ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

APRIL 29, 2026

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
Sue Patterson, Member
Claudia Visconti, Member
Kathy Georgas, Alternate Member
Greg Tankersley, Alternate Member
David Phoenix, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the March 25, 2026, Architectural Commission Meeting

APPROVAL OF CONSENT AGENDA

2. ARC-26-0016 (ZON-26-0019) 401 BRAZILIAN AVE. (COMBO) The applicant, Marlene Perlmutter (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for construction of equipment screening wall with a variance for wall height. Town Council shall review the application as it pertains to zoning relief/approval.

3. ARCS-25-1457 548 N COUNTY RD. The applicants, Nelson and Claudia Peltz (Guillen Construction and Remodeling), have filed an application requesting Architectural Commission review and approval for a new French Door and terrace modification including a new railing.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

4. OFFICIALS

5. STAFF

5.1 Public Works Presentation: Sight Triangles and Corner Clips

6. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

7. ARC-24-0090 (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 fil l, 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.

8. ARC-25-0098 (ZON-26-0001) 1519 N OCEAN WAY (COMBO) The applicant, The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee), has filed an application requesting Architectural Commission review and approval for renovations and additions to an existing two-story, single-family, residence which will exceed 10,000 sq ft; additionally, site-wide landscape, hardscape and swimming pool modifications and improvements are proposed, including one (1) variance to exceed the maximum number of A/C equipment units in the north side-yard setback area. Town Council shall review the application as it pertains to zoning relief & approval.

9. 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.

10. ARC-25-0088 201 ONONDAGA AVE. The applicant, Castelo Family Trust (Henry Wineman 11, Trustee & Kendall W. Castelo, Grantee), has filed an application requesting Architectural Commission review and approval for construction of a new, two -story, single-family residence with final hardscape and landscape improvements.

11. ARC-26-0003 1340 S OCEAN BLVD. The applicant, Greene Family Trust (Ferguson & Shamamian Architects), has filed an application requesting Architectural Commission review and approval for modifications to an existing single-family residence with site wide landscape and hardscape changes.

12. 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.

13. ARC-25-0094 (ZON-26-0005) 1300 N OCEAN BLVD. (COMBO) The applicants, Laurence & Molly Austin, have filed an application requesting ARCOM review and approval for renovations to an existing single-family residence including replacement of windows and doors with modification and relocation of some fenestration, modification to architectural details. Site-wide landscape and hardscape renovations are proposed with landscape open space variance required. Town Council

shall review the application as it pertains to zoning relief/ approval. ***This item has been deferred to the May 27, 2026 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 withdrawn by the applicant.***

15. ARCS-25-1385 1255 S OCEAN BLVD. The applicant, Thomas Peterffy (Smith and Moore Architects, Inc. Representative), has filed an application requesting Architectural Commission review and approval for the replacement of a loggia with an enlarged loggia conservatory space on the north side of the existing single-family house. ***This item has been withdrawn by the applicant.***

NEW BUSINESS

16. MATTERS PULLED FROM CONSENT AGENDA

17. ARC-26-0004 (ZON-26-0008) 108 EL MIRASOL (COMBO) The applicant, 108 El Mirasol LLC (Tara B. Mulrooney, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with accessory structures and basement (over 10,000 square feet) with final hardscape, landscape and swimming pool improvements on an ocean-front parcel exceeding 20,000 square feet in the R-B zoning district, with variances requested to exceed the amount of lot fill permitted within the setbacks, special exception for reduced vehicle queueing at the driveway gate, and site plan review for a generator over 100kW. Town Council shall review the application as it pertains to zoning relief/approval.

18. ARC-26-0005 142 CASA BENDITA The applicant, Robert Sheft Revocable Trust Dated February 21, 2025 (Robert Sheft, Trustee), has filed an application requesting Architectural Commission review and approval for construction of new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

19. ARC-26-0009 1072 N OCEAN BLVD. The applicant, Mango Leaf Florida LLC (Dailey Janssen Architects, P.A.), has filed an application requesting Architectural Commission review and approval for renovation of an existing single-family residence with landscape and hardscape modifications.

20. ARC-26-0011 217 W INDIES DR. The applicant, 217 Capri LLC (David Canepari, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, one-story, single-family residence with final hardscape, landscape, and swimming pool improvements.

21. ARC-26-0007 220 WELLS RD. The applicant, 220 Wells Trust (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate and retaining wall.

22. ARC-26-0008 2315 IBIS ISLE RD S. The applicant, Owen & Diana Sanderson (Smith Architectural Group, Inc.), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate.

23. ARC-25-0100 (ZON-25-0085) 2800 S OCEAN BLVD. (COMBO) The applicant, J V Associates PB LLC (Maura Ziska, Authorized Representative), has filed an application requesting ARCOM review and approval for after-the-fact approval for installation of artificial turf as part of a conversion of previously existing tennis courts into pickleball and bocce ball game courts. Town Council shall review the application as it pertains to zoning relief/approval. ***This item has been withdrawn.***

24. ARC-26-0010 217 BAHAMA LANE The applicants, James & Sara McCann (Roger Janssen Architect), have filed an application requesting Architectural Commission review and approval for construction of a previously approved two-story single-family house and associated landscape, hardscape and pool. ***This item has been withdrawn.***

ANY OTHER BUSINESS

MEETING SCHEDULE

25. The next meeting is scheduled for May 27, 2026

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 March 25, 2026

CALL TO ORDER AND ROLL CALL

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

Members Present: Elizabeth Connaughton, Jeffery Smith, Claudia Visconti, Kenn Karakul, Kathy Georgas, Sue Patterson, David Phoenix, Richard Sammons, KT Catlin, Greg Tankersley

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.

ELECTION OF CHAIR AND VICE CHAIR

Ms. Mittner called for nominations for the Chair position. One nomination was made for Jeffery Smith. After a final call for nominations, no further nominations were received.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to accept Jeffery Smith as Chair. The motion was carried unanimously, 7-0.

Ms. Mittner called for nominations for the Vice Chair position. One nomination was made for Richard Sammons. After a final call for nominations, no further nominations were received.

A motion was made by Ms. Catlin and seconded by Mr. Karakul to accept Richard Sammons as Vice Chair. The motion was carried unanimously, 7-0.

MINUTES

1. Minutes of the February 25, 2026, Architectural Commission Meeting

A motion was made by Ms. Catlin and seconded by Ms. Patterson to approve the minutes of the February 25, 2026, meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

A motion was made by Ms. Visconti and seconded by Ms. Catlin 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

2. OFFICIALS

No comments were heard at this time.

3. STAFF

3.1 6-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article XI, Signs, Division 1, Generally, At Section 134-2373, General Regulations And Definitions Applicable To Permitted Signs, Related To The Prohibition Of Signage On Awnings To Allow Signage On The Valance Of Awnings Subject To Certain Conditions; Division 3, Commercial Districts, Adding Section 134-2451, Signs On The Valance Of An Awning, Creating Standards For Signage On Awnings; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

Ms. Mittner explained that the Town Council and the design boards are pursuing zoning updates, including a proposal to allow signage on awning valances, which has historical precedent in Palm Beach. Because the current code prohibits such signage, applicants must seek variances, which requires a hardship and is not the most applicable for this type of request. The proposed amendment would instead allow valance signage, subject to review and approval by the Architectural Commission (ARCOM) or the Landmarks Preservation Commission. She emphasized that this would not increase allowable signage and would remain fully discretionary, with limits on size, placement, and frequency. She indicated that staff was requesting feedback to report back to the Town Council.

Ms. Connaughton asked about the history of why the request required a variance. Mr. Murphy stated that, while historical records are limited, the zoning code has become more restrictive over time and does not specifically address illuminated awnings, meaning they are prohibited unless approved. He noted concerns about potential signage proliferation and emphasized that the Board would review any such requests on a case-by-case basis. Ms. Connaughton stated that if the commissioners reviewed the requests, she would support eliminating the variance request.

Mr. Smith stated that during his tenure, such signage has not been permitted and noted the Playhouse example would not comply with the code due to size and placement. He

acknowledged that while some signage may be appropriate if done tastefully, it should be carefully controlled and reviewed on a case-by-case basis.

Ms. Catlin thought the process could be managed with guardrails and a Commission review.

Mr. Phoenix was not opposed to signage on awnings but thought that the commissioners should review each building, awning, and signage. Ms. Mittner stated that, if the zoning code parameters are met, some building signage is reviewed and approved by staff in coordination with the chair. Ms. Mittner stated that this proposal is for signage on the valance only. Mr. Phoenix wondered why the commission would not review the entire signage package; Ms. Mittner stated that this could be feedback that the staff would provide to the Town Council, but she believed it could be onerous, especially if the applicant met the zoning parameters.

Ms. Georgas wondered if all buildings were grandfathered in with an awning, to which Ms. Mittner stated no. Ms. Georgas stated she favored the idea of the commissions reviewing the entire package. Ms. Mittner stated that if it were a new storefront, the entire package would be reviewed by the commissions.

Ms. Mittner confirmed that the commission's consensus was to move away from the variance process, but raised concerns about potential signage clutter.

4. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

5. ARC-25-0076 (ZON-25-0066) 3031 S OCEAN BLVD. (COMBO) The applicant, PB3031 LLC, has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story building and the construction of a new five-story, 12-unit residential building requiring multiple variances from the regulations in the R-D-(1) zoning district. Town Council shall review the application as it pertains to zoning relief/approval.

Several members disclosed ex parte communications. *Please note: Mr. Sammons declared a conflict of interest for the project and left the dais during the discussion.*

Assistant Director James Murphy provided staff comments on the project.

Mr. Smith asked Mr. Murphy about the reduction in gross square feet. Mr. Murphy stated that the variance requests have increased due to the reduced lot area resulting from canal excavation. However, he did not have specific figures and suggested that the applicant could provide that information. Mr. Smith asked about the required green space requirement. Mr. Murphy stated that the requirement is 35%, and they are providing 8%, and provided further clarification.

Ms. Catlin asked what variances would be required if they rebuilt the existing structure. Mr. Murphy reviewed the variances required.

Mr. Phoenix asked whether there had been any reduction in variance requests since the last meeting and how many were related to FEMA requirements. Mr. Murphy responded.

**Note: A short break was taken at 9:41 a.m., and the meeting resumed at 9:53 a.m.*

Anne Fairfax of Fairfax and Sammons presented the architectural modifications proposed for the new residences.

Mr. Phoenix wondered whether the triple-opening half wall could be opened or whether it was a private space below. Ms. Fairfax stated that the space overlooked a private pool. Mr. Phoenix asked about the idea of the canal. Ms. Fairfax discussed the idea and noted that it moved the buildings away from the abutting properties.

Ms. Tankersley asked about the ceiling heights in the units. Nick Spanelli of Copperline Partners stated that they varied from the first to the third floors, anywhere from 9 to 11 feet.

Ms. Visconti thanked the architect for the presentation. She stated she was torn between the color choices. She stated she would like to see the addition of vines where possible as the plans continue to develop. She agreed with Mr. Phoenix and thought more openings could be added to the wall with the triple openings in the piazza.

Mr. Phoenix liked the colors and the tiles on the buildings and supported adding vines. He noted that the building was large but thought it resembled a via from Worth Avenue. He acknowledged the design's charm and details and thought it would raise the bar for buildings in the town.

Mr. Smith called for public comment.

Allison Brown, 3000 S. Ocean Blvd., expressed concern that the proposed development remains too large and requires excessive variances, despite prior direction to downsize. She stated that the project is incompatible with Palm Beach's character and urged the Commission to require a more substantially revised proposal.

Jeffrey Persky, Board Member of The Hampton 3100 S. Ocean Blvd., stated that the developer has been responsive to concerns and addressed issues raised by neighboring residents. He expressed support for the project, noting it would be a significant improvement and positive addition to the area.

Judy Regal, 3000 S. Ocean Blvd., expressed concern that the proposed development is too large for the site, despite appearing visually appealing in renderings. She emphasized the importance of evaluating the project in its actual context and raised concerns about functionality, safety, and compatibility with the surrounding area.

Ms. Georgas liked the project and thought the improvements were great. She thought the proposal was a great upgrade for the neighborhood. She preferred the white color for the buildings.

Ms. Patterson thought the proposal was elegant, charming, and unique, and brought a European charm to the design.

Mr. Tankersley thought the site was unique and needed a solution tailored to it. He believed the scale was appropriate for the location, compared to its surroundings. He noted that the building was extending out into the water. He preferred white for the buildings because there were many architectural details.

Ms. Visconti thought the superior details made the design. She asked for confirmation that these would not be eliminated during project budgeting.

Ms. Connaughton agreed with Ms. Visconti and considered that point important. She expressed support for the project, noting the design quality and potential value, while acknowledging concerns about variances and certain elements such as ground-floor height and window-to-wall balance. She indicated that the surrounding context differs from the Town's desired character, but felt the project's distinct architecture is appropriate for the site.

Mr. Karakul expressed support for the project, stating it would be a strong and complementary addition to the area. He noted that the scale is appropriate for the waterfront context and emphasized the importance of maintaining the project's design integrity.

Mr. Smith expressed strong opposition, stating the project remains significantly oversized for the site despite prior direction to reduce its scale. He emphasized that it requires substantial variances, lacks sufficient landscaping, and raises concerns about functionality, parking, and compatibility with the Town's standards. He urged the applicant to significantly reduce the project's size.

Mr. Phoenix acknowledged the project's strong design, developer-driven approach, and size maximization. He cautioned that cost considerations could impact material quality, while recognizing that the site is unique and difficult to compare.

Mr. Karakul expressed support, stating the site's unique location presents an opportunity for a significant, signature project. He emphasized the importance of quality execution and felt the development could be a strong addition to the South End.

Ms. Georgas stated that the project is appropriate for the South End's more urban character and described it as a well-designed development, emphasizing the importance of maintaining its quality.

A discussion ensued about the proposed development.

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

A motion was made by Ms. Connaughton and seconded by Mr. Phoenix that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried 6-1, with Mr. Smith dissenting.

Mr. Murphy asked for clarification on the first motion. He asked Ms. Patterson whether her motion was to approve the all-white color scheme, to which she replied that it was.

6. ARC-25-0094 (ZON-26-0005) 1300 N OCEAN BLVD. (COMBO) The applicants, Laurence & Molly Austin, have filed an application requesting ARCOM review and approval for renovations to an existing single-family residence including replacement of windows and doors with modification and relocation of some fenestration, modification to architectural details. Site-wide landscape and hardscape renovations are proposed with landscape open space variance required. Town Council shall review the application as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Greg Bonner of B1 Architect presented the architectural modifications for the proposed residence, and Dustin Mizell of Environment Design Group presented the landscape and hardscape modifications for the site.

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

Ms. Visconti asked about the previous window color, to which Mr. Bonner responded. Ms. Visconti wondered if a bronze window had been considered. Mr. Bonner stated he had not considered bronze.

Ms. Georgas asked about the proposed sliders. Mr. Bonner described the changes.

Mr. Sammons questioned several design changes, including the shift from a traditional vertical layout and single entry to dual doors, as well as the simplification of the cornice. He expressed concern that these changes reduced architectural depth and visual interest by diminishing shadow and detail.

Mr. Phoenix asked further about the window color and the change to the sliders. Mr. Bonner explained that sliders were selected over French doors due to ocean winds, noting concerns about doors slamming and the practicality of sliding systems. Mr. Phoenix asked about alternative design options, including using a fixed window instead of a slider and adding embellishment to the parapet. Mr. Bonner responded that the design aimed to maximize transparency and that additional detailing was considered but deemed too heavy, as they sought to balance glazing and masonry. Mr. Phoenix asked about the location of the pedestrian gate and whether any more trees were being planted in the front yard. He was told no more trees were proposed.

Mr. Tankersley asked about the difference between the materials they were given to prepare for the meeting and the new items presented to them. Mr. Falco provided clarification.

Ms. Connaughton asked to see the newly proposed front facade in elevation, including the alignments and openings. Mr. Bonner stated he had not provided the elevation changes, but reviewed the heights of the openings with Ms. Connaughton.

Mr. Sammons expressed strong concern that recent design changes have diminished the project's proportions and architectural quality. He criticized the shift from vertical to horizontal elements, the simplification of the cornice, and the loss of visual clarity, emphasizing a preference for traditional vertical design and more appropriate detailing.

Mr. Phoenix expressed dislike of the current window and slider design, suggesting a shift toward more traditional elements, such as French doors, bronze detailing, and added parapet embellishment, to achieve a more classic, villa-style appearance.

Ms. Patterson supported replacing sliders with more traditional elements and favored bronze window treatments to enhance depth and visual appeal.

Mr. Tankersley stated that the revised design lacks refinement, noting that the cornice appears too simplistic and that the shift away from vertical elements has diminished the building's proportions. He recommended restoring verticality and enhancing architectural detail.

Ms. Connaughton expressed concern that the design lacks clarity and cohesion, and recommended using architectural precedents to guide revisions. She emphasized the importance of proper center composition, greater verticality, and enhanced detailing, and generally preferred French doors over sliders while acknowledging some flexibility.

Ms. Georgas suggested enhancing the landscaping, noting it appears somewhat sparse, and recommended adding additional palm trees to create a warmer appearance.

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

Ms. Connaughton supported the white windows.

A motion was made by Mr. Sammons and seconded by Ms. Patterson to defer the project to the April 29, 2026, meeting. The motion was carried unanimously, 7-0.

7. ARC-25-0095 (ZON-25- 0087) 333 SUNSET AVE. (COMBO) The applicant, Royal Poinciana South (Maura Ziska), has filed an application requesting Architectural Commission review and approval for installation of new signage requiring variances. The Town Council shall review the application as it pertains to zoning relief and approval.

Ms. Pardue provided staff comments on the project.

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

Attorney Maura Ziska, on behalf of the applicant, presented the proposed signage for the building.

Ms. Tankersley asked if the font shown was the proposed font. Ms. Ziska provided confirmation.

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

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

A motion was made by Mr. Phoenix and seconded by Ms. Patterson 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.

8. ARC-25-0099 237-239 (243) WORTH AVE. The applicant, CSPB WORTH LLC (Jerome Baumoehl, Representative), has filed an application requesting Architectural Commission review and approval for new storefront, stone signage panel, and new awning as part of a combination of two storefronts into one for Bvlgari.

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Jerome Baumoehl of Jerome Baumoehl Architect presented the architectural modifications for the commercial space. He indicated that a third storefront was added.

Mr. Sammons discussed the width of the fluted columns with Mr. Baumoehl. Mr. Sammons did not want the fluted column to run into the frieze.

Mr. Smith thought the awnings should be reduced so they cover only the glass between the columns.

Ms. Georgas asked about the sizes of the original and proposed spaces. Mr. Baumoehl responded.

Mr. Tankersley asked about the width of the front doors. Mr. Baumoehl responded. Mr. Tankersley thought that if the columns were revised, as suggested by Mr. Sammons, the doors might need to be wider. Mr. Tankersley wondered why two doors were proposed. Mr. Baumoehl responded.

Mr. Phoenix wondered if the applicant would consider a single front door. Mr. Baumoehl stated he would need to ask the applicant. Mr. Phoenix asked about the new stucco column at the end of the storefront.

Ms. Connaughton asked if the original structure would be retained. Mr. Baumoehl responded. Ms. Connaughton agreed with Mr. Tankersley about the front door; she thought it felt wide.

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

Mr. Phoenix commented that the proposed entry doors appear too wide and suggested a single door may be more appropriate. He also noted concerns about excessive glazing but expressed support for restoring the building closer to its original design.

Ms. Patterson agreed with prior comments, noting that the entry doors appear overly wide and

supporting the addition of a column to improve the design. She also expressed a preference for bronze finishes, noted some concern about reflectivity, and indicated that the design is an improvement over the previous version.

Mr. Baumoehl stated he could ask his client if they would support a single door. The commissioners asked to include sidelights with the single door.

Mr. Tankersley expressed concern that the double-entry doors were overly wide and inappropriate, recommending a single door with sidelights instead. He also raised a question about the appropriateness of the awning color while noting overall support for the building's architecture.

Ms. Connaughton agreed that the entry design and awnings need refinement. She noted that while she finds the orange awning appealing, she understands why it may be viewed as too bold. Ms. Connaughton stated she would not support the project, expressing concern about consolidating multiple storefronts, though she acknowledged the design is well done.

Town Attorney Francisco reminded the Commission to keep comments focused on the specific application and avoid broader, general discussions beyond the scope of the item under review.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to approve the project with the following conditions: the awnings shall be reduced to cover the glass openings in between columns, the main door shall be reduced to a single door with two sidelights, revise the fluting of the columns, and reconsider the finish of the main door, and any changes to the finishes to be approved by the staff in coordination with the chair. The motion was carried 6-1, with Ms. Connaughton dissenting.

9. ARCS-25-1385 1255 S OCEAN BLVD. The applicant, Thomas Peterffy (Smith and Moore Architects, Inc. Representative), has filed an application requesting Architectural Commission review and approval for the replacement of a loggia with an enlarged loggia conservatory space on the north side of the existing single-family house.

Messrs. Phoenix and Karakul disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Daniel Kahan of Smith and Moore Architects presented the architectural modifications proposed for the new loggia.

Mr. Sammons expressed concern that revisions have diminished the façade's rhythm and balance, noting the loss of a previously stronger composition. He questioned the proportional relationship to the adjacent structure and emphasized the importance of maintaining a clear hierarchy and articulation between the two primary façades.

Mr. Tankersley asked about the glass in the hyphenated space and the details of the column. Mr. Kahan responded and further explained the design.

Ms. Connaughton asked about the loggia's design and the proposed bays. Mr. Kahan responded and further explained the design.

Mr. Smith took issue with the treillage being added to a stone building. Mr. Kahan stated he studied the issue and would be willing to remove the detail from the exterior.

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

Ms. Connaughton commented that while both façades are individually attractive, their relationship is somewhat confusing. She also noted that the use of treillage on a stone building is unusual, though visually interesting.

Mr. Karakul stated that the revisions have improved the design, noting the addition of the hyphen and the limited visibility from the road. He emphasized the importance of how the space functions and feels from the interior, expressing that the project is moving in the right direction.

Ms. Patterson expressed concern that the structure feels out of scale with the house and that the ornamentation is not fully resolved. She noted that it appears more aligned with the central portion than with the ends and questioned the overall balance.

Mr. Tankersley stated that the detailing is strong and that the connector helps reduce massing, but suggested adding divisions to the glass to match the house better. He also questioned the use of fully retractable openings, recommending retaining transoms to avoid large, empty openings.

Mr. Phoenix commented that the design is visually appealing and includes attractive detailing, but noted it appears more refined than the existing house. He suggested improving cohesion, particularly by adjusting the color, and expressed concern that the current exterior color is too bold.

Ms. Visconti stated that the lattice design is successful when the doors are removed, but becomes confusing when combined with them. She supported the stone lattice aesthetic and suggested removing the finials to reduce the structure's perceived scale.

Ms. Patterson suggested further separating the structure from the house to emphasize it as a distinct element rather than trying to match it. She supported the stone lattice concept and felt a more independent design approach could be successful.

Mr. Sammons noted that while the structure is relatively small in scale, he has several design concerns. He recommended refining the hyphen connection using elements from the existing building, retaining fixed transoms, and reconsidering the proportions and concept, stating the design has lost some of its original clarity and rhythm.

A motion was made by Mr. Sammons and seconded by Ms. Connaughton to defer the project to the April 29, 2026, meeting for a restudy of the following items: the proportion of the room compared to the adjacent room, the hyphen, and fenestration. The motion was carried unanimously, 7-0.

10. ARC-24-0090 (ZON-24 -0046) 2720 - 2730 S OCEAN BLVD. - EDGEWATER/ AMBASSADOR SITE (COMBO) The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application for Architectural Commission review and approval of a new multifamily, multibuilding residential development on the east and west sides of S Ocean Boulevard with a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace two existing five- and eight- story buildings on the east side of S Ocean Boulevard and to replace an existing three-story building on the west side of S Ocean Boulevard, to be demolished. This project includes multiple variances related to building height, building setbacks, building length, lot coverage, maximum amount of fill, rooftop generators, and rooftop mechanical equipment. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. *This item has been deferred to the April 29, 2026, meeting.*

Please note: This item was deferred to April 29, 2026, upon the approval of the agenda.

11. 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. *This item has been deferred to the April 29, 2026, meeting.*

Please note: This item was deferred to April 29, 2026, upon the approval of the agenda.

12. ARC-25-0088 201 ONONDAGA AVE. The applicant, Castelo Family Trust (Henry Wineman II, Trustee & Kendall W. Castelo, Grantee), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape and landscape improvements. *This item has been deferred to the April 29, 2026, meeting.*

Please note: This item was deferred to April 29, 2026, upon the approval of the agenda.

13. ARC-25-0050 (ZON-25-0049) 180 ROYAL PALM WAY, 301-309 S COUNTY RD AND 155-7 BRAZILIAN AVE. (COMBO) The applicant, FG Palm Beach Fund LLC and EYE MAN Limited Partnership & TAU Mid Partnership LLP, has filed an application requesting Architectural Commission review and approval for the renovation and exterior alterations to façades of the existing three-story office bank building and the conversion of two floors into residential use; the demolition of existing parking lots and the construction of a new second floor addition with second floor residences, to an existing one-story commercial building at 301 S County Road and demolition and new buildings on Brazilian Ave including on-site parking, site plan and landscape change, including variances to exceed maximum building length, floor area, and reduced drive aisle widths. The Town Council shall review the application as it pertains to zoning relief/approval. *This item has been withdrawn by the applicant.*

Please note: This item was withdrawn upon the approval of the agenda.

14. 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. *This application has been withdrawn by the applicant.*

Please note: This item was withdrawn upon the approval of the agenda.

NEW BUSINESS

15. ARC-26-0002 (ZON-26-0007) 3456-3460 S OCEAN BLVD. (COMBO) The applicant, Claridges I & II Condominiums (Maria Widmaier, President & Jamie Gavigan, Representative), has filed an application requesting Architectural Commission retrospective review and approval for the installation of rooftop cooling towers at Claridges I (3456 S Ocean Blvd) & Claridges II (3460 S Ocean Blvd) condominium buildings, requiring variances to exceed maximum rooftop equipment vertical projection permitted and to forgo required rooftop equipment screening. The Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Ms. Georgas disclosed ex parte communications.

Attorney Jamie Gavigan of Shutts and Bowen, representing the applicant, presented an overview of the project, described the variance requests, and advocated for a positive recommendation to the Town Council. Architect David Miller of David Miller Associates presented the proposed architectural plans for the commercial buildings.

Mr. Smith asked about the existing screening structure. Mr. Miller responded and stated it was a skeleton structure.

Mr. Sammons stated that, based on the diagram, if screening were placed on the existing structure, the mechanical equipment would not be visible from ground level. Mr. Smith pointed out that the applicant is considering views from other apartment units.

Mr. Phoenix sought clarification regarding the proposal, and Mr. Miller confirmed that no screening was proposed.

Ms. Visconti asked about the views of the structure from the Patrician. Mr. Gavigan stated that renderings demonstrate the equipment would not be visible from the right-of-way or ground level, though it may be visible from upper floors of nearby buildings. Ms. Visconti asked about the cost of installing louvers on the existing structure, to which Mr. Gavigan responded.

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

Mr. Sammons thought the proposal was innocuous.

Mr. Phoenix supported the structure being painted. He wondered whether allowing them to avoid screening the structure would set a precedent. He supported screening the structure.

Ms. Georgas commented that the items were not visible from the street. She recommended painting it and added that the screening could also be an eyesore.

Ms. Connaughton recommended painting the structure.

A motion was made by Mr. Phoenix to approve the project, subject to the condition that the equipment be painted and that no screening be required. The motion died for the lack of a second.

A motion was made by Mr. Phoenix and seconded by Ms. Connaughton to approve the project with the following conditions: the equipment shall be painted, and screening of the same color shall be added to the existing structure, which will be approved by the staff in coordination with the chair. 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 variance for the increased height will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

16. ARC-26-0003 1340 S OCEAN BLVD. The applicant, Greene Family Trust (Ferguson & Shamamian Architects), has filed an application requesting Architectural Commission review and approval for modifications to an existing single-family residence with site wide landscape and hardscape changes.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Scott Sottile of Ferguson & Shamamiam Architects presented the proposed architectural modifications for the existing residence. Steve West of Parker Yannette Design Group presented the landscape and hardscape plans for the site.

Mr. Sammons asked questions regarding the design and configuration of the loggia and related architectural elements. Mr. Sottile clarified details on the loggia and fenestration.

Mr. Phoenix wondered whether the Chippendale railing had been studied. Mr. Sottile stated the feature had not been studied.

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

Mr. Sammons thought the design was good. He questioned the size of the loggia, the fenestration, and the plate glass in the spandrels.

Mr. Tankersley agreed with Mr. Sammons and noted inconsistencies in window proportions on the side and rear elevations and recommended maintaining consistent proportions throughout

the design to align with the front façade.

Mr. Smith expressed concern with the inconsistency in window design, noting that the proposed changes introduce divided lights on the second floor while maintaining larger panes on the first floor, resulting in a lack of cohesion across elevations.

Mr. Phoenix agreed that the window design appears disjointed, particularly with larger panes on the rear elevations. He also noted inconsistencies in architectural elements, including railings, doors, and window styles, and recommended greater overall cohesiveness, while expressing support for improvements to the pool and pavilion areas.

Ms. Connaughton agreed with the concerns about the window design and suggested a more refined, cohesive approach, particularly for the glazing in the dining room, den, and living room. She also recommended further study and simplification of the open spandrel design and noted that the Chippendale railing appears incongruous with the overall architecture.

A motion was made by Mr. Sammons and seconded by Ms. Connaughton to defer the project to the April 29, 2026, meeting. The motion was carried unanimously, 7-0.

17. ARCS-25-1457 548 N COUNTY RD. The applicants, Nelson and Claudia Peltz (Guillen Construction and Remodeling), have filed an application requesting Architectural Commission review and approval for a new French Door and terrace modification, including a new railing.

When the project was called, there were no representatives for the presentation.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to amend the agenda to postpone this project to the end of the agenda. The motion was carried unanimously, 7-0.

18. ARCS-25-1529 248 SANDPIPER DR. The applicant, Double US Inc (Gunster Representative, Vertesch Landscape Architecture), has filed an application requesting Architectural Commission review and approval for the replacement of a Ficus hedge with a Podocarpus hedge along the west property line.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Attorney Jack Rice, representing the owner, explained that his client removed an unhealthy ficus hedge without prior approval and is now seeking after-the-fact authorization to replace it with a five- to six-foot podocarpus hedge. He noted that a portion of the hedge had previously been removed and replaced with a masonry wall as part of a neighboring project, and that the current dispute centers on hedge height, with the neighbor requesting a taller buffer. Mr. Rice stated that the proposed height is sufficient given existing walls and landscaping, is consistent with prior approvals, and is not required to be taller under the Code.

Mr. Smith called for public comment.

M. Timothy Hanlon, representing the adjacent neighbor, stated that the previously existing Ficus

hedge was approximately 12 feet in height and provided significant screening. He asserted that its removal without authorization eliminated that buffer and requested that it be replaced at the same height to restore the prior level of screening. Dustin Mizell of Environment Design Group explained that the original site design relied on an existing approximately 12-foot Ficus hedge to provide privacy and buffering between the properties. He stated that, following negotiations with the neighbor, design adjustments were made to preserve the hedge; however, it was subsequently removed, resulting in reduced screening. He noted that the current proposal for a lower hedge does not adequately restore the prior level of privacy and requested that a taller hedge be installed consistent with the previous condition.

William Shankman, owner of 248 Sandpiper Dr., stated that he has not had direct communication with the neighboring property owner and has attempted, unsuccessfully, to resolve the matter collaboratively. He explained that the original hedge deteriorated after the neighboring property owner declined to maintain it, and that its removal and replacement were consistent with prior approvals. He indicated that the proposed five- to six-foot podocarpus hedge, in combination with the existing wall and landscaping, provides adequate screening and is ready for installation.

John Lindgren of Gunster Law Firm stated that approved plans indicate the Ficus hedge was intended to be removed after installation of the wall and new landscaping, noting it was only to remain temporarily for construction screening.

Mr. Mizell clarified that the note referencing the removal of the Ficus hedge was from an earlier plan based on the assumption that the hedge was under his client's control. He stated that once it was determined the hedge belonged to the neighboring property, the design was revised, and its removal was no longer proposed.

Mr. Smith stated his opinion that the construction of the wall likely contributed to the deterioration of the neighboring Ficus hedge, noting that such impacts commonly occur due to root disturbance during similar projects.

Ms. Visconti recommended using pleached Green Buttonwood trees for screening both sides of the property.

Mr. Mizell stated that his client agreed to relocate the wall to accommodate the neighboring hedge during prior negotiations, emphasizing that this compromise was a key factor in obtaining project approval.

Mr. Sammons thought that a higher Podocarpus hedge may not be good for the Buttonwood trees on the opposite side of the wall.

A motion was made by Ms. Visconti and seconded by Mr. Phoenix to approve the project with a Podocarpus hedge of 6 feet. The motion was carried unanimously, 6-1, with Mr. Sammons dissenting.

19. ARC-26-0001 (ZON-26-0003) 216-218 WORTH AVE. (COMBO) The applicant, Brunello Cucinelli Boutique, has filed an application requesting Architectural

Commission review and approval for exterior façade alterations, including new windows on the second floor. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval. *This application has been withdrawn by the applicant.*

Please note: This item was withdrawn upon the approval of the agenda.

ANY OTHER BUSINESS

At this time, Ms. Mittner noted that the applicant and/or professional were not present for ARCS-25-1457 and 548 N County Road, and asked that it be deferred to the April meeting.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to defer ARCS-25-1457, 548 N County Road, to April 29, 2026. The motion was carried unanimously, 7-0.

Ms. Churney announced that Elizabeth Connaughton declared a conflict of interest for ARC-25-0106, 259 List Road, at the February 25, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney announced that Claudia Visconti declared a conflict of interest for ARC-25-0088, 201 Onondaga, at the February 25, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney announced that Richard Sammons declared a conflict of interest for ARC-25-0076, 3031 S. Ocean Blvd., at the February 25, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

MEETING SCHEDULE

20. The next meeting will be on April 29, 2026.

ADJOURNMENT

A motion was made by Ms. Patterson and seconded by Mr. Sammons to adjourn the meeting at 01:13 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

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Jeffery W. Smith, Chair

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: April 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0016 (ZON-26-0019) 401 BRAZILIAN AVE. (COMBO) The applicant, Marlene Perlmutter (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for construction of equipment screening wall with a variance for wall height. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 4/22/2026

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-26-0016 (ZON-26-0019) 401 BRAZILIAN AVE (COMBO). The applicant, Marlene Perlmutter (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for construction of equipment screening wall with a variance wall height. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0019 (ARC-25-0016) 401 BRAZILIAN AVE (COMBO) – VARIANCE. The applicant, Marlene Perlmutter (Nievera Williams Design), has filed an application requesting Town Council review and approval of one (1) variance exceeding the allowable height of a site wall in the street side-yard setback. The Architectural Commission (ARCOM) shall perform design review of the application.

Applicant: Marlene Perlmutter
Landscape: Nievera Williams Design

HISTORY:
The property at 401 Brazilian Avenue received ARCOM approval under Application ARC-25-008 (ZON-25-0013) in April 2025 for sitewide landscape and hardscape improvements. As part of that approval, three variances were granted, including two related to the placement of mechanical equipment in the northeast portion of the property.

After construction began, it was determined that the equipment would need to be elevated to comply with code requirements, and the originally proposed wall would not provide adequate screening. The current application proposes increasing a portion of the site wall to meet Town screening requirements and requires the granting of an additional variance.

THE PROJECT:
The applicant has submitted plans entitled "Private Residence" as prepared by **Nievera Williams Design**, uploaded and dated to the Town 04/09/2026.

The following is the scope of work for the Project:

- Modification to height of equipment screening wall.

The following Town Council relief is needed to achieve the scope of work:

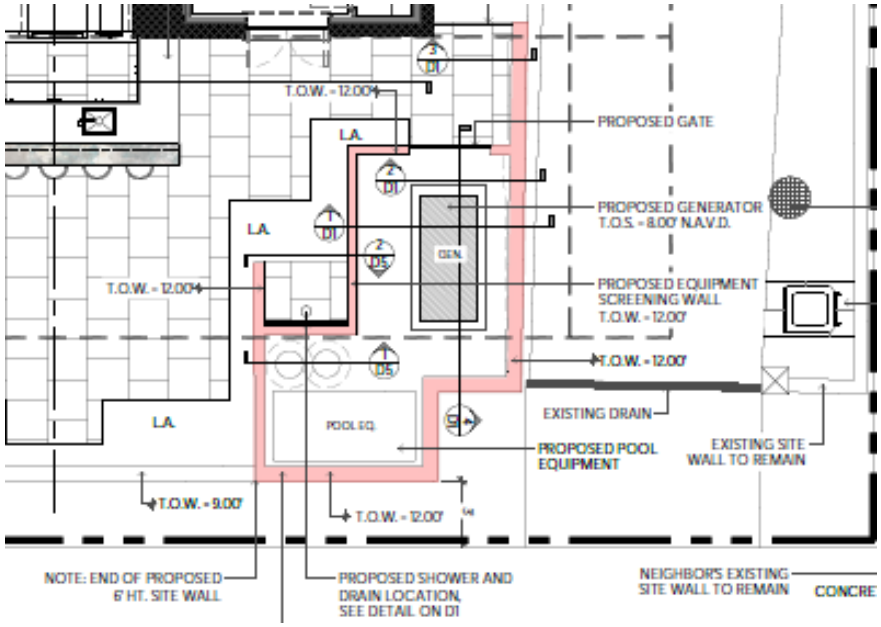
- **VARIANCE 1: Sec. 134-1667(a)**: A variance for site walls in the street side-yard setback area with a height of 9 ft., in lieu of the 6 ft. maximum height permitted; to facilitate complete screening of equipment.

Site Data			
Zoning District	R-C	**Future Land Use**	SINGLE-FAMILY
Lot Depth	125’	**Lot Width**	70’
Crown of Road	3.13’ NGVD	**FEMA**	AE-7
Lot Size	7,840 SF	**Overall Landscape Open Space**	Required: 45% Existing: 26.9%

			Proposed: 27.1%
Front Landscape Open Space	Required: 40% Existing: % Proposed: 56.7%	**Perimeter Landscape Open Space**	Required: 50% Existing: 47.4% Proposed: 57.2%
Surrounding Properties / Zoning			
North	308 Cocoanut Row | Residence / R-C		
South	330 Cocoanut Row | Residences / R-C		
East	315 Cocoanut Row | Residence / R-C		
West	403 Brazilian Ave | Residence / R-C		

STAFF ANALYSIS

The proposed application seeks to modify a portion of the previously approved equipment screening wall to accommodate code requirements for the installation of a generator.

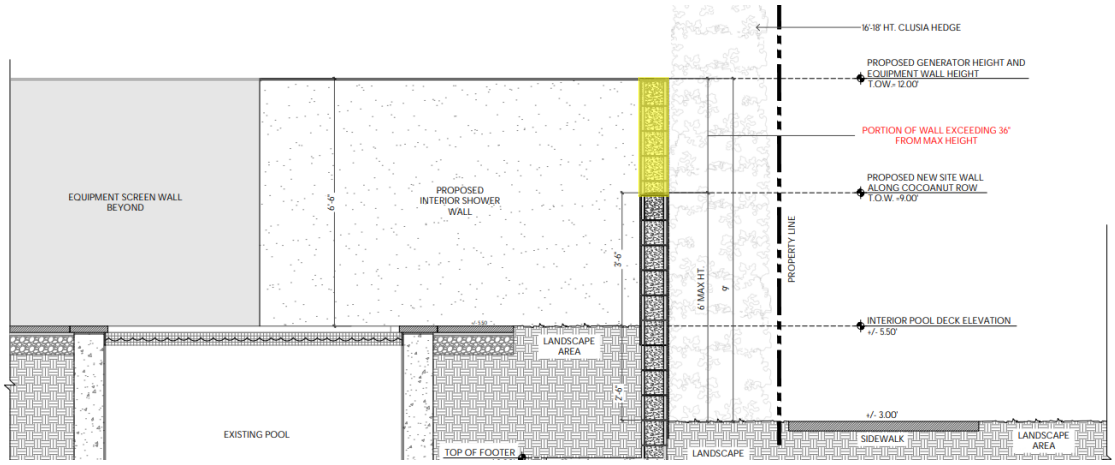


VARIANCE REQUEST

A preliminary review of the project indicates that the proposed application does not comply with the Town's zoning code and requires one (1) variance to proceed as submitted. As noted in history the property was already granted three (3) variances, two of which pertained to the relocation of pool equipment and installation of a generator. With work being done in the field it was discovered the generator height would be higher than the previously approved wall. The applicant now seeks to raise only the portion of the wall surrounding the equipment to 9 feet.

ZONING CODE	REQUIRED	PROPOSED	VARIANCE
VARIANCE 1: Sec.134-1667(a)	Maximum 6' high wall within street side yard setback.	9' high wall for equipment screening	**3' (36")**





Approval of the proposal will put a 9'high wall proximate to the sidewalk, but screened **nu a**by an existing 16' high clusia hedge.

CONCLUSION

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

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.
2. that the implementation of the proposed variance **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
WRB

NIEVERA WILLIAMS
DESIGN

401 Brazilian Avenue

03.19.2026

Letter of Intent

- <u>Hardscape:</u>
  - Minor hardscape change to the driveway. Angled driveway entry pavers to allow for easier accessibility. Previous ARCOM approved ARC-25-0008 had this area squared off
  - Requesting variance for equipment wall height to exceed the maximum six in height within street sideback. Seeking a variance for the equipment screening wall within the street side yard setback area with a nine-foot wall, in lieu of the six-foot maximum height permitted, to facilitate complete screening of equipment.
    - This is due to the generator slab needing to be at +8.00 NAVD
  - Minor wall extension of 36" west to create privacy from pool terrace.
- <u>Landscape:</u>
  - Landscape changes to the front entry streetscape along Brazilian Avenue
    - Minor plant material changes on landscape plan (LP1) from pervious approved ARCOM Submittal ARC-25-0008
  - 10' height clusia hedge to be shared along west property line between 401 and 403 Brazilian neighbor
  - Minor landscape adjustments along Cocoanut Row and North property line.
    - Plant material along Cocoanut Row changed to 16'-18' height Clusia hedge in lieu of the previously approved ARCOM plans ARC-25-0008 had 16-18' height green buttonwood. All plant material and native calculations have been updated accordingly.
    - Minor change on the north property line from 16' ht. green buttonwood in previously approved ARCOM plans to 4'-6' height green buttonwood.

Keaton Cox
Nievera Williams Design
625 North Flagler Drive, Suite 502
West Palm Beach, FL 33401

SCHEDULED HEARING DATES:

PRE-APPLICATION SUBMITTAL DATE: 02.03.25
FIRST SUBMITTAL DATE: 02.20.25
SECOND SUBMITTAL DATE: 03.10.25
FINAL DROP OFF: 04.07.25
MEETING DATE: 04.23.25

PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

FINAL SUBMITTAL

ARC-25-0008

SCOPE OF WORK:

HARDSCAPE

1A. HARDSCAPE MODIFICATIONS TO FRONT YARD AND DRIVEWAY

1B. HARDSCAPE MODIFICATIONS TO EAST SIDE YARD

1C. REQUESTING VARIANCE FOR POOL EQUIPMENT AND GENERATOR LOCATIONS, GIVEN THE 25' STREET SIDE YARD SETBACK

LANDSCAPE

2A. LANDSCAPE MODIFICATIONS TO FRONT AND EAST SIDE YARD, SEE PAGE LP1

2B. PLANTING MATERIAL REVISED, SEE PAGE LP2

SHEET LEGEND:

SURVEY
EX-EXISTING CONDITIONS PLAN
EX2-EXISTING LANDSCAPE PHOTOS
LAD-LANDSCAPE ALTERATION DIAGRAM
SITE PLAN RENDERING
RENDERED ELEVATIONS
L0-OVERALL SITE PLAN
L1-HARDSCAPE PLAN
LP1-LANDSCAPE PLAN
LP2-LANDSCAPE PLANT SCHEDULE AND PLANTING DETAILS
D1- SITE DETAILS
OS1-OPEN SPACE DIAGRAM
OS2- NATIVE VEGETATION DIAGRAM
CSP-CONSTRUCTION SCREENING DIAGRAM

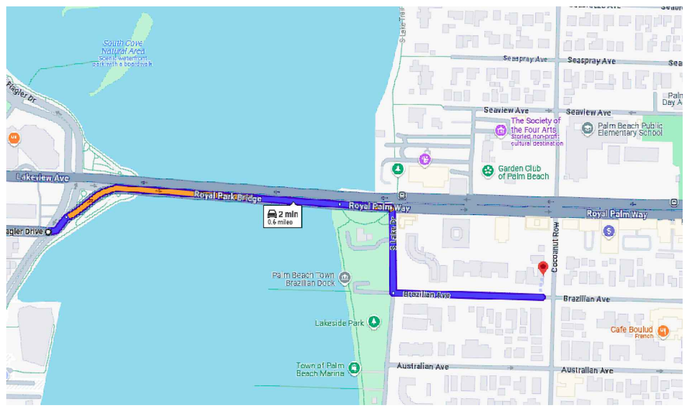


TRUCK LOGISTICS PLAN

MAXIMUM TRUCK SIZE: 30 FEET

BEST ROUTE TO PROPERTY:
ROYAL PARK BRIDGE TO SOUTH LAKE DRIVE, EAST ON BRAZILIAN AVENUE, LEFT TO SUBJECT PROPERTY

ESTIMATED NUMBER OF LARGE TRUCK TRIPS: 20



LANDSCAPE ARCHITECT
NIEVERA WILLIAMS DESIGN

NIEVERA WILLIAMS
DESIGN

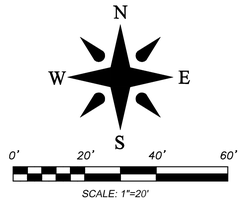
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113
nieverawilliams.com

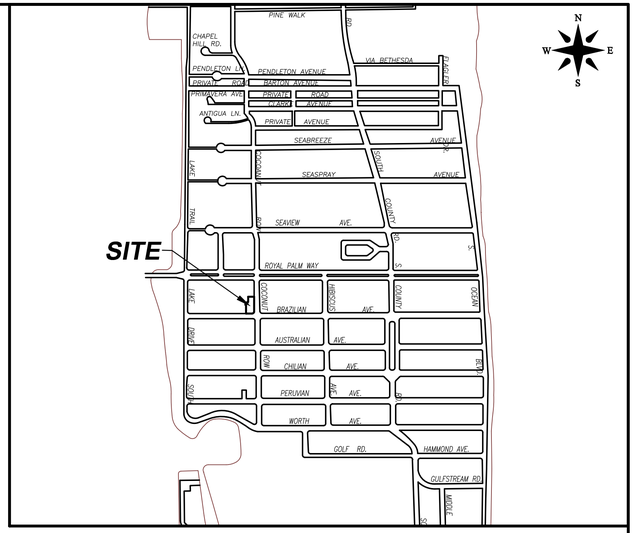
LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.E.	= FINISHED FLOOR ELEVATION
FND.	= FOUND
F.O.C.	= FACE OF CURB
G.F.F.E.	= GARAGE FINISH FLOOR ELEVATION
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TOW	= TOP OF WALL 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
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◒	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
⌾	= MAG NAIL & DISK SET (LB #8598)
℄	= PROPERTY LINE
✎ ⊠	= UTILITY POLE
⍾	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⋇	= LIGHT POLE
TV	= CABLE TV RISER
E	= ELECTRIC BOX
GM	= GAS METER
S	= SANITARY MANHOLE

Boundary Survey For:

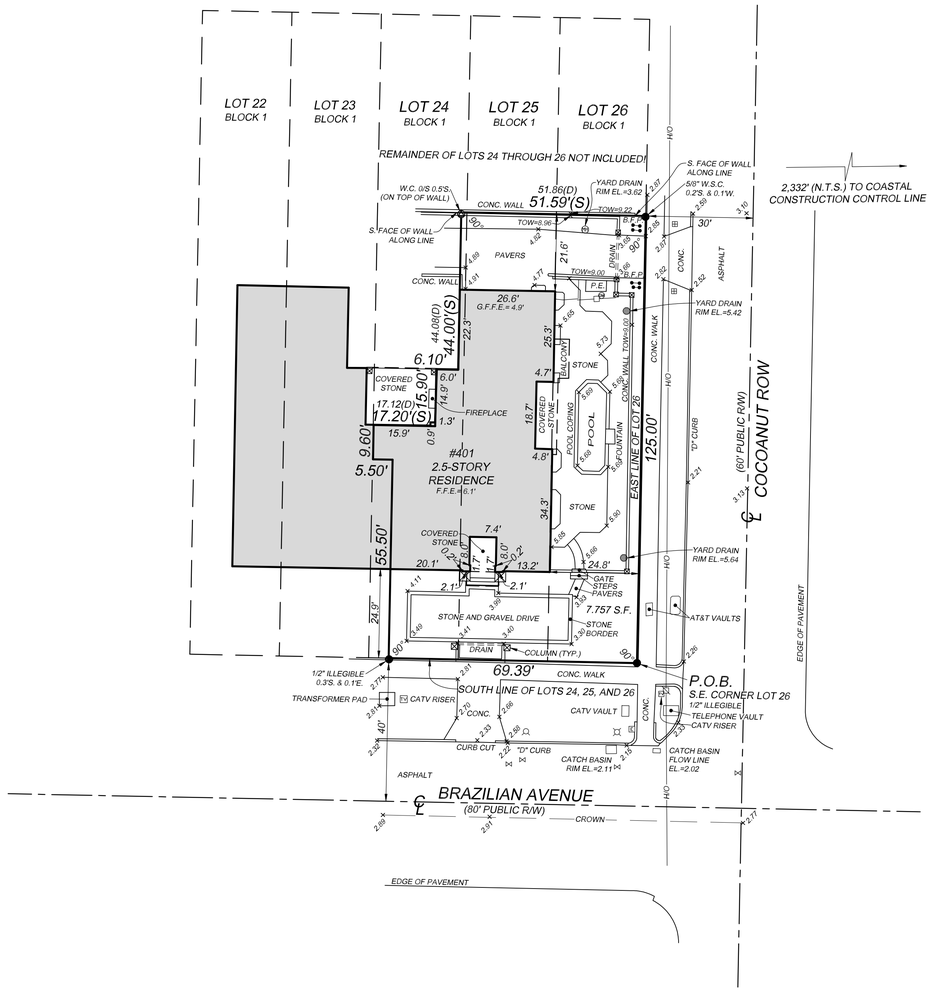
MARLENE PERLMUTTER





VICINITY SKETCH

(NOT TO SCALE)



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

Marlene Perlmutter, as Trustee of the Amended and Restated Marlene Perlmutter Living Trust U/A/D March 23, 2018, as amended
Old Republic National Title Insurance Company
Mettler Randolph Massey Ferguson Carroll & Sterlacci, P.L.
Rabideau Klein

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

PROPERTY ADDRESS:
401 Brazilian Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
A parcel of land lying in Lots 24, 25, and 26, Block 1, ***REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA,*** *as recorded in Plat Book 4, Page 1, Palm Beach County, Florida. Being more particularly described as follows:*

BEGINNING *at the Southeast corner of Lot 26, Block 1; thence South 90 degrees 00 minutes, 00 seconds West along the South line of Lots 24, 25, and 26, Block 1, a distance of 69.39 feet; thence North, a distance of 55.50 feet; thence West a distance of 5.50 feet; thence North a distance of 9.6 feet; thence East a distance of 17.2 feet; thence North a distance of 15.9 feet; thence East a distance of 6.10 feet; thence North, a distance of 44.08 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 51.86 feet to the East line of said Lot 26, Block 1; thence South 00 degrees 00 minutes 50 seconds West along the said East line of Lot 26, Block 1, a distance of 125.00 feet to the said Southeast corner of the aforesaid Lot 26, Block 1 and the* ***POINT OF BEGINNING.***

FLOOD ZONE:
This property is located in Flood Zone AE (EL 7) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583G, dated 12/20/2024.

