% OF CC OR 2,199 CF MAX			

143 REEF ROAD

PROPOSED RESIDENCE AT:

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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

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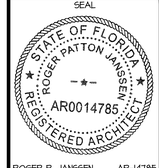


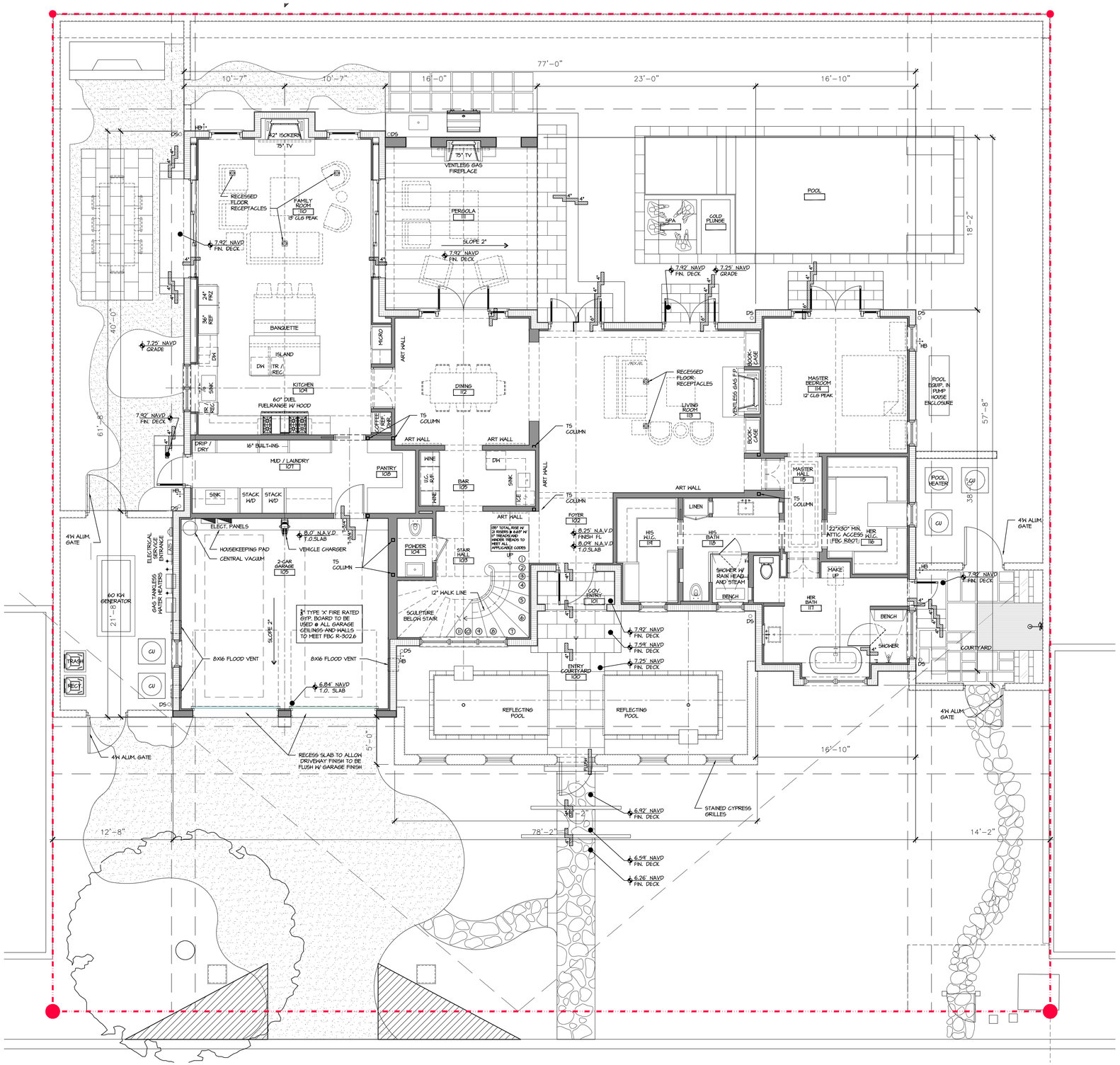
ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-0061

DRAWING NO.

SP1.04

JOB NUMBER: 20-108



PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

GENERAL NOTES:
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE AND HARDSCAPE
- REFER TO CIVIL DRAWINGS FOR SITE GRADING AND DRAINAGE

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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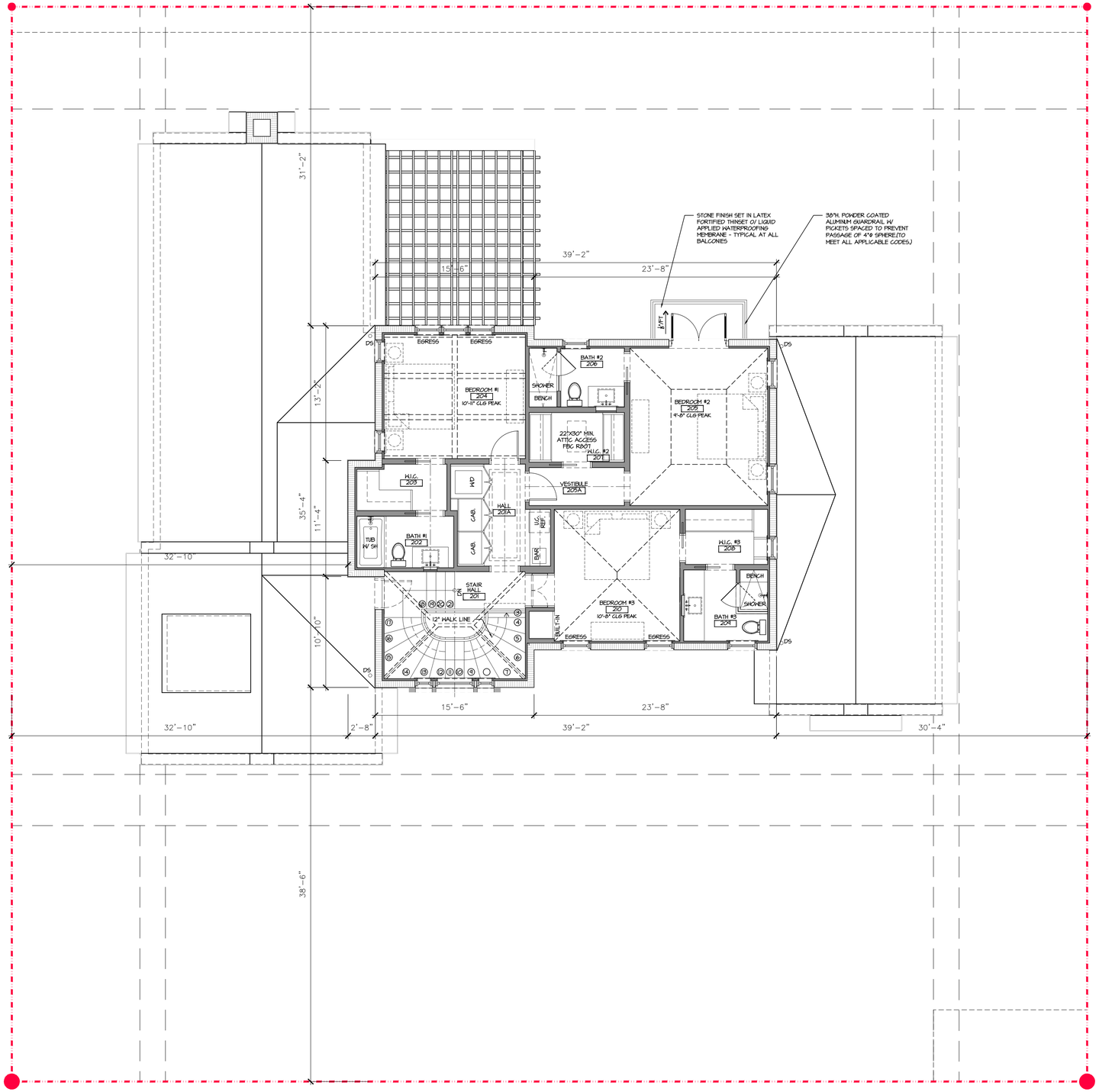
ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-0061

DRAWING NO.

A1.10

JOB NUMBER: 20-108



PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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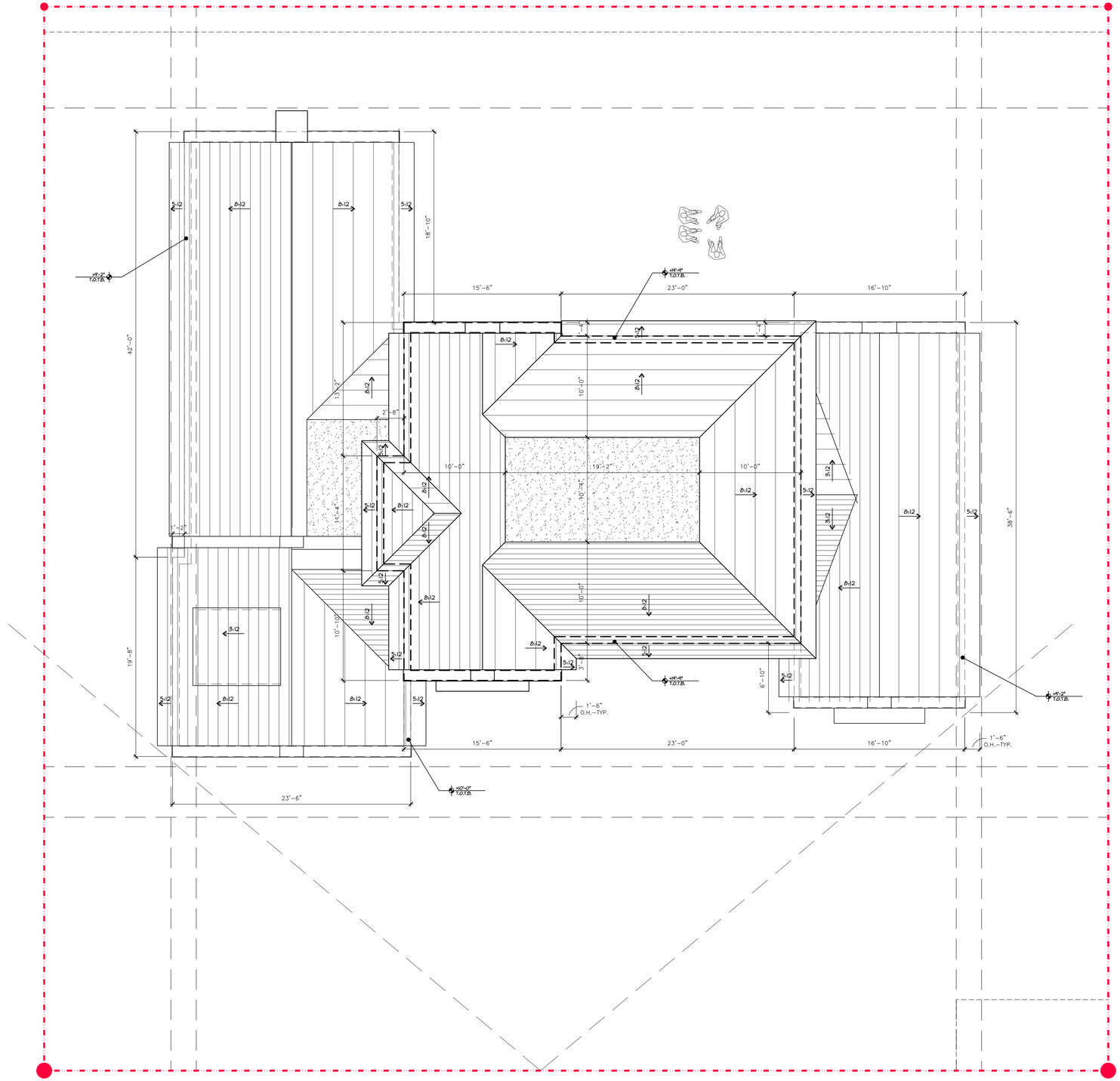
ARCOM # ARC-25-0061

DRAWING NO.

A1.11

JOB NUMBER: 20-108



ROOF PLAN

SCALE 1/4" = 1'-0"

ROOF NOTES:
1. ROOF COVERING TO BE CEDAR SHAKE
2. FLAT ROOF TO BE MODIFIED BITUMEN SYSTEM.
3. ROOF JACKS TO BE COPPER. NO ROOF JACKS ON STREET FRONTAGES.
4. CONTINUOUS GUTTERS TO BE 6" HALF ROUND COPPER CONNECTED TO 4"ø DOWNSPOUTS.

143 REEF ROAD

PROPOSED RESIDENCE AT:

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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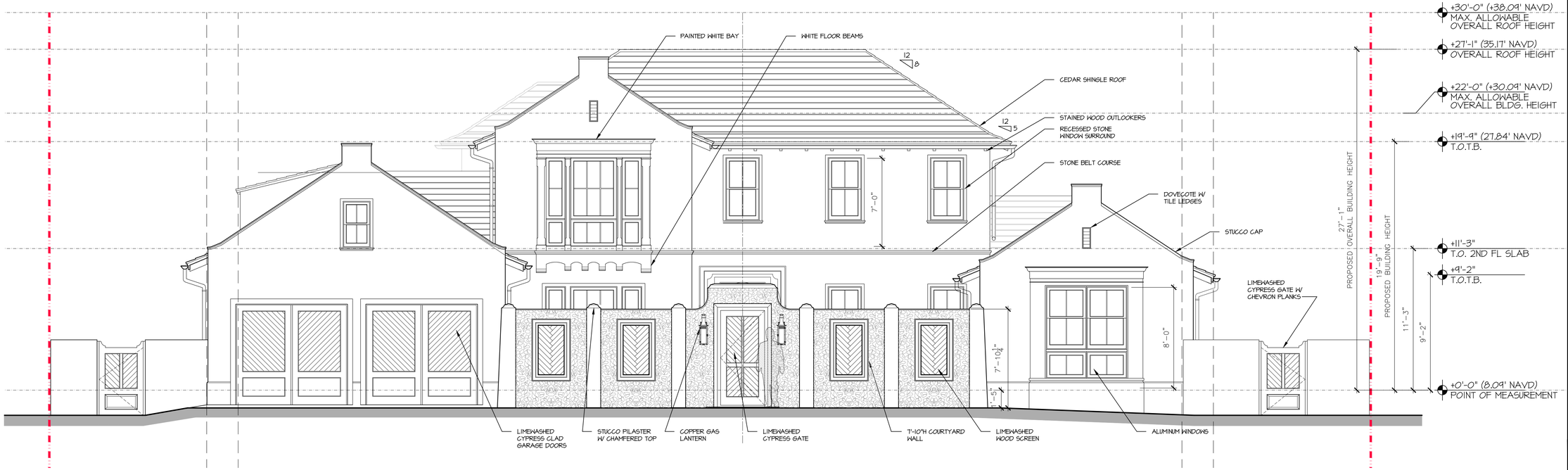
ARCOM # ARC-25-0061

DRAWING NO.

A1.12

JOB NUMBER: 20-108



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION INSIDE COURTYARD

SCALE 1/4" = 1'-0"

143 REEF ROAD

PROPOSED RESIDENCE AT:

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ARCOM # ARC-25-0061

DRAWING NO.

A2.01

JOB NUMBER: 20-108



NORTH ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION INSIDE PERGOLA

SCALE 1/4" = 1'-0"

143 REEF ROAD

PROPOSED RESIDENCE AT:

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-0061

DRAWING NO.

A2.02

JOB NUMBER: 20-108



EAST ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

143 REEF ROAD

PROPOSED RESIDENCE AT:

TOWN OF PALM BEACH

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-0061

DRAWING NO.

A2.03

JOB NUMBER: 20-108



SOUTH PERSPECTIVE RENDERING

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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ARCOM # ARC-25-0061

DRAWING NO.

A2.04

JOB NUMBER: 20-108



NORTH PERSPECTIVE RENDERING

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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DRAWING NO.

A2.05

JOB NUMBER: 20-108



SOUTH ELEVATION RENDERING

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

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ARCOM # ARC-25-0061

DRAWING NO.

A2.06

JOB NUMBER: 20-108



NORTH ELEVATION RENDERING

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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ARCOM # ARC-25-0061

DRAWING NO.

A2.07

JOB NUMBER: 20-108



EAST ELEVATION RENDERING

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

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ARCOM # ARC-25-0061

DRAWING NO.

A2.08

JOB NUMBER: 20-108



WEST ELEVATION RENDERING

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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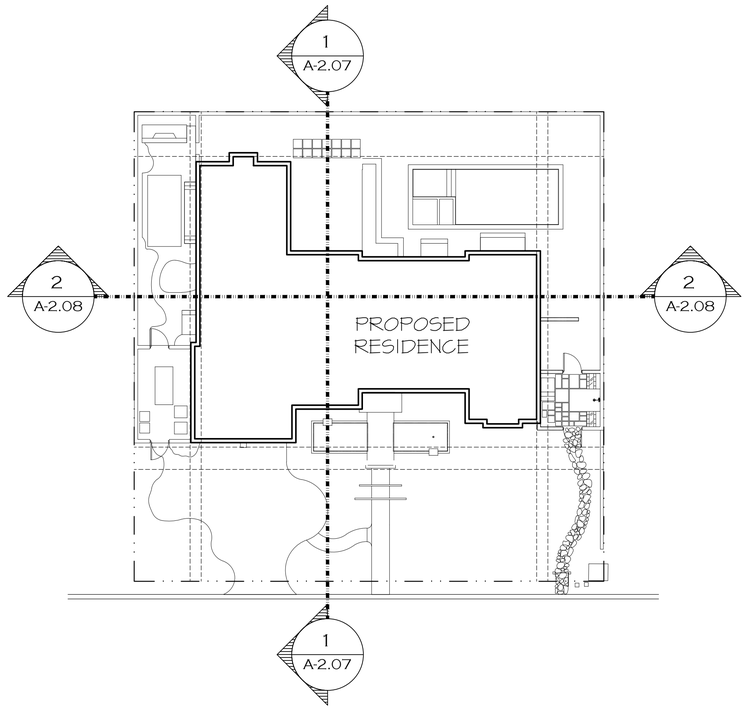
ARCOM # ARC-25-0061

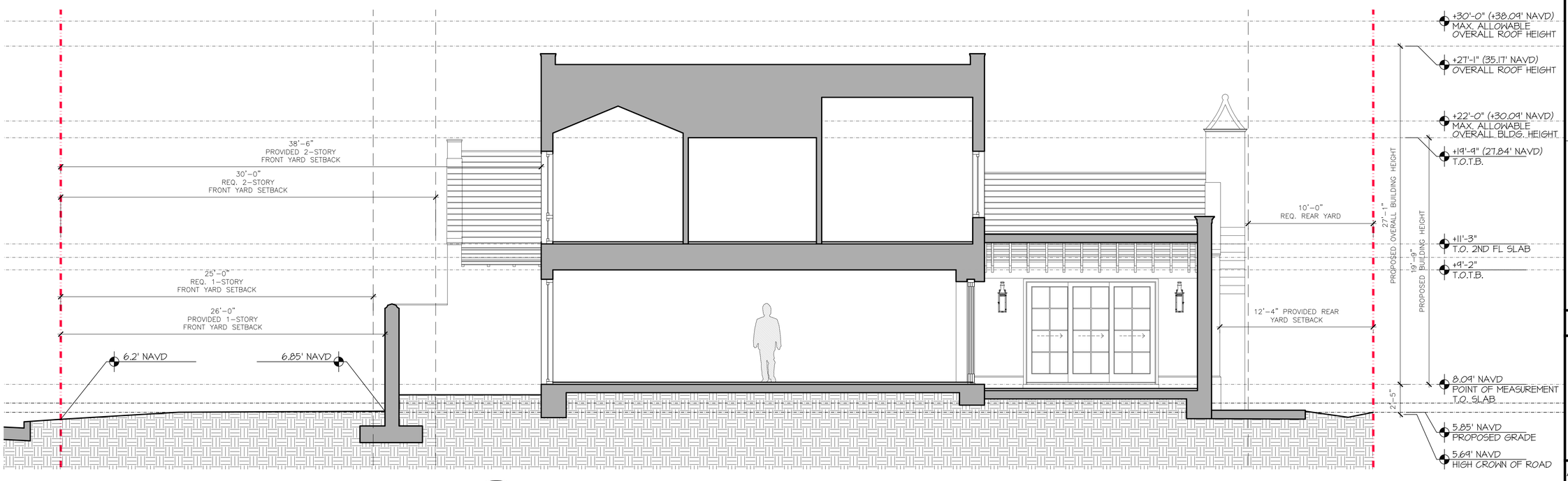
DRAWING NO.

A2.09

JOB NUMBER: 20-108



BUILDING SECTION KEY PLAN



1 / A-2.07 NORTH-SOUTH BUILDING AND SITE SECTION

SCALE 1/4" = 1'-0"

143 REEF ROAD

PROPOSED RESIDENCE AT:

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ARCOM # ARC-25-0061

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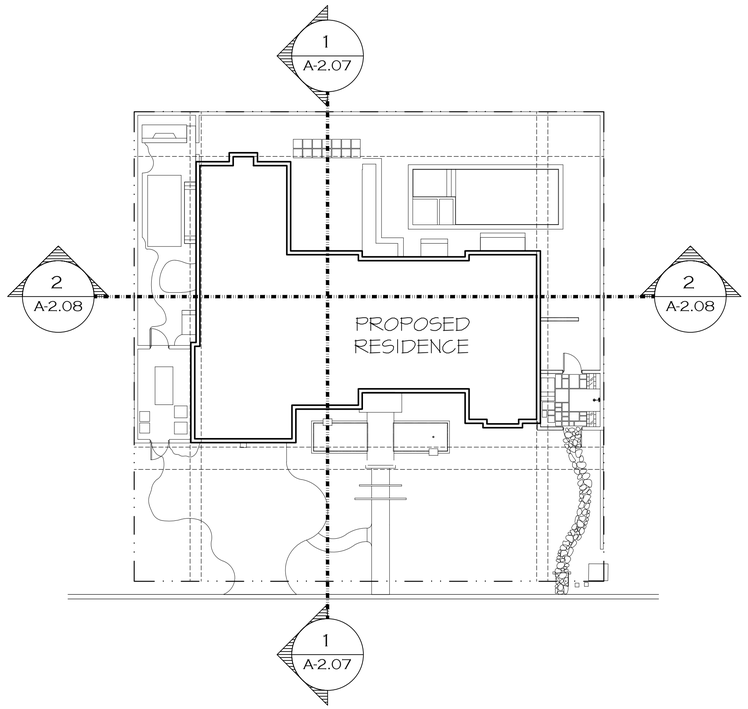
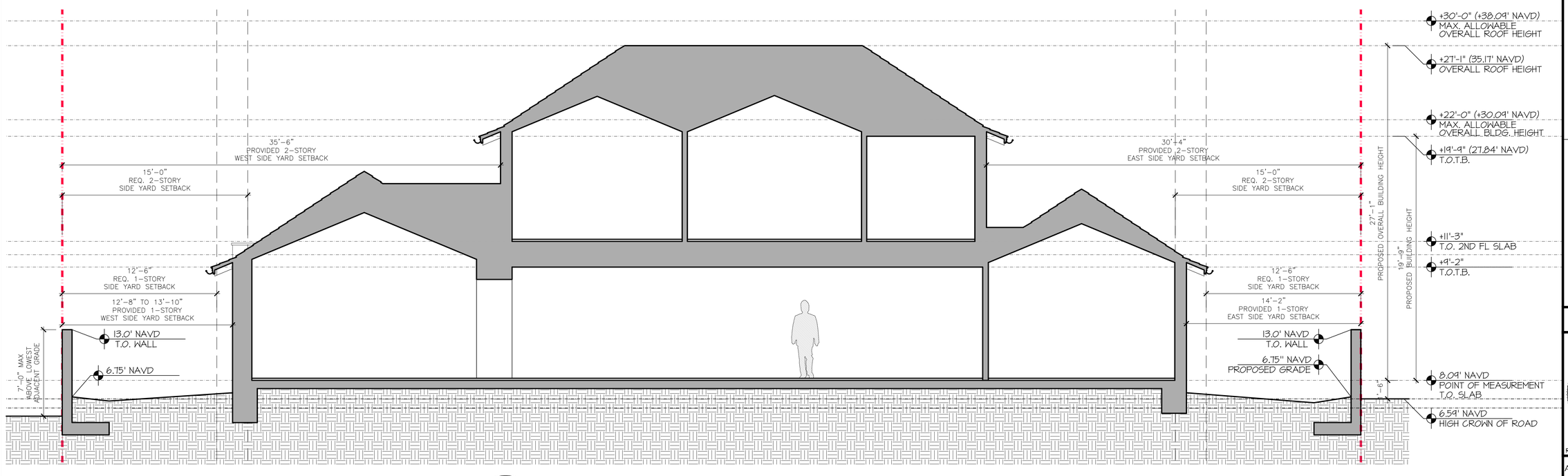
A2.10

JOB NUMBER: 20-108



BUILDING SECTION KEY PLAN



2 / A-2.08 EAST-WEST BUILDING AND SITE SECTION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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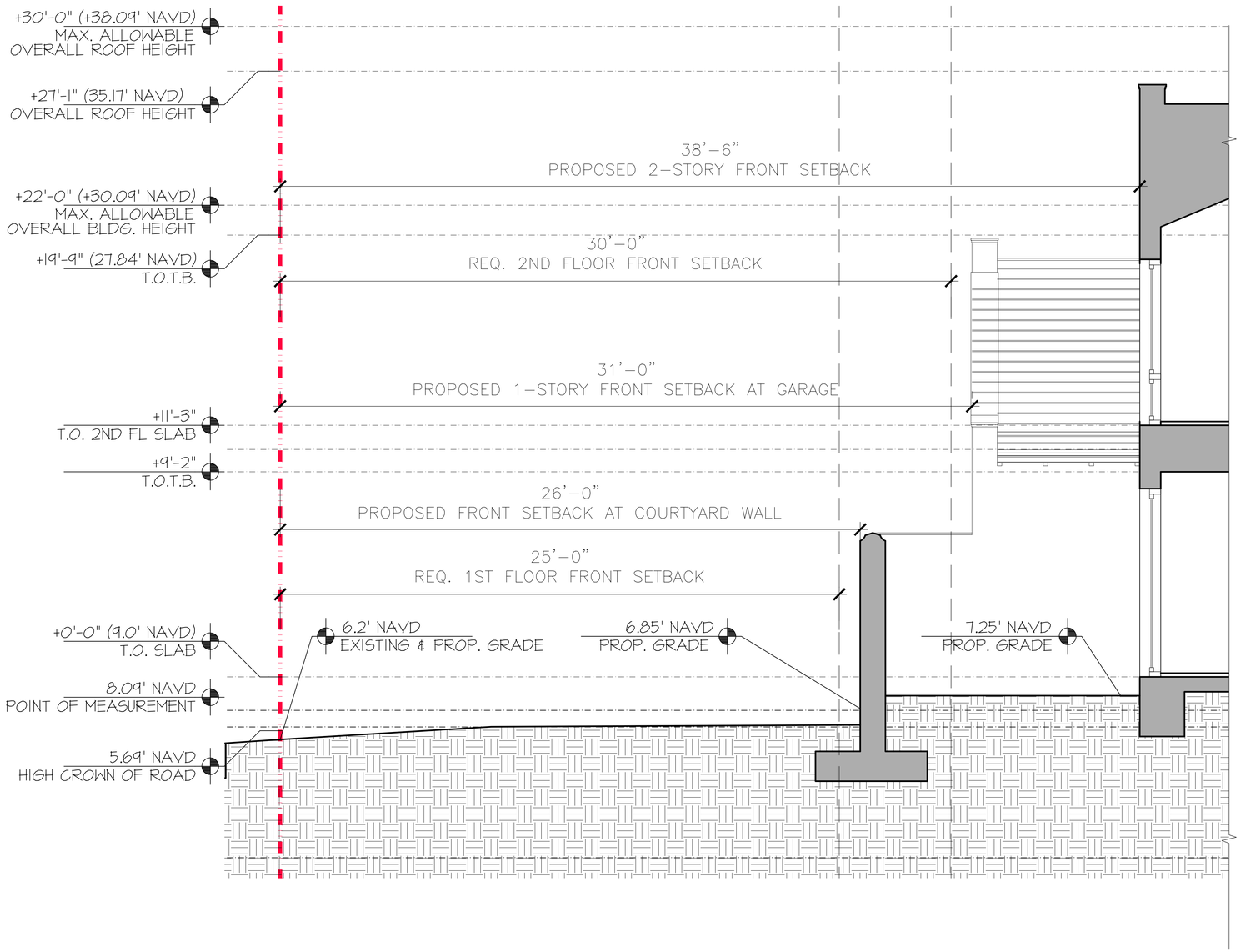
ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-0061

DRAWING NO.

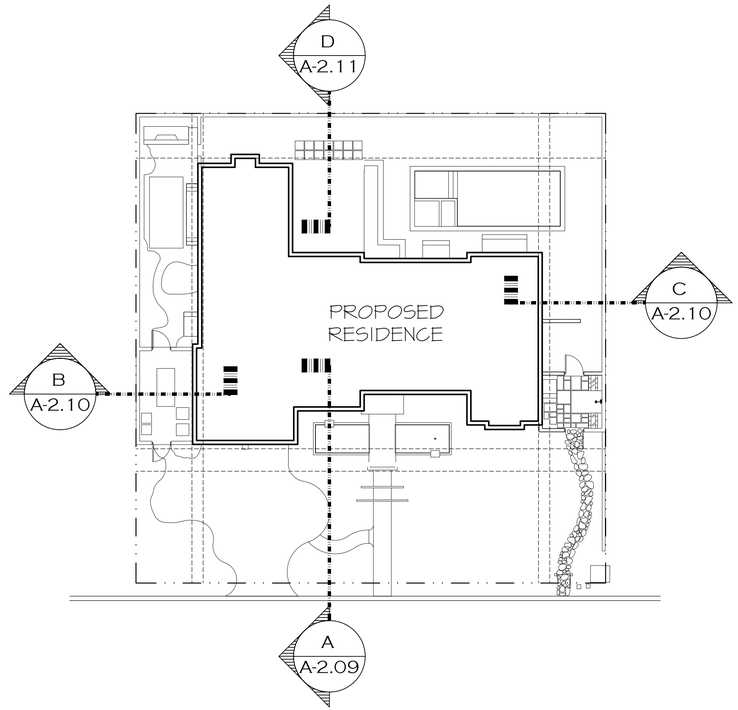
A2.11

JOB NUMBER: 20-108



A / A-2.09 FRONT YARD SECTION DIAGRAM

SCALE 1/2" = 1'-0"



YARD SECTION KEY PLAN

143 REEF ROAD

PROPOSED RESIDENCE AT:

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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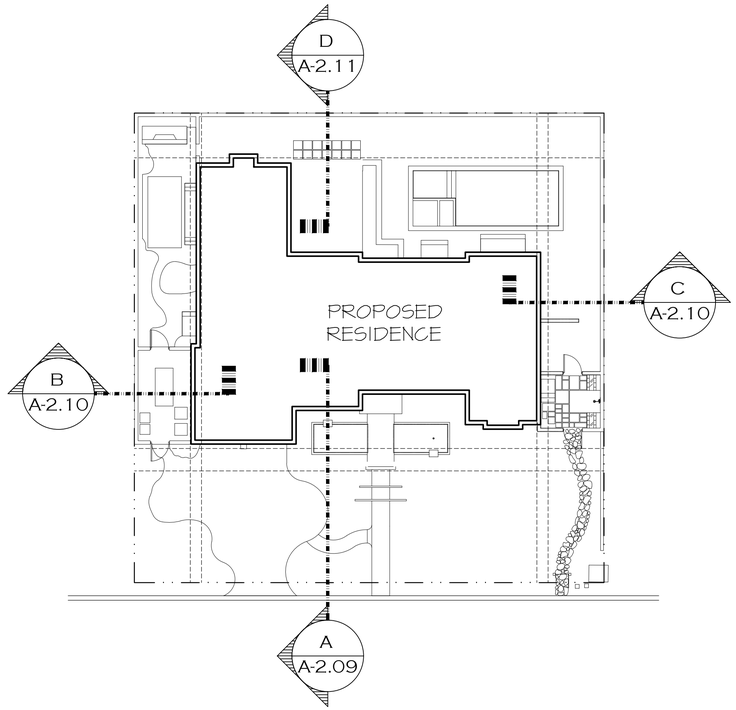
ARCOM # ARC-25-0061

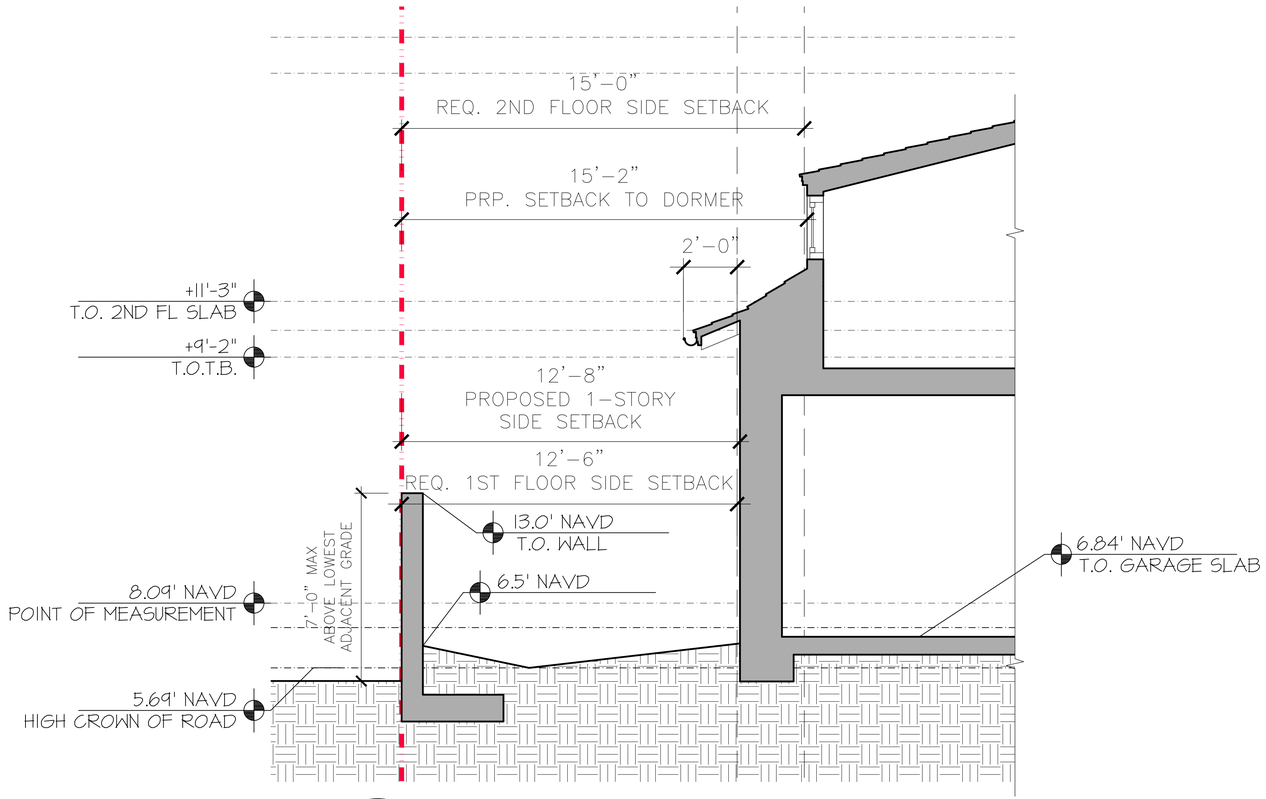
DRAWING NO.

A2.12

JOB NUMBER: 20-108

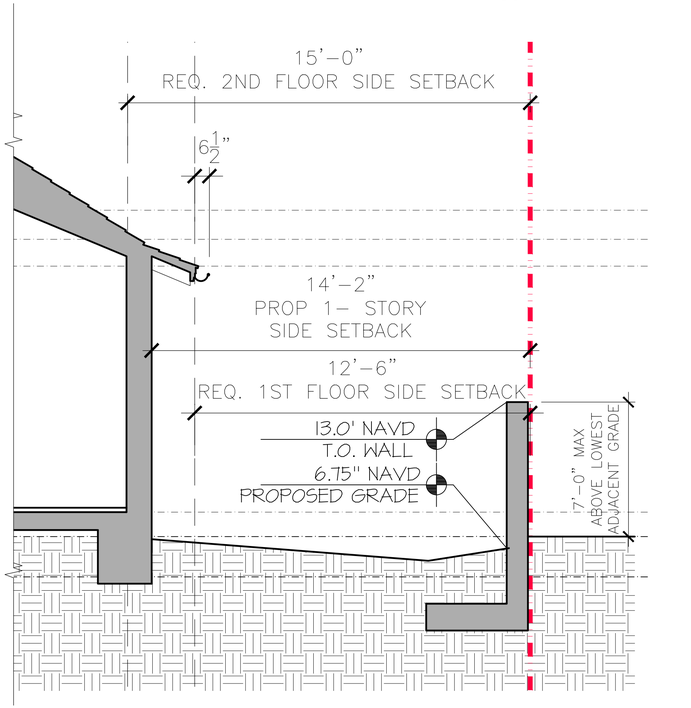


YARD SECTION KEY PLAN



B A-2.10 WEST SIDE YARD SECTION DIAGRAM

SCALE 3/8" = 1'-0"



C A-2.10 WEST SIDE YARD SECTION DIAGRAM

SCALE 3/8" = 1'-0"

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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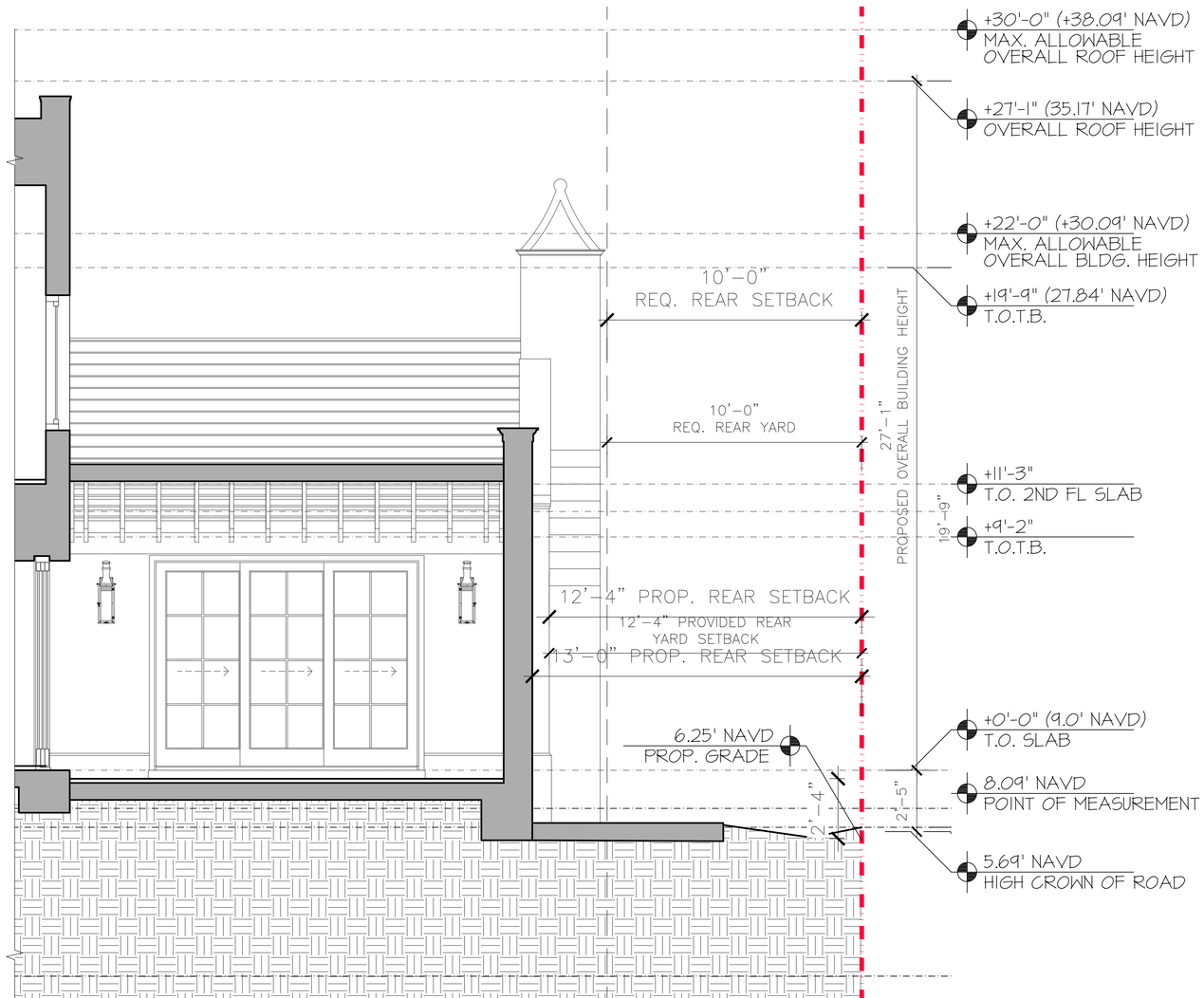
ARCOM # ARC-25-0061

DRAWING NO.

A2.13

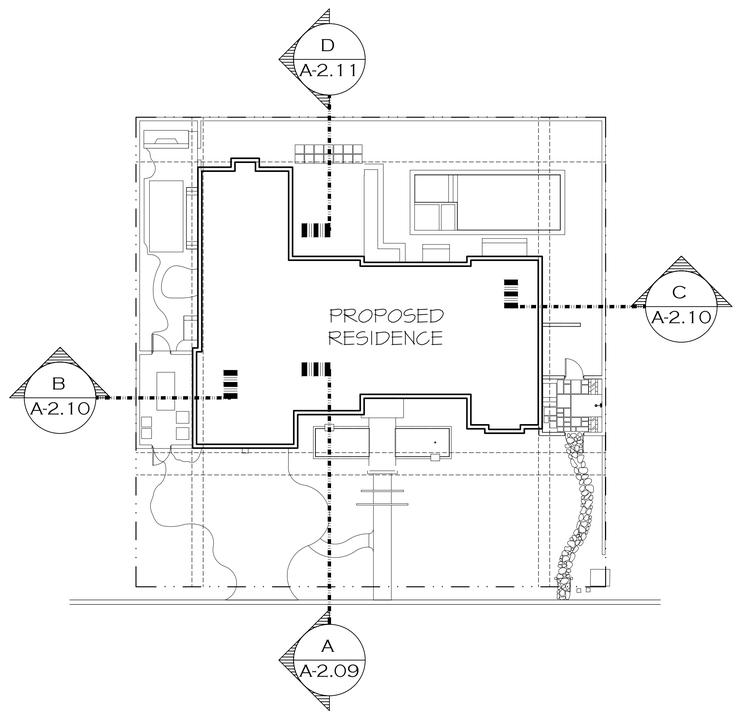
JOB NUMBER: 20-108



D
A-2.11

REAR YARD SECTION DIAGRAM

SCALE 1/2" = 1'-0"



YARD SECTION KEY PLAN

143 REEF ROAD

PROPOSED RESIDENCE AT:

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AR0014785

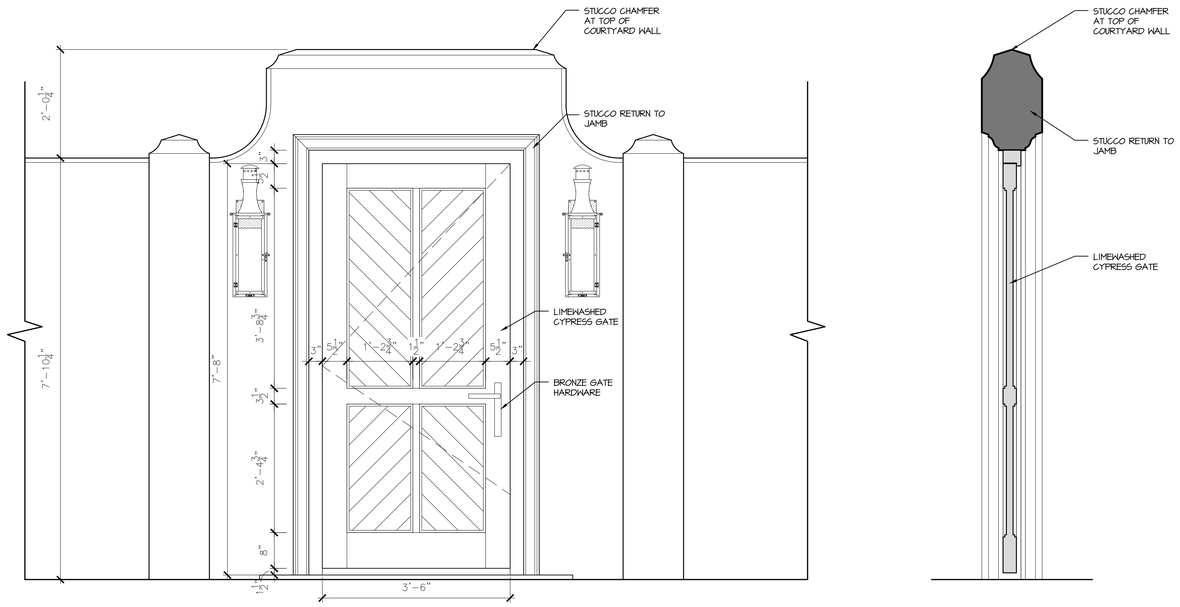
ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-0061

DRAWING NO.

A2.14

JOB NUMBER: 20-108

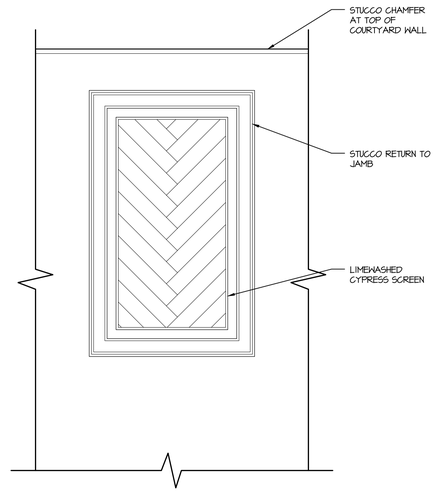


ELEVATION

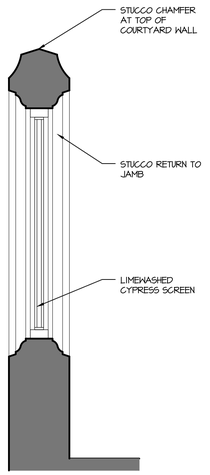
SECTION

COURTYARD ENTRY GATE DETAIL

SCALE 3/4" = 1'-0"



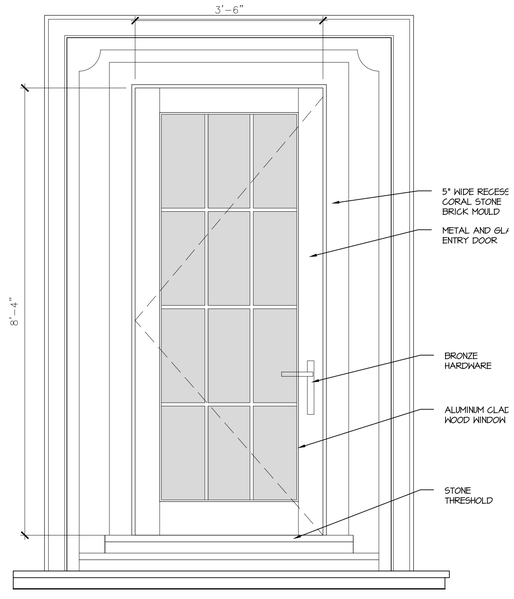
ELEVATION



SECTION

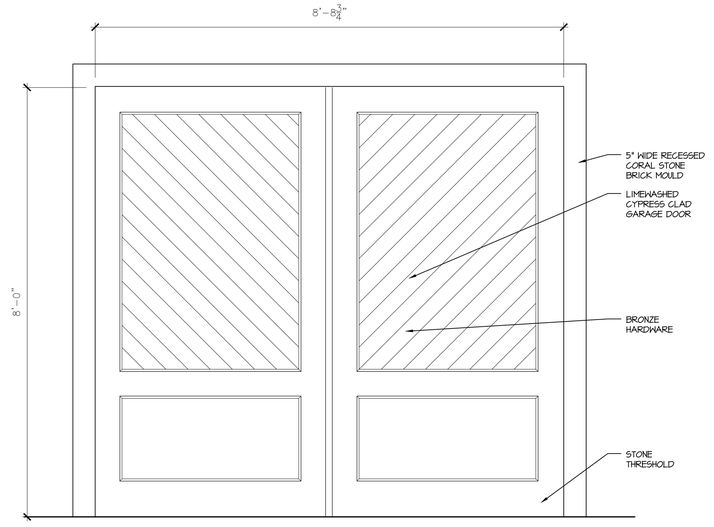
COURTYARD WOOD SCREEN DETAIL

SCALE 3/4" = 1'-0"



ENTRY DOOR DETAIL

SCALE 3/4" = 1'-0"



GARAGE DOOR DETAIL

SCALE 3/4" = 1'-0"

143 REEF ROAD

PROPOSED RESIDENCE AT:

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

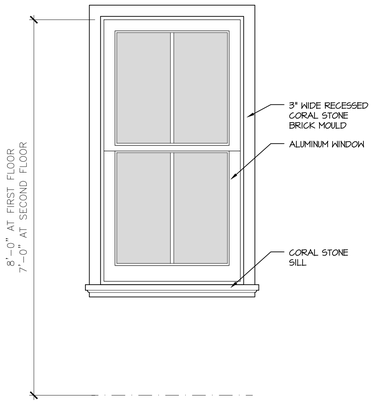
ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-0061

DRAWING NO.

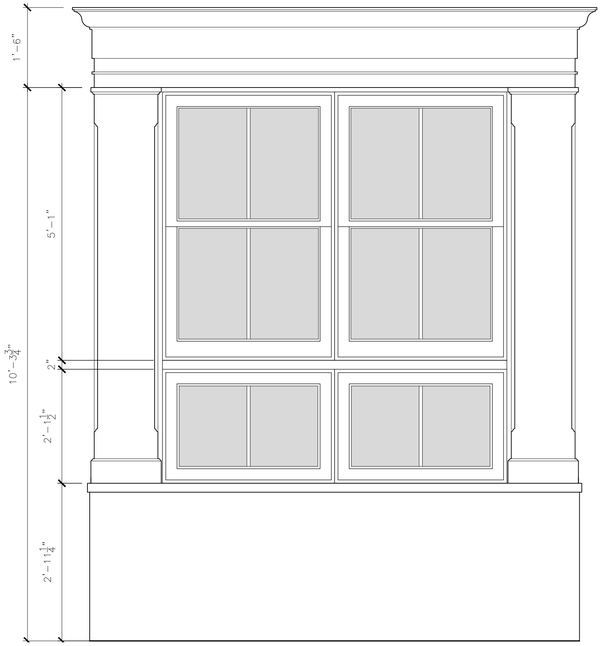
A2.15

JOB NUMBER: 20-108



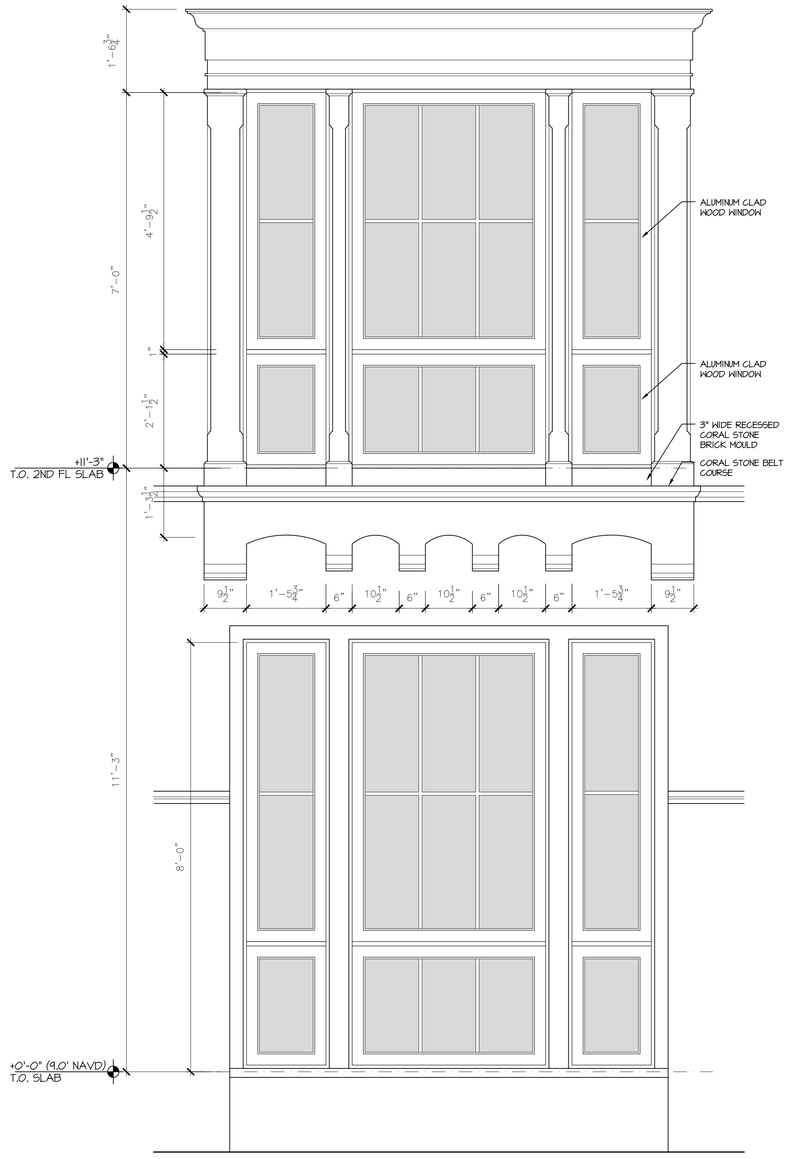
Typical Window Elevation Detail

SCALE 3/4" = 1'-0"



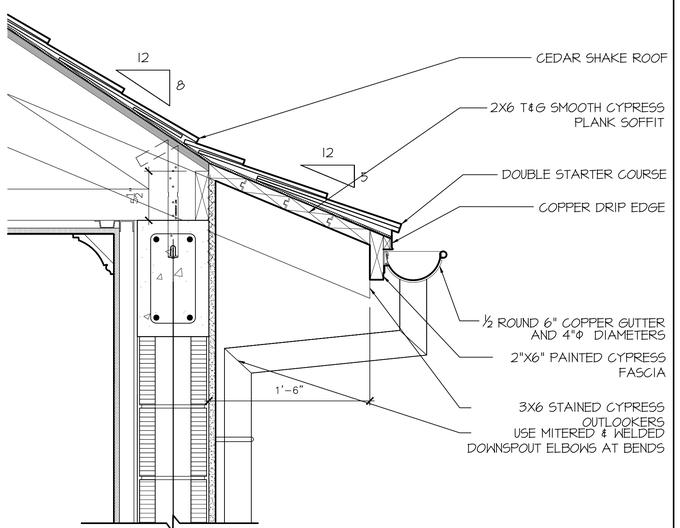
Window Elevation Detail

SCALE 3/4" = 1'-0"



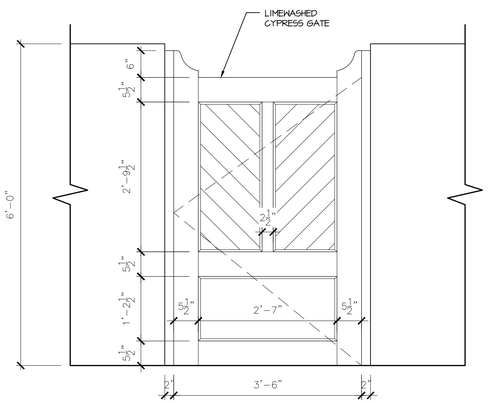
Stair Hall Window Assembly Detail

SCALE 3/4" = 1'-0"



Eave Detail

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



Side Yard Gate Detail

SCALE 3/4" = 1'-0"

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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

DATE: SEC. SUBMIT 08.11.2025

DRAWN: JKS

REVISIONS:

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SEAL

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

ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-0061

DRAWING NO.

A2.16

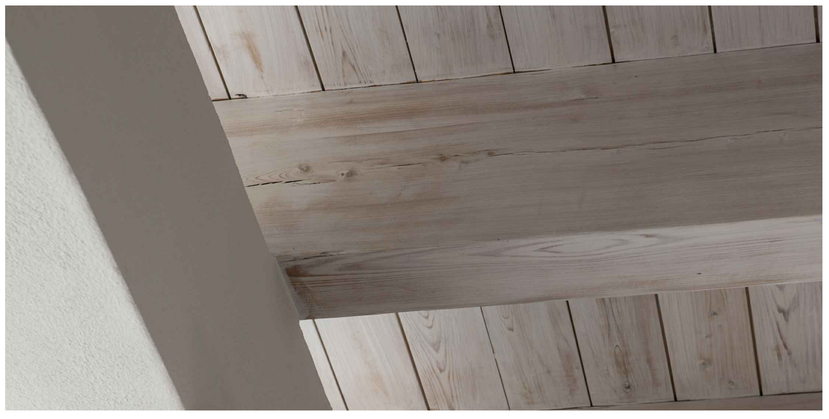
JOB NUMBER: 20-108



DOMINICAN CORAL STONE TRIM



CEDAR SHINGLE



LIMEWASHED CYPRESS
GATES, COURTYARD WALL
SCREENS, GARAGE DOORS,
ENTRY DOOR AND OUTLOOKERS



WINDOW AND DOOR COLOR
BENJAMIN MOORE AC-23
JAMES RIVER GRAY

STUCCO COLOR
BEJAMIN MOORE OC-62
BABY'S BREATH

PROPOSED RESIDENCE AT:

143 REEF ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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

DATE: SEC. SUBMIT 08.11.2025

DRAWN: JKS

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-0061

DRAWING NO.

A2.17

JOB NUMBER: 20-108



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE PLAN RENDERING

RESIDENCE

143 REEF ROAD, PALM BEACH, FL

11 AUGUST 2025 -SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

SITE

ARC-25-0061









1 EL1 SOUTH ELEVATION-EXTERIOR
SCALE: 1/4"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SOUTH ELEVATION

RESIDENCE

143 REEF ROAD, PALM BEACH, FL.

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

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EL1

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1 EL2 EAST ELEVATION
SCALE: 1/4"=1'-0"

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

EAST ELEVATION

RESIDENCE

143 REEF ROAD, PALM BEACH, FL

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

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1 EL3 NORTH ELEVATION
SCALE: 1/4"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

NORTH ELEVATION

RESIDENCE

143 REEF ROAD, PALM BEACH, FL

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EL3

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1 EL4 WEST ELEVATION
SCALE: 1/4"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

WEST ELEVATION

RESIDENCE

143 REEF ROAD, PALM BEACH, FL

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

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EL4

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OVERALL R-B SITE CALCULATIONS:

SITE AREA = 11,025 SQ FT 100%

MINIMUM LANDSCAPE:

~~REQUIRED = 4,961 SQ FT 45%~~

~~PREVIOUSLY APPROVED = 4,979 SQ FT 45.16%~~

PROPOSED = 5,298 SQ FT 48%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 2,625 SQ FT 100%

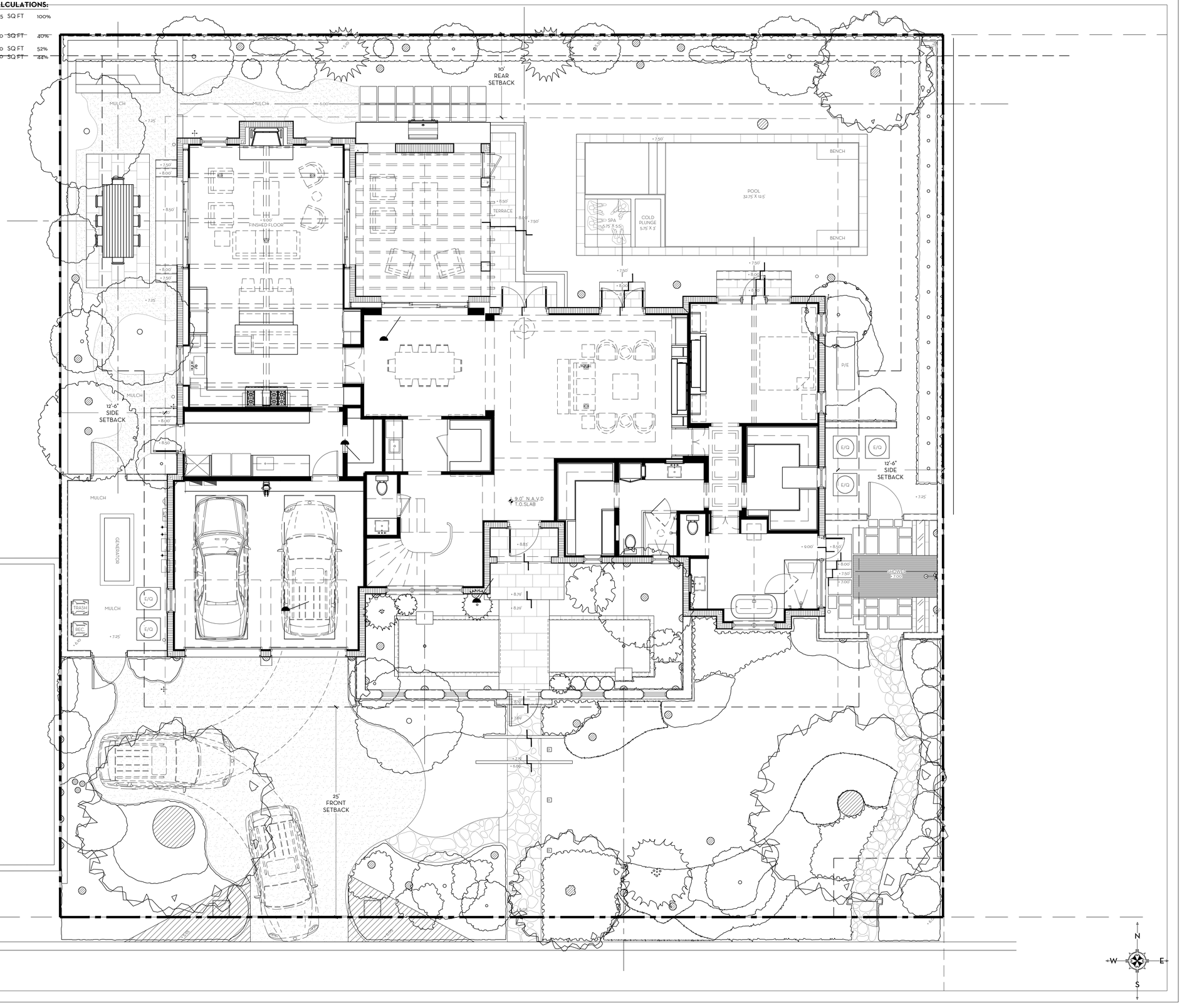
MINIMUM LANDSCAPE:

~~REQUIRED = 1,050 SQ FT 40%~~

~~PREVIOUSLY APPROVED = 1,300 SQ FT 52%~~

~~PROPOSED = 1,100 SQ FT 44%~~

CURRENTLY PROPOSED



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE PLAN

PRIVATE RESIDENCE

143 REEF ROAD, PALM BEACH, FL

11 AUGUST 2025
-SECOND SUBMITTAL

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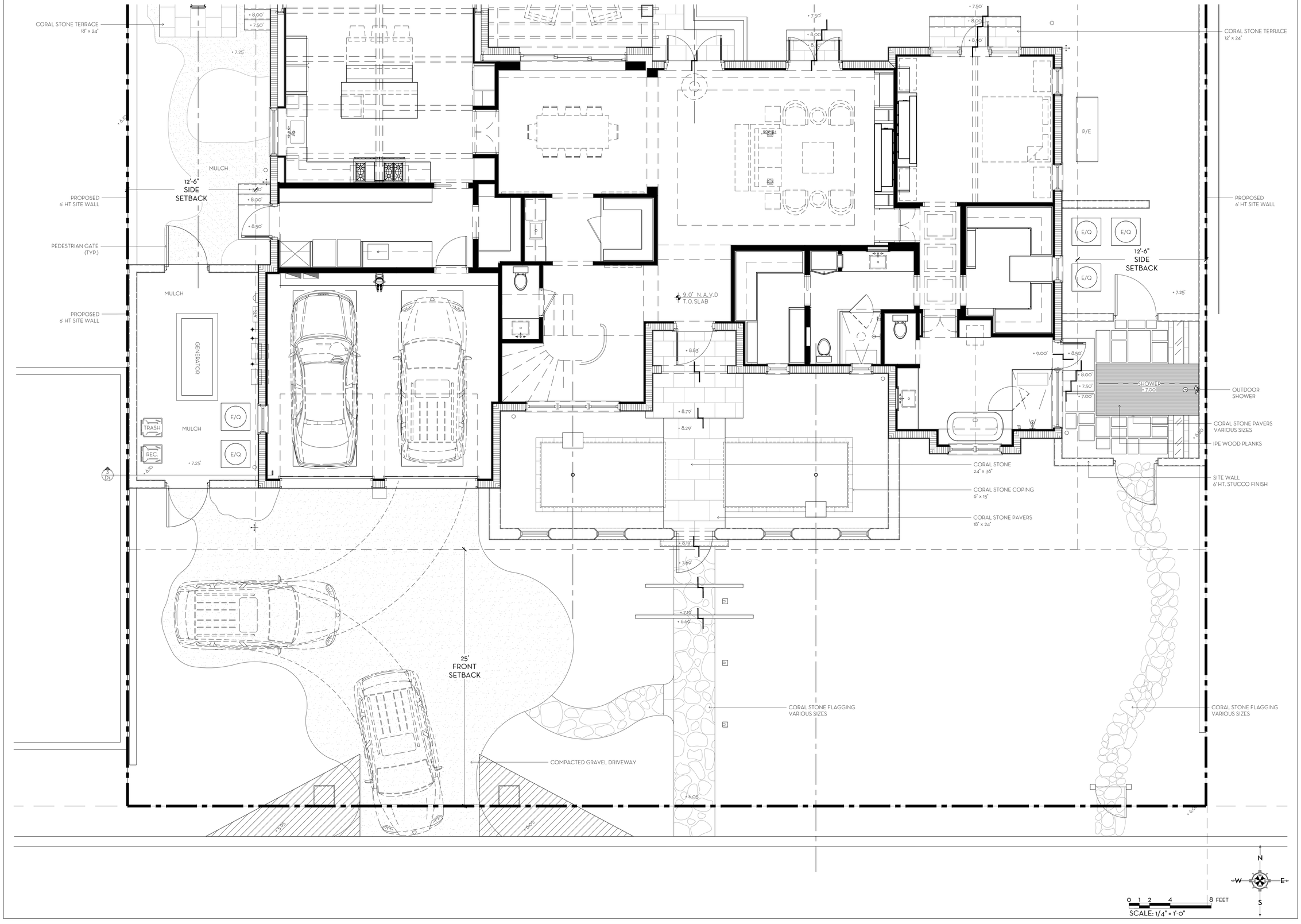
SITE

ARC-25-0061

± 30'-0" MAX. AT OVERALL



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

PRIVATE RESIDENCE

143 REEF ROAD, PALM BEACH, FL

11 AUGUST 2025
-SECOND SUBMITTAL

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L1

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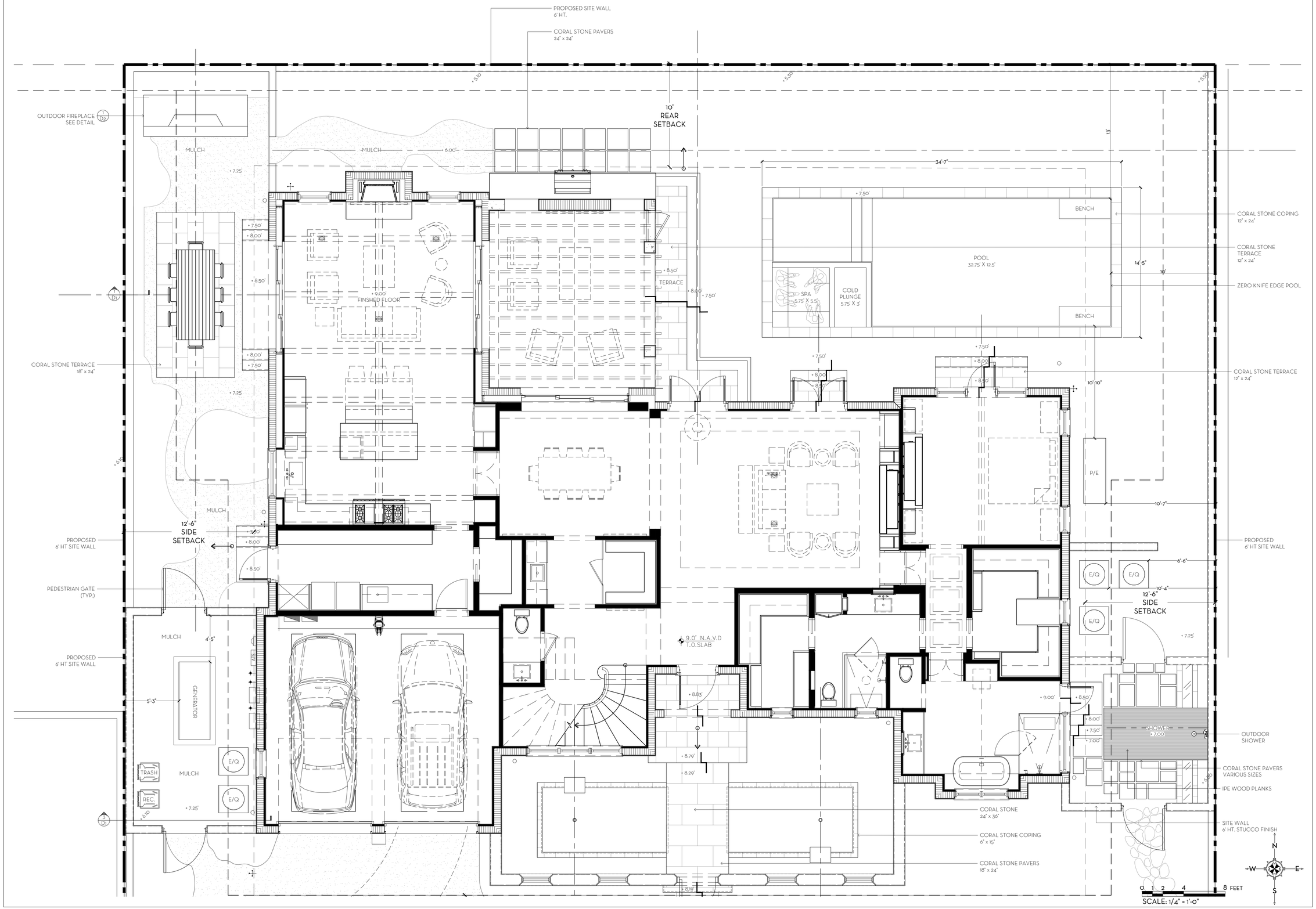

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

PRIVATE RESIDENCE

143 REEF ROAD, PALM BEACH, FL

11 AUGUST 2025
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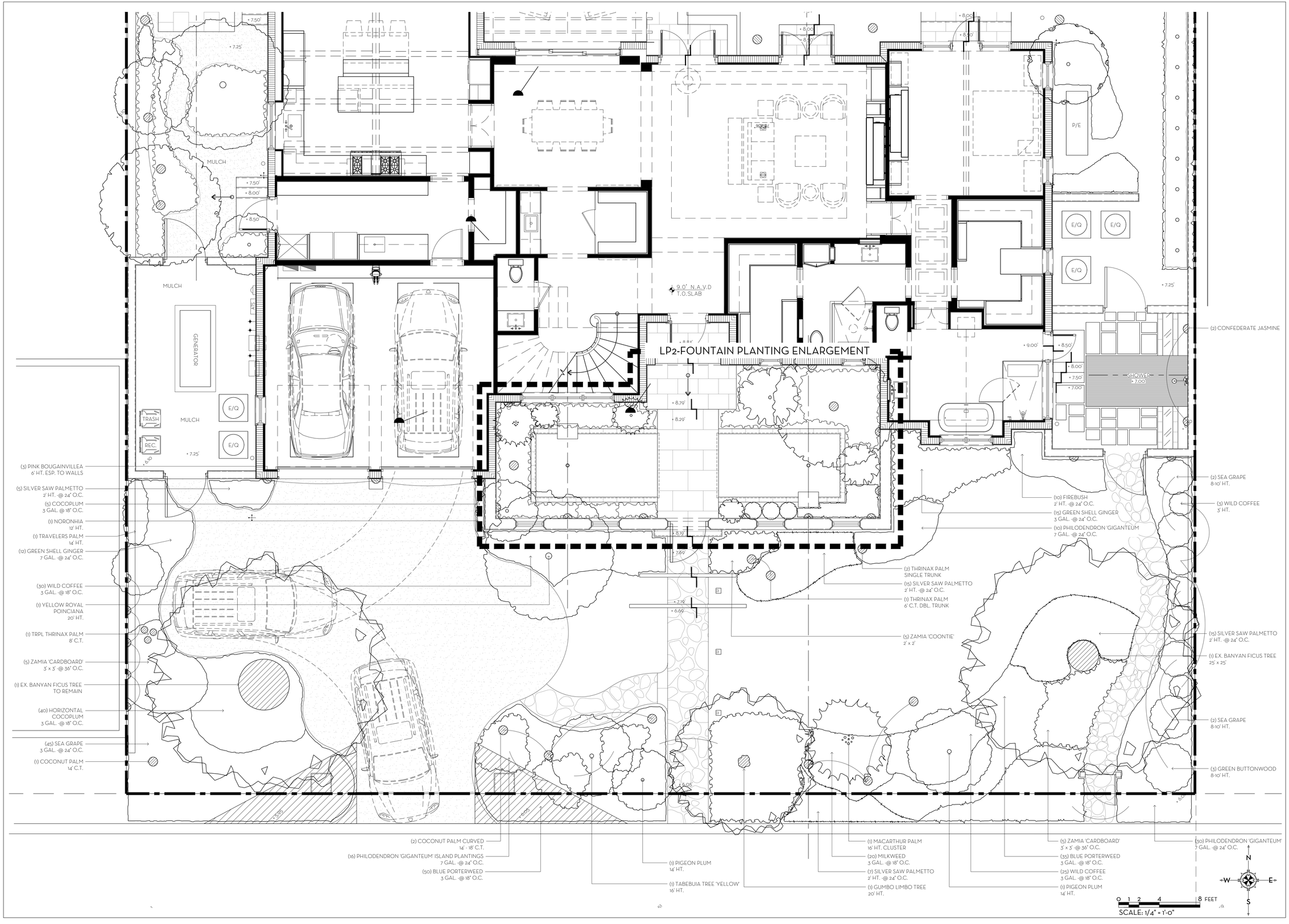

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN

PRIVATE RESIDENCE

143 REEF ROAD, PALM BEACH, FL

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

11 AUGUST 2025
-SECOND SUBMITTAL

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DESIGN

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West Palm Beach, FL 33401
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LP1

ARC-25-0061

+ 8.83'

+ 8.79'

+ 8.29'

(1) DIOON EDULE
15 GAL.
(5) MONSTERA
3 GAL. -@ 18" O.C.
BLUE PORTERWEED
3 GAL. -@ 18" O.C.
(1) PHILODENDRON 'GIGANTEUM'
15 GAL.
(1) PAUROTIS PALM
12-14' HT.
(1) THRINAX PALM
8' C.T.
(1) WAX MYRTLE
10' HT.
(25) MACHO FERN
3 GAL. -@ 18" O.C.
(10) WILD COFFEE
3 GAL. -@ 12" O.C.
(3) SILVER SAW PALMETTO
2 HT. -@ 24" O.C.

(1) CHINESE FAN PALM
5' x 5'
(20) PHILODENDRON 'BURLE MARX'
3 GAL. -@ 18" O.C.
(1) HELICONIA
15 GAL.
(3) WILD COFFEE
7 GAL.

(8) THUNBERGIA VINE
6' HT. ESP. TO WALL

(8) ZAMIA 'CARDBOARD'
3' x 3' -@ 30" O.C.

(1) PIGEON PLUM
14' HT.

(1) PHILODENDRON 'GIGANTEUM'
15 GAL.

(8) PHILODENDRON 'BURLE MARX'
3 GAL. -@ 18" O.C.

+ 8.19'

+ 7.69'

+ 7.19'

+ 6.69'

N
W
E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN-FOUNTAIN PLANTING ENLARGEMENT

PRIVATE RESIDENCE

143 REEF ROAD, PALM BEACH, FL

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

11 AUGUST 2025
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LP2

ARC-25-0061

(1) COCONUT PALM
14' G.W.
(20) MONSTERA
3 GAL. @ 24" O.C.
(1) ROYAL POINCIANA
20' HT.
(1) TRAVELERS PALM
12' O.A. HT.
(1) CALOPHYLLUM TREE
12' HT.
(1) MACARTHUR PALM
15' O.A. HT. CLUSTER
(2) COCONUT PALMS
16-18' G.W.
CALOPHYLLUM TREE
14' HT.
(1) TRAVELERS PALM
12' O.A. HT.
(1) PIGEON PLUM
12' HT.
(3) THRINAX PALM
10-12' G.W.
(2) TRAVELERS PALM
15' O.A. HT.
(1) NORONHIA TREE
12' HT.
(1) EX. GUMBO LIMBO TREE
20' HT.
(17) GREEN BUTTONWOOD
STD. FORM, 12' HT. @ 3' C.T.
@ 36" O.C.
(45) CLUSIA 'NANA'
3 GAL. @ 18" O.C.
(3) COCONUT PALMS
14-16' G.W.
(10) GREEN ISLAND FICUS
24" HT. @ 18" O.C.
(1) SILVER BUTTONWOOD
14' HT.
(10) PODOCARPUS
6' HT.
(5) PODOCARPUS
6' HT.
12'-6"
SIDE
SETBACK
10'
REAR
SETBACK
(1) PAUROTIS PALM
14' O.A. HT, CLUSTER
GREEN ISLAND FICUS
18" HT. @ 18" O.C.
PHILODENDRON 'GIGANTEUM'
7 GAL. @ 24" O.C.
(1) GREEN BUTTONWOOD TREE
20' HT.
(15) GREEN ISLAND FICUS
18" HT. @ 18" O.C.
(1) TRAVELERS PALM
12' HT.
(1) PIGEON PLUM
12' HT.
(1) THRINAX PALM
8' G.W.
(1) TRAVELERS PALM
12' HT.
(20) HORIZONTAL COCOPUM
3 GAL. @ 18" O.C.
(1) SEA GRAPE TREE
18' HT. x 10' SPR.
(1) NORONHIA
10' HT.
(20) WILD COFFEE
3 GAL. @ 18" O.C.
(2) THRINAX PALM
12' HT.
(1) GUMBO LIMBO TREE
18' HT.
(1) CALOPHYLLUM TREE
12' HT.
(-) PILODENDRON 'GIGANTEUM'
7 GAL. @ 24" O.C.
MULCH
FINISHED FLOOR
TERRACE
POOL
32.75' X 12.5'
SPA
5.75' X 5.5'
COLD
PLUNGE
5.75' X 3'
BENCH
BENCH
P/E
E/Q
E/Q
E/Q
E/Q
GENERATOR
TRASH
REC.
SHOWER
9.0' N.A.V.D
T.O.SLAB
SCALE: 1/4" = 1'-0"
0 1 2 4 8 FEET
N
W
E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

PRIVATE RESIDENCE

143 REEF ROAD, PALM BEACH, FL

11 AUGUST 2025
-SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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West Palm Beach, FL 33401
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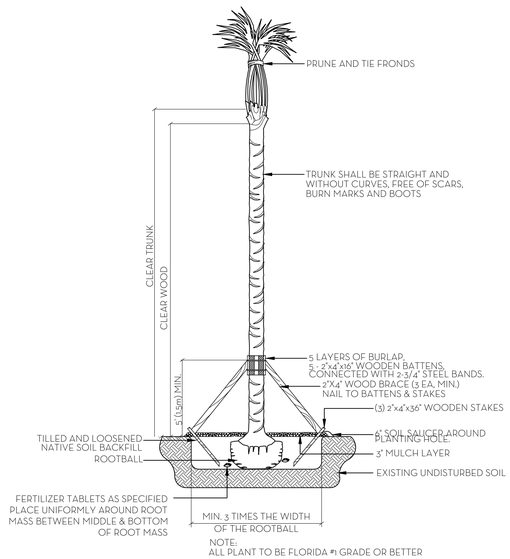
LP3

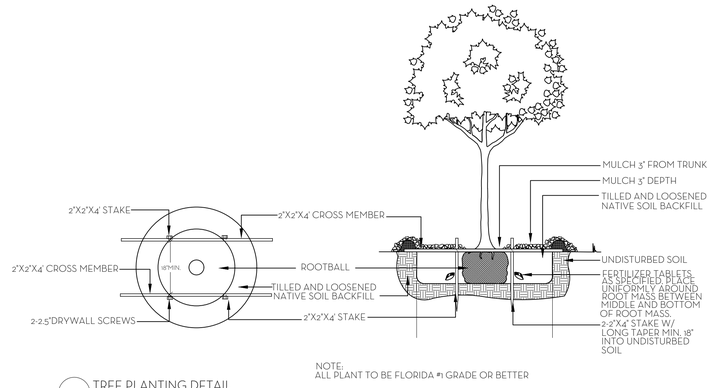
ARC-25-0061



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

PALM PLANTING DETAIL
N.T.S.

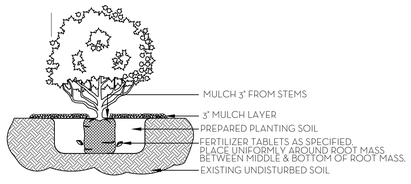
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

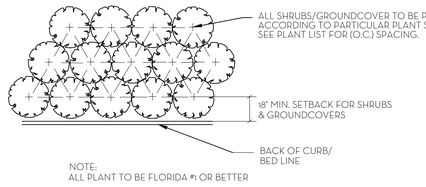
TREE PLANTING DETAIL
N.T.S.

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



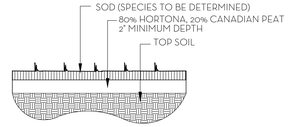
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



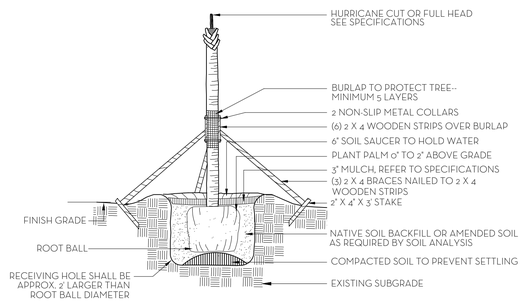
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



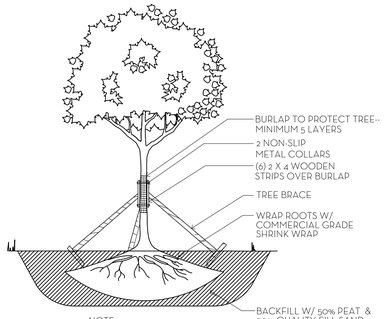
SOD PLANTING DETAIL
N.T.S.

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



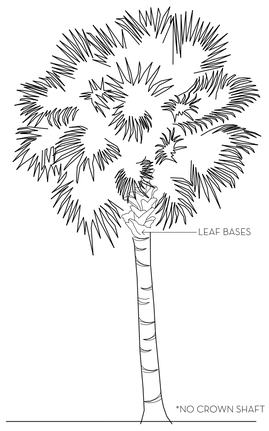
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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

Private Residence
143 Reef Road, Palm Beach, FL
December 15, 2023

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Native	Specification
	TREES				
	Sea Grape	Coccoloba uvifera	1	*	18' HT. x 10' SPR
	Pigeon Plum	Coccoloba diversifolia	2	*	12' HT.
	Pigeon Plum	Coccoloba diversifolia	3	*	14' HT.
	Silver Tabebuia 'Yellow'	Tabebuia caraiba	1		16' HT.
	'Noronhia	Noronhia emarginata	1		10' HT.
	'Noronhia	Noronhia emarginata	2		12' HT.
	Silver Buttonwood	Conocarpus erectus 'sericeus'	1	*	14' HT.
	Gumbo Limbo	Bursera simaruba	1	*	18' HT.
	Gumbo Limbo	Bursera simaruba	1	*	20' HT.
	Yellow Poinciana	Peltophorum dubium	1		20' HT.
	Green Buttonwood	Conocarpus erectus	1	*	20' HT.
	Green Buttonwood	Conocarpus erectus	17	*	12' H.1.5 C.1. -@ 36" O.C.
	Calophyllum	Calophyllum brasiliense	7		12' HT.
	Calophyllum	Calophyllum brasiliense	1		14' HT.
	Royal Poinciana	Delonix regia	1		20' HT.
	PALMS				
	Coconut Palm	Cocos nucifera	1		14 C.T.
	Coconut Palm	Cocos nucifera	3		18 C.T.
	Coconut Palm	Cocos nucifera	2		14 +18 C.T. Curved Trunk
	Coconut Palm	Cocos nucifera	1		14 G.W.
	Coconut Palm	Cocos nucifera	2		16 +18 G.W.
	Coconut Palm	Cocos nucifera	3		14 +16 G.W.
	Paurotis Palm	Acoelorrhaphe wrightii	2	*	12-14 HT. Cluster
	Thrinax Palm	Thrinax radiata	3	*	8' C.1.
	Thrinax Palm	Thrinax radiata	1	*	6' C.1. DBL. Trunk
	Thrinax Palm	Thrinax radiata	1	*	8' C.T. TRPL. Trunk
	Thrinax Palm	Thrinax radiata	2	*	12' HT.
	Thrinax Palm	Thrinax radiata	3	*	10-12 G.W.
	Travelers Palm	Ravenala madagascariensis	4		12' O.A. HT.
	Travelers Palm	Ravenala madagascariensis	1		14 HT. O.A. HT.
	Travelers Palm	Ravenala madagascariensis	2		15 HT O.A. HT.
	Chinese Fan Palm	Livistona chinensis	1		5 x 5
	Macarthur Palm	Ptychosperma macarthurii	1		15 HT. Cluster
	Macarthur Palm	Ptychosperma macarthurii	1		16 HT. Cluster
	HEDGE/SHRUB/ACCENTS				
	Sea Grape	Coccoloba uvifera	4	*	8'-10' HT. Bush
	Sea Grape	Coccoloba uvifera	45	*	3 GAL. -@ 24" O.C.
	Wild Coffee	Psychotria nervosa	85	*	3 GAL. -@ 18" O.C.
	Wild Coffee	Psychotria nervosa	6	*	5' HT.
	Green Buttonwood	Conocarpus erectus	3	*	8'-10' HT. Bush
	Dioon Edule	Dioon edule	1		15 GAL.
	Podocarpus	Podocarpus macrophyllus	15		6' HT.
	Green Island Ficus	Ficus microcarpa	15		18" HT. -@ 18" O.C.
	Green Island Ficus	Ficus microcarpa	10		24" HT. -@ 18" O.C.
	Clusia 'Nana	Clusia rosea 'Nana'	45	*	3 GAL. -@ 18" O.C.
	Silver Saw Palmetto	Serenoa repens 'cinerea'	45	*	2' HT. -@ 24" O.C.
	Macho Fern	Nephrolepis biserrata 'Macho'	25	*	3 GAL. -@ 18" O.C.
	Wax Myrtle	Myrica cerifera	1	*	10' HT.
	Cocoplum	Chrysobalanus icacao	5	*	3 GAL. -@ 18" O.C.
	Philodendron 'Giganteum'	Philodendron giganteum	56		7 GAL. -@ 24" O.C.
	Philodendron 'Giganteum'	Philodendron giganteum	7		15 GAL.
	Monstera	Monstera deliciosa	20		3 GAL. -@ 24" O.C.
	Monstera	Monstera deliciosa	5		3 GAL. -@ 18" O.C.
	Blue Porterweed	Stachytarpheta jamaicensis	85		3 GAL. -@ 18" O.C.
	Milkweed	Asclepias curassavica	20		3 GAL. -@ 18" O.C.
	Firebush	Hamelia patens	10		3' HT. -@ 24" O.C.
	Green Shell Ginger	Alpinia zerumbet	15		3 GAL. -@ 24" O.C.
	Green Shell Ginger	Alpinia zerumbet	12		7 GAL. -@ 24" O.C.
	Cardboard Palm	Zamia furfuracea	8		5' x 5' -@ 30" O.C.
	Cardboard Palm	Zamia furfuracea	10		5' x 5' -@ 36" O.C.
	Heliconia	Heliconia spp.	1		15 GAL.
	GROUND COVER				
	Philodendron 'Burle Marx	Philodendron 'Burle Marx'	28		3 GAL. -@ 18" O.C.
	Horizontal Cocoplum	Chrysobalanus icacao	60	*	3 GAL. -@ 12" O.C.
	Coontie Palm	Zamia pumila	5	*	3 GAL.
	VINES				
	Thunbergia Vine	Thunbergia grandiflora	8		6' HT. Espalier to Wall
	Bougainvillea	Bougainvillea spp.	2		6' HT. Espalier to Wall
	SOD				
	Zoysia 'Diamond'	Zoysia spp.			

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:	143 Reef Road, Palm Beach, FL	
2	Lot Area (sq. ft.):	11,025 Sq Ft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	4,961 Sq Ft (45%)	5,298 Sq Ft (48%)
5	LOS to be altered (Sq FT and %)	N/A	
6	Perimeter LOS (Sq Ft and %)	4,207.5 Sq Ft	4,300 Sq Ft
7	Front Yard LOS (Sq Ft and %)	1,050 Sq Ft (40%)	1,100 Sq Ft (44%)
8	Native Trees %	30% (number of trees)	27/36 (75%)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	289/559 (51%)
10	Native Groundcover %	30% (groundcover area)	152/236 Sq Ft (64%)

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

PLANT LIST AND DETAILS

PRIVATE RESIDENCE

143 REEF ROAD, PALM BEACH, FL

11 AUGUST 2025
-SECOND SUBMITTAL

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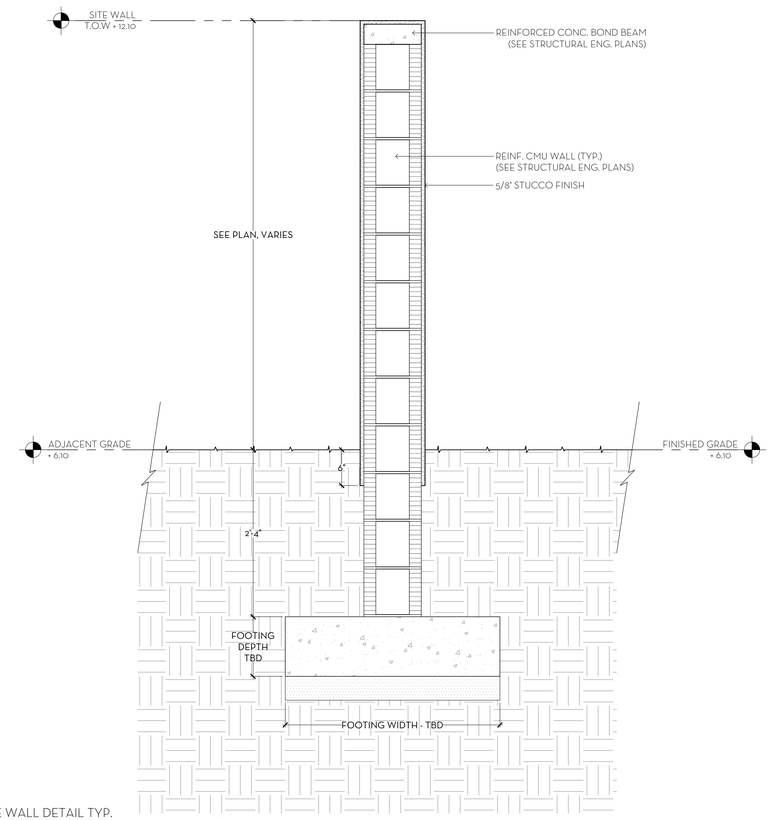
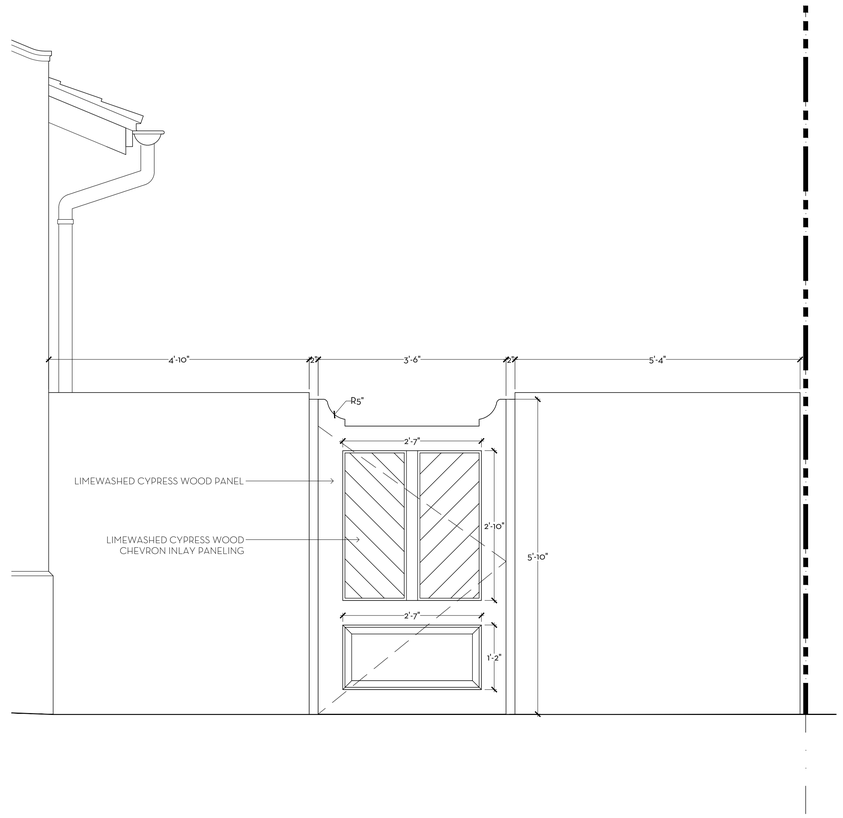
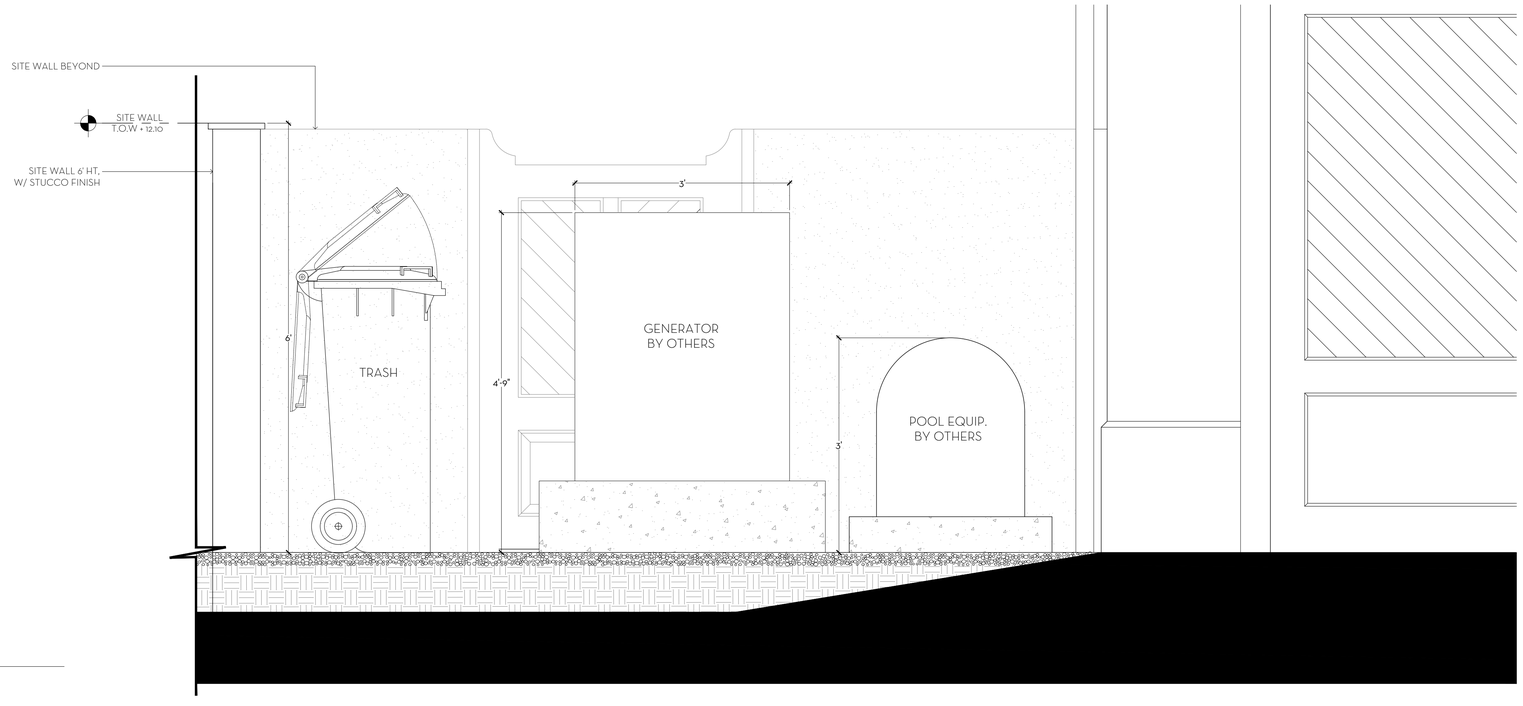


1 D1 SITE WALL DETAIL TYP.
SCALE: 1"=1'-0"



2 D1 GATE DETAIL TYP.
SCALE: 3/4"=1'-0"



3 D1 EQUIPMENT YARD SECTION
SCALE: 1"=1'-0"

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SITE DETAILS

PRIVATE RESIDENCE

143 REEF ROAD, PALM BEACH, FL

SCALE: SEE DETAIL

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D1

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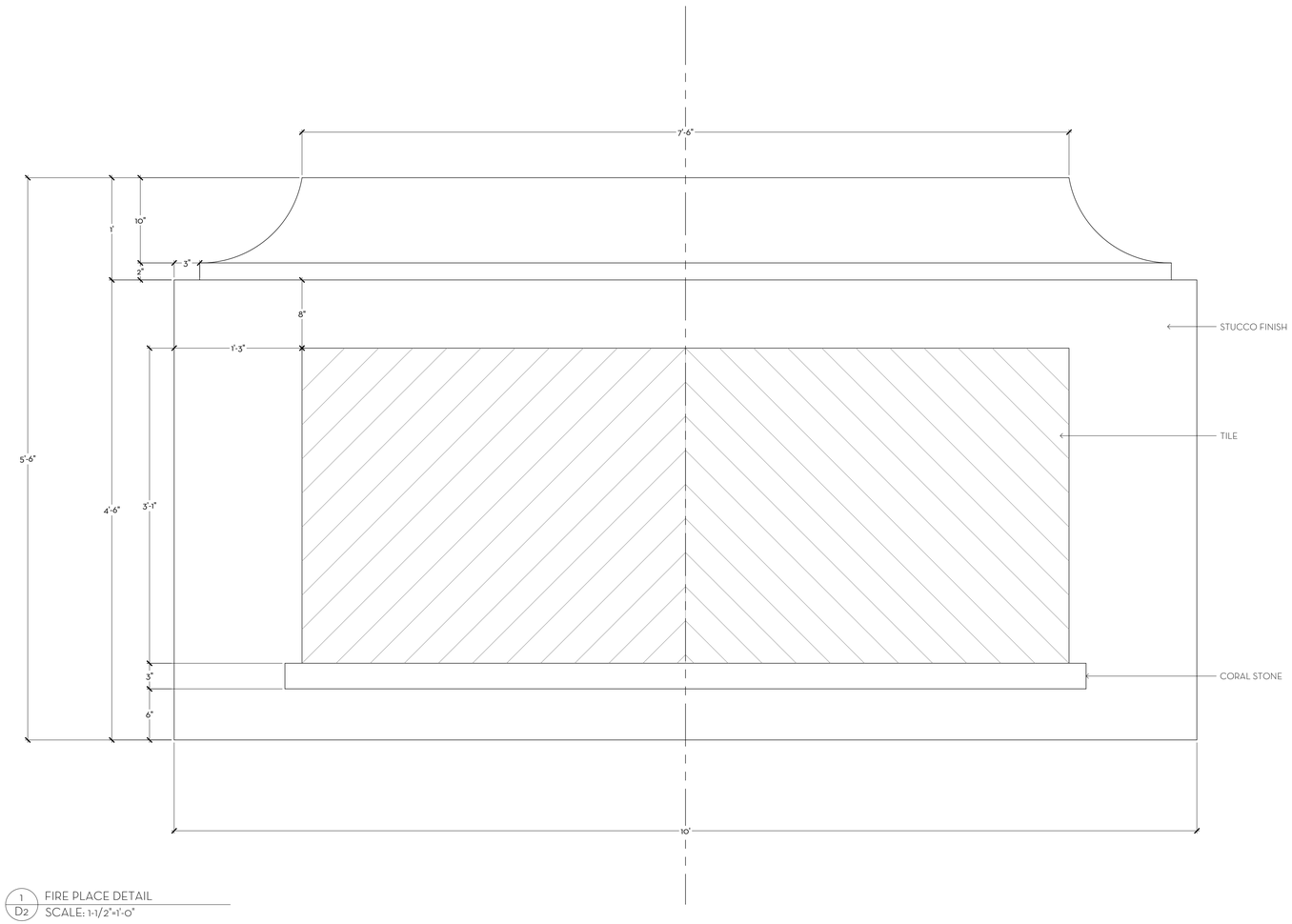
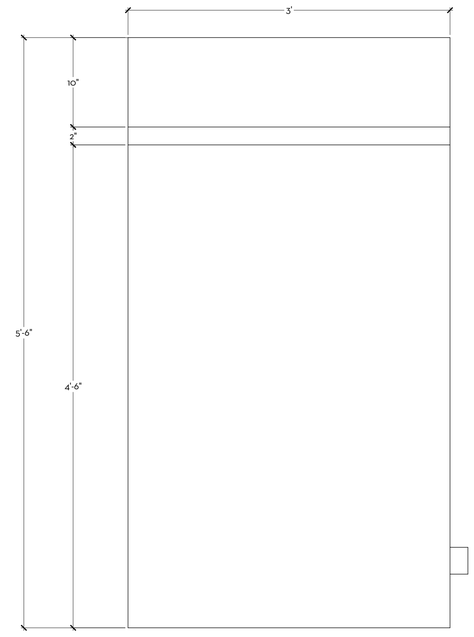


1 / D2 FIRE PLACE DETAIL
SCALE: 1-1/2"=1'-0"



2 / D2 FIRE PLACE DETAIL (SIDE)
SCALE: 1-1/2"=1'-0"

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

FIRE PLACE DETAIL.

PRIVATE RESIDENCE

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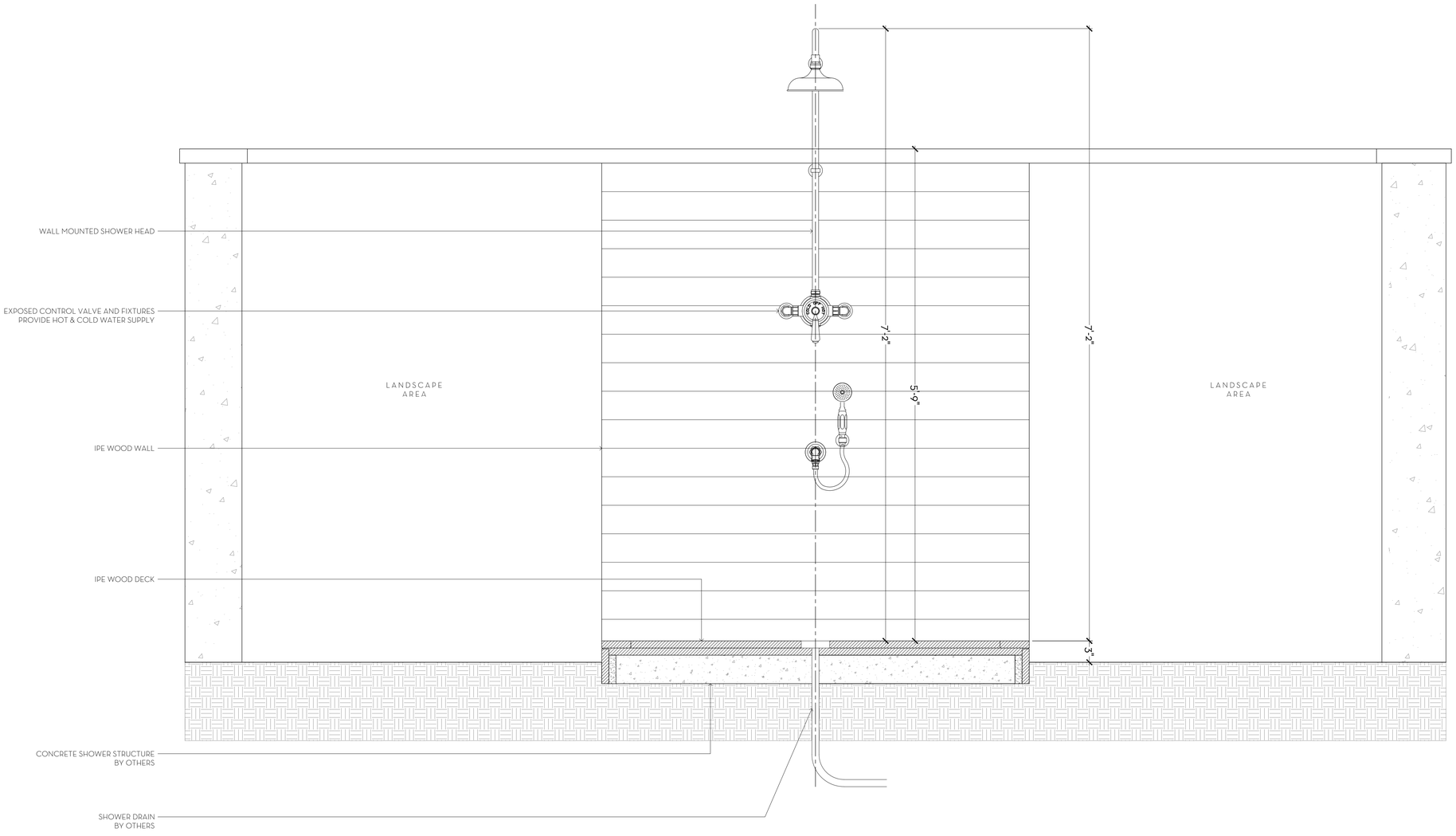

1/D3 OUTDOOR SHOWER DETAIL (FRONT PROFILE)
SCALE: 1-1/2"=1'-0"

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SCALE: SEE DETAIL

OUTDOOR SHOWER DETAIL

PRIVATE RESIDENCE

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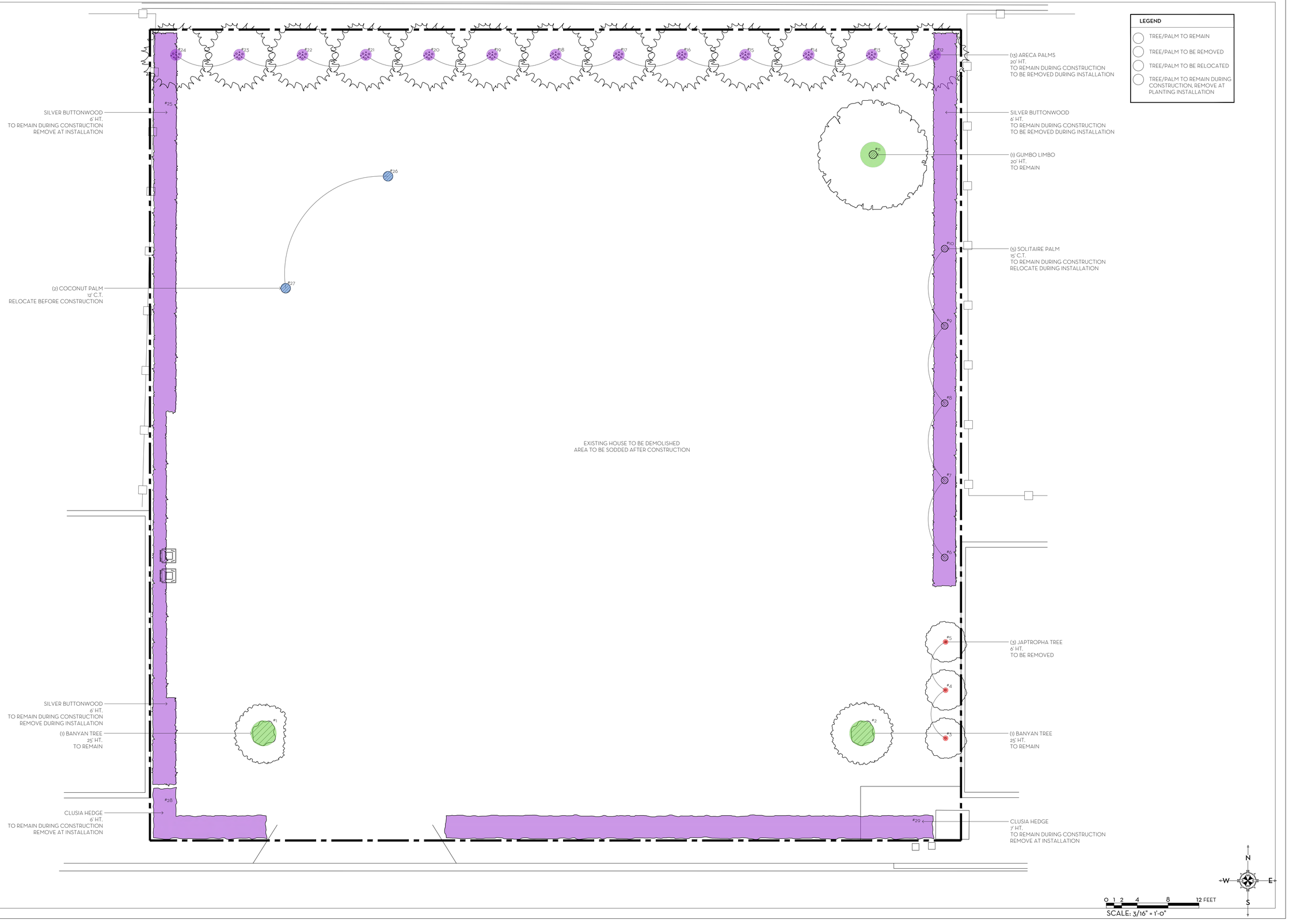

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SCALE: 3/16" = 1'-0"

EXISTING CONDITIONS AND DEMOLITION PLAN

PRIVATE RESIDENCE

143 REEF ROAD, PALM BEACH, FL

11 AUGUST 2025
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EX1

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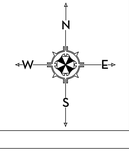
143 Reef Road, Palm Beach, FL 33480

Tree/Palm Disposition Material Schedule

USDA Hardiness Zone: 10b

Item No.	Common Name	Botanical Name	Height	Condition	Disposition
1	Banyan Tree	Ficus benghalensis	25' O.A. HT.	Fair	Remain
2	Banyan Tree	Ficus benghalensis	25' HT.	Fair	Remain
3	Jatropha Tree	Jatropha integerrima	6' HT.	Fair	Remove
4	Jatropha Tree	Jatropha integerrima	6' HT.	Fair	Remove
5	Jatropha Tree	Jatropha integerrima	6' HT.	Fair	Remove
6	Solitaire Palm	Pytchosperma elegans	15' C.T.	Fair	Remove
7	Solitaire Palm	Pytchosperma elegans	15' C.T.	Fair	Remove
8	Solitaire Palm	Pytchosperma elegans	15' C.T.	Fair	Remove
9	Solitaire Palm	Pytchosperma elegans	15' C.T.	Fair	Remove
10	Solitaire Palm	Pytchosperma elegans	15' C.T.	Fair	Remove
11	Gumbo Limbo	Bursera simaruba	20' HT.	Fair	Remain
12	Areca Palm	Dypsis lutescens	20' HT.	Fair	Remove
13	Areca Palm	Dypsis lutescens	20' HT.	Fair	Remove
14	Areca Palm	Dypsis lutescens	20' HT.	Fair	Remove
15	Areca Palm	Dypsis lutescens	20' HT.	Fair	Remove
16	Areca Palm	Dypsis lutescens	20' HT.	Fair	Remove
17	Areca Palm	Dypsis lutescens	20' HT.	Fair	Remove
18	Areca Palm	Dypsis lutescens	20' HT.	Fair	Remove
19	Areca Palm	Dypsis lutescens	20' HT.	Fair	Remove
20	Areca Palm	Dypsis lutescens	20' HT.	Fair	Remove
21	Areca Palm	Dypsis lutescens	20' HT.	Fair	Remove
22	Areca Palm	Dypsis lutescens	20' HT.	Fair	Remove
23	Areca Palm	Dypsis lutescens	20' HT.	Fair	Remove
24	Areca Palm	Dypsis lutescens	20' HT.	Fair	Remove
25	Coconut Palm	Cocos nucifera	12' CT	Fair	Relocate
26	Coconut Palm	Cocos nucifera	12' CT	Fair	Relocate
27	Silver Buttonwood	Conocarpus erectus var. sericeus	6' HT.	Fair	Remove
28	Clusia Hedge	Clusia guttifera	6' HT.	Fair	Remove
29	Clusia Hedge	Clusia guttifera	7' HT.	Fair	Remove



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EXISTING CONDITIONS AND DEMOLITION SCHEDULE

PRIVATE RESIDENCE

143 REEF ROAD, PALM BEACH, FL

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

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EX2

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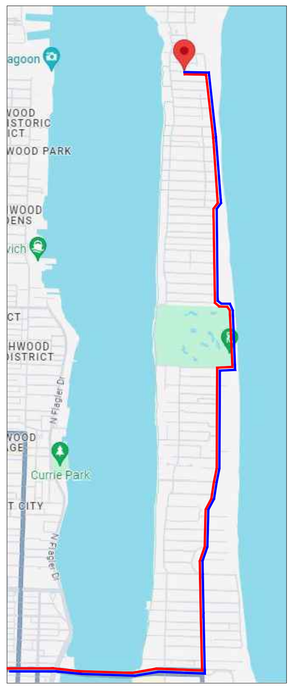
TRUCK LOGISTICS:

MAXIMUM SIZE TRUCK TO BE USED: 30' (TRUCK & TRAILER COMBINED)
SEPARATE ROW PERMITS WILL BE SUBMITTED

BEST ROUTE TO PROPERTY: USING FLAGLER MEMORIAL BRIDGE (NORTH BRIDGE) TRAVEL EAST ALONG ROYAL POINCIANA WAY, TURN NORTH ONTO NORTH COUNTY ROAD, TRAVEL NORTH ONTO NORTH COUNTY ROAD. CONTINUE NORTH TO NORTH OCEAN WAY. TURN WEST ONTO REEF ROAD.

MAXIMUM NUMBER OF TRUCK TRIPS TO THE PROPERTY (ESTIMATED):

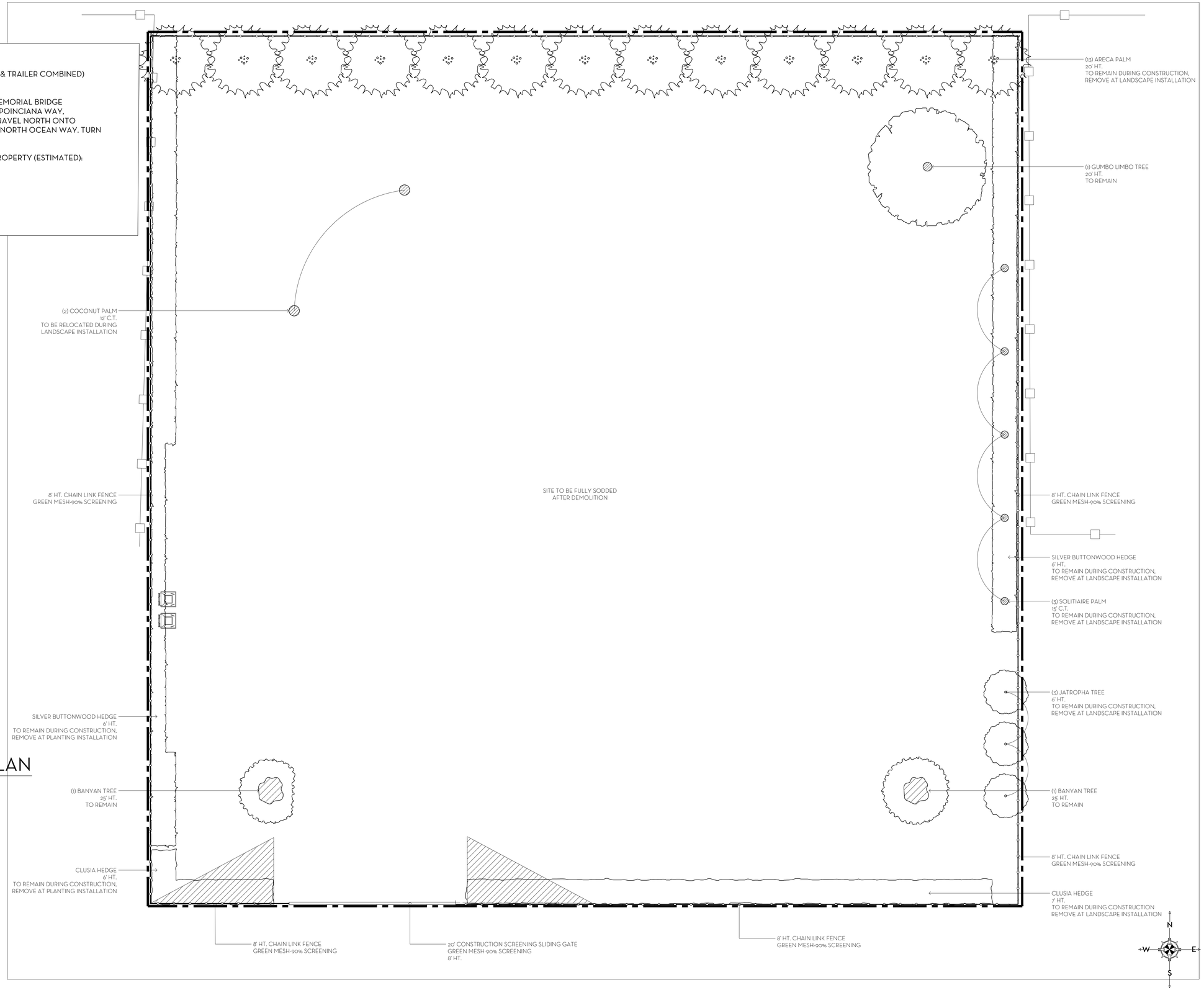
15 TRIPS



TRUCK LOGISTICS PLAN

INBOUND

OUTBOUND



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

CONSTRUCTION SCREENING PLAN
PRIVATE RESIDENCE

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PHOTO 1: FRONT ENTRY AREA



PHOTO 2: STREET VIEW



PHOTO 3: SOUTH EAST CORNER OF LOT



PHOTO 4: LANDSCAPE BUFFER (WEST)



PHOTO 5: LANDSCAPE BUFFER (NORTH)



PHOTO 6: LANDSCAPE BUFFER (EAST)

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EXISTING PHOTOS

PRIVATE RESIDENCE

143 REEF ROAD, PALM BEACH, FL

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

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EX3

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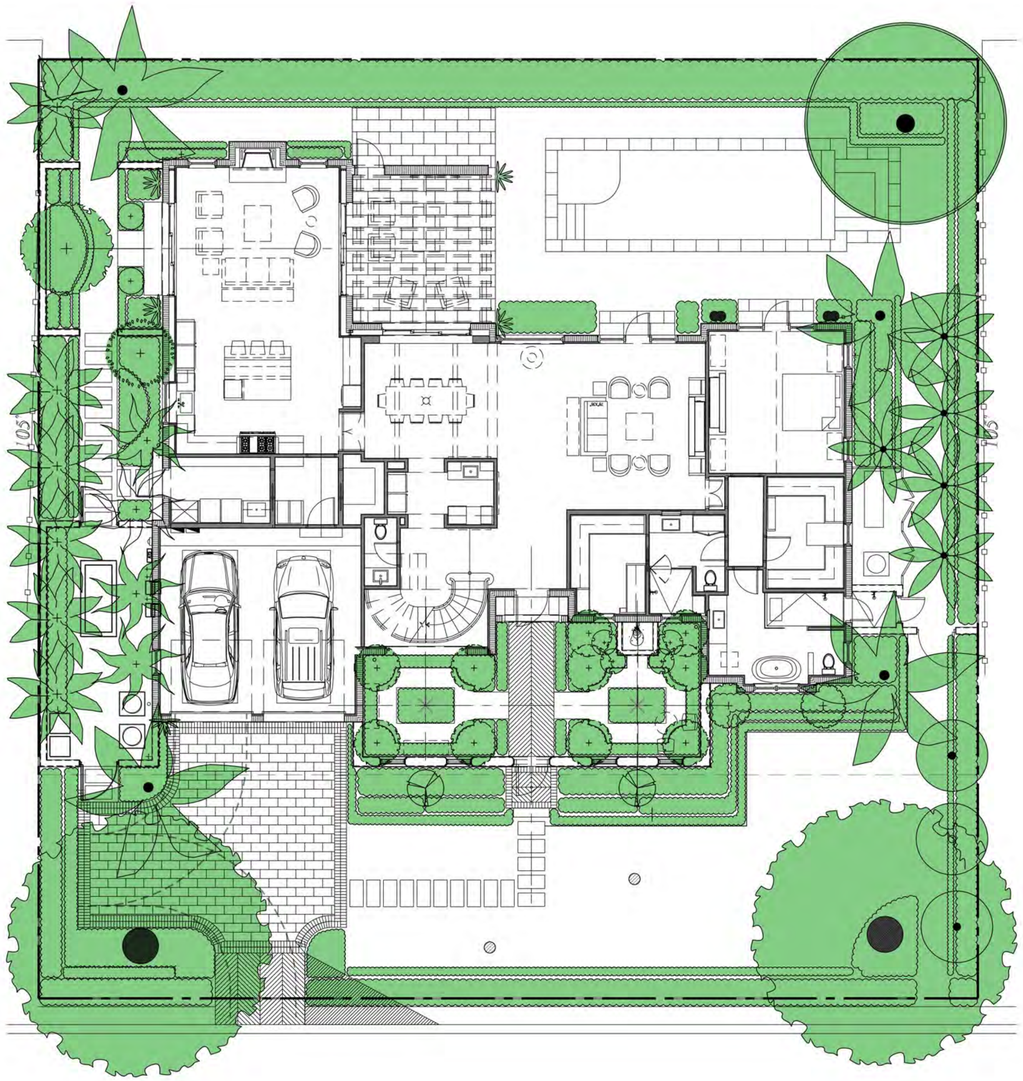

1 LAD LANDSCAPE ALTERATION DIAGRAM-PREVIOUSLY APPROVED PLAN
SCALE: 1/8"=1'-0"



2 LAD LANDSCAPE ALTERATION DIAGRAM-PROPOSED
SCALE: 1/8"=1'-0"

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	11,025	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,961	SQ FT	45%
PREVIOUSLY APPROVED =	4,979	SQ FT	45.16%
PROPOSED =	5,298	SQ FT	48%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,625	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,050	SQ FT	40%
PREVIOUSLY APPROVED =	1,300	SQ FT	52%
PROPOSED =	1,100	SQ FT	44%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,340	SQ FT
MINIMUM LANDSCAPE: (50% OF 8,415 SF) = 4,207.5 REQUIRED		
EXISTING =	3,094	SQ FT
PROPOSED =	4,300	SQ FT

MARIO F. NIEVERA

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Registration No.
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LANDSCAPE ALTERATION DIAGRAM

RESIDENCE

143 REEF ROAD, PALM BEACH, FL

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

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LAD

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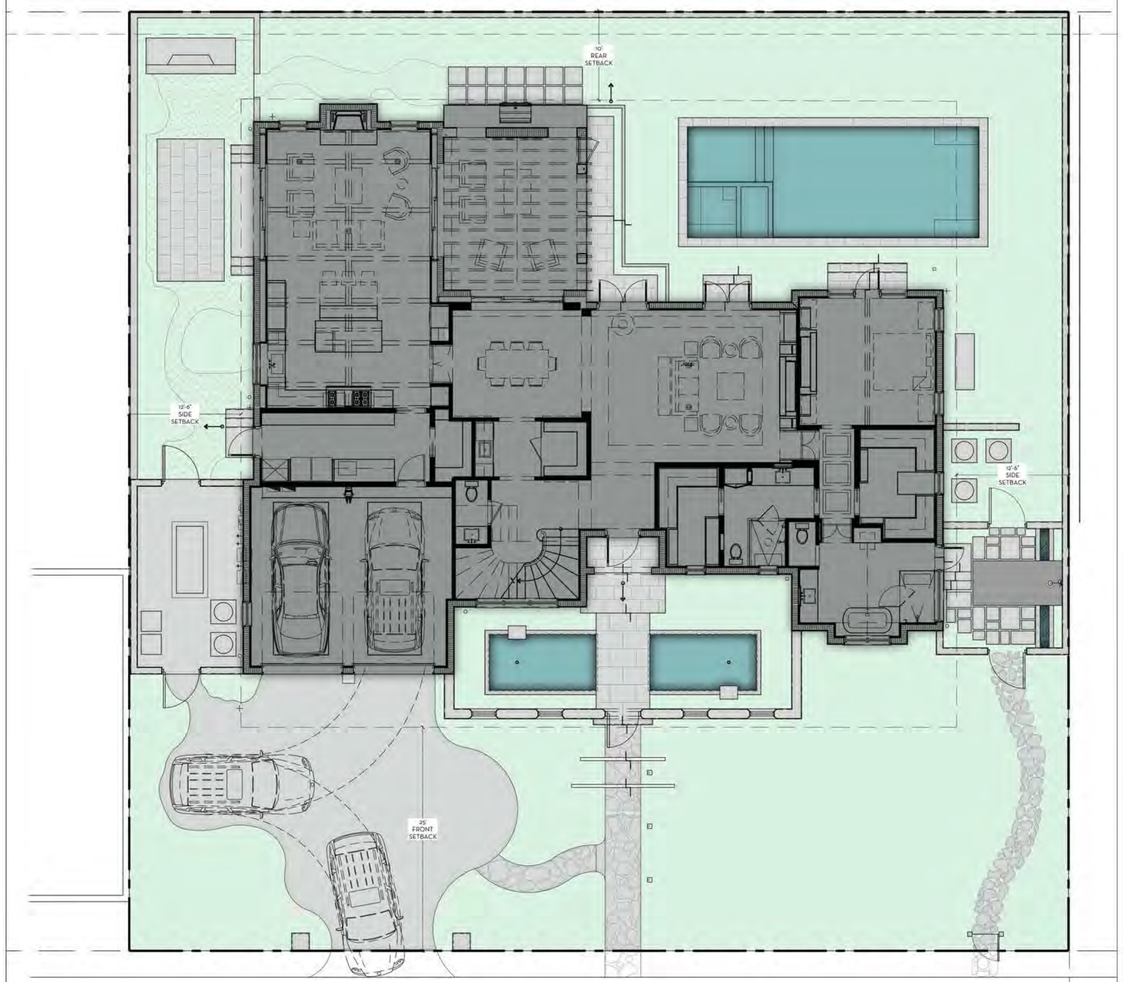
1 LAD LANDSCAPE ALTERATION DIAGRAM-PREVIOUSLY APPROVED PLAN
SCALE: 1/8"=1'-0"



2 LAD LANDSCAPE ALTERATION DIAGRAM-PROPOSED
SCALE: 1/8"=1'-0"

LEGEND

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

OVERALL R-B SITE CALCULATIONS:

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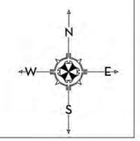

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SCALE: 1/8" = 1'-0"

OPEN SPACE DIAGRAM-OVERALL

RESIDENCE

143 REEF ROAD, PALM BEACH, FL

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OS1

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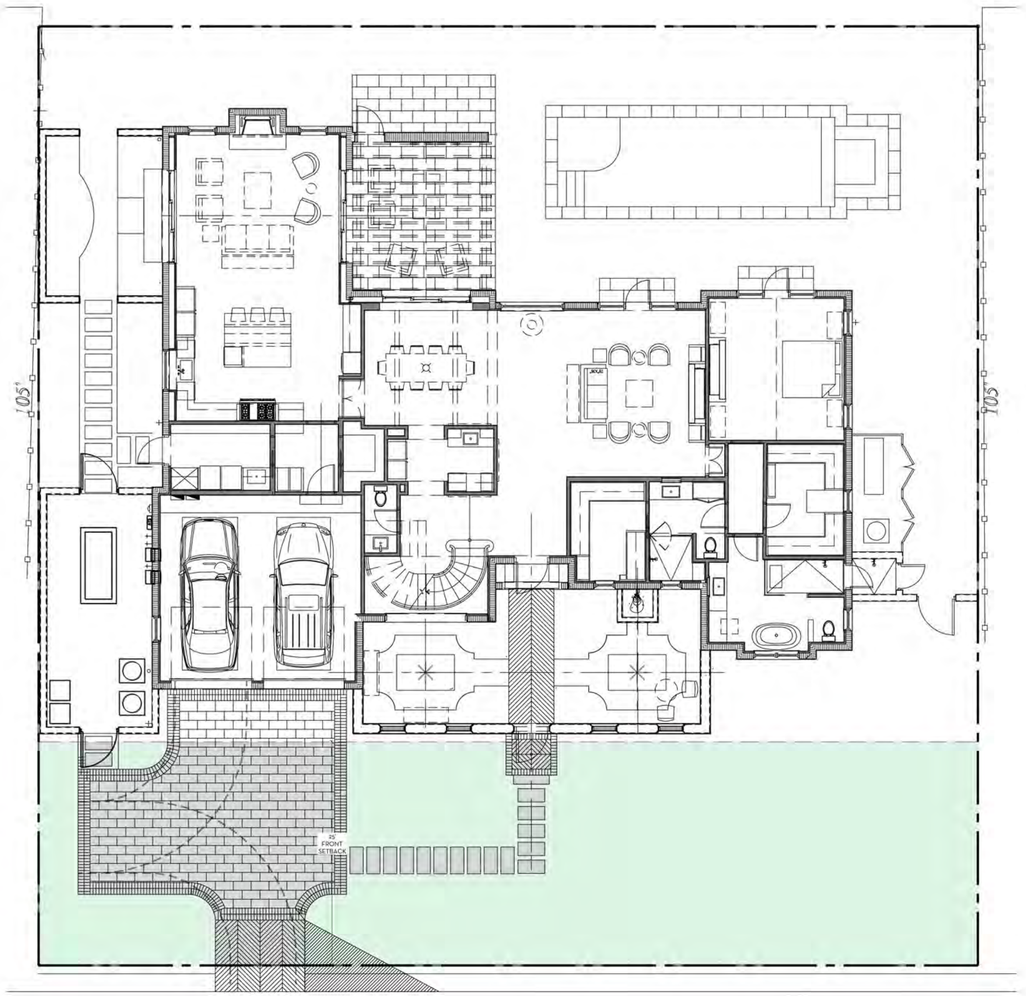
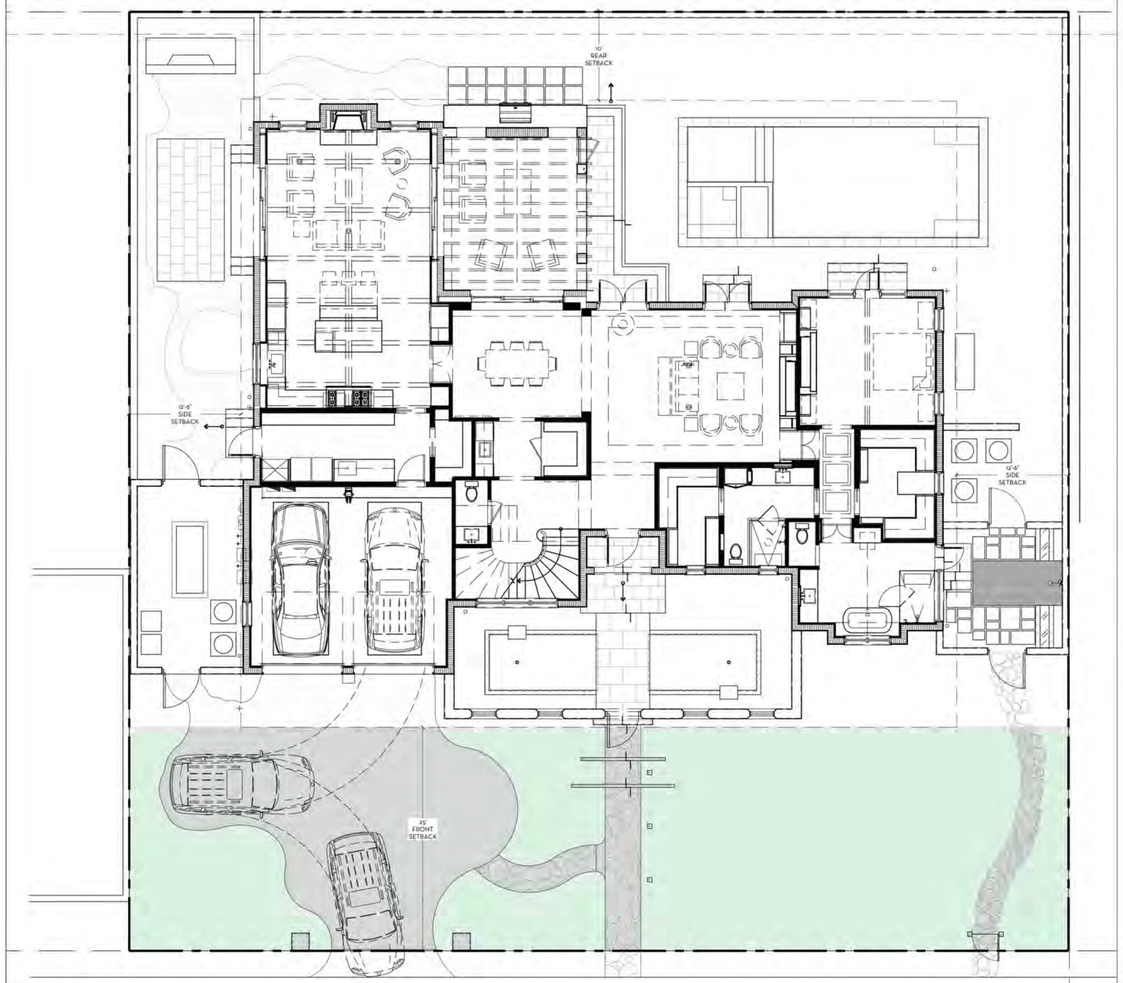


1 OS2 OPENSPACE DIAGRAM-PREVIOUSLY APPROVED PLAN
SCALE: 1/8"=1'-0"



2 OS2 OPENSPACE DIAGRAM- PROPOSED
SCALE: 1/8"=1'-0"

LEGEND

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

OVERALL R-B SITE CALCULATIONS:

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MINIMUM LANDSCAPE: (50% OF 8,415 SF) = 4,207.5 REQUIRED		
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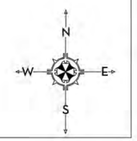
PROPOSED =	4,300	SQ FT



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OPEN SPACE DIAGRAM-FRONT SETBACK

RESIDENCE

143 REEF ROAD, PALM BEACH, FL

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

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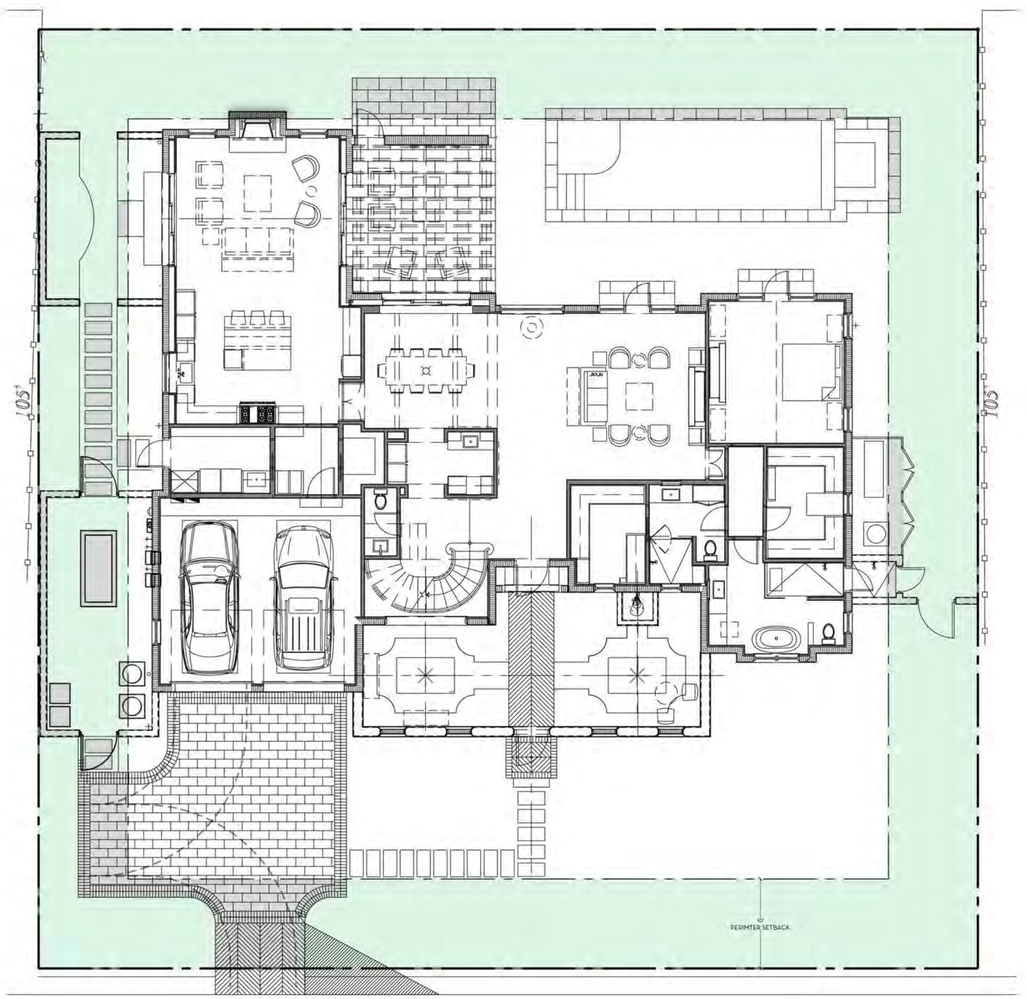
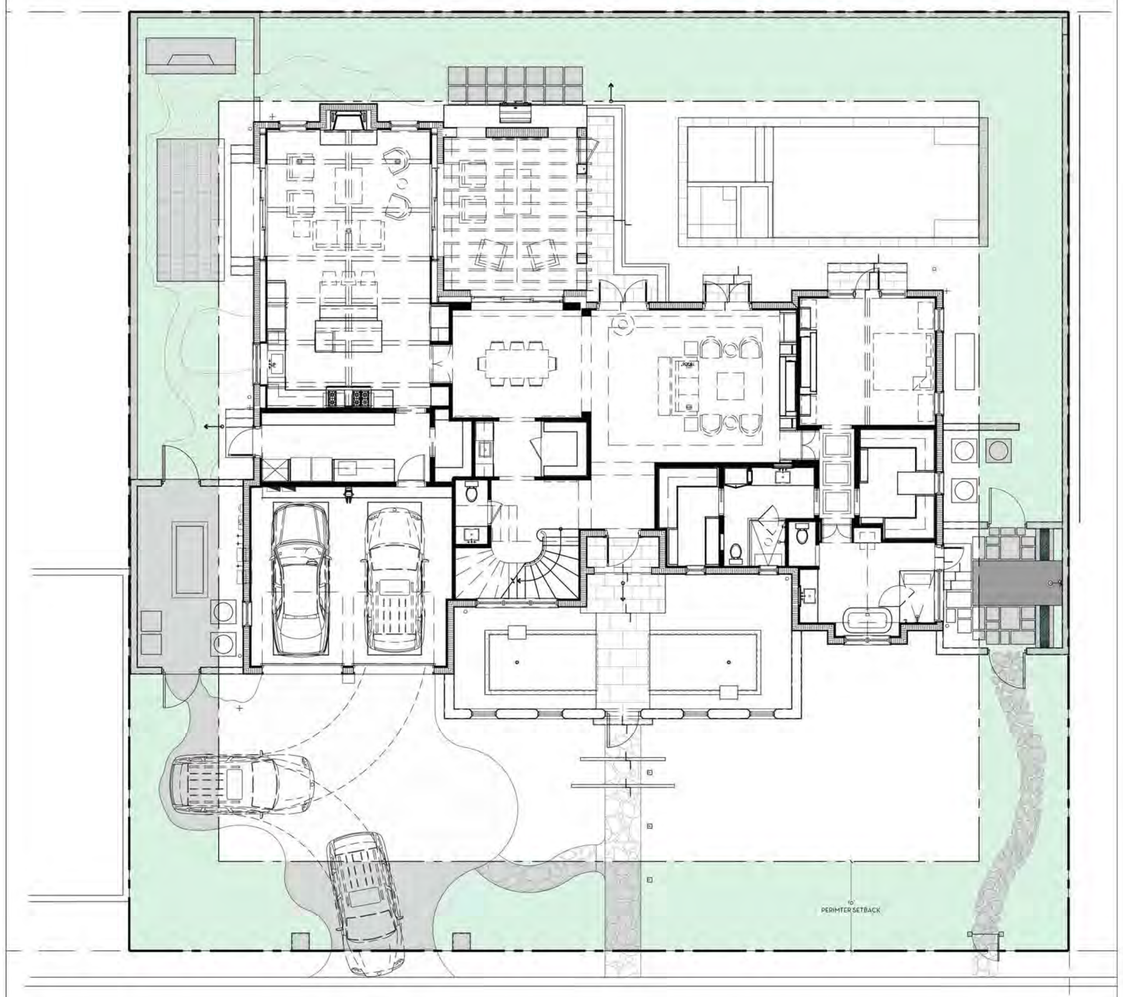
OS2

ARC-25-0061



1 OS3 OPENSPACE DIAGRAM-PREVIOUSLY APPROVED PLAN
SCALE: 1/8"=1'-0"



2 OS3 OPENSPACE DIAGRAM- PROPOSED
SCALE: 1/8"=1'-0"

LEGEND

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

OVERALL R-B SITE CALCULATIONS:

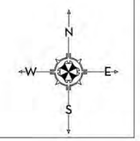
SITE AREA =	11,025	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,961	SQ FT	45%
PREVIOUSLY APPROVED =	4,979	SQ FT	45.16%
PROPOSED =	5,298	SQ FT	48%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,625	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,050	SQ FT	40%
PREVIOUSLY APPROVED =	1,300	SQ FT	52%
PROPOSED =	1,100	SQ FT	44%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,340	SQ FT
MINIMUM LANDSCAPE: (50% OF 8,415 SF) = 4,207.5 REQUIRED		
EXISTING =	3,094	SQ FT
PROPOSED =	4,300	SQ FT



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

OPEN SPACE DIAGRAM-10' FT PERIMETER

RESIDENCE

143 REEF ROAD, PALM BEACH, FL

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

11 AUGUST 2025
-SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

OS3

ARC-25-0061

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 11,025 sq.ft.

Impervious Plan Area = 6,063 sq.ft.

Pervious Plan Area = 4,962 sq.ft.*

* Minimum required by zoning code without a variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA) where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 6,063 sq.ft. x 1 ft./12 in. = 1,011 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 4,962 sq.ft. x 1 ft./12 in. = 166 cu.ft.

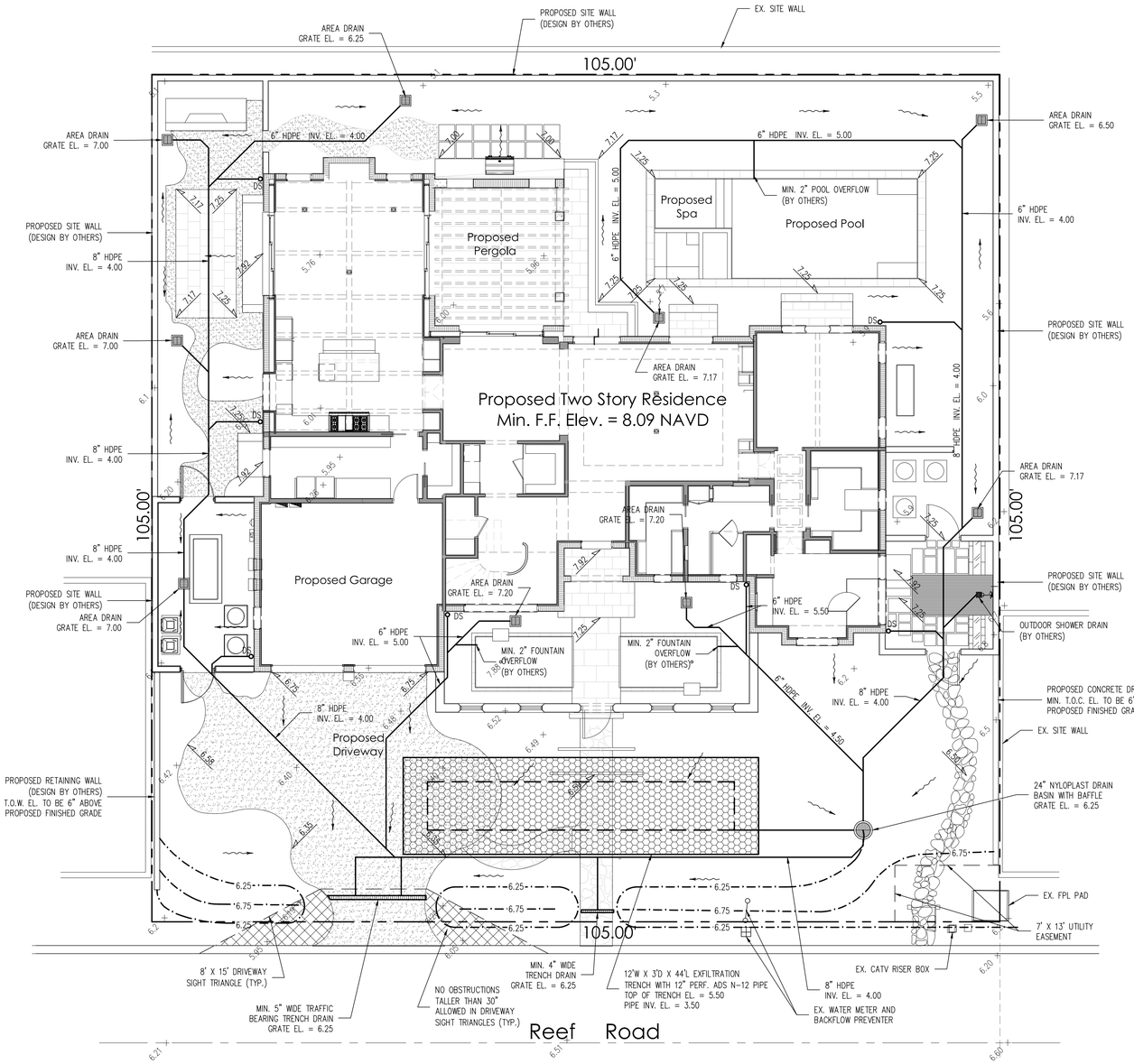
Total Volume to be Retained = 1,177 cu.ft.

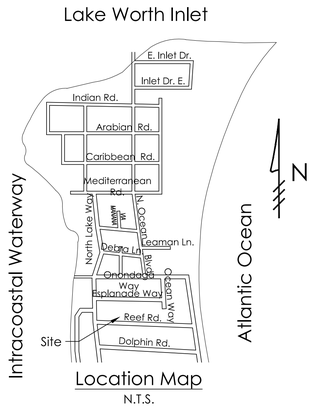
C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	44	ft
W	=	Trench Width	=	12	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	4.75	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	1,410	cu.ft.

Notes:

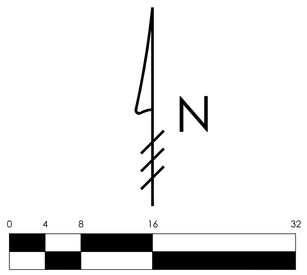
1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.





Legend

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



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

Plan Background from Site Plan by Dailey Janssen Architects Received 4/12/24

ARC-25-0061

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GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

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

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

Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

143 Reef Road
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2020-0071
Issue Date	08/05/2025
Scale	1/8" = 1'-0"

REVISIONS:

1	
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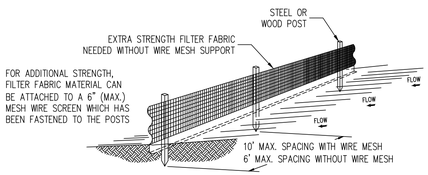
CHAD M. GRUBER
FLORIDA P.E. NO. 57466

Digitally signed by Chad M Gruber
Date: 2025.08.05 14:57:50 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

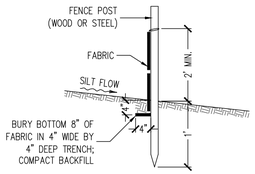
C-1



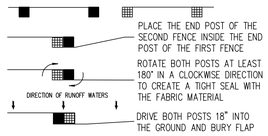
Notes:

1) The height of a silt fence shall not exceed 36".
2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2" and shall not extend more than 36" above the original ground surface.
6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
7) The trench shall be backfilled and the soil compacted over the filter fabric.

SILT FENCE DETAIL
N.T.S.



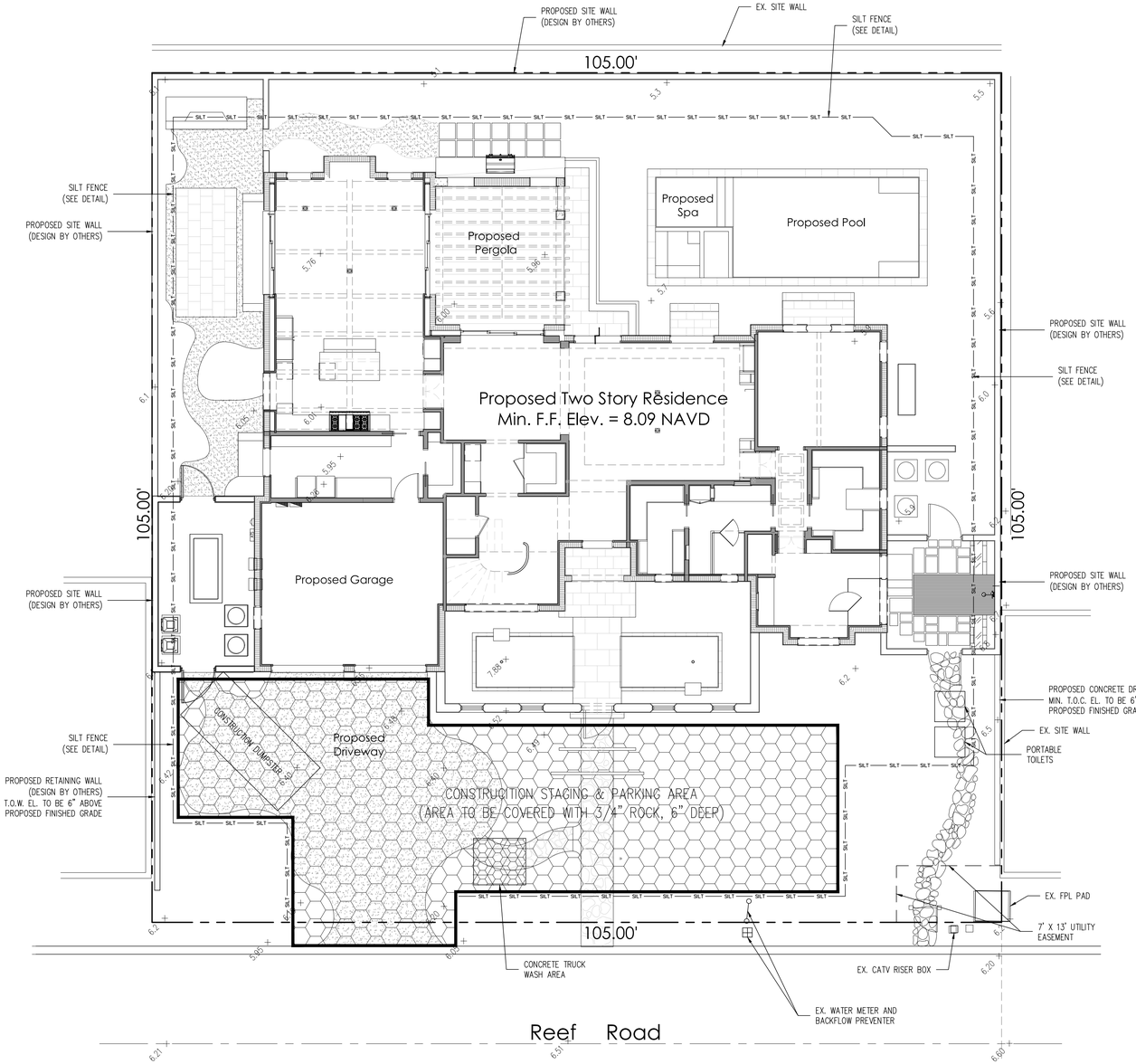
SILT FENCE SECTION
N.T.S.



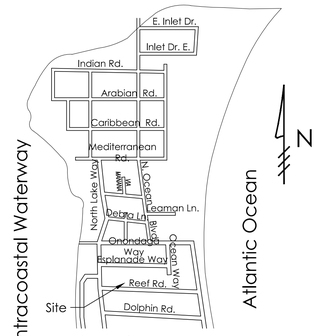
ATTACHING TWO SILT FENCES
N.T.S.

Notes:

1) Contractor is responsible for installing and maintaining erosion control measures during construction.
2) Contractor to investigate condition of existing sewer service prior to building permit submittal. If existing service is cast iron, or in poor condition, service will be replaced to main per Town of Palm Beach standards.



Lake Worth Inlet

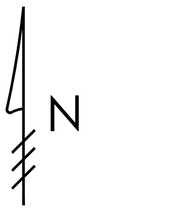


Location Map
N.T.S.

Legend

DEMOLITION STAGING AREA

SILT FENCE (SEE DETAIL)





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

Plan Background from Site Plan by
Dailey Janssen Architects Received 4/12/24

ARC-25-0061

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West Palm Beach, FL 33401
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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.

Construction Staging/Parking & Erosion Control Plan For:

PROPOSED RESIDENCE

143 Reef Road
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2020-0071
Issue Date	08/05/2025
Scale	1/8" = 1'-0"

REVISIONS:

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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

Digitally signed by Chad M Gruber
Date: 2025.08.05 14:56:23 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

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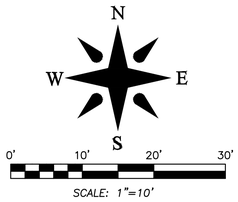
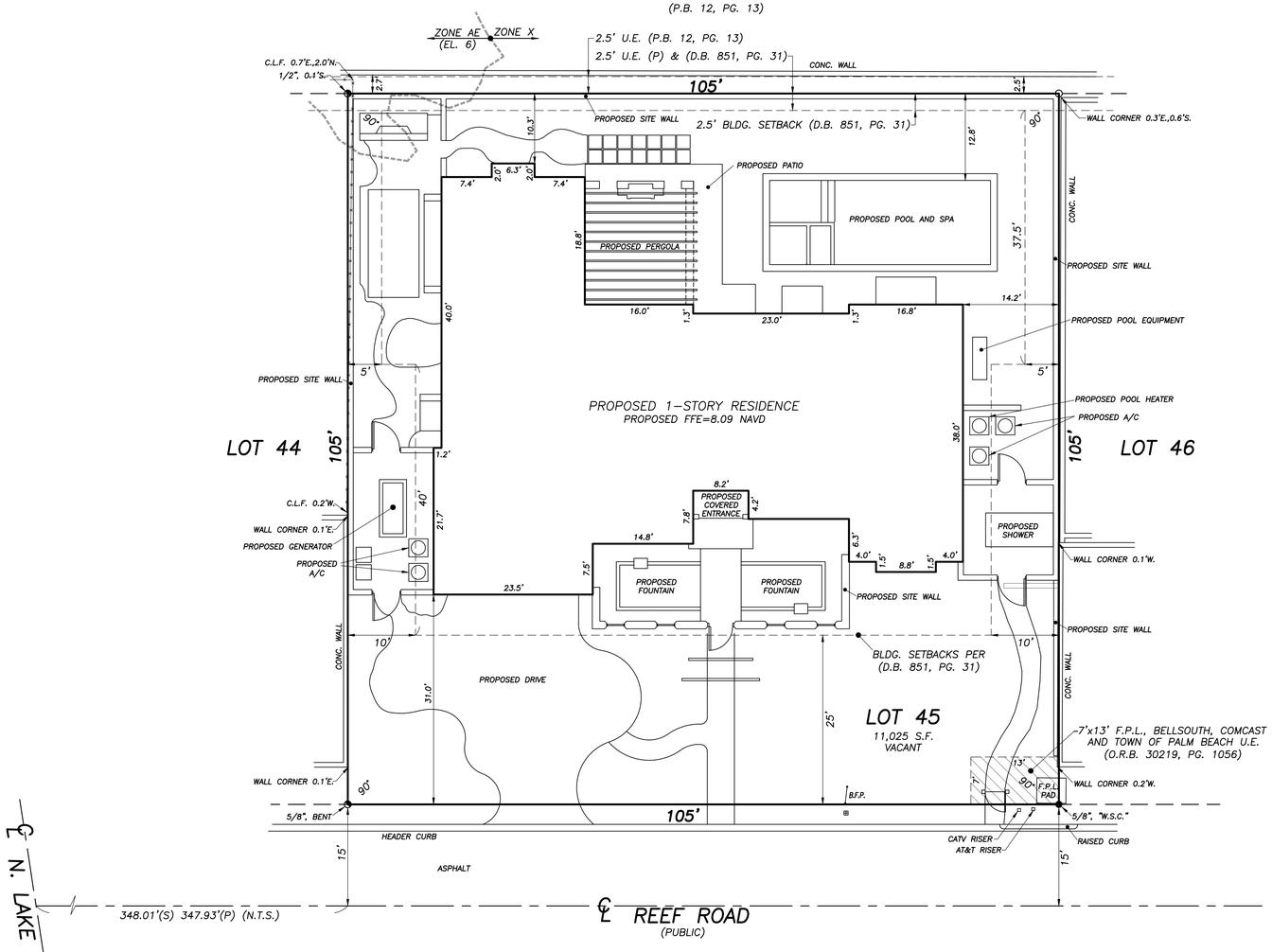
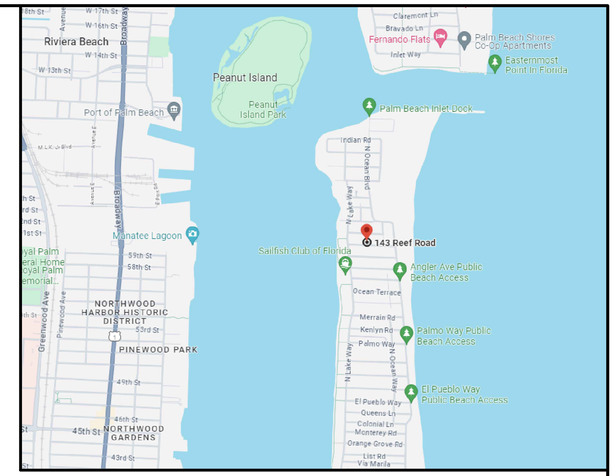
EC-1



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
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
FFE	= FINISH FLOOR ELEVATION
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
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.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
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.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
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◒	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◉	= NAIL & DISK FOUND (AS NOTED)
✪	= MAG NAIL & DISK SET (LB #4569)
℄	= PROPERTY LINE
⊘	= UTILITY POLE
⊕	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
☼	= LIGHT POLE





VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR: JOHN CRIDDLE

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

John Criddle
First American Title Insurance Company
First Republic Bank, N. A and
Kochman & Ziska PLC

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

PROPERTY ADDRESS:
143 Reef Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lot 45, **NORTH SHORE ADDITION TO PALM BEACH**, 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 20, Page 62.*

TITLE POLICY REVIEW

CLIENT:	John K. Criddle	**Policy number: 5011412-0729957e**	**DATE: 06/02/20**		
REVIEWED BY:	Craig Wallace	**JOB NO. : 03-1066.6**			
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-7	N/A	Standard Exceptions				•
8	ORB 20 PG 62	Restrictions, dedications, conditions, reservations, easements.	•			
9	PB 851 PG 31	Subject to restrictive covenants and restrictive conditions incorporated in Warranty Deed.	•			
10	DB 9506 PG 633	Ocean Terrace Beach Club By-laws Rules and Regulations.		•		
11	ORB 30219 PG 1056	Easement granted to Florida Power & Light Company "FPL".	•			
12	ORB 31464 PG 0658	Mortgage given by John K. Criddle				•

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

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 5011412-0729957e, issued by First American Title Insurance Company, dated June 2, 2020. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

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: 02/08/2024

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

JAMES G. PEDEN JR. LICENSED No. 6122 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

REVISIONS
05/16/24 SITE PLAN M.B.
02/08/24 SURVEY AND TIE-IN UPDATE M.M. & M.W./S.W. 197076
10/20/23 SURVEY U/D CE/CW 03-1066.7 PB357/2
TITLE REVIEW S.W.
07/16/20 SPOT ELEVATIONS B.M./M.B. 03-1066.6 PB297/26
07/11/20 SURVEY AND TIE-IN UPDATE J.P./J.P. 03-1066.5 PB297/18
01/16/20 SURVEY AND TIE-IN UPDATE B.M./M.B. 03-1066.4 PB287/78
06/26/13, SURVEY AND TIE-IN UPDATE C.K./M.B. 03-1066.2 PB157/66
05/18/11, SVY & T/I UPD. ELS. B.M./J.P. PB128/14

BOUNDARY SURVEY FOR: JOHN CRIDDLE

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

FIELD: F.G.	JOB NO.: 03-1066	F.B. PB54 PG. 25	
OFFICE: M.B.	DATE: 3/18/03	DWG. NO. 03-1066-1	
CK'D: C.W.	REF: 03-1066-1.DWG	SHEET 1 OF 1	

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: September 25, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 9/18/2025

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

Applicant: Oscannlain Sean J Trust
Architecture: Environment Design Group

HISTORY:
The single-family residence located at 310 Polmer Park was originally constructed in 1962. In 2023, under application ARC-23-051, approval was granted for multiple modifications, including the replacement of windows and doors. The project also included a redesign of the rear garden featuring a new spa, updated paving, an outdoor bar area, and associated landscaping improvements.

The property returned to ARCOM under the current application at the June 25, 2025, meeting and received partial approval. As a condition of approval, the applicant was required to add finials to the front entry columns and restudy the pergola for further Commission review. The revised pergola design has been resubmitted for consideration at the September 25, 2025, meeting.

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence" as prepared by Environment Design Group, uploaded September 8, 2025.

The following scope of work is proposed:

- Addition of a pergola to cabana.

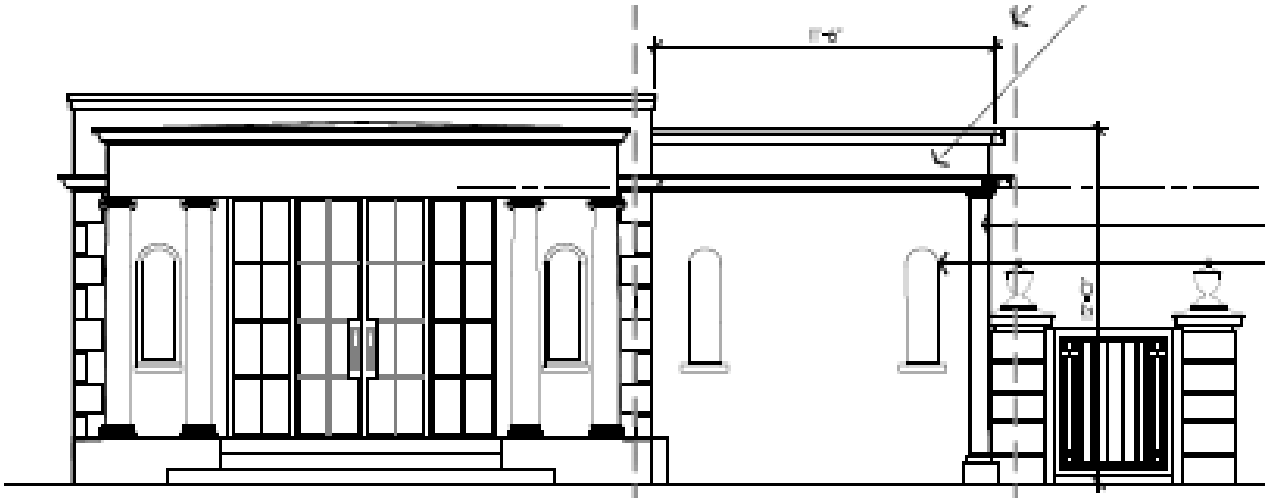
Site Data			
Zoning District	R-B	**Future Land Use**	Single Family
Lot Size	15,850 SF	**Overall Landscape Open Space**	Required: 45% Existing: 32.11% Proposed: 32%
North	311 Polmer Park | Residence / R-B		
South	309 Via Linda | Residence / R-B		
East	300 Polmer Park | Residence / R-B		
West	320 Polmer Park | Residence / R-B		

STAFF ANALYSIS
A preliminary review of the project indicates that the proposed application does comply with the Town's zoning code. The applicant has restudied the proposed pergola structure

and offered additional renderings at the request of the commission. The pergola structure will be added to the pool cabana, currently under construction, in the rear yard. The pergola will be installed with a matching roofline fascia in a stucco finish to match the cabana with pecky cypress beams across.



PREVIOUSLY PROPOSED PERGOLA STRUCTUE – EAST ELEVATION



PROPOSED PERGOLA STRUCTUE – EAST ELEVATION

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:SCP

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

April 7, 2025

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

ATTN: *ARCOM Staff*
Re: 310 Polmer - Landscape Architecture
Our Ref # 22088.00 LA

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:

1. New Entry Columns, 6'-0" tall, matching existing style
2. Infill existing gate opening on north east wall
3. Modification to bottom entry stairs
4. Removal of street front Ficus hedge to be replaced with Calophyllum and native understory
5. Trellis structure in rear of property

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 **D**esign **G**roup

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561.832.4600 phone
Dustin@environmentdesigngroup.com

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Landscape Management
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Dustin@environmentdesigngroup.com

Private Residence
310 Polmer Park Road
Palm Beach

F L O R I D A

Application #:
ARC-25-0026
Deferred Submittal
Date of Presentation: 09.25.25

Comments as per ARCOM Meeting 06.25.25

* Research similar pergola designs/Charles A Platt designed pergolas
* Additional rendering views requested to better understand structure

Modifications to Previously Presented Plans

* 3 Additional Perspective renderings have been included (See Sheets L8.5, L8.6, L8.7)
* Research similar pergola applications/Architecture by Charles A Platt (See Sheet L8.8)

Scope of Work

1. New Entry Columns, 6'-0" tall, matching existing style
2. Infill existing gate opening on north east wall
3. Modification to bottom entry stairs
4. Removal of street front Ficus hedge to be replaced with Calophyllum and native understory
5. Pergola structure in rear of property

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Dustin@environmentdesigngroup.com

Private Residence
310 Polmer Park Road
Palm Beach

F L O R I D A

Application #:
ARC-25-0026
First Submittal

Date of Presentation: 06.25.25

Sheet Index

Cover Sheet
Survey
L1.0 - Existing Site Photos
L2.0 - Existing Vegetation Inventory
L3.0 - Demolition Plan
L4.0 Construction Staging/Screening Plan
L5.0 - Truck Logistics Plan
L6.0 -Site Plan
L6.0a - Elevation Callouts
L6.1 Elevations Details
L6.2 Elevations Details
L6.3 Elevations Details
L6.4 - Open Space Diagrams
L7.0 - Landscape Plan
L8.0 - Rendered Landscape Plan
L8.1 - Rendered North Landscape Elevations
L8.2 - Rendered South Landscape Elevations
L8.3 - Rendered Cabana Elevations
L8.4 - Rendered Cabana Front Elevations
L9.0 Lighting Plan

Design Team/Consultants

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



View From Polmer Park Road



Northwest Property Line



Northeast Property Line



Existing North Ficus
Hedge Prior to Construction



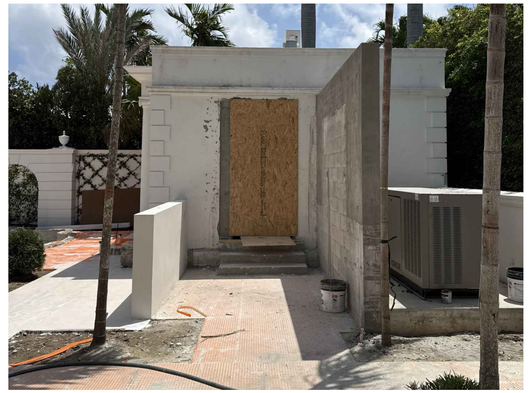
Existing Motorcourt
Prior to Construction



Cabana (East Facade)



Cabana (North/East Corner)



Cabana (North Facade)

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Dustin@environmentdesigngroup.com

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FLORIDA

JOB NUMBER: # 22088.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 04.21.2025

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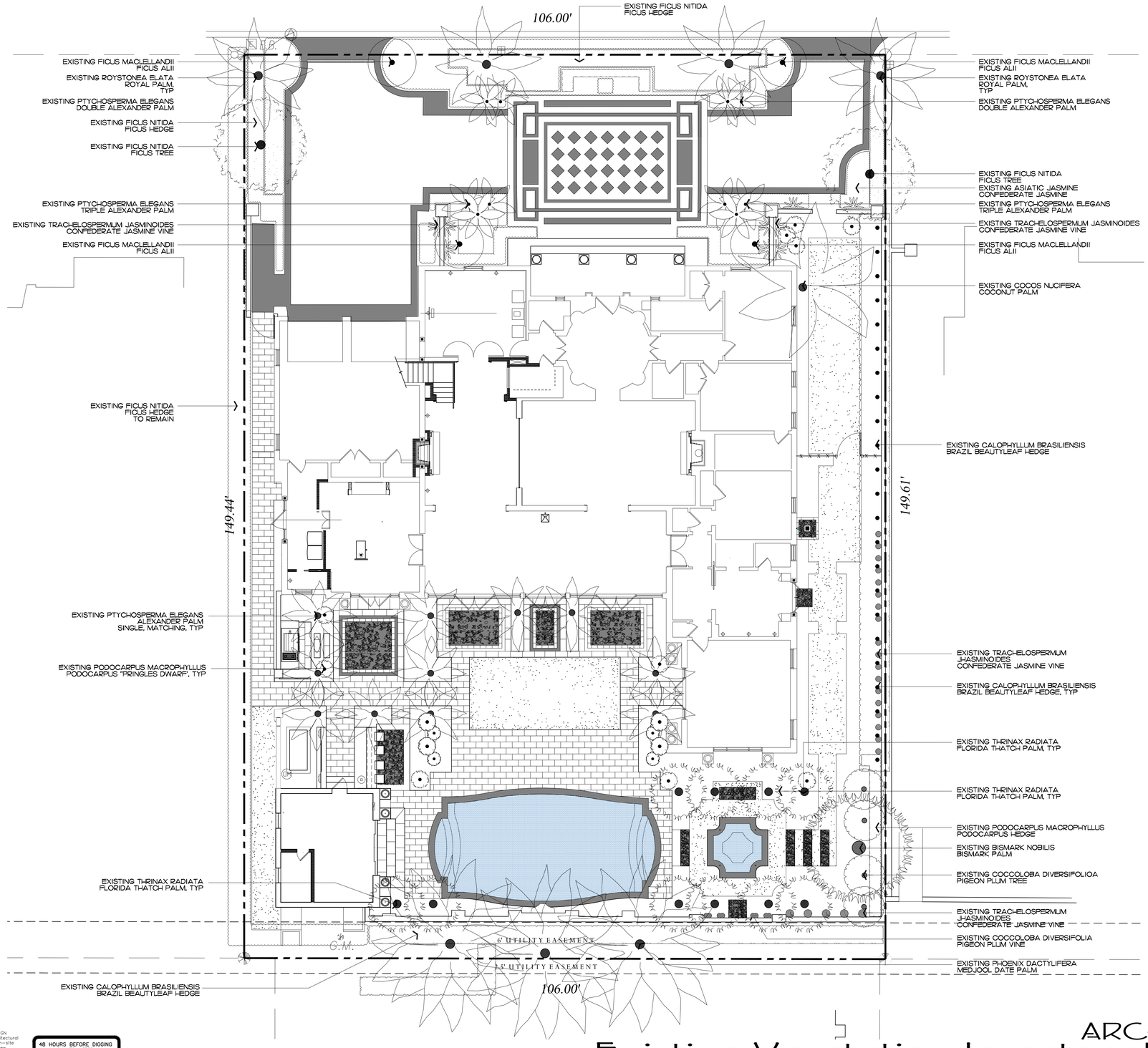
SHEET L1.0

ARC-25-0026

Existing Site Photos



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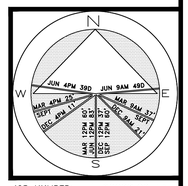

JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 04.22.2025

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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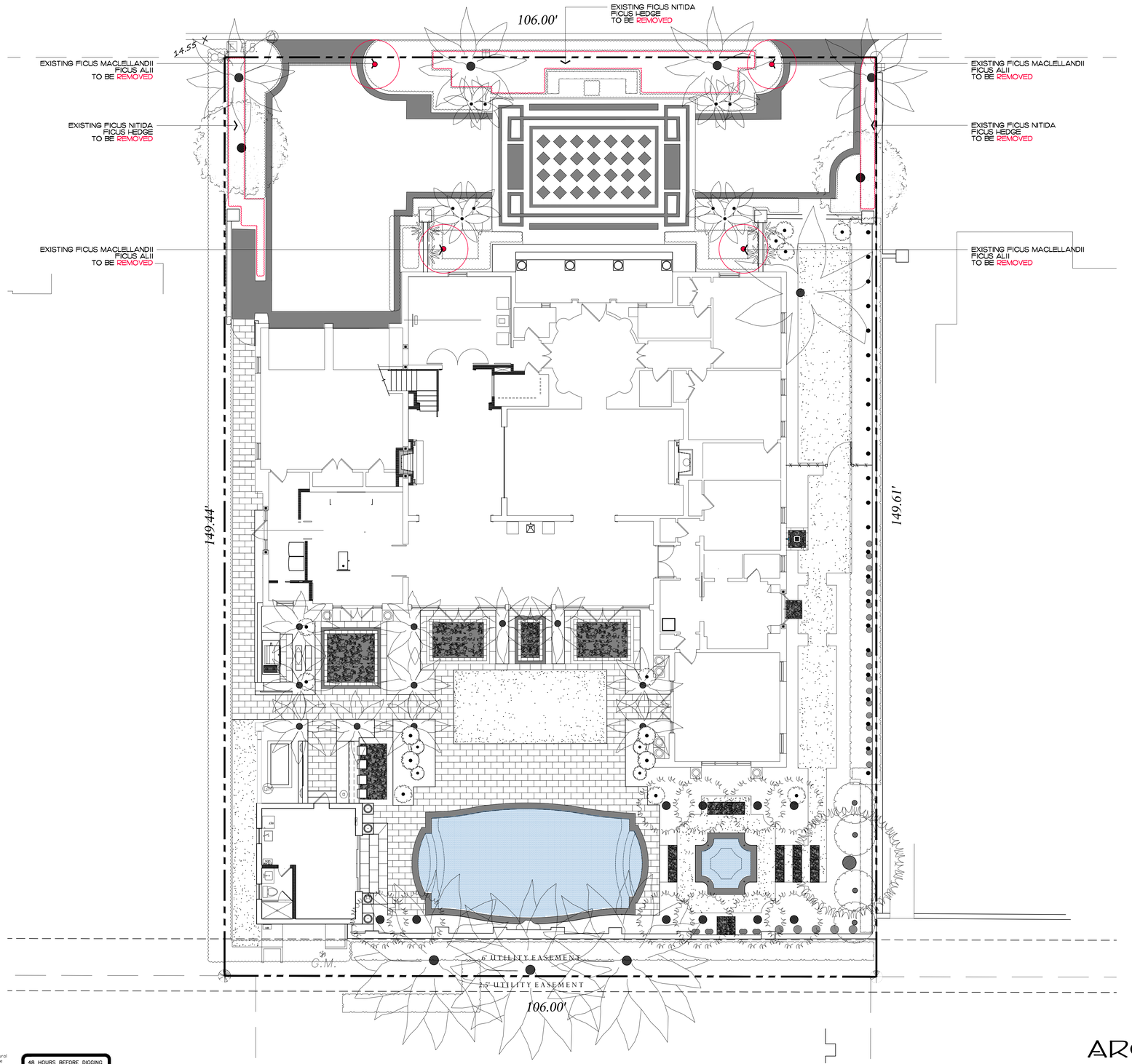
ARC-25-0026

Existing Vegetation Inventory

SCALE IN FEET 0' 8' 16' 24'



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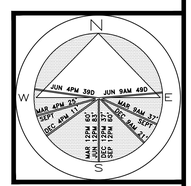

JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 04.22.2025

SHEET L3.0

64 sf.
AREA IN SQ.FT.

