ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

NOVEMBER 21, 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 October 29, 2025, Architectural Commission Meeting**

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA

2. EXTPLAN-25-0007 160-170 SEAVIEW AVE. The applicant, Coral Beach Corporation (Angela Feldman, President) & Seaview Holdings, Inc (David Feldman, Director), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a two-story addition, detached accessory structure with hardscape and landscape. (ORIGINALLY ARC-23-155 AND APPROVED AT THE NOVEMBER 22, 2024 MEETING)

3. EXTPLAN-25-0008 239 TANGIER AVE. The applicant, Patricia Dean, has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for new dormer windows related to improvements and enclosure of existing attic space to achieve a second-floor habitable area. (ORIGINALLY ARC-24-0083 AND APPROVED AT THE OCTOBER 23, 2024 MEETING)

4. ARC-25-0077 1105 N LAKE WAY. The applicant, Kenneth Franklin has filed an application requesting Architectural Commission review and approval for a one-story addition to an existing one-story residence.

ADMINISTRATION OF THE OATH

COMMENTS

5. OFFICIALS

6. STAFF

7. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

8. **ITEMS PULLED FROM CONSENT**

9. 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.

10. ARC-25-0041 (ZON-25-0044) 337 BRAZILIAN AVE. (COMBO) The applicant, FRIESE FAMILY TRUST (Paul Friese, Trustee) has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence and detached accessory structure with final hardscape, landscape and swimming pool with variances requested related to redevelopment of the existing nonconforming parcel configuration and for additional grade fill within setback areas. Town Council shall review the application as it pertains to zoning relief/approval.

11. ARC-25-0067 (ZON-25-0061) 410 N LAKE WAY (COMBO) The applicant, North Lake Trust (Val Hawkins Architect, LLC), has filed an application requesting Architectural Commission review and approval for modification to an existing rear pergola into covered loggia with second story deck, installation of exterior staircase, skylights and window and door modifications. Town Council shall review the application as it pertains to zoning relief/approval.

12. 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.

13. ARC-24-0122 239 WELLS RD. The applicant, 239 WELLS ROAD, LLC (Michael Perry, Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence with final hardscape, landscape and swimming pool improvements. ***This item has been deferred to the December 19, 2025 meeting.***

14. 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. ***This item has been deferred to the December 19, 2025, meeting.***

15. 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. ***This item has been deferred to the December 19, 2025 meeting.***

16. 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. ***This item has been deferred to the December 19, 2025, meeting.***

17. ARC-25-0062 (ZON-25-0059) 222 CHERRY LN. (COMBO) The applicant, Nancy Clifford, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final landscape, hardscape, and swimming pool improvements on an existing nonconforming parcel of land, requiring site plan review for redevelopment. Town Council shall review the application as it pertains to zoning relief/approval. ***This item has been deferred to the December 19, 2025 meeting.***

NEW BUSINESS

18. ARC-25-0071 117 DOLPHIN RD. The applicant, Fusz Marla Wiegman FUSZ MARLA WIEGMAN FAMILY TRUST (Dailey Janssen Architects), has filed an application requesting Architectural Commission review and approval for fenestration changes to a previously approved new single-family residence.

19. ARC-25-0075 (ZON-25-0068) 160 BARTON AVE (COMBO). The applicant, Madeleine Parker (HCA Architecture, Representative), has filed an application requesting Architectural Commission review and approval for a second-floor addition, new fixed cover over front entry, window modification and site work at an existing residence; with variance relief requested for an addition within the required two-story side-yard setback. Town Council shall review the application as it pertains to zoning relief/approval.

20. ARC-25-0073 3140 S OCEAN BLVD. The applicant, Carton Place Condominium Association, has filed an application requesting Architectural Commission review and approval for site improvements including a new guardhouse with lift arms, installation of a fountain, new entry covering, and landscape and hardscape modifications.

21. ARC-25-0072 341 HIBISCUS AVE. The applicant, Roy E II & Vanessa Carroll (Environment Design Group), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape improvements. ***This application has been withdrawn by the applicant.***

ANY OTHER BUSINESS

MEETING SCHEDULE

22. The next meeting is scheduled for Friday, December 19, 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 October 29, 2025

CALL TO ORDER AND ROLL CALL

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

Members Present: Betsy Shiverick, Elizabeth Connaughton, Jeffery Smith, Claudia Visconti (arrived at 10:15 a.m.), Kenn Karakul, Richard Sammons, KT Catlin, David Phoenix, Sue Patterson, and Kathy Georgas

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

PLEDGE OF ALLEGIANCE

Mr. Smith led the Pledge of Allegiance.

MINUTES

1. Minutes of the September 25, 2025, Architectural Commission Meeting

Ms. Catlin suggested a modification to Mr. Phoenix's comment in the Comments section. Ms. Churney asked Mr. Phoenix to explain the intent of his statement. Mr. Phoenix clarified his statement.

A motion was made by Ms. Shiverick and seconded by Ms. Catlin to approve the minutes from September 25, 2025, to include the statement by Mr. Phoenix. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

Ms. Catlin requested that ARCS-25-1009, 251 Dunbar Road, be removed from the consent agenda and discussed.

Ms. Connaughton requested that ARC-25-0044, 766 Hi Mount Road, be removed from the consent agenda and discussed.

A motion was made by Mr. Phoenix and seconded by Ms. Shiverick to approve the consent agenda as amended, with the approval of ARCS-25-1257, specifically for 266 Southland Road. The motion was carried unanimously, 7-0.

2. 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.

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Ms. Connaughton wondered if the proposed glass cabana could be more in keeping with the original home.

Mr. Karakul thought that some additional vegetation on the north elevation should be added to mitigate the impact of the four-panel window. Jackie Albarran of SKA Architect + Planner stated she would study that suggestion.

Ms. Connaughton suggested smaller columns.

Mr. Phoenix inquired about the west elevation and agreed with Mr. Karakul, suggesting that more vegetation could be added to mitigate the impact of the four-panel window. Ms. Albarran agreed to add more vegetation on the north elevation. Mr. Phoenix also stated he agreed with Ms. Connaughton about the glass cabana being subservient to the main structure. Ms. Albarran explained and advocated for the design.

Ms. Catlin stated she walked the area frequently and thought the change would be refreshing.

Mr. Sammons thought it was a big improvement over the store-bought cabana. He asked if the capitals on the structure could be lowered below the beam.

Ms. Georgas thought the proposal was a significant improvement and suggested adding landscaping below the window to soften it. Ms. Albarran stated she was open to the suggestion.

A motion was made by Mr. Karakul and seconded by Ms. Catlin to approve the project with the condition to lower the capitals to align with the tops of the windows and express the lintel as a beam under the corners. The motion was carried 6-1, with Ms. Connaughton dissenting.

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

3. ARCS-25-1009 251 DUNBAR RD. The applicant, Alexandra Hersey Hamm Trustee

(Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a fence.

Ms. Pardue provided staff comments on the project.

Ms. Georgas disclosed ex parte communications.

Ms. Catlin requested to see the proposed fence.

Dustin Mizell of Environment Design Group presented the architectural plans for the fence and explained the request.

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

4. ARCS-25-1257 266 SOUTHLAND RD. The applicant, William & Emma Roberts (Environment Design Group), has filed an application requesting Architectural Commission approval for landscape and hardscape modifications.

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

5. OFFICIALS

Ms. Catlin said that despite some landscaping improvements, the Breakers' tennis pavilions remain highly visible from Main Street and County Road, describing them as a "white sea" and suggesting additional screening is needed.

Mr. Smith said he inspected the Breakers' landscaping after the summer and felt it had greatly improved, noting that over 50 new trees had been added. Although he was previously a strong critic, he now finds the tennis pavilions mostly screened, except for a small opening near the steakhouse driveway. He mentioned one area where additional trees couldn't be planted due to utilities, concluding that the landscaping looks good and will continue to improve over time.

6. STAFF

Ms. Pardue noted the updated meeting dates had been provided to the Commissioners. She noted that a correction had been made to the August 2026 meeting date.

6.1 Presentation on R-B Front/Rear Setbacks

Assistant Director of Planning and Zoning James Murphy explained that the Town Council has directed staff to take the lead on code reform, with a particular focus on the R-B single-family zoning district, which has been amended 27 times since 1972 and remains problematic. He said staff have been working with local architects to identify provisions that affect architectural quality, including one section that allows homes to be built up to five feet closer to the street in exchange for greater rear-yard setbacks. He reviewed the background of this rule, adopted in 2009 to provide flexibility, noting that changes to FEMA elevation requirements (in 2017 and 2024) may have impacted how these encroachments affect neighborhood streetscapes. Staff analyzed 12–15 examples across the North End and found mixed results: in some cases, the rule fit well, but in others, it disrupted streetscape uniformity, increased paving, and reduced front-yard landscaping. Mr. Murphy said both the Planning and Zoning Commission and the Town Council supported the staff's recommendation to remove this automatic "as-of-right" allowance and instead require review by the Architectural Commission (ARCOM) as a design waiver. This would enable a case-by-case evaluation based on criteria such as compatibility with the street, view corridors, and the neighborhood's character. He asked the Commission to begin considering the criteria that should guide such waivers, emphasizing that this shift toward context-based zoning would make future reviews more transparent, notify neighbors in advance, and create a clear public record of approvals. Mr. Murphy answered questions from the Commissioners and urged them to email the staff with any ideas on the criteria for the "waiver."

7. PUBLIC - 3 MINUTE LIMIT

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

John Corey, 426 Australian Avenue, stated that when he was on the Architectural Commission, he believed the decision was that the tents for The Breakers would be green. Mr. Smith stated that the Commission changed them to white. Mr. Corey stated that there are concerns that new homes appear too large on narrow streets and suggested creating an "angle of height" ratio, from the road crown to the roof ridge, to help the Commission better assess how houses fit within the streetscape without altering the zoning code.

UNFINISHED BUSINESS

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

Town Council as it pertains to zoning relief/ approval.

Mr. Murphy provided staff comments on the project.

Several members disclosed ex parte communications.

Attorney Harvey Oyer, representing the OKO Group, said the Ambassador Edgewater redevelopment is a landmark project that will set the standard for future South End redevelopment. He recapped a three-year process of collaboration with staff, Town boards, and neighbors, emphasizing that the design evolved through extensive feedback and now has unanimous support from neighbors. The proposal replaces aging hotel buildings with three five-story residential structures, reducing density from 135 to 41 units and eliminating transient hotel use. Mr. Oyer noted that most of the 20 variances stem from outdated RD-2 zoning and modern FEMA requirements, stressing that the project is lower in height and length than nearby buildings and fully meets the code's standards for harmony, balance, and contextual design.

Yusef Dennis of OMA presented the modifications to the architectural plans for the proposed buildings. He discussed the design intent and reviewed the proposed materials.

Mr. Sammons inquired about the building's height above ground and whether the measurements had taken into account the underground garage. He also inquired whether the professional had considered alternative arrangements for the five- and six-building complexes that had been shown. Mr. Dennis stated that the measurement was taken from the FEMA height established, which was the new ground level of the building. Mr. Dennis also discussed the building arrangement and the considerations made. Mr. Sammons wondered if the building adjacent to the beach would encroach upon the dune. Keith Williams of Nievera Williams Design stated that they would re-nourish the dune.

Mr. Smith offered an alternative suggestion for arranging the six buildings. Mr. Dennis responded and explained the reasons it was arranged in the configuration shown. Mr. Smith asked about the justification for the increased lot coverage that was proposed. Mr. Dennis said the project's design reduces elevation, steps back upper floors, and creates more open space and amenities at ground level. He explained that the requested lot coverage relief would provide flexibility to increase setbacks, add canopies, and enhance the site's character without significantly reducing the developable area. Mr. Smith argued that an architect should first look at the allowable footprint to determine the restrictions.

Mr. Oyer explained that while the project balances many factors: neighbor concerns, luxury design standards, and environmental goals, the larger floor plates and sustainability systems require slightly more lot coverage. He noted that the design intentionally reduces massing by carving out areas on the fifth floor, sacrificing valuable space to improve the building's appearance. Mr. Smith questioned how the additional coverage was justified, and Mr. Oyer responded that the request is consistent with other South End projects, such as Bellaria, which have similar or greater lot coverage and height approved under the same zoning code. Mr. Smith discussed the variances and the necessity of a hardship to approve them. Mr. Oyer explained that zoning changes have reduced the site's buildable area. To address neighbor concerns about blocked views, the design was modified and shifted farther from adjacent properties. He said meeting the strict lot coverage limit would actually create a bulkier, less attractive structure, while the current design offered a better result for both neighbors and the community. Mr.

Smith disagreed.

Ms. Connaughton asked if the variance for the lot coverage included the garage space. Mr. Dennis responded. Ms. Connaughton inquired about the view corridors and wanted to know if they had been studied; she did not believe there would be a view corridor for the neighbors. Mr. Dennis spoke about the study of the vantage points in 3D from photographs taken of the corridor with the neighbors.

Mr. Sammons believed the large, unshaded glass did not contribute to the project's sustainability. Mr. Dennis emphasized that efficiency and sustainability are central to the project, noting it is designed to meet a high LEED standard. He highlighted features such as deeper canopies, recessed windows, shaded loggias, and high-performance triple-glazed glass to reduce energy use and enhance comfort, describing the project as a modern, environmentally responsible development.

Ms. Visconti asked if they studied alternative materials, specifically for the glass railings. Mr. Dennis stated the design group was happy with the glass railings and believed they were less busy.

Ms. Shiverick asked about the requested variances for the rooftop area. Mr. Dennis discussed the smaller setbacks in the roof designs that they had designed and how they had tried to mitigate the impact of the equipment.

Mr. Murphy explained that the Town's code currently limits rooftop mechanical equipment to 10% of the roof area, an outdated standard that has proven unworkable for modern projects. A recent code amendment increased the allowance to 30%, but the Ambassador Edgewater proposal still exceeds that limit. He said the applicant would still need several variances even under the new rule, noting staff have worked with them to consolidate the rooftop equipment as much as possible.

Mr. Phoenix asked about the material on the rooftop screening. Mr. Dennis discussed the material and showed a rendering of the proposed area. He stated the material would be white, to which Mr. Phoenix wondered if the color would be too stark. Mr. Phoenix wondered if other materials would be considered for the handrail. Mr. Dennis responded and discussed the proposed marine-grade hardwood. Mr. Phoenix discussed the east and west buildings, noting that they would look directly into the adjacent buildings.

Ms. Visconti wondered if they would be willing to work on the materials, specifically the handrails and terrazzo flooring. Mr. Dennis discussed the tone and color that they preferred, but added that they were happy to continue to study the materials. Ms. Visconti asked about the upcoming changes to the zoning code and wondered how many variances would be removed. Mr. Murphy responded.

Mr. Sammons asked if the applicant had provided the required streetscape. Mr. Murphy responded.

Mr. Smith called for public comment.

The following individuals spoke in favor of the project and advocated for approval:

Fred Kamel, 3400 S. Ocean Blvd.,
Attorney Megan Wegerif, on behalf of Clay Liflander at 2770 S. Ocean Blvd.,
Skip Aldridge, 2295 S. Ocean Blvd.,
Tony Ursillo, 3400 S. Ocean Blvd.,
Jonae Barnes, 3400 S. Ocean Blvd.,
Ruth Fattori, 2660 S. Ocean Blvd.,
Guy Clark, 44 Cocoanut Row,
Glori Carchi, 2660 S Ocean Blvd.,
Rick Salvatore, 3300 S. Ocean Blvd.,
Thomas Mandat, 110 Wells Road,
Ronald Matzner, 3120 S. Ocean Blvd.,
Alan Buchholtz, 2760 S. Ocean Blvd.,
Marvin Baum, 2760 S. Ocean Blvd.

**Note: A short break was taken at 11:25 a.m. and the meeting resumed at 11:38 a.m.*

Mr. Karakul praised the development and design teams for collaborating closely with neighbors and earning their support, calling it a strong example of community engagement. He complimented the architectural progress, especially the wood details and terraced design, and emphasized the importance of maintaining or enhancing the landscaping as presented. He questioned the need for gates, noting that they are uncommon in that area, and suggested that the team revisit that detail with the neighbors. Mr. Dennis agreed to review it, and Mr. Karakul concluded by expressing full support for the project.

Ms. Shiverick praised the project's design and professional team, saying the updated architecture, especially the tapered cypress canopies and T-shaped columns, greatly improved the building's appearance and harmony with nearby structures. She commended the extensive neighbor outreach and collaboration with the commission, noting the result is a far better project that sets a high standard for future development. She also acknowledged that many of the needed variances stem from outdated zoning codes and expressed strong support for the project.

Ms. Catlin praised the design team for their perseverance and thoughtful placement of the buildings, noting that the massing and articulation were well-executed. She supported the three-building layout, the softer design elements, and the under-building garage, which she said made practical sense. She also encouraged staff to consider incorporating some of the requested variances, such as those related to modern standards, into future zoning updates. Overall, she commended the team's progress and expressed full support for the project.

Ms. Visconti thanked the team for their extensive community collaboration and noted that it was impressive how they effectively incorporated neighborhood feedback. She supported the revised building forms but reiterated her concerns about the glass railings, citing maintenance and overly modern appearance, as well as her dislike of the T-shaped columns. She said these details could be refined later and expressed openness to moving the project forward despite minor design reservations.

Ms. Patterson praised the project's refined design and color palette, saying it had become much more beautiful through the collaborative process with the commission. She commended the team's responsiveness and noted that the project sets a high standard for future developments, expressing strong support for its approval.

Mr. Sammons acknowledged the project's progress but strongly criticized its overall scale, energy use, and architectural approach. He said the buildings appear oversized and overly glazed, calling them inefficient "greenhouses in the tropics" and urging more solid wall surfaces and articulation. He objected to the thin, veneer-like materials as "disingenuous" and warned that approving such a design could set an undesirable precedent south of Sloane's Curve. He also faulted the repetitive, uniform floor heights and lack of variation, saying the project feels more like a mass-produced office complex than a distinctive, contextually responsive building in Palm Beach.

Mr. Phoenix said the project has improved significantly and praised the team's collaboration with the neighborhood. He supported the overall design but suggested reducing the lot coverage from 28% closer to 22% to avoid that variance. He shared concerns about the glass railings and the unresolved design of the rooftop mechanical units, but said the project will likely be world-class.

Ms. Connaughton said that while she agrees with many of the positive comments about the project and recognizes the design team's skill, she believes it is a missed opportunity not to break the large structure into multiple smaller buildings. She argued that doing so would create better views, more natural light, and improved exterior spaces for both neighbors and the developer. She said the current 95-foot-deep design feels too massive and not aligned with future development principles, though she concluded by acknowledging the team's strong effort and the project's many positive aspects.

Ms. Georgas praised the project's significant improvements and overall design, saying the building looks beautiful. Her only concern was the visibility of the rooftop mechanical equipment, suggesting the screening should be improved.

Mr. Smith said the project's design has greatly improved, but expressed serious concerns about the durability of materials near the ocean. He warned that the thin stone veneer, wood railings, and wood ceilings would deteriorate quickly in the salt air and require constant maintenance, suggesting the team reconsider those finishes. He praised the improved presentation and structural detailing but emphasized that the exterior materials still need further refinement for longevity.

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

A motion was made by Mr. Karakul and seconded by Ms. Shiverick to approve the project with the following five items to be returned to the February 25, 2026, ARCOM meeting for further refinement and detailing: increased landscaping, detailing of stone attachment, the railing design, the mechanical penthouse level, and the gates. The motion was carried 5-2, with Ms. Connaughton and Mr. Sammons dissenting.

A motion was made by Mr. Sammons and seconded by Ms. Connaughton that the

implementation of variances #1 and #10 (lot coverage) for the above-ground structures would cause a negative architectural impact on the subject property. The motion was carried 5-2, with Mr. Karakul and Ms. Catlin dissenting.

A motion was made by Ms. Shiverick and seconded by Mr. Karakul that the implementation of the proposed variances #2-#9 and #11-#20 will not cause a negative architectural impact on the subject property. The motion was carried 4-3, with Ms. Connaughton and Messrs. Sammons and Smith dissenting.

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.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Patrick Mayfield of Dailey Janssen Architects presented the architectural modifications for the proposed project, and Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

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

Ms. Connaughton asked if the design had maximized the lot coverage and cubic content. Mr. Mayfield stated they had not reached the maximum.

Mr. Sammons asked if the reveal of windows in the masonry was at least four inches. Mr. Mayfield stated that all the fenestration would be replaced and confirmed that they would be properly set.

A motion was made by Mr. Sammons and seconded by Mr. Karakul to approve the project as presented. The motion was carried 6-1, with Ms. Connaughton dissenting.

10. 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.

Mr. Karakul disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Dustin Mizell of the Environment Design Group presented the proposed modifications for the gate designs.

Ms. Shiverick asked about the vehicular gate and whether there was a previous gate. Mr. Mizell responded and, while initially thinking there had been a gate in that location in the past, learned that this would be a new gate. Ms. Shiverick asked about the inspiration for the vehicular gate.

Mr. Mizell discussed the pedestrian gate, from which the design inspiration was taken.

Ms. Visconti inquired about the height of the vehicular gate in relation to the columns and the site wall. Mr. Mizell reviewed the heights. Ms. Visconti acknowledged that the gate was internal to the property and asked about the view from the street. Mr. Mizell responded. Ms. Visconti stated she could support the gate but suggested framing it with landscape to mitigate the height of the site wall next to the smaller gate.

Mr. Sammons asked if the vehicular gate design could be changed; he provided a suggestion for the design. Mr. Mizell stated that the priority of his client was to separate the public from the private portion of the site.

Mr. Karakul was grateful that there were no gates at the front of the property. He supported the request.

Mr. Phoenix thought the vehicular gate was too much for the small motor court. He did not believe the pedestrian gate enhanced the architecture and doubted that the aluminum would withstand the proposed design.

Ms. Catlin agreed with Ms. Visconti on the relationship of the gate with the wall; however, she was not opposed to the gate. She wondered if the applicant could consider a smaller and less ornate gate.

Ms. Patterson agreed with Ms. Catlin. She thought that the design of the interior gate had too much detail.

Mr. Mizell provided suggestions on how the gates could be modified. He said he would be happy to make changes.

Mr. Smith thought the vehicular gate was excessive; he did not see the need for a gate in that location.

A motion was made by Ms. Catlin and seconded by Ms. Visconti to approve the pedestrian gate, with the condition that the vehicular gate and the landscaping, as discussed, be restudied and returned to the November 21, 2025, meeting. The motion was carried unanimously, 7-0.

**Note: The meeting was recessed for lunch at 12:45 p.m. and resumed at 1:48 p.m.*

11. 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. ***This item has been deferred to the November 21, 2025, meeting.***

****Note: This item was deferred to November 21, 2025, at the approval of the agenda.***

12. 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. ***This item has been deferred to the November 21, 2025, meeting.***

Note: This item was deferred to November 21, 2025, at the approval of the agenda.

13. 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. ***This item has been deferred to the November 21, 2025, meeting.***

Note: This item was deferred to November 21, 2025, at the approval of the agenda.

NEW BUSINESS

14. ARC-24-0122 239 WELLS RD. The applicant, 239 WELLS ROAD, LLC (Michael Perry, Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence with final hardscape, landscape and swimming pool improvements.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

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

Ms. Visconti asked if the Bougainvillea would surround the front door; Mr. Meyer confirmed it would. Ms. Visconti asked about the lights at the front door; Mr. Perry stated that the lights would be bronze.

Mr. Phoenix asked about the window color and the functionality of the wooden doors at the front entrance. Mr. Perry responded. Mr. Phoenix inquired about the strip of landscaping adjacent to the kitchen and wondered if grass could grow in that location. Mr. Meyer thought the growth would be successful in that location. Mr. Phoenix inquired about the possibility of adding awnings next to the pool, given the large number of arches. Mr. Perry provided an alternate rendering of the arches adjacent to the pool.

Ms. Shiverick asked about the lack of hardship around the pool. Mr. Meyer responded.

Mr. Karakul asked about the triple downspouts; Mr. Perry stated they were vents.

Ms. Connaughton asked if a two-story section had been considered in the rear of the property. Mr. Perry stated they studied it, but it did not work with the owner's program.

Mr. Smith asked about the glass next to the kitchen sink and its functionality. Mr. Perry responded and explained the design.

Mr. Sammons said the design feels overly busy and inconsistent, with mismatched arch styles, uneven rooflines, and too many façade projections that create a “frenetic” appearance. He suggested simplifying the front elevation by reducing the number of bump-outs, aligning window sizes, and using consistent sill details. He also noted that the pool area and main floor plan feel cramped, with disproportionate room sizes, and advised making the overall composition calmer, more balanced, and architecturally consistent.

Ms. Catlin thought the home had curb appeal and was different. She thought the detailing was good and simple. She thought it was a refreshing change from the designs that the Commission had seen. She appreciated the garage located in the rear of the home and thought the suggestions from Mr. Sammons could be implemented without compromising the home's charm.

Ms. Connaughton agreed and liked the garage in the rear of the home. She thought the massing was jumbled and unbalanced. She suggested placing the two-story mass in the rear of the home. She commented on the large entryway and thought it needed more study.

Mr. Phoenix said the design has strong curb appeal and many positive details. Still, he noted several concerns, including a pool area that feels too tight, excessive use of arches, and impractical interior flow. He praised the front doors and color palette but suggested simplifying the arches, refining exterior details such as the fireplace and railings, and improving the interior layout proportions.

Ms. Visconti said the pool is too large and cramped, suggesting it be resized, rotated, or reshaped to allow more garden space and a better connection between the main and guest houses. She also recommended using rectangular windows instead of arches in the master bedroom and keeping the solid wood front door rather than a glass one.

Mr. Karakul liked the home. He agreed that the pool element should be restudied. He recommended adding height to the four trees in the front to mitigate the height, and windows.

Ms. Patterson suggested rotating the pool and moving the spa to the end. She was in favor of the colors but thought the front facade could be studied.

Mr. Smith thought the front facade was a big issue. He did not believe the home was suitable for Wells Road; he thought it should be more dignified.

A motion was made by Ms. Visconti and seconded by Mr. Sammons to defer the project to the November 21, 2025, meeting with the direction to restudy the front facade, arches, and pool element. The motion was carried unanimously, 7-0.

15. ARC-25-0041 (ZON-25-0044) 337 BRAZILIAN AVE. (COMBO) The applicant, FRIESE FAMILY TRUST (Paul Friese, Trustee) has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence and detached accessory structure with final hardscape, landscape and swimming pool with variances requested related to redevelopment of the existing nonconforming parcel configuration and for additional grade fill within setback areas. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Rafael Portuondo of Portuondo Perotti Architects presented the architectural plans for the new residence.

Ms. Georgas wondered if the second roof could be seen; Mr. Portuondo stated that it would not be visible. She asked about the brick; Mr. Portuondo stated it would be coral stone.

Mr. Phoenix asked about the materials and color for the windows. Mr. Portuondo responded and explained the intention of the design.

Ms. Connaughton asked about the design of the windows. Mr. Portuondo responded and explained the intention of the design.

Ms. Visconti wondered if a deeper shade of gray could be used for the windows. Mr. Portuondo stated he would study the suggestion.

Ms. Catlin liked portions of the project but did not favor the end product. She was not in favor of the trellis and the additional fill. She liked the look of the home from the street, the garage, and the guest quarters. She thought portions of the home felt very heavy. She thought the design was too heavy for the lot.

Ms. Visconti thought this home was a good version of what the town should be doing and should encourage. Ms. Catlin asked Ms. Visconti about the fill for the home next to the proposed. Mr. Falco explained that unfinished garage and storage areas can legally be built below FEMA elevation and are unrelated to the fill variance. He noted that older neighboring homes were built under different rules, requiring finished grades close to floor level. However, under the current code, fill is limited in setback areas to half the height difference between the finished floor and the road crown.

Ms. Patterson commended the design team for working creatively with a narrow lot. Still, she expressed deep concern that the project would demolish a 100-year-old Mediterranean Revival home she believes should have been landmarked. She said the house represents an important part of Palm Beach's historic fabric and suggested exploring a joint review between ARCOM and the Landmarks Commission. While she acknowledged the owners' rights, she said it is heartbreaking to see such a historically significant home potentially torn down.

Ms. Shiverick said the project's Mediterranean Deco concept is interesting but feels overly detailed. She suggested simplifying the design, particularly removing the coral stone accents around the windows, and using the nearby yellow house on Brazilian Avenue as a model for a cleaner, more refined approach that better captures the intended style.

Ms. Connaughton agreed with Ms. Visconti and thought the proposed home was a good example of how the home would engage with the street. She thought the home was interesting and asked to see more examples of stone coursing. She thought the front facade needed work. She agreed with Ms. Patterson and also lamented the loss of the historic home.

Mr. Sammons said he regretted seeing the existing house demolished, calling it lovely and worth preserving. He offered design feedback on the new proposal, suggesting the decorative stone "shutters" and second-story lintel details be removed or simplified, favoring real shutters and stronger masonry corners instead. He said the front elevation might feel too small, the spacing between houses too tight, and suggested adding steps in the rear to reduce fill. Overall, he found the design to be creative and well-executed, but encouraged a few refinements to achieve balance and authenticity.

Mr. Phoenix said he liked the project's details and overall curb appeal but suggested simplifying the front façade by replacing a section of scalloped coral stone with stucco for better symmetry and consistency. He agreed that a few decorative elements could be reduced, but praised the design as thoughtful and well-landscaped.

Mr. Karakul said he liked the overall plan and concept but found the front façade awkward, particularly the spacing and alignment between the curved lower windows and those above. He suggested adjusting the proportions or simplifying the design for more charm. He also praised the spa structure's playful "folly" feel but recommended relocating or removing a window on the cabana wall to create a cleaner, more cohesive look.

Mr. Smith said he liked the overall concept and how the site was divided, but was concerned about the large retaining wall along the neighbor's property, warning that it could cause drainage and maintenance problems. He suggested stepping down the grade and simplifying the front façade by removing the brick "shutters" and other heavy details, favoring a cleaner, more traditional Palm Beach look. He praised the plan's balance and columns but urged restraint in materials and detailing for a more elegant appearance.

A motion was made by Ms. Shiverick and seconded by Ms. Connaughton to defer the project to the meeting on November 21, 2025, in accordance with the comments of the Commissioners.

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

The motion was carried unanimously, 7-0.

16. ARC-25-0059 (ZON-25-0053) 124 SEABREEZE AVE. (COMBO) The applicants, Matthew & Kristin Lipton, have filed an application requesting Architectural Commission review and approval for partial demolition and reconstruction of an existing nonconforming accessory structure requiring a structure separation variance, renovations and additions to an existing nonconforming residence requiring cubic content and setback variances, with full hardscape and landscape renovations including a new swimming pool requiring setback variances; on an existing nonconforming "Sea Street" parcel. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Mr. Karakul and Ms. Georgas disclosed ex parte communications.

Patrick Segraves of SKA Architect + Planner presented the architectural plans proposed for the accessory structure, and Cory Meyer of Nievera Williams Design presented the landscape and

hardscape plans for the site.

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

Ms. Connaughton inquired whether the existing columns would be utilized for the porte cochère. Mr. Segraves responded.

Mr. Sammons inquired about the pitch of the porte cochère's roof. Mr. Segraves stated it would be the same.

Ms. Shiverick inquired about the requested variances. Mr. Segraves reviewed two of the variances required: one for a reduced side setback of five feet instead of twelve and a half, which the affected neighbor fully supports, and another for a slight site coverage increase from 35.7% to 36.7% (about 80 square feet). He noted that a third technical variance was triggered because a neighboring house is only three feet from its property line, even though his project meets its own setback.

Mr. Sammons asked if the setbacks could be grandfathered in. Mr. Falco explained that the zoning code allows special exceptions for narrow Sea Street lots, permitting reconstruction on roughly the same footprint as long as minimum setbacks and separation distances are met. He clarified that since the building is being demolished and rebuilt, it must comply with a five-foot side setback. Shifting it a few feet north would achieve the required ten-foot separation from the neighboring structure.

Mr. Sammons thought it was an improvement and supported the proposal.

Mr. Phoenix asked if the element counted as garage parking. Mr. Falco stated it was not required.

Ms. Connaughton thought the front of the porte cochère could be slightly reduced in height. Mr. Segraves agreed to look at the suggestion. She wondered if there was a different window in the rear that could be used rather than the bay window. Mr. Segraves agreed to look at the suggestion as well.

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

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

17. ARC-25-0062 (ZON-25-0059) 222 CHERRY LN. (COMBO) The applicant, Nancy Clifford, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final landscape, hardscape, and swimming pool improvements on an existing nonconforming parcel of land, requiring site plan review for redevelopment. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Yianni Varnava of Varnava Design Studio presented the architectural plans proposed for the accessory structure.

Mr. Sammons asked about the materials for the columns. Mr. Varnava responded.

Mr. Smith was concerned that the home looked massive on the street compared to the other homes. He also expressed concern about the siting of the home, with the second story overlooking the homes on West Indies.

Ms. Connaughton asked about the flat portion of the roof and wondered if the overall height was too tall. Mr. Varnava explained the reason for the design. She asked about the roof pitch. Mr. Varnava responded.

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

Mr. Sammons offered detailed design critiques, suggesting the front roofline should have a continuous eave for a cleaner look and that window widths should be made consistent to create rhythm in the Georgian-style façade. He noted structural inconsistencies, such as misaligned posts, thin rear columns, and a roof that doesn't convincingly sit on the masonry walls. He also recommended simplifying the front bay, adjusting window proportions, and improving column alignment to create a more balanced and structurally coherent design.

Ms. Catlin said that while the house is attractive, it feels average and out of scale for Cherry Lane's narrow lots and smaller homes. She emphasized that the proposed two-story design would overpower the street and disrupt its established character, setting a poor precedent for future development. She urged greater sensitivity to the neighborhood context and alignment with surrounding one-story homes.

Ms. Connaughton said the design has potential but needs refinement, especially on the front façade, where the four uneven sections disrupt the rhythm of what should be a balanced Georgian style. She also criticized the awkward rear massing with a floating two-story section over a one-story base and suggested reducing the house's depth to improve proportions and meet height limits. She emphasized that architectural details, columns, and structural alignments should be cohesive and consistent.

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

A motion was made by Ms. Catlin and seconded by Mr. Sammons to defer the project to the meeting on November 21, 2025, in accordance with the comments of the Commissioners. The motion was carried unanimously, 7-0.

18. ARC-25-0063 (ZON-25-0057) 226 OLEANDER AVE. VACANT (LOT 6 OF THE PLAT OF THE JEANETTE COURT ADDITION TO PALM BEACH) (COMBO) The applicant, Beach Gal LLC (Melissa Schorr, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story,

single family residence with final landscape and hardscape; variances are requested and required to develop the nonconforming parcel of land in the R-C zoning district and for town council to review the COMBO application prior to ARCOM review and approval. Review of the COMBO application is contingent on the applicant's appeal of administrative determination being upheld by the Town Council regarding the current configuration of the parcel. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Mr. Sammons disclosed ex parte communications.

Richard Leja of ACI Architectural Group presented the architectural plans for the newly proposed residence, and Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Ms. Connaughton asked about the style of the home. Mr. Leja responded.

Ms. Georgas asked about the window mullions and confirmed it was only one mullion. Mr. Leja responded.

Mr. Phoenix asked if the professional considered different patterns for the windows. Mr. Leja responded. Mr. Phoenix asked about the stucco detail above the front door. Mr. Leja responded.

Ms. Visconti asked for further explanation of the hardscape and the gates. Mr. Leja responded.

Mr. Sammons asked about the reveal of the windows. Mr. Leja stated they would be set back a few inches. Mr. Sammons asked about the shutters; Mr. Leja stated that they were decorative. Mr. Sammons asked about the depth of the front porch. Mr. Leja stated it was 5 feet.

Mr. Phoenix stated that the windows are incorrect and that the shutters should either function or at least appear operable. He felt the upstairs balcony was too shallow, suggested adding sconces beside the front door, and recommended using a single front door with sidelights instead of double doors. He also disliked the green railing color and thought the stucco detailing above the entry looked too heavy.

Ms. Visconti said the stucco detailing above the front door feels too heavy and that a single door would improve the façade's proportions. She recommended restudying the gates and driveway materials, making the gates match the green shutters. While she liked the green railings and overall scale, she felt the elevation and materials needed revision for a more cohesive look.

Ms. Patterson thought the front door was too large for the scale of the house. She was not in favor of the windows or railing, or inoperable shutters. She thought the home had no identity.

Ms. Catlin thought the home was thought out for a small lot. She thought it felt stiff and angular and recommended that it be softened. She also recommended removing the columns on the balcony and the stucco detail over the front door, and recommended using a single front door. She thought the home should have a romantic cottage feel.

Mr. Karakul thought the front door was unsuccessful and thought the element should be restudied. He was not in favor of the mullions; he thought they should be true casement windows.

Mr. Sammons said the proposed house is too large and out of character for the small, cottage-style homes on Oleander Avenue. He criticized the 12-foot floor height and overall scale as excessive, saying it feels imported rather than fit the street's charm. He urged simplifying the structure, using more authentic masonry detailing, setting windows deeper into the walls, and improving proportions, so the design feels appropriate to the neighborhood's modest character.

Mr. Smith commented on the front entry.

A motion was made by Ms. Catlin and seconded by Ms. Visconti to defer the project to the December 19, 2025, meeting for a complete restudy. The motion was carried unanimously, 7-0.

19. ARC-25-0064 230 BARTON AVE. The applicant, RPI Corporation (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a generator.

Ms. Pardue provided staff comments on the project.

There was no disclosure of ex parte communications.

Dustin Mizell of Environment Design Group presented the plans for the proposed generator.

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

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

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

20. ARC-25-0066 127 REEF RD. The applicant, 127 Reef Road Land Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for a driveway replacement, installation of a terrace with sitewide landscape and hardscape modifications.

Ms. Pardue provided staff comments on the project.

There was no disclosure of ex parte communications.

Dustin Mizell of Environment Design Group presented the hardscape and landscape plans, as well as the newly proposed door color and awning.

Ms. Visconti asked about the existing driveway material and the proposed material. Mr. Mizell responded.

Mr. Smith inquired about the proposed installation of the driveway material. Mr. Mizell responded.

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

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

21. ARC-25-0067 (ZON-25-0061) 410 N LAKE WAY (COMBO) The applicant, North Lake Trust (Val Hawkins Architect, LLC), has filed an application requesting Architectural Commission review and approval for modification to an existing rear pergola into covered loggia with second story deck, installation of exterior staircase, skylights and window and door modifications. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

Mr. Karakul and Ms. Catlin disclosed ex parte communications.

Architect Val Hawkins presented the architectural plans proposed for the modifications to the existing home. Dustin Mizell of Environment Design Group spoke about the changes to the landscape and hardscape.

Ms. Shiverick asked about the existing roof material and the new decking. Mr. Hawkins responded. Ms. Shiverick wondered if they would consider using vertical wood pickets instead of the metal proposed. Mr. Hawkins responded and expressed the owner's wishes. Ms. Shiverick asked if the house was visible from the Lake Trail, to which Mr. Hawkins replied that it was, but only minimally.

Ms. Catlin requested confirmation that it was in the same footprint as before, but now it was enclosed, except for the spiral staircase. Mr. Hawkins provided confirmation.

Mr. Sammons was unable to support the project.

A motion was made by Mr. Sammons and seconded by Mr. Karakul to defer the project to the November 21, 2025, meeting. The motion was carried unanimously, 7-0.

Mr. Hawkins asked if the project could be approved with the change in material for the railing.

Town Attorney Lainey Francisco reminded the Commission that the motion had passed, so they would either need to reopen the motion or proceed to the next item.

Mr. Mizell questioned if the item could be approved with Ipe railings.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to reopen the item for further consideration. The motion was carried unanimously, 7-0.

Mr. Hawkins discussed the items that could be modified to obtain Commission approval for the

project.

Ms. Connaughton asked if the columns would be wood. Mr. Hawkins discussed the material for the columns.

Mr. Smith discussed the evolution of the changes to the rear of the home with Mr. Hawkins. Mr. Smith stated that he did not object to the project if the railing material were changed. He accepted the stone deck and spiral staircase.

Ms. Connaughton asked Mr. Hawkins if the columns could be changed to resemble a wooden expression to match the front of the house. Mr. Hawkins stated that he could review the details. Ms. Connaughton stated she was opposed to skylights in Florida.

Mr. Hawkins stated that he was happy to make the requested revisions and return to the Commission for approval.

A motion was made by Ms. Catlin and seconded by Visconti to defer the project to the November 21, 2025, meeting. The motion was carried unanimously, 7-0.

ANY OTHER BUSINESS

There was no other business discussed at this time.

MEETING SCHEDULE

22. The next meeting is scheduled for Friday, November 21, 2025.

ADJOURNMENT

A motion was made by Mr. Sammons and seconded by Mr. Karakul to adjourn the meeting at 5:09 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

_____

Jeffery W. Smith, Chair

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: November 21, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: EXTPLAN-25-0007 160-170 SEAVIEW AVE. The applicant, Coral Beach Corporation (Angela Feldman, President) & Seaview Holdings, Inc (David Feldman, Director), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a two-story addition, detached accessory structure with hardscape and landscape. (ORIGINALLY ARC-23-155 AND APPROVED AT THE NOVEMBER 22, 2024 MEETING)

Date: 11/14/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

EXTPLAN-25-0007 160-170 SEAVIEW AVE. The applicant, Coral Beach Corporation (Angela Feldman, President) & Seaview Holdings, Inc (David Feldman, Director), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a two-story addition, detached accessory structure with hardscape and landscape. (ORIGINALLY ARC-23-155 AND APPROVED AT THE NOVEMBER 22, 2024 MEETING)

Applicant:	Coral Beach Corporation (Angela Feldman, President) & Seaview Holdings Inc (David Feldman, Director)
Architecture:	Smith and Moore Architects (Daniel Kahan)
Landscape:	Nievera Williams Design (Keith Williams)

HISTORY:

The application was unanimously approved at the November 22, 2024 meeting with the condition the applicant enhance the proposed landscape.

THE PROJECT:

The applicants have submitted plans, entitled "160 SEAVIEW, PALM BEACH, FLORIDA" as prepared by Smith & Moore Architects, dated November 16, 2024.

The following scope of work is proposed:

- New two-story addition.
- New detached accessory structure.
- New swimming pool, hardscape, and landscape.





STAFF ANALYSIS:

The applicant is requesting a one-year extension of time for the approved project due to several personal matters. Construction documents have been completed with a projected started date in the Summer of 2026.

ARCOM Development Orders:

- Approval Date: November 26, 2024
- Expiration Date: November 26, 2025
- Proposed Expiration Date: November 26, 2026

CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

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

WRB:JGM: SCP

James J Murphy

ARCHITECT

DANIEL KAHAN
SMITH AND MOORE ARCHITECTS, INC
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

LANDSCAPE ARCHITECT

KEITH WILLIAMS
NIEVERA WILLIAMS DESIGN
223 SUNSET AVENUE, SUITE #150
PALM BEACH, FLORIDA 33480
(561) 659-2820

CIVIL ENGINEER

CHAD GRUBER
GRUBER CONSULTING ENGINEERS
247 MERCER AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 312-2041

SURVEYING

CRAIG WALLACE
WALLACE SURVEYING CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
(561) 640-4551

ARC - 23 - 155

ZON - 24 - 001

DROPOFF SUBMITTAL - 11/04/2024

ARCOM HEARING DATE 11/22/2024
*PROJECT WAS PREVIOUSLY DEFERRED

SCOPE OF WORK:

-Proposed 2 story family wing and cabana on west property
-Proposed planting changes to front, side, and rear yards with addition of new pool

160 SEAVIEW, PALM BEACH, FLORIDA

SHEET INDEX

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S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:

BOUNDARY SURVEY FOR:
CORAL BEACH CORP
SEAVIEW HOLDINGS INC

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

Coral Beach Corp
Seaview Holdings INC
Old Republic National Title Insurance Company
First American Title Insurance Company

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

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
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
GEN	= GENERATOR
G.M.	= GAS METER
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/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD 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/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
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
Y.D.	= YARD DRAIN
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #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)
ℙ	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE
	= PINE TREE
	= SABAL PALM

PROPERTY ADDRESS:
160 Seaview Ave
Palm Beach, Florida 33480

160 and 170 Seaview Ave
Palm Beach, Florida 33480

LEGAL DESCRIPTION:
*Lots 2 and 3 of **THE EAST PLAZA**, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 16, Page 78, **LESS,** however, that portion of Lot 2 as described in the instrument from Elizabeth S. Fetterolf and Morton H. Fetterolf to First National Bank in Palm Beach dated May 21, 1951, and filed May 25, 1951, in Deed Book 945, Page 460, Public Records of Palm Beach County, Florida.*

***TOGETHER WITH** easements for underground telephone and electric light and power lines, conduits and cables as set forth and granted in deed dated December 2, 1936 in Deed Book 535, at Page 278.*

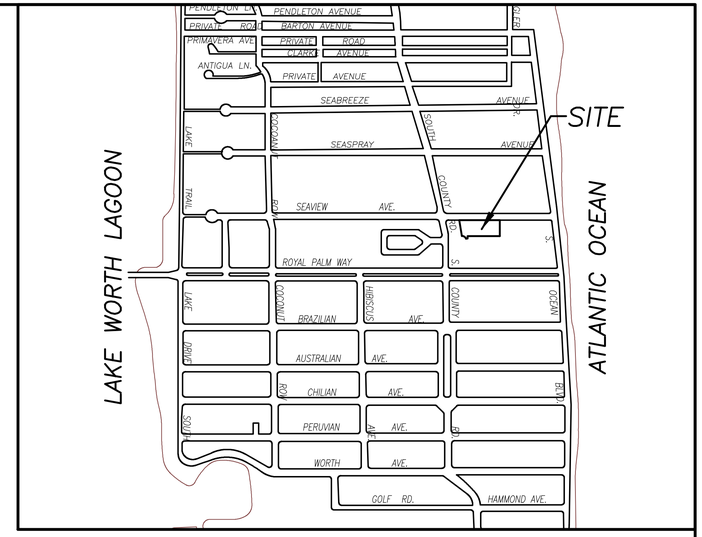
***TOGETHER WITH** easement and right of way over and across, in and upon, the area designated on the aforesaid Plat of **THE EAST PLAZA** as "Private Road" for purposes of ingress, egress and travel, and for purposes of access to the parts of Lots 2 and 3 of **THE EAST PLAZA** as granted in Deed from Bessemer Properties Incorporated to Helen Pardee Foulke dated April 11, 1944 and filed May 1, 1944 in Deed Book 686, Page 556.*

***TOGETHER WITH** easement as reserved by Elizabeth S. Fetterolf and Morton H. Fetterolf, her husband, to First National Bank in Palm Beach in Deed dated May 21, 1951, filed May 25, 1951 in Deed Book 945, Page 460.*

Subject to restrictions, reservations, easements of record and real estate taxes for the year 2014 and all subsequent years.

AND

*Lot 4 and the Westerly 65 feet of Lot 5 of **THE EAST PLAZA,** according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 16, Page 78.*
***TOGETHER WITH** easements for underground telephone and electric light and power lines, conduits and cables as set forth and granted in deed dated December 2, 1936 in Deed Book 535, Page 278.*



VICINITY SKETCH N.T.S.

TITLE COMMITMENT REVIEW

CLIENT: Seaview Holdings INC		COMMITMENT NO. : 1062-541546	DATE: January 17, 2014			
REVIEWED BY: Craig Wallace		JOB NO. : 13-1384.31				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1	ORB 31230, PG 744	Easement.	●			

TITLE COMMITMENT REVIEW

CLIENT: Coral Beach Corporation, an Ontario corporation		COMMITMENT NO. : OF6-8175280	DATE: January 17, 2014.			
REVIEWED BY: Craig Wallace		JOB NO. : 13-1384.31				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1	N/A	Standard Exception.				●
2-6	N/A	INTENTIONALLY DELETED.				
7	PB 16, PG 78	All matters contained on the Plat of the East Plaza.	●			
8	D.B. 535, PG 278	Easement reserved in instrument.	●			
9	D.B. 686, PG 556	Easement reserved in instrument.	●			
10	D.B. 945, PG 460	Easement reserved in instrument.	●			

FLOOD ZONE:
This property is located in Flood Zone X according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, 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 1062-5471593 for 160 Seaview and 1062-5471546 for 170 Seaview, issued by First American Title Insurance Company, dated January 17, 2014 to June 21, 2021. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

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: 11/17/2023

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

REVISIONS:

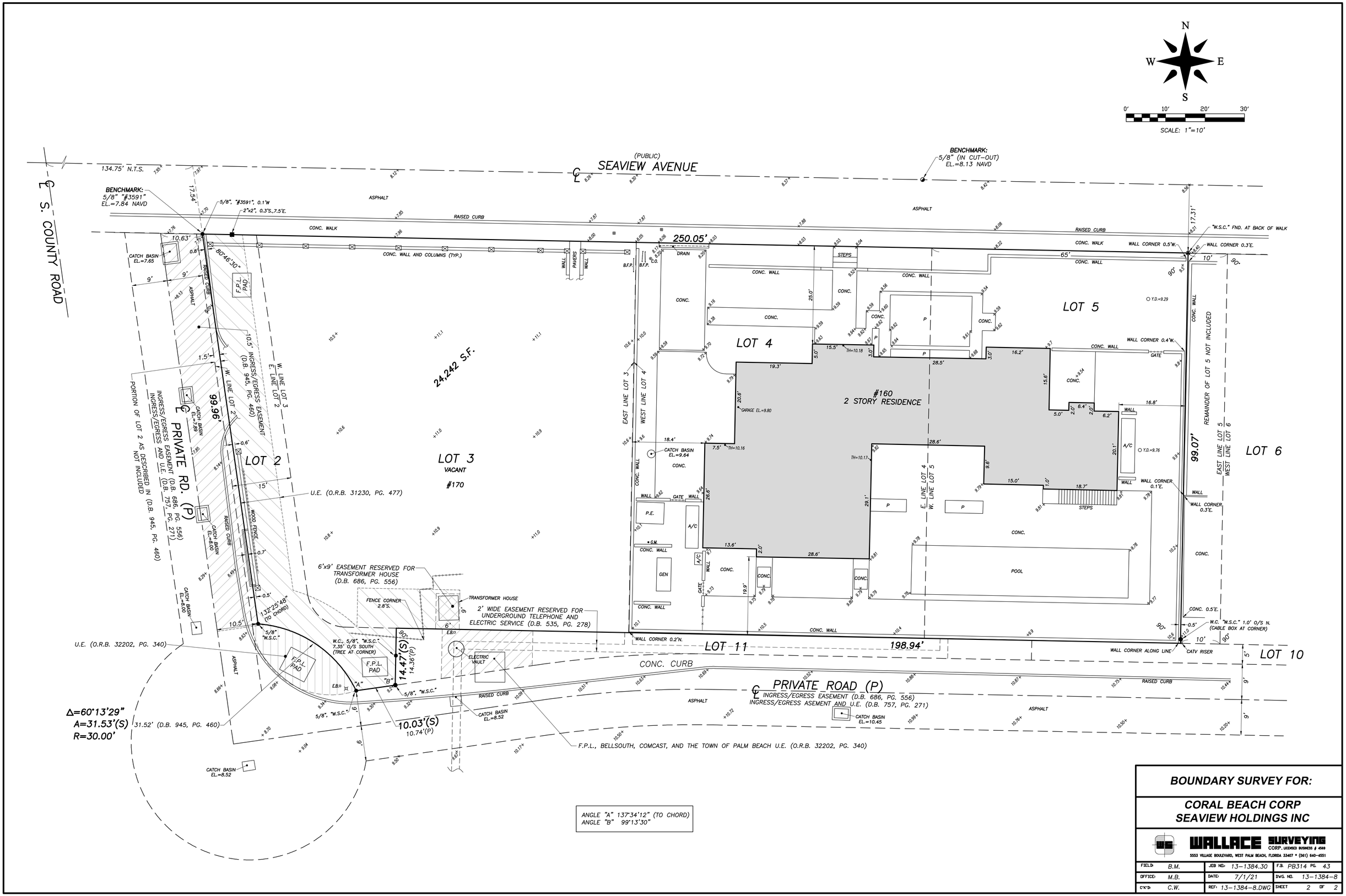
11/17/23 SURVEY & TIE-IN UPDATE J.D./S.W. 13-1384.32 PB355/14
TITLE REVIEWS 13-1384.31 S.W.

BOUNDARY SURVEY FOR:

CORAL BEACH CORP
SEAVIEW HOLDINGS INC

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

FIELD: B.M.	JOB NO.: 13-1384.30	F.B. PB314 PG. 43	
OFFICE: M.B.	DATE: 7/1/21	DWG. NO. 13-1384-8	
C'K'D: C.W.	REF: 13-1384-8.DWG	SHEET 1 OF 2	



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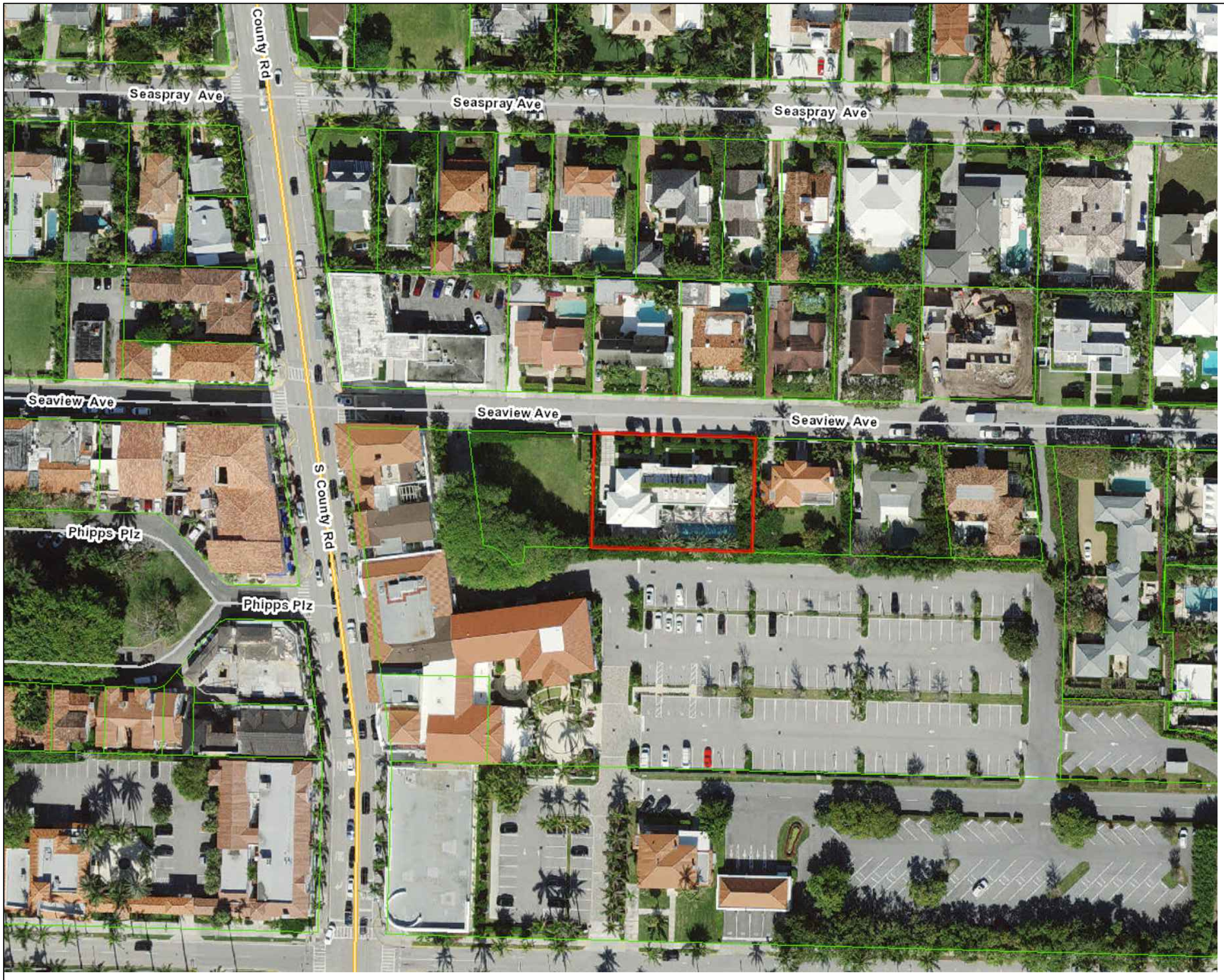
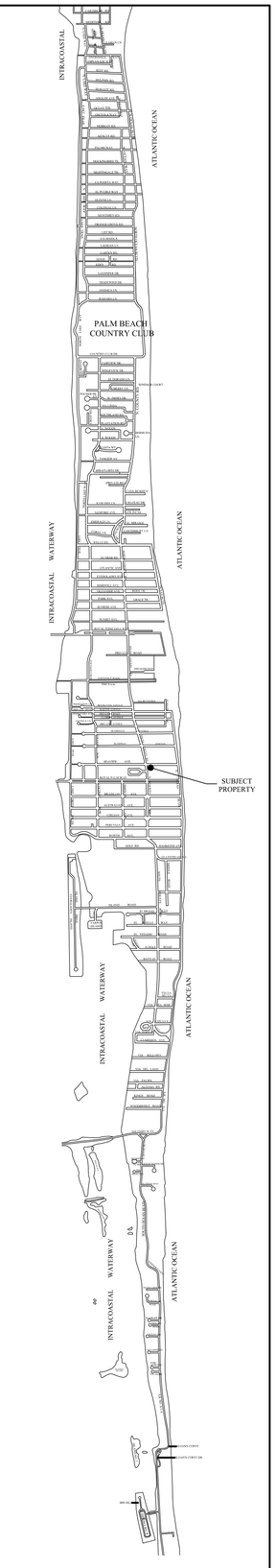
FIELD:	B.M.	JOB NO.:	13-1384.30	F.B.	PB314 PG. 43
OFFICE:	M.B.	DATE:	7/1/21	DWG. NO.	13-1384-8
C'K'D:	C.W.	REF:	13-1384-8.DWG	SHEET	2 OF 2



CONTEXT MAP
SCALE: NTS



LOCATION MAP
SCALE: NTS

S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
SV-1



160 SEAVIEW AVENUE - AERIAL VIEW

SCALE: NTS

S·M

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PALM BEACH, FLORIDA

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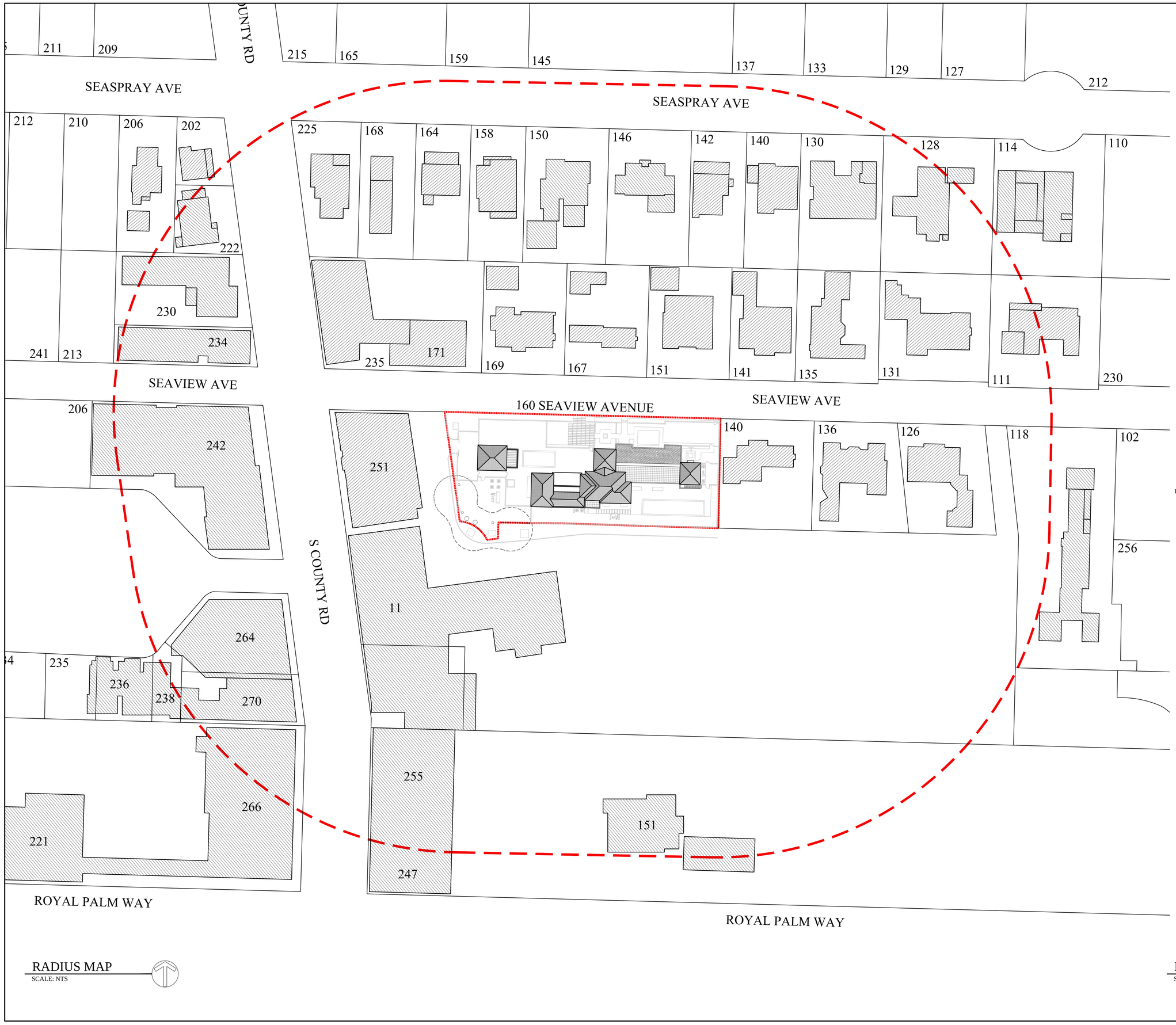
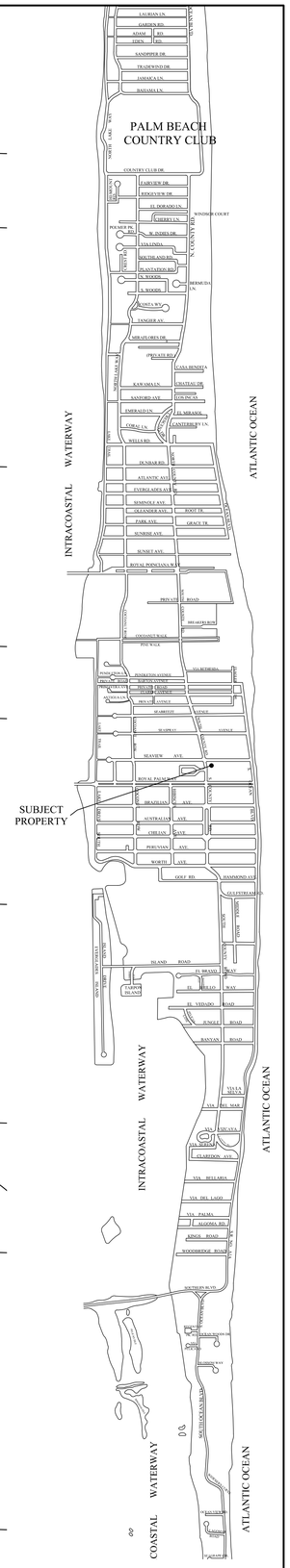
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
SV-1A



RADIUS MAP
SCALE: NTS



LOCATION MAP
SCALE: NTS

S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
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DESIGN PRES. 1	2021-08-02
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NO:
DWG. BY: DK
SHEET:

SV-2



126 SEAVIEW AVE | 136 SEAVIEW AVE | 140 SEAVIEW AVE | SUBJECT PROPERTY 160-170 SEAVIEW AVE | ALLEY | 239 S. COUNTY ROAD

STREETSCAPE ELEVATION

SCALE: NTS

S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

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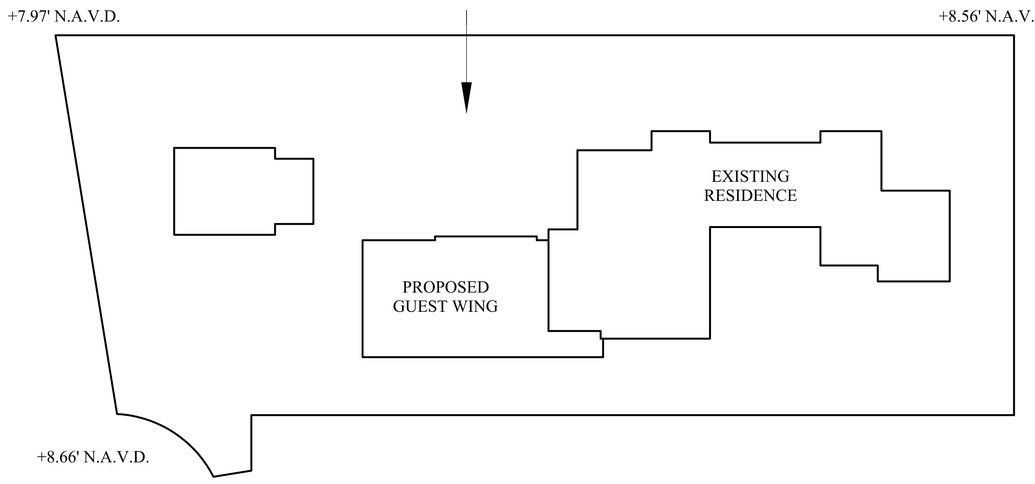
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
SV-3





8.56' N.A.V.D. HIGHEST CROWN OF ROAD

8.56' + 1.5' = 10.06' N.A.V.D. FINISHED FLOOR ALLOWED

10.06' N.A.V.D. POINT OF MEASUREMENT - CODE SECTION 134-2

POINT OF MEASUREMENT DIAGRAM

SCALE: NTS

S·M

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NEW ADDITION TO THE RESIDENCE AT
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PROGRAM/SCHEDULE	2021-07-12
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DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
SV-4



171 SEAVIEW AVENUE



169 SEAVIEW AVENUE

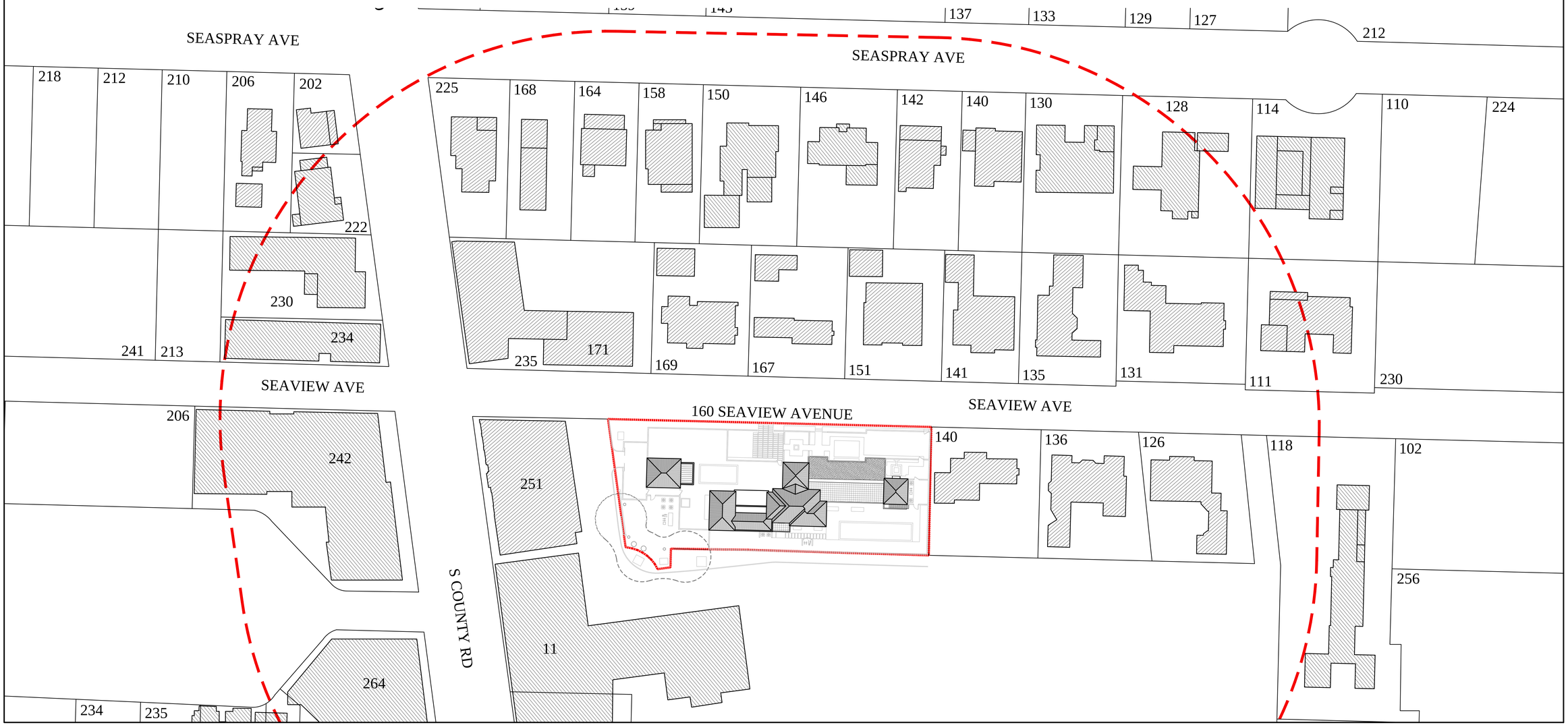


167 SEAVIEW AVENUE



151 SEAVIEW AVENUE

SEAVIEW AVENUE
EXISTING PROPERTIES



S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
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DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
P-1



141 SEAVIEW AVENUE



135 SEAVIEW AVENUE

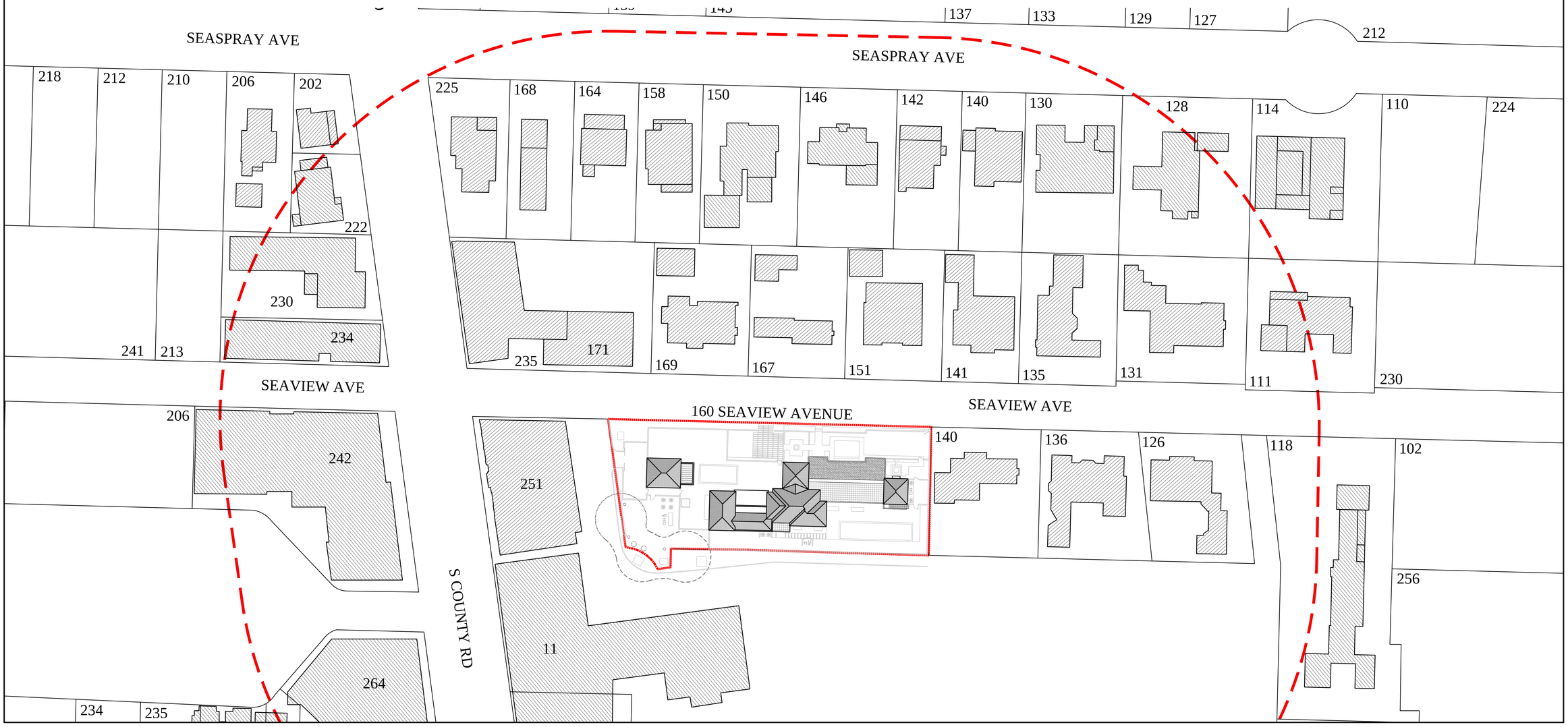


131 SEAVIEW AVENUE



111 SEAVIEW AVENUE

SEAVIEW AVENUE
EXISTING PROPERTIES



S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

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PROGRAM/SCHEDULE	2021-07-12
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DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
P-2



230 S OCEAN BLVD



102 SEAVIEW AVENUE

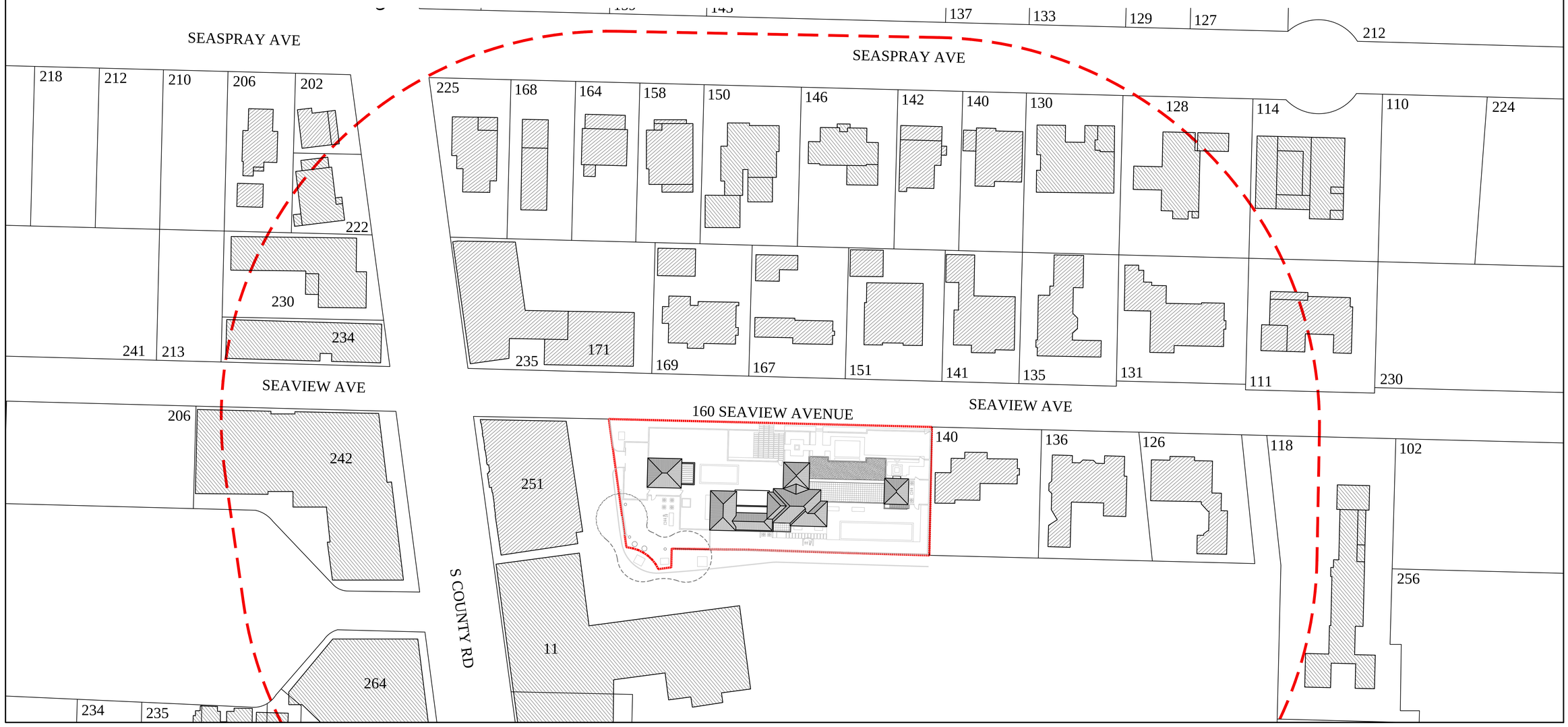


118 SEAVIEW AVENUE



126 SEAVIEW AVENUE

SEAVIEW AVENUE
EXISTING PROPERTIES



S·M

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160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

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FLORIDA AAC

NO. 001285

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REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
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DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
P-3



136 SEAVIEW AVENUE



140 SEAVIEW AVENUE

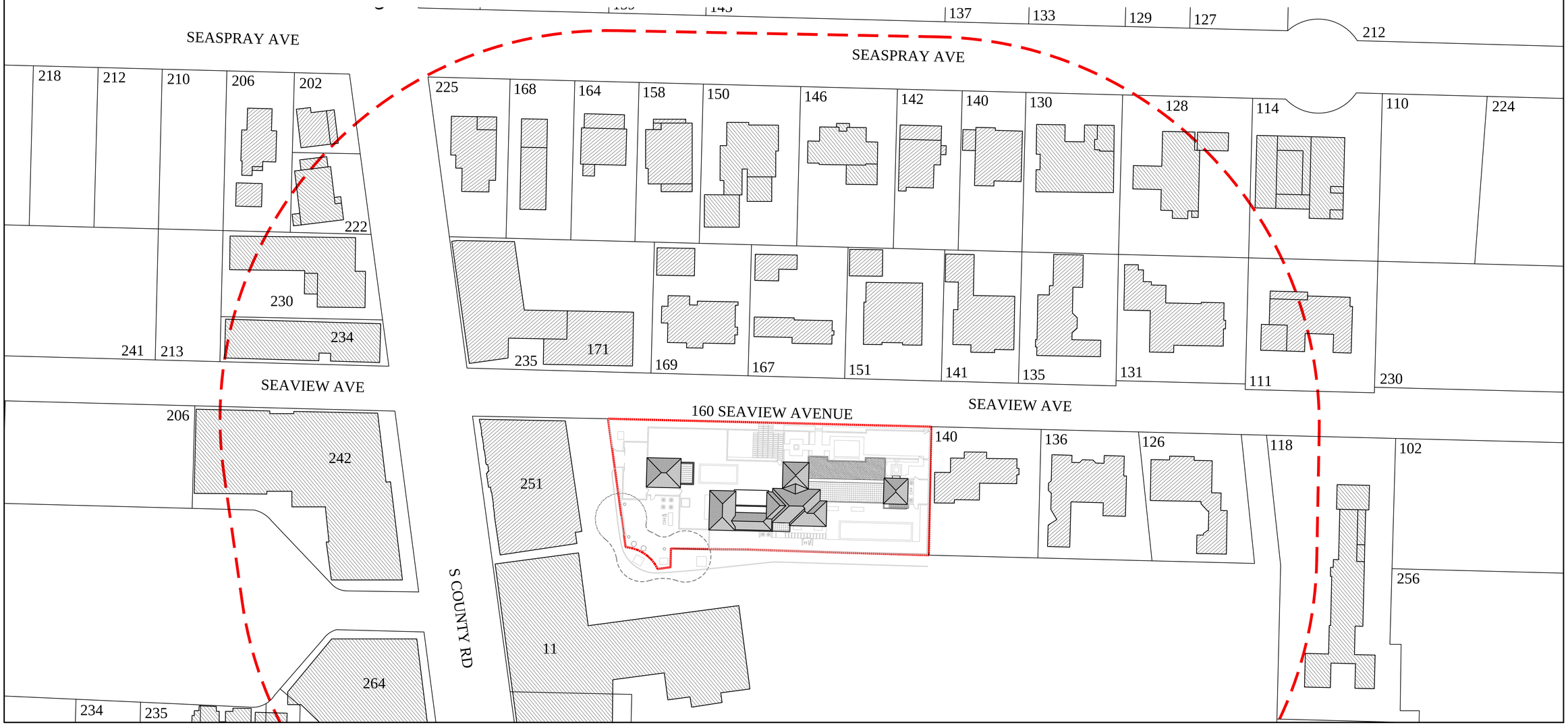


160 SEAVIEW AVENUE
(SUBJECT PROPERTY)



251 FL A1A

SEAVIEW AVENUE
EXISTING PROPERTIES



S·M

NEW ADDITION TO THE RESIDENCE AT
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PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
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PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
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DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
P-4



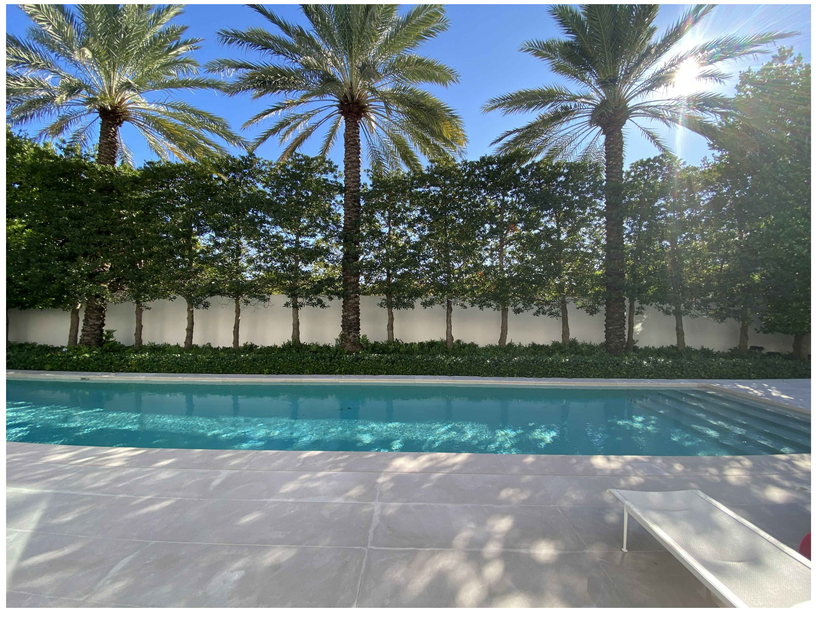
STREET VIEW



WEST EQUIPMENT AREA



LIVING ROOM



POOL

EXISTING CONDITIONS

SCALE: NTS

S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

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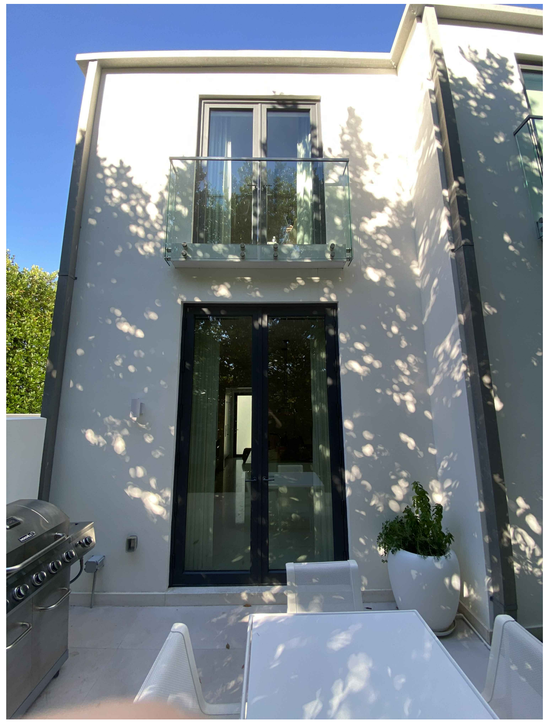
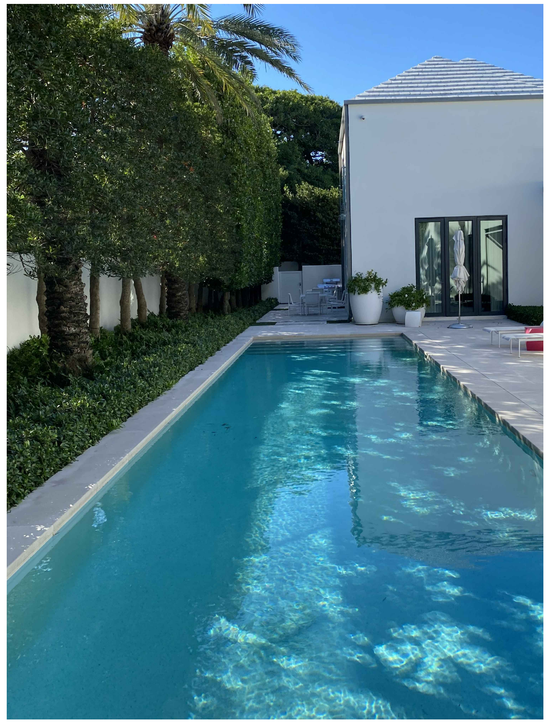
P-5



KITCHEN



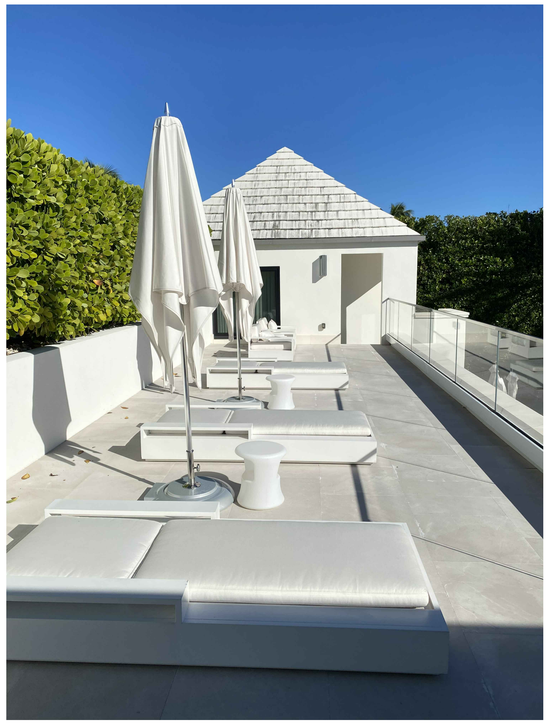
FAMILY ROOM PATIO



POOL



MASTER WING



2ND FLOOR TERRACE



MASTER WING

EXISTING CONDITIONS

SCALE: NTS

S·M

NEW ADDITION TO THE RESIDENCE AT

160 SEAVIEW AVENUE

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SHEET:

P-6



MASTER WING STAIR



MASTER WING (NORTH)



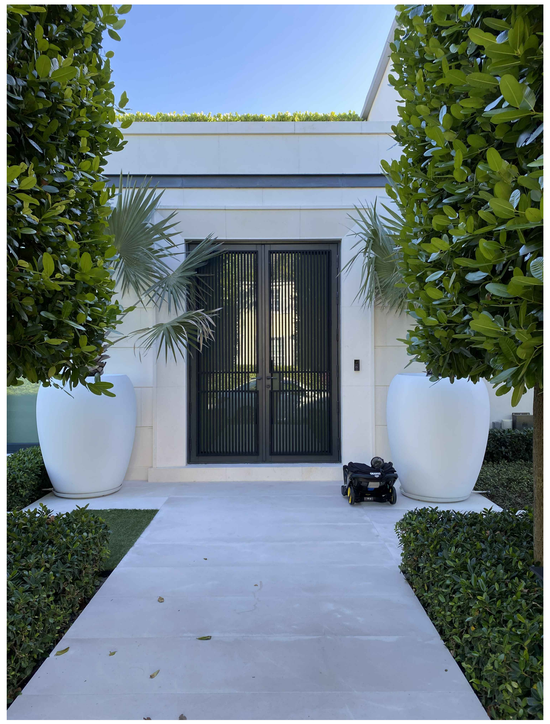
MASTER WING (NORTH)



FRONT YARD



FRONT YARD



FRONT DOOR

EXISTING CONDITIONS

SCALE: NTS

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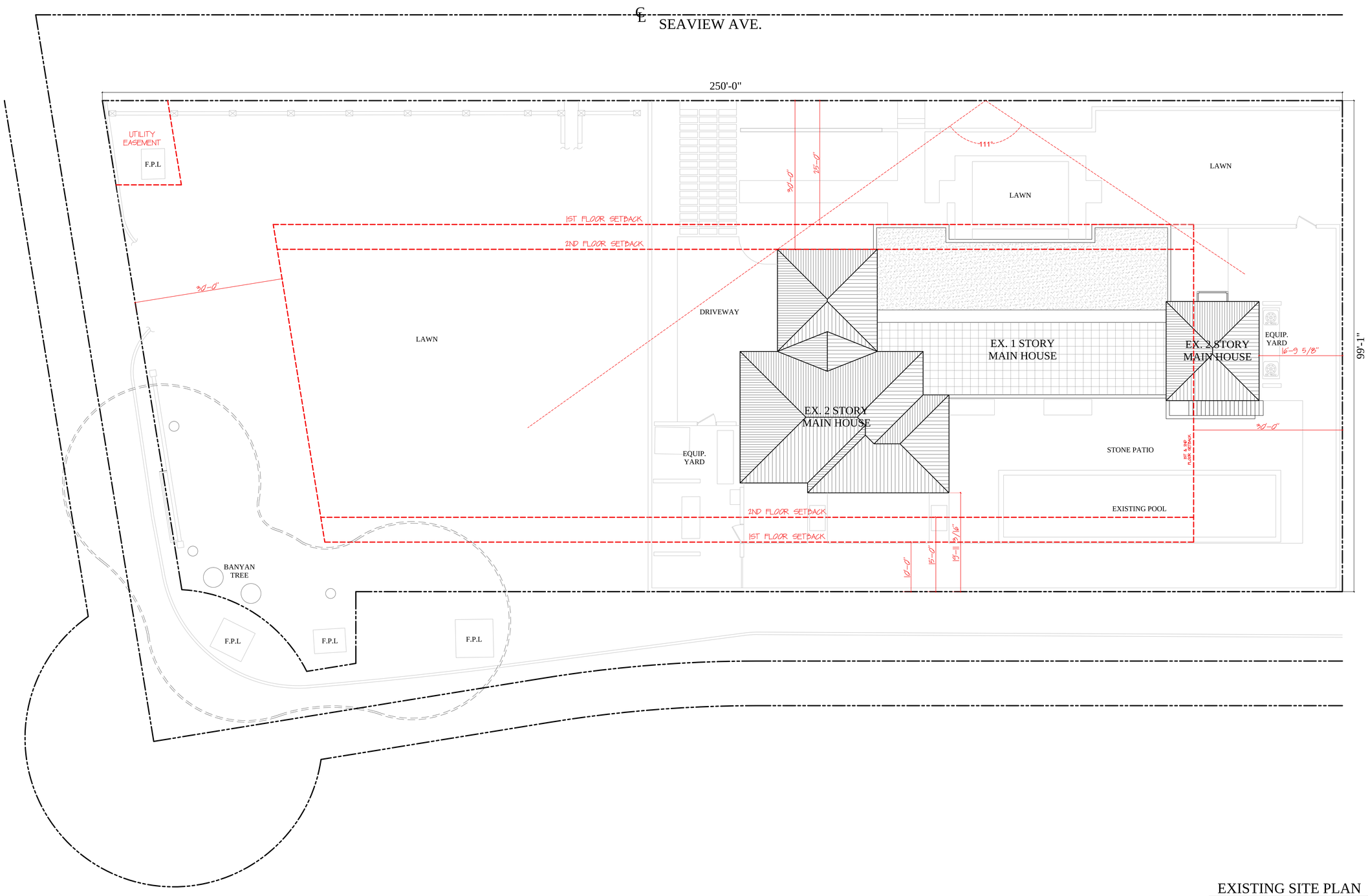

EXISTING SITE PLAN

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

S·M

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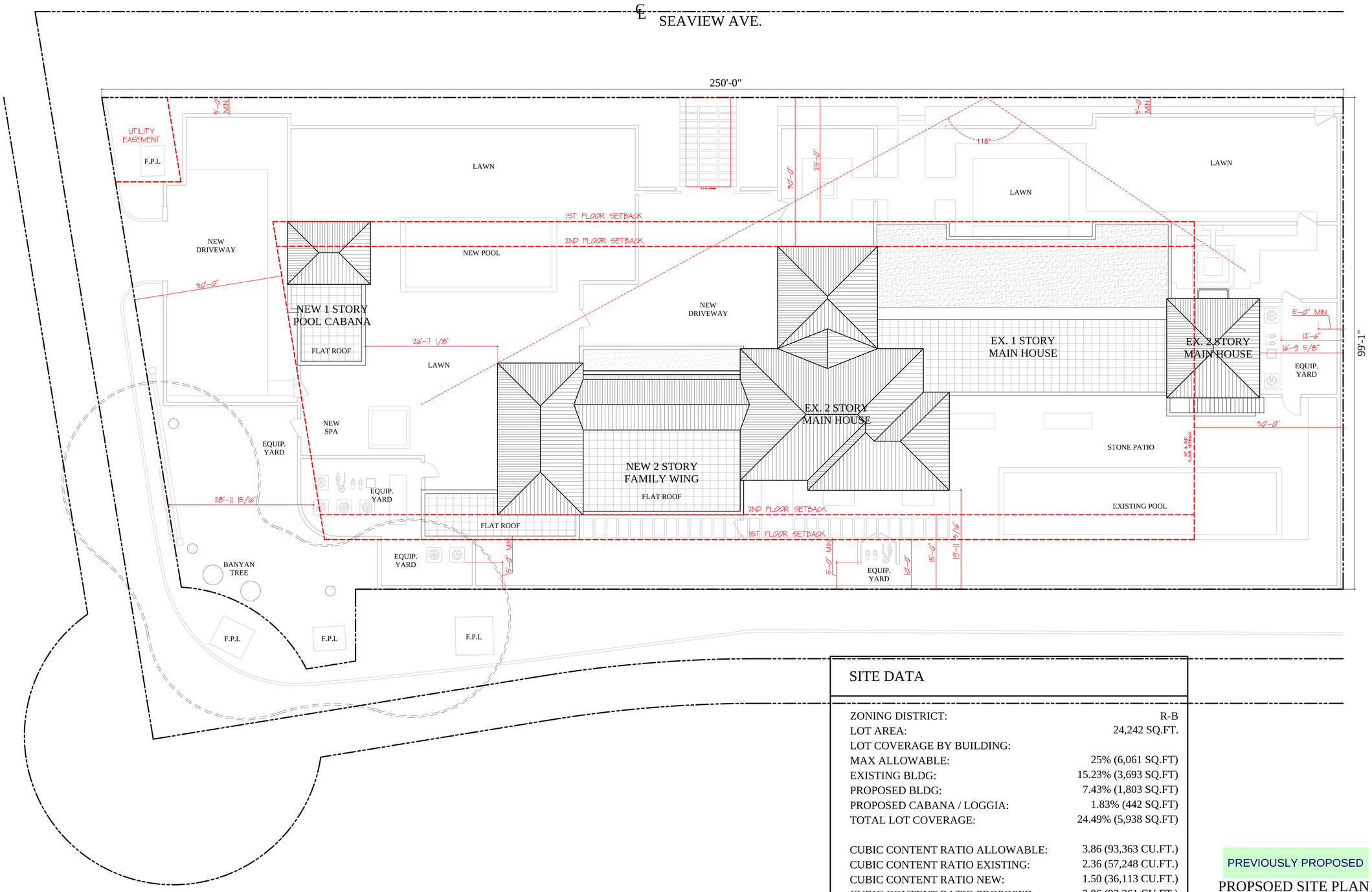
SHEET:

A-SITE



SITE DATA

ZONING DISTRICT:	R-B
LOT AREA:	24,242 SQ.FT.
LOT COVERAGE BY BUILDING:	
MAX ALLOWABLE:	25% (6,061 SQ.FT)
EXISTING BLDG:	15.23% (3,693 SQ.FT)
PROPOSED BLDG:	7.43% (1,803 SQ.FT)
PROPOSED CABANA / LOGGIA:	1.83% (442 SQ.FT)
TOTAL LOT COVERAGE:	24.49% (5,938 SQ.FT)
CUBIC CONTENT RATIO ALLOWABLE:	3.86 (93,363 CU.FT.)
CUBIC CONTENT RATIO EXISTING:	2.36 (57,248 CU.FT.)
CUBIC CONTENT RATIO NEW:	1.50 (36,113 CU.FT.)
CUBIC CONTENT RATIO PROPOSED:	3.86 (93,361 CU.FT.)

PREVIOUSLY PROPOSED

PROPSOED SITE PLAN

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

S·M

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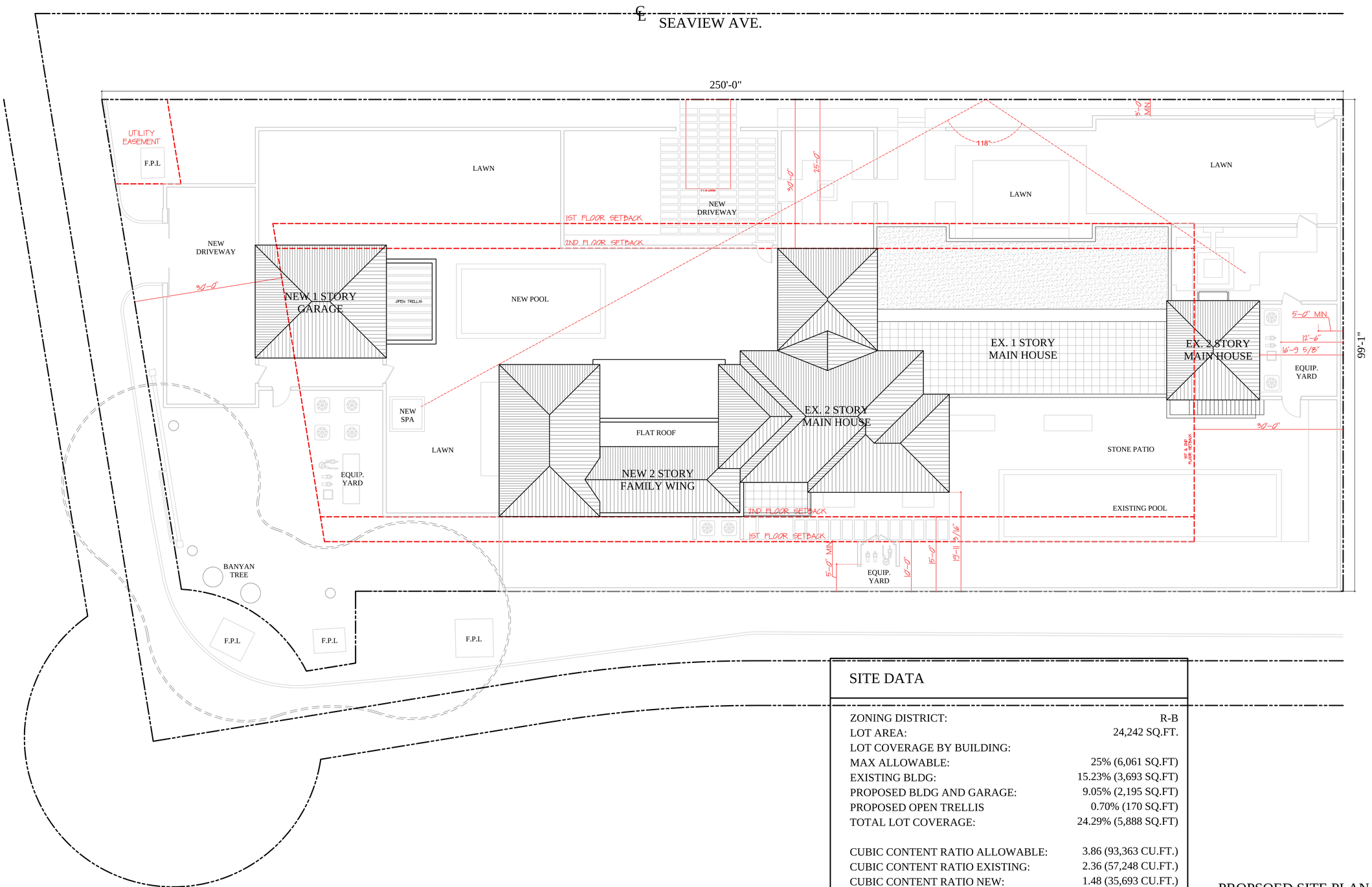
SHEET:
A-SITE2



SITE DATA

ZONING DISTRICT:	R-B
LOT AREA:	24,242 SQ.FT.
LOT COVERAGE BY BUILDING:	
MAX ALLOWABLE:	25% (6,061 SQ.FT)
EXISTING BLDG:	15.23% (3,693 SQ.FT)
PROPOSED BLDG AND GARAGE:	9.05% (2,195 SQ.FT)
PROPOSED OPEN TRELLIS	0.70% (170 SQ.FT)
TOTAL LOT COVERAGE:	24.29% (5,888 SQ.FT)
CUBIC CONTENT RATIO ALLOWABLE:	3.86 (93,363 CU.FT.)
CUBIC CONTENT RATIO EXISTING:	2.36 (57,248 CU.FT.)
CUBIC CONTENT RATIO NEW:	1.48 (35,693 CU.FT.)
CUBIC CONTENT RATIO PROPOSED:	3.84 (92,941 CU.FT.)

PROPSOED SITE PLAN

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

S·M

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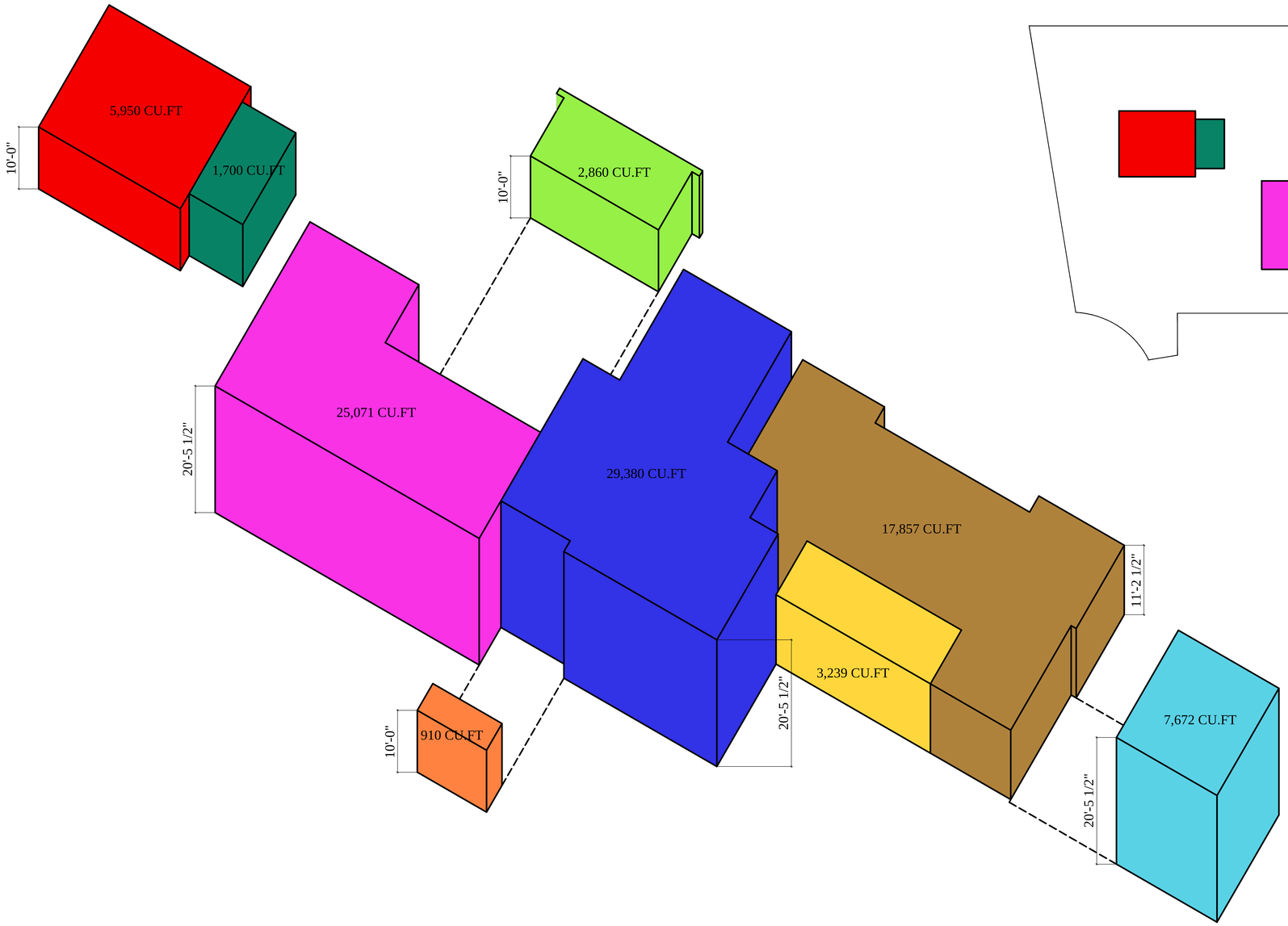

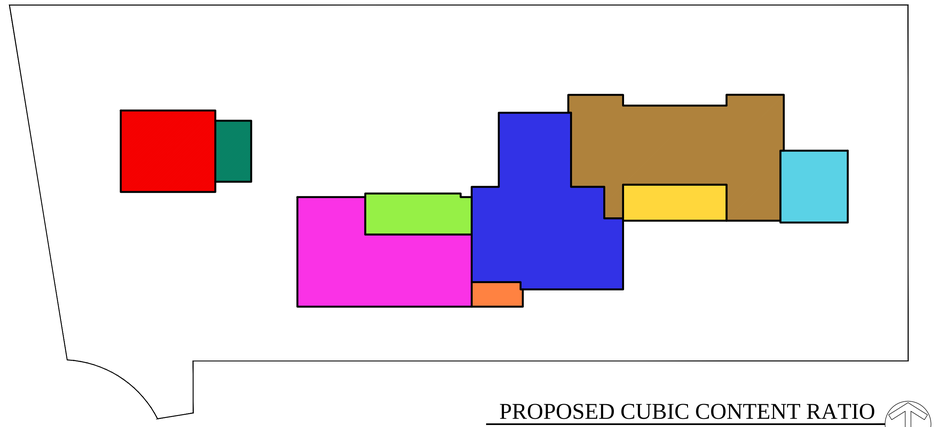

PROPOSED CUBIC CONTENT RATIO

SCALE: NTS

CUBIC CONTENT RATIO CALCULATION:

LOT AREA:		24,242 SQ.FT.
ALLOWABLE: CCR = 3.5 + [((60,000 - 24200) / 50,000)) X 0.5] = 3.5 +0.358 = 3.858	CCR = 3.858 X 24,200 SQ.FT. =	93,363 CU. FT.
PROPOSED:		93,361 CU. FT.

EXISTING BUILDING TWO-STORY MASS	(1,436 SQ.FT. x 20'-5.5" HEIGHT)	29,380 CU.FT.
EXISTING BUILDING SINGLE-STORY MASS	(1,593 SQ.FT. x 11'-2.5" HEIGHT)	17,857 CU.FT.
EXISTING BUILDING TWO-STORY MASS	(375 SQ.FT. x 20'-5.5" HEIGHT)	7,672 CU.FT.
ENCLOSED PORCH	(289 SQ.FT. x 11'-2.5" HEIGHT)	3,239 CU.FT.
		TOTAL EXISTING: 57,248 CU.FT.
PROPOSED 2-STORY MASS	(1,223 SQ.FT. x 20'-5.5" HEIGHT)	25,071 CU.FT.
PROPOSED 1-STORY MASS	(91 SQ.FT. x 10'-0" HEIGHT)	910 CU.FT.
PROPOSED 1-STORY MASS	(286 SQ.FT. x 10'-0" HEIGHT)	2,860 CU.FT.
PROPOSED 1-STORY MASS	(595 SQ.FT. x 10'-0" HEIGHT)	5,950 CU.FT.
PROPOSED 1-STORY MASS (LOGGIA CREDIT)	(170 SQ.FT. x 10'-0" HEIGHT)	1,700 CU.FT.
		TOTAL NEW: 94,641 CU.FT.
		TOTAL PROPOSED - LOGGIA CREDIT: 92,941 CU.FT.
CUBIC CONTENT RATIO: (CUBIC CONTENT / LOT AREA) =		92,941 CU.FT. / 24,200 SQ.FT. = 3.841 CCR

160 Seaview Ave

Lot Area			**24,200**	3.858 . = Max. Cubic Content
Allowable Cubic Content			**93,363.600**	3.841 . = Max. Cubic Content
	Area	**Height**	**Cubic Cont.**	
Ex. Building 2 Story	1,436.00	20 1/2	29,380.56	
Ex. Building 2 Story	375.00	20 1/2	7,672.50	
Ex. Building 1 Story	1,593.00	11 1/5	17,857.53	
Ex. Building Closed-In Loggia	289	11 1/5	3239.69	
New Building 1 Story North	286.00	10	2,860.00	
New Building 1 Story South	91.00	10	910.00	
New Building 2 Story	1,223.00	20 1/2	25,071.50	
New 1 Story Open Loggia	170	10	1,700.00	
New 2 Car Garage	595.00	10	5,950.00	
Total			94,641.78	1,700.00 . = Total Loggia's
Less Loggia / Entry (5% max. allowable)				
Total - Less Loggia's			92,941.78	
Cubic Content			**3.841**	

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SHEET:
A-CCR

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:**	160-170 SEAVIEW AVE		
2	**Zoning District:**	R-B LOW DENSITY RESIDENTIAL		
3	**Lot Area (sq. ft.):**	24,242 S.F.		
4	**Lot Width (W) & Depth (D) (ft.):**	250.05' (W) X 99.07' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	NEW 2 STORY FAMILY WING		
6	**FEMA Flood Zone Designation:**	FLOOD ZONE X		
7	**Zero Datum for point of meas. (NAVD)**	+10.06 NAVD		
8	**Crown of Road (COR) (NAVD)**	+8.56 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25% (6061 S.F.)	3,693 S.F.	5,888 S.F. (24.29%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	5,504 S.F.	8,327 S.F.
12	*Front Yard Setback (Ft.)	25'-0" (1ST) / 30'-0" (2ND)	25'-0" (1ST) / 30'-0" (2ND)	25'-0" (1ST) / 30'-0" (2ND)
13	* Side Yard Setback (1st Story) (Ft.)	30'-0" (20k S.F. lot and 250' wide)	30'-0" REQ.	30'-0" REQ.
14	* Side Yard Setback (2nd Story) (Ft.)	30'-0" (20k S.F. lot and 250' wide)	30'-0" REQ.	30'-0" REQ.
15	*Rear Yard Setback (Ft.)	10'-0" (1ST) / 15'-0" (2ND)	10'-0" (1ST) / 15'-0" (2ND)	N/C
16	Angle of Vision (Deg.)	100 DEGREES (R-AA ZONING)	120 DEGREES MAX	120 DEGREES MAX
17	Building Height (Ft.)	22'-0" (2-Story)	N/A	20-6"
18	Overall Building Height (Ft.)	30'-0" MAX.	N/A	26'-11 1/2"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.858 (93,363 S.F.)	2.36 (57,248 S.F.)	3.841 (92,941 S.F.)
20	** Max. Fill Added to Site (Ft.)	0.81'	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	+10.06 NAVD	N/A	+10.18 (MATCH EX. HOUSE)
22	Base Flood Elevation (BFE)(NAVD)	+7 NAVD	+7 NAVD	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	12,121 (50%)	N/A	12,292 (50.7%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	3,893 (45%)	N/A	4,675 (54%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

ZONING LEGEND

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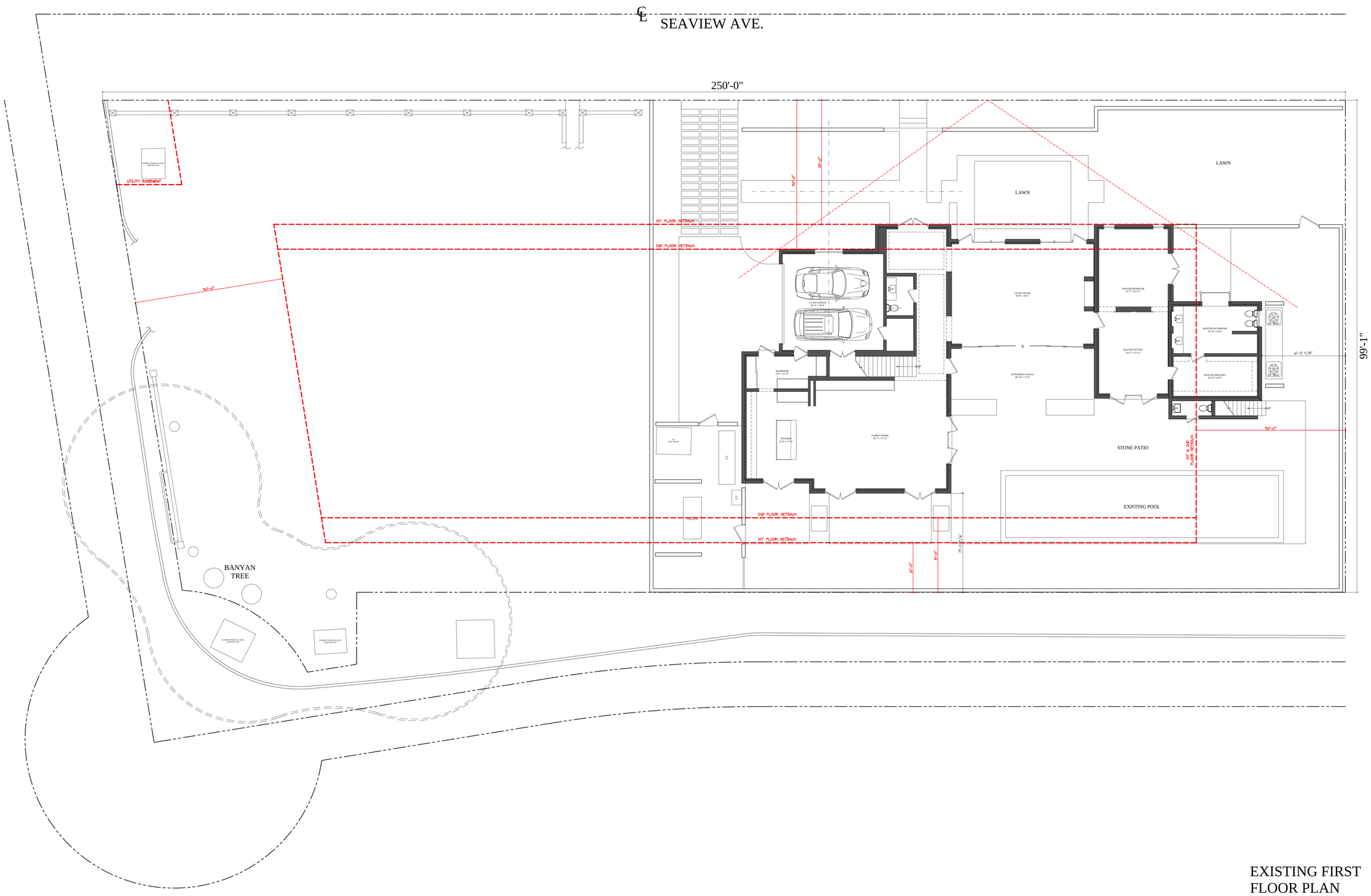

EXISTING FIRST FLOOR PLAN

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

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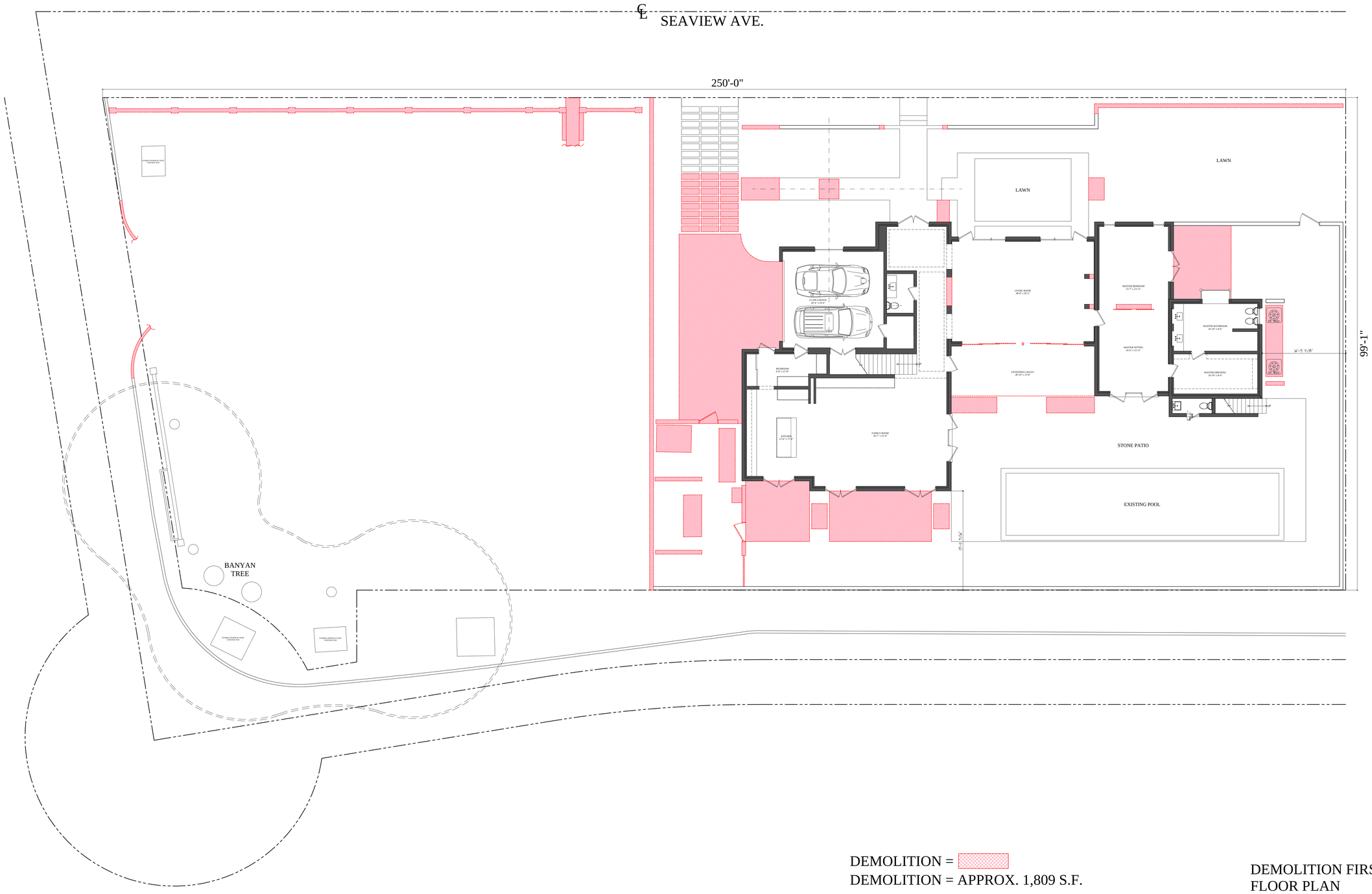

DEMOLITION =

DEMOLITION = APPROX. 1,809 S.F.

DEMOLITION FIRST FLOOR PLAN

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

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DESIGN PRES. 3	2021-09-15

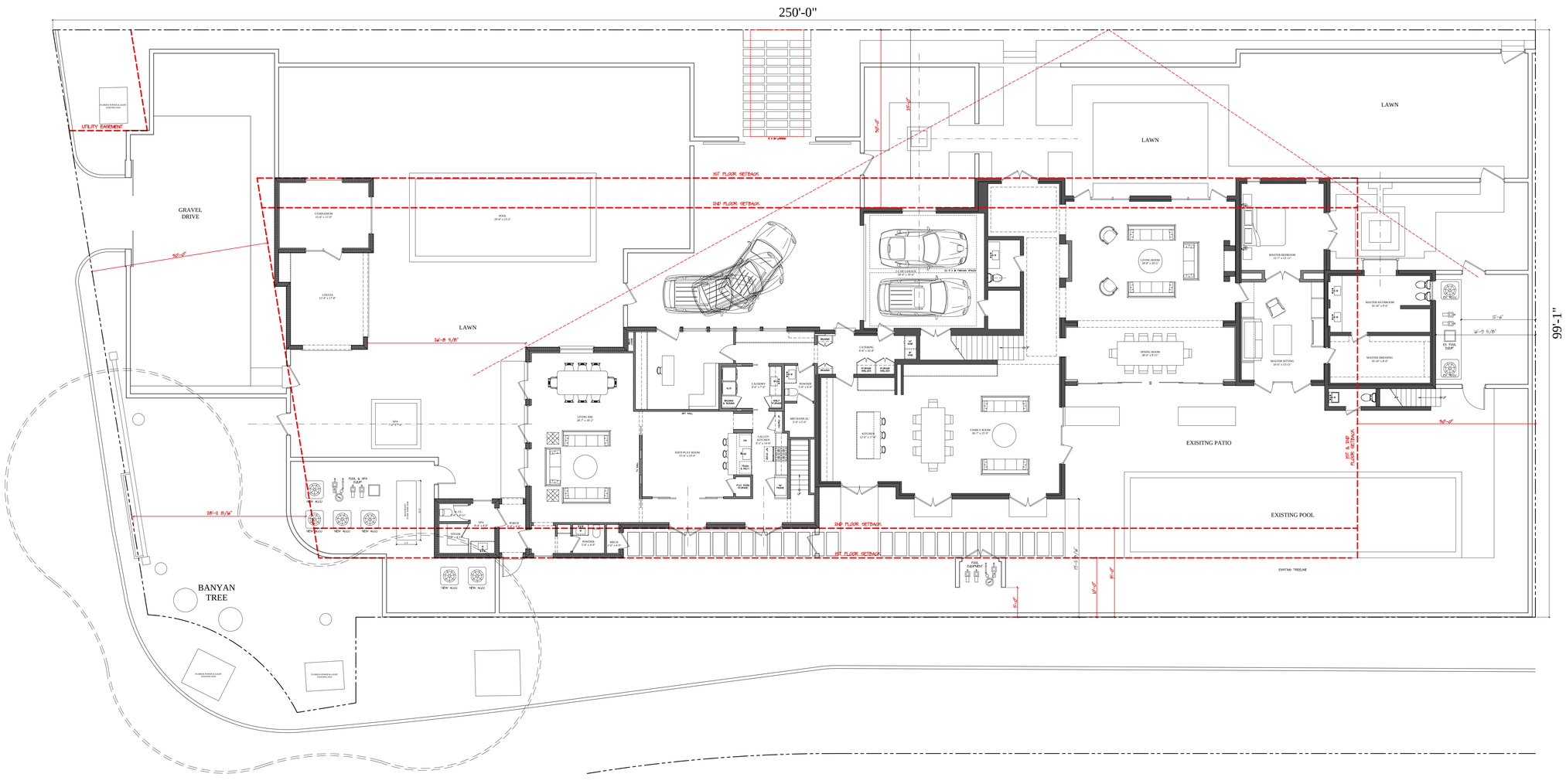
NO:

DWG. BY: DK

SHEET:

FP-1D

℄ SEAVIEW AVE.



PREVIOUSLY PROPOSED

PROPOSED FIRST FLOOR PLAN

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

S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

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• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
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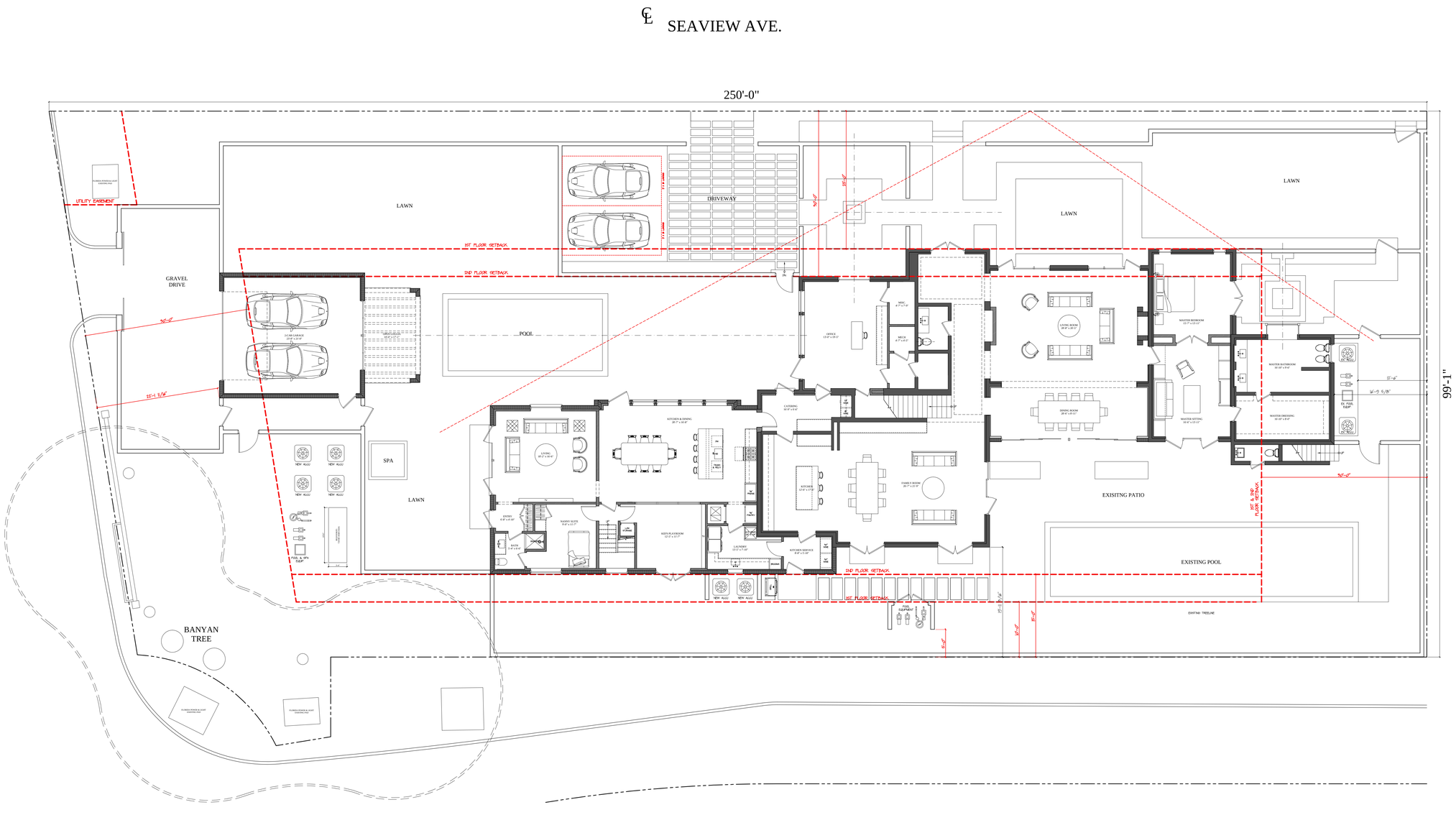

PROPOSED FIRST FLOOR PLAN

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

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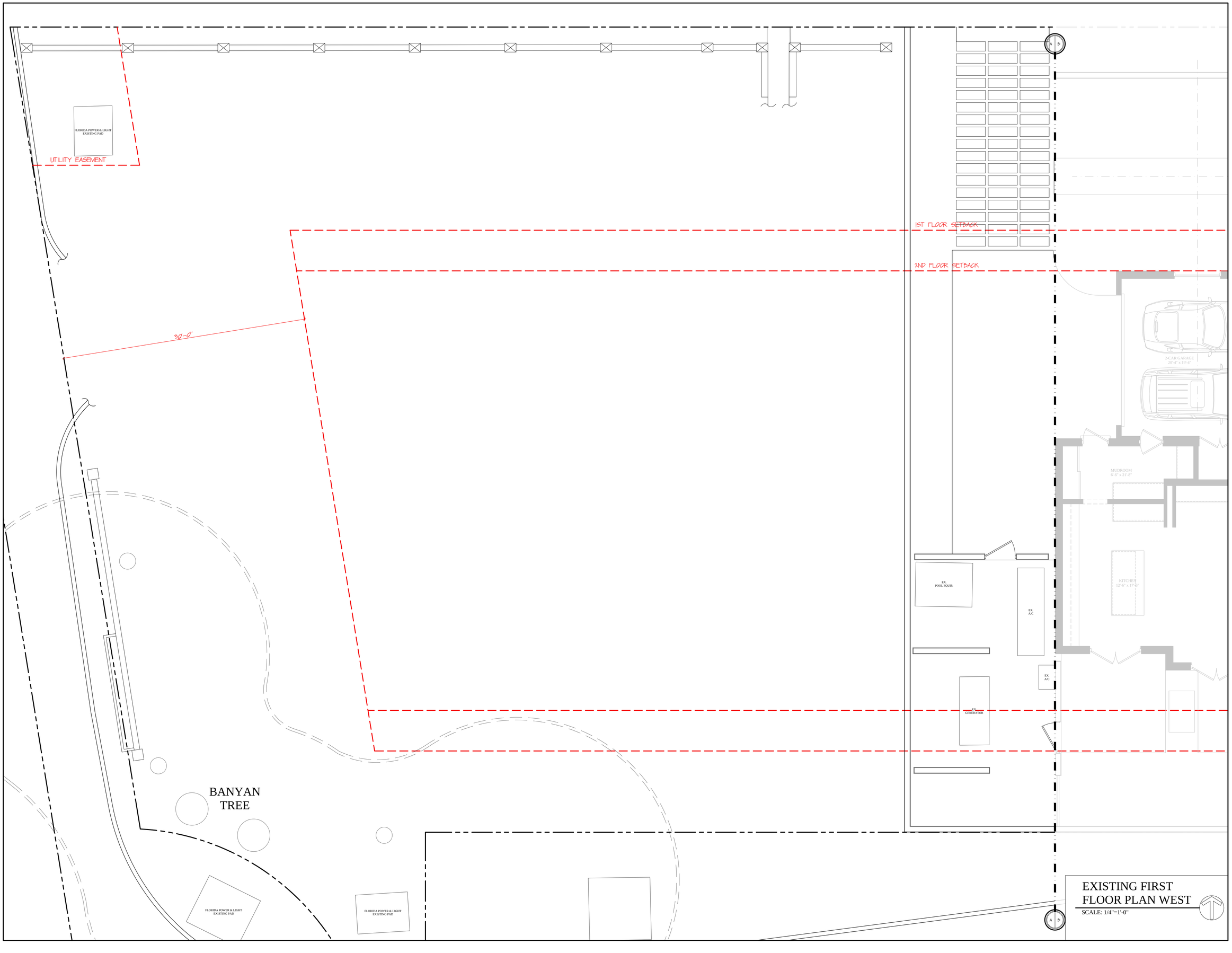

EXISTING FIRST FLOOR PLAN WEST

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

S·M

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160 SEAVIEW AVENUE
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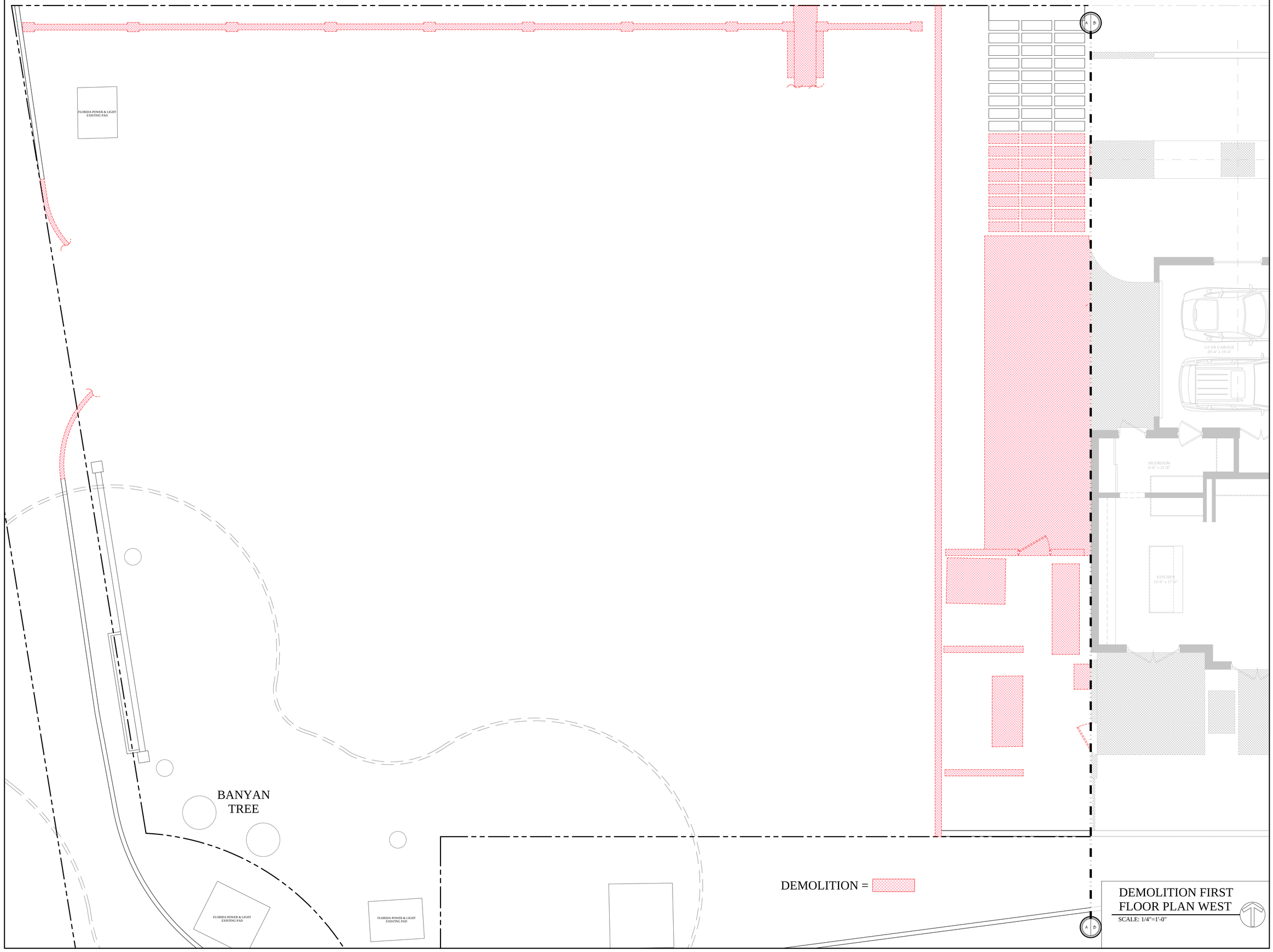

DEMOLITION FIRST FLOOR PLAN WEST

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

S·M

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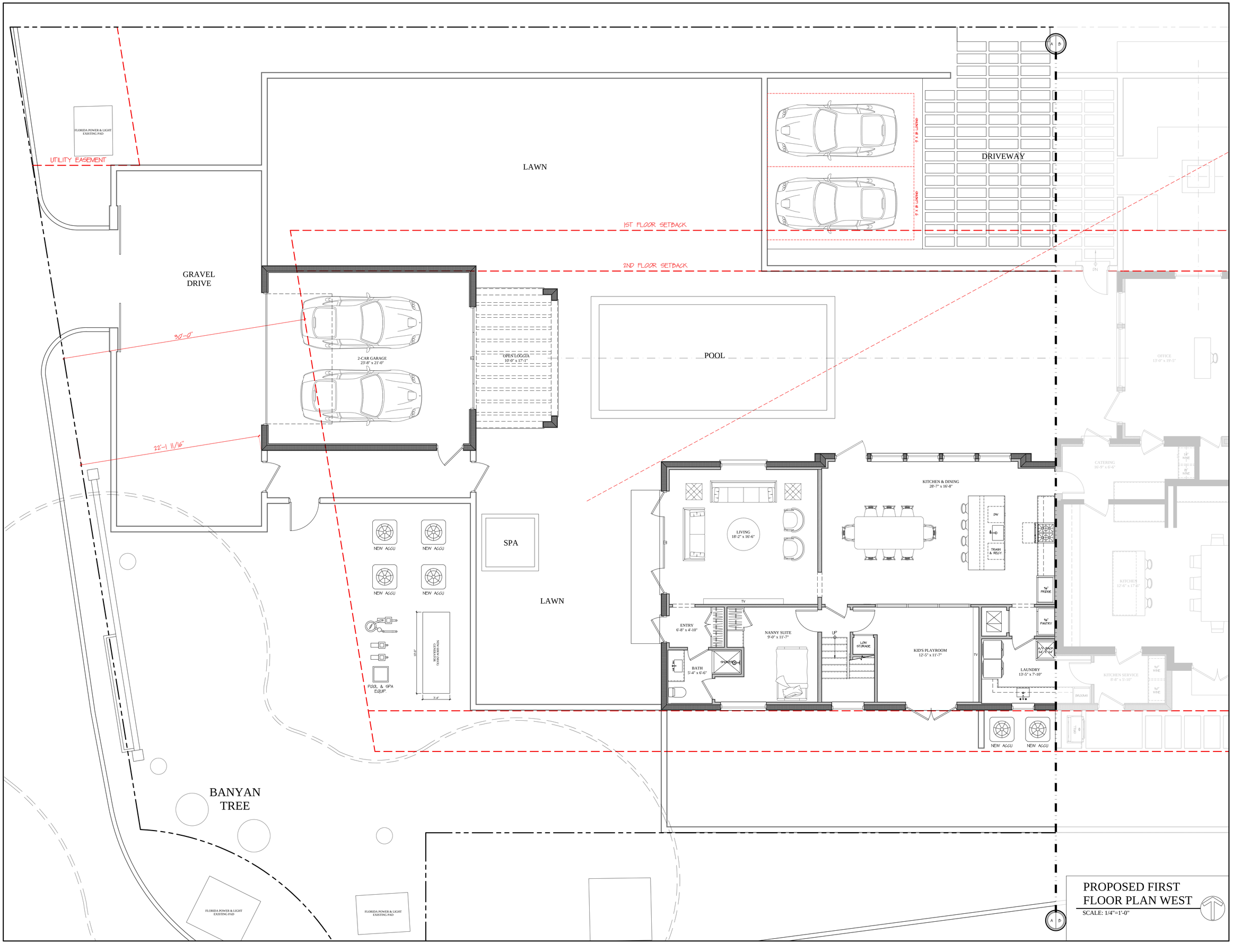

PROPOSED FIRST FLOOR PLAN WEST

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

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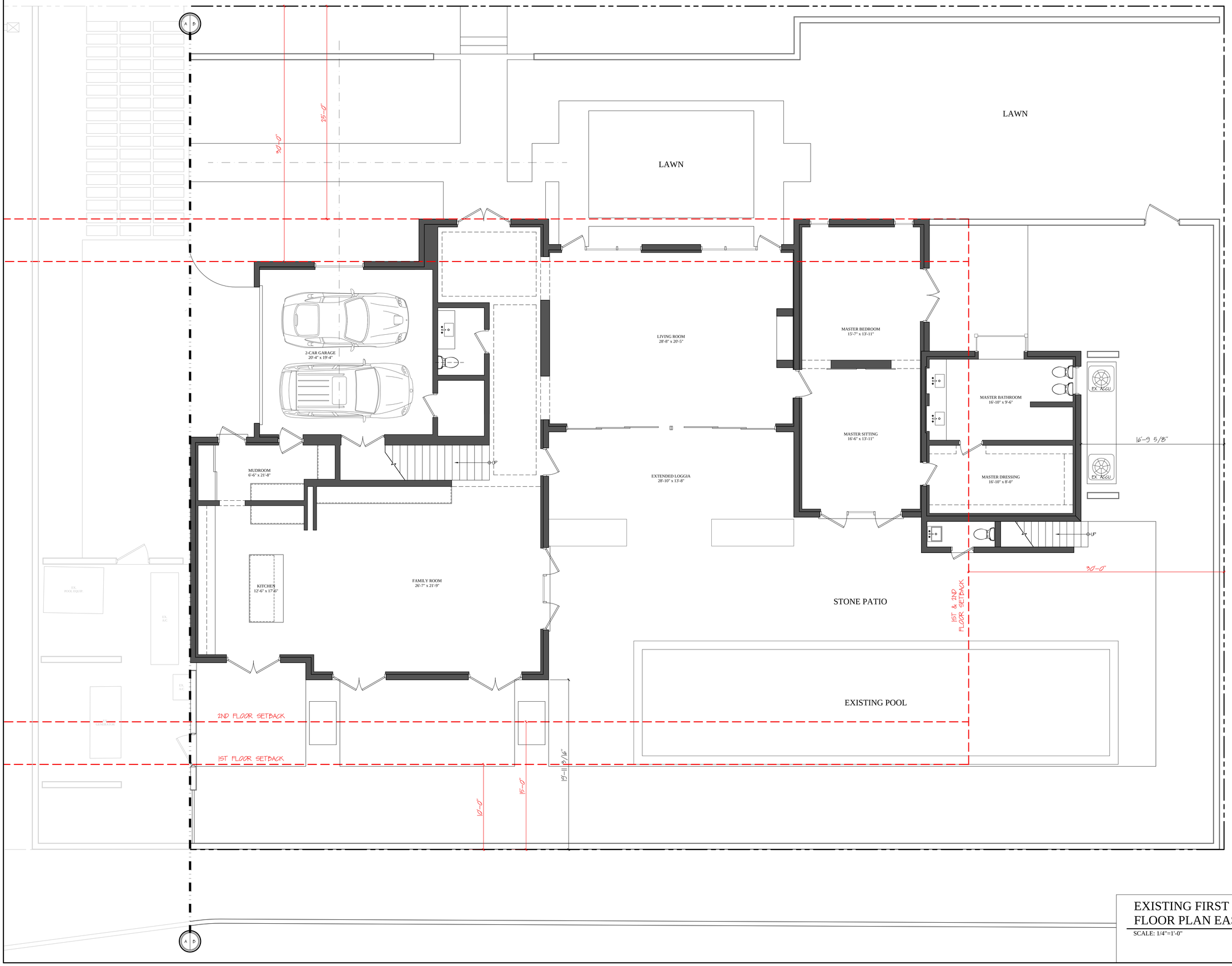

EXISTING FIRST FLOOR PLAN EAST

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

S·M

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FP-1EB

LAWN

LAWN

LIVING ROOM
28'-8" x 20'-5"

2-CAR GARAGE
20'-4" x 19'-4"

MUDROOM
6'-6" x 21'-8"

EXTENDED LOGGIA
28'-10" x 13'-8"

MASTER BEDROOM
15'-7" x 13'-11"

MASTER SITTING
16'-6" x 13'-11"

MASTER BATHROOM
16'-10" x 9'-6"

MASTER DRESSING
16'-10" x 8'-0"

EX. A.C.U.

EX. A.C.U.

16'-9 5/8"

UP

KITCHEN
12'-6" x 17'-6"

FAMILY ROOM
26'-7" x 21'-9"

STONE PATIO

EXISTING POOL

19'-11 5/16"

DEMOLITION =

DEMOLITION FIRST FLOOR PLAN EAST

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

S·M

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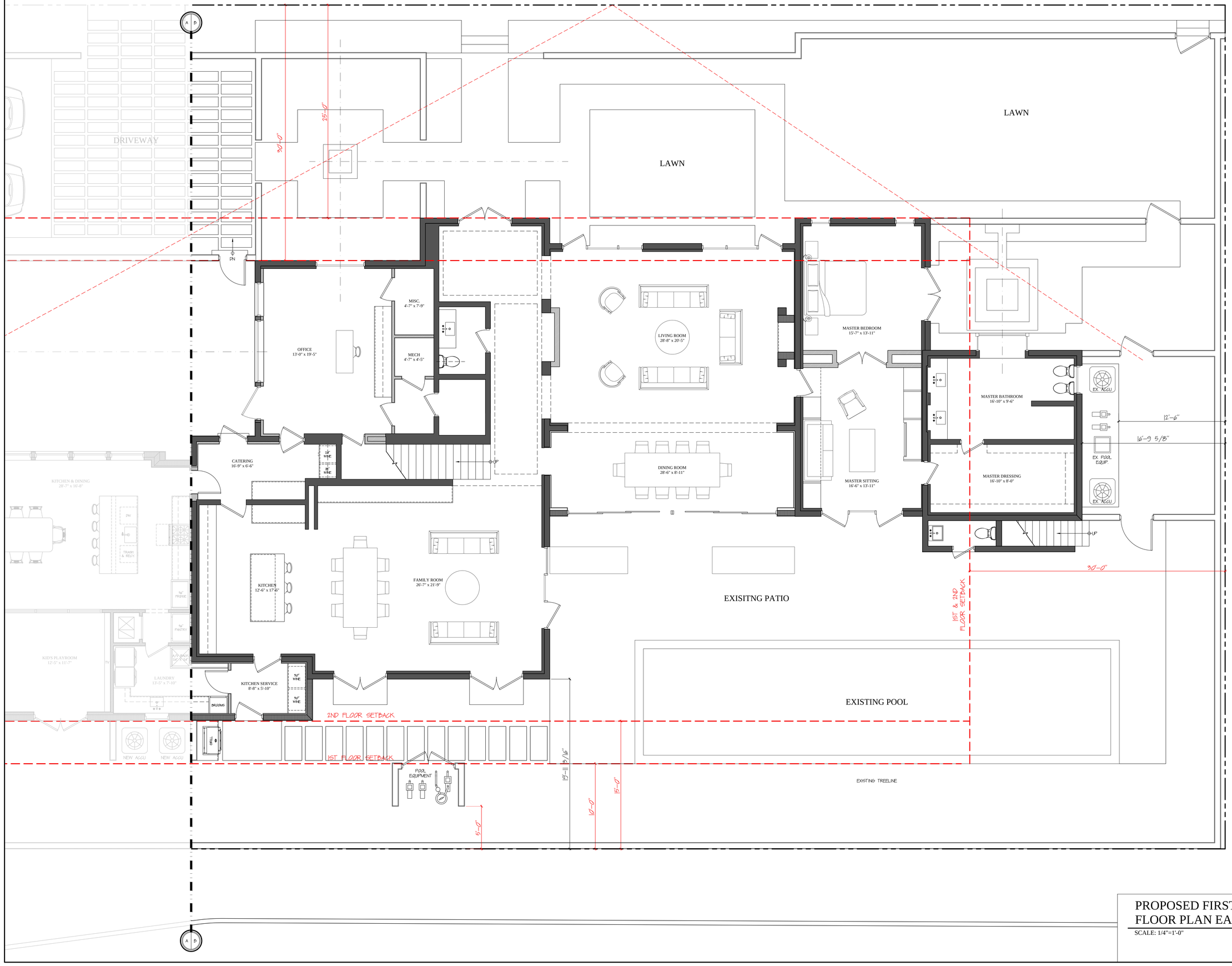

PROPOSED FIRST FLOOR PLAN EAST

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

S·M

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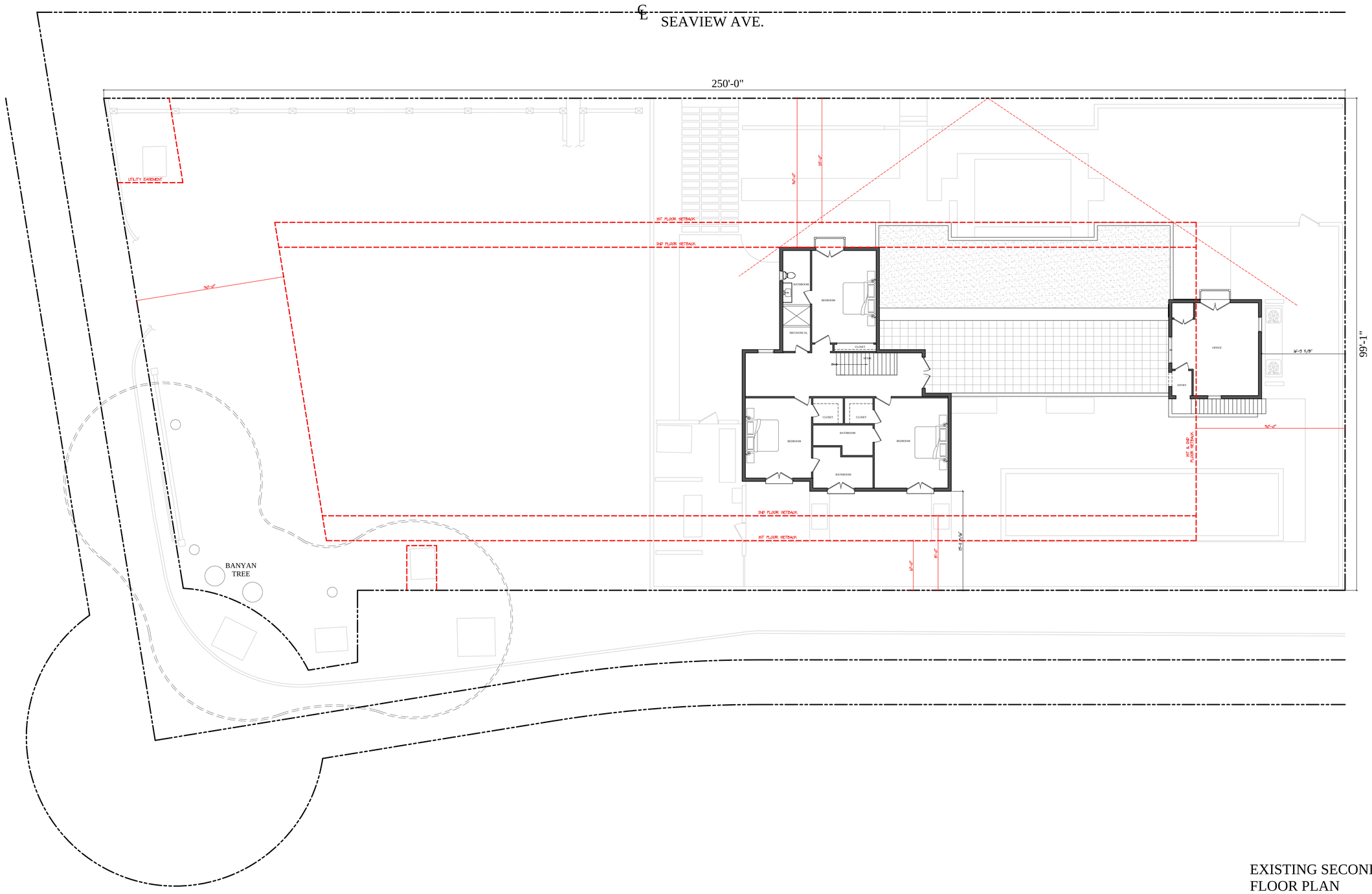

EXISTING SECOND FLOOR PLAN

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

S·M

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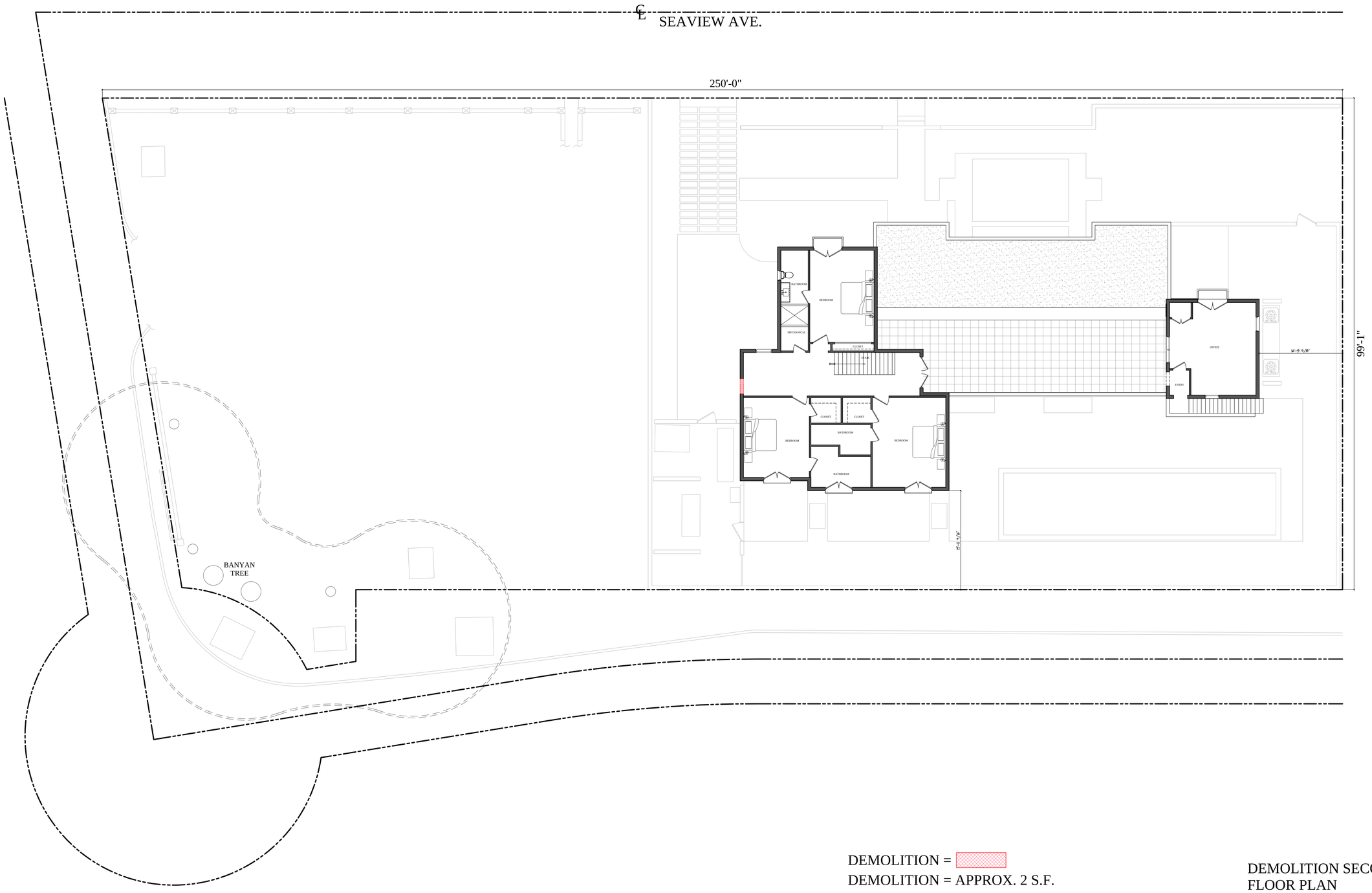

DEMOLITION =

DEMOLITION = APPROX. 2 S.F.

DEMOLITION SECOND FLOOR PLAN

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

S·M

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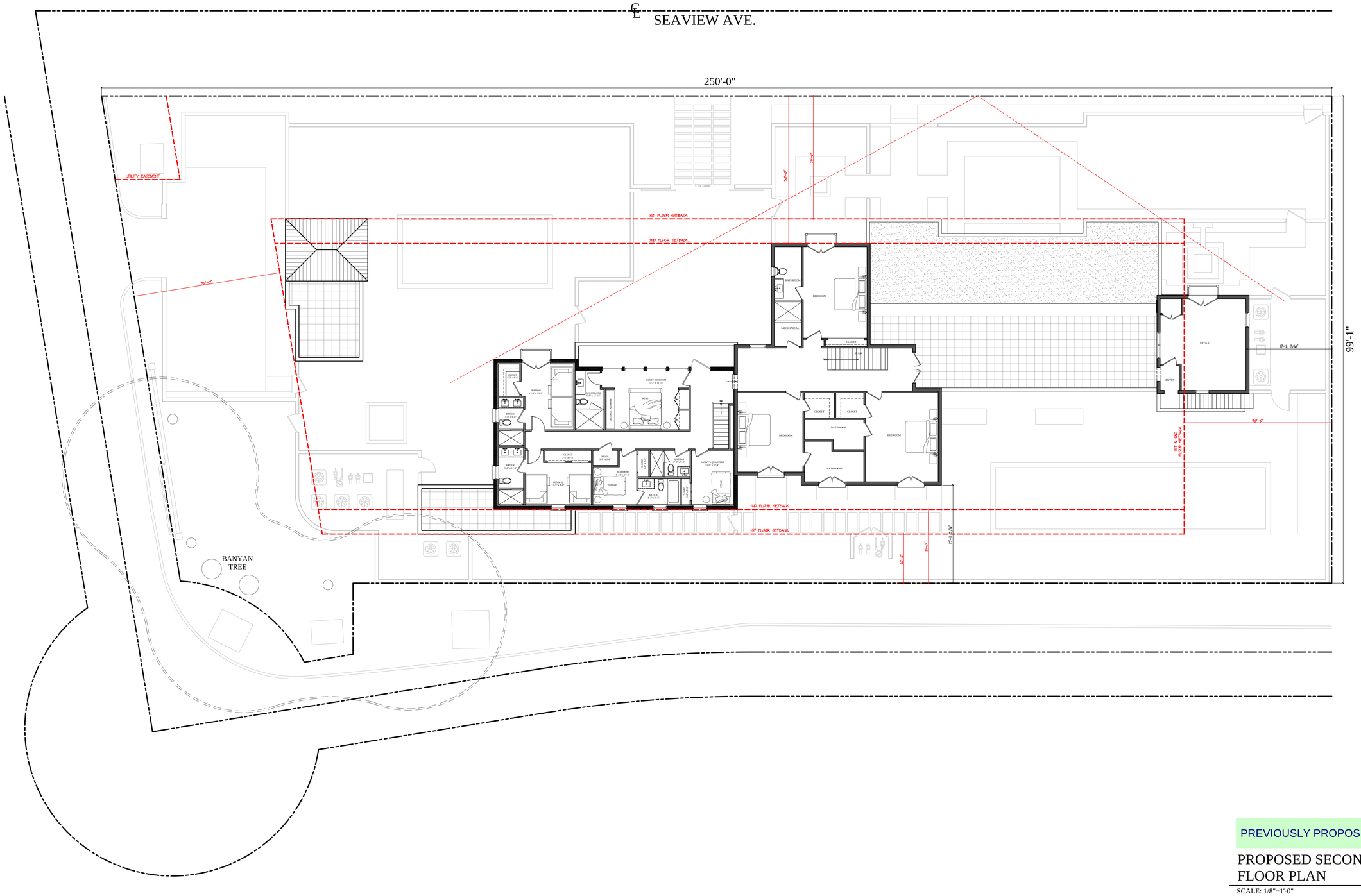

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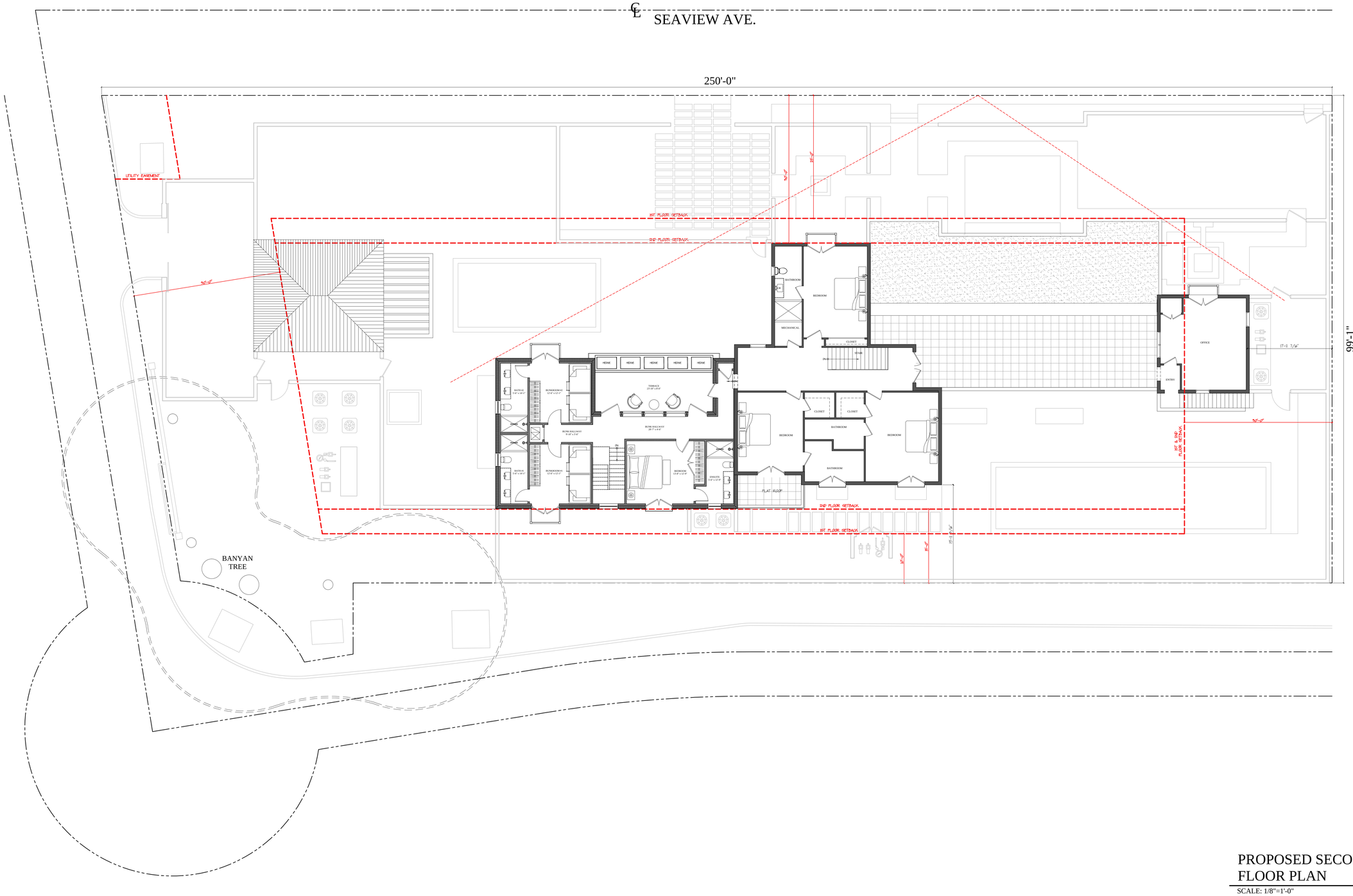

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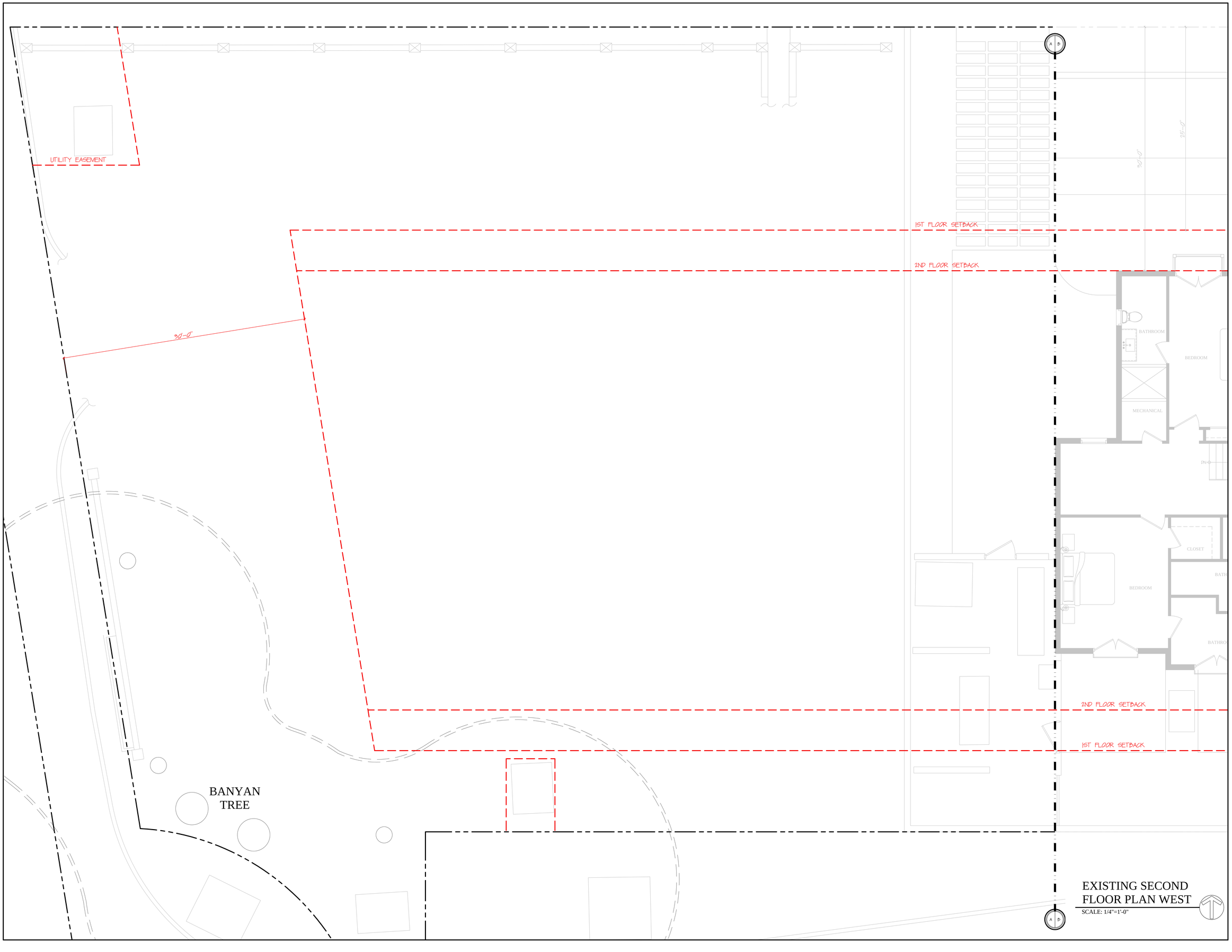

EXISTING SECOND FLOOR PLAN WEST

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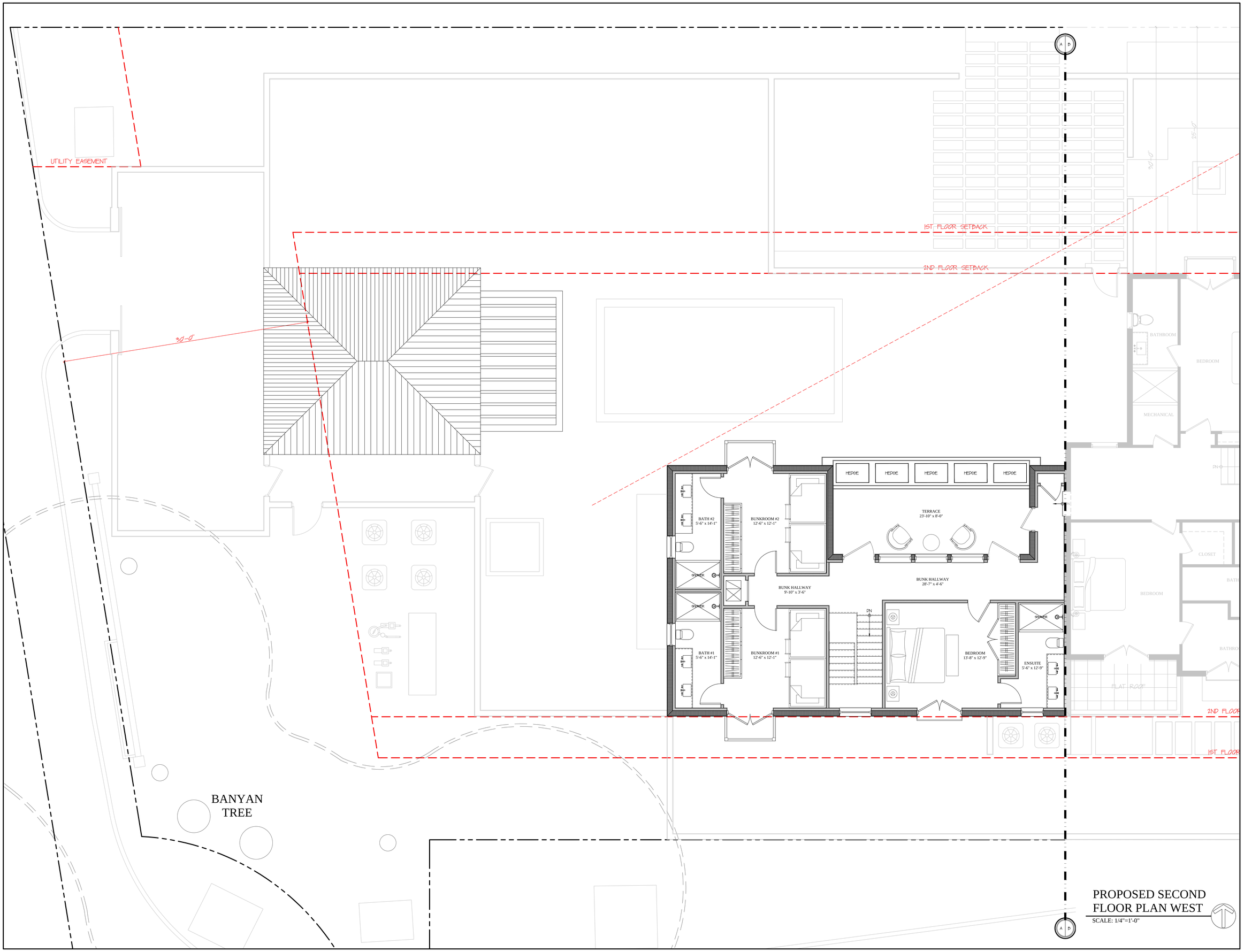

PROPOSED SECOND
FLOOR PLAN WEST

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

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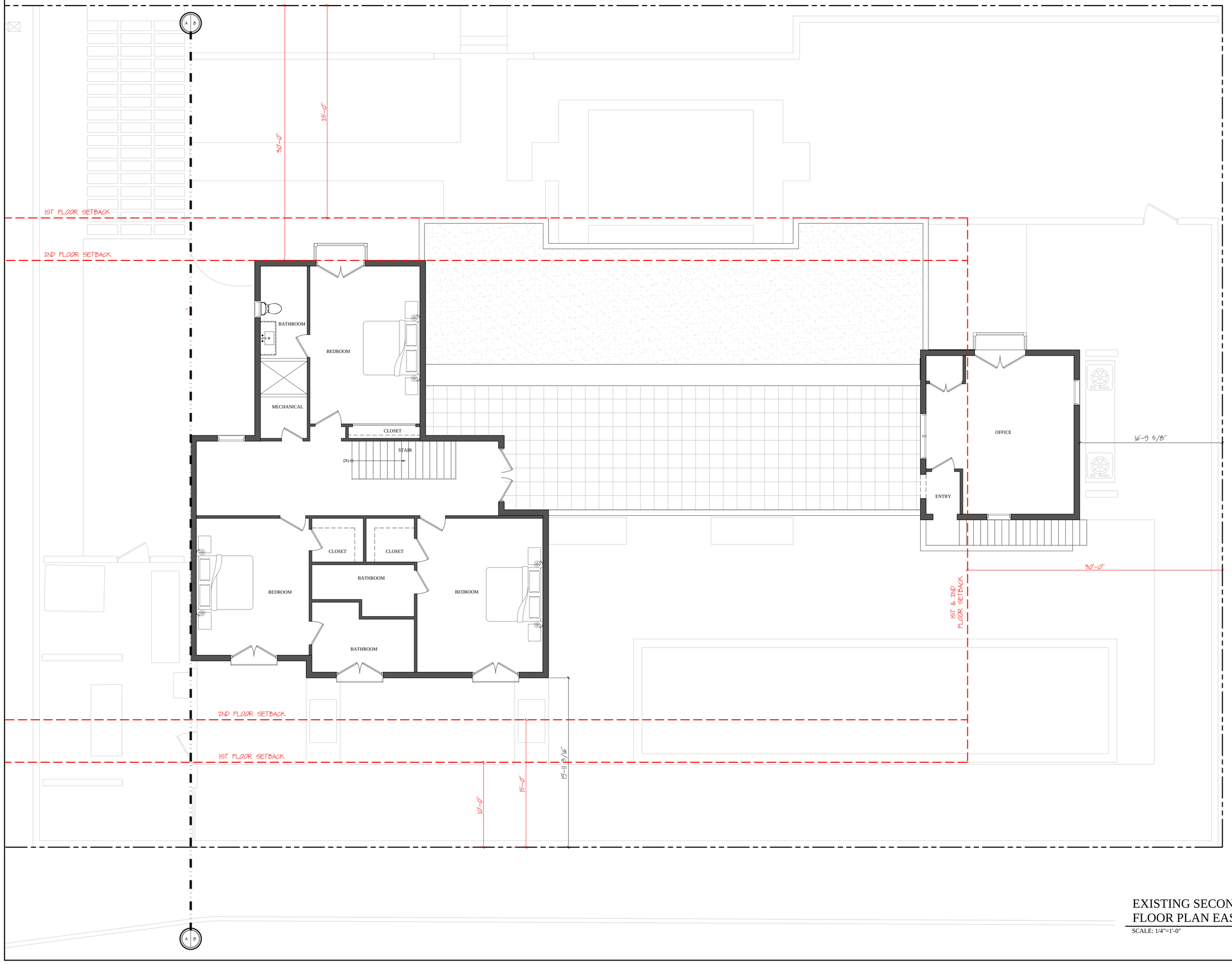

EXISTING SECOND FLOOR PLAN EAST

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

S·M

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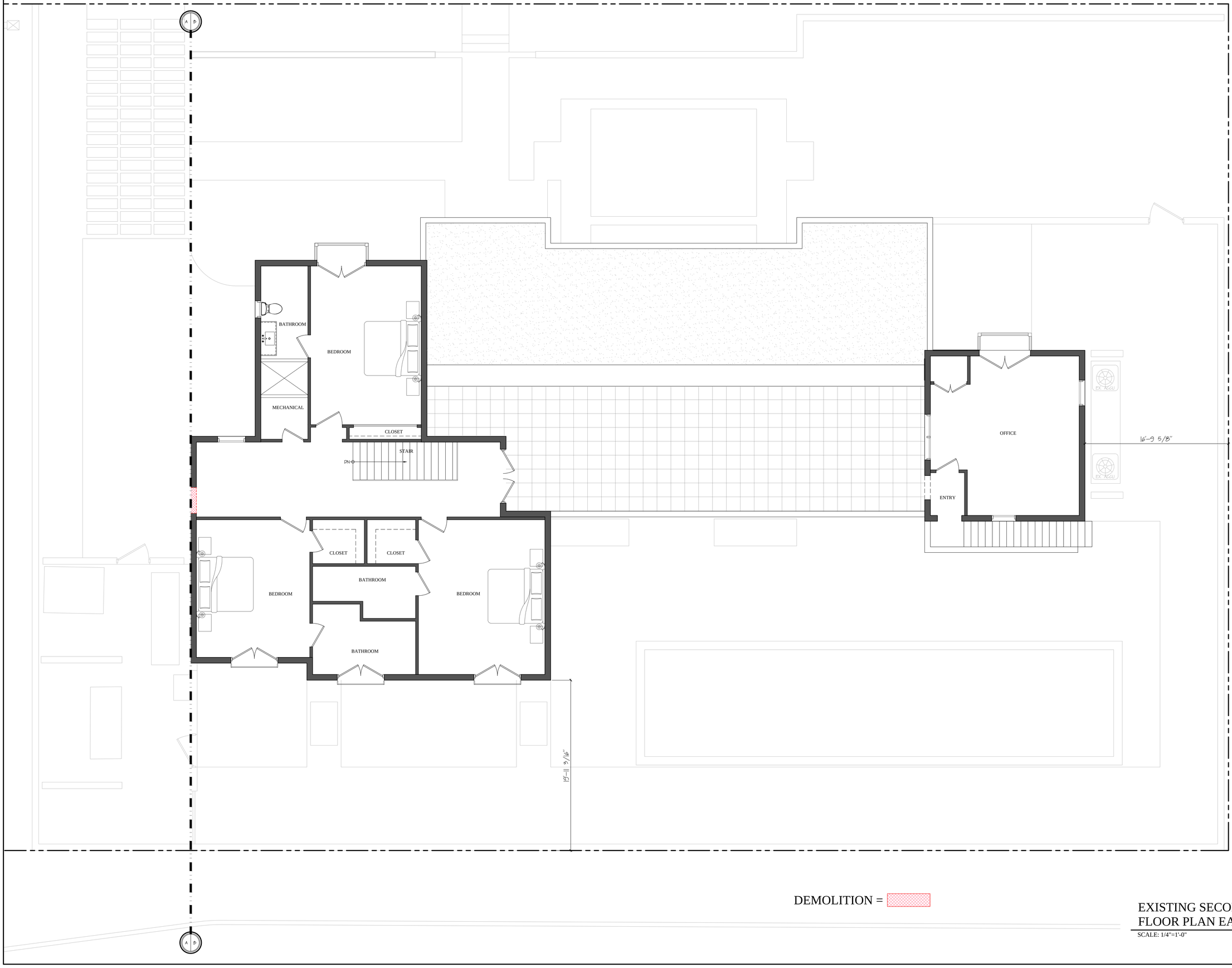

DEMOLITION =

EXISTING SECOND FLOOR PLAN EAST

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

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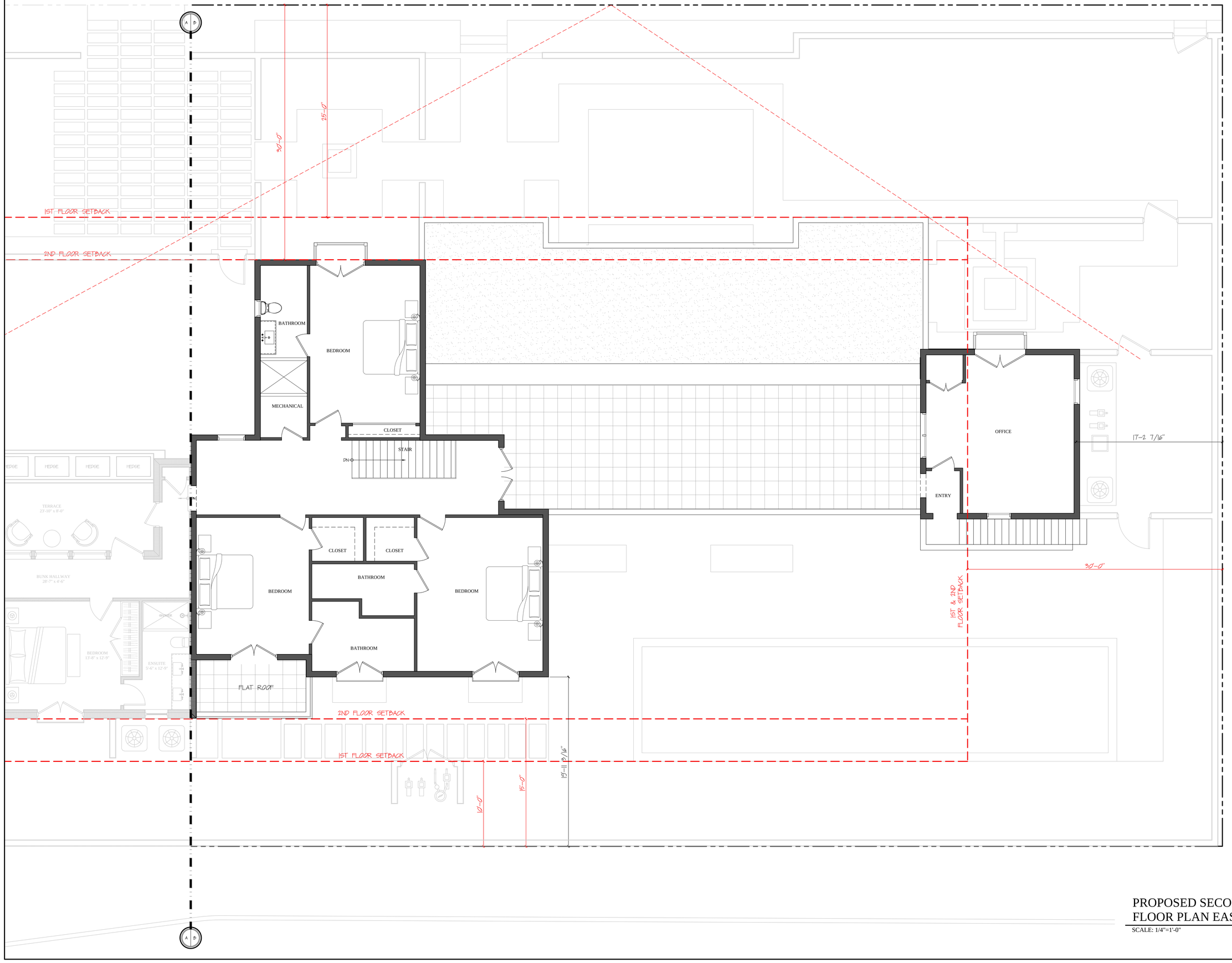
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:

FP-2DB



PROPOSED SECOND FLOOR PLAN EAST

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

S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.

• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
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DANIEL KAHAN
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NO:
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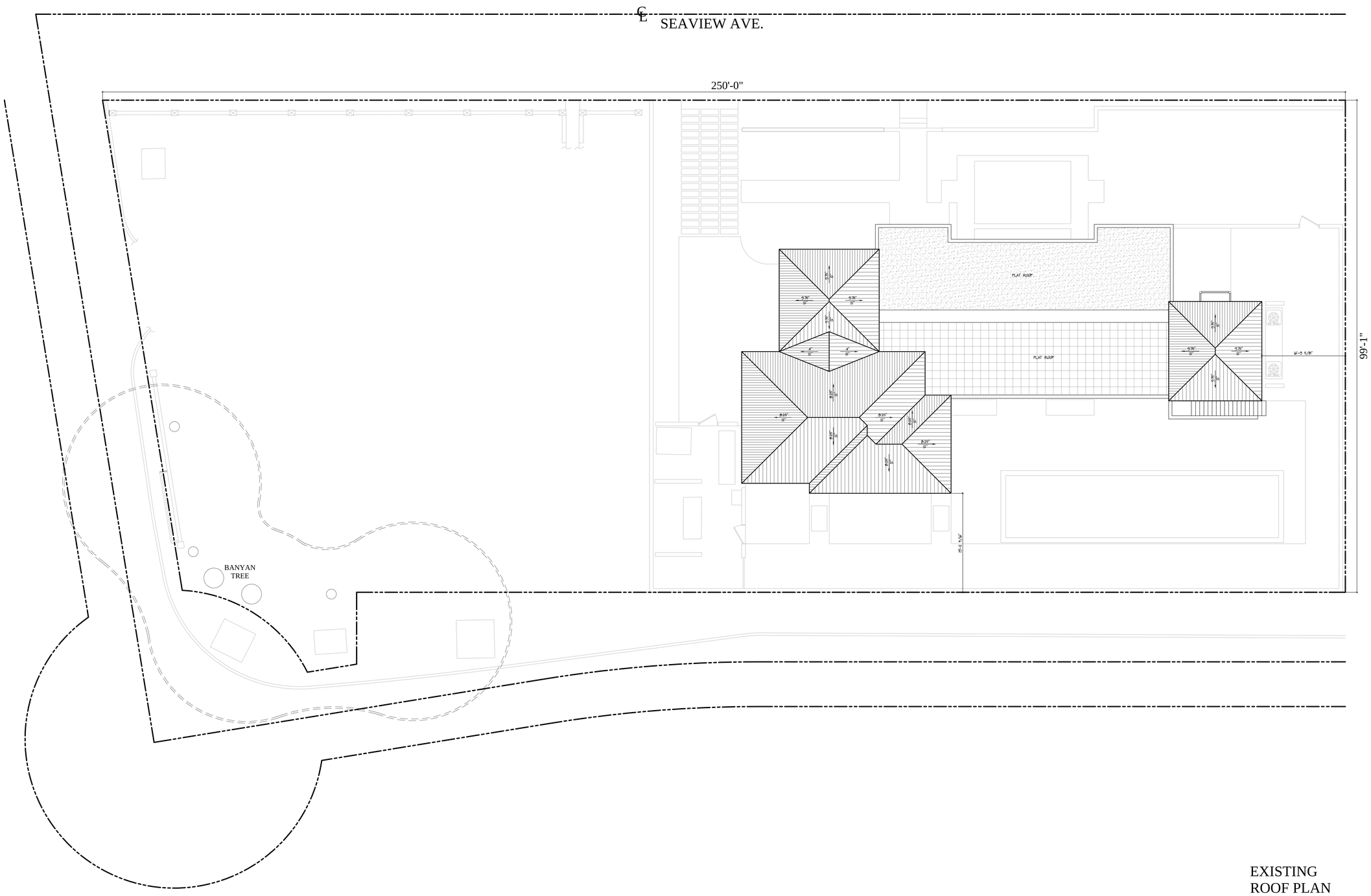

EXISTING
ROOF PLAN
SCALE: 1/8"=1'-0"

S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
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NO:
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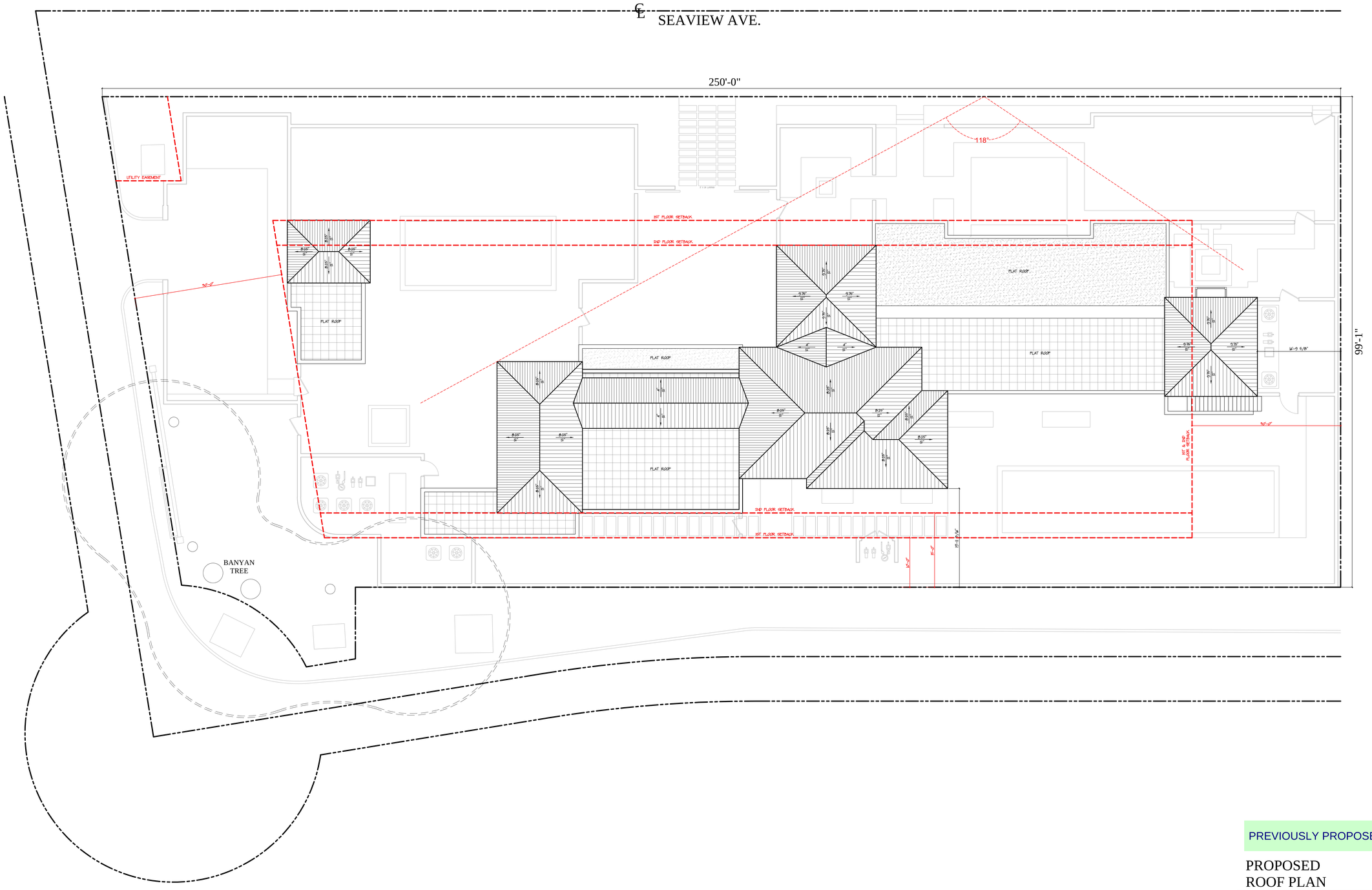
FP-3E



PREVIOUSLY PROPOSED

PROPOSED
ROOF PLAN

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

S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
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DWG. BY: DK
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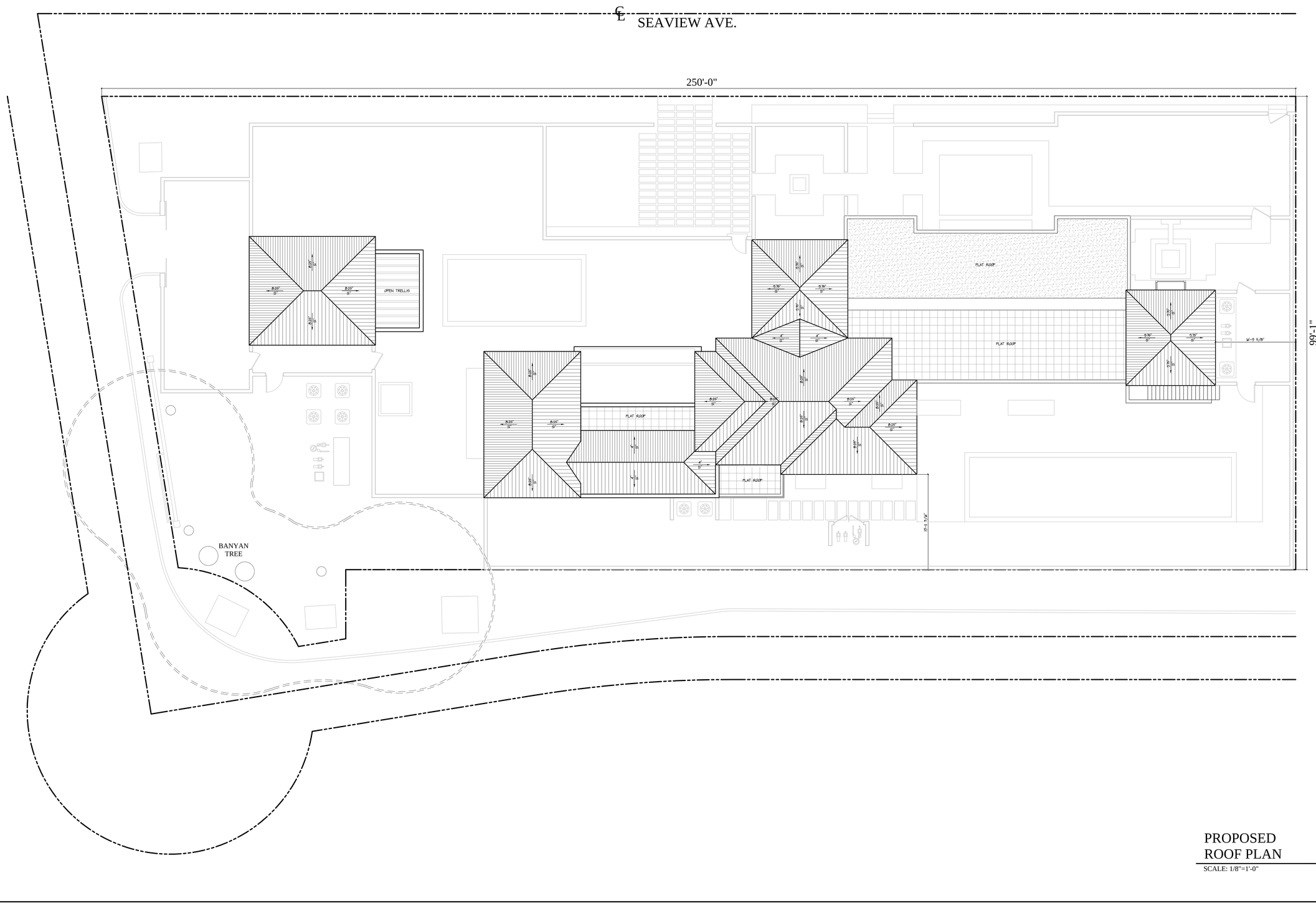

PROPOSED
ROOF PLAN
SCALE: 1/8"=1'-0"

S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

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NO:
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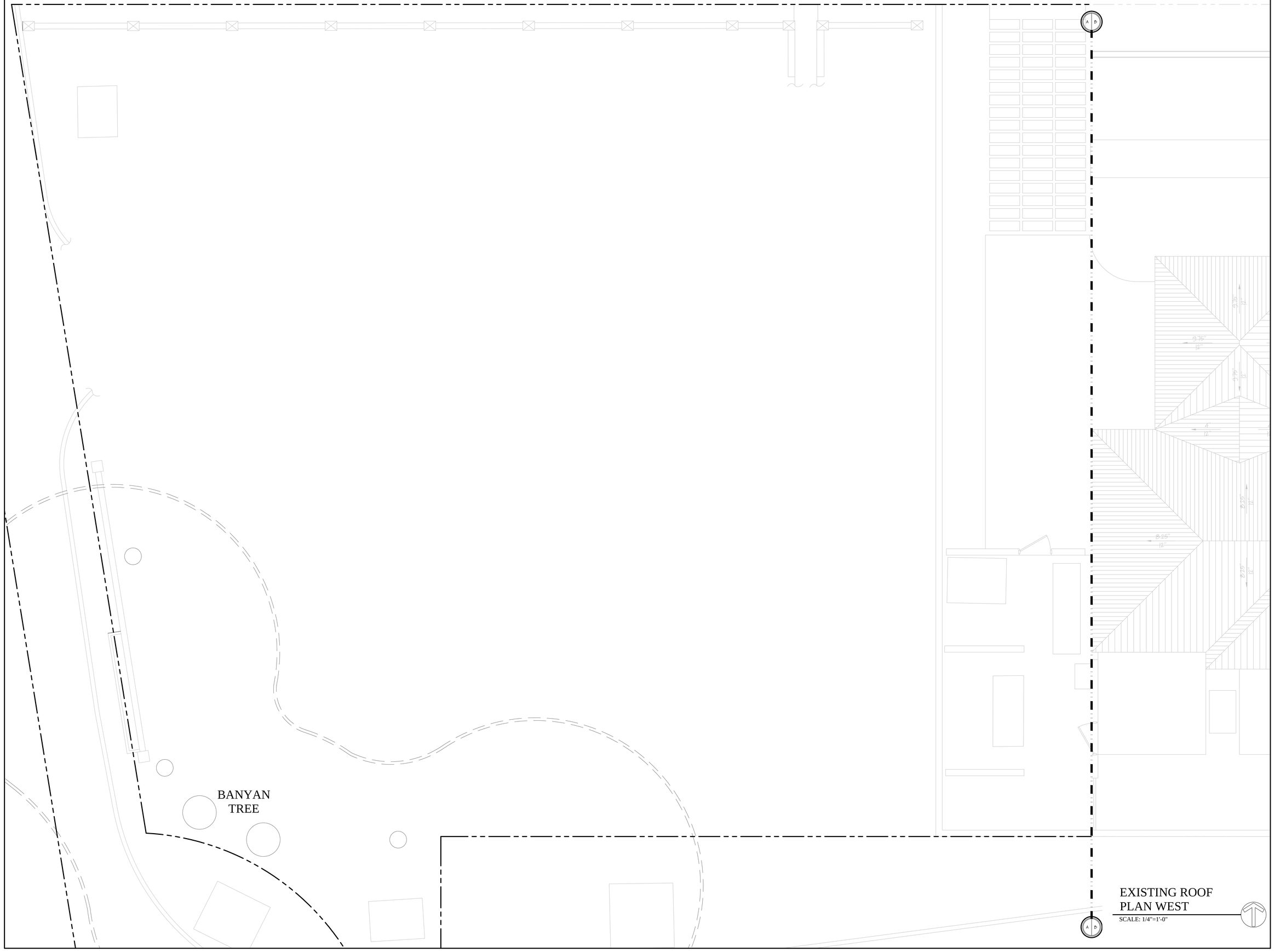

EXISTING ROOF
PLAN WEST

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

S·M

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160 SEAVIEW AVENUE
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NO:
DWG. BY: DK
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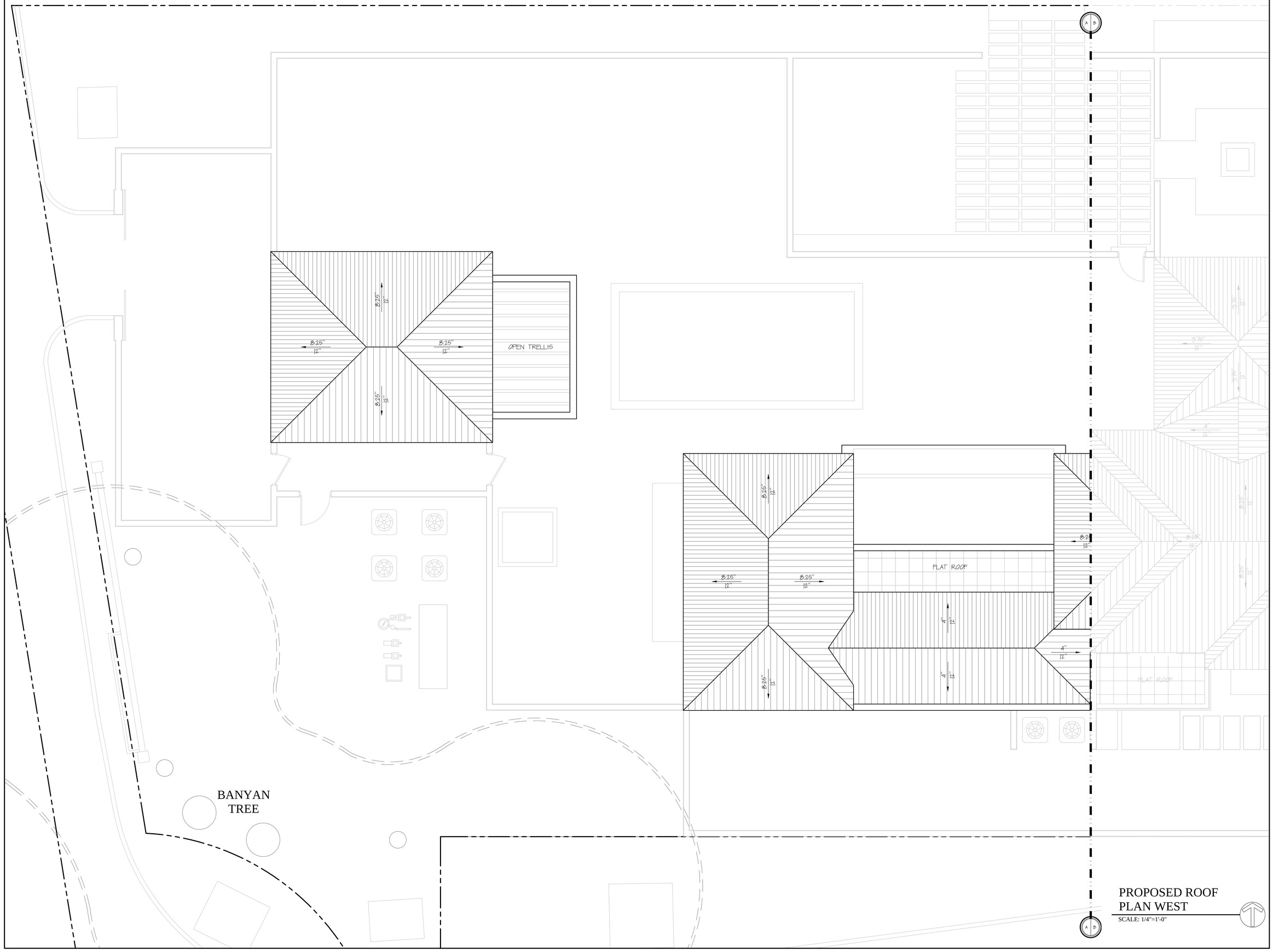
FP-3EA



PROPOSED ROOF PLAN WEST

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

S·M

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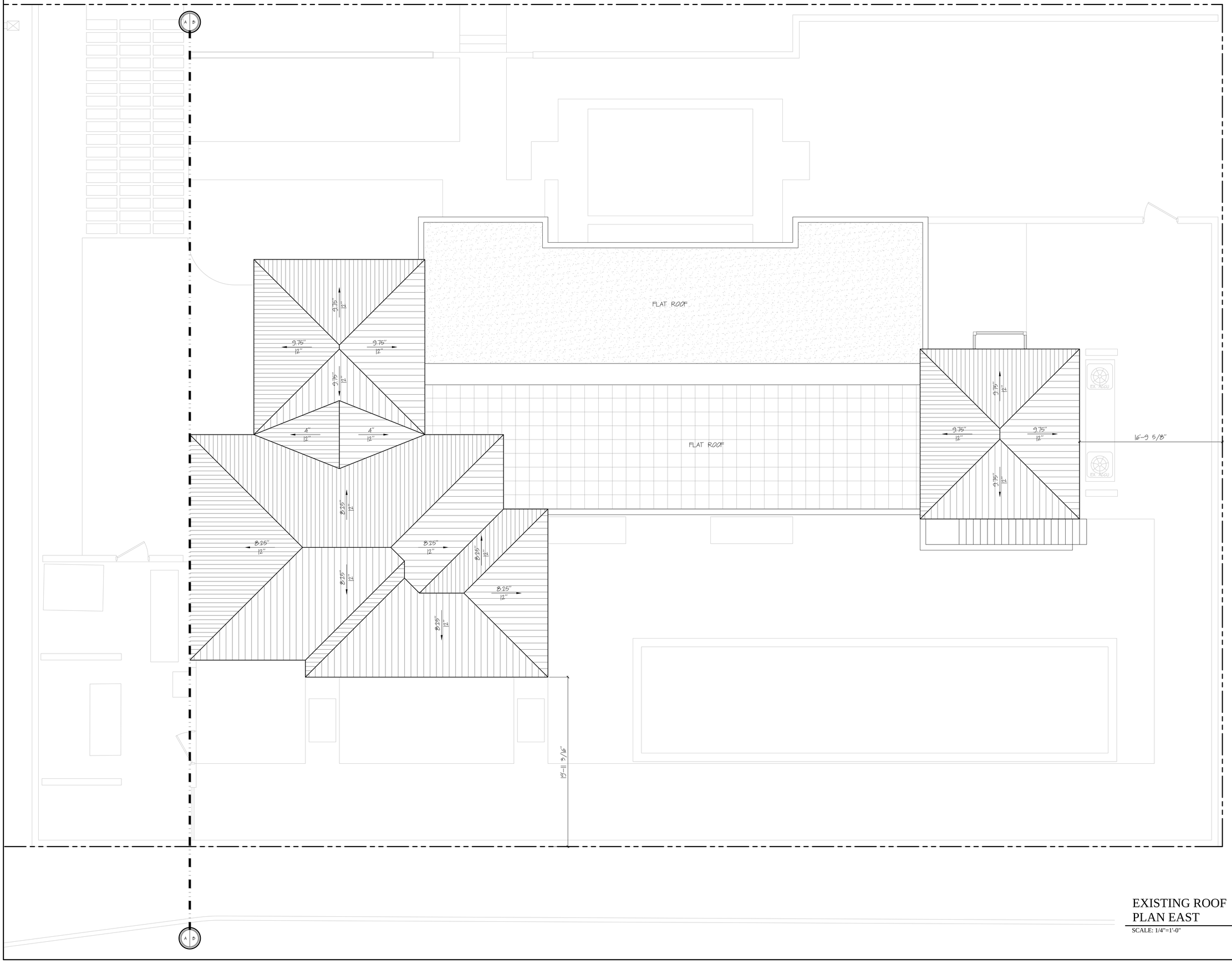
FP-3A



EXISTING ROOF PLAN EAST

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

S·M

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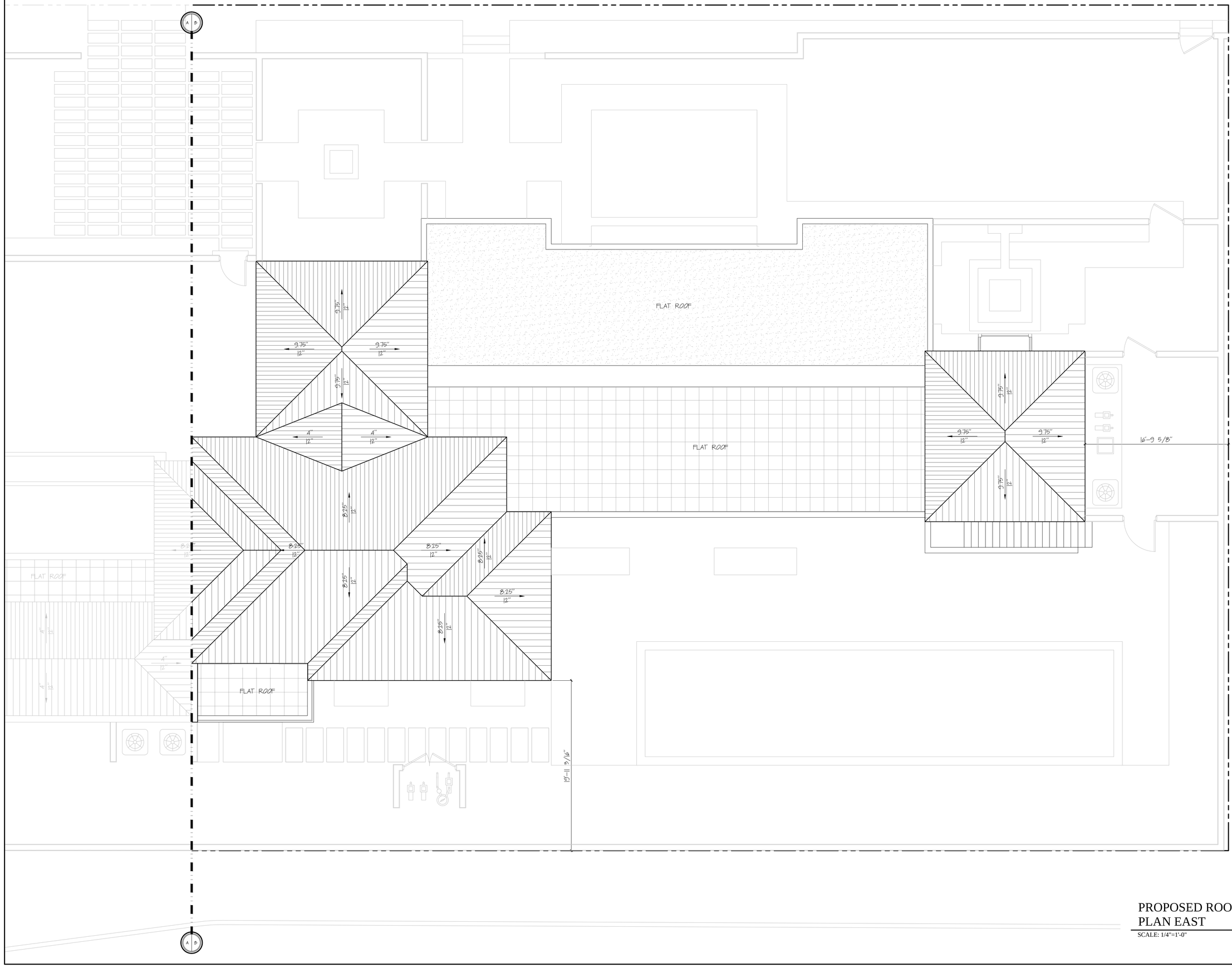
FP-3EB



PROPOSED ROOF
PLAN EAST

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

S·M

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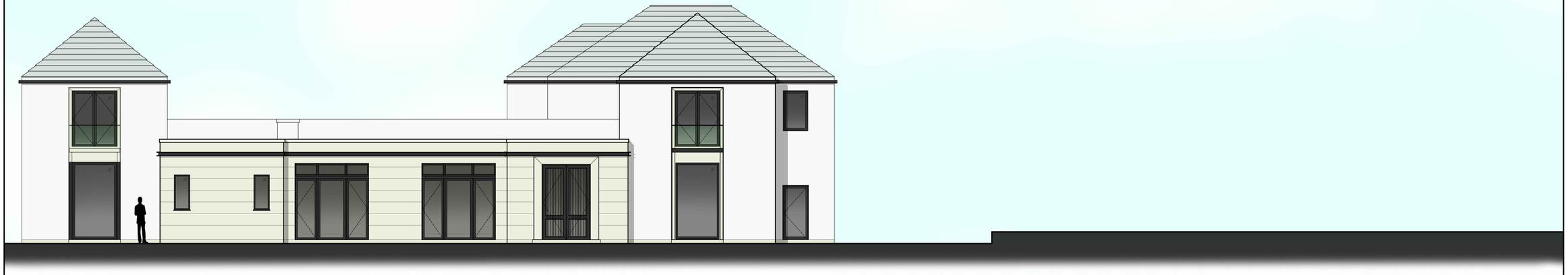
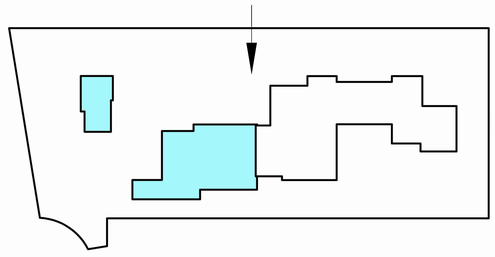


EXISTING
NORTH ELEVATION
SCALE: 3/16"=1'-0"



KEY PLAN



PREVIOUSLY PROPOSED

PROPOSED
NORTH ELEVATION
SCALE: 3/16"=1'-0"

S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

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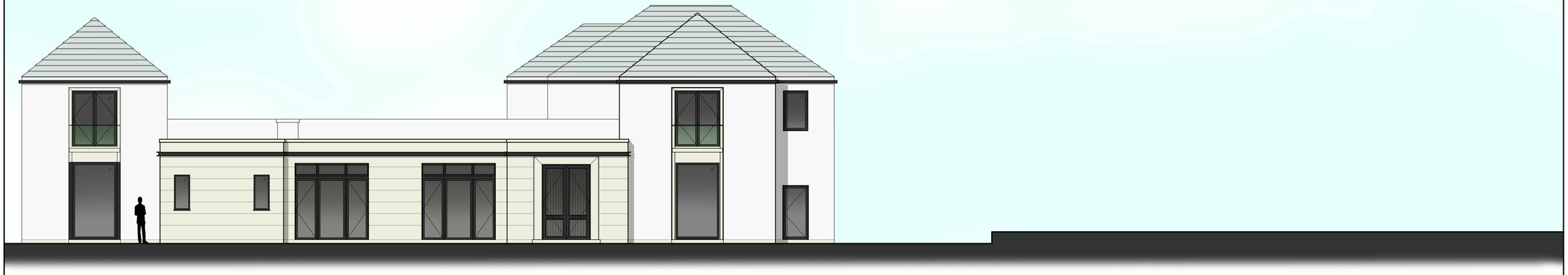
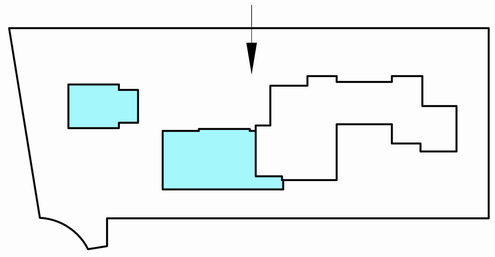
EL-1



EXISTING
NORTH ELEVATION

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



KEY PLAN



PROPOSED
NORTH ELEVATION

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

S·M

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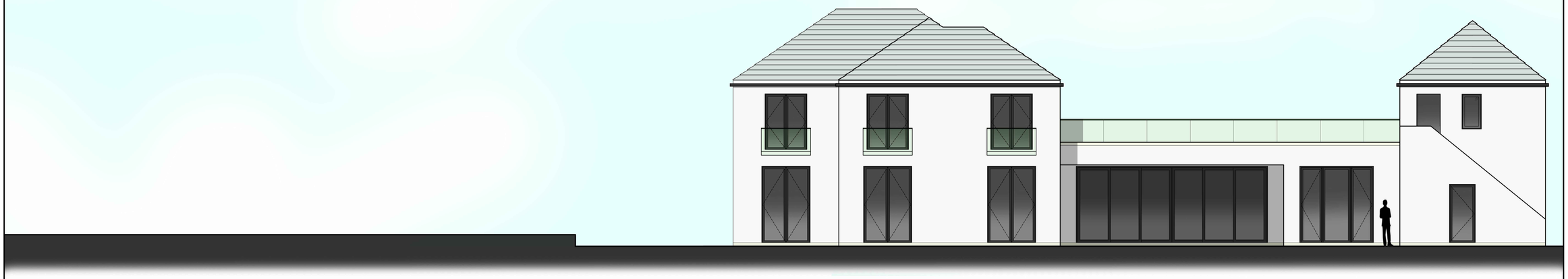
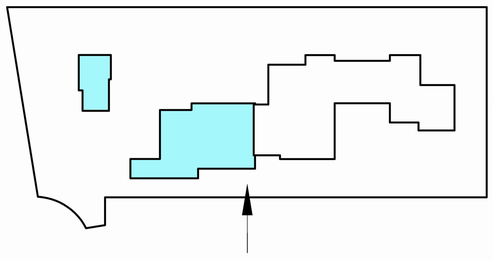


EXISTING
SOUTH ELEVATION

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



KEY PLAN



PREVIOUSLY PROPOSED

PROPOSED
SOUTH ELEVATION

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

S·M

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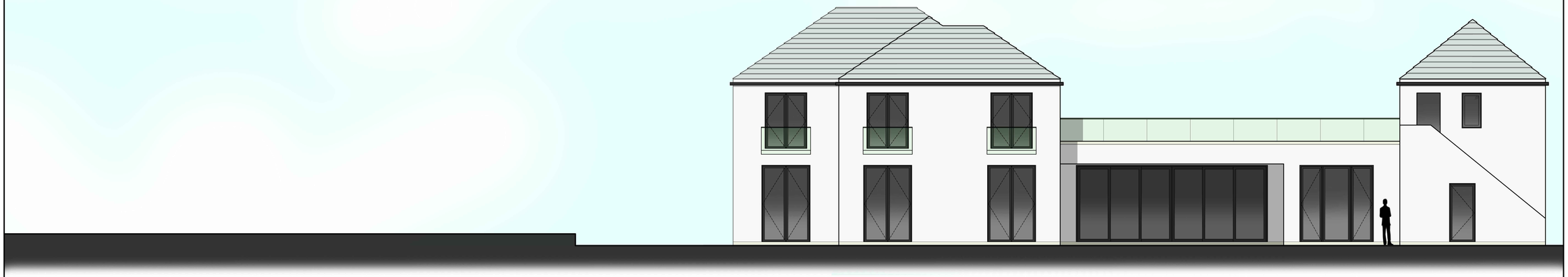
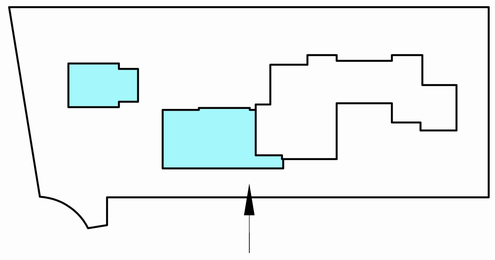
EL-2



EXISTING
SOUTH ELEVATION
SCALE: 3/16"=1'-0"



KEY PLAN



PROPOSED
SOUTH ELEVATION
SCALE: 3/16"=1'-0"

S·M

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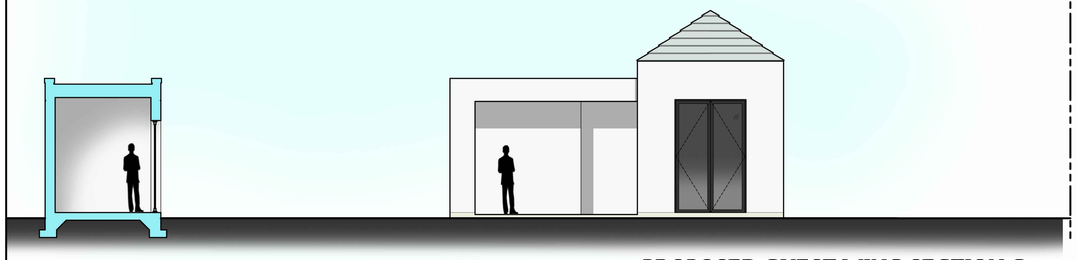
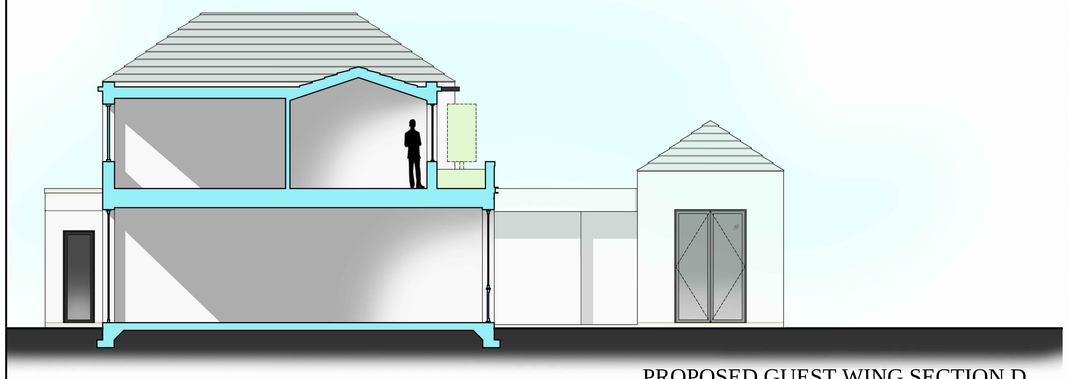
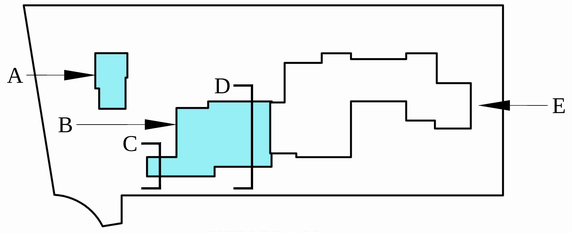


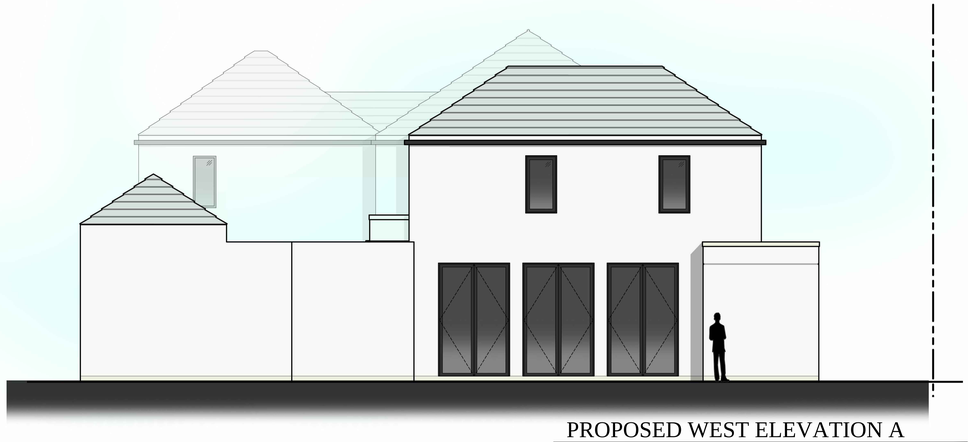
PROPOSED GUEST WING SECTION C
SCALE: 3/16"=1'-0"



PROPOSED GUEST WING SECTION D
SCALE: 3/16"=1'-0"



KEY PLAN



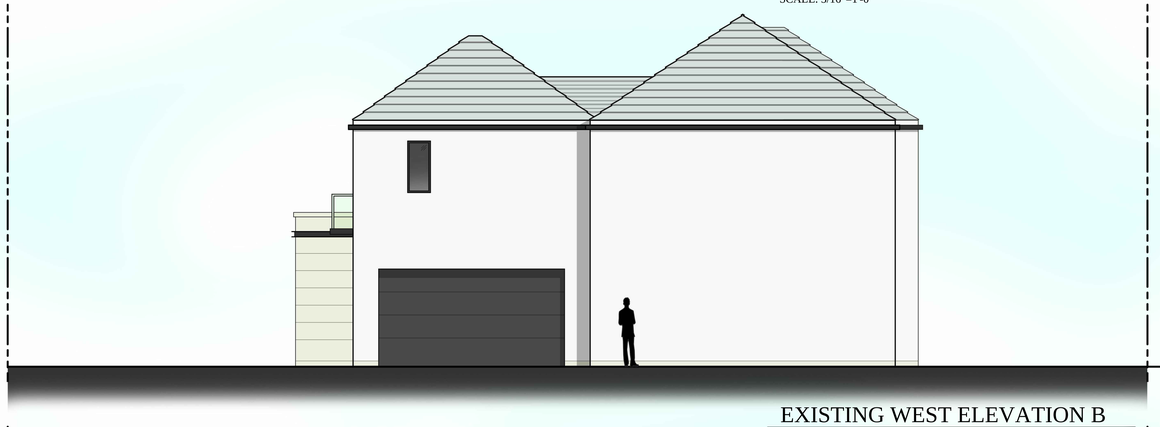
PROPOSED WEST ELEVATION A
SCALE: 3/16"=1'-0"



EXISTING EAST ELEVATION E
SCALE: 3/16"=1'-0"



PROPOSED EAST ELEVATION E
SCALE: 3/16"=1'-0"



EXISTING WEST ELEVATION B
SCALE: 3/16"=1'-0"



PREVIOUSLY PROPOSED

PROPOSED WEST ELEVATION B
SCALE: 3/16"=1'-0"

S·M

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PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

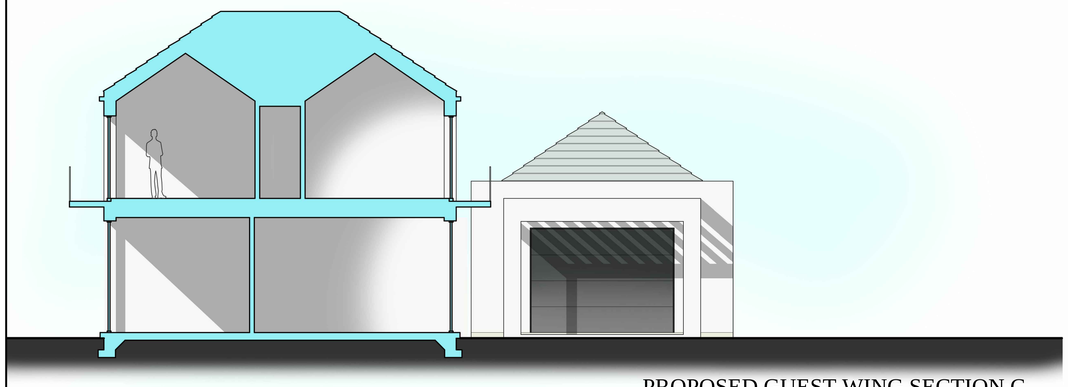
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

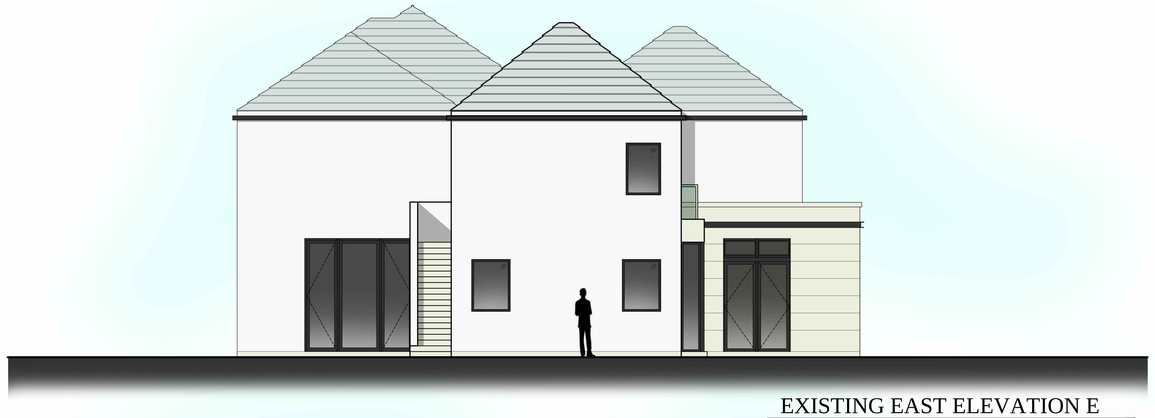
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

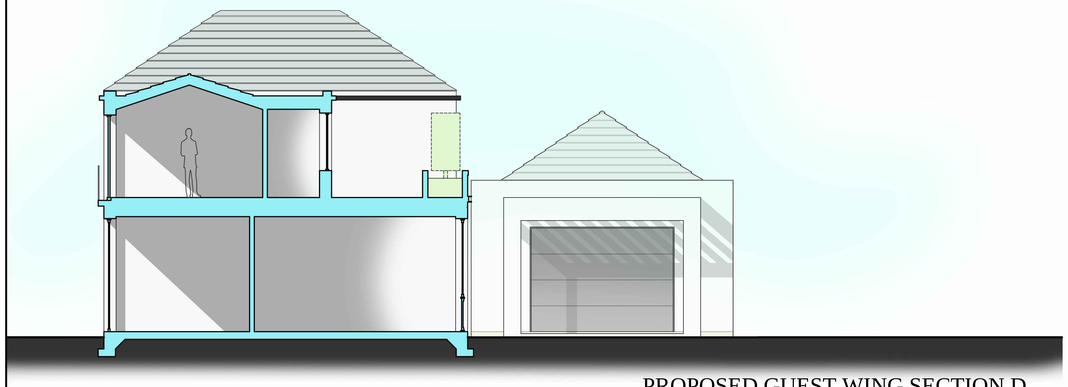
NO:
DWG. BY: DK
SHEET:
EL-3



PROPOSED GUEST WING SECTION C
SCALE: 3/16"=1'-0"



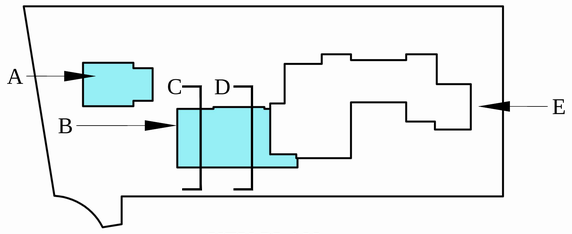
EXISTING EAST ELEVATION E
SCALE: 3/16"=1'-0"



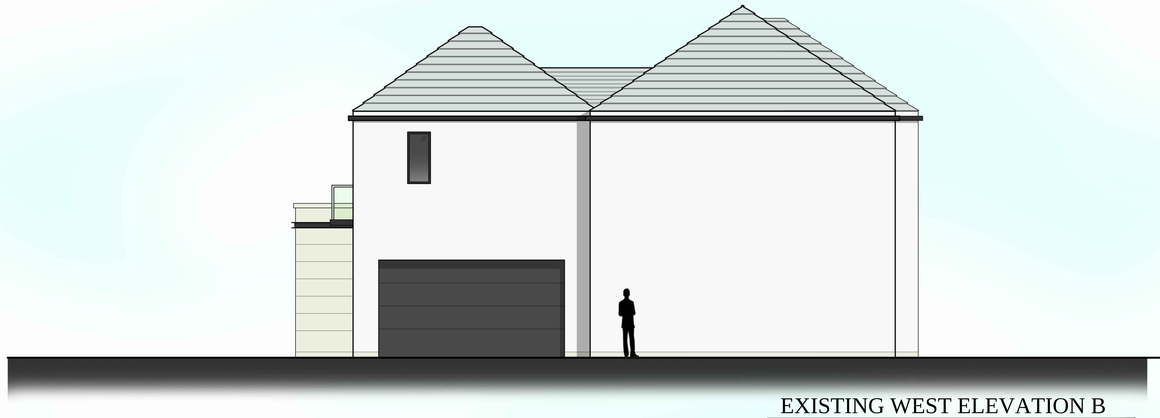
PROPOSED GUEST WING SECTION D
SCALE: 3/16"=1'-0"



PROPOSED EAST ELEVATION E
SCALE: 3/16"=1'-0"



KEY PLAN



EXISTING WEST ELEVATION B
SCALE: 3/16"=1'-0"



PROPOSED WEST ELEVATION A
SCALE: 3/16"=1'-0"



PROPOSED WEST ELEVATION B
SCALE: 3/16"=1'-0"

S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

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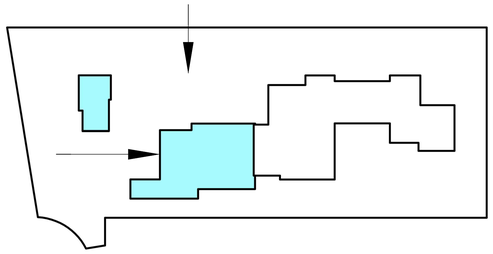
SHEET:
EL-3



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



KEY PLAN



PREVIOUSLY PROPOSED

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

S·M

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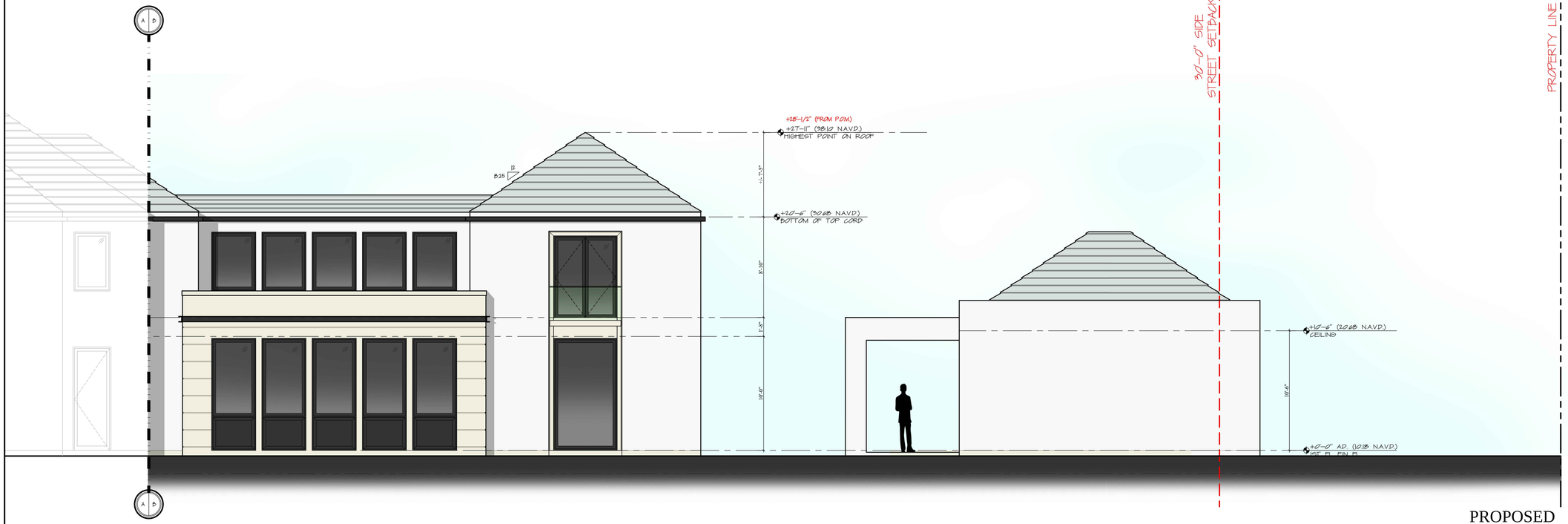
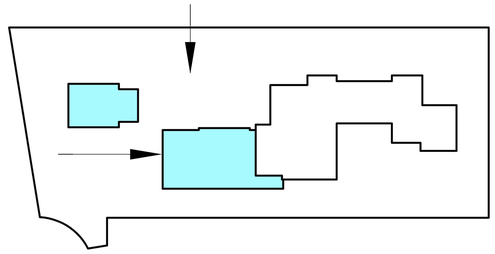
EL-4



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



KEY PLAN



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

S·M

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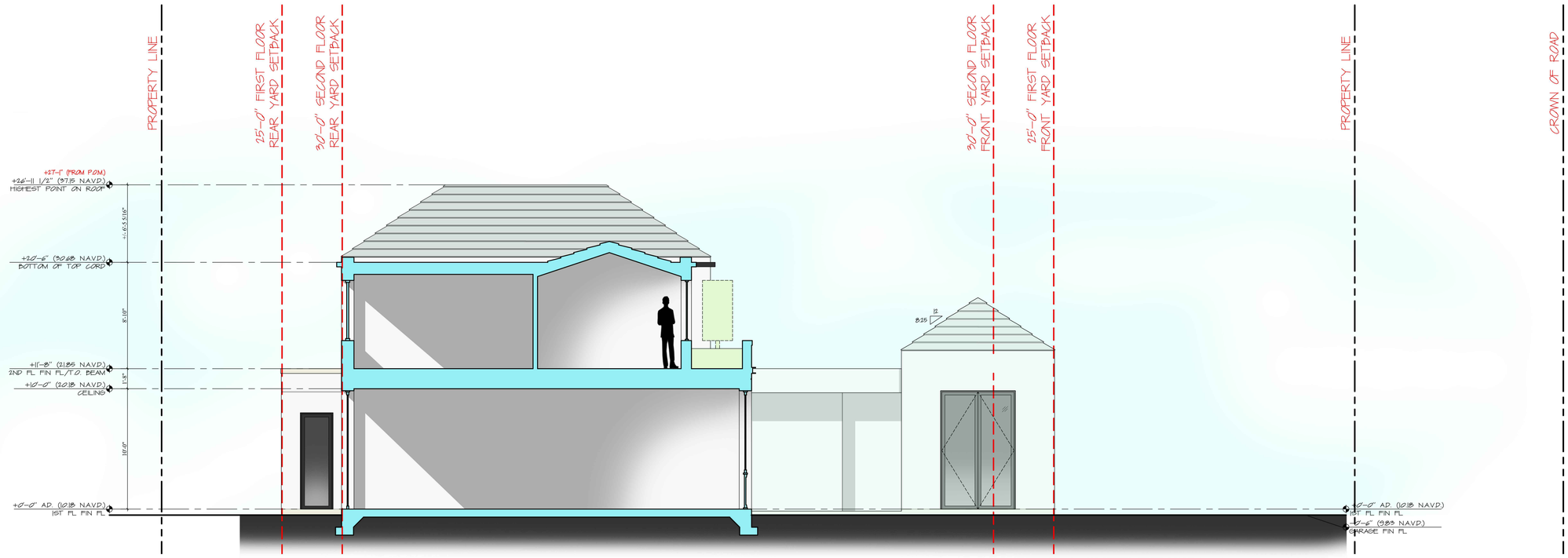
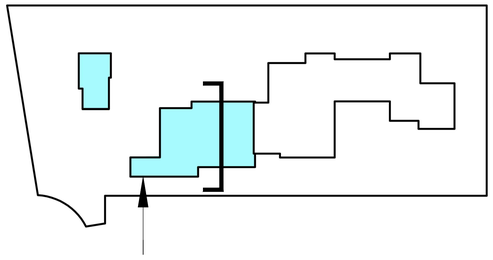
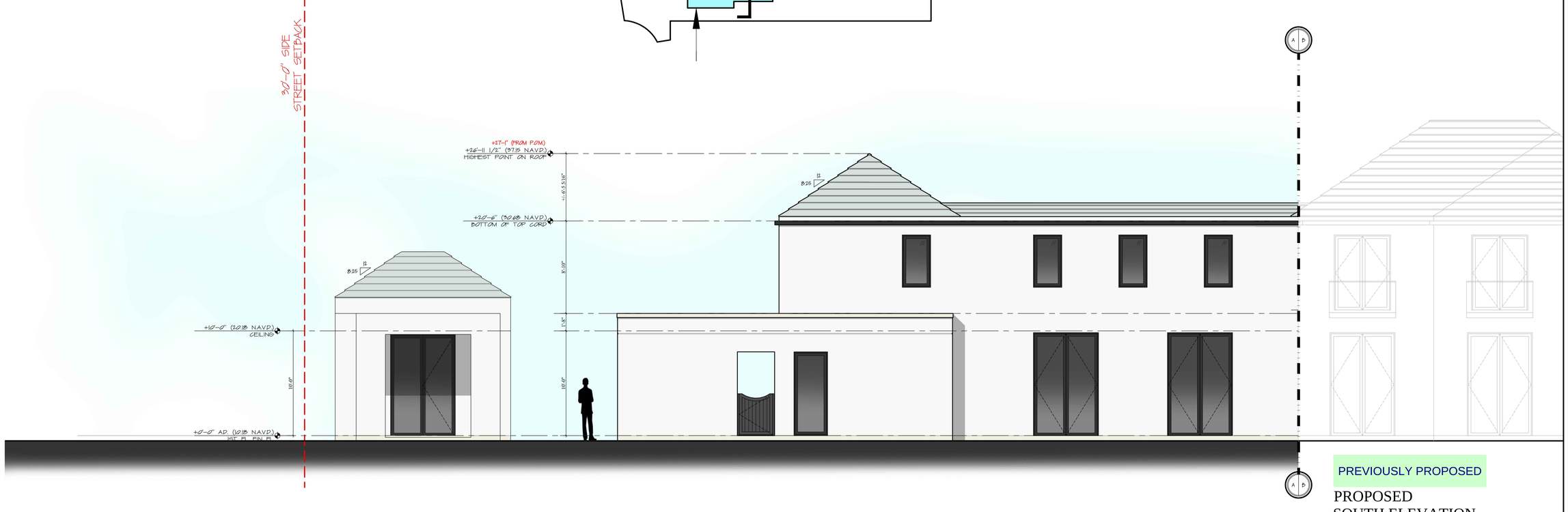


PROPOSED
SECTION / ELEVATION
SCALE: 1/4"=1'-0"



KEY PLAN



PREVIOUSLY PROPOSED

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

S·M

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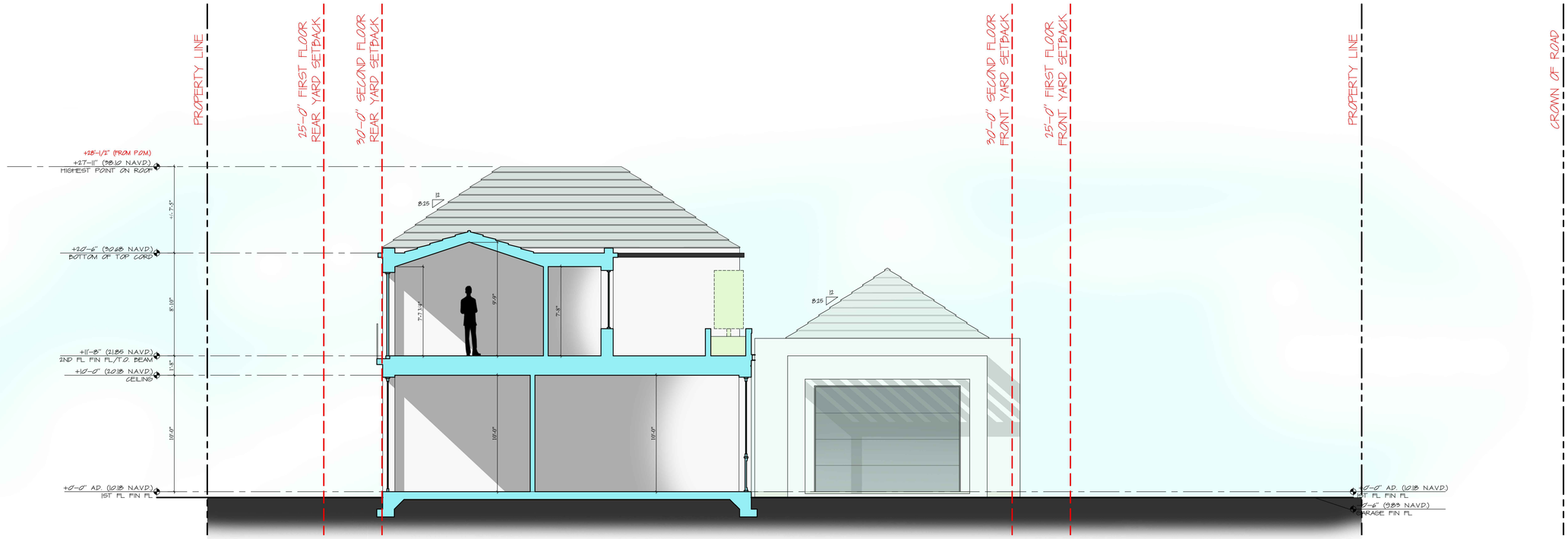
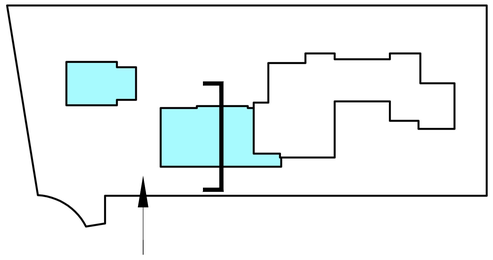
SHEET:
EL-5



PROPOSED
SECTION / ELEVATION

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



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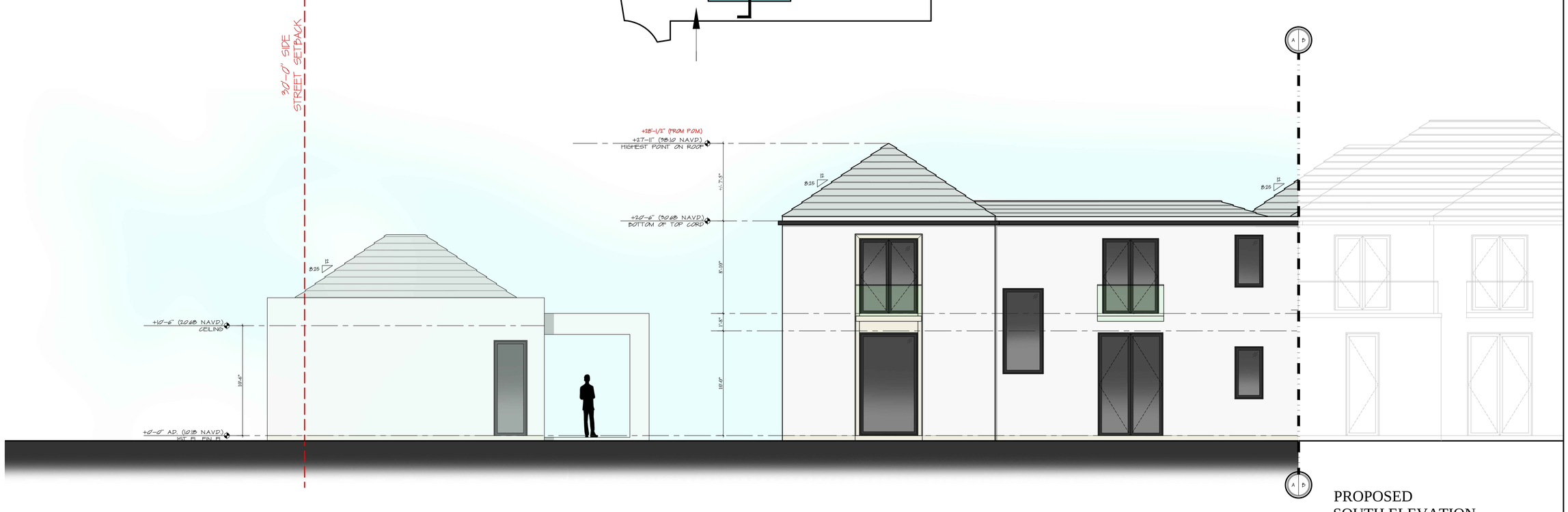

PROPOSED
SOUTH ELEVATION

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

S·M

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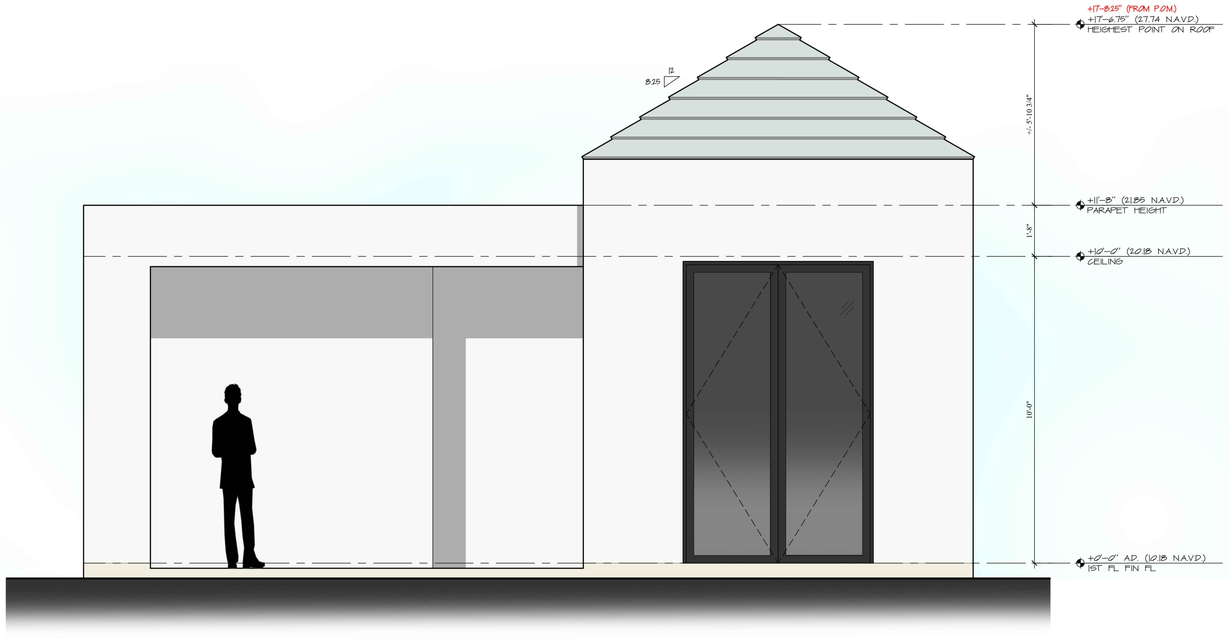
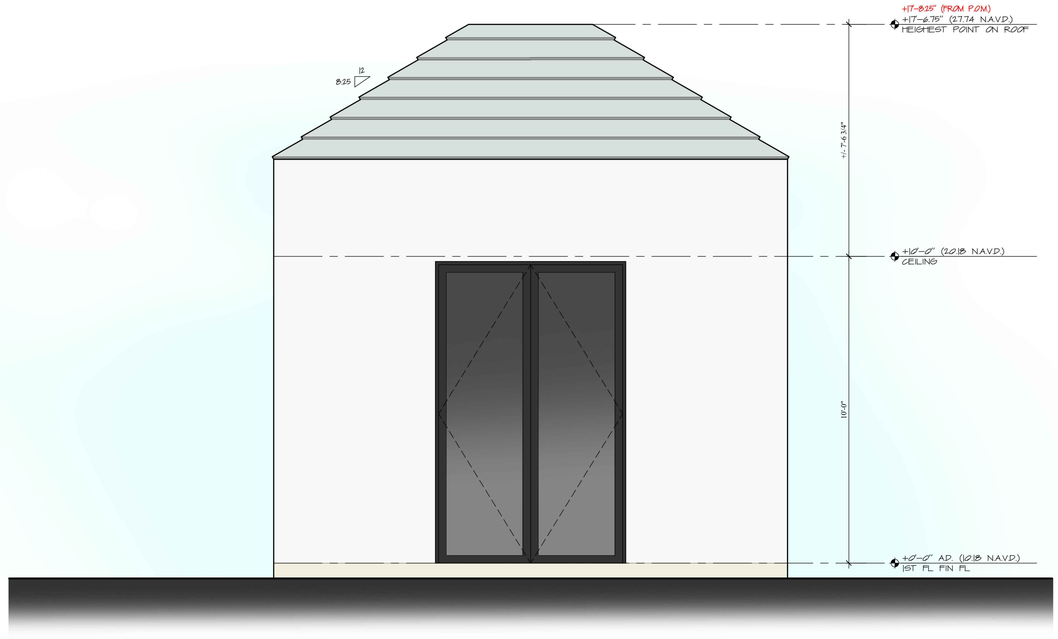
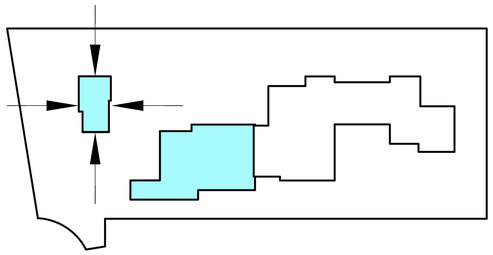


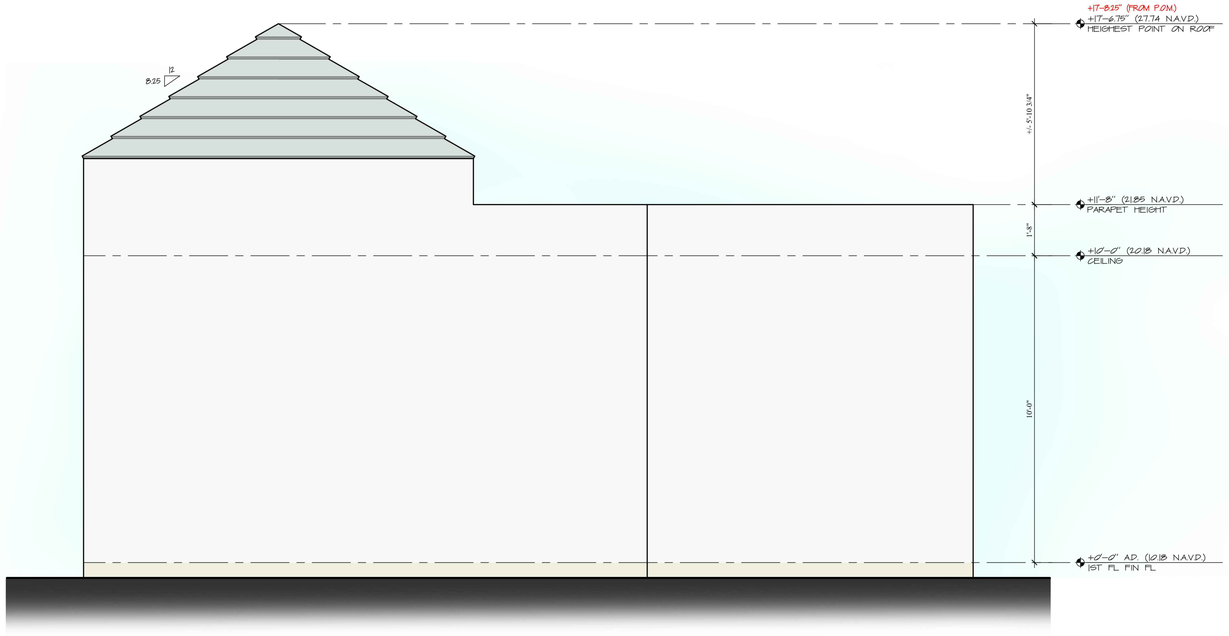
CABANA
EAST ELEVATION
SCALE: 1/2"=1'-0"



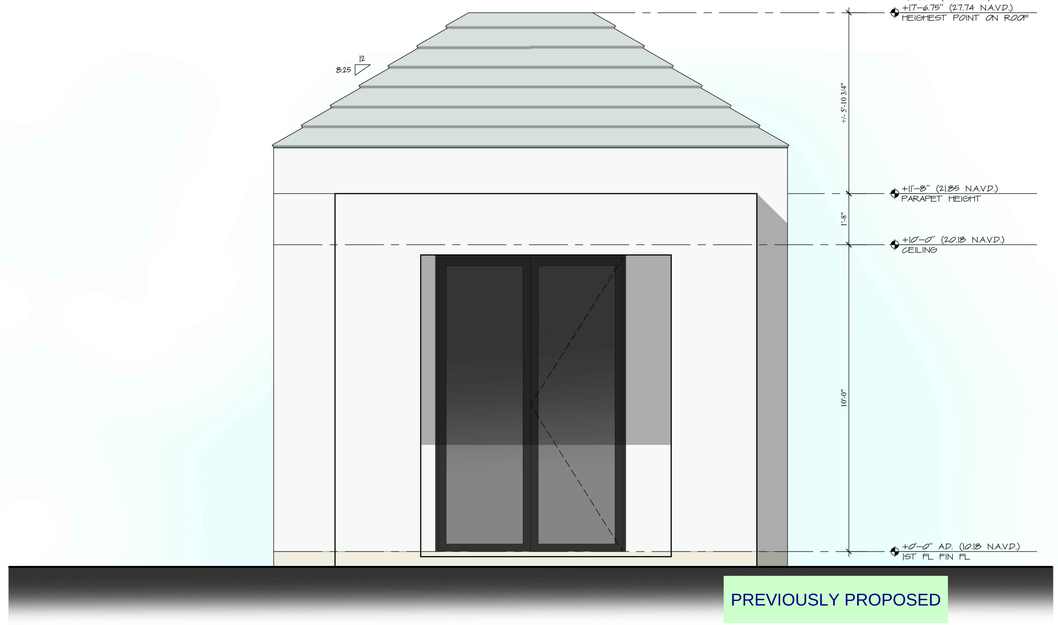
CABANA
NORTH ELEVATION
SCALE: 1/2"=1'-0"



KEY PLAN



CABANA
WEST ELEVATION
SCALE: 1/2"=1'-0"



PREVIOUSLY PROPOSED

CABANA
SOUTH ELEVATION
SCALE: 1/2"=1'-0"

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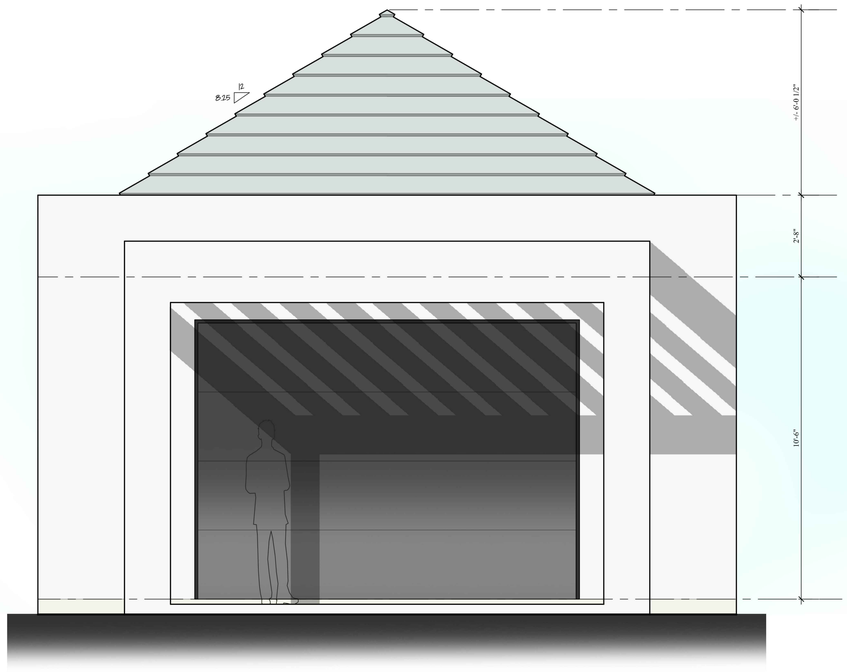
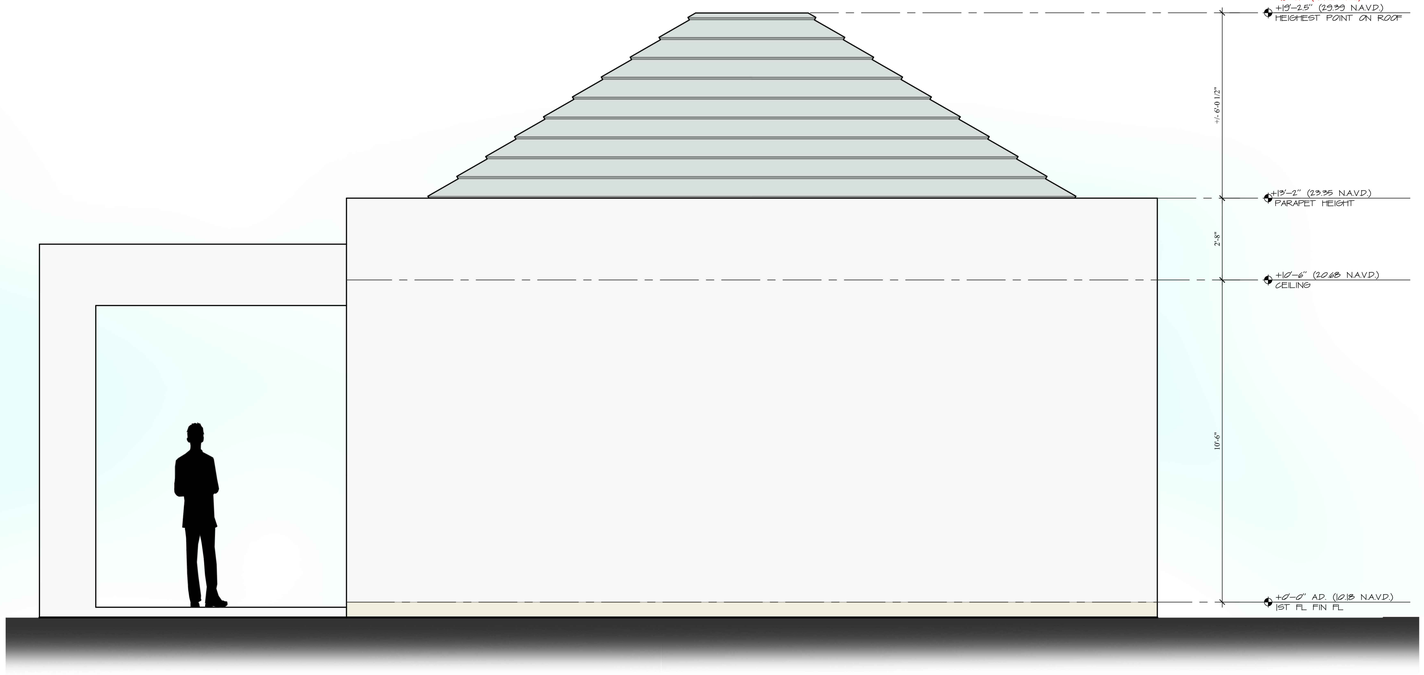
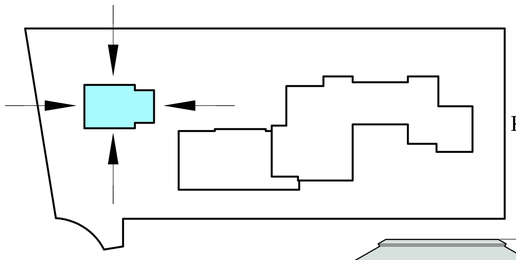
EL-6



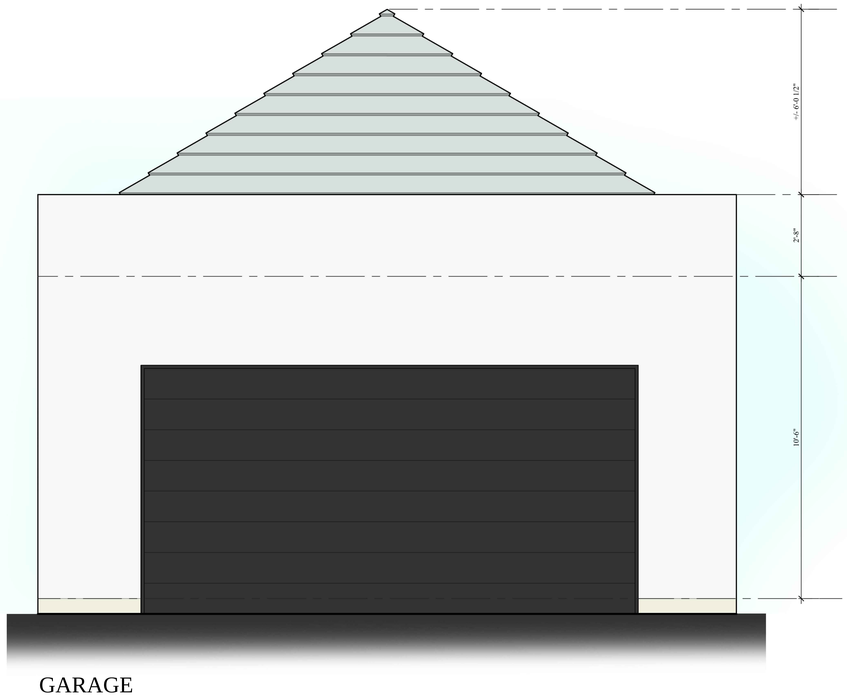
GARAGE
EAST ELEVATION
SCALE: 1/2"=1'-0"



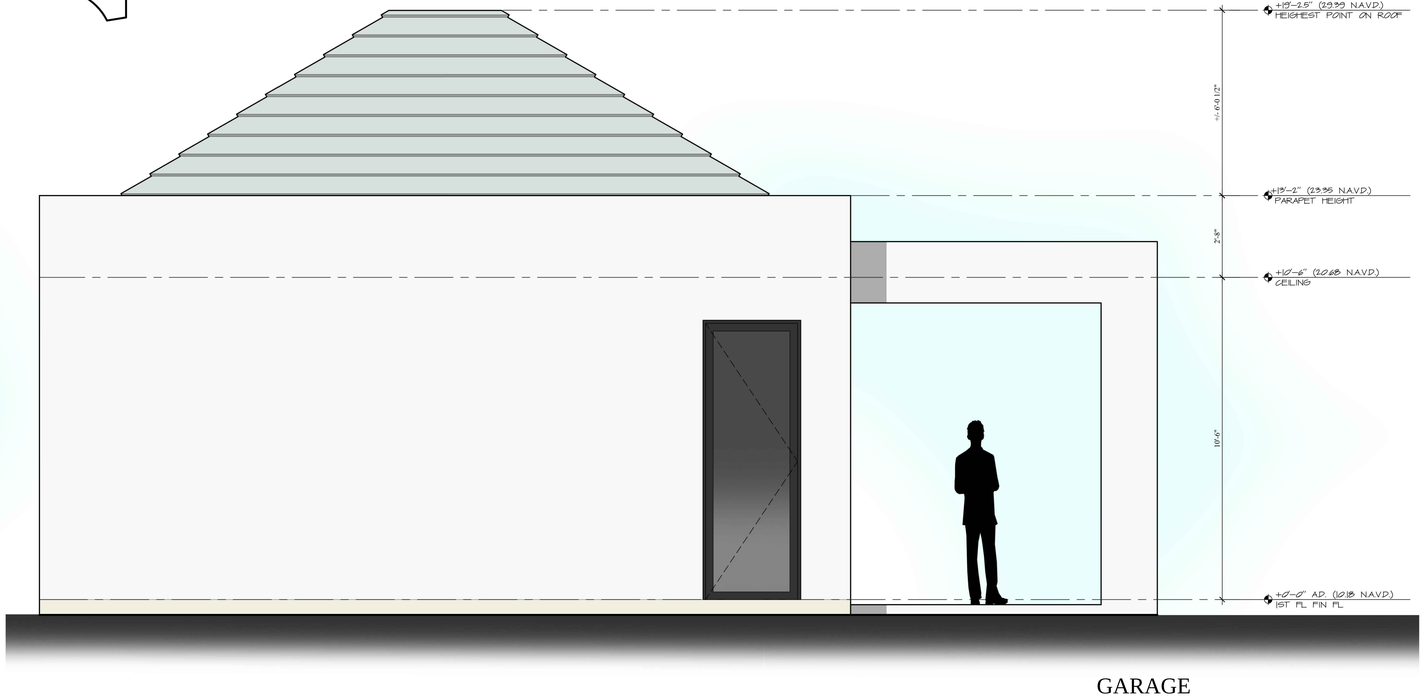
GARAGE
NORTH ELEVATION
SCALE: 1/2"=1'-0"



KEY PLAN



GARAGE
WEST ELEVATION
SCALE: 1/2"=1'-0"



GARAGE
SOUTH ELEVATION
SCALE: 1/2"=1'-0"

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CONCRETE ROOF TILES TO MATCH EXISTING HOUSE





METAL BANDING DETAIL, STUCCO FINISH REVEAL, WINDOW DETAILS TO MATCH EXISTING HOUSE.



STUCCO COLOR TO MATCH EXISTING HOUSE AND SITE WALLS



BALCONY GLASS AND RAILING TO MATCH EXISTING HOUSE

EXTERIOR MATERIALS

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

S·M

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EL-MA1



PREVIOUSLY PROPOSED

FAMILY WING & DRIVEWAY

S·M

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R-1



FAMILY WING & DRIVEWAY

S·M

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DWG. BY: DK
SHEET:
R-1



PREVIOUSLY PROPOSED

FAMILY WING & POOL / LAWN

S·M

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JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:

DWG. BY: DK

SHEET:

R-2



FAMILY WING & POOL / LAWN

S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

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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PREVIOUSLY PROPOSED

FAMILY WING & POOL CABANA

S·M

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FAMILY WING & POOL CABANA

S·M

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SHEET:
R-3



PREVIOUSLY PROPOSED

STREET VIEW

SMITH AND MOORE ARCHITECTS, INC.
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NO:
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SHEET:
R-4



STREET VIEW

S·M

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R-4

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PREVIOUSLY PROPOSED

AERIAL VIEW OF DESIGN

S·M

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

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NO:

DWG. BY: DK

SHEET:

R-5



AERIAL VIEW OF DESIGN

S·M

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PALM BEACH, FLORIDA

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NO:
DWG. BY: DK
SHEET:
R-5



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	24,242	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	12,121	SQ FT	50%
PROPOSED =	12,292	SQ FT	50.7%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	8,652	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,893	SQ FT	45%
PROPOSED =	4,675	SQ FT	54%

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

LANDSCAPE PLAN

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

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

9 SEPT 2024 - ARCOM

NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
Suite 502
West Palm Beach, FL 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

LP1

ARC-23-165





NORTH ELEVATION

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

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

9 SEPT 2024 - ARCOM

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EL1



MARIO F. NIEVERA

State of Florida
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SCALE:3/16" = 1'-0"

EAST ELEVATION

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

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SOUTH ELEVATION

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

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

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EL3



MARIO F. NIEVERA

State of Florida
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6666856

WEST ELEVATION

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

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

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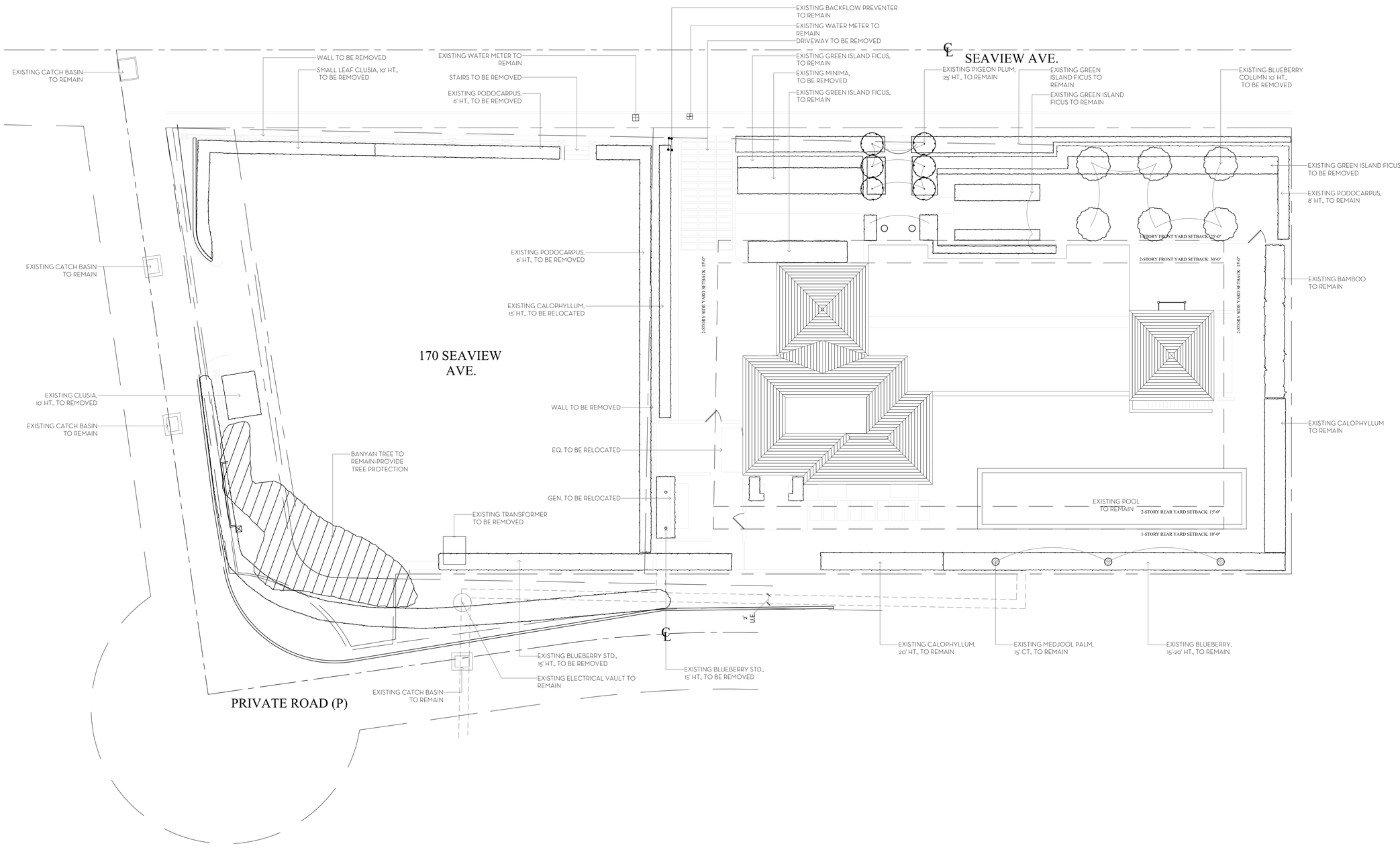
EL4



N
W E
S

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"

EXISTING CONDITIONS PLAN

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

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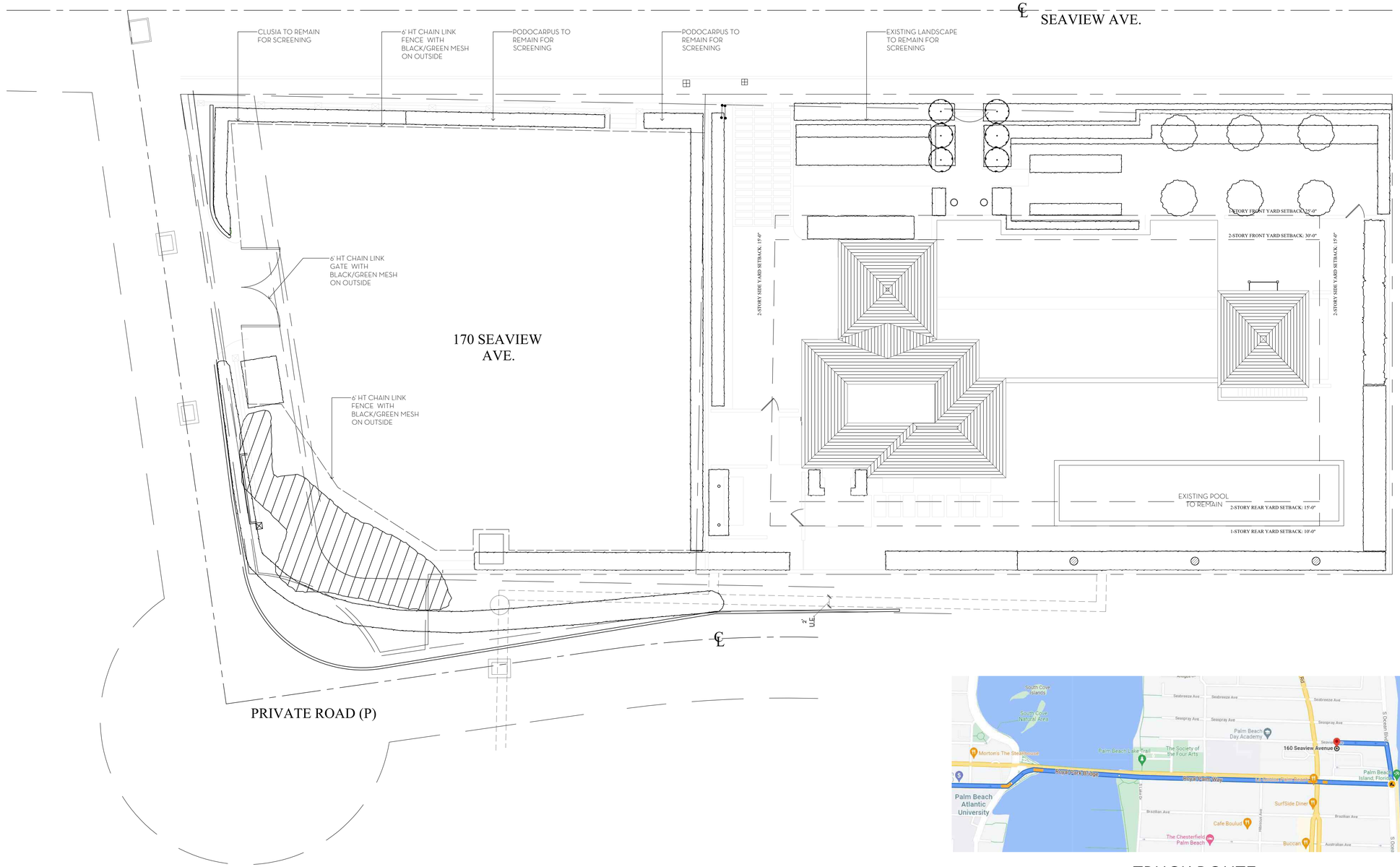
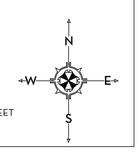


TRUCK ROUTE



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING PLAN

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

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

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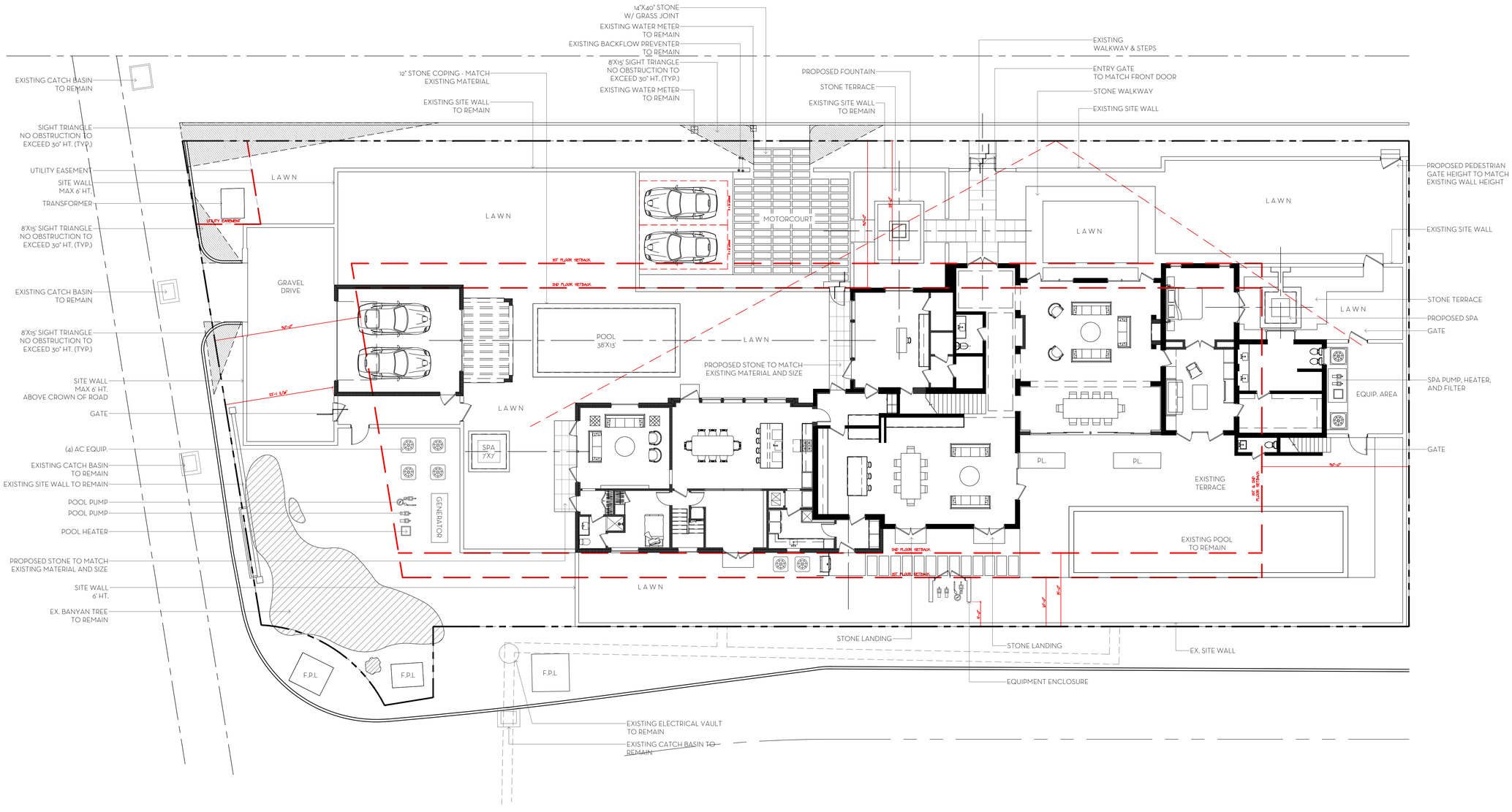

OVERALL R-B SITE CALCULATIONS:

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MINIMUM LANDSCAPE:			
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PROPOSED =	12,292	SQ FT	50.7%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	8,652	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,893	SQ FT	45%
PROPOSED =	4,675	SQ FT	54%

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.
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HARDSCAPE PLAN

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

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

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DESIGN

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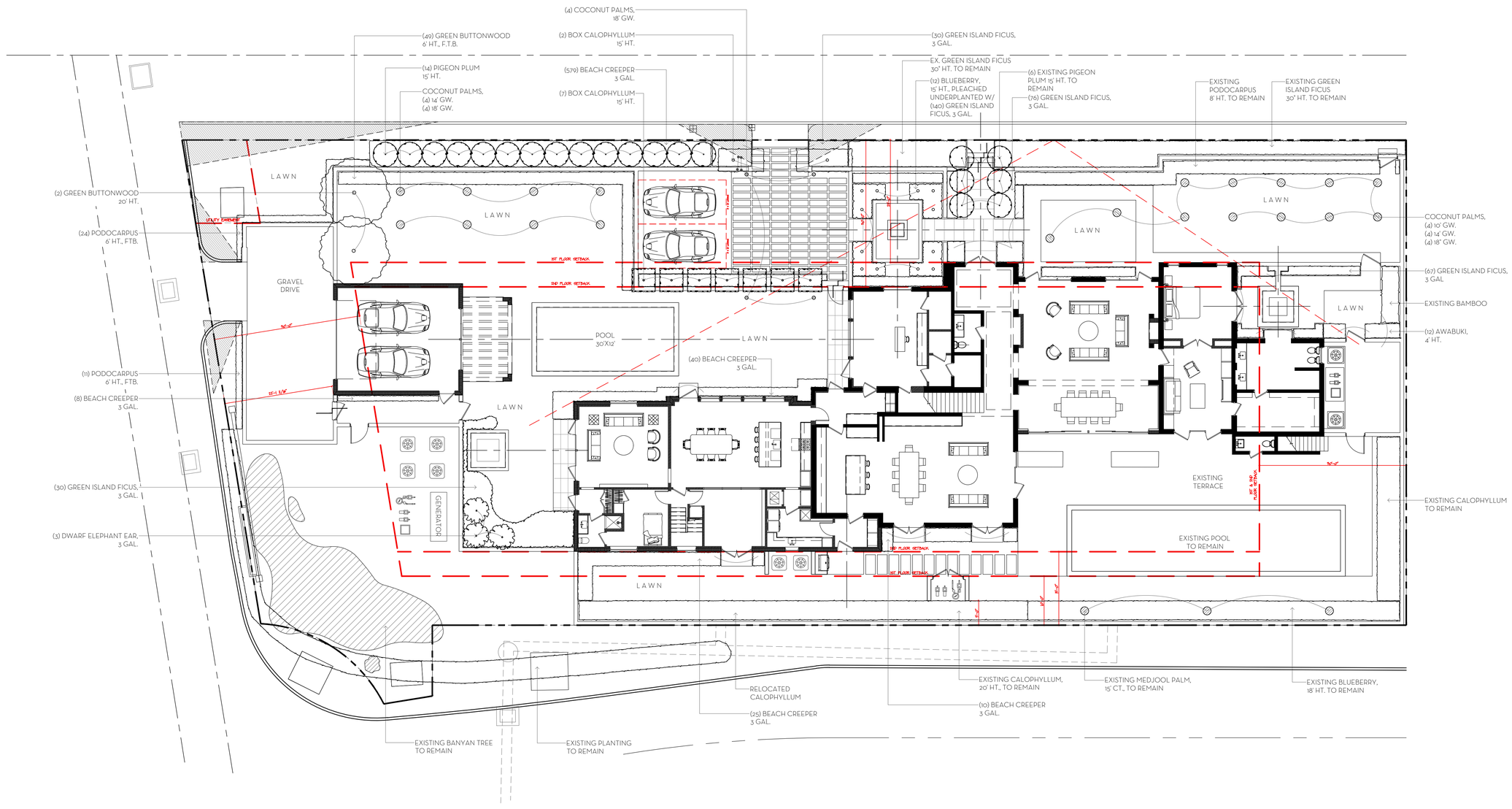

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MINIMUM LANDSCAPE:			
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SCALE: 3/32" = 1'-0"

N W E S

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6666856

LANDSCAPE PLAN

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

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

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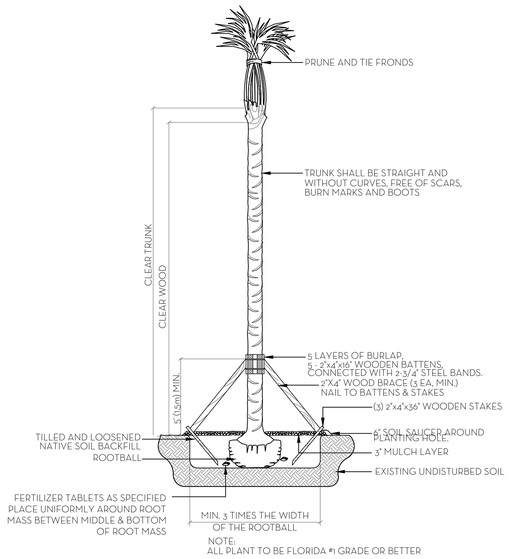
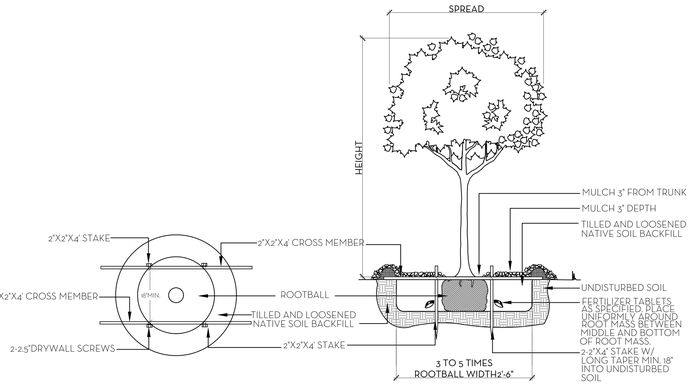


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

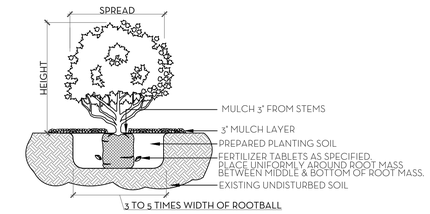
PALM PLANTING DETAIL
N.T.S.

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



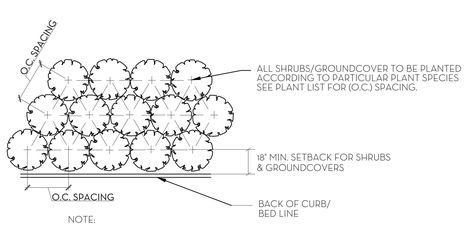
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

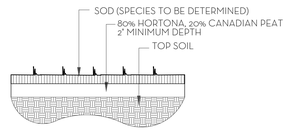
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

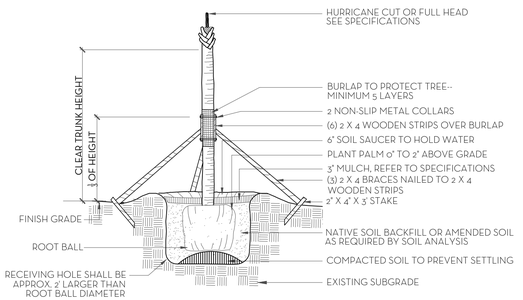
PLANT SPACING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



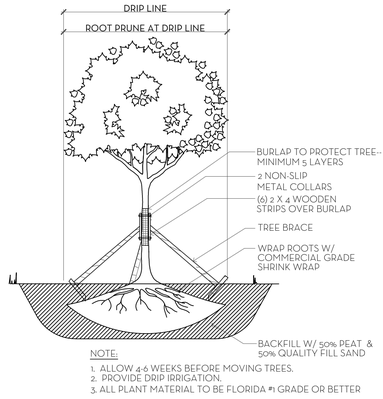
SOD PLANTING DETAIL
N.T.S.

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



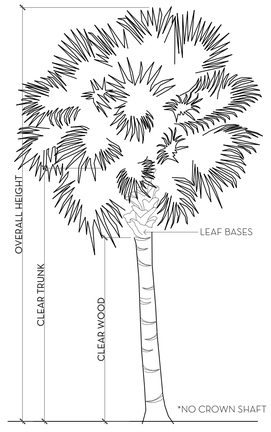
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

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



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:

1 GALLON CAN:	1 - 21 GRAM TABLET
3 GALLON CAN:	2 - 21 GRAM TABLETS
5 GALLON CAN:	3 - 21 GRAM TABLETS
7 GALLON CAN:	4 - 21 GRAM TABLETS
TREES:	5 - 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

160-170 Seaview Avenue

Palm Beach, FL

September 9th, 2024

LANDSCAPE MATERIAL SCHEDULE

ITEM NO.	COMMON NAME	BOTANICAL NAME	QUANTITY	SPECIFICATION	COVERED AREA (SF)	NATIVE
	TREES					
1	Japanese Blueberry	Elaeocarpus decipiens	12	15' HT., PLEACHED		
2	Pigeon Plum	Coccoloba diversifolia	14	15' HT.		✔
3	Green Buttonwood	Conocarpus erectus	2	20' HT.		✔
			28			57%
	PALMS					
4	Coconut Palm	Cocos nucifera	4	10' GW.		
5	Coconut Palm	Cocos nucifera	8	14' GW.		
6	Coconut Palm	Cocos nucifera	12	18' GW.		
			24			
	HEDGE/SHRUB/ACCENTS					
7	Awabuki	Viburnum odoratissimun	12	4' HT., F.T.B.		
8	Noronhia	Noronhia emarginata	10	15' HT., F.T.B.		
9	Podocarpus Hedge	Podocarpus	35	6' HT., F.T.B.		
10	Dwarf Elephant Ear	Alocasia	3			
11	Green Buttonwood	Conocarpus erectus	28	6' HT., F.T.B.		✔
			88			32%
	GROUND COVERS/VINES					
12	Beach Creeper	Ernodea littoralis	662	3 Gal.	567	✔
13	Green Island Ficus	Ficus microcarpa 'Green Island'	343	3 Gal.	506	
			1005		1073	53%
	SOD					
14	Zoysia	Diamond zoysia	6,675 SF	CONTRACTOR TO VERIFY QTY		

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:**	160-170 SEAVIEW AVE.	
2	**Lot Area (sq. ft.):**	24,242 sq. ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	12,121 (50%)	12,292 (50.7%)
5	LOS to be altered (Sq FT and %)	N/A	> 50%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	3,893 (45%)	4,675 (54%)
8	Native Trees %	30% (number of trees)	57%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	32%
10	Native Groundcover %	30% (groundcover area)	53%

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

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

9 SEPT 2024 - ARCOM

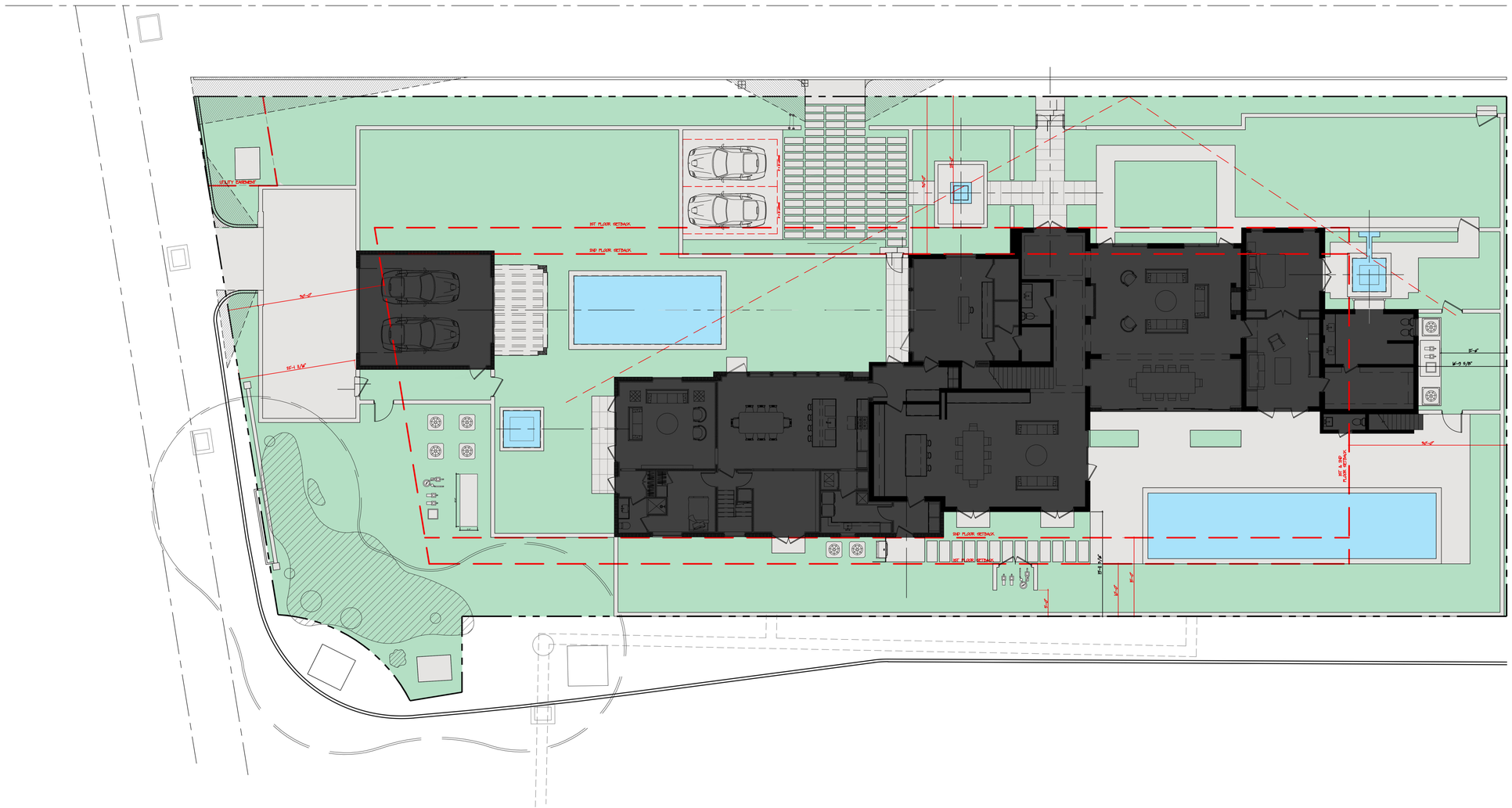
NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
Suite 502
West Palm Beach, FL 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

LP2

ARC-23-165



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	24,242	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	12,121	SQ FT	50%
PROPOSED =	12,292	SQ FT	50.7%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	8,652	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,893	SQ FT	45%
PROPOSED =	4,675	SQ FT	54%

OPEN SPACE LEGEND:

- BUILDING
- HARDSCAPE
- WATER
- LANDSCAPE

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

OPEN SPACE DIAGRAM

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

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

9 SEPT 2024 - ARCOM

NIEVERA WILLIAMS
DESIGN

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Suite 502
West Palm Beach, FL 33480
P: 561-659-2820
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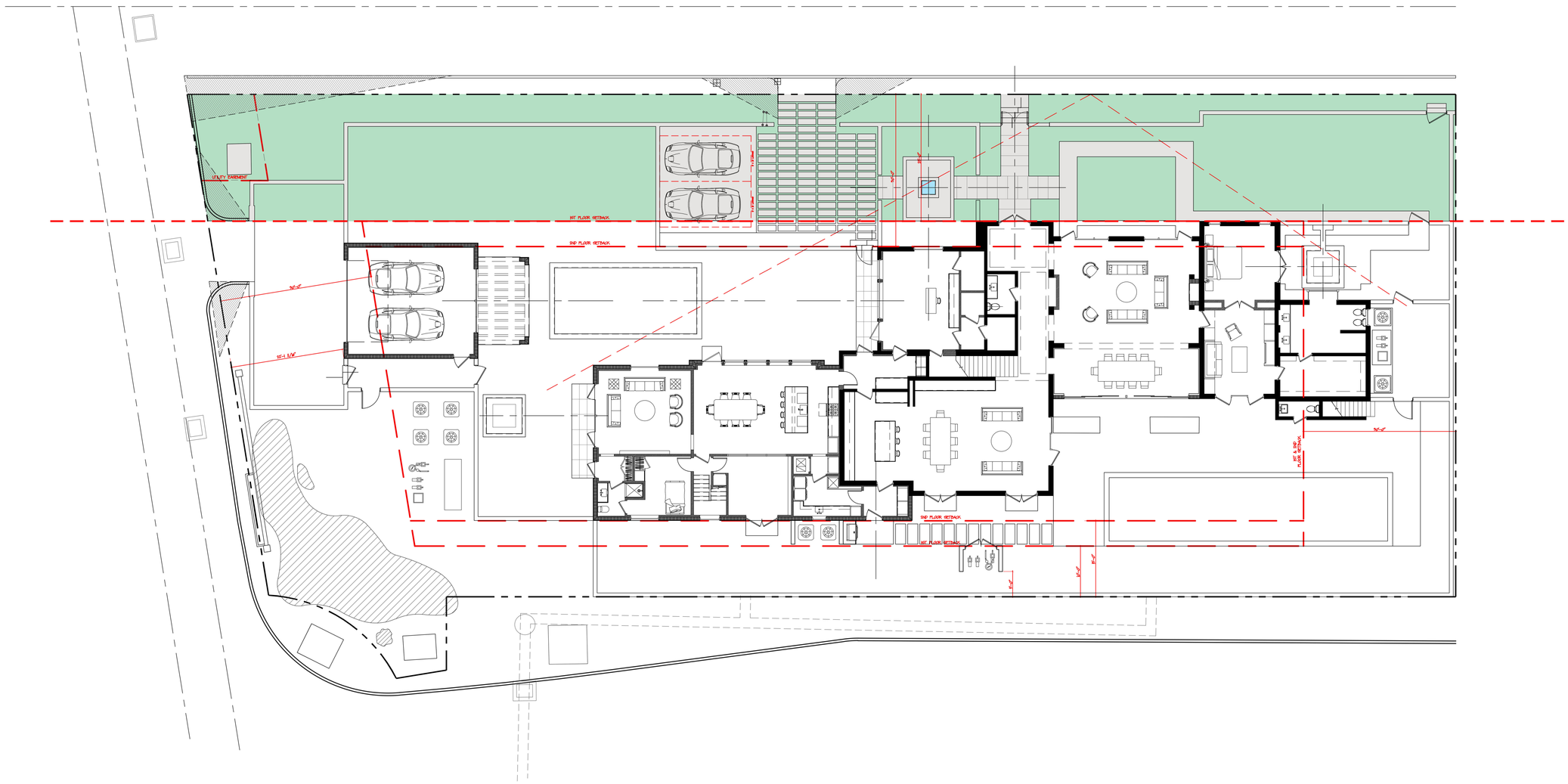
NIEVERAWILLIAMS.COM

OS1

ARC-23-165



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MINIMUM LANDSCAPE:			
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- HARDSCAPE
- WATER
- LANDSCAPE

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

OPEN SPACE DIAGRAM

FELDMAN RESIDENCE

160-170 SEAVIEW AVENUE, PALM BEACH, FL.

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

9 SEPT 2024 - ARCOM

NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
Suite 502
West Palm Beach, FL 33480
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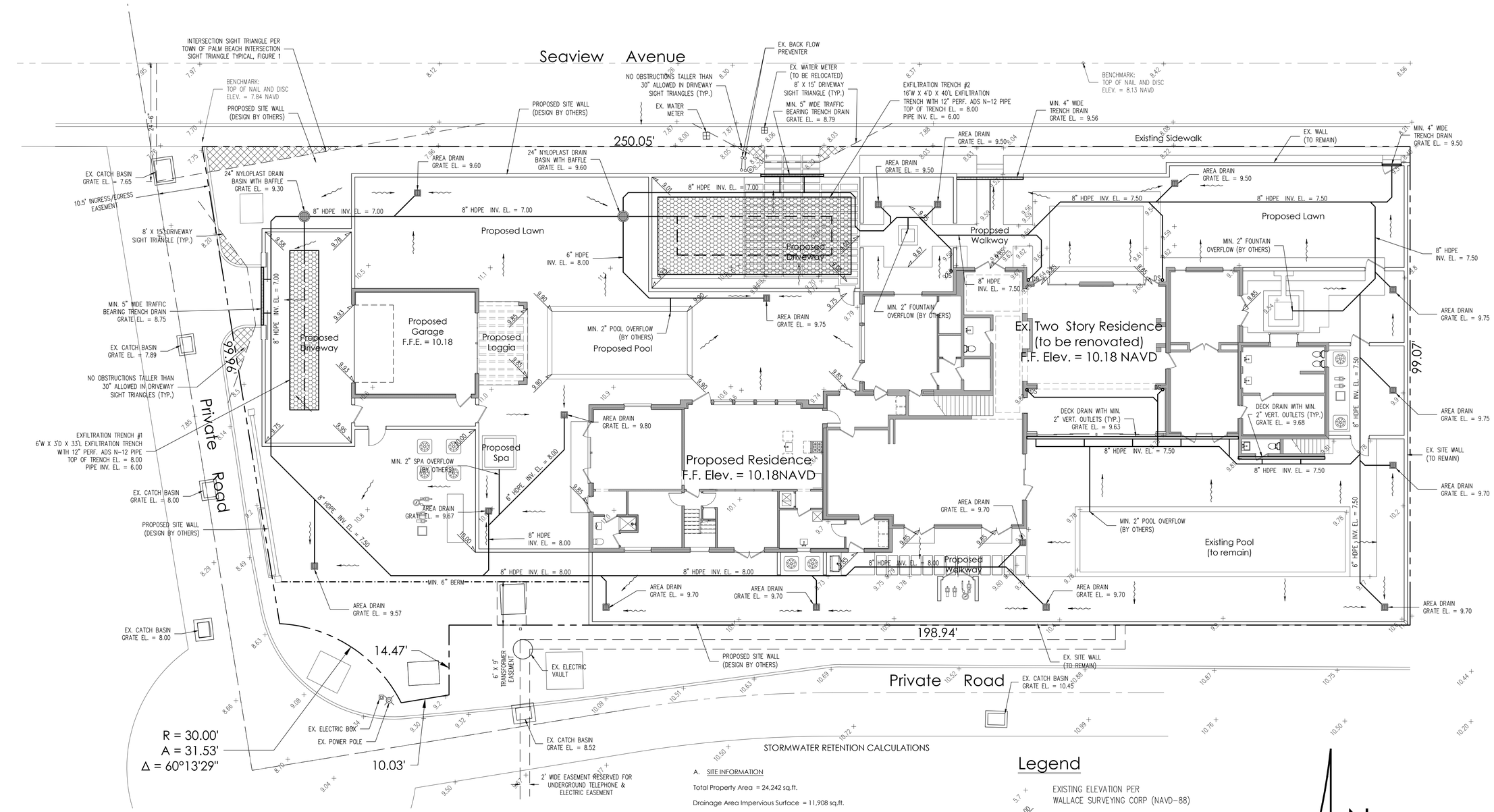
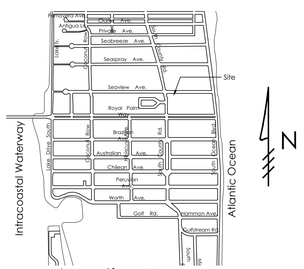
NIEVERAWILLIAMS.COM

OS2

ARC-23-165





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.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 24,242 sq.ft.

Drainage Area Impervious Surface = 11,908 sq.ft.

Drainage Area Pervious Surface = 12,334 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 11,908 sq.ft. x 1 ft./12 in. = 1,985 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 12,334 sq.ft. x 1 ft./12 in. = 411 cu.ft.

Total Volume to be Retained = 2,396 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

L	=	Total Length of Trench Provided	=	33	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	677	cu.ft.

Exfiltration Trench #2

L	=	Total Length of Trench Provided	=	40	ft
W	=	Trench Width	=	16	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	=	4.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	2,221	cu.ft.

Total Volume Retained in Exfiltration Trenches = 2,898 cu.ft.

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'

Plan Background from Site Plan by Smith and Moore Architects Received 11/4/24

ARC-23-165

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

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

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

Conceptual Site Grading & Drainage Plan For:

PROPOSED RENOVATION

160 Seaview Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2021-0155
Issue Date	11/12/2024
Scale	1" = 10'

REVISIONS:

1	
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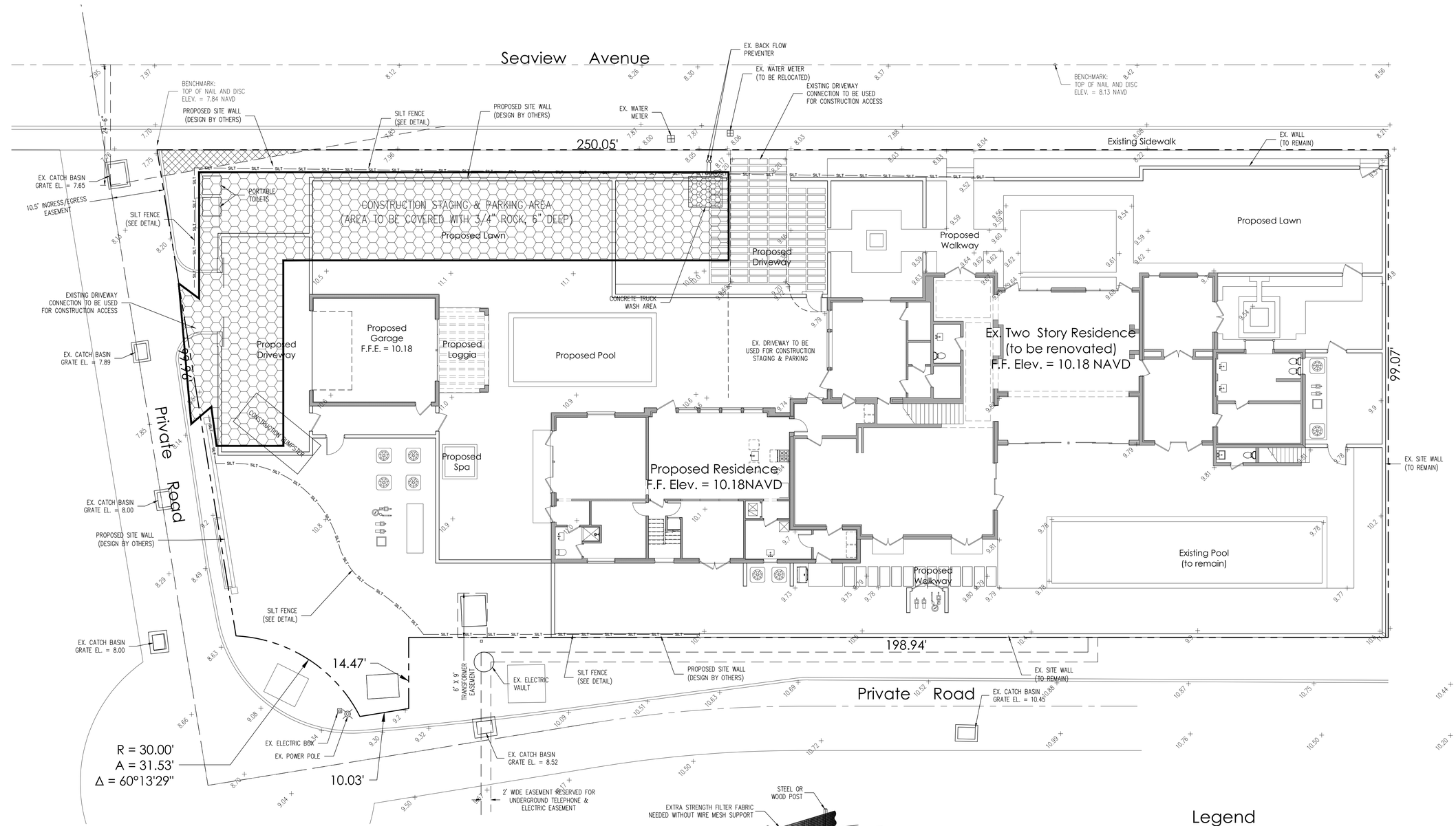
12	

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

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

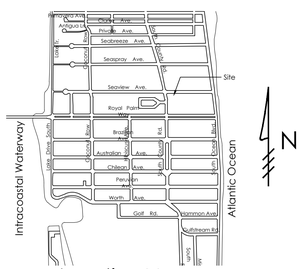
SHEET NUMBER:

C-1

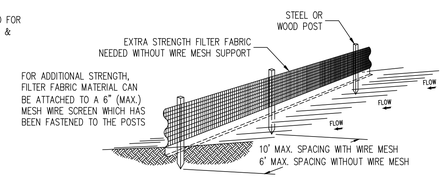


Notes:

1) Contractor is responsible for installing and maintaining erosion control measures during construction.



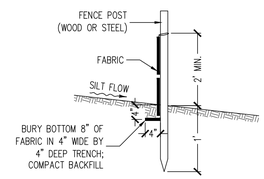
Location Map
N.T.S.



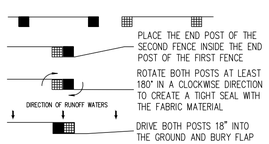
Notes:

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.

Legend

CONSTRUCTION STAGING AREA

SILT FENCE (SEE DETAIL)

N

0 5 10 20 40

Scale: 1" = 10'

Plan Background from Site Plan by Smith and Moore Architects Received 11/4/24

ARC-23-165

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2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
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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.

Conceptual Construction Erosion Control Plan For:

PROPOSED RENOVATION

160 Seaview Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2021-0155
Issue Date	11/12/2024
Scale	1" = 10'

REVISIONS:

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

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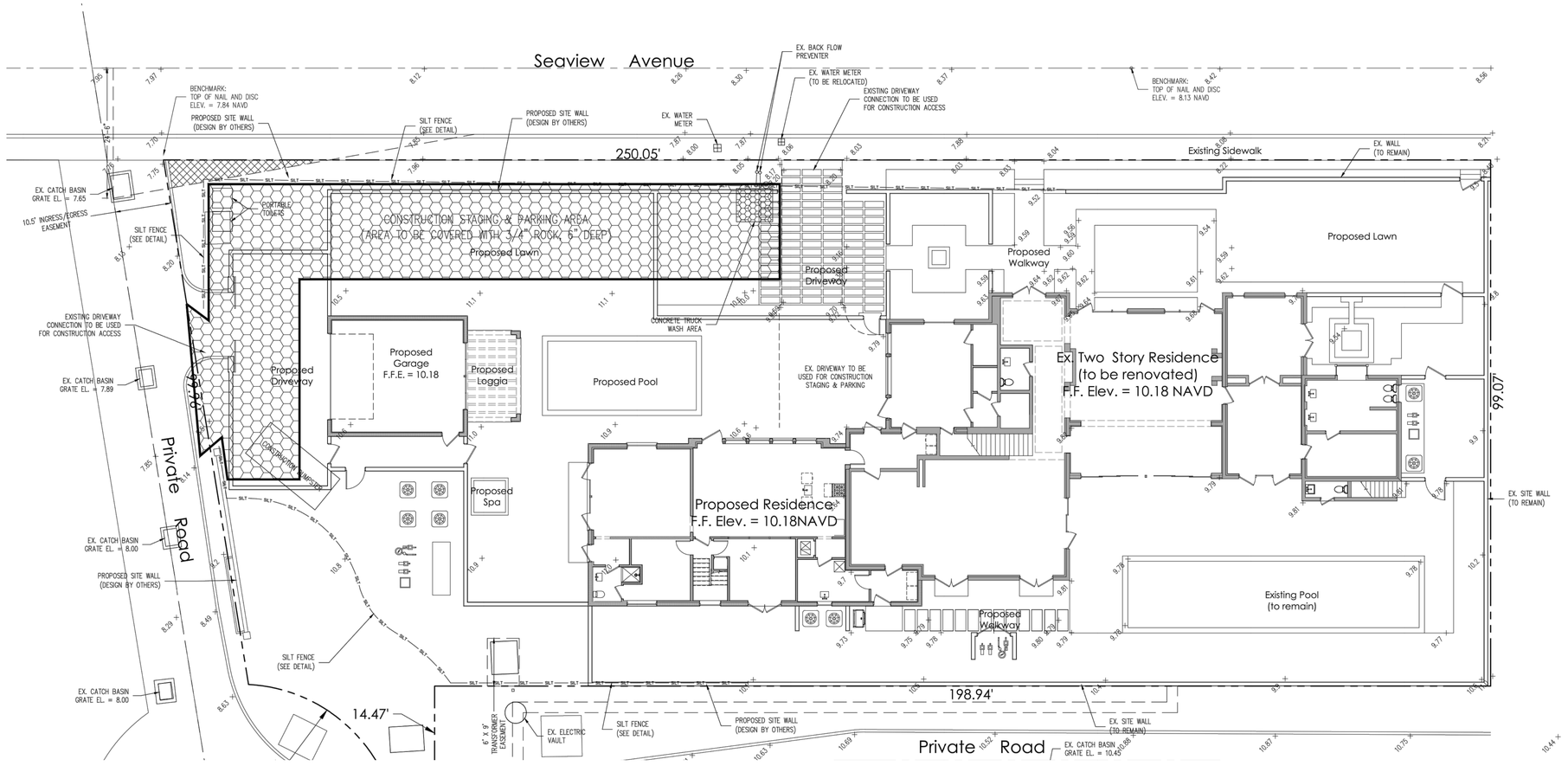
SHEET NUMBER:

EC-1



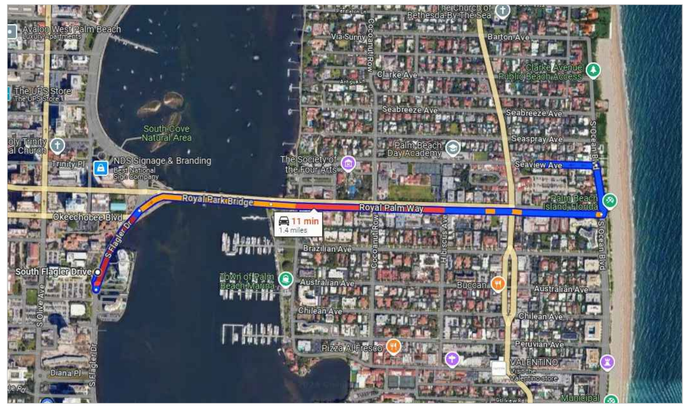
1	**CONSTRUCTION**	**410 days**	
2	COMMENCEMENT	**20 days**	
3	Start / Mobilization	1 days	
4	Silt Fencing, etc.	4 days	
5	Demoliton	8 days	
6	Site Prep	5 days	
7	Surveying / Stake Out	2 days	
8	STRUCTURE	**233 days**	
9	Piling Installations & Cleanup	8 days	
10	Footings & Stem Walls	22 days	
11	SOG - Underground Roughs	15 days	
12	Slab On Grade	8 days	
13	1st Floor Block delivery	2 days	
14	1st Floor Vertical	25 days	
15	2nd Floor System	10 days	
16	2nd Floor Block Delivery	2 days	
17	2nd Floor Vertical	25 days	
18	Truss Installations, Sheathing & Engineering	15 days	
19	Windows & Exterior Doors	30 days	
20	Dry-In Roof	2 days	
21	Sitewalls	20 days	
22	INTERIORS	**237 days**	
23	Interior Framing	35 days	
24	MEP Roughs	50 days	
25	Insulation	5 days	
26	Hang & Finish Drywall	45 days	
27	Tile & Marble	30 days	
28	Flooring - Wood & Stone	36 days	
29	Interior Paint	90 days	
30	Interior Railings	15 days	
31	Millwork Installations	30 days	
32	Cabinetry & Countertops	45 days	
33	MEP Trim, Appliances, etc.	30 days	
34	Finishes, Hardware, Shower Enclosures	30 days	
35	EXTERIORS	**180 days**	
36	Landscaping - Large Trees	5 days	
37	Roofing	30 days	
38	Swimming Pool - Structure	15 days	
39	Swimping Pool - Piping	10 days	
40	Site Drainage	15 days	
41	Hardscape - Driveway, Walkways, Decks	60 days	
42	Stucco	45 days	
43	Exterior Painting	40 days	
44	Exterior Finishes	30 days	
45	Exterior Railings	15 days	
46	Landscaping - Small Trees, plantings, sod	25 days	
47	Swimming Pool - Finishes	20 days	
48	FINAL INSPECTIONS / COMPLETIONS	**43 days**	
49	Punch Out	25 days	
50	Final Inspections	15 days	
51	Final Clean	10 days	
52	Temporary Certificate of Occupancy	2 days	
53	Furniture Deliveries	11 days	
54	Move-In	5 days	

PROPOSED TRUCK LOGISTICS

A. ROADWAYS
- DELIVERIES AND WORKERS WILL BE USING THE ROYAL PARK BRIDGE, EAST TO ROYAL PALM WAY, TURNING NORTH ON SOUTH OCEAN BOULEVARD, THEN WEST ON SEAVIEW AVE TO 160-170 SEAVIEW AVE.

B. MAXIMUM TRUCK LENGTH = 30 FEET

C. TOTAL NUMBER OF ESTIMATED DELIVERIES GENERATED BY THE PROJECT = 100 - DUMP TRUCKS, DEMOLITION, FILL CONCRETE, EQUIPMENT, HARDSCAPE, LANDSCAPE, ETC.



SITE CONSTRUCTION STAGING, TRUCK LOGISTICS PLAN AND SCHEDULE

S·M

S M I T H A N D M O O R E A R C H I T E C T S , I N C .
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

NEW ADDITION TO THE RESIDENCE AT
160 SEAVIEW AVENUE
PALM BEACH, FLORIDA

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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PROGRAM/SCHEDULE	2021-07-12
DESIGN PRES. 1	2021-08-02
DESIGN PRES. 2	2021-09-02
DESIGN PRES. 3	2021-09-15

NO:
DWG. BY: DK
SHEET:
A-CS

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: November 21, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: EXTPLAN-25-0008 239 TANGIER AVE. The applicant, Patricia Dean, has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for new dormer windows related to improvements and enclosure of existing attic space to achieve a second-floor habitable area. (ORIGINALLY ARC-24-0083 AND APPROVED AT THE OCTOBER 23, 2024 MEETING)

Date: 11/14/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Donations
No Fiscal Impact

EXTPLAN-25-0008 239 TANGIER AVE The applicant, Patricia Dean, has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for new dormer windows related to improvements and enclosure of existing attic space to achieve a second-floor habitable area. (ORIGINALLY ARC-24-0083 AND APPROVED AT THE OCTOBER 23, 2024 MEETING)

Applicant: Patricia Dean
Architecture: SKA Architect + Planner

HISTORY:

The applicant was approved unanimously at the October 23, 2024 ARCOM meeting for a second-floor addition to an existing one-story residence. Additionally a variance was supported (7-0) to exceed the maximum allowable lot coverage and approved by Town Council on November 13, 2024.

THE PROJECT:

The applicant has submitted plans, entitled "Proposed Renovations for: Mr. & Mrs. Dean-Miller" as prepared by **SKA Architect + Planner**, uploaded September 09, 2024.

The following scope of work is proposed:

- Addition of a second floor to an existing one-story residence, by converting existing attic space into habitable living space, including the addition of dormer windows.



STAFF ANALYSIS:

The applicant is requesting a one-year extension of time for the approved project due to difficulty securing a contractor.

ARCOM Development Orders:

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

CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

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

WRB:JGM: SCP James J Murphy

SKA
ARCHITECT + PLANNER

RE: 239 TANGIER AVE (Time Extension on DO)
ARC-24-0083 (approved October 23, 2024)
ZON-24-0051 (approved November 13, 2024)

October 10, 2025

This is a request of Extension of Time on the Development Order for 239 Tangier Ave.

This project was approved at ARCOM on October 23, 2024 and Town Council November 13, 2024. The delay in obtaining a building permit has been due to construction cost analysis and obtaining/reviewing bids from contractors.

Thank you for your consideration.

Sincerely,

Patrick W. Segraves, A.I.A.

249 PERUVIAN AVE., SUITE F-2 • PALM BEACH, FL 33480 • 561-655-1116 • FAX 561-832-7828

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: November 21, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0077 1105 N LAKE WAY. The applicant, Kenneth Franklin has filed an application requesting Architectural Commission review and approval for a one-story addition to an existing one-story residence.

Date: 11/14/2025

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-25-0077 1105 N LAKE WAY. The applicant, Kenneth Franklin has filed an application requesting Architectural Commission review and approval for a one-story addition to an existing one-story residence.

Applicant: Kenneth & Carol Franklin
Professional: SKA Architect & Planner

HISTORY:
This one-story single-family home was built in 1970 and has had few architectural modifications since then.

THE PROJECT:
The applicant has submitted plans, entitled "Proposed Renovations for Mr. And Mrs. Franklin" as prepared by **SKA Architect & Planner** date uploaded to the Town, November 10, 2025.
The following is the scope of work:

- The construction of a new, one-story, 224 SF main suite addition.

Site Data			
Zoning District	R-B	**Future Land Use**	Single-Family
Lot depth	68'	**Lot width**	147'
Flood Zone	AE-6	**CCR**	3.98 permitted 2.27 proposed
Surrounding Properties / Zoning			
North	300/292 Colonial Lane (residences)/ R-B		
South	284/282 Monterey Road (residences)/ R-B		
East	281 Monterey Road (residence)/ R-B		
West	1100 N Lake Way (residence)/ R-B		

STAFF ANALYSIS
This corner property is located on the northeast corner of North Lake Way and Monterey Road. It is a single-story single-family house. The request is to add a small, 224 SF one-story addition off the primary bedroom suite on the east side towards the pool with a pergola on the north side. The east elevation and the south (front) elevations will see a slight change. The current overall square footage of the home is approximately 3,177 SF and the proposed is 3,368 SF. No variances are required to achieve this request.



Existing vs proposed east elevation



Existing vs proposed south elevation

All architectural features will match the existing home. The addition will expand the primary bedroom with a barrel tile roof and smooth stucco painted white. Multi-lite French doors and double casements with blue painted shutters will be utilized



CONCLUSION: Approval of the project will require one 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:THM

James J Murphy

Date: Sep 17, 2025
Re: 1105 N Lake Way
Palm Beach, Florida 33480
ARC-25-0077

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE., SUITE F-2, PALM BEACH, FL 33480

Letter of Intent

To the Town of Palm Beach:

On behalf of the Owner, this letter submits an application for a minor addition to the existing single-family residence at 1105 N Lake Way. The scope consists of a master-suite addition containing approximately **223.5 square feet**. The proposal **conforms to all applicable provisions of the Town Code**, and **no variances, waivers, or special exceptions are requested**.

The addition is integrated with the existing structure and will employ architecture, roof forms, and materials consistent with the residence. Landscape revisions are **de minimis** and total **less than twenty percent (20%)** of the existing landscape area; the approved drainage approach remains in effect without material change. No modification to driveways, primary street façades, overall building height, or other site features is proposed.

The Owner respectfully requests staff and ARCOM review and approval of the described work.

Respectfully submitted,

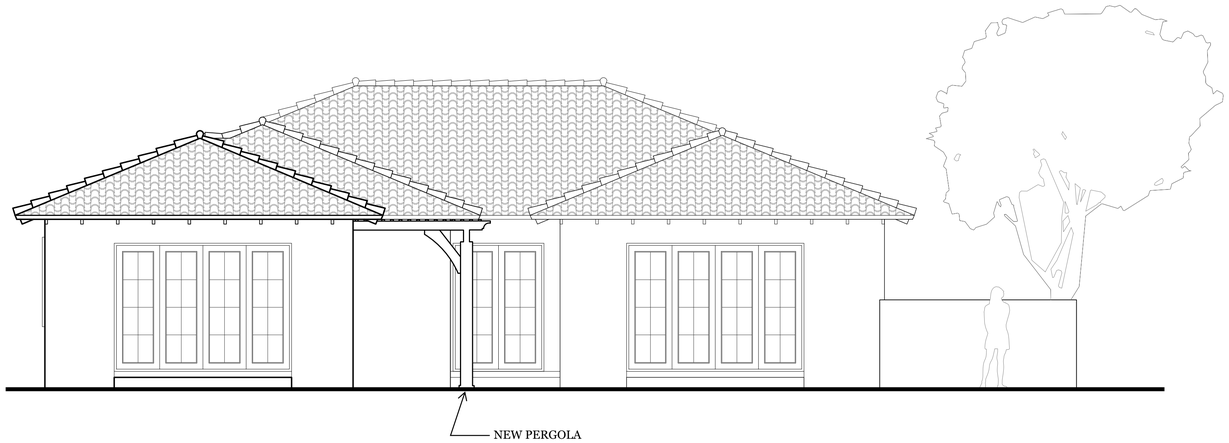
Erik Broberg

Project Manager

SKA Architect + Planner

PROPOSED RENOVATIONS FOR:
MR. AND MRS. FRANKLIN

INDEX OF DRAWINGS	
CVR	COVER
ZL	ZONING LEGEND
SVY	SURVEY
C-1	DRAINAGE PLAN
EC-1	EROSION CONTROL PLAN
PR-1	VICINITY LOCATION MAP
PR-2	CONTEXTUAL SITE PLAN
PR-3	STREET SCAPES
PR-4	CONTEXTUAL SITE INFO
PR-5	LOT COVERAGE
PR-6	CCR CALCULATIONS
PH-1	PHOTOS-STREETSCAPE
PH-2	PHOTOS-STREETSCAPE
PH-3	PHOTOS-EXTERIOR
PH-4	PHOTOS-INTERIOR
SP-1	EXISTING/DEMO SITE PLAN
SP-2	PROPOSED SITE PLAN
A-1	EXISTING/DEMO FLOOR PLAN
A-1.1	PROPOSED FLOOR PLAN
A-1.2	EXISTING/DEMO ROOF PLAN
A-1.3	PROPOSED ROOF PLAN
A-2	EXISTING+ PROPOSED NORTH EL.
A-2.1	EXISTING+PROPOSED SOUTH EL.
A-2.2	EXISTING+PROPOSED EAST EL.
A-2.3	EXISTING+PROPOSED WEST EL.
A-2.4	SECTION, DETAILS, + MATERIALS
A-3.0	NORTH+SOUTH COLORED EL.
A-3.1	EAST+WEST COLORED EL.
A-4.0	RENDER 01 - ROOF PLAN
A-4.1	RENDER 02
A-4.2	RENDER 03
A-4.3	RENDER 04
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
L-3	LANDSCAPE SPECS.



ARC-25-0077

ARCOM SCHEDULE OF SUBMISSIONS:

FIRST SUBMISSION: 9/18/25
SECOND SUBMISSION: 10/06/25
FINAL SUBMIT: 11/10/25
ARCOM MEETING: 11/21/25

DESIGN TEAM
SKA ARCHITECT + PLANNER 249 Peruvian Ave f2, Palm Beach, FL 33480 (561) -655-1116
SMI LANDSCAPE ARCHITECTURE 140 ROYAL PALM WAY STE 206, PALM BEACH, FL 33480 (561) 655-9006
GRUBER CONSULTING 2475 Mercer Ave, West Palm Beach, FL 33401 (561)-312-2041

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:
MR. AND MRS FRANKLIN
1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.
CVR

11.10.25

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:**	1105 N LAKE WAY		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	12,263 SQ FT		
4	**Lot Width (W) & Depth (D) (ft.):**	147.09' W x 68.09' D		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE - FAMILY		
6	**FEMA Flood Zone Designation:**	ZONE AE		
7	**Zero Datum for point of meas. (NAVD)**	6' NAVD		
8	**Crown of Road (COR) (NAVD)**	5.26 N.A.V.D		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	40% (4,905.2 SQFT)	26.09% (3,199.14 SQFT)	27.91% (3,422.51 SQFT)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		3,177 SQ FT	3,368 SQ FT
12	*Front Yard Setback (Ft.)	25'	25'-2 1/2" W	N/C
13	* Side Yard Setback (1st Story) (Ft.)	12.5'	24'-2" N, 10'-0 S	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	10'	50'-8" E	43'-10" W
16	Angle of Vision (Deg.)	100 DEG	84 DEG	N/C
17	Building Height (Ft.)	14'	8'-6"	N/C
18	Overall Building Height (Ft.)	22'	16'-11"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.98	2.11	2.27
20	** Max. Fill Added to Site (Ft.)		0.94'	N/C
21	Finished Floor Elev. (FFE)(NAVD)	7.00 N.A.V.D	8.81 N.A.V.D.	N/C
22	Base Flood Elevation (BFE)(NAVD)	6' NAVD	6' NAVD	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	5,777 SQFT/ 45% OR EXIST	5,777 SQFT/ 45%	5,777 SQFT/ 45%
24	Perimeter LOS (Sq Ft and %)	3,471 SQFT/ 50% MUST BE 10' FROM PL	3,471 SQFT/ 63%	3,471 SQFT/ 63%
25	Front Yard LOS (Sq Ft and %)	1,341 SQFT/ 40% OR EXIST	1,341 SQFT/ 92%	1,341 SQFT/ 92%
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

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:
MR. AND MRS FRANKLIN
1105 N LAKE WAY. PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:
1.
2.
3.
4.

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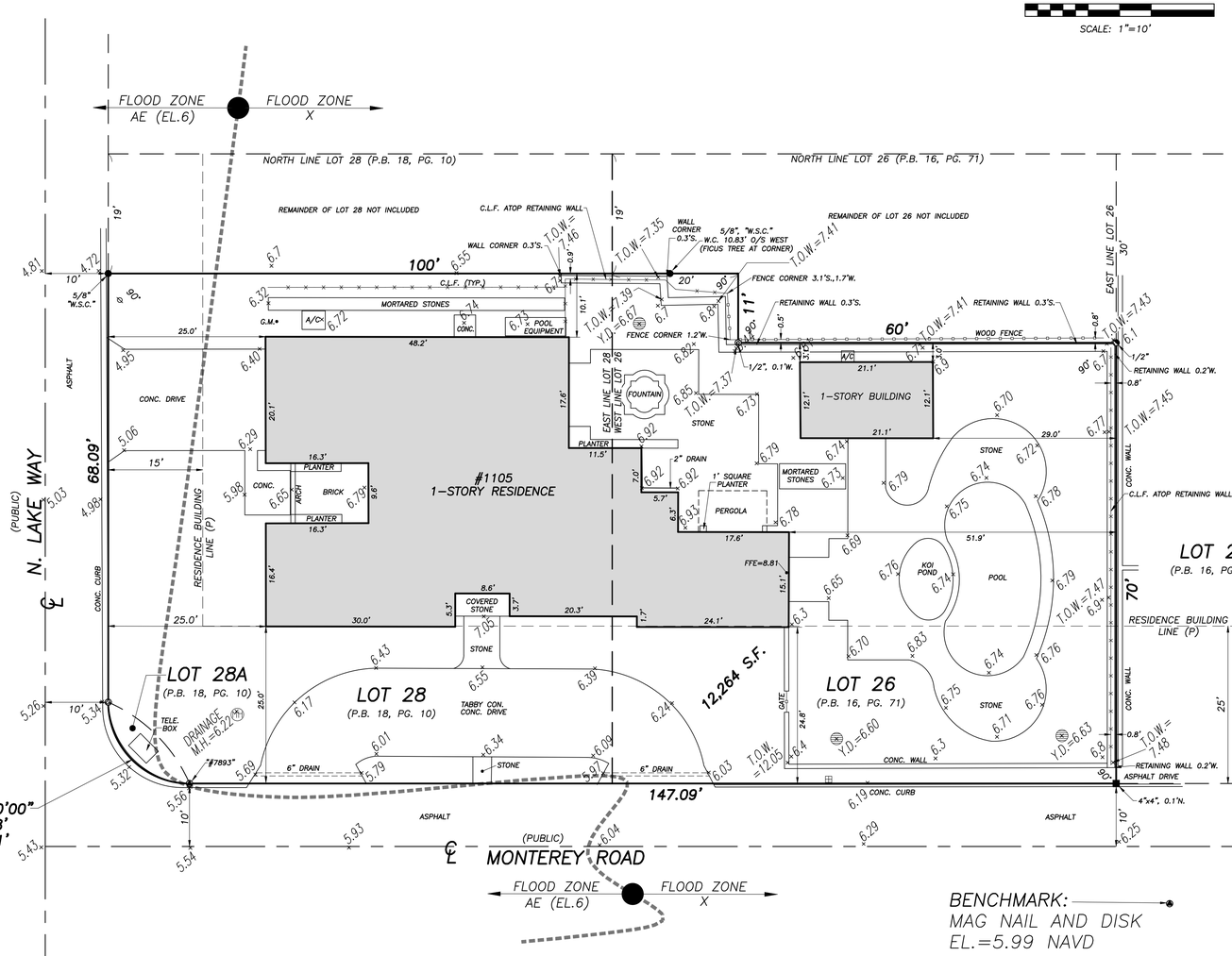
PROJECT NO:

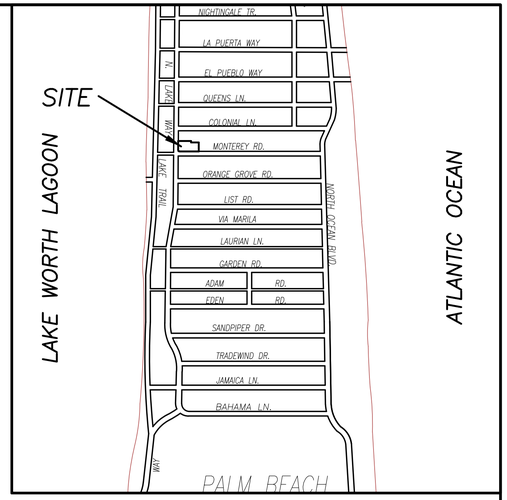
SHEET NO.
ZL

11.10.25

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
FFE	= FINISH FLOOR ELEVATION
FND.	= FOUND
F.O.C.	= FACE OF CURB
G.M.	= GAS METER
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 #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





VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR: KENNETH FRANKLIN

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

Kenneth Franklin

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

PROPERTY ADDRESS:
1105 N. Lake Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lot 26 (**LESS** the North 30 feet of the East 60 feet thereof and **LESS** the North 19 feet of the West 20 feet thereof), **GREGORY ADDITION**, according to the Plat thereof recorded in Plat Book 16, Page 71, Public Records of Palm Beach County, Florida.*

AND

*Lot 28 (**LESS** the North 19 feet thereof) and Lot 28A, **REPLAT OF LOTS 27-30, GREGORY ADDITION,** according to the Plat thereof recorded in Plat Book 18, Page 10, Public Records of Palm Beach County, Florida.*

TITLE COMMITMENT REVIEW

CLIENT:	KENNETH FRANKLIN	COMMITMENT NO. : 13-0214	DATE: OCTOBER 7, 2013	
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 16-1037.1		
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS**	**PLOTTED**
1 TO 3	N/A	Standard Exceptions	Y	N
4	PB 16, PG 17	Plat of GREGORY ADDITION	Y	Y
5	PB 18, PG 10	Replat of Lots 27-30 inclusive, GREGORY ADDITION	Y	Y
6	ORB 3771, PG 1967	Agreement between Franklyn P. DeMarco and Town of Palm Beach	N	N
7 TO 8	N/A	Standard Exceptions	Y	N

BENCHMARK:
MAG NAIL AND DISK
EL.=5.99 NAVD

FLOOD ZONE:
This property is located in Flood Zone X & AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393G, 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 13-0214, issued by Stewart Title Guaranty Company, dated October 7, 2013. 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 NGVD-29. 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 it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace 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 meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 08/16/2025

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

REVISIONS:
09/18/25 SPOT ELEVATION UPDATE B.M./S.E.W. 254687
08/18/25 UPDATE SURVEY B.M./S.E.W. 254687
03/31/17 UPDATE SURVEY AND FINAL TIE-IN B.M./M.B. 16-1037.9 PB239/13
10/05/16 FORMBOARD TIE-IN ON POOL E.C./M.B. 16-1037.4 PB221/44
07/06/16 SITE PLAN M.B. 16-1037.3

BOUNDARY SURVEY FOR:

KENNETH FRANKLIN

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #8598

FIELD: B.M.	JOB NO.: 254687	F.B. PB222	PG. 2
OFFICE: S.E.W.	DATE: 08/16/25	DWG. NO. 254687	
CK'D: M.N.	REF: 254687	SHEET 1	OF 1

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

△
△
△
△

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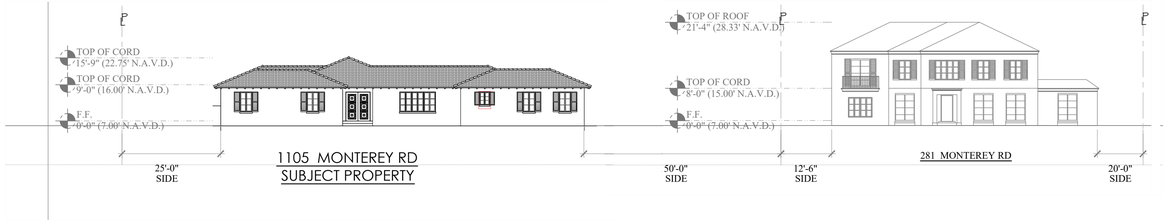
PROJECT NO:

SHEET NO.

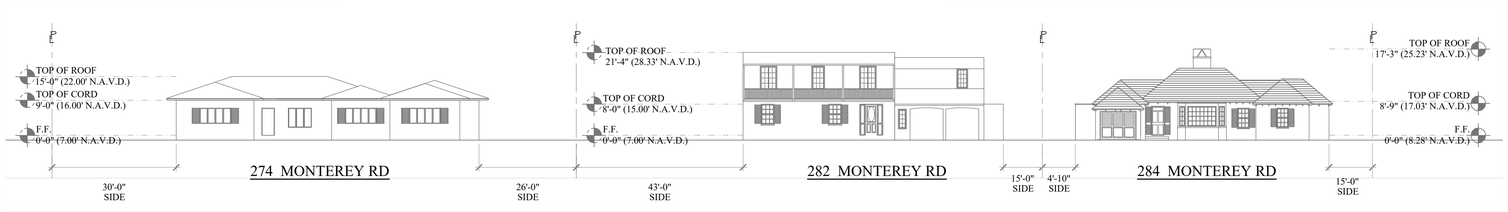
SVY

11.10.25



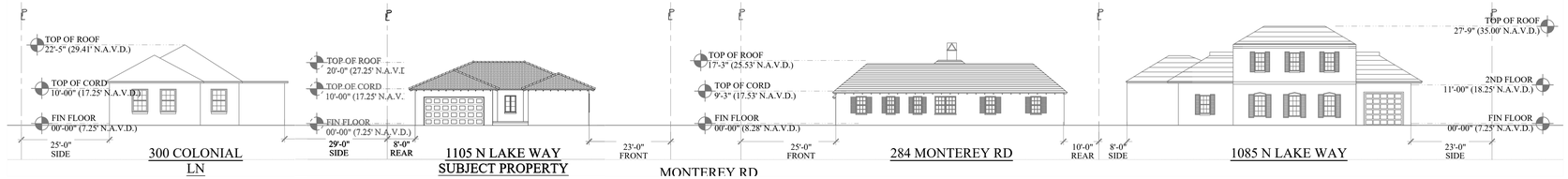
A. STREET SCAPE

SCALE: N.T.S



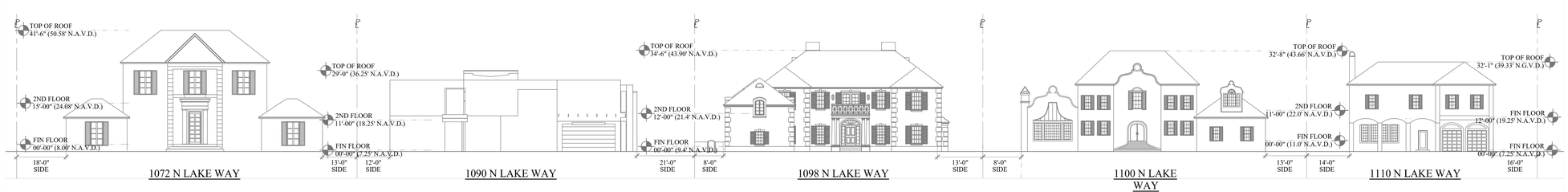
B. STREET SCAPE

SCALE: N.T.S



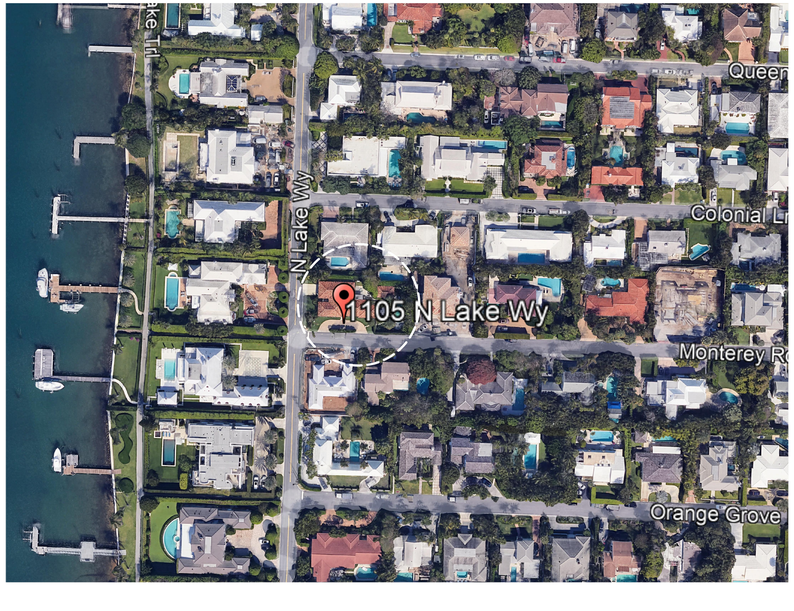
C. STREET SCAPE

SCALE: N.T.S



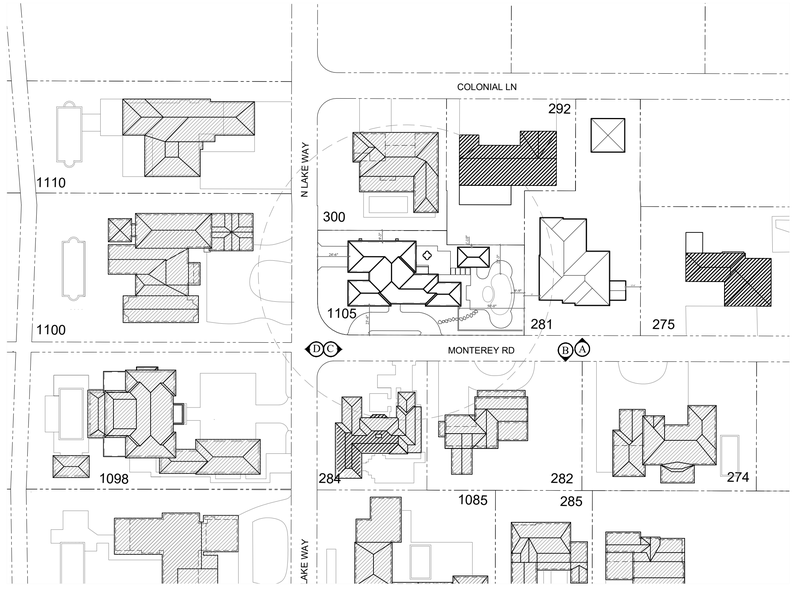
D. STREET SCAPE

SCALE: N.T.S



VICINITY LOCATION MAP

SCALE: N.T.S



CONTEXTUAL SITE PLAN

SCALE: N.T.S

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A.A. #001345
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PROPOSED RENOVATIONS FOR:

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CONSULTANT:

REVISIONS:

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PROJECT NO:

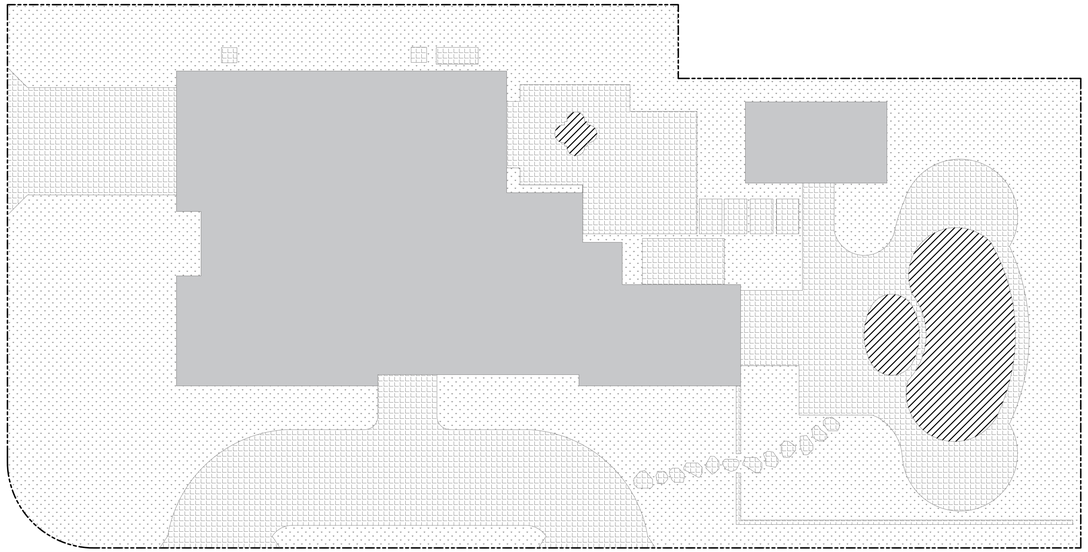
SHEET NO.

PR-4

11.10.25

EXISTING LOT COVERAGE CALCULATIONS

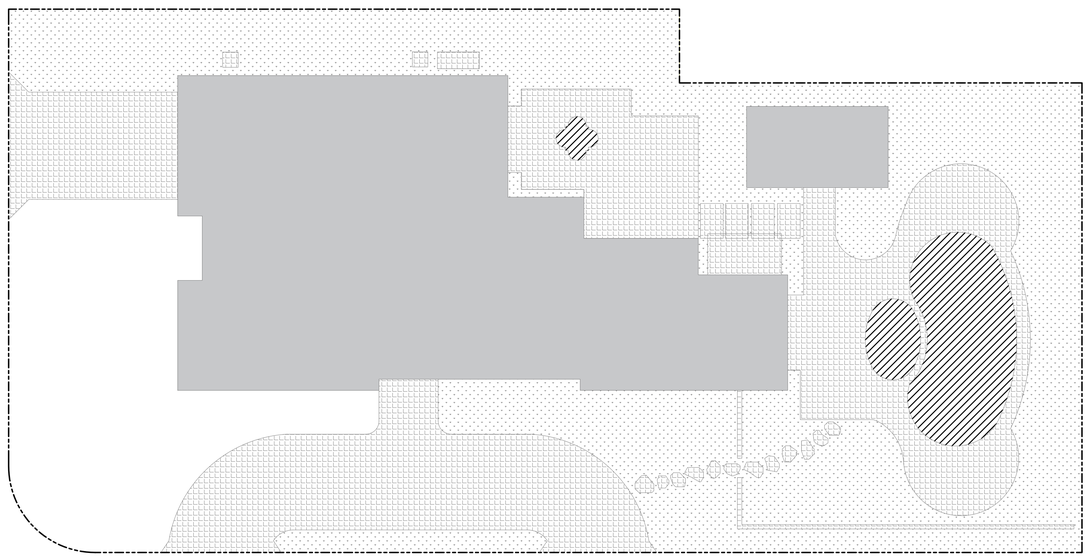
	LOT COVERAGE	3199.14 SQ FT	26.09%
	HARDSCAPE	3122.95 SQ FT	25.47%
	LANDSCAPE	5429.86 SQ FT	44.28%
	WATER	512.29 SQ FT	4.18%
	TOTAL	12,263 SQ FT	100%



EXISTING LOT COVERAGE DIAGRAM

PROPOSED LOT COVERAGE CALCULATIONS

	LOT COVERAGE	3422.51 SQ FT	27.91%
	HARDSCAPE	3023.01 SQ FT	24.65%
	LANDSCAPE	5306.42 SQ FT	43.27%
	WATER	512.29 SQ FT	4.18%
	TOTAL	12,263 SQ FT	100%



PROPOSED LOT COVERAGE DIAGRAM

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249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

PR-5

11.10.25

SITE SQUARE FOOTAGE	12,263 SQ FT
MAX CCR	3.98
CUBIC FT MAX	48,774.49 CU FT
5% LOGGIA DEDUCTION	2,438.72 CU FT

EXISITING BUILDING DATA

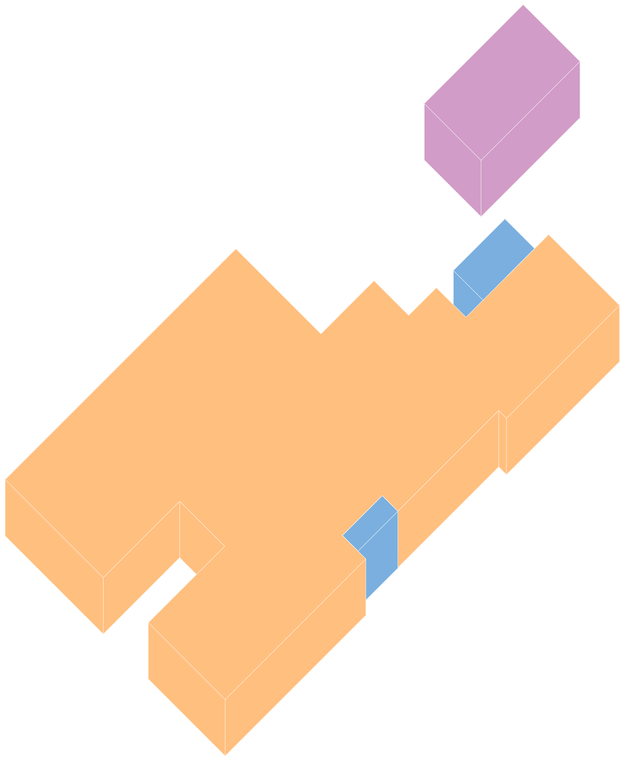
SPACE TYPE	AREA (SQ FT)	HEIGHT (FT)	CUBIC FEET (CU FT)
MAIN HOUSE	2794	8.5	23749
LOGGIA	95	8.5	807.5
CABANA	255 (3,144 SF)	8.5	2167

ADJUSTED CU. FT.	26,723.5 CU FT
CCR	2.11

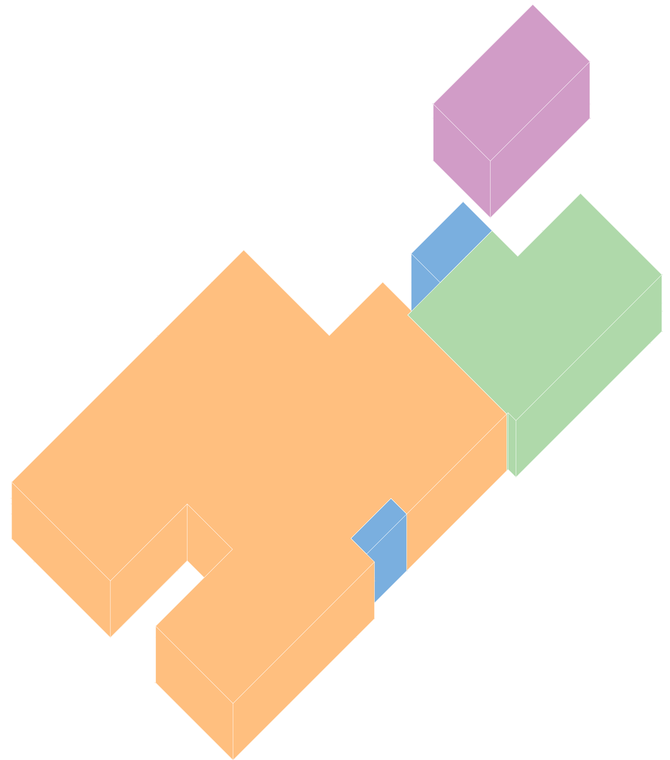
PROPOSED BUILDING DATA

SPACE TYPE	AREA (SQ FT)	HEIGHT (FT)	CUBIC FEET (CU FT)
MAIN HOUSE	2,794	8.5	23749
LOGGIA	95	8.5	807.5
CABANA	255	8.5	2167
MAIN SUITE ADDITION	223.5 (3,367.5 SF)	8.5	1,899.75

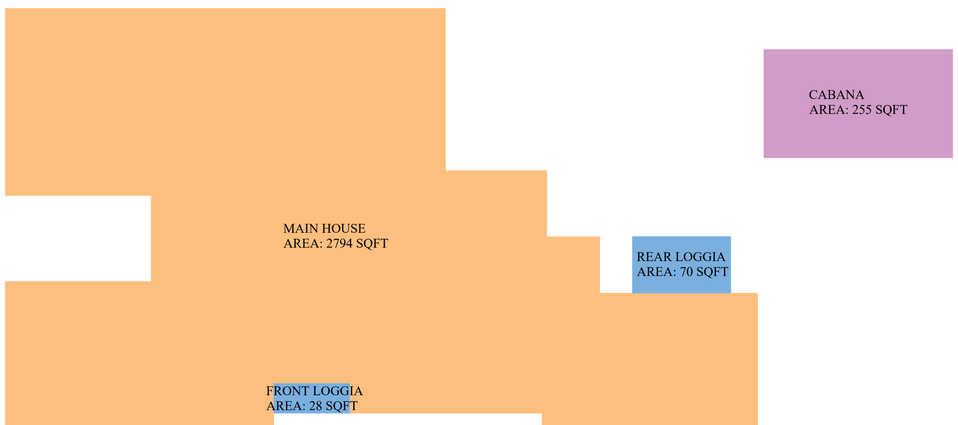
ADJUSTED CU. FT.	28,623.5 CU FT
CCR	2.33



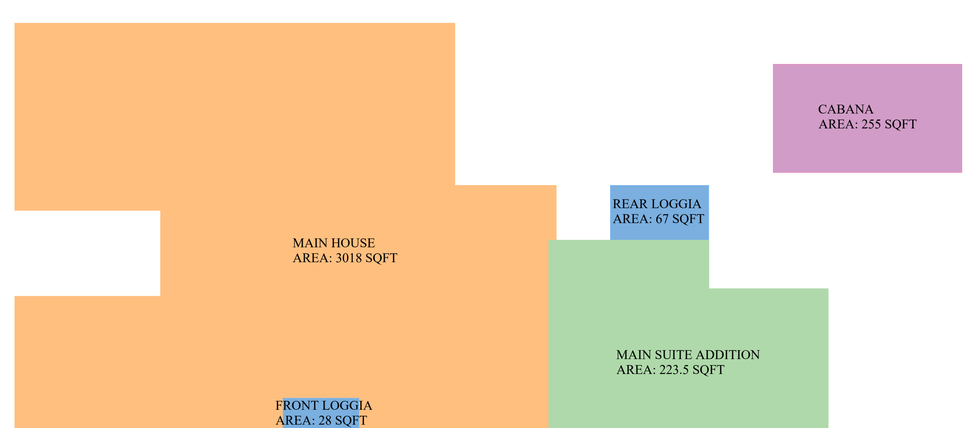
EXISTING VOLUME AXON



PROPOSED VOLUME AXON



EXISTING AREA



PROPOSED AREA

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

PR-6

11.10.25

STREETSCAPE PHOTOS



LOOKING NORTH ON NORTHLAKE WAY



LOOKING NORTH ON NORTHLAKE WAY



LOOKING SOUTH ON NORTHLAKE WAY



LOOKING SOUTH ON NORTHLAKE WAY

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

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CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

PH-1

11.10.25

STREETSCAPE PHOTOS



LOOKING SOUTHEAST ON MONTEREY RD



LOOKING SOUTHWEST ON MONTEREY RD

LOOKING SOUTHWEST ON MONTEREY RD



LOOKING NORTHWEST ON MONTEREY RD

SKA

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249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

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CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

PH-2

11.10.25

EXTERIOR PHOTOS

















SKA

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY. PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

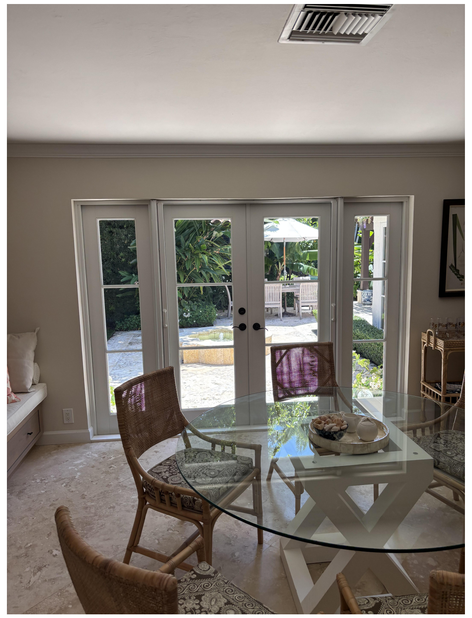
PH-3

11.10.25

INTERIOR PHOTOS









SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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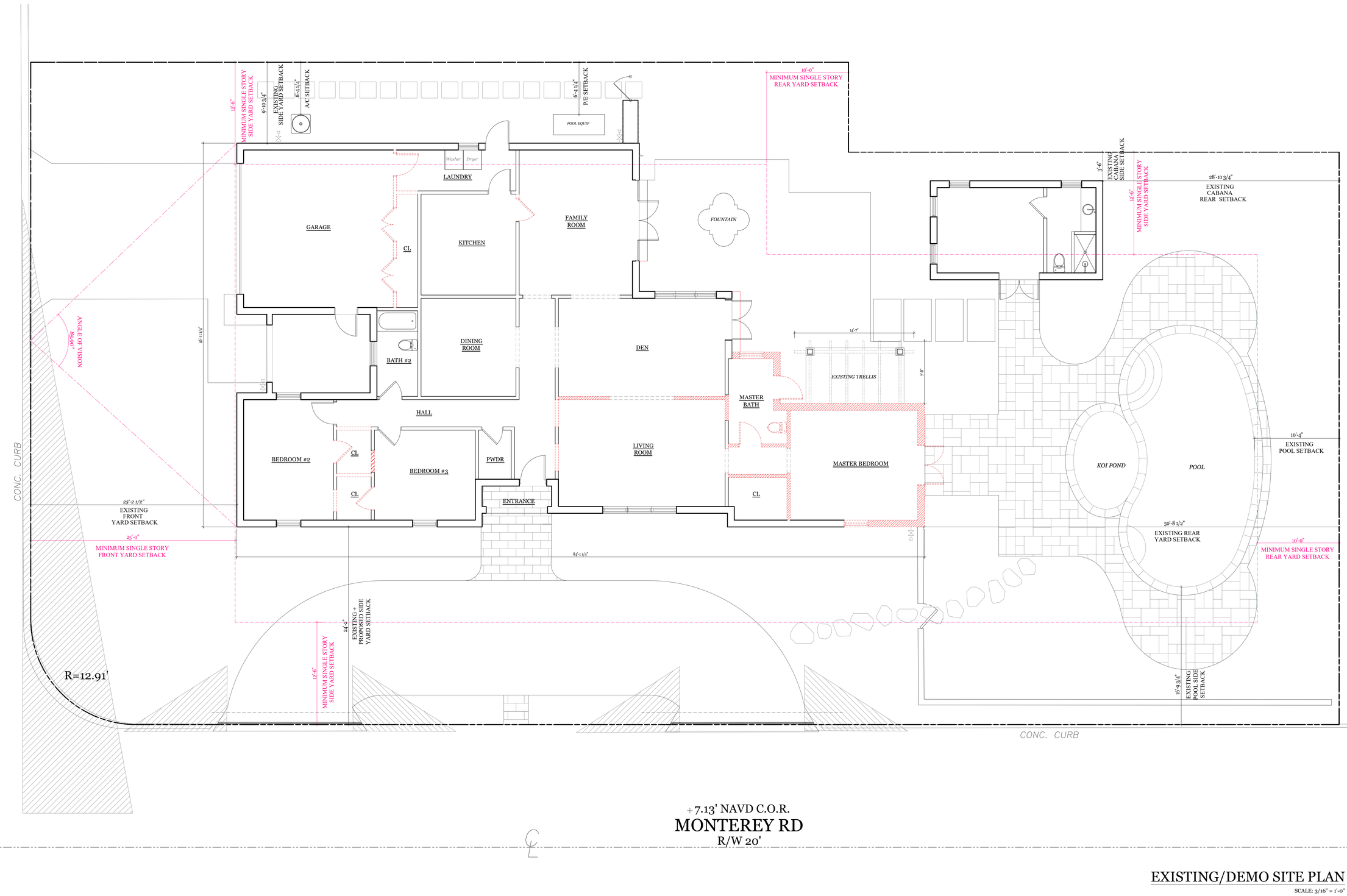
PROJECT NO:

SHEET NO.