NOTES:

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

CERTIFICATION:

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

DATE OF LAST FIELD SURVEY: 03/12/2025

William M. Naulty
Professional Surveyor and Mapper
Florida Certificate No. 7558

REVISIONS:

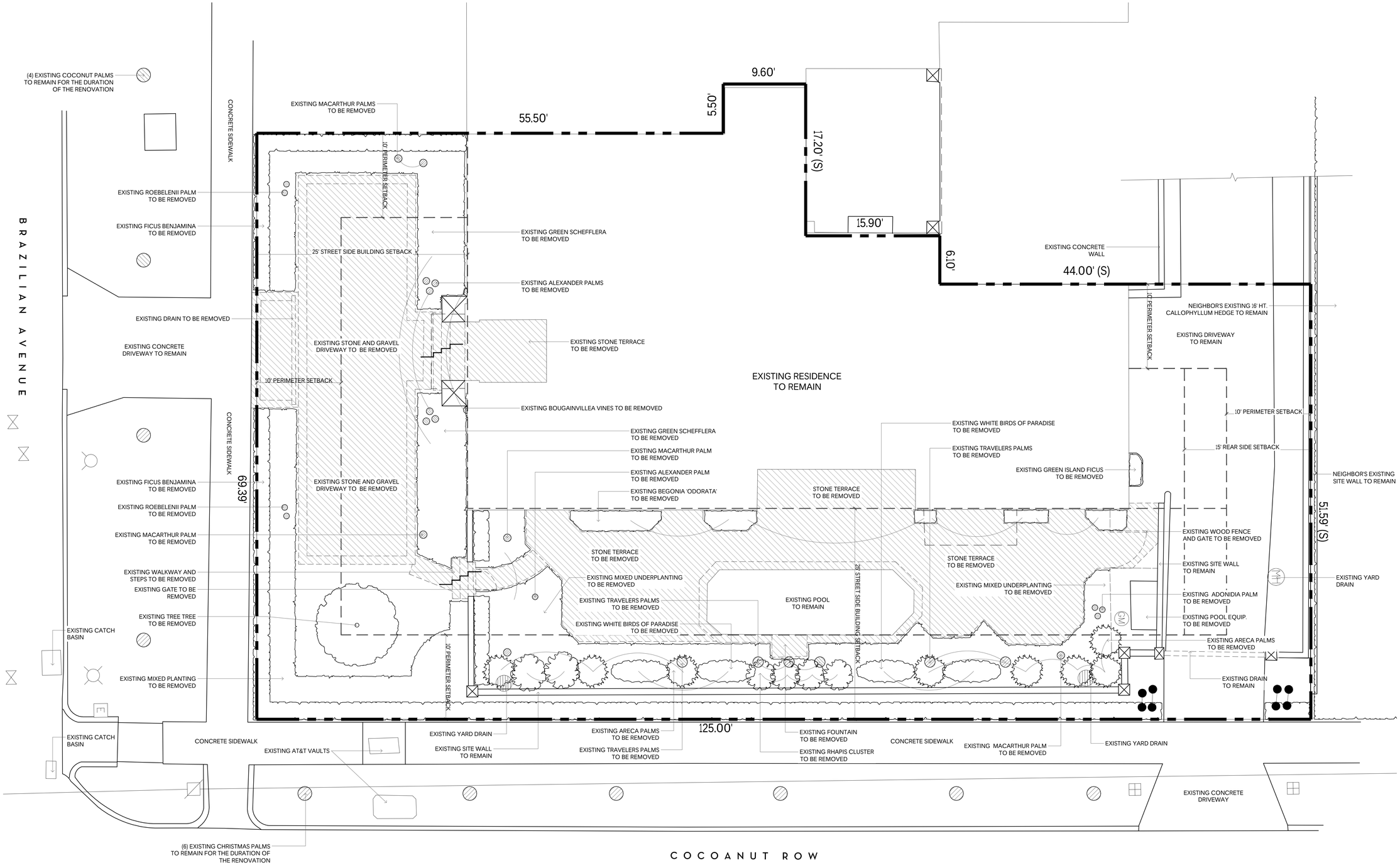
03/12/25 SURVEY UPDATE B.M./S.W. 199736 PB/18

Boundary Survey For:

MARLENE PERLMUTTER

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.D.		JOB No.: 22-1387.2	F.B. PB348 PG. 18
OFFICE: S.W.		DATE: 05/26/23	DWG. No.: 22-1387
C'K'D.: C.W.		REF.: 22-1387.DWG	SHEET: 1 OF 1



OVERALL R-C SITE CALCULATIONS:

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MINIMUM LANDSCAPE:			
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EXISTING =	2,087	SQ FT	26.9%
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25' SETBACK AREA =	1,738	SQ FT	100%
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PROPOSED =	985	SQ FT	56.7%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,547	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 3,547 SF) = 1,747 REQUIRED			
EXISTING =	1,683	SQ FT	47.4%
PROPOSED =	2,030	SQ FT	57.2%

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING CONDITIONS PLAN
PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

07 APRIL 2025 - FINAL SUB
10 MARCH 2025 - SECOND SUB
20 FEB 2025 - FIRST SUB
03 FEB 2025 - PRE-APP

NIEVERA WILLIAMS
DESIGN

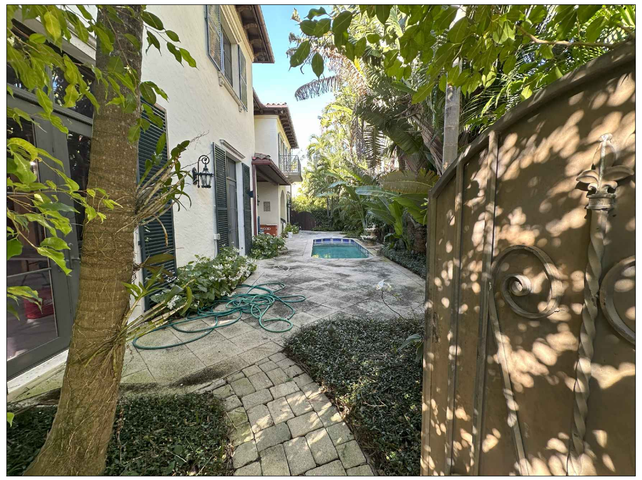
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EX

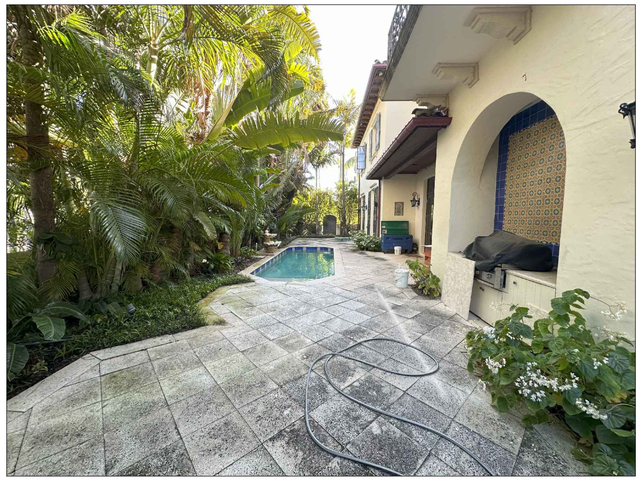
ARC-25-0008







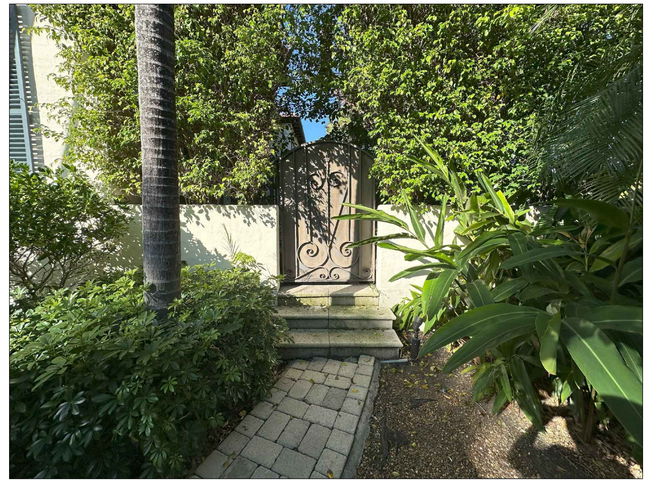












MARIO F. NIEVERA

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EXISTING CONDITIONS PHOTOS

PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

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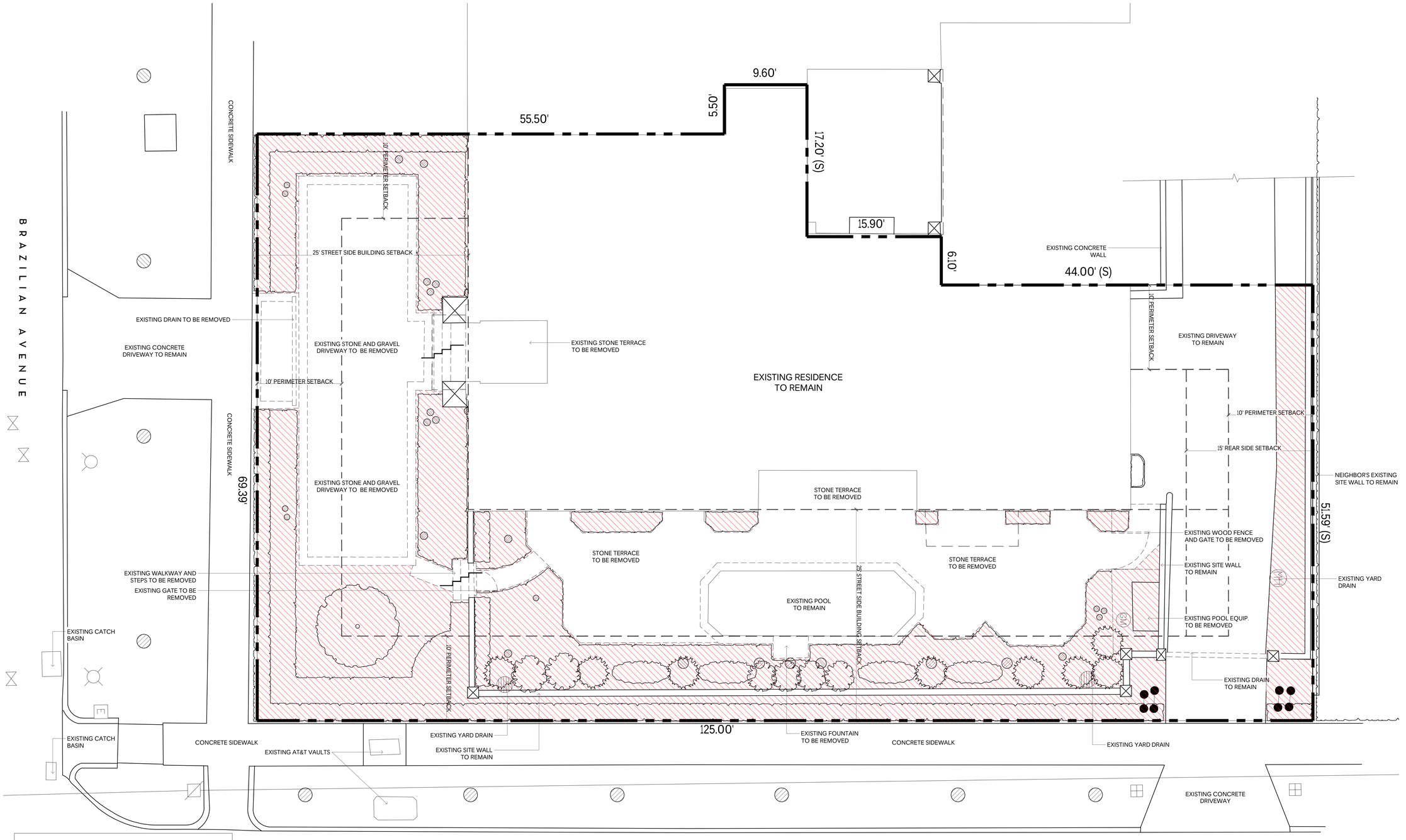
EX2

ARC-25-0008



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

Line #	Landscape Legend		
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Ord 003-2023 *REV 9F 20230727*

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LANDSCAPE ALTERATION LEGEND
LANDSCAPE ALTERED AREA

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

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

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

LANDSCAPE ALTERATION DIAGRAM
PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.
LOT 9 SUB

07 APRIL 2025 - FINAL SUB
10 MARCH 2025 - SECOND SUB
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LAD
ARC-25-0008



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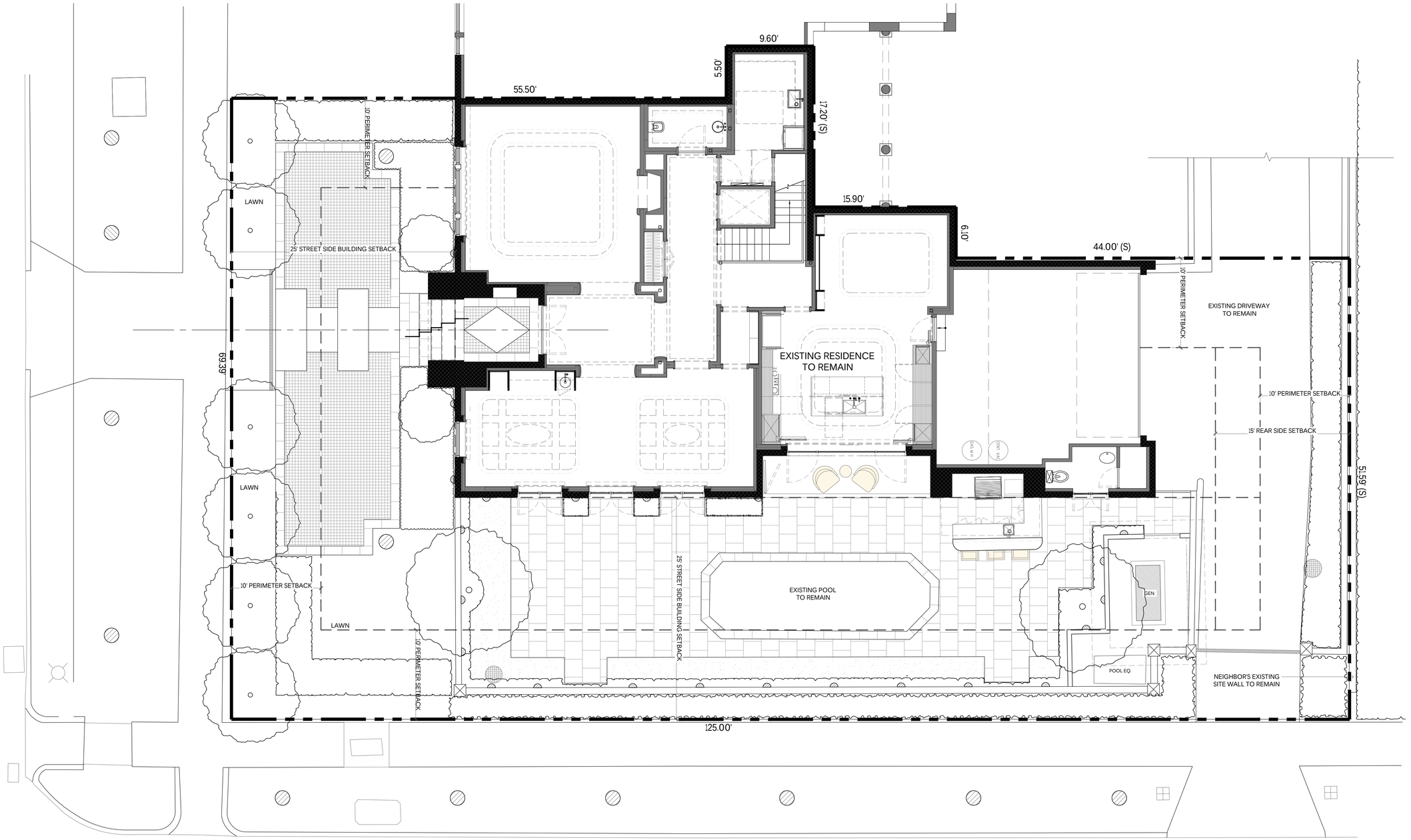
1 EXISTING SOUTH EXTERIOR ELEVATION
Scale: 1/4"=1'-0"





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See Ord. 003-2023 *REV BY 20230727*

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0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

07 APRIL 2025 - FINAL SUB
10 MARCH 2025 - SECOND SUB
20 FEB 2025 - FIRST SUB
03 FEB 2025 - PRE-APP

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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West Palm Beach, FL 33401
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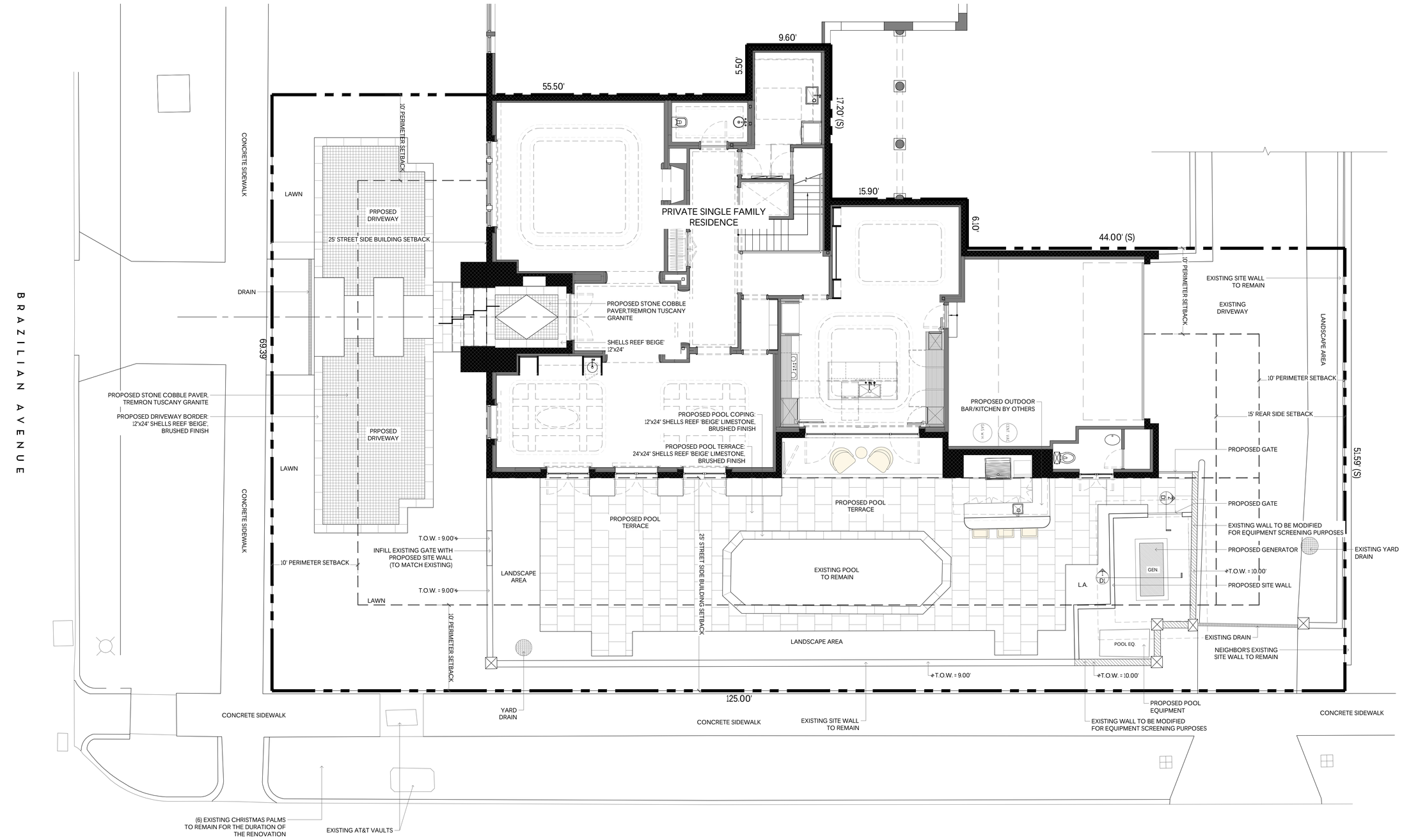
ARC-25-0008





SHELL REEF BEIGE LIMESTONE



TREMRON TUSCANY GRANITE COBBLE STONE

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0 1 2 4 8 12 FEET
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N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN
PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.
LOT 3 & 4 BLOCK 3 PALM BEACH FARMS CO PLAT NO. 3 SUB

07 APRIL 2025 - FINAL SUB
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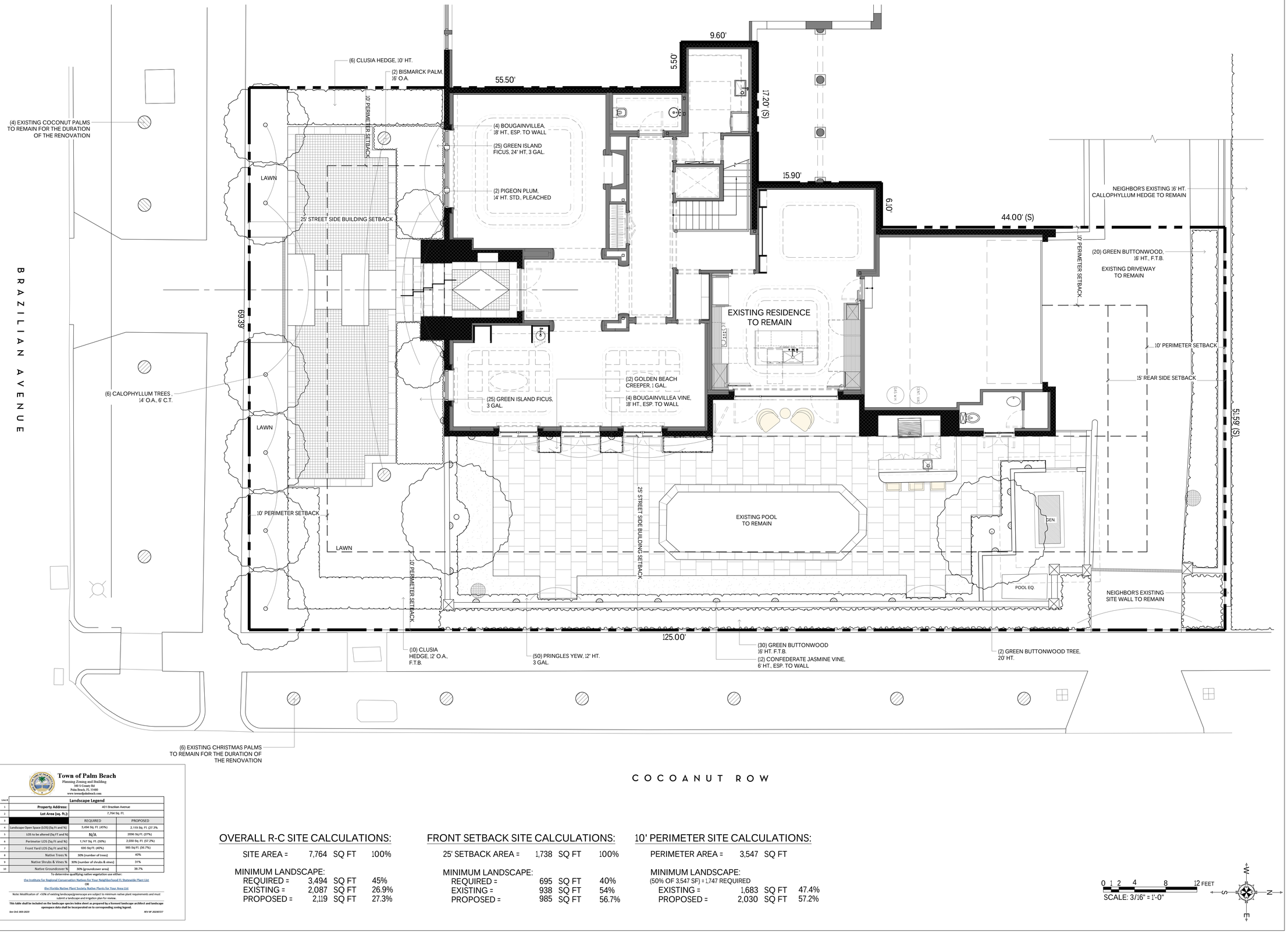

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State of Florida
Landscape Architect
Registration No.
6666856

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LANDSCAPE PLAN
PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

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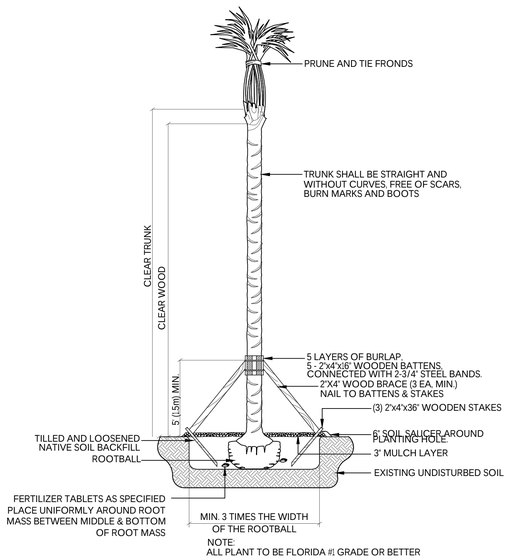
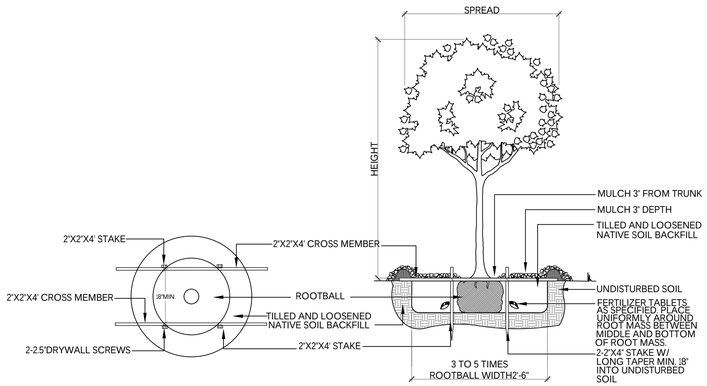


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

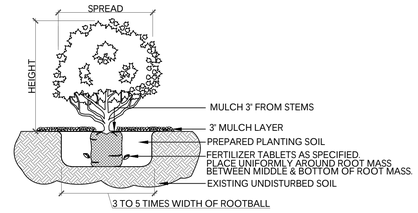
PALM PLANTING DETAIL
N.T.S.

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



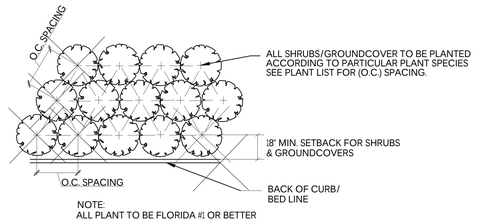
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

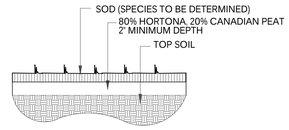
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

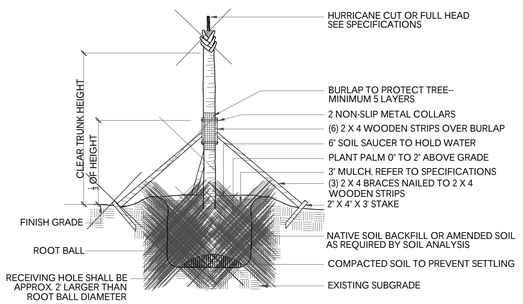
PLANT SPACING DETAIL
N.T.S.

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



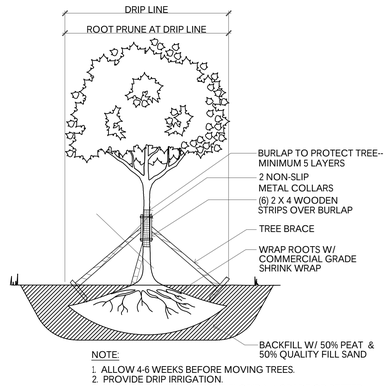
SOD PLANTING DETAIL
N.T.S.

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



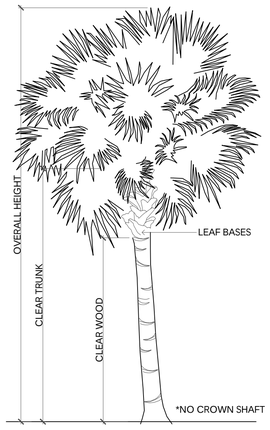
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-10-5 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

401 BRAZILIAN, Palm Beach, FL
4.7.2025

Landscape Material Schedule

ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY	NATIVE	SPECIFICATION
	TREES				
1	GREEN BUTTONWOOD	Conocarpus erectus	2	*	20' HT., STD.
2	CALOPHYLLUM	Calophyllum brasiliense	6		14' OA, 6' C.T.
3	PIGEON PLUM	Coccoloba diversifolia	2	*	14' HT. STD.
	PALMS				
4	SILVER BISMARCK	Bismarckia nobilis	2		16' OA.
	HEDGE/SHRUB				
5	CLUSIA	Clusia rosea	6		10' HT.
6	CLUSIA	Clusia rosea	10		12' O.A, F.T.B.
7	GREEN ISLAND FICUS	Ficus microcarpa	50		3 GAL.
8	PRINGLES	Podocarpus macrophyllus ' Pringles Dwarf'	50		3 GAL. 12" HT.
9	GREEN BUTTONWOOD	Conocarpus erectus	50	*	16' HT., F.T.B.
	GROUND COVERS/VINES				
10	BOUGAINVILLEA VINE	Bougainvillea 'barbara karst'	8		18" HT. ESP. TO WALL
11	CONFEDERATE JASMINE VINE	Trachelospermum jasminoides	12		6" HT. ESP. TO WALL
12	GOLDEN BEACH CREEPER	Ernodea littoralis	12	*	1 GAL.
	SOD				
13	Diamond Zoysia Sod	Zoysia japonica			

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:**	401 Brazilian Avenue	
2	**Lot Area (sq. ft.):**	7,764 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	3,494 Sq. Ft. (45%)	2,119 Sq. Ft. (27.3%
5	LOS to be altered (Sq FT and %)	N/A	2096 Sq Ft. (27%)
6	Perimeter LOS (Sq Ft and %)	1,747 Sq. Ft. (50%)	2,030 Sq. Ft. (57.2%)
7	Front Yard LOS (Sq Ft and %)	695 Sq Ft. (40%)	985 Sq Ft. (56.7%)
8	Native Trees %	30% (number of trees)	40%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	31%
10	Native Groundcover %	30% (groundcover area)	38.7%

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

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

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

See Ord. 003-2023 *REV BF 20230727*

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

PLANT LIST AND DETAILS

PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

07 APRIL 2025 - FINAL SUB
10 MARCH 2025 - SECOND SUB
20 FEB 2025 - FIRST SUB
03 FEB 2025 - PRE-APP

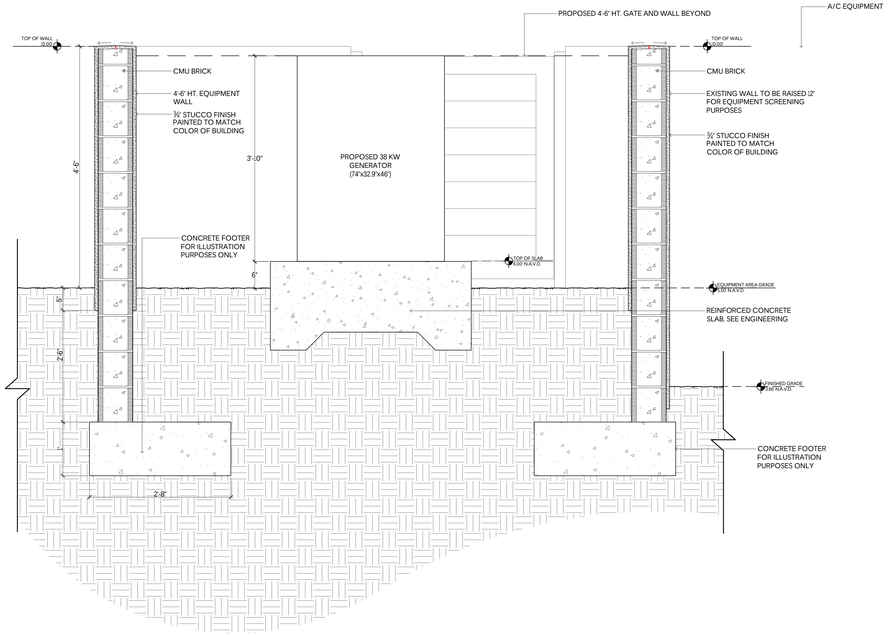
NIEVERA WILLIAMS
DESIGN

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

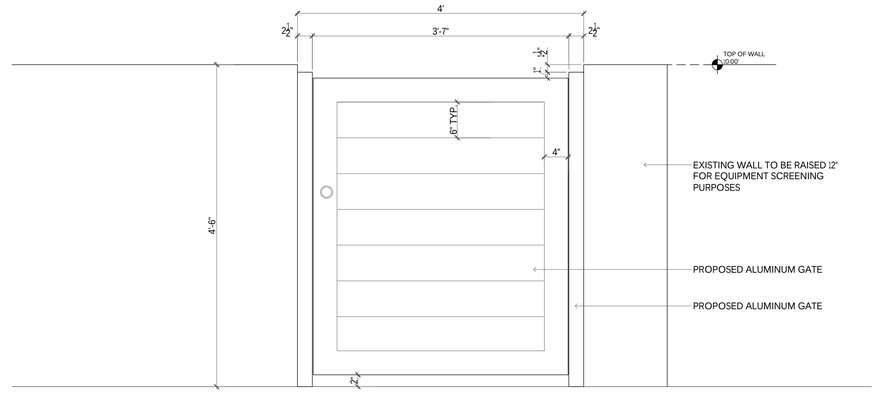
NIEVERAWILLIAMS.COM

LP2

ARC-25-0008



1
D1
EQUIPMENT YARD - SECTION
SCALE: 3/4"=1'-0"



2
D1
GATE - SECTION DETAIL
SCALE: 1"=1'-0"

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DETAILS

PRIVATE RESIDENCE

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D1

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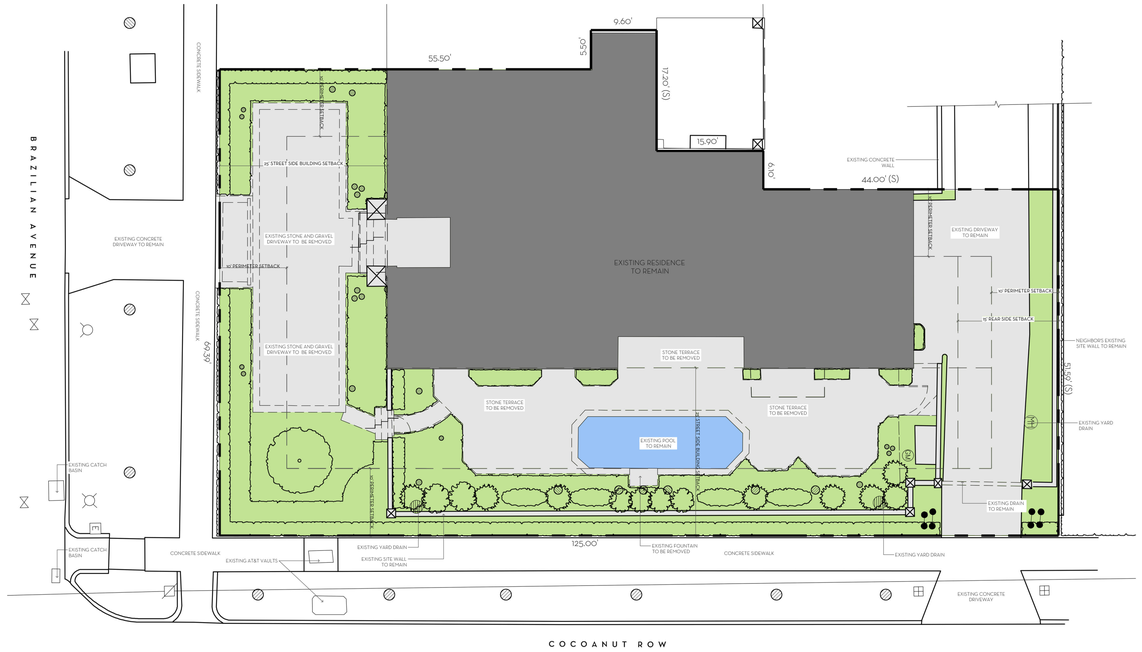

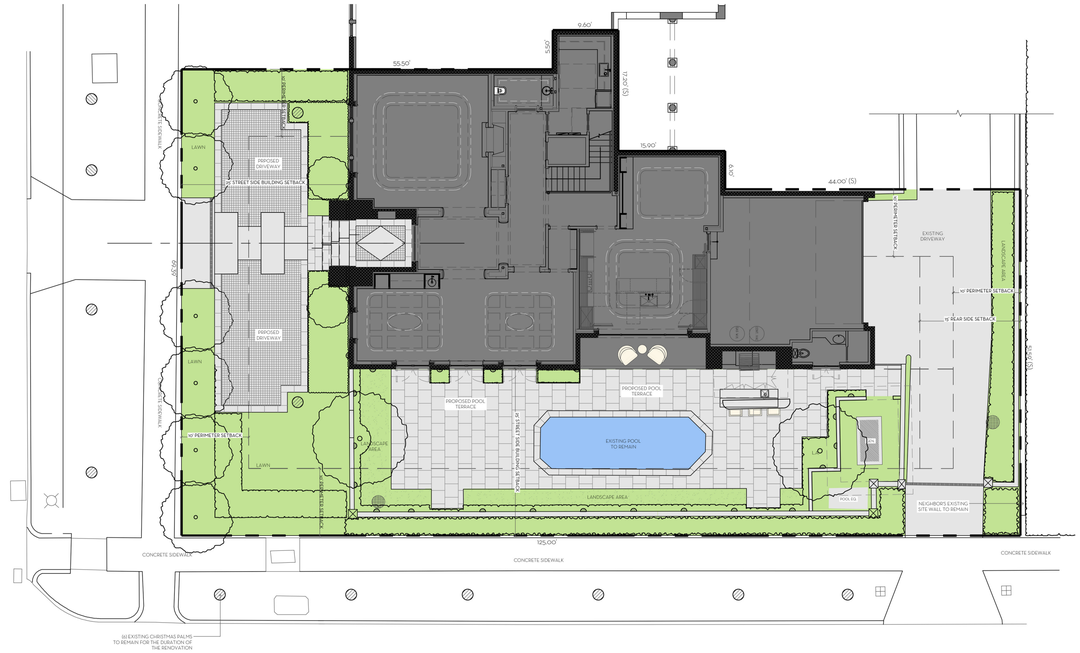

OVERALL R-C SITE CALCULATIONS:

SITE AREA =	7,764	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,494	SQ FT	45%
EXISTING =	2,087	SQ FT	26.9%
PROPOSED =	2,119	SQ FT	27.3%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,738	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	695	SQ FT	40%
EXISTING =	938	SQ FT	54%
PROPOSED =	985	SQ FT	56.7%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,547	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 3,547 SF) = 1,747 REQUIRED			
EXISTING =	1,683	SQ FT	47.4%
PROPOSED =	2,030	SQ FT	57.2%

OVERALL R-C SITE CALCULATIONS:

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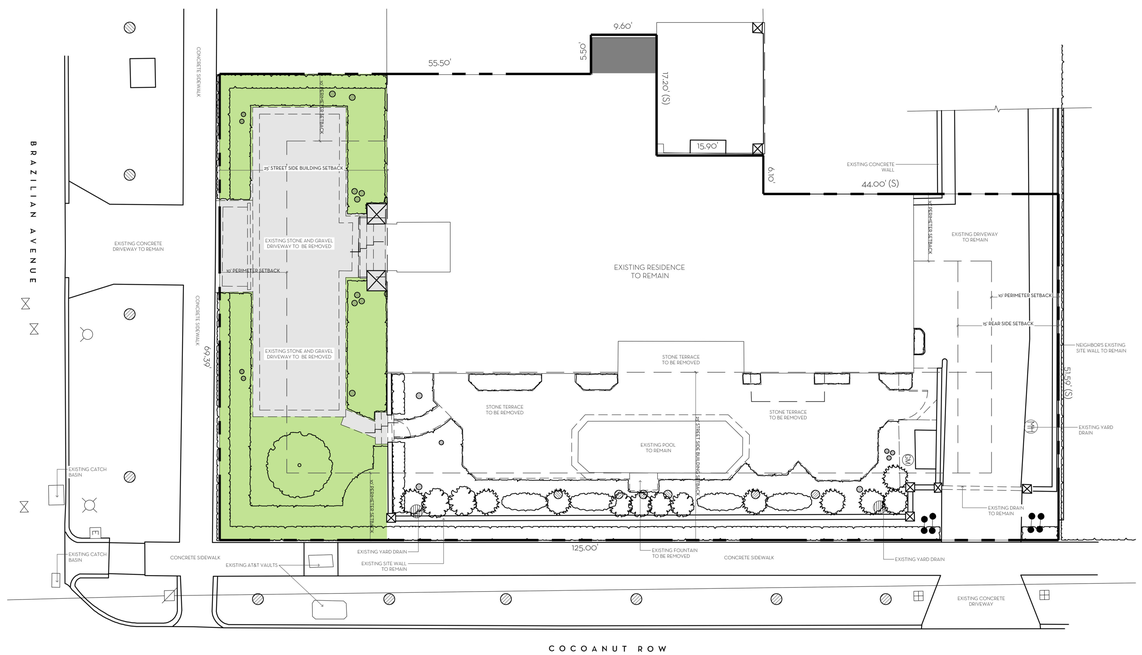

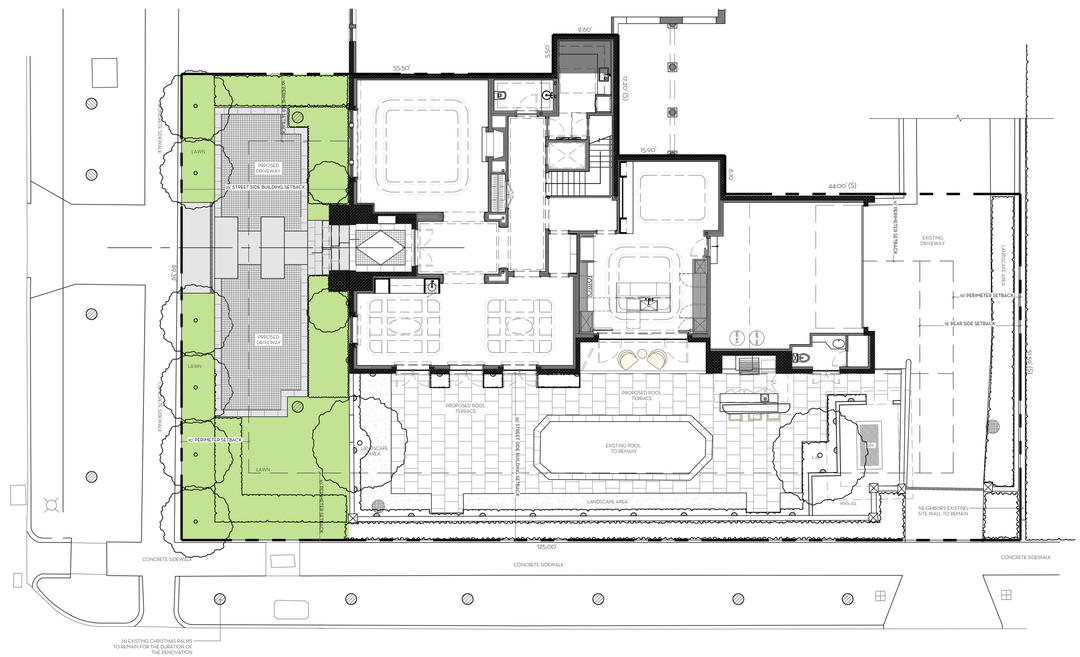

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OPEN SPACE DIAGRAM

PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

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

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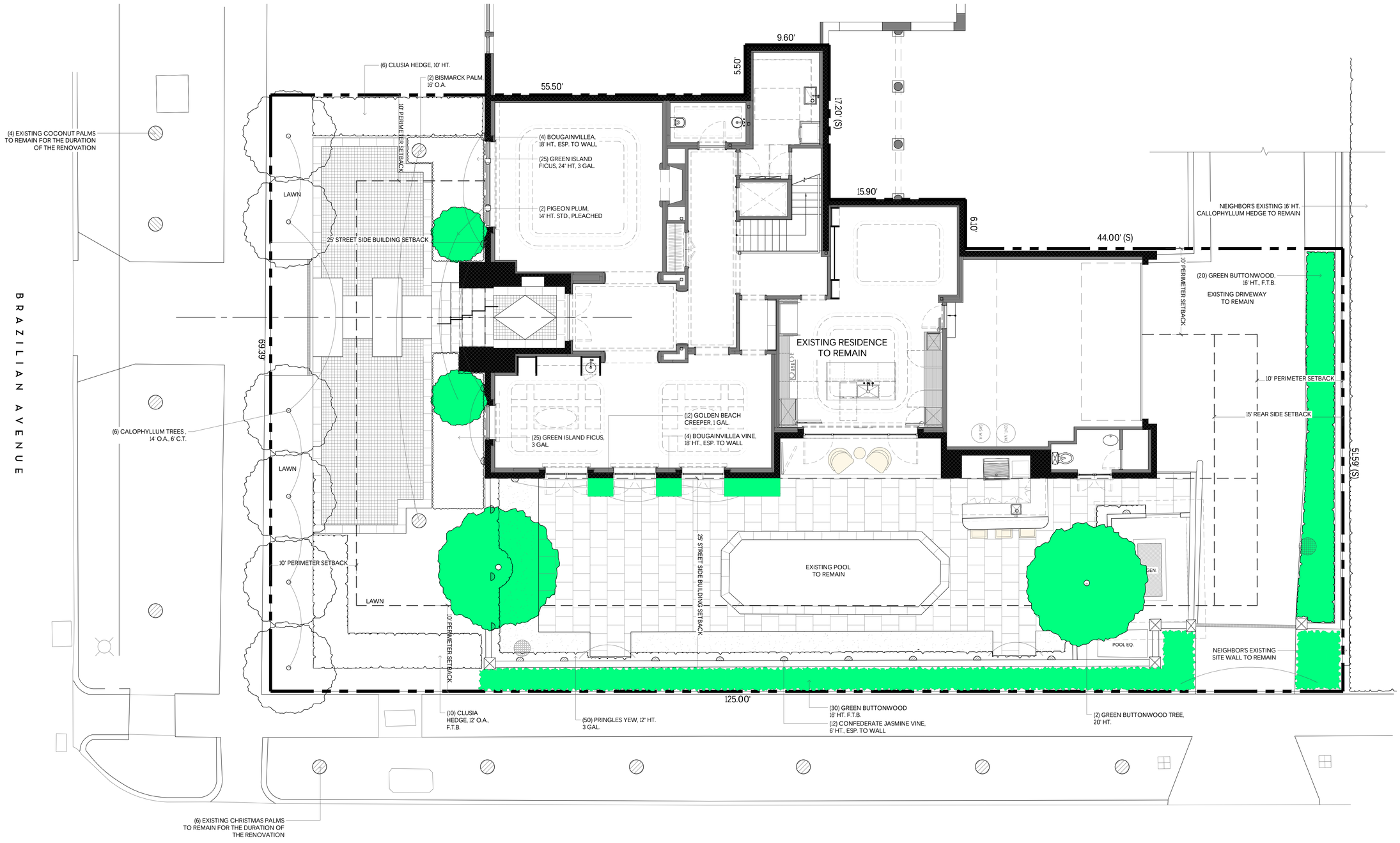
OS1

ARC-25-0008



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NATIVE VEGETATION REQUIREMENT

SEE PAGE: LP2

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

W N S E

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

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

NATIVE VEGETATION DIAGRAM
PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

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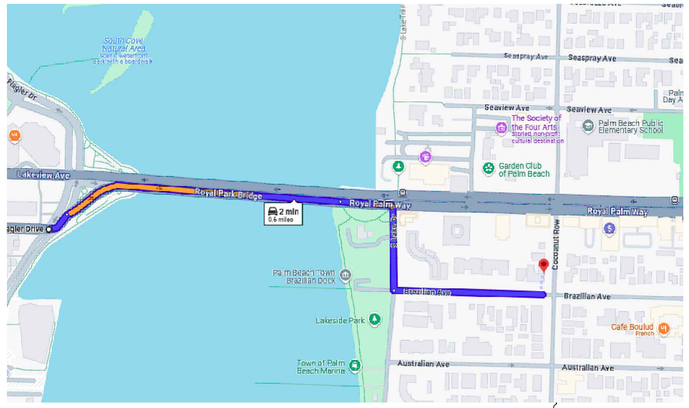
ARC-25-0008

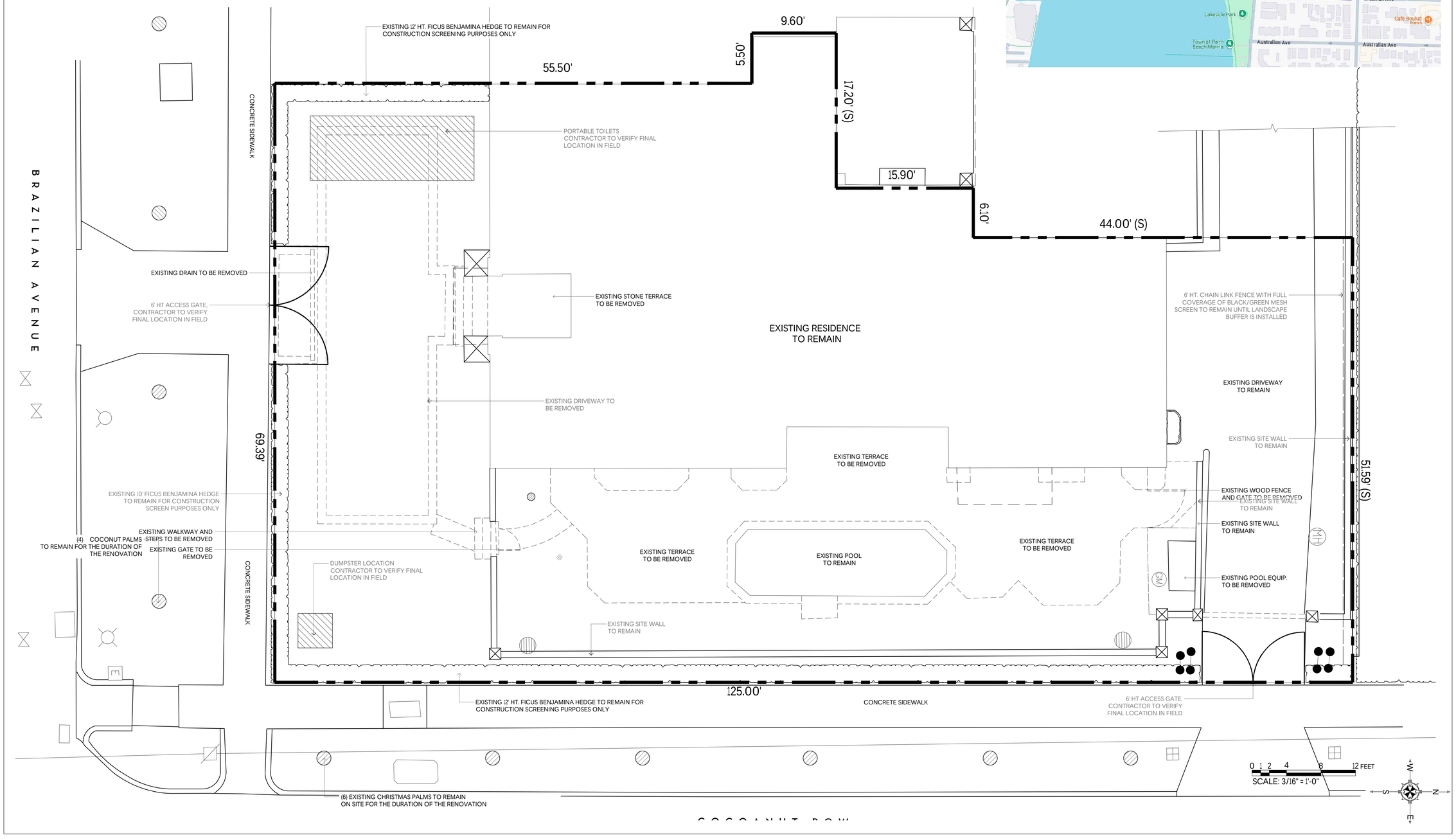
TRUCK ROUTE MAP

MAXIMUM TRUCK SIZE: 30 FEET

BEST ROUTE TO PROPERTY:
ROYAL PARK BRIDGE TO SOUTH LAKE DRIVE, EAST ON BRAZILIAN AVENUE, LEFT TO SUBJECT PROPERTY

ESTIMATED NUMBER OF LARGE TRUCK TRIPS: 20





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6666856

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

CONSTRUCTION SCREENING / STAGING PLAN

PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

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CSP

ARC-25-0008

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: April 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARCS-25-1457 548 N COUNTY RD. The applicants, Nelson and Claudia Peltz (Guillen Construction and Remodeling), have filed an application requesting Architectural Commission review and approval for a new French Door and terrace modification including a new railing.

Date: 4/22/2026

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

ARCS-25-1457 548 N COUNTY RD. The applicants, Nelson and Claudia Peltz (Guillen Construction and Remodeling), have filed an application requesting Architectural Commission review and approval for a new French Door and terrace modification including a new railing.

Applicants: Nelson and Claudia Pelz
Representative: Bartholemew & Partners

HISTORY:
The property at 548 N County Road was constructed circa 1965 with significant remodeling over the years. This oceanfront parcel contains a single-family residence and is associated with the parcel across the street to the west.

This request was initially submitted as an administrative review but was referred to the full commission's review. This item was on the March 25, 2026, ARCOM agenda, but since no representative was available to present, the item was deferred to the April meeting. The applicant has since retained a new design firm.

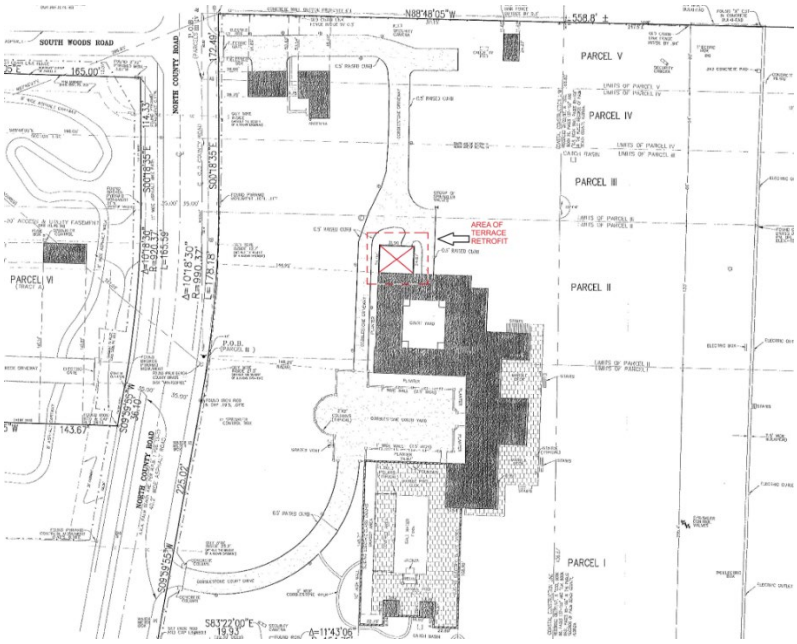
THE PROJECT:
The applicant has submitted exhibits, entitled "Terrace Retrofit for 548 North County Rd" as prepared by Bartholemew & Partners, uploaded April 16, 2026.