ARC-25-0026

Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

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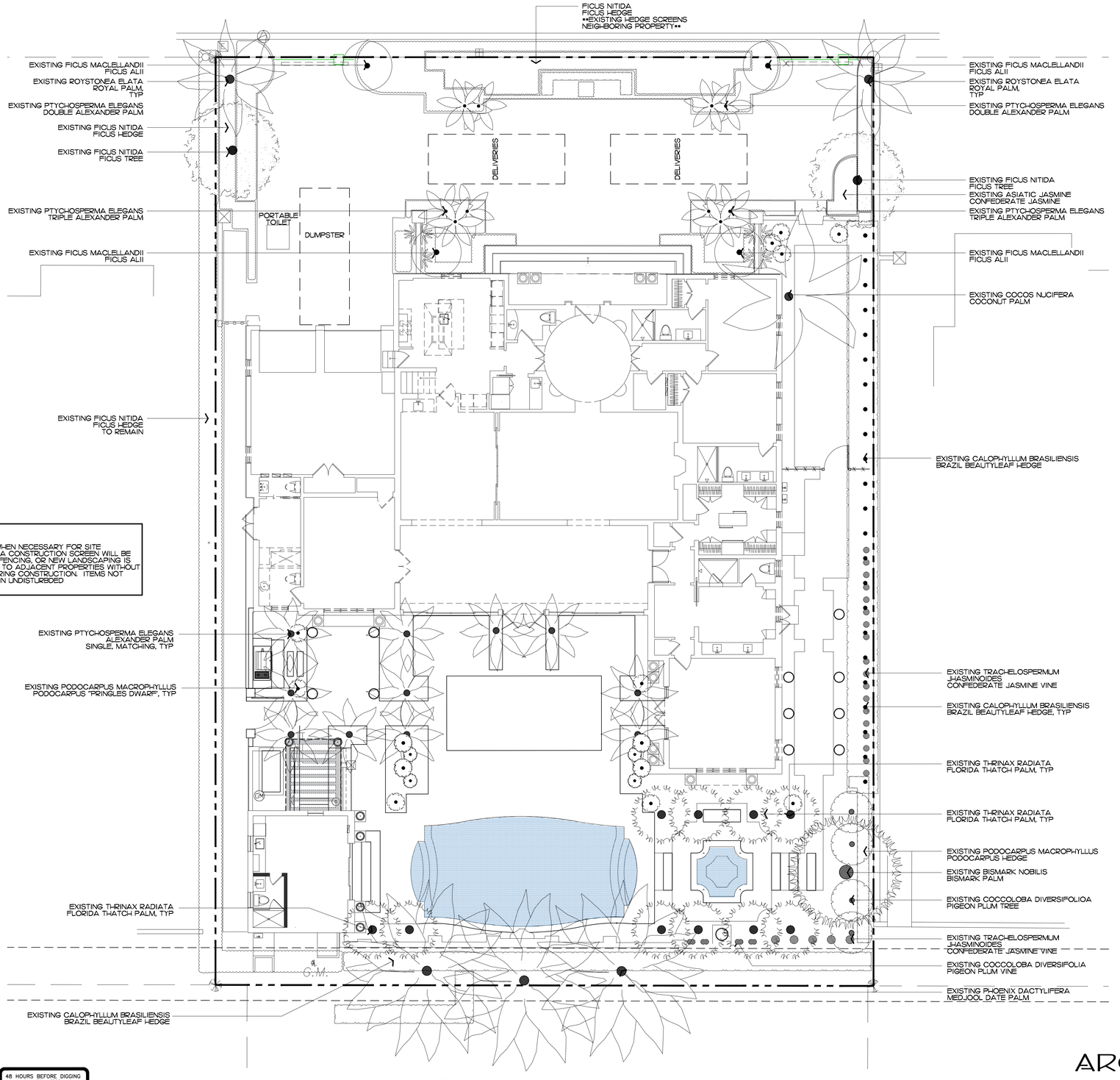

NOTE:
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION. ITEMS NOT NOTED FOR RELOCATION OR REMOVAL TO REMAIN UNDISTURBDED

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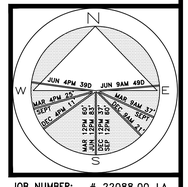


JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 04.22.2025

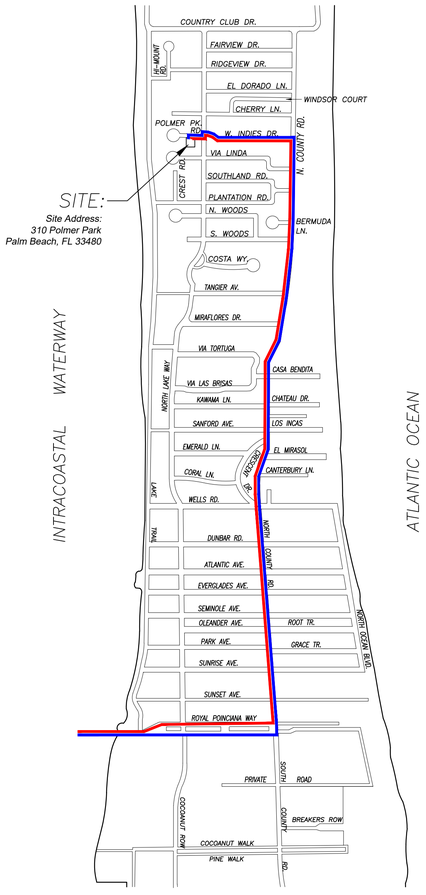
SHEET L4.0

64 sf.
AREA IN SQ.FT.

ARC-25-0026

Construction Staging/Screening Plan

SCALE IN FEET 0' 8' 16' 24'



1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

LARGEST TRUCK - 75' LENGTH

ESTIMATED NUMBER OF DELIVERIES - 20-30

NOTE: CONTRACTOR TO APPLY FOR ALL NECESSARY PERMITS NEEDED FOR DELIVERIES

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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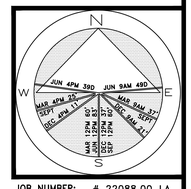

JOB NUMBER: # 22088.00 LA
DRAWN BY: Nick Pastor
Kerlinadie Dorinvil
DATE: 04.22.2025

SHEET L5.0

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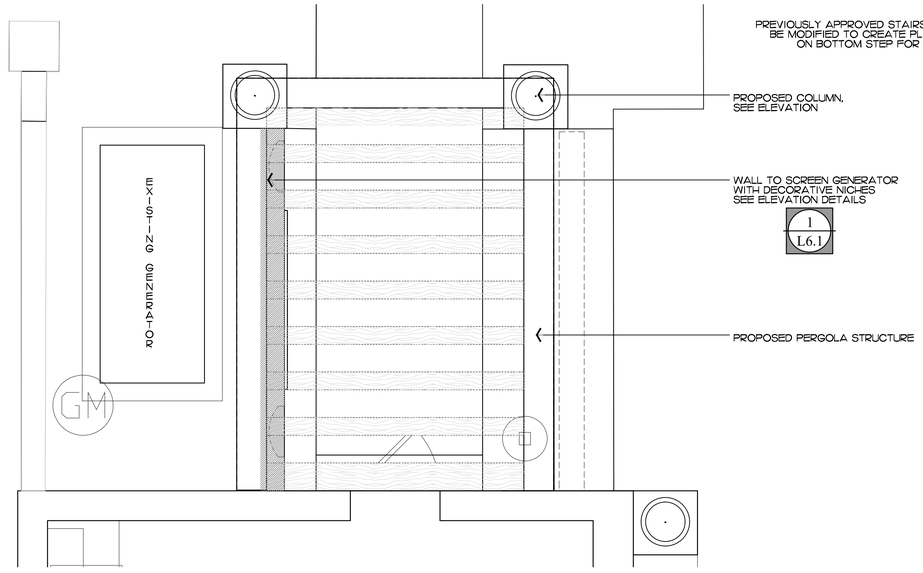
ARC-25-0026

Truck Logistics Plan

SCALE: NOT TO SCALE



Enlargement of Trellis

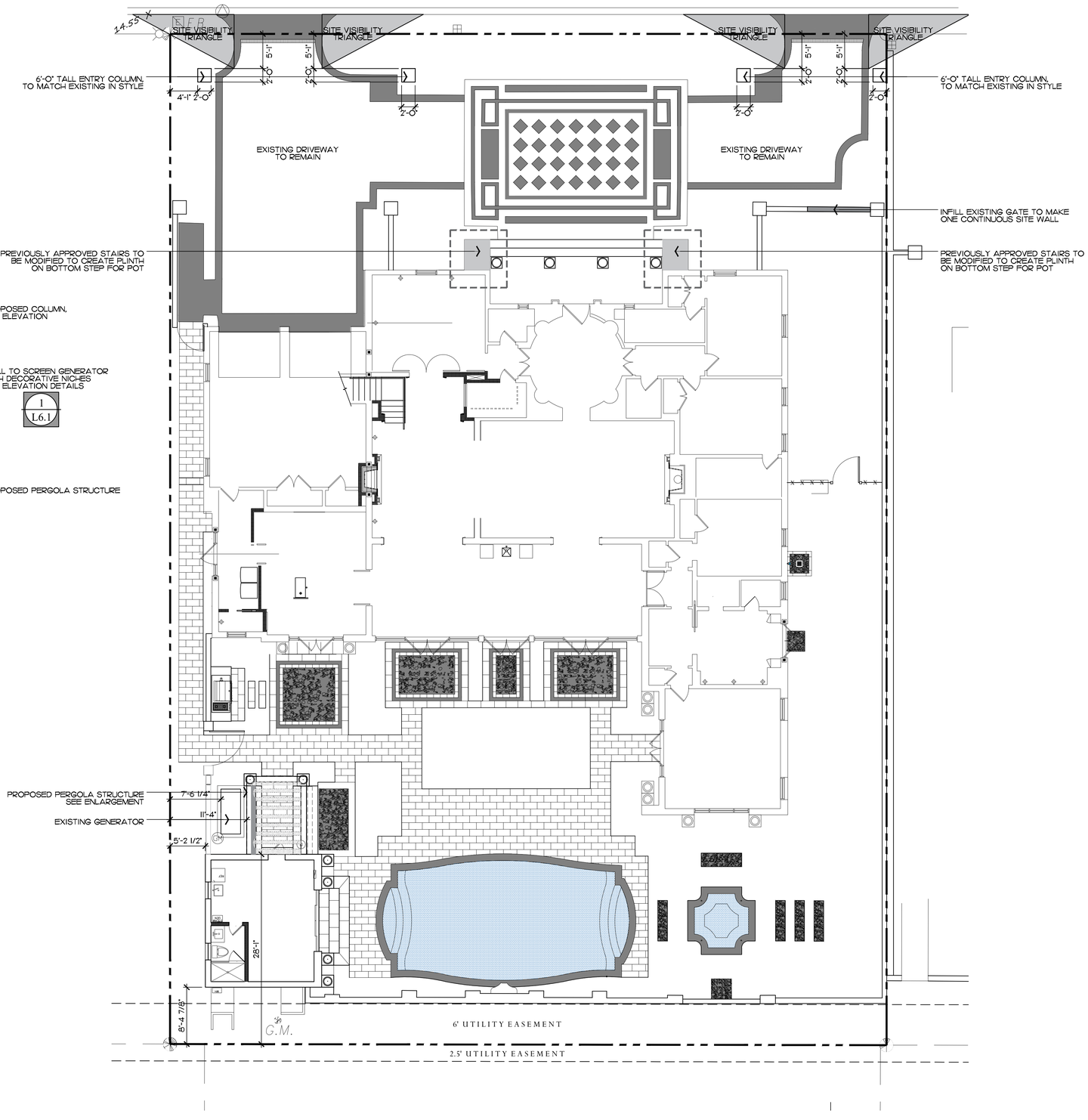
SCALE : 1/2" = 1'-0"

Scope of Work

1. New Entry Columns, 6'-0" tall, matching existing style
2. Infill existing gate opening on north east wall
3. Modification to bottom entry stairs
4. Removal of street front Ficus hedge to be replaced with Calophyllum and native understory
5. Trellis structure in rear of property

Site Data

DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED		CURRENTLY PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL			
LOT AREA	10,000 S.F. MINIMUM		15,850 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 45%	7,132 S.F.	32.11%	5,089.33 S.F.	32%	5,074 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,060 S.F.	31.4%	832 S.F.	30.79%	817 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,355.36 S.F.	65.74%	3,097.09 S.F.	65.74%	3,097.09 S.F.



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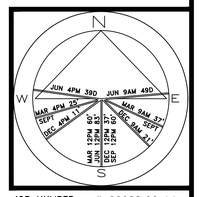

JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 04.22.2025

SHEET L6.0

64 sf.
AREA IN SQ.FT.

ARC-25-0026

Site Plan

SCALE IN FEET 0' 8' 16' 24'

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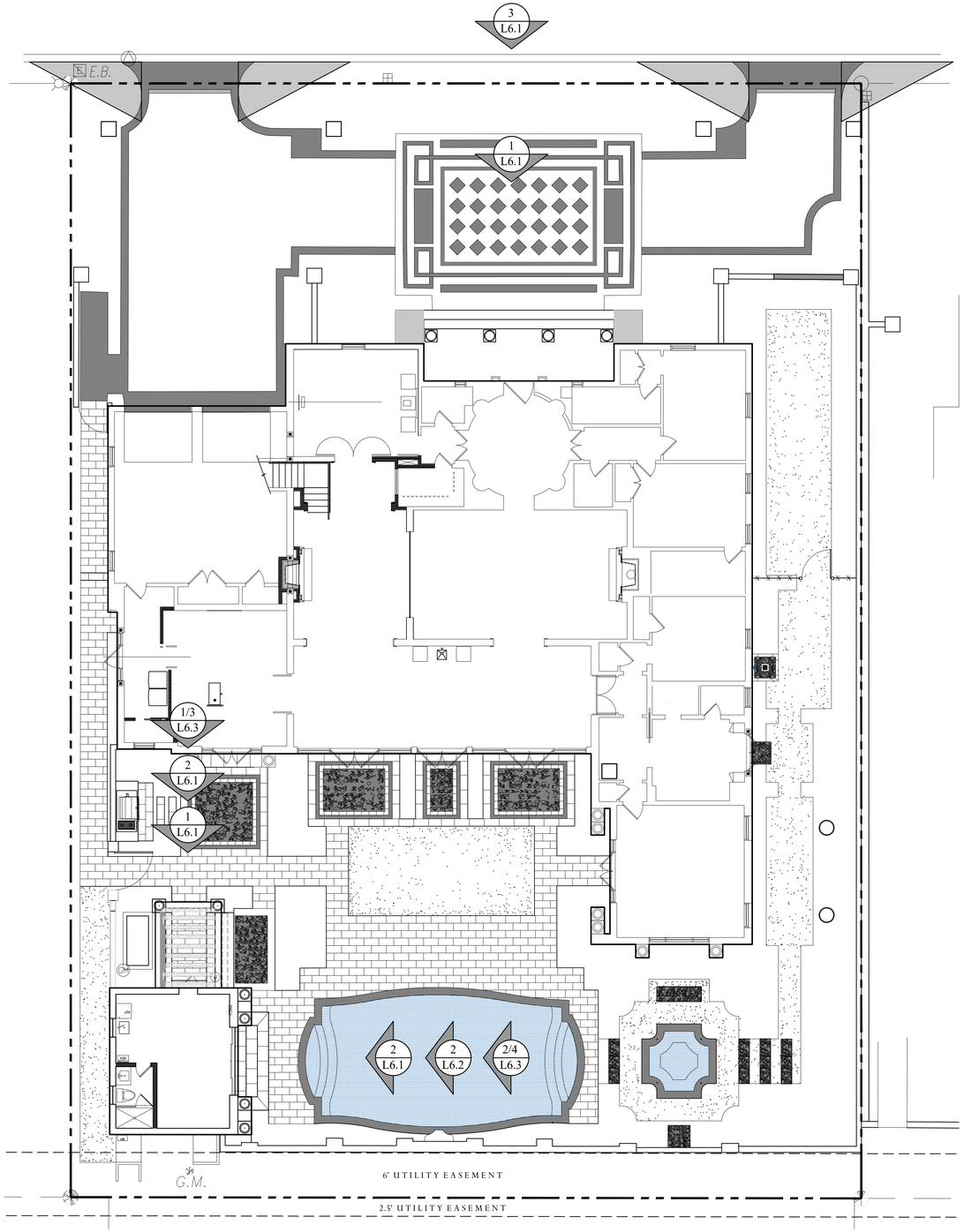

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Dustin@environmentdesigngroup.com

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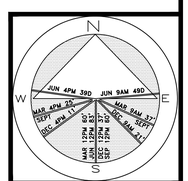

JOB NUMBER: # 22088.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 06.04.2025

SHEET L6.0a

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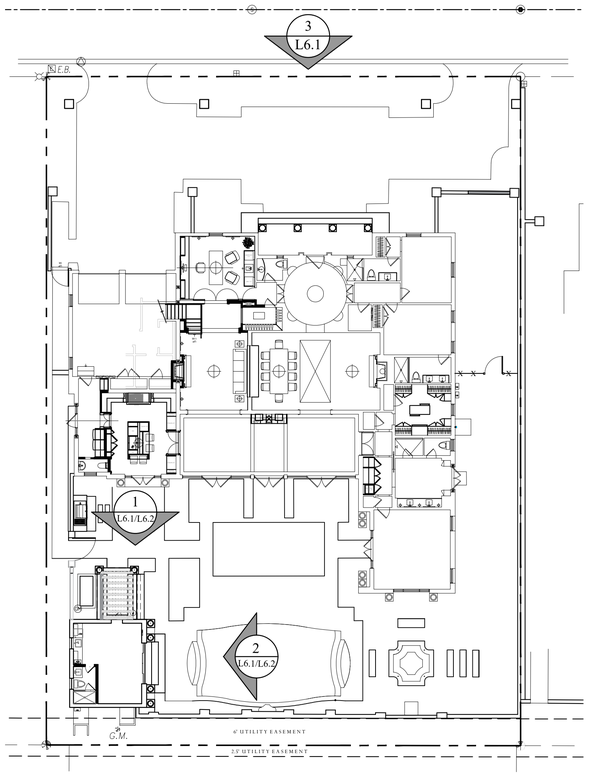
ARC-25-0026

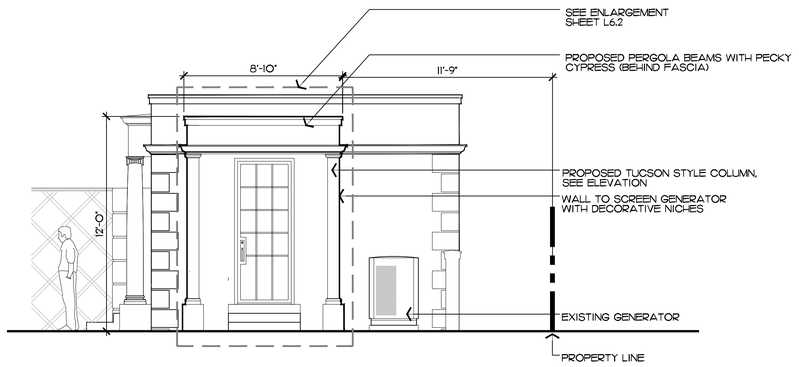
Elevation Callouts

SCALE IN FEET 0' 8' 16' 24'



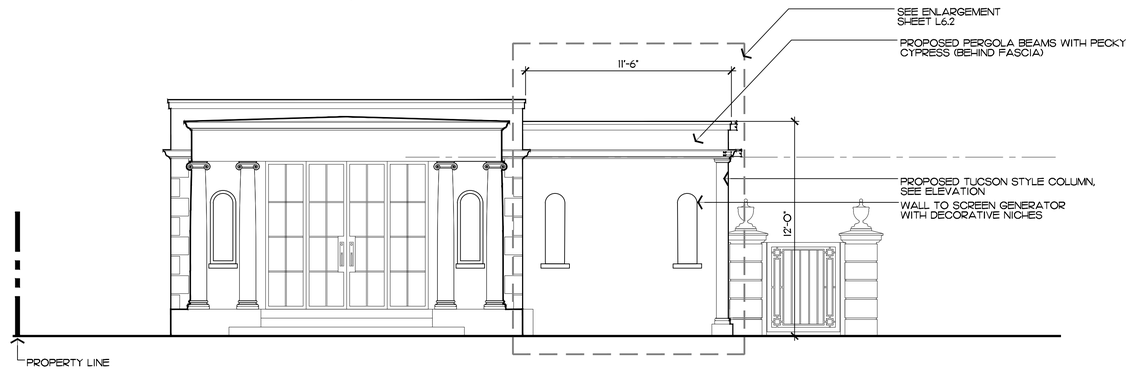
Site Plan

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



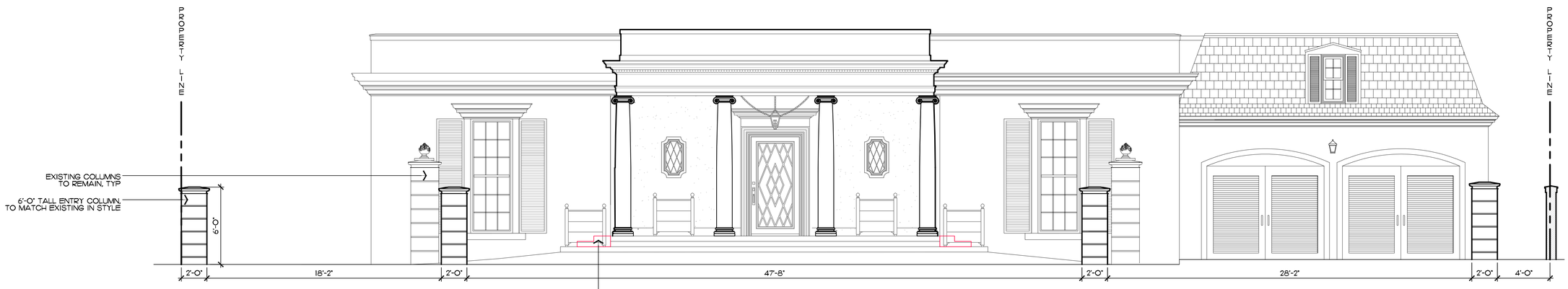
1 L6.1 Cabana North Elevation

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



2 L6.1 Cabana East Elevation

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



3 L6.1 Proposed Main House North Elevation

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

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ENVIRONMENT DESIGN GROUP
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Dustin@environmentdesigngroup.com

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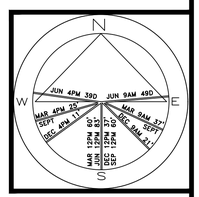
FLORIDA



JOB NUMBER: # 22088.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 05.08.2025

SHEET L6.1

16 sf.
AREA IN SQ.FT.

ARC-25-0026

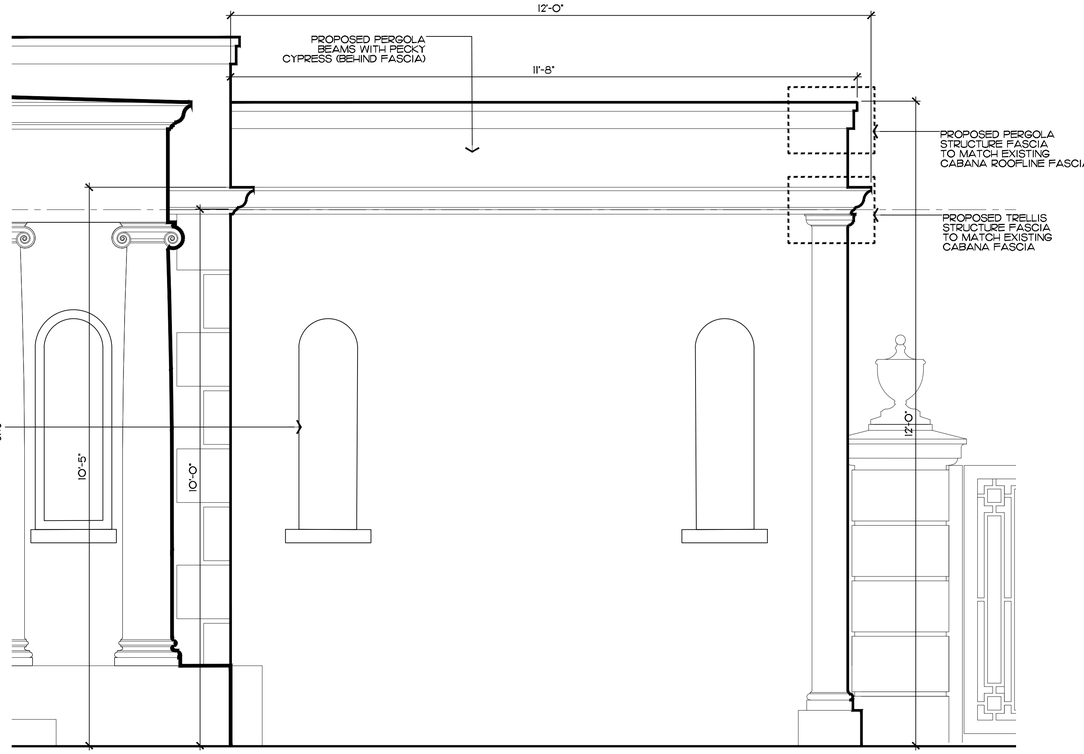
Elevation Details

SCALE IN FEET 0' 4' 8' 12'



1 L6.2 Cabana North Elevation

SCALE: 3/4" = 1'-0"

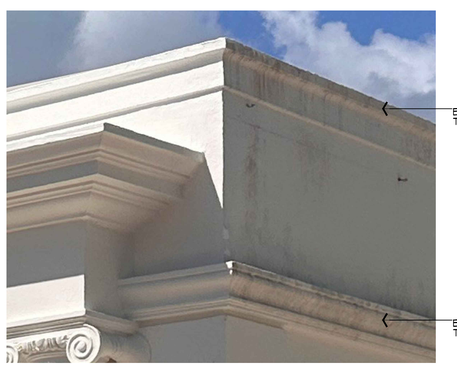


2 L6.2 Cabana East Elevation

SCALE: 3/4" = 1'-0"

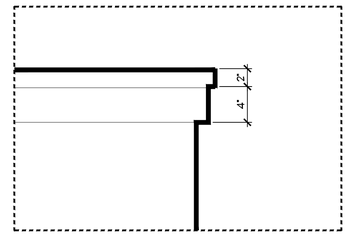


Existing Detailing

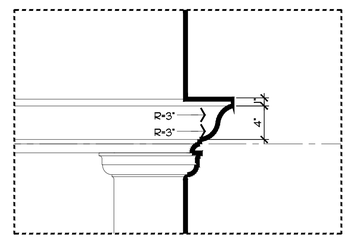


Existing Detailing

NOTE:
DIMENSIONS TO BE VERIFIED PRIOR TO INSTALLATION. DIMENSIONS ILLUSTRATED DEPICT INTENT.



Roofline Fascia Enlargement



Cabana Fascia Enlargement

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JOB NUMBER: # 22088.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 05.08.2025

SHEET L6.2

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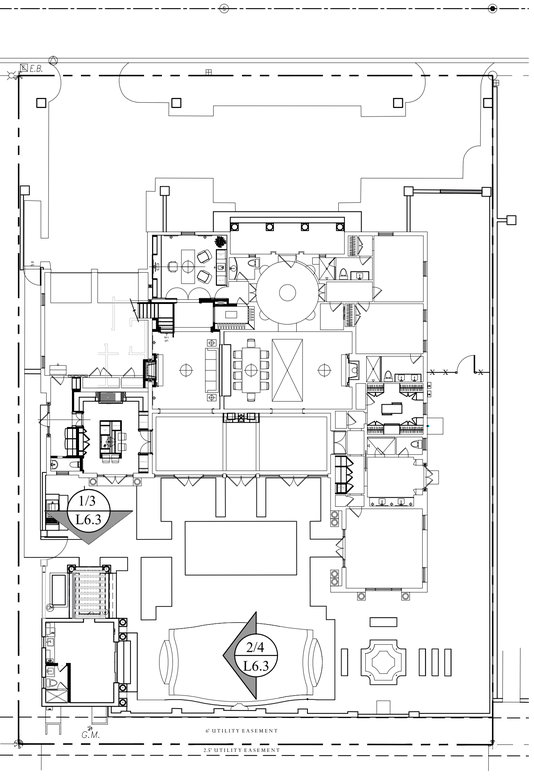
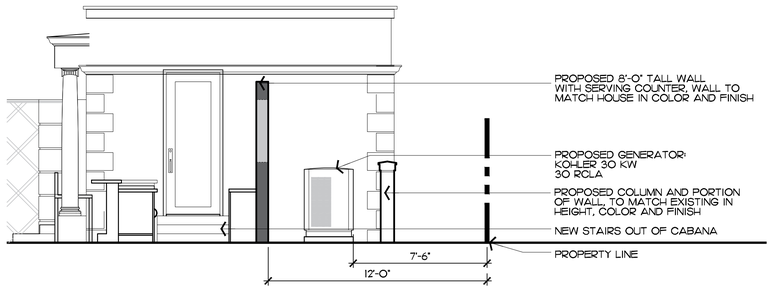
ARC-25-0026

Elevation Details



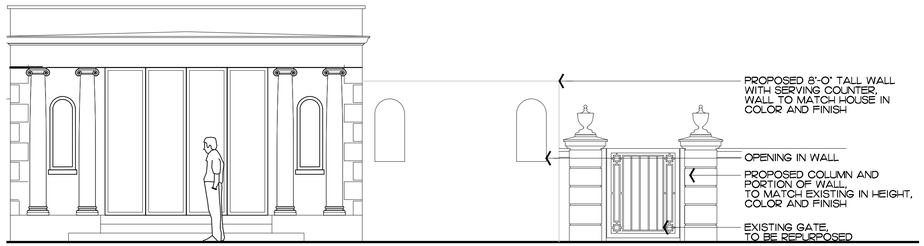
Site Plan

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



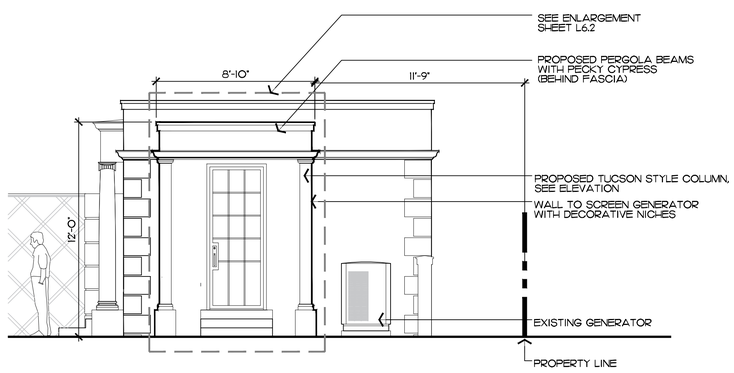
1 L6.3 Currently Approved Cabana North Elevation

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



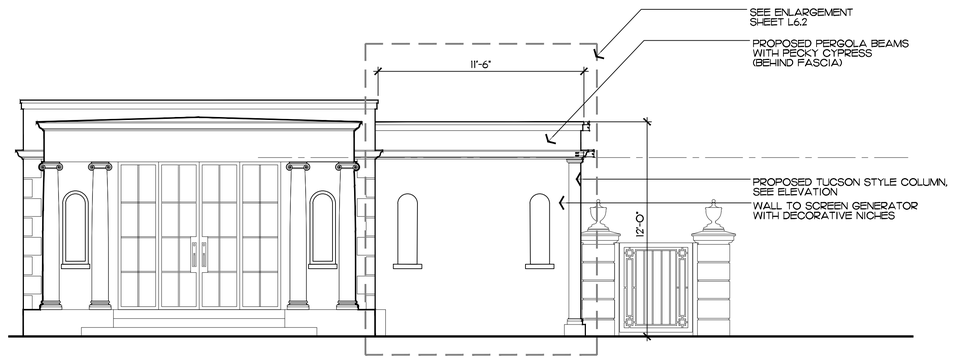
2 L6.3 Currently Approved Cabana East Elevation

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



3 L6.3 Proposed Cabana North Elevation

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



4 L6.3 Proposed Cabana East Elevation

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

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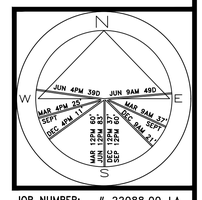

JOB NUMBER: # 22088.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 05.13.2025

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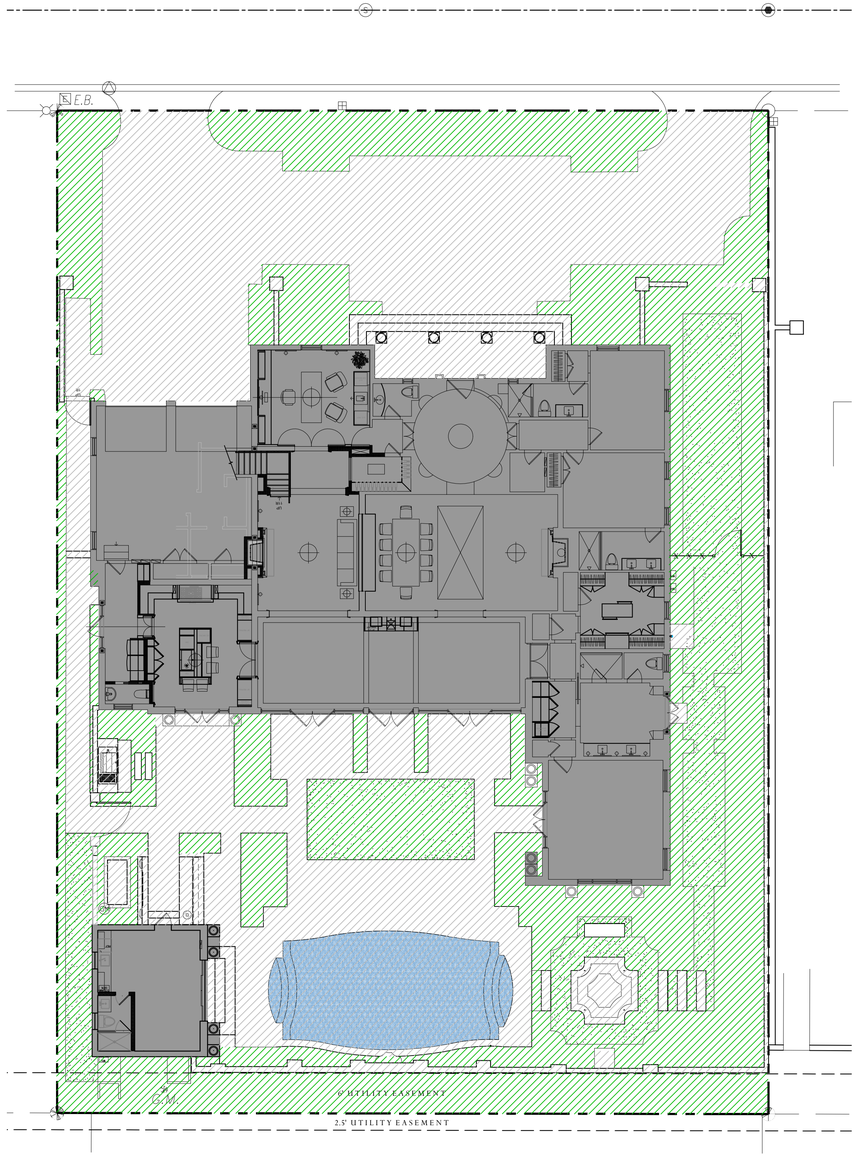
SHEET L6.3

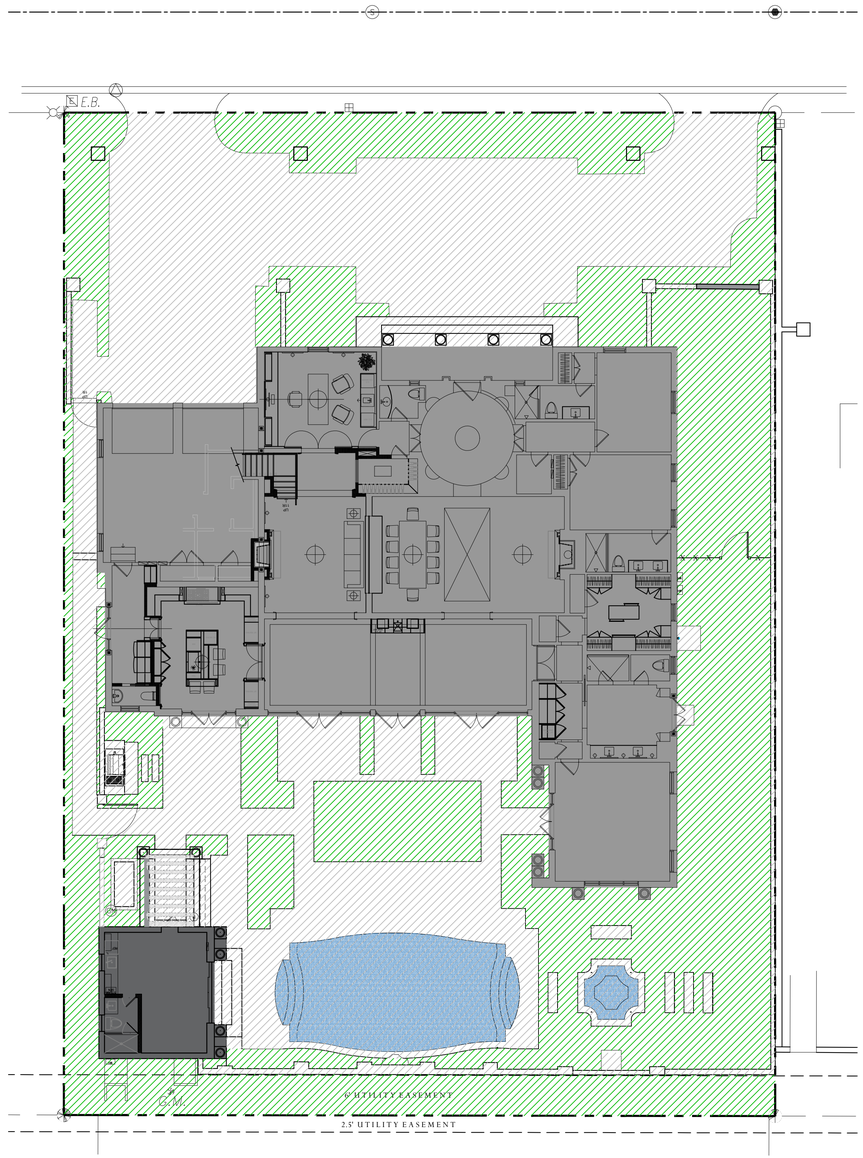
64 sf.
AREA IN SQ.FT.

ARC-25-0026

Elevation Details



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Legend

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

Site Data

DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED		CURRENTLY PROPOSED	
LOT ZONE					R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM				15,850 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	7,132 S.F.	32.11%	5,089.33 S.F.	32%	5,074 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,060 S.F.	31.4%	832 S.F.	30.79%	817 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,355.36 S.F.	65.74%	3,097.09 S.F.	65.74%	3,097.09 S.F.

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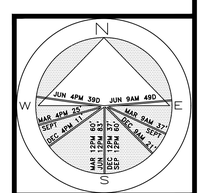


JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 04.22.2025

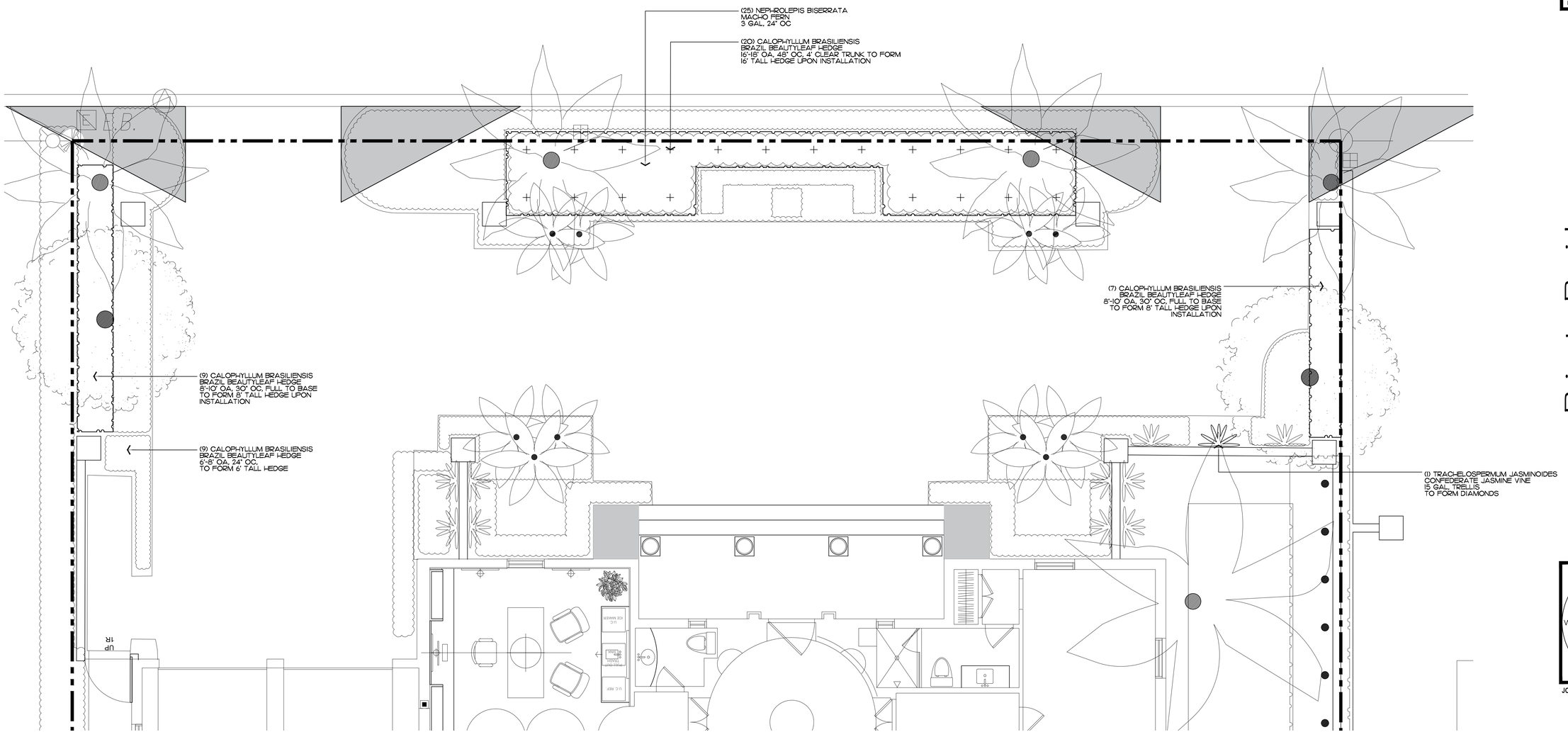
SHEET L6.4

ARC-25-0026

Open Space Diagrams

SCALE IN FEET 0' 16' 32' 48'

256 sf.
AREA IN SQ.FT.



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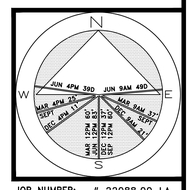

JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Perlinaelle Dorinvil
DATE: 04.07.2025
04.23.2025

SHEET L7.0

16 sf.
AREA IN SQ.FT.

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ARC-25-0026

Landscape Plan

SCALE IN FEET 0' 4' 8' 12'

Native Landscape Legend

PROPERTY ADDRESS:		
	REQUIRED	PROPOSED
LOT SIZE (SQ FT)		15,850 SF
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	7,132 SF (45.00%)	5,505 SF (32.22%)
PERIMTETER LOS (SQ FT AND %)	1,060 SF (40.00%)	834 SF (31.47%)
FRONT YARD LOS (SQ FT AND %)	3,566 SF (50.00%)	23,334 SF (46.74%)
NATIVE SHRUBS %	35.00%	39.4%

Hedge & Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	NEPHROLEPIS BISERRATA MACHO FERN	28	3 GAL, 24" OC	YES
+ + + +	CALOPHYLLUM BRASILIENSIS BRAZIL BEAUTYLEAF HEDGE	20	16'-18' OA, 48" OC, 4' CLEAR TRUNK TO FORM 16' TALL HEDGE UPON INSTALLATION	NO
		16	8'-10' OA, 30" OC, FULL TO BASE TO FORM 8' TALL HEDGE UPON INSTALLATION	
		9	6'-8' OA, 24" OC, TO FORM 6' TALL HEDGE	
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	1	15 GAL, TRELLIS TO FORM DIAMONDS	NO

TOTAL:	71
NATIVE SPECIES:	28 (39.4%)

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 3" MIN. DEPTH

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FLORIDA

JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 04.23.2025

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SHEET L7.1

ARC-25-0026

Plant Schedule



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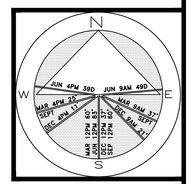

JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 08.02.2024
04.21.2025

SHEET L8.0

ARC-25-0026

Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.

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1
L8.1

Existing North Elevation

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



2
L8.1

Proposed North Elevation

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

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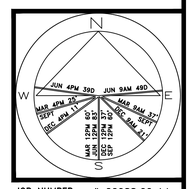

JOB NUMBER: # 22088.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 05.09.2025

SHEET L8.1

64 sf.
AREA IN SQ.FT.

ARC-25-0026

Rendered Landscape Elevations



1
L8.2

Existing South Elevation

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



2
L8.2

Proposed South Elevation

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

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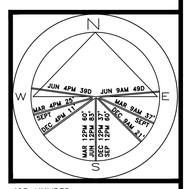

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DRAWN BY: Kerlinaelle Dorinvil
DATE: 06.04.2025

SHEET L8.2

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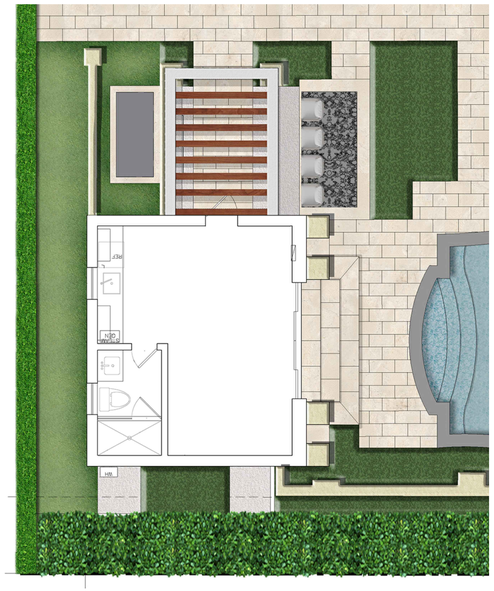
Rendered Landscape Elevations



SITE PLAN

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



1 L8.3 Previous Cabana Elevation

SCALE: 3/8" = 1'-0"



2 L8.3 Currently Approved Cabana Elevation

SCALE: 3/8" = 1'-0"



3 L8.3 Proposed Cabana Elevation

SCALE: 3/8" = 1'-0"

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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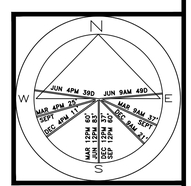
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.315.4424
Landscape Architecture
Land Planning
Landscape Manag ement
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
310 Polmer Park Rd
Palm Beach
FLORIDA

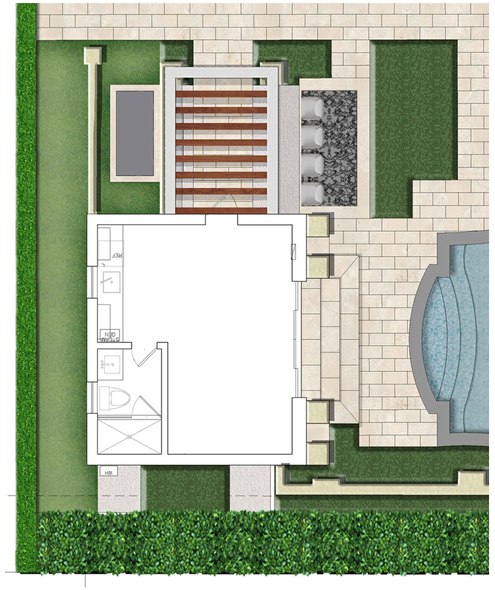


JOB NUMBER: # 22088.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 09.05.2025

SHEET L8.3

ARC-25-0026

Rendered Cabana Elevations



SITE PLAN

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



1 L8.4 Previous Cabana East Elevation

SCALE: 3/8" = 1'-0"



2 L8.4 Currently Approved East Cabana Elevation

SCALE: 3/8" = 1'-0"



3 L8.4 Proposed East Cabana Elevation

SCALE: 3/8" = 1'-0"

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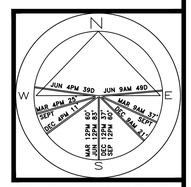

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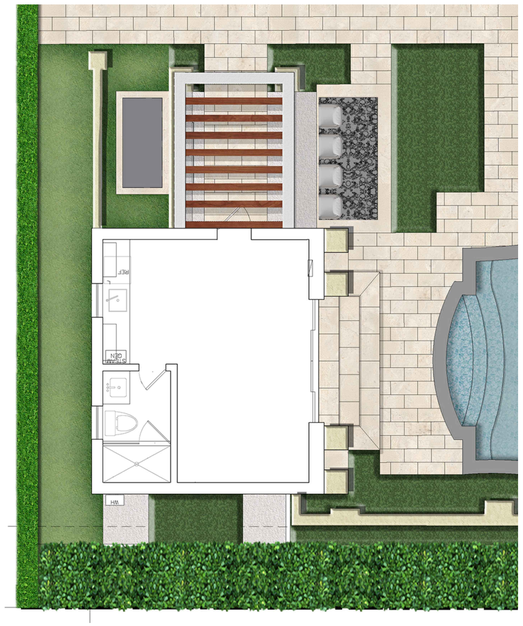
ARC-25-0026

Rendered Cabana Front Elevations



SITE PLAN

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



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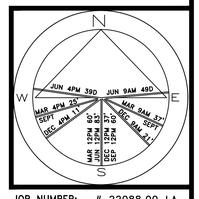

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DRAWN BY: Karlinaelle Dorinvil
DATE: 09.04.2025

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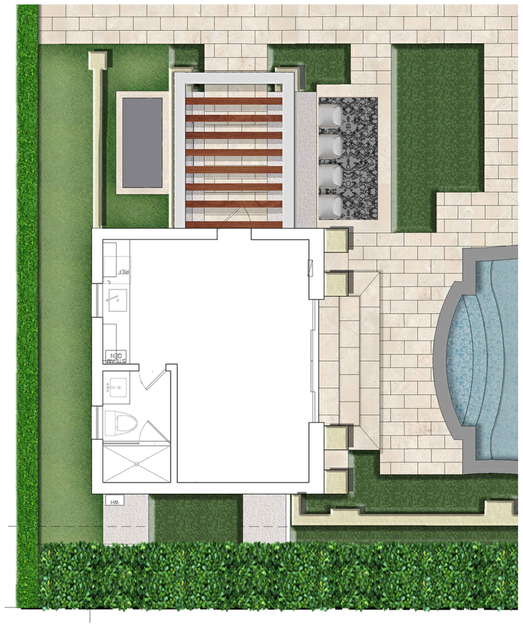
ARC-25-0026

Rendered Cabana Perspective



SITE PLAN

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



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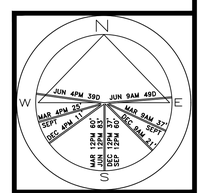

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DRAWN BY: Kerlinaelle Dorinvil
DATE: 09.04.2025

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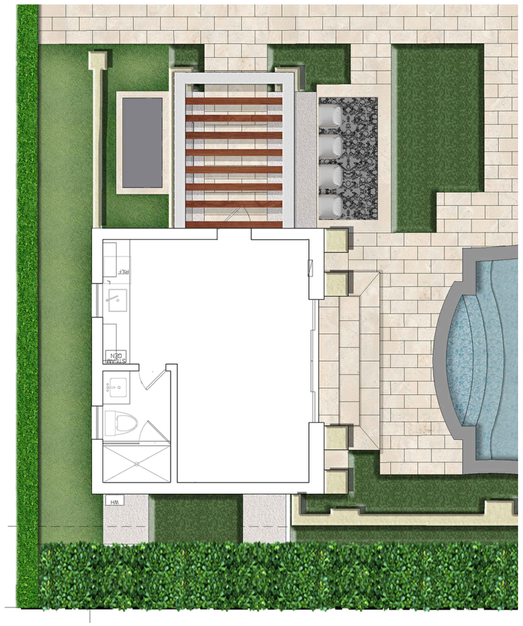
ARC-25-0026

Rendered Cabana Perspective



SITE PLAN

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



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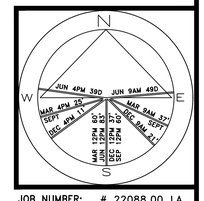

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ARC-25-0026

Rendered Cabana Perspective



TITLE: LARZ ANDERSON ESTATE

DESCRIPTION: ORIGINALLY APPEARED IN "COUNTRY LIFE" SHOWS THE WESTERN END OF THE GARDEN OF THE LARZ ANDERSON ESTATE AS VIEWED FROM THE PERGOLA

PHOTOGRAPH AND DESIGN BY CHARLES A PLATT

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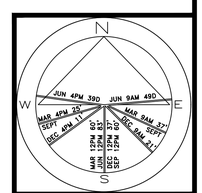
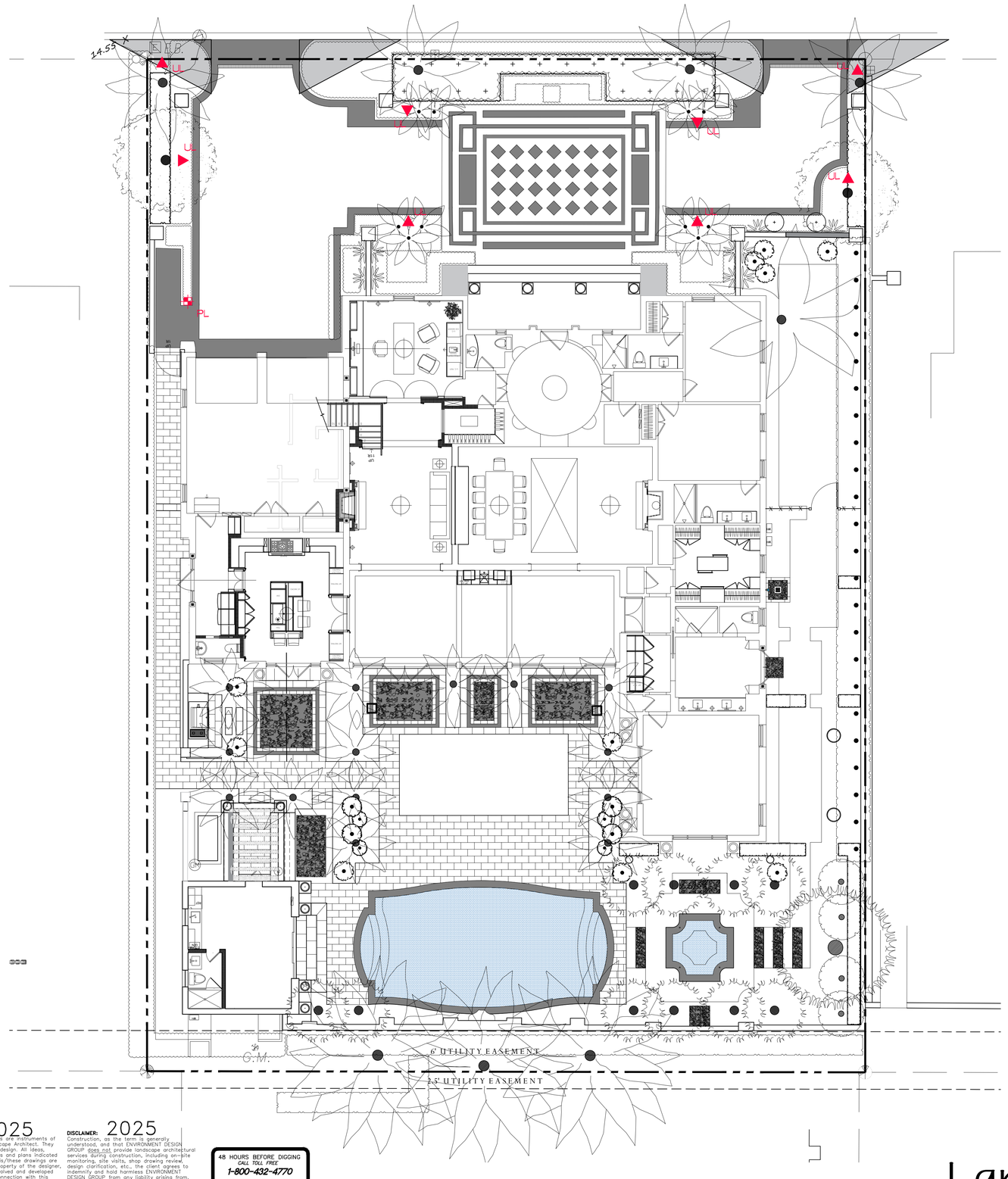


JOB NUMBER: # 22088.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 09.04.2025

SHEET L8.8

ARC-25-0026

Charles A Platt Designed Pergola



Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 3 WATTS - LED 3000K	8
✛ PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 3000K	1



UP LIGHT



PATH LIGHT

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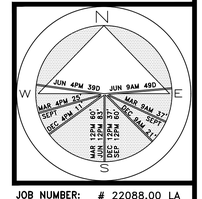

JOB NUMBER: # 22088.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorinvil
DATE: 06.05.2025

SHEET L9.0

64 sf.
AREA IN SQ.FT.

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ARC -23-0026

Landscape Lighting Plan

SCALE IN FEET 0' 8' 16' 24'

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: September 25, 2025

To: Architectural Commission

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

From: ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

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

Date: 9/18/2025

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING

No Fiscal Impact

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

Property Owner: 940 N Lake Way LLC (Maura Ziska, Attorney)
Professional: Smith Architectural Group Inc (Jeffery Smith)
Landscape: LaGuardia Design landscape Architects (Christopher LaGuardia)
Representative: Maura Ziska, Esq.

HISTORY:
The project was originally heard at the July 2025 hearing of the Architectural Commission. The commission responded with mixed review, with overall positive regard for the design but concerns about the size and program in relation to the surrounding neighborhood and deferred the matter to the September ARCOM meeting.

THE PROJECT:
The applicant has submitted plans, entitled "New Residence for 940 N Lake Way LLC", as prepared by **Smith Architectural Group**, uploaded September 08, 2025.

The following is the scope of work for the application:

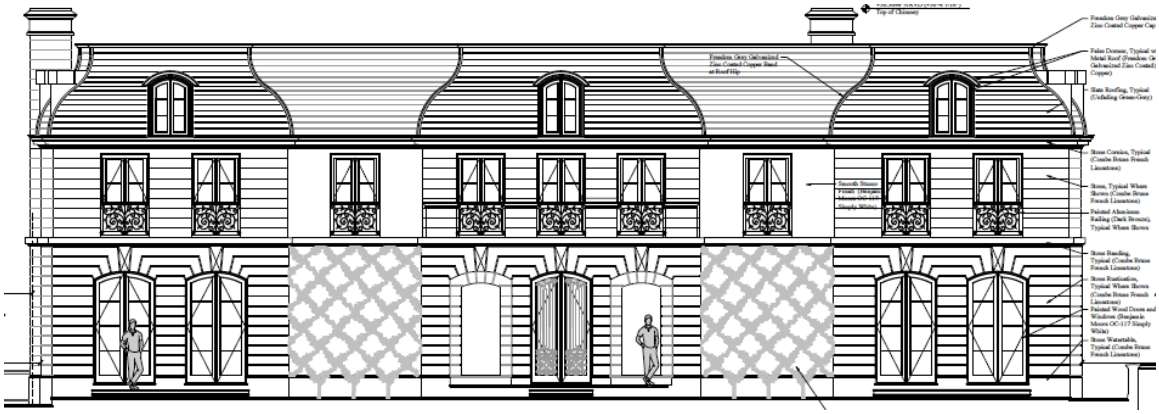
- New 10,000+ square foot two-story residence with basement
- Final hardscape, landscape and swimming pool.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	29,300 Sq. Ft.	**Enclosed Sq. Ft.**	18,955 Sq. Ft.
Lot Width	125.30'	**Lot Depth**	236.50'
Lot Coverage	Permitted: 30% Proposed: 29.5%	**Landscape Open Space:**	Required: 45% Proposed: 45.1%

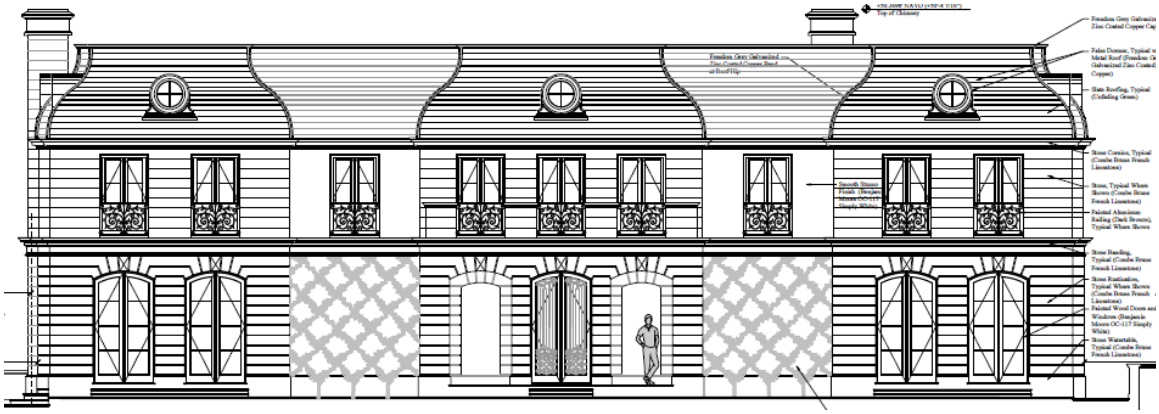
Surrounding Properties / Zoning	
North	958 N Lake Way | Residence / R-B
South	936 N Lake Way | Residence / R-B
East	298 Tradewind Dr | Residence / R-B
West	Lake Worth Lagoon

STAFF ANALYSIS:
The applicant is seeking approval for a new, two-story, single-family residence with basement. The enclosed square footage is greater than 10,000 square feet. Final hardscape,

landscape and swimming pool improvements are also proposed. The application does not require town council relief or approval and appears zoning compliant, as proposed. The applicant has resubmitted plans in response to the comments from the commission at the July 2025 hearing. The modifications include reduction of basement garage level, reducing overall structure footprint; reconfiguration of terrace stairs for additional planters; modified belt course; adjustments to the size of upper terrace columns; replacement of the balustrade at the rear with a paneled stucco parapet; modification of the shape and reduction of size of the dormer windows; and the roof color is now proposed in green in lieu of gray. Additional plantings are proposed along the south and west property lines and along the perimeter of the lower level.



Previously proposed front (east) façade.



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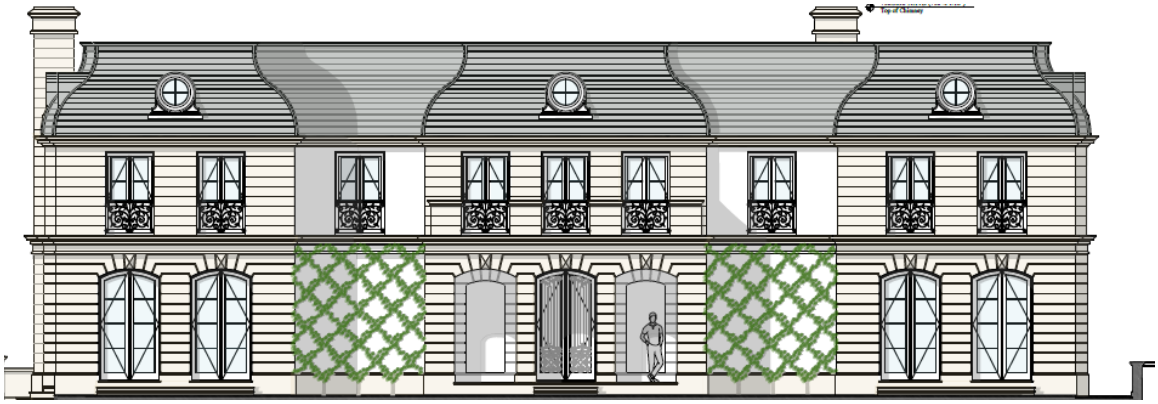
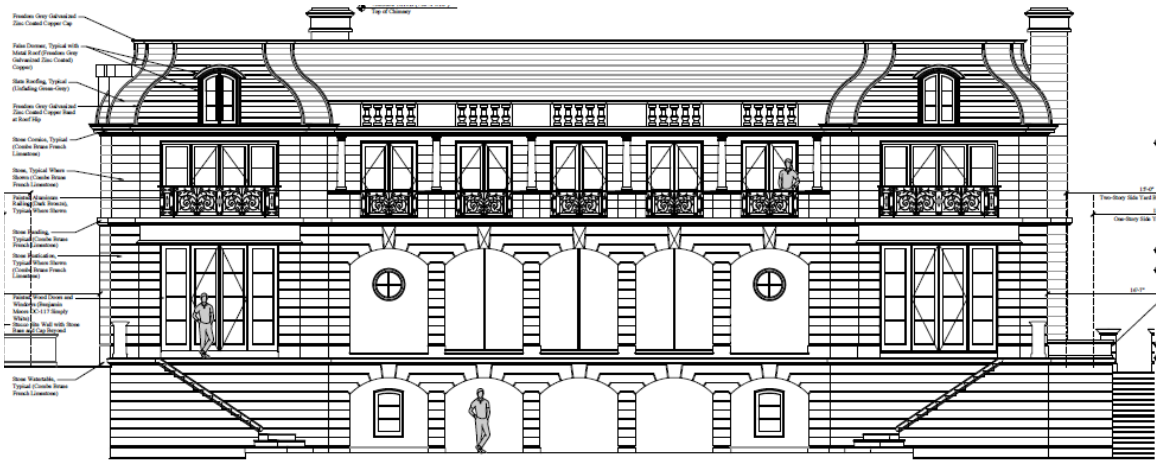
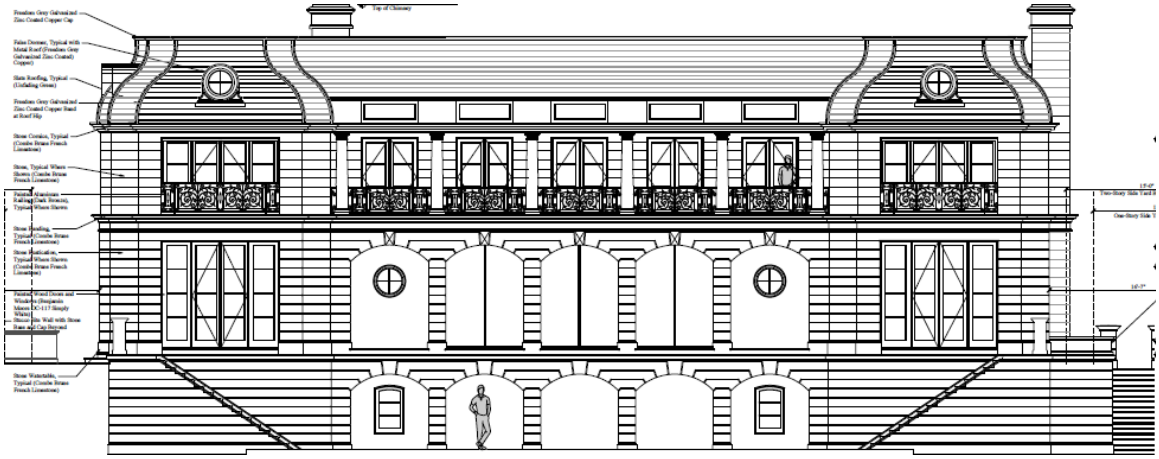


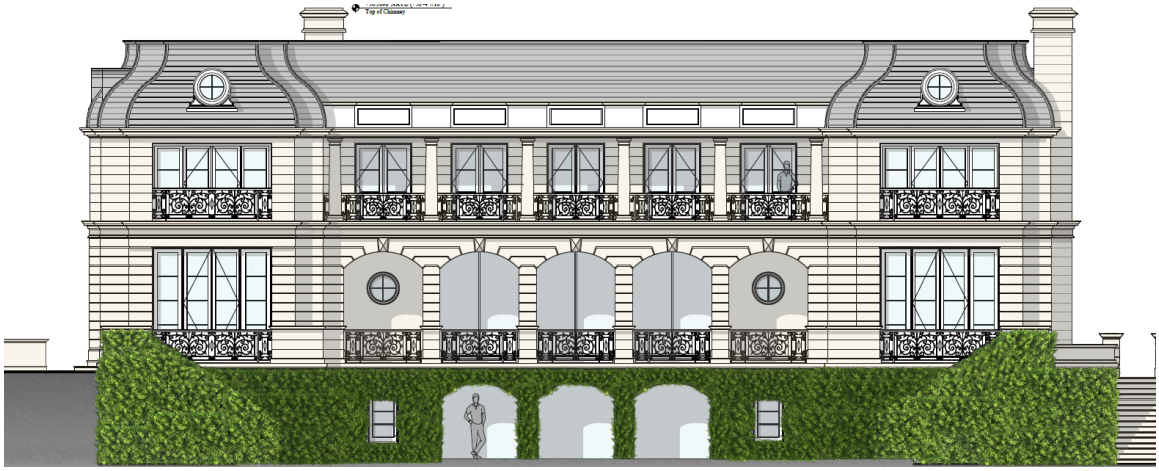
Currently proposed front (east) color elevation.



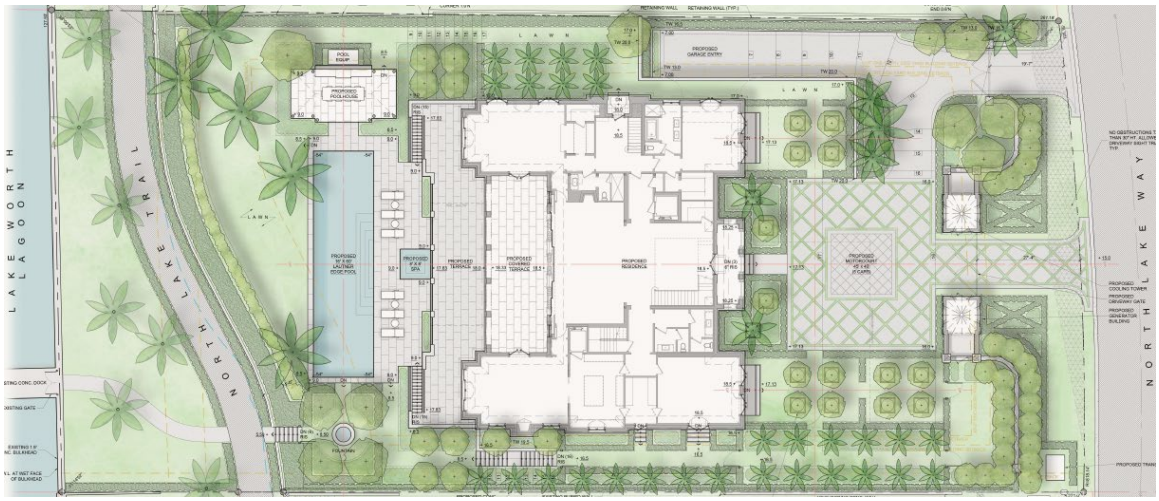
Previously proposed rear (west) elevation.



Currently proposed rear (west) elevation.



Currently proposed rear (west) color elevation.



Color landscape 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:

SMITH
ARCHITECTURAL
GROUP, INC.

September 08, 2025

Planning, Zoning and Building Department
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

RE: 940 North Lake Way
Palm Beach, FL 33480
LETTER OF INTENT for ARC-25-0035

Dear Mr. Bergman, Mr. Murphy and Town Staff,

We are the Architect of Record representing the owners of 940 North Lake Way, LLC (the "Applicant"). Please allow this to serve as the Letter of Intent in connection with our application for ARCOM review for the construction of a new two-story single family home.

Property Description: This lakefront property is located on the west side of North Lake Way between Tradewind Drive and Jamaica Lane. The property was previously home to a 1970's regency style house with a mansard roof, however that was demolished by the previous owners in 2023. The property was purchased by the current owners a year later and has been vacant. The lot size is 29,298 square feet and is in the R-B low density residential district.

Lastly, this project fully complies with the Town's code and no variances are being requested.

A. Landmarks Preservation Commission Review in accordance with Section 54-122 and/or Section 54-161.
    1. Not applicable.

B. Architectural Review in accordance with Section 18-205.
    1. We are proposing a new two-story French residence that is in conformity with good taste and design and is in keeping with the charm and quality exemplified throughout the Town.
    2. The proposed building takes care to screen neighbors from sound and vibration as only one piece of equipment is in the setback and all other equipment is housed within an accessory structure.
    3. The highest quality materials are being proposed for the residence.
    4. The residence is in the French style which is in harmony with the comprehensive plan for the Town.

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TEL: (561) 832-0202 FAX: (561) 832-3443

5. The proposed building is not excessively similar to any other structure within 200 feet.
6. The proposed building is not excessively dissimilar to any other structure within 200 feet. The height and massing are in keeping with adjacent lake residences. While the roof is higher than the flat roof of the residences to the south, the main residence is setback farther from the street to keep the appearance of the massing compatible.
7. The proposed cabana awning structure and equipment buildings are subservient to the style and massing of the principal structure.
8. The proposed residence is appropriate in relation to the established character of other structures in the immediate area and throughout the Town.
9. The proposed residence is in conformity with the Town code, respecting all setbacks and height restrictions and utilizing a style in keeping with the Town requirements.
10. The location of the residence utilizes the unique topography of this lake lot to allow for a basement level with a hidden garage and capitalize on the natural lake vista while still respecting the height requirements of the R-B zoning district.

C. Special Exception in accordance with Section 134-229 or 134-893(c) are not required for this project.
    1. Not applicable.

D. Site Plan Review Approval in accordance with Section 134-329.
    1. Not applicable.

E. Variances 134-201.
    1. Not applicable.

In conclusion, on behalf of our client, we are seeking Architectural Commission Review approval as we believe that the residence has met the criteria set forth in the Town Code.

Respectfully submitted,



Leslie Pearce
Smith Architectural Group, Inc.

New Residence for

940 N. Lake Way LLC

940 North Lake Way
Palm Beach, FL 33480

ARC-25-0035

Presentation September 08, 2025

ARCOM Hearing: September 25, 2025

Scope of Work:

- Construction of a New Two-Story French Residence with Basement and Accessory Structures. New Pool, Landscape and Hardscape.



Project Design Criteria

Designed within, but not limited to:
2023 Florida Building Code (Building and Residential) and 2024 NFPA 101

All Work Shall Conform to All Applicable Codes and Ordinances

Occupancy: Residential Group R-3

Area Calculations:

First Floor (Under Air)	4,946 SF
Second Floor (Under Air)	5,026 SF
Basement Living (Under Air)	5,572 SF
Basement Garage (Under Air)	2,862 SF
Total Under Air	18,406 SF
Entry (Unenclosed)	37 SF
Entry Loggia (Unenclosed)	163 SF
First Floor Loggia (Unenclosed)	753 SF
Second Floor Terrace (Unenclosed)	753 SF
Basement Loggia (Unenclosed)	410 SF
Pool Cabana (Unenclosed)	394 SF
Generator Building	160 SF
HVAC Building (Partial Unenclosed)	97.5 SF

Project Team

CONSULTANT	CONTACT INFORMATION
Architect	Smith Architectural Group 205 Phipps Plaza Palm Beach, Florida (561) 832-0202
Landscape Architect	LaGuardia Design Landscape Architects 38 Scuttle Hole Road Water Mill, NY 11976 (631) 726-1403
Civil Engineer	Gruber Consulting Engineers 2475 Mercer Avenue West Palm Beach, Florida 33401 (561) 312-2041

Drawing Sheet Index

NO.	DESCRIPTION	SCALE
Cover	Cover Sheet / Index	No Scale
A000	Aerial Vicinity Map	No Scale
A001	Vicinity Site Plans	No Scale
A002	Proposed Overall Site Plan	1/8"=1'-0"
A002.1	Site Sections	1/8"=1'-0"
A002.2	Site Sections	1/8" and 1/2"=1'-0"
A002.3	Site Sections	1/8"=1'-0"
A003	Site Calculations and CCR	No Scale
A004	Proposed Grade Plan and Basement Grade Section	3/32"=1'-0"
A005	Streetscape and Photos (Looking West)	No Scale
A006	Streetscape and Photos (Looking East)	No Scale
A007	Existing Site Photos	
A100	Overall Basement Floor Plan	1/8"= 1'-0"
A100.1	Partial Basement Floor Plan	1/4"=1'-0"
A100.2	Partial Basement Floor Plan	1/4"=1'-0"
A101	First Floor Plan	1/4"=1'-0"
A102	Second Floor Plan	1/4"=1'-0"
A103	Roof Plan	1/4"=1'-0"
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A200.1	East Elevation with Site Wall and Gatehouses at NLW	1/4"=1'-0"
A201	North Elevation from Upper Lawn	1/4"=1'-0"
A201.1	North Elevation from Drive	1/4"=1'-0"
A202	West Elevation without Railings	1/4"=1'-0"
A202.1	West Elevation with Railings	1/4"=1'-0"
A203	South Elevation	1/4"=1'-0"
A204	Generator and Cooling Tower Building Plans and Elevations	1/4"=1'-0"
A205	Pool Cabana Plans and Elevations	1/4"=1'-0"

NO.	DESCRIPTION	SCALE
A206	Colored East Elevation	1/4"=1'-0"
A207	Colored North Elevation	1/4"=1'-0"
A208	Colored West Elevation with Railings	1/4"=1'-0"
A209	Colored South Elevation	1/4"=1'-0"
A220	Materials	
A221	Inspiration Imagery	
A222	Inspiration Imagery	
A223	Neighboring Property Lakeside Elevation Context	
A224	East Elevation Colored Rendering	
A225	West Elevation Colored Rendering	
A300	Building Section	1/4"=1'-0"
A301	Building Section	1/4"=1'-0"
A302	Building Section	1/4"=1'-0"
A303	Building Section	1/4"=1'-0"
A310	Lakeside Loggia Section	3/4"=1'-0"
A330	Typical Wall Section	1"=1'-0"
A330.1	Stone Coursing Details	1 1/2"=1'-0"
A331	Cornice and Roof Sections	1 1/2"=1'-0"
A333	Beltcourse Details	6"=1'-0"
A334	Watertable Details	6"=1'-0"
A335	Miscellaneous Trim Profile Details	Varies
	Colored Landscape Site Plan	1/8"=1'-0"
L2.1	Landscape Site Plan	1/8"=1'-0"
L2.2	Colored Landscape Elevations	1/8"=1'-0"

NO.	DESCRIPTION	SCALE
L2.3	Colored Landscape Elevations	1/8"=1'-0"
L2.4	Landscape Calculations	
L5.1	Landscape Planting Plan	1"=10'
L6.1	Landscape Lighting Plan	1/8"=1'-0"
L8.1	Hardscape Site Plan	1/8"=1'-0"
C-1	Civil Plan	
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PALM BEACH, FL 33480
561-832-0202

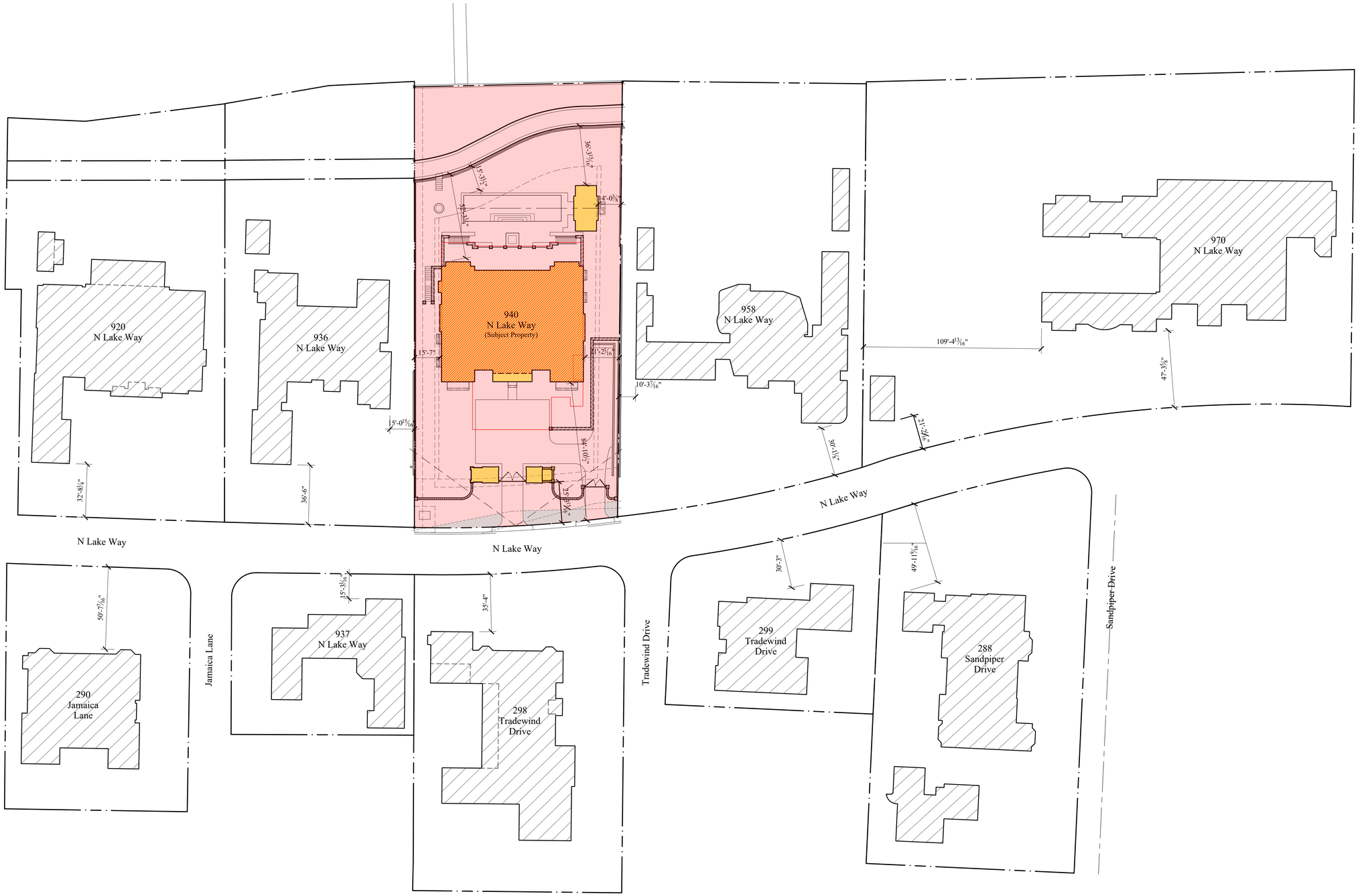
New Residence for
940 N. Lake Way LLC
Palm Beach, Fl. 33480
940 N. Lake Way

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
Cover Sheet

ARC-25-0035



Neighboring Site Plans

Scale:

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A001

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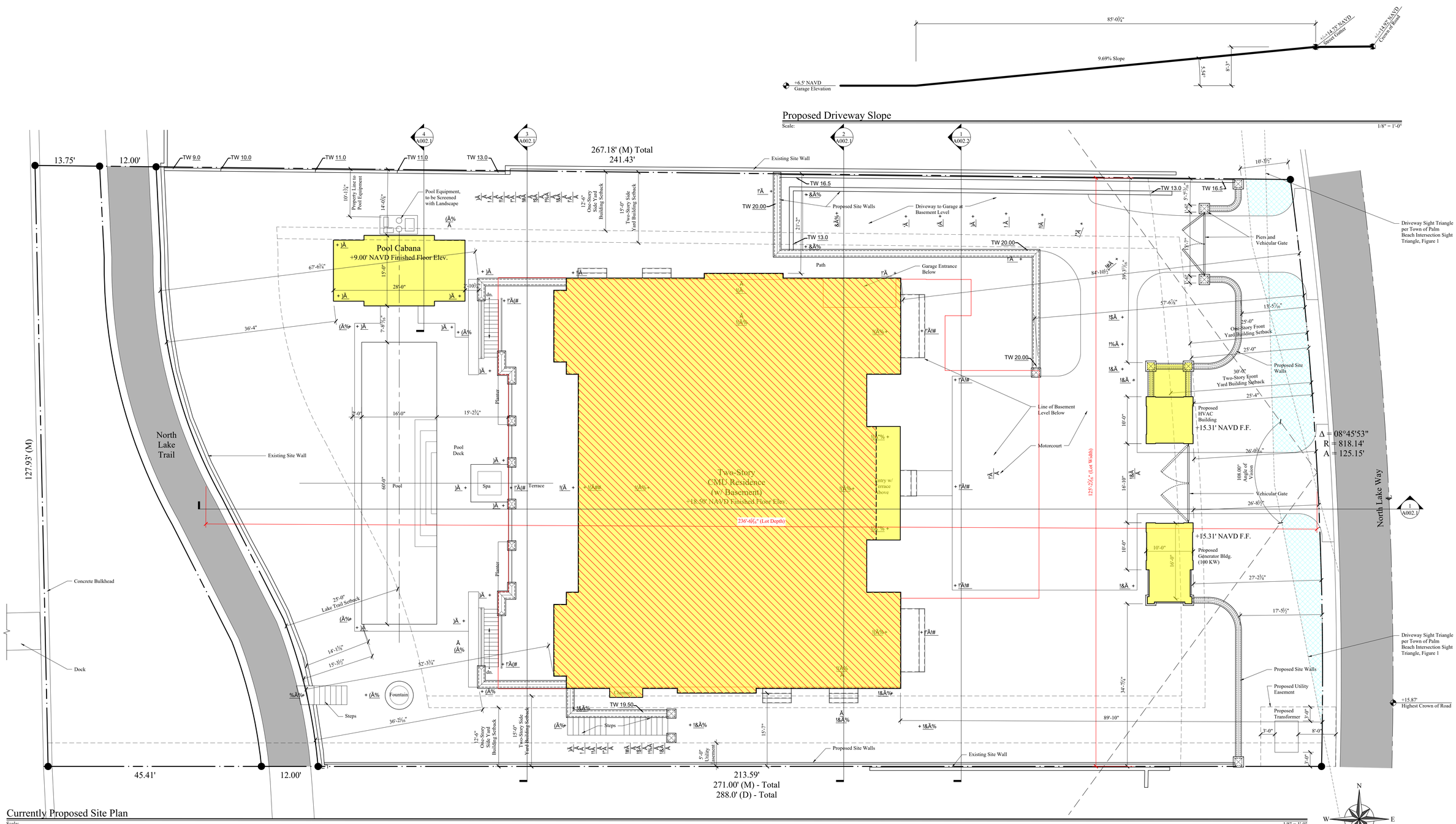

Currently Proposed Site Plan

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

Site Calculations

Zoning District R-B	Allowed	Proposed
Minimum Lot Area	10,000 SF (Not Inclusive of Parcel West of Lake Trail)	29,298 SF
Minimum Lot Dimensions		
Width	100.00'	125.20'
Depth	100.00'	236.50'
Setbacks:		
Front Yard (One-Story)	25.0'	25'-4" (HVAC Bldg.)
Front Yard (Two-Story)	30.0'	84'10 ½" (House) 56'-7 ⅞" (Basement)
Side Yard (One-Story)	12.5'	14'-0 ⅜"" (Pool Cabana)
Side Yard (Two-Story)	15.0'	15'-7" (South) 21'-2" (North)
Rear Yard (From Lake Trail)	25.0'	52'-2 ¾" (House) 36'-2 ¾" (Pool Cabana)

Site Calculations, continued

Zoning District R-B	Allowed	Proposed
Angle of Vision	108°	108°
Max. Lot Coverage (Two-Story)	30% (8,789 SF Allowable)	29.09% (8,526 SF)
Min. Landscape Open Space	45%	See Calcs A003
Min. Landscape Perimeter Open Space	50% within 10' of ft	See Calcs A003
Min. Front Yard Landscape Open Area	40%	See Calcs A003
Rear Height Plane Setback	25.0'	NA
Maximum Building Height (Two-Story)	22.0'	22.0'
Max. Overall Height	Max. Bldg Ht. + 3' for Flat Roofs + 8' for Other Roofs	30.0'
Max. Cubic Content Ratio	4.5	4.31

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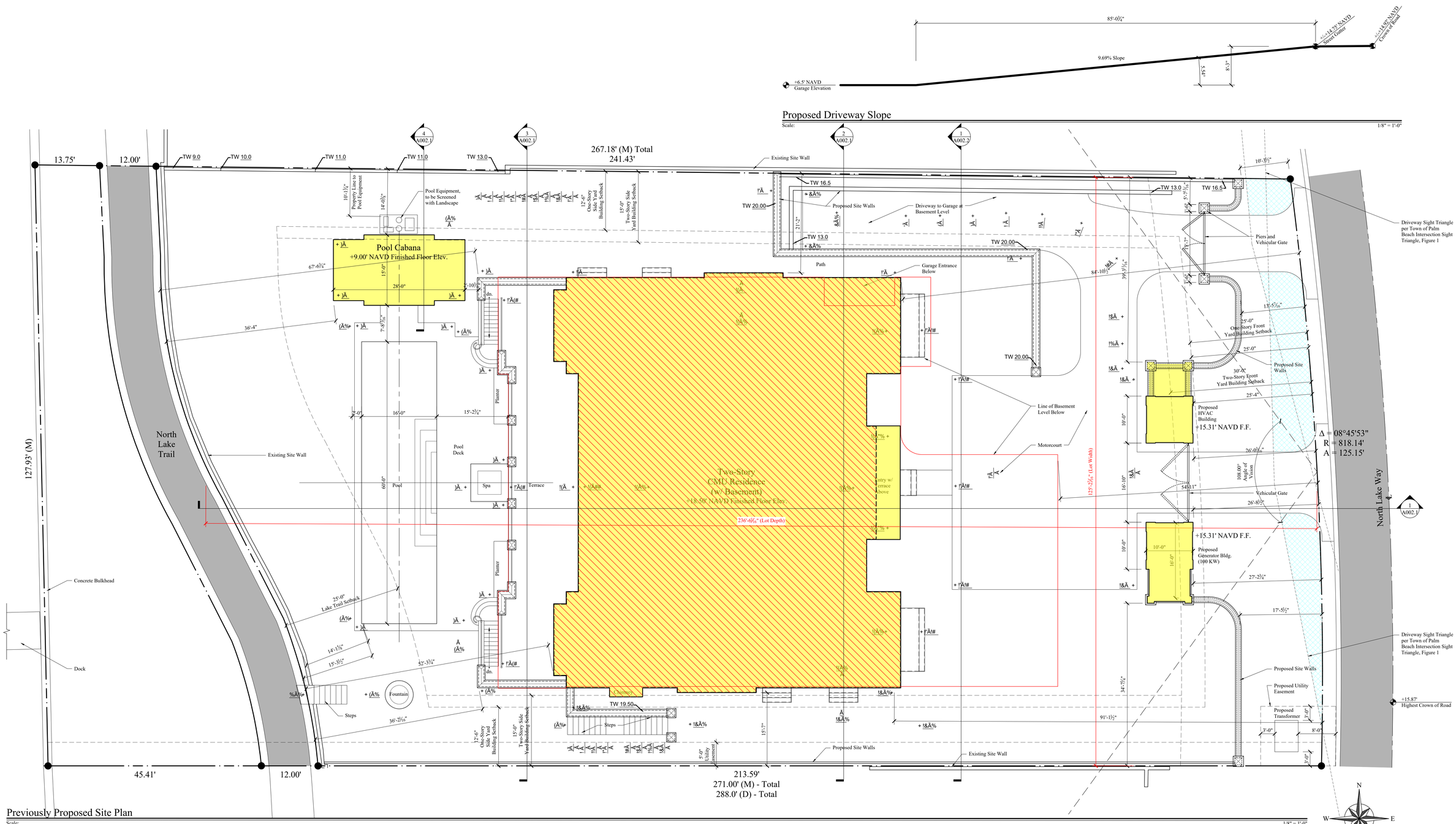

Site Calculations

Zoning District R-B	Allowed	Proposed
Minimum Lot Area	10,000 SF (Not Inclusive of Parcel West of Lake Trail)	29,298 SF
Minimum Lot Dimensions		
Width	100.00'	125.20'
Depth	100.00'	236.50'
Setbacks:		
Front Yard (One-Story)	25.0'	25'-4" (HVAC Bldg.)
Front Yard (Two-Story)	30.0'	84'10 ½" (House) 54'-11" (Basement)
Side Yard (One-Story)	12.5'	14'-0 ⅜"" (Pool Cabana)
Side Yard (Two-Story)	15.0'	15'-7" (South) 21'-2" (North)
Rear Yard (From Lake Trail)	25.0'	52'-2 ¾" (House) 36'-2 ¾" (Pool Cabana)

Site Calculations, continued

Zoning District R-B	Allowed	Proposed
Angle of Vision	108°	108°
Max. Lot Coverage (Two-Story)	30% (8,789 SF Allowable)	29.54% (8,656 SF)
Min. Landscape Open Space	45%	See Calcs A003
Min. Landscape Perimeter Open Space	50% within 10' of ℄	See Calcs A003
Min. Front Yard Landscape Open Area	40%	See Calcs A003
Rear Height Plane Setback	25.0'	NA
Maximum Building Height (Two-Story)	22.0'	22.0'
Max. Overall Height	Max. Bldg Ht. + 3' for Flat Roofs + 8' for Other Roofs	30.0'
Max. Cubic Content Ratio	4.5	4.31

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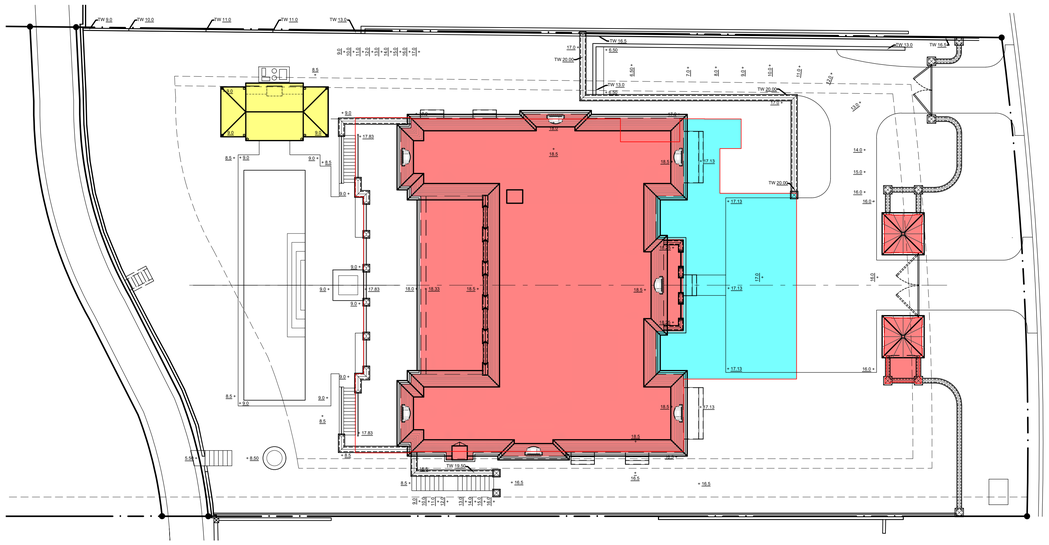


Lot Coverage

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

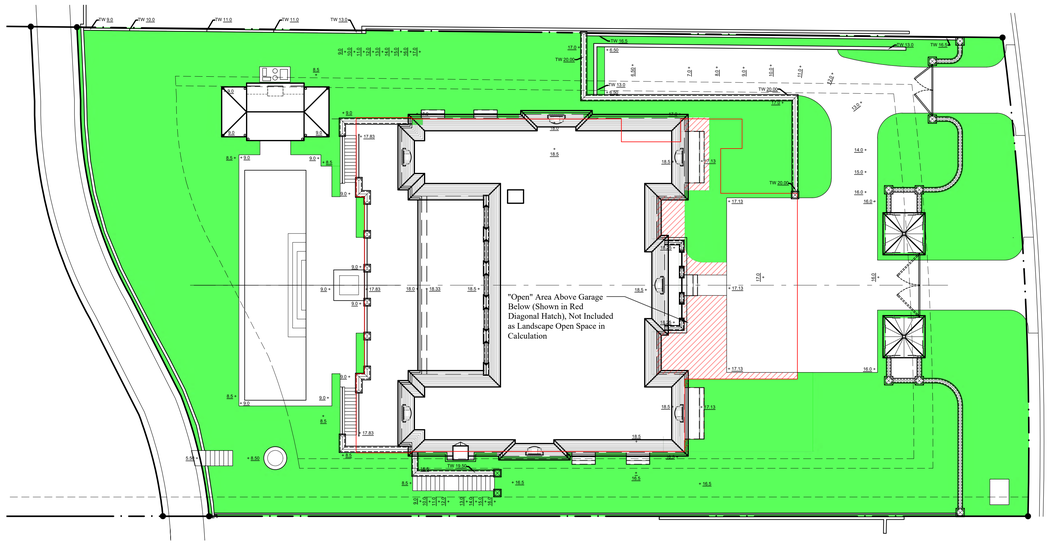
Maximum Lot Coverage = 30% (Two-Story)

Site Area = 29,300 Sq. Ft.
Covered Area = 8,526 Sq. Ft. = 29.09%

Pool Cabana (Awning Structure) = 1.34%

Main Residence, HVAC Building, Generator Building = 21.59%

Area of Garage Outside of First Floor Structure Above = 6.16%

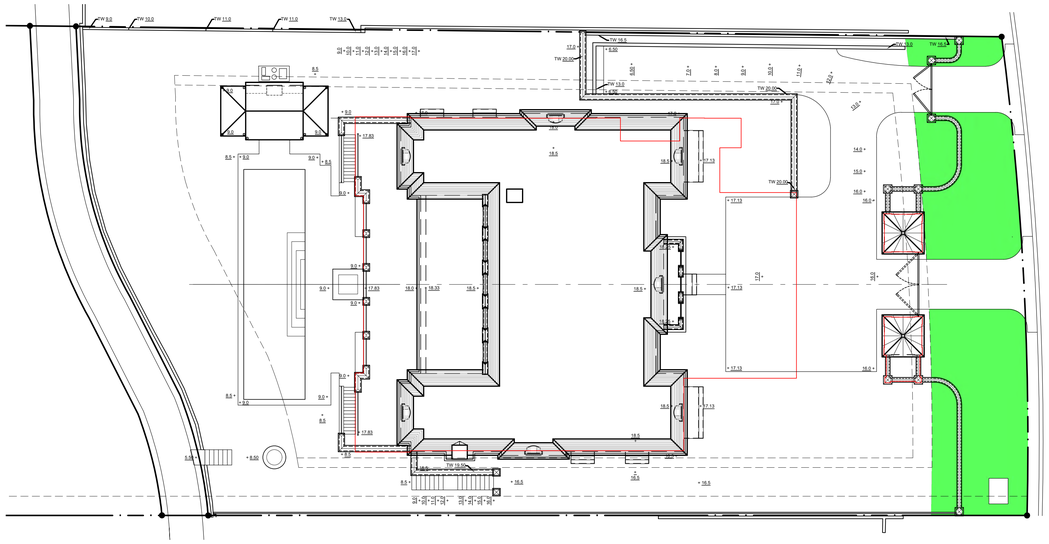


Landscape Open Space

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

Minimum Required = 45%

Site Area = 29,300 Sq. Ft.
Open Landscape Space Provided= 13,790.43 Sq. Ft. = 47.06%

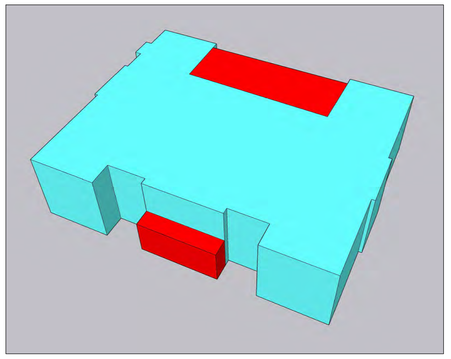


Landscape Front Yard Open Space

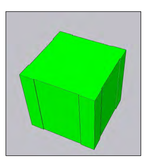
Scale: 1/16" = 1'-0"

Minimum Required = 40%

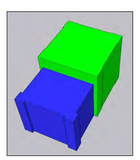
Front Yard Total Area = 3,132.86 Sq. Ft.
Open Landscape Space Provided = 2,369.92 Sq. Ft. = 75.64%



Main Residence



HVAC Building



Generator

CCR

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

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

Line #	Zoning Legend			
1	**Property Address:**	940 North Lake Way		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	29,300 (Not Inclusive of Parcel West of the Lake Trail)		
4	**Lot Width (W) & Depth (D) (ft.):**	125.30' (W) x 236.50' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	2-Story CMU Single Family Residence		
6	**FEMA Flood Zone Designation:**	Zone X		
7	**Zero Datum for point of meas. (NAVD)**	17.37' NAVD		
8	**Crown of Road (COR) (NAVD)**	15.87' NAVD (Highest Crown of Road)		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	Max. 30%		29.09% (8,526 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			18,406 SF
12	*Front Yard Setback (Ft.)	30'-0"		84'-101/2" (Residence)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"		14'-0 3/8" (N at Pool Cabana)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"		21'2" (N), 15'-7" (S)
15	*Rear Yard Setback (Ft.)	25.0'		36'-4" (Pool Cabana)
16	Angle of Vision (Deg.)	108		108
17	Building Height (Ft.)	22'-0"		21'-11 15/16"
18	Overall Building Height (Ft.)	30'-0"		30'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.5		4.31
20	** Max. Fill Added to Site (Ft.)	1'-3 3/4"		Varies Up to 1'-3 3/4"
21	Finished Floor Elev. (FFE)(NAVD)	>17.37' P.O.M.		18.5' NAVD
22	Base Flood Elevation (BFE)(NAVD)	N/A		N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	45% Min. (13,185 SF)		47.06% (13,790.43)
24	Perimeter LOS (Sq Ft and %)	N/A		N/A
25	Front Yard LOS (Sq Ft and %)	40% Min (1,253.14 SF)		75.64% (2,369.92)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

	Area	Ht.	Volume (CF)
Main Residence	5,107	22.0'	112,354
Entry (Unenclosed)	163	11.0'	1,793
Loggia (Unenclosed)	753	12.33'	9,284
Second Floor Terrace (Unenclosed)	753	9.67'	7,282
HVAC Building	97.5	10.0'	975
Generator Building	97.5	10.0'	975
Generator Building	62.5	8.0'	500
Pool Cabana Awning Structure, Not Included			
Total			**133,163**

Cubic Content Ratio Calculation

Subtotal Proposed CCR	**133.163**
5% Unenclosed Credit of Allowed CCR	-6,592.5 (Max Allowed)
Total Proposed CCR	**126,570.5**
Lot Area	29,300
(Calculated to Nearest Hundred Per 134-893.(13)4.b)	
Cubic Content Ratio	
Allowed CCR = 4.5 x Lot Area	131,850.00
Total Proposed CCR	**126,570.5 (4.31)**
Available	**+5,279.5**

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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

New Residence for
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940 N. Lake Way
Palm Beach, FL 33480

AAC001849

Jeffery W. Smith
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SHEET NO.
A003

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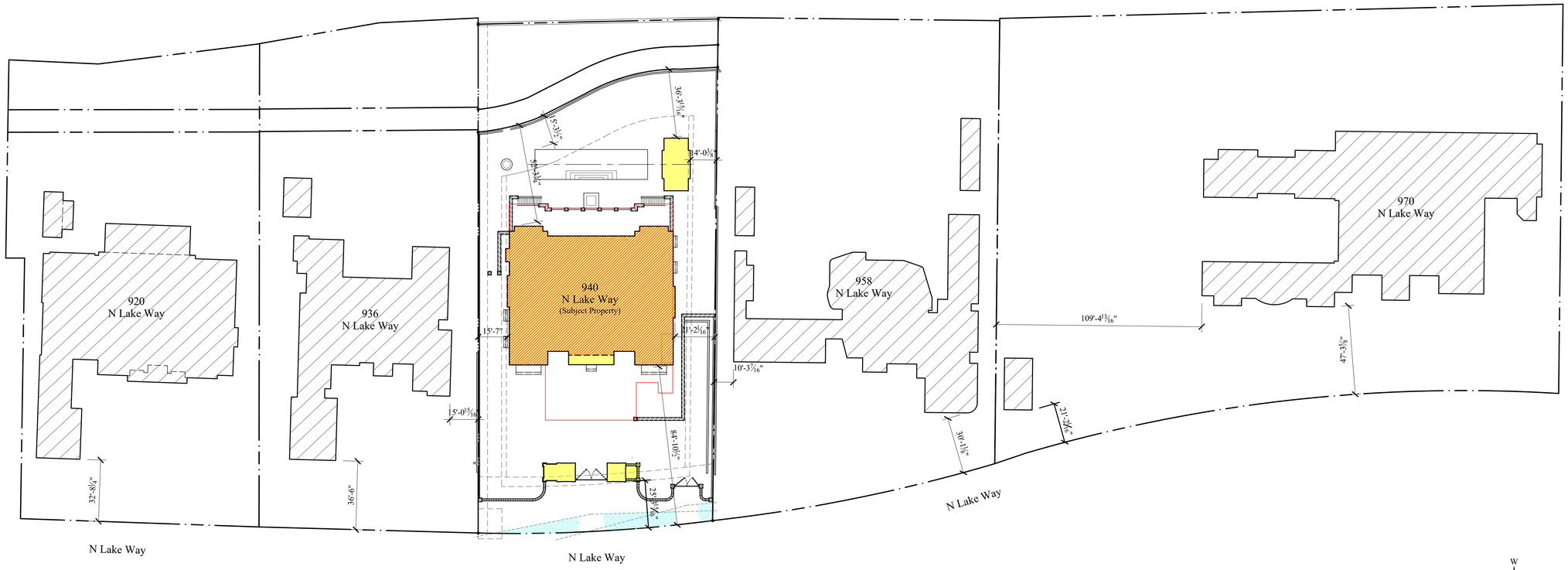

Neighboring Properties West of North Lake Way

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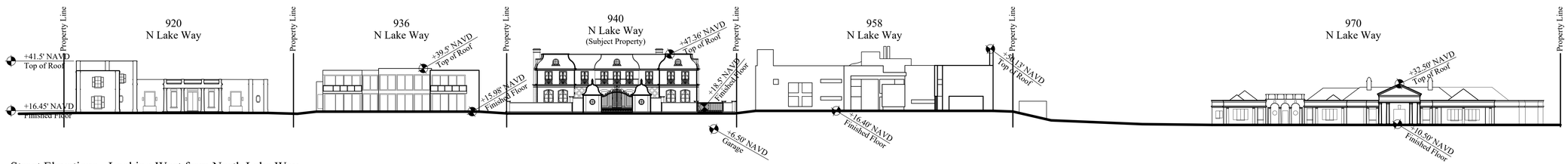


Street Elevations - Looking West from North Lake Way

Scale:



920 N. Lake Way



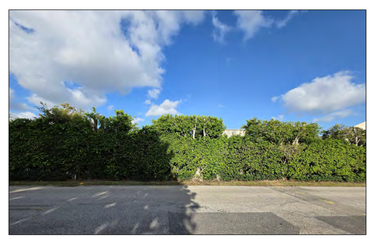
936 N. Lake Way



940 N. Lake Way
Subject Property



958 N. Lake Way



970 N. Lake Way

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Jeffery W. Smith
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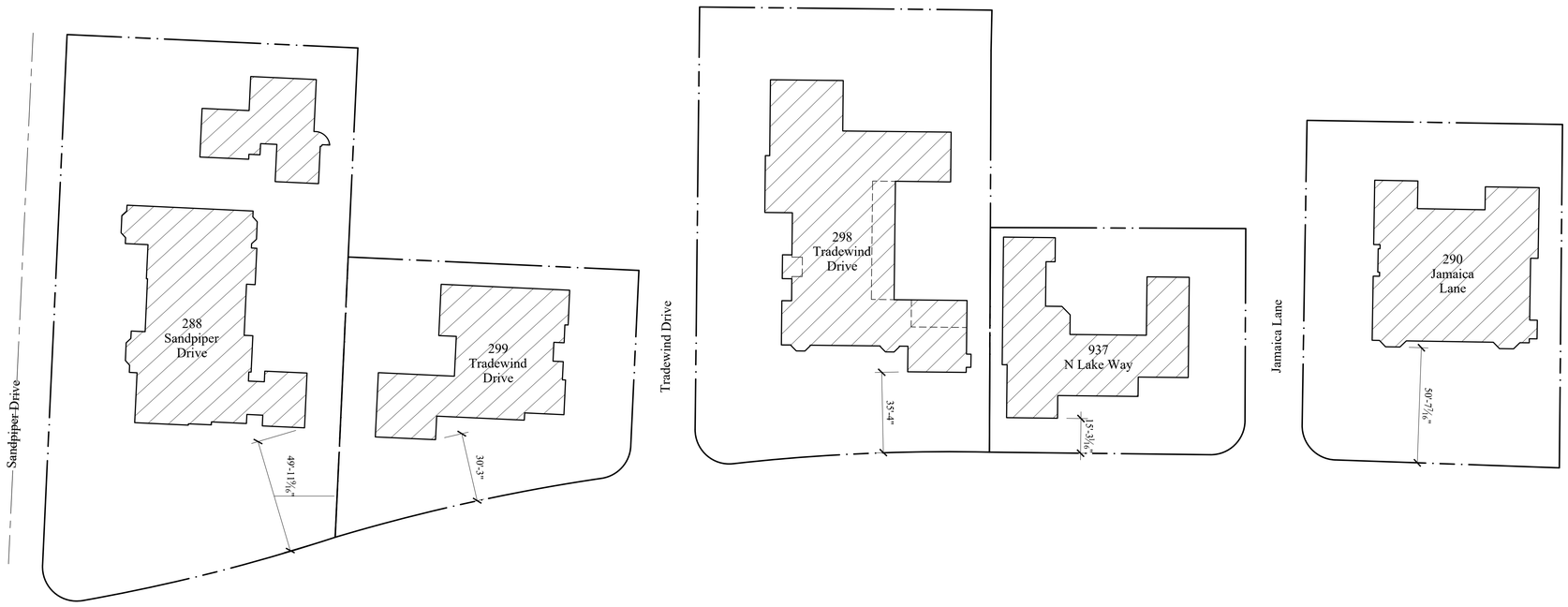
SHEET NO.
A005

ARC-25-0035



Neighboring Properties East of North Lake Way

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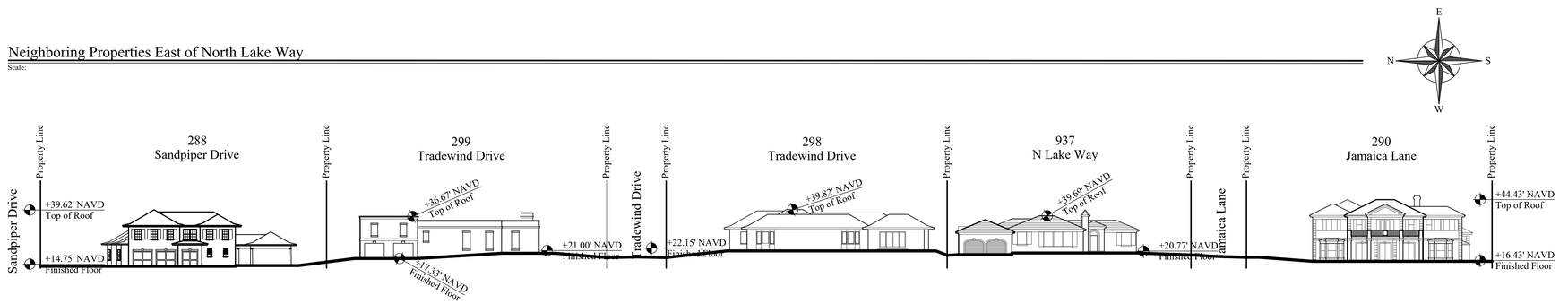


Street Elevations - Looking East from North Lake Way

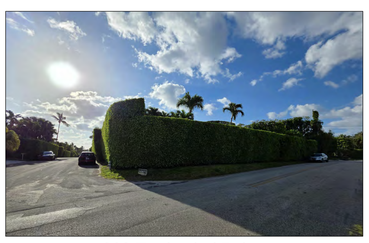
Scale:



288 Sandpiper Drive



299 Tradewind Drive



298 Tradewind Drive



937 N. Lake Way



290 Jamaica Lane

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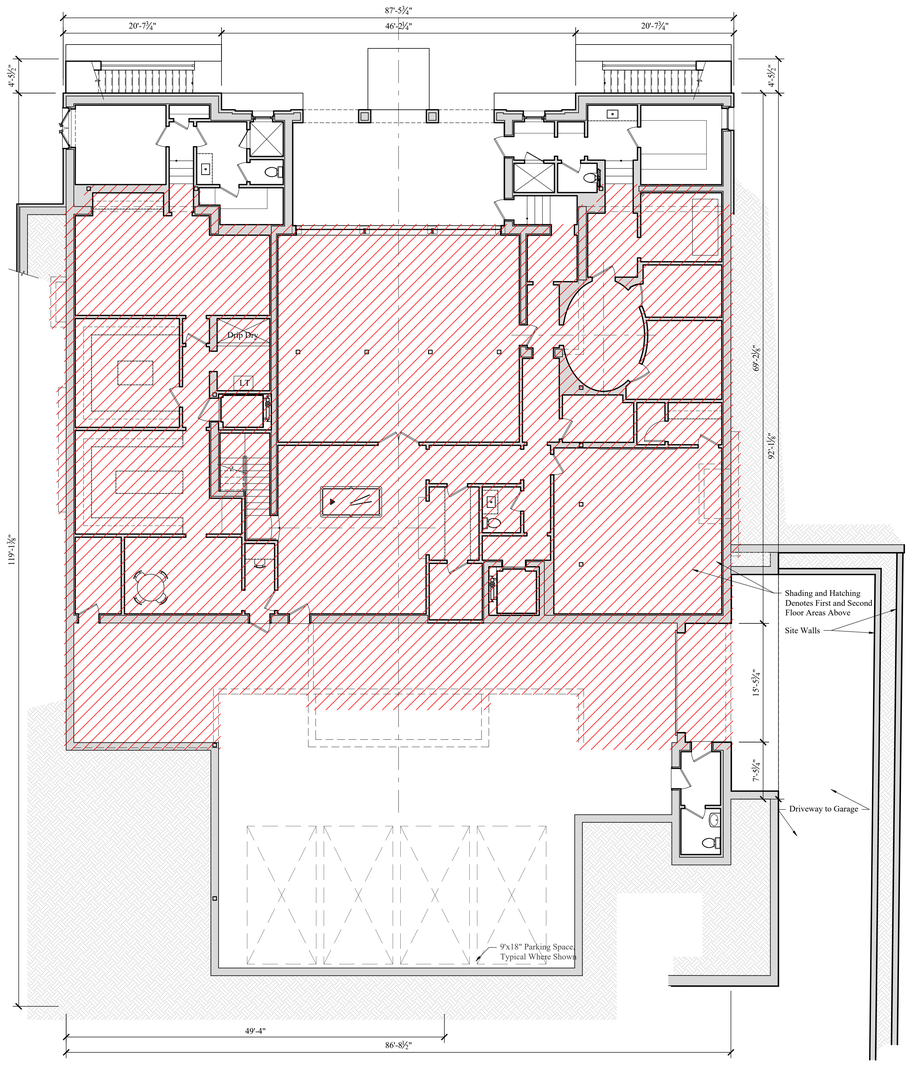
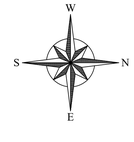


Currently Proposed Full Basement Level Floor Plan

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



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A100

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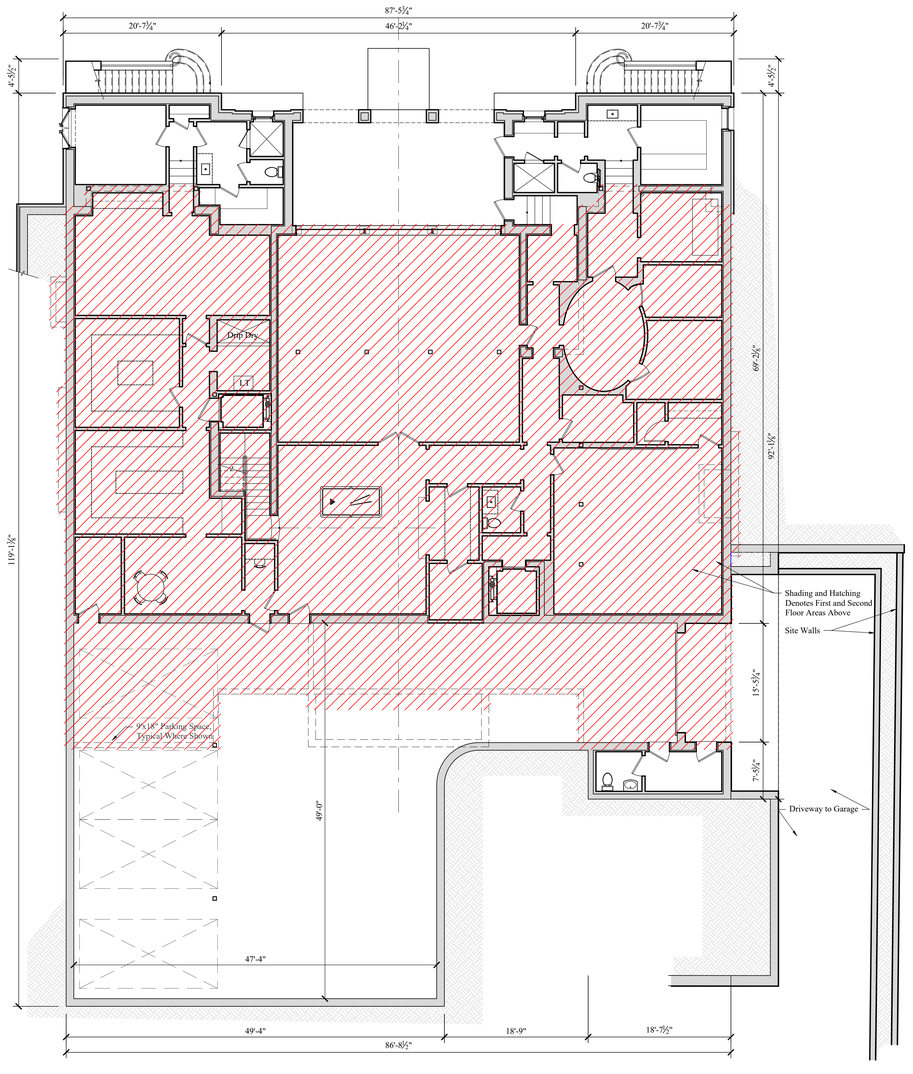
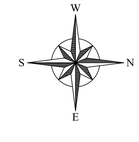


Previously Proposed Full Basement Level Floor Plan

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



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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

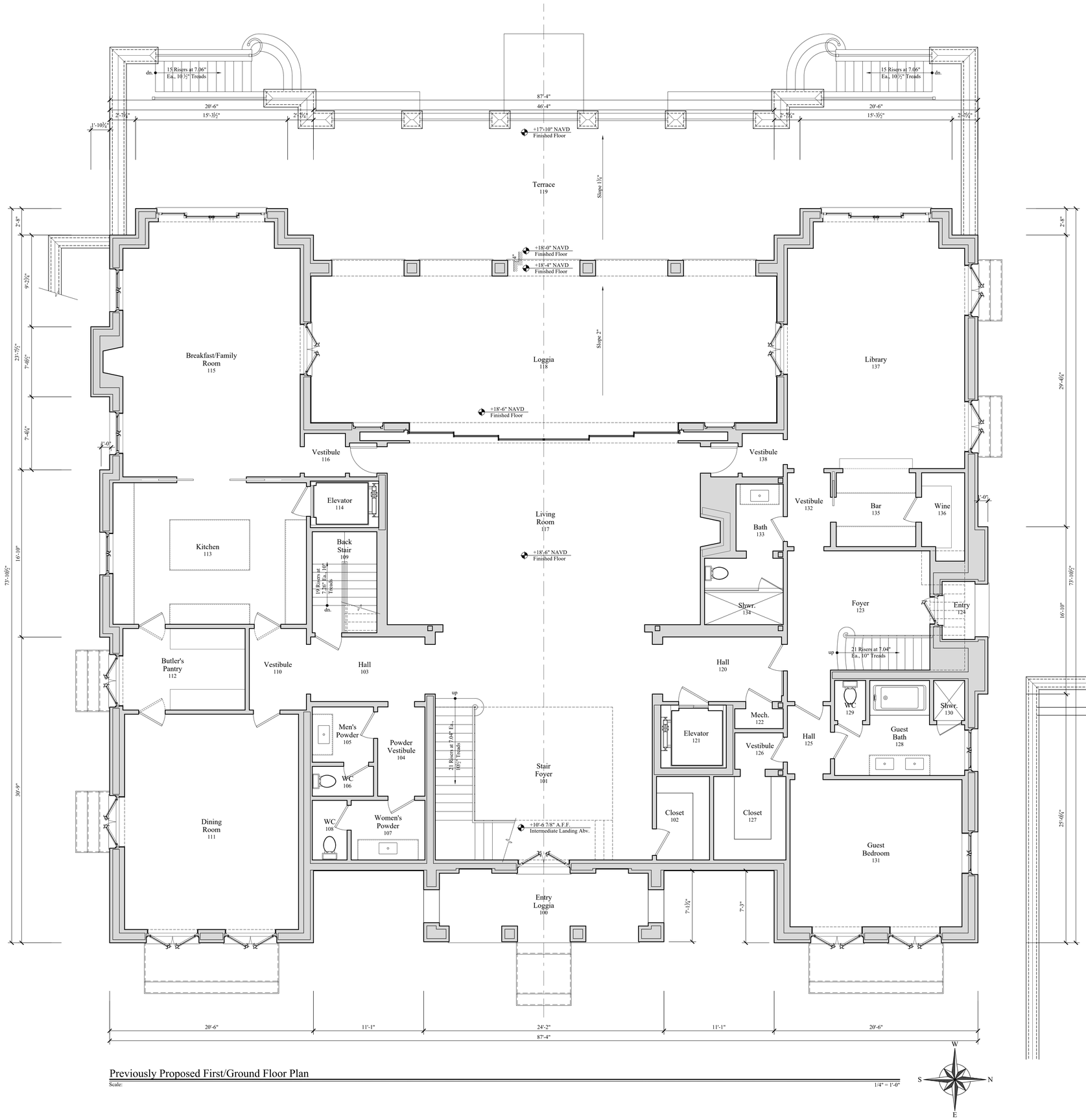
New Residence for
940 N. Lake Way LLC
940 N. Lake Way
Palm Beach, FL 33480

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A100

ARC-25-0035



Previously Proposed First/Ground Floor Plan

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

THE AMERICAN INSTITUTE OF ARCHITECTS

COMM. NO.
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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

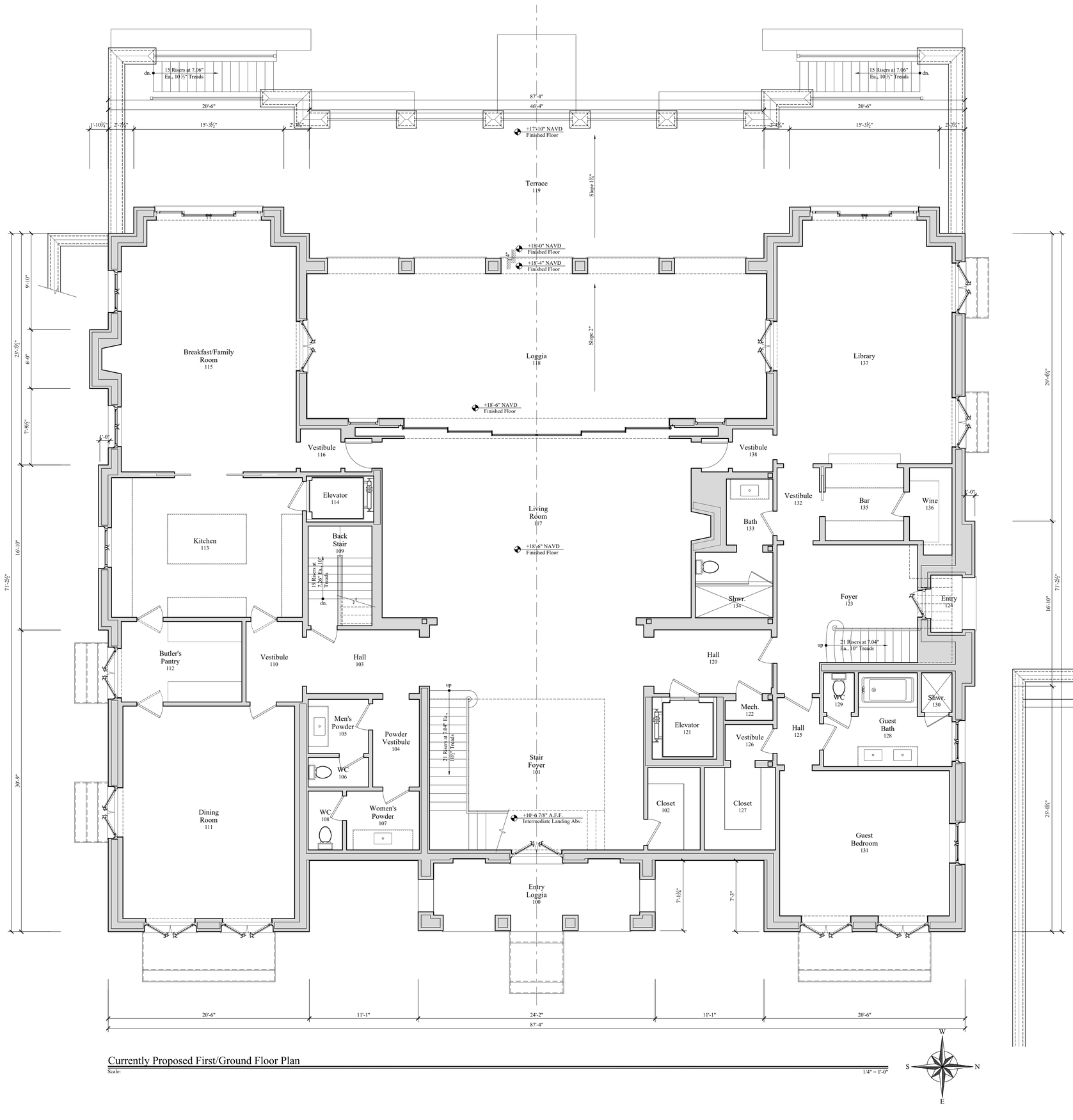
New Residence for
940 N. Lake Way LLC
Palm Beach, FL 33480
940 N. Lake Way

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A101

ARC-25-0035



Currently Proposed First/Ground Floor Plan

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

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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
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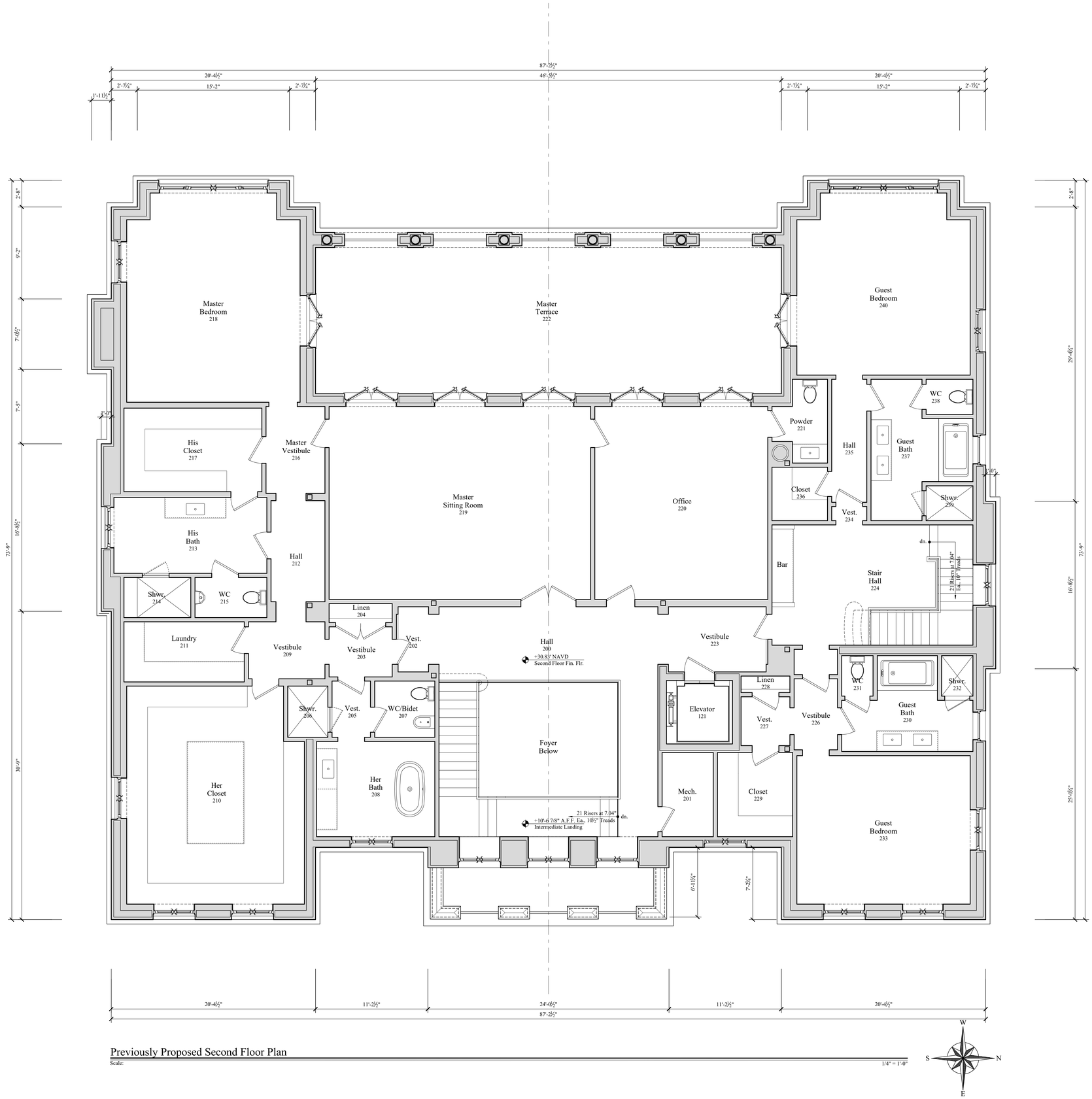
New Residence for
940 N. Lake Way LLC
940 N. Lake Way
Palm Beach, FL 33480

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A101

ARC-25-0035



Previously Proposed Second Floor Plan

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

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SMITH ARCHITECTURAL GROUP, INC.
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PALM BEACH, FL 33480
561-832-0202

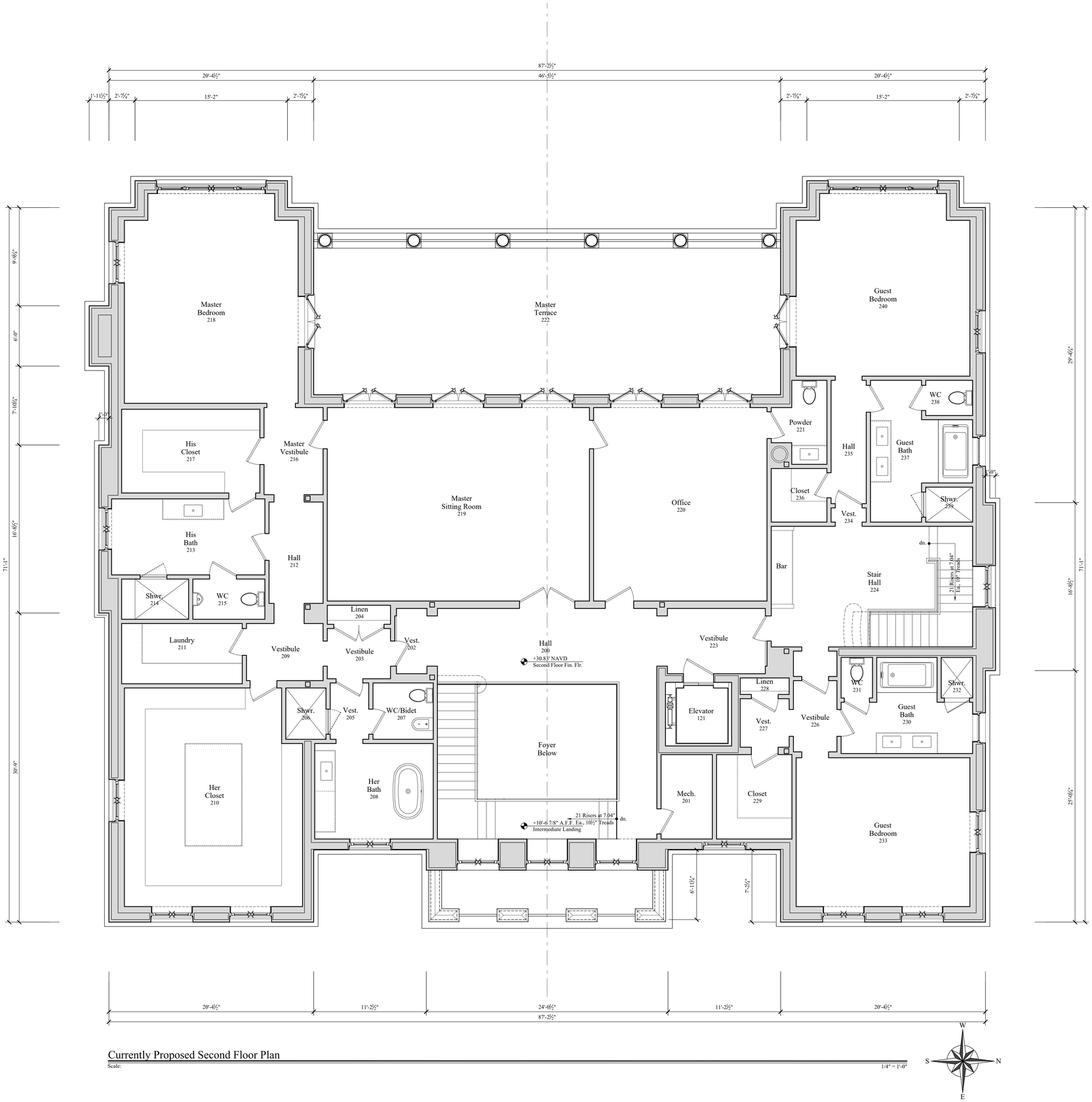
New Residence for
940 N. Lake Way LLC
Palm Beach, FL 33480
940 N. Lake Way

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A102

ARC-25-0035



Currently Proposed Second Floor Plan

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

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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

New Residence for
940 N. Lake Way LLC
Palm Beach, FL 33480
940 N. Lake Way

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A102

ARC-25-0035



East Elevation

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

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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

New Residence for
940 N. Lake Way LLC
940 N. Lake Way
Palm Beach, FL 33480

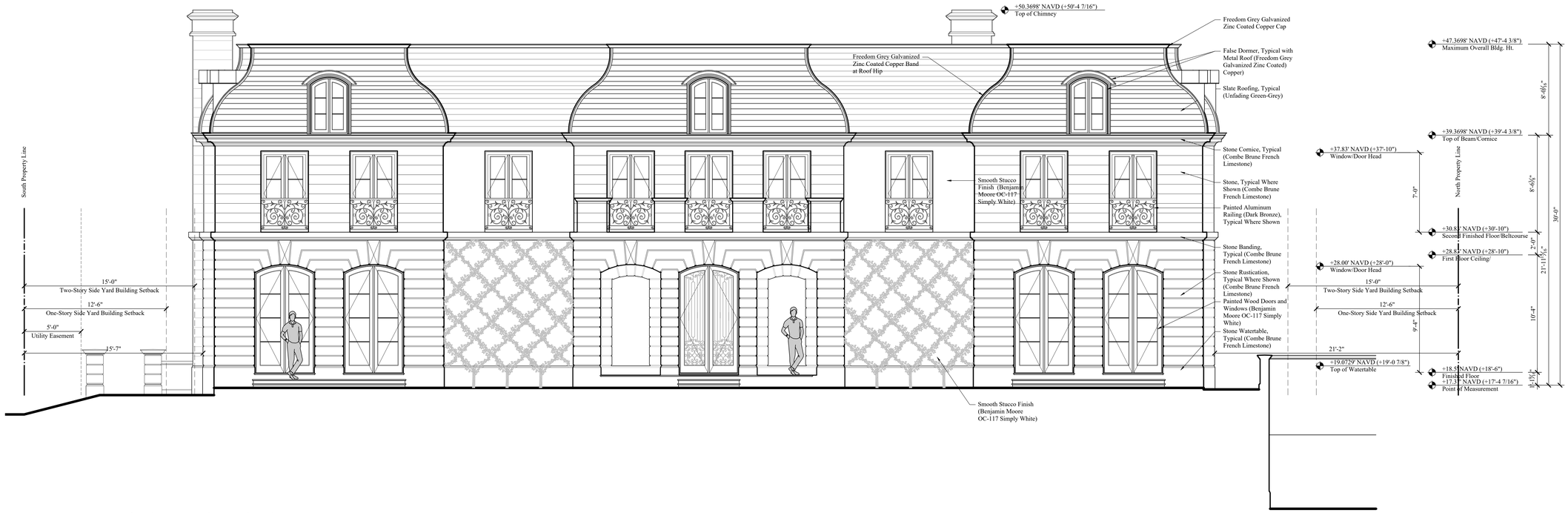
AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A206

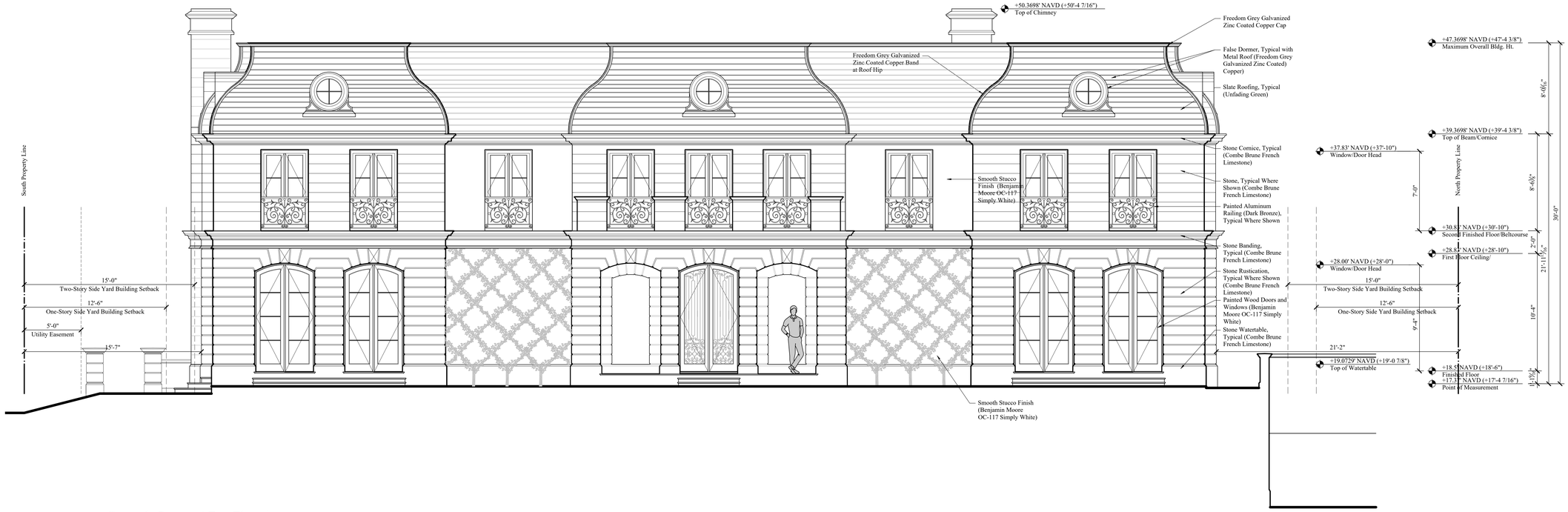
ARC-25-0035

East Elevation



Previously Proposed East Elevation

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



Currently Proposed East Elevation

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

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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
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New Residence for
940 N. Lake Way LLC
940 N. Lake Way
Palm Beach, FL 33480

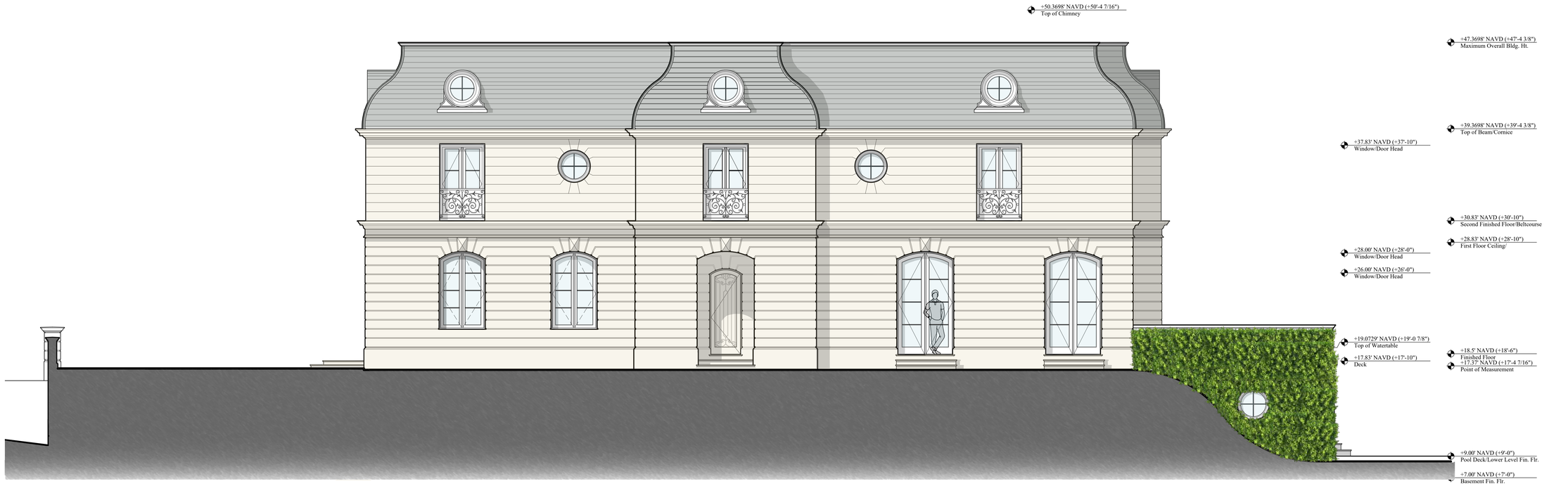
AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A200

ARC-25-0035

North Elevation from Upper Lawn



North Elevation from Upper Lawn

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

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205 PHIPPS PLAZA
PALM BEACH, FL 33480
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New Residence for
940 N. Lake Way LLC
940 N. Lake Way
Palm Beach, FL 33480

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A207

ARC-25-0035

North Elevation from Upper Lawn



Previously Proposed North Elevation from Upper Lawn

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



Currenty Proposed North Elevation from Upper Lawn

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

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SMITH ARCHITECTURAL GROUP, INC.
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New Residence for
940 N. Lake Way LLC
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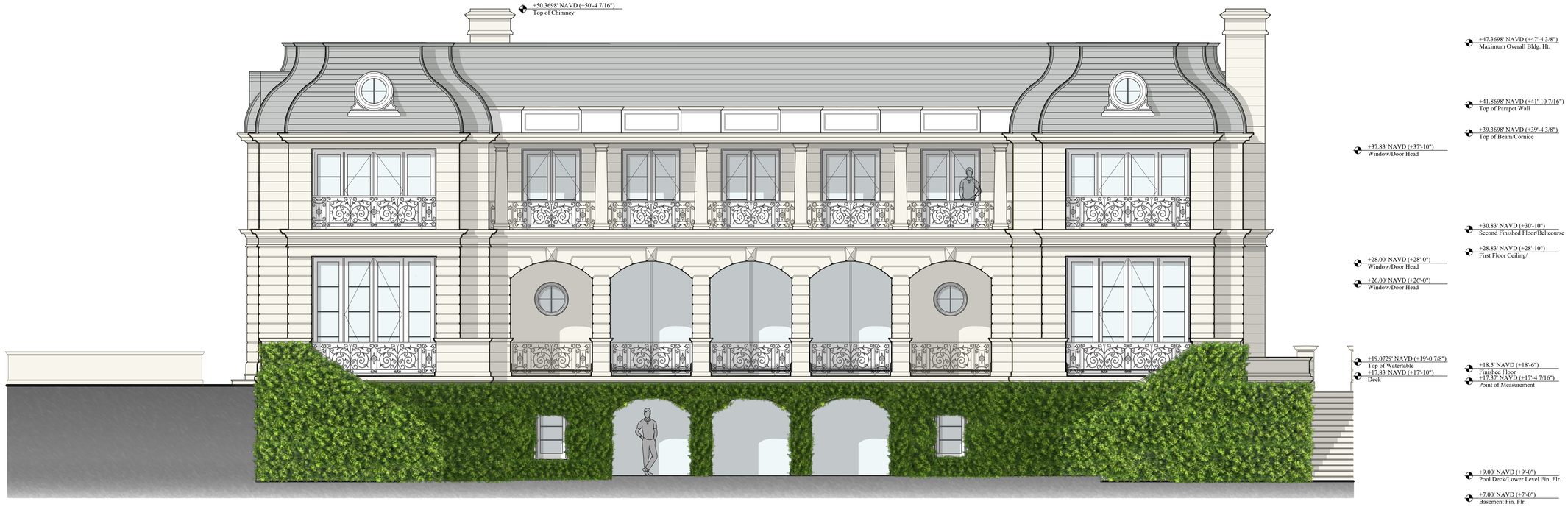
Jeffery W. Smith
AR9772

SHEET NO.
A201

ARC-25-0035

West Elevation with Railings



West Elevation

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

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SMITH ARCHITECTURAL GROUP, INC.
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New Residence for
940 N. Lake Way LLC
Palm Beach, FL 33480
940 N. Lake Way

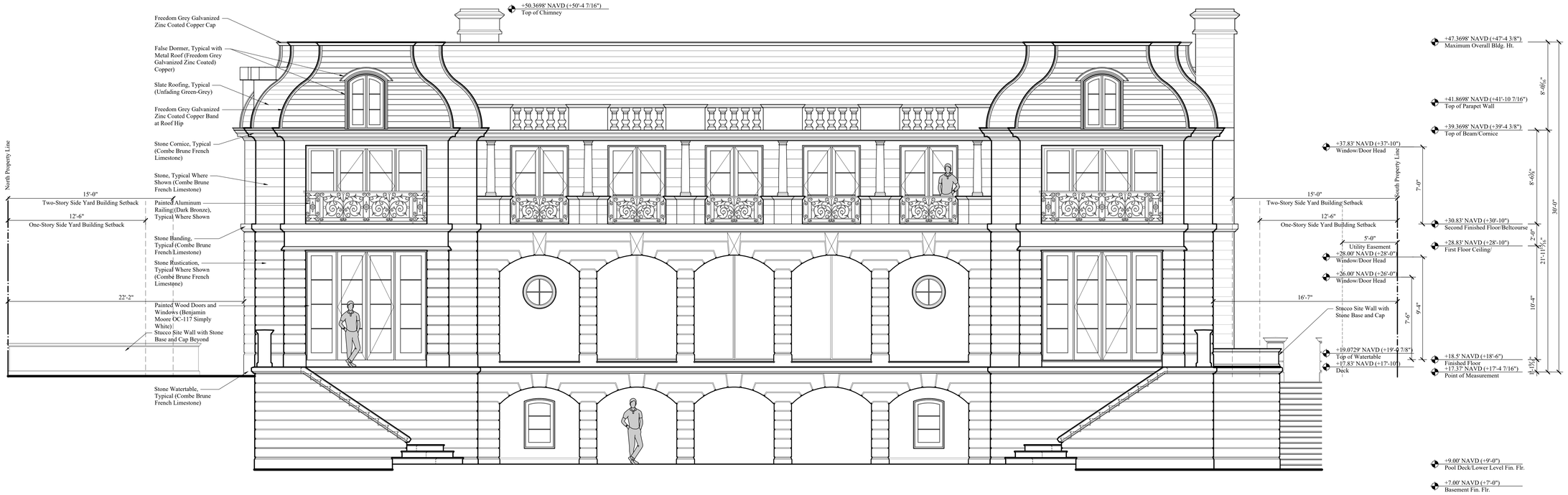
AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A208

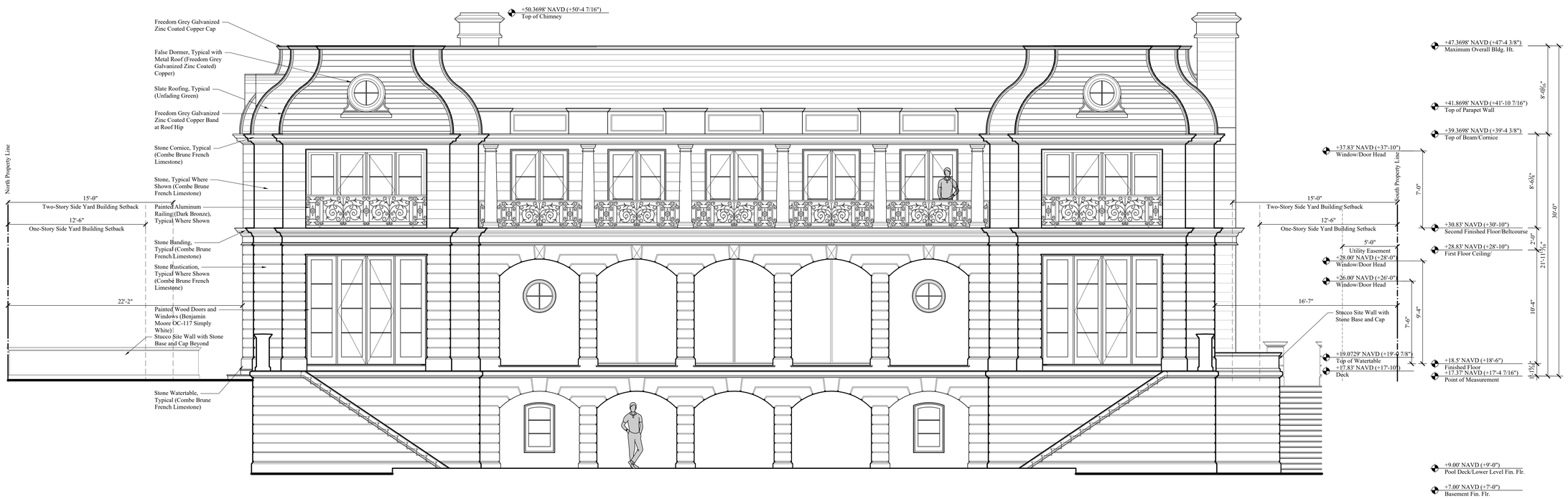
ARC-25-0035

West Elevation (without Railings)



Previously Proposed West Elevation

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



Currently Proposed West Elevation

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

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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

New Residence for
940 N. Lake Way LLC
940 N. Lake Way
Palm Beach, FL 33480

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A202

ARC-25-09035



South Elevation

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

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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

New Residence for
940 N. Lake Way LLC
940 N. Lake Way
Palm Beach, FL 33480

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A209

ARC-25-9035

South Elevation



Previously Proposed South Elevation

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



Currently Proposed South Elevation

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

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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
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New Residence for
940 N. Lake Way LLC

940 N. Lake Way
Palm Beach, FL 33480

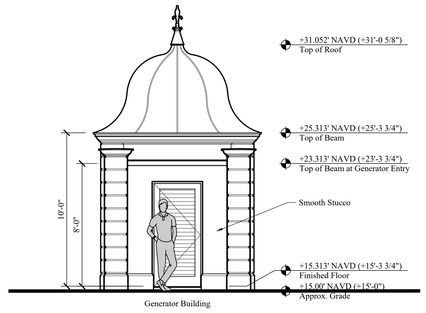
AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A203

ARC-25-0035

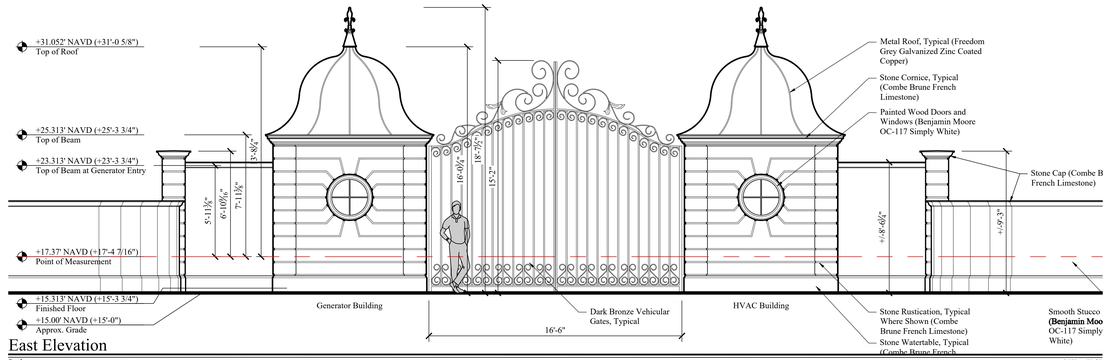
Generator and HVAC Building Plans and Elevations



Generator

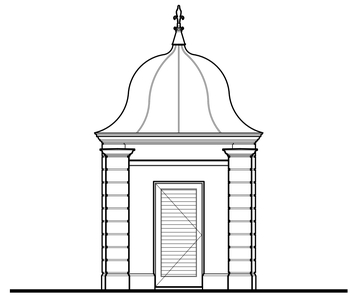
South Elevation

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



East Elevation

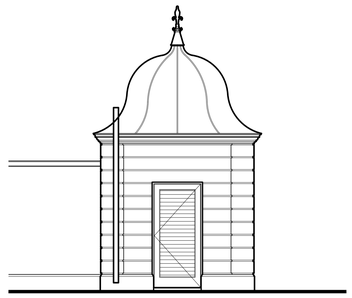
Scale: 1/4" = 1'-0"



HVAC Building

North Elevation

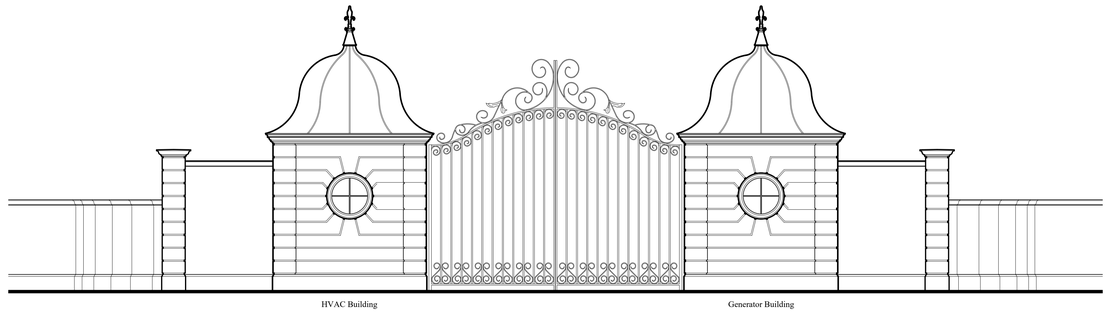
Scale: 1/4" = 1'-0"



Generator

North Elevation

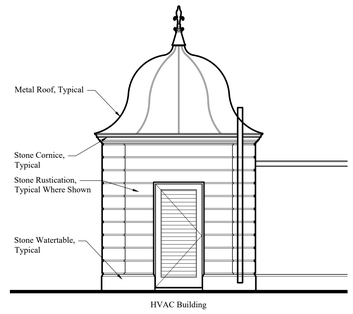
Scale: 1/4" = 1'-0"



HVAC Building and Generator

West Elevation

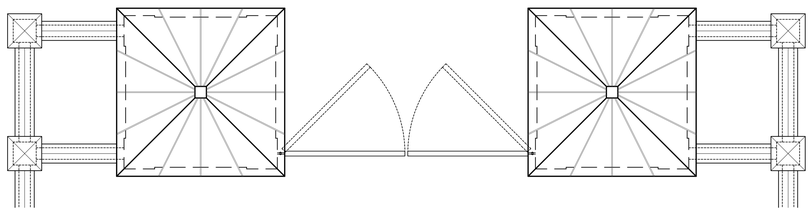
Scale: 1/4" = 1'-0"



HVAC Building

South Elevation

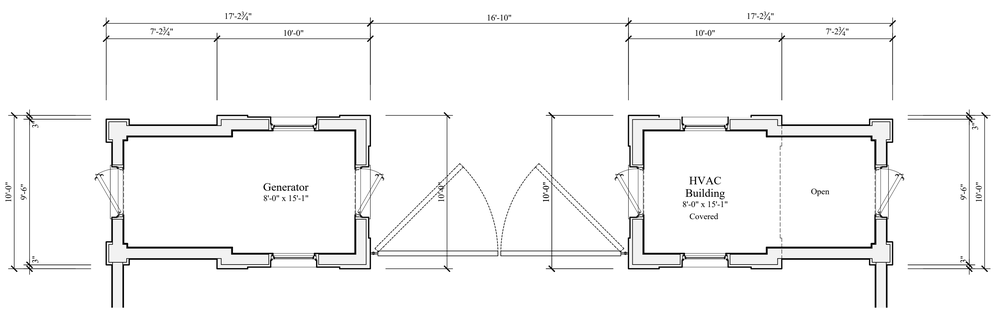
Scale: 1/4" = 1'-0"



HVAC Building and Generator

Roof Plans

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



HVAC Building and Generator

Floor Plans

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



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561-832-0202

New Residence for
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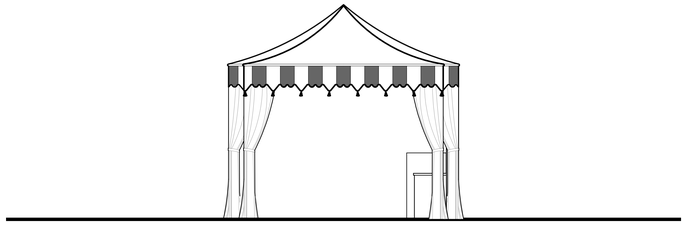
Palm Beach, FL 33480
940 N. Lake Way

AAC001849

Jeffery W. Smith
AR9772

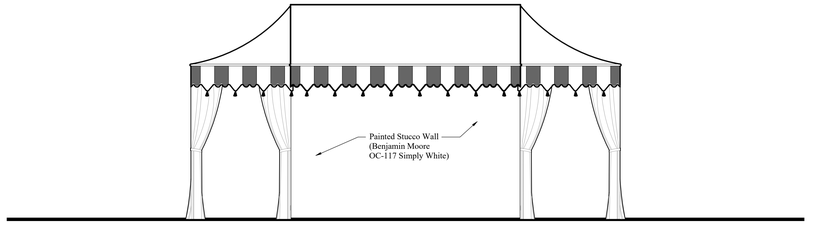
SHEET NO.
A204

ARC-25-09035



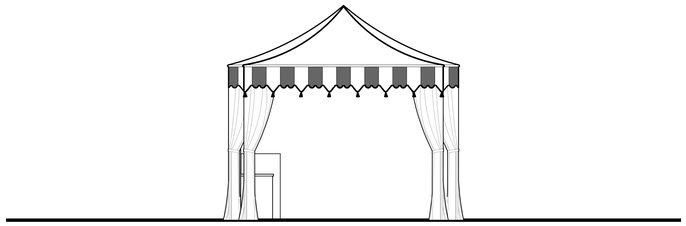
East Elevation

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



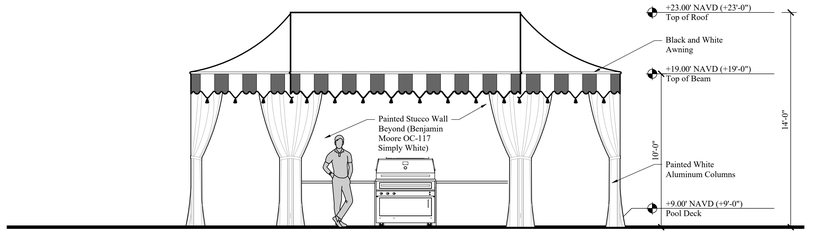
North Elevation

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



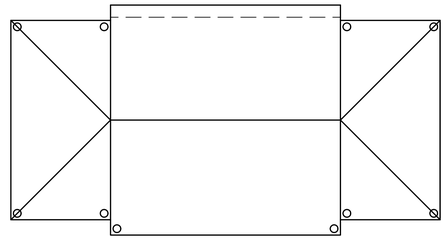
West Elevation

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



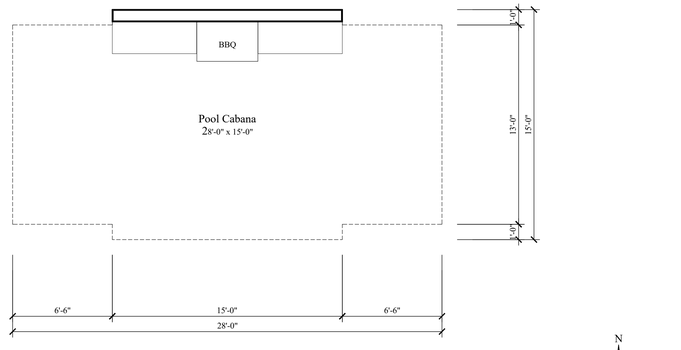
South Elevation

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



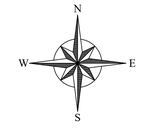
Roof Plan

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



Floor Plan

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



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205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

New Residence for
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Palm Beach, FL 33480
940 N. Lake Way

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A205

ARC-25-0035



1 EAST ELEVATION - FROM INSIDE PROPERTY
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - FROM INSIDE PROPERTY
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - FROM INSIDE PROPERTY
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION - FROM INSIDE PROPERTY
SCALE: 1/8" = 1'-0"

LANDSCAPE ARCHITECTURE

PROJECT DATA:

BASED ON SURVEY BY:
WALLACE LAND SURVEYING, LLC
5553 VILLAGE BLVD, WEST PALM BEACH, FL 33407
(DATED 04/19/2023)
-
LOT AREA: 34,848 SF (0.8 AC.)
-
ZONE: R-B LOW DENSITY RES.
-
COVERAGE: SEE SHEET L2.4

CHANGE ORDERS, DELETIONS, ADDITIONS:
ANY MODIFICATIONS TO WORK OUTLINED IN THE ATTACHED DRAWING(S), OR THE ASSOCIATED APPROVED CONTRACT, MUST BE APPROVED IN WRITING BEFORE EXECUTING THE WORK. THIS INCLUDES, ADDITIONS, SUBSTITUTIONS, DELETIONS OR ADJUSTMENTS TO THE SCOPE OF APPROVED WORK. ANY INVOICES FOR ADDITIONAL WORK, THAT HAS NOT BEEN APPROVED IN WRITING, SHALL BE CONSIDERED INVALID AND WILL NOT BE FUNDED.