PH-4

11.10.25



EXISTING/DEMO SITE PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL. 33480

CONSULTANT:

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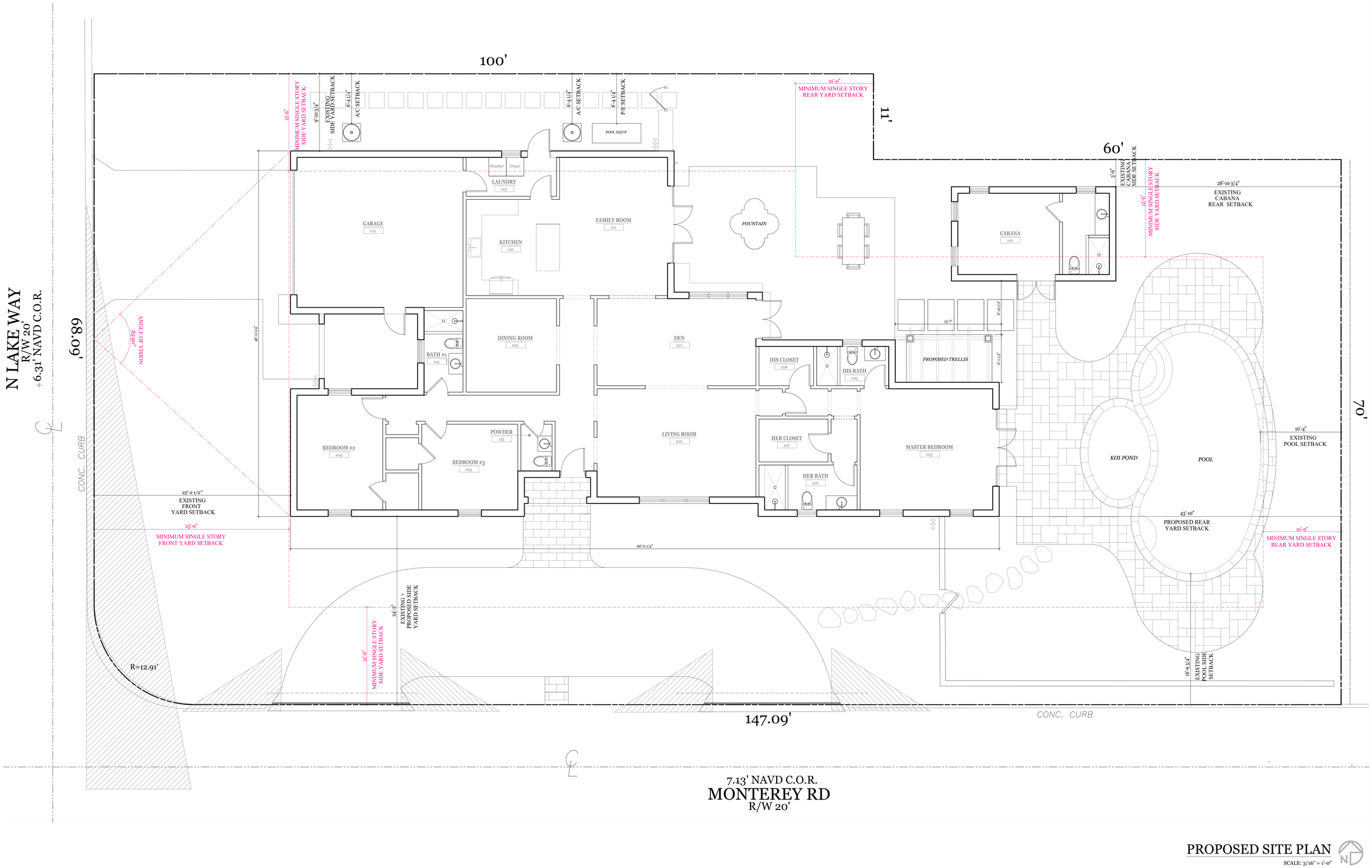
PROJECT NO:

SHEET NO.

SP-1

11.10.25



PROPOSED SITE PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

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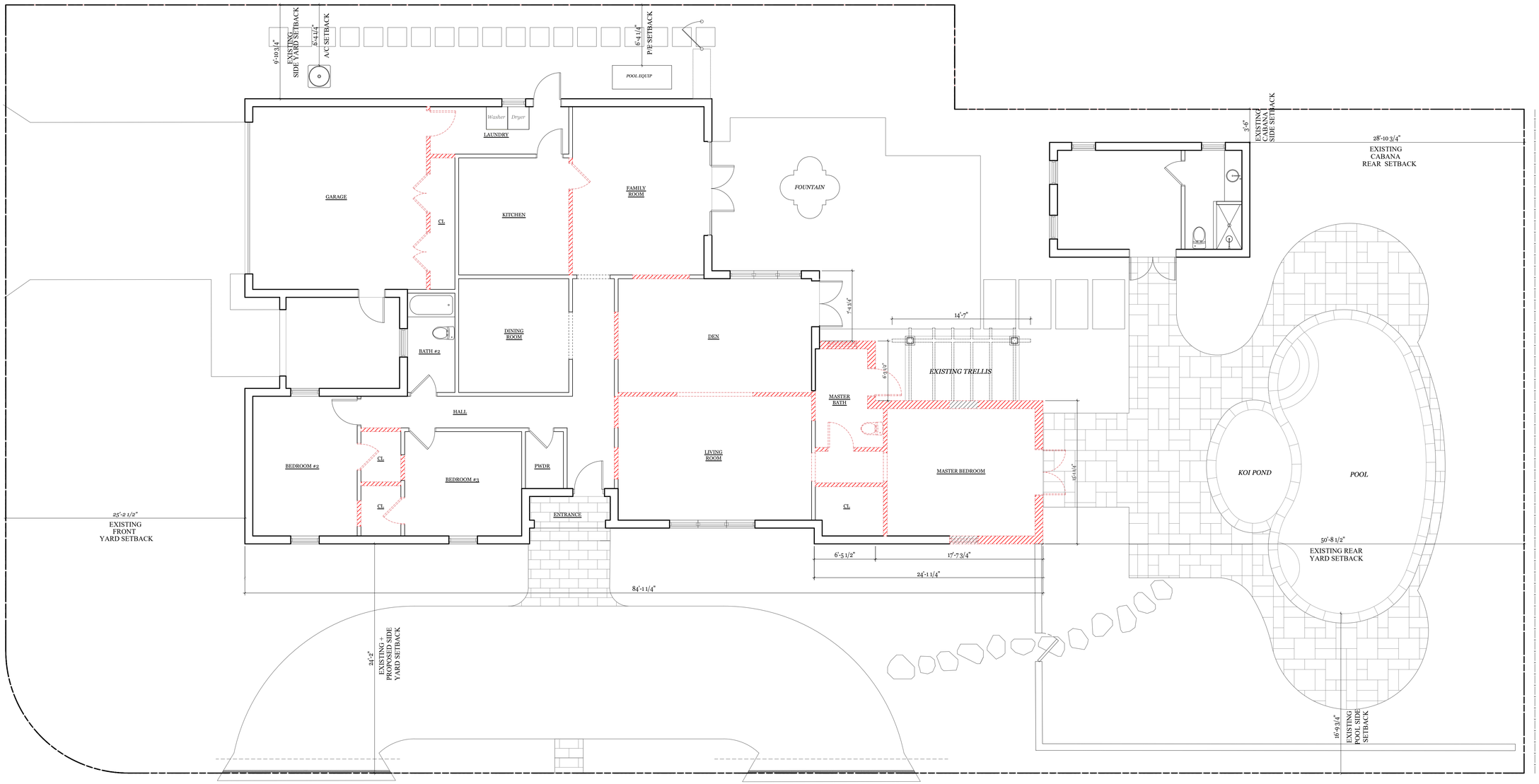
PROJECT NO:

SHEET NO.

SP-2

11.10.25



EXISTING/DEMO FIRST FLOOR PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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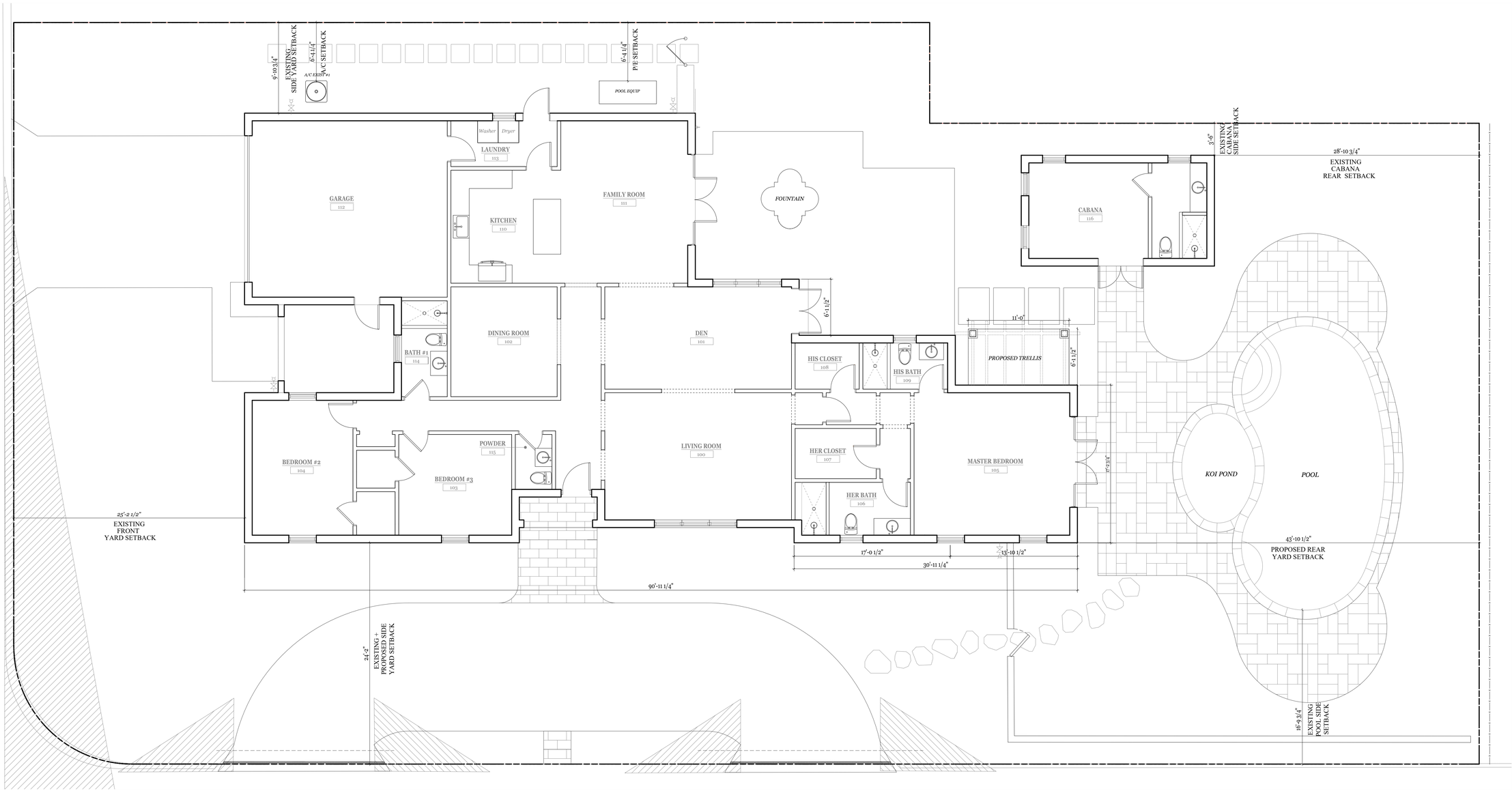
PROJECT NO:

SHEET NO.

A-1.0

11.10.25



PROPOSED FIRST FLOOR PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

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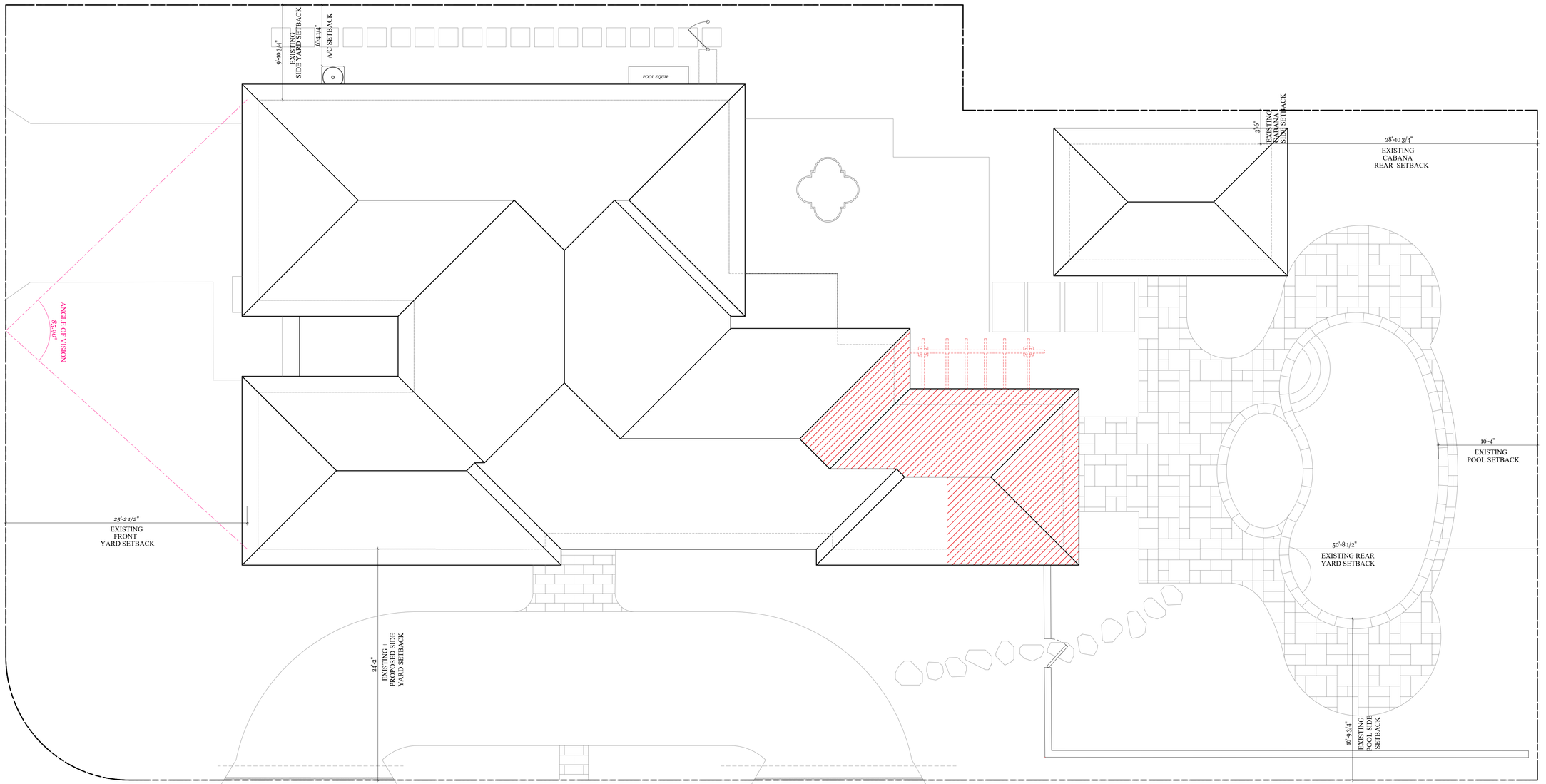
PROJECT NO:

SHEET NO.

A-1.1

11.10.25



ROOF DEMO	325 SQ FT OF 3245 SQ FT	= 12.00%

EXISTING/ROOF SITE PLAN

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

SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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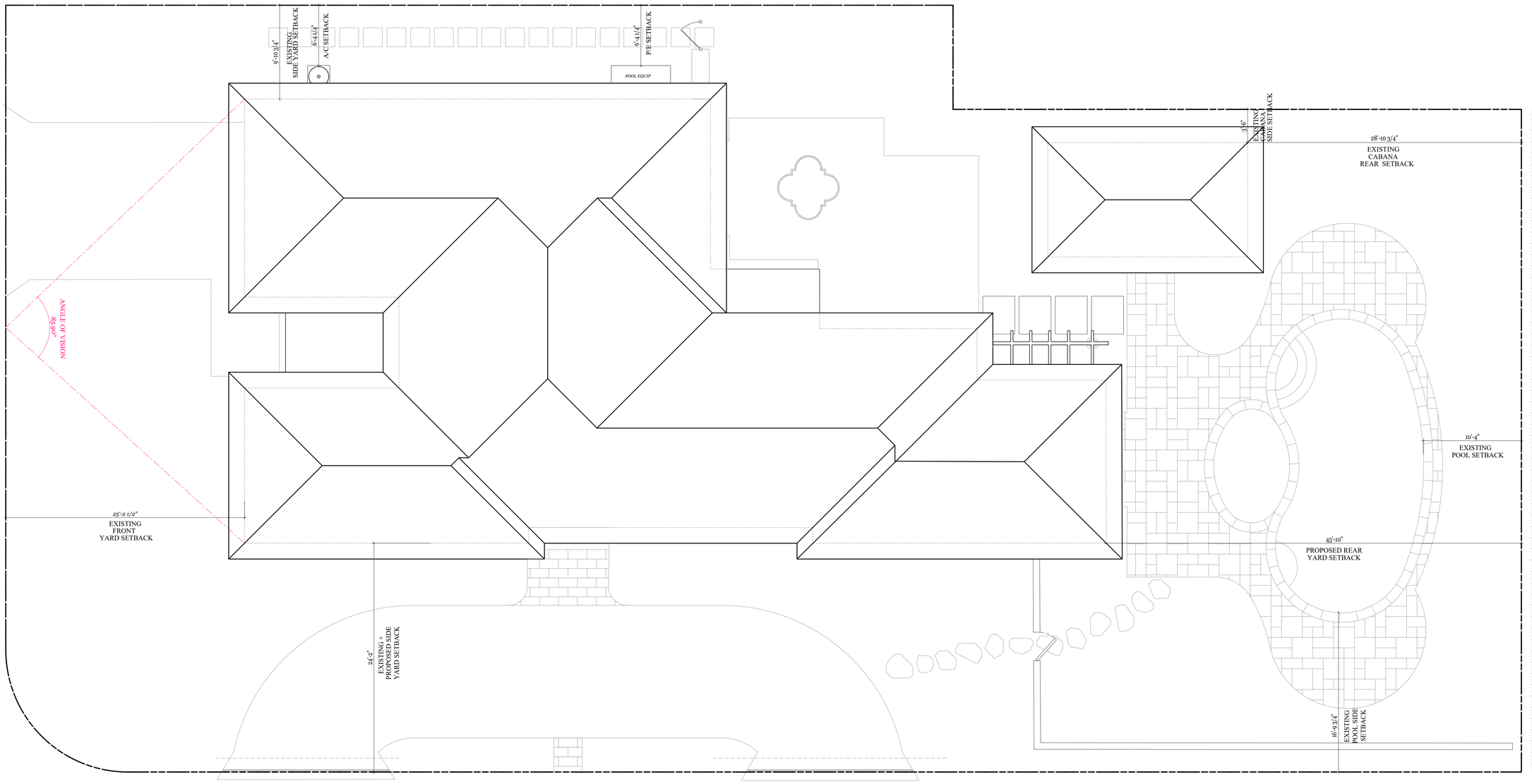
PROJECT NO:

SHEET NO.

A-1.2

11.10.25



PROPOSED ROOF PLAN

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

SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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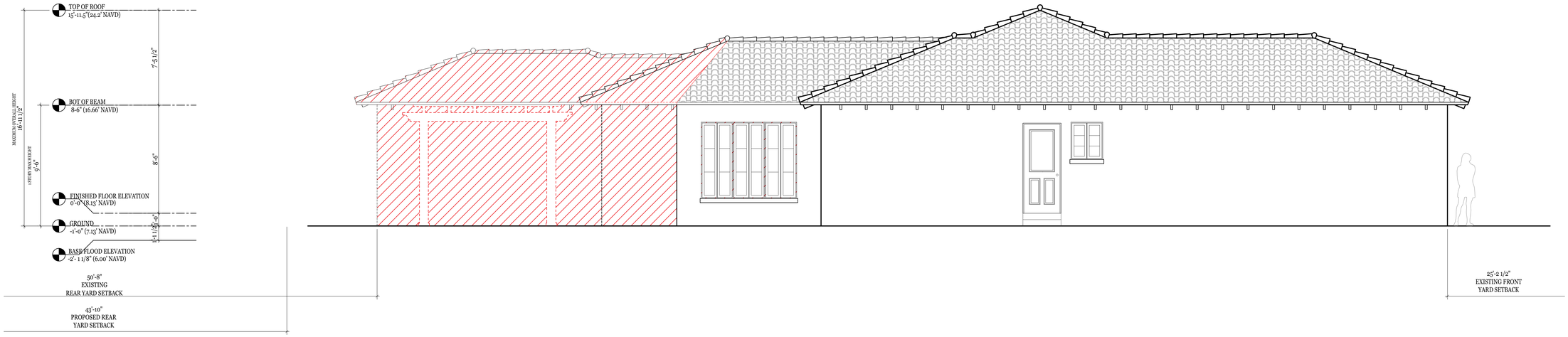
PROJECT NO:

SHEET NO.

A-1.3

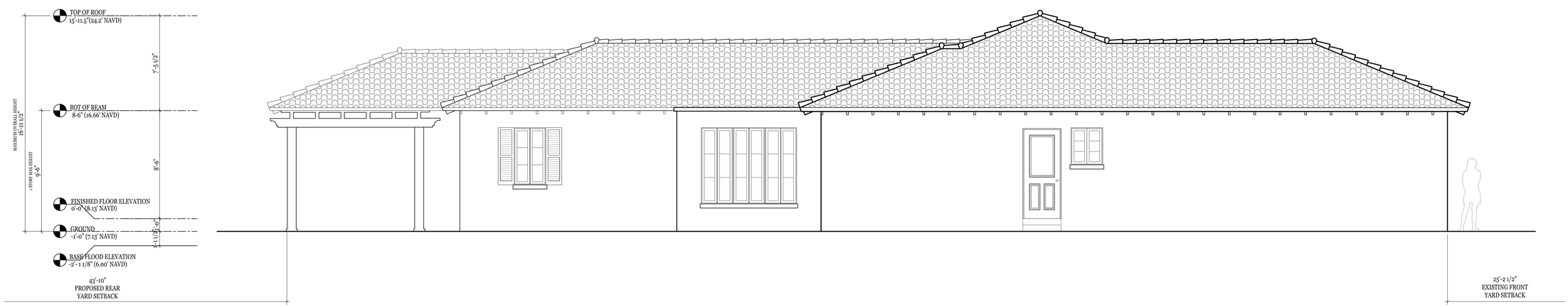
11.10.25



DEMO	298.24 SQ FT	24.23%

EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

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249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

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CONSULTANT:

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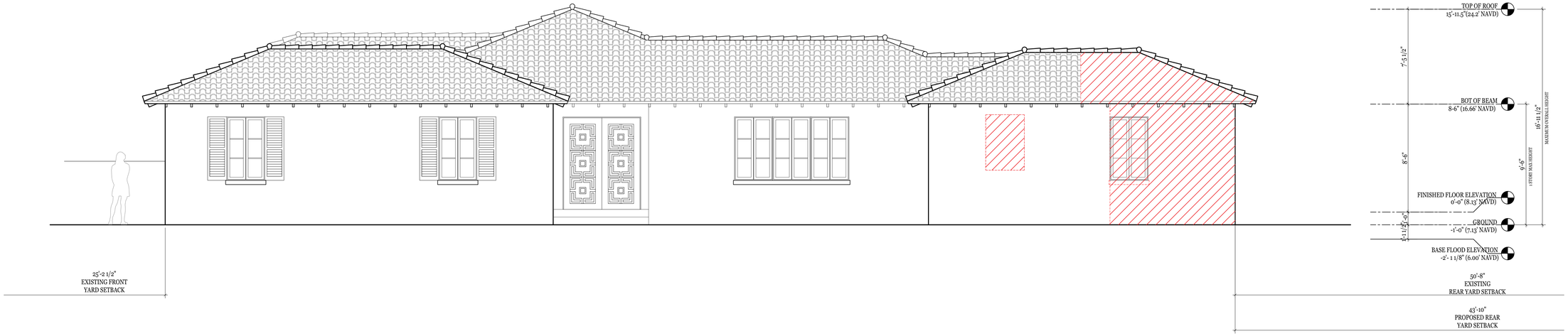
PROJECT NO:

SHEET NO.

A-2.0

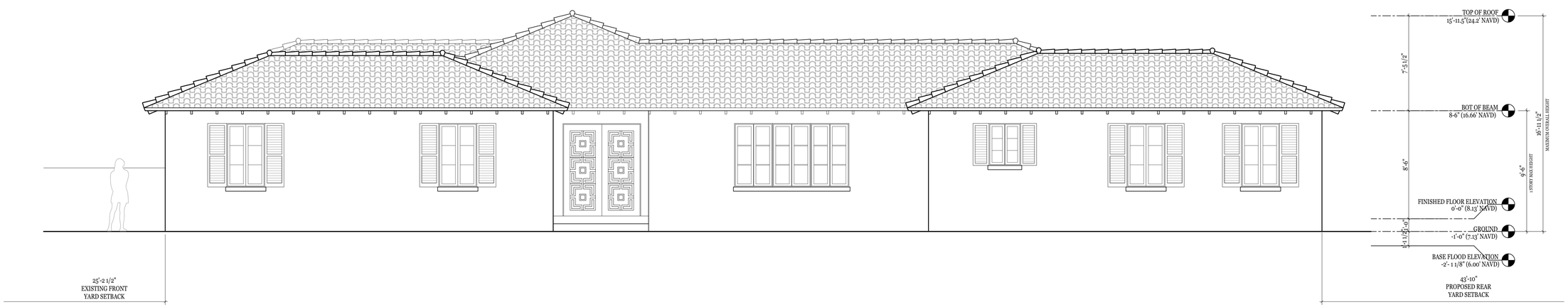
11.10.25



DEMO 145 SQ FT / 1181 SQ FT 12.00%

EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

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A-2.1

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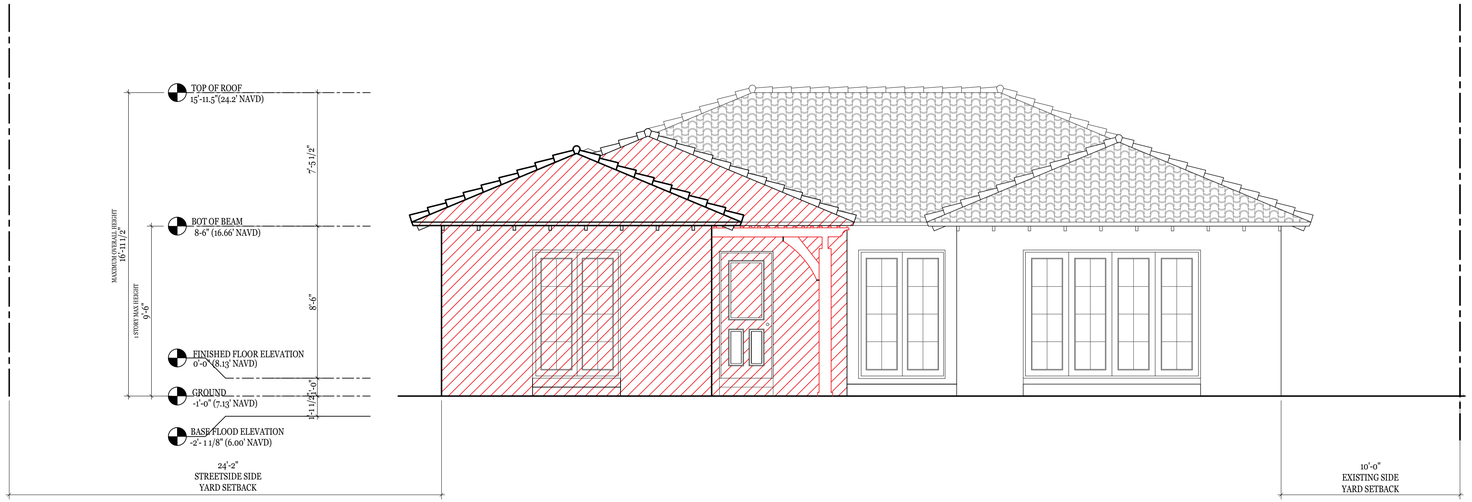

DEMO 282.35 SQ FT ÷ 688.75 SQ FT = 40.9%

EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

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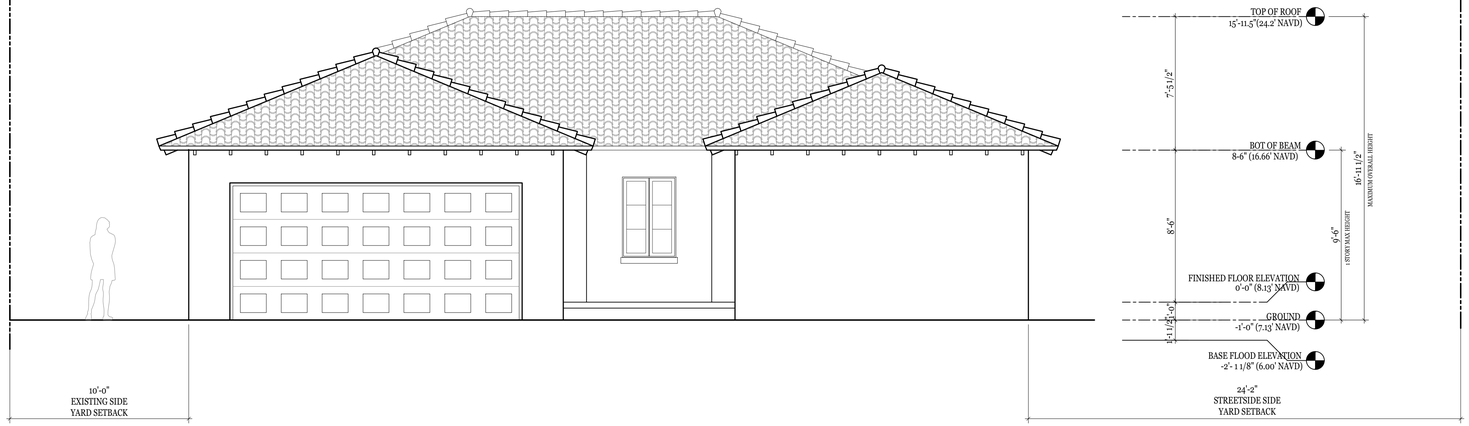
A-2.2

11.10.25



EXISTING + PROPOSED WEST ELEVATION

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

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SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

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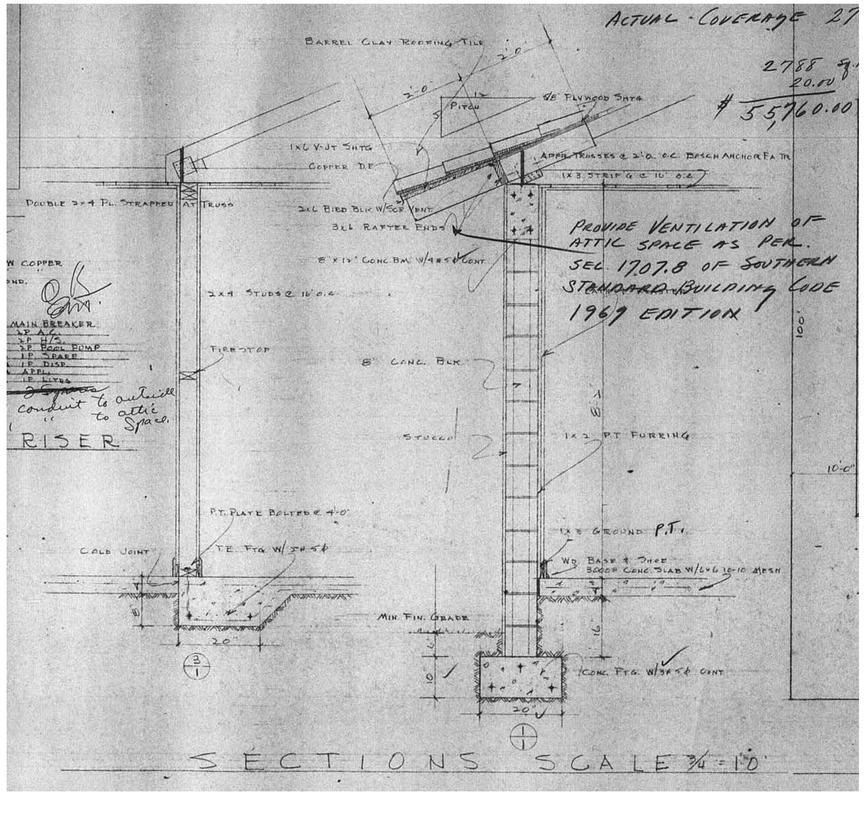
PROJECT NO:

SHEET NO.

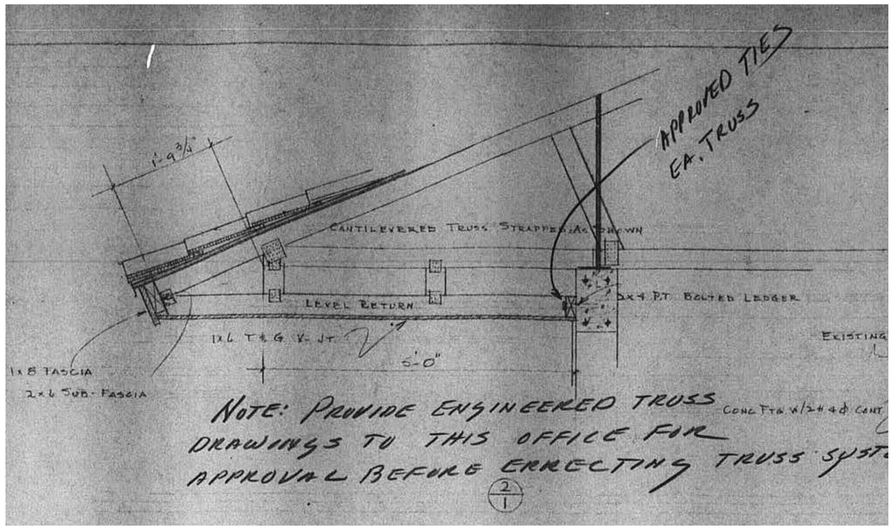
A-2.3

11.10.25



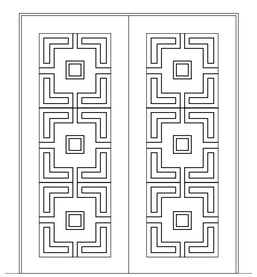
HISTORICAL WALL SECTION

SCALE: N.T.S.

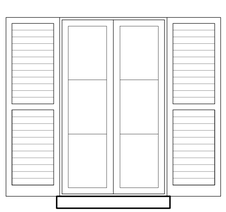


HISTORICAL ROOF / WALL SECTION

SCALE: N.T.S.



EXISTING FRONT DOOR



PROPOSED DOUBLE CASEMENT TYP.

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

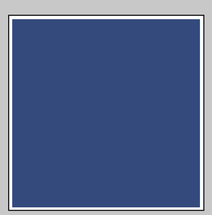
ALL MATERIALS TO MATCH EXISTING



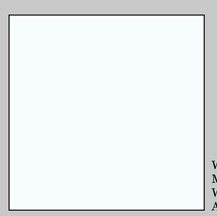
ROOF TO MATCH
EXISTING:
LUDOWICI BARREL TILE



WALL TO MATCH
EXISTING:
WHITE STUCCO



SHUTTERS TO MATCH
EXISTING:
BLUE ALUMINUM



WINDOWS + DOORS TO
MATCH EXISTING:
WHITE SIERRA
ALUMINUM

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY. PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-2.4

11.10.25



PROPOSED NORTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

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PROJECT NO:

SHEET NO.

A-3.0

11.10.25



PROPOSED EAST ELEVATION

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



PROPOSED WEST ELEVATION

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

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PROJECT NO:

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A-3.1

11.10.25



RENDER 01: ROOF + SITE

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

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PROJECT NO:

SHEET NO.

A-4.0

11.10.25



RENDER 02: SOUTH FACADE

SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-4.1

11.10.25



RENDER 03: TRELLIS + PATIO

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY. PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-4.2

11.10.25



RENDER 04: LOOKING EAST TOWARDS MASTER BEDROOM

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS FRANKLIN

1105 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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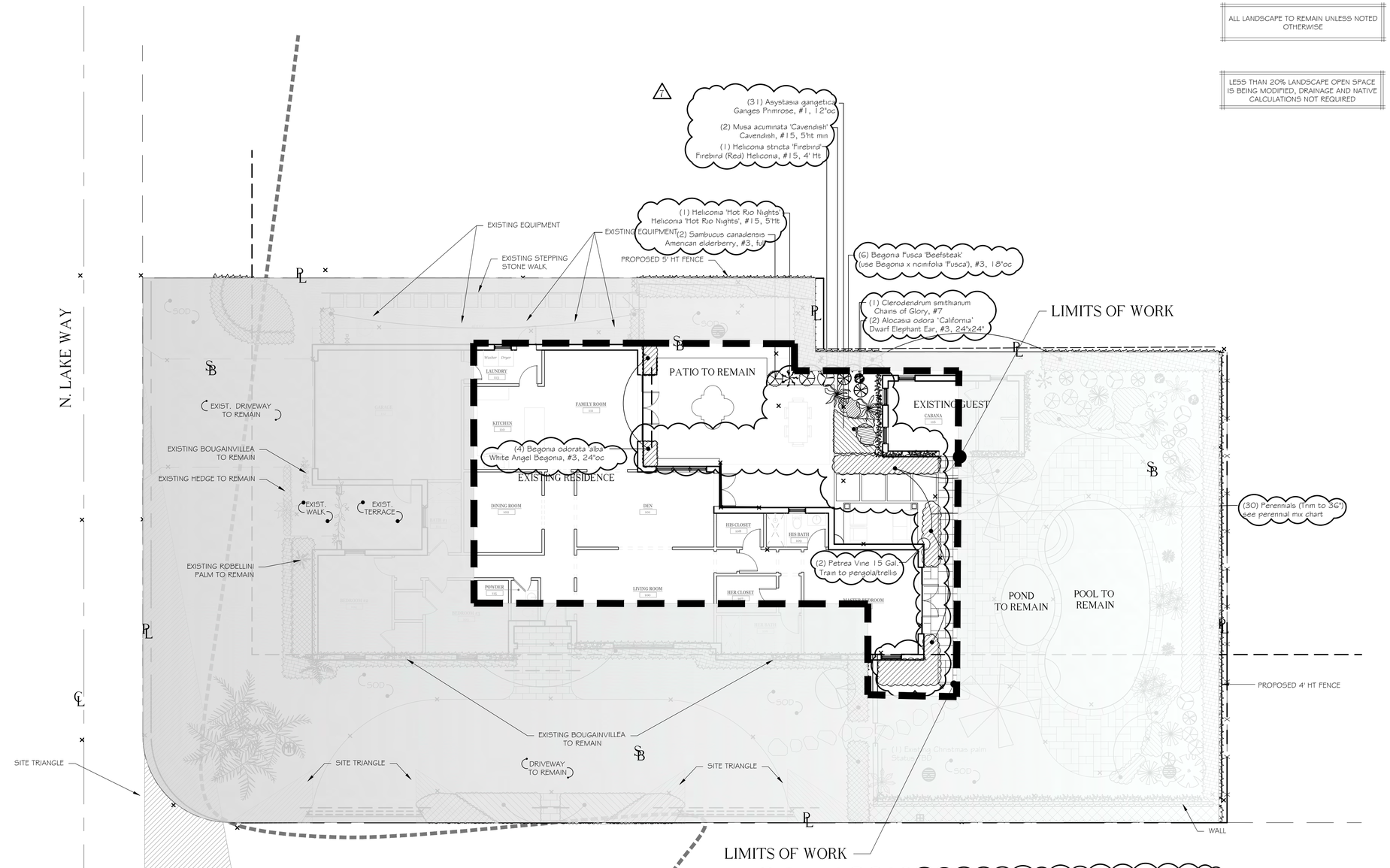
PROJECT NO:

SHEET NO.

A-4.3

11.10.25

FIELD VERIFY ALL DIMENSIONS



ABBREVIATIONS KEY

SMI =SMI Landscape Architecture, Inc.
HS =HardScape
LS =LandScape
LA =Landscape Architect
DR =Dominican Republic
TC =Terra Cotta
THK =THicK
TYP =TYPical
MIN =MINimum
MAX =MAXimum
DIA =DIAmeter
HT =HeighT
typ =typical
std =standard
spp =specimen
ftb =full to base
oc =on center
TBD =To Be Determined

GRADING

ELEV =ELEVation
FFE =Finished Floor Elevation
TOW =Top Of Wall
TOS =Top Of Step
BOS =Bottom Of Step

Section 86-95 Threshold Calculations:

Total Site Area:	16,985 sq.ft.	% Redeveloped
Total Ownership Area:	4,247 sq.ft.	100%
Impervious Area:		
Existing:	3,555 sq.ft.	
Redeveloped:	560 sq.ft.	15.8%
Pervious Area:		
Existing:	692 sq.ft.	
Redeveloped:	59 sq.ft.	8.5%
Combined Impervious & Pervious Area:		
Existing:	4,247 sq.ft.	
Redeveloped:	599 sq.ft.	14.1%

Area Calculations:

All units in square feet, unless noted otherwise

R-B District	Required		Existing		Proposed	
	Square Footage	Percentage	Square Footage	Percentage	Square Footage	Percentage
Open space/Pervious	5,577 or exist	45% or existing	5,577	45%	5,569	45%
Front Yard Pervious	1,341	40% or existing	1,341	92%	1,341	92%
Perimeter openspace	3,471	50% of of required open space shall be within 10 of the property line	3,471	63%	3,471	63%
Hardscape			6,837	56%	6,845	56%
House			3,010	25%	3,010	25%
Total Lot			12,250	100%	12,250	100%

LANDSCAPE ARCHITECT TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION

811 Know what's below Call before you dig

The Franklin Residence

1105 N Lake Way
Palm Beach, FL

North

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NOTE:
-FOOTINGS FOR ALL STRUCTURES TO BE AT LEAST 3' BELOW GRADE TO ALLOW FOR PLANTINGS / ROOT BALLS

8.	10.03.2025	Second Submittal
7.	09.18.2025	First Submittal
6.	02.21.2017	Staff Review
5.	01.04.2017	Staff Review
4.	11.07.2016	Terrace Revision
3.	10.10.2016	Bid Plant List Revised
2.	10.04.2016	Clipped Garden Mix
1.	07.27.2016	STAFF REVIEW

MARK	DATE	DESCRIPTION

REVISIONS

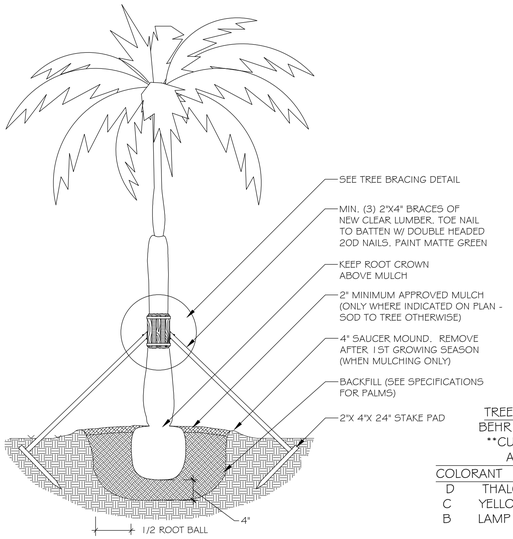
FIRST SUBMITTAL

SMI
LANDSCAPE ARCHITECTURE
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: smila@bellsouth.net www.smila.net
FL registration #223

TITLE
Landscape Plan

SCALE	PROJECT NO.	
1/8" = 1'-0"	1523	
DATE DRAWN:	PRJCT MNGR:	CHECKED:
10-03-25	CFV	. .
SEAL	DRAWING NO.	
	L- 1	
	SHEET 1 OF 3	

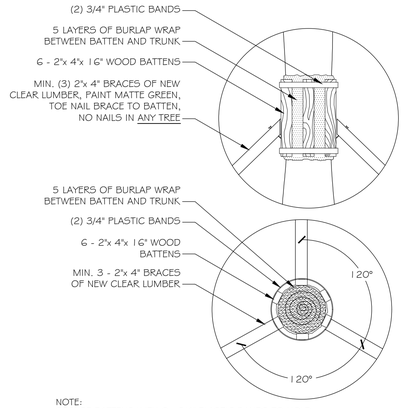
FIELD VERIFY ALL DIMENSIONS



TREE STAKE PAINT FORMULA:
BEHR PREMIUM PLUS EXT FLAT
CUSTOM COLOR MATCH
ACCENT BASE (4670)

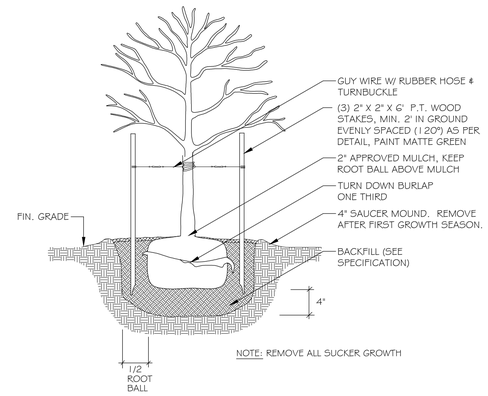
COLORANT		OZ	48	96
D	THALO GREEN	01	09	1
C	YELLOW OXIDE	02	04	0
B	LAMP BLACK	01	00	0

1 L-7 PALM PLANTING DETAIL
SCALE: 1/2" = 1'-0"



NOTE:
SECURE BATTENS WITH 2 - 3/4" PLASTIC BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS. DO NOT NAIL BATTENS TO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING. REMOVE BATTEN & BRACE AFTER HURRICANE SEASON IF PLANTS ARE PROPERLY ROOTED

2 L-7 PALM BRACING DETAIL
SCALE: 1/2" = 1'-0"

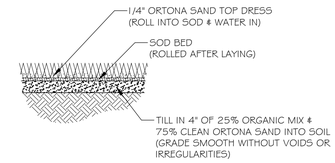


NOTE: REMOVE ALL SUCKER GROWTH

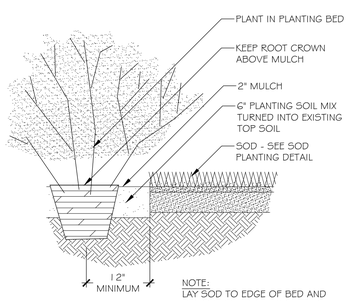
3 L-7 TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

4 L-7 SHRUB PLANTING DETAIL
SCALE: 1/2" = 1'-0"

5 L-7 POTTED PLANT DETAIL
SCALE: 1/2" = 1'-0"

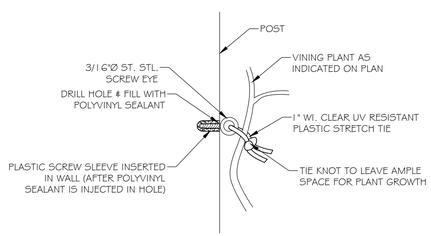


6 L-7 ZOYSIA SOD DETAIL
SCALE: 1/2" = 1'-0"

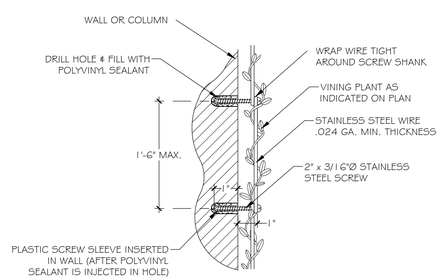


NOTE:
LAY SOD TO EDGE OF BED AND REMOVE OVERLAP BY CUTTING STRAIGHT CLEAN EDGE

7 L-7 PLANTING BED DETAIL
SCALE: 1/2" = 1'-0"



PIN TO WALL



WIRE TO WALL

8 L-7 VINE SUPPORT DETAIL
NOT TO SCALE

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Call before you dig

The Franklin Residence

1105 N Lake Way
Palm Beach, FL

LANDSCAPE ARCHITECT TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION

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NO.	DATE	DESCRIPTION

REVISIONS

FIRST SUBMITTAL

SMI
LANDSCAPE ARCHITECTURE
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
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FL registration #223

TITLE
Landscape Details

SCALE	PROJECT NO.	
AS NOTED	1523	
DATE DRAWN:	PRJCT MNGR:	CHECKED:
10-03-25	CFV	. .
SEAL:	DRAWING NO.	
	L- 2	
	SHEET 2 OF 3	

FIELD VERIFY ALL DIMENSIONS

LANDSCAPE SPECIFICATIONS

PLEASE FURNISH FLORIDA CERTIFIED LANDSCAPE CONTACTORS (FCLC) REGISTRATION NUMBER WITH PROPOSAL.

GENERAL CONDITIONS

SCOPE

1. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, ETC., NECESSARY FOR THE EXECUTION OF THE WORK AS HEREIN SPECIFIED AND SHOWN ON THE DRAWINGS.
2. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL MATERIAL IN ACCORDANCE WITH SOUND NURSERY PRACTICE AND SHALL PERFORM MAINTENANCE AND WATERING UNTIL FINAL COMPLETION AND ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

EXAMINATION OF DRAWINGS AND SITE

1. THE LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY ACQUAINT HIMSELF WITH ALL OF THE EXISTING CONDITIONS IN ORDER THAT NO MISUNDERSTANDING MAY AFTERWARDS ARISE AS TO THE CHARACTER OR AS TO THE EXTENT OF THE WORK TO BE DONE, AND LIKEWISE, IN ORDER TO ADVISE AND ACQUAINT HIMSELF WITH ALL PRECAUTIONS TO BE TAKEN IN ORDER TO AVOID INJURY TO PERSONS OR PROPERTY OF ANOTHER. NO ADDITIONAL COMPENSATION WILL BE GRANTED BECAUSE OF ANY UNUSUAL DIFFICULTIES THAT MAY BE ENCOUNTERED IN THE EXECUTION OR MAINTENANCE OF ANY PORTION OF THE WORK. ANY DISCREPANCIES, OR OMISSIONS OR DOUBTS AS TO MEANING SHALL BE COMMUNICATED TO THE LANDSCAPE ARCHITECT, WHO WILL MAKE ANY INTERPRETATIONS HE/SHE DEEMS NECESSARY.

PLANT LIST

1. ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE DRAWINGS SHALL BE CONSIDERED AS CORRECT ON THE DRAWINGS.

PROTECTION OF PUBLIC AND PROPERTY

1. THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSE AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY GUARDS FOR THE PROTECTION OF THE PUBLIC. HE SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE OR INJURY TO A PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS FAULT OR NEGLIGENCE IN THE EXECUTION OF THE WORK.

2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN WORKMAN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY INSURANCE ($1,000,000) AND PROPERTY DAMAGE INSURANCE ($1,000,000.00). A COPY OF THE CERTIFICATE OF INSURANCE MUST BE FURNISHED TO OWNER.

GUARANTEE

1. THE GUARANTEE PERIOD FOR ALL MATERIAL SHALL BEGIN AFTER FINAL APPROVAL BY LANDSCAPE ARCHITECT.

2. ALL MATERIAL EXCEPT SOD SHALL BE GUARANTEED FOR ONE YEAR PROVIDED IT RECEIVES PROPER MAINTENANCE (AS PRESCRIBED BY THE LANDSCAPE CONTRACTOR) BY THE OWNER AND IS NOT DAMAGED OR DESTROYED BY HURRICANES OR OTHER CAUSES BEYOND THE CONTRACTOR'S CONTROL.

3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT THE OWNERS NEGLECT TO PROVIDE PROPER CARE OF THE MATERIAL.

4. ALL REPLACEMENT COST OF GUARANTEED MATERIAL, INCLUDING EQUIPMENT, AND LABOR, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

AWARD OF CONTRACT

1. ONLY UNIT PRICE-INSTALLED BIDS FOR THE WORK WILL BE ACCEPTABLE, HOWEVER, THE OWNER RETAINS THE RIGHT TO DELETE PORTIONS OF THE WORK FROM THE CONTRACT AND/OR AWARD SEPARATE CONTRACTS FOR PHASES OF THE PROJECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS WHEN SUCH REJECTIONS ARE IN THE INTEREST OF THE OWNER.

EXECUTION OF THE WORK

1. THE LANDSCAPE CONTRACTOR SHALL HAVE HIS LABOR CREWS CONTROLLED AND DIRECTED BY A LANDSCAPE FOREMAN WELL VERSED IN PLANT MATERIALS, PLANTING, READING OF BLUEPRINTS AND COORDINATION BETWEEN JOB AND NURSERY IN ORDER TO EXECUTE INSTALLATION RAPIDLY AND CORRECTLY.

WATER

1. WATER SOURCE SHALL BE FURNISHED BY THE OWNER.

2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH IRRIGATION CONTRACTOR.

3. ALL PLANT MATERIAL INSTALLED PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE WATERED WITH A TEMPORARY SYSTEM BY THE LANDSCAPE CONTRACTOR.

GRADING

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE OF LANDSCAPE AREAS UNLESS OTHERWISE SPECIFIED. THE TERM SUBGRADE SHALL BE DEFINED AS 4"-6" BELOW FINISH GRADE UNLESS OTHERWISE NOTED ON PLANS.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISHED AND FINE GRADING WITHIN PLANTER BEDS AND THE FILLING OF PLANTER BOXES. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXCESS SOIL AND DEBRIS ACCUMULATED DURING HIS WORK.

3. THE SOD CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE IN ALL SODDED AREAS. SEE SPECIFICATIONS RELATING TO SPECIES GROWERS.

DIGGING

1. THE LANDSCAPE CONTRACTOR SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING WORK, INCLUDING UNDERGROUND AND OVERHEAD PIPES AND CABLES. SHOULD SUCH UNDERGROUND AND OVERHEAD OBSTRUCTIONS BE ENCOUNTERED WHICH INTERFERE WITH PLANTING, THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE CONSULTED AND WILL ADJUST THE LOCATION OF PLANTS TO CLEAR SUCH OBSTRUCTION OR MOVE THE OBSTRUCTION.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK.

PLANTING PITS

1. EXCAVATE CIRCULAR PITS WITH VERTICAL SIDES FOR ALL PLANTS, EXCEPT FOR HEDGES AND PLANTS SPECIFICALLY DESIGNATED TO BE PLANTED IN BEDS. DIAMETER OF PITS OF TREES AND SHRUBS SHALL BE AT LEAST 1/3 LARGER THAN THE DIAMETER OF THE BALL.

2. EXCAVATE PLANTING PITS AND PLANTING BEDS, PREPARE FINE SUBGRADE THROUGHOUT ALL PITS AND BEDS, AND PLACE THE PLANTS TO BE PLANTED FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.

PRUNING

1. REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL IMMEDIATELY. PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL PLANTS WITH AS MUCH HEIGHT AND SPREAD AS IS PRACTICAL.

2. HEDGE MATERIALS TO BE PULLED IN, TIED AND TRIMMED TO VERTICAL AFTER INSTALLATION, WITH A FINISHED APPEARANCE UNLESS OTHERWISE NOTED.

TREE BRACING AND GUYING

1. LARGE TREES AND PALMS SHALL BE BRACED WITH CYPRESS POLES OR CLEAN LUMBER. BRACES SHALL BE PAINTED MATTE GREEN FINISH.

2. SMALL TREES SHALL BE GUYED IN THREE DIRECTIONS WITH THREE STRANDS OF NO. 12 GALVANIZED WIRE ATTACHED TO ANCHORS DRIVEN BELOW GRADE. WIRES WHICH COME IN CONTACT WITH THE TREE ARE TO BE ENCASED IN RUBBER HOSE.

PLANT MATERIALS

1. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE NAMES GIVEN IN HORTUS III AND IN STANDARDIZED PLANT NAMES, 2001, LATEST EDITION. PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT INCLUDED THEREIN, CONFORM GENERALLY WITH NAMES ACCEPTED IN THE NURSERY TRADE.

2. QUALITY: PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES AND INJURIES. TREES SHALL BE HEAVILY BRANCHED, OR IN PALMS, HEAVILY LEAFED. REQUIREMENTS FOR THE MEASUREMENT, BRANCHING GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LISTS GENERALLY FOLLOW THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., AND THE AMERICAN STANDARD FOR NURSERY STOCK. PLANT MATERIAL SHALL BE GRADED AS SPECIFIED ON THE DRAWINGS.

GRADES SHALL CONFORM TO GRADES AND STANDARDS FOR NURSERY STOCK, STATE PLANT BOARD OF FLORIDA. PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED. PLANTS WITH BROKEN, DAMAGED, OR INSUFFICIENT BALLS WILL BE REJECTED. ALL PLANTS SHALL BE FLORIDA FANCY.

3. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.

PLANTING SOIL

SOIL BY "ATLAS SOIL" OR EQUAL

ALL PLANTING AREAS SHALL BE TREATED WITH 'ROUND UP' TWO WEEKS PRIOR TO INSTALLATION OF SOIL FOR REMOVAL OF ANY WEEDS. DOSAGE AND APPLICATION PER MANUFACTURERS SPECIFICATIONS.

GROUND COVER BEDS -REMOVE 6" OF EXISTING SOIL AND FILL WITH 4" OF 8270 MIX & TILL/MIX INTO EXISTING SOIL.

SHRUB BEDS -REMOVE 6" OF EXISTING SOIL AND FILL WITH A MIX OF 50% APPROVED SOIL & 50% EXISTING SOIL.

TREE PITS -REMOVE SOIL IN THE AMOUNT OF 1/2 LARGER THAN THE BALL OF THE TREE AND REPLACE WITH A MIX OF 50% APPROVED SOIL & 50% EXISTING SOIL.

PALMS -REMOVE SOIL IN THE AMOUNT OF 1/2 LARGER THAN THE BALL OF THE PALM AND REPLACE WITH CLEAN YELLOW SAND FREE OF WEEDS.

SOIL SPECS FOR PLANTING BEDS:
ATLAS PEAT & SOIL 8270 MIX

20% can peat	.
25% fla peat	.
40% pine bark	.
15% dirlite	.

SOIL SPECS FOR TREES AND LARGE SHRUBS:
SMILA SOIL MIX (APPROVED SOIL)

50% Pinebark	.
40% Florida Peat	.
10% Coarse Sand	.
10lbs Dolomite per/Yard	.
18.5lbs TurfPro per/Yard	.
25 pounds Nutricote 18/6/8-360 P/yard optional	.

1. SOLE SOURCE - FROM ATLAS PEAT & SOIL INC., P.O. BOX 3867, BOYNTON BEACH, FLORIDA, 33424-3867, (561) 734-7300

PLANTING SOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

1. SOIL FOR PLANTING TREES, SHRUBS AND GROUND COVER SHALL BE SMILA SOIL UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

2. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO REMOVE ANY EXCESS SOIL AND DEBRIS FROM THE SITE. REFER TO THE GRADING PLAN AND GRADING SPECIFICATIONS.

3. LANDSCAPE ARCHITECT MAY REQUEST SOIL ANALYSIS FOR THE TESTING OF PLANTING SOIL UTILIZED BY THE SELECTED LANDSCAPE CONTRACTOR.

MULCH

ALL MULCH FOR THE PROJECT SHALL BE FINE BARK FINES or ATLAS GROW. MULCH SHALL BE APPLIED 2" IN TREES AND PALMS AS SPECIFIED, AND ALL PLANTING BEDS, HEDGE AND SHRUBS. KEEP CROWN OF ROOT BALL ABOVE MULCH SOLE SOURCE - FROM ATLAS PEAT & SOIL INC., P.O. BOX 3867, BOYNTON BEACH, FLORIDA, 33424-3867, (561) 734-7300

SUBMIT BAG TO LANDSCAPE ARCHITECT FOR APPROVALS.

FERTILIZER

1. TREES USE ONE 21 GRAM AGRIFORM PLANTING TABLET PER 1/2" TRUNK DIAMETER. SPACE EQUALLY AROUND AT 2/3 DEPTH OF BALL.

2. SHRUBS: AGRIFORM PLANTING TABLETS SHALL BE APPLIED PER THE MANUFACTURERS SUGGESTED APPLICATION RATES.

3. SOD USE FERTILIZER AS PER BELOW WITH TRACE ELEMENTS APPLIED AT THE RATE OF 15 LBS. PER 1000 SQ. FT. PRIOR TO LAYING SOD.

4. PONDERED MYCCHORIZAE MIX; DIE HARD, 'PLANT HEALTH' CARE OR EQUAL) AND LIQUID B-THRIVE (OR EQUAL) SHOULD BE ADDED TO ALL TREES, SHRUBS AND GROUND COVER PLANTING BEDS AS PER MANUFACTERES DIRECTIONS.

5. ALL TREES, SHRUBS, GROUND COVER AND SOD TO USE LESCO 13-3-13 FERTILIZER AS PER MANUFACTURERS SPECIFICATIONS

SABAL PALMS

1. SABAL PALMS SHALL HAVE A MINIMUM TRUNK DIAMETER OF 12" MEASURED 2' ABOVE GROUND.

HEDGES

1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE FULL MATERIAL TO PRODUCE A SOLID SCREEN FROM THE TOP OF HEDGE TO THE BASE OF HEDGE.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO ADD FILLERS TO THE HEDGE AS NEEDED TO PRODUCE A SOLID FULL TO BASE (F.T.B.), SCREEN TO BE INCLUDED IN THE CONTRACTED PRICE.
3. PLANT MATERIAL WITH WEAK OR THIN FOLIAGE WILL NOT BE ACCEPTED.

VINES

1. MATERIALS & INSTALLATION OF VINE SUPPORTS SHALL BE INCLUDED IN UNIT COST OF VINE SPECIFIED

SODDING

1. THE LANDSCAPE CONTRACTOR SHALL SOD ALL AREAS INDICATED AND NOTED ON THE DRAWINGS.

2. NO SODDING SHALL OCCUR UNTIL ALL AREAS TO BE SODDED ARE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS. THE GROUND BROUGHT TO AN EVEN GRADE AND SPECIFIED AMENDMENTS HAVE BEEN ADDED. SEE DETAILS FOR SPECIFIC AMENDMENTS AS PER SOD TYPE. ALL SODDED AREAS WILL BE TREATED WITH 'ROUNDUP' HERBICIDE PER MANUFACTURER'S SPECIFICATIONS AT LEAST TEN DAYS PRIOR TO SOD INSTALLATION.

3. THE SOD SHALL BE FIRM, TOUGH TEXTURE, HAVING A COMPACTED GROWTH OF GRASS WITH GOOD ROOT DEVELOPMENT. IT SHALL CONTAIN NO NOXIOUS WEEDS, OR ANY OTHER OBJECTIONABLE VEGETATION, FUNGUS, INSECTS OR DISEASE. PREPARATION OF AREAS SHALL BE PERFORMED WELL ENOUGH IN ADVANCE TO ALLOW SUFFICIENT TIME TO WORK PROPERLY. THE SOIL EMBEDDED IN THE SOD SHALL BE GOOD, CLEAN EARTH, FREE FROM STONES AND DEBRIS. THE SOD SHALL BE FREE FROM FUNGUS, VERMIN, AND OTHER DISEASES.

4. BEFORE BEING CUT AND LIFTED, THE SOD SHALL HAVE BEEN MOWED AT LEAST THREE TIMES WITH A LAWN MOWER, WITH THE FINAL MOWING NOT MORE THAN SEVEN DAY'S BEFORE THE SOD IS CUT. THE SOD SHALL BE CAREFULLY CUT INTO UNIFORM DIMENSIONS.

5. SOLID SOD SHALL BE LAID WITH CLOSELY ABUTTING JOINTS WITH A TAMPED OR ROLLED EVEN SURFACE.

6. WATERING SHALL BE ACCOMPLISHED UNTIL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT.

7. MAINTENANCE OF MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL FINAL APPROVAL OF LANDSCAPE ARCHITECT.

8. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BRING THE SOD EDGE IN A NEAT, CLEAN MANNER TO THE EDGE OF ALL PAVING AND SHRUB AREAS.
9. SEE PLANS FOR DETAILS. RE: SOD VARIETIES

10. 1" OF LEVELING SAND IS REQUIRED PRIOR TO INSTALLATION OF PASPALUM.

11. ALL SOD AREA SHALL BE TREATED WITH 'ROUND UP' TWO WEEKS PRIOR TO INSTALLATION FOR REMOVAL OF ANY EXISTING OBJECTIONABLE PLANTS. DOSAGE AND APPLICATION PER MANUFACTURERS SPECIFICATIONS.

CLEAN UP

1. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK. HE SHALL LEAVE ALL PAVED AREAS "BROOM CLEAN" WHEN COMPLETED WITH THE WORK.

2. MARKS AND DAMAGE TO EXISTING PAVING MATERIALS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

ALL PALMS, TREES, AND LARGE SPECIMEN PLANTS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR FOR LA APPROVAL OF LAYOUT AND LOCATIONS PRIOR TO INSTALLING SAME.

TREE STAKE PAINT FORMULA:

BEHR PREMIUM PLUS EXT FLAT -ACCENT BASE (4670)

COLORANT		OZ	48	96	
D	THALO GREEN		01	09	1
C	YELLOW OXIDE	02	04	0	
B	LAMP BLACK		01	00	0

SUBMIT SAMPLE

TO PROTECT AGAINST GANODERMA PALM FUNGUS ALWAYS REMOVE ALL PALM STUMPS FROM PROPERTY - STUMPS ACT AS HOSTS TO THIS DESTRUCTIVE LONG LIVED FUNGUS.

ALL LANDSCAPE TO REMAIN UNLESS NOTED OTHERWISE

LESS THAN 20% LANDSCAPE OPEN SPACE IS BEING MODIFIED, DRAINAGE AND NATIVE CALCULATIONS NOT REQUIRED

PLANT LIST

All plants to be Florida Fancy

Qty	Scientific Name	Common Name	Planting Size	Notes
1	Adonidia merrillii	Christmas Palm	relocated	
9	Alocasia odora 'California'	Dwarf Elephant Ear	#3, 24"x24"	
3	Alpinia zerumbet (solid green leaf)	Shell Ginger	3'x2'	
80	Asystasia gangetica	Ganges Primrose	#1, 12"oc	
3	Begonia 'Angel Wing'	Begonia	#3, 24"x24"	pink
3	Begonia fusca 'Beefsteak'	(use Begonia x ricinifolia 'Fusca')	#3, 18"oc	
4	Begonia odorata 'alba'	White Angel Begonia	#3, 24"oc	
1	Bougainvillea 'New River'	Purple Bougainvillea	#15, 7' ht	
2	Bromeliad 'Imperialis'	Bromeliad 'Imperialis'	#15, 3'x3'	
14	Brunfelsia grandiflora	Ystrdy, Today & Tmrw	#7, 36"oc	
45	Carmona microphylla	Fukien Tea	#3, 30"oc	
3	Carpentana acuminata	Carpenters Palm	5-trunk, 8' gw	
3	Clerodendrum smithianum	Chains of Glory	#7	
5	Cocos nucifera 'Maypan'	Maypan Coconut Palm	10-20'gw, slight lean	see size on plan
1	Cordia boissieri 'white geiger'	White Geiger	10' Ht	
1	Dracaena marginata	Hawaiian money plant	Relocated	
6	Farfugium japonicum	Leopard Plant	#3, 24"oc	
64 LF	Ficus nitida	Cuban Laurel	11-12'ht	
3	Galphimia gracilis	Thryallis	#3, 24"x24", 3'ct	
5	Gardenia augusta 'Miami Supreme'	Miami Supreme Gardenia	#7, 48"oc	low graft
2	Heliconia 'Hot Rio Nights'	Heliconia 'Hot Rio Nights'	#15, 5'Ht	
1	Heliconia caribaea 'Richmond Red'	Richmond Red Heliconia	3'x2'	
5	Heliconia stricta 'Firebird'	Firebird (Red) Heliconia	#15, 4' Ht	
3	Musa acuminata 'Cavendish'	Cavendish	#15, 5' Ht Min	
43	Perennials	as specified	see perennial mix	chart
1	Petrea volubilis	Petrea	#7, 5' ht, trl	
1	Petrea volubilis 'Albiflora'	Queens wreath	#7, 5' ht, trl	
15	Philodendron 'Burle Marxii'	Burle Marx Philodendron	#3, 24"oc	
2	Phoenix sylvestris	Indian Date palm	9' gw, matched	
32 LF	Podocarpus macrophyllus	Yew podocarpus	6'Ht, ftb	
53 LF	Podocarpus macrophyllus	Yew podocarpus	12'Ht, ftb	
74 LF	Podocarpus macrophyllus	Yew podocarpus	10'Ht, ftb	
18 LF	Podocarpus macrophyllus	Yew podocarpus	#7, 2' ht, ftb	
1	Rhapis excelsa	Lady Palm	8' Ht clump, B&B	
7	Sambucus canadensis	American elderberry	#3, full	
2	Solanum seaforthianum	Marriage Vine	#7, train to facade	
2	Strelitzia reginae	Bird of paradise	Relocated	
21	Trachelospermum jasminoides	Confederate Jasmine	#7, Train to Facade	

Perennial Mix

Quantity	Scientific Name	Common Name	Planting Size
14	Angeloma angustifolia 'White'	Summer snapdragon	#3
14	Galphimia gracilis	Thyrallis	#3
15	Salvia 'Indigo Spire'	Blue salve	#3

Clip Garden Mix

Quantity	Scientific Name	Common Name	Planting Size
1	Alpinia purpurata	Pink Ginger	3'x2'
1	Colocasia 'Hawaiian Punch'	Elephant Ear	#7, 3'ht
2	Canna 'Carolina Pink'	Canna Lily	#3
2	Canna "Maui Punch"	Canna Lily	#3
1	Heliconia psittacorum 'Golden Torch'	Heliconia psittacorum 'Golden Torch'	#15, 4'ht
4	Pentas lanceolata 'Graffiti Pink'	Graffiti Pink Star Flower	#1, full
3	Spathoglottis 'Plum Passion'	Plum Passion Ground Orchid	#3

RELOCATION LIST

Quantity	Scientific Name	Common Name	Planting Size
1	Dracaena marginata	Hawaiian money plant	
1	Adonidia merrillii 'Veitchia"	Chnstmas Palm	
2	Strelitzia reginae	Bird of paradise	

SOIL CALCULATIONS

Quantity	Scientific Name
29.14 cu. yds.	Clean Yellow Sand (for sod -see specs page)
6.39 cu. yds.	Melaeluca Mulch
2.45 cu. yds.	Ortona Sand (for sod -see specs page)
19.31 cu. yds.	SMILA Soil Mix (by Atlas Peat & Soil)
3,179.31 s.f.	Geo Zoysia Sod

811 Know what's below Call before you dig

The Franklin Residence

1105 N Lake Way
Palm Beach, FL

LANDSCAPE ARCHITECT TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION

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NOTE:
-FOOTINGS FOR ALL STRUCTURES TO BE AT LEAST 3' BELOW GRADE TO ALLOW FOR PLANTINGS / ROOT BALLS

8.	10.03.2025	Second Submittal
7.	09.18.2025	First Submittal
6.	02.21.2017	Staff Review
5.	01.04.2017	Staff Review
4.	11.07.2016	Terrace Revision
3.	10.10.2016	Bid Plant List Revised
2.	10.04.2016	Clipped Garden Mix
1.	07.27.2016	STAFF REVIEW

NO.	DATE	DESCRIPTION

REVISIONS

FIRST SUBMITTAL

SMI
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Telephone: 561-655-9006 Fax: 561-655-9007
eMail: smila@bellsouth.net www.smila.net
FL registration #223

TITLE
Landscape Specs.

SCALE	PROJECT NO.	
NONE	1523	
DATE DRAWN:	PRJCT MNGR:	CHECKED:
10-03-25	CFV	. .
SEAL:	DRAWING NO.	
	L- 3	
	SHEET 3 OF 3	

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: November 21, 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: 11/14/2025

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 was resubmitted for consideration at the September 25, 2025, meeting and deferred again for restudy.

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence" as prepared by Environment Design Group, uploaded November 10, 2025.

The following scope of work is proposed:

- Addition of a pergola to cabana.

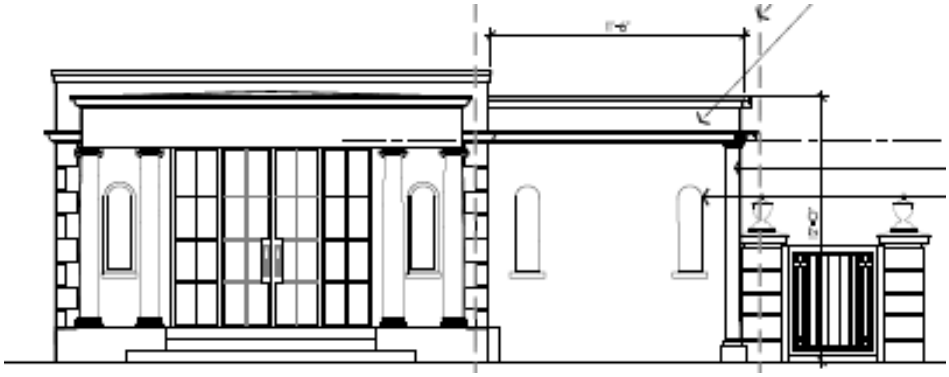
Site Data			
Zoning District	R-B	**Future Land Use**	Single Family
Lot Size	15,850 SF	**Overall Landscape Open Space**	Required: 45% Existing: 32.11% Proposed: 32%
North	311 Polmer Park | Residence / R-B		
South	309 Via Linda | Residence / R-B		
East	300 Polmer Park | Residence / R-B		
West	320 Polmer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

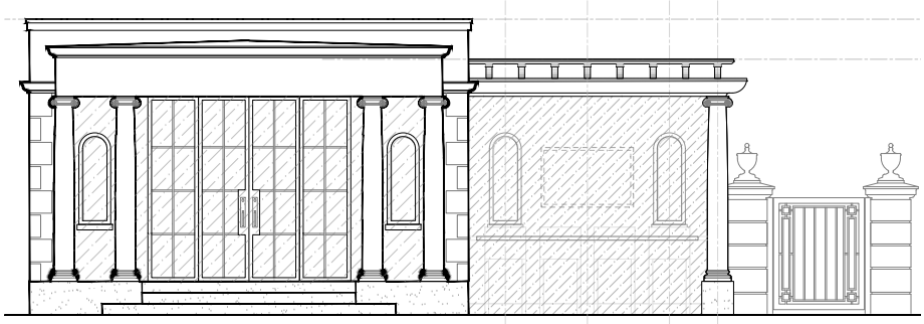
and offered additional renderings at the request of the commission. The pergola structure will be added to the pool cabana, currently under construction, in the rear yard.



PREVIOUSLY PROPOSED PERGOLA STRUCTURE (JUNE) – EAST ELEVATION



PREVIOUSLY PROPOSED PERGOLA STRUCTURE (SEPTEMBER) – EAST ELEVATION



CURRENTLY PROPOSED – 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

James J Murphy

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

310 POLMER PERGOLA

310 Polmer Park Rd, Palm Beach, FL, 33480



ARCOM PRESENTATION
11.21.2025

Bartholemew +Partners

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ARCHITECT #AR99255
INTERIOR DESIGNER #ID6422

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FORMICA & ASSOCIATES
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SHEET INDEX

CVR - COVER

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L8.7 - RENDERED CABANA PERSPECTIVE

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ARC-25-0026

Bartholemew + Partners

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STATE OF FLORIDA
KYLE B. FANT
AR99255
REGISTERED ARCHITECT

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

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Project no: 22.11.176
Date: 04.04.2025
Drawn by: M. Arnaudo
Project Manager: Jose Mejia

RENOVATION TO
310 POLMER PARK RD

Address:
310 POLMER PARK RD,
PALM BEACH, FL 33480

SHEET NAME

COVER

SHEET NUMBER

CVR

Part I

PREVIOUSY PROPOSED BY LANDSCAPE ARCHITECT

310 Polmer



PREVIOUSLY PROPOSED RENDERED LANDSCAPE PLAN

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

Private Residence
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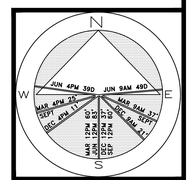
Palm Beach
FLORIDA



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

ARC-25-0026

SHEET L8.0

64 sf.
AREA IN SQ.FT.

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EXISTING CONDITIONS



2 / L8.3 **EXISTING** CABANA - NORTH ELEVATION

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



2 / L8.4 **EXISTING** CABANA - EAST ELEVATION

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

PREVIOUSLY PROPOSED BY LANDSCAPE ARCHITECT



3 / L8.3 **PREVIOUSLY PROPOSED** CABANA - NORTH ELEVATION

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



3 / L8.4 **PREVIOUSLY PROPOSED** CABANA - EAST ELEVATION

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

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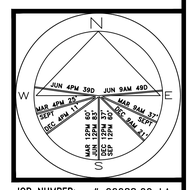

JOB NUMBER: # 22088.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 05.20.2025

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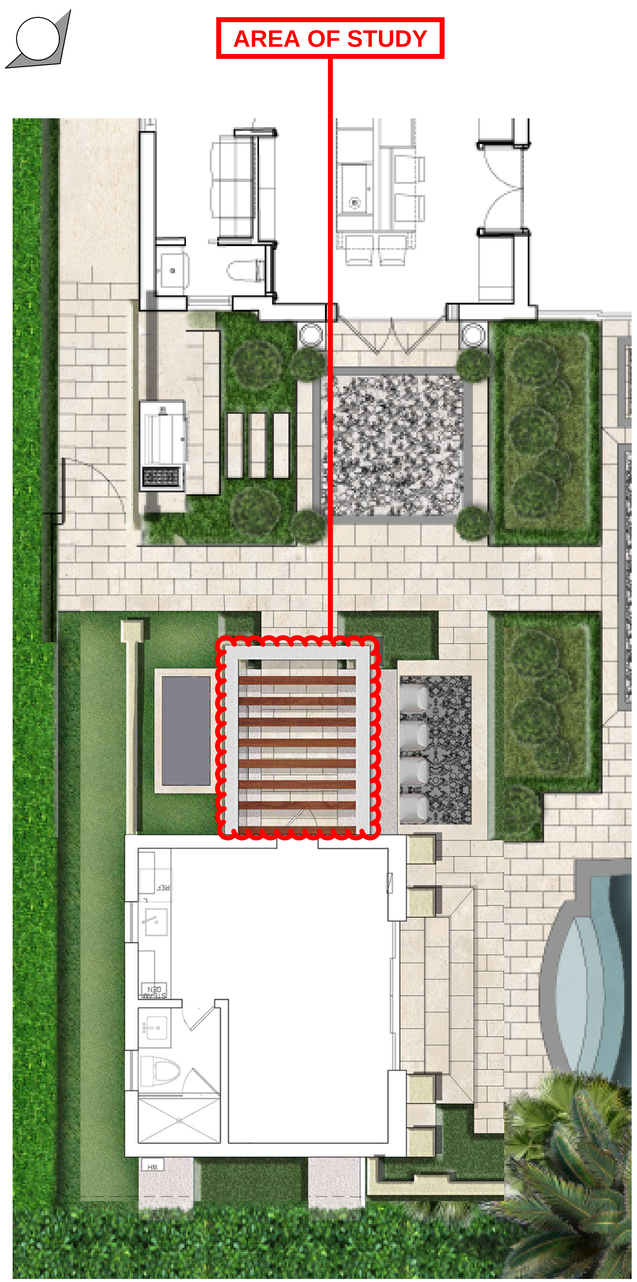
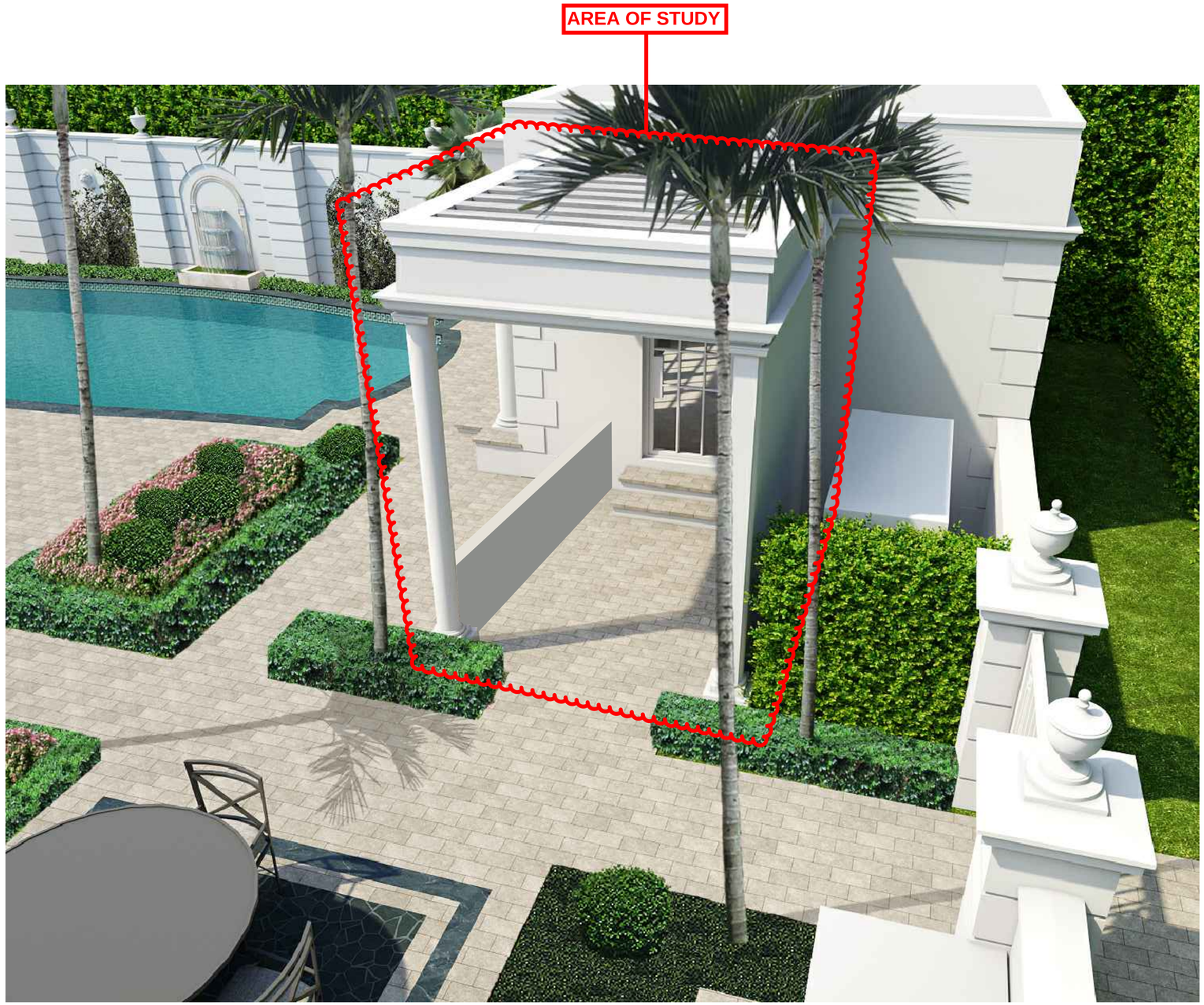
ARC-25-0026



PREVIOUSLY PROPOSED SITE PLAN



PREVIOUSLY PROPOSED CABANA - PERSPECTIVE RENDERING

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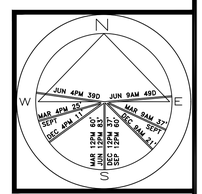

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DRAWN BY: Kerlinaelle Dorinvil
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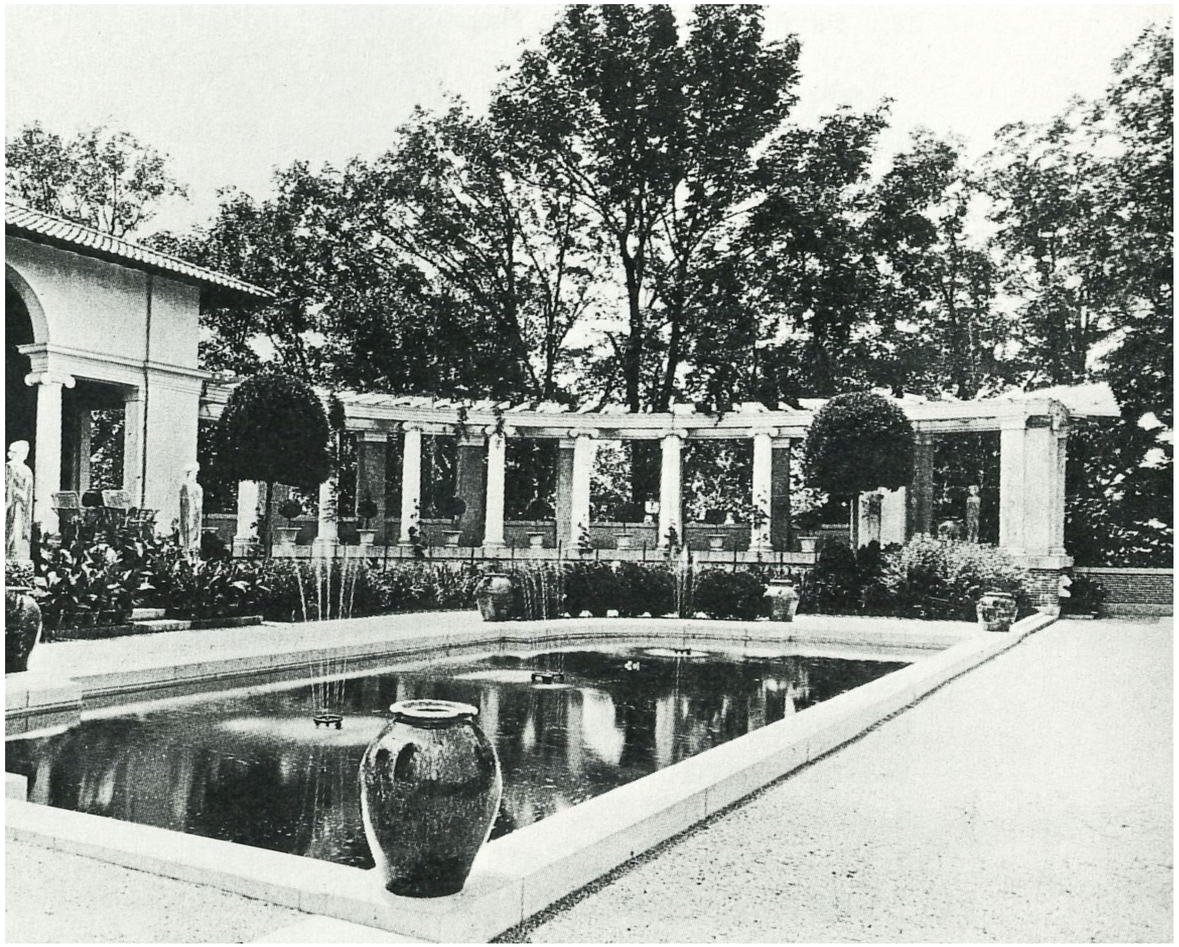
ARC-25-0026

PREVIOUSLY RENDERED CABANA PERSPECTIVE

Part II

CURRENTLY PROPOSED

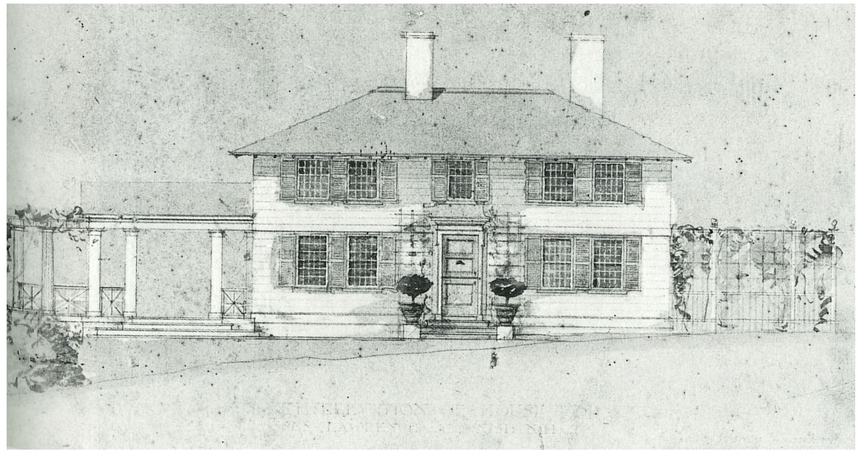
310 Polmer



Pergola and pool in flower garden, Faulkner Farm, designed by Charles Platt.



Garden facades, Herbert Croly house, Cornish, New Hampshire, 1897.



Entrance elevation, Misses Lawrence house, Cornish, New Hampshire, 1896, designed by Charles Platt.



Rear facade, Frank Cheney Jr. House, Manchester, Connecticut, 1901.



River facade, Anna Osgood house, Hadlyme, Connecticut, 1902.



Studio Building, Platt House, 1904.

Bartholemew + Partners

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Project no: 22.11.176
Date: 04.04.2025
Drawn by: M. Arnaudo
Project Manager: Jose Mejia

RENOVATION TO
310 POLMER PARK RD

Address:
310 POLMER PARK RD,
PALM BEACH, FL 33480

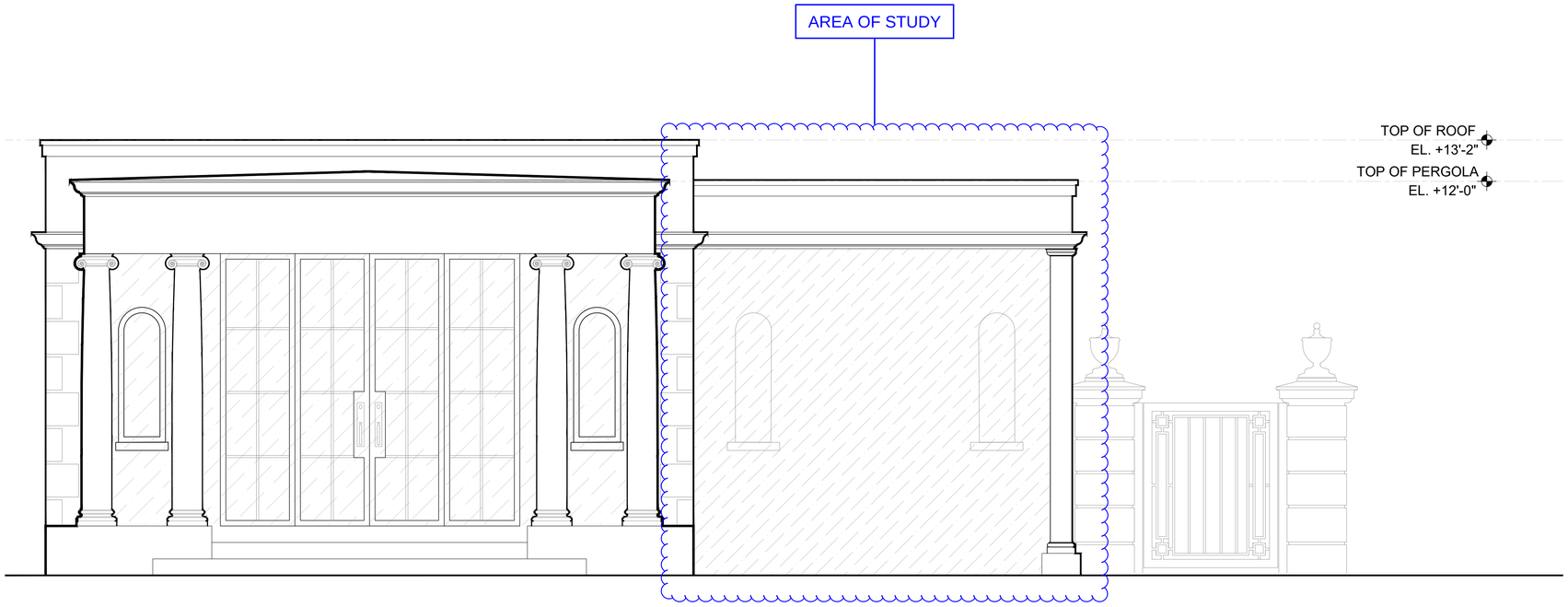
SHEET NAME

INSPIRATION IMAGES

SHEET NUMBER

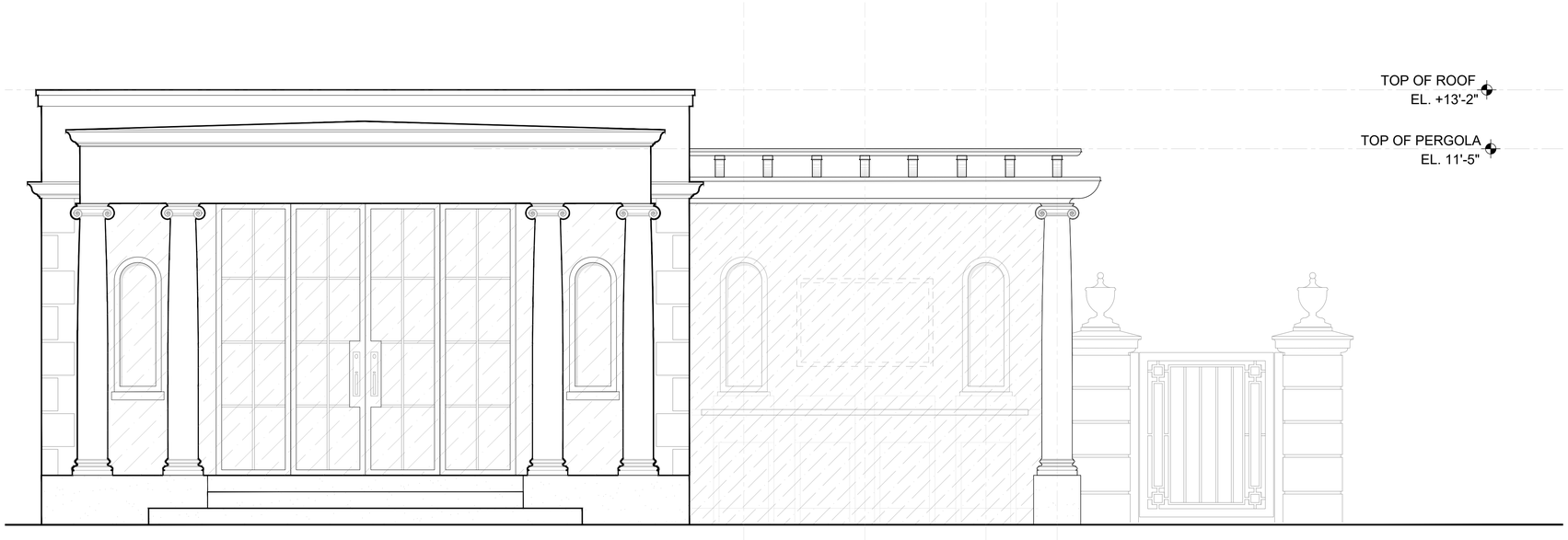
A0.0

ARC-25-0026



1 **PREVIOUSLY PROPOSED** EAST ELEVATION BY LANDSCAPE ARCHITECT

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



2 **CURRENTLY PROPOSED** EAST ELEVATION

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

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING
139 NORTH COUNTY ROAD, SUITE 20-C
PALM BEACH, FLORIDA 33480
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FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

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MEP ENGINEER
FORMICA & ASSOCIATES
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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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RENOVATION TO
310 POLMER PARK RD

Address:
310 POLMER PARK RD,
PALM BEACH, FL 33480

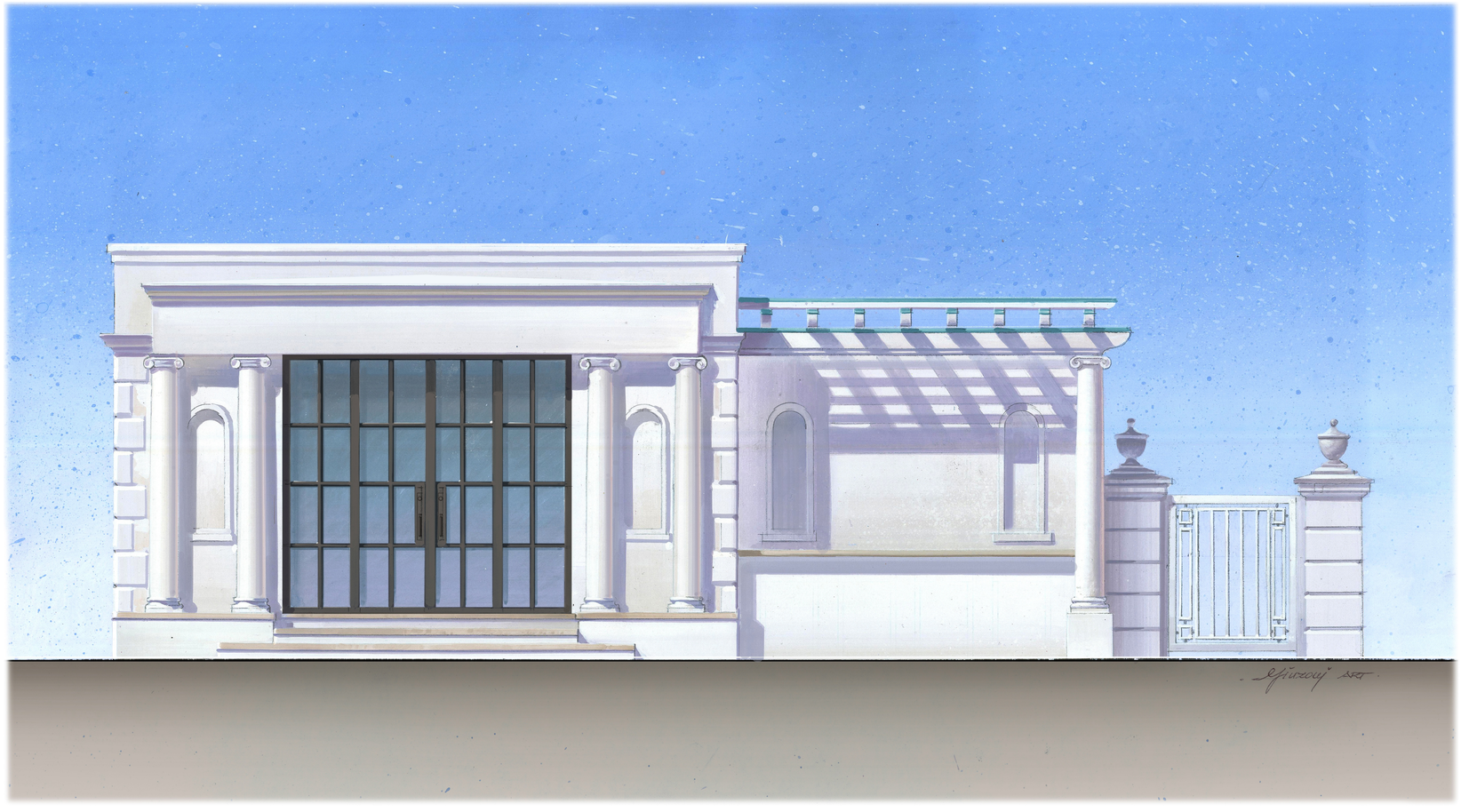
SHEET NAME

PROPOSED PERGOLA
NORTH & EAST ELEVATION

SHEET NUMBER

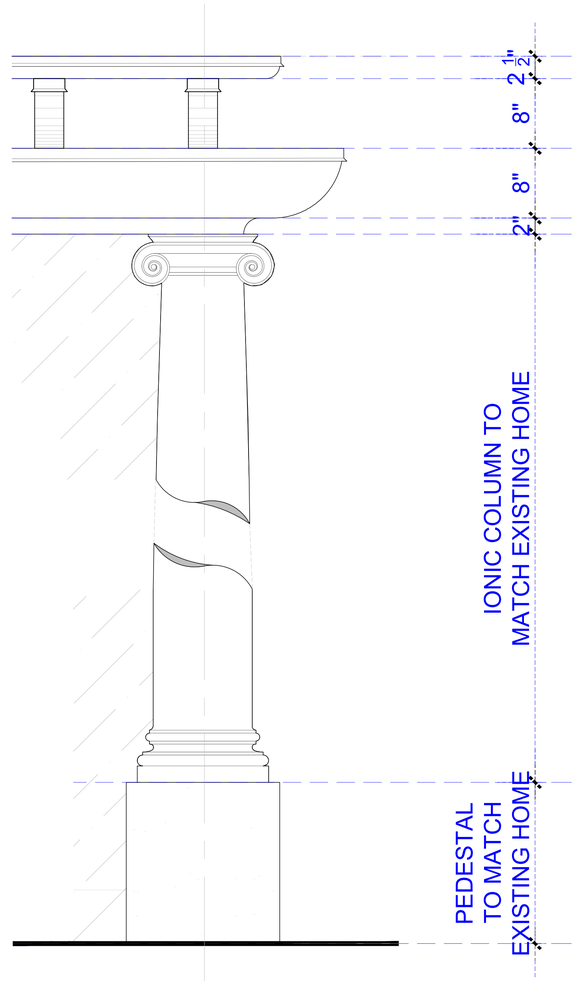
A1.0

PERMIT SET



CURRENTLY PROPOSED EAST ELEVATION - RENDERED

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



CURRENTLY PROPOSED DETAIL

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

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING
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Address:
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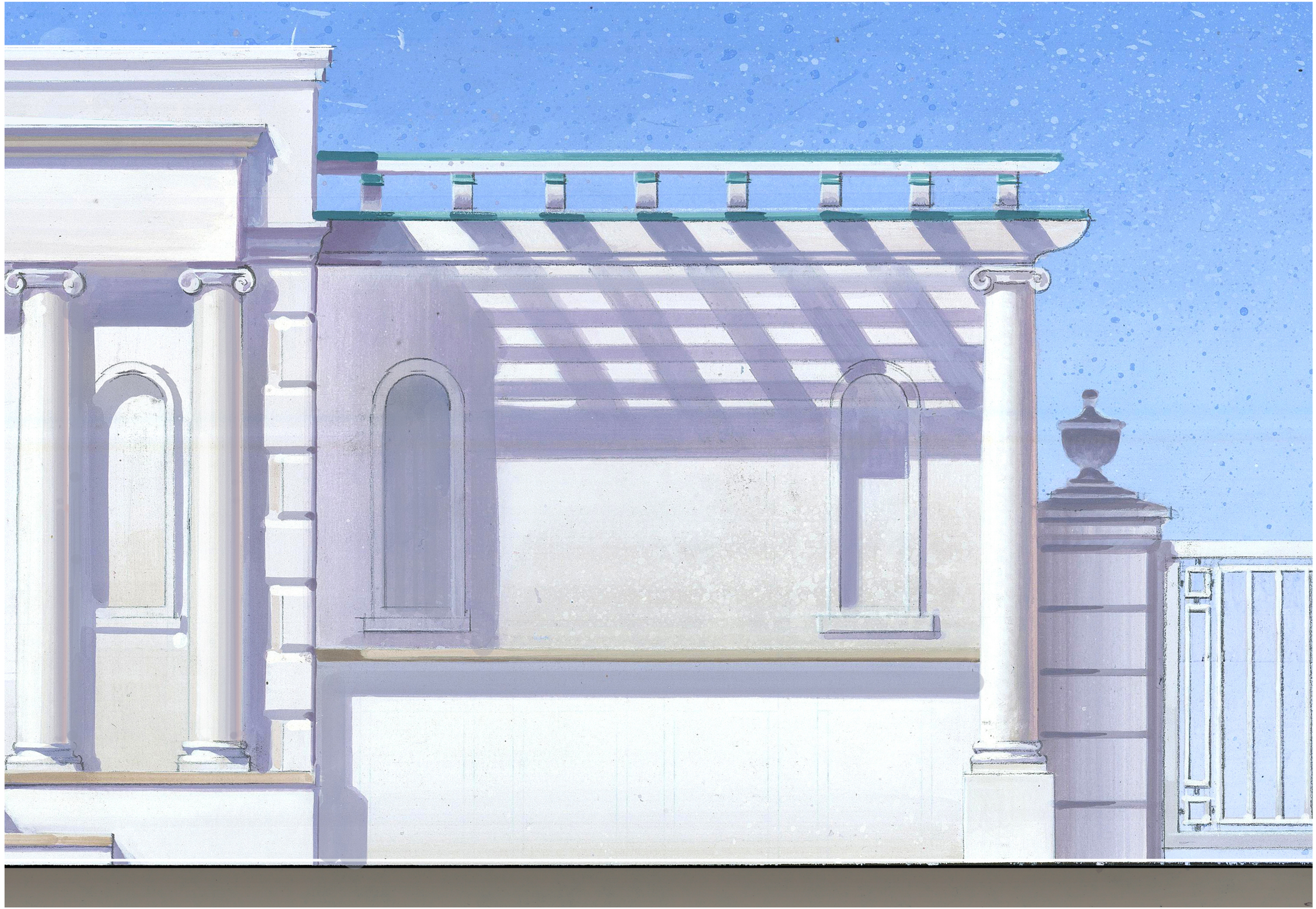
SHEET NAME

CURRENTLY PROPOSED EAST PERGOLA COLORED ELEVATION & COLUMN DETAIL

SHEET NUMBER

A1.1



CURRENTLY PROPOSED EAST ELEVATION - ENLARGED RENDERING

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

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING
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Drawn by: M. Arnaudo
Project Manager: Jose Mejia

RENOVATION TO
310 POLMER PARK RD

Address:
310 POLMER PARK RD,
PALM BEACH, FL 33480

SHEET NAME

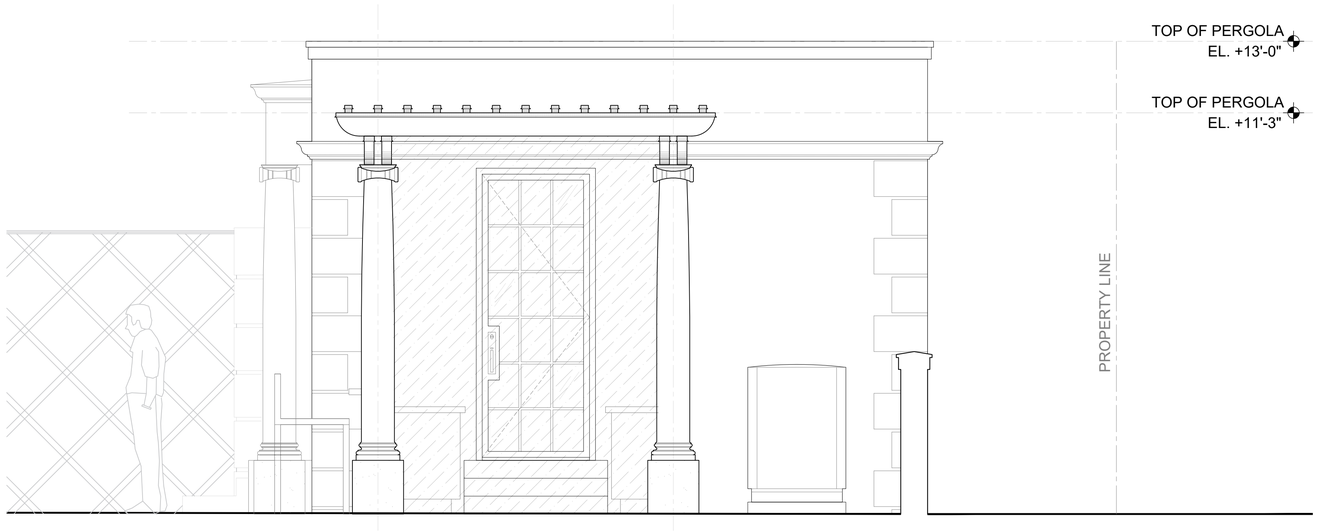
CURRENTLY PROPOSED EAST PERGOLA COLORED ELEVATION - ENLARGED

SHEET NUMBER

A1.11



1 **PREVIOUSLY PROPOSED** NORTH ELEVATION
SCALE: 1/2" = 1'-0"



2 **CURRENTLY PROPOSED** NORTH ELEVATION
SCALE: 1/2" = 1'-0"

Bartholemew + Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING
139 NORTH COUNTY ROAD, SUITE 20-C
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Date: 04.04.2025
Drawn by: M. Arnaudo
Project Manager: Jose Mejia

RENOVATION TO
310 POLMER PARK RD

Address:
310 POLMER PARK RD,
PALM BEACH, FL 33480

SHEET NAME

PREVIOUSLY & CURRENTLY PROPOSED NORTH PERGOLA ELEVATION

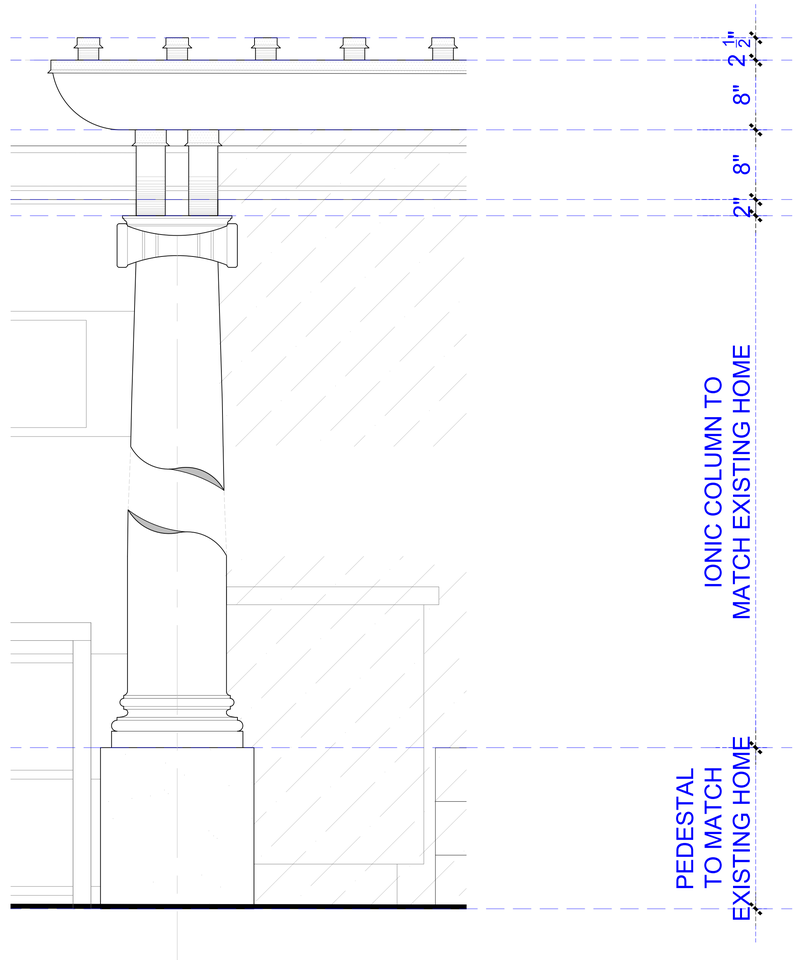
SHEET NUMBER

A1.2



CURRENTLY PROPOSED NORTH ELEVATION

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



CURRENTLY PROPOSED DETAIL

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

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PARAMOUNT BUILDING
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F: 561 461 0106
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Date: 04.04.2025
Drawn by: M. Arnaudo
Project Manager: Jose Mejia

RENOVATION TO
310 POLMER PARK RD

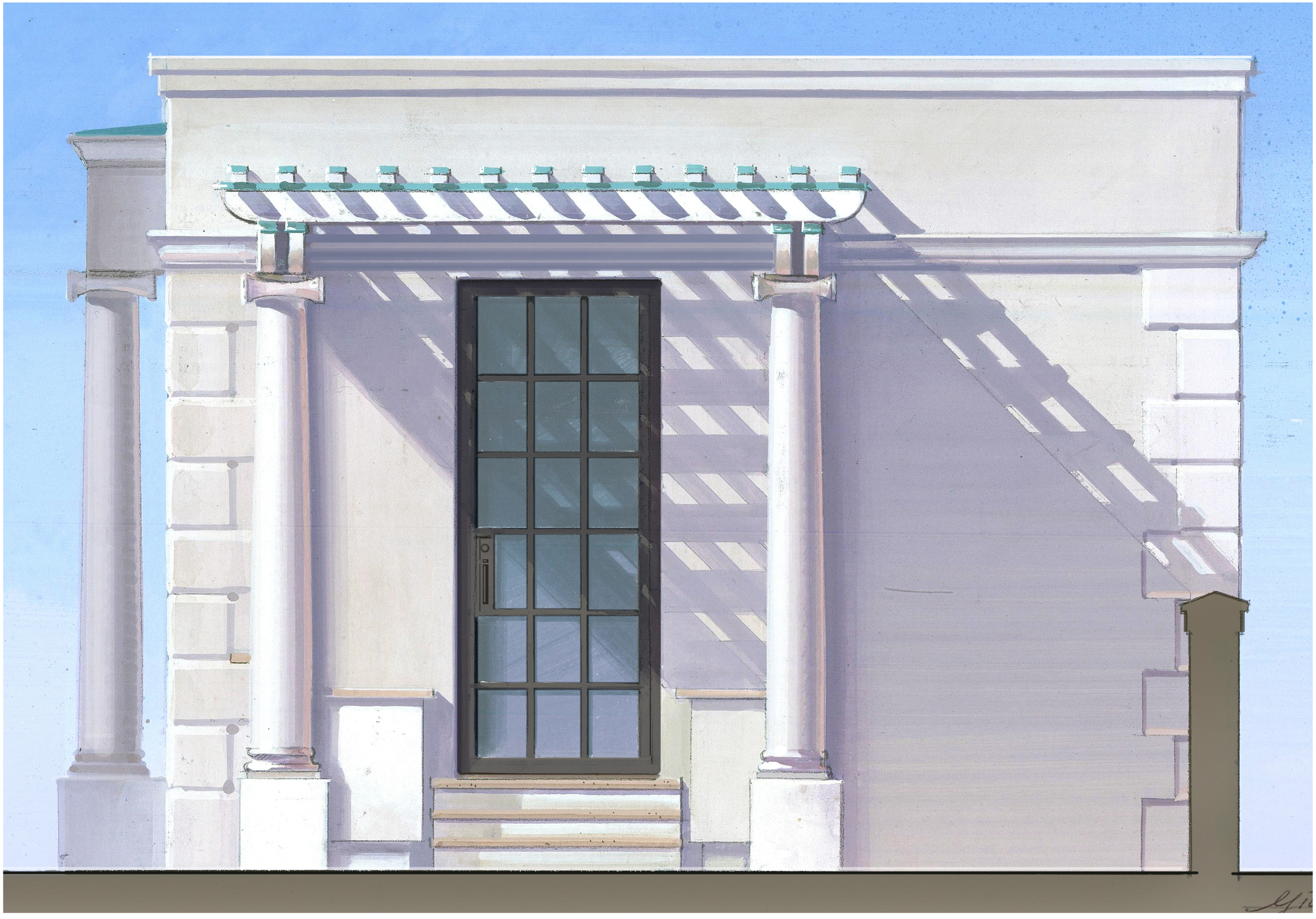
Address:
310 POLMER PARK RD,
PALM BEACH, FL 33480

SHEET NAME

CURRENTLY PROPOSED NORTH PERGOLA COLORED ELEVATION & COLUMN DETAIL

SHEET NUMBER

A1.3



CURRENTLY PROPOSED NORTH ELEVATION - ENLARGED

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

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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SHEET NAME

CURRENTLY PROPOSED NORTH PERGOLA COLORED ELEVATION - ENLARGED

SHEET NUMBER

A1.31



PROPOSED PERSPECTIVE RENDERING

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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SHEET NAME

PROPOSED
PERSPECTIVE RENDERING

SHEET NUMBER

A2.0

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: November 21, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0041 (ZON-25-0044) 337 BRAZILIAN AVE. (COMBO) The applicant, FRIESE FAMILY TRUST (Paul Friese, Trustee) has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence and detached accessory structure with final hardscape, landscape and swimming pool with variances requested related to redevelopment of the existing nonconforming parcel configuration and for additional grade fill within setback areas. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 11/14/2025

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-25-0041 (ZON-25-0044) 337 BRAZILIAN AVE (COMBO). The applicant, FRIESE FAMILY TRUST (Paul Friese, Trustee) has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence and detached accessory structure with final hardscape, landscape and swimming pool with variances requested related to redevelopment of the existing nonconforming parcel configuration and for additional grade fill within setback areas. The Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0044 (ARC-25-0041) 337 BRAZILIAN AVE (COMBO) – VARIANCES. The applicant, FRIESE FAMILY TRUST (Paul Friese, Trustee), has filed an application requesting Town Council review and approval of three (3) variances related to redevelopment of an existing nonconforming residential parcel including (1) a variance for existing nonconforming lot width, (2) a variance for existing nonconforming lot area, and (3) a variance to exceed the maximum amount of grade fill permitted within setback areas. The Architectural Commission shall perform design review of the application.

Property Owner:	Friese Family Trust (Paul Friese, Trustee)
Professional:	Portuondo Perotti Architecture (Rafael Portuondo)
Landscape:	Environment Design Group (Dustin Mizell)

HISTORY:
The existing structure was built by Theodore Eissfeldt in 1924 in the Mediterranean Revival Style and was considered for landmarking in 2014 with the owner objecting.

The application was originally presented at the October 29, 2025 ARCOM meeting and was deferred for one month to allow for restudy of design elements.

THE PROJECT:
The applicant has submitted plans, entitled "337 BRAZILIAN AVE RESIDENCE", as prepared by **Portuondo Perotti Architects**, uploaded November 10, 2025.

The following is the scope of work for the application:

- New two-story, single-family residence with attached two-story accessory structure and detached cabana with pergola.
- Final hardscape, landscape and swimming pool.

The following town council relief is requested:

- Variance 1: Sec. 134-948(1)a.: A variance to redevelop an existing nonconforming parcel with 9,000 square feet of lot area in lieu of the 10,000 square foot minimum lot area required in the R-C zoning district.
- Variance 2: Sec. 134-948(2)a.: A variance to redevelop an existing nonconforming parcel with a 50 foot lot width in lieu of the 75 foot minimum lot width required in the R-C zoning district.

- Variance 3: Sec. 134-1600(a): A variance to add up to 5.17 feet of grade fill within portions of the required setback areas, in lieu of the 2.63 feet maximum amount of fill permitted.

Site Data			
Zoning District	R-C	**Future Land Use**	SINGLE-FAMILY
Lot Size	Existing: 9,000 Sq. Ft. Required: 10,000 Sq. Ft. ***Variance Required***	**Enclosed Sq. Ft.**	4113.5 Sq. Ft.
Lot Width	Existing: 50 Ft. Required: 75 Ft. ***Variance Required***	**Lot Depth**	180’
		FEMA Flood Zone	AE +7’ NAVD *(+8’ NAVD Min. FFE)*
Lot Coverage	Permitted: 30% Proposed: 29%	**Landscape Open Space:**	Required: 45% Proposed: 45%
C-O-R	+2.74’ NAVD	**Max Fill**	+2.63’

Surrounding Properties / Zoning	
North	340 Royal Palm Way | Commercial / C-OPI
South	340 Brazilian Ave | Multi-Family / R-C
East	333 Brazilian Ave | Residence / R-B
West	341 Brazilian Ave | Residence / R-B

STAFF ANALYSIS:

The applicant is seeking approval for a new, two-story, single-family residence, attached two-story accessory structure, detached cabana bath and pergola and final hardscape, landscape and swimming pool improvements. The application requires town council relief for three (3) variances, as proposed. The residence is designed in an eclectic style featuring a garage and storage room with second-story guest apartment centered at the front of the property. In-between the garage and storage bay is an open-air hallway which leads through the center of the structure to a covered walkway and then to the entrance to the primary residence. The primary residence is a two-story rectangular mass sited center on the parcel. A pool and terrace are proposed behind the residence with a detached cabana bath and pergola at the north rear of the property. A circular drive is proposed with a single garage bay.

The application was originally presented at the October ARCOM meeting, and the applicant has resubmitted plans in response to commission comments. The overall program remains largely unchanged between the submittals. The applicant has made modifications to finishes and applied architectural details. The amount of fill along the west property line has been reduced, however, a fill variance is still required and the north-west corner of the parcel at the swimming pool is still proposed at the same height as the pool terrace.



Previously Proposed Front (South) Elevation



Currently Proposed Front (South) Elevation



Previously Proposed Rear (North) Elevation



Currently Proposed Rear (North) Elevation



Previously Proposed Side (East) Elevation



Currently Proposed Side (East) Elevation



Previously Proposed Side (West) Elevation



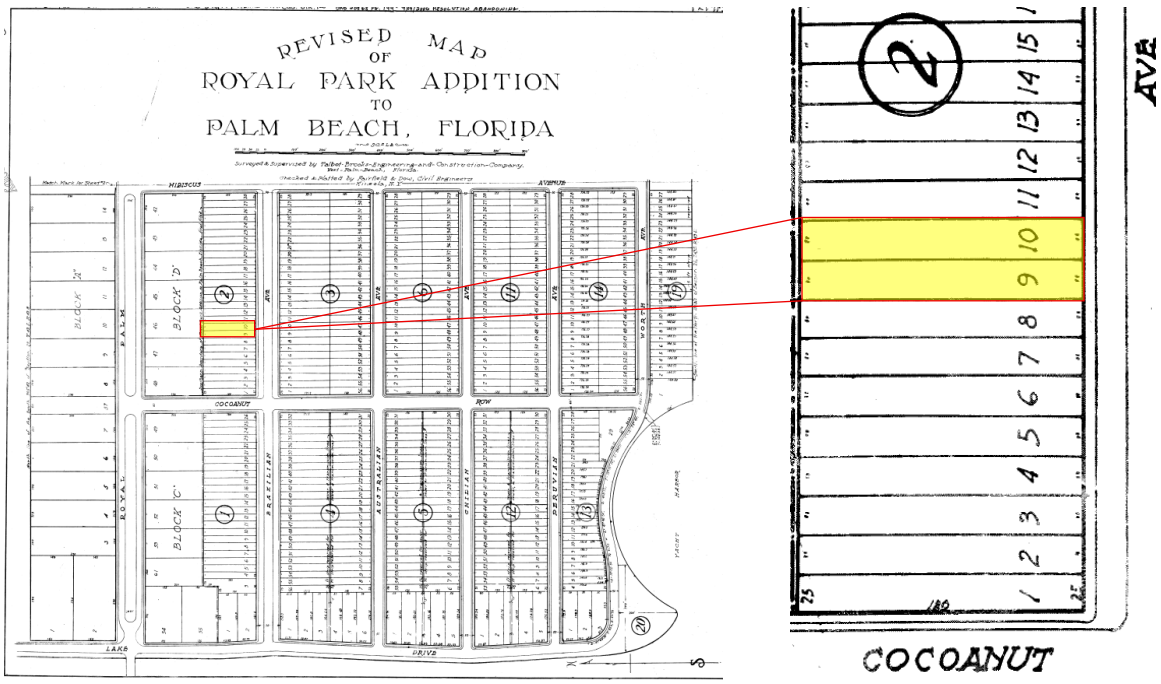
Currently Proposed Side (West) Elevation



Color rendering of landscape and hardscape plan.

VARIANCE REQUESTS

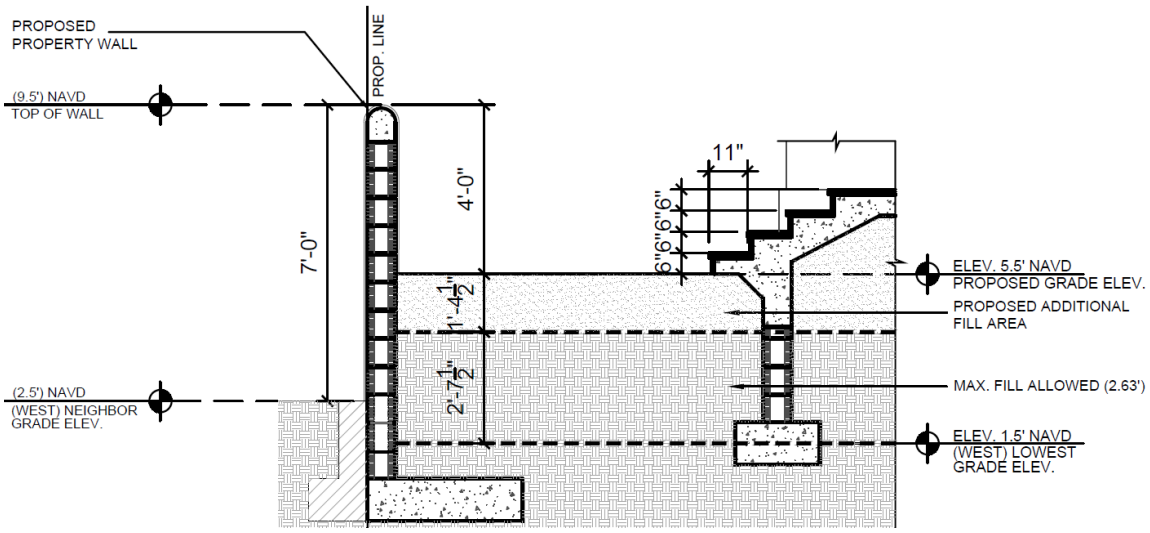
The applicant is requesting three (3) variances as part of this combo application. Two of the variances relate to the existing nonconforming configuration of the parcel in the R-C medium density residential zoning district. Because this parcel is deficient in lot width and lot area, variances are required to revest these nonconforming parcel attributes. The parcel configuration does consist of two 25' x 180' platted parcels of land; Lots 9 & 10, Block 2 of the Revised Map of Royal Park Addition to Palm Beach, Florida, shown below.



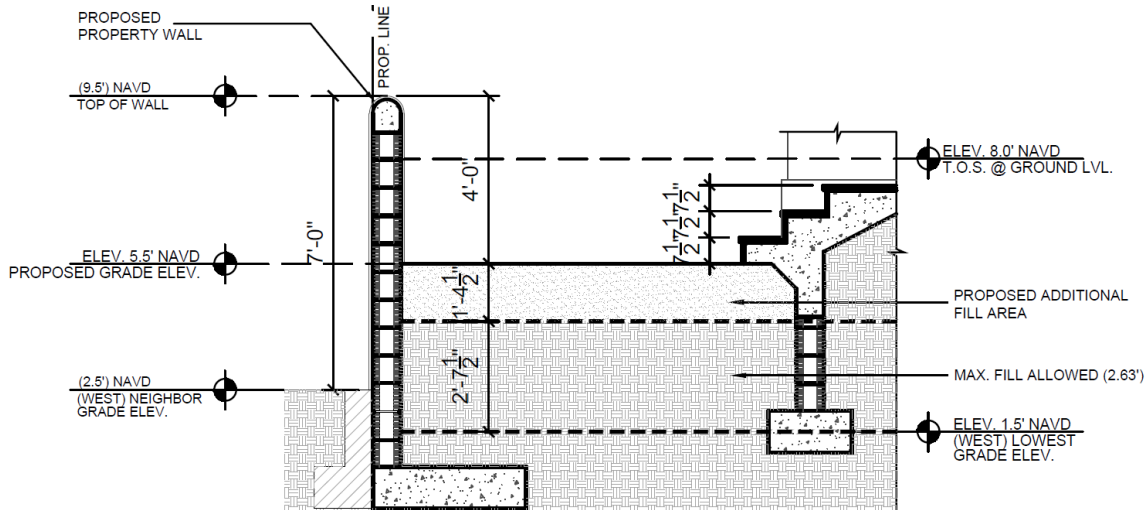
CODE SECTION	REQUIRED	PROPOSED	VARIANCE
Variance 1: Sec. 134-948(1)a.	Lot Area of 10,000 Square Feet	Lot Area of 9,000 Square Feet	**-1,000 Square Feet Lot Area**
Variance 2: Sec. 134-948(2)a.	Lot Width of 75 feet	Lot Width of 50 feet	**-25 ft lot width**

The third variance request relates to the amount of fill being proposed on the parcel. The existing elevation of the lot is below FEMA's minimum elevation requirement by 6.9' at its most extreme. The maximum amount of fill within any required yard area (front-yard, side-yards, and rear-yard setbacks), is one half of the difference between the finished floor and the highest crown of road to be added at any point on the parcel. The applicant is proposing fill in certain parts of the parcel that will exceed this calculation to allow for a more uniform finished grade. The code calculation allows 2.63' of fill to be added and it's highest point, the applicant is proposing an additional 3.25' beyond that maximum. The existing grade on the parcels varies from +1.1' NAVD at it's lowest to +3.75' NAVD at it's highest. The applicant is proposing to maintain a lower elevation at the front of the parcel and will increase the grade to a be a more uniform level as you move north towards the middle and rear of the parcel. This type of design is convenient for property users, however, the amount of fill being proposed and the expanse of fill proposed to raise the grade is in conflict with the fill

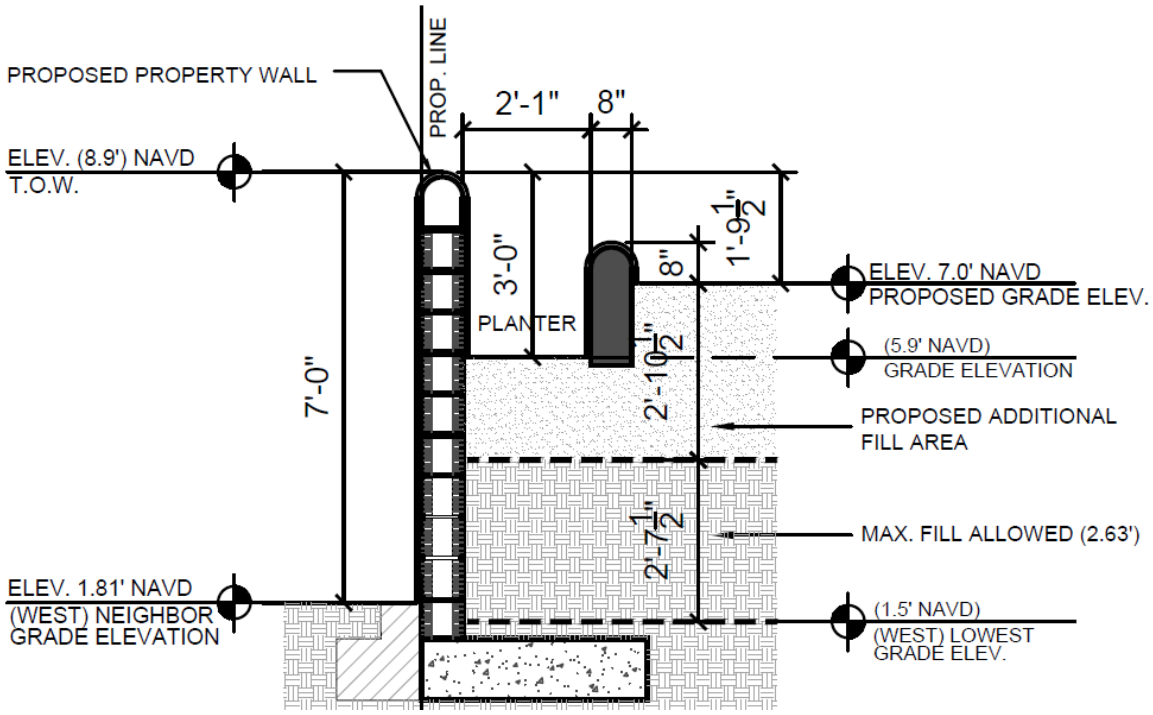
ordinance, which was to reduce the "house on a hill" effect caused when one property on the street is filled to be significantly higher than it's neighbors. The fill limit is only imposed on the required setback areas (front, sides and rear) and any useable yard area within the building envelope can be filled to meet the finished floor of the residence without limitations. Steps would be required at the sides of the residence to access the side yard areas but the rear yard area where the swimming pool, spa, and cabana are proposed are within the building envelope and could be maintained at a higher elevation.



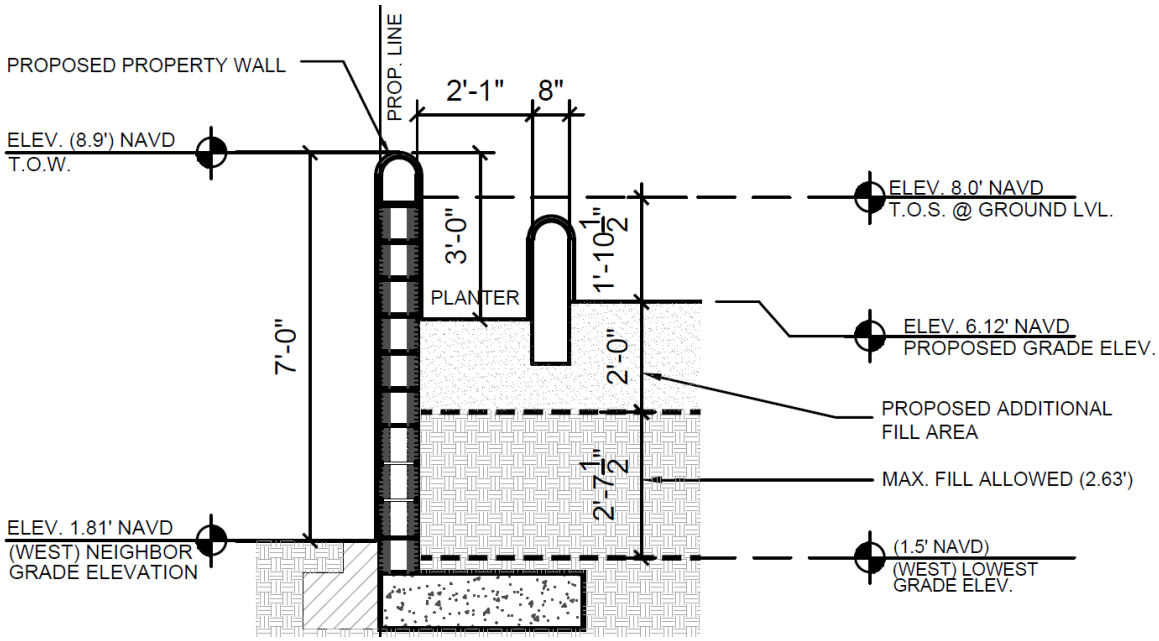
(Previous) Least amount of fill in west side-yard requiring variance (+1.38' additional).



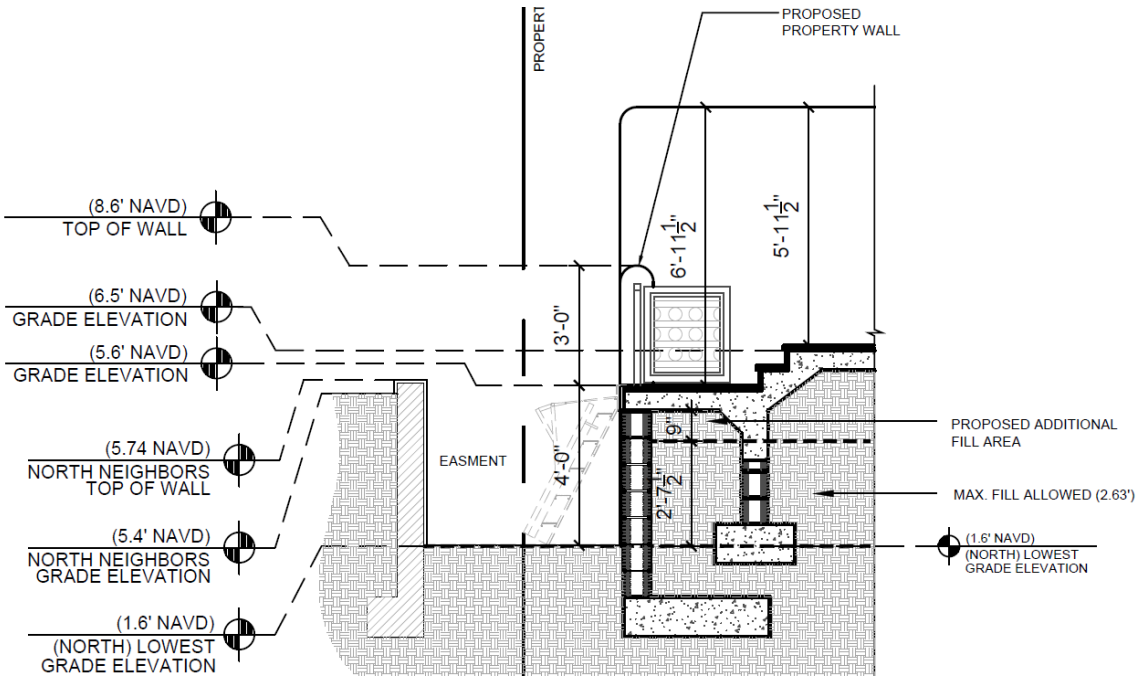
(Proposed) Least amount of fill in west side-yard requiring variance (+1.38' additional).



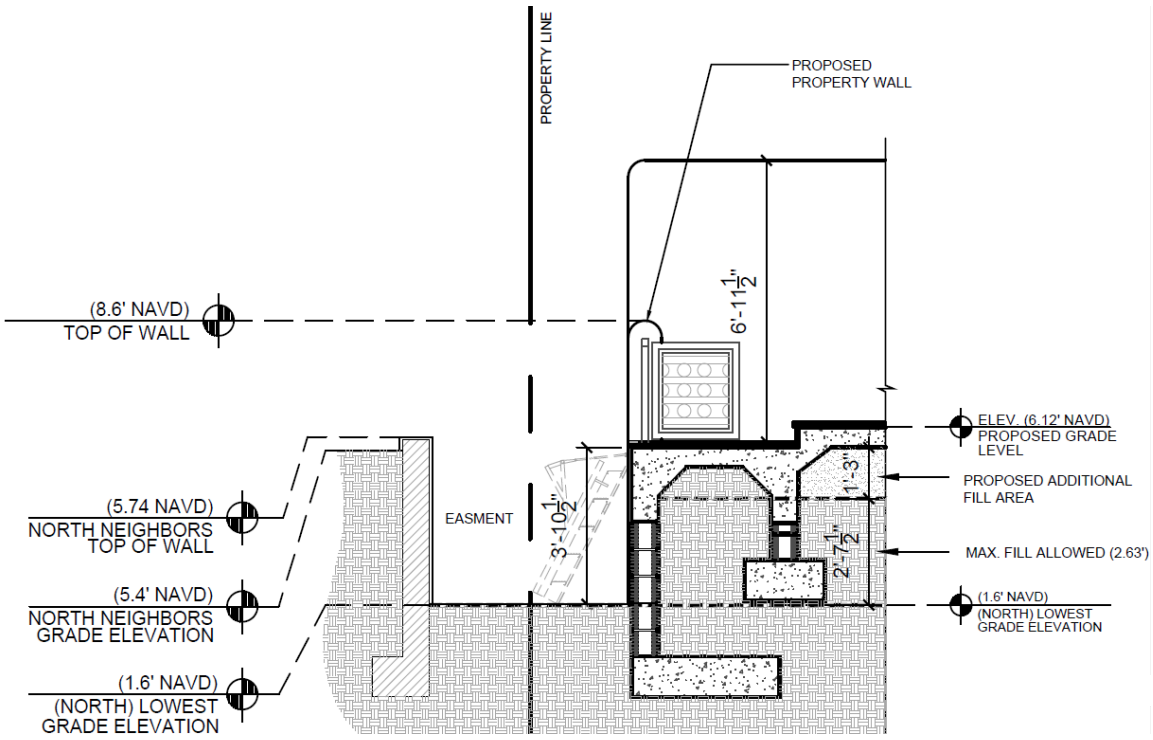
(Previous) Most amount of fill in west side-yard requiring variance (+2.88' additional).



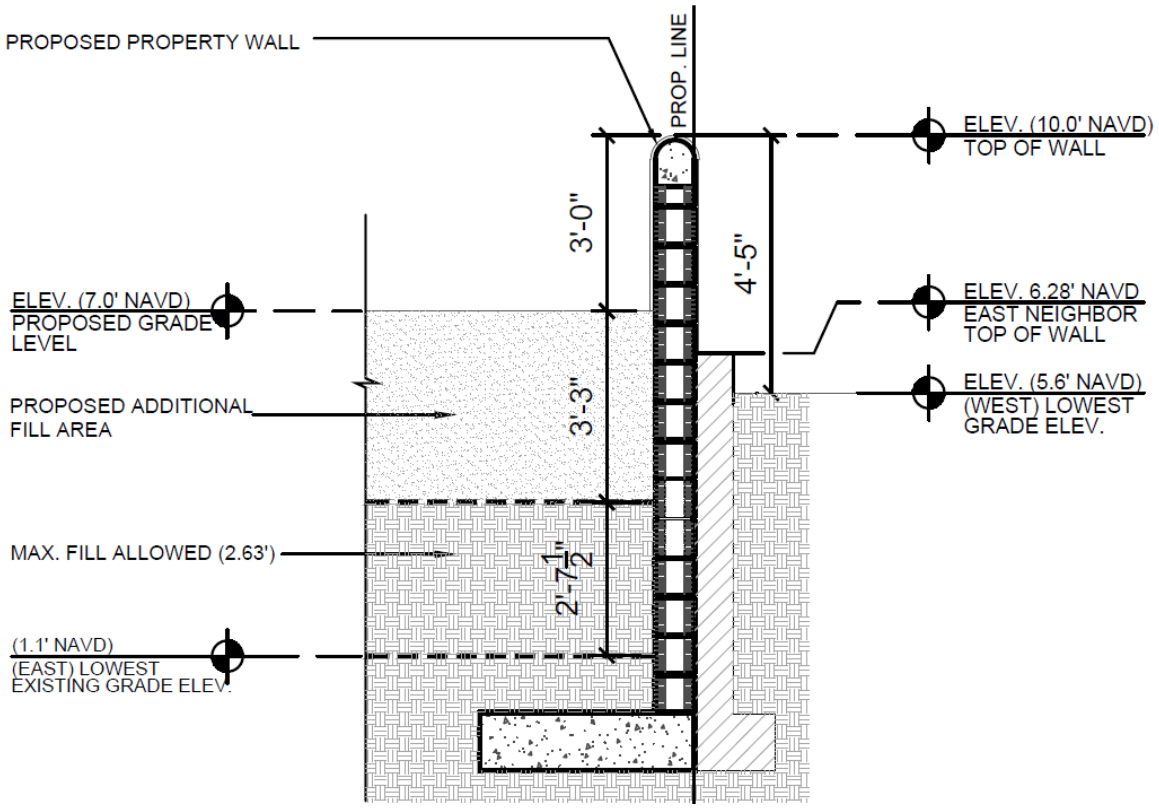
(Proposed) ***Most amount of fill in west side-yard requiring variance (+2.0' additional).***



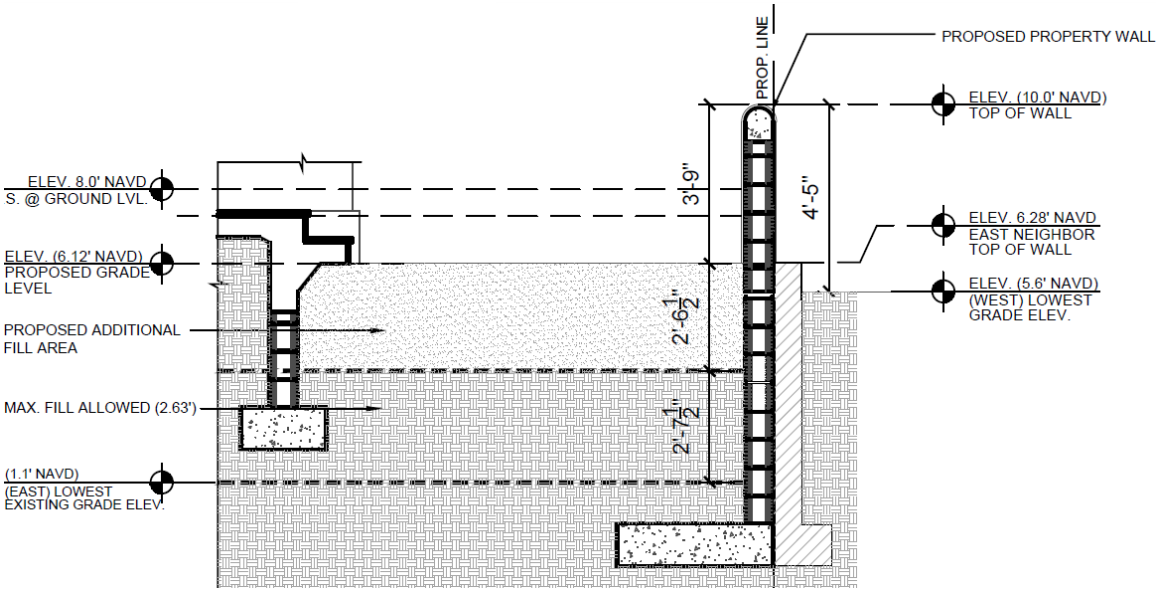
(Previous)Amount of fill in north rear-yard requiring variance. (+2.27' additional).



(Proposed) Amount of fill in north rear-yard requiring variance. (+1.25' additional).



(Previous) Fill variance in east side yard setback (+3.25' above maximum).



(Previous) Fill variance in east side yard setback (+2.5' above maximum).

The property to the east is a newly built, two-story residence constructed in 2014. Construction began prior to the change in zoning regulations regarding the maximum amount of fill permitted in required yards. At that time, new construction sites were required to elevate the entire site up to 8" below the design floor elevation of the new residence. Following numerous complaints regarding neighboring drainage issues and water run-off, as well as the changing character of certain streets, the Town Council directed the PZB staff to analyze and amend this requirement. This is a good example of how increased fill can affect a neighborhood and its streetscape. In contrast, the property to the west contains a one-story home from the 1930s that was built at ground level. Ordinance #19-21, adopted by the Town Council on 13 September 2021, limited the amount of fill to the calculated standards. Staff believes that the proposed request is excessive and may lead to unintended consequences for the neighboring properties. Staff recommends that the Commission carefully consider this specific variance request and ask the applicant to reconsider the configuration of the elevation heights of all the side yards.

The applicant has made adjustments to reduce the amount of fill being proposed, however, there are still concerns that the amount of fill proposed is excessive and staff encourages a critical review of the application especially as it relates to this variance.

CODE SECTION	PERMITTED	PROPOSED	VARIANCE
Variance 3: Sec. 134-1600(a)	+ 2.63 feet of fill	+ 5.17 feet of fill	***(Up to)*** **+2.63' of fill**

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:BMF

PORTUONDO PEROTTI
URBS
ARCHITECTS

July 14, 2025
Town of Palm Beach
Planning, Zoning & Building Dept.
360 South County Road
Palm Beach, FL 33480

RE: **Letter of Intent – ARC-25-0041 / ZON-25-0044**
337 Brazilian Avenue

To whom it may concern,

Please find enclosed drawings illustrating the proposed new 2-story residence landscape/hardscape and pool at the above-referenced property. The property is currently vacant. The proposed residence is designed to be in keeping with the criteria outlined in section 18-205 of the Town of Palm Beach Code of Ordinances, and criteria listed as follows:

(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.

5717 SW 8TH STREET · 2ND FLOOR · MIAMI, FLORIDA 33144 · AAC001407 · TEL.: 305.260.9331 · FAX: 305.260.9318
E-MAIL: INFO@PORTUONDO-PEROTTI.COM

(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) A detached pool cabana bath and trellis is proposed in the rear yard.

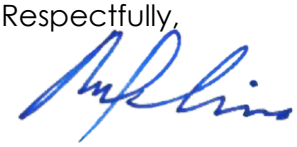
(8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

(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.

(11) The property owner is requesting three variances for the property as follows:

1. Property Area
2. Property Width
3. Maximum Allowed Fill: Variance requested to provide 4.41' of fill in lieu of the 2.63' max. fill permitted which in an increase of 1.78'.

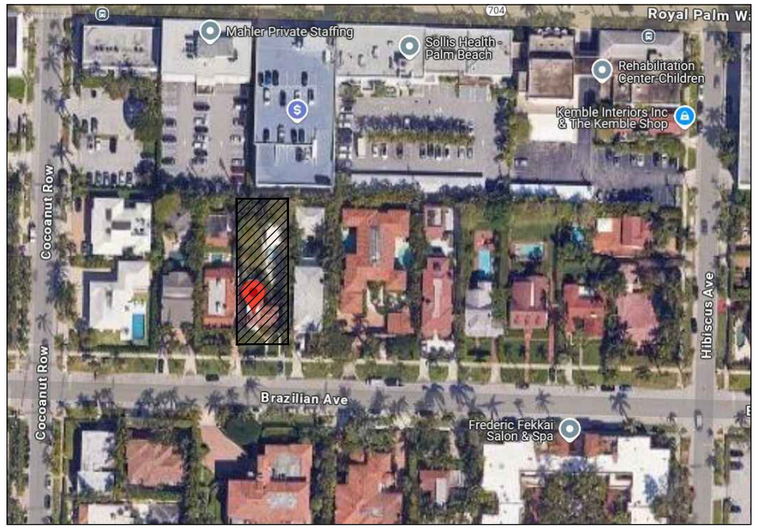
Respectfully,



Raul Lima, AIA, NCARB
Project Manager

337 BRAZILIAN AVE R E S I D E N C E

337 BRAZILIAN AVENUE - PALM BEACH - FLORIDA - 33480



LOCATION MAP

FINAL SUBMIT

10/07/2025

PROJECT No.: 2025-05

DATE OF HEARING: 10/29/2025

ARCOM# ARC-25-0041
ZON-25-0044

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MIAMI, FLORIDA. 33144
PHONE (305) 260-9331 FAX (305) 260 9318
LICENSE # AAC001407

LANDSCAPE ARCHITECT

3. ENVIRONMENTAL DESIGN GROUP
139 NORTH COUNTY ROAD #20-B
PALM BEACH, FL. 33480
PH:(561) 832-4600
LICENSE # RLA 6666784

CIVIL ENGINEER

4. DOUG WINTER COMPANIES, INC.
DOUG WINTER, P.E.
4047 OKEECHOBEE BLVD., SUITE 222
WEST PALM BEACH, FL. 33409
561-471-9863
DWDAKOTA@BELLSOUTH.NET

BUILDING DEPARTMENT

5. TOWN OF PALM BEACH BUILDING DEPARTMENT
360 SOUTH COUNTY ROAD
PALM BEACH, FL. 33480
PH: (561) 838-5400

SCOPE OF WORK

NEW 2 STORY SINGLE FAMILY RESIDENCE WITH RELATED LANDSCAPE, HARDSCAPE & CIVIL WORK

VARIANCES

ZONING.

a. VARIANCE 1: SEC. 134-948(1)a.: A VARIANCE TO REDEVELOP AN EXISTING NONCONFORMING PARCEL WITH 9,000 SQUARE FEET OF LOT AREA IN LIEU OF THE 10,000 SQUARE FOOT MINIMUM LOT AREA REQUIRED IN THE R-C ZONING DISTRICT.

b. VARIANCE 2: SEC. 134-948(2)a.: A VARIANCE TO REDEVELOP AN EXISTING NONCONFORMING PARCEL WITH A 50 FOOT LOT WIDTH IN LIEU OF THE 75 FOOT MINIMUM LOT WIDTH REQUIRED IN THE R-C ZONING DISTRICT.

c. VARIANCE 3: SEC. 134-1600(a): A VARIANCE TO ADD UP TO 5.58 FEET OF GRADE FILL WITHIN PORTIONS OF THE REQUIRED SETBACK AREAS, IN LIEU OF THE 2.63 FEET MAXIMUM AMOUNT OF FILL PERMITTED.

INDEX OF DRAWINGS

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	SURVEY	X	
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A-002	NEIGHBORHOOD VICINITY. LOCATION MAP	X	
A-003	NEIGHBORHOOD VICINITY. STREET ELEVATIONS	X	
A-004	ANGLE OF VISIBILITY	X	
A-005	NEIGHBORHOOD VICINITY. PROPERTY EXISTING PHOTOS	X	
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A-303	BUILDING SECTIONS	X	
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A-305	FILL GRADE SECTIONS	X	
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A-402	DETAIL. COTTAGE OPENING	X	
A-403	DETAIL. COTTAGE BACK ELEVATION	X	
A-404	DETAIL. COTTAGE WALL SECTIONS	X	
A-405	DETAIL. FOUNTAIN, PANELS AND GATE	X	
A-406	DETAIL. WALL SCONCE AND WINDOW BAY	X	
A-407	DETAIL. BALCONY	X	
A-408	DETAIL. CABANA BATHROOM & TRELLIS PLAN & ELEVS.	X	
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A-505	RENDERED BACK ELEVATION	X	
A-506	RENDERED WEST ELEVATION	X	
A-507	TRUCK LOGISTIC PLAN	X	
A-601	VARIANCE FOR NON-CONFORMING LOT	X	

ARCOM CASE
ARC-25-0041 / ZON-25-0044



N

01 VICINITY LOCATION MAP (1/4 MILE)
N.T.S.

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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Architecture . Planning . Interior Design
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337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE NEIGHBORHOOD
VICINITY LOCATION MAP
SCALE N.T.S.

SHEET: A-001
OF

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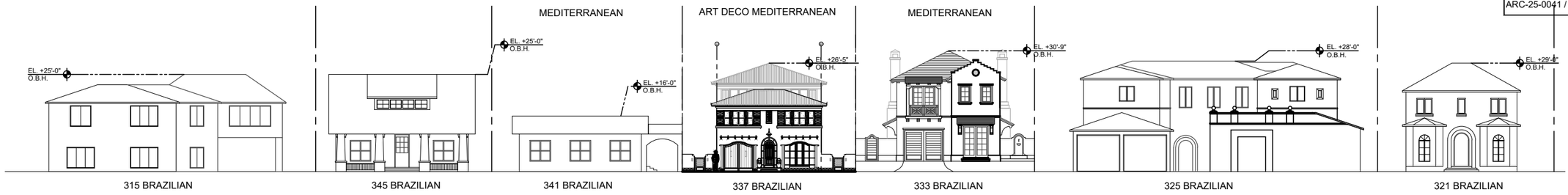
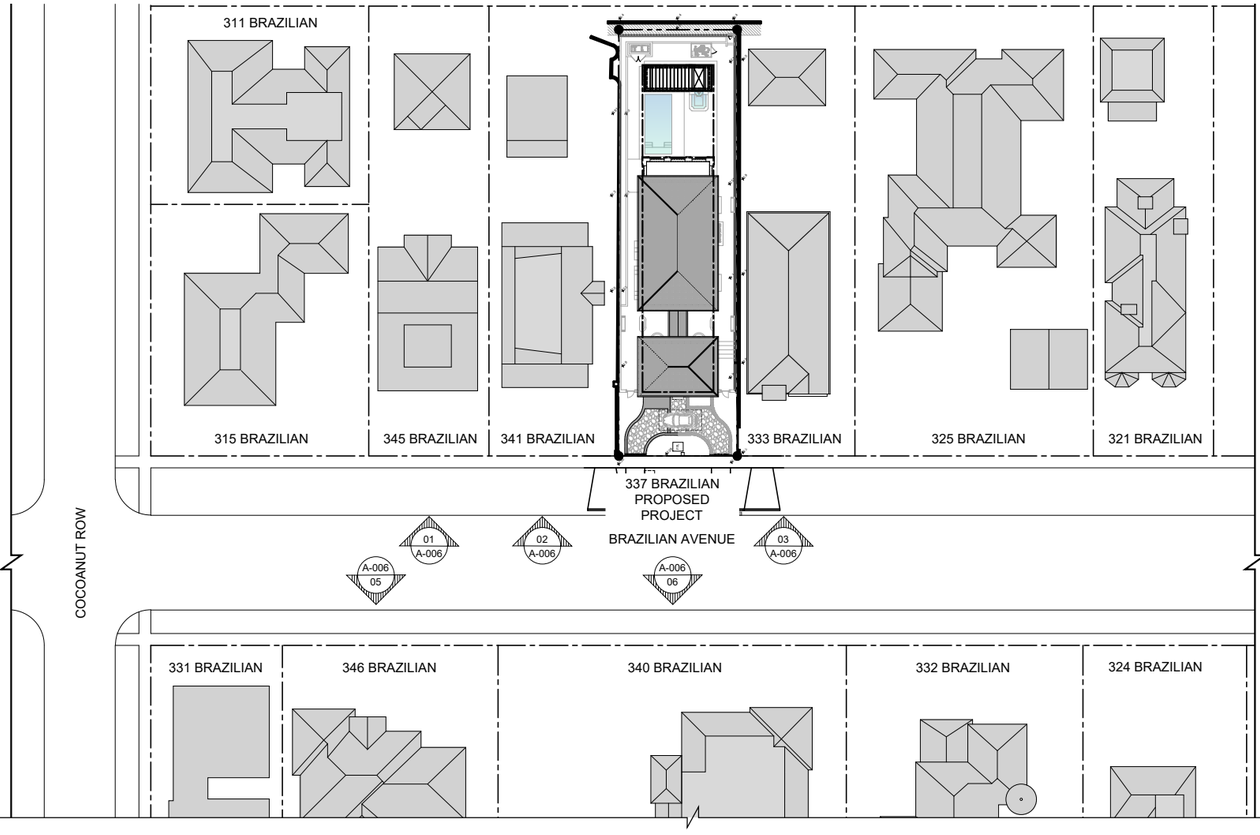
ARCOM CASE
ARC-25-0041 / ZON-25-0044



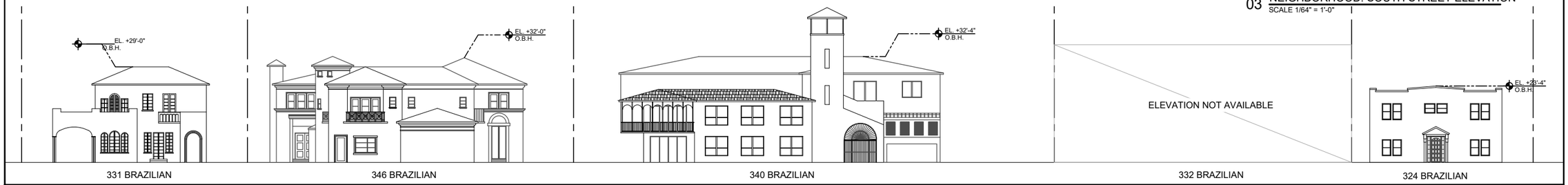
02 NEIGHBORHOOD. NORTH STREET ELEVATION
SCALE 1/64" = 1'-0"



N

01 NEIGHBORHOOD VICINITY. LOCATION PLAN
SCALE 1/64" = 1'-0"

03 NEIGHBORHOOD. SOUTH STREET ELEVATION
SCALE 1/64" = 1'-0"



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PALM BEACH, FL. 33480

TITLE: NEIGHBORHOOD VICINITY PLAN
SCALE: N.T.S.

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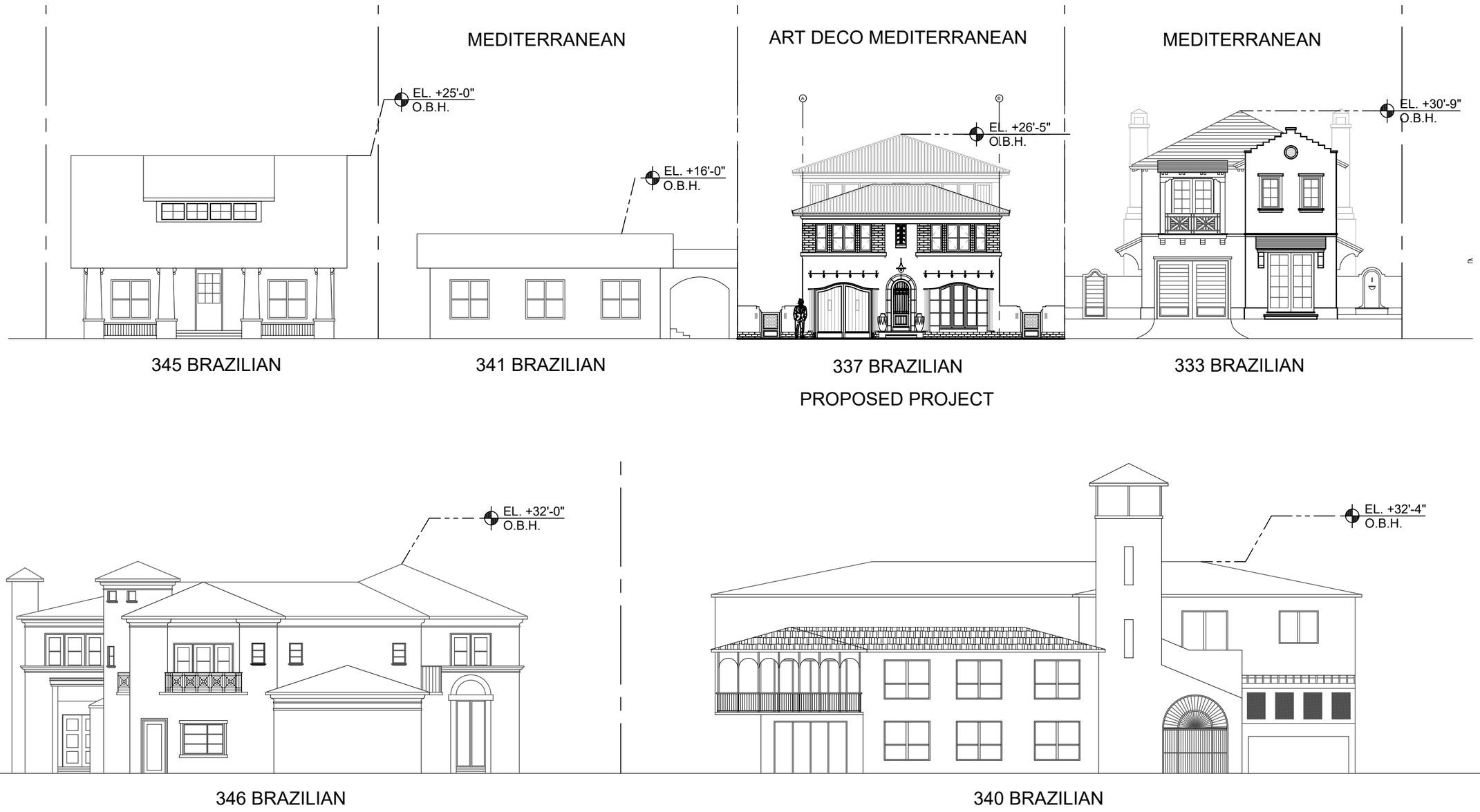
ARCOM CASE
ARC-25-0041 / ZON-25-0044



01 NEIGHBOORHOOD STREET ELEVATION
SCALE 1/16" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

ARCHITECTS
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http://www.portuondoperotti.com

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL, 33480

TITLE: NEIGHBORHOOD STREE ELEVATION
SCALE: 1/16"=1'-0"

SHEET: A-003
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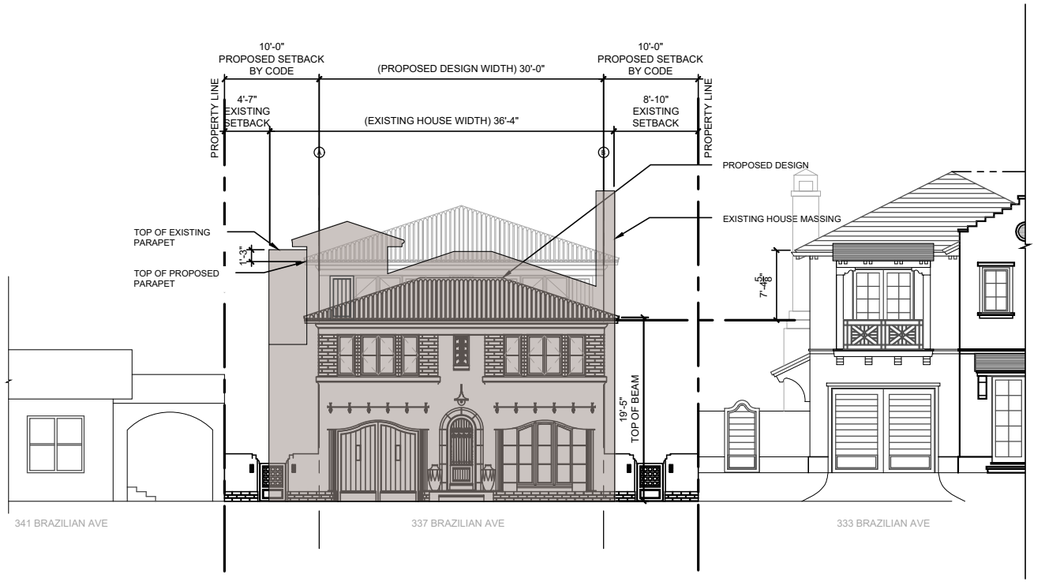
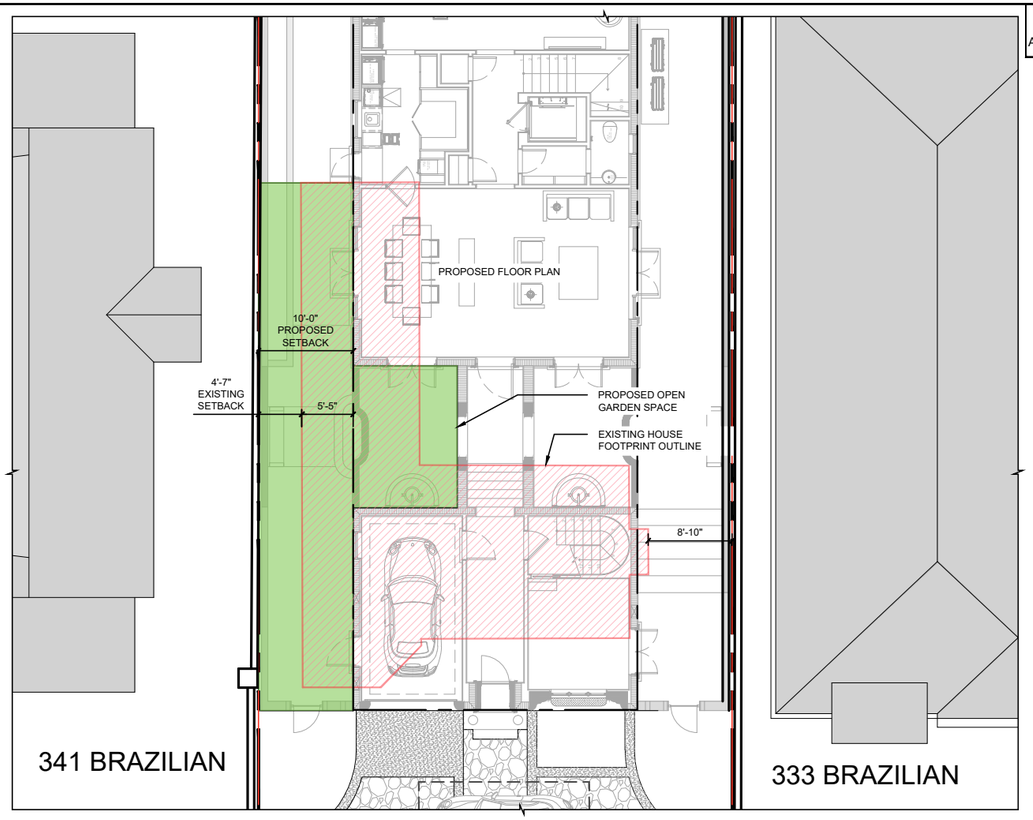


02 EXISTING AND NEW. MASSING COMPARISOM
SCALE 3/32" = 1'-0"



01 NEW GARDEN SPACE AND EXISTING MASSING
SCALE 3/32" = 1'-0"



03 ANGLE OF VISIBILITY
SCALE 1/16" = 1'-0"

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PROJECT NUMBER: 2025-05
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CHECKED BY: JLGP
REVISIONS:

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: ANGLE OF VISIBILITY
SCALE: 1/16"=1'-0"

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PROPERTY EXISTING PHOTOS

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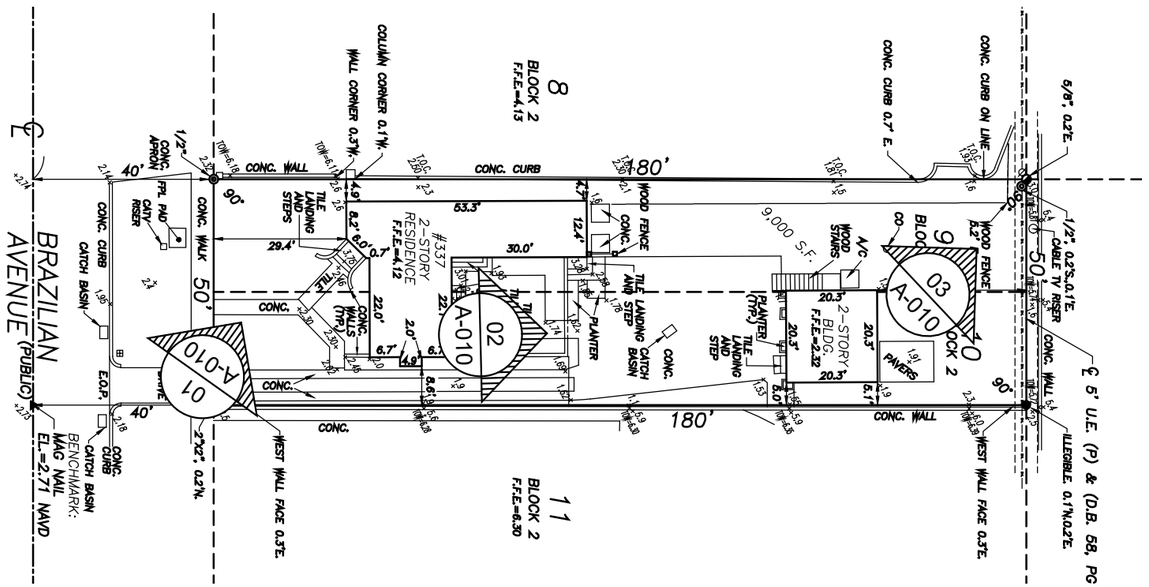
ARC-25-0041 / ZON-25-0044



N

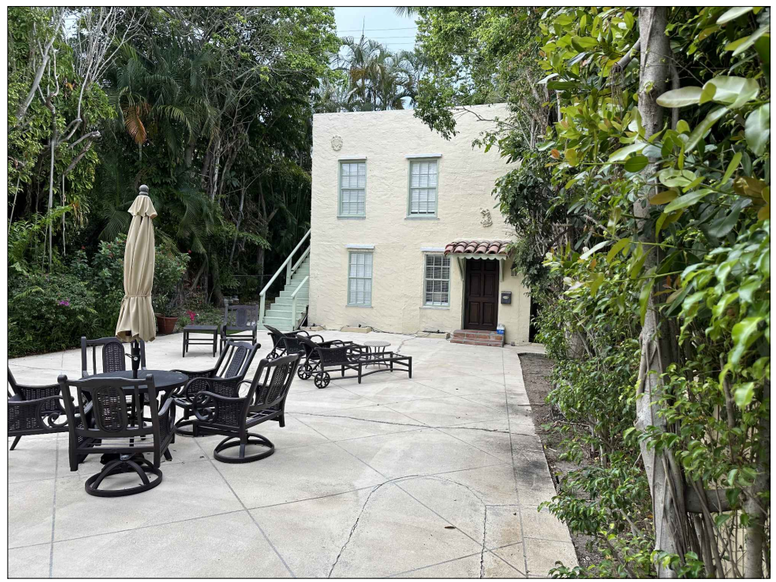
01 SURVEY
SCALE: N.T.S



VIEW 01



VIEW 03



VIEW 02

PROJECT NUMBER: 2025-11
DATE: XX.XX.2026
DRAWN BY: AP/RL
CHECKED BY: JLGP
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129 WOODBRIDGE
PALM BEACH, FLORIDA 33480

OWNER
129 WOODBRIDGE ROAD
PALM BEACH, FL, 33480

TITLE: NEIGHBORHOOD VICINITY PROPERTY EXISTING PHOTOS
SCALE: N.T.S.