The following scope of work is proposed:

- New French Door and terrace railing.

Site Data			
Zoning District	R-AA	**Future Land Use**	SINGLE FAMILY
Lot Size	6.74 Acres	**Lot Width** **Lot Depth**	605'+/- 490'+/-
Neighboring Properties			
North	589 N County Rd | Single Family Residence		
South	535 N County Rd | Single Family Residence		
East	Atlantic Ocean		
West	542 N County Rd | Single Family Residence		

STAFF ANALYSIS
The applicant is seeking approval for a new single French Door leading off a north facing space (closet) on the second floor and the addition of a railing on a currently flat roof to transform the space into a terrace.





LOCATION OF PROPOSED TERRACE ON SITE





NORTH ELEVATION FACING TERRACE

The proposed railing will be constructed of aluminum and is indicated to match others on the property. The cross pattern will be backed by plexiglass due to the spacing of the cross bars. To activate this space the applicant is proposing to replace the tie beams on the roof below for structural reinforcement and allow a live load above.



Existing and 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:FHM

Guillen Construction & Remodeling LLC

11320 59th St N
West Palm Beach Fl 33411
Cell: 561-215-5029
guillen.crllc@gmail.com
CBC1268481

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

Re: ARCS-25-1457 Terrace alteration
Private residence
548 N. County Rd.
Palm Beach, Fl. 33480

March 9, 2026

LETTER OF INTENT

It is with the intent of the owner, Mr. Nelson Peltz to provide a secure space for outdoor living. The conversion to a second story terrace above the existing single story utility room will be in keeping with the existing residence architecture, design and color. The addition of a proposed door from the bedroom for access to the terrace along with the proposed terrace railing, are in keeping with the existing French doors and existing railings design throughout the residence. The door and railing are also in accord with all Building Code requirements.

It is necessary to construct a sound and safe structure to accommodate the proposed terrace, and structural elements will be in keeping with the original intent of the Architect and design of the residence. In doing so, concrete beams will be constructed, to support the terrace. Also, an exterior north facing wall will be prepared to receive a single French door for access to the terrace. Railings will also be incorporated along the perimeter of the terrace attached to the newly proposed structural beam.

Upon completion, the terrace will provide a space for safe outdoor living, in keeping with the design flow of the original architectural intent of the residence.

It is our hope that the terrace alteration will provide years of enjoyment and continued use, adding quality of life to the owner, value to the residence and splendor to the community.

Cordially,
Guillen Construction & Remodeling LLC

Terrace Retrofit

Private Residence

548 North County Rd.

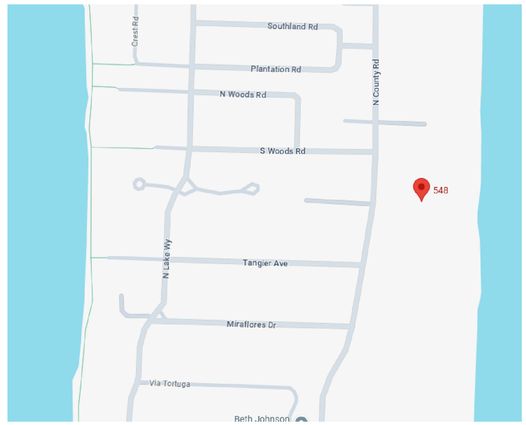
Palm Beach, Fl. 33480

PARCEL CONTROL ID : 50-43-43-11-00-002-0070

Municipality : Town of Palm Beach

Zoning: R-AA—LARGE ESTATE RESIDENTIAL (50-PALM BEACH)

Legal Description : 1/14-43-43, S 114 FT OF GOV LT 2 SEC 11 LYG E OF & ADJ TO N COUNTY RD R/W & NLY 491.4 FT OF GOV LT 1 SEC 14 LYG E OF & ADJ TO N COUNTY RD R/W



NORTH

Vicinity Map

BUILDING CODES

FACILITY DESCRIPTION

TYPE OF ROOF –	Flat
ROOF MATERIAL –	Travertine Limestone over concrete subfloor

BUILDING AND SITE INFORMATION

ZONING –	R1
LAND USE –	SINGLE FAMILY RESIDENTIAL

BUILDING HEIGHT

MEAN ROOF HEIGHT – 10'-8" (1 STORY)

BUILDING AREA TABULATION

TOTAL BUILDING AREA – 736 S.F.

SOIL BEARING CAPACITY

MINIMUM CODE REQUIREMENTS – 2500 PFF
MINIMUM COMPACTION – 98 % Modified Dry Density

TYPE OF CONSTRUCTION

TYPE V-B UNPROTECTED, UNSPRINKLERED

OCCUPANCY CLASSIFICATION & LOAD

CLASSIFICATION –	RESIDENTIAL
IMPORTANCE FACTOR –	(1)

STRUCTURAL LOADS

ROOF LIVE LOADS –	20 P.S.F. REDUCIBLE
COLLATERAL LOAD –	2 P.S.F.
FLOOR LIVE LOADS –	40 P.S.F
ULTIMATE WIND SPEED –	170 M.P.H.
NOMINAL WIND SPEED –	132 mph
BASIC VELOCITY P.S.F. –	57.53 P.S.F. BELOW 30–0" MEAN ROOF HT.

FIRE RESISTANCE OF COMPONENTS

INTERIOR BEARING WALLS –	N/A
EXTERIOR BEARING WALLS –	N/A
COLUMNS AND BEAMS –	N/A
ROOF/CEILING ASSEMBLY –	N/A

PLUMBING REQUIREMENTS

RESIDENTIAL – N/A

	REQUIRED	PROVIDED
TOILET –	1	2
WASHER CONNECTION –	1	1
LAVATORY –	1	2
TUB –	1	2

EGRESS REQUIREMENTS

	REQUIRED	PROVIDED
MINIMUM NUMBER OF EXITS –	1	1
WIDTH OF EGRESS DOOR–	36" HINGED ENTRANCE DOOR	
FIRST FLOOR SLEEPING AREAS –	5 SQ.FT. OF GLASS IN ROOMS W/O DOORS TO THE EXTERIOR	

DESIGN CODE REFERENCE

2023 FBC - Building . 8th Edition
2023 FBC - Residential 8th Edition (FBCR)
2023 FBC - Existing Building 8th Edition (FBCR)

DRAWING INDEX

CVR - BUILDING CODE DATA
SP1 - SITE PLAN
A1 - TERRACE FLOOR PLAN
A2 - ELEVATIONS & DETAILS
D1 - DEMOLITION PLAN
D2 - DEMOLITION DETAILS
S1 - TERRACE CROSS SECTION
S2 - STRUCTURAL DETAILS
E1-2 - EXISTING PHOTOS

Scope of Work

1. Existing two story CBS/ stucco residence
2. The retrofit of existing utility room roof
3. The retrofit to a new 2nd story terrace
4. The addition of single egress door

Area Calculations

Code Description	S/F
Finished Open Porch	1997
Finished Garage	2186
Finished Carport	230
Base Area	8214
Unfinished Storage	2100
Semi Finished Base Area	8427
Unfinished Open Porch	1190
Finished Upper Story	8648
Finished Storage	9999
Finished Storage	2175
Total Square Footage	45166
Area Under Air	25289
Total Square Footage	45166
Utility Room/Terrace	736

45,166 / 100% = 451.66
451.66 = 1%
736 / 451.66 = 1.6%

Utility Roof/New Terrace Area 736(1.6%)

City Digital Approval Stamp

CLIENT NAME AND ADDRESS:
Private Residence
548 NORTH COUNTY RD.
PALM BEACH, FL. 33480

New Construction
New Terrace

Francis Sirleaf P.E.
Lic # 66765
4901 Kinsey Drive Apt. 226
Tyler TX., 75703
561-308-9027
francissirleaf@bellsouth.net

JOB NUMBER	2025-09
DATE	09-15-25
DRAWN BY	LRC
CHECKED BY	FS

REVISIONS

Date	#	REMARKS

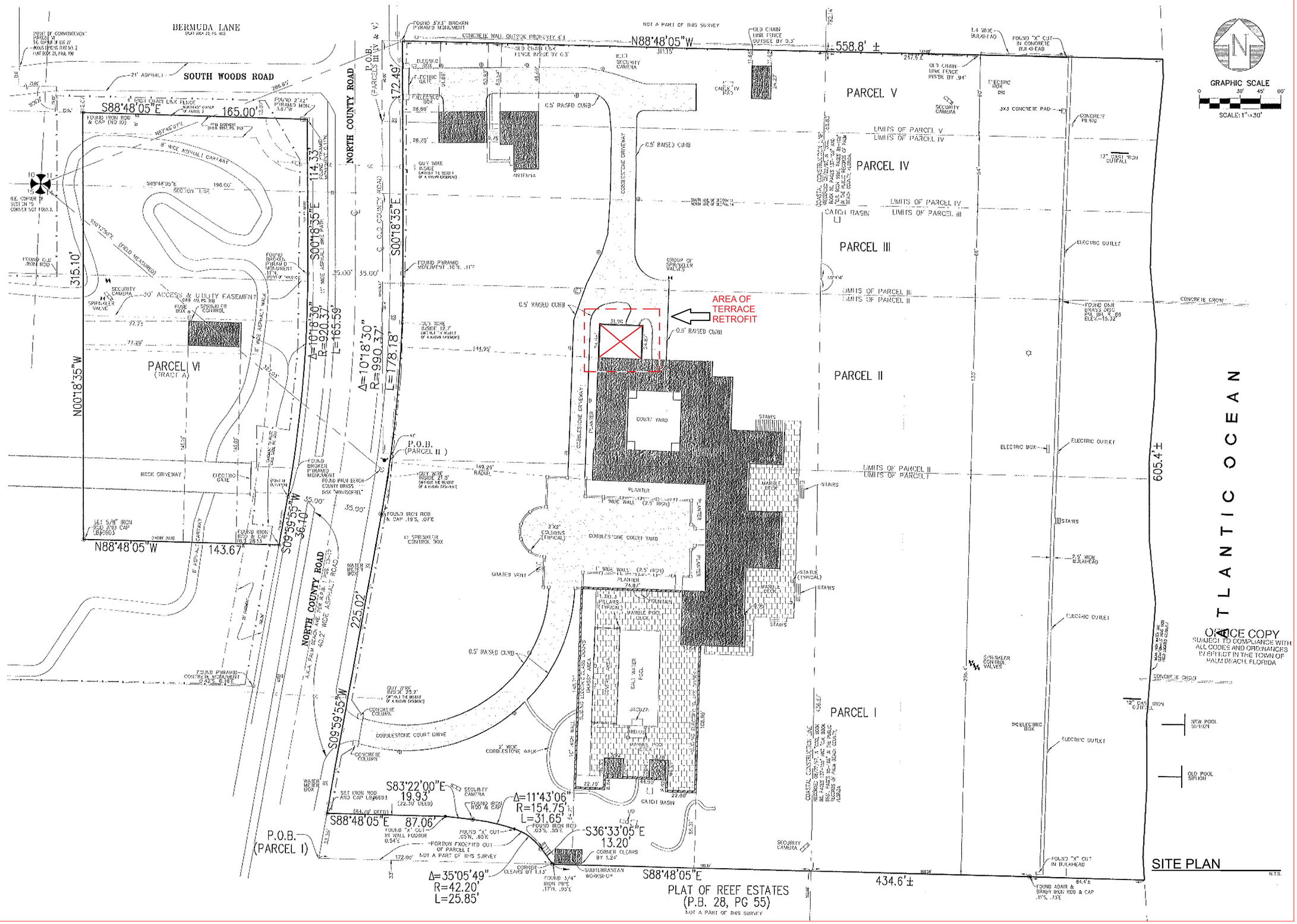
SHEET

CVR

OF

COVER SHEET

FRANCIS R. A. SIRLEAF LICENSE No. 66765 STATE OF FLORIDA PROFESSIONAL ENGINEER



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SP-1

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

DEMOLITION NOTES

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

2. GENERAL CONTRACTOR SHALL HAVE ALL STRUCTURAL SHORING IN PLACE AND INSPECTED PRIOR TO THE REMOVAL OF ANY STRUCTURAL ELEMENTS. EXISTING FRAMING, INCLUDING FLOORS,WALLS, AND ROOF FRAMING SHALL BE SHORED PRIOR TO ANY DEMOLITION. MASONRY SHALL BE DEMOLISHED IN SMALL SECTIONS, AND SHORES SHALL BE USED WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE. SHORING AND BRACING SHALL BE THE SOLE RESPONSIBILITYOF THE CONTRACTOR AND HIS/HER PROFESSIONAL ENGINEER.

3. THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE ARCHITECT AND TAG ALL ITEMS THAT WILL BE SALVAGED. ITEMS TO BE REMOVED AND SHALL BE STORED WHERE FOR REUSE OR DISTRIBUTION.

4. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND BECOME FAMILIAR WITH THE SCOPE OF THE PROJECT AND VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS ARE AS INDICATED, DO NOT SCALE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.

5. THE GENERAL CONTRACTOR SHALL REMOVE ALL PLUMBING, ELECTRICAL, GAS, MECHANICAL DEVICES AND RELATED EQUIPMENT AS NECESSARY

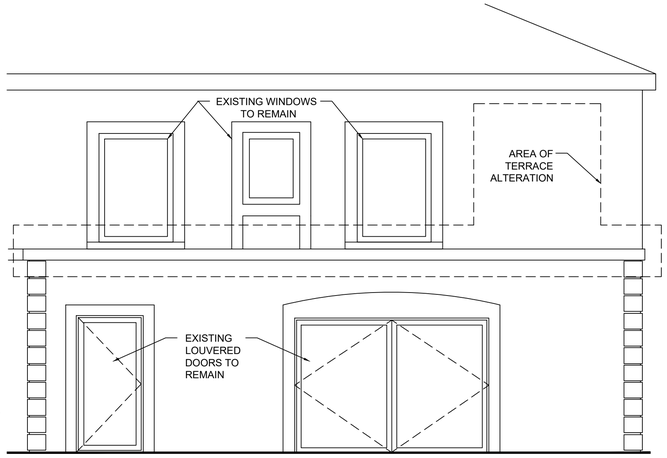
6. THE GENERAL CONTRACTOR WILL PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS IN SUCH A MANNER TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. HE SHALL MITIGATE THE AMMOUNT OF DUST RESULTING FROM DEMOLITION AND RESULTING WORK, LEAVING THE JOB SITE DAILY IN A CLEAN AND ACCEPTABLE MANNER.

7. THE CONTRACTOR SHALL PROTECT ALL EXISTING MATERIALS (THAT ARE TO REMAIN) SUCH AS, EXISTING FINISHES, EQUIPMENT, TREES, UTILITY LINES, ETC. AND REPAIR OR REPLACE THESE DAMAGED ITEMS WHEN NECESSARY IF DAMAGED BY HIM OR HIS SUBCONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

8. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS INDICATED FOR THE REMODELING WORK INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, CEILING SYSTEM, ELECTRICAL, PLUMBING, FLOOR MATERIAL, ETC.

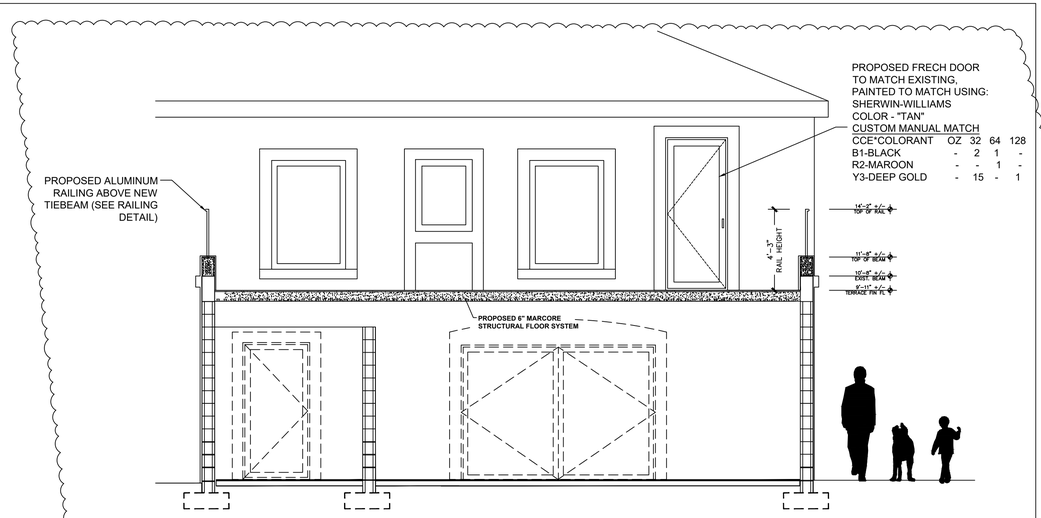
9. THE EXISTING BUILDING ENVELOPE SHALL BE MAINTAINED IN WATER TIGHT CONDITION AT All TIMES THROUGHOUT ALL PHASES OF CONSTRUCTION.

10. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES AS SET FORTH BY ALL GOVERNING AUTHORITIES, INCLUDING NFPA 241.



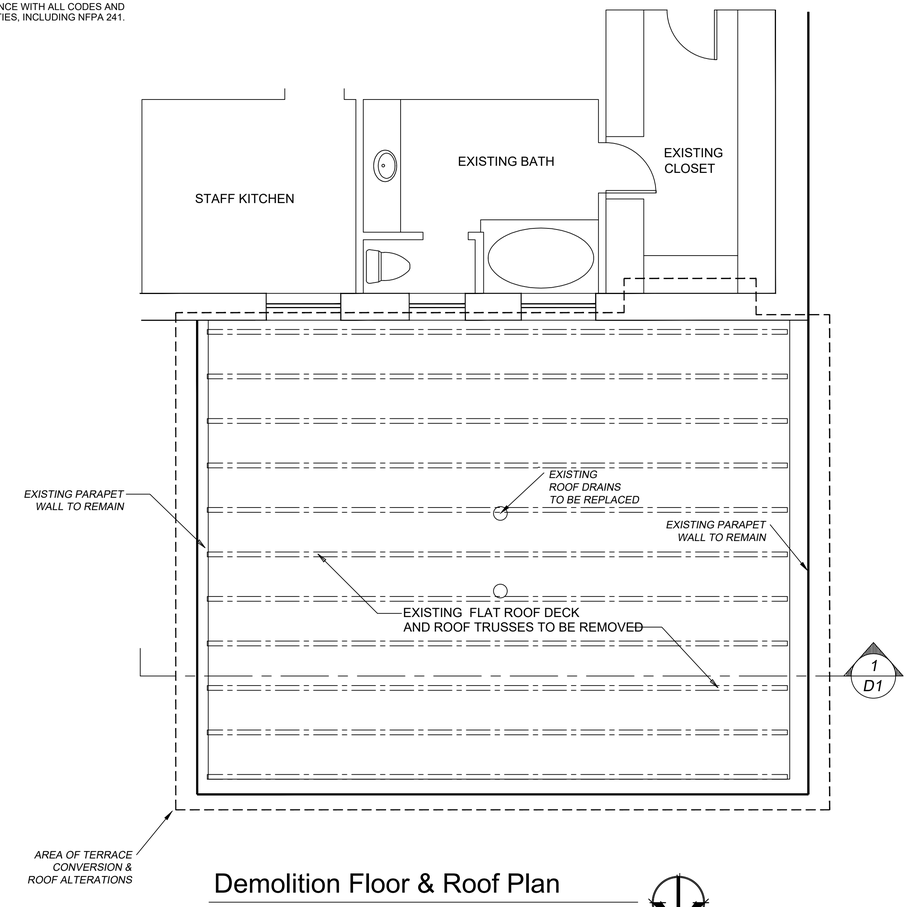
Existing North Elevation

Scale 1/4" = 1'-0"



Section Through Proposed North Elevation

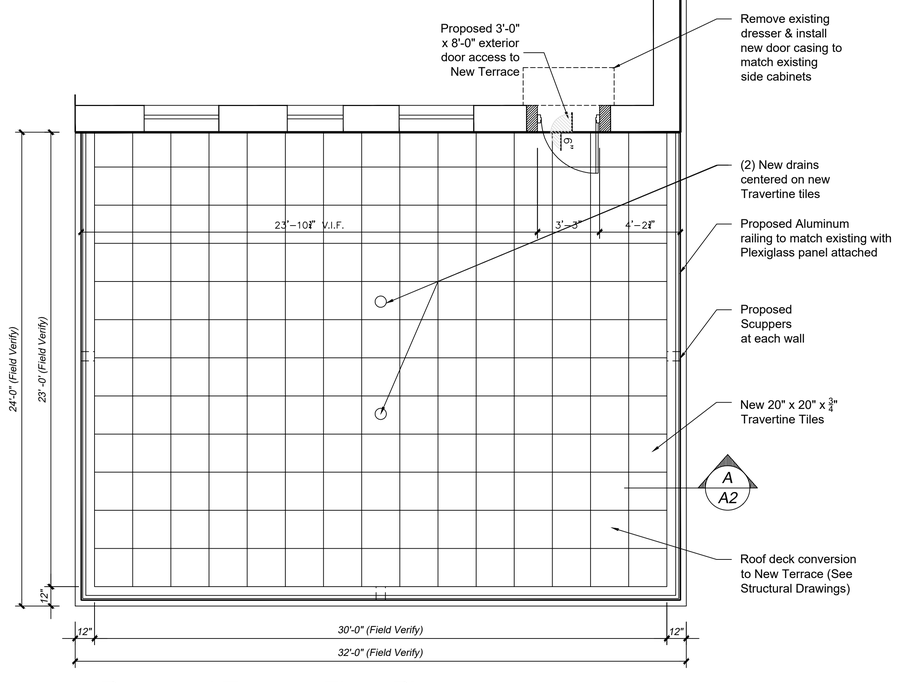
Scale 1/4" = 1'-0"



Demolition Floor & Roof Plan

Scale 1/4" = 1'-0"

NORTH



Proposed Terrace Floor Plan

Scale 1/4" = 1'-0"

NORTH

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110425	1	ARCOM REV.

SHEET

A1

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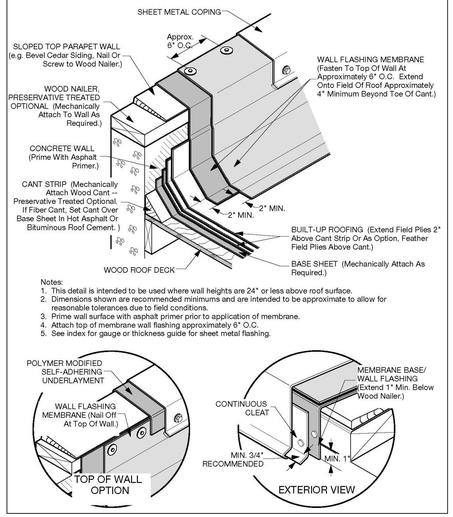
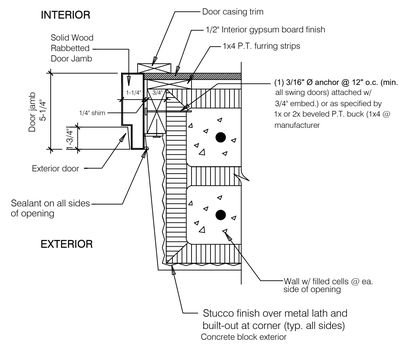
LOW CONCRETE PARAPET WALL FLASHING — BUR-7



Notes:
1. This detail is intended to be used where wall heights are 24" or less above roof surface.
2. Dimensions shown are recommended minimums and are intended to be approximate to allow for reasonable tolerances due to field conditions.
3. Prime wall surface with asphalt primer prior to application of membrane.
4. Attach top of membrane wall flashing approximately 6" O.C.
5. See index for gauge or thickness guide for sheet metal flashing.

FLASHING DETAIL

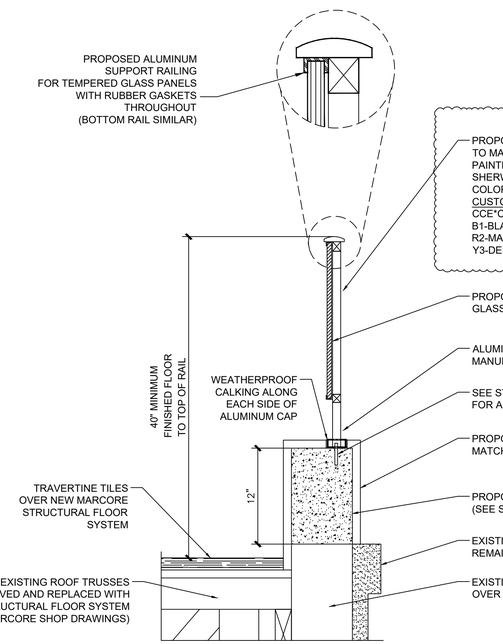
Scale 1" = 1'-0"



PROVIDE WINDOW FLASHING CONSISTING OF WINDOWSEAL™40 OR EQUAL. WINDOWSEAL™40 IS A 40 MIL SELF-ADHERING, SELF-SEALING CONSTRUCTION TAPE CONSISTING OF RUBBERIZED ASPHALT WATERPROOFING COATING, LAMINATED TO AN EXTRA HIGH STRENGTH POLYETHYLENE FILM BACKING

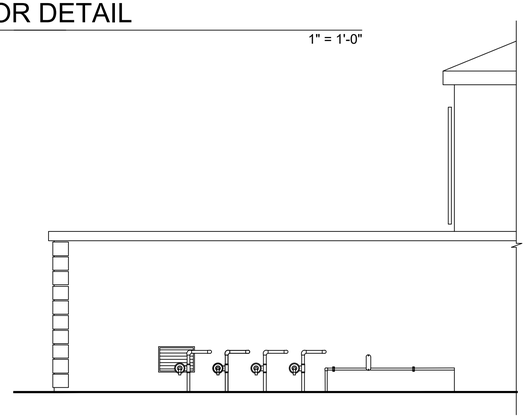
DOOR DETAIL

Scale 1" = 1'-0"



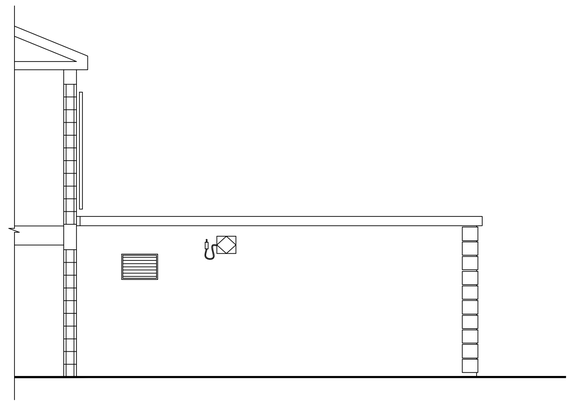
Handrailing Detail "A"

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



Existing West Elevation

Scale 1/4" = 1'-0"



Existing East Elevation

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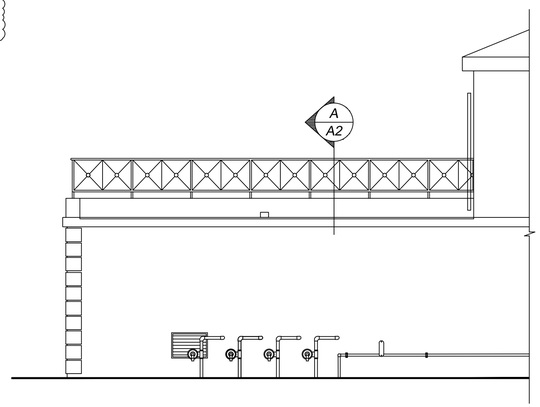
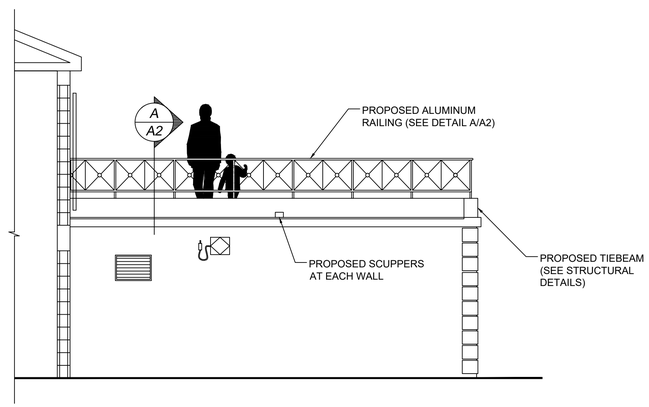


Proposed West Elevation

Scale 1/4" = 1'-0"



Proposed East Elevation

Scale 1/4" = 1'-0"

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110425	1	ARCOM REV.

SHEET
A2
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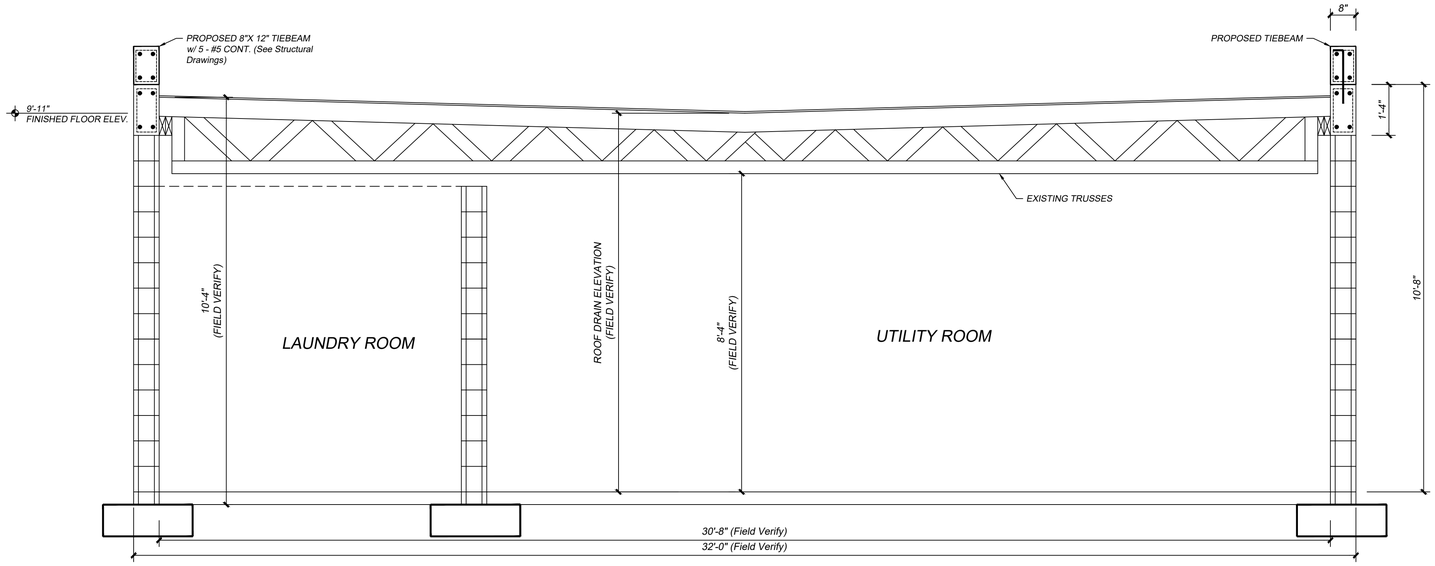
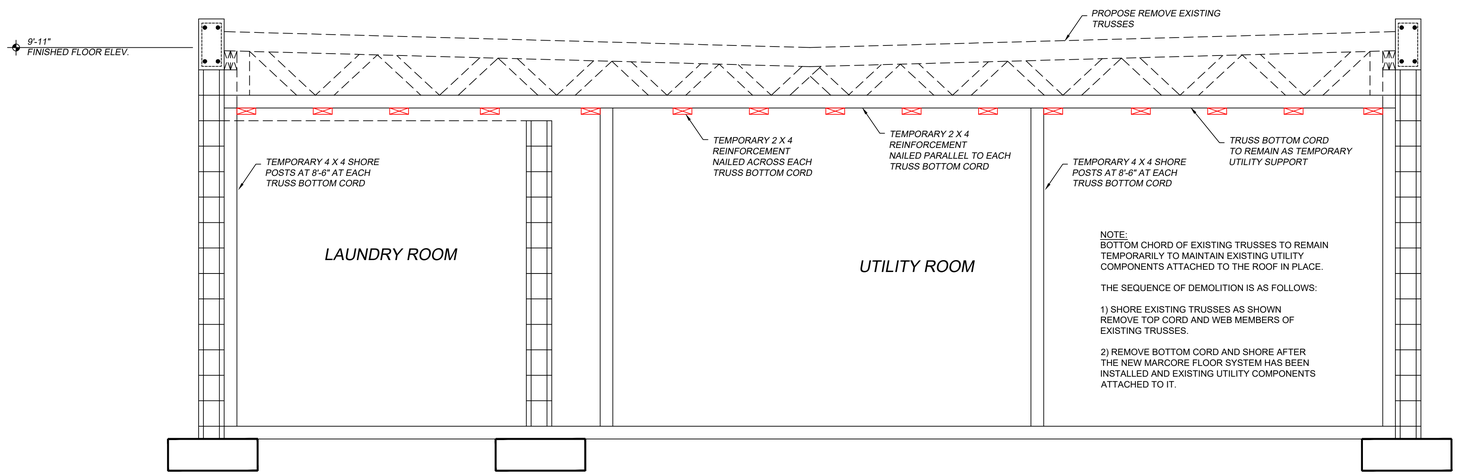


Existing Utility Room

Scale 1/4" = 1'-0"



1 / D1 Proposed Truss Demolition

Scale 1/4" = 1'-0"

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D1

OF

Demolition

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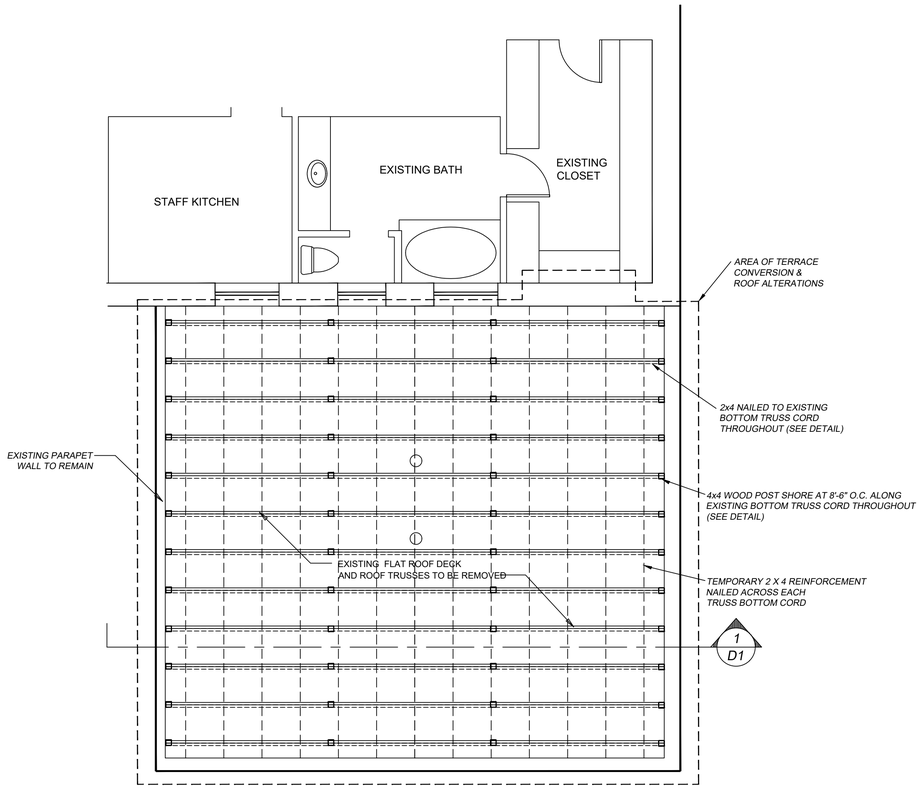
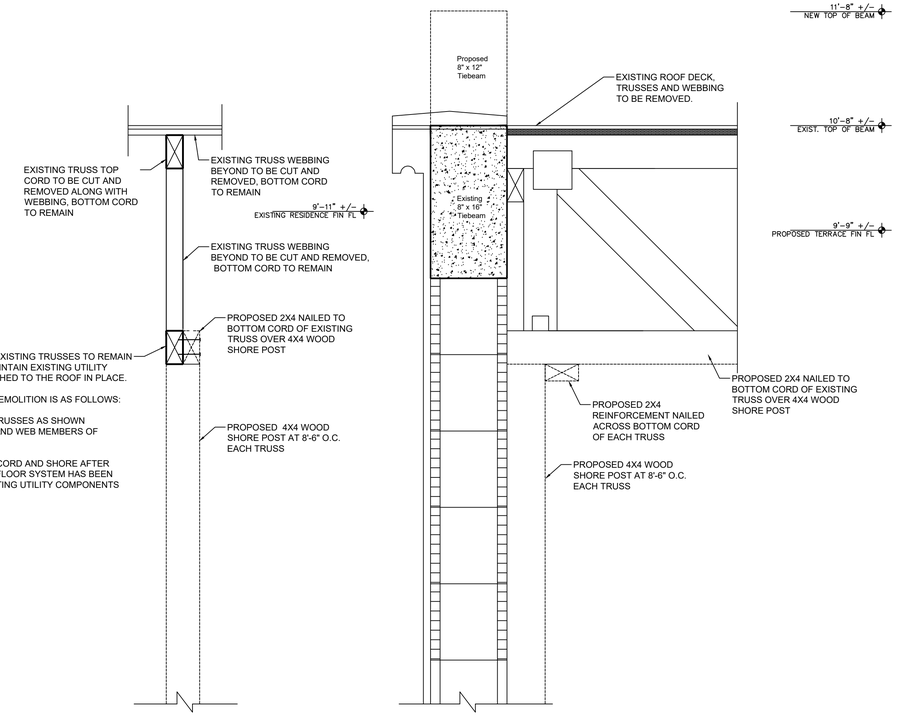
LICENSE
No. 66765
STATE OF
FLORIDA
PROFESSIONAL ENGINEER



Roof Truss Demolition Plan

Scale N.T.S.

NORTH



Roof Truss Demolition Detail

Scale N.T.S.

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D2

OF

Demolition

FRANCIS R. A. SIRLEAF LICENSE No. 66765 STATE OF FLORIDA PROFESSIONAL ENGINEER

STRUCTURAL NOTES

CODES AND STANDARDS

Wind loads as per Florida Building Code, 2023 8th Edition and

ANSI/ASCE 7-22
Wind Speed=170 MPH (3 Second Gust)
Structure Type= II
Exposure = D
Kd= 0.85
Internal Pressure Coefficient= +/- 0.18

Components & Cladding Design Wind Pressures (Working Stress):
Walls: Zone 4 = +48 PSF, -52 PSF
Zone 5 = +48 PSF, -61 PSF

Roof: Zone 1 = +44 PSF, -79 PSF
Zone 2 = +44 PSF, -74 PSF
Zone 3 = +44 PSF, -90 PSF

All openings below 60'-0" to be protected from impact of wind-bourne debris

The project was designed in accordance with the building code requirements for reinforced concrete (ACI 318-19 Edition). (American Institute of Steel Construction) AISC ASD 2017 Edition. Building Code Requirements and Specifications for Masonry Structures, TMS 402-16. Building Code Requirements and National Design Specifications for Wood Construction (ANSI/NFoPA NDS-2018).

SECTION AND DETAILS

All details, sections and notes shown on the drawings are intended to be typical and shall apply to similar situations elsewhere unless otherwise noted.

FOUNDATION

Bottom of footings to bear on soil capable of safely supporting 2,500 psf.

CONCRETE

Concrete shall be ready mix and have a minimum compressive strength of 4,000 PSI for footings and slabs on grade and 4,000 PSI for beams, columns at 28 days. All concrete work shall comply with the requirements of the ACI Building Code (ACI 318-19 Edition), the ACI Detailing Manual (ACI 315/Latest Edition), and the specifications for structural concrete for buildings (ACI 301/Latest Edition). Concrete cover for reinforcing steel shall be as required by the latest ACI specifications. Welded wire fabric shall comply with ASTM A-185, unless otherwise specified. Place fabric 2" clear from top of the slab in slab on grade Lap all WWF a minimum of 6 inches unless otherwise noted. All reinforcing steel shall be manufactured from high strength billet steel conforming to ASTM Designation A-615 Grade 60. Lap all bars minimum 48 diameters unless otherwise noted on drawings. All hooks shown in reinforcement shall be ACI recommended hooks unless otherwise noted.

TIMBER

Structural timber to be Southern Pine #2 (minimum) stress grade lumber or approved equal. The minimum allowance properties are as follows:

Fb = 1,150 PSI Fv = 90 PSI E = 1,600,000 PSI

and pressure treated for use against concrete and masonry.

All timber and timber construction shall comply with specifications and codes as specified below:

American Institute of Timber Construction, Timber Construction Manual; National Forest Products Association, National Design Specification for Wood Construction; American Plywood Association, Plywood Design Specification; American Wood Preservers Association Standards; National Lumber Manufacturers Association, National Design Specification for Stress Grade Lumber and its Fastenings.

All timber connections are to be made using prefebricated connectors. Toe nailing will not be permitted. Submit manufacturer's date for approval. Fasteners to be as manufactured by USP or Simpson.

STRUCTURAL STEEL

All structural steel shall be fabricated and erected in accordance with the AISC ASD 2017 Edition code. Structural steel shall conform to ASTM Specification A36/50. All steel tubing shall conform to ASTM Specification A-500 Grade B (FY=46KSI). All steel to have a shop coat of rust inhibitive paint. All shop and field welding shall be performed by welders qualified, as described in "American Welding Society's Standard Qualification Procedure" (ASW D1.1), to perform the type of work required.

MASONRY

This project is designed as engineered unit masonry. Structural design shall be in accordance with TMS 402-16 building code requirements for masonry structures and the commentary on building code requirements for masonry structures.

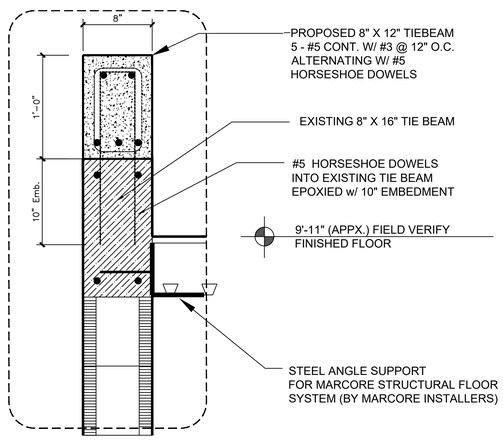
Masonry units shall be ASTM C-90 Type II with minimum compressive strength of 2,000 psi on net area of individual units. All CMU shall be laid in a full bed of mortar in running bond U.N.O. All reinforcing steel shall be manufactured from high strength billet steel conforming to ASTM Designation A-615 Grade 60.

All mortar shall be Type S in accordance with ASTM Specification C-270 with a minimum compressive strength of 2,000 PSI at 28 days. No testing for mortar strength is required for this project.

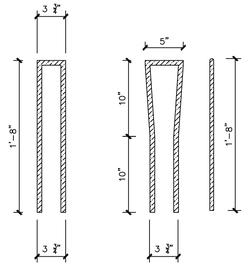
Grout shall be a high slump mix (8"-11") in accordance with ASTM Specification C-476 having a minimum compressive strength of 3,000 PSI. No testing for grout strength is required for this project.

Provide 9 gauge horizontal joint reinforcement (ladder type only) at every second course for all exterior walls.

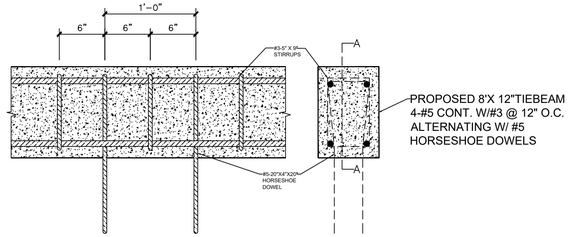
All concrete masonry bearing and shear walls must be inspected by a qualified engineer just prior pouring of the foundation, 1st and 2nd floor tiebeam. Construction shall be in accordance with the "Specification for the Design and Construction of Load Bearing Concrete Masonry" published by National Concrete Masonry Association.



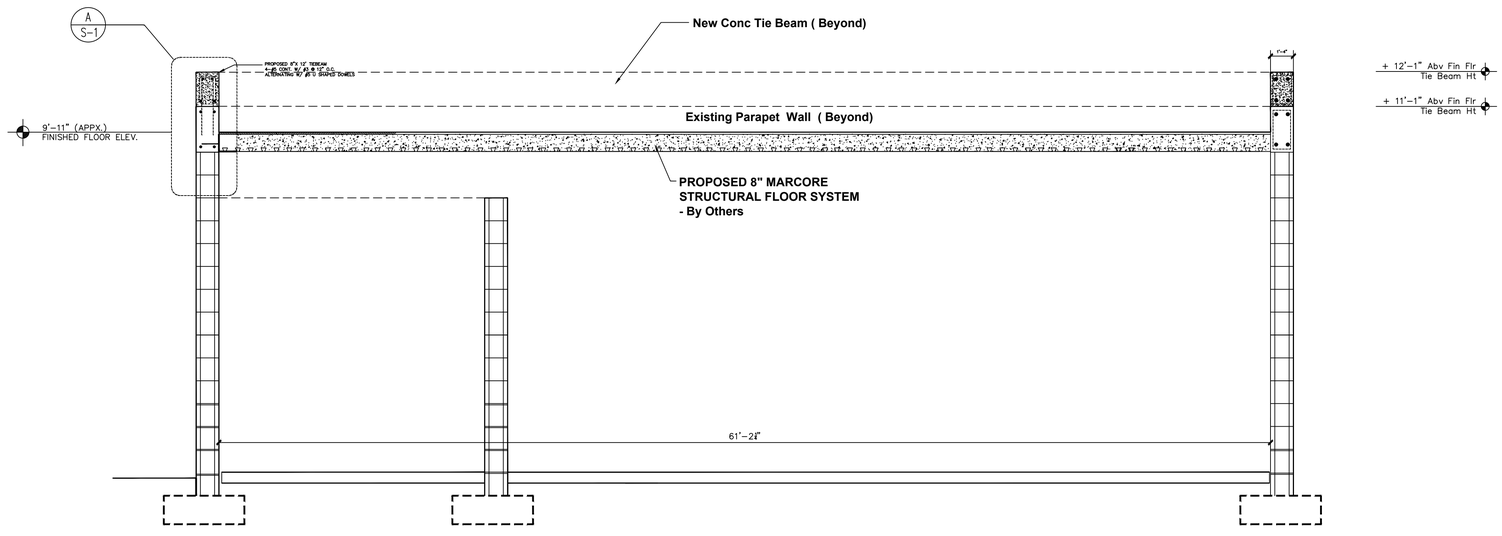
A S-1 Tiebeam Detail



HORSESHOE DOWEL DETAIL



SECTION A-A



EXISTING UTILITY ROOM
SECTION "A"

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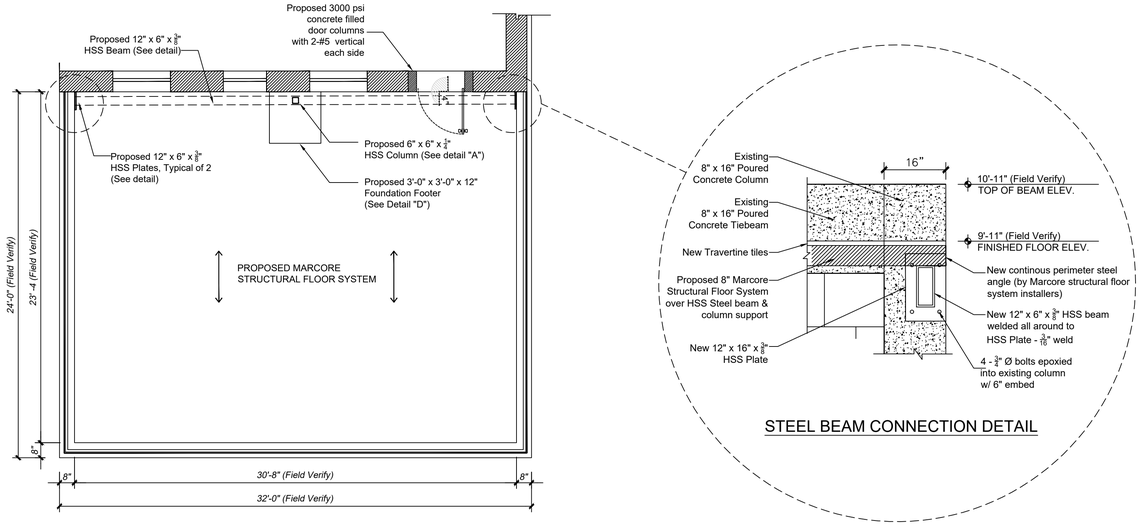
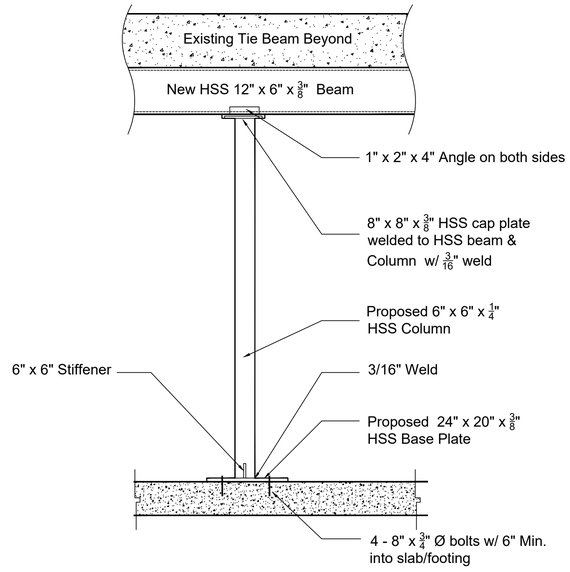


STEEL BEAM CONNECTION DETAIL

Proposed Beam & Column Plan

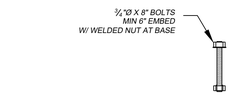
Scale 1/4" = 1'-0"

NORTH

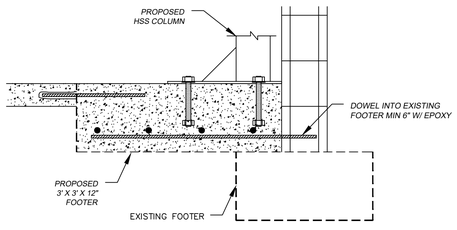


Proposed HSS Column Detail "A"

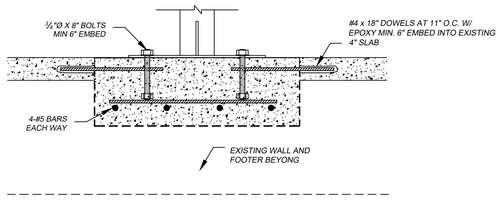
Scale

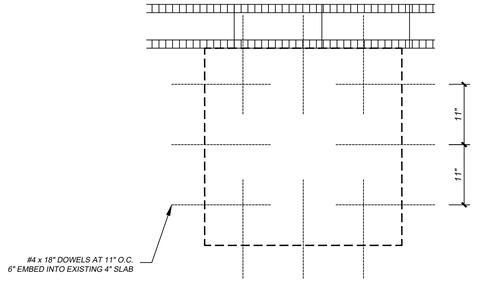


Anchor Bolt with Welded Nut
DETAIL "E"

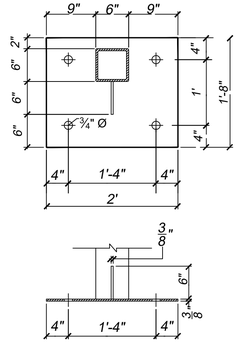


HSS COLUMN FOOTER
DETAIL "D"





PROPOSED FOOTER DOWEL
DETAIL "B"



HSS COLUMN BASE PLATE
DETAIL "C"

City Digital Approval Stamp

CLIENT NAME AND ADDRESS:
Private Residence
548 NORTH COUNTY RD.
PALM BEACH, FL. 33480

New Construction
New Terrace

Francis Sirleaf P.E.
Lic # 66765
4901 Kinsey Drive Apt. 226
Tyler TX., 75703
561-308-9027
francissirleaf@bellsouth.net

JOB NUMBER	2025-09
DATE	09-15-25
DRAWN BY	LRC
CHECKED BY	FS

REVISIONS

Date	#	REMARKS

SHEET
S2
OF
STRUCTURAL

FRANCIS R. A. SIRLEAF LICENSE No. 66765 STATE OF FLORIDA PROFESSIONAL ENGINEER


NORTH ELEVATION


EAST ELEVATION


WEST ELEVATION

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: April 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: 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 fil l, 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.

Date: 4/22/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-24-0090 (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.

Applicant:	Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC
Professional:	Spina Orourke + Partners | OMA Architecture
Representative:	Harvey Oyer, Esquire

THE PROJECT:

The applicant has submitted plans, "Ambassador 2720 S Ocean Blvd & 2730 S Ocean Blvd FINAL SUBMITTAL 04-06-2026" as prepared by **OMA** and **SpinaOrourke**, received by the Town and uploaded on 04/06/2026 and two plans, D1 and D2, as prepared by Nievera Williams received by the Town and uploaded on 04/06/2026

STAFF ANALYSIS:

At the October 29, 2025 ARCOM meeting, the Commission approved the proposed demolition (7-0) of the existing buildings, and approved (5-2) the project for the construction of a new multifamily, multibuilding residential development in accordance with Section 18-205 of the Town Code and imposed the following condition(s) to be included as part of the Development Order:

1. *The proposed landscape plan shall include additional landscape material to be increased overall by 10% at time of installation and return at the February 25, 2026 ARCOM meeting.*
2. *Applicant shall restudy the detailing of the stone attachment and return at the February 25, 2026 ARCOM meeting.*
3. *The proposed railing design shall not be approved as presented and shall be restudied to return at the February 25, 2026 ARCOM meeting.*
4. *The proposed rooftop mechanical screening shall not be approved as presented and shall be restudied to return at the February 25, 2026 ARCOM meeting.*
5. *Applicant shall restudy the proposed vehicular gates and return at the February 25, 2026 ARCOM meeting.*

At the February 25, 2026, ARCOM meeting, the status of the project's five conditions for approval were presented and updated as follows:

Status of Conditions

- Condition #1 (Landscaping): Returned to staff for final approval. The Commission directed a 10% increase in the size of the landscaping, but not the quantity.