PRELIMINARY
NOT FOR CONSTRUCTION
DATA SHOWN FOR DESIGN DEVELOPMENT ONLY

LaGuardia Design Landscape Architects
38 Scuttle Hole Road
Water Mill, NY 11976
Phone:631-726-1403
Fax:631-726-1478

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DRAWN BY: BO
CHECKED BY: CL, AB

PROJECT:
FALK RESIDENCE

LOCATION:
940 NORTH LAKE WAY
PALM BEACH, FL

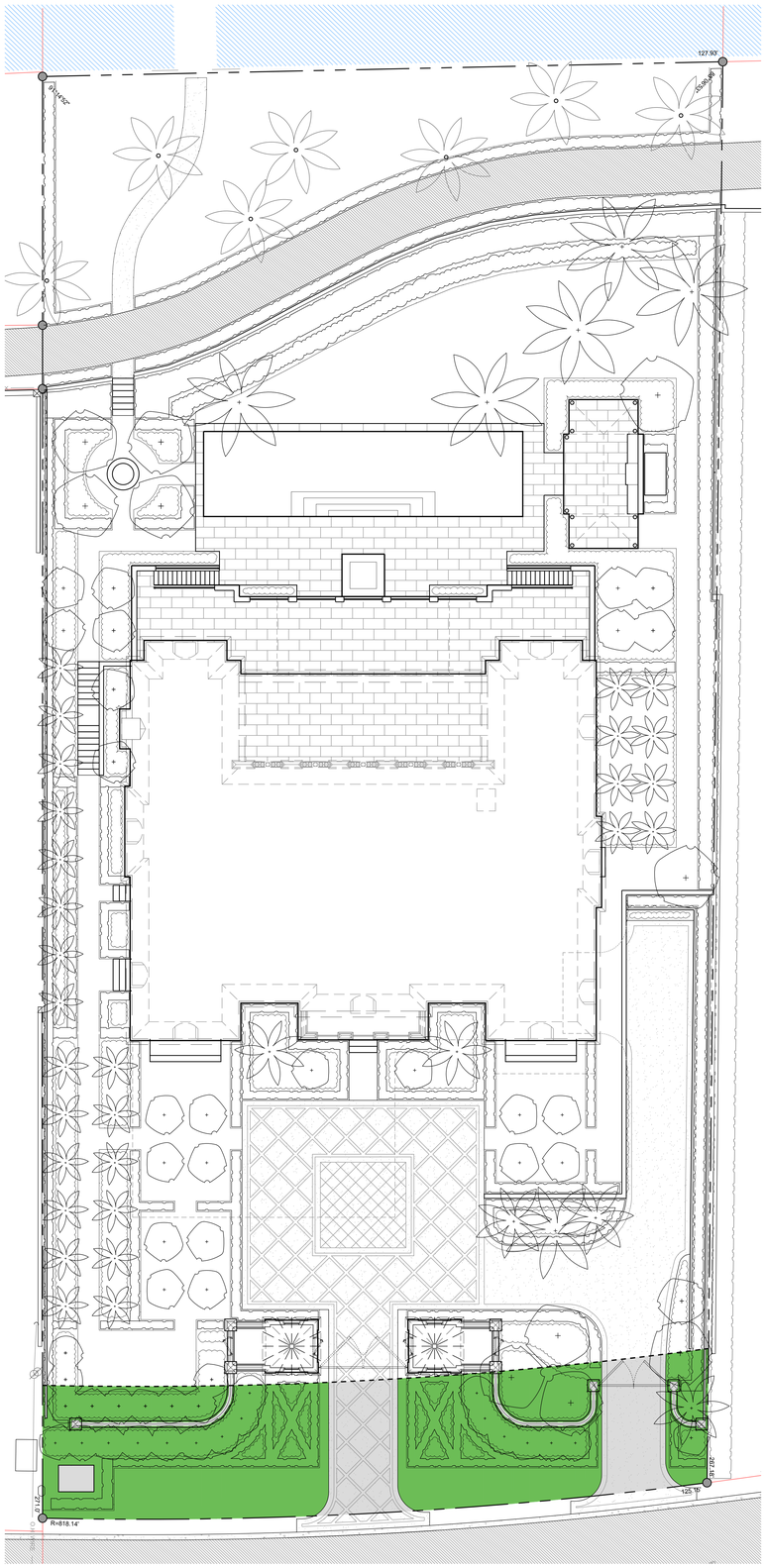
DRAWING:
ELEVATIONS

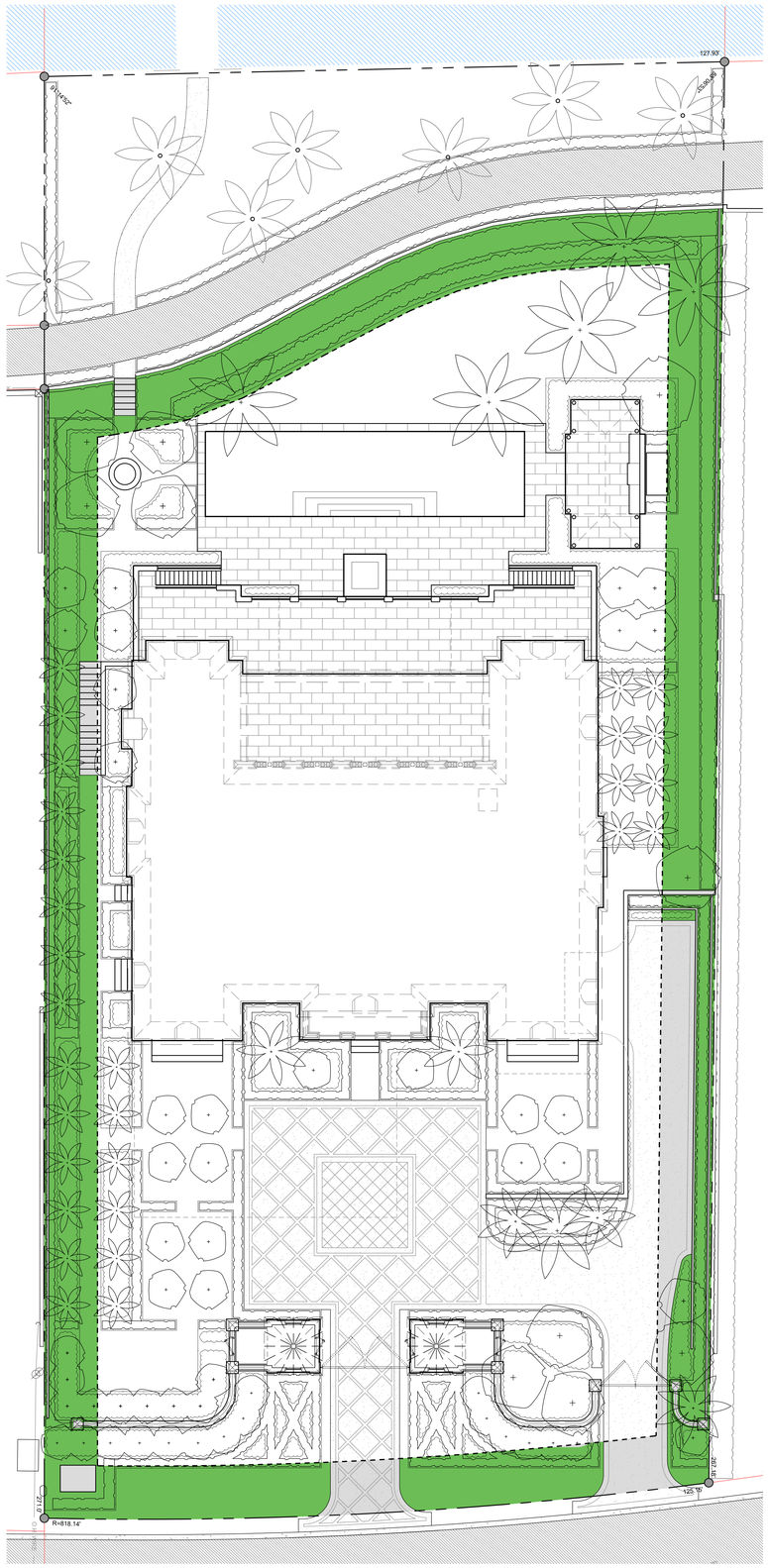
SCALE:	DATE:
1/8"=1'-0"	09-03-2025

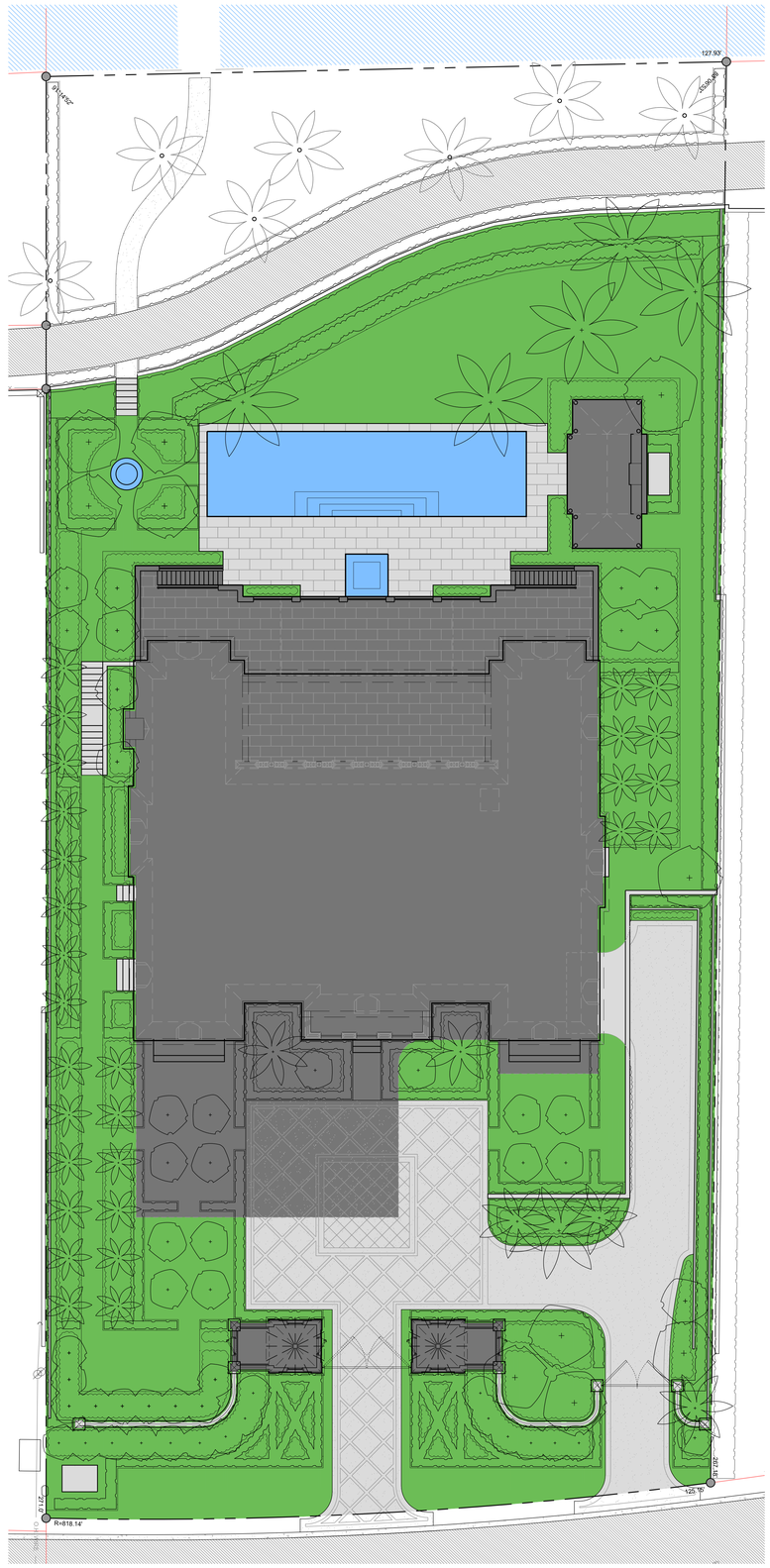
ISSUED:
-

PERMIT

SHEET NUMBER:
L2.3







FRONT LANDSCAPE OPEN SPACE		
TOTAL FRONT YARD AREA	3,133.8 SF	100%
PROPOSED BUILDING COVERAGE	0 SF	0%
PROPOSED HARDSCAPE COVERAGE	753 SF	24.2%
PROPOSED WATER FEATURE COVERAGE	0 SF	0%
REQUIRED FRONT OPEN SPACE	1,253 SF	40%
PROPOSED FRONT OPEN SPACE	2,380.8 SF	75.8%

PERIMETER LANDSCAPE OPEN SPACE		
TOTAL PERIMETER AREA	6,718.4 SF	100%
PROPOSED BUILDING COVERAGE	0 SF	0%
PROPOSED HARDSCAPE COVERAGE	1,100 SF	16%
PROPOSED WATER FEATURE COVERAGE	0 SF	0%
REQUIRED PERIMETER OPEN SPACE	3,360 SF	50%
PROPOSED PERIMETER OPEN SPACE	5,652.4 SF	84%

TOTAL LANDSCAPE OPEN SPACE		
TOTAL PROPERTY AREA	29,105 SF	100%
PROPOSED BUILDING COVERAGE	10,029 SF	34.5%
PROPOSED HARDSCAPE COVERAGE	4,885 SF	16.8%
PROPOSED WATER FEATURE COVERAGE	1,052 SF	3.7%
REQUIRED LANDSCAPE OPEN SPACE	13,097 SF	45%
PROPOSED LANDSCAPE OPEN SPACE	13,139 SF	45.1%

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

Line #	Landscape Legend		
1	**Property Address:**		
2	**Lot Area (sq. ft.):**	TOTAL LOT AREA: 29,105 SQ FT	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	13,097 SF (45% of LOT)	13,139 SF (45.1% of LOT)
5	LOS to be altered (Sq FT and %)	N/A	
6	Perimeter LOS (Sq Ft and %)	3,360 SF (50% of PERIMETER)	5,652.4 SF (84% of PERIMETER)
7	Front Yard LOS (Sq Ft and %)	1,253 SF (40% of FRONT)	2,380.8 SF (75.8% of FRONT)
8	Native Trees %	30% (number of trees)	58% (SEE SHEET L5.1)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	33% (SEE SHEET L5.1)
10	Native Groundcover %	30% (groundcover area)	43% (SEE SHEET L5.1)

LANDSCAPE ARCHITECTURE

PROJECT DATA:

BASED ON SURVEY BY:
WALLACE LAND SURVEYING, LLC
5553 VILLAGE BLVD, WEST PALM BEACH, FL 33407
(DATED 04/19/2023)
-
LOT AREA: 34,848 SF (0.8 AC.)
-
ZONE: R-B LOW DENSITY RES.
-
COVERAGE: SEE SHEET L2.4

CHANGE ORDER & EXTENSION AUTHORIZATION
ANY MODIFICATIONS TO WORK OUTLINED IN THE ATTACHED DRAWING(S), OR THE ASSOCIATED APPROVED CONTRACT, MUST BE APPROVED IN WRITING BEFORE EXECUTING THE WORK. THIS INCLUDES, ADDITIONS, EXTENSIONS, OR ANY OTHER CHANGES THAT ADD TO THE SCOPE OF APPROVED WORK. ANY INVOICES FOR ADDITIONAL WORK, THAT HAS NOT BEEN APPROVED IN WRITING, SHALL BE CONSIDERED INVALID AND WILL NOT BE FUNDED.

PRELIMINARY
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LaGuardia Design Landscape Architects
38 Scuttle Hole Road
Water Mill, NY 11976
Phone:631-726-1403
Fax:631-726-1478

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DRAWN BY: BO
CHECKED BY: CL, AB

PROJECT:
FALK RESIDENCE

LOCATION:
940 NORTH LAKE WAY
PALM BEACH, FL

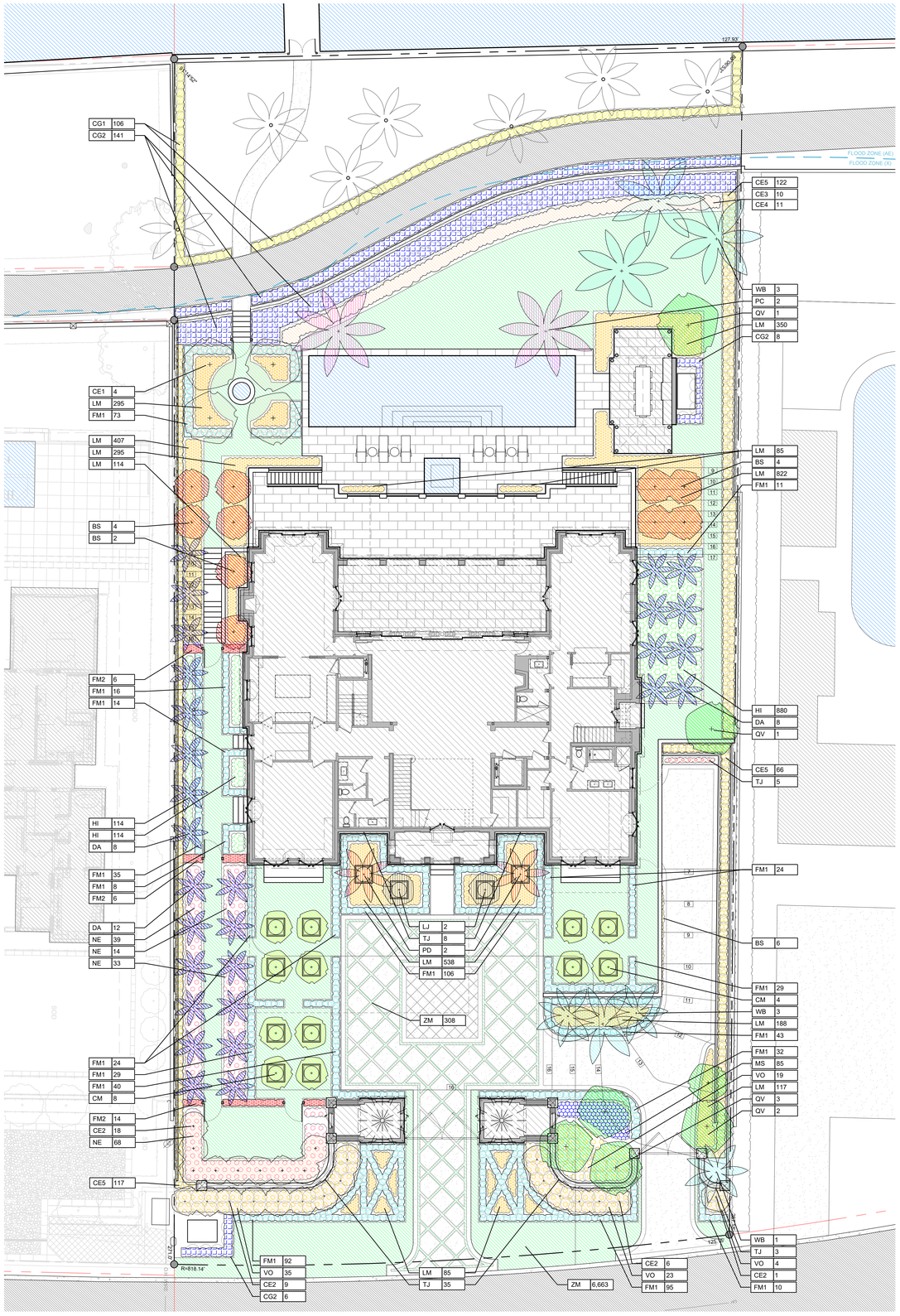
DRAWING:
OPEN SPACE PLAN

SCALE: 1"=10'-0"
DATE: 09-05-2025

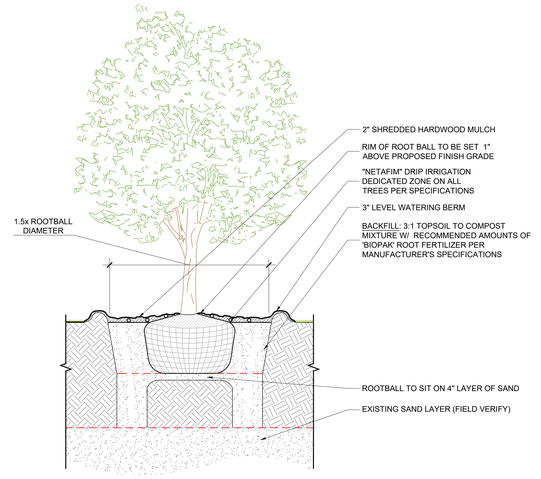
ISSUED:
-

PERMIT

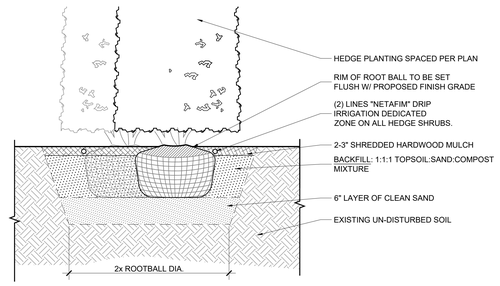
SHEET NUMBER:
L2.4



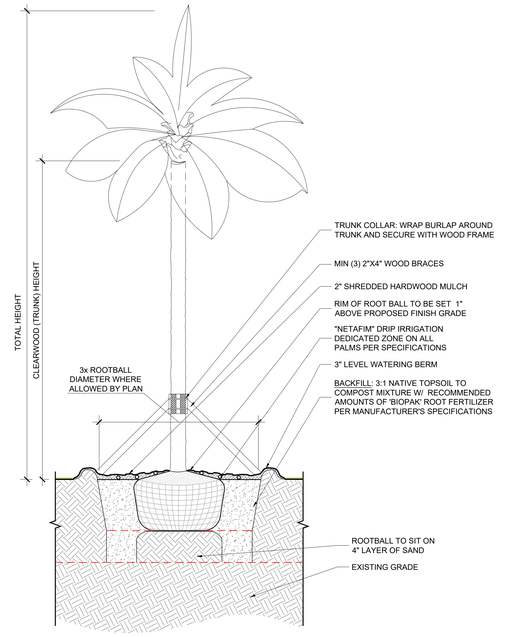
1 PLANTING PLAN
SCALE: 1" = 10'-0"



2 TREE PLANTING - DETAIL SECTION
SCALE: 3/8" = 1'-0"



3 SHRUB / HEDGE PLANTING - DETAIL SECTION
SCALE: 1" = 1'-0"



4 PALM PLANTING - DETAIL SECTION
SCALE: 3/8" = 1'-0"

PLANT LIST

SYMB	KEY	QTY / SQ FT	COMMON NAME	BOTANICAL NAME	SIZE	MINIMUM FL PLANT GRADE	SPACING	NATIVE	NOTES
TREES									
	CE1	4	Green Buttonwood	Conocarpus erectus	12-14' HT.	FANCY	-	Y	SPECIMEN TREES, LIMBED UP TO 7'
	CE2	33	Green Buttonwood	Conocarpus erectus	18-20' HT.	FANCY	-	Y	SPECIMEN TREES, LIMBED UP TO 7'
	CE3	10	Green Buttonwood	Conocarpus erectus	5-6' HT.	FANCY	5' O.C.	Y	
	CE4	11	Green Buttonwood	Conocarpus erectus	6-7' HT.	FANCY	5' O.C.	Y	
	BS	10	Gumbo-limbo	Bursera simaruba	8'-9" CAL.	FANCY	-	Y	SPECIMEN TREES
	CM	12	Meyer Lemon	Citrus x meyeri	3" CAL.	FANCY	-	-	SPECIMEN TREES
	LJ	2	Japanese Privet	Ligustrum japonicum	7'-8' HT.	FANCY	-	-	SPECIMEN TREES
	QV	7	Live Oak	Quercus virginiana	7'-8' HT.	FANCY	-	Y	SPECIMEN TREES, LIMBED UP TO 7'
	TOTAL	89	QTY						
PALMS									
	DA	28	Hurricane Palm	Dictyosperma album	18'-20' HT.	#1 OR BETTER	-	-	SPECIMEN TREES
	WB	7	Foxtail Palm	Wodyetia bifurcata	18'-20' HT.	#1 OR BETTER	-	-	SPECIMEN TREES
	PD	2	'Medjool' Date Palm	Phoenix dactylifera 'Medjool'	16' HT.	#1 OR BETTER	-	-	SPECIMEN TREES
	PC	2	Canary Island Date Palm	Phoenix canariensis					
	TOTAL	39	QTY				% NATIVE	**58%**	75/128
SHRUBS / HEDGES									
	CE4	305	Green Buttonwood	Conocarpus erectus	7 GAL.	#1 OR BETTER	24" O.C.	Y	
	FM1	411	Green Island Ficus	Ficus microcarpa 'Green Island'	2' HT.	#1 OR BETTER	18" O.C.	-	
	FM2	26	Green Island Ficus	Ficus microcarpa 'Green Island'	4' HT.	#1 OR BETTER	18" O.C.	-	
	CG1	106	Small Leaf Clusia	Clusia guttifera	2' HT.	#1 OR BETTER	24" O.C.	-	
	CG2	155	Small Leaf Clusia	Clusia guttifera	6'-8' HT.	#1 OR BETTER	36" O.C.	-	
	VO	81	Walter's Viburnum	Viburnum obovatum	3' HT.	#1 OR BETTER	3'-4' O.C.	Y	
	TJ	50	Star Jasmine	Trachelospermum jasminoides	10 GAL.	#1 OR BETTER	18" O.C.	-	ON TRELLIS
	BS	6	Climbing Fig	Ficus pumila	1 GAL.	#1 OR BETTER	5' O.C.	-	ON GARAGE WALL
	TOTAL	1140	QTY				% NATIVE	**33%**	386/1140
GROUNDCOVER / PERENNIAL									
	HI	1,108 / 591 SF	Mangrove Spiderlily	Hymenocallis latifolia	1 GAL.	#1 OR BETTER	9-12" O.C.	Y	
	LM	3,410 / 1,606 SF	Liriope muscari 'Big Blue'	Purple Lilyturf	Plugs	#1 OR BETTER	6-8" O.C.	-	
	MS	85 / 88 SF	Microsorum scolopendria	Wart Fern	2 GAL.	#1 OR BETTER	12-18" O.C.	-	
	NE	154 / 690 SF	Nephrolepis exaltata	Wild Boston Fern	2 GAL.	#1 OR BETTER	2-3' O.C.	Y	
	TOTAL	4,757 / 2,975 SF	QTY / SQ FT				% NATIVE	**43%**	1281/2975
SOD									
	ZM	6,971 SF	Diamond Zoysiagrass	Zoysia matrella 'Diamond' (L.) Merr.	Sod	-	-	-	INCLUDES 6" SOD DRIVEWAY JOINTS

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

Line #	Landscape Legend		
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2	**Lot Area (sq. ft.):**	TOTAL LOT AREA: 29,105 SQ FT	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	13,097 SF (45% of LOT)	13,139 SF (SEE SHEET L2.4)
5	LOS to be altered (Sq FT and %)	N/A	
6	Perimeter LOS (Sq Ft and %)	3,360 SF (50% of PERIMETER)	5,652.4 SF (SEE SHEET L2.4)
7	Front Yard LOS (Sq Ft and %)	1,253 SF (40% of FRONT)	2,380.8 SF (SEE SHEET L2.4)
8	Native Trees %	30% (number of trees)	58% (75/128)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	33% (386/1140)
10	Native Groundcover %	30% (groundcover area)	43% (1281/2975)

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

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

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

See Ord. 003-2023 *REV BF 20230727*

LANDSCAPE ARCHITECTURE

PROJECT DATA:

BASED ON SURVEY BY:
WALLACE LAND SURVEYING, LLC
5553 VILLAGE BLVD, WEST PALM BEACH, FL 33407
(DATED 04/19/2023)
-
LOT AREA: 34,848 SF (0.8 AC.)
-
ZONE: R-B LOW DENSITY RES.
-
COVERAGE: SEE SHEET L2.4

CHANGE ORDERS, DELETIONS, ADDITIONS
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DATA SHOWN FOR DESIGN DEVELOPMENT ONLY

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Water Mill, NY 11976
Phone:631-726-1403
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DRAWN BY: BO
CHECKED BY: AB,CL

PROJECT:
FALK RESIDENCE

LOCATION:
940 NORTH LAKE WAY
PALM BEACH, FL

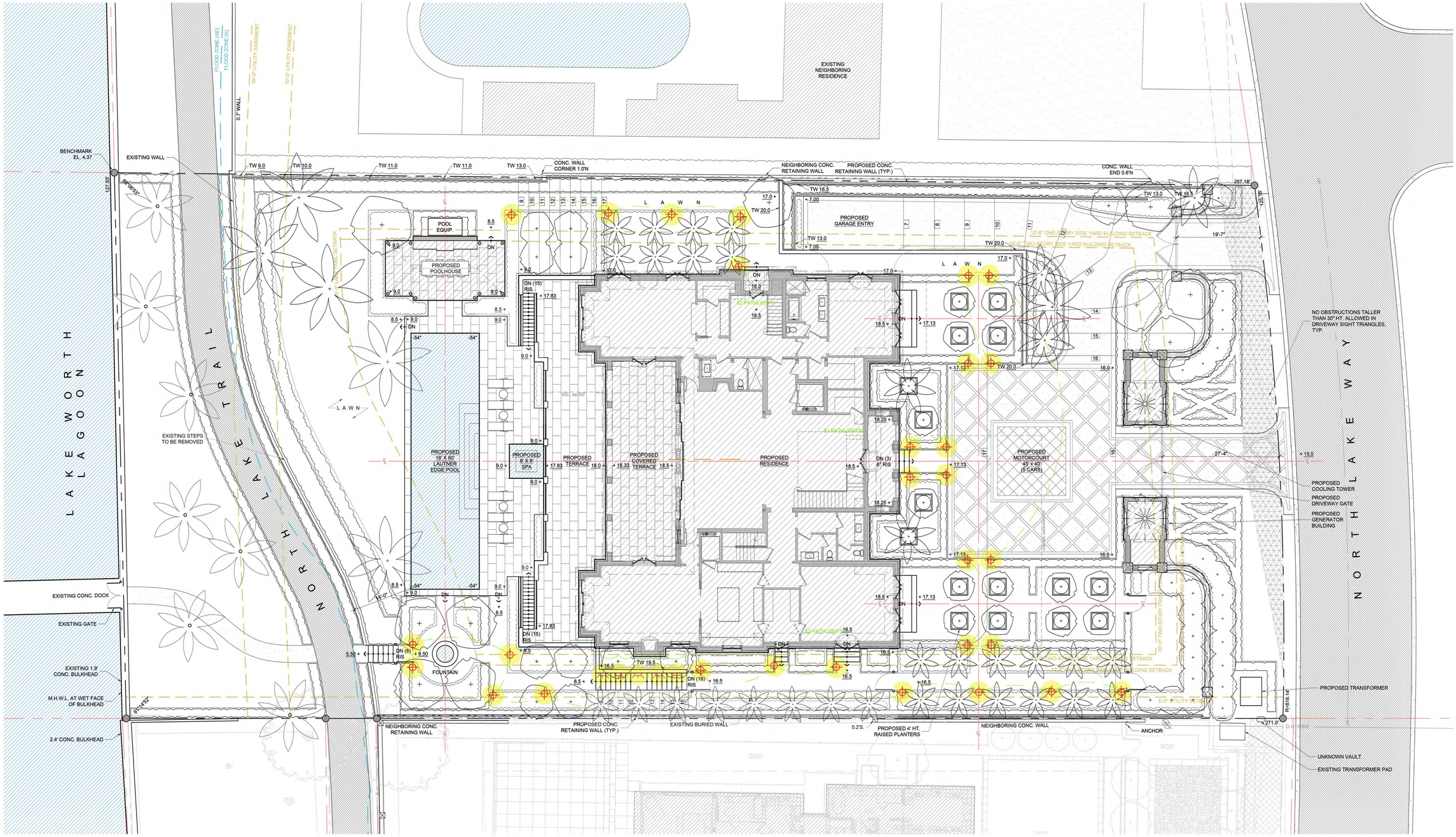
DRAWING:
PLANTING PLAN

SCALE: AS SHOWN
DATE: 09-05-2025

ISSUED:
-

PERMIT

SHEET NUMBER:
L5.1



LANDSCAPE ARCHITECTURE

PROJECT DATA:

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WALLACE LAND SURVEYING, LLC
5553 VILLAGE BLVD, WEST PALM BEACH, FL 33407
(DATED 04/19/2023)

-

LOT AREA: 34,848 SF (0.8 AC.)

-

ZONE: R-B LOW DENSITY RES.

-

COVERAGE: SEE SHEET L2.4

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DRAWN BY: BO
CHECKED BY: CL, AB

PROJECT:
FALK RESIDENCE

LOCATION:
940 NORTH LAKE WAY
PALM BEACH, FL

DRAWING:
LIGHTING PLAN

SCALE:	DATE:
1/8"=1'-0"	09-05-2025

ISSUED:
-

PERMIT

SHEET NUMBER:
L6.1

SITE KEY

- PROPERTY LINE
- SETBACKS
- EASEMENTS
- EXISTING STRUCTURES TO BE REMOVED
- 25 EXISTING CONTOUR
- 25 PROPOSED CONTOUR
- x (44.5) EXISTING SPOT ELEV
- + 45.5 PROPOSED SPOT ELEV
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- PROPOSED TREES

LIGHTING KEY



PATH LIGHT
CAST LARGE CHINA HAT
2700 K
(CCH2CB - CALED2)



WALL LIGHT
CAST WALL LIGHT
2700 K
(CDLILED1)

NOTE: CONTRACTOR TO PROVIDE ALL SWITCHING AND TRANSFORMERS. LOCATIONS PER GC. SEPARATE SWITCHES TO BE PROVIDED FOR TREE UP-LIGHTS, PATH LIGHTS, AND LED STRIP LIGHTS.

EXISTING LIGHT FIXTURES TO BE RE-USED. VERIFY LIGHT FIXTURE LOCATIONS & WIRING IN FIELD.

FRONT OF HOUSE:

PROVIDE LUTRON CASETA SOFTWARE (OR EQUAL) WITH IPHONE/IPAD INTEGRATION.

S1 PROVIDE SWITCH DEDICATED TO **PATH LIGHTS**

BACK OF HOUSE:

S2 PROVIDE SWITCH DEDICATED TO **PATH LIGHTS AND WALL LIGHTS**

CAST LANDSCAPE Old world craftsmanship…tomorrow's technology

CAST Large China Hat Area/Path Light (CCH2CB) Product Information

CAST Large China Hat Area/Path Light - Rugged, Glare-Free, and LED



Description
This rugged solid bronze area/path light provides a soft glare-free illumination. LED conversion is achieved with the CALED2 module.

Features
- Solid bronze hat and vase
- Fixture provided with large SOLID BRONZE talon mount stake with three, 1/4" x 7" stainless spikes
- Heavy-gauge copper stem
- Optional sprinkler guard
- Pre-wired with 35' tin-coated No-Ox® marine grade wire
- High-temp socket
- Spider Splice® ready

Uses
Suitable for lighting walkways, planting beds, and other areas.

Construction
Solid bronze hat, vase, and stake; heavy-gauge copper stem; 35' tin-coated #16/2 No-Ox® marine-grade wire; Optional solid bronze and borosilicate sprinkler guard (CSPRS).

Dimensions
24" tall x 9" wide
Stake: 8"

Lamp Specifications
CCH2CB: 12v Wedge Base Krypton (25w max.) (not incl.)
LED Conversion: CALED2 LED Module

Listing
U.L. 1838 Listed Low Voltage Luminaire for wet locations
LED Versions: UL listed
All Versions: RoHs, FCC Class B Conducted and Radiated



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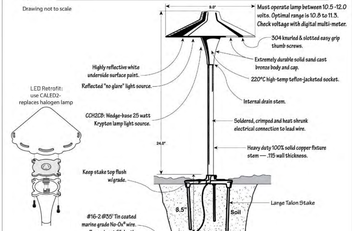
Lighting Specification Sheet
Classic Large China Hat Area/Path Light (CCH2CB)

CAST LANDSCAPE Old world craftsmanship…tomorrow's technology

Project: _____ Date: _____
Fixture Type: _____ Quantity: _____
Specifier: _____

Drawing not to scale



Notes
- CCH2CB: Requires 5ft Wedge Base Lamp (not incl. 25w) Max. lamp rating 35 watts
- Convert to LED with CALED2 or CALED2A
- Typical spacing 10' to 15'
- Refer to product installation sheet prior to installation

Options
☑ Mounting Canopy - Unfinished (CNH1CB)
☐ Standard Mounting Stake (CM1/EM)
X Large Talon Stake (CTSL10/mL)
☐ Long Mounting Stake (CLMS15EM)
☐ Heavy Duty Mounting Stake (CHM1/CB)
*NOTE: This is a threaded stake. To use with this fixture, purchase adapter (XCMPT/M)

☐ LED Module (CALED2)
☐ Amber LED Module (CALED2A)

Unshrouded Stems:
☐ Replacement Stem (XCBPSTEMS_____)
☐ Telescopic Stem (CWTRS_____)

CAST LANDSCAPE Old world craftsmanship…tomorrow's technology

CAST Classic Deck Light (CDL1CB, CDL1LED1) Product Information

CAST Solid Bronze Deck Light - Rugged, Ideal for Walls, Decks, and Docks



Description:
This compact and attractive solid bronze deck light is a durable, reliable, and energy-efficient fixture for wall and post mounting.

Features:
- Solid bronze hood and base
- Glare-free illumination
- CDL1CB is pre-wired with 25' tin-coated #16/2 No-Ox® marine grade wire
- CDL1LED1 is pre-wired with 5' tin-coated #18/2 No-Ox® marine grade wire
- Spider Splice® ready

Uses:
Suitable for downlighting when mounted on retaining walls, structure surfaces, posts and pilings.

Dimensions:
3.75" diameter x 1.75" height

Construction:
Solid bronze hood and base; borosilicate lens; CDL1CB has 25' tin-coated #16-2 No-Ox® marine-grade wire. CDL1LED1 has a 5' tin-coated #18-2 No-Ox® marine-grade wire.

Specifications:
CDL1CB: High Temp, T-5 socket, Lamp: Includes 2.5W, 9-15 volt operating range, T5 LED Lamp (SL921T5200L)

Halogen Option: 12 Volt, 18W T5 selogen - 18W max. (CWBP21X).

CDL1LED1: Power: 10-24V, .27 Amps, 2.82W, .88 pf, 3.20VA; L70 hrs 60,500, CRI 81, Color Temp. 2,759, Fixture Lumens: 49



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Lighting Specification Sheet
Classic Deck Light (CDL1CB, CDL1LED1, CDL1LED1A)

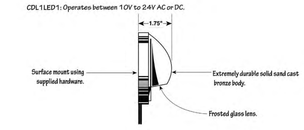
CAST LANDSCAPE Old world craftsmanship…tomorrow's technology

Project: _____ Date: _____
Fixture Type: _____ Quantity: _____
Specifier: _____

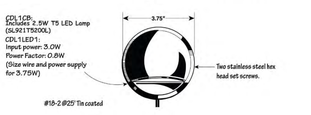
Drawing not to scale

CDL1CB: Must operate lamp between 9 to 20 volts. Check voltage with digital multi-meter.

CDL1LED1: Operates between 10V to 2.4V AC or DC.

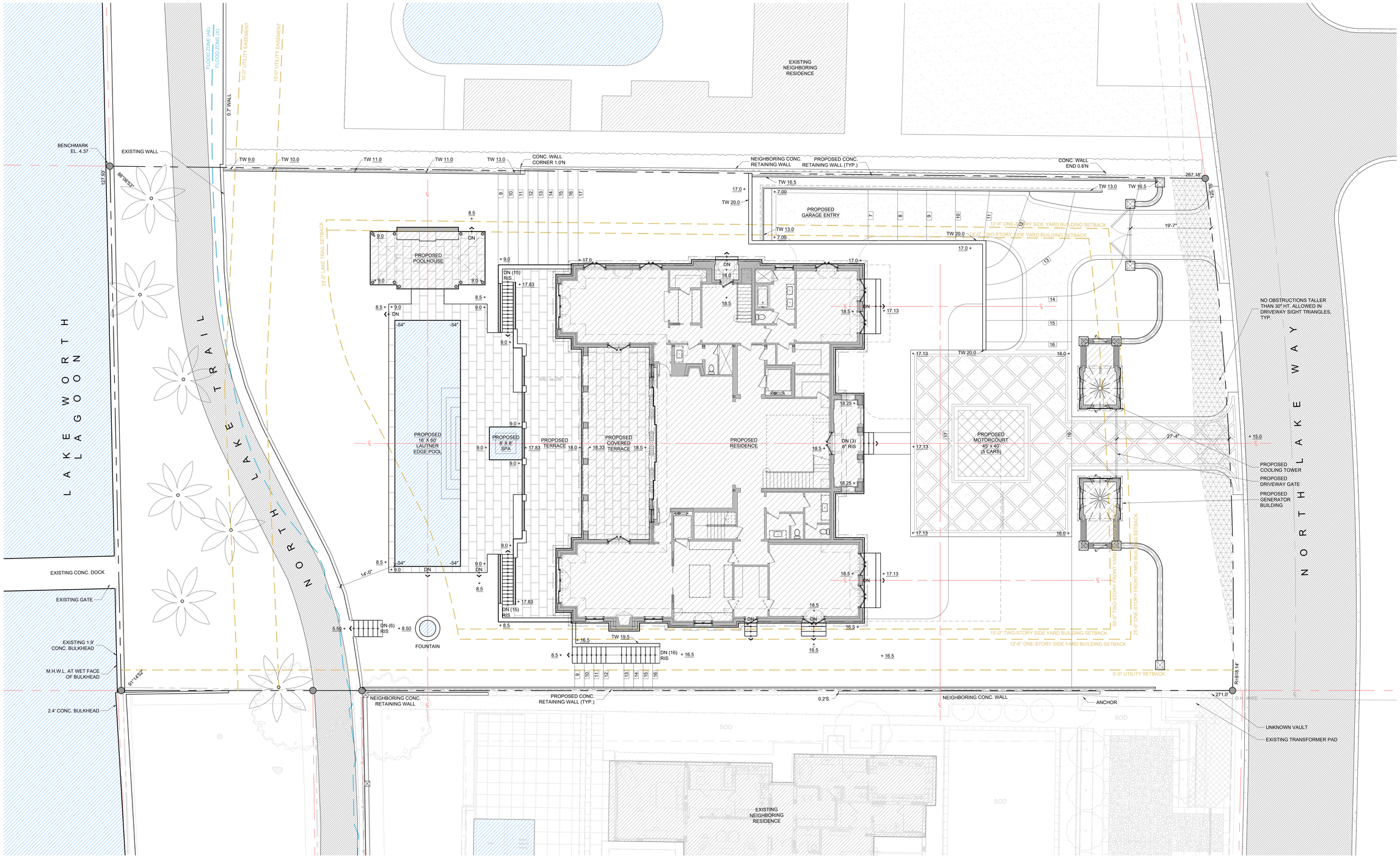


CDL1CB:
Includes 2.5W T5 LED Lamp (SL921T5200L)
CDL1LED1:
Input power: 3.0W
Power Factor: 0.8W
(Size wire and power supply for 3.75W)



Plan Symbol:

Notes
- CDL1CB Includes 2.5W T5 LED Lamp (SL921T5200L)
- Typical spacing 6' to 10'
- Downward and horizontal orientation allowed
- Refer to product installation sheet prior to installation



SITE KEY

	PROPERTY LINE		EXISTING TREES TO BE REMOVED
	SETBACKS		
	EASEMENTS		
	EXISTING STRUCTURES TO BE REMOVED		EXISTING TREES TO REMAIN
25	EXISTING CONTOUR		
25	PROPOSED CONTOUR		
x (44.5)	EXISTING SPOT ELEV		PROPOSED TREES
+ 45.5	PROPOSED SPOT ELEV		

LANDSCAPE ARCHITECTURE

PROJECT DATA:

BASED ON SURVEY BY:
WALLACE LAND SURVEYING, LLC
5553 VILLAGE BLVD, WEST PALM BEACH, FL 33407
(DATED 04/19/2023)
-
LOT AREA: 34,848 SF (0.8 AC.)
-
ZONE: R-B LOW DENSITY RES.
-
COVERAGE: SEE SHEET L2.4

CHANGE ORDERS, DELETIONS, ADDITIONS:
ANY MODIFICATIONS TO WORK OUTLINED IN THE ATTACHED DRAWING(S), OR THE ASSOCIATED APPROVED CONTRACT, MUST BE APPROVED IN WRITING BEFORE EXECUTING THE WORK. THIS INCLUDES, ADDITIONS, SUBSTITUTIONS, DELETIONS OR ADJUSTMENTS TO THE SCOPE OF APPROVED WORK. ANY INVOICES FOR ADDITIONAL WORK, THAT HAS NOT BEEN APPROVED IN WRITING, SHALL BE CONSIDERED INVALID AND WILL NOT BE FUNDED.

PRELIMINARY
NOT FOR CONSTRUCTION
DATA SHOWN FOR DESIGN DEVELOPMENT ONLY

LaGuardia Design Landscape Architects
38 Scuttle Hole Road
Water Mill, NY 11976
Phone:631-726-1403
Fax:631-726-1478

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DRAWN BY: BO
CHECKED BY: CL, AB

PROJECT:
FALK RESIDENCE

LOCATION:
940 NORTH LAKE WAY
PALM BEACH, FL

DRAWING:
HARDSCAPES PLAN

SCALE: 1/8"=1'-0"
DATE: 09-05-2025

ISSUED:
-

PERMIT

SHEET NUMBER:
L8.1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: September 25, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0047 (ZON-25-0047) 1050 N LAKE WAY (COMBO). The applicant, CFH Land Trust (J. Scott Feeley, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape and landscape improvements on an existing nonconforming lakefront parcel. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 9/18/2025

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-25-0047 (ZON-25-0047) 1050 N LAKE WAY (COMBO). The applicant, CFH Land Trust (J. Scott Feeley, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape and landscape improvements on an existing nonconforming lakefront parcel. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0047 (ARC-25-0047) 1050 N LAKE WAY (COMBO) – SPECIAL EXCEPTION. The applicant, CFH Land Trust (J. Scott Feeley, Trustee), has filed an application requesting town council approval of a special exception for redevelopment of an existing nonconforming parcel of land. The Architectural Commission shall perform design review of the application.

Applicant: CFH Land Trust
Architecture: Smith and Moore Architects Inc

THE PROJECT:
The applicant has submitted plans, entitled "NEW RESIDENCE AT CFH LAND TRUST 1050 NORTH LAKE WAY, PALM BEACH" as prepared by **Smith and Moore Architects Inc.,** date uploaded to the Town 09/08/25.

The following scope of work is proposed:

- Proposed two-story residence with final hardscape, landscape and swimming pool improvements.

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

- **SPECIAL EXCEPTION W/ SITE PLAN REVIEW**: Sec. 134-446(c), Sec. 134-893 (2) and Sec. 134- 329. Special Exception with Site Plan Review to allow the construction of a residence on platted lots which is 93.38 feet in width in lieu of the 100’ minimum width required in the R-B Zoning District.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	17,067 SF	**Crown of Road**	4.79’ NAVD
Lot Depth	184.18’	**Lot Width**	93.38’ ***Special Exception Requested***
Lot Coverage	Permitted: 30% (5,120 SF) Proposed: 26.5% (4,635 SF)	**Enclosed Square Footage**	Proposed: 6,070 SF
CCR	Permitted: 3.929 (67062cf) Proposed: 3.928 (67038cf)	**FEMA Flood Zone**	Zone AE 6’ NAVD
Surrounding Properties / Zoning			
North	1982 Two-story residence and Town Storm Water Pump Station / R-B Pedestrian path to Lake Trail		
South	1954 Two-story residence / R-B		
East	2016 Two-story residence / R-B		

West	Lake Worth Lagoon

STAFF ANALYSIS

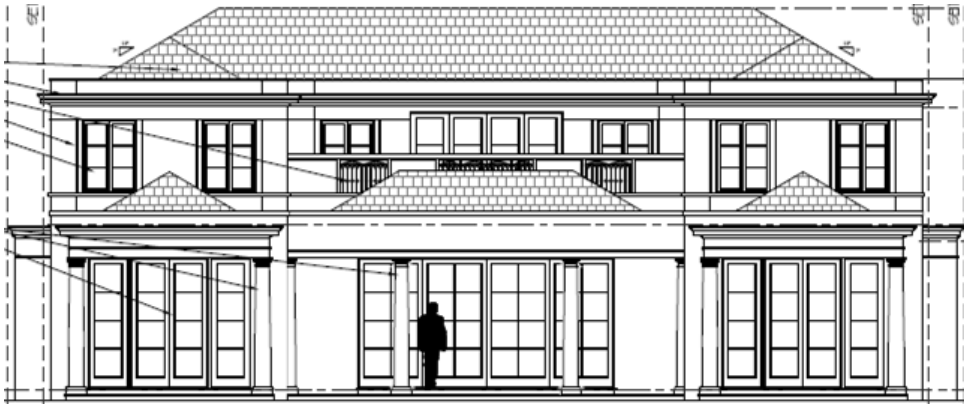
The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool on a parcel with nonconforming lot width. An existing two-story residence built in 1963 currently exists on site. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code but requires one (1) special exception to achieve the application as proposed.



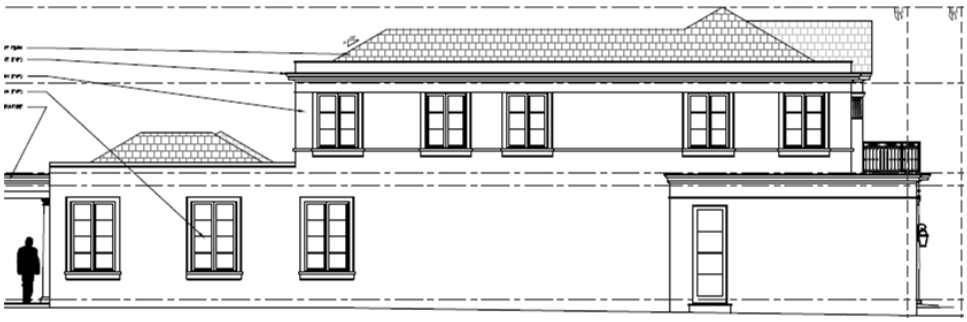
The site is located at the western terminus of Via Marila just south of a Lake Trail access path, town storm water pump station, and the tennis court of a residential estate. The proposed home is in a U formation with a symmetrical street facing elevation. The curb cut is centered on the front door which features a covered entry supported by columns with street facing garage bays on the north and south projecting slightly beyond the face of the house. The roof features a parapet with sloped roof The rear of the house drops to a single story in the center providing an expansive uncovered second story terrace overlooking the Lake Worth Lagoon, bordered on the north, east and south by the second story of the residence. A covered loggia is proposed centered on the rear of the house with two one story projections featuring pergolas on the north and south reaching towards the lake. Architectural details include a grey terracotta roof surrounded by smooth stucco parapet with limestone cap. A frieze and cornice with stylized columns frame the center mass of the primary façade. The exterior is proposed to be finished in smooth stucco painted in a light beige color. Window doors and railing are metal painted in a pewter color. The landing, columns, cornice and entablature of the covered entry are proposed in limestone with the water table detail to match.



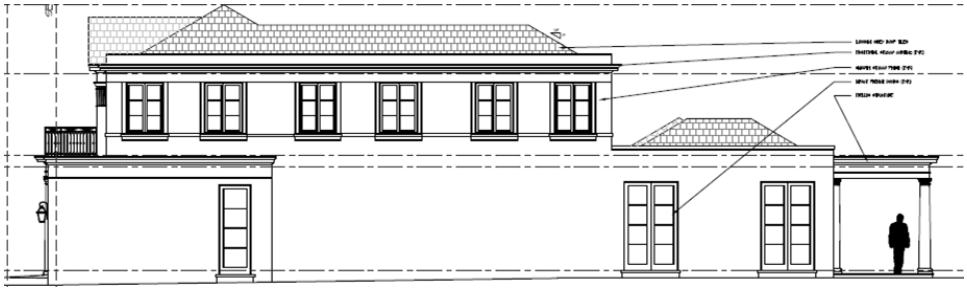
Proposed front (east) elevation.



Proposed rear (west) elevation.



Proposed side (south) elevation.



Proposed side (north) elevation

The site plan features a single curb cut off North Lake Way which frames the center entry of the residence. The motor court accesses garages at the north or south of the residence and is screened from North Lake Way by hedge material. Equipment yards are proposed towards the front of the residence within both north and south side yard areas adjacent to the garages, enclosed by site walls. At the rear of the property, a rectangular swimming pool extends east to west and is centered on the covered loggia and surrounded by an expansive lawn with a paved terrace for sunbathing just not the north of the pool on center with the north pergola. Lake trail access is provided at the side property line onto the Via Marila pedestrian access path.



Front (east) landscape elevation from North Lake Way.



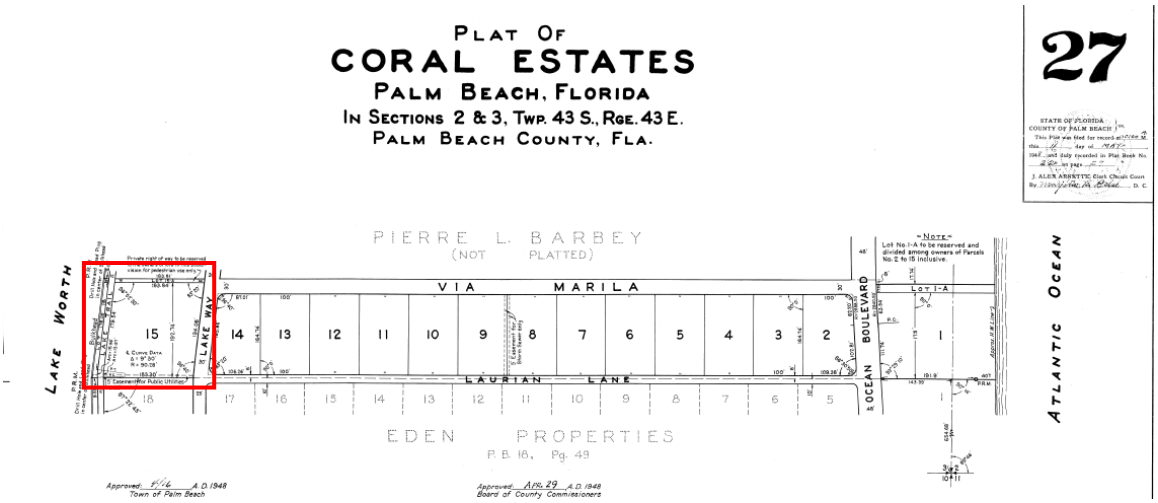
Rear (west) landscape elevation from Lake Trail.



Landscape plan rendering.

SPECIAL EXCEPTION REQUEST

The need for a Special Exception stems from the existing configuration of the lot. The legal description of the lot is CORAL ESTATES LOTS 15 & 16 (LESS S 100 FT) & UNDIV INT IN LTS 1-A & 15-A, but because this parcel is substandard in its lot width (93.38' in lieu of 100') per the R-B zoning regulations, Town Council review is required. The plat of CORAL ESTATES was platted and recorded on April 17, 1948.



As part of the Planning, Zoning and Building Department's Tranche 1 of the 'quick fixes' of the zoning code, Ordinance 10-2025 was recently approved at First Reading at the 09/10/25 Town Council meeting, this is an example of one of the lots that would be covered under the zoning text amendment. Since the subject property remains unchanged in its geometry, was platted as such and contained an existing residence, this will no longer require a Special Exception and site plan review.

CONCLUSION:

Approval of the project will require one (1) separate motion(s) to be made by the Architectural Commission:

(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

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

(1) For Special Exception request to redevelop a nonconforming parcel and meets the criteria set forth in Section 134-229 and finding that the approval of the Site Plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB:JGM:BMF

SMITH AND MOORE ARCHITECTS, INC.

Harold Smith • Jonathan Moore • Peter Papadopoulos • Daniel Kahan

Re: 1050 N Lake Way.,
Palm Beach, FL 33480

July 14th, 2025

LETTER OF INTENT (LOI)

ARC # 25-0047 ZON # 25-0047

PROPOSED TWO-STORY RESIDENCE IN R-B ZONING

Please find for review the attached drawings and documentation for our proposed new project in the R-B Zoning District of Palm Beach. The proposal is for the construction of a new two-story home on a soon to be demolished lot. We believe the proposal is in accordance with the following guidelines:

ARCHITECTURAL REVIEW IN ACCORDANCE WITH SECTION 18-205 AND 18-206:

Sec. 18-205. - Criteria for building permit.

We are submitting a proposed design that we consider tasteful with harmonious and balanced elevations, providing texture and shadow, and designed with appropriate materials and details.

1. The plan for this proposed design is in conformity with good taste and design and in general contributes to the image of the town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality.
2. The plan for the proposed building is reasonably protected against external and internal noise and other factors that would tend to make the environment less desirable.
    a. The plans show that major entertaining spaces are located on the West of the site, placing these spaces far as possible from neighboring properties.
    b. The proposed pool area is located at the rear of the Residence.
3. The proposed building exterior design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance value.
4. The proposed building is in harmony with the proposed developments on land in the general area and with the compressive plan for the town.
5. The proposed building is not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:
    a. The proposed design does not have apparently visible identical front or side elevations.
    b. The proposed design does not have substantially identical size and arrangement of either doors, windows, porticos or other opening or breaks in the elevation facing the street, including reverse arrangement.

1500 South Olive Avenue • West Palm Beach, Florida 33401
Telephone (561) 835-1888 • Fax (561) 832-7015
www.smithmoorearchitects.com • Florida AAC No. 001285

   c. The proposed design does not have other significant identical features of design such as, but not limited to, material roof line and height of other design elements.
6. The proposed building is not excessively dissimilar in relation to any other structures existing or within 200 feet of the proposed site in respect to one or more of the following features:
   a. Height of building or height of roof.
   b. Other significant design features including, but not limited to, materials or quality of architectural design.
   c. Architectural compatibility.
   d. Arrangements of components of the structure.
   e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
   f. Diversity of design that is complimentary with the size and massing of adjacent properties.
   g. Design features that will avoid the appearance of mass through improper proportions.
   h. Design elements that protect the privacy of a neighboring property.
7. The proposed accessory pool structure is subservient in style and massing to the principal or main structure. The proposed design keeps the West wings subservient to the principal mass.
8. The proposed design 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 design 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 protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways and similar features. The proposed design does not negatively impact any existing natural features.

Sec. 18-206. - Criteria for demolition permit.

We understand that a demolition permit shall be granted upon the following conditions being met:

1. We confirm that property is not designated a landmark and is not included on a list of properties within the planning, zoning and building department placed under consideration as a landmark structure.
2. Reserved.
3. We confirm that perimeter landscaping and other landscaping considered by the architectural commission (ARCOM) to be worthy of saving be left in place and/or preserved in a manner satisfactory to the ARCOM and/or as presented at the ARCOM meeting.
4. We confirm that if construction is not to begin within 30 days subsequent to demolition, the lot shall be completely sodded and irrigated so as to assure that the property will have a neat and clean landscaped appearance.
5. We confirm that an agreement will be entered into between the property owner and the Town wherein the property owner agrees, in writing, to the conditions for demolition established by ARCOM and further agreeing that in the event of a violation of any of the conditions placed upon the granting of the demolition permit, the property owner shall pay to the town a fee of $250.00 per violation per day. In the event the property owner refuses to pay any fine as required within 15 days after a notice of violation, the Town may, at its expense, correct the violation and present a bill to the owner for the cost of correction. In the event the bill is not paid within 30 days of the date of the bill, the town may place a lien against the property for the costs incurred by the Town. Further, no permit to construct shall be given until the fine or lien has been satisfied.

SPECIAL EXCEPTION 134-229

SPECIAL EXCEPTION W/ SITE PLAN REVIEW: Sec. 134-446(c), Sec. 134-893 (2) and Sec. 134-329. Special Exception with Site Plan Review to allow the construction of a residence on platted lots which is 93.38 feet in width in lieu of the 100' minimum width required in the R-B Zoning District.

1. This proposed use, a single-family residence, is a permitted use in the RB Zoning District with special exception approval for a non-conforming lot 6.62' feet short of the required lot width.
2. The design, location and operation of the proposed residence will not adversely affect public health, safety, welfare or morals.
3. The proposed single-family residence will not cause substantial injury to the value of other properties in the neighborhood as there are other residences in this residential district.
4. The proposed single-family residence will be compatible with the neighborhood and purpose of the district as it is permitted.
5. The proposed single-family residence will comply with all requirements set forth in Article VI of the Zoning Code, if applicable.
6. The proposed single-family residence will comply with the comprehensive plan, if applicable.
7. The proposed single-family residence will not result in substantial economic, noise, glare, or odor impacts on properties within the district.
8. Current ingress and egress, parking, loading areas, automotive and pedestrian safety and convenience and traffic flow will not be impacted as a result of the proposed residence.
9. There are no signs being proposed.
10. Utility service will remain unchanged or be improved, thus there will be no negative impact on health and safety.
11. Refuse and service areas will remain unchanged, thus there will no negative impact on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
12. N/A – Town serving
13. N-A – No historic/specimen trees
14. The proposed single-family residence will not place a greater burden on police or fire protection services as there is currently a residence on the subject property.

Sincerely,



Peter Papadopoulos
Principal Architect

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ARCHITECT

PETER PAPADOPOULOS
SMITH AND MOORE ARCHITECTS, INC
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

LANDSCAPE ARCHITECT

KEITH WILLIAMS
NIEVERA WILLIAMS DESIGN
625 N FLAGLER DR, SUITE #502
WEST PALM BEACH, FLORIDA 33401
(561) 659-2820

CIVIL ENGINEER

CHAD GRUBER
GRUBER CONSULTING ENGINEERS
247 MERCER AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 312-2041

SURVEYING

CRAIG WALLACE
WALLACE SURVEYING CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
(561) 640-4551

ARC: 25 - 0047

ARCOM HEARING 09/25/2025

ZON: 25 - 0047

FINAL SUBMITTAL - 09/08/2025

SCOPE OF WORK:

- New 2-story single family residence with a new swimming pool and new landscape and hardscape.
- Special Exception for redevelopment of existing nonconforming parcel that is 93.38' in width in lieu of the 100' required.

1050 NORTH LAKE WAY, PALM BEACH

SHEET INDEX

COVER & SURVEY		SCALE
A-0.00	COVER.	N/A
--------	SURVEY.	N/A

ARCHITECTURAL		SCALE
P-1.00	CONTEXT PHOTOS	NA
P-2.00	CONTEXT PHOTOS	NA
P-3.00	CONTEXT PHOTOS	NA
SV-1.00	CONTEXT AND LOCATION MAP	1/32"
SV-2.00	RADIUS AND LOCATION MAP	VARIES
SV-3.00	STREETSCAPE ELEVATION	NTS
LO	RENDERED SITE PLAN	1/8"
SP-1.00	SITE PLAN	1/8"
SP-1.01	ZONING LEGEND	NA
FP-1.00	FIRST FLOOR PLAN	3/16"
FP-2.00	SECOND FLOOR PLAN	3/16"
FP-3.00	ROOF PLAN	3/16"
R-1.00	FRONT RENDERING 1	NA
R-2.00	FRONT RENDERING 2	NA
R-3.00	REAR RENDERING	NA
R-4.00	AERIAL RENDERING	NA
EL-4.00	COLOR ELEVATIONS	1/4"
EL-5.00	COLOR ELEVATIONS	1/4"
DT-1.00	DETAILS	VARIES
DT-2.00	DETAILS	VARIES
DT-3.00	DETAILS	VARIES
DT-4.00	DETAILS	VARIES
DT-5.00	DETAILS	VARIES
EL-1.00	ELEVATIONS	1/4"
EL-2.00	ELEVATIONS	1/4"
EL-3.00	BUILDING SECTION DIAGRAM	1/4"
SP-1.02	PROPOSED CUBIC CONTENT	VARIES
SP-1.03A	YARD SECTION DIAGRAMS	1/2"
SP-1.03B	YARD SECTION DIAGRAMS	1/2"

LANDSCAPE		SCALE
L0	SITE PLAN RENDERING	1/8"
	FRONT RENDERING	NTS
	REAR RENDERING	NTS
EL-1	LANDSCAPE ELEVATIONS	1/4"
EL-2	LANDSCAPE ELEVATIONS	1/4"
EL-3	LANDSCAPE ELEVATIONS	1/4"
EL-4	LANDSCAPE ELEVATIONS	1/4"
L1	HARDSCAPE PLAN	3/16"
L2	MATERIALS	NA
LP1	LANDSCAPE PLAN	3/16"
LP2	PLANT LIST DETAILS	NA
D1	GATE AND FOUNTAIN ELEVATION	VARIES
OS1	OPEN SPACE DIAGRAM	1/8"
OS2	OPEN SPACE DIAGRAM	1/8"
OS3	OPEN SPACE DIAGRAM	1/8"
SK1	GARAGE ACCESS DIAGRAM	1/8"
EX	EXISTING CONDITIONS	1/8"
CSP	CONSTRUCTION SCREENING PLAN	1/8"

CIVIL		SCALE
C-1	CONCEPTUAL GRADING AND DRAINAGE PLAN	
C-1	LANDSCAPE/DRAINAGE PLAN CONFLICT STATEMENT	

S·M

NEW RESIDENCE
CFH LAND TRUST
1050 NORTH LAKE WAY, PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

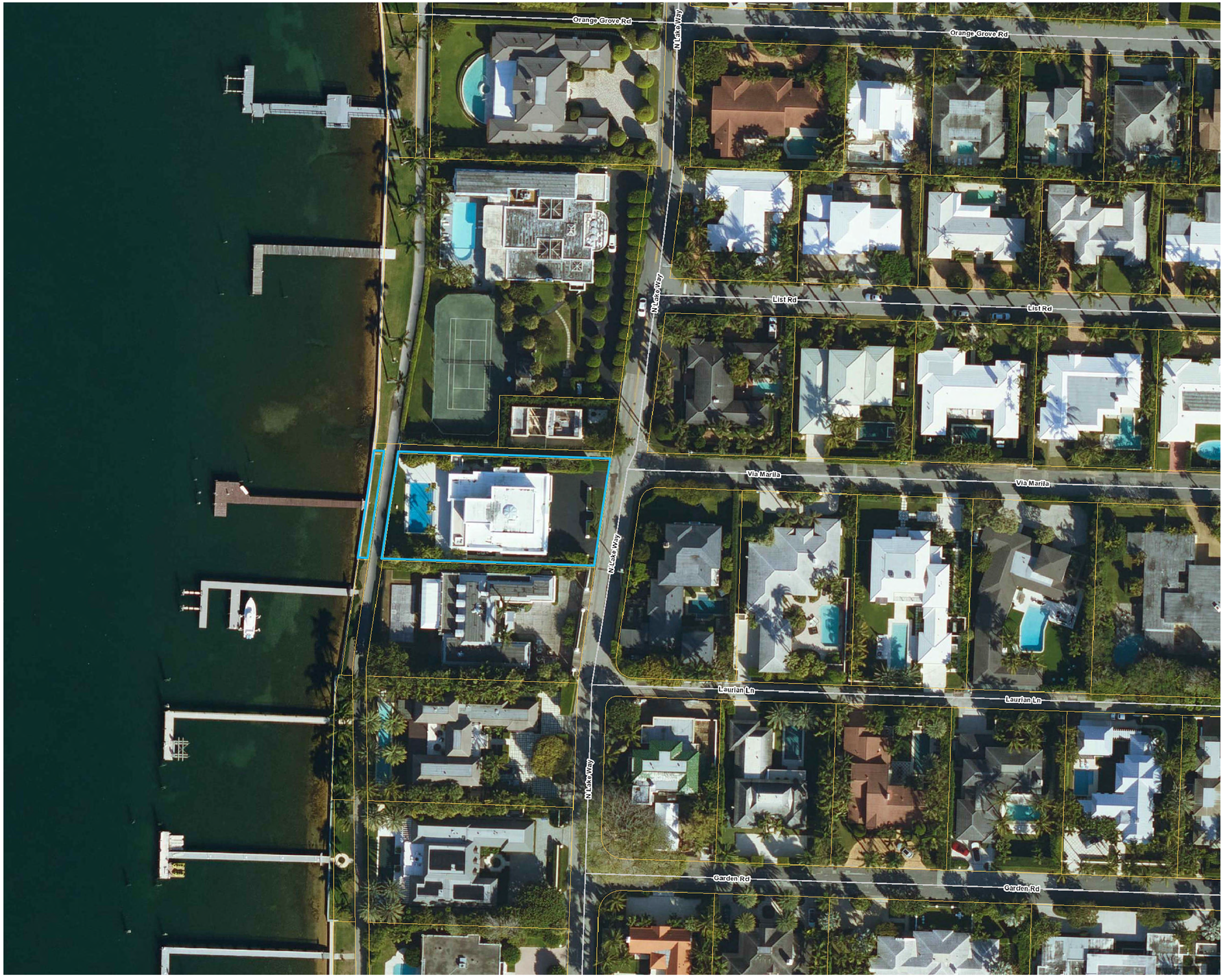
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

1st ARC. SUBMITTAL	2025-06-26
2nd ARC. SUBMITTAL	2025-08-11
FINAL SUBMITTAL	2025-09-08

ARC - 25 -0047 [# ZON - 25 - 0047]

NO: -
DWG. BY: PGP
SHEET:



CONTEXT MAP
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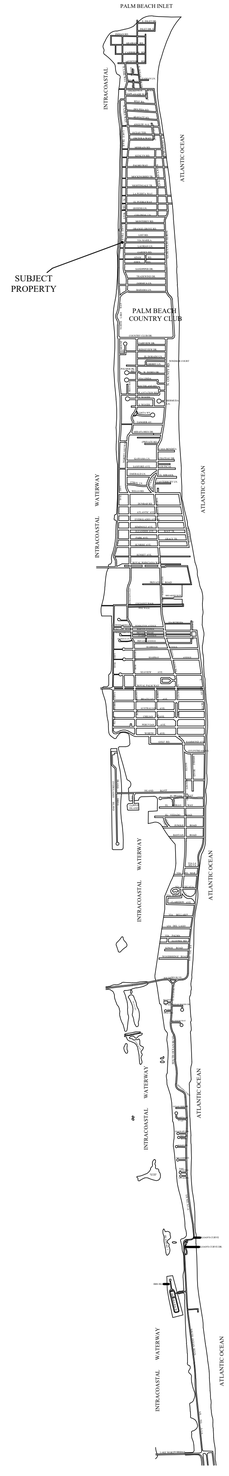

LOCATION MAP
SCALE: NTS

S·M

NEW RESIDENCE
CFH LAND TRUST
1050 NORTH LAKE WAY, PALM BEACH, FL 33480

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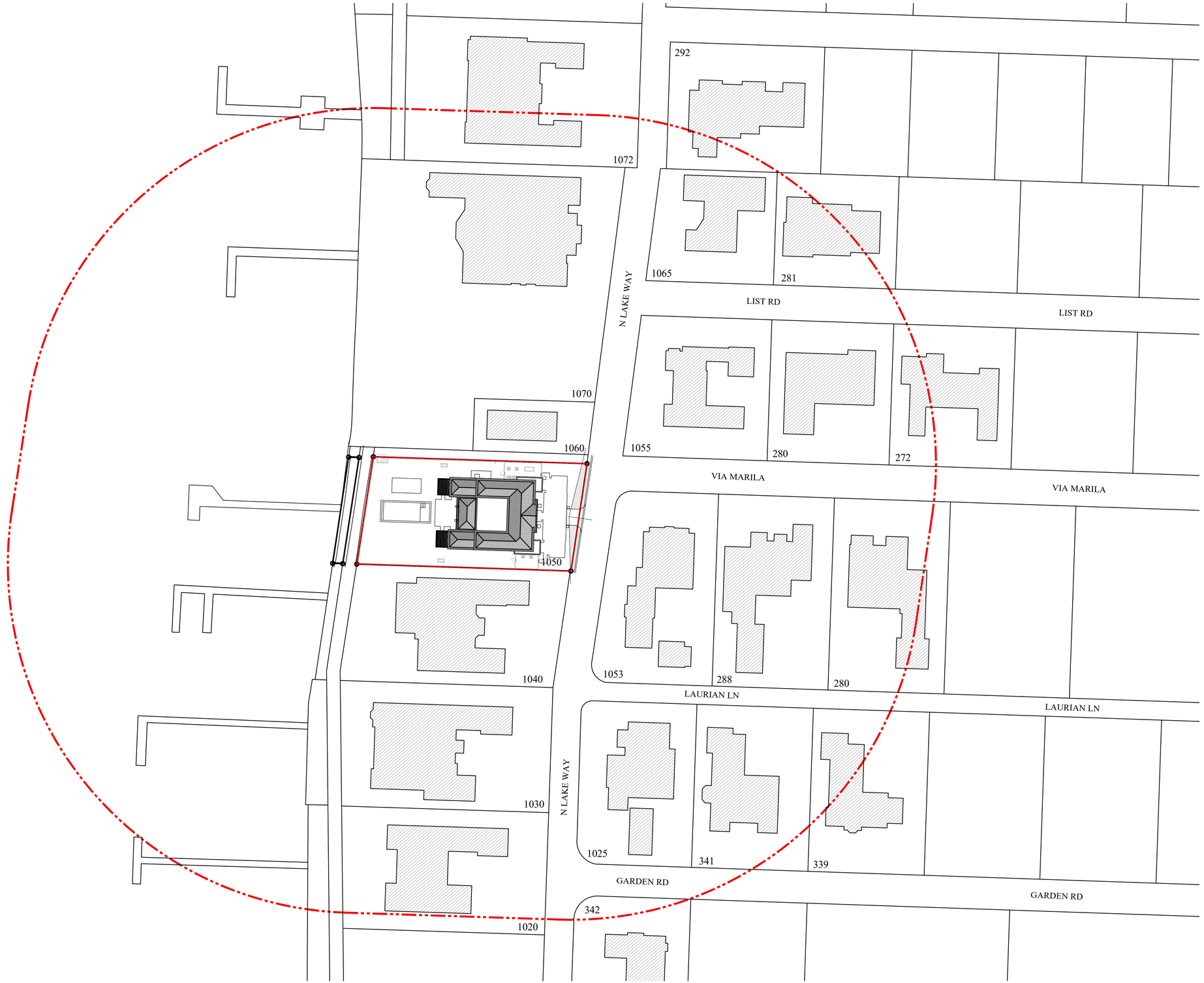
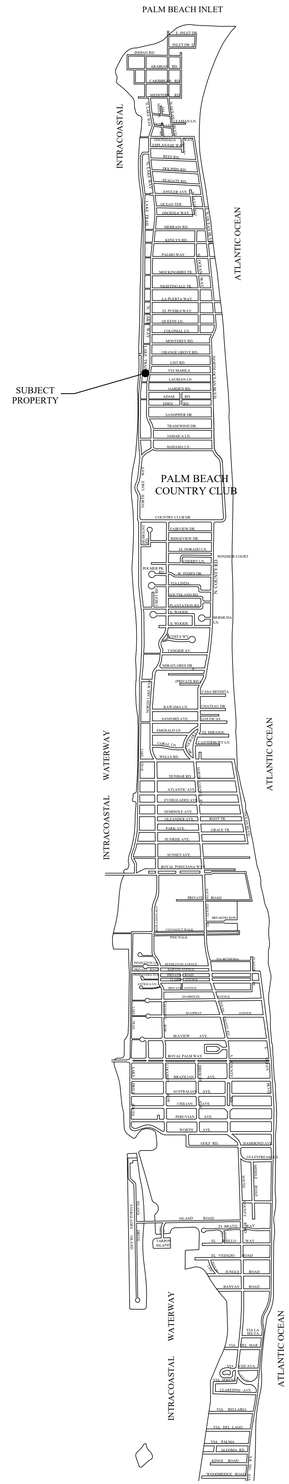
ARC - 25 -0047 [# ZON - 25 - 0047]

NO: -
DWG. BY: PGP
SHEET:
SV-1.00



RADIUS MAP

SCALE: NTS



LOCATION MAP

SCALE: NTS

S·M

NEW RESIDENCE
CFH LAND TRUST
1050 NORTH LAKE WAY, PALM BEACH, FL 33480

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NO: -
DWG. BY: PGP
SHEET:

SV-2.00

ARC - 25 -0047 [# ZON - 25 - 0047]



1030 N LAKE WAY



1020 N LAKE WAY



1010 N LAKE WAY





1053 N LAKE WAY



1025 N LAKE WAY



342 GARDEN RD

S·M

NEW RESIDENCE
CFH LAND TRUST
1050 NORTH LAKE WAY, PALM BEACH, FL 33480

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ARC - 25 -0047 [# ZON - 25 - 0047]

NO: -
DWG. BY: PGP
SHEET:
P-1.00



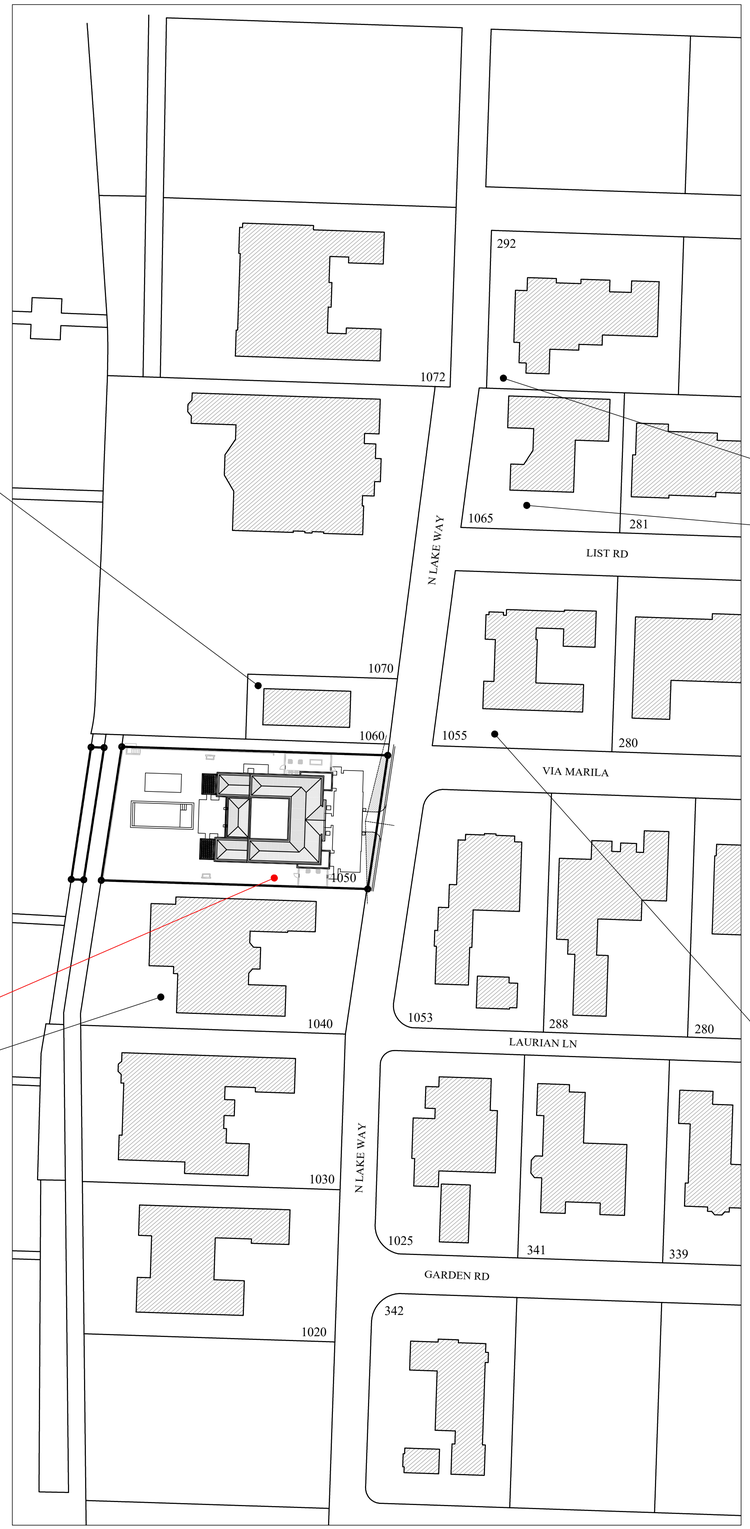
1060 N LAKE WAY



1050 N LAKE WAY (SUBJECT PROPERTY)



1040 N LAKE WAY





292 ORANGE GROVE RD



1065 N LAKE WAY



1055 N LAKE WAY

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NEW RESIDENCE
CFH LAND TRUST
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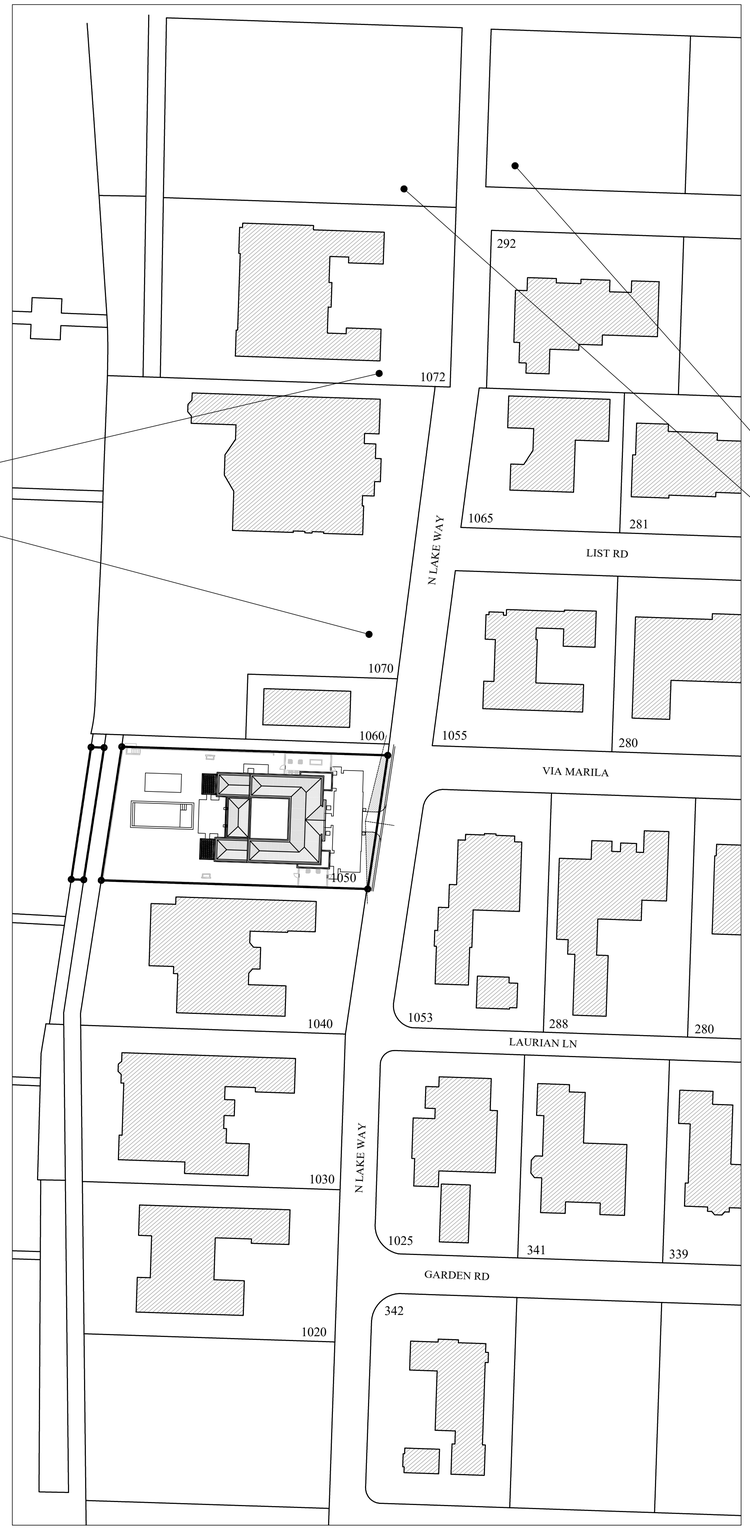
1072 N LAKE WAY



1070 N LAKE WAY





1085 N LAKE WAY



1090 N LAKE WAY

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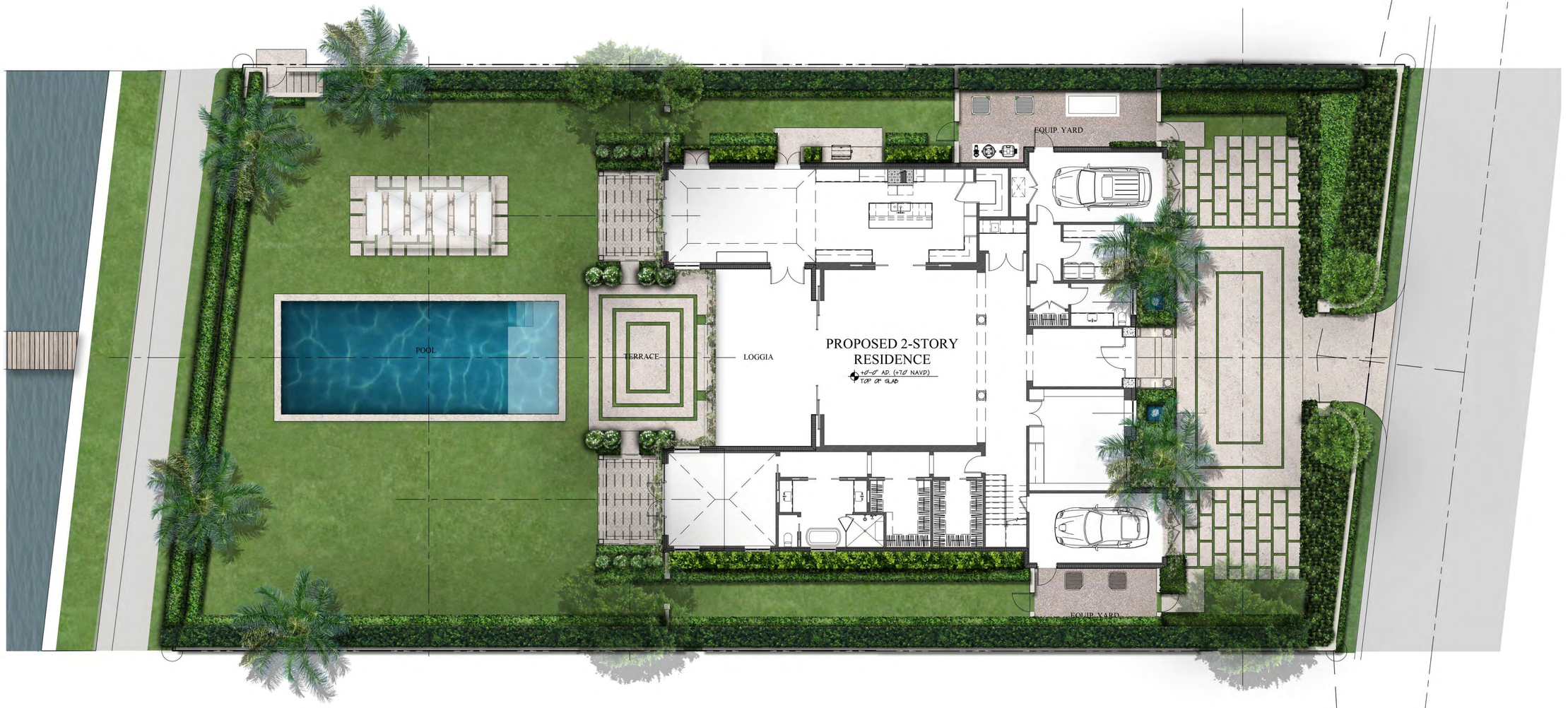


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL SITE PLAN

1050 NORTH LAKE WAY

PALM BEACH, FL.

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

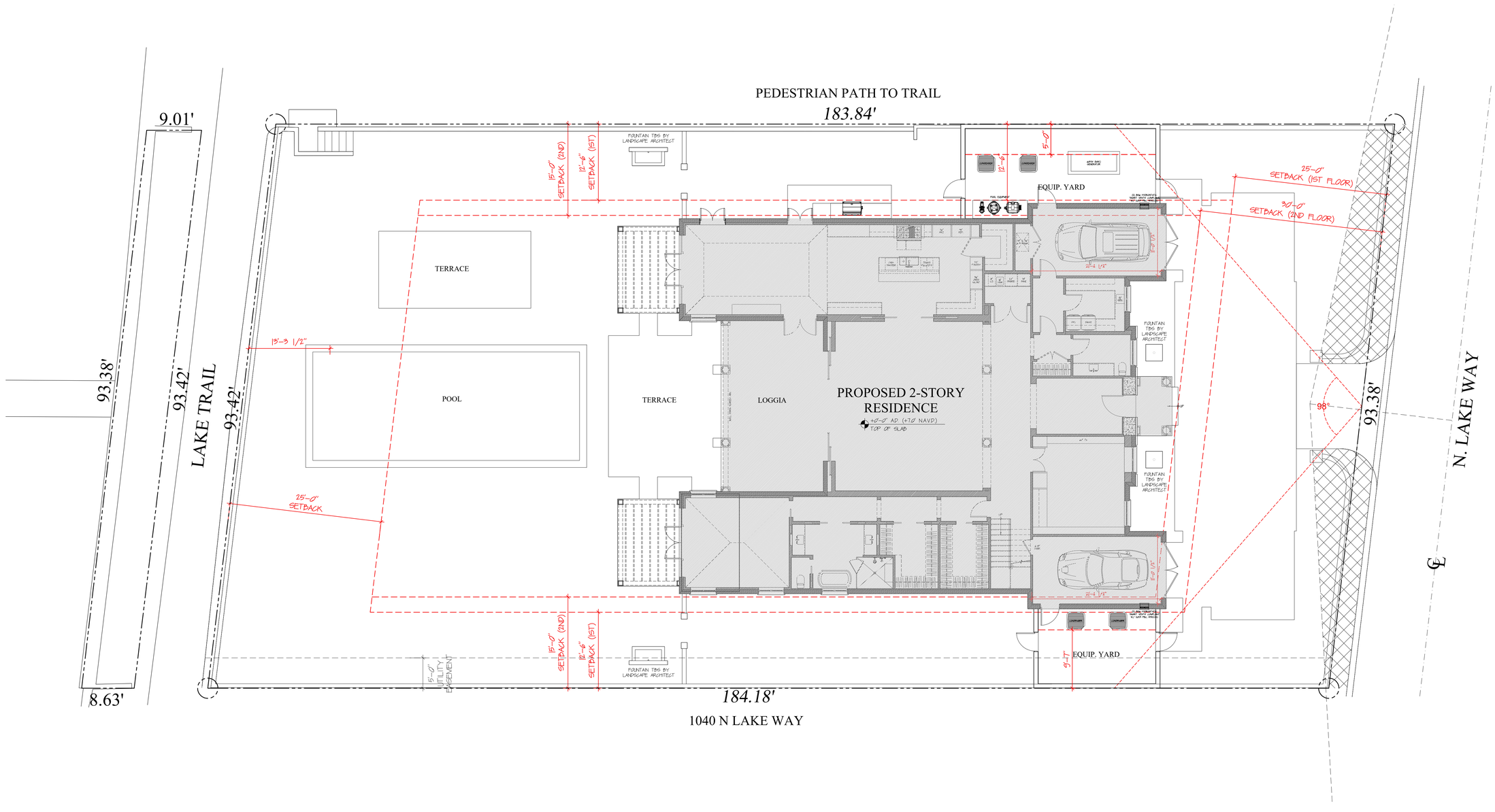
29 AUGUST 2025
31 JULY 2025
20 MAY 2025

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

Lo



SITE DATA - 1050 N LAKE WAY

MAXIMUM LOT FILL ALLOWED

COR: HIGHEST CROWN OF ROAD	4.79' NAVD
FFE: LOWEST HABITAL FLOOR ELEVATION	7.00' NAVD
(FFE - COR)/2 = MAX. AMOUNT OF FILL ALLOWED [TO ANY EXISTING SPOT ELEVATIONS]	1.105' (1'-1 1/4")

ZONING DISTRICT:	R-B
LOT AREA:	17,067 SQ.FT
LOT COVERAGE BY BUILDING:	
ALLOWABLE	30% = 5,120 SQ.FT
FIRST FLOOR AREA	4,503 SQ.FT
TRELLISES (NOT COUNTED)	266 SQ.FT
PROPOSED TOTAL:	4,503 SQ.FT

1ST FLOOR A/C	3,780 SQ.FT
2ND FLOOR A/C	2,290 SQ.FT
TOTAL A/C MAIN HOUSE	6,070 SQ.FT
ONE-CAR GARAGE	112 SQ.FT
ONE-CAR GARAGE	112 SQ.FT

SITE PLAN

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

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ARC - 25 -0047 [# ZON - 25 - 0047]

Town of Palm Beach

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

Zoning Legend

Line #				
1	**Property Address:**	1050 N LAKE WAY		
2	**Zoning District:**	R-B LOW DENSITY RESIDENTIAL		
3	**Lot Area (sq. ft.):**	17,067 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	93.38' (W) X 184.18' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	NEW 2-STORY SINGLE FAMILY RESIDENCE		
6	**FEMA Flood Zone Designation:**	FLOOD ZONE AE (EL6)		
7	**Zero Datum for point of meas. (NAVD)**	+7.00 NAVD		
8	**Crown of Road (COR) (NAVD)**	+4.79 NAVD HIGHEST CROWN OF ROAD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (5,120 SF)	N/A	26.45% (4,535 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	6,070 SF
12	*Front Yard Setback (Ft.)	25-0" (1ST) / 30'-0" (2ND)	N/A	25'-0"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	12'-6"
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	15'-0"
15	*Rear Yard Setback (Ft.)	10'-0"	N/A	60'-0" TO TRELLIS
16	Angle of Vision (Deg.)	100 DEGREES	N/A	98 DEGREES
17	Building Height (Ft.)	22'-0" (2-STORY)	N/A	20'-0" TOP OF BEAM
18	Overall Building Height (Ft.)	30'-0" MAX	N/A	27'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	67,062 CF (3.929)	N/A	67,038 CF (3.928)
20	** Max. Fill Added to Site (Ft.)	1.105' TO ANY EX. SPOT	N/A	0'-0"
21	Finished Floor Elev. (FFE)(NAVD)	+7.00 NAVD	N/A	+7.00 NAVD
22	Base Flood Elevation (BFE)(NAVD)	FLOOD ZONE AE (EL6)	N/A	FLOOD ZONE AE (EL6)
23	Landscape Open Space (LOS) (Sq Ft and %)	7,680 SF (45%)	N/A	8,071 SF (47.29%)
24	Perimeter LOS (Sq Ft and %)	3,840 SF (50%)	N/A	4,347 SF (56.6%)
25	Front Yard LOS (Sq Ft and %)	934 SF (40%)	N/A	1,159 SF (48.69%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

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NEW RESIDENCE
CFH LAND TRUST
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2nd ARC. SUBMITTAL	2025-08-11
FINAL SUBMITTAL	2025-09-08

ARC - 25 -0047 [# ZON - 25 - 0047]

NO: -
DWG. BY: PGP
SHEET:
SP-1.01

PEDESTRIAN PATH TO TRAIL

183.84'

15'-0" SETBACK (2ND)

12'-6" SETBACK (1ST)

FOUNTAIN TBS BY LANDSCAPE ARCHITECT

OPEN TRELLIS 10'-0" x 12'-0"

FAMILY ROOM 23'-3" x 14'-9"

KITCHEN 25'-6" x 14'-9"

PANTRY 4'-7" x 7'-8"

BAR 7'-6" x 4'-10"

LOGGIA 16'-6" x 28'-0"

LIVING ROOM 24'-2" x 27'-10"

GALLERY 6'-6" WIDE

FOYER 14'-1" x 9'-2"

VESTIBULE

POWDER 9'-5" x 6'-9"

BACK HALL 5'-0" x 8'-11"

LAUNDRY 9'-8" x 8'-9"

1 CAR GARAGE 21'-0" x 11'-0"

21'-2 1/2"

11'-0 1/2"

5'-0"

12'-6"

CONDENSER

AERON (MAX) GENERATOR

POOL EQUIPMENT

25'-0" SETBACK (1ST FLOOR)

30'-0" SETBACK (2ND FLOOR)

98°

93.38'

OFFICE 15'-0" x 16'-0"

40" TV

MASTER BEDROOM 17'-0" x 14'-9"

MASTER BATHROOM 13'-10" x 10'-6"

HER CL 9'-6" x 10'-6"

HIS CL 7'-11" x 10'-6"

OPEN TRELLIS 10'-0" x 12'-0"

5'-0" UTILITY EASEMENT

15'-0" SETBACK (2ND)

12'-6" SETBACK (1ST)

FOUNTAIN TBS BY LANDSCAPE ARCHITECT

9'-1"

184.18'

1040 N LAKE WAY

FIRST FLOOR PLAN

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

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FP-1.00

PEDESTRIAN PATH TO TRAIL

183.84'

15'-0" SETBACK (2ND)

12'-6" SETBACK (1ST)

FOUNTAIN TBS BY LANDSCAPE ARCHITECT

5'-0"

12'-6"

CONDENSER

CONDENSER

AERON (MAC) GENERATOR

EQUIP. YARD

25'-0" SETBACK (1ST FLOOR)

30'-0" SETBACK (2ND FLOOR)

POOL EQUIPMENT

BATH #4
5'-7" x 9'-7"

BATH #3
5'-7" x 9'-7"

CL #4
4'-3" x 7'-6"

CL #3
4'-3" x 7'-6"

GUEST #4
13'-9" x 14'-9"

GUEST #3
13'-9" x 14'-9"

MECH.

STACKED W/D

LINENS

FLOOR TO CLG. MIRROR

FOUNTAIN TBS BY LANDSCAPE ARCHITECT

GYM
14'-10" x 17'-10"

SUNSET TERRACE
25'-9" x 28'-0"

UP

UP

98°

93.38'

14" REF.

49" TV

GYM BATH
8'-11" x 5'-8"

BATH #2
5'-6" x 10'-11"

MECH.

CL #2
6'-2" x 4'-10"

GALLERY
6'-6" WIDE

FOUNTAIN TBS BY LANDSCAPE ARCHITECT

GUEST #1
16'-0" x 14'-9"

CL #1
10'-8" x 4'-6"

DN

GUEST #2
14'-10" x 14'-11"

BATH #1
10'-8" x 5'-9"

CONDENSER

CONDENSER

9'-7"

EQUIP. YARD

15'-0" SETBACK (2ND)

12'-6" SETBACK (1ST)

FOUNTAIN TBS BY LANDSCAPE ARCHITECT

184.18'

1040 N LAKE WAY

SECOND FLOOR PLAN

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

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ARC - 25 -0047 [# ZON - 25 - 0047]

15'-0" SETBACK (2ND)

12'-6" SETBACK (1ST)

12'-6"

5'-0"

EQUIP. YARD

25'-0" SETBACK (1ST FLOOR)

30'-0" SETBACK (2ND FLOOR)

15'-0" SETBACK (2ND)

12'-6" SETBACK (1ST)

9'-1"

EQUIP. YARD

ROOF PLAN

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

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EAST ELEVATION
1/4” = 1’-0”



WEST ELEVATION
1/4” = 1’-0”

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EL-4.00



NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

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DWG. BY: PGP
SHEET:

EL-5.00



COMPOSITION OF FRONT FACADE

3/8" = 1'-0"

S·M

NEW RESIDENCE

CFH LAND TRUST

1050 NORTH LAKE WAY, PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.

• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

1st ARC. SUBMITTAL	2025-06-26
2nd ARC. SUBMITTAL	2025-08-11
FINAL SUBMITTAL	2025-09-08

ARC - 25 -0047 [# ZON - 25 - 0047]

NO: -

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SHEET:

DT-1.00



FRONT ENTRY ELEVATION
3/4" = 1'-0"

S·M

NEW RESIDENCE
CFH LAND TRUST
1050 NORTH LAKE WAY, PALM BEACH, FL 33480

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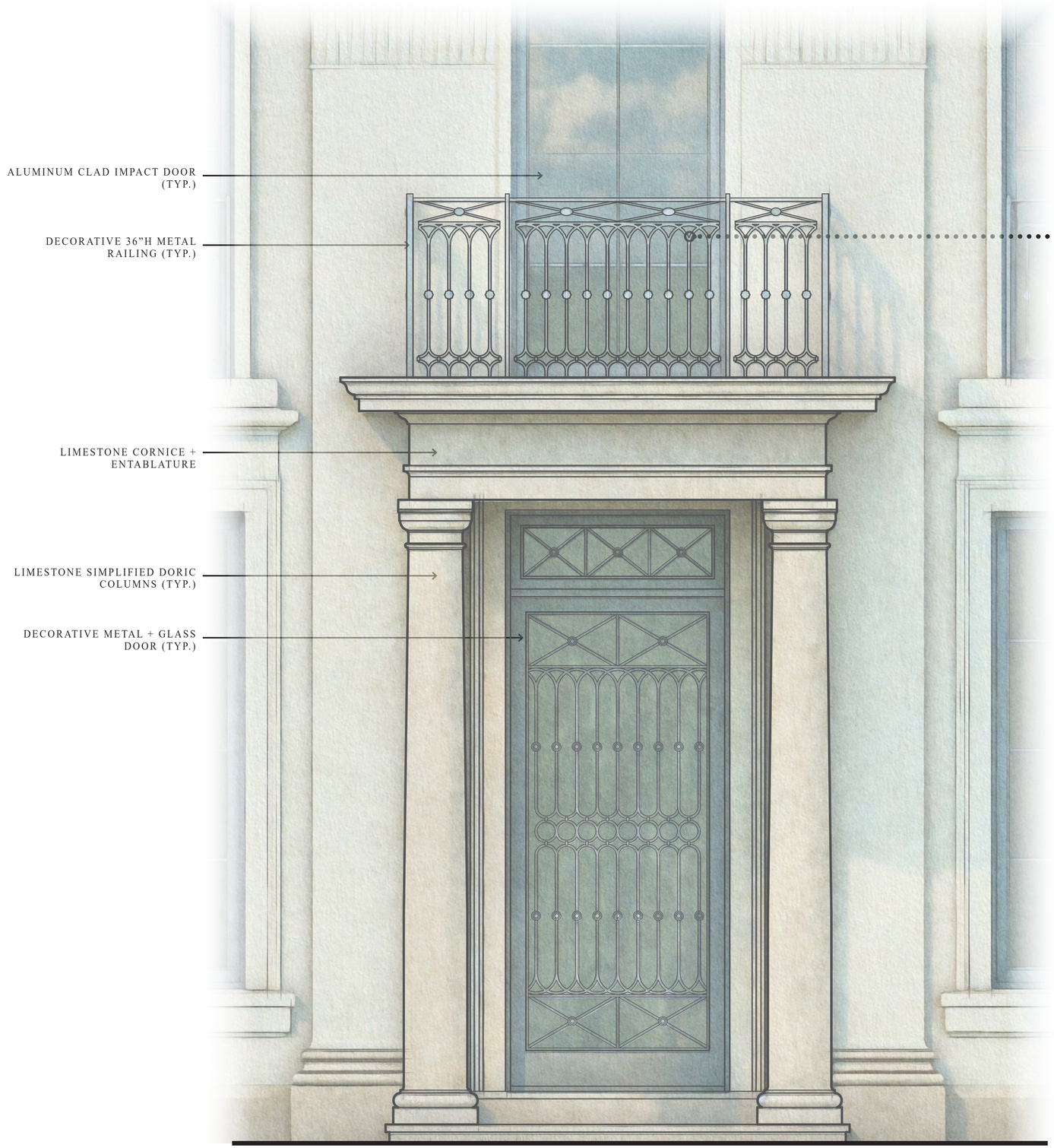
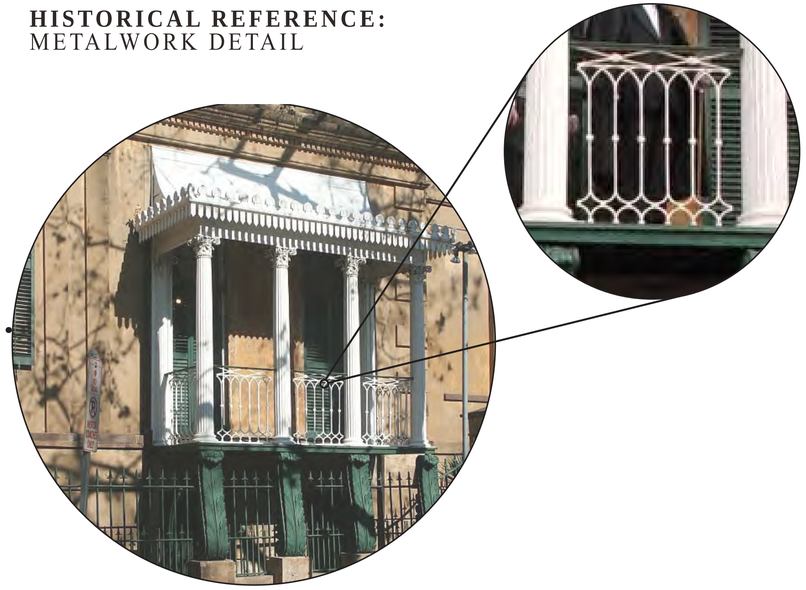
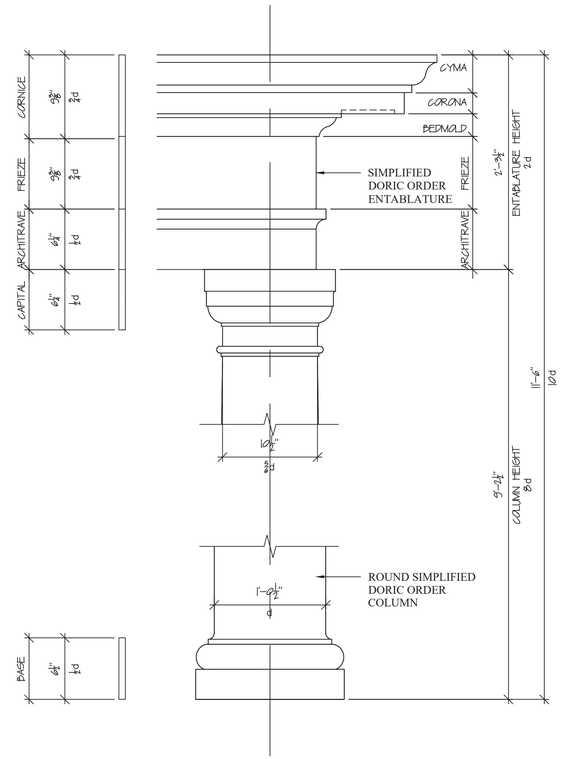


FRONT ENTRY ELEVATION
1" = 1'-0"

HISTORICAL REFERENCE:
METALWORK DETAIL



CAST IRON ACANTHUS VERANDA,
OWENS-THOMAS HOUSE
SAVANNAH, GA



FRONT ENTRY ELEVATION
1 1/2" = 1'-0"

S·M

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NEW RESIDENCE
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1050 NORTH LAKE WAY, PALM BEACH, FL 33480

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FINAL SUBMITTAL	2025-09-08

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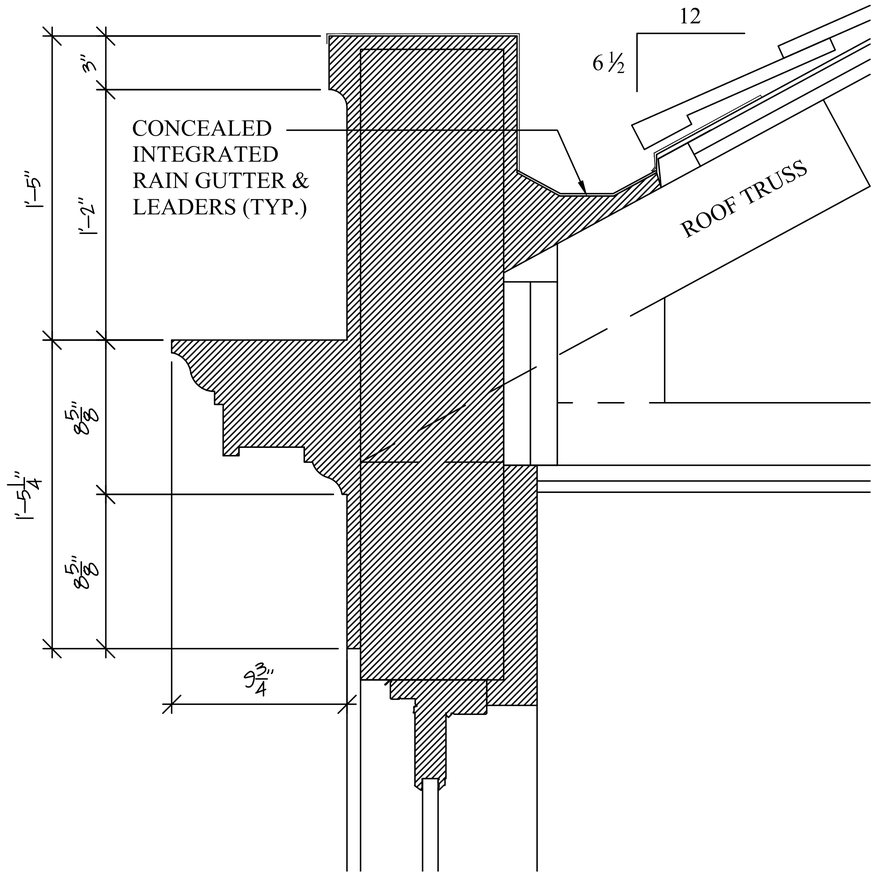
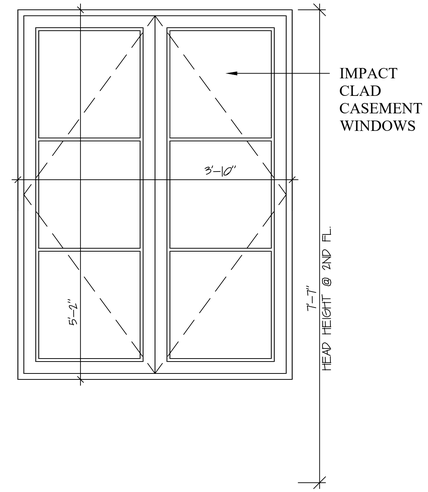
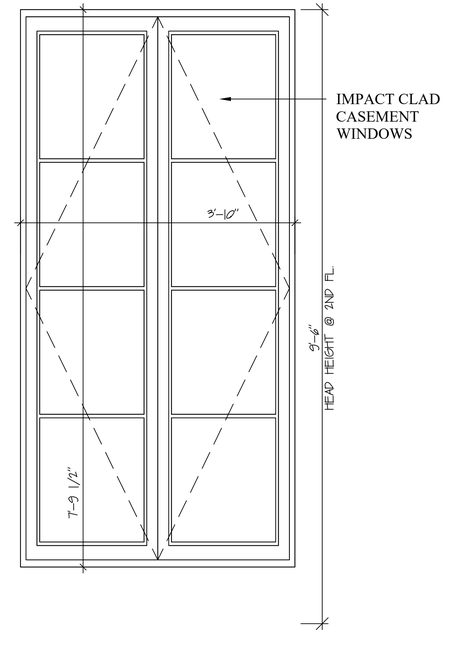
DT-3.00



TYPICAL PARAPET DETAIL
SCALE: 3" = 1'-0"



SECOND FLOOR WINDOWS
SCALE: 3/4" = 1'-0"



SECOND FLOOR WINDOWS
SCALE: 3/4" = 1'-0"

S·M

NEW RESIDENCE
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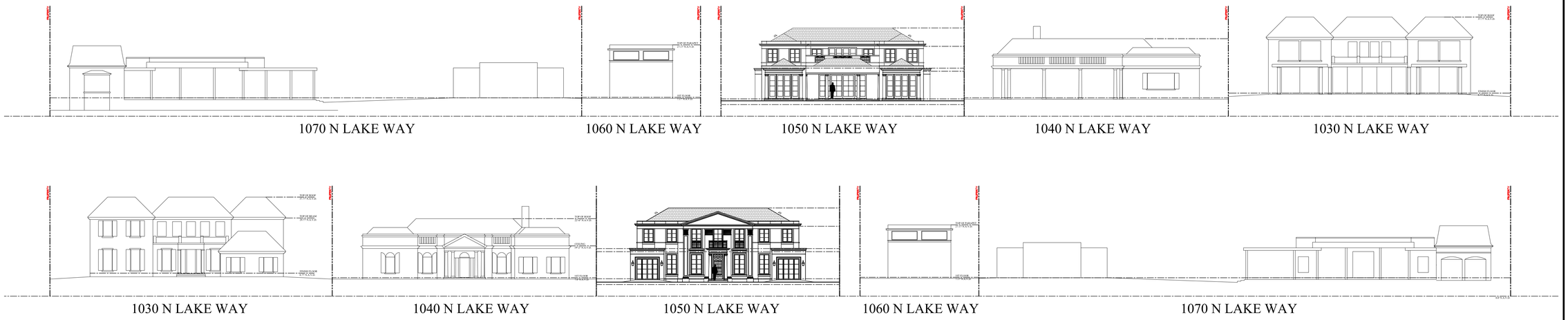
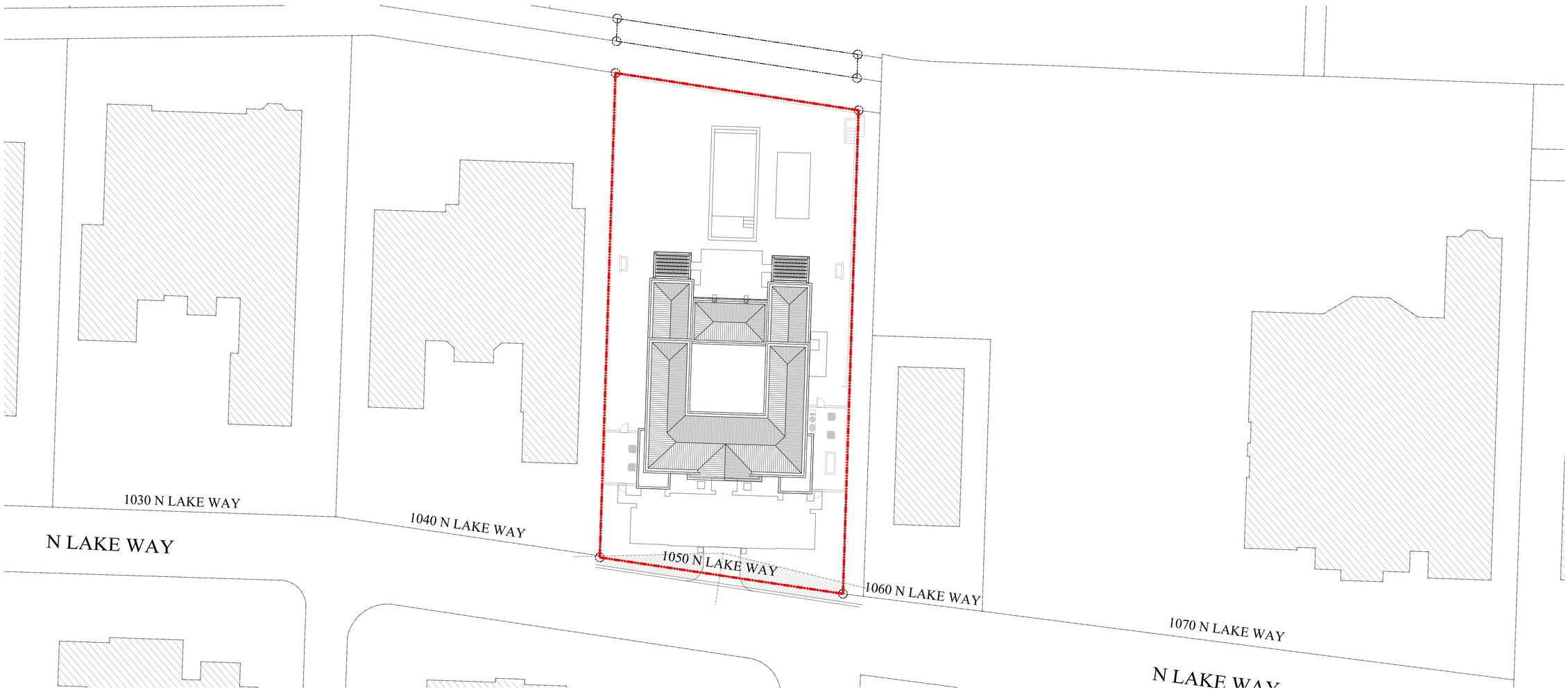
ARC - 25 -0047 [# ZON - 25 - 0047]



STREETSCAPE ELEVATIONS

SCALE: NTS



RADIUS MAP

SCALE: NTS

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NEW RESIDENCE

CFH LAND TRUST

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FINAL SUBMITTAL	2025-09-08

NO: -

DWG. BY: PGP

SHEET:

SV-3.00

ARC - 25 -0047 [# ZON - 25 - 0047]



EAST ELEVATION (FRONT)

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



WEST ELEVATION (REAR)

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

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FINAL SUBMITTAL	2025-09-08

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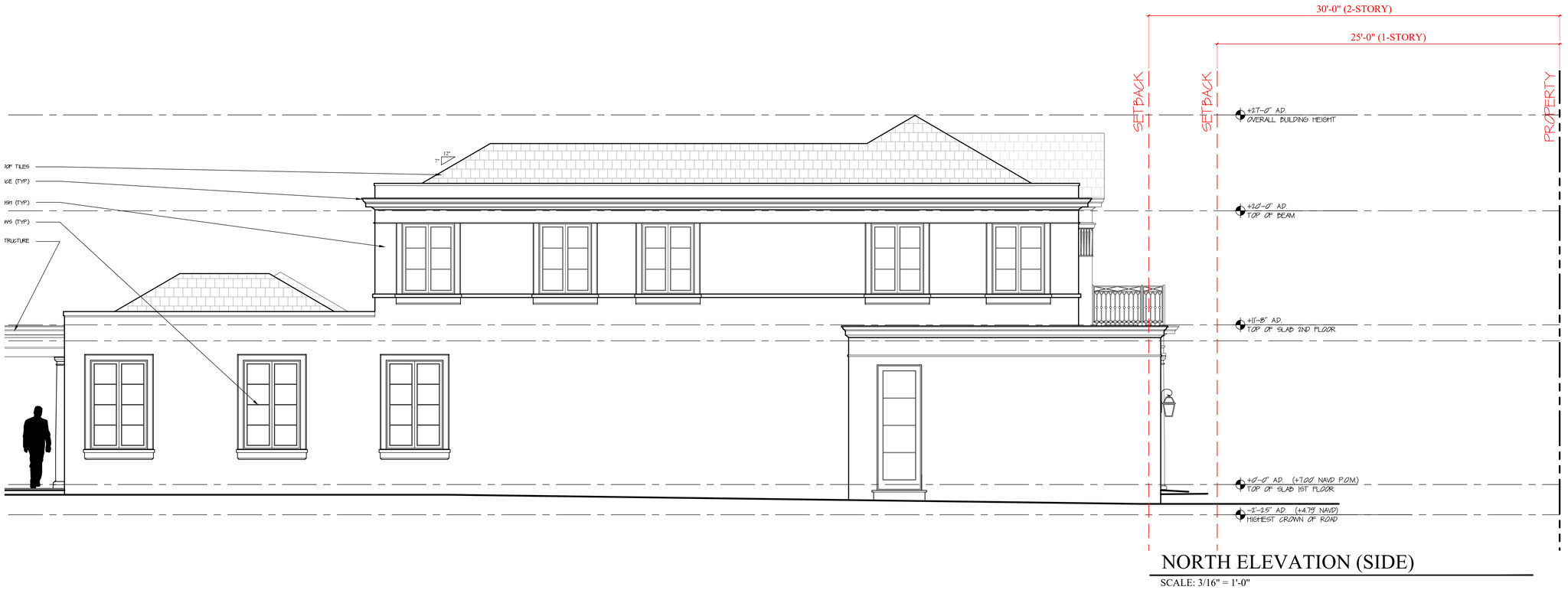
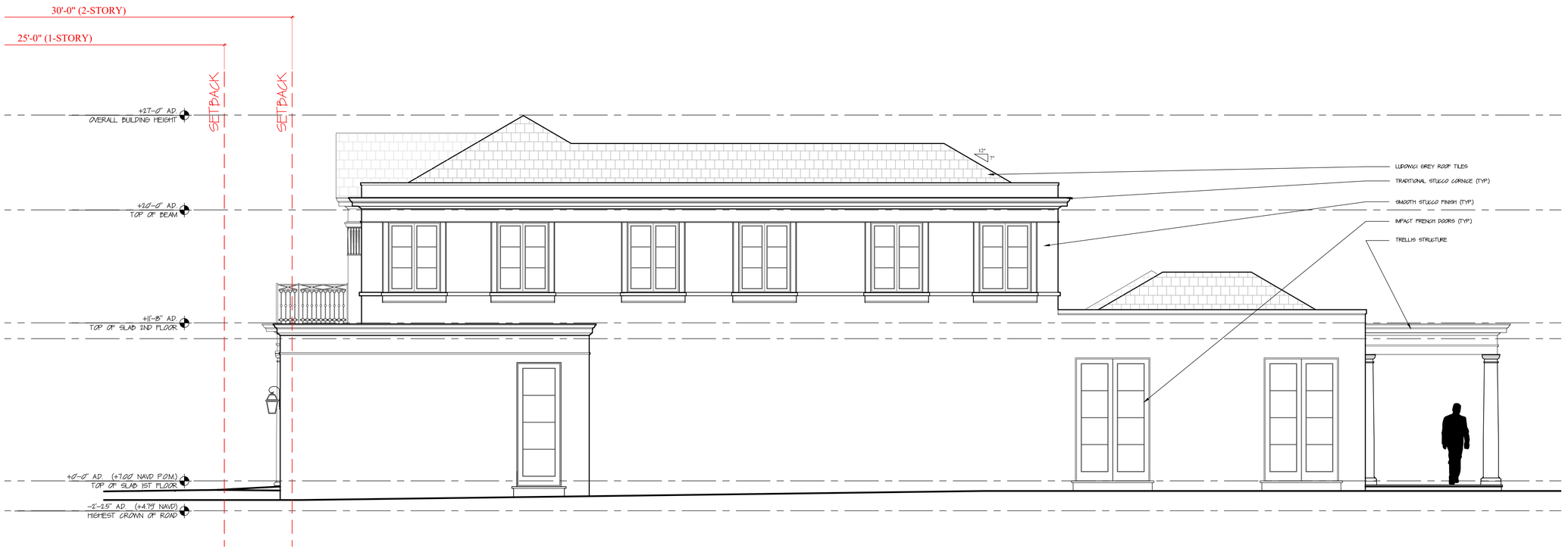
EL-1.00



NORTH ELEVATION (SIDE)

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



SOUTH ELEVATION (SIDE)

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

S·M

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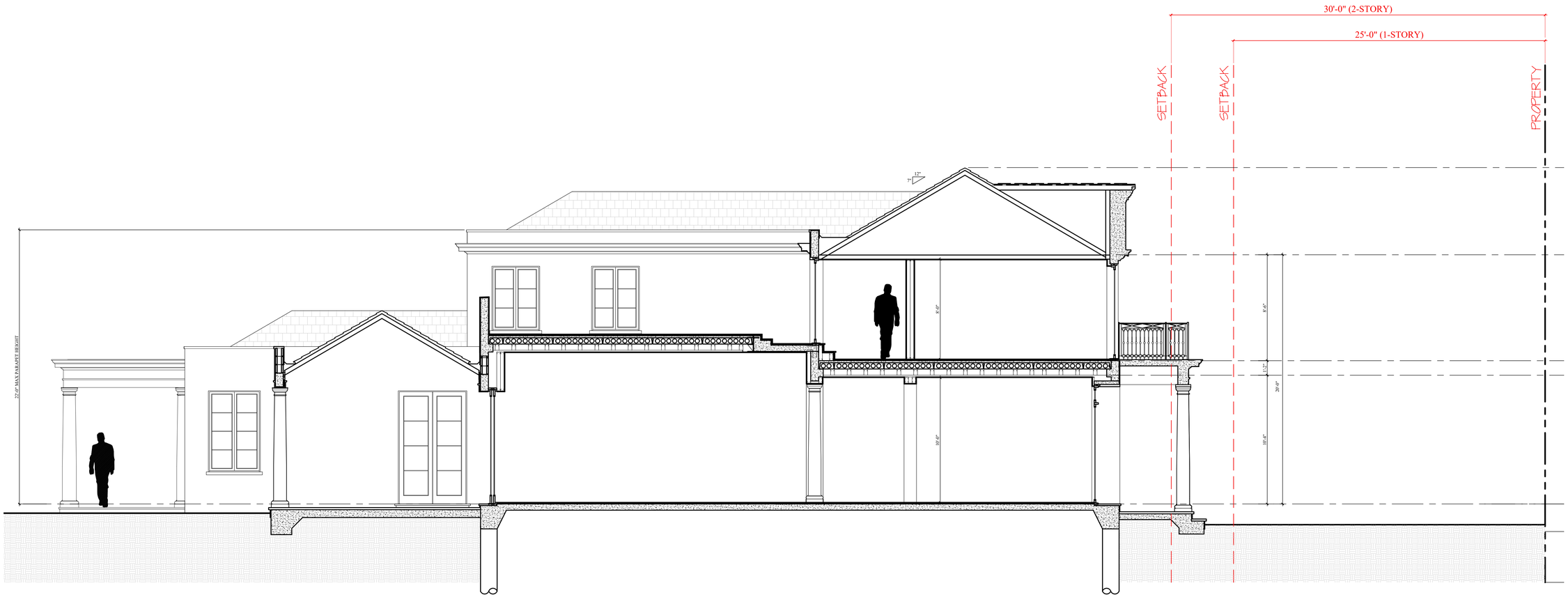

1 BUILDING SECTION DIAGRAM
SCALE: 3/16" = 1'-0"

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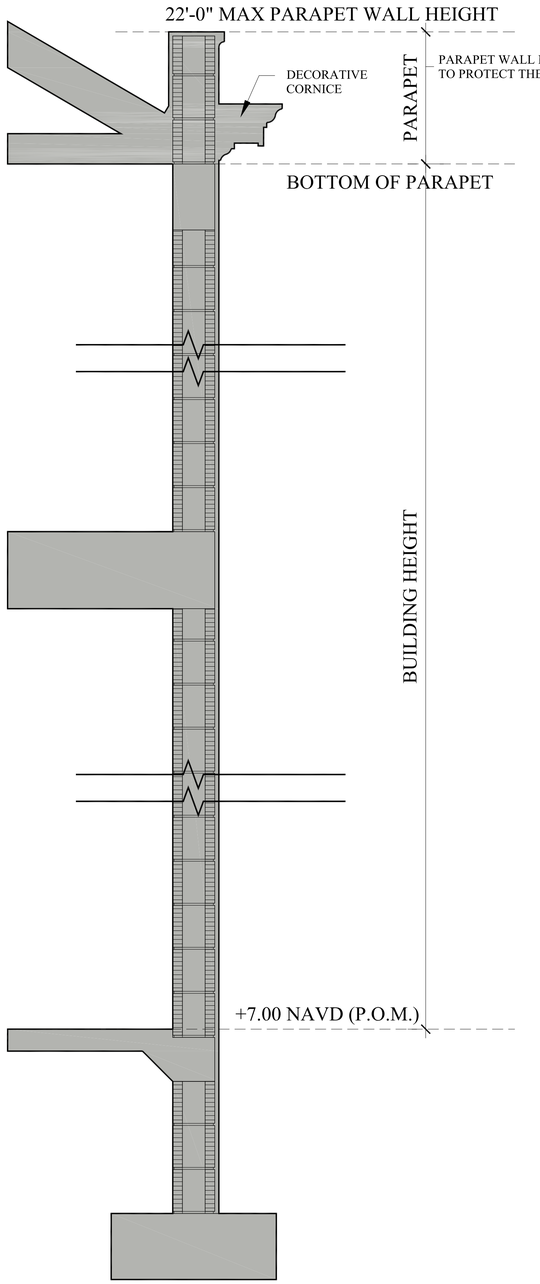


1050 N LAKE WAY

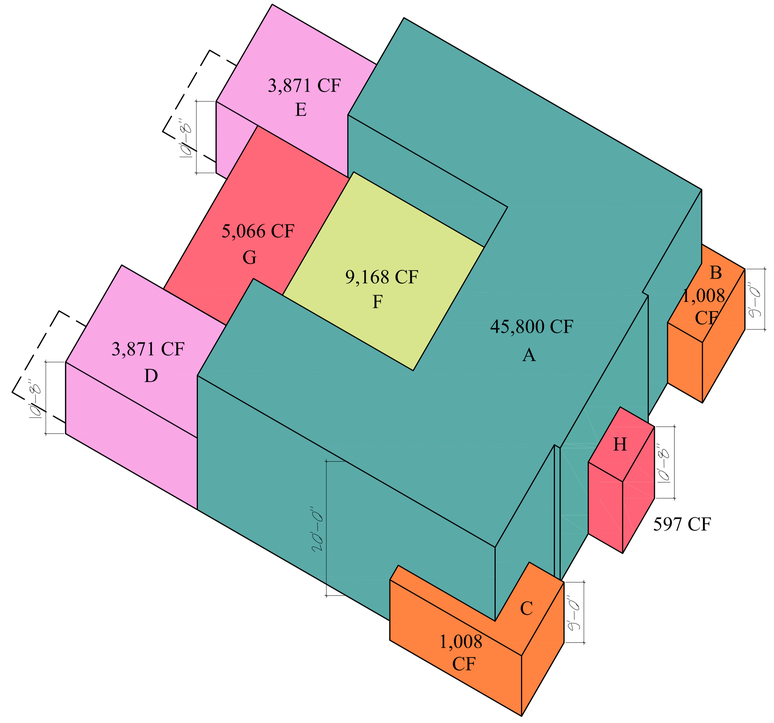
Lot Area			**17,067**
Allowable Cubic Content			**67,061.88**
	Area	**Height**	**Cubic Cont.**
A 2 STORY PORTION	2,290.00	20	45,800.00
B 1 STORY GARAGE NORTH	112.00	9	1,008.00
C 1-STORY GARAGE SOUTH	112.00	9	1,008.00
D 1-STORY MASTER SUITE	363.00	10 2/3	3,871.76
E 1-STORY FAMILY ROOM	363.00	10 2/3	3,871.76
F 1-STORY LIVING ROOM	764.00	12	9,168.00
G WEST PORCH	475.00	10 2/3	5,066.35
H ENTRY PORCH	56.00	10 2/3	597.33
Total	4,535.00		70,391.20
Less Loggia / Entry (5% max. allowable)			3,353.09
Total - Less Loggia's			67,038.10

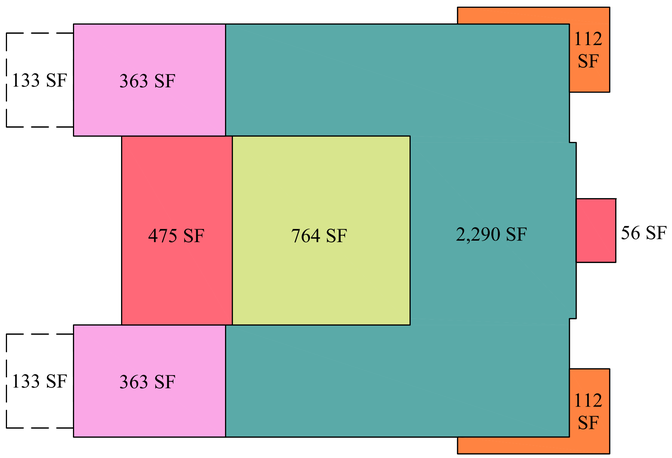
3.929 . = Max. Cubic Content Allowed
3.928 . = Cubic Content calculation

5,663.68 . = Total Loggia's

Cubic Content **3.928** . = Cubic Content calculation

Lot Coverage	**4,535.000**
First Floor A/C Total	**3,780.000**
Second Floor A/C Total	**2,290.000**
Total A/C Area	**6,070.000**
Total Area Under Roof	**4,479.000**





ALLOWABLE TRELLIS SQUARE FOOTAGE
3% OF 17,067 SF LOT AREA = 512 SF
TOTAL PROPOSED TRELLIS = (2) 133 SF = 266 SF

SEC. 134-2. - DEFINITIONS AND RULES OF CONSTRUCTION

THE HEIGHT OF THE OUTSIDE EXTERIOR WALL IS MEASURED FROM THE POINT OF MEASUREMENT TO THE POINT AT WHICH THE OUTSIDE WALL MEETS THE HORIZONTAL EAVE OF THE ROOF OR THE BOTTOM OF A PARAPET WALL. THE LOWEST HABITABLE FINISHED FLOOR SHALL BE AT OR ABOVE THE POINT OF MEASUREMENT APPLICABLE TO THE SUBJECT LOT.

PROPOSED CUBIC CONTENT CALCULATION

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

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ARC - 25 -0047 [# ZON - 25 - 0047]

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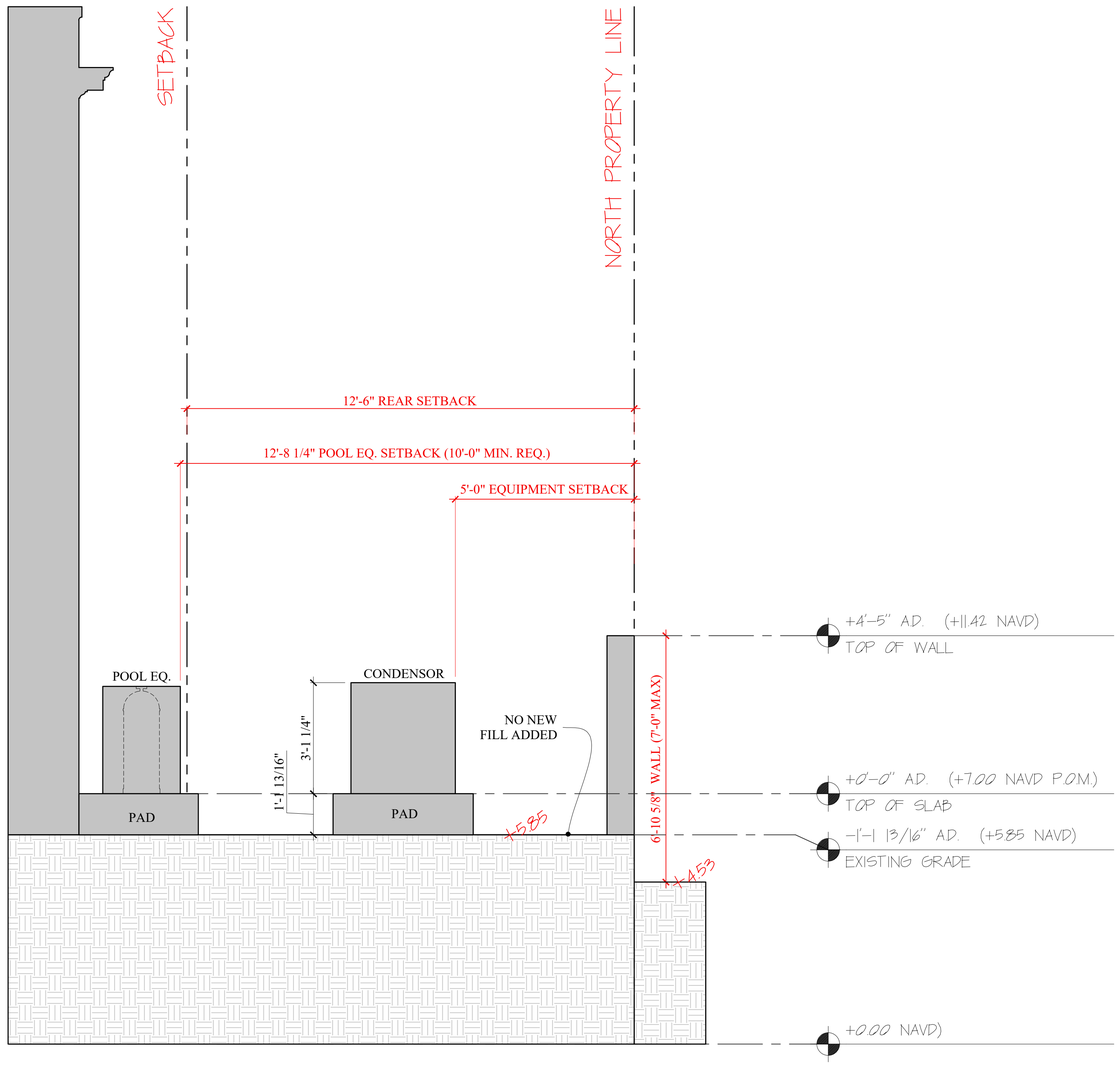
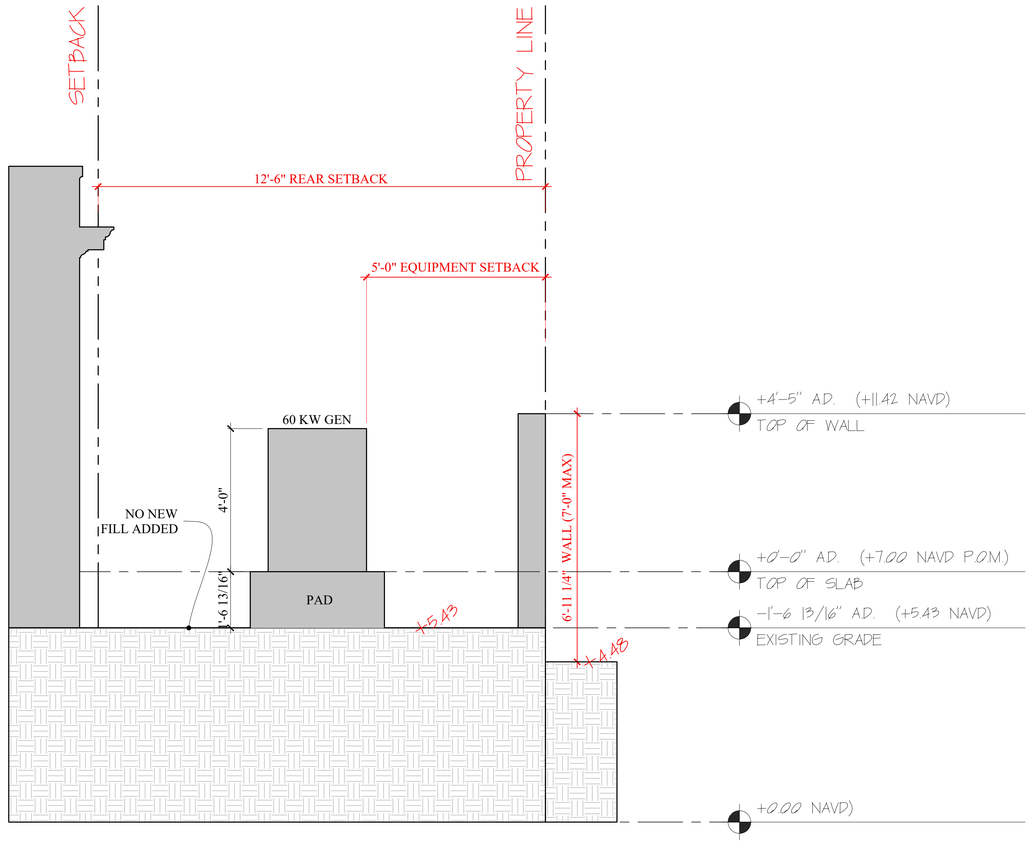


NORTH YARD SECTION (CONDENSOR & POOL EQ.)

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



NORTH YARD SECTION (GENERATOR)

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

SITE DATA - 1050 N LAKE WAY

MAXIMUM LOT FILL ALLOWED

COR: HIGHEST CROWN OF ROAD	4.86' NAVD
FFE: LOWEST HABITAL FLOOR ELEVATION	7.00' NAVD
(FFE - COR)/2 = MAX. AMOUNT OF FILL ALLOWED [TO ANY EXISTING SPOT ELEVATIONS]	1.07' (1'-7/8")

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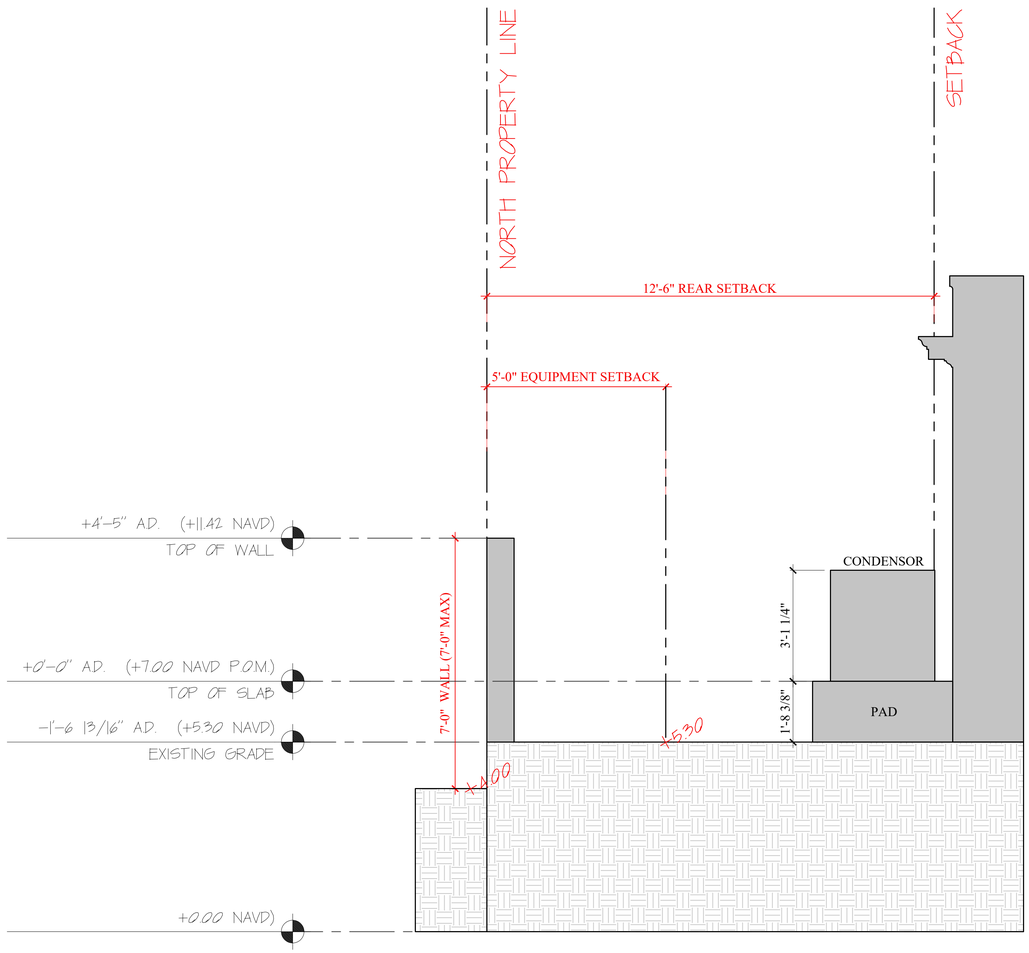
SP-1.03A



SOUTH YARD SECTION (CONDENSOR)

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

SITE DATA - 1050 N LAKE WAY

MAXIMUM LOT FILL ALLOWED

COR: HIGHEST CROWN OF ROAD	4.86' NAVD
FFE: LOWEST HABITAL FLOOR ELEVATION	7.00' NAVD
(FFE - COR)/2 = MAX. AMOUNT OF FILL ALLOWED	1.07' (1'-7/8")

[TO ANY EXISTING SPOT ELEVATIONS]

S·M

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ARC - 25 -0047 [# ZON - 25 - 0047]

NO: -
DWG. BY: PGP
SHEET:
SP-1.03B



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

1050 NORTH LAKE WAY

PALM BEACH, FL.

29 AUGUST 2025
31 JULY 2025
20 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

Lo







1 EL1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EAST ELEVATION

1050 NORTH LAKE WAY

PALM BEACH, FL.

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

11 AUGUST 2025
31 JULY 2025
20 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

EL1



1 EL3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

WEST ELEVATION

1050 NORTH LAKE WAY

PALM BEACH, FL.

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

11 AUGUST 2025
31 JULY 2025
20 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

EL2



1
EL2
NORTH ELEVATION
SCALE: 3/8" = 1'-0"

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION

1050 NORTH LAKE WAY

PALM BEACH, FL.

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

11 AUGUST 2025
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EL3



2 EL2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

WEST ELEVATION

1050 NORTH LAKE WAY

PALM BEACH, FL.

11 AUGUST 2025
31 JULY 2025
20 MAY 2025

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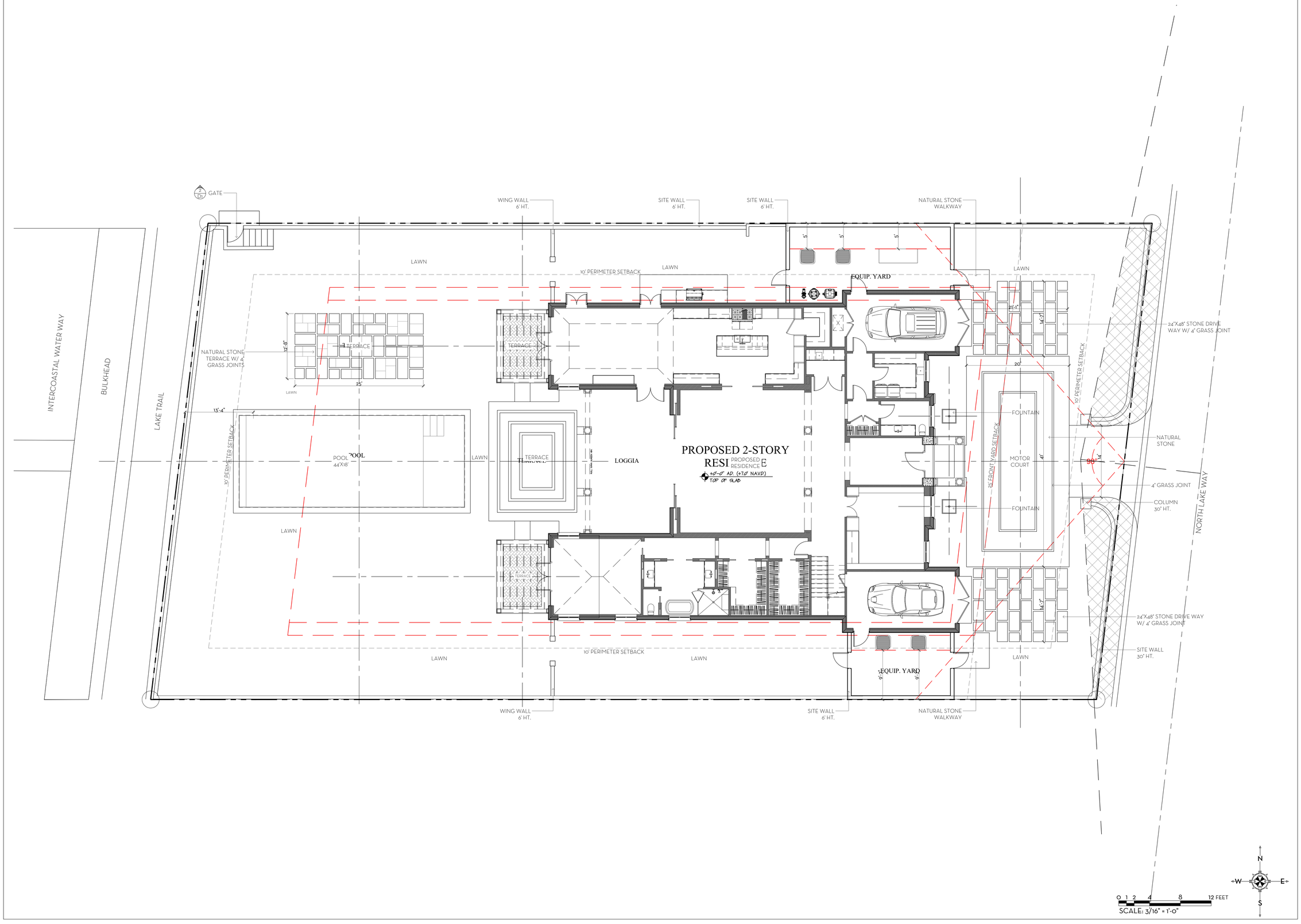
EL4



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN ENLARGEMENT

1050 NORTH LAKE WAY

PALM BEACH, FL.

29 AUGUST 2025
31 JULY 2025
20 MAY 2025

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L1



1 L2 LIMESTONE-GENERAL PAVING



2 L2 WHITE PEA GRAVEL-EQ. AREAS

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE MATERIAL

1050 NORTH LAKE WAY

PALM BEACH, FL.

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

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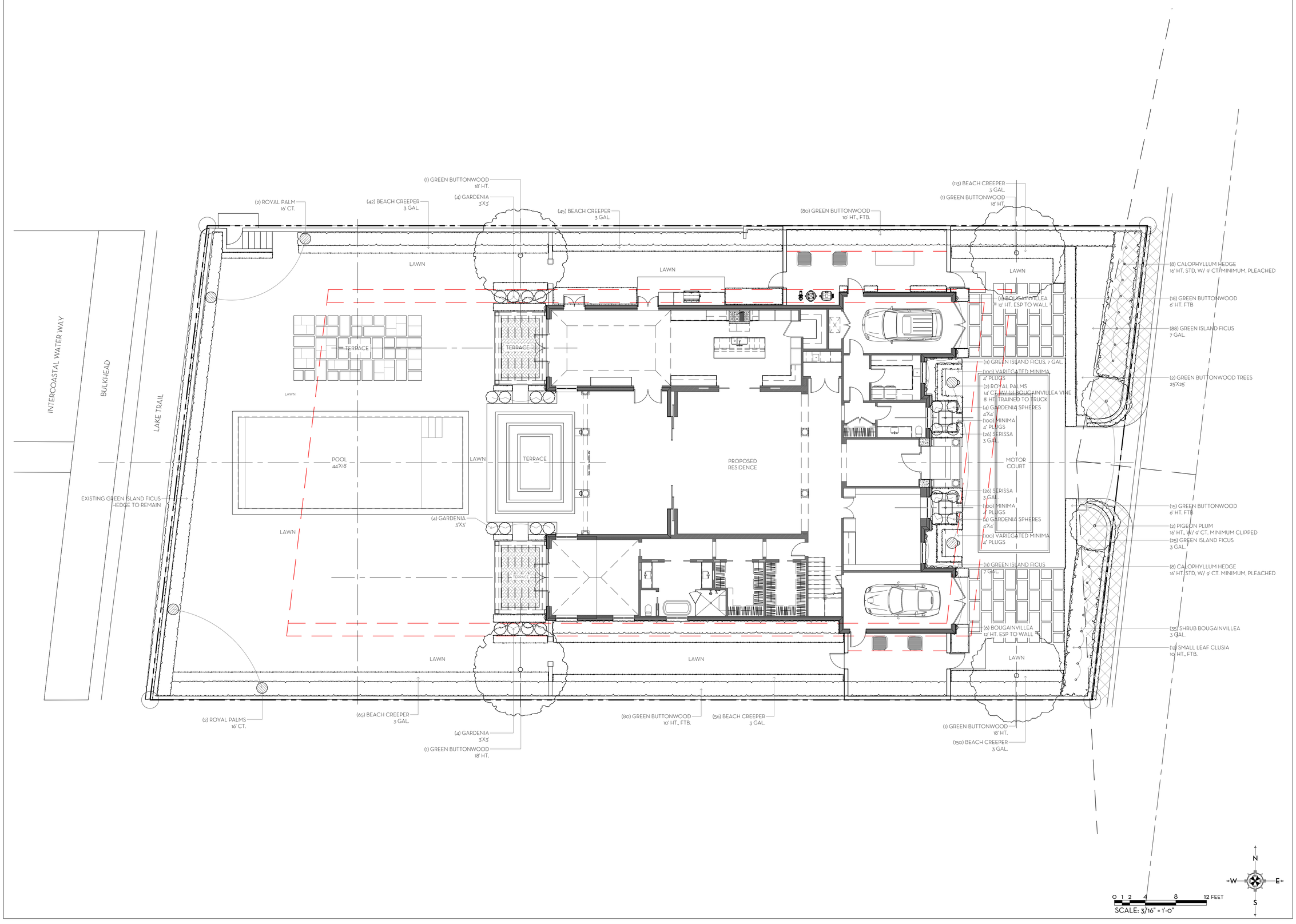
L2



MARIO F. NIEVERA

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Landscape Architect
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6666856

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

LANDSCAPE PLAN ENLARGEMENT
1050 NORTH LAKE WAY
PALM BEACH, FL.

29 AUGUST 2025
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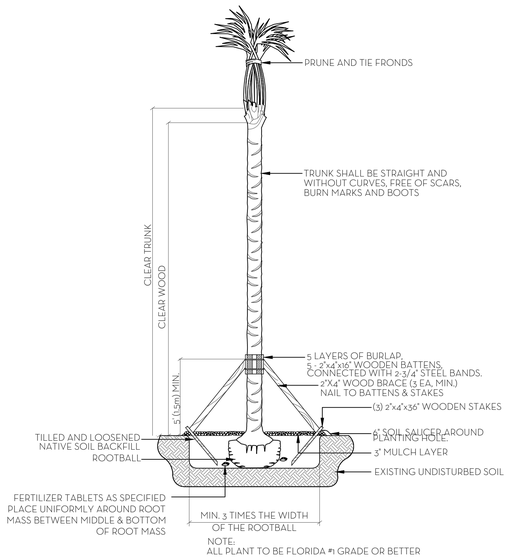
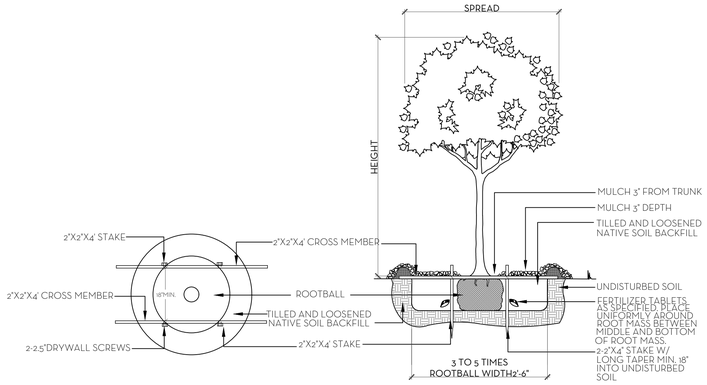
LP1



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

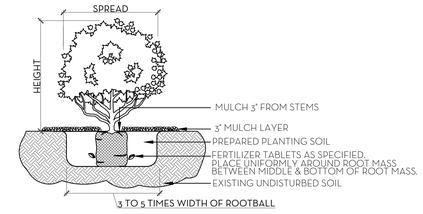
PALM PLANTING DETAIL
N.T.S.

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



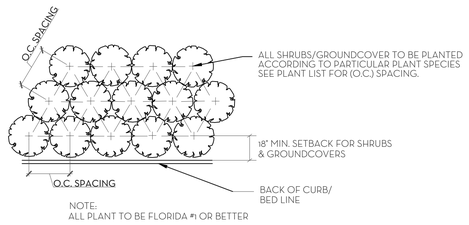
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

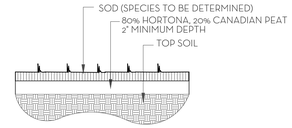
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

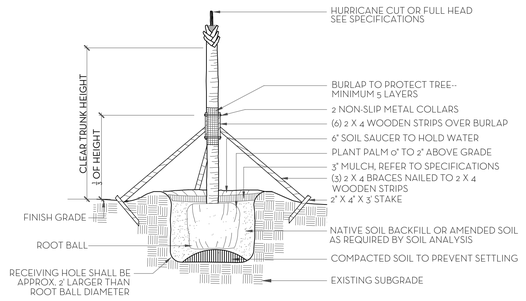
PLANT SPACING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN,
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



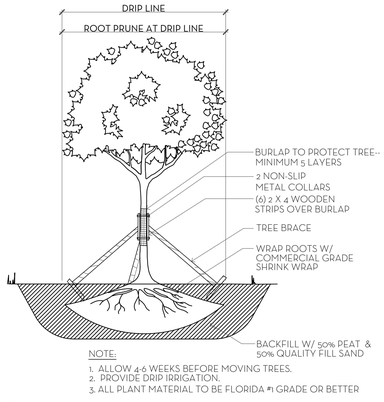
SOD PLANTING DETAIL
N.T.S.

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



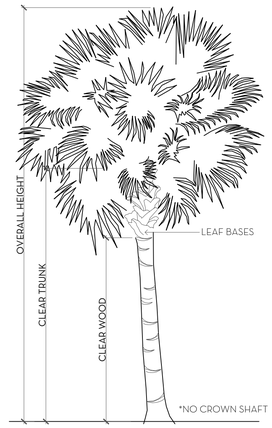
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:

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

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

NIEVERA WILLIAMS DESIGN

1050 North Lake Way

September 04, 2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native	Covered Area (sf)
1	**TREES**					
2	Calophyllum	Calophyllum	16	16' HT. STD 9' CT MIN. PLEACHED	*	
3	Pigeon Plum	Coccoloba diversifolia	2	16' HT. 9' CT. MIN. CLIPPED	*	
4	Green Buttonwood	Conocarpus erectus	4	18' HT.	*	
5	Green Buttonwood	Conocarpus erectus	2	25'x25'	*	
6			24		100%	
7	**PALMS**					
8	Royal Palm	Roystonea regia	2	14' CT.	*	
9	Royal Palm	Roystonea regia	4	16' CT.	*	
10			6			
11	**HEDGE/SHRUB/VINES**					
12	Small Leaf Clusia	Clusia guttifera	12	10' HT., FTB.		
13	Cotoneaster	Serissa japonica	52	3 GAL.		
14	Green Buttonwood	Conocarpus erectus	160	10' HT., FTB.	*	
15	Green Buttonwood	Conocarpus erectus	33	6' HT., FTB.	*	
16	Green Island ficus	Ficus microcarpa 'Green Island'	135	7 GAL.		
17	Gardenia	Gardenia jasminoides	16	3'x3'		
18	Gardenia	Gardenia jasminoides	8	4'x4'		
19	Bougainvillea	Bougainvillea ssp.	12	12' HT. ESP. TO WALL		
20	Bougainvillea	Bougainvillea ssp.	2	8' HT. TRAINED TO TRUNK		
21	Bougainvillea (Shrub)	Bougainvillea ssp.	35	3 GAL.		
22			465		42%	
23	**GROUNDCOVER**					
24	Beach Creeper	Ernodea littoralis	504	3 GAL.	*	756
25	Asiatic Jasmine	Trachelospermum asiaticum 'Minima Variegata'	200	4" PLUGS		
26	Asiatic Jasmine	Trachelospermum asiaticum 'Minima'	200	4" PLUGS		
27	Annuals		100			50
28			904		56%	806
29	**SOD**					
30	Diamond Zoysia Sod		VIF			

Line #	Landscape Legend		
1	**Property Address:**	1050 North Lake Way	
2	**Lot Area (sq. ft.):**	17,067 sq ft	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	7,680 sq ft (45%)	8,071 sq ft (47.29%)
5	LOS to be altered (Sq FT and %)	N/A	
6	Perimeter LOS (Sq Ft and %)	3,840 sq ft (50%)	4,347 sq ft (56.6%)
7	Front Yard LOS (Sq Ft and %)	934 sq ft (40%)	1,159 sq ft 49.63%
8	Native Trees %	30% (number of trees)	100%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	42%
10	Native Groundcover %	30% (groundcover area)	56%

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

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See Ord. 003-2023 *REV BF 20230727*

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

1050 NORTH LAKE WAY

PALM BEACH, FL.

29 AUGUST 2025
31 JULY 2025
20 MAY 2025

NIEVERA WILLIAMS DESIGN

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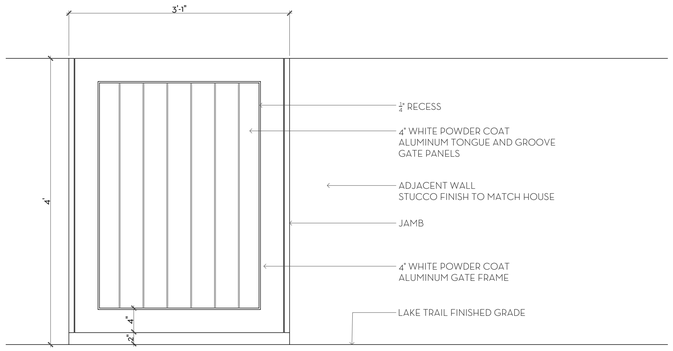
LP2



2 / D1 LAKE TRAIL GATE ELEVATION
SCALE: 1" = 1'-0"

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE DETAILS

1050 NORTH LAKE WAY

PALM BEACH, FL.

11 AUGUST 2025
31 JULY 2025
20 MAY 2025

NIEVERA WILLIAMS
DESIGN

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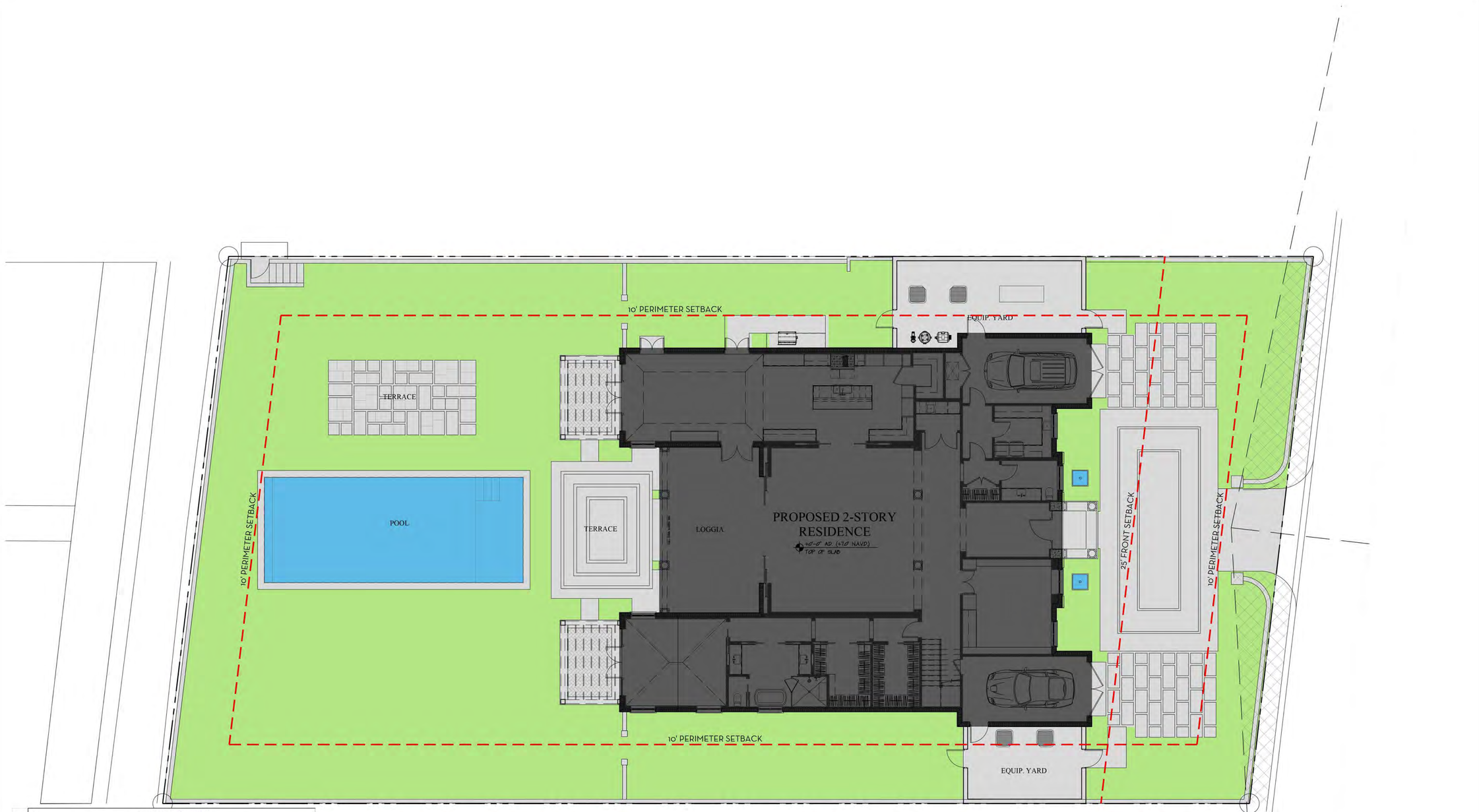
D1



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See Ord. 003-2023 *REV BF 20230727*

OVERALL R-B SITE CALCULATIONS:

SITE AREA = 17,067 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 7,680 SQ FT 45%
PROPOSED = 8,071 SQ FT 47.29%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 2,335 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 934 SQ FT 40%
PROPOSED = 1,159 SQ FT 49.63%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 5,145 SQ FT

MINIMUM LANDSCAPE:
(50% OF 7680 SF) = 3840 REQUIRED
PROPOSED = 4,347 SQ FT

OPEN SPACE LEGEND

LANDSCAPE
HARDSCAPE
BUILDING
WATER FEATURE

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

1050 NORTH LAKE WAY

PALM BEACH, FL.

29 AUGUST 2025
31 JULY 2025
20 MAY 2025

NIEVERA WILLIAMS
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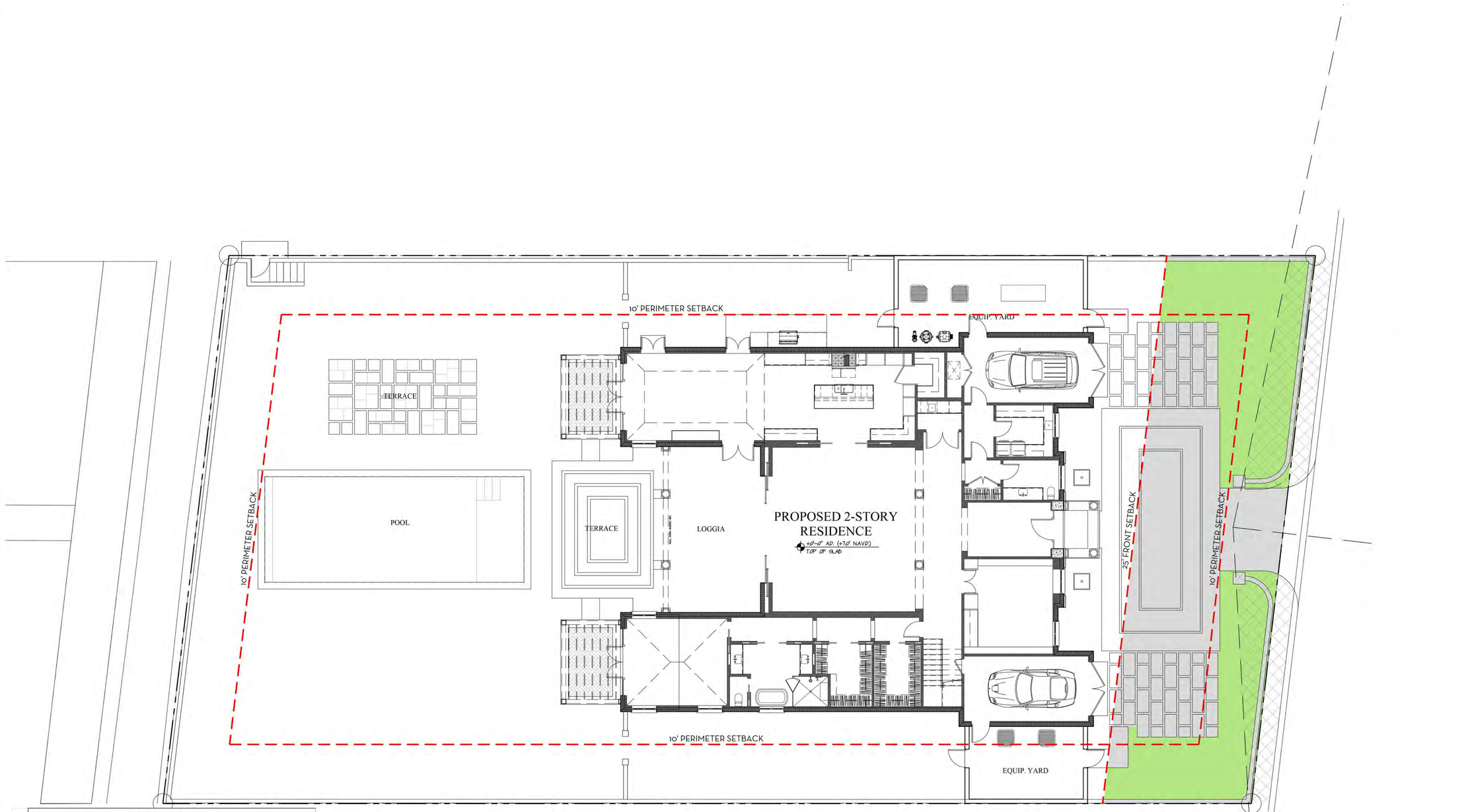
OS1



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FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,335	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	934	SQ FT	40%
PROPOSED =	1,159	SQ FT	49.63%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,145	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 7,680 SF) = 3,840 REQUIRED		
PROPOSED =	4,347	SQ FT

OPEN SPACE LEGEND

- LANDSCAPE
- HARDSCAPE
- BUILDING
- WATER FEATURE

0 1 4 8 16 FEET

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

N W E S

MARIO F. NIEVERA

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

OPEN SPACE DIAGRAM

1050 NORTH LAKE WAY

PALM BEACH, FL.

29 AUGUST 2025
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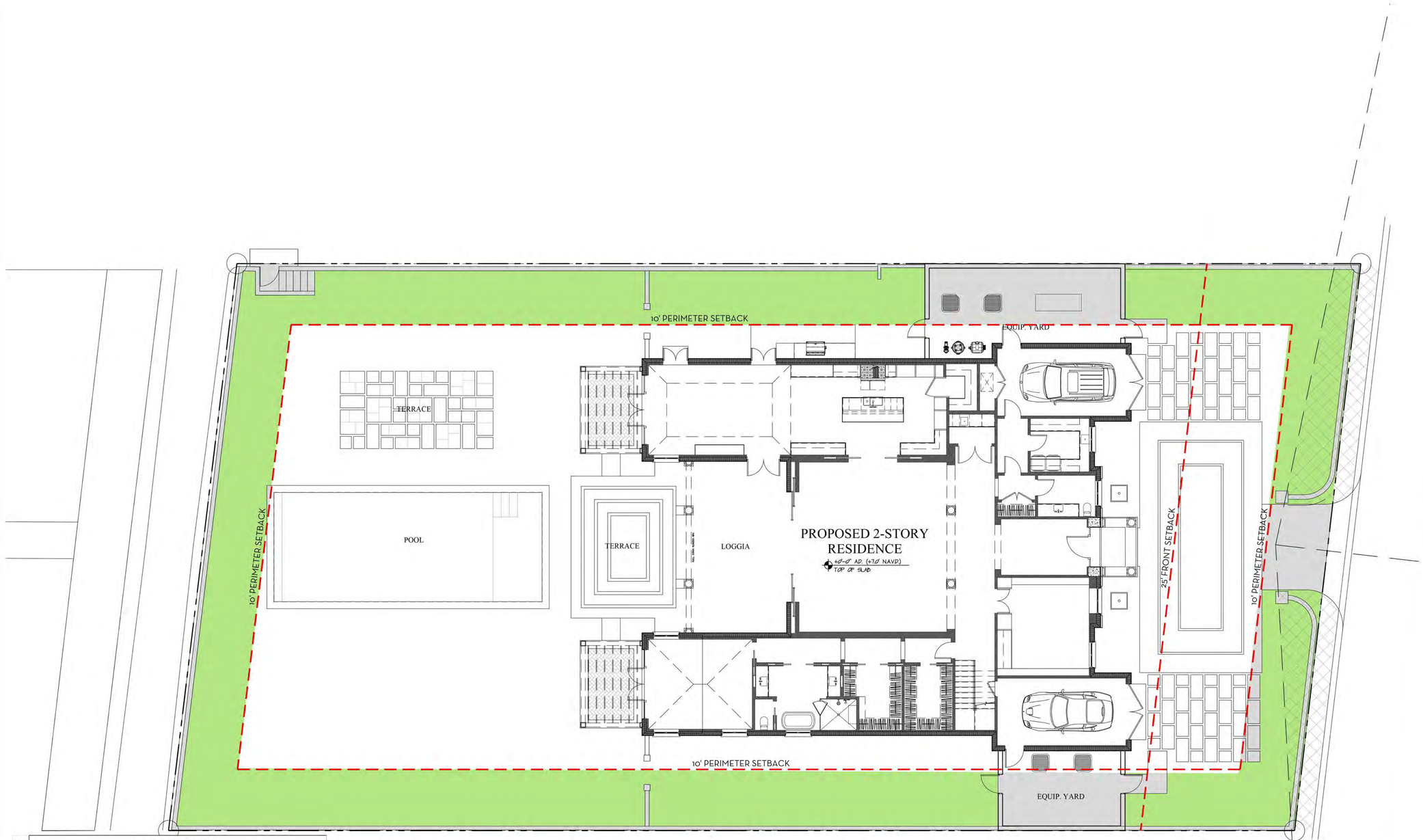

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PROPOSED =	1,159	SQ FT	49.63%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,145	SQ FT
MINIMUM LANDSCAPE: (50% OF 7,680 SF) = 3,840 REQUIRED		
PROPOSED =	4,347	SQ FT

OPEN SPACE LEGEND

- LANDSCAPE
- HARDSCAPE
- BUILDING
- WATER FEATURE

0 1 4 8 16 FEET

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

N W E S

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

OPEN SPACE DIAGRAM

1050 NORTH LAKE WAY

PALM BEACH, FL.

29 AUGUST 2025
31 JULY 2025
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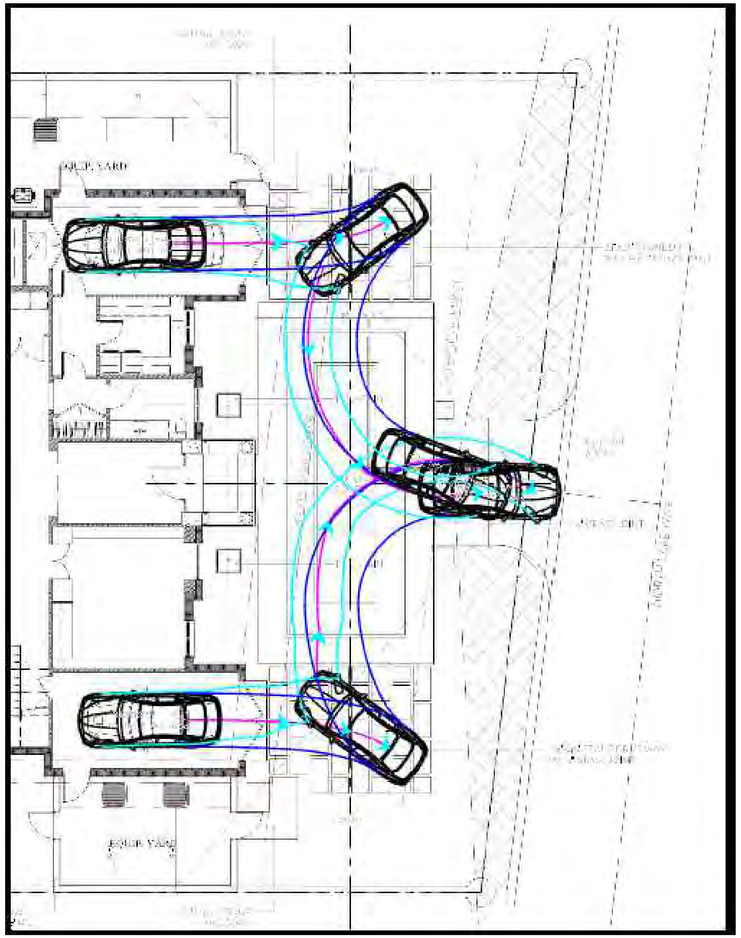
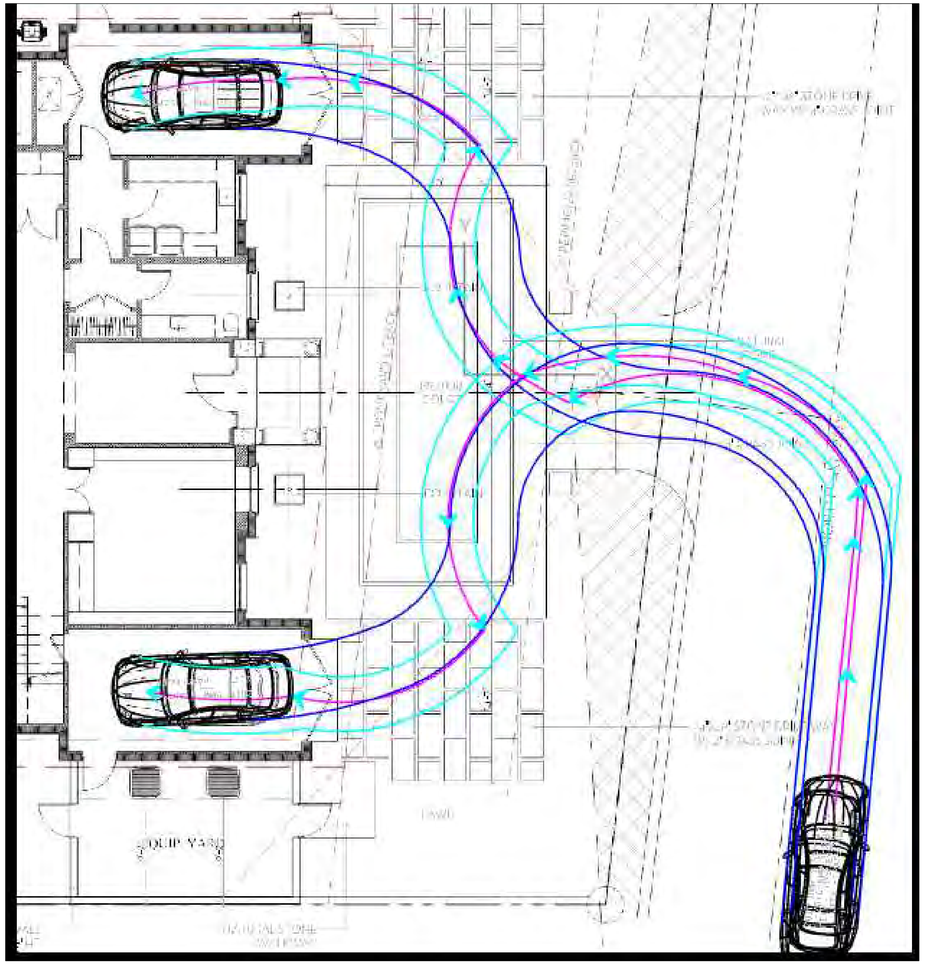
OS3



LEAVING PROPERTY



ENTERING PROPERTY

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

GARAGE ACCESS DIAGRAM

1050 NORTH LAKE WAY

PALM BEACH, FL.