SHEET: A-005
OF

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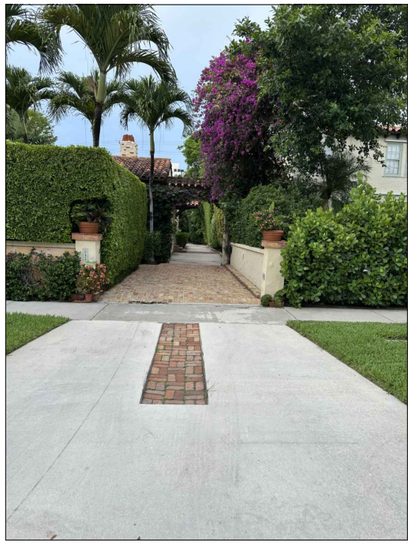
ADJACENT RESIDENCES

ARCOM CASE
ARC-25-0041 / ZON-25-0044



VIEW 1
345 BRAZILIAN AVE



VIEW 2
342 BRAZILIAN AVE



VIEW 3
333 BRAZILIAN AVE



VIEW 4
307 BRAZILIAN AVE



VIEW 5
346 BRAZILIAN AVE



VIEW 6
340 BRAZILIAN AVE

PROJECT NUMBER: 2025-11
DATE: XX.XX.2026
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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129 WOODBRIDGE
PALM BEACH, FLORIDA 33480

OWNER
129 WOODBRIDGE ROAD
PALM BEACH, FL, 33480

TITLE: NEIGHBORHOOD VICINITY ADJACENT RESIDENCES
SCALE: N.T.S.

SHEET: A-006
OF

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:**	337 Brazilian Ave, Palm Beach, FL 33480		
2	**Zoning District:**	R-C MEDIUM DENSITY RESIDENTIAL		
3	**Lot Area (sq. ft.):**	9,000 SQ.FT.		
4	**Lot Width (W) & Depth (D) (ft.):**	50' & 180'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY RESIDENCE		
6	**FEMA Flood Zone Designation:**	AE 7.0		
7	**Zero Datum for point of meas. (NAVD)**	8.0 NAVD		
8	**Crown of Road (COR) (NAVD)**	2.74' (Highest Crown)		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (2,700)	N/A	29% (2,698.45)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			4,113.5
12	*Front Yard Setback (Ft.)	25'-0" (S)	N/A	25'-0" (S)
13	* Side Yard Setback (1st Story) (Ft.)	10'-0"	N/A	10'-0"(W) / 10'-0" (E)
14	* Side Yard Setback (2nd Story) (Ft.)	10'-0"	N/A	10'-0" (W) / 10'-0" (E)
15	*Rear Yard Setback (Ft.)	15'-0" (N)	N/A	15'-0" (N)
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	23'-6"	N/A	20'-9"
18	Overall Building Height (Ft.)	31'-6"	N/A	26'-5"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	2.63'	N/A	4.41'
21	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A	8'-0"
22	Base Flood Elevation (BFE)(NAVD)	7.0' NAVD	X	8.0' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	45% (4,050 SF)	N/A	45% (4,050 SF)
24	Perimeter LOS (Sq Ft and %)	50% (2,025 SF)	N/A	76% (3,090 SF)
25	Front Yard LOS (Sq Ft and %)	40% (500 SF)	N/A	40% (500 SF)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

LEGAL DESCRIPTION
FOLIO #: 0141280060300 / ROYAL PARK ADD LTS 9 & 10 BLK 2

PROPERTY ADDRESS
337 BRAZILIAN AVE, PALM BEACH, FLORIDA 33480

ZONING CLASSIFICATION
R-C-MEDIUM DENSITY RESIDENTIAL

FLOOD CRITERIA

FLOOD ZONE:	AE-7
BASE FLOOD ELEVATION:	7.00' NAVD
PROPOSED MAIN LEVEL T.O. SLAB ELEVATION (P.O.M):	8.00' NAVD

LOT AREA

GROSS LOT AREA =			9,000.00 SQ.FT.

LANDSCAPE OPEN SPACE

MINIMUM REQUIRED:		45% OF LOT AREA=	4,050.00 SQ.FT.
PROVIDED:		0.0% OF LOT AREA=	0.00 SQ.FT.
FRONT YARD AREA:	1,250.47 SQ. FT	30% OF FRONT YARD =	375 SQ.FT.
		0.0% PROPOSED:	0.00 SQ.FT.

LOT COVERAGE AREA

2 STORY BUILDINGS	**ALLOWED**	30%	2,700.00 SQ.FT.
MAIN LEVEL	**PROPOSED**	29.90%	2,691.40 SQ.FT.
TRELLIS	**PROPOSED**	2.77%	249.50 SQ.FT.

BUILDING SETBACKS	**GROUND FLOOR**		**SECOND FLOOR**	
	REQUIRED	**PROPOSED**	**REQUIRED**	**PROPOSED**
FRONT:	25'-0"	25'-0"	30'-0"	30'-0"
SIDE:	10'-0"	10'-0"	10'-0"	10'-0"
SIDE:	10'-0"	10'-0"	10'-0"	10'-0"
REAR:	15'-0"	15'-0"	15'-0"	15'-0"

BUILDING HEIGHT

BUILDING HEIGHT :	**ALLOWED:**		23'-6"
	PROPOSED:		20'-9"
MAXIMUM OVERALL HEIGHT	**ALLOWED:**	23-1/2'-0"+8'-0"=	31'-6"
	PROPOSED:		26'-5"

AREA TABULATION

	A/C	NON A/C	LOT COVERAGE
PRIMARY RESIDENCE			
MAIN LEVEL	1,587.50 SQ. FT.		1587.5 SQ. FT.
GARAGE		247.10 SQ. FT.	247.10 SQ. FT.
COTTAGE STORAGE & STAIR	247.10 SQ. FT.		247.10 SQ. FT.
OPEN TRELLIS		249.50 SQ. FT.	249.50 SQ. FT.
COVERED ENTRY		265.80 SQ. FT.	265.80 SQ. FT.
CABANA BATHROOM		51.40 SQ. FT.	51.40 SQ. FT.
COVERED TERRACE		292.5 SQ. FT.	292.5 SQ. FT.
UPPER LEVEL			
COTTAGE	640.00 SQ. FT.		
MAIN RESIDENCE	1,587.50 SQ. FT.		
TOTALS	4,062.10 SQ. FT.	1,106.30 SQ. FT.	2,940.90 SQ. FT.

ARCOM CASE
ARC-25-0041 / ZON-25-0044

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: APRL
CHECKED BY: JLGP
REVISIONS

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337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
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PALM BEACH, FL. 33480

TITLE ZONING DATA
SCALE N.T.S.

SHEET A-007
OF

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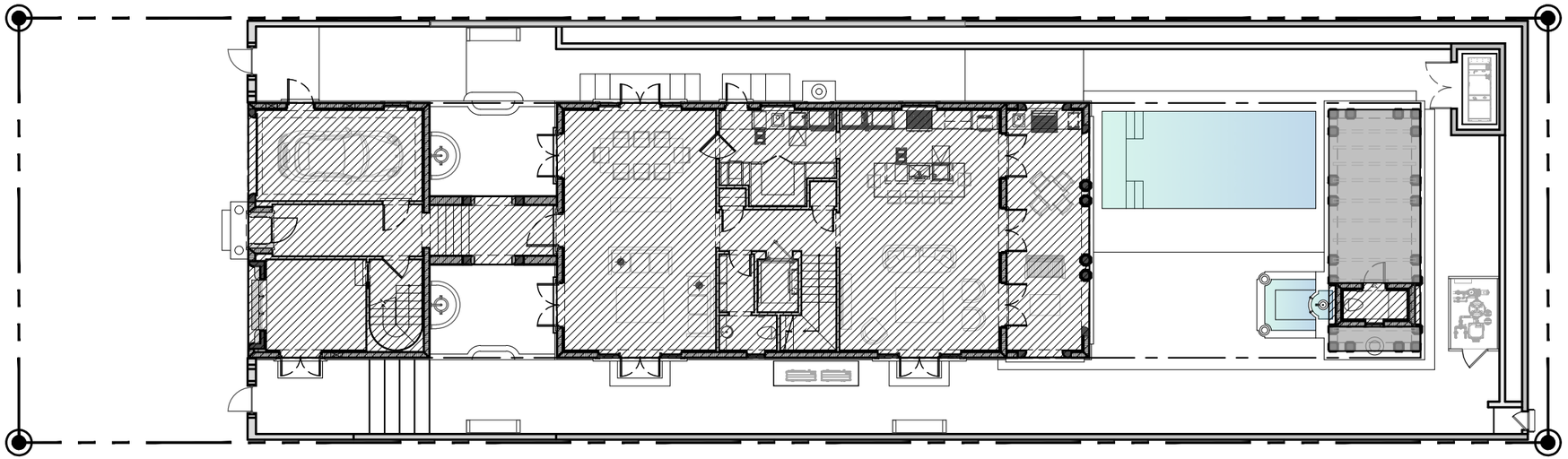

LOT COVERAGE AREA		
LOT COVERAGE ALLOWED	30% =	2,700.00 SQ. FT.
LOT COVERAGE AREA PROPOSED	29% =	2,698.45 SQ. FT.
OPEN TRELLIS AREA PROPOSED	2.73%=	241.67 SQ. FT.
PROPOSED LOT COVERAGE AREA TOTAL	31.73%=	2,940.12 SQ. FT.

LEGEND

- COVERED AREA
- OPEN TRELLIS

N

01 LOT COVERAGE DIAGRAM
SCALE 1/16" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
REVISIONS:
DRAWN BY: AP/RL
CHECKED BY: JLGP

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PALM BEACH, FLORIDA 33480

OWNER
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337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: LOT COVERAGE DIAGRAM
SCALE: N.T.S.

SHEET: A-008
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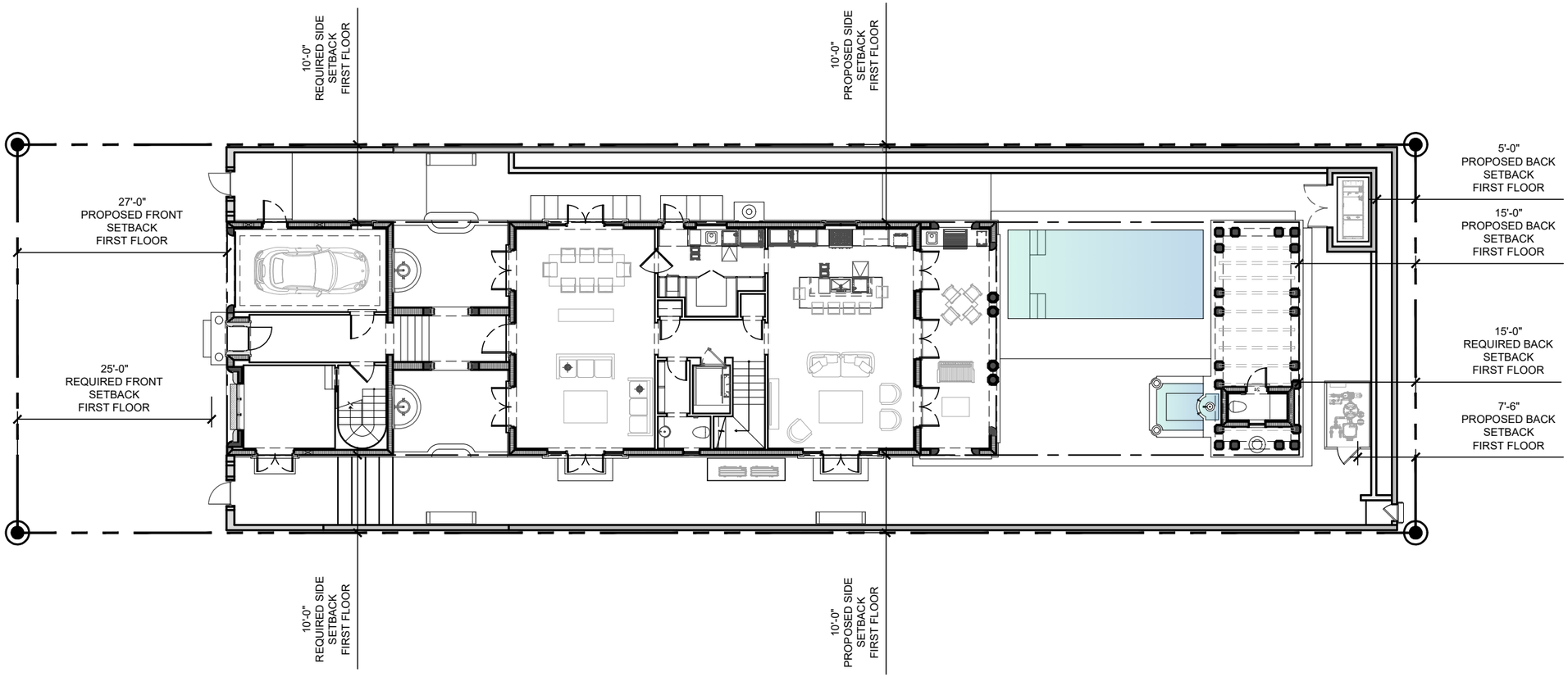

N

01 GROUND LEVEL SETBACK DIAGRAM
SCALE: 1/16" = 1'-0"

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http://www.portuondoperotti.com

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: APRL
CHECKED BY: JLGP
REVISIONS:

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PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: GROUND LEVEL SETBACK DIAGRAM
SCALE: 1/16"=1'-0"

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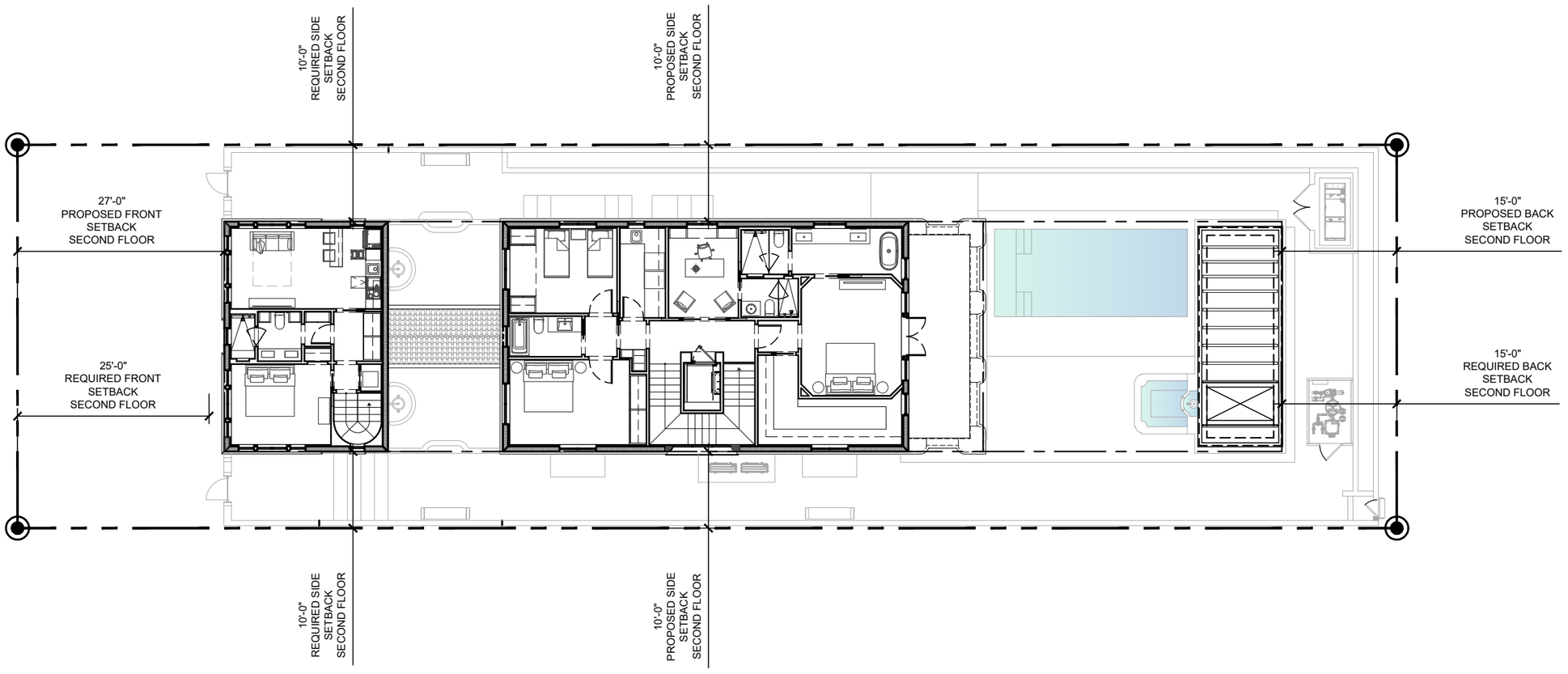

N

01 SECOND LEVEL SETBACK DIAGRAM
SCALE: 1/16" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
REVISIONS:
DRAWN BY: APRL
CHECKED BY: JLGP

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337 BRAZILIAN AVE
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OWNER
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PALM BEACH, FL. 33480

TITLE: SECOND LEVEL SETBACK DIAGRAM
SCALE: 1/16"=1'-0"

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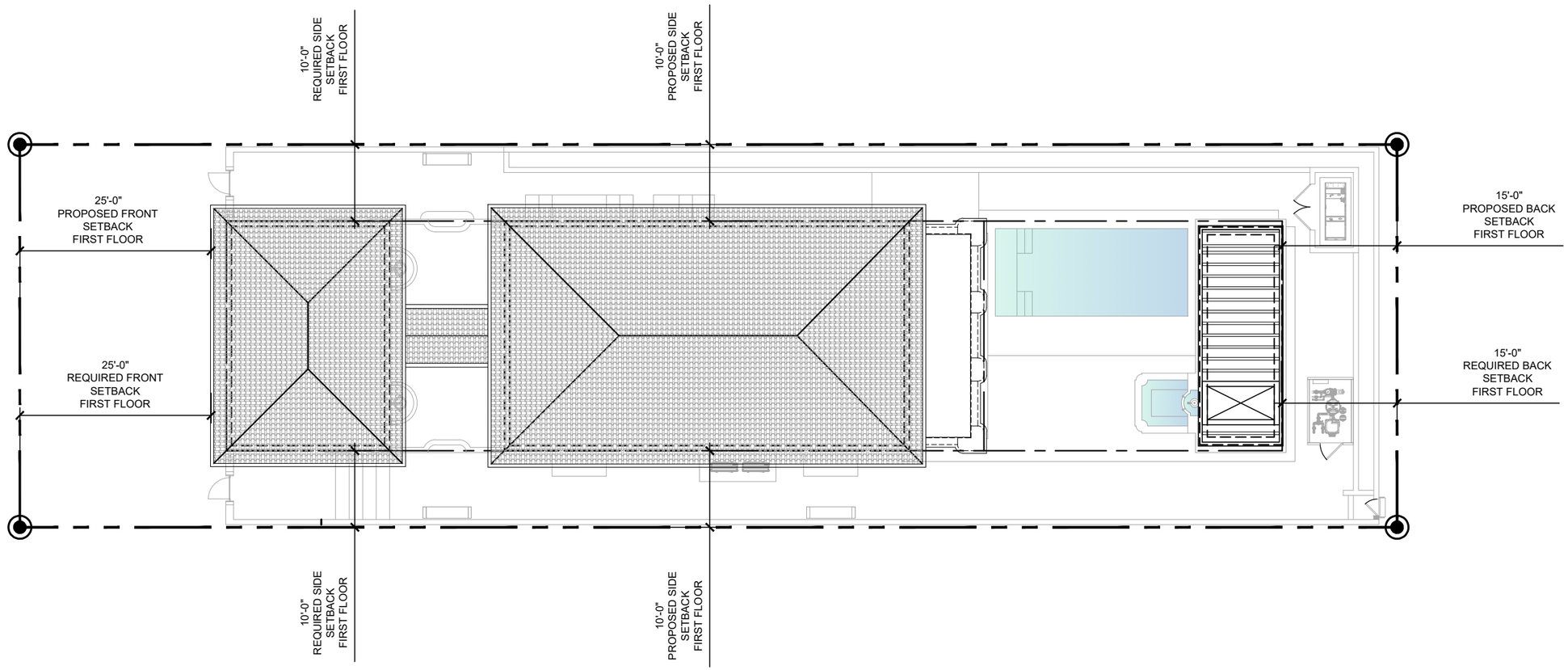

N

01 ROOF LEVEL SETBACK DIAGRAM
SCALE: 3/32" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
REVISIONS:
DRAWN BY: APRL
CHECKED BY: JLGP

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PALM BEACH, FLORIDA 33480

OWNER
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337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: ROOF PLAN
SETBACK DIAGRAM
SCALE: N.T.S.

SHEET: A-012
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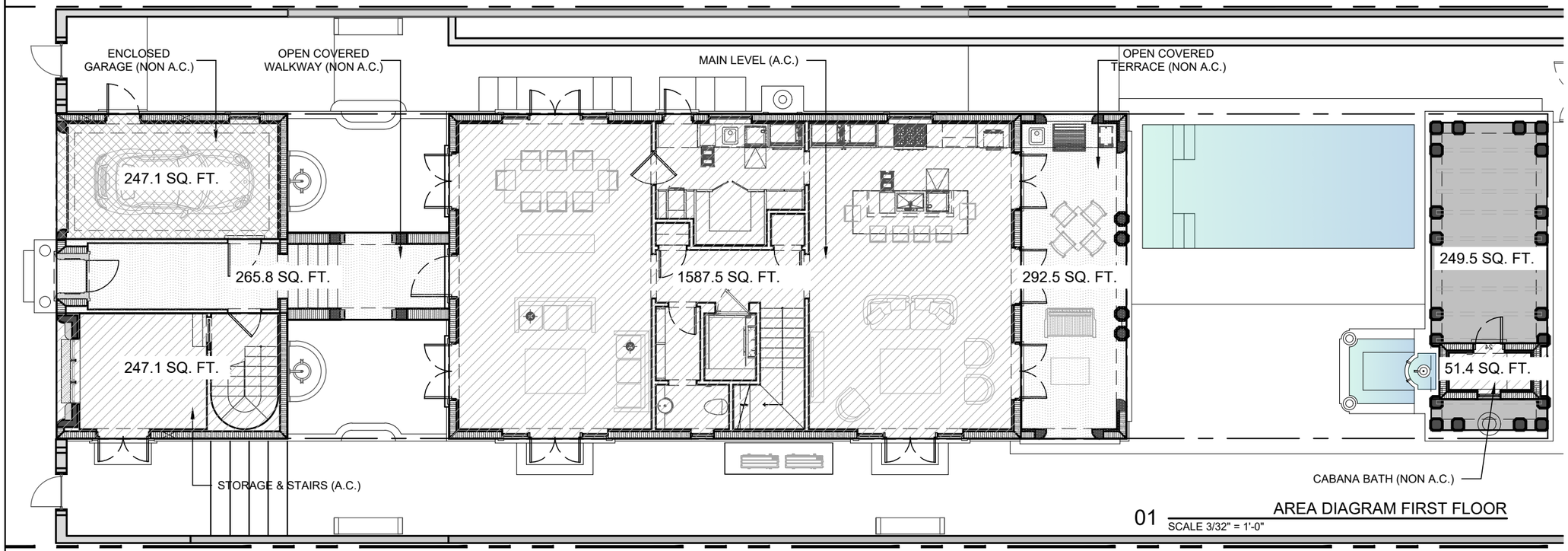
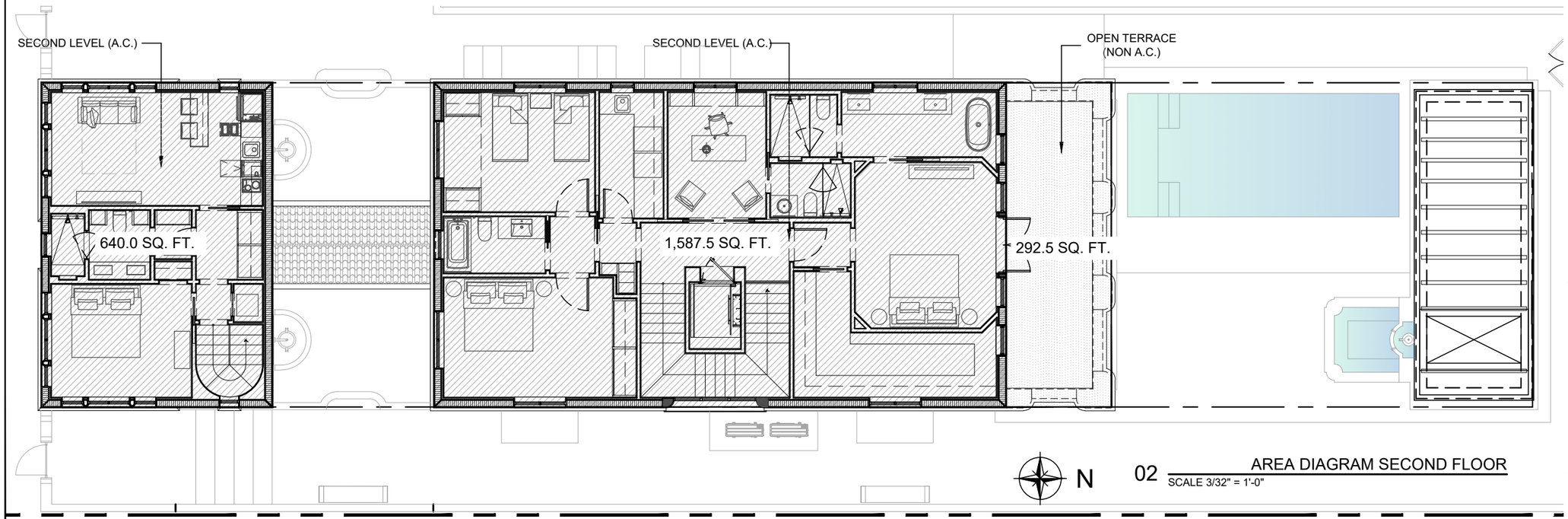


01 AREA DIAGRAM FIRST FLOOR
SCALE 3/32" = 1'-0"



02 AREA DIAGRAM SECOND FLOOR
SCALE 3/32" = 1'-0"

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CHECKED BY: JLGP
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PALM BEACH, FLORIDA 33480

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337 BRAZILIAN AVENUE
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TITLE: AREA DIAGRAM
SCALE: 3/32"=1'-0"

SHEET: A-009
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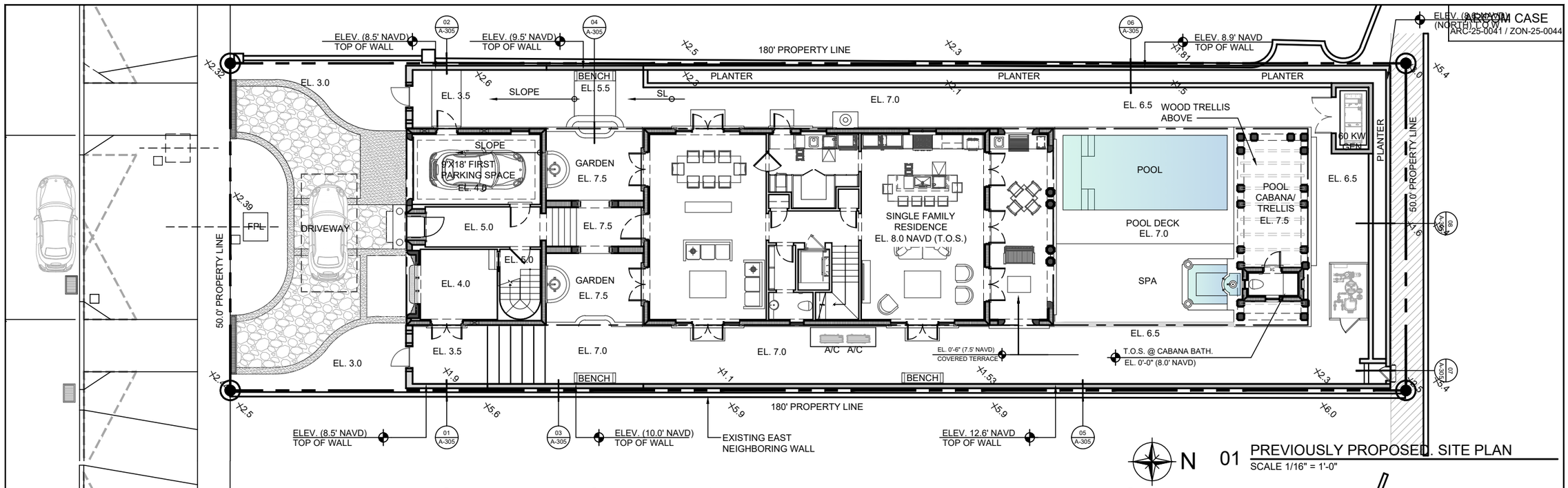
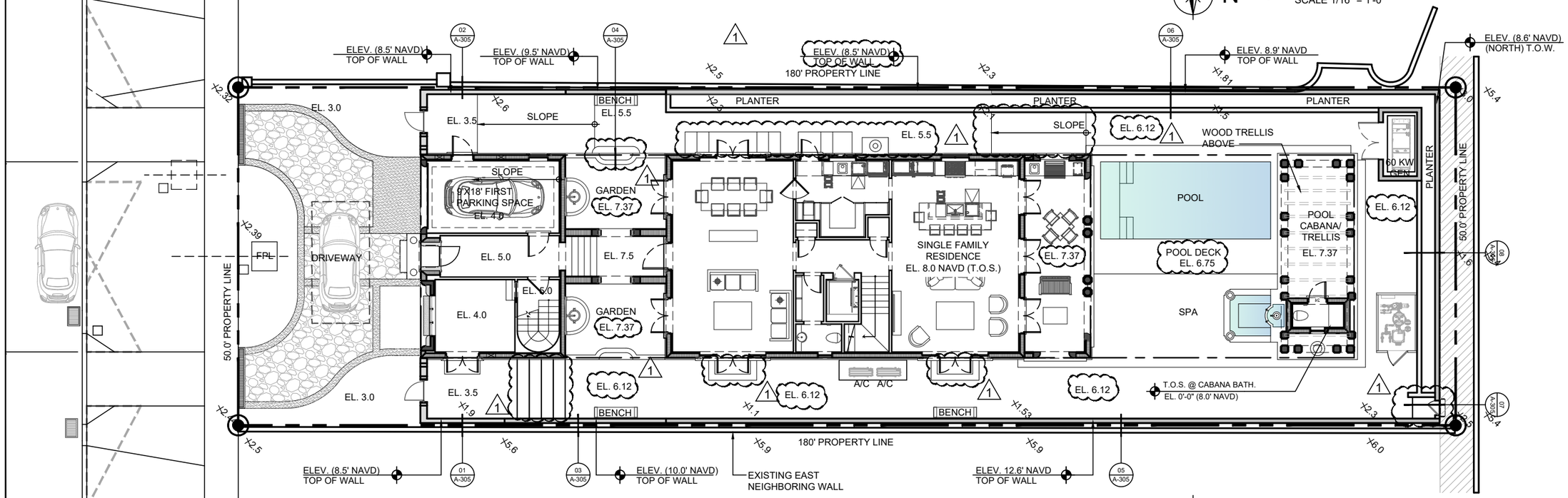


01 PREVIOUSLY PROPOSED. SITE PLAN
SCALE 1/16" = 1'-0"



02 CURRENTLY PROPOSED SITE PLAN
SCALE 1/16" = 1'-0"

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PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLG/P
REVISIONS:

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: SITE PLAN
SCALE: SCALE 1/16" = 1'-0"

SHEET: A-100.2
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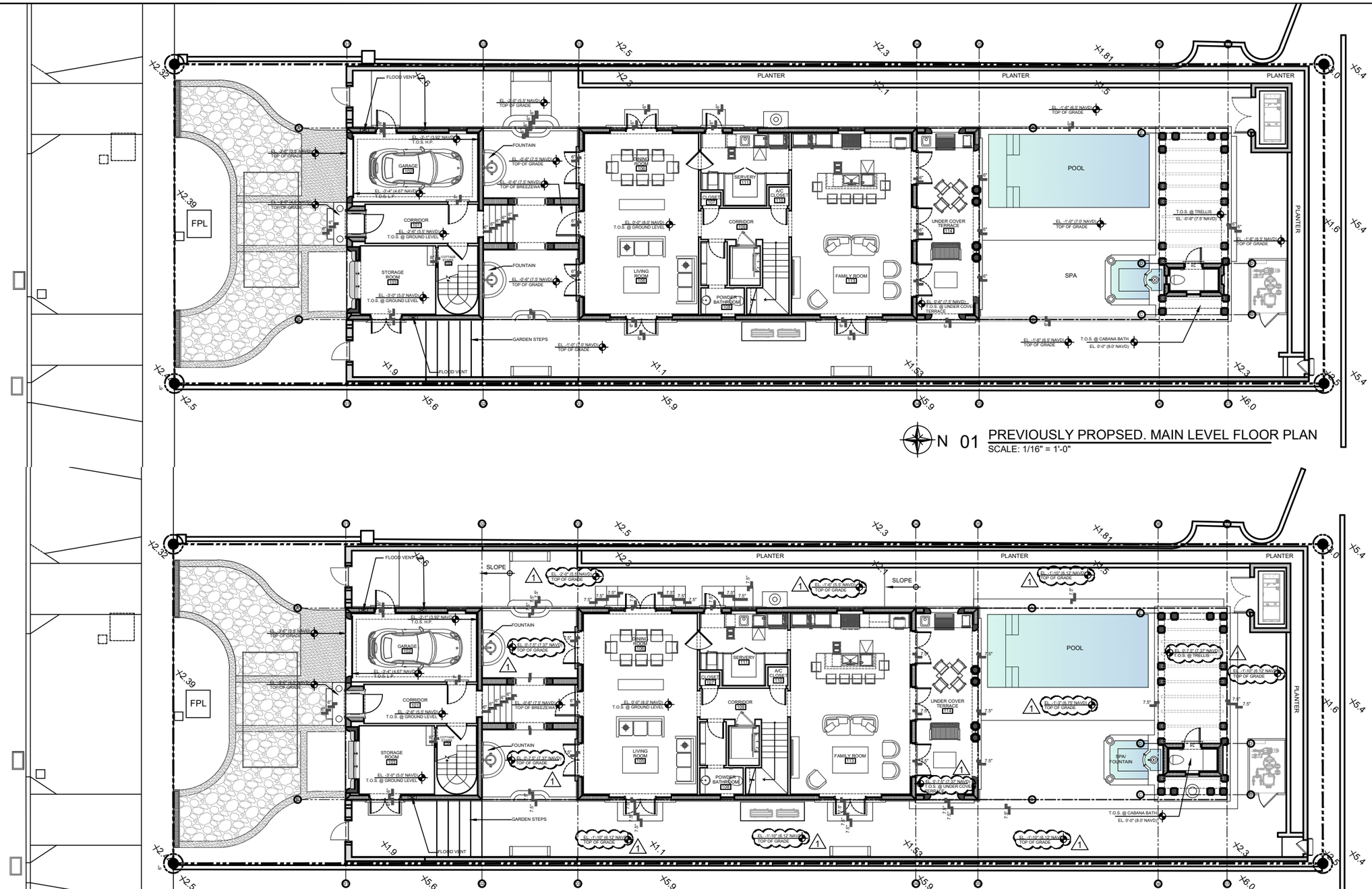

N 01 PREVIOUSLY PROPSED. MAIN LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

N 02 CURRENTLY PROPOSED. MAIN LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

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PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: MAIN LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

SHEET: A-101
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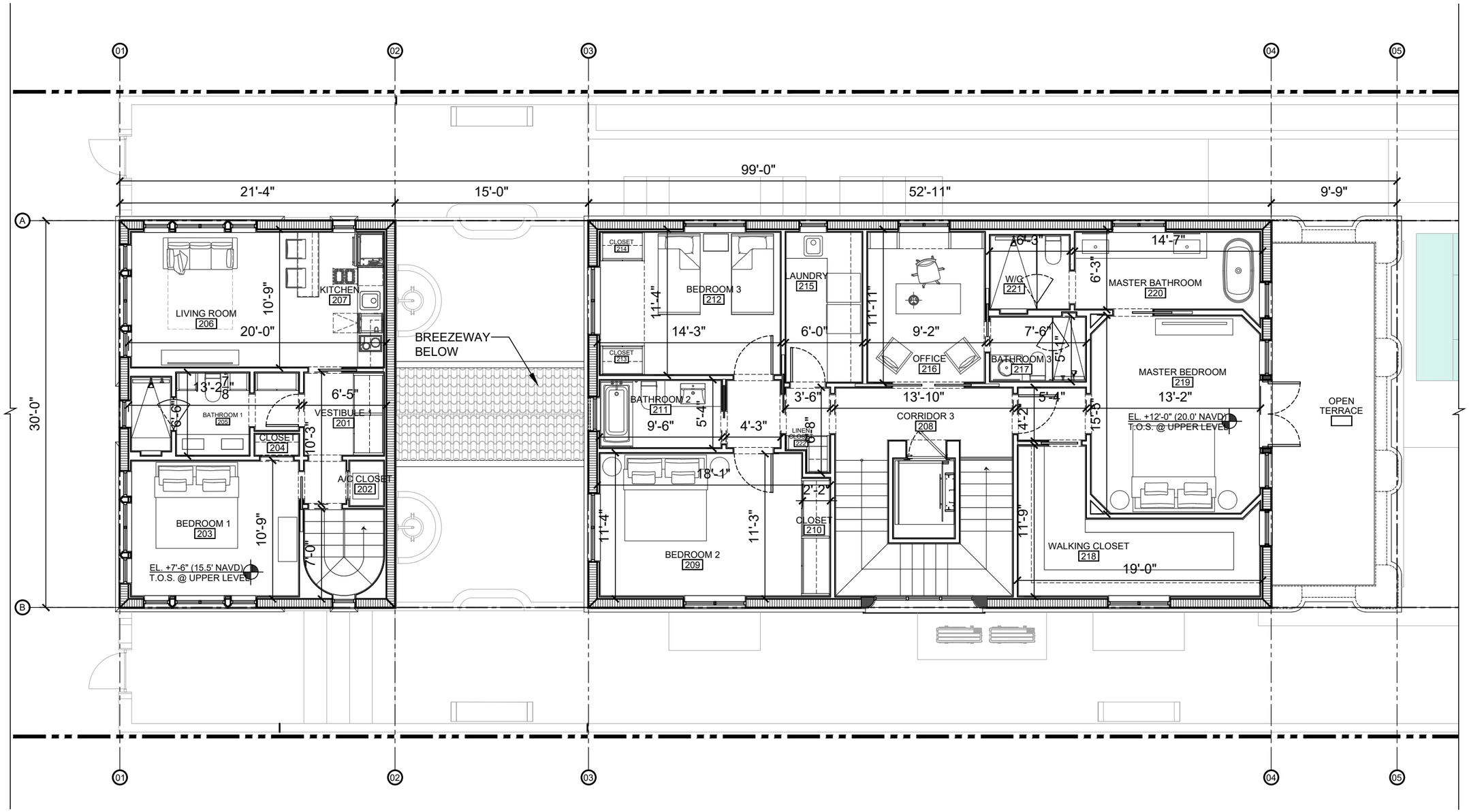
ARC-25-0041 / ZON-25-0044



N

01 UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
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PALM BEACH, FL, 33480

TITLE: UPPER LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

SHEET: A-102
OF

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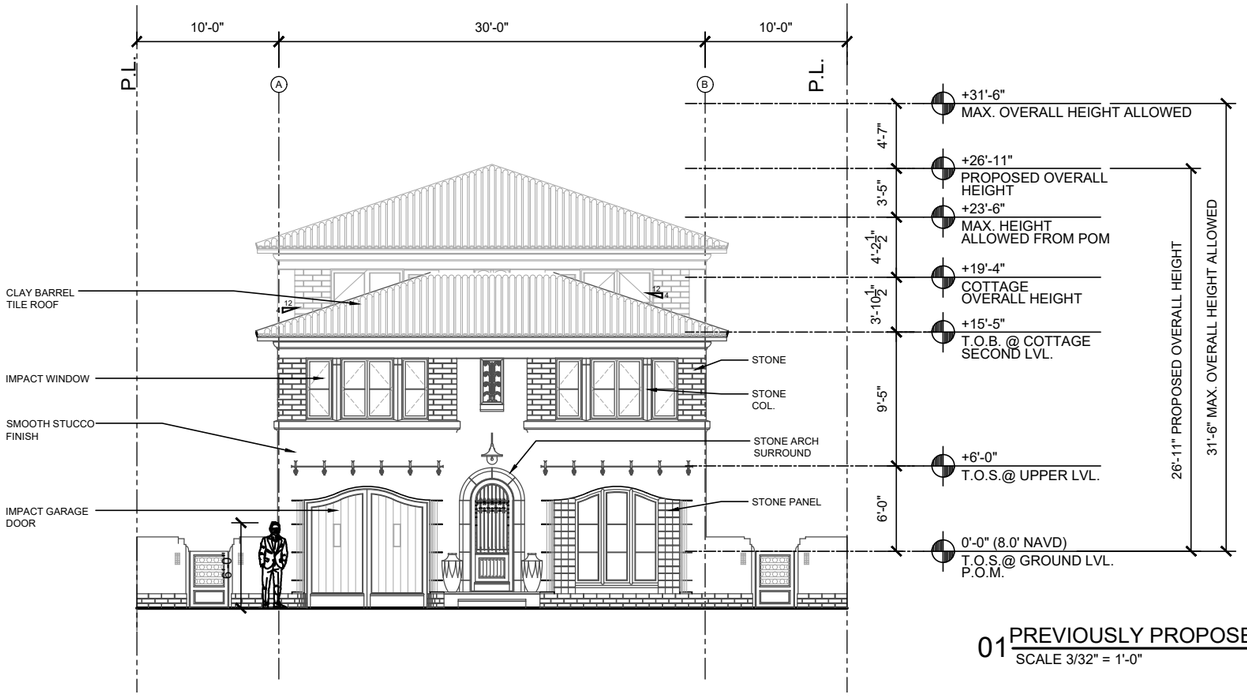
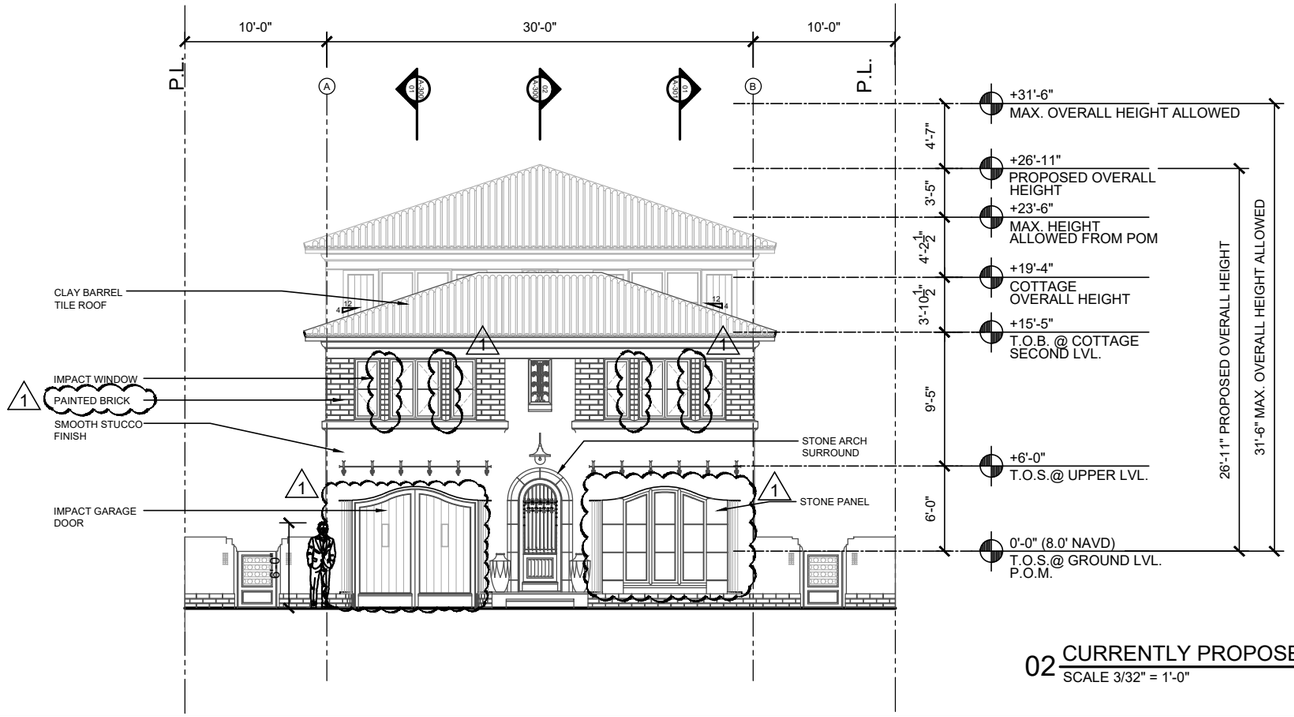
ARCOM CASE
ARC-25-0041 / ZON-25-0044



01 PREVIOUSLY PROPOSED. FRONT ELEVATION (NORTH)
SCALE 3/32" = 1'-0"



02 CURRENTLY PROPOSED. FRONT ELEVATION (NORTH)
SCALE 3/32" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
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REVISIONS:

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TITLE: BEFORE/PROPOSED FRONT ELEVATION
SCALE: 3/32" = 1'-0"

SHEET: A-201
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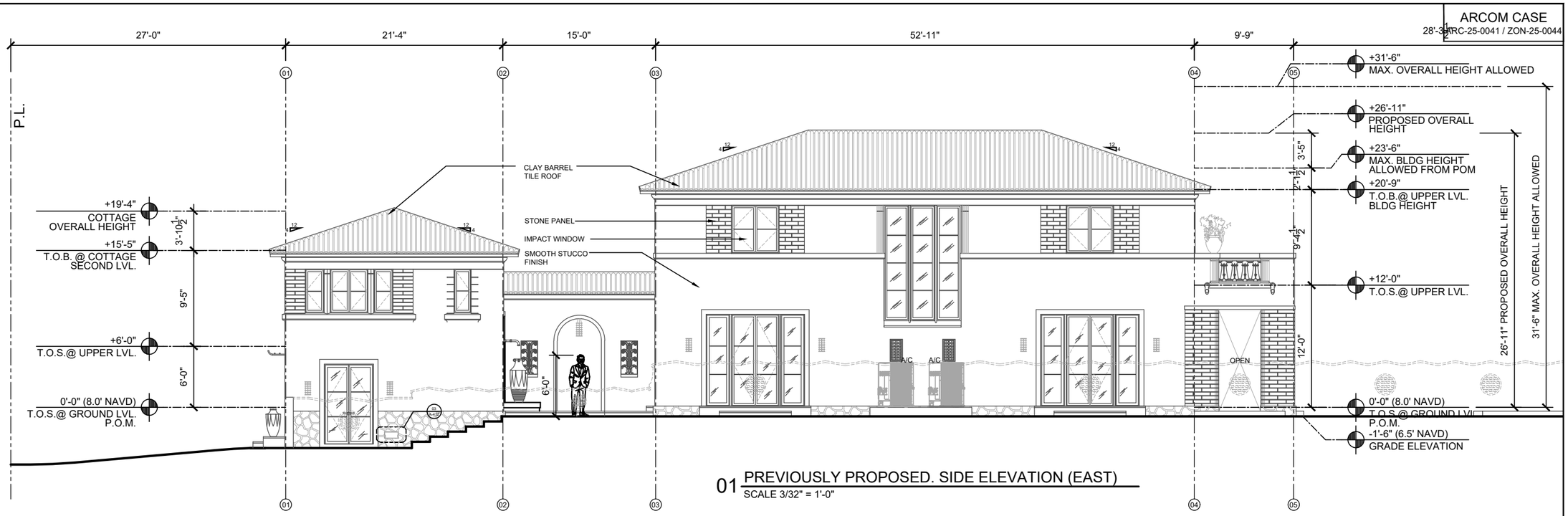
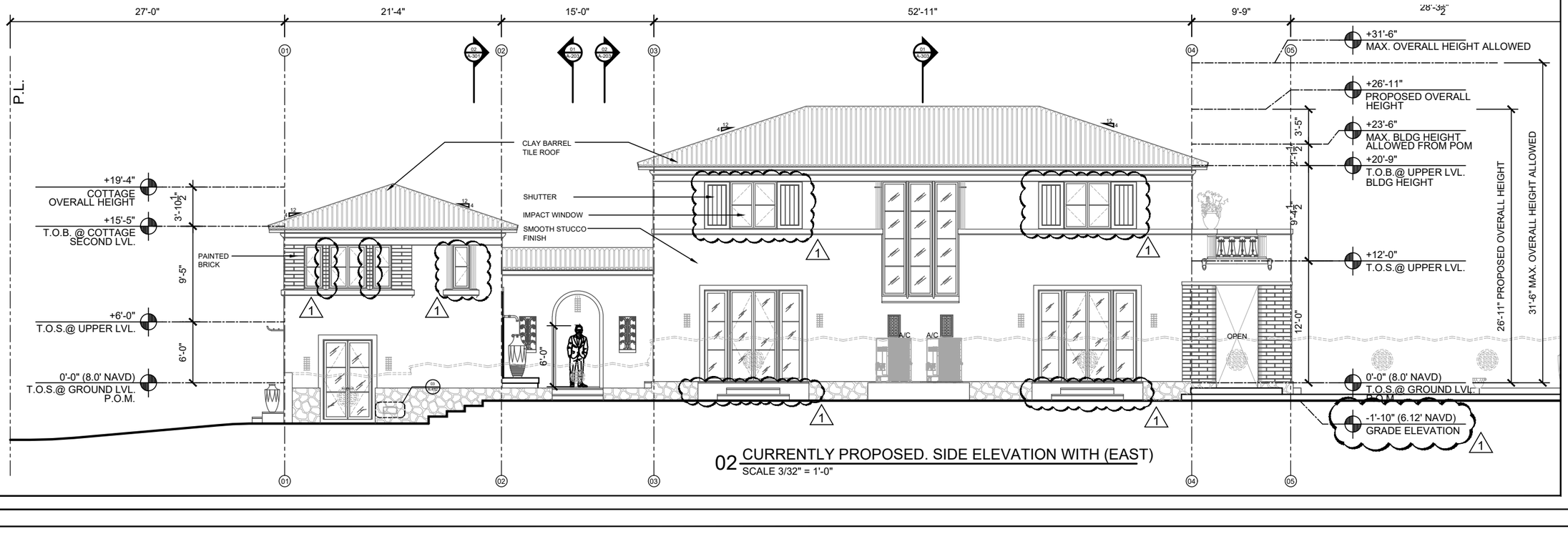
28'-3½" ARC-25-0041 / ZON-25-0044



01 PREVIOUSLY PROPOSED. SIDE ELEVATION (EAST)
SCALE 3/32" = 1'-0"



02 CURRENTLY PROPOSED. SIDE ELEVATION WITH (EAST)
SCALE 3/32" = 1'-0"

PORTUONDO PERROTTI ARCHITECTS INC.
ARCHITECTS
Architecture, Planning, Interior Design
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PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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PALM BEACH, FLORIDA 33480

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PALM BEACH, FL. 33480

TITLE: SOUTH ELEVATIONS
SCALE: 3/32" = 1'-0"

SHEET: A-202
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ARCOM CASE
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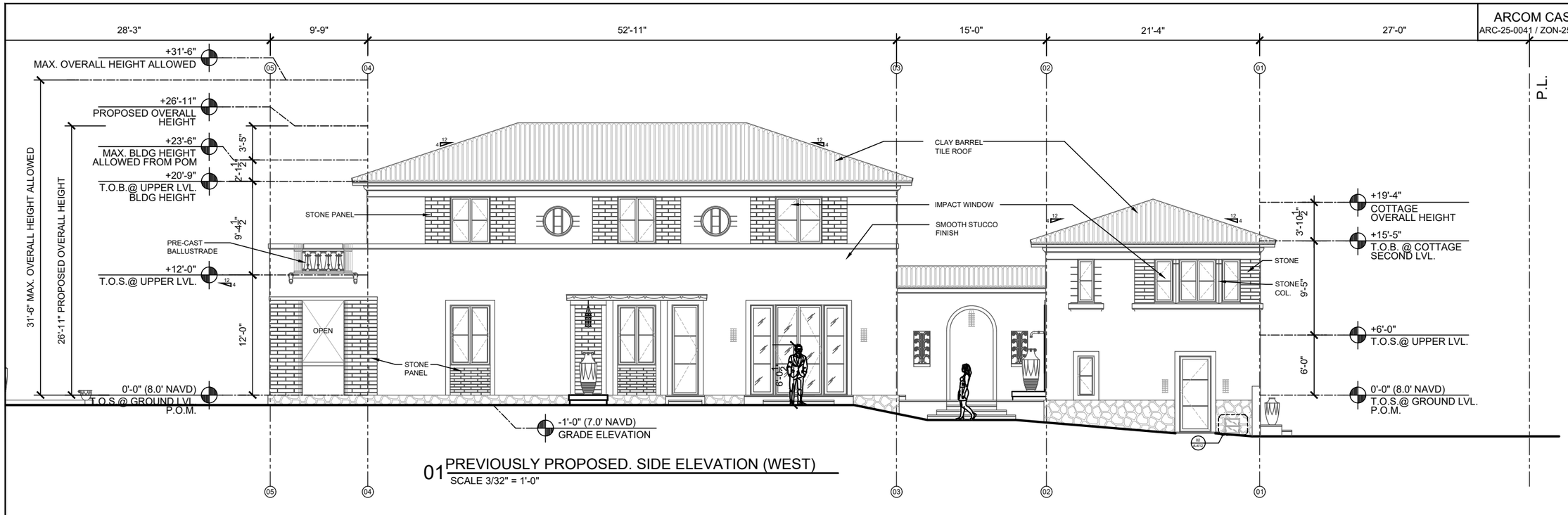
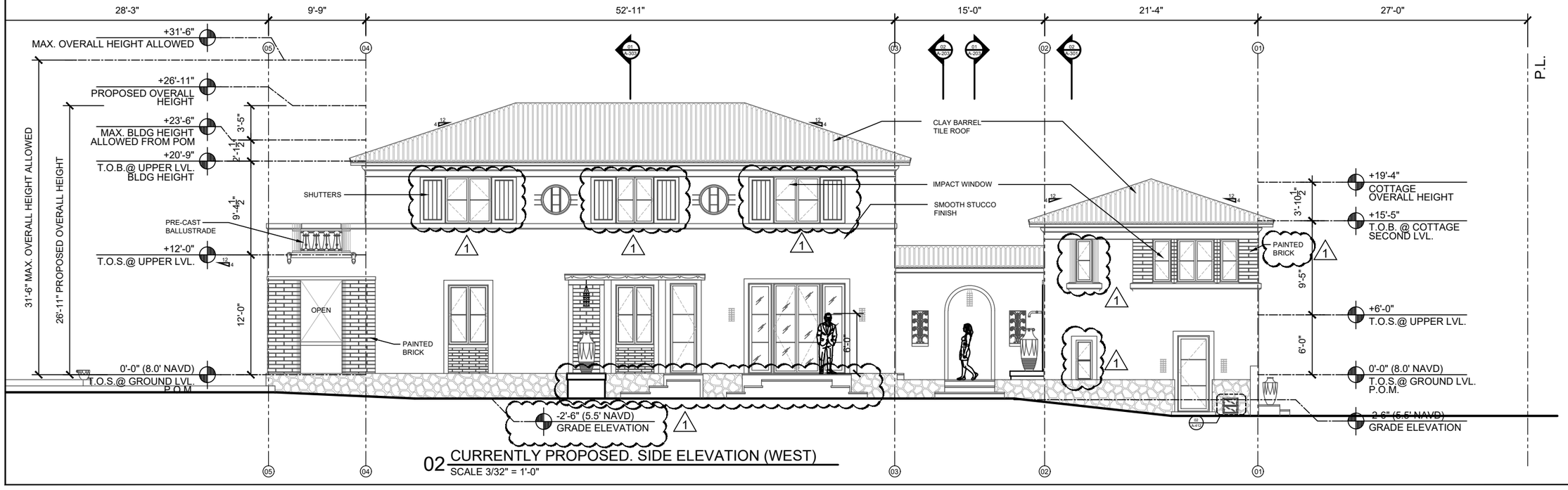


01 PREVIOUSLY PROPOSED. SIDE ELEVATION (WEST)
SCALE 3/32" = 1'-0"



02 CURRENTLY PROPOSED. SIDE ELEVATION (WEST)
SCALE 3/32" = 1'-0"

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PROJECT NUMBER: 2025-05
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REVISIONS:

OWNER
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PALM BEACH, FL, 33480

337 BRAZILIAN AVENUE
PALM BEACH, FLORIDA 33480

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

SHEET: A-203
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01 PREVIOUSLY PROPOSED. SIDE ELEVATION (WEST)
SCALE 3/32" = 1'-0"



02 CURRENTLY PROPOSED. SIDE ELEVATION (WEST)
SCALE 3/32" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
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TITLE: ELEVATIONS
SCALE: 3/32" = 1'-0"

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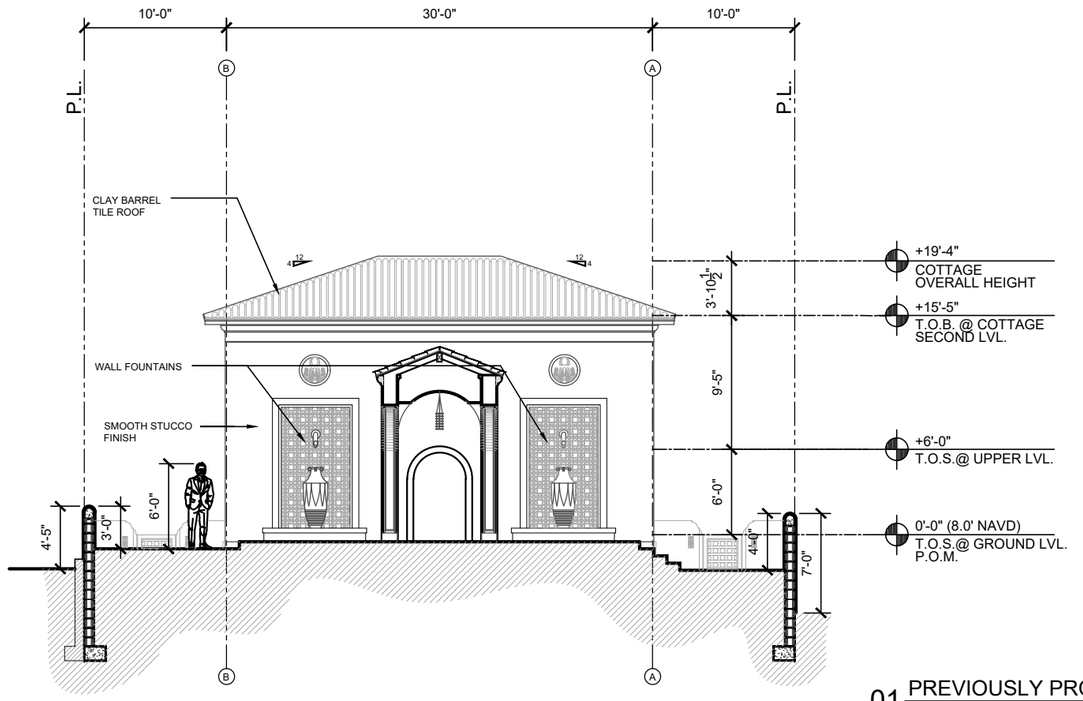
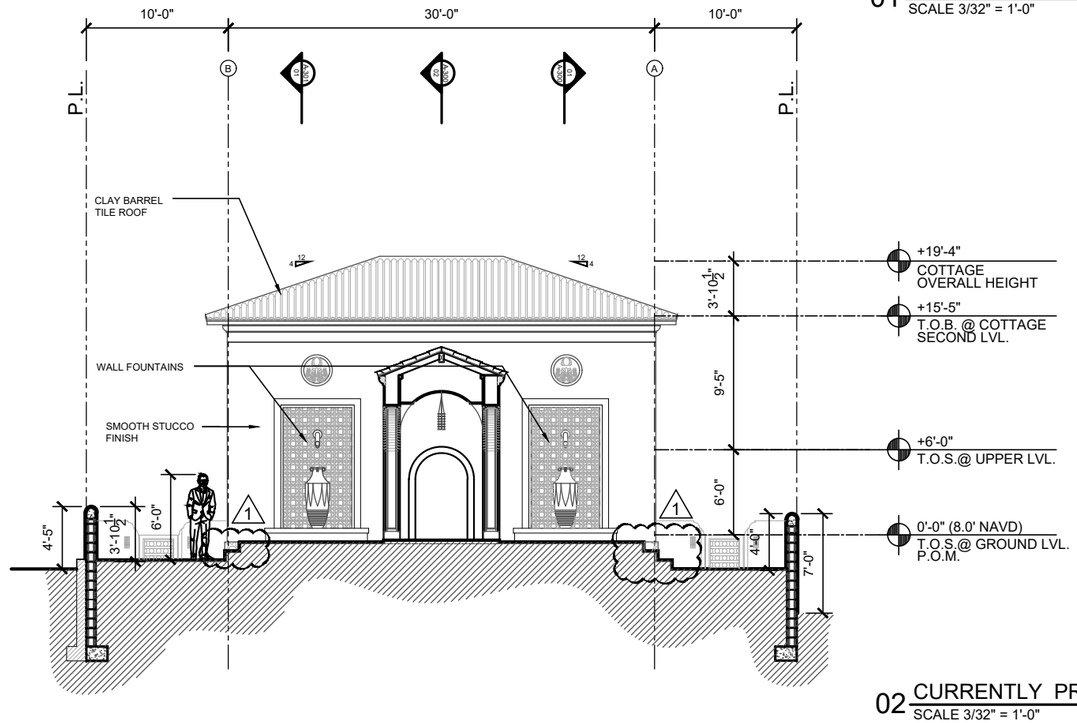


01 PREVIOUSLY PROPOSED. COTTAGE BACK ELEV.
SCALE 3/32" = 1'-0"



02 CURRENTLY PROPOSED. COTTAGE BACK ELEV.
SCALE 3/32" = 1'-0"

PROJECT NUMBER: 2025-05
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PALM BEACH, FL. 33480

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

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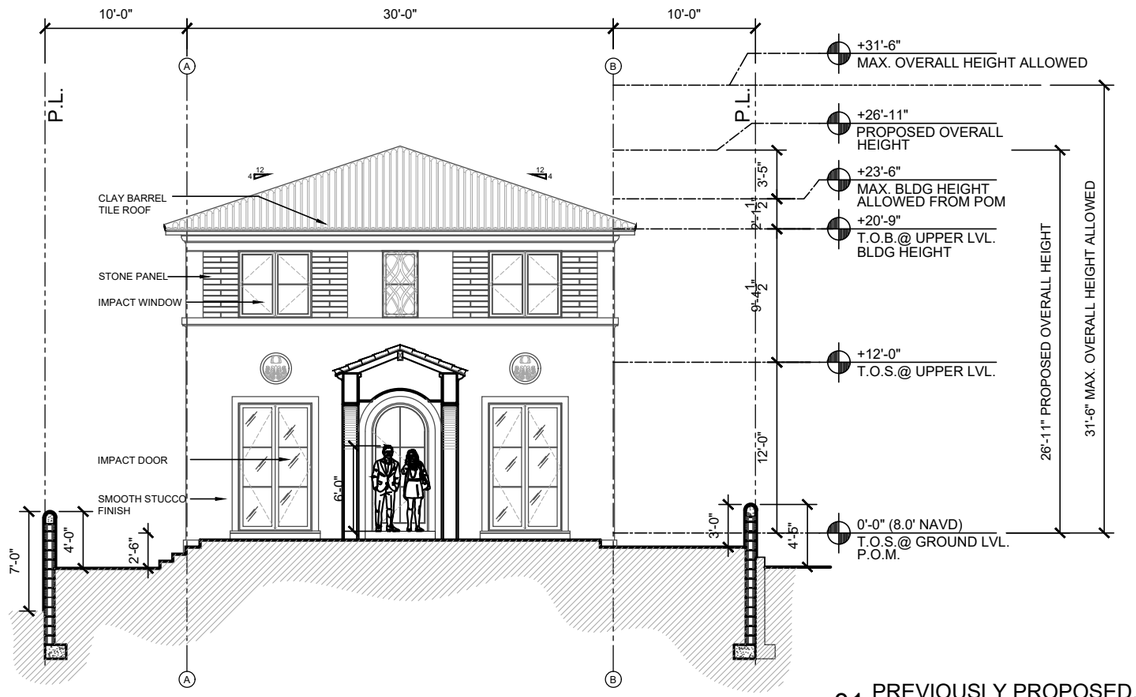
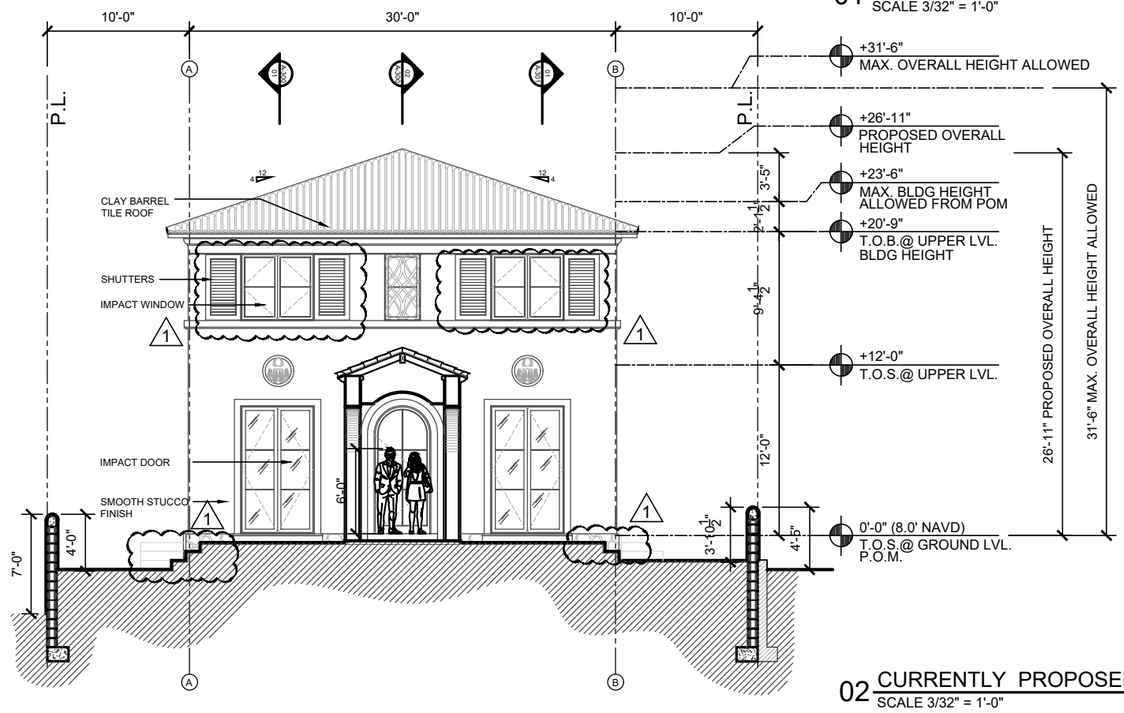


01 PREVIOUSLY PROPOSED. MAIN RESIDENCE FRONT ELEV.
SCALE 3/32" = 1'-0"



02 CURRENTLY PROPOSED. MAIN RESIDENCE FONT ELEV.
SCALE 3/32" = 1'-0"

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PROJECT NUMBER: 2025-05
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337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

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Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

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

SHEET A-204
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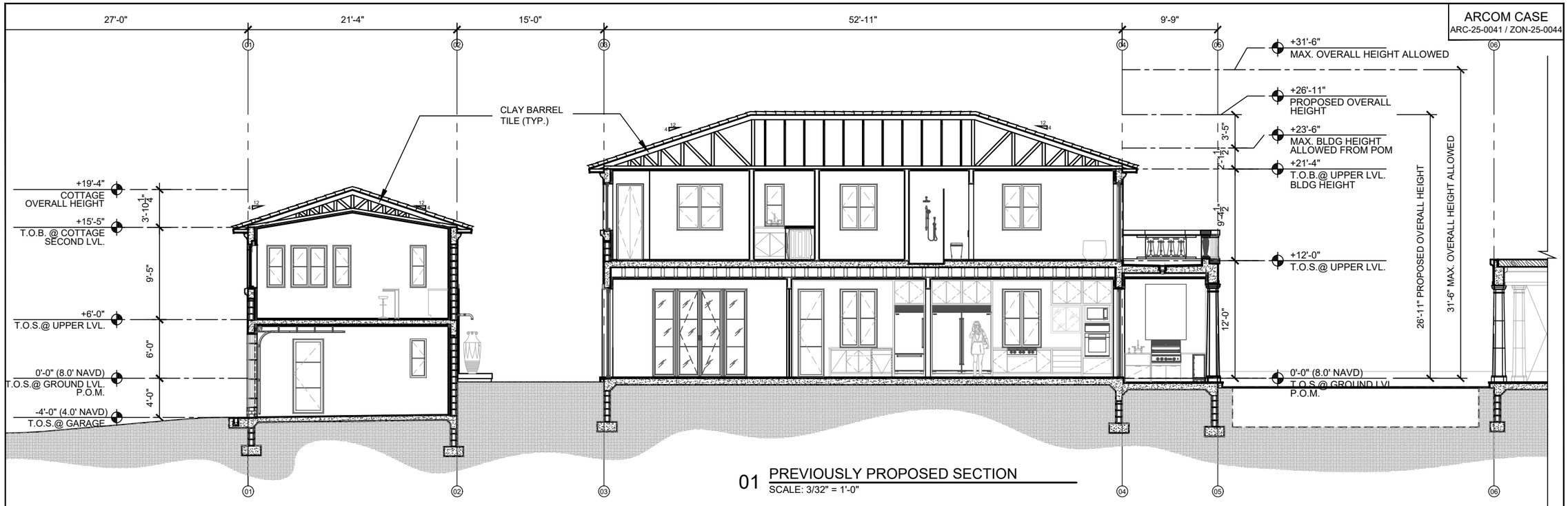
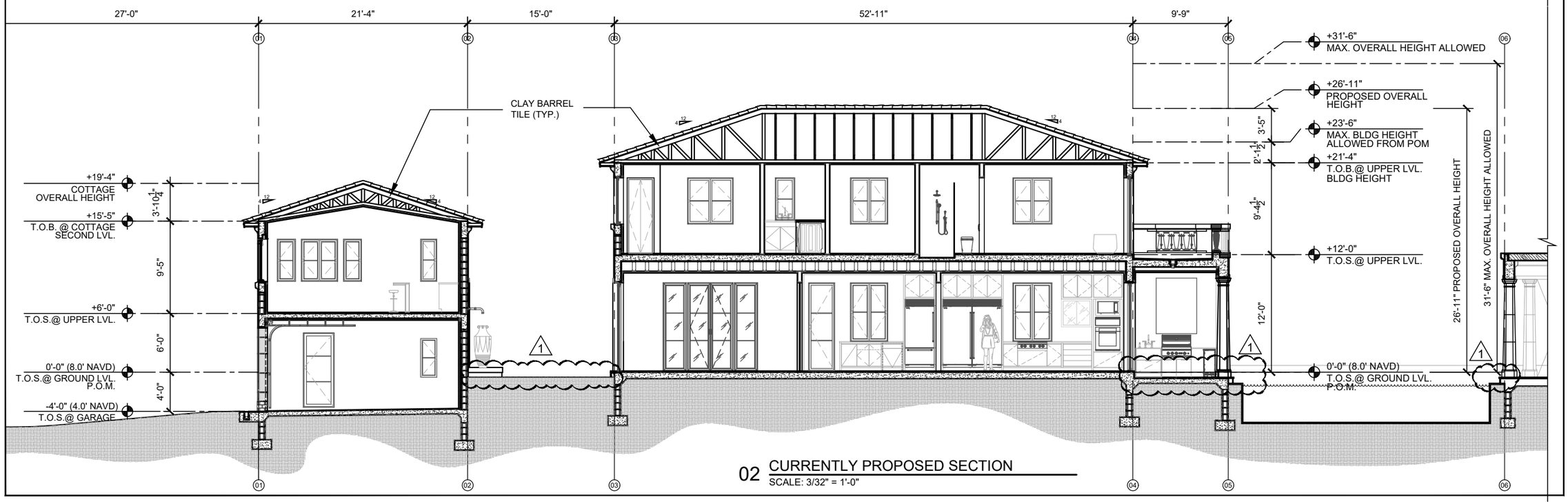


01 PREVIOUSLY PROPOSED SECTION
SCALE: 3/32" = 1'-0"



02 CURRENTLY PROPOSED SECTION
SCALE: 3/32" = 1'-0"

PROJECT NUMBER: 2025-05
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PALM BEACH, FL, 33480

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

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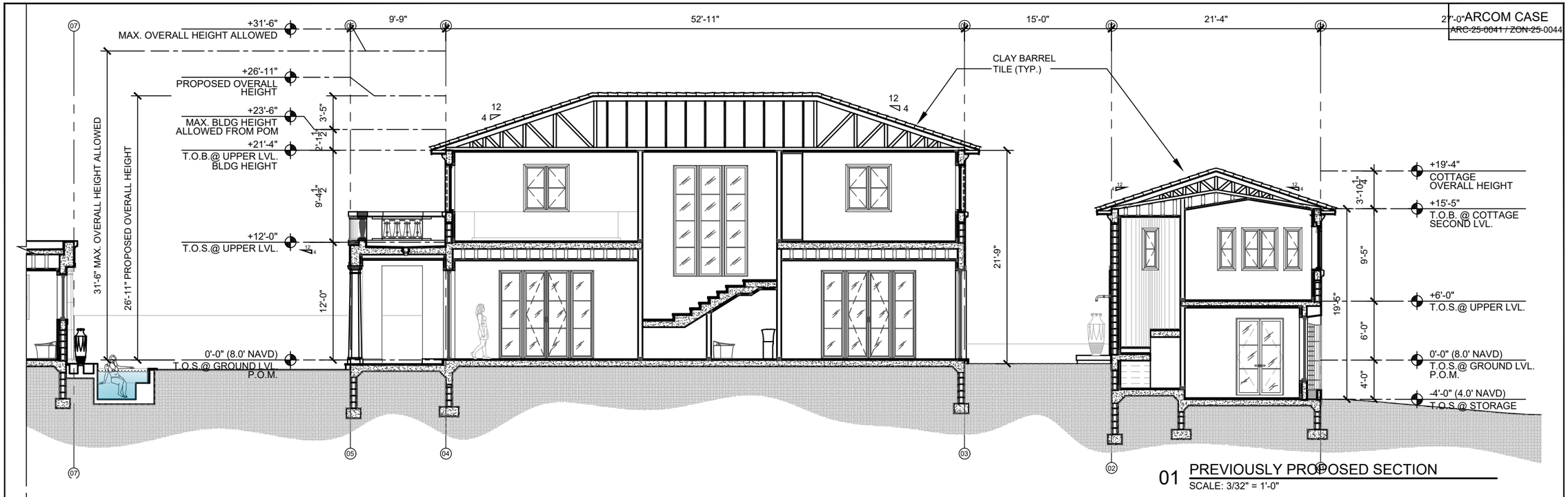
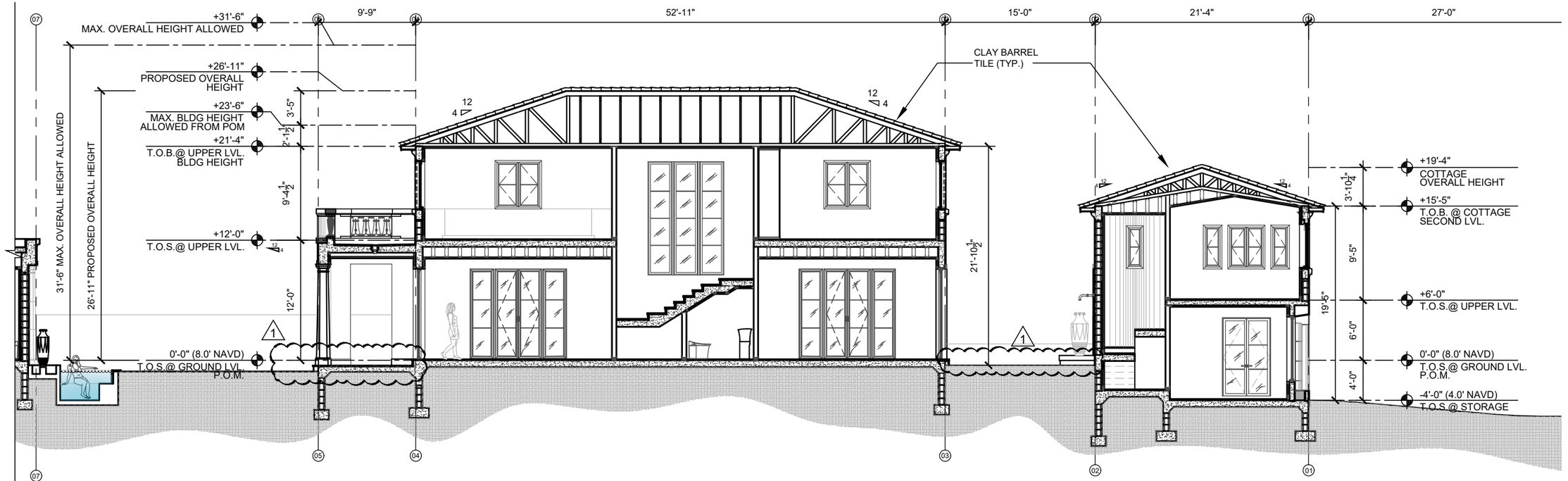


01 PREVIOUSLY PROPOSED SECTION
SCALE: 3/32" = 1'-0"



02 CURRENTLY PROPOSED SECTION
SCALE: 3/32" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
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PALM BEACH, FL. 33480

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

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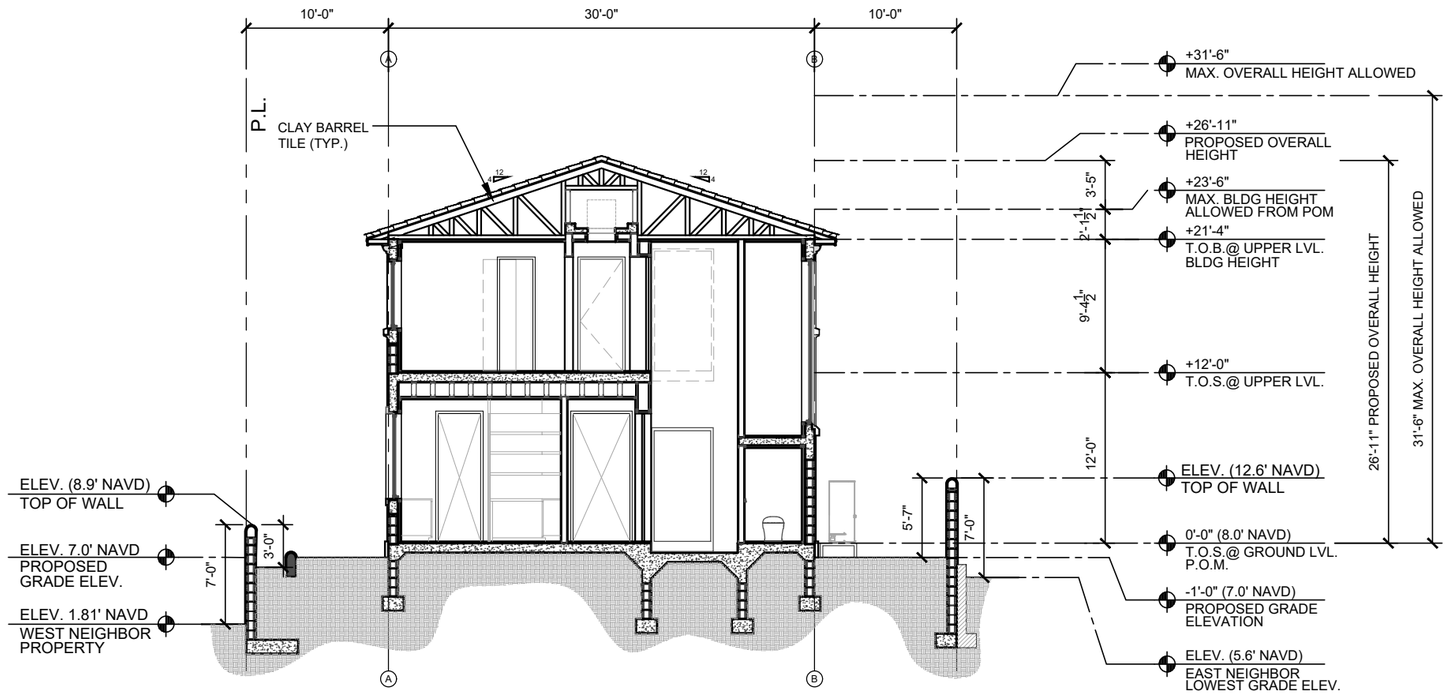
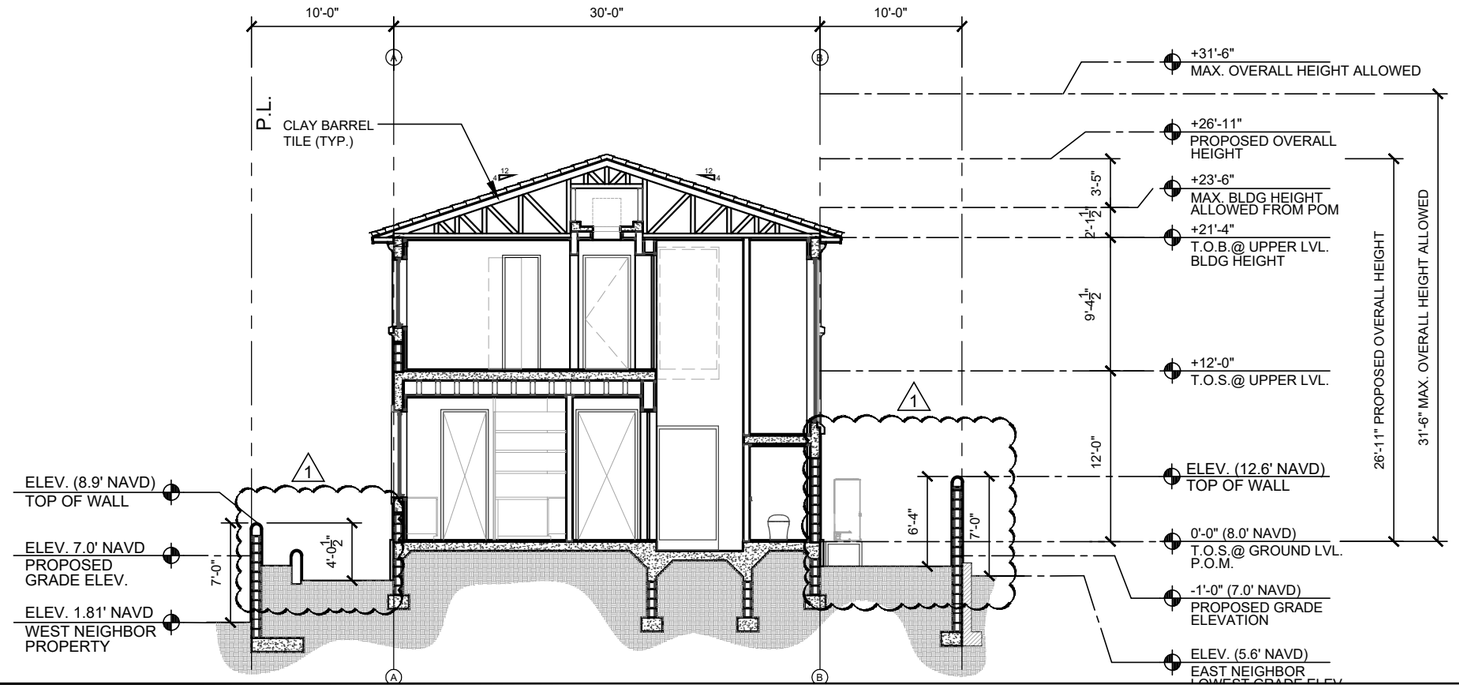


01 PREVIOUSLY PROPOSED SECTION
SCALE: 3/32" = 1'-0"



02 CURRENTLY PROPOSED SECTION
SCALE: 3/32" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
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OWNER
Paul Friese and Sharon Grosman
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PALM BEACH, FL. 33480

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

SHEET: A-303
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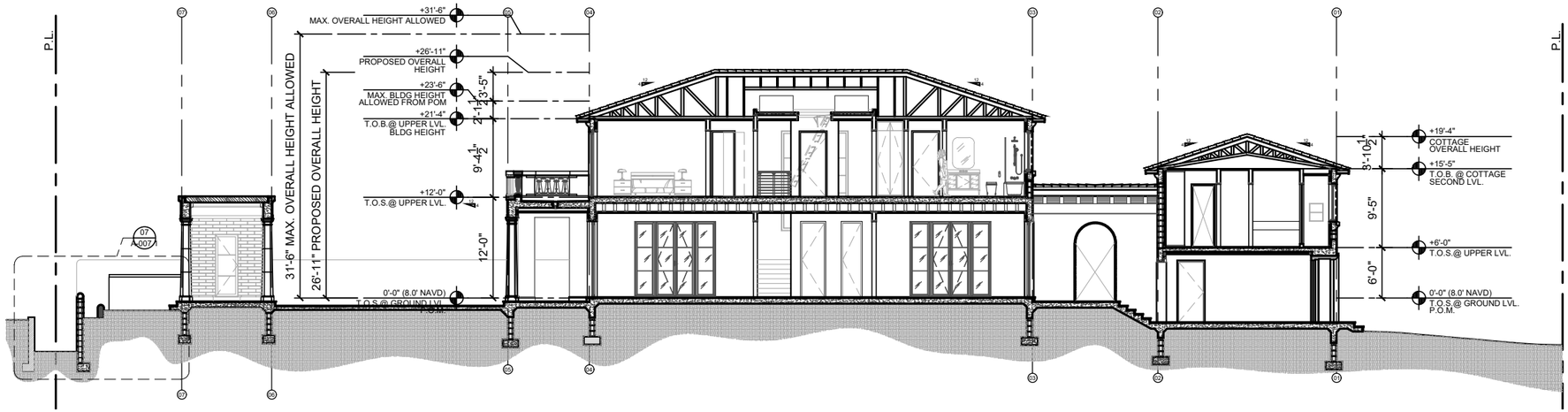
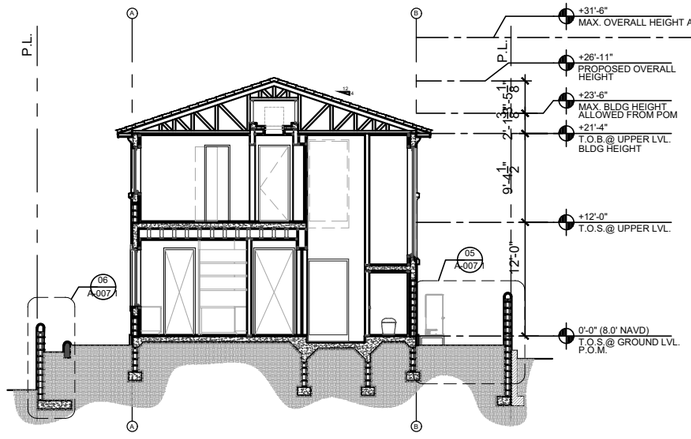
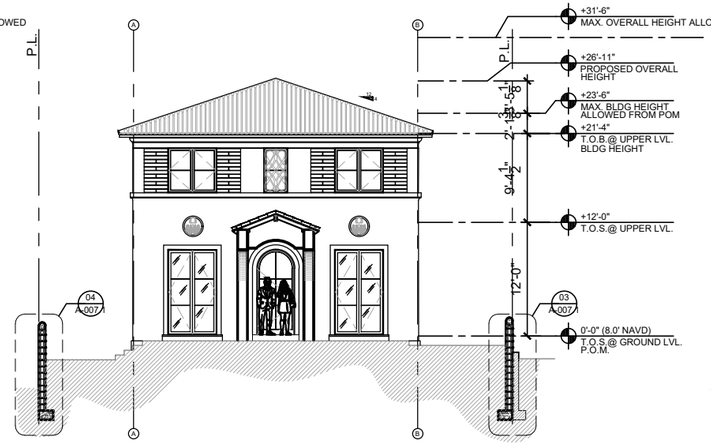


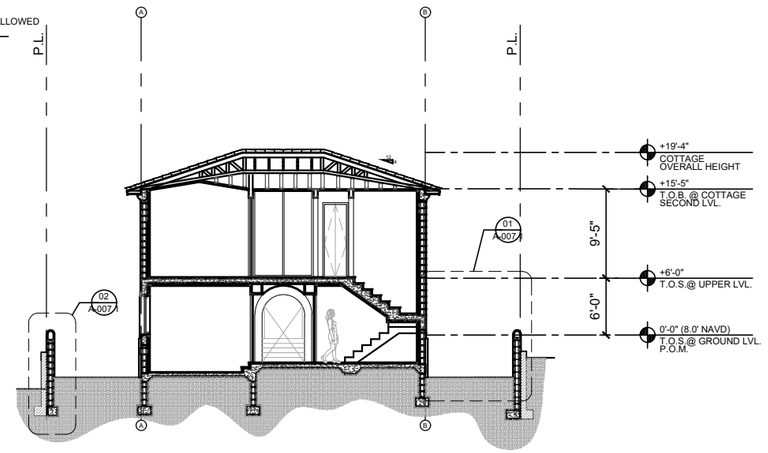
01 PREVIOUSLY PROPOSED. YARD SECTION 01
SCALE: 1/16" = 1'-0"



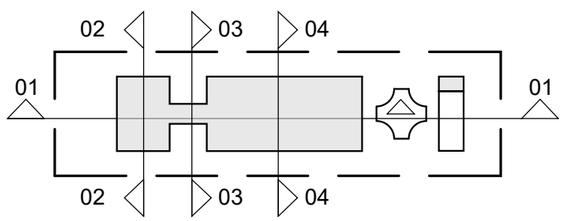
04 PREVIOUSLY PROPOSED. YARD SECTION 4
SCALE: 1/16" = 1'-0"



03 PREVIOUSLY PROPOSED. YARD SECTION 3
SCALE: 1/16" = 1'-0"



02 PREVIOUSLY PROPOSED. YARD SECTION 2
SCALE: 1/16" = 1'-0"



KEYPLAN N

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OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: PREVIOUSLY PROPOSED YARD SECTIONS
SCALE: 1/16"=1'-0"

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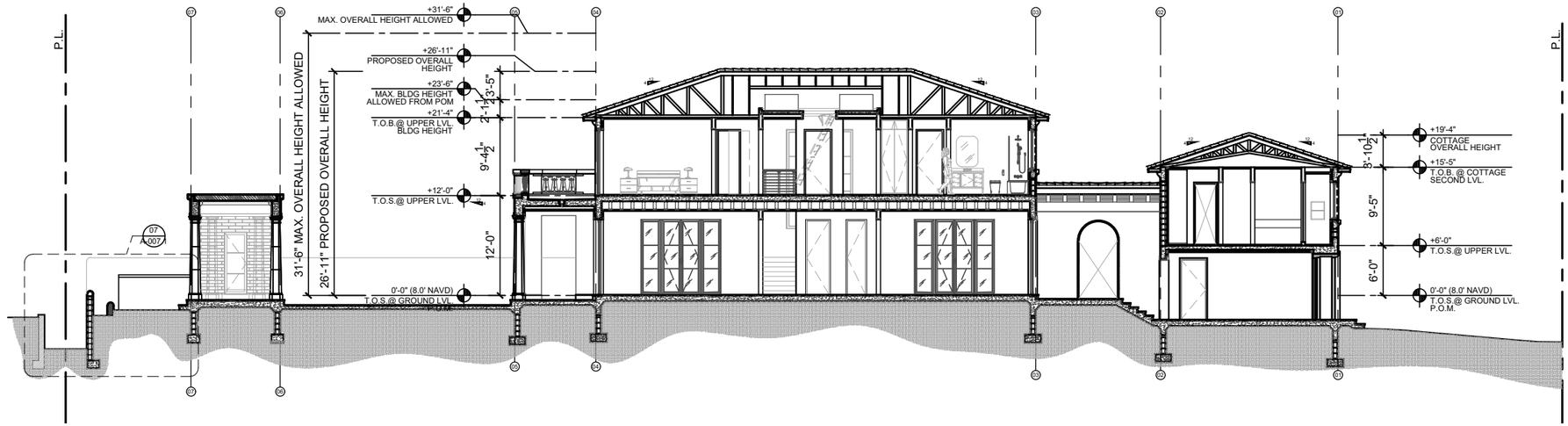
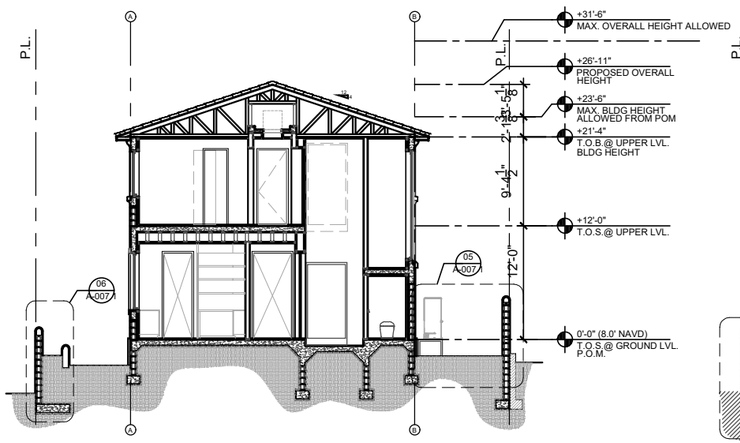
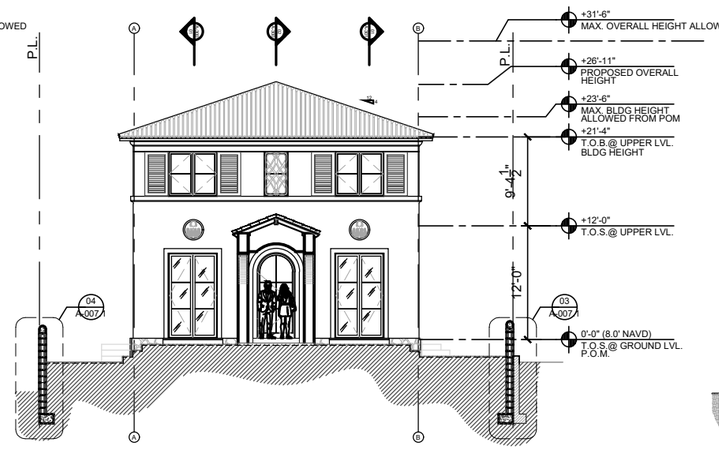


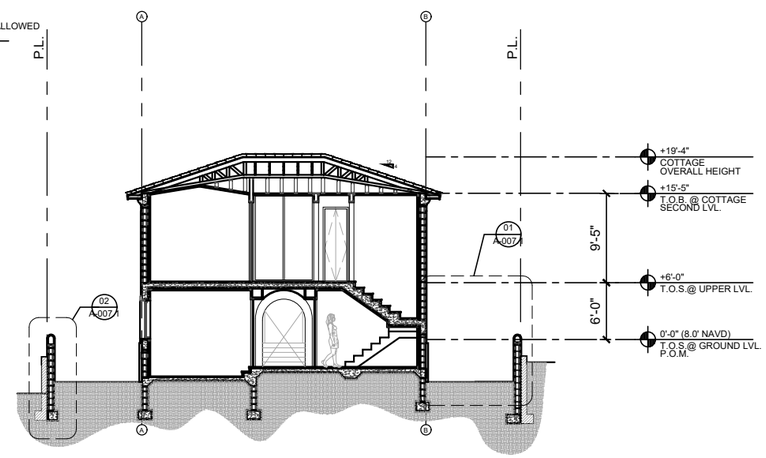
01 CURRENTLY PROPOSED YARD SECTION 01
SCALE: 1/16" = 1'-0"



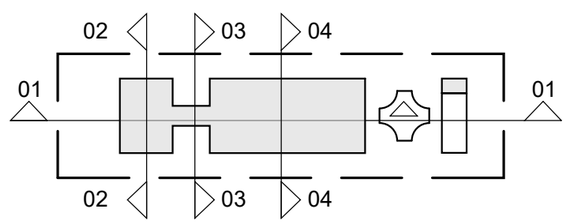
04 CURRENTLY PROPOSED YARD SECTION 4
SCALE: 1/16" = 1'-0"



03 CURRENTLY PROPOSED YARD SECTION 3
SCALE: 1/16" = 1'-0"



02 CURRENTLY PROPOSED YARD SECTION 2
SCALE: 1/16" = 1'-0"



KEYPLAN



1

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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OWNER
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PALM BEACH, FL. 33480

TITLE: YARD SECTIONS
SCALE: 1/16"=1'-0"

SHEET: A-304.1
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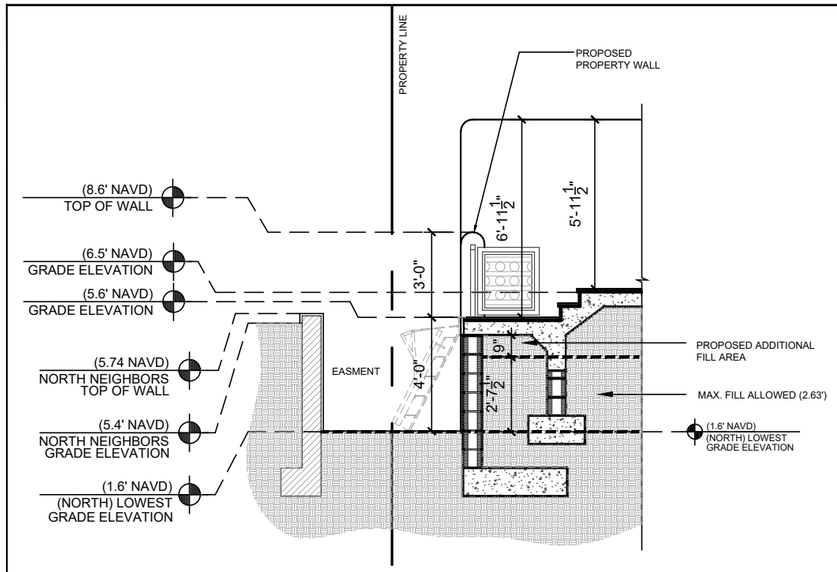
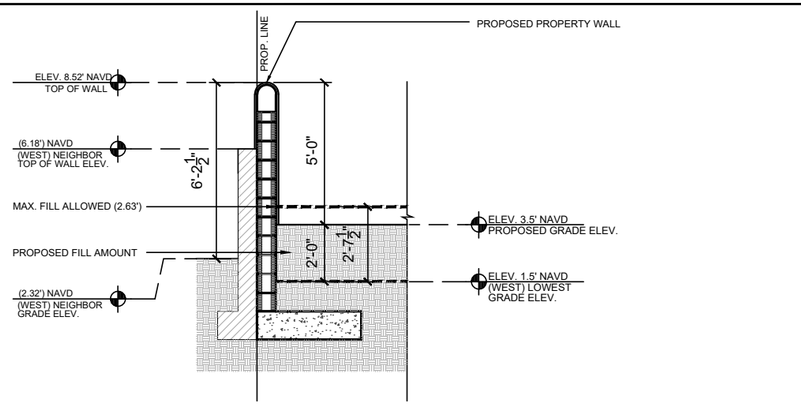
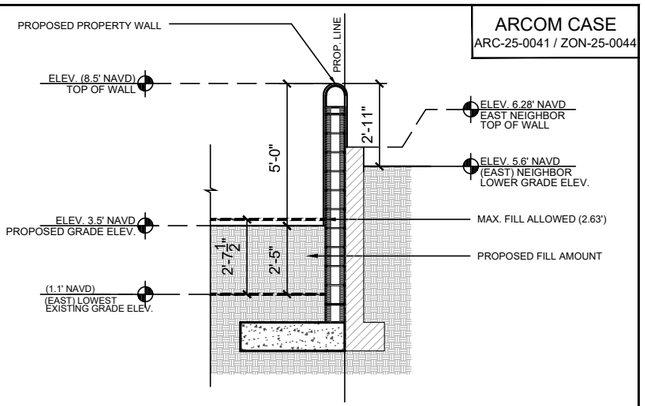
ARC-25-0041 / ZON-25-0044



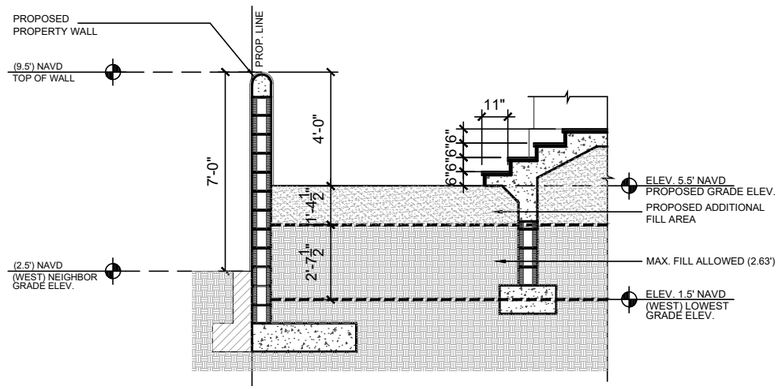
07 PREVIOUSLY PROPOSED FILL - ACCESS TO EASEMENT
SCALE: 3/16" = 1'-0"



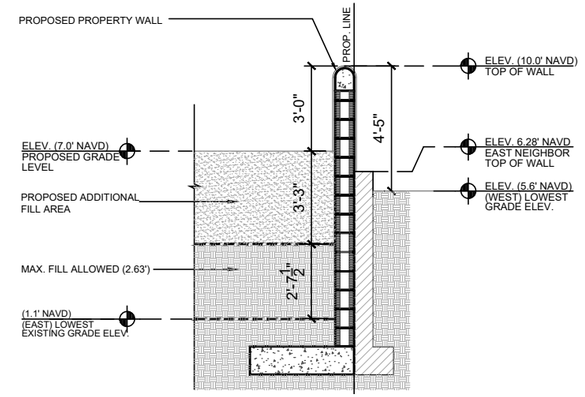
02 PREVIOUSLY PROPOSED. FILL WEST NEIGHBOR
SCALE: 3/16" = 1'-0"



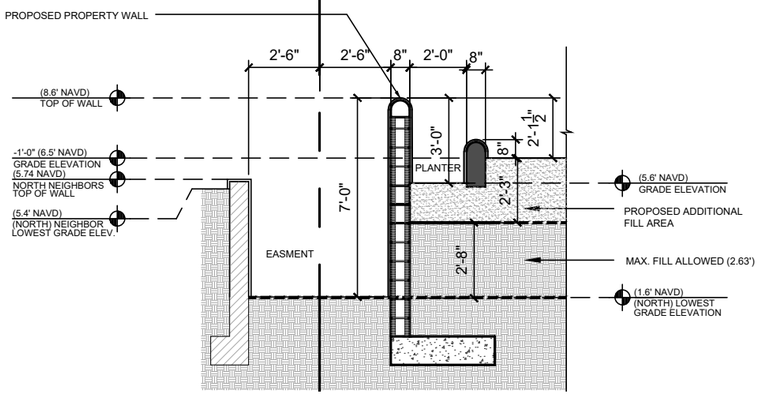
01 PREVIOUSLY PROPOSED. FILL EAST NEIGHBOR
SCALE: 3/16" = 1'-0"



04 PREVIOUSLY PROPOSED. WEST AREA NEIGHBOR
SCALE: 3/16" = 1'-0"

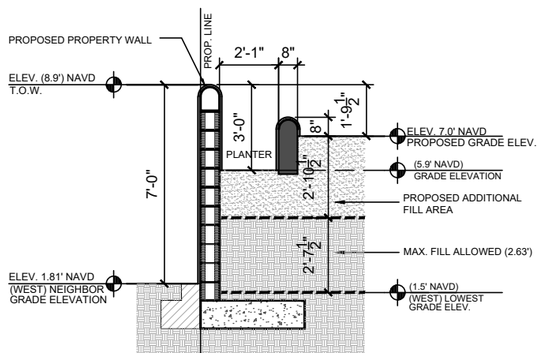


03 PREVIOUSLY PROPOSED. FILL EAST NEIGHBOR
SCALE: 3/16" = 1'-0"

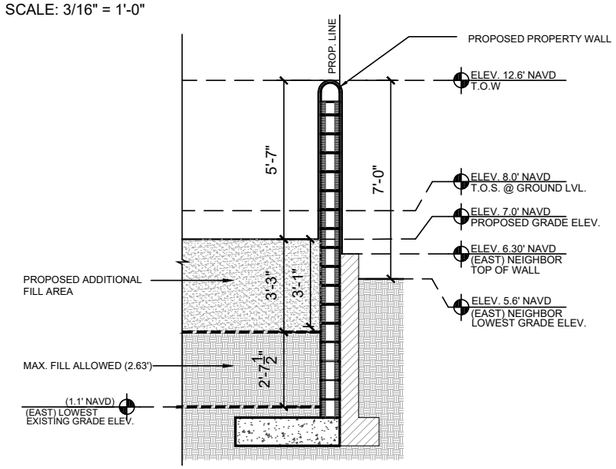


08 PREVIOUSLY PROPOSED FILL AREA-NORTH NEIGHBOR
SCALE: 3/16" = 1'-0"

MAX FILL CALCULATION	
FINISH FLOOR ELEVATION	8.0'
MAX. CROWN OF ROAD	2.74'
HALF THE DIFFERENCE BETWEEN THE HABITABLE FINISH FLOOR AND THE HIGHEST CROWN OF ROAD.	(8-2.74) / 2 = 2.63
MAX. FILL	2.63'
PROPOSED ADDITIONAL FILL AREA	3.25'
TOTAL FILL PROPOSED	5.88'



06 PREVIOUSLY PROPOSED. FILL WEST NEIGHBOR
SCALE: 3/16" = 1'-0"



05 PREVIOUSLY PROPOSED. FILL EAST NEIGHBOR
SCALE: 3/16" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: APR/L
CHECKED BY: JLG/P
REVISIONS:

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TITLE: PREVIOUSLY FILL GRADE SECTIONS
SCALE: 3/16"=1'-0"

SHEET: A-305
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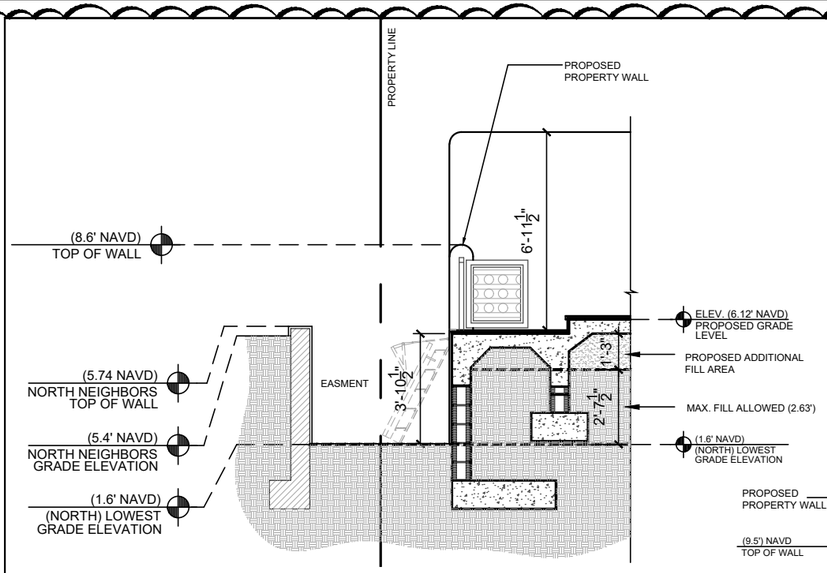
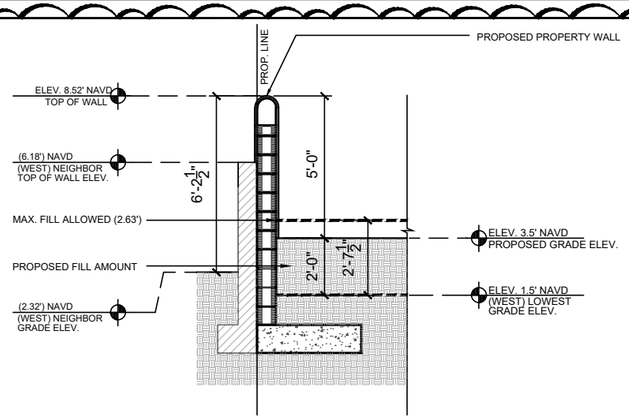
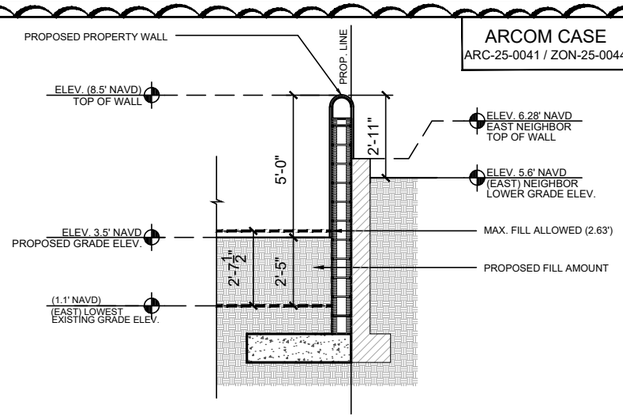


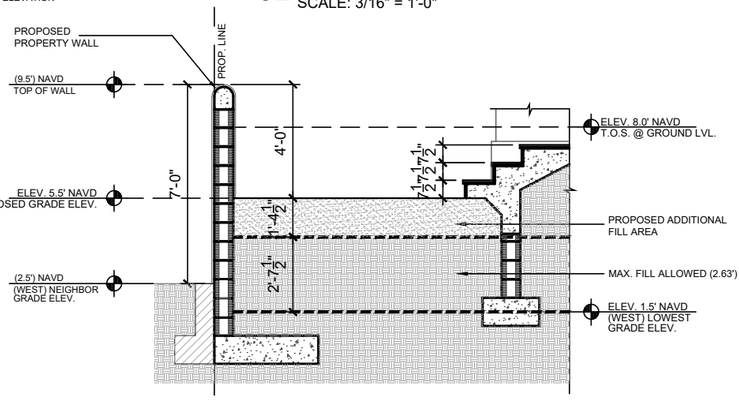
07 CURRENTLY PROPOSED FILL. ACCESS TO EASEMENT
SCALE: 3/16" = 1'-0"



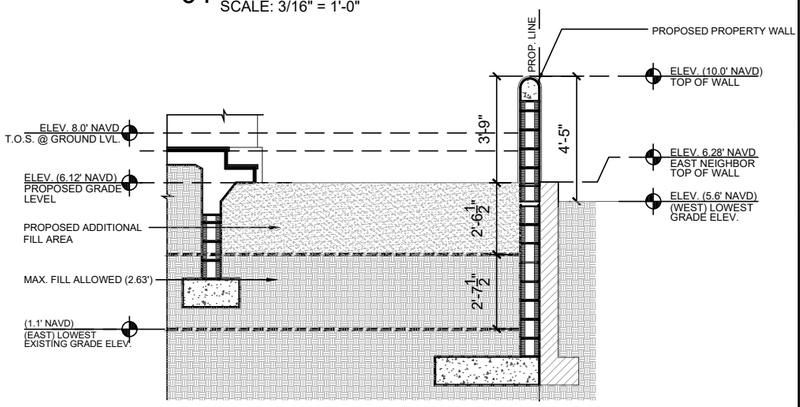
02 CURRENTLY PROPOSED FILL. WEST NEIGHBOR
SCALE: 3/16" = 1'-0"



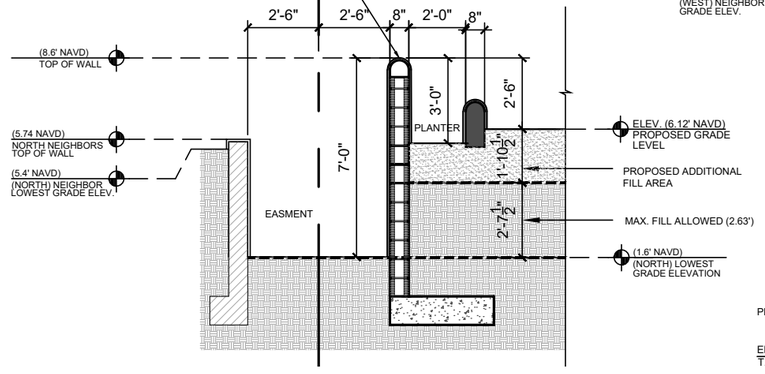
01 CURRENTLY PROPOSED FILL. EAST NEIGHBOR
SCALE: 3/16" = 1'-0"



04 CURRENTLY PROPOSED FILL. WEST NEIGHBOR
SCALE: 3/16" = 1'-0"

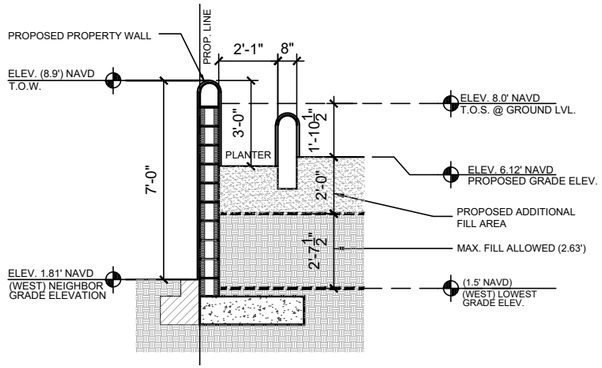


03 CURRENTLY PROPOSED FILL. EAST NEIGHBOR
SCALE: 3/16" = 1'-0"

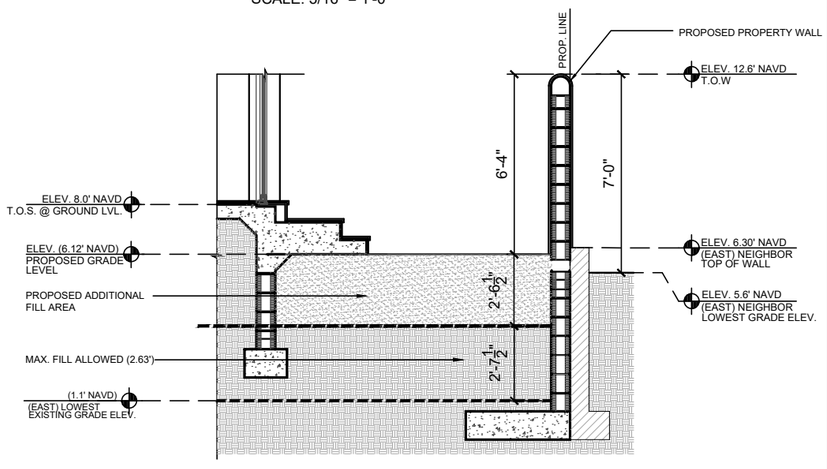


08 CURRENTLY PROPOSED FILL. NORTH NEIGHBOR
SCALE: 3/16" = 1'-0"

PREVIOUS MAX FILL CALCULATION	
FINISH FLOOR ELEVATION	8.0'
MAX. CROWN OF ROAD	2.74'
HALF THE DIFFERENCE BETWEEN THE HABITABLE FINISH FLOOR AND THE HIGHEST CROWN OF ROAD.	(8-2.74) / 2 = 2.63
MAX. FILL	2.63'
CURRENTLY PROPOSED ADDITIONAL FILL AREA	2.54'
PREVIOUSLY PROPOSED TOTAL FILL PROPOSED	5.17"



06 CURRENTLY PROPOSED FILL. WEST NEIGHBOR
SCALE: 3/16" = 1'-0"



05 CURRENTLY PROPOSED FILL. EAST NEIGHBOR
SCALE: 3/16" = 1'-0"

1

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REVISIONS:
PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: APR/L
CHECKED BY: JLG/P

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OWNER
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PALM BEACH, FL, 33480

TITLE: CURRENTLY PROPOSED FILL GRADE SECTIONS
SCALE: 3/16"=1'-0"

SHEET: A-305.1
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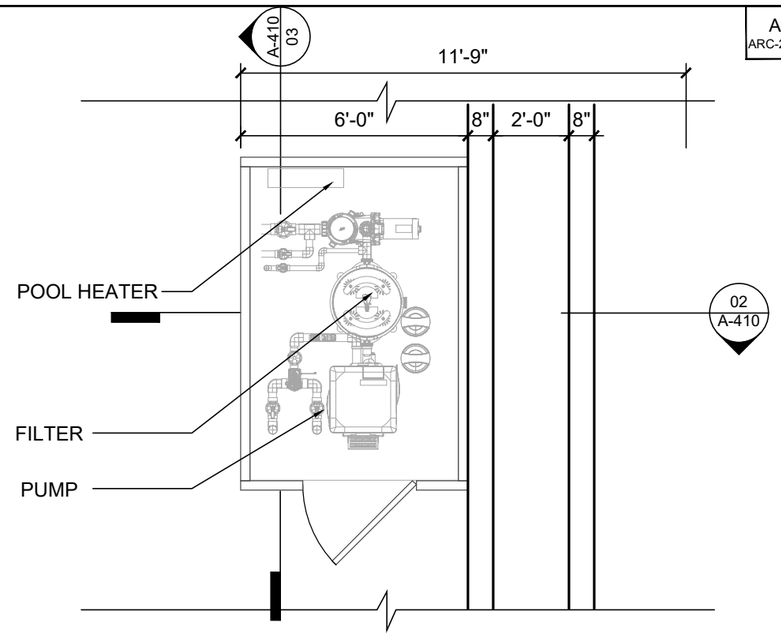
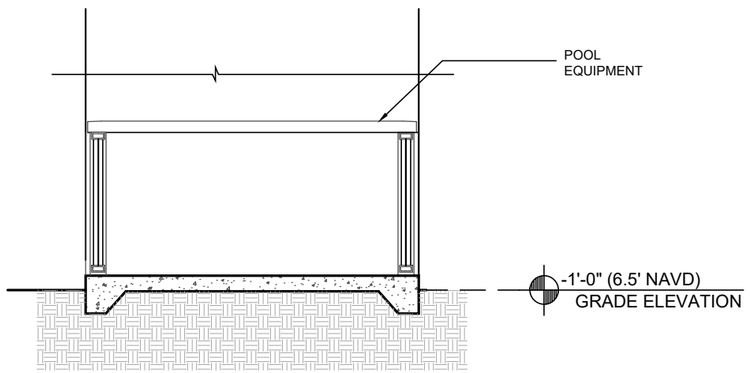
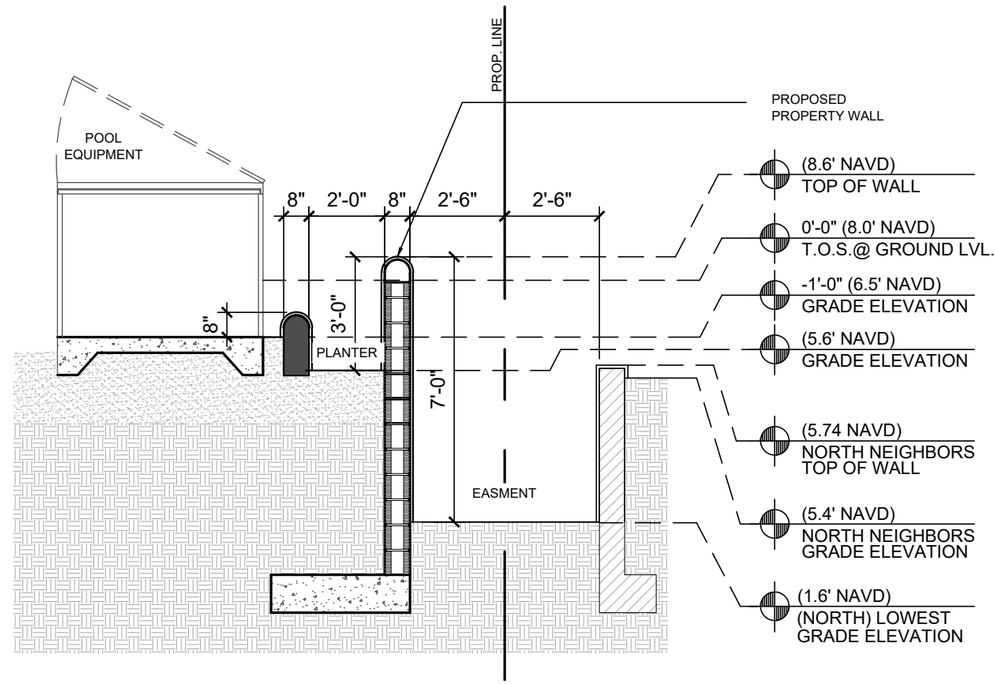


01 PREVIOUSLY PROPOSED POOL EQUIPMENT SCREENING. PLAN
SCALE: 1/4" = 1'-0"



03 PREVIOUSLY PROPOSED POOL EQUIPMENT SCREENING. SECTION TWO
SCALE: 1/4" = 1'-0"



02 PREVIOUSLY PROPSOED POOL EQUIPMENT SCREENING. SECTION ONE
SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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PALM BEACH, FL, 33480

TITLE: POOL EQUIPMENT SCREENING PLAN & SECTION
SCALE: AS SHOWN

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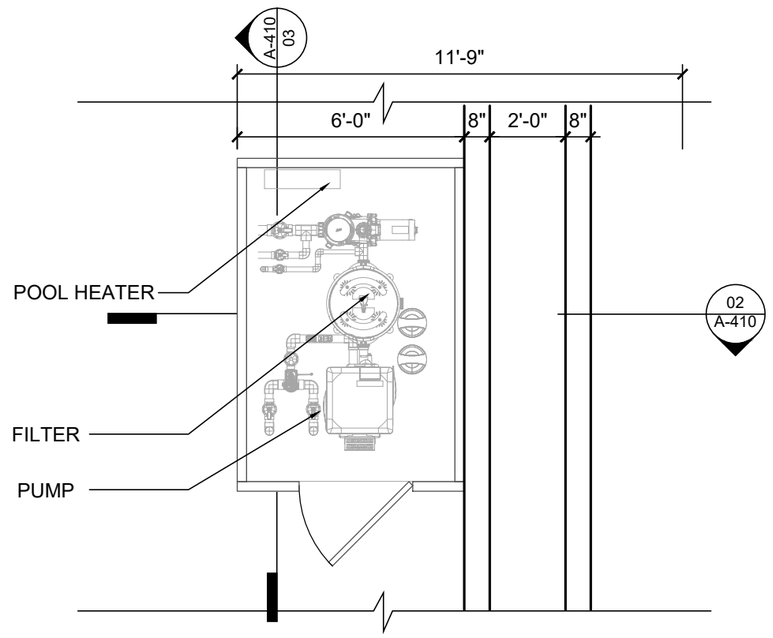
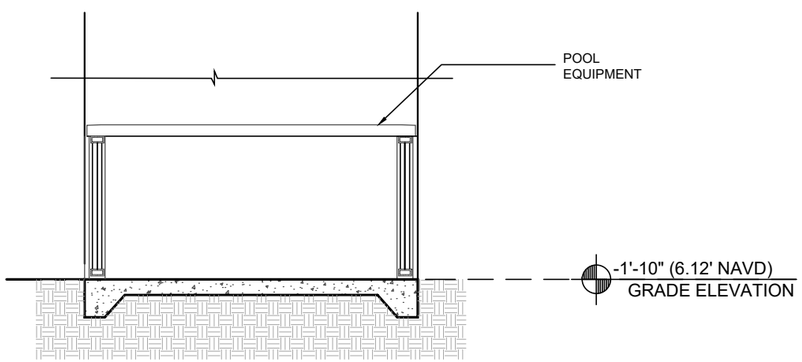
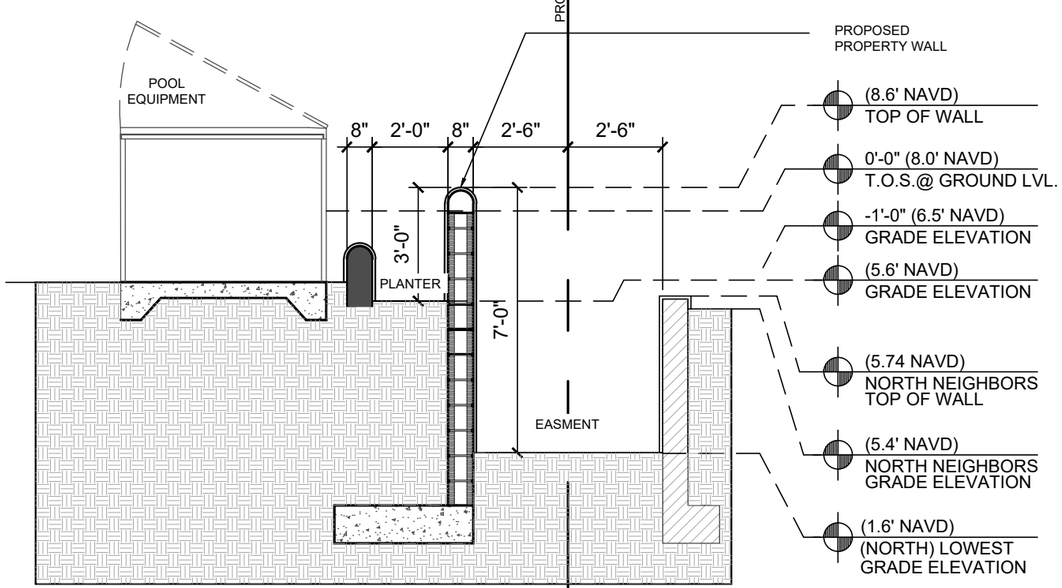


01 CURRENTLY PROPOSED POOL EQUIPMENT SCREENING. PLAN
SCALE: 1/4" = 1'-0"



03 CURRENTLY PROPOSED POOL EQUIPMENT SCREENING. SECTION TWO
SCALE: 1/4" = 1'-0"



02 CURRENTLY PROPOSED POOL EQUIPMENT SCREENING. SECTION ONE
SCALE: 1/4" = 1'-0"

1

PROJECT NUMBER: 2025-05
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TITLE: POOL EQUIPMENT SCREENING PLAN & SECTION
SCALE: AS SHOWN

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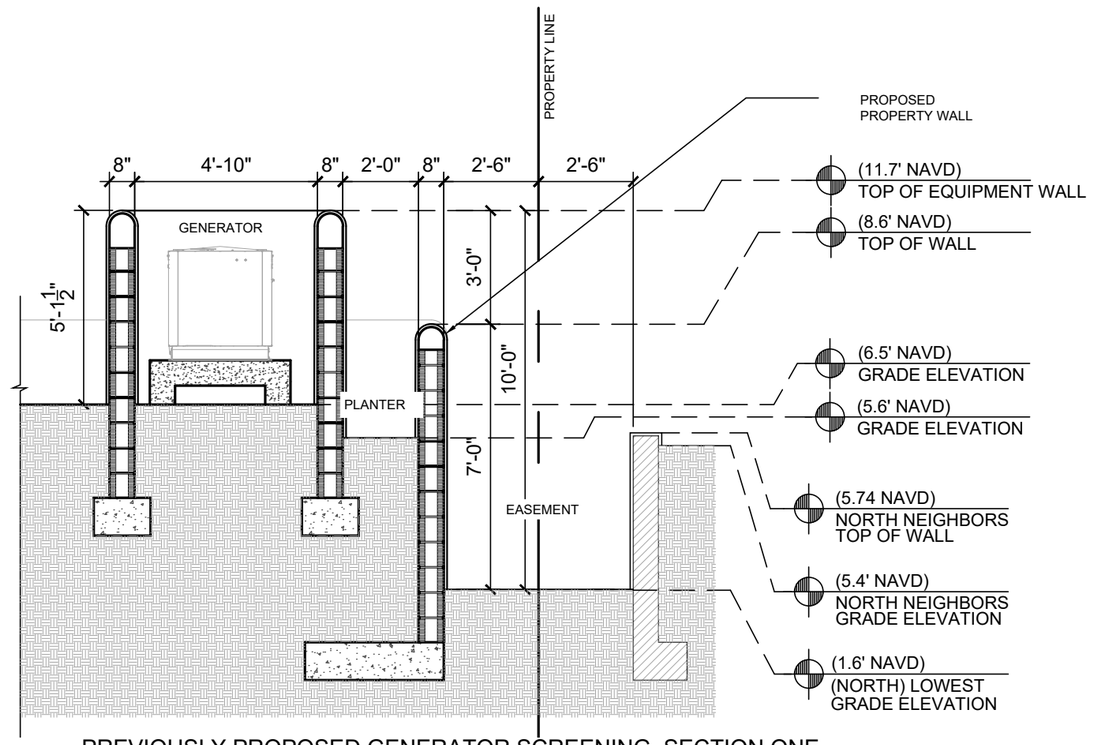
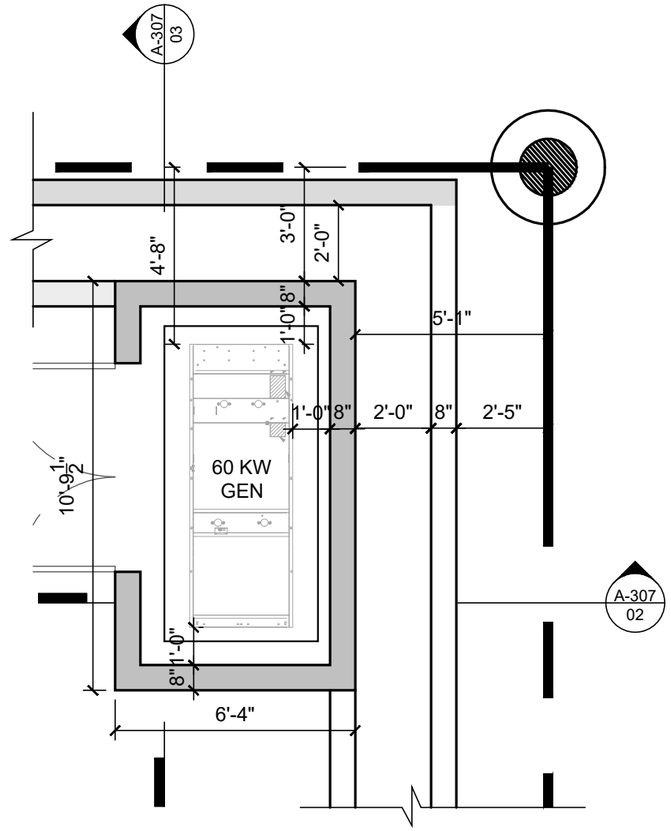
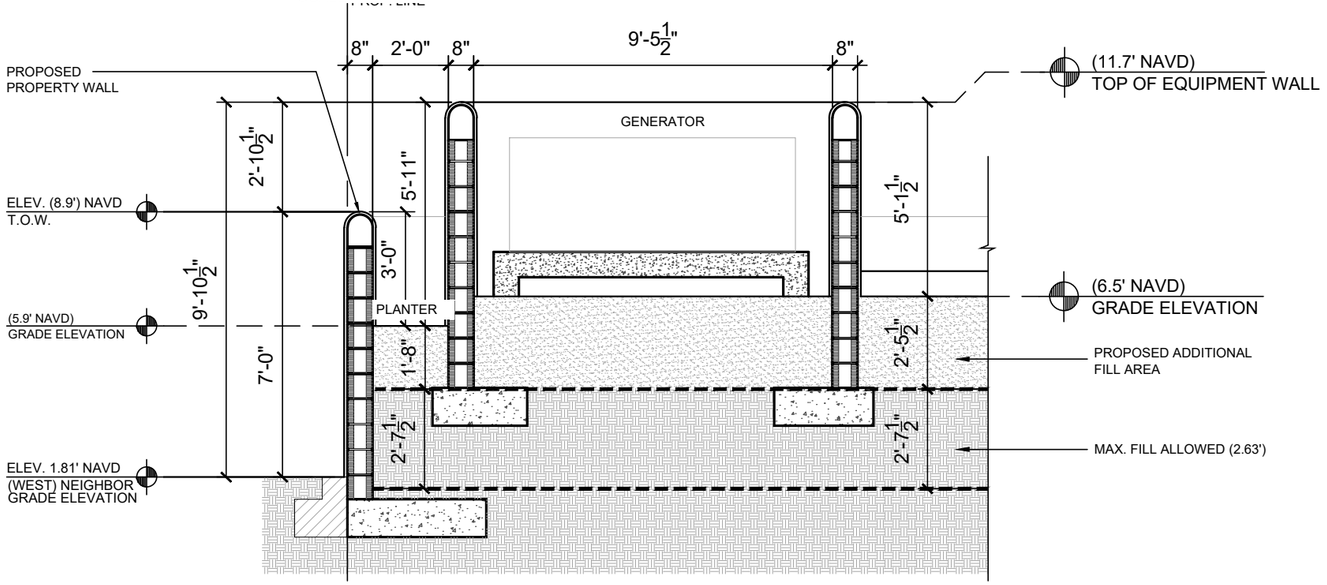


02 PREVIOUSLY PROPOSED GENERATOR SCREENING. SECTION ONE
SCALE: 1/4" = 1'-0"



01 PREVIOUSLY PROPOSED GENERATOR EQUIPMENT SCREENING. PLAN
SCALE: 1/4" = 1'-0"



03 PREVIOUSLY PROPOSED GENERATOR SCREENING. SECTION TWO
SCALE: 1/4" = 1'-0"

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PROJECT NUMBER: 2025-05
DATE: 10.07.2025
REVISIONS:
DRAWN BY: APR
CHECKED BY: JLGP

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PALM BEACH, FL. 33480

TITLE: EQUIPMENT SECTIONS
SCALE: AS SHOWN

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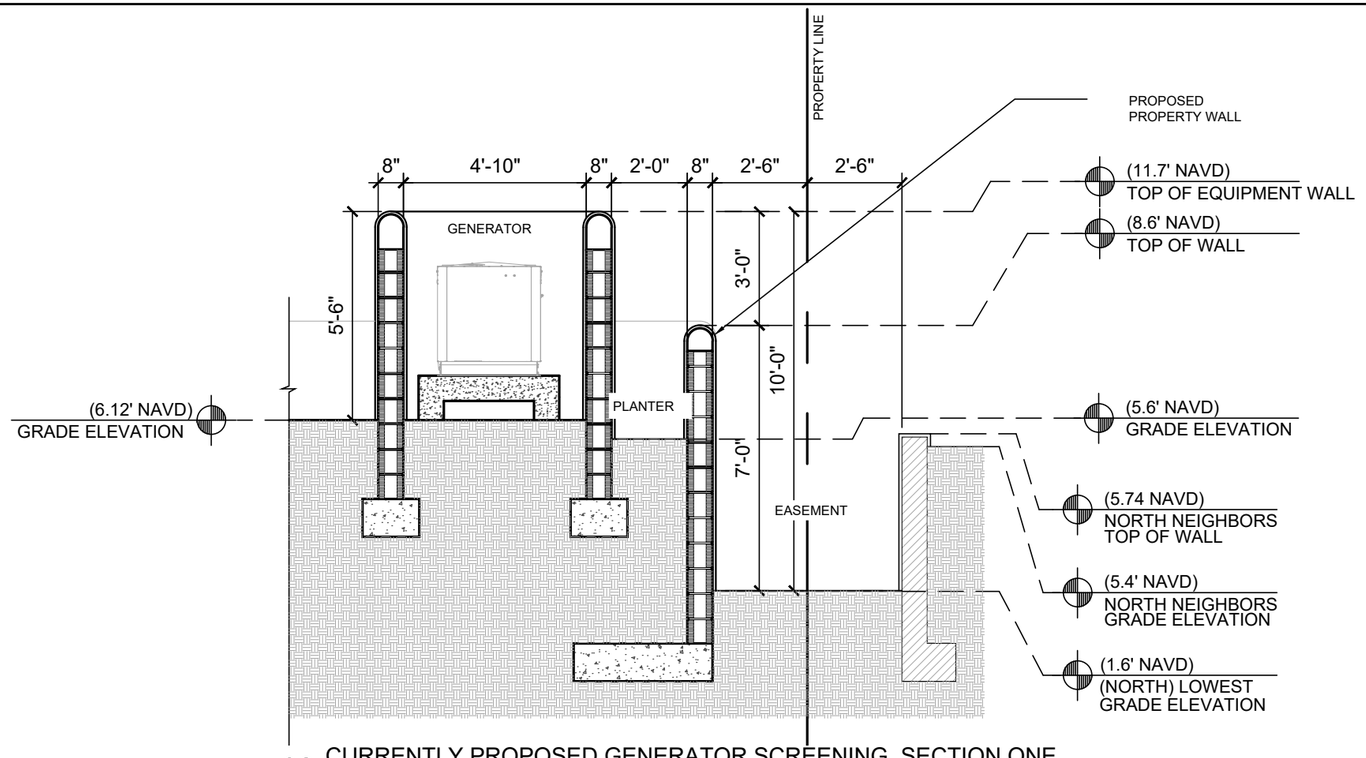
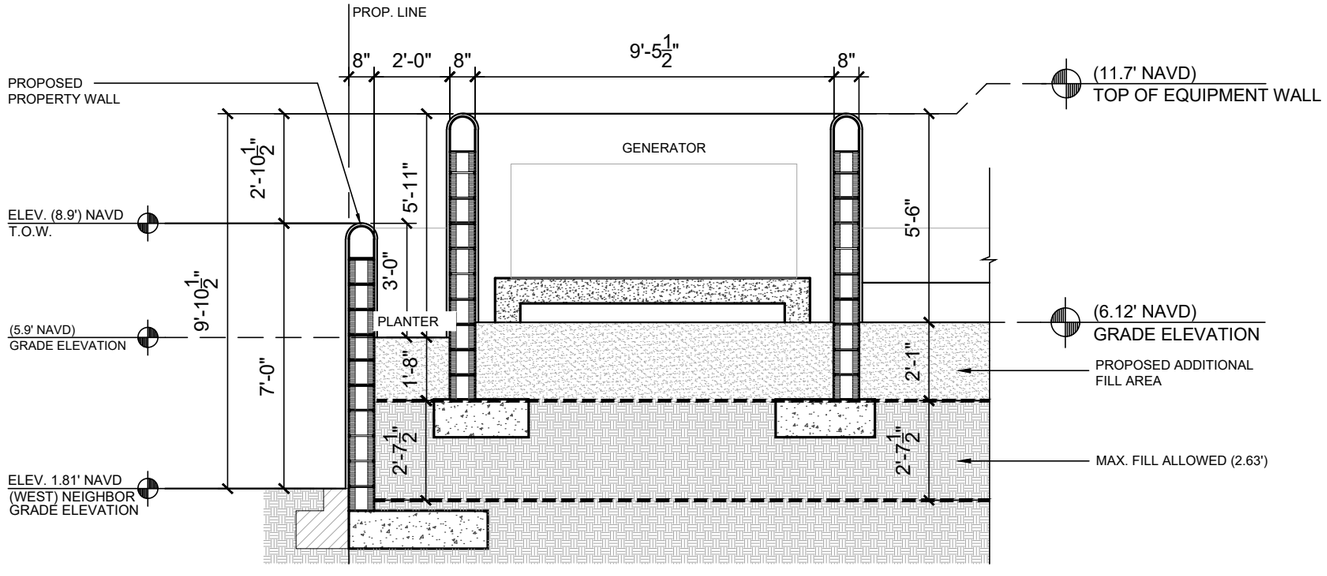
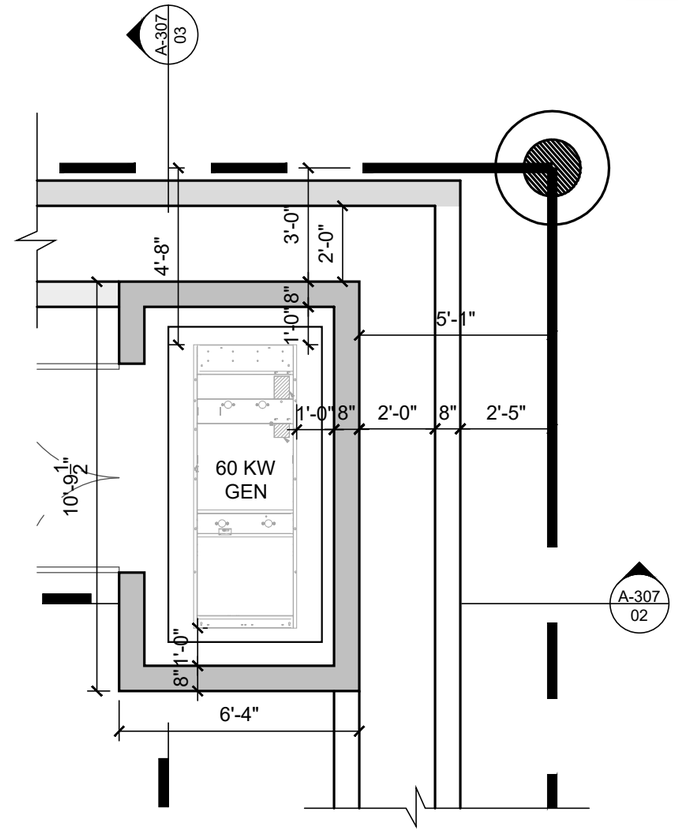


02 CURRENTLY PROPOSED GENERATOR SCREENING. SECTION ONE
SCALE: 1/4" = 1'-0"



03 CURRENTLY PROPOSED GENERATOR SCREENING. SECTION TWO
SCALE: 1/4" = 1'-0"



01 CURRENTLY PROPOSED GENERATOR EQUIPMENT SCREENING. PLAN
SCALE: 1/4" = 1'-0"

1

PROJECT NUMBER: 2025-05
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TITLE: EQUIPMENT SECTIONS
SCALE: AS SHOWN

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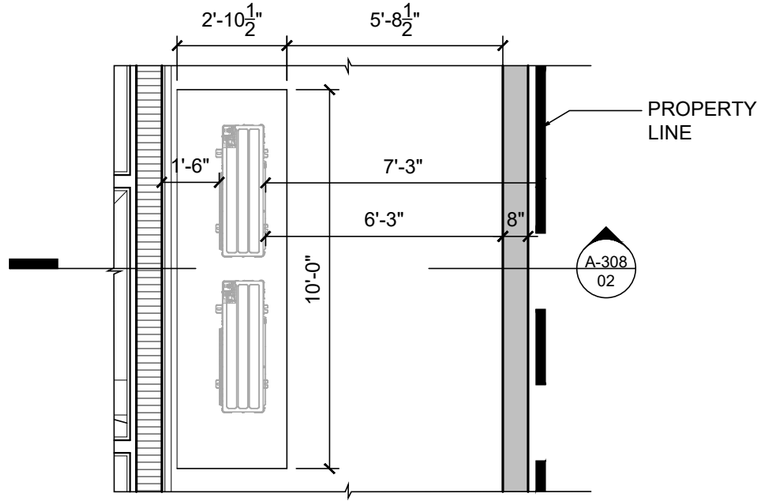
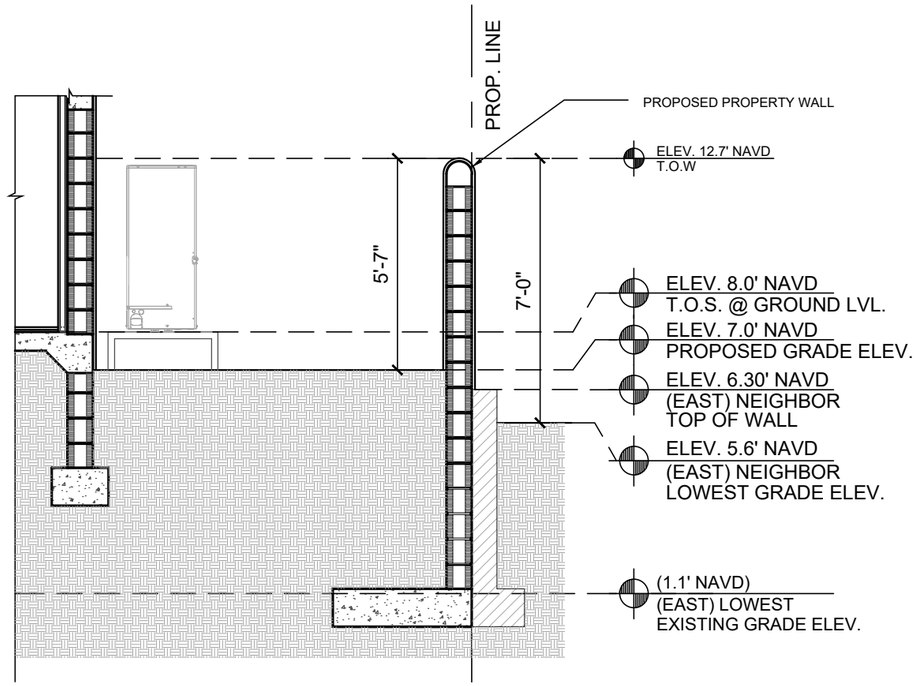


01 PREVIOUSLY PROPOSED A/C EQUIPMENT SCREENING. PLAN
SCALE: 1/4" = 1'-0"



02 PREVIOUSLY PROPOSED A/C EQUIPMENT SCREENING. SECTION
SCALE: 1/4" = 1'-0"

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CHECKED BY: JLGP
REVISIONS:

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OWNER
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TITLE: A/C EQUIPMENT AND VENT DETAILS
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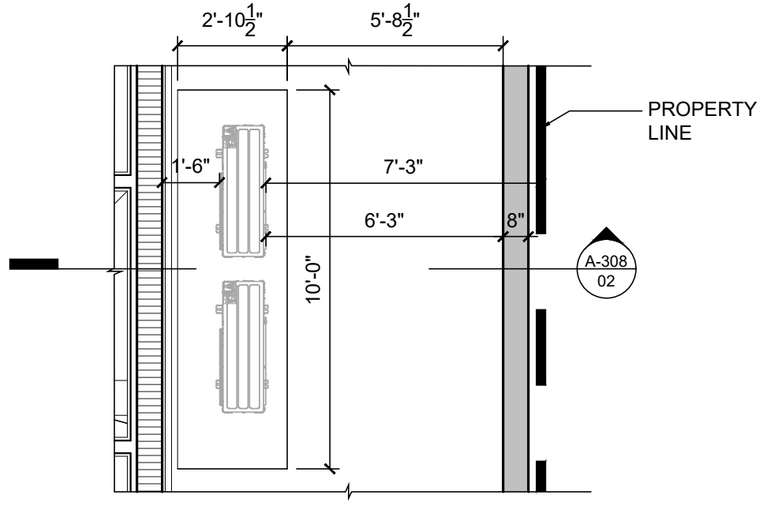
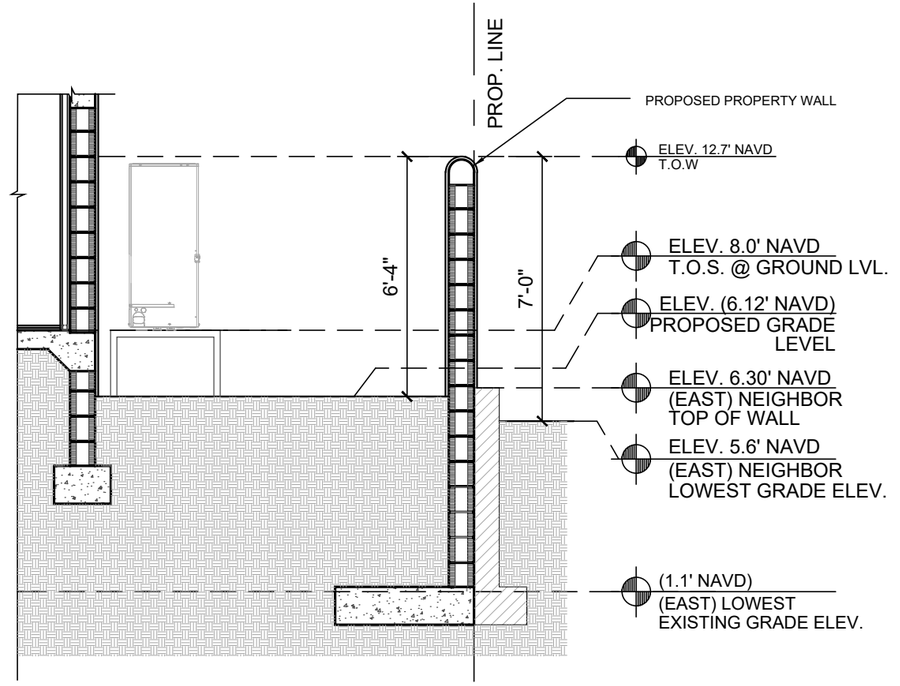


01 CURRENTLY PROPOSED A/C EQUIPMENT SCREENING. PLAN
SCALE: 1/4" = 1'-0"



02 CURRENTLY PROPOSED A/C EQUIPMENT SCREENING. SECTION
SCALE: 1/4" = 1'-0"

1

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PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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01 COTTAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 2025-05
REVISIONS:
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DRAWN BY: APIRL
CHECKED BY: JLGP

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TITLE: COTTAGE ELEVATION
SCALE: 1/4"=1'-0"

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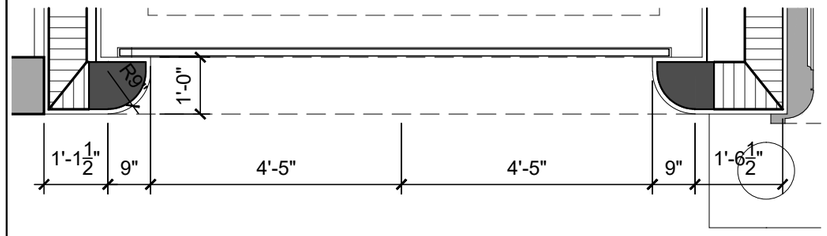
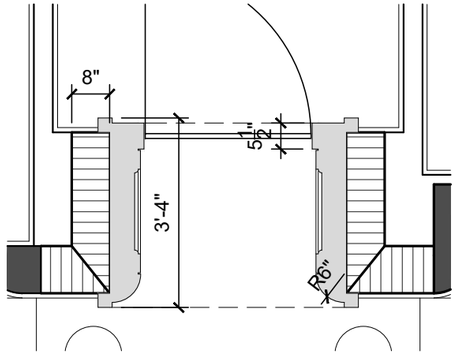
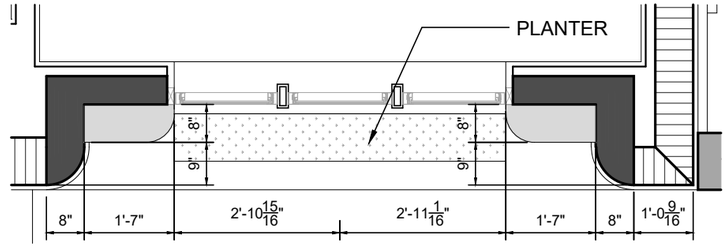


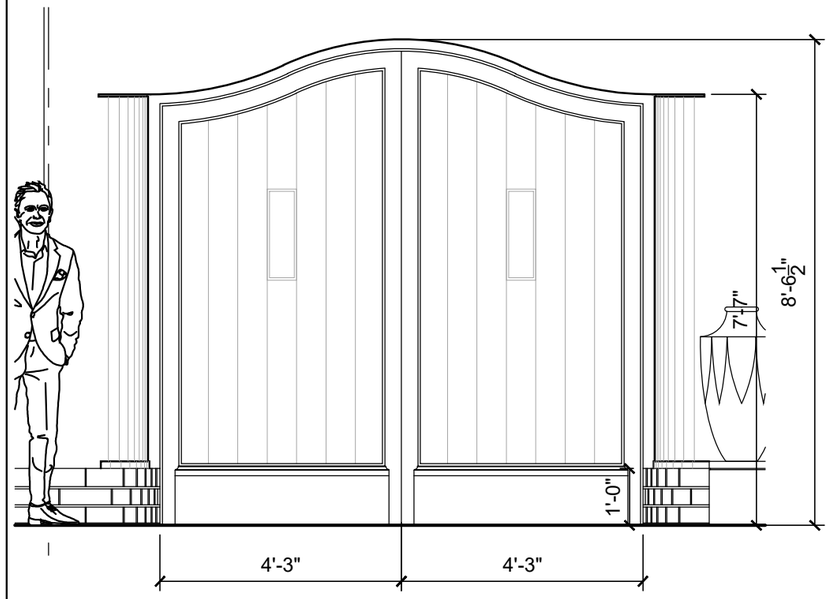
05 GARAGE DOOR - PLAN
SCALE: 3/8" = 1'-0"



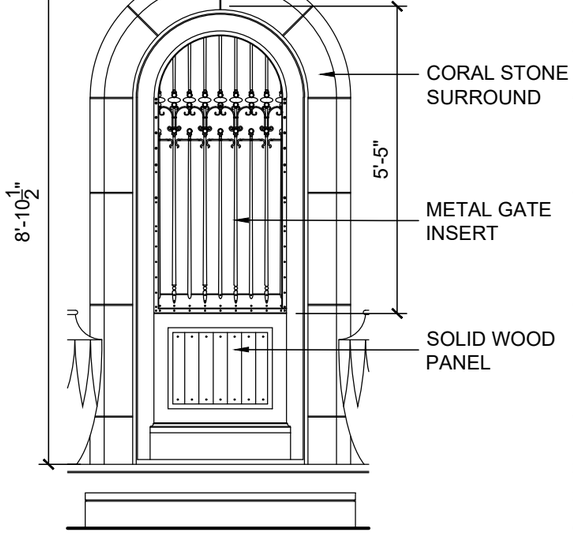
03 ENTRANCE DOOR - PLAN
SCALE: 3/8" = 1'-0"



01 STORAGE WINDOW - PLAN
SCALE: 3/8" = 1'-0"



06 GARAGE DOOR - ELEVATION
SCALE: 3/8" = 1'-0"



04 ENTRANCE DOOR - ELEVATION
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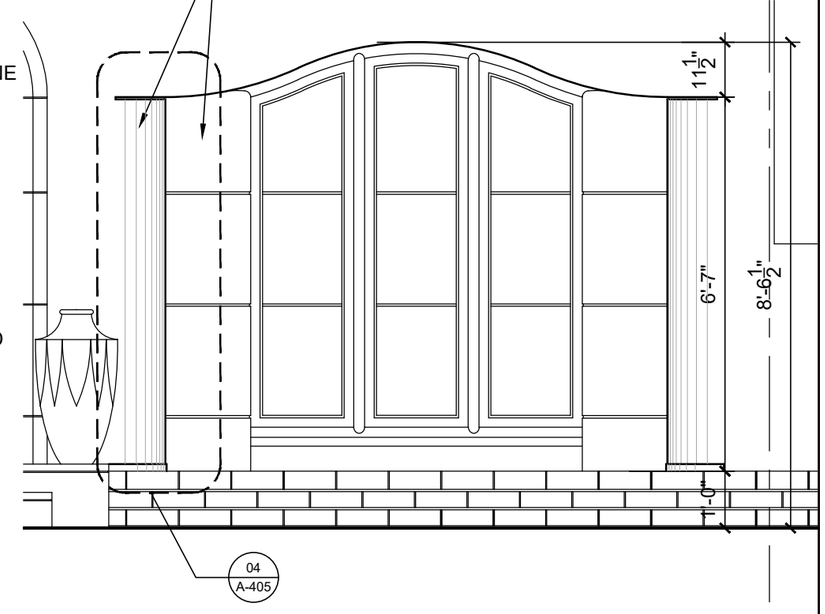

02 STORAGE WINDOW - ELEVATION
SCALE: 3/8" = 1'-0"

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PROJECT NUMBER: 2025-05
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CHECKED BY: JLGP

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TITLE: COTTAGE FRONT ELEVATION OPENING DETAILS
SCALE: AS SHOWN

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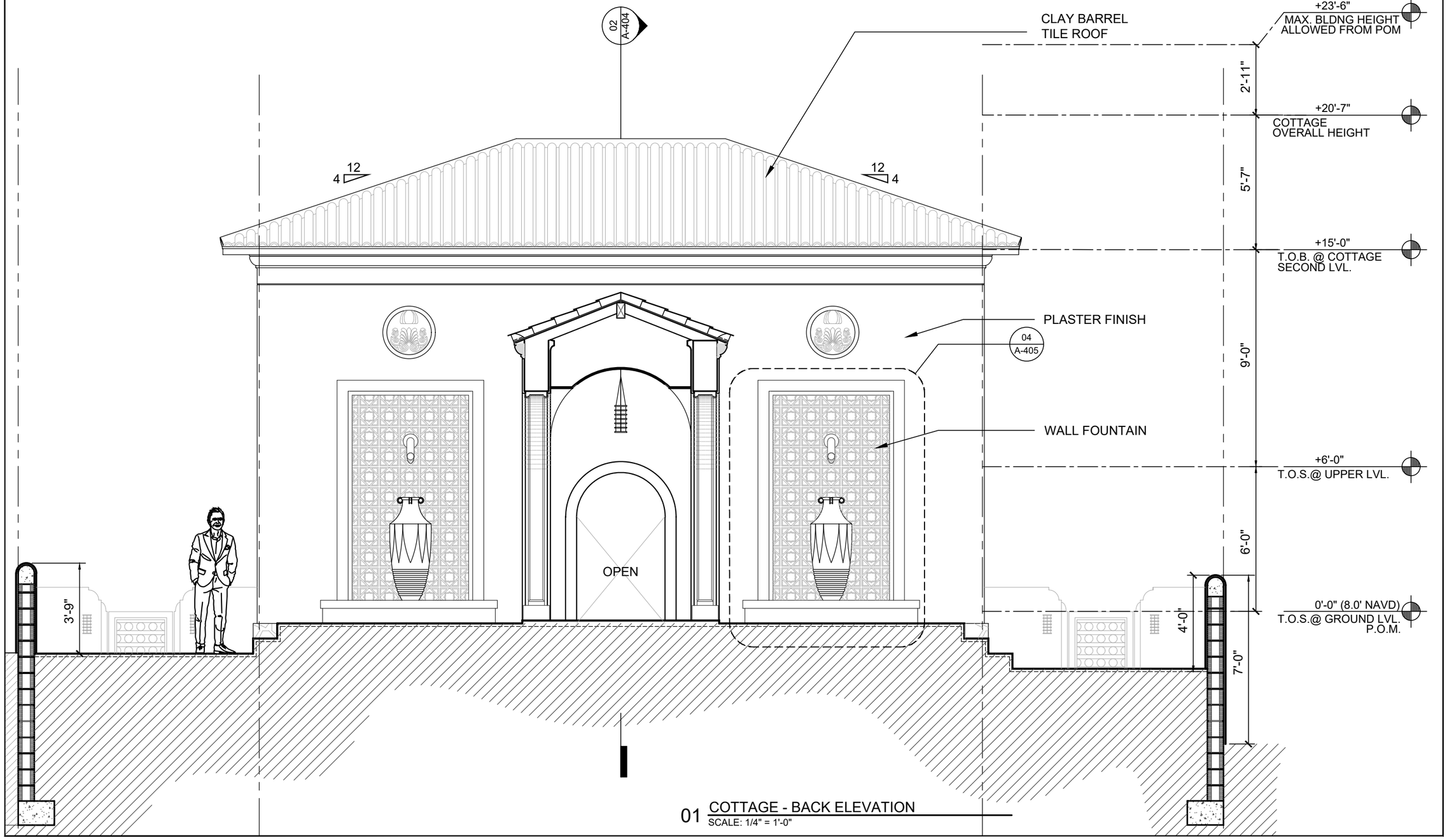

01 COTTAGE - BACK ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 2025-05
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TITLE ELEVATION DETAIL
SCALE AS SHOWN

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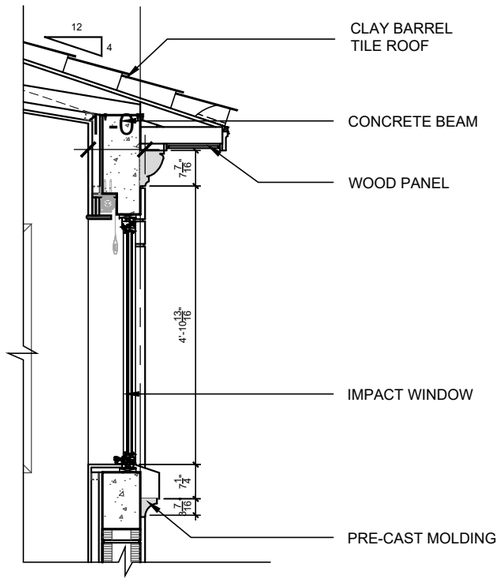
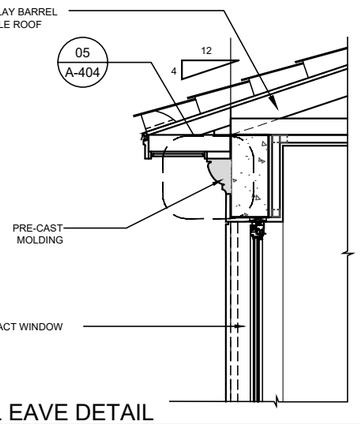
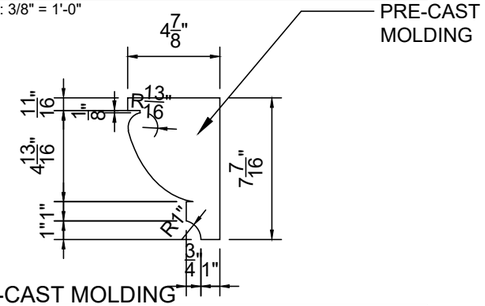


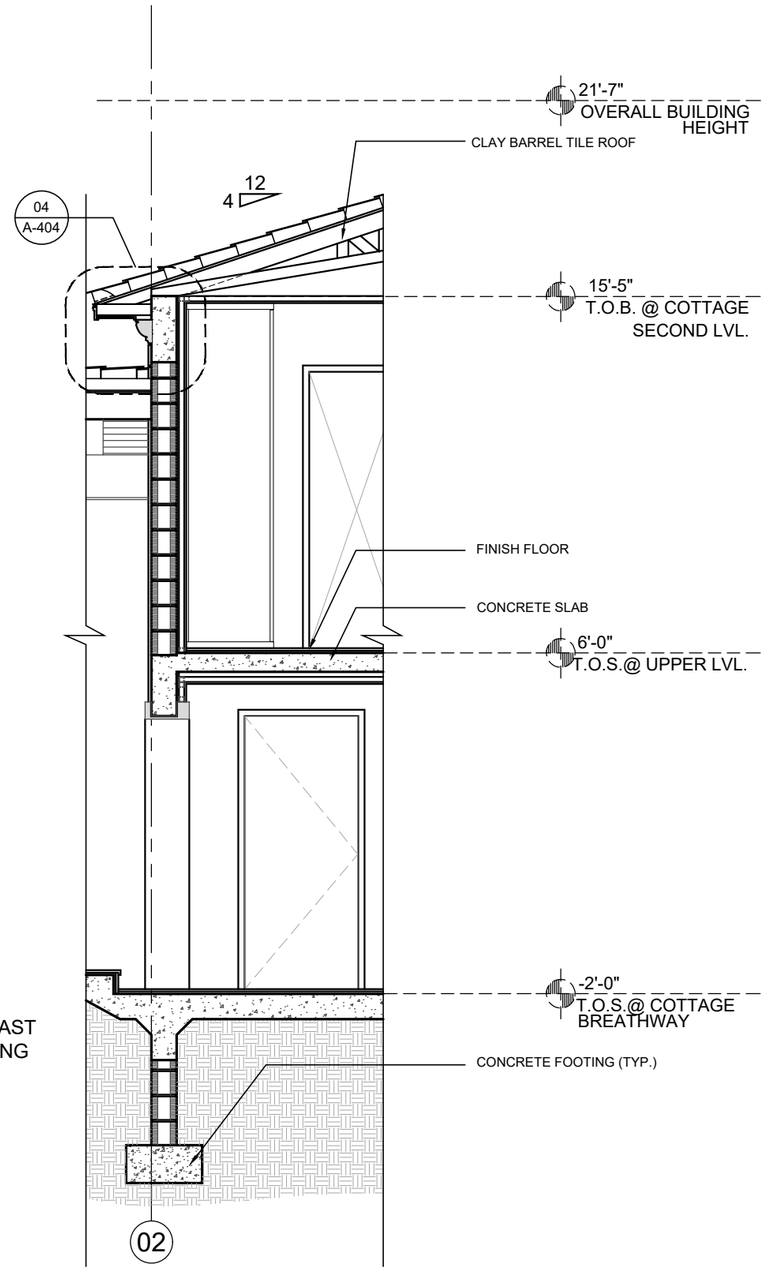
03 COTTAGE - WINDOW EAVE + LOUVRE
SCALE: 3/16" = 1'-0"



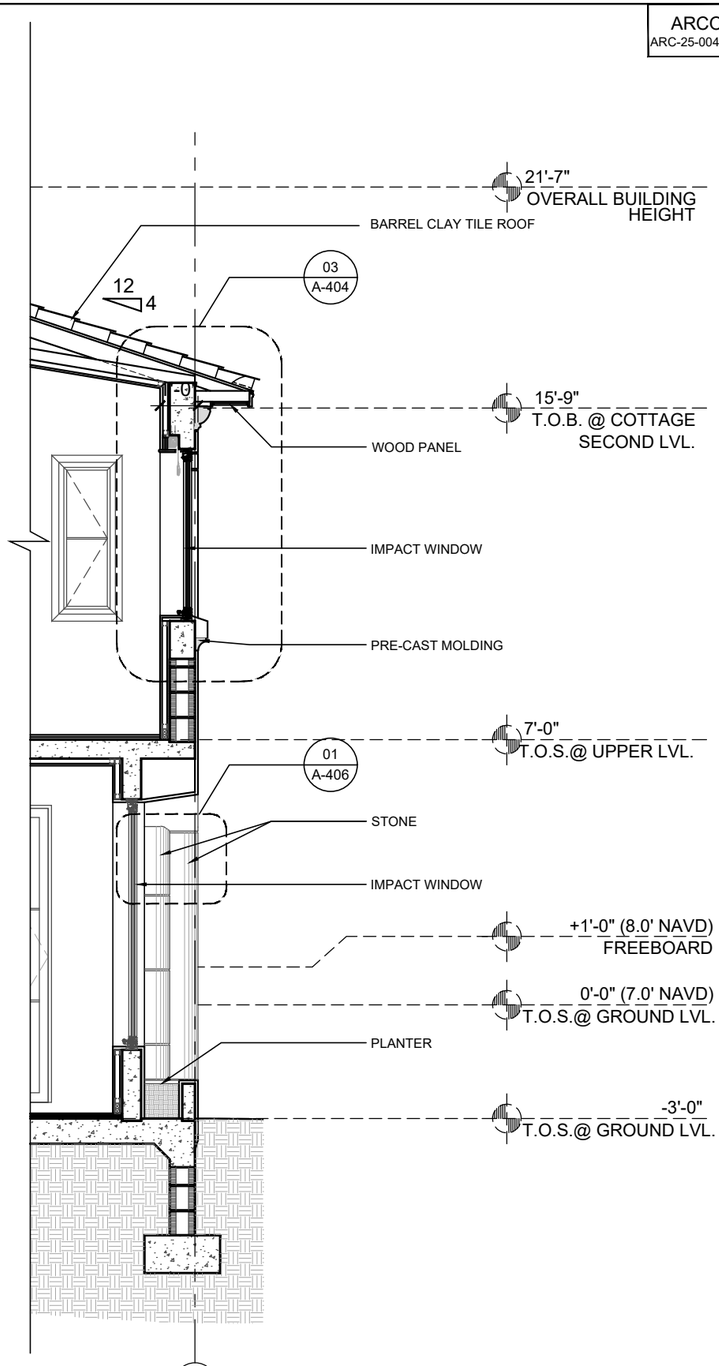
04 TYPICAL EAVE DETAIL
SCALE: 3/8" = 1'-0"



05 PRE-CAST MOLDING
SCALE: 1-1/2" = 1'-0"



02 COTTAGE - WALL SECTION 2
SCALE: 1/4" = 1'-0"



01 COTTAGE - WALL SECTION ONE
SCALE: 1/4" = 1'-0"

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PROJECT NUMBER: 2025-05
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TITLE: FRON RESIDENCE ELEVATION
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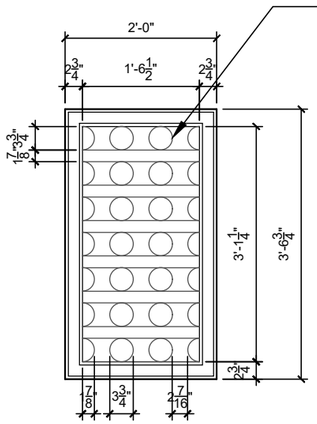
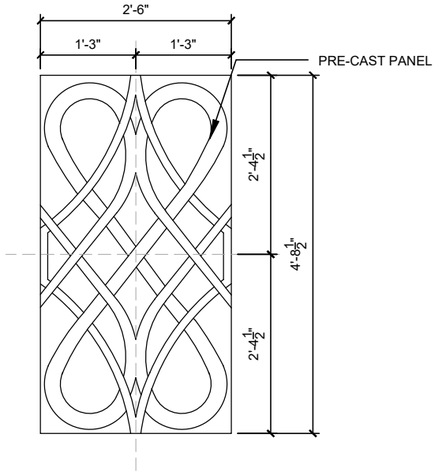
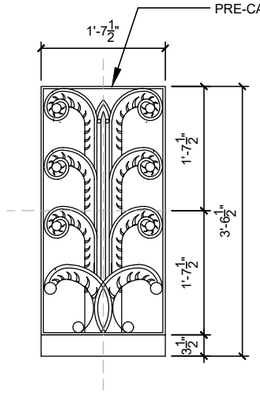


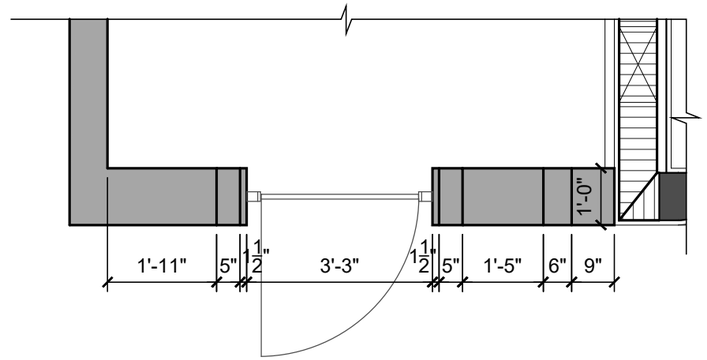
06 WINDOW FEATURE @ POWDER BATH.
SCALE: 3/8" = 1'-0"



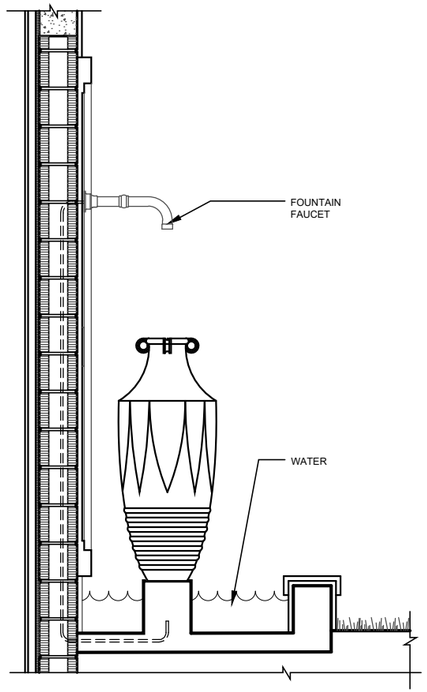
03.1 MAIN HOUSE - WINDOW DECORATION
SCALE: 3/8" = 1'-0"



03 COTTAGE - OPENING DECORATION
SCALE: 3/8" = 1'-0"



01 GATE - PLAN
SCALE: 3/8" = 1'-0"



05 WALL FOUNTAIN - SECTION
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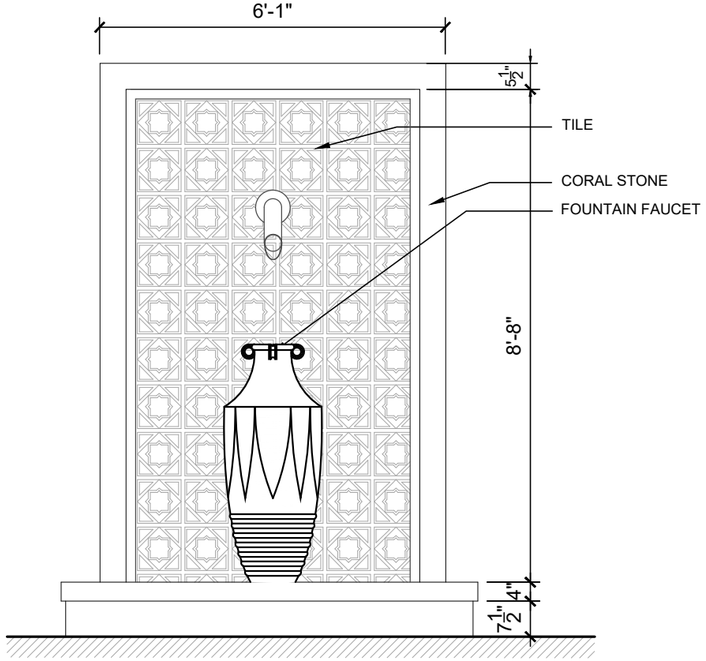
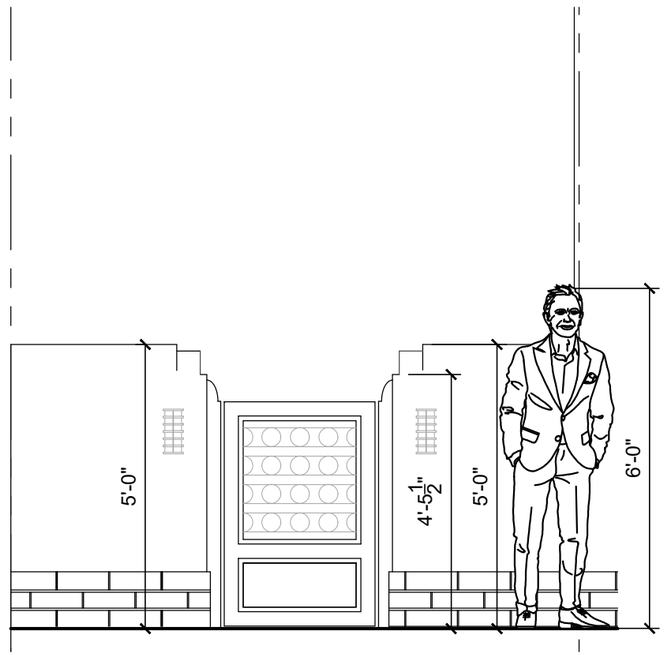


04 WALL FOUNTAIN - ELEVATION
SCALE: 3/8" = 1'-0"



02 GATE - ELEVATION
SCALE: 3/8" = 1'-0"

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DRAWN BY: AP/RL
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TITLE: FRONT ELEVATION DETAILS
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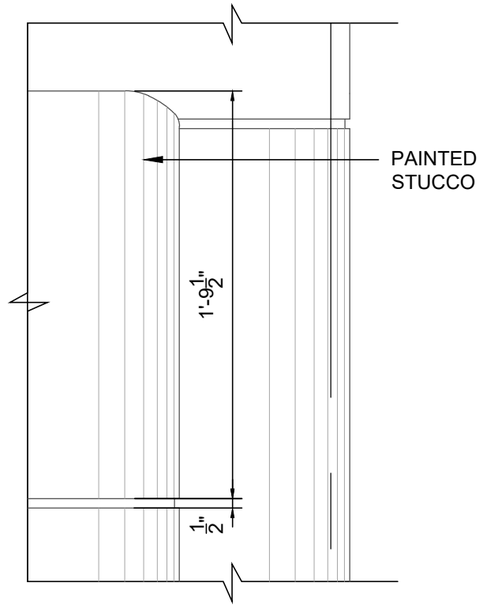
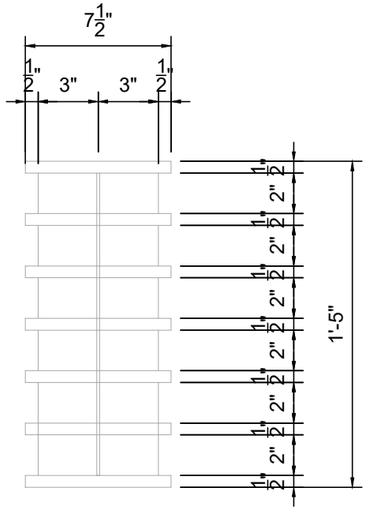