- Condition #3 (Railings): Approved (6-1) as presented.
- The remaining conditions, Condition #2 (Stone Detailing), #4 (Rooftop Screening), & #5 (Vehicular Gates) were deferred to the March 25, 2026, meeting. The applicant had requested a one-month deferral, moving the review of the remaining items (Conditions 2, 4, and 5) to the April 2026 meeting.

The condtions of the February 25, 2026 Deverlopment Order were modified as such:

The applicant shall further refine the stone detailing, including final design details and color and material choice of the stone, as well as review the proposed areas and methodology of installation of the stone that may prove challenging, in a manner to be reviewed by the Commission.

It has been determined that the color and material of the stone to be applied to the exterior of the building is within ARCOM's jurisdiction, whereas the actual stone cladding system used to apply the apply the stone façade to the structure would fall under the means and methods of construction and not under the review so long as the proposed design remains unchanged by the method of construction employed. If one system gives the stone cladding a different appearance than another system, ARCOM would have jurisdiction to determine which system provides the most appropriate aesthetic design.

The applicant shall further refine the proposed rooftop screening, including final design details, material choice, and color selection of the "screening" shall be submitted demonstrating an architecturally compatible mechanical level that sufficiently screens the equipment, in a manner to be reviewed by the Commission.

The applicant shall further refine the vehicular gates, including final design details, material choice and color selection, dimensions, and style of gates, shall be submitted that sufficiently depict the proposed gates and locations, in a manner to be reviewed by the Commission.

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

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

WRB:JGM
WRB

L E T T E R O F I N T E N T

A R C O M S U B M I T

DATE: April 6, 2026

TO: Town of Palm Beach Planning, Zoning & Building Dept.

RE: 2720-2730 S. OCEAN BLVD. **ARC-24-0090**

REQUEST

On behalf of Palm Beach Edgewater Fee Borrower LLC, the owner of the property located at 2720 S. Ocean Blvd., and Palm Beach Ambassador Fee Borrower LLC, the owner of the property located at 2730 S. Ocean Blvd. (collectively the "**Applicant**"), Shutts & Bowen LLP submits the required follow-up to address the 5 conditions of approval outlined in the October 29, 2025 Architectural Commission ("**ARCOM**") approval for three multifamily buildings located on the abovementioned properties ("**Site**").

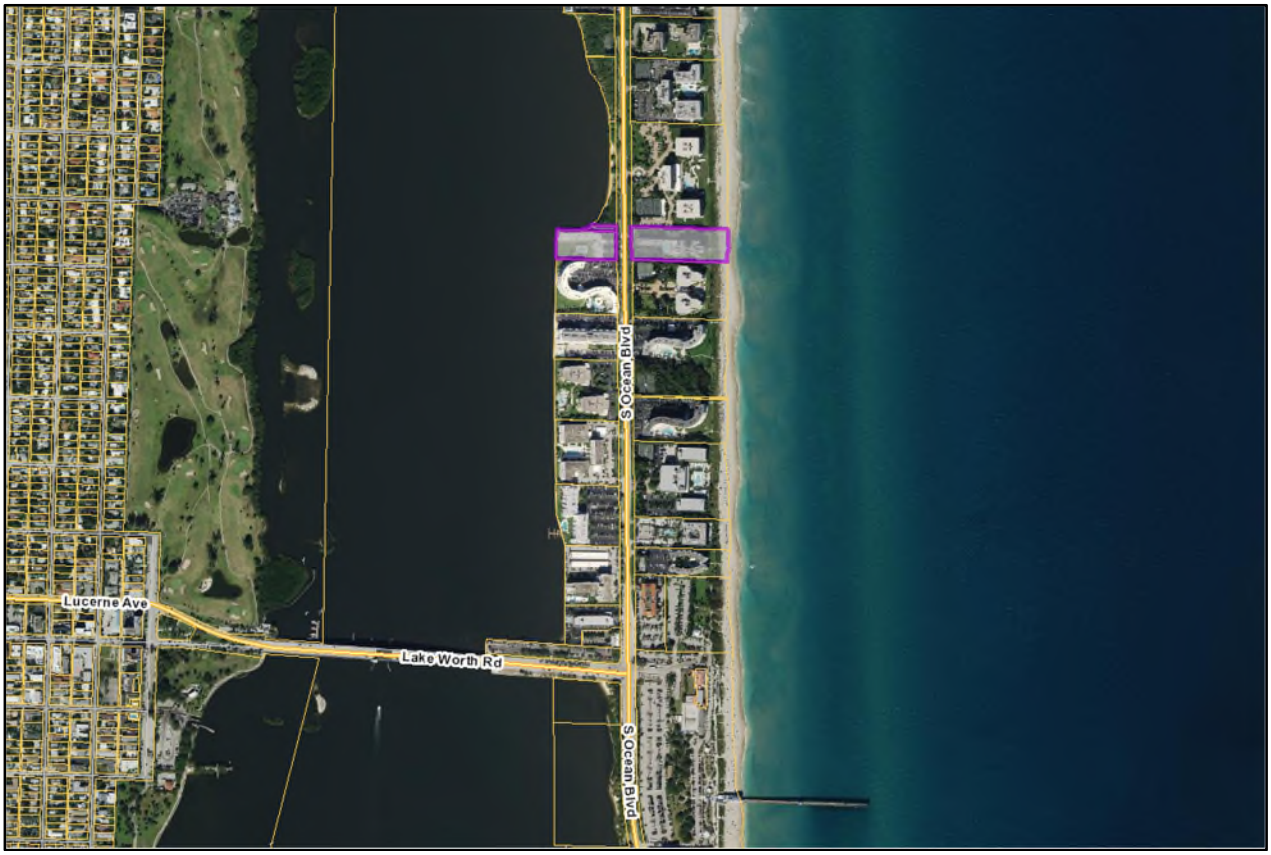


FIGURE 1 – Location map

Future Land Use ("FLU"):	Multi-Family High Density ("**MF**")
Zoning District:	R-D(2) High Density Residential District ("**R-D(2)**")
Municipality:	Town of Palm Beach ("**Town**")

On November 13, 2025, the Town Council ("**TC**") approved a Special Exception with Site Plan Review to allow 5 stories, along with 20 variances for the multifamily, multibuilding Project.

UPDATE: April 6, 2026

On February 25, 2026, ARCOM approved 2 of the 5 conditions of approval ("**COA**") from the October 29, 2025, meeting (See February 9 update below). As such, ARCOM required the Applicant to return to the April 29, 2026, ARCOM meeting to discuss the remaining 3 COA's. See below for the Applicant's written responses to the remaining 3 COA's:

ARCOM COA	HOW COA ADDRESSED	SEE SHEET #
Original COA #2. Applicant shall restudy the detailing of the stone attachment and return on February 25, 2026, ARCOM meeting.	In response to ARCOM's comments, multiple stone mounting systems, including UHPC and dimensional stone, were evaluated in coordination with the façade consultant. An aluminum honeycomb–backed stone system was selected as the most appropriate solution for this application due to its high strength, reduced weight, and impact resistance. The system allows for thinner stone and curved geometries while remaining Florida-approved with a proven track record in high-wind coastal environments. Bonding natural stone to the aluminum honeycomb core creates a structural panel that is significantly lighter than solid stone, reduces anchor loads, and improves redundancy while maintaining the design aesthetic. The honeycomb core is sealed, resisting corrosion and distributes wind and thermal loads evenly, minimizing cracking and bowing in South Florida's climate. That said, the Town Attorney has confirmed that the selection of the actual stone cladding system used to apply the stone facade to the structure falls under the category of "means and methods of construction," which is outside of ARCOM's purview. Therefore, the decision to use an aluminum honeycomb-backed stone system - as opposed to a dimensional stone or other stone cladding system - is not within the jurisdiction of ARCOM as set forth in Sec. 18-205 of the Town Code.	A-604
Original COA #4. The proposed rooftop mechanical screening shall not be approved as presented and shall be restudied to return at the February 25, 2026, ARCOM meeting.	The previously proposed MEP screen has been restudied to ensure effective concealment of mechanical equipment while maintaining the required airflow. The design has been revised to incorporate two layers of aluminum extrusions, with the outer layer being a softer, semi-circular profile. The extrusions are powder-coated to match the tone of the façade stone, creating a cohesive and integrated appearance with the building.	A-111, A-111.1, A-112, A112.1, A113, A113.1, A607.
Original COA #5. Applicant shall restudy the proposed vehicular gates and return at the February 25, 2026, ARCOM meeting.	A new design is being presented that blends with architectural elements found int he building.	D-1, D-2

UPDATE: February 9, 2026

On October 29, 2025, ARCOM approved the demolition of the existing buildings and the construction of a new multifamily, multibuilding residential development. Included in the approval were 5 COA's that required the applicant to return to ARCOM to obtain approval of the final design related to landscaping, some architectural design elements, and mechanical screening.

See below for the Applicant's written responses to the ARCOM conditions of approval:

ARCOM COA	HOW COA ADDRESSED	SEE SHEET #
1. The proposed landscape plan shall include additional landscape material to be increased overall by 10% at time of installation and return at the February 25, 2026, ARCOM meeting.	Landscaping has been added throughout the site which increased the overall landscape by at least 10%. Refer to LP4 for table summarizing the increase. All materials with red clouds on LP1-LP3 are added materials.	Lo, LPo LP1, LP2, LP3, LP4
2. Applicant shall restudy the detailing of the stone attachment and return on February 25, 2026, ARCOM meeting.	In response to ARCOM's comments, multiple stone mounting systems, including UHPC and dimensional stone, were evaluated in coordination with the façade consultant. An aluminum honeycomb–backed stone system was selected as the most appropriate solution for this application due to its high strength, reduced weight, and impact resistance. The system allows for thinner stone and curved geometries while remaining Florida-approved with a proven track record in high-wind coastal environments. Bonding natural stone to the aluminum honeycomb core creates a structural panel that is significantly lighter than solid stone, reduces anchor loads, and improves redundancy while maintaining the design aesthetic. The honeycomb core is sealed, resisting corrosion and distributes wind and thermal loads evenly, minimizing cracking and bowing in South Florida's climate.	A-604
3. The proposed railing design shall not be approved as presented and shall be restudied to return to the February 25, 2026, ARCOM meeting.	The railing design was further evaluated in response to ARCOM's comments through a series of iterative studies, including metal post railings and hybrid systems combining glass with metal posts. After careful consideration of visual impact, material presence, NOA product availability, and overall architectural coherence, we believe that a full glass railing remains the most appropriate solution. This approach minimizes visual clutter, preserves the intended lightness of the architecture, and maintains uninterrupted views, while remaining consistent with the refined character of the proposed residences.	A-604
4. The proposed rooftop mechanical screening shall not be approved as presented and shall be restudied to return at the February 25, 2026, ARCOM meeting.	The previously proposed corrugated steel MEP screen was restudied and simplified. The design has been revised to a vertical screen composed of 2"x4" powder-coated aluminum steel tubes. This revision reduces visual complexity and eliminates unique geometry. The material finish was additionally changed from bright white to a neutral matte silver / gray to better blend with the sky and surroundings. The bottom of the screen height above the roof line was also increased from 11 inches to 1'-6" to improve airflow, and to minimize the appearance of the MEP screen by visually separating it from the building massing.	A-111.1, A-112.1, A-113.1, A-607
5. Applicant shall restudy the proposed vehicular gates and return at the February 25, 2026, ARCOM meeting.	The proposed gates and gate locations were reviewed for neighborhood context and architectural compatibility. An analysis of neighboring prominent residential properties demonstrates that gates are a common and established element in Palm Beach. Residential gates in the area are historically integrated as cohesive components of the overall architectural composition.	

PRIOR LETTER OF INTENT PROJECT REQUEST AND INFO {PROVIDED ONLY TO MAINTAIN A RECORD}

Applicant proposes to redevelop the Site with three multifamily buildings. Specifically, there will be one 5-story building located at 2720 S. Ocean Blvd. with a total of 17 residential units ("**Edgewater**"), two 5-story buildings located at 2730 S. Ocean Blvd. with a total of 24 residential units ("**Ambassador**"), and a total of 126 parking spaces in individual subgrade parking levels, collectively the project ("**Project**").

In order to create a more desirable and attractive development that utilizes innovative land planning, respects surrounding land uses, and enhances the public realm, Applicant is requesting TC approval of the SE, SPR, and Variances, and ARCOM approval of a Major Project, as follows:

- SPR required for multifamily dwelling (Sec. 134-1871).
- SE to allow five stories (Sec. 134-1406(8)).
- Major Project (Sec. 18-205).
- Variances from the Town's Zoning Code of Ordinances ("**Code**") related to building height, building setbacks, building length, lot coverage, max fill, rooftop generators, and rooftop mechanical equipment. See the **Exhibit "C"** of this Letter of Intent for details and analyses.

PROJECT

Ambassador is approximately 3.29-Palm Beach acres and located on the east side of S. Ocean Boulevard. It is proposed to be developed with 24 residential units in two 5-story buildings with a total of 154,955 square ft ("**sq. ft.**"), which is a reduction of 7,515 sq. ft. from 162,470 sq. ft.:

- Building 1 is located along the oceanfront and will be developed with 10 residential units ("**Building 1**"):
  - Reduction from 59,706 sq. ft. to 53,871 sq. ft. of residential.
  - Other reductions throughout.
- Building 2 is located along S. Ocean Boulevard and will be developed with 14 residential units ("**Building 2**"):
  - Reduction from 50,073 sq. ft. to 47,356 sq. ft. of residential.
  - Other reductions throughout.
- Buildings 1 and 2 have 89 parking spaces in a subgrade parking level.

Edgewater is approximately 2.11-Palm Beach acres and located on the west side of S. Ocean Blvd. It is proposed to be developed with 17 residential units in one 5-story building with a total of 108,548 sq. ft. ("**Building 3**"), which is a reduction of 6,815 sq. ft. from 115,363 sq. ft.:

- Reduction from 75,082 sq. ft. to 72,250 sq. ft. of residential
- Other reductions throughout.
- 35 parking spaces in a subgrade parking level.

(Buildings 1-3 are collectively, the "**Buildings**")

ZONING ADJUSTMENTS SUMMARY

Ambassador Site (Buildings 1 and 2):

- The width of Building 2 has been reduced to comply with the minimum required setbacks for both the North and South sides (above grade), with the exception of a portion of the arcades on the ground floor.
- The length of Building 2 has been increased to 171 feet.
- The distance between Buildings 1 and 2 has been reduced to 84 feet.

Edgewater Site (Building 3):

- Building 3 has been shifted 5 feet to the north to comply with the minimum required setback along the south side.
- The total width of Building 3 has been extended to 119 feet.
- The western side of Building 3 has been extended to incorporate decorative eaves and slab extensions for a total length of 211 feet and 9 inches.
- The parking footprint has been adjusted to align with the new footprint of Building 3.

The Project has been revised to present a more residential and contextually appropriate collection of three buildings. Massing, materiality, and façade articulation have been refined to reduce perceived scale, create a warm residential character, and ensure compatibility with the Town's architectural context. Building volumes have been adjusted in both plan and section to reduce bulk and enhance articulation, resulting in reduced above-grade setback variances.

In response to feedback at the August ARCOM Meeting, the Project has been further revised to incorporate decorative arcades on portions of the ground floor of the buildings and decorative cantilever projections at varied sections of the north, southeast, and west sides of Building 1, the north, south, and east sides of Building 2, and at varied sections of the north, east, and west sides of Building 3, which provide architectural articulation and embellishment to these buildings. While the 48-inch cantilever projections protrude slightly beyond the above-ground building footprints, they are not habitable/occupiable and cannot be used as balconies, and therefore they do not count towards lot coverage and setbacks, as non-habitable architectural features may extend up to 48 inches into required setbacks and not count towards lot coverage. *See* Code Sec. 134-1062(1). While the unoccupiable arcades on the ground floor extend 72 inches beyond the above-grade building footprints (24 inches beyond the allowable 48 inches), and therefore are not technically excluded from lot coverage and setback consideration, these arcades are not visible or intrusive to the adjacent properties and have no discernible impact on the massing of the buildings.

Above-grade construction for the Ambassador site (Buildings 1 and 2) now fully complies with required setbacks, with only subgrade parking extending into setback areas, with the exception of the unoccupiable arcades on the ground floor at varied sections of the buildings. On the Edgewater site (Building 3), the above-grade footprint has been shifted north to eliminate any south side-yard setback encroachment and improve its relationship to the neighboring Regency building. Subgrade parking for Building 3 aligns with the above-grade footprint and only requires a side-yard setback variance on the north side.

The Buildings incorporate a five-foot push–pull along the façade to alternate between window bays and loggias. Main living areas feature loggias ten feet deep, while secondary bedrooms feature loggias six feet deep. Arched columns provide privacy, support balconies above, and establish a strong architectural rhythm. Increased penthouse setbacks provide generous terraces, further reducing perceived bulk.

Material selections are intended to create a warm and durable residential expression: limestone cladding for solid wall areas, warm bronze window mullions and glass railings with bronze/wooden handrails, and cypress wood soffits at projecting loggias. Building entries are framed with coral stone or coral stone equivalents and solid wood doors, providing definition and privacy at arrival. Entry and penthouse canopies are lighter in profile, with cypress soffits consistent with the loggia detailing.

SITE / PROJECT BACKGROUND

The Site lies south of Sloan's Curve and north of Lake Worth Road in the "South End," an area characterized by aging condominium buildings and identified by the Town as a priority for zoning reform. Town Council has recognized that the South End will experience substantial change and that its zoning code must be updated to balance redevelopment opportunities with community character.

The existing buildings consist of a 7-story, 91-unit hotel built on the Ambassador site built in 1947 and a 3-story, 36-unit hotel built in 1967 on the Edgewater site. These existing buildings have outdated layouts, limited efficiency, no notable architectural merit, and construction standards that predate current code, windstorm resistance, and climate adaptation requirements. Further, the existing properties are currently dominated by expansive asphalt parking areas and minimal landscaping.

The Project replaces these outdated, inefficient buildings with new structures that meet modern building code requirements, incorporate current technology, and provide amenities consistent with contemporary

residential expectations. The Project reduces density from 135 existing hotel units to 41 multifamily dwelling units — a reduction of 94 units (69.5%) — with a corresponding decrease in trip generation. Within the R-D(2) District, zoning permits 13 units/acre for multifamily use (70 units by right), 26 units/acre for hotel use (140 units), and 20 units/acre for condo-hotel use (108 units). The proposed program is 29 units fewer than the multifamily by-right allowance and consists entirely of permanent residences.

Applicant has a proven track record of delivering high-quality residential developments that integrate architectural and landscape design responsive to the Project's location. Applicant has undertaken multiple design iterations to minimize impacts on surrounding properties while respecting view corridors and sight lines. The final design avoids large continuous masses, allows light and air between buildings, and draws from local traditions of façade composition—large windows, balconies, and deep terraces—executed in a contemporary manner appropriate to Palm Beach.

In fact, all of the neighboring buildings, as well as the Citizens' Association of Palm Beach, have fully endorsed the Project, including all of the requested special exceptions and variances. The uniform support of the neighboring properties and South End community is the result of Applicant's proactive efforts to engage the surrounding community and willingness to modify the Project to accommodate the feedback and concerns of the neighboring buildings.

The new landscaping plan provides significant improvements to the existing conditions with the removal of the surface parking. The plan incorporates landscape planters, planted green façades, buffers, open-air gardens, and shade trees throughout the Site, with particular emphasis on the front yard roadside buffer. A landscaped motor court between Buildings 1 and 2 features native plantings and a specimen banyan tree that will provide shade and a clear sense of arrival. Compared to the existing sod and asphalt conditions, the new design markedly improves the exterior environment for residents and the public realm.

OVERALL VIEW OF EXISTING DEVELOPMENT



PROPOSED DEVELOPMENT



PROPOSED DEVELOPMENT (AMBASSADOR ENTRANCE)

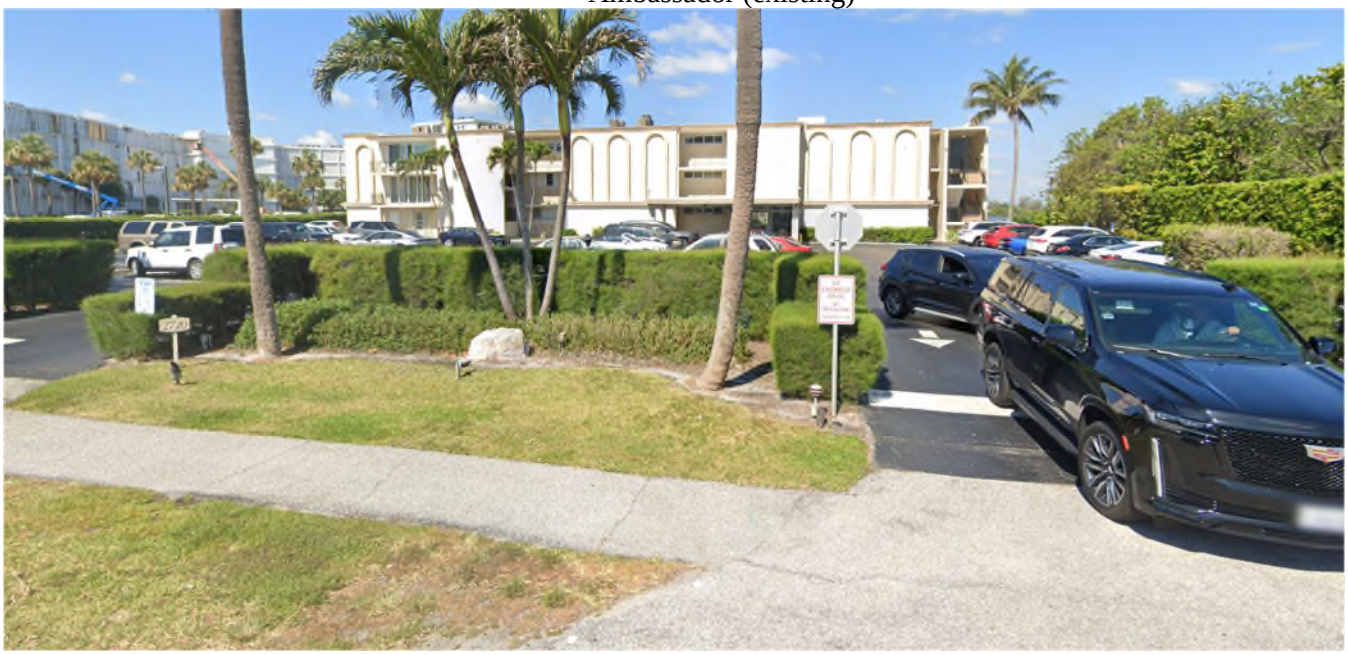




EXISTING TODAY



Ambassador (existing)



Edgewater (existing)

The Project proposes all vehicular parking below grade. Parking entries, garage ventilation, and service areas are located away from primary public views. Where subgrade façades are exposed, live green walls will be installed to visually screen these areas and integrate them into the overall landscape design.

Loading and service functions are also sited to minimize visibility and potential conflicts with resident and guest circulation. On the Ambassador site, the loading zone is positioned at the southwest corner of Building 2, separated from the main arrival court. On the Edgewater site, the loading zone is internal to Building 3, fully contained within the structure. These locations allow for efficient service access while maintaining the quality and character of primary entry experiences.

Given the current zoning framework—and the fact that this is the first new condominium development in the South End in more than two decades—variances are necessary to accommodate contemporary building design, technology, and construction standards until such time as the Code is amended. In addition to the need for code modernization, other factors—such as building age, deferred maintenance, and evolving life-safety requirements—are accelerating the redevelopment of older condominium structures in this area.

CONDO ACT

Condo Act (Prior to Surfside Tragedy)

Prior to 2021, the Florida Condominium Act required condominium associations to maintain reserves for major capital items such as painting, paving, and roof replacement where costs exceeded $10,000. However, associations could vote annually to waive or reduce reserve funding. For oceanfront properties, where exposure to wind, saltwater, and humidity accelerates deterioration, this practice often resulted in millions of dollars in deferred maintenance and insufficient reserves.

In June 2021, the collapse of the Champlain Towers South in Surfside killed 98 people and became one of the deadliest building failures in U.S. history. Investigations determined that severe structural deterioration and prolonged lack of repairs were primary factors. In response, the State amended the Condominium Act to strengthen inspection and reserve requirements, including mandatory “milestone” structural inspections for buildings over 30 years old and three stories or more, conducted by a licensed engineer, and repeated every 10 years.

The Town has adopted its own mandatory milestone inspection program consistent with these requirements. All condominium and cooperative buildings three stories or taller must complete their initial inspection by December 31, 2024.

Within the South End (south of Sloan’s Curve, north of Lake Worth Road):

- All 23 condominium buildings are three stories or more.
- None are under 30 years old.
- 91% (21 of 23) are over 40 years old; the remaining 9% are 34 years old, already exceeding the 30-year inspection threshold.



While intended to improve safety, the new requirements have significant cost implications:

- Associations must fund inspections, reserve studies, and any necessary repairs to remain insurable.
- Substantial special assessments will be required, often creating financial hardship for owners on fixed incomes.
- For many aging buildings, the capital investment needed to comply may not be economically viable given existing conditions, market value, and design limitations.
- In some cases, values may decline as owners and prospective buyers factor in these future costs.

These factors, combined with insurance market pressures and high coastal land values, are accelerating the economic and practical case for redevelopment over repair in much of the South End.

INSURANCE CRISIS

Florida is experiencing a significant insurance market contraction. Fewer carriers are writing policies, and those that remain have substantially increased premiums and deductibles, particularly for coastal properties. In many cases, condominium insurance costs have doubled in recent years. These increases affect both individual unit owners and association master policies, making condominium ownership—especially in oceanfront locations—substantially more expensive.

CONDO REDEVELOPMENT INEVITABLE

The combination of stricter life-safety requirements, escalating maintenance obligations, and rising insurance costs have created strong economic pressures favoring redevelopment over repair. Florida's first generation of condominiums, many now 50–60 years old, are reaching the end of their functional life. In the South End, 92% of condominium buildings are over 40 years old and occupy prime coastal sites. For many of these properties, full redevelopment is becoming more feasible and financially rational than extensive renovation.

PARKING STATEMENT

The Project complies with Section 134-2176(2)(d) of the Town Code, which requires two parking spaces per dwelling unit plus one space per five units for multifamily uses. A total of 91 spaces are required; 124 spaces are provided:

- 89spaces – subgrade parking under Buildings 1 and 2.
- 35parking spaces – subgrade parking under Building 3.

All parking is located below grade to maximize landscaped open space, eliminate surface parking, and fully screen parking from public view. This approach also removes the existing asphalt areas that dominate the current site condition.

SUPPLEMENTAL APPLICATION REQUIREMENTS

As required, attached are the responses to the review standards/guidelines for the SE, SPR, Variances and ARCOM requests:

- **Exhibit A:** Special Exception in accordance with Section 134-229.
- **Exhibit B:** Site Plan Review in accordance with Section 134-329.
- **Exhibit C:** Findings prior to authorization of a Variance Section 134-201.
- **Exhibit D:** Criteria for building permit in accordance with Section 18-205.
- **Exhibit E:** Detailed history in chronological order of all zoning-related requests processed on or after January 1, 1970 specific to the Site.
- **Exhibit F:** Property Info sheet with the Location Map**.**
- **Exhibit G:** Legal Description**.**

EXHIBIT A

Sec. 134-229. Requirements for granting a Special Exception.

The requirements for granting a special exception use under this chapter are as follows:

(1) The use is a permitted special exception use as set forth in article VI of this chapter.

RESPONSE: *The request for 5-story buildings is permitted as a Special Exception ("SE") in the Code. The South End is dominated by existing 5-story structures, and many non-conforming structures greater than 5-stories. As such, the request to allow 5-stories on the Site is not only a permitted SE, but also consistent with all the surrounding properties. The Site is being developed as one development and thus will be tied together via a Covenant in Lieu of Unity of Title and obtain all required governmental agency approvals.*

(2) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

RESPONSE: *The requests will have no adverse effect on the public health, safety, welfare or morals.*

(3) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

RESPONSE: *The Project will not cause substantial injury to the value of other properties in the neighborhood where it is to be located. In fact, improving the Site with a newly constructed development designed by a Pritzker-winning architect is likely to enhance the value of other properties in the neighborhood.*

(4) The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

RESPONSE: *The Project is compatible with the adjoining development and the intended purpose of the district in which it is located. The South End is dominated by multifamily type uses.*

(5) The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

RESPONSE: *The Project meets all applicable yard, open space, and special requirements outlined in Article VI. In addition, it exceeds minimum standards by introducing abundant landscaping and open space enhancements. The design incorporates landscape planters, planted green facades, layered green buffers, open-air gardens, and mature shade trees throughout the site. The front yard along S. Ocean Boulevard will be significantly upgraded with a dense, lush vegetative buffer, replacing existing plain sod and asphalt areas with a more visually appealing and environmentally beneficial streetscape.*

(6) The use will comply with all elements of the comprehensive plan.

RESPONSE: *The Project complies with all the elements of the comprehensive plan.*

(7) The use will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

RESPONSE: *The Project has been designed and positioned to minimize impacts on adjoining properties and will not create substantial economic, noise, glare, or odor effects within the district. As detailed above, significant effort and investment have been devoted to preserving view corridors and sight lines from neighboring properties. The design employs four-sided, human-scaled architecture consistent with the Town's coastal character, avoids large single massing, and allows for light and air between buildings. Balconies are incorporated in a manner consistent with adjacent developments, and the overall massing is*

articulated to integrate harmoniously into the surrounding context—supporting, rather than diminishing, neighboring property values.

(8) Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

RESPONSE: *Adequate ingress and egress to the Project is being provided. In fact, ingress and egress to the Site is being significantly improved. On the Ambassador site, the existing southern ingress/egress drive aisle— currently located partially on the adjacent property—is being shifted entirely onto the Ambassador site. This relocation improves access for the Project and gives the neighbor the added benefit of replacing asphalt with new landscaping. On the Edgewater site, there are currently three points of ingress/egress which will be reduced to two. This will result in a reduction in vehicular conflict points, provide a better traffic flow in/out of the Site, and reduce asphalt and increase landscaping. Pedestrian safety is also being improved throughout the Site.*

(9) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

RESPONSE: *All proposed signs and exterior lighting will be compatible and in harmony with properties in the district.*

(10) Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.

RESPONSE: *The current request does not affect the location, availability or compatibility of utility services.*

(11) Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

RESPONSE: *The refuse and service areas for the Project will not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe. The refuse and service areas for the Project have been positioned away from the primary pedestrian areas and have been designed to not inhibit vehicular flow. On the Ambassador site, these areas are located at the southwest corner of Building 2, which is completely separate from the main pedestrian access and vehicular flow. On the Edgewater site, these areas are contained within Building 3 with easy access that does not inhibit normal vehicular flow.*

(12) In all districts except the C-OPI district, and also with the exception of hotel, motel and timeshare uses, the proposed special exception use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be town persons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine the credibility and the appropriateness of the applicant's conclusion. The submittal shall include a description of the types of information used and the methodology employed to arrive at the conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant. The town may in the future require the applicant to demonstrate to the satisfaction of the town council that the special exception use is continuing to be town-serving.

RESPONSE: *The Project is a multifamily product that serves townspersons. The units will be sold as fee simple ownership.*

(13) If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition, adequate landscaping, screening and barricade protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

RESPONSE: *There are no historic specimen trees located on the Site. Notwithstanding, the Project proposes a specimen banyan tree as a centerpiece to the motor court on the Ambassador site.*

(14) The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

RESPONSE: *The Project does not propose any additional burden on Town Police or Fire Rescue Services. In fact, the current use on the Site is for a total of 135 hotel units and this is being reduced to 41 multifamily units.*

EXHIBIT B

Sec. 134-329. Review by town council for Special Review.

Within 30 days of receipt of the application for site plan review, the town council shall review and consider the application. Before any site plan shall be approved, approved with changes, or denied, the town council shall make a finding that the approval of the site plan will or will not adversely affect the public interest and certify that the specific zoning requirements governing the individual use have or have not been met and that, further, satisfactory provision and an arrangement has or has not been made concerning the following matters, where applicable:

(1) Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the town.

RESPONSE: *Applicant is the fee simple owner and in control and possession of the entire parcel which is subject of this application. Applicant is responsible for the care and upkeep of the entire site. No maintenance responsibility will become the obligation of the Town.*

(2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.

RESPONSE: *The Project proposes a decrease in density from the existing 135 hotel units to 41 dwelling units – a 94 unit or ~70% reduction – which will result in a decrease in the traffic trip generation for the Site. Further, the R-D(2) district allows for a maximum density of 13 units per acre for multifamily uses, which equates to 70 multifamily units. Note that the Code allows for 26 dwelling units per acre for a hotel use and 20 dwelling units per acre for a condo-hotel use and both of these uses provide accommodations for transient guests, which equates to 140 hotel dwelling units and/or 108 condo-hotel dwelling units. However, Applicant is only proposing 41 residential dwelling units for permanent residents, which is 29 units less than what can be developed on the Site.*

(3) Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.

RESPONSE: *Adequate ingress and egress to the Project is being provided. In fact, ingress and egress to the Site is being significantly improved. On the Ambassador site, the existing southern ingress/egress drive aisle— currently located partially on the adjacent property—is being shifted entirely onto the Ambassador site. This relocation improves access for the Project and gives the neighbor the added benefit of replacing asphalt with new landscaping. On the Edgewater site, there are currently three points of ingress/egress which will be reduced to two. This will result in a reduction of vehicular conflict points, provide better traffic flow in/out of the Site, and reduce asphalt and increase landscaping. Pedestrian safety is also being improved throughout the Site.*

The refuse and service areas for the Project do not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe. The refuse and service areas for the Project have been designed to be situated away from the primary pedestrian areas and to not inhibit vehicular flow. On the Ambassador site, these areas will be located at the southwest corner of Building 2,

completely separated from the main pedestrian access and vehicular flow. On the Edgewater site, these areas will be contained within Building 3 with easy access that does not inhibit normal vehicular flow.

(4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

RESPONSE: *The Project proposes a subgrade-level parking completely concealed from view. Furthermore, the Project proposes to have all "back of house" operations hidden from public view. No pedestrian will ever see or walk past noisy or unsightly parking garages, ventilation systems, utility rooms, or HVAC components.*

(5) Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

RESPONSE: *The Project incorporates extensive landscaping and natural buffers to ensure internal and external harmony with surrounding uses. The Project integrates landscape planters, green facades, lush vegetative buffers, open-air gardens, and mature shade trees throughout the Site. The front yard along S. Ocean Boulevard will be transformed with a densely planted roadside buffer, replacing the existing plain sod and expansive asphalt areas with a layered, visually appealing streetscape. Living green walls will be strategically integrated to soften building façades, enhance visual interest, and screen otherwise blank surfaces. Collectively, these elements create a cohesive, garden-like environment that both complements the architectural design and strengthens compatibility with neighboring properties.*

(6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacities.

RESPONSE: *The Project will comply with all drainage requirements of the Town. Conceptual approval has already been obtained from the Town, and the civil plans have been submitted as part of this application for further review by Town staff.*

(7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

RESPONSE: *Conceptual approval has been obtained from the Town for the hook-in locations and there is sufficient capacity for the Project; however, the civil plans have been submitted as part of this application for further review by Town staff. All hook-in locations for utilities will obtain final Town approval as part of the building permit process.*

(8) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to communitywide open spaces and recreation facilities.

RESPONSE: *The Project does not alter or reduce any existing recreation facilities. With respect to open space, the design fully complies with all applicable requirements and substantially enhances the Site's landscape and open space provisions. The Project introduces abundant greenery through landscape planters, planted green facades, layered vegetative buffers, open-air gardens, and mature shade trees. The front yard along S. Ocean Boulevard will be transformed with a lush, densely planted buffer, replacing plain sod and asphalt with a visually appealing and privacy-enhancing streetscape. These improvements strengthen the relationship to surrounding open spaces while preserving the privacy of adjacent properties.*

(9) Such other standards as may be imposed by this chapter for the particular use or activity involved.

RESPONSE: *There are no other standards that may be imposed by the Code for the Project.*

(10) Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.

RESPONSE: Not applicable. *The proposed Project is multifamily residential, not a commercial structure. That said, the South End is dominated by existing 5-story structures as well as several non-conforming structures exceeding five stories. Accordingly, the Project's proposed 5-story height is both consistent and compatible among the surrounding properties.*

(11) Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

RESPONSE: *The massing of the Project compliments the existing buildings adjacent to the Site in composition, design, and bulk. The Applicant devoted significant time and cost to designing and redesigning the Site layout to minimize any impacts to the surrounding properties. Multiple designs were considered prior to the final design selection for the Project. The final design was selected because it maintains the most efficient and innovative use of the land, is respectful of the view corridors and sight lines of the surrounding properties, and incorporates architectural details that make the project feel more domestic and residential in nature. The Project minimizes any interruptions to viewsheds of the adjacent properties, avoids a large single massing, and allows light and air between the Buildings. It also references a strong local treatments of façade features incorporating a variety of elements including large glass windows, balconies, and deep terraces. Finally, the project incorporates additional setbacks on the top penthouse floor to create expansive private terraces for the penthouse owners while also creating compositional and volumetric variety that softens the buildings and make them unmistakably residential in character.*

EXHIBIT C

UPDATED VARIANCES

Code Section	Variance
Edgewater	
Sec. 134-1060(9) Lot Coverage	(V1) To allow an increase in the maximum lot coverage by 7.72% for new five-story building with 29.72% lot coverage in lieu of the 22% permitted. - inclusive of the subgrade garage and terraces. NOTE: Portion of structure above grade is 27.53% lot coverage, with the 5th floor (Penthouse level) at 23.33% lot coverage.
Sec. 134-1060(10) Sec. 134-1874 Maximum Building Length	(V2) To allow an increase in the maximum building length from 175 ft. to 211'-9" ft. - inclusive of the subgrade garage and terraces.
Sec. 134-1600 Maximum Fill	(V3) To permit 9.0 feet of max fill in lieu of 2.60 feet permitted. COR = 4.8 NAVD FFE = 10.00 NAVD (per Point of Measure Definitions) 10.00-4.8 = 5.2 / 2 = 2.60 FEET MAX FILL
Sec. 134-1060(6)(d) Side Yard (North) Setback	(V4) To reduce the required minimum side yard setback to 8'-6" in lieu of 62'-6" required and 11'-3" ft. existing.
Sec. 134-1607(1) Rooftop mechanical equipment	(V5) Allow an increase in height of the rooftop mechanical equipment from 48 inches to 108 inches.
Sec. 134-1729 Generators	(V6) To allow an increase in the height of generators greater than 100 kw from 84 inches to 122 inches and mounted on the roof of the building.
Sec. 134-845 Rooftop Equipment Area	(V7) To exceed by 15.03% the rooftop area greater than 10% of the rooftop area, to permit 25.03% for Building 3.
Sec. 134-1064(b)(3) Overall Building Height	(V8) To increase the overall building height for the mechanical level by 8' to 75.5 ft. in lieu of the permitted 67.5ft. NOTE: Building height is for mechanical equipment screening only.
Sec. 134-1667 Sec. 134-1670(a) Site wall height	(V9) To exceed by 1' for 6'10" in front yard and 7'-6" in side yards.
Ambassador	
Sec. 134-1060(9) Lot Coverage	(V10) To allow an increase in the maximum lot coverage of 22% for 5-story buildings to 43.18% - inclusive of the subgrade garage and terraces. NOTE: Existing Lot Coverage is nonconforming at 24% NOTE: Portion of structure above grade is 24.22% lot coverage, with the 5th floor (Penthouse level) at 20.96% lot coverage.
Sec. 134-1060(10) Sec. 134-1874	(V11) A variance to exceed the maximum building length 442 ft. inclusive of the subgrade garage and terraces.

Maximum Dimension	NOTE: Portion of structure above grade does not exceed 175'-0" ft. (Building 2 is 171' long)
Sec. 134-1600 Maximum Fill	(V12) To permit 12.5 feet of max fill in lieu of 6.10 feet permitted. COR = 4.8 NAVD FFE = 17.00 NAVD 17.00-4.8 = 12.2 / 2 = 6.1 FEET MAX FILL
Sec. 134-1060(6)(d) Side Yard (North) Setback	(V13) To reduce the required minimum side yard setback to 31'-7" ft. in lieu of 60'-6" ft. required.
Sec. 134-1060(6)(d) Side Yard (South) Setback	(V14) To reduce the required minimum side yard setback to 29'-2" in lieu of 60'-6" required and 29'-9" existing.
Sec. 134-1607(1) Rooftop mechanical equipment	(V15) Allow an increase in height of the rooftop mechanical equipment from 48 inches to 108 inches.
Sec. 134-1729 Generators	(V16) To allow an increase in the height of generators greater than 100 kw from 84 inches to 122 inches and mounted on the roof of the building.
Sec. 134-845 Rooftop Equipment Area	(V17) To exceed by 23.88% the rooftop area greater than 10% of the rooftop area, to permit 33.88% for building 2 and to exceed by 21.69% to permit 31.69% for Building 1.
Sec. 134-1064(b)(3) Overall Building Height	(V18) To increase the overall building height for the mechanical level by 8' to 73.5' for the portion of the building East of the CCCL and 14.9'' to 80.4' for the portion of the building West of the CCCL in lieu of the permitted from 65.5' for rooftop mechanical equipment screening.
Sec. 134-1060 (8) Height and Overall Height	(V19) To increase the overall building height of Building 2 by 6'-10 3/4" in lieu of the permitted from 60'-6" from 9' NAVD for the portion of the building located west of the CCCL.
Sec. 134-1667 Sec. 134-1670(a) Site wall height	(V20) To exceed by 1-6"' for 7'-2" in front yard and 8'-6" for 15'-4" in side yards.

The Project includes innovative design elements and mitigation features as follows:

1. **Respect for view corridors:** Building placement and orientation preserves surrounding view corridors and sight lines, employing four-sided, human-scaled architecture with design elements rooted in Palm Beach's architectural tradition.
2. **Light, air, and openness**: Massing is broken into smaller volumes to avoid a monolithic appearance, maintain air flow, and minimize view interruptions for neighboring properties.
3. **Contextual balconies:** Building façades incorporate balconies consistent with the architectural character of adjacent properties.
4. **Protection of neighboring values:** Significant design effort and investment have been devoted to reducing view impacts, with the aim of preserving—and potentially enhancing—adjacent property values.
5. **Concealed service functions:** All "back-of-house" operations, including parking garage entries, ventilation systems, utility rooms, and HVAC equipment, are fully screened from public view.
6. **Fully subgrade parking:** All parking is located below grade and completely concealed from the street.

7. **Massing separation at the Ambassador:** The main drive aisle leads to a landscaped motor court and centrally located lobby between Buildings 1 and 2, visually separating the two buildings and reducing perceived bulk.
8. **Thoughtful circulation:** Centralized motor courts serve each building, with loading zones located discreetly away from primary arrival points.
9. **Code-compliant, resilient construction:** The Project replaces outdated, non-compliant buildings with new structures designed to current building codes, windstorm standards, and climate-resilience requirements.
10. **Extensive landscaping:** The design integrates landscape planters, green façades, layered buffers, open-air gardens, shade trees, and a substantial enhancement of the front yard along S. Ocean Boulevard with a lush vegetative buffer.
11. **Transformation of Site character**: Existing asphalt and sod are replaced with a comprehensive landscape program that improves aesthetics, environmental performance, and resident privacy.

VARIANCE ANALYSES

*****See plan sheets G-015 through G-027 for the details of all requested variances*****

See sheet plans G-016, G-017, G-017b, and G-023

Code Section	Variance
Edgewater	
Sec. 134-1060(9) Lot Coverage	(V1) To allow an increase in the maximum lot coverage of 22% for 5-story buildings to 29.72% - inclusive of the subgrade garage and terraces. NOTE: Portion of structure above grade is 27.53% lot coverage, with the 5th floor (Penthouse level) at 23.33% lot coverage.
Ambassador	
Sec. 134-1060(9) Lot Coverage	(V10) To allow an increase in the maximum lot coverage of 22% for 5-story buildings to 43.18% - inclusive of the subgrade garage and terraces. NOTE: Existing Lot Coverage is nonconforming at 24% NOTE: Portion of structure above grade is 24.22% lot coverage, with the 5th floor (Penthouse level) at 20.96% lot coverage.

Applicant is seeking to increase the lot coverage from 22% to 29.72% (18,601 sq. ft. to 24,212 sq. ft.) on the Edgewater (Building 3) site and from 22% to 43.18% (28,988 sq. ft. to 56,895 sq. ft.) on the Ambassador site (Buildings 1 and 2).

- The main issue is the code definition of a building/structure – which includes any portion of a building that is subgrade (a staff interpretation). Per Sec. 134-1 of the Code, a Principal Structure is defined as the *"main and foremost building or structure located on a lot and in which is conducted the main and foremost use of the lot on which the building or structure is situated."* In the Project, the main structures are the above-grade Buildings and not the subgrade parking level.

- That said, customarily from a zoning perspective, the lot coverage is calculated based on the total square footage or footprint of a structure above grade. However, the Code takes into account all subgrade improvements and factors that square footage into the total lot coverage calculation. The

graphics as shown on sheet plans G-016, G-017, G-017b and G-023, indicate the actual footprint of the buildings in red cross hatching and the extent of the subgrade parking level in pink cross hatching – which, on the Ambassador site, extends outside of the building footprint on Building 1 and 2, but emphasis is on the fact that it's located subgrade which is customarily not counted towards lot coverage.

- Buildings 1 and 2 are actually 34,063 sq. ft. above grade in total, which equates to 25.85% lot coverage, a significant reduction from 43.18% lot coverage and only a 2% increase from existing.
- Further, Buildings 1 and 2 are actually 31,919 sq. ft. above grade in total excluding entry canopies, which equates to 24.22% lot coverage and only less than 1% increase from existing.

- The departure from the allowable lot coverage on the Edgewater site is the result of an effort to maintain view corridors for the neighbors to the south. The initial design included two 5-story structures, but after numerous discussions with The Regency, it was determined that a single, larger structure was preferred as it could be set back further from the western property line and better preserve the view corridors for neighbors in the north eastern units.

- In response to feedback at the August ARCOM Meeting, the Project has been further revised to incorporate decorative arcades on portions of the ground floor of the buildings and decorative cantilever projections at varied sections of the north, southeast, and west sides of Building 1, the north, south, and east sides of Building 2, and at varied sections of the north, east, and west sides of Building 3, which provide architectural articulation and embellishment to these buildings. While these 48-inch cantilever projections protrude slightly beyond the above-ground building footprints, they are not habitable/occupiable and cannot be used as balconies, and therefore do not count towards lot coverage and setbacks, as non-habitable architectural features may extend up to 48 inches into required setbacks and not count towards lot coverage. *See* Code Sec. 134-1062(1). While the unoccupiable arcades on the ground floor extend 72 inches beyond the above-grade building footprints (24 inches beyond the allowable 48 inches), and therefore a portion of which is not technically excluded from lot coverage and setback consideration, these arcades are not visible or intrusive to the adjacent properties and have no discernible impact on the massing of the buildings.

See sheet plans G-016, G-017, and G-023b

Code Section	**Variance**
Edgewater	
Sec. 134-1060(10) Sec. 134-1874 Maximum Dimension	(V2) Allow an increase in the maximum building length from 175 ft. to 211'-9" ft. - inclusive of the subgrade garage and terraces.
Ambassador	
Sec. 134-1060(10) Sec. 134-1874 Maximum Dimension	(V11) Allow an increase in the maximum building length from 175 ft. to 442 ft. - inclusive of the subgrade garage and terraces. NOTE: Portion of structure above grade does not exceed 175'-0" (Building 2 is 171' long)

Applicant is seeking to allow an increase in the maximum building length from 175 ft. to 211'-9" ft. for Building 3 and from 175 ft. to 442 ft. for the combined Buildings 1 and 2.

- As discussed above, the Code includes the subgrade parking levels as part of the structure regardless of the fact that it is located subgrade to the Site. As such, for the purpose of building length, the total length of the subgrade parking level must be used in determining the applicable building length.

    - Building 3 is actually 211' 9" ft. in length when including the terraces and the subgrade parking. Thus, it is only 37 ft. greater than the Code technically permits. Considering the 397 ft. x 190 ft. lineal configuration of the Edgewater site, Building 3 was designed to comply with the front and rear setbacks and so it was most feasible to provide a slightly longer building, with a 37 ft. length increase being *reasonable*. Additionally, as stated above, a single, longer building was the preferred design of the southern neighbors as it better preserved their view corridors.

    - The same applies to Building 1 (187 ft.) and Building 2 (171 ft.). Again, the 773 ft. x 216 ft. lineal configuration of the Ambassador site was considered when designing the Buildings. The Code requires that the entire building, including the subgrade parking be included in the total building length, which yields the 442 ft. Note that this building length is not visible at all since it is entirely located below grade and only the principal structures are visible. Thus, only the portion of the two buildings above grade are visible and are compliant, including the terraces.

Furthermore, in response to feedback at the August ARCOM Meeting, Applicant incorporated decorative arcades and cantilever projections at varied sections of the Buildings to provide architectural articulation and embellishment to these buildings. While these arcades and cantilever projections protrude slightly beyond the above-ground building footprints, they are not habitable/occupiable and cannot be used as balconies.

See sheet plans G-018 and G-024

Code Section	**Variance**
	Edgewater
Sec. 134-1600 Maximum Fill	(V3) To permit 9.0 feet of max fill in lieu of 2.60 feet permitted. COR = 4.8 NAVD FFE = 10.00 NAVD (per Point of Measure Definitions) 10.00-4.8 = 5.2 / 2 = 2.60 FEET MAX FILL
	Ambassador
Sec. 134-1600 Maximum Fill	(V12) To permit 12.5 feet of max fill in lieu of 6.10 feet permitted. COR = 4.8 NAVD FFE = 17.00 NAVD 17.00-4.8 = 12.2 / 2 = 6.1 FEET MAX FILL

Based on Florida Department of Environmental Projection ("**DEP**") requirements (Ambassador) the current FEMA FIRM maps (Edgewater), the required Finished Floor Elevation is significantly higher than the existing natural grade. On the Edgewater property the required finished floor elevation (10.00) NAVD is +/- 6 ft higher than the existing natural grade (4.00 NAVD) and 5.2 ft higher than the crown of road (4.80 NAVD). 2.60 feet of fill is permitted per Town of Palm Beach Zoning Code. On the Ambassador property, the required finished floor elevation (17.00 NAVD) is +/- 13 ft higher than the existing natural grade (4.00 NAVD) and 12.2 ft higher than the crown of road (4.80 NAVD). In order to provide pedestrian and vehicular access to the finished floor, fill is required in excess of the code allowances.

See sheet plans G-018, G019, and G-023b

Code Section	Variance
Edgewater	
Sec. 134-1060(6)(d) Side Yard (North) Setback	(V4) To reduce the required minimum side yard setback to 8'-6" in lieu of 62'-6" required and 11'-3" ft. existing.
Ambassador	
Sec. 134-1060(6)(d) Side Yard (North and South) Setback	To allow: (V13) A North Side Yard Setback of 31'-7" in lieu of 60'-6" required. (V14) A South Side Yard Setback of 29'-2" in lieu of 60'-6" required and 29'-9" existing.

Regarding the Ambassador site (Buildings 1 and 2), the requested setback variances only relate to the subgrade parking, as the above-grade potions of Buildings 1 and 2 are fully compliant with the setback requirements under the Town Code, with the exception of the decorative, unoccupiable arcades at varied sections of the buildings. While setbacks customarily pertain to structures above the ground level, the Town Code interpretation is that the setbacks apply to below-grade as well as above-grade structures. Nevertheless, the subgrade parking level that encroaches into the setbacks on the Ambassador site is not visible or intrusive to the adjacent properties – hence meeting the customary purpose and intents of a required setback for a principal structure. In fact, all of neighbors adjacent to the Ambassador site fully supported the Project – including the proposed setback variances.

Regarding the Edgewater site (Building 3), the entire structure has been shifted north to eliminate any south side-yard setback encroachment and improve the relationship to the neighboring Regency building. Subgrade parking for Building 3 aligns with the above-grade footprint and only requires a side-yard variance on the north side.

See sheet plans G-020, G-021, G-025 and G-027

Code Section	Variance
Edgewater	
Sec. 134-1607(1) Rooftop mechanical equipment	(V5) Allow an increase in height of the rooftop mechanical equipment from 48 inches to 108 inches.
Sec. 134-1064(b)(3) Overall Building Height	(V8) To increase the overall building height for the mechanical level by 8' to 75.5 ft. in lieu of the permitted 67.5ft. **Building height is for mechanical equipment only**.
Ambassador	
Sec. 134-1607(1) Rooftop mechanical equipment	(V15) Allow an increase in height of the rooftop mechanical equipment from 48 inches to 108 inches.

Sec. 134-1064(b)(3) Overall Building Height	(V18) To increase the overall building height for the mechanical level by 8' to 73.5' for the portion of the building East of the CCCL and 14.9'' to 80.4' for the portion of the building West of the CCCL in lieu of the permitted from 65.5' for rooftop mechanical equipment screening. **Building height is for mechanical equipment only and is also a decrease in an existing non-conforming building height of 93 ft**.

The Buildings are in compliance with the overall building height requirement of 62.5 ft. However, Applicant must request these variances to allow an increase in height for the rooftop mechanical equipment on the Buildings. The HVAC systems being utilized for the Project require cooling towers that are not of the traditional 48-inch height. They are designed to be highly efficient and environmentally-friendly, thus are taller than the common low efficient units. These newer designed cooling towers are 60 inches taller than the Code allows and require a variance. Consequently, this triggers the need for a second variance related to the overall building height to allow for the rooftop equipment. Pursuant to Sec. 134-1728 and 134-1729, all rooftop mechanical equipment and generators are required to be completely screened from view from the street. Applicant proposes to have all the rooftop mechanical equipment centered on the rooftop and provide four-sided screening. The screening has been specifically designed to work with the architecture of the Buildings.