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

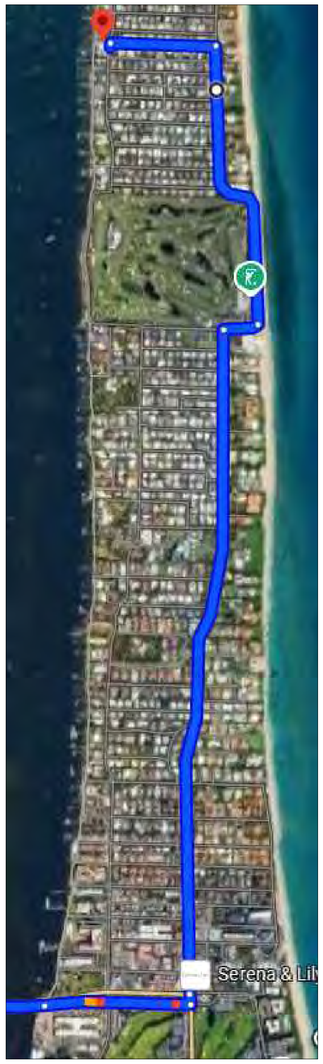
11 AUGUST 2025
31 JULY 2025
20 MAY 2025

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

SK1



TRUCK LOGISTICS PLAN

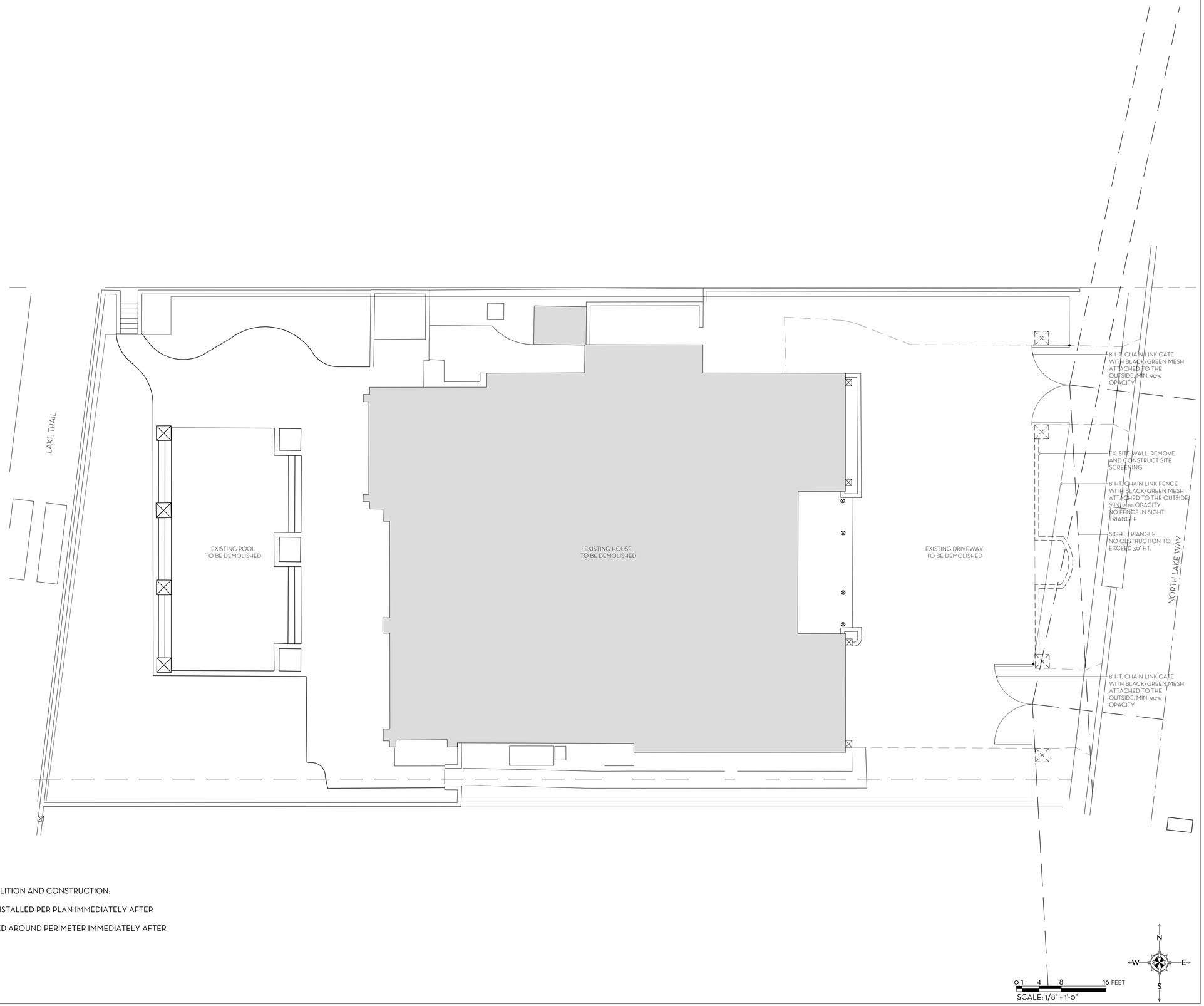
ACCESS SITE VIA NORTH BRIDGE TO COUNTY RD/N. OCEAN OCEAN BLVD.

N. OCEAN BLVD TO VIA MARILA

VIA MARILA DEAD ENDS AT SITE

MAX. TRUCK LENGTH: 30 FT.

ALL WORK TO OCCUR ON SITE



SEQUENCE OF DEMOLITION AND CONSTRUCTION:

1. FRONT SITE WALL TO BE DEMOLISHED
2. FRONT CONSTRUCTION SCREENING TO BE INSTALLED PER PLAN IMMEDIATELY AFTER
3. PERIMETER LANDSCAPE TO BE REMOVED
4. CONSTRUCTION SCREENING TO BE INSTALLED AROUND PERIMETER IMMEDIATELY AFTER
5. EXISTING HOME DEMOLITION
6. NEW HOME CONSTRUCTION

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING PLAN

1050 NORTH LAKE WAY

PALM BEACH, FL.

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

11 AUGUST 2025
31 JULY 2025
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NIEVERA WILLIAMS
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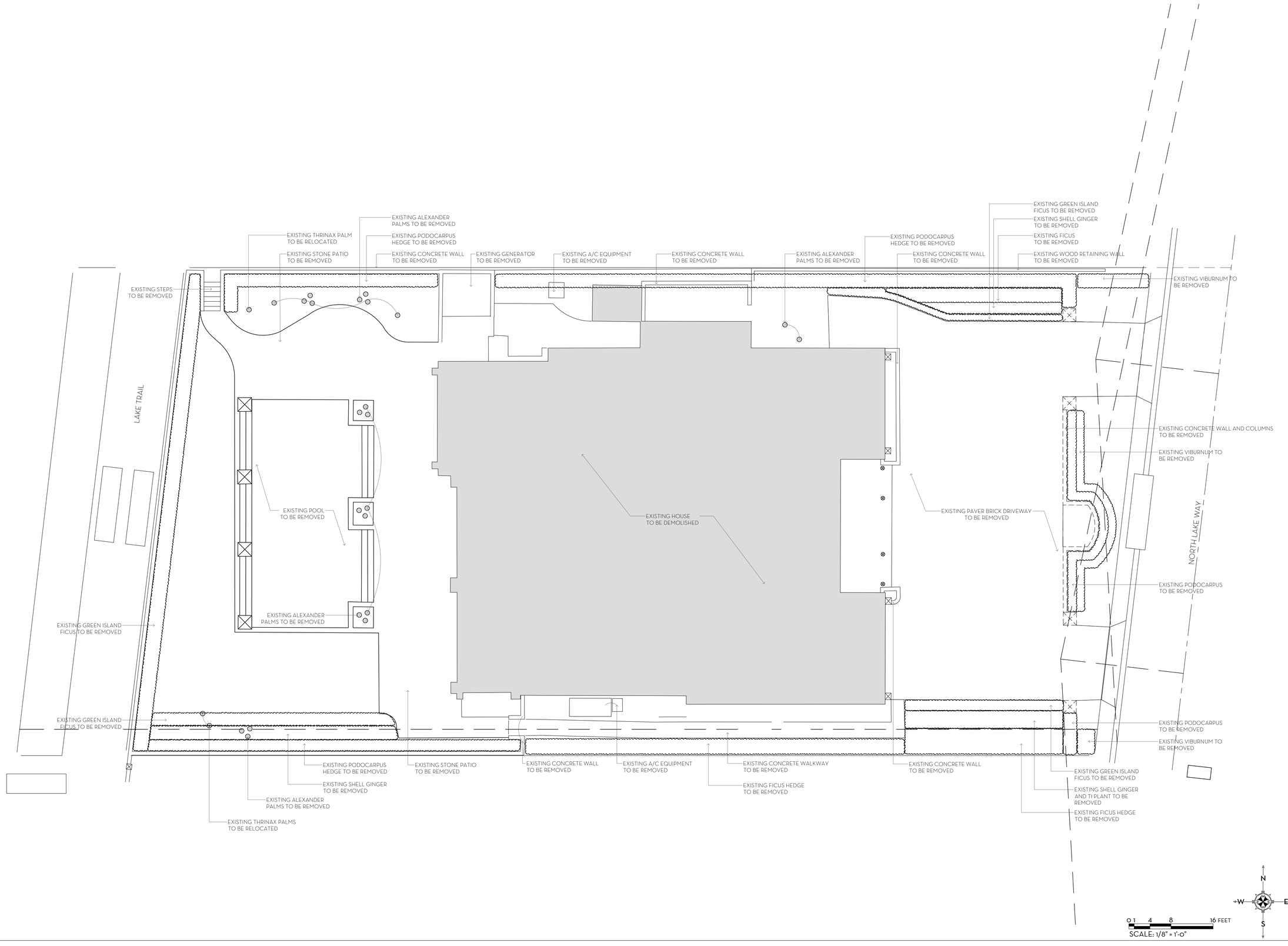

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING SITE PLAN

1050 NORTH LAKE WAY

PALM BEACH, FL.

11 AUGUST 2025
31 JULY 2025
20 MAY 2025

NIEVERA WILLIAMS
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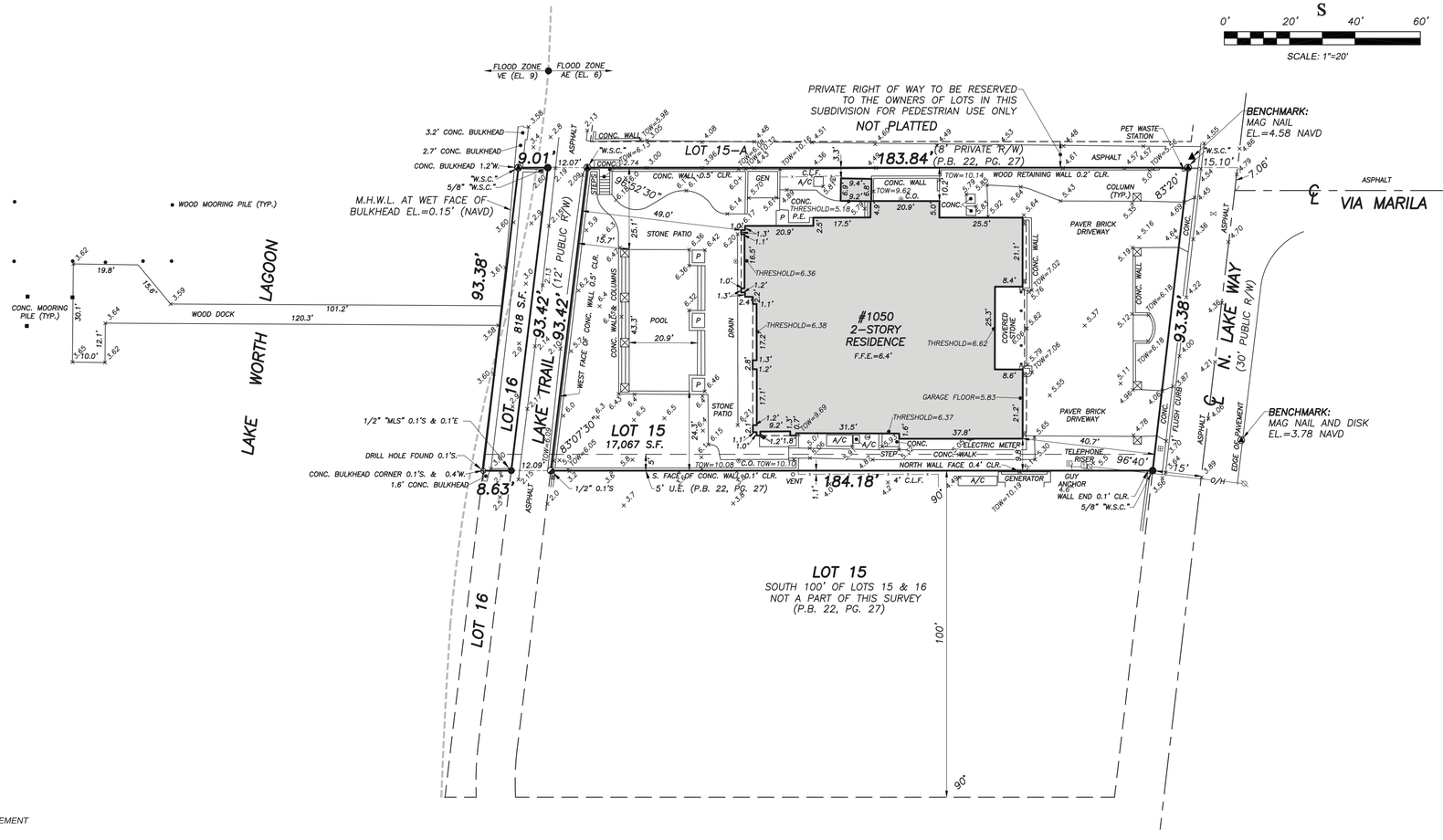
NIEVERAWILLIAMS.COM

EX

BOUNDARY SURVEY FOR:
CFH LAND TRUST DATED JANUARY 23, 2025

LEGEND

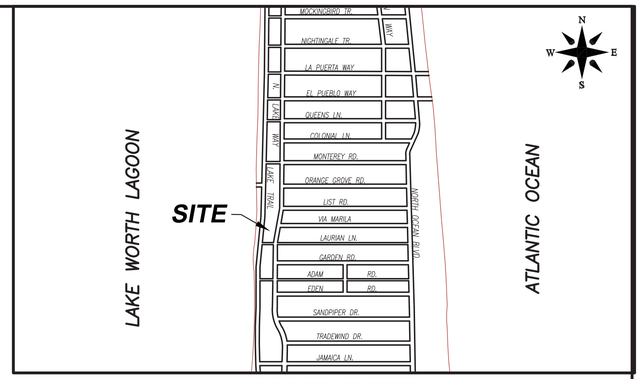
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
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.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISHED 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
MIN.	= MINIMUM
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 RECORDS BOOK
O/S	= OFFSET
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
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
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
TOW	= 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
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
⊛	= MAG NAIL & DISK SET (LB #8598)
℘	= PROPERTY LINE
⊘ ⊠	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE
TV	= CABLE TV RISER
E	= ELECTRIC BOX
GM	= GAS METER
S	= SANITARY MANHOLE
	= YARD DRAIN





0' 20' 40' 60'

SCALE: 1"=20'



VICINITY SKETCH

(NOT TO SCALE)

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

CFH Land Trust dated January 23, 2025
Old Republic National Title Insurance Company
Sniffen & Spellman, P.A.
Kochman & Ziska PLC

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

PROPERTY ADDRESS:
1050 North Lake Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lots 15 and 16, **CORAL ESTATES**, a subdivision in the Town of the Palm Beach, Florida, according to the plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 22, page 27, the West boundary of said Lot 16 being the waters edge of lake Worth; **LESS AND EXCEPT** the South 100 feet of said Lots 15 and 16, the North line of said exceptions being parallel to and 100 feet Northerly of the South line of said Lots 15 and 16.*

FLOOD ZONE:
This property is located in Flood Zone AE (EL 6) & VE (EL 9) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393G, dated 12/20/2024.

TITLE COMMITMENT REVIEW

CLIENT: David Windreich	**COMMITMENT NO. : 1566438A1**	**DATE: January 7th, 2025**		
REVIEWED BY: JAMES G. PEDEN, JR.	**JOB NO. : 223082-SE**			

B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-4, 6, 11-16	N/A	Standard Exceptions.				●
5	PB 22, PG27	All matters contained on the Plat of Coral Estates.	●			
7	ORB 597, PG 185	Agreement for Easements, providing access and parking by inside Lot Owners.				●
7a	ORB 31994, PG 224	As amended.				●
8	DB 22, PG 125	Easement in favor of West Palm Beach Telephone Company			●	
8a	DB 124, PG 430	As conveyed to Southern Bell Telephone & Telegraph Company.			●	
9	ORB 33071, PG 891	Via Marila Beach Access License Agreement in favor of Martin Klein and Diane Levbarg Klein, providing ingress and egress.				●
9a	ORB 33103, PG 1048	Corrected Via Marila Beach Access License Agreement in favor of Martin Klein and Diane Levbarg Klein, providing ingress and egress.				●
10	ORB 32278, PG 20	Underground Easement to Florida Power & Light Company; BellSouth Telecommunications, LLC; Comcast Corporation and the Town of Palm Beach.			●	

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 1566438A1, issued by Old Republic National Title Insurance Company, dated January 7th, 2025. 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 presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. 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.*

JAMES G PEDEN JR
Digitally signed by JAMES G PEDEN JR
Date: 2025.06.23 10:32:52 -04'00'

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

DATE OF LAST FIELD SURVEY: 09/19/2024

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

REVISIONS:

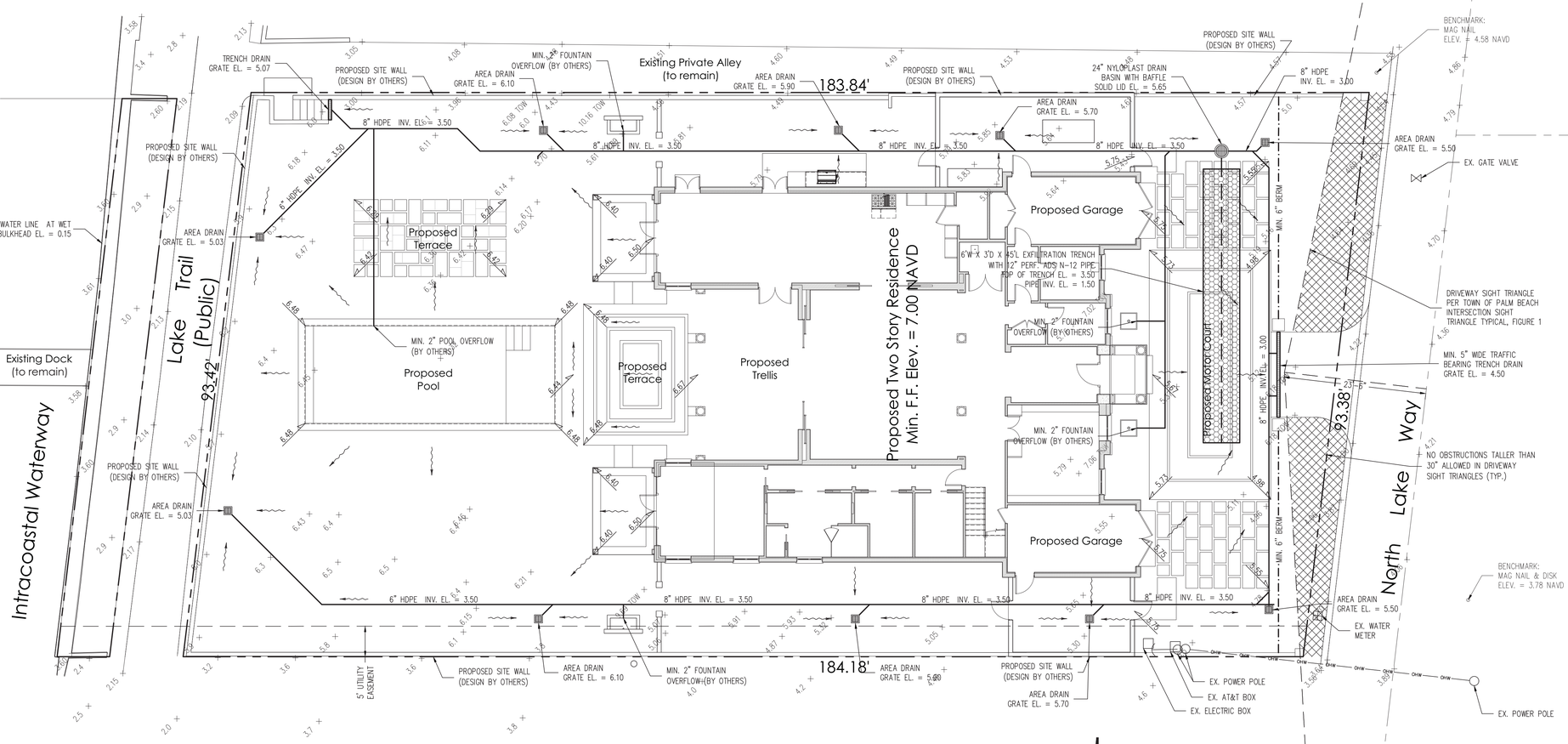
03/06/25 SURVEY & TIE-IN UPDATE WITH SPOT ELEVATIONS E.G./S.W. BOOK4/64
01/22/2025 TITLE COMMITMENT REVIEW M.N. 223082

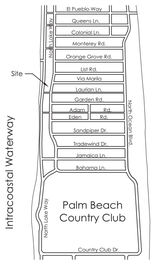
BOUNDARY SURVEY FOR:

CFH LAND TRUST DATED JANUARY 23, 2025

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.M.	JOB No.: 223082	SURPASS
OFFICE: S.W.	DATE: 09/19/24	DWG. No.: 223082-SE-3
C'K'D.: J.P.	REF.: 223082-1.DWG	SHEET: 1 OF 1





Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD–88)
- PROPOSED ELEVATION (NAVD–88)
- PROPOSED ELEVATION CONTOUR (NAVD–88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 5 10 20 40

Scale: 1" = 10'

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) 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.
4) Contractor is responsible for installing and maintaining erosion control measures during construction.
5) Video inspection of storm drainage system required prior to installation of sod.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 17,067 sq.ft.

Drainage Area Impervious Surface = 9,387 sq.ft.

Drainage Area Pervious Surface = 7,680 sq.ft.*
*minimum required without a variance

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 9,387 sq.ft. x 1 ft./12 in. = 1,565 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 7,680 sq.ft. x 1 ft./12 in. = 256 cu.ft.

Total Volume to be Retained = 1,821 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	45	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.000389	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.00	ft
DU	=	Un-Saturated Trench Depth	=	2.00	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	2,306	cu.ft.

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

ARC-25-0047
ZON-25-0047

© 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 RESIDENCE

1050 North Lake Way
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2025-0065
Issue Date	08/08/2025
Scale	1" = 10'

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

CHAD M. GRUBER
FLORIDA P.E. NO. 57466

Digitally signed by Chad M Gruber
Date: 2025.08.08 17:13:57 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

C-1

2475 Mercer Avenue, Suite 305 | West Palm Beach, FL 33401
561.312.2041
561.537.7229
office@gruberengineers.com

GRUBER CONSULTING ENGINEERS

Ā

LANDSCAPE/DRAINAGE PLAN CONFLICT STATEMENT

To: Planning Administrator
Town of Palm Beach

From: Chad M. Gruber, P.E.

Re: Proposed Residence
1050 North Lake Way
Palm Beach, FL

Date: August 11, 2025

I have reviewed the landscape plan prepared by Nievera Williams Design for the referenced project received 8/7/25 and compared it with the latest conceptual drainage plan prepared by this office dated 8/8/25. There do not appear to be any conflicts between the proposed landscape material and the storm piping and exfiltration trenches.

Please feel free to contact me if you have any questions.

Sincerely,

CHAD M. GRUBER LICENSE No. 57466 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Chad M Gruber
Date: 2025.08.11 08:14:06 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Chad M. Gruber, P.E.
Florida P.E. No. 57466

Cc: File
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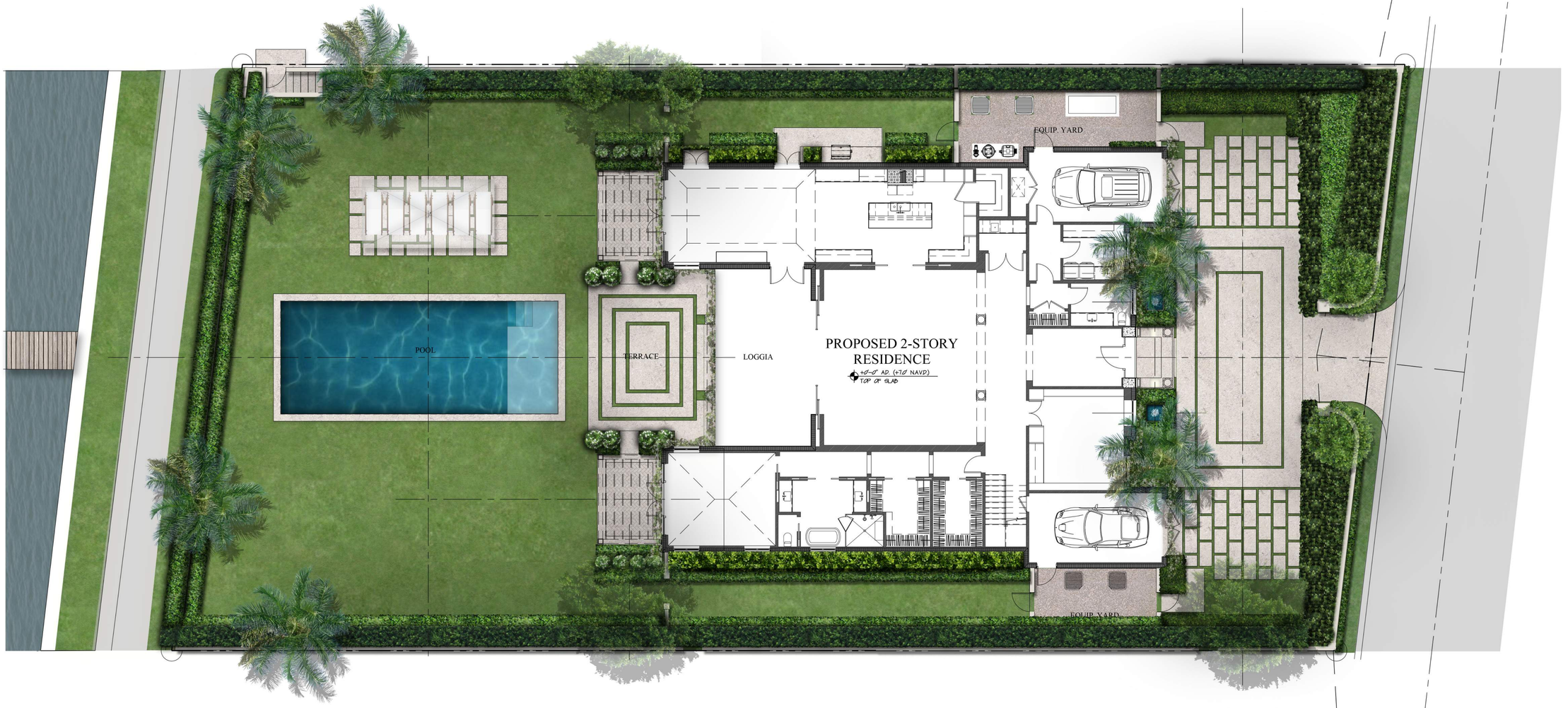

MARIO F. NIEVERA

State of Florida
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Registration No.
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OVERALL SITE PLAN

1050 NORTH LAKE WAY

PALM BEACH, FL.

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

29 AUGUST 2025
31 JULY 2025
20 MAY 2025

NIEVERA WILLIAMS
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Lo







1 EL1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
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SCALE: 1/4" = 1'-0"

EAST ELEVATION

1050 NORTH LAKE WAY

PALM BEACH, FL.

11 AUGUST 2025
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EL1



1 EL3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

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

WEST ELEVATION

1050 NORTH LAKE WAY

PALM BEACH, FL.

11 AUGUST 2025
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EL2



1
EL2
NORTH ELEVATION
SCALE: 3/8" = 1'-0"

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

MARIO F. NIEVERA

State of Florida
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ELEVATION

1050 NORTH LAKE WAY

PALM BEACH, FL.

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

11 AUGUST 2025
31 JULY 2025
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NIEVERAWILLIAMS.COM

EL3



2 EL2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

WEST ELEVATION

1050 NORTH LAKE WAY

PALM BEACH, FL.

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

11 AUGUST 2025
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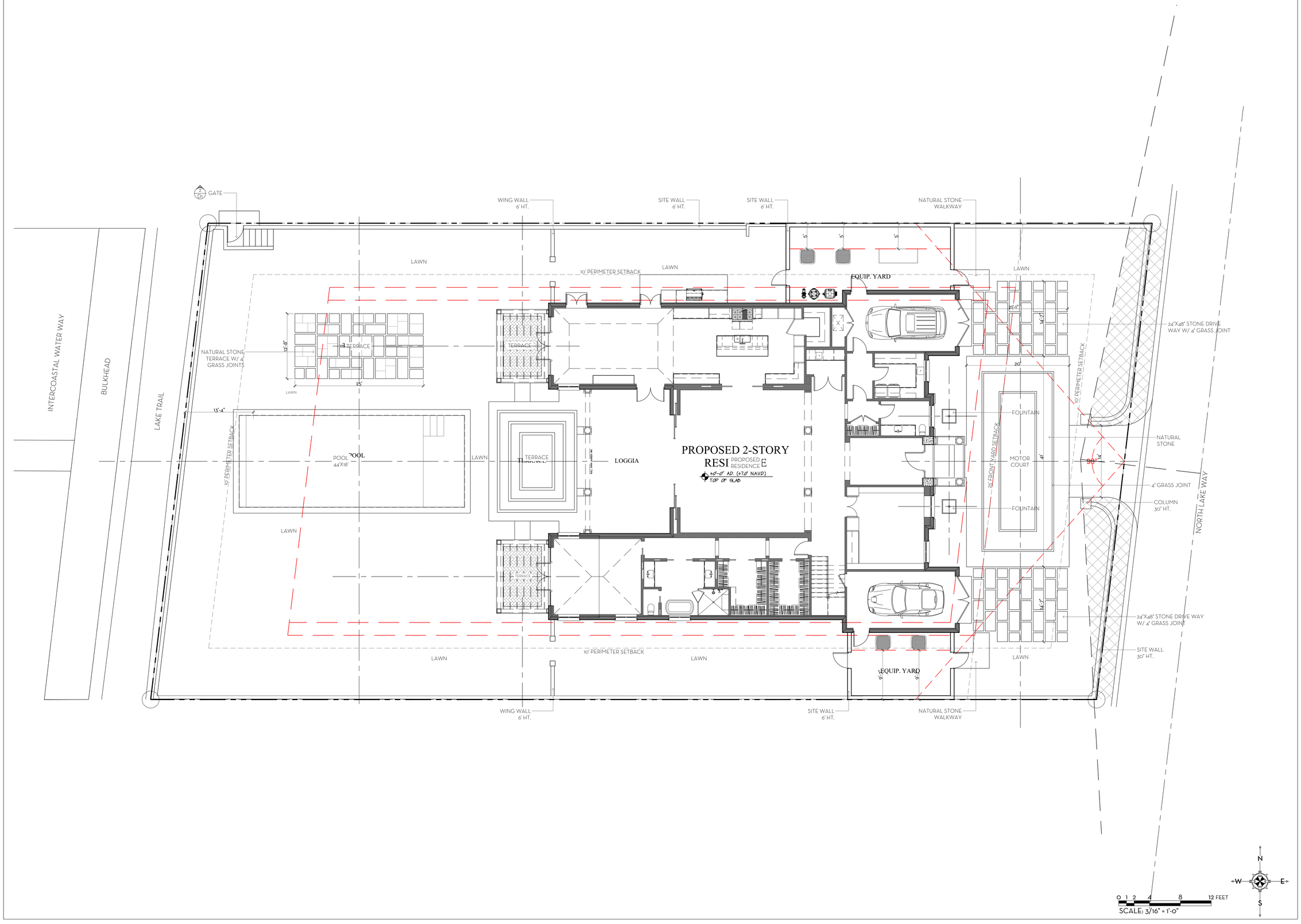
EL4



MARIO F. NIEVERA

State of Florida
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Registration No.
6666856

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

HARDSCAPE PLAN ENLARGEMENT

1050 NORTH LAKE WAY

PALM BEACH, FL.

29 AUGUST 2025
31 JULY 2025
20 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

L1



1 L2 LIMESTONE-GENERAL PAVING



2 L2 WHITE PEA GRAVEL-EQ. AREAS

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE MATERIAL

1050 NORTH LAKE WAY

PALM BEACH, FL.

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

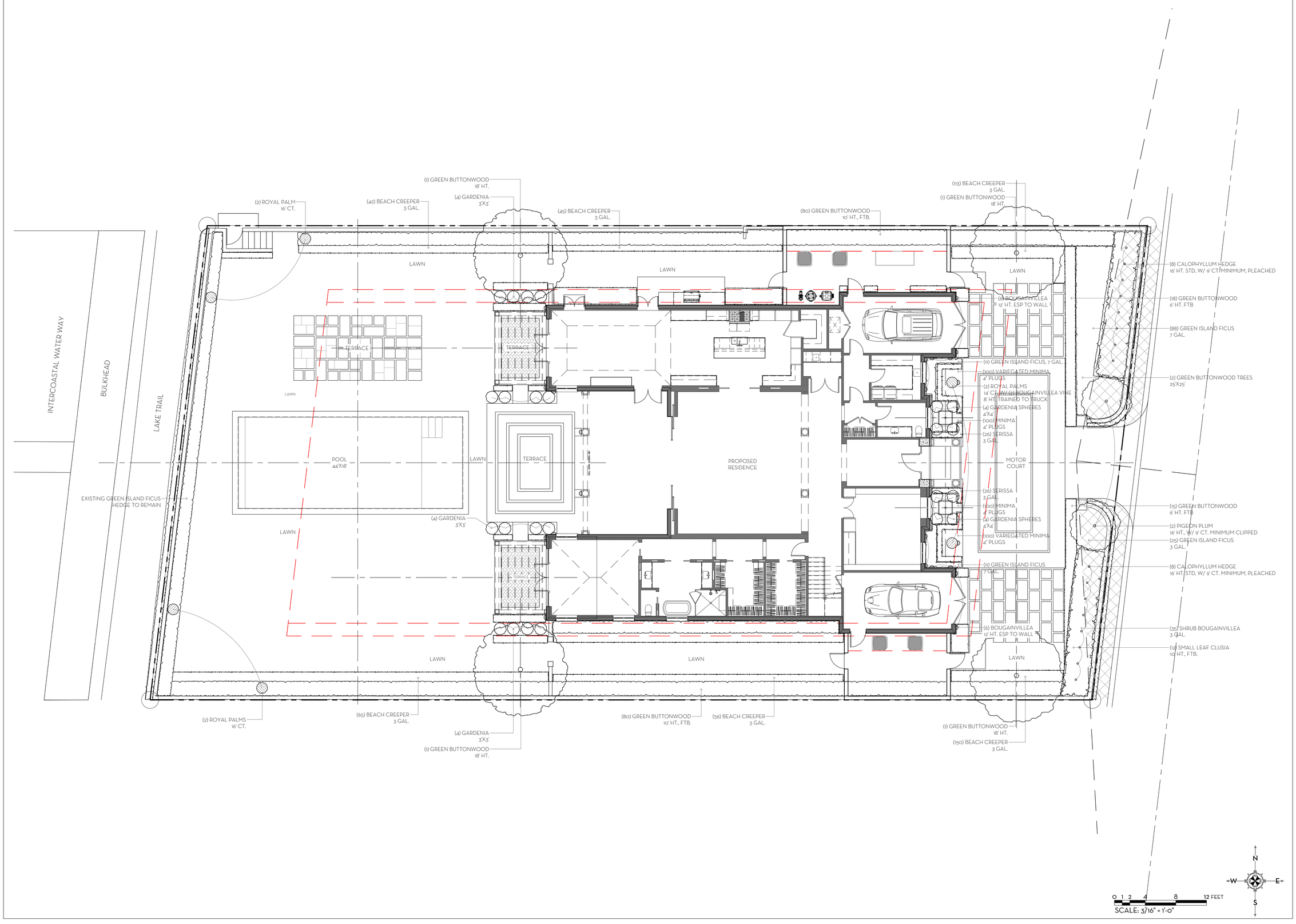
29 AUGUST 2025
31 JULY 2025
20 MAY 2025

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

L2



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN ENLARGEMENT
1050 NORTH LAKE WAY
PALM BEACH, FL.

29 AUGUST 2025
31 JULY 2025
20 MAY 2025

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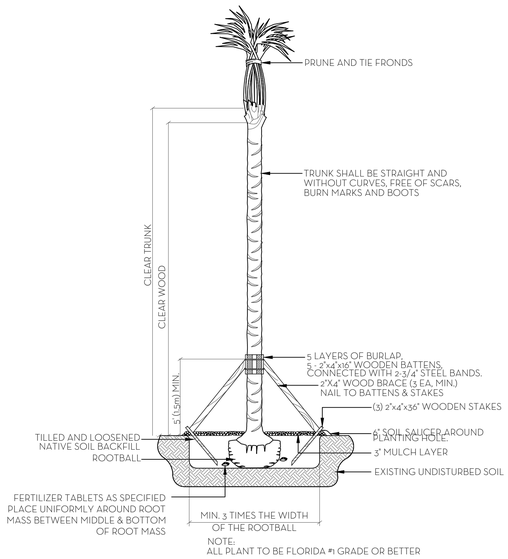
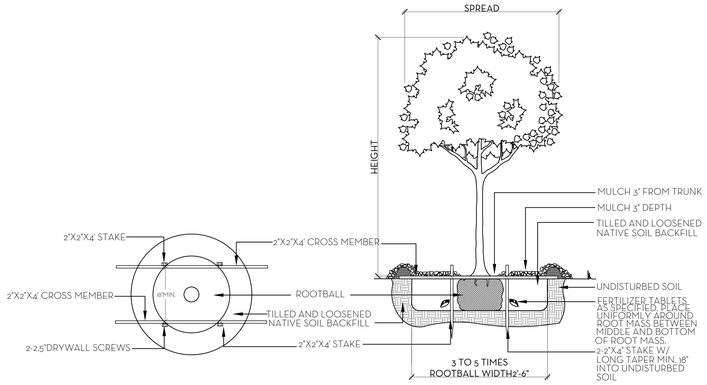
LP1



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:
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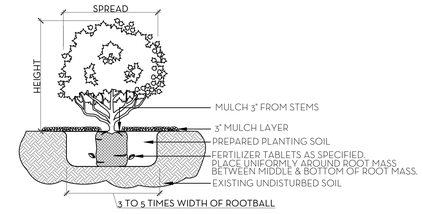
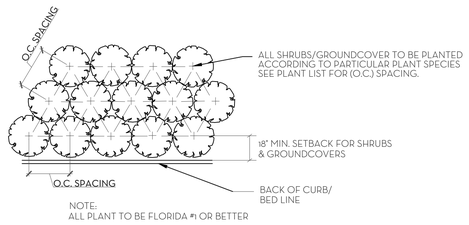
TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
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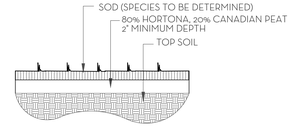
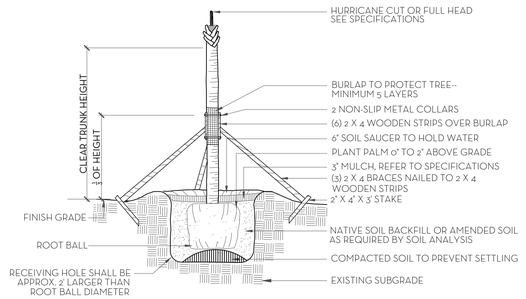
PLANT SPACING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN,
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



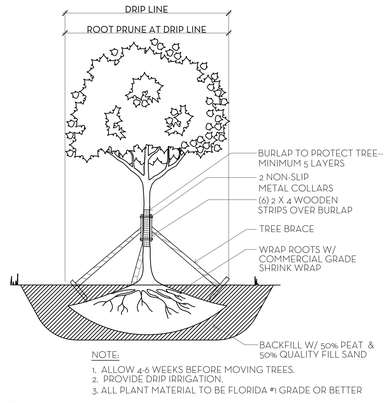
SOD PLANTING DETAIL
N.T.S.

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



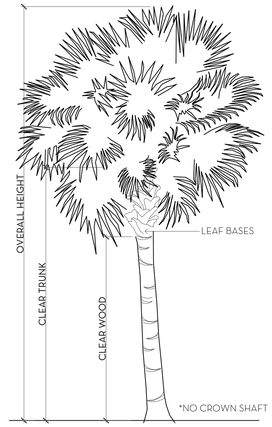
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:

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

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

NIEVERA WILLIAMS DESIGN

1050 North Lake Way

September 04, 2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native	Covered Area (sf)
1	**TREES**					
2	Calophyllum	Calophyllum	16	16' HT. STD 9' CT MIN. PLEACHED	*	
3	Pigeon Plum	Coccoloba diversifolia	2	16' HT. 9' CT. MIN. CLIPPED	*	
4	Green Buttonwood	Conocarpus erectus	4	18' HT.	*	
5	Green Buttonwood	Conocarpus erectus	2	25'x25'	*	
6			24		100%	
7	**PALMS**					
8	Royal Palm	Roystonea regia	2	14' CT.	*	
9	Royal Palm	Roystonea regia	4	16' CT.	*	
10			6			
11	**HEDGE/SHRUB/VINES**					
12	Small Leaf Clusia	Clusia guttifera	12	10' HT., FTB.		
13	Cotoneaster	Serissa japonica	52	3 GAL.		
14	Green Buttonwood	Conocarpus erectus	160	10' HT., FTB.	*	
15	Green Buttonwood	Conocarpus erectus	33	6' HT., FTB.	*	
16	Green Island ficus	Ficus microcarpa 'Green Island'	135	7 GAL.		
17	Gardenia	Gardenia jasminoides	16	3'x3'		
18	Gardenia	Gardenia jasminoides	8	4'x4'		
19	Bougainvillea	Bougainvillea ssp.	12	12' HT. ESP. TO WALL		
20	Bougainvillea	Bougainvillea ssp.	2	8' HT. TRAINED TO TRUNK		
21	Bougainvillea (Shrub)	Bougainvillea ssp.	35	3 GAL.		
22			465		42%	
23	**GROUNDCOVER**					
24	Beach Creeper	Ernodea littoralis	504	3 GAL.	*	756
25	Asiatic Jasmine	Trachelospermum asiaticum 'Minima Variegata'	200	4" PLUGS		
26	Asiatic Jasmine	Trachelospermum asiaticum 'Minima'	200	4" PLUGS		
27	Annuals		100			50
28			904		56%	806
29	**SOD**					
30	Diamond Zoysia Sod		VIF			

Line #	Landscape Legend		
1	**Property Address:**	1050 North Lake Way	
2	**Lot Area (sq. ft.):**	17,067 sq ft	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	7,680 sq ft (45%)	8,071 sq ft (47.29%)
5	LOS to be altered (Sq FT and %)	N/A	
6	Perimeter LOS (Sq Ft and %)	3,840 sq ft (50%)	4,347 sq ft (56.6%)
7	Front Yard LOS (Sq Ft and %)	934 sq ft (40%)	1,159 sq ft 49.63%
8	Native Trees %	30% (number of trees)	100%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	42%
10	Native Groundcover %	30% (groundcover area)	56%
	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

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Registration No.
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PLANT LIST AND DETAILS

1050 NORTH LAKE WAY

PALM BEACH, FL.

29 AUGUST 2025
31 JULY 2025
20 MAY 2025

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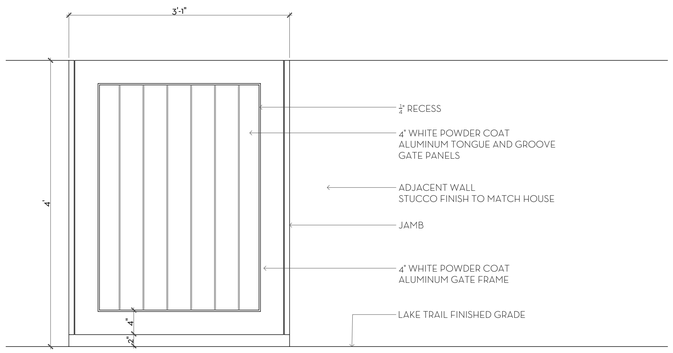
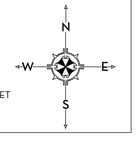
LP2



2 / D1 LAKE TRAIL GATE ELEVATION
SCALE: 1" = 1'-0"



0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE DETAILS

1050 NORTH LAKE WAY

PALM BEACH, FL.

11 AUGUST 2025
31 JULY 2025
20 MAY 2025

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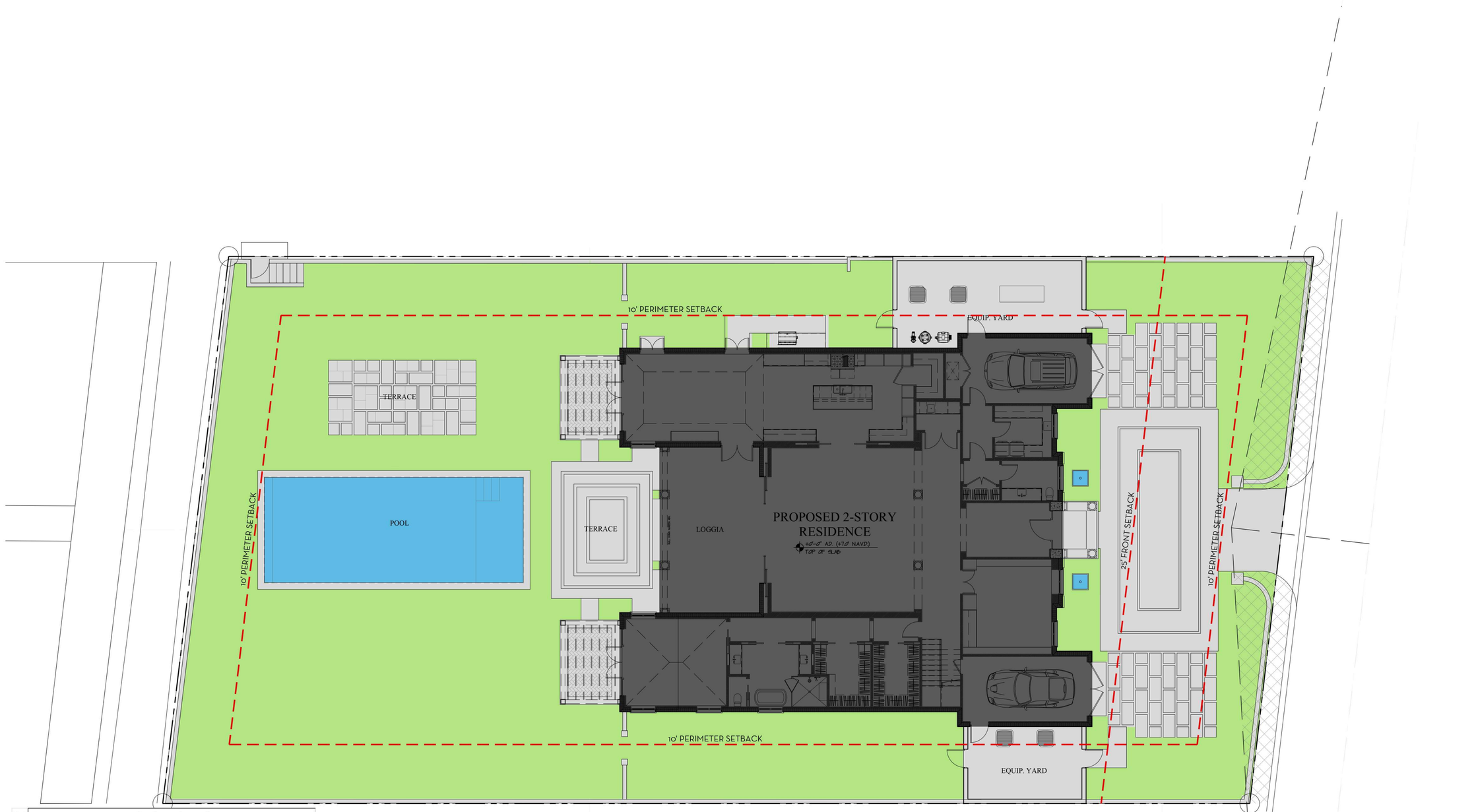
D1



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MINIMUM LANDSCAPE:			
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PROPOSED =	8,071	SQ FT	47.29%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,335	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	934	SQ FT	40%
PROPOSED =	1,159	SQ FT	49.63%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,145	SQ FT
MINIMUM LANDSCAPE: (50% OF 7680 SF) = 3840 REQUIRED		
PROPOSED =	4,347	SQ FT

OPEN SPACE LEGEND

- LANDSCAPE
- HARDSCAPE
- BUILDING
- WATER FEATURE

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

OPEN SPACE DIAGRAM

1050 NORTH LAKE WAY

PALM BEACH, FL.

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

29 AUGUST 2025
31 JULY 2025
20 MAY 2025

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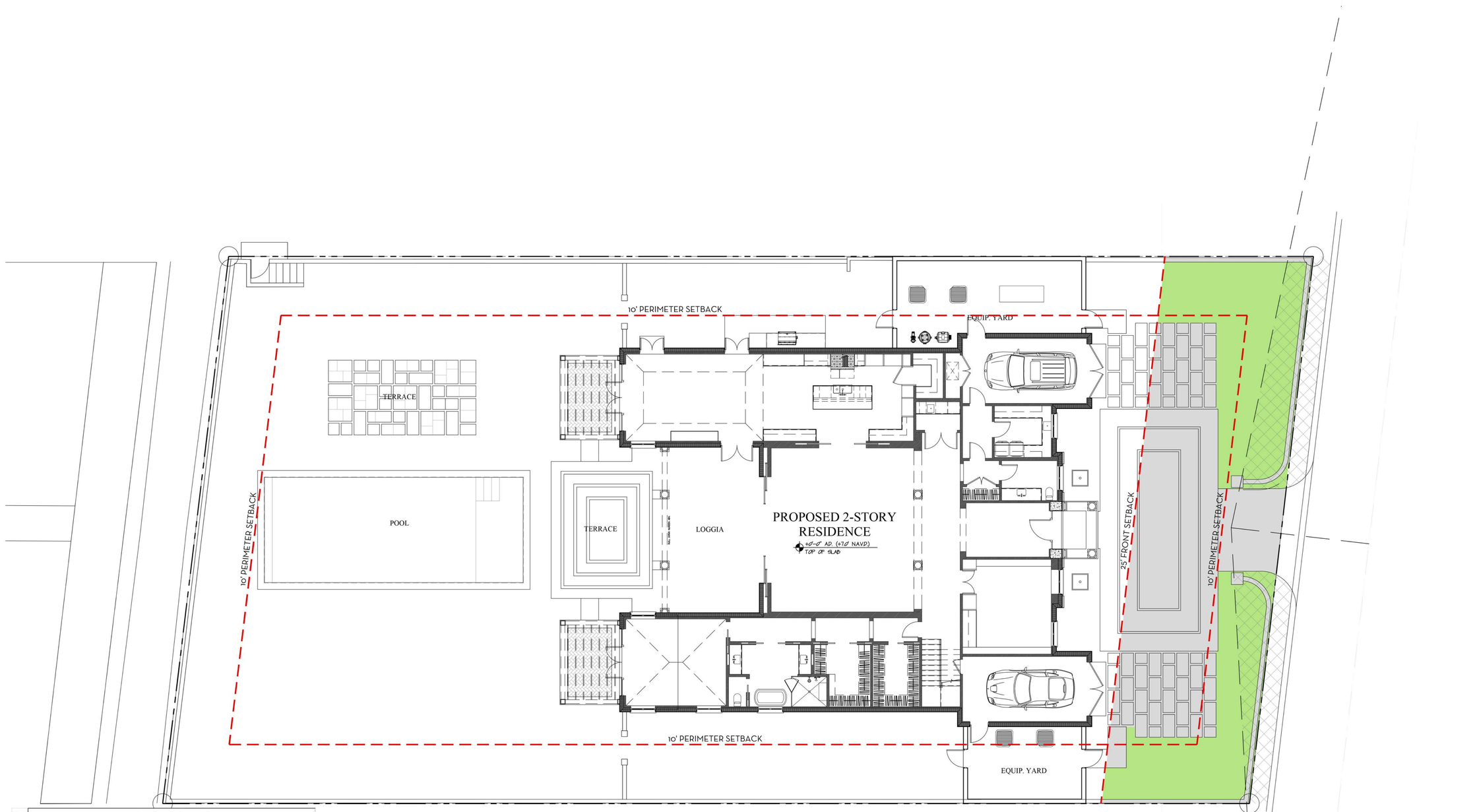
OS1



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- HARDSCAPE
- BUILDING
- WATER FEATURE

0 1 4 8 16 FEET

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

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PALM BEACH, FL.

29 AUGUST 2025
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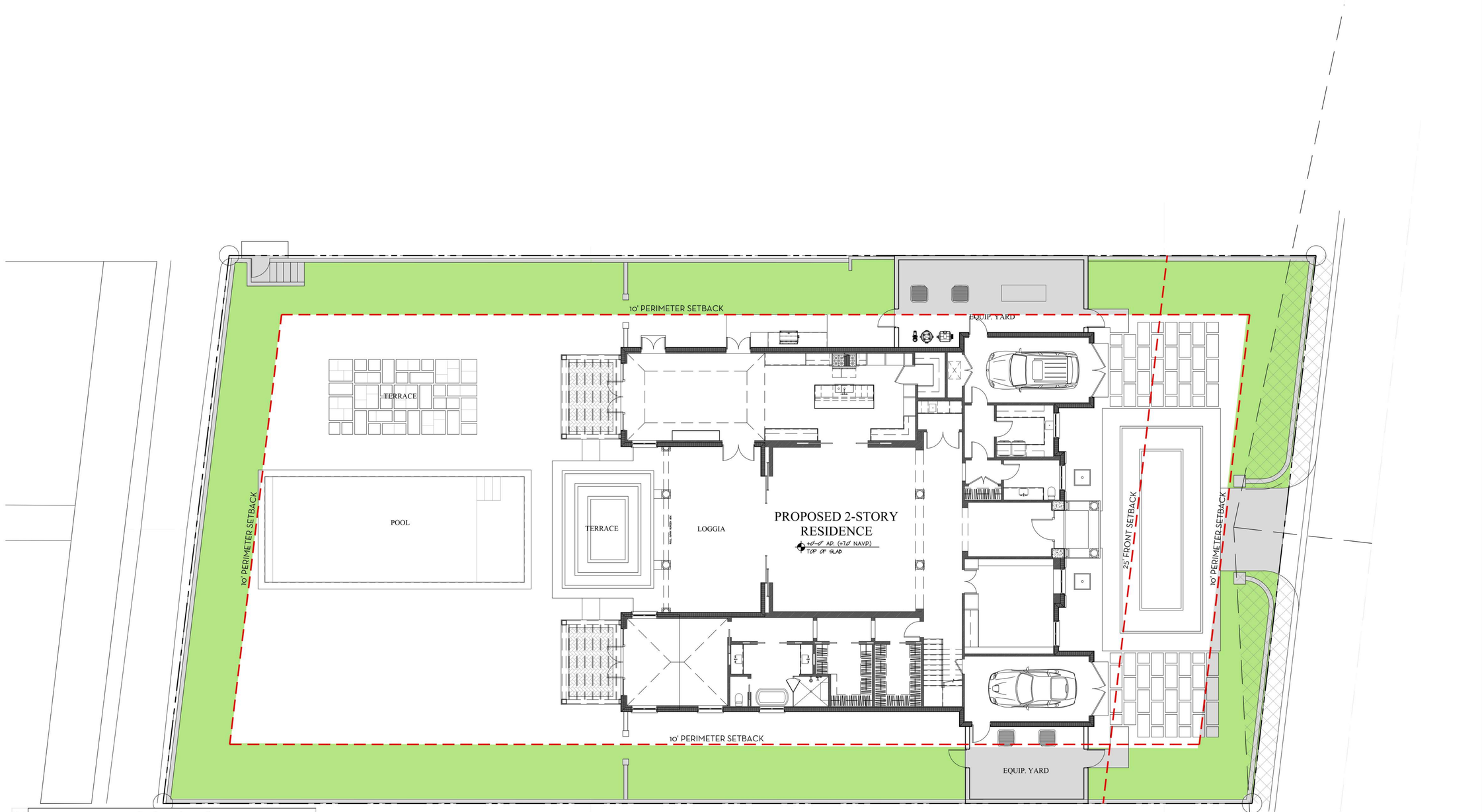

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- LANDSCAPE
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- BUILDING
- WATER FEATURE

0 1 4 8 16 FEET

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

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OPEN SPACE DIAGRAM

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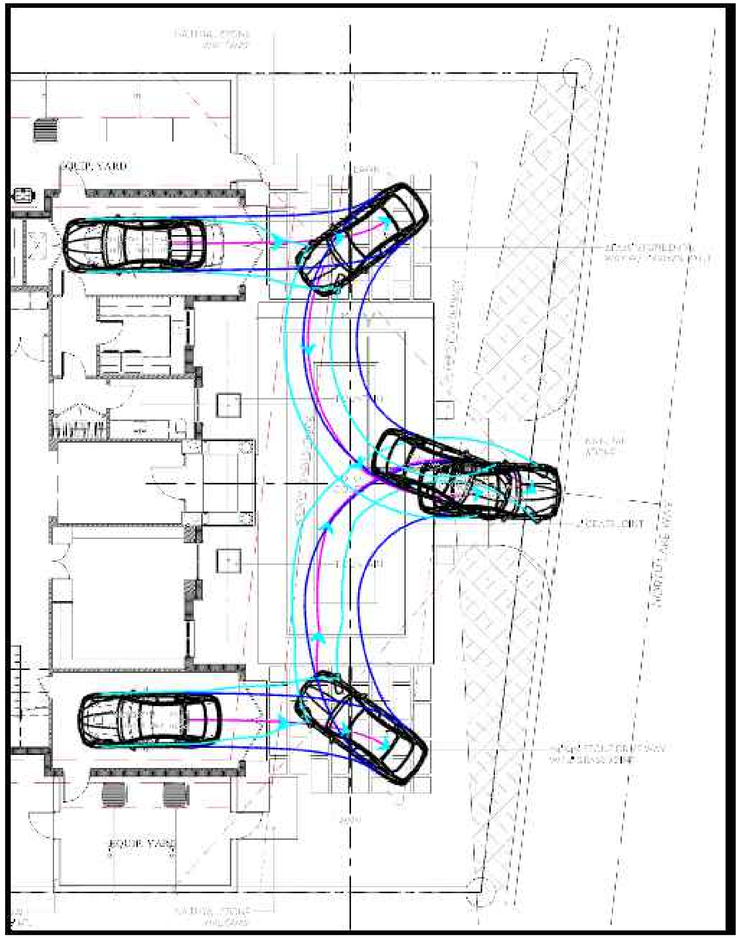
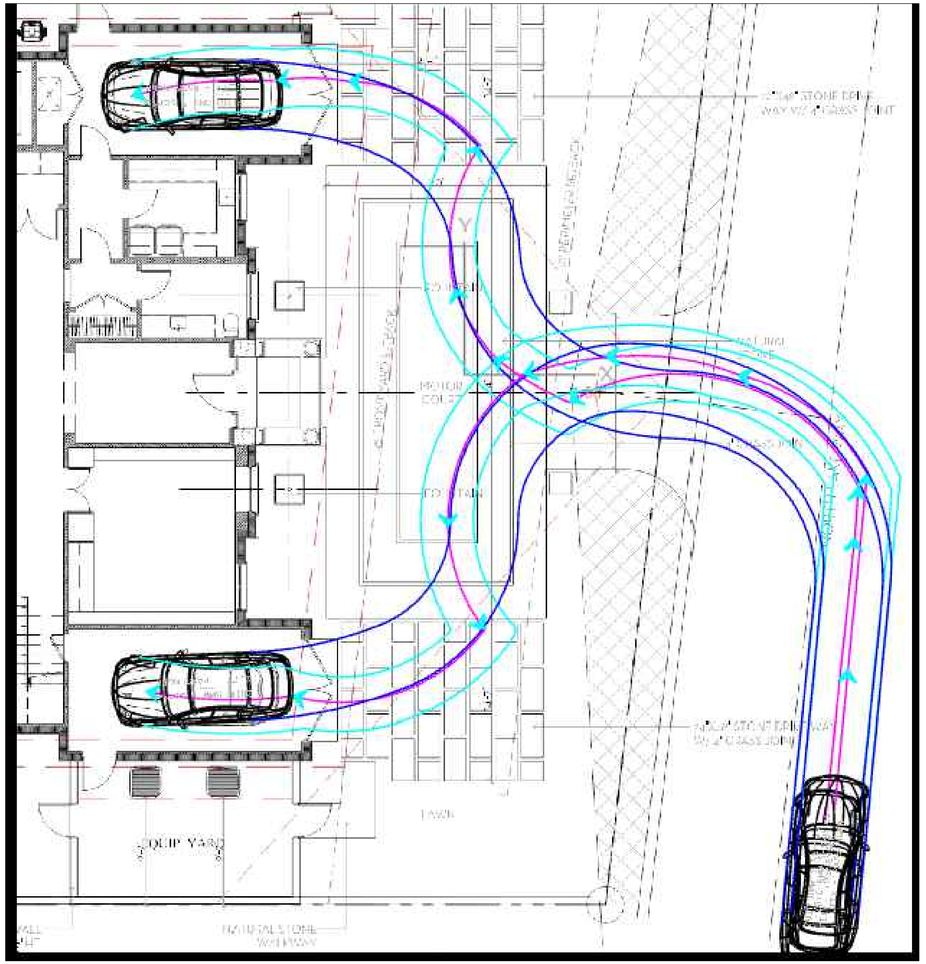
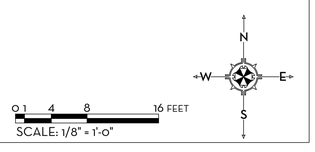


LEAVING PROPERTY



ENTERING PROPERTY



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

MARIO F. NIEVERA

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GARAGE ACCESS DIAGRAM

1050 NORTH LAKE WAY

PALM BEACH, FL.

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

11 AUGUST 2025
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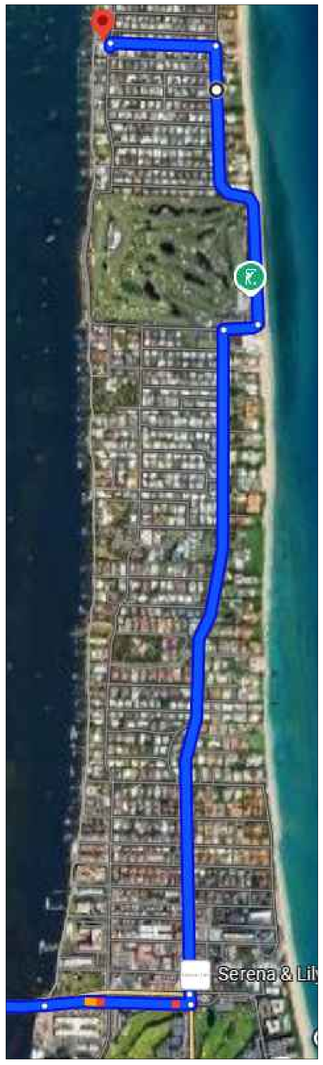
SK1



TRUCK LOGISTICS PLAN

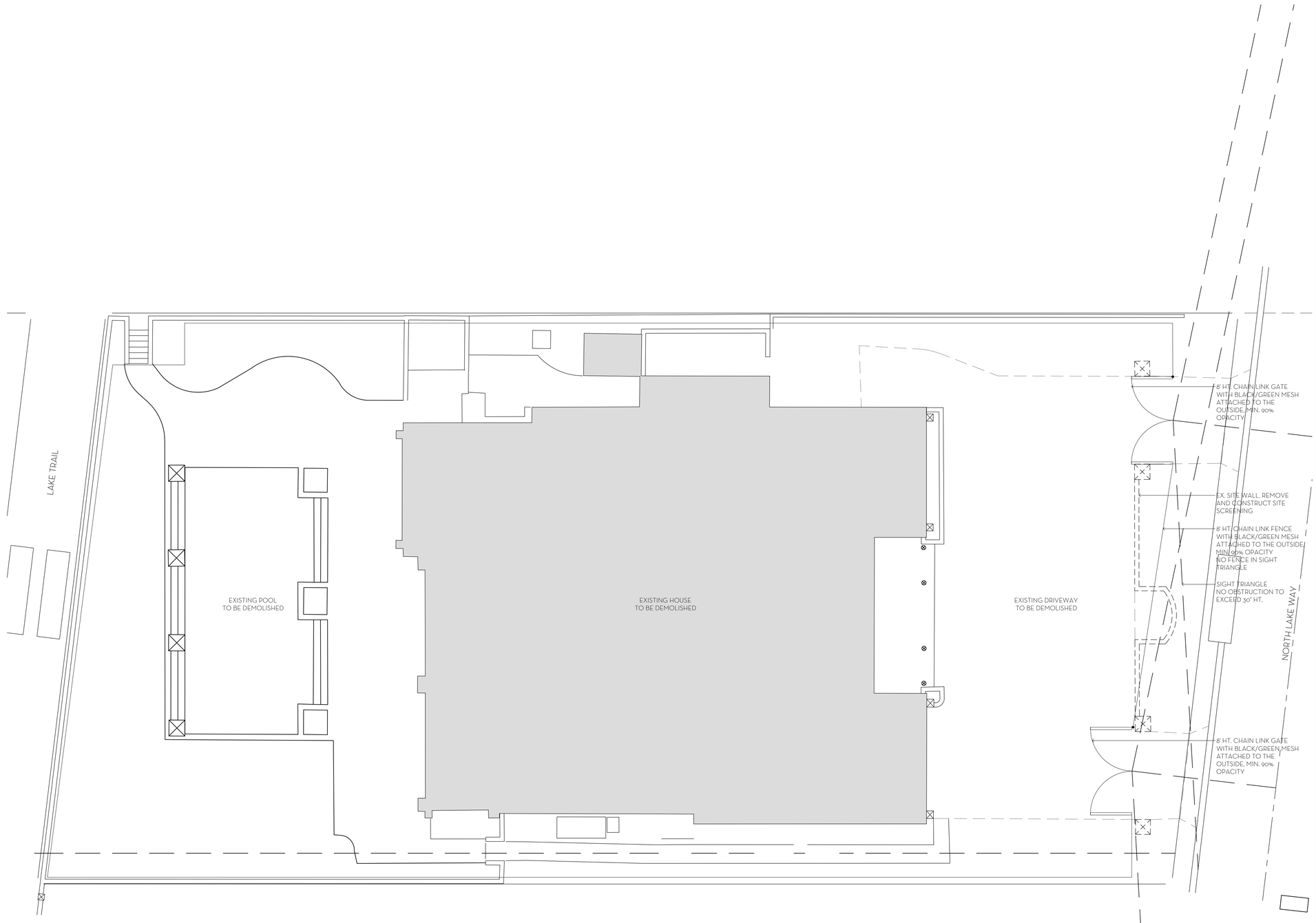
ACCESS SITE VIA NORTH BRIDGE TO COUNTY RD/N. OCEAN OCEAN BLVD.

N. OCEAN BLVD TO VIA MARILA

VIA MARILA DEAD ENDS AT SITE

MAX. TRUCK LENGTH: 30 FT.

ALL WORK TO OCCUR ON SITE



SEQUENCE OF DEMOLITION AND CONSTRUCTION:

1. FRONT SITE WALL TO BE DEMOLISHED
2. FRONT CONSTRUCTION SCREENING TO BE INSTALLED PER PLAN IMMEDIATELY AFTER
3. PERIMETER LANDSCAPE TO BE REMOVED
4. CONSTRUCTION SCREENING TO BE INSTALLED AROUND PERIMETER IMMEDIATELY AFTER
5. EXISTING HOME DEMOLITION
6. NEW HOME CONSTRUCTION

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6666856

CONSTRUCTION SCREENING PLAN

1050 NORTH LAKE WAY

PALM BEACH, FL.

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

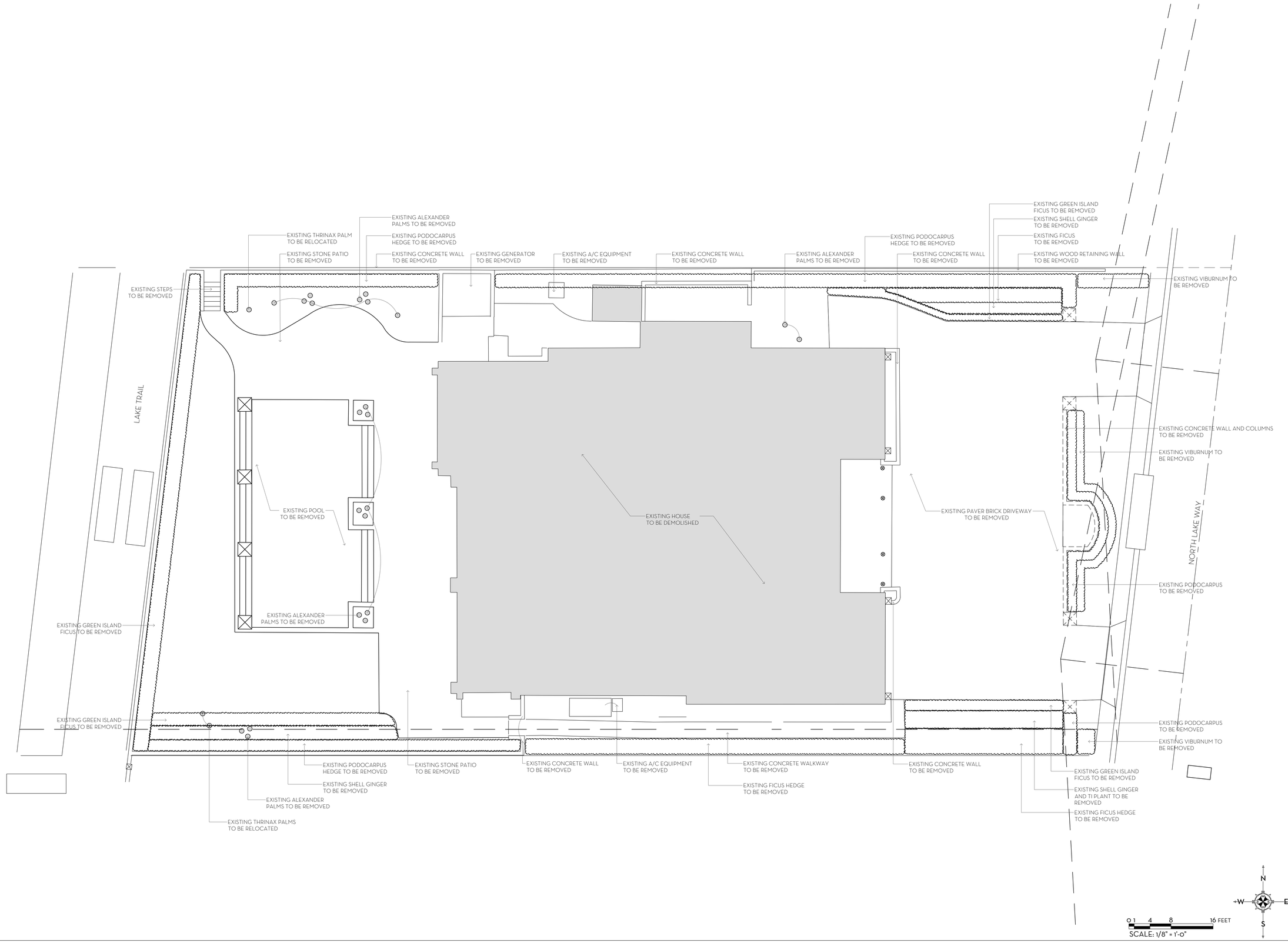
11 AUGUST 2025
31 JULY 2025
20 MAY 2025

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

CSP



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING SITE PLAN

1050 NORTH LAKE WAY

PALM BEACH, FL.

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EX

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: September 25, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0051 101 JUNGLE RD. The applicant, PB JUNGLE 101 LLC (Martin W. Meyer, Registered Agent), has filed an application requesting Architectural Commission review and approval for renovations and additions to an existing two-story residence including partial demolition and reconstruction of the primary structure, complete demolition of an existing one-story accessory structure and construction of a new, two-story accessory structure, new basement level, and sitewide hardscape and landscape improvements.

Date: 9/18/2025

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-25-0051 101 JUNGLE RD. The applicant, PB JUNGLE 101 LLC (Martin W. Meyer, Registered Agent), has filed an application requesting Architectural Commission review and approval for renovations and additions to an existing two-story residence including partial demolition and reconstruction of the primary structure, complete demolition of an existing one-story accessory structure and construction of a new, two-story accessory structure, new basement level, and sitewide hardscape and landscape improvements.

Applicant: PB Jungle 101 LLC (Martin W. Meyer, Registered Agent)
Architecture: Smith and Moore Architects Inc
Landscape: Nievera Williams Design

THE PROJECT:

The applicant has submitted plans, entitled "ALTERATIONS AND ADDITIONS PB JUNGLE 101 LLC 101 JUNGLE RD, PALM BEACH, FL 33480" as prepared by **Smith and Moore Architects Inc.,** date uploaded to the Town 09/08/25.

The following scope of work is proposed:

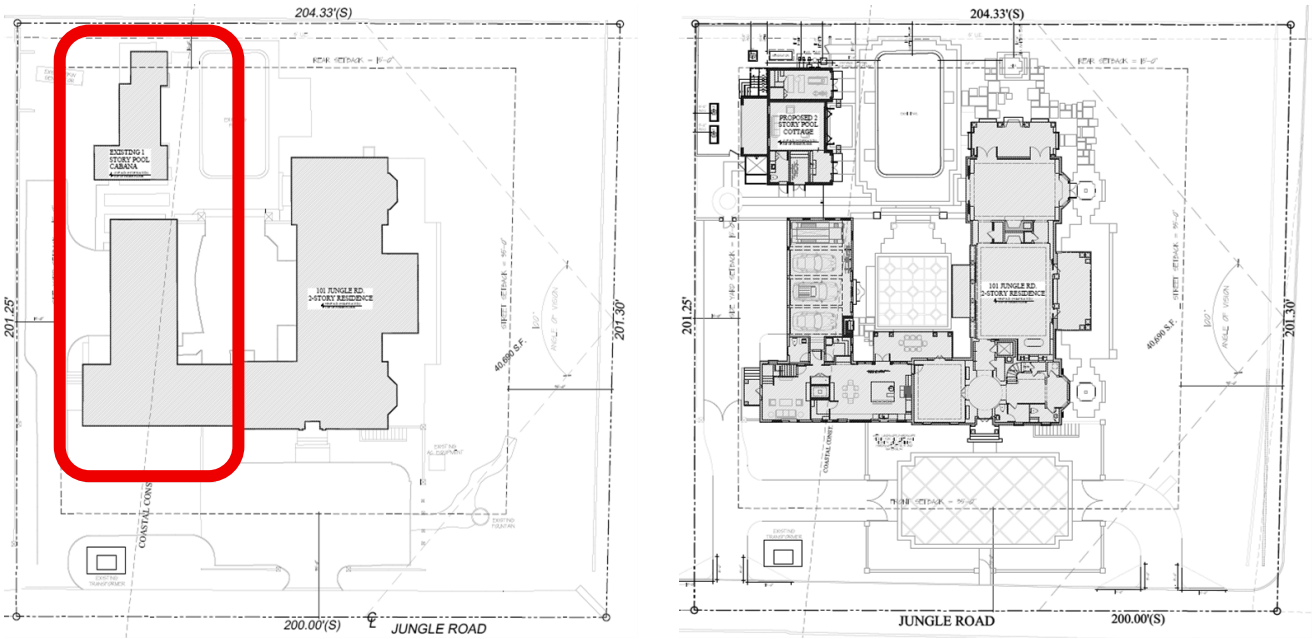
- Renovations and additions to an existing residential estate.
- Partial demolition and reconstruction of the two-story primary structure.
- Complete demolition of the one-story accessory structure to be replaced with a two-story accessory structure.
- New basement level.
- Sitewide hardscape and landscape improvements.

Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
Lot Size	40,690 SF	**Crown of Road**	13.45’ NAVD
Lot Depth	201’	**Lot Width**	202’
Lot Coverage	Permitted: 25% (10,173 SF) Existing: 16.2% (6,580 SF) Proposed: 18.9% (7,700 SF)	**Enclosed Square Footage**	Existing: 12,494 SF Proposed: 15,503 SF
CCR	N/A (R-A Zoning District)	**FEMA Flood Zone**	Zone X
Surrounding Properties / Zoning			
North	100 El Vedado Rd | Residence / R-A		
South	102 Jungle Rd | Residence / R-A		
East	South Ocean Blvd & Atlantic Ocean		
West	105 Jungle Rd | Residence / R-A		

STAFF ANALYSIS

The applicant is proposing partial demolition of a two-story wing of the primary residence to be replaced with a two-story wing with basement. A one-story accessory structure is proposed for total demolition and to be replaced with a two-story accessory structure.

Sitewide hardscape and landscape are also proposed. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.



Existing site plan (left) and proposed site plan (right). Red indicates portion to be demolished.

The site is located at the easternmost parcel on the north side of Jungle Road and is bordered by South Ocean Blvd to the east with the Atlantic Ocean just beyond. The existing and proposed home configuration is in a U formation with two-story massing on the east, south and west with a center courtyard and swimming pool. A detached accessory structure exists in the northwest part of the site and is proposed to be replaced with a two-story structure with a slightly modified footprint. The western wing of the residence is proposed to be demolished and reconstructed within the same footprint aside from a new loggia interior to the court yard and with a new basement level below. A new two-story loggia is proposed at the northern end of the easternmost mass of the home. Besides the new loggia, no additions are proposed to this east mass with minor architectural changes proposed. The site programming also remains largely unchanged overall aside from the relocation of some site walls, relocation of a curb cut, and relocation of equipment. The swimming pool will be retained, and the courtyard paving will be renovated with new material and design with the remainder of the hardscape. The eastern vehicular curb cut will be moved further east, off of the main entry, and new enclosed auto court is proposed with pedestrian access on center with the front door at the road. The new auto court will feature vehicular gates on the east west, interior to the site, as will the auto court that leads to the side loaded garages on the west. Equipment will be collected within an equipment yard at the northwest corner of the property, behind the new accessory structure. New decorative water features are proposed around the parcel and the eastern part of the property overlooking the ocean will feature an expansive lawn.



Existing south (front) Jungle Road elevation.



Proposed south (front) Jungle Road elevation.



Existing north (rear) elevation.



Proposed north (rear) elevation.



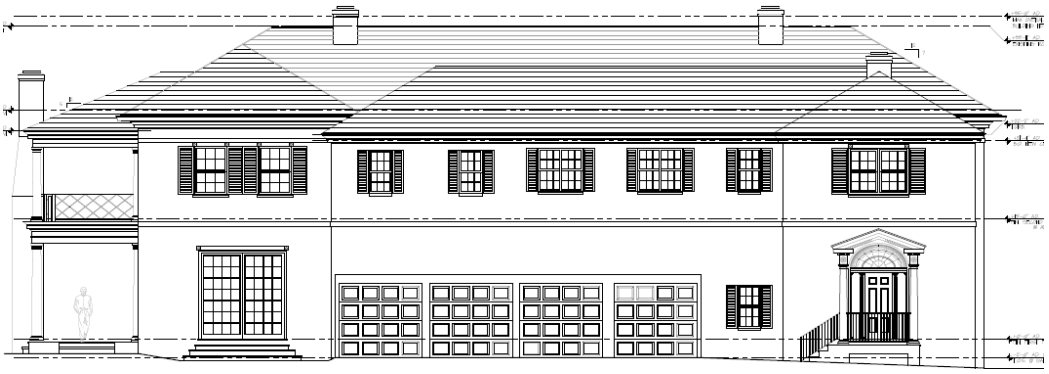
Existing east (street-side) South Ocean Boulevard elevation.



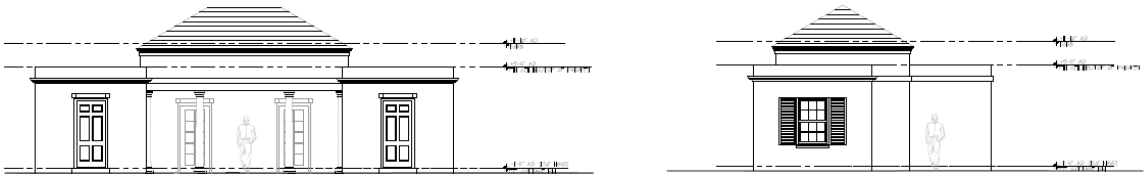
Proposed east (street-side) South Ocean Boulevard elevation.



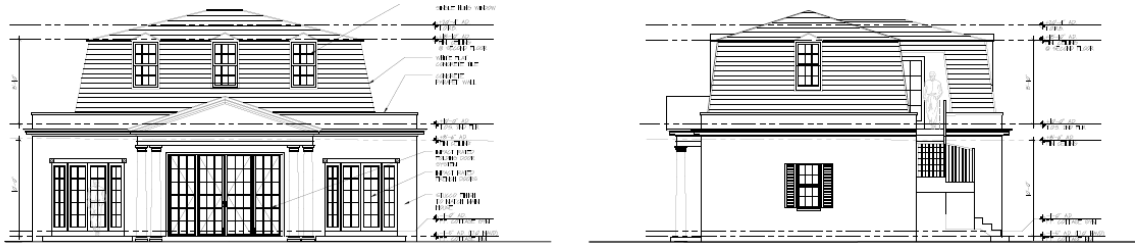
Existing west (side) elevation.



Proposed west (side) elevation.



Existing east (left) and north (right) accessory structure elevations.



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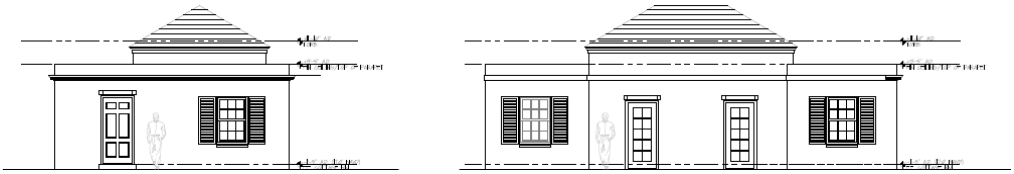
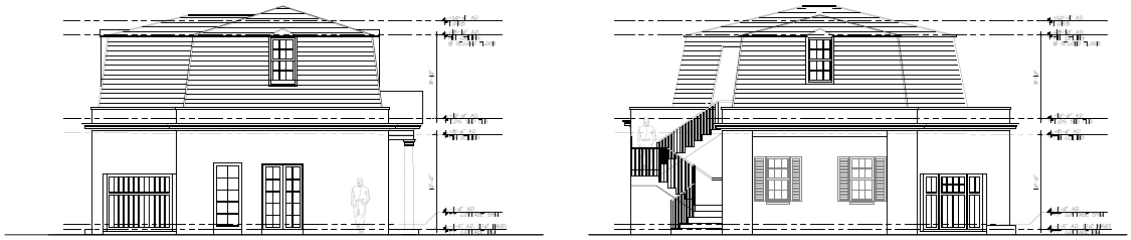


Existing south (left) and west (right) accessory structure elevations.



Proposed south (left) and west (right) accessory structure elevation.



Landscape rendering of Jungle Road (south) elevation.



Landscape rendering of South Ocean Boulevard (east) elevation.



Color rendering of proposed landscape plan.

CONCLUSION:

Approval of the project will require one (1) separate motion(s) to be made by the Architectural Commission:

(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:BMF

SMITH AND MOORE ARCHITECTS, INC.

Harold Smith • Jonathan Moore • Peter Papadopoulos • Daniel Kahan

Re: 101 Jungle Road,
Palm Beach, FL 33480

August 7, 2025

LETTER OF INTENT (LOI)
ARC-25-0051

PROPOSED RENOVATIONS AND ADDITIONS TO A TWO-STORY HOUSE IN R-A DISTRICT

Please find attached the drawings for our project located at 101 Jungle Road, within the R-A Zoning District of Palm Beach, for your review. The proposed scope of work includes renovations and additions to an existing two-story residential estate, along with partial demolition. The key elements of the proposal are as follows:

The existing two-story eastern and southeastern portions of the main residence, located under the existing hipped roof, will be preserved and renovated. On the north side of this wing, we propose new, stacked covered loggias at both the first and second floors.

The existing two-story western and southwestern portions of the main residence, currently beneath a Mansard roof, are to be demolished and reconstructed as a two-story wing with a hipped roof to match the existing structure. A new basement is proposed beneath this newly built section. Additionally, a new dining loggia off the interior courtyard is included in the design.

The existing detached one-story pool cottage will be replaced with a new, detached two-story pool cottage.

The scope also includes the installation of all new windows and doors throughout the residence, the retention of the existing pool with the addition of a new spa, and the implementation of new motor court, hardscape and landscape elements.

Existing enclosed building footprint: 12,494 sq. ft.
Proposed enclosed building footprint: 15,503 sq. ft.

We believe the proposal is in accordance with the following guidelines:

ARCHITECTURAL REVIEW IN ACCORDANCE WITH SECTION 18-205:

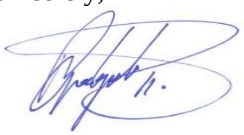
Section 18-205 – Criteria for Building Permit Review

1. The proposed residence reflects high standards of taste and design, and contributes positively to the aesthetic character of the Town and surrounding neighborhood. The design promotes a sense of beauty, spaciousness, balance, charm, and overall quality.

1500 South Olive Avenue • West Palm Beach, Florida 33401
Telephone (561) 835-1888 • Fax (561) 832-7015
www.smithmoorearchitects.com • Florida AAC No. 001285

2. The design appropriately mitigates external and internal noise, as well as other environmental factors that may reduce livability. Specific measures include:
   a. Major entertaining spaces are centrally located on the site, providing maximum separation from adjacent properties.
   b. The pool area is positioned at the rear of the residence, reducing potential impact on neighboring lots.
   c. The generator and pool equipment are sited in a walled enclosure on the northwest side of the home, maintaining their existing location and minimizing visibility and noise.
3. The exterior design and appearance of the proposed structure are of high quality and do not detract from the surrounding built environment or diminish the visual character of the neighborhood.
4. The proposed residence is compatible with surrounding developments and aligns with the Town's Comprehensive Plan.
5. The design is not excessively similar to any existing structures within 200 feet of the subject property. Specifically:
   a. The proposal does not replicate any visibly identical front or side elevations.
   b. The arrangement of doors, windows, porticos, and other façade elements are not substantially identical to those of neighboring structures, including any reversed configurations.
   c. There are no prominent duplications of key design elements such as rooflines, materials, or elevation heights.
6. The residence is not excessively dissimilar from other nearby structures and maintains architectural harmony in terms of:
   a. Overall height and roof height;
   b. Architectural design quality and material selection;
   c. Compatibility of style and expression;
   d. Composition and arrangement of building components;
   e. Perceived massing from public and private viewpoints;
   f. Design diversity that complements the scale and massing of adjacent properties;
   g. Use of proportion and detail to reduce the perception of bulk;
   h. Consideration of neighboring privacy through thoughtful design and placement of elements.
7. The proposed additions are subordinate in both style and massing to the primary structure, ensuring architectural coherence.
8. The residence is consistent with the established character of nearby homes, particularly with regard to architectural quality, design integrity, and use of materials, as viewed from both public rights-of-way and private approaches (excluding alleys).
9. The proposed development complies with all applicable provisions of the Town Code and related ordinances, including zoning requirements. No variances are required.
10. The project respects and preserves unique site characteristics, such as scenic views, natural topography, and other environmental features. There is no negative impact to any existing natural elements on or adjacent to the site.

Sincerely,



Peter Papadopoulos,
Principal Architect

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ARCHITECT

PETER PAPADOPOULOS
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LANDSCAPE ARCHITECT

KEITH WILLIAMS
NIEVERA WILLIAMS DESIGN
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CIVIL ENGINEER

CHAD GRUBER
GRUBER CONSULTING ENGINEERS
247 MERCER AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 312-2041

SURVEYING

CRAIG WALLACE
WALLACE SURVEYING CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
(561) 640-4551

#ARC-25-0051

FINAL SUBMISSION 09/08/2025

ARCOM HEARING DATE 09/25/2025

101 JUNGLE RD, PALM BEACH, FLORIDA

SCOPE OF WORK:

Renovations and additions to an existing residential estate including partial demolition and reconstruction of the primary structure, complete demolition and reconstruction of an accessory structure, new basement level, and sitewide hardscape and landscape improvements.

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S·M

ALTERATIONS AND ADDITIONS
PB JUNGLE 101 LLC
101 JUNGLE ROAD, PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
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JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP SUBMITTAL	2025-07-07
FIRST SUBMITTAL	2025-07-24
SECOND SUBMITTAL	2025-08-11
FINAL SUBMITTAL	2025-09-08

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DWG. BY: PGP/ MR
SHEET:
A-0

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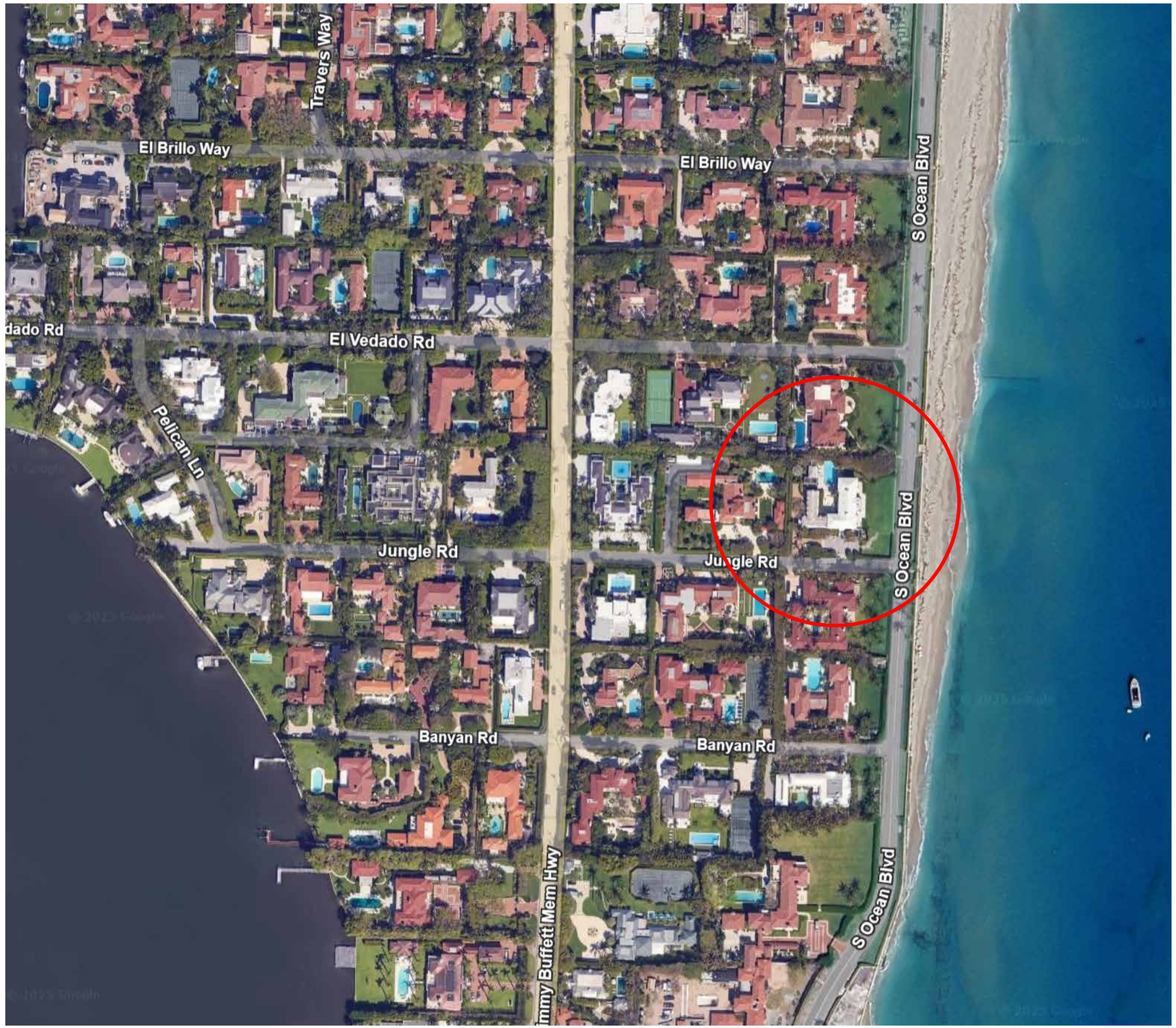
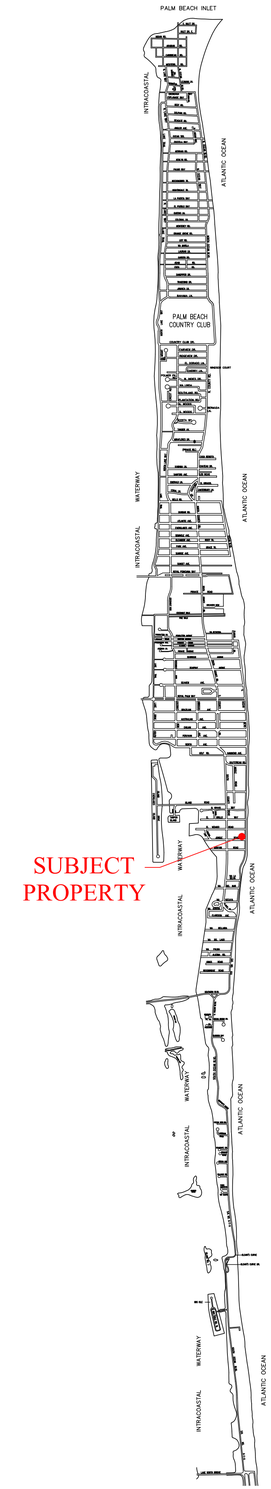


VICINITY LOCATION MAP



ISLAND MAP

1/64"=1'-0"

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101 JUNGLE - AERIAL VIEW

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SV-1a

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RADIUS MAP

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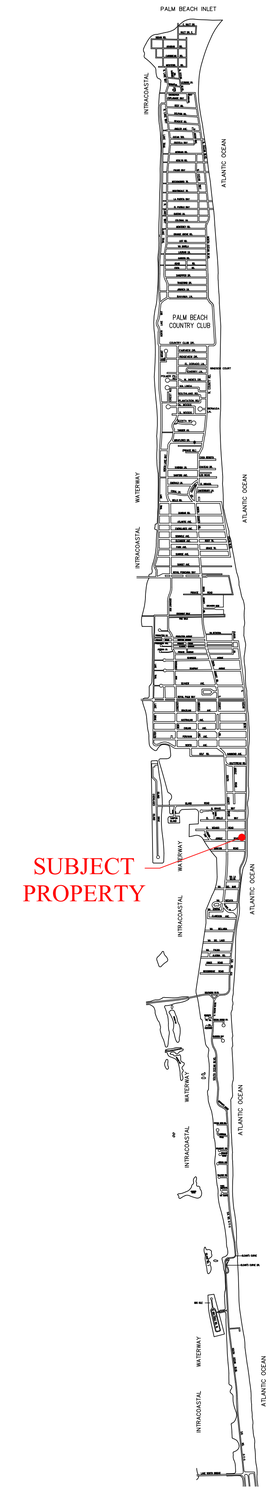

ISLAND MAP

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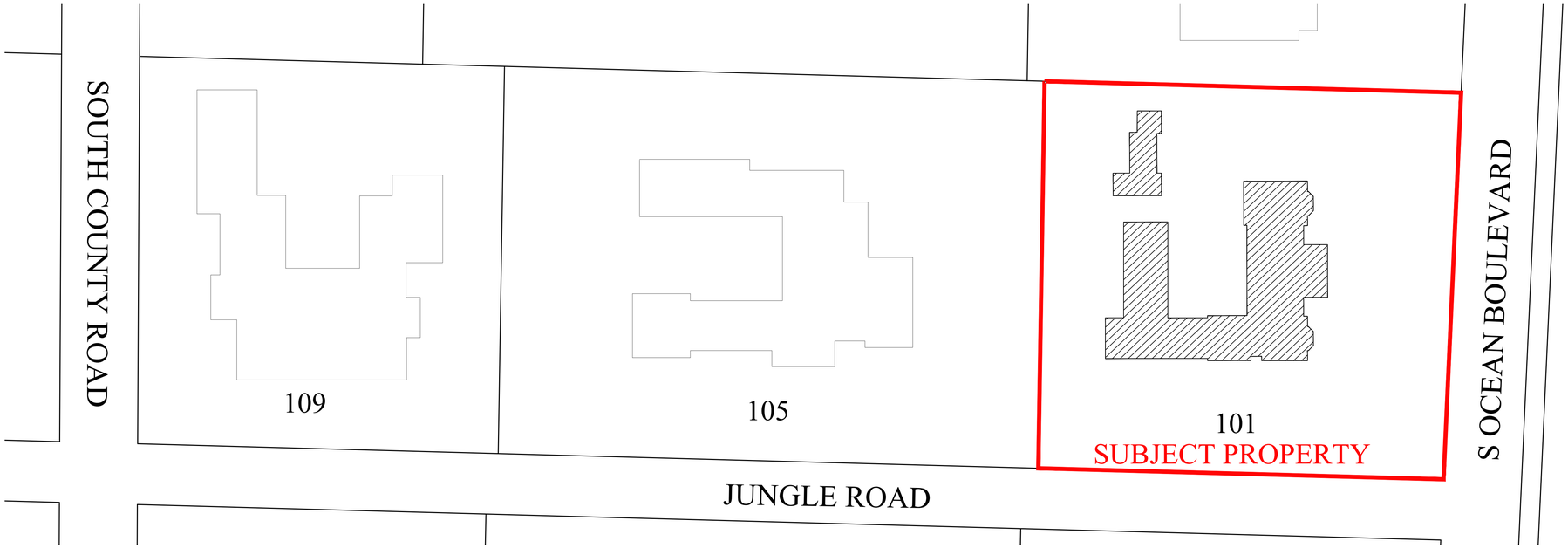

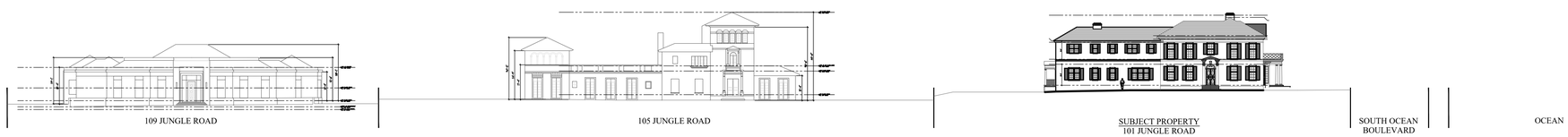

SOUTH ELEVATION W/ NEIGHBORING PROPERTIES

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

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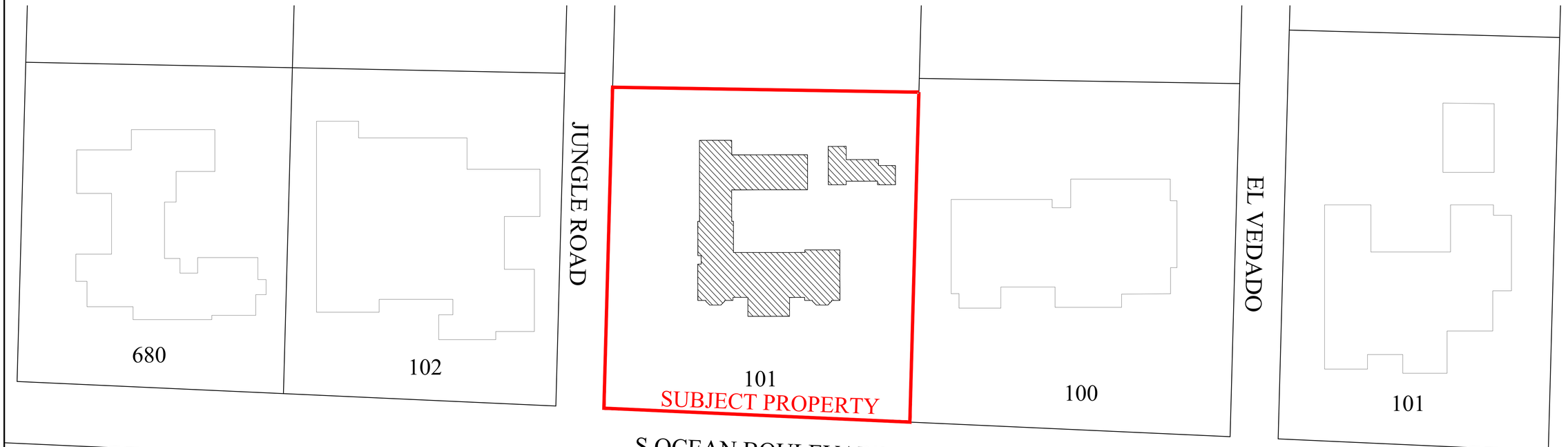



EAST ELEVATION W/ NEIGHBORING PROPERTIES

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

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SV-4

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JUNGLE STREET VIEW



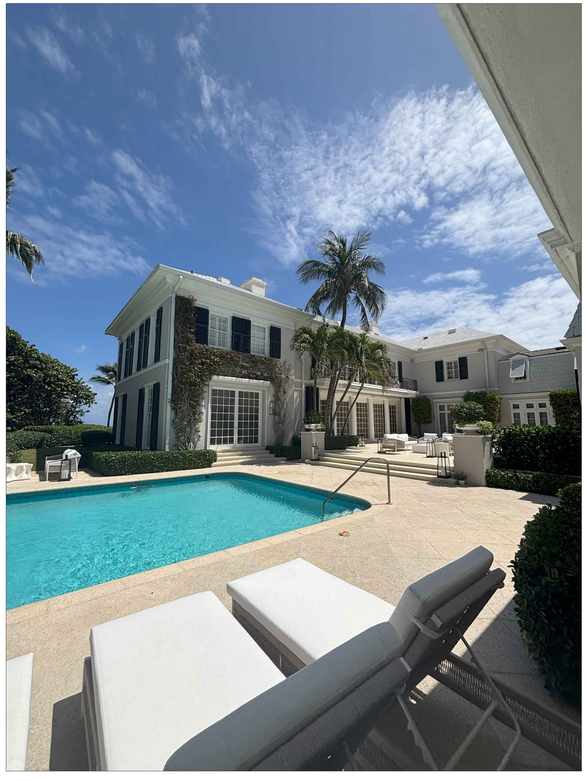
CABANA VIEW



COURTYARD VIEW



WEST SIDE YARD



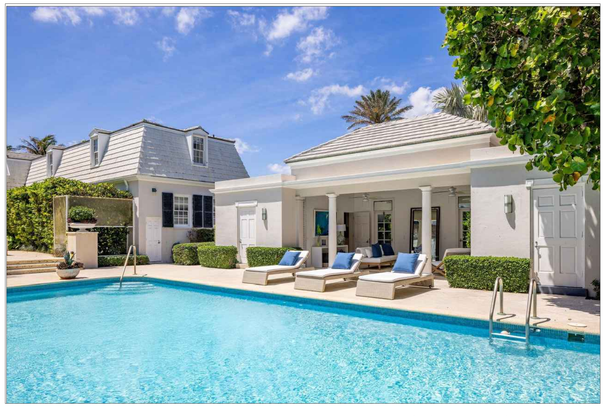
CABANA TO COURTYARD VIEW



S OCEAN STREET VIEW



JUNGLE STREET VIEW



CABANA VIEW

EXISTING IMAGES - SUBJECT PROPERTY

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• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

ALTERATIONS AND ADDITIONS
PB JUNGLE 101 LLC
101 JUNGLE ROAD, PALM BEACH, FL 33480

FLORIDA AAC
NO. 001285

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JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
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DANIEL KAHAN
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109 JUNGLE ROAD



105 JUNGLE ROAD



695 JUNGLE ROAD



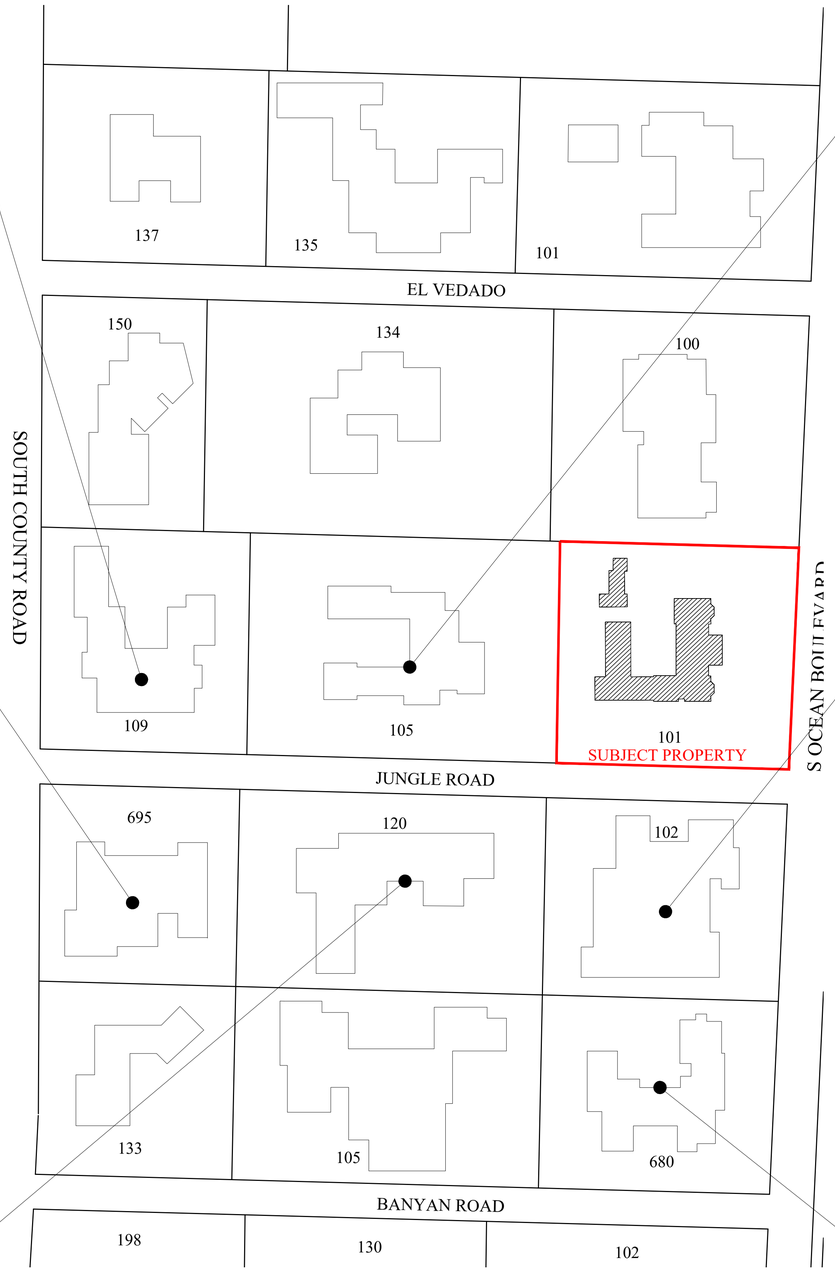
102 JUNGLE ROAD



120 JUNGLE ROAD



680 BANYAN ROAD



NEIGHBORING PROPERTIES IMAGES

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137 EL VEDADO



135 EL VEDADO



150 EL VEDADO



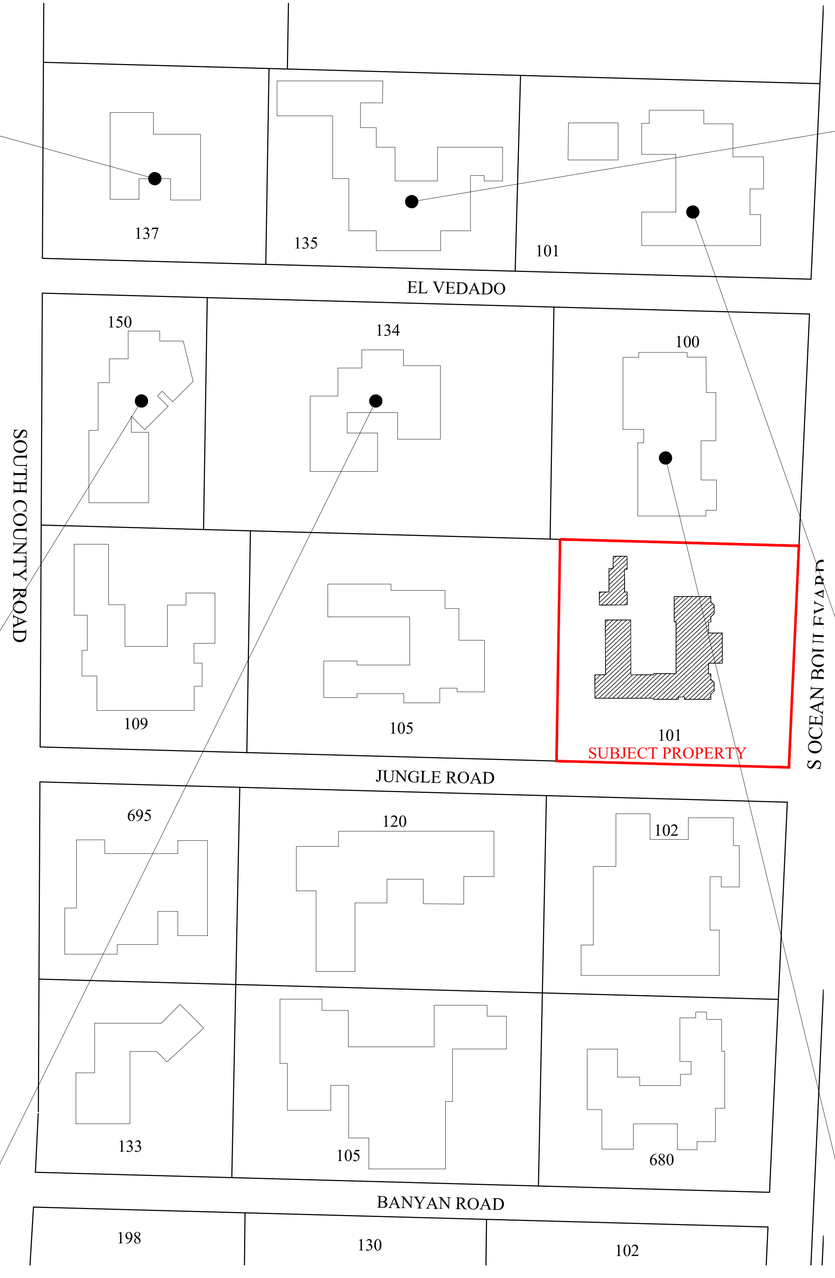
101 EL VEDADO



134 EL VEDADO



100 EL VEDADO



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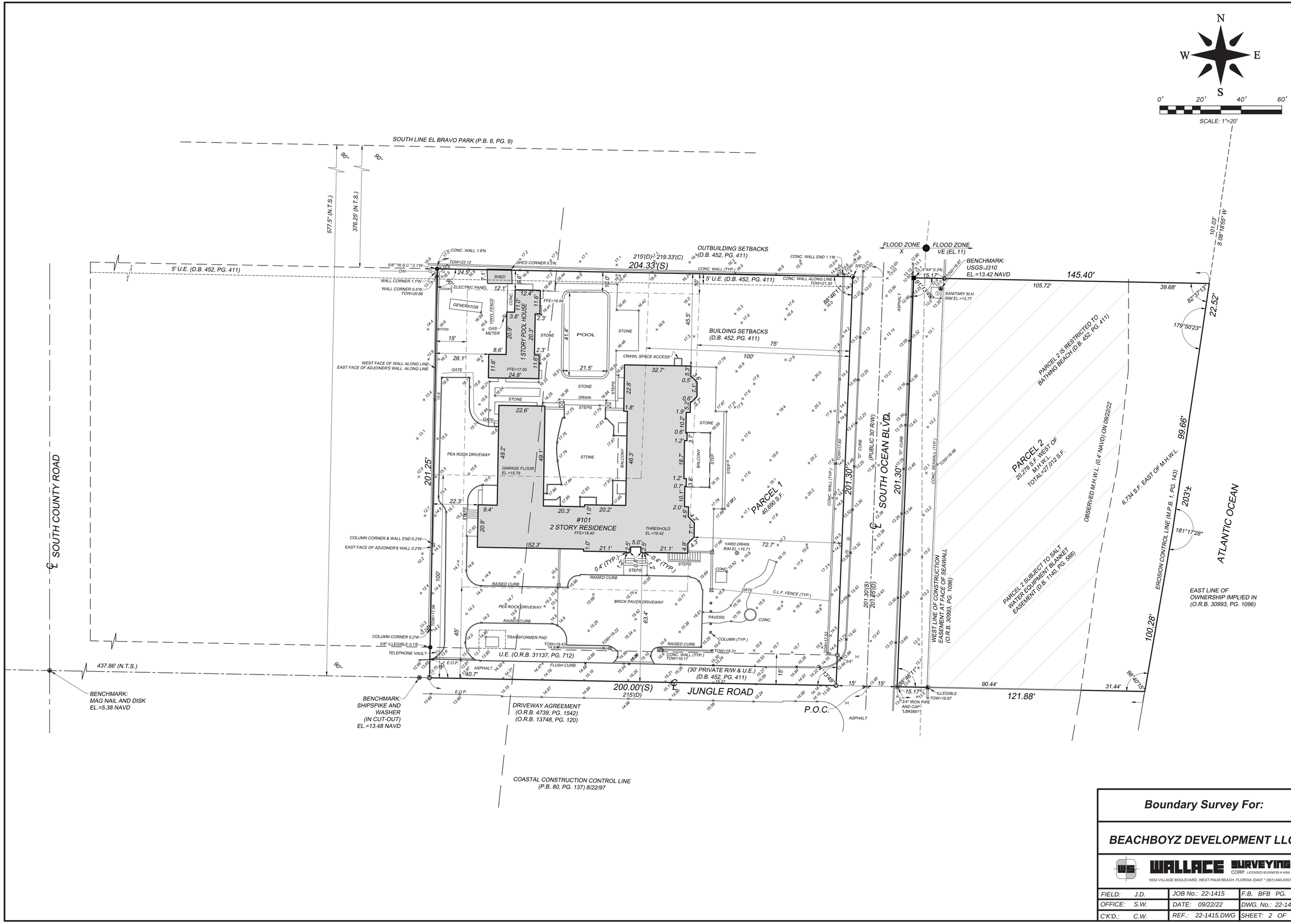
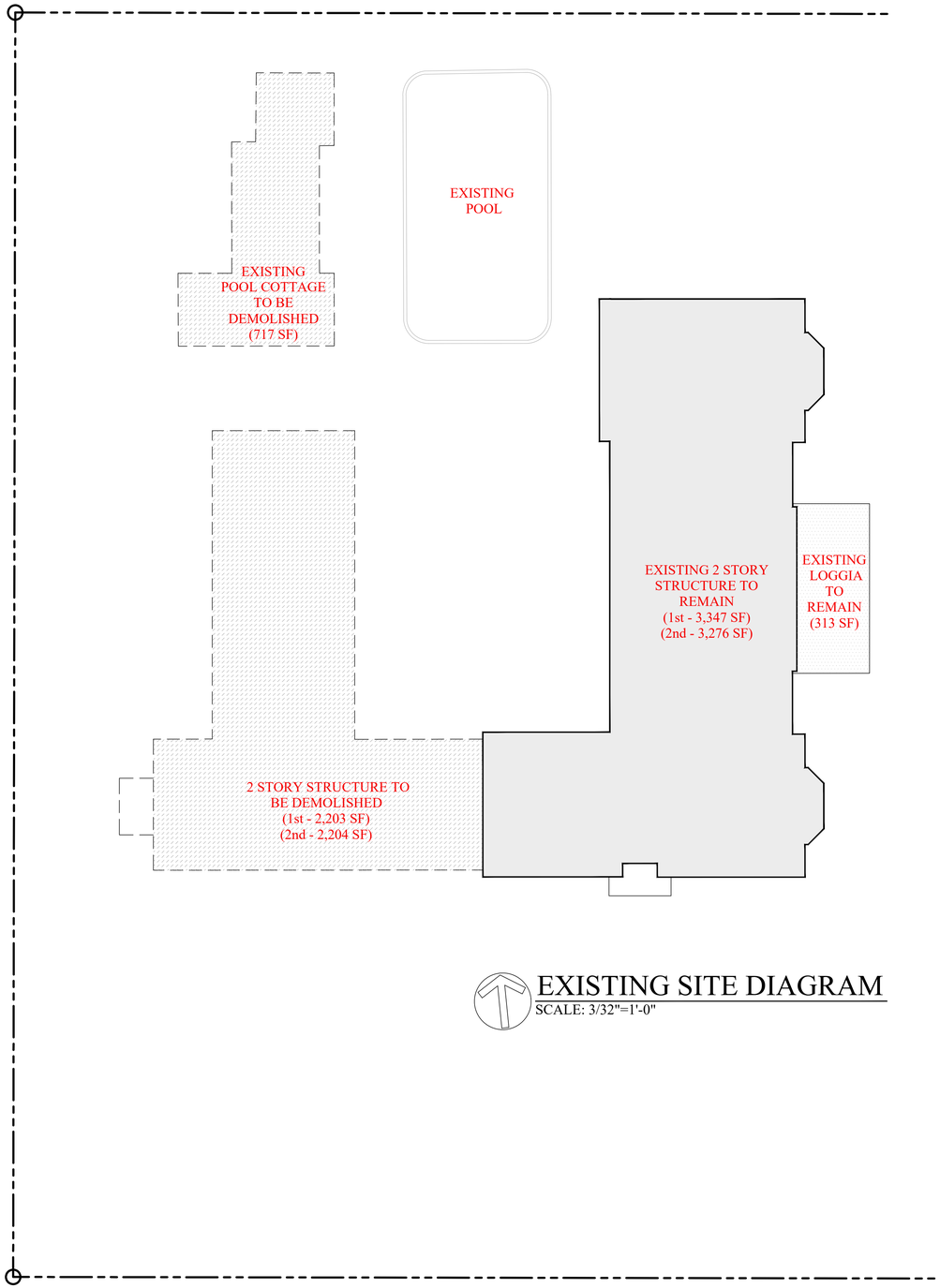


Boundary Survey For:

BEACHBOYZ DEVELOPMENT LLC

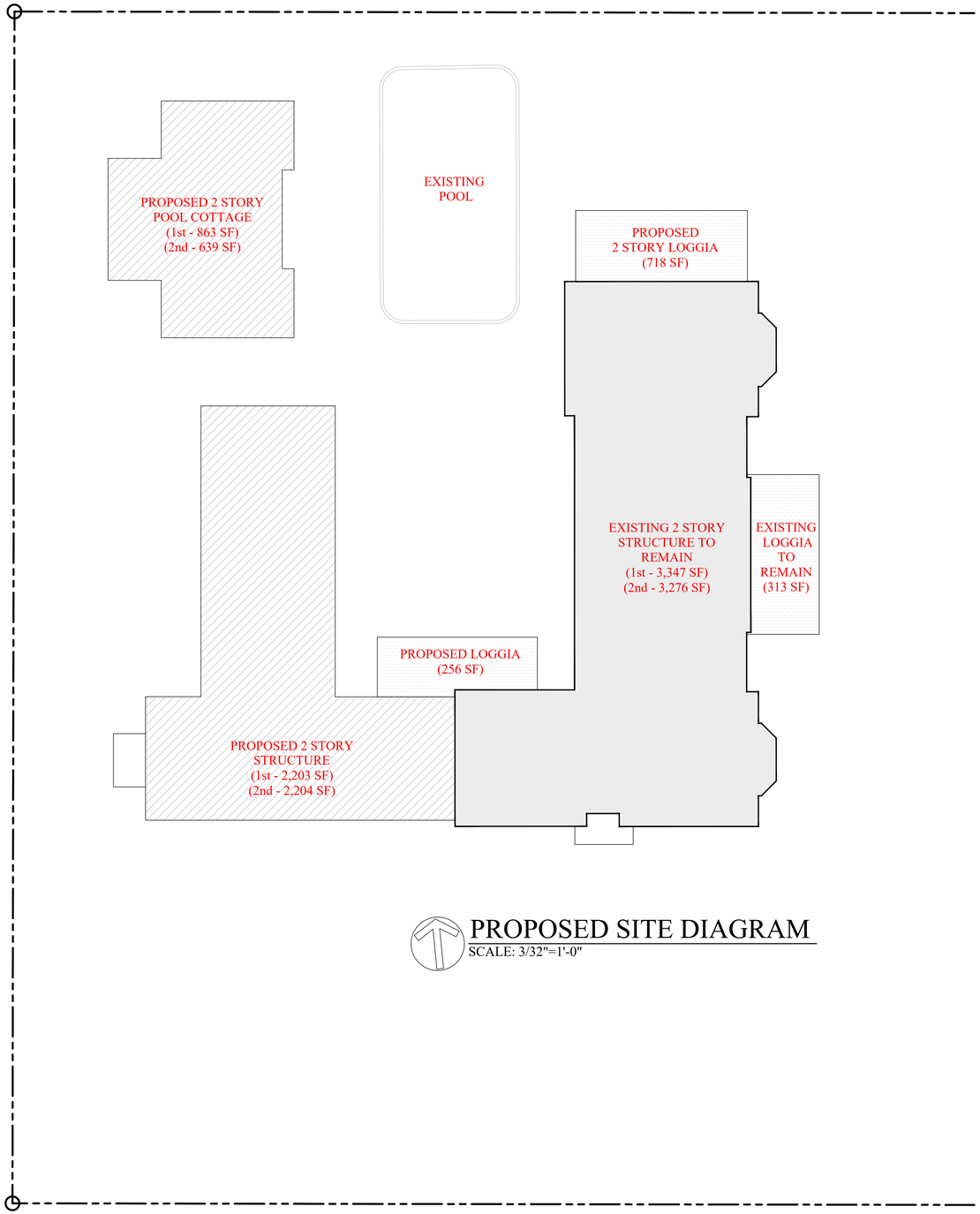
WALLACE SURVEYING CORP, LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.D.	JOB No.: 22-1415	F.B. BFB PG. 21
OFFICE: S.W.	DATE: 09/22/22	DWG. No.: 22-1415
C'K'D.: C.W.	REF.: 22-1415.DWG	SHEET: 2 OF 2



EXISTING SITE DIAGRAM

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



PROPOSED SITE DIAGRAM

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

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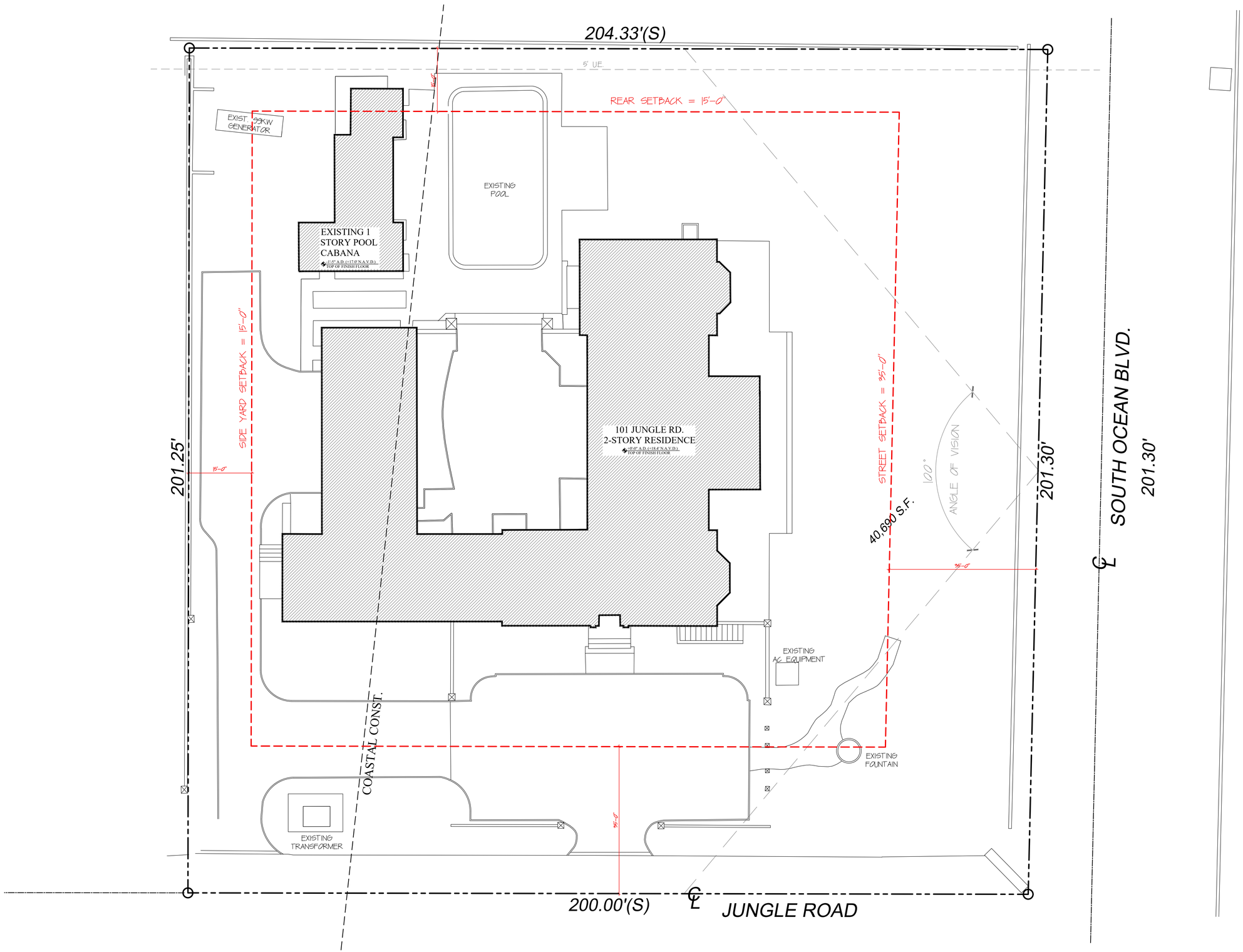

EXISTING SITE PLAN

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

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MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

101 JUNGLE RD.

PALM BEACH, FL.

11 AUGUST 2025 SECOND SUBMITTAL
19 JUNE 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

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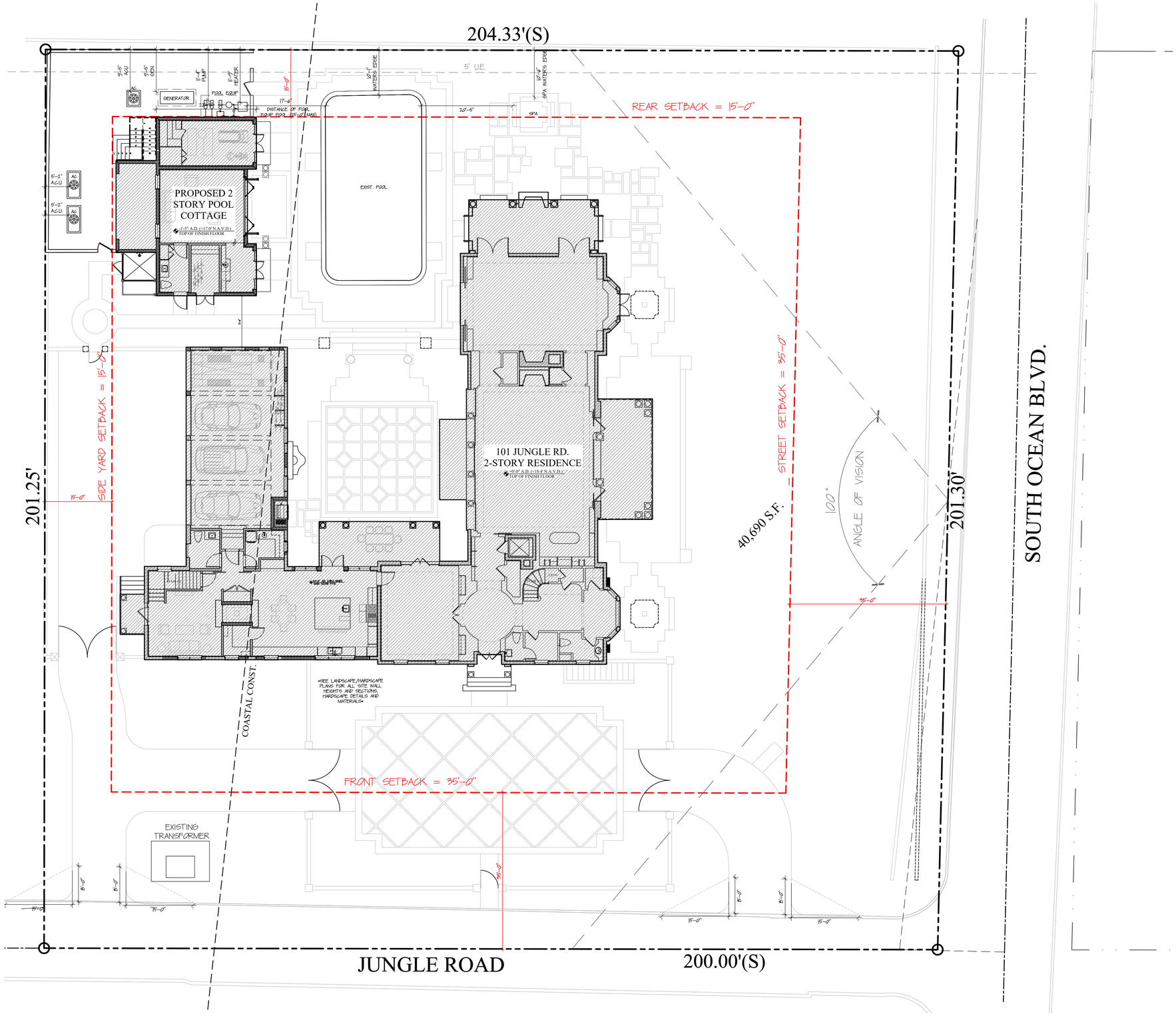
SITE DATA	
ZONING	R-A
LOT AREA	40,690 SF
LOT COVERAGE 25 % MAX	(7,779 SF 19.1%)

AREA CALCULATION			
AIR CONDITIONED AREA	EXISTING TO REMAIN	NEW	TOTAL
BASEMENT	746 SF	2,226 SF	2,972 SF
FIRST FLOOR	3,347 SF	1,283 SF	4,630 SF
SECOND FLOOR	3,276 SF	2,204 SF	5,480 SF
COTTAGE - FIRST FLR	-	863 SF	863 SF
COTTAGE-SECOND FLR	-	639 SF	639 SF
TOTAL A/C AREA	7,369 SF	7,215 SF	14,584 SF
GARAGE A/C AREA	-	920 SF	920 SF
FIRST FLOOR - LOGGIA	313 SF	615 SF	928 SF
SECOND FLOOR - LOGGIA	-	359 SF	359 SF
TOTAL LOGGIAS	313 SF	974 SF	1,287 SF
TOTAL ADDITION / ALT.	7,682 SF	9,109 SF	16,791 SF



PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"

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

Line #	Zoning Legend			
1	**Property Address:**	101 JUNGLE, PALM BEACH, FL 33480		
2	**Zoning District:**	R-A		
3	**Lot Area (sq. ft.):**	40,690 sq. ft.		
4	**Lot Width (W) & Depth (D) (ft.):**	+/- 202' width & +/- 201' depth		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single - Family		
6	**FEMA Flood Zone Designation:**	Flood Zone X and East of Coastal Construction Control Line (C.C.C.L.)		
7	**Zero Datum for point of meas. (NAVD)**	18.4' NAVD		
8	**Crown of Road (COR) (NAVD)**	13.45' NAVD - Intersection of Ocean Blvd. and Jungle Rd.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	10,173 sq. ft. (25% max.)	6,580 sq. ft. (16.2%)	7,700 sq. ft. (18.9%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	12,494 sq. ft..	15,503 sq. ft.
12	*Front Yard Setback (Ft.)	35'-0"	60'-9"	N/C
13	* Side Yard Setback (1st Story) (Ft.)	15'-0"	16'-11"	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	31'-7"	15'-10"
15	*Rear Yard Setback (Ft.)	15'-0"	9'-8"	15'-0"
16	Angle of Vision (Deg.)	100 Deg.	N/C	N/C
17	Building Height (Ft.)	25'-0" max.	24'-10"	N/C
18	Overall Building Height (Ft.)	35'-0" max.	33'-4"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/C	N/C
21	Finished Floor Elev. (FFE)(NAVD)	15.9'	18.4'	N/C
22	Base Flood Elevation (BFE)(NAVD)	7.0'	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	20,359 (50%)	22,401 (55.01%)	21,543 (52.9%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	3,509 (50%)	4,824 (68.73%)	3,705 (52.73%)
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

SITE DATA	
ZONING	*R-A*
LOT AREA	*40,690 SF*
LOT COVERAGE 25 % MAX	*(7,779 SF 19.1%)*

AREA CALCULATION			
AIR CONDITIONED AREA	*EXISTING TO REMAIN*	*NEW*	*TOTAL*
BASEMENT	*746 SF*	*2,226 SF*	*2,972 SF*
FIRST FLOOR	*3,347 SF*	*1,283 SF*	*4,630 SF*
SECOND FLOOR	*3,276 SF*	*2,204 SF*	*5,480 SF*
COTTAGE - FIRST FLR	*-*	*863 SF*	*863 SF*
COTTAGE-SECOND FLR	*-*	*639 SF*	*639 SF*
TOTAL A/C AREA	*7,369 SF*	*7,215 SF*	*14,584 SF*
GARAGE A/C AREA	*-*	*920 SF*	*920 SF*
FIRST FLOOR - LOGGIA	*313 SF*	*615 SF*	*928 SF*
SECOND FLOOR - LOGGIA	*-*	*359 SF*	*359 SF*
TOTAL LOGGIAS	*313 SF*	*974 SF*	*1,287 SF*
TOTAL ADDITION / ALT.	*7,682 SF*	*9,109 SF*	*16,791 SF*

MAXIMUM LOT FILL ALLOWED

COR: HIGHEST CROWN OF ROAD = 15.24' NAVD

FFE: LOWEST HABITABLE FLOOR ELEVATION = 18.42' NAVD

(FFE - COR) / 2 = MAX. AMOUNT OF FILL ALLOWED = 1.59'
[TO ANY EXISTING SPOT ELEVATIONS]

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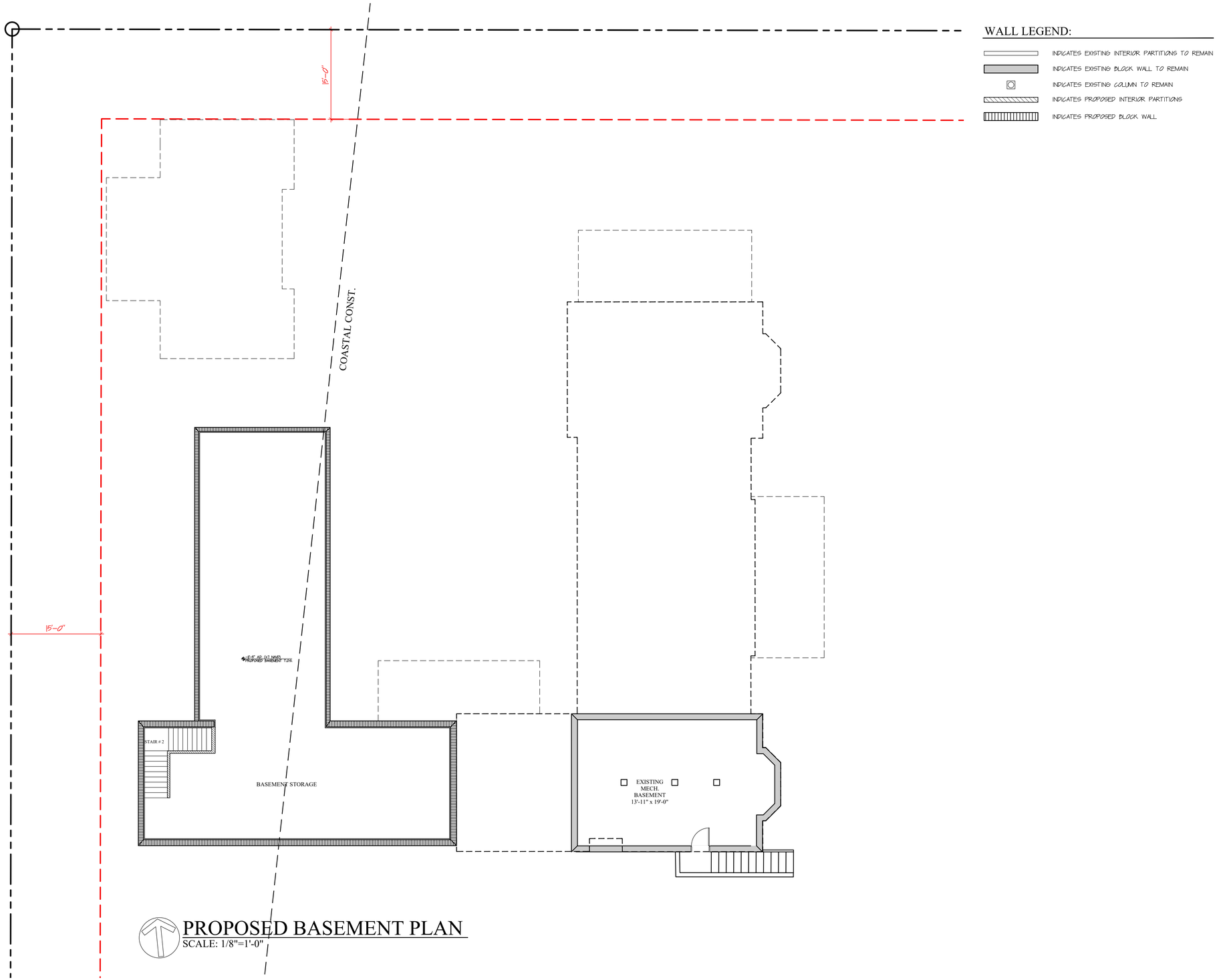

WALL LEGEND:

- INDICATES EXISTING INTERIOR PARTITIONS TO REMAIN
- INDICATES EXISTING BLOCK WALL TO REMAIN
- INDICATES EXISTING COLUMN TO REMAIN
- INDICATES PROPOSED INTERIOR PARTITIONS
- INDICATES PROPOSED BLOCK WALL

PROPOSED BASEMENT PLAN

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

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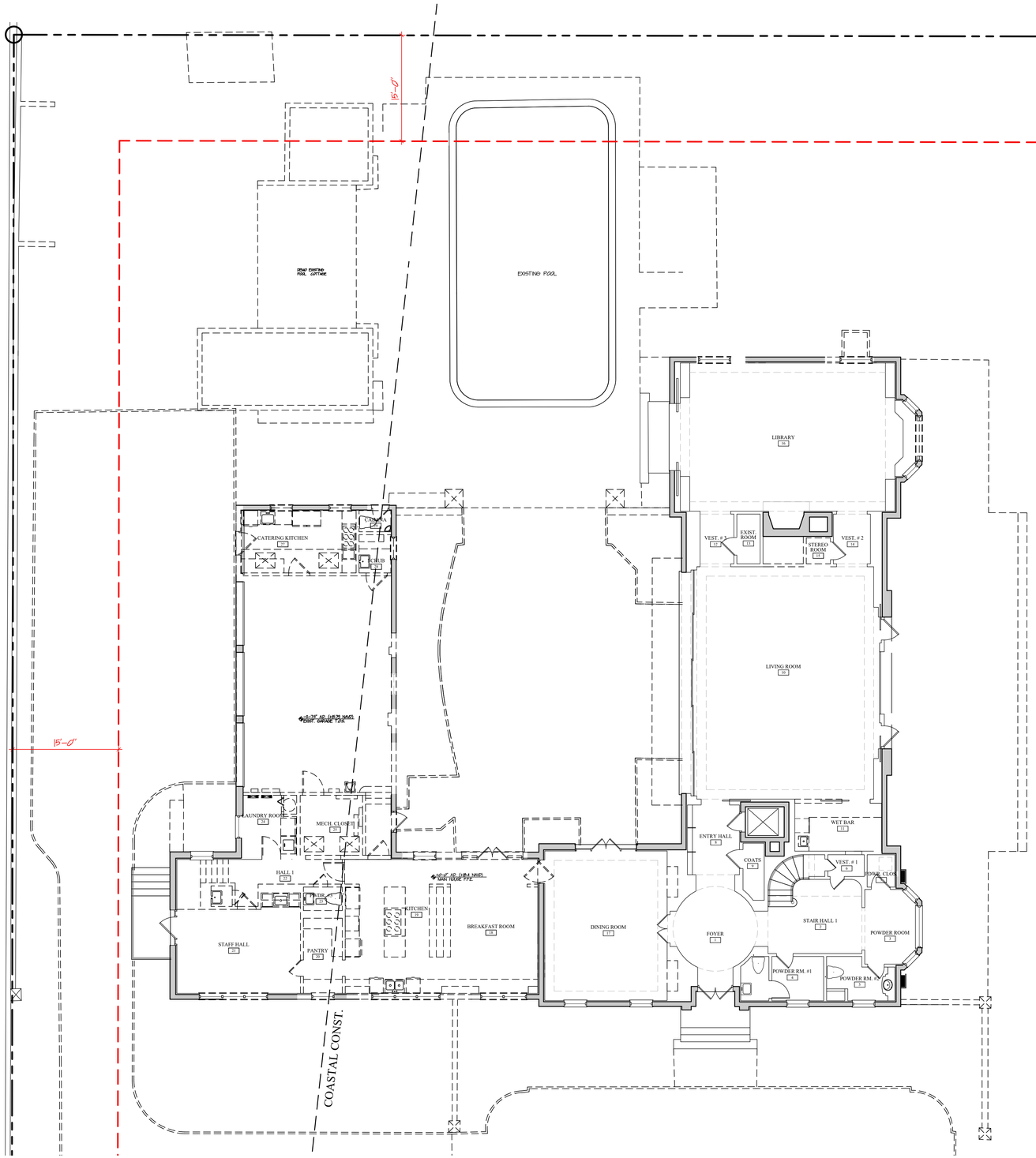

CODES AND STANDARDS

ALTERATION LEVEL I – EXISTING SINGLE FAMILY DWELLING

** CODES **
FLORIDA BUILDING CODE, 2023 8TH EDITION – EXISTING BUILDING
ASCE 07-16 MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES.
ACI 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
ACI 530-13 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
AISC LRFD – MANUAL OF STEEL CONSTRUCTION LOAD AND RESISTANCE FACTOR DESIGN.
ANSI / AF&PA NDS 2012 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION – ALLOWABLE STRESS DESIGN.
AMERICAN PLYWOOD ASSOCIATION: PLYWOOD DESIGN SPECIFICATION.
AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS.

** GRAVITY LOAD **
ROOF – 35 P.S.F. DEAD LOAD PLUS 20 P.S.F. LIVE LOAD

WIND LOAD
FLORIDA BUILDING CODE 2023 8TH EDITION – SECTION 1609
WIND SPEED 170 MPH (ULTIMATE)
RISK CATEGORY – II
WIND EXPOSURE – D
INTERNAL PRESSURE COEFFICIENT +/- 018 ENCLOSED
+/- 055 PARTIALLY ENCLOSED.

DEMOLITION NOTES

1. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL CAREFULLY INSPECT ALL AREAS IN WHICH WORK WILL BE PERFORMED.
2. CONTRACTOR SHALL PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED, AND ADJACENT FACILITIES OR WORK TO REMAIN.
3. CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF CONDITIONS WHICH MAY ADVERSELY AFFECT STRUCTURAL ELEMENTS TO REMAIN SHOULD SUCH CONDITIONS BECOME APPARENT BEFORE OR DURING THE PERFORMANCE OF DEMOLITION WORK.
4. CONTRACTOR SHALL PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES, AND INSTALLATION OF NEW CONSTRUCTION TO INSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR OF BUILDING.
5. CONTRACTOR SHALL COVER AND PROTECT EXISTING FINISHES AND FIXTURES TO REMAIN DURING THE DEMOLITION PROCESS.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION DURING THE DEMOLITION AND SUBSEQUENT DISPOSAL PROCESS.
7. CONTRACTOR SHALL LOCATE, IDENTIFY, STUB-OFF AND DISCONNECT UTILITY SERVICES AS NECESSARY TO PERFORM WORK.

WALL LEGEND:

- INDICATES EXISTING INTERIOR PARTITIONS TO REMAIN
- INDICATES EXISTING BLOCK WALL TO REMAIN
- INDICATES EXISTING COLUMN TO REMAIN
- INDICATES EXISTING TO BE REMOVED

FIRST FLOOR DEMOLITION PLAN

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

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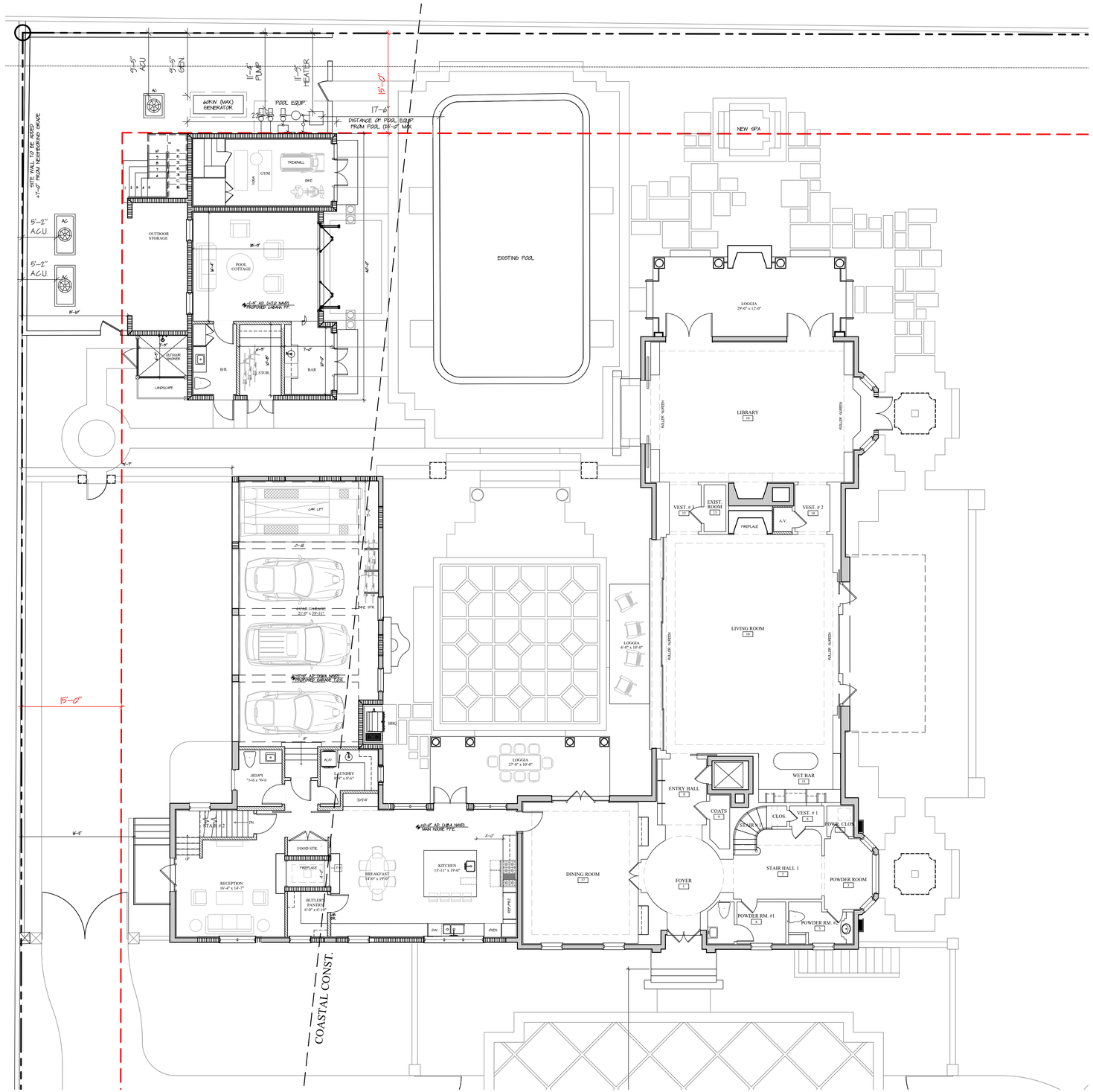

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- INDICATES EXISTING BLOCK WALL TO REMAIN
- INDICATES EXISTING COLUMN TO REMAIN
- INDICATES PROPOSED INTERIOR PARTITIONS
- INDICATES PROPOSED BLOCK WALL

PROPOSED FIRST FLOOR PLAN

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

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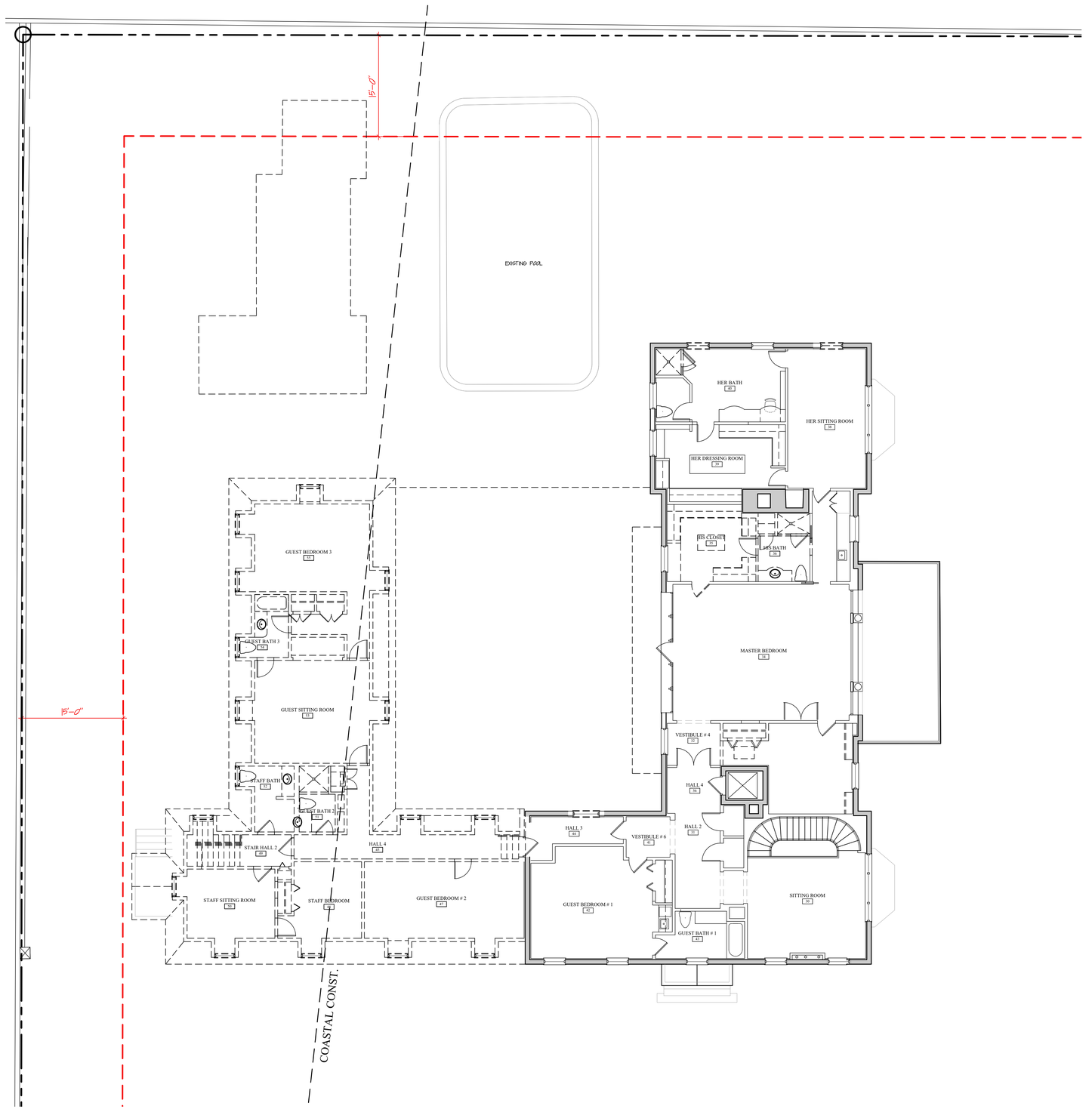

CODES AND STANDARDS

ALTERATION LEVEL I – EXISTING SINGLE FAMILY DWELLING

** CODES **
FLORIDA BUILDING CODE, 2023 8TH EDITION – EXISTING BUILDING
ASCE 07-16 MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES.
ACI 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
ACI 530-13 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
AISC LRFD – MANUAL OF STEEL CONSTRUCTION LOAD AND RESISTANCE FACTOR DESIGN.
ANSI / AF&PA NDS 2012 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION – ALLOWABLE STRESS DESIGN.
AMERICAN PLYWOOD ASSOCIATION: PLYWOOD DESIGN SPECIFICATION.
AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS.

** GRAVITY LOAD **
ROOF – 35 P.S.F. DEAD LOAD PLUS 20 P.S.F. LIVE LOAD

WIND LOAD
FLORIDA BUILDING CODE 2023 8TH EDITION – SECTION 1609
WIND SPEED 170 MPH (ULTIMATE)
RISK CATEGORY – II
WIND EXPOSURE – D
INTERNAL PRESSURE COEFFICIENT +/- 018 ENCLOSED
+/- 055 PARTIALLY ENCLOSED.

DEMOLITION NOTES

1. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL CAREFULLY INSPECT ALL AREAS IN WHICH WORK WILL BE PERFORMED.
2. CONTRACTOR SHALL PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED, AND ADJACENT FACILITIES OR WORK TO REMAIN.
3. CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF CONDITIONS WHICH MAY ADVERSELY AFFECT STRUCTURAL ELEMENTS TO REMAIN SHOULD SUCH CONDITIONS BECOME APPARENT BEFORE OR DURING THE PERFORMANCE OF DEMOLITION WORK.
4. CONTRACTOR SHALL PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES, AND INSTALLATION OF NEW CONSTRUCTION TO INSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR OF BUILDING.
5. CONTRACTOR SHALL COVER AND PROTECT EXISTING FINISHES AND FIXTURES TO REMAIN DURING THE DEMOLITION PROCESS.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION DURING THE DEMOLITION AND SUBSEQUENT DISPOSAL PROCESS.
7. CONTRACTOR SHALL LOCATE, IDENTIFY, STUB-OFF AND DISCONNECT UTILITY SERVICES AS NECESSARY TO PERFORM WORK.

WALL LEGEND:

- INDICATES EXISTING INTERIOR PARTITIONS TO REMAIN
- INDICATES EXISTING BLOCK WALL TO REMAIN
- INDICATES EXISTING COLUMN TO REMAIN
- INDICATES EXISTING TO BE REMOVED

SECOND FLOOR DEMOLITION PLAN

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

S·M

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• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

ALTERATIONS AND ADDITIONS
PB JUNGLE 101 LLC
101 JUNGLE ROAD, PALM BEACH, FL 33480

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JONATHAN C. MOORE
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PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

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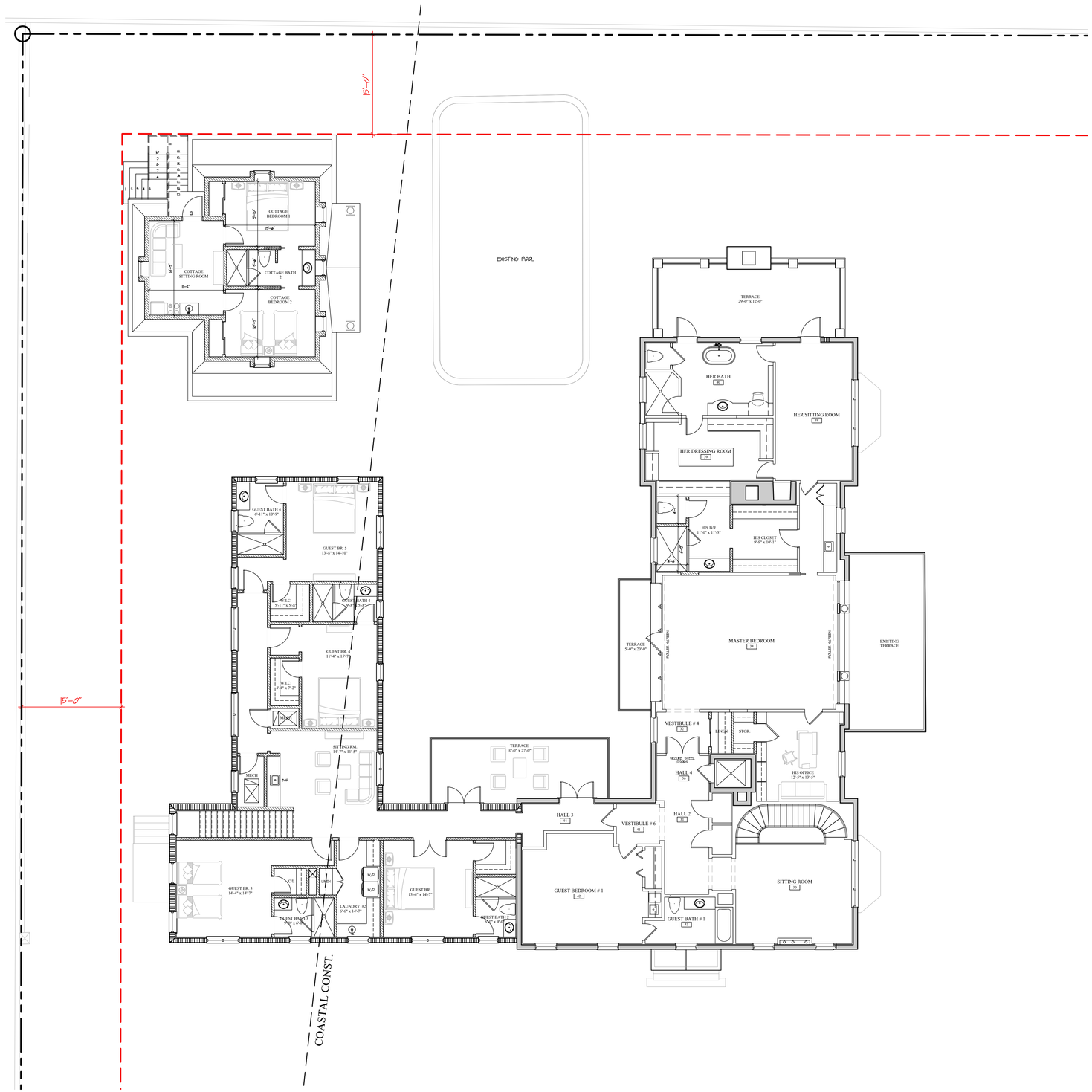

WALL LEGEND:

- INDICATES EXISTING INTERIOR PARTITIONS TO REMAIN
- INDICATES EXISTING BLOCK WALL TO REMAIN
- INDICATES EXISTING COLUMN TO REMAIN
- INDICATES PROPOSED INTERIOR PARTITIONS
- INDICATES PROPOSED BLOCK WALL

PROPOSED SECOND FLOOR PLAN

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

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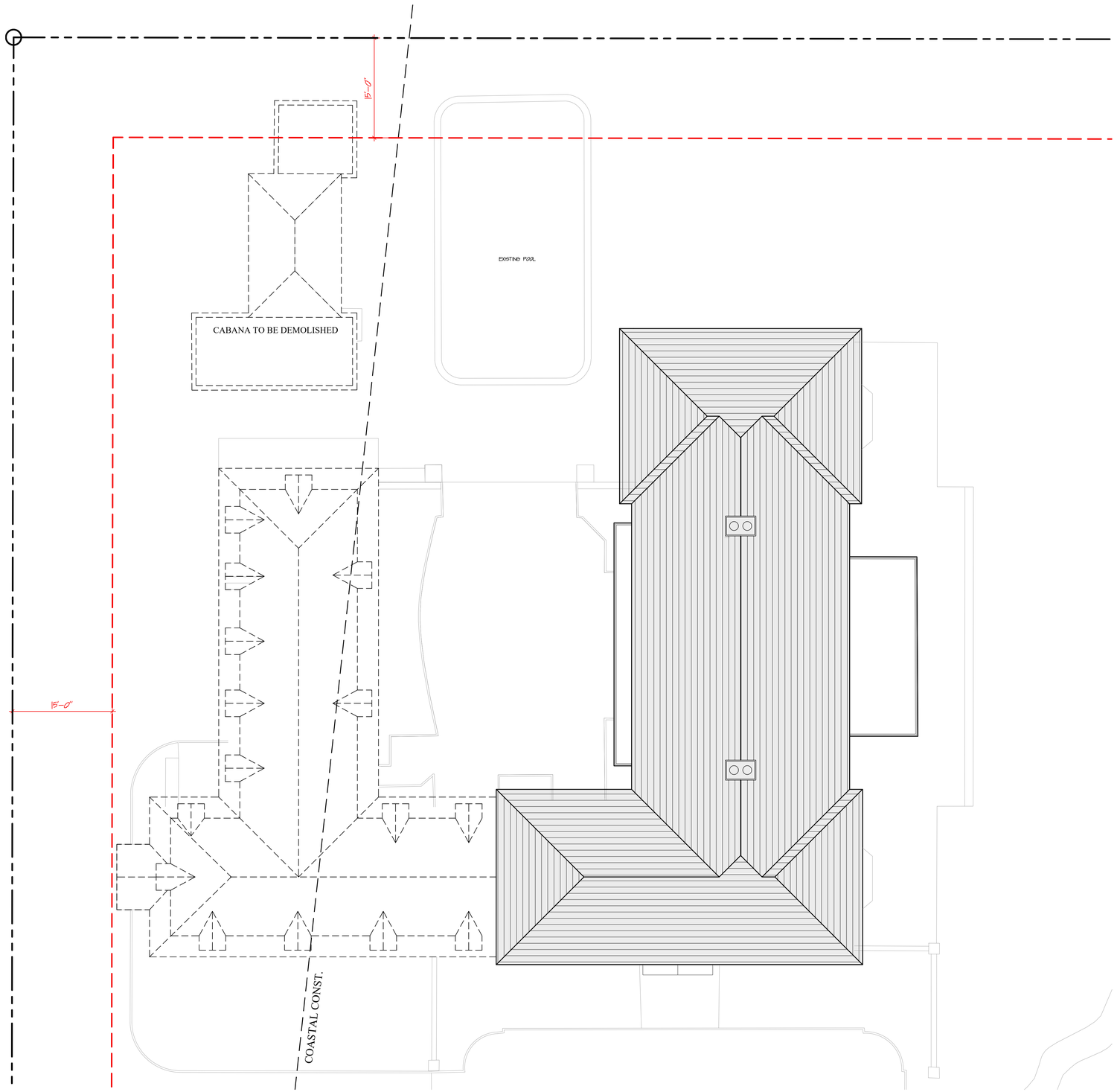

LEGEND

ROOF TO BE DEMOLISHED

ROOF TO BE MAINTAINED

DEMOLITION ROOF PLAN

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

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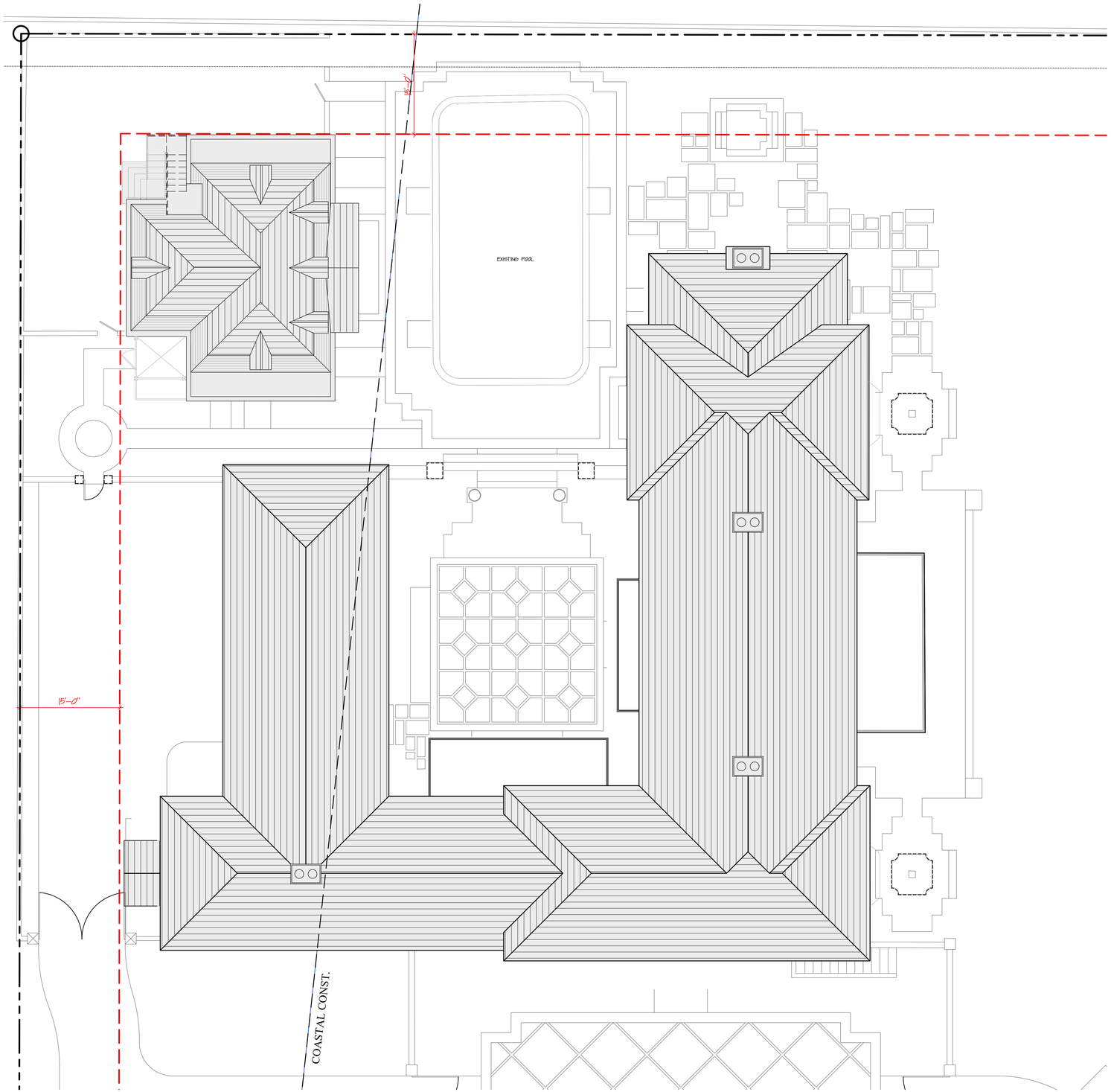

PROPOSED ROOF PLAN
SCALE: 1/8"=1'-0"

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EXISTING
EAST ELEVATION
SCALE: 1/4"=1'-0"



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

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EXISTING
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

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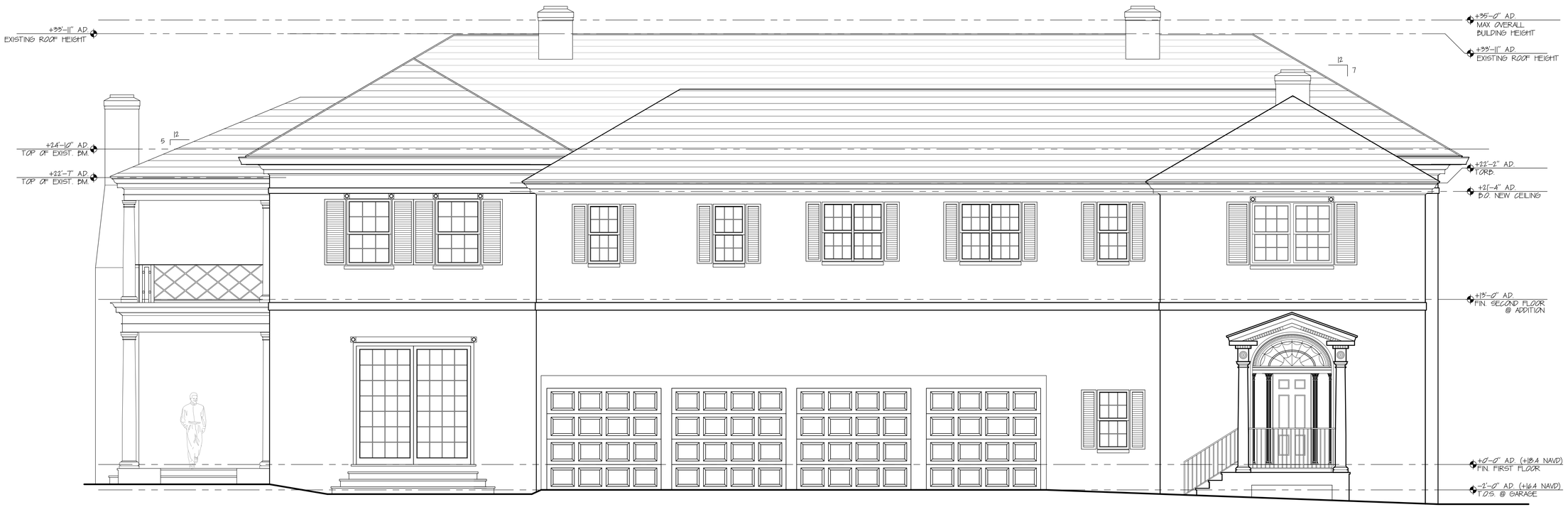
EXISTING
WEST ELEVATION

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



PROPOSED
WEST ELEVATION

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

S·M

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EXISTING
NORTH ELEVATION
SCALE: 1/4"=1'-0"



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

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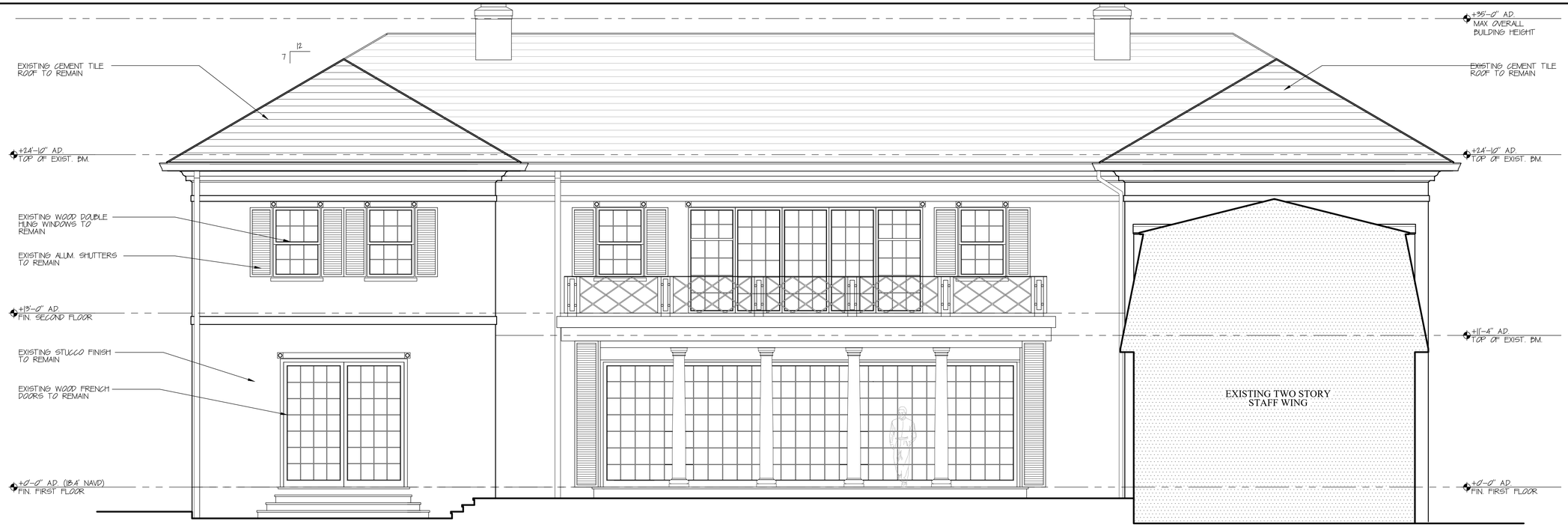

EXISTING
PARTIAL WEST
ELEVATION AT PATIO

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



PROPOSED
PARTIAL WEST
ELEVATION AT PATIO

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

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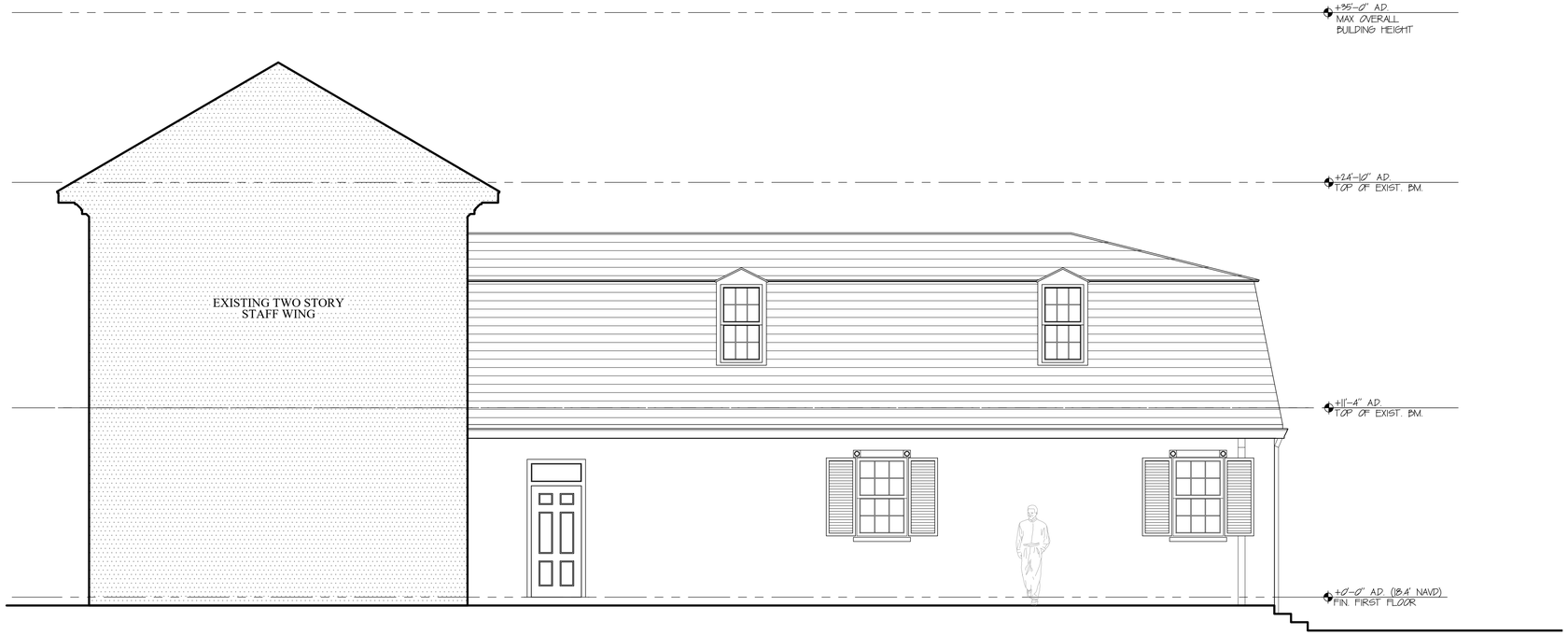

EXISTING
PARTIAL EAST
ELEVATION AT PATIO

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



PROPOSED
PARTIAL EAST
ELEVATION AT PATIO

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

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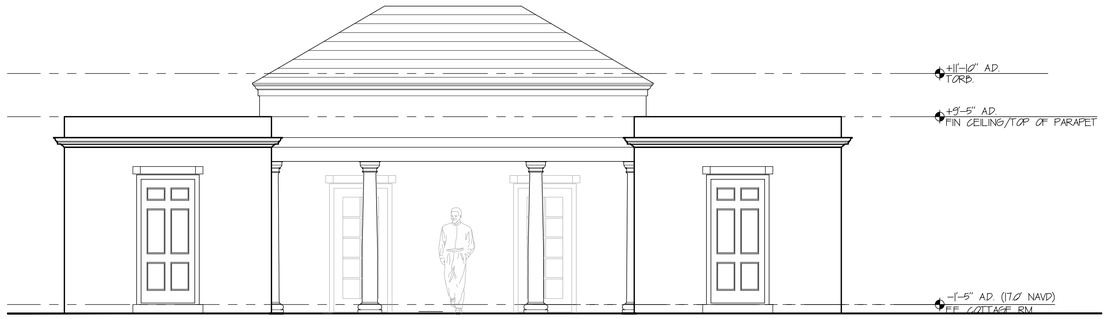
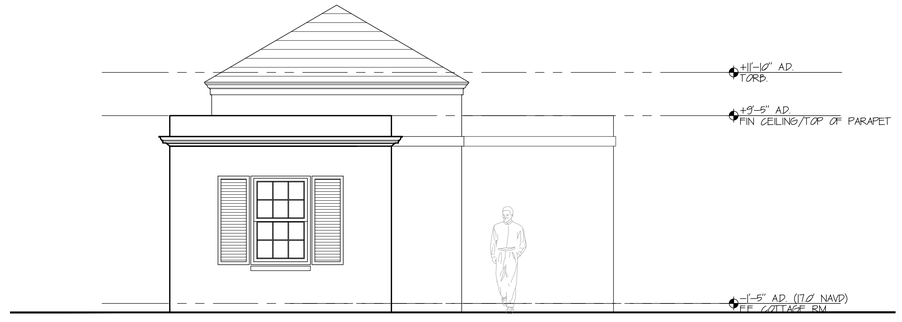


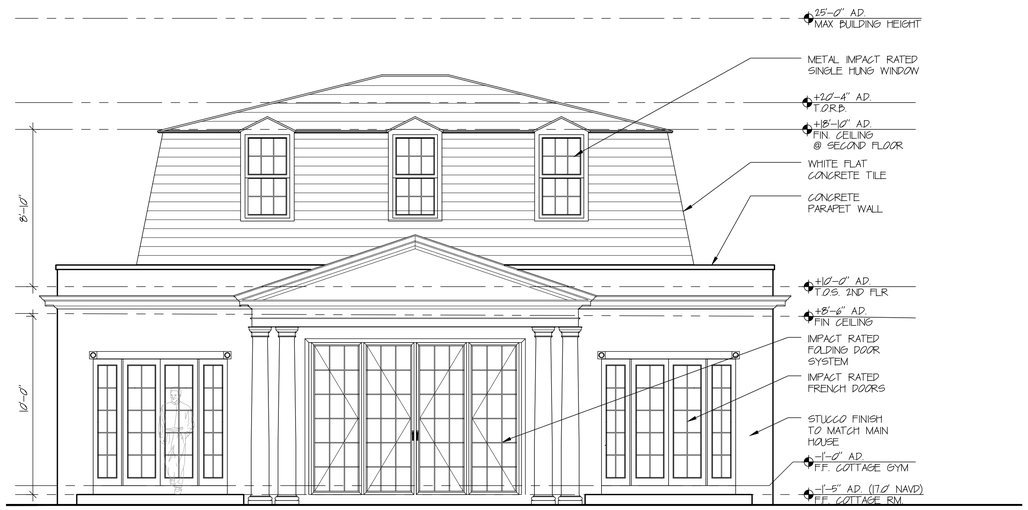
EXISTING
POOL COTTAGE
EAST ELEVATION

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



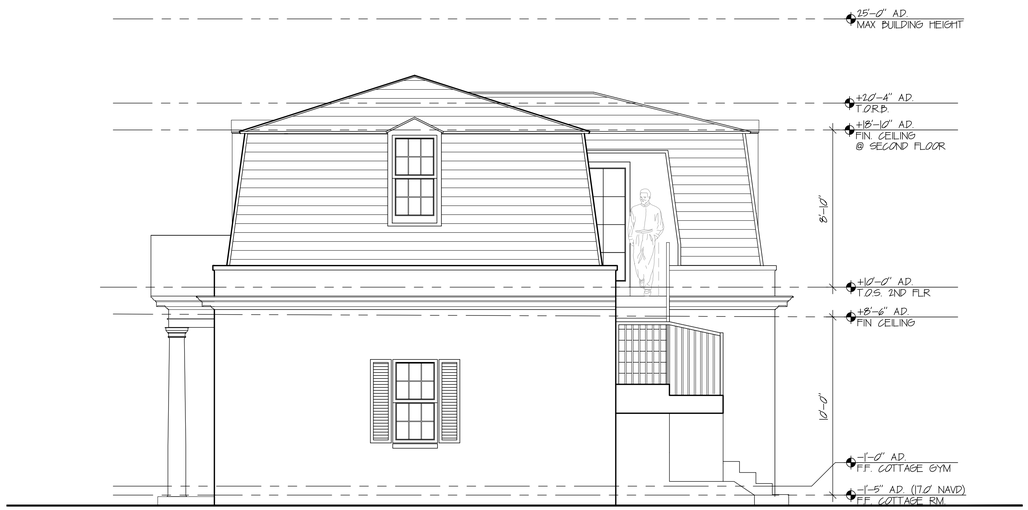
EXISTING
POOL COTTAGE
NORTH ELEVATION

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



PROPOSED
POOL COTTAGE
EAST ELEVATION

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



PROPOSED
POOL COTTAGE
NORTH ELEVATION

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

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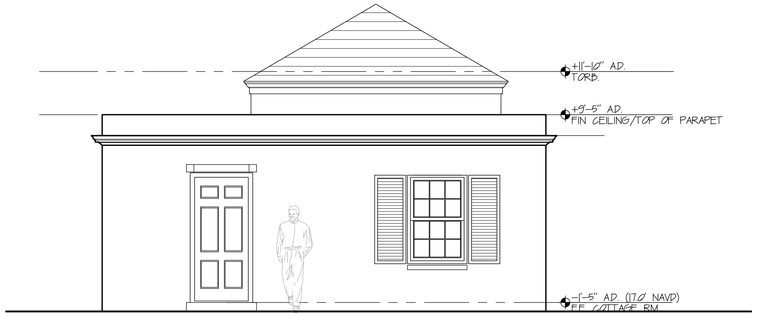
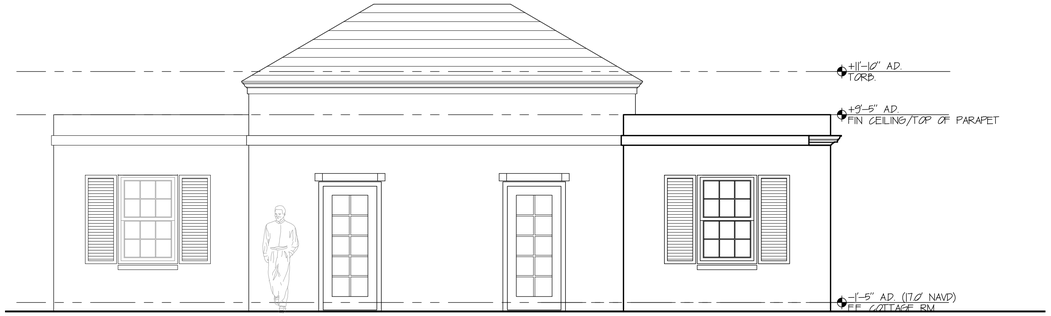


EXISTING
POOL COTTAGE
SOUTH ELEVATION

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



EXISTING
POOL COTTAGE
WEST ELEVATION

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



PROPOSED
POOL COTTAGE
SOUTH ELEVATION

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



PROPOSED
POOL COTTAGE
WEST ELEVATION

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

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RENDERING - SOUTH FACADE FROM JUNGLE RD.