01 WINDOW BAY - DETAIL
SCALE: 3/8" = 1'-0"



02 WALL SCONCE DETAIL
SCALE: 3/8" = 1'-0"

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TITLE: FRONT ELEVATION DETAILS
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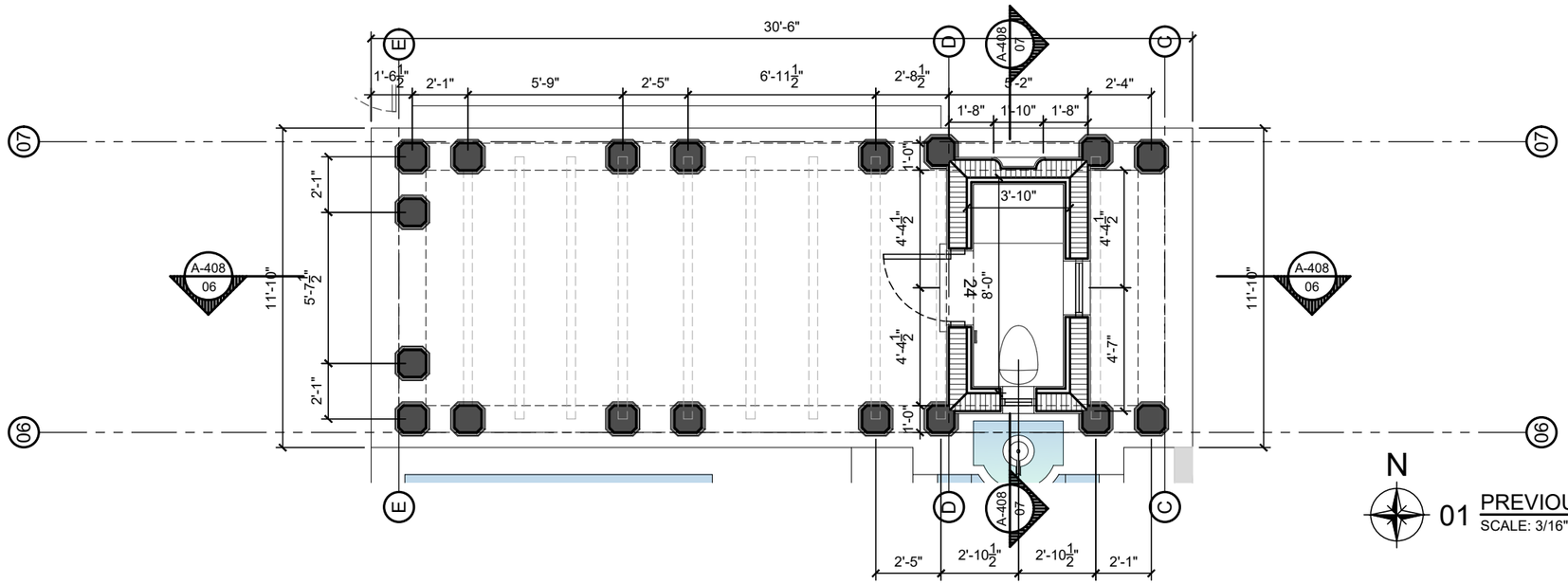

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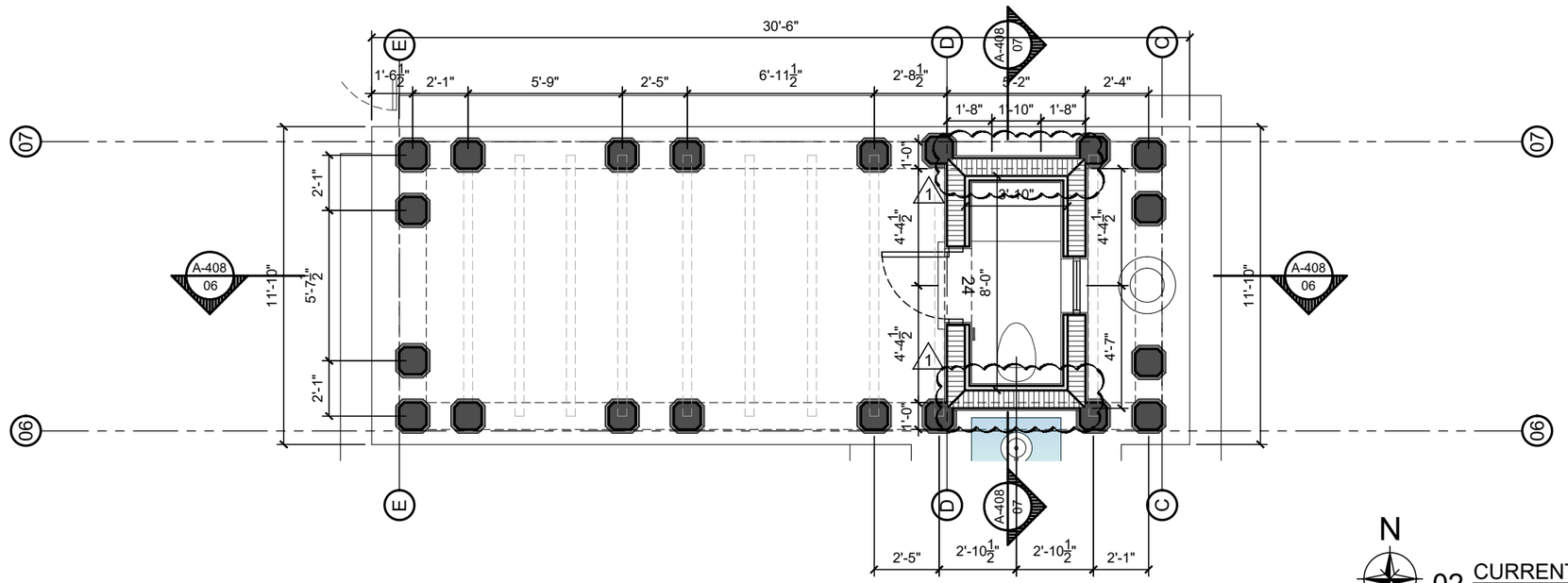
01 PREVIOUSLY PROPOSED - CABANA PLAN
SCALE: 3/16" = 1'-0"



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02 CURRENTLY PROPOSED - CABANA PLAN
SCALE: 3/16" = 1'-0"

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TITLE: CABANA BATHROOM PLAN, ELEVATIONS & SECTIONS
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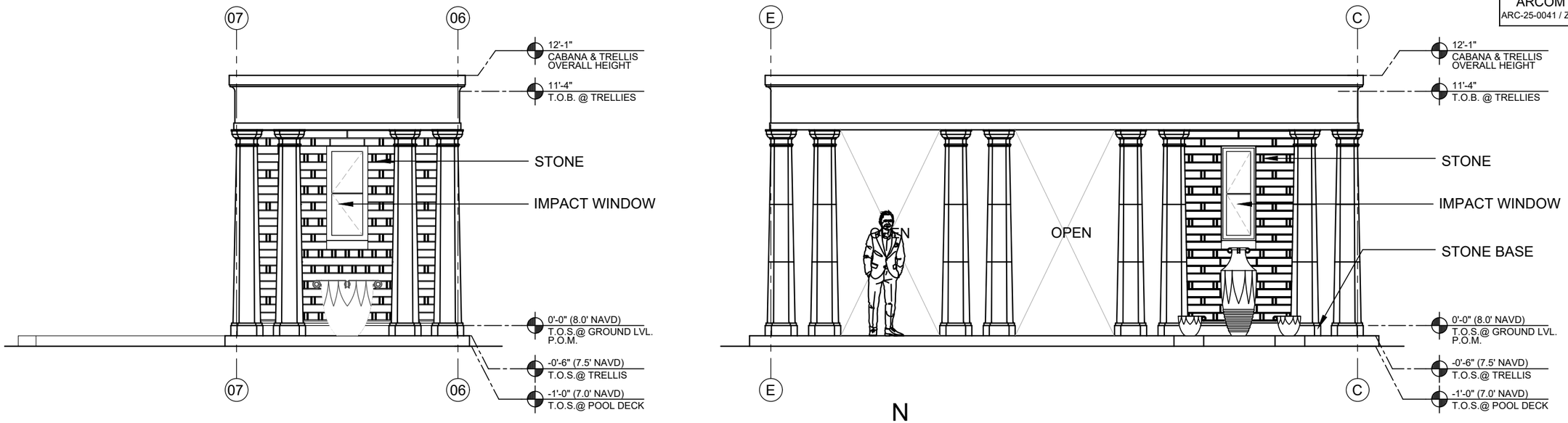
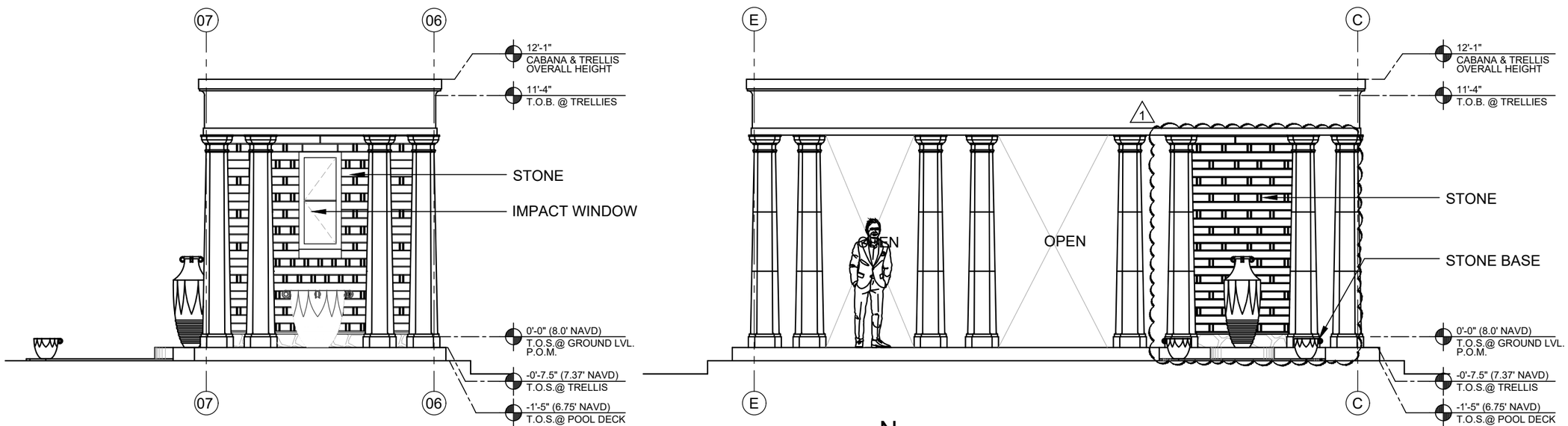


01 PREVIOUSLY PROPOSED - CABANA ELEV.
SCALE: 3/16" = 1'-0"



02 CURRENTLY PROPOSED - CABANA ELEV.
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TITLE: CABANA BATHROOM PLAN, ELEVATIONS & SECTIONS
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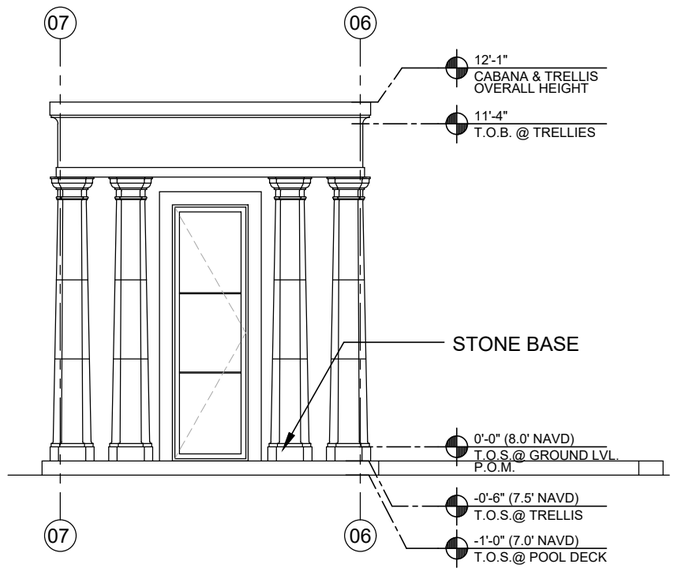

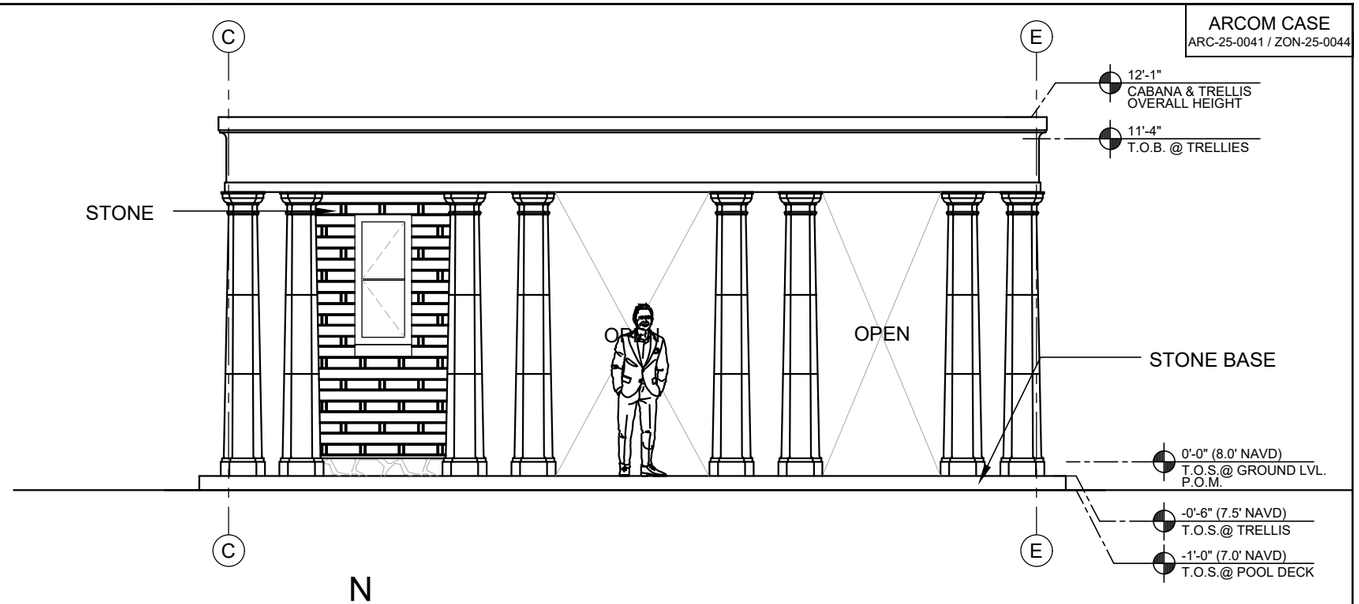

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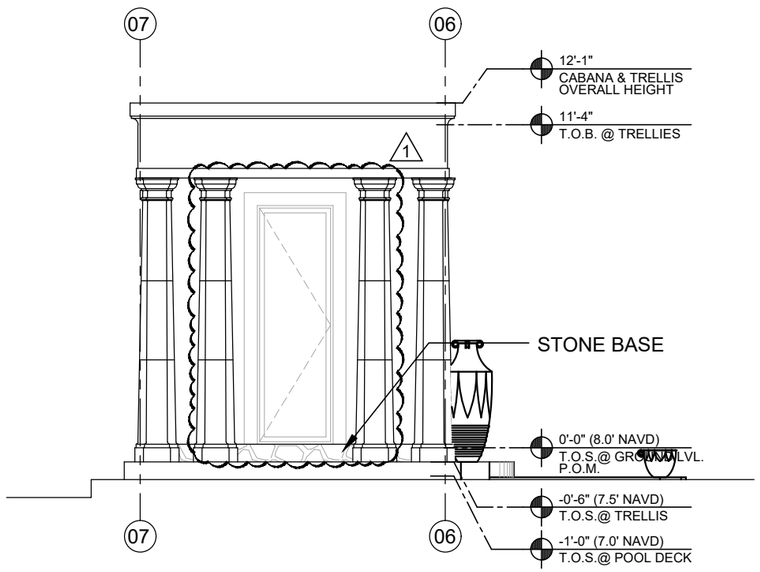
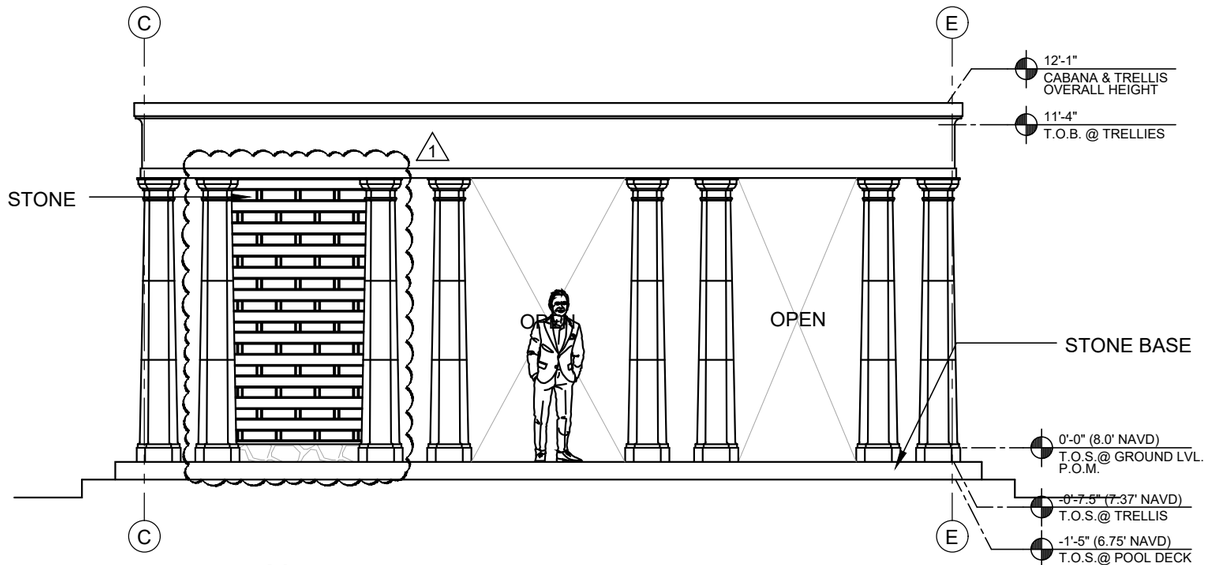
01 PREVIOUSLY PROPOSED - CABANA ELEV.
SCALE: 3/16" = 1'-0"





N

02 CURRENTLY PROPOSED - CABANA ELEV.
SCALE: 3/16" = 1'-0"

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture Planning Interior Design
517 S.W. 8th Street, Miami, Florida 33144, USA
Tel: (305) 285 - 9331 Fax: (305) 285 - 9318
http://www.portuondoperotti.com

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: CABANA BATHROOM PLAN, ELEVATIONS & SECTIONS
SCALE: AS SHOWN

SHEET: A-408.3
OF

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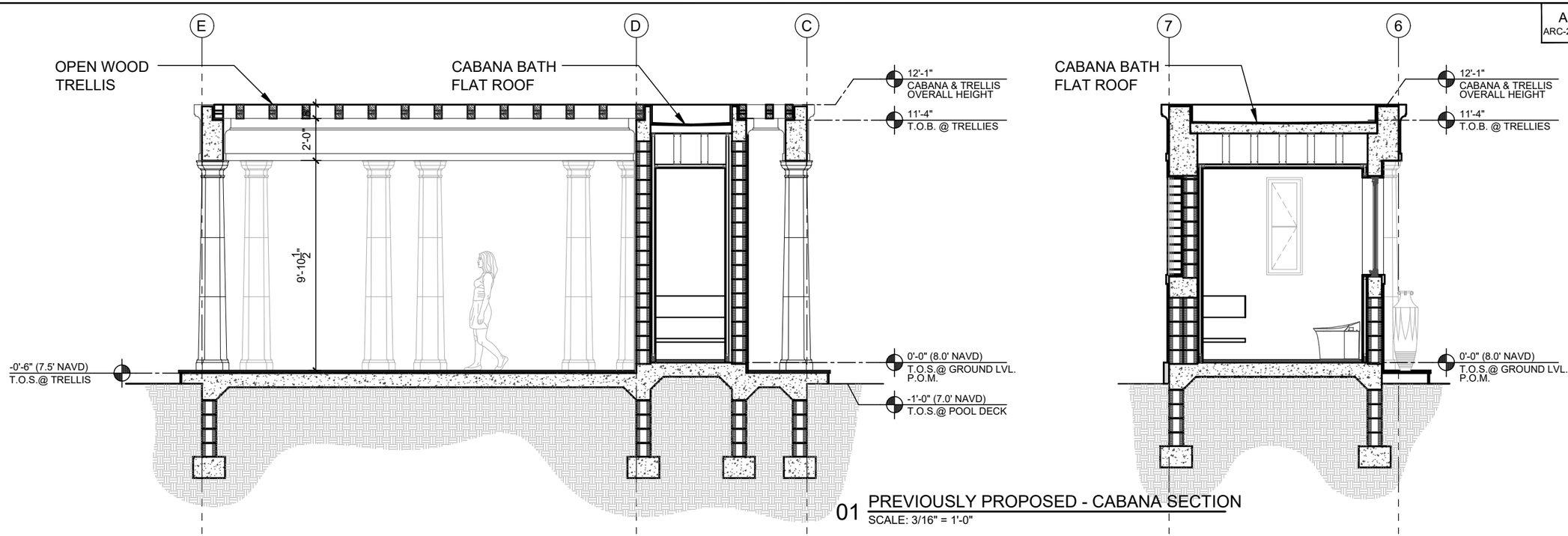
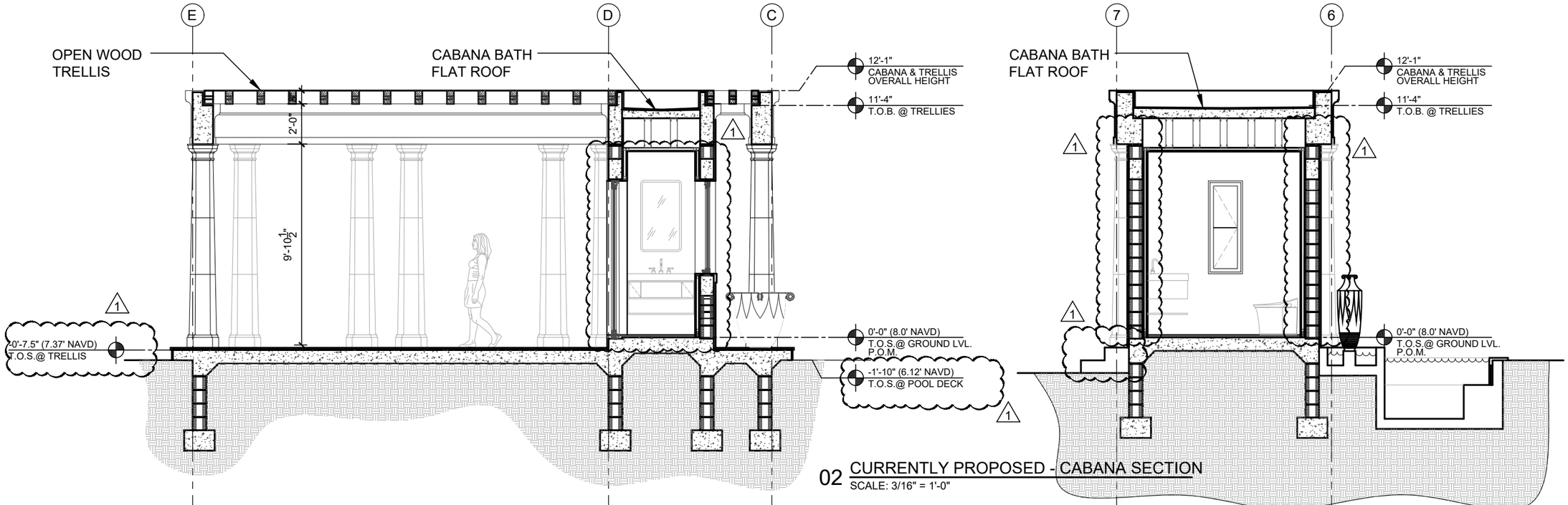
ARCOM CASE
ARC-25-0041 / ZON-25-0044



01 PREVIOUSLY PROPOSED - CABANA SECTION
SCALE: 3/16" = 1'-0"



02 CURRENTLY PROPOSED - CABANA SECTION
SCALE: 3/16" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

ARCHITECTS
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337 BRAZILIAN AVE
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OWNER
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PALM BEACH, FL. 33480

TITLE: CABANA BATH & PERGOLA ELEVATION
SCALE: AS SHOWN

SHEET: A-409
OF

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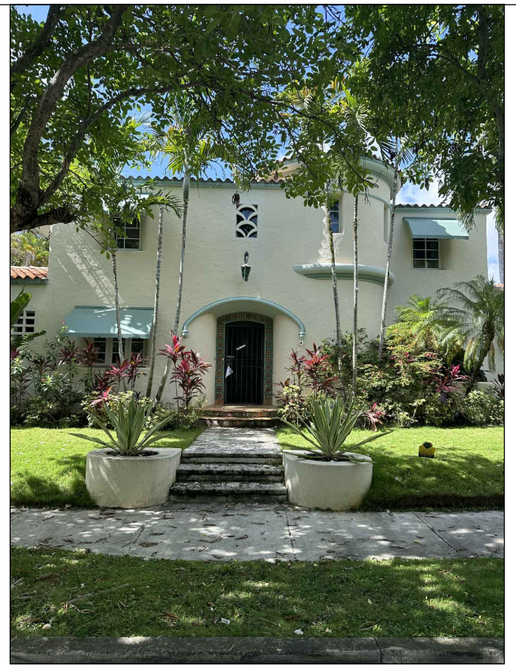
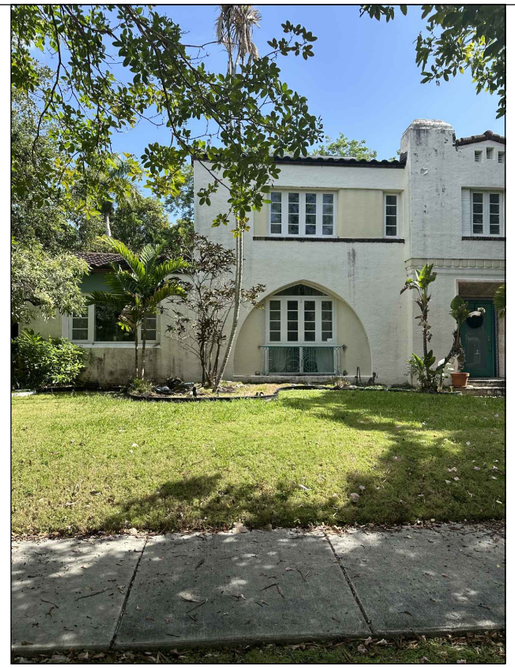
ARCOM CASE
ARC-25-0041 / ZON-25-0044



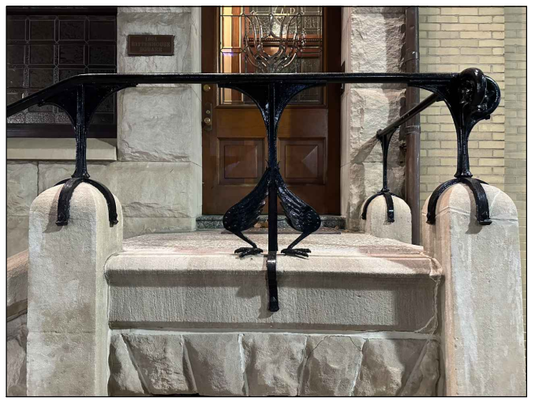












PRECEDENTS

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PROJECT NUMBER: 2025-05
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337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

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PALM BEACH, FL. 33480

TITLE: PRECEDENTS
SCALE:

SHEET: A-500
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CHINA WHITE/PAINT COLOR (BENJAMIN MOORE)

EXTERIOR STUCCO WALLS



FLORIDA CORAL STONE

EXTERIOR DETAIL WALLS



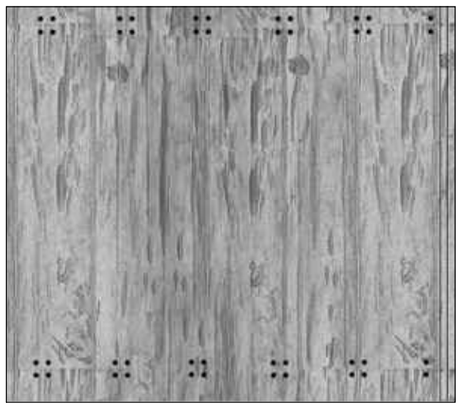
TERRACOTA BARREL TILE (LUDOWICI)

SLOPED ROOFS



PEWTER/PAINT COLOR (BENJAMIN MOORE)

WINDOWS AND DOOR FRAMES



GRAY PECKY CYPRESS

WOOD GATES, GARAGE DOORS, ENTRY GATE



COPPER

RAIN GUTTER

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PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
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REVISIONS:

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
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PALM BEACH, FL. 33480

TITLE: MATERIALS AND FINISHES
SCALE:

SHEET: A-501
OF

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PREVIOUSLY PROPOSED SITE PLAN

N.T.S.



CURRENTLY PROPOSED SITE PLAN

N.T.S.

ARCHITECTS
PORTUONDO PERROTTI ARCHITECTS INC.
Architecture Planning Interior Design
517 S.W. 8th Street, Miami, Florida 33144 USA
Tel: (305) 285 - 9331 Fax: (305) 285 - 9318
http://www.portuondoperrotti.com

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: SITE PLAN
SCALE:

SHEET: A-502
OF

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PREVIOUSLY PROPOSED SECOND FLOOR

N.T.S.



CURRENTLY PROPOSED SECOND FLOOR

N.T.S.

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PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
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PALM BEACH, FL. 33480

TITLE: SECOND FLOOR RENDER
SCALE:

SHEET: A-502.2
OF:

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ARCOM CASE
ARC-25-0041 / ZON-25-0044



PREVIOUSLY PROPOSED - FRONT FACADE
N.T.S.



CURRENTLY PROPOSED - FRONT FACADE
N.T.S.

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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PALM BEACH, FLORIDA 33480

OWNER
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PALM BEACH, FL. 33480

TITLE: FRONT ELEVATION
SCALE:

SHEET: A-503
OF

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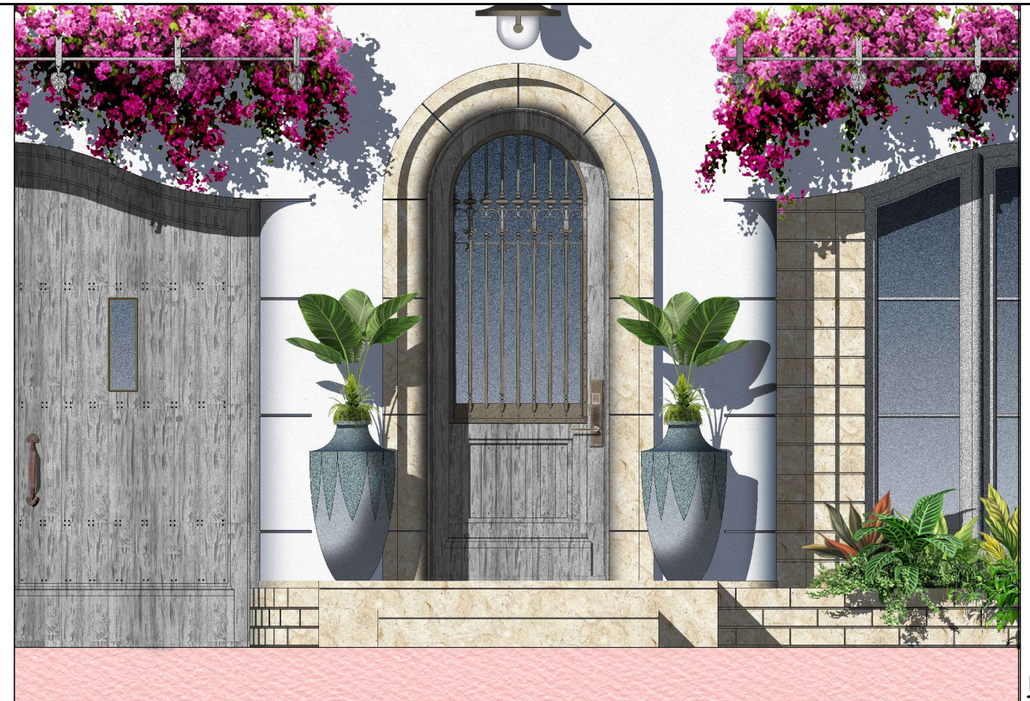
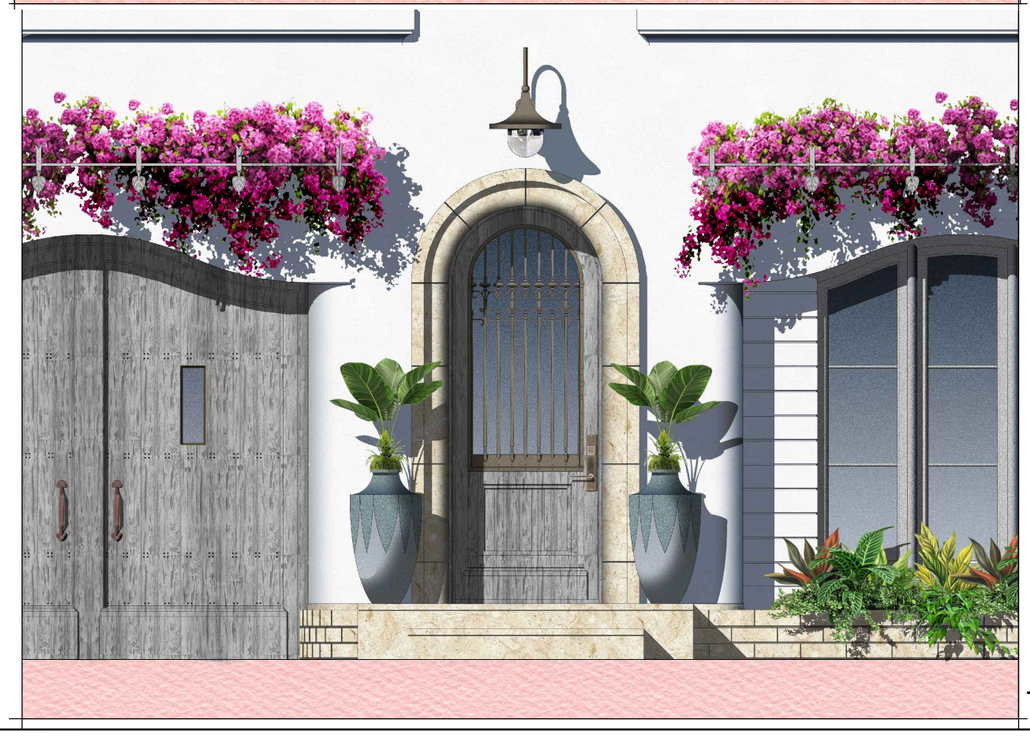


PREVIOUSLY PROPOSED - FRONT DOOR DETAIL



CURRENTLY PROPOSED - FRONT DOOR DETAIL

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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PALM BEACH, FLORIDA 33480

OWNER
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PALM BEACH, FL. 33480

TITLE: FRONT DOOR DETAIL
SCALE:

SHEET: A-506.1
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PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE:
SCALE:
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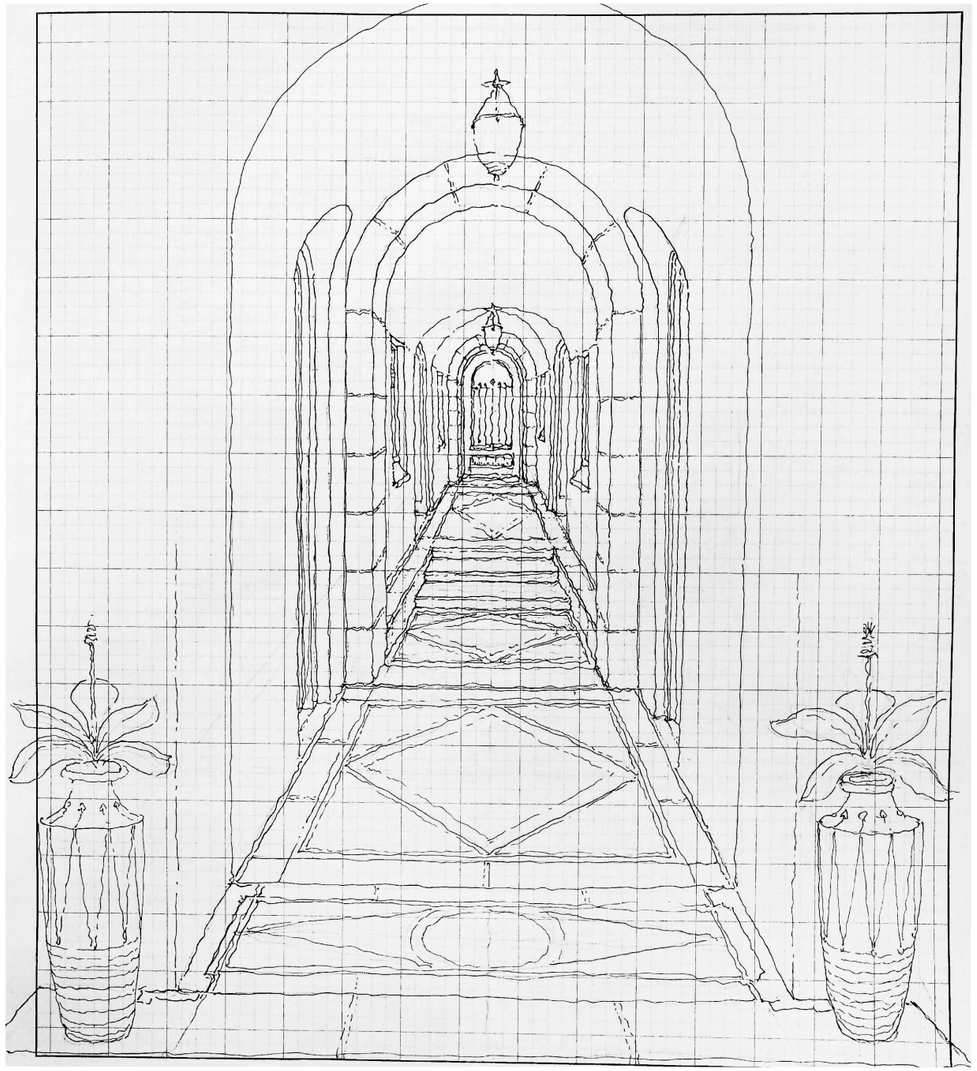

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PROJECT NUMBER: 2025-05
DATE: 10.07.2025
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REVISIONS:

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
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337 BRAZILIAN AVENUE
PALM BEACH, FL, 33480

TITLE
SCALE:

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ARCOM CASE
ARC-25-0041 / ZON-25-0044



PREVIOUSLY PROPOSED - EAST ELEVATION



CURRENTLY PROPOSED - EAST ELEVATION

ARCHITECTS
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Tel: (305) 285 - 9331 . Fax: (305) 260 - 9318
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PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: RENDER SIDE ELEVATION
SCALE:

SHEET: A-504
OF:

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ARCOM CASE
ARC-25-0041 / ZON-25-0044



PREVIOUSLY PROPOSED - EAST WALL ELEVATION



CURRENTLY PROPOSED - EAST WALL ELEVATION

ARCHITECTS
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http://www.portuondoperotti.com

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
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CHECKED BY: JLGP
REVISIONS:

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: EAST RENDER WITH WALL
SCALE:

SHEET:
OF:

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ARCOM CASE
ARC-25-0041 / ZON-25-0044



PREVIOUSLY PROPOSED REAR FACADE



CURRENTLY PROPOSED REAR FACADE

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
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REVISIONS:

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337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: RENDER - BACK ELEVATION
SCALE:

SHEET: A-505
OF

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ARC-25-0041 / ZON-25-0044



PREVIOUSLY PROPOSED WEST ELEVATION



CURRENTLY PROPOSED WEST ELEVATION

PROJECT NUMBER: 2025-05
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REVISIONS:

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OWNER
Paul Friese and Sharon Grosman
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PALM BEACH, FL. 33480

TITLE: RENDER - SIDE ELEVATION
SCALE:

SHEET: A-506
OF

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ARCOM CASE
ARC-25-0041 / ZON-25-0044



PREVIOUSLY PROPOSED WEST ELEVATION WALL



CURRENTLY PROPOSED WEST ELEVATION WALL

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
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337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: RENDER WEST ELEVATION WITH WALL
SCALE:

SHEET:
OF:

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PREVIOUSLY PROPOSED CABANA ELEV.



CURRENTLY PROPOSED CABANA ELEV.

PROJECT NUMBER: 2025-05
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PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
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PALM BEACH, FL. 33480

TITLE: RENDER
SCALE:

SHEET: A-508
OF

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ARC-25-0041 / ZON-25-0044



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TITLE:
SCALE:

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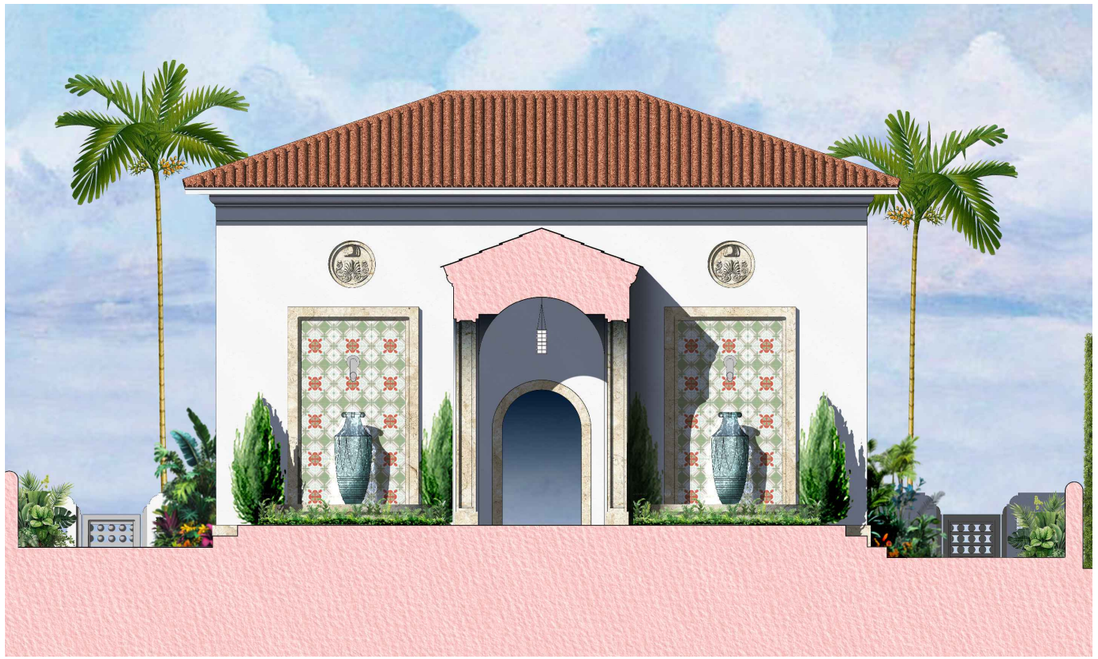
PREVIOUSLY PROPOSED FOUNTAIN ELEV.



CURRENTLY PROPOSED FOUNTAIN ELEV.

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REVISIONS:

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: RENDER
SCALE:

SHEET: A-509
OF

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ARC-25-0041 / ZON-25-0044



PREVIOUSLY PROPOSED FRONT ELEVATION



CURRENTLY PROPOSED FRONT ELEVATION

PROJECT NUMBER: 2025-05
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PALM BEACH, FLORIDA 33480

OWNER
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PALM BEACH, FL, 33480

TITLE: RENDER
SCALE:

SHEET: A-511
OF

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ARC-25-0041 / ZON-25-0044



PREVIOUSLY PROPOSED REAR RENDER



CURRENTLY PROPOSED REAR RENDER

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture, Planning, Interior Design
57 17 S.W. 8th Street, Miami, Florida 33144, USA
Tel: (305) 260 - 9331 - Fax: (305) 260 - 9318
http://www.portuondoperotti.com

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

337 BRAZILIAN AVENUE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL, 33480

TITLE: RENDER
SCALE:

SHEET: A-511
OF:

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ARCOM CASE
ARC-25-0041 / ZON-25-0044



PREVIOUSLY PROPOSED FRONT CABANA ELEVATION



CURRENTLY PROPOSED FRONT CABANA ELEVATION

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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PREVIOUSLY PROPOSED REAR RENDER VIEW



CURRENTLY PROPOSED REAR RENDER VIEW

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ARC-25-0041 / ZON-25-0044



PREVIOUSLY PROPOSED GARDEN RENDER



CURRENTLY PROPOSED GARDEN RENDER

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PROJECT NUMBER: 2025-05
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PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL, 33480

TITLE: RENDER
SCALE:

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BALCONY CLOSE UP

PROJECT NUMBER: 2025-05
DATE: 10.07.2025
DRAWN BY: AP/RL
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TITLE: RENDER
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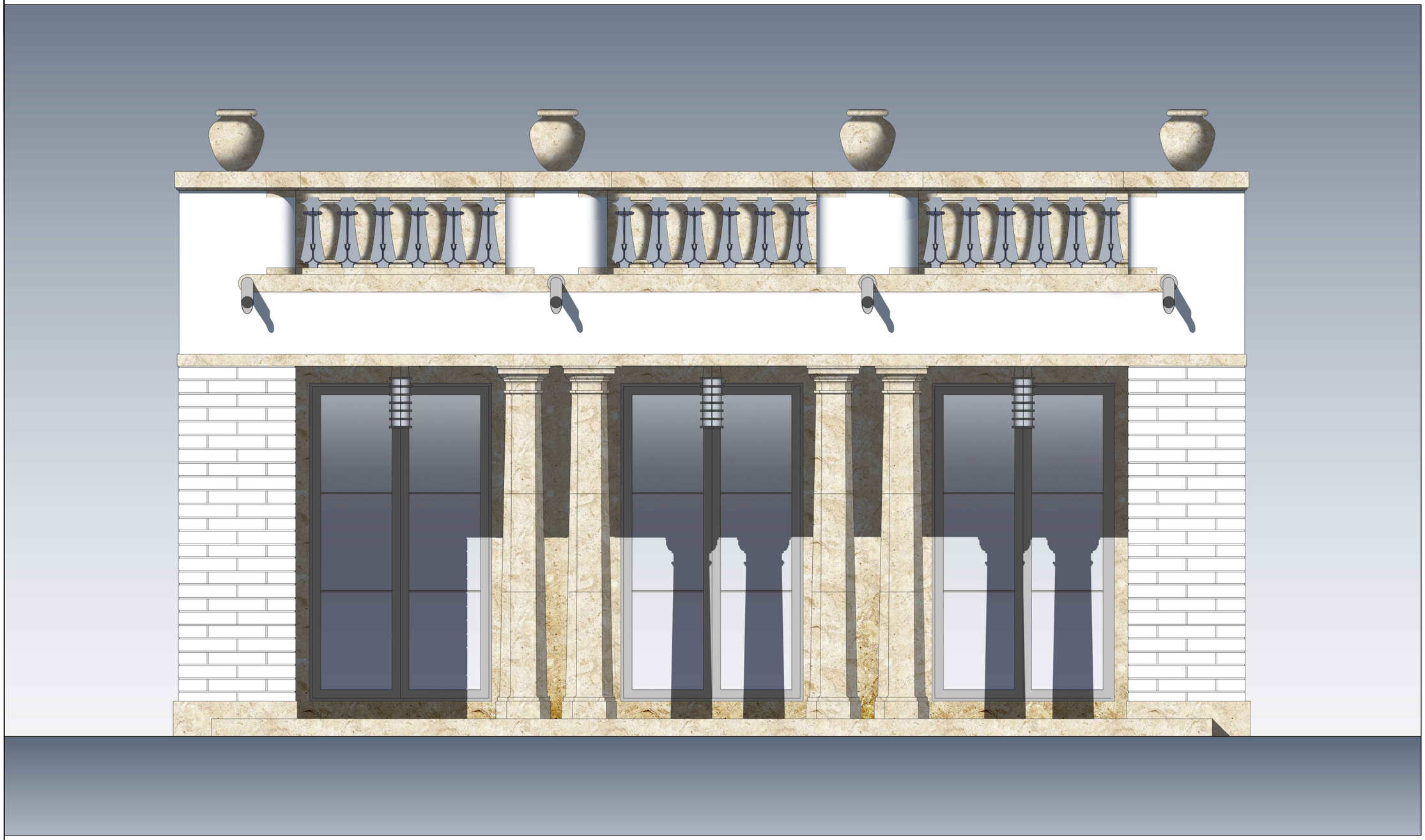
ARC-25-0041 / ZON-25-0044



REAR LOGGIA CLOSE UP

ARCHITECTS
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DATE: 10.07.2025
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CHECKED BY: JLGP
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OWNER
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TITLE: RENDER
SCALE:

SHEET: A-511
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ARCOM CASE
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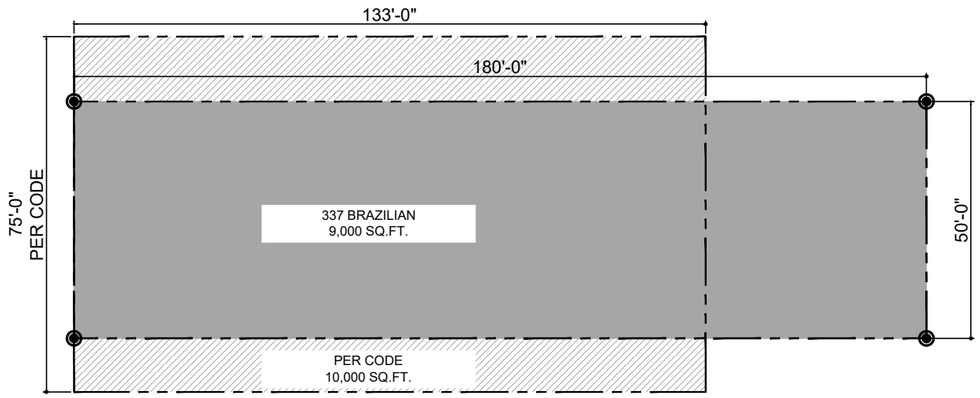


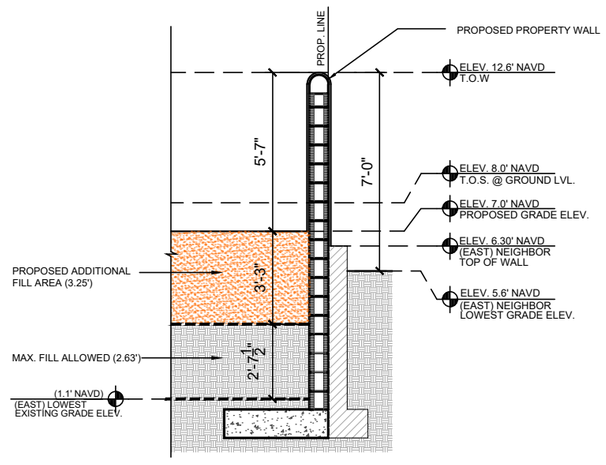
LEGEND	
	PER CODE
	NON-CONFORMING LOT

N

01 VARIANCE FOR NON-CONFORMING LOT & WIDTH
SCALE 1/32" = 1'-0"

VARIANCE 1: VARIANCE TO REDEVELOP AN EXISTING NON-CONFORMING PARCEL WITH A 50' WIDTH IN LIEU OF THE 75' OF WIDTH MINIMUM REQUIRED IN THE R-C ZONING DISTRICT.

VARIANCE 2: VARIANCE TO REDEVELOP AN EXISTING NONCONFORMING PARCEL WITH 9,000 FT OF AREA IN LIEU OF THE 10,000 FEET OF AREA MINIMUM REQUIRED IN THE R-C ZONING DISTRICT.



MAX FILL CALCULATION	
FINISH FLOOR ELEVATION	8.0'
MAX. CROWN OF ROAD	2.74'
HALF THE DIFFERENCE BETWEEN THE HABITABLE FINISH FLOOR AND THE HIGHEST CROWN OF ROAD.	(8-2.74) / 2 = 2.63
MAX. FILL ALLOWED	2.63'
PROPOSED ADDITIONAL FILL AREA	3.25'
TOTAL FILL PROPOSED	5.88'

02 MAX. PROPOSED FILL AREA-EAST NEIGHBOR
SCALE: 3/16" = 1'-0"

VARIANCE 3: VARIANCE TO ADD AN ADDITIONAL OF 3.25' OF FILL WITHIN PORTIONS OF THE REQUIRED SETBACK AREAS, IN LIEU OF THE 2.63' MAXIMUM AMOUNT OF FILL PERMITTED.

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PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL, 33480

TITLE: VARIANCES FOR NON-CONFORMING LOT
SCALE: N.T.S.

SHEET: A-601
OF

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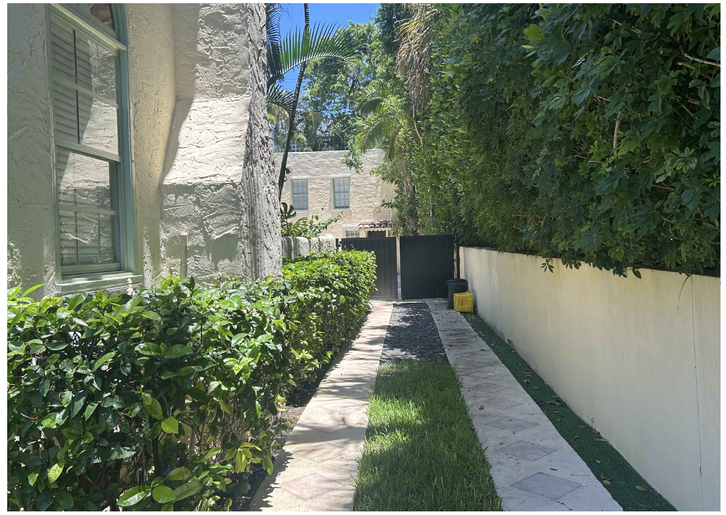
South Elevation



South Elevation



East Elevation



West Elevation



North Elevation



West Elevation

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

Private Residence
337 Brazilian Ave
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25069.00 LA
DRAWN BY: Matt Jackman
DATE: 06.04.2025

SHEET L1.1

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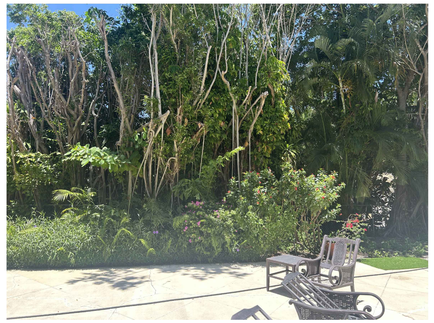
ARC-25-0041
ZON-25-0044

Existing Site Photos Exhibit

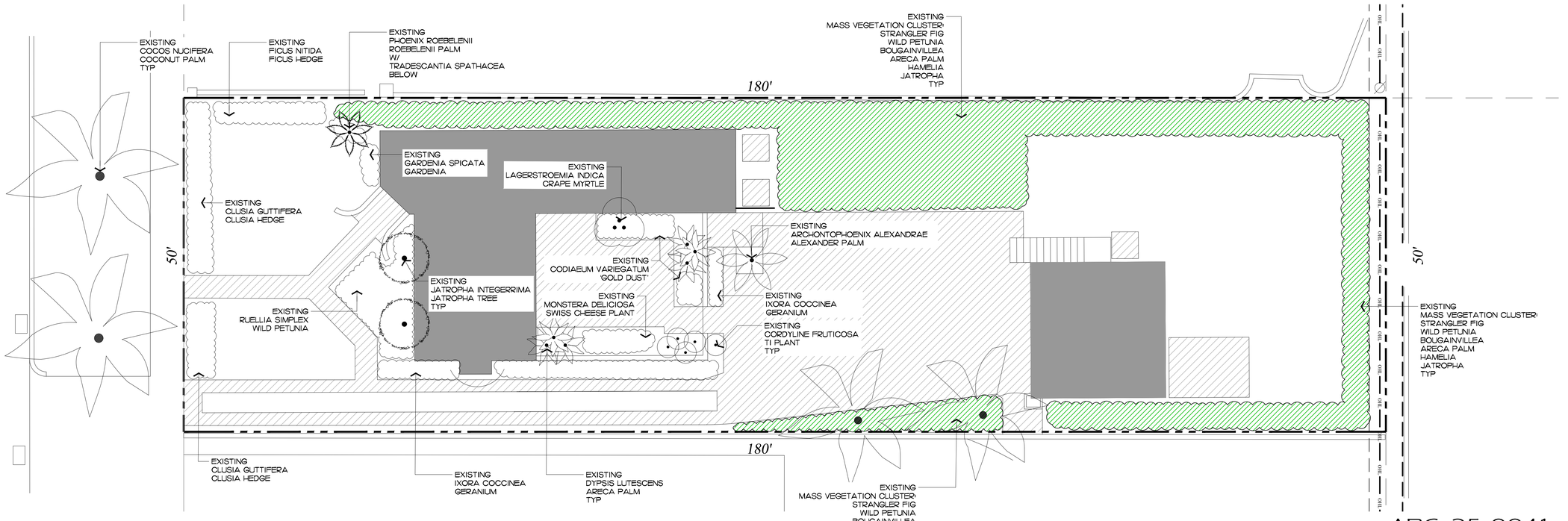
Existing Mass Vegetation Cluster








MASS VEGETATION CLUSTER:
STRANGLER FIG
WILD PETUNIA
BOUGAINVILLEA
ARECA PALM
HAMELIA
JATROPHA



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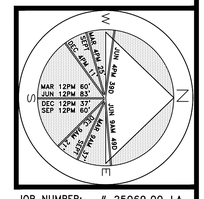

JOB NUMBER: # 25069.00 LA
DRAWN BY: Matt Jackman

DATE: 06.04.2025

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'

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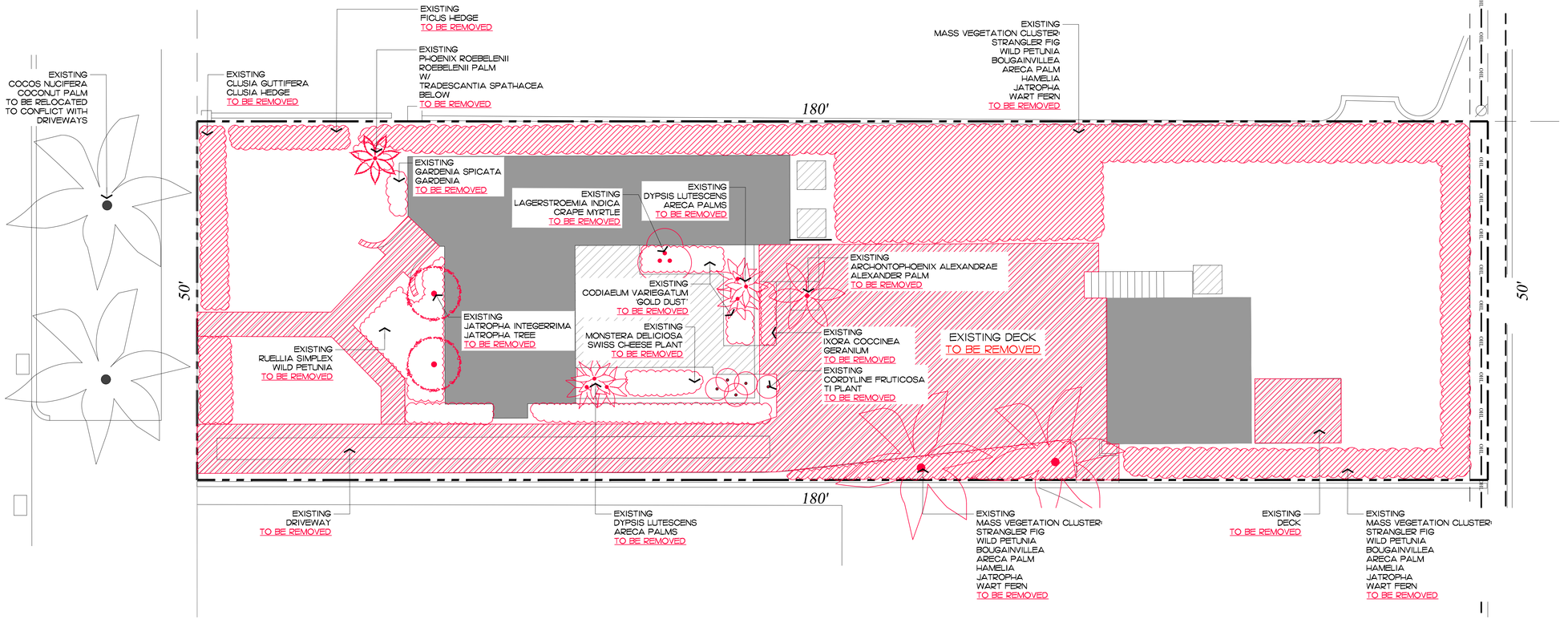
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

EXISTING
MASS VEGETATION CLUSTER:
STRANGLER FIG
WILD PETUNIA
BOUGAINVILLEA
ARECA PALM
HAMELIA
JATROPHA
WART FERN
TO BE REMOVED/PRUNED AS NEEDED





EXISTING
DECK
TO BE REMOVED



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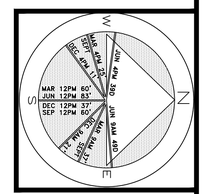
FLORIDA



JOB NUMBER: # 25069.00 LA
DRAWN BY: Dustin Mizell

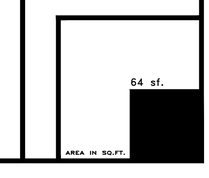
DATE: 06.04.2025

SHEET L2.1

ARC-25-0041
ZON-25-0044

Demolition Plan

SCALE IN FEET 0' 8' 16' 24'



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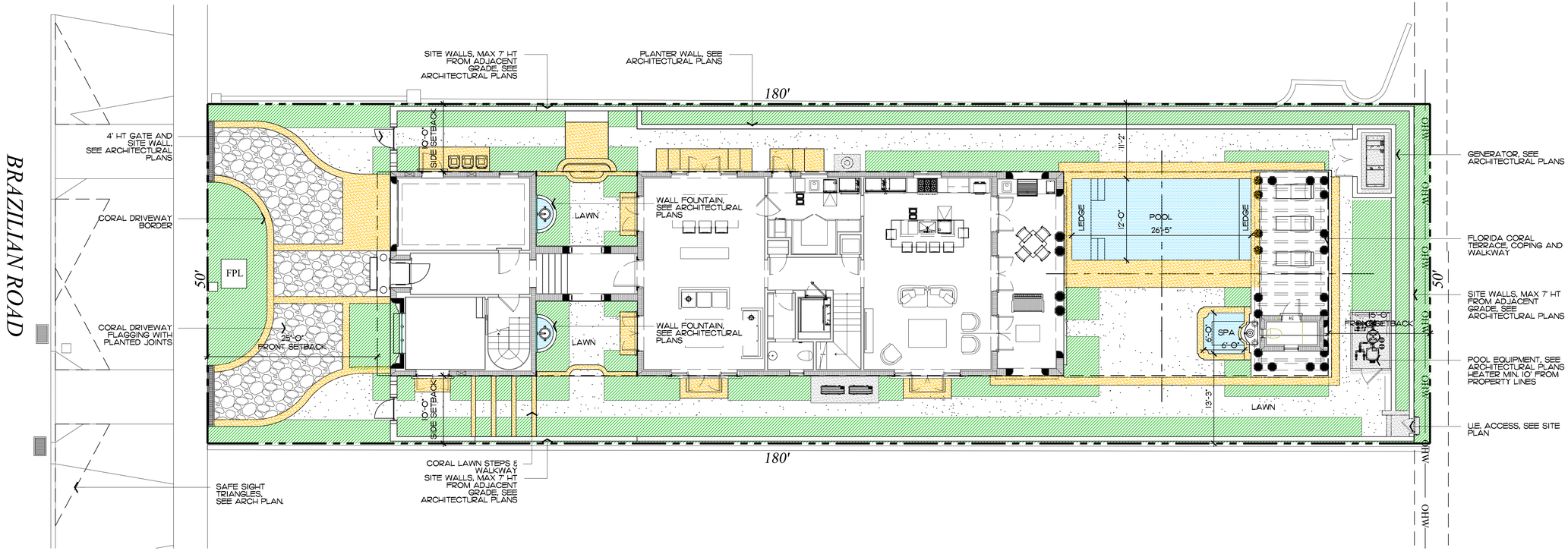



Hardscape Materials

Florida Coral

Legend

- IMPERVIOUS AREA- BY ARCHITECT
- PLANTING AREA
- DECORATIVE PAVING

Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-C - MEDIUM DENSITY RESIDENTIAL		R-C - MEDIUM DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		9,000 S.F.		9,000 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,050 S.F.	54%	4,905 S.F.	45%	4,053 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	500 S.F.	82	1,034 S.F.	41%	514 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,025 S.F.	71%	2,895 S.F.	81%	3,302 S.F.

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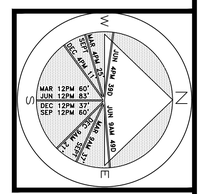


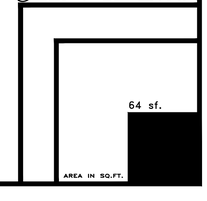
JOB NUMBER: # 25069.00 LA
DRAWN BY: Matt Jackman
DATE: 06.04.2025

ARC-25-0041
ZON-25-0044

Site Plan

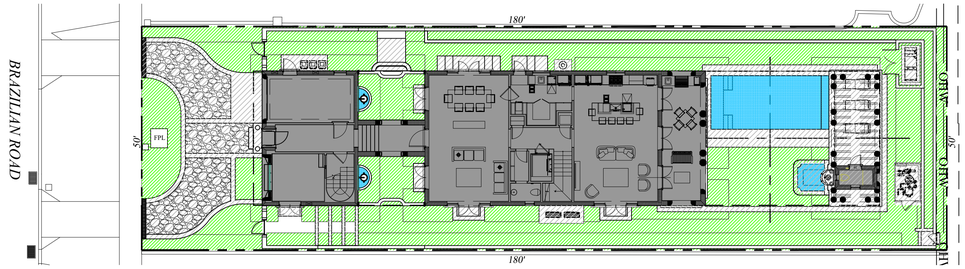
SCALE IN FEET 0' 8' 16' 24'

SHEET L1.0

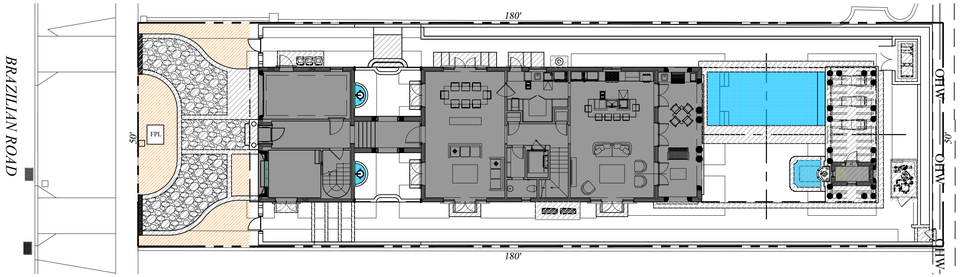


Legend

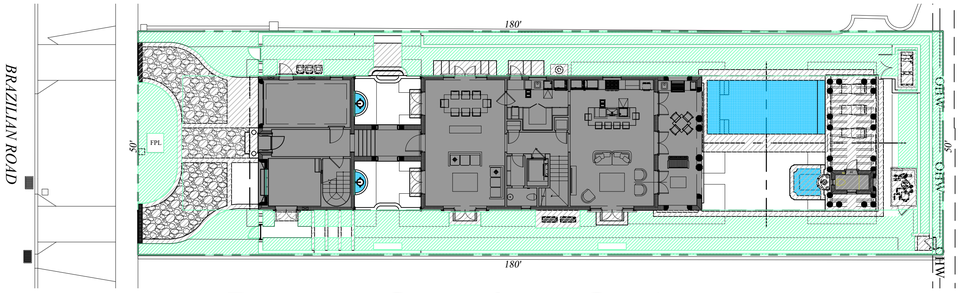
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE
- PERVIOUS AREA / OPEN SPACE
- PERVIOUS AREA / OPEN SPACE



Proposed Open Space Graphic



Front Yard Open Space Graphic



Perimeter Open Space Graphic

Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-C - MEDIUM DENSITY RESIDENTIAL		R-C - MEDIUM DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		9,000 S.F.		9,000 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,050 S.F.	54%	4,905 S.F.	45%	4,053 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	500 S.F.	8%	1,034 S.F.	41%	514 S.F.
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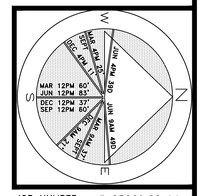


JOB NUMBER: # 25069.00 LA
DRAWN BY: Matt Jackman

DATE: 06.04.2025

SHEET L3.1

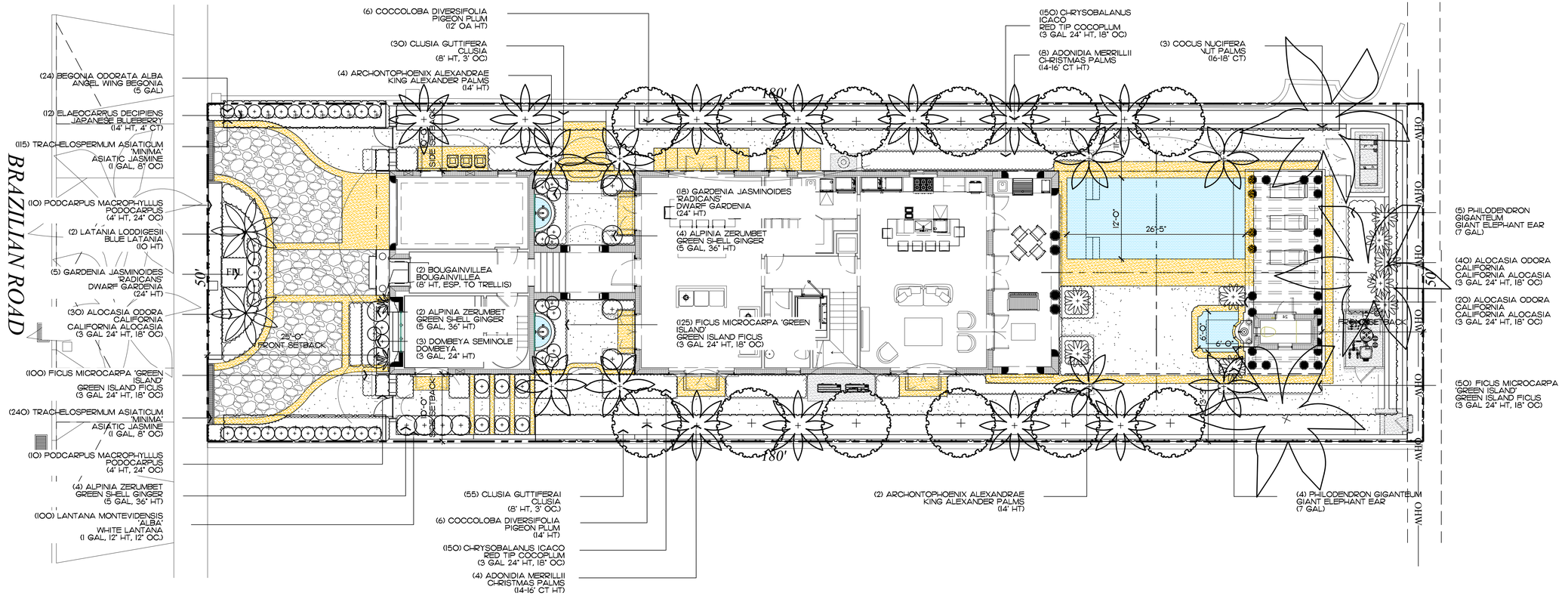
64 sf.
AREA IN SQ.FT.

ARC-25-0041
ZON-25-0044

Open Space Diagrams

SCALE IN FEET 0' 16' 32' 48'

NOTE:
EXISTING COCONUT PALMS IN THE ROW, TO BE RELOCATED AWAY FROM PROPOSED DRIVEWAYS. COORDINATE WITH THE LA AND TOPB



Landscape Legend

PROPERTY ADDRESS:	337 BRAZILIAN AVE	
LOT AREA (SQ FT)	9,000 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	4,050 - 45%	4,050 - 45%
LOS TO BE ALTERED (SQ FT AND %)	NA	9,000 SF - 100%
PERIMTETER LOS (SQ FT AND %)	2,025 - 50%	3,090 - 76%
FRONT YARD LOS (SQ FT AND %)	50 - 40%	500 - 40%
NATIVE TREES %	30% (NUMBER OF TREES)	10 - 62%
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	300 - 35.6%
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	115 - 31%

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Landscape Management
Dustin M. Mizell, MLA RLA #6666784
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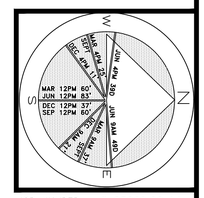
FLORIDA



JOB NUMBER: # 25069.00 LA
DRAWN BY: Matt Jackman

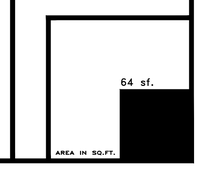
DATE: 06.04.2025

SHEET L4.0

ARC-25-0041
ZON-25-0044

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ADONIDIA MERRILLII CHRISTMAS PALMS	11	14-16' CT HT	NO
	ARCHONTOPHOENIX ALEXANDRAE KING ALEXANDER PALMS	6	14' HT	NO
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	10	12' OA HT	YES
	COCOS NUCIFERA COCONUT PALM	3	16-18' CT	NO
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY	12	14' HT, 4' CT	NO
	LATANIA LODDIGESII BLUE LATANIA	2	10' HT	NO

TOTAL TREES:	44
NATIVE SPECIES:	14 (33%)

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	LANTANA MONTEVIDENSIS 'ALBA' WHITE LANTANA	115	1 GAL, 12" HT, 12" OC	NO
	TRACHELOSPERMUM ASIATICUM 'MINIMA' ASIATIC JASMINE	255	1 GAL, 8" OC	NO

TOTAL:	370
NATIVE SPECIES:	115 (31%)

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA ODORA 'CALIFORNIA' DWARF ELEPHANT EAR	90	3 GAL 24" HT, 18" OC	NO
	ALPINIA ZERUMBET GREEN SHELL GINGER	10	5 GAL, 36" HT	NO
	BOUGAINVILLEA SPP.	2	8' HT. ATTACHED TO TRELLIS	NO
	BEGONIA ODORATA ALBA ANGEL WING BEGONIA	24	5 GAL	NO
	CHRYSOBALANUS ICACO COCOPLUM	300	3 GAL 24" HT, 18" OC	YES
	CLUSIA GUTTIFERA CLUSIA HEDGE	85	8' HT, 3' OC.	NO
	DOMBEYA SEMINOLE DOMBEYA	3	3 GAL, 24" HT	NO
	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	275	3 GAL 24" HT, 18" OC	NO
	PODCARPUS MACROPHYLLUS PODOCARPUS	20	4' HT, 24" OC	NO
	GARDENIA JASMINOIDES 'RADICANS' DWARF GARDENIA	23	24" HT	NO
	PHILODENDRON GIGANTEUM GIANT ELEPHANT EAR	9	7 GAL.	NO

TOTAL:	841
NATIVE SPECIES:	300 (35.6%)

Landscape Legend

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FLORIDA

JOB NUMBER: # 25069.00 LA
DRAWN BY: Matt Jackman
DATE: 06.04.2025

SHEET L4.1

ARC-25-0041
ZON-25-0044

Plant Schedule



ENVIRONMENT DESIGN GROUP
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SHEET L6.0

ARC-25-0041
ZON-25-0044

Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

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North Elevation

1
L6.1

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

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DRAWN BY: Dustin Mizell

DATE: 06.04.2025

SHEET L6.1

ARC-25-0041
ZON-25-0044

Rendered Landscape Elevations



1 / L6.2 South Elevation

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

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JOB NUMBER: # 25069.00 LA
DRAWN BY: Dustin Mizell

DATE: 06.04.2025

SHEET L6.2

ARC-25-0041
ZON-25-0044

Rendered Landscape Elevations

SCALE IN FEET



East Elevation

1
L6.3



West Elevation

2
L6.3

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ARC-25-0041
ZON-25-0044

Rendered Landscape Elevations

SCALE IN FEET

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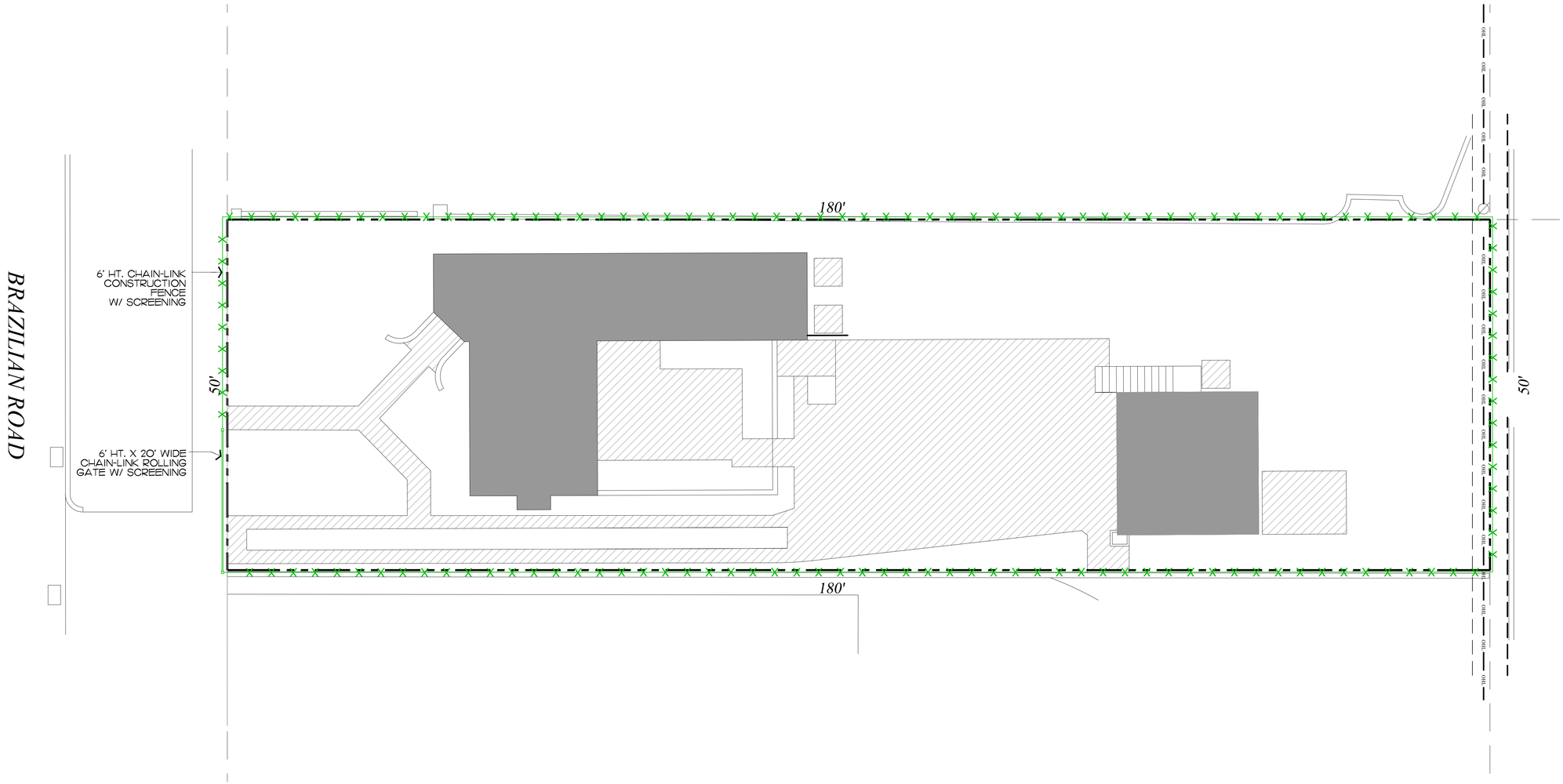
JOB NUMBER: # 25069.00 LA
DRAWN BY: Dustin Mizell

DATE: 06.04.2025

SHEET L6.2

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.



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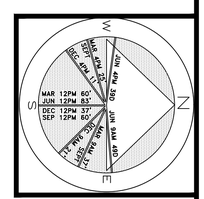

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SHEET L7.0

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ARC-25-0041
ZON-25-0044

Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

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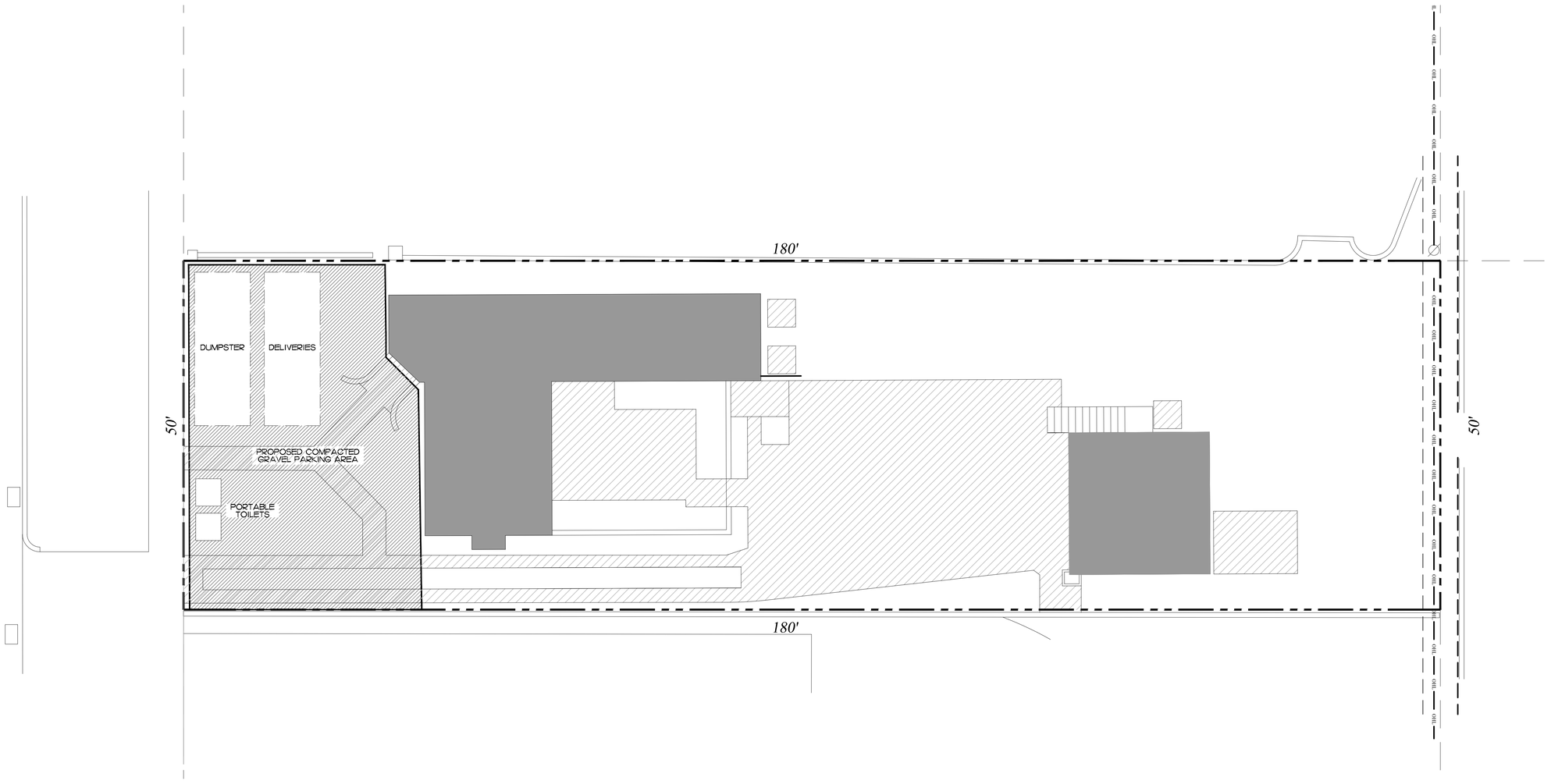

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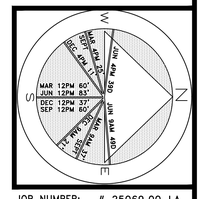

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Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: November 21, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0067 (ZON-25-0061) 410 N LAKE WAY (COMBO) The applicant, North Lake Trust (Val Hawkins Architect, LLC), has filed an application requesting Architectural Commission review and approval for modification to an existing rear pergola into covered loggia with second story deck, installation of exterior staircase, skylights and window and door modifications. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 11/14/2025

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-25-0067 (ZON-25-0061) 410 N LAKE WAY (COMBO). The applicant, North Lake Trust (Val Hawkins Architect, LLC), has filed an application requesting Architectural Commission review and approval for modification to an existing rear pergola into covered loggia with second story deck, installation of exterior staircase, skylights and window and door modifications. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0061 (ARC-25-0067) 410 N LAKE WAY - VARIANCE. The applicant, North Lake Trust (Val Hawkins Architect, LLC), has filed an application requesting Town Council review and approval for a side yard setback variance for installation an exterior staircase and second story deck. The Architectural Commission shall perform design review of the application.

Property Owner: North Lake Trust
Professional: Val Hawkins Architect
Landscape: Environment Design Group

HISTORY:
The project was presented at the October ARCOM meeting and deferred for further restudy of several design features. The applicant has modified the railing design of the second story addition and elected to keep the proposed skylights at the owner's request.

THE PROJECT:
The applicant has submitted plans, entitled "410 N Lake Way", as prepared by **VHA**, uploaded November 10, 2025.

The following is the scope of work for the application:

- Conversion of an existing pergola into fixed roof and deck above rear patio.
- Rear glass door replacement.
- Addition of skylights.
- Landscape and hardscape modifications in the rear yard.

The following town council relief is requested:

- **Variance: Sec.134-893(b)(7)(b.):** Applicant requests a variance to allow for a southside yard second story setback of 9.7' in lieu of 12.5' minimum required for first story and 15' minimum required for second story.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	23,706 Sq. Ft.	**Enclosed Sq. Ft.**	7,480 Sq. Ft.
Lot Width	84.64'	**Lot Depth**	283.21'
Lot Coverage	Permitted: 30% Existing: 29%	**Landscape Open Space:**	Required: 45% Existing: 42%

Surrounding Properties / Zoning	
North	430 N Lake Wat | Residence / R-B
South	405 N Lake Way | Residence / R-B
East	244 Via Las Brisas | Residence / R-B
West	Intercoastal Waterway

STAFF ANALYSIS:

The application proposes demolition of the existing rear pergola at the single-family residence located at 410 N Lake Way. Following demolition, the applicant intends to construct a new covered porch with an outdoor metal spiral staircase providing access to the second-floor roof deck. The proposed staircase is located within the required side yard setback and therefore requires a variance as noted below.

Additionally, the existing rear living room and dining room glass doors will be replaced in kind, and two new skylights are proposed on the second-story rear elevation. Portions of the existing walking path will be removed to accommodate the new staircase, and the existing hardscape will be replaced in kind with coral stone on the patio.



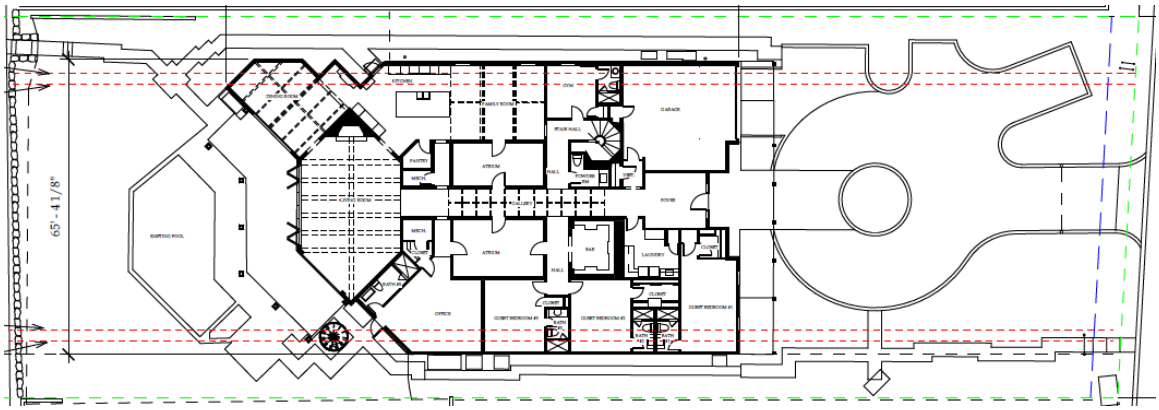
PREVIOUSLY PROPOSED

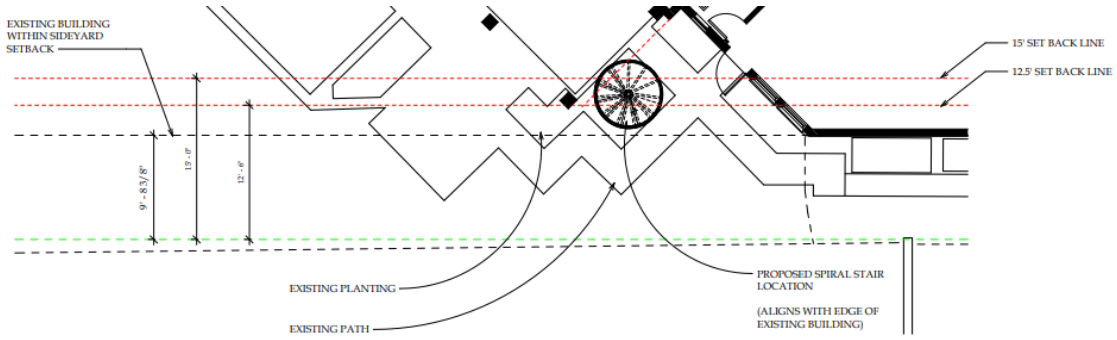


CURRENTLY PROPOSED



VARIANCE REQUEST





CODE SECTION	PERMITTED	PROPOSED	VARIANCE
Variance : Sec. 134-893	12.5' minimum setback for 1st story and 15' minimum for second story	9.7 feet	2.8 feet

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:SCP

James J Murphy

LETTER OF INTENT

ARC-25-0067 and ZON-25-0061: We are pleased to submit the accompanying drawings for our project at 410 North Lake Way, Palm Beach, FL. The proposed work includes the following:

- Conversion of existing pergola into fixed roof and deck above rear patio near pool. New railing. Replacement of glass doors in rear. New skylights.

Please note the following as it relates to this application:

Section 18-205

1. The plan for the proposed building is in conformity with good tase and design and contributes to the image of the town. The proposed updates are invisible from neighboring properties and streets, but the architecture is to match and enhance what is existing.
2. The proposed work has been designed to maintain the current setbacks, building envelope, and significant landscape screening exists.
3. The proposed fixed roof/deck and associated materials maintain the style and character of what is existing.
4. The proposed structure is in harmony with the history and design of the street and surrounding properties.
5. The home is not excessively similar to any surrounding structure. We are maintaining the style of the existing home.
6. The home is not excessively dissimilar to any surrounding structure. No substantial architectural changes are proposed.
7. The proposed addition is subservient in style and massing to the principal structure. The proposal is to convert an existing pergola to a fixed roof with deck on top. This fixed roof previously existed but was changed recently to a pergola by a prior owner.
8. The house is appropriate in relation to the character of the street, neighborhood, and with design features the enhance the view from the street. The renovations are not visible to or from the street
9. The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
10. The project's location and design maintain the existing site characteristics. The setback matches what is existing with the pergola and the setback for the existing home is less than what is proposed for the new deck (no further encroachment is proposed).

The following zoning relief is requested:

Sections 134-201, 134-205 and 134-893(b)(7)(b.). Applicant is requesting one variance as described below.

1. **Variance: Sec. 134-893(b)(7)(b.):** Applicant requests a variance to allow for a south side yard second story setback of 9.7' in lieu of 9.7' existing and 12.5' minimum required for first story and 15' minimum required for second story.

The hardship that runs with the property is that the existing fixed pergola and residence on the south side already encroach into the side yard setback. The proposal represents no change to the building envelope but rather just a conversion of the pergola into a fixed roof and deck with exterior circular stairs for access. The stairs encroach into the setback by a smaller amount than what exists today. The relief requested is very technical and de minimis in nature.

Granting of the variances will not be contrary to the public's interest because no negative impact to the neighbors will result. Granting of the variance will not be contrary to the public's interest because Applicant is proposing to convert a fixed pergola into a fixed roof and deck on top which will not be visible to any neighbor. The setbacks will remain as existing.

Criteria for Site Plan Review – N/A

Criteria for Special Exceptions – N/A

Criteria for Authorizing a Variance

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

   The small setback encroachment already exists, so any change would trigger a variance required even if no new extension into the setback is proposed.

2. Indicate how the special conditions and circumstances do not result from the actions of the Applicant.

   The home was existing when Applicant purchased it, and a prior owner had the fixed roof (and deck) instead of the pergola.

3. Demonstrate that the granting of the variance will not confer on the Applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

   No special privileges will be conferred on the Applicant if the variance is granted because the applicant is simply trying to modernize an existing home to fit the needs of the new owner that generally complies with all lot, yard and area requirements despite an existing small side yard setback non-conformity.

4. Demonstrate how literal interpretation of this ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the Applicant.

   Literal interpretation of the ordinances would deprive Applicant of the right to return the rear patio roof to the condition that previously existed.

5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

   The requested relief is the minimum necessary because building envelope will not change.

6. For granting of a variance to sections 134-387, or 134-390 through 134-392, pertaining to the regulation of nonconforming uses, the following additional findings must be demonstrated pertaining to the nonconforming use for which the variance is requested:

   N/A

7. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

   The granting of this variance is in harmony with the intent and purpose of the Zoning Code because the requested renovation does not involve any new extension of the home or roof into the side yard setback.

PROJECT NUMBER: ARC-25-0067 (ZON-25-0061)

ADDRESS: 410 N LAKE WAY, PALM BEACH, FL 33480

PROJECT TEAM:

ARCHITECT:
VAL HAWKINS ARCHITECT, LLC
1052 POTOMAC ST NW
WASHINGTON, DC 20007

LANDSCAPE ARCHITECT:
DUSTIN MIZELL
139 NORTH COUNTRY RD - SUITE 20-B
PALM BEACH, FL 22480

CIVIL ENGINEER:
GRUBER CONSULTING ENGINEERS
2475 MERCER AVE, SUITE 305
WEST PALM BEACH, FL 33401

STRUCTURAL ENGINEER:
CARMO ENGINEERING ASSOCIATES
814 DIXIE HIGHWAY
LANTANA, FL 33462

PROJECT SCOPE:

- DEMO EXISTING PERGOLA AND REBUILT COVERED PORCH WITH ROOF DECK WITHIN SAME FOOTPRINT.
- EXTERIOR SPIRAL STAIR TO BE ADDED FOR ROOF ACCESS (APPLYING FOR VARIANCE TO LOCATE WITHIN SIDEYARD SETBECK)
- DROP-DOWN INTEGRATED SCREENS IN ROOF DECK STRUCTURE
- REPLACE LIVING AND DINING ROOM EXTERIOR DOORS IN KIND
- ADD 2 SKYLIGHTS TO WESTERN FACING ROOF OF LIVING ROOM, TO MATCH EXISTING EASTERN FACING SKYLIGHTS

SUBMITTAL DATE: 28 AUGUST 2025 (FIRST SUBMISSION)

PROJECTED HEARING DATE: 29 OCTOBER 2025

ZONING CALCULATIONS

PROPERTY ADDRESS	410 N LAKE WAY		
ZONING DISTRICT	R-B - LOW DENSITY RESIDENTIAL		
LOT AREA (SQ FT)	23,706 SF		
LOT WIDTH (W) & DEPTH (D) (ft.)	84.64' X 283.21'		
STRUCTURE TYPE	SINGLE-FAMILY		
FEMA FLOOD ZONE DESIGNATION	EL 6		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	7.00 NAVD		
CROWN OF ROAD (COR) (NAVD)	3.56 NAVD		
	REQ'D/PREMITTED	EXISTING	PROPOSED
LOT COVERAGE	30% (7,112 SF)	6,978 SF (29%)	7,011 SF (29.6%)
ENCLOSED SQUARE FOOTAGE	-	7,480 SF	N/C
FRONT YARD SETBACK	25' (1ST FLR), 30' (2ND FLR)	76' - 5-3/4"	N/C
SIDE YARD SETBACK (1ST STORY)	12.5'	9.6' (N) 9.7' (S)	N/C
SIDE YARD SETBACK (2ND STORY)	15'	9.6' (N) 9.7' (S)	N/C
REAR YARD SETBACK	10' (1ST FLR) 15' (2ND FLR)	74' - 8-3/8"	N/C
ANGLE OF VISION	100 DEGREES PLUS 4 PER 10'	N/A	N/A
BUILDING HEIGHT	14' (1ST FLR) 22' (2ND FLR)	32' - 8"	N/C
OVERALL BUILDING HEIGHT	30' (MAX BLD HEIGHT + 8')	32' - 8"	N/C
CCR	4.50	N/A	N/A
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FFE (NAVD)	N/A	5.58'	5.58'
BFE (NAVD)	N/A	6.00'	6.00'
LANDSCAPE OPEN SPACE (LOS)	10,667 SF (45%)	9,655 SF (41%)	9,860 SF (42%)
PERIMETER LOS	5,333 SF (50%)	4,906 SF (46%)	4,906 SF (46%)
FRONT YARD LOS	846 SF (40%)	1,550 SF (73%)	1,550 SF (73%)

SHEET INDEX:

A0.00 COVER SHEET
A0.02 PROPERTY SURVEY
A0.03 NOT USED
A0.04 EXISTING PHOTOS
A0.05 ZONING DIAGRAMS
A0.06 DEMO PLANS
A0.07 DEMO ELEVATIONS
A0.08 VARIANCE DIAGRAMS

A100.A SITE PLAN - EXISTING & PROPOSED
A101.A FIRST FLOOR PLAN - EXISTING
A101.B FIRST FLOOR PLAN - PROPOSED
A102.A SECOND FLOOR PLAN - EXISTING
A102.B SECOND FLOOR PLAN - PROPOSED
A103.A ROOF PLAN - EXISTING
A103.B ROOF PLAN - PROPOSED

A201 WEST ELEVATION - EXISTING & PROPOSED
A202 SOUTH ELEVATION - EXISTING & PROPOSED
A203 NORTH ELEVATION - EXISTING & PROPOSED
A204 EAST ELEVATION - EXISTING & PROPOSED
A301 DETAILS
A302 MATERIAL DETAILS
A401 BUILDING SECTION DIAGRAMS
A402 COLOR ELEVATIONS
A403 COLOR RENDERING

L1.0 EXISTING SITE PHOTOS EXHIBIT
L2.0 EXISTING CONDITIONS / INVENTORY PLAN
L2.1 DEMOLITION PLAN
L3.0 SITE PLAN
L3.1 OPEN SPACE DIAGRAMS
L4.0 LANDSCAPE PLAN
L4.1 PLANTING DETAILS & SPECIFICATIONS
L5.0 CONSTRUCTION SCREENING & STAGING PLAN
L6.0 TRUCK LOGISTICS PLAN
L7.0 NORTH LAKE TRAIL PERSPECTIVE

C-1 CONCEPTUAL SITE GRADING & DRAINAGE PLAN

2010 REMODEL DRAWINGS FOR REFERENCE

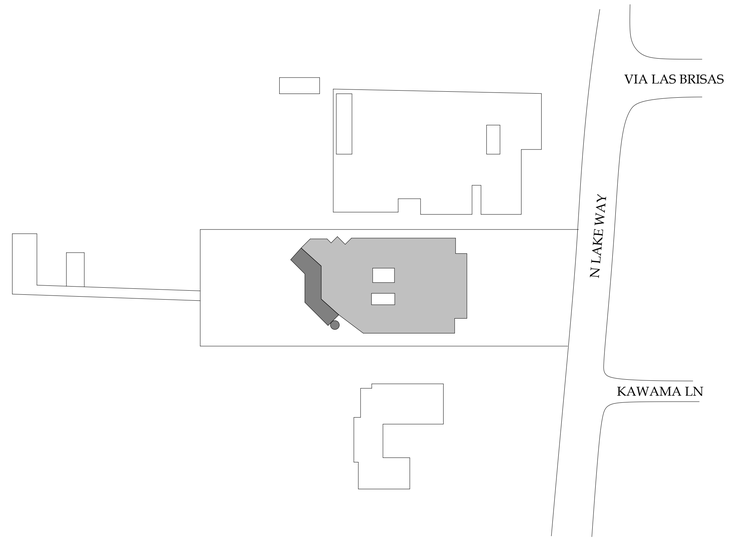
A100.1 FIRST FLOOR DEMO PLAN - BRAY 2010 REMODEL
A100.2 FIRST FLOOR PROPOSED PLAN - BRAY 2010 REMODEL
A201 EXTERIOR ELEVATIONS - BRAY 2010 REMODEL
A203 EXTERIOR ELEVATIONS - BRAY 2010 REMODEL

VICINITY MAP



KEY
1/4" MILE RADIUS
410 N LAKE WAY

LOCATION PLAN



***NOT TO SCALE

Val Hawkins Architect, LLC
1052 Potomac Street, NW
Washington, DC 20007
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STATE OF FLORIDA
VAL P. HAWKINS JR.
AR103036
REGISTERED ARCHITECT

410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

COVER
SHEET

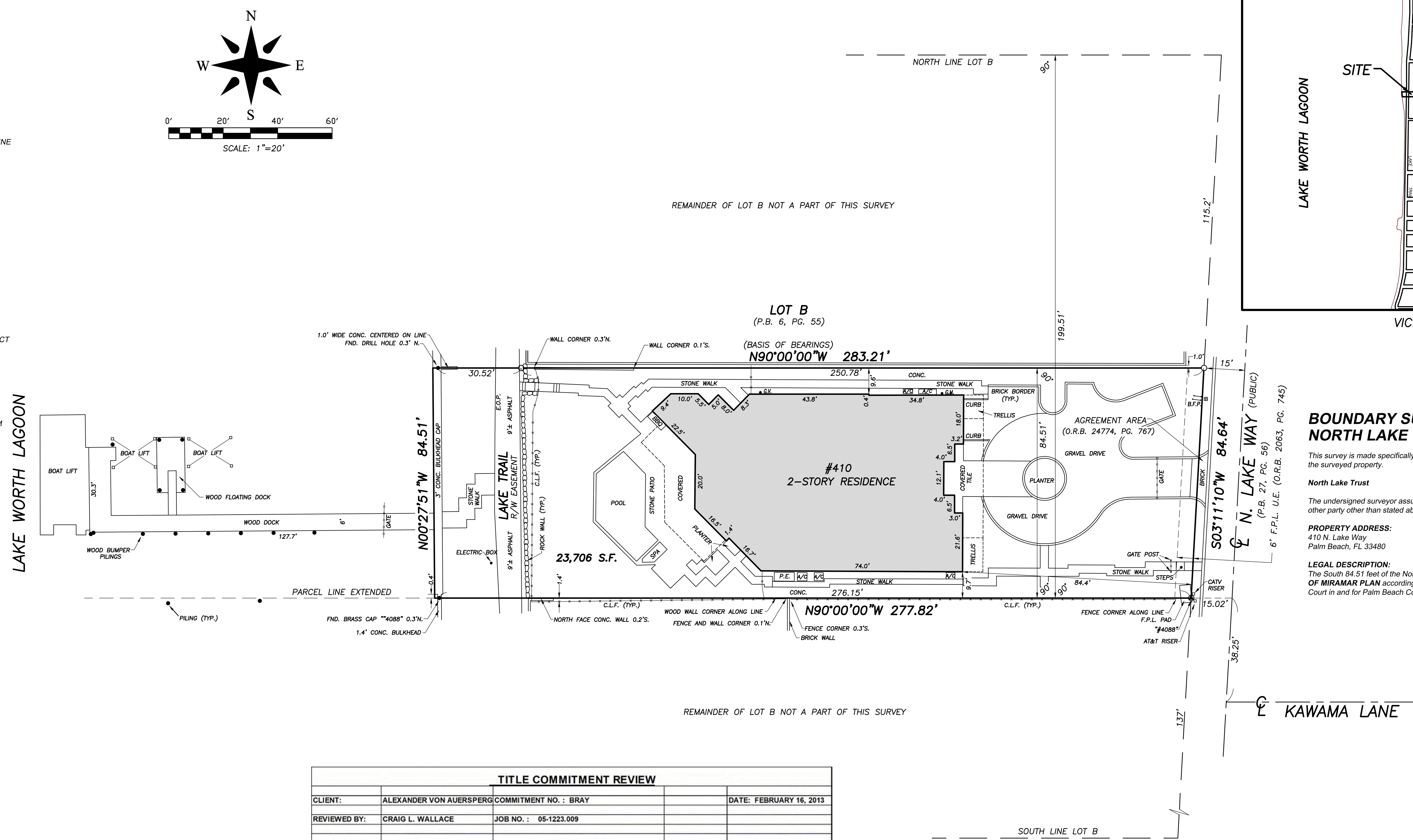
- DATE -
NOVEMBER 21, 2025
- SCALE -
As indicated
- DRAWING TITLE -

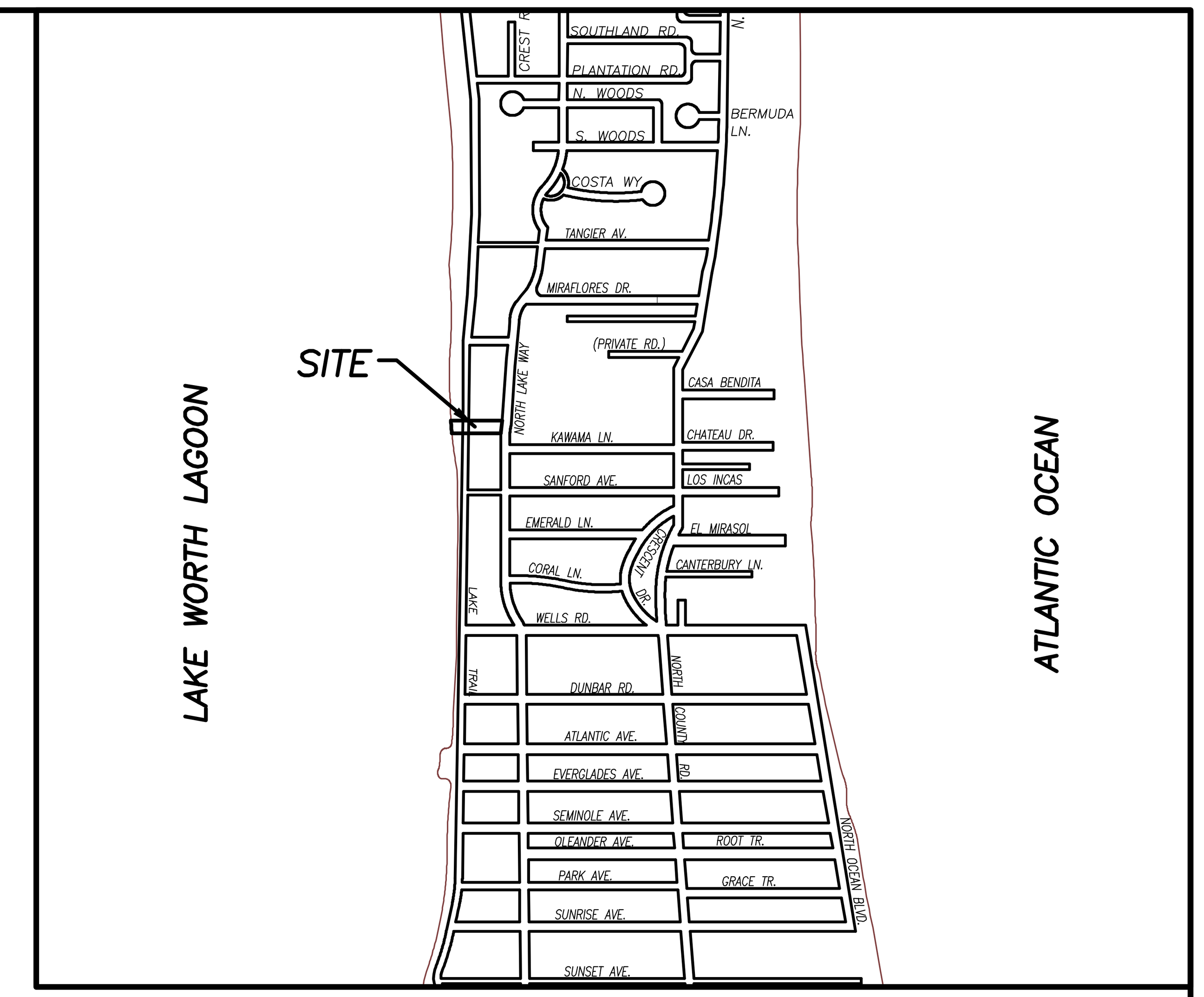
A0.00

ARCOM FINAL SUBMISSION

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
F.F. = FINISH FLOOR
FND. = FOUND
G.M. = GAS METER
G.V. = GAS VALVE
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
PVM'T = PAVEMENT
(R) = RADIAL
R = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
S/W = SIDEWALK
T.O.B. = TOP OF BANK
T.O.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
= PINE TREE
= SABAL PALM





VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR: NORTH LAKE TRUST

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

North Lake Trust

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

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

LEGAL DESCRIPTION:
The South 84.51 feet of the North 199.51 feet of Lot B lying West of Lake Way, **AMENDED PLAT OF MIRAMAR PLAN** 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 6, Page 55.

TITLE COMMITMENT REVIEW

CLIENT:	ALEXANDER VON AUERSPERG	COMMITMENT NO. : BRAY		DATE: FEBRUARY 16, 2013
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 05-1223.009		
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS**	**PLOTTED**
1-9	N/A	STANDARD EXCEPTIONS	Y	N
10	P.B. 6, PG. 55	Underlying Plat	Y	Y
11	O.R.B. 2063, PG. 745	FPL Easement	Y	Y
12	O.R.B. 24774, PG. 767	Agreement	Y	Y
13-15	N/A	STANDARD EXCEPTIONS	Y	N
16		As Shown Hereon		

FLOOD ZONE:
This property is located in Flood Zone AE (El. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581F, dated 10/5/2017.

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 BRAY, issued by First American title Insurance Company, dated 02/16/2013. This office has made no search of the Public Records.
2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
3. Description furnished by client or client's agent.
4. Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
11 In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
12. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
13. The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

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

DATE OF LAST FIELD SURVEY: 3/5/2024

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

REVISIONS:
03/05/24 SURVEY AND TIE-IN UPDATE B.M./M.B. 198724 PB360/3
04/02/13 SURVEY AND TIE-IN UPDATE C.E./M.B. 05-1223.9 PB151/11
11/04/11 ADD DOCK BUMPER PILINGS (6). R.C.
10/26/11 SURVEY AND TIE-IN UPDATE J.P./M.B. 05-1223.5 PB132/13
03/30/11 FOOTER FORM TIE-IN B.M./M.B. 05-1223.3 PB125/73

BOUNDARY SURVEY FOR:

NORTH LAKE TRUST

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

FIELD:	B.M.	JOB NO.:	05-1223.1	F.B. PB120 PG.	69
OFFICE:	M.B.	DATE:	9/27/10	DWG. NO.	05-1223-1
C'K'D:	C.W.	REF:	05-1223-1.DWG	SHEET 1 OF	1

KEY PLAN





A) VIEW OF N LAKE WAY ELEVATION



B) VIEW OF EXISTING PERGOLA FROM SW PART OF YARD



C) VIEW TOWARD EXISTING PERGOLA
(PROPOSED PLACEMENT FOR NEW SPIRAL STAIR)



D) VIEW OF NEIGHBOR TO THE NORTH



E) VIEW FROM PATH BEHIND HOUSE



F) VIEW FROM DOCK



G) VIEW OF NEIGHBOR TO THE SOUTH

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STATE OF FLORIDA · VAL P HAWKINS JR · AR103036 · REGISTERED ARCHITECT

410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

EXISTING
PHOTOS

- DATE -
NOVEMBER 21, 2025

- SCALE -
12" = 1'-0"

- DRAWING TITLE -

A0.04

ARCOM FINAL SUBMISSION

ZONING CALCULATIONS			
PROPERTY ADDRESS	410 N LAKE WAY		
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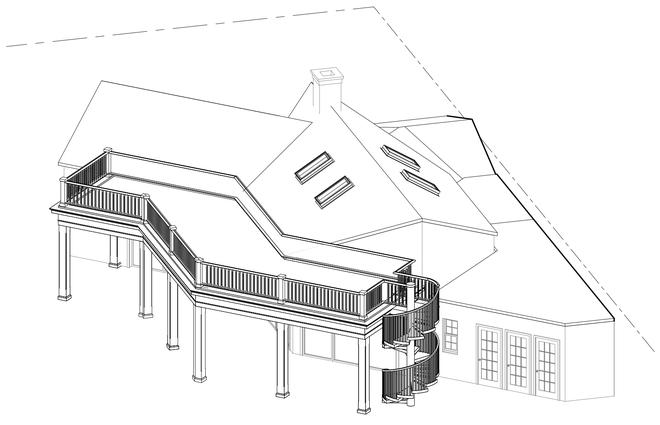
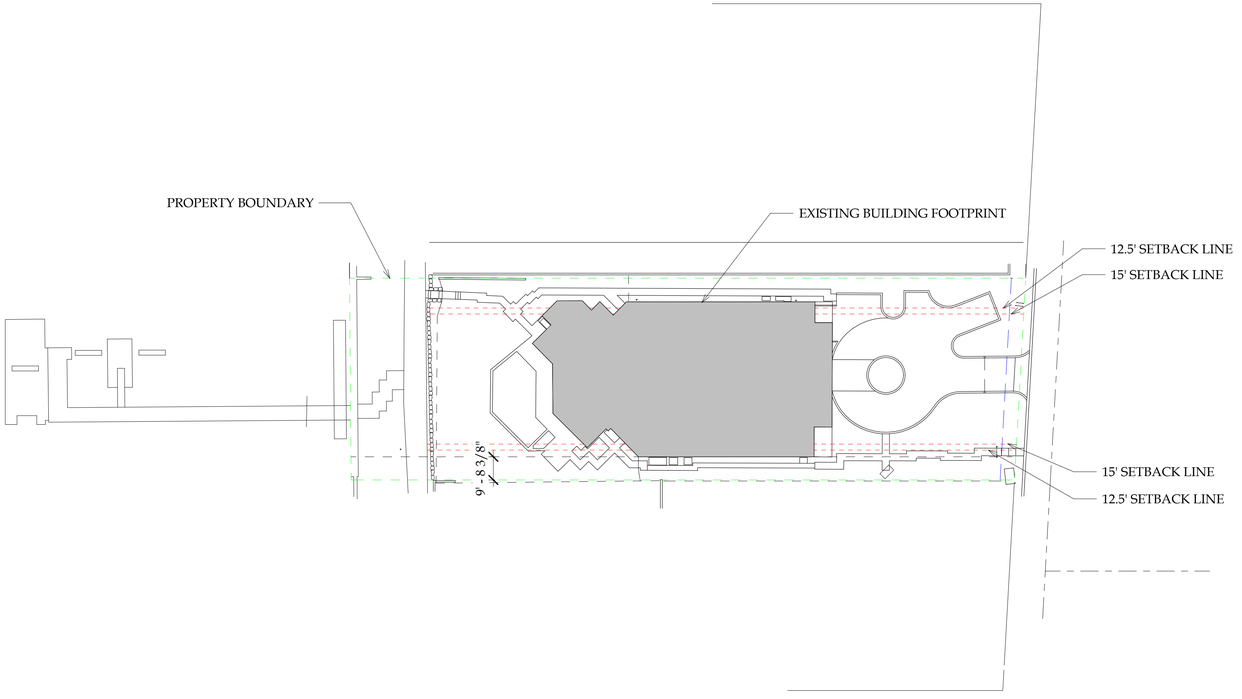


1 AXONOMETRIC VIEW OF ADDITION



3 ZONING DIAGRAM
1" = 30'-0"

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STATE OF FLORIDA
VAL P HAWKINS JR
AR103036
REGISTERED ARCHITECT

410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

ZONING
DIAGRAMS

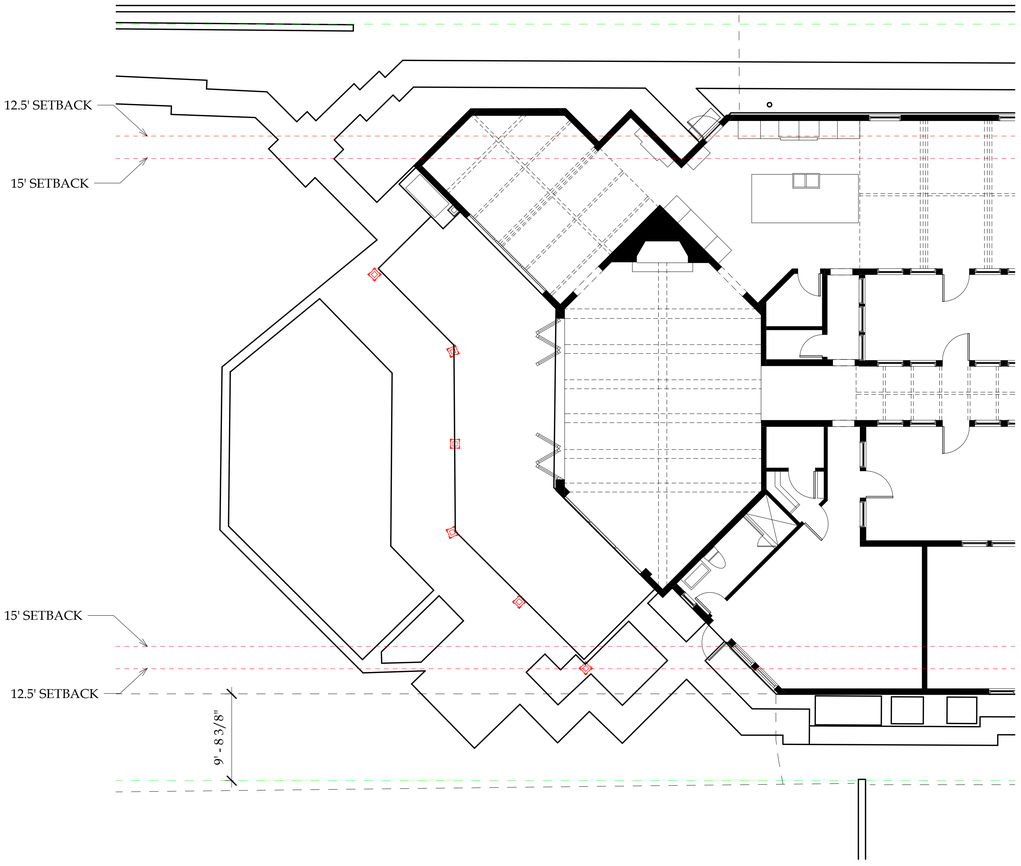
- DATE -
NOVEMBER 21, 2025

- SCALE -
As indicated

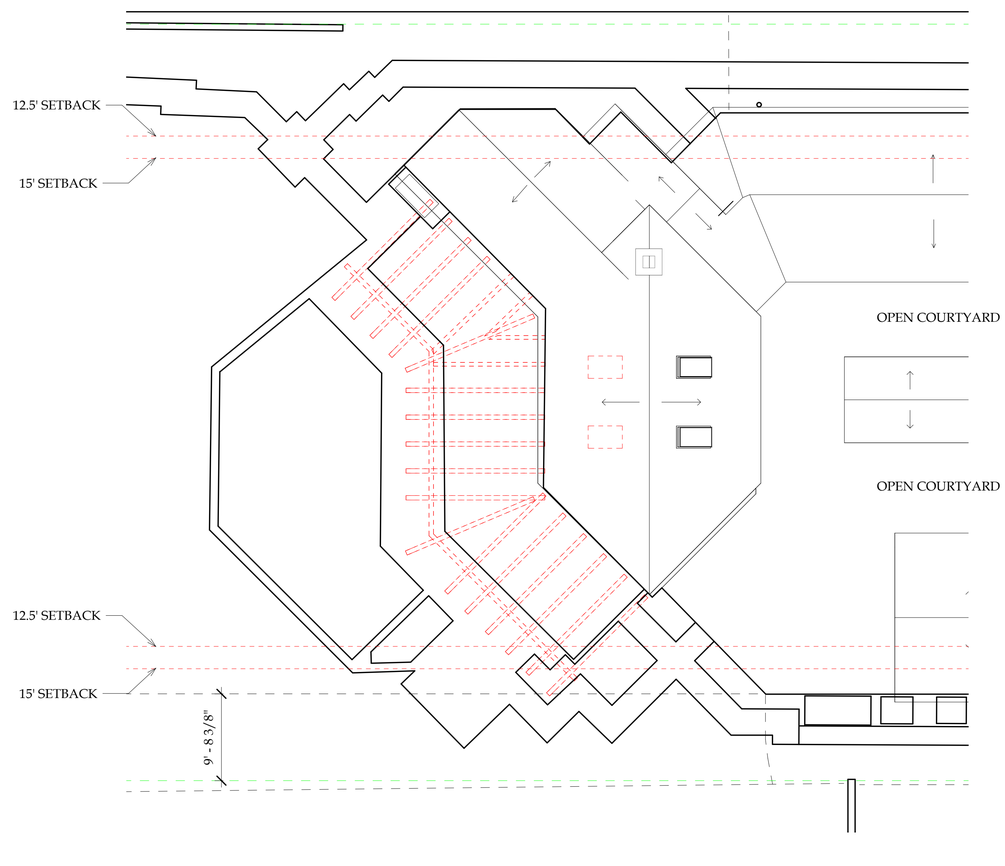
- DRAWING TITLE -

A0.05

ARCOM FINAL SUBMISSION



1 FIRST FLOOR PLAN - DEMO
1/8" = 1'-0"



2 ROOF PLAN - DEMO
1/8" = 1'-0"

DEMOLITION CALCULATIONS	
	EXISTING FACADE AREA DEMO'D
SOUTH	4%
NORTH	1%
WEST	9%

DEMOLITION KEY	
	AREA TO BE DEMO

VHA

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ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

DEMOLITION PLANS

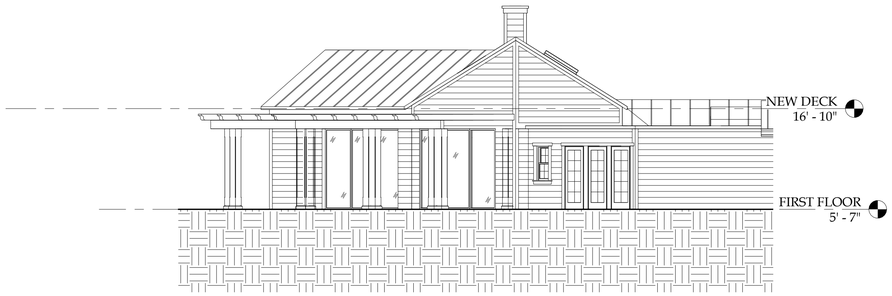
- DATE -
NOVEMBER 21, 2025

- SCALE -
As indicated

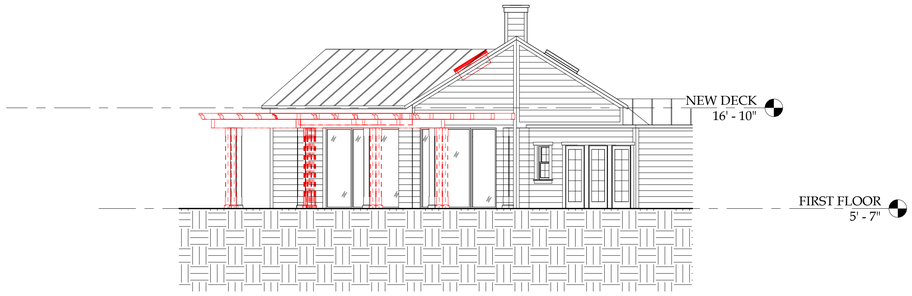
- DRAWING TITLE -

A0.06

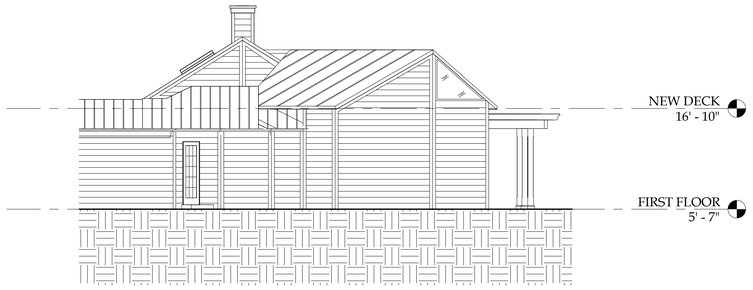
ARCOM FINAL SUBMISSION



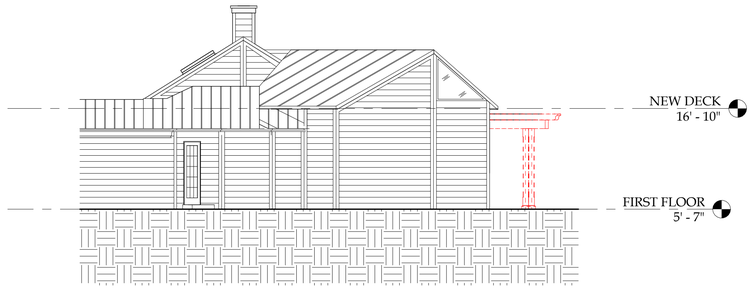
1 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"



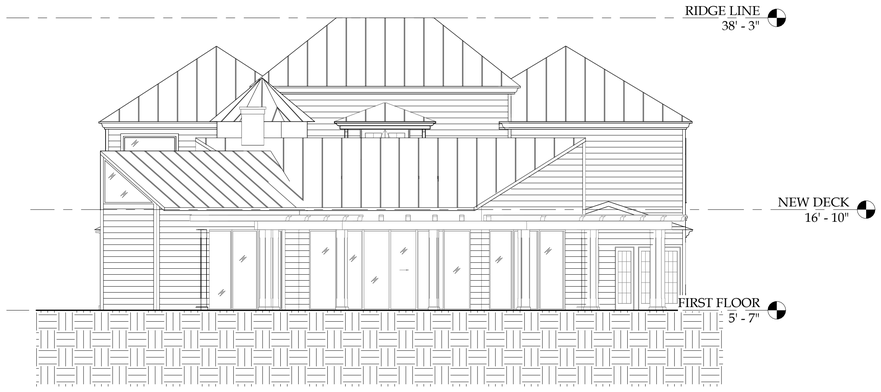
6 SOUTH ELEVATION - DEMO
1/8" = 1'-0"



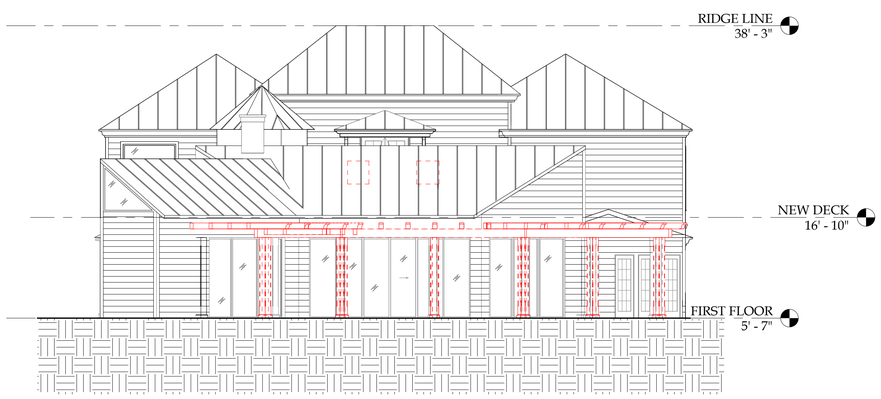
3 NORTH ELEVATION - EXISTING
1/8" = 1'-0"



4 NORTH ELEVATION - DEMO
1/8" = 1'-0"



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



5 WEST ELEVATION - DEMO
1/8" = 1'-0"

DEMOLITION CALCULATIONS	
	EXISTING FACADE AREA DEMO'D
SOUTH	4%
NORTH	1%
WEST	9%

DEMOLITION KEY	
	AREA TO BE DEMO

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STATE OF FLORIDA
VAL P HAWKINS JR.
AR103036
REGISTERED ARCHITECT

410 N LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

DEMOLITION ELEVATIONS

- DATE -
NOVEMBER 21, 2025

- SCALE -
As indicated

- DRAWING TITLE -

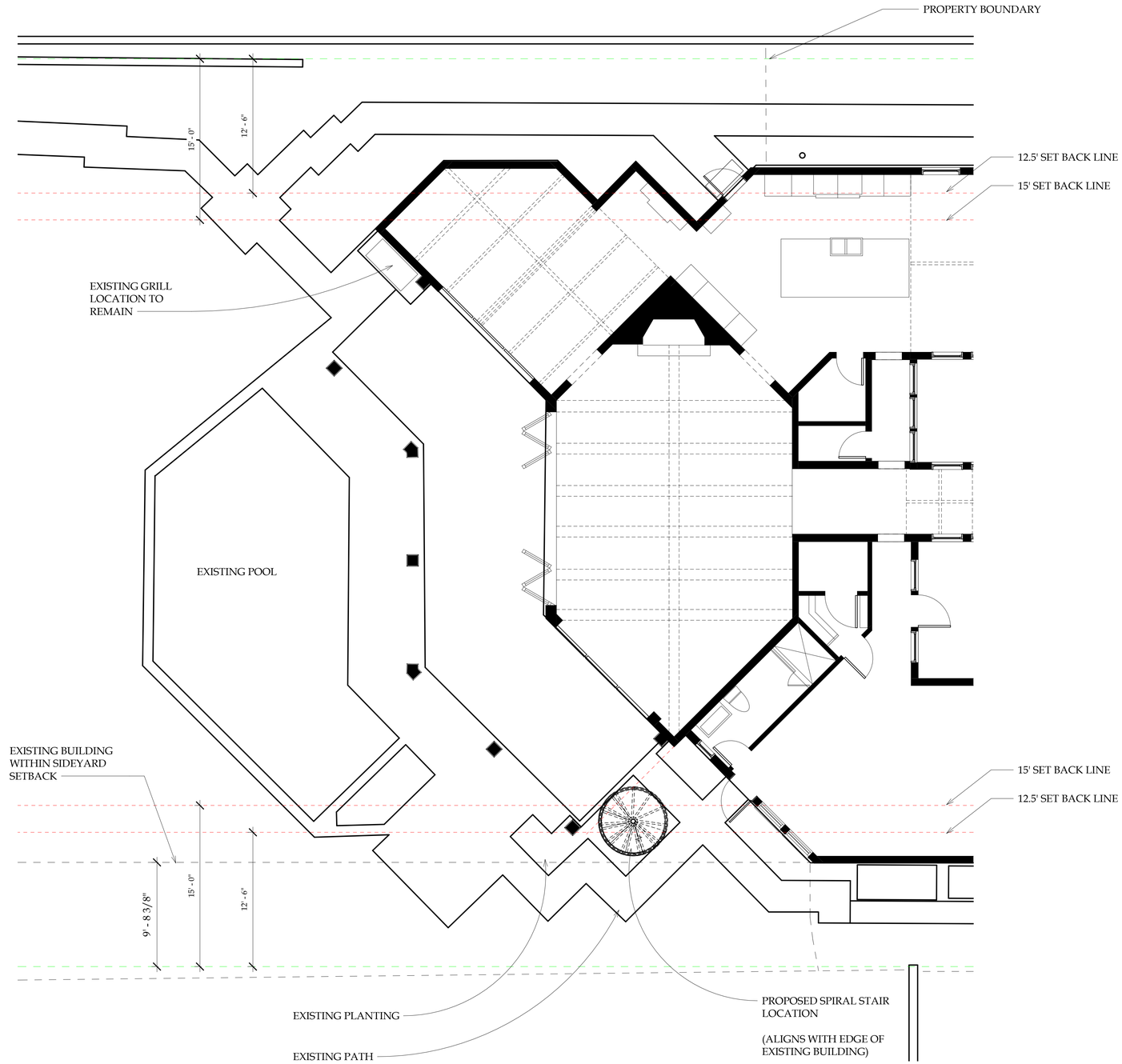
A0.07

ARCOM FINAL SUBMISSION

VARIANCE NARRATIVE:

1) LOCATE SPIRAL STAIRCASE WITHIN EXISTING SIDEYARD SETBACK, TO ALIGN WITH EDGE OF EXISTING BUILDING

2) SMALL CORNER OF PROPOSED SECOND FLOOR PORCH DECK LOCATED WITHIN 2ND STORY SETBACK



1 VARIANCE DIAGRAM
3/16" = 1'-0"

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ARC-25-0067 (ZON-25-0061)

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VARIANCE
DIAGRAMS

- DATE -
NOVEMBER 21, 2025

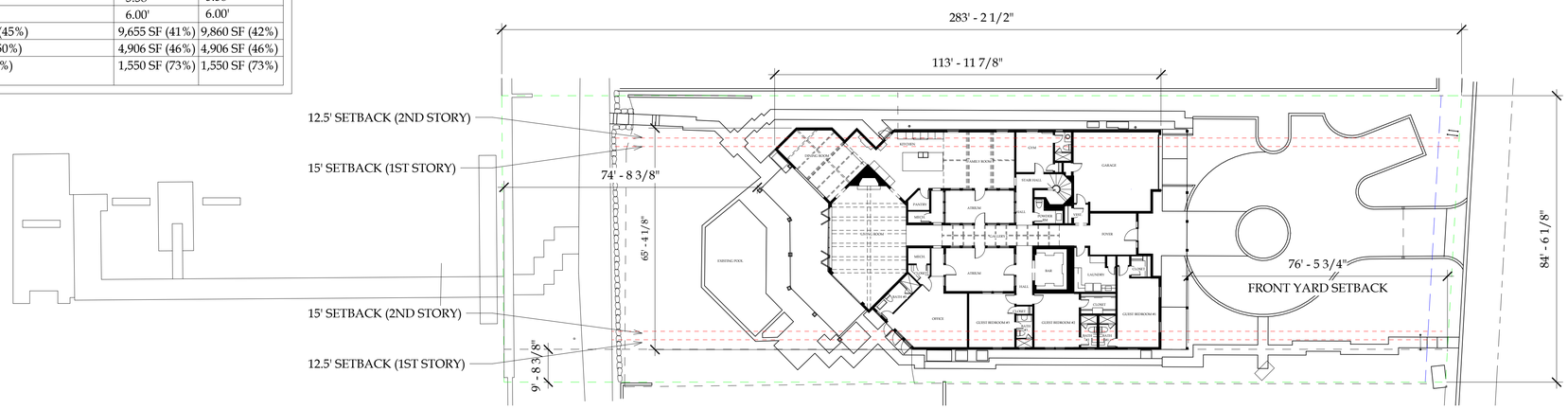
- SCALE -
3/16" = 1'-0"

- DRAWING TITLE -

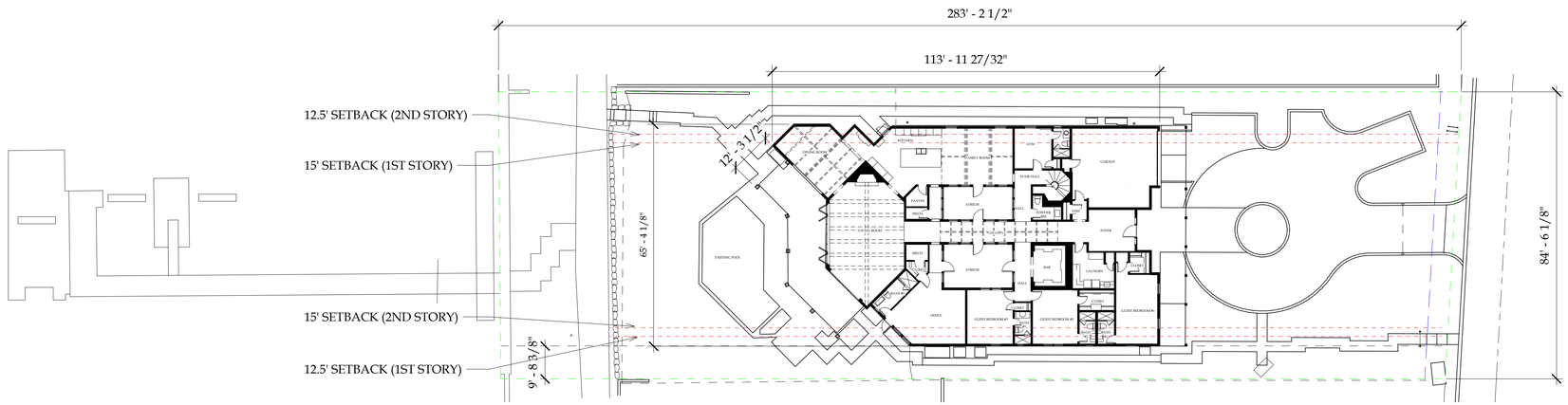
A0.08

ARCOM FINAL SUBMISSION

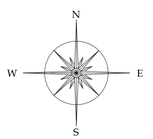
ZONING CALCULATIONS			
PROPERTY ADDRESS	410 N LAKE WAY		
ZONING DISTRICT	R-B - LOW DENSITY RESIDENTIAL		
LOT AREA (SQ FT)	23,706 SF		
LOT WIDTH (W) & DEPTH (D) (ft.)	84.64' X 283.21'		
STRUCTURE TYPE	SINGLE-FAMILY		
FEMA FLOOD ZONE DESIGNATION	EL 6		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	7.00 NAVD		
CROWN OF ROAD (COR) (NAVD)	3.56 NAVD		
	REQ'D/PREMITTED	EXISTING	PROPOSED
LOT COVERAGE	30% (7,112 SF)	6,978 SF (29%)	7,011 SF (29.6%)
ENCLOSED SQUARE FOOTAGE	-	7,480 SF	N/C
FRONT YARD SETBACK	25' (1ST FLR), 30' (2ND FLR)	76' - 5-3/4"	N/C
SIDE YARD SETBACK (1ST STORY)	12.5'	9.6' (N) 9.7' (S)	N/C
SIDE YARD SETBACK (2ND STORY)	15'	9.6' (N) 9.7' (S)	N/C
REAR YARD SETBACK	10' (1ST FLR) 15' (2ND FLR)	74' - 8-3/8"	N/C
ANGLE OF VISION	100 DEGREES PLUS 4 PER 10'	N/A	N/A
BUILDING HEIGHT	14' (1ST FLR) 22' (2ND FLR)	32' - 8"	N/C
OVERALL BUILDING HEIGHT	30' (MAX BLD HEIGHT + 8')	32' - 8"	N/C
CCR	4.50	N/A	N/A
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FFE (NAVD)	N/A	5.58'	5.58'
BFE (NAVD)	N/A	6.00'	6.00'
LANDSCAPE OPEN SPACE (LOS)	10,667 SF (45%)	9,655 SF (41%)	9,860 SF (42%)
PERIMETER LOS	5,333 SF (50%)	4,906 SF (46%)	4,906 SF (46%)
FRONT YARD LOS	846 SF (40%)	1,550 SF (73%)	1,550 SF (73%)



1 EXISTING SITE PLAN
1" = 20'-0"



2 SITE PLAN - PROPOSED
1" = 20'-0"



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410 N
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ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

SITE PLAN - EXISTING & PROPOSED

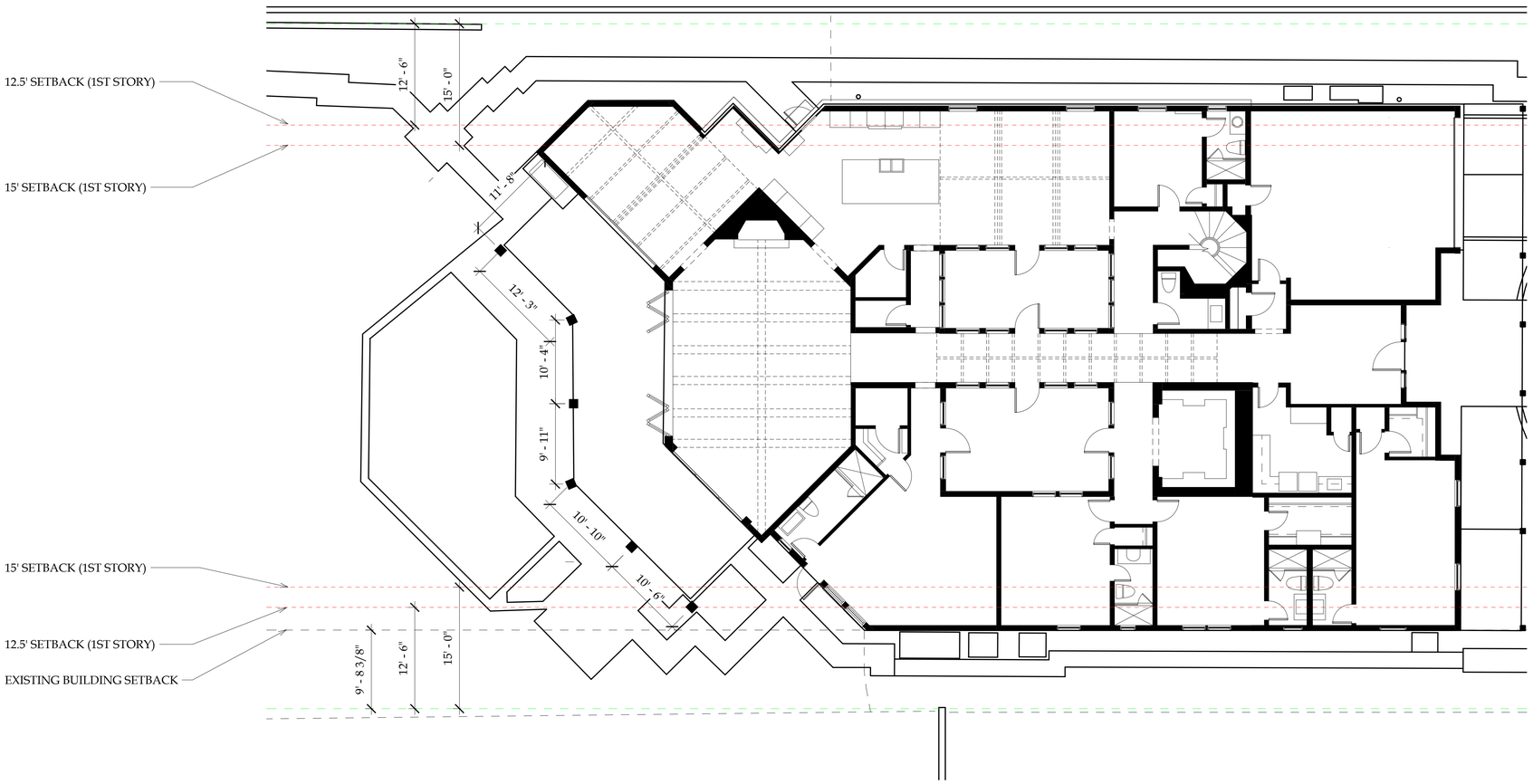
- DATE -
NOVEMBER 21, 2025

- SCALE -
As indicated

- DRAWING TITLE -

A1.00.A

ARCOM FINAL SUBMISSION



1 FIRST FLOOR PLAN - EXISTING
1/8" = 1'-0"

0' 4' 8' 16' 32'

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410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

FIRST FLOOR PLAN - EXISTING

- DATE -
NOVEMBER 21, 2025

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

- DRAWING TITLE -

A101.A

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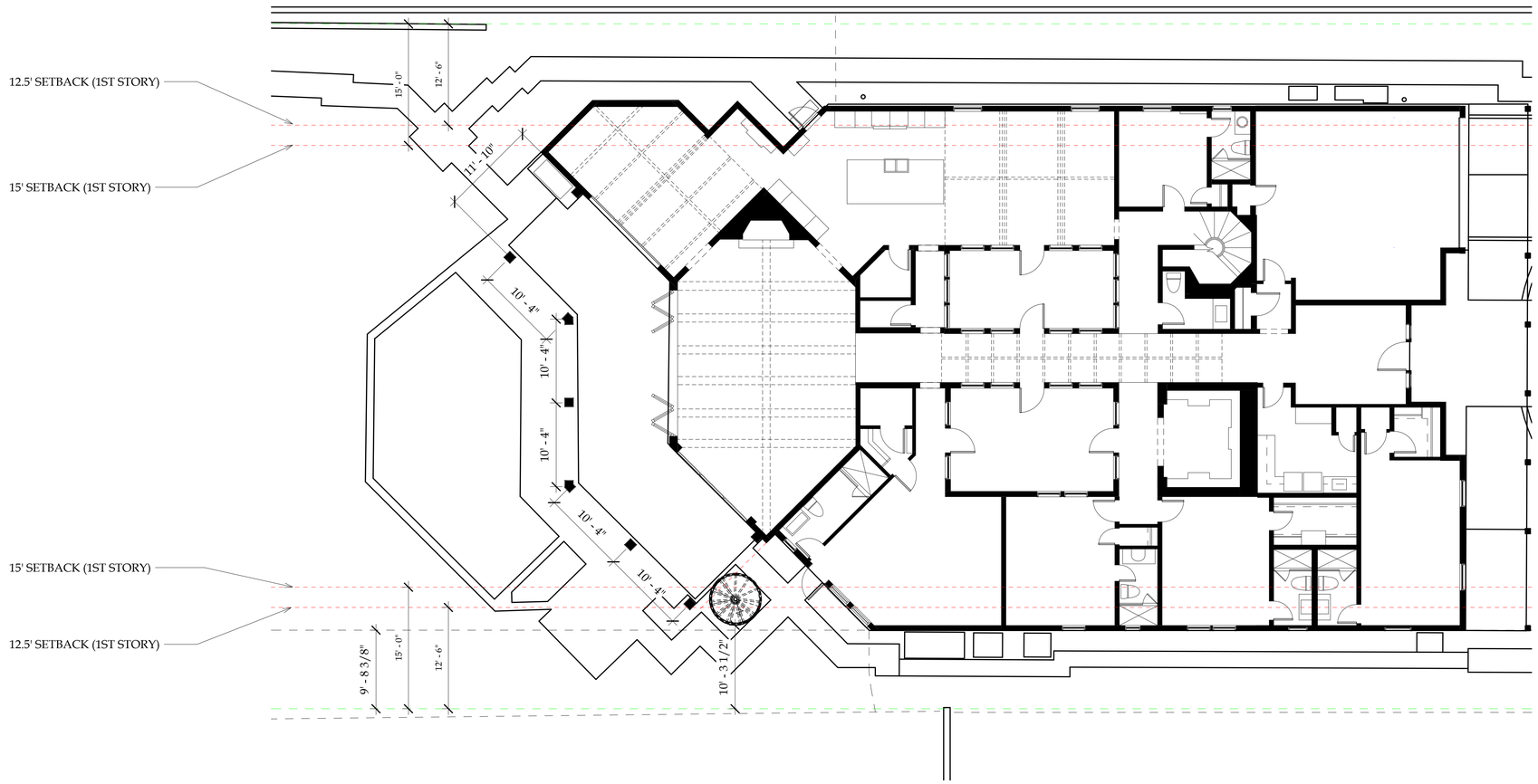

1 FIRST FLOOR PLAN - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16' 32'

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LAKE WAY

ARC-25-0067 (ZON-25-0061)

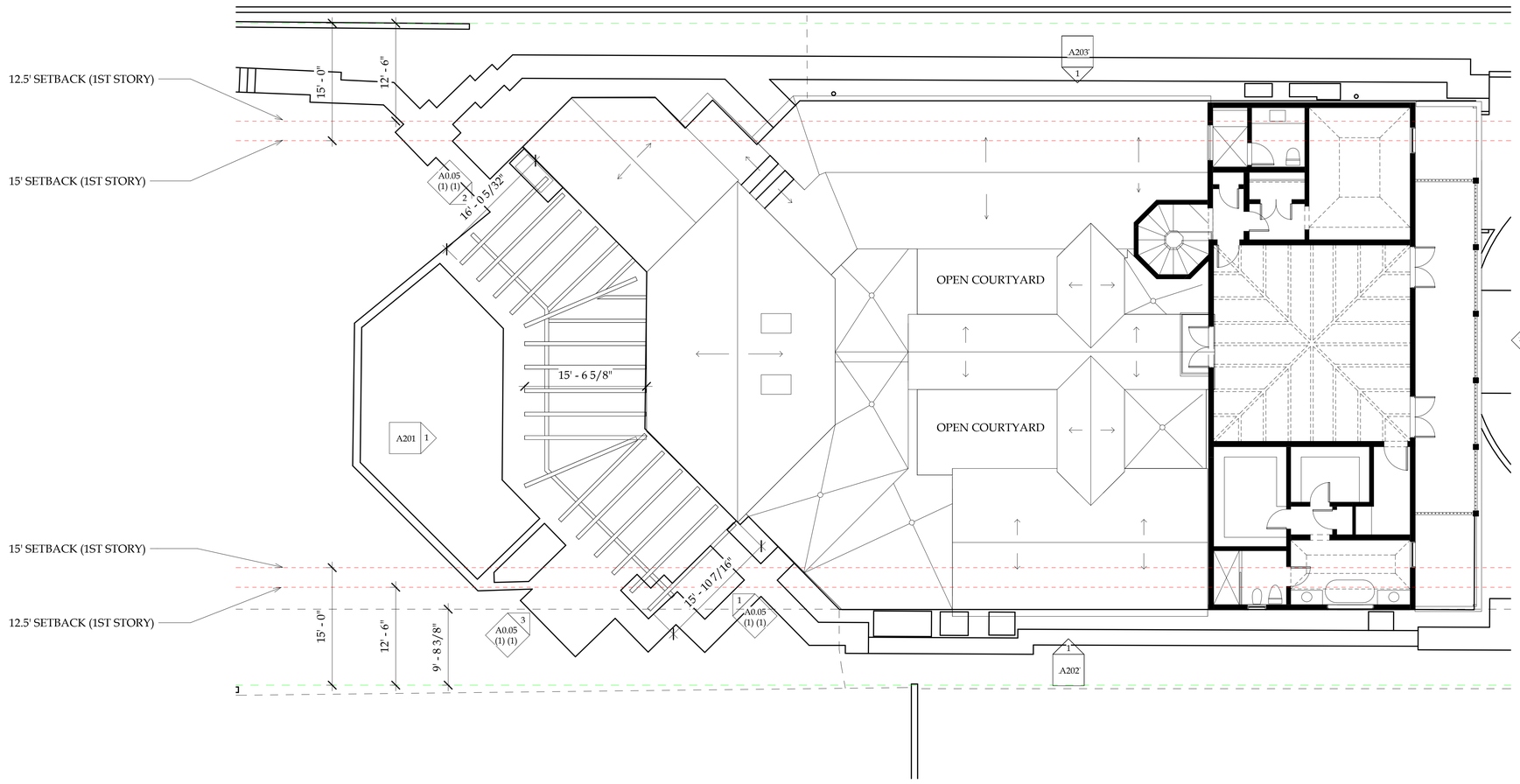
- DRAWING TITLE -

FIRST FLOOR
PLAN -
PROPOSED

- DATE -
NOVEMBER 21, 2025
- SCALE -
1/8" = 1'-0"
- DRAWING TITLE -

A101.B

ARCOM FINAL SUBMISSION



1 SECOND FLOOR PLAN - EXISTING
1/8" = 1'-0"

0' 4' 8' 16' 32'

N W E S

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LAKE WAY

ARC-25-0067 (ZON-25-0061)

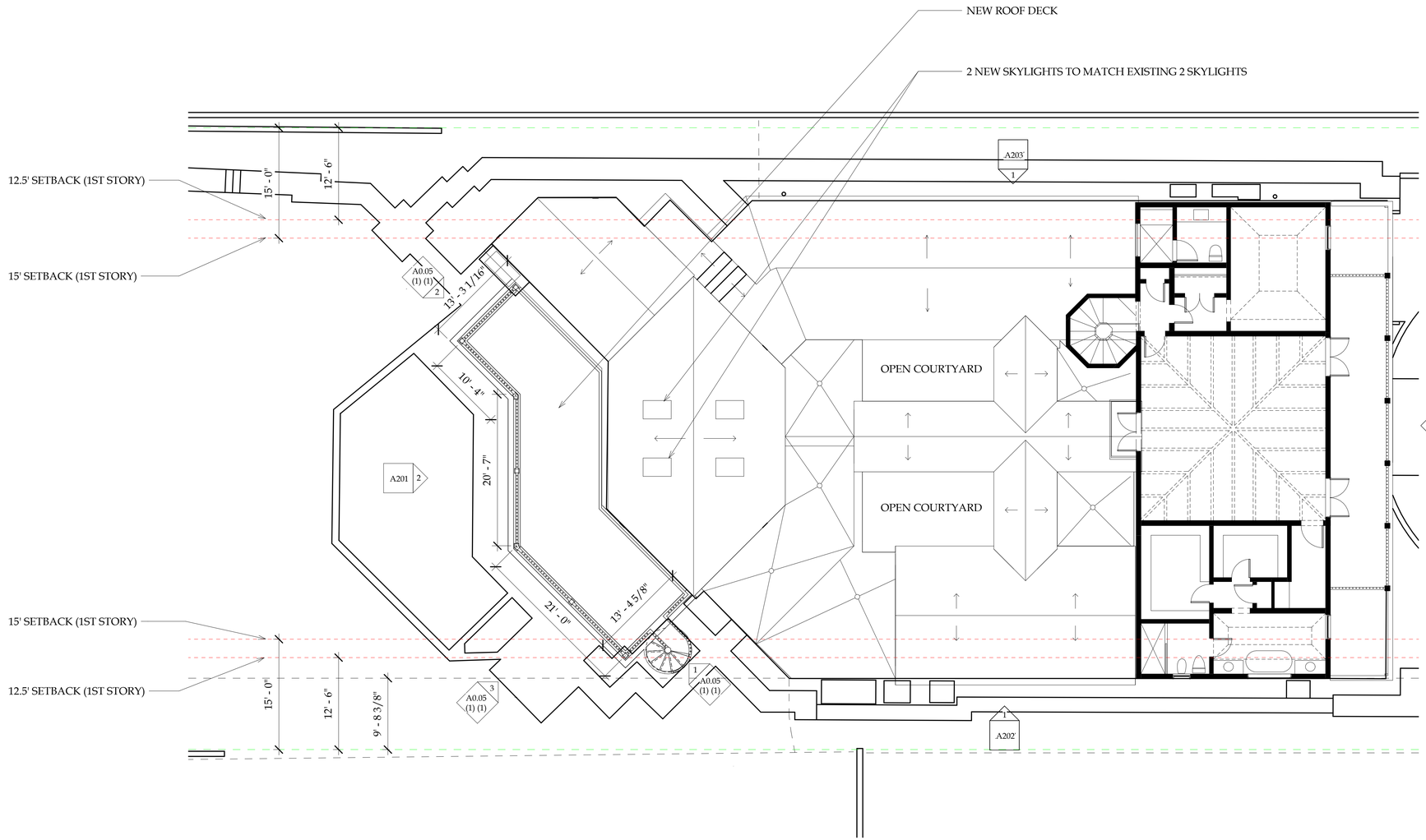
- DRAWING TITLE -

SECOND
FLOOR PLAN -
EXISTING

- DATE -
NOVEMBER 21, 2025
- SCALE -
1/8" = 1'-0"
- DRAWING TITLE -

A102.A

ARCOM FINAL SUBMISSION



1 SECOND FLOOR PLAN - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16' 32'

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ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

SECOND
FLOOR PLAN -
PROPOSED

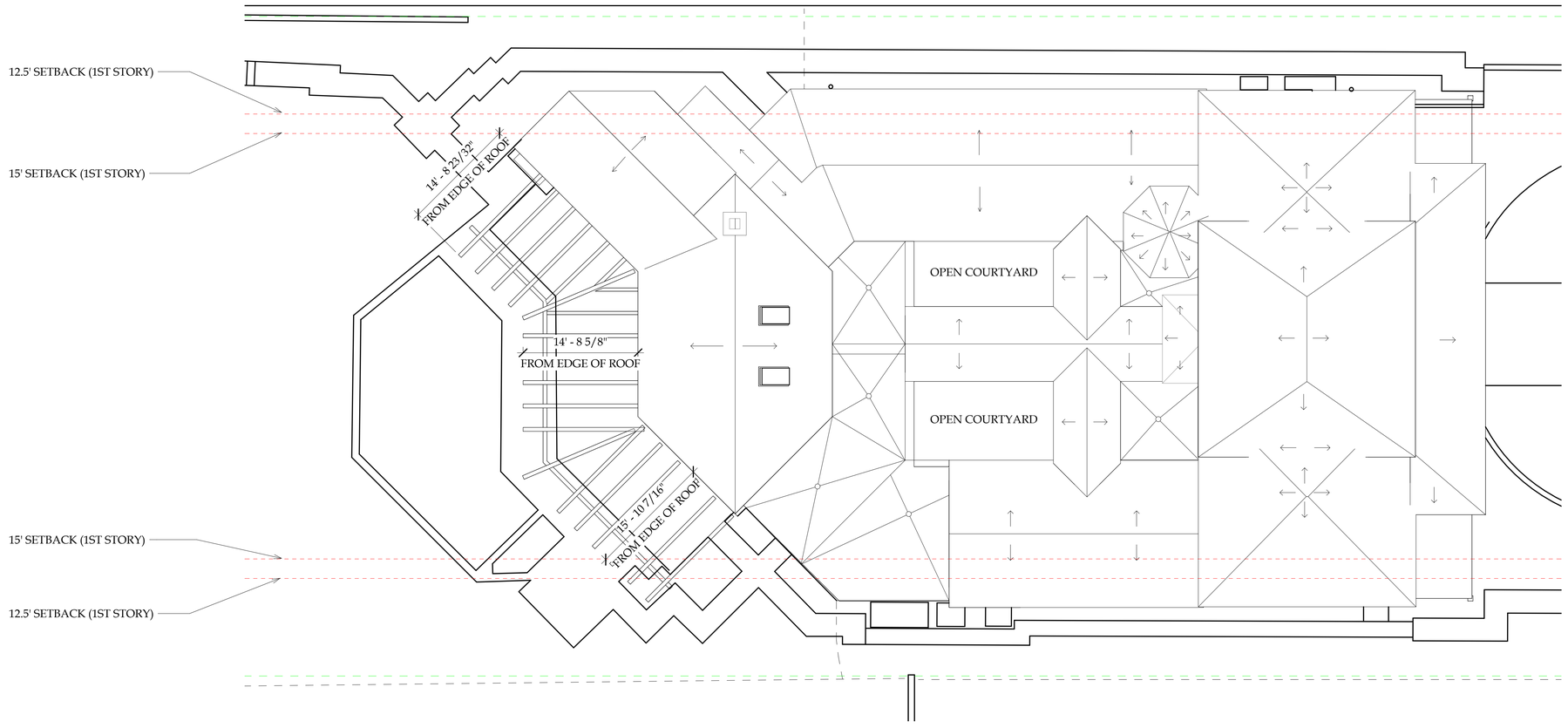
- DATE -
NOVEMBER 21, 2025

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

- DRAWING TITLE -

A102.B

ARCOM FINAL SUBMISSION



1 ROOF PLAN - EXISTING
1/8" = 1'-0"

0' 4' 8' 16' 32'

N W E S

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- DRAWING TITLE -

ROOF PLAN - EXISTING

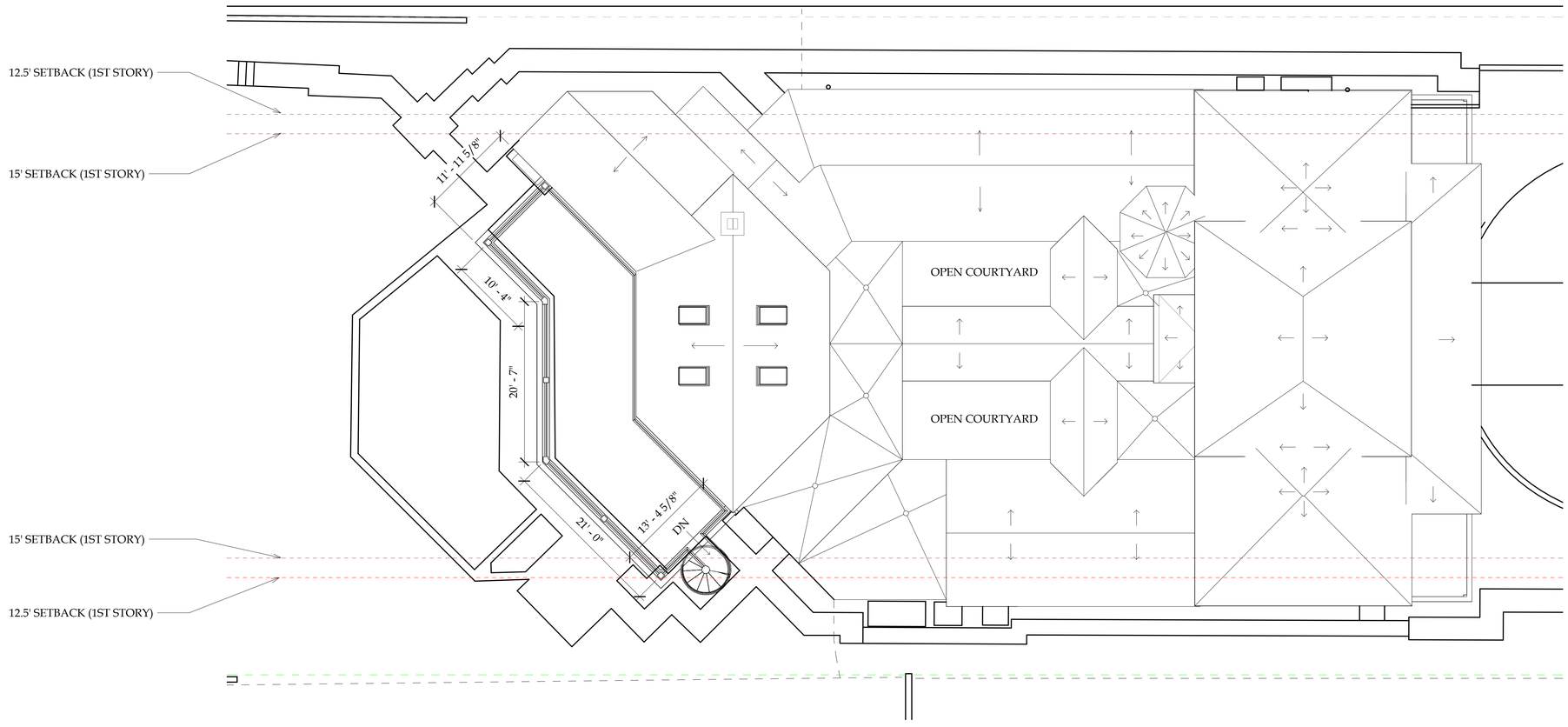
- DATE -
NOVEMBER 21, 2025

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

- DRAWING TITLE -

A103.A

ARCOM FINAL SUBMISSION



1 ROOF PLAN - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16' 32'

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- DRAWING TITLE -

ROOF PLAN - PROPOSED

- DATE -
NOVEMBER 21, 2025

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

- DRAWING TITLE -

A103.B

ARCOM FINAL SUBMISSION



1 WEST ELEVATION - EXISTING
1/4" = 1'-0"



2 WEST ELEVATION - PROPOSED
1/4" = 1'-0"

0' 2' 4' 8' 16'

VHA

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REGISTERED ARCHITECT

410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

WEST
ELEVATION -
EXISTING &
PROPOSED

- DATE -
NOVEMBER 21, 2025
- SCALE -
1/4" = 1'-0"
- DRAWING TITLE -

A201

ARCOM FINAL SUBMISSION



1 SOUTH ELEVATION - EXISTING
1/4" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"

0' 2' 4' 8' 16'

VHA

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LAKE WAY

ARC-25-0067 (ZON-25-0061)

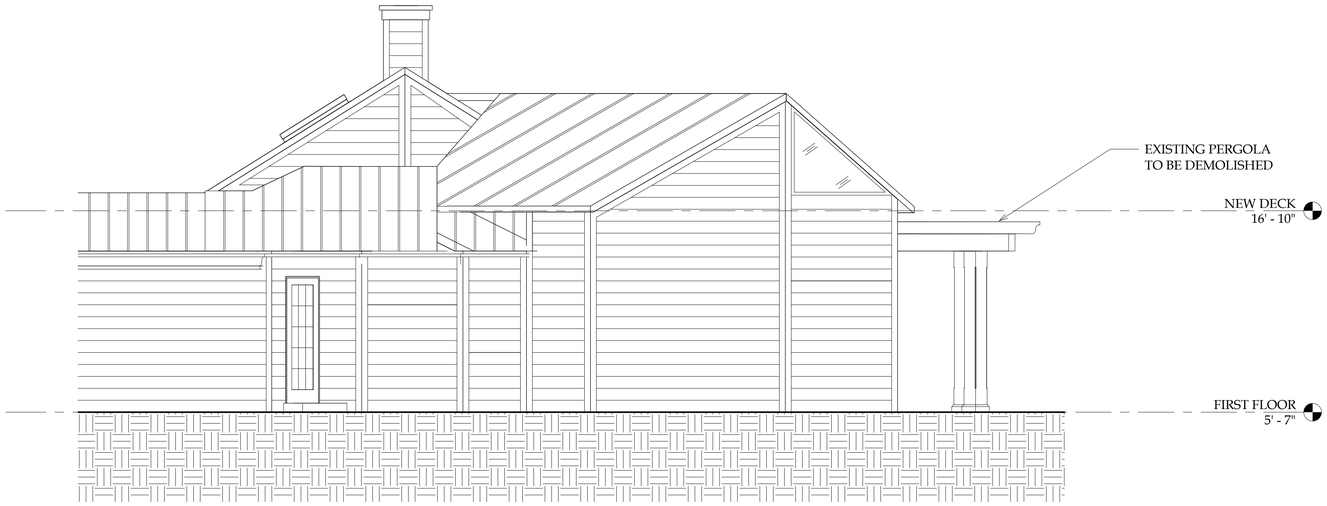
- DRAWING TITLE -

SOUTH
ELEVATION -
EXISTING &
PROPOSED

- DATE -
NOVEMBER 21, 2025
- SCALE -
1/4" = 1'-0"
- DRAWING TITLE -

A202

ARCOM FINAL SUBMISSION



1 NORTH ELEVATION - EXISTING
1/4" = 1'-0"



2 NORTH ELEVATION - PROPOSED
1/4" = 1'-0"

0' 2' 4' 8' 16'

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- DRAWING TITLE -

NORTH ELEVATION - EXISTING & PROPOSED

- DATE -
NOVEMBER 21, 2025

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

- DRAWING TITLE -

A203

ARCOM FINAL SUBMISSION

NOTE: EXISTING STREET FACADE TO REMAIN UNCHANGED



1 EAST ELEVATION - EXISTING
1/4" = 1'-0"

0' 2' 4' 8' 16'

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410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

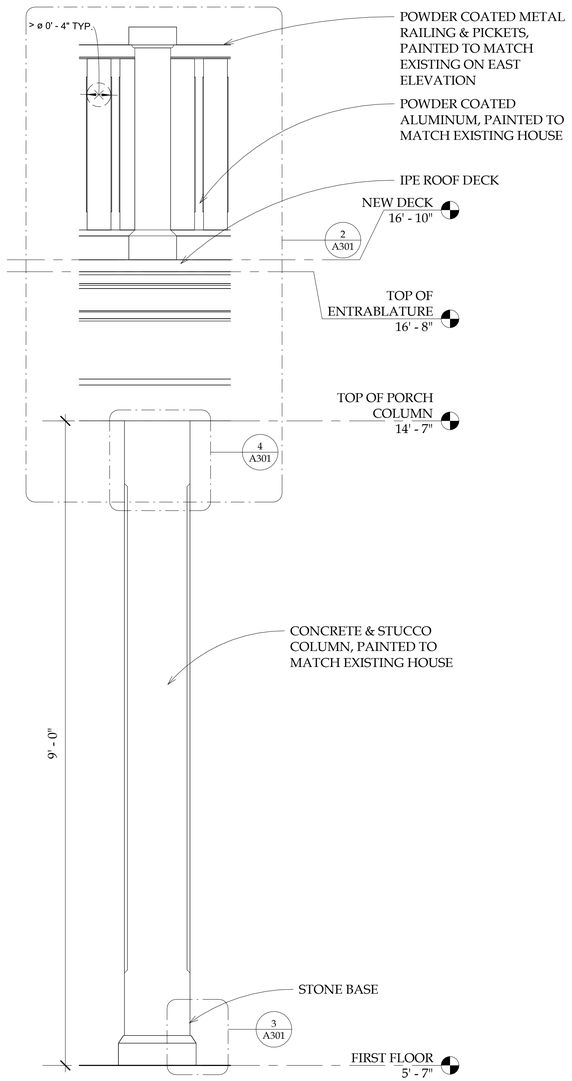
- DRAWING TITLE -

EAST
ELEVATION -
EXISTING &
PROPOSED

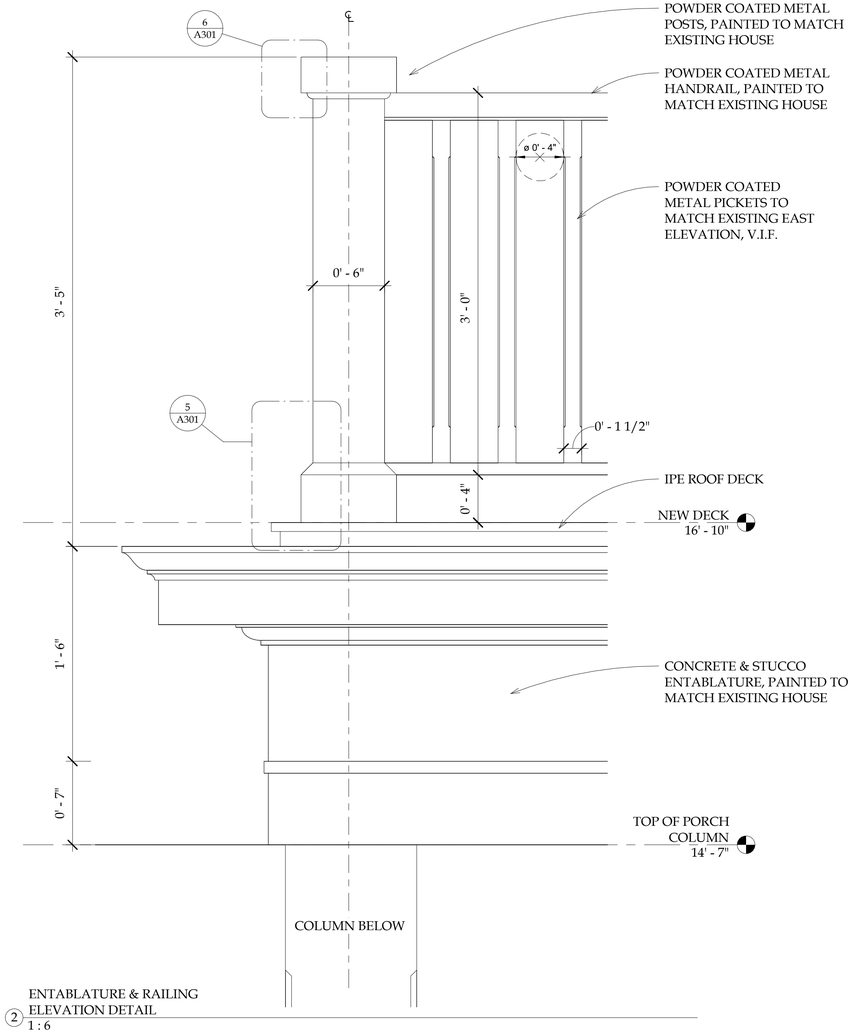
- DATE -
NOVEMBER 21, 2025
- SCALE -
1/4" = 1'-0"
- DRAWING TITLE -

A204

ARCOM FINAL SUBMISSION



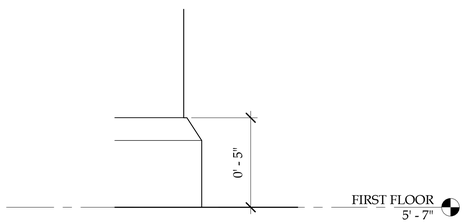
1 PROPOSED COLUMN ELEVATION
1" = 1'-0"



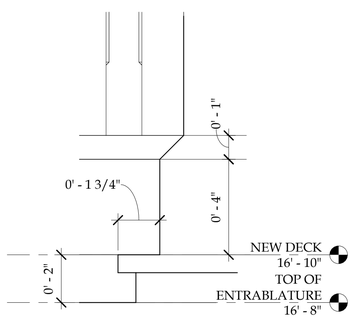
2 ENTABLATURE & RAILING ELEVATION DETAIL
1 : 6



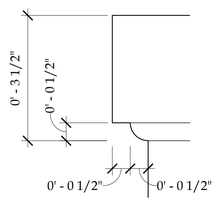
PICKETS TO MATCH EXISTING ON EAST ELEVATION



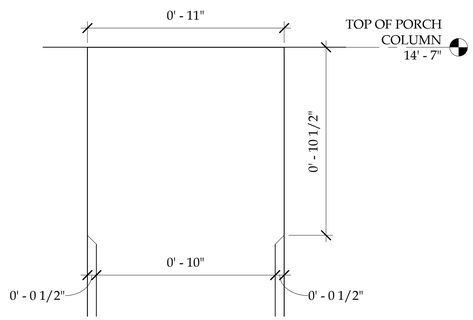
3 COLUMN BASE PROFILE
3" = 1'-0"



5 POST BASE
1 : 3



6 POST CAPITAL
6" = 1'-0"



4 COLUMN CAPITAL PROFILE
3" = 1'-0"

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STATE OF FLORIDA
VAL P HAWKINS JR
AR103036
REGISTERED ARCHITECT

410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

DETAILS

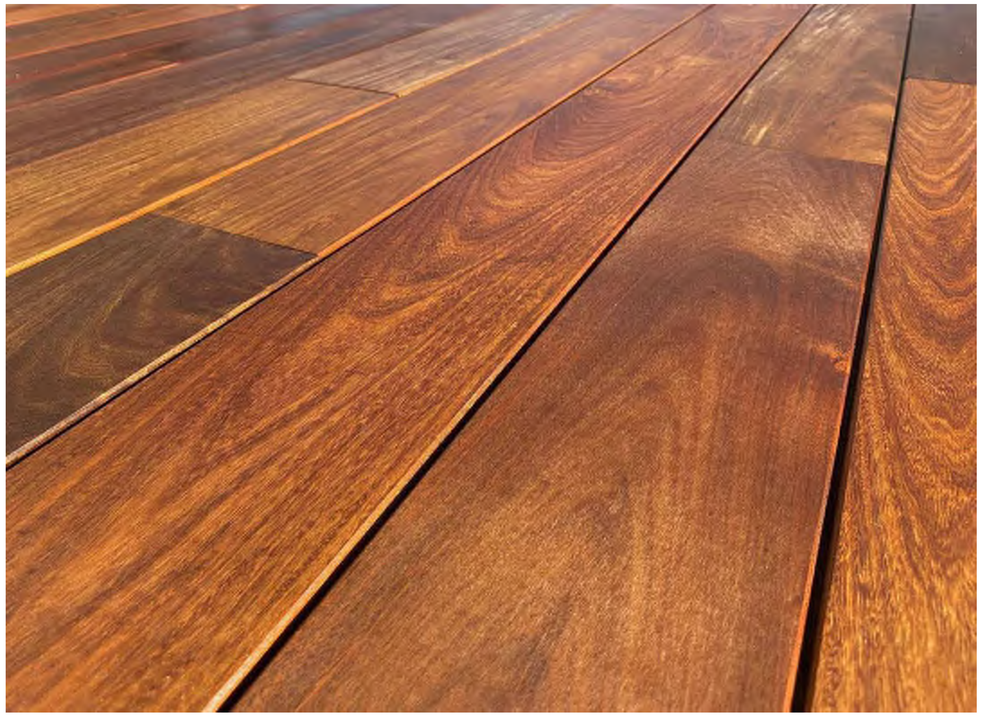
- DATE -
NOVEMBER 21, 2025
- SCALE -
As indicated
- DRAWING TITLE -

A301

ARCOM FINAL SUBMISSION



POWDER COATED ALUMINUM
COLOR: PAINTED TO MATCH EXISTING EAST ELEVATION (SHOWN ABOVE)



DECK MATERIAL - IPE WOOD



METAL STAIR -
COLOR: POWDER COATED WHITE TO MATCH EXISTING HOUSE TRIM

NEW PORCH STRUCTURE: CONCRETE & STUCCO
COLOR: PAINTED WHITE TO MATCH EXISTING HOUSE TRIM

SKY LIGHT WINDOWS: SAME AS EXISTING
COLOR: TO MATCH EXISTING SKYLIGHTS

NEW DOORS: NANAWALL SYSTEM
COLOR: TO MATCH EXISTING HOUSE TRIM

DROP DOWN SHADES: EAST COAST ELECTRIC INTEGRATED SCREENS

VHA

Val Hawkins Architect, LLC
1052 Potomac Street, NW
Washington, DC 20007
Telephone (202) 674-9226
www.valhawkins.com

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VAL P HAWKINS JR.
AR103036
REGISTERED ARCHITECT

410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

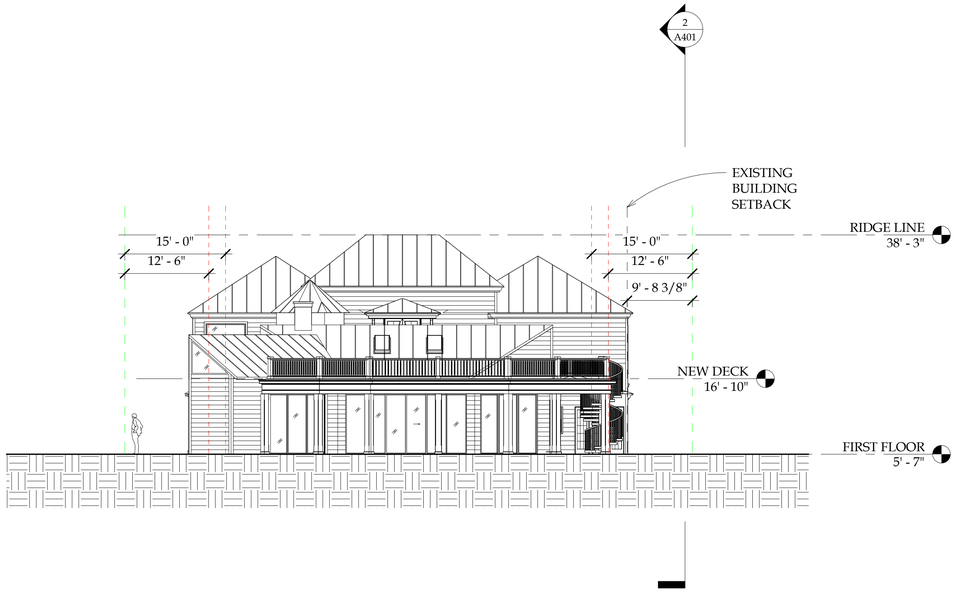
- DRAWING TITLE -

MATERIAL
DETAILS

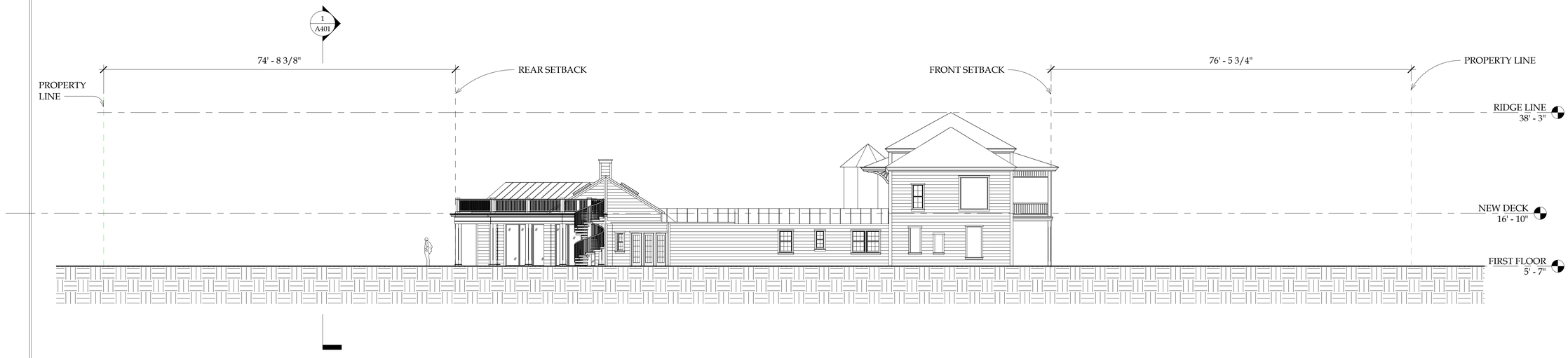
- DATE -
NOVEMBER 21, 2025
- SCALE -
12" = 1'-0"
- DRAWING TITLE -

A302

ARCOM FINAL SUBMISSION



1 NORTH TO SOUTH SECTION DIAGRAM
3/32" = 1'-0"



2 EAST TO WEST - SECTION DIAGRAM
3/32" = 1'-0"

0' 4' 8' 16' 32'

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410 N LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

SECTION DIAGRAMS

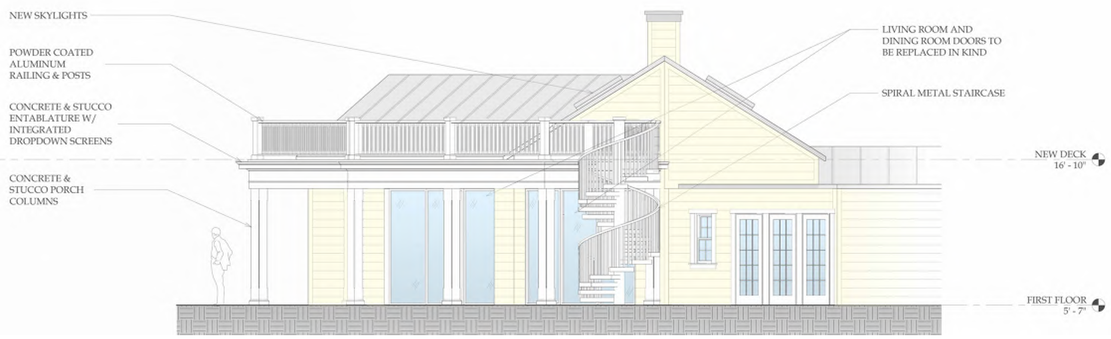
- DATE -
NOVEMBER 21, 2025

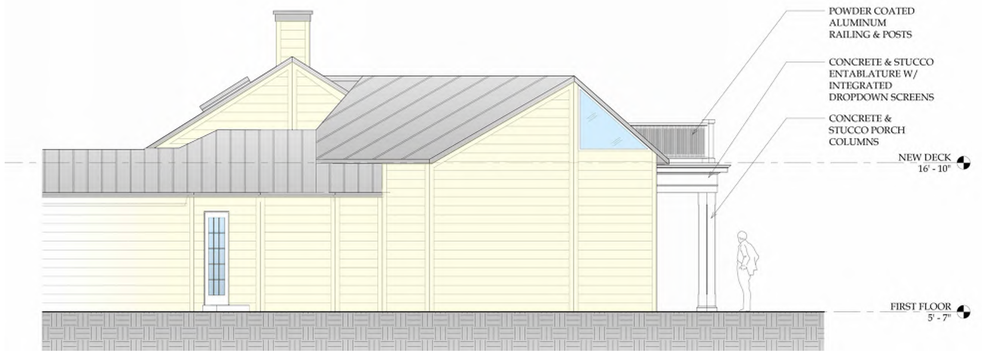
- SCALE -
3/32" = 1'-0"

- DRAWING TITLE -

A401

ARCOM FINAL SUBMISSION







1 PROPOSED COLOR ELEVATIONS
3/16" = 1'-0"

VHA

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410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

COLOR
ELEVATIONS

- DATE -
NOVEMBER 21, 2025

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

- DRAWING TITLE -

A402

ACROM SUBMISSION 1



PROPOSED WEST ELEVATION - COLOR RENDERING

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410 N
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ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

COLOR
RENDERING

- DATE -
NOVEMBER 21, 2025

- SCALE -

- DRAWING TITLE -

A403

ACROM SUBMISSION 1



Key Map



A



B



C



D



E



F

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Dustin@environmentdesigngroup.com

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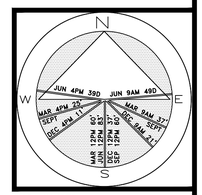

JOB NUMBER: 25144.00 LA
DRAWN BY: Alex Bugril

DATE: 08.26.2025

ARC-25-0067
ZON-25-0061

SHEET L1.0

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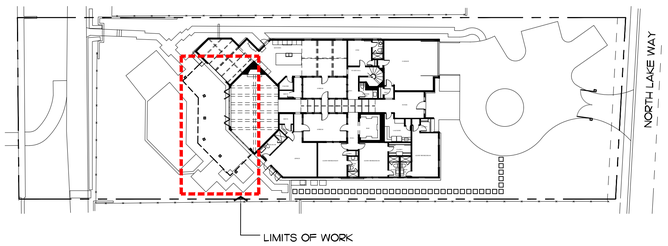
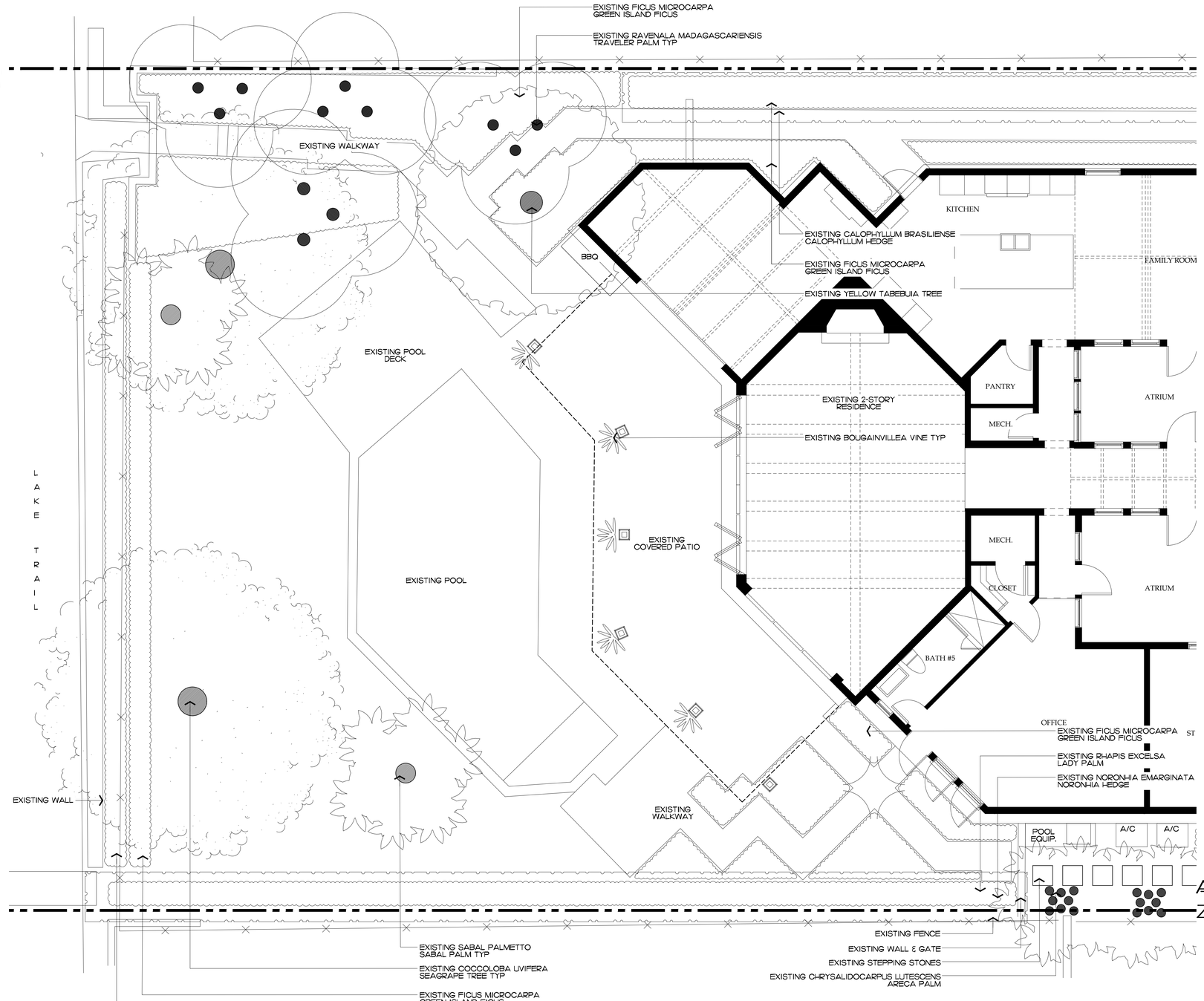
Existing Site Photos Exhibit



Site Plan

SCALE IN FEET: NTS



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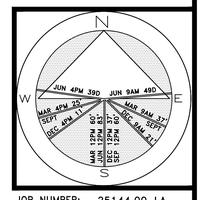

JOB NUMBER: 25144.00 LA
DRAWN BY: Dustin Mizell

DATE: 08.26.2025

ARC-25-0067
ZON-25-0061

SHEET L2.0

AREA IN SQ.FT.