See sheet plans G-020 and G-025

Code Section	Variance
Edgewater and Ambassador	
Sec. 134-1729 Generators	(V6 and V16) To allow an increase in the height of generators greater than 100 kw from 84 inches to 122 inches and mounted on the roof of the building.

Applicant is requesting a variance to allow an increase in the maximum height of the generators from 84 inches to 122 inches and mounted on the rooftop of the Buildings. This is a 37-inch increase, a *di minimis* request when considering the various generator types. In order to be prepared for natural disasters and due to the increased hurricane activity affecting Florida, Applicant seeks generators large enough to serve the units during any power outages. Weather related outages can last for hours, days, or even weeks. Not having a generator can be a detriment to the safety and welfare of the residents; food can spoil in a matter of hours; certain medical devices require electricity; and some medications require refrigeration. With the generator, the residents would be able to run essential lights and appliances. Being a multifamily building, portable generators are not an option since there are no safe electrical hook-in areas conveniently located, not to mention that portable generators must be placed outdoors and cannot be indoor under any circumstance.

See sheet plans G-021, G-022 and G-027

Code Section	Variance
Edgewater	
Sec. 134-1667 Sec. 134-1670(a) Site wall height	(V9) To exceed by 1' for 6'10" in front yard and 7'-6" in side yards.
Ambassador	
Sec. 134-1667 Sec. 134-1670(a) Site wall height	(V20) To exceed by 1-6"' for 7'-2" in front yard and 8'-6" for 15'-4" in side yards.
Sec. 134-1060 (8) Height and Overall Height	(V19) To increase the overall building height building 2 by 6'-10 3/4" in lieu of the permitted from 60'-6" from 9' NAVD for the portion of the building located west of the CCCL.

Based on DEP requirements and the current FEMA FIRM maps, the required Finished Floor Elevation is significantly higher than the existing natural grade resulting in interior and perimeter site walls in excess of the 6 feet and 7 feet permitted by the zoning code. Furthermore, DEP requires the finished floor elevation of a single building to meet the finished floor that is higher than the point of measure per the Code, thus creating the need for the variances.

See sheet plans G-020 and G-026

Code Section	Variance
Edgewater	
Sec. 134-845 Rooftop Equipment Area	(V7) To exceed by 15.03% the rooftop area greater than 10% of the rooftop area, to permit 25.03% for Building 3.
Ambassador	
Sec. 134-845 Rooftop Equipment Area	(V17) To exceed by 23.88% the rooftop area greater than 10% of the rooftop area, to permit 33.88% for Building 2 and to exceed by 21.69% to permit 31.69% for Building 1.

Because the rooftop mechanical equipment – including the HVAC systems and generators – being utilized for the Project are larger than the traditional mechanical equipment, as detailed above, Applicant is requesting these variances. Applicant has reduced the size of the rooftop mechanical equipment to the minimum extent feasible, and Applicant proposes to have all the rooftop mechanical equipment centered on the rooftop.

Sec. 134-201. Findings prior to authorization.

(a) The town council may authorize upon appeal such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of this chapter will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the town council must and shall find the following:

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

RESPONSE: *There are existing special conditions and circumstances which are particular to the land, structures and buildings, which are not applicable to other lands, structures or buildings in the same zoning district. See above for a full analysis of each variance and how the literal interpretation of the Code has created an undue burden on the Applicant.*

(2) The special conditions and circumstances do not result from the actions of the applicant.

RESPONSE: *The special conditions and circumstances do not result from the actions of Applicant. See the above for a full analysis of each variance and how the literal interpretation of the Code has created an undue burden on the Applicant.*

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in this same zoning district.

RESPONSE: *The granting of the requested variance will not confer on the Applicant any special privilege that is denied by the Code to other lands, buildings or structures in this same zoning district. In fact, these variances can be requested by any property owner affected by the applicable regulations.*

(4) Literal interpretation of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

RESPONSE: *The literal interpretation of this chapter would deprive Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on Applicant. See the above for a full analysis of each variance and how the literal interpretation of the Code has created an undue burden on Applicant.*

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

RESPONSE: *The requested variances are the minimum variances that will make possible the reasonable use of the land. See above for a full analysis of each variance and the applicability to the use of the land.*

(6) For granting of a variance to sections 134-387 or 134-390 through 134-392, pertaining to the regulation of nonconforming uses, the following additional findings shall be made pertaining to the nonconforming use for which the variance is requested:
   a. It is the continuance of a unique hotel or residential use that has, for at least 15 years proven compatible with the surrounding uses; and
   b. Neither rezoning to a district which would allow the use, nor inclusion of the subject use as a permitted or special exception use in the district would act to achieve the preservation of the subject use without opening the possibility of the incursion of uses incompatible with the immediately surrounding area and, further, such variance shall:
      1. Be granted only for the continuation of the same hotel or residential use; and
      2. Require the applicant to submit a declaration of use limiting the utilization of the property for which the variance was granted to the same use as that existing at the time the variance was granted.

RESPONSE: *N/A*

(7) The grant of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. In granting any variance, the town council may prescribe appropriate conditions and safeguards in conformity with this chapter. Upon granting a variance the town council may require the landowner to provide a declaration of use agreement which shall be recorded in the public records to ensure continuing compliance with town council imposed conditions of such grants. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

RESPONSE: *Granting of the variances will be in harmony with the general intent and purpose of the Code. Additionally, granting of the variances will not be injurious to the area involved or otherwise detrimental to the public welfare.*

EXHIBIT D

Sec. 18-205. Criteria for building permit.

(a) The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

(1) The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.

RESPONSE: *Applicant considers the plan for the proposed building to be 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.

RESPONSE: *The plan for the proposed building is consistent with the surrounding properties relative to reasonable protection 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.

RESPONSE: *The exterior materials and details proposed are of high quality and enhance the appearance of the local environment.*

(4) The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

RESPONSE: *The proposed structure is in harmony with the proposed developments on land in the general area.*

(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.

RESPONSE: *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. The front and side elevations are not identical to the surrounding structures.

b. The size and arrangement of doors, windows and porches is not identical to the surrounding structures.

c. The proposed materials are consistent with the architectural style and character of the surrounding area while implementing unique detailing.

(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.

RESPONSE: *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.*

a. The proposed height of the building is not excessively dissimilar to the surrounding properties or the existing structure.
b. The architectural expression and exterior detailing are consistent with the proposed architectural style and compatible with the adjacent structures.
c. The proposed work is architectural compatibility with the tropical context and the adjacent structures.
d. The arrangements of the components of the structure are compatible with the adjacent structures.
e. The appearance of mass is broken down by the detailing of architectural decorative eaves and projections, varied location of positioning of terraces, and balcony materials. The below grade parking is concealed behind a stepped garden with substantial landscape buffer.
f. While the general architectural approach is consistent with adjacent properties, the detailing and material selection provides diversity of design without becoming excessively dissimilar.
g. The proportions of the design features have been carefully studied
h. Varying terrace depths and substantial landscape buffer protect the privacy of the neighboring property in a manner consistent with the surrounding context.

(7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

RESPONSE: *The proposed accessory structures are subservient in style and massing to the principal or main structure.*

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

RESPONSE: *The proposed architectural style and materials of the structure are consistent with other structures in the immediate area.*

(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.

RESPONSE: *The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.*

(10) The project's location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

RESPONSE: *The Project's location and design are oriented to protect unique Site characteristics. Furthermore, the location of Building 3 on the Edgewater property has been located to enhance the view of the Site's natural surrounding characteristics for the adjacent property.*

EXHIBIT E

SITE HISTORY

Please provide a detailed history of all zoning-related requests applicable to this property processed on or after January 1, 1970, in chronological order, including but not limited to variances, special exceptions, site plan reviews, and existing agreements.

N/A

EXHIBIT F

P R O P E R T Y I N F O R M A T I O N

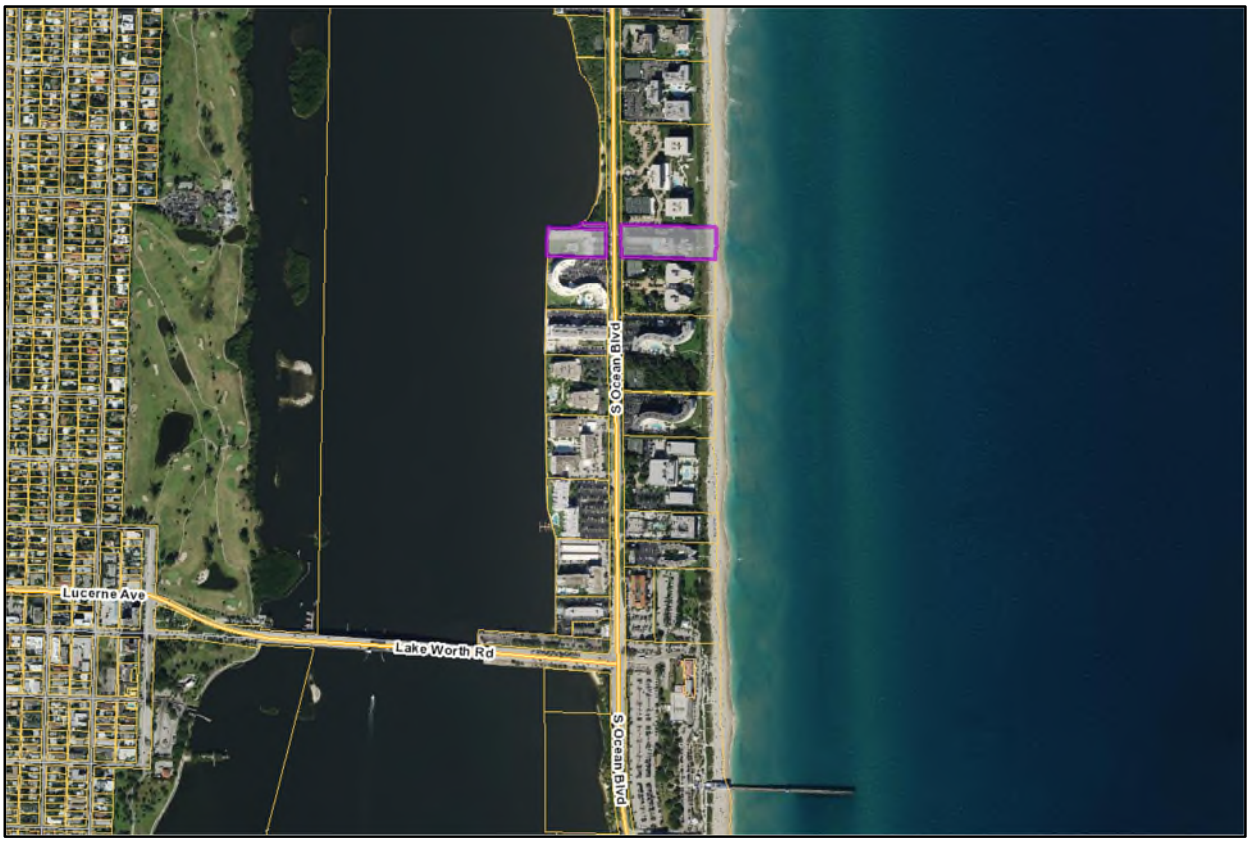


FIGURE 1 – Location map

Future Land Use ("FLU"):	Multi-Family High Density ("**MF**")
Zoning District:	R-D(2) High Density Residential District ("**R-D(2)**")
Property Owner / Address:	Palm Beach Edgewater Fee Borrower LLC, the owner of the property located at 2720 S. Ocean Blvd. (west side of S. Ocean Blvd.). Palm Beach Ambassador Fee Borrower LLC, the owner of the property located at 2730 S. Ocean Blvd. (east side of S. Ocean Blvd.).
Municipality:	Town of Palm Beach ("**Town**")

EXHIBIT G

LEGAL DESCRIPTIONS

EDGEWATER

PROPERTY ADDRESS:
2720 S. Ocean Blvd.
Palm Beach, FL 33480

LEGAL DESCRIPTION:
The land referred to herein below is situated in the County of PALM BEACH, State of Florida, and described as follows:

All that part of the North 190 feet of the South 350 feet of the North 3,000 feet of Section 23, Township 44 South, Range 43 East, Town of Palm Beach, lying between the West Right-of-Way line of State Road A1A on the East and the waters of Lake Worth on the West, together with any riparian rights thereto appertaining.

Parcel 3:
That part of the South 35 feet of the North 150 feet of the South 1000 feet of the North 3500 feet of Section 23, Township 44 South, Range 43 East, Palm Beach County, Florida, lying West of the State Road A-1-A as said road A-1-A is shown on Road Plat Book 1, Page 84, Public Records of Palm Beach County, together with all riparian rights, if any, appertaining thereto.

AMBASSADOR

PROPERTY ADDRESS:
2730 South Ocean Boulevard
Palm Beach, FL 33480

LEGAL DESCRIPTION:
All of the North 181 feet of the South 350 feet of the North 3000 feet of Section 23, Township 44 South, Range 43 East, Palm Beach County, Florida, lying East of State Road A-1-A, and that part of the South 35 feet of the North 150 feet of the South 1000 feet of the North 3500 feet of Section 23, Township 44 South, Range 43 East, Palm Beach County, Florida, lying East of the right of way of State Road A-1-A as shown on Road Plat Book 1, Page 84, of the Public Records of Palm Beach County, Florida.

Ambassador

2720 S. Ocean Blvd &
2730 S. Ocean Blvd
Palm Beach, Florida 33480

GENERAL SCOPE OF WORK INCLUDES:

- DEMOLITION OF EXISTING 113,115 SF BUILDING ON 2730 SOUTH OCEAN BOULEVARD.

- DEMOLITION OF EXISTING 61,758 SF BUILDING ON 2720 SOUTH OCEAN BOULEVARD.

- CONSTRUCTION OF 2 NEW 5-STORY MULTI-UNIT RESIDENTIAL BUILDINGS TOTALING 221,661 SF ON 2730 SOUTH OCEAN BOULEVARD.

- CONSTRUCTION OF 1 NEW 5-STORY 122,917 SF MULTI-UNIT RESIDENTIAL BUILDING ON 2720 SOUTH OCEAN BOULEVARD.

- ASSOCIATED SITE INCLUDING LANDSCAPE & HARDSCAPE, BELOW GRADE PARKING, AND NEW ACCESS DRIVES ON BOTH SITES.

FINAL SUBMITTAL 04-06-2026

ARCOM #
ARC-24-0090

ZONING #
ZON-24-0046

LANDSCAPE ARCHITECT
NEVERA WILLIAMS DESIGN
625 N. FLAGLER DRIVE, SUITE 502
WEST PALM BEACH, FL 33401
T: 561 659 2820

CIVIL ENGINEER
KIMLEY-HORN
1920 WEKIVA WAY
ROYAL PALM BEACH, FL 33411
T: 561 845 0665

MECHANICAL ENGINEER
CES ENGINEERING
5300 NW 33RD AVENUE
FORT LAUDERDALE, FL 33309
T: (954) 990-0556

OMA

SPINAOROURKE + PARTNERS
Architecture•Interior Design
Keith M. Spina # AR13419
285 BANYAN BLVD
West Palm Beach Florida 33401
•Ph 561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399



DRAWING LIST

DWG NO.	DRAWING TITLE
G-001	COVER SHEET & DRAWING LIST
G-002	TOPOGRAPHIC SURVEY
G-003	ZONING DATA
G-004	AMBASSADOR ZONING DATA
G-005	EDGEWATER ZONING DATA
G-006	CONTEXT LOCATION PLAN
G-007	AERIAL VIEWS
G-008	EYE LEVEL VIEWS
G-009	CURRENT VS. PROPOSAL COMPARISON
G-010	EXISTING CONDITIONS - AMBASSADOR
G-011	EXISTING CONDITIONS - EDGEWATER
G-012	PROPOSED CONDITIONS - AMBASSADOR
G-013	PROPOSED CONDITIONS - EDGEWATER
G-014	AREA SUMMARY
G-014b	CUT & FILL SUMMARY
G-015	FLOOD ZONE
G-016	FLOOD ZONE
G-017	VARIANCE DIAGRAMS - AM
G-017b	VARIANCE DIAGRAMS - AM
G-018	VARIANCE DIAGRAMS - AM
G-019	VARIANCE DIAGRAMS - AM
G-020	VARIANCE DIAGRAMS - AM
G-021	VARIANCE DIAGRAMS - AM
G-022	VARIANCE DIAGRAMS - AM
G-023	VARIANCE DIAGRAMS - AM
G-023b	VARIANCE DIAGRAMS - AM
G-024	VARIANCE DIAGRAMS - AM
G-025	VARIANCE DIAGRAMS - EW
G-026	VARIANCE DIAGRAMS - EW
G-027	VARIANCE DIAGRAMS - EW
G-028	VARIANCE DIAGRAMS - EW

DWG NO.	DRAWING TITLE
A-010	SITE PLAN
A-011	MANEUVERING PLANS 1
A-012	MANEUVERING PLANS 2
A-100a	BLDG 1 & 2 LEVEL B01
A-100b	BLDG 3 LEVEL B01
A-101a	BLDG 1 & 2 GROUND FLOOR
A-101b	BLDG 3 GROUND FLOOR
A-102a	BLDG 1 & 2 LEVEL 02
A-102b	BLDG 3 LEVEL 02
A-103a	BLDG 1 & 2 TYP. LEVEL 03 & 04
A-103b	BLDG 3 TYP. LEVEL 03 & 04
A-104a	BLDG 1 & 2 LEVEL 5
A-104b	BLDG 3 LEVEL 05
A-105a	BLDG 1 & 2 ROOF LEVEL
A-105b	BLDG 3 ROOF LEVEL
A-111	BLDG 1 ROOF LEVEL
A-111.1	BLDG 1 ROOF AXON VIEW W MECHANICAL SCREEN
A-112	BLDG 2 ROOF LEVEL
A-112.1	BLDG 2 ROOF AXON VIEW W MECHANICAL SCREEN
A-113	BLDG 3 ROOF LEVEL
A-113.1	BLDG 3 ROOF AXON VIEW W MECHANICAL SCREEN
A-201	ELEVATIONS
A-201 (A)	ELEVATIONS
A-201 (B)	ELEVATIONS
A-211	ENLARGED ELEVATIONS - AM 1
A-211 (A)	ENLARGED ELEVATIONS - AM 1
A-211R	RENDERED ELEVATIONS - AM 1
A-212	ENLARGED ELEVATIONS - AM 1
A-212 (A)	ENLARGED ELEVATIONS - AM 1
A-212R	RENDERED ELEVATIONS - AM 1
A-213	ENLARGED ELEVATIONS - AM 2
A-213 (A)	ENLARGED ELEVATIONS - AM 2
A-213R	RENDRED ELEVATIONS - AM 2
A-214	ENLARGED ELEVATIONS - AM 2
A-214 (A)	ENLARGED ELEVATIONS - AM 2

DWG NO.	DRAWING TITLE
A-214R	RENDRED ELEVATIONS - AM 2
A-215	ENLARGED ELEVATIONS - EW
A-215 (A)	ENLARGED ELEVATIONS - EW
A-215R	RENDERED ELEVATIONS - EW
A-216	ENLARGED ELEVATIONS - EW
A-216 (A)	ENLARGED ELEVATIONS - EW
A-216R	RENDERED ELEVATIONS - EW
A-217 (A)	ENLARGED ELEVATIONS - EW
A-301	SECTIONS
A-311	WALL SECTION - BLDG 1 - NORTH
A-312	WALL SECTION - BLDG 2 - NORTH
A-313	WALL SECTION - BLDG 1 - SOUTH
A-314	WALL SECTION - BLDG 2 - SOUTH
A-315	WALL SECTION - BLDG 2 - WEST
A-316	WALL SECTION - BLDG 3 - NORTH POOL
A-317	WALL SECTION - BLDG 3 - NORTH
A-318	WALL SECTION - BLDG 3 - SOUTH
A-319	WALL SECTION - BLDG 3 - EAST
A-320	WALL SECTION AMBASSADOR @MOTORCOURT
A-321	WALL SECTION @ COURTYARD
A-322	WALL SECTION - BLDG 1 - REAR YARD
A-323	WALL SECTION - BLDG 2 - COURTYARD
A-324	WALL SECTION - BLDG 3 - REAR YARD
A-325	WALL SECTION - BLDG 1 - NORTH
A-326	WALL SECTION - BLDG 3 - A
A-327	WALL SECTION - BLDG 3 - B
A-602	FACADE MATERIALS
A-604	FACADE TYPICAL DETAILS
A-607	MECHANICAL SCREEN DETAILS
A_211 (B)	ENLARGED ELEVATIONS - AM 1
A_212 (B)	ENLARGED ELEVATIONS - AM 1
A_213 (B)	ENLARGED ELEVATIONS - AM 2
A_214 (B)	ENLARGED ELEVATIONS - AM 2
A_215 (B)	ENLARGED ELEVATIONS - EW
A_216 (B)	ENLARGED ELEVATIONS - EW
R-01	RENDERED VIEWS
R-02	RENDERED VIEWS
R-03	RENDERED VIEWS
R-04	RENDERED VIEWS
R-05	RENDERED VIEWS
R-06	RENDERED VIEWS
R-07	RENDERED VIEWS
R-08	RENDERED VIEWS
R-09	RENDERED VIEWS

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINAOROURKE + PARTNERS
Architecture•Interior Design
Keith M. Spina # AR13419

OMA
180 Varick Street, Suite 1328
New York, NY 10014
T: +1 212 337 0770

NEVERA WILLIAMS DESIGN
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
T: 561 659 2820

Submittal for:
Ambassador
2720 S. Ocean Blvd &
2730 S. Ocean Blvd
Palm Beach, Florida 33480

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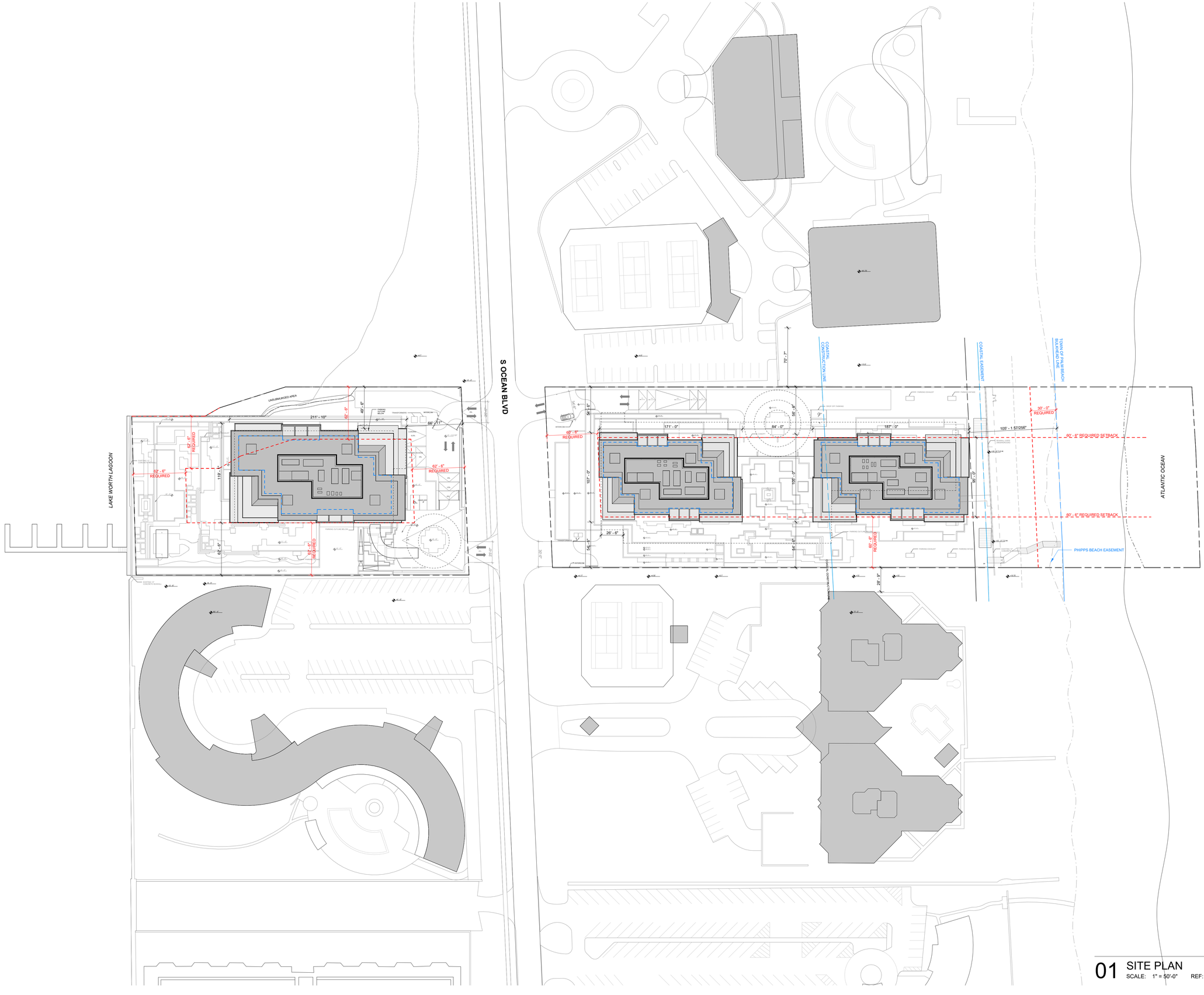
Revisions:

	FINAL SUBMITTAL	10-07-2025
1	FINAL SUBMITTAL R1	02-09-2025
2	FINAL SUBMITTAL R2	02-19-2025
3	FINAL SUBMITTAL R3	04-06-2026

Project no:	22049
Date:	04-06-2026
Drawn by:	OMA
Project Architect:	Checker

G-001

COVER SHEET & DRAWING LIST



01 SITE PLAN
SCALE: 1" = 50'-0" REF: A-326

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA O'ROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

OMA
180 Varick Street, Suite 1328
New York, NY 10014
T: +1 212 337 0770

NIEVERA WILLIAMS DESIGN
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
T: 561 659 2820

Submittal for:
Ambassador
2720 S. Ocean Blvd &
2730 S. Ocean Blvd
Palm Beach, Florida 33480

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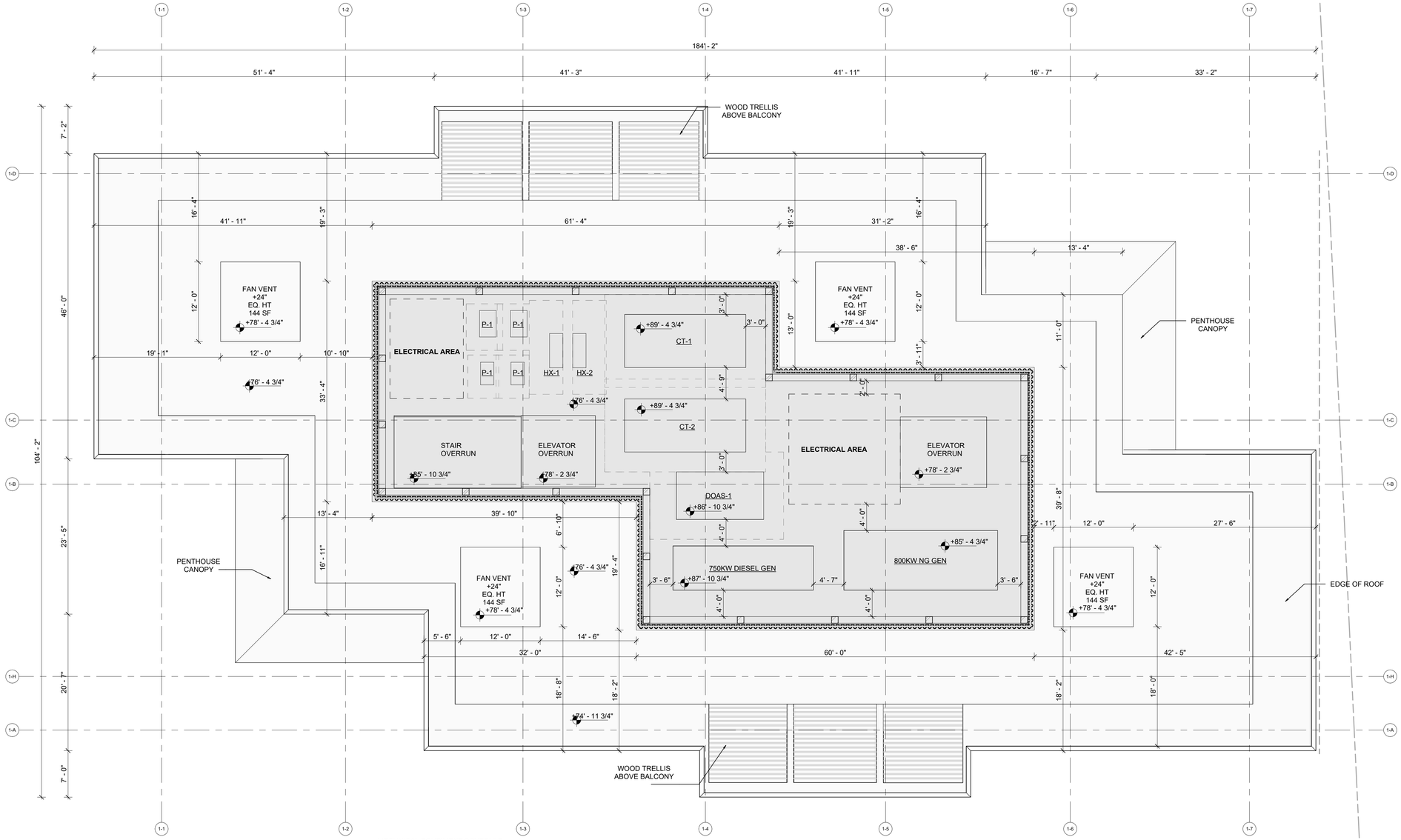
FINAL SUBMITTAL R3	04-06-2026

Project no:	22049
Date:	04-06-2026
Drawn by:	Author
Project Architect:	Checker

A-010
SITE PLAN



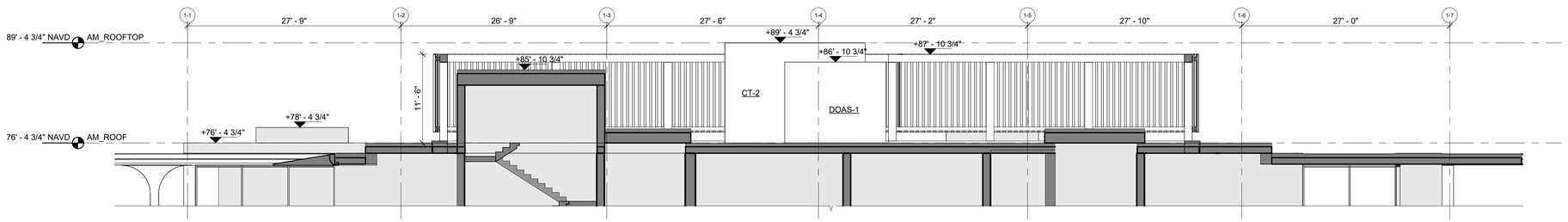
2 BLDG 1 ROOF PLAN

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

BUILDING 1
SCREENED SF = 3,959 SF
FAN SF = 576 SF
TOTAL MECH = 4,535 SF
FOOTPRINT SF = 14,309 SF
PERCENTAGE = 31.69%

MECHNICAL EQUIPMENT SCHEDULE

	L x W x H
1. NATURAL GAS GENERATOR 800kW	23'-1" x 6'-6" x 9'-0"
2. DIESEL GENERATOR 750kW	23'-0" x 8'-0" x 11'-6"
3. O/A UNIT	14'-6" x 5'-0" x 10'-6"
4. CHILLER	45'-0" x 7'-6" x 13'-0"
5. ROOF TOP ELECTRICAL YARD	24'-0" x 10'-8" x 8'-0"



1 BLDG 1 ROOF SECTION

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

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA O'ROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

OMA
180 Varick Street, Suite 1328
New York, NY 10014
T: +1 212 337 0770

NIEVERA WILLIAMS DESIGN
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
T: 561 659 2820

Submittal for:
Ambassador
2720 S. Ocean Blvd &
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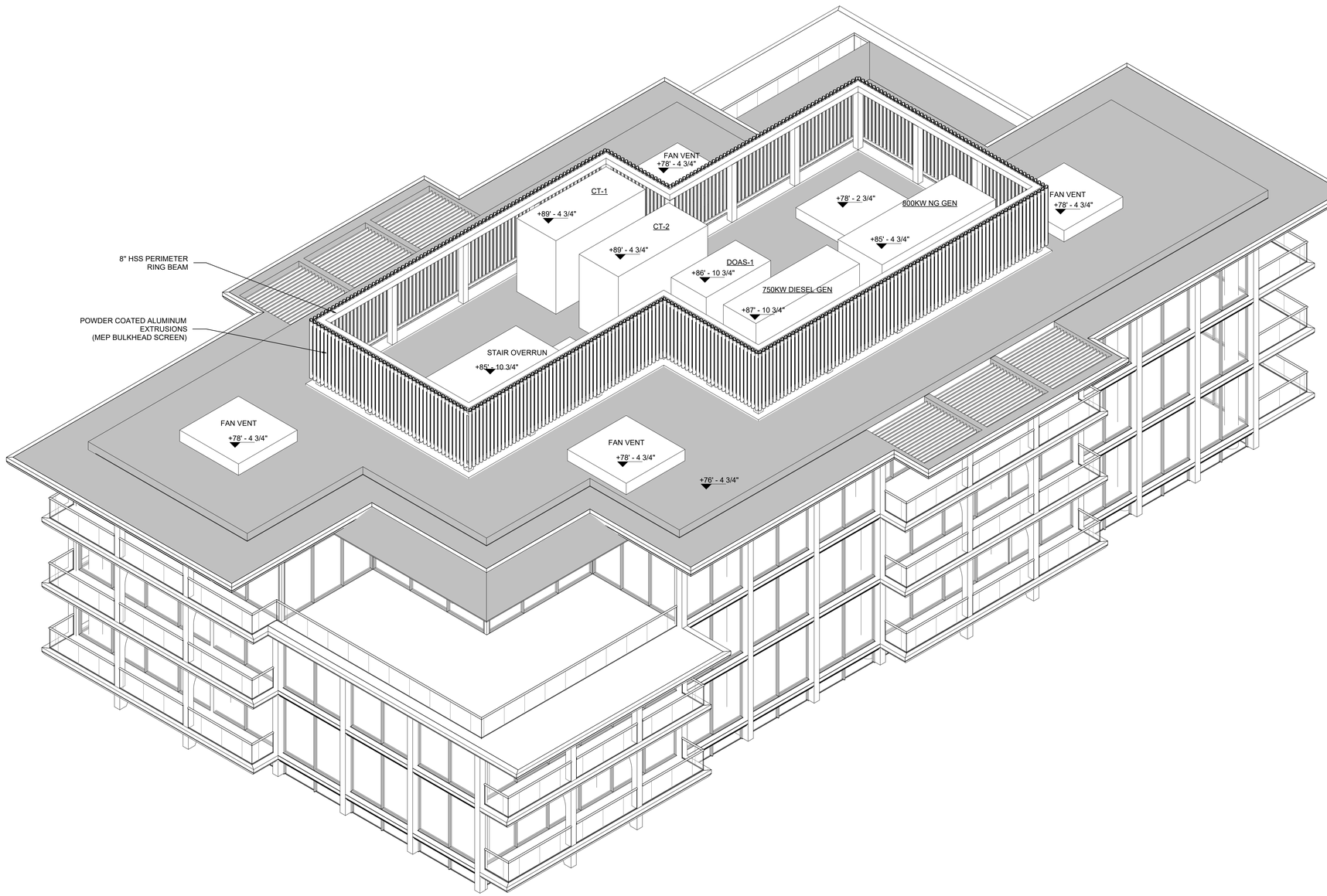
Project no:	22049
Date:	04-06-2026
Drawn by:	Author
Project Architect:	Checker

A-111

BLDG 1 ROOF LEVEL



1 BLDG 1 ROOF AXON VIEW W MECHANICAL SCREEN
SCALE:

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINA O'ROURKE + PARTNERS

Architecture • Interior Design

Keith M. Spina # AR13419

OMA
180 Varick Street, Suite 1328
New York, NY 10014
T: +1 212 337 0770

NIEVERA WILLIAMS DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
T: 561 659 2820

Submittal for:
Ambassador
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Palm Beach, Florida 33480

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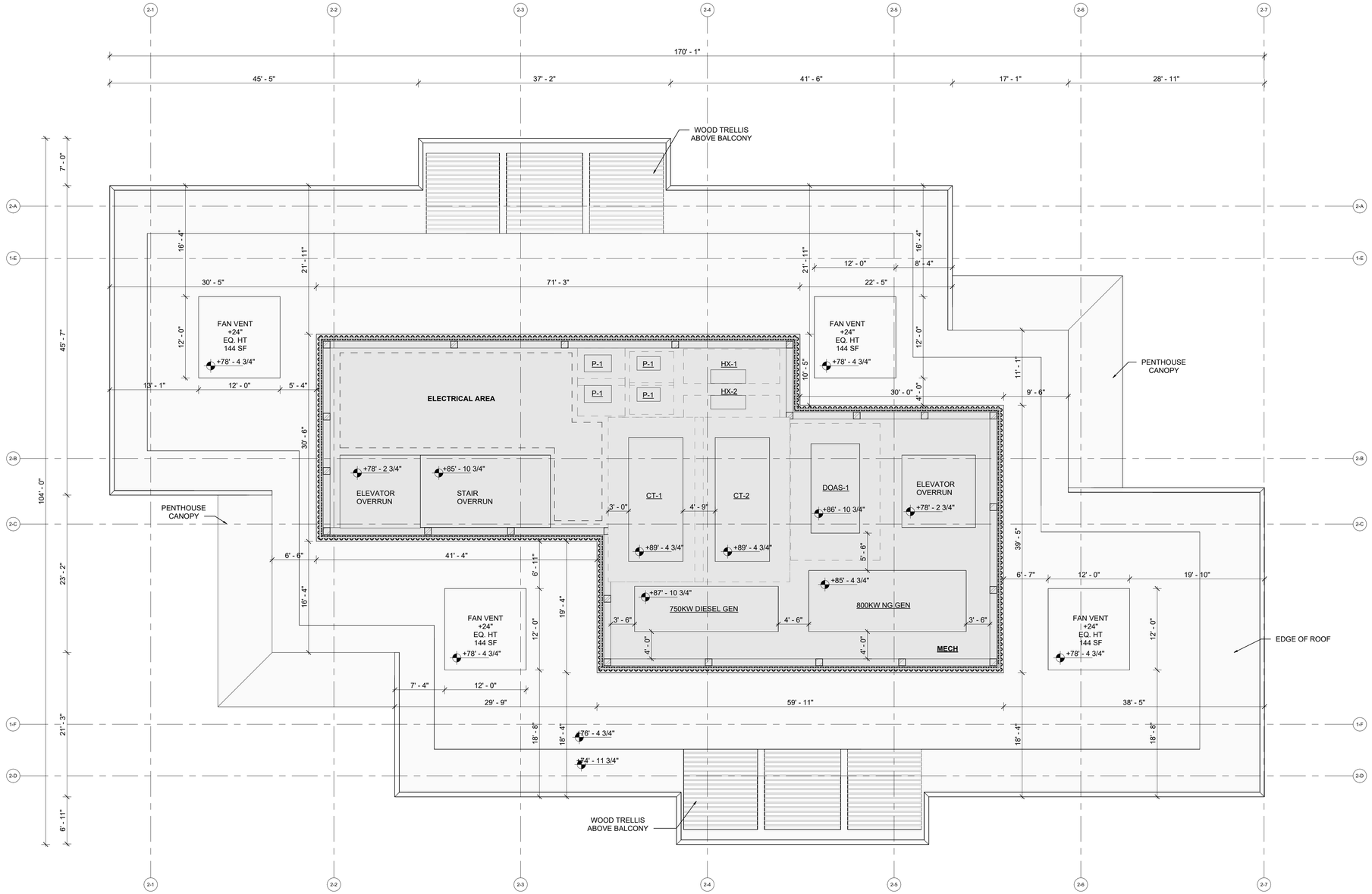
Revisions:

FINAL SUBMITTAL	10-07-2025
FINAL SUBMITTAL R1	02-09-2025
FINAL SUBMITTAL R2	02-19-2025
FINAL SUBMITTAL R3	04-06-2026

Project no:	22049
Date:	04-06-2026
Drawn by:	Author
Project Architect:	Checker

A-111.1

BLDG 1 ROOF AXON VIEW W MECHANICAL SCREEN



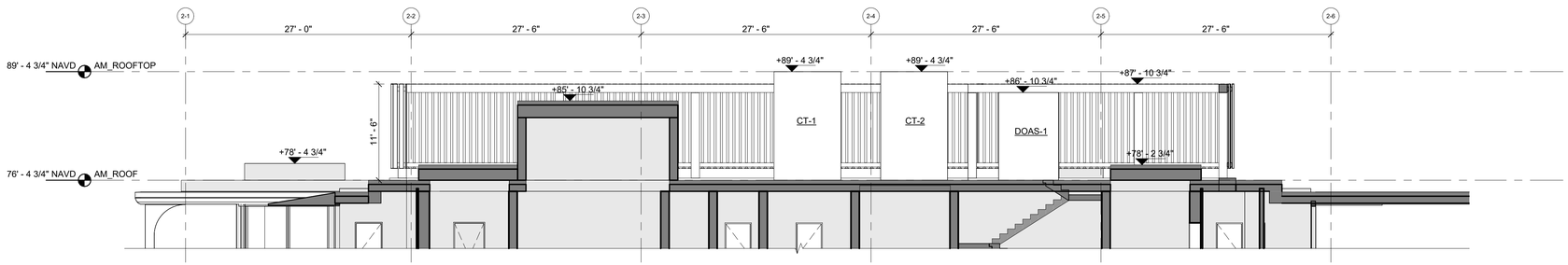
2 BLDG 2 ROOF PLAN

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

BUILDING 2
SCREENED SF = 3,934 SF
FAN SF = 576 SF
TOTAL MECH = 4,510 SF
FOOTPRINT SF = 13,309 SF
PERCENTAGE = 33.88%

MECHNICAL EQUIPMENT SCHEDULE

	L x W x H
1. NATURAL GAS GENERATOR 800kW	23'-1" x 6'-6" x 9'-0"
2. DIESEL GENERATOR 750kW	23'-9" x 8'-0" x 11'-6"
3. O/A UNIT	14'-6" x 5'-0" x 10'-6"
4. CHILLER	45'-0" x 7'-6" x 13'-0"
5. ROOF TOP ELECTRICAL YARD	24'-0" x 10'-8" x 8'-0"



1 BLDG 2 ROOF SECTION

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

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINAOROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

OMA
180 Varick Street, Suite 1328
New York, NY 10014
T: +1 212 337 0770

NIEVERA WILLIAMS DESIGN
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
T: 561 659 2820

Submittal for:
Ambassador
2720 S. Ocean Blvd &
2730 S. Ocean Blvd
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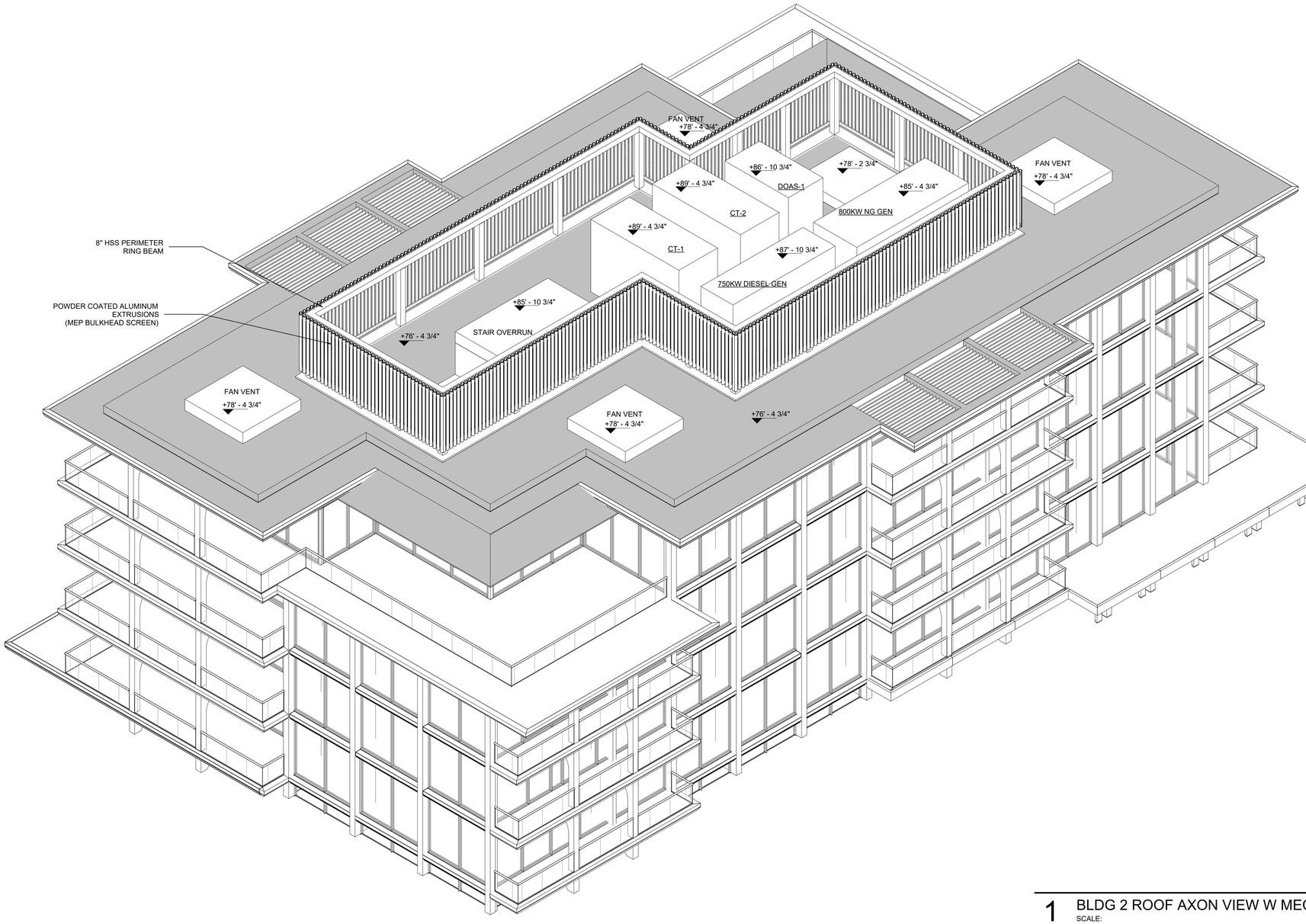
Project Architect:	Checker

A-112

BLDG 2 ROOF LEVEL



1 BLDG 2 ROOF AXON VIEW W MECHANICAL SCREEN
SCALE:

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
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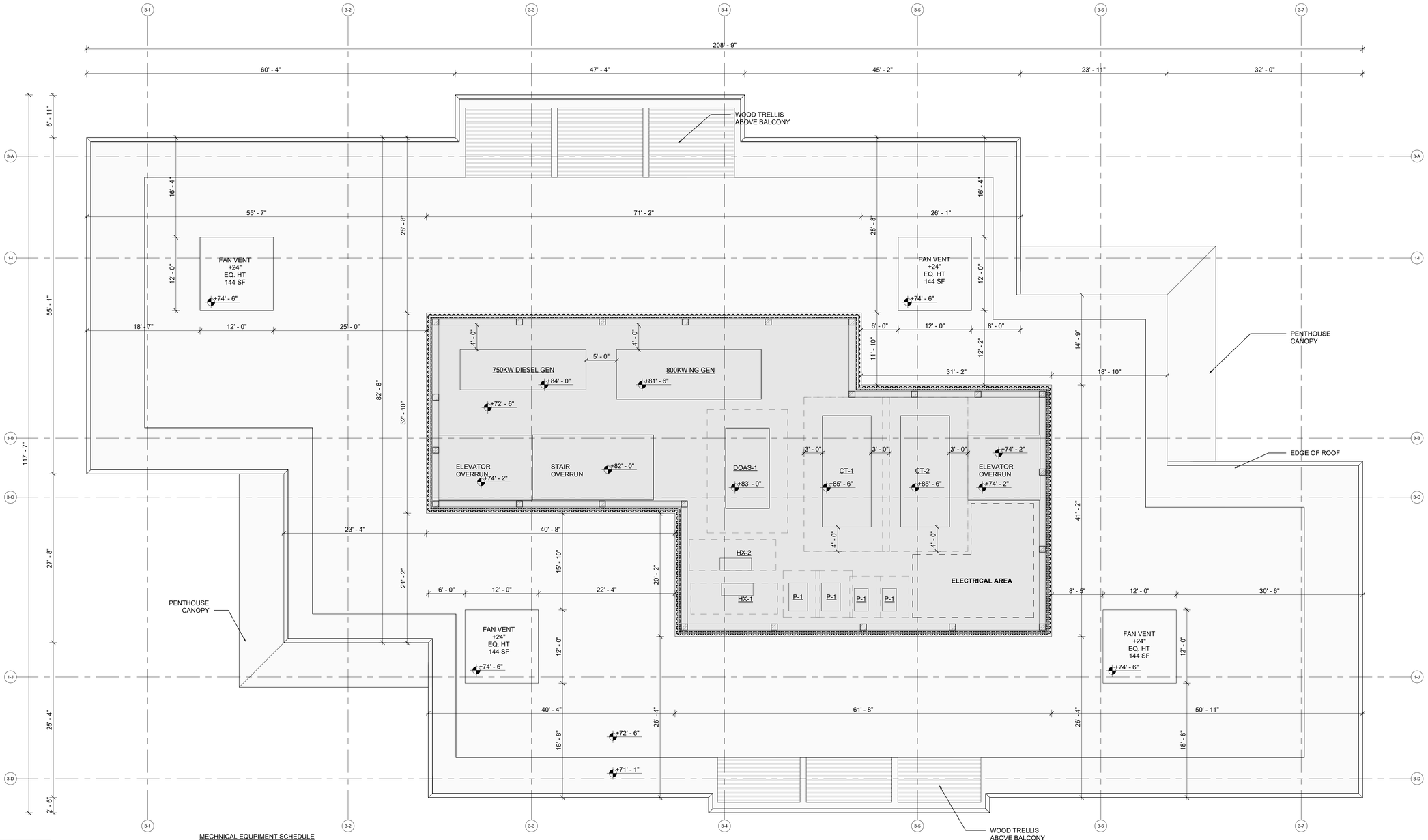
A-112.1

BLDG 2 ROOF AXON VIEW W MECHANICAL SCREEN



2 BLDG 3 ROOF PLAN

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

BUILDING 3
SCREENED SF = 4,197 SF
FAN SF = 576 SF
TOTAL MECH = 4,773 SF
FOOTPRINT SF = 19,062 SF
PERCENTAGE = 25.03%

MECHNICAL EQUPIMENT SCHEDULE

	L x W x H
1. NATURAL GAS GENERATOR 800kW	23'-1" x 6'-6" x 9'-0"
2. DIESEL GENERATOR 750kW	23'-9" x 8'-0" x 11'-6"
3. O/A UNIT	14'-6" x 5'-0" x 10'-6"
4. CHILLER	45'-0" x 7'-6" x 13'-0"
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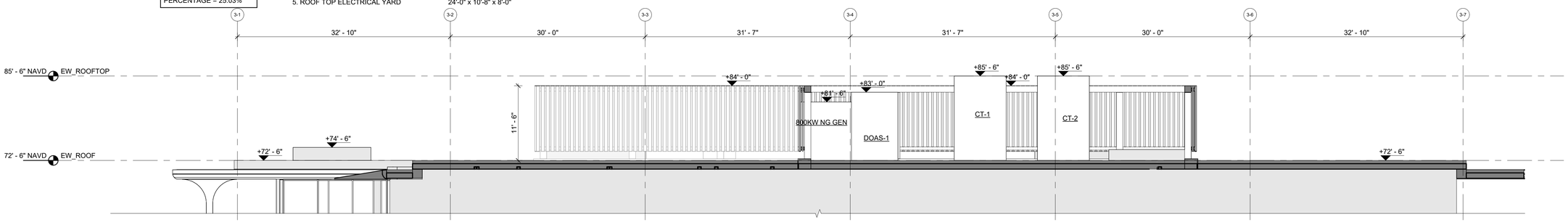