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FINAL SUBMITTAL	2025-09-08

NO:
DWG. BY: PGP/ MR
SHEET:
R-1

ARC - 25 -0051



RENDERING - EAST FACADE FROM OCEAN BLVD.

S·M

SMITH AND MOORE ARCHITECTS, INC.
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ALTERATIONS AND ADDITIONS
PB JUNGLE 101 LLC
101 JUNGLE ROAD, PALM BEACH, FL 33480

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP SUBMITTAL	2025-07-07
FIRST SUBMITTAL	2025-07-24
SECOND SUBMITTAL	2025-08-11
FINAL SUBMITTAL	2025-09-08

NO:
DWG. BY: PGP/ MR
SHEET:
R-2

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RENDERING - COURTYARD LOOKING SOUTH

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FINAL SUBMITTAL	2025-09-05

NO:
DWG. BY: PGP/ MR
SHEET:
R-3

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RENDERING - COURTYARD LOOKING SOUTH EAST

S·M

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FINAL SUBMITTAL	2025-09-08

NO:
DWG. BY: PGP/ MR
SHEET:
R-4

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RENDERING - LIBRARY LOGGIA LOOKING WEST

S·M

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FINAL SUBMITTAL	2025-09-08

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DWG. BY: PGP/ MR
SHEET:

R-5

ARC - 25 -0051



RENDERING - AERIAL VIEW FROM THE SOUTH WEST

S·M

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DWG. BY: PGP/ MR
SHEET:

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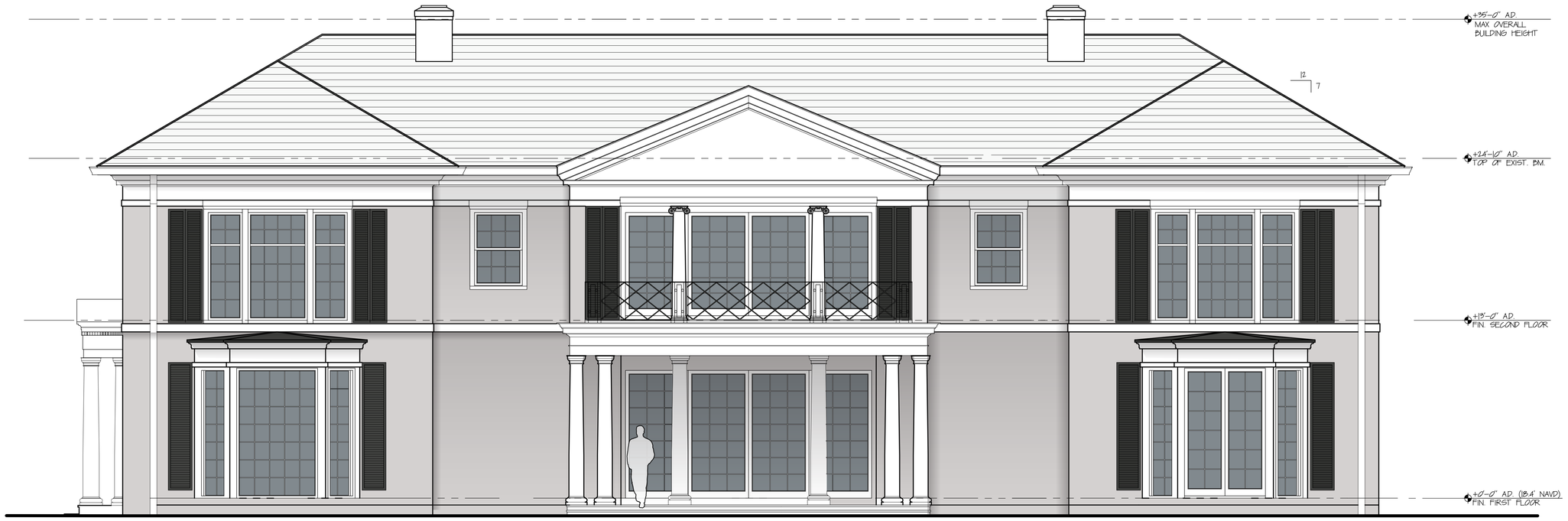
ARC - 25 -0051



EXISTING
EAST ELEVATION
SCALE: 1/4"=1'-0"



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

S·M

ALTERATIONS AND ADDITIONS
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NO:
DWG. BY: PGP/ MR
SHEET:
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EXISTING
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

S·M

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EL -2

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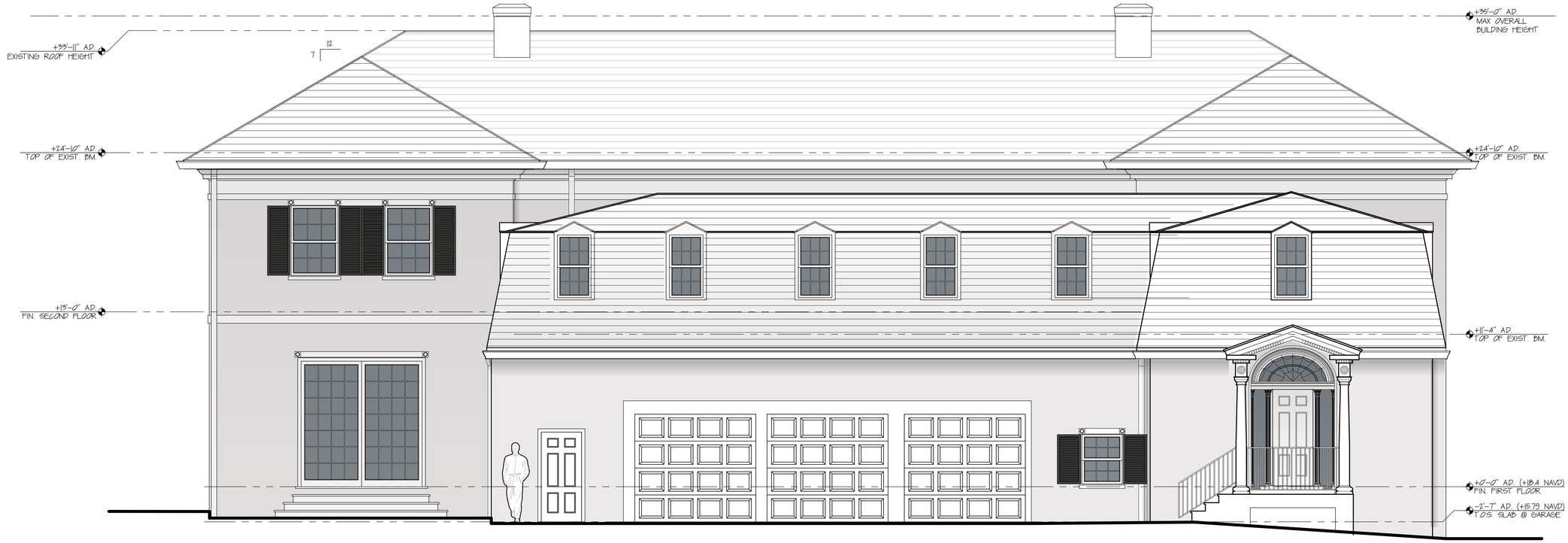

EXISTING
WEST ELEVATION

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



PROPOSED
WEST ELEVATION

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

S·M

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SHEET:
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EXISTING
NORTH ELEVATION
SCALE: 1/4"=1'-0"



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

S·M

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NO:
DWG. BY: PGP/ MR
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EL -4

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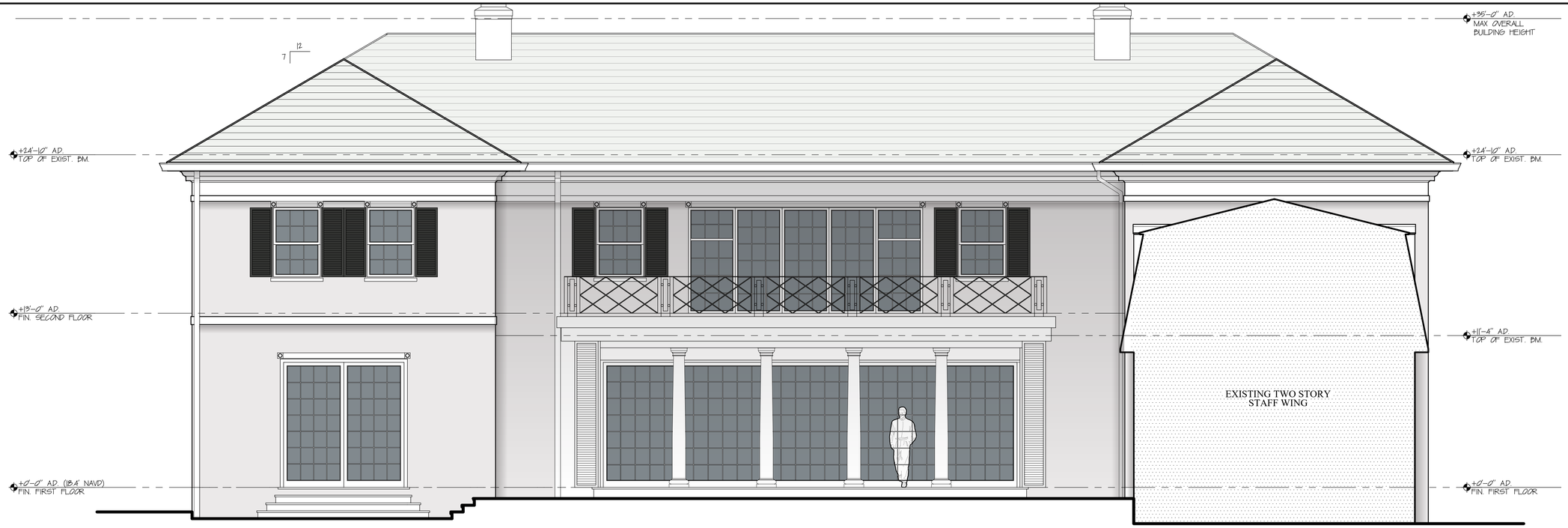

EXISTING
PARTIAL WEST
ELEVATION AT PATIO

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



PROPOSED
PARTIAL WEST
ELEVATION AT PATIO

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

S·M

ALTERATIONS AND ADDITIONS
PB JUNGLE 101 LLC
101 JUNGLE ROAD, PALM BEACH, FL 33480

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SHEET:
EL -5

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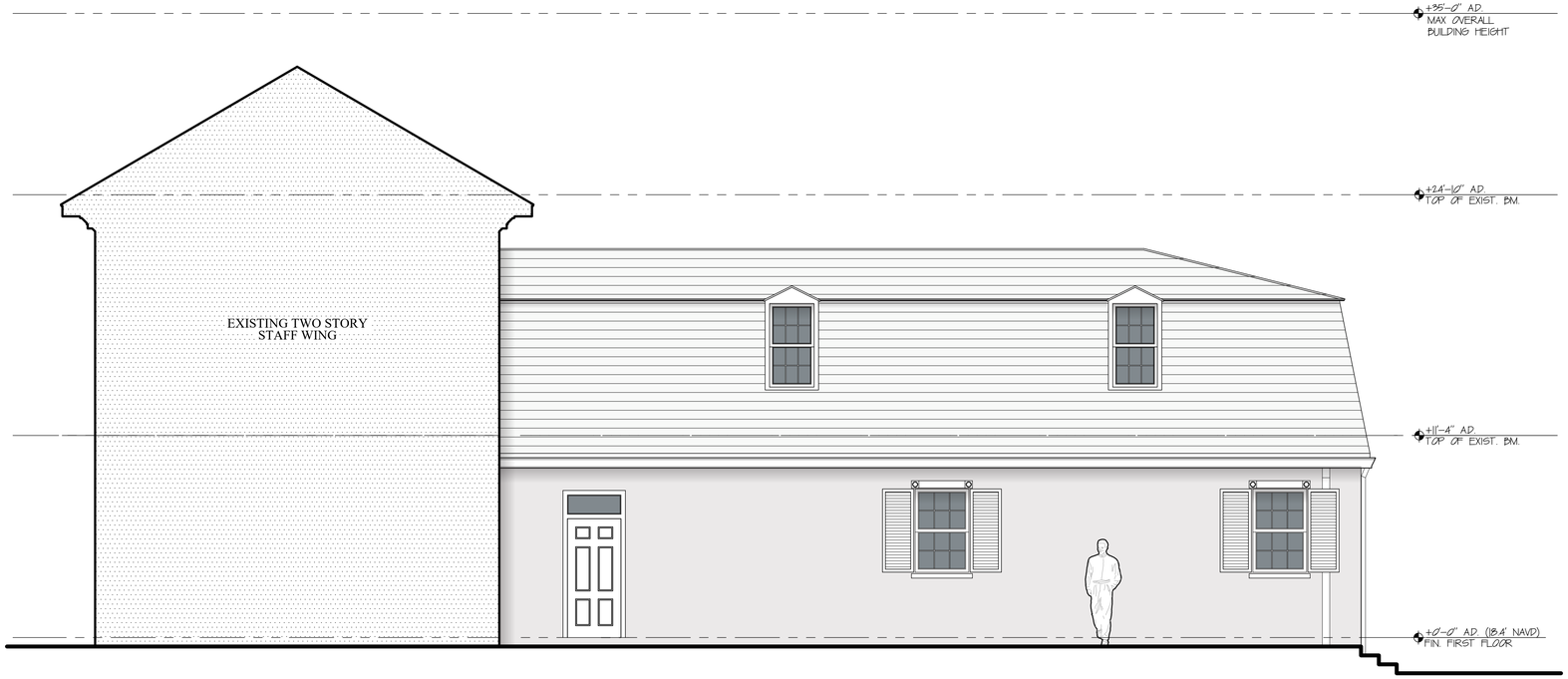

EXISTING
PARTIAL EAST ELEVATION AT PATIO

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



PROPOSED
PARTIAL EAST ELEVATION AT PATIO

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

S·M

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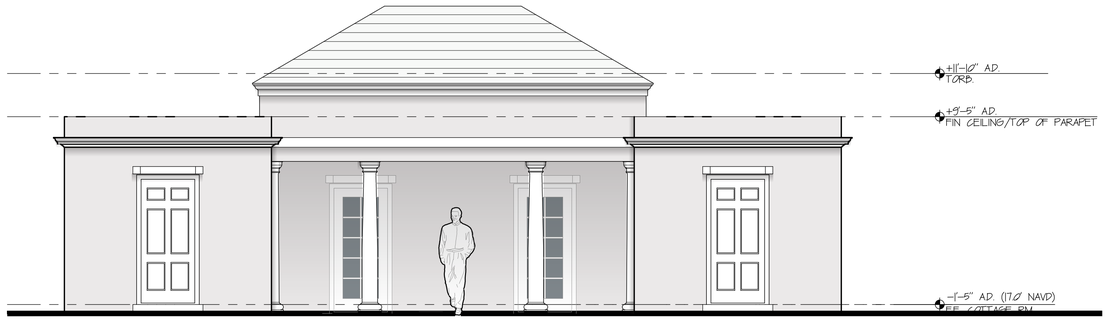
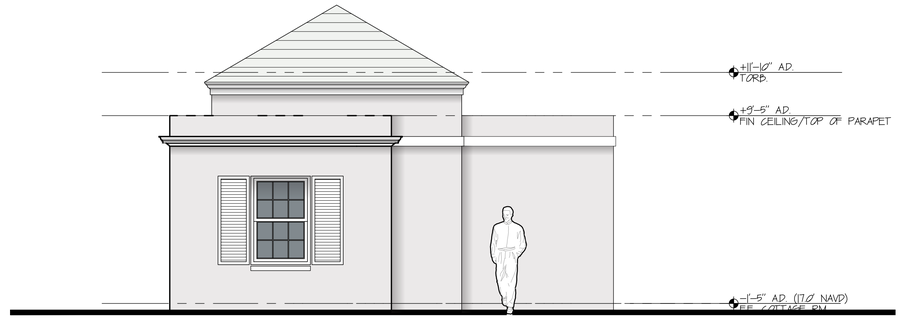


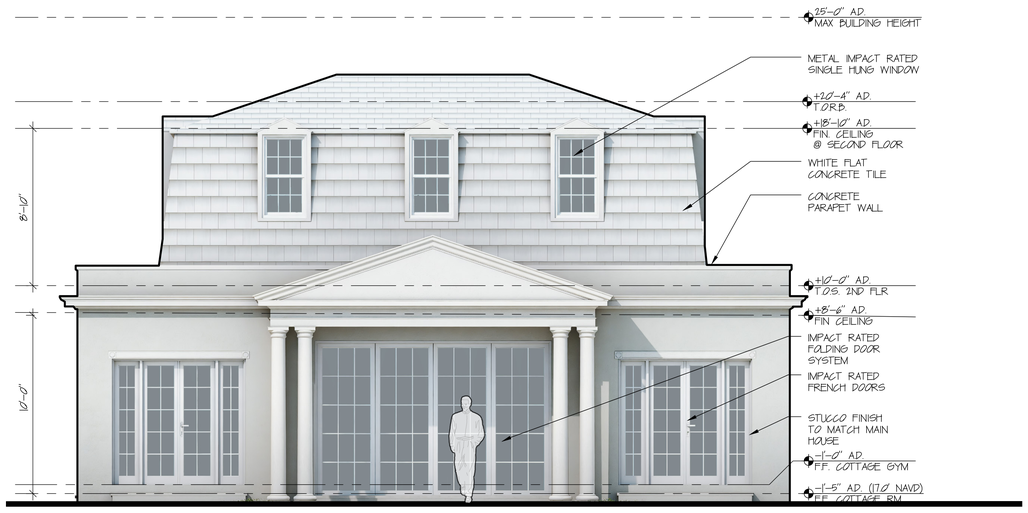
EXISTING
POOL COTTAGE EAST ELEVATION

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



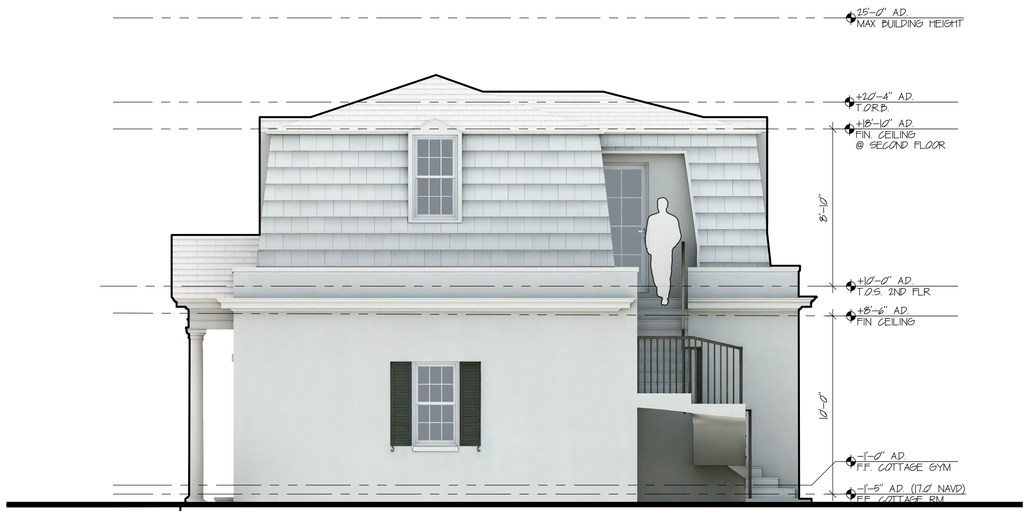
EXISTING
POOL COTTAGE NORTH ELEVATION

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



PROPOSED
POOL COTTAGE EAST ELEVATION

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



PROPOSED
POOL COTTAGE NORTH ELEVATION

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

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ALTERATIONS AND ADDITIONS
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EL-7

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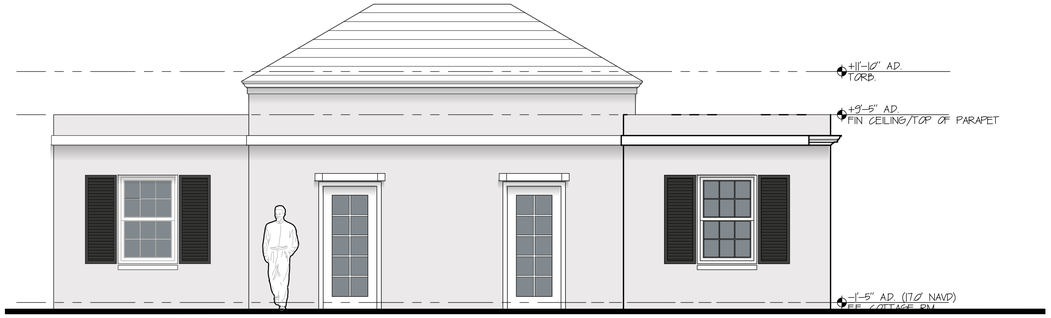
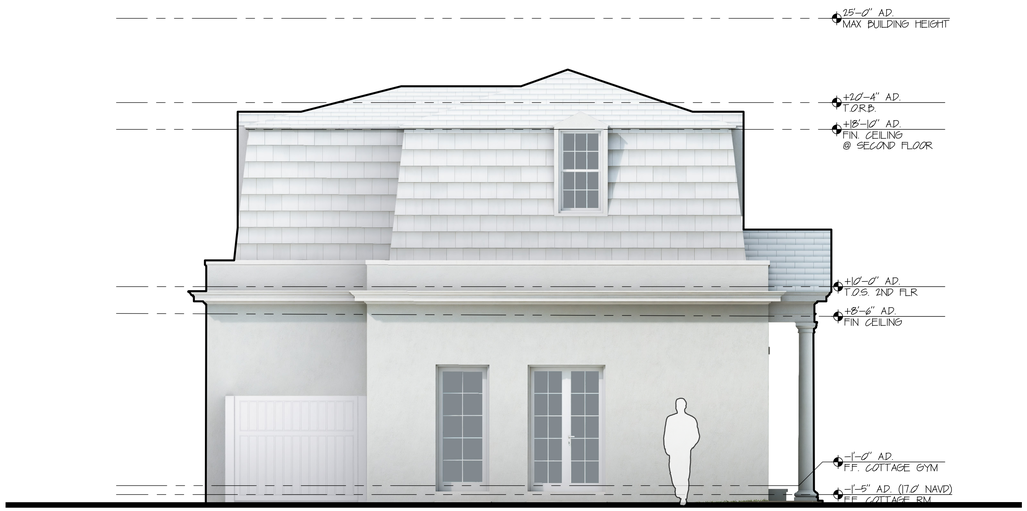
EXISTING
POOL COTTAGE
SOUTH ELEVATION

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



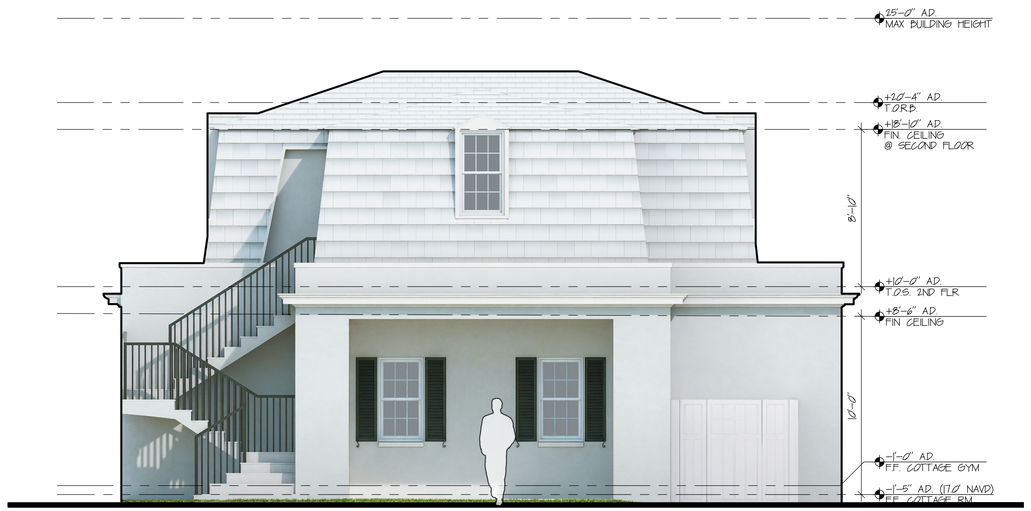
EXISTING
POOL COTTAGE
WEST ELEVATION

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



PROPOSED
POOL COTTAGE
SOUTH ELEVATION

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



PROPOSED
POOL COTTAGE
WEST ELEVATION

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

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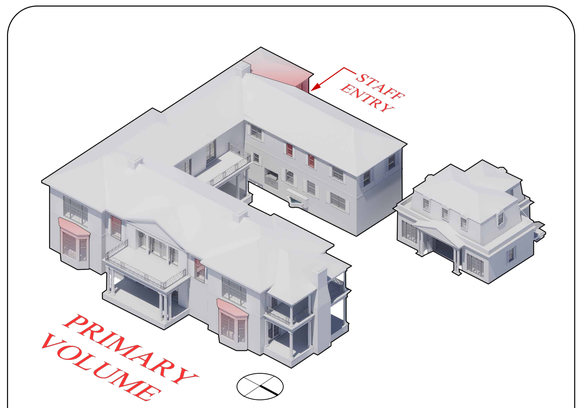
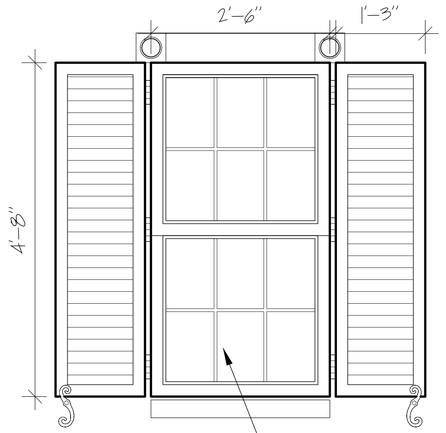
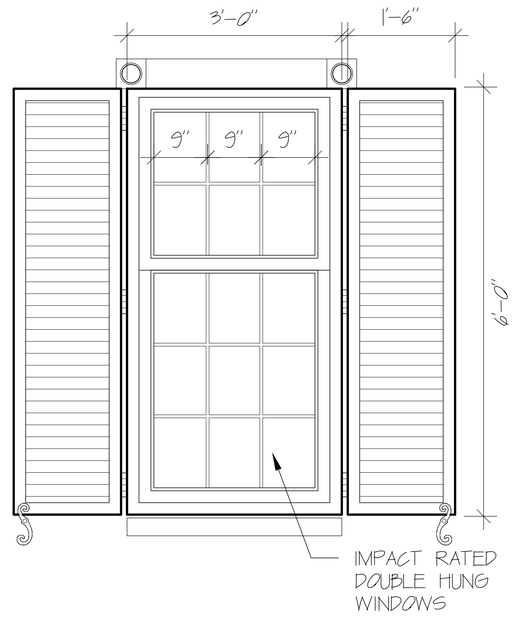




TYP. WINDOW 2ND FLOOR

SCALE: 1"=1'-0"



EAST FACADE 2ND FLOOR WINDOWS

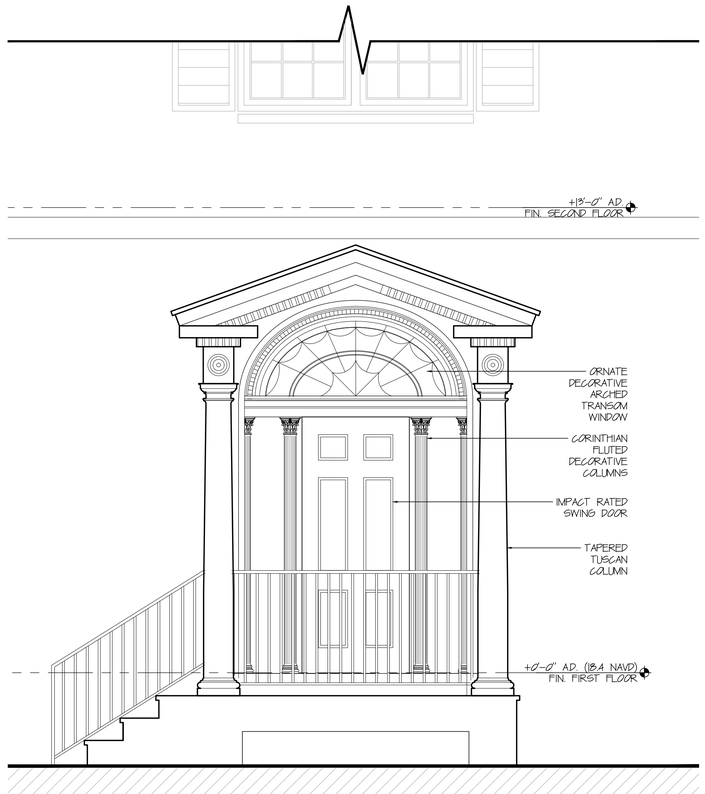
SCALE: 1"=1'-0"



EXISTING BAY WINDOW

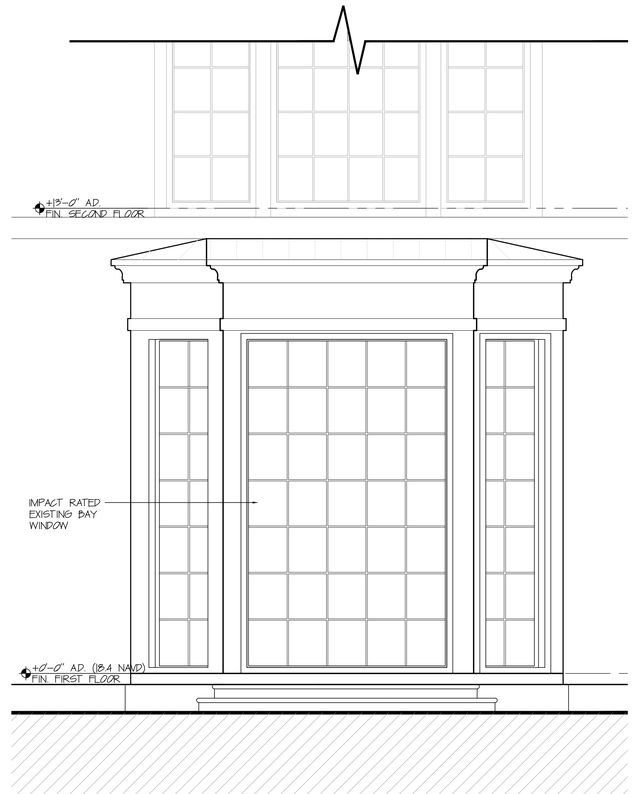
EXISTING EAVE/CORNICE DETAIL

CREDIT: JOHN L. VOLK & ASSOC. - "1984"



EXISTING WEST ENTRY

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



EXISTING BAY WINDOW

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

S·M

ALTERATIONS AND ADDITIONS
PB JUNGLE 101 LLC
101 JUNGLE ROAD, PALM BEACH, FL 33480

SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

NO. 001285

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REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

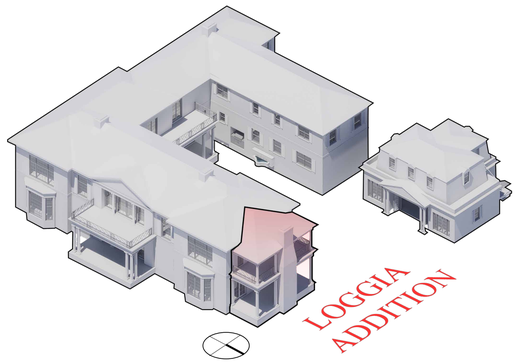
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

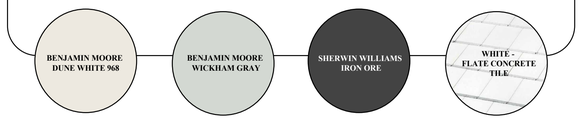
DANIEL KAHAN
REGISTERED ARCHITECT 94757

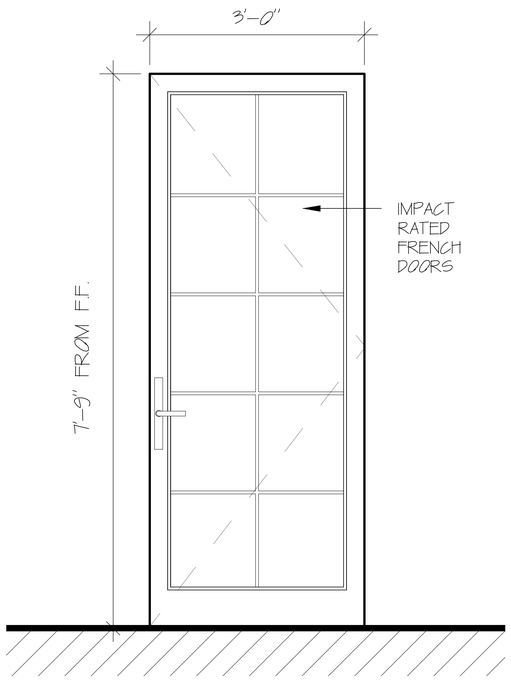
PRE-APP SUBMITTAL	2025-07-07
FIRST SUBMITTAL	2025-07-24
SECOND SUBMITTAL	2025-08-11
FINAL SUBMITTAL	2025-09-08

NO:
DWG. BY: PGP/ MR
SHEET:
A-401

ARC - 25 -0051

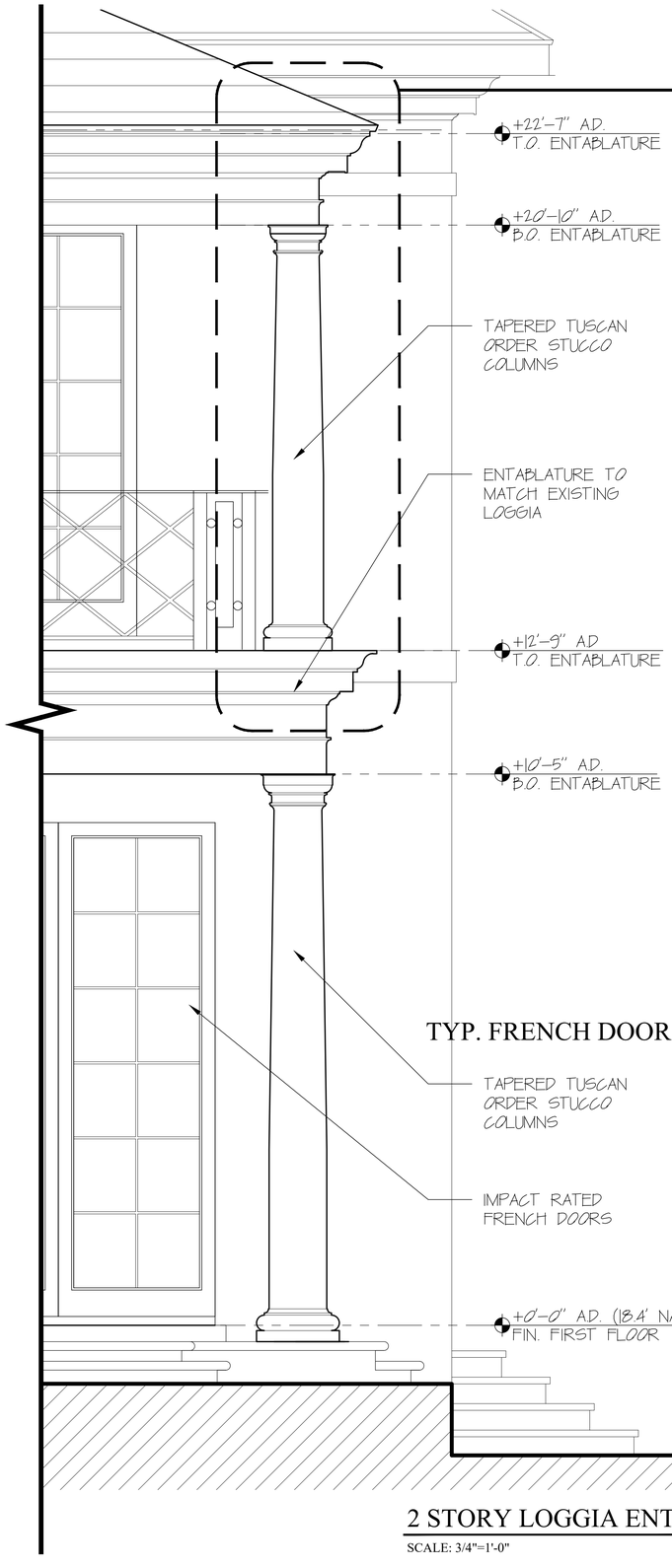






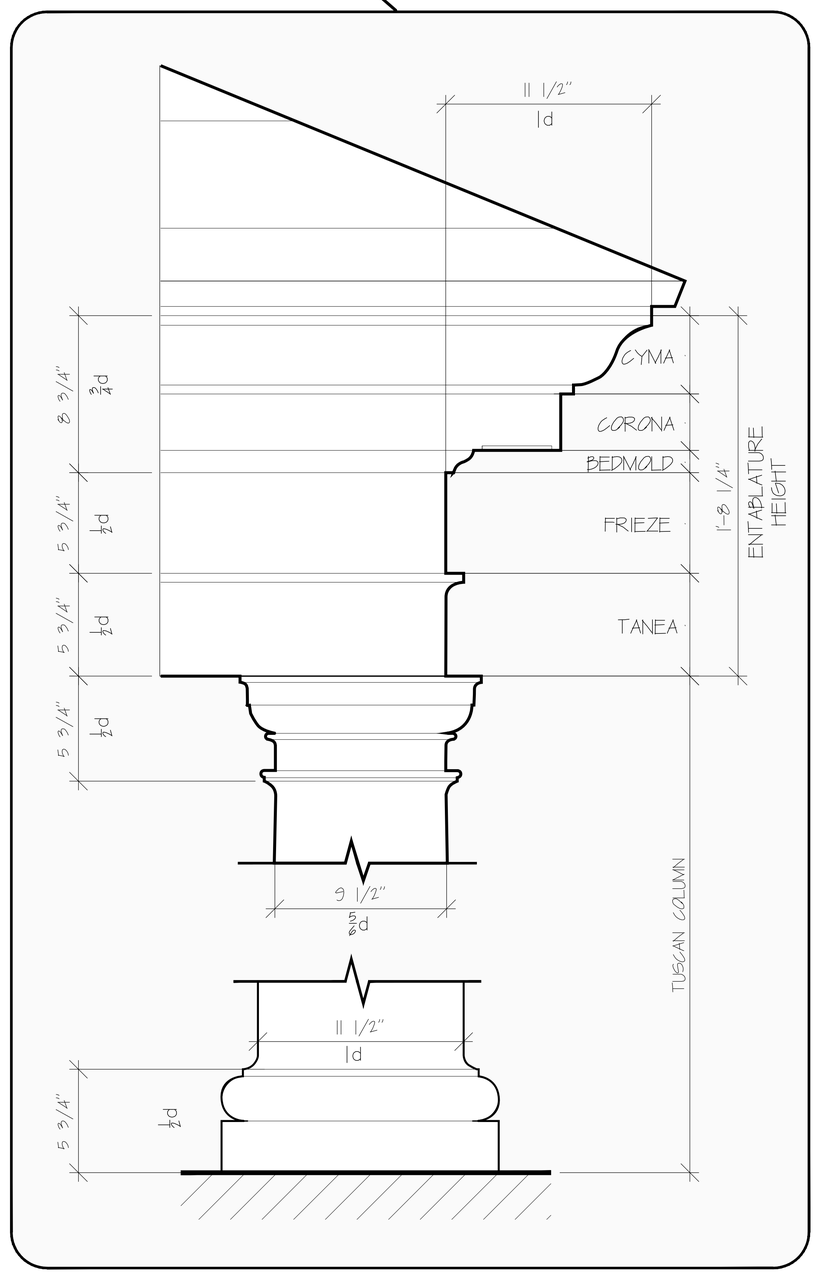
TYP. FRENCH DOOR

SCALE: 1"=1'-0"



2 STORY LOGGIA ENTRY

SCALE: 3/4"=1'-0"



LOGGIA COLUMN/ENTABLATURE

SCALE: 3"=1'-0"

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DWG. BY: PGP/ MR
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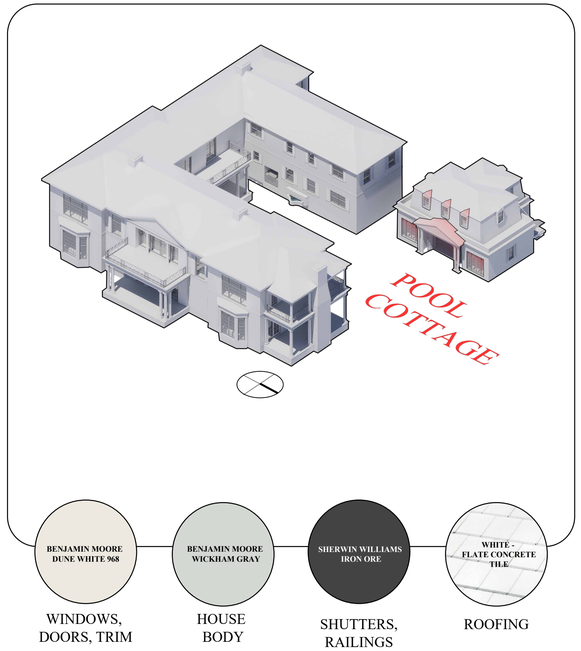
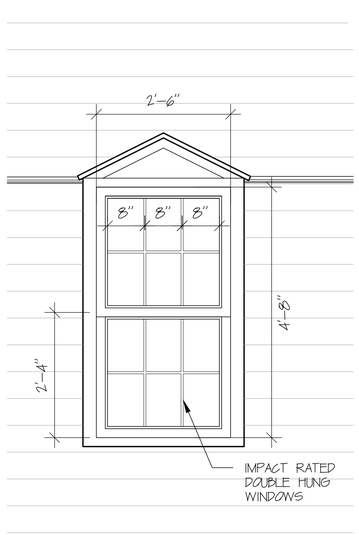
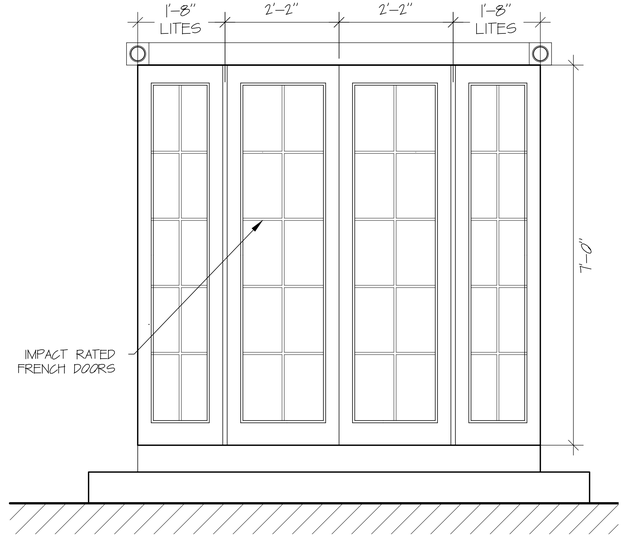




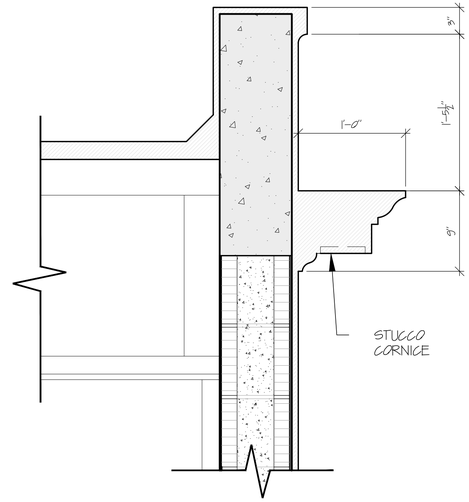
DORMER @ POOL CABANA

SCALE: 3/4"=1'-0"



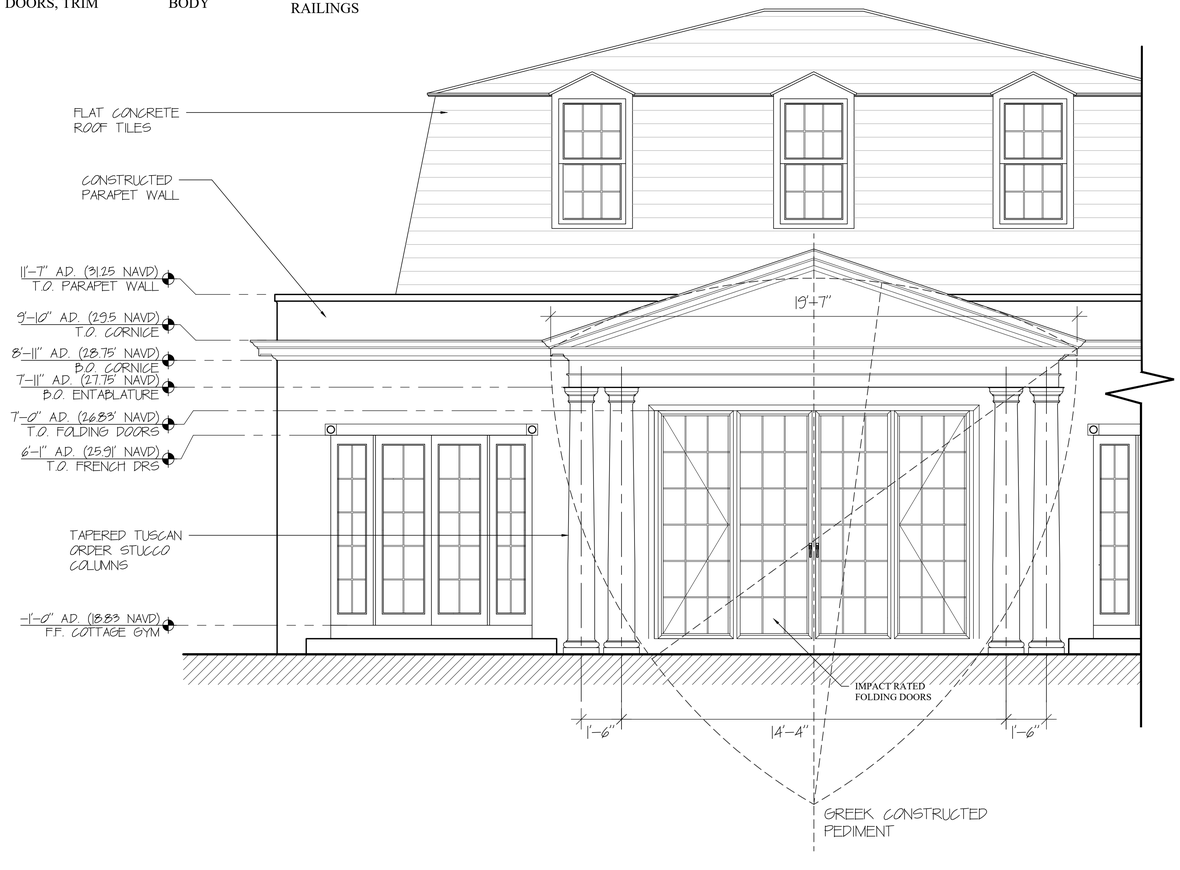
FRENCH DOORS @ POOL COTTAGE

SCALE: 3/4"=1'-0"



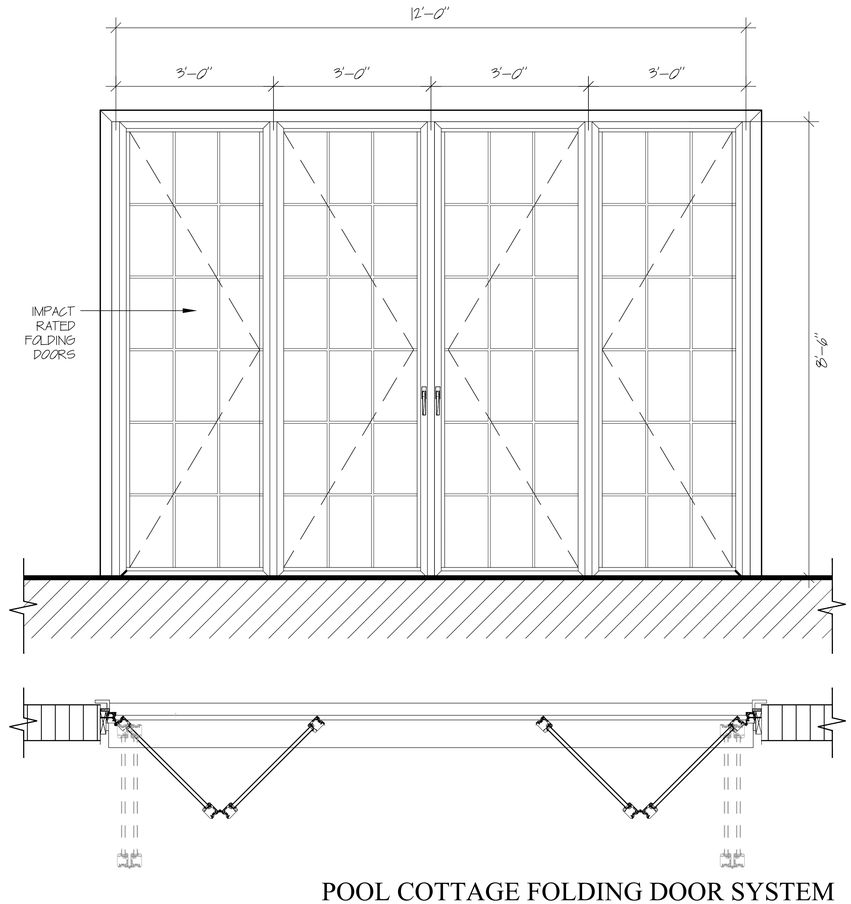
CORNICE / PARAPET @ POOL COTTAGE

SCALE: 3/4"=1'-0"



ENTRY @ POOL COTTAGE

SCALE: 3/8"=1'-0"



POOL COTTAGE FOLDING DOOR SYSTEM

SCALE: 3/4"=1'-0"

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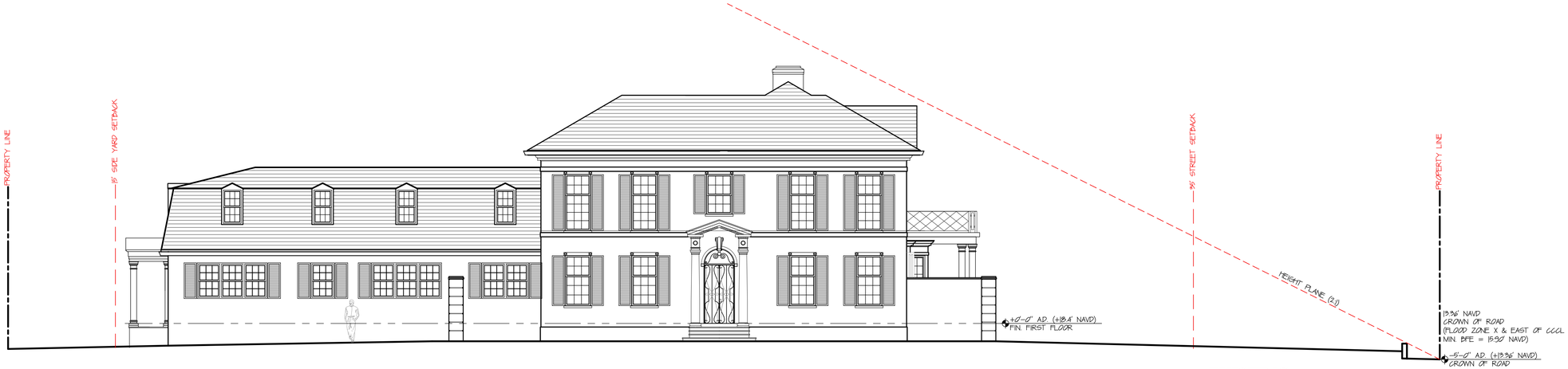
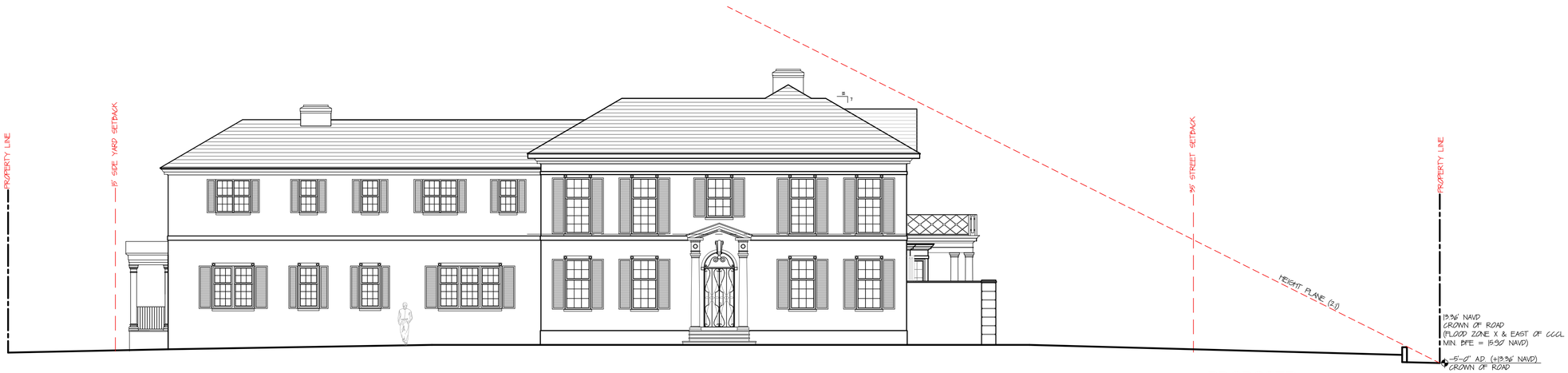


EXISTING
SOUTH
ELEVATION SITE DIAGRAM

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



PROPOSED
SOUTH
ELEVATION SITE DIAGRAM

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

S·M

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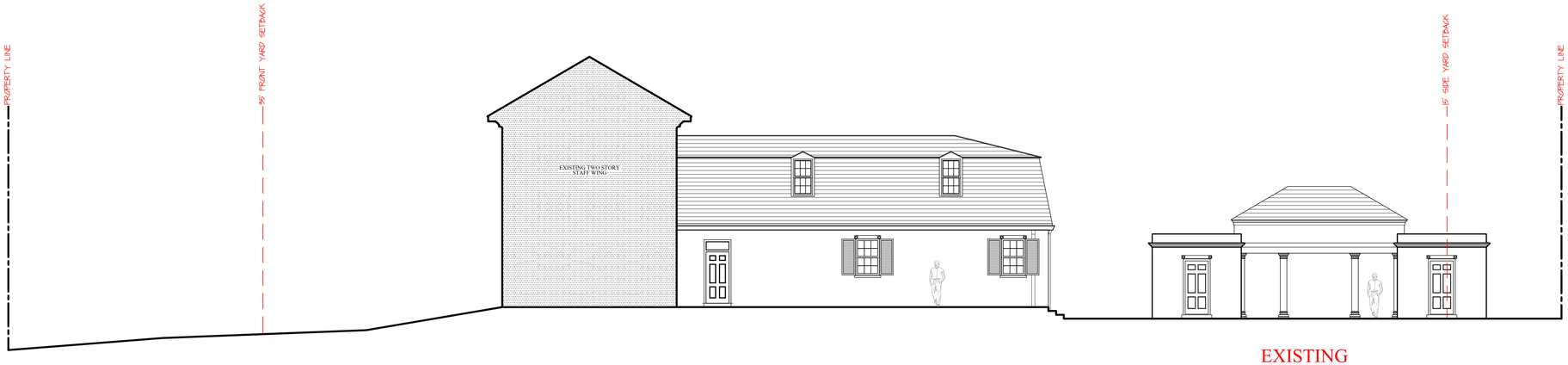

EXISTING
PARTIAL EAST
ELEVATION SITE DIAGRAM

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



PROPOSED
PARTIAL EAST
ELEVATION SITE DIAGRAM

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

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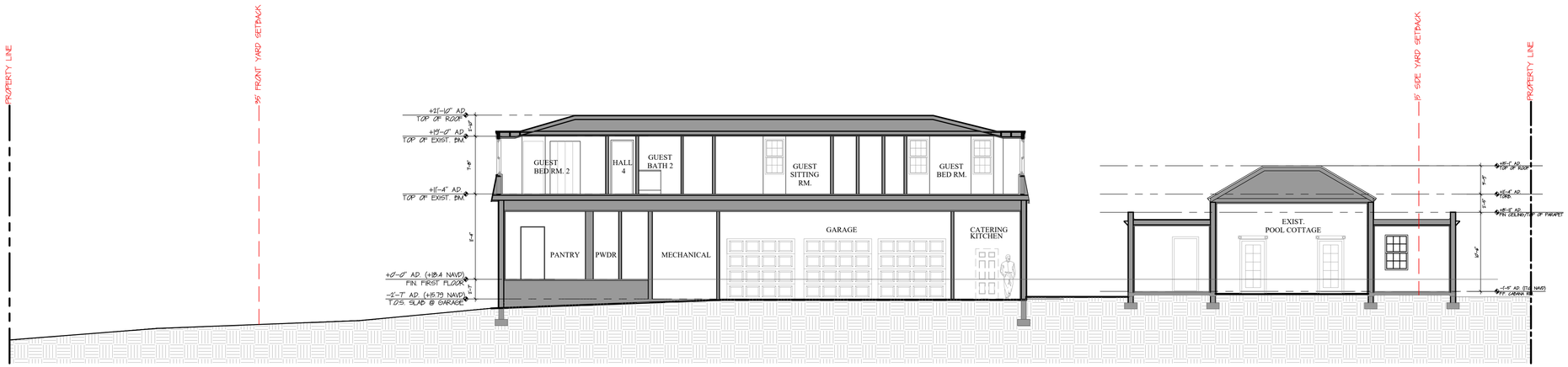
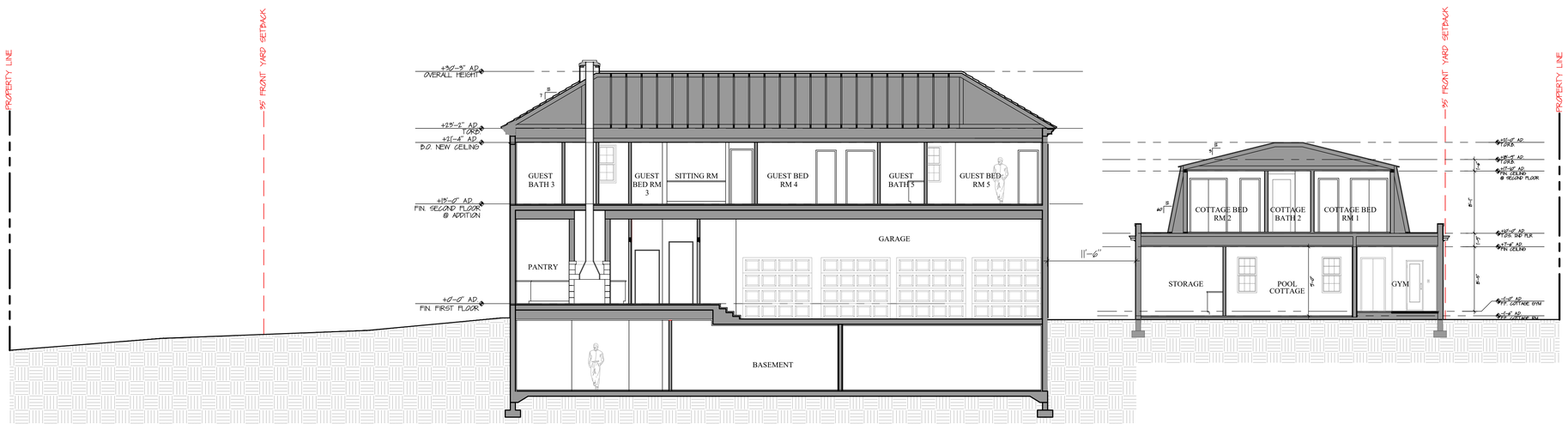


EXISTING
SITE SECTION DIAGRAM

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



PROPOSED
SITE SECTION DIAGRAM

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

S·M

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NO:
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SHEET:
A-300

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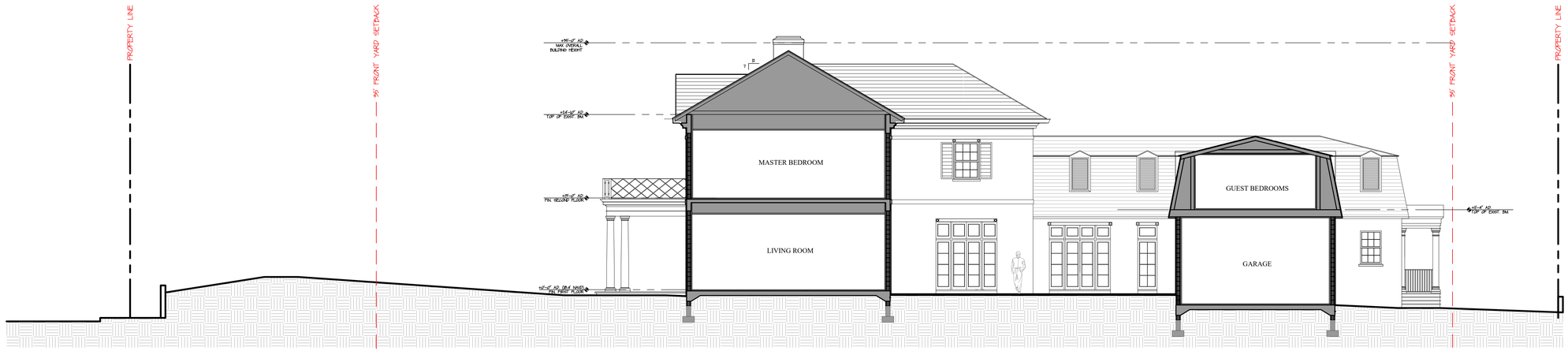
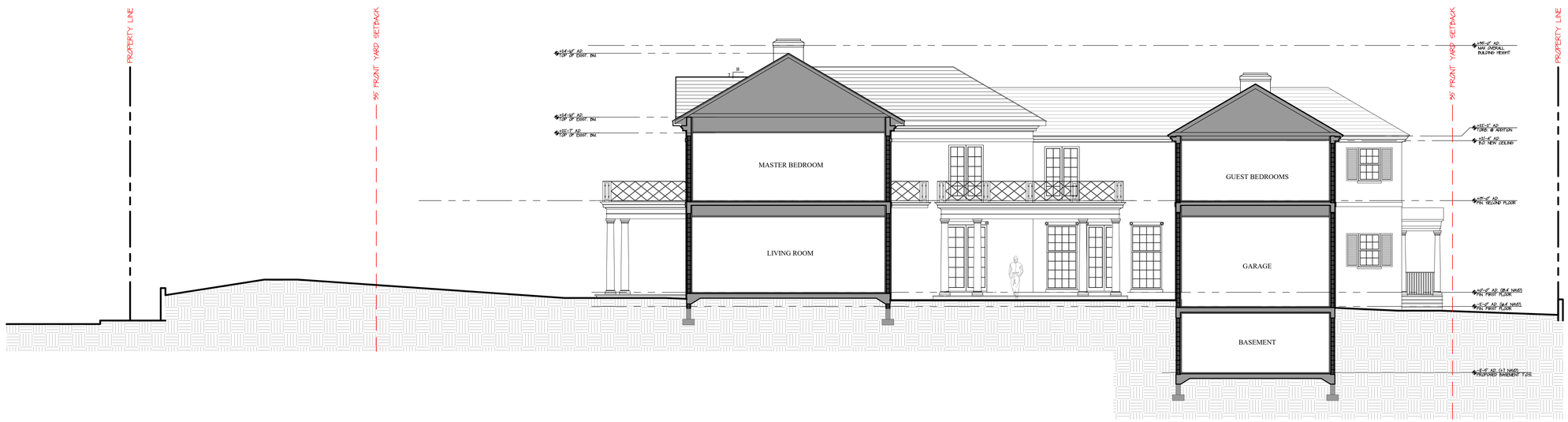


EXISTING
SITE SECTION DIAGRAM

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



PROPOSED
SITE SECTION DIAGRAM

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

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DWG. BY: PGP/ MR
SHEET:
A-301

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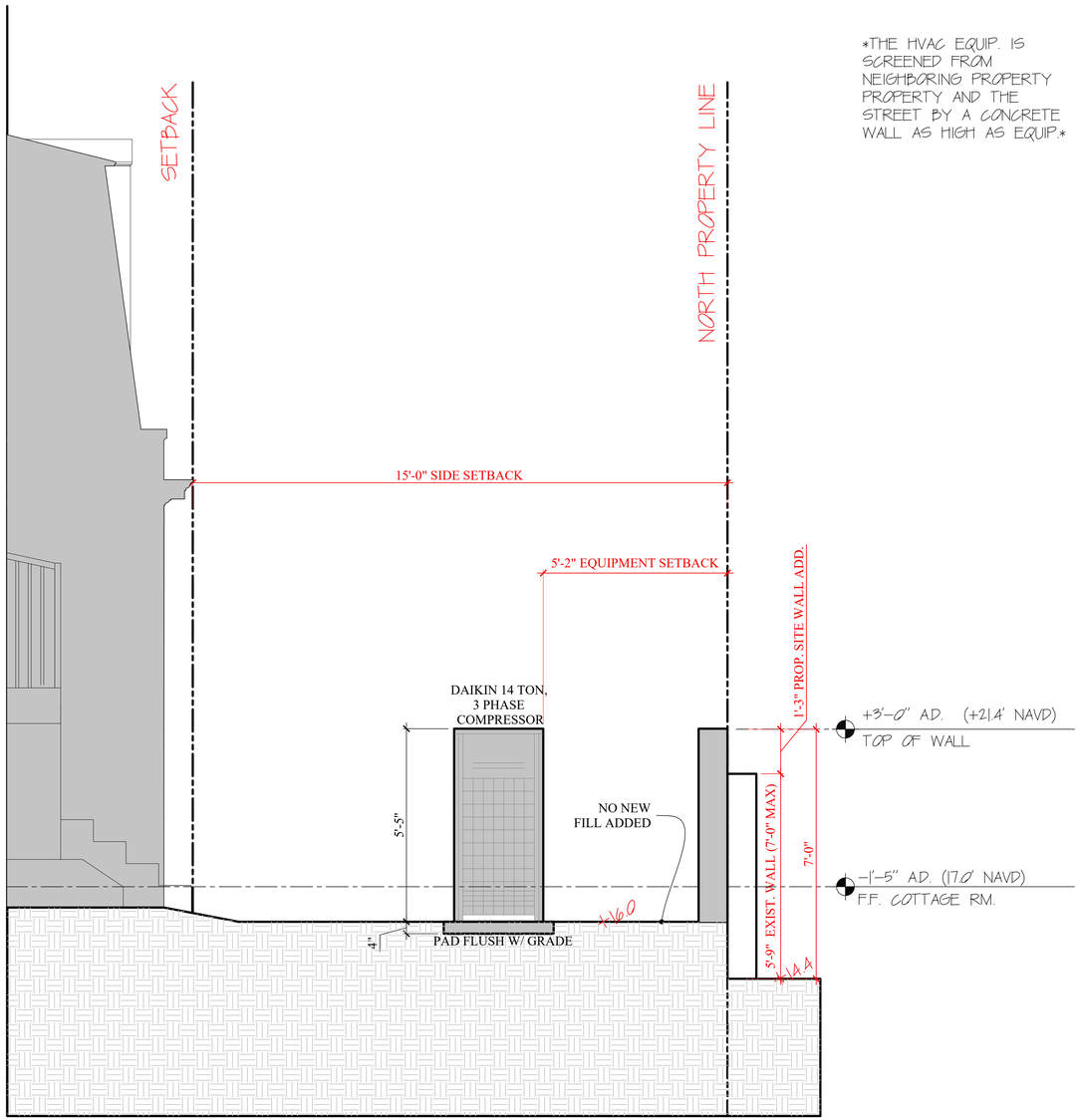
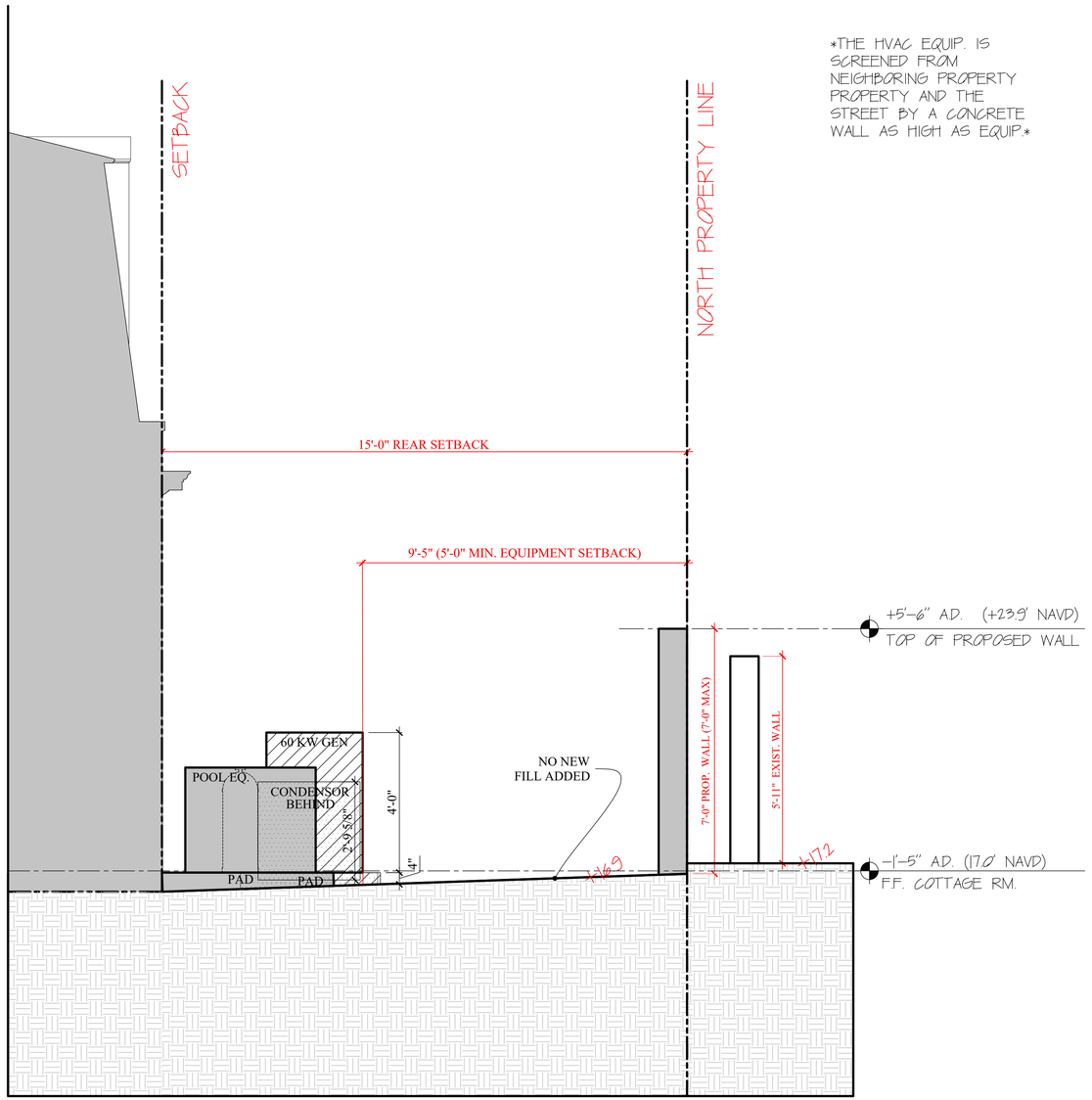


THE HVAC EQUIP. IS SCREENED FROM NEIGHBORING PROPERTY PROPERTY AND THE STREET BY A CONCRETE WALL AS HIGH AS EQUIP.

WEST YARD SECTION (CONDENSERS)

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



THE HVAC EQUIP. IS SCREENED FROM NEIGHBORING PROPERTY PROPERTY AND THE STREET BY A CONCRETE WALL AS HIGH AS EQUIP.

NORTH YARD SECTION (GEN./POOL EQ./CONDENSER)

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

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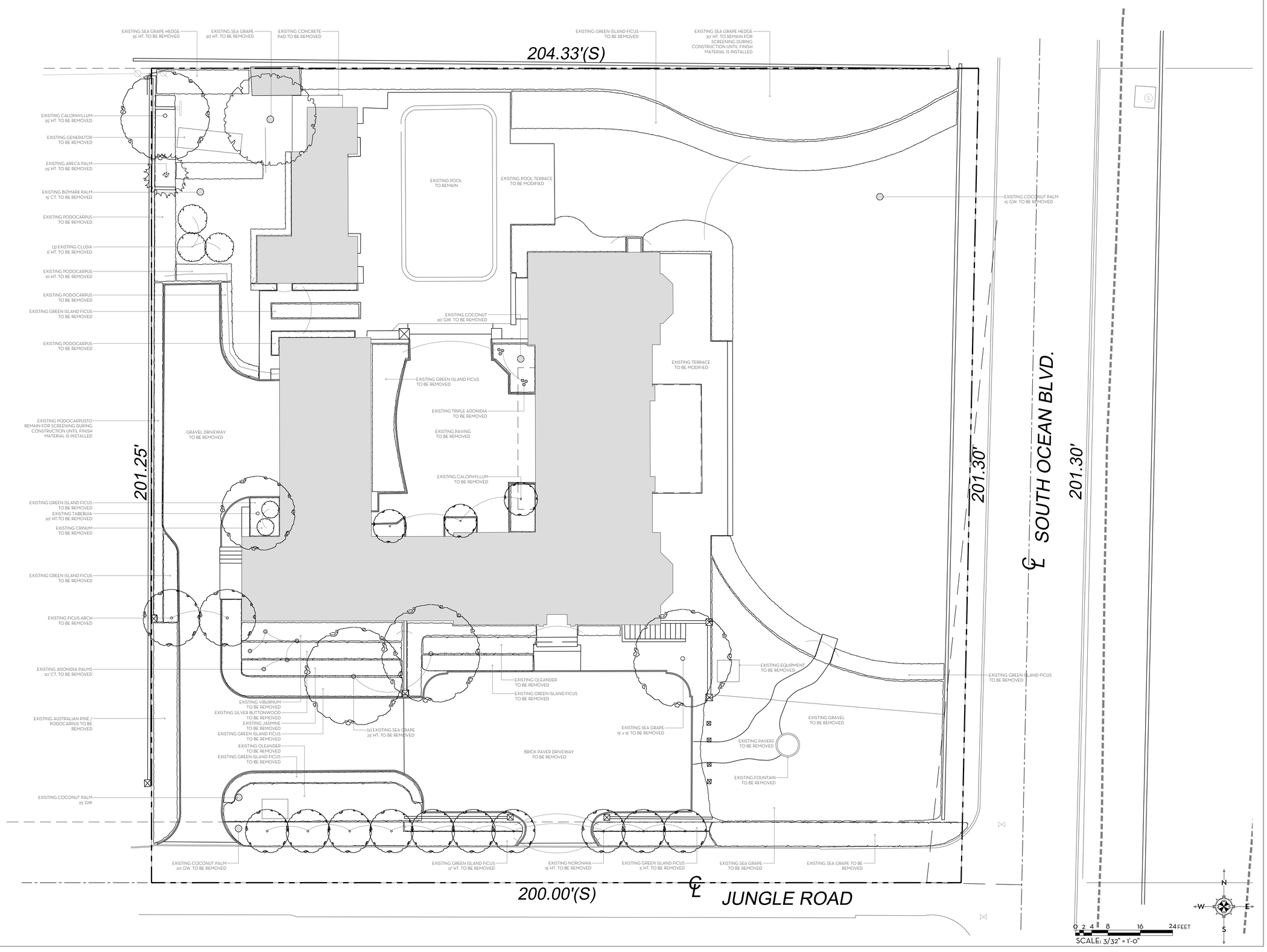

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITION PLAN

101 JUNGLE ROAD

PALM BEACH, FLORIDA

11 AUGUST 2025.SECOND SUBMITTAL

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

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EX



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

101 JUNGLE RD.

PALM BEACH, FL.

11 AUGUST 2025 SECOND SUBMITTAL
19 JUNE 2025

NIEVERA WILLIAMS
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F: 561-659-2113

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1 EL1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 EL1 EAST ELEVATION
SCALE: 1/8"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATIONS

101 JUNGLE RD.

PALM BEACH, FL.

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

07 AUGUST 2025

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West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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EL1



1 EL2 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 EL2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

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State of Florida
Landscape Architect
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6666856

ELEVATIONS

101 JUNGLE RD.

PALM BEACH, FL.

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

07 AUGUST 2025

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Suite 502
West Palm Beach, FL 33401
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F: 561-659-2113

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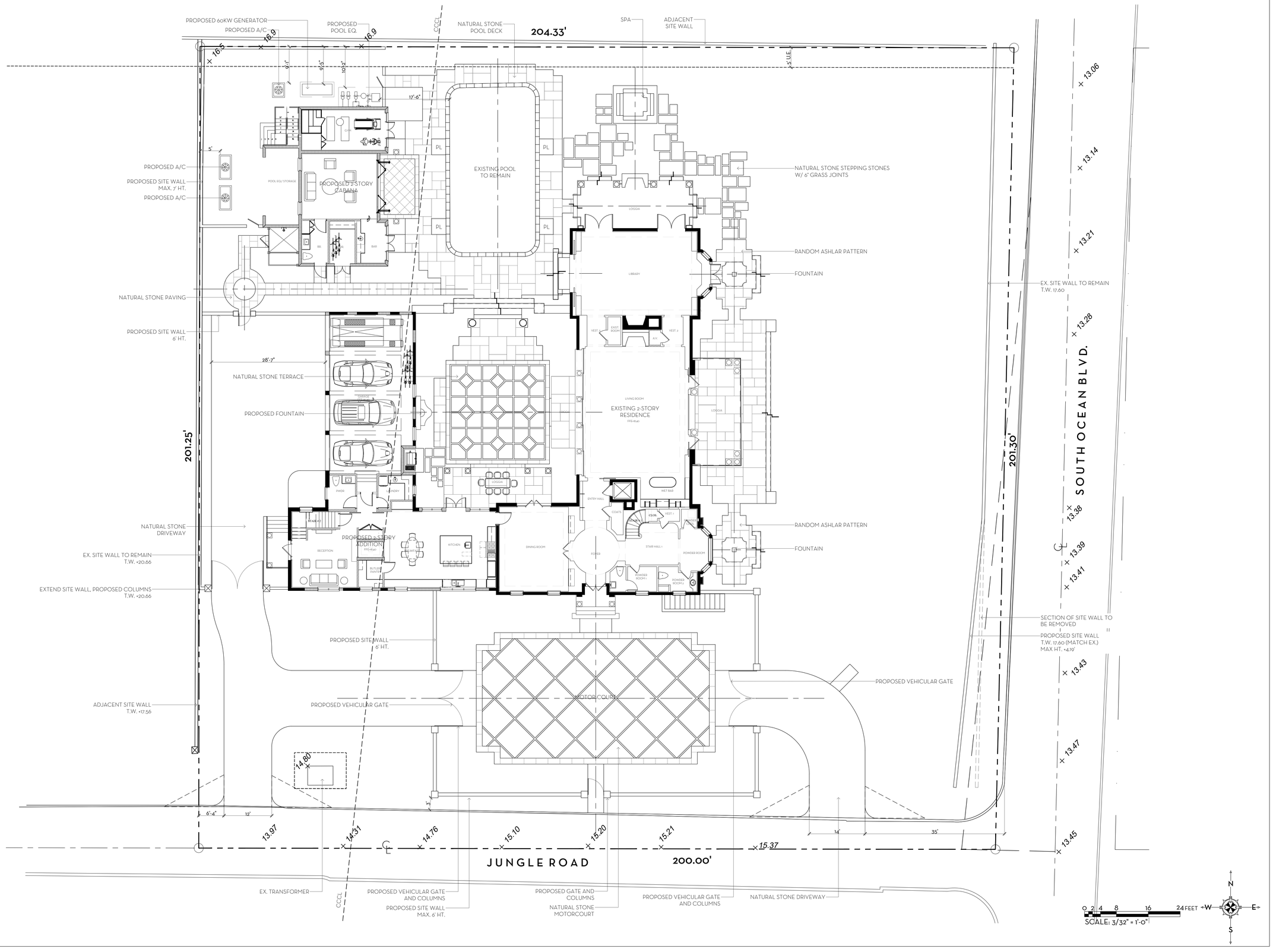
EL2



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

101 JUNGLE RD.

PALM BEACH, FL.

11 AUGUST 2025-SECOND SUBMITTAL
19 JUNE 2025

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DESIGN

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L1

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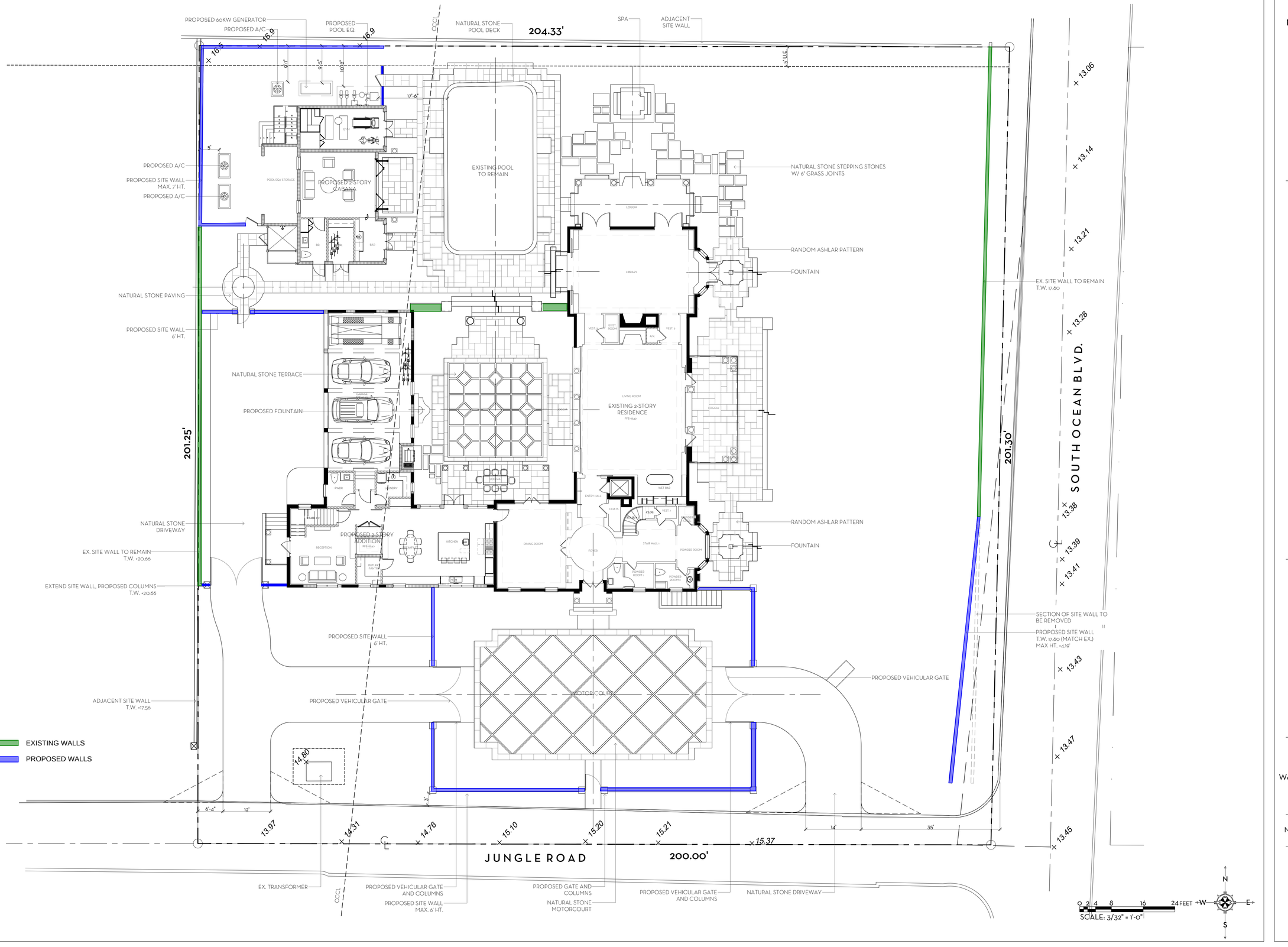

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6666856

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

HARDSCAPE PLAN

101 JUNGLE RD.

PALM BEACH, FL.

11 AUGUST 2025-SECOND SUBMITTAL
19 JUNE 2025

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Suite 502
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L2

ARC-25-0051

(69) GREEN ISLAND FICUS 3 GAL.
(2) PIGEON PLUM 10-12' HT.
(4) BOUGAINVILLEA 6' HT, ESP TO WALL
(6) COCONUT PALM 16' GW
(113) BEACH CREEPER 3 GAL.
(2) SEAGRAPE 15'X15'
(2) COCONUT PALMS 18' GW
(2) COCONUT PALM 18' GW.
(74) SEAGRAPE 10-12' HT.
CCCL
204.33'
16.5
16.9
16.9
GRAVEL
(2) COCONUIT PALM 14' GW
EXISTING POOL TO REMAIN
LAWN
GRAVEL
PROPOSED 2-STORY CABANA
(2) GREEN ISLAND FICUS SPHERE 3'X3'
(1) ADONIDIA 8-10' HT.
(4) MIMUSOPS 12' HT.
(622) GREEN ISLAND FICUS 3 GAL.
(2) BOUGAINVILLEA 6' HT, ESP TO WALL
(12) GREEN ISLAND FICUS SPHERE 3'X3'
LAWN
RELOCATED TREE
(10) ADONIDIA 8-10' HT.
(2) GARCINIA COLUMNS 10' COLUMN
(2) COCONUT PALM 25' GW.
(10) PODOCARPUS 4' HT.
(2) CITRUS TREE 5' HT.
(4) JAPANESE FERN TREE 14-16' HT.
(42) GREEN BUTTONWOOD 8' HT.
(6) THRINAX PALM 8-10' HT.
(4) GARDENIA 3'X3'
(2) GARDENIA 4'X4'
EXISTING 2-STORY RESIDENCE FFE=8.40
201.25'
(2) PHILODENDRON GIGANTEUM 7 GAL.
(55) GREEN ISLAND FICUS 3 GAL.
(1) COCONUT PALM 14' GW.
(95) DWARF ELEPHANT EAR 3 GAL.
(4) MIMUSOPS 8' HT. ESP TO WALL
LAWN
201.30'
PROPOSED 2-STORY ADDITION FFE=8.40
(12) GREEN ISLAND FICUS 3'X3'
(12) GREEN ISLAND FICUS 2'X2'
(47) GREEN ISLAND FICUS 3 GAL.
(4) MIMUSOPS 12' HT.
(2) GARCINIA COLUMNS 10' HT.
(355) BEACH CREEPER 3 GAL.
LAWN
(185) CARISSA 3 GAL.
(4) COCONUT PALM 16' GW
(227) GREEN ISLAND FICUS 3 GAL.
LAWN
(1) RELOCATED TABEBUIA
(3) COCONUT PALMS 16'-18' G.W.
(8) PIGEON PLUM 16' HT.
(8) COCONUT PALM 16' GW.
(100) GREEN ISLAND FICUS 3' HT.
(60) SEAGRAPE 8-10' HT., FTB
(35) GREEN BUTTONWOOD 8' HT., FTB
(4) MIMUSUPS 20' X 20'
(2) SEAGRAPE 15' HT.
(104) BEACH CREEPER
JUNGLE ROAD
200.00'
CCCL
SOUTH OCEAN BLVD.
+ 13.06
+ 13.14
+ 13.21
+ 13.28
+ 13.38
+ 13.39
+ 13.41
+ 13.43
+ 13.47
+ 13.45
13.97
14.31
14.76
15.10
15.20
15.21
15.37
0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"
N
W
E
S

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

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

LANDSCAPE PLAN

101 JUNGLE RD.

PALM BEACH, FL.

11 AUGUST 2025-SECOND SUBMITTAL
19 JUNE 2025

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
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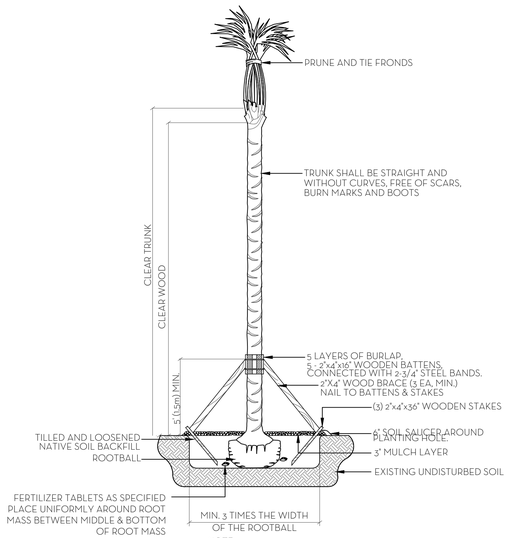
NIEVERAWILLIAMS.COM

LP1

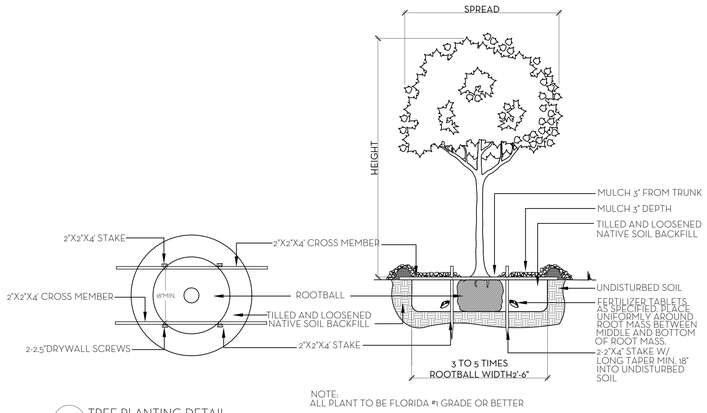
ARC-25-0051



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

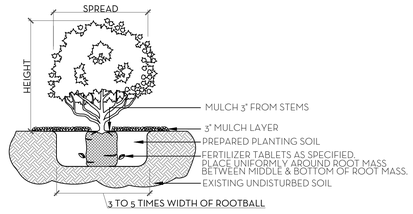
PALM PLANTING DETAIL
N.T.S.

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



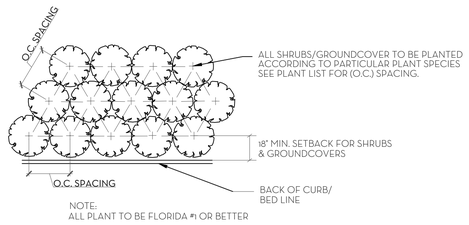
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

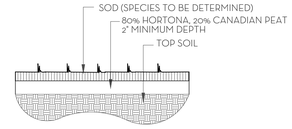
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

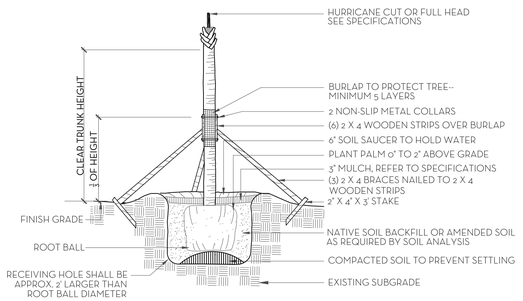
PLANT SPACING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN,
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



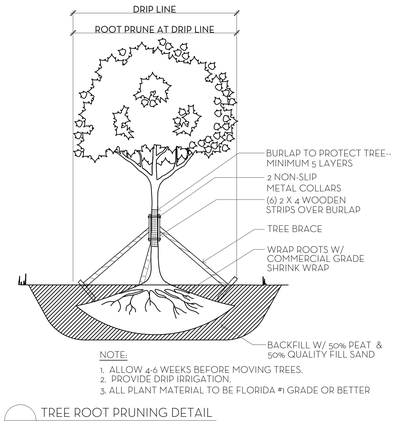
SOD PLANTING DETAIL
N.T.S.

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



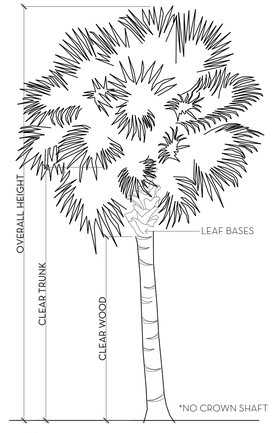
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:

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

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

NIEVERA WILLIAMS DESIGN

101 Jungle Road

08/19/2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native	Covered Area (sf)
1	TREES					
2	Seagrape	Coccoloba uvifera	4	15' X 15'	*	
3	Pigeon Plum	Coccoloba diversifolia	8	16' HT.	*	
4	Pigeon Plum	Coccoloba diversifolia	2	10-12' HT.	*	
5	Mimusops	Mimusops roxburghiana	8	12' HT.		
6	Mimusops	Mimusops roxburghiana	4	20' x 20'		
7	Citurs Tree	Citrofortunella microcarpa	2	5' HT.		
8	Japanese Fern Tree	Filicium decipiens	4	14-16' HT.		
9			32		38%	
10	PALMS					
11	Coconut Palms	Cocos nucifera	3	14' GW.		
12	Coconut Palms	Cocos nucifera	4	16' GW.		
13	Coconut Palms	Cocos nucifera	4	18' GW.		
14	Coconut Palms	Cocos nucifera	2	25' GW.		
15	Thatch Palm	Thrinax radiata	6	8-10' HT.	*	
16	Adonidia merrillii	Veitchia merrillii	11	8-10' HT.		
17			30			
18	HEDGE/SHRUB/VINES					
19	Green Island Ficus	Ficus microcarpa 'Green island'	951	3 GAL.		
20	Green Island Ficus	Ficus microcarpa 'Green island'	100	3' HT.		
21	Green Island Ficus	Ficus microcarpa 'Green island'	26	3'X3' SPHERE		
22	Green Island Ficus	Ficus microcarpa 'Green island'	12	2'x2' SPHERE		
23	Green Buttonwood	Conocarpus erectus	77	8' HT.	*	
24	Podocarpus	Podocarpus macrophyllus	10	4' HT.		
25	Seagrape	Coccoloba uvifera	74	10-12' HT. FTB	*	
26	Seagrape	Coccoloba uvifera	60	8-10' HT. FTB	*	
27	Mimusops	Mimusops roxburghiana	4	8' HT. ESP TO WALL		
28	Garcinia	Garcinia spicata	6	10' HT. COLUMN		
29	Garcinia	Garcinia spicata	4	4'x4' SPHERE		
30	Garcinia	Garcinia spicata	2	3'x3' SPHERE		
31	Dwarf Elephant Ear	Alocasia - Dwarf ssp	95	3 GAL.		
32	Carissa	Carissa macrocarpa	185	3 GAL.		
33	Giant Philodendron	Philodendron giganteum	2	7 GAL.		
34	Bougainvillea	Bougainvillea ssp.	6	6' HT. ESP TO WALL		
35			1614		53%	
36	GROUNDCOVERS					
37	Beach Creeper	Ernodea littoralis	641	3 GAL.	*	961.5
38					100%	
39	SOD					
40	Diamond Zoysia		VIF			

Line #	Landscape Legend		
1	**Property Address:**	101 Jungle Road	
2	**Lot Area (sq. ft.):**	40,718 sq ft.	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	20,359 sq ft (50%)	21,543 sq ft (52.9%)
5	LOS to be altered (Sq FT and %)	N/A	61.59%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	3,509 sq ft. (50%)	3,705 sq ft. (52.73%)
8	Native Trees %	30% (number of trees)	38%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	53%
10	Native Groundcover %	30% (groundcover area)	100%
	To determine qualifying native vegetation use either:		
	the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List		
	OR		
	the Florida Native Plant Society Native Plants for Your Area List		
	Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.		
	This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.		
	See Ord. 003-2023		*REV BF 20230727*

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

101 JUNGLE RD.

PALM BEACH, FL.

11 AUGUST 2025-SECOND SUBMITTAL
19 JUNE 2025

NIEVERA WILLIAMS DESIGN

625 N. Flagler Drive
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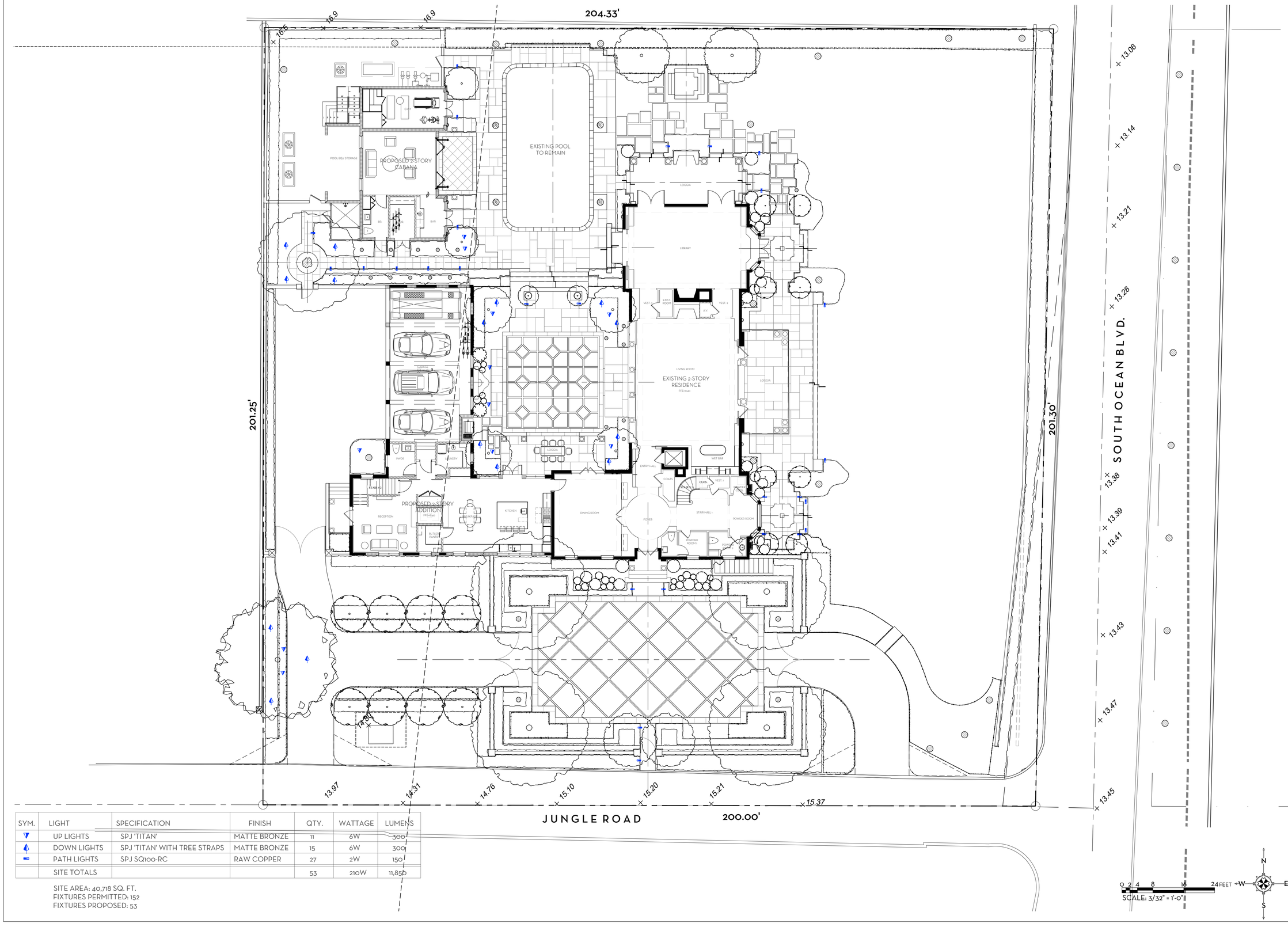
LP2

ARC-25-0051



SYM.	LIGHT	SPECIFICATION	FINISH	QTY.	WATTAGE	LUMENS
▽	UP LIGHTS	SPJ 'TITAN'	MATTE BRONZE	11	6W	300
▲	DOWN LIGHTS	SPJ 'TITAN' WITH TREE STRAPS	MATTE BRONZE	15	6W	300
▬	PATH LIGHTS	SPJ SQ100-RC	RAW COPPER	27	2W	150
	SITE TOTALS			53	210W	11,850

SITE AREA: 40,718 SQ. FT.
FIXTURES PERMITTED: 152
FIXTURES PROPOSED: 53

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Registration No.
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SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN

101 JUNGLE RD.

PALM BEACH, FL.

11 AUGUST 2025-SECOND SUBMITTAL
19 JUNE 2025

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LL1

ARC-25-0051

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING



Model: **SPJ-SQ100-RC**

SPJ-SQ100-RC

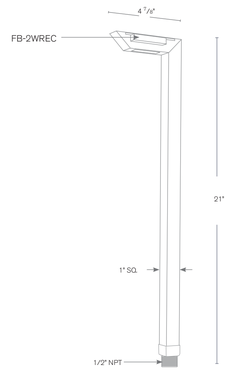
SPECIFICATION FEATURES

Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

Electrical: Available in 9-15V

Labels: ETL Standard Wet Label
C-ETL

Contemporary Path Light



DESCRIPTION

Model: SPJ-SQ100-RC
Shown: Raw Copper
Material: Solid Brass
Finish: Specify
Electrical: 9-15V
Engine: FB-2WREC
Lumens: 150
Color Temp: 2700K
Mounting: 1/2" NPT. Dual Fin Spike Incl.
LED: Nichia Forever Bright

ETL us **Wet Listed**

SPJ Approval	Customer Approval

ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ- SQ100-RC	RC	2W	150	2700K 4000K 6500K	9-15V

V = Verde GM = Gun Metal
M = Moss B = Black
AG = Aged Brass R = Rusty
MBR = Matte Bronze PVDP = PVD Polished
SB = Satin Brass PVDS = PVD Satin

WWW.SPJLIGHTING.COM



Model: **Titan**

Forever Bright

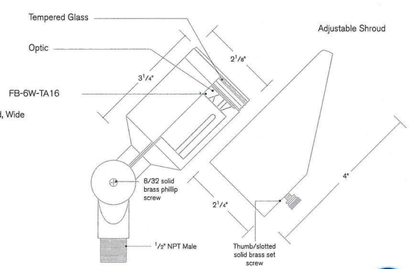
SPECIFICATION FEATURES

Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

Electrical: Available in 12V-15V

Labels: ETL Standard Wet Label
C-ETL

Directional Light



DESCRIPTION

Model#: Titan
Material: Solid Brass
Finish: Matte Bronze
Electrical: 12V-15V
Engine: FB-6W-TA16
Lumens: 300
Color Temp: 2700K
Optic: Spot, Flood, Wide Flood, Wide Angle Flood
Mounting: 1/2" NPT.

ETL us **Wet Listed**

ORDERING INFORMATION

Model#	Finishes	Wattage	Optics	Lumens	Color Temp.	Electrical
TITAN	MBR	6W	SPOT FLOOD WIDE FLOOD WIDE ANGLE FLOOD	300	2700K 4000K 5000K	12V-15V

V = Verde GM = Gun Metal
M = Moss B = Black
AG = Aged Brass R = Rusty
MBR = Matte Bronze PVDP = PVD Polished
SB = Satin Brass PVDS = PVD Satin

WWW.SPJLIGHTING.COM

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State of Florida
Landscape Architect
Registration No.
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SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN

101 JUNGLE RD.

PALM BEACH, FL.

11 AUGUST 2025-SECOND SUBMITTAL
19 JUNE 2025

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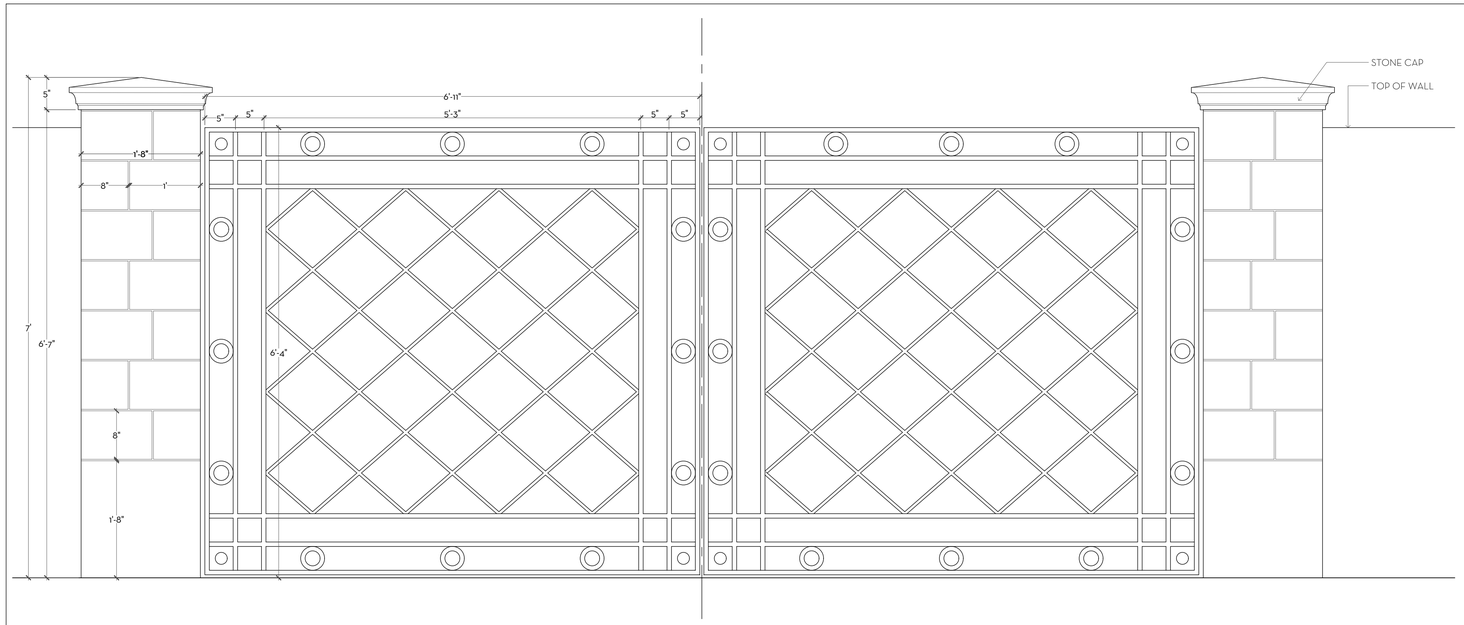
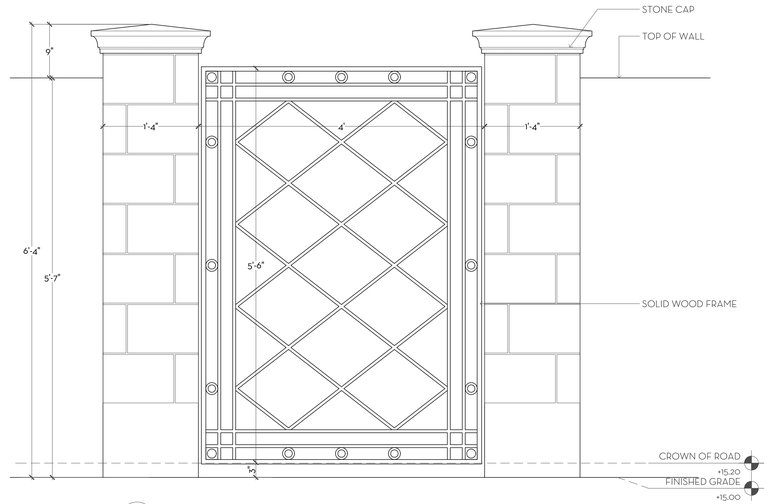


1 / D1 VEHICULAR GATE DETAIL OPTION 1
SCALE: 1"=1'-0"



2 / D1 TYP. PEDESTRIAN GATE DETAIL OPTION 1
SCALE: 1"=1'-0"

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Registration No.
6666856

GATE DETAILS

101 JUNGLE RD.

PALM BEACH, FL.

11 AUGUST 2025-SECOND SUBMITTAL
19 JUNE 2025

SCALE: SCALE AS NOTED

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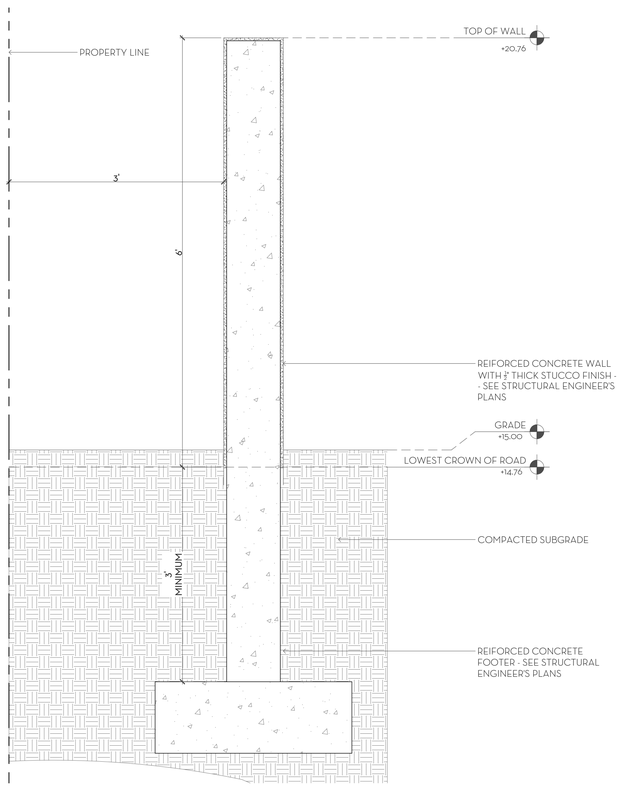
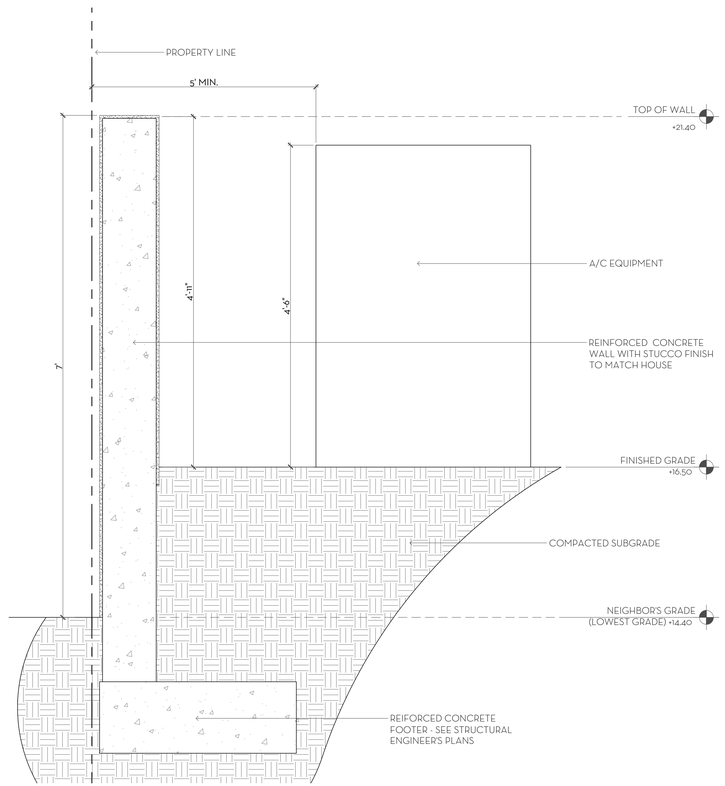
D1

ARC-25-0051



3 D1 FRONT SITE WALL DETAIL
SCALE: 1"=1'-0"



4 D1 WEST SITE WALL DETAIL
SCALE: 1"=1'-0"

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GATE DETAILS

101 JUNGLE RD.

PALM BEACH, FL.

SCALE: SCALE AS NOTED

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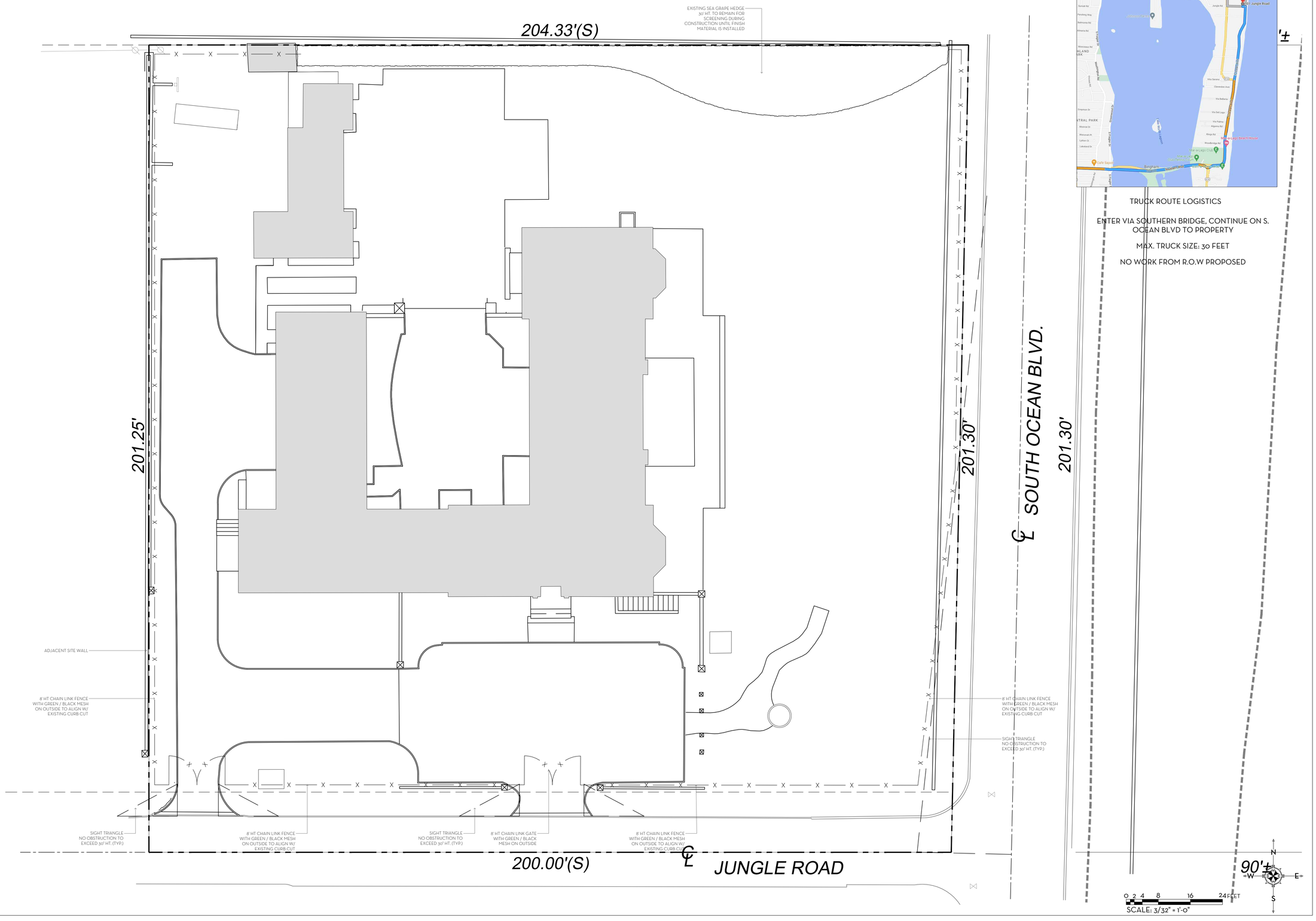

TRUCK ROUTE LOGISTICS

ENTER VIA SOUTHERN BRIDGE, CONTINUE ON S. OCEAN BLVD TO PROPERTY

MAX. TRUCK SIZE: 30 FEET

NO WORK FROM R.O.W PROPOSED

MARIO F. NIEVERA

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6666856

CONSTRUCTION SCREENING PLAN

101 JUNGLE ROAD

PALM BEACH, FLORIDA

11 AUGUST 2025-SECOND SUBMITTAL

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

NIEVERA WILLIAMS
DESIGN

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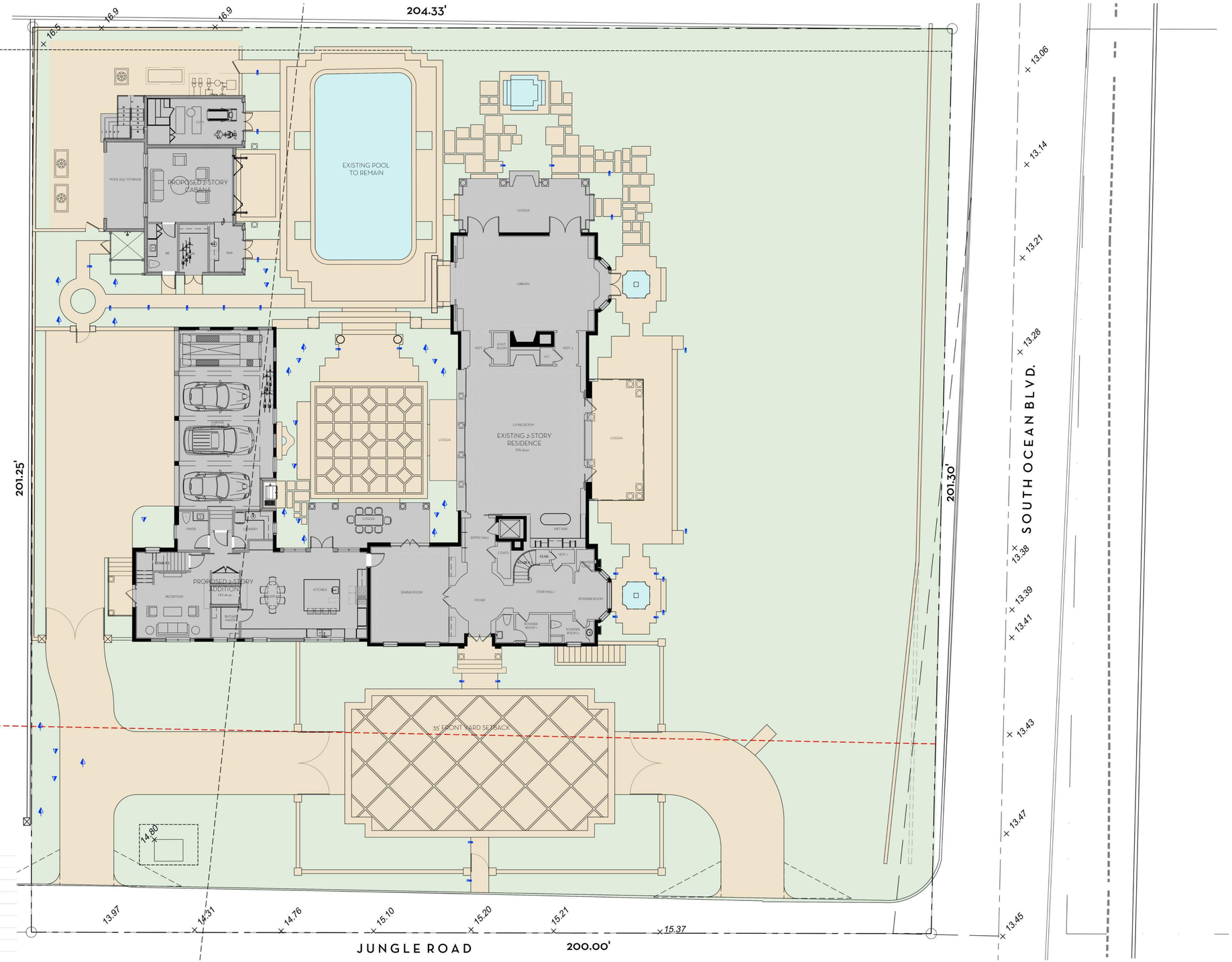
CSP



Line #	Landscape Legend		
1	**Property Address:**	101 Jungle Road	
2	**Lot Area (sq. ft.):**	40,718 sq ft.	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	20,359 sq ft (50%)	21,543 sq ft (52.9%)
5	LOS to be altered (Sq FT and %)	N/A	61.59%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	3,509 sq ft. (50%)	3,705 sq ft. (52.73%)
8	Native Trees %	30% (number of trees)	40%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	53%
10	Native Groundcover %	30% (groundcover area)	100%

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

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

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

See Ord. 003-2023 *REV BF 20230727*

OVERALL R-A SITE CALCULATIONS:

SITE AREA =	40,718	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	20,359	SQ FT	50%
EXISTING =	22,401	SQ FT	55.01%
PROPOSED =	21,543	SQ FT	52.9%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	7,026	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,509	SQ FT	50%
EXISTING =	3,598	SQ FT	51.2%
PROPOSED =	3,705	SQ FT	52.73%

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING / STRUCTURE	
WATER	

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

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Registration No.
6666856

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

OPEN SPACE DIAGRAM

101 JUNGLE RD.

PALM BEACH, FL.

11 AUGUST 2025-SECOND SUBMITTAL
19 JUNE 2025

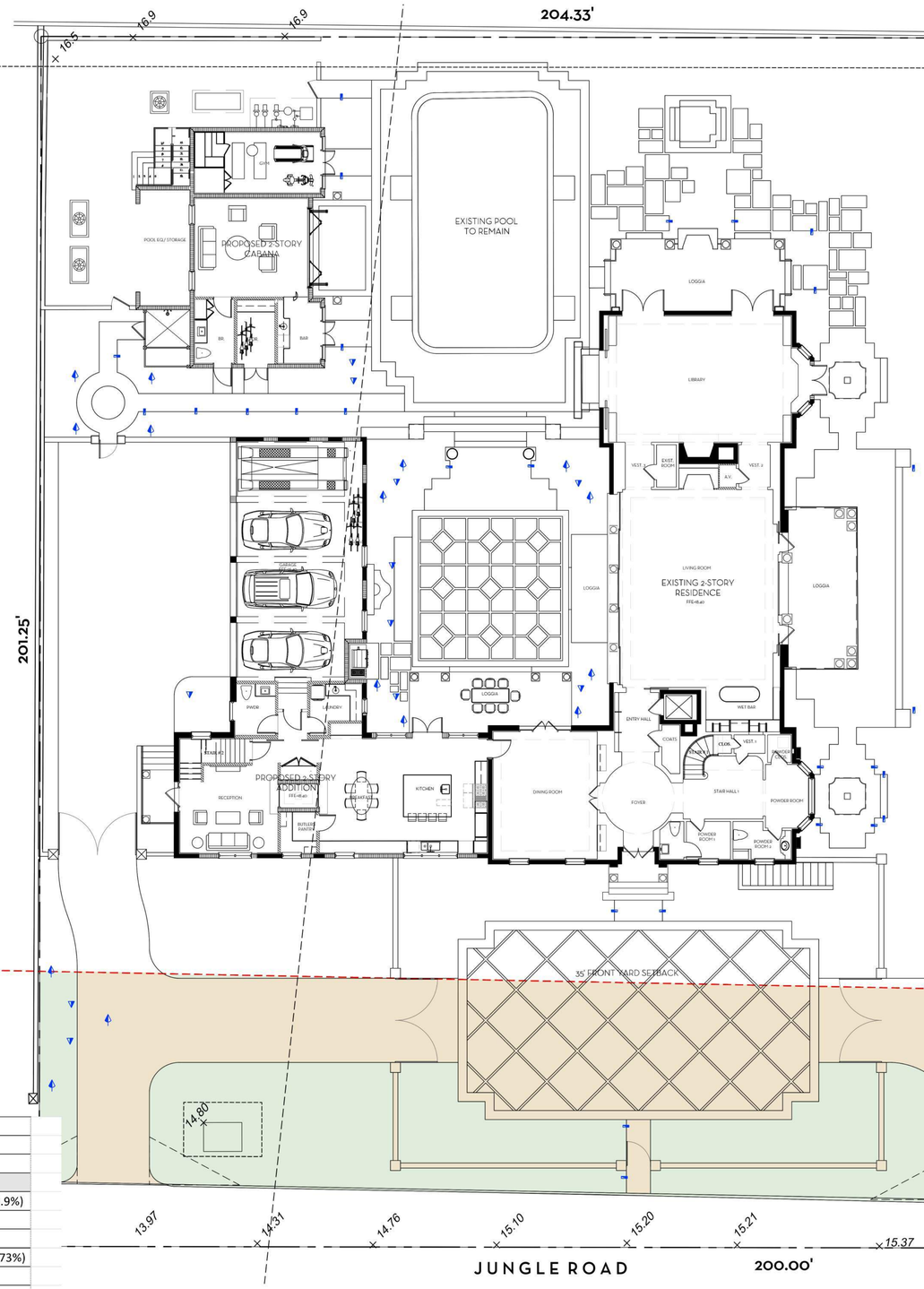
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

OS1

ARC-25-0051



Line #	Landscape Legend		
1	**Property Address:**	101 Jungle Road	
2	**Lot Area (sq. ft.):**	40,718 sq ft.	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	20,359 sq ft (50%)	21,543 sq ft (52.9%)
5	LOS to be altered (Sq FT and %)	N/A	61.59%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	3,509 sq ft. (50%)	3,705 sq ft. (52.73%)
8	Native Trees %	30% (number of trees)	40%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	53%
10	Native Groundcover %	30% (groundcover area)	100%

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

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

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

See Ord. 003-2023 *REV BF 20230727*

OVERALL R-A SITE CALCULATIONS:

SITE AREA =	40,718	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	20,359	SQ FT	50%
EXISTING =	22,401	SQ FT	55.01%
PROPOSED =	20,383	SQ FT	51.03%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	7,026	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,509	SQ FT	50%
EXISTING =	3,598	SQ FT	51.2%
PROPOSED =	3,705	SQ FT	52.73%

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING / STRUCTURE	
WATER	

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

N W E S

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

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

OPEN SPACE DIAGRAM

101 JUNGLE RD.

PALM BEACH, FL.

DRAWINGS FOR SECOND SUBMITTAL
19 JUNE 2025

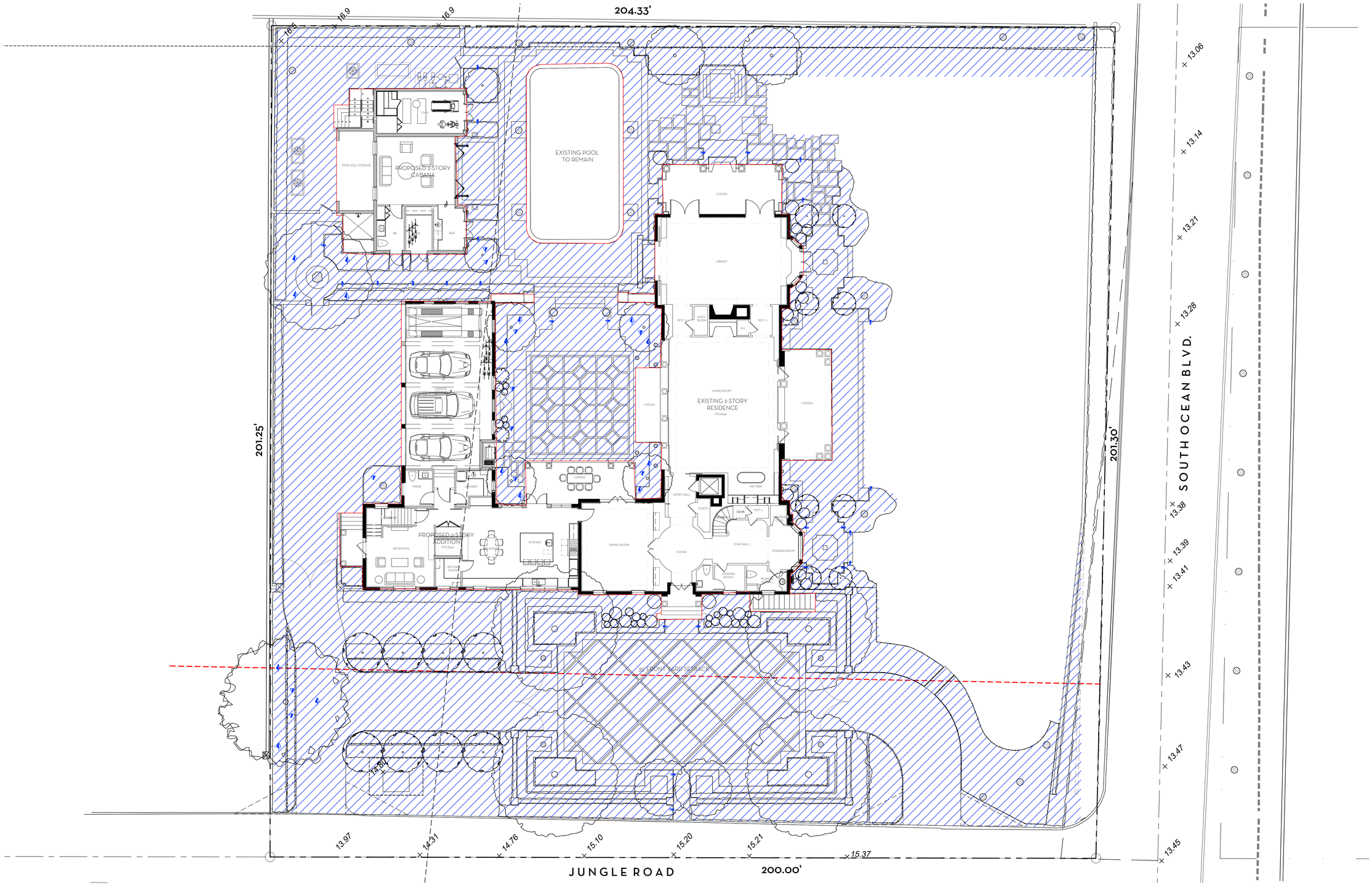
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

OS2

ARC-25-0051



OVERALL R-A SITE CALCULATIONS:

SITE AREA =	40,718	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	20,359	SQ FT	50%
EXISTING =	22,401	SQ FT	55.01%
PROPOSED =	21,543	SQ FT	52.9%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	7,026	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,509	SQ FT	50%
EXISTING =	3,598	SQ FT	51.2%
PROPOSED =	3,705	SQ FT	52.73%

LEGEND
ALTERED AREA

SITE OPEN AREA: 32,691
AREA TO BE MODIFIED: 20,137 SQ. FT (61.59%)

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"

OPEN SPACE DIAGRAM

101 JUNGLE RD.

PALM BEACH, FL.

11 AUGUST 2025-SECOND SUBMITTAL
19 JUNE 2025

NIEVERA WILLIAMS
DESIGN

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NIEVERAWILLIAMS.COM

OS3

ARC-25-0051

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 40,691 sq.ft.

Proposed Drainage Area (excludes roadway) = 38,877

Drainage Area Impervious Surface = 19,029 sq.ft.

Drainage Area Pervious Surface = 19,848 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 19,029 sq.ft. x 1 ft./12 in. = 3,172 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 19,848 sq.ft. x 1 ft./12 in. = 662 cu.ft.

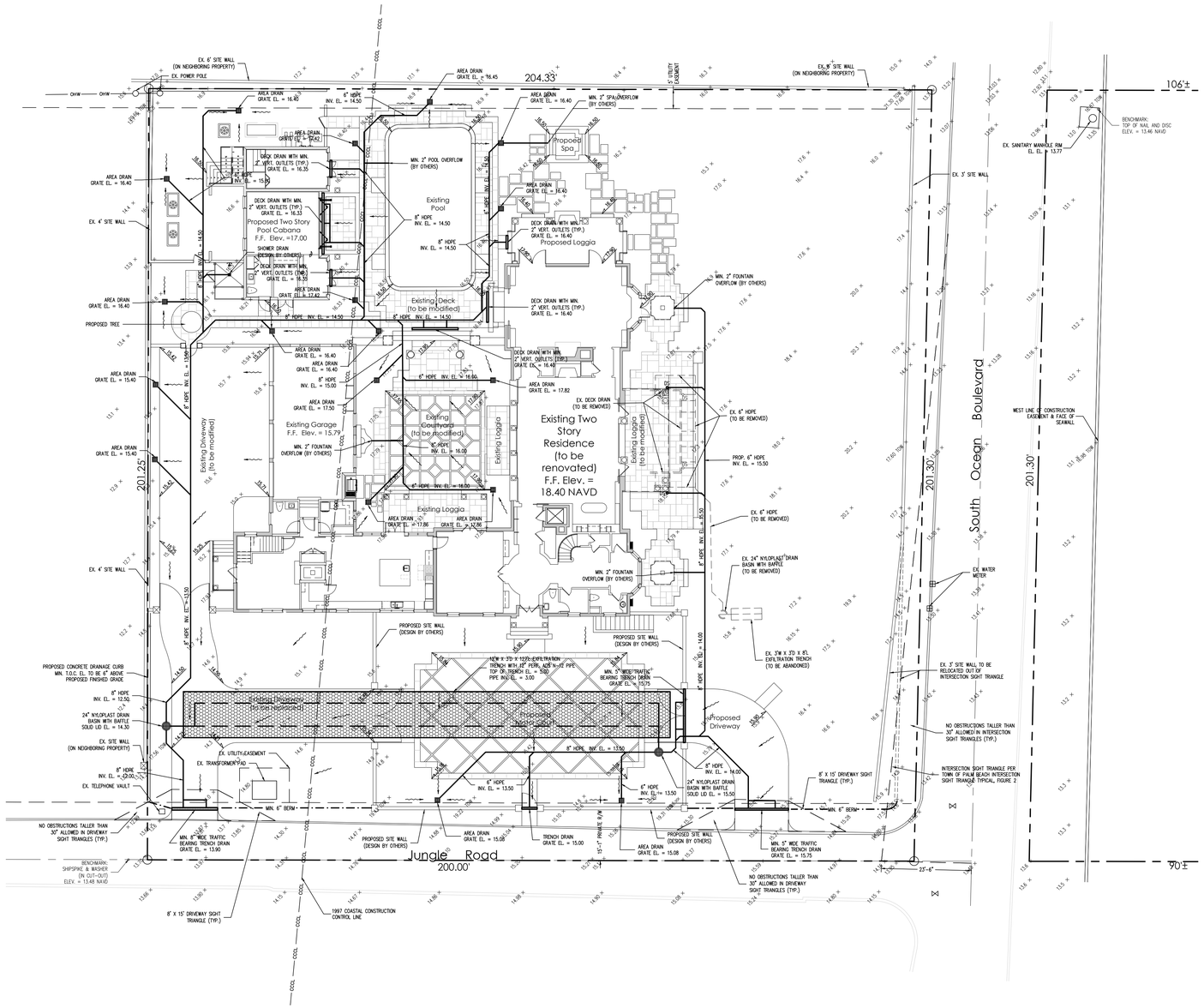
Total Volume to be Retained = 3,834 cu.ft.

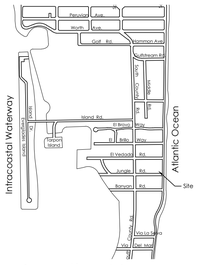
C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	127 ft
W	=	Trench Width	=	12 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00 ft
DU	=	Un-Saturated Trench Depth	=	3.00 ft
DS	=	Saturated Trench Depth	=	0.00 ft
V	=	Volume Treated	=	4,589 cu.ft.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.




Intracoastal Waterway
Atlantic Ocean
Royal Palm Way
Worth Ave.
Cocoanut Row
Golf Rd.
Hammon Ave.
Ellamon Rd.
Via Del Lago
Via Del Mare
Via Del Mar
Via Del Sabino
Via Del Sol
Via Del Lago

2475 Mercer Avenue, Suite 305 | West Palm Beach, FL 33401
561.312.2041
561.537.7229
office@gruberengineers.com

GRUBER CONSULTING ENGINEERS

LANDSCAPE/DRAINAGE PLAN CONFLICT STATEMENT

To: Planning Administrator
Town of Palm Beach

From: Chad M. Gruber, P.E.

Re: Proposed Renovation
101 Jungle Dr.
Palm Beach, FL

Date: August 11, 2025

I have reviewed the landscape plan prepared by Nievera Williams Design for the referenced project received 8/9/25 and compared it with the latest conceptual drainage plan prepared by this office dated 8/11/25. There do not appear to be any conflicts between the proposed landscape material and the storm piping and exfiltration trenches.

Please feel free to contact me if you have any questions.

Sincerely,

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.

Chad M. Gruber, P.E.
Florida P.E. No. 57466

Cc: File

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: September 25, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0053 228 VIA LAS BRISAS. The applicant, VIA LAS BRISAS LLC (Catherine R. Clifton, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool.

Date: 9/18/2025

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-25-0053 228 VIA LAS BRISAS. The applicant, VIA LAS BRISAS LLC (Catherine R. Clifton, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool.

Applicant:	Via Las Brisas LLC (Catherine R. Clifton, Authorized Representative)
Architecture:	Roy & Posey (Stephen Roy)
Landscape:	Nievera Williams (Mario Nievera)
Representative:	Maura Ziska

THE PROJECT:

The applicant has submitted plans, entitled "228 Via Las Brisas Palm Beach, Florida 33480", as prepared by **Roy & Posey,** date uploaded to the Town September 08, 2025.

The following is the scope of work:

- Construction of a new two-story residence.
- Final hardscape, landscape and swimming pool.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	23,638 SF	**Flood Zone**	AE +6' NAVD
Lot Width	118'	**Lot Depth**	195.75'
Lot Coverage	Permitted: 25% Proposed: 24.98%	**Landscape Open Space**	Required: 50% Proposed: 61%

Surrounding Properties / Zoning	
North	Phipps Estates Homeowners Association Common Land & 229 Via Las Brisas | Residence / R-B
South	Kawama Lane Right-of-Way & 200 - 210 Kawama Lane | Residence(s) / R-B
East	226 Via Las Brisas | Residence / R-B
West	230 Via Las Brisas | Residence / R-B

STAFF ANALYSIS:

The applicant is proposing to construct a new approximately 8,650 SF two-story residence with pool, hardscape and landscape on a vacant parcel of land on the south side of Via Las Brisas, the second lot west of North County Road. The style of the proposed residence is described in the letter of intent as being designed in the Mediterranean style influenced by the homes found in the Provence region of France. Materials and finishes include gray pigmented stucco walls, light blue composite shutters, mahogany windows with cast stone trim, and mahogany entry door and transom.



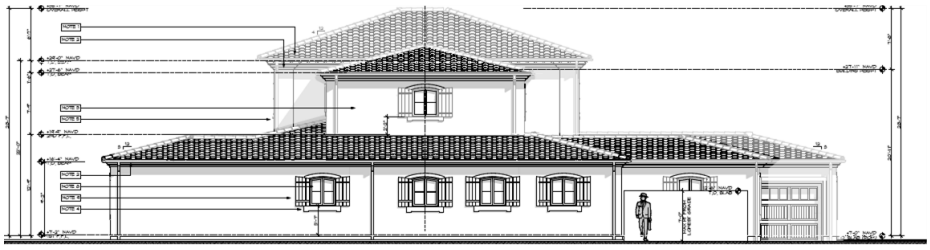
Color rendering of front of residence.



Front (north) elevation.



Rear (south) elevation



East (side) elevation.



West (side) elevation.

The surrounding properties are similarly Mediterranean inspired. The south side of Via Las Brisas features two-story residences of similar height and massing with side loaded garages on either side of the subject parcel.



The hardscape plan takes advantage of the site configuration on the outside of the east curve on via las brisas with a curb cut that does not directly face the residence, providing added privacy from the right of way. Equipment are corralled on either side of the house, and a dense landscape plan surrounds the perimeter of the site. On the interior, the landscape plan is less formal and includes lawns and landscape islands that the lead to a hidden folly, the swimming pool, and a lounging area.



Color landscape and hardscape rendering.

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: BMF

ROY & POSEY
ARCHITECTURE
LANDSCAPE
INTERIORS

ARCOM: ARC-025-0053

Date: September 8, 2025

Town Of Palm Beach
360 S County Rd,
Palm Beach, FL 33480

Re: 228 Via Las Brisas Palm Beach, Florida 33480

LETTER OF INTENT

This firm represents Catherine Clifton (the "Applicant"), the owners of the above-referenced parcels, with Palm Beach County Folio No. 50-43-43-14-29-000-0020 (hereinafter referred to as "Property"). Please consider this the letter the letter of intent in connection with the Architectural Review Board ("ARCOM") for design review to construct a new 2 story residence

The properties:
The Property is located at 228 Via Las Brisas in Single Family Residential District (RB). Currently, the property consists of a vacant existing lot. The lot is 23,638 square feet.

Applicant's Proposal:
The applicant is proposing a new two story residence, pool, hardscape and landscape design. The proposed modifications comply with the Town of Palm Beach (the "Code") zoning requirements.

Construction Budget Cost Evaluation: $6,800,000.00

A. LANDMARK PRESERVATION COMMISSION
Not applicable, this property is not landmarked.

B. ARCOM
Request review and approval of proposed two story residence

C. SPECIAL EXCEPTION
Not applicable, no exceptions required at this time.

D. SITE PLAN REVIEW
Not applicable.

E. VARIANCES
Not applicable, no variances required at this time.

Responses to Section 18-205 and/or Section 18-206

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.

Response: The proposed design of this two story home has been designed in the Mediterranean style influenced by the homes found in the Provence region of France. Great care has been given to design a home that has good proportions, balance, charm and is in keeping with quality found in Palm Beach.

The plan for the proposed building or structure indicates the manner in which the structure are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

Response: The home will be constructed using Auger cast piles with grade beams and emu calls. This type of construction does not create excessive noise and vibration.

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.

Response: The material to construct this home shall be of high quality material. This home is being constructed as a primary residence for the owners.

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.

Response: The style of architectural features proposed is complementary to the neighboring mediterranean architecture.

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:

Apparently visibly identical front or side elevations; 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 Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

Response: The existing architecture is not excessively similar to the adjacent properties.

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: Height of building or height of roof. Other significant design features including, but not limited to, materials or quality of architectural design. Architectural compatibility Arrangement of the components of the structure. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners. Diversity of design that is complimentary with size and massing of adjacent properties Design features that will avoid the appearance of mass through improper proportions. Design elements that protect the privacy of neighboring property.

Response: The proposed modifications are also complementary to the street and neighboring properties.

The proposed addition or accessory structure is subservient in style and massing to the principal or main structure

Response: This is a new two story residence and there is no accessory structure proposed.

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)

Response: The proposed modifications are complementary to the existing architecture and do not overpower and complete with the adjacent properties.

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.

Response: The proposed two story residence comply with the zoning code and all applicable ordinances.

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.

Response: The proposed two story residence is complementary to the adjacent homes and do not overpower and complete with the adjacent properties. Any views, rock outcroppings, natural vistas, waterways, and similar features will not be affected.

We believe that the approval of this new two story residence will be a great addition to this neighborhood. On behalf of the applicant, we look forward to your favorable review. If you have any questions or comments with regard to the application, please give me a call at: 561-659-5683.

Sincerely,



Stephen Roy, Architect
Roy & Posey Architects

ROY & POSEY ARCHITECTS | WWW.ROYPOSEY.COM

228 Via Las Brisas Palm Beach, Florida 33480

PRESENTATION
9/25/25

Scope of Work:
Construction of a new two story residence to include:
New pool, New hardscape, New landscape.

ARCOM SHEET INDEX	
ID	Name
A1	TITLE SHEET / GENERAL INFO
A2	LOCATION MAP
A3	SITE LOCATION PLAN
A4	EXISTING PHOTOS
A5	CONTEXT PHOTOS
A6	CONTEXT PHOTOS
A7	CONTEXT PHOTOS
A8	CONTEXT PHOTOS
A9	SITE STREETSCAPE PLAN & ELEVATIONS
A10	SITE PLAN & AREA CALCULATIONS
A11	SITE LOT COVERAGE PLAN
A12	CUBIC CONTENT DIAGRAM
A13	ARCHITECTURAL STYLE / INSPIRATIONM PHOTOS
A14	ARCHITECTURAL STYLE / INSPIRATIONM PHOTOS
A15	ARCHITECTURAL STYLE / INSPIRATIONM PHOTOS
A16	FIRST FLOOR PLAN
A17	SECOND FLOOR PLAN
A18	ROOF PLAN
A19	ROOF DETAILS
A20	MATERIAL SUMMARY
A21	NORTH & SOUTH BUILDING ELEVATIONS
A22	EAST & WEST BUILDING ELEVATIONS
A23	TRELLIS
A24	BUILDING SECTIONS
A25	DOOR & WINDOW DETAILS / SCHEDULES
A26	DOOR & WINDOW DETAILS CONT.
A27	ARCHITECTURAL DETAILS
A28	PERSPECTIVE RENDERINGS
A29	PERSPECTIVE RENDERINGS
A30	PERSPECTIVE RENDERINGS
A31	PERSPECTIVE RENDERINGS
A32	PERSPECTIVE RENDERINGS
A33	COLORED ELEVATIONS
A34	COLORED ELEVATIONS
A35	COLORED ELEVATIONS
A36	COLORED ELEVATIONS
A37	CONCEPT INTERIOR DRAWINGS
A38	CONCEPT INTERIOR DRAWINGS
A39	CONCEPT INTERIOR DRAWINGS
A40	REAR HEIGHT SETBACK PLANE
A41	SITE PLAN YARD SECTIONS
A42	CIRCULATION MAP
A43	CONSTRUCTION STAGING PLAN & TRUCK LOGISTICS PLAN

LANDSCAPE	
ID	Name
LP1	LANDSCAPE PRESENTATION
EL1	ELEVATION LANDSCAPE OVERLAY
EL2	ELEVATION LANDSCAPE OVERLAY
EL3	ELEVATION LANDSCAPE OVERLAY
EX1	EXISTING LANDSCAPE PLAN
EX2	EXITING SITE PHOTOS
DM	SCREENING PLAN
SITE	SITE PLAN
L1	SITE STREETSCAPE PLAN & ELEVATIONS
M1	MATERIALS PROPOSED
LP1	LANDSCAPE PLAN
LP2	PLANTING DETAILS
OS1	OPEN SPACE DIAGRAM PROPOSED OVERALL
OS2	OPEN SPACE DIAGRAM - FRONT SETBACKS PROPOSED
OS3	NATIVE PLANTING DIAGRAM - PROPOSED

CIVIL	
ID	Name
C1	CIVIL PLAN
EC-1	EROSION CONTROLL PLAN
LETTER	LANDSCAPE / DRAINAGE CONFLICT STATEMENT

CONSULTANTS AND ENGINEERS						
GENERAL CONTRACTOR TBD	GEOTECHNICAL ENGINEER: NUTTING ENGINEERING 1310 Neptune Dr Boynton Beach, FL 33426 561-732-7200	STRUCTURAL ENGINEER: HUSTAD STRUCTURAL ENGINEERING	MEP ENGINEER: FAE CONSULTING	CIVIL ENGINEER: GRUBER CONSULTING CHAD GRUBER Gruber Consulting Engineers, Inc. 2475 Mercer Ave., Suite 305 West Palm Beach, FL 33401 561-312-2041	LANDSCAPE ARCHITECT: NIEVERA WILLIAMS DESIGN MARIO NIEVERA 625 N. FLAGLER DR STE 502 WEST PALM BEACH, FL 33401 561-659-2820	SURVEYOR: KESHAVARZ & ASSOCIATED 711 N DIXIE HWY STE 201 WEST PALM BEACH, FL33401

PRESENTATION ARCOM NUMBER: ARC-25-0053

ROY & POSEY
ARCHITECTURE
LANDSCAPE
INTERIORS
2417 SOUTH DIXIE HWY | WEST PALM BEACH, FLORIDA 33401 | 561.659.5683 |
WWW.ROYPOSEY.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY THE OWNER OR OTHERS WITHOUT AGREEMENT IN WRITING WITH ARCHITECT

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396

SEAL
STATE OF FLORIDA
STEPHEN M. ROY
AR91404
REGISTERED ARCHITECT
9/5/25

VIA LAS BRISAS
228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

DATE:	9/5/25
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A1

Plotted On: 9/5/25

TITLE SHEET / GENERAL INFO

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 7-1-25 NO CHIMNEY.pln

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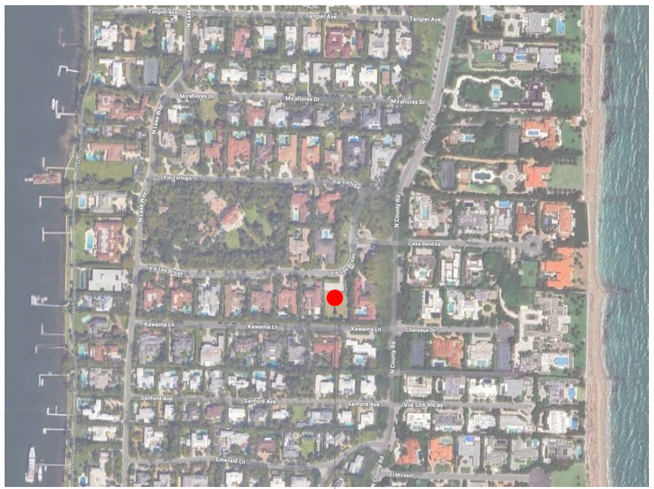

PROPERTY: 228 VIA LAS BRISAS



1 A2 LOCATION MAP

SCALE: 1" =100'

NORTH

PRESENTATION ARCOM NUMBER: ARC-25-0053

ROY & POSEY
ARCHITECTURE
LANDSCAPE
INTERIORS
2417 SOUTH DIXIE HWY | WEST PALM BEACH, FLORIDA 33401 | 561.659.5683 |
WWW.ROYPOSEY.COM

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STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396

SEAL

STATE OF FLORIDA
STEPHEN M. ROY
AR91404
REGISTERED ARCHITECT

9/5/25

VIA LAS BRISAS
228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

DATE:	9/5/25
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

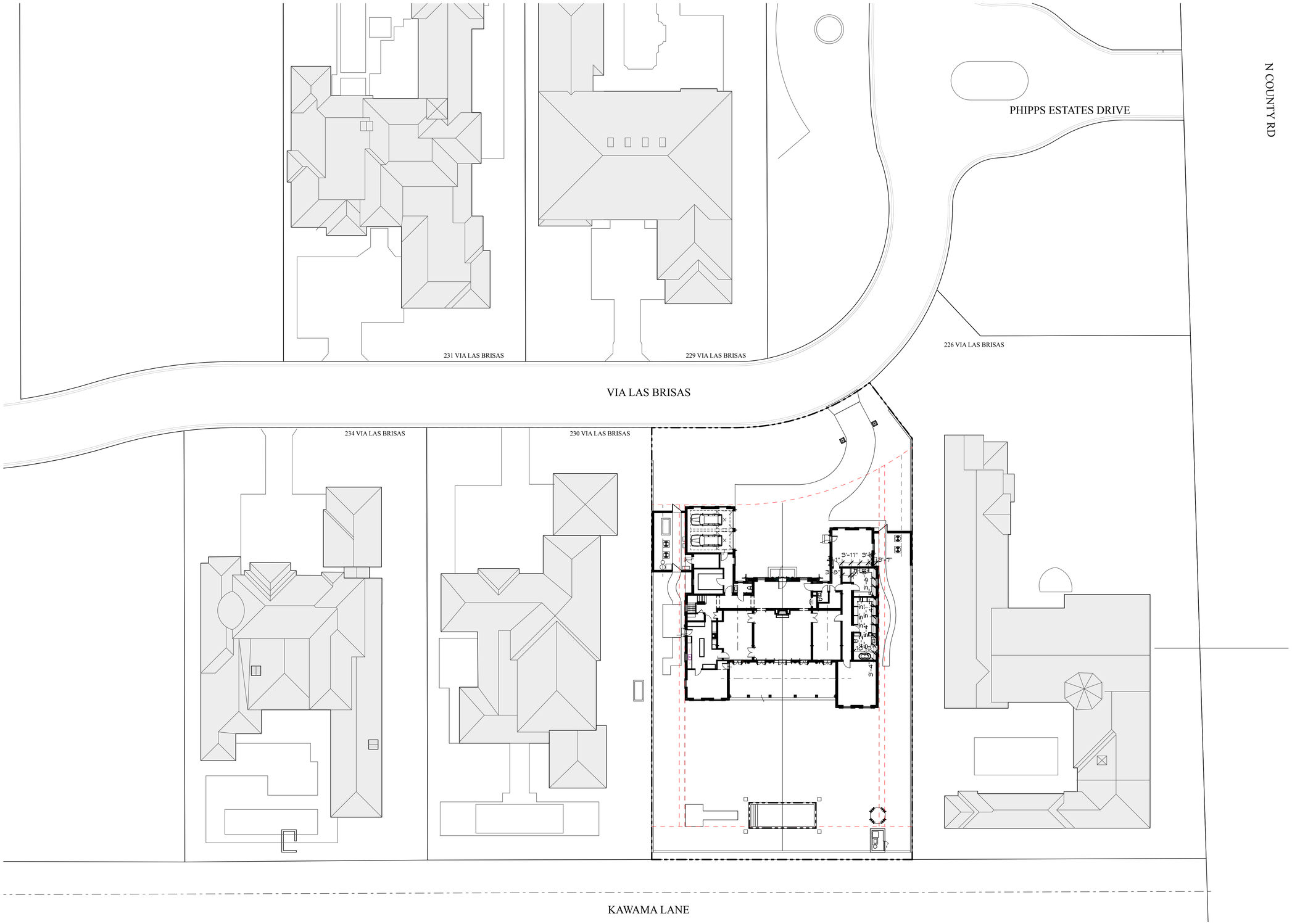
A2

Plotted On: 9/5/25

LOCATION MAP

Williams/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 7-1-25 NO CHIMNEY.pln

ROY & POSEY ARCHITECTS | WWW.ROYPOSEY.COM



1 / A3 SITE LOCATION CONTEXT PLAN

SCALE: 1" = 20'

PRESENTATION ARCOM NUMBER: ARC-25-0053

ROY & POSEY
ARCHITECTURE
LANDSCAPE
INTERIORS
2417 SOUTH DIXIE HWY | WEST PALM BEACH, FLORIDA 33401 | 561.659.5683 |
WWW.ROYPOSEY.COM

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STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396

SEAL

STATE OF FLORIDA · STEPHEN M. ROY · AR91404 · REGISTERED ARCHITECT

9/5/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

DATE:	9/5/25
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A3

Plotted On: 9/5/25

SITE LOCATION PLAN

Volumes:RP Server:RESIDENTIAL:2025 Projects:Clifton Residence:Archicad Model:CLIFTON RESIDENCE P-1-25 NO CHIMNEY.pln

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228 VIA LAS BRISAS - EAST VIEW



228 VIA LAS BRISAS - WEST VIEW



228 VIA LAS BRISAS - NORTH VIEW



228 VIA LAS BRISAS - SOUTH VIEW

PRESENTATION ARCOM NUMBER: ARC-25-0053

ROY & POSEY
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LANDSCAPE
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STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
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PERMIT	DATE

A4

Plotted On: 9/5/25

EXISTING PHOTOS

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 7-1-25 NO CHIMNEY.pln

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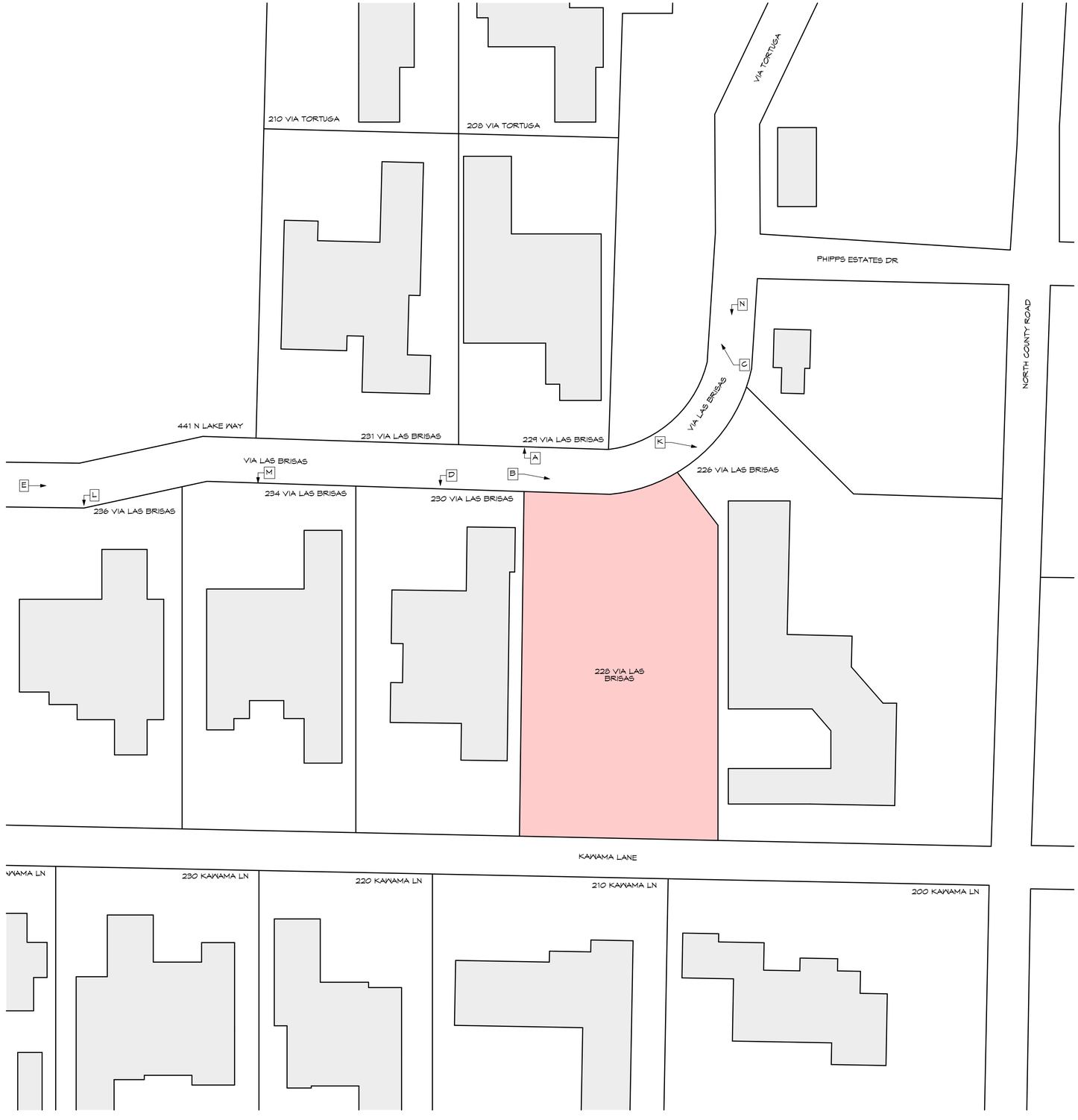
A - 229 VIA LAS BRISAS



B - 228 VIA LAS BRISAS



C - VIA LAS BRISAS STREET VIEW



1 A5 CONTEXT PHOTOS PLAN

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

PRESENTATION ARCOM NUMBER: ARC-25-0053

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A5

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CONTEXT PHOTOS

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 7-1-25 NO CHIMNEY.pln

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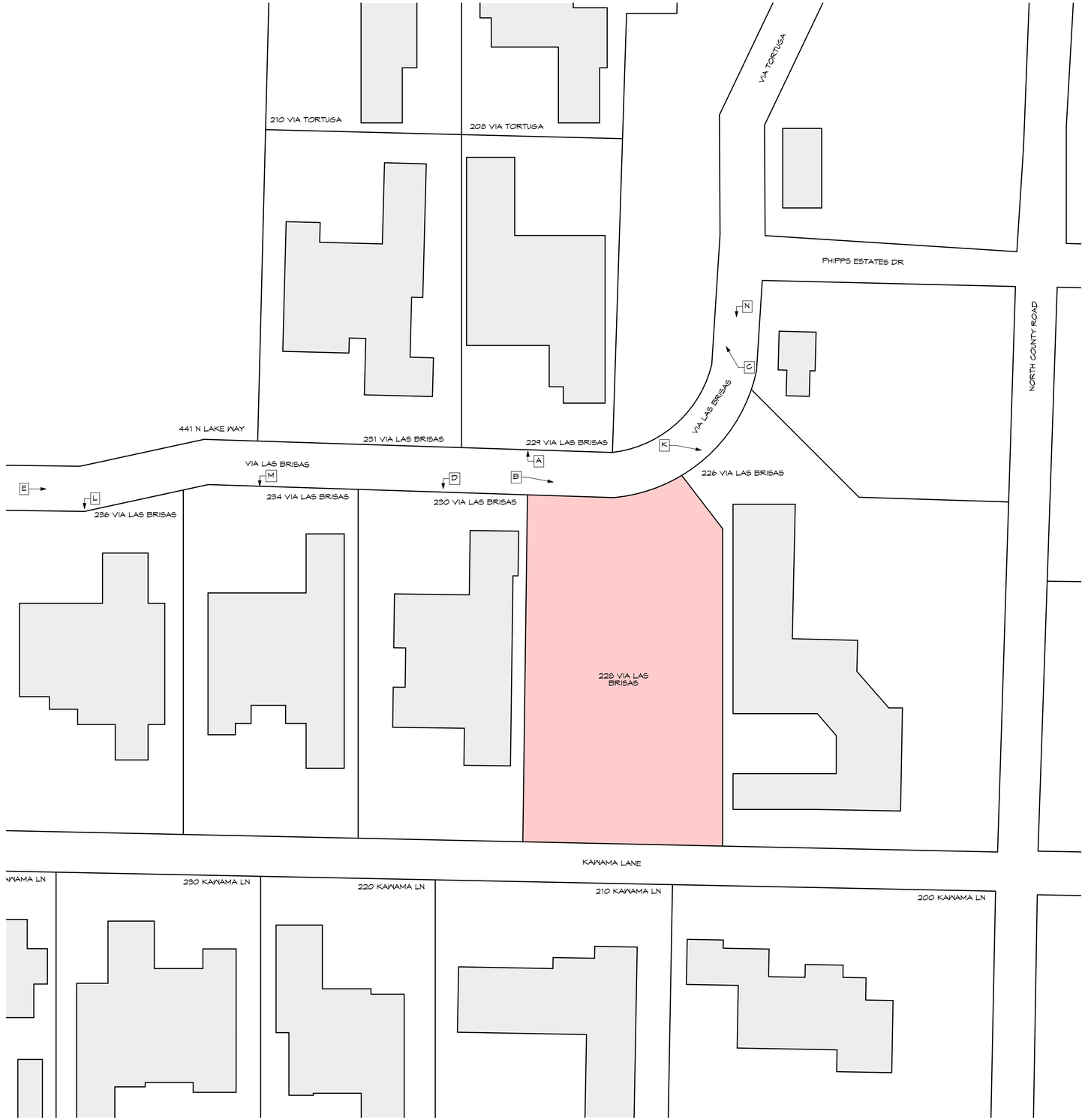
D - 230 VIA LAS BRISAS



E - VIA LAS BRISAS STREET VIEW



1 A6 CONTEXT PHOTOS PLAN

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

PRESENTATION ARCOM NUMBER: ARC-25-0053

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A6

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CONTEXT PHOTOS

Wilmes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Architecal Model/CLIFTON RESIDENCE 7-1-25 NO CHIMNEY.pln

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I - 240 VIA LAS BRISAS



J - 238 VIA LAS BRISAS



K - 226 VIA LAS BRISAS



1 / A7 CONTEXT PHOTOS PLAN

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

PRESENTATION ARCOM NUMBER: ARC-25-0053

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SHEET	
PERMIT	DATE

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Plotted On: 9/5/25

CONTEXT PHOTOS

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE F-1-25 NO CHIMNEY.pln

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L - 236 VIA LAS BRISAS



M - 234 VIA LAS BRISAS

1 A8 CONTEXT PHOTOS PLAN

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

PRESENTATION ARCOM NUMBER: ARC-25-0053

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CONTEXT PHOTOS

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Mod/CLIFTON RESIDENCE 7-1-25 NO CHIMNEY.pln

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226 VIA LAS BRISAS

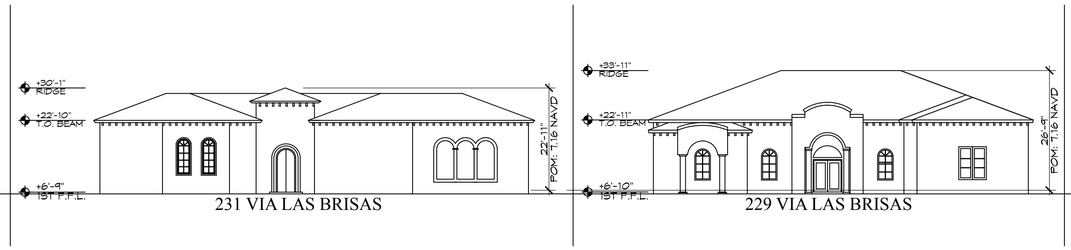
228 VIA LAS BRISAS
SUBJECT PROPERTY

230 VIA LAS BRISAS

234 VIA LAS BRISAS

1 A9 STREETSCAPE ELEVATIONS

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

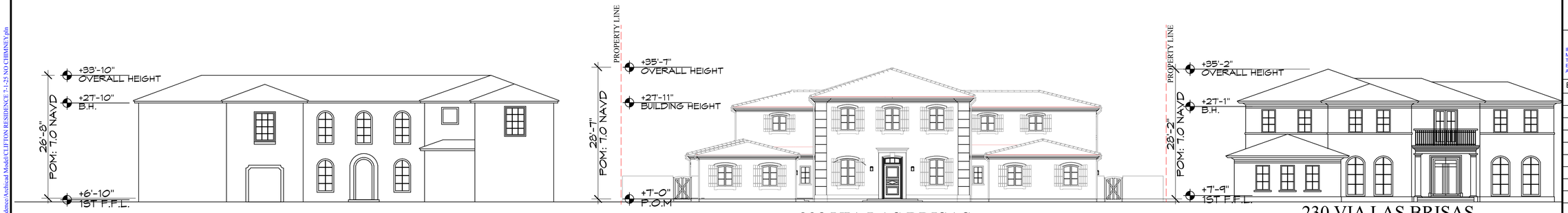


231 VIA LAS BRISAS

229 VIA LAS BRISAS

3 A9 STREETSCAPE ELEVATIONS

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



226 VIA LAS BRISAS

228 VIA LAS BRISAS
SUBJECT PROPERTY

230 VIA LAS BRISAS

2 A9 STREETSCAPE ELEVATIONS

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

PRESENTATION ARCOM NUMBER: ARC-25-0053

Volumes:RP Server:RESIDENTIAL 2025 Projects:Clifton Residence:Archicad Model:CLIFTON RESIDENCE T-1-25 SO CHIMNEY.pln

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VIA LAS BRISAS

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A9

Plotted On: 9/5/25

SITE STREETSCAPE PLAN & ELEVATIONS

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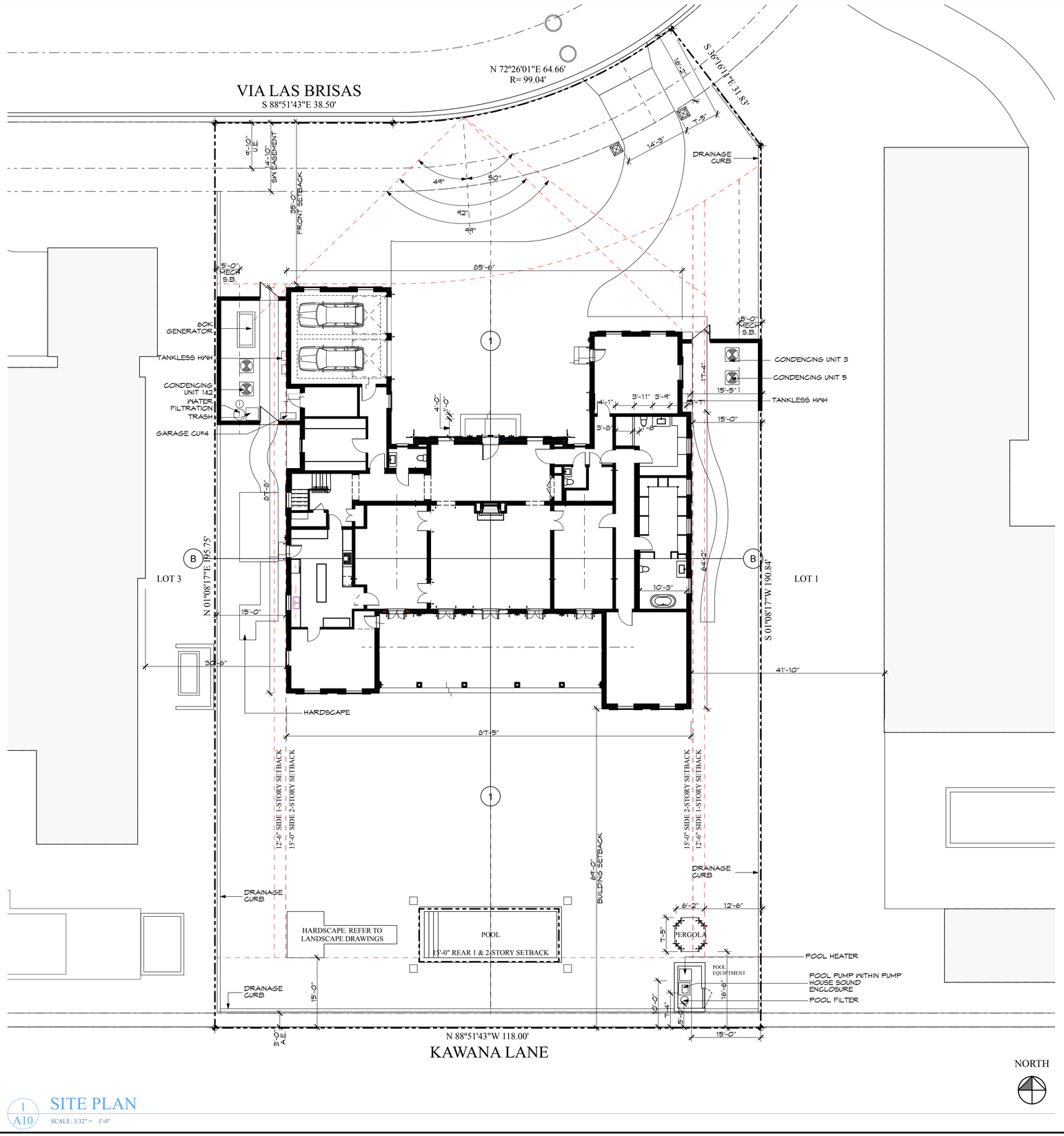

1 SITE PLAN
A10 SCALE: 3/32" = 1'-0"

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

Line #	Zoning Legend			
1	**Property Address:**	228 Via Las Brisas Palm Beach, Fl 33480		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	23,638 s.f.		
4	**Lot Width (W) & Depth (D) (ft.):**	118' x 195.75'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family residence		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**	7.0		
8	**Crown of Road (COR) (NAVD)**	4.32		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25%	N/A	24.98%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		N/A	8,646 s.f.
12	*Front Yard Setback (Ft.)	35	N/A	35'-1"
13	* Side Yard Setback (1st Story) (Ft.)	(E&W) 12.5'	N/A	(E&W) 15'-5"
14	* Side Yard Setback (2nd Story) (Ft.)	(E&W) 15.0'	N/A	(E&W) 15'-6"
15	*Rear Yard Setback (Ft.)	(S) 15'	N/A	(S) 69'-8")
16	Angle of Vision (Deg.)	100 DEG	N/A	92 DEG
17	Building Height (Ft.)	22'	N/A	20'-11"
18	Overall Building Height (Ft.)	30'-0"	N/A	28'-7"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.86 CCR	N/A	3.36 CCR
20	** Max. Fill Added to Site (Ft.)	1.34'	N/A	1.34'
21	Finished Floor Elev. (FFE)(NAVD)	7'-0"	N/A	7'-2"
22	Base Flood Elevation (BFE)(NAVD)	7'-0"	N/A	7'-0"
23	Landscape Open Space (LOS) (Sq Ft and %)	11,819 S.F.	N/A	14,335 S.F.
24	Perimeter LOS (Sq Ft and %)	5,909 S.F.	N/A	5.920 S.F.
25	Front Yard LOS (Sq Ft and %)	1,803 S.F.	N/A	2,840 S.F.
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

FIRST FLOOR AIR CONDITIONED SPACE	4,675 S.F.
SECOND FLOOR AIR CONDITIONED SPACE	2,739 S.F.
TOTAL AIR CONDITIONED SPACE	7,414 S.F.
GARAGE:	475 S.F.
LOGGIA	757 S.F.
TOTAL GROSS AREA:	8646 S.F.