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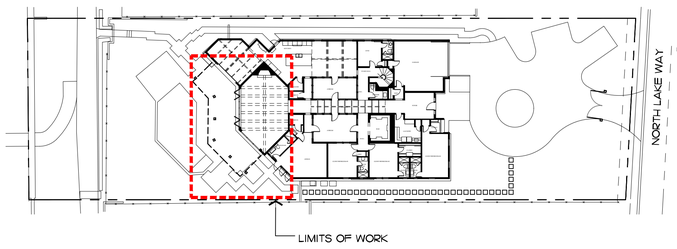
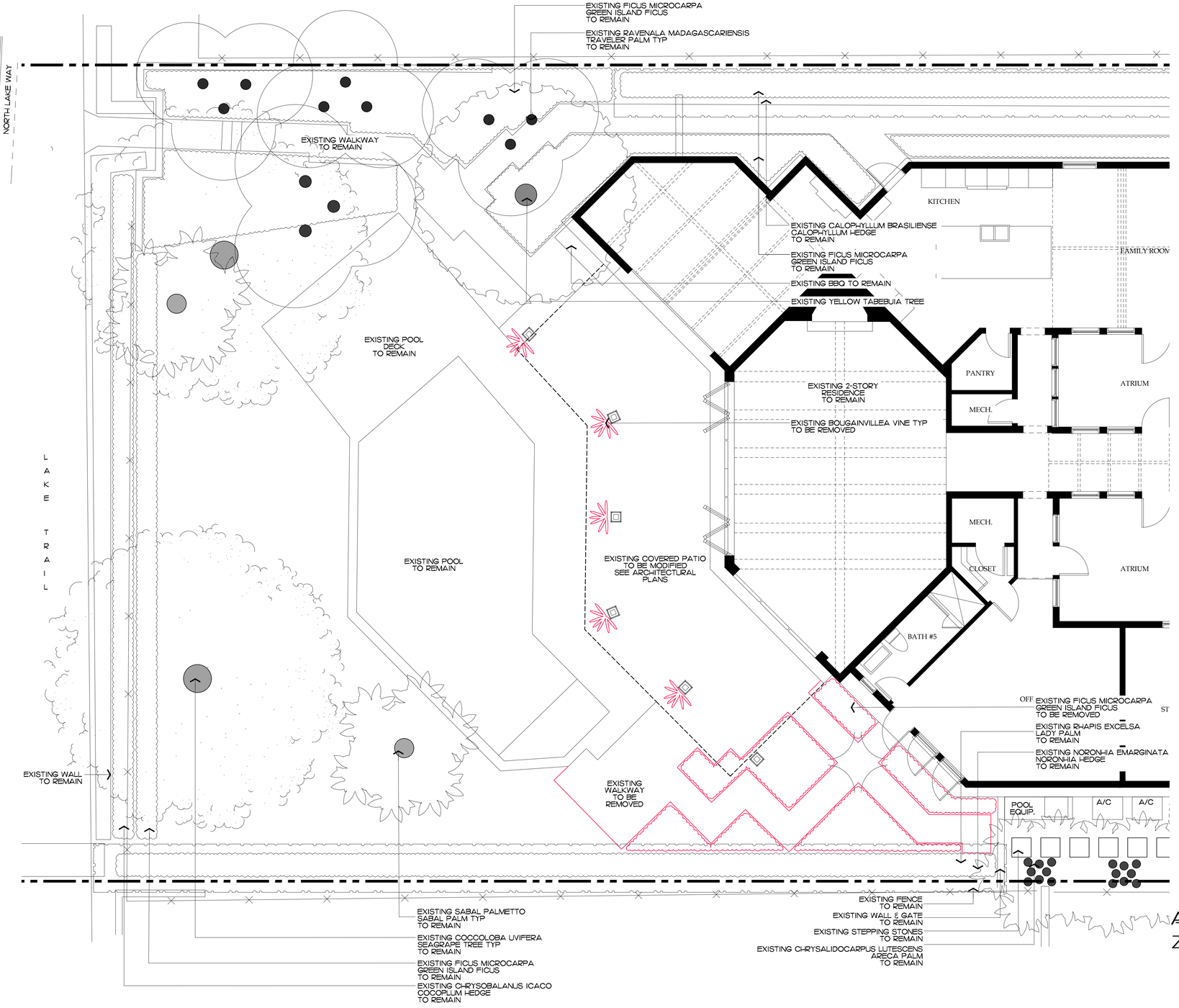
Existing Conditions / Inventory Plan

SCALE IN FEET: 3/16"=1'



Site Plan

SCALE IN FEET: NTS



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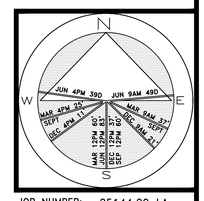

JOB NUMBER: 25144.00 LA
DRAWN BY: Alex Bugril
DATE: 08.26.2025

ARC-25-0067
ZON-25-0061

SHEET L2.1

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Demolition Plan

SCALE IN FEET: 3/16"=1'

AREA IN SQ.FT.

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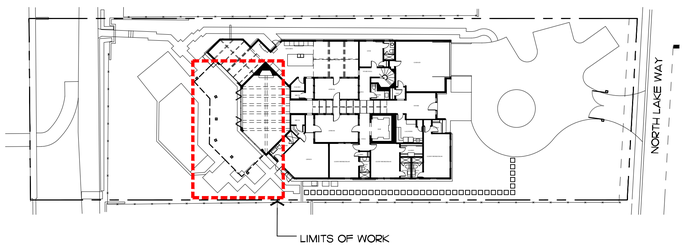


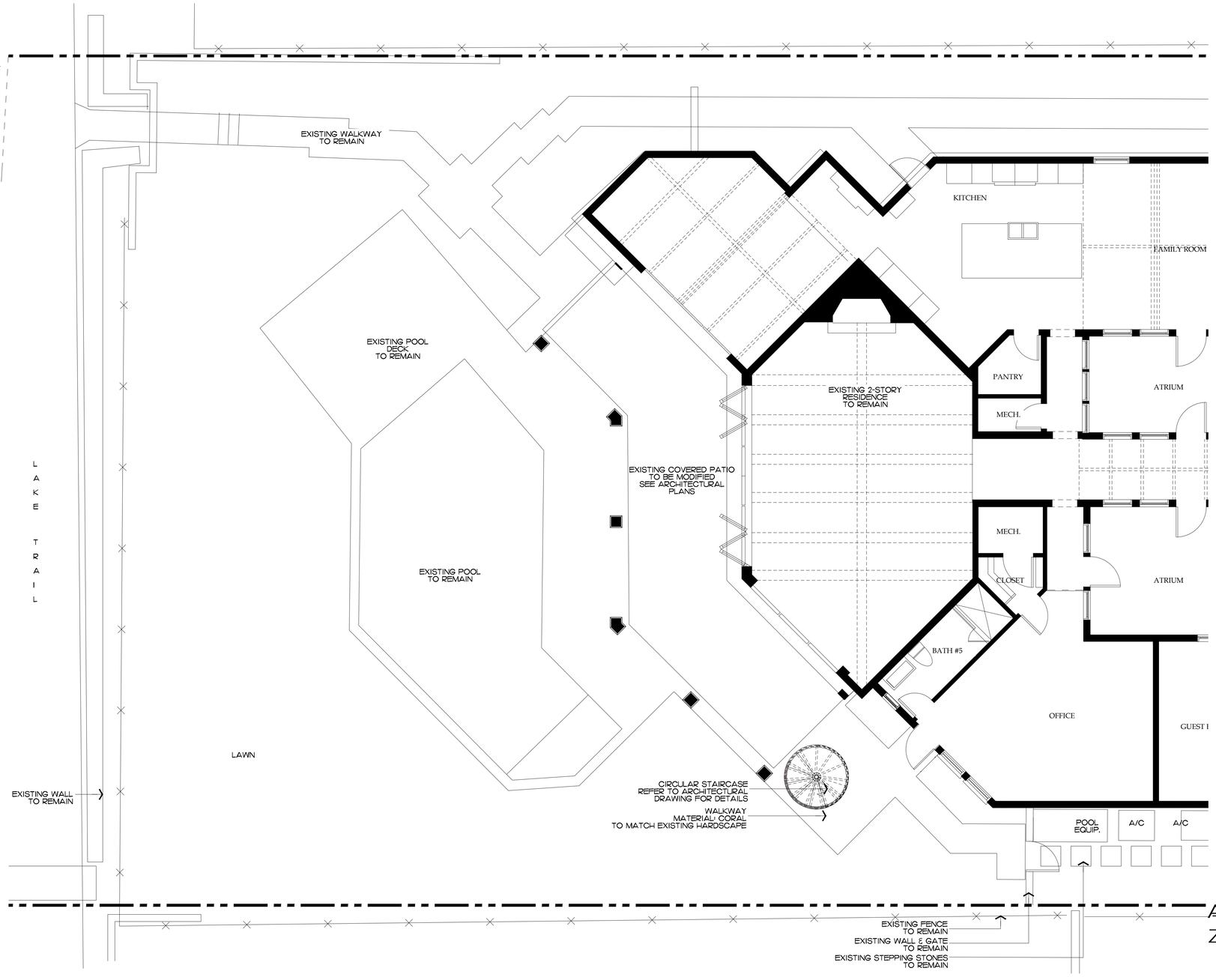
Site Plan

SCALE IN FEET: NTS

Hardscape Material:



CORAL STONE
TO MATCH EXISTING HARDSCAPE



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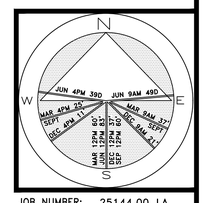

JOB NUMBER: 25144.00 LA
DRAWN BY: Dustin Mizell

DATE: 08.26.2025

ARC-25-0067
ZON-25-0061

SHEET L3.0

NOT FOR CONSTRUCTION

Site Plan

SCALE IN FEET 0' 8' 16' 24'

AREA IN SQ.FT.

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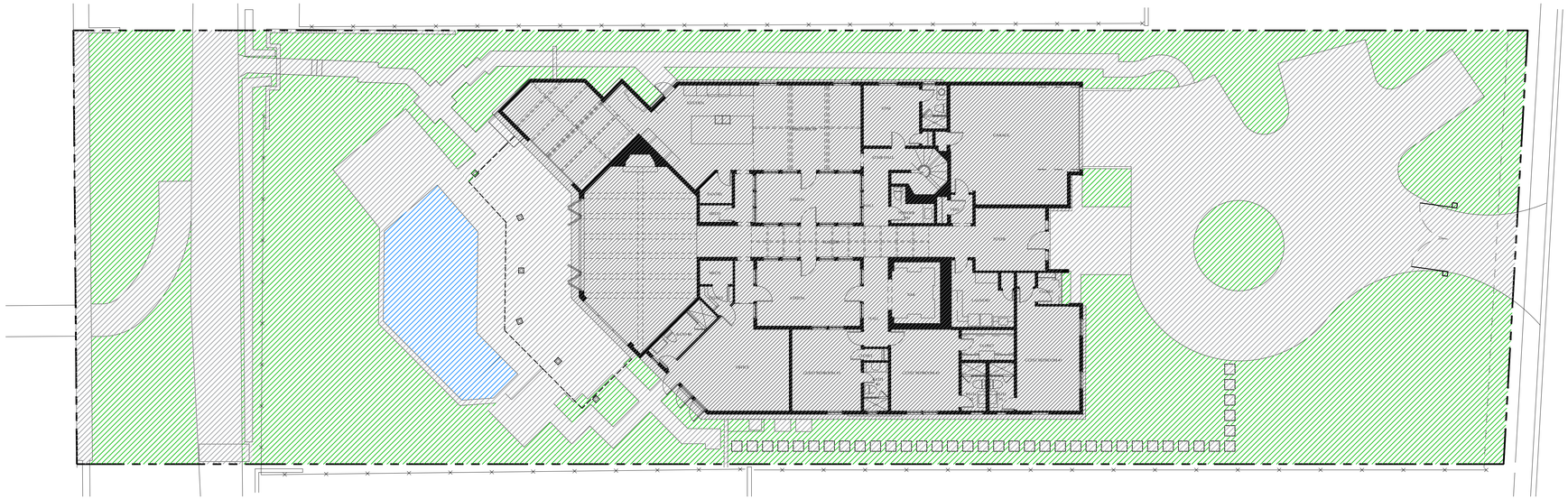
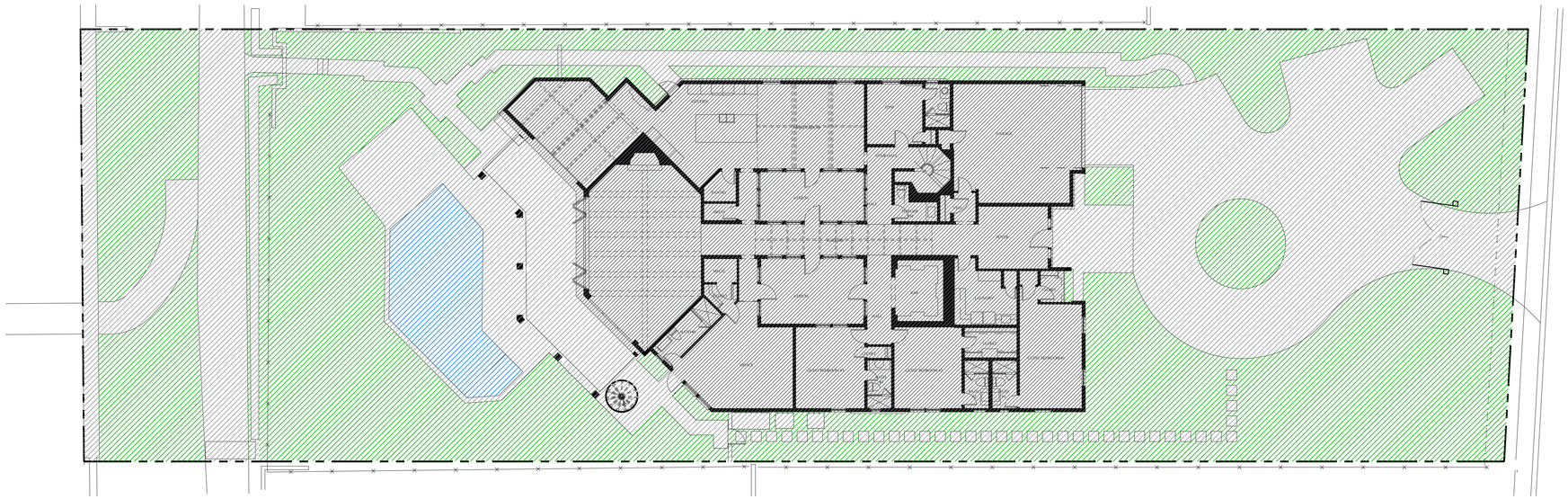


Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL			
LOT AREA	10,000 S.F. MINIMUM		23,706 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 45%	10,667 S.F.	40.72%	9,655 S.F.	41.59%	9,860 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	846 S.F.	73.3%	1,550 S.F.	73.3%	1,550 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	5,333 S.F.	46%	4,906 S.F.	46%	4,906 S.F.

Legend

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

NOT FOR CONSTRUCTION

Open Space Diagrams

SCALE IN FEET: NTS

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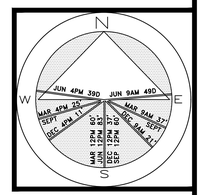
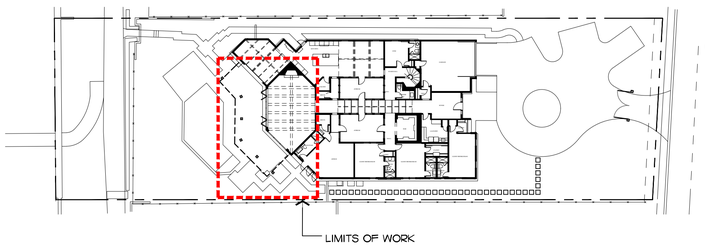


JOB NUMBER: 25144.00 LA
DRAWN BY: Alex Bugrii
DATE: 08.26.2025

ARC-25-0067
ZON-25-0061

SHEET L3.1

64 sf.
AREA IN SQ.FT.

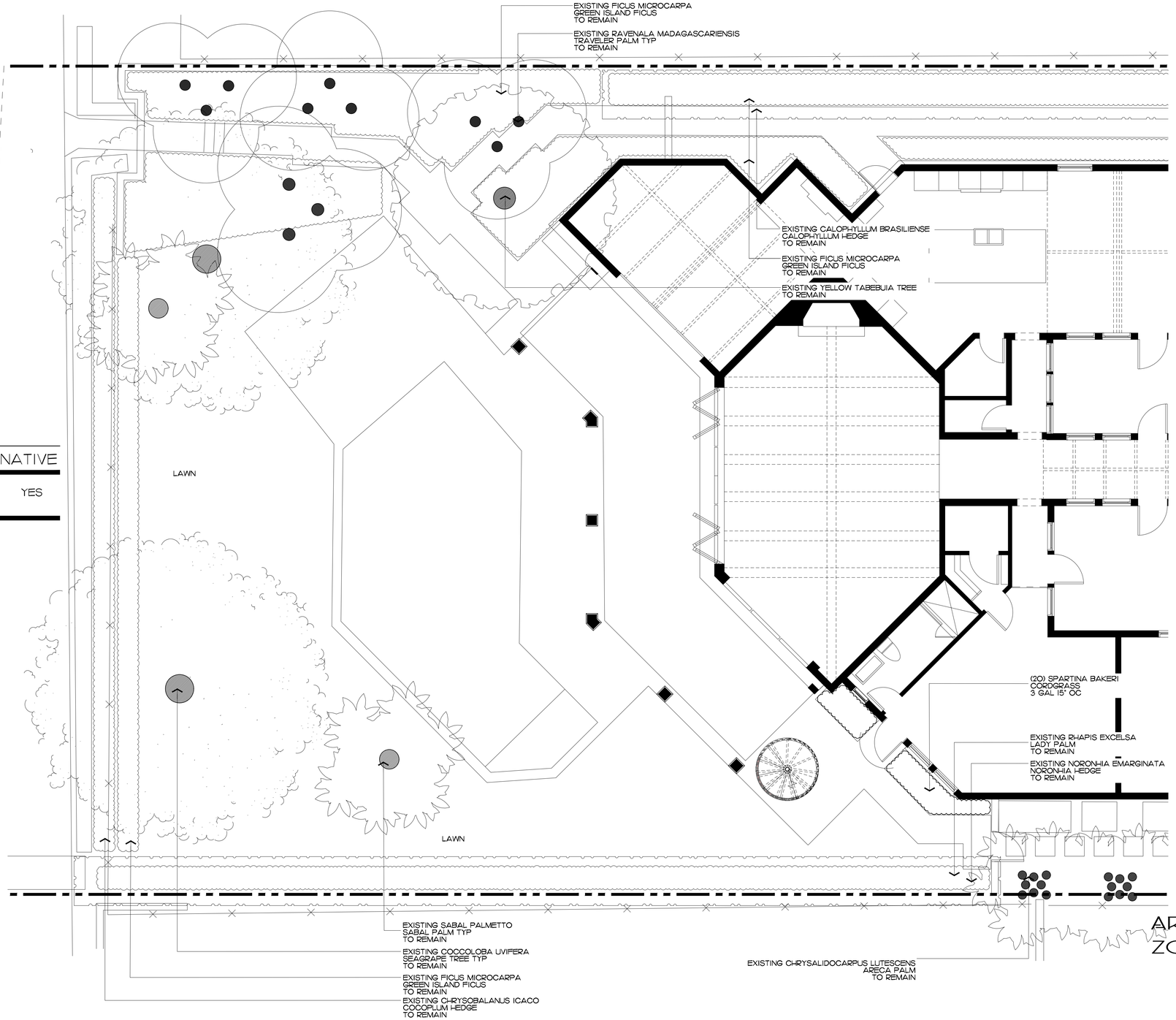


Site Plan

SCALE IN FEET: NTS

Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	SPARTINA BAKERI CARDGRASS	20	3 GAL 15" OC	YES
	TOTAL:	20		
	NATIVE SPECIES:	20 (100%)		



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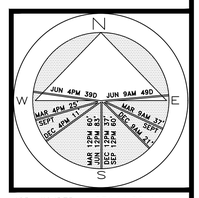

JOB NUMBER: 25144.00 LA
DRAWN BY: Dustin Mizell
DATE: 08.26.2025

ARC-25-0067
ZON-25-0061

SHEET L4.0

64 sf.
AREA IN SQ.FT.

NOT FOR CONSTRUCTION

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

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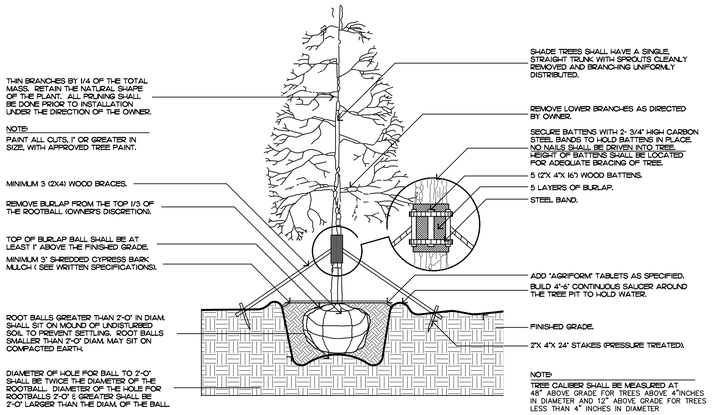
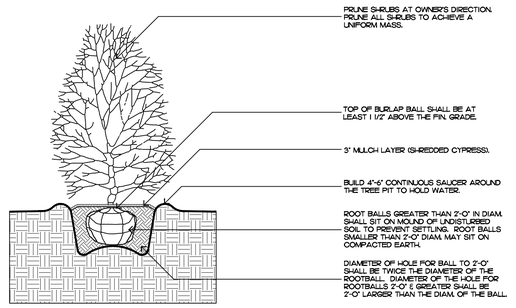


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Tree Planting



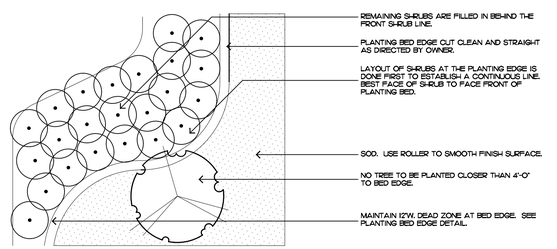
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Shrub Planting

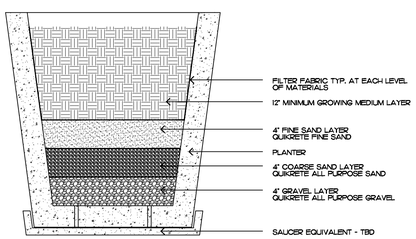
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Irregular and Multi-stem Tree

Palm Tree Planting



Shrub & Groundcover Layout



Typical Planter Sediment Filtration Detail

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Planting Notes

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

SIX PERCENT (6%) NITROGEN
SIX PERCENT (6%) PHOSPHOROUS
SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS. TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

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Landscape Management
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Private Residence
410 North Lake Way
Town of Palm Beach
FL

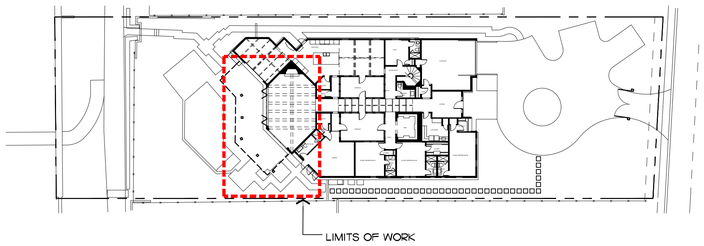
JOB NUMBER: 25144.00 LA
DRAWN BY: Dustin Mizell
DATE: 08.26.2025

ARC-25-0067
ZON-25-0061

SHEET L4.1

NOT FOR CONSTRUCTION

Planting Details & Specifications

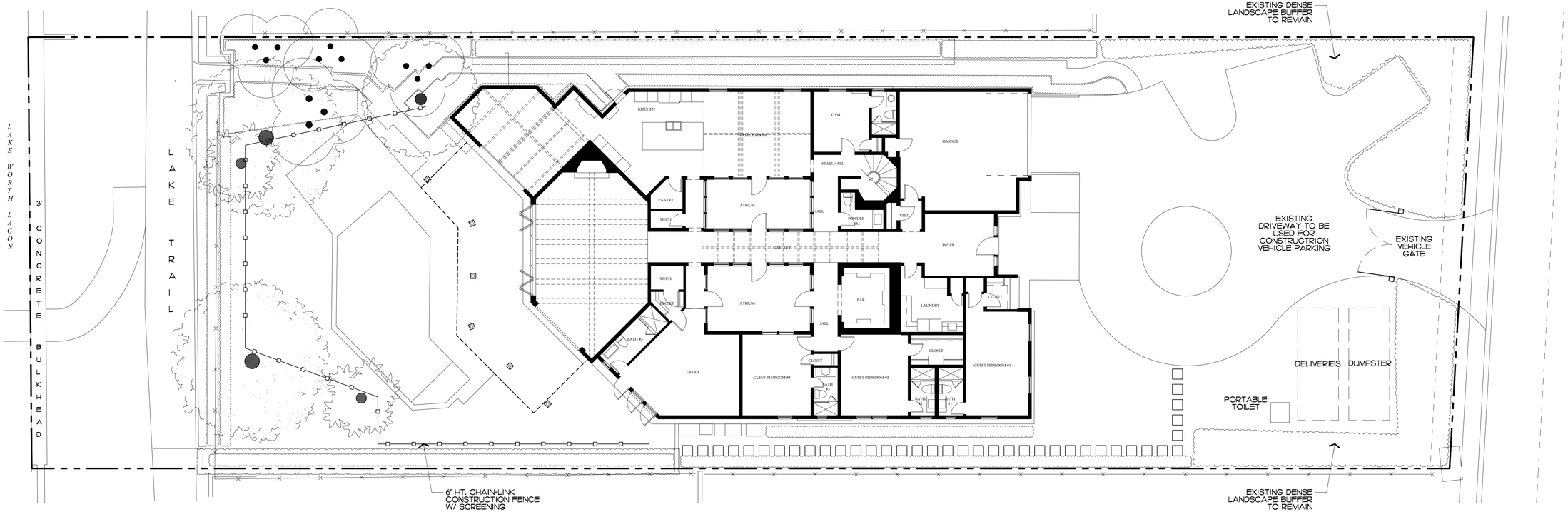


Site Plan

SCALE IN FEET: NTS



Street View



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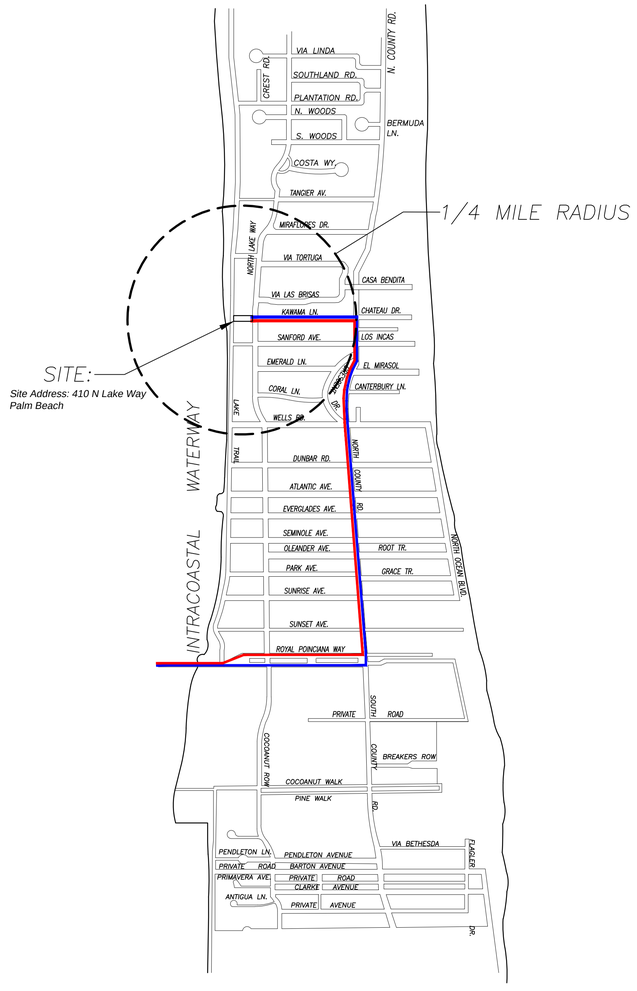
Construction Screening & Staging Plan

SCALE IN FEET: 3/32"=1'



CONCEPTUAL CONSTRUCTION SCHEDULE

- OCT 29TH 2025 – ARCOM MEETING
- MAY– 2026 – SUBMIT FOR PERMIT
- 1 MONTH –MAY 2026 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 0.5 MONTHS – FINAL INSPECTIONS
- +/– 4 MONTHS – PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

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

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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SHEET L6.0

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Truck Logistics Plan

SCALE: NOT TO SCALE



Existing NLT Perspective View



Proposed NLT Perspective View

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North Lake Trail Perspective

SCALE: NOT TO SCALE

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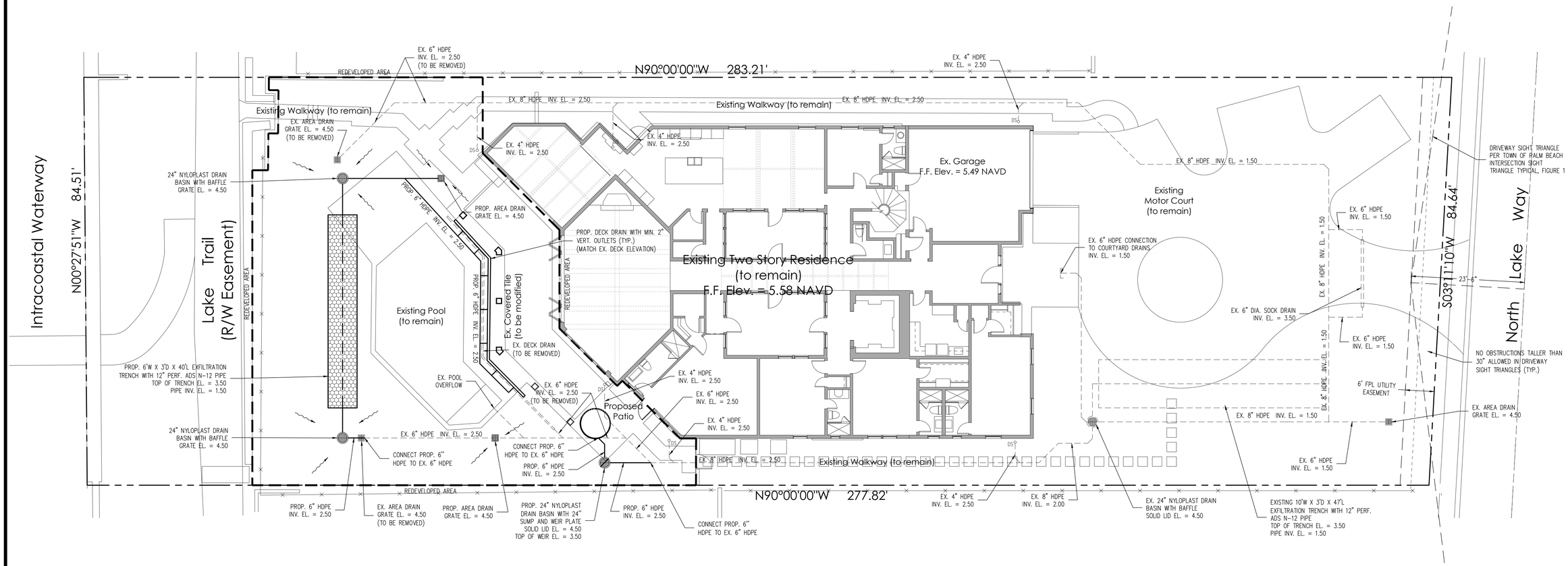
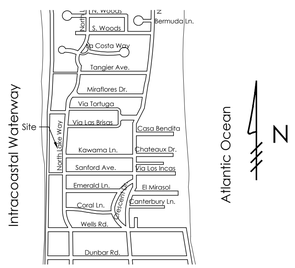
SHEET L7.0



Notes:

1) Exfiltration trenches to be protected from roots with a root barrier
2) Contractor to replace sewer service to main per Town of Palm Beach standards.
3) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with final downspout locations prior to installation of drainage system.
4) Contractor is responsible for installing and maintaining erosion control measures during construction.
5) Existing storm drainage to remain to be cleaned, video inspected, re-habilitated and re-certified prior to completion of construction.



Location Map
N.T.S.

STORMWATER RETENTION CALCULATIONS
(Redeveloped Area)

A. SITE INFORMATION

Total Property Area = 23,706 sq.ft.

Drainage Area = 5,473 sq.ft.

Drainage Area Impervious Surface = 2,296 sq.ft.

Drainage Area Pervious Surface = 3,177 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 2,296 sq.ft. x 1 ft./12 in. = 383 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 3,177 sq.ft. x 1 ft./12 in. = 106 cu.ft.

Total Volume to be Retained = 489 cu.ft.

C. EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	40	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00012	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.00	ft
DU	=	Un-Saturated Trench Depth	=	2.00	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	591	cu.ft.

Legend

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

N

0 5 10 20 40

Scale: 1" = 10'

1	03/21/11	REVISE EXFILTRATION TRENCH CONFIGURATION; ADD AREA DRAINS AT REAR OF PROPERTY
2	09/02/11	ADD SEWER SERVICE LOCATION; REVISE DOWNSPOUT LOCATIONS; ADD ADDITIONAL AREA DRAINS ALONG SIDES OF RESIDENCE
3	09/16/11	ADD PROPOSED GRADES TO DRIVEWAY
4	08/27/25	UPDATE PLAN BACKGROUND; SHOW PROPOSED DRAINAGE REVISIONS

Plan Background from Hardscape Plan by Environment Design Group Received 8/27/25

ARC-25-____

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West Palm Beach, FL 33401
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office@gruberengineers.com

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

Conceptual Site Grading & Drainage Plan For:

PROPOSED RENOVATION

410 North Lake Way
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2011-0004
Issue Date	02/08/2011
Scale	1" = 10'

REVISIONS:

1	03/21/2011
2	09/02/2011
3	09/16/2011
4	08/27/2025
5	
6	
7	
8	
9	
10	
11	
12	

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

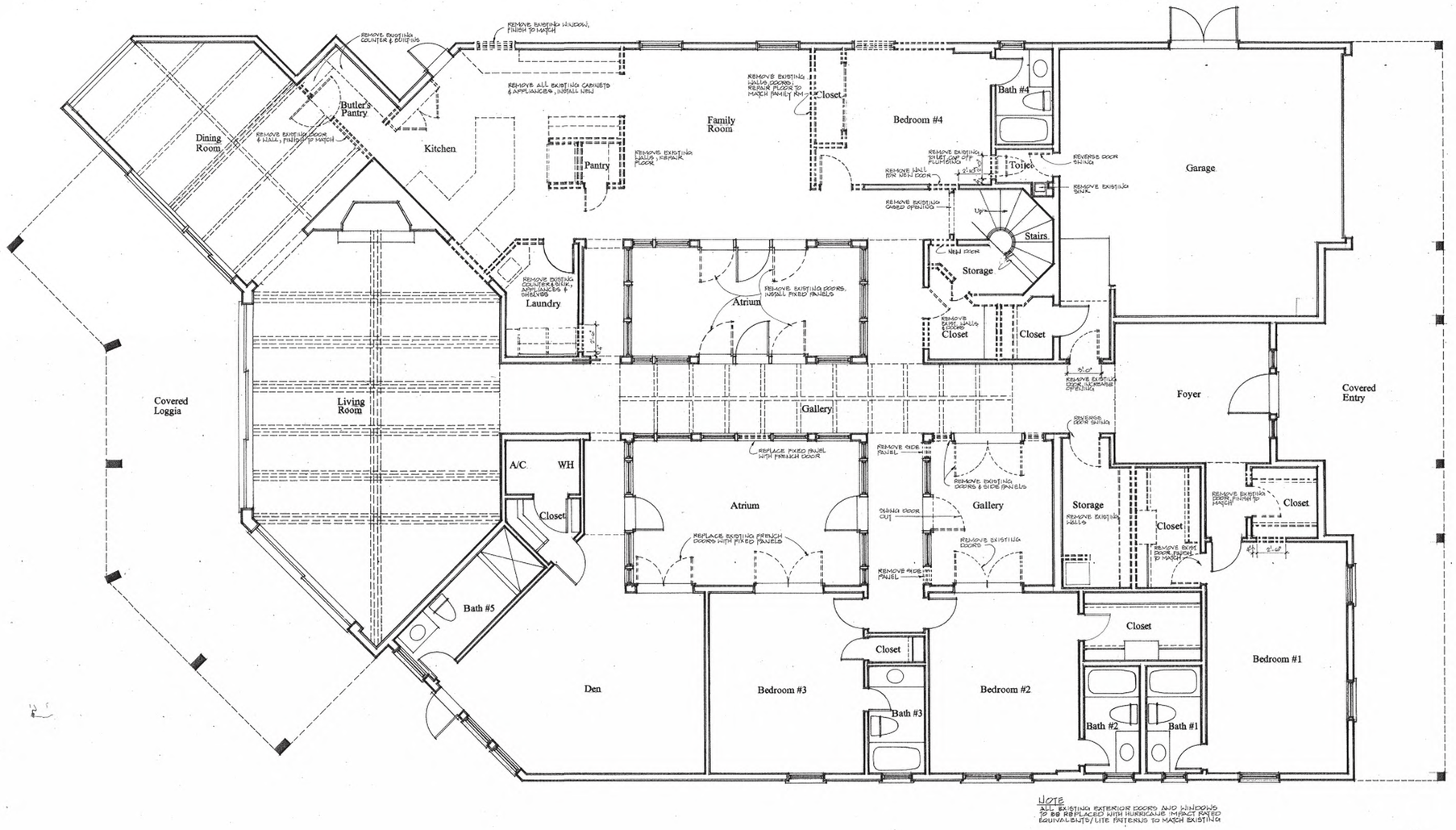
This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

C-1

DEMOLITON NOTES:

1. THE CONRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS REQUIRED FOR THE REMODELING WORK INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, CEILING SYSTEM, ELECTRICAL, PLUMBING, FLOOR MATERIAL, ETC....
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING MATERIALS, EQUIPMENT, TREES, UTILITY LINES, ETC.... WHICH ARE TO REMAIN AND REPAIR OR REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED BY HIM OR HIS SUBCONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.
3. MASONRY SHALL BE DEMOLISHED IN SMALL SECTIONS, AND BRACING AND SHORES SHALL BE USED WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE.
4. THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNERS REPRESENTATIVE AND TAG ALL ITEMS THAT WILL BE SAVED. THOSE ITEMS SHALL BE REMOVED AND STORED WHERE THE OWNER REQUESTS.
5. PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY.



NOTE
ALL EXISTING EXTERIOR DOORS AND WINDOWS TO BE REPLACED WITH HURRICANE IMPACT RATED EQUIVALENT/ LITE PATTERNS TO MATCH EXISTING

First Floor Demo Plan
Scale 1/4"=1'-0"

N W E S

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

REVIEWED
DEC 1 3 2010
TPB PLAN EXAMINER

ARCOM# A-010-2010

DEC 0 3 2010

MP Design & Architecture

COMM NO. 1018

DATE

REVISIONS

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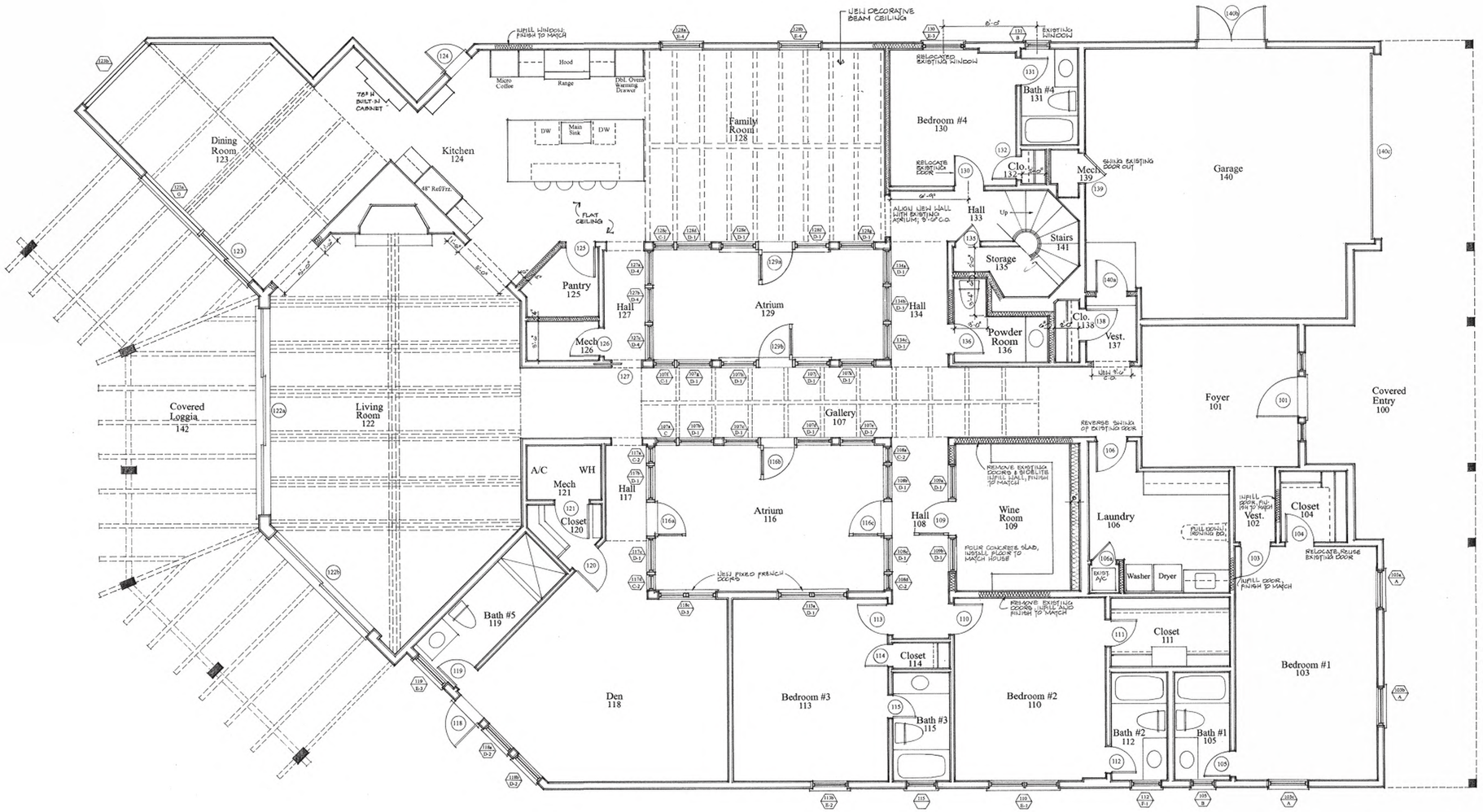
12-3-10

Alice Bennett, A.I.A.
Florida Reg. Arch.
#AR0001913

MP Design & Architecture, Inc.
217 Peruvian Avenue, Suite 4
Palm Beach, Florida 33480
561.833.7575
AA26001667

SHEET NO. A100.1



Proposed First Floor Plan

Scale 1/4"=1'-0"

N W E S

Wall Legend

- Existing Wall To Remain
- Existing Wall To Be Removed
- New 2x4 Wood Stud Framing (Interior Walls) @ 16" O.C. w/ 5/8" Drywall On Both Sides (Provide Sound Attenuatio Batt Insulation Between Rooms)
- New 2x6 Stud Framing Exterior Walls) @ 16" O.C. w/ 5/8" Drywall On Interior, Hardiplank on Furring On Exterior w/ Batt Insulation

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TPB PLAN EXAMINER

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AA26001667

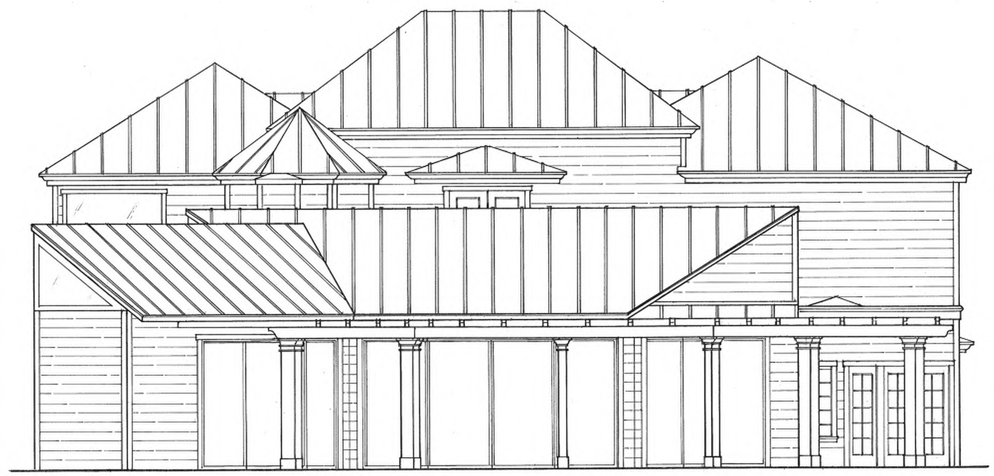
SHEET NO. A100.2

DEC 03 2010



Existing West Elevation – w/ Asphalt Shingle Roof

Scale 1/4" = 1'-0"



Proposed West Elevation – w/ Standing Seam Metal Roof & Pergola

Scale 1/4" = 1'-0"

ALL WORK MUST CONFORM TO THE 2007 FLORIDA BUILDING CODE

REVIEWED
NOV 07 2011
CITY PLAN EXAMINER

ARCOM# A-010-2010

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DATE

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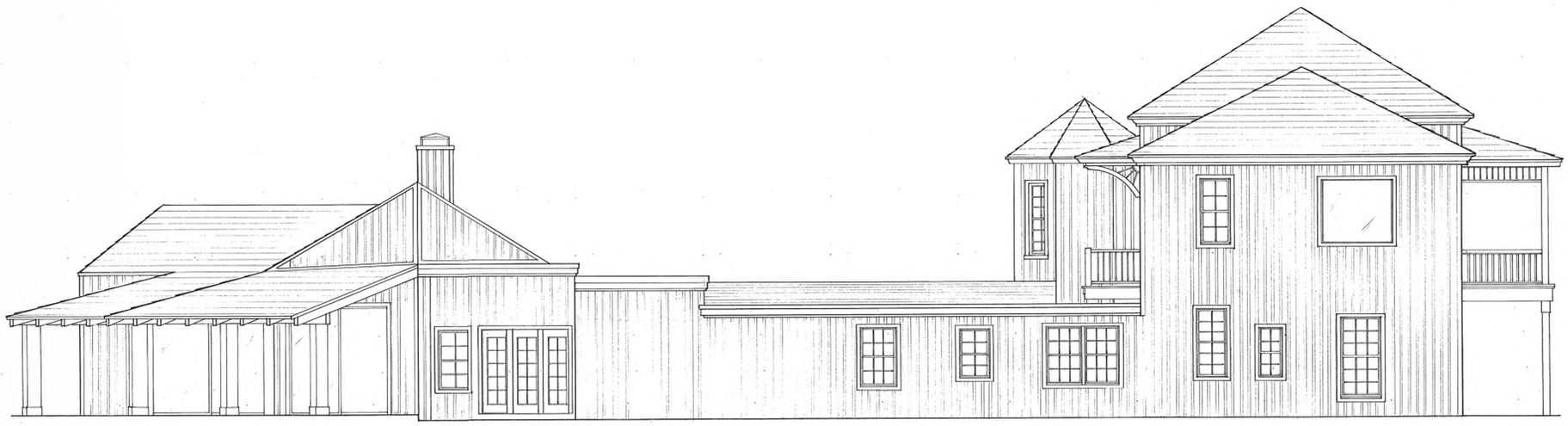
SUBJECT TO COMPLIANCE WITH ALL CODES AND ORDINANCES IN EFFECT IN THE CITY OF PALM BEACH, FLORIDA
410 North Lake Way

11-7-11

Ames Bennett, A.I.A.
Florida Reg. Arch.
#AR0001912

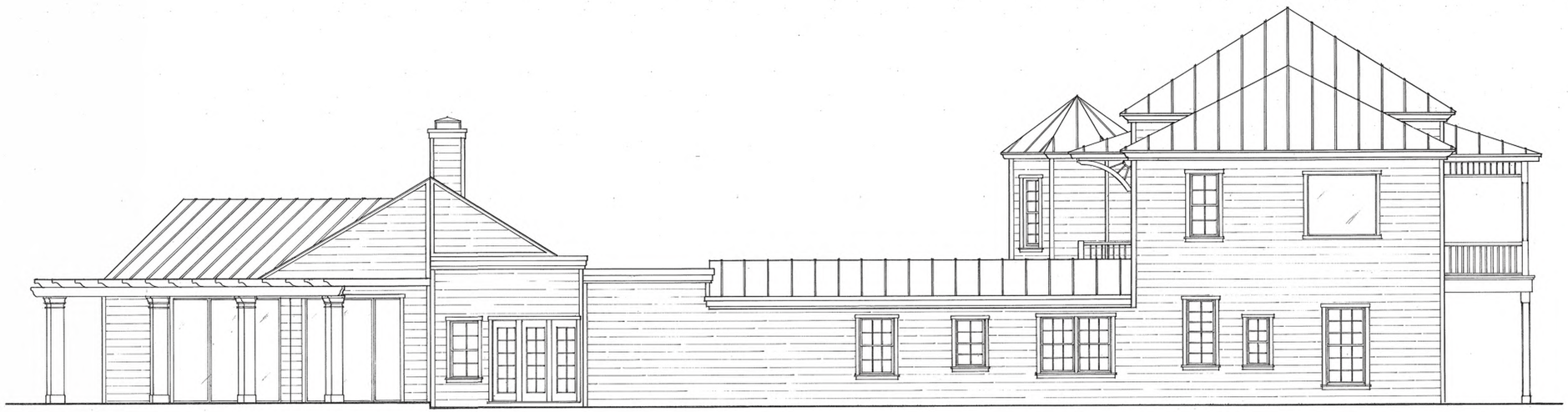
MP Design & Architecture, Inc.
217 Peruvian Avenue, Suite 4
Palm Beach, Florida 33480
561.833.7575
AA26001667

SHEET NO.
A201
NOV 07 2011



Existing South Elevation-w/ Asphalt Shingle Roof

Scale 1/4" = 1'-0"



Proposed South Elevation -w/ Standing Seam Metal Roof & Pergola

Scale 1/4" = 1'-0"

ARCOM# A-010-2010

MP Design & Architecture

COMM NO.
1018

DATE

REVISIONS

Bray Residence
410 North Lake Way
Palm Beach, Florida 33480

11-8-11
Ames Bennett, A.I.A.
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SHEET NO.
A203

NOV 08 2011

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: November 21, 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: 11/14/2025

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-25-0058 (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

HISTORY:
The application was initially heard at the September 25, 2025 ARCOM meeting and was deferred for two months to allow for restudy of the cabana location and design elements.

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, November 11, 2025.

The following is the scope of work:

- The construction of a new, one-story beach cabana and deck on the beach front 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**	278 Sq. Ft.
Surrounding Properties / Zoning			

North	Beach Parcel at 1950 S Ocean Blvd / BA (Beach Area)
South	Beach Parcel at 1980 S Ocean Blvd / BA (Beach Area)
East	Atlantic Ocean
West	Main Parcel at 1960 S Ocean Blvd (subject property) / R-AA (Large Estate)

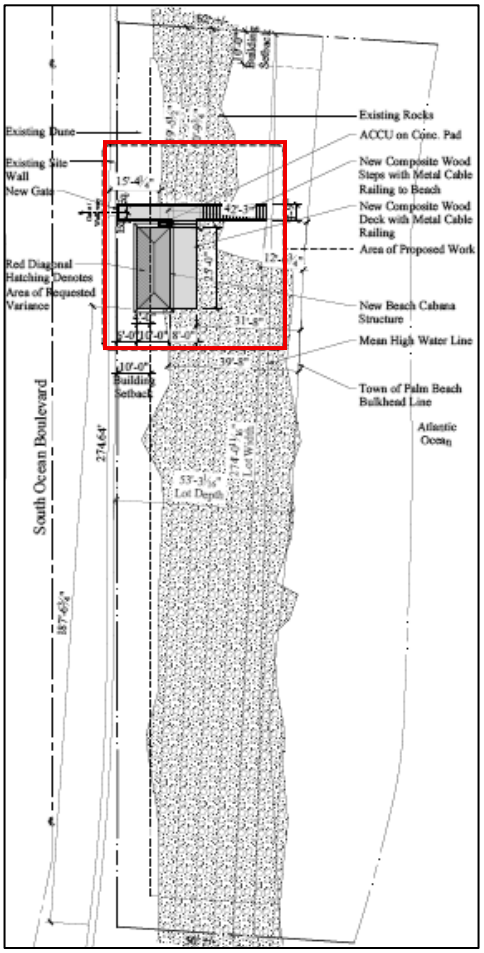
STAFF ANALYSIS

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 beach parcel with proposed beach cabana is located immediately east of the main parcel across South Ocean Boulevard in the Beach Area district. The proposed new beach cabana requires two (2) variances in addition to the Special Exception with Site Plan Review.

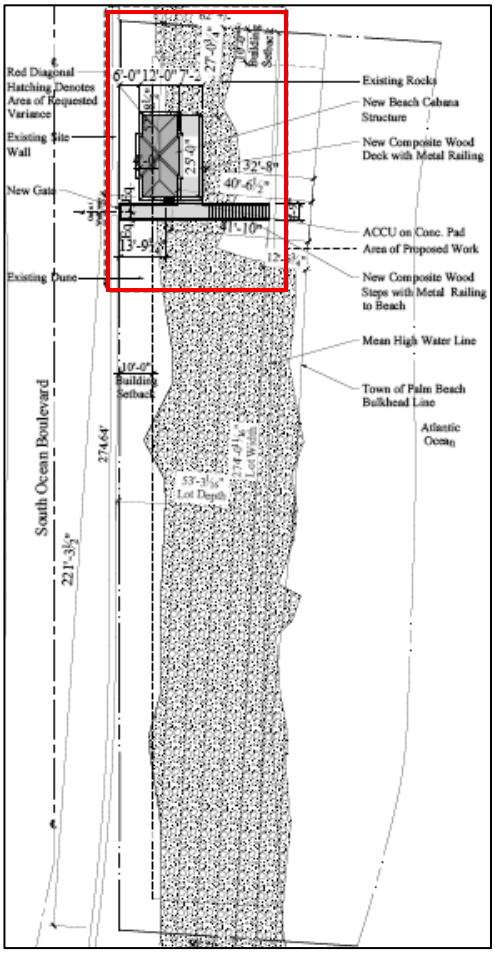


The beachfront parcel contains a revetment, a structure made of rock (riprap) designed to protect the coastline from erosion by dissipating wave energy. Currently, there is a wooden deck and steps leading to the beach over the revetment towards the northern end of beachfront parcel. The applicant is proposing to build a new cabana in approximately the same location as the deck and stairs on the beach parcel.

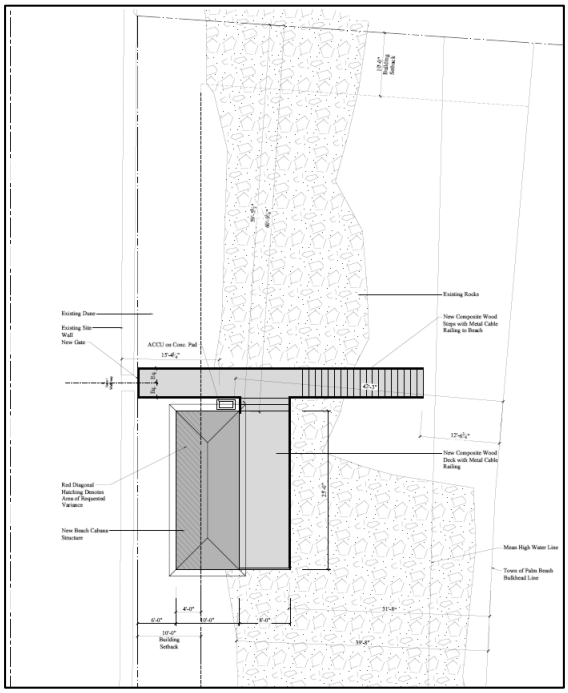
The applicant has resubmitted plans in response to the commission's comments received at the September 2025 meeting. Modifications include relocating the proposed cabana to the north by about 35' and lowering the proposed finished floor by about 6". The size of the cabana is increased slightly (+28') from the previous design due to modification of the footprint on the east and west façades of the structure. Architectural modifications include incorporation of cast stone quoins at the corners; removal of brackets on the cornice and simplification of cornice profile; addition of arched window with cast stone casing and sill to the north and south elevations; decreasing size of pocket door openings and adding architectural detail; removal of three windows from previous design and incorporation of center double arch window with cast stone columns, casing and sill; revised gate and railing design and incorporation of landscape design.



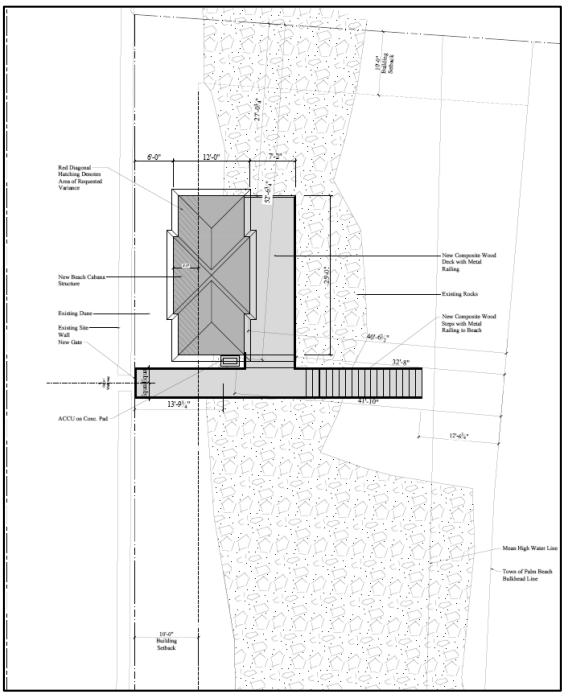
Previous Site Plan



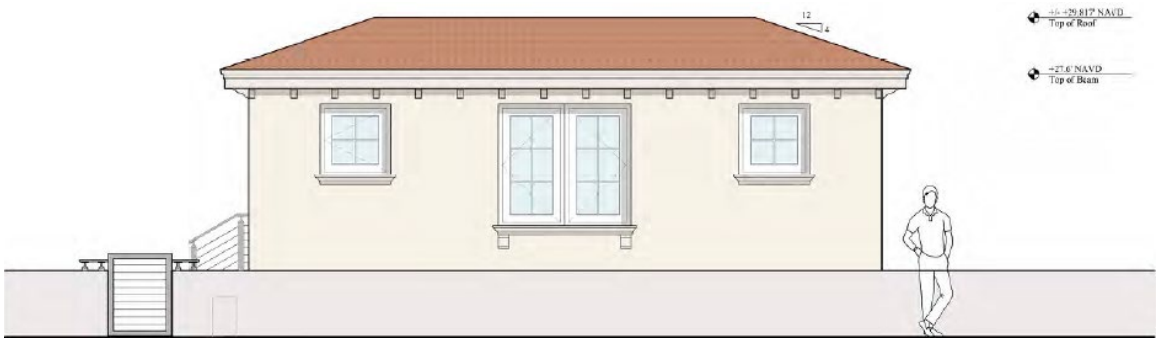
Proposed Site Plan



Enlarged Previous Site Plan.



Enlarged Proposed Site Plan.



Previous West (S Ocean Blvd) Elevation



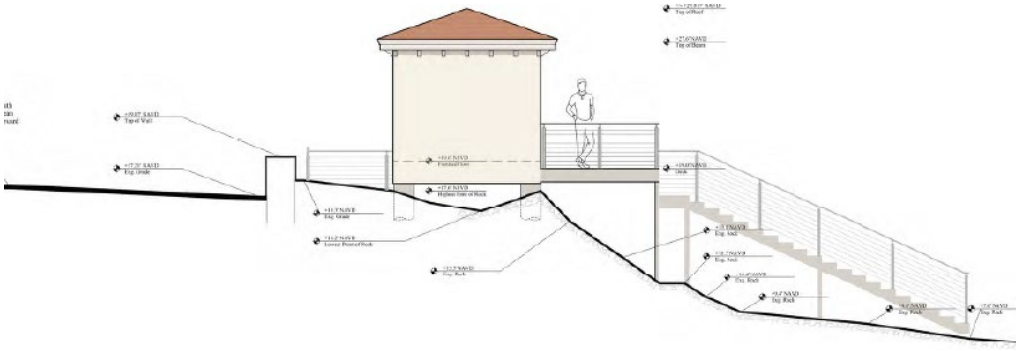
Proposed West (S Ocean Blvd) Elevation



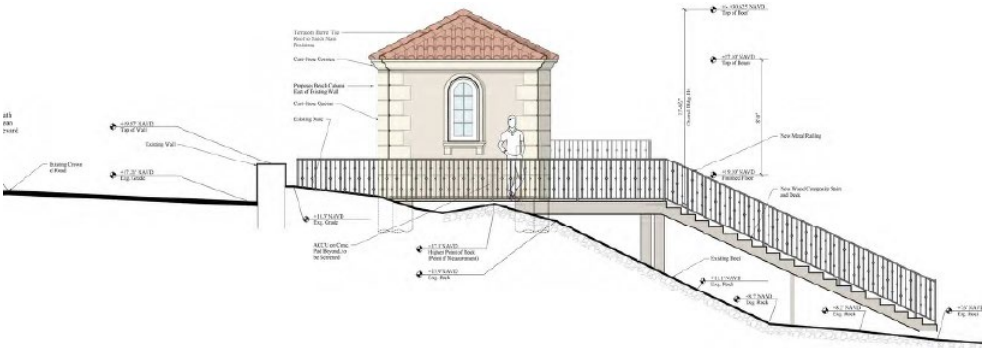
Previous East (Oceanfront) Elevation



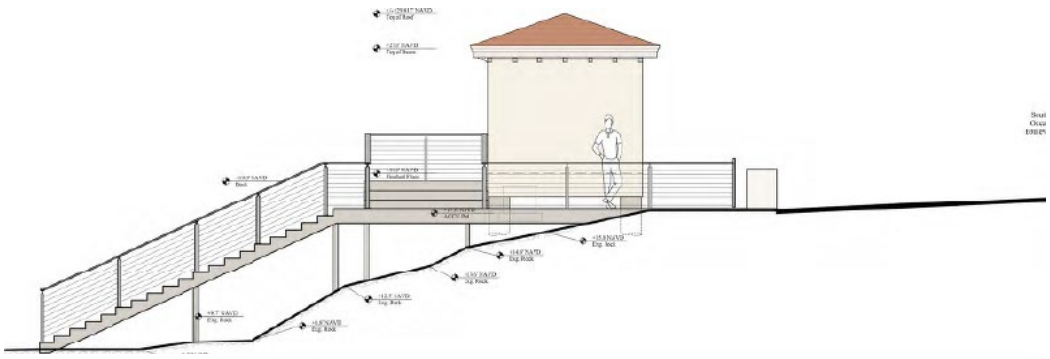
Proposed East (Oceanfront) Elevation



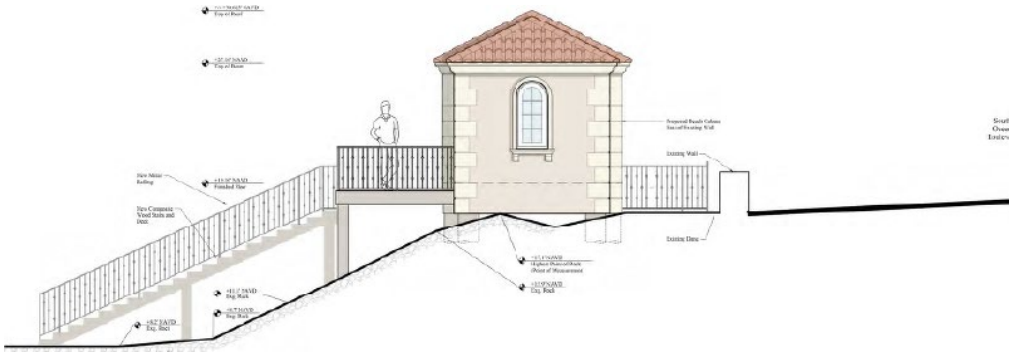
Previous South Elevation



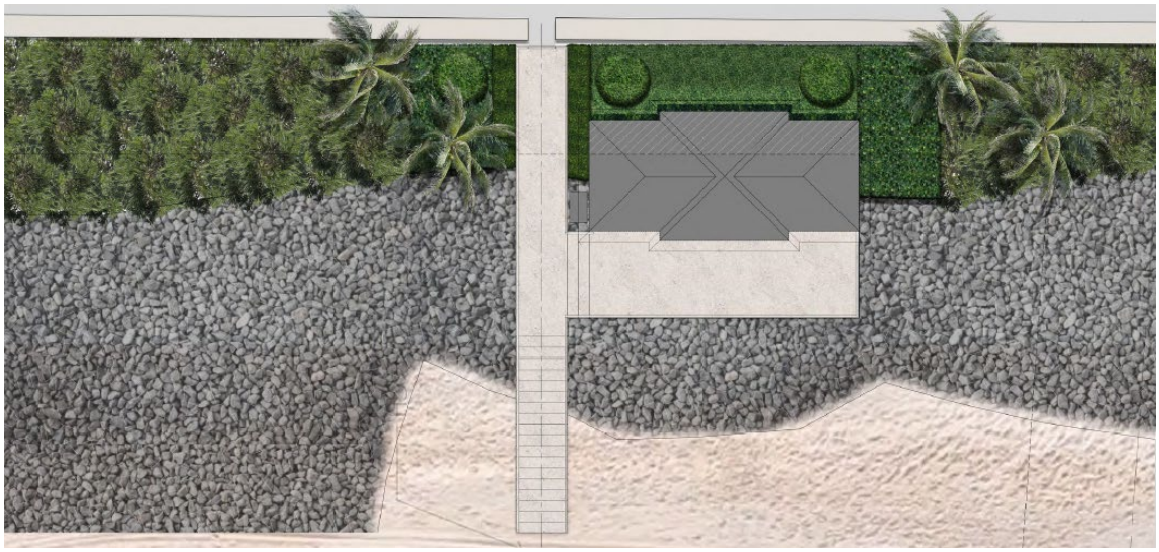
Proposed South Elevation



Previous North Elevation



Proposed North Elevation



Rendered Landscape 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.

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.

November 10, 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 **278** SF Beach Cabana with **190** 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 **32'-8"** to the deck and **40'-6 1/2"** 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 **27'** 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 **32'-8"** to the deck and **40'-6 1/2"** 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

Presentation-Rev. 1 November 10, 2025

ARCOM: November 21, 2025
Town Council: December 10, 2025

Scope of Work:

- New One-Story 278 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/B-A 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 32'-8" to the deck and 40'-6 ½" to the Cabana in lieu of 150'-0" Required.



Vicinity Map
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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
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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	
A004	Current Proposed Site Plan	1/16"=1'-0"
A005	Previously Proposed Site Plan	1/16"=1'-0"
A006	Existing Site Plan	1/16"=1'-0"
A007	Currently Proposed Enlarged Partial Site Plan	¼"=1'-0"
A008	Previously Proposed Enlarged Partial Site Plan	¼"=1'-0"
A009	Current and Previously Proposed Ocean Vista Diagram	⅛"=1'-0"
A100	Current and Previously Proposed Floor and Roof Plans	⅜"=1'-0"
A200	Current and Previously Proposed South Elevations	⅜"=1'-0"
A201	Current and Previously Proposed North Elevations	⅜"=1'-0"
A202	Current and Previously Proposed East Elevations	⅜"=1'-0"
A203	Current and Previously Proposed West Elevations	⅜"=1'-0"
A204	Existing Elevations	⅜"=1'-0"
A205	Current and Previously Colored Renderings Looking North	
A206	Current and Previously Colored Renderings Looking South	
A207	Current and Previously Colored Renderings Looking East	
A208	Current and Previously Colored Renderings Looking West	
A209	Inspiration Imagery from Main Residence West of S.O.B.	
A300	Details and Materials	
L0	Landscape Plan	¼"=1'-0"
EL1	Landscape West Elevation	¼"=1'-0"
LP1	Landscape Planting Plan	¼"=1'-0"
LP2	Landscape Planting Details	¼"=1'-0"
	Conceptual Paving, Drainage, Water and Wastewater Plan	1"=1'-0"
	Truck Logistics Plan	
	Construction Screening Plan	
	Survey	

THE AMERICAN INSTITUTE OF ARCHITECTS

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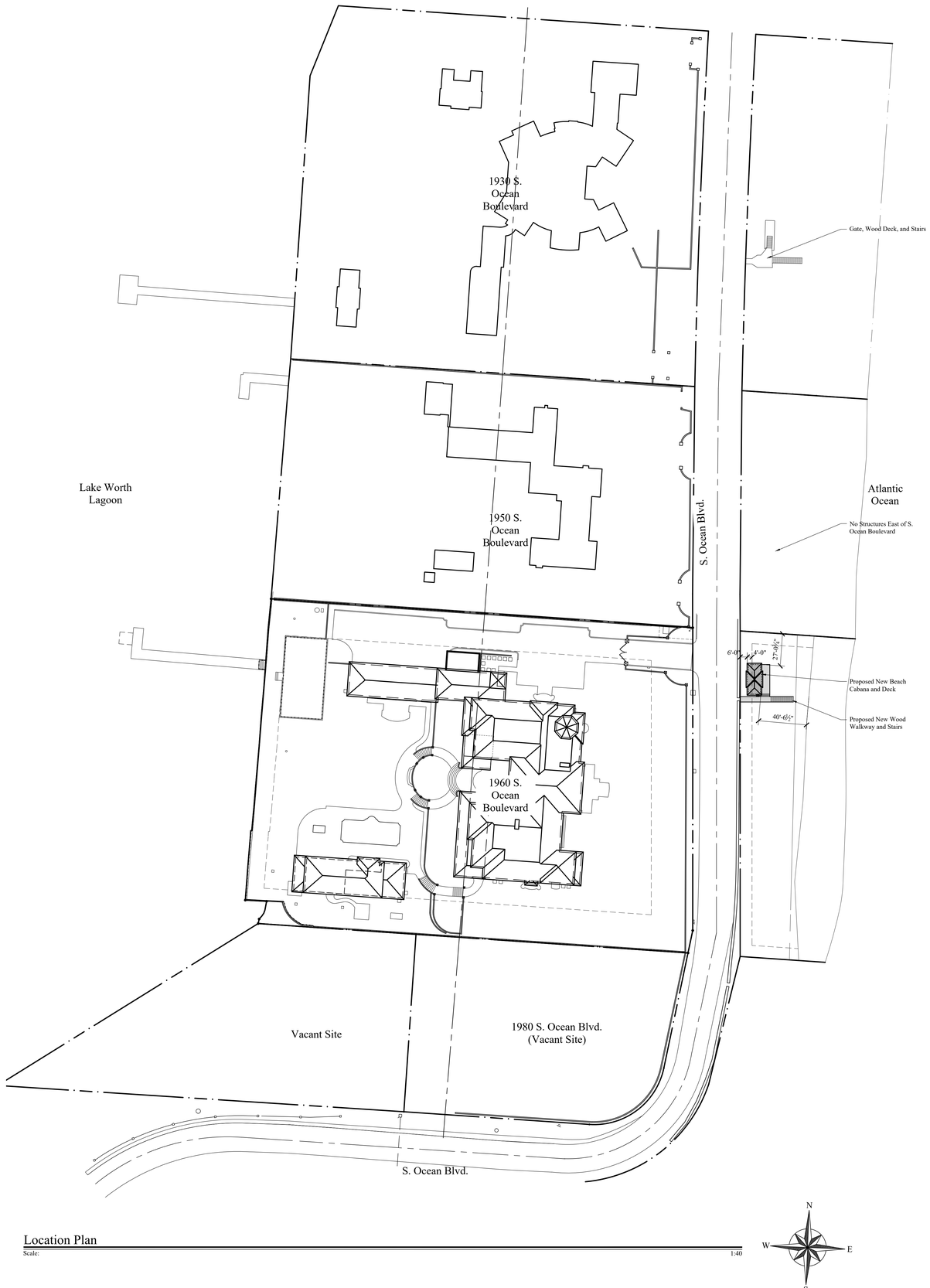
SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Beach Cabana at
1960 S. Ocean Blvd.
Palm Beach, FL 33480
1960 South Ocean Boulevard

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772

SHEET NO.
Cover Sheet

ARC-25-0058 / ZON-25-0054



Location Plan

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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

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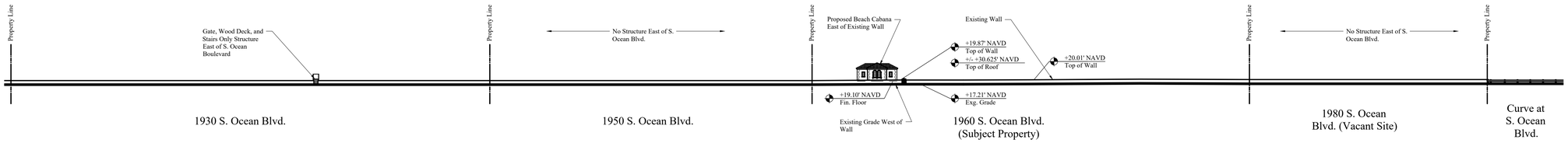
ARC-25-0058 / ZON-25-0054

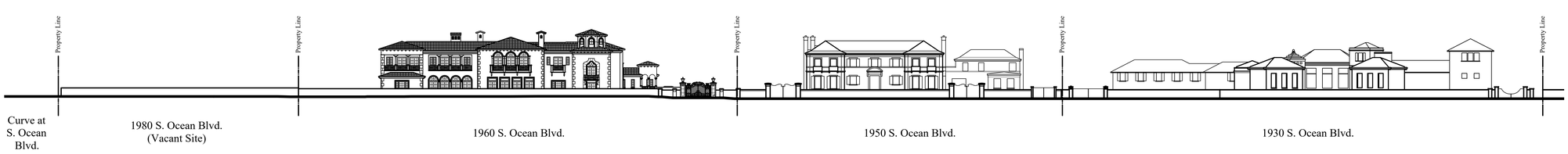




Streetscape Elevations - Looking East from S. Ocean Bloulevard

Scale: 1:30





Streetscape Elevations - Looking West from S. Ocean Bloulevard

Scale: 1:30

THE AMERICAN INSTITUTE OF ARCHITECTS

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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
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SHEET NO.
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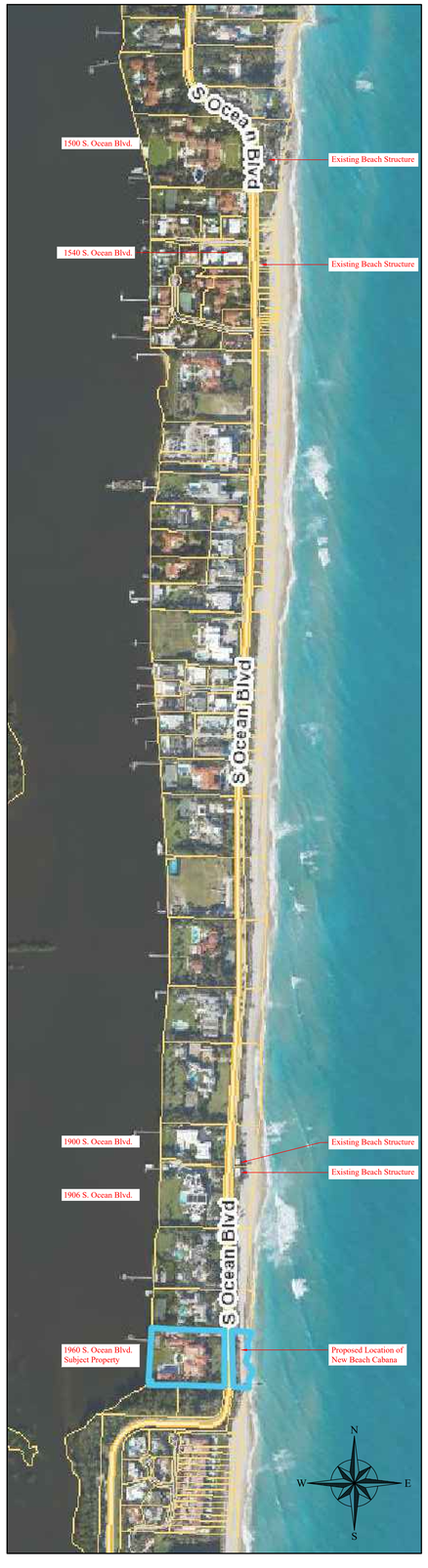
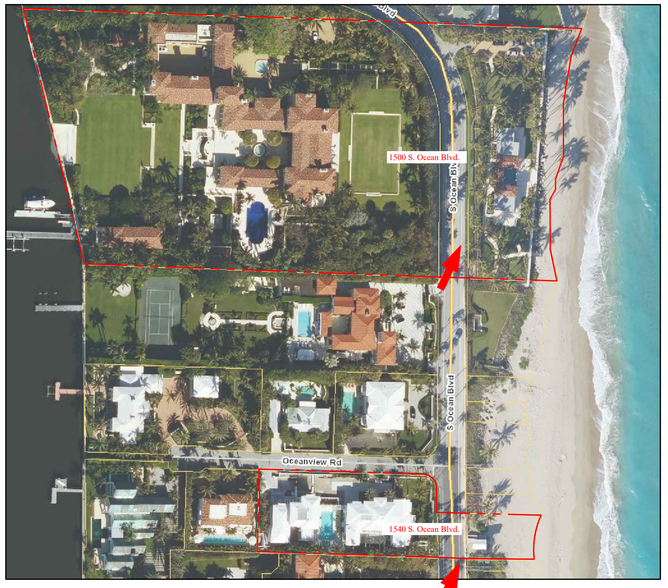
ARC-25-0058 / ZON-25-0054



Aerial of Nearby Beach Structures

Scale:



Aerial of 1500 and 1540 S. Ocean Blvd. Beach Structures

Scale:



Aerial of 1900 and 1906 S. Ocean Blvd. Beach Structures

Scale:



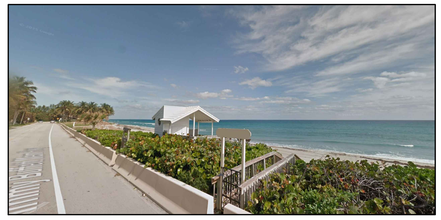
Aerial of 1960 S. Ocean Blvd.

Scale:



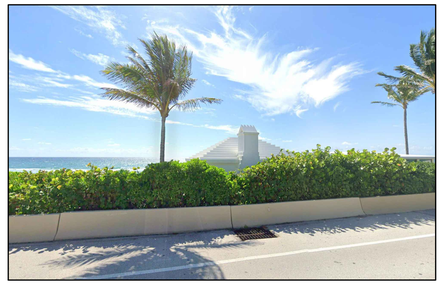
Looking NE from 1500 S. Ocean Blvd.

Scale:



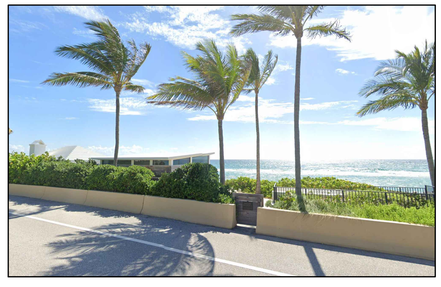
Looking NE from 1540 S. Ocean Blvd.

Scale:



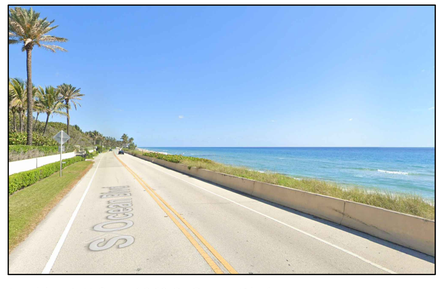
Looking SE from 1900 S. Ocean Blvd.

Scale:



Looking NE from 1906 S. Ocean Blvd.

Scale:



Looking NE from 1960 S. Ocean Blvd.

Scale:

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Beach Cabana at
1960 S. Ocean Blvd.
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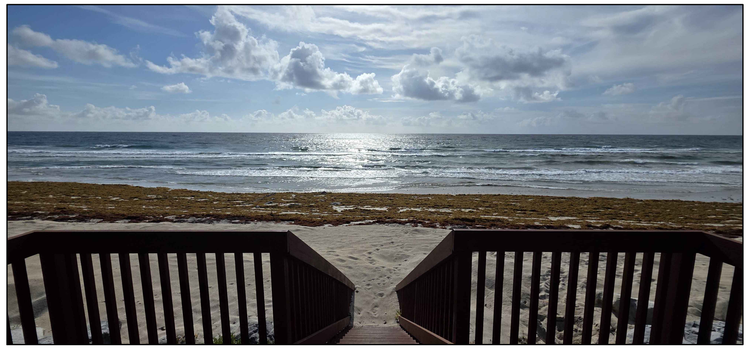
Existing Wood Deck and Stairs Facing West Towards S. Ocean Boulevard
Scale:



Existing Wood Deck and Stairs Facing East Towards Beach
Scale:



Existing Wood Stairs Leading to Beach
Scale:



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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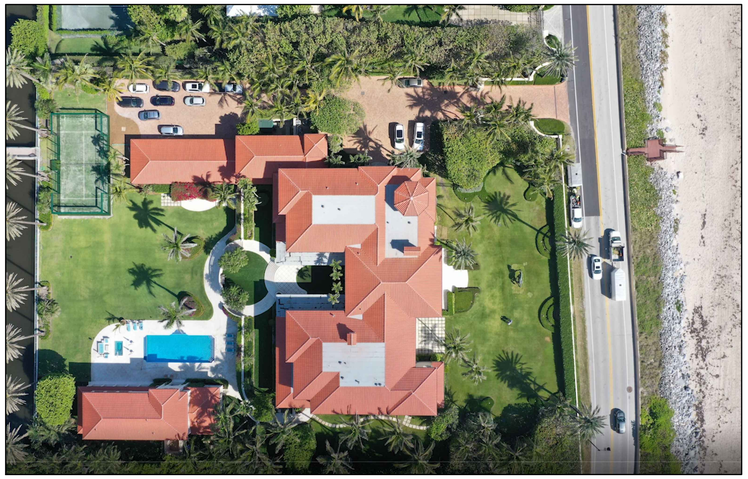

Existing Main Residence - Aerial

Scale:



Existing Main Residence - Aerial North Elevation

Scale:



Existing Main Residence - Aerial East Elevation

Scale:



Existing Main Residence - East Elevation

Scale:



Existing Main Residence - Aerial West Elevation

Scale:



Existing Main Residence - West Elevation

Scale:

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Beach Cabana at
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1960 South Ocean Boulevard

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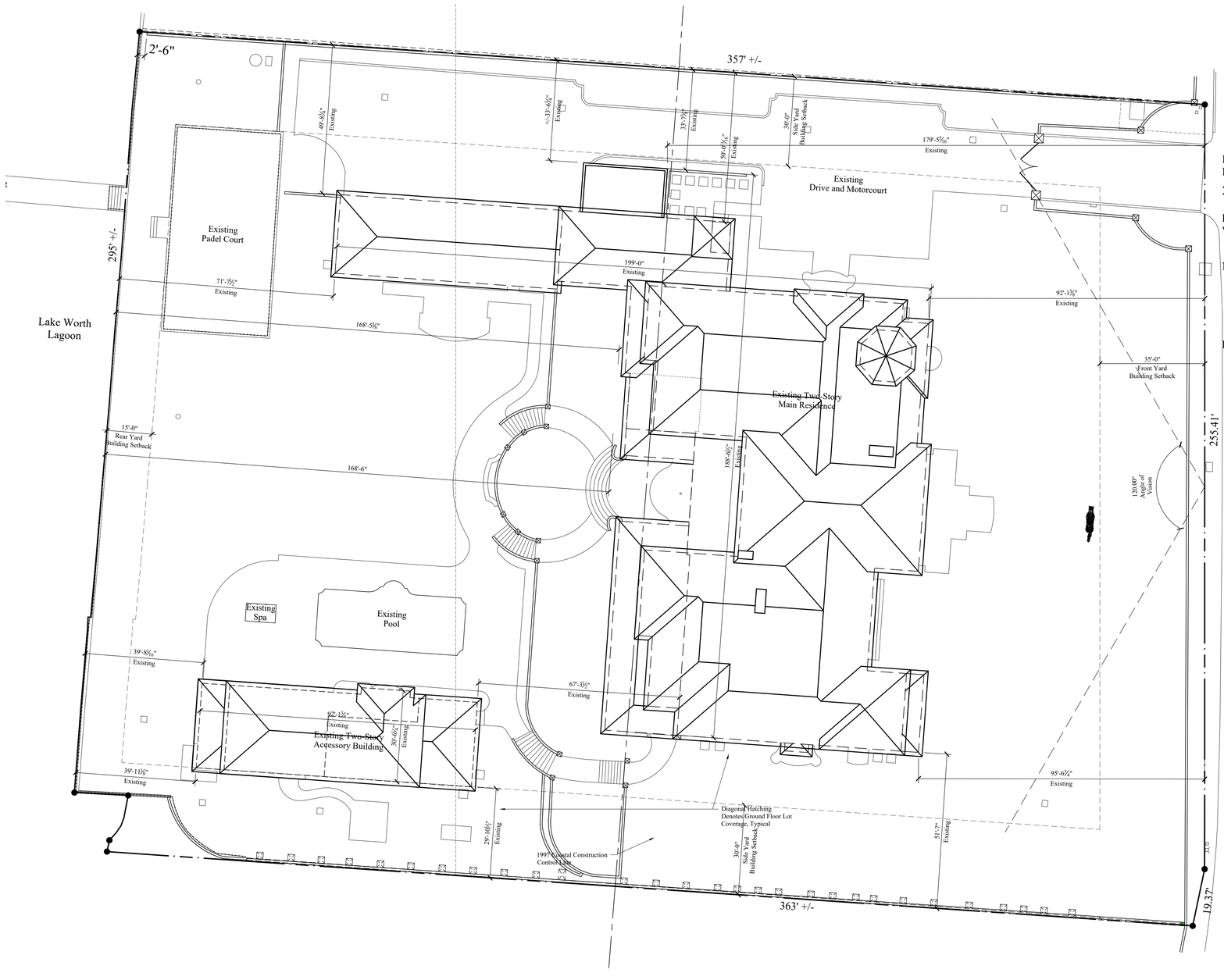
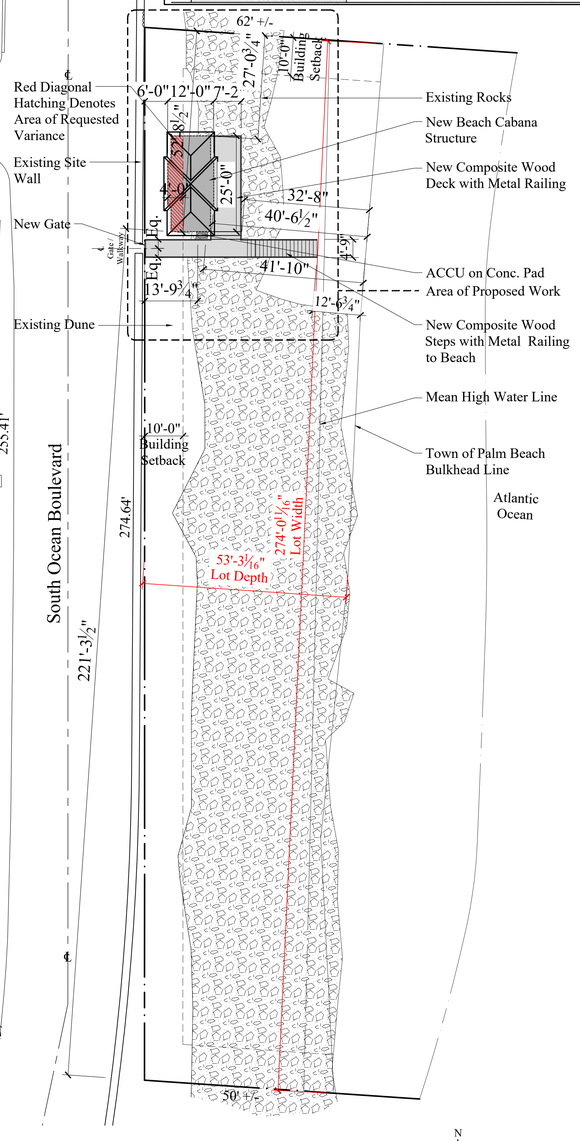
ARC-25-0058 / ZON-25-0054

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)**	17.1' 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, Accy. Structure, etc)	500		278
12	*Front Yard Setback (Ft.)			40'-6 1/2" (Cabana)
13	* Side Yard Setback (1st Story) (Ft.)	10' (North)		27'-0 3/4"
14	* Side Yard Setback (2nd Story) (Ft.)	10' (South)		221'-3 1/2"
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"		13'-6 1/4"
19	Cubic Content Ratio (CCR) (R-B ONLY)			
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)			19.1' NAVD
22	Base Flood Elevation (BFE)(NAVD)	12.0' NAVD		19.1' 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.*		





Currently Proposed Site Plan
Scale: 1/16" = 1'-0"

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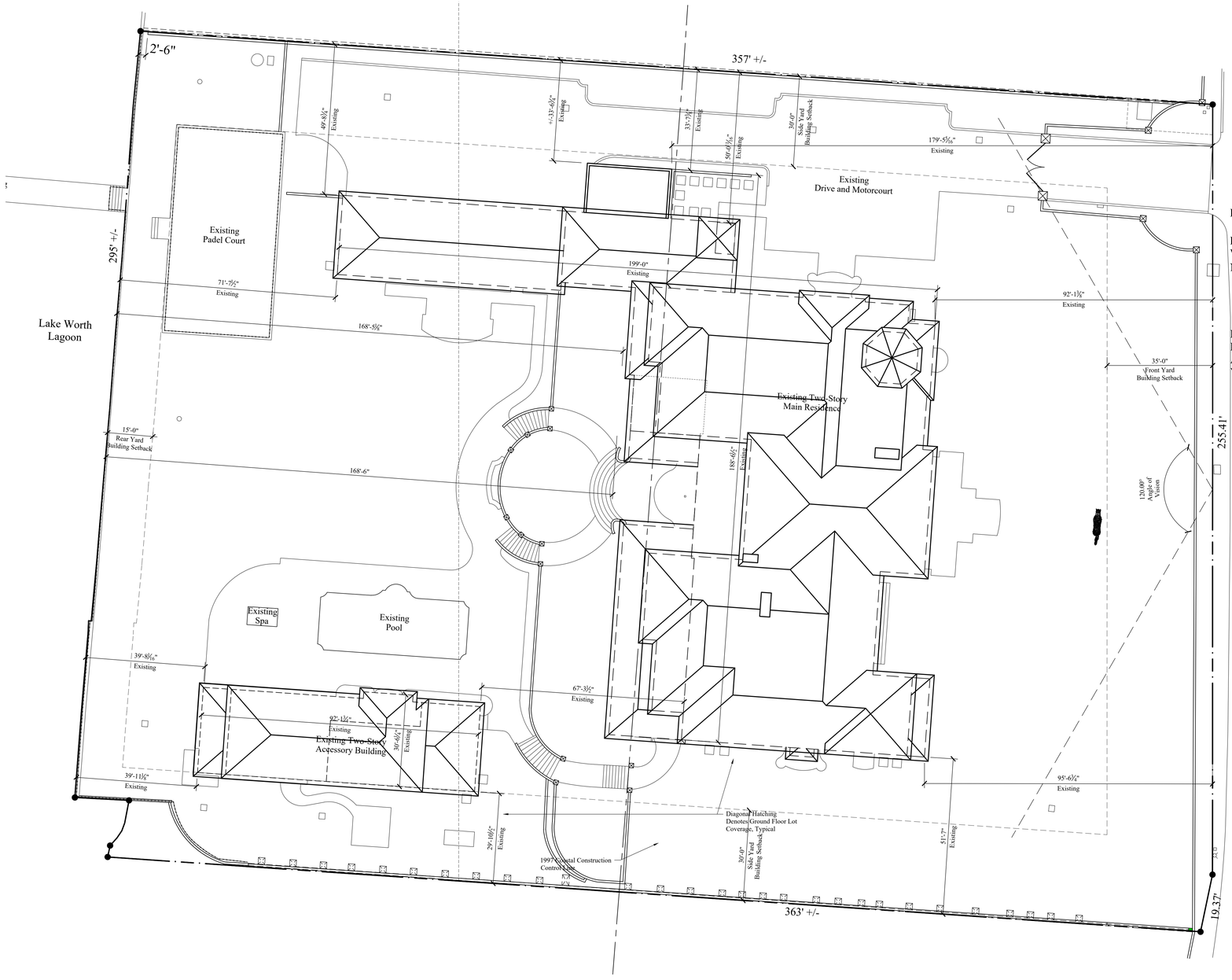
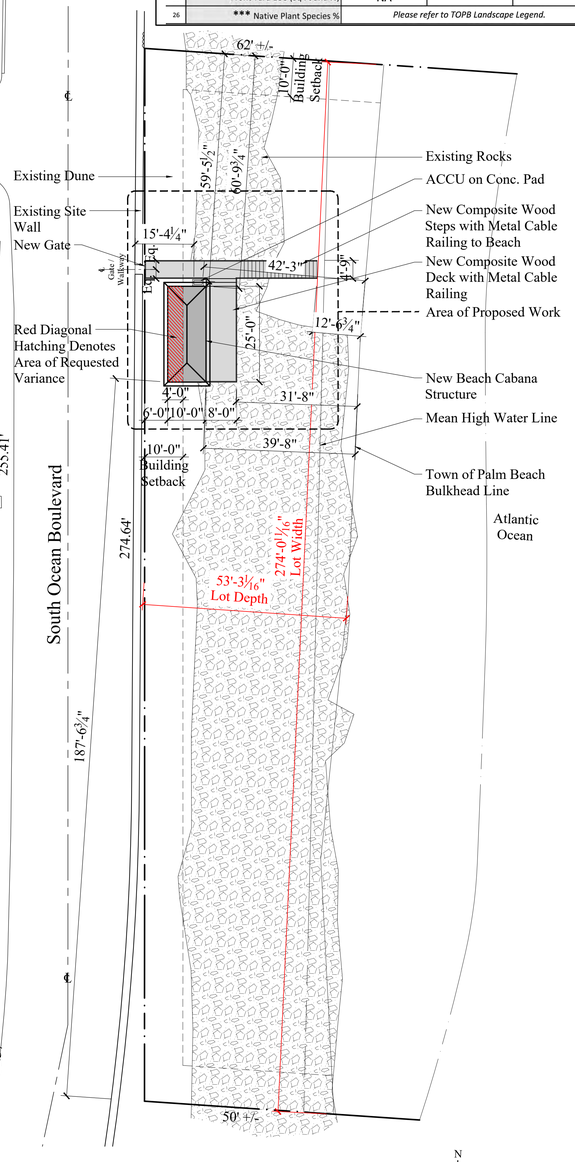
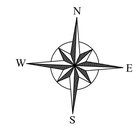
Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	**Property Address:**	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'-9 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.*		







Previously Proposed Site Plan
Scale: 1/16" = 1'-0"

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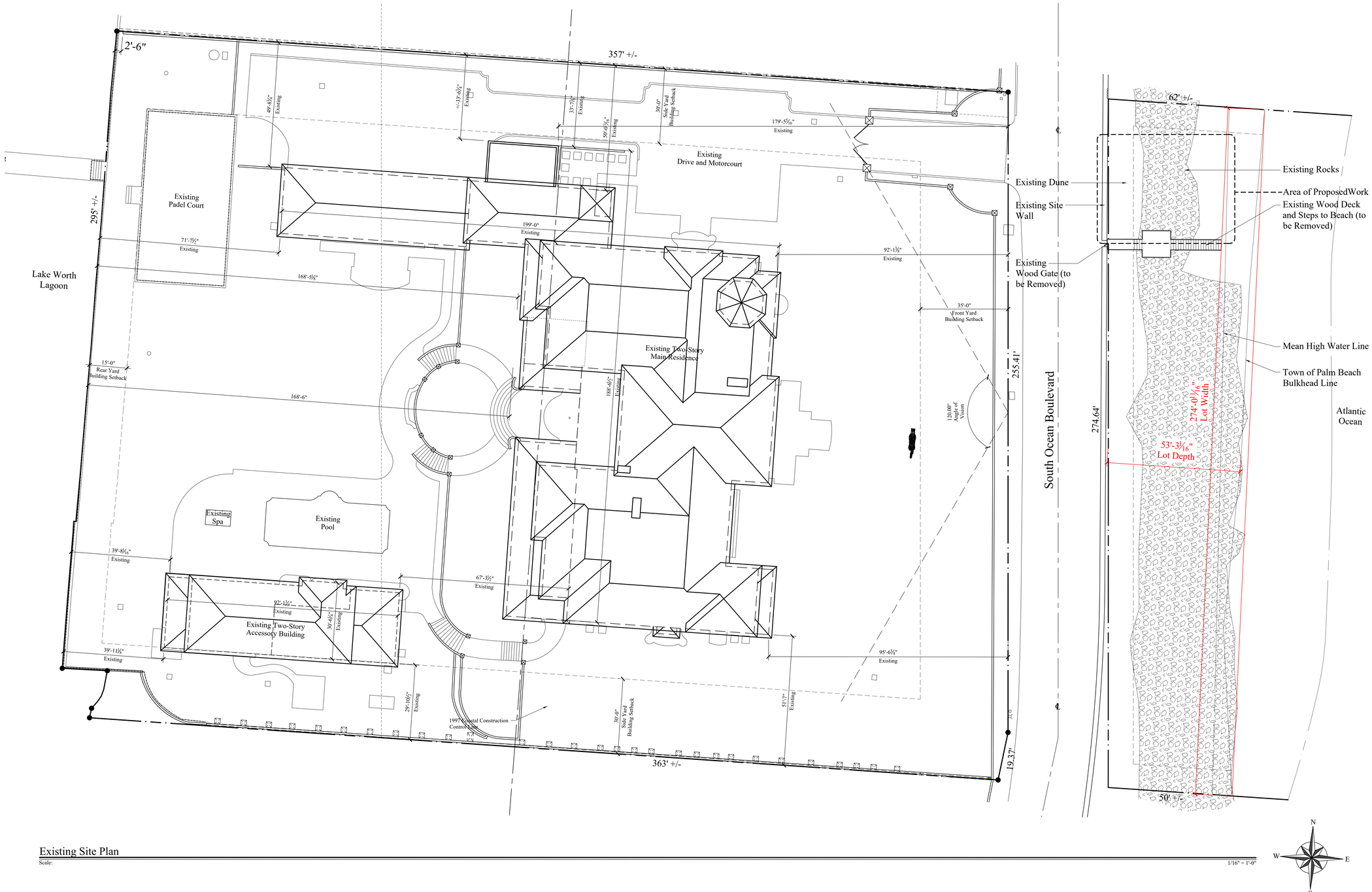

Existing Site Plan

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

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Currently Proposed Enlarged Partial Site Plan

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

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Previously Proposed Enlarged Partial Site Plan

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

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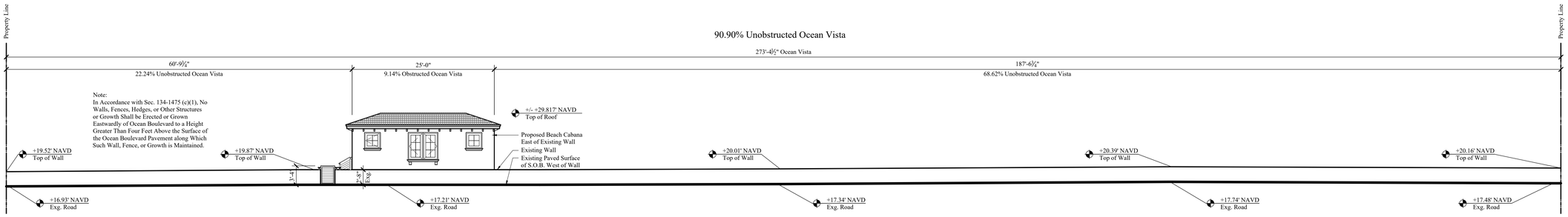
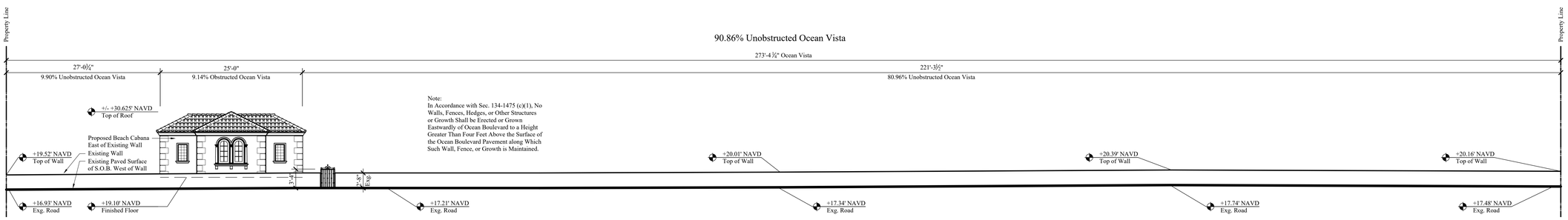


Previously Proposed Ocean Vista Diagram

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



Currently Proposed Ocean Vista Diagram

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

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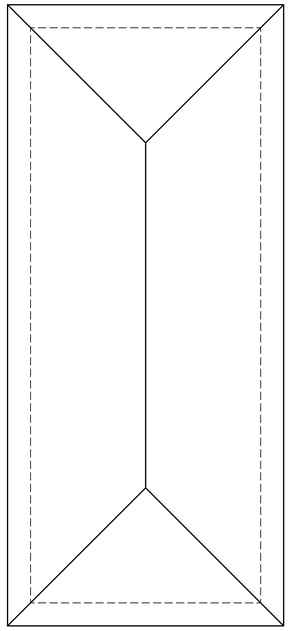
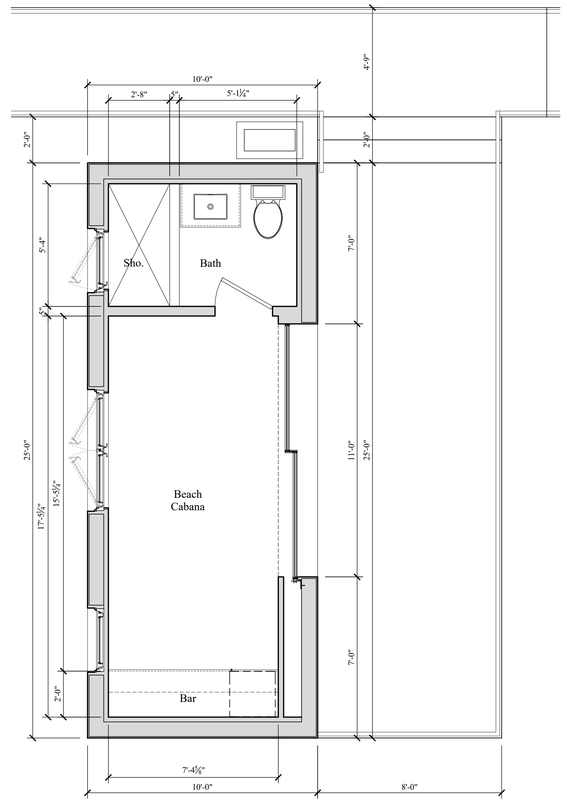


Previously Proposed Roof Plan

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

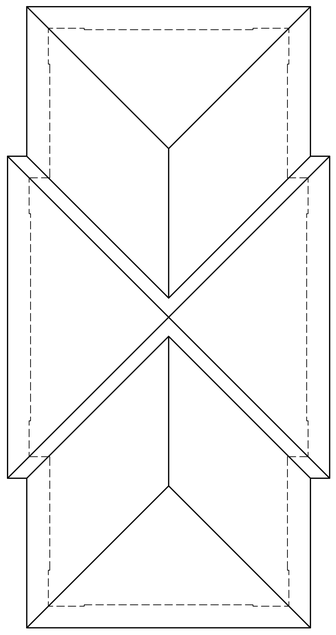


Previously Proposed Floor Plan

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

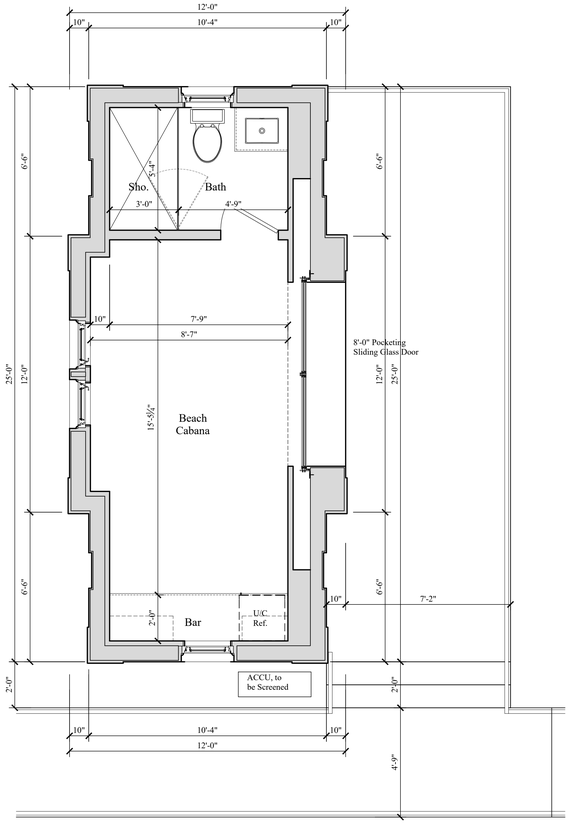
Area Calculations:

Beach Cabana	250 SF
Wood Deck	200 SF
Total	450 SF



Currently Proposed Roof Plan

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



Currently Proposed Floor Plan

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

Area Calculations:

Beach Cabana	278 SF
Wood Deck	190 SF
Total	468 SF

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Beach Cabana at
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1960 South Ocean Boulevard

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
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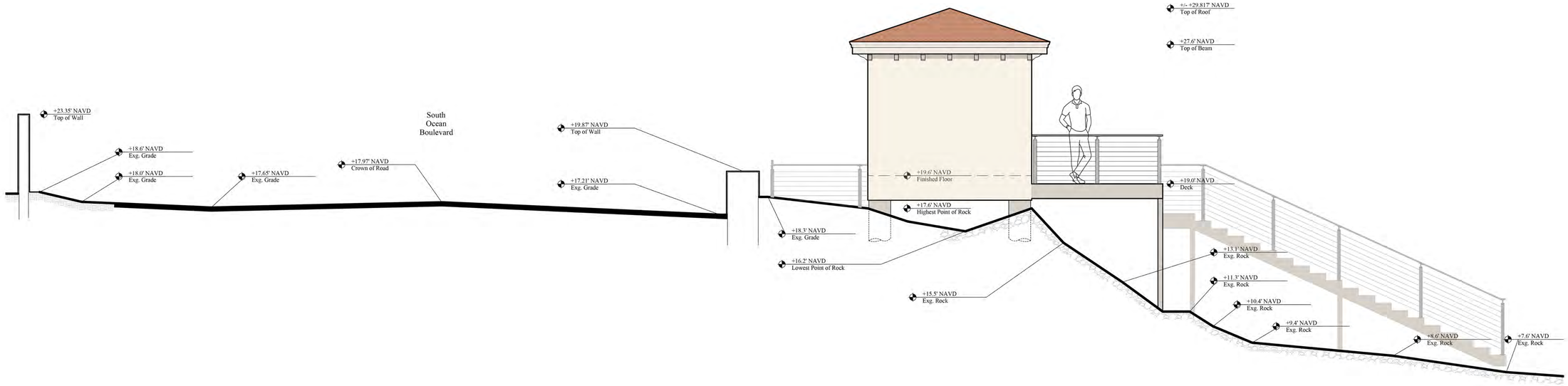
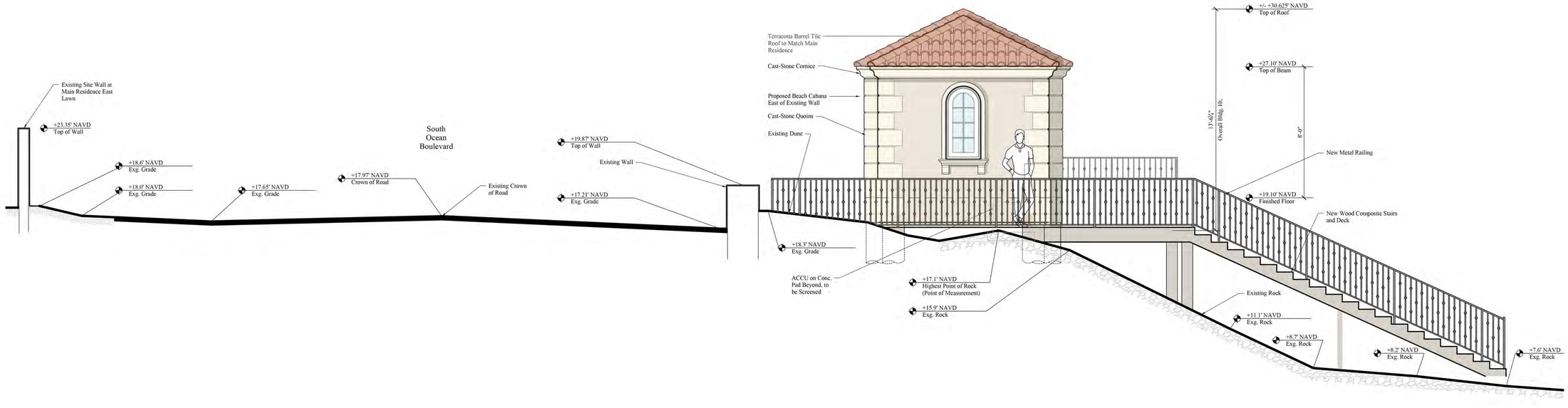


Previously Proposed South Elevation at Beach Cabana / Site Section

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



Currently Proposed South Elevation at Beach Cabana / Site Section

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

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Beach Cabana at
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1960 South Ocean Boulevard

JEFFERY W. SMITH
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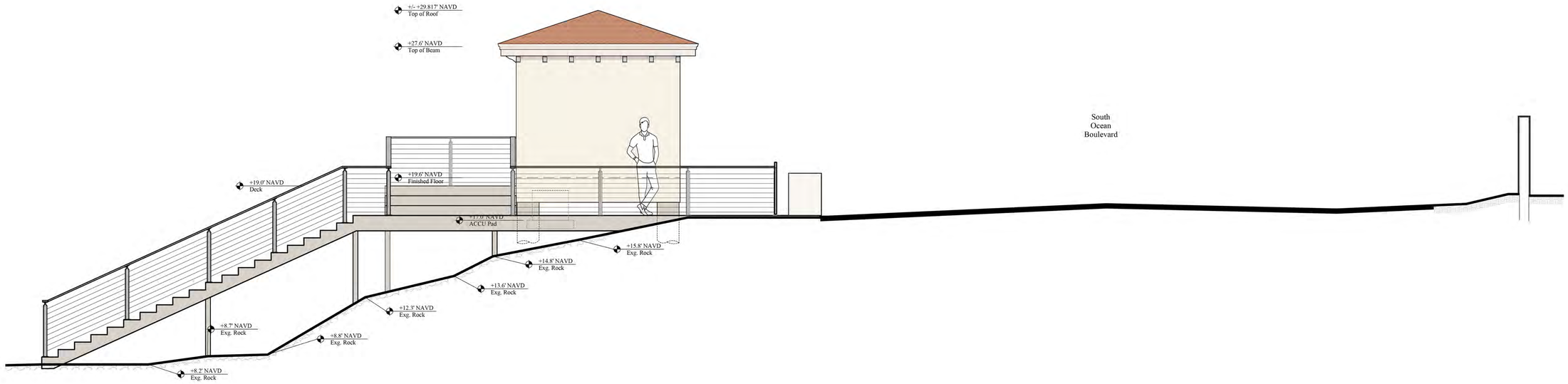
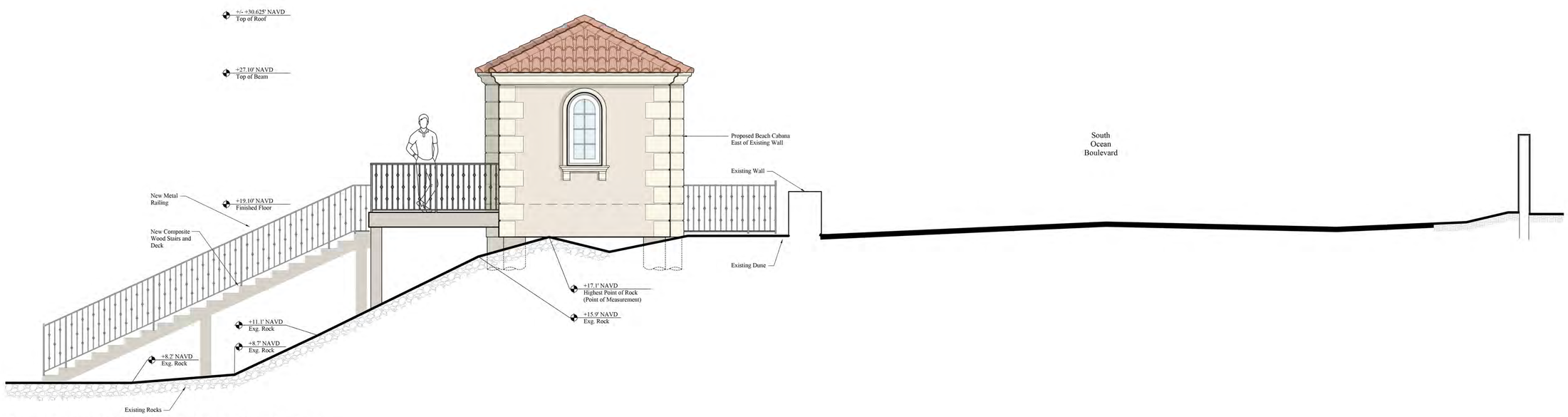


Previously Proposed North Elevation at Beach Cabana / Site Section

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



Currently Proposed North Elevation at Beach Cabana / Site Section

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

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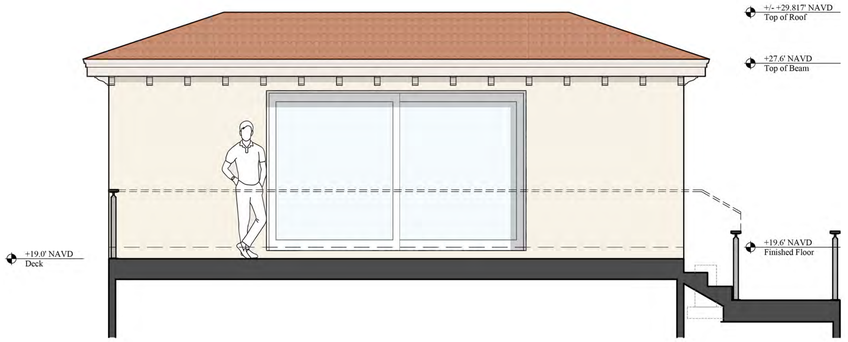
Beach Cabana at
1960 S. Ocean Blvd.
1960 South Ocean Boulevard
Palm Beach, FL 33480

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

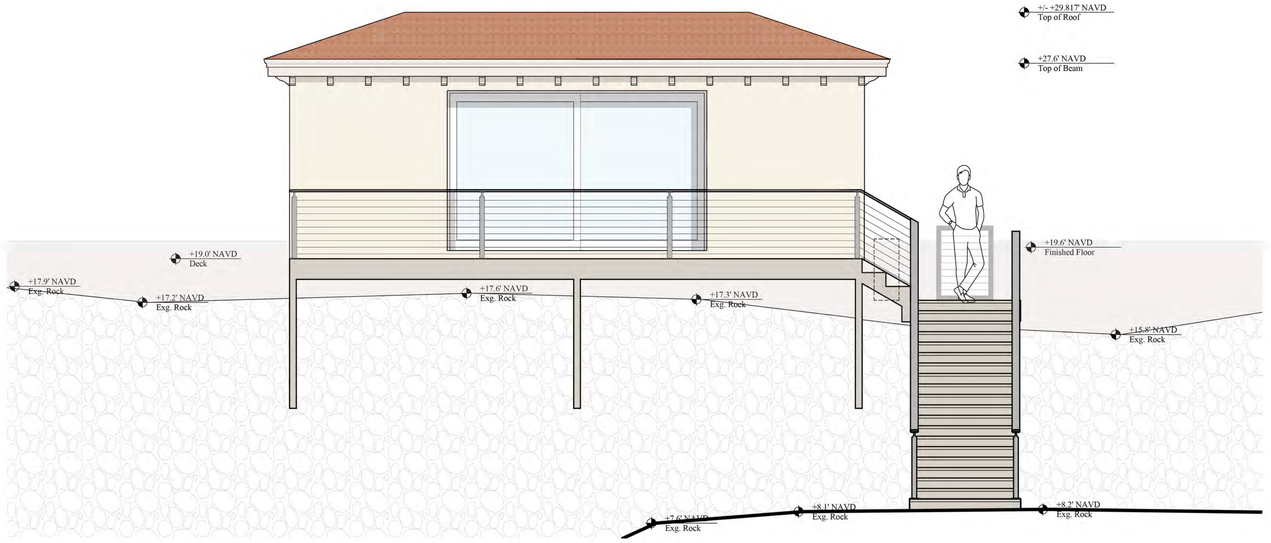
SHEET NO.
A201

ARC-25-0058 / ZON-25-0054



Previously Proposed East Elevation at Beach Cabana (without Railing)

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



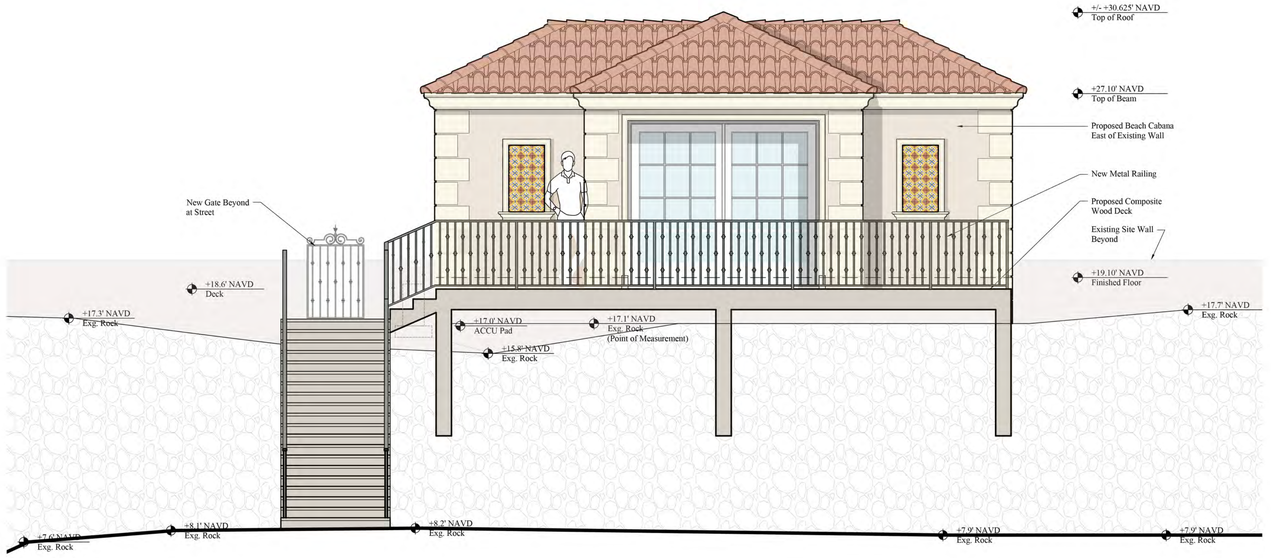
Previously Proposed East Elevation at Beach Cabana (with Railing)

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



Currently Proposed East Elevation at Beach Cabana (without Railing)

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



Currently Proposed East Elevation at Beach Cabana (with Railing)

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

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Beach Cabana at
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1960 South Ocean Boulevard

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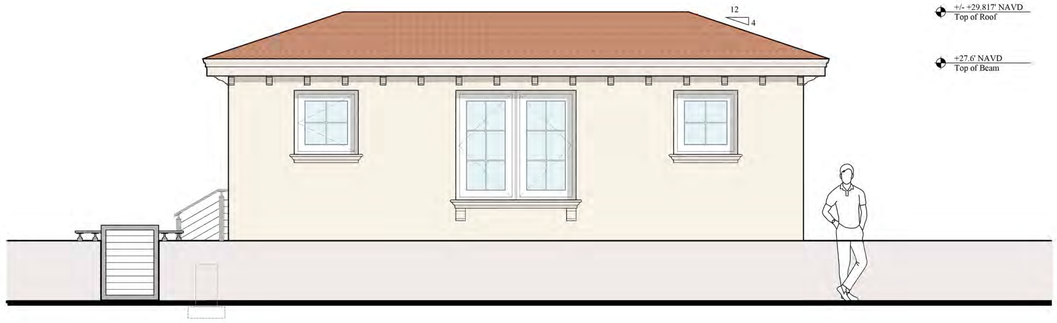
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

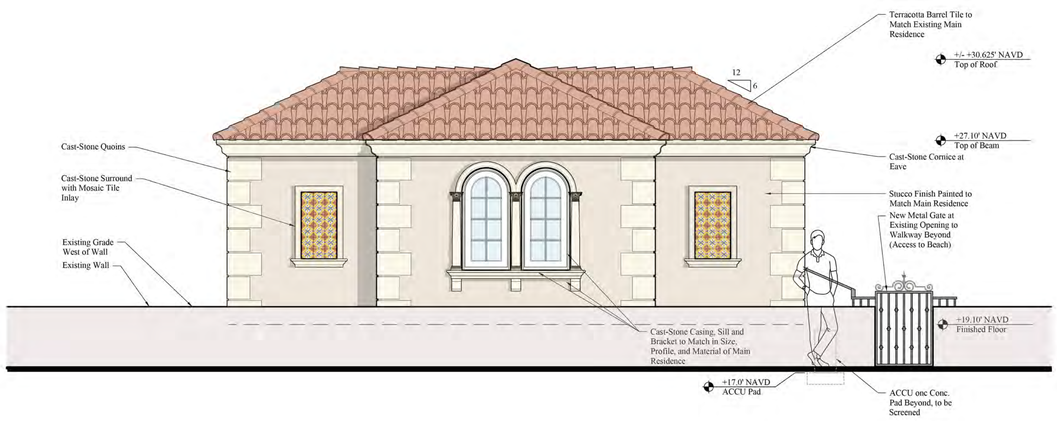
SHEET NO.
A202

ARC-25-0058 / ZON-25-0054



Previously Proposed West Elevation at Beach Cabana

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



Currently Proposed West Elevation at Beach Cabana

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

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Beach Cabana at
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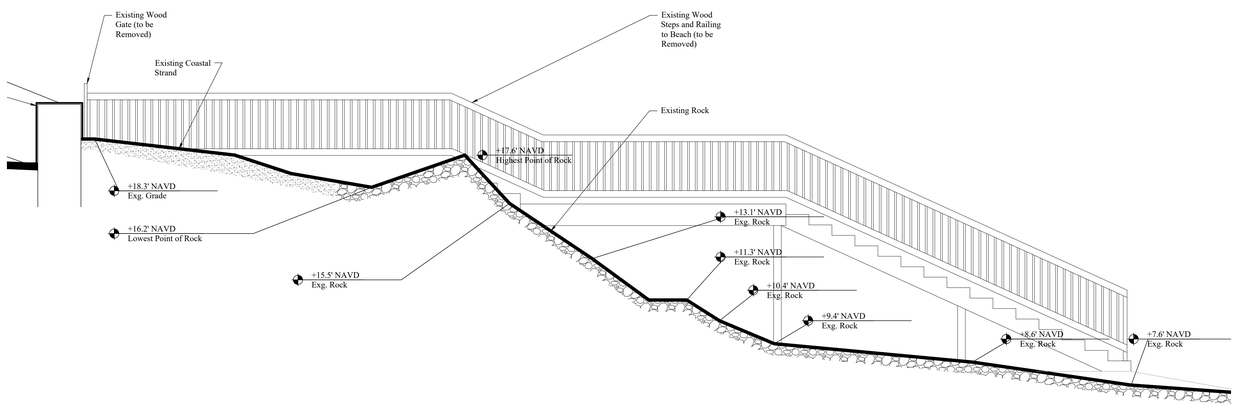
REGISTERED ARCHITECT
JEFFERY W. SMITH
AR9772

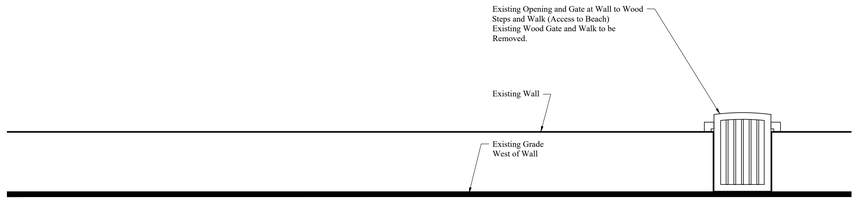
SHEET NO.
A203

ARC-25-0058 / ZON-25-0054



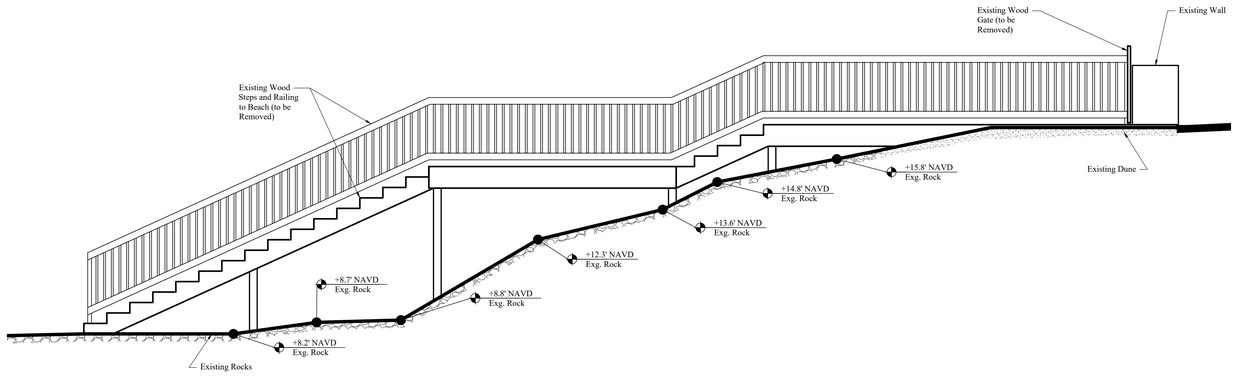
Existing South Elevation

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



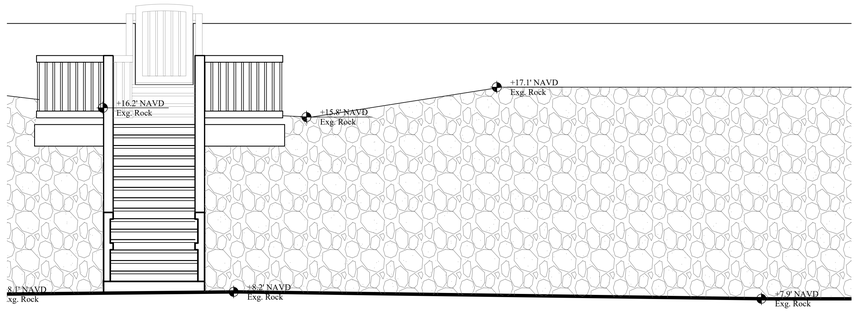
Existing West Elevation

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



Existing North Elevation

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



Existing East Elevation

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

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Beach Cabana at
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1960 South Ocean Boulevard

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

SHEET NO.
A204

ARC-25-0058 / ZON-25-0054



Previous Rendering - Looking North From South Ocean Boulevard

Scale:



Current Rendering - Looking North From South Ocean Boulevard

Scale:

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Beach Cabana at
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Palm Beach, FL 33480

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

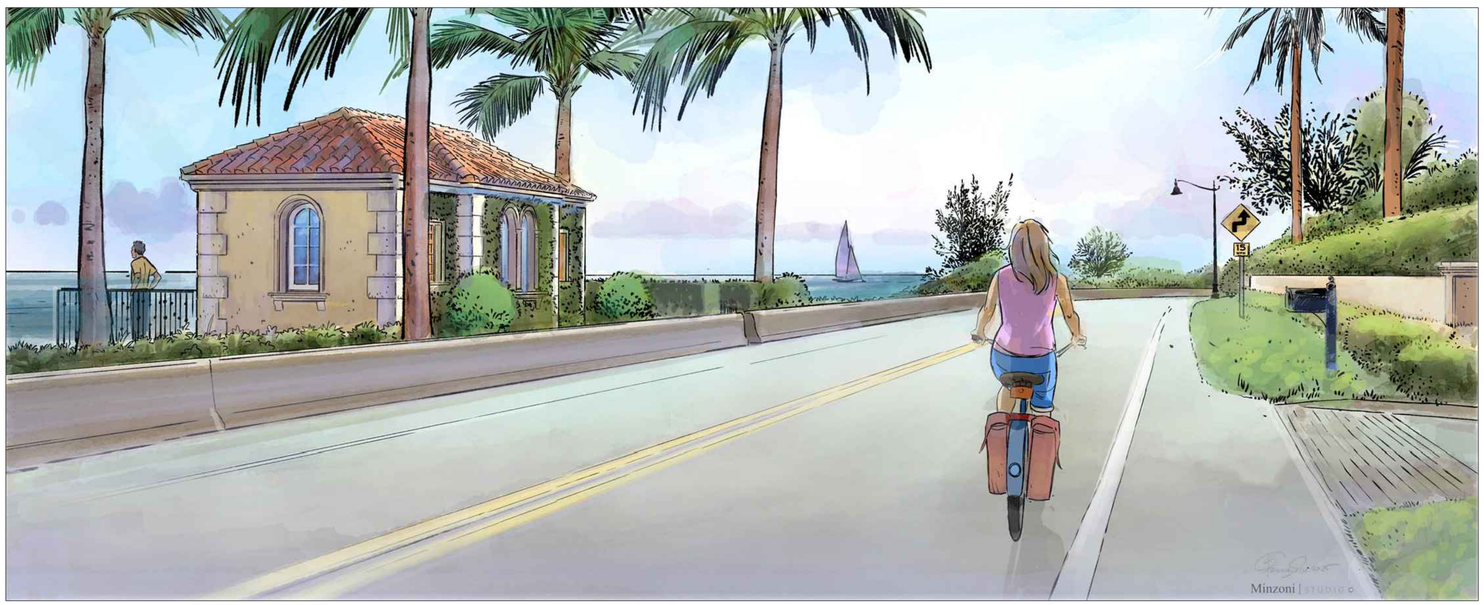
SHEET NO.
A205

ARC-25-0058 / ZON-25-0054



Previous Rendering - Looking South From South Ocean Boulevard

Scale:



Current Rendering - 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

REGISTERED ARCHITECT
JEFFERY W. SMITH
AR9772

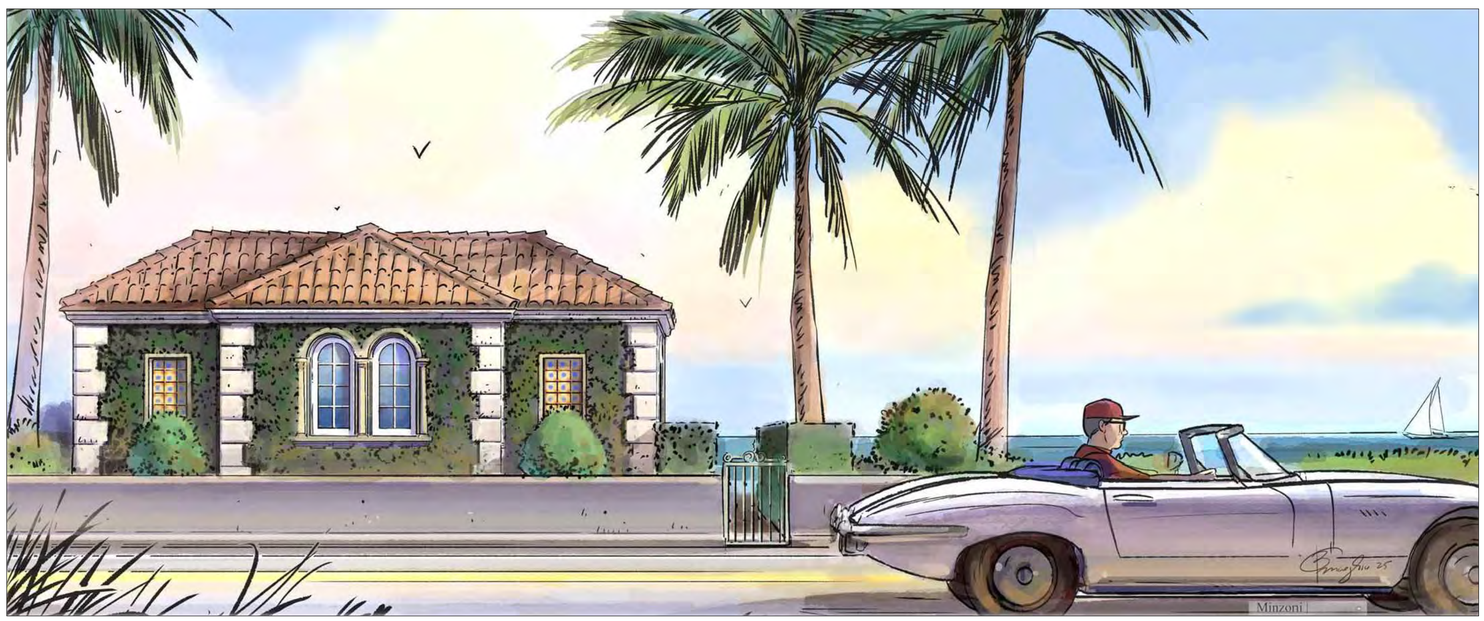
SHEET NO.
A206

ARC-25-0058 / ZON-25-0054



Previous Rendering - Looking East From South Ocean Boulevard

Scale:



Current Rendering - Looking East From South Ocean Boulevard

Scale:

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JEFFERY W. SMITH
AR9772

SHEET NO.
A207

ARC-25-0058 / ZON-25-0054



Previous Rendering - Looking West from the Beach

Scale:



Current Rendering - Looking West from the Beach

Scale:

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Beach Cabana at
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STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

SHEET NO.
A208

ARC-25-0058 / ZON-25-0054



Tile Mosaic to be Similar to Existing

Scale:



Cornice to be Similar to Existing

Roof Tile to Match Existing

Scale:



Stone Sill, Surround, and Bracket to Match Existing

Scale:



Window, Door, and Stucco Colors to Match Existing

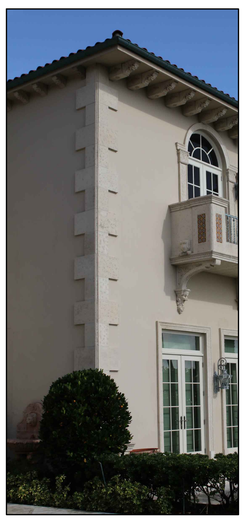
Scale:

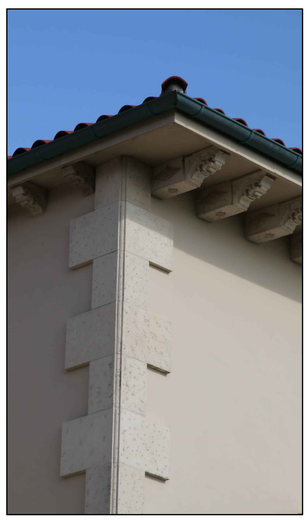




Railing and Gate to be Similar to Existing

Scale:





Stone Quoins to be Similar to Existing

Scale:



Columns to be Similar to Existing

Scale:

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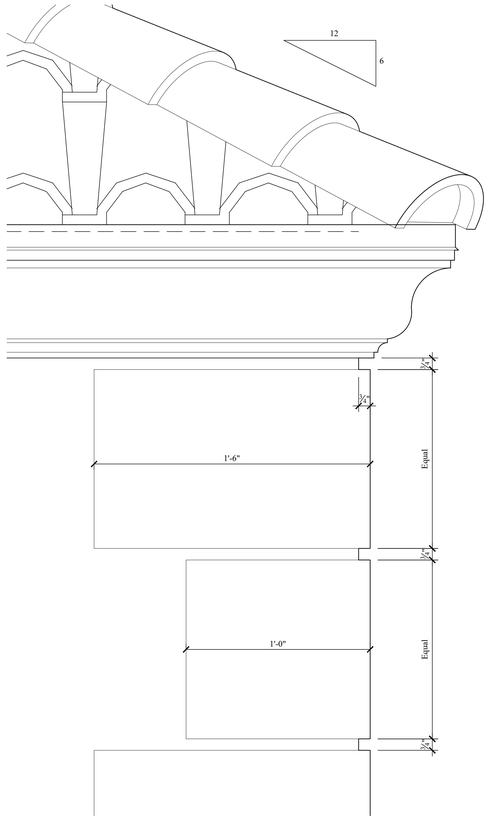
Beach Cabana at
1960 S. Ocean Blvd.
Palm Beach, FL 33480
1960 South Ocean Boulevard

REGISTERED ARCHITECT
JEFFERY W. SMITH
AR9772
STATE OF FLORIDA

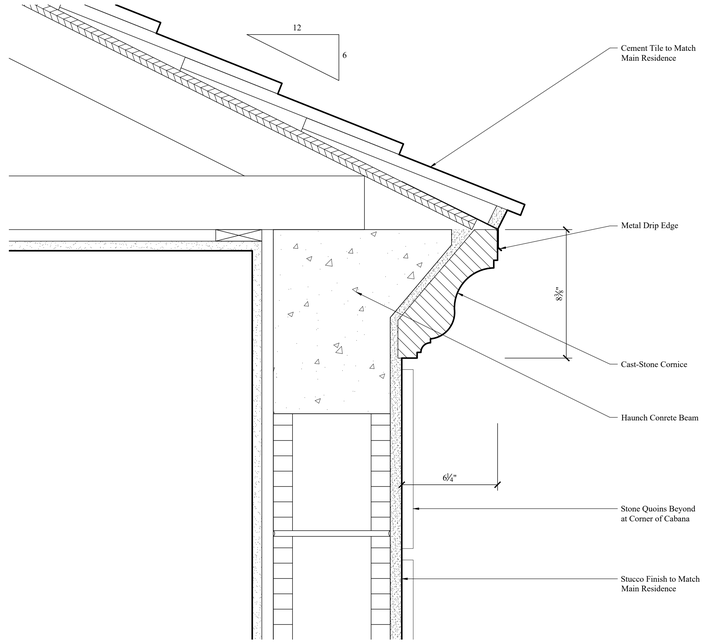
SHEET NO.
A209

ARC-25-0058 / ZON-25-0054



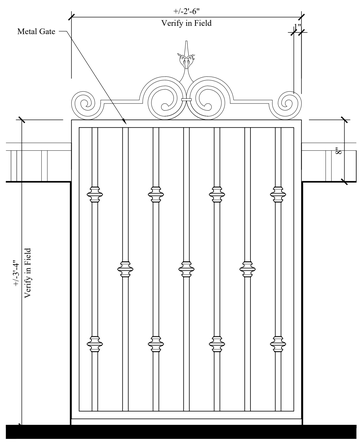
Typical Quoin Detail

Scale: 3" = 1'-0"



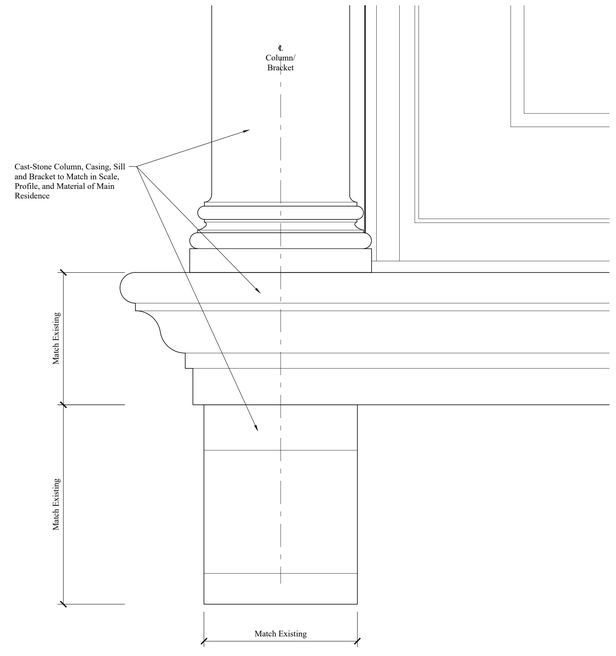
Typical Overhang Detail

Scale: 3" = 1'-0"



Proposed Gate

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



Cast-Stone Sill and Bracket

Scale: Half Scale

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STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

SHEET NO.
A300

ARC-25-0058 / ZON-25-0054



0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL SITE PLAN

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

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

03 NOVEMBER 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



0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

N
S
E
W

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

03 NOVEMBER 2025

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625 N. Flagler Drive
Suite 502
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F: 561-659-2113

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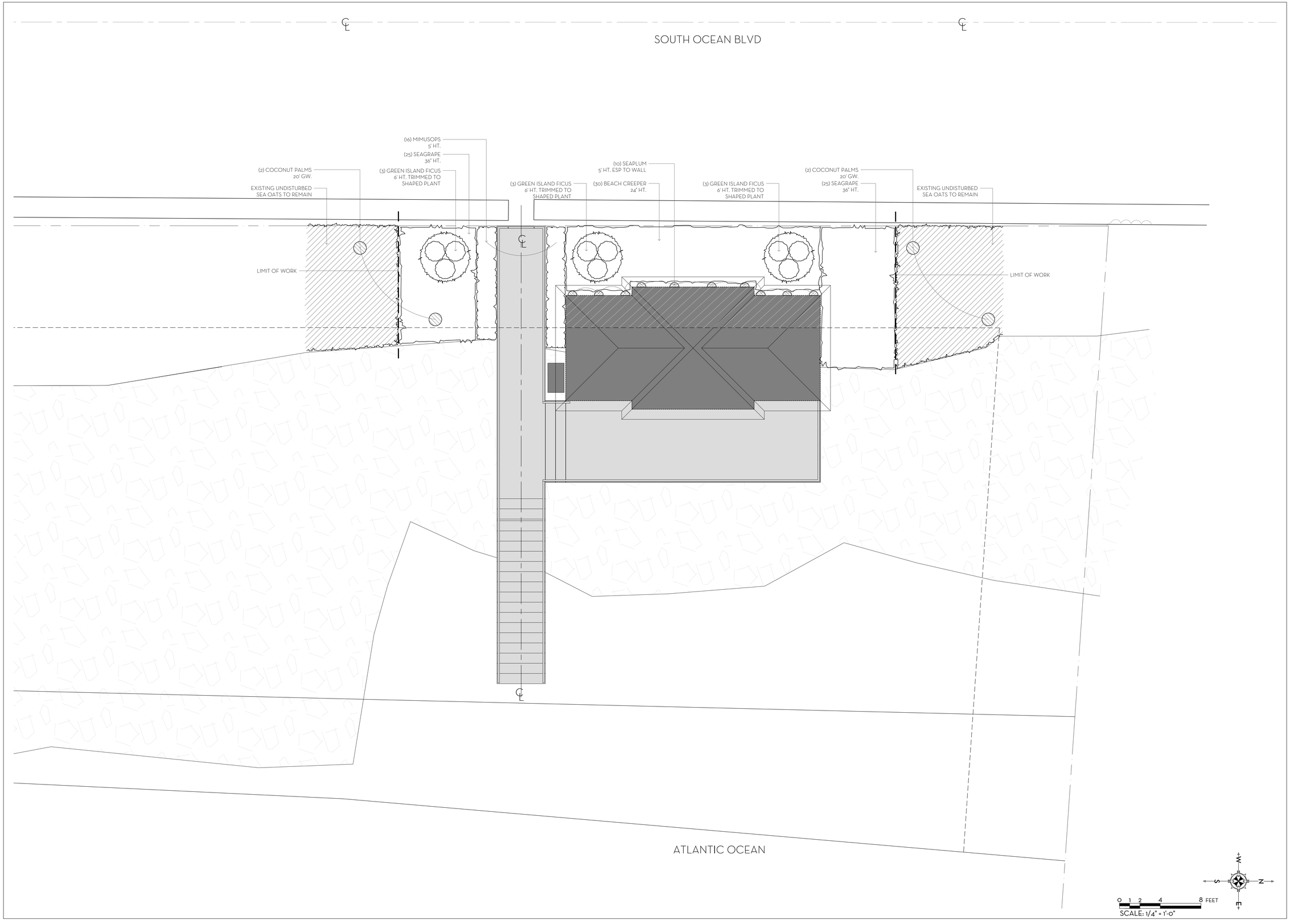

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

BEACH CABANA ENLARGEMENT

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

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

03 NOVEMBER 2025

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DESIGN

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Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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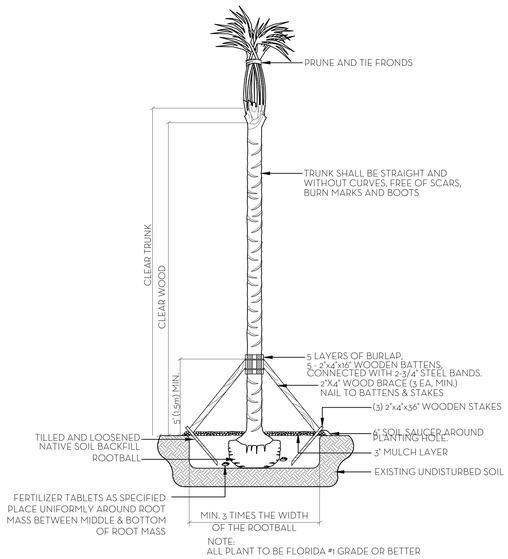
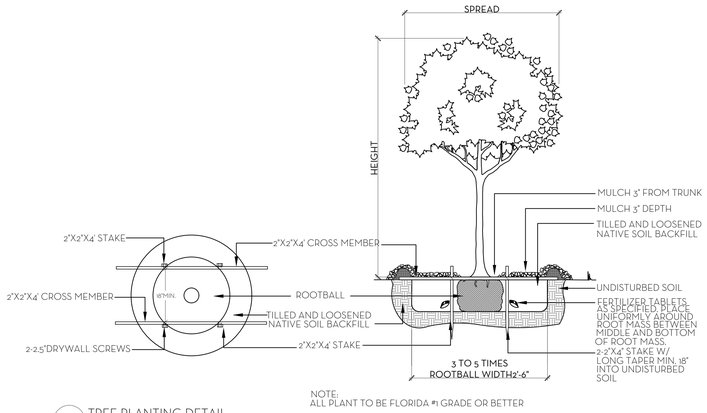


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

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.

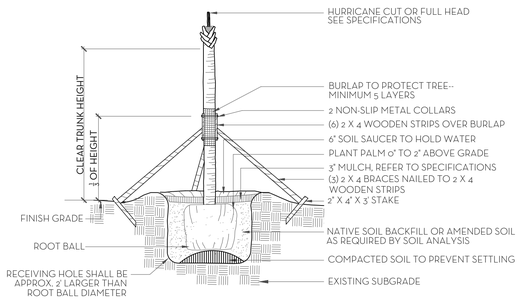
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

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

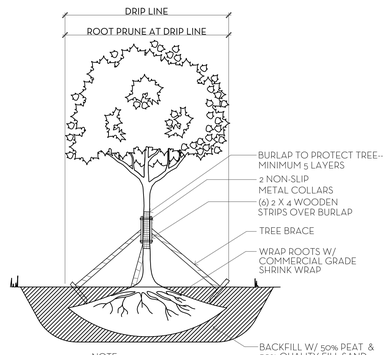
SOD PLANTING DETAIL
N.T.S.

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



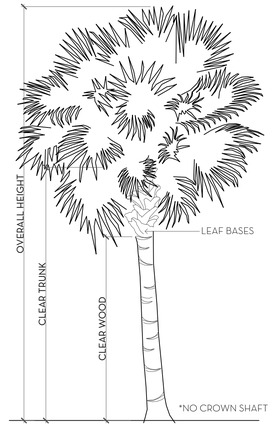
NOTES: STAKING & GUVING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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

1960 SOB Beach Cabana

November 04, 2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native
1	PALMS				
2	Coconut Palm	Cocos nuifera	4	20' GW	
3			4		
4	HEDGE/SHRUB				
5	Seagrape	Coccoloba Uvifera	50	36" HT.	
6	Mimusops	Mimusops	16	5' HT.	
7	Seaplum	Coccoloba 'Sea Plum'	10	5' HT. ESP TO WALL	
8	Beach Creeper	Ernodea littoralis	30	15 GAL	*
9	Green Island Ficus	Ficus macrophylla 'Green Island'	9	3 GAL, 12" x 12", FULL, @ 18" OC	
10			115		26%

Landscape Legend

Property Address:	1960 South Ocean Blvd.	
Lot Area (sq. ft.):	N/A	
	REQUIRED	PROPOSED
ndscape Open Space (LOS) (Sq Ft and %)	N/A	N/A
LOS to be altered (Sq FT and %)	N/A	N/A
Perimeter LOS (Sq Ft and %)	N/A	N/A
Front Yard LOS (Sq Ft and %)	N/A	N/A
Native Trees %	30% (number of trees)	N/A
Native Shrubs & Vines %	30% (number of shrubs & vines)	78%
Native Groundcover %	30% (groundcover area)	N/A

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

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

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

See Ord. 003-2023 *REV BF 20230727*

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

03 NOVEMBER 2025

NIEVERA WILLIAMS DESIGN

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

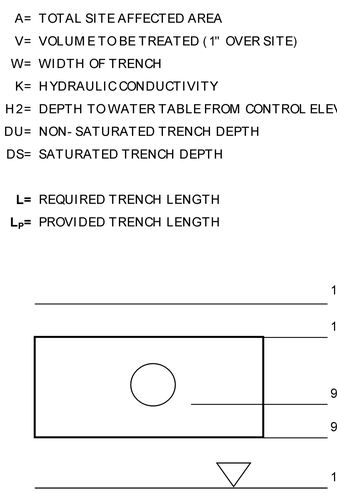
NIEVERAWILLIAMS.COM

LP2

EXFILTRATION TRENCH LENGTH CALCULATION

$$L = \frac{V}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (1.39 \times 10^{-4})WD_U}$$

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.

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY WALLACE SURVEYING, CORP. (561) 640-4551.

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 TOWN PALM BEACH 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.

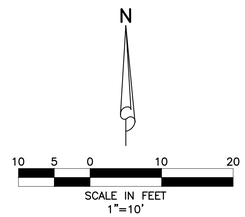
4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.

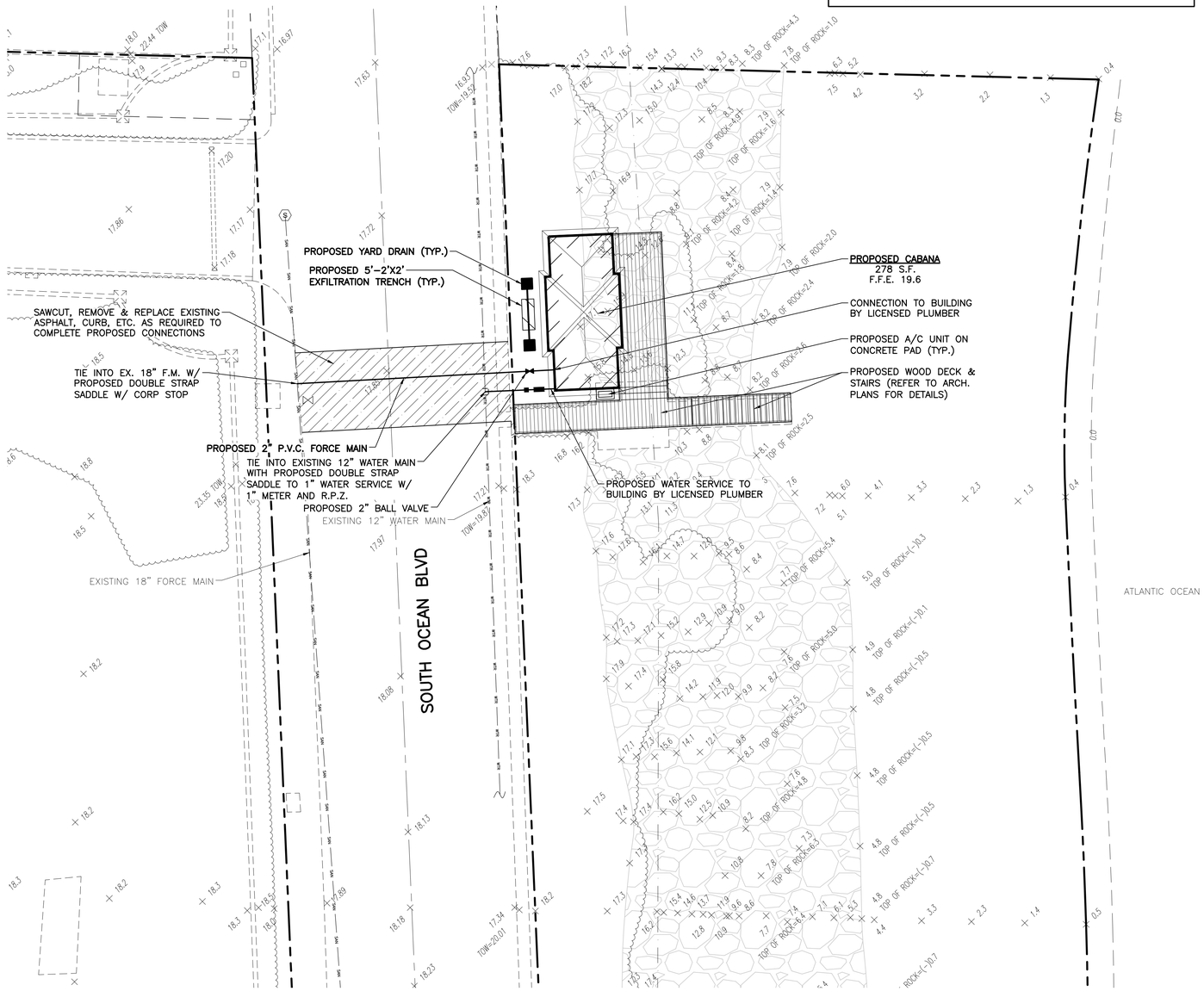


LOCATION MAP
NOT TO SCALE



LEGEND

- EXISTING GRADE ELEVATION
- WOOD DECK/STAIRS
- SAWCUT, REMOVE, & REPLACE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)



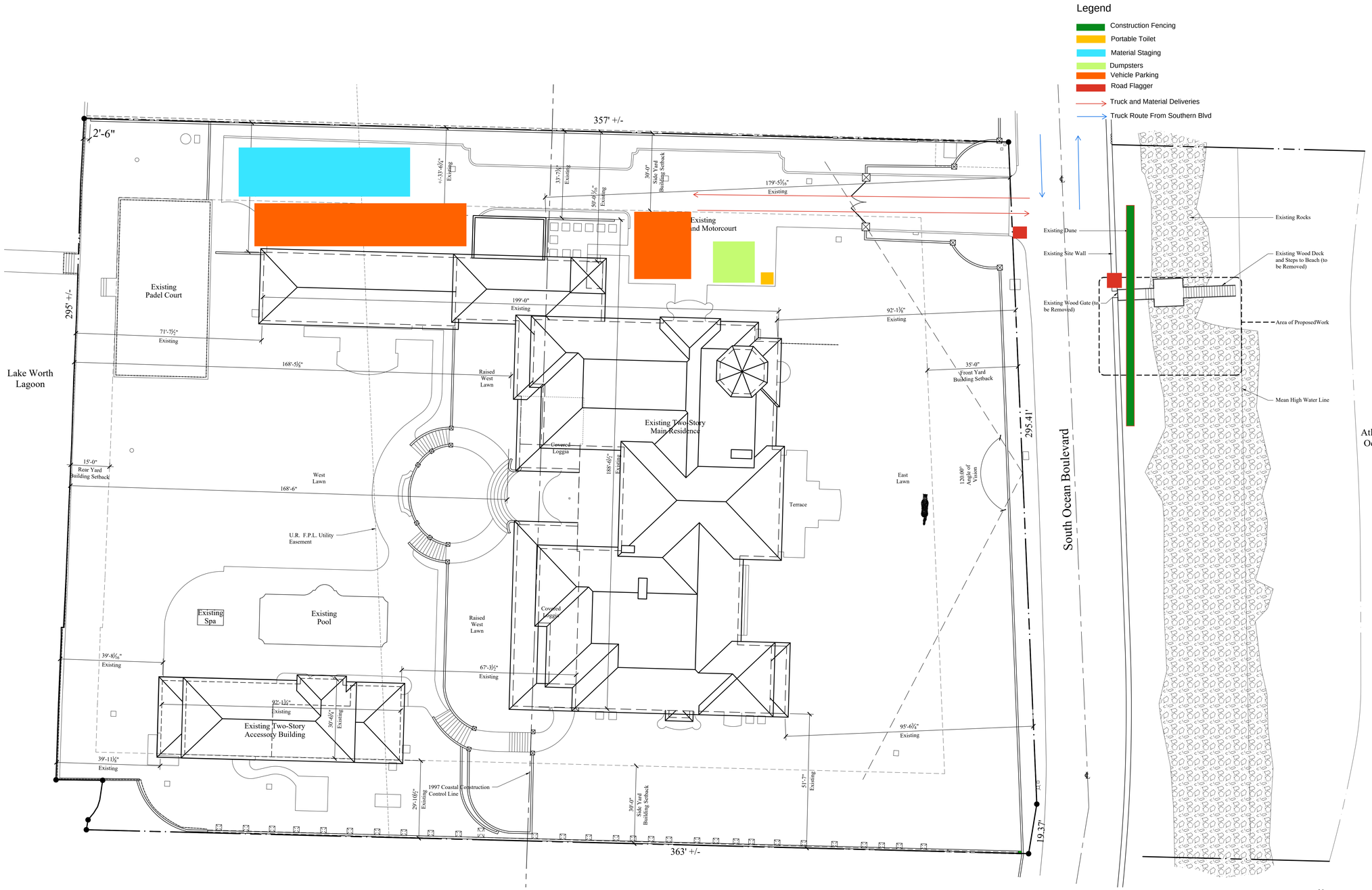
10/30/2025

REVISIONS	DESIGN N.G.	DRAWN C.O.	CHECKED	APPROVED	DATE	

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

1960 SOUTH OCEAN BOULEVARD
SECTION 11, TOWNSHIP 44S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET	OF
25-130	25130C01	1	1



Existing Site Plan

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

THE AMERICAN INSTITUTE OF ARCHITECTS

COMM. NO.
22101

PHASE
-

ISSUED

REVISIONS

NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
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9		
10		
11		
12		
13		
14		
15		
16		

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

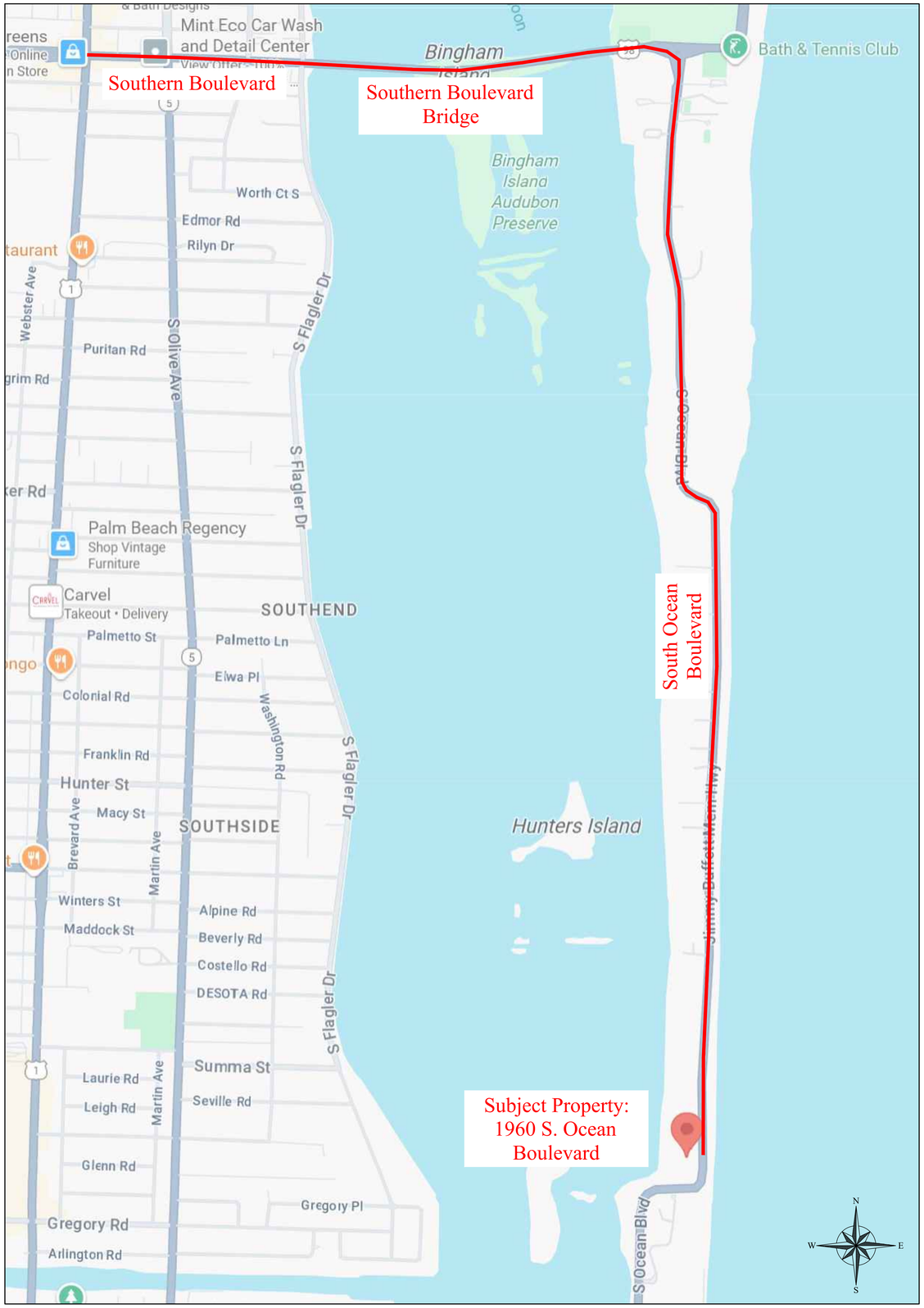
Beach Cabana at
Casa Riviera
1960 South Ocean Boulevard
Palm Beach, FL 33480

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.