1 BLDG 3 ROOF SECTION

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

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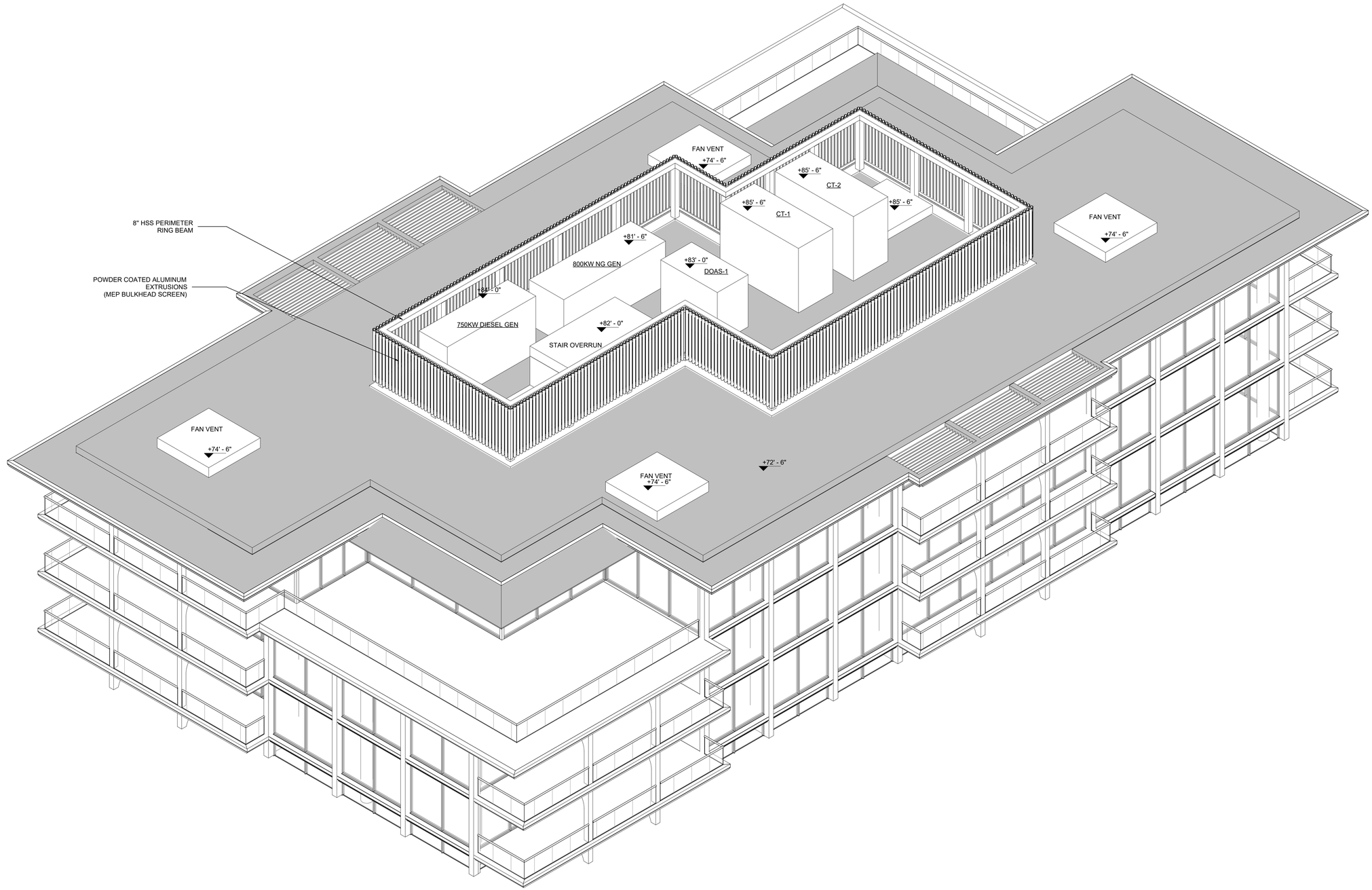
Date:	04-06-2026
Drawn by:	Author
Project Architect:	Checker

A-113

BLDG 3 ROOF LEVEL



1 BLDG 3 ROOF AXON VIEW W MECHANICAL SCREEN
SCALE:

285 BANYAN BLVD
West Palm Beach Florida 33401
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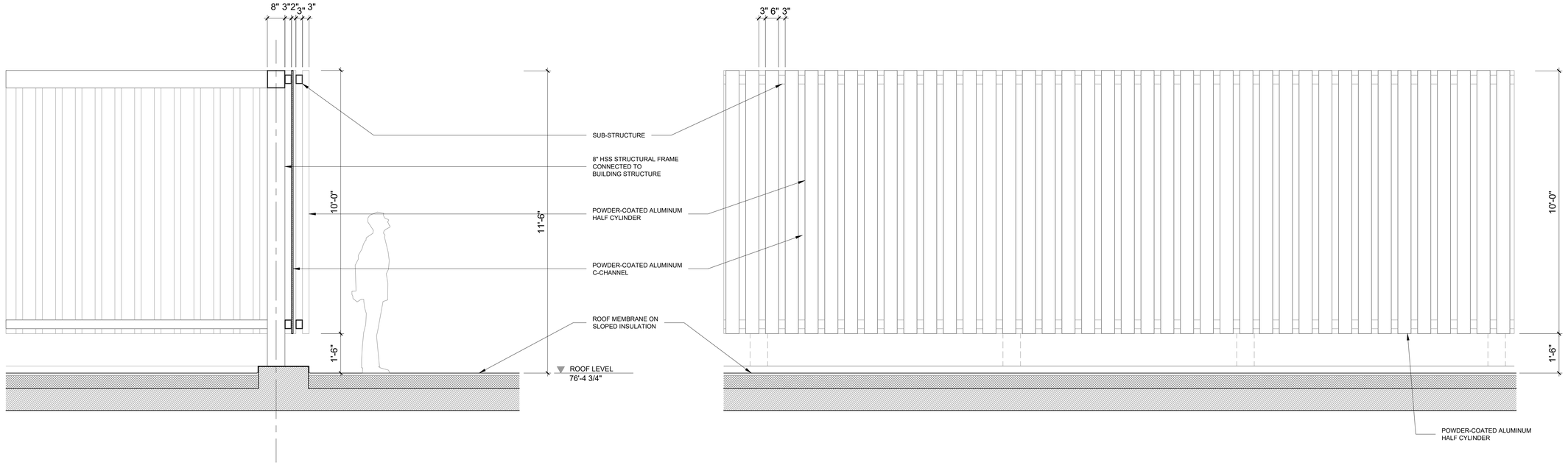
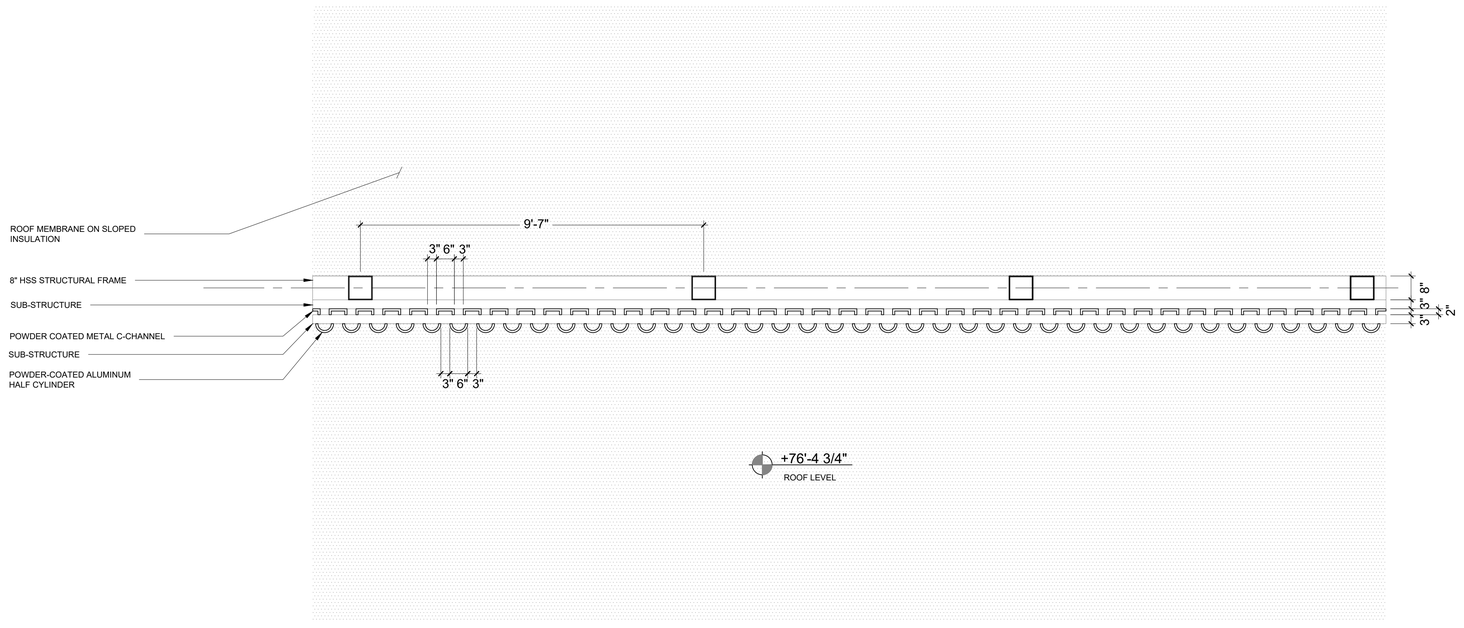
A-113.1

BLDG 3 ROOF AXON VIEW W MECHANICAL SCREEN



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

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



02 PARTIAL PLAN
SCALE: 1/2" = 1'-0"

SPINA OROURKE + PARTNERS
285 BANYAN BLVD
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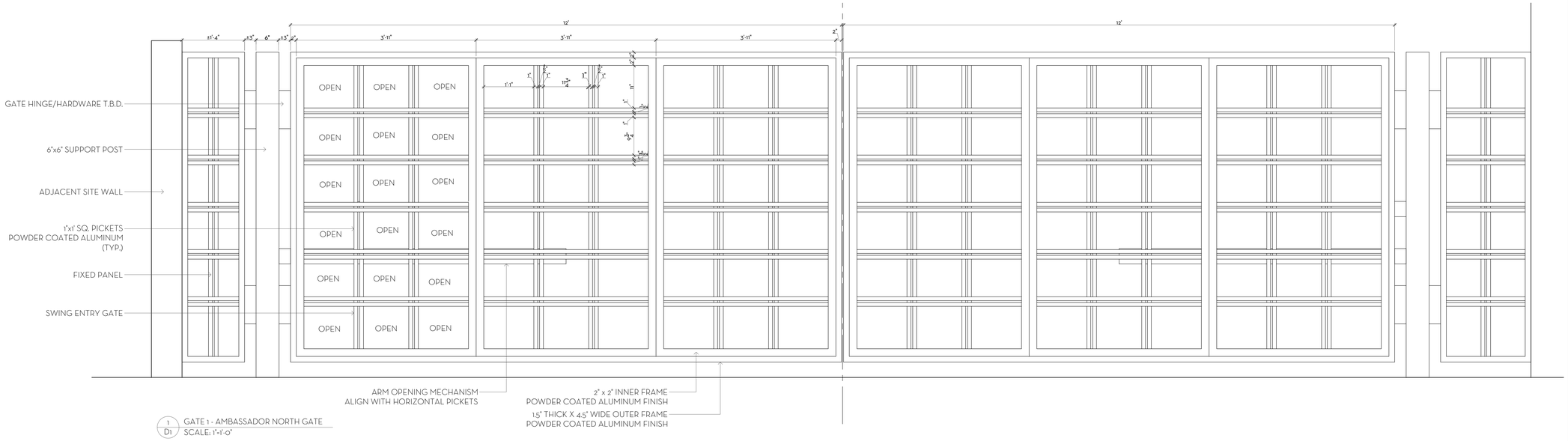
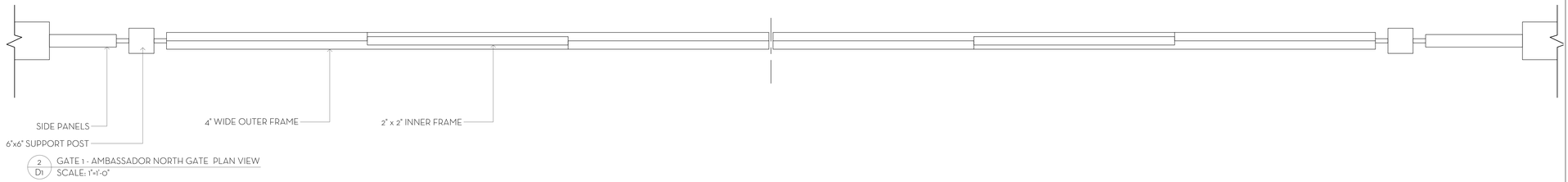
Project no:	22049
Date:	04-06-26
Drawn by:	Author
Project Architect:	Checker

A-607

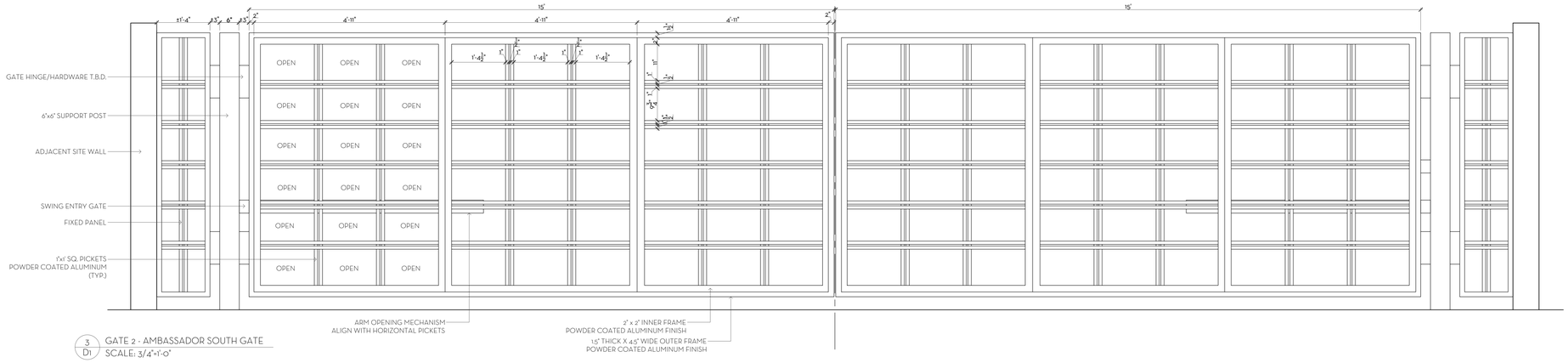
MECHANICAL SCREEN DETAIL



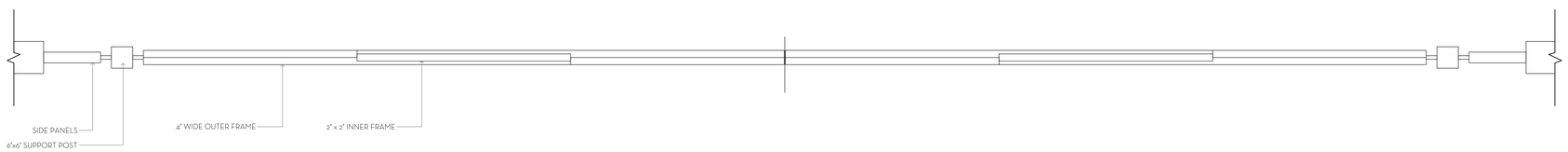
1 / D1 GATE 1 - AMBASSADOR NORTH GATE
SCALE: 1"=1'-0"



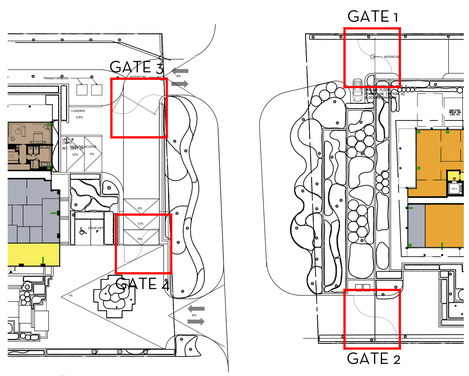
2 / D1 GATE 1 - AMBASSADOR NORTH GATE PLAN VIEW
SCALE: 1"=1'-0"



3 / D1 GATE 2 - AMBASSADOR SOUTH GATE
SCALE: 3/4"=1'-0"



4 / D1 GATE 2 - AMBASSADOR SOUTH GATE PLAN VIEW
SCALE: 1"=1'-0"



KEY PLAN
N.T.S.

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

SCALE: AS NOTED

HARDSCAPE DETAILS
AMBASSADOR
2730 S OCEAN BLVD, PALM BEACH, FL 33480

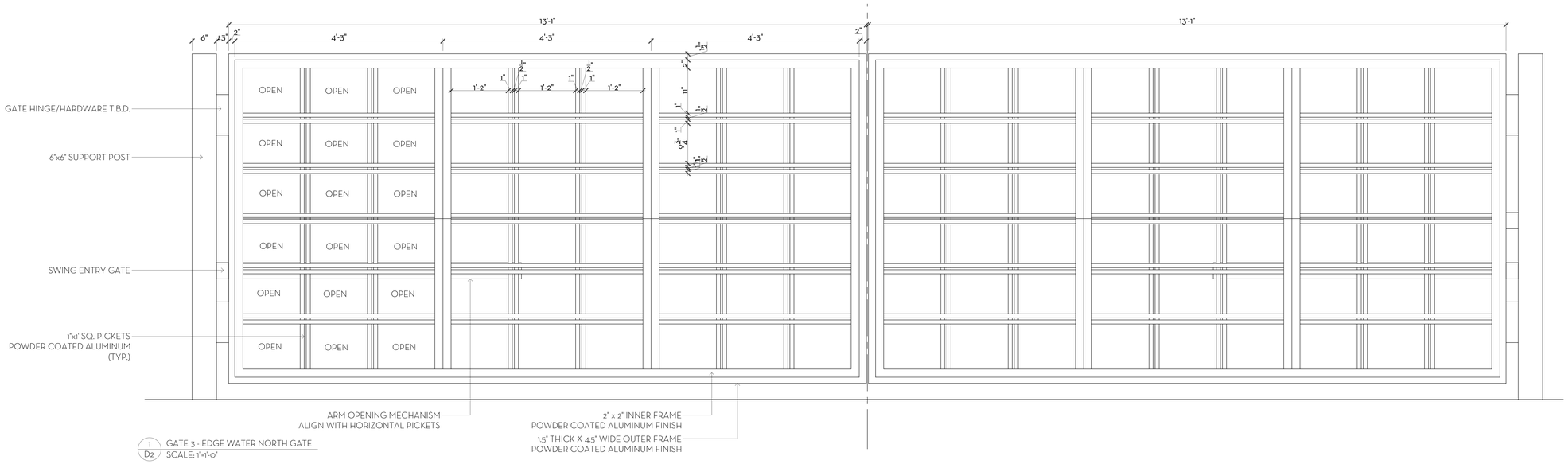
02 APRIL 2026
25 FEBRUARY 2026
07 OCTOBER 2027-FINAL SBMITTAL

NIEVERA WILLIAMS
DESIGN

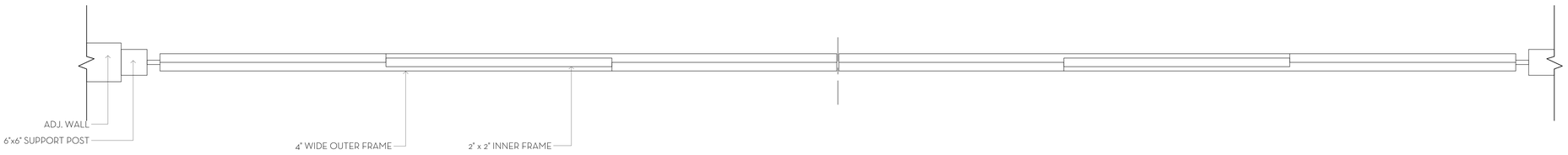
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

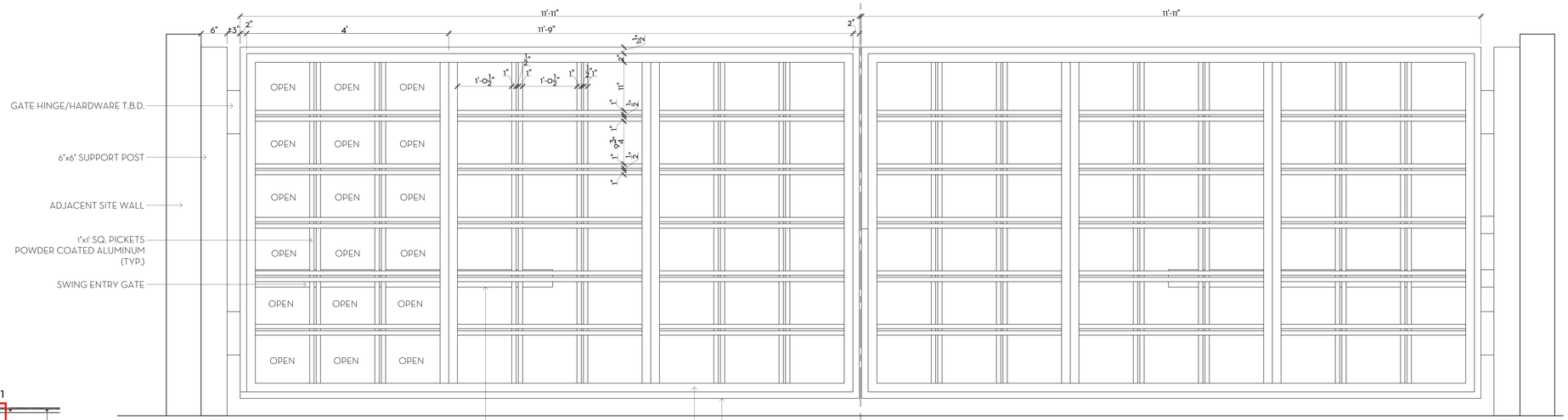
D1



1 / D2 GATE 3 - EDGE WATER NORTH GATE
SCALE: 1"=1'-0"



2 / D2 GATE 3 - EDGE WATER NORTH GATE PLAN VIEW
SCALE: 1"=1'-0"



3 / D2 GATE 4 - EDGE WATER SOUTH GATE
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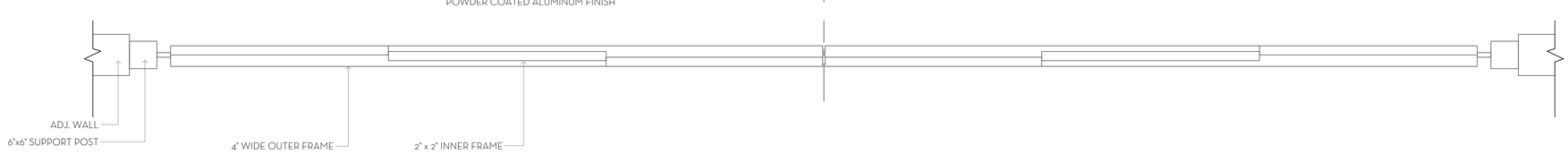
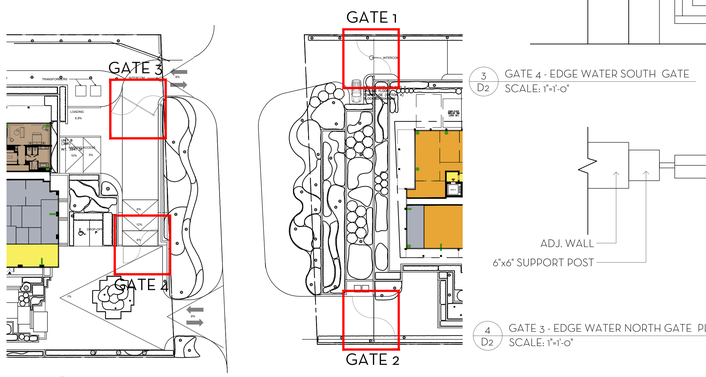


4 / D2 GATE 3 - EDGE WATER NORTH GATE PLAN VIEW
SCALE: 1"=1'-0"



KEY PLAN
N.T.S.

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

SCALE: AS NOTED

HARDSCAPE DETAILS
AMBASSADOR
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02 APRIL 2026
25 FEBRUARY 2026
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NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

D2

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: April 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0098 (ZON-26-0001) 1519 N OCEAN WAY (COMBO) The applicant, The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee), has filed an application requesting Architectural Commission review and approval for renovations and additions to an existing two-story, single-family, residence which will exceed 10,000 sq ft; additionally, site- wide landscape, hardscape and swimming pool modifications and improvements are proposed, including one (1) variance to exceed the maximum number of A/C equipment units in the north side-yard setback area. Town Council shall review the application as it pertains to zoning relief & approval.

Date: 4/22/2026

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-25-0098 (ZON-26-0001) 1519 N OCEAN WAY (COMBO). The applicant, The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee), has filed an application requesting Architectural Commission review and approval for renovations and additions to an existing two-story, single-family, residence which will exceed 10,000 sq ft; additionally, site-wide landscape, hardscape and swimming pool modifications and improvements are proposed, including one (1) variance to exceed the maximum number of A/C equipment units in the north side-yard setback area. Town Council shall review the application as it pertains to zoning relief & approval.

ZON-26-0001 (ARC-25-0098) 1519 N OCEAN WAY (COMBO) – VARIANCE. The applicant, The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee), has filed an application requesting town council review and approval of a variance to permit four pieces of A/C equipment in a side-yard setback where a maximum of two pieces of equipment are permitted, as part of renovation and additions including hardscape and landscape changes at an existing residence. The Architectural Commission shall perform design review of the application.

Applicant:	The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee)
Architecture:	SKA Architect + Planner (Patrick Segraves)
Landscape:	Environment Design Group (Dustin Mizell)

HISTORY:

The application was initially heard at the February 25, 2026 ARCOM hearing and was deferred for two months to allow the applicant to restudy architectural and site plan elements.

THE PROJECT:

The applicant has submitted plans entitled "PROPOSED RENOVATIONS FOR: The Duane and Kelly Roberts Community Property Trust" as prepared by **SKA Architect + Planner**, uploaded and dated to the Town 02/09/2025.

The following is the scope of work for the Project:

- Renovations and additions to an existing two-story, single-family residence.
- New hardscape and landscape.

The following Town Council relief is needed to achieve the scope of work:

- **VARIANCE 1: Section 134-1728(a)(3):** A variance to permit four (4) pieces of A/C equipment in the north side-yard setback where a maximum of two (2) pieces is permitted.

Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+6.05' NAVD	**FEMA Flood Zone**	ZONE X, ZONE VE

Lot Width	79.11’	**Lot Depth**	308’
Lot Area	19,271.5 SF	**Enclosed Square Footage**	Existing: 9,463 SF Prev. Proposed: 10,827 SF Proposed: 10,797 SF
Lot Coverage	Permitted: 25% Existing: 22.4% Proposed:24.4%	**Landscape Open Space**	Required: 50% (Lot over 20k SF) Existing: 37.3% Proposed: 45%
Surrounding Properties / Zoning			
North	1545 N Ocean Way / Residence | R-A		
South	1515 N Ocean Way / Residence | R-A		
East	Atlantic Ocean		
West	1520 N Ocean Way / Residence | R-B		



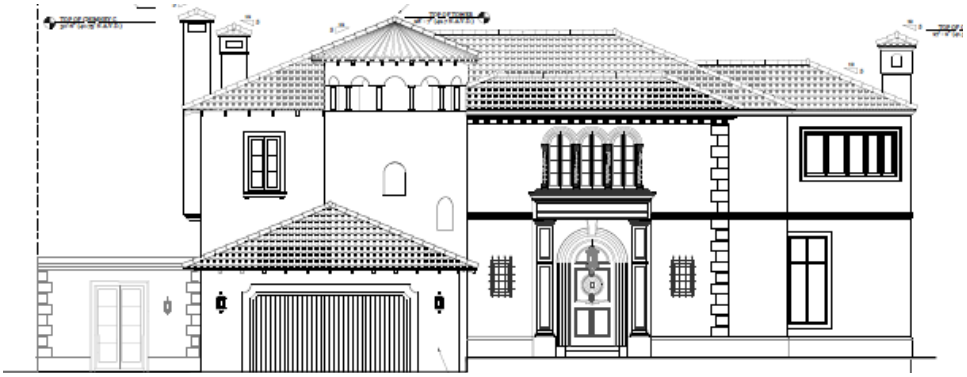
STAFF ANALYSIS

The applicant is proposing renovations and additions to an existing two-story, ocean front residence in the far north end of Palm Beach, just south of the intersection of Caribbean Road and North Ocean Way. The scope of work includes enclosing covered loggias at the rear of the property, partial demolition of the rear of the residence and reconstruction of new first and second floor loggia, a two-story addition at the front of the residence with new two-car garage, and enclosure of existing garage and elimination of an existing encroachment beyond the north property line into the Caribbean Road beach access right-of-way. The main entry will be redesigned to feature a portico and new arched door. New hardscape and landscape is proposed throughout the site including two new swimming pools and new vehicular gate at North Ocean Way. Other architectural modifications are being proposed in conjunction with the overall renovation, however, the style of the structure is proposed to retain Mediterranean features including arched openings, barrel tile roof, window grill features, and cream color stucco. The overall site plan is not proposed to change but the modifications proposed to landscape and hardscape area will result in increased landscape open space and will bring the property into compliance with minimum requirements.

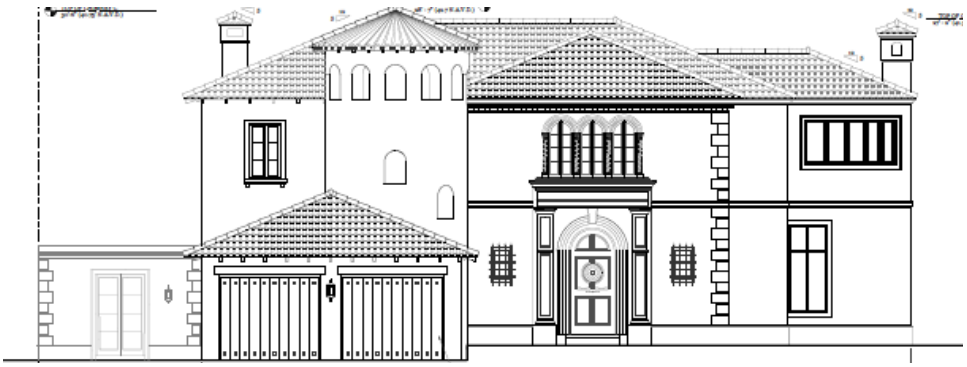
The application was reviewed at the February meeting and was met with several concerns by the commission. The commission had concerns about architectural details and site plan elements and deferred the application for two months to allow the applicant time to restudy the proposal. The applicant resubmitted plans in response to the comments of the commission. Architectural details were simplified and made consistent, a site wall and gate were added at the new garage parking court to separate it from the arrival area. A swimming pool was eliminated and landscape open space was increased. Roof plan and details were revised



Existing Front (West) Elevation



Previously Proposed Front (West) Elevation



Currently Proposed Front (West) Elevation



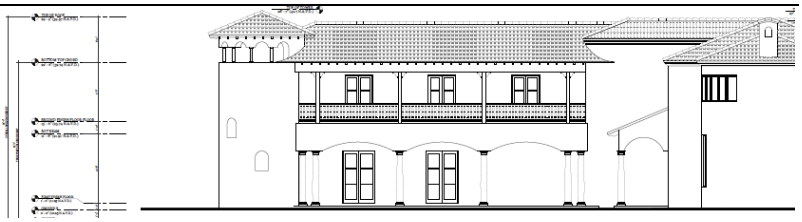
Existing Rear (East) Elevation



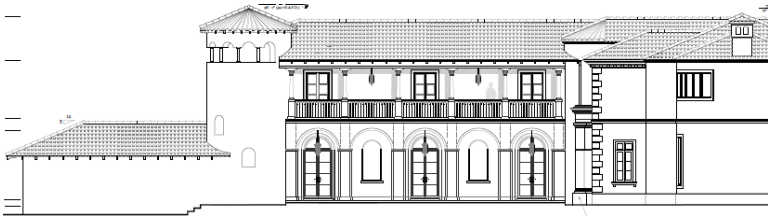
Previously Proposed Rear (East) Elevation



Proposed Rear (East) Elevation



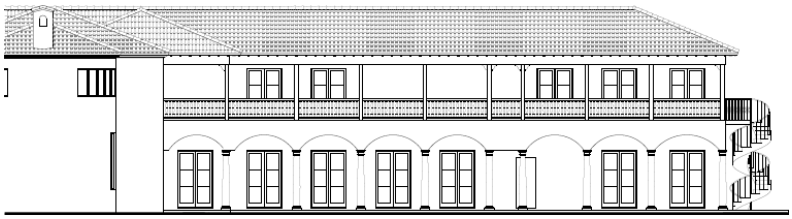
Existing Partial South Side Elevation – Left/Front



Previously Proposed Partial South Side Elevation – Left/Front



Proposed Partial South Side Elevation – Left/Front



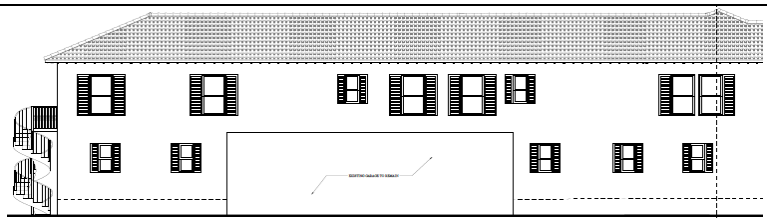
Existing Partial South Side Elevation – Right/Rear



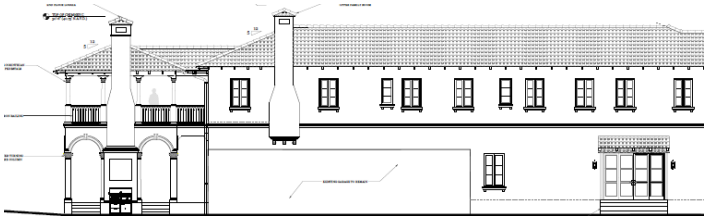
Previously Proposed Partial South Side Elevation – Right/Rear



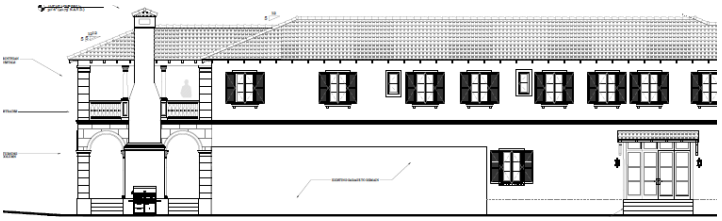
Proposed Partial South Side Elevation – Right/Rear



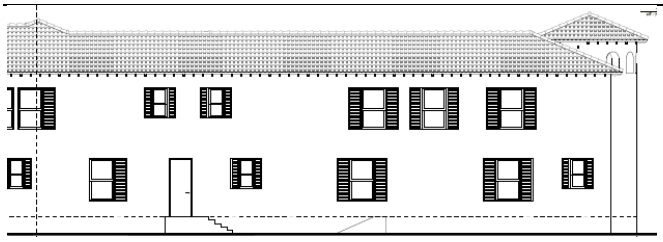
Existing Partial North Side Elevation – Left/Rear



Previously Proposed Partial North Side Elevation – Left/Rear



Proposed Partial North Side Elevation – Left/Rear



Existing Partial North Side Elevation – Right/Front



Previously Proposed Partial North Side Elevation – Right/Front



Proposed Partial North Side Elevation – Right/Front

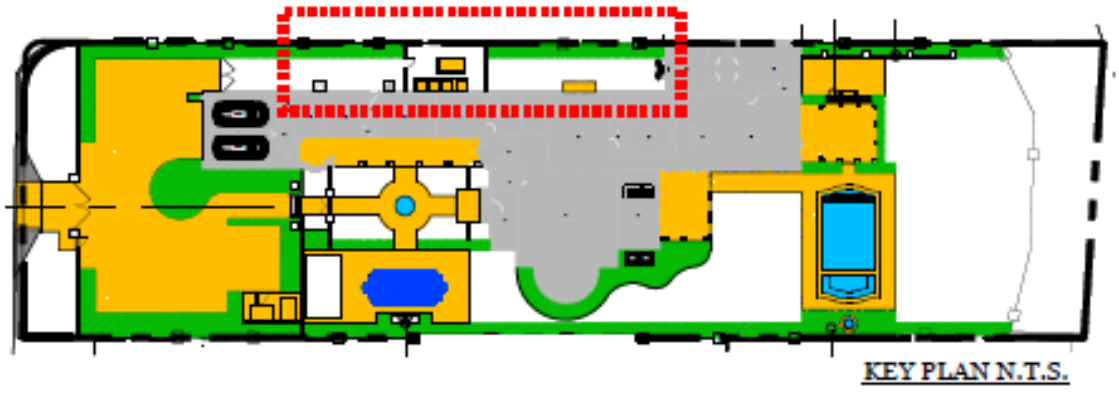


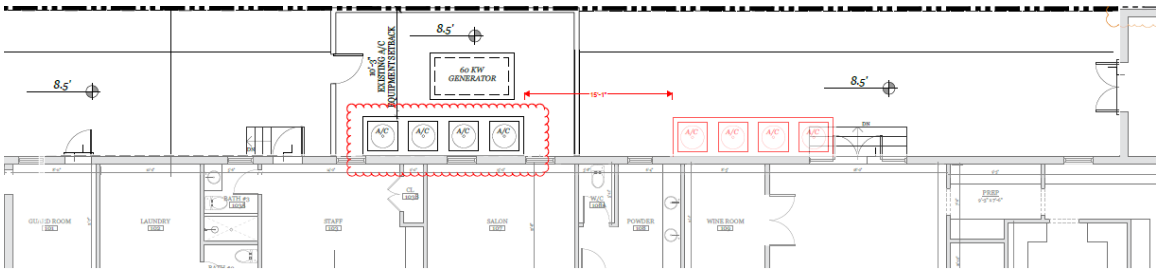
Color Rendering of Previously Proposed Landscape and Hardscape Plan.

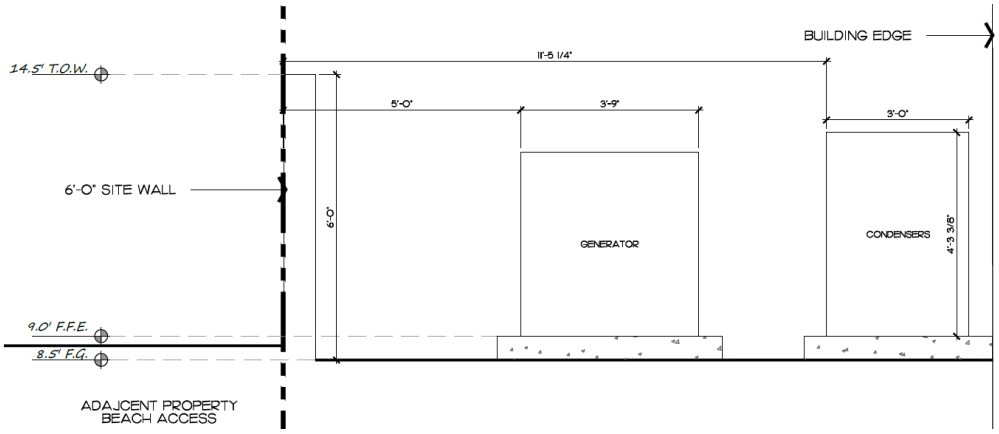


VARIANCE

The applicant is seeking a variance to retain nonconforming equipment in the north side yard area. Four pieces of A/C equipment are proposed within the north side-yard area where a maximum of two-pieces is permitted. The equipment is existing in this yard area, however, the applicant is proposing to relocate all units 15' to the west and rearrange the equipment in this setback area, and therefore would be required to bring the equipment into compliance with code. The existing conditions will be improved by collecting this equipment into a central equipment yard area which will be surrounded on all sides by masonry walls. The remaining equipment on site is compliant with zoning as proposed.







ZONING CODE	Permitted	PROPOSED	VARIANCE
VARIANCE 1: Section 134-1728(a)(3)	TWO (2) pieces of A/C equipment in required setback.	FOUR (4) pieces of A/C equipment in required setback	**+2 A/C Units**



Photo of existing north side-yard area.

CONCLUSION

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

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.
2. that the implementation of the proposed variance **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

Date: 04.06.26
Address: 1519 N Ocean Way
Re: LOI
Case #: ARC-25-0098
ZON-26-0001

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

This Letter of Intent outlines a full renovation, addition, and landscape redesign for the residence at 1519 North Ocean Way, located in the R-A Zoning District. The project is scheduled for ARCOM review on February 25, 2026.

The design goal is to update the home while maintaining the Mediterranean Revival / Deco Mediterranean architectural character. The work results in an increase of 1,848 SF of enclosed area and a reduction of 1,161 SF to the existing loggia. Lot coverage increases from 22.2% to 24.4%.

As part of the proposed scope of work, the project includes a request for the following variance:

> Section 134-1728: Request for a variance to allow four (4) air conditioning units within the north side yard setback in lieu of the two (2) allowed by the Code.

Section 134-201 – Findings prior to authorization.

1. The special conditions and circumstances related to the subject property is that four air conditioning units already exist within the north side yard setback and the owner is proposing only to move them slightly to the west.
2. The special conditions and circumstances are not the result of the applicant as the four air conditioning units existed and were situated within the side yar setback upon acquisition of the property and all four units are necessary to air condition the house.
3. Granting of the variance requested will not confer any special privilege that is denied to the neighboring properties as the owner is seeking to simply move the existing air conditioning units to the west and slightly farther from the north property line as they are currently situated.
4. The hardship, which runs with the land, is that the four air conditioning units were located within the side yard setback at the time the owner acquired the property and

due to the configuration of the house, the units cannot reasonably be relocated outside of the setback. Further, the owner is proposing to move the units farther from the north property line than they are currently situated.

5. The variances requested are the minimum necessary to make reasonable use of the land as the proposed location of the four air conditioning units is actually farther from the north property line than they are currently situated.
6. The granting of the variances will not be injurious to the neighborhood. The four air conditioning units will be farther from the north property line than they are currently situated and there is a significant buffer between the subject property and the neighboring house to the north as the property immediately north adjacent to the the subject property is not a privately owned property, but a strip of land owned by the public.

Respectfully submitted,

Erik Broberg

Project Manager

SKA Architect + Planner

PROPOSED RENOVATIONS FOR:

The Duane and Kelly Roberts Community Property Trust

1519 N OCEAN WAY,
PALM BEACH FL, 33480



SHEET LIST:

CVR	COVER
-	NARRATIVE OF CHANGES
SVY	SURVEY
C-1	CONCEPTUAL SITE GRADING AND DRAINAGE
C-2	CONCEPTUAL SITE GRADING AND DRAINAGE
ZL	ZONING LEGEND
PH-1	PHOTOS
PH-1	PHOTOS
PH-1	PHOTOS
PH-1	PHOTOS
PR-1	VISCINITY LOCATION MAP
PR-2	CONTEXTUAL SITE PLAN
PR-3	STREETSCAPES
PR-4	HEIGHT PLANE DIAGRAM
PR-5	VARIANCE DIAGRAM
SP-0	EXISTING SITE PLAN
SP-0.0	EXISTING SITE PLAN
SP-1	PROPOSED SITE PLAN
SP-1.0	PROPOSED SITE PLAN
A-1.0	EXISTING FIRST FLOOR PLAN
A-1.1	EXISTING SECOND FLOOR PLAN
A-1.2	EXISTING ROOF PLAN
A-1.3	DEMO FIRST FLOOR PLAN
A-1.4	DEMO SECOND FLOOR PLAN
A-1.5	DEMO ROOF PLAN
A-2.0	PROPOSED FIRST FLOOR PLAN
A-2.1	PROPOSED SECOND FLOOR PLAN
A-2.2	PROPOSED ROOF PLAN
A-3.0	COMPARISON ELEVATIONS
A-3.01	
A-3.1	
A-3.11	
A-3.2	
A-3.3	
A-3.4	
A-3.5	
A-4.0	DEMOLITION WEST ELEVATION
A-4.01	DEMOLITION WEST ELEVATION + WEST ELEVATION SECTION
A-4.1	DEMOLITION EAST ELEVATION
A-4.11	DEMOLITION EAST ELEVATION + EAST ELEVATION SECTION
A-4.2	DEMOLITION SOUTH ELEVATION - LEFT
A-4.3	DEMOLITION SOUTH ELEVATION - RIGHT
A-4.4	DEMOLITION NORTH ELEVATION - LEFT
A-4.5	DEMOLITION NORTH ELEVATION - RIGHT
A-5.0	PROPOSED SECTIONS
A-5.1	PROPOSED SECTIONS
A-5.2	PROPOSED SECTIONS
A-6.0	DETAILS
A-6.1	MATERIAL SHEET
A-7.0	RENDERED ELEVATIONS
A-7.1	RENDERED ELEVATIONS
A-7.2	RENDERED ELEVATIONS
A-7.3	MATERIALS AND FINISHES
A-7.5	RENDERINGS
A-7.5	RENDERINGS
A-7.6	RENDERINGS

SCHEDULE OF SUBMISSIONS:
PRE APP: 11.05.25
FIRST SUBMISSION: 11.24.25
SECOND SUBMISSION: 01.12.26
FINAL SUBMISSION: 02.09.26
ARCOM MEETING: 2.25.26
ARCOM RESUBMISSION: 04.06.26
ARCOM MEETING 2: 04.29.26

PROJECT DESCRIPTION:

1519 North Ocean Way, Palm Beach, FL 33480 (R-A Zoning District): Full renovation and addition to an existing single-family residence, including landscape modifications, designed in the Mediterranean Revival / Deco Mediterranean style on a 28,438 SF lot. The project adds 1364 SF to the total enclosed area, along with a reduction of 862 SF of loggia, increasing the lot coverage from 22.4% to 24.4%. This proposal is compliant with the R-A district requirements and as part of the proposed scope of work, the project includes a request for the following variance: Sec. 134-1728 – Request a variance to allow four (4) air conditioning units within the east side yard setback in lieu of the two (2) allowed per Code.

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:
PRIVATE RESIDENCE
1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

All designs, drawings, and arrangements are the exclusive property of SKA Architect + Planner. Plans and renderings are for reference only and subject to modification based on field conditions and professional discretion. Unauthorized use or reproduction is prohibited.

PROJECT NO:
ARC-25-0098
ZON-26-0001

SHEET NO.
CVR

04.06.26

SKA
ARCHITECT + PLANNER

ARC-25-0098 1519 N OCEAN WAY_RESUBMITTAL 04-07-26

NARRATIVE OF CHANGES FROM JANUARY ARCOM MEETING

1) Removed columns at top of Tower and made arched opening to match Tower opening; lower openings at the Tower
2) Revised Garage from one to two garage doors; added 6' 0" wall with two gates to Garage court from main motor court
3) Added balustrade to front wall at Motor Court and front court , total 6' 0" high from Motor Court
4) Revised roof plan per drawings-there will be no flat section on main roof
5) Revised roof to hip at front entry
6) Revised Loggia and Balcony at Gallery and Master Bedroom
7) Redesigned Ocean Loggia and Ocean Balcony

LANDSCAPING

1) Redesigned Motor Court and Garage Court, including redesign of front water feature
2) Changed Hardscape material
3) Added landscaping

ARCOM NARRATIVE OF CHANGES PER MEETING COMMENTS ON 2/25/25

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

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

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PRIVATE RESIDENCE
1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:
△
△
△
△

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PROJECT NO:

SHEET NO.

04.06.26

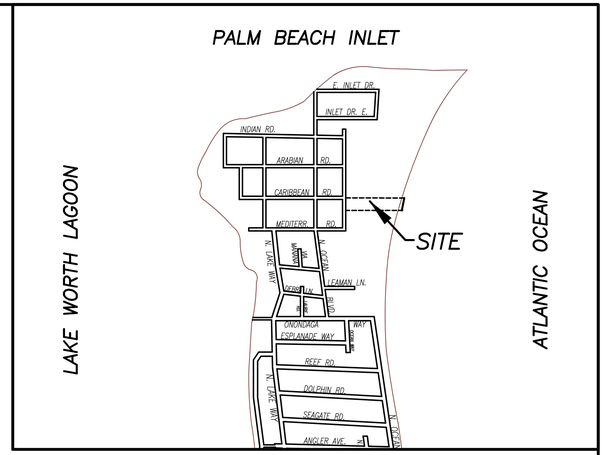
BOUNDARY SURVEY FOR:

KELLY J. ROBERTS, AS TRUSTEE OF THE DUANE AND KELLY ROBERTS COMMUNITY PROPERTY U/A/D MAY 11, 2012

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

Kelly J. Roberts, as Trustee of The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012
Kochman & Ziska, PLC
Wells Fargo Bank, N.A., Its successors and/or assigns
Old Republic National Title Insurance Company
Rabideau Klein

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



VICINITY SKETCH N.T.S.

PROPERTY ADDRESS:
1519 N. Ocean Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:
PARCEL 1:
*Lot 8, Less the South 5 feet thereof, **Boca Ratone Company's Inlet Subdivision**, according to the map or plat thereof as recorded in Plat Book 12, Page 15, Public Records of Palm Beach County, Florida, AND LESS that parcel conveyed in O.R. Book 6877, Page 948, described as follows:*

***COMMENCING** at the Southwest corner of Lot 8, **Boca Ratone Company's Inlet Subdivision**, according to the map or plat thereof as recorded in Plat Book 12, Page 15, Public Records of Palm Beach County, Florida;*

*thence North 00 degrees 24' 00" East along the West line of said Lot 8, also being the East right-of-way line of North Ocean Way, a distance of 5.00 feet to the **POINT OF BEGINNING**;*
thence continue North 00 degrees 24' 00" East a distance of 37.00 feet;
thence South 90 degrees 00' 00" East a distance of 138.00 feet;
thence South 00 degrees 24' 00" West a distance of 27.00 feet;
thence South 90 degrees 00' 00" East a distance of 148.91 feet;
thence North 00 degrees 24' 00" East a distance of 70.00 feet;
thence South 90 degrees 00' 00" East a distance of 215.00 feet, more or less, along a line 10.00 feet South of and parallel with the North line of Lot 8, to the mean high water line of the Atlantic Ocean;
thence Southerly along the said mean high water line a distance of 80.00 feet, more or less, intersecting a line 5.00 feet North of and parallel with the South line of said Lot 8;
*thence North 90 degrees 00' 00" West a distance of 503.00 feet, more or less, intersecting the West line of said Lot 8 and the **POINT OF BEGINNING**.*

PARCEL 2:
***COMMENCING** at the Southwest corner of Lot 8, **Boca Ratone Company's Inlet Subdivision**, according to the map or plat thereof as recorded in Plat Book 12, Page 15, Public Records of Palm Beach County, Florida; thence North 00 degrees 24' 00" East along the West line of said Lot 8, also being the East right-of-way line of North Ocean Way, a distance of 5.00 feet to the **POINT OF BEGINNING**;*
thence continue North 00 degrees 24' 00" East a distance of 37.00 feet;
thence South 90 degrees 00' 00" East a distance of 138.00 feet;
thence South 00 degrees 24' 00" West a distance of 27.00 feet;
thence South 90 degrees 00' 00" East a distance of 148.91 feet;
thence North 00 degrees 24' 00" East a distance of 70.00 feet;
thence South 90 degrees 00' 00" East a distance of 215.00 feet, more or less, along a line 10.00 feet South of and parallel with the North line of Lot 8, to the mean high water line of the Atlantic Ocean;
thence Southerly along the said mean high water line a distance of 80.00 feet, more or less, intersecting a line 5.00 feet North of and parallel with the South line of said Lot 8;
*thence North 90 degrees 00' 00" West a distance of 503.00 feet, more or less, intersecting the West line of said Lot 8 and the **POINT OF BEGINNING***

FLOOD ZONES:
This property is located in Flood Zones AE (EL 6), X & VE (EL 10), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393G, dated 12/20/2024.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from policy number 25028327, issued by Old Republic National Title Insurance Company, dated Feb. 20, 2025. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper, otherwise 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'.*

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
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
FTN	= FOUNTAIN
GEN	= GENERATOR
G.M.	= GAS METER
INV.	= INVERT
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
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.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

TITLE COMMITMENT REVIEW

CLIENT: Duane Roberts and Kelly Roberts as Trustees of the Duane and Kelly Roberts Community Property Trust dated May 11, 2012		COMMITMENT NO. : 25028327	DATE: February 20, 2025			
REVIEWED BY: WILLIAM M. NAULTY		JOB NO. : 202820-SE				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-7	N/A	Standard Exceptions.				●
8	PB 12, PG 15	All matters contained on the Plat of Boca Ratone Company's Inlet Subdivision.	●			
8a	ORB 18601, PG 1686	As affected by Certificate of Records Research.	●			
9	DB 22, PG 125	Right-of-way granted to West Palm Beach Telephone Company contained in instrument recorded April 30, 1912.			●	
9a	DB 124, PG 430	Now held by Southern Bell Telephone and Telegraph Company.				●
10	ORB 6271, PG 25	Removal Agreement between Donna Ward and the Town of Palm Beach regarding concrete driveway.	●			
11	ORB 6877, PG 951	Easement contained in Designation of Homestead recorded July 2, 1991.				●
12	ORB 33938, PG 403	Temporary Construction Easement Agreement with the Town of Palm Beach recorded November 7, 2022.		●		
12a	ORB 35193, PG 1641	As affected by Temporary Construction Easement Extension Agreement recorded August 7, 2024.		●		
13-16	N/A	Standard Exceptions.				●

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

DATE OF LAST FIELD SURVEY: 9/4/2024

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

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

JAMES G PEDEN JR Digitally signed by JAMES G PEDEN JR Date: 2025.09.19 14:05:41 -04'00'

REVISIONS:
05/08/25 ADDRESS TITLE COMMITMENT WMN 202820
09/04/24 SURVEY AND TIE-IN UPDATE B.M./M.B. 202820
03/28/24 SHOW BASEMENT AND CRAWLSPACE WITH ELEVATIONS B.M./S.W. 202820 PB362/10
10/17/20 SPOT ELEVATIONS & CONTOURS B.M./S.W. 18-1649.6 PB300/2
09/21/20 SURVEY AND TIE-IN UPDATE WITH 62-5 REQUIREMENTS L.E./M.B. 18-1649.6 PB300/2
09/09/19 TITLE REVIEW M.B. 18-1649.2 RECERTIFY S.W. 18-1649.1

BOUNDARY SURVEY FOR:

KELLY J. ROBERTS, AS TRUSTEE OF THE DUANE AND KELLY ROBERTS COMMUNITY PROPERTY U/A/D MAY 11, 2012

WALLACE SURVEYING A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB#8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO.: 18-1649	F.B. PB271 PG. 11	
OFFICE: M.B.	DATE: 12/21/18	DWG. NO. 18-1649-2	
C'K'D: C.W.	REF: 18-1649-2.DWG	SHEET 1 OF 3	

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:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

△
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△

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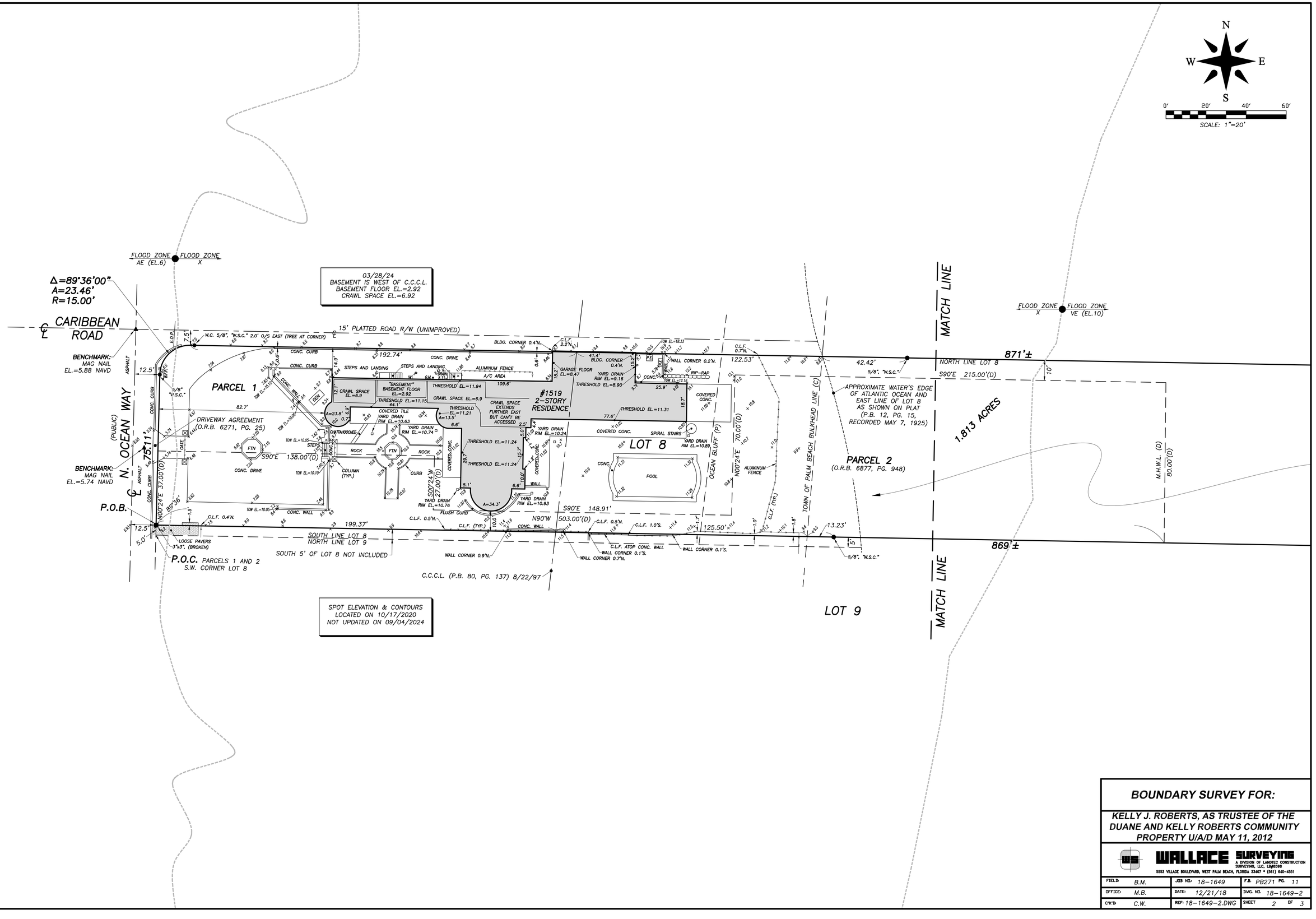
PROJECT NO:

SHEET NO.