COR + FFE ÷2 = MAXIMUM AMOUNT OF FILL ALLOWED:
4.32 X 7.0 / 2 = 1.34' = 1.34' (4.32 - 5.66' = 1.34')

PRESENTATION
ARCOM NUMBER: ARC-25-0053

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A10

Plotted On: 9/5/25

SITE PLAN & AREA CALCULATIONS

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 7-1-25 NO CHIMNEY.pln

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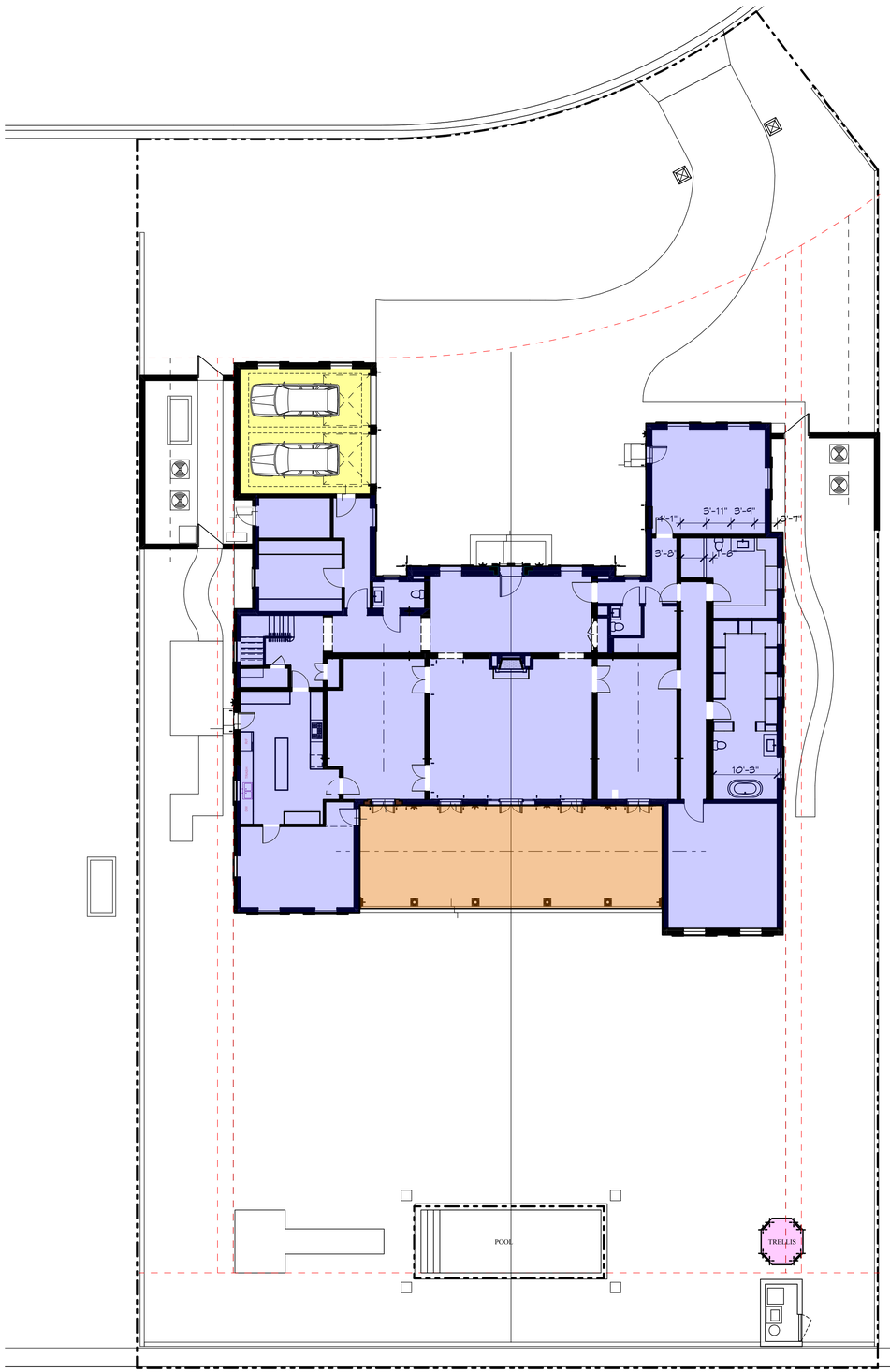

1 A11 SITE PLAN (LOT COVERAGE CALCULATIONS)

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

LOT COVERAGE CALCULATIONS

FIRST FLOOR (INCLUDED IN CALCULATION):

FIRST FLOOR AIR CONDITIONED SPACE	(4,675 S.F.)
COVERED LOGGIA	(757 S.F.)
GARAGE	(475 S.F.)

LOT COVERAGE: 5,907 S.F.

SITE AREA: 23,638 S.F.

PROPOSED BUILDING LOT COVERAGE SIZE IS (24.98%) < 25%

TRELLIS	(112 S.F.)

LOT COVERAGE: 6,919 S.F.

SITE AREA: 23,638 S.F.

PROPOSED GROSS LOT COVERAGE SIZE IS (25.46%) < 28% (SEC 134-895)

SEC. 134-895. - SAME—EXCEPTIONS TO YARD REGULATIONS.

IN THIS DISTRICT AN AWNING AND/OR OPEN TRELLISES LOCATED IN A SIDE OR REAR YARD WHICH MEET APPLICABLE MINIMUM YARD REQUIREMENTS MAY BE ERECTED, PROVIDED THE AREA OF THE PRINCIPAL STRUCTURE AND ALL AWNINGS AND OPEN TRELLISES COMBINED DOES NOT EXCEED ALLOWABLE LOT COVERAGE BY MORE THAN THREE PERCENT. SAID AWNINGS AND/OR TRELLISES SO ERECTED SHALL NOT COUNT IN THE CUBIC CONTENT RATIO CALCULATIONS AND SHALL NOT BE CONVERTED TO PERMANENT ADDITIONS TO THE PRINCIPAL STRUCTURE IF SUCH CONVERSION WOULD INCREASE LOT COVERAGE OF THE PRINCIPAL STRUCTURE ABOVE THE ALLOWED PERCENTAGE.

PRESENTATION ARCOM NUMBER: ARC-25-0053

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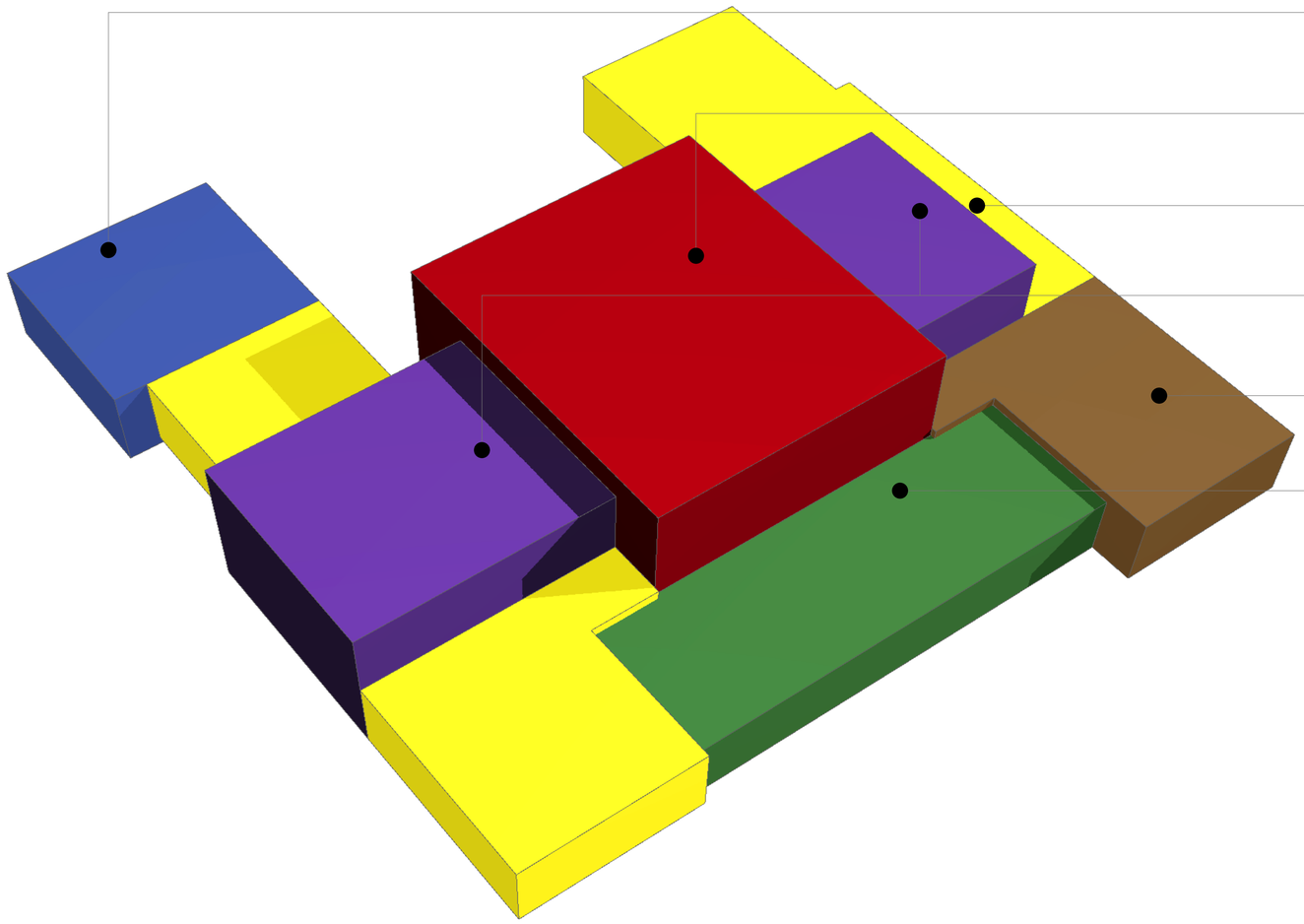
Plotted On: 9/5/25

SITE LOT COVERAGE PLAN

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 7-1-25 NO CHIMNEY.pln



CCR CALCULATIONS

GARAGE	5,334 CUBIC FEET
TWO STORY LIVING SPACE	27,153 CUBIC FEET
ONE STORY LIVING SPACE	3,438 CUBIC FEET 4,767 CUBIC FEET 8,736 CUBIC FEET
LOWER TWO STORY LIVING SPACE	8,400 CUBIC FEET 13,380 CUBIC FEET
MASTER BEDROOM	5,298 CUBIC FEET
COVERED LOGGIA	6,006 CUBIC FEET (QUALIFIES FOR REDUCTION) +1453.2 CF OF LOGGIA COUNTS TOWARDS FULL CCR

TOTAL: 82,514 CF
LOGGIA REDUCTION -4,554.8 CF
ADJUSTED TOTAL 77,959.2
3.29 CCR < 3.86 MAX CCR

CCR:
3.50 + [(60,000 - THE LOT SIZE)÷ 50,000) × 0.5]
3.50 + [(60,000 - 23,638)÷ 50,000) × 0.5] = 3.86 MAX CCR
(91,242 CF) > 77,959.2 CF

	AREA	BUILDING HEIGHT	AREA	REDUCTION	CCR
ZONE RED	39'-0" X 33'-2"	20'-11"	1293 S.F.		27,153 CF
ZONE BLUE	23'-0" X 22'-1"	10'-6"	508 S.F.		5,334 CF
ZONE BROWN	27'-0" X 21'-5"	9'-2"	578 S.F.		5,298 CF
ZONE GREEN	15'-7" X 48'-3"	8'-0"	751 S.F.	6,008 -4,554.8	1,453.2 CF
ZONE PURPLE (A)	24'-3" X 17'-4"	20'-0"	420 S.F.		8,400 SF
ZONE PURPLE (B)	24'-3" X 27'-7"	20'-0"	669 S.F.		13,380 CF
ZONE YELLOW (A)	19'-1" X 19'-8"	9'-2"	375 S.F.		3,438 CF
ZONE YELLOW (B)	20'-1" X 25'-11"	9'-2"	520 S.F.		4,767 CF
ZONE YELLOW (C)	20'-9" X 31'-9"	9'-2"	953 S.F.		8,736 CF
TOTAL:					77,959.2 CF

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FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396

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STATE OF FLORIDA
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REGISTERED ARCHITECT
9/5/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

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BY	REVISIONS	DATE

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CUBIC CONTENT DIAGRAM

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Architectural Style

228 Via las Brisas, Palm Beach Florida 33480

Mediterranean Architectural Style:
The architectural style of this home is Mediterranean with influences from the Provence region of France. It is characterized by stucco walls, hipped roofs, hand made terracotta barrel tiles and arched doorways and windows. Homes are often multi-storied and may have prominent symmetrical layouts and elevations. Secondary additions may be asymmetrical and have lower roof lines. There is a focus on outdoor living areas such as courtyards and loggias.

Proposed Design:
The residence is a simple interpretation of the Mediterranean Style. Some architectural detailing, such as shutters and low-arched doorways & windows, is inspired by the traditional architecture of Provence.

Massing: The central, two-story massing is a key feature defined by its symmetry and architectural detailing such as the main entry door, pilasters at the corners of the structure, and water table. However, it is offset by less symmetrical additions that may appear to have been constructed over time; these secondary additions typically have lower roof lines. The traditional rear loggia is an important living area that integrates interior and exterior spaces.

Roofs: Hipped roofs are low pitched and utilize hand made terracotta barrel tiles. Cornices are stepped and the roof tiles directly above them are layered.

Windows and Doors: Windows are low-arched casement with lintels and simple, horizontal sills. French doors have low panels with divided lights above; they also have low-arched transoms and lintels. Shutters for windows and doors have a somewhat rustic appearance utilizing vertical wood panels in pastel colors



Le Mas Des Poiriers

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ARCHITECTURAL STYLE / INSPIRATIONM PHOTOS

Volumes RP Server\RESIDENTIAL\2025 Projects\Clifton Residence\Architect Model\CLIFTON RESIDENCE 7-25 NO CHIMNEY.pln

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Plotted On: 9/5/25

ARCHITECTURAL STYLE / INSPIRATIONM PHOTOS

Wilsons/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 7-1-25 NO CHIMNEY.pln

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ARCHITECTURAL STYLE / INSPIRATIONM PHOTOS

Williams/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 7-1-25 NO CHIMNEY.pln

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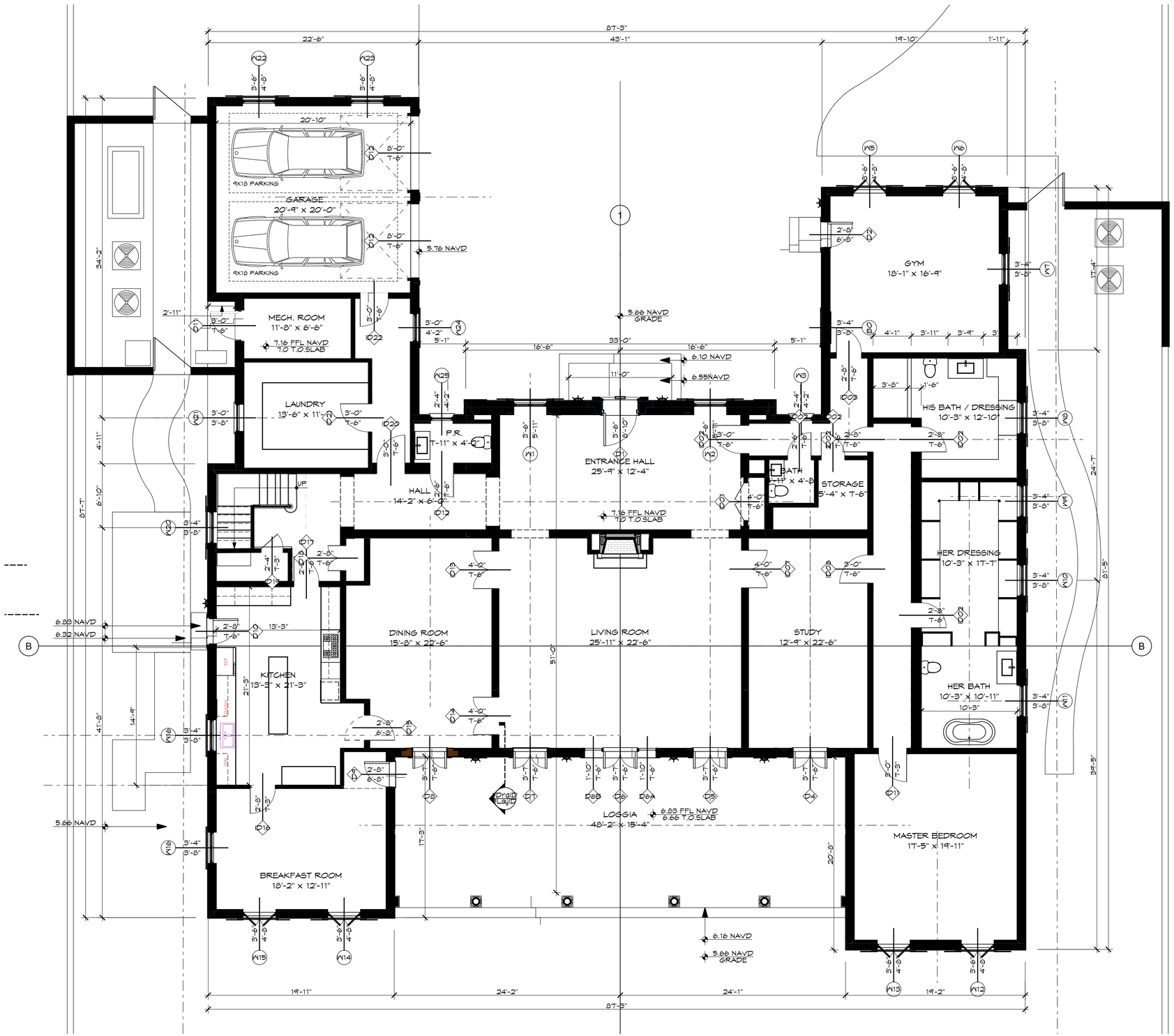

1 A16 FIRST FLOOR PLAN

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

NORTH

PRESENTATION ARCOM NUMBER: ARC-25-0053

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FIRST FLOOR PLAN

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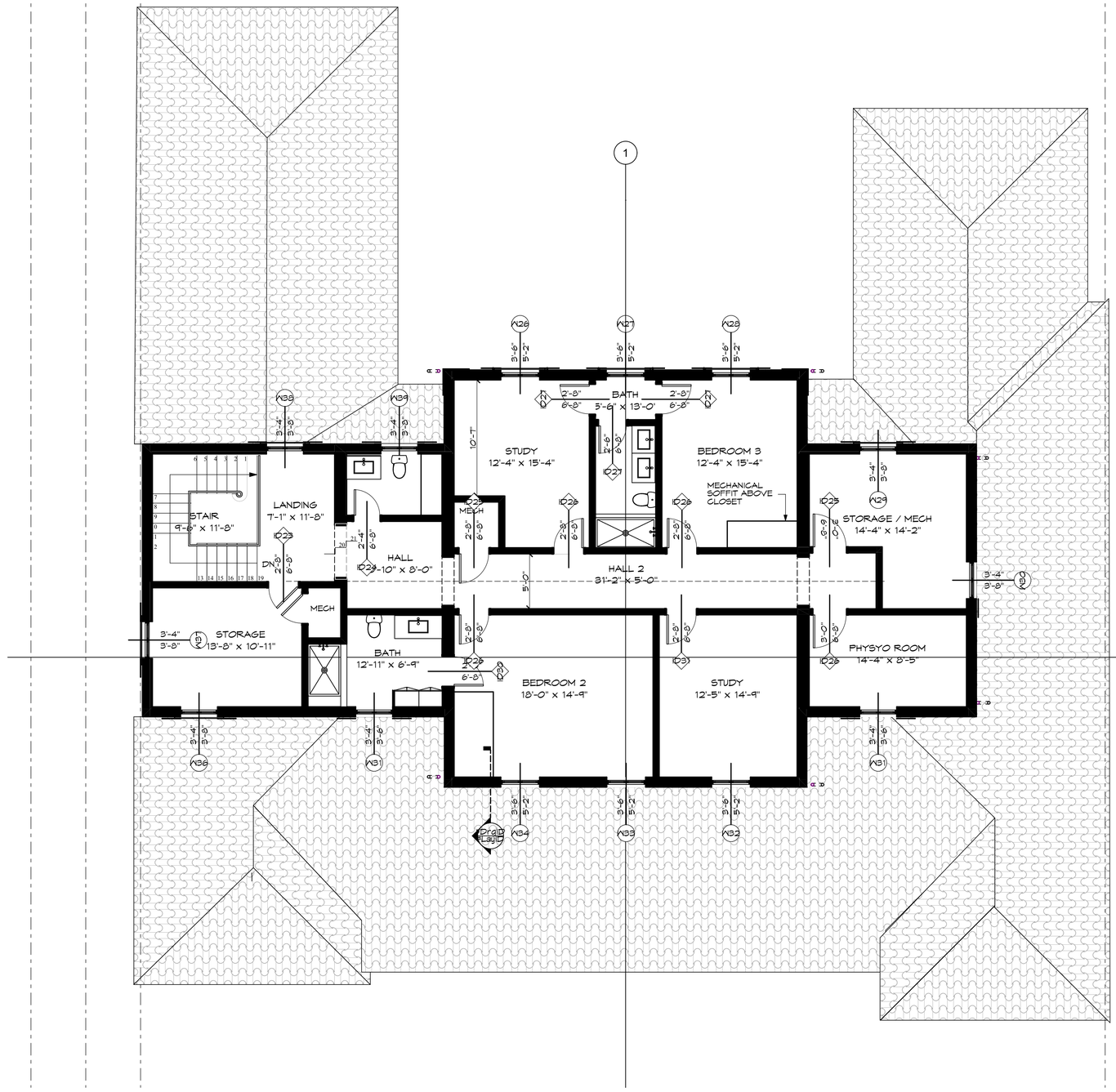

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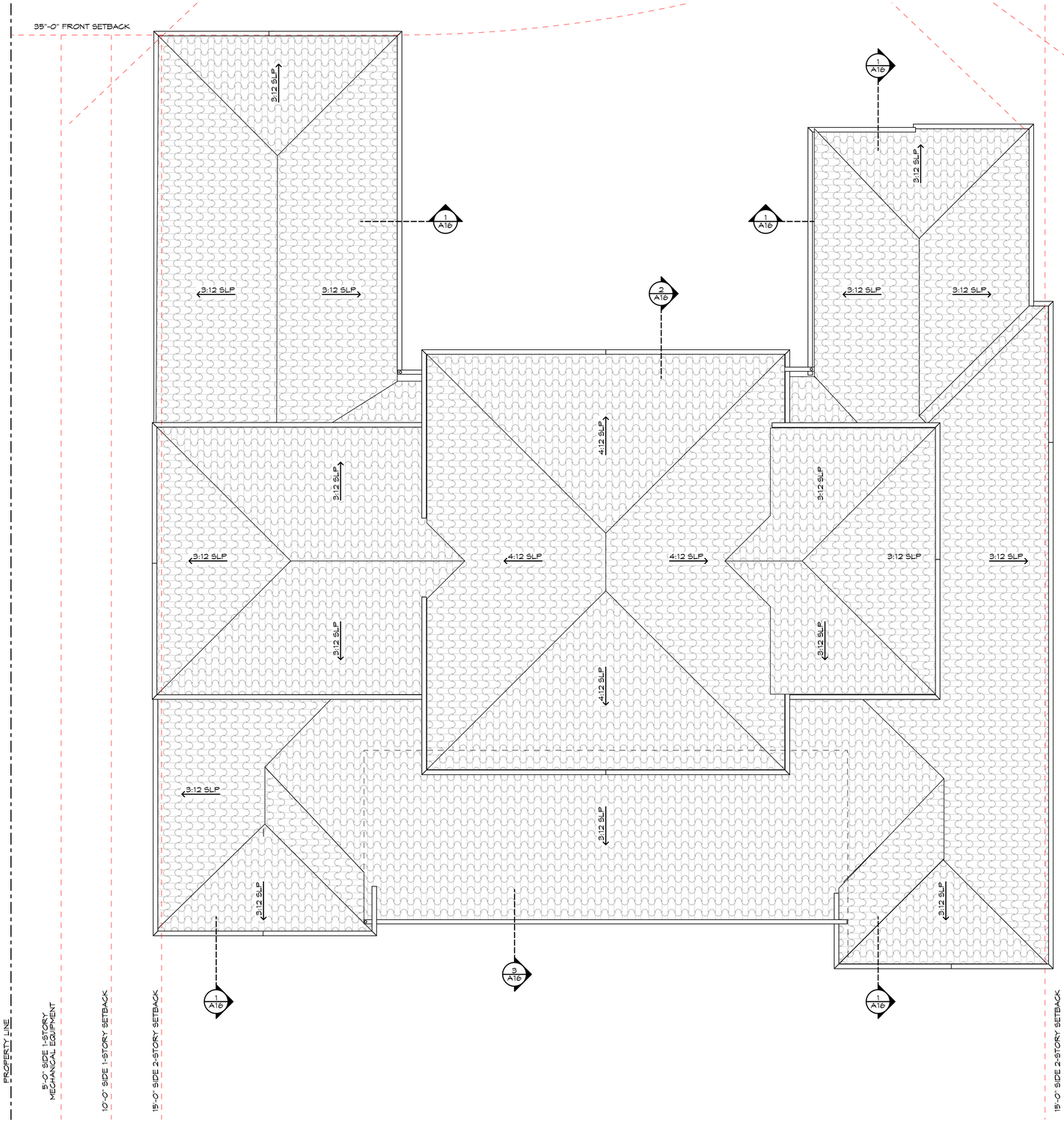

1 A18 UPPER ROOF PLAN

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

NORTH

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ROOF PLAN

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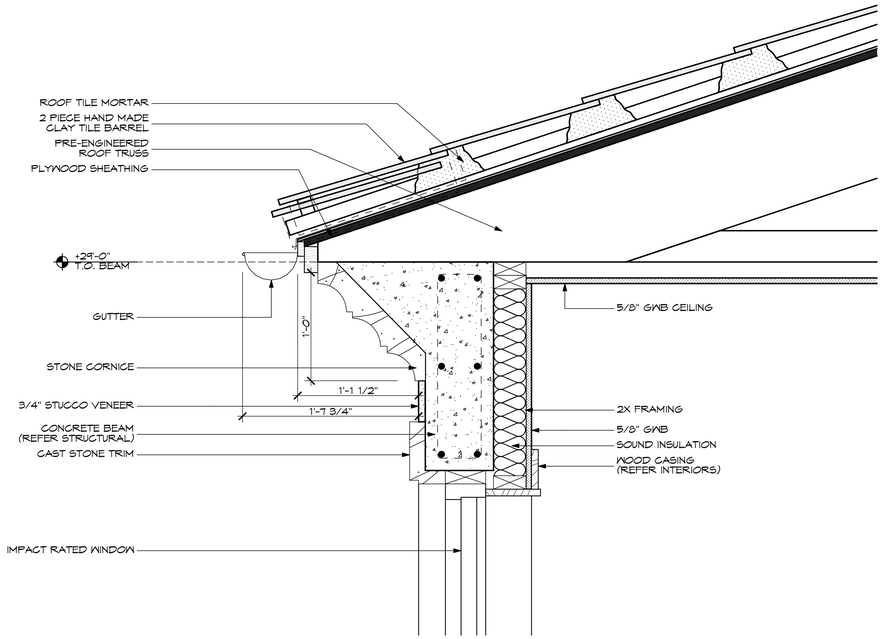
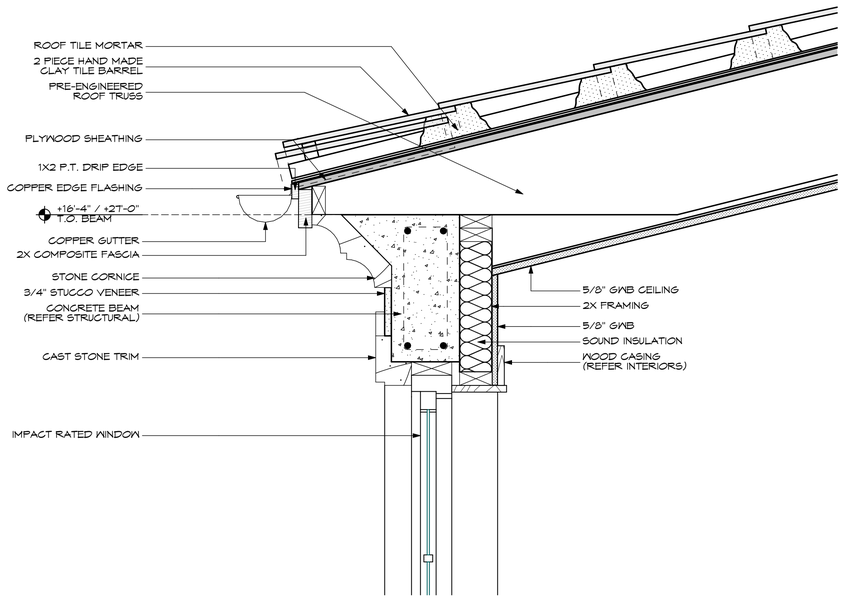


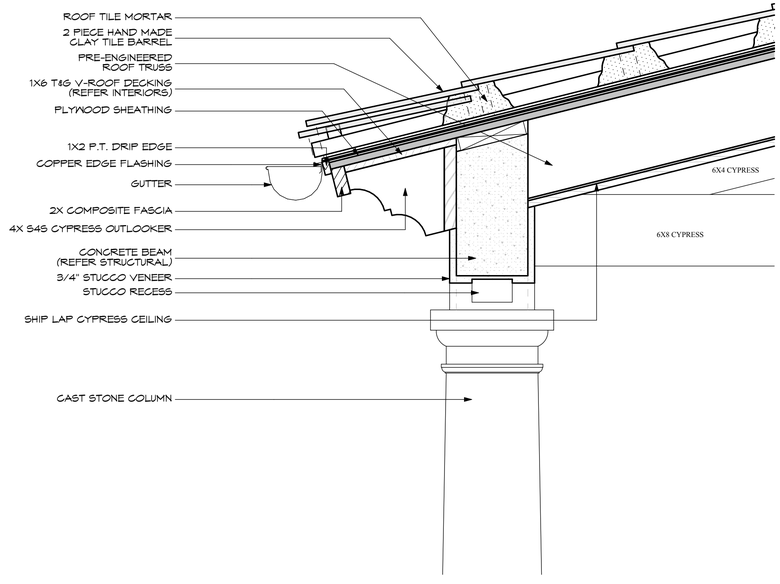
1 A19 ROOF DETAIL @ CENTER MASSING

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



2 A19 ROOF DETAIL TYPICAL

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



3 A19 ROOF DETAIL @ LOGGIA

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

PRESENTATION ARCOM NUMBER: ARC-25-0053

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33480

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ROOF DETAILS

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SHERWIN WILLIAMS 7010 WHITE DUCK:
- DOORS AND WINDOWS
- GARDEN GATES
- GARAGE DOORS



EXTERIOR WALLS:
PIGMENTED STUCCO HC-173
EGDECOME GRAY

SHUTTERS:
SHERWIN WILLIAMS SW 6806 RHYTHMIC BLUE



MAHOGANY SIKKENS BUTTERNUT
ENTRY DOOR AND TRANSOM:

SHERWIN WILLIAMS OC-45 SWISS COFFEE
CAST STONE:
- WINDOW AND DOOR TRIM
- CORNICE
- PILASTERS AND COLUMNS
- WATERTABLE
- GUTTER AND DOWNSPOUTS



COLOR PALLET INSPIRATION PHOTO



ROOF MATERIAL:
SANTA ANA CLAY TWO PIECE ROOF TILE
APRICOT BLEND



OIL RUBBED BRONZE FINISH:
- EXTERIOR DOOR HARDWARE
- EXTERIOR LIGHT FIXTURES
- GARDEN FOLLY PERGOLA

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A20

Plotted On: 9/5/25

MATERIAL SUMMARY

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 7-1-25 NO CHIMNEY.pln

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1 A21 NORTH ELEVATION

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



2 A21 SOUTH ELEVATION

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

NOTE 1	SANTA ANA CLAY TWO PIECE ROOF TILE (APRICOT BLEND (DOUBLE EAVE STARTER COARSE)	NOTE 4	CAST STONE WINDOW AND DOOR SURROUND SHERWIN WILLIAMS OC-45 SWISS COFFEE	NOTE 7	ALUMINUM GATE PAINTED SHERWIN WILLIAMS 7010 WHITE DUCK
NOTE 2	CAST STONE STEPPED COVE CORNICE SHERWIN WILLIAMS OC-45 SWISS COFFEE	NOTE 5	CAST STONE PILASTER SHERWIN WILLIAMS OC-45 SWISS COFFEE	NOTE 8	TISCHLER WINDOWS AND DOORS PAINTED MAHOGANY SHERWIN WILLIAMS 7010 WHITE DUCK
NOTE 3	COLORED STUCCO SHERWIN WILLIAMS 7010 WHITE DUCK DOORS AND WINDOWS	NOTE 6	STAINED MAHOGANY (RIFT CUT) ENTRY DOOR / TRANSOM SIKKENS BUTTERNUT	NOTE 9	SHUTTER PAINTED SHERWIN WILLIAMS SW 6806 RHYTHMIC BLUE

PRESENTATION

ARCOM NUMBER: ARC-25-0053

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NORTH & SOUTH BUILDING ELEVATIONS

Volumes:RP Server:RESIDENTIAL\2025 Projects\Clifton Residence\Archicad Model\CLIFTON RESIDENCE 7-1-25 NO CHIMNEY.pln

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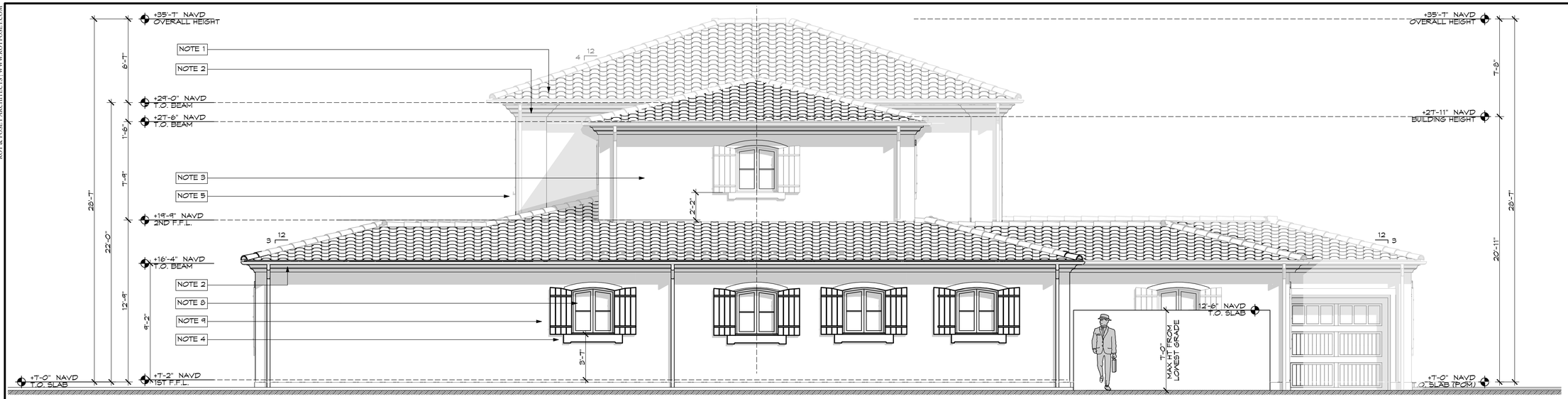
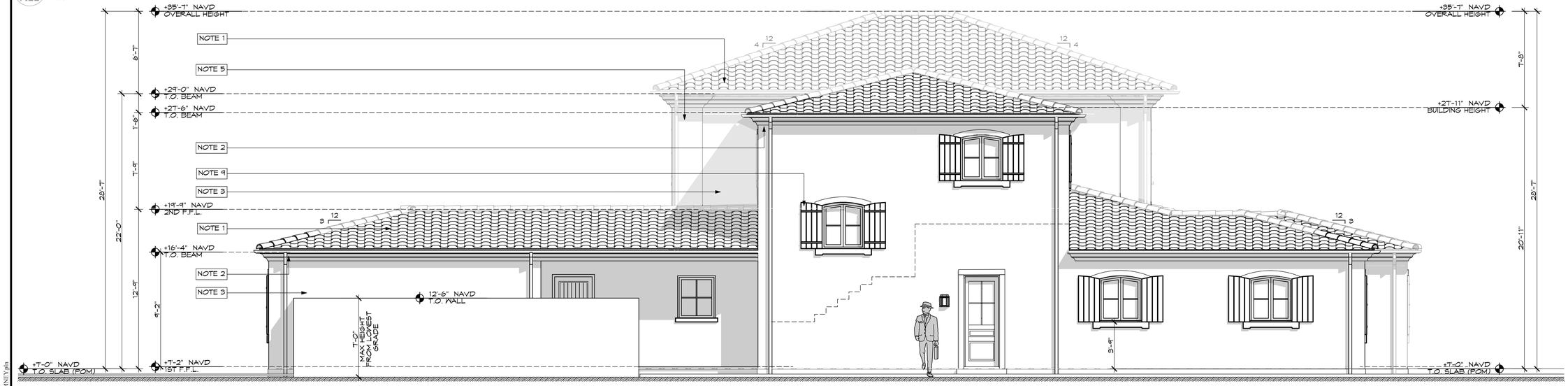


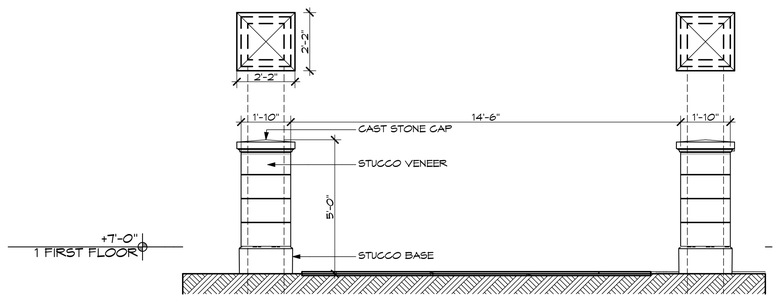
1 A22 EAST ELEVATION

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



2 A22 WEST ELEVATION

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



3 A22 ENTRY COLUMNS

SCALE: 3/8" = 1'-0"

NOTE 1	SANTA ANA CLAY TWO PIECE ROOF TILE (APRICOT BLEND (DOUBLE EAVE STARTER COARSE)	NOTE 4	CAST STONE WINDOW AND DOOR SURROUND SHERWIN WILLIAMS OC-45 SWISS COFFEE	NOTE 7	ALUMINUM GATE PAINTED SHERWIN WILLIAMS 7010 WHITE DUCK
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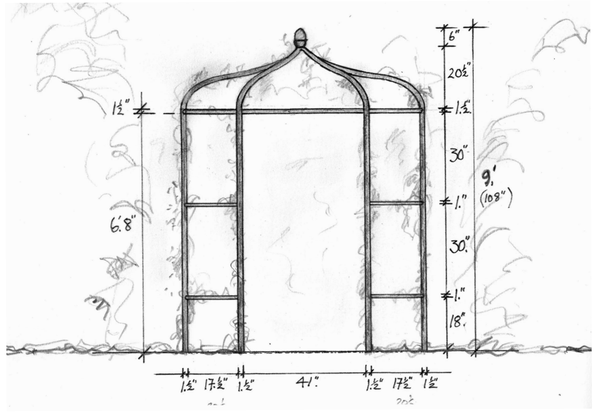
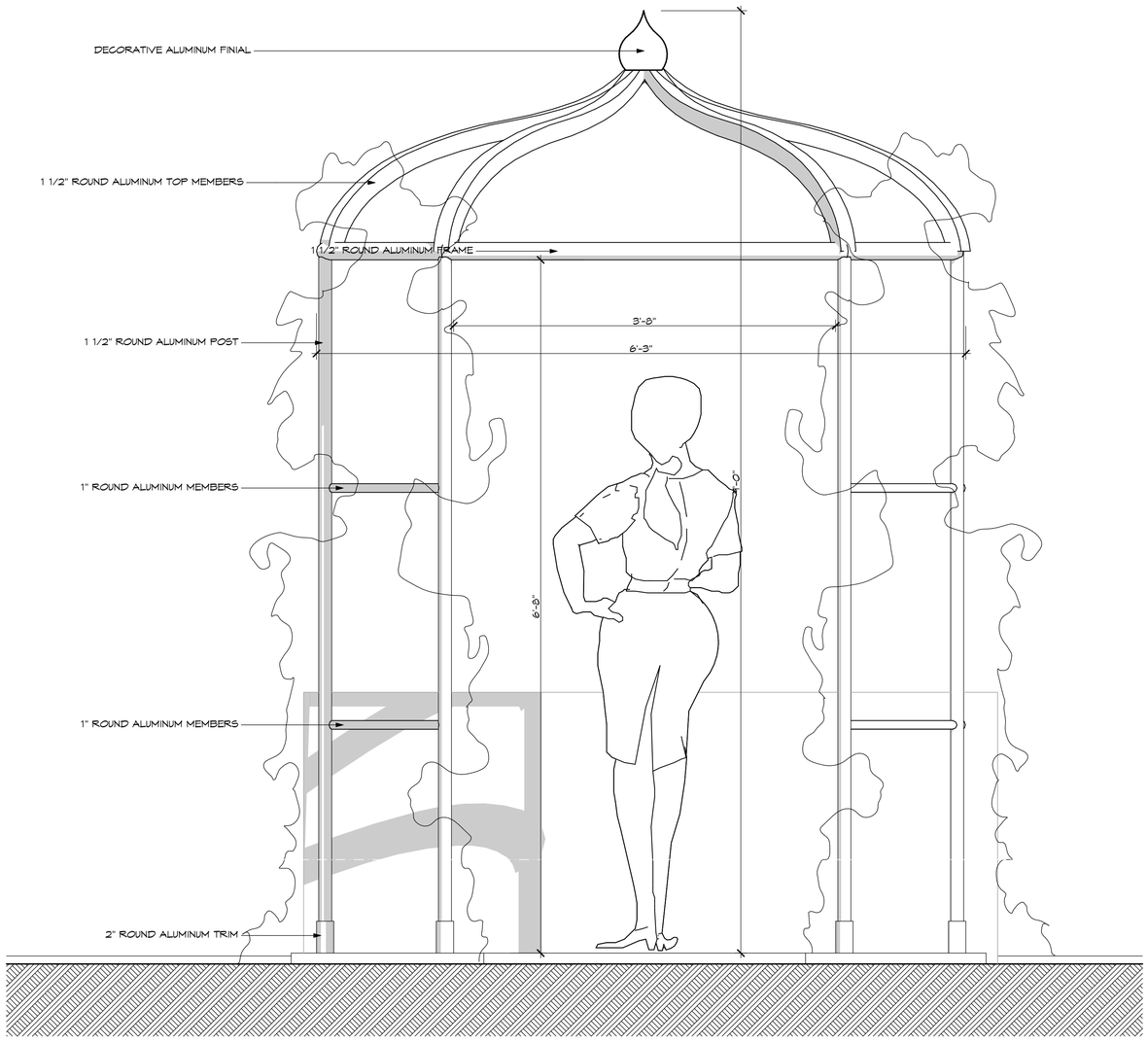
EAST & WEST BUILDING ELEVATIONS

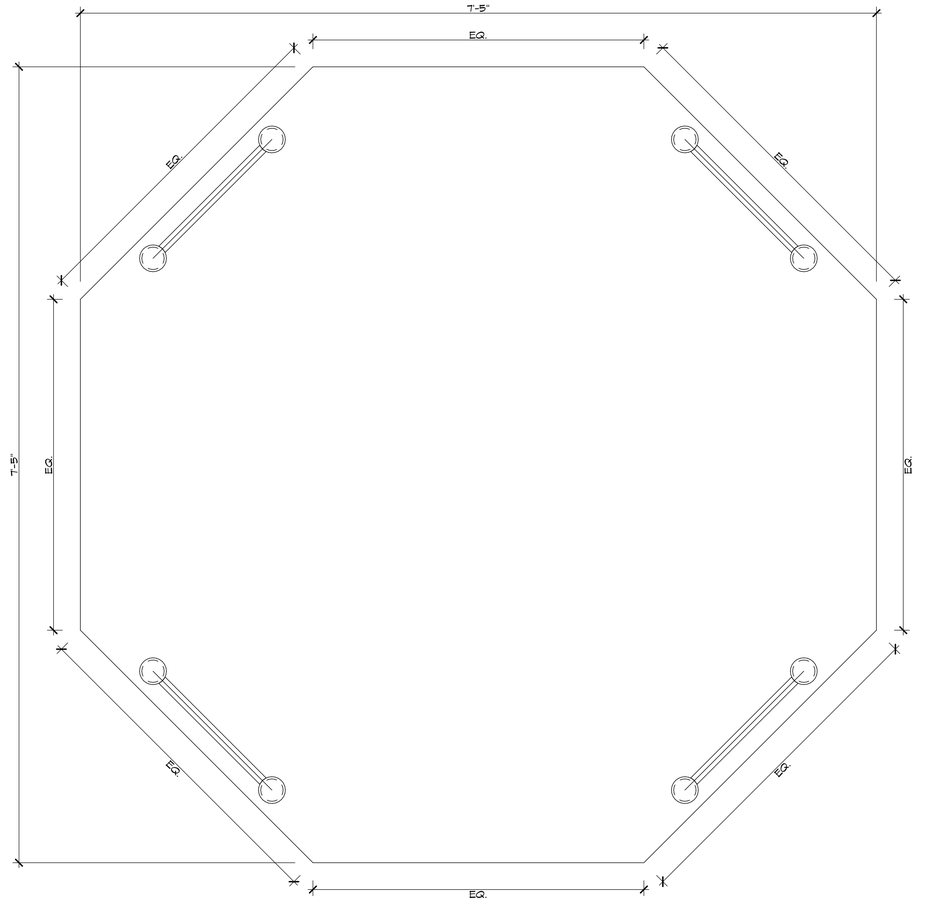
Volumes:RP Server:RESIDENTIAL\2025 Projects\Clifton Residence\Archicad Model\CLIFTON RESIDENCE F-1-25 NO CHIMNEY.pln





1 A23 TRELLIS ELEVATION

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



2 A23 TRELLIS PLAN

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

PRESENTATION ARCOM NUMBER: ARC-25-0053

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BY	REVISIONS	DATE

DATE:	9/5/25
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A23

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TRELLIS

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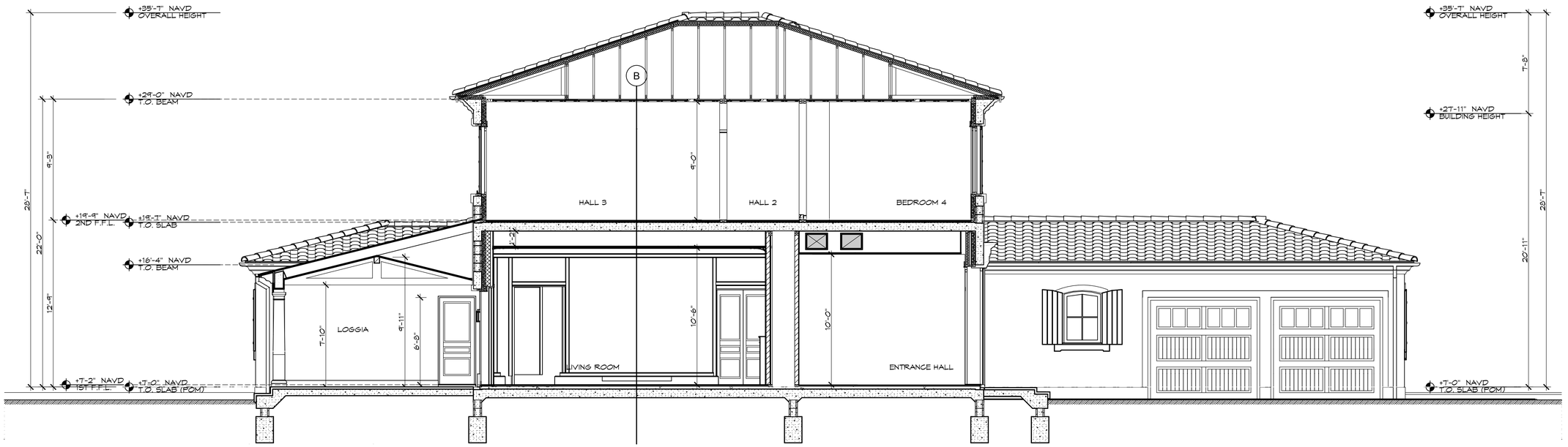
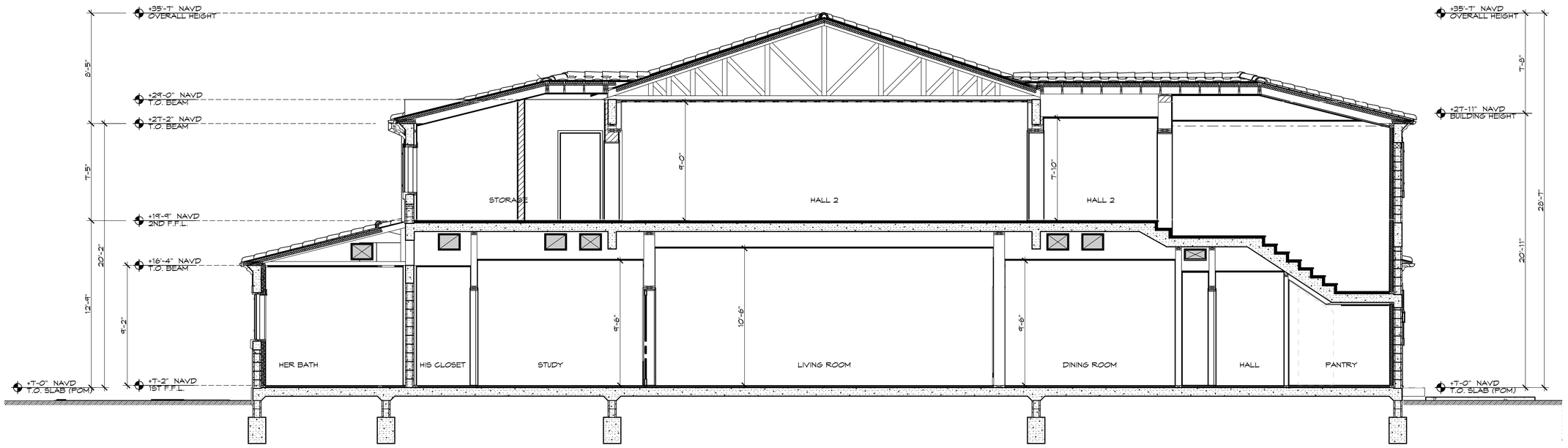


1 A24 BUILDING SECTION @ LIVING ROOM & LOGGIA

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



2 A24 BUILDING SECTION @ STAIR

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

PRESENTATION ARCOM NUMBER: ARC-25-0053

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BUILDING SECTIONS

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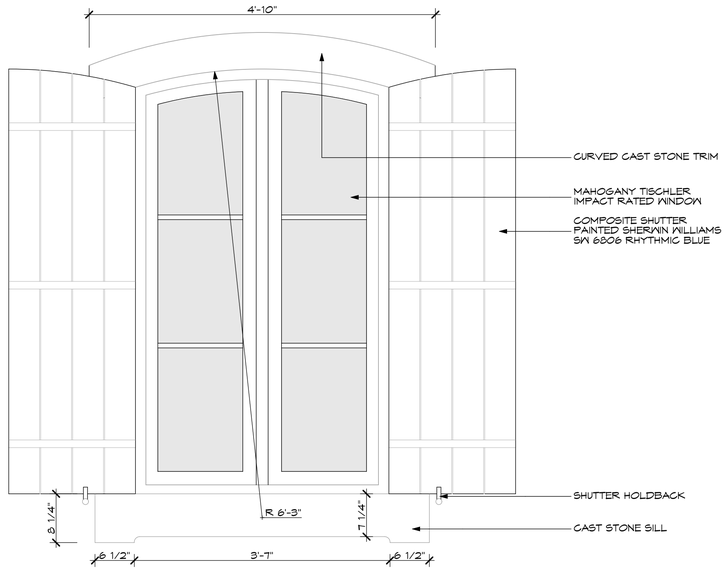
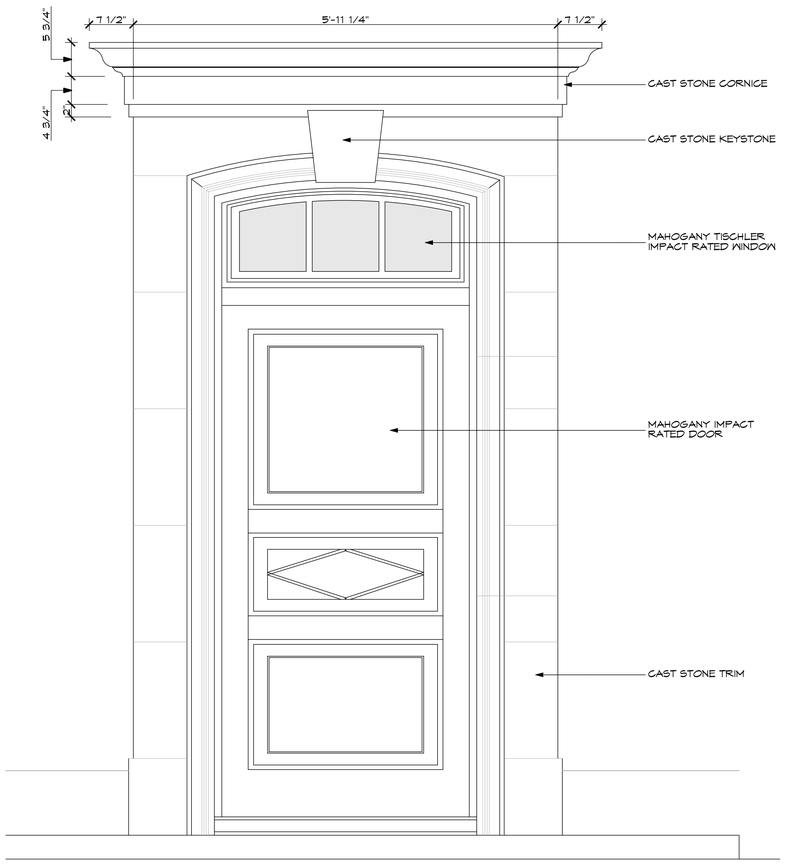


1 A25

WINDOW ELEVATION TRIM DETAILS

SCALE: 1" = 1'-0"



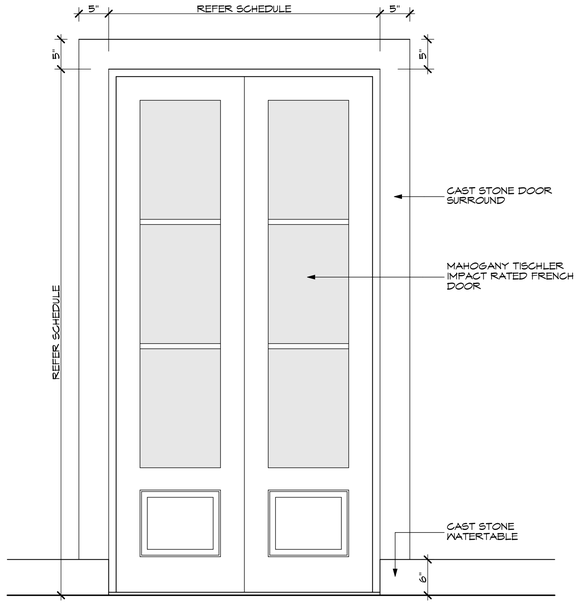
2 A25

MAIN DOOR ELEVATION STONE TRIM DETAILS

SCALE: 1" = 1'-0"

NEW DOOR AND FRAME SCHEDULE																			
MARK	SIZE			MATL	EL	GLZ	LOUVER		FRAME						FIRE RATING	HARDWARE		MATERIAL	NOTES
	W	HT	THK				W	HT	MATL	EL	GLZ	DETAIL HEAD	DETAIL JAMB	DETAIL SILL		SET NO	KEYSIDE RM NO		
D1	3'-6"	8'-10"	2 1/4"		---		---	---	---		---							TISCHLER SW 7010 WHITE DUCK	
D2	2'-8"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SW 7010 WHITE DUCK	
D4	3'-7"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SW 7010 WHITE DUCK	
D5	3'-7"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SW 7010 WHITE DUCK	
D6	3'-7"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SW 7010 WHITE DUCK	
D6A	1'-9 1/2"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SW 7010 WHITE DUCK	
D6B	1'-9 1/2"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SW 7010 WHITE DUCK	
D7	3'-7"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SW 7010 WHITE DUCK	
D8	3'-7"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SW 7010 WHITE DUCK	
D9	2'-8"	6'-8"	2 1/4"		---		---	---	---		---							TISCHLER SW 7010 WHITE DUCK	
D10	2'-8"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SW 7010 WHITE DUCK	
D11	3'-0"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SW 7010 WHITE DUCK	
D12	8'-0"	7'-6"	4 1/2"		---		---	---	---		---							TISCHLER SW 7010 WHITE DUCK	GARAGE DOOR

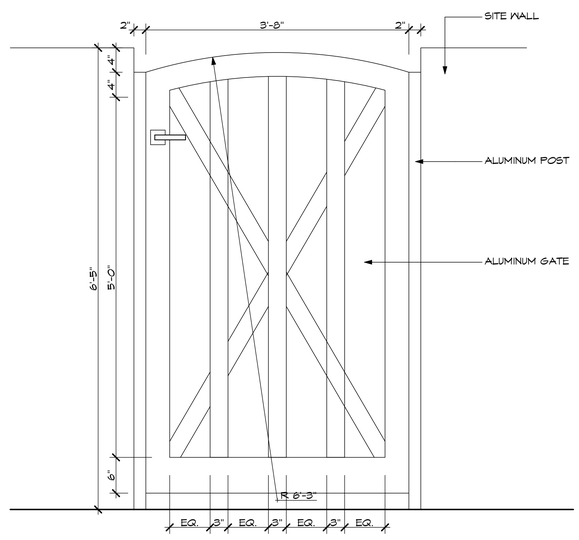
NEW WINDOW SCHEDULE					
MARK	ROOM NAME	SIZE WIDTH	SIZE HEIGHT	TYPE	MATERIAL	NOTES
W1		3'-6"	5'-11"	---	TISCHLER SW7010 WHITE DUCK	
W2		3'-6"	5'-11"	---	TISCHLER SW7010 WHITE DUCK	
W3		2'-4"	4'-2"	---	TISCHLER SW7010 WHITE DUCK	TYPE W2
W5		3'-6"	4'-8"	---	TISCHLER SW7010 WHITE DUCK	
W6		3'-6"	4'-8"	---	TISCHLER SW7010 WHITE DUCK	
W7		3'-4"	3'-8"	---	TISCHLER SW7010 WHITE DUCK	
W8		3'-4"	3'-8"	---	TISCHLER SW7010 WHITE DUCK	
W9		3'-4"	3'-8"	---	TISCHLER SW7010 WHITE DUCK	
W10		3'-4"	3'-8"	---	TISCHLER SW7010 WHITE DUCK	
W11		3'-4"	3'-8"	---	TISCHLER SW7010 WHITE DUCK	
W12		3'-6"	4'-8"	---	TISCHLER SW7010 WHITE DUCK	
W13		3'-6"	4'-8"	---	TISCHLER SW7010 WHITE DUCK	
W14		3'-6"	4'-8"	---	TISCHLER SW7010 WHITE DUCK	
W15		3'-6"	4'-8"	---	TISCHLER SW7010 WHITE DUCK	
W16		3'-4"	3'-8"	---	TISCHLER SW7010 WHITE DUCK	
W20		3'-4"	3'-8"	---	TISCHLER SW7010 WHITE DUCK	
W21		3'-0"	3'-8"	---	TISCHLER SW7010 WHITE DUCK	TYPE W2
W22		3'-6"	4'-8"	---	TISCHLER SW7010 WHITE DUCK	
W23		3'-6"	4'-8"	---	TISCHLER SW7010 WHITE DUCK	
W24		3'-0"	4'-2"	---	TISCHLER SW7010 WHITE DUCK	
W25		2'-4"	4'-2"	---	TISCHLER SW7010 WHITE DUCK	TYPE W2
W26		3'-6"	5'-2"	---	TISCHLER SW7010 WHITE DUCK	
W27		3'-6"	5'-2"	---	TISCHLER SW7010 WHITE DUCK	
W28		3'-6"	5'-2"	---	TISCHLER SW7010 WHITE DUCK	
W29		3'-4"	3'-8"	---	TISCHLER SW7010 WHITE DUCK	
W30		3'-4"	3'-8"	---	TISCHLER SW7010 WHITE DUCK	
W31		3'-4"	3'-6"	---	TISCHLER SW7010 WHITE DUCK	
W32		3'-6"	5'-2"	---	TISCHLER SW7010 WHITE DUCK	
W33		3'-6"	5'-2"	---	TISCHLER SW7010 WHITE DUCK	
W34		3'-6"	5'-2"	---	TISCHLER SW7010 WHITE DUCK	
W36		3'-4"	3'-8"	---	TISCHLER SW7010 WHITE DUCK	
W37		3'-4"	3'-8"	---	TISCHLER SW7010 WHITE DUCK	
W38		3'-4"	3'-8"	---	TISCHLER SW7010 WHITE DUCK	
W39		3'-4"	3'-8"	---	TISCHLER SW7010 WHITE DUCK	



3 A25

EXTERIOR DOOR ELEVATION STUCCO TRIM DETAILS

SCALE: 1" = 1'-0"



6 A25

EXTERIOR GATE

SCALE: 1" = 1'-0"

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SHEET	
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DOOR & WINDOW DETAILS / SCHEDULES

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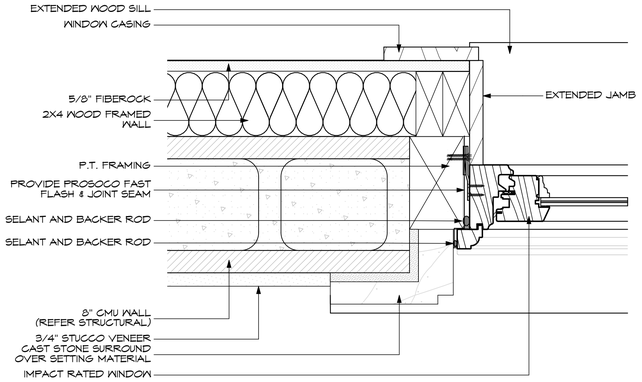
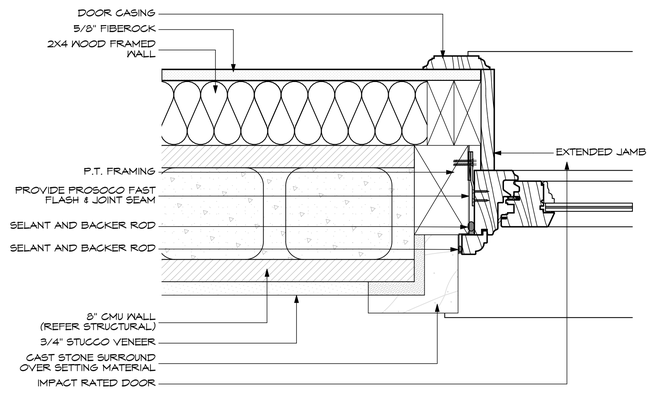


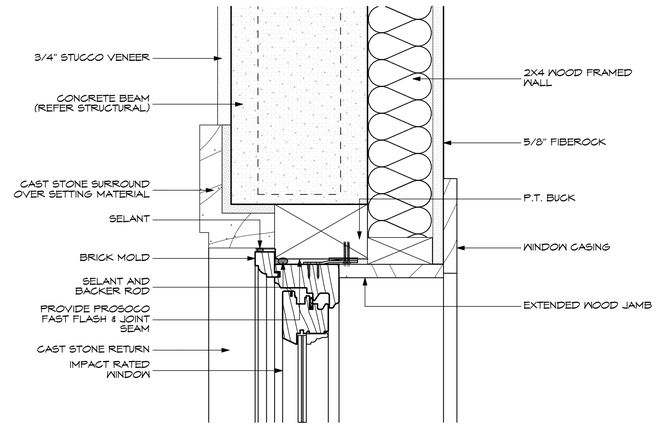
1 A26 MAHOGANY WINDOW JAMB DETAIL

SCALE: 3" = 1'-0"



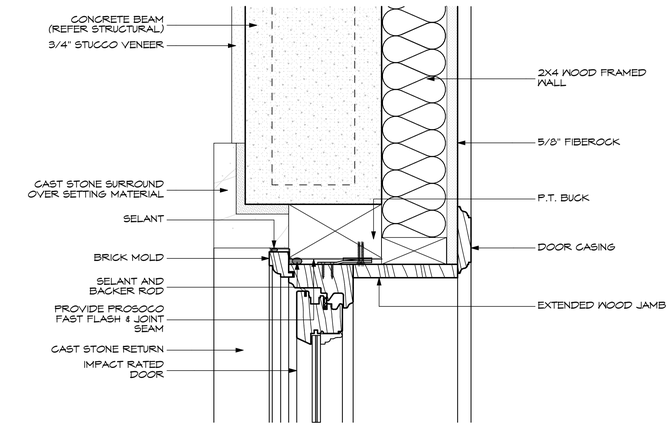
4 A26 MAHOGANY DOOR JAMB DETAIL

SCALE: 3" = 1'-0"



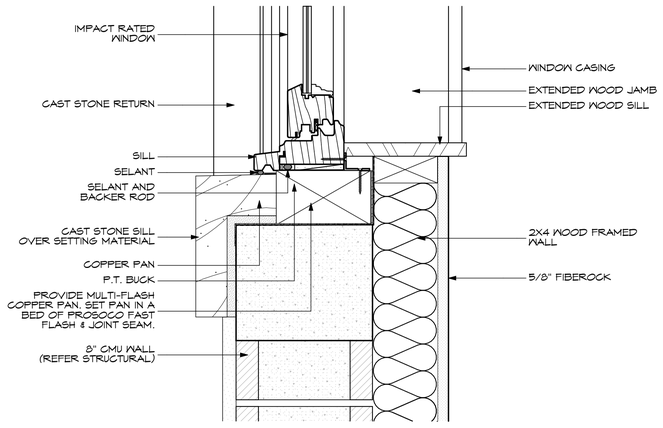
2 A26 MAHOGANY WINDOW HEADER DETAIL

SCALE: 3" = 1'-0"



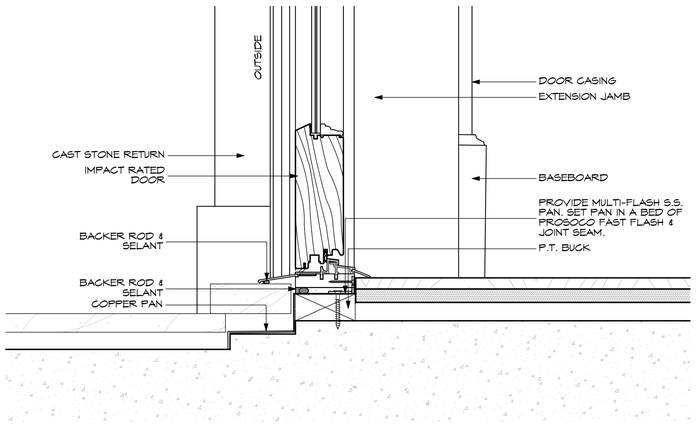
5 A26 MAHOGANY DOOR HEADER DETAIL

SCALE: 3" = 1'-0"



3 A26 MAHOGANY WINDOW SILL DETAIL

SCALE: 3" = 1'-0"



6 A26 MAHOGANY DOOR THRESHOLD DETAIL

SCALE: 3" = 1'-0"

PRESENTATION ARCOM NUMBER: ARC-25-0053

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DOOR & WINDOW DETAILS CONT.

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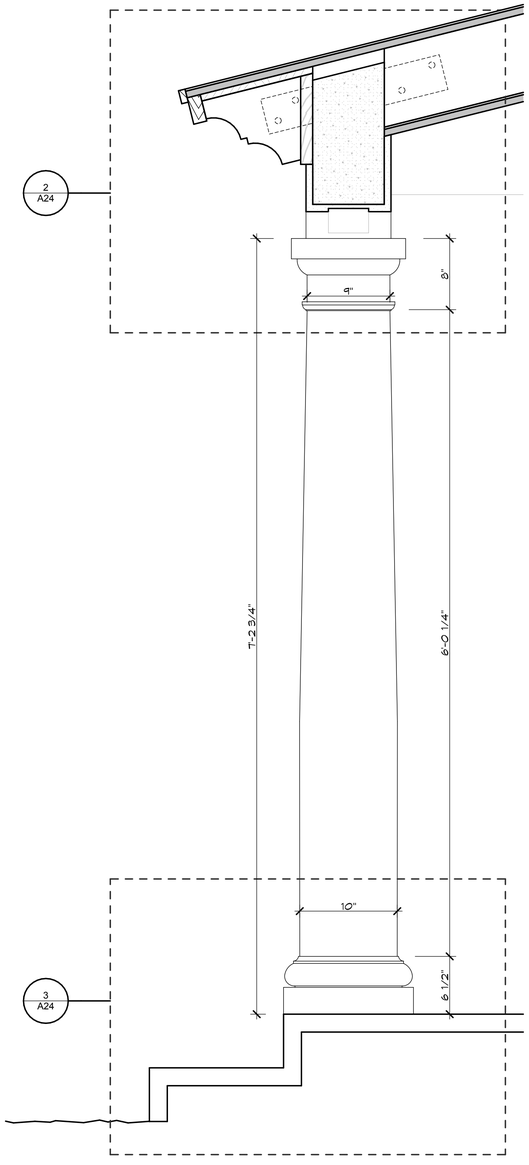
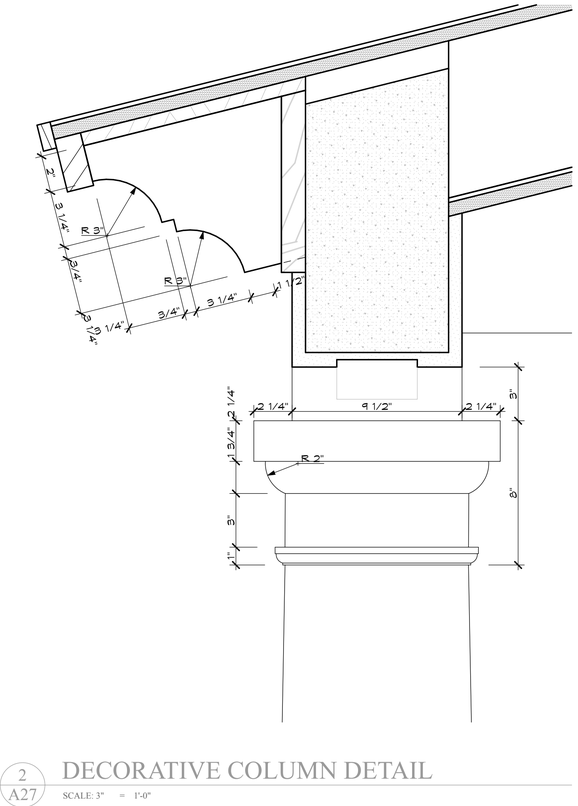


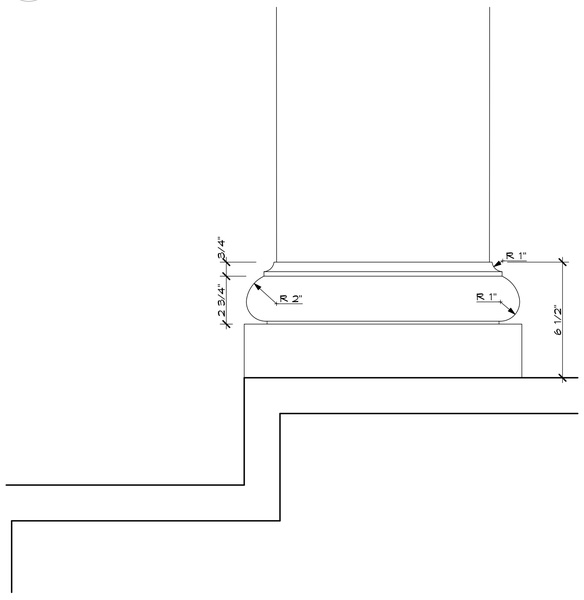
1 A27 LOGGIA COLUMN ELEVATION DETAIL

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



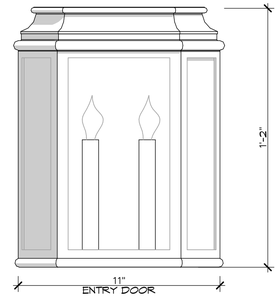
2 A27 DECORATIVE COLUMN DETAIL

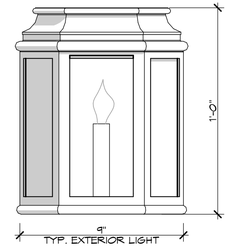
SCALE: 3" = 1'-0"



3 A27 DECORATIVE COLUMN DETAIL

SCALE: 3" = 1'-0"





6 A27 LIGHT FIXTURER

SCALE: 3" = 1'-0"

BRONZE FINISH

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PERMIT	DATE

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ARCHITECTURAL DETAILS

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1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

DATE:	9/5/25
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A28

Plotted On: 9/5/25

PERSPECTIVE RENDERINGS

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Architecd Model/CLIFTON RESIDENCE 7-1-25 NO CHIMNEY.pln

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FRONT ELEVATION

PRESENTATION ARCOM NUMBER: ARC-25-0053

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AR91404

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STATE OF FLORIDA
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AR91404
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9/5/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

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SHEET	
PERMIT	DATE

A29

Plotted On: 9/5/25

PERSPECTIVE RENDERINGS

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FRONT ELEVATION WITH LANDSCAPING

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9/5/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

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DRAWN:	SMR
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PERMIT	DATE

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PERSPECTIVE RENDERINGS

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FRONT ELEVATION

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9/5/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

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SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A31

Plotted On: 9/5/25

PERSPECTIVE RENDERINGS

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9/5/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

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PERMIT	DATE

A32

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PERSPECTIVE RENDERINGS

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1 A33 NORTH ELEVATION

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



SHERWIN WILLIAMS 7010 WHITE DUCK:
- DOORS AND WINDOWS
- GARDEN GATES
- GARAGE DOORS

SHERWIN WILLIAMS OC-45 SWISS COFFEE
CAST STONE:
- WINDOW AND DOOR TRIM
- CORNICE
- PILASTERS AND COLUMNS
- WATERTABLE
- GUTTER AND DOWNSPOUTS



EXTERIOR WALLS:
PIGMENTED STUCCO HC-173
EGDECOME GRAY

SHUTTERS:
SHERWIN WILLIAMS SW 6806 RHYTHMIC BLUE



ROOF MATERIAL:
SANTA ANA CLAY TWO PIECE ROOF TILE
APRICOT BLEND

PRESENTATION ARCOM NUMBER: ARC-25-0053

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9/5/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

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COLORED ELEVATIONS

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1 A34 SOUTH ELEVATION

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



SHERWIN WILLIAMS 7010 WHITE DUCK:
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- GARDEN GATES
- GARAGE DOORS

SHERWIN WILLIAMS OC-45 SWISS COFFEE
CAST STONE:
- WINDOW AND DOOR TRIM
- CORNICE
- PILASTERS AND COLUMNS
- WATERTABLE
- GUTTER AND DOWNSPOUTS



EXTERIOR WALLS:
PIGMENTED STUCCO HC-173
EGDECOME GRAY

SHUTTERS:
SHERWIN WILLIAMS SW 6806 RHYTHMIC BLUE



ROOF MATERIAL:
SANTA ANA CLAY TWO PIECE ROOF TILE
APRICOT BLEND

PRESENTATION ARCOM NUMBER: ARC-25-0053

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AR91404

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9/5/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

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PERMIT	DATE

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COLORED ELEVATIONS

Volumes:RP Server:RESIDENTIAL:2025 Projects:Clifton Residence:Archicad Model:CLIFTON RESIDENCE 7-1-25 NO CHIMNEY.pln

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1 A35 EAST ELEVATION

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



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- GARDEN GATES
- GARAGE DOORS

SHERWIN WILLIAMS OC-45 SWISS COFFEE
CAST STONE:
- WINDOW AND DOOR TRIM
- CORNICE
- PILASTERS AND COLUMNS
- WATERTABLE
- GUTTER AND DOWNSPOUTS



EXTERIOR WALLS:
PIGMENTED STUCCO HC-173
EGDECOME GRAY

SHUTTERS:
SHERWIN WILLIAMS SW 6806 RHYTHMIC BLUE



ROOF MATERIAL:
SANTA ANA CLAY TWO PIECE ROOF TILE
APRICOT BLEND

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VIA LAS BRISAS

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PALM BEACH, FLORIDA
33480

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A35

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COLORED ELEVATIONS

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1 A36

WEST ELEVATION

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



SHERWIN WILLIAMS 7010 WHITE DUCK:
- DOORS AND WINDOWS
- GARDEN GATES
- GARAGE DOORS

SHERWIN WILLIAMS OC-45 SWISS COFFEE
CAST STONE:
- WINDOW AND DOOR TRIM
- CORNICE
- PILASTERS AND COLUMNS
- WATERTABLE
- GUTTER AND DOWNSPOUTS



EXTERIOR WALLS:
PIGMENTED STUCCO HC-173
EGDECOME GRAY

SHUTTERS:
SHERWIN WILLIAMS SW 6806 RHYTHMIC BLUE



ROOF MATERIAL:
SANTA ANA CLAY TWO PIECE ROOF TILE
APRICOT BLEND

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VIA LAS BRISAS

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PALM BEACH, FLORIDA
33480

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COLORED ELEVATIONS

Volumes:RP Server:RESIDENTIAL:2025 Projects:Clifton Residence:Archicad Model:CLIFTON RESIDENCE P-1-25 NO CHIMNEY.pln

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9/5/25

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A37

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CONCEPT INTERIOR DRAWINGS

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LIVING ROOM

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9/5/25

VIA LAS BRISAS

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PALM BEACH, FLORIDA
33480

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A38

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CONCEPT INTERIOR DRAWINGS

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9/5/25

VIA LAS BRISAS

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PALM BEACH, FLORIDA
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PERMIT	DATE

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CONCEPT INTERIOR DRAWINGS

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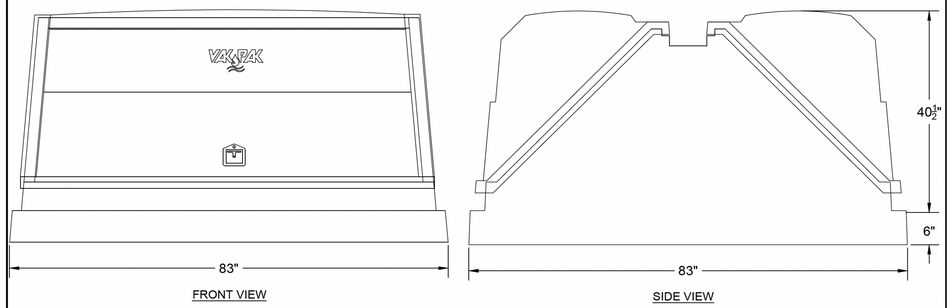
CB617 CABINET DETAIL



FRONT VIEW

SIDE VIEW

Palm Gate Fountain Pump house sized to fit final equipment layout.

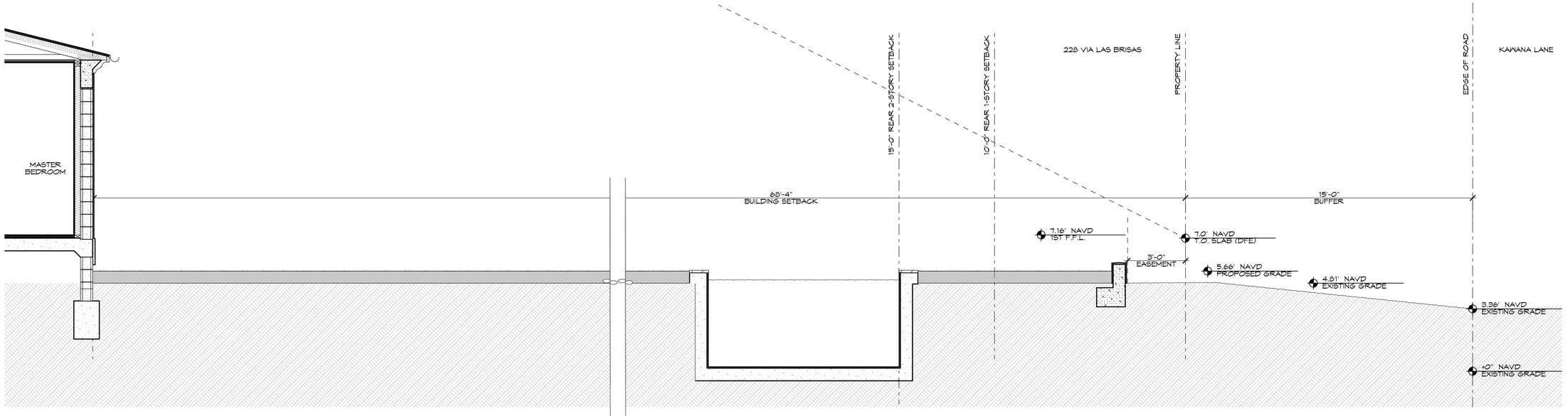
VAK-PAK inc.
P.O BOX 3264 - JACKSONVILLE, FL 32206
(904)353-4403

THIS SPACE RESERVED FOR STATE APPROVAL STAMP

DRAWN BY: EM	DRAWN DATE: 05/16/18	MODEL # CB617
REVISED BY:	REVISED DATE:	SCALE 1:1
REVISIONS	RECORD #	
SHEET 1 of 1	AS OF DATE:	

CB617 CABINET DETAILS

POOL EQUIPMENT SOUND ENCLOSURE



2 A40 YARD SECTION
SCALE: 3/8" = 1'-0"

1 A40 YARD SECTION
SCALE: 3/8" = 1'-0"

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AR91404

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STEPHEN M. ROY
AR91404
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9/5/25

VIA LAS BRISAS

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PALM BEACH, FLORIDA
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REAR HEIGHT SETBACK PLANE

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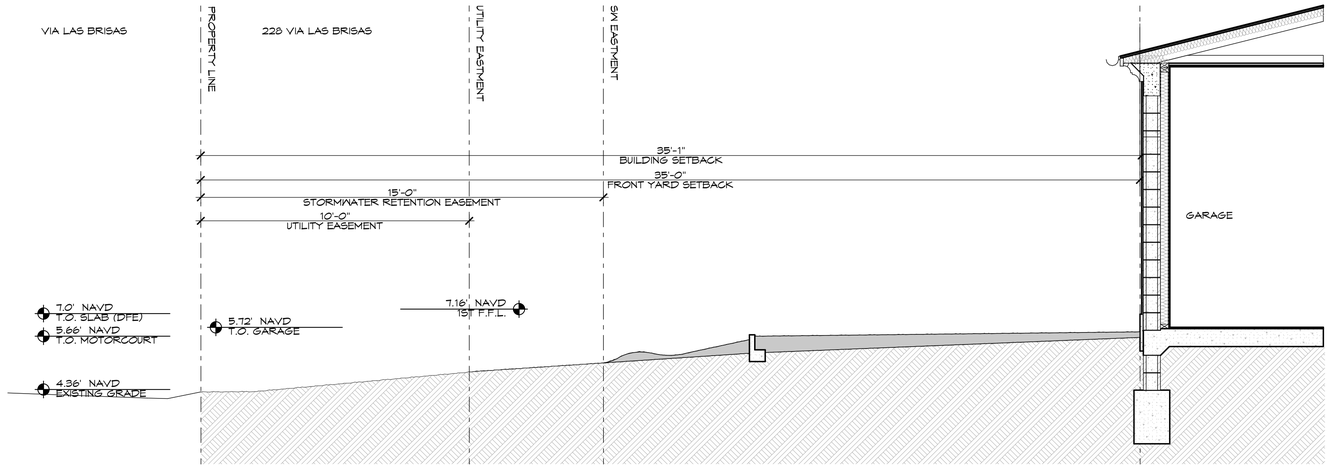
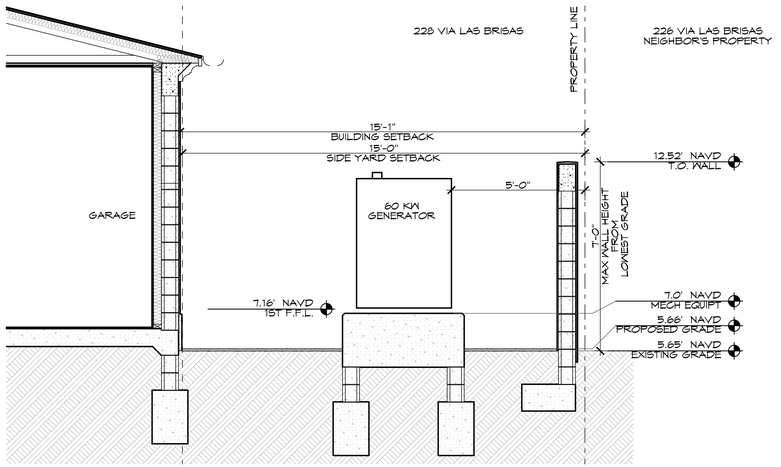


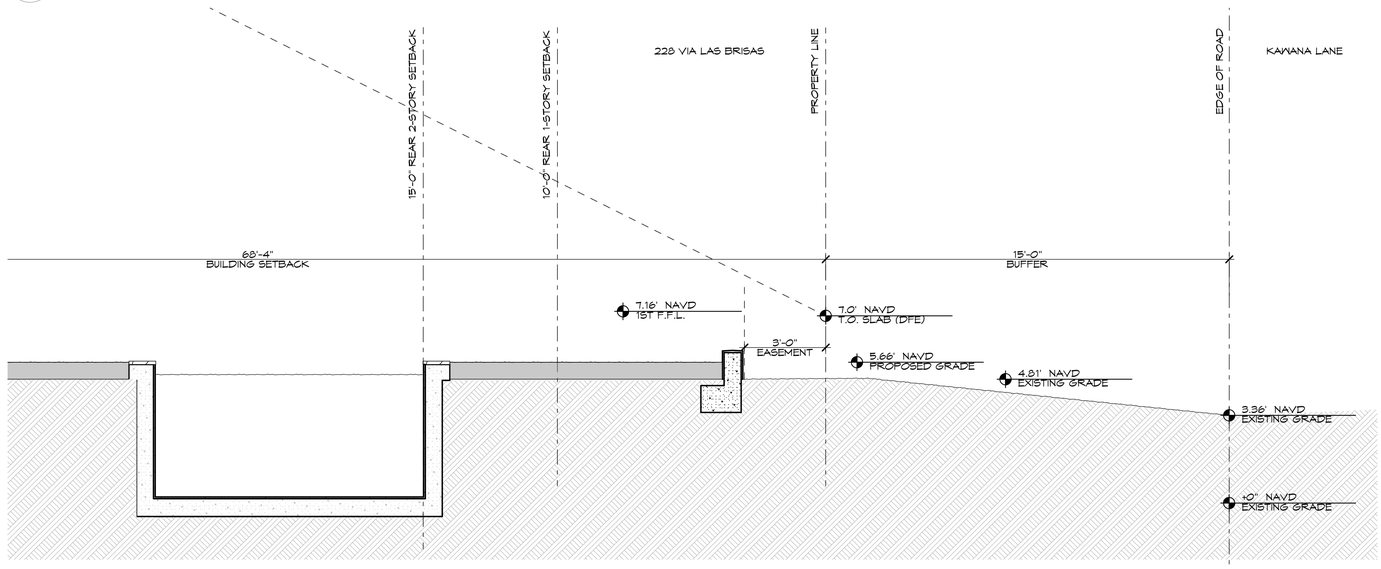
4 A41 YARD SECTION

SCALE: 3/8" = 1'-0"



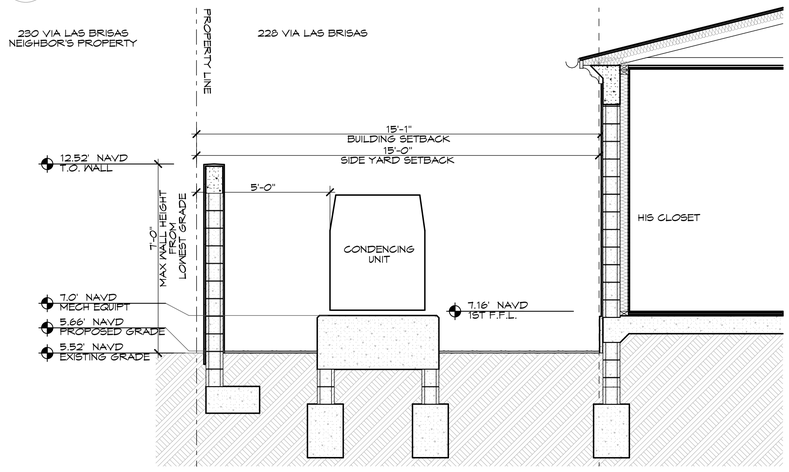
1 A41 YARD SECTION

SCALE: 3/8" = 1'-0"



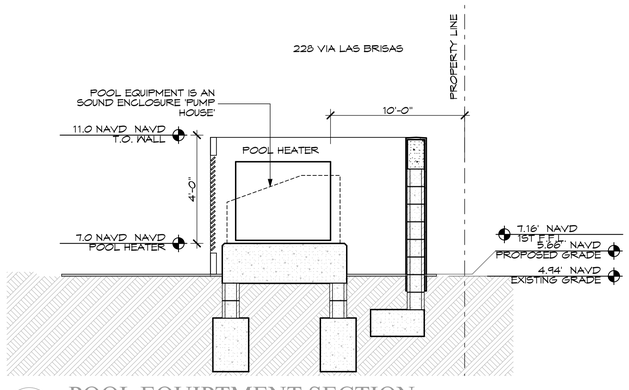
3 A41 YARD SECTION

SCALE: 3/8" = 1'-0"



2 A41 YARD SECTION

SCALE: 3/8" = 1'-0"



5 A41 POOL EQUIPTMENT SECTION

SCALE: 3/8" = 1'-0"

PRESENTATION ARCOM NUMBER: ARC-25-0053

ROY & POSEY
ARCHITECTURE
LANDSCAPE
INTERIORS
2417 SOUTH DIXIE HWY | WEST PALM BEACH, FLORIDA 33401 | 561.659.5683 |
WWW.ROYPOSEY.COM

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STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396

SEAL

STATE OF FLORIDA
STEPHEN M. ROY
AR91404
REGISTERED ARCHITECT

9/5/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

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BY	REVISIONS	DATE

DATE:	9/5/25
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A41

Plotted On: 9/5/25

SITE PLAN YARD SECTIONS

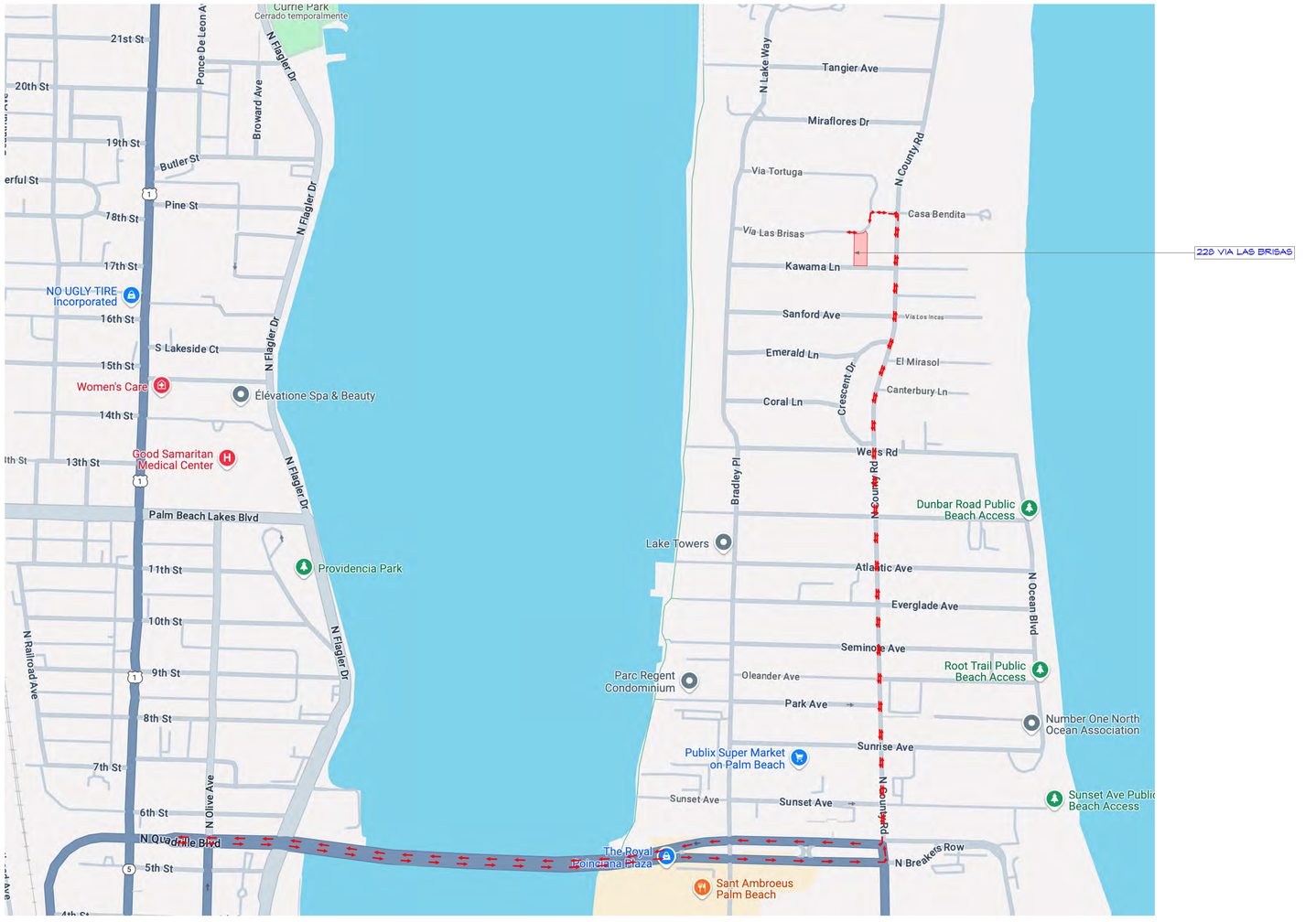
Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 7-1-25 NO CHIMNEY.pln

ROY & POSEY ARCHITECTS | WWW.ROYPOSEY.COM

MAXIMUM SIZE TRUCK THAT CAN TRAVERSE THE STREETS TO ACCESS THE PROPERTY - 60 FOOT.

BEST ROUTE TO THE PROPERTY – USE THE NORTH BRIDGE, NORTH ALONG NORTH COUNTY ROAD, MAKE LEFT PHIPPS ESTATES ROAD
MAXIMUM NUMBER OF TRUCK TRIPS TO THE PROPERTY (ESTIMATED) – 80 (FILL, STEEL, CONCRETE, BLOCK, WINDOWS, DOORS, TRUSSES, ROOF SHEATHING, A/C UNITS, CABINETS, FLOOR TILE, PAVERS, LANDSCAPE, ETC.)

102	Construction	01/05/26	07/01/27	Construction
103	Mobolization	01/05/26	01/23/26	Mobolization
104	Foundations	01/19/26	03/20/26	Foundations
105	MEP Rough	03/20/26	04/30/26	MEP Rough
106	Walls and Roof	04/30/26	09/02/26	Walls and Roof
107	Windows and Doors	09/02/26	09/29/26	Windows and Doors
108	MEP install	09/29/26	11/30/26	MEP install
109	Site work	09/02/26	02/16/27	Site work
110	Finishes (interior)	01/20/27	06/25/27	Finishes (interior)
111	Finishes (interior)	12/01/26	04/30/27	Finishes (interior)
112	Landscape	04/30/27	07/01/27	Landscape
113				



1 A42 CIRCULATION MAP
SCALE: 1:4191.80

PRESENTATION ARCOM NUMBER: ARC-25-0053

ROY & POSEY
ARCHITECTURE
LANDSCAPE
INTERIORS
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FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396

SEAL
STATE OF FLORIDA
STEPHEN M. ROY
AR91404
REGISTERED ARCHITECT
9/5/25

VIA LAS BRISAS
228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

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BY	REVISIONS	DATE

DATE:	9/5/25
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JOB:	
SHEET	
PERMIT	DATE

A42

Plotted On: 9/5/25

CIRCULATION MAP

Volumes\RP Server\RESIDENTIAL\2025 Projects\Clifton Residence\Archicad Model\CLIFTON RESIDENCE 7-1-25 NO CHIMNEY.pln

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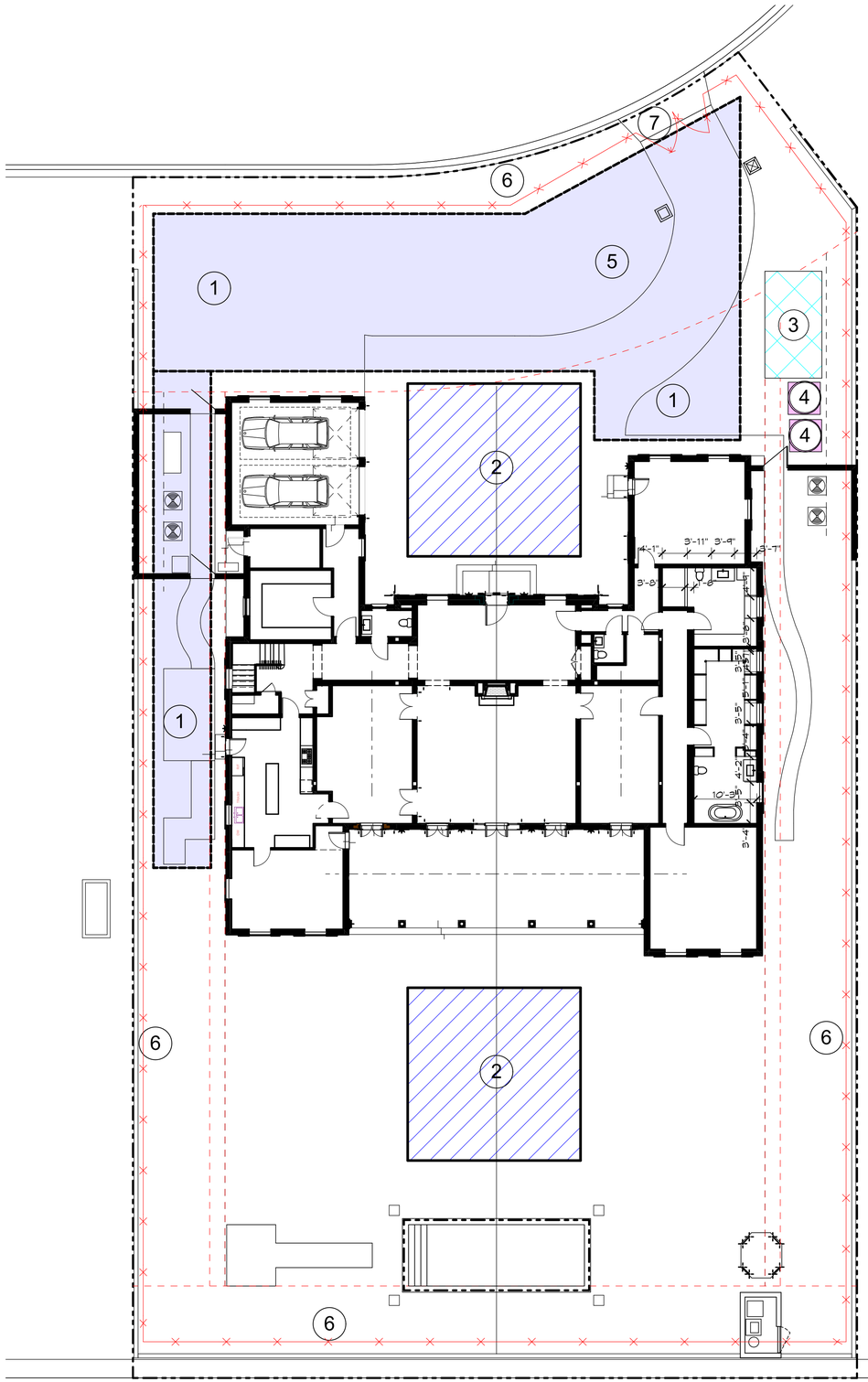

CONSTRUCTION STAGING LEGEND:

1. VEHICULAR PARKING
2. EQUIPMENT / MATERIAL STAGING/STORAGE
3. DUMPSTER
4. PORTABLE TOILETS
5. 57 ROCK BASE
6. SILT FENCE
7. CHAINLINK SECURITY GATE / FENCE W/ PRIVACY SCREEN

1 A43 SITE LOGISTICS PLAN

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

PRESENTATION

ARCOM NUMBER: ARC-25-0053

ROY & POSEY
ARCHITECTURE
LANDSCAPE
INTERIORS
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STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396

SEAL

STATE OF FLORIDA · STEPHEN M. ROY · AR91404 · REGISTERED ARCHITECT

9/5/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

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BY	REVISIONS	DATE

DATE:	9/5/25
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A43

Plotted On: 9/5/25

CONSTRUCTION STAGING PLAN & TRUCK LOGISTICS PLAN

Odums: RP Server/RESIDENTIAL/2023 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE T-1-25 NO CHIMNEY.pln

FINAL SUBMITTAL



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

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

08 AUGUST 2025
24 JULY 2025
04 JUNE 2025

NIEVERA WILLIAMS
DESIGN

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

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SITE

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NORTH ELEVATION
SCALE: 3/16"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

NORTH ELEVATION

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

06 AUGUST 2025
04 JUNE 2025

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SOUTH ELEVATION
SCALE: 3/16"=1'-0"

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Landscape Architect
Registration No.
6666856

SOUTH ELEVATION

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

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

06 AUGUST 2025
04 JUNE 2025

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



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EAST AND WEST ELEVATION

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

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

06 AUGUST 2025
04 JUNE 2025

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EL3

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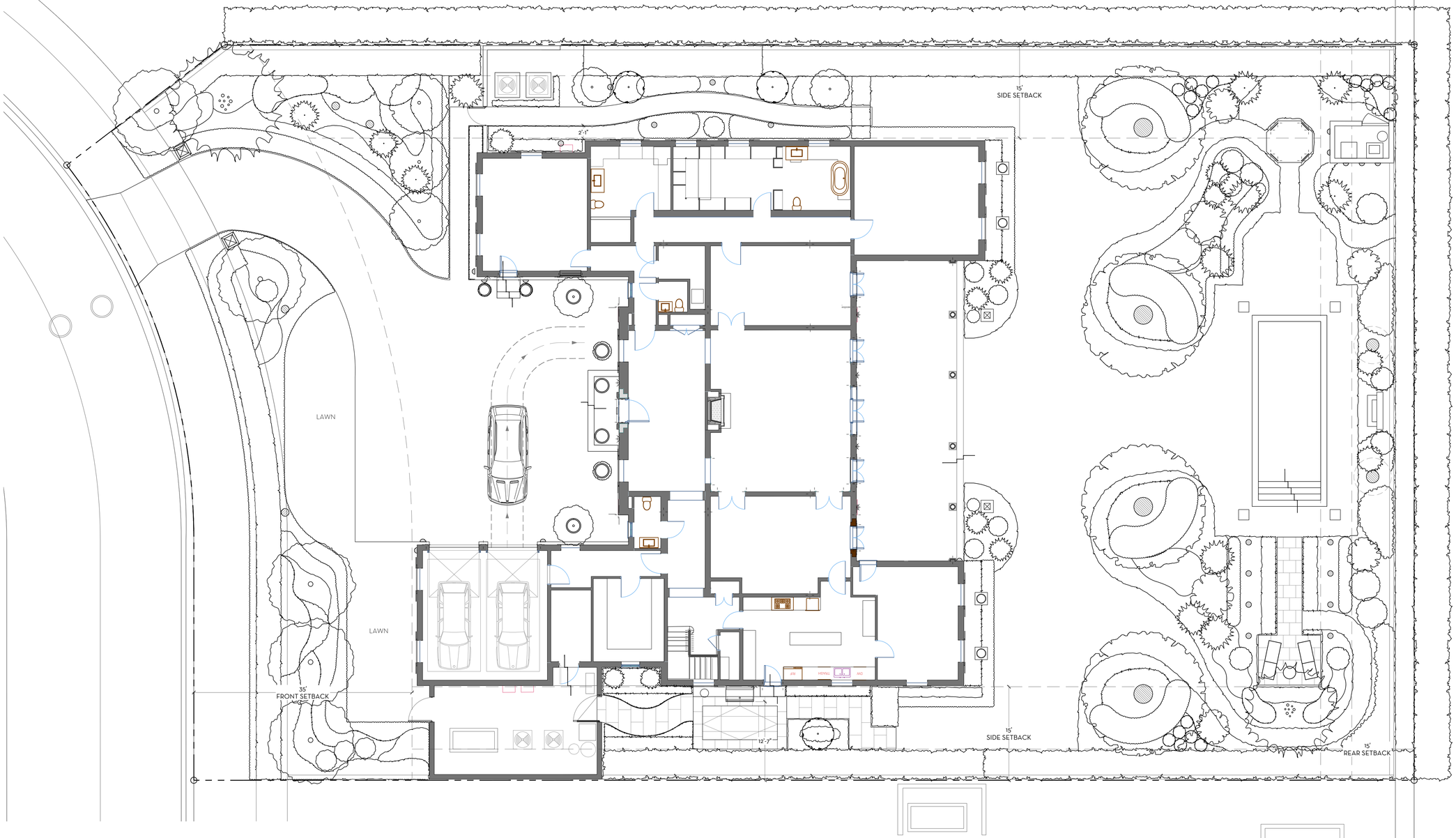
fountain Perspective Render

FINAL SUBMITTAL



fountain Perspective Render

FINAL SUBMITTAL



OVERALL R-A SITE CALCULATIONS:

SITE AREA =	23,638	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	11,819	SQ FT	50%
EXISTING =	20,472	SQ FT	86.6%
PROPOSED =	14,383	SQ FT	61%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	4,006	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,803	SQ FT	45%
EXISTING =	3,140	SQ FT	78%
PROPOSED =	2,840	SQ FT	71%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,996	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 11,819 SF) = 5,909.5 REQUIRED		
EXISTING =	5,501	SQ FT
PROPOSED =	5,920	SQ FT

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"

SITE PLAN

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

08 AUGUST 2025
24 JULY 2025
04 JUNE 2025

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SITE

ARC-25-0053

FINAL SUBMITTAL

6' HT SOLID PANEL PEDESTRIAN GATE
ALUMINUM POWDER COATED

EQUIPMENT WALL - 7' MAX HT AS MEASURED
FROM LOWEST ADJACENT GRADE

GRAVEL WALKWAY ON COMPACTED BASE

TANK HWH

LOW DRAINAGE CURB WALL
(SEE CIVIL)

BLACK METAL EDGING

3" MINUS WHITE GRAVEL DRIVE

15'
SIDE SETBACK

2'-1"

12'-3"

9'-2"

EQUIPMENT SCREENING WALL
6' HT MAX AS MEASURED
FROM LOWEST ADJACENT GRADE

5'

LIMESTONE PLINTH FOR CONTAINERS
FLUSH WITH GRADE

POOL EQUIPMENT

OPEN AIR STRUCTURE
FINAL DESIGN TBD
MAX 14' HT

(4) 20"x20" LIMESTONE PAD
PROVIDE PENETRATION FOR
IRRIGATION AND DRAINAGE

13'

16'

24'-5"

SCULPTURE PEDESTAL
PROVIDE CONCRETE SUB BASE

LOW DRAINAGE CURB WALL
(SEE CIVIL)

PROPOSED PIERS
8' MAX HT.
AS MEASURED FROM
CROWN OF ROAD

5'

10'

LIMESTONE COPING

9" FOUNTAIN COPING

6' FOUNTAIN WALL

MOTORCOURT

42'

6'

11'-5"

42'

6'-6"

1'-6"

1'

5'

SCULPTURE PEDESTAL
PROVIDE CONCRETE SUB BASE

(8) CONTAINERS TBD
PROVIDE IRRIGATION
AND DRAINAGE

4'

LIMESTONE PAVING
MUD SET ON COMPACTED BASE

GRILL - TBD

8'

10'

35'
FRONT SETBACK

6' HT PEDESTRIAN GATE

60K GENERATOR

A/C

A/C

12'-7"

15'
SIDE SETBACK

15'
REAR SETBACK

6' HT SOLID PANEL PEDESTRIAN GATE
ALUMINUM POWDER COATED

LIMESTONE STONE
PAVING

18"x24" LIMESTONE
BORDER

NATURAL STONE
INLAY

STAGGERED PATTERN
PAVING

LOW DRAINAGE CURB WALL
(SEE CIVIL)

TANKLESS HWH

EQUIPMENT WALL
STUCCO FINISH
7' MAX HT
AS MEASURED
FROM LOWEST ADJACENT GRADE

6' HT SOLID PANEL PEDESTRIAN GATE
ALUMINUM POWDER COATED

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

E
W
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

08 AUGUST 2025
24 JULY 2025
04 JUNE 2025

NIEVERA WILLIAMS
DESIGN

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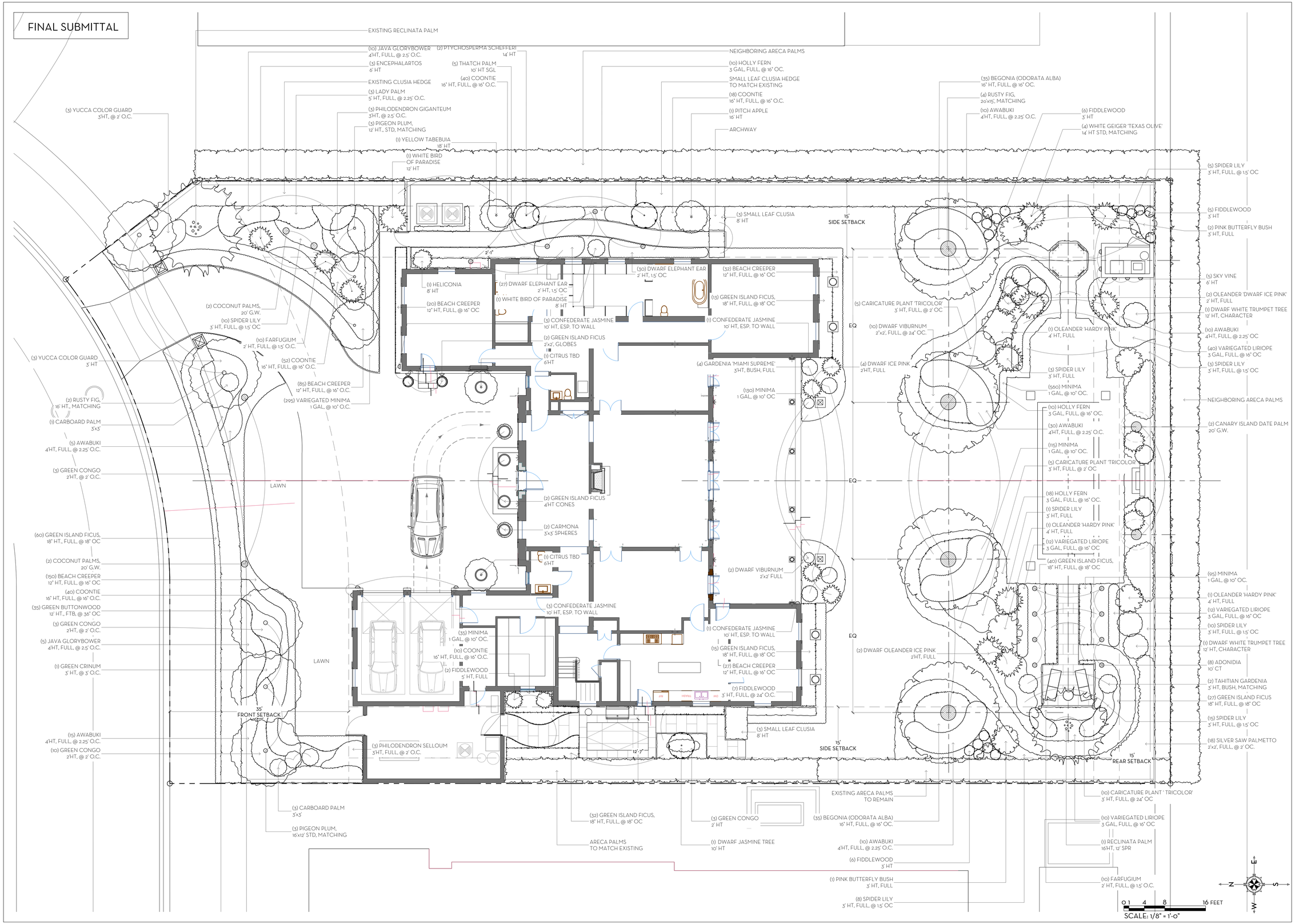

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

08 AUGUST 2025
24 JULY 2025
04 JUNE 2025

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DESIGN

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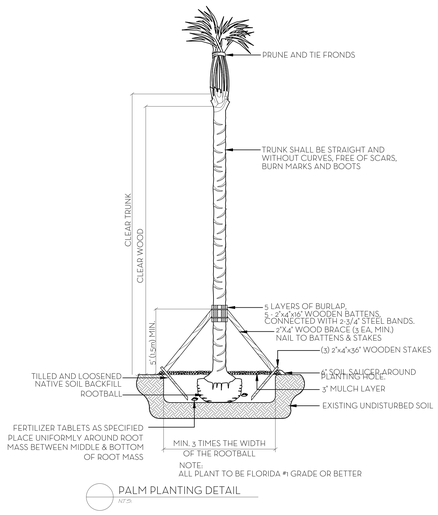
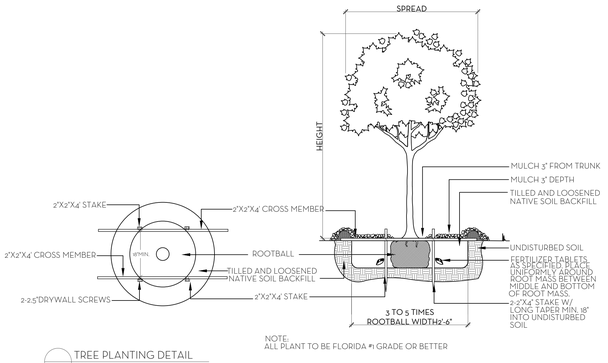


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

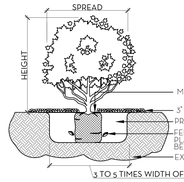
PALM PLANTING DETAIL
N.T.S.

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



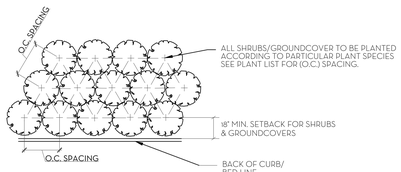
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

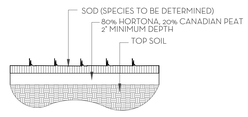
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

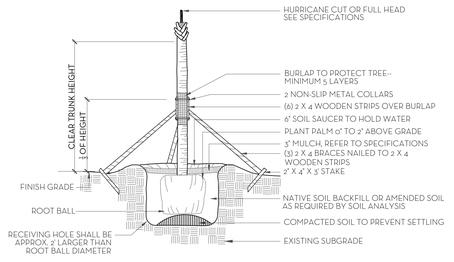
PLANT SPACING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



SOD PLANTING DETAIL
N.T.S.

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



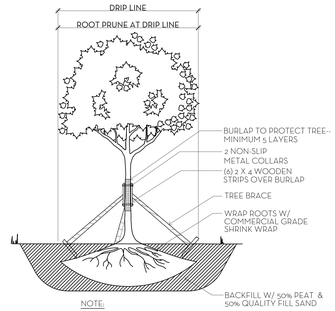
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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

FERTILIZATION

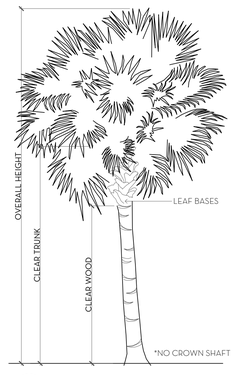
SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION 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.

NIEVERA WILLIAMS DESIGN

Clifton Residence

228 Via Las Brisas, Palm Beach, FL

06.23.2025

Common Name	Botanical Name	Quantity	Specification	Native Status	Notes
TREES					
Citrus	TBD	2	6' HT		
Pigeon Plum	Coccoloba diversifolia	3	16'x12' STD, Matching	*	
Pigeon Plum	Coccoloba diversifolia	3	12' HT, STD, Matching	*	
Pitch Apple	Clusia Rosea	1	16' HT	*	
Dwarf White Trumpet tree	Tabebuia bahamensis	2	12' HT, CHARACTER		
Dwarf Jasmine Tree	Radermachera 'Kunming'	1	10' HT		
Rusty Fig	Ficus Rubiginosa	2	16' HT, Matching		
Rusty Fig	Ficus Rubiginosa	4	20'x15', Matching		
Yellow Tabebuia	Tabebuia caraiba	1	18' HT		
White Geiger 'Texas Olive'	Cordia Boissieri	4	14' HT, STD, Matching		
Total		**23**		30%	
PALMS					
Adonidia Palm	Veitchia Merrillii	8	10' CT		
Canary Island Date Palm	Phoenix Canariensis	2	20' GW		
Coconut Palm	Cocos nucifera	4	20' GW		
Lady Palm	Rhapis excelsa	3	5'HT, FULL		
Encephalartos	Encephalartos Ferox	3	6' HT		
Thatch Palm	Thrinax Radiata	5	10' HT, SGL		
Scheffer's Palm	Ptychosperma Scheffer's Palm	2	14' HT		
Reclinata palm	Phoenix Reclinata	1	16' HT, 12' SPR		
Total					
SHRUBS & VINES					
Awabuki	Viburnum Odoratissimum awabuki	80	4' HT, FULL		
Caricature Plant	Graptophyllum pictum 'Tricolor'	20	3'HT, FULL		
Carmona	Carmona microphylla	2	3'x3' Spheres		
Cardboard Palm	Zamia furfuracea	4	3'x3'		
Coontie	Integrifolia	160	16" HT, FULL	*	
Dwarf Elephant Ear	Alocasia Amazonica	57	2'HT		
Dwarf Viburnum	Viburnum Obovatum 'Riefler's Densa'	12	2'x2', FULL	*	
Dwarf Ice Pink	Nerium Oleander 'Dwarf Pink Ice'	8	2'HT, FULL		
Fiddlewood	Citharexylum Spinosum	24	3' HT	*	
Fiddlewood	Citharexylum Spinosum	2	5' HT, FULL	*	
Farfugium	Farfugium japonicum	20	2'HT, FULL		
Green Island Ficus	Ficus microcarpa 'Green Island'	187	18" HT, FULL		
Green Island Ficus	Ficus microcarpa 'Green Island'	2	2'x2', Globes		
Green Island Ficus	Ficus microcarpa 'Green Island'	2	4' HT, Cones		
Green Buttonwood	Conocarpus Erectus	35	12' HT, FTB	*	
Silver Saw Palmetto	Serenoa Repens 'Cinerea'	18	2'x2', FULL	*	
Oleander 'Hardy Pink'	Nerium Oleander 'Hardy Pink'	3	4' HT, FULL		
Green Crinum	Crinum asiaticum	1	3' HT		
Green Congo	Philodendron 'Congo'	19	2' HT		
Giant Philodendron	Philodendron giganteum 'Variegated'	3	3' HT		
Philodendron Selloum	Philodendron Selloum	3	3'HT, FULL		
Java Glorybower	Clerodendrum Speciosissimum	15	4' HT, FULL		
Holly Fern	Cyrtomium falcatum	38	3 Gal, FULL		
Heliconia	Heliconia rostrata	1	8' HT		
Gardenia 'Miami Supreme'	Gardenia jasminoides 'Miami Supreme'	4	3'HT, Bush, FULL		
Pink Butterfly Bush	Buddleia Pink Cascade	3	3'HT, FULL		
Tahitian Gardenia	Gardenia Taitensis	2	3'HT, Bush, Matching		
Small Leaf Clusia	Clusia guttifera	6	8' HT		
Color Guard Yucca	Yucca filamentosa 'Color Guard'	6	3' HT		
White Begonia	Begonia Odorata Alba	70	16" HT, FULL		
White Bird of Paradise	Strelitzia alba 'Variegated'	1	8' HT		
White Bird of Paradise	Strelitzia alba 'Variegated'	1	12' HT		
Confederate Jasmine	Trachelospermum jasminoides	8	10' HT, Esp. to wall		
Spider Lily	Hymenocallis Latifolia	55	3' HT, FULL	*	
Sky Vine	Thunbergia grandiflora	5	6' HT		
Total		**872**		35%	
GROUND COVER					
Beach Creeper	Ernodea littoralis	314	12" HT, FULL	*	628
Minima	Trachelospermum asiaticum 'Minima'	935	1 Gal		467.5
Variegated Liriope	Liriope muscari 'Variegata'	74	3 Gal, FULL		74
Variegated Minima	Variegated Minima	295	1 Gal		147.5

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:	228 VIA LAS BRISAS, PALM BEACH, FL	
2	Lot Area (sq. ft.):	23,638 SQFT	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	11,819	14,335
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	5,909	5,920
7	Front Yard LOS (Sq Ft and %)	1,803	2,840
8	Native Trees %	30%	7 (30%)
9	Native Shrubs & Vines %	30%	310 (36%)
10	Native Groundcover %	30%	314 (48%)

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

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FLORIDA

08 AUGUST 2025
27 FEB 2025
17 FEB 2025
10 FEB 2025
04 FEB 2025
17 JAN 2025
13 JAN 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

(4) UP LIGHT
(1) UP LIGHT
(4) UP LIGHT
(1) UP LIGHT
(2) UP LIGHT
(1) UP LIGHT
15'
SIDE SETBACK
(2) UP LIGHT
(1) UP LIGHT
(2) UP LIGHT
(1) UP LIGHT
(2) UP LIGHT
(1) UP LIGHT
(2) UP LIGHT
(1) UP LIGHT
LAWN
(2) UP LIGHT
(1) UP LIGHT
(1) UP LIGHT
(6) UP LIGHT
LAWN
(2) UP LIGHT
(2) UP LIGHT
35'
FRONT SETBACK
12'-7"
15'
SIDE SETBACK
15'
REAR SETBACK
(2) UP LIGHT
(1) UP LIGHT
(1) UP LIGHT
(1) UP LIGHT

⚠	UP LIGHT	53

MAXIMUM FIXTURE COUNT
23,638 SF/40,000 SF = 0.59095 ACRE
(0.59095) x 150= 89 LIGHTING FIXTURES ALLOWABLE

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

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

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

LIGHTING PLAN

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

08 AUGUST 2025
24 JULY 2025
04 JUNE 2025

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DESIGN

625 N. Flagler Drive
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LL1

ARC-25-0053

FINAL SUBMITTAL

VLO 12V LED Small Accent

Additional Specs

DIMENSIONS



FINISH OPTIONS

AZT - Textured Architectural Bronze

BKT - Textured Black

CBR - Centennial Brass

PERFORMANCE

Output Position	Level 1	Level 2	Level 3
Lumen Output	100 lm	200 lm	300 lm
Input Voltage	9V-15V	9V-15V	9V-15V
Power (VA) @ 15V AC	3.5VA	5.5VA	8VA
Power (W) @ 15V DC	2W	3.5W	5.5W
Efficacy (lm/W @ DC)	50 lm/W	57 lm/W	55 lm/W
Halogen Equivalents	10W	20W	30-35W

SPECIFICATIONS

Fixture

Light Source	Integrated LED
Number of LEDs	1 High Output LED
Color Temperature	2700K, 3000K
Color Rendering Index	80
Beam Angle	10°, 35°, 60°
Binning	3 Step

Fixture can be used in up or down position.

Input

Input Voltage Range	9 – 15V AC or DC with no loss in light output
Input Frequency	47 - 63Hz
Input Current	877mA max@15VAC
Inrush Current	9A Max
Efficiency	>57L/W @ 12VDC
Power Factor	> 0.7 @ 15V

Environmental

Environmental Protection Rating	Wet, IP 66
Operation Ambient Temperature	-25°C - +40°C
Lumen Maintenance (L70)	50K Hours

Mechanical & Housing Specification

Diameter/Height	4.5" L x 2.0" W x 3.75" H
Housing Material	Cast Aluminum, Cast Brass
Housing Color & Surface	AZT, BKT or CBR
Weight	13 oz (Aluminum), 30 oz (Brass)

Lens Material

Tempered, shock resistance glass with high tolerance for thermal expansion and stress.

Wire

18 AWG, 105°C, 300V 48" of usable #18-2 SPT-1W leads.

Optics

Custom reflector provides superior fixture beam angle. Available in 10°, 35° and 60°.

FIXTURE ATTRIBUTES

Included Accessories

8" Slotted In-ground Stake, 2 Gel-Filled Wire Nuts, Locknut, and Magnetic Key.

Optional Accessories

3" Riser Stem	**15509CBR**
6" Riser Stem	**15645AZT, BKT, 15510CBR**
12" Riser Stem	**15656AZT, BKT, 15511CBR**
18" Riser Stem	**15657AZT, BKT, 15512CBR**
24" Riser Stem	**15658AZT, BKT, 15513CBR**
Adjustable Riser Stem	**15570AZT, BKT**
Stem Coupler	**15649AZT, BKT**
Mounting Base	**15493CBR**
Two Fixture "T"	**15515CBR**
Surface Flange	**15601AZT, BKT**
Bracket	**15607AZT, BKT, 15516CBR**
Tree Mount	**15609AZT, BKT, CBR**
Elbow	**15647AZT, 15514CBR**
Gutter Mount	**15489CBR**
Long Cowl	**16067AZT, BKT, CBR**
Amber Lens	**16071AMB**
Green Lens	**16071GRN**
Hexcell Louver	**16073BK**
Beam Expander	**16090FRO**
8" Stake	**15575BK**
14" Stake	**15576BK**
Power Post	**15276BK**

LOAD CHART

Power (VA)	Wire Gauge / Length (ft/m) Load Chart			
	10 AWG	12 AWG	14 AWG	16 AWG
0-20 VA	1860'/567 m	1150'/351 m	730'/223 m	450'/137 m
40 VA	930'/283 m	580'/177 m	370'/113 m	230'/70 m
60 VA	620'/189 m	390'/119 m	240'/73 m	150'/46 m
80 VA	470'/143 m	290'/88 m	180'/55 m	110'/34 m
100 VA	370'/113 m	230'/70 m	140'/43 m	90'/27 m
>100 VA	**Consult Technical Support**			

1 LL2 UP LIGHT

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LIGHTING PLAN

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

08 AUGUST 2025
24 JULY 2025
04 JUNE 2025

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
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F: 561-659-2113

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LL2

ARC-25-0053

FINAL SUBMITTAL



OPEN SPACE DIAGRAM- PROPOSED OVERALL
SCALE: N.T.S.

OVERALL R-A SITE CALCULATIONS:

SITE AREA =	23,638	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	11,819	SQ FT	50%
EXISTING =	20,472	SQ FT	86.6%
PROPOSED =	14,383	SQ FT	61%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	4,006	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,803	SQ FT	45%
EXISTING =	3,140	SQ FT	78%
PROPOSED =	2,840	SQ FT	71%

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

E
Z
S
W

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAM-OVERALL

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

08 AUGUST 2025
24 JULY 2025
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OS1

FINAL SUBMITTAL



OPEN SPACE DIAGRAM- FRONT SETBACK - PROPOSED
SCALE: N.T.S.

OVERALL R-A SITE CALCULATIONS:

SITE AREA =	23,638	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	11,819	SQ FT	50%
EXISTING =	20,472	SQ FT	86.6%
PROPOSED =	14,383	SQ FT	61%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	4,006	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,803	SQ FT	45%
EXISTING =	3,140	SQ FT	78%
PROPOSED =	2,840	SQ FT	71%

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAM- FRONT SETBACK

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

08 AUGUST 2025
24 JULY 2025
04 JUNE 2025

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DESIGN

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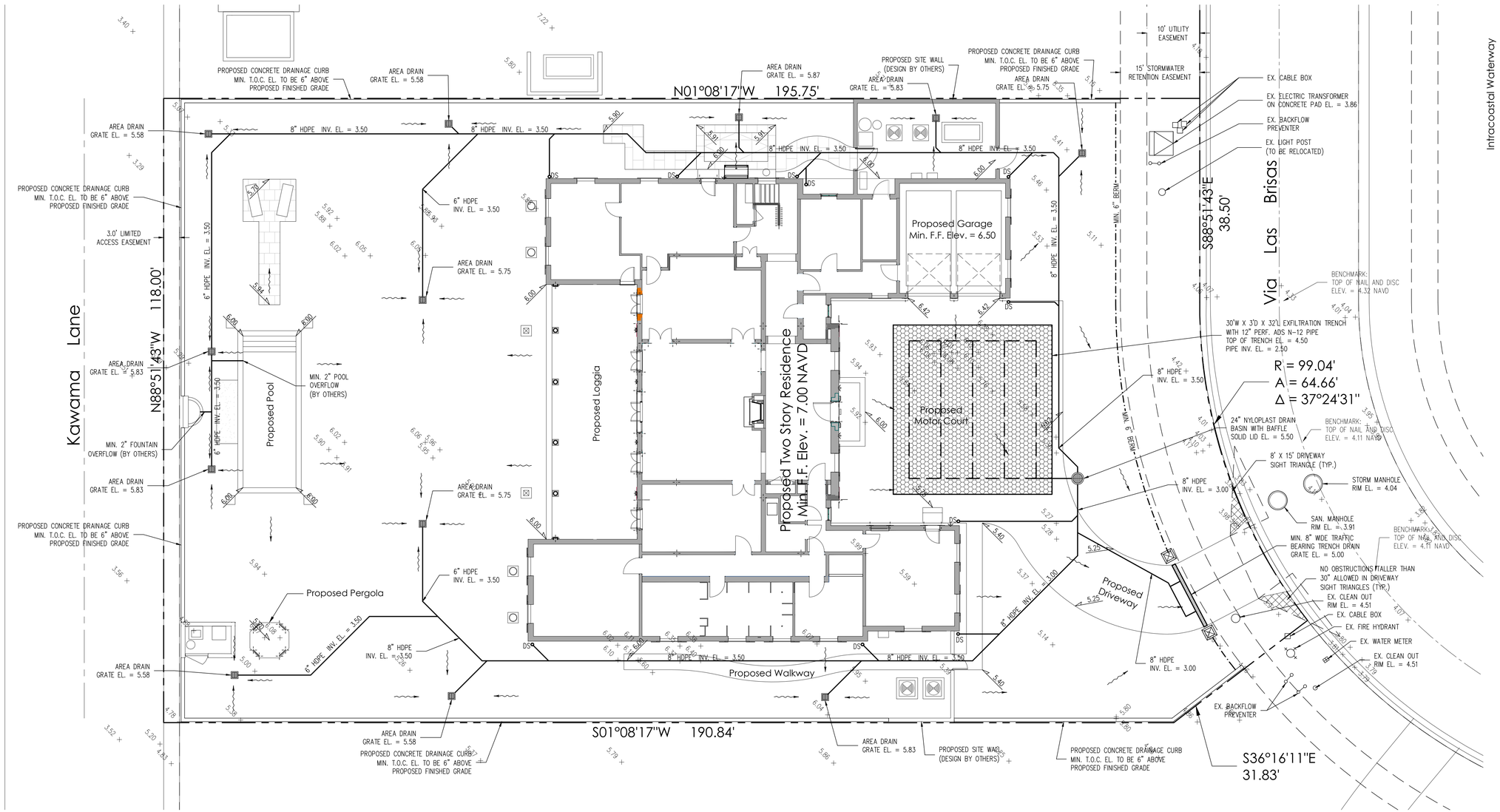
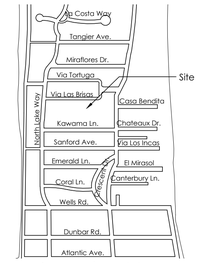
OS2





Legend

- EXISTING ELEVATION PER KESHAVARE AND ASSOCC. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 5 10 20 40

Scale: 1" = 10'

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) 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.
4) Contractor is responsible for installing and maintaining erosion control measures during construction.
5) Video inspection of storm drainage system required prior to installation of sod.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 23,631 sq.ft.

Drainage Area Impervious Surface 10,634 = sq.ft.

Drainage Area Pervious Surface = 12,997 sq.ft.*
*Minimum required without a variance

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 10,634 sq.ft. x 1 ft./12 in. = 1,772 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 12,997 sq.ft. x 1 ft./12 in. = 433 cu.ft.

Total Volume to be Retained = 2,205 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	32	ft
W	=	Trench Width	=	30	ft
K	=	Hydraulic Conductivity	=	0.0000901	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.50	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	2,678	cu.ft.

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

ARC-25-0053

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GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

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

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

Conceptual Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

228 Via Las Brisas
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2017-0038
Issue Date	08/08/2025
Scale	1" = 10'

REVISIONS:

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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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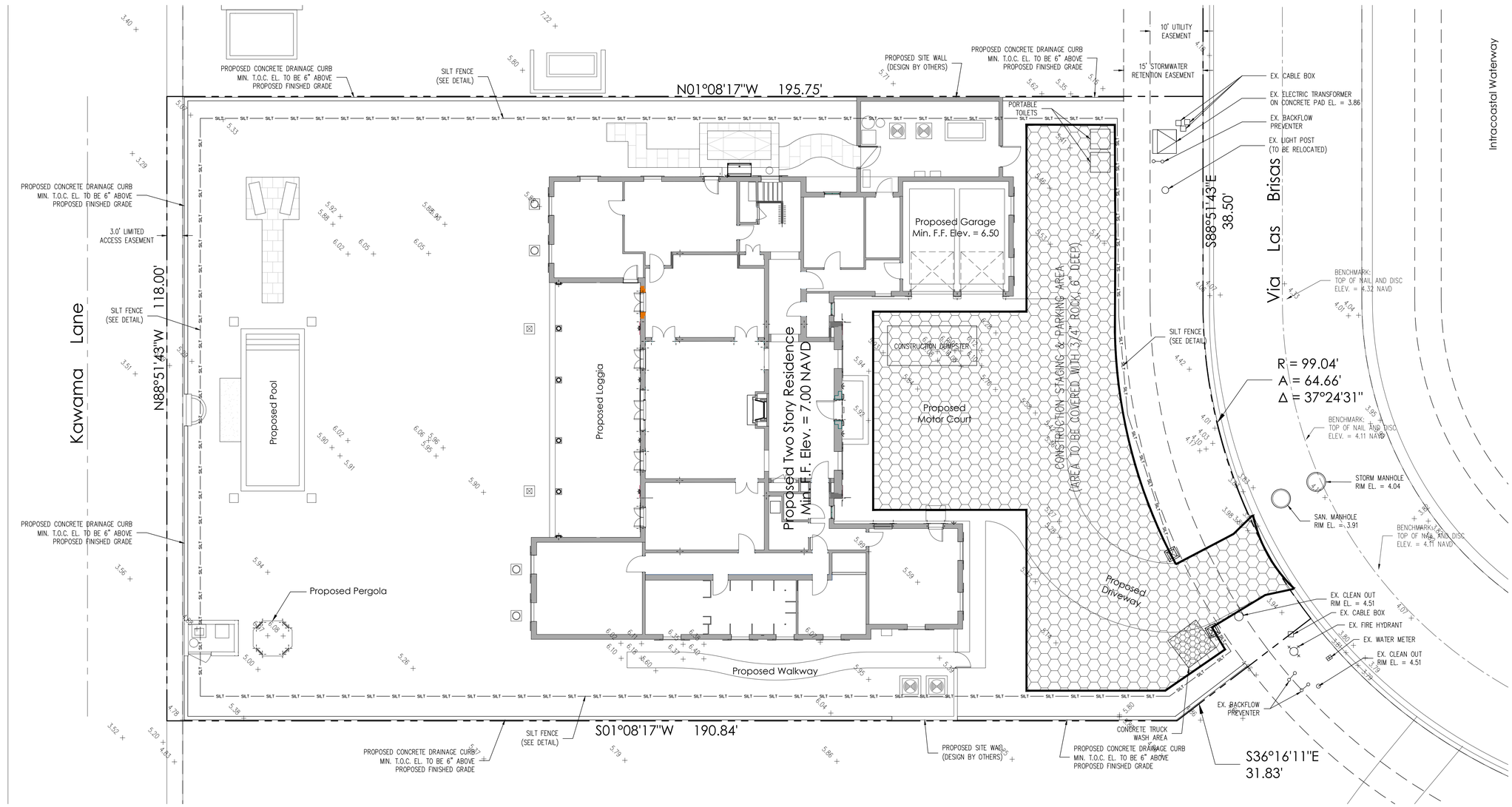
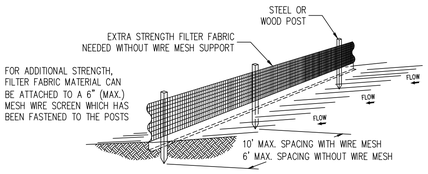
SHEET NUMBER:

C-1

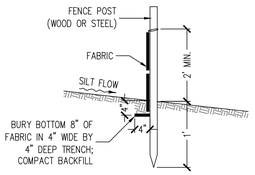




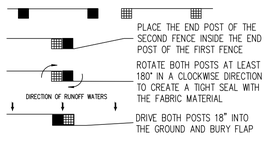
Notes:

1) The height of a silt fence shall not exceed 36".
2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2" and shall not extend more than 36" above the original ground surface.
6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
7) The trench shall be backfilled and the soil compacted over the filter fabric.

SILT FENCE DETAIL
N.T.S.



SILT FENCE SECTION
N.T.S.



ATTACHING TWO SILT FENCES
N.T.S.

Notes:

1) Contractor is responsible for installing and maintaining erosion control measures during construction.

Legend

CONSTRUCTION STAGING AREA

SILT FENCE (SEE DETAIL)

N

0 5 10 20 40

Scale: 1" = 10'

Plan Background from Hardscape Plan by Nievera Williams Design Received 7/18/25

ARC-25-0053

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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.

Construction Staging/Parking & Erosion Control Plan For:

PROPOSED RESIDENCE

226 Via Las Brisas
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2017-0038
Issue Date	08/08/2025
Scale	1" = 10'

REVISIONS:

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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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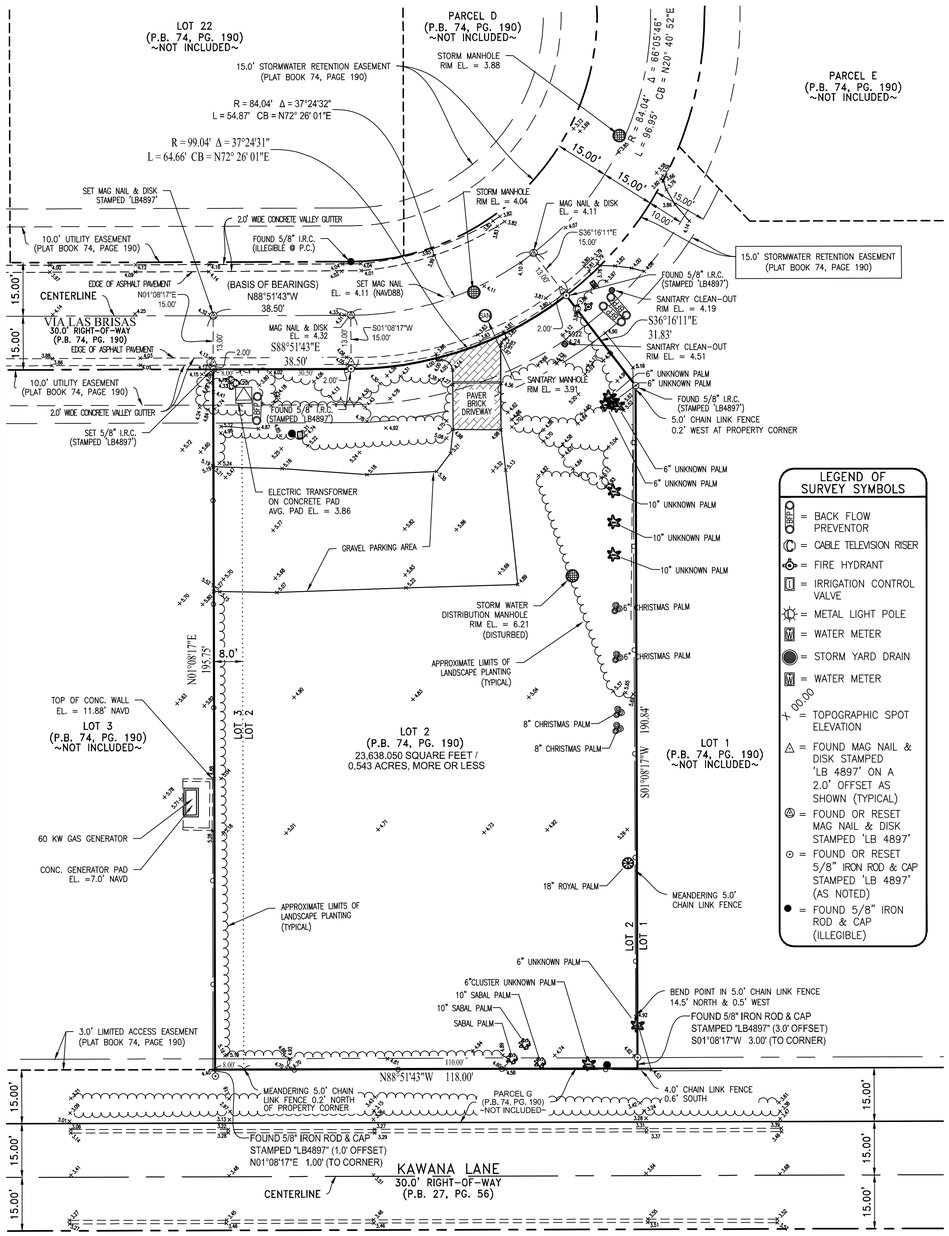
SHEET NUMBER:

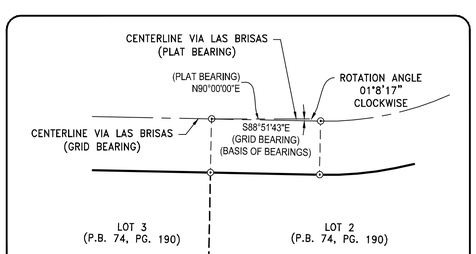
EC-1



LEGEND OF SURVEY SYMBOLS

- BFP = BACK FLOW PREVENTOR
- = CABLE TELEVISION RISER
- = FIRE HYDRANT
- = IRRIGATION CONTROL VALVE
- = METAL LIGHT POLE
- = WATER METER
- = STORM YARD DRAIN
- = WATER METER
- X 00.00 = TOPOGRAPHIC SPOT ELEVATION
- △ = FOUND MAG NAIL & DISK STAMPED 'LB 4897' ON A 2.0' OFFSET AS SHOWN (TYPICAL)
- Ⓜ = FOUND OR RESET MAG NAIL & DISK STAMPED 'LB 4897'
- ⊙ = FOUND OR RESET 5/8" IRON ROD & CAP STAMPED 'LB 4897' (AS NOTED)
- ● = FOUND 5/8" IRON ROD & CAP (ILLEGIBLE)

GRAPHIC SCALE
0 10' 20' 40'



DETAIL OF ROTATION ANGLE (PLAT TO GRID)

NOTICE: ALL ELEVATIONS SHOWN ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON PALM BEACH COUNTY BENCHMARK 872 2607 B TIDAL STAMPED "2607 B 2006" HAVING AN ELEVATION OF 3.590 (NAVD88) AS SHOWN ON THE ASSOCIATED DATA SHEET AS PROVIDED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT.

- CONVERSION FACTOR AS SHOWN HEREON IS AS DETERMINED BY USING THE ORTHOMETRIC HEIGHT CONVERSION SOFTWARE "VERTCON" AS FOUND AT HTTPS://WWW.NGS.NOAA.GOV/CGI-BIN/VERTCON/VERT_CON.PRL
- THE CONVERSION FACTOR WAS DETERMINED BY USING THE APPROXIMATED LATITUDE AND LONGITUDE VALUES AS SHOWN ON THE ABOVE REFERENCED DATA SHEET.

VERTICAL DATUM

ALL ELEVATIONS SHOWN ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CONVERSION FACTOR: NAVD88 + 1.53 = NGVD29

POLICY NO.: OF6-9025353
AGENT'S FILE REFERENCE: SWANSON-228
OWNER'S POLICY SCHEDULE B ITEMS

ITEM 2: LOT BOUNDARIES, EASEMENTS, DEDICATIONS, RESERVATIONS, RESTRICTIONS AND ROAD RIGHTS-OF-WAY AS CONTAINED ON THE PLAT OF PHIPPS ESTATES RECORDED IN PLAT BOOK 74, PAGES 190, AS AFFECTED BY SURVEYOR'S AFFIDAVITS RECORDED IN O.R. BOOK 8888, PAGE 781 AND O.R. BOOK 8998, PAGE 1796; QUIT-CLAIM DEED BETWEEN PHIPPS ESTATES LIMITED PARTNERSHIP AND THE PHIPPS ESTATES HOMEOWNER'S ASSOCIATION, INC., RECORDED IN O.R. BOOK 14431, PAGE 1281; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *AFFECTS THE PROPERTY AND PLOTTABLE MATTERS CONTAINED THEREIN ARE SHOWN HEREON. NOTE: SURVEYORS AFFIDAVITS DO NOT AFFECT THE LOCATION OR DIMENSIONS OF THE SUBJECT PROPERTY. HOWEVER DO AFFECT THE OVERALL PLAT AS RELATED TO THE PLAT BOUNDARY LINE DIMENSIONS AND MISCELLANEOUS LOTS WITHIN THE SUBDIVISION. ALSO NOTE THAT THE ABOVE LISTED QUIT CLAIM DEED DOES NOT AFFECT THE SUBJECT PROPERTY HOWEVER DOES TRANSFER LANDS AND RIGHTS TO THE PHIPPS ESTATES HOMEOWNERS ASSOCIATION TO THE PROPORTIONATE BENEFIT FOR ALL LOTS CONTAINED THEREIN.*

ITEM 3: COVENANTS, CONDITIONS, AND RESTRICTION AS RECORDED IN O.R. BOOK 8691, PAGE 244 AND AMENDED IN O.R. BOOK 8998, PAGE 1798; O.R. BOOK 9742, PAGE 1766; O.R. BOOK 9927, PAGE 1779; O.R. BOOK 14431, PAGE 1277, AND FURTHER AMENDED AND RESTATED IN O.R. BOOK 30218, PAGE 1106, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS. *AFFECTS THE PROPERTY, HOWEVER BLANKET IN NATURE, NOT PLOTTABLE AND NOT A SURVEY MATTER.*

ITEM 4: ~~EASEMENTS GRANTED TO FLORIDA EAST COAST HOTEL COMPANY RECORDED IN DEED BOOK 35, PAGE 209, DEED BOOK 35, PAGE 211 AND DEED BOOK 35, PAGE 216, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AS CONVEYED TO THE WEST PALM BEACH WATER COMPANY IN DEED BOOK 43, PAGE 331 AND FURTHER CONVEYED TO CITY OF WEST PALM BEACH IN DEED BOOK 1117, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES NOT AFFECT THE SUBJECT PROPERTY. IN THE OPINION OF THIS SURVEYOR, BY THE PROCESS OF PLATTING THE UNDERLYING LANDS DESCRIBED THEREIN, NOW KNOWN AS, OR BEING A PORTION, OF PHIPPS ESTATES, RECORDED IN PLAT BOOK 74, PAGE 190, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, WHEREAS ROAD TRACTS, UTILITY AND DRAINAGE EASEMENTS WHERE CREATED AND DEDICATED ALL UNDERLYING EASEMENTS ARE VACATED AND SUPERCEDED BY THE DEDICATION, ACCEPTANCE AND RECORDATION.~~ **DELETED.**

ITEM 5: AGREEMENT BY AND AMONG THE TOWN OF PALM BEACH, FLORIDA, PHIPPS ESTATES LIMITED PARTNERSHIP, CASA CAJCO, INC., AND PHIPPS ESTATES PROPERTY OWNER'S ASSOCIATION, INC. REGARDING THE DEVELOPMENT OF THE PROPERTY, RECORDED IN O.R. BOOK 8691, PAGE 305, AS AMENDED IN O.R. BOOK 8875, PAGE 501, O.R. BOOK 11749, PAGE 416, AND O.R. BOOK 28686, PAGE 69; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *DOES NOT AFFECT THE SUBJECT PROPERTY, HOWEVER, DOES PETITION THE TOWN TO ABANDON EASEMENTS AND ACCOMMODATE CONDITIONS TO SATISFY AND PROVIDE ALTERNATIVE UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED ON THE PLAT.*

ITEM 6: ~~RESTRICTIONS, RESERVATIONS OF EASEMENTS FOR UTILITY PURPOSES AS SET FORTH IN SPECIAL WARRANTY DEED BETWEEN CASA CAJCO, INC. AND PHIPPS ESTATES LIMITED PARTNERSHIP RECORDED IN O.R. BOOK 8691, PAGE 226; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS THE PROPERTY, HOWEVER BLANKET IN NATURE AND NOT PLOTTABLE. HOWEVER AS REFERENCED ABOVE THE UNDERLYING RESTRICTIONS, RESERVATIONS AND EASEMENTS ARE VACATED AND SUPERCEDED BY THE PROCESS OF THE CREATION OF THE ABOVE REFERENCED PLAT OF PHIPPS ESTATES.~~ **DELETED.**

ITEM 7: ASSIGNMENT OF DEVELOPER'S RIGHTS IN FAVOR OF KAWAMA FUNDING, L.P., RECORDED IN O.R. BOOK 8691, PAGE 410, AS ASSIGNED TO PATTERSON/RICE FUNDING CORP. BY ASSIGNMENT OF MORTGAGE AND OTHER LOAN DOCUMENTS RECORDED IN O.R. BOOK 9656, PAGE 1391, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *DOES NOT AFFECT THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND NOT A SURVEY MATTER.*

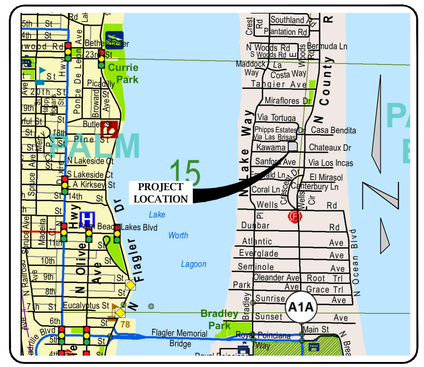
ITEM 8: ~~RESTRICTIONS AND COVENANTS CONTAINED IN DECLARATION OF RESTRICTIONS REGARDING SPECIMEN TREES RECORDED IN O. R. BOOK 6569, PAGE 1108, TOGETHER WITH RESOLUTION NO. 4-94 OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH DESIGNATING HISTORIC OR SPECIMEN TREES RECORDED IN O. R. BOOK 8143, PAGE 124, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES NOT AFFECT THE SUBJECT PROPERTY. BANYAN TREES DESCRIBED THEREIN DO NOT FALL WITHIN THE SUBJECT PROPERTY.~~ **DELETED.**

ITEM 9: ~~TERMS AND PROVISIONS CONTAINED IN THAT CERTAIN EASEMENT GRANT FROM STEPHEN A. LEVIN TO SUSAN PHIPPS EIGELBERGER, BESSEMER TRUST COMPANY OF FLORIDA AND CASA CAJCO, INC., RECORDED IN O. R. BOOK 6666, PAGE 1164, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES NOT AFFECT THE SUBJECT PROPERTY.~~ **DELETED.**

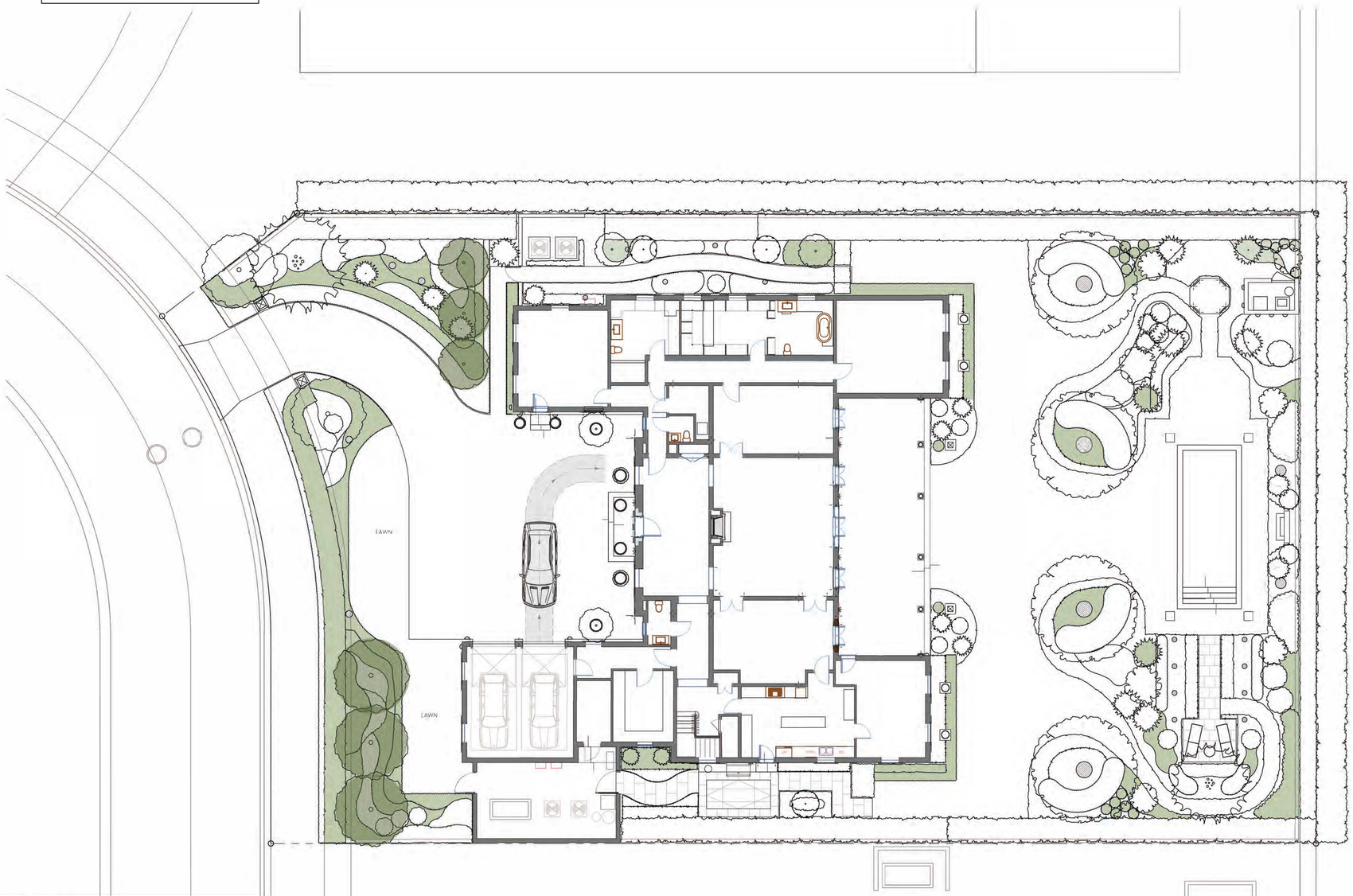
ITEM 10: AGREEMENT WITH THE TOWN OF PALM BEACH REGARDING PAVER BRICK DRIVEWAY CROSSING ROAD RIGHT-OF-WAY RECORDED IN O.R. BOOK 9753, PAGE 1726, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *AFFECTS THE PROPERTY, NOT A SURVEY MATTER.*

ITEM 11: EASEMENT REMOVAL AGREEMENT WITH THE TOWN OF PALM BEACH REGARDING CHAIN LINK FENCE AND HEDGE ENCROACHING INTO PUBLIC UTILITY EASEMENT, RECORDED IN O.R. BOOK 22176, PAGE 1002, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *AFFECTS THE PROPERTY, NOT A SURVEY MATTER.*

ITEM 12: STORMWATER MANAGEMENT AGREEMENT RECORDED IN O.R. BOOK 31931, PAGE 869, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *AFFECTS THE PROPERTY, NOT A SURVEY MATTER.*


PROJECT
LOCATION
15
A1A
Currie
Park
Bradley
Park
Flagler Memorial
Bridge
Lake
Worth
Lagoon
N Flagler Dr
N Olive Ave
N Lake Way
N County Rd
Ocean Blvd
Royal Poinciana
Way
Main St
Sunset
Ave
Southland
Plantation Rd
Casa Bendita
Chateaux Dr
Via Los Incas
El Mirasol
Canterbury Ln
Wells
Rd
Dunbar
Rd
Atlantic
Ave
Everglade
Ave
Seminole
Ave
Oleander Ave
Royal
Poinciana
Way
Sunrise
Ave
Grace Trl
Lake Shore Dr
Lake Trail
Lake Dr
Lake Pl
Lake Ct
Lake Rd
Lake Ave
Lake Blvd
Lake Way
Lake Shore

FINAL SUBMITTAL



NATIVE PLANTING DIAGRAM - PROPOSED
SCALE: N.T.S.

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:	228 VIA LAS BRISAS, PALM BEACH, FL	
2	Lot Area (sq. ft.):	23,638 SQFT	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	11,819	14,335
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	5,909	5,920
7	Front Yard LOS (Sq Ft and %)	1,803	2,840
8	Native Trees %	30%	7 (30%)
9	Native Shrubs & Vines %	30%	310 (36%)
10	Native Groundcover %	30%	314 (48%)

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'

Notes: Modification 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 BY: 20230727*

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

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

OPEN SPACE DIAGRAM - NATIVE PLANTING

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

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

08 AUGUST 2025
24 JULY 2025
04 JUNE 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

OS3

2475 Mercer Avenue, Suite 305 | West Palm Beach, FL 33401
561.312.2041
561.537.7229
office@gruberengineers.com

GRUBER CONSULTING ENGINEERS

LANDSCAPE/DRAINAGE PLAN CONFLICT STATEMENT

To: Planning Administrator
Town of Palm Beach

From: Chad M. Gruber, P.E.

Re: Proposed Residence
228 Via Las Brisas
Palm Beach, FL

Date: August 8, 2025

I have reviewed the landscape plan prepared by Nievera Williams Design for the referenced project received 8/7/25 and compared it with the latest conceptual drainage plan prepared by this office dated 8/8/25. There do not appear to be any conflicts between the proposed landscape material and the storm piping and exfiltration trenches.

Please feel free to contact me if you have any questions.

Sincerely,

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.

Chad M. Gruber, P.E.
Florida P.E. No. 57466

Cc: File

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: September 25, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0058 (ZON-25-0054) 1960 S OCEAN BLVD (COMBO). The applicant, Stephen A. Wynn Florida Revocable Trust (Stephen A. Wynn, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new beach cabana on the oceanside parcel of an existing residential estate; with setback variances required and special exception review required. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 9/18/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plan

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0058 (ZON-25-0054) 1960 S OCEAN BLVD (COMBO). The applicant, Stephen A. Wynn Florida Revocable Trust (Stephen A. Wynn, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new beach cabana on the oceanside parcel of an existing residential estate; with setback variances required and special exception review required. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0054 (ARC-25-0058) 1960 S OCEAN BLVD (COMBO) – SPECIAL EXCEPTION & VARIANCE(S). The applicant, Stephen A. Wynn Florida Revocable Trust (Stephen A. Wynn, Trustee), has filed an application requesting Town Council review and approval for a special exception and two (2) setback variances as they relate to the construction of a new beach cabana structure on the oceanside parcel of an existing residential estate. The Architectural Commission shall perform design review of the application.

Applicant: Stephen A. Wynn Florida Revocable Trust
Professional: Smith Architectural Group
Representative: Maura Ziska

THE PROJECT:
The applicant has submitted plans, entitled "Beach Cabana for 1960 S. Ocean Blvd" as prepared by **Smith Architectural Group** date uploaded to the Town, August 21, 2025.

The following is the scope of work:

- The construction of a new, one-story, 250 SF beach cabana and 200 SF deck at the beach parcel.

The following Special Exception with Site Plan Review and Variances are required to complete the project:

- SPECIAL EXCEPTION: Section 134-1473(a)(1): Special exception for one (1) beach cabana in the Beach Area (B-A) zoning district.
- VARIANCE 1: Section 134-1476(b): A variance for a beach cabana with a 6 FT setback from the west street property line, in lieu of the 10 FT minimum setback required.
- VARIANCE 2: Section 134-1702: A variance for a beach cabana with a 31 FT – 8 IN setback from the ocean bulkhead line, in lieu of the 150' minimum setback required.

Site Data			
Zoning District	Beach Area (BA) and R-AA	**Future Land Use**	Single-Family
BA Lot depth	53'-3"	**BA Lot width**	274'-0"
Crown of Road	16.93'	**Cabana Size**	250 SF w/ 200 SF deck
Surrounding Properties / Zoning			
North	Beach/ BA		
South	Beach / BA		

East	Atlantic Ocean
West	Single-family home / R-AA

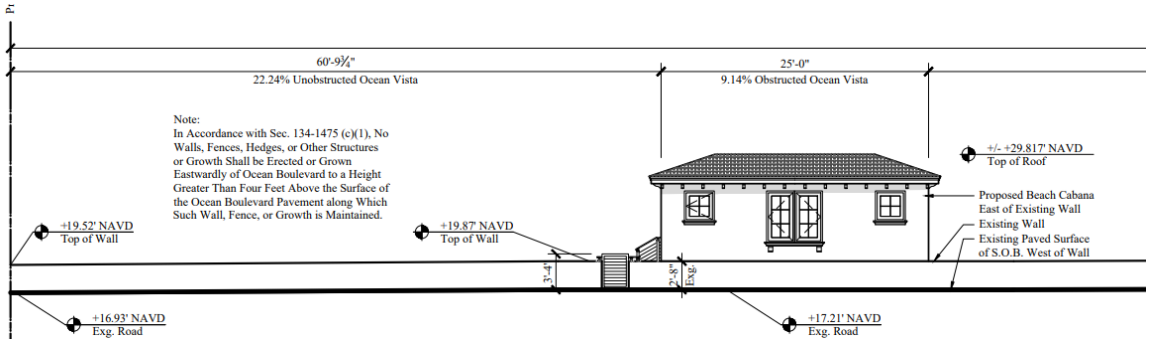
STAFF ANALYSIS

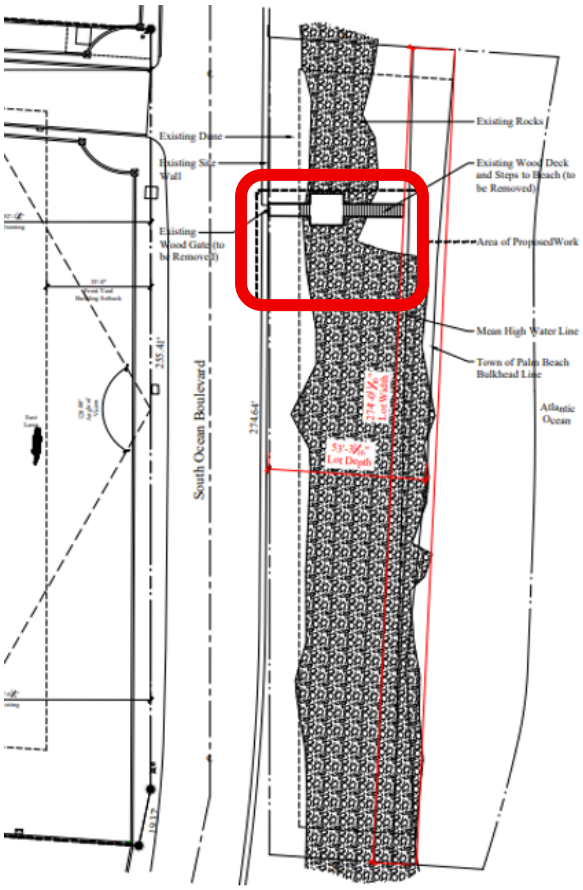
This ocean-to-lakefront property is located on the west side of South Ocean Boulevard just north of Sloan's Curve. The main residence was built in 2003. The property is located in the R-AA large estate residential district, and the proposed beach cabana is in the Beach Area district. The proposed new beach cabana requires two (2) variances in addition to the Special Exception with Site Plan Review.