Construction Screening Plan



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:

THE AMERICAN INSTITUTE OF ARCHITECTS

COMM. NO.
25002

PHASE
-
ISSUED

REVISIONS

NO.	MODIFICATION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

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

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:*

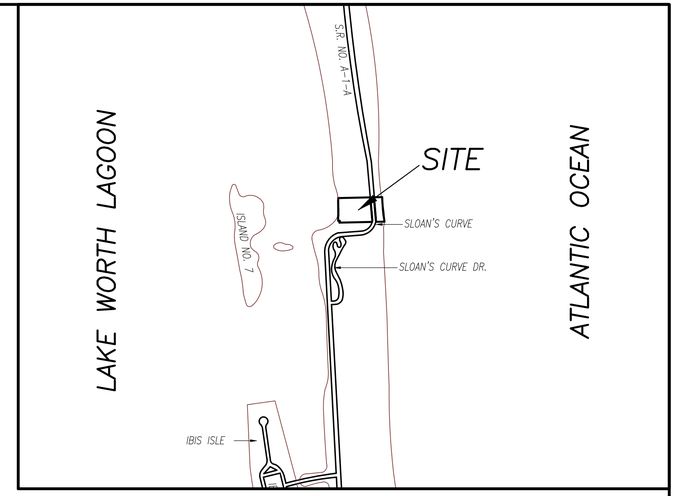
PARCEL 1: *Bounded on the East by the Atlantic Ocean and on the West by the waters of Lake Worth, being a part of Government Lot 2, Section 11, Township 44 South of Range 43 East, and being a portion of the lands conveyed to Ocean Boulevard Land Company, a Florida corporation, on December 30th, 1931, 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

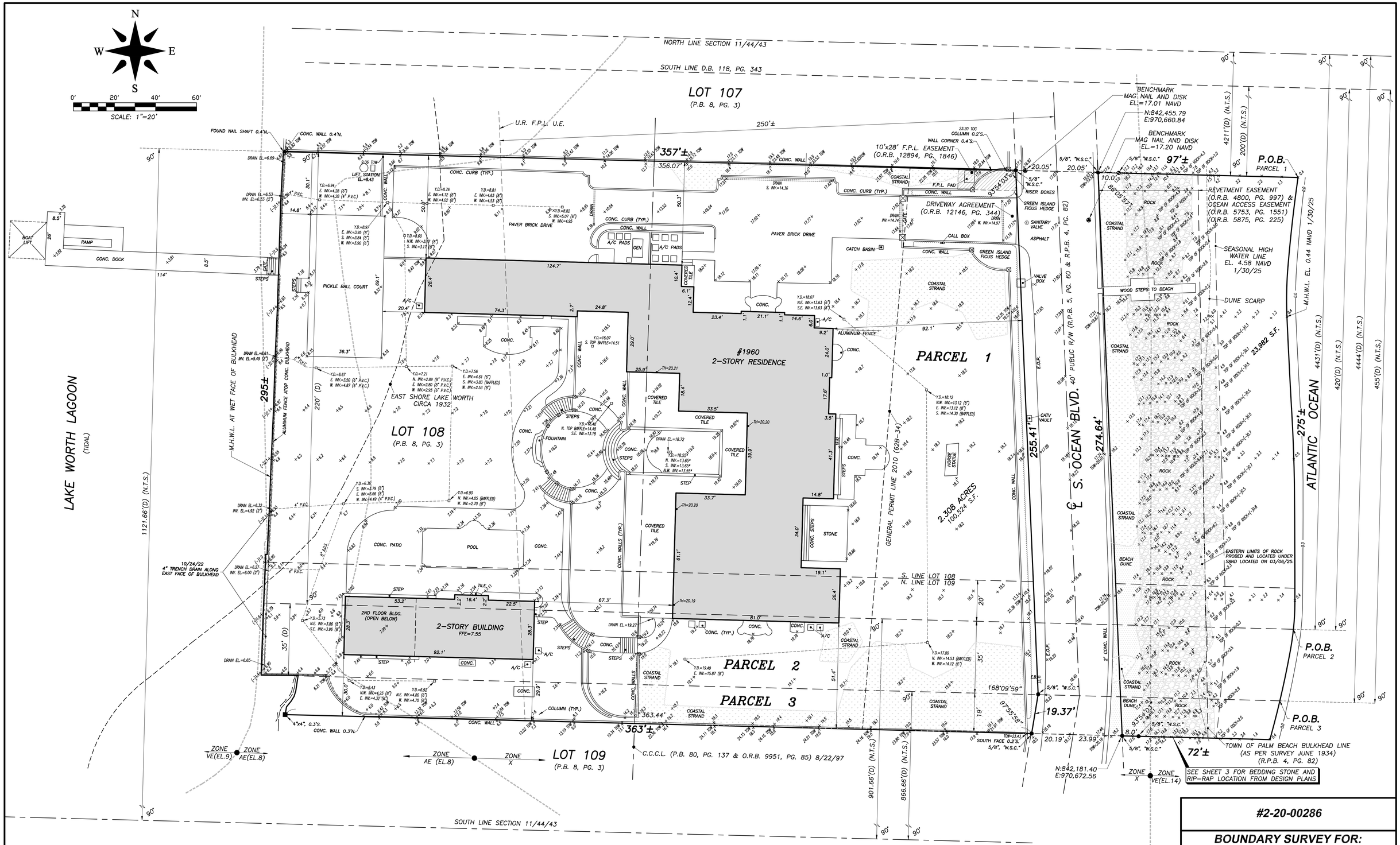
#2-20-00286

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



#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	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: November 21, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0071 117 DOLPHIN RD. The applicant, Fusz Marla Wiegman FUSZ MARLA WIEGMAN FAMILY TRUST (Dailey Janssen Architects), has filed an application requesting Architectural Commission review and approval for fenestration changes to a previously approved new single-family residence.

Date: 11/14/2025

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-25-0071 117 DOLPHIN RD. The applicant, Fusz Marla Wiegman FUSZ MARLA WIEGMAN FAMILY TRUST (Dailey Janssen Architects), has filed an application requesting Architectural Commission review and approval for fenestration changes to a previously approved new single-family residence.

Applicant: Fusz Marla Wiegman FUSZ MARLA WIEGMAN FAMILY TRUST
Architecture: Dailey Janssen Architects

HISTORY:

The new two-story single-family residence is new construction that was originally approved under application ARC-24-0074 at the December 20, 2024 ARCOM meeting. The item was approved with a 6-1 vote. The current application is for modifications to the approval.

THE PROJECT:

The applicant has submitted plans, entitled "Proposed Alterations At: 117 Dolphin Rd" as prepared by Dailey Janssen Architects, uploaded November 7, 2025.

The following scope of work is proposed:

- Redesign of front entry porch.
- Elimination of all painted brick veneer from the street façade.
- Fenestration changes.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE FAMILY
Lot Size	12,182 SF	**Crown of Road**	7.46’ NAVD
Lot Depth	105’	**Lot Width**	116’
Lot Coverage	30%	**Enclosed Square Footage**	4,796 SF
Overall Landscape Open Space	Required: 45% Existing: 45.5%	**Front Yard Landscape Open Space**	Required: 40% Existing: 67.4%
Surrounding Properties / Zoning			
North	102 Reef Rd | Residence / R-B		
South	118 Dolphin Rd | Residence / R-B		
East	107 Dolphin Rd | Residence / R-B		
West	125 Dolphin Rd | Residence / R-B		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The applicant seeks to modify the prreviosly approved front entry way and remove the 1st floor brick exterior. The approved double hung windows will be modofied to casement with a change to the divided light patterns. There are no changes to the approved ladnscape and hardscape proposed.



PREVIOUSLY PROPOSED



CURRENTLY PROPOSED

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

James J Murphy

DJA DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

Date: September 18, 2025

LETTER OF INTENT RELATED TO PROPOSED ALTERATIONS AT 117 DOLPHIN ROAD, PALM BEACH, FLORIDA, 33480

We are pleased to submit the accompanying drawings for the review of our project at 117 Dolphin Road. The previously approved project, ARC-24-0074 is currently under construction. With this request we are seeking changes to the previously approved design. Following initial ARCOM approval, modifications to the design were approved under ARCS-25-1124 for landscape changes and ARCS-25-1262 for architectural changes.

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not applicable

B) ARCOM 18-205

We are seeking consideration by the architectural review commission alteration of the following features of the previously approved design:

1. Redesign of the front entry porch.
2. Elimination of all painted brick veneer from the street façade.
3. Change of the fenestration from double hung windows to casement windows with a change to the divided light pattern of all windows and doors.

B) ARCOM 18-206

Not applicable

C) SPECIAL EXCEPTION 134-229

Not applicable

D) SITE PLAN REVIEW 134-329

Not Applicable

E) VARIANCES 134-201

Not Applicable

Respectfully Submitted,

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

PROPOSED ALTERATIONS AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

FINAL DROP OFF 11.10.25 ARCOM 11.21.25

ARC-25-0071

INDEX OF DRAWINGS

A-0.00 COVER SHEET
A-0.01 NEIGHBORING PROPERTIES

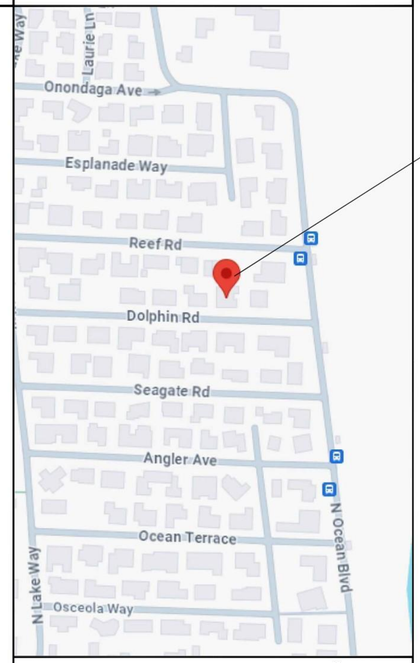
SP-1.01 1/8 "-1'-0" SITE PLAN

A-1.01 1/4" - 1'-0" 1ST FLOOR PLAN
A-1.02 1/4" - 1'-0" 2ND FLOOR PLAN
A-1.03 1/4" - 1'-0" ROOF PLAN

A-2.01 1/4" - 1'-0" ELEVATIONS
A-2.02 1/4" - 1'-0" ELEVATIONS
A-2.03 1/4" - 1'-0" ELEVATIONS
A-2.04 1/4" - 1'-0" ELEVATIONS

R0.1 COLOR ELEVATIONS
R0.2 COLOR ELEVATIONS
R0.3 COLOR ELEVATIONS
R0.4 COLOR ELEVATIONS
R0.10 MATERIALS

LOCATION



LOCATION MAP
PALM BEACH, FLORIDA

CONSULTANTS AND ENGINEERS:

GENERAL CONTRACTOR:	GEOTECHNICAL ENGINEER:	STRUCTURAL ENGINEER:	MEP ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	SURVEYOR:	
	ALLTERRA ENGINEERING AND TESTING 3866 PROSPECT AVE, SUITE 9 WEST PALM BEACH, FL, 33404 561.881.1939			CIVIL ENGINEERING CONSULTING, INC 8195 WHITE ROCK CIRCLE BOYNTON BEACH, FLORIDA, 33436 561-847-0398	PARADELO BURGESS DESIGN STUDIO 1177 CLARE AVE, SUITE 7 WEST PALM BEACH, FL, 33401 401.465.8250	WALLACE SURVEYING CORP. 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 561-640-4551	

JOB NUMBER:	24-114
ISSUED FOR FIRST SUBMITTAL:	09.18.25
ISSUED FOR SECOND SUBMITTAL:	10.06.25

PROPOSED ALTERATIONS AT:
117 DOLPHIN ROAD
PALM BEACH — TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001714

DATE: 9.18.25
DRAWN: PM
REVISIONS:

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SEAL

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

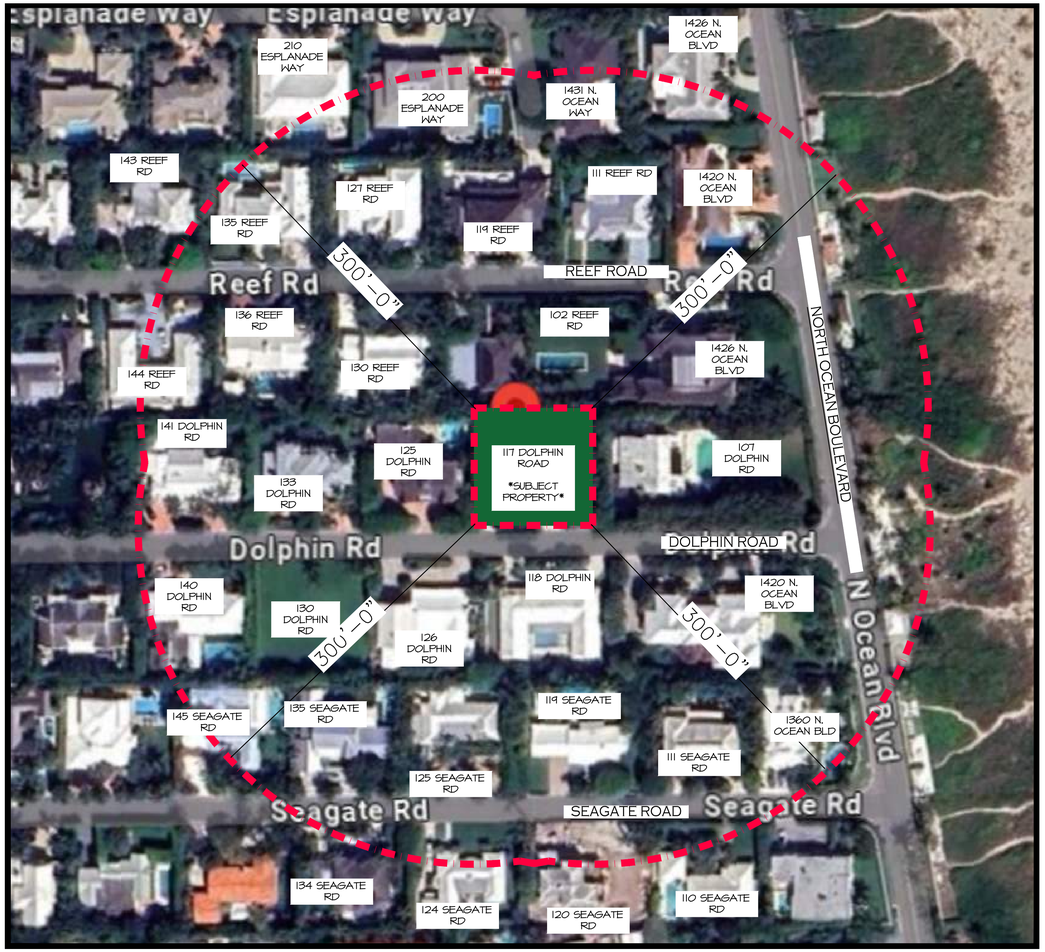
ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-XXXX

DRAWING NO.

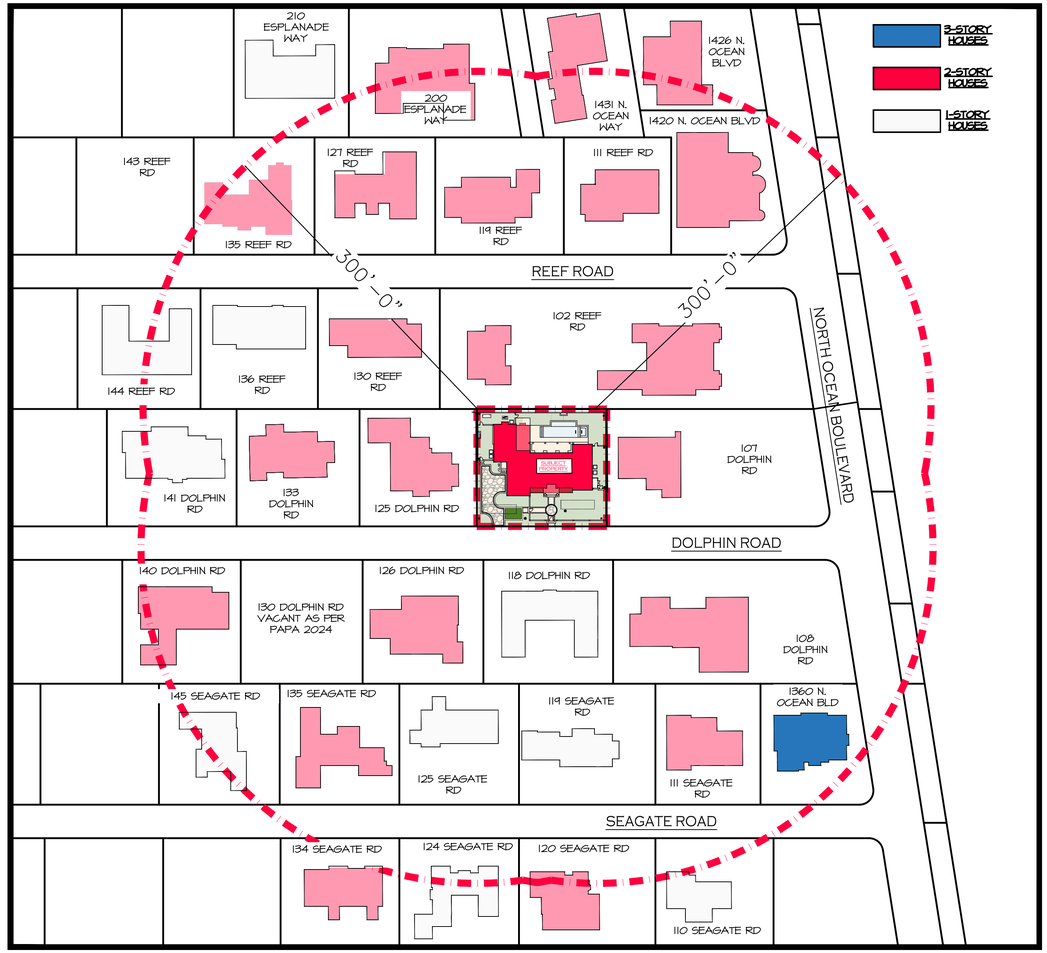
A0.00

JOB NUMBER: 24-114



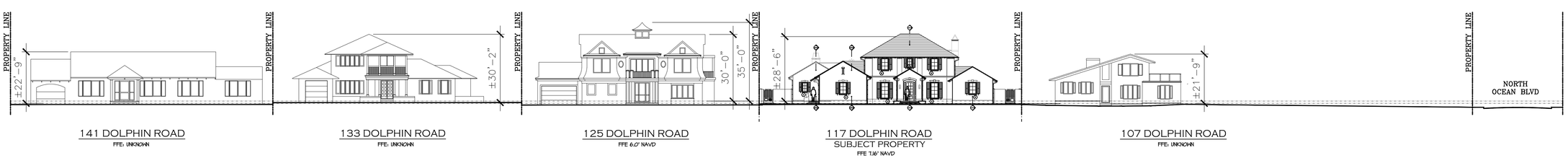
Neighboring Properties

SCALE: 1/64"=1'-0"



Neighboring Properties

SCALE: 1/64"=1'-0"



141 DOLPHIN ROAD
FFE: UNKNOWN

133 DOLPHIN ROAD
FFE: UNKNOWN

125 DOLPHIN ROAD
FFE 6.0' NAVD

117 DOLPHIN ROAD
SUBJECT PROPERTY
FFE 7.16' NAVD

107 DOLPHIN ROAD
FFE: UNKNOWN

Dolphin Road Streetscape

FACING NORTH

117 DOLPHIN ROAD

PROPOSED ALTERATIONS AT:

PALM BEACH

TOWN OF PALM BEACH

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

DATE: 9.18.25
DRAWN: PM
REVISIONS:

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-XXXX

DRAWING NO.

A0.02

JOB NUMBER: 24-114



107 DOLPHIN ROAD (1)



107 DOLPHIN ROAD (2)







108 DOLPHIN ROAD (3)



108 DOLPHIN ROAD CABANA







118 DOLPHIN ROAD (1)



118 DOLPHIN ROAD (2)







126 DOLPHIN ROAD (2)



130 DOLPHIN ROAD







141 DOLPHIN ROAD (1)



141 DOLPHIN ROAD (2)







210 ESPLANADE WAY (2)



1360 N. OCEAN BLVD (1)







1420 N. OCEAN BLVD (1)



1420 N. OCEAN BLVD (2)







1426 N. OCEAN BLVD



102 REEF ROAD (1)







111 REEF ROAD (1)



111 REEF ROAD (2)







127 REEF ROAD (1)



127 REEF ROAD (2)







135 REEF ROAD (2)



136 REEF ROAD







110 SEAGATE ROAD (1)



110 SEAGATE ROAD (2)







119 SEAGATE ROAD (1)



119 SEAGATE ROAD (2)







124 SEAGATE ROAD (1)



124 SEAGATE ROAD (2)







134 SEAGATE ROAD (1)



134 SEAGATE ROAD (2)



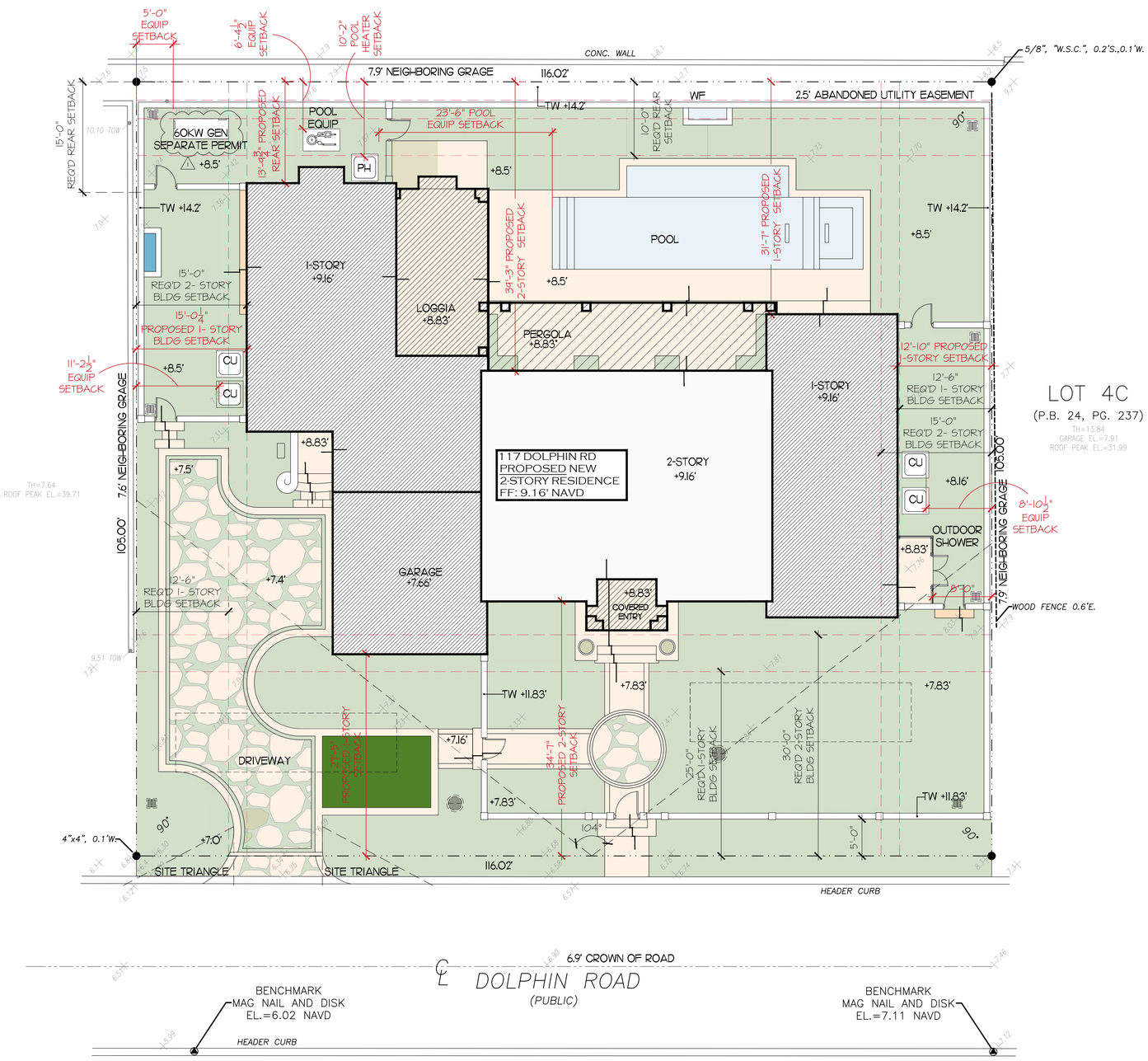




145 SEAGATE ROAD (1)



145 SEAGATE ROAD (2)



PREVIOUSLY APPROVED SITE PLAN

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

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

DATE: PERMIT SET 03.27.2025

DRAWN: PM

REVISIONS:

STAFF PROJECT REVIEW 12.25

UNDER SEPARATE PERMIT

05.05.2025

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

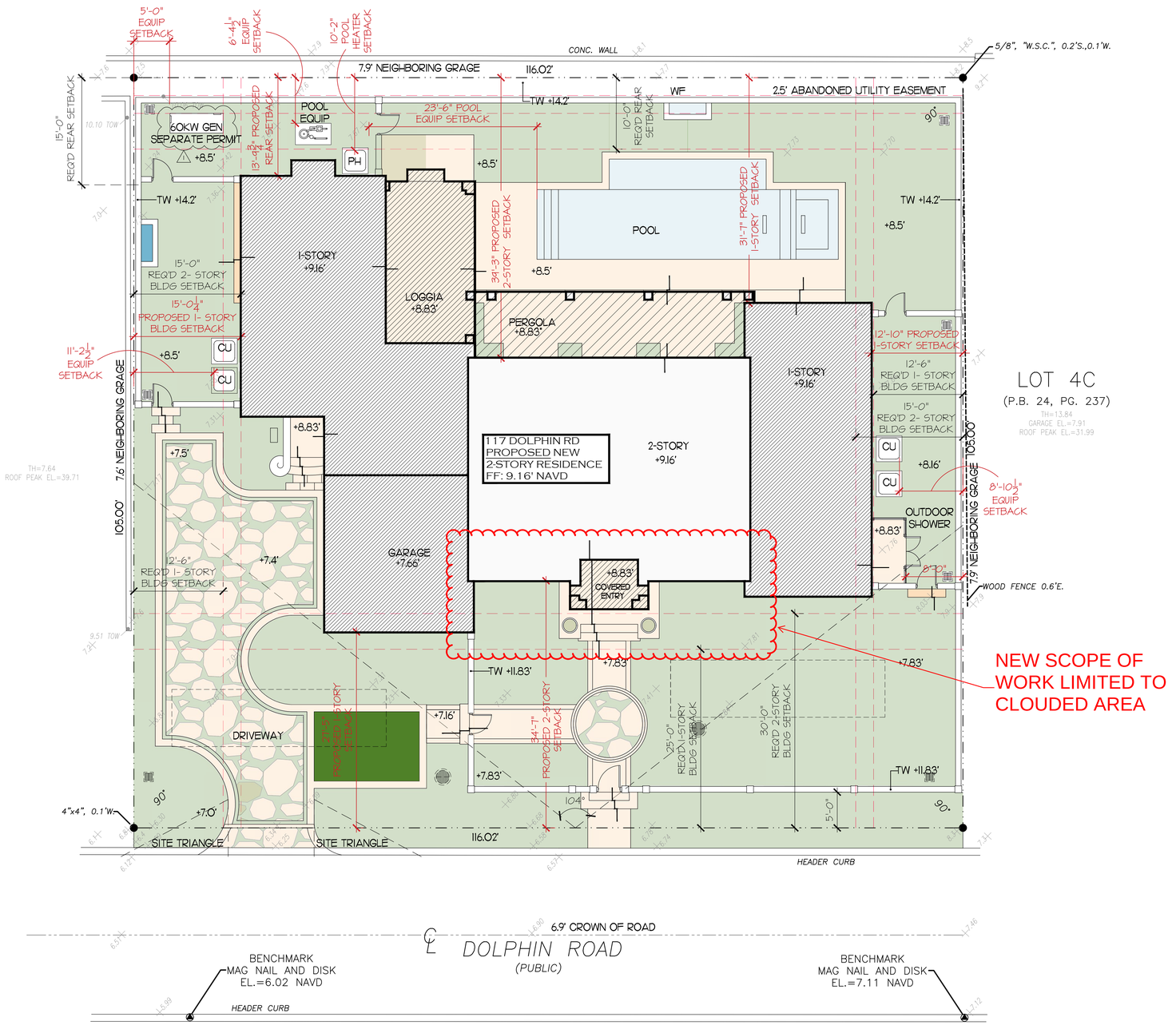
ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

DRAWING NO.

SP1.01

JOB NUMBER: 24-114



LOT 4C
(P.B. 24, PG. 237)
TH=13.84
GARAGE EL.=7.91
ROOF PEAK EL.=31.99

CURRENTLY PROPOSED SITE PLAN

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

117 DOLPHIN ROAD

PROPOSED NEW RESIDENCE AT:

PALM BEACH

TOWN OF PALM BEACH

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

DATE: PERMIT SET 03.27.2025
DRAWN: PM
REVISIONS:
STAFF REVIEW REQUEST 2.25
UNDER SEPARATE PERMIT
05.05.2025 ⚠

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

DRAWING NO.

SP1.01

JOB NUMBER: 24-114

TOWN OF PALM BEACH

Planning, Zoning & Building Department

DEVELOPMENT ORDER (ARCOM)

File: ARC-24-0074
Property: 117 Dolphin Rd
Meeting Date: December 20, 2024

The Architectural Commission (ARCOM) approved the construction of a two-story single-family residence (6-1) accordance with Section 18-205 of the Town Code with the following condition(s) to be included as part of this Development Order:

1. **Applicant shall use the façade option shown in chambers with vine on front elevation.**
2. **Applicant shall modify front door to match shutter color.**
3. **Applicant shall modify hardscape, excluding driveway, to be coral stone.**

Provided, the applicant builds substantially in accordance with the approved plans, as prepared and submitted by **Dailey Janssen Architects** on December 4, 2024, as approved by ARCOM, and as determined by staff.

Approval of this application by the ARCOM does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as Town Council approval and the necessary building permits. A building permit for the work authorized under this approval must be obtained within one year from the date of approval or said approval will expire.

When requesting a building permit, the plans submitted to the Town for permit are required to be consistent with the plans approved by the Commission and modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Development Order. A copy of all pages of the Development Order shall be scanned into the plans submitted for a building permit and shall be located immediately after the front cover page of the permit plans.

Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the Commission and shall be subject to all conditions of approval herein, unless otherwise modified by the Commission. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

This Development Order shall serve as the written finding of the ARCOM in accordance with Section 18-203(4).

Dated this 23rd day of December, 20 24.

Sincerely,

Wayne Bergman, Director of Planning, Zoning and Building, on behalf of ARCHITECTURAL COMMISSION

cc: James G. Murphy, Assistant Director of Planning, Zoning and Building
Bradely Falco, Design & Preservation Planner (PM)

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480
Telephone: (561)838-5430 • Facsimile (561)835-1621
E-Mail: pzb@townofpalmbeach.com • Website: www.townofpalmbeach.com
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Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	**Property Address:**	117 Dolphin Road		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	12,182.10 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	116.02' x 105'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	Flood Zone "X"		
7	**Zero Datum for point of meas. (NAVD)**	8.96' NAVD		
8	**Crown of Road (COR) (NAVD)**	6.9' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,655 SF (30%)		3,655 SF (30%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A		4,796 SF
12	*Front Yard Setback (Ft.)	25'-0"/30'-0"		27'-5" (SOUTH 1-STORY) 34'-7" (SOUTH 2-STORY)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"		15'-0.25" (WEST) 12'-10" (EAST)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"		46'-10" (WEST) 29'-10" (EAST)
15	*Rear Yard Setback (Ft.)	10'-0"/15'-0"		13'-9.75" (SOUTH 1-STORY) 39'-3" (SOUTH 2-STORY)
16	Angle of Vision (Deg.)	104°		104°
17	Building Height (Ft.)	14'-0"/22'-0"		11'-0"/18'-11"
18	Overall Building Height (Ft.)	30'-0"		29'-8"
19	Cubic Content Ratio (CCR) (R-B ONLY)	(3.98) 48,463 CF		45,362 CF
20	** Max. Fill Added to Site (Ft.)	1.13 SF		10"
21	Finished Floor Elev. (FFE)(NAVD)	8'-2" NAVD		9'-2" NAVD
22	Base Flood Elevation (BFE)(NAVD)	9'-0" NAVD		9'-0" NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	5,481.9 (45%)		5,541.8 (45.5%)
24	Perimeter LOS (Sq Ft and %)	2,010.2 (50%)		3,360.6 (83.6%)
25	Front Yard LOS (Sq Ft and %)	1,160.2 (40%)		1,953.5(67.4%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

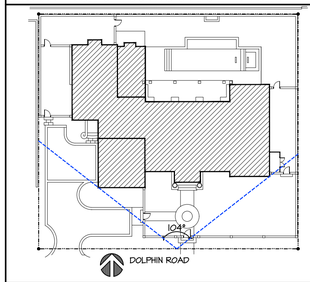
*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)*

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

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

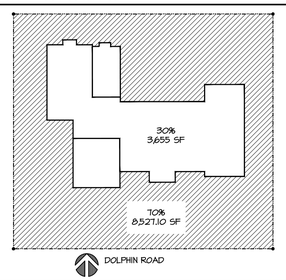
REV BF 20230626

DIAGRAM - ANGLE OF VISION AND SAFE SITE TRIANGLES



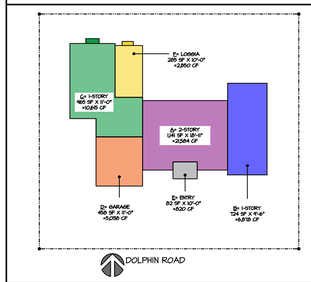
ANGLE OF VISION: 104° = ALLOWABLE (104°)

DIAGRAM - LOT COVERAGE



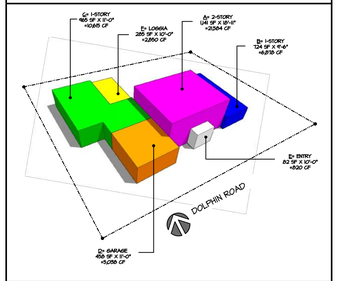
TOTAL PROPOSED LOT COVERAGE/FOOTPRINT: 30 % AT 3,655 S.F.
TOTAL ALLOWED LOT COVERAGE/FOOTPRINT: 30 % AT 3,655 S.F.

DIAGRAM - CUBIC CONTENT



TOTAL PROPOSED CCR: 45,362 CF
TOTAL ALLOWED CCR: 48,463 CF

AXONOMETRIC - PROPOSED CUBIC CONTENT



CUBIC CONTENT CALCULATIONS

MAX. ALLOWED CCR = 3.50+[(60,000-12,182.10)+50,000)X0.5]= **3.98**

CUBIC CONTENT CALCS (PROPOSED)

	SF	HT	TOTAL
ENCLOSED AREA			
TWO STORY AC (A)	1,141	18'-11"	21584
ONE STORY AC (B)	724	9'-6"	6878
ONE STORY AC (C)	965	11'-0"	10615
GARAGE (D)	458	11'-0"	5038
TOTAL			**44115**
UNENCLOSED AREA			
FRONT ENTRY (E)	82	10'-0"	820
COVERED LOGGIA (F)	285	10'-0"	2850
TOTAL			**3670**
CREDIT FOR 5% UNENCLOSED			**-2423.13**
			1247
ADJUSTED TOTAL			**1247**
TOTAL ALLOWED 48463	>	**GRAND TOTAL**	**45362**

LOT SIZE DATA

117 DOLPHIN ROAD LOT = 12,182.10

LOT COVERAGE DATA

	SF
UNDER AIR (A, B, C)	2,830
GARAGE (D)	458
FRONT ENTRY (E)	82
COVERED LOGGIA (H)	285
TOTAL COVERED	**3,655**
3% ALLOWANCE FOR PERGOLA =	365
PROPOSED PERGOLA	**351**
TOTAL	**3,655**

2 STORY MAX COVERAGE 30%
TOTAL ALLOWED (2-STORY) 3,655

UNDER BY: 0

ZONING DATA

PROPOSED ALTERATIONS AT:
117 DOLPHIN ROAD
PALM BEACH, TOWN OF PALM BEACH

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

DATE: 9.18.25
DRAWN: PM
REVISIONS:
10.31.25

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SEAL

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

ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-XXXX

DRAWING NO.

SP1.02

JOB NUMBER: 24-114

117 DOLPHIN ROAD

PROPOSED ALTERATIONS A.T.

PALM BEACH

TOWN OF PALM BEACH

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

DATE: 9.18.25
DRAWN: PM
REVISIONS:

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-XXXX

DRAWING NO.

A1.01

JOB NUMBER: 24-114

2'-6" ABANDONED UTILITY EASEMENT

WATER FEATURE

60KW GEN

POOL EQUIP

POOL HEATER

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

INSECT SCREENS & HURRICANE ROLLER SHADES

POOL

15'-0" SIDE 2-STORY SETBACK

12'-6" SIDE 1-STORY SETBACK

FAMILY RM

LOGGIA

BBQ AND HOOD

SINK

U/C REF.

PANTRY

FREEZ

REF

U/C ICE

U/C WINE

SINK

BAR

DW

SINK

TRASH

CU

MICRO/ OVEN

48" RANGE AND HOOD

STORAGE

UPPER CAB

WASHER

DRYER

LAUNDRY

LAV

R/R

WC

CLOSET

ELEC PANELS

9'x18' PARKING BAY

⅝" TYPE 'X' FIRE RATED GYP. BOARD TO BE USED @ ALL GARAGE CEILINGS AND WALLS TO MEET FBC R-302.6

-1'-6" (1'-6" NAVD) T.O. CONC SLAB

9'x18' PARKING BAY

FLOOD VENT:
GARAGE SQFT = ±433 SQFT
FLOOD VENT = 200 SQFT
433/200 = 2.16
3 VENTS REQUIRED

2 CAR GARAGE
100

(3) FLOOD VENTS IN GARAGE DOOR AS PER FBCR322.2.2

TWH

TWH

DINING ROOM

GREAT ROOM

BUILT-IN CAB

0'-0" (9'-0" NAVD) T.O. CONC SLAB

FOYER

ENTRY

OFFICE

UP

BAHAMA SHUTTER

BAHAMA SHUTTER

½" BRICK VENEER

½" BRICK VENEER

MASTER BED

MASTER CL

R&S

HALL

MASTER CL

R&S

MASTER BATH

LAV

6' TUB

BENCH

WC

OUTDOOR SHOWER

CU

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

12'-6" SIDE 1-STORY SETBACK

FIRST FLOOR PLAN

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

117 DOLPHIN ROAD

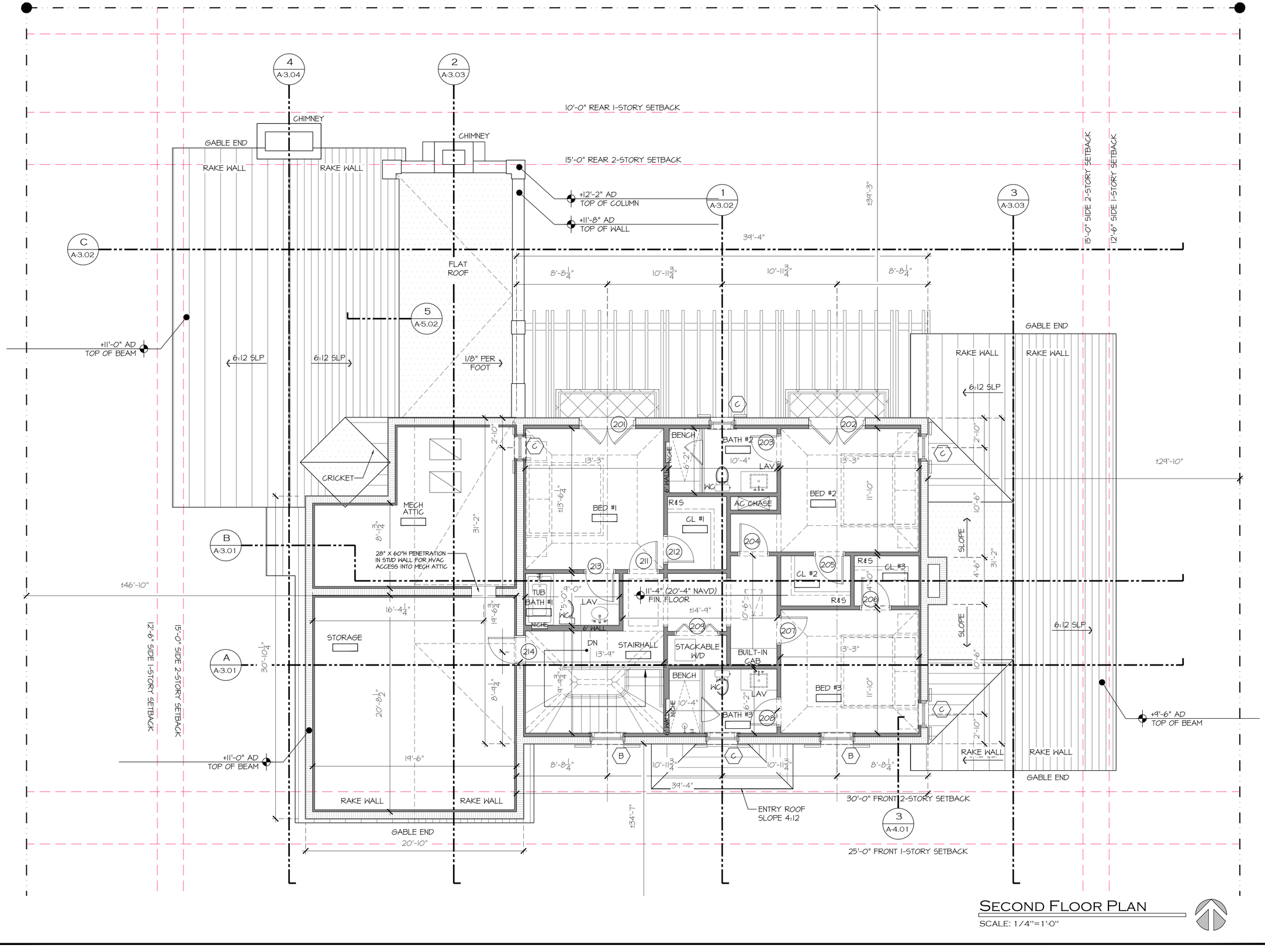
PROPOSED ALTERATIONS A.T.

PALM BEACH

TOWN OF PALM BEACH

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

DATE: 9.18.25
DRAWN: PM
REVISIONS:



SECOND FLOOR PLAN

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

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ROGER PATTON JANSSEN
AR0014785
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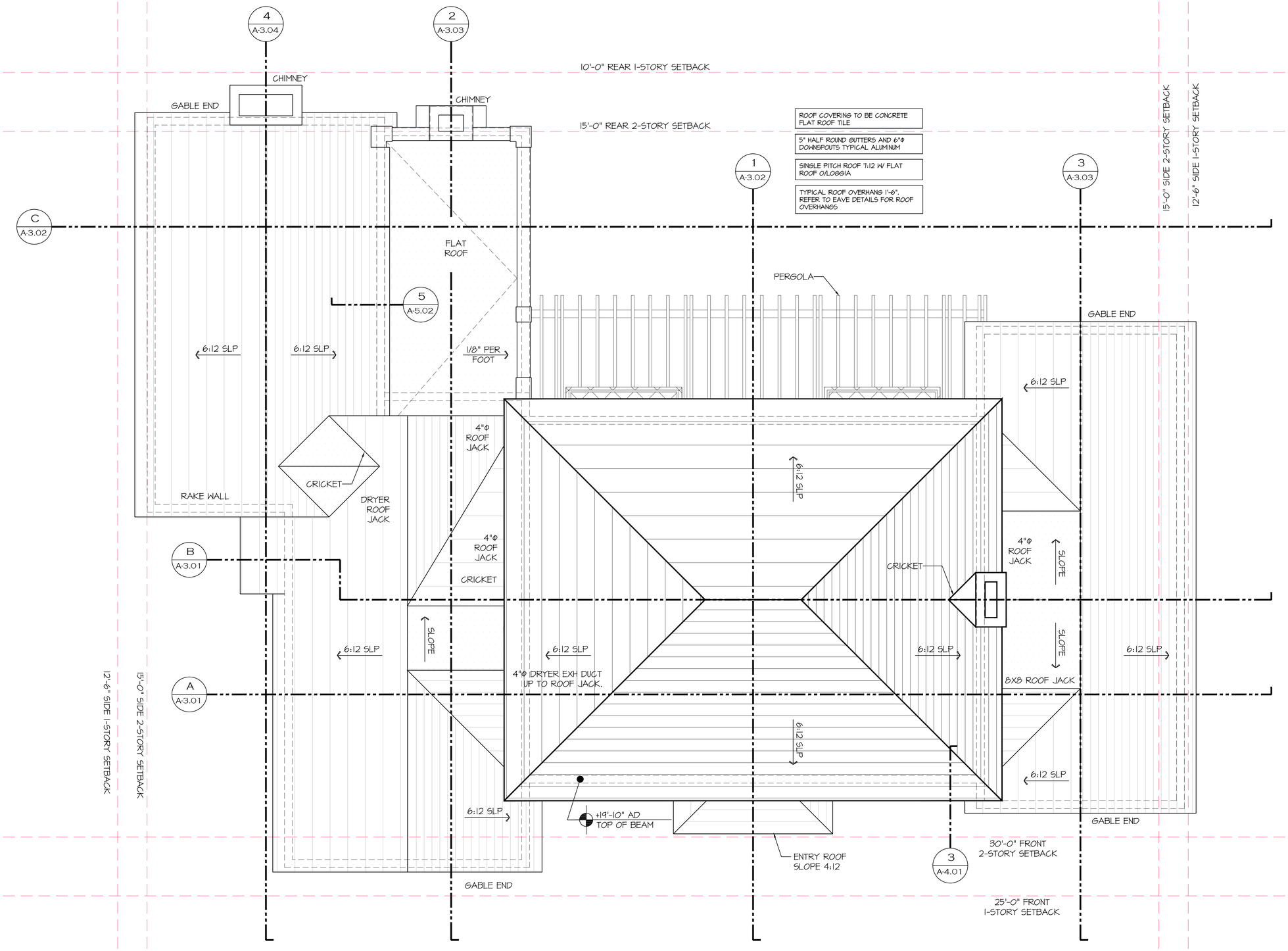
ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-XXXX

DRAWING NO.

A1.02

JOB NUMBER: 24-114



ROOF PLAN

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

PROPOSED ALTERATIONS AT:

117 DOLPHIN ROAD

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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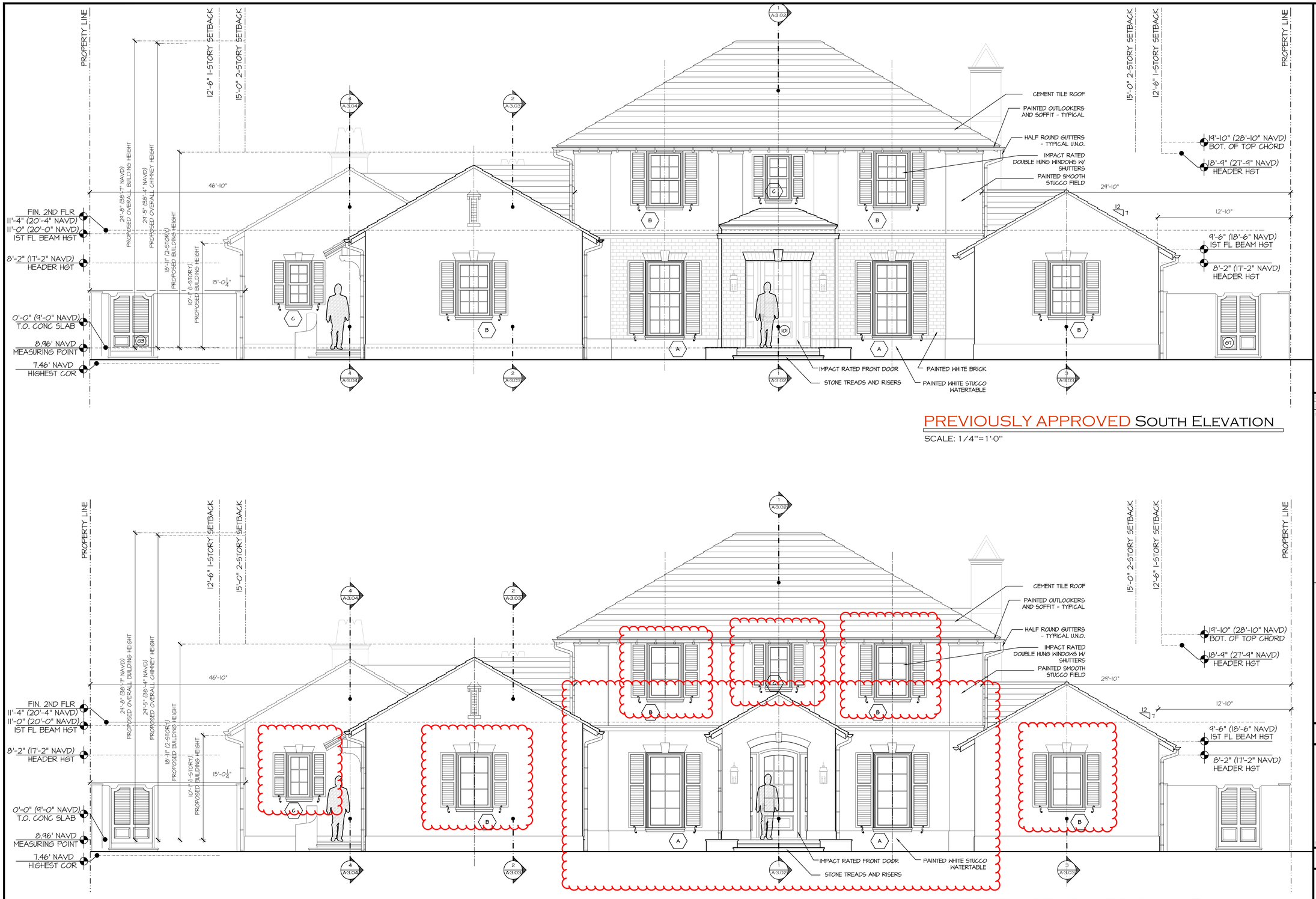
ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-XXXX

DRAWING NO.

A1.03

JOB NUMBER: 24-114



PREVIOUSLY APPROVED SOUTH ELEVATION

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

CURRENTLY PROPOSED SOUTH ELEVATION

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

PROPOSED ALTERATIONS AT:

117 DOLPHIN ROAD

PALM BEACH

TOWN OF PALM BEACH

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-XXXX

DRAWING NO.

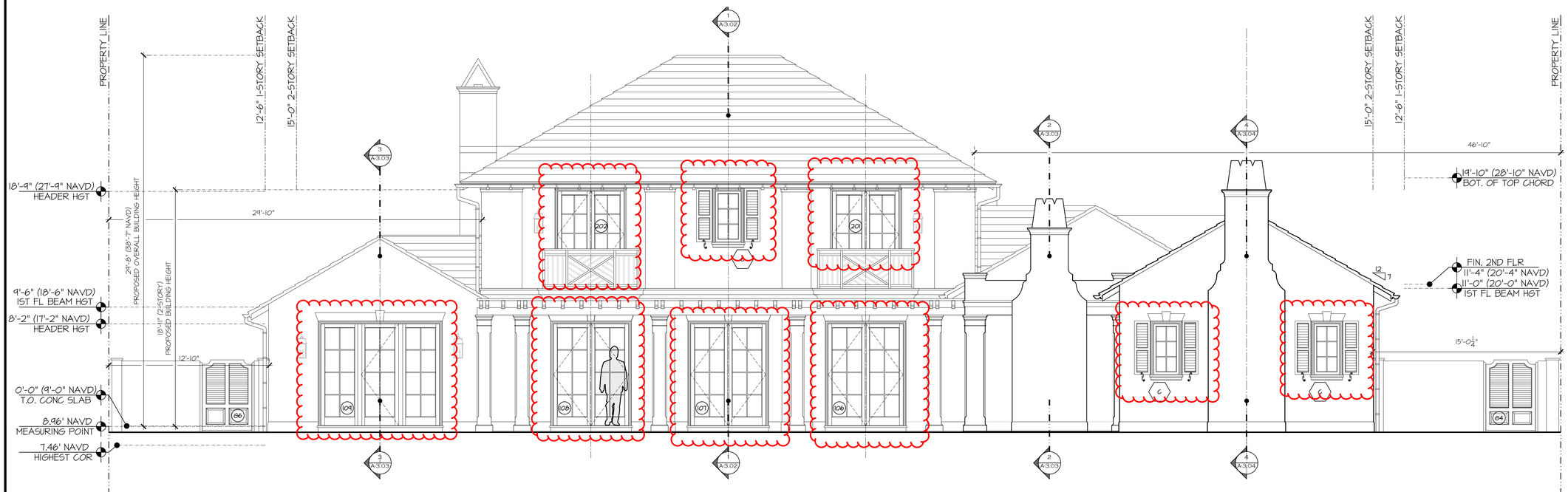
A2.01

JOB NUMBER: 24-114



PREVIOUSLY APPROVED NORTH ELEVATION

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



CURRENTLY PROPOSED NORTH ELEVATION

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

117 DOLPHIN ROAD

PROPOSED ALTERATIONS AT:

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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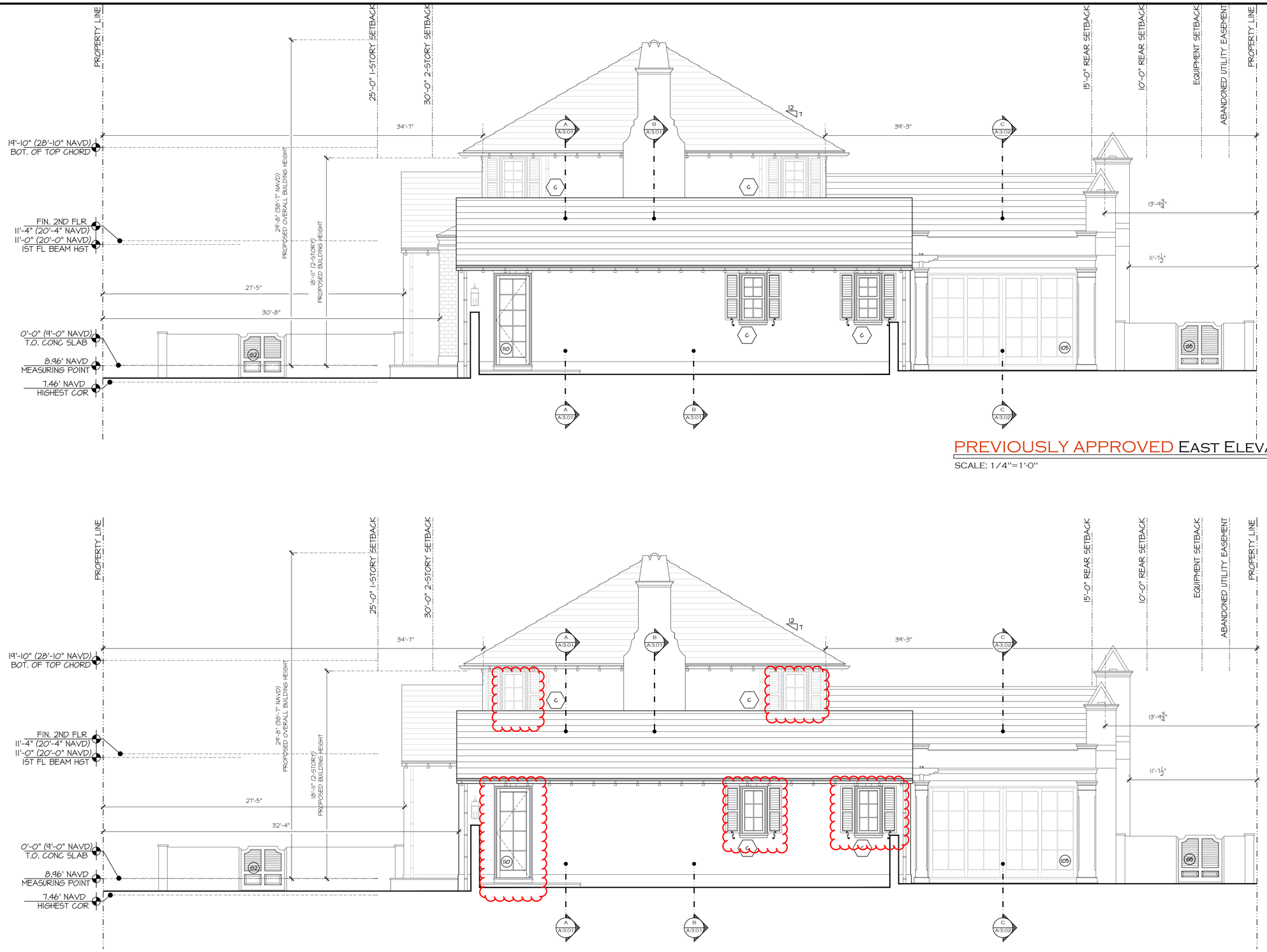
ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-XXXX

DRAWING NO.

A2.02

JOB NUMBER: 24-114



PREVIOUSLY APPROVED EAST ELEVATION

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

CURRENTLY PROPOSED EAST ELEVATION

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

117 DOLPHIN ROAD

PROPOSED ALTERATIONS AT:

PALM BEACH

TOWN OF PALM BEACH

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

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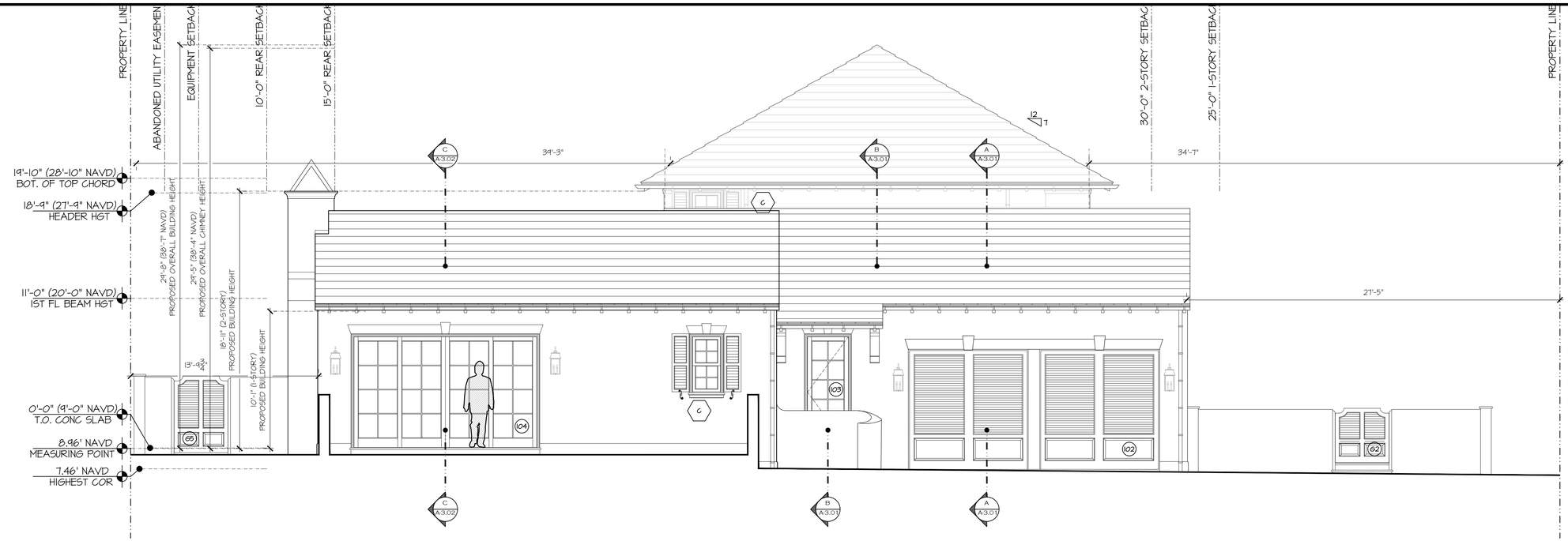
ARCOM # ARC-25-XXXX

DRAWING NO.

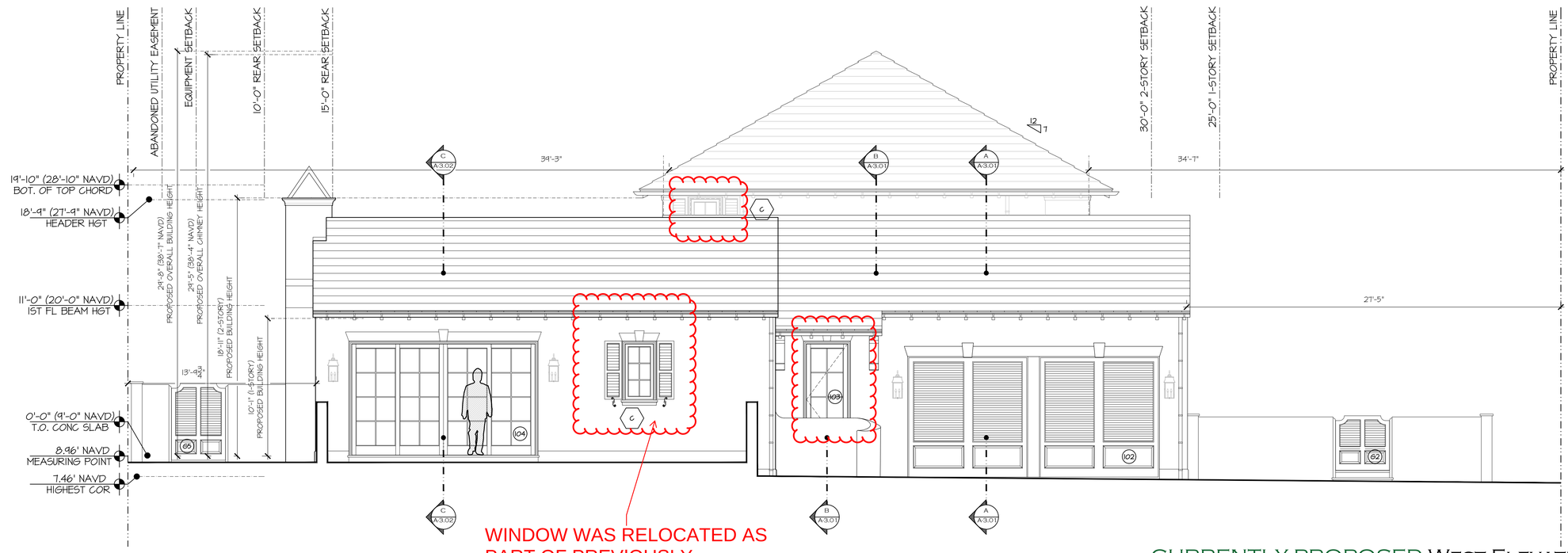
A2.03

JOB NUMBER: 24-114



PREVIOUSLY APPROVED WEST ELEVATION

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



WINDOW WAS RELOCATED AS PART OF PREVIOUSLY APPROVED STAFF REQUEST

CURRENTLY PROPOSED WEST ELEVATION

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

PROPOSED ALTERATIONS AT:

117 DOLPHIN ROAD

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001714

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-XXXX

DRAWING NO.

A2.04

JOB NUMBER: 24-114



PREVIOUSLY APPROVED SOUTH ELEVATION

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



CURRENTLY PROPOSED SOUTH ELEVATION

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

117 DOLPHIN ROAD

PROPOSED ALTERATIONS AT:

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4107, LICENSE #AA-C001714

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REVISIONS:
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-XXXX

DRAWING NO.

R0.1

JOB NUMBER: 24-114



PREVIOUSLY APPROVED NORTH ELEVATION

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



CURRENTLY PROPOSED NORTH ELEVATION

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

117 DOLPHIN ROAD

PROPOSED ALTERATIONS AT:

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001714

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-XXXX

DRAWING NO.

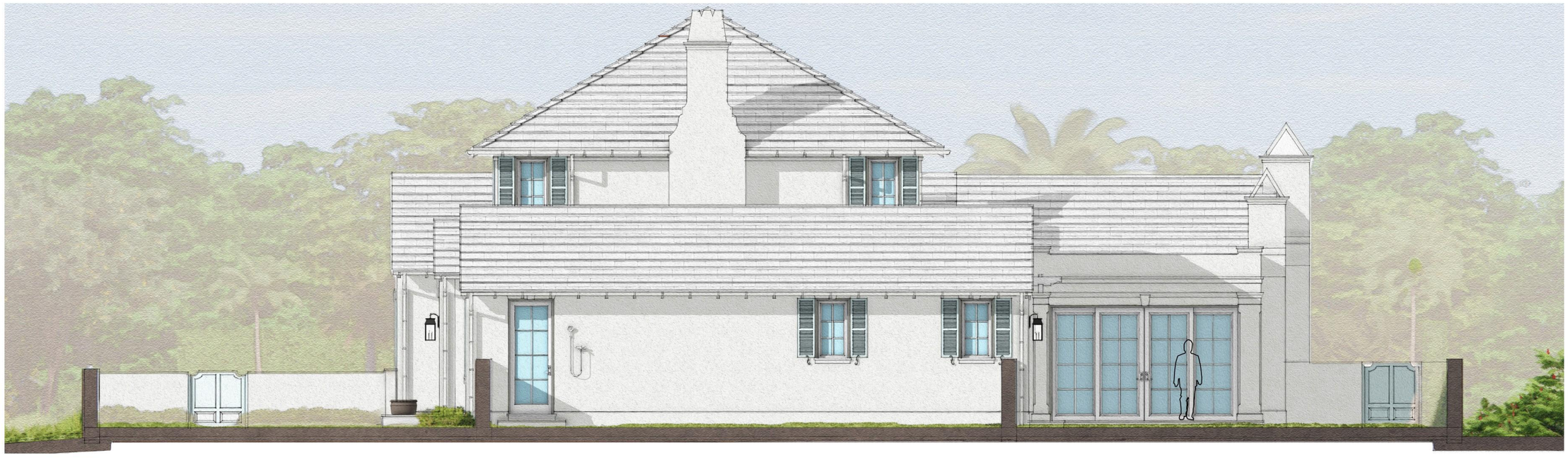
R0.2

JOB NUMBER: 24-114



PREVIOUSLY APPROVED EAST ELEVATION

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



CURRENTLY PROPOSED EAST ELEVATION

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

117 DOLPHIN ROAD

PROPOSED ALTERATIONS AT:

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4707, LICENSE #AA-C001714

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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-XXXX

DRAWING NO.

R0.3

JOB NUMBER: 24-114



PREVIOUSLY APPROVED WEST ELEVATION

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



CURRENTLY PROPOSED WEST ELEVATION

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

117 DOLPHIN ROAD

PROPOSED ALTERATIONS A.T.

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4107, LICENSE #AA-C001714

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-XXXX

DRAWING NO.

R0.4

JOB NUMBER: 24-114



PREVIOUSLY APPROVED ENTRY PERSPECTIVE

NO GATE

PROPOSED ALTERATIONS AT:

117 DOLPHIN ROAD

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001714

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REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-XXXX

DRAWING NO.

R0.5

JOB NUMBER: 24-114



CURRENTLY PROPOSED ENTRY PERSPECTIVE

NO GATE

PROPOSED ALTERATIONS AT:

117 DOLPHIN ROAD

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4107, LICENSE #AA-C001714

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-XXXX

DRAWING NO.

R0.6

JOB NUMBER: 24-114



PREVIOUSLY APPROVED ENTRY PERSPECTIVE

GATE

PROPOSED ALTERATIONS AT:

117 DOLPHIN ROAD

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4107, LICENSE #AA-C001714

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AR0014785
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-XXXX

DRAWING NO.

R0.7

JOB NUMBER: 24-114



CURRENTLY PROPOSED ENTRY PERSPECTIVE

GATE

117 DOLPHIN ROAD

PROPOSED ALTERATIONS A.T.

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001714

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-25-XXXX

DRAWING NO.

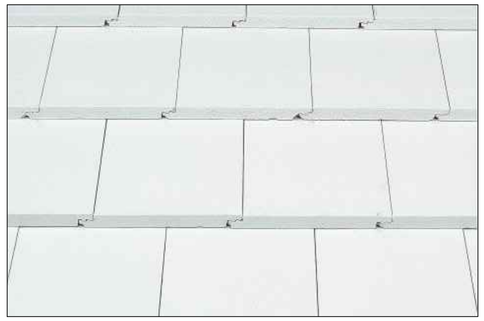
R0.8

JOB NUMBER: 24-114



WHITE STUCCO

- Benjamin Moore OC-65: Chantilly Lace





ROOF TILE

- White Cement Slurry Roof Tile



SHUTTER COLOR

Benjamin Moore Ocean Air
2123-50



HARDSCAPE

- Dominican Coral

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C00814

DATE: PRESENTATION 04.25.2024

DRAWN: LGU

REVISIONS:

PRESENTATION REV01: 11.22.24
PRESENTATION REV02: 12.20.24

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: C=US, E=rjanssen@dailey-janssen.com, O=DAILEY JANSSEN ARCHITECTS, P.A., CN=Roger Patton Janssen, 0.9.2342.19200300.100.1.1=AR0014785
Date: 2025.06.12 17:54:30-04'00'

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AR0014785
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

DRAWING NO.

R0.10

JOB NUMBER: 24-114

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: November 21, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0075 (ZON-25-0068) 160 BARTON AVE (COMBO). The applicant, Madeleine Parker (HCA Architecture, Representative), has filed an application requesting Architectural Commission review and approval for a second-floor addition, new fixed cover over front entry, window modification and site work at an existing residence; with variance relief requested for an addition within the required two-story side-yard setback. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 11/14/2025

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-25-0075 (ZON-25-0068) 160 BARTON AVE (COMBO). The applicant, Madeleine Parker (HCA Architecture, Representative), has filed an application requesting Architectural Commission review and approval for a second-floor addition, new fixed cover over front entry, window modification and site work at an existing residence; with variance relief requested for an addition within the required two-story side-yard setback. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0068 (ARC-25-0075) 160 BARTON AVE (COMBO) – VARIANCE. The applicant, Madeleine Parker (HCA Architecture, Representative), has filed an application requesting Town Council review and approval for one (1) variance to construction a second-floor addition within the two-story west side-yard setback. The Architectural Commission shall perform design review of the application.

Applicant: Madeline Parker
Professional: hc.A (Peter Sprowls, Architect | Nicolas Rabinowitz, Designer)

THE PROJECT:
The applicant has submitted plans, entitled "160 BARTON ADDITION ARCOM PACKET" as prepared by **hc.A** date uploaded to the Town, October 21, 2025.

The following is the scope of work:

- Second story addition over existing loggia.
- New covered entry feature.
- New exterior window.

The following variance is required to achieve the scope of work:

- **Variance 1:** Sec. 134-898(b)(7)(b): Variance to permit a second-story addition with a 10' second-story setback side yard setback in lieu of the 15' minimum second-story side yard setback required.

Site Data			
Zoning District	R-B	**Future Land Use**	Single-Family
Lot depth	186.43'	**Lot width**	100.63'
Crown of Road	+10.70'	**Flood Zone**	FEMA Zone X
Lot Coverage	Existing: 29% Proposed: No Change	**Enclosed Sq Ft**	Existing: 5612 Sq Ft Proposed: 6270 Sq Ft
Surrounding Properties / Zoning			
North	141 N County Rd (Bethesda-by-the-Sea Church) / House of Worship | R-B		
South	161 Clarke Ave / Single-Family Residence | R-B		
East	150 Barton Ave / Single-Family Residence | R-B		
West	170 Barton Ave / Single-Family Residence | R-B		

STAFF ANALYSIS

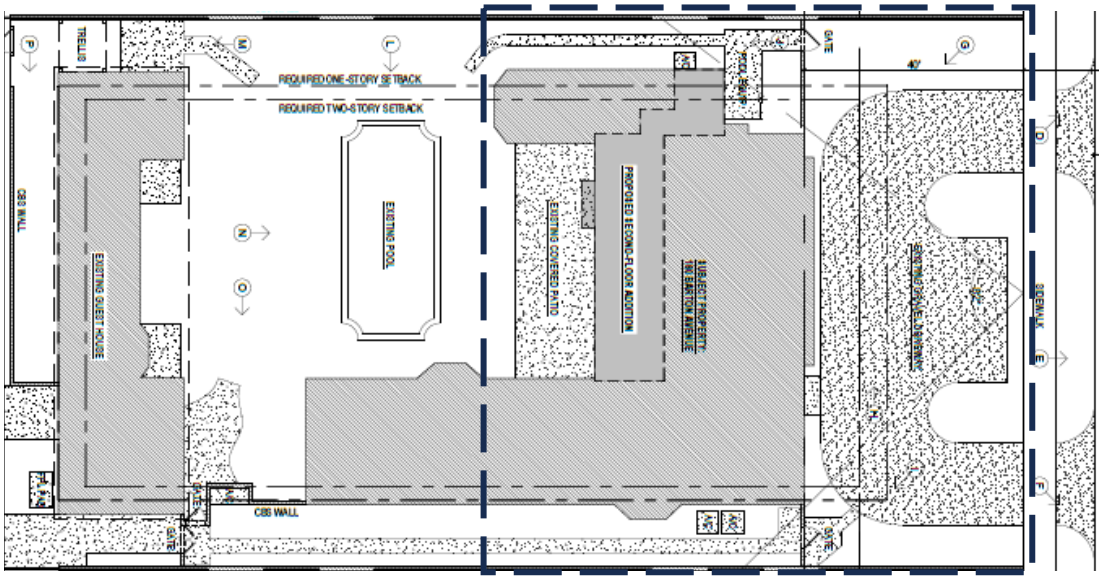
The subject property is located on the south side of Barton Avenue, three parcels east of North County Road. The existing residence is a single story with a detached single-story accessory structure at the rear of the parcel. The applicant is proposing a new second-story addition which will be partially visible from the right of way. The second story addition is proposed over the existing footprint of the residence, which has a nonconforming east side-yard setback. The application requires a variance for the second story addition within this setback. The applicant is also proposing a rigid clear rounded awning style covering over the front door. To accomplish this they are eliminating the broken pediment door surround and replacing it with squared off trim. This appears to be a contemporary solution on a visible façade for a house that could benefit from a more traditional approach to cover the front entry.



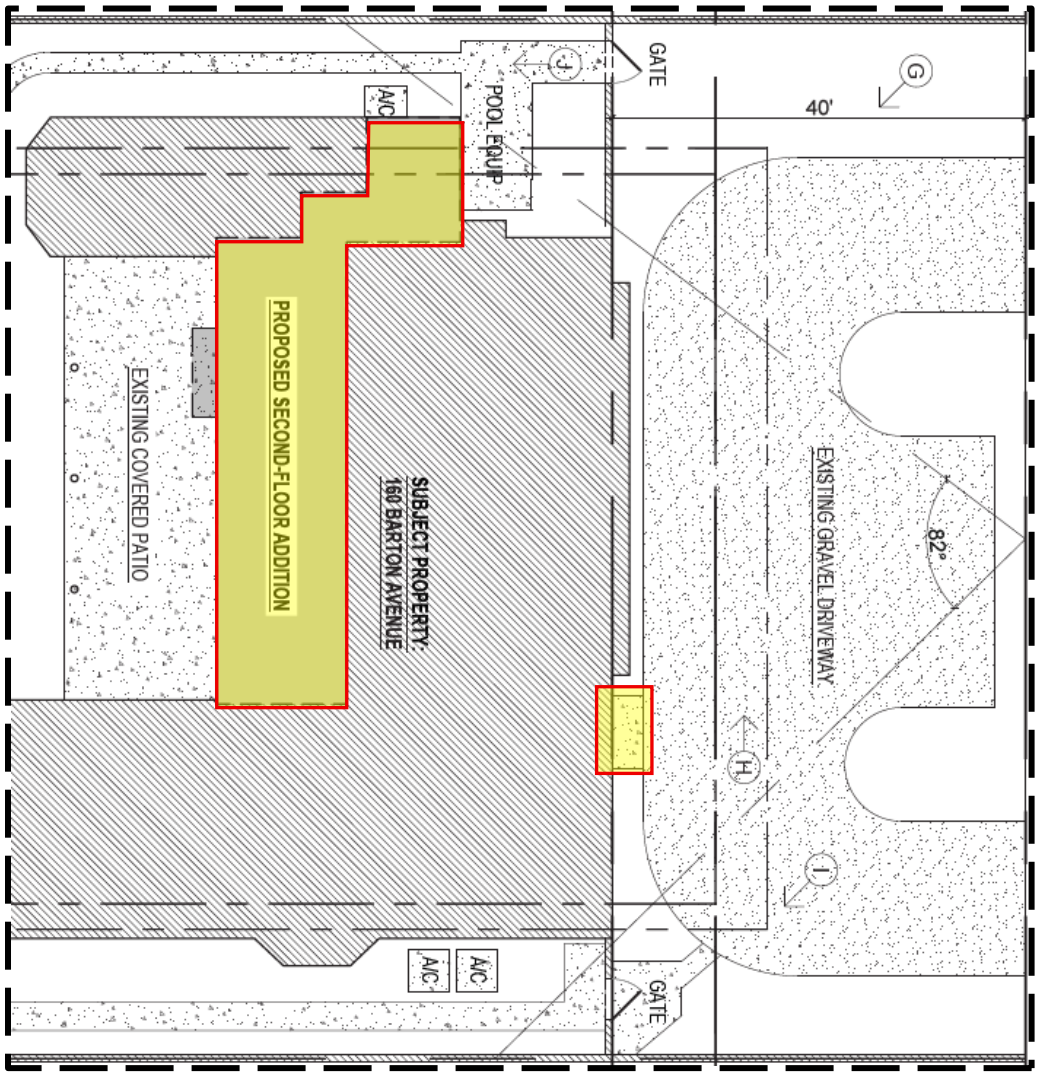
Color Rendering of New Covered Entry.



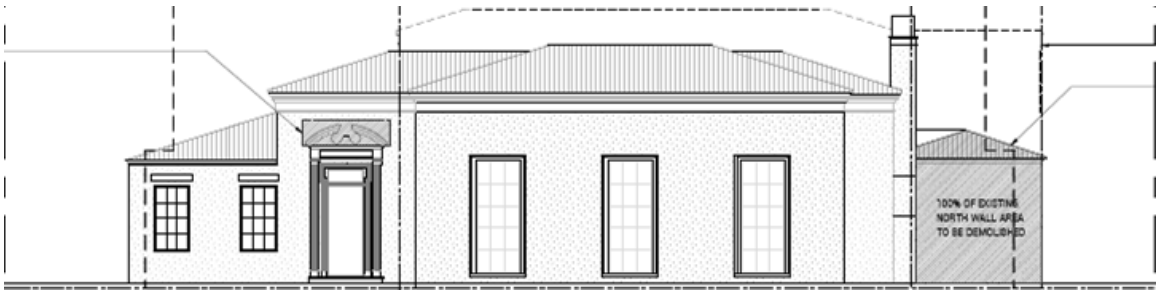
Color Rendering of Second Story Addition.



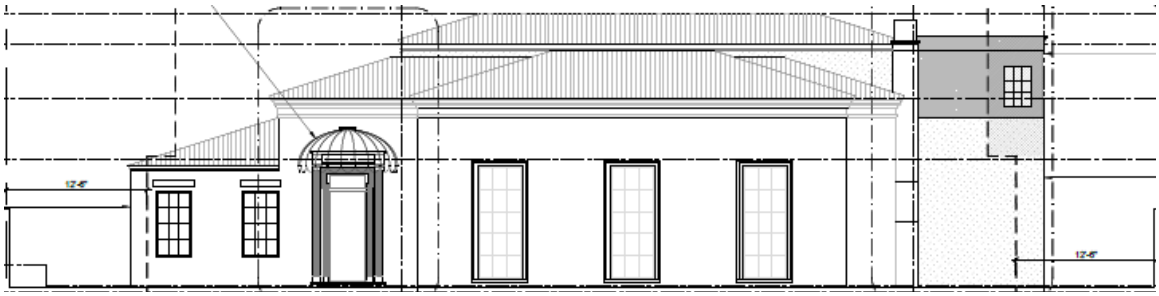
Existing and Proposed Site Plan (Overall)



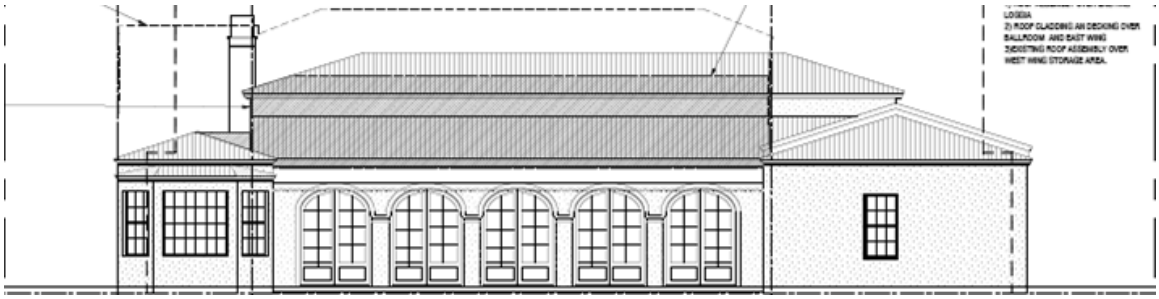
Existing and Proposed Site Plan (Area of Work)



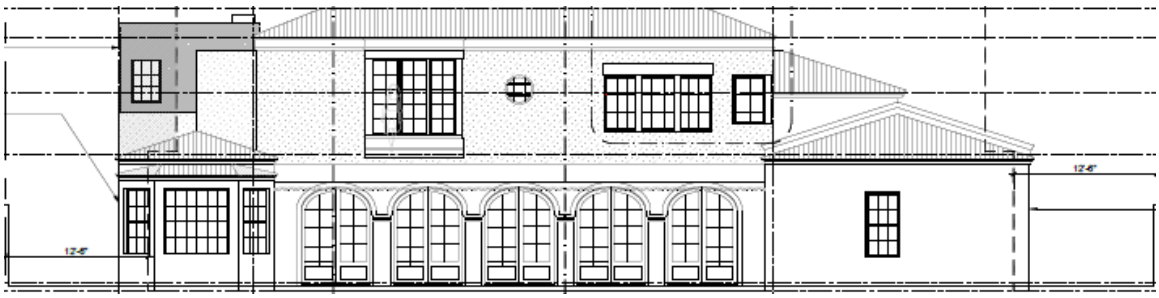
Existing/Demolition Front (North) Elevation



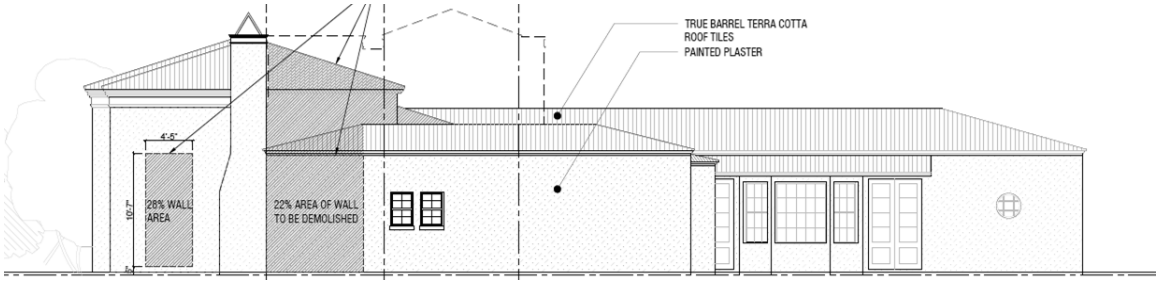
Proposed Front (North) Elevation



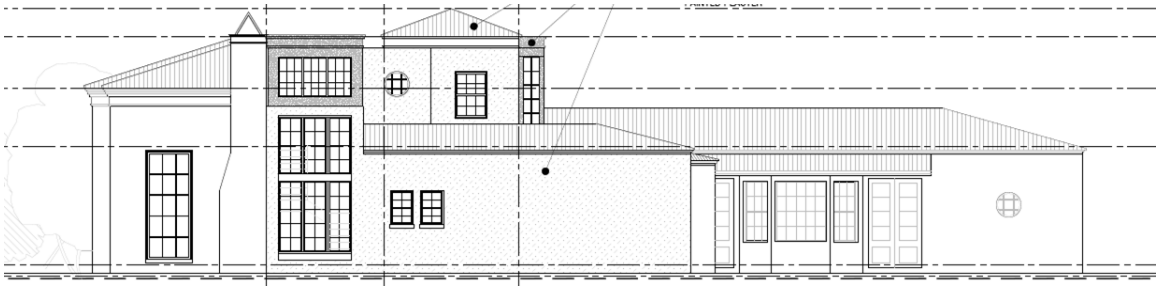
Existing Rear (South) Elevation



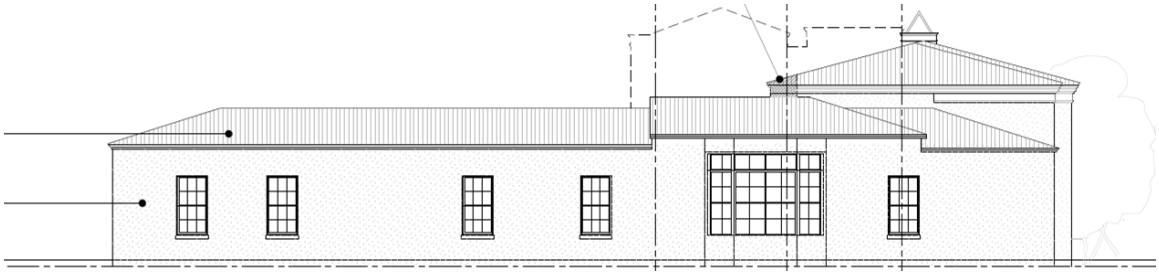
Proposed Rear (South) Elevation



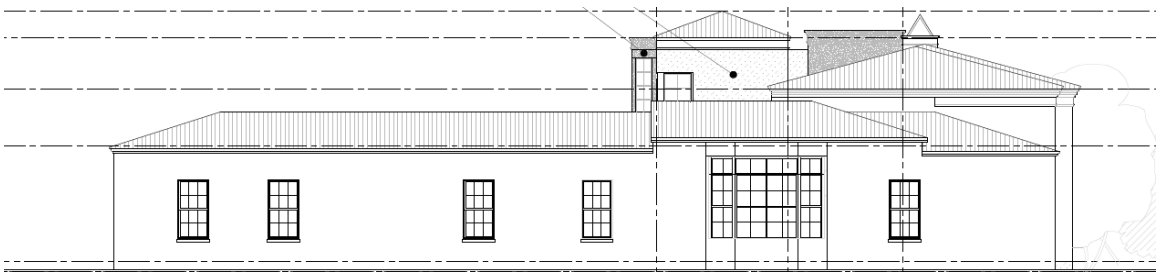
Existing Side (West) Elevation



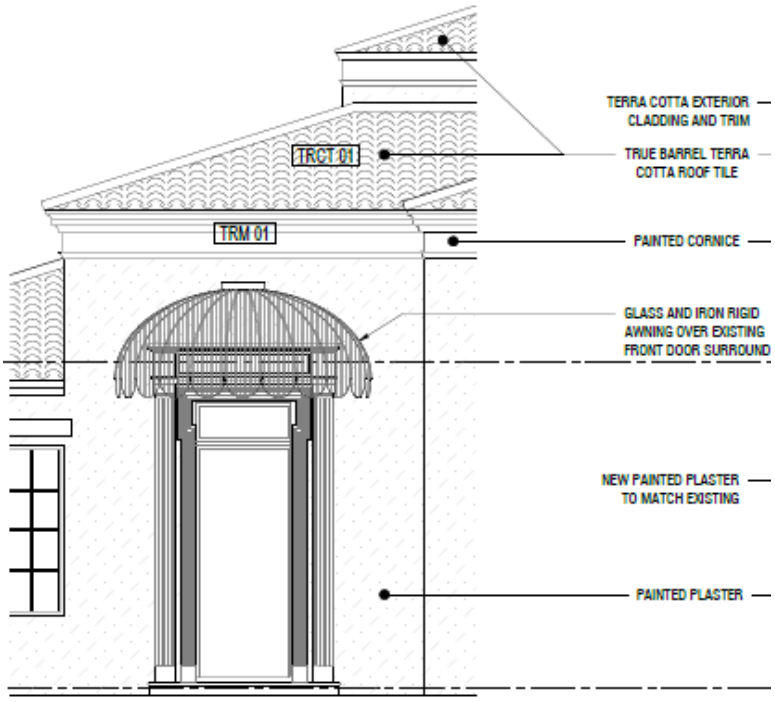
Proposed Side (West) Elevation



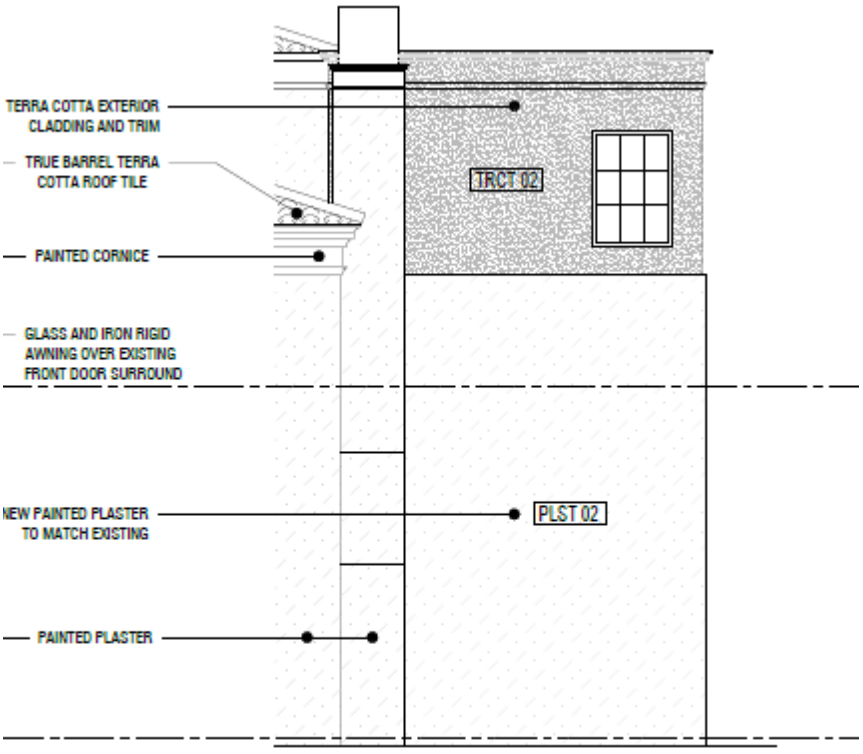
Existing Side (East) Elevation.



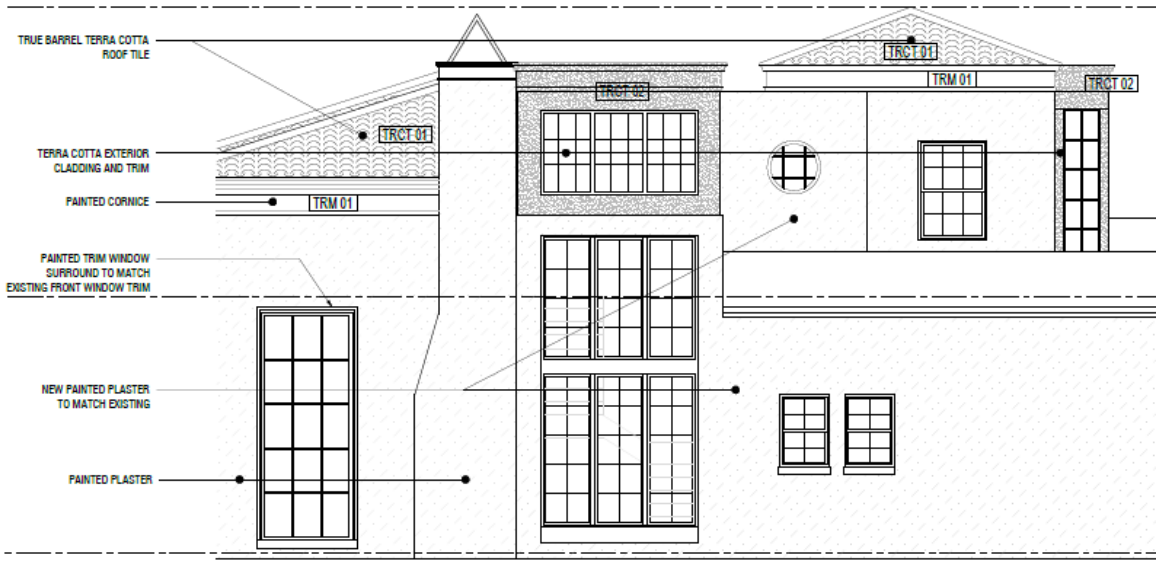
Proposed Side (East) Elevation.



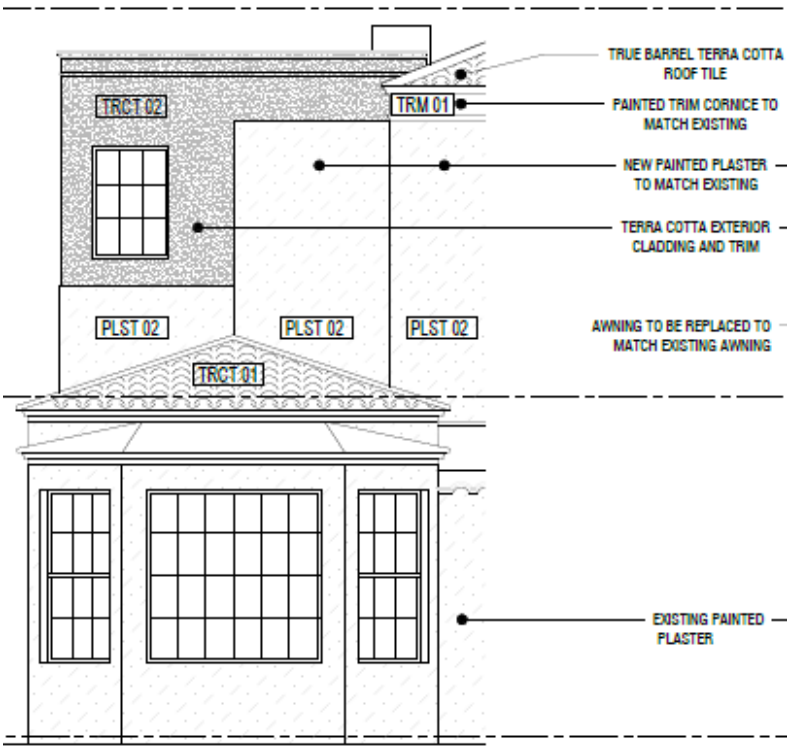
7 NORTH FACADE AT FRONT DOOR



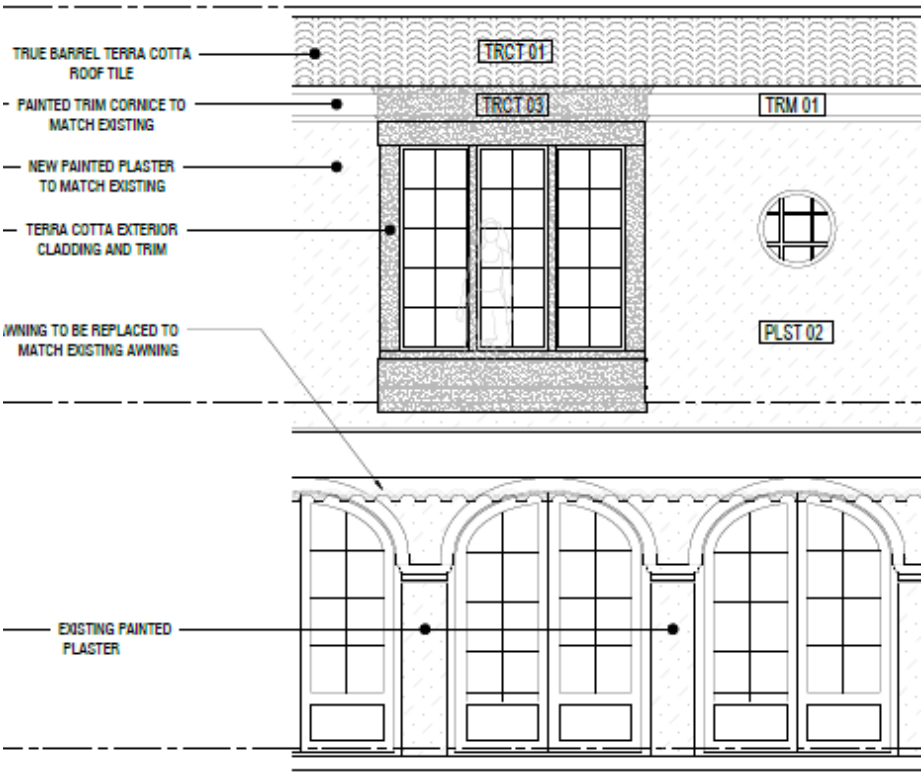
6 NORTH FACADE AT STAIRWELL



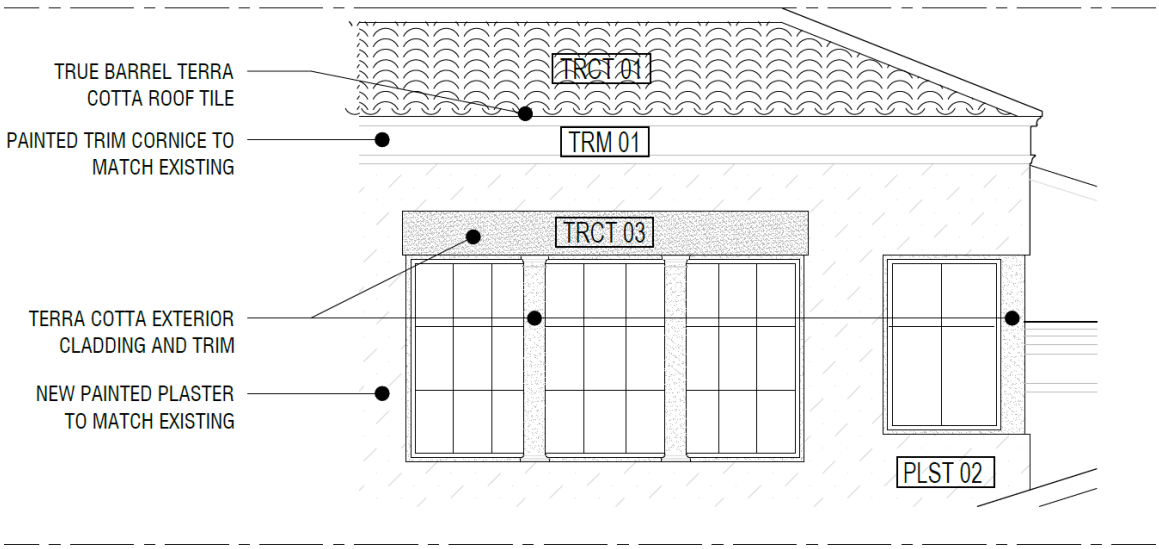
5 WEST ELEV. AT STAIRWELL



4 SOUTH FACADE AT STAIRWELL



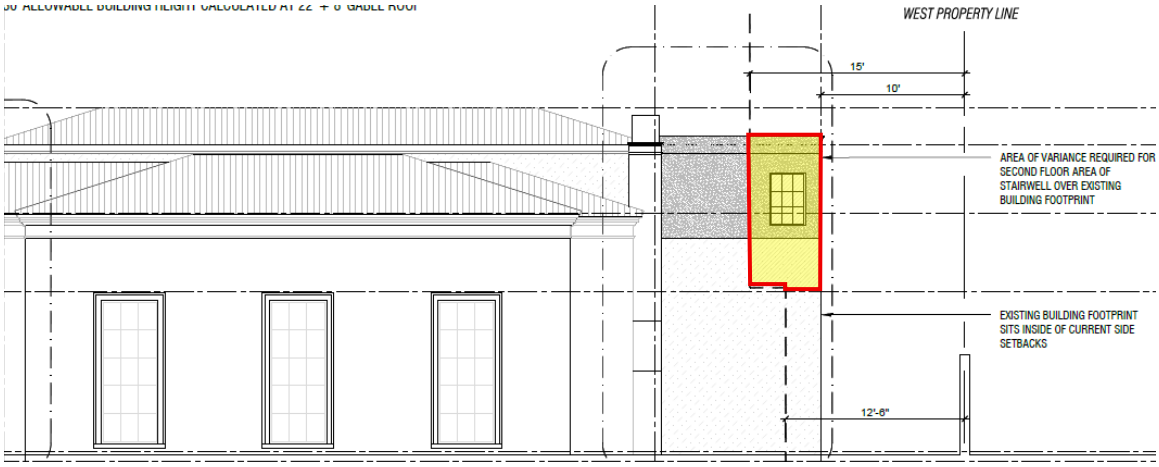
2 ELEV. AT SOUTH BAY WINDOW



2 SOUTH WINDOW AT BEDROOM 2

Town Council

The application, as proposed, requires approval of (1) variance by the Town Council to allow a second story addition within the required 2-story side-yard setback. The existing single-story residence has a 10' side yard setback, where 12.5' is required for the first floor, and the proposed work will have a 10' second story setback, where 15' is the minimum second story setback required. The Diagram below indicates the portion of the addition that encroaches into the second story side yard setback area.



CODE SECTION	REQUIRED	PROPOSED	VARIANCE
VARIANCE: Sec. 134-898(b)(7)(b)	15-ft Two-Story Side-Yard Setback	10-ft Two-Story Side-Yard Setback	**-5 ft**

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:BMF

160 Barton Ave Addition

1st Submission Cover Letter and Zoning Review
September 18, 2025

To:
Town of Palm Beach
Department of Planning, Zoning and Building
C/o: Architectural Commission Review

Please find enclosed a packet describing the proposed addition at 160 Barton Ave. The property known as "The Ballroom" is a single family residential structure built in 1931. HCA Architecture, Inc. is filing on behalf of the client, Madeleine Parker, for a second floor addition and general improvements to the property. The addition consists of two bedrooms and one bathroom while additional improvements include a new cover over the front door and a new window on the side of the ballroom.

The existing house has had previous renovations in the late 1970's and in the 1990's. These renovations have maintained the character of the house characterized by strong cornice and low roof lines, minimal ornamentation, and a simple material palette. Due to the house's historic primary purpose as an auxiliary entertainment space, changes over time have been necessary to accommodate its transition to a primary residence. The proposed addition aims to build on the desirable aesthetic qualities of the existing house house while adding much needed sleeping accommodations.

The project as proposed requires a variance to accommodate a new stairway. The client believes that the neighbors at 170 Barton Ave, those abutting the property closest to the requested variance, are willing to write in support of the variance and such will be requested shortly.

VARIANCE: Sec. 134-893(b)(7)(b).: A variance to permit a second story addition with a 10' second story side yard setback in lieu of the 15' minimum second story side yard setback required.

Site Data			
Zoning District	R-B	**Future Land Use**	Single Family
Lot Size	18,757.4 SF	**Lot Width**	100.6'
Lot Depth	186.4'	**Crown of Road**	10.7 NAVD

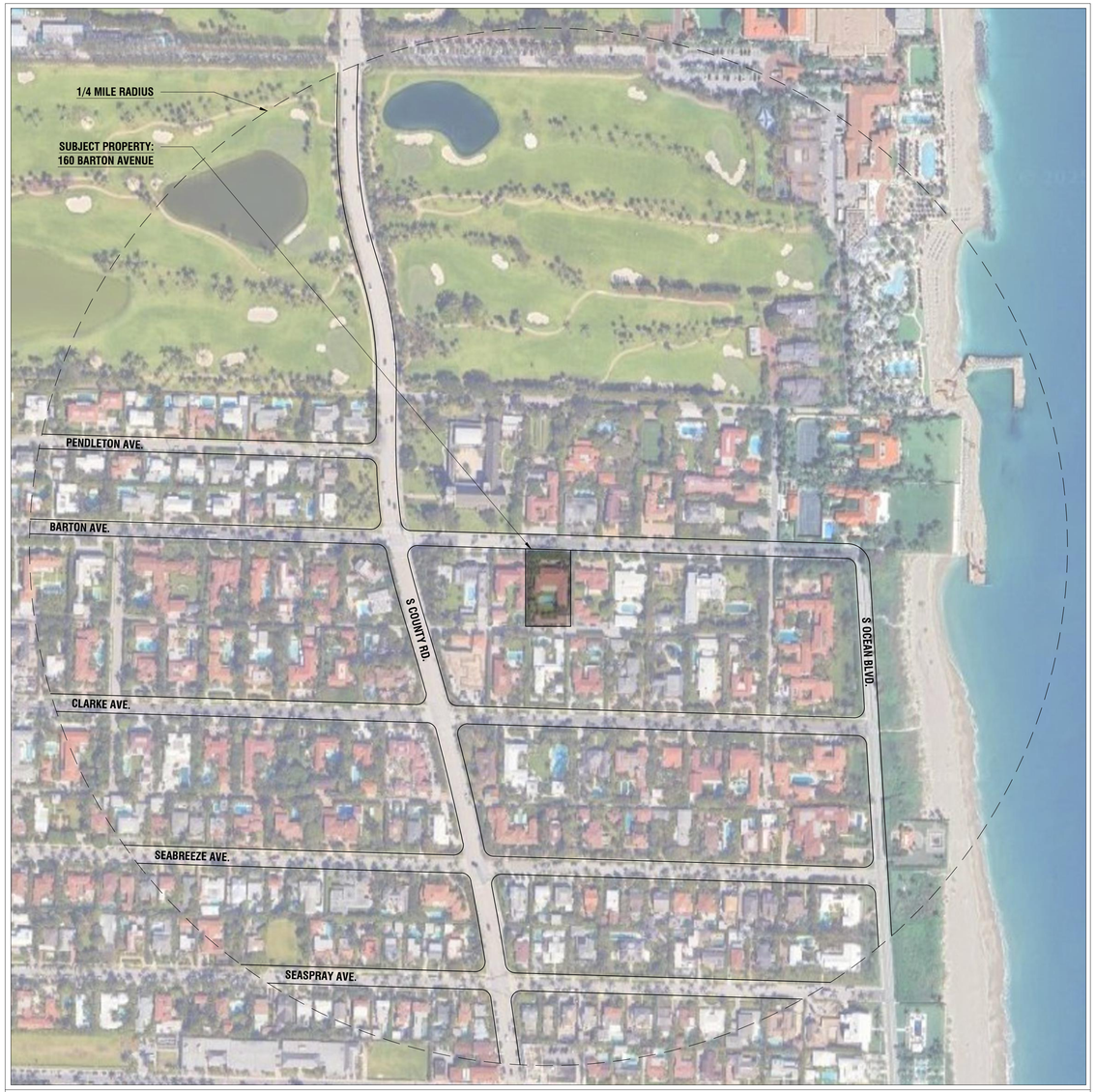
Lot Coverage	Permitted: 30% (2 story) Existing: 29% Proposed: 29%	**Enclosed Square Footage**	5,612 SF
Cubic Content Ratio (CCR)	Permitted: 3.5 Existing: 3.12 Proposed: 3.49	**Angle of Vision**	82°
Building Height	Permitted: 22' Proposed: 22'	**Overall Building Height**	Permitted: 30' Proposed: 25'
Finish Floor Elevation	10.99 NAVD	**FEMA Flood Zone**	Zone X
Surrounding Properties / Zoning			
North	141 S County Rd (Church) & 155 Barton Ave (R-B)		
South	161 Clarke Ave (R-B)		
East	150 Barton Ave (R-B)		
West	170 Barton Ave (R-B)		

We look forward to working with the Town of Palm Beach on this exciting project.

Sincerely,

Peter Sprowls

HC.A Architecture
PETER SPROWLS, Principal
Florida Registration: AR103795
t: 850.443.9306
e: peter@hc.studio



NOTE:
NO CHANGE OF USE, OCCUPANCY, OR EGRESS UNDER THIS APPLICATION

SCALE:
N.T.S.

N

160 BARTON ADDITION ARCOM PACKET

FIRST SUBMISSION

PROJECT NUMBER: ARC-25-0075
ZON-25-0068

PROJECT TEAM: PETER SPROWLS, ARCHITECT
NICOLAS RABINOWITZ, DESIGNER

SCOPE OF WORK:

THE PROPOSED WORK AT 160 BARTON AVE INCLUDES:
- ADDITION OF TWO BEDROOMS AND ONE BATHROOM AS SECOND FLOOR OVER EXISTING LOGGIA
- A NEW RAIN SHELTER FOR THE EXISTING FRONT DOOR ENTRY
- ADDITION OF EXTERIOR WINDOW TO WEST FACADE OF BALLROOM

WORK IS AIMED TO EXTEND THE STYLE, SCALE AND QUALITY OF THE EXISTING HOUSE.

SHEET INDEX:

NUMBER	NAME	REVISION/ISSUE
		INITIAL 9/18/2025
T-000.00	TYPICAL NOTES, PLOT PLAN	10/20/2025
A-000.00	SITE SURVEY	10/20/2025
A-001.00	300' SITE RADIUS TAX PLAN	10/20/2025
A-002.00	CUBIC CONTENT RATIO, ZONING LEGEND	10/20/2025
A-003.00	EXISTING SITE PLAN	10/20/2025
A-004.00	EXISTING CONDITIONS PHOTOS	10/20/2025
A-005.00	EXISTING CONDITIONS PHOTOS	10/20/2025
A-006.00	CONSTRUCTION SCREENING PLAN	10/20/2025
A-100.00	EXISTING/DEMO GROUND FLOOR PLAN	10/20/2025
A-101.00	PROPOSED GROUND FLOOR PLAN	10/20/2025
A-102.00	EXISTING/DEMO SECOND FLOOR PLAN	10/20/2025
A-103.00	PROPOSED SECOND FLOOR PLAN	10/20/2025
A-104.00	PROPOSED ROOF PLAN	10/20/2025
A-200.00	PROPOSED PROJECT SECTIONS	10/20/2025
A-300.00	NORTH EXTERIOR ELEVATIONS	10/20/2025
A-301.00	SOUTH EXTERIOR ELEVATIONS	10/20/2025
A-302.00	EAST, WEST EXTERIOR ELEVATIONS	10/20/2025
A-303.00	ENLARGED EXTERIOR ELEVATIONS	10/20/2025
SK-100.00	PERSPECTIVE RENDERING	10/20/2025
SK-101.00	PERSPECTIVE RENDERING	10/20/2025
SK-102.00	PERSPECTIVE RENDERING	10/20/2025
SK-103.00	FRONT ENTRY COVER REFERENCE IMAGES	10/20/2025
SK-104.00	TRUCK ROUTE PLAN	10/20/2025
C-1	CIVIL PLAN 1	10/20/2025
C-2	CIVIL PLAN 2	10/20/2025
C-3	CIVIL PLAN 3	10/20/2025

SUBMITTAL DATES:

1ST SUBMIT 10:00 AM	STAFF REVIEW ISSUED	2ND SUBMIT 10:00 AM	NTP ISSUED	FEES PAID & CERT MAIL DUE	FINAL SUBMIT	MEETING DATE
9/18/2025	9/29/2025	10/06/2025	10/13/2025	10/20/2025	11/10/2025	11/21/2025

Palm Beach
Home Addition

CLIENT

MADELEINE PARKER
160 Barton Avenue,
Palm Beach, FL 33480

ARCHITECT

hc.A (d.b.a.)
981 Ilex Way
Tallahassee, FL 32312
build@hc.studio | T 850 443 9306

N
SCALE: N.T.S.

ISSUE:

FIRST SUBMISSION	09/18/2025
SECOND SUBMISSION	10/06/2025
FINAL SUBMISSION	11/10/2025

PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

COVER PAGE

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075 ZON-25-0068

DWG NO:

T-000.00

INVOICE NO.: 68173

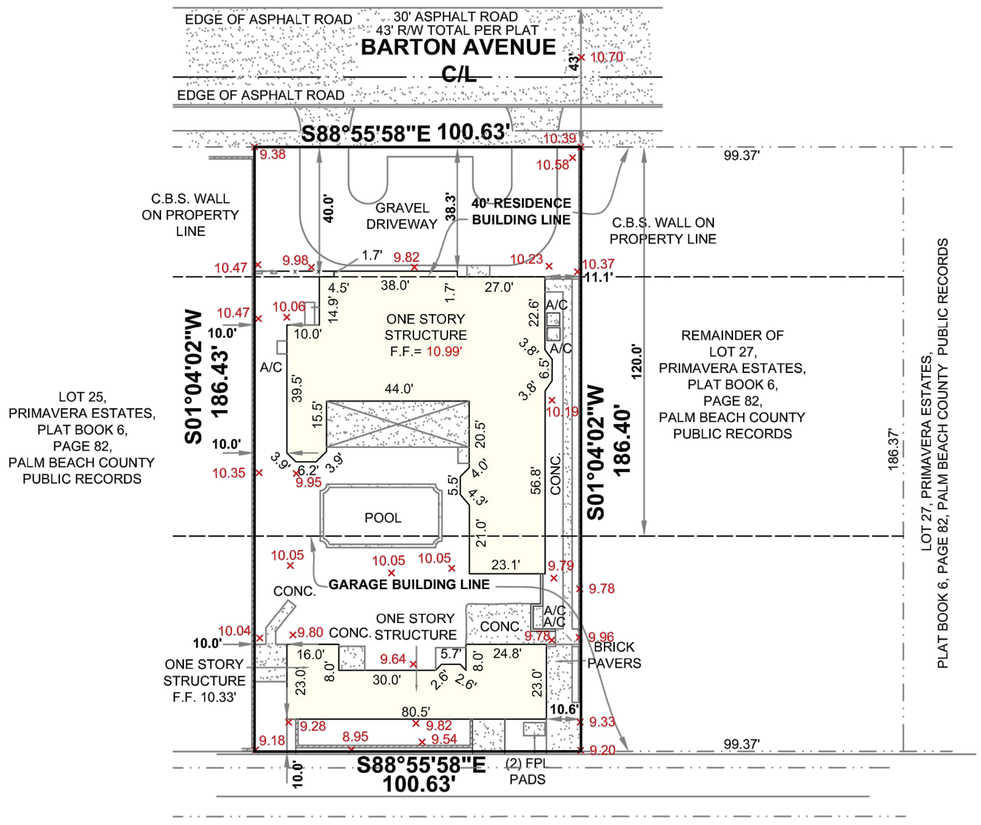
DATE:	DESCRIPTION:
04/02/2019	FIELD LOCATION OF IMPROVEMENTS
08/08/2019	ADDED ELEVS.
08/07/2025	BOUNDARY SURVEY

ABBREVIATIONS / SYMBOLS:

A/C = AIR CONDITIONING UNIT
ADJ = ADJACENT
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CALC = CALCULATED
CA = CENTRAL ANGLE
C/L = CENTERLINE
CB = CATCH BASIN
CBS = CONCRETE BLOCK WALL
CHATT = CHATTAHOOCHEE
CONC = CONCRETE
CM = CONCRETE MONUMENT
COL = COLUMN
D = DEED
DE = DRAINAGE EASEMENT
DS = DRAINAGE STRUCTURE
ELEV. = ELEVATION
EOW = EDGE OF WATER
FD = FOUND
FF = FINISHED FLOOR
ID = IDENTIFICATION
INV = INVERT
IP = IRON PIPE
IR = IRON ROD
L = LENGTH
LAE = LIMITED ACCESS EASEMENT
LME = LAKE MAINTENANCE EASEMENT
LP = LIGHT POLE
M = MEASURED
N/D = NAIL AND DISC
N/G = NATURAL GROUND
NR = NON RADIAL
NTS = NOT TO SCALE
OHC =OVERHEAD CABLES
ORB = OFFICIAL RECORD BOOK
P = PLAT
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
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS
RGE = RANGE
ROE = ROOF OVERHANG EASEMENT
R/W = RIGHT OF WAY
SEC = SECTION
S/W = SIDEWALK
TOB = TOP OF BANK
TYP = TYPICAL
UE = UTILITY EASEMENT
WF = WOOD FENCE
WPP = WOOD POWER POLE (UTILITY POLE)

OVERHEAD CABLES
METAL FENCE
METAL FENCE
WOOD FENCE
PLASTIC FENCE
EASEMENT LINES
CENTERLINE (C/L)
FIRE HYDRANT
WATER VALVE
UTILITY POLE
WATER METER

CONVERSION INCHES TO DECIMAL
1" = 0.1'
2" = 0.2'
3" = 0.3'
4" = 0.33'
5" = 0.4'
6" = 0.5'
7" = 0.6'
8" = 0.7'
9" = 0.8'
10" = 0.83'
11" = 0.9'
12" = 1.0'



SCALE: 1"=40'

GT SURVEYOR SERVICES INC.
1660 SOUTHERN BLVD. UNIT K
WEST PALM BEACH
FLORIDA 33406-1747
OFFICE: 561-753-0353
FAX: 561-753-0342
E-MAIL gtsurveying@gmail.com

PROPERTY ADDRESS:

160 BARTON AVENUE, PALM BEACH, FLORIDA 33480

LEGAL DESCRIPTION:

LOT 26, PLUS THE WEST 0.63 FEET OF LOT 27, PRIMAVERA ESTATES, (OCEAN SECTION), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 82, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATIONS:

- MADELEINE PARKER

FLOOD DATA:
ZONE: X
COMMUNITY NUMBER: 120220
COMMUNITY NAME: TOWN OF PALM BEACH
PANEL NUMBER: 12099C0583F

GENERAL NOTES:
- THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- ELEVATION ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 1988) UNLESS OTHERWISE NOTED.
- IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
- ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT)
- **"ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)**

** "5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.
(b) BOUNDARY MONUMENTS:
f. **WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATION MAY BE USED THAT IS DURABLE AND IDENTIFIABLE**." (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

I HEREBY CERTIFY THAT THIS **MAP OF BOUNDARY SURVEY** WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE THIS SURVEY SKETCH MEETS THE INTENT OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

SIGNED:
GINO FURLANO SURVEYOR AND MAPPER
FLORIDA LICENSE NO.: 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

GINO FURLANO · NO. 5044 · STATE OF FLORIDA · PROFESSIONAL SURVEYOR & MAPPER

Palm Beach
Home Addition

CLIENT

MADELEINE PARKER
160 Barton Avenue,
Palm Beach, FL 33480

ARCHITECT

hc.A (d.b.a.)
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ISSUE:

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SECOND SUBMISSION	10/06/2025
FINAL SUBMISSION	11/10/2025

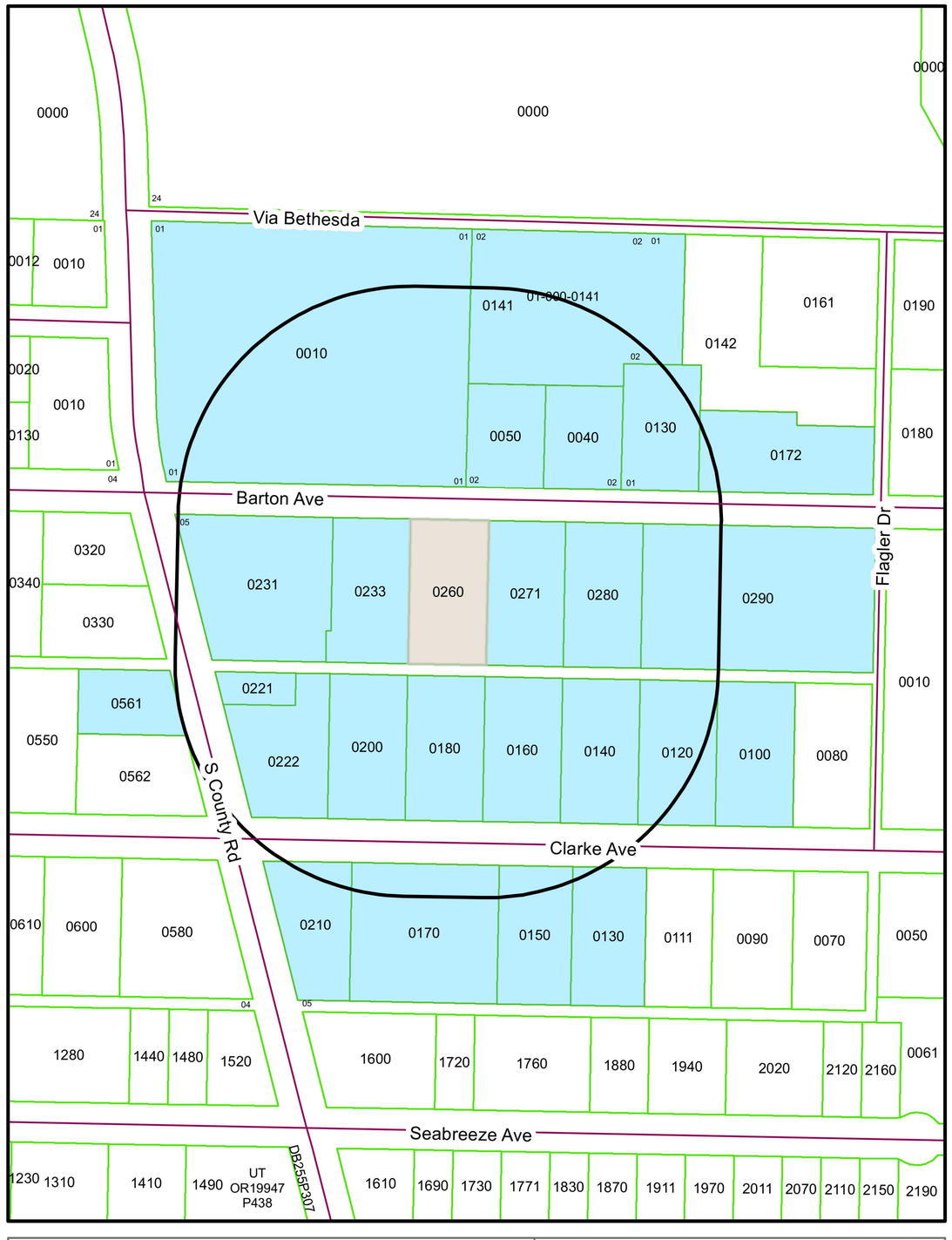
PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

PROPERTY SURVEY

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075 ZON-25-0068

DWG NO:

A-000.00



Dorothy Jacks, CFA
Palm Beach County
Property Appraiser

Location: Downtown Service Center

0 35 70 140 210 280 Feet

Map Scale

Notes:

Produced on: 10/1/2025

Key

Selected Parcels 100 300 500

Others 200 400

SEE SUPPLEMENTARY MAILER FOR COMPLETED LIST OF OWNERS

1 TAX RADIUS MAP
SCALE: N.T.S.

Palm Beach Home Addition

CLIENT

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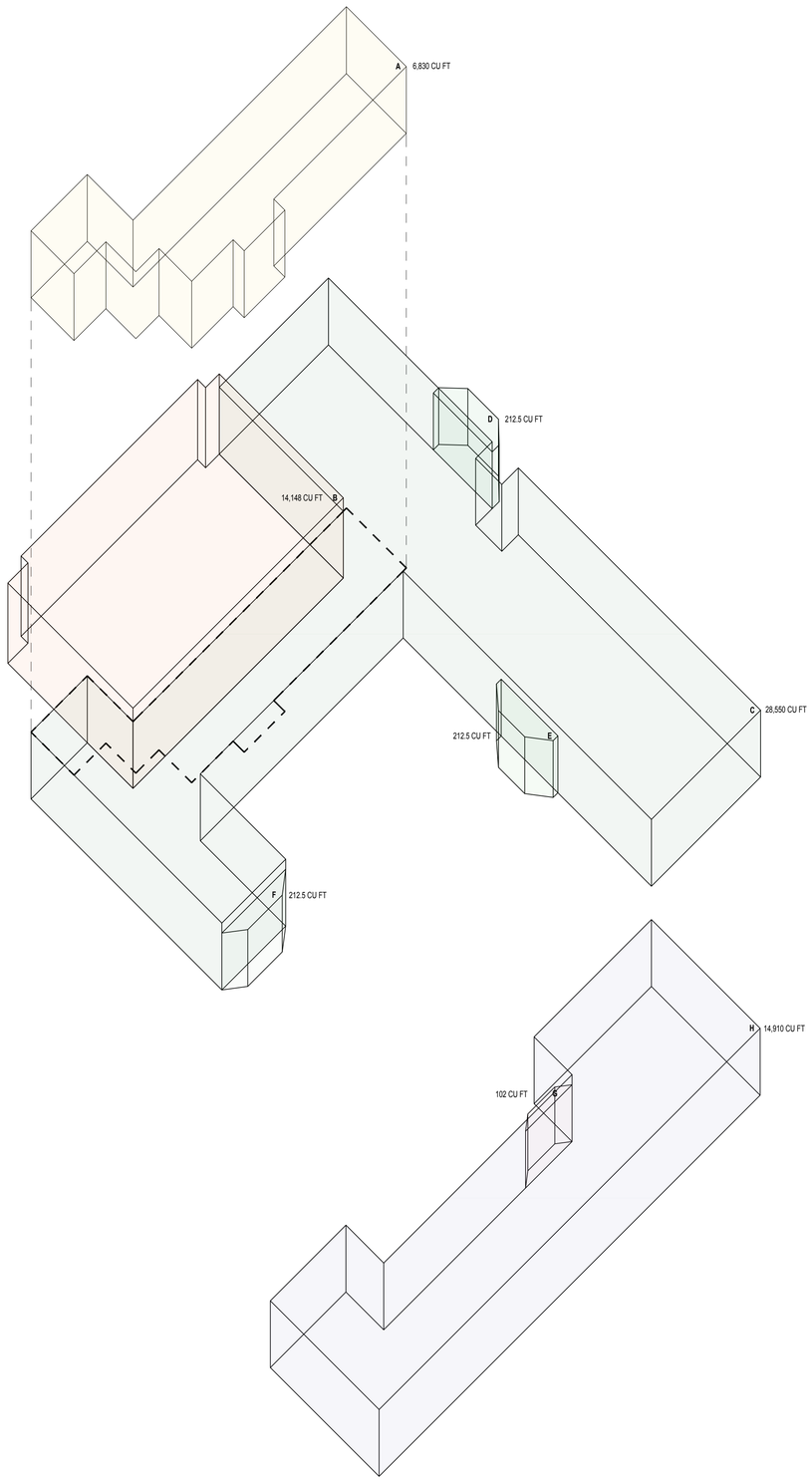
PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

300' TAX RADIUS MAP

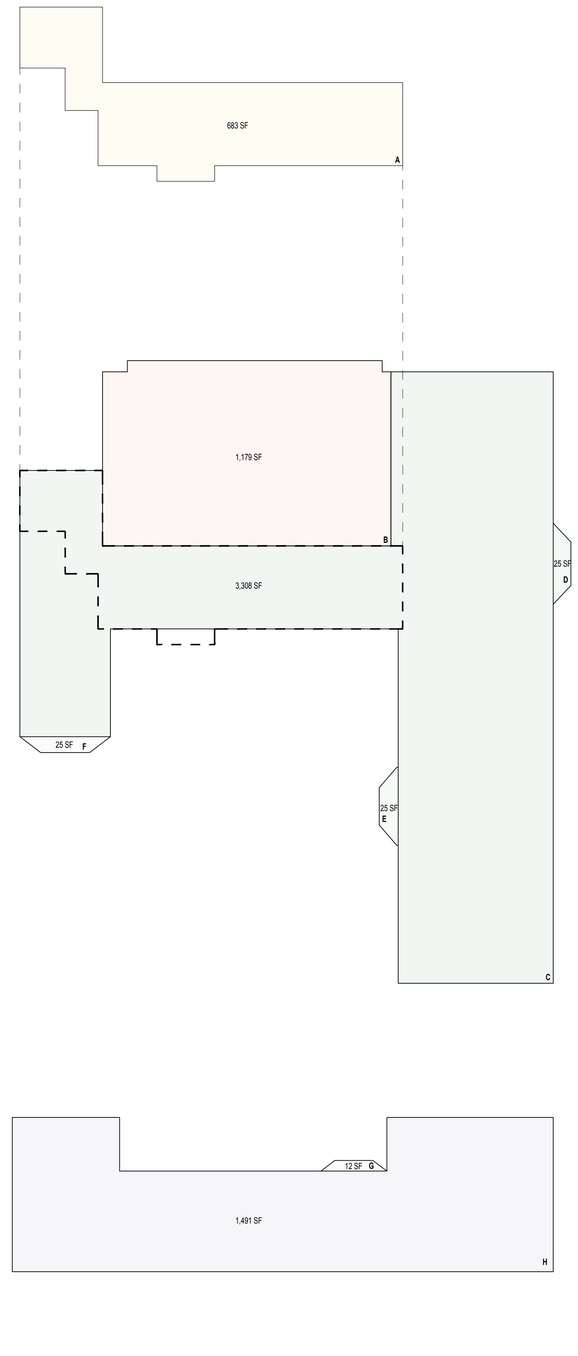
DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075 ZON-25-0068

DWG NO:

A-001.00



1 AXONOMETRIC PROJECTION - CUBIC CONTENT RATIO
SCALE: 3/32"= 1'-0"



2 PLAN DIAGRAM - CUBIC CONTENT RATIO
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:**	160 Barton Avenue, Palm Beach, 33480		
2	**Zoning District:**	R-B - Low Density Residential (50-Palm Beach)		
3	**Lot Area (sq. ft.):**	18,731 square feet (0.43 acres)		
4	**Lot Width (W) & Depth (D) (ft.):**	100.63' (W) X 186.43' (D)		
5	**Structure Type:** (Single-Family, Multi-Fam, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	Zone X		
7	**Zero Datum for point of meas. (NAVD)**	NAVD88, per boundary & topo survey dated 8/07/2025		
8	**Crown of Road (COR) (NAVD)**	+10.70		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	40% one-story & 30% two-story	5612 sq ft (29%)	N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	5612 sq ft	6270 sq ft
12	*Front Yard Setback (Ft.)	25'	40'	N/C
13	* Side Yard Setback (1st Story) (Ft.)	12.5'	10'	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	15'	N/A	10'
15	*Rear Yard Setback (Ft.)	10' one-story, 15' two-story	10'	N/C
16	Angle of Vision (Deg.)	100 Deg.	N/C	N/C
17	Building Height (Ft.)	14' one-story, 22' two-story	17'	22'
18	Overall Building Height (Ft.)	22' one-story, 30' two-story	22'	25'
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.50	3.12	3.49
20	** Max. Fill Added to Site (Ft.)	+0.145'	N/A	N/C
21	Finished Floor Elev. (FFE)(NAVD)	+10.99'	+10.99'	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/A (Zone X)	N/A (Zone X)	N/A (Zone X)
23	Landscape Open Space (LOS) (Sq Ft and %)	45%	N/C	N/C
24	Perimeter LOS (Sq Ft and %)	50%	N/C	N/C
25	Front Yard LOS (Sq Ft and %)	40%	N/C	N/C
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

CCR LEGEND

	AREA (SQ FT)	HEIGHT (FT)	CUBIC CONT.
[A] PROPOSED ADDITION	683	10	6830
[B] BALLROOM	1179	12	14148
[C] 1-STORY MAIN	2855	10	28550
[D] DINING RM BAY WINDOW	25	8.5	212.5
[E] PRIMARY BED BAY WINDOW	25	8.5	212.5
[F] GUEST BED BAY WINDOW	25	8.5	212.5
[G] GUEST HOUSE BAY WINDOW	12	8.5	102
[H] 1-STORY GUEST HOUSE	1491	10	14910

TOTAL	65,177.5
TOTAL - LESS PROPOSED ADDITION	58,347.5
LOT AREA (SQ FT)	18,731

CUBIC CONTENT RATIO - TOTAL EXISTING	3.12
CUBIC CONTENT RATIO - TOTAL PROPOSED	3.48

Palm Beach Home Addition

CLIENT

MADELEINE PARKER
160 Barton Avenue,
Palm Beach, FL 33480

ARCHITECT

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981 Ilex Way
Tallahassee, FL 32312
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N
SCALE: 1/8"=1'

ISSUE:

FIRST SUBMISSION	09/18/2025
SECOND SUBMISSION	10/06/2025
FINAL SUBMISSION	11/10/2025

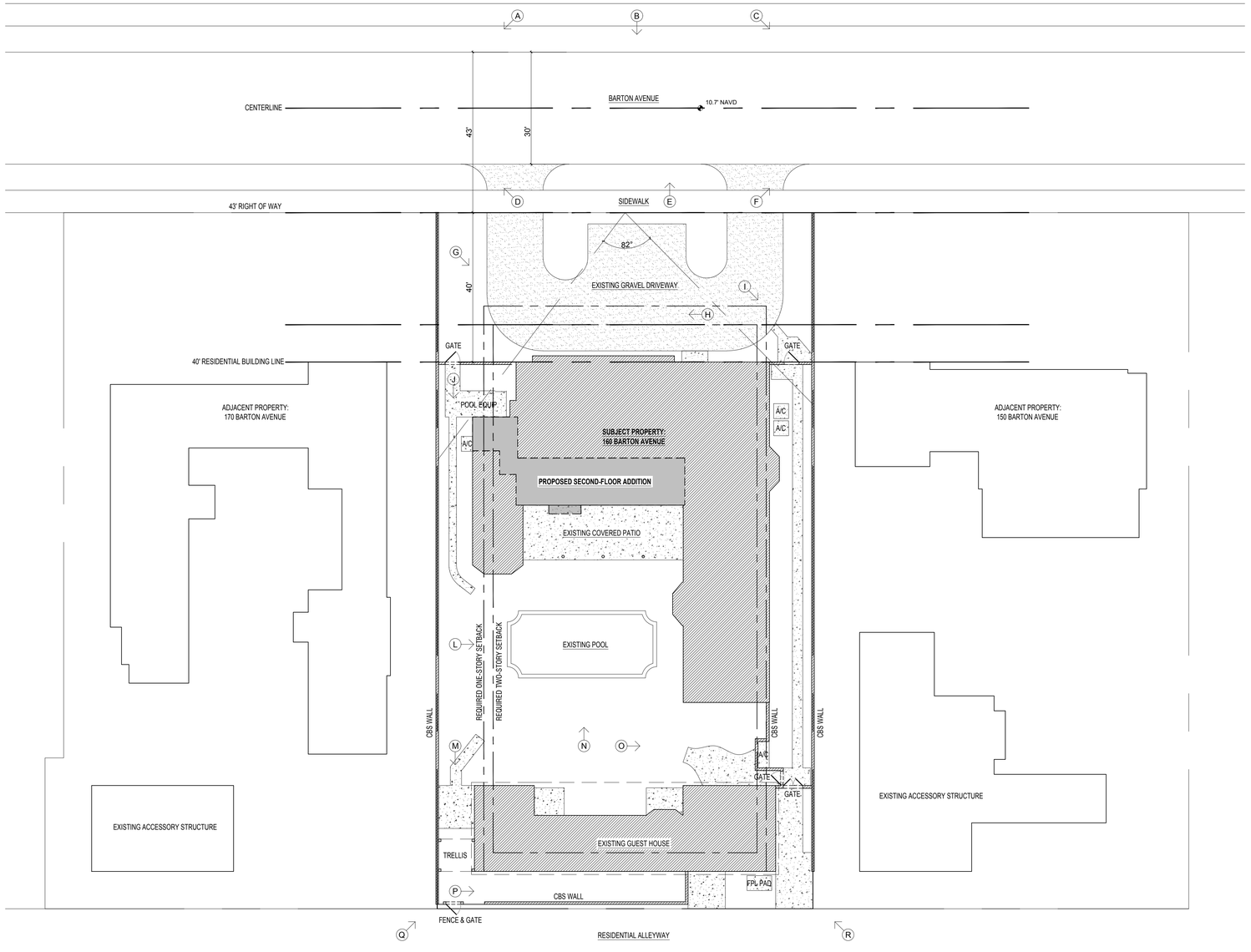
PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

CUBIC CONTENT RATIO AND ZONING LEGEND

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075 ZON-25-0068

DWG NO:

A-002.00



1 EXISTING SITE PLAN
SCALE: 1/16"= 1'-0"

Palm Beach Home Addition

CLIENT

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SCALE: 1/16"=1'

ISSUE:

FIRST SUBMISSION	09/18/2025
SECOND SUBMISSION	10/06/2025
FINAL SUBMISSION	11/10/2025

PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

EXISTING SITE PLAN

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075 ZON-25-0068

DWG NO:

A-003.00



A



B



C



D



E



F

AREA OF WORK



G



H



I

Palm Beach Home Addition

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ISSUE:

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SECOND SUBMISSION	10/06/2025
FINAL SUBMISSION	11/10/2025

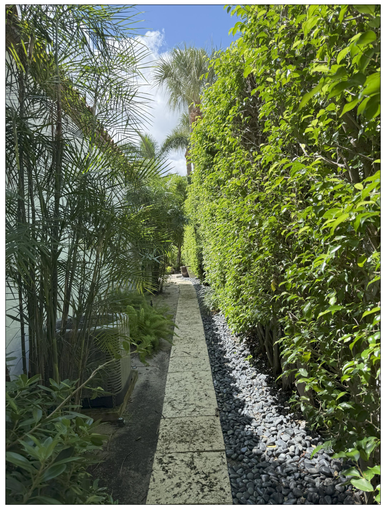
PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

PHOTO DOCUMENTATION

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075 ZON-25-0068

DWG NO:

A-004.00



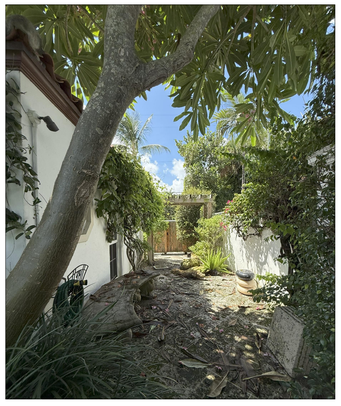
J



K



L



M

AREA OF WORK



N



O



P



Q



R

Palm Beach Home Addition

CLIENT

MADELEINE PARKER
160 Barton Avenue,
Palm Beach, FL 33480

ARCHITECT

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Tallahassee, FL 32312
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ISSUE:

FIRST SUBMISSION	09/18/2025
SECOND SUBMISSION	10/06/2025
FINAL SUBMISSION	11/10/2025

PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

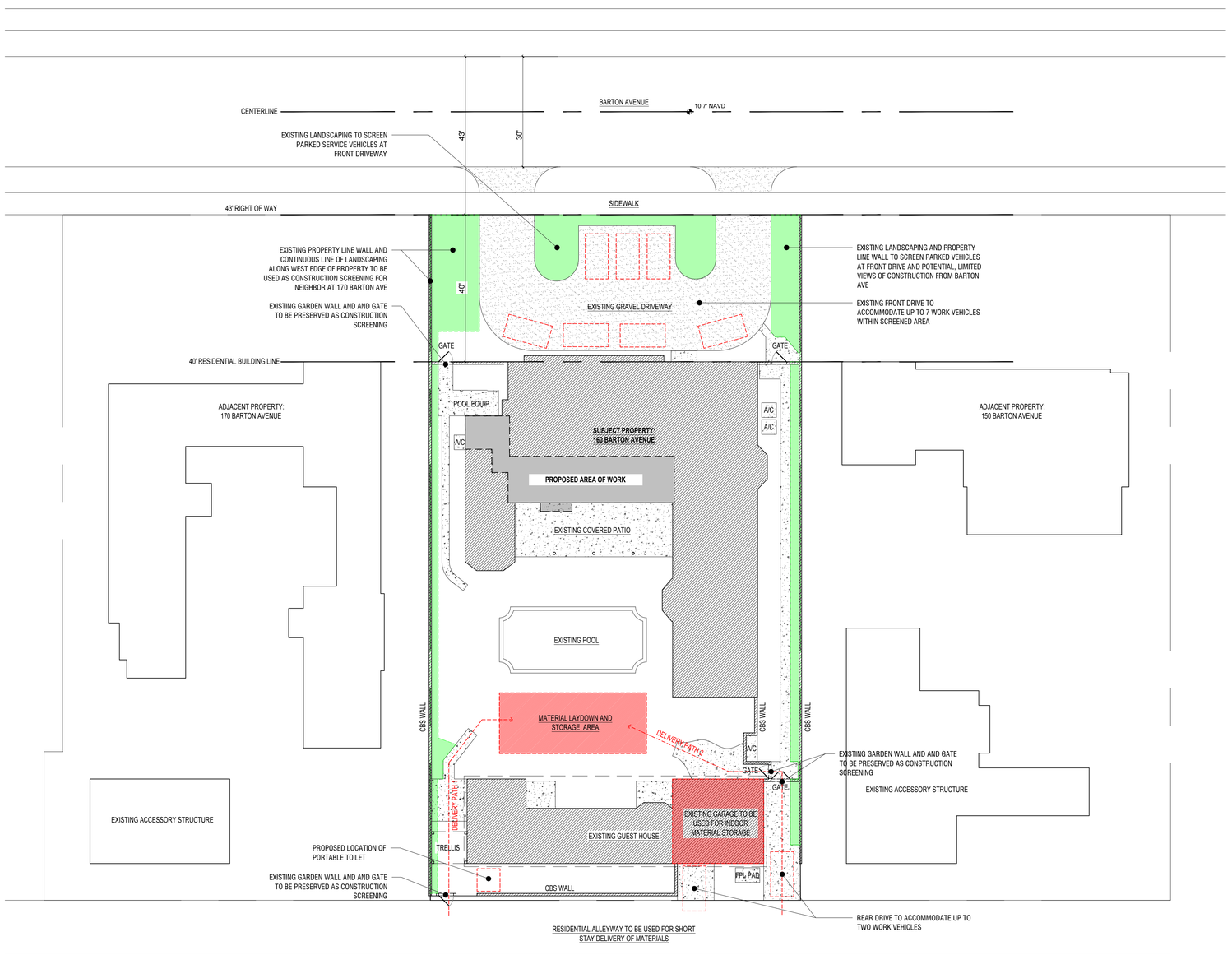
PHOTO DOCUMENTATION

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD

CASE NUMBERS: ARC-25-0075, ZON-25-0068

DWG NO:

A-005.00



1 CONSTRUCTION SCREENING PLAN DIAGRAM
SCALE: 1/16"= 1'-0"

Palm Beach Home Addition

CLIENT

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Palm Beach, FL 33480

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N
SCALE: 1/16"=1'

ISSUE:

FIRST SUBMISSION	09/18/2025
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FINAL SUBMISSION	11/10/2025

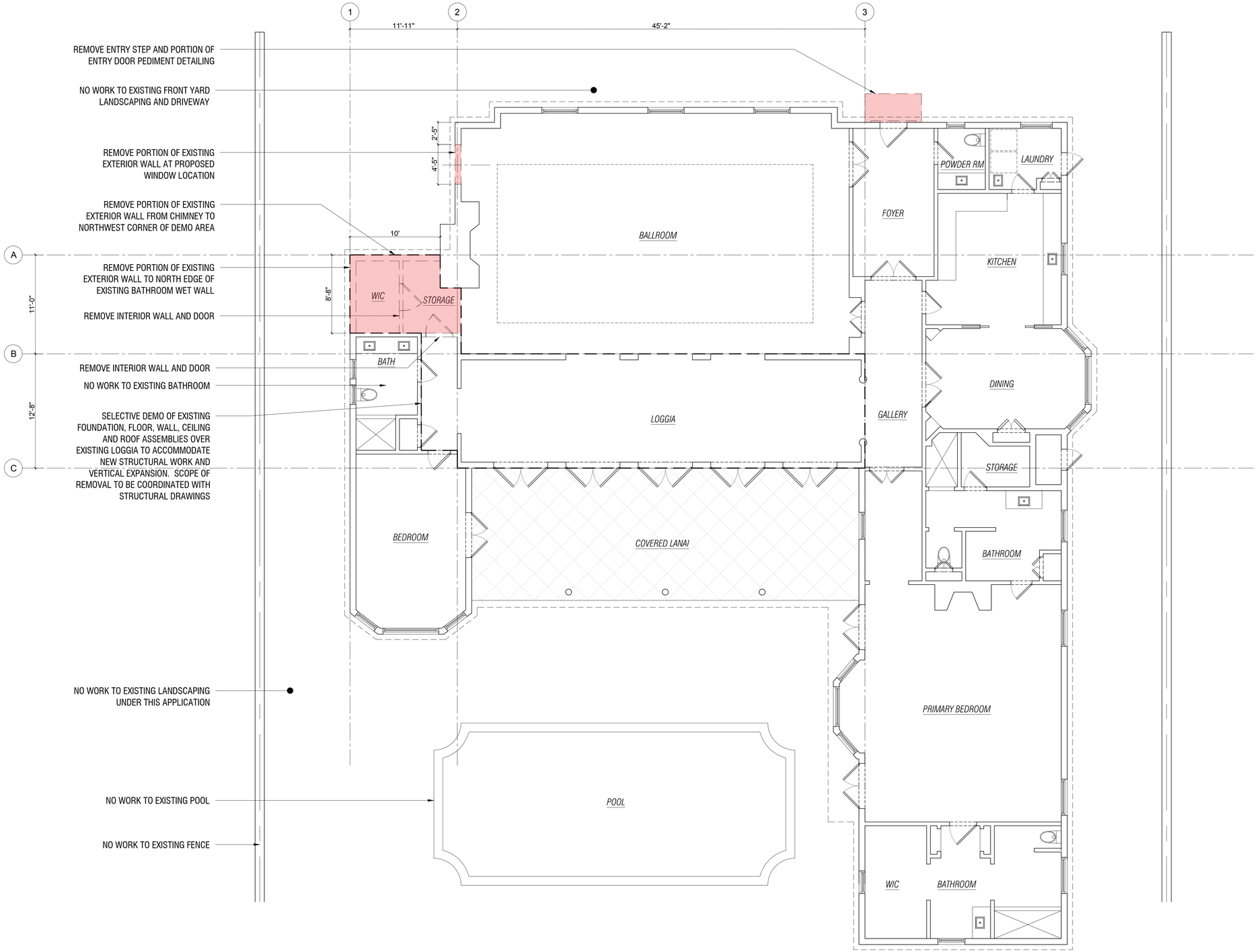
PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

CONSTRUCTION SCREENING PLAN

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075
	ZON-25-0068

DWG NO:

A-006.00



1 DEMO PLAN - GROUND FLOOR
SCALE: 3/16"= 1'-0"

Palm Beach Home Addition

CLIENT

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Palm Beach, FL 33480

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N
SCALE: 3/16"=1'

ISSUE:

FIRST SUBMISSION	09/18/2025
SECOND SUBMISSION	10/06/2025
FINAL SUBMISSION	11/10/2025

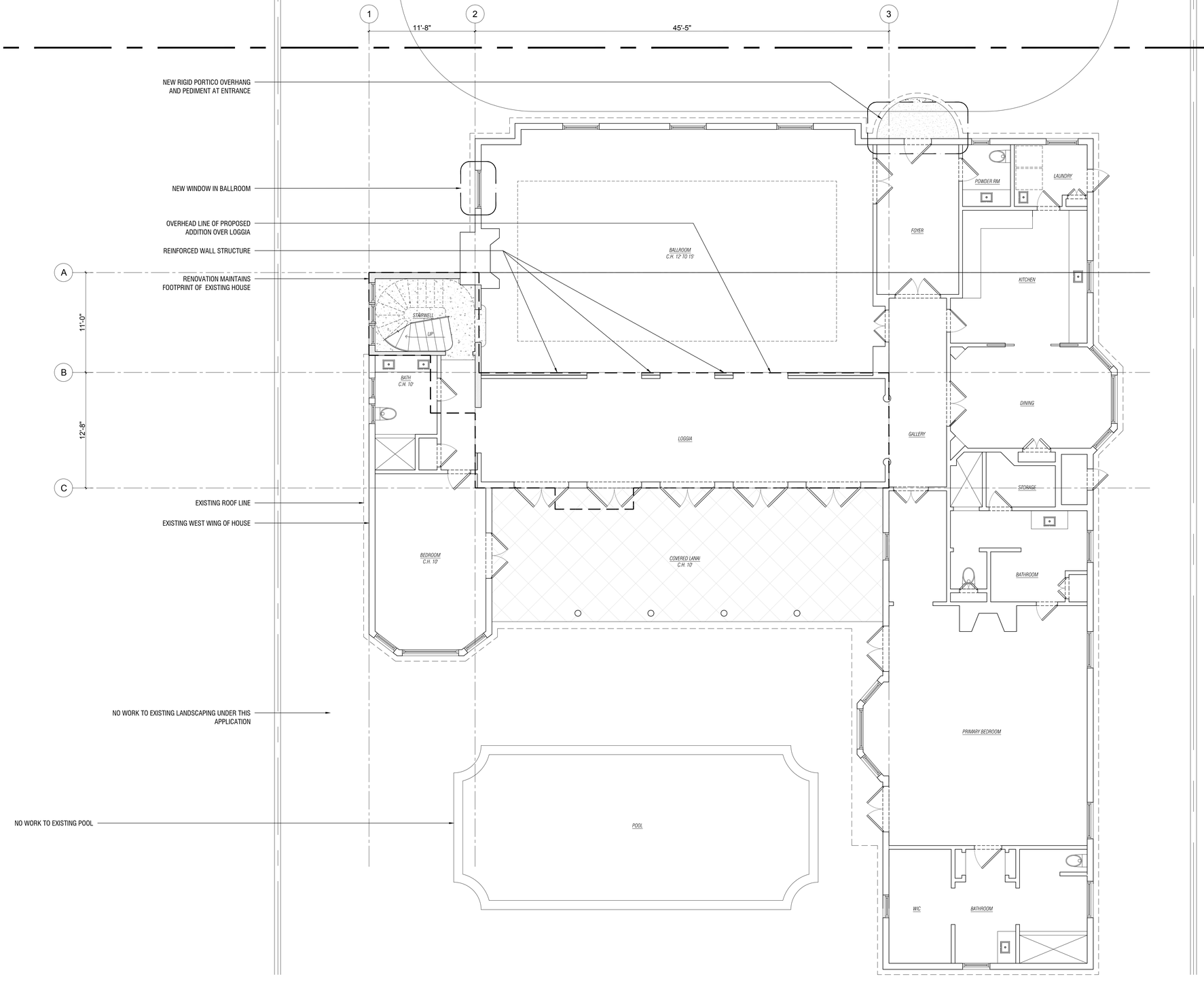
PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

EXISTING/DEMOLITION PLAN
GROUND FLOOR

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075 ZON-25-0068

DWG NO:

A-100.00



1 PROPOSED FLOOR PLAN - GROUND FLOOR
SCALE: 1/8"= 1'-0"

Palm Beach Home Addition

CLIENT

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SCALE: 3/16"=1'

ISSUE:

FIRST SUBMISSION	09/18/2025
SECOND SUBMISSION	10/06/2025
FINAL SUBMISSION	11/10/2025

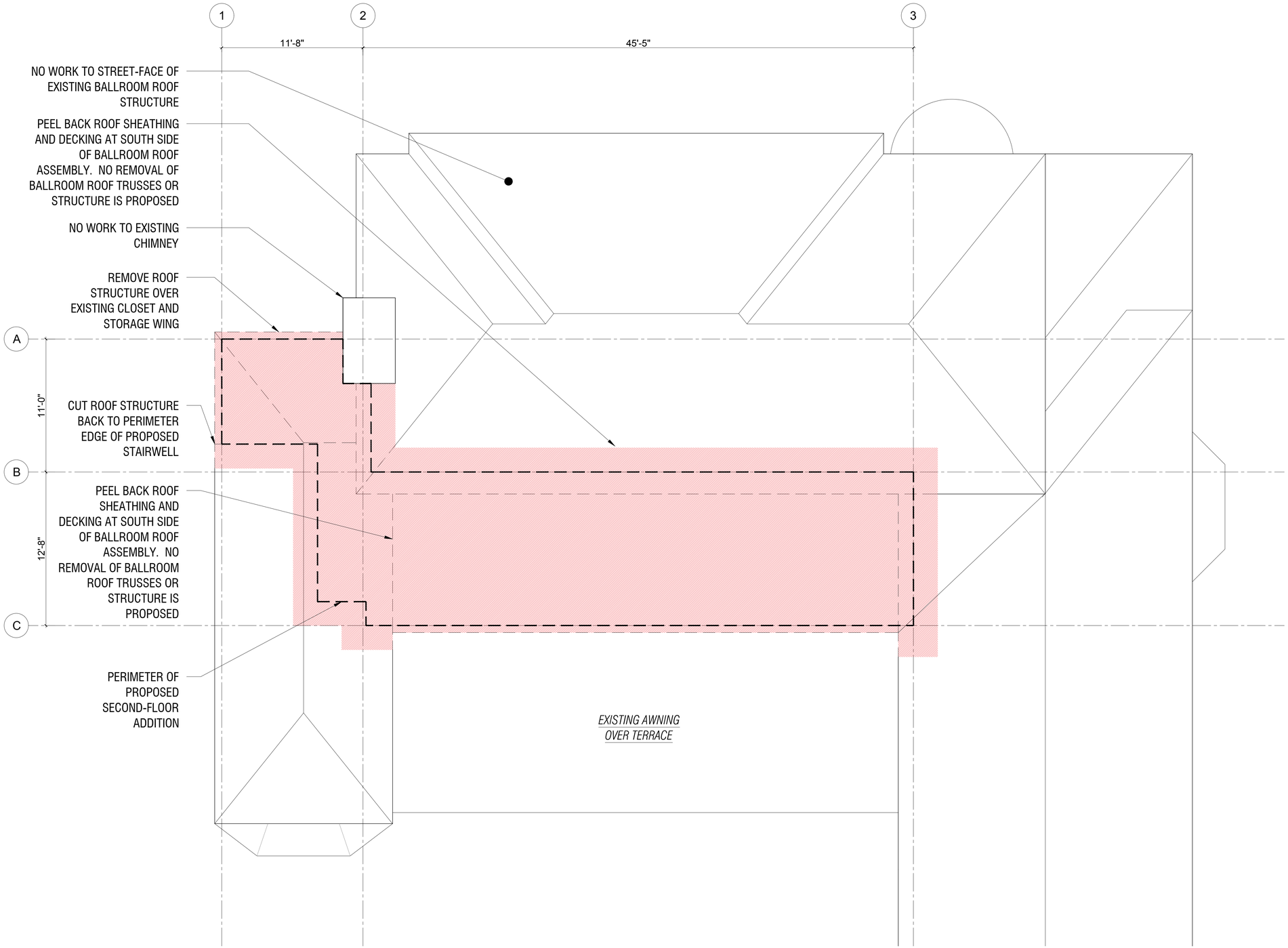
PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

PROPOSED FLOOR PLAN
GROUND FLOOR

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075 ZON-25-0068

DWG NO:

A-101.00



1 EXISTING/DEMO ROOF PLAN
SCALE: 1/4"= 1'-0"

Palm Beach Home Addition

CLIENT

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Palm Beach, FL 33480

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N
SCALE: 1/4"=1'

ISSUE:

FIRST SUBMISSION	09/18/2025
SECOND SUBMISSION	10/06/2025
FINAL SUBMISSION	11/10/2025

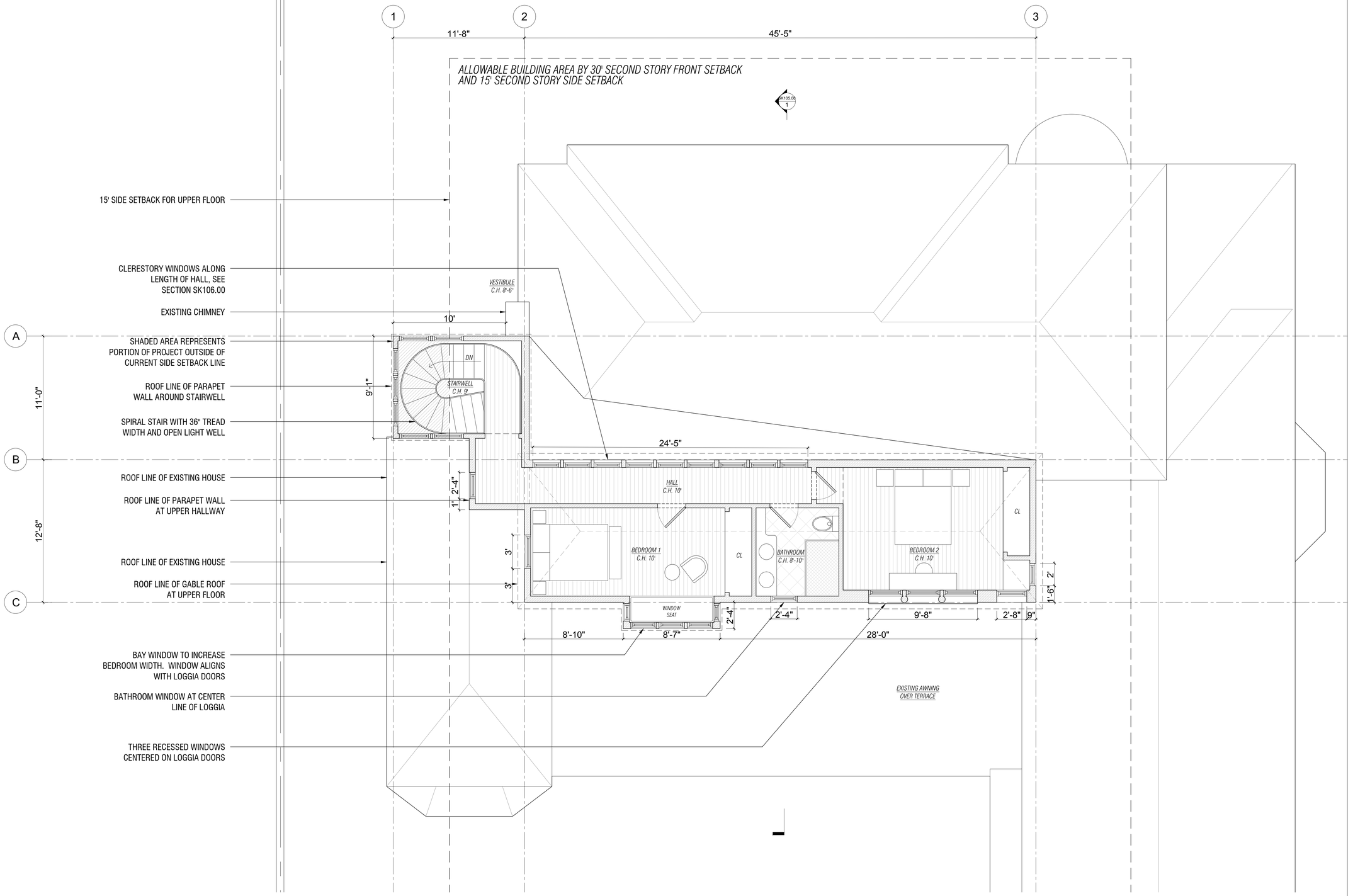
PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

EXISTING/DEMO ROOF PLAN
WITH PROPOSED AREA OF WORK

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075 ZON-25-0068

DWG NO:

A-102.00



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

Palm Beach Home Addition

CLIENT

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SCALE: 3/16"=1'

ISSUE:

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SECOND SUBMISSION	10/06/2025
FINAL SUBMISSION	11/10/2025

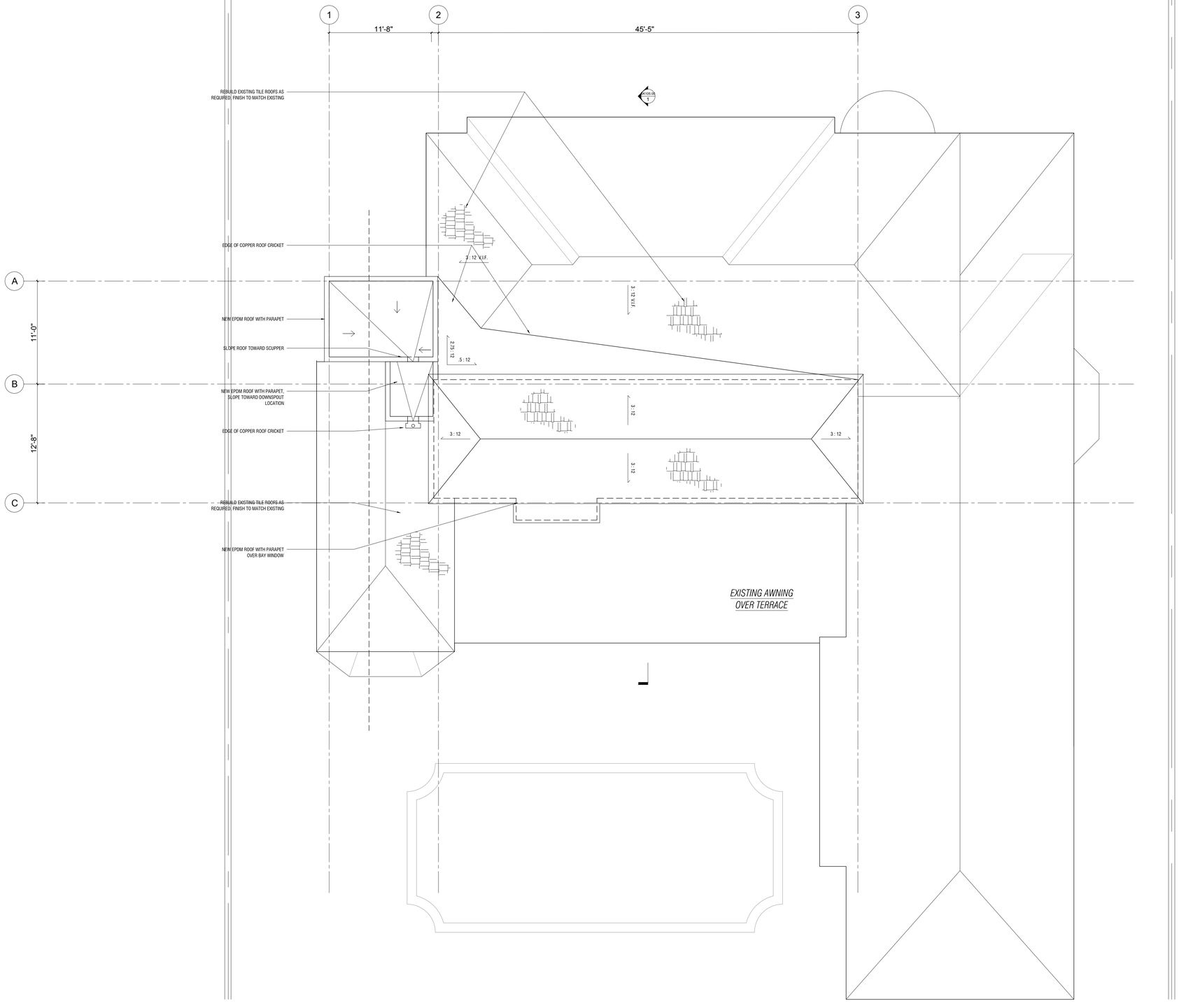
PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

PROPOSED FLOOR PLAN
SECOND FLOOR

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075
	ZON-25-0068

DWG NO:

A-103.00



1 PROPOSED FLOOR PLAN - ROOF
SCALE: 3/16"= 1'-0"

Palm Beach Home Addition

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SCALE: 3/16"=1'

ISSUE:

FIRST SUBMISSION	09/18/2025
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FINAL SUBMISSION	11/10/2025

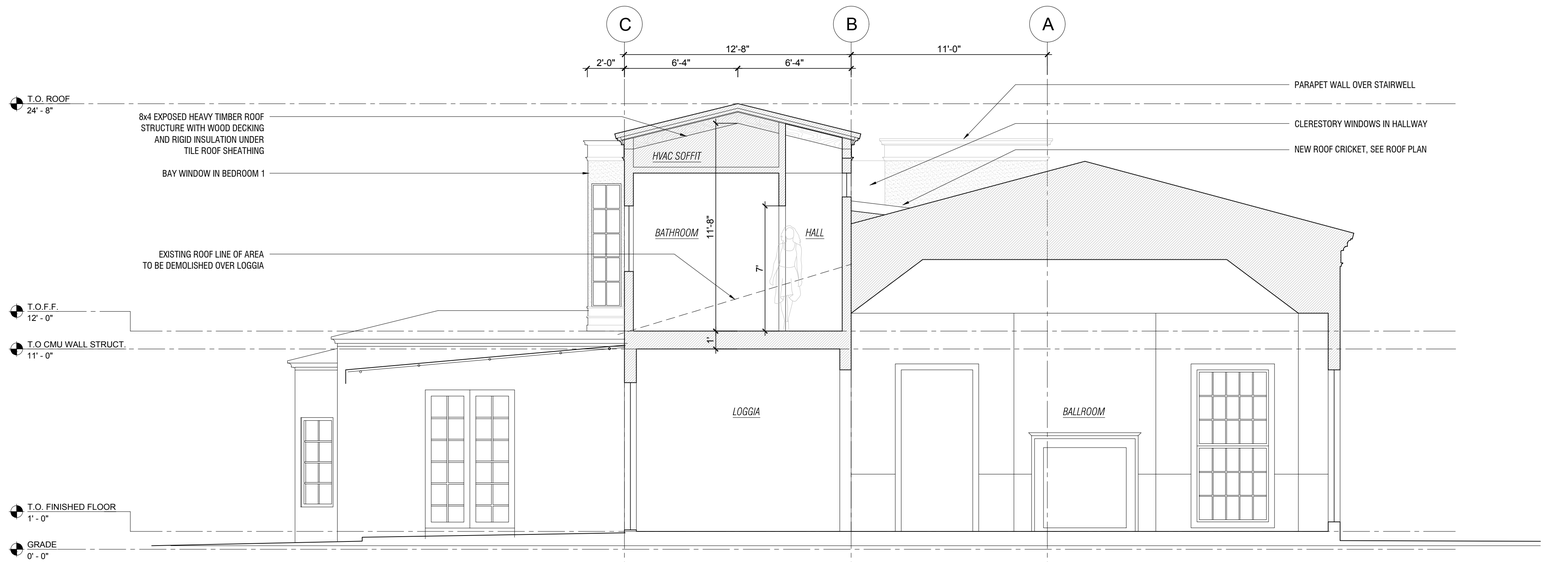
PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

PROPOSED FLOOR PLAN
ROOF AT SECOND FLOOR

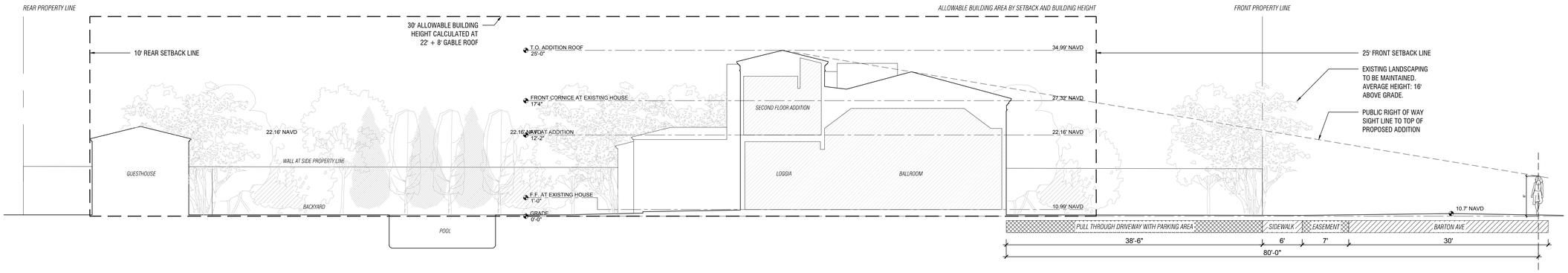
DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075 ZON-25-0068

DWG NO:

A-104.00



2 PROPOSED PROJECT NORTH/SOUTH SECTION
SCALE: 1/4"= 1'-0"



1 SITE SECTION ZONING DIAGRAM
SCALE: 1/8"= 1'-0"

Palm Beach Home Addition

CLIENT

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160 Barton Avenue,
Palm Beach, FL 33480

ARCHITECT

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ISSUE:

FIRST SUBMISSION	09/18/2025
SECOND SUBMISSION	10/06/2025
FINAL SUBMISSION	11/10/2025

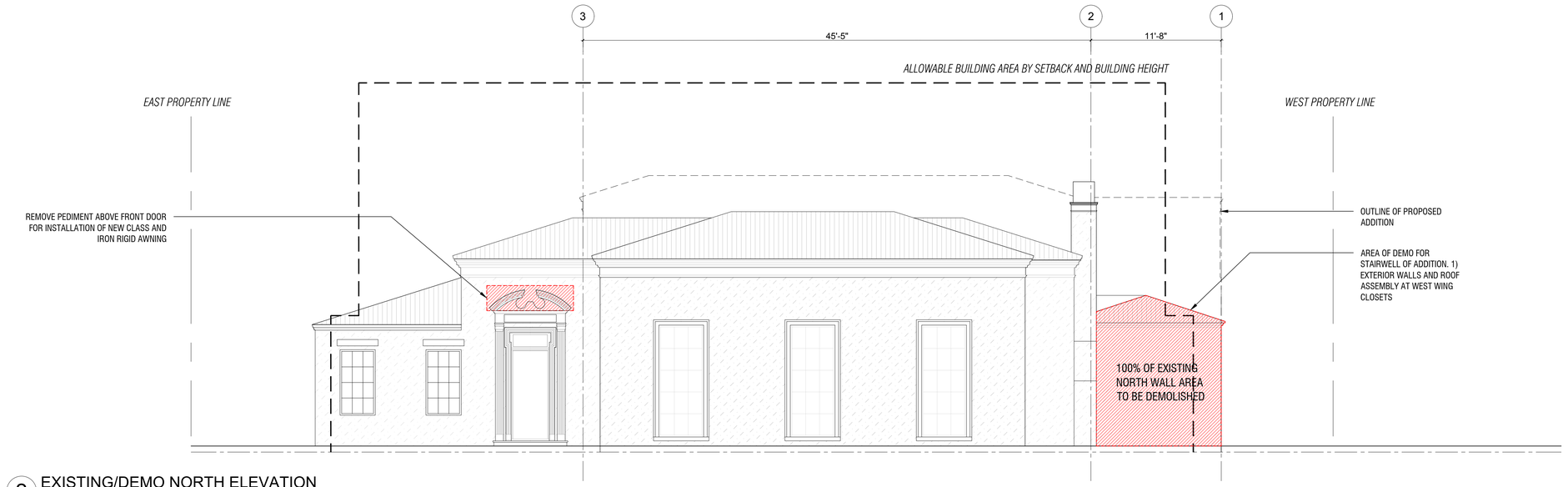
PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

PROJECT SECTIONS

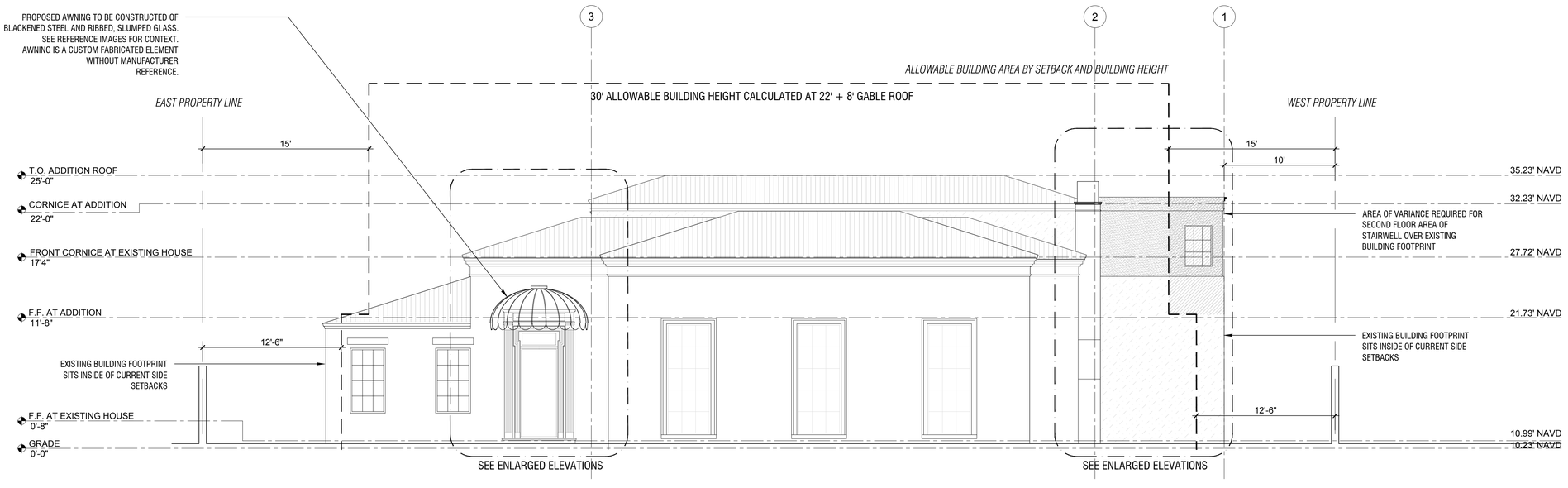
DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075
	ZON-25-0068

DWG NO:

A-200.00



2 EXISTING/DEMO NORTH ELEVATION
SCALE: 3/16"= 1'-0"



1 PROPOSED NORTH ELEVATION
SCALE: 3/16"= 1'-0"

Palm Beach Home Addition

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ARCHITECT

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ISSUE:

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FINAL SUBMISSION	11/10/2025

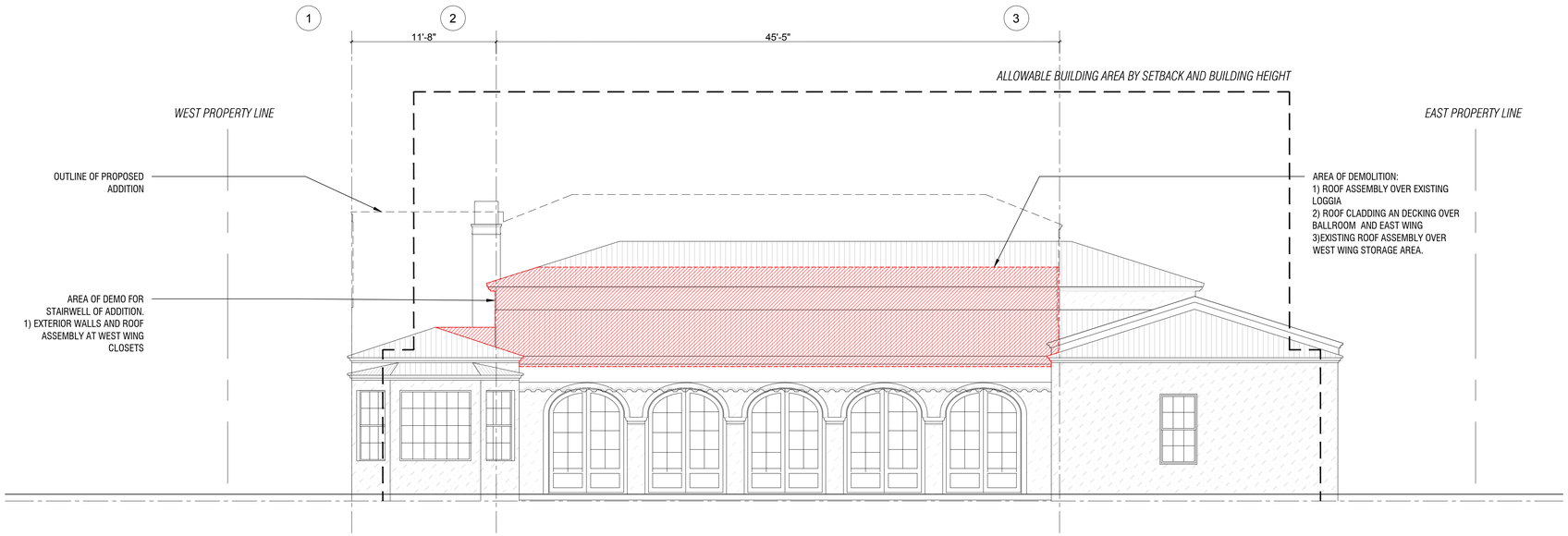
PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

NORTH EXTERIOR ELEVATIONS

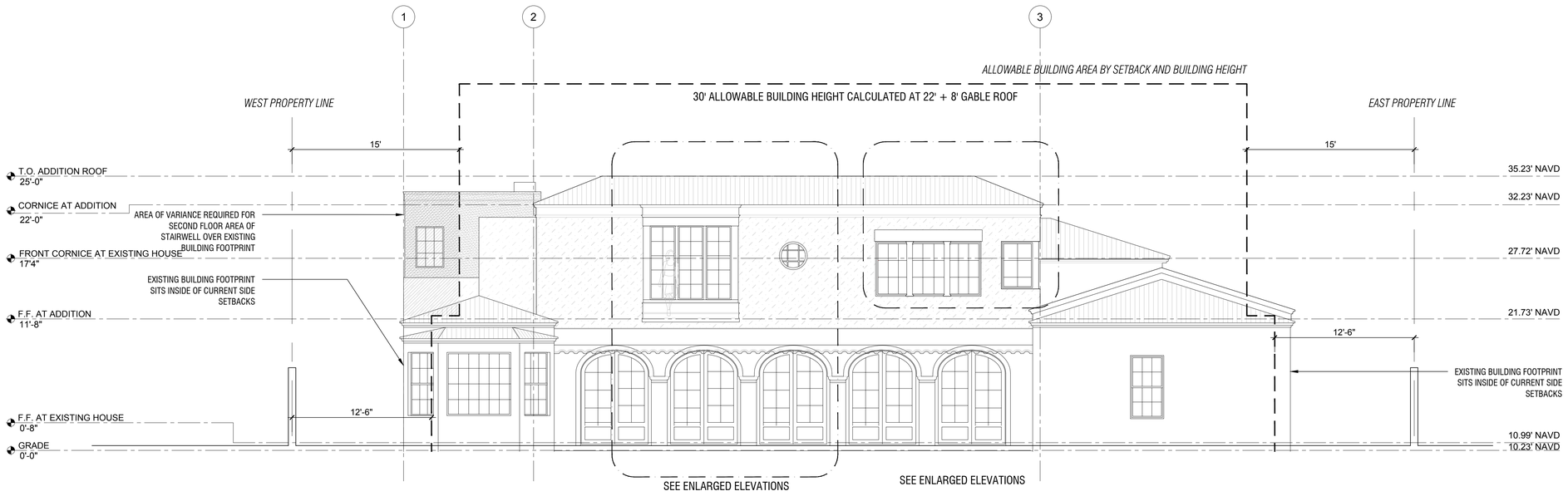
DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075
	ZON-25-0068

DWG NO:

A-300.00



2 EXISTING/DEMO SOUTH ELEVATION
SCALE: 3/16"= 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 3/16"= 1'-0"

Palm Beach Home Addition

CLIENT

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Palm Beach, FL 33480

ARCHITECT

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ISSUE:

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FINAL SUBMISSION	11/10/2025

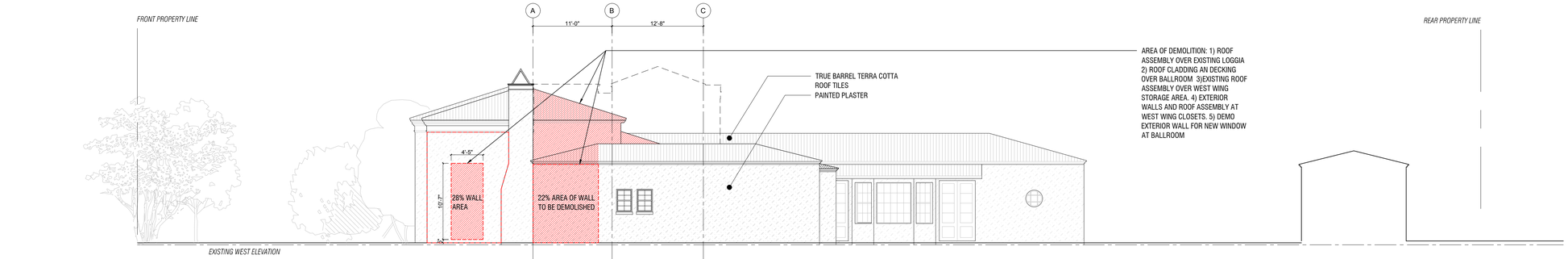
PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

SOUTH EXTERIOR ELEVATIONS

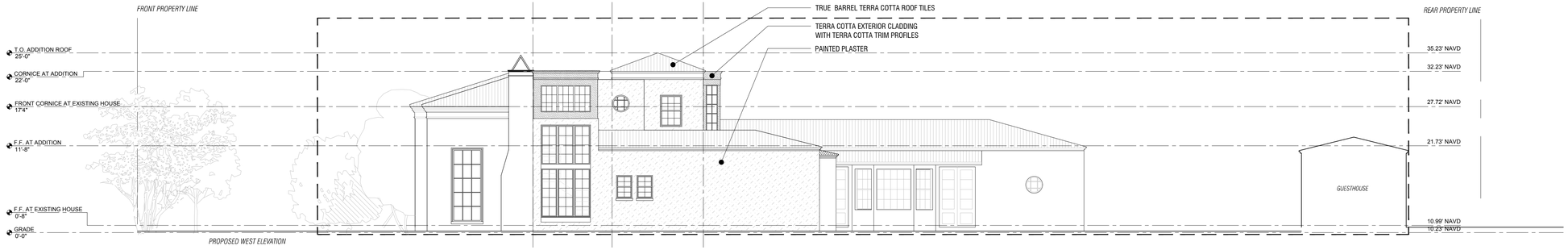
DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075
	ZON-25-0068

DWG NO:

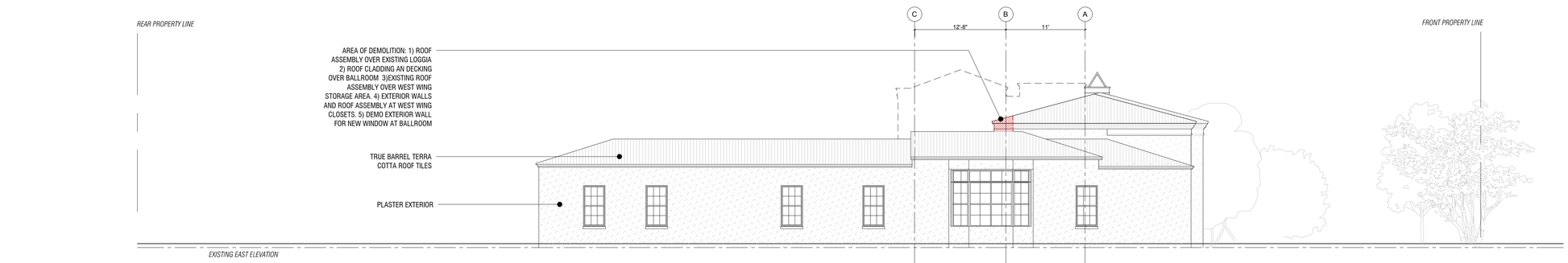
A-301.00



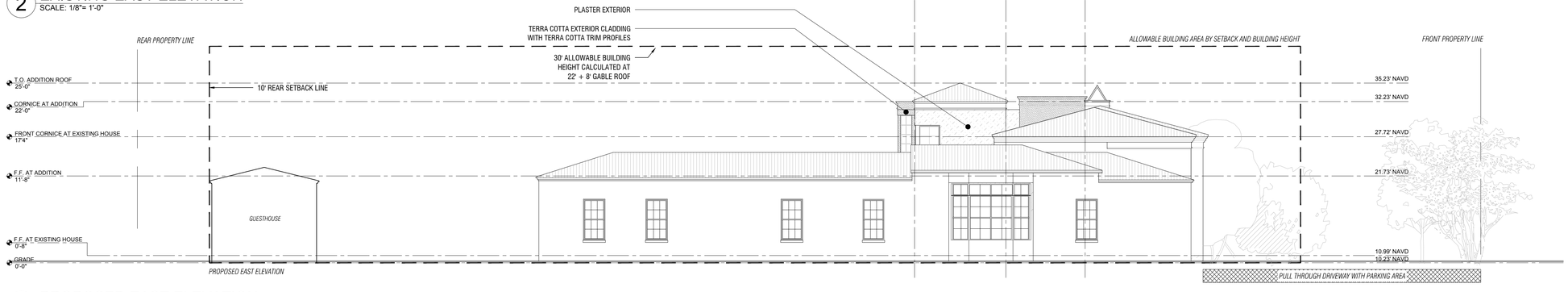
4 EXISTING WEST ELEVATION
SCALE: 1/8"= 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 1/8"= 1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/8"= 1'-0"



1 PROPOSED EAST ELEVATION
SCALE: 1/8"= 1'-0"

Palm Beach Home Addition

CLIENT

MADELEINE PARKER
160 Barton Avenue,
Palm Beach, FL 33480

ARCHITECT

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ISSUE:

FIRST SUBMISSION	09/18/2025
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FINAL SUBMISSION	11/10/2025

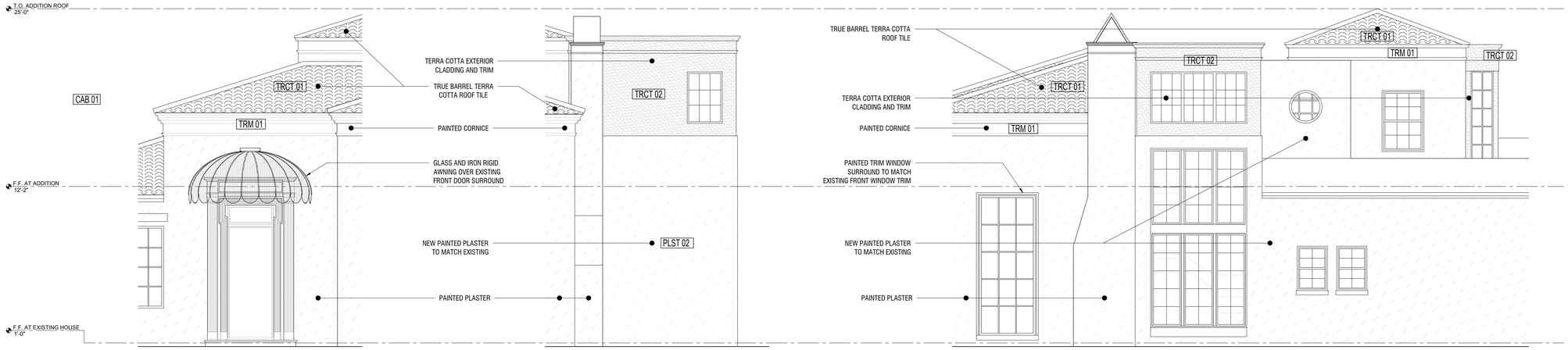
PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

EAST, WEST EXTERIOR ELEVATIONS

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075 ZON-25-0068

DWG NO:

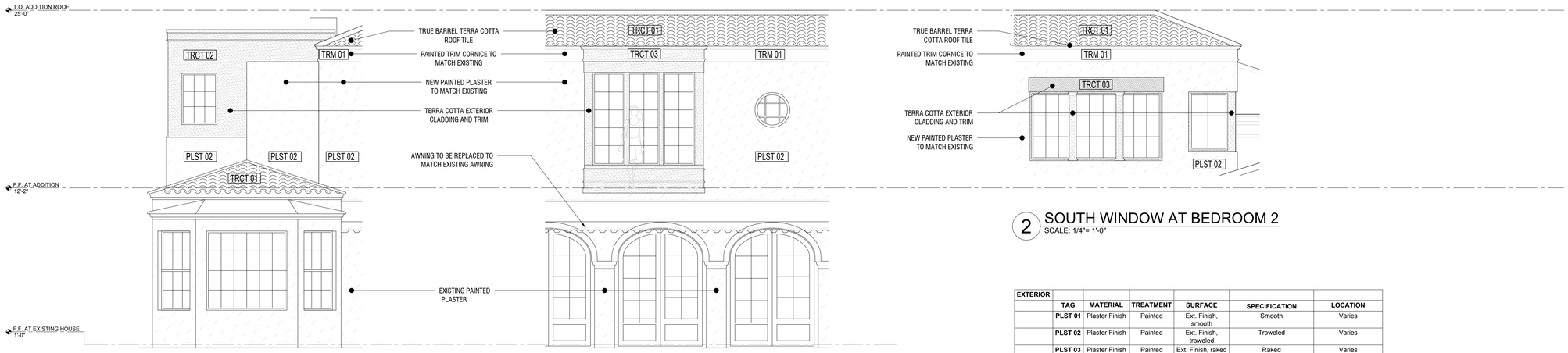
A-302.00



7 NORTH FACADE AT FRONT DOOR
SCALE: 1/4"= 1'-0"

6 NORTH FACADE AT STAIRWELL
SCALE: 1/4"= 1'-0"

5 WEST ELEV. AT STAIRWELL
SCALE: 1/4"= 1'-0"



4 SOUTH FACADE AT STAIRWELL
SCALE: 1/4"= 1'-0"

3 ELEV. AT SOUTH BAY WINDOW
SCALE: 1/4"= 1'-0"

2 SOUTH WINDOW AT BEDROOM 2
SCALE: 1/4"= 1'-0"

EXTERIOR						
	TAG	MATERIAL	TREATMENT	SURFACE	SPECIFICATION	LOCATION
	PLST 01	Plaster Finish	Painted	Ext. Finish, smooth	Smooth	Varies
	PLST 02	Plaster Finish	Painted	Ext. Finish, troweled	Troweled	Varies
	PLST 03	Plaster Finish	Painted	Ext. Finish, raked	Raked	Varies
	TRM 01	Plaster	Painted	Ext. Trim at Cornice	Smooth with arch profile	
	TRM 02	Plaster	Painted	Ext. Trim at Windows	Smooth with arch profile	
	TRCT 01	Terra Cotta Roof	Per Manuf.	True Barrel	Per Manuf.	Roof
	TRCT 02	Terra Cotta Tile	Per Manuf.	Ext. Cladding	Smooth	Varies
	TRCT 03	Terra Cotta Tile	Per Manuf.	Trim	Smooth with arch profiles	Window surrounds
	TRCT 04	Terra Cotta	Per Manuf.	Elements	Smooth with arch profiles	Architectural elements
	MTL 01		Per Manuf	Gutter, downspouts	Bronze, anodized	Varies

1 EXTERIOR FINISH SCHEDULE
SCALE: NS

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ISSUE:

FIRST SUBMISSION	09/18/2025
SECOND SUBMISSION	10/06/2025
FINAL SUBMISSION	11/10/2025

PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

ENLARGED EXTERIOR ELEVATIONS

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075
	ZON-25-0068

DWG NO:

A-303.00



1 PERSPECTIVE RENDERING AT WEST DRIVEWAY ENTRY
SCALE: N.T.S.

Palm Beach Home Addition

CLIENT

MADELEINE PARKER
160 Barton Avenue,
Palm Beach, FL 33480

ARCHITECT

hc.A (d.b.a.)
981 Ilex Way
Tallahassee, FL 32312
build@hc.studio | T 850 443 9306

ISSUE:

FIRST SUBMISSION	09/18/2025
SECOND SUBMISSION	10/06/2025
FINAL SUBMISSION	11/10/2025

PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

PERSPECTIVE RENDERING

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075 ZON-25-0068

DWG NO:

SK-100.00



1 PERSPECTIVE RENDERING AT EAST DRIVEWAY ENTRY
SCALE: N.T.S.

Palm Beach Home Addition

CLIENT

MADELEINE PARKER
160 Barton Avenue,
Palm Beach, FL 33480

ARCHITECT

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PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

PERSPECTIVE RENDERING

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075 ZON-25-0068

DWG NO:

SK-101.00



1 PERSPECTIVE RENDERING AT REARY YARD
SCALE: N.T.S.

Palm Beach Home Addition

CLIENT

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Palm Beach, FL 33480

ARCHITECT

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FINAL SUBMISSION	11/10/2025

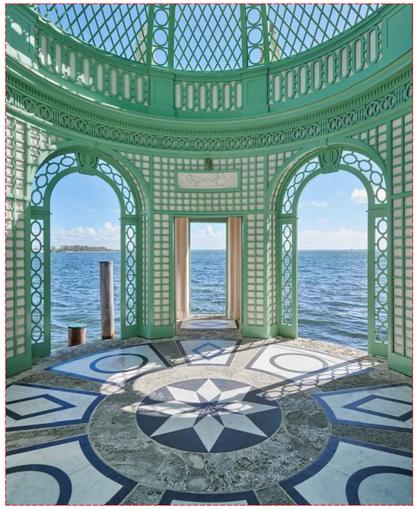
PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

PERSPECTIVE RENDERING

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075 ZON-25-0068

DWG NO:

SK-102.00



Light tracery, color and geometric form



Material palette, geometric form. No spikes proposed for 160 Barton Ave.