SVY

11.24.25



BOUNDARY SURVEY FOR:

KELLY J. ROBERTS, AS TRUSTEE OF THE DUANE AND KELLY ROBERTS COMMUNITY PROPERTY U/A/D MAY 11, 2012

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB#6598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD:	B.M.	JOB NO.: 18-1649	F.B. PB271 PG. 11
OFFICE:	M.B.	DATE: 12/21/18	DWG. NO. 18-1649-2
CK'D:	C.W.	REF: 18-1649-2.DWG	SHEET 2 OF 3

SKA
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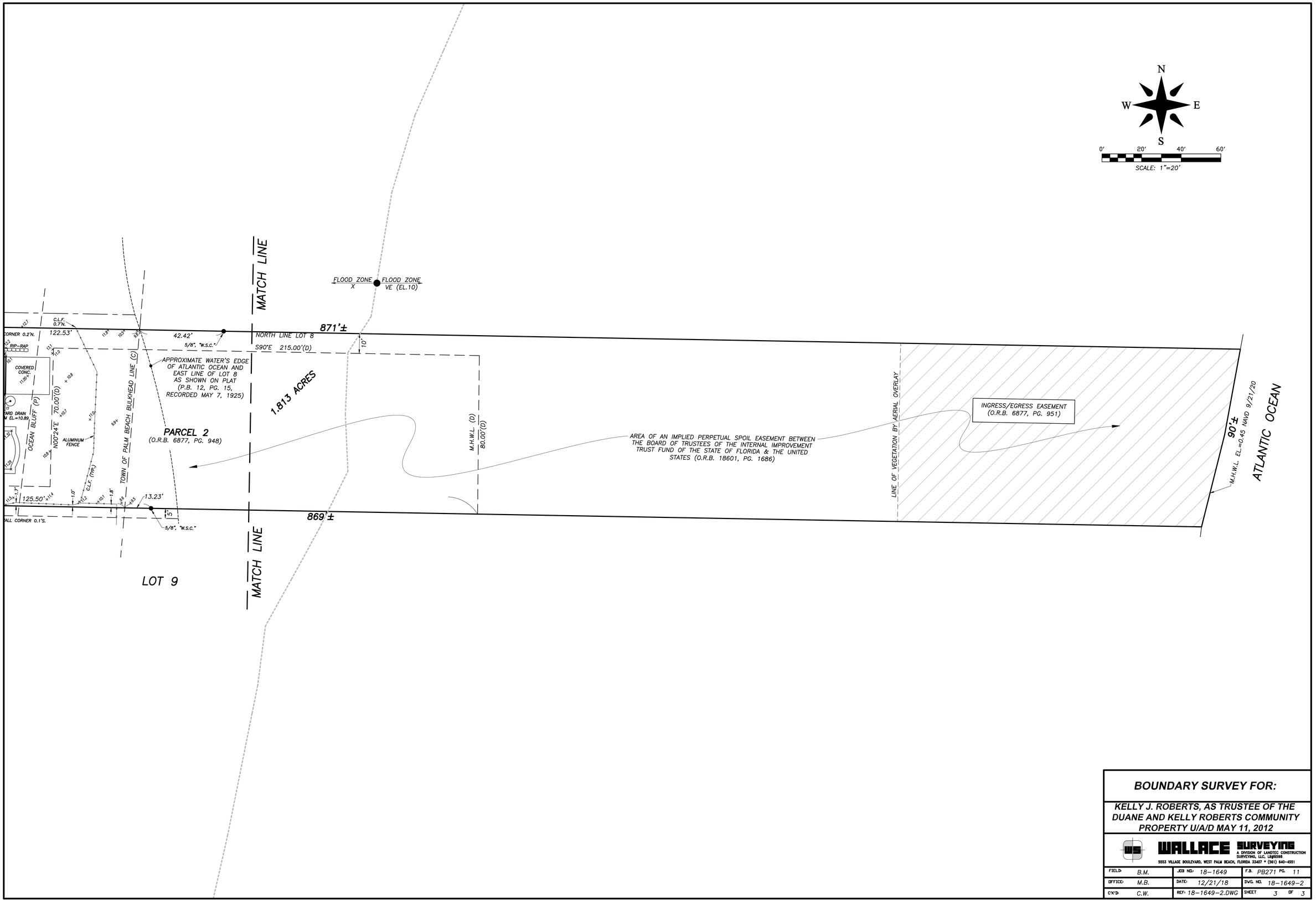

BOUNDARY SURVEY FOR:

KELLY J. ROBERTS, AS TRUSTEE OF THE DUANE AND KELLY ROBERTS COMMUNITY PROPERTY U/A/D MAY 11, 2012

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB#8098
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: B.M.	JOB NO.: 18-1649	F.B. PB271 PG. 11
OFFICE: M.B.	DATE: 12/21/18	DWG. NO. 18-1649-2
C'K'D: C.W.	REF: 18-1649-2.DWG	SHEET 3 OF 3

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

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PROPOSED RENOVATIONS FOR:

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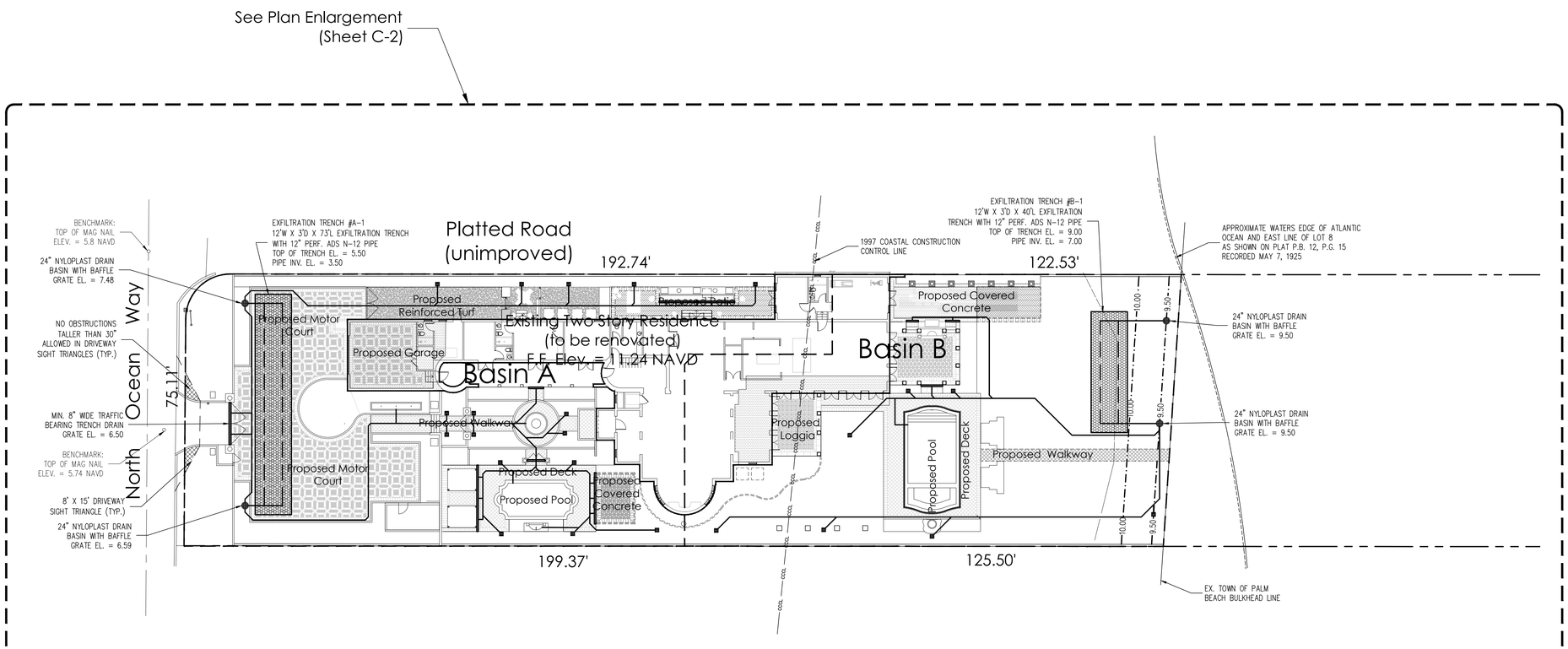
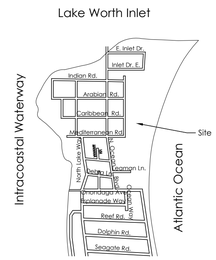
SHEET NO.

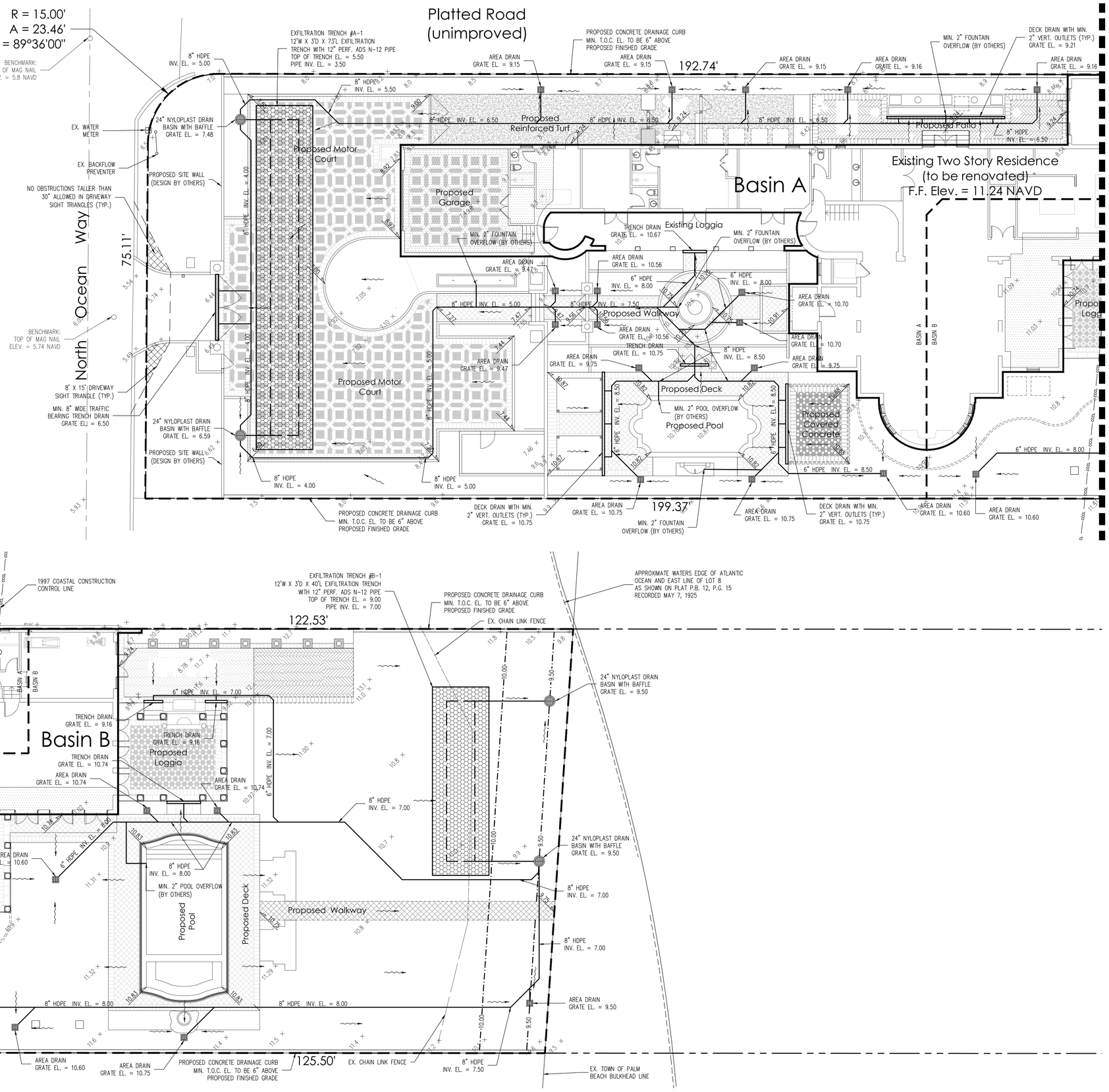
SVY

11.24.25



Lake Worth Inlet


S. Inlet Dr.
Inlet Dr. E.
Indian Rd.
Arabian Rd.
Caribbean Rd.
Mediterranean Rd.
Site
Seaspray Ln.
Sea Spray Ln.
Sea Spray Ln.
Sea Sp


R = 15.00'
A = 23.46'
Δ = 89°36'00"
BENCHMARK: TOP OF MAG NAIL ELEV. = 5.8 NAVD
BENCHMARK: TOP OF MAG NAIL ELEV. = 5.74 NAVD
North Ocean Way
75.11'
Platted Road (unimproved)
192.74'
199.37'
122.53'
125.50'
Matchline (This Sheet)
Matchline (See This Sheet)
Basin A
Basin B
Existing Two Story Residence (to be renovated)
F.F. Elev. = 11.24 NAVD
Existing Loggia
Proposed Garage
Proposed Motor Court
Proposed Reinforced Turf
Proposed Patio
Proposed Walkway
Proposed Deck
Proposed Pool
Proposed Covered Concrete
Proposed Loggia
BASIN A
BASIN B
EXFILTRATION TRENCH #A-1
12'W X 3'D X 73'L EXFILTRATION TRENCH WITH 12" PERF. ADS N-12 PIPE
TOP OF TRENCH EL. = 5.50
PIPE INV. EL. = 3.50
EXFILTRATION TRENCH #B-1
12'W X 3'D X 40'L EXFILTRATION TRENCH WITH 12" PERF. ADS N-12 PIPE
TOP OF TRENCH EL. = 9.00
PIPE INV. EL. = 7.00
PROPOSED CONCRETE DRAINAGE CURB
MIN. T.O.C. EL. TO BE 6" ABOVE
PROPOSED FINISHED GRADE
1997 COASTAL CONSTRUCTION CONTROL LINE
APPROXIMATE WATERS EDGE OF ATLANTIC OCEAN AND EAST LINE OF LOT 8 AS SHOWN ON PLAT P.B. 12, P.G. 15 RECORDED MAY 7, 1925
EX. CHAIN LINK FENCE
EX. TOWN OF PALM BEACH BULKHEAD LINE
EX. WATER METER
EX. BACKFLOW PREVENTER
PROPOSED SITE WALL (DESIGN BY OTHERS)
NO OBSTRUCTIONS TALLER THAN 30" ALLOWED IN DRIVEWAY SIGHT TRIANGLES (TYP.)
8' X 15' DRIVEWAY SIGHT TRIANGLE (TYP.)
MIN. 8" WIDE TRAFFIC BEARING TRENCH DRAIN GRATE EL. = 6.50
24" NYLOPLAST DRAIN BASIN WITH BAFFLE GRATE EL. = 7.48
24" NYLOPLAST DRAIN BASIN WITH BAFFLE GRATE EL. = 6.59
24" NYLOPLAST DRAIN BASIN WITH BAFFLE GRATE EL. = 9.50
AREA DRAIN GRATE EL. = 9.15
AREA DRAIN GRATE EL. = 9.16
AREA DRAIN GRATE EL. = 9.47
AREA DRAIN GRATE EL. = 10.56
AREA DRAIN GRATE EL. = 10.70
AREA DRAIN GRATE EL. = 9.75
AREA DRAIN GRATE EL. = 10.75
AREA DRAIN GRATE EL. = 10.74
AREA DRAIN GRATE EL. = 10.60
TRENCH DRAIN GRATE EL. = 10.67
TRENCH DRAIN GRATE EL. = 9.16
TRENCH DRAIN GRATE EL. = 10.74
MIN. 2" FOUNTAIN OVERFLOW (BY OTHERS)
MIN. 2" POOL OVERFLOW (BY OTHERS)
DECK DRAIN WITH MIN. 2" VERT. OUTLETS (TYP.) GRATE EL. = 9.21
DECK DRAIN WITH MIN. 2" VERT. OUTLETS (TYP.) GRATE EL. = 10.75
8" HDPE INV. EL. = 4.00
8" HDPE INV. EL. = 5.00
8" HDPE INV. EL. = 5.50
8" HDPE INV. EL. = 6.50
8" HDPE INV. EL. = 7.50
8" HDPE INV. EL. = 8.50
6" HDPE INV. EL. = 8.00
6" HDPE INV. EL. = 7.00
6" HDPE INV. EL. = 8.50
24" NYLOPLAST DRAIN BASIN WITH BAFFLE GRATE EL. = 9.50
8" HDPE INV. EL. = 7.00
8" HDPE INV. EL. = 7.50
AREA DRAIN GRATE EL. = 9.50
AREA DRAIN GRATE EL. = 10.60
AREA DRAIN GRATE EL. = 10.75
6" HDPE INV. EL. = 8.00
6" HDPE INV. EL. = 7.00
6" HDPE INV. EL. = 8.50
8" HDPE INV. EL. = 8.00
8" HDPE INV. EL. = 7.00
8" HDPE INV. EL. = 7.50
8" HDPE INV. EL. = 4.00
8" HDPE INV. EL. = 5.00
8" HDPE INV. EL. = 6.50
8" HDPE INV. EL. = 8.50
8" HDPE INV. EL. = 9.50
8" HDPE INV. EL. = 7.50
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8" HDPE INV. EL. = 7.00
8" HDPE INV. EL. = 8.00
8" HDPE INV. EL. = 8.00
8" HDPE INV. EL. = 7.50
8" HDPE INV. EL. = 6.50
8" HDPE INV. EL. = 6.50
8" HDPE INV. EL. = 6

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:**	1519 N Ocean Way, Palm Beach, Fl 33480		
2	**Zoning District:**	R-A—ESTATE RESIDENTIAL (50-PALM BEACH)		
3	**Lot Area (sq. ft.):**	19,271.5 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	79.11' X 308' (TO BULKHEAD)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	ZONE X , ZONE VE		
7	**Zero Datum for point of meas. (NAVD)**	7.55 N.A.V.D.		
8	**Crown of Road (COR) (NAVD)**	6.05 N.A.V.D.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25%	22.4%	24.4%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		9,463 SF	10,827 SF
12	*Front Yard Setback (Ft.)	35 FT	82'-11"	54'-1 1/2"
13	* Side Yard Setback (1st Story) (Ft.)	15 FT	-4 1/2" (N)	0' (N) 2
14	* Side Yard Setback (2nd Story) (Ft.)	15 FT	14'-10" (N), 10'-0" (S)	N/C
15	*Rear Yard Setback (Ft.)	15 FT	65'-10" (TO BULKHEAD LINE)	67"0" (TO BULKHEAD LINE)
16	Angle of Vision (Deg.)	100 DEG	32 DEG	41.94 DEG
17	Building Height (Ft.)	25'-0"	25'-1"	N/C
18	Overall Building Height (Ft.)	35'-0"	31'-3"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)			
20	** Max. Fill Added to Site (Ft.)		N/A	2.6'
21	Finished Floor Elev. (FFE)(NAVD)	11.25 N.A.V.D.	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	ZONE X = 0' N.A.V.D., ZONE AE: 15.9' N.A.V.D.	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	14,075 sqft; 50% min	14,075 sqft; 47.81%	14721 sqft; 50%
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)	1389 sqft; 45%min	1620 sqft; 52.47%	1522 sqft; 49%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

PREVIOUSLY PROPOSED ZONING LEGEND

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

Line #	Zoning Legend			
1	**Property Address:**	1519 N Ocean Way, Palm Beach, Fl 33480		
2	**Zoning District:**	R-A—ESTATE RESIDENTIAL (50-PALM BEACH)		
3	**Lot Area (sq. ft.):**	19,271.5 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	79.11' X 308' (TO BULKHEAD)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	ZONE X , ZONE VE		
7	**Zero Datum for point of meas. (NAVD)**	7.55 N.A.V.D.		
8	**Crown of Road (COR) (NAVD)**	6.05 N.A.V.D.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25%	22.4%	24.4%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		9,463 SF	10,797 SF
12	*Front Yard Setback (Ft.)	35 FT	82'-11"	54'-1 1/2"
13	* Side Yard Setback (1st Story) (Ft.)	15 FT	-4 1/2" (N)	0' (N)
14	* Side Yard Setback (2nd Story) (Ft.)	15 FT	14'-10" (N), 10'-0" (S)	N/C
15	*Rear Yard Setback (Ft.)	15 FT	65'-10" (TO BULKHEAD LINE)	65'-0" TO BULKHEAD
16	Angle of Vision (Deg.)	100 DEG	32 DEG	41.94 DEG
17	Building Height (Ft.)	25'-0"	25'-1"	N/C
18	Overall Building Height (Ft.)	35'-0"	31'-3"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)			
20	** Max. Fill Added to Site (Ft.)		N/A	2.6'
21	Finished Floor Elev. (FFE)(NAVD)	11.25 N.A.V.D.	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	ZONE X = 0' N.A.V.D., ZONE AE: 15.9' N.A.V.D.	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	14,719 sf (50% min)	14,075 sf (47.81%)	15,605 sf (53.1%)
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)	1389 sqft; 45%min	1,620 sf (52.47% min)	1,775 sf (56.7% min)
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

CURRENTLY PROPOSED ZONING LEGEND

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:
PRIVATE RESIDENCE
1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:
1
2
3
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PROJECT NO:

SHEET NO.
ZL

04.06.26



1497 N OCEAN WAY



1495 N OCEAN WAY



1533 N OCEAN WAY



1515 N OCEAN WAY

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:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

PH-1

11.24.25



1497 N OCEAN WAY



1497 N OCEAN WAY



N OCEAN WAY LOOK NORTHEAST



N OCEAN WAY LOOKING NORTHWEST

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

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

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PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

PH-1

11.24.25















SKA

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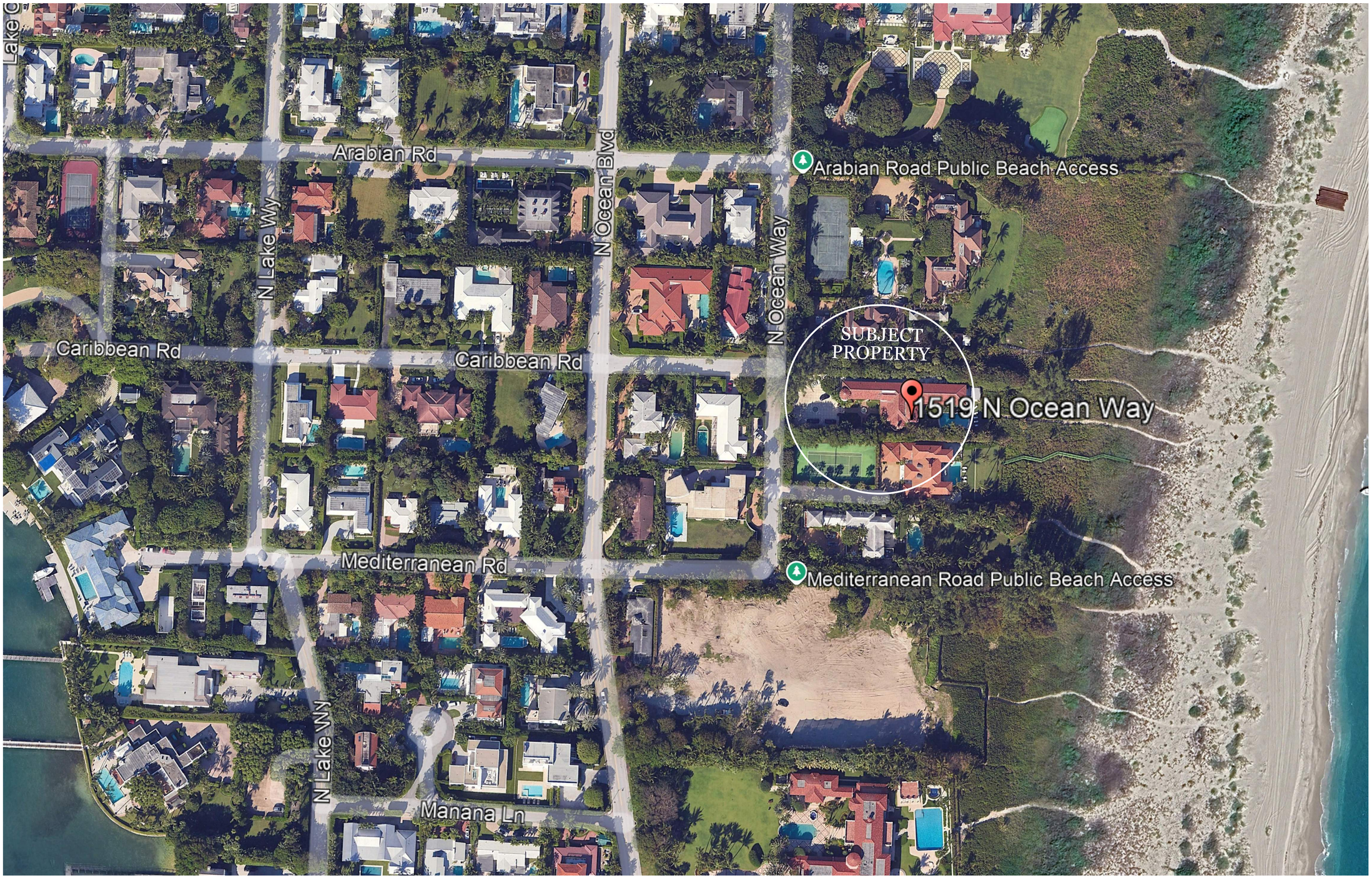

VICINITY LOCATION MAP

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:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL. 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

PR-1

11.24.25



CONTEXTUAL SITE PLAN

SCALE: 1:50

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:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL. 33480

CONSULTANT:

REVISIONS:

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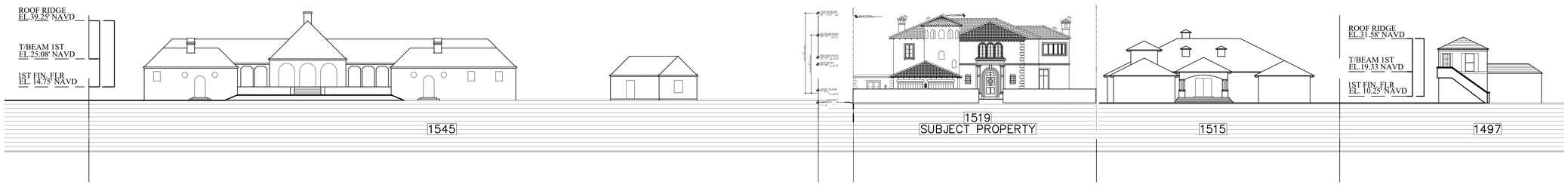
PROJECT NO:

SHEET NO.

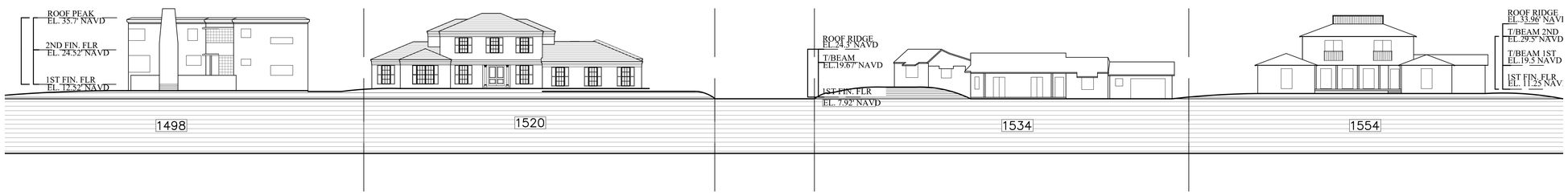
PR-2

11.24.25



STREESCAPE A

SCALE: 1:20



STREESCAPE B

SCALE: 1:20

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:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL. 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

PR-3

11.24.25



HEIGHT PLANE DIAGRAM
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:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

2 TOPB SECOND SUB COMMENTS: 12.19.25

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PROJECT NO:

SHEET NO.

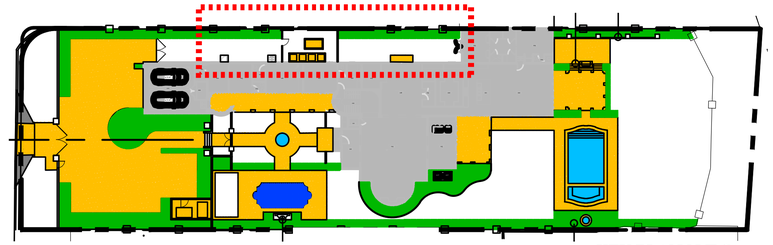
PR-4

02.09.26

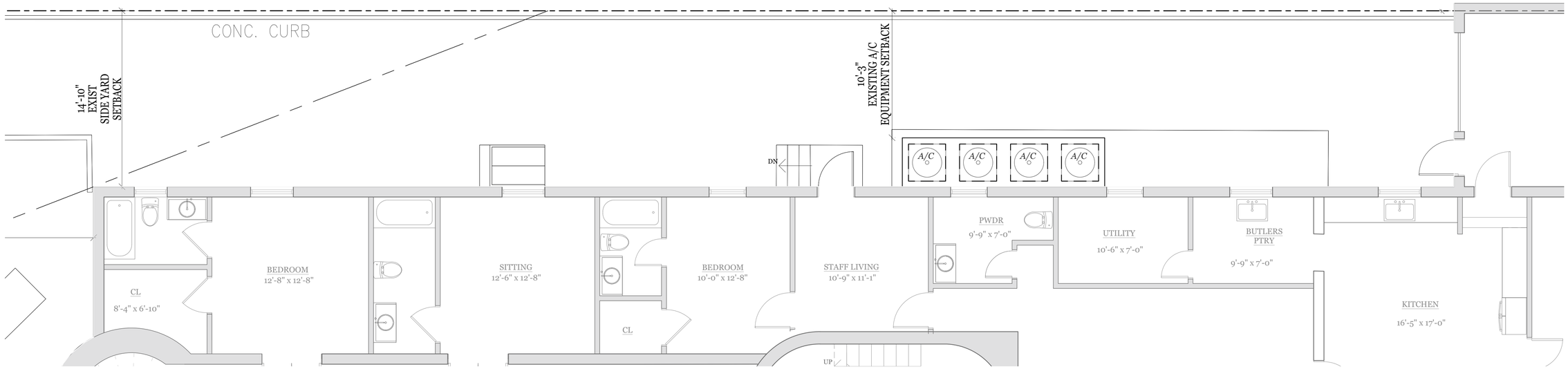
VARIANCE REQUEST - SECTION 134-1728:
A/C UNIT SETBACK VARIANCE - NORTH SIDE YARD

Existing Condition:
Four (4) air conditioning units currently located within the north side yard setback.

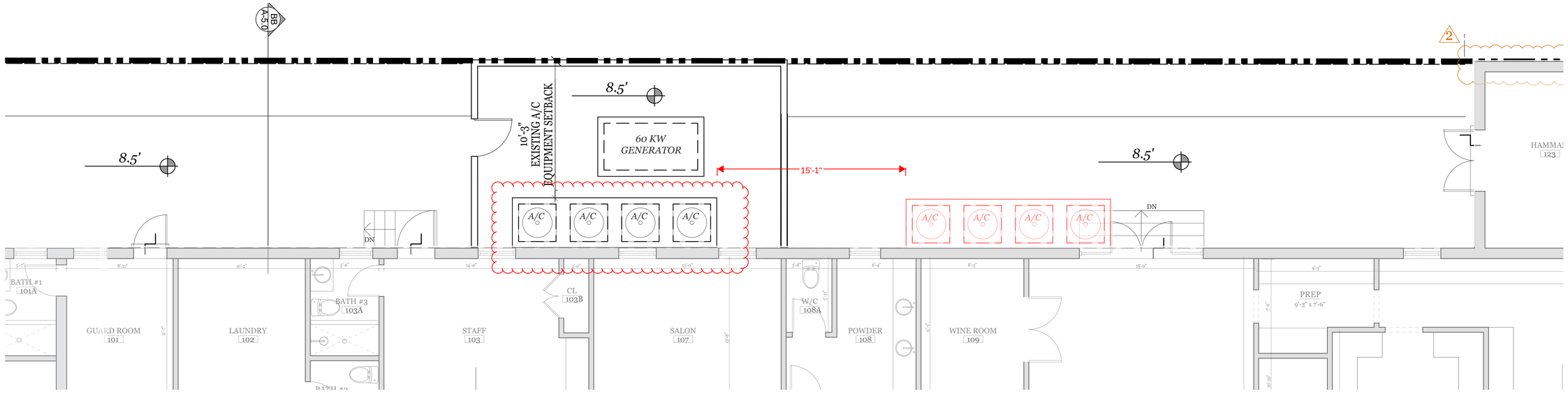
Proposed Condition:
Four (4) A/C units relocated westward along the same 10'-3" setback plane from north property line, maintaining setback distance but shifting west from existing locations



KEY PLAN N.T.S.



EXISTING NORTH SIDE YARD AC CONDENSER CONFIGURATION
SCALE: 1/4" -1'-0"



PROPOSED SIDE YARD AC CONDENSER CONFIGURATION
SCALE: 1/4" -1'-0"

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH
561.655.1114
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:
PRIVATE RESIDENCE
1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:
2 TOPB SECOND SUB COMMENTS: 12.19.25

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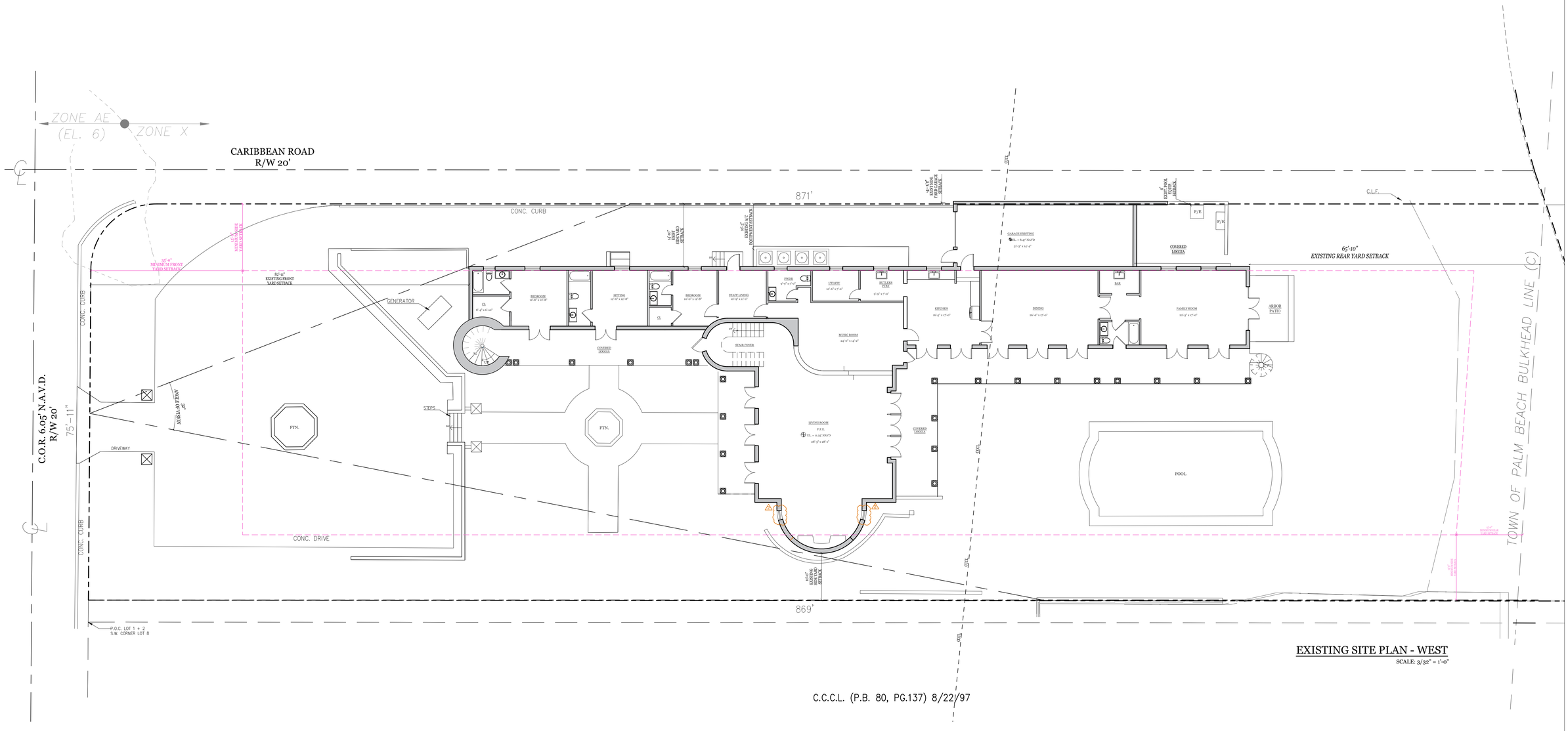
PROJECT NO:

SHEET NO.
PR-5

02.09.26

VARIANCE DIAGRAM



EXISTING SITE PLAN - WEST

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH
REACH FL 33480 PHONE: (561) 655-1114

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

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

2 TOPB SECOND SUB COMMENTS: 12.19.25

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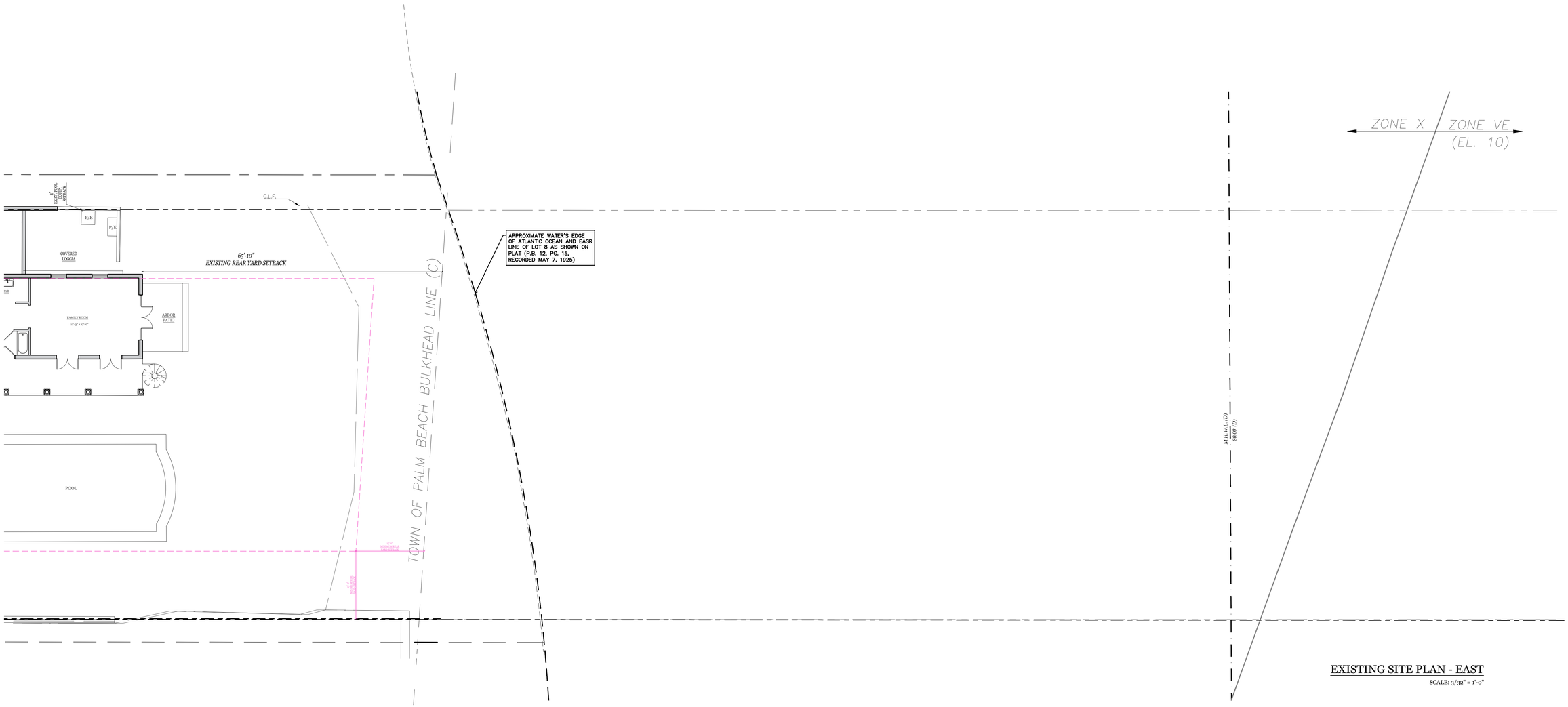
PROJECT NO:

SHEET NO.

SP-0

02.09.26



EXISTING SITE PLAN - EAST

SCALE: 3/32" = 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:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

△

△

△

△

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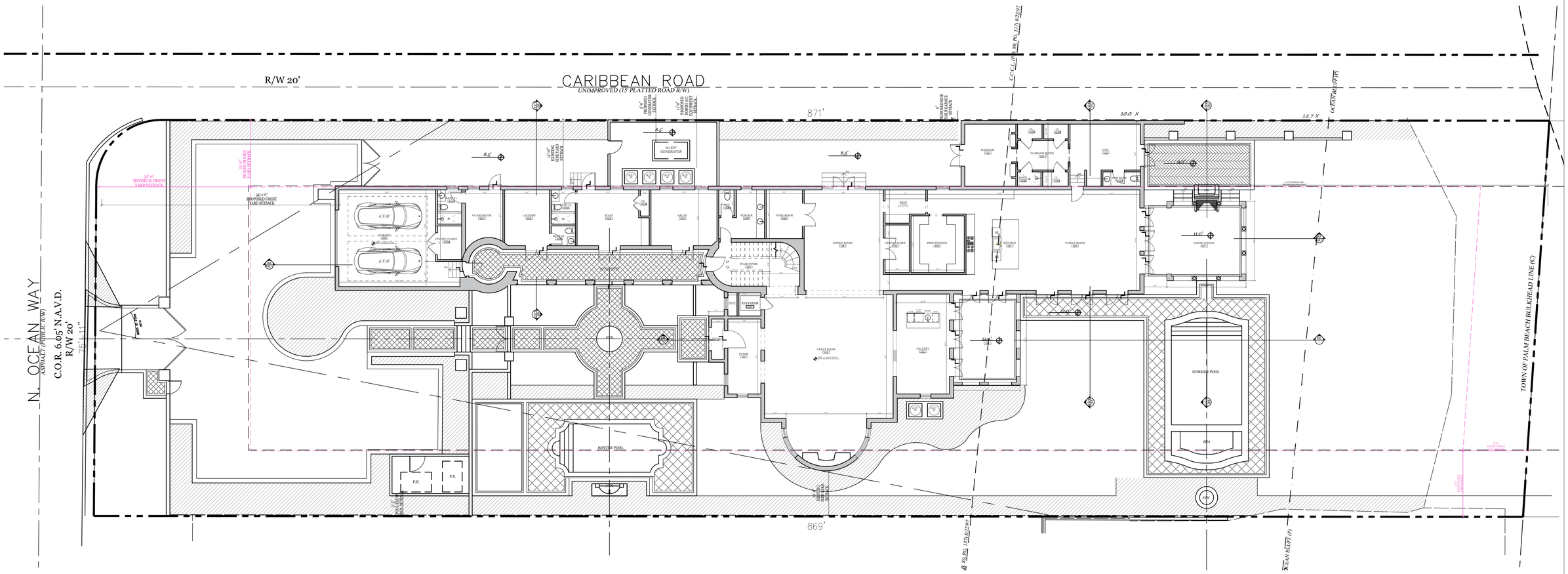
PROJECT NO:

SHEET NO.

SP-0.0

02.09.26



PREVIOUSLY PROPOSED SITE PLAN - WEST

SCALE: 3/32" = 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:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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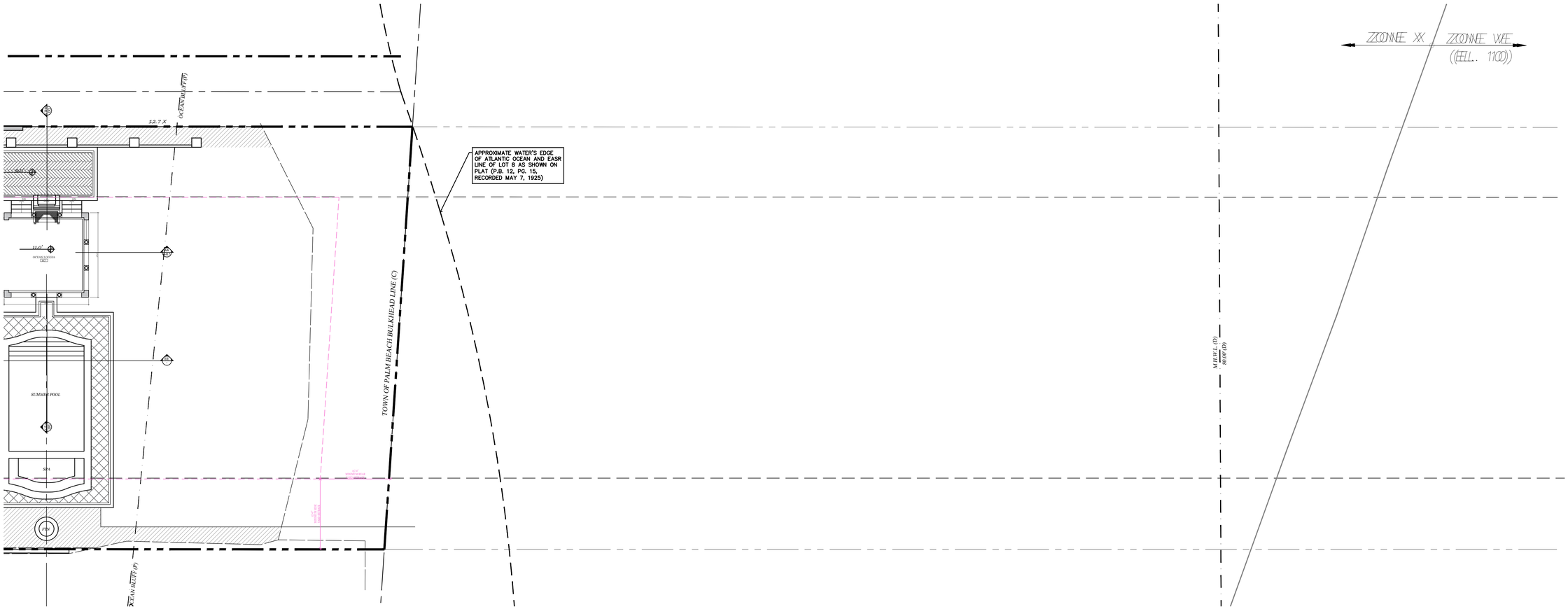
PROJECT NO:

SHEET NO.

SP-1.0

02.09.26



PREVIOUSLY PROPOSED SITE PLAN - EAST

SCALE: 3/32" = 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:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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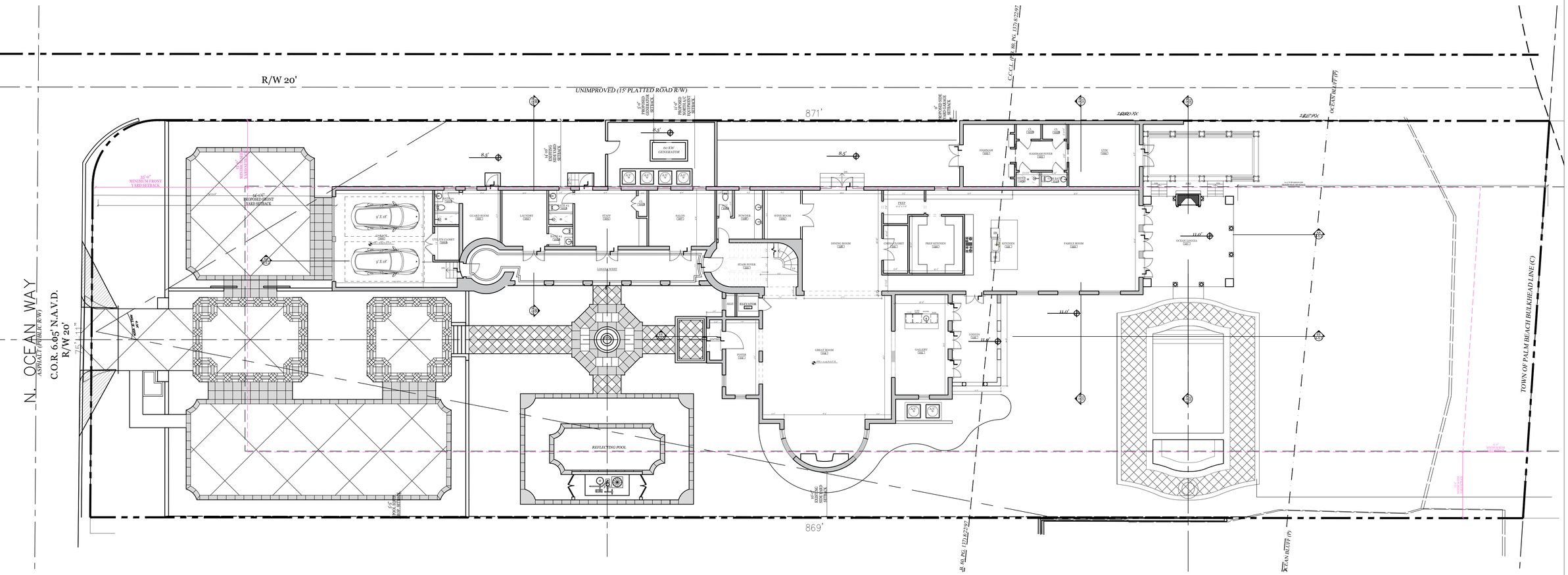
PROJECT NO:

SHEET NO.