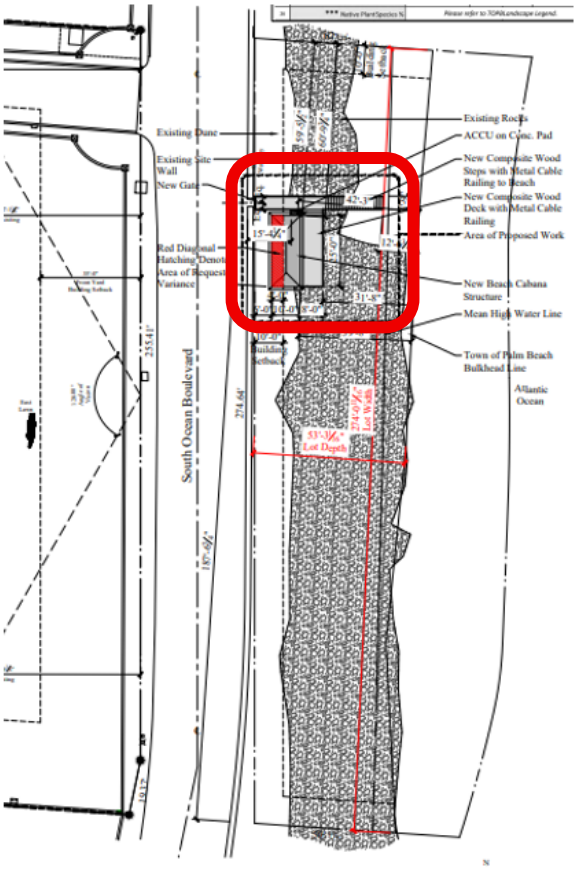
The beachfront parcel contains a revetment, a structure made of rock (riprap) designed to protect the coastline from erosion by dissipating wave energy. Currently, there is a wooden deck and steps leading to the beach over the revetment towards the northern end of beachfront parcel. The applicant is proposing to build a new cabana in approximately the same location as the deck and stairs on the beach parcel.

The proposed cabana has an enclosed area of 250 square feet and is set back approximately 61 feet from the north property line and roughly 185 feet from the south property line. The least impactful visual siting would be to explore placing it as far north on the lot as possible. The cabana is proposed 6 feet from the front (west) property line, where 10 feet is required (variance #1). The 10' wide building encroaches 4' into the setback for the entire length of its 25' footprint. The cabana's footprint is 25 feet long, running parallel to S Ocean Blvd. The ocean vista remains clear at 90%.

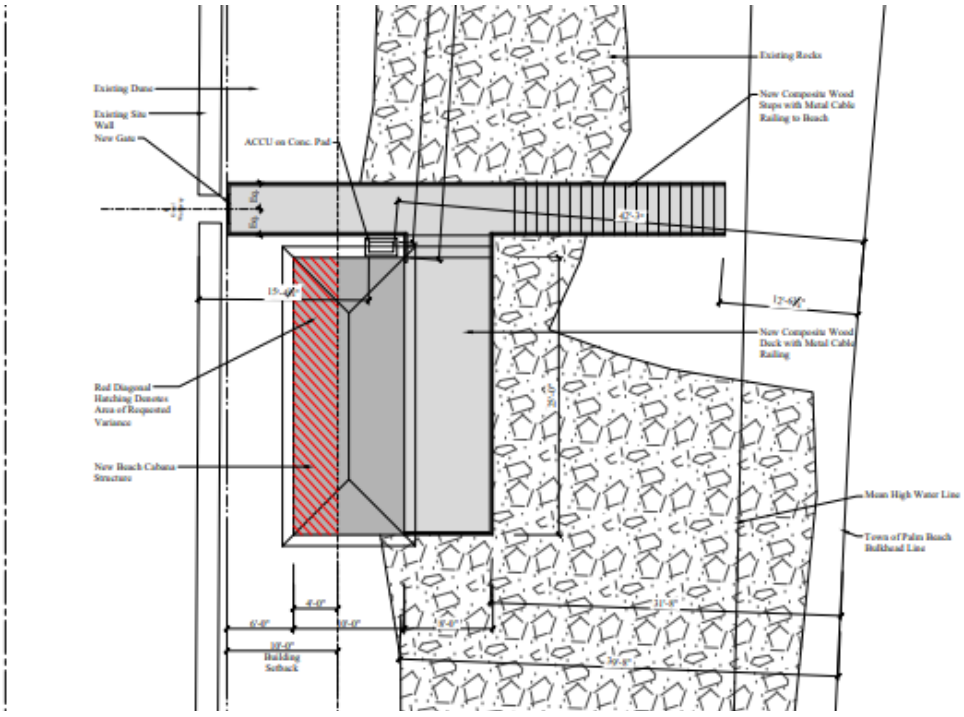




Existing Site plan



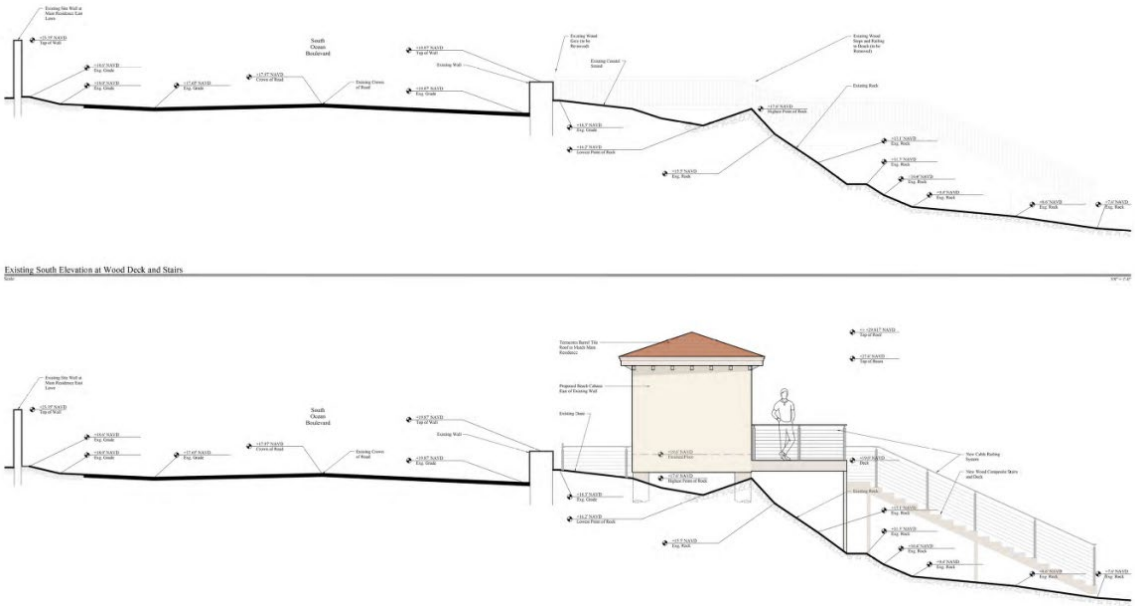
Proposed Site plan



Enlarged site plan

In the immediate vicinity, the two parcels to the north of the subject property, 1900 S Ocean Boulevard and 1906 S Ocean Boulevard, have beach cabanas constructed on similar land configurations with shallow land conditions and beach rock revetments. The revetment runs north from the subject property for slightly over a mile (±5,925') until the beachfront properties have hardened seawalls.

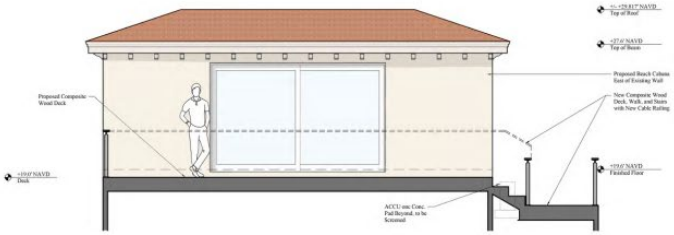
SIMILAR SE BEACH CABANA APPROVALS W / VARIANCES	
1906 S Ocean Blvd	SE3-2015 with Variance approved 02/11/2015 SE for beach cabana and a variance for north side setback and to reduce the required ocean bulkhead line setback.
1900 S Ocean Blvd	SE3-2014 with Variance approved 04/09/14 SE 29-2015 with Variance SE for beach cabana and a variance to reduce the required ocean bulkhead line setback.
1820 S Ocean Blvd	ZON-22-060 approved 05/11/22 SE for beach cabana and Variances (1) to reduce the required side (west) setback and (2) to reduce the required ocean bulkhead line setback.
1740 S Ocean Blvd	*Platform deck only**
1540 S Ocean Blvd	ZON-23-033 (SE-14-79) approved 05/10/23 SE for beach cabana and variance (1) to the minimum frontage and variance (2) to the established ocean bulkhead line setback.
1520 S Ocean Blvd	ZON-21-008 approved 12/15/21 SE for beach cabana and a variance to reduce the required setback from the bulkhead line.

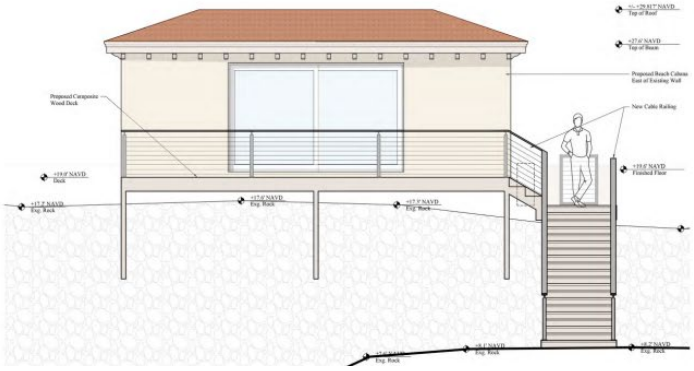


Existing and Proposed Site section

The new cabana's design is architecturally similar to the main house, featuring a cream-colored stucco finish and terracotta barrel tiles to match the primary structure. A flat roof and/or decrease in ceiling height could help further mitigate the visual impact. The front façade features three windows, with the central window being the largest. A low, 2-foot-8-inch-high wall runs the length of the beach parcel, with a pedestrian gate located toward the northern portion of the site. Cable railing and composite decking are utilized for the deck and stairs.

The rear (oceanfront) elevation of the new cabana consists of a sliding panel door system which does seem foreign to the language of the structure as well as the primary structure.





PUBLIC WORKS

- FDOT Permission for the proposed improvements over revetment required.
- Stormwater Management System designed to treat the initial stormwater runoff for the site needs to be uploaded without "Comment Bubbles" cover the plans / text. What is the elevation and location of the proposed treatment trench. More specifically, confirmation that the system will not adversely affect the revetment during major stormwater events, i.e. causing a "Blow Out!" will be required.
- One sewer connection per parcel. Applicant will need to convey the sanitary sewer waste to the main property. An Agreement for private utilities within the right-of-way will be required.
- VE Elevation 14 NAVD, Panel 12099C0593G eff. 12/20/2024. Proposed FF and Pile Foundation meets requirements. Geotechnical information supporting all design requirements shall be required at time of permitting.

CONCLUSION:

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

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

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

(1) for final determination of approval or denial of the (2) variances by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, and;

(2) For Special Exception request for one (1) beach cabana in the Beach Area (B-A) zoning district and meets the criteria set forth in Section 134-229 and finding that the approval of the Site Plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB:JGM

SMITH
ARCHITECTURAL
GROUP, INC.

September 8, 2025

Planning, Zoning and Building Department
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

RE: 1960 South Ocean Boulevard
Palm Beach, FL 33480
LETTER OF INTENT

Dear Mr. Bergman, Mr. Murphy and Town Staff,

We are the Architect of Record representing the owners of 1960 South Ocean Boulevard (the "Applicant"). Please allow this to serve as the Letter of Intent in connection with our application for ARCOM and Town Council review for the construction of a new one-story 250 SF Beach Cabana with 200 SF deck at the beach parcel.

Property Description: This ocean-to-lakefront property is located on the west side of South Ocean Boulevard just North of Sloane's Curve. The main residence was built in 2003 and the current owners purchased the property in 2019. The property is located in the R-AA large estate residential district and the proposed Beach Cabana is in the B-A district.

A. Landmarks Preservation Commission Review in accordance with Section 54-122 and/or Section 18-306 and/or Section 54-125.
    1. Not applicable.

B. Architectural Review in accordance with Section 18-205.
    1. The proposed one-story Beach Cabana is in conformity with good taste and design and is in keeping with the charm and quality exemplified throughout the Town. The design is consistent with and complementary to the main residence.
    2. The proposed Beach Cabana has been designed in a manner in which the structures are reasonably protected from factors which can make the environment less desirable.
    3. The highest quality materials are being proposed for the Beach Cabana. The exterior design and appearance are in keeping with the quality of the main residence and surrounding built environment.

206 PHIPPS PLAZA, PALM BEACH, FLORIDA 33480
TEL: (561) 832-0202 FAX: (561) 832-3443

4. The design of the Beach Cabana is in harmony with the main residence, surrounding land developments and comprehensive plan for the Town.
5. The proposed Beach Cabana is not excessively similar to any other structure within 200 feet.
6. The proposed Beach Cabana is not excessively dissimilar to any other structure within 200 feet. The height and massing are in keeping with Beach Cabanas in the surrounding area.
7. The proposed Beach Cabana is subservient to the style and massing of the principal structure.
8. The proposed Beach Cabana is appropriate in relation to the established character of other structures in the immediate area and throughout the Town.
9. The proposed Beach Cabana is not in conformity with the Town code in the following ways:
   a. The proposed West property line setback is 6'-0" in lieu of 10'-0" required per Sec. 134-1476(b).
   b. The proposed setback from the ocean bulkhead line is 31'-8" to the deck and 39'-8" to the cabana in lieu of 150'-0" required as per Sec. 134-1702.
10. The size of the Beach Cabana allows for over 90% of open ocean vista. The siting of the Beach Cabana is over 60' from the North property line and the neighboring property to the North.

C. Special Exception in accordance with Section 134-229.
   1. A Beach Cabana is a Special Exception use permitted in the R-AA/B-A Zoning District.
   2. The proposed Beach Cabana will not adversely impact the public or neighborhood as it is consistent with other beach cabanas along South Ocean Boulevard and smaller in size than what is allowed by Code.
   3. The proposed Beach Cabana will not cause substantial injury to the value of other property in the neighborhood as it creates an amenity for the owner.
   4. The proposed Beach Cabana will be compatible with the neighborhood as other residences have similar cabanas in this area of the Town.
   5. The proposed Beach Cabana will comply with all requirements set forth in Article IV of the Zoning Code, if applicable.
   6. The proposed Beach Cabana will comply with the comprehensive plan, if applicable.
   7. The proposed Beach Cabana will not result in substantial economic, noise, glare or odor impacts on adjoining properties and properties generally in the district.
   8. Current ingress, egress, parking and loading areas are unchanged with the proposed Beach Cabana.
   9. Proposed exterior lighting will be compatible and in harmony with properties in the R-AA Zoning District. No signage is proposed.
   10. Utility service to the proposed Beach Cabana will be connected from the main residence across the street.

11. Refuse and service areas will remain unchanged thus there will be no negative impact on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
12. Not applicable.
13. There are no historic/specimen trees in the beach area where the proposed Beach Cabana is sited.
14. The proposed Beach Cabana will not place a greater burden on police or fire protection services as the use will be by the applicant's family and guests only.

D. Site Plan Review Approval in accordance with Section 134-329.
    1. Not applicable.

E. Variances 134-201.

Variance #1: 134-1476(b) A variance to provide a proposed West property line setback of 6'-0" in lieu of 10'-0" required.

The findings for granting the variance are set forth below.

1. The original designed location of the rock in the beach area has migrated to the West over time, thereby becoming a special condition that is peculiar to the land. The reduced setback will allow the Beach Cabana to the landward of the rock as much as possible.
2. The applicant was not the cause of the special condition of the property.
3. The granting of the variance will not confer on the applicant any special privilege that is denied to neighboring properties. There are cabanas in the surrounding area that have been granted similar variances.
4. Literal interpretation of the Zoning Code would deprive the applicant of a cabana that is enjoyed by other properties in the R-AA Zoning District.
5. The variance is the minimum variance that will make possible the reasonable use of the land.
6. Not applicable.
7. The granting of the variance will not be injurious to the surrounding properties.

Variance #2: 134-1702 A variance to provide a proposed setback from the ocean bulkhead line of 31'-8" to the deck and 39'-8" to the cabana in lieu of 150'-0" required.

The findings for granting the variance are set forth below.

1. The original designed location of the rock in the beach area has migrated to the West over time, thereby becoming a special condition that is peculiar to the land. The reduced setback will allow the Beach Cabana to the landward of the rock as much as possible.
2. The applicant was not the cause of the special condition of the property.
3. The granting of the variance will not confer on the applicant any special privilege that is denied to neighboring properties. There are cabanas in the surrounding area that have been granted similar variances.

4. Literal interpretation of the Zoning Code would deprive the applicant of a cabana that is enjoyed by other properties in the R-AA Zoning District.
5. The variance is the minimum variance that will make possible the reasonable use of the land.
6. Not applicable.
7. The granting of the variance will not be injurious to the surrounding properties.

In conclusion, on behalf of our client, we are seeking Architectural Commission and Town Council approvals as we believe that the Beach Cabana has met the criteria set forth in the Town Code.

Respectfully submitted,



Sophia Bacon
Smith Architectural Group, Inc.

Beach Cabana for

1960 S. Ocean Blvd.

1960 S. Ocean Blvd.
Palm Beach, FL 33480

ARC-25-0058

Zon-25-0054

Second Submittal August 11, 2025

ARCOM: September 25, 2025
Town Council: Ocotber 15, 2025

Scope of Work:

- New One-Story 250 SF Enclosed Beach Cabana Structure.
- New Gate in Existing Location, Steps, Deck, and Railing.
- Special Exception: A Beach Cabana is a Special Exception use Permitted in the R-AA/R-B Zoning Distrct.
- Variance #1: 134-1476(b) A Variance to Provide a Proposed West Property Line Setback of 6'-0" in lieu of 10'-0" Required.
- Variance #2" 134-1702 A Variance to Provide a Proposed Setback from the Ocean Bulkhead Line of 31'-8" to the deck and 39'-8" to the Cabana in lieu of 150'-0" Required.

Vicinity Map
Scale: No Scale

N
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Project Team

CONSULTANT	CONTACT INFORMATION
Architect	Smith Architectural Group 205 Phipps Plaza Palm Beach, Florida (561) 832-0202
Structural Engineer	Carmo Engineering Associates 814 N. Dixie Hwy. Lantana, FL 33462 (561) 586-1111

Drawing Sheet Index

NO.	DESCRIPTION	SCALE
Cover	Cover Sheet / Index	No Scale
A000	Location Plan	1:40
A001	Streetscape Elevations	1:30
A002	Existing Nearby Beach Structures East of S. Ocean Blvd.	
A003	Existing Subject Property Photos	
A003.1	Existing Main Residence Photos	
A003.2	Existing Main Residence Photos	
A004	Existing Site Plan	1/16"=1'-0"
A005	Proposed Site Plan	1/16"=1'-0"
A006	Proposed Enlarged Partial Site Plan	1/4"=1'-0"
A007	Ocean Vista Diagram	1/8"=1'-0"
A100	Proposed Floor and Roof Plan	1/4"=1'-0"
A200	Existing and Proposed South Elevation and Site Section	1/4"=1'-0"
A201	Existing and Proposed North Elevation and Site Section	1/4"=1'-0"
A202	Existing and Proposed East Elevations	1/4"=1'-0"
A203	Existing and Proposed West Elevations	1/4"=1'-0"
A204	Colored Renderings	
A205	Colored Renderings	
A206	Inspiration Imagery from Main Residence West of S.O.B.	
A300	Details and Materials	
L100	Landscape Removal Plan	1/4"=1'-0"
	Conceptual Paving, Drainage, Water and Wastewater Plan	1"=1'-0"
	Truck Logistics Plan	
	Construction Screening Plan	
	Survey	

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Beach Cabana at
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1960 South Ocean Boulevard

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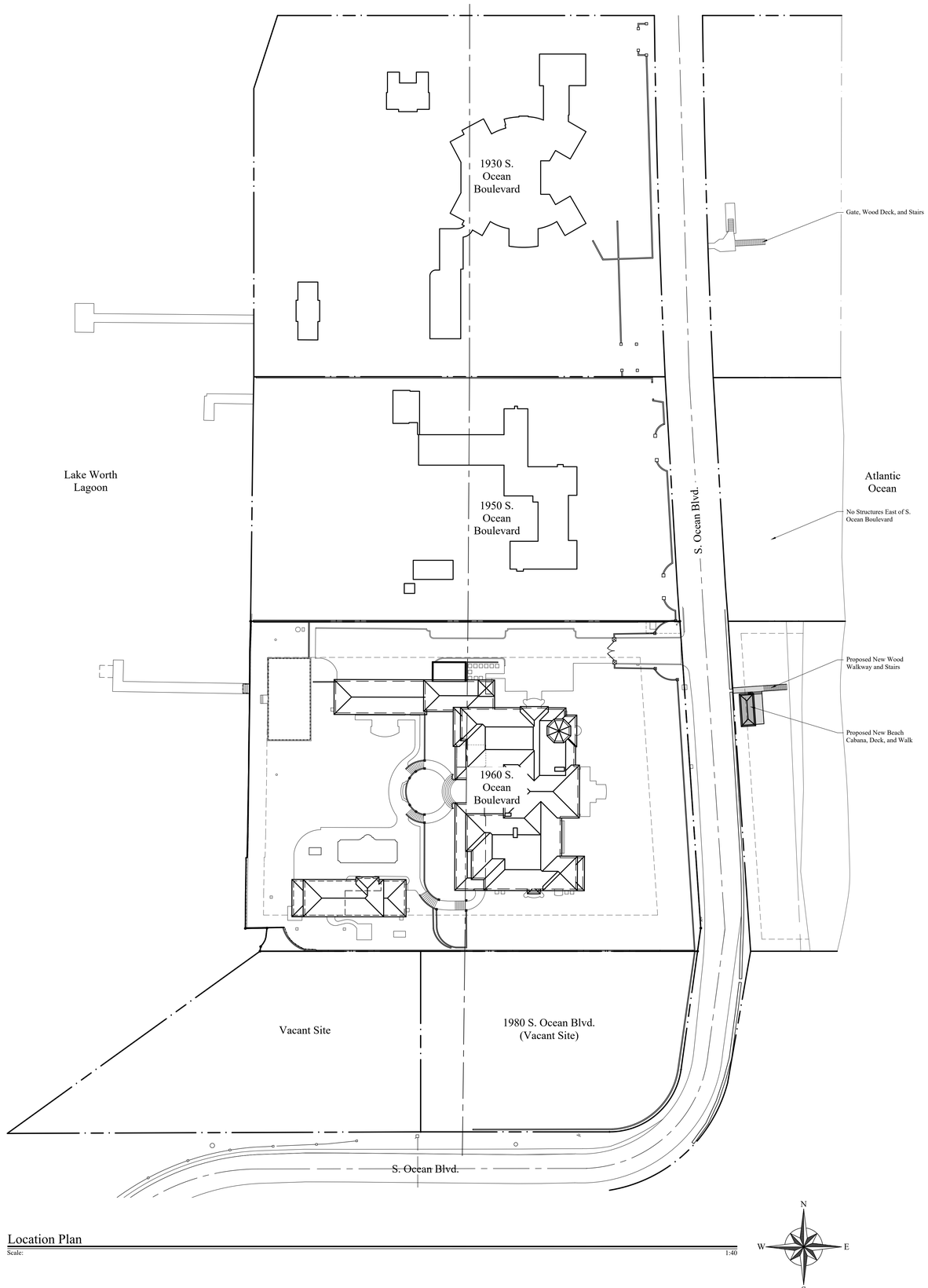
SHEET NO.
Cover Sheet

ARC-25-0058 / ZON-25-0054



Location Plan

Scale: 1:40

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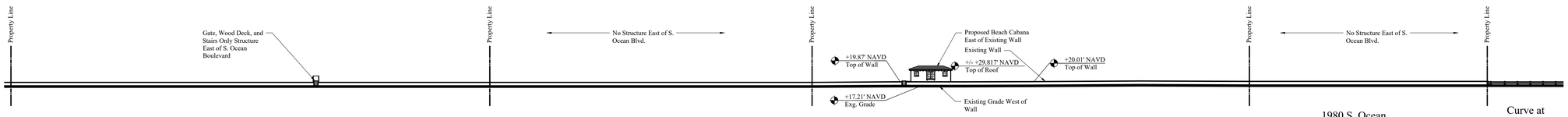
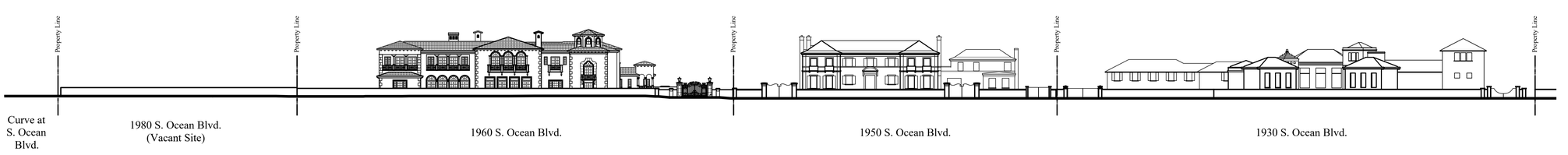


Streetscape Elevations - Looking East from S. Ocean Bloulevard

Scale: 1:30





Streetscape Elevations - Looking West from S. Ocean Bloulevard

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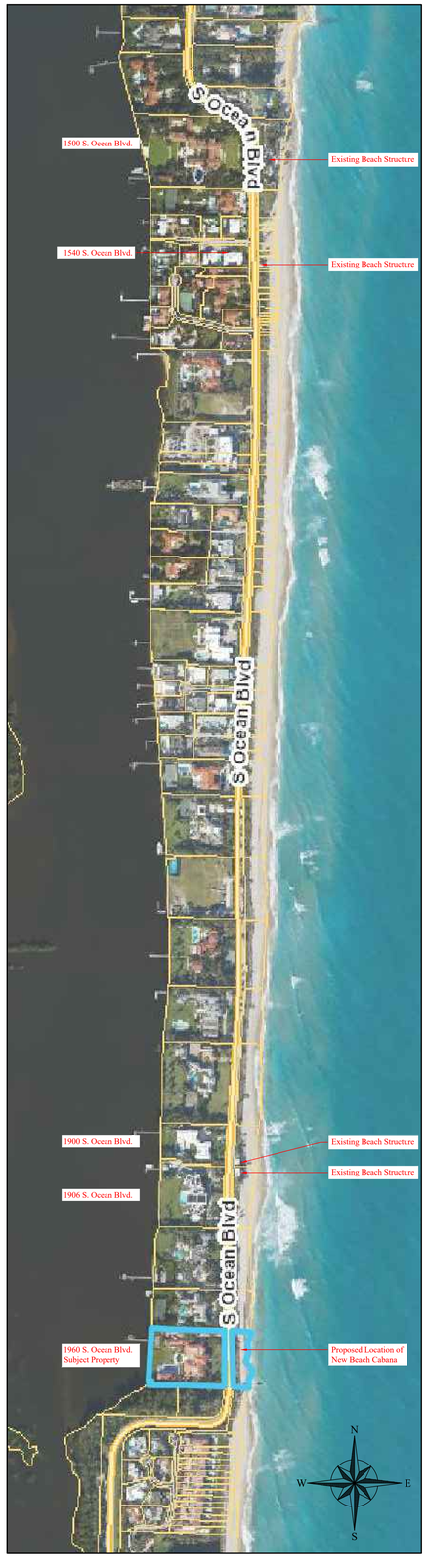

Aerial of Nearby Beach Structures

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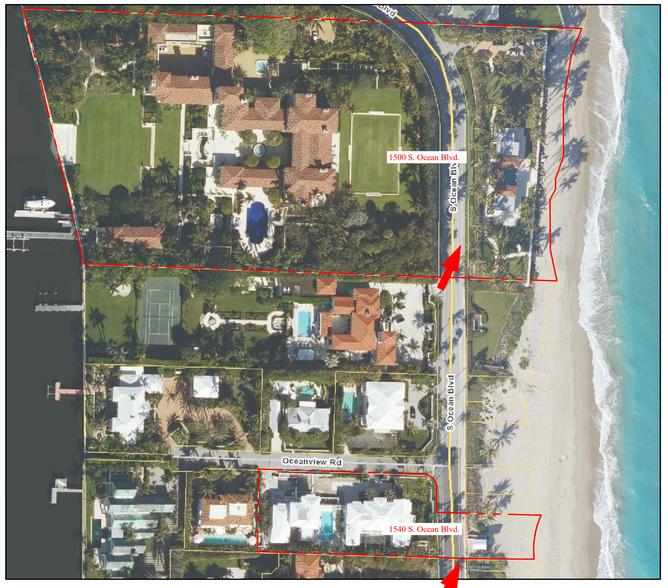


Aerial of 1500 and 1540 S. Ocean Blvd. Beach Structures

Scale:



Aerial of 1900 and 1906 S. Ocean Blvd. Beach Structures

Scale:



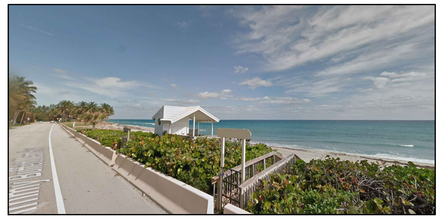
Aerial of 1960 S. Ocean Blvd.

Scale:



Looking NE from 1500 S. Ocean Blvd.

Scale:



Looking NE from 1540 S. Ocean Blvd.

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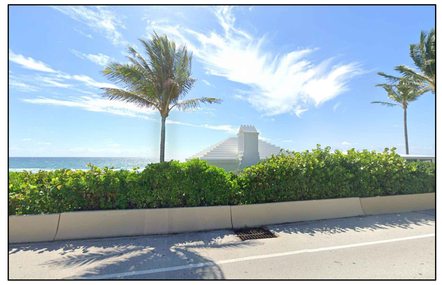

Looking SE from 1900 S. Ocean Blvd.

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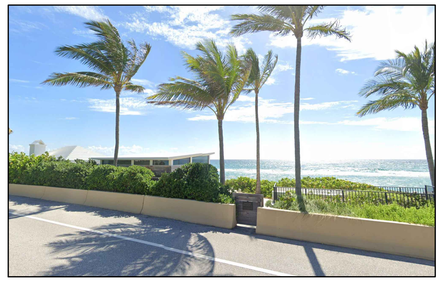

Looking NE from 1906 S. Ocean Blvd.

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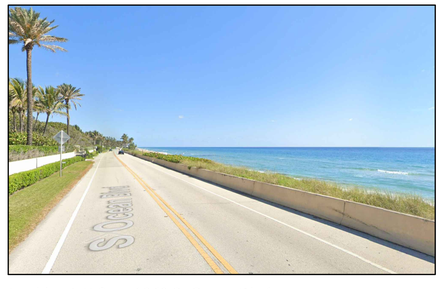

Looking NE from 1960 S. Ocean Blvd.

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Existing Wood Deck and Stairs Facing West Towards S. Ocean Boulevard
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Existing Wood Deck and Stairs Facing East Towards Beach
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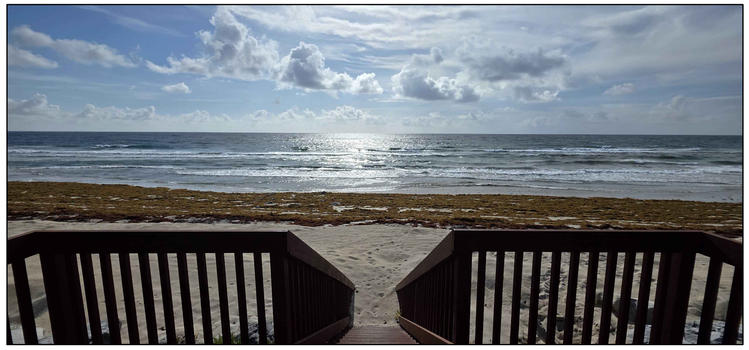

Existing Wood Stairs Leading to Beach
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Existing Dune Looking South From Wood Deck
Scale:



Existing Dune Looking North from Wood Deck
Scale:



Existing Wood Deck and Stairs Viewed from Beach Looking West
Scale:

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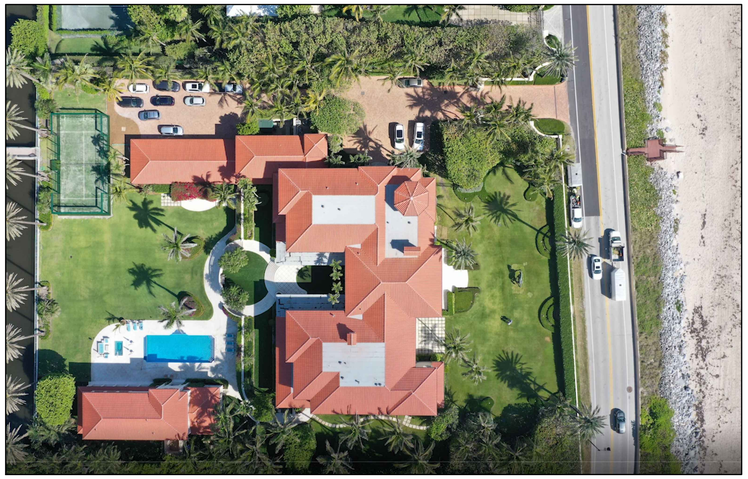

Existing Main Residence - Aerial

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Existing Main Residence - Aerial North Elevation

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Existing Main Residence - Aerial East Elevation

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Existing Main Residence - East Elevation

Scale:



Existing Main Residence - Aerial West Elevation

Scale:



Existing Main Residence - West Elevation

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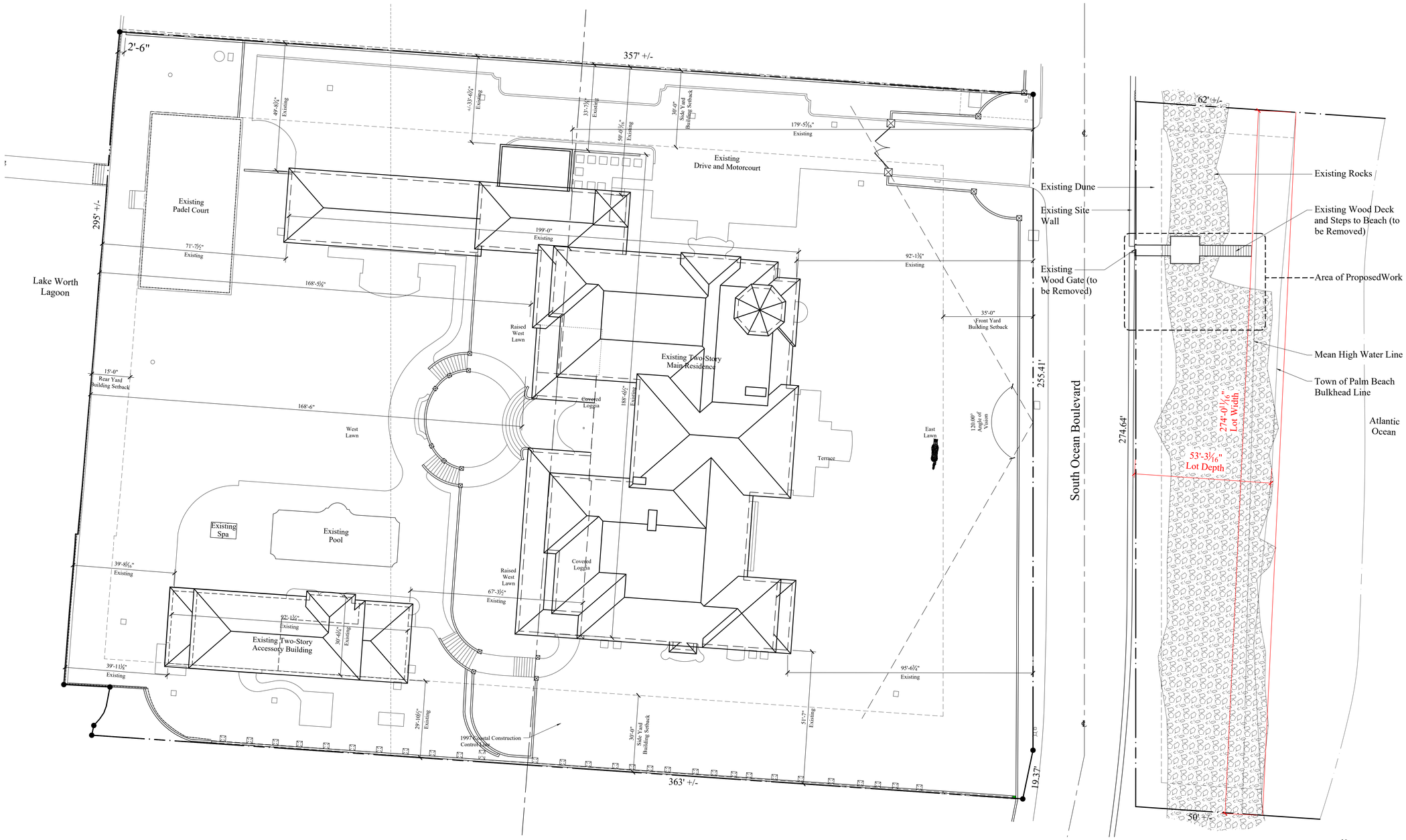

Existing Site Plan

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

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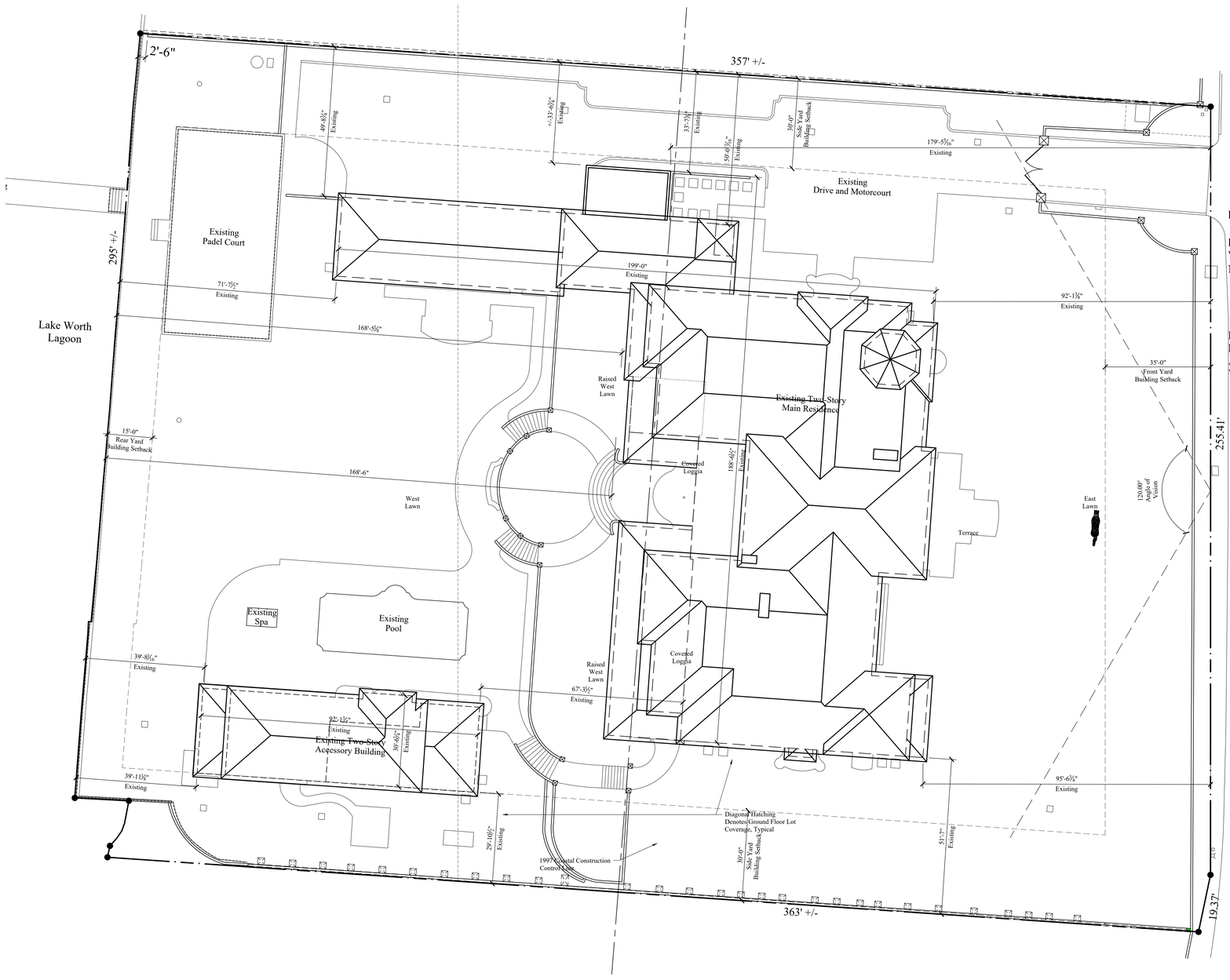
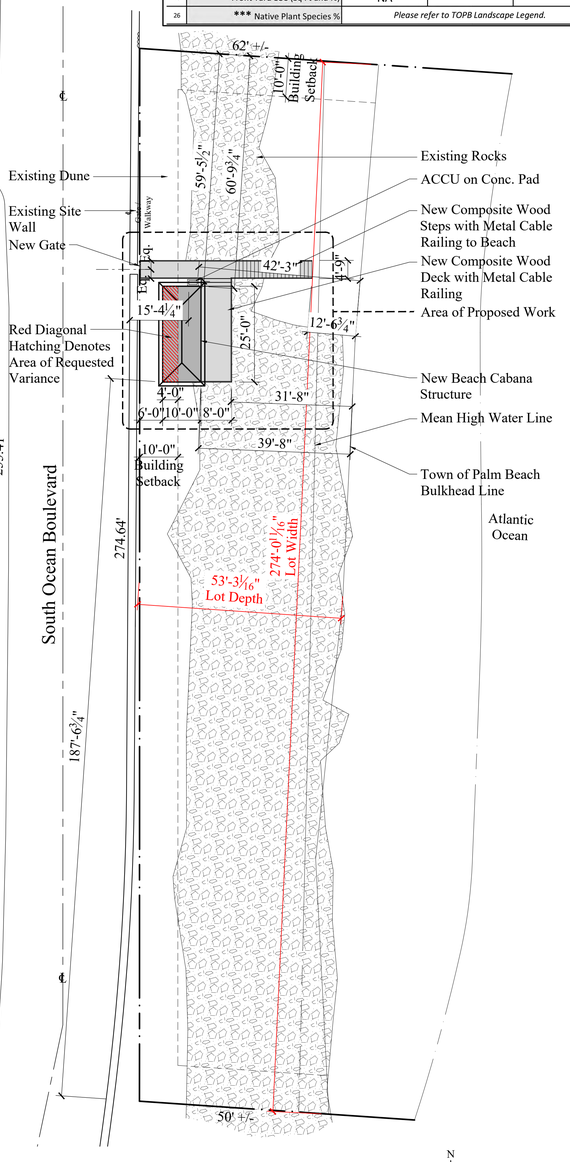
ARC-25-0058 / ZON-25-0054

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:**	1960 S. Ocean Boulevard		
2	**Zoning District:**	B-A (Beach Area)		
3	**Lot Area (sq. ft.):**			
4	**Lot Width (W) & Depth (D) (ft.):**	240'-0 11/16" (W) x 53'-3 1/16" (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Beach Cabana		
6	**FEMA Flood Zone Designation:**	VE		
7	**Zero Datum for point of meas. (NAVD)**	17.6' NAVD (Highest Point of Rocks)		
8	**Crown of Road (COR) (NAVD)**	18.49' Highest Crown of Road		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)			
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	500		250
12	*Front Yard Setback (Ft.)			39'-8" (Cabana)
13	* Side Yard Setback (1st Story) (Ft.)	10' (North)		60'-5 3/4"
14	* Side Yard Setback (2nd Story) (Ft.)	10' (South)		187'-10 3/4"
15	*Rear Yard Setback (Ft.)	10' (West)		6'-0"
16	Angle of Vision (Deg.)	NA		
17	Building Height (Ft.)	See #18		
18	Overall Building Height (Ft.)	16'-0"		12'-2 5/8"
19	Cubic Content Ratio (CCR) (R-B ONLY)			
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)			19.5' NAVD
22	Base Flood Elevation (BFE)(NAVD)	12.0' NAVD		19.5' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	NA		
24	Perimeter LOS (Sq Ft and %)	NA		
25	Front Yard LOS (Sq Ft and %)	NA		
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		





Proposed Site Plan

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



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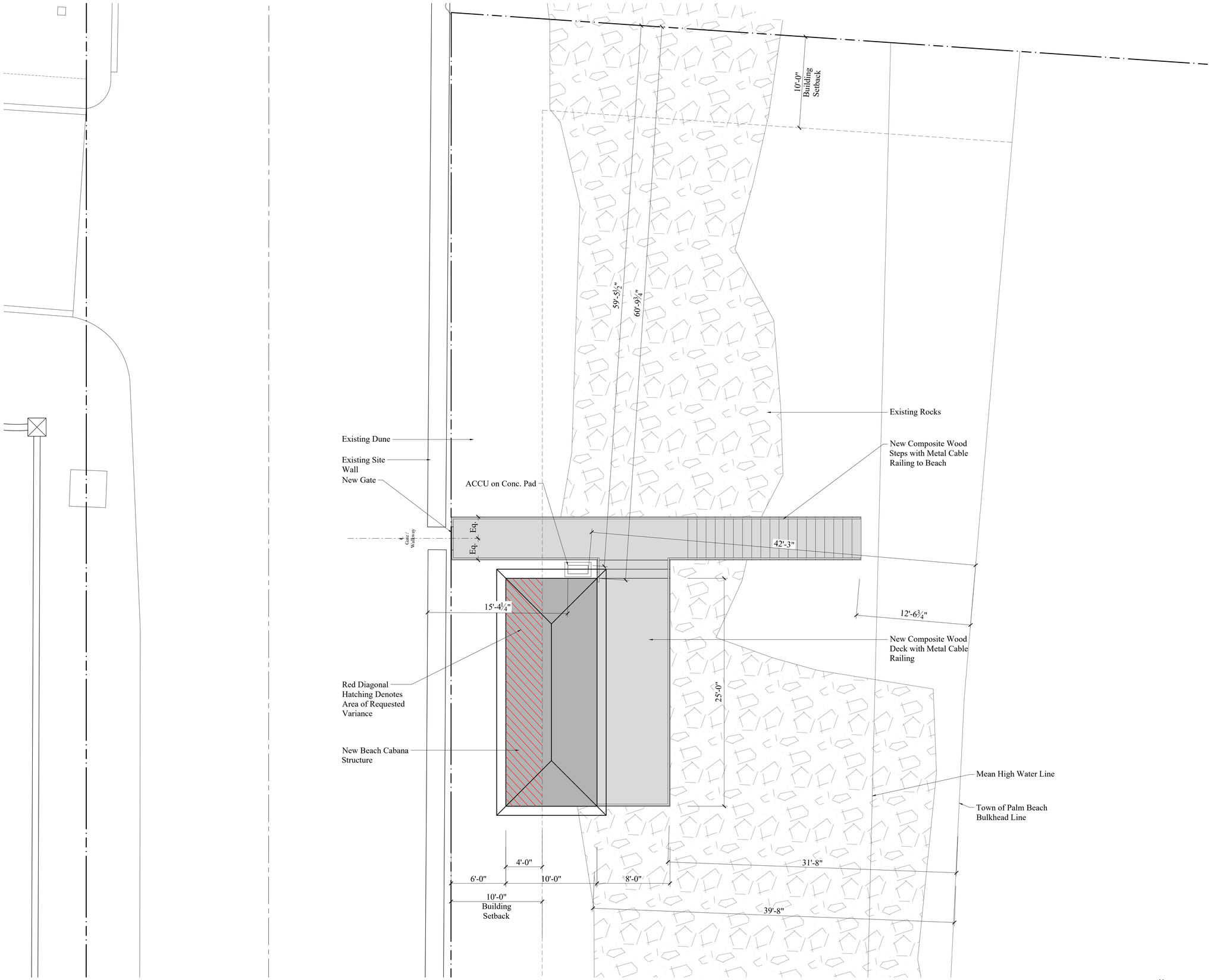

Proposed Enlarged Partial Site Plan

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

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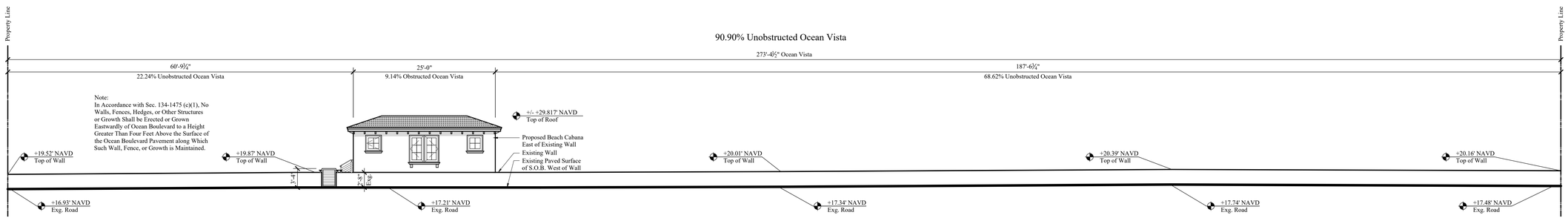

Ocean Vista Diagram

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

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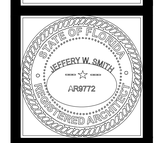

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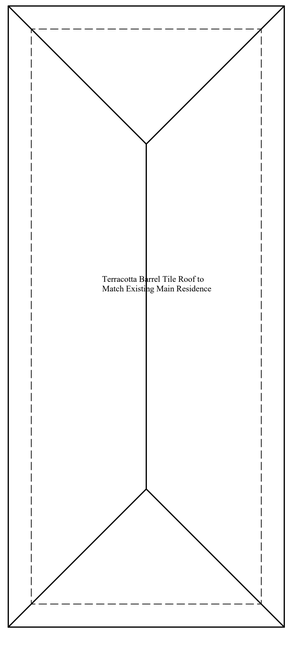
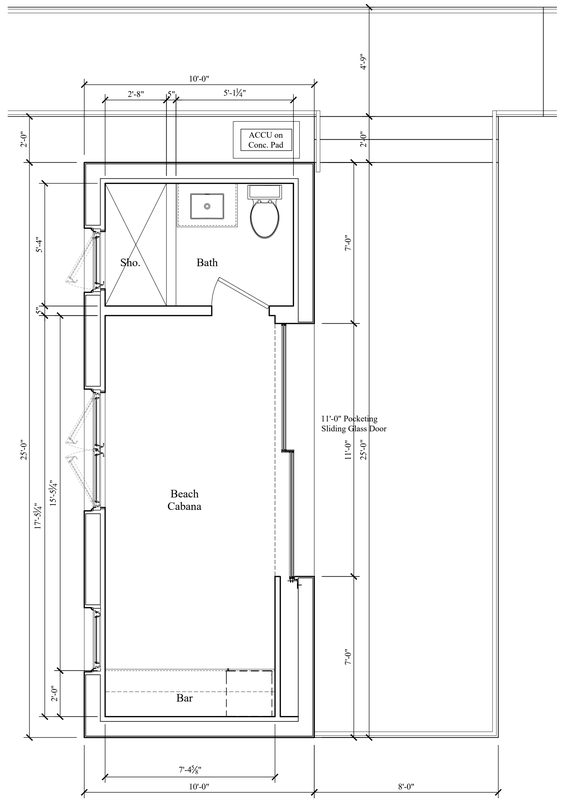


Roof Plan

Scale: 3/8" = 1'-0"



Floor Plan

Scale: 3/8" = 1'-0"

Area Calculations:

Beach Cabana	250 SF
Wood Deck	200 SF
Total	450 SF

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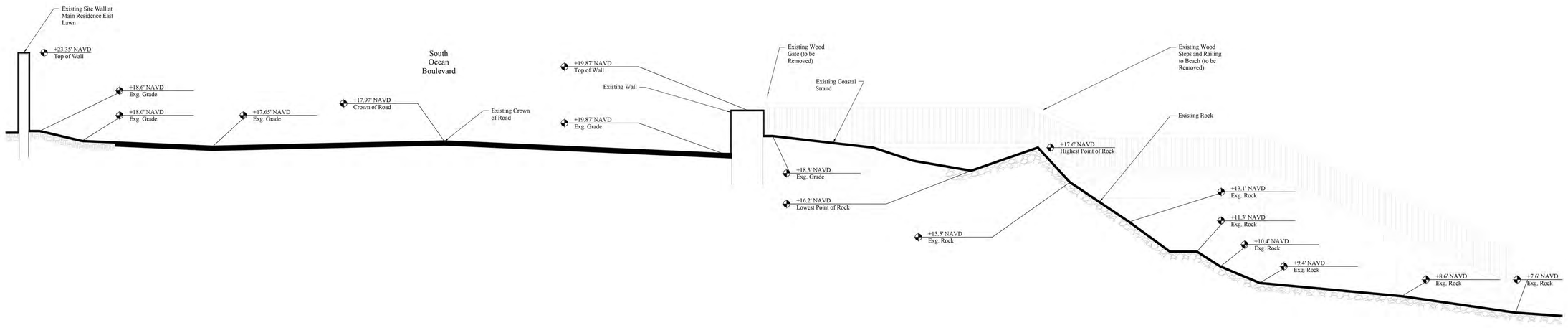
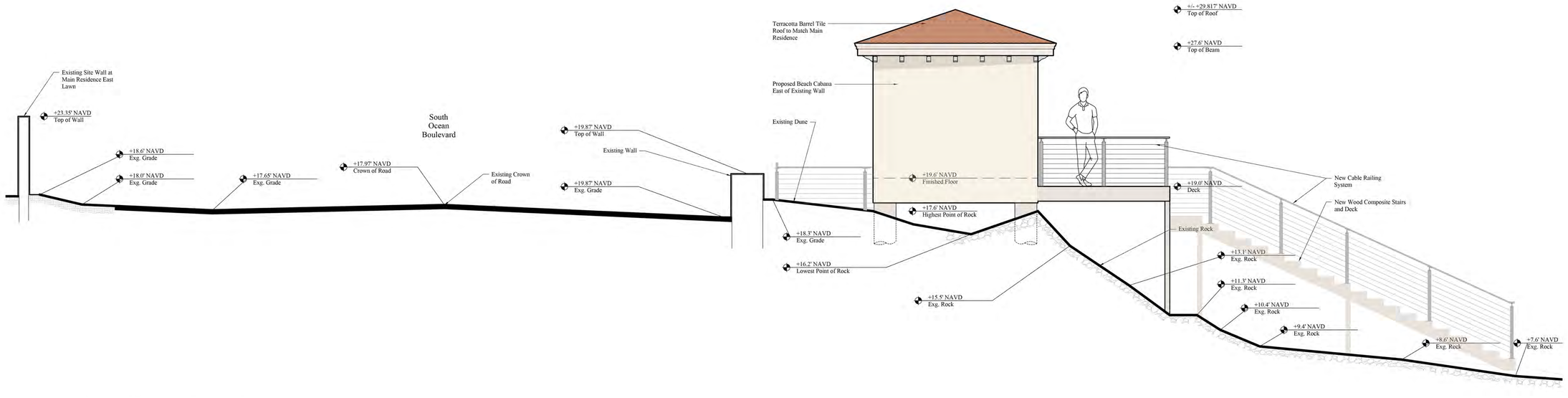


Existing South Elevation at Wood Deck and Stairs

Scale: 3/8" = 1'-0"



Proposed South Elevation at Beach Cabana / Site Section

Scale: 3/8" = 1'-0"

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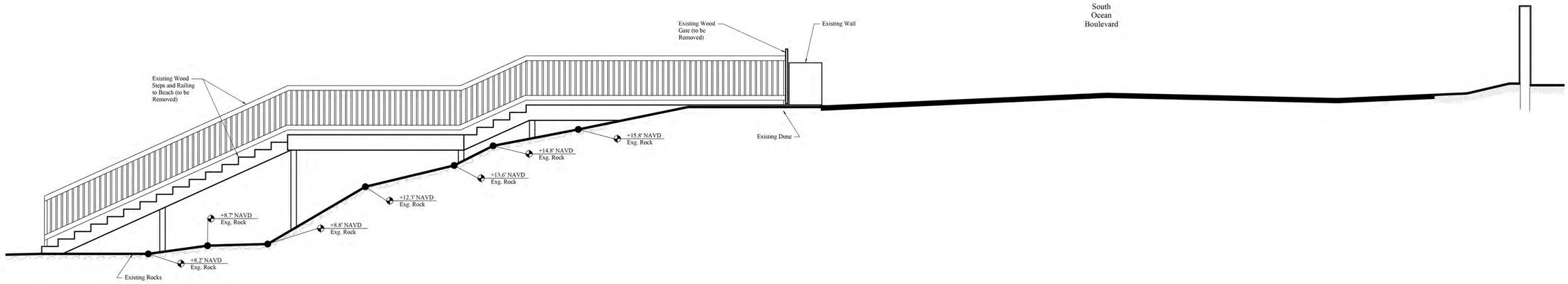
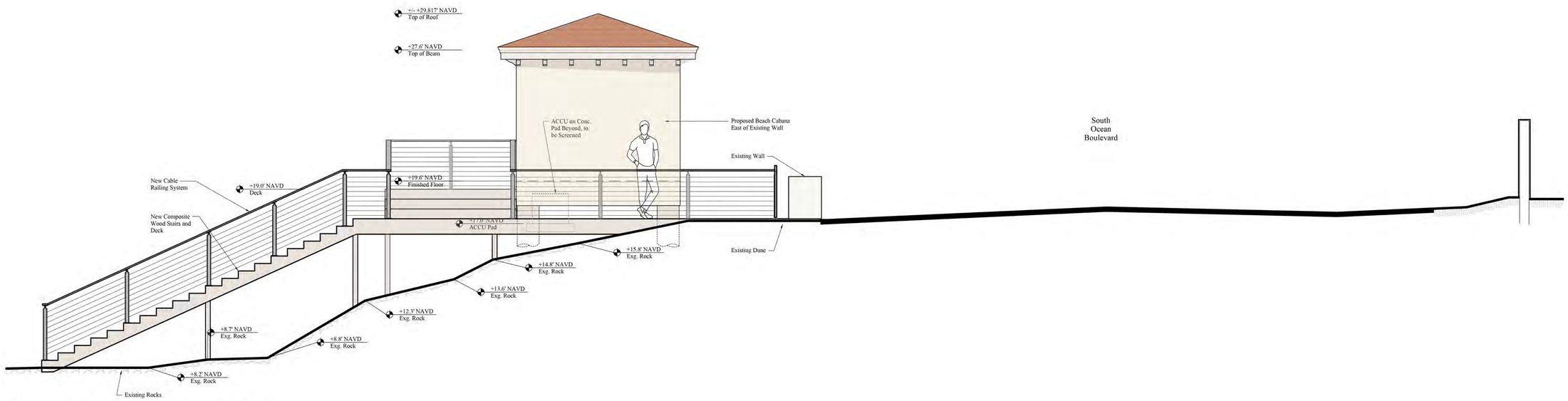
A200

ARC-25-0058 / ZON-25-0054



Existing North Elevation Wood Deck and Stairs

Scale: 3/8" = 1'-0"



Proposed North Elevation at Beach Cabana / Site Section

Scale: 3/8" = 1'-0"

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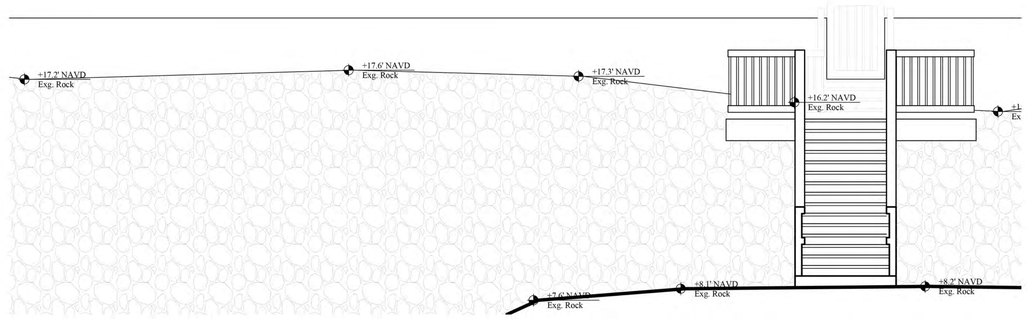
SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Beach Cabana at
1960 S. Ocean Blvd.
1960 South Ocean Boulevard
Palm Beach, FL 33480

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

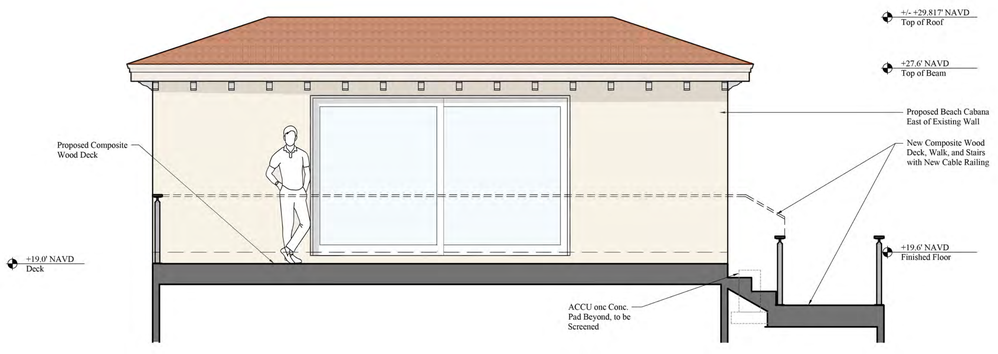
SHEET NO.
A201

ARC-25-0058 / ZON-25-0054



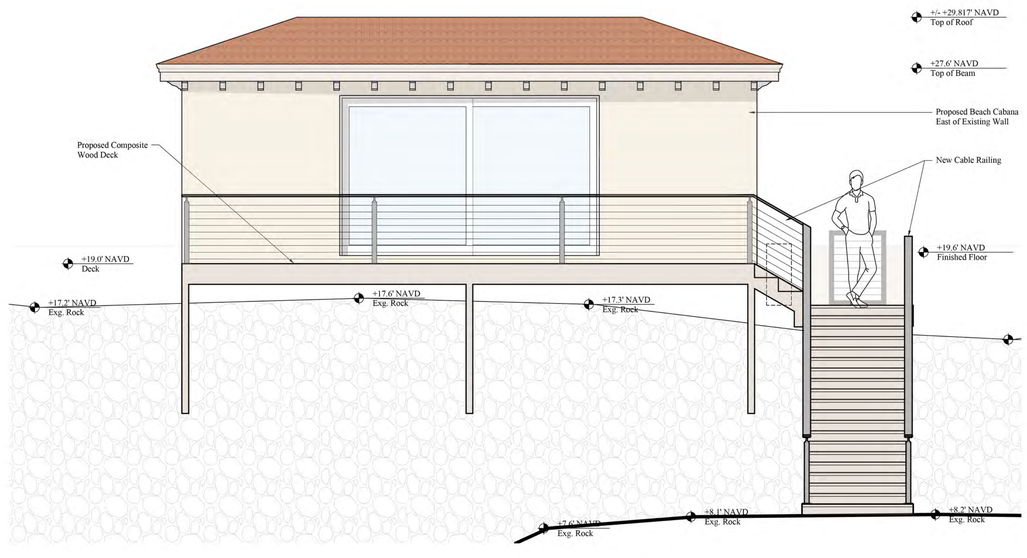
Existing East Elevation at Wood Deck and Stairs

Scale: 3/8" = 1'-0"



Proposed East Elevation at Beach Cabana (without Railing)

Scale: 3/8" = 1'-0"



Proposed East Elevation at Beach Cabana (with Railing)

Scale: 3/8" = 1'-0"

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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Beach Cabana at
1960 S. Ocean Blvd.
1960 South Ocean Boulevard
Palm Beach, FL 33480

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

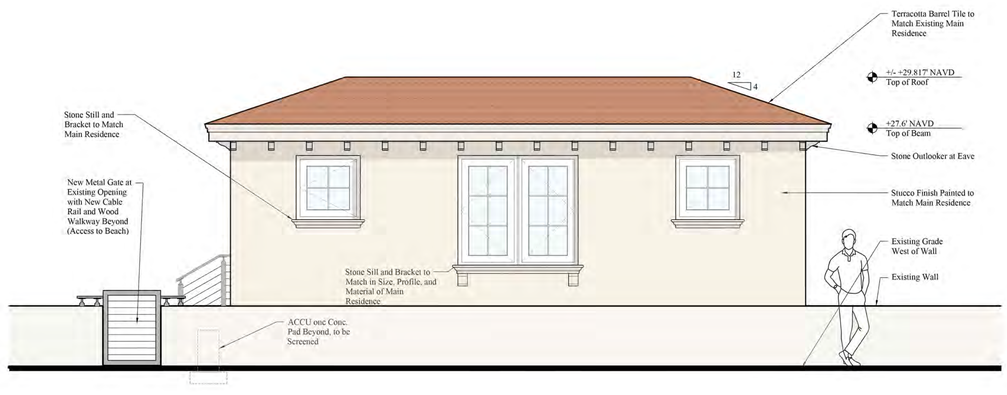
SHEET NO.
A202

ARC-25-0058 / ZON-25-0054



Existing West Elevation at Wood Gate to Deck and Stairs

Scale: 3/8" = 1'-0"



Proposed West Elevation at Beach Cabana

Scale: 3/8" = 1'-0"

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Beach Cabana at
1960 S. Ocean Blvd.
Palm Beach, FL 33480
1960 South Ocean Boulevard

JEFFERY W. SMITH
AR9772

SHEET NO.
A203

ARC-25-0058 / ZON-25-0054



Looking North From South Ocean Boulevard

Scale:



Looking South From South Ocean Boulevard

Scale:

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Beach Cabana at
1960 S. Ocean Blvd.
1960 South Ocean Boulevard
Palm Beach, FL 33480

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

SHEET NO.
A204

ARC-25-0058 / ZON-25-0054



Looking East From South Ocean Boulevard

Scale:



Looking South From South Ocean Boulevard

Scale:

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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Beach Cabana at
1960 S. Ocean Blvd.
1960 South Ocean Boulevard
Palm Beach, FL 33480

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

SHEET NO.
A205

ARC-25-0058 / ZON-25-0054









Existing Outlooker Detailing at Entry, Garage, Pool House, and Living Room of Main Residence West of S. Ocean Boulevard

Scale:



Existing Window with Stone Sill and Brackets at Main Residence

Scale:

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SMITH ARCHITECTURAL GROUP, INC.
295 PHIPPS PLAZA
PALM BEACH, FL. 33480
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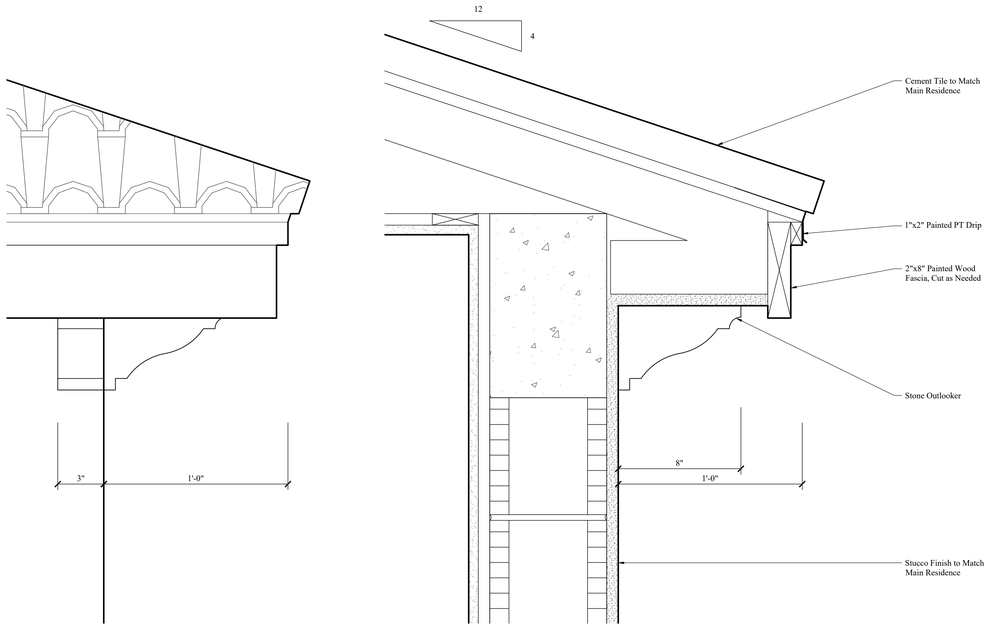
Beach Cabana at
1960 S. Ocean Blvd.
1960 South Ocean Boulevard
Palm Beach, Fl. 33480

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

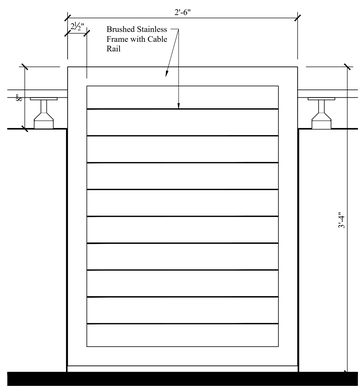
SHEET NO.
A206

ARC-25-0058 / ZON-25-0054



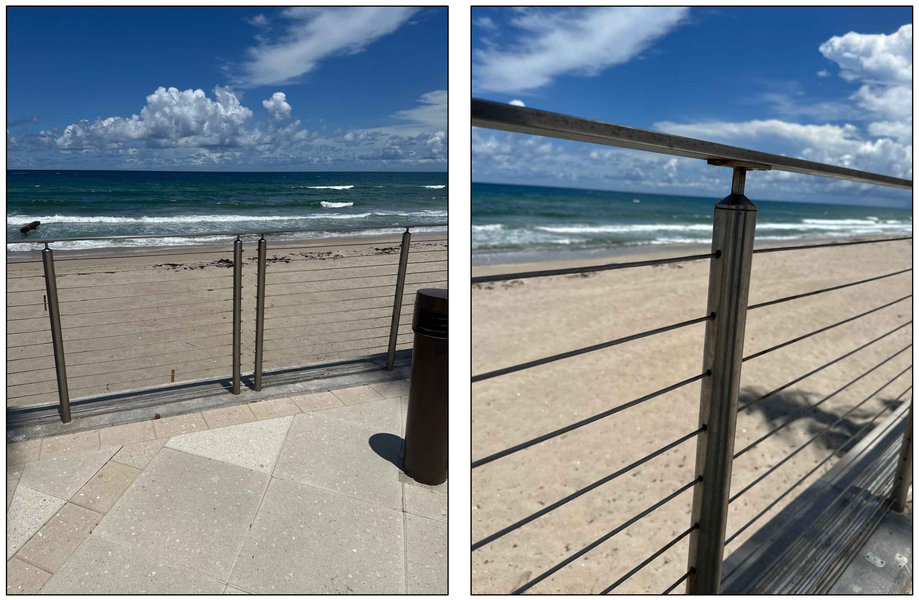
Typical Overhang Detail

Scale: Half Scale



Proposed Gate

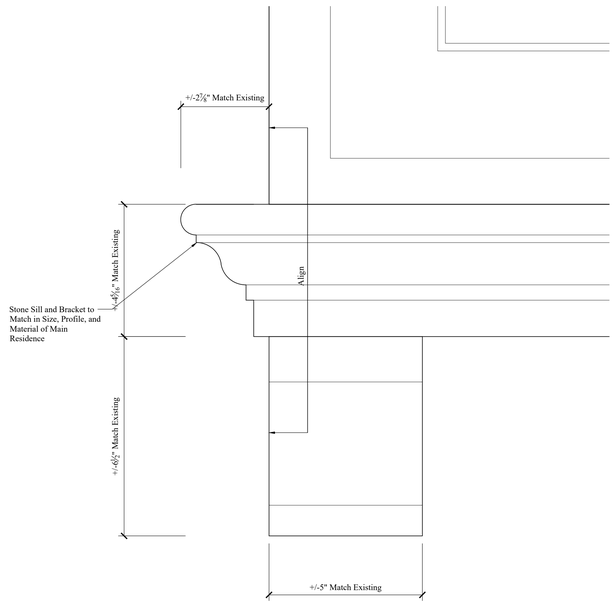
Scale: 1 1/2" = 1'-0"



Posts and Handrail in Brushed Stainless with Cable Rail

Metal Cable Railing

Scale:



Stone Sill and Bracket

Scale: Half Scale

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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Beach Cabana at
1960 S. Ocean Blvd.
1960 South Ocean Boulevard
Palm Beach, FL 33480

STATE OF FLORIDA
JEFFERY W. SMITH
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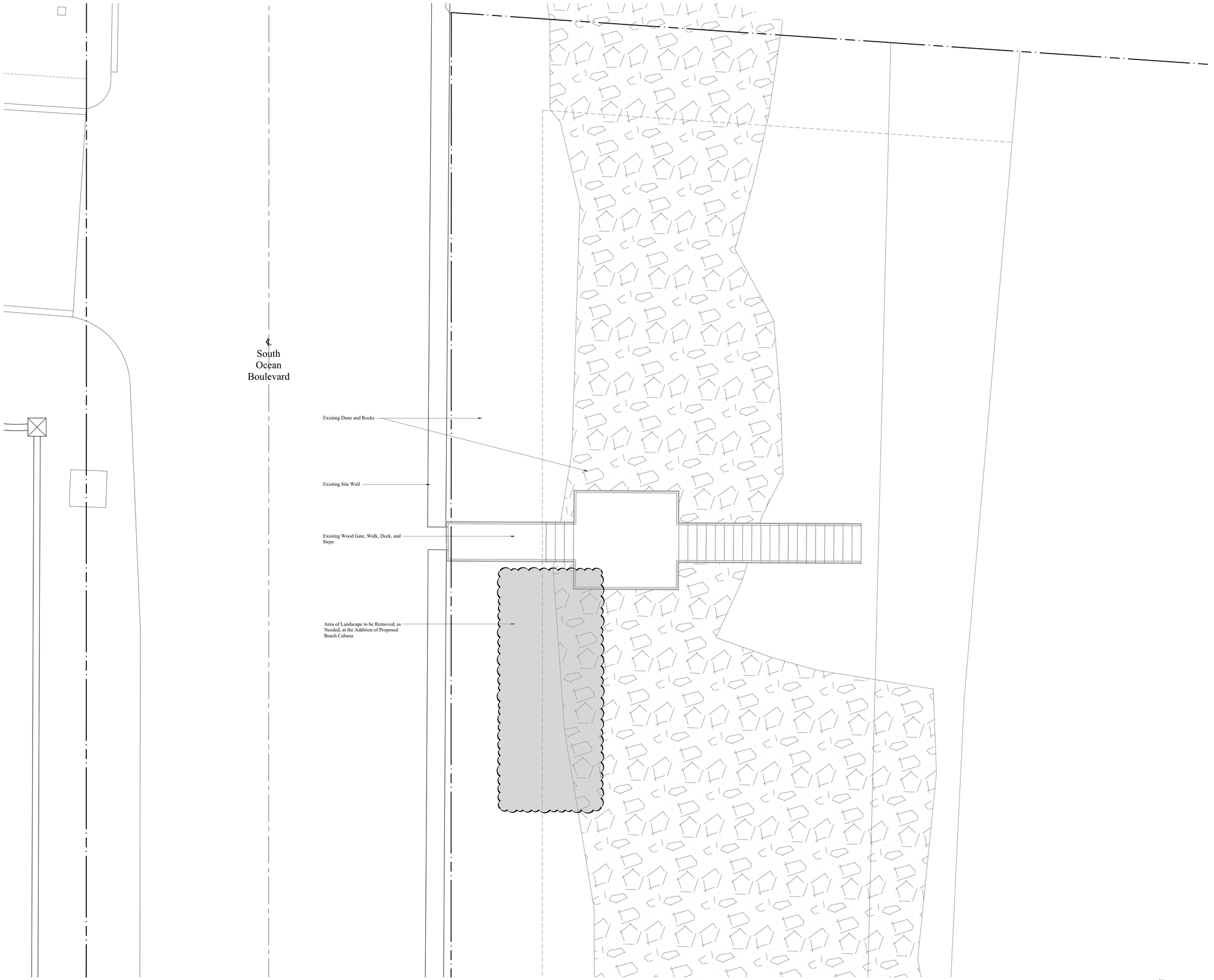
REGISTERED ARCHITECT

SHEET NO.
A300

ARC-25-0058 / ZON-25-0054



Proposed Landscape Removal Plan

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



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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Beach Cabana at
1960 S. Ocean Blvd.
Palm Beach, FL 33480

1960 South Ocean Boulevard

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

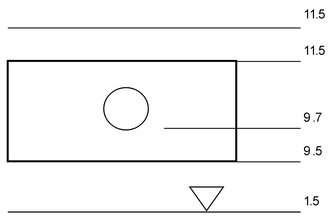
SHEET NO.
L100

ARC-25-0058 / ZON-25-0054

EXFILTRATION TRENCH LENGTH CALCULATION

$$L = \frac{V}{K(H_2 W + 2 H_2 D_U - D_U^2 + 2 H_2 D_S) + (1.39 \times 10^{-4}) W D_U}$$

A=	TOTAL SITE AFFECTED AREA	0.005739	AC
V=	VOLUME TO BE TREATED (1" OVER SITE)	0.005739	AC-IN
W=	WIDTH OF TRENCH	2	FT
K=	HYDRAULIC CONDUCTIVITY	0.071248	CFS/SF-FT
H2=	DEPTH TO WATER TABLE FROM CONTROL ELEVATION	2.0	FT
DU=	NON-SATURATED TRENCH DEPTH	2	FT
DS=	SATURATED TRENCH DEPTH	0	FT
L=	REQUIRED TRENCH LENGTH	**0.01**	**FT**
L_P=	PROVIDED TRENCH LENGTH	**5.00**	**FT**



Stormwater Retention Calculations

A.) SITE INFORMATION

Total Developed Area	=	250	s.f.
Draiange Area Impervious Surface	=	250	s.f.
Drainage Area Pervious Surface	=		s.f.

B.) ESTIMATED STORMWATER RETENTION VOLUME (Q=CIA)

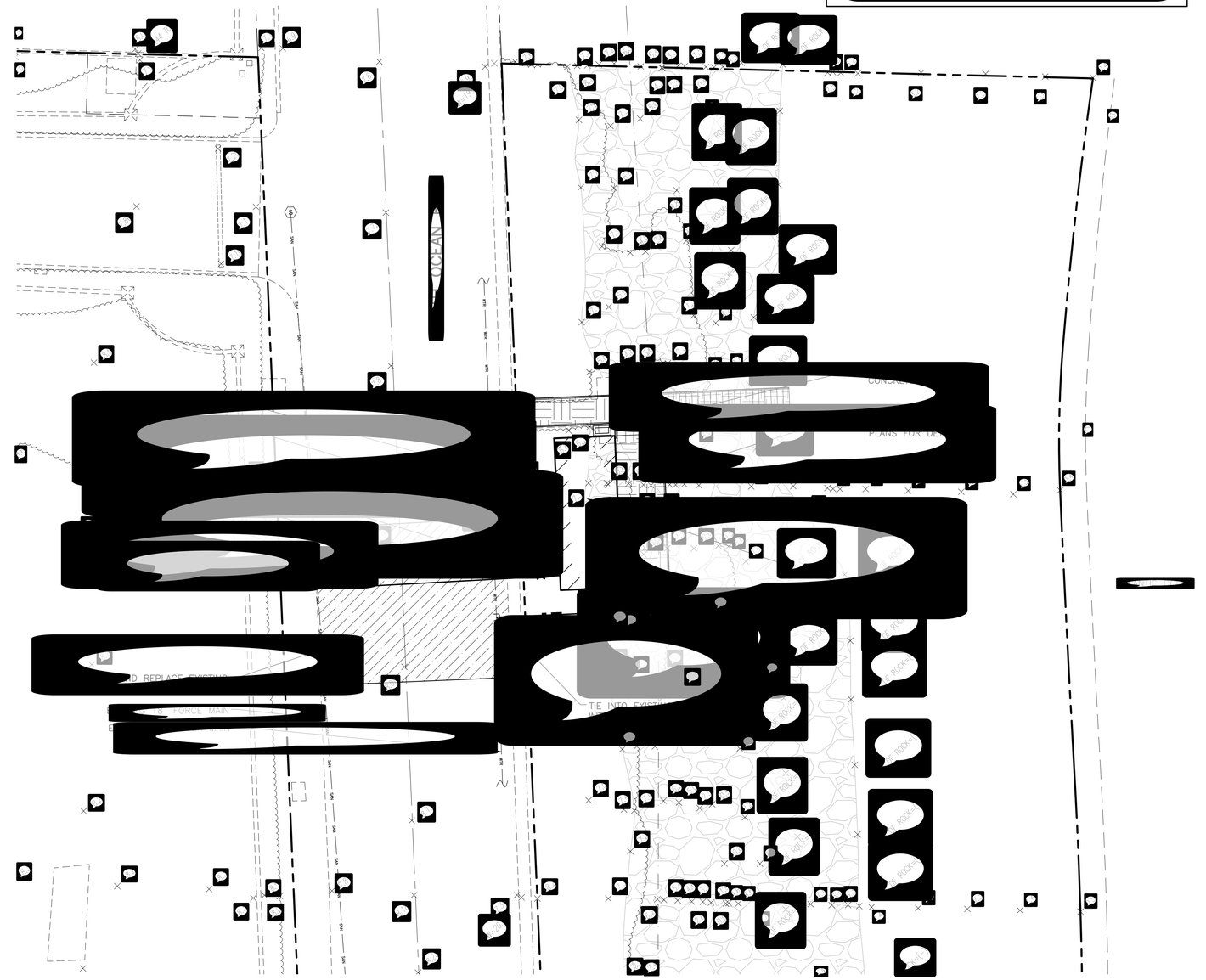
The retention volume is estimated by using the Rational Method:

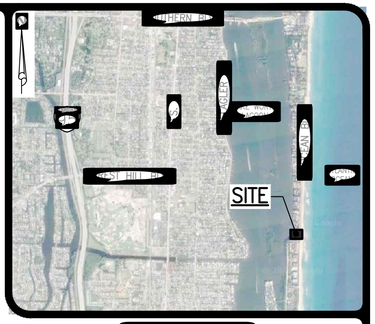
C (impervious surface)	=	1.0	
C (pervious surface)	=	0.2	
I (to bring to Town's LOS)	=	1.0	in/hr
Impervious Surface Runoff Volume	=	20.83	c.f.
Pervious Surface Runoff Volume	=	0.00	c.f.
Total Volume to be Retained	=	20.83	c.f.
	=	0.01	ac-in

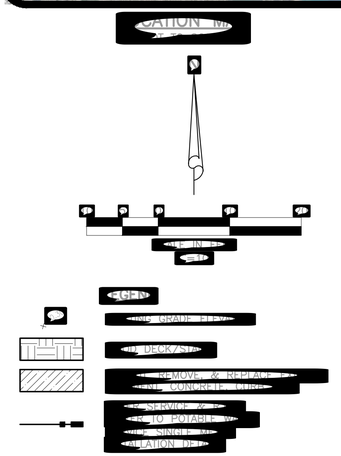
C.) SUMMARY:

Refer to exfiltration spreadsheet for provided volume based on length of 2' x 2' trench

Required:	0.01 ac-in	Provided	2.85 ac-in
	0.01 L.F.		5 L.F.







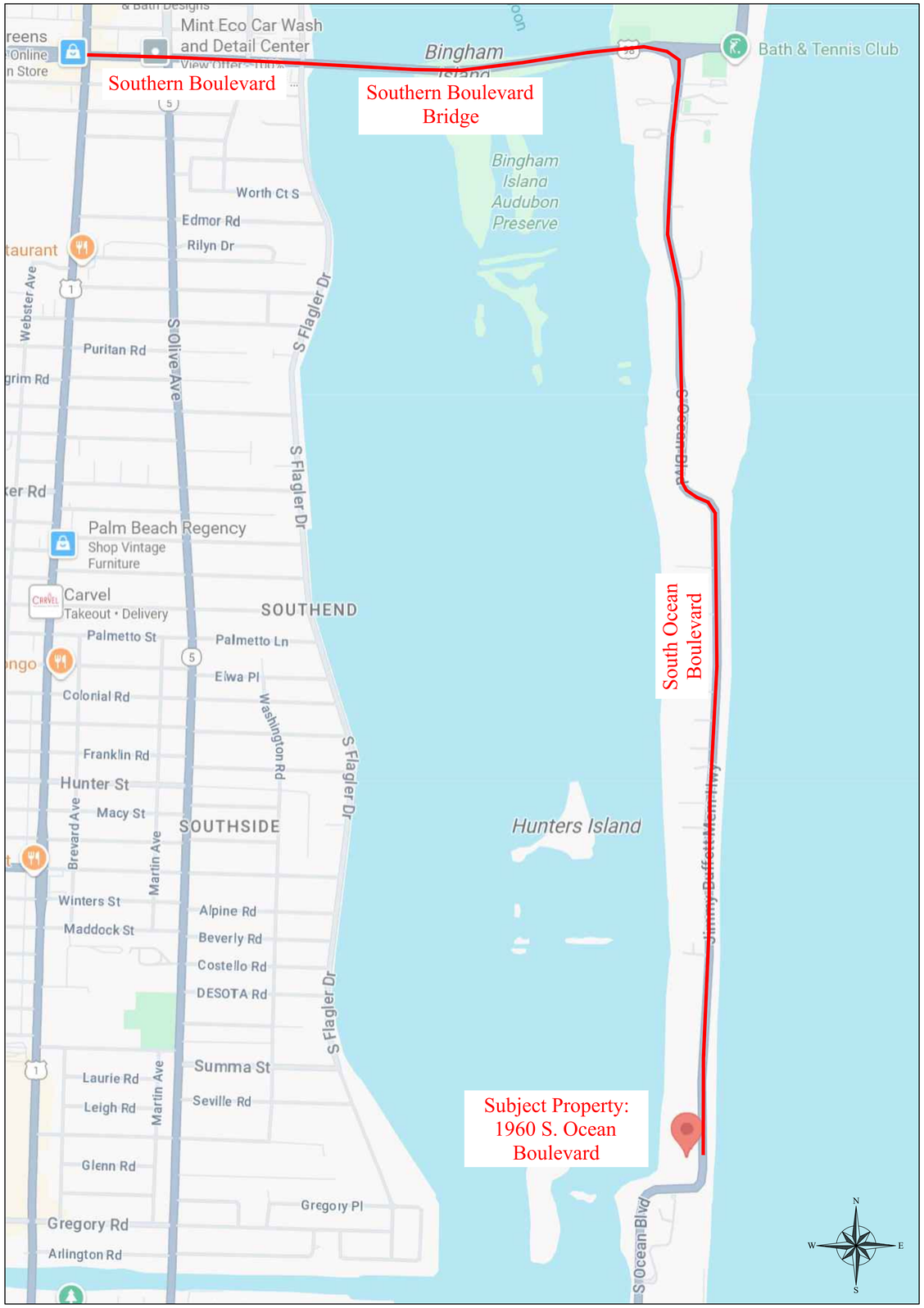
8/8/2025

[redacted]

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

[redacted]

Y:\AUTOCAD_FILES\2025\25-130\CONCEPTUAL\25130C01.dwg 8/8/2025 9:25 AM Connor O'Rourke



Maximum Truck Size: 60 Feet

Estimated Number of Large Truck Trips: 30

Route to Subject Property:
East Southern Boulevard, Over Southern Boulevard Bridge. South on South Ocean Boulevard to Subject Property 1960 South Ocean Boulevard.

Truck Logistics Plan

Scale:

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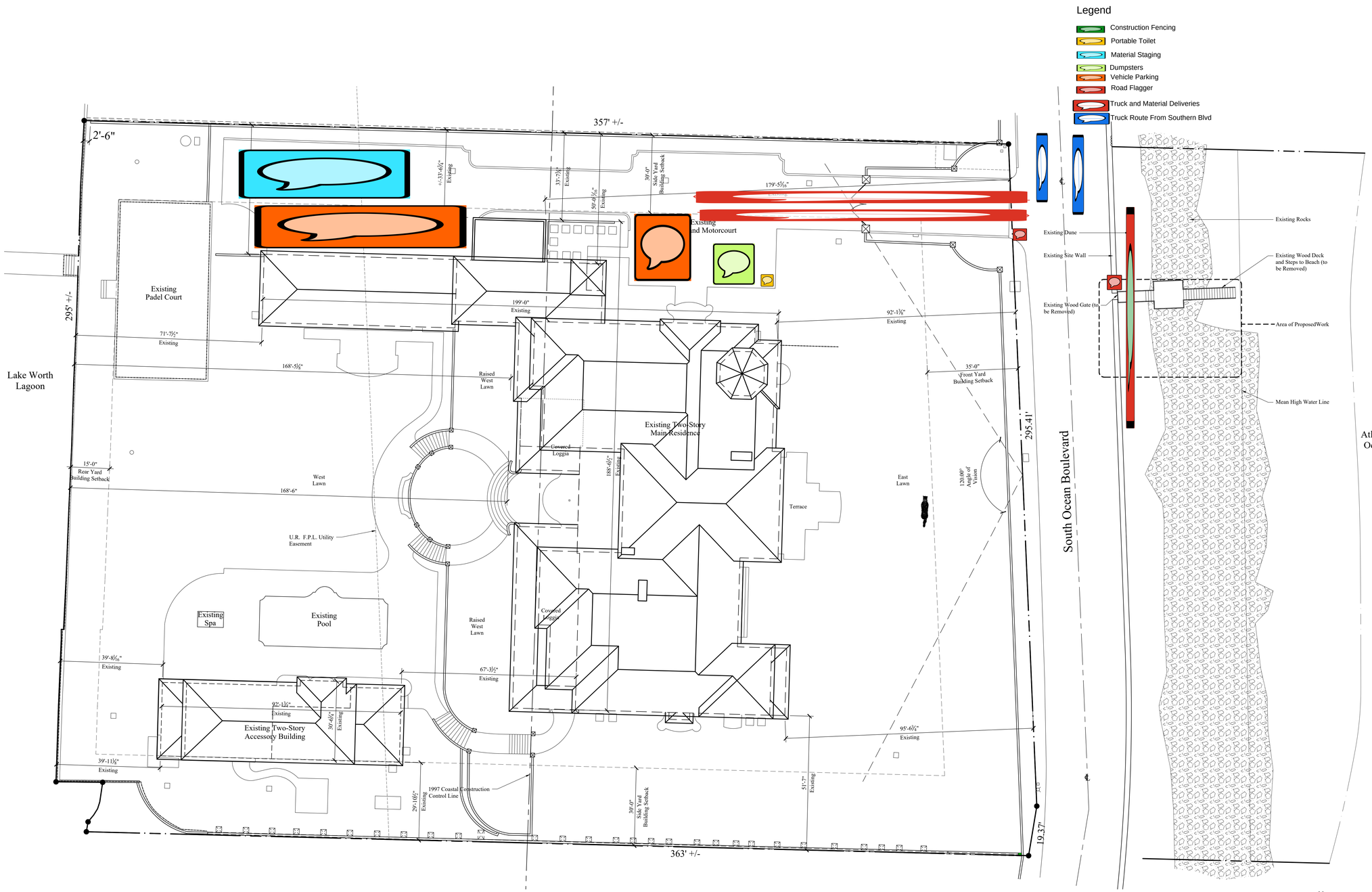
SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Beach Cabana at
1960 S. Ocean Blvd.
1960 South Ocean Boulevard
Palm Beach, FL 33480

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

SHEET NO.
Truck Logisitics

ARC-25-0058 / ZON-25-0054



Existing Site Plan

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

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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Beach Cabana at
Casa Riviera
Palm Beach, FL 33480
1960 South Ocean Boulevard

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.

Construction Screening Plan

BOUNDARY SURVEY FOR: STEPHEN A. WYNN

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

Stephen A. Wynn

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
ASPH.	= ASPHALT
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
GEN	= GENERATOR
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.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
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
TH	= THRESHOLD ELEVATION
TOC	= TOP OF COLUMN
TOW	= TOP OF WALL ELEVATION
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.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)
○	= 5/8" 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
*	= DENOTES CONTRACTOR SUPPLIED INFORMATION

PROPERTY ADDRESS:
1960 South Ocean Boulevard
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 108 and the North 74 feet of Lot 109, ***PALM BEACH ESTATES****, according to the map or plat thereof as recorded in Plat Book 8, Page 3, Public Records of Palm Beach County, Florida, also known as the property legally described as follows:*

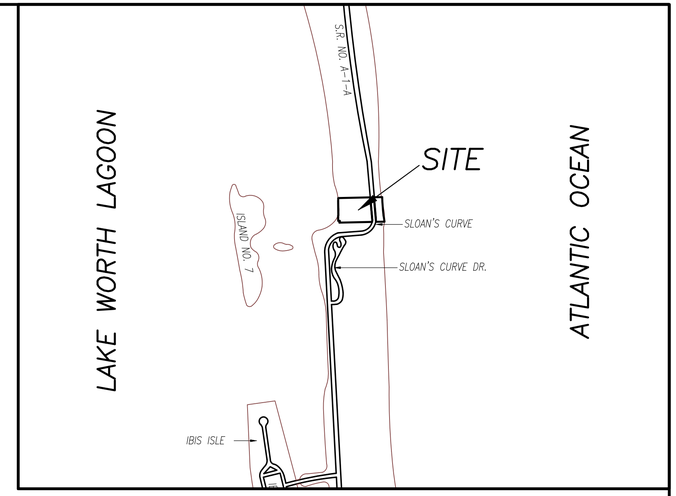
PARCEL 1: *Bounded on the East by the Atlantic Ocean and on the West by the waters of Lake Worth, being a part of Government Lot 2, Section 11, Township 44 South of Range 43 East, and being a portion of the lands conveyed to Ocean Boulevard Land Company, a Florida corporation, on December 30th, 1931, as shown by deed recorded in the Public Records of Palm Beach County, Florida, on the 17th day of February 1932 in Deed Book 476 at page 423, commencing at the waters' edge of the Atlantic Ocean at a line parallel to and 4211 feet distant South measured at right angles from the North line of said Section 11, also being 1121.66 feet North of the South line of said Section 11, and being two hundred (200) feet South of the South line of an eight hundred (800) foot ocean front Lot conveyed by Bula E. Croker and her husband, Richard Croker, to Martha E. Walton according to deed recorded in Public Records of Palm Beach County, Florida, in Deed Book 118 at page 343; running thence West on a line parallel to South line of said land conveyed by Bula E. Croker and her husband, Richard Croker, to Martha E. Walton to the waters of Lake Worth; thence South meandering the waters' edge of Lake Worth two hundred twenty (220) feet when reduced to a straight line at right angles with the North line; thence East on a line parallel to the North line of the Atlantic Ocean; thence North with the Atlantic Ocean two hundred twenty (220) feet when reduced to a straight line at right angles to the North line to the* ***POINT OF BEGINNING****; also described as Lot 108 and the North twenty (20) feet of Lot 109 of the* ***PLAT OF PALM BEACH ESTATES*** *recorded in the Public Records of Palm Beach County, Florida, in Plat Book 8, Page 3, together with all riparian and littoral rights thereunto appertaining, excepting however the right-of-way in that public highway, known as Ocean Boulevard as now laid out and established.*

PARCEL 2: *Bounded on the East by the Atlantic Ocean and on the West by the waters of Lake Worth, being a part of Government Lot 2, Section 11, Township 44 South Range 43 East, and being a portion of the lands conveyed to Ocean Boulevard Land Company, a Florida corporation, on December 30th, 1931, as shown by deed recorded in the Public Records of Palm Beach County, Florida, on the 17th day of February 1932 in Deed Book 476 at page 423, and in Deed Book 476 at Page 425, commencing at the waters' edge of the Atlantic Ocean at a line parallel to and 4431 feet distant South measured at right angles from the North line of said Section 11, also being 901.66 feet North of the South line of said Section 11 and being four hundred twenty (420) feet South of the South line of an eight hundred (800) foot ocean front Lot conveyed by Bula E. Croker and her husband, Richard Croker, to Martha E. Walton according to deed recorded in Public Records of Palm Beach County, Florida, in Deed Book 118 at page 343; running thence West on a line parallel to South line of said land conveyed by Bula E. Croker and her husband, Richard Croker, to Martha E. Walton to the waters of Lake Worth; thence South meandering the waters' edge of Lake Worth thirty-five (35) feet when reduced to a straight line at right angles with the North line; thence East on a line parallel to the North line to the Atlantic Ocean; thence North with the Atlantic Ocean thirty-five (35) feet when reduced to a straight line at right angles to the North line to a* ***POINT OF BEGINNING****; also described as thirty-five (35) feet of Lot One Hundred Nine (109) of the* ***PLAT OF PALM BEACH ESTATES*** *recorded in Public Records of Pam Beach County, Florida, in Plat Book 8, Page 3, lying contiguous to and immediately South of the North twenty (20) feet of said Lot One Hundred Nine (109) heretofore, on May 23, 1935, conveyed by Ocean Boulevard Land Company, a corporation, to Wolcott Blair, recorded in the Public Records of Palm Beach County in Deed Book 512 at Page 489, together with all riparian and littoral rights thereunto appertaining, excepting however, the right-of-way in that public highway known as Ocean Boulevard, as now laid out and established.*

PARCEL 3: *Bounded on the East by the Atlantic Ocean and on the West by the waters of Lake Worth, being a part of Government Lot 2, Section 11, Township 44 South Range 43 East, and being a portion of the lands conveyed to Ocean Boulevard Land Company, a Florida corporation, on February 16, 1932, as shown by deed recorded in the Public Records of Palm Beach County, Florida, on the 17th day of February 1932 in Deed Book 476 at page 425; commencing at the waters' edge of the Atlantic Ocean at a line parallel to and 4466 feet distant South measured at right angles from the North line of Section 11, also being 866.66 feet North of the South line of said Section 11, and being 455 feet South of the South line of and 800 foot ocean front Lot conveyed by Bula E. Croker and her husband, Richard Croker, to Martha E. Walton, according to the deed recorded in the Public Records of Palm Beach County, Florida, in Deed Book 118 at Page 343; running thence West on a line parallel to the South line of the said lands conveyed by Bula E. Croker and her husband, Richard Croker, to Martha E. Walton, to the waters of Lake Worth; thence South meandering the waters' edge of Lake Worth nineteen (19) feet when reduced to a straight line at right angles with the North line; thence East on a line parallel to the North line to the Atlantic Ocean; thence North with the Atlantic Ocean nineteen (19) feet when reduced to a straight line at right angles to the* ***POINT OF BEGINNING****; also described as the nineteen (19) feet of Lot 109 of* ***PALM BEACH ESTATES****, according to the map or plat thereof as recorded in the Public Records of Palm Beach County, Florida, in Plat Book 8, Page 3, lying contiguous to and immediately South of a thirty-five (35) foot parcel ocean front property conveyed by the Ocean Boulevard Land Company to Wolcott Blair by deed bearing date the 28th day of June, 1935, and recorded in the Public Records of Palm Beach County, Florida, on the 1st day of July, 1935, in Deed Book 514, at Page 378, together with all riparian and littoral rights thereunto appertaining excepting however, the right-of-way in that public highway known as Ocean Boulevard, as now laid out and established.*

FLOOD ZONES:
This property is located in Flood Zones VE (EL.9), AE (EL.8), X & VE (EL.14), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0593G, dated 12/20/24.

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 7827008, issued by Fidelity National Title Insurance Company, dated July 22, 2019. 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 and are based upon N.A.V.D. 1988.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. 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'.*
15. *Distances shown hereon are ground unless shown otherwise. The scale factor from ground to grid is 1.000052136.*
16. *Coordinates shown hereon are based upon Datum - NAD 83 1999 adjustment. Zone - Florida East, Linear Unit - US Traverse Mercator Projection.*
17. *This survey falls within the suburban category as classified in Chapter 5J-17.051 and 5J-17.052, Florida Administrative Code. All field measurements exceeded the accuracy requirements for this classification.*
18. *The real-time GPS positional information shown hereon was collected with a Topcon Hiperlite System. The information was translated to conform to the Coastal Construction Control Line, permanent reference monuments as recorded in Plat Book 80, Page 137, Public Records of Palm Beach County, Florida. The horizontal positional accuracy was plus/minus 0.07 of a foot based upon the published information for the permanent reference monuments.*



VICINITY SKETCH
(NOT TO SCALE)

TITLE COMMITMENT REVIEW

CLIENT:	1960, LLC DOUGLAS CRESCENT DISBURSEMENTS,	COMMITMENT NO. : 7827008	DATE: JULY 22, 2019			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 04-1148.5				

B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTTABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 5	N/A	Standard Exceptions				●
6	PB 8, PG 3	Plat of PALM BEACH ESTATES	●			
7	RPB 4, PG 82 RPB 5, PG 60 TO 65	Right of Way maps for SR A-1-A	●			
8	ORB 695, PG 696	Certificate of Approval for Establishment of Bulkhead line		●		
9	ORB 4800, PG 997	Revetment Easement for the State of Florida	●			
10a	ORB 5753, PG 1551	Declaration of Easement	●			
10b	ORB 5875, PG 225	affected by Amended Declaration of Easement	●			
11	ORB 12146, PG 344	Agreement with the Town of Palm Beach	●			
12	ORB 12894, PG 1846	Easement in favor of Florida Power & Light Company	●			
13	ORB 14831, PG 1165	Agreement with the Town of Palm Beach				●
14	ORB 15028, PG 1882	Maintenance Agreement with the Town of Palm Beach				●
15	ORB 18396, PG 310	Terms and Conditions as contained in Owner's Affirmation				●
16a	PB 36, PG 91	Coastal Construction Control Line (superceded)			●	
16b	ORB 9951, PG 85	affected by	●			
16c	PB 80, PG 137	Palm Beach County Coastal Control Line Map	●			
17	N/A	Riparian Rights				●
18	N/A	no insurance to any lands lying below the mean or ordinary high water line	●			
19	N/A	Rights of the United States to artificially filled in lands	●			
20	N/A	Rights of the public to use the land				●

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.*

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

DATE OF LAST FIELD SURVEY: 01/30/2025

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

REVISIONS:
03/06/25 ADDTIONAL BURIED RIPRAP ELEVATIONS J.M./S.W. 230494 JOE3/8
01/30/25 62B UPDATE WITH SPOT ELEVATIONS J.M./S.W. 230494 JOE3/8
08/19/20 SPOT ELEVATIONS J.O./S.W. 04-1148.8
08/19/20 ADD APPLICATION NUMBER M.B. 04-1148.12
09/30/20 SPOT ELEVATIONS J.O./S.W. 04-1148.13
12/21/20 TIE-IN PADEL COURT WITH ELEVATIONS C.E./S.W. 04-1148.19 PB302/74

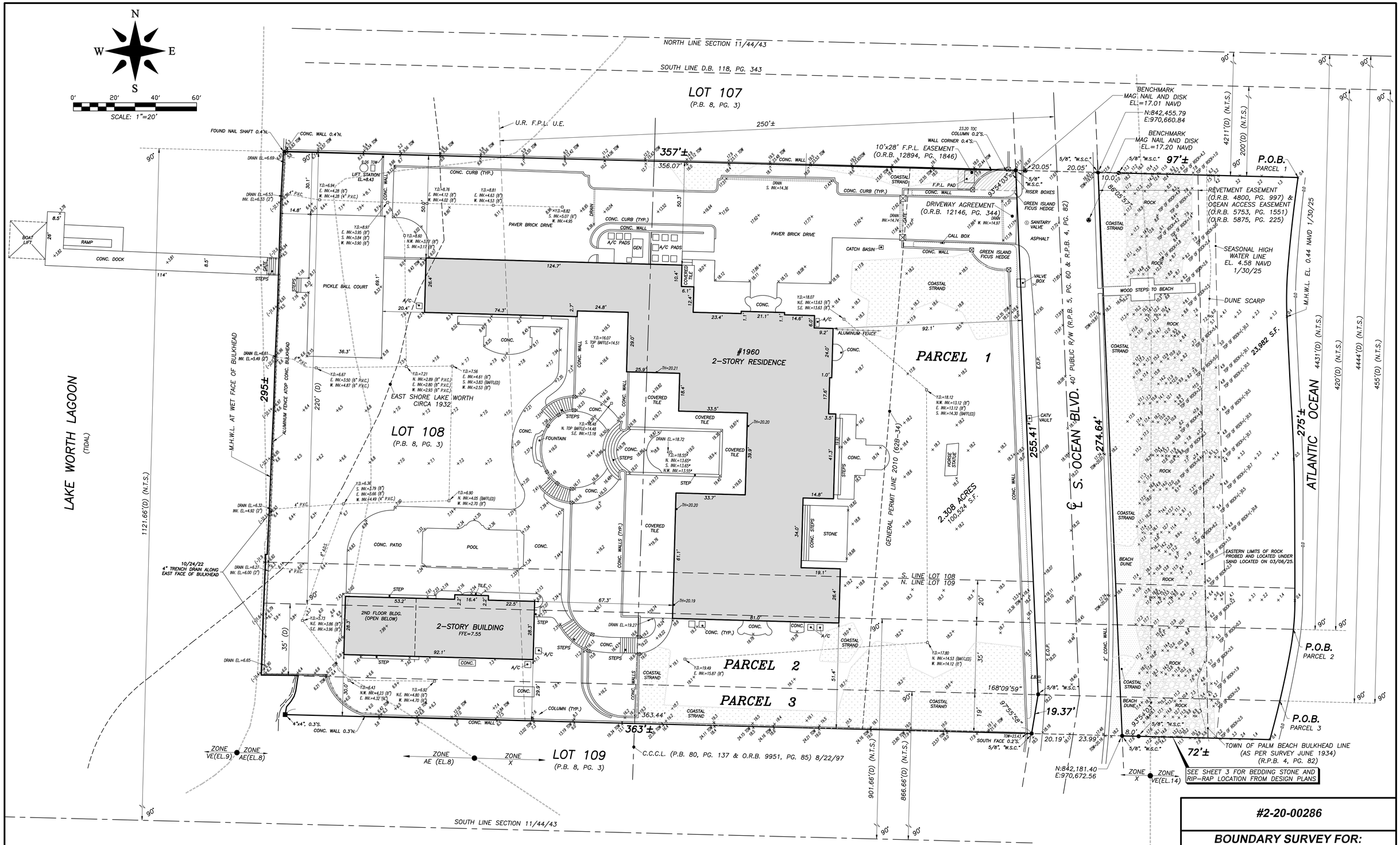
#2-20-00286

BOUNDARY SURVEY FOR:

STEPHEN A. WYNN

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	J.O.	JOB NO.:	04-1148.11	F.B. PB298	PG. 39
OFFICE:	M.B.	DATE:	7/27/20	DWG. NO.	04-1148-8
C'K'D:	C.W.	REF:	04-1148-62B-8.DWG	SHEET	1 OF 3



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C'K'D:	C.W.	REF:	04-1148-62B-8.DWG	SHEET	2 OF 3

W
S N
E

0′ 30′ 60′ 90′

SCALE: 1"=30′

LAKE WORTH LAGOON

180°55'49"
90°
13.61′
C.C.C.L. (P.B. 80, PG. 137) 8/22/97
746.46′ (N.T.S.)
89°27'20"
274.01′
1.71′
179°28'40"
5.07′
90°32'40"
90°
C.C.C.L. (P.B. 80, PG. 137) 8/22/97

#1
SLOANS CURVE DR.
2–STORY RESIDENCE

#1960 S. OCEAN BLVD
2–STORY RESIDENCE

#1950
S. OCEAN BLVD
3–STORY RESIDENCE

203.75′
148.9′
114.2′
97.7′
90.8′
193.33′
176.02′
179.15′

POOL

GENERAL PERMIT LINE 2010 (62B–34)

R–117
R–116

S. OCEAN BLVD.

35.62′
6.51′
93 89 A12
8.44′
86°55'05"
274.39′
TRAVERSE LINE
35.72′
86°56'48"
983.40′ (N.T.S.)
B–315
4.37′

N:842,181.40
E:970,672.56

N:842,455.79
E:970,660.84

BEDDING STONE
WOOD STEPS TO BEACH
32.1′±
TOWN OF PALM BEACH BULKHEAD LINE
(AS PER SURVEY JUNE 1934)
(R.P.B. 4, PG. 82)
SEASONAL HIGH WATER LINE
EL. 4.58 NAVD 1/30/25
RIP–RAP RUBBLE
FROM PLANS
FDOT PROJECT
NO.93060–3542
JUNE 6, 1985
M.H.W.L. EL. 0.44 NAVD 1/30/25

ATLANTIC OCEAN

#2-20-00286

BOUNDARY SURVEY FOR:
STEPHEN A. WYNN

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC. LB #6598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.O.	JOB NO.: 04–1148.11	F.B. PB298 PG. 39	
OFFICE: M.B.	DATE: 7/27/20	DWG. NO. 04–1148–8	
C'K'D: C.W.	REF: 04–1148–62B–8.DWG	SHEET 3 OF 3	

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: September 25, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-24-0146 258 WELLS RD. The applicant, Bear 258 LLC (Lang Design Group), has filed an application requesting Architectural Commission review and approval for two (2) swinging vehicular gates anchored by new piers and one (1) pedestrian gate with an arched landscape trellis above, located near the front property line along Wells Road.

Date: 9/18/2025

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-24-0146 258 WELLS RD. The applicant, Bear 258 LLC (Lang Design Group), has filed an application requesting Architectural Commission review and approval for two (2) swinging vehicular gates anchored by new piers and one (1) pedestrian gate with an arched landscape trellis above, located near the front property line along Wells Road.

Applicant: Bear 258 LLC
Professional: Lang Design Group

HISTORY:
This Mediterranean Revival-style single-family house was constructed in 1930. The only modification in recent years was an addition to the cabana and the installation of a generator in 2021.

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence", as prepared by **Lang Design Group,** date uploaded to the Town September 08, 2025.

The following is the scope of work:

- Construction of front site wall and piers, two (2) driveway gates and one (1) pedestrian gate with garden arbor.
- Installation of additional landscaping associated with front modifications and Clusia trees along the west property line to replace Ficus.

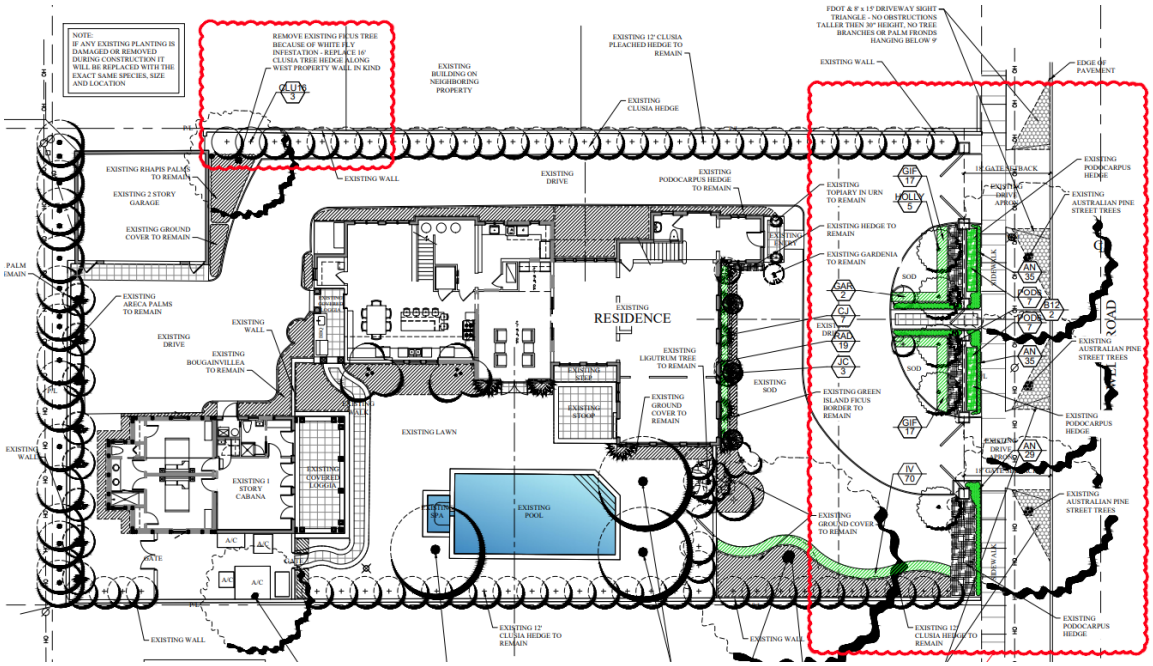
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	19,500 SF	**Flood Zone**	AE +6' NAVD
Lot Width	100'	**Lot Depth**	195'

Surrounding Properties / Zoning	
North	247 Wells Road | Residence / R-B
South	257 Dunbar Road| Residence / R-B
East	246 Wells Road | Residence / R-B
West	272 Wells Road | Residence / R-B

STAFF ANALYSIS:

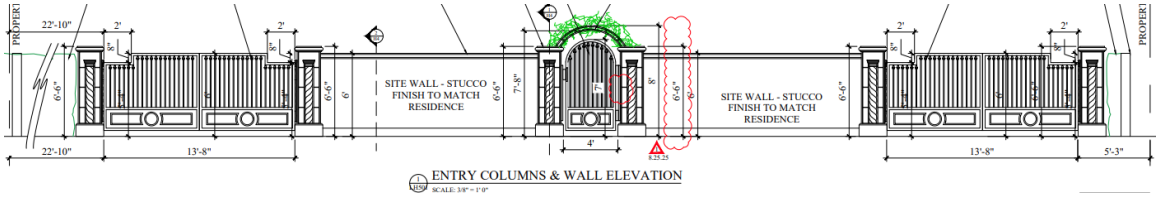
The applicant is requesting approval for the installation of two bronze colored metal vehicular gates and one pedestrian gate on a lot on the south side of Wells Road. The existing driveway entrances would remain and the swinging gates would span 13'-8" anchored by piers with an inset turned column. Landscaping would extend to the edges of the property and a 6' high wall

would run in the middle, terminating in a centered arched pedestrian gate that is 4 feet wide. An arched arbor with bougainvillea would grace the top of the pedestrian entry.





The application proposes maintaining the two (2) vehicular curb cuts and driveway configuration and adding transparent metal gates for vehicles and a single arched pedestrian gate in the center. The proposed design is in keeping with the architectural design of the house.



ENTRY COLUMNS & WALL ELEVATION
SCALE: 3/8" = 1'-0"

Indicated by the red circles on the graphic below are other properties on the 200 block of Wells Road that currently have walls, piers, or vehicular gates in place (subject property is outlined in blue).



As such, none (9) of the 15 properties with Wells Rd frontage, or 60% of the parcels along this portion of Dunbar Road, feature walls, piers or vehicular gates. It should be noted this is a heavily trafficked street, especially with the North Fire Station at its east end. The application as proposed is consistent with Town of Palm Beach zoning code regarding the height of gate and backup distance required.

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

Lang Design Group, LLC

1820 2nd Ave Nth
Lake Worth, FL 33461 USA
Telephone: 561-688-9996
E-Mail:LDG@LangDesignGroup.com
LC 0000394 □ LA 0001315

ATTN: Arcom Planning and Zoning Administrator
Town of Palm Beach
Planning, Zoning and Building Department
360 N County Road, palm Beach, Florida 33480

date:09/08/2025

RE: 258 Wells Road, Town of Palm Beach
Applicant: 258 Bear LLC
Minor ARCOM # ARC-24-0146 MEETING DATE 9/25/2025

Letter of Intent

This letter shall constitute our letter of intent on behalf of 258 Bear LLC, 528 Wells Road, Town of Palm Beach (the "applicant") in connection with the ARCOM application and final plans submitted on 09/08/2025. The applicant is seeking approval from the Town of Palm Beach for minor hardscape/landscape refurbishment project in the front of the residence viewable from the street.

The owner's intent is to keep the existing driveway as is with the addition of front site wall and piers, (2) driveway gates and (1) pedestrian gate with garden arbor over pedestrian gate located at front property line. The proposed driveway entry piers, wall and gates to complement the residence. All open area site calculations / data table included on plans. A garden arbor for bougainvillea vine is at 8’ ht. Landscape modifications to the front only except for the replacement of a damaged ficus tree with clusia trees to buffer neighbor to the west.

Thank you for your consideration for approval and feel free to call to discuss.
Sincerely,

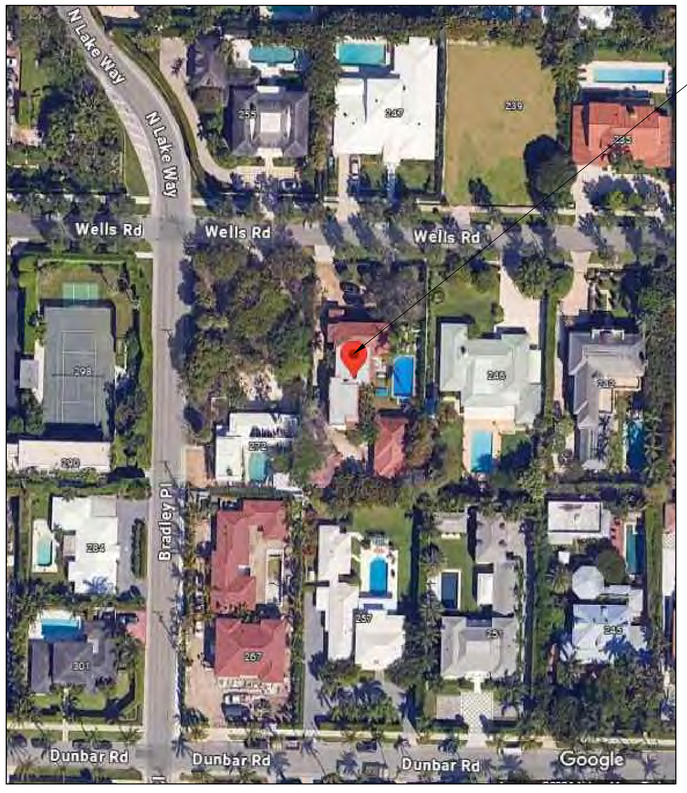


John E. Lang
ASLA, RLA #0001315, FNGA
Lang Design Group, LLC

Private Residence

Bear 258 L.L.C.
258 Wells Road
Palm Beach, Florida

ARCOM # ARC-24-0146
Final Submittal
Project hearing date: Sep. 25 2025



PROJECT SITE ADDRESS: 258 WELLS ROAD, PALM BEACH, FL

VICINITY MAP NOT TO SCALE

N

SCOPE OF WORK

- PROPOSED FRONT SITE WALL, COLUMNS, DRIVEWAY GATES AND PEDESTRIAN GATE WITH LANDSCAPE MODIFICATIONS AT FRONT HOUSE

TABLE OF CONTENTS:

LT100 TITLE PAGE
SURVEY
LT101 ZONING LEGEND & AREA MAP
LT102 EXISTING CONDITIONS
LE200 CONDITIONS SURROUNDING NEIGHBORS
LE201 CONDITIONS SURROUNDING NEIGHBORS
LE202 CONDITIONS SURROUNDING NEIGHBORS
LS300 OPEN SPACE DIAGRAM
LS301 PERIMETER OPEN SPACE DIAGRAM
LS302 LANDSCAPE SITE PLAN RENDERING
LR400 ELEVATION RENDERING
LR401 NORTH PERSPECTIVE RENDERING
LR402 NORTH PERSPECTIVE RENDERING
LR403 NORTH PERSPECTIVE RENDERING
LH500 HARDSCAPE LAYOUT PLAN
LH501 HARDSCAPE DETAIL
LL600 EXISTING LANDSCAPE PLAN
LL601 PROPOSED LANDSCAPE PLAN
LL602 LANDSCAPE SPECIFICATIONS

LANG DESIGN GROUP
Landscape Architecture*Planning*Site Lighting
1820 2nd Ave Nth
Lake Worth , Florida 33461
(561) 688-9996 Fax (561) 688-9688
Email: ldg@langdesigngroup.com

John Lang

Digitally signed by John Lang
DN: cn=John Lang, o=Lang Design Group, ou=Lang Design Group, email=ldg@langdesigngroup.com, c=US
Date: 2025.09.08 12:21:09 -04'00'

John E. Lang
Registered Landscape Architect
Florida License # 1315

LANG DESIGN GROUP
Landscape Architecture*Planning*Site Lighting
1820 2nd Ave North
Lake Worth, Florida 33461
(561) 688-9996 Fax (561) 688-9688
Email: ldg@langdesigngroup.com

40 YEARS OF AWARD WINNING DESIGN

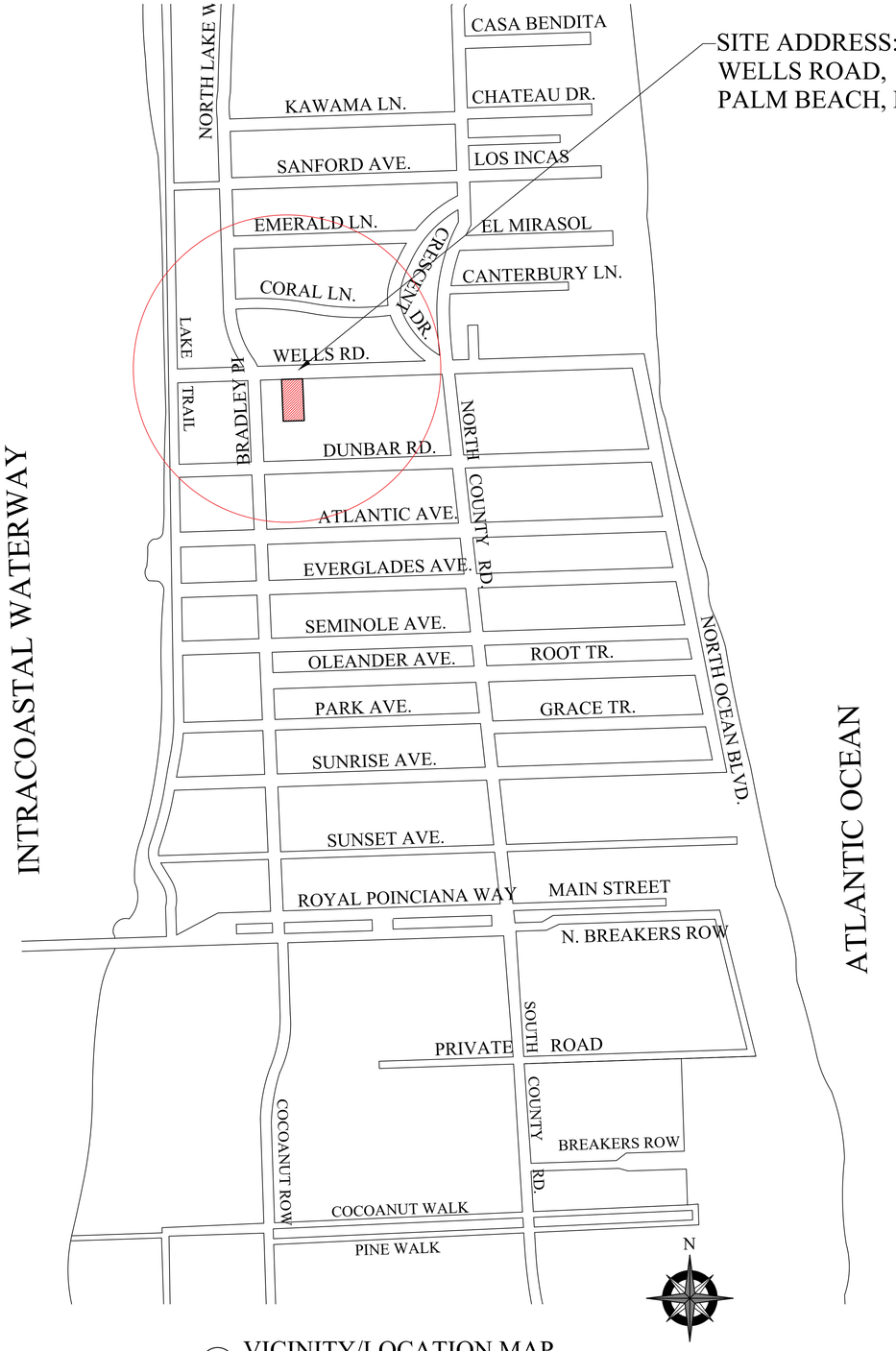
REVISIONS	BY
11.11.24	MS
12.6.24	AD
12.26.24 first ARCOM submittal	
4.18.25	AD
6.10.25 first submittal ARCOM	
8.11.25 2nd arcom submittal	MS
8.25.25 final submittal	

DRAWN	DATE
MS	3.22.24
CHECKED	SCALE
JEL	1/8"=1'0"

COPYRIGHT 2017, LANG DESIGN GROUP, ALL RIGHTS RESERVED

Private Residence
Bear 258 L.L.C.
258 Wells Road
Palm Beach, FL

LT100



SITE ADDRESS: 258 WELLS ROAD, PALM BEACH, FL

1 LT101 VICINITY/LOCATION MAP
NOT TO SCALE



2 LT101 AERIAL VIEW
NOT TO SCALE

N

Town of Palm Beach

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

Line #	Landscape Legend	Zone RB	
1	Property Address:	258 Wells Road Palm Beach, FL	
	Lot Area (sq. ft)	19500 sq. ft.	
3		Required	Proposed
4	Landscape Open Space (LOS) (Sq Ft and %)	8775 sq. ft. - 45%	8952.4 sq. ft. - 45.9%
5	LOS to be altered (Sq Ft and %)	N/A	128.6 sq. ft. - .006%
6	Perimeter LOS (Sq Ft and %)	9750 sq. ft. - 50%	4921 sq. ft. - 69.9%
7	Front Yard LOS (Sq Ft and %)	2284.2 sq. ft. - 45%	3503 sq. ft. - 69%
8	Native* Trees %	30% (number of trees)	72% (8 trees)
9	Native* Shrubs & Vines %	30% (number shrubs/vines)	38% (50 shrubs)
10	Native* Ground Cover %	30% (groundcover area)	N/A

*To determine appropriate native vegetation, the **Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood statewide plant list or florida native plant sodiety native plants for your area** guide shall be used.

0 4 8 12 20
SCALE: 1/8"= 1' 0"
ARCOM # ARC-24-0146

John E. Lang
Registered Landscape Architect
Florida License # 1315

Zoning Legend & Area map

LANG DESIGN GROUP
Landscape Architecture*Planning*Site Lighting
1820 2nd Ave North
Lake Worth, Florida 33461
(561) 688-9996 Fax (561) 688-9688
Email: ldg@langdesigngroup.com

40 YEARS OF AWARD WINNING DESIGN

Private Residence
Bear 258 L.L.C.
258 Wells Road
Palm Beach, FL

REVISIONS	BY
11.11.24	MS
12.6.24	AD
12.26.24 first ARCOM submittal	
4.18.25	AD
6.10.25 first submittal ARCOM	
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LT101



#7 East Side



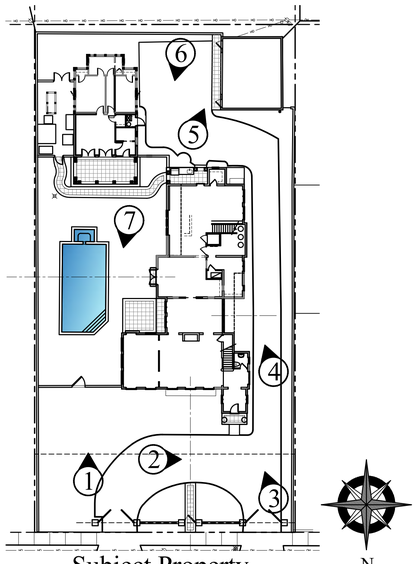
#6 Rear



#5 West Rear



Street View



Subject Property

N



#4 West Side



#1 East Front



#2 Front



#3 West Front

EXISTING CONDITIONS SUBJECT PROPERTY

ARCOM # ARC-24-0146

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Email: ldg@langdesigngroup.com

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Palm Beach, FL

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John E. Lang
Registered Landscape Architect
Florida License # 1315

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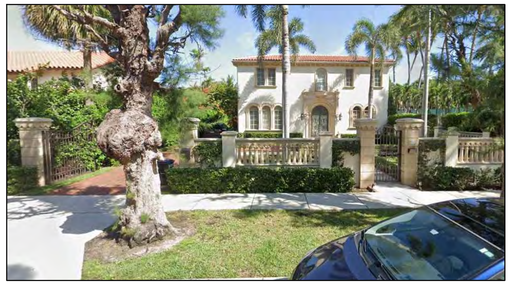
LT102



235 WELLS ROAD
across street to east
double curb cut



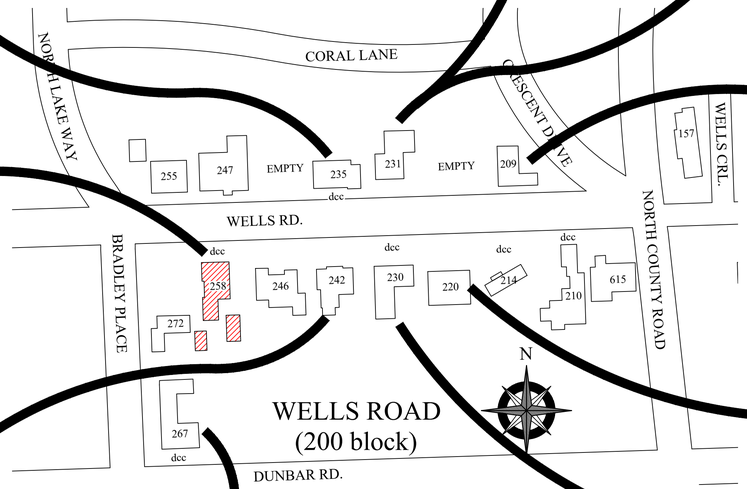
231 WELLS ROAD
across street to east

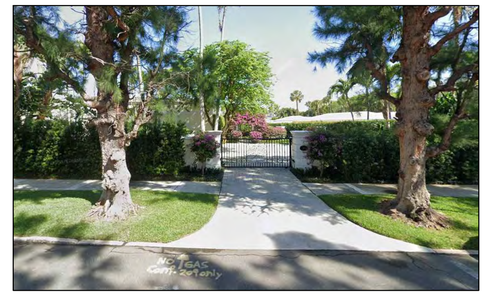


231 WELLS ROAD
across street to east



258 WELLS ROAD
SUBJECT PROPERTY





209 WELLS ROAD
across street to east



220 WELLS ROAD
to the east



242 WELLS ROAD
to the east



267 DUNBAR ROAD
southwest neighbor to rear southwest side



230 WELLS ROAD
to the east - double curb cut

EXISTING CONDITIONS NEIGHBORHOOD CONTEXT

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LE200

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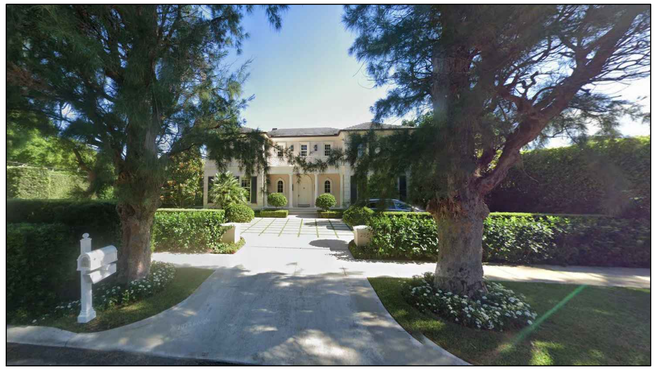


255 NORTH LAKE WAY
northwest neighbor across street to west



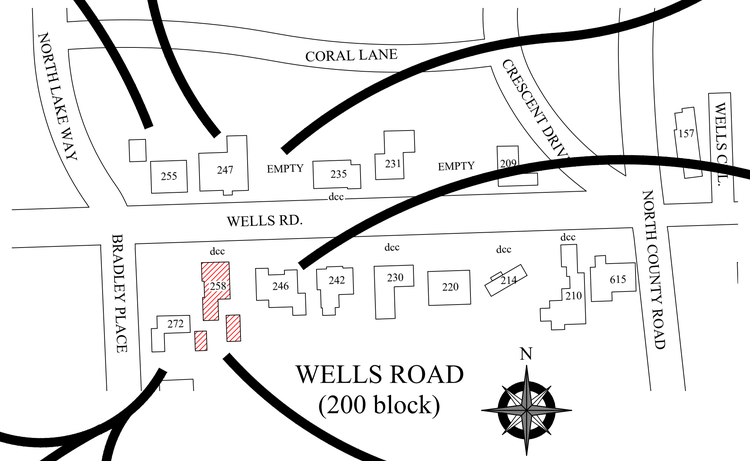
247 WELLS ROAD
north neighbor across street



239 WELLS ROAD
northeast neighbor across street to east
(Empty lot)



272 WELLS ROAD
west adjacent neighbor





246 WELLS ROAD
east adjacent neighbor



272 WELLS ROAD
west adjacent neighbor



272 WELLS ROAD
on Bradley Way side



258 WELLS ROAD
SUBJECT PROPERTY

EXISTING CONDITIONS NEIGHBORHOOD CONTEXT

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6.10.25 first submittal ARCOM	
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LE201

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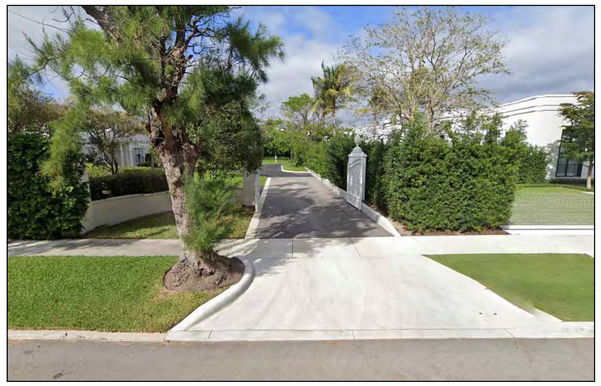


WELLS CIRCLE



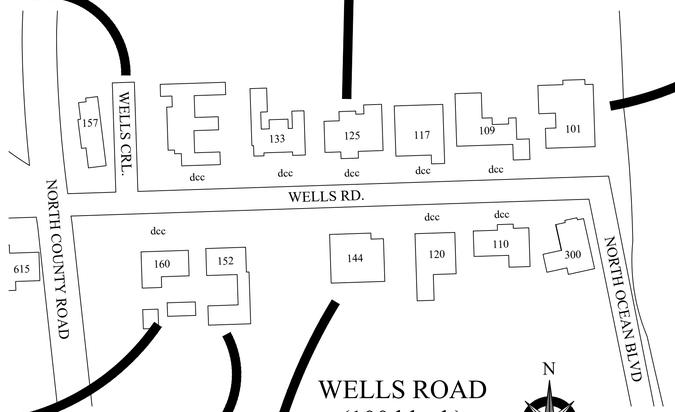
125 WELLS ROAD



101 WELLS ROAD



160 WELLS ROAD





152 WELLS ROAD



144 WELLS ROAD



144 WELLS ROAD

EXISTING CONDITIONS NEIGHBORHOOD CONTEXT

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6.10.25 first submittal ARCOM	
8.11.25 2nd arcom submittal	MS
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CHECKED	SCALE
JEL	NTS

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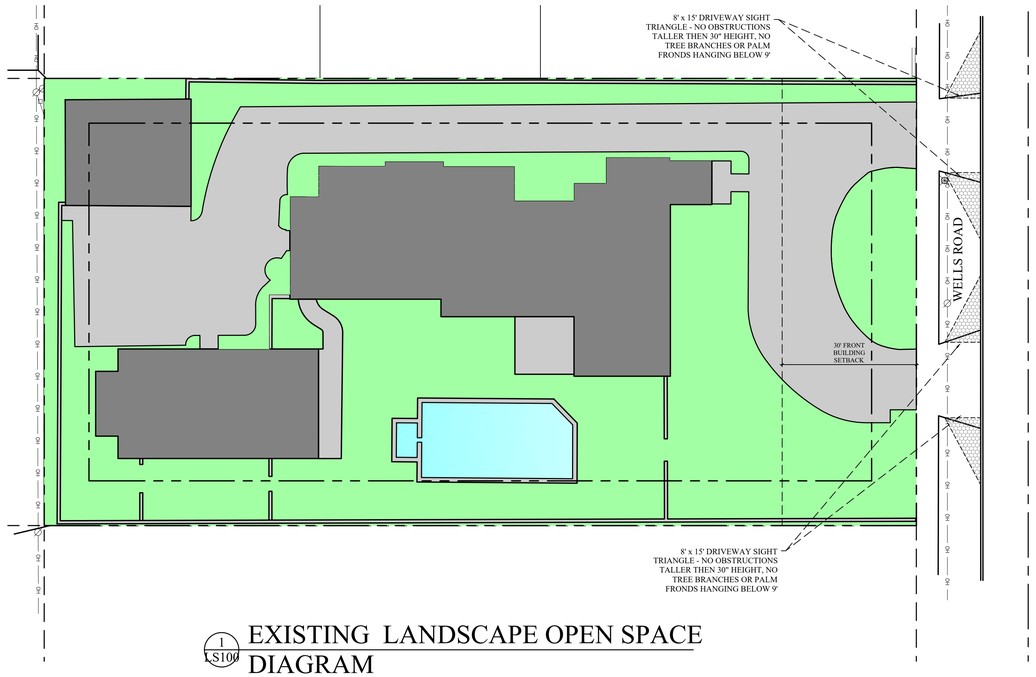
LE202



1 LS100 EXISTING LANDSCAPE OPEN SPACE DIAGRAM

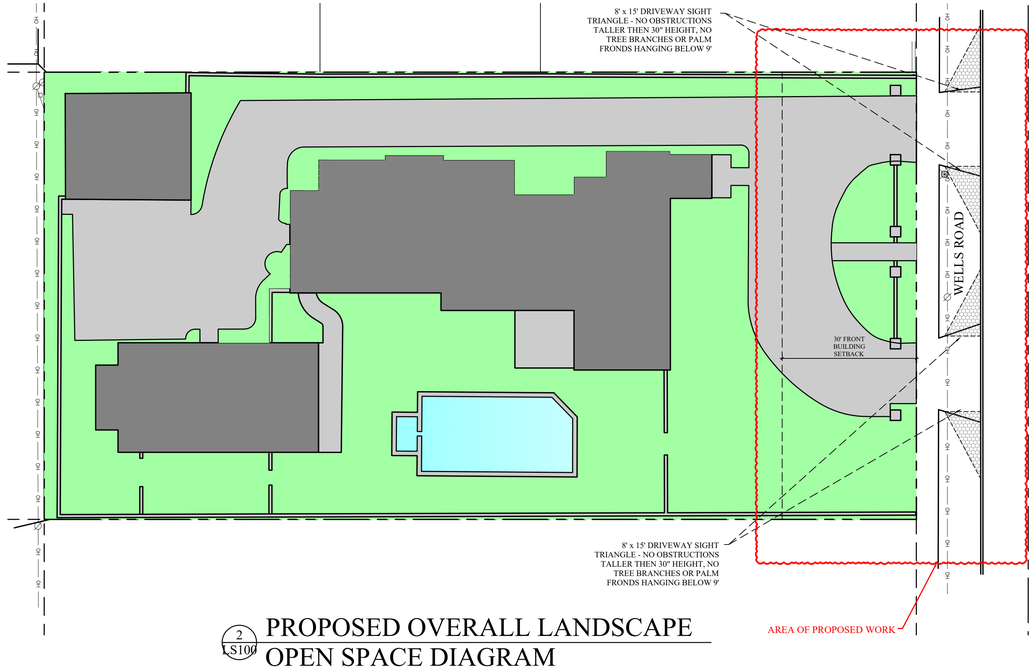
SCALE: 1/16" = 1' 0"

EXISTING SITE CALCULATIONS:
R-B ESTATE RESIDENTIAL DISTRICT
OVERALL LOT GREENSPACE COVERAGE:

SITE - 19500 SQ. FT.
BUILDING - 4757 SQ. FT.
PATIO, DECK, DRIVE,WALKS, ETC - 5662 SQ FT
TOTAL HARDSCAPE - 10419 SQ. FT.
TOTAL GREENSPACE - 9081 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 45%
OVERALL GREEN SPACE % EXISTING = 46.6%

AREA KEY

- STRUCTURES
- HARDSCAPE
- GREEN SPACE
- WATER FEATURES



2 LS100 PROPOSED OVERALL LANDSCAPE OPEN SPACE DIAGRAM

SCALE: 1/16" = 1' 0"

PROPOSED SITE CALCULATIONS:
R-B ESTATE RESIDENTIAL DISTRICT
OVERALL LOT GREENSPACE COVERAGE:

SITE - 19500 SQ. FT.
BUILDING - 4757 SQ. FT.
PATIO, DECK, DRIVE,WALKS, ETC - 5790.6 SQ FT
TOTAL HARDSCAPE - 10547.6 SQ. FT.
TOTAL GREENSPACE - 8952.4 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 45%
OVERALL GREEN SPACE % PROVIDED = 45.9%

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

Line #	Landscape Legend	Zone RB	
1	Property Address:	258 Wells Road Palm Beach, FL	
	Lot Area (sq. ft)	19500 sq. ft.	
3		Required	Proposed
4	Landscape Open Space (LOS) (Sq Ft and %)	8775 sq. ft. - 45%	8952.4 sq. ft. - 45.9%
5	LOS to be altered (Sq Ft and %)	N/A	128.6 sq. ft. - .006%
6	Perimeter LOS (Sq Ft and %)	9750 sq. ft. - 50%	4921 sq. ft. - 69.9%
7	Front Yard LOS (Sq Ft and %)	2284.2 sq. ft. - 45%	3503 sq. ft. - 69%
8	Native* Trees %	30% (number of trees)	72% (8 trees)
9	Native* Shrubs & Vines %	30% (number shrubs/vines)	38% (50 shrubs)
10	Native* Ground Cover %	30% (groundcover area)	N/A

To determine appropriate native vegetation, the **Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood statewide plant list or florida native plant sodiety native plants for your area guide shall be used.*

Hardscape/ Landscape Open Space Diagrams

W S N E

0 4 8 12 20

SCALE: 1/8"= 1'0"

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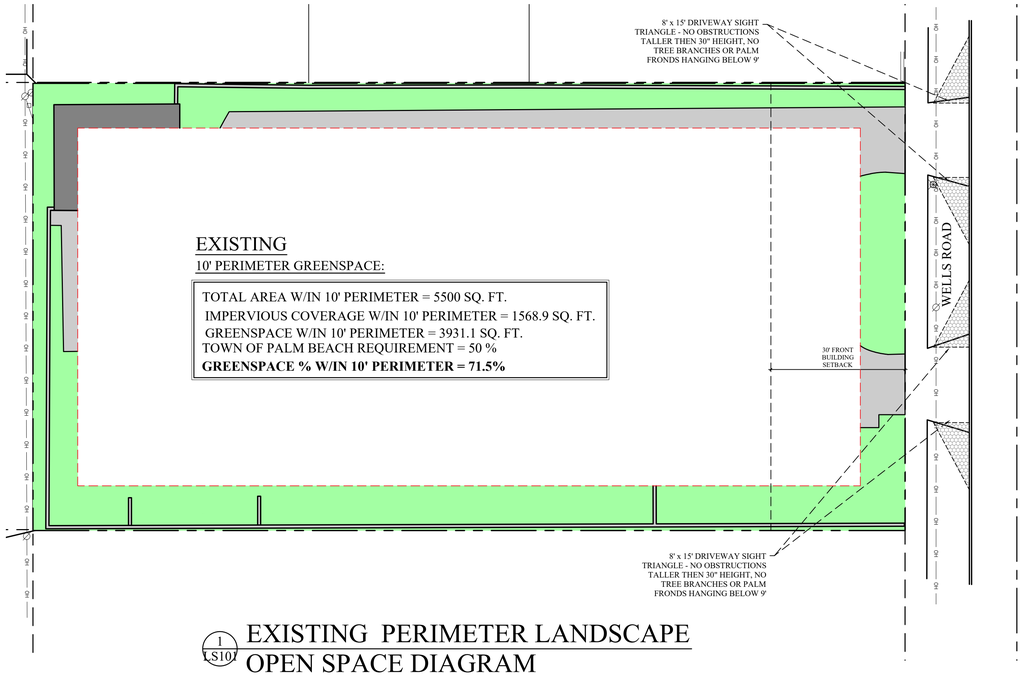
LS300



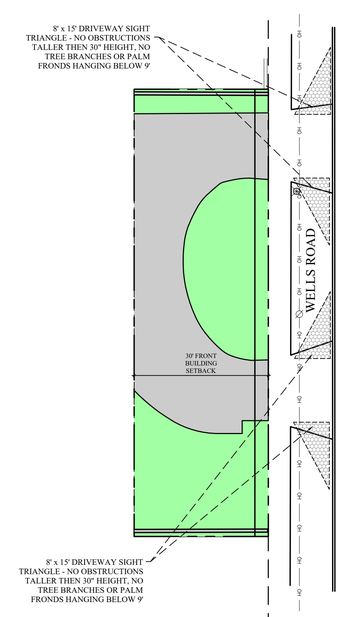
EXISTING

10' PERIMETER GREENSPACE:

TOTAL AREA W/IN 10' PERIMETER = 5500 SQ. FT.
IMPERVIOUS COVERAGE W/IN 10' PERIMETER = 1568.9 SQ. FT.
GREENSPACE W/IN 10' PERIMETER = 3931.1 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 50 %
GREENSPACE % W/IN 10' PERIMETER = 71.5%

1 LS10' EXISTING PERIMETER LANDSCAPE OPEN SPACE DIAGRAM

SCALE: 1/16" = 1' 0"



AREA KEY

- STRUCTURES
- HARDSCAPE
- GREEN SPACE
- WATER FEATURES

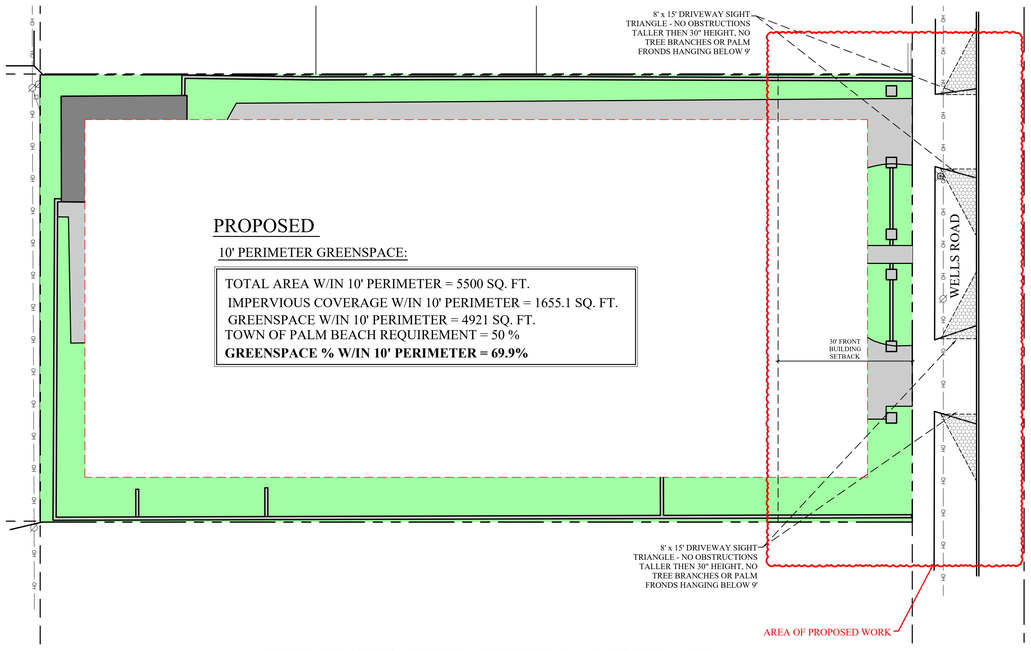
EXISTING

FRONT SETBACK GREENSPACE:

TOTAL AREA W/IN FRONT SETBACK = 3000 SQ. FT.
IMPERVIOUS COVERAGE W/IN FRONT SB = 1459.6 SQ. FT.
GREENSPACE W/IN FRONT SB = 1540.4 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 45 %
GREENSPACE % W/IN FRONT SETBACK = 51.3%

3 LS10' EXISTING FRONT SETBACK OPEN SPACE DIAGRAM

SCALE: 1/16" = 1' 0"



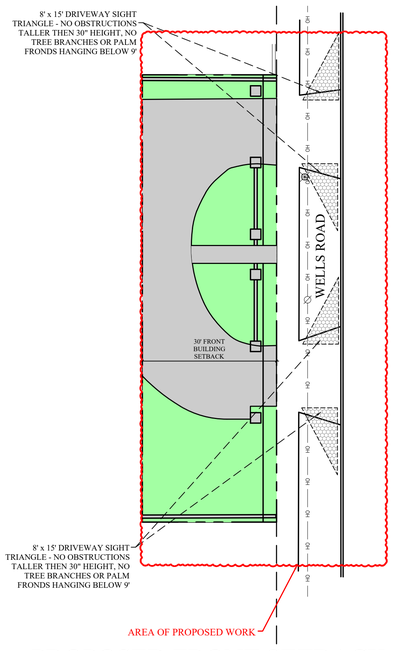
PROPOSED

10' PERIMETER GREENSPACE:

TOTAL AREA W/IN 10' PERIMETER = 5500 SQ. FT.
IMPERVIOUS COVERAGE W/IN 10' PERIMETER = 1655.1 SQ. FT.
GREENSPACE W/IN 10' PERIMETER = 4921 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 50 %
GREENSPACE % W/IN 10' PERIMETER = 69.9%

2 LS10' PROPOSED PERIMETER LANDSCAPE OPEN SPACE DIAGRAM

SCALE: 1/16" = 1' 0"



PROPOSED

FRONT SETBACK GREENSPACE:

TOTAL AREA W/IN FRONT SETBACK = 3000 SQ. FT.
IMPERVIOUS COVERAGE W/IN FRONT SB = 1546.6 SQ. FT.
GREENSPACE W/IN FRONT SB = 1453.4 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 45%
GREENSPACE % W/IN FRONT SETBACK = 48.4%

4 LS10' PROPOSED FRONT SETBACK OPEN SPACE DIAGRAM

SCALE: 1/16" = 1' 0"

Hardscape/ Landscape Open Space Diagrams

W S N E

0 4 8 12 20

SCALE: 1/8" = 1' 0"

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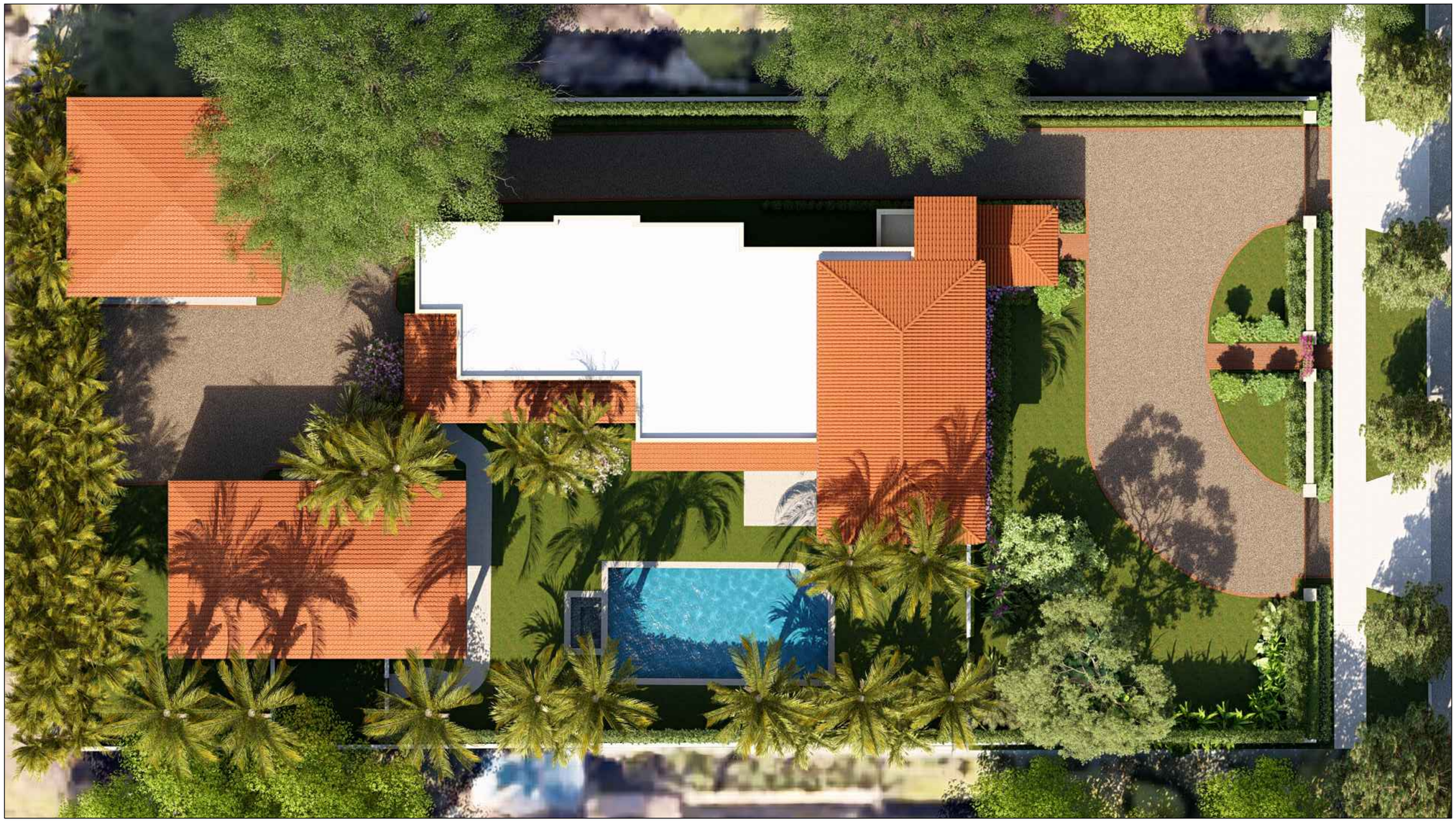
LS301



SITE PLAN RENDERING NOT TO SCALE

Landscape Site Plan Rendering

W
S N
E

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LS302



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Elevation Rendering

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LR400

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North Perspective Rendering

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CHECKED	SCALE
JEL	1/8"=1'0"

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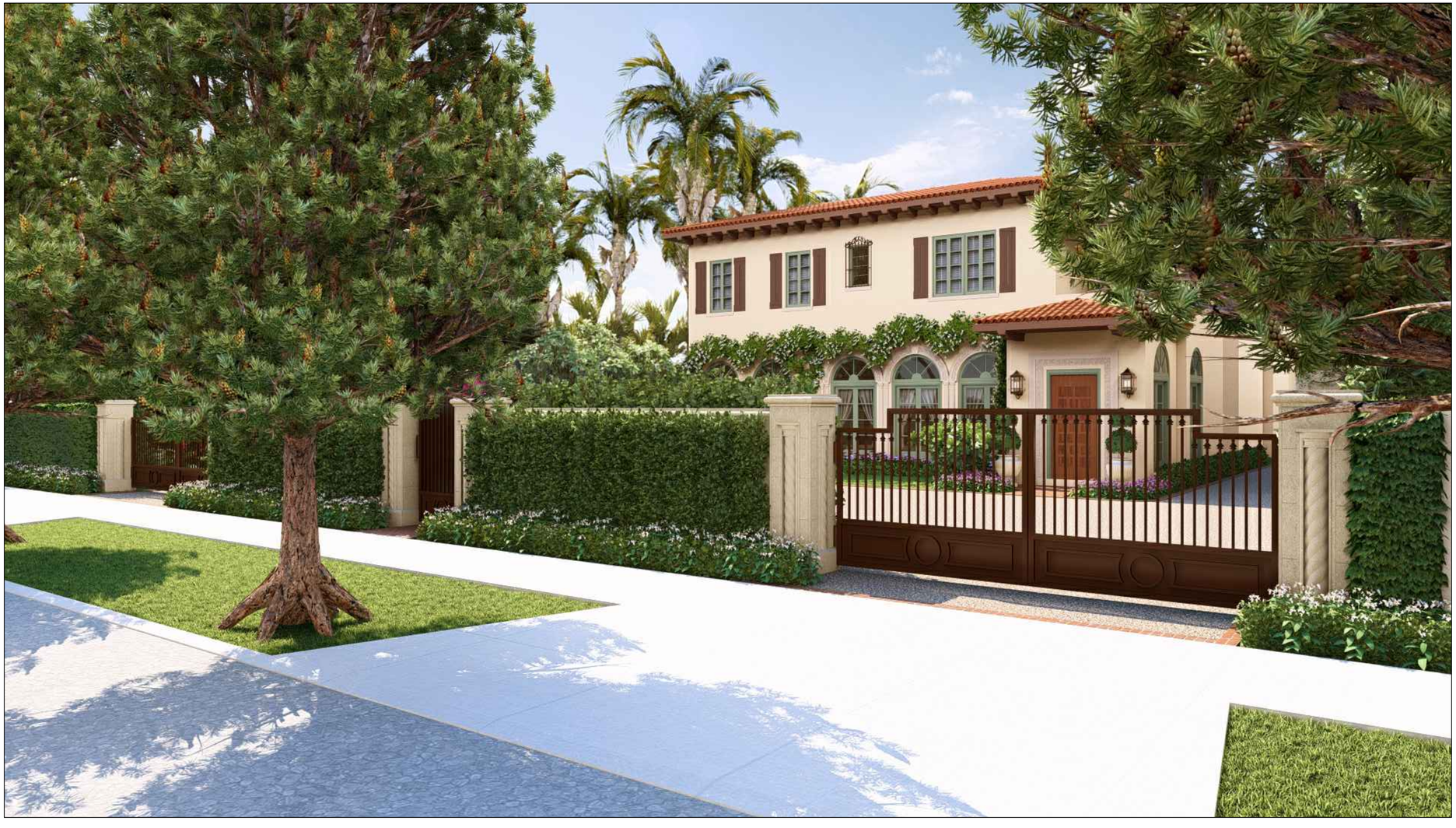

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North Perspective Rendering

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JEL	1/8"=1'0"

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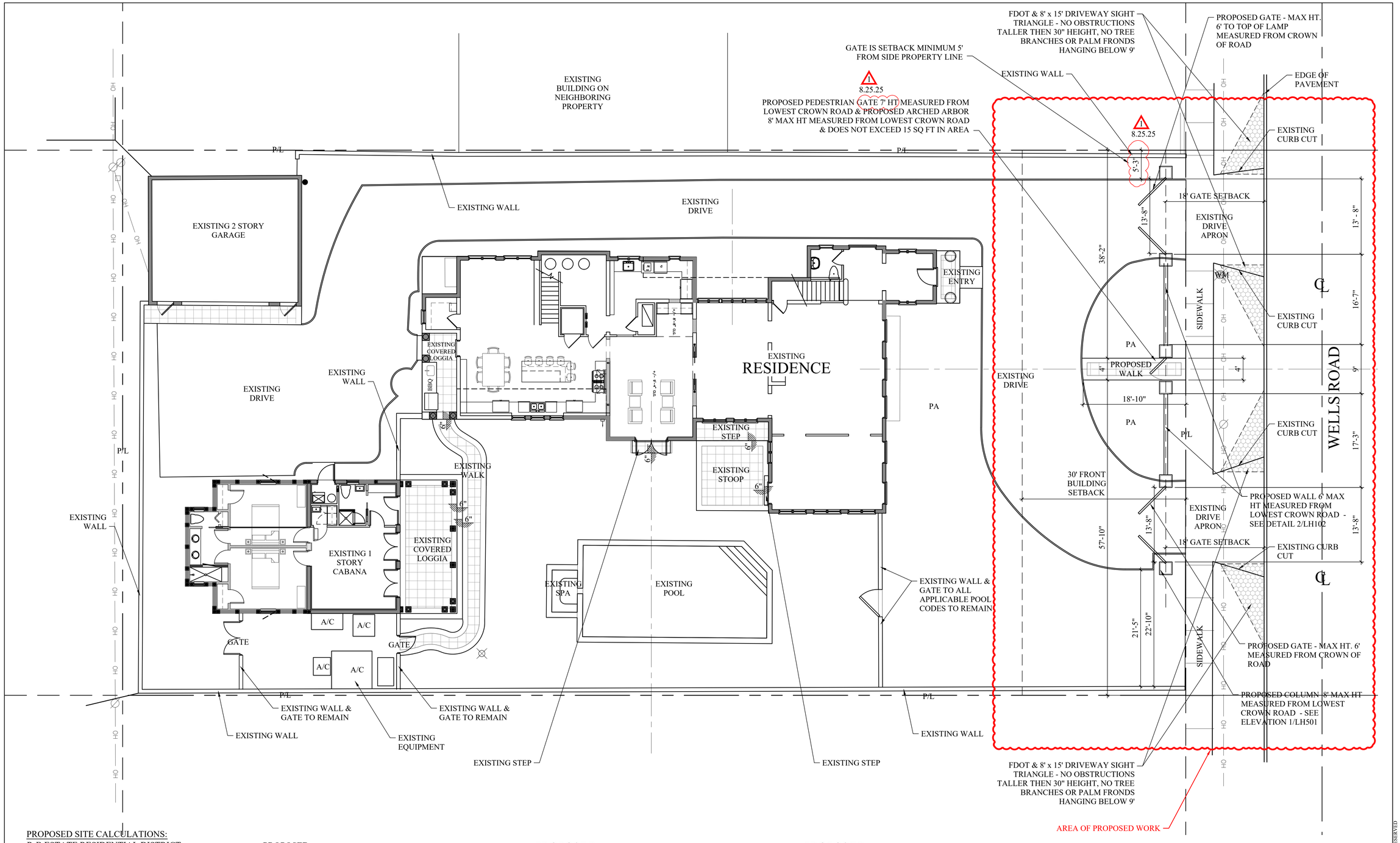

PROPOSED SITE CALCULATIONS:
R-B ESTATE RESIDENTIAL DISTRICT
OVERALL LOT GREENSPACE COVERAGE:

SITE - 19500 SQ. FT.
BUILDING - 4757 SQ. FT.
PATIO, DECK, DRIVE,WALKS, ETC - 5790.6 SQ FT
TOTAL HARDSCAPE - 10547.6 SQ. FT.
TOTAL GREENSPACE - 8952.4 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 45%
OVERALL GREEN SPACE % PROVIDED = 45.9%

PROPOSED
FRONT SETBACK GREENSPACE:

TOTAL AREA W/IN FRONT SETBACK = 3000 SQ. FT.
IMPERVIOUS COVERAGE W/IN FRONT SB = 1546.6 SQ. FT.
GREENSPACE W/IN FRONT SB = 1453.4 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 45%
GREENSPACE % W/IN FRONT SETBACK = 48.4%

PROPOSED
10' PERIMETER GREENSPACE:

TOTAL AREA W/IN 10' PERIMETER = 5500 SQ. FT.
IMPERVIOUS COVERAGE W/IN 10' PERIMETER = 1655.1 SQ. FT.
GREENSPACE W/IN 10' PERIMETER = 4921 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 50 %
GREENSPACE % W/IN 10' PERIMETER = 69.9%

PROPOSED
NATIVE COVERAGE REQUIREMENT:

REQUIRED MINIMUM NATIVE PLANTING = 30%
NATIVE TREES = 73% NATIVE PROVIDED
NATIVE SHRUBS & VINES = 38% NATIVE PROVIDED
NATIVE GROUND COVER = 83% PROVIDED

Hardscape Layout Plan

W N S E

0 4 8 12 20
SCALE: 1/8"= 1' 0"
ARCOM # ARC-24-0146

John E. Lang
Registered Landscape Architect
Florida License # 1315

LANG DESIGN GROUP
Landscape Architecture*Planning*Site Lighting
1820 2nd Ave North
Lake Worth, Florida 33461
(561) 688-9996 Fax (561) 688-9688
Email: ldg@langdesigngroup.com

40 YEARS OF AWARD WINNING DESIGN

Private Residence
Bear 258 L.L.C.
258 Wells Road
Palm Beach, FL

REVISIONS	BY
11.11.24	MS
12.6.24	AD
12.26.24 first ARCOM submittal	
4.18.25	AD
6.10.25 first submittal ARCOM	
8.11.25 2nd arcom submittal	MS
1 8.25.25 final submittal	

DRAWN	DATE
MS	3.22.24
CHECKED	SCALE
JEL	1/8"=1'0"

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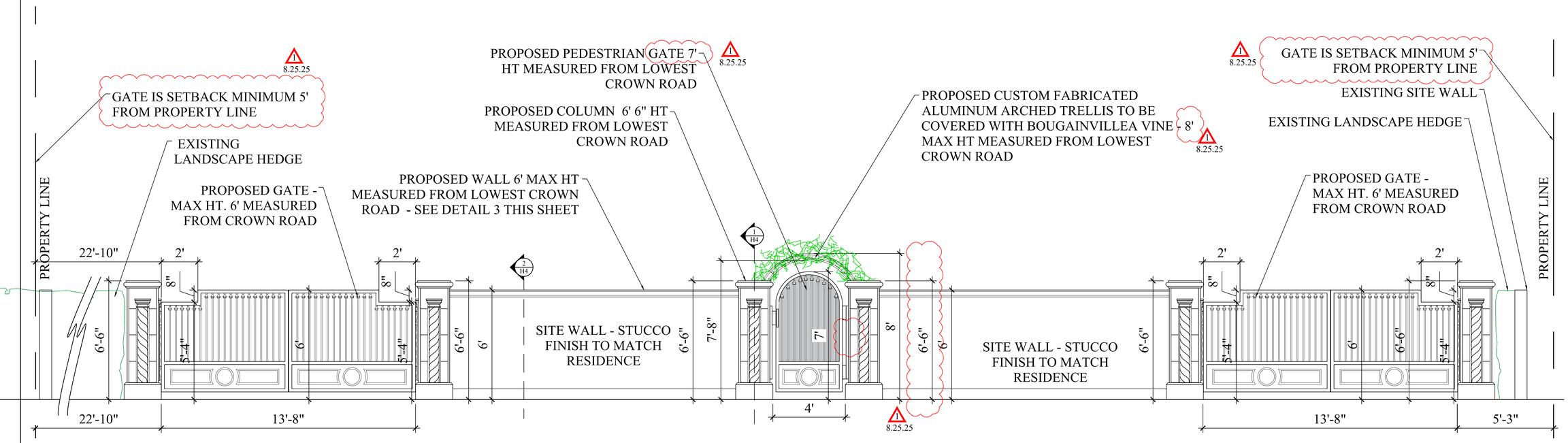
LH500



IMAGE OF EXISTING RESIDENCE



ROPE DETAIL
PROPOSED ON
COLUMNS SHOWN ON
EXISTING RESIDENCE



1 LH501 ENTRY COLUMNS & WALL ELEVATION

SCALE: 3/8" = 1' 0"

Hardscape Details

ARCOM # ARC-24-0146

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DRAWN MS | CHECKED JEL | DATE 3.22.24 | SCALE 1/8"=1'0"

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REGISTERED LANDSCAPE ARCHITECT JOHN E. LANG 1315 STATE OF FLORIDA

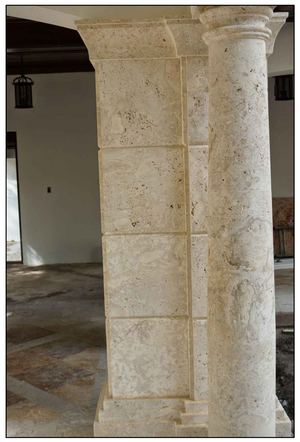
John E. Lang
Registered Landscape Architect
Florida License # 1315

LH501



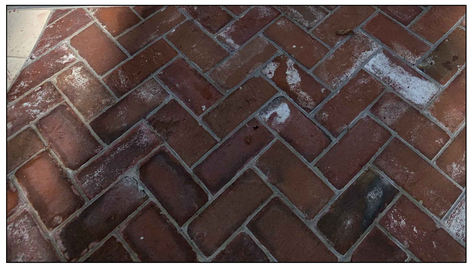
MATERIAL EXAMPLE IMAGE

GATES & COLUMNS TO MATCH
DETAIL ON RESIDENCE



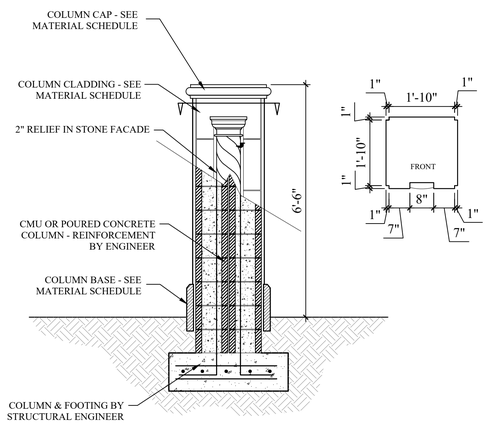
MATERIAL EXAMPLE IMAGE

SHELLSTONE/ CORAL STONE FOR COLUMNS TO
MATCH SHELLSTONE/ CORAL STONE ON RESIDENCE



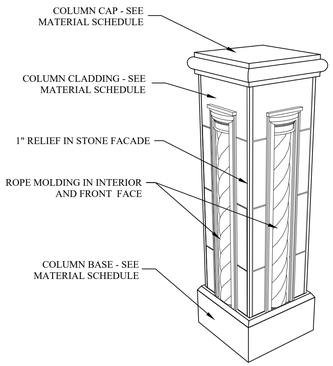
MATERIAL EXAMPLE IMAGE

RECYCLED OLD CHICAGO BRICK FOR
FRONT WALKWAY WITH BRICK
BORDERS



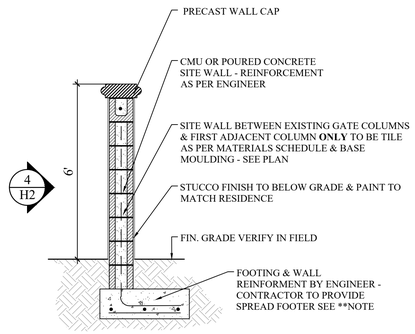
1 / LH502 COLUMN SECTION

SCALE: 1/2" = 1' 0"



2 / LH502 COLUMN PERSPECTIVE

NOT TO SCALE



3 / LH502 SITE WALL SECTION

SCALE: 1/2" = 1' 0"

Hardscape Details

ARCOM # ARC-24-0146

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LH502

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Registered Landscape Architect
Florida License # 1315

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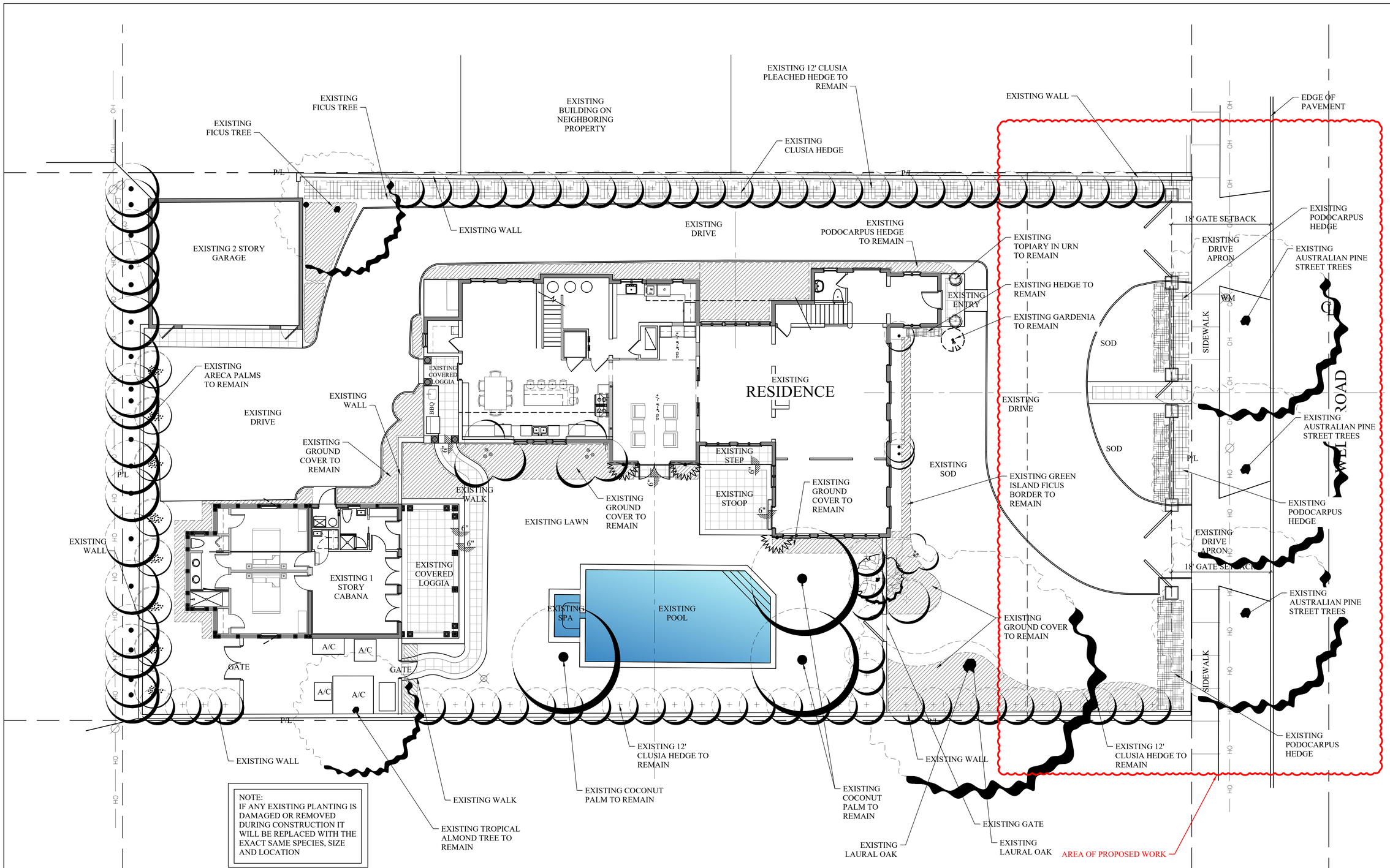

NOTE:
IF ANY EXISTING PLANTING IS DAMAGED OR REMOVED DURING CONSTRUCTION IT WILL BE REPLACED WITH THE EXACT SAME SPECIES, SIZE AND LOCATION

Existing Landscape Plan

W S E N

0 4 8 12 20

SCALE: 1/8"= 1'0"

ARCOM # ARC-24-0146

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MS	3.22.24
CHECKED	SCALE
JEL	1/8"=1'0"

REGISTERED LANDSCAPE ARCHITECT 1315 STATE OF FLORIDA

John E. Lang
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Florida License # 1315

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LL600

NOTE:
IF ANY EXISTING PLANTING IS DAMAGED OR REMOVED DURING CONSTRUCTION IT WILL BE REPLACED WITH THE EXACT SAME SPECIES, SIZE AND LOCATION

REMOVE EXISTING FICUS TREE BECAUSE OF WHITE FLY INFESTATION - REPLACE 16' CLUSIA TREE HEDGE ALONG WEST PROPERTY WALL IN KIND

CLU16 3

EXISTING BUILDING ON NEIGHBORING PROPERTY

EXISTING 12' CLUSIA PLEACHED HEDGE TO REMAIN

EXISTING CLUSIA HEDGE

FDOT & 8' x 15' DRIVEWAY SIGHT TRIANGLE - NO OBSTRUCTIONS TALLER THEN 30" HEIGHT, NO TREE BRANCHES OR PALM FRONDS HANGING BELOW 9'

EXISTING WALL

EDGE OF PAVEMENT

P/L

EXISTING RHAPIS PALMS TO REMAIN

EXISTING 2 STORY GARAGE

EXISTING GROUND COVER TO REMAIN

EXISTING WALL

EXISTING DRIVE

EXISTING PODOCARPUS HEDGE TO REMAIN

EXISTING TOPIARY IN URN TO REMAIN

EXISTING HEDGE TO REMAIN

EXISTING GARDENIA TO REMAIN

GIF 17

HOLLY 5

18' GATE SETBACK

EXISTING DRIVE APRON

EXISTING PODOCARPUS HEDGE

EXISTING AUSTRALIAN PINE STREET TREES

EXISTING ENTRY

EXISTING AREACA PALM TO REMAIN

EXISTING ARECA PALMS TO REMAIN

EXISTING COVERED LOGGIA

BBQ

EXISTING RESIDENCE

SOD

SIDEWALK

WM

AN 35

POD6 7

B12 2

GAR 2

CJ 7

RAD 19

JC 3

EXISTING DRIVE

EXISTING WALL

EXISTING BOUGAINVILLEA TO REMAIN

EXISTING LIGUTRUM TREE TO REMAIN

EXISTING STEP

EXISTING STOOP

EXISTING SOD

EXISTING GREEN ISLAND FICUS BORDER TO REMAIN

EXISTING WALK

EXISTING LAWN

EXISTING GROUND COVER TO REMAIN

GIF 17

EXISTING DRIVE APRON

AN 29

IV 70

EXISTING WALL

EXISTING 1 STORY CABANA

EXISTING COVERED LOGGIA

A/C

GATE

EXISTING SPA

EXISTING POOL

EXISTING GROUND COVER TO REMAIN

EXISTING AUSTRALIAN PINE STREET TREES

EXISTING PODOCARPUS HEDGE

EXISTING 12' CLUSIA HEDGE TO REMAIN

EXISTING COCONUT PALM TO REMAIN

EXISTING COCONUT PALM TO REMAIN

EXISTING WALL

EXISTING 12' CLUSIA HEDGE TO REMAIN

FDOT & 8' x 15' DRIVEWAY SIGHT TRIANGLE - NO OBSTRUCTIONS TALLER THEN 30" HEIGHT, NO TREE BRANCHES OR PALM FRONDS HANGING BELOW 9'

AREA OF PROPOSED WORK

EXISTING TROPICAL ALMOND TREE TO REMAIN

EXISTING LAURAL OAK

EXISTING LAURAL OAK

NOTE:
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Proposed Landscape Plan

W S E N

0 4 8 12 20

SCALE: 1/8"= 1'0"

ARCOM # ARC-24-0146

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LL601

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REGISTERED LANDSCAPE ARCHITECT 1315 STATE OF FLORIDA

John E. Lang
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PLANT LIST

Qty	Code	Native	Drought	Botanical Name / Common Name	Specifications
	TREES / PALMS				
3	CLU16		L	Clusia guttifera / small leaf Clusia	BB, FG, 14' - 16' oa 3' c.t. - to match existing
5	HOLLY	Native	L	Ilex cassine: Dahoon Holly	BB, FG, 14', 4-5" cal, standard cone shape
3	JC	Native	L	Juniperus chinensis	BB, FG, 12'oa, matched
	ACCENTS / SHRUBS / GROUND COVERS				
4	AN		H	Annuals or perennials	trays
2	B12		H	Bougainvillea	25 gallon 10' trellis - w/ runners to train to arch
7	CJ		L	Trachelospermum jasminoides / Confederate Jasmine	15 gallon 10' trellis - pin to wall - no pattern
2	GAR		L	Gardenia 'Miami Supreme'	25 gallon 5' o.a. low graft standard
34	GIF		L	Green Island Ficus	3 gallon 18" o.c., 18" min ht
50	IV	Native	l	Ilex vomitoria / Yaupon Holly	3 gallon 18" min ht
14	POD6		M	Podocarpus maki	6' hedge full to base 15 gal 2' o.c.
19	RAD		L	Radermachera kunming / Dwarf Jasmine	3 gallon 18" o.a.