Material palette, colored glass.



Lightness, geometric form.

1 PRECEDENT AND INSPIRATION IMAGES FOR ENTRY COVER

SCALE: N.T.S.

Palm Beach Home Addition

CLIENT

MADELEINE PARKER
160 Barton Avenue,
Palm Beach, FL 33480

ARCHITECT

hc.A (d.b.a.)
981 Ilex Way
Tallahassee, FL 32312
build@hc.studio | T 850 443 9306

ISSUE:

FIRST SUBMISSION	09/18/2025
SECOND SUBMISSION	10/06/2025
FINAL SUBMISSION	11/10/2025

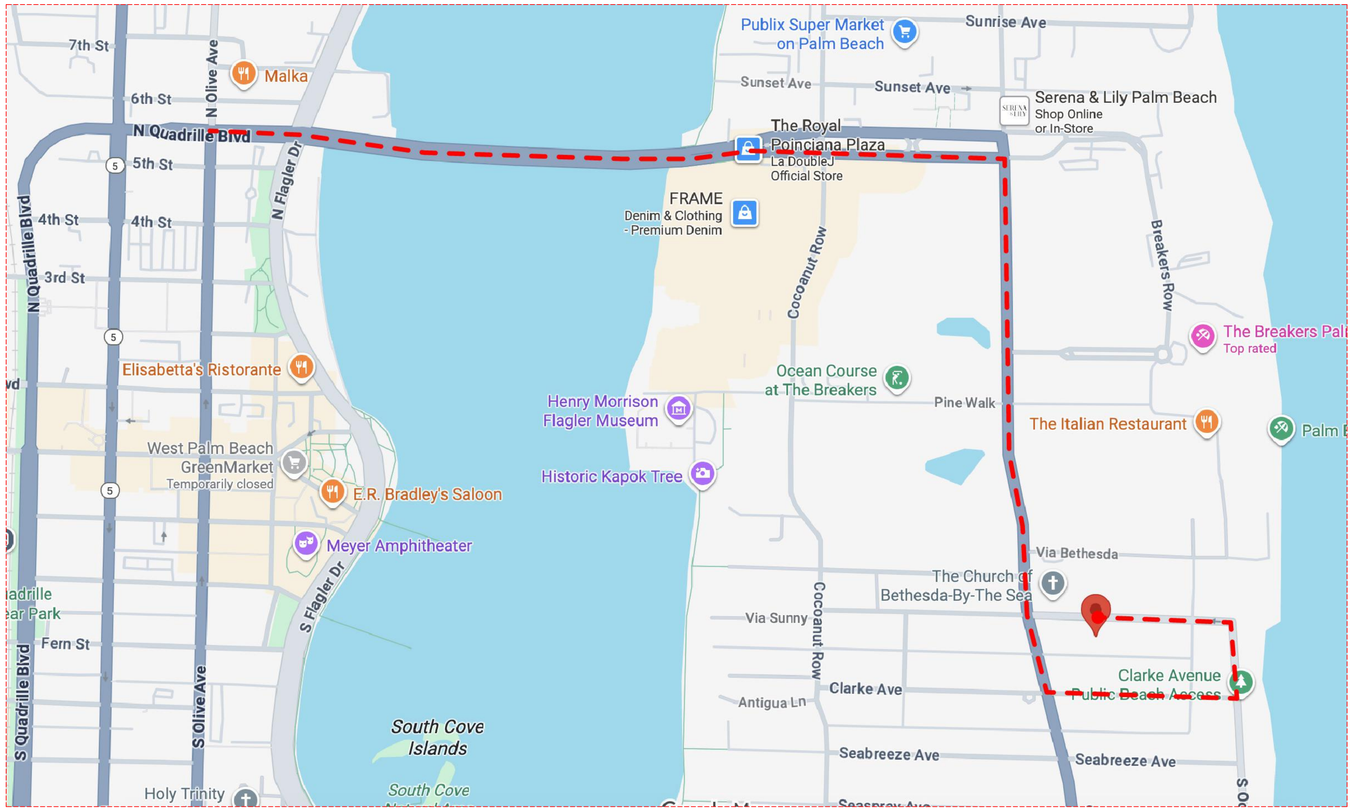
PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

PRECEDENT/INSPIRATION IMAGES FOR GLASS AND STEEL ENTRY COVER

DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075 ZON-25-0068

DWG NO:

SK-103.00



1 TRUCK ROUTE TO SITE
SCALE: N/A

Palm Beach Home Addition

CLIENT

MADELEINE PARKER
160 Barton Avenue,
Palm Beach, FL 33480

ARCHITECT

hc.A (d.b.a.)
981 Ilex Way
Tallahassee, FL 32312
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N
SCALE: 1/16"=1'

ISSUE:

FIRST SUBMISSION	09/18/2025
SECOND SUBMISSION	10/06/2025
FINAL SUBMISSION	11/10/2025

PROJECT:
[250317] 160 Barton Ave,
Palm Beach, FL 33480

TRUCK ROUTE TO SITE

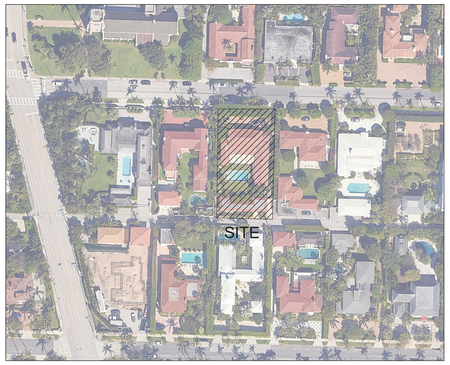
DATE:	10/20/2025
PROJECT NO:	250317
DRAWN BY:	NR/PD
CHECK BY:	PD
CASE NUMBERS:	ARC-25-0075 ZON-25-0068

DWG NO:

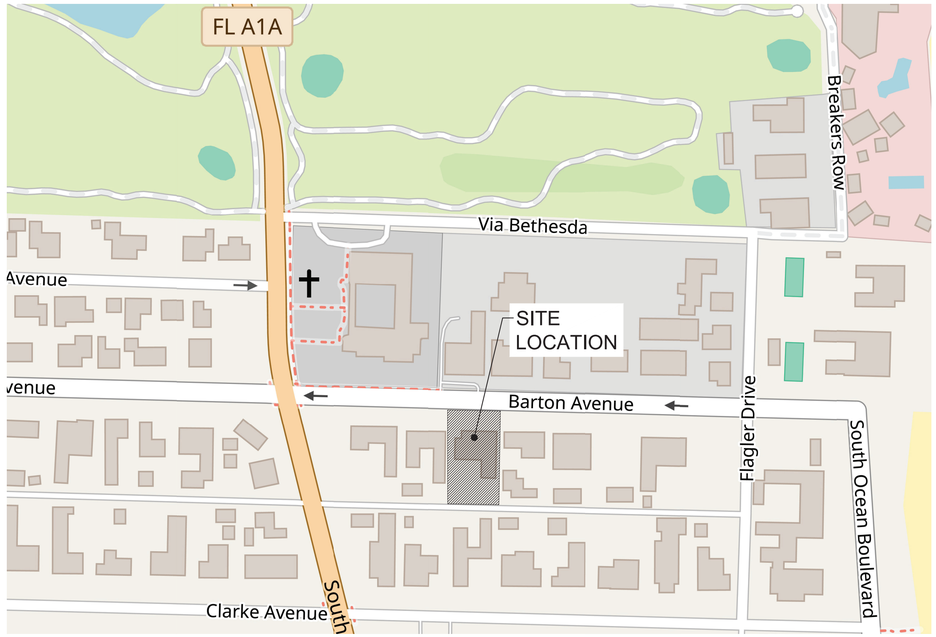
SK104.00

DRAINAGE PLAN

160 BARTON AVENUE
PALM BEACH, FLORIDA 33480



AERIAL MAP
N.T.S.



LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.

SHEET LIST TABLE	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	GRADING AND DRAINAGE PLAN

Nelson F Anderson

Digitally signed by Nelson F Anderson
DN: C=US, O=Unaffiliated, dnQualifier=A01410D00000193920E38D500084281, CN=Nelson F Anderson
Reason: I am the author of this document
Location:
Date: 2025.10.03 12:02:20-04'00'
Foxit PDF Reader Version: 2025.1.0

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RAVINES ENGINEERING LLC

RAVINES ENGINEERING, LLC
POMONA PARK, FL
ph: 904.887.2810
email: nelson@ravineseng.com

NELSON ANDERSON
PROFESSIONAL ENGINEER 93021

NELSON ANDERSON LICENSE No. 93021 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

SEAL

DRAINAGE PLAN
160 BARTON AVENUE
PALM BEACH,
FLORIDA 33480
PARCEL ID: 50434322050000260

REVISIONS

No.	DESCRIPTION	DATE

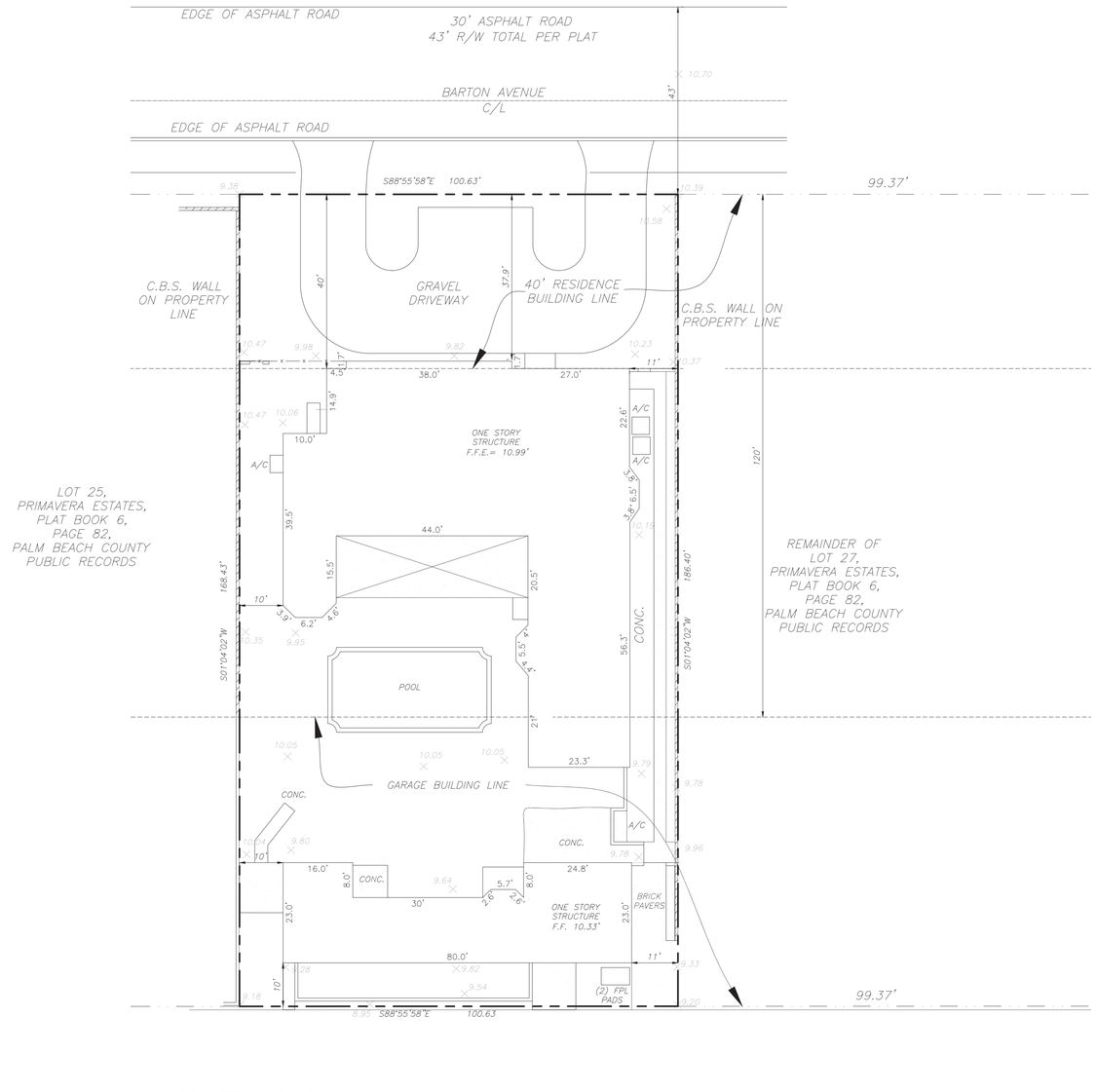
C1

SHEET No.
24 OF 26

SHEET NAME
COVER SHEET

PERMIT SET

EXISTING IMPERVIOUS AREA	
IMPERVIOUS AREA	10,901.86 S.F.
PERVIOUS AREA	7,857.07 S.F.
TOTAL	18,758.93 S.F.



GRAPHIC SCALE

0 16 24 32

(IN FEET)

1 inch = 16 ft.

DEMOLITION NOTES TO CONTRACTOR:

1. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
2. THE CONTRACTOR AND OWNER SHALL COORDINATE WITH THE UTILITY SERVICE PROVIDER FOR TERMINATION OF POWER AND GAS SERVICES TO THE SITE. THIS WORK WILL BE PERFORMED BY THE UTILITY PROVIDER AND SHALL BE SCHEDULED AS ONE OF THE FIRST ITEMS OF BUSINESS.
3. CONTRACTOR SHALL PROVIDE APPROVED TRAFFIC CONTROL PLAN AND PROPER SIGNAGE DURING ANY WORK
4. WHEN EXISTING SIDEWALK IS CLOSED FOR CONSTRUCTION, CONTRACTOR SHALL BARRICADE THAT AREA AND PROVIDE SAFE ALTERNATE PATH FOR PEDESTRIAN WITH PROPER SIGNAGE.
5. ALL TRAFFIC SIGNAGE WITHIN THE ROW SHALL BE PROTECTED INPLACE AT ALL TIMES. ANY DAMAGE TO THESE DEVICES SHALL BE REPAIRED IMMEDATELY. TO THEN SHALL BE REPAIRED IMMEDIATELY. DURING THE CONSTRUCTION, SAFE OPERATION OF PEDESTRIAN OR VEHICULAR TRAFFIC, CONTRACTOR SHALL PROVIDE A CERTIFIED FLAGGER OR PEACE OFFICER UNTIL THAT SIGN IS RESTORED TO EXISTING CONDITION.
6. CONTRACTOR SHALL REPAIR ANY ITEMS DAMAGE DURING CONSTRUCTION TO ITS EXISTING CONDITION.
7. UTILITIES SHOWN ON PLANS ARE SHOWN IN APPROXIMATE WAY ONLY, PRIOR TO ANY DEMOLITION WORK. THE CONTRACTOR SHALL DETERMINE THE EXACT UTILITY LOCATIONS. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE ON SITE DURING ALL CONSTRUCTION ACTIVITIES.
9. THE CONTRACTOR SHALL ENTER & EXIT THE SITE THROUGH EXISTING DRIVEWAY.
10. CAUTION. THERE ARE OVERHEAD POWERLINES WITH IN THE WORK AREA. CONTRACTOR SHALL FOLLOW CITY, STATE AND FEDERAL GUIDELINES WHEN WORKING AROUND EXISTING POWER LINES.
11. CONTRACTOR SHALL REMOVE AND DISPOSE OF DEBRIS OFFSITE.
12. ANY SIGNIFICANT CHANGES RESULTING FROM FIELD VERIFICATION WILL REQUIRE NEW PLANS BE SUBMITTED TO THE CITY'S ENGINEERING DEPARTMENT FOR REVIEW. FAILURE TO DO SO MAY RESULT IN A "STOP WORK ORDER" ON THE PROJECT.

NOTES OF IMPORTANCE:

1. EXISTING UTILITIES TO BE REMOVED ARE TO BE CAPPED AND ABANDONED BELOW GRADE IN ACCORDANCE WITH CITY OF PALM BEACH REGULATIONS.
2. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION OF ALL EXISTING ELECTRICAL COMPONENTS WITH ELECTRICAL PROVIDER.

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RAVINES ENGINEERING LLC

RAVINES ENGINEERING, LLC
POMONA PARK, FL
ph: 904.887.2810
email: nelson@ravineseng.com

NELSON ANDERSON
PROFESSIONAL ENGINEER 93021

NELSON ANDERSON LICENSE No. 93021 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SEAL

DRAINAGE PLAN

160 BARTON AVENUE
PALM BEACH,
FLORIDA 33480

PARCEL ID: 50434322050000260

REVISIONS

No.	DESCRIPTION	DATE

C2

SHEET No.

25 OF 26

SHEET NAME

EXISTING CONDITIONS AND DEMOLITION PLAN

PERMIT SET

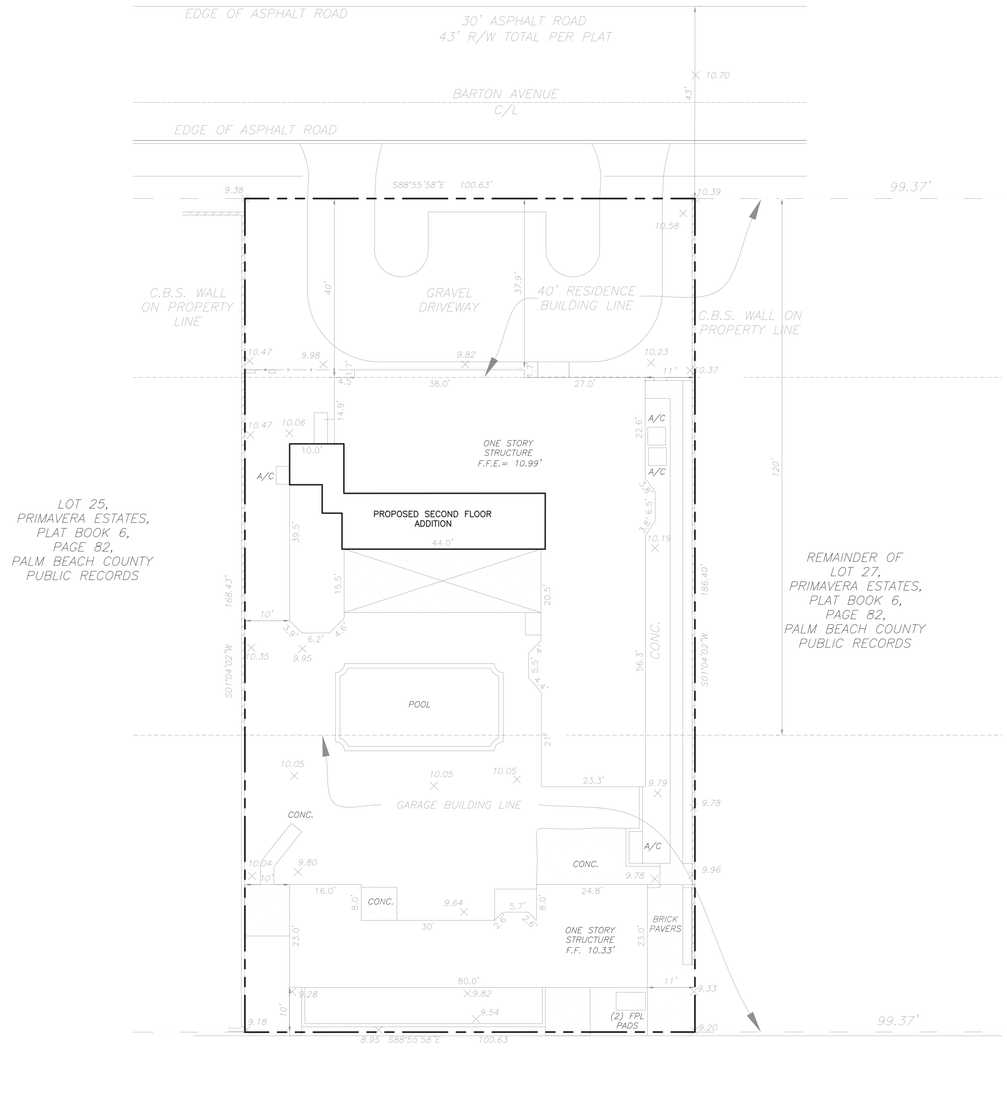
NOTES:

1. REFER TO ARCHITECTURAL PLANS TO SEE LOCATION OF PROPOSED STAIRS.
2. ROOF DRAINS SHOULD EXTEND AWAY FROM THE STRUCTURES BY 5' OR AS FAR AS POSSIBLE
3. NO IMPACTS ARE PROPOSED TO THE LOT OR GRADING, ALL IMPACTS WITHIN BUILDING FOOTPRINT
4. NO EROSION CONTROL IS NEEDED, NO EXPOSED EARTH PROPOSED
5. ANY REMOVED DOWNSPOUTS TO BE REPLACED IN SAME LOCATION

FLOOD ZONE CLASSIFICATION:

THIS PROPERTY IS LOCATED WITHIN FEMA-DESIGNATED FLOOD ZONE X, AS PER THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 12099C0583G, EFFECTIVE DECEMBER 20, 2024.
FLOOD ZONE X INDICATES AN AREA OF MINIMUM FLOOD ELEVATION.

PROPOSED IMPERVIOUS AREA	
IMPERVIOUS AREA	10,901.86 S.F.
PERVIOUS AREA	7,857.07 S.F.
TOTAL	18,758.93 S.F.



LEGEND	
F.F.E	FINISHED FLOOR ELEVATION

GRAPHIC SCALE
0 16 24 32
(IN FEET)
1 inch = 16 ft.

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RAVINES ENGINEERING LLC

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PROFESSIONAL ENGINEER 93021

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SEAL

DRAINAGE PLAN

160 BARTON AVENUE
PALM BEACH,
FLORIDA 33480

PARCEL ID: 50434322050000260

REVISIONS

No.	DESCRIPTION	DATE

C3

SHEET No.

26 OF 26

SHEET NAME

GRADING AND DRAINAGE PLAN

PERMIT SET

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: November 21, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0073 3140 S OCEAN BLVD. The applicant, Carton Place Condominium Association, has filed an application requesting Architectural Commission review and approval for site improvements including a new guardhouse with lift arms, installation of a fountain, new entry covering, and landscape and hardscape modifications.

Date: 11/14/2025

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-25-0073 3140 S OCEAN BLVD. The applicant, Carlton Place Condominium Association, has filed an application requesting Architectural Commission review and approval for site improvements including a new guardhouse with lift arms, installation of a fountain, new entry covering, and landscape and hardscape modifications.

Applicant: Carlton Place Condominium Association
Architecture: Jerome Baumoehl Architect, Incorporated
Landscape: Environment Design Group

HISTORY:
The condominium, Carlton Place, has had two applications heard at ARCOM in recent years. A-016-2021 was approved in April of 2021 for the remodeling of the existing pool and hardscape on property. Following that approval, application A-064-2021 applied for the addition of sun sails on the existing upper terrace but was subsequently withdrawn by the applicant.

THE PROJECT:
The applicant has submitted plans, entitled "Carlton Place Condominium" as prepared by Environment Design Group, uploaded November 10, 2025.

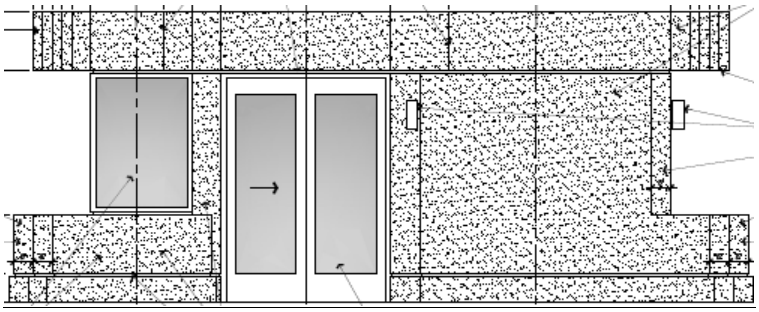
The following scope of work is proposed:

- New guardhouse with security gate/arm measures.
- New covered entry.
- Landscape and hardscape improvements with fountains.

Site Data			
Zoning District	R-D	**Future Land Use**	Multi Family
Lot Size	232,177 SF	**Overall Landscape Open Space**	Required: 35% Existing: 57.28% Proposed: 57.90%
North	3120 S Ocean Blvd / Condominium		
South	3170 S Ocean Blvd / Condominium		
East	Atlantic Ocean		
West	Intracoastal Waterway		

STAFF ANALYSIS
A preliminary review of the project indicates that the proposed application does comply with the Town's zoning code. The applicant seeks to demolish the existing guardhouse and construct a new one in a similar footprint with security gates/arms . The entry drive will be resurfaced and replaced

with Temron and Shellstone pavers. Water features will be added to the north and south of the driveway along with new signage. Existing landscape will be enhanced along South Ocean Blvd.



PROPOSED GUARDHOUSE

The two existing residential towers will modify their front entry ways to match. Each of the main entrances will construct a new flat roof porte cochere and the existing awnings to the north and south will be replaced with new white sunbrella fabric. The circular landscape areas and planting areas adjacent to both entrances will be relandscaped.







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: CARLTON PLACE CONDOMINIUM
3140 South Ocean Blvd

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

The proposed changes include:

1. Improvements to west side of the building / property
    a. Improvements to east façade / driveway drop-off of north and south buildings
        - Existing awning structures to be removed and replaced with new flat roof structure attached to existing building
        - See architectural plans by Jerome Baumoehl Architect, for details.
    b. Minor modifications to front entry drive
        - Existing entry pavers, and asphalt drive, on east side of the building to be removed and replaced with new 4” x 4” pavers.
        - Existing entry drive to be slightly modified / enlarged to improve vehicle circulation.
        - Existing entry planters will be modified.
        - (2) New decorative fountains, and new vehicle gates
    c. Existing entry guard house to be demolished and replaced in same location.
        - See architectural plan by Jerome Baumoehl Architect, for details.
        - New vehicle entry gates, and new pedestrian entry gate / path.
    d. Enhance existing landscaping on entire east side of the property.
        - To include butterfly garden

Dustin Mizell, MLA RLA #6666784
Environment Design Group

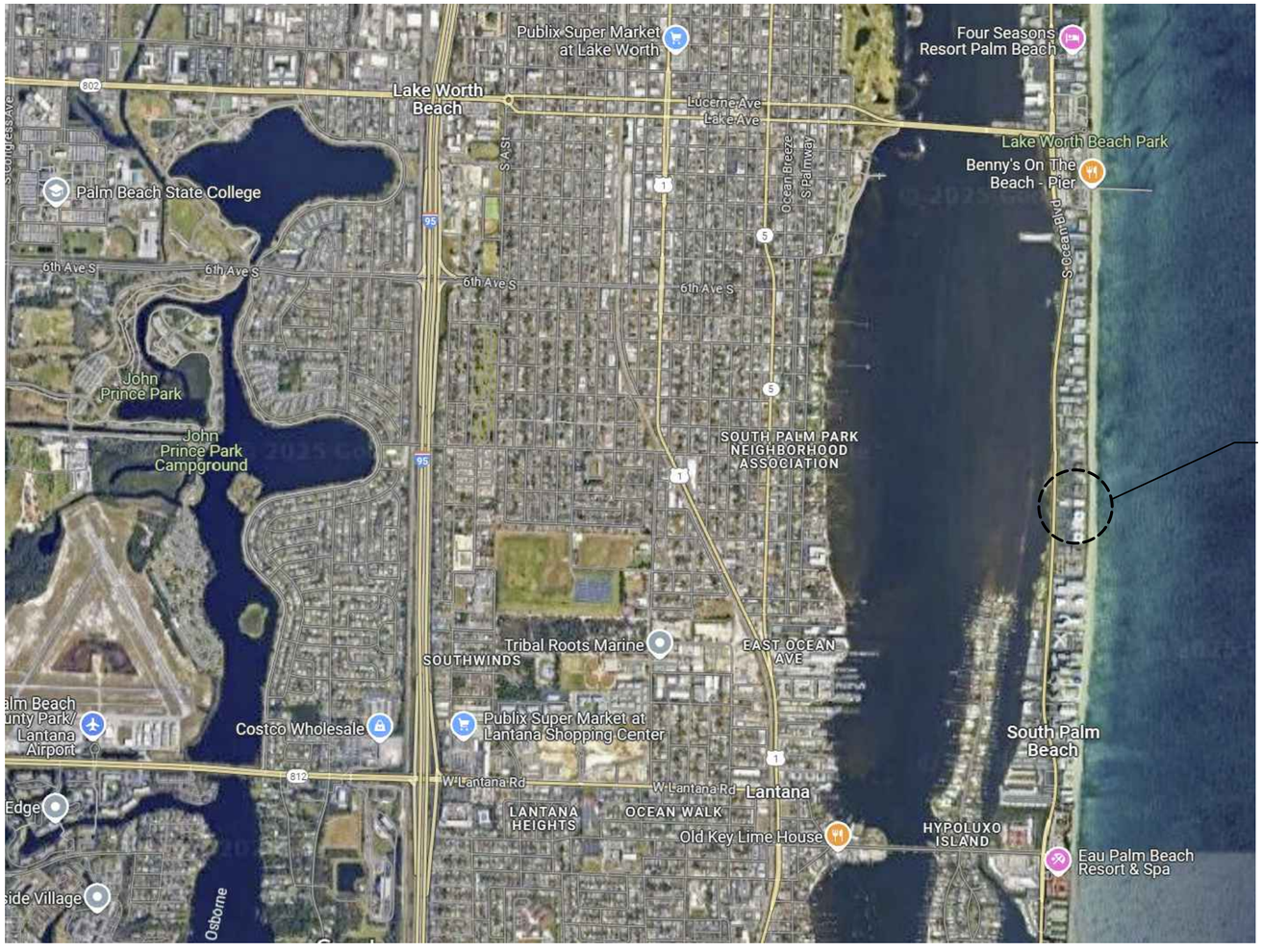
Paramount Building
139 North County Road, Suite 20-B
Palm Beach, FL 33480
561.832.4600 phone
Dustin@environmentdesigngroup.com

New Guardhouse, Site Improvements,
Landscaped Areas and New Covered Entrances for:

Carlton Place Condominium

3140 South Ocean Boulevard, Palm Beach, Florida 33480

Final Submittal for Arcom Meeting November 21, 2025



PROJECT SITE:
3140 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

Site Location, (Photograph)

N
W E
S

INDEX OF DRAWINGS

TS	TITLE SHEET
	SURVEY PLAN
A1	SITE PLAN, (EXISTING)
A2	SITE PLAN, (PROPOSED)
A2.1	SITE PLAN, (ENLARGED PLAN AT GUARD HOUSE)
A3	GUARDHOUSE FLOOR, ROOF AND REFLECTED CEILING PLANS
A4	PROPOSED GUARD HOUSE ELEVATIONS
A6	ENTRANCE WALLS PLAN AND ELEVATION
A6.1	SECTIONS THROUGH ENTRANCE WALLS SHOWING GRADE
A6.2	ENTRANCE AND RETAINING WALL SECTIONS
A7	SOUTH BUILDING COVERED ENTRY PLANS
A8	SOUTH BUILDING FRONT ELEVATION
A10	EXISTING / PROPOSED RENDERING OF MAIN ENTRANCE / GUARDHOUSE

NOTE:
GENERAL CONTRACTOR TO PROVIDE ALL SHEETS TO ALL TRADES FOR PERTINENT INFORMATION, INTENT, AND COORDINATION.

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:**	3140 South Ocean Boulevard, Palm Beach, Florida 33480		
2	**Zoning District:**	R-D (1) Moderate Density Residential, (50 - Palm Beach)		
3	**Lot Area (sq. ft.):**	232, 177 square feet		
4	**Lot Width (W) & Depth (D) (ft.):**	436.23 feet (width) x North - 510.6 feet (depth), South - 533.6 feet (depth)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Multi-Family Condominium (64 units)		
6	**FEMA Flood Zone Designation:**	X, AE, VE (Firm 10/05/2017)		
7	**Zero Datum for point of meas. (NAVD)**	00.00 (NAVD)		
8	**Crown of Road (COR) (NAVD)**	4.82 (NAVD)		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	20,000 SF	232,177 SF	232.177 SF
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/C	N/C	N/C
12	*Front Yard Setback (Ft.)	25'-0" or (HOB)	N/C	N/C
13	* Side Yard Setback (1st Story) (Ft.)	30'-0" or (HOB)	N/C	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	30'-0" or (HOB)	N/C	N/C
15	*Rear Yard Setback (Ft.)	30'-0"	N/C	N/C
16	Angle of Vision (Deg.)	(existing)	N/C	N/C
17	Building Height (Ft.)	62'-3"	N/C	N/C
18	Overall Building Height (Ft.)	66'-3"	N/C	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)	6.20	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/C	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	81,261 SF (35%)	132,997 SF (57.28%)	134,441 SF (57.90%)
24	Perimeter LOS (Sq Ft and %)	N/C	N/C	N/C
25	Front Yard LOS (Sq Ft and %)	3,816 SF (35%)	9,695 SF (88.90%)	8,826 SF (80.93%)
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 required by Ord. 003-2023 on separate TOPB Landscape Legend*

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

REV BF 20230626

Arcom: #ARC-25-0073

Jerome Baumoehl Architect, Incorporated
205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 683 2000

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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed New Guardhouse, Site Improvements, Landscaping and New Covered Entrances for:
Carlton Place Condominium
3140 South Ocean Boulevard
Palm Beach, Florida

23-130		
09/19/2025	FIRST SUBMITTAL ARCOM	
10/06/2025	SECOND SUBMITTAL ARCOM	
11/07/2025	FINAL SUBMITTAL ARCOM	
	June 26, 2024	

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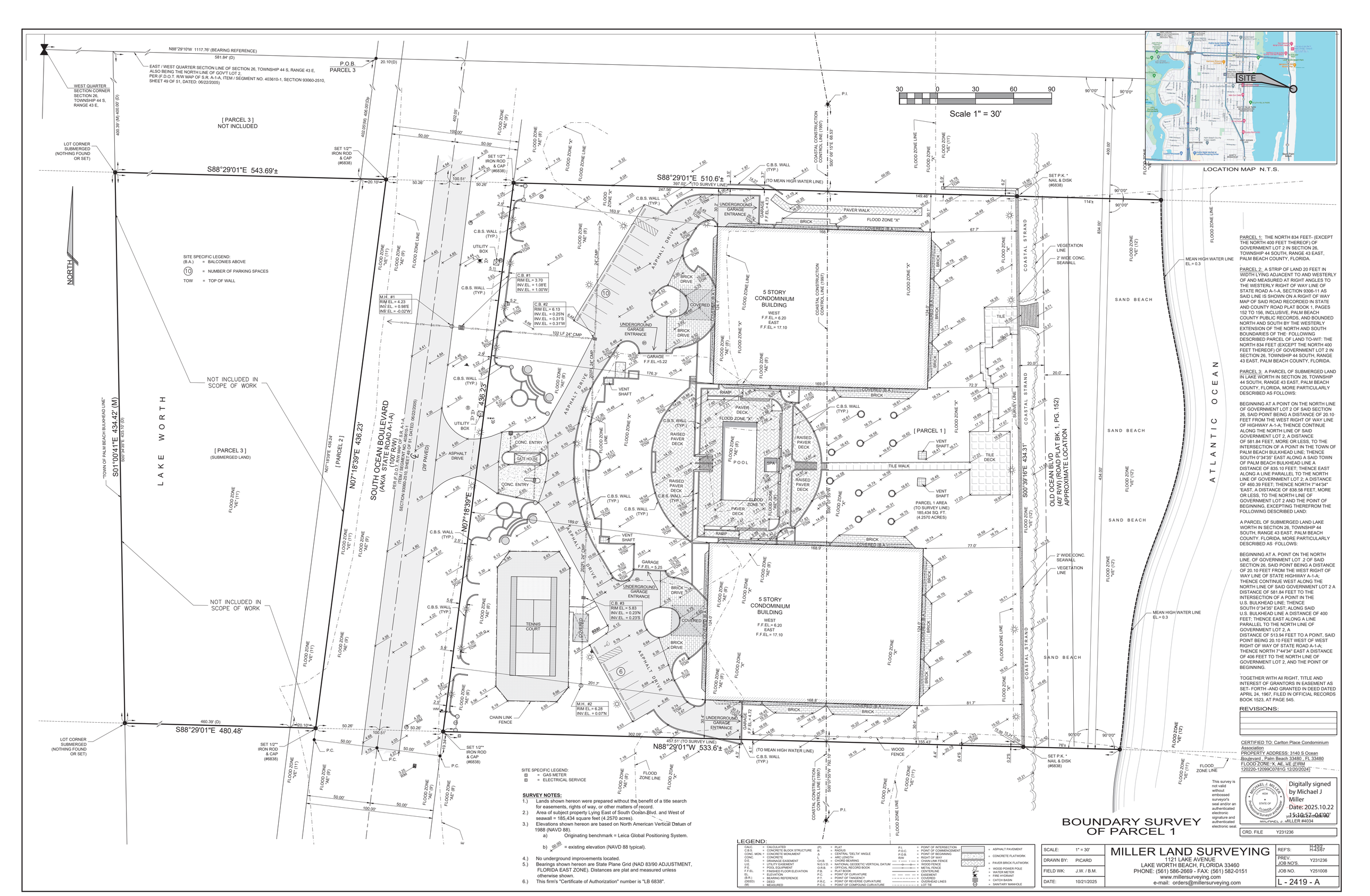


PARCEL 1: THE NORTH 834 FEET- (EXCEPT THE NORTH 400 FEET THEREOF) OF GOVERNMENT LOT 2 IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

PARCEL 2: A STRIP OF LAND 20 FEET IN WIDTH LYING ADJACENT TO AND WESTERLY OF AND MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, SECTION 9306-11 AS SAID LINE IS SHOWN ON A RIGHT OF WAY MAP OF SAID ROAD RECORDED IN STATE AND COUNTY ROAD PLAT BOOK 1, PAGES 152 TO 156, INCLUSIVE, PALM BEACH COUNTY PUBLIC RECORDS, AND BOUNDED NORTH AND SOUTH BY THE WESTERLY EXTENSION OF THE NORTH AND SOUTH BOUNDARIES OF THE FOLLOWING DESCRIBED PARCEL OF LAND TO-WIT: THE NORTH 834 FEET (EXCEPT THE NORTH 400 FEET THEREOF) OF GOVERNMENT LOT 2 IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

PARCEL 3: A PARCEL OF SUBMERGED LAND IN LAKE WORTH IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF GOVERNMENT LOT 2 OF SAID SECTION 26, SAID POINT BEING A DISTANCE OF 20.10 FEET FROM THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY A-1-A; THENCE CONTINUE ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 581.84 FEET, MORE OR LESS, TO THE INTERSECTION OF A POINT IN THE TOWN OF PALM BEACH BULKHEAD LINE; THENCE SOUTH 0°34'35" EAST ALONG A SAID TOWN OF PALM BEACH BULKHEAD LINE A DISTANCE OF 835.10 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 2; A DISTANCE OF 460.39 FEET; THENCE NORTH 7°44'34" 'EAST, A DISTANCE OF 838.58 FEET, MORE OR LESS, TO THE NORTH LINE OF GOVERNMENT LOT 2 AND THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

A PARCEL OF SUBMERGED LAND LAKE WORTH IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS -FOLLOWS:

BEGINNING AT A. POINT ON THE NORTH LINE. OF GOVERNMENT LOT .2 OF SAID SECTION 26, SAID POINT BEING A DISTANCE OF 20.10 FEET FROM THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY A-1-A; THENCE CONTINUE WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 581.84 FEET TO THE INTERSECTION OF A POINT IN THE U.S. BULKHEAD LINE: THENCE SOUTH 0°34'35" EAST; ALONG SAID U.S. BULKHEAD LINE A DISTANCE OF 400 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 2, A DISTANCE OF 513.94 FEET TO A POINT, SAID POINT BEING 20.10 FEET WEST OF WEST RIGHT OF WAY OF STATE ROAD A-1-A; THENCE NORTH 7°44'34" EAST A DISTANCE OF 406 FEET TO THE NORTH LINE OF GOVERNMENT LOT 2, AND THE POINT OF BEGINNING.

TOGETHER WITH AI RIGHT, TITLE AND INTEREST OF GRANTORS IN EASEMENT AS SET- FORTH -AND GRANTED IN DEED DATED APRIL 24, 1967, FILED IN OFFICIAL RECORDS BOOK 1523, AT PAGE 545.

REVISIONS:

CERTIFIED TO: Carlton Place Condominium Association
PROPERTY ADDRESS: 3140 S Ocean Boulevard , Palm Beach 33480 FL 33480
FLOOD ZONE:"X, AE, VE (FIRM 120220-12099C0781G 12/20/2024)

SURVEY NOTES:

1.) Lands shown hereon were prepared without the benefit of a title search for easements, rights of way, or other matters of record.
2.) Area of subject property Lying East of South Ocean Blvd. and West of seawall = 185,434 square feet (4.2570 acres).
3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
   a) Originating benchmark = Leica Global Positioning System.
   b) 00.00 = existing elevation (NAVD 88 typical).
4.) No underground improvements located.
5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.
6.) This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:

CALC. = CALCULATED	(P) = PLAT	P.I. = POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	R = RADIUS	P.O.C. = POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON. = CONCRETE MONUMENT	Δ = CENTRAL "DELTA" ANGLE	P.O.B. = POINT OF BEGINNING		= PAVER BRICK FLATWORK
CONC. = CONCRETE	L = LENGTH	R/W = RIGHT OF WAY		
D.E. = DRAINAGE EASEMENT	CH.B. = CHORD BEARING	P.O.B. = POINT OF BEGINNING		= WOOD POWER POLE
U.E. = UTILITY EASEMENT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	WOOD FENCE		= WATER METER
P.E. = POOL EQUIPMENT	O.R.B. = OFFICIAL RECORD BOOK	METAL FENCE		= FIRE HYDRANT
F.F.EL. = FINISHED FLOOR ELEVATION	P.B. = FLAT BOOK	CENTERLINE		= CATCH BASIN
EL. = ELEVATION	P.C. = POINT OF CURVATURE	EASEMENT		= SANITARY MANHOLE
(B.R.) = BEARING REFERENCE	P.T. = POINT OF TANGENCY	COVERED		
(DEED) = DEED	P.R.C. = POINT OF REVERSE CURVATURE	OVERHEAD LINES		
(M) = MEASURED	P.C.C. = POINT OF COMPOUND CURVATURE	LOT TIE		

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

MICHAEL J. MILLER — LICENSED SURVEYOR — 4034 — STATE OF FLORIDA

Digitally signed by Michael J Miller
Date: 2025.10.22 15:10:57-04'00'

MICHAEL J. MILLER #4034

CRD. FILE Y231236

BOUNDARY SURVEY OF PARCEL 1

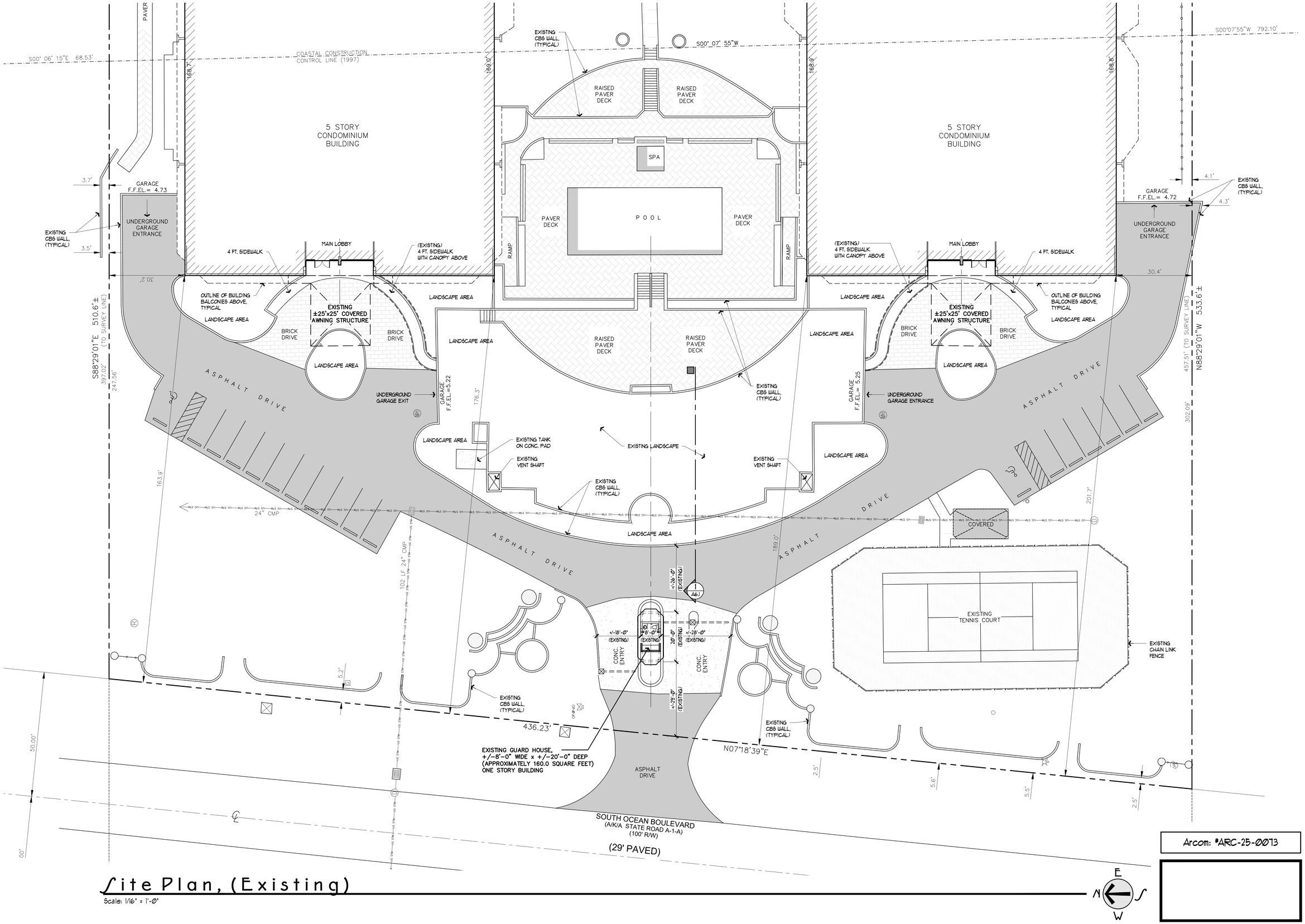
SCALE:	1" = 30'
DRAWN BY:	PICARD
FIELD WK:	J.W. / B.M.
DATE:	10/21/2025

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF'S:	H-43/2 H-43/67
PREV. JOB NO'S.	Y231236
JOB NO.	Y251008
	L - 2419 - A

Site Plan, (Existing)

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



Arcom: #ARC-25-0073

Jerome Baumoehl Architect, Incorporated

205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 683 2000

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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed New Guardhouse, Site Improvements, Landscaping and New Covered Entrances for:

Carlton Place Condominium

3140 South Ocean Boulevard
Palm Beach, Florida

23-130		
09/19/2025	FIRST SUBMITTAL ARCOM	
10/06/2025	SECOND SUBMITTAL ARCOM	
11/07/2025	FINAL SUBMITTAL ARCOM	
June 26, 2024		

A1

S00° 06' 15"E 68.53'

COASTAL CONSTRUCTION CONTROL LINE (1997)

S00° 07' 55"W

S00°07'55"W 792.10'

PAVER

168.7'

169.0'

168.9'

168.8'

EXISTING CBS WALL, (TYPICAL)

5 STORY CONDOMINIUM BUILDING

SEE SHEET A1 FOR ENLARGED PLANS

RAISED PAVER DECK

SPA

POOL

PAVER DECK

RAMP

3.7'

GARAGE F.F.EL.= 4.73

GARAGE F.F.EL.= 4.72

4.1'

4.3'

3.5'

UNDERGROUND GARAGE ENTRANCE

EXISTING CANOPY TO BE REMOVED AND REPLACED WITH NEW AS SHOWN

EXISTING AWNING FRAME TO BE MODIFIED TO ACCOMMODATE NEW COVERED ENTRY AND TO RECEIVE NEW WHITE FABRIC.

38'-0"+/-

MAIN LOBBY

EXISTING 4 FT. SIDEWALK,

30.2'

30.4'

LANDSCAPE AREA

OUTLINE OF BUILDING BALCONIES ABOVE, TYPICAL

S88°29'01"E 510.6'± (TO SURVEY LINE)

N88°29'01"W 533.6'± (TO SURVEY LINE)

302.09'

OPP. HAND

A9

A8

DRIVE

UNDERGROUND GARAGE EXIT

GARAGE F.F.EL.=5.22

GARAGE F.F.EL.= 5.25

176.3'

RADIAL "TUSCANY" PAVER PATTERN AT TOWER DRIVES AS SHOWN

EXISTING CBS WALLS TO BE REMOVED AS SHOWN

NEW RETAINING WALL / CURB LOCATION

EXISTING TANK ON CONC. PAD

EXISTING LANDSCAPE

DENOTES NEW STUCCO WALL

DENOTES NEW TEXTURED STONE WALL AND LIGHTING ON BUILT UP WALL

8'-0"+/-

EXISTING VENT SHAFT

PLANTER, (ELEVATED)

EXISTING LANDSCAPE AREA

DENOTES NEW FLAT ROOF STRUCTURE ABOVE CONNECTED TO EXISTING STRUCTURE, (TYPICAL AT BOTH TOWERS)

DENOTES NEW STEPPED CONCRETE COLUMN WITH FLAT ROOF STRUCTURE CONNECTED TO EXISTING STRUCTURE ABOVE, (TYPICAL AT BOTH TOWERS)

DENOTES NEW FLAT ROOF STRUCTURE CONNECTED TO EXISTING STRUCTURE ABOVE, (TYPICAL AT BOTH TOWERS)

DENOTES NEW STEPPED CONCRETE COLUMN WITH FLAT ROOF STRUCTURE CONNECTED TO EXISTING STRUCTURE ABOVE, (TYPICAL AT BOTH TOWERS)

12" TILE CONTINUOUS BORDER, (TYPICAL)

63.8'

24" CMP

102 LF 24" CMP

DENOTES EXISTING CURB / RETAINING WALL TO BE REMOVED / MODIFIED AND ASPHALT DRIVE TO BE WIDENED AS SHOWN

"TUSCANY" 4"x4"x4" PAVERS WITH LINEAR PATTERN AT DRIVES AND ENTRANCE AS SHOWN, (SEE ENVIRONMENTS DESIGN DRAWINGS)

A6.1

+/-18'-0" (EXISTING)

+/-11'-0" (PROPOSED)

14'-0" (PROPOSED)

+/-28'-1" (EXISTING)

+/-25'-4" (PROPOSED)

+/-28'-0" (PROPOSED)

+/-21'-0" (EXISTING)

169.0'

201.7'

DOTTED AREA DENOTES EXISTING GUARDHOUSE PROFILE

PROPOSED FOUNTAIN EQUIPMENT, (SEE LANDSCAPE ARCHITECT'S DRAWINGS)

PROPOSED NEW GUARD HOUSE (+/-230Ø SQUARE FEET) AT EXISTING GUARD HOUSE LOCATION, (SEE ARCHITECTURAL DRAWINGS)

EXISTING TENNIS COURT

COVERED

EXISTING CHAIN LINK FENCE TO BE REMOVED / REPLACED, (SEE LANDSCAPE DRAWINGS)

PROPOSED NEW "DATE" PALMS AT SITE, (TYPICAL)

EXISTING CBS WALL, (TYPICAL)

EXISTING SITE WALLS TO BE MODIFIED, TYPICAL, (SEE SHEET A2.1)

PROPOSED FOUNTAIN EQUIPMENT, (SEE LANDSCAPE ARCHITECT'S DRAWINGS)

NEW FOUNTAIN AND CBS WALLS, (TYPICAL)

5.2'

GRADE

WIDEN AND EXTEND EXISTING GUARD HOUSE ISLAND AND MODIFY MOTOR COURT, (SEE ENVIRONMENTAL DESIGN DRAWINGS)

NEW FREE STANDING SIGNAGE, (SEE ENVIRONMENTAL DESIGN DRAWINGS)

436.23'

N07°18'39"E

R36'-0"

R36'-0"+/-

PROPOSED NEW MOTOR COURT ALLOTMENT

12" TILE CONTINUOUS BORDER, (TYPICAL)

2.5'

5.6'

5.5'

50.00'

SEE SHEET A2.1 FOR ENLARGED PLANS

SOUTH OCEAN BOULEVARD
(A/K/A STATE ROAD A-1-A)
(100' R/W)

(29' PAVED)

Site Plan, (Proposed)

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

N E S W

Arcom: #ARC-25-0073

Jerome Baumoehl Architect, Incorporated

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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26000181

Proposed New Guardhouse, Site Improvements, Landscaping and New Covered Entrances for:

Carlton Place Condominium

3140 South Ocean Boulevard
Palm Beach, Florida

		23-1340
09/19/2025	FIRST SUBMITTAL ARCOM	
10/06/2025	SECOND SUBMITTAL ARCOM	
11/10/2025	FINAL SUBMITTAL ARCOM	
		June 26, 2024

A2

119'-8" +/-

EXISTING 8' CONCRETE RETAINING WALL BELOW ON 3'-0"W x 12" CONCRETE FOOTING, (SEE SECTION)

1 / A6.1

EXISTING GRADE ON EXISTING 9" CONCRETE PARKING GARAGE ROOF SLAB

EXISTING 8' CONCRETE WALL VENT SHAFT ON STRIP FOOTINGS (TO REMAIN)

NEW STONE HORIZONTAL PATTERN WALL BUILT-UP FROM EXISTING WALL, (SEE SECTION)

ELEVATED PLANTER, (SEE ENVIRONMENTAL DESIGN DRAWINGS)

8"

6'-8"+/-

8"

9'-0"+/-

LANDSCAPE

NEW RETAINING WALL ON CONC. FOOTING

NEW RETAINING WALL / CURB LOCATION ON CONC./ FOOTING

NEW STUCCO WALL

EXISTING 8' CONCRETE RETAINING WALL ON 3'-0"W x 12'd CONCRETE FOOTING

AREA TO TIE NEW CURB INTO EXISTING

12" CONTINUOUS TILE BORDER, TYPICAL

EXISTING CBS WALLS TO BE REMOVED AS SHOWN, ABANDON OR REMOVE EXISTING FOOTINGS AS REQUIRED.

1 / A6

13'-2"+/-

PROPOSED ADDITIONAL MOTOR COURT, (SEE LANDSCAPE ARCHITECT'S DRAWINGS)

12" CONTINUOUS TILE BORDER, TYPICAL

TOP OF NEW WALL / CURB TO MATCH EXISTING

AREA TO TIE NEW CURB INTO EXISTING

+/-37'-0" (EXISTING)

EXISTING 8' CONCRETE RETAINING WALL ON 3'-0"W x 12'd CONCRETE FOOTING

DRIVE

DRIVE

+/-18'-0" (EXISTING)

EXISTING CURB / RETAINING WALL TO BE REMOVED / MODIFIED AND PAVER DRIVE TO BE WIDENED AS SHOWN

EXISTING RETAINING WALL FOOTING TO BE ABANDONED OR REMOVED IF REQUIRED.

"TUSCANY" 4'x4'x4" PAVERS WITH LINEAR PATTERN AT DRIVES AND ENTRANCE AS SHOWN, (TYPICAL)

35'-0"+/-

20'-8"+/-

LANDSCAPE AREA

12" CONTINUOUS TILE BORDER, TYPICAL

12" TILE BORDER, TYPICAL

LANDSCAPE AREA

EXISTING SITE WALLS TO BE REMOVED AS SHOWN

LANDSCAPE

FOUNTAIN EQUIPMENT LOCATION, (SEE LANDSCAPE ARCHITECT'S DRAWINGS)

NEW GUARD HOUSE, (SEE SHEET A3 FOR ENLARGED FLOOR PLAN)

+/-1'-4"

(PROPOSED) GUARD HOUSE

+/-28'-0"

+/-11'-0"

+/-1'-4"

+/-11'-4"

+/-1'-4"

+/-25'-4"

+/-3'-4"

11'-0"

11'-0"

NEW SECURITY GATES, (SEE LANDSCAPE ARCHITECT'S DRAWINGS)

EXISTING SITE WALLS TO BE REMOVED AS SHOWN

FOUNTAIN EQUIPMENT LOCATION, (SEE LANDSCAPE ARCHITECT'S DRAWINGS)

EXISTING SITE WALLS TO BE REMOVED AS SHOWN

DENOTES EXISTING GUARD HOUSE TO BE REMOVED AND REPLACED WITH NEW (SEE SHEET A3 FOR PLANS)

NEW MODIFIED ISLAND

51'-0"

NEW SECURITY GATES, (SEE LANDSCAPE ARCHITECT'S DRAWINGS)

NEW CBS WALLS AND FOUNTAIN

DENOTES EXISTING CURB TO BE REMOVED AND ENLARGED AS SHOWN

DENOTES NEW CURB

+/-38'-5" (PROPERTY LINE TO PROPOSED GATE)

+/-13'-2" (EXISTING)

11'-0"+/- (PROPOSED)

+/-35'-5" (PROPERTY LINE TO PROPOSED GATE)

24'-8"+/-

+/-20'-10" (EXISTING)

25'-4"+/- (PROPOSED)

+/-4'-6" (VARIES)

+/-14'-0"

12" CONTINUOUS TILE BORDER, TYPICAL

PROPOSED NEW MOTOR COURT

NEW PAVER MOTOR COURT DRIVE

NEW PAVER MOTOR COURT DRIVE

NEW SITE WALLS AND FOUNTAIN, (SEE ENVIRONMENTAL DESIGN DRAWINGS)

NOTE:
SEE ENVIRONMENTAL DESIGN DRAWINGS FOR ALL HARDSCAPE / LANDSCAPE IMPROVEMENTS.

LANDSCAPED AREA (SEE ENVIRONMENTAL DESIGN DRAWINGS)

3'-3"+/-

PROPERTY LINE

12" CONTINUOUS TILE BORDER, TYPICAL

9'-6"+/-

PROPOSED NEW MOTOR COURT

EXISTING CBS WALLS, TYPICAL

45'-4"+/-

NEW FREE STANDING SIGNAGE, (SEE ENVIRONMENTAL DESIGN DRAWINGS)

E
N
S
W

Site Plan, (Enlarged Plan at Guard House)

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

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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT

AA 26001281

Proposed New Guardhouse, Site Improvements, Landscaping and New Covered Entrances for:

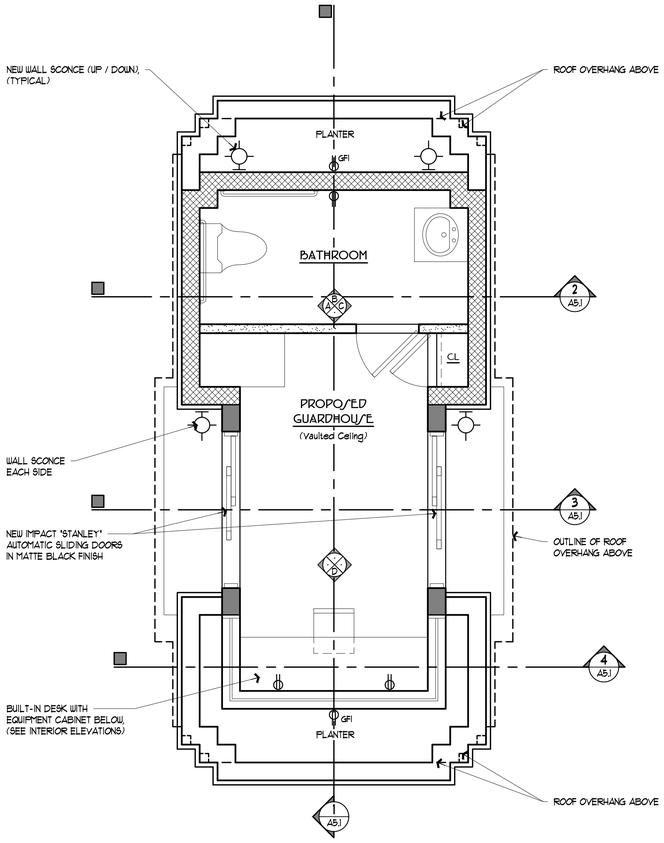
Carlton Place Condominium

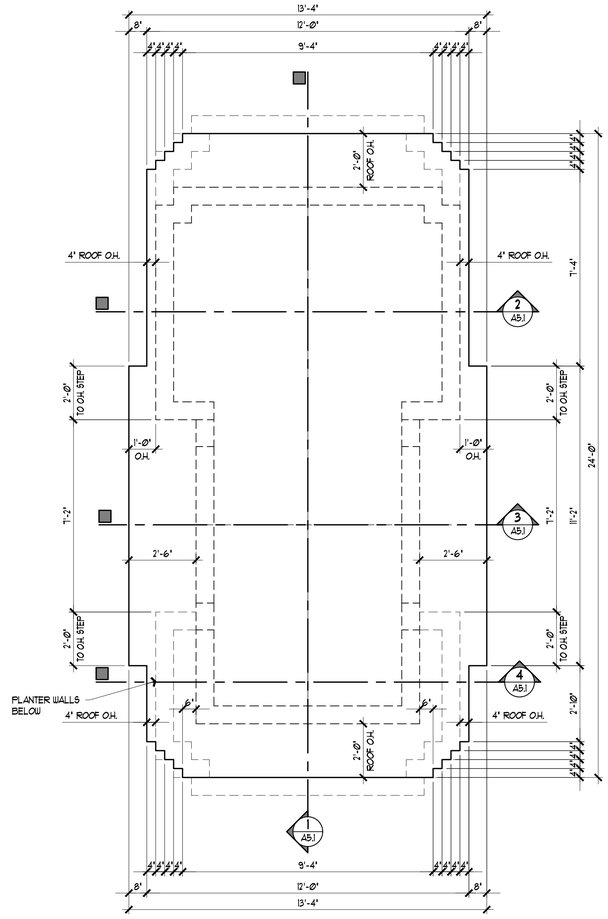
3140 South Ocean Boulevard
Palm Beach, Florida

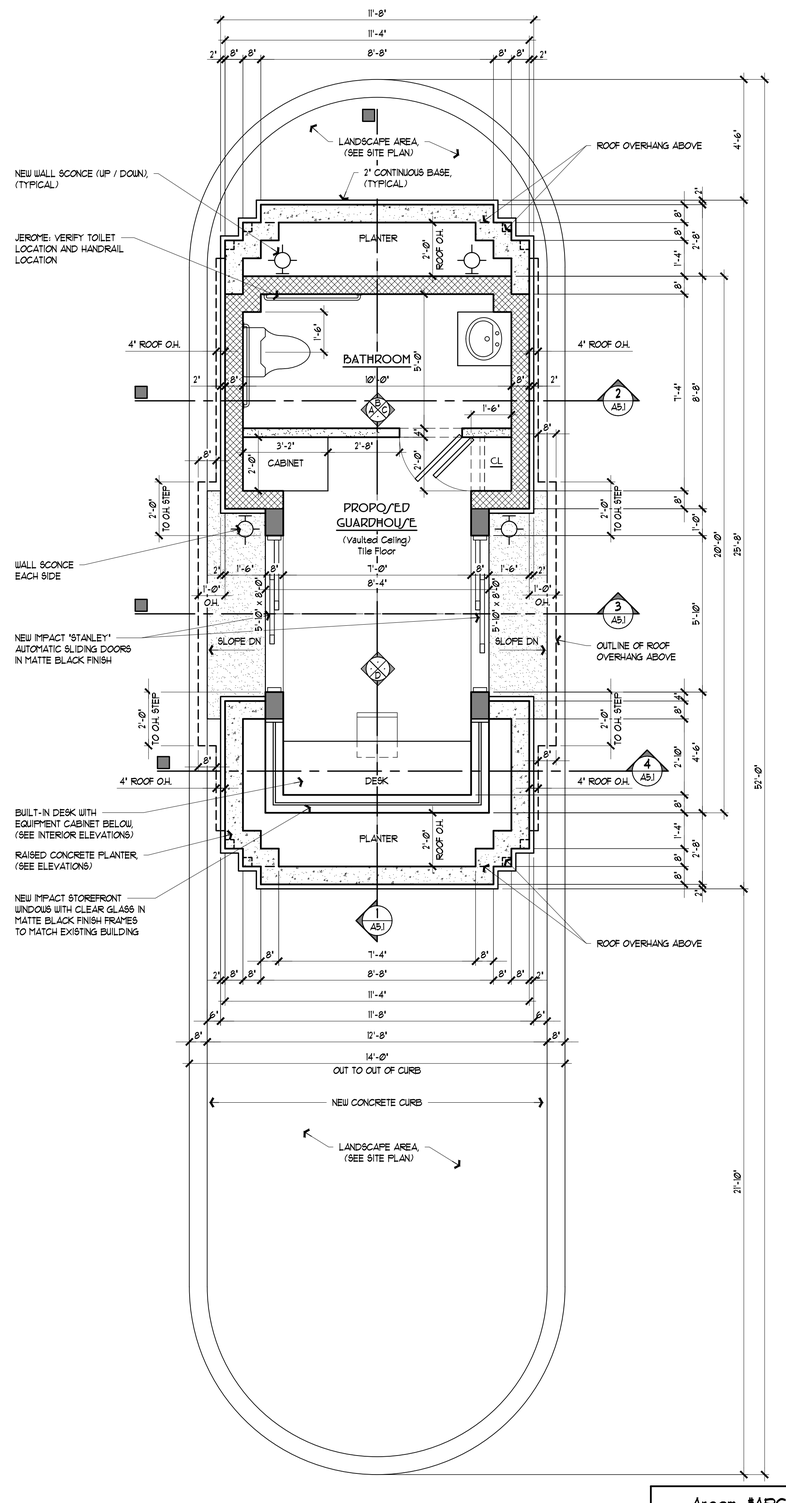
23-130		
09/18/2025	FIRST SUBMITTAL ARCOM	
10/06/2025	SECOND SUBMITTAL ARCOM	
11/07/2025	FINAL SUBMITTAL ARCOM	
	June 26, 2024	

Arcom: #ARC-25-0073

A2.1







DENOTES INTERIOR ELEVATION, SEE SHEET A5

Guardhouse Electrical and Reflected Ceiling Plan

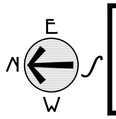
Scale: 1/2" = 1'-0"

Guardhouse Roof Plan

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

Guardhouse Floor Plan

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



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AR 0014743
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AA 26000128

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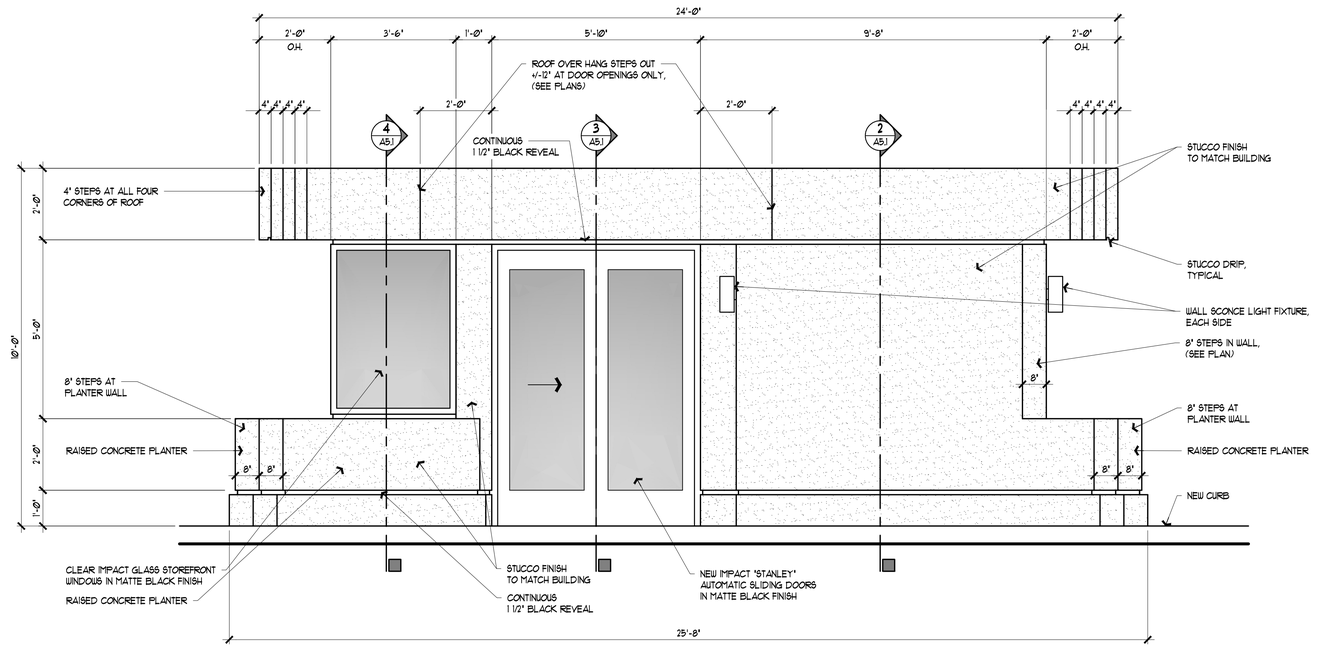
3140 South Ocean Boulevard
Palm Beach, Florida

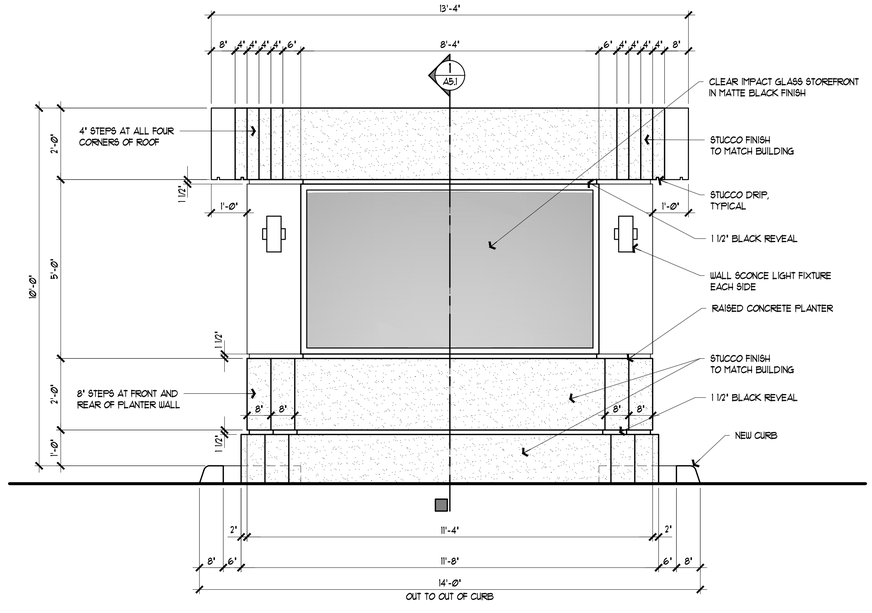
23-130		
09/18/2025	FIRST SUBMITTAL ARCOM	
10/06/2025	SECOND SUBMITTAL ARCOM	
11/07/2025	FINAL SUBMITTAL ARCOM	
June 26, 2024		

A3



Proposed Guardhouse North and South Elevations

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



Proposed Guardhouse Front Elevation

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

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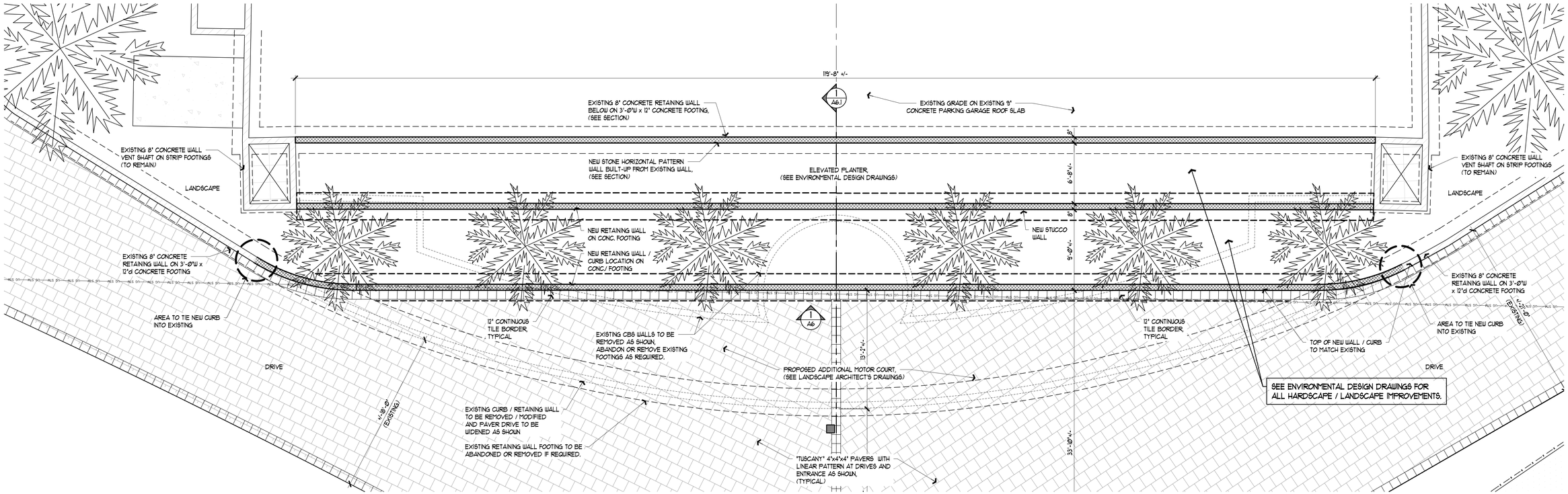
June 26, 2024		

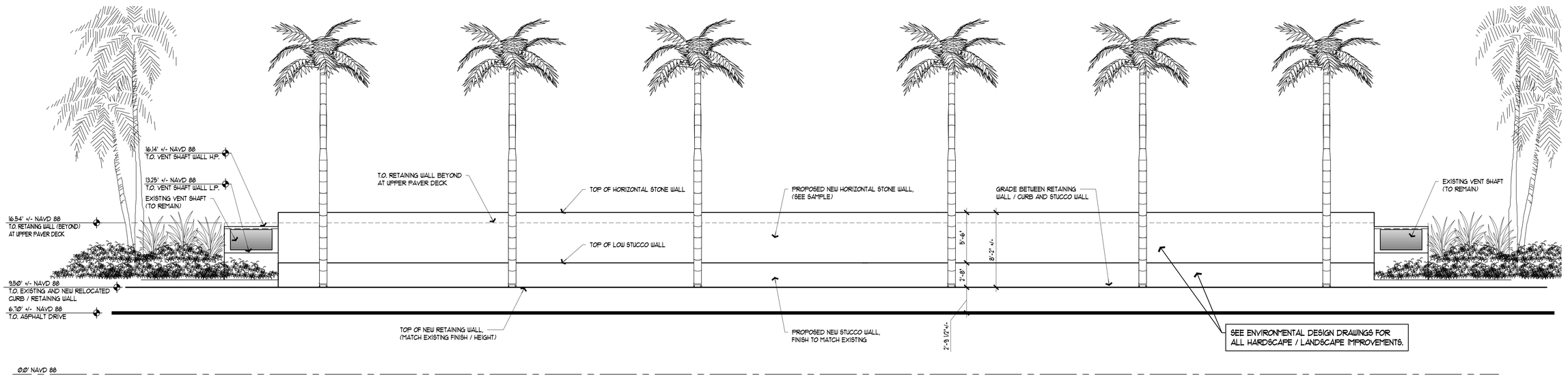
Arcom: #ARC-25-0073

A4



Partial Plan at Entrance Walls

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



Entrance Wall Elevation, (Looking East)

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

Arcom: #ARC-25-0073

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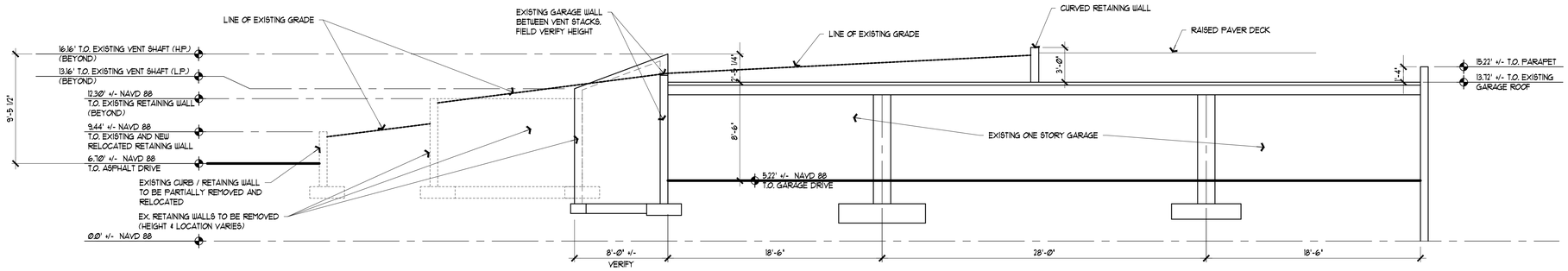
Palm Beach, Florida

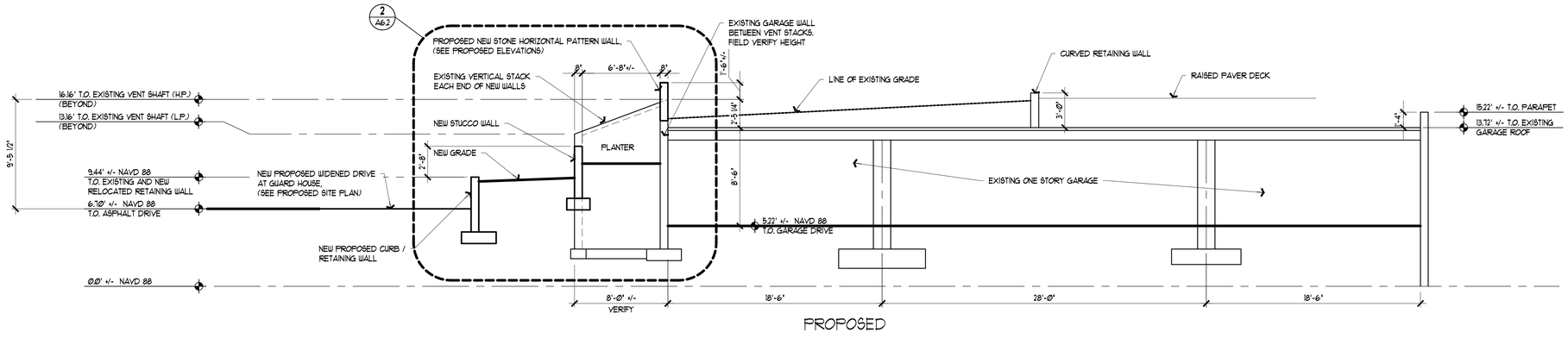
09/16/2025	FIRST SUBMITTAL ARCOM	23-730
01/06/2025	SECOND SUBMITTAL ARCOM	
11/07/2025	FINAL SUBMITTAL ARCOM	
		June 26, 2024

A6



SECTION THROUGH EXISTING ENTRY DRIVE / ENTRY WALL , (SHOWING EXISTING GRADE)

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



PROPOSED

1 A6.1 SECTION THROUGH EXISTING / PROPOSED ENTRY DRIVE / ENTRY WALL , (SHOWING PROPOSED GRADE)

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

Jerome Baumoehl Architect, Incorporated

205 Worth Avenue
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Palm Beach
Florida 33480
Phone : (561) 689 2000

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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT

AA 26001281

Proposed New Guardhouse, Site Improvements, Landscaping and New Covered Entrances for:

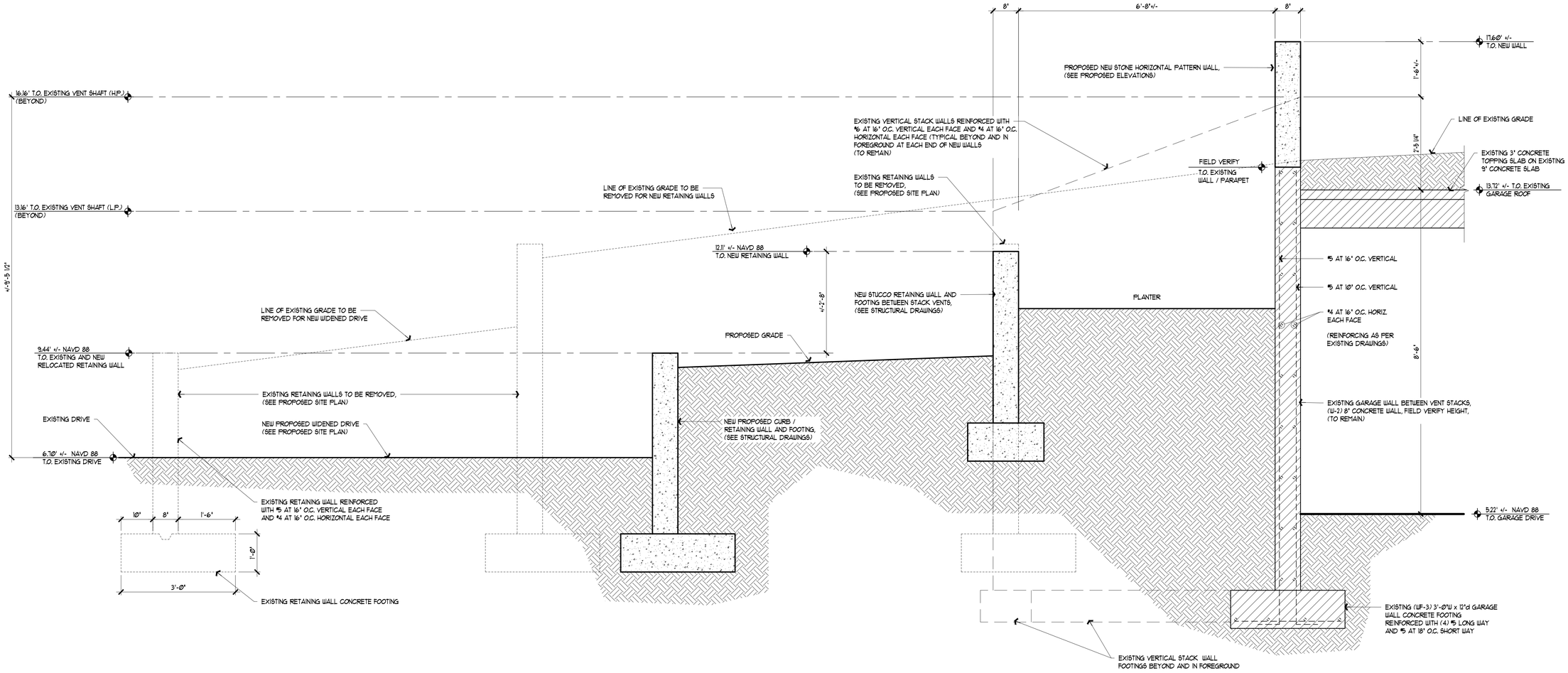
Carlton Place Condominium

3140 South Ocean Boulevard
Palm Beach, Florida

23-130		
09/19/2025	FIRST SUBMITTAL ARCOM	
10/06/2025	SECOND SUBMITTAL ARCOM	
11/07/2025	FINAL SUBMITTAL ARCOM	
		June 26, 2024

Arcom: #ARC-25-0073

A6.1



2 / A6.2 ENLARGED ENTRY WALL SECTION, (PROPOSED)

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

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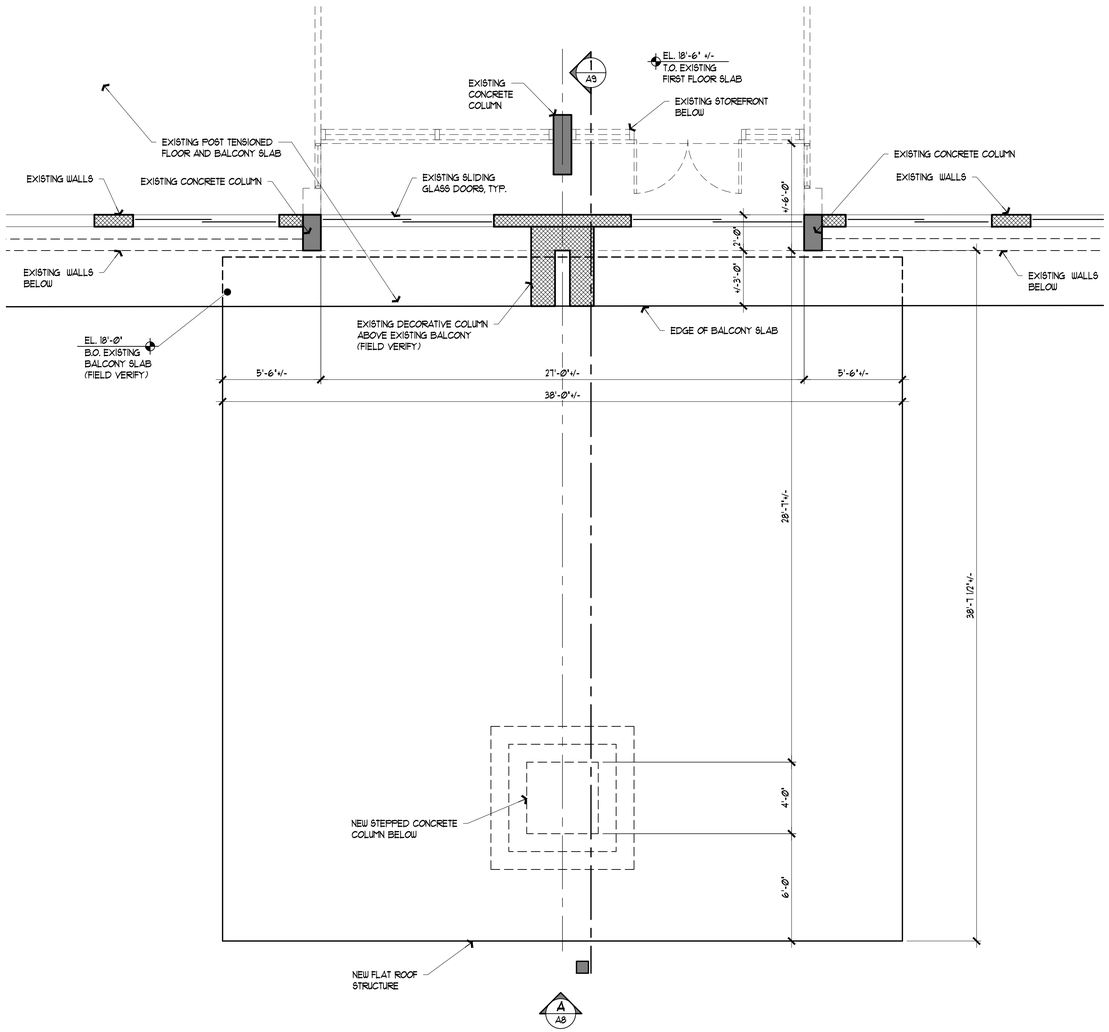
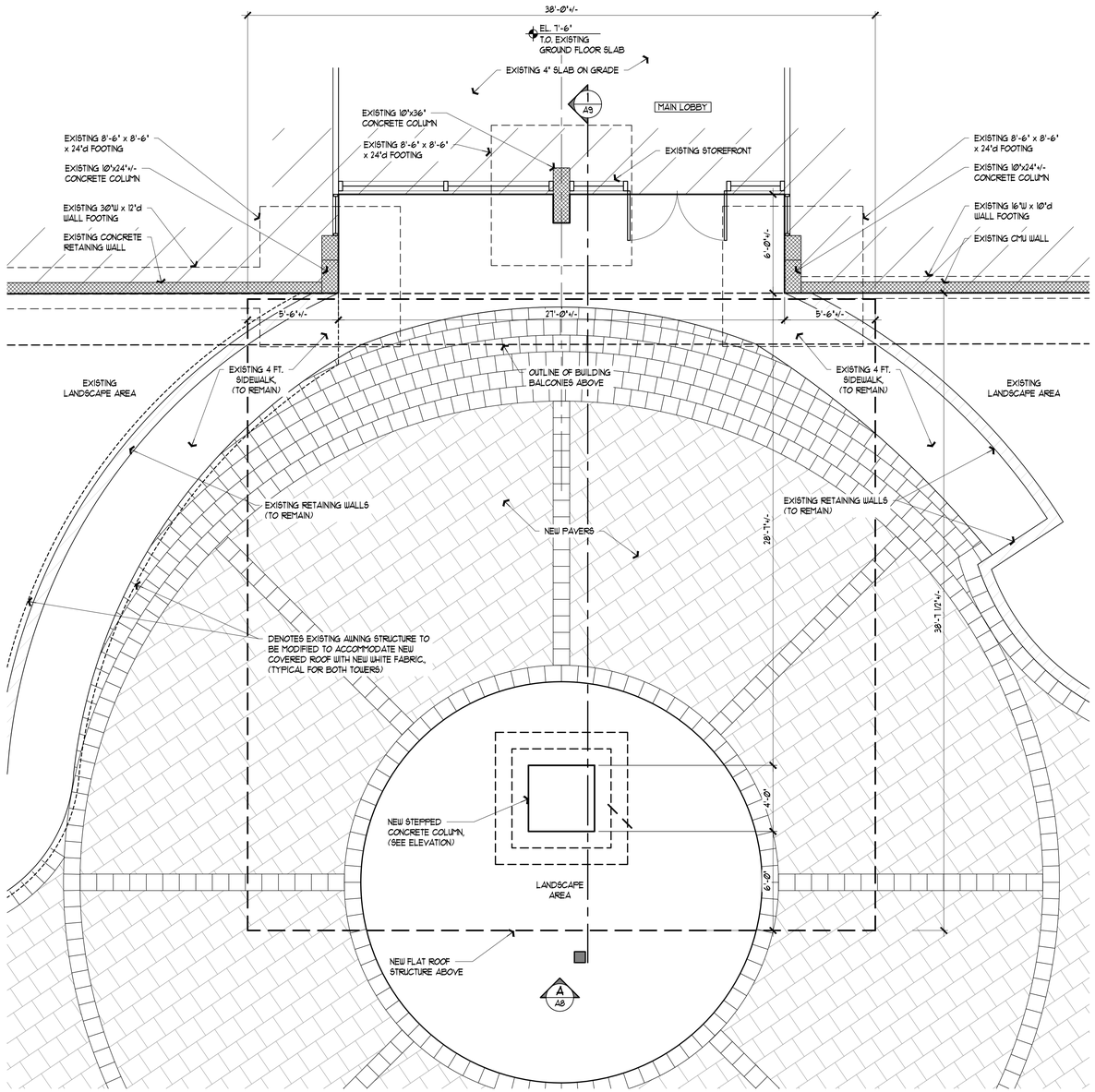
09/09/2025	FIRST SUBMITTAL ARCOM	
10/06/2025	SECOND SUBMITTAL ARCOM	
11/07/2025	FINAL SUBMITTAL ARCOM	
	June 26, 2024	

23-130

Arcom: #ARC-25-0073

A6.2

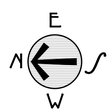




Enlarged Roof Plan at
South Building New Covered Entry

Scale: 1/4" = 1'-Ø"

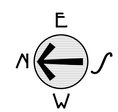
NORTH BUILDING IS OPPOSITE HAND, SIMILAR



Enlarged Floor Plan at
South Building New Covered Entry

Scale: 1/4" = 1'-Ø"

NORTH BUILDING IS OPPOSITE HAND, SIMILAR



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AA 26001281

Proposed New Guardhouse, Site Improvements, Landscaping and New Covered Entrances for:

Carlton Place Condominium

3140 South Ocean Boulevard
Palm Beach, Florida

09/19/2025	FIRST SUBMITTAL ARCOM	
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11/07/2025	FINAL SUBMITTAL ARCOM	
		June 26, 2024

23-730

Arcom: #ARC-25-0073

A7



A
A8 SOUTH BUILDING FRONT ELEVATION, (NORTH BUILDING SIMILAR REVERSE)
Scale: 3/16"=1'-0"

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Proposed New Guardhouse, Site Improvements, Landscaping and New Covered Entrances for:

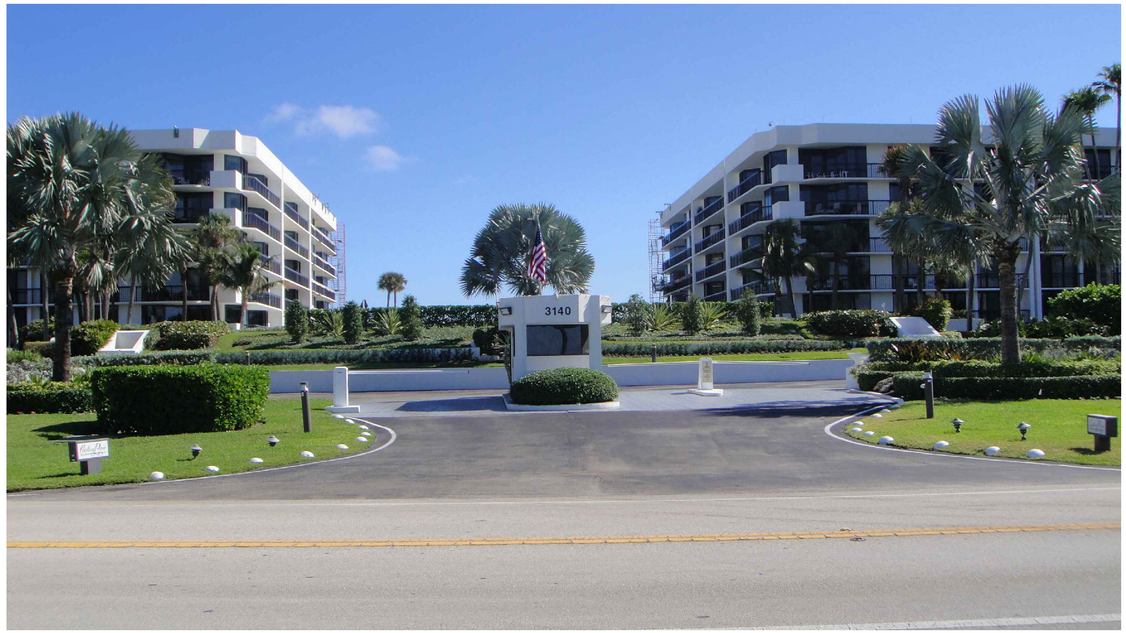
Carlton Place Condominium

3140 South Ocean Boulevard
Palm Beach, Florida

23-130		
03/18/2025	FIRST SUBMITTAL ARCOM	
07/04/2025	SECOND SUBMITTAL ARCOM	
11/07/2025	FINAL SUBMITTAL ARCOM	
June 26, 2024		

Arcom: #ARC-25-0073

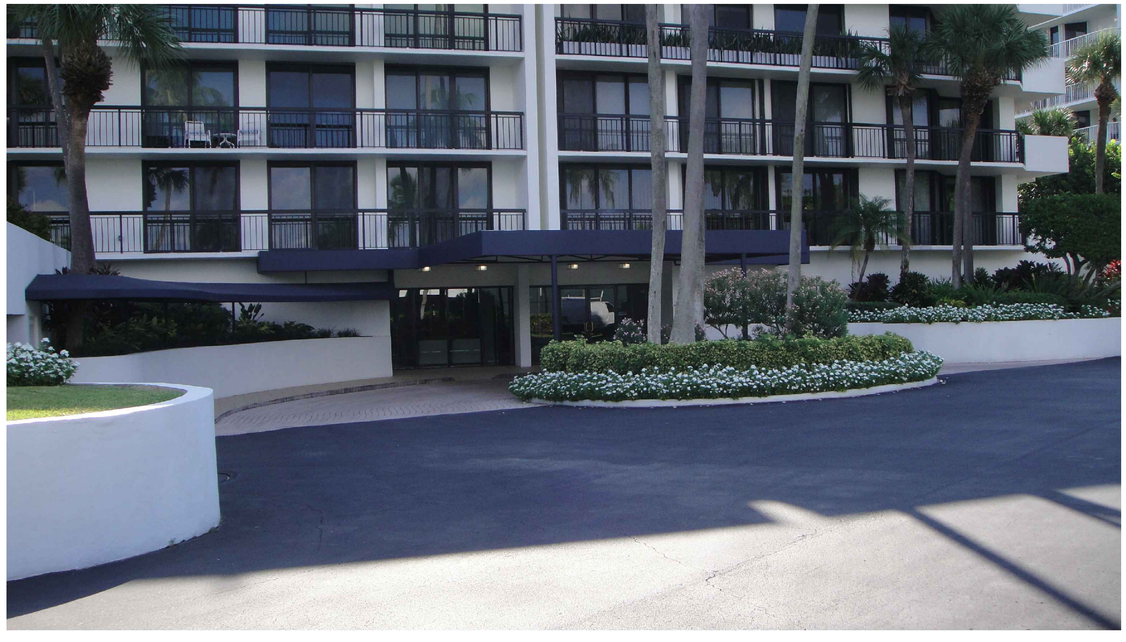
A8



Main Entrance and Guardhouse, (Existing Photograph)



Main Entrance and Guardhouse, (Proposed Rendering)



Covered Entrance at Tower, (Existing Photograph)



Covered Entrance at Tower, (Proposed Rendering)

Arcom: #ARC-25-0073

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Palm Beach, Florida

23-130		
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11/07/2025	FINAL SUBMITTAL ARCOM	

June 26, 2024

A10



Aerial View - Key Map



Ⓐ



Ⓑ



Ⓒ



Ⓓ



Ⓔ



Ⓕ



Ⓖ



Ⓗ

ARC-25-0073 Existing Conditions Images

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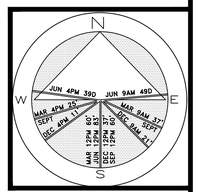
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Carlton Place Condominium
3140 S Ocean Blvd
Palm Beach
FLORIDA



JOB NUMBER: # 23138.00 LA
DRAWN BY: Jean Twomey

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L1.0



Ⓐ Street View - North Building



Ⓑ Street View - South Building

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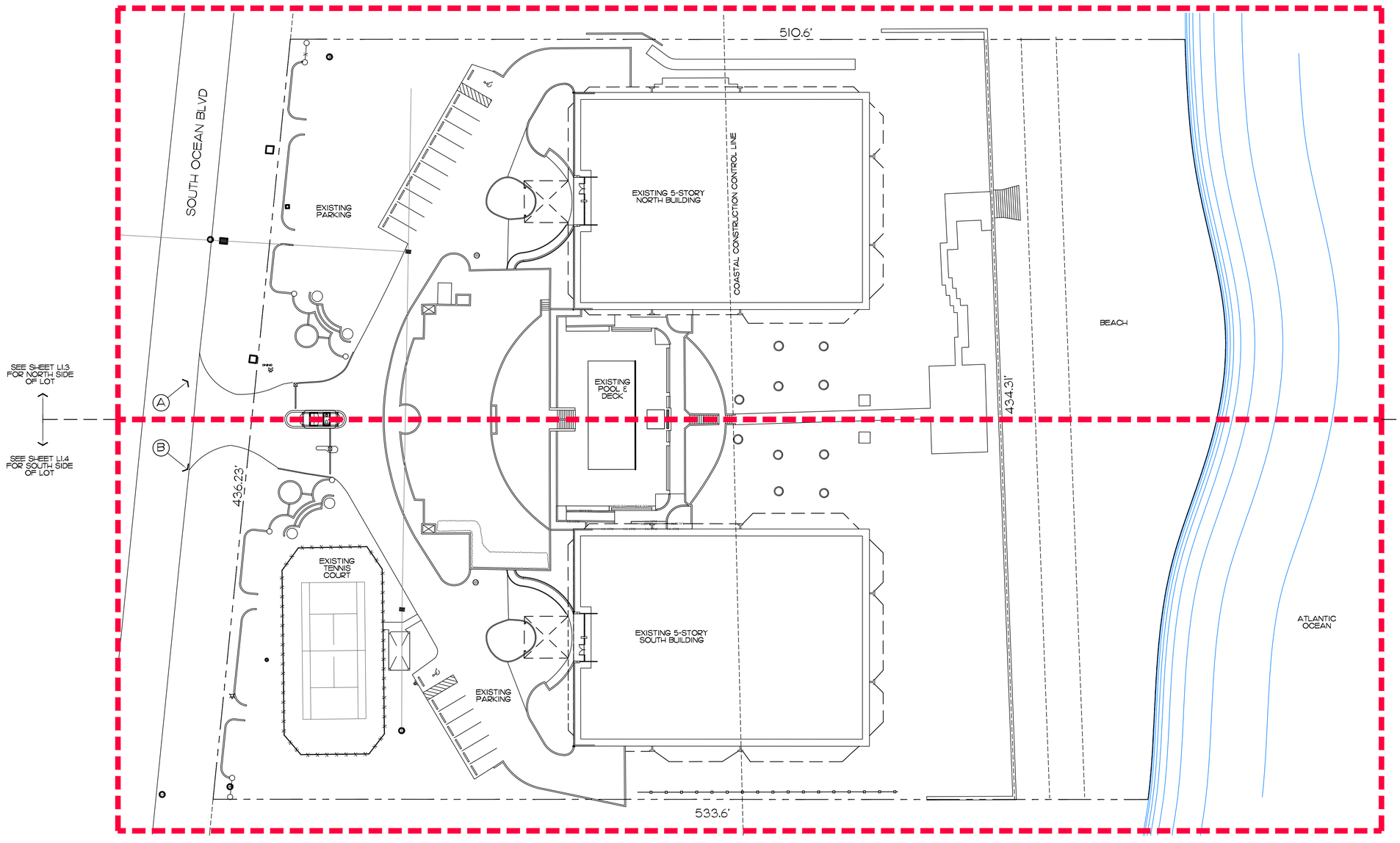

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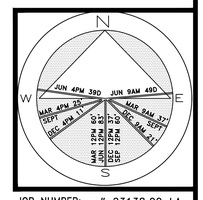

JOB NUMBER: # 23138.00 LA
DRAWN BY: Valeria Quintanilla

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L1.1

900 sf.
AREA IN SQ.FT.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-25-0073

Existing Conditions - Site Plan

SCALE IN FEET 0' 30' 60' 90'



Ⓐ View from Street



Ⓑ View from Beach

NOTE:
SEE SHEET L1.3 FOR SOUTH SIDE EXISTING CONDITIONS

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Dustin@environmentdesigngroup.com

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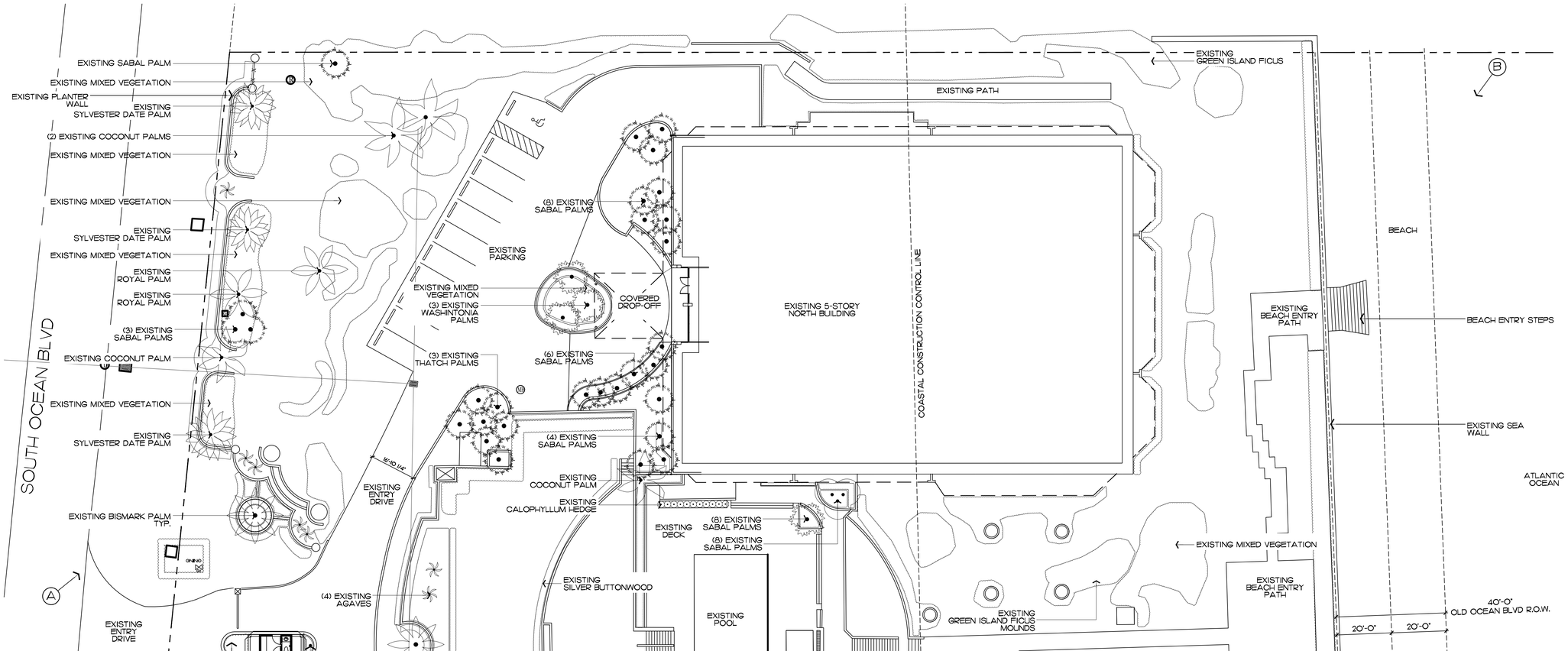
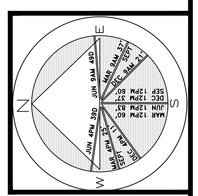
FLORIDA





JOB NUMBER: # 23138.00 LA
DRAWN BY: Valeria Quiritarilla

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L1.2

400 sf.
AREA IN SQ.FT.

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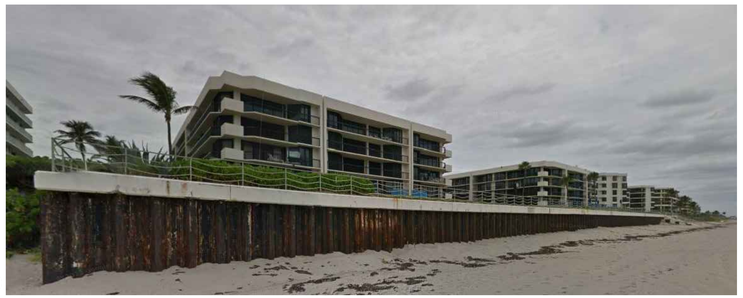
Existing Conditions - North Side

ARC-25-0073

SCALE IN FEET 0' 20' 40' 60'



Ⓐ View from Street



Ⓑ View from Beach

NOTE:
SEE SHEET L1.3 FOR SOUTH SIDE EXISTING CONDITIONS

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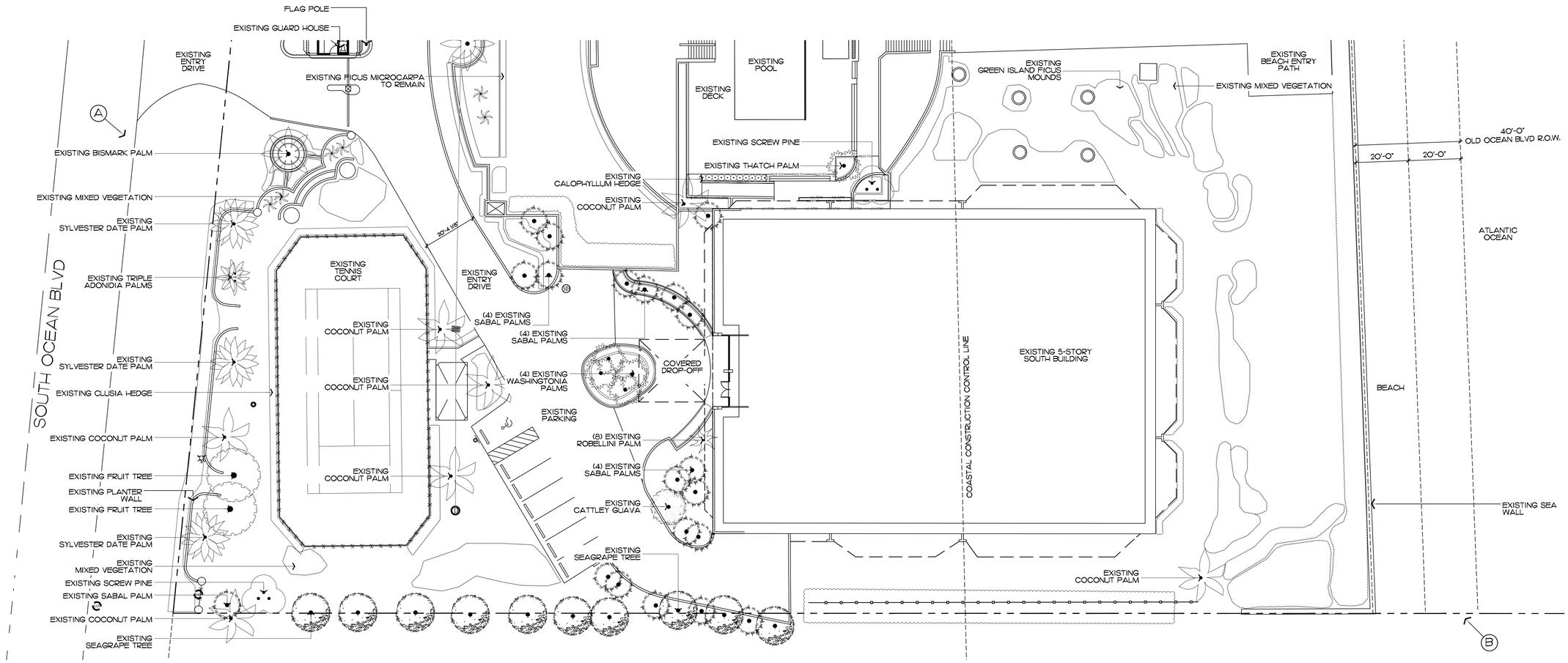
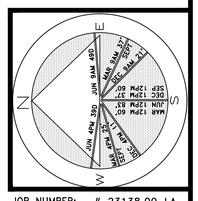
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Carlton Place Condominium
3140 S Ocean Blvd
Palm Beach
FLORIDA

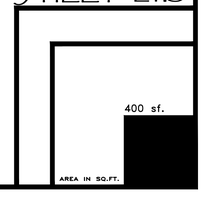




JOB NUMBER: # 23138.00 LA
DRAWN BY: Valeria Quintanilla

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L1.3



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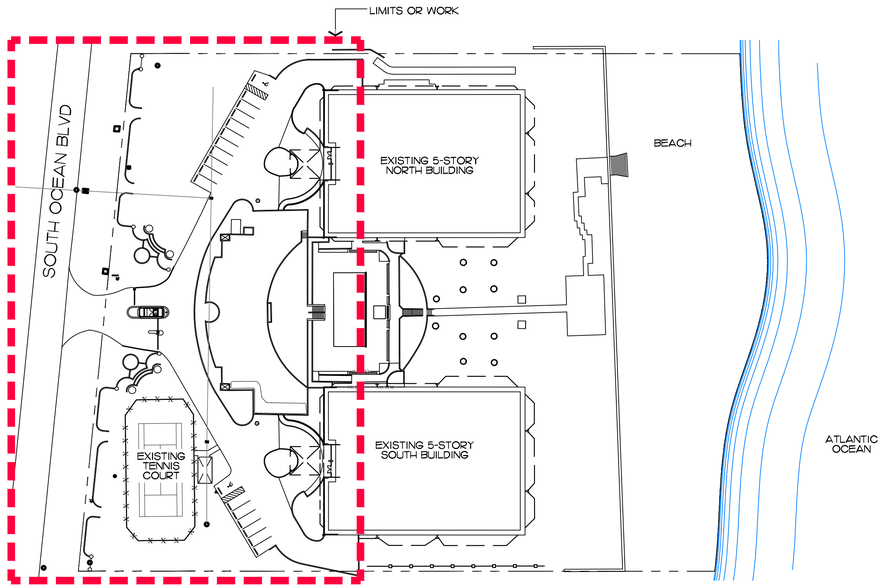
Existing Conditions - South Side

ARC-25-0073

SCALE IN FEET 0' 20' 40' 60'





Ⓐ



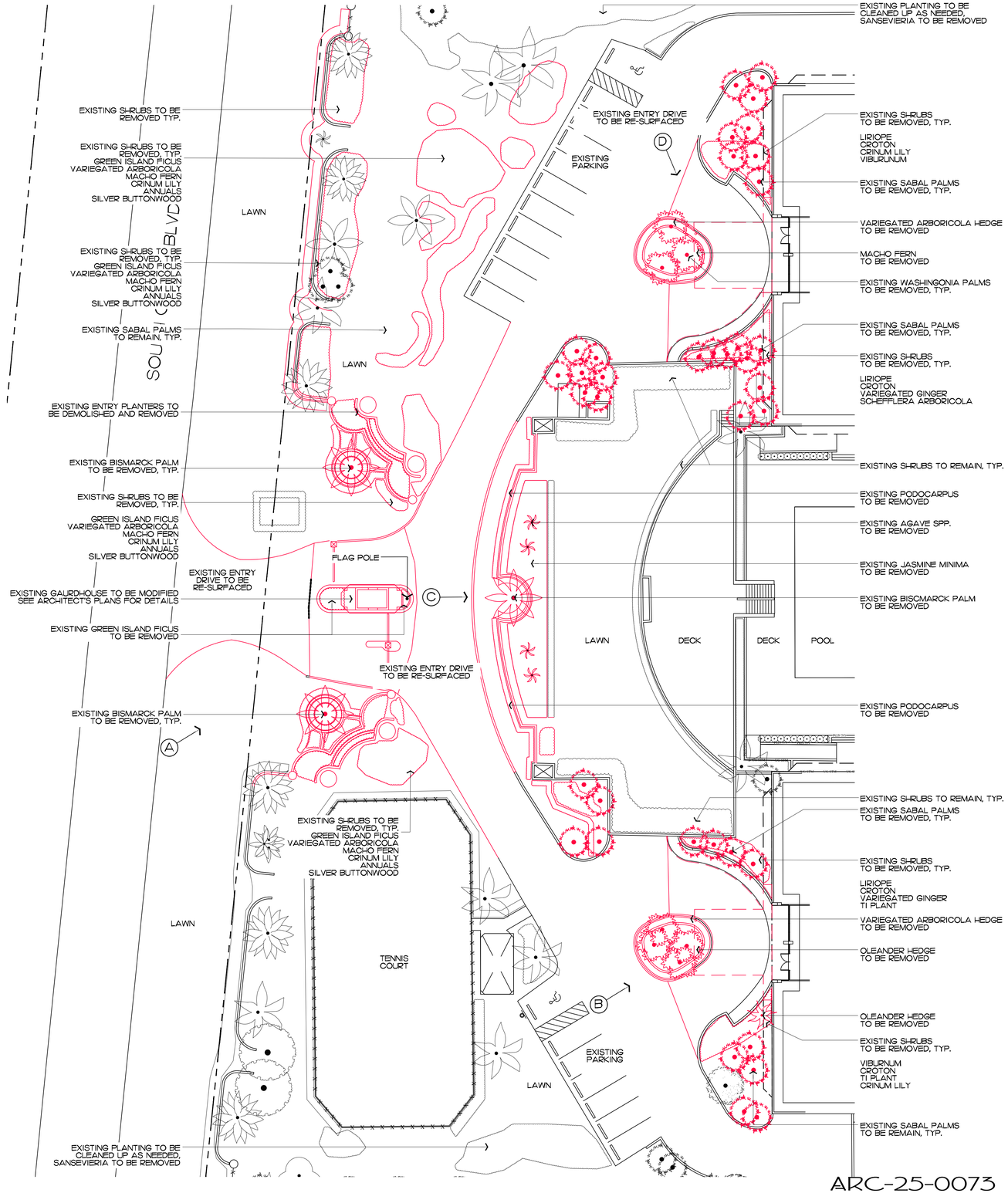
Ⓑ



Ⓒ



Ⓓ



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Dustin@environmentdesigngroup.com

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3140 S Ocean Blvd
Palm Beach
FL 0 I R D A

JOB NUMBER: # 23138.00 LA
DRAWN BY: Valeria Quintanilla

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L2.0

400 sf.
AREA IN SQ.FT.

ARC-25-0073

SCALE IN FEET 0' 20' 40' 60'

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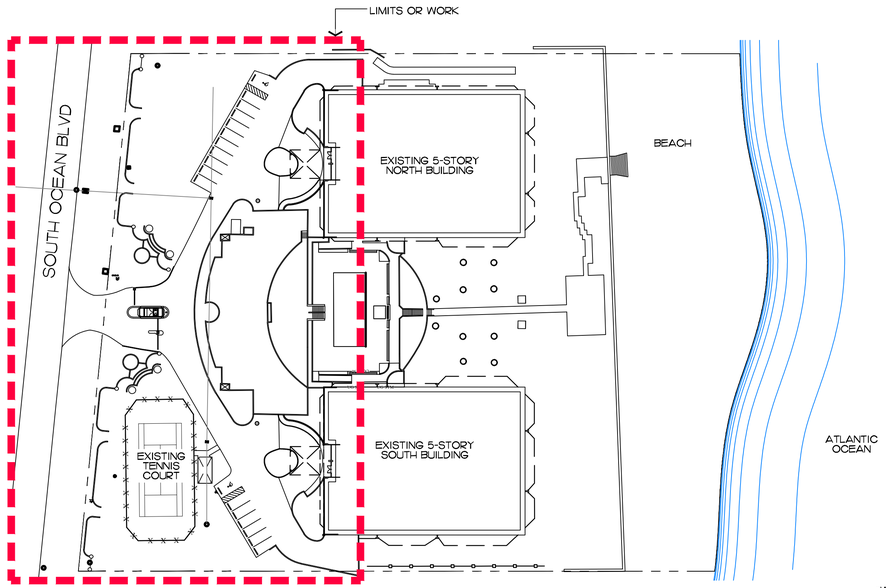
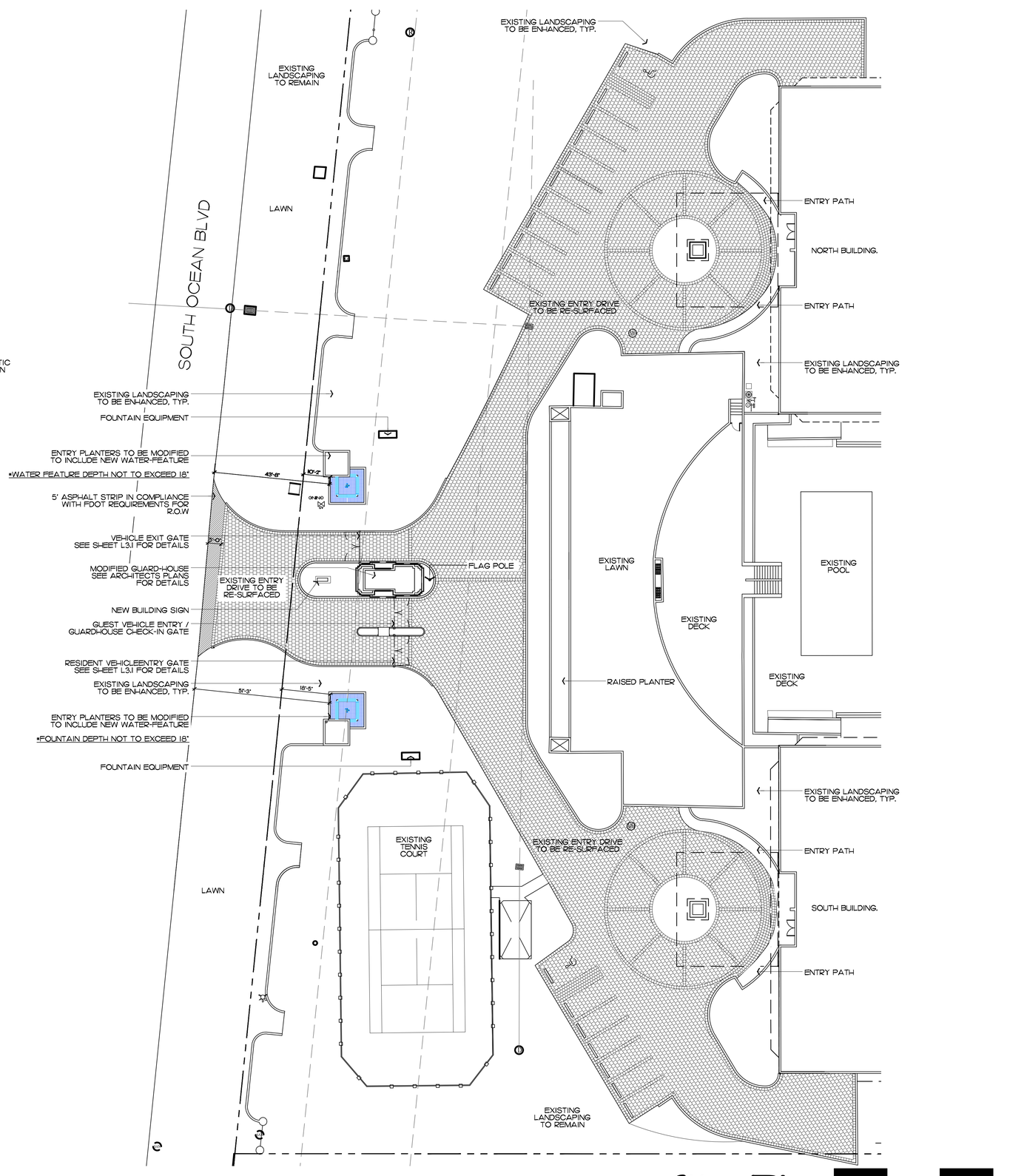
Vegetation Action & Demolition Plan



Site Plan - Limits of Work



ARC-25-0073 Site Plan

SCALE IN FEET 0' 20' 40' 60'

Hardscape Materials



ULTRA COMBO - TREMRON PAVERS



12" X 12" SHELLSTONE PAVERS IN WHITE

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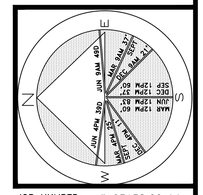
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

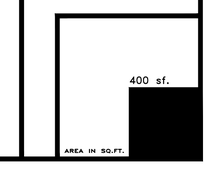
Ritz Carlton Place Condominium
3140 S Ocean Blvd
Palm Beach
FLORIDA

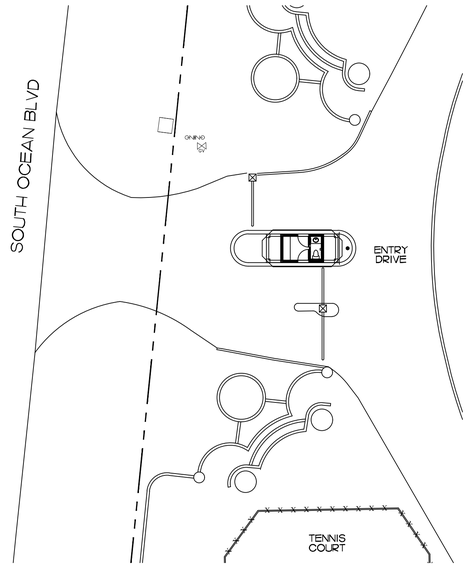


JOB NUMBER: # 23138.00 LA
DRAWN BY: Jean Twomey

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L3.0



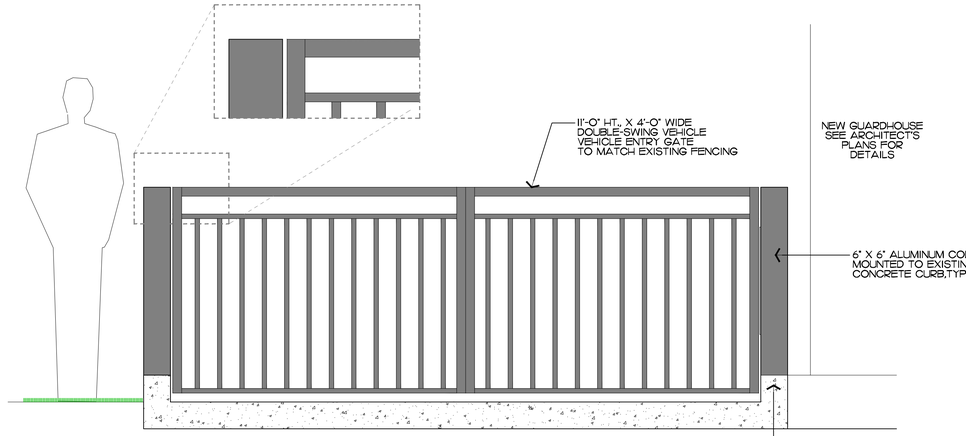


Existing Conditions



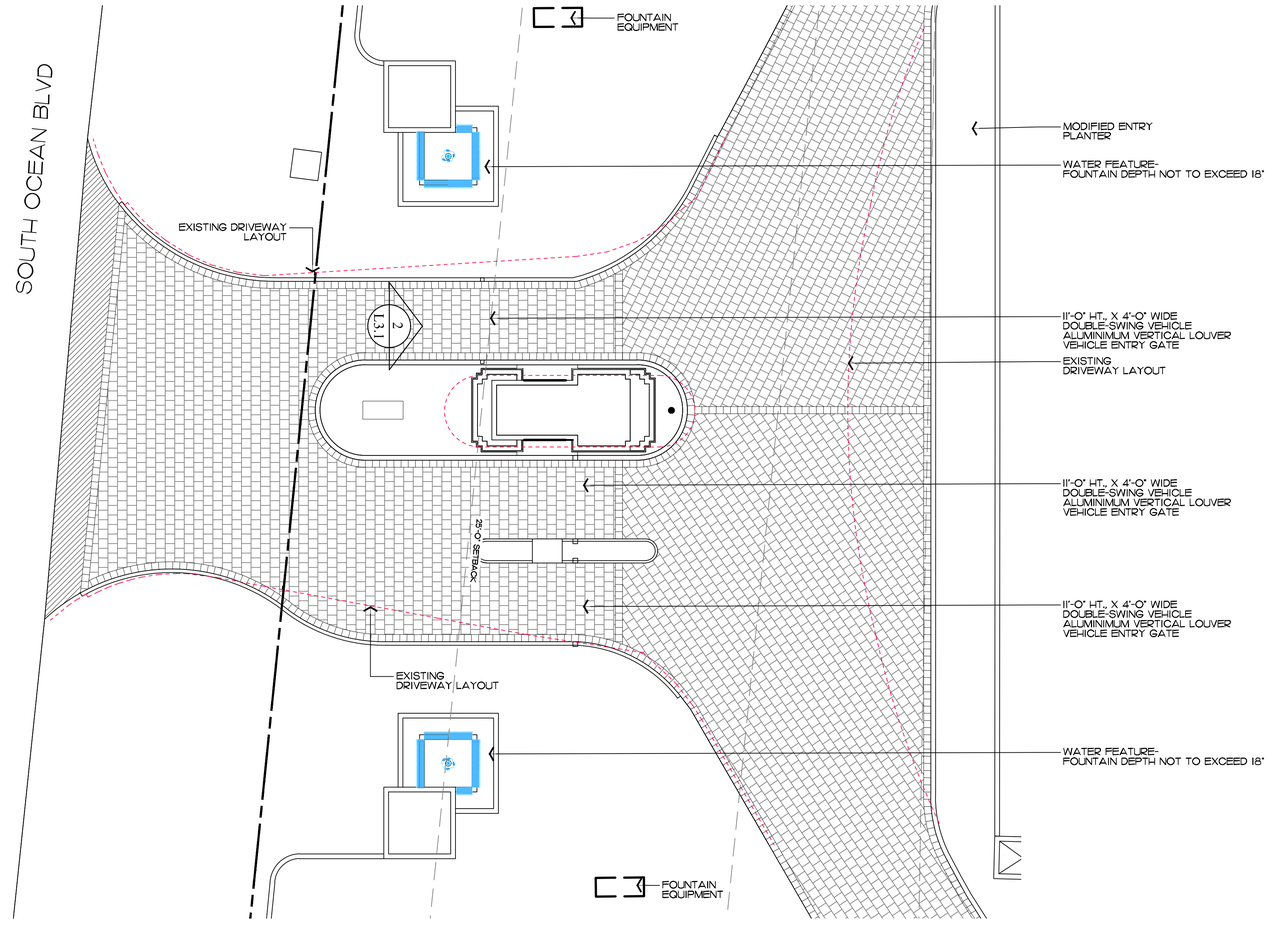
Aerial View - Existing

NOT TO SCALE



2 L3.1 Vehicle Entry Gate

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



Driveway Comparison

SCALE IN FEET: 1/10" = 1'-0"

Entry Drive Modification / Circulation Improvements

SCALE IN FEET: 1/20" = 1'-0"

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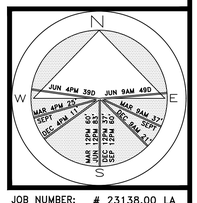

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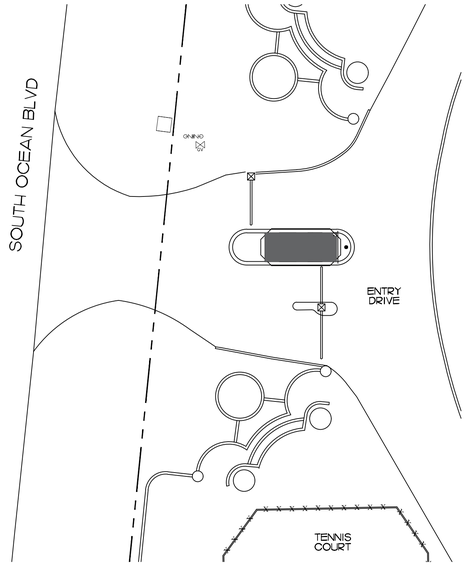
DRAWN BY: Jean Twomey
DATE: 09.18.2025

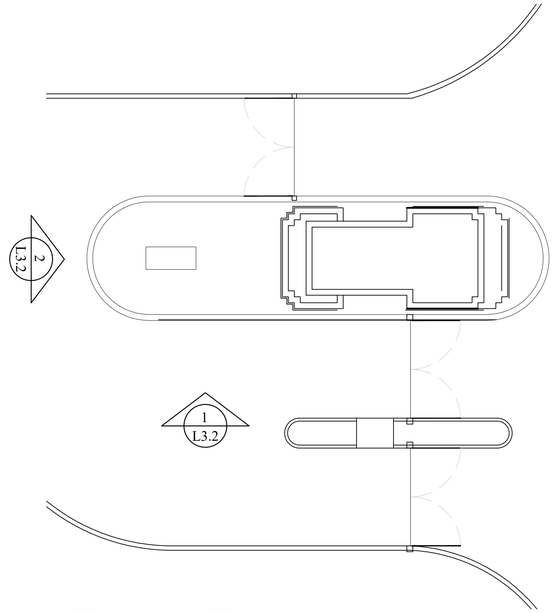
SHEET L3.1



Existing Conditions

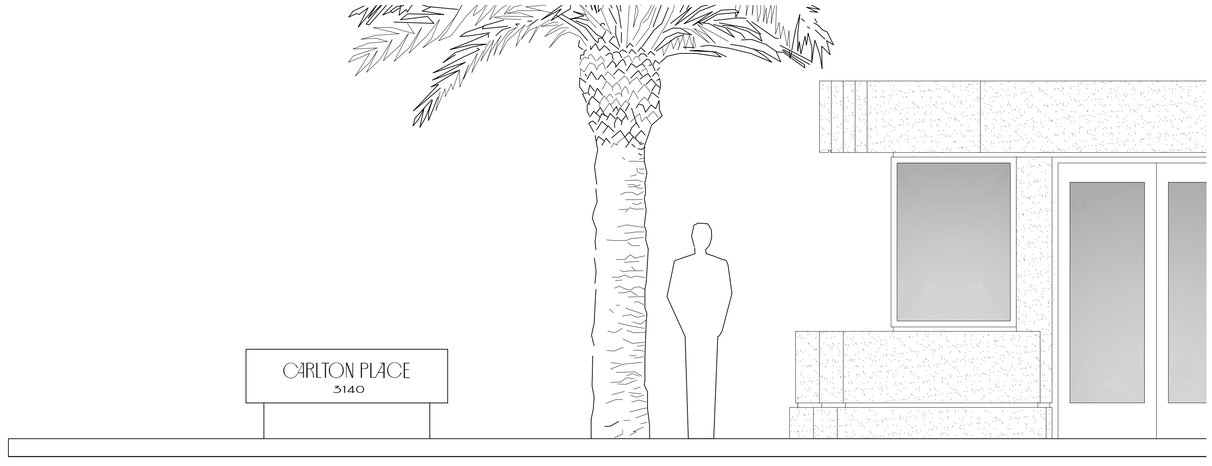


Signage Rendering



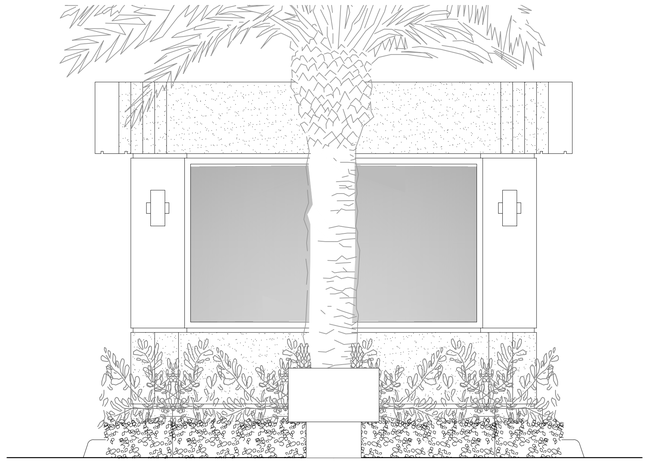
Signage Plan

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



1 L3.2 Signage Elevation

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



2 L3.2 Signage Elevation

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

Signage Exhibit

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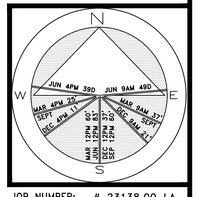

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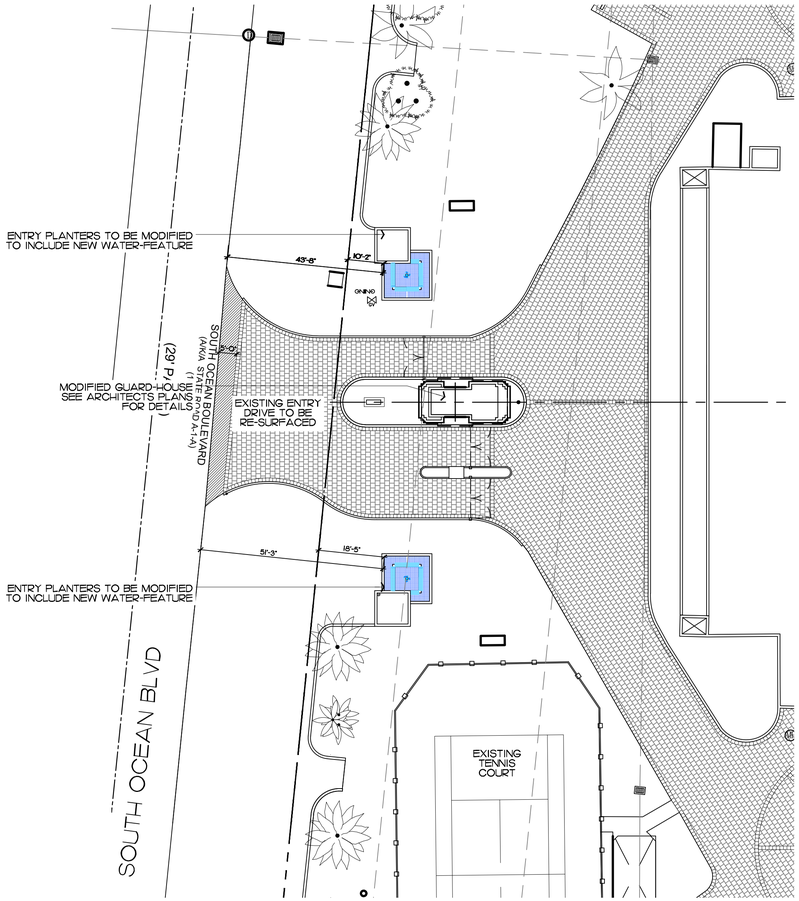
SHEET L3.2



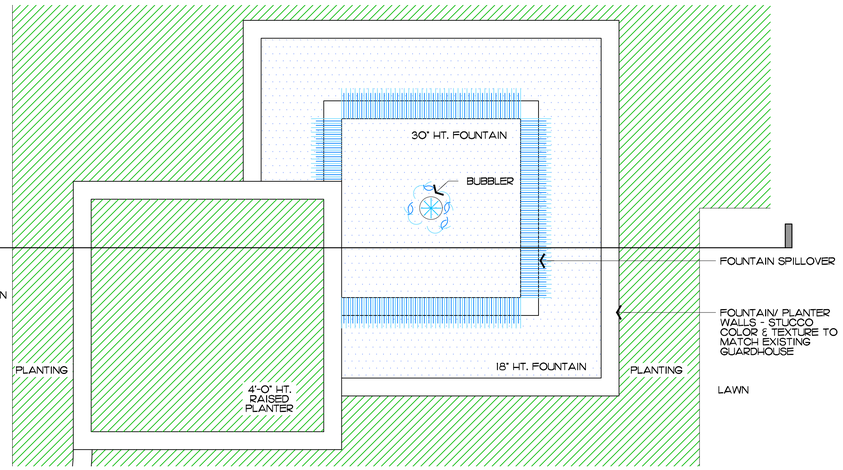
Plan

SCALE: 1" = 20'-0"

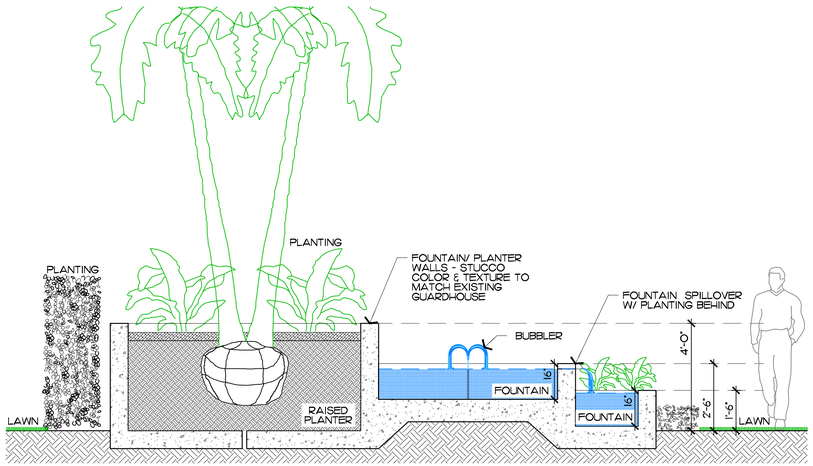
Design Inspiration Images







Plan



1 L3.3 Section

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

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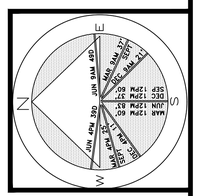

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Jean Twomey
DATE: 09.18.2025

SHEET L3.3

400 sf.

AREA IN SQ.FT.

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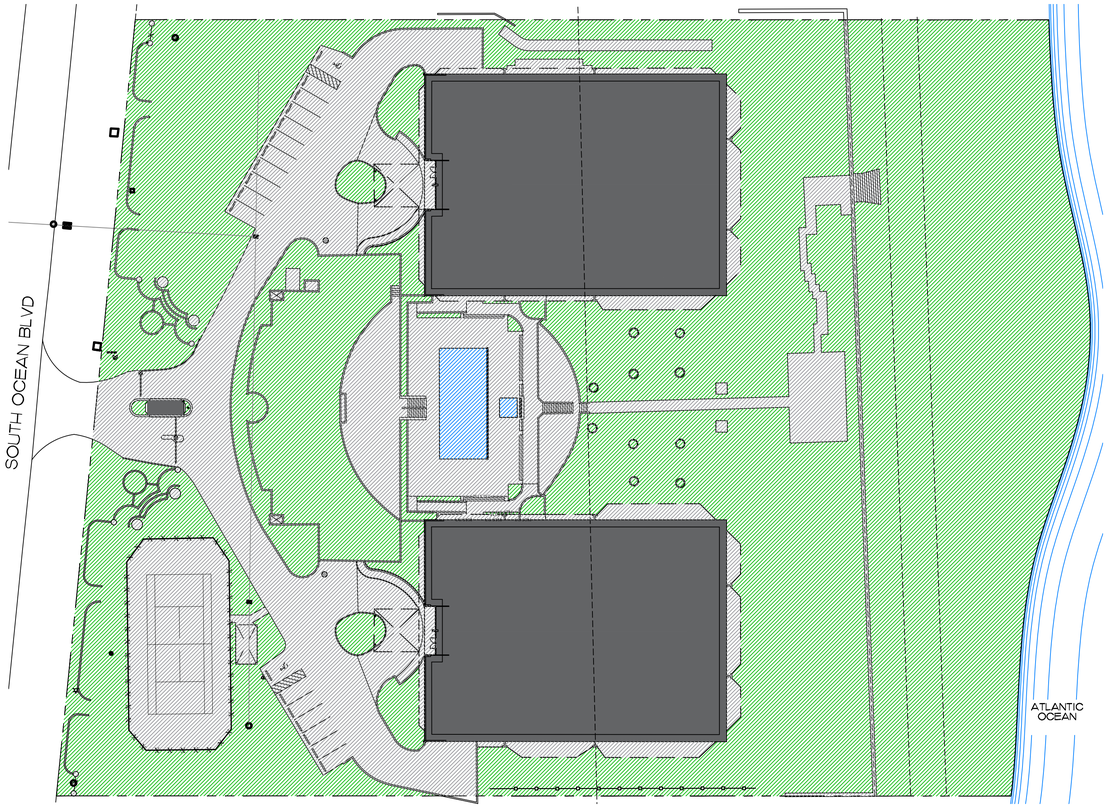
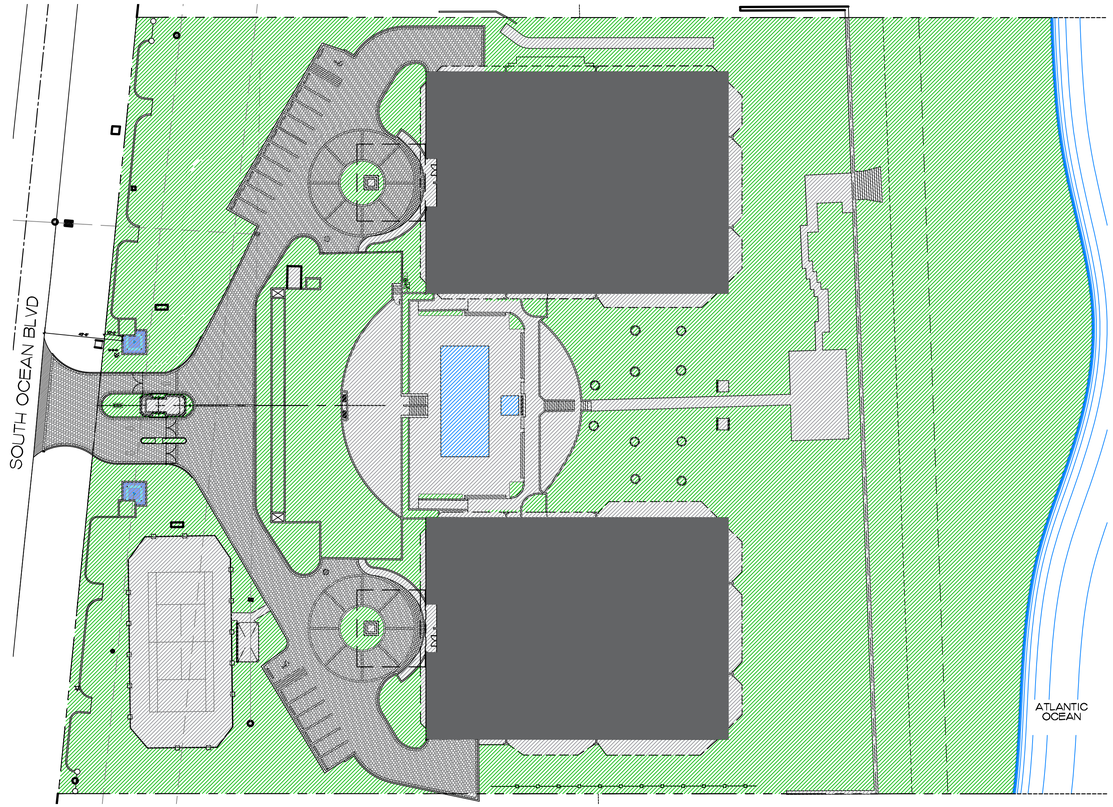
ARC-25-0073 Modified Entry Planters



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RD - (MODERATE DENSITY RESIDENTIAL (50-PALM BEACH)					
LOT AREA	20,000 S.F. MINIMUM		232,177 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 35%	81,261 S.F.	57.28%	132,997 S.F.	57.90%	134,441 S.F.
FRONT YARD LANDSCAPE	MINIMUM 35% OF FRONT YARD	3,816 S.F.	88.90%	9,695 S.F.	80.93%	8,826 S.F.

Legend

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

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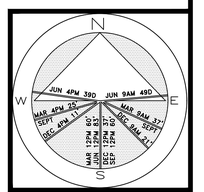

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SHEET L3.4

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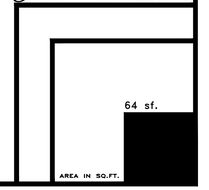
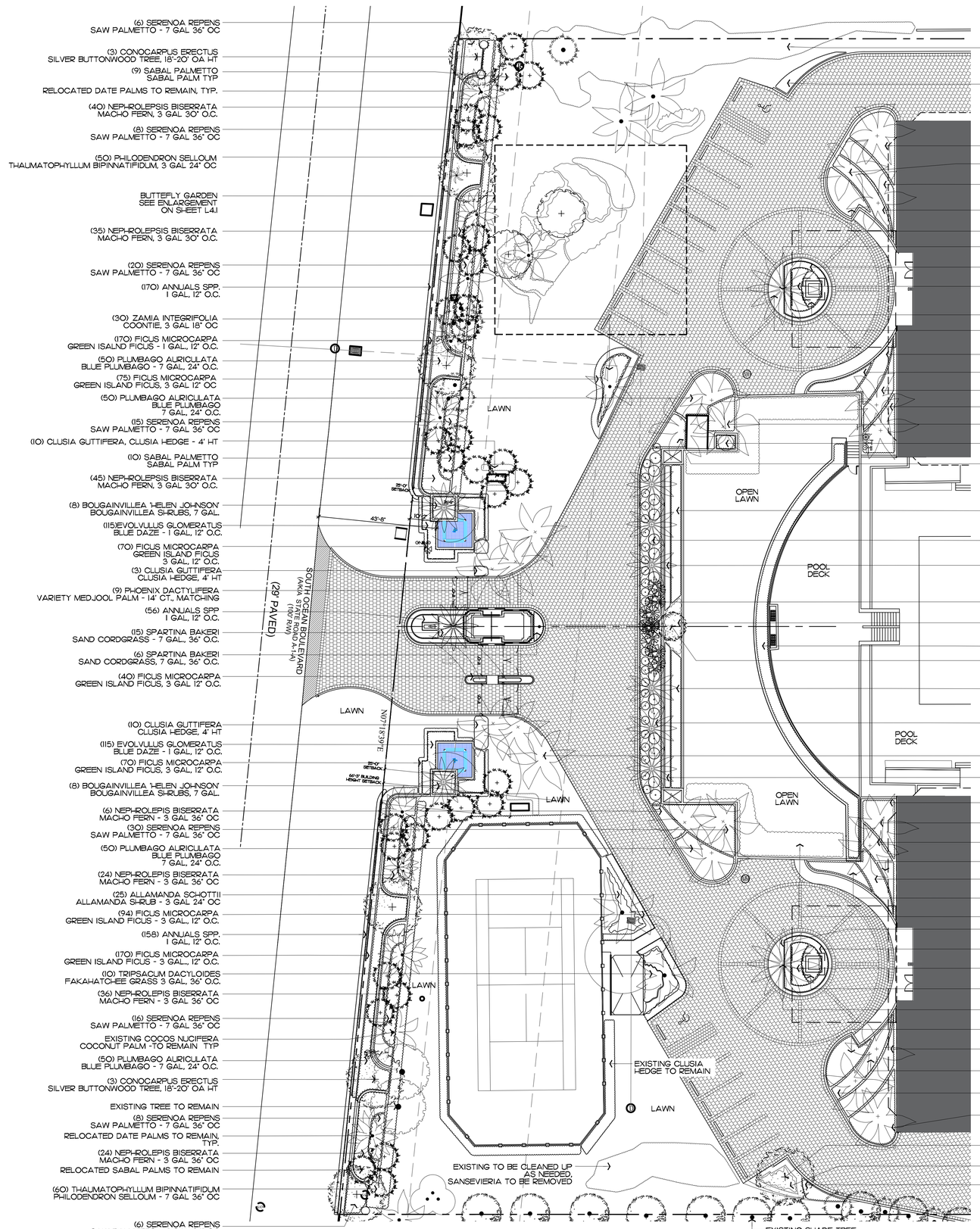
Site Calculation/Lot Coverage Graphics

ARC-25-0073

SCALE IN FEET 0' 8' 16' 24'





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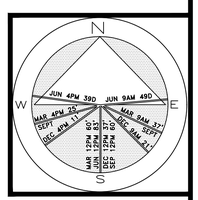

JOB NUMBER: # 23138.00 LA
DRAWN BY: Alex Bugrii

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L4.0

64 sf.
AREA IN SQ.FT.

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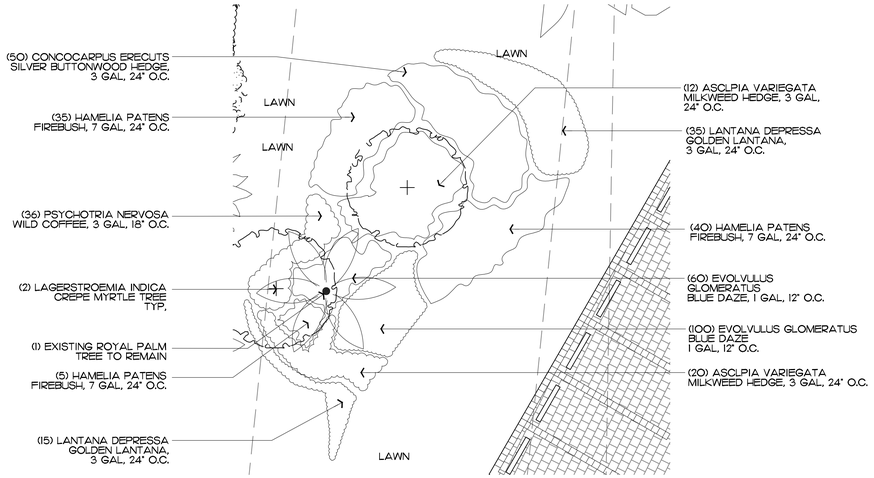
Landscape Plan

SCALE IN FEET 0' 16 32' 64'

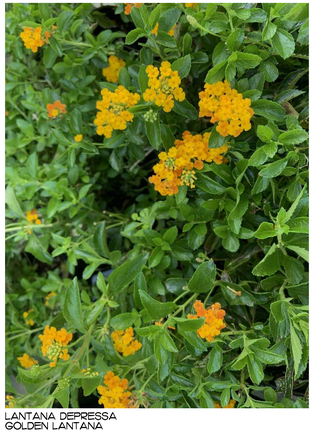



LAGERSTREMIA INDICA
CREPE MYRTLE TREE


EXISTING ROYAL PALM
TREE

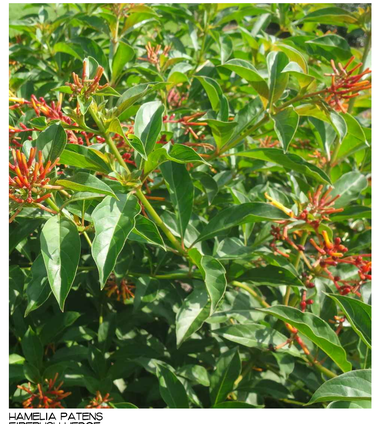

CONOCARPUS ERECTUS
SILVER BUTTONWOOD HEDGE


EVOLVULUS GLOMERATUS
BLUE DAZE GROUNDCOVER


LANTANA DEPRESSA
GOLDEN LANTANA


ASCLIPIA VARIEGATA
MILKWEED HEDGE


PSYCHOTRIA NERVOSA
WILD COFFEE HEDGE


HAMELIA PATENS
FIREBUSH HEDGE

Landscape Plan - Buttefly Garden Enlargement

ARC-25-0073

SCALE IN FEET 0' 10' 20' 30'

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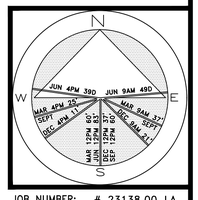

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11.06.2025

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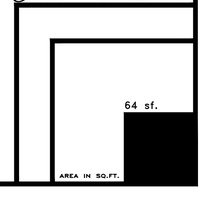

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHOENIX DACTYLIFERA VARIETY MEDJOOL	9	14' CT MATCHING	NO
	PHOENIX DACTYLIFERA VARIETY MEDJOOL	2	20'-22' CT	NO
	CONOCARPUS ERECTUS SILVER BUTTONWOOD	1 6	12' HT 18'-20' HT	YES YES
	COCCOLOBA DIVERSIFOLIA SEA PLUM TREE	1	10' HT	YES
	COCOS NUCIFERA COCONUT PALM	17 6	12'-16' CT 12'-20' CT	NO
	SABAL PALMETTO SABAL PALM	19	8-16' CT	NO
	LAGERSTREMIA INDICA CREPE MYRTLE JASMINE	2	12' OA HT	YES

TOTAL TREES:	10
NATIVE SPECIES:	9 (90%)

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PEPEROMIA RUBBER PLANT	350	1 GAL, 12" OC	YES
	TRACHELOSPERMUM ASIATICUM CONFEDERATE JASMINE MINIMA	600	1 GAL, 12" OC	NO

TOTAL:	950
NATIVE SPECIES:	350 (36.8%)

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ANNUALS SPP. COLORFUL ANNUALS	384	1 GAL, 12" O.C.	NO
	NERIUM 'DWARF PINK ICE' ICED PINK OLEANDER	80	7 GAL	NO
	CONOCARPUS ERECTUS SILVER BUTTONWOOD	140	3' HT 24" OC	YES
	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	20	3 GAL, 36" OC	YES
	ANGEL WING BEGONIA WHITE BEGONIA	34	7 GAL, 30" OC	NO
	ALOCASIA GAGAENA DWARF ALOCASIA	68	7 GAL, 30" OC	NO
	SERENOA REPENS SAW PALMETTO	161	7 GAL, 24" OC	YES
	CLUSIA GUTTIFERA CLUSIA HEDGE	23	4'-6' OA HT	NO
	ZAMIA INTEGRIFOLIA COONTIE PLANT	60	3 GAL, 18" OC	YES
	NEPHROLEPSIS BISERRATA MACHO FERN	292	3 GAL, 30" OC	YES
	SPARTINA BAKERI SANDCORDGRASS	21	3 GAL 36" OC	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	849	3 GAL, 15" OC	NO
	GARCINIA COLUMNS	1	7 GAL	NO
	THAUMATOPHYLLUM BIP. PHILODENDRON SELLOUM	110	7 GAL 36" OC	NO
	CORDYLINE FRUICOSA TI PLANT	30	7 GAL	NO
	MONSTERA DELICIOUSA SWISS CHEESE PLANT	30	3 GAL, 24" O.C.	NO
	CHRYSOBALANUS ICACO COCOPLUM HEDGE	110	3 GAL, 12" O.C.	YES
	ALLAMANDA SCHOTTII ALLAMANDA SHRUB	25	3 GAL 24" OC	NO
	BOUGAINVILLEA 'HELEN JOHNSON'	16	7 GAL	NO
	PLUMBAGO AURICULATA 'BLUE PLUMBAGO'	200	7 GAL, 24" OC	NO
	EVOLVULUS GLOMERATUS BLUE DAZE	520	1 GAL 12" OC	NO
	LANTANA DEPRESSA GOLDEN LANTANA	55	3 GAL 24" OC	YES
	ASCIPIA VARIEGATA MILKWEED	32	3 GAL 24" OC	YES
	PSYCHOTRIA NERVOSA WILD COFFEE	36	12' OA HT	YES
	HAMELIA PATENS FIREBUSH	80	7 GAL 24" OC	YES

TOTAL:	3,377
NATIVE SPECIES:	1,037 (30.7%)

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DRAWN BY: Allison Padilla

DATE: 09.18.2025
10.06.2025
11.07.2025

SHEET L4.2

ARC-25-0073 Plant Schedule



* NOTE: LANDSCAPE DESIGN AT NORTH BUILDING TO REFLECT SOUTH BUILDING

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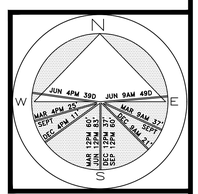

JOB NUMBER: # 23138.00 LA
DRAWN BY: Dustin Mizell

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L4.3

AREA IN SQ.FT.

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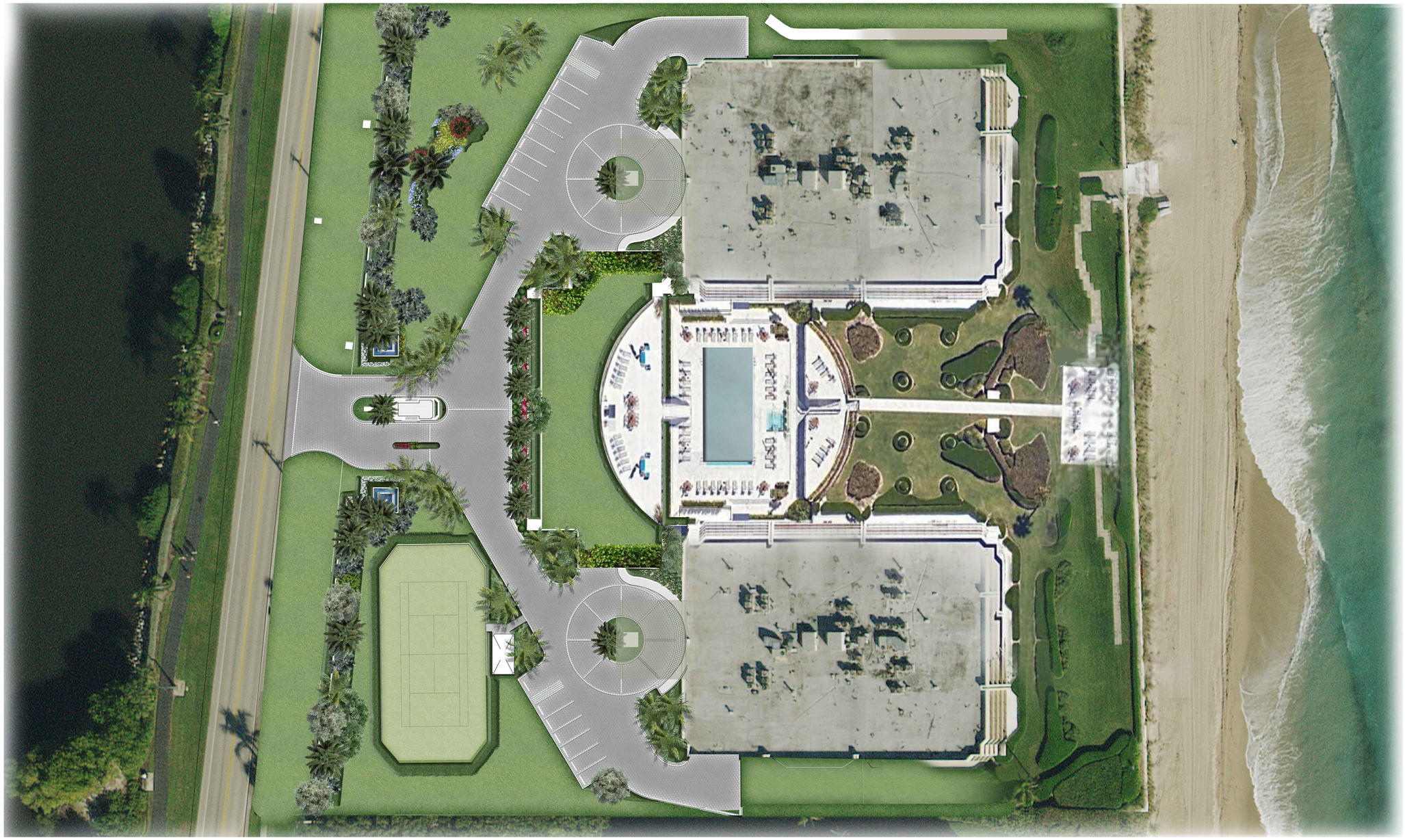
South Building Elevation Rendering



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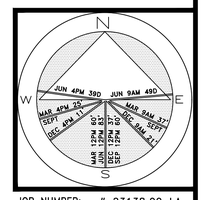

JOB NUMBER: # 23138.00 LA
DRAWN BY: Dustin Mizell

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L4.5

64 sf.
AREA IN SQ.FT.

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