(N) Florida Native Plant Species

L Low Watering needs

M Medium Watering needs

H High watering needs

Landscape Specifications

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

Line #	Landscape Legend	Zone RB	
1	**Property Address:**	258 Wells Road Palm Beach, FL	
	Lot Area (sq. ft)	19500 sq. ft.	
3		Required	Proposed
4	Landscape Open Space (LOS) (Sq Ft and %)	8775 sq. ft. - 45%	8952.4 sq. ft. - 45.9%
5	LOS to be altered (Sq Ft and %)	N/A	128.6 sq. ft. - .006%
6	Perimeter LOS (Sq Ft and %)	9750 sq. ft. - 50%	4921 sq. ft. - 69.9%
7	Front Yard LOS (Sq Ft and %)	2284.2 sq. ft. - 45%	3503 sq. ft. - 69%
8	Native* Trees %	30% (number of trees)	72% (8 trees)
9	Native* Shrubs & Vines %	30% (number shrubs/vines)	38% (50 shrubs)
10	Native* Ground Cover %	30% (groundcover area)	N/A

To determine appropriate native vegetation, the **Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood statewide plant list or florida native plant sodiety native plants for your area guide shall be used.*

)SED SITE CALCULATIONS:
TATE RESIDENTIAL DISTRICT
ALL LOT GREENSPACE COVERAGE:

19500 SQ. FT.
)ING - 4757 SQ. FT.
), DECK, DRIVE,WALKS, ETC - 5790.6 SQ FT
L HARDSCAPE - 10547.6 SQ. FT.
L GREENSPACE - 8952.4 SQ. FT.
OF PALM BEACH REQUIREMENT = 45%
ALL GREEN SPACE % PROVIDED = 45.9%

PRO
FRC
TO
IM
GI
TO
G

EXISTING SITE CALCULATIONS:
R-B ESTATE RESIDENTIAL DISTRICT
OVERALL LOT GREENSPACE COVERAGE:

SITE - 19500 SQ. FT.
BUILDING - 4757 SQ. FT.
PATIO, DECK, DRIVE,WALKS, ETC - 5662 SQ FT
TOTAL HARDSCAPE - 10419 SQ. FT.
TOTAL GREENSPACE - 9081 SQ. FT.
TOWN OF PALM BEACH REQUIREMENT = 45%
OVERALL GREEN SPACE % EXISTING = 46.6%

NOTE:
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ARCOM # ARC-24-0146

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REGISTERED LANDSCAPE ARCHITECT 1315 STATE OF FLORIDA
John E. Lang
Registered Landscape Architect
Florida License # 1315

LL602

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: September 25, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0052 (ZON-25-0048) 235 WORTH AVE (COMBO). The applicant, Richemont North America, Inc, has filed an application requesting Architectural Commission review and approval for storefront alterations and new awnings to an commercial building in order to combine three separate tenants into a single retail tenant space.

Date: 9/18/2025

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-25-0052 (ZON-25-0048) 235 WORTH AVE (COMBO). The applicant, Richemont North America, Inc, has filed an application requesting Architectural Commission review and approval for storefront alterations and new awnings to an commercial building in order to combine three separate tenants into a single retail tenant space.

ZON-25-0048 (ARC-25-0052) 235 WORTH AVE (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, Richemont North America, Inc, has filed an application requesting Town Council review and approval for a Special Exception with a Site Plan Review for a permitted retail use greater than 4,000 SF (4,650 requested) in the C-WA zoning district in order to combine three separate tenants into a single retail tenant space.

Applicant:	Richemont North America, Inc
Design Professional:	Spina Orourke + Partners
Representative:	Maura Ziska

BACKGROUND

The existing one-story building was approved in 1988 and contained three separate retail bays. As part of the approval for the existing building, the Town Council approved a parking variance to allow for 0 on-site parking spaces in lieu of the 25 parking spaces required for the retail use of the building that continues to exist today (Variance No. 15-88). At the September 10, 2025 Development Review meeting, the Town Council approved (5-0) the request for the Special Exception.

THE PROJECT:

The applicant has submitted plans entitled "Van Cleef & Arpels_FINAL SUBMITTAL 08/25/25 as prepared by **Spina Orourke + Partners**, uploaded and dated to the Town August 24, 2025.

The following is the scope of work for the Project:

- Interior and exterior alterations (storefront alterations and new awnings) to three existing retail bays into a single tenant space.

The following Special Exception, Site Plan Review, and/or Variance(s) are required for the application:

- 134-1159(a)(9) Special Exception for a permitted use greater than 4,000 SF in the CWA zoning district to allow a tenant with 4,650 SF.
- Section 134-1159(a) SE uses requires a Site Plan Review.

Site Data			
Zoning District	C-WA	**Future Land Use**	COMMERCIAL
Existing SF	4,650 SF (Interior)	**Proposed SF**	4,080 SF (interior)
Surrounding Properties / Zoning			
North	Surface Parking Lot / C-TS		
South	One-story Commercial / C-WA		
East	One-story Commercial / C-WA		
West	One-story Commercial / C-WA		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed application is consistent with the COMMERCIAL designation of the Future Land Use Map of the Comprehensive Plan.

STAFF ANALYSIS

The project also includes an interior buildout of a previously approved 4,650 square-foot building with three distinct retail bays, the combination thereof, and the creation of a new, interior, open-air patio. A Special Exception is required for permitted retail uses exceeding 4,000 SF of gross leasable area (GLA) in the C-WA zoning district. After combining three interior retail spaces, the resulting space to be operated by Van Cleef & Arpels totals 4,171 SF of GLA: 3,601 square feet of interior retail space and 570 SF of open-air retail space. The three spaces are/were approximately 1,382 SF, 1,397 SF, and 1,389 SF respectively.



Existing photo of storefront



Proposed storefront

Architecturally, the proposal involves three new storefronts to replace the existing three. Both of the end bays will have their entrance doors removed as well as the side panel and replaced with a single fixed panel of glass, while the central area will be replaced with a double swing door. All of the storefronts frames are proposed to have a black lacquer finish. A new central 7 SF sign is proposed and three separate, open sided panel awnings are also proposed in black fabric.

Beyond the awnings, the applicant is proposing to fill in portions of the upper window openings and cover them with exterior tiles above the glass storefronts, although no design details have been provided. The applicant is also proposing ceramic tiled planters with a dark green finish along the central entrance. The substantial changes to the storefront require this project to be reviewed by the full Architectural Commission as a minor application.

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

Gunster

.Our File Number: 64903-00003
Writer's Direct Dial: (561) 650-0633
Writer's E-Mail Address: jcrowley@gunster.com

July 28, 2025

Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

Re: LOI for 235 Worth Avenue - ARC-25-0052 (ZON-25-0048)

We are pleased to submit the accompanying documents and drawings in connection with our combination application for Architectural Commission, Site Plan, and Special Exception Approval (the "Application") for the Van Cleef & Arpels' new storefront project at 235 Worth Avenue, Palm Beach, FL (the "Property"). In addition to the storefront change on the existing one-story building, the project also includes an interior buildout of a previously approved 4,650 square-foot building, and the creation of a new, interior, open-air patio. The Property is approximately 6,250 square feet in size (50 feet in width, and 125 feet in depth), with a zoning designation of Commercial – Worth Avenue ("C-WA") and a future land use designation of Commercial ("C").

The existing one-story building was approved in 1988 and constructed shortly thereafter. It replaced a 2-story building that was constructed in 1940 and contained a restaurant use for many years. As part of the approval for the existing building, the Town Council approved a parking variance to allow for 0 on-site parking spaces in lieu of the 25 parking spaces required for the retail use of the building that continues to exist today (Variance No. 15-88).

A special exception is required for permitted retail uses above 4,000 square feet of gross leasable ("GLA") in the C-WA zoning district. After combining the three (3) interior retail spaces (approximately 1,382+ square feet of GLA for tenant 1, 1,397+ square feet of GLA for tenant 2, and 1,389+ square feet of GLA for tenant 3, the resulting space to be operated by Van Cleef & Arpels totals 4,171 square feet of GLA: 3,601 square feet of interior retail space, and 570 square feet of retail space in the open-air courtyard. This project does not require variances, and the owner of the Property does not intend to abandon the previously approved parking variance by authorizing the construction of an interior courtyard and the temporary reduction in square footage of the building. If Van Cleef and Arpels vacates the premises, the building will be restored to its current configuration with no interior courtyard.

Please note the following as it relates to this application:

A. Architectural Commission review in accordance with Section 18-205.

(a) The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

(1) The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm, and high quality.

(2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

(3) The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

(4) The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

(5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

a. Apparently visibly identical front or side elevations;
b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

(6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

a. Height of building or height of roof.
b. Other significant design features including, but not limited to, materials or quality of architectural design.
c. Architectural compatibility.
d. Arrangement of the components of the structure.
e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
f. Diversity of design that is complimentary with size and massing of adjacent properties.
g. Design features that will avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring property.

(7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

(8) The proposed 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.

(b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring such building or structure into conformity. If an application is disapproved, the architectural commission shall detail in its findings the criterion or criteria that are not met. The action taken by the architectural commission shall be reduced to writing, and a copy thereof shall be made available to the applicant upon request.

(c) A decision or order of the commission or the planning, zoning and building department director or his/her designee shall not become effective until the expiration of ten working days after the date upon which a ruling of the commission or the planning, zoning and building department director or his/her designee has been made.

The Project proposes a minor fenestration or “store front change-out,” which is typical along Worth Avenue as old businesses leave a space, and new businesses move in. The massing of the existing building is not changing, nor is the exterior building footprint. The proposed front exterior modifications are in keeping with the look of the Avenue, and not only meet the criteria for approval listed above, but also comply with the Worth Avenue Design Guidelines. The creation of the interior open space patio is not visible from any location, other than when inside the building, and therefore is more of an interior renovation, though it is something that Town Council will review as part of the site plan application for this project.

B. Special Exception Approval per Section 134-1159(a) in accordance with Section 134-229 as follows:

(1) The use is a permitted special exception use as set forth in article VI of this chapter.

(2) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

(3) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

(4) The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

(5) The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

(6) The use will comply with all elements of the comprehensive plan.

(7) The use not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

(8) Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

(9) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

(10) Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.

(11) Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

(12) In all districts except the C-OPI district, and also with the exception of hotel, motel and timeshare uses, the proposed special exception use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be town persons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine the credibility and the appropriateness of the applicant's conclusion. The submittal shall include a description of the types of information used and the methodology employed to arrive at the conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant. The town may in the future require the applicant to demonstrate to the satisfaction of the town council that the special exception use is continuing to be town-serving.

(13) If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition, adequate landscaping, screening and barricade protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

(14) The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

Justification for Special Exception Approval:

Per Section 134-1159(a)(9), a special exception is required in the C-WA zoning district to exceed the 4,000 square-foot limit for a retail user within a building on Worth Avenue. The previously approved building is 4,650 square feet in size. The GLA that Van Cleef & Arpels will occupy is 4,171 square feet. The following are the justifications for approval of the special exception based on the above listed approval criteria:

- Retail use is a permitted use in the C-WA Zoning District.
- Van Cleef & Arpels as a single retail user with 4,171 square feet of GLA (including a 570 square-foot open courtyard) will not adversely impact the public health, safety, welfare or morals of the Town. No expansion of interior or gross leasable area is proposed. Van Cleef & Arpels is an existing merchant on Worth Avenue and the store has proven to be a Town serving retail business.
- The proposed renovation modifications are significant upgrades to the building that will only have positive impact on the value of other properties in the neighborhood.
- The proposed renovation and modifications are minor in nature in terms of affecting the adjacent properties, because the existing massing will remain the same, and will continue to be completely compatible with the neighborhood. Furthermore, the 4,000 square-foot maximum threshold will be exceeded by only 171 square feet, which is de minimus in nature, and will not adversely affect adjacent properties in any substantive way.
- The proposed renovation and modifications continue comply with all yard, open space, and any special requirements, except for a parking variance mentioned previously, that has already been approved by Town Council.
- The retail use and proposed renovation and modifications comply with all elements of the comprehensive plan.
- The proposed use and renovation and modifications will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district, particularly since the building is existing, and no major changes affecting the location or massing of the building are proposed.
- Adequate ingress and egress will remain, and the parking for the building will remain off-site as it currently exists.
- All signage will meet with the Town's requirements and be permitted as required by the Town of Palm Beach building department.

- The proposed use and renovation and creation of an internal open-air patio will not place a greater burden on Town services, including the change to the drainage for the property, which has been redesigned to accommodate the changes and satisfy all Town drainage requirements.

C. Site Plan Approval in accordance with Section 134-329.

Within 30 days of receipt of the application for site plan review, the town council shall review and consider the application. Before any site plan shall be approved, approved with changes, or denied, the town council shall make a finding that the approval of the site plan will or will not adversely affect the public interest and certify that the specific zoning requirements governing the individual use have or have not been met and that, further, satisfactory provision and an arrangement has or has not been made concerning the following matters, where applicable:

(1) Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the town.

(2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.

(3) Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.

(4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

(5) Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

(6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacities.

(7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

(8) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to communitywide open spaces and recreation facilities.

(9) Such other standards as may be imposed by this chapter for the particular use or activity involved.

(10) Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.

(11) Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

Per Section 134-1159(a), special exception uses require site plan approval. No change to the mass or height of the building is being proposed, and the exterior footprint of the building will remain exactly the same. The creation of an interior courtyard will not affect any of the neighboring buildings, because it will not be visible. Any noise from the retail operation of the store would be captured by the surrounding building walls. The drainage system will be updated to capture the required stormwater on the property as depicted on the civil plans submitted in our Application materials.

In closing, the architectural improvements to the building storefront will be complementary to the architecture of the existing building. The interior courtyard is consistent with the Worth Avenue Design Guidelines, which call for “courtyards, patios and terraces,” and provide that new construction should incorporate vias, courtyards, and other outdoor spaces into the proposed design. These building modifications for a world class retail operation are beneficial to the Town, its residents, and guests.

Sincerely,



James M. Crowley

JMC/jl

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Van Cleef & Arpels

235 WORTH AVENUE, PALM BEACH, FL 33480

SHEET	NAME
SUR	SURVEY
Z-0.1.0	LOCATION MAP
Z-1.0.0	PHOTOS - SUBJECT PROPERTY
Z-1.1.0	PHOTOS - ADJACENT PROPERTIES
Z-2.0.0	LOCATION PLAN AND STREETSCAPE ELEVATION
A-0.1.0	ARCHITECTURAL SITE PLAN
A-0.2.0	ZONING LEGEND
D-1.0.0	DEMOLITION PLAN
D-2.0.0	EXTERIOR SOUTH ELEVATION - DEMOLITION
D-3.0.0	DEMOLITION ROOF PLAN
A-1.0.0	FLOOR PLAN
A-2.0.0	ROOF PLAN
A-3.0.1	EXTERIOR SOUTH ELEVATIONS
A-3.0.2	EXTERIOR SOUTH ELEVATIONS - COLOR
A-3.1.0	WALL SECTIONS AT FRONT
A-3.1.1	WALL SECTIONS AT REAR
A-3.1.3	EXTERIOR DETAILS
A-4.0.0	RENDERING - EXTERIOR
A-4.0.1	RENDERING - INTERIOR
A-4.0.2	RENDERING - INTERIOR
A-4.0.3	RENDERING - INTERIOR
A-4.0.4	INTERIOR DIAGRAMMATIC SECTION

SCOPE OF WORK

THE SCOPE OF WORK INCLUDES THE INTERIOR FIT OUT OF AN EXISTING 4,850 SF RETAIL SPACE, MINOR MODIFICATION TO THE WORTH AVENUE FACING STOREFRONT, NEW AWNINGS AND THE CREATION OF A NEW INTERIOR OPEN AIR PATIO



FINAL SUBMITTAL 08-25-2025

ZON-25-0048 ARC-25-0052

CIVIL ENGINEER
SIMMON & WHITE
2581 METROCENTRE BLVD WEST, STE 3
WEST PALM BEACH, FLORIDA 33407
CONTACT PHONE: 561.478.7848

SPINAOROURKE + PARTNERS
Architecture + Interior Design
Keith M. Spina # AR13419
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WEST PALM BEACH, FLORIDA 33401
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8/24/2025 11:58:28 AM

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SPINAOROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

EXISTING BUILDING RENOVATION
Van Cleef & Arpels
235 WORTH AVENUE, PALM BEACH, FL 33480

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Revisions:

Project no: 25048
Date: 08-25-2025
Drawn by: NDC/RR
Project Manager: NF/CS

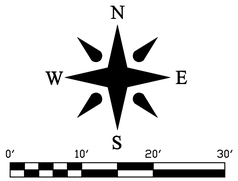
COVER SHEET

CVR.

FINAL SUBMITTAL

LEGEND

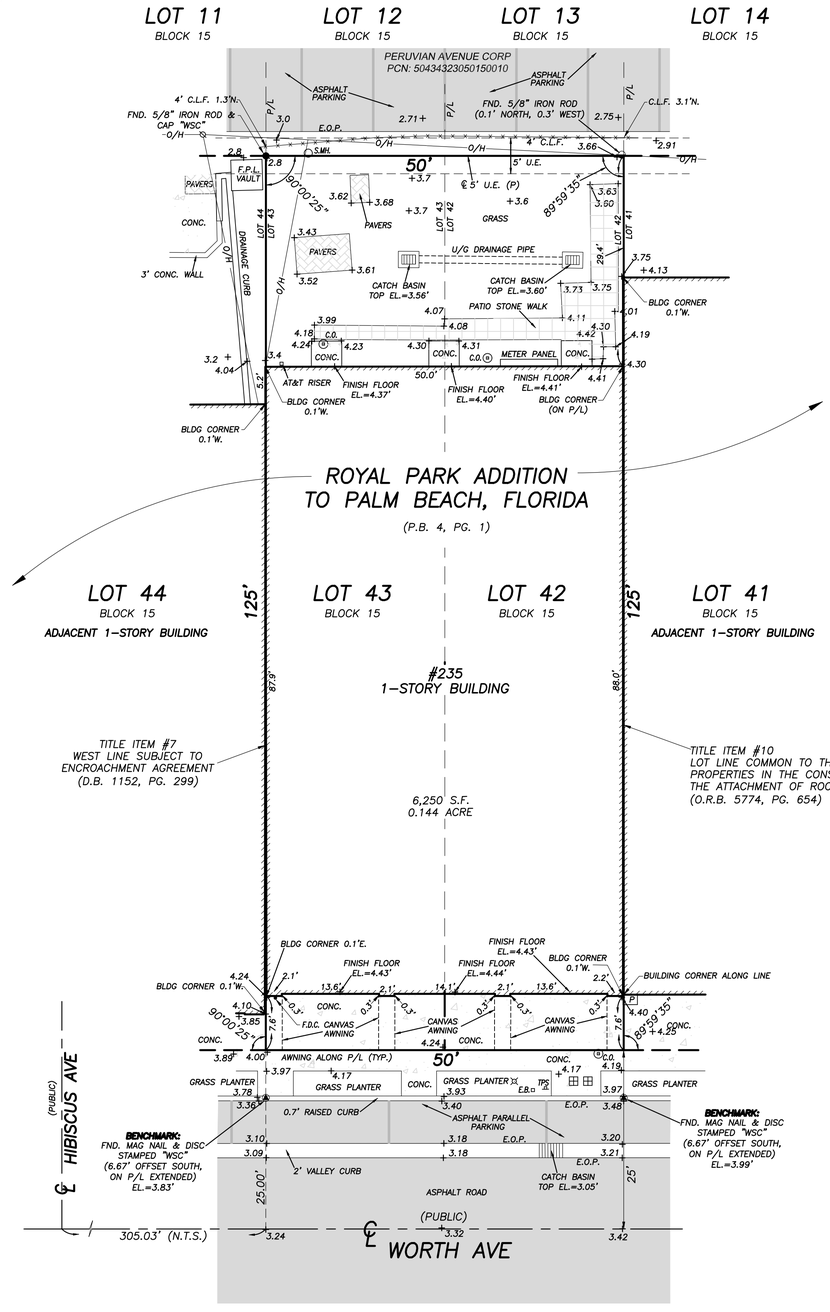
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.O.	= CLEAN-OUT
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.D.C.	= FIRE DEPARTMENT CONNECTION
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT BOOK 4, PAGE 1
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
PCN	= PARCEL CONTROL NUMBER
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
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
TPS	= TIMED PARKING SIGN
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/G	= UNDERGROUND
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #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



SCALE: 1"=10'

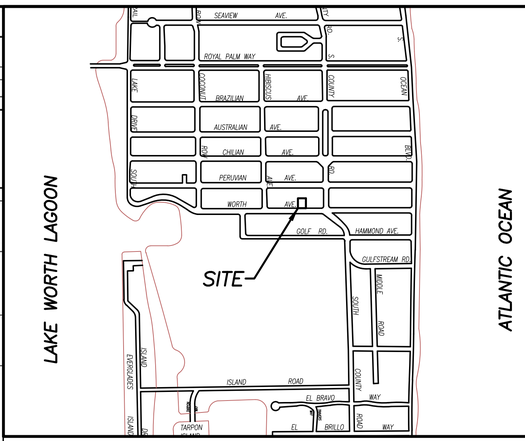
Boundary Survey For:

MIKLOR EQUITIES, INC



TITLE COMMITMENT REVIEW

CLIENT: Miklor Equities, Inc., a Florida corporation	COMMITMENT NO. : 1659730	DATE: JULY 15, 2025			
REVIEWED BY: WILLIAM M. NAULTY	JOB NO. : 250198-SE				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-5	N/A	Standard Exceptions	•			
6	PB 4, PG 1	All matters contained on the Plat of Revised Map of Royal Park Addition to Palm Beach, Florida.	•			
7	DB 1152, PG 299	Encroachment Agreement by and between Albert Gasper and Grace Gasper and A.G. Garzo and Amelia Garzo.	•			
8	DB 1154, PG 349	Agreement by and between Albert Gasper and Grace Gasper and Insap Estates Inc.			•	
9	ORB 5773, PG 475	General Release and Hold Harmless Agreement by and between Miklor Equities, Inc. and the Town of Palm Beach in regard to the elevation of the building.				•
10	ORB 5777, PG 654	Mutual Consent to Attachment of Roof Flashing by and between 225 Worth Avenue Properties, Inc., a Florida corporation and Miklor Equities, Inc., a Florida corporation.	•			



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
MIKLOR EQUITIES, INC

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

Miklor Equities, Inc

No responsibility or liability is assumed by the undersigned surveyor for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
235 Worth Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lots 42 and 43, Block 15, **REVISED MAP OF ROYAL PARK ADDITION** to Palm Beach, Florida, according to the Plat thereof as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida.*

***FLOOD ZONE:** This property is located in Flood Zone AE (EL. 7.0), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583G, 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 1659730, issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, dated July 10, 2025. 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. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

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: 07/02/2025

William M. Naulty
Professional Surveyor and Mapper
Florida Certificate No. 7558

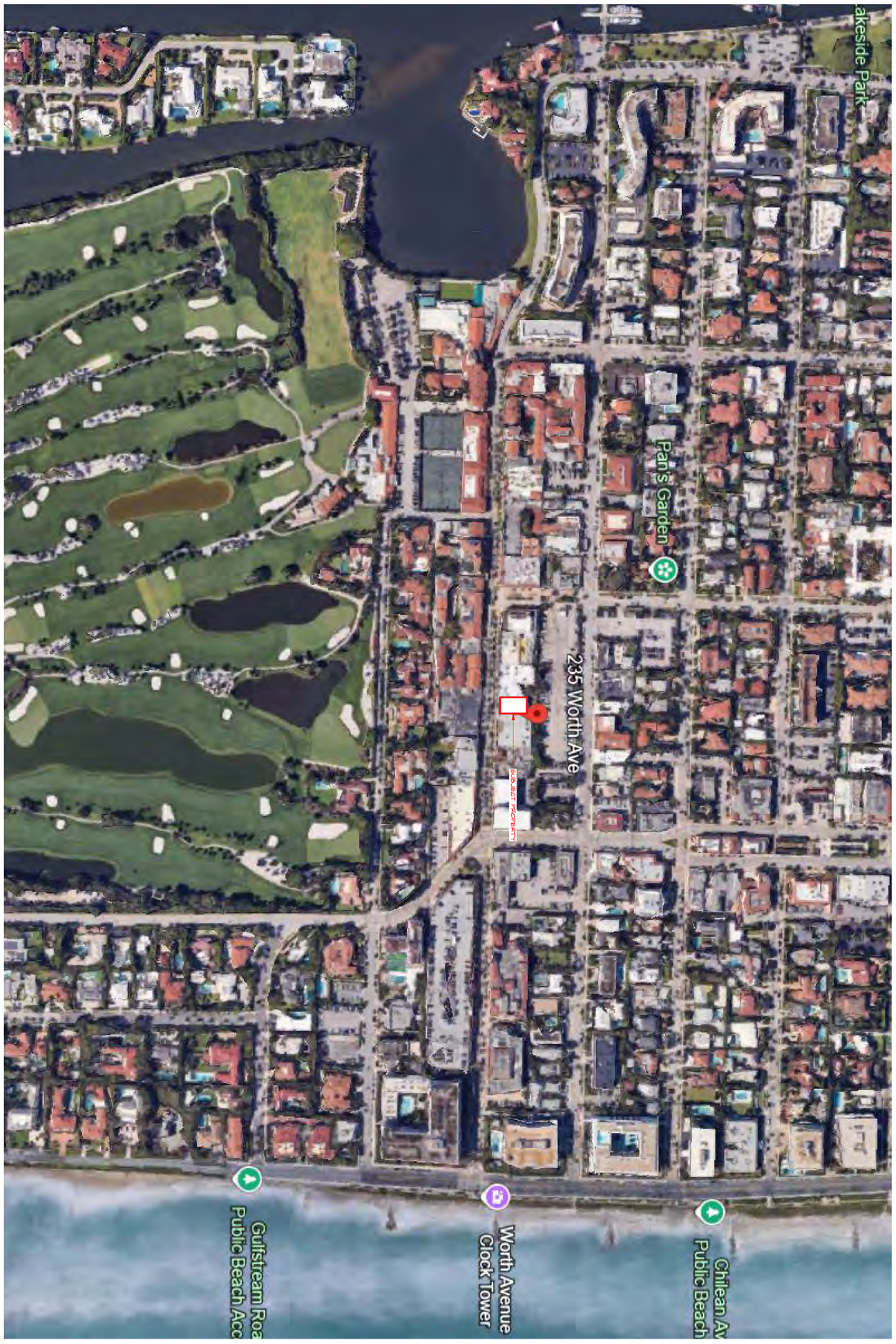
BOUNDARY SURVEY FOR:

MIKLOR EQUITIES, INC

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551 LB #8598

FIELD: J.M. & J.F.	JOB NO.: 250198	F.B. JOE 5 PG. 27	
OFFICE: C.K.	DATE: 07/02/2025	DWG. NO. 250198	
C'K'D: M.N.	REF: 87-2014-1.DWG	SHEET 1 OF 1	

VICINITY LOCATION MAP



LOCATION MAP

Z-0.1.0

FINAL SUBMITTAL

Project no: 25048
Date: 08-25-2025
Drawn by: NDC/RR
Project Manager: AR/CS

Revisions:

THESE DRAWINGS ARE FOR THE USE OF SPINAOROURKE + PARTNERS, INC. AND MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINAOROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

EXISTING BUILDING RENOVATION

Van Cleef & Arpels

235 WORTH AVENUE, PALM BEACH, FL 33480

SPINAOROURKE + PARTNERS

Architecture • Interior Design

Keith M. Spina # AR13419

285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

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FRONT ELEVATION



FRONT PERSPECTIVE



REAR ELEVATION



SIDE VIEW OF EXISTING AWNINGS

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.4844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002599

SPINAOROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

EXISTING BUILDING RENOVATION
Van Cleef & Arpels
235 WORTH AVENUE, PALM BEACH, FL 33480

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Revisions:

Project no: 25048
Date: 08-25-2025
Drawn by: NDC/RR
Project Manager: NF/CS

PHOTOS - SUBJECT PROPERTY

Z-1.0.0

FINAL SUBMITTAL

8/24/2025 11:58:29 AM

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NORTH SIDE OF WORTH AVENUE (WEST OF PROPERTY)



NORTH SIDE OF WORTH AVENUE (EAST OF PROPERTY)



SOUTH SIDE OF WORTH AVENUE (ACROSS FROM PROPERTY)



SOUTH SIDE OF WORTH AVENUE (ACROSS FROM PROPERTY)

285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA0002399

SPINAOROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

EXISTING BUILDING RENOVATION
Van Cleef & Arpels
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Revisions:

Project no: 25048
Date: 08-25-2025
Drawn by: NDC/RR
Project Manager: NF/CS

PHOTOS - ADJACENT PROPERTIES

Z-1.1.0

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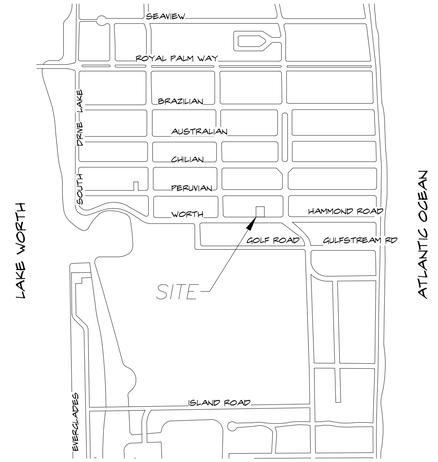
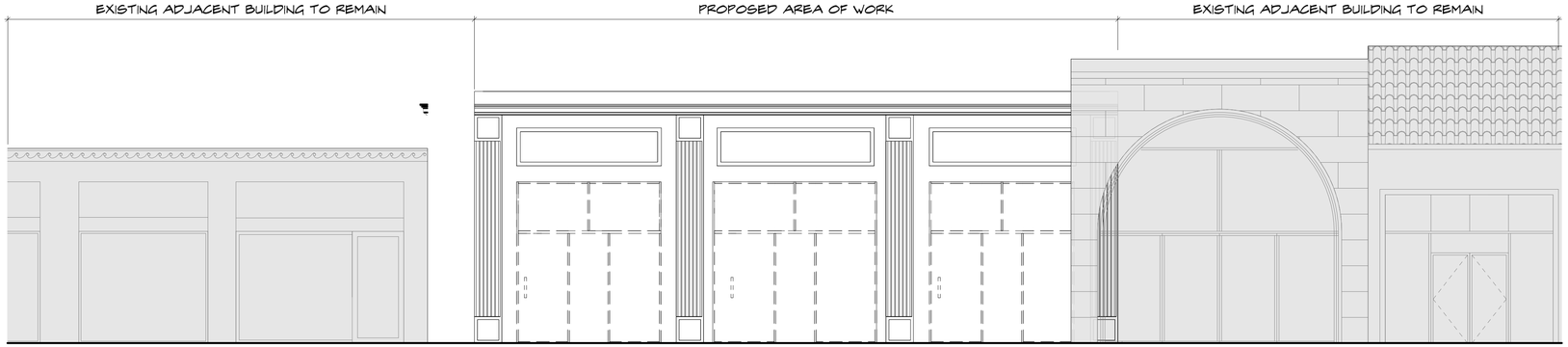
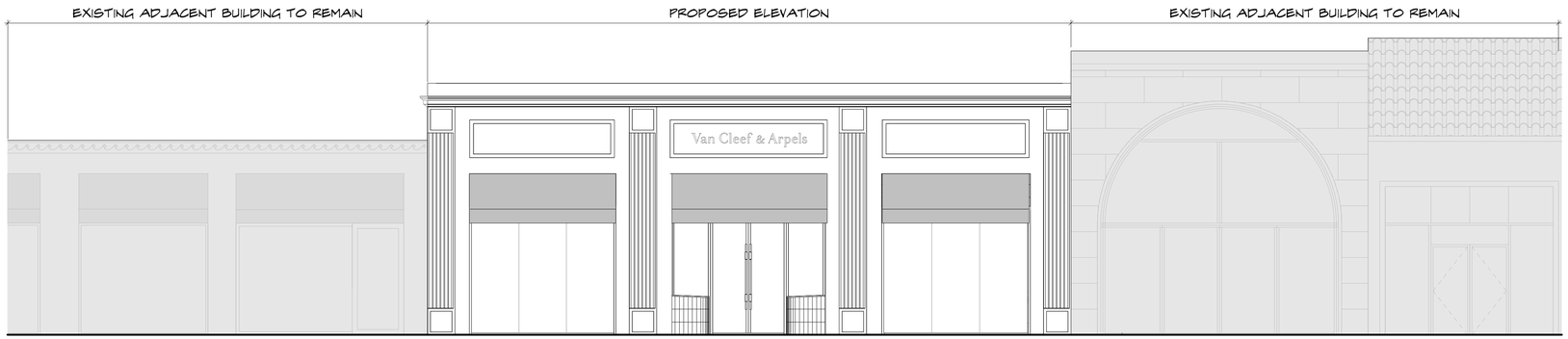


2 Z-2.0.0 **LOCATION PLAN**
SCALE: 1/2" = 1'-0"



3 Z-2.0.0 **EXISTING STREETSCAPE ELEVATION**
SCALE: 3/16" = 1'-0"



1 Z-2.0.0 **PROPOSED STREETSCAPE ELEVATION**
SCALE: 3/16" = 1'-0"

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EXISTING BUILDING RENOVATION
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Revisions:

Project no: 25048
Date: 08-25-2025
Drawn by: NDC/RR
Project Manager: NF/CS

LOCATION PLAN AND STREETSCAPE ELEVATION

Z-2.0.0

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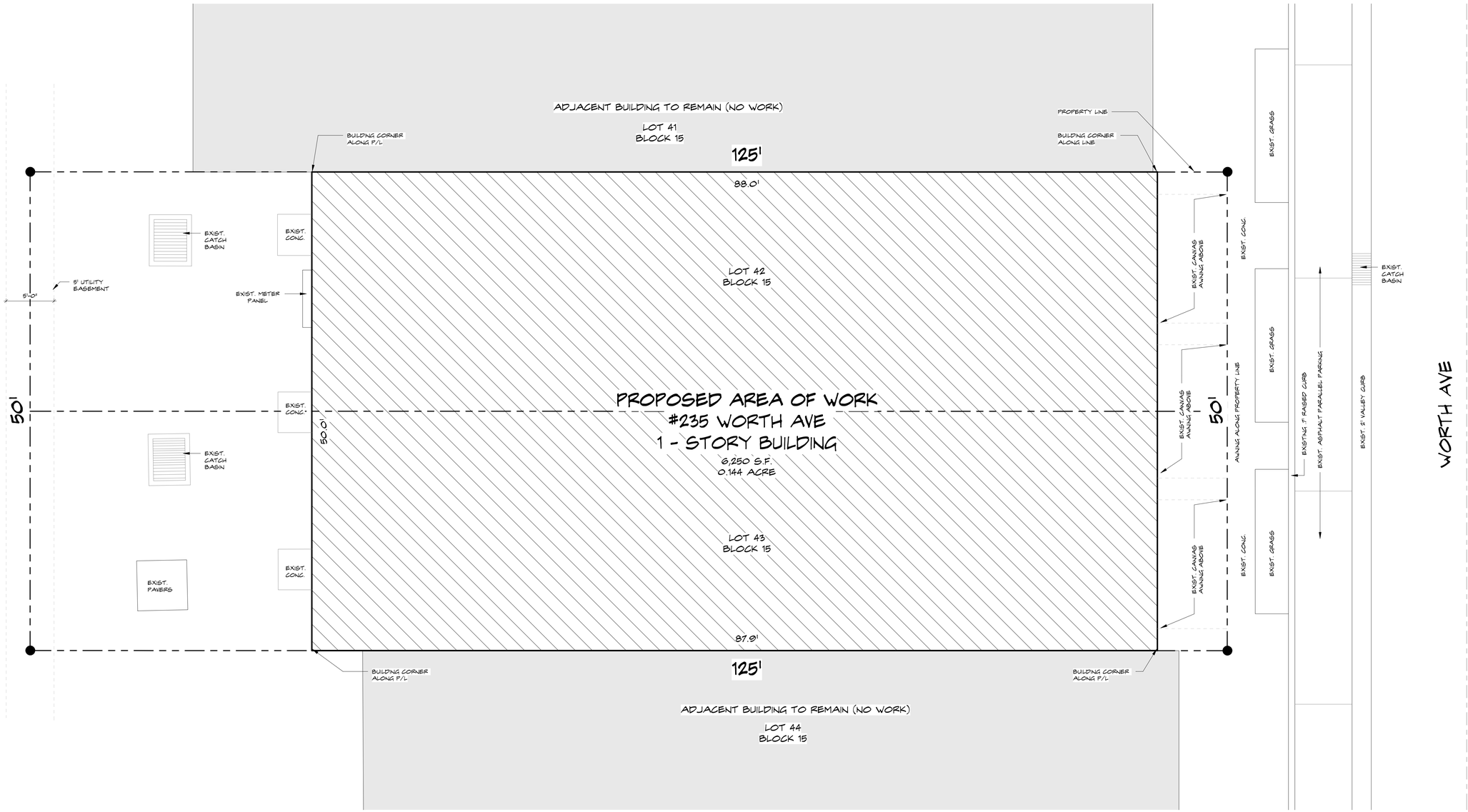

1 / A-0.1.0 **ARCHITECTURAL SITE PLAN**
SCALE: 3/16" = 1'-0"

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ARCHITECTURAL SITE PLAN

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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:**	235 Worth Avenue		
2	**Zoning District:**	C-WA Worth Avenue		
3	**Lot Area (sq. ft.):**	6,250 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	50' x 125'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Commercial		
6	**FEMA Flood Zone Designation:**	AE-7		
7	**Zero Datum for point of meas. (NAVD)**	8.00 NAVD		
8	**Crown of Road (COR) (NAVD)**	TBD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	4,687 SF (75%)	4,650 SF (74.4%)	4,100 SF (65.6%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	15,000 SF	4,650 SF	4,100 SF
12	*Front Yard Setback (Ft.)	10'-0" TO CURB	14'-3" TO CURB	N/C
13	* Side Yard Setback (1st Story) (Ft.)	0'-0"	0'-0"	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	0'-0"	0'-0"	N/C
15	*Rear Yard Setback (Ft.)	10'-0"	30'-0"	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	15'-0"	15'-0"	N/C
18	Overall Building Height (Ft.)	20'-0"	19'-6"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	TBD	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	TBD	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	937.5 SF (15%)	1,600 SF (25.6%)	N/C
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

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ZONING LEGEND

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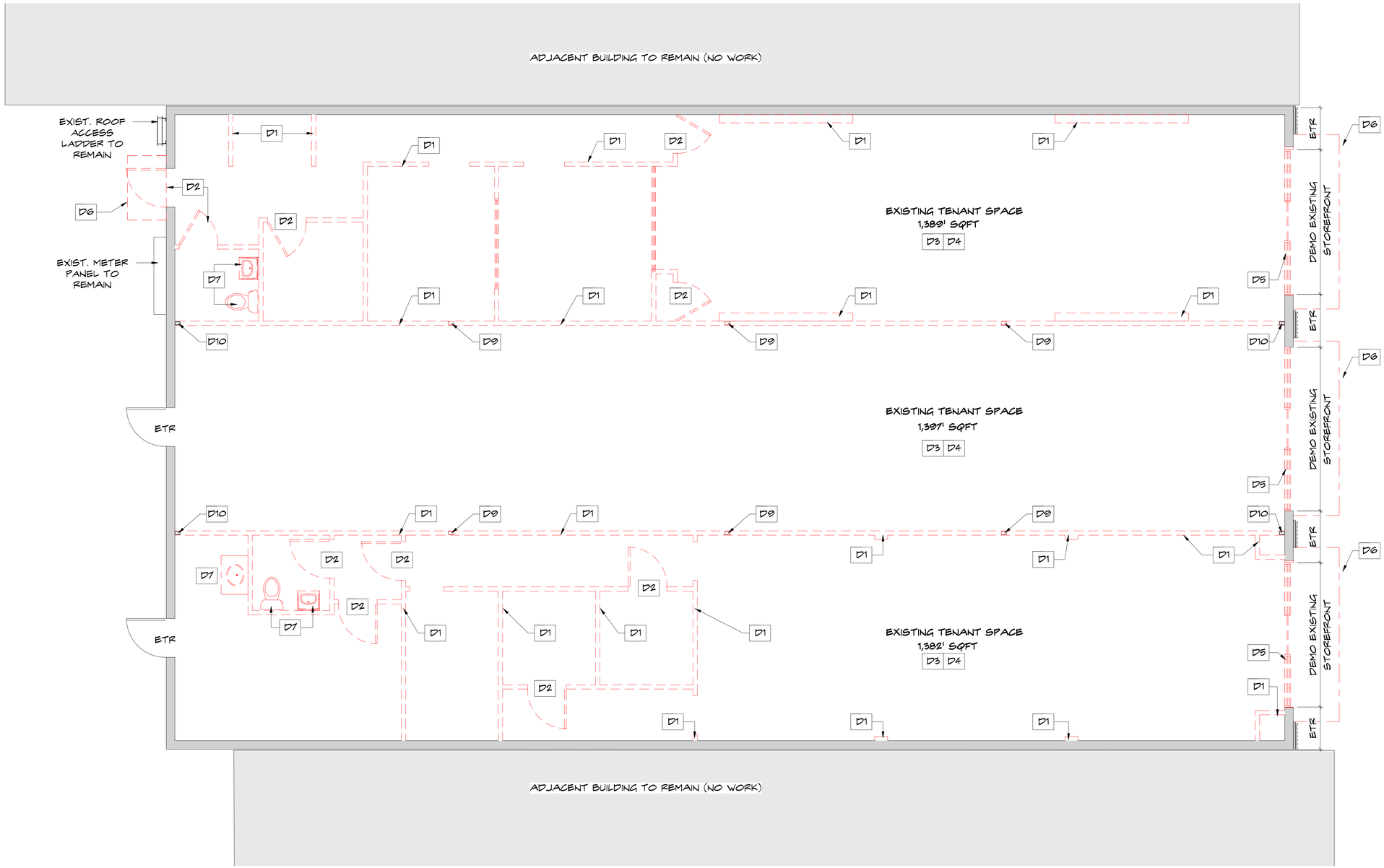
DEMOLITION KEY NOTES

- D1 REMOVE EXISTING WALL
- D2 REMOVE EXISTING DOOR AND ASSOCIATED ACCESSORIES
- D3 REMOVE ANY EXISTING ACOUSTICAL TILES, GRIDS, GYPSUM BOARD SOFFITS, LIGHT FIXTURES, A/C GRILLES, A/C DUCTWORK, CEILING FANS, AND ALL RELATED ACCESSORIES TO DECK. EXISTING DECK ABOVE TO BE CLEAR OF ABANDONED WIRE AND DEVICES AND CLEAR OF ANY ABANDONED MATERIALS
- D4 REMOVE EXISTING FLOORING
- D5 REMOVE EXISTING STOREFRONT DOOR AND WINDOW AND ALL ASSOCIATED ACCESORIES
- D6 REMOVE EXISTING AWNINGS
- D7 REMOVE EXISTING PLUMBING FIXTURES AND ASSOCIATED ACCESORIES
- D8 REMOVE EXISTING FLAT ROOF BUILD-UP & ASSOCIATED FLASHING
- D9 REMOVE EXISTING COLUMN SHORE AS REQUIRED
- D10 EXISTING COLUMN TO REMAIN
- D11 EXISTING ROOF DRAIN TO BE REMOVED AND RELOCATED



1 D-1.0.0 **FIRST FLOOR DEMOLITION PLAN**
SCALE: 1/4" = 1'-0"

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DEMOLITION PLAN
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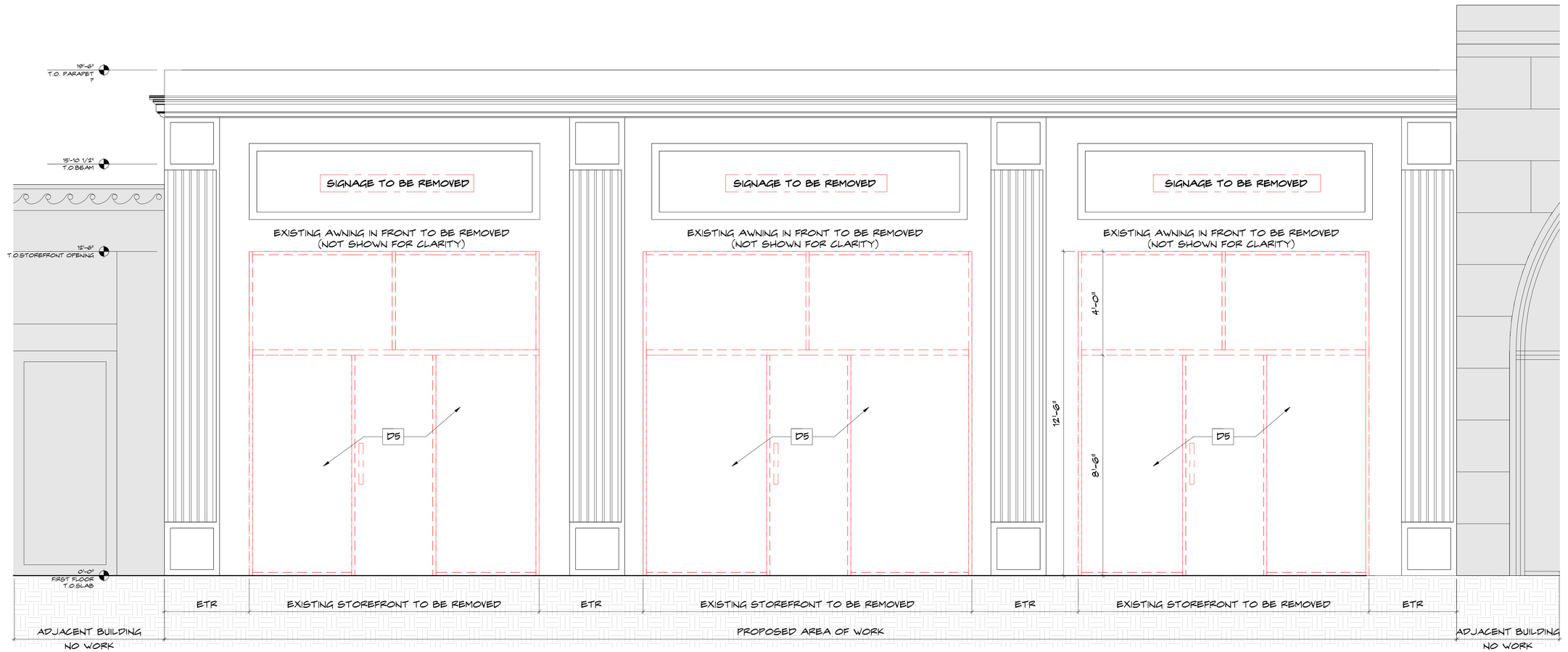

1 D-2.0.0 **EXTERIOR SOUTH ELEVATION - DEMOLITION**
SCALE: 1/2" = 1'-0"

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EXTERIOR SOUTH ELEVATION - DEMOLITION

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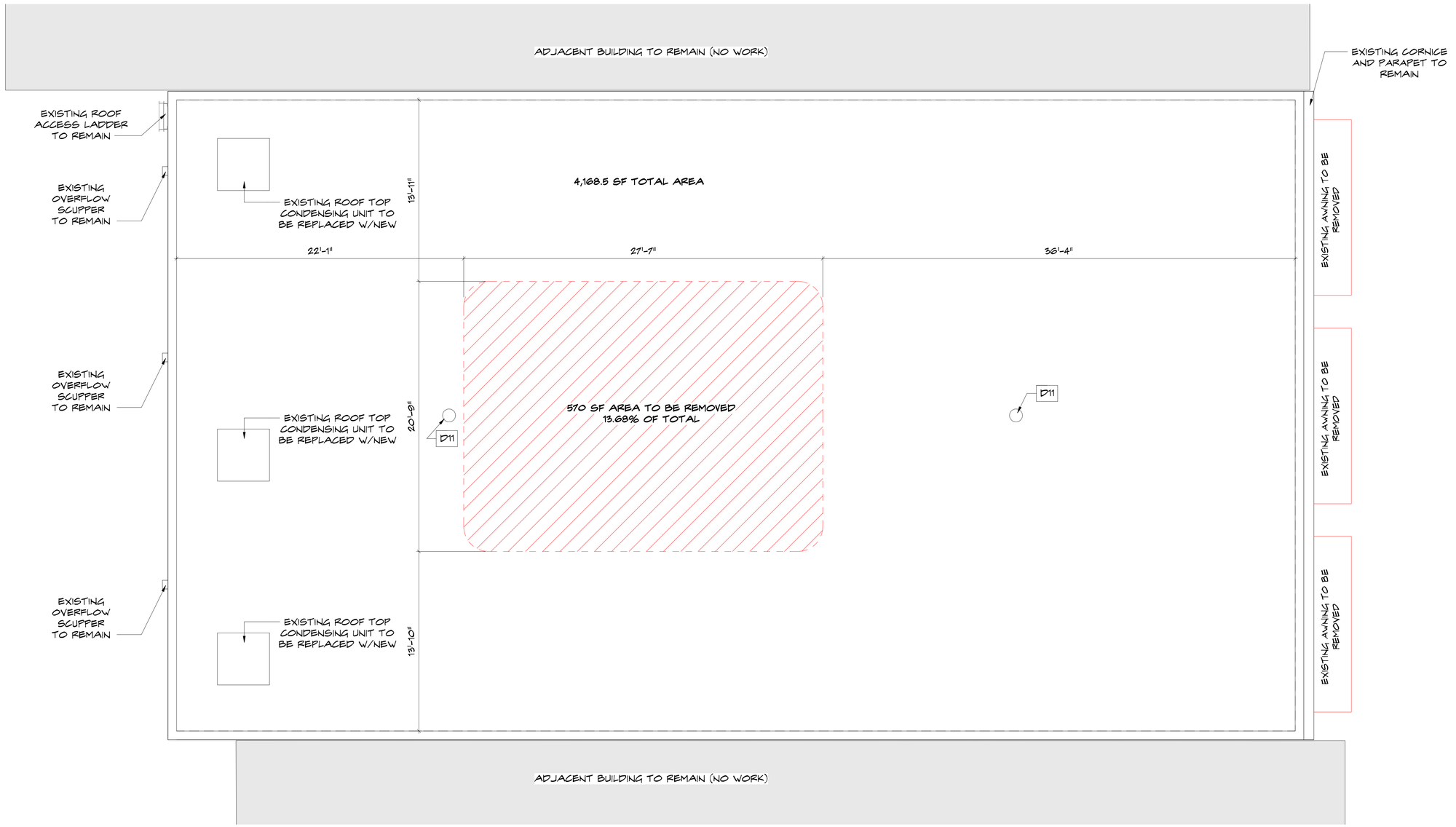

1 D-3.0.0 **DEMOLITION ROOF PLAN**
SCALE: 1/4" = 1'-0"

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DEMOLITION ROOF PLAN

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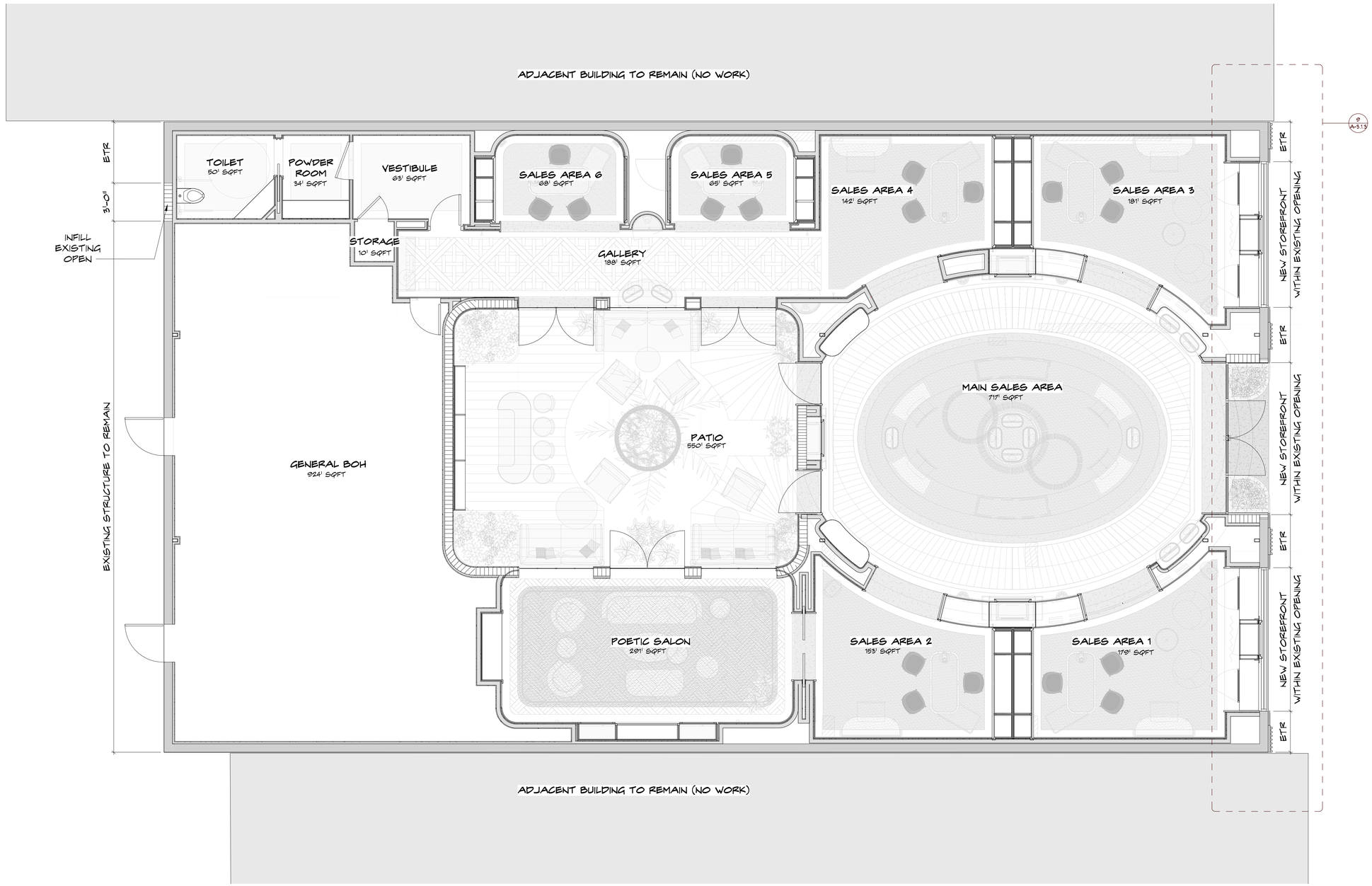

1 A-1.0.0 **PROPOSED FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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FLOOR PLAN
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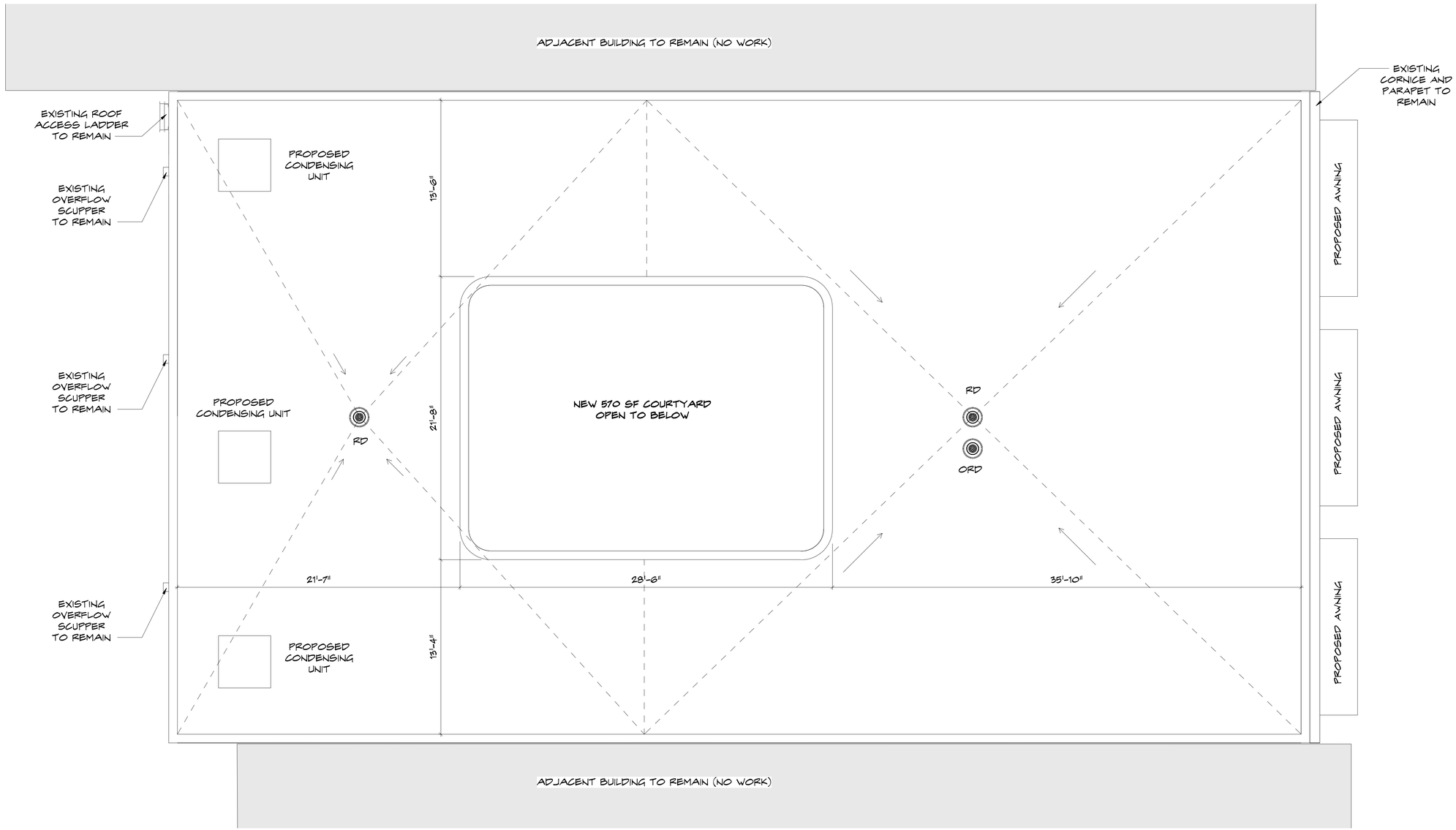

1 A-2.0.0 **ROOF PLAN**
SCALE: 1/4" = 1'-0"

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ROOF PLAN

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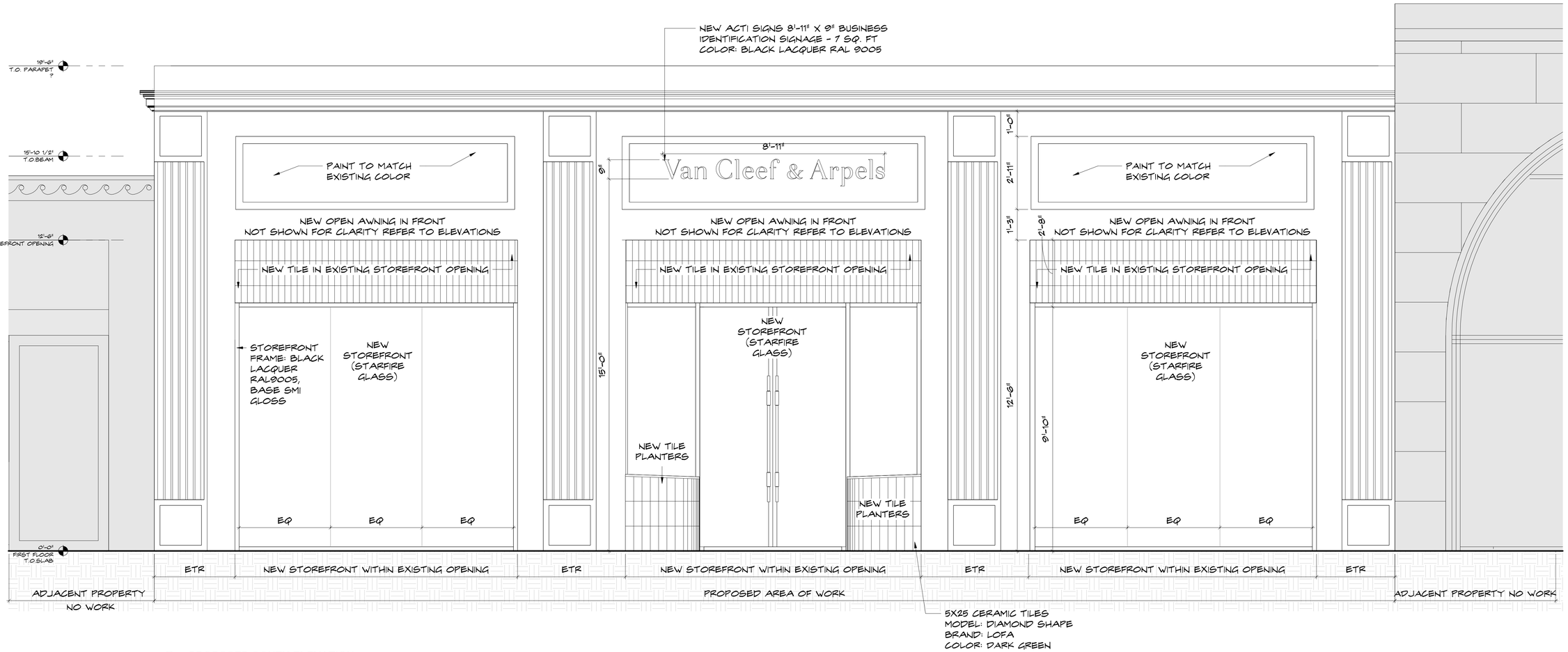

1 A-3.0.1 **PROPOSED SOUTH ELEVATION**
SCALE: 1/2" = 1'-0"

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EXTERIOR SOUTH ELEVATIONS

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1 A-3.0.2 **PROPOSED SOUTH ELEVATION - COLOR**
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EXTERIOR SOUTH ELEVATIONS - COLOR

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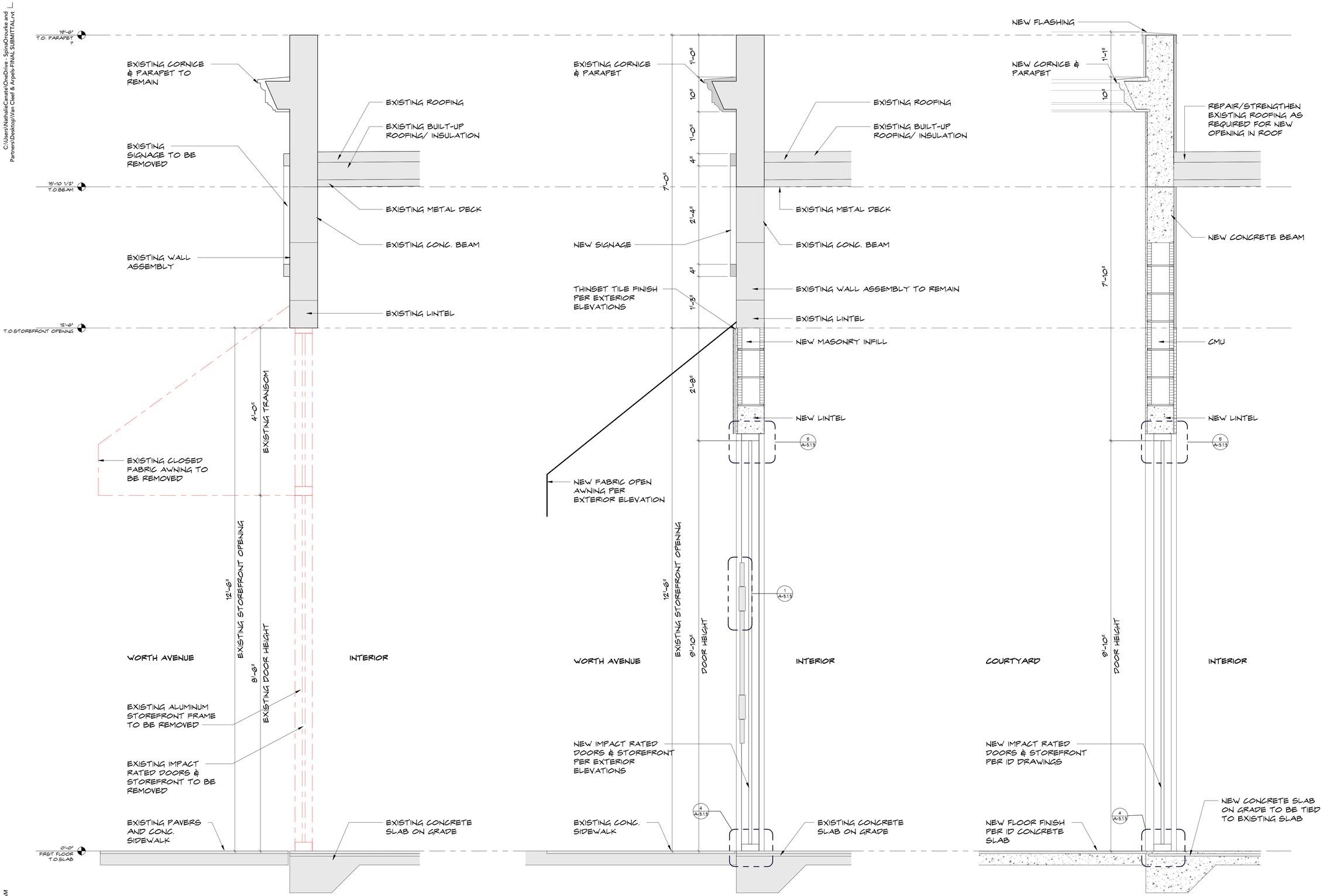

4 A-3.1.0 WALL SECTION AT EXISTING STOREFRONT
SCALE: 1" = 1'-0"

3 A-3.1.0 WALL SECTION AT NEW STOREFRONT
SCALE: 1" = 1'-0"

5 A-3.1.0 WALL SECTION AT NEW COURTYARD
SCALE: 1" = 1'-0"

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WALL SECTIONS AT FRONT

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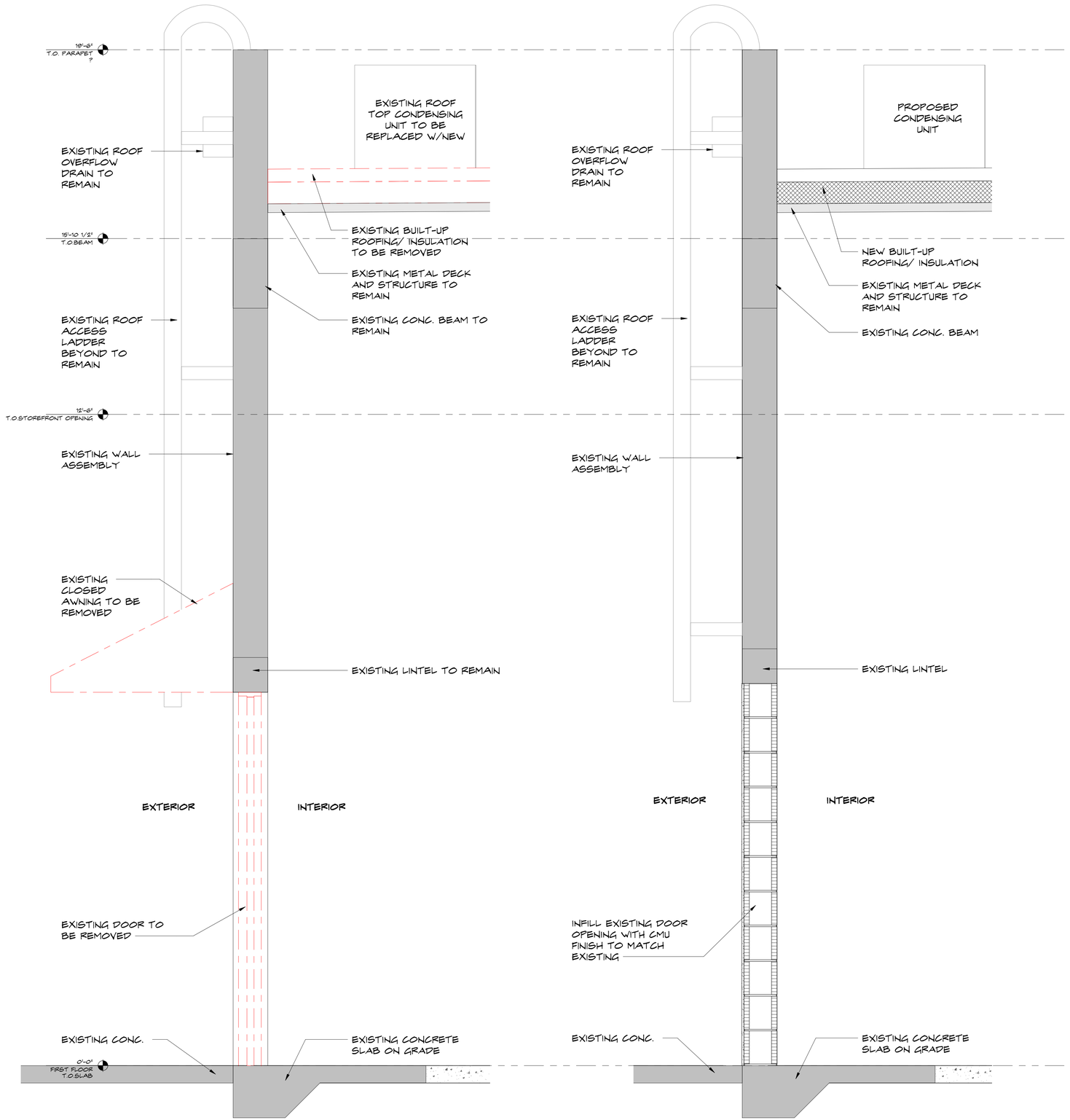

1 A-3.1.1 **EXISTING SECTION AT REAR WALL**
SCALE: 1" = 1'-0"

2 A-3.1.1 **NEW SECTION AT REAR WALL**
SCALE: 1" = 1'-0"

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WALL SECTIONS AT REAR

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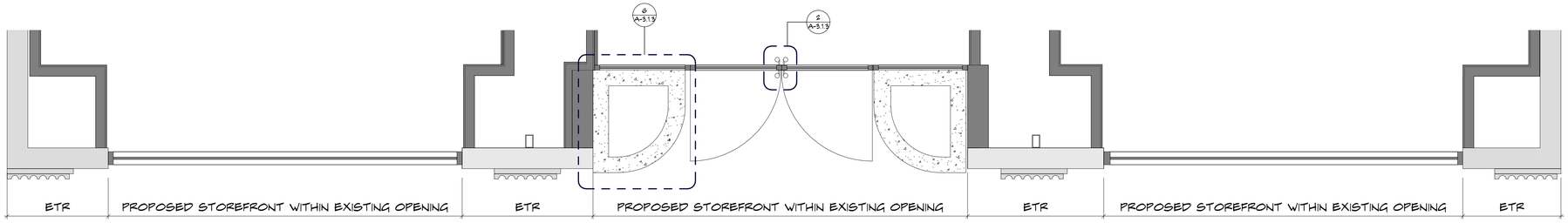
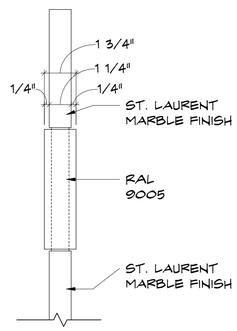
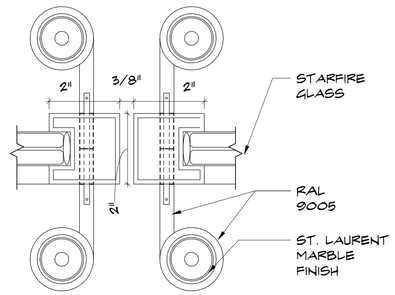


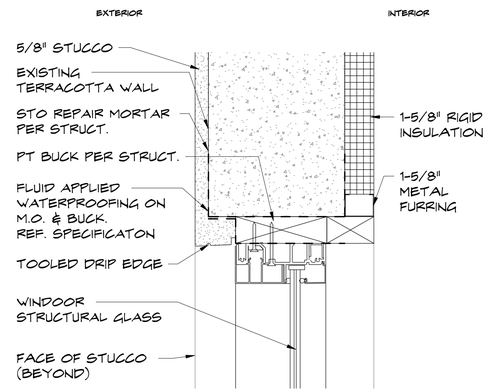
9 A-3.1.3 ENLARGED STOREFRONT PLAN
SCALE: 1/2" = 1'-0"



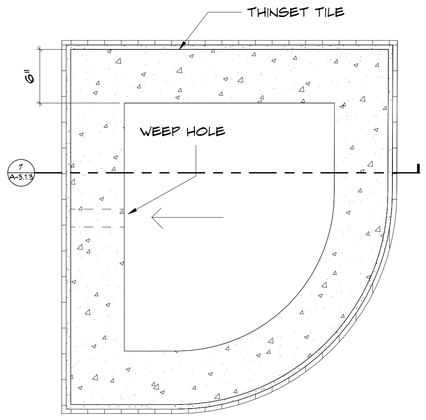
1 A-3.1.3 DOOR HARDWARE ELEVATION
SCALE: 3" = 1'-0"



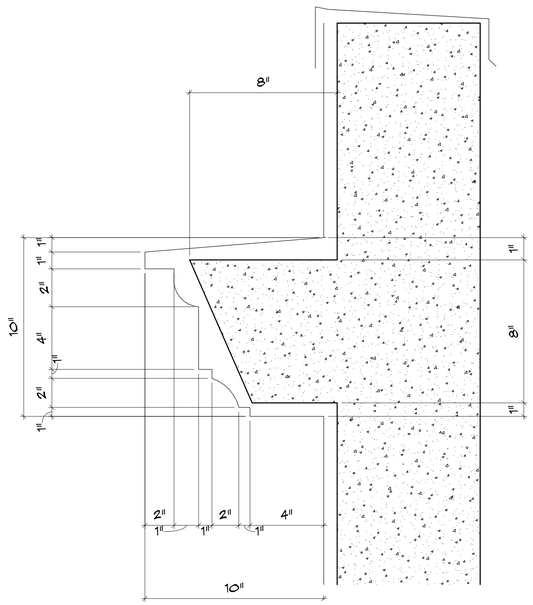
2 A-3.1.3 DOOR HARDWARE PLAN
SCALE: 6" = 1'-0"



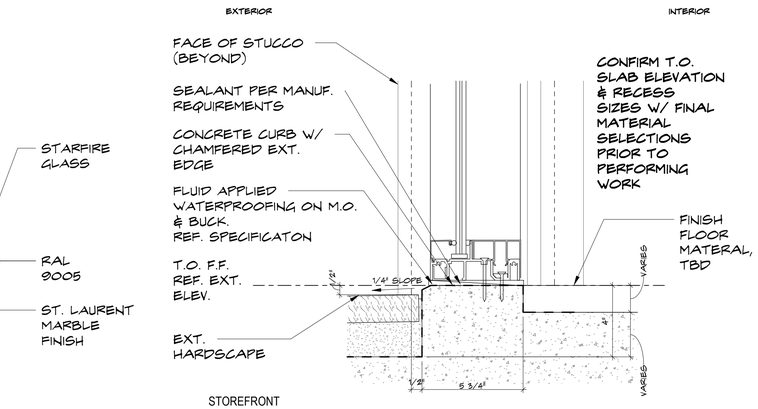
5 A-3.1.3 STOREFRONT HEAD DETAIL
SCALE: 3" = 1'-0"



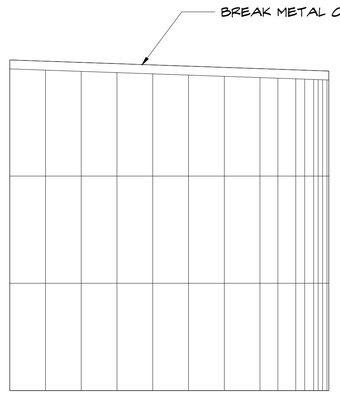
6 A-3.1.3 PLANTER PLAN
SCALE: 1 1/2" = 1'-0"



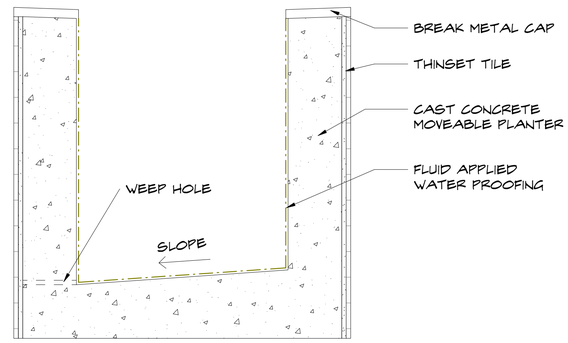
10 A-3.1.3 PARAPET DETAIL
SCALE: 3" = 1'-0"



STOREFRONT
4 A-3.1.3 SILL DETAIL
SCALE: 3" = 1'-0"



8 A-3.1.3 PLANTER ELEVATION
SCALE: 1 1/2" = 1'-0"



7 A-3.1.3 PLANTER SECTION
SCALE: 1 1/2" = 1'-0"

285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA0003399

SPINA O'ROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

EXISTING BUILDING RENOVATION
Van Cleef & Arpels
235 WORTH AVENUE, PALM BEACH, FL 33480

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Revisions:

Project no: 25048
Date: 08-25-2025
Drawn by: NDC/RR
Project Manager: NF/CS

EXTERIOR DETAILS

A-3.1.3

FINAL SUBMITTAL

8/24/2025 11:58:41 AM

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FRONT EXTERIOR RENDERING

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Revisions:

Project no: 25048
Date: 08-25-2025
Drawn by: NDC/RR
Project Manager: NF/CS

RENDERING - EXTERIOR

A-4.0.0

FINAL SUBMITTAL

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MAIN SALES AREA RENDERING

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SPINAOROURKE + PARTNERS

Architecture • Interior Design
Keith M. Spina # AR13419

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235 WORTH AVENUE, PALM BEACH, FL 33480

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Revisions:

Project no: 25048
Date: 08-25-2025
Drawn by: NDC/RR
Project Manager: NF/CS

RENDERING - INTERIOR

A-4.0.1

FINAL SUBMITTAL

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SALES AREA RENDERING

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SPINA O'ROURKE + PARTNERS

Architecture • Interior Design

Keith M. Spina # AR13419

EXISTING BUILDING RENOVATION

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Revisions:

Project no: 25048
Date: 08-25-2025
Drawn by: NDC/RR
Project Manager: NF/CS

RENDERING - INTERIOR

A-4.0.2

FINAL SUBMITTAL

POETIC SALON RENDERING



RENDERING - INTERIOR

FINAL SUBMITTAL

A-4.0.3

Project no: 25048
Date: 08-25-2025
Drawn by: NDC/RR
Project Manager: NR/CS

Revisions:

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EXISTING BUILDING RENOVATION

Van Cleef & Arpels

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Keith M. Spina # AR13419

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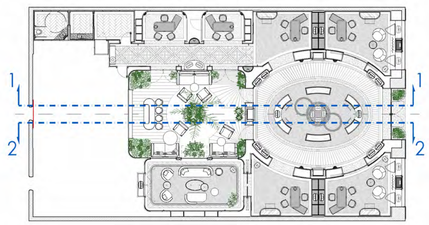
SECTION 1



SECTION 2

REFERENCE PLAN



g4:group
architecture & engineering

APS

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Architecture • Interior Design
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Revisions:

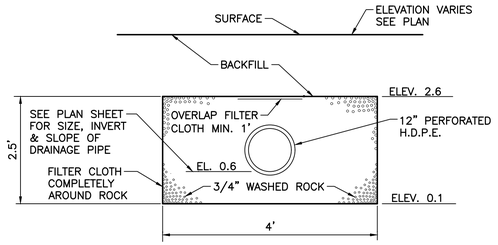
Project no: 25048
Date: 08-25-2025
Drawn by: NDC/RR
Project Manager: NF/CS

INTERIOR DIAGRAMMATIC SECTION

A-4.0.4

FINAL SUBMITTAL

8/24/2025 11:58:43 AM



EXFILTRATION TRENCH
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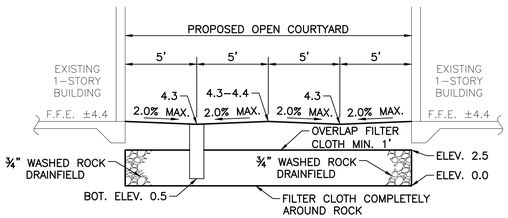

TYPICAL SECTION A–A
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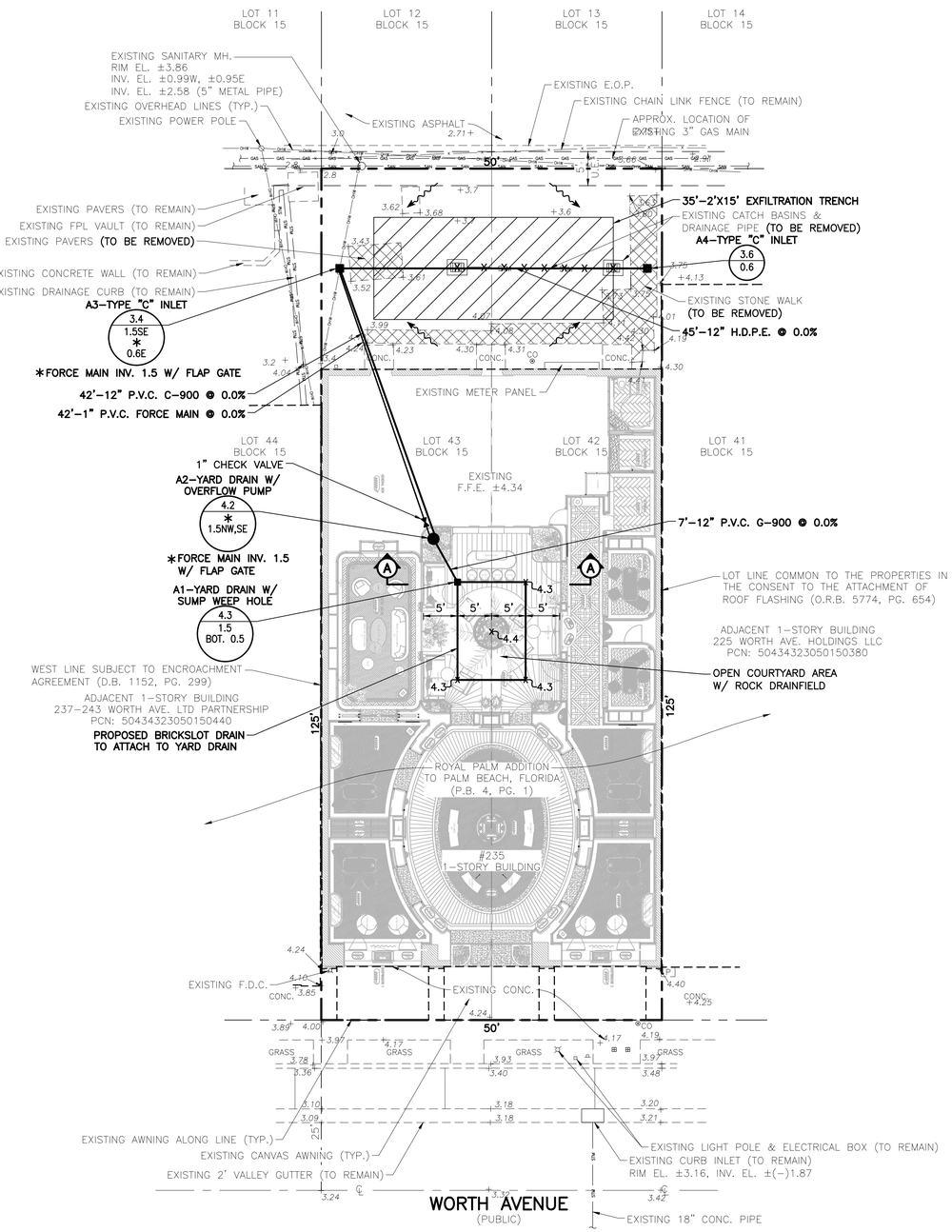
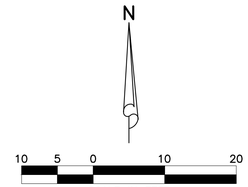




LOCATION MAP
NOT TO SCALE



LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN/YARD DRAIN
- DIRECTION OF FLOW
- EXISTING GRADE ELEVATION (10.30)
- PROPOSED HIGH POINT (4.3)
- PROPOSED 2'X4' EXFILTRATION TRENCH
- EXISTING OVERHEAD LINES & POWER POLE
- EXISTING STORM DRAINAGE PIPE (TO REMAIN)
- EXISTING SEWER MAIN (TO REMAIN)
- EXISTING STORM DRAINAGE PIPE (TO BE REMOVED)

NOTES:

1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WEST PALM BEACH (WATER), TOWN OF PALM BEACH (SEWER), AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.

3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.

4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

6.) SURVEY INFORMATION PROVIDED BY WALLACE SURVEYING, CORP. (DATUM–N.A.V.D.)

DATUM NOTES:

1.) ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY WALLACE SURVEYING CORP. (561) 640–4551.

2.) AN APPROXIMATE CONVERSION BETWEEN THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 AND N.A.V.D. CAN BE MADE BY ADDING 1.519' TO THE N.A.V.D. ELEVATION TO OBTAIN THE N.G.V.D. ELEVATION.

DANIEL W. COLE LICENSE No. 97819 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL W. COLE, P.E. ON 7/25/2025.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
D.C.	D.B.			

VAN CLEEF AND ARPELS
SECTION 23, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
CONCEPTUAL
PAVING AND DRAINAGE PLAN

JOB NO.	DRAWING NO.	SHEET	OF
25–104	25104C01	1	1

Y:\AUTOCAD_FILES\2025\25-104\CONCEPTUAL\25104C01.dwg 7/25/2025 3:27 PM Connor O'Rourke

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: September 25, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0060 259 WORTH AVE. The applicant, 259 Worth Avenue LLC (Riccardo Grazia), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing storefront including new signage, entry door and awnings.

Date: 9/18/2025

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-25-0060 259 WORTH AVE. The applicant, 259 Worth Avenue LLC (Riccardo Grazia)), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing storefront including new signage, entry door and awnings.

Applicant: 259 Worth Avenue LLC
Architecture: DS&F Consultants Inc

HISTORY:
The property at 259 Worth Avenue was last reviewed by ARCOM in 2019 and 2020 under Application B-070-2019 and A-018-2020, where approvals were granted to convert the second-floor retail space to residential use and to add a third-story residential unit. Additional approvals included a series of minor exterior modifications to the second and third floors. The current application pertains solely to modifications of the commercial retail space occupied by the Tiffany & Co. on the first floor.

THE PROJECT:
The applicant has submitted plans, entitled "Tiffany & Co," as prepared by DS&F Consultants Inc, uploaded August 29, 2025.

The following scope of work is proposed:

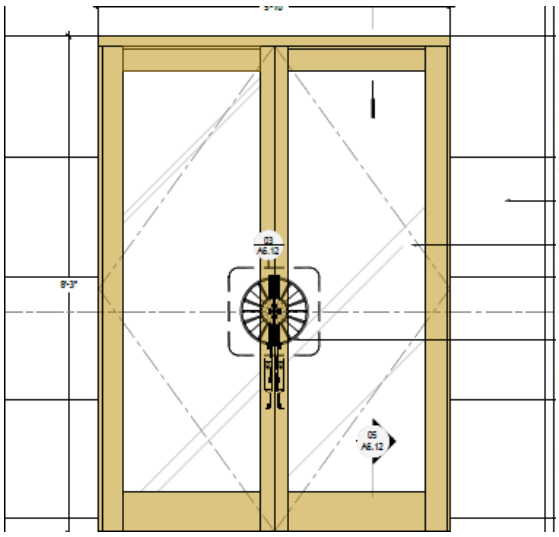
- New signage.
- New front entry door.
- New awnings.

Site Data			
Zoning District	C-WA	**Future Land Use**	Commercial
Surrounding Properties / Zoning			
North	405 Hibiscus Ave / Commercial Parking Lot / C-TS		
South	256 Worth Ave / Commercial / C-WA		
East	247 Worth Ave / Commercial / C-WA		
West	301 Worth Ave / Commercial / C-WA		

STAFF ANALYSIS
The subject property contains a first-floor retail space with a residential unit on the second and third floors. The application proposes exterior modifications to the existing Tiffany & Co. storefront, with no changes to the residential portion of the property.

The applicant seeks to remove and replace all existing first floor awnings in ‘azure blue’ with a ‘dove trim’ edge. The existing entrance will be removed and replaced with gold polished aluminum impact doors with clear glass and a metal and glass door handle.

The two exiting signs will be replaced with new black lettering with additional signage on Hibiscus and Worth Ave.



PROPOSED ENTRY DOOR



PROPOSED AWNING DESIGN

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:SCP

CORTLAND MORGAN ARCHITECT

711 N. Fielder Road ▪ Arlington, TX 76012 ▪ T: 817.635.5696 ▪ F: 817.635.5699

June 23, 2025

Attn: Planning, Zoning & Building Department
Town of Palm Beach
360 South County Road
Palm Beach, Fl 33480

Re: 259 Worth Ave (Tiffany & Co)
259 Worth Avenue,
Palm Beach, FL 33480

To Whom It May Concern:

We have received your letter/email with comments of March 18th, 2025. Please find our Letter of Intent for the project mentioned above.

Project Details

Façade Tenant Improvement to Existing Retail

Scope of work as listed below:

- New Signage
- New Security Camera
- New Awning Fabric
- New Planters
- New Exterior Door

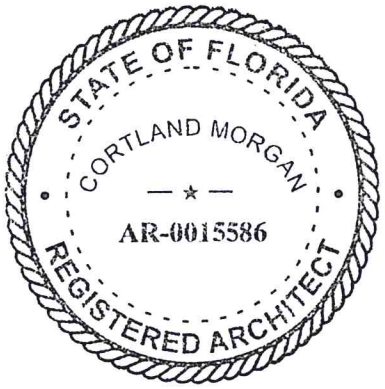
Closing

The proposed improvements are consistent with the architectural character of the surrounding retail storefronts and will uphold the architectural standards of the Town of Palm Beach.

Please contact my office if you require additional information.

Sincerely,

Cortland Morgan, AIA



SCOPE OF WORK DESCRIPTION:

FACADE TENANT IMPROVEMENT TO EXISTING RETAIL.

(NO LANDSCAPE CHANGES ARE BEING PROPOSED AS PART OF THIS APPLICATION) 2

SCOPE OF WORK INCLUDES:

- NEW SIGNAGE
- NEW SECURITY CAMERAS
- NEW AWNING FABRIC
- NEW PLANTERS
- NEW EXTERIOR DOOR

ISSUE FOR ACROM 1ST SUBMISSION / APPROVAL

08/08/2025

2 PROJECT NUMBER: ARC-25-0060

TIFFANY&CO.

259 WORTH AVENUE PALM BEACH, FL 33480, FLORIDA, U.S.

PROJECT TEAM:

OWNER:
TIFFANY & Co.
200 FIFTH AVENUE, 13TH FLOOR
NEW YORK, NY 10010

CONTACT: RICCARDO GRAZIA | BREANNA FIORENZA
PHONE: (332) 867 9750
EMAIL: RICCARDO.GRAZIA@TIFFANY.COM
BREANNA.FIORENZA@TIFFANY.COM

ARCHITECT OF RECORD:
CORTLAND MORGAN ARCHITECT
711 N. FIELDER ROAD
ARLINGTON, TX 76012

CONTACT: CORTLAND MORGAN
TEL: 817.635.5696
EMAIL: CORTLAND@CMAIA.NET

PROJECT COORDINATOR:
DS&F CONSULTANT INC.
121 WEST 27TH STREET, SUITE 502
NEW YORK, NY 10001

CONTACT: ROBERT BAILEY-WHITE
TEL: 212.481.2065 X106
EMAIL: RBAILEYWHITE@DSF-US.COM
DSF-PM@DSF-US.COM

PERMIT EXPEDITOR:
JUDI WITKIN & ASSOCIATES, INC
2321 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

CONTACT: MIKEL ISSAC
TEL: (954) 923 9602
CEL: (305) 796 9695
EMAIL: MIKEL@JWITKINPERMITS.COM

CONTACT: DAMIAN GALLO
TEL: (954) 923 9602
CEL: (305) 522 5215
EMAIL: WWW.JWITKINPERMITS.COM

DRAWING INDEX

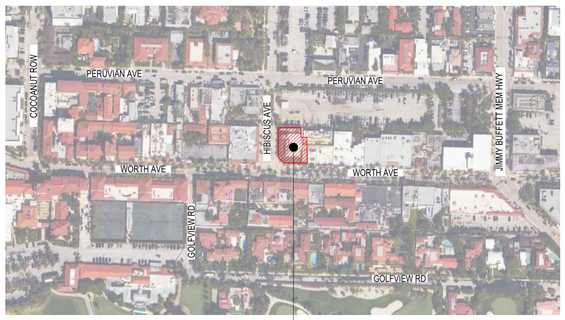
LEGENDS:

- ■ INITIAL ISSUE
- ◑ PROGRESS SET ISSUED UP TO DATE
- ○ INDICATES DRAWINGS WAS ISSUED WITHOUT CHANGES
- ● INDICATES DRAWINGS WAS ISSUED WITH CHANGES
- ▲ INDICATES DRAWINGS WAS ISSUED IN PREVIOUS SET
- ━ INDICATES DRAWINGS NOT ISSUED
- ✖ INDICATES DRAWINGS IS DELETED FROM SET

DWG.	ARCHITECTURAL	ISSUE FOR ARCOM SUB./APPROVAL 03/10/2025	ISSUE FOR ARCOM SUB./APPROVAL 07/24/2025	ISSUE FOR ARCOM SUB./APPROVAL #1 07/25/2025	ISSUE FOR ARCOM SUB./APPROVAL #1 08/08/2025		
A0.00	COVER & DRAWING INDEX	■	○	●			
A0.60	PROPOSED FACADE RENDERINGS - DAY TIME	■	○	○			
A0.61	PROPOSED FACADE RENDERINGS - NIGHT TIME	■	○	○			
A0.62	PROPOSED FACADE RENDERINGS - DAY TIME			■	○		
A0.63	PROPOSED FACADE RENDERINGS - NIGHT TIME			■	○		
A0.64	EXISTING FACADE PHOTOS			■	○		
A0.70	TAX MAP WITH LIST OF PROPERTY OWNER			■	✖		
A0.71	PROPERTY SURVEY MAP			■	○		
A1.11	EXISTING CONSTRUCTION PLAN	■		○	○		
A1.12	PROPOSED CONSTRUCTION PLAN	■		○	○		
A2.10	EXISTING FACADE PHOTOS AND ELEVATION	■	○	○	○		
A2.11	PROPOSED FACADE RENDER AND ELEVATION	■		○	○		
A2.12	EXISTING FACADE PHOTOS AND ELEVATION	■	○	○	○		
A2.13	PROPOSED FACADE RENDER AND ELEVATION	■		○	○		
A2.14	EXISTING FACADE PHOTOS AND ELEVATION		○	○	○		
A2.15	PROPOSED FACADE RENDER AND ELEVATION	■		○	○		
A6.12	PROPOSED ENTRY DOOR	■		○	○		
A6.70	SIGNAGE SCHEDULE	■		○	○		
A6.71	PROPOSED AWNING	■		○	○		
A6.72	PROPOSED PLANTER	■		○	○		

VICINITY MAP:

NOT TO SCALE



Ref. North

KEY PLAN:

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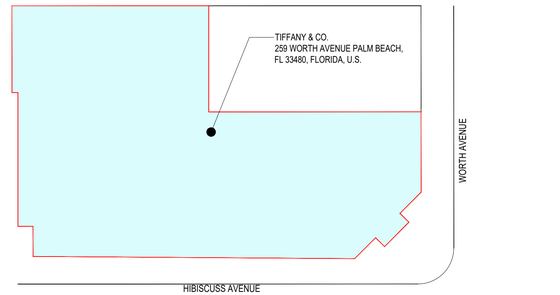

Ref. North

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
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121 W. 27TH STREET, SUITE 502
NEW YORK, NEW YORK 10001
TEL: 212-481-7202

PROJECT NUMBER:
ARC-25-0060

TIFFANY&CO.
PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
8.5.25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
1 3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
2 4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

DESCRIPTION:
COVER

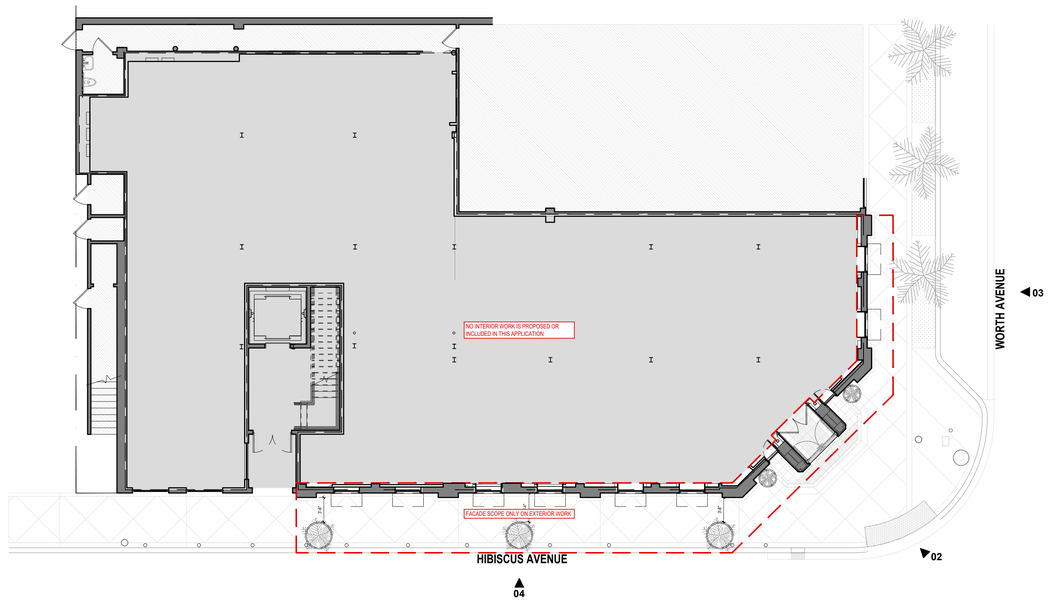
SCALE:
N.T.S.

SHEET NUMBER

A0.00



02 PROPOSED MAIN ENTRY FACADE RENDERING
SCALE: N.T.S.



01 KEY PLAN
SCALE: N.T.S.



04 PROPOSED HIBISCUS AVENUE FACADE RENDERING
SCALE: N.T.S.



03 PROPOSED WORTH AVENUE FACADE RENDERING
SCALE: N.T.S.

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

PROJECT COORDINATOR:
DS&F
CONSULTANTS INC.
121 W. 27TH STREET, SUITE 502
NEW YORK, NEW YORK 10001
TEL: 212-481-7202

PROJECT NUMBER:
ARC-25-0060

TIFFANY&CO.
PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
8.28.25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

DESCRIPTION:
PROPOSED FACADE RENDERINGS

DAY TIME

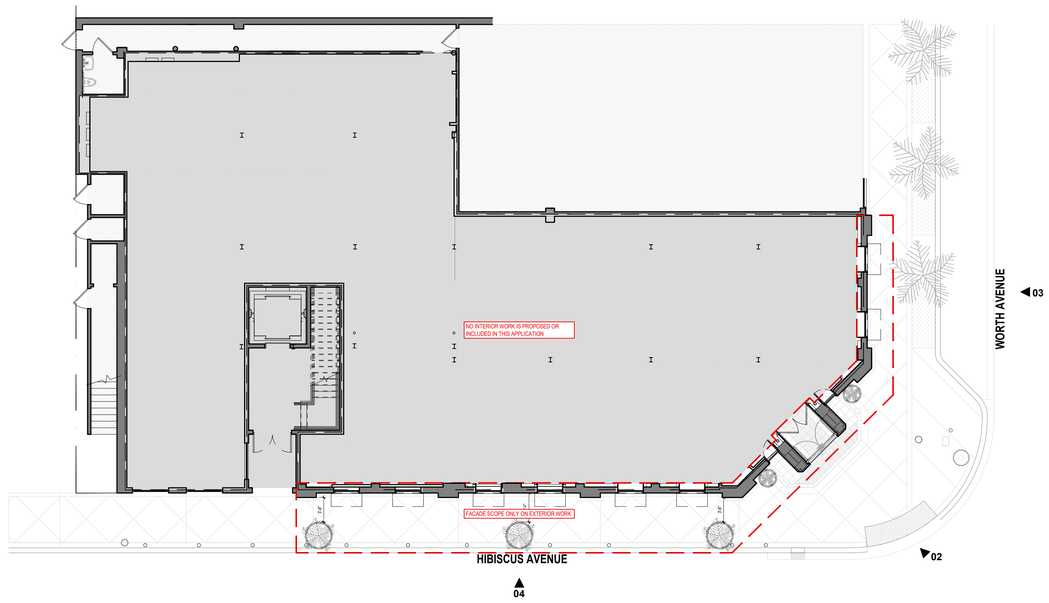
SCALE:
N.T.S

SHEET NUMBER

A0.60



02 PROPOSED MAIN ENTRY FACADE RENDERING
SCALE: N.T.S.



01 KEY PLAN
SCALE: N.T.S.



04 PROPOSED HIBISCUS AVENUE FACADE RENDERING
SCALE: N.T.S.



03 PROPOSED WORTH AVENUE FACADE RENDERING
SCALE: N.T.S.

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

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ARLINGTON, TX 76012
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PROJECT NUMBER:
ARC-25-0060

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PALM BEACH
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FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
8.5.25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
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2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

DESCRIPTION:
PROPOSED FACADE RENDERINGS

NIGHT TIME

SCALE:
N.T.S

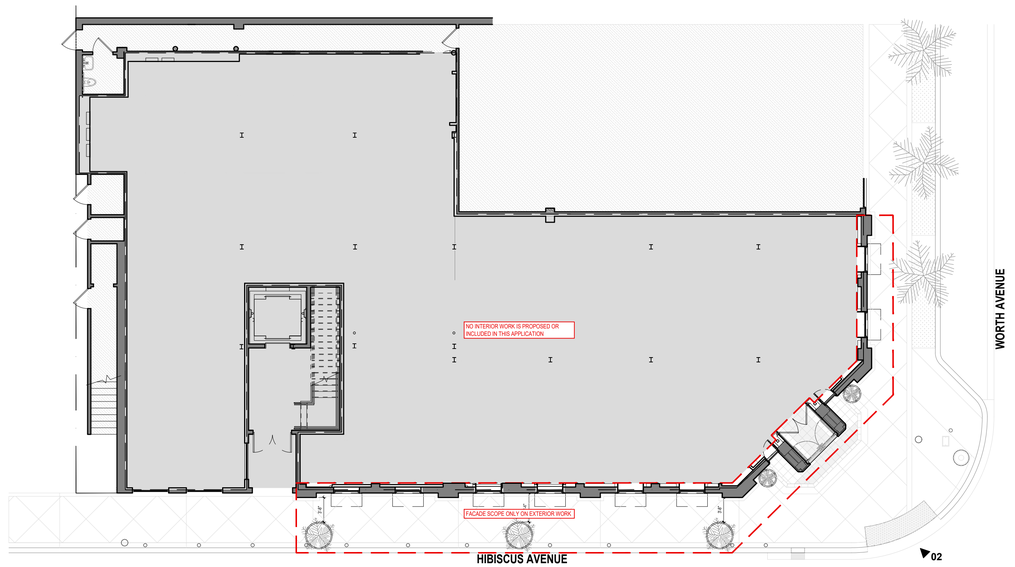
SHEET NUMBER

A0.61



02 PROPOSED AERIAL VIEW RENDERING - DAY TIME

SCALE: N.T.S.



01 KEY PLAN

SCALE: N.T.S.

NEW SHEET ADDED

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CM
CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

PROJECT COORDINATOR:
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CONSULTANTS INC.
121 W. 27TH STREET, SUITE 502
NEW YORK, NEW YORK 10001
TEL: 212-481-7202

PROJECT NUMBER:
ARC-25-0060

TIFFANY&CO.
PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
8.28.25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

DESCRIPTION:
PROPOSED FACADE RENDERINGS

DAY TIME

SCALE:
N.T.S

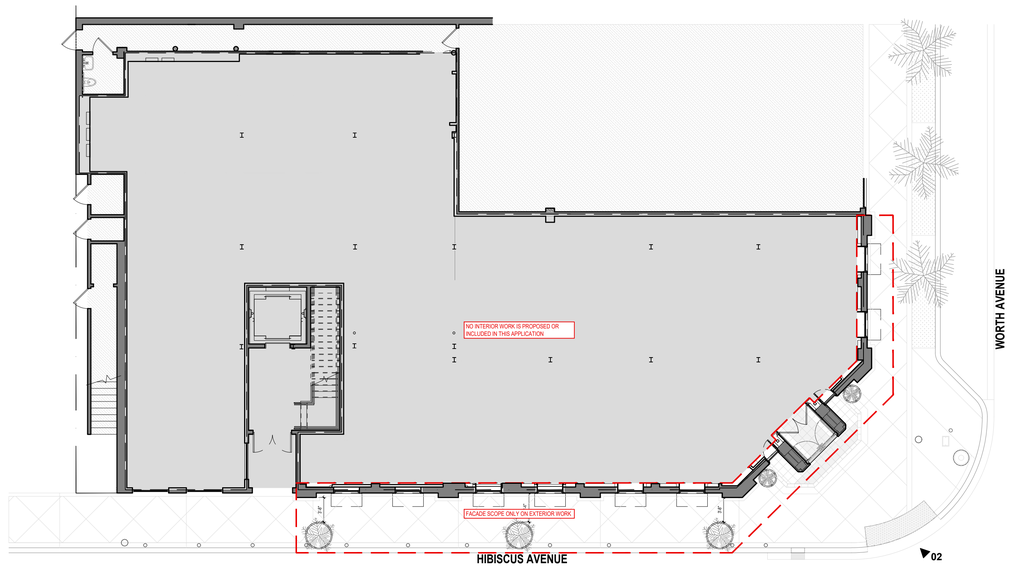
SHEET NUMBER

A0.62



02 PROPOSED AERIAL VIEW RENDERING - NIGHT TIME

SCALE: N.T.S.



01 KEY PLAN

SCALE: N.T.S.

NEW SHEET ADDED

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CM
CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
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STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
8.28.25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
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4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

DESCRIPTION:
PROPOSED FACADE RENDERINGS

NIGHT TIME

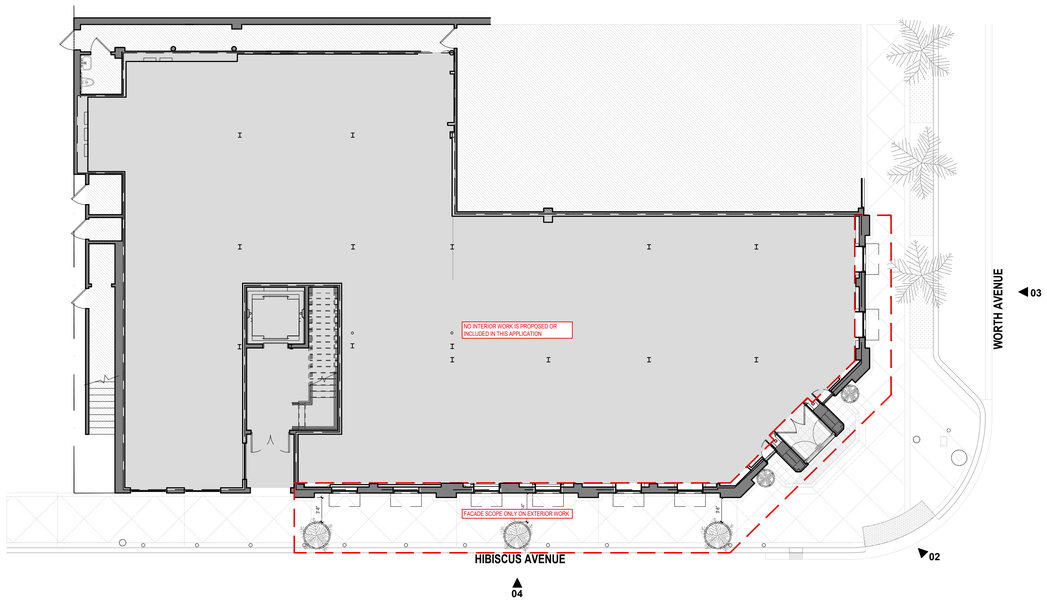
SCALE:
N.T.S

SHEET NUMBER

A0.63



02 EXISTING MAIN ENTRY FACADE PHOTO
SCALE: N.T.S.



01 KEY PLAN
SCALE: N.T.S.



04 EXISTING HIBISCUS AVENUE FACADE PHOTO
SCALE: N.T.S.



NEW SHEET ADDED

03 EXISTING WORTH AVENUE FACADE PHOTOS
SCALE: N.T.S.

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CM
CORTLAND MORGAN ARCHITECT
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ARLINGTON, TX 76012
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TEL: 212-481-7202

PROJECT NUMBER:
ARC-25-0060

TIFFANY&CO.
PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
8.26.25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

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4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

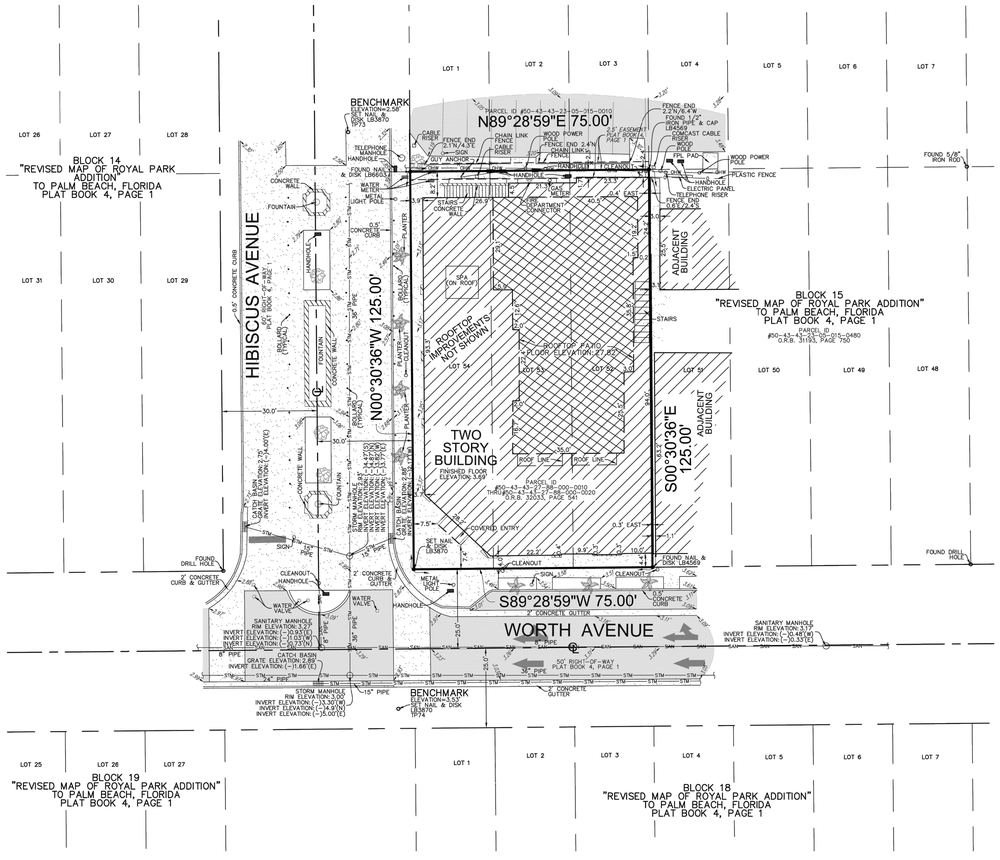
DESCRIPTION:
EXISTING PHOTOS

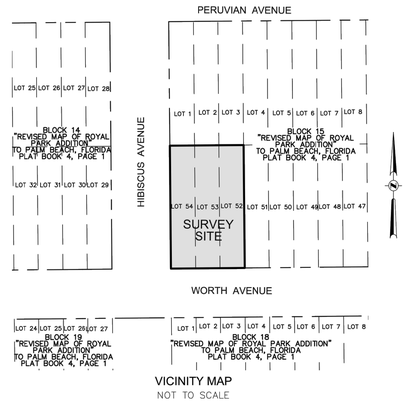
SCALE:
N.T.S

SHEET NUMBER

A0.64

NEW SHEET ADDED





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOTS 52, 53, AND 54, BLOCK 15, "REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 9,375 SQUARE FEET (0.215 ACRES), MORE OR LESS.

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. PALM BEACH COUNTY BENCHMARK #1932, ELEVATION: 13.31 FEET & BREAKERS; ELEVATION: 15.827 FEET.
3. FLOOD ZONE: AE; BASE FLOOD ELEVATION: 7 FEET; PANEL #12099C0583G; COMMUNITY #120220; MAP DATE: 12/20/24.
4. THIS SITE LIES IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTH RIGHT-OF-WAY LINE OF WORTH AVENUE BEING S89°28'59"W.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: D S & F.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
10. ALL RECORDED DOCUMENTS ARE PER PALM BEACH COUNTY PUBLIC RECORDS.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

John F Pulice

Digitally signed by John F Pulice
Date: 2025.05.23 15:15:05 -04'00'

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
10.00'	ELEVATION
—OHW—	OVERHEAD WIRES
—STM—	UNDERGROUND STORM SEWER LINE
—SAN—	UNDERGROUND SANITARY SEWER LINE
℄	CENTERLINE
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)

0' 20' 40' 60'
GRAPHIC SCALE
1"=20'

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

TIFFANY & COMPANY
259 WORTH AVENUE
PALM BEACH, FLORIDA 333480
(TOWN OF PALM BEACH, PALM BEACH COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: K.F.	SCALE: 1" = 20'	CLIENT: D S & F
CHECKED BY: J.F.P.	SURVEY DATE: 5/18/25	ORDER NO.: 74162

01 **PROPERTY SURVEY**
SCALE: N.T.S.

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

PROJECT COORDINATOR:

DS&F
CONSULTANTS INC.
121 W. 27TH STREET, SUITE 502
NEW YORK, NEW YORK 10001
TEL: 212-481-7202

PROJECT NUMBER:
ARC-25-0060

TIFFANY&CO.
PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA · CORTLAND MORGAN · AR-0015586 · REGISTERED ARCHITECT
CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
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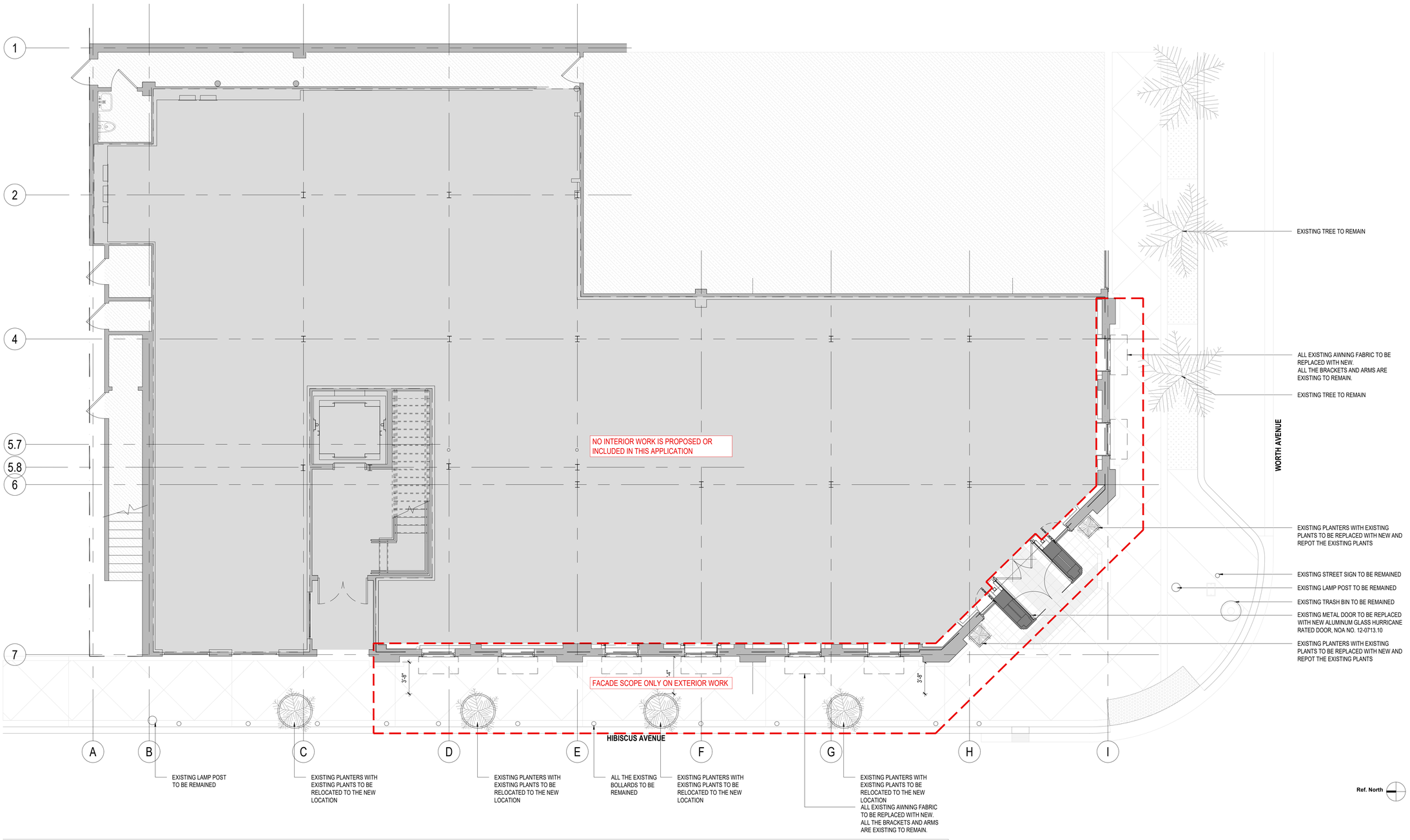
3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

DESCRIPTION:
PROPERTY SURVEY

SCALE:
N.T.S

SHEET NUMBER

A0.71



01 EXISTING CONSTRUCTION PLAN

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

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT

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ARC-25-0060

TIFFANY&CO.

PALM BEACH
259 WORTH AVENUE PALM BEACH,
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STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
8.26.25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
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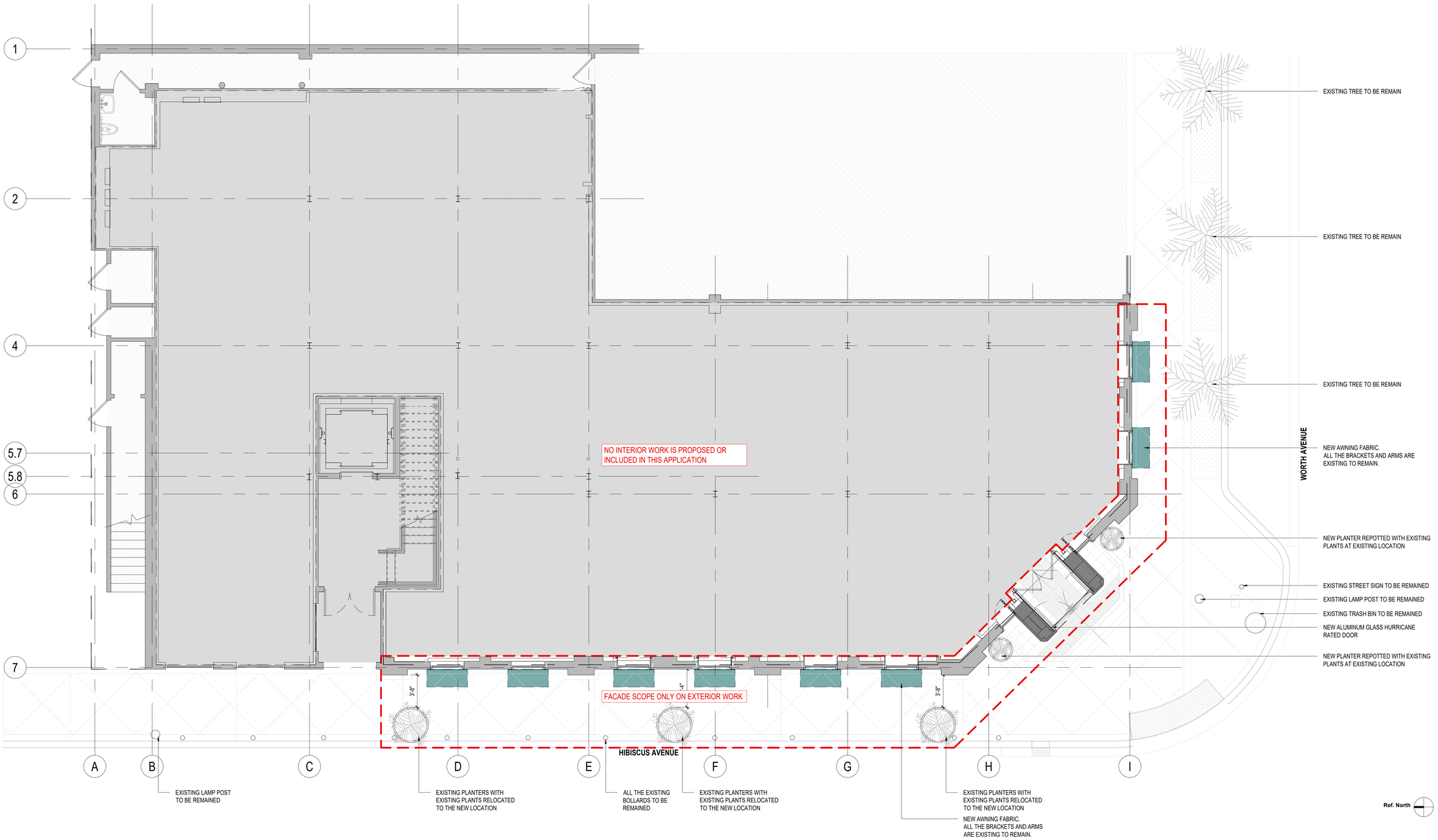
1 3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
2 4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

DESCRIPTION:
EXISTING CONSTRUCTION PLAN

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

SHEET NUMBER

A1.11



01 PROPOSED CONSTRUCTION PLAN

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

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT

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PROJECT NUMBER:
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TIFFANY&CO.

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259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
8.26.25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
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3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

DESCRIPTION:
PROPOSED CONSTRUCTION PLAN

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

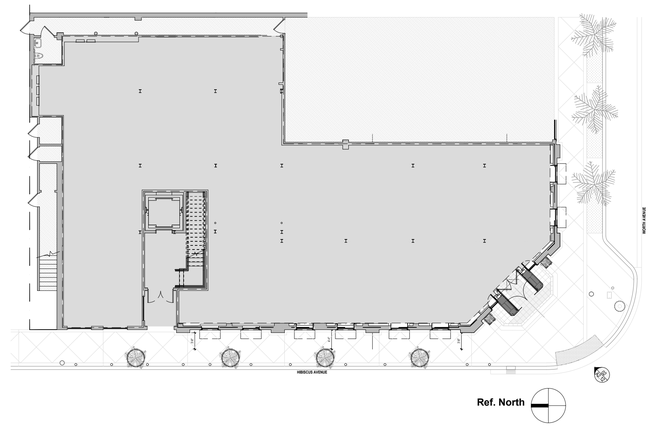
SHEET NUMBER

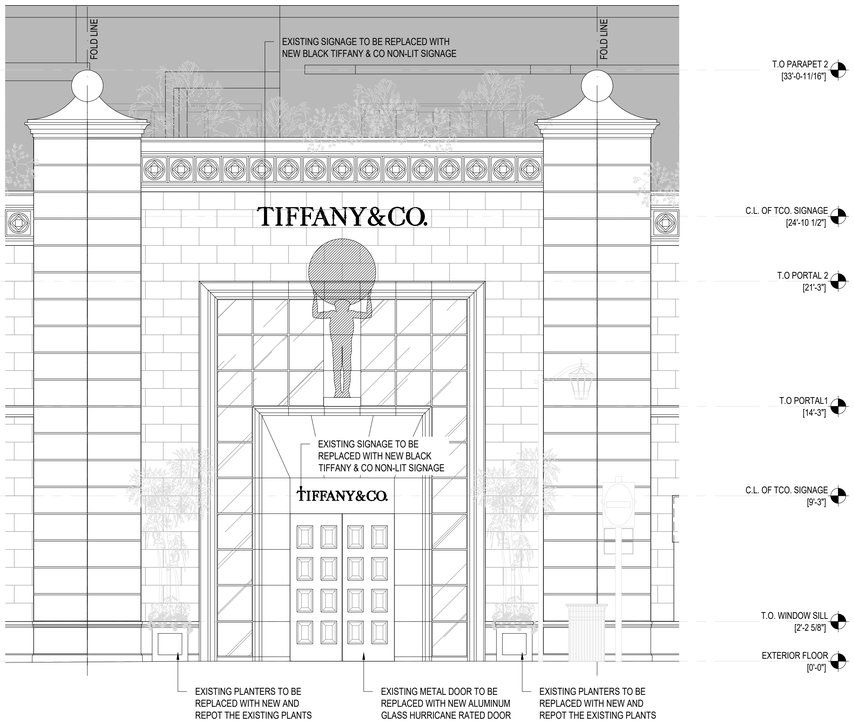
A1.12



01 EXISTING MAIN ENTRY FACADE PHOTO

SCALE: N.T.S.





02 EXTERIOR MAIN ENTRY FACADE ELEVATION

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

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

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PROJECT NUMBER:
ARC-25-0060

TIFFANY&CO.
PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
8.28.25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
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3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

DESCRIPTION:
EXISTING FACADE

PHOTO AND ELEVATION

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

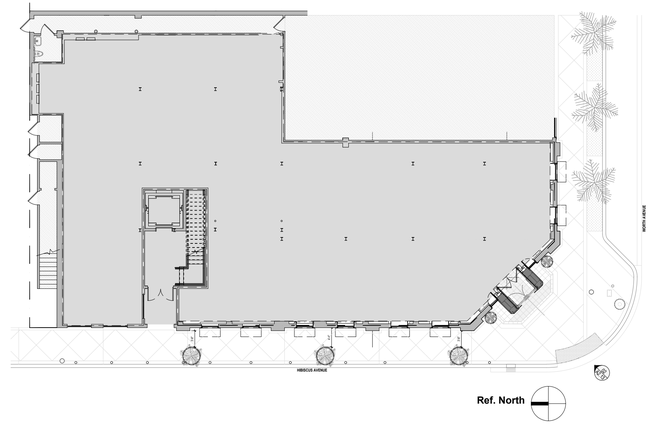
SHEET NUMBER

A2.10

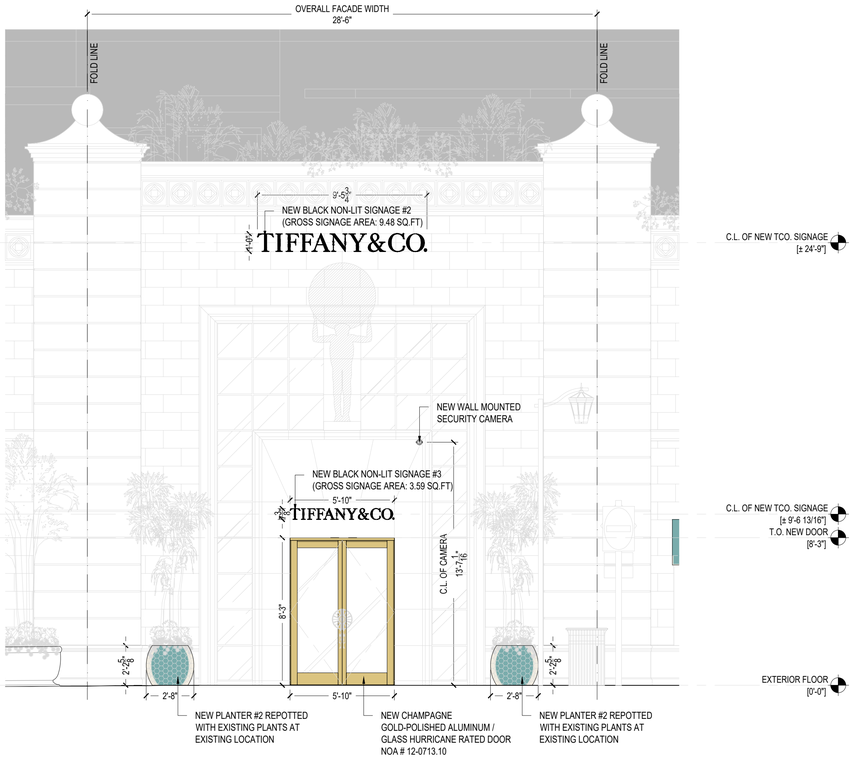


01 PROPOSED MAIN ENTRY FACADE RENDERING

SCALE: N.T.S.



SIGNAGE CALCULATION FOR MAIN ENTRY FACADE ELEVATION	
OVERALL FACADE WIDTH	28' - 6"
ALLOWABLE SIGNAGE PER CODE SECTION 134-2438	20 SQ. FT. (18' LINEAR FT AND OVER)
	10 SQ. FT. (LESS THAN 18' LINEAR)
TCO SIGNAGE #2 GROSS AREA	9.48 SQ. FT.
TCO SIGNAGE #3 GROSS AREA	3.59 SQ. FT.
TOTAL GROSS AREA	13.07 SQ. FT.



02 PROPOSED MAIN ENTRY FACADE ELEVATION

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

MATERIAL AND FINISHES SCHEDULE							
ITEMS		**STATUS**	**SIZE**	**FINISH / SPEC**	**QTY.**	**LOCATION**	**NOTE**
SIGNAGE	SIGNAGE #1	NEW	9'-5 3/4" X 1'-0"	ALUMINUM PAINTED BLACK (NON-LIT CHISELED)	1	HIBISCUS AVENUE FACADE	REFER TO A6.70
	SIGNAGE #2	NEW	9'-5 3/4" X 1'-0"		1	MAIN ENTRY FACADE	
	SIGNAGE #3	NEW	5'-10" X 0'-7 3/8"		1	MAIN ENTRY FACADE	
	SIGNAGE #4	NEW	9'-5 3/4" X 1'-0"		1	WORTH AVENUE FACADE	
AWNING	FABRIC (FA-182)	NEW	4'-7 1/4" X 2'-9 3/4"	AZURE BLUE / FABRIC PARA' TEMPOTEST 71/15 RAL 6034	8	HIBISCUS AVENUE FACADE AND WORTH AVENUE FACADE	REFER TO SHEET A6.72
	VALANCE BORDER (FA-183)	NEW	13/16"	DOVE TRIM / FABRIC PARA' TEMPOTEST 15/93 RAL 9010			
	BRACKETS & ARMS	EXISTING	-	STAINLESS STEEL POLISHED			
DOOR	DOOR SYSTEM	NEW	6'-1 3/4" X 8'-3"	HURRICANE IMPACT RATED DOOR NOA # 12-0713.10	1	MAIN ENTRY FACADE	RFER TO A6.12
	CLADDING (MT-101A)	NEW	-	CHAMPAGNE GOLD - POLISHED ALUMINUM			
	HANDLE (GL-103)	NEW	-	CRYSTAL GLASS			
PLANTER #1	PLANTER	EXISTING	-	-	3	HIBISCUS AVENUE FACADE	-
	PLANT	EXISTING	-	EXISTING PLANT			
PLANTER #2	CERAMIC PLANTER	NEW	2'-8" X 2'-2 5/8"	CERAMIC BLUE GLAZED RAL 6034	2	MAIN ENTRY FACADE	RFER TO A6.71
				CERAMIC WHITE GLAZED RAL 9010			
	PLANT	EXISTING	-	REPOT EXISTING PLANT			
SECURITY CAMERA	-	NEW	Ø 3.6" X 1.38"	AXIS M3016 NETWORK CAMERA ULTRA-DISCREET, RECESSED-MOUNTED 3MP FIXED MINI DOME	3	ONE CAMERA ON EACH FACADE	-
NOTE: : ALL GRAPHIC SCREENING IN GREY ARE EXISTING TO REMAIN AND NOT IN THE SCOPE OF WORK.							

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CM
CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

PROJECT COORDINATOR:
DS&F
CONSULTANTS INC.
121 W. 27TH STREET, SUITE 502
NEW YORK, NEW YORK 10001
TEL: 212-481-7202

PROJECT NUMBER:
ARC-25-0060

TIFFANY&CO.

PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
08-05-25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue Date & Description

1. ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2. ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
3. ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
4. ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

DESCRIPTION:
PROPOSED FACADE

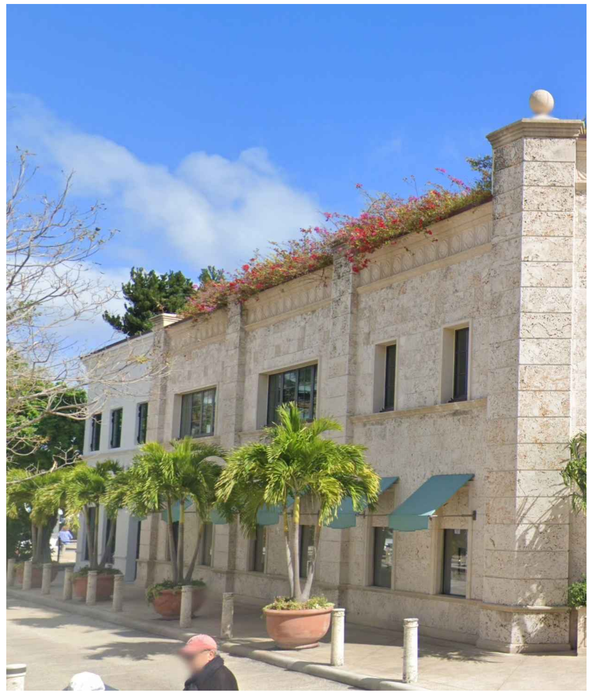
RENDER AND ELEVATION

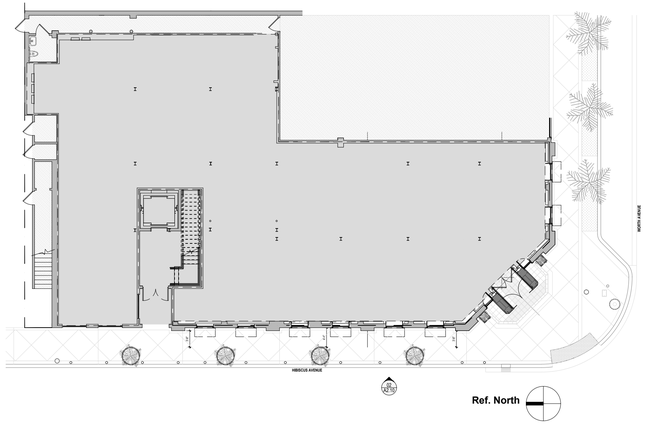
SCALE:
1/4" = 1'-0"

SHEET NUMBER

A2.11







01 EXISTING HIBISCUS AVENUE FACADE PHOTOS

SCALE: N.T.S.



02 EXISTING HIBISCUS AVENUE FACADE ELEVATION

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

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

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PALM BEACH
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FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
8-5-25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

	Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL	03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1	07/24/2025
1 3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1	07/25/2025
2 4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS)	08/08/2025

DESCRIPTION:
EXISTING FACADE

PHOTOS AND ELEVATION

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

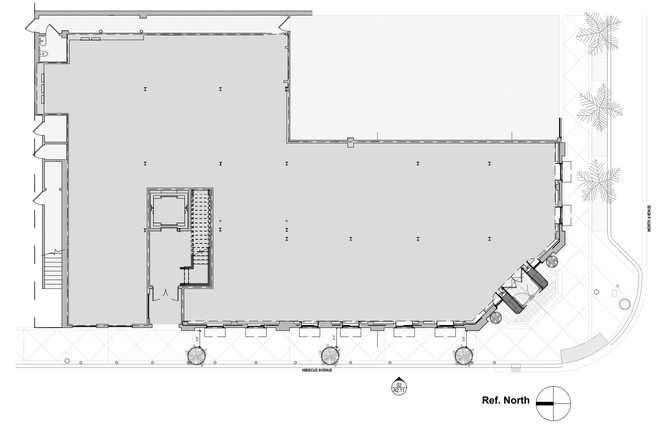
SHEET NUMBER

A2.12



01 PROPOSED HIBISCUS AVENUE FACADE RENDERING

SCALE: N.T.S.



SIGNAGE CALCULATION FOR HIBISCUS AVENUE FACADE ELEVATION	
OVERALL FACADE WIDTH	66' - 2 3/4"
ALLOWABLE SIGNAGE PER CODE SECTION 134-2438	20 SQ. FT. (18' LINEAR FT AND OVER)
	10 SQ. FT. (LESS THAN 18' LINEAR)
TCO SIGNAGE #1 GROSS AREA	9.48 SQ. FT.
TOTAL GROSS AREA	9.48 SQ. FT.

02 PROPOSED HIBISCUS AVENUE FACADE ELEVATION

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



MATERIAL AND FINISHES SCHEDULE							
ITEMS		STATUS	SIZE	FINISH / SPEC	QTY.	LOCATION	NOTE
SIGNAGE	SIGNAGE #1	NEW	9'-5 3/4" X 1'-0"	ALUMINUM PAINTED BLACK (NON-LIT CHISELED)	1	HIBISCUS AVENUE FACADE	REFER TO A6.70
	SIGNAGE #2	NEW	9'-5 3/4" X 1'-0"		1	MAIN ENTRY FACADE	
	SIGNAGE #3	NEW	5'-10" X 0'-7 3/8"		1	MAIN ENTRY FACADE	
	SIGNAGE #4	NEW	9'-5 3/4" X 1'-0"		1	WORTH AVENUE FACADE	
AWNING	FABRIC (FA-182)	NEW	4'-7 1/4" X 2'-9 3/4"	AZURE BLUE / FABRIC PARA' TEMPOTEST 71/15 RAL 6034	8	HIBISCUS AVENUE FACADE AND WORTH AVENUE FACADE	REFER TO SHEET A6.72
	VALANCE BORDER (FA-183)	NEW	13/16"	DOVE TRIM / FABRIC PARA' TEMPOTEST 15/93 RAL 9010			
	BRACKETS & ARMS	EXISTING	-	STAINLESS STEEL POLISHED			
DOOR	DOOR SYSTEM	NEW	6'-1 3/4" X 8'-3"	HURRICANE IMPACT RATED DOOR NOA # 12-0713.10	1	MAIN ENTRY FACADE	RFER TO A6.12
	CLADDING (MT-101A)	NEW	-	CHAMPAGNE GOLD - POLISHED ALUMINUM			
	HANDLE (GL-103)	NEW	-	CRYSTAL GLASS			
PLANTER #1	PLANTER	EXISTING	-	-	3	HIBISCUS AVENUE FACADE	-
	PLANT	EXISTING	-	EXISTING PLANT			
PLANTER #2	CERAMIC PLANTER	NEW	2'-8" X 2'-2 5/8"	CERAMIC BLUE GLAZED RAL 6034	2	MAIN ENTRY FACADE	RFER TO A6.71
				CERAMIC WHITE GLAZED RAL 9010			
	PLANT	EXISTING	-	REPOT EXISTING PLANT			
SECURITY CAMERA	-	NEW	Ø 3.6" X 1.38"	AXIS M3016 NETWORK CAMERA ULTRA-DISCREET, RECESSED-MOUNTED 3MP FIXED MINI DOME	3	ONE CAMERA ON EACH FACADE	-
NOTE: : ALL GRAPHIC SCREENING IN GREY ARE EXISTING TO REMAIN AND NOT IN THE SCOPE OF WORK.							

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CM
CORTLAND MORGAN ARCHITECT
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PROJECT NUMBER: ARC-25-0060

TIFFANY&CO.

PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
8-5-25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

DESCRIPTION:
PROPOSED FACADE

RENDER AND ELEVATION

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

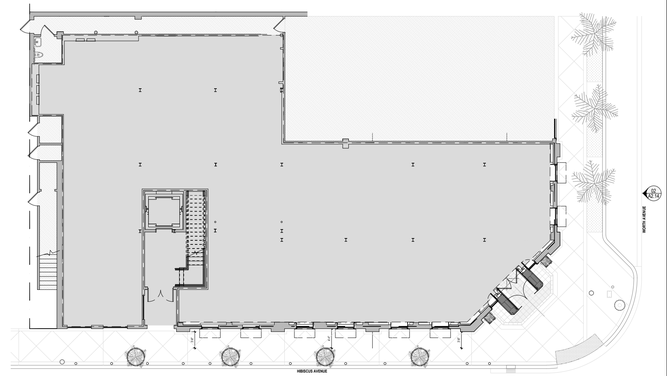
SHEET NUMBER

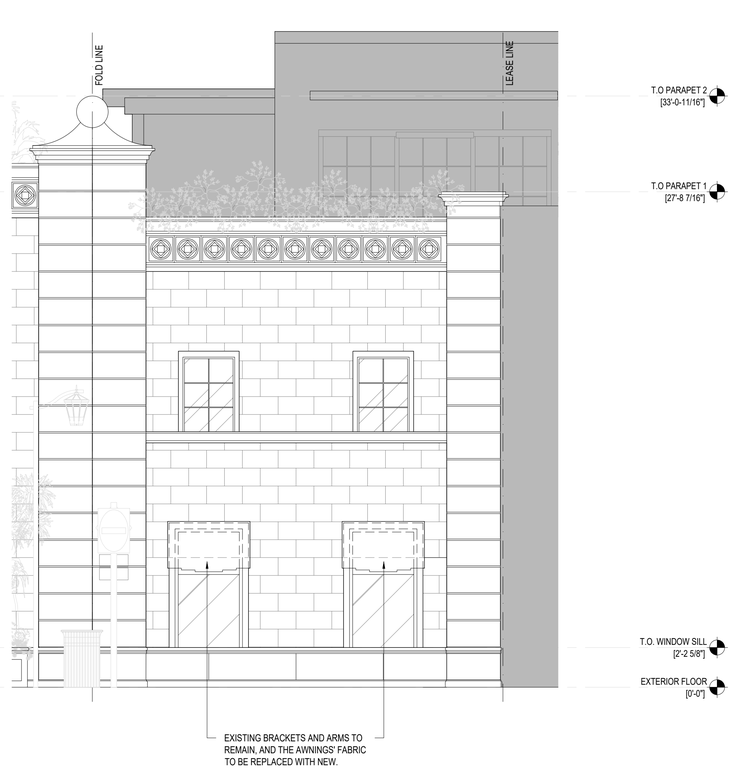
A2.13



01 EXISTING WORTH AVENUE FACADE PHOTO

SCALE: N.T.S.





02 EXTERIOR WORTH AVENUE FACADE ELEVATION

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

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT
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ARLINGTON, TX 76012
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FAX: (817) 635-5699

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121 W. 27TH STREET, SUITE 502
NEW YORK, NEW YORK 10001
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PROJECT NUMBER:
ARC-25-0060

TIFFANY&CO.
PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
8.28.25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
1. 3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
2. 4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

DESCRIPTION:
EXISTING FACADE

PHOTO AND ELEVATION

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

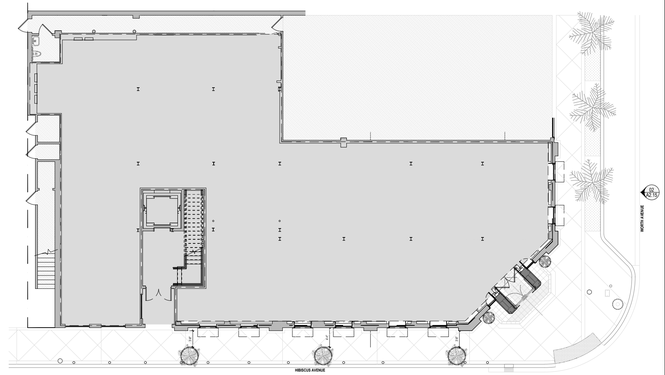
SHEET NUMBER

A2.14



01 PROPOSED WORTH AVENUE FACADE RENDERING

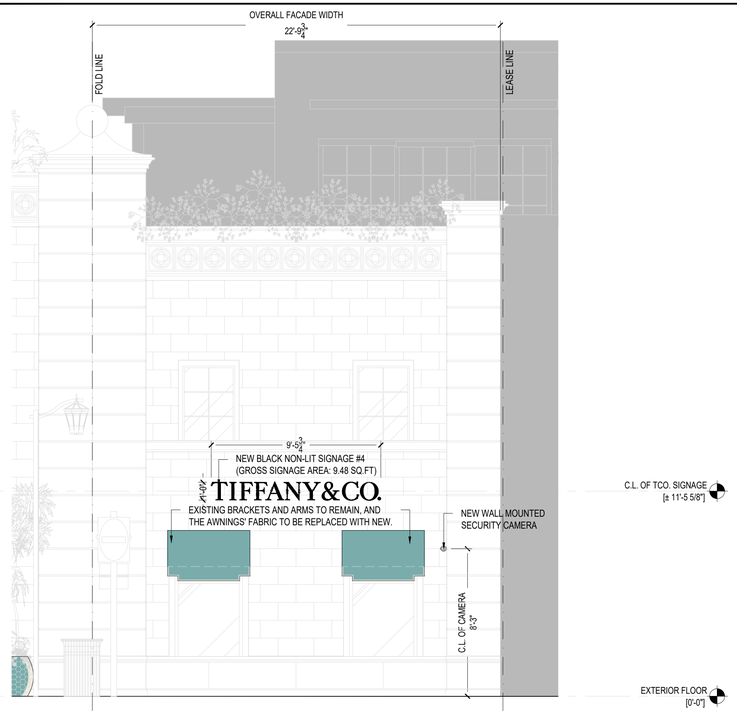
SCALE: N.T.S.



SIGNAGE CALCULATION FOR WORTH AVENUE FACADE ELEVATION	
OVERALL FACADE WIDTH	22' - 9 3/4"
ALLOWABLE SIGNAGE PER CODE SECTION 134-2438	20 SQ. FT. (18' LINEAR FT AND OVER)
	10 SQ. FT. (LESS THAN 18' LINEAR)
TCO SIGNAGE #4 GROSS AREA	9.48 SQ. FT.
TOTAL GROSS AREA	9.48 SQ. FT.

02 PROPOSED WORTH AVENUE FACADE ELEVATION

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



MATERIAL AND FINISHES SCHEDULE							
ITEMS		STATUS	SIZE	FINISH / SPEC	QTY.	LOCATION	NOTE
SIGNAGE	SIGNAGE #1	NEW	9'-5 3/4" X 1'-0"	ALUMINUM PAINTED BLACK (NON-LIT CHISELED)	1	HIBISCUS AVENUE FACADE	REFER TO A6.70
	SIGNAGE #2	NEW	9'-5 3/4" X 1'-0"		1	MAIN ENTRY FACADE	
	SIGNAGE #3	NEW	5'-10" X 0'-7 3/8"		1	MAIN ENTRY FACADE	
	SIGNAGE #4	NEW	9'-5 3/4" X 1'-0"		1	WORTH AVENUE FACADE	
AWNING	FABRIC (FA-182)	NEW	4'-7 1/4" X 2'-9 3/4"	AZURE BLUE / FABRIC PARA' TEMPOTEST 71/15 RAL 6034	8	HIBISCUS AVENUE FACADE AND WORTH AVENUE FACADE	REFER TO SHEET A6.72
	VALANCE BORDER (FA-183)	NEW	13/16"	DOVE TRIM / FABRIC PARA' TEMPOTEST 15/93 RAL 9010			
	BRACKETS & ARMS	EXISTING	-	STAINLESS STEEL POLISHED			
DOOR	DOOR SYSTEM	NEW	6'-1 3/4" X 8'-3"	HURRICANE IMPACT RATED DOOR NOA # 12-0713.10	1	MAIN ENTRY FACADE	RFER TO A6.12
	CLADDING (MT-101A)	NEW	-	CHAMPAGNE GOLD - POLISHED ALUMINUM			
	HANDLE (GL-103)	NEW	-	CRYSTAL GLASS			
PLANTER #1	PLANTER	EXISTING	-	-	3	HIBISCUS AVENUE FACADE	-
	PLANT	EXISTING	-	EXISTING PLANT			
PLANTER #2	CERAMIC PLANTER	NEW	2'-8" X 2'-2 5/8"	CERAMIC BLUE GLAZED RAL 6034	2	MAIN ENTRY FACADE	RFER TO A6.71
				CERAMIC WHITE GLAZED RAL 9010			
	PLANT	EXISTING	-	REPOT EXISTING PLANT			
SECURITY CAMERA	-	NEW	Ø 3.6" X 1.38"	AXIS M3016 NETWORK CAMERA ULTRA-DISCREET, RECESSED-MOUNTED 3MP FIXED MINI DOME	3	ONE CAMERA ON EACH FACADE	-

NOTE: : ALL GRAPHIC SCREENING IN GREY ARE EXISTING TO REMAIN AND NOT IN THE SCOPE OF WORK.

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

PROJECT COORDINATOR:
DS&F
CONSULTANTS INC.
121 W. 27TH STREET, SUITE 502
NEW YORK, NEW YORK 10001
TEL: 212-481-7202

PROJECT NUMBER: ARC-25-0060

TIFFANY&CO.

PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
8-5-25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue Date & Description

1. ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2. ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
3. ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
4. ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

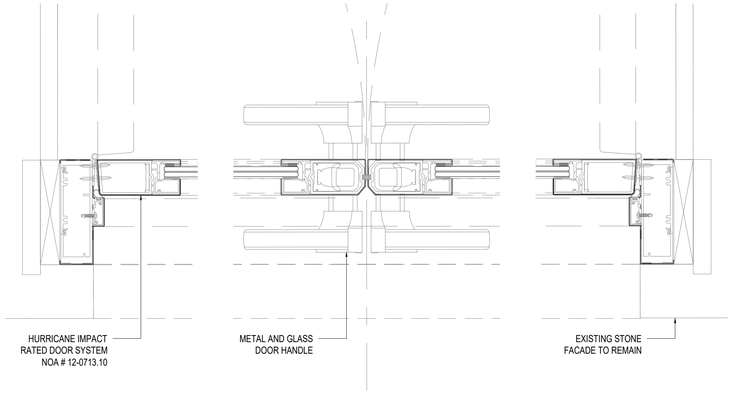
DESCRIPTION:
PROPOSED FACADE

RENDER AND ELEVATION

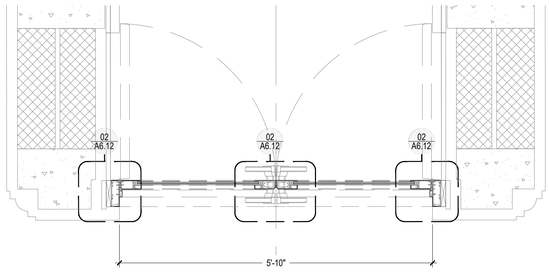
SCALE:
1/4" = 1'-0"

SHEET NUMBER

A2.15

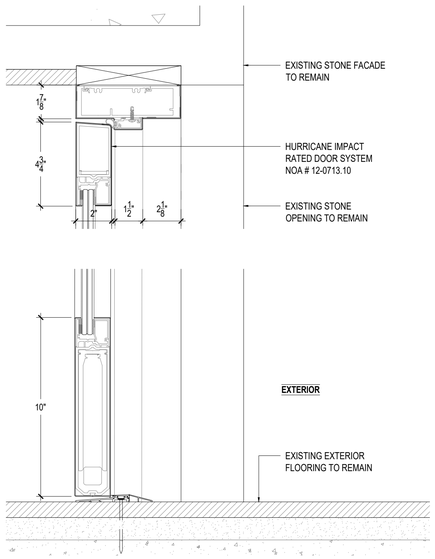


02 PROPOSED ENTRY DOOR - PLAN SECTION DETAILS
SCALE: 3" = 1'-0"

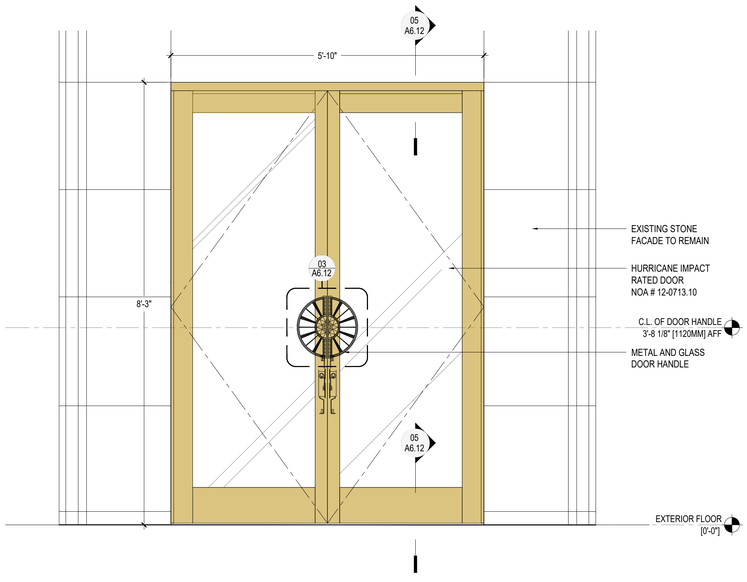


01 PROPOSED ENTRY DOOR - PLAN
SCALE: 3/4" = 1'-0"

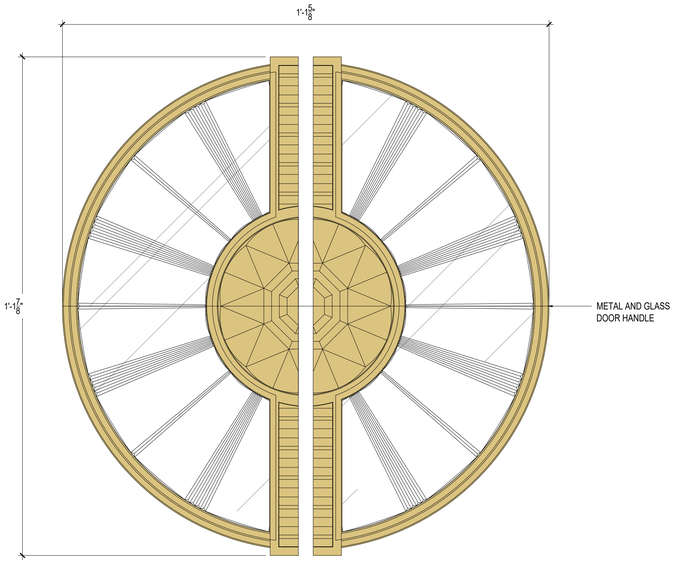
MATERIAL AND FINISHES SCHEDULE							
ITEMS		STATUS	SIZE	FINISH / SPEC		QTY.	LOCATION
DOOR	DOOR SYSTEM	NEW	6'-1 3/4" X 8'-3"	HURRICANE IMPACT RATED DOOR NOA # 12-0713.10		1	MAIN ENTRY FACADE
	CLADDING (MT-101A)	NEW	-		CHAMPAGNE GOLD - POLISHED ALUMINUM		
	HANDLE (GL-103)	NEW	-		CRYSTAL GLASS/ CHAMPAGNE GOLD - POLISHED ALUMINUM		
NOTES: G.C. TO PROVIDE NEW ALUMINUM HURRICANE IMPACT RATED DOOR.							



05 PROPOSED ENTRY DOOR - VERTICAL SECTION DETAILS
SCALE: 3" = 1'-0"



04 PROPOSED ENTRY DOOR - VERTICAL SECTIONS
SCALE: 3/4" = 1'-0"



03 PROPOSED ENTRY DOOR - HANDLE ENLARGED ELEVATION
SCALE: 3/4" = 1'-0"

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
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PROJECT COORDINATOR:
DS&F CONSULTANTS INC.
121 W. 27TH STREET, SUITE 502
NEW YORK, NEW YORK 10001
TEL: 212-481-7202

PROJECT NUMBER:
ARC-25-0060

TIFFANY&CO.
PALM BEACH
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FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
8.28.25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

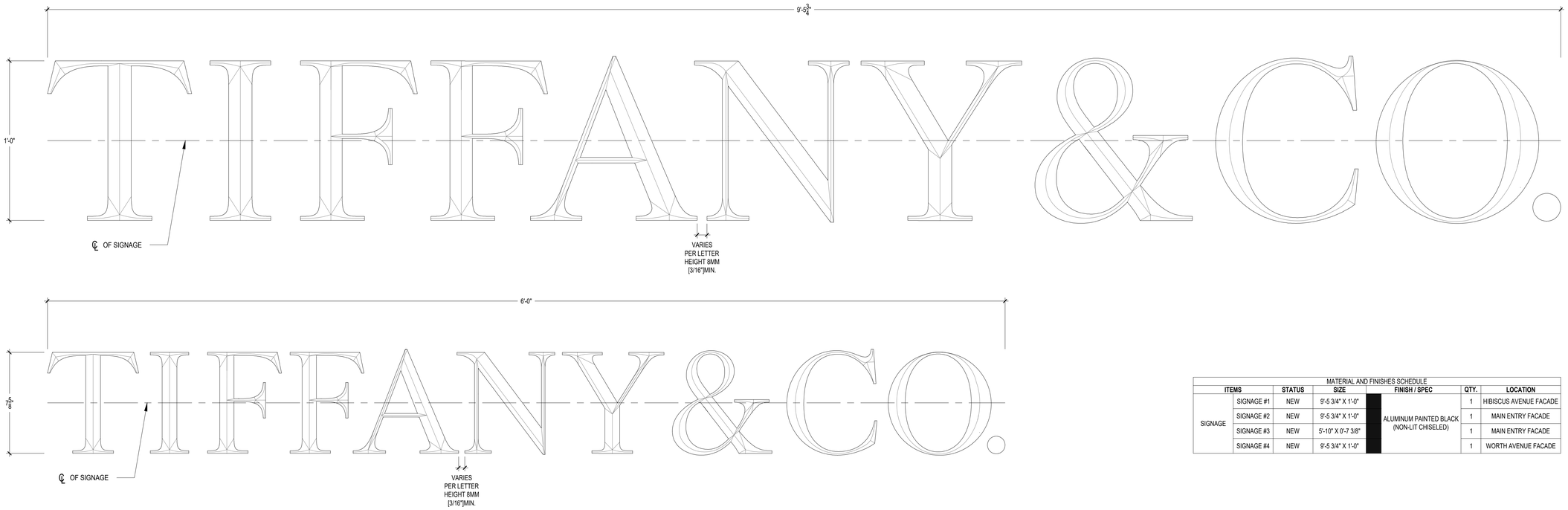
Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
1 3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
2 4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

DESCRIPTION:
PROPOSED ENTRY DOOR

SCALE:
3/4" = 1'-0"

SHEET NUMBER

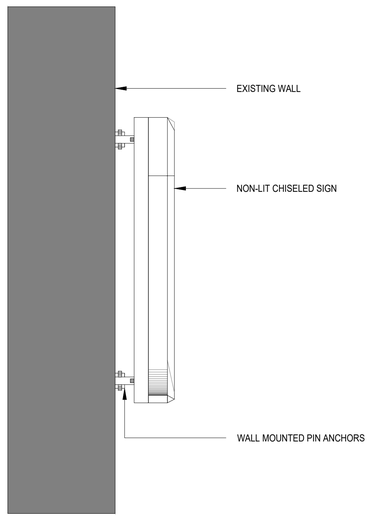
A6.12



MATERIAL AND FINISHES SCHEDULE						
ITEMS		STATUS	SIZE	FINISH / SPEC	QTY.	LOCATION
SIGNAGE	SIGNAGE #1	NEW	9'-5 3/4" X 1'-0"	ALUMINUM PAINTED BLACK (NON-LIT CHISELED)	1	HIBISCUS AVENUE FACADE
	SIGNAGE #2	NEW	9'-5 3/4" X 1'-0"		1	MAIN ENTRY FACADE
	SIGNAGE #3	NEW	5'-10" X 0'-7 3/8"		1	MAIN ENTRY FACADE
	SIGNAGE #4	NEW	9'-5 3/4" X 1'-0"		1	WORTH AVENUE FACADE

01 FACADE SIGNAGE - NON LIT CHISELED FRONT ELEVATIONS

SCALE: 3" = 1'-0"



ELEVATION TYPICAL
NOT TO SCALE

02 FACADE SIGNAGE - NON LIT CHISELED SIDE ELEVATION (TYPICAL)

SCALE: NOT TO SCALE

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

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STATE OF FLORIDA · CORTLAND MORGAN · AR-0015586 · REGISTERED ARCHITECT
8.26.25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
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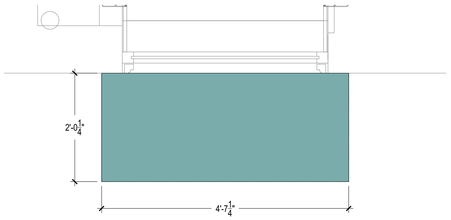
2 4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

DESCRIPTION:
SIGNAGE SCHEDULE

SCALE:
3" = 1'-0"

SHEET NUMBER

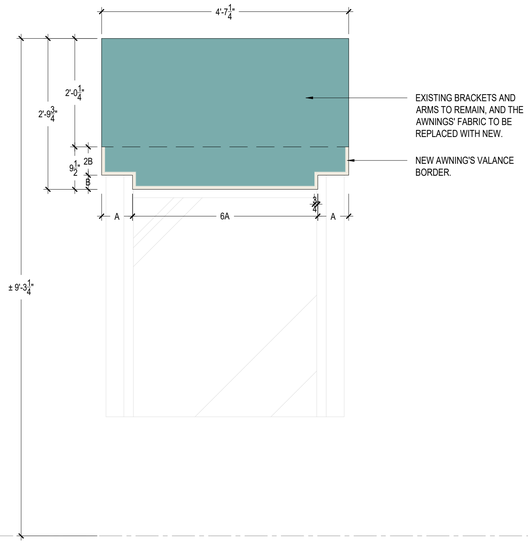
A6.70

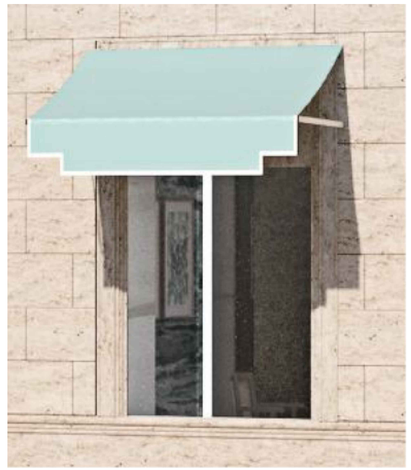


MATERIAL AND FINISHES SCHEDULE							
ITEMS		STATUS	SIZE	FINISH / SPEC		QTY.	LOCATION
AWNING	FABRIC (FA-182)	NEW	4'-7 1/4" X 2'-9 3/4"		AZURE BLUE / FABRIC PARA' TEMPOTEST 71/15 RAL 6034	8	HIBISCUS AVENUE FACADE AND WORTH AVENUE FACADE
	VALANCE BORDER (FA-183)	NEW	13/16"		DOVE TRIM / FABRIC PARA' TEMPOTEST 15/93 RAL 9010		
	BRACKETS & ARMS	EXISTING	-		STAINLESS STEEL POLISHED		
NOTES: ALL THE BRACKETS AND ARMS ARE EXISTING TO REMAIN. G.C. TO REPLACE THE EXISTING AWNING FABRIC WITH NEW.							

01 PROPOSED AWNING - PLAN

SCALE: 3/4" = 1'-0"





02 PROPOSED AWNING - ELEVATION

SCALE: 3/4" = 1'-0"

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

PROJECT COORDINATOR:
DS&F
CONSULTANTS INC.
121 W. 27TH STREET, SUITE 502
NEW YORK, NEW YORK 10001
TEL: 212-481-7202

PROJECT NUMBER:
ARC-25-0060

TIFFANY&CO.
PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
8.25.25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

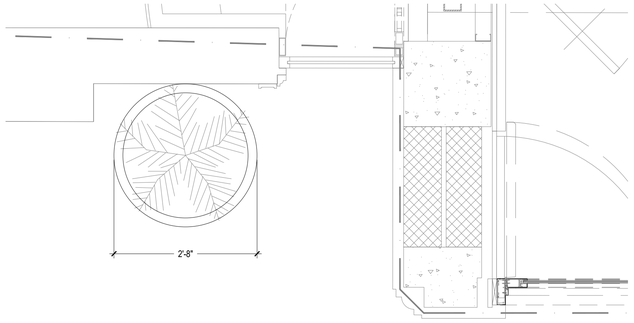
Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
1 3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
2 4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

DESCRIPTION:
PROPOSED AWNING

SCALE:
3/4" = 1'-0"

SHEET NUMBER

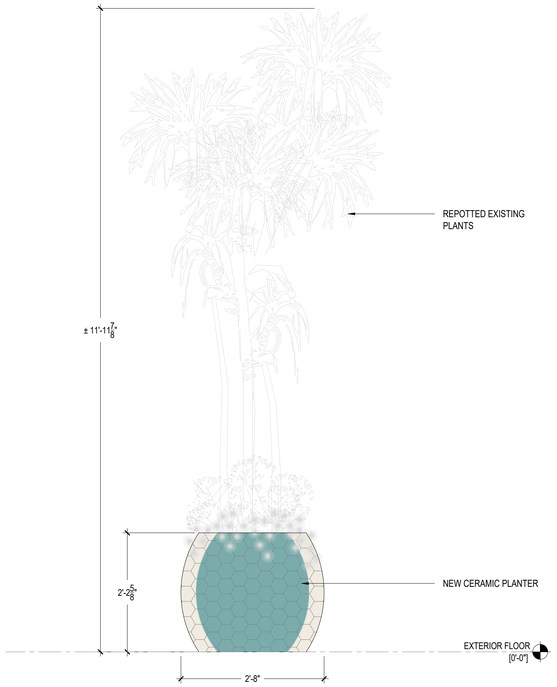
A6.71



MATERIAL AND FINISHES SCHEDULE						
ITEMS		**STATUS**	**SIZE**	**FINISH / SPEC**	**QTY.**	**LOCATION**
PLANTER #2	CERAMIC PLANTER	NEW	2'-8" X 2'-2 5/8"	AZURE BLUE / FABRIC PARA' TEMPOTEST 71/15 RAL 6034	2	MAIN ENTRY FACADE
				DOVE TRIM / FABRIC PARA' TEMPOTEST 15/93 RAL 9010		
	PLANT	EXISTING	-	REPOT EXISTING PLANT		
NOTES: ALL THE PLANTS ARE EXISTING TO REMAIN. G.C. TO REPOT PLANTS IN NEW PLANTERS.						

01 PROPOSED PLANTER #2 - PLAN

SCALE: 3/4" = 1'-0"







02 PROPOSED PLANTER #2 - ELEVATION

SCALE: 3/4" = 1'-0"

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

PROJECT COORDINATOR:
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CONSULTANTS INC.
121 W. 27TH STREET, SUITE 502
NEW YORK, NEW YORK 10001
TEL: 212-481-7202

PROJECT NUMBER: ARC-25-0060

TIFFANY&CO.
PALM BEACH
259 WORTH AVENUE PALM BEACH, FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
8-26-25

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
1 3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
2 4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025

DESCRIPTION:
PROPOSED PLANTER

SCALE:
3/4" = 1'-0"

SHEET NUMBER

A6.72