SP-1.1

02.09.26



PROPOSED SITE PLAN - WEST

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

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:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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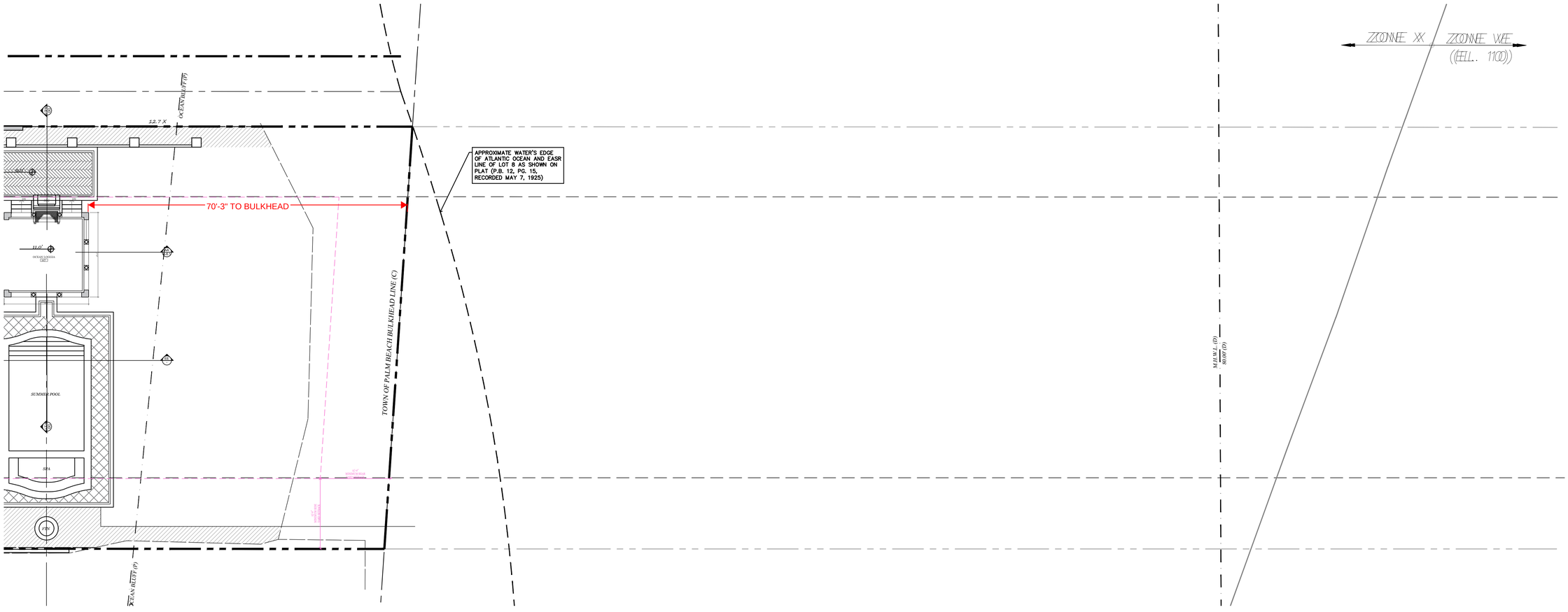
PROJECT NO:

SHEET NO.

SP-2.0

03.30.26



CURRENTLY PROPOSED SITE PLAN - EAST

SCALE: 3/32" = 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:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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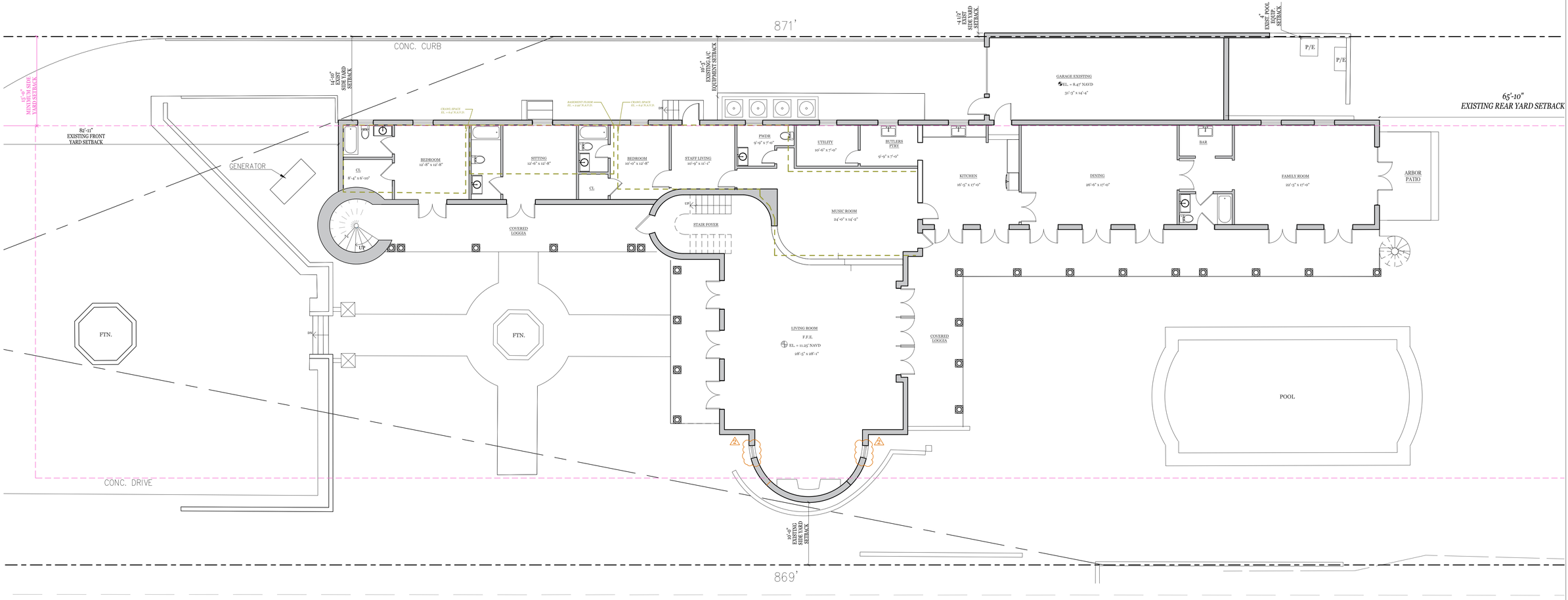
PROJECT NO:

SHEET NO.

SP-2.1

04.06.26



EXISTING FIRST FLOOR PLAN

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

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH
REACH FL 33480 PHONE 561.655.1114
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

2 TOPB SECOND SUB COMMENTS: 12.19.25

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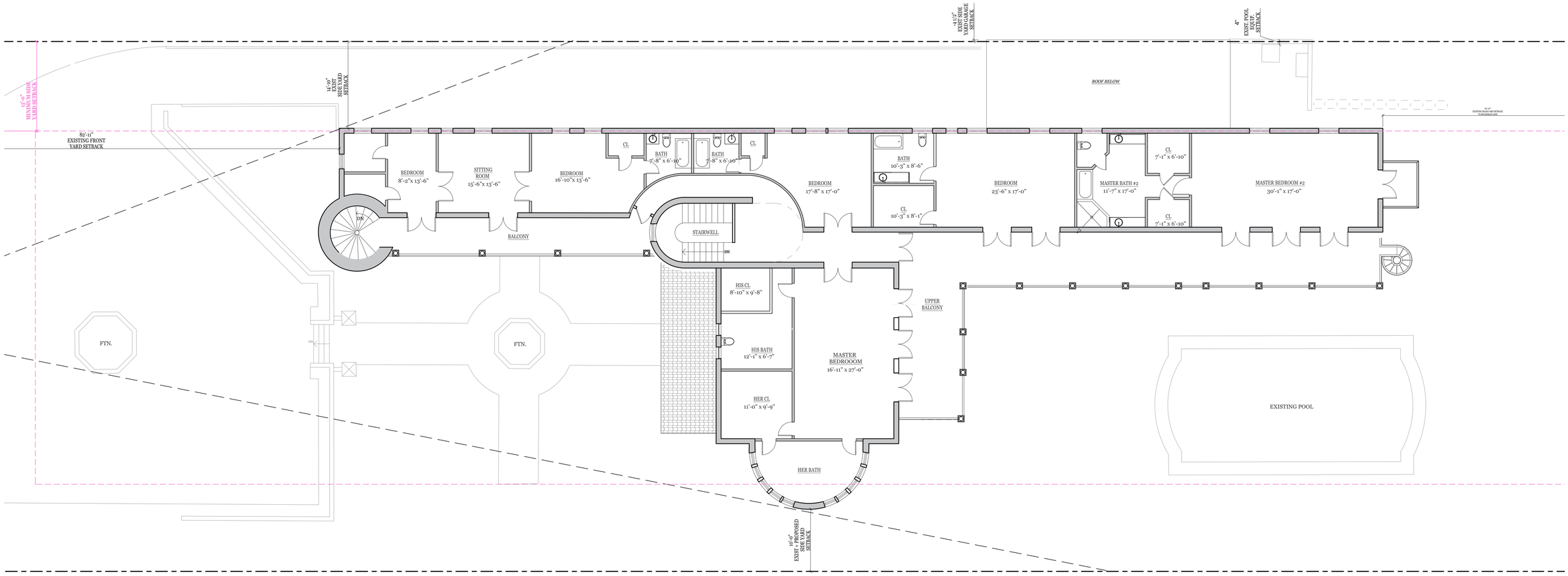
PROJECT NO:

SHEET NO.

A-1.0

02.09.26



EXISTING SECOND FLOOR PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH
REACH FL 33480 PHONE: 561.655.1114

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

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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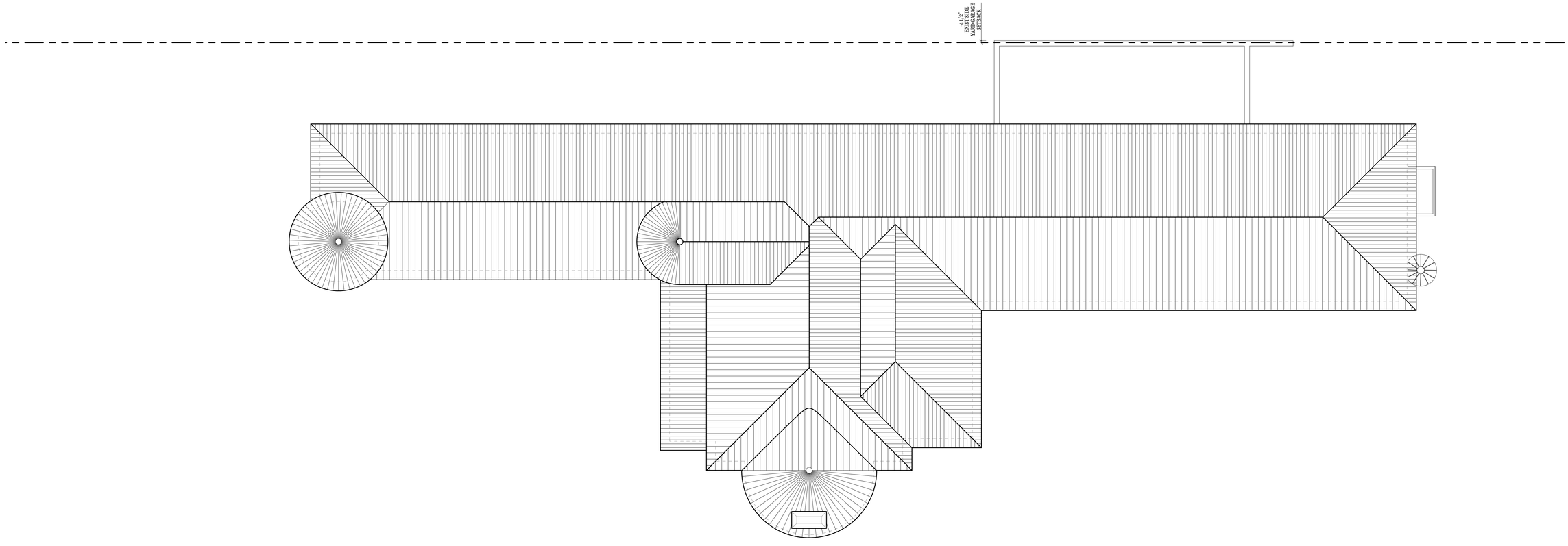
PROJECT NO:

SHEET NO.

A-1.1

02.09.26



EXISTING ROOF PLAN

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

SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM
BEACH FL 33480 PHONE 561.655.1114

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

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-1.2

02.09.26

NOTE: FOOTPRINT REDUCED FROM PREVIOUSLY PROPOSED APPLICATION

PRELIMINARY DEMOLITION NOTES:

1. DEMOLITION SCOPE: LIMITED DEMOLITION AS SHOWN IS PROPOSED TO ACCOMMODATE NEW DESIGN WORK AND IMPROVEMENTS.

2. EXTENT OF WORK: ONLY SELECT PORTIONS OF THE EXISTING STRUCTURE AND SITE FEATURES ARE PROPOSED FOR REMOVAL; THE MAJORITY OF THE EXISTING BUILDING AND SITE IMPROVEMENTS ARE TO REMAIN UNLESS OTHERWISE NOTED.

3. HISTORIC REVIEW: WHERE APPLICABLE, DEMOLITION IS SUBJECT TO TOWN OF PALM BEACH ARCHITECTURAL AND LANDMARKS COMMISSION REVIEW AND APPROVAL PRIOR TO PERMITTING.

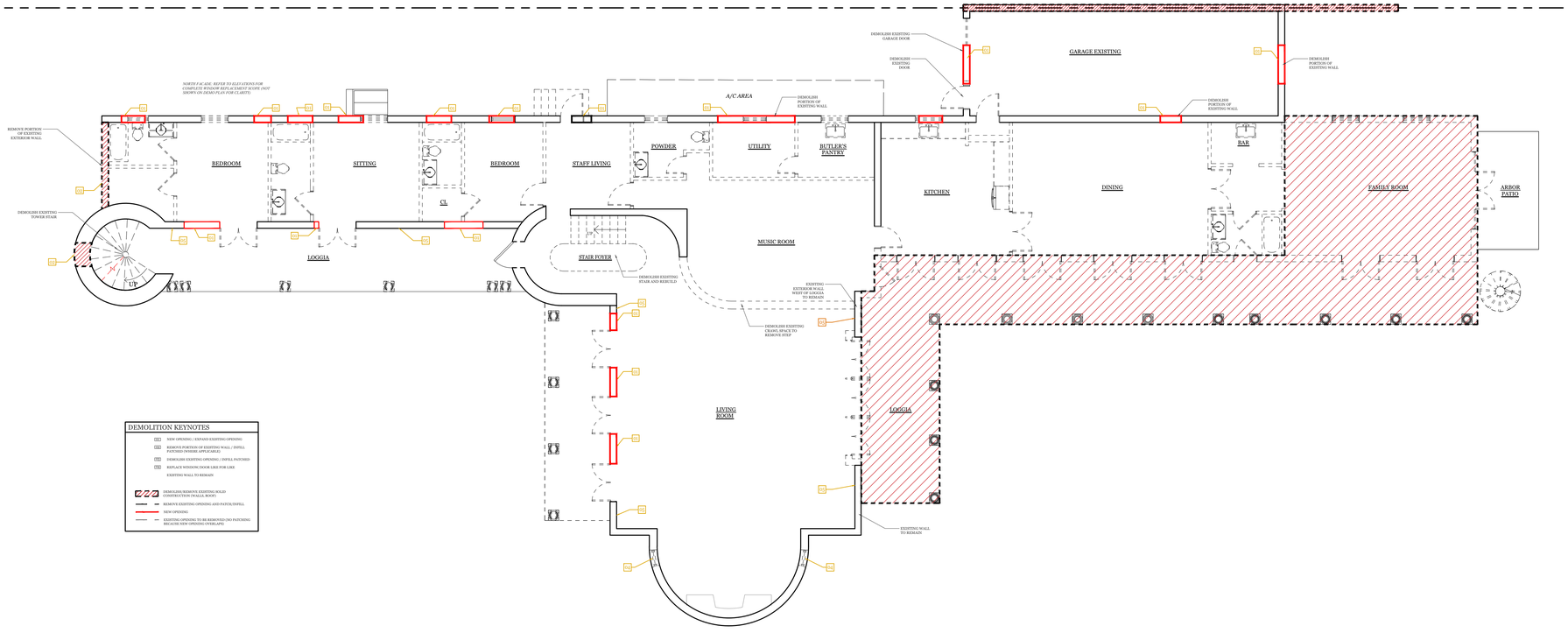
4. TOWN REVIEW: ALL DEMOLITION WORK WILL COMPLY WITH TOWN OF PALM BEACH DEVELOPMENT REVIEW REQUIREMENTS AND BUILDING DIVISION PERMITTING PRIOR TO COMMENCEMENT.

5. UTILITIES AND SITE FEATURES: EXISTING UTILITY CONNECTIONS, PAVING, LANDSCAPE ELEMENTS, AND SITE WALLS SHOWN DASHED ARE PROPOSED FOR REMOVAL OR MODIFICATION AS PART OF THE DESIGN INTENT.

6. LANDSCAPE AND TREE PRESERVATION: EXISTING TREES AND VEGETATION SHOWN TO REMAIN WILL BE PROTECTED DURING ANY DEMOLITION ACTIVITY IN ACCORDANCE WITH TOWN STANDARDS.

7. NEIGHBORING PROPERTIES: WORK WILL RESPECT ADJACENT PROPERTY LINES, ACCESS, AND DRAINAGE CONDITIONS. NO CHANGE TO EXISTING GRADE OR DRAINAGE PATTERN IS PROPOSED AT THIS TIME.

8. INTENT: DRAWINGS ILLUSTRATE CONCEPTUAL SCOPE AND LIMITS OF DEMOLITION FOR DESIGN REVIEW PURPOSES ONLY. CONSTRUCTION DOCUMENTATION TO FOLLOW UNDER SEPARATE PERMIT.



DEMOLITION KEYNOTES

- [01] NEW OPENING / EXPAND EXISTING OPENING
- [02] REMOVE PORTION OF EXISTING WALL / INFILL - PATCHED (WHERE APPLICABLE)
- [03] DEMOLISH EXISTING OPENING / INFILL PATCHED
- [04] REPLACE WINDOW/DOOR LIKE FOR LIKE
- EXISTING WALL TO REMAIN
- DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)
- REMOVE EXISTING OPENING AND PATCH/INFILL
- NEW OPENING
- EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)

DEMOLITION FIRST FLOOR PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE P2 PALM BEACH FL 33480 PHONE 561.655.1114
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

2 TOPB SECOND SUB COMMENTS: 12.19.25

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PROJECT NO:

SHEET NO.

A-1.3

02.09.26

NOTE: FOOTPRINT REDUCED FROM PREVIOUSLY PROPOSED APPLICATION

PRELIMINARY DEMOLITION NOTES:

1. DEMOLITION SCOPE: LIMITED DEMOLITION AS SHOWN IS PROPOSED TO ACCOMMODATE NEW DESIGN WORK AND IMPROVEMENTS.

2. EXTENT OF WORK: ONLY SELECT PORTIONS OF THE EXISTING STRUCTURE AND SITE FEATURES ARE PROPOSED FOR REMOVAL; THE MAJORITY OF THE EXISTING BUILDING AND SITE IMPROVEMENTS ARE TO REMAIN UNLESS OTHERWISE NOTED.

3. HISTORIC REVIEW: WHERE APPLICABLE, DEMOLITION IS SUBJECT TO TOWN OF PALM BEACH ARCHITECTURAL AND LANDMARKS COMMISSION REVIEW AND APPROVAL PRIOR TO PERMITTING.

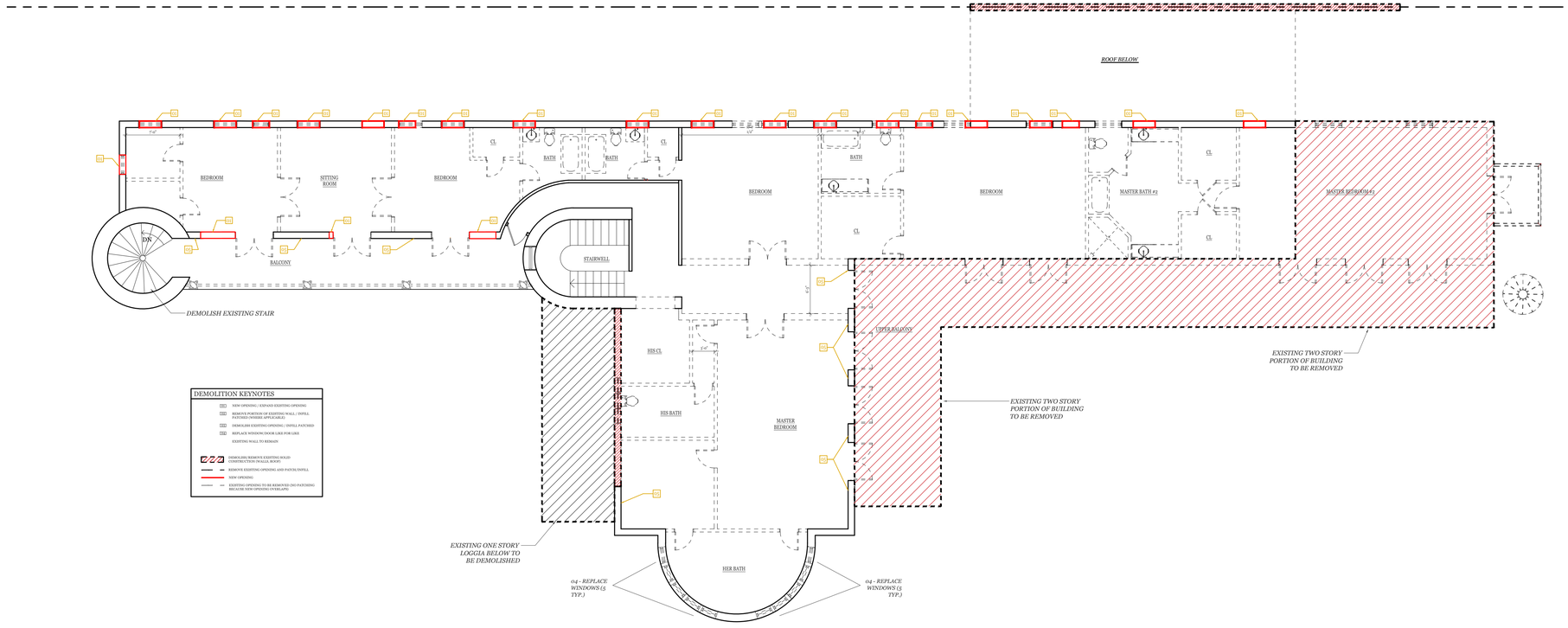
4. TOWN REVIEW: ALL DEMOLITION WORK WILL COMPLY WITH TOWN OF PALM BEACH DEVELOPMENT REVIEW REQUIREMENTS AND BUILDING DIVISION PERMITTING PRIOR TO COMMENCEMENT.

5. UTILITIES AND SITE FEATURES: EXISTING UTILITY CONNECTIONS, PAVING, LANDSCAPE ELEMENTS, AND SITE WALLS SHOWN DASHED ARE PROPOSED FOR REMOVAL OR MODIFICATION AS PART OF THE DESIGN INTENT.

6. LANDSCAPE AND TREE PRESERVATION: EXISTING TREES AND VEGETATION SHOWN TO REMAIN WILL BE PROTECTED DURING ANY DEMOLITION ACTIVITY IN ACCORDANCE WITH TOWN STANDARDS.

7. NEIGHBORING PROPERTIES: WORK WILL RESPECT ADJACENT PROPERTY LINES, ACCESS, AND DRAINAGE CONDITIONS. NO CHANGE TO EXISTING GRADE OR DRAINAGE PATTERN IS PROPOSED AT THIS TIME.

8. INTENT: DRAWINGS ILLUSTRATE CONCEPTUAL SCOPE AND LIMITS OF DEMOLITION FOR DESIGN REVIEW PURPOSES ONLY. CONSTRUCTION DOCUMENTATION TO FOLLOW UNDER SEPARATE PERMIT.



DEMOLITION KEYNOTES

- 01 — NEW OPENING / EXPAND EXISTING OPENING
- 02 — REMOVE PORTION OF EXISTING WALL / INFILL PATCHED (WHERE APPLICABLE)
- 03 — DEMOLISH EXISTING OPENING / INFILL PATCHED
- 04 — REPLACE WINDOW/ DOOR LIKE FOR LIKE
- EXISTING WALL TO REMAIN
- DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)
- REMOVE EXISTING OPENING AND PATCH/INFILL
- NEW OPENING
- EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)

DEMOLITION SECOND FLOOR PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH
REACH FL 33480 PHONE 561.655.1114

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

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

2 TOPB SECOND SUB COMMENTS: 12.19.25

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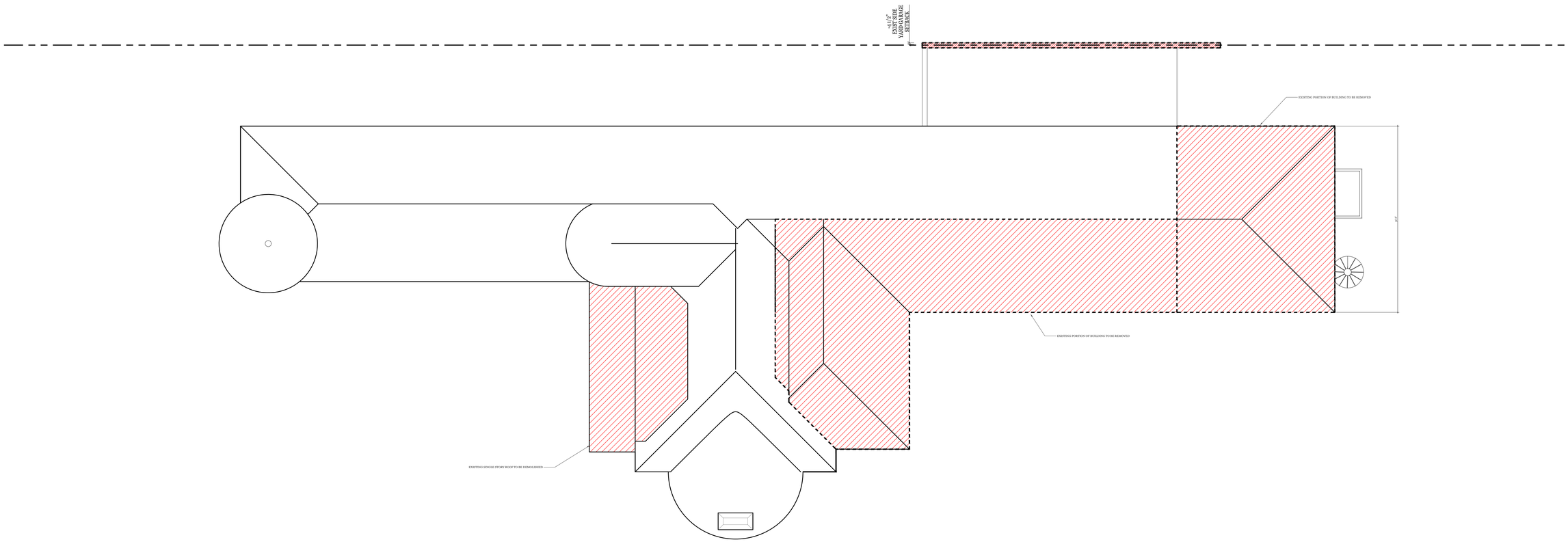
PROJECT NO:

SHEET NO.

A-1.4

02.09.26



39%: 2626 SQ. FT. OF 6697 SQ. FT. TOTAL

DEMOLITION ROOF PLAN

SCALE: 1/8" -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:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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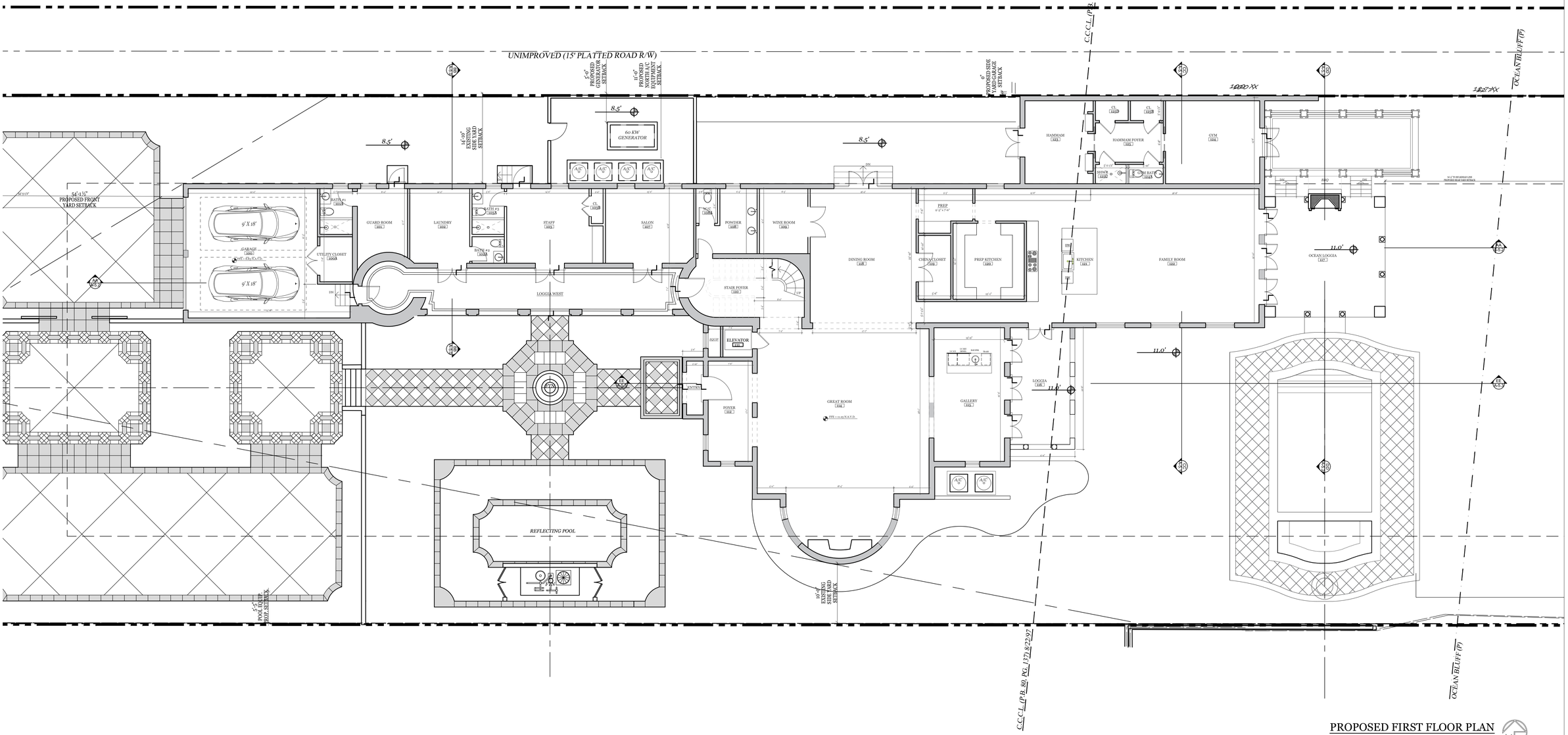
PROJECT NO:

SHEET NO.

A-1.5

02.09.26



PROPOSED FIRST FLOOR PLAN

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

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:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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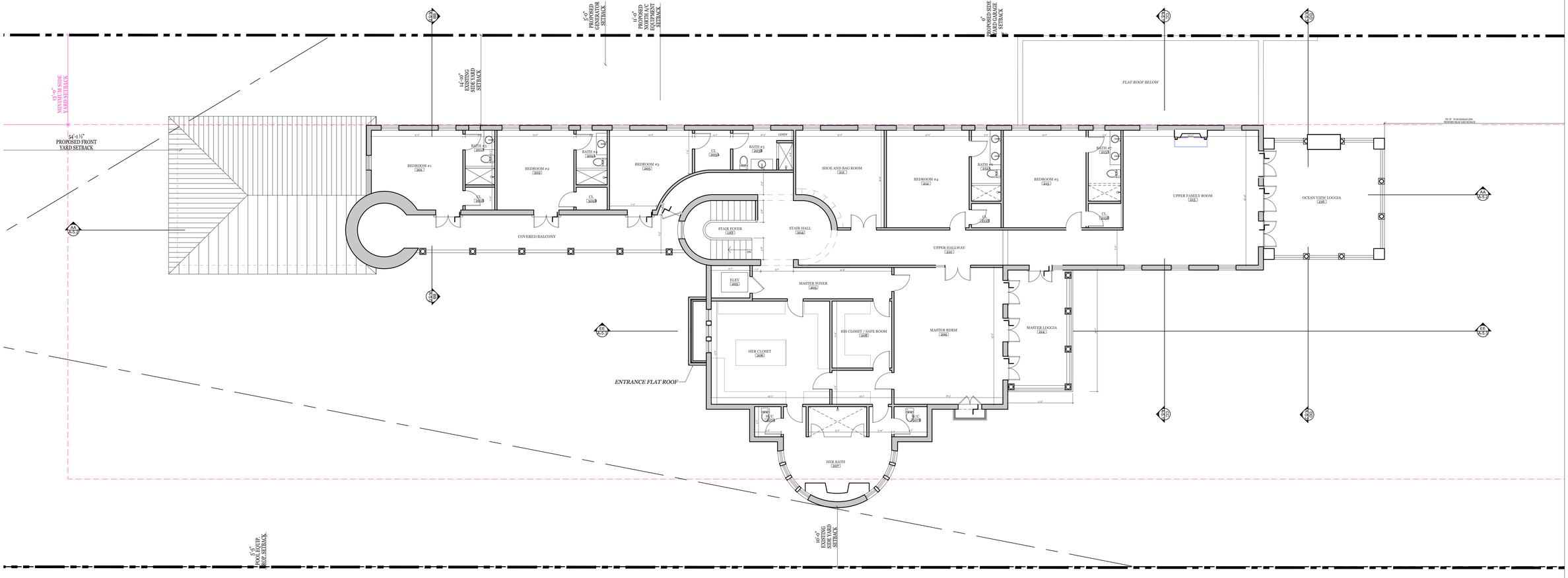
PROJECT NO:

SHEET NO.

A-2.0

04.06.26



CURRENTLY PROPOSED SECOND FLOOR PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH
REACH: FL 33480 PHONE: (561) 655-1114

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

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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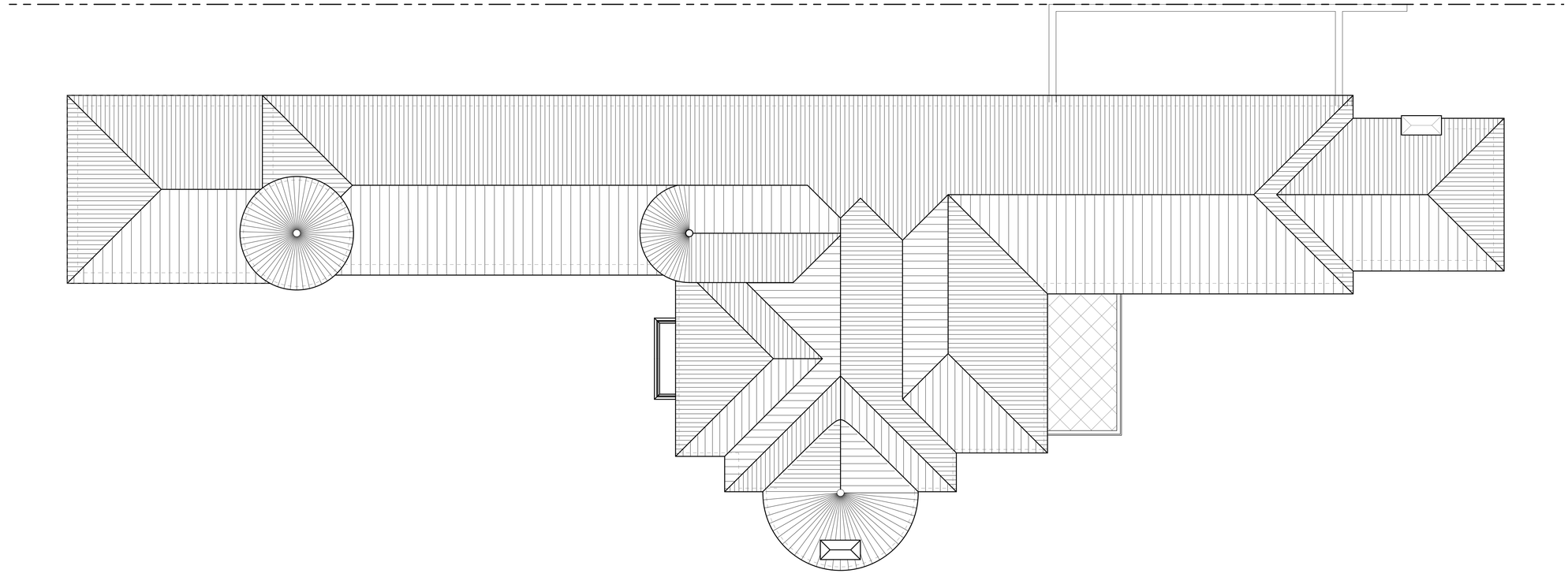
PROJECT NO:

SHEET NO.

A-2.1

04.06.26



PROPOSED ROOF PLAN

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:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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△

△

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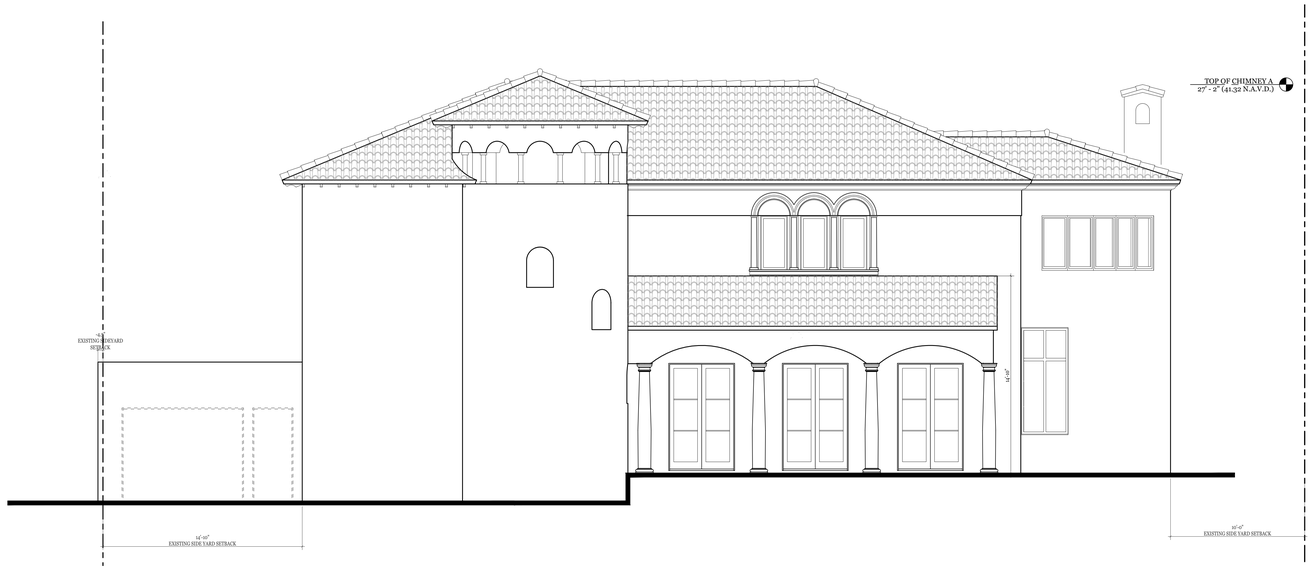
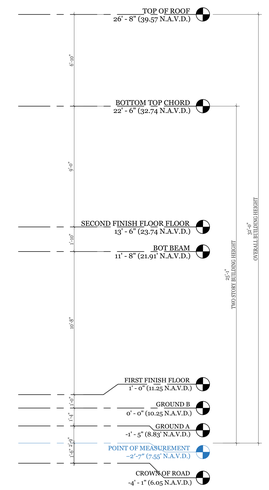
PROJECT NO:

SHEET NO.

A-2.2

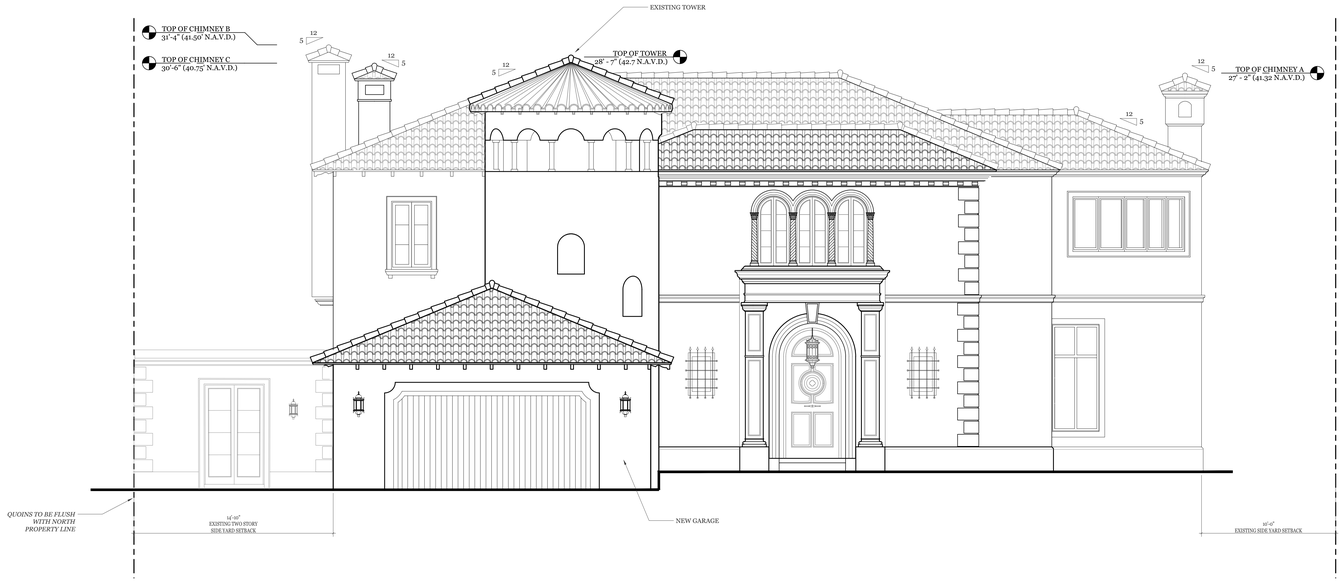
04.06.26

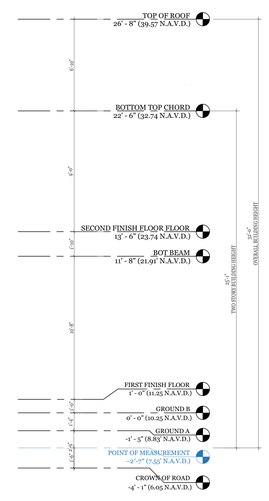




EXISTING FRONT ELEVATION

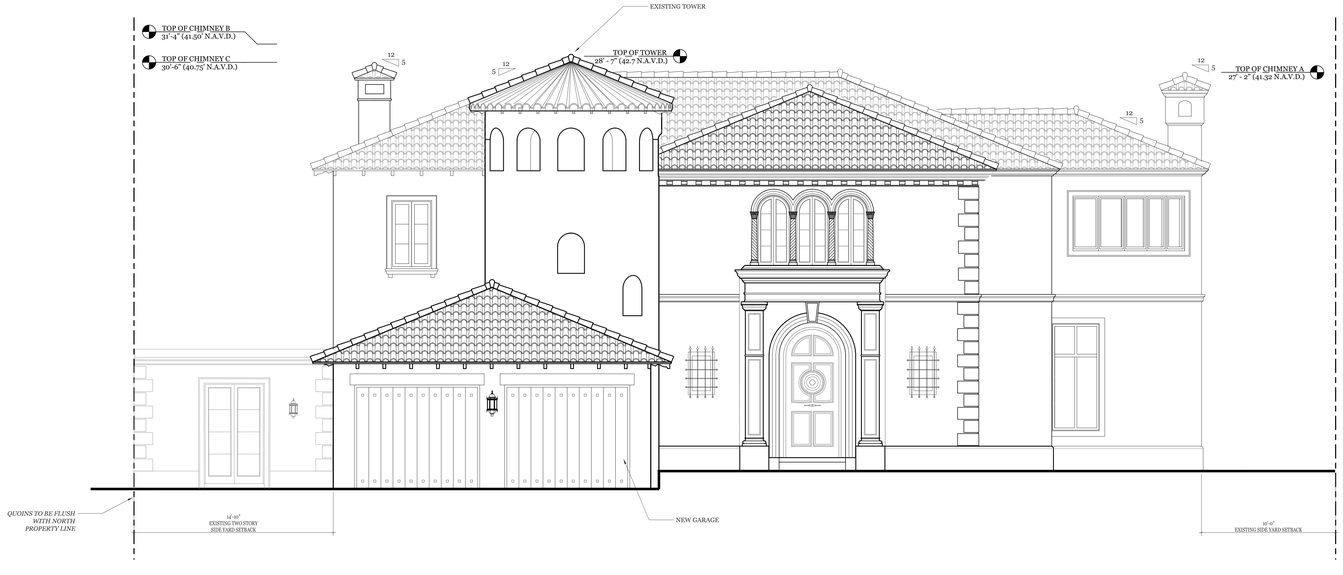
SCALE: 1/4" -1'-0"

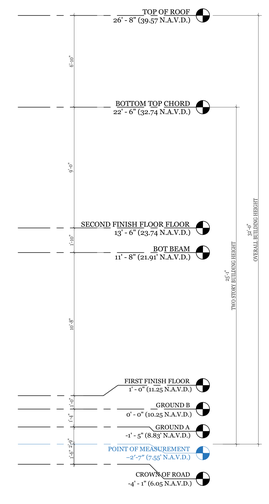




PREVIOUSLY PROPOSED FRONT ELEVATION

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





CURRENTLY PROPOSED FRONT 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:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

△
△
△
△

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A-3.0

04.06.26



EXISTING REAR ELEVATION

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



PREVIOUSLY PROPOSED REAR ELEVATION

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



CURRENTLY PROPOSED REAR ELEVATION

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

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

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

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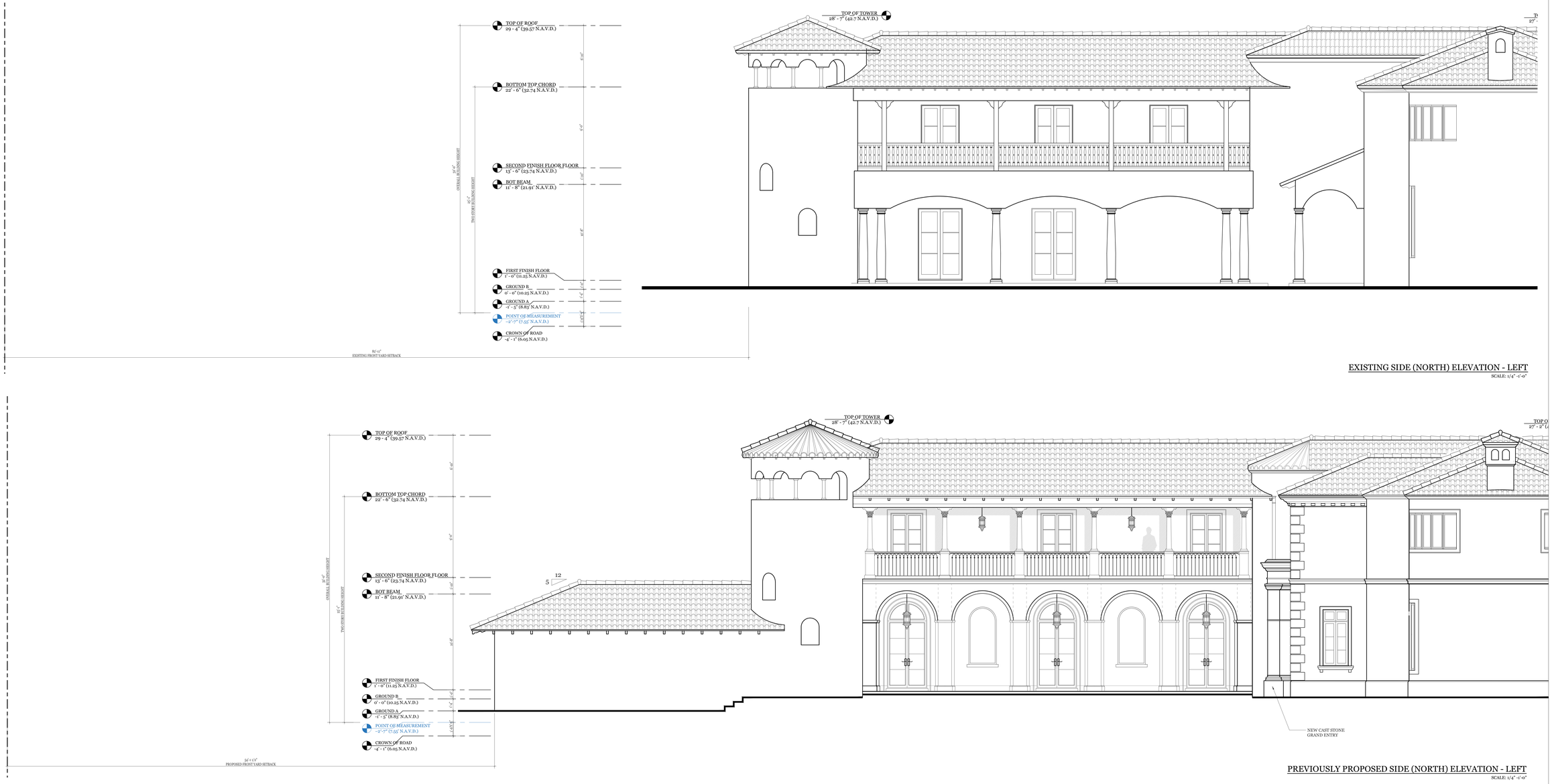
PROJECT NO:

SHEET NO.

A-3.1

04.06.26

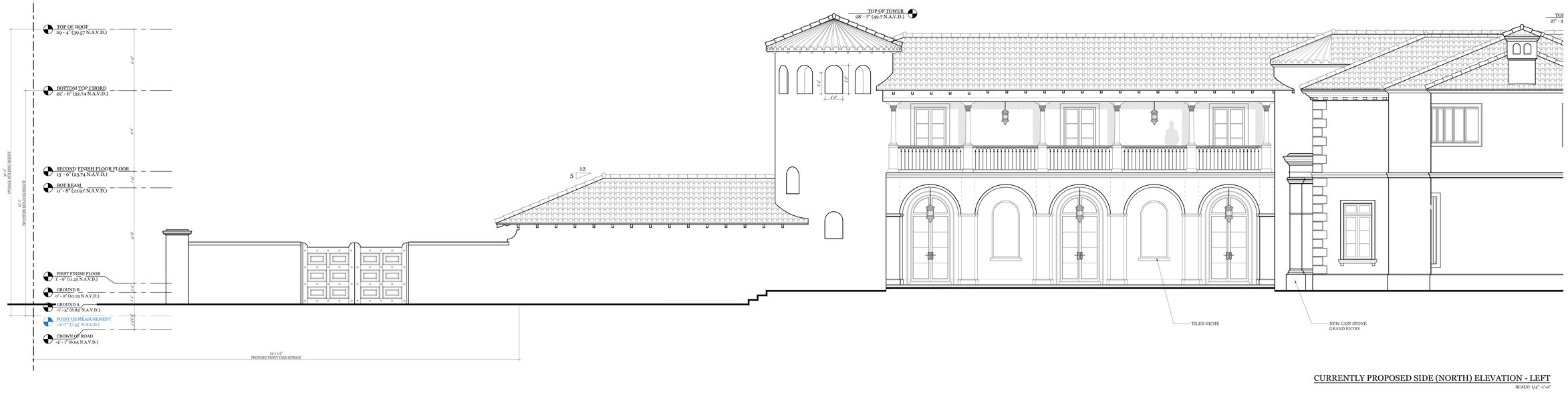


EXISTING SIDE (NORTH) ELEVATION - LEFT

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

PREVIOUSLY PROPOSED SIDE (NORTH) ELEVATION - LEFT

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



CURRENTLY PROPOSED SIDE (NORTH) ELEVATION - LEFT

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

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

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

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CONSULTANT:

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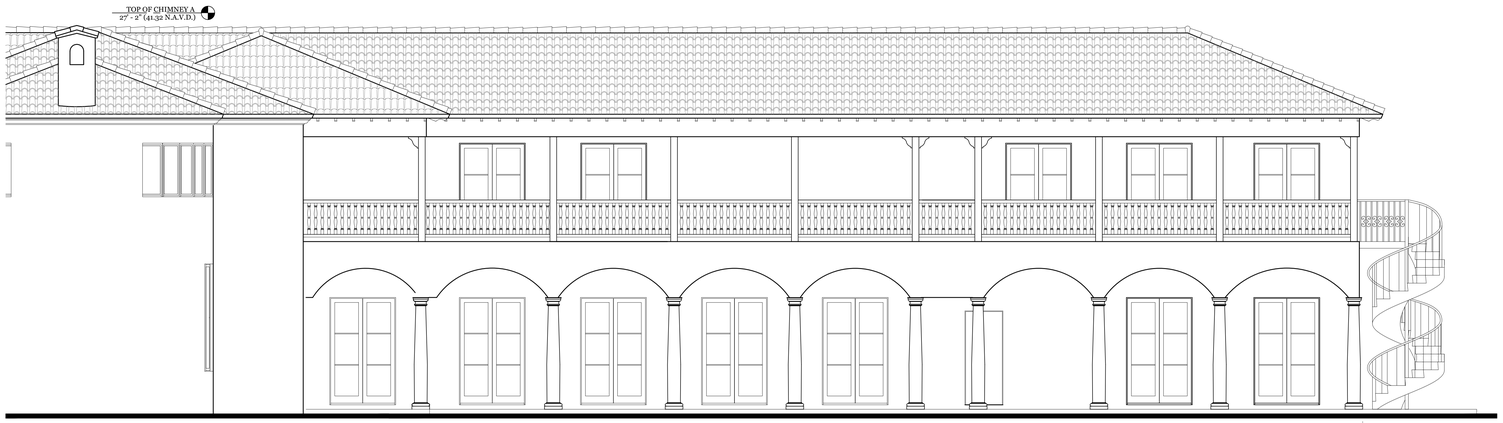
A-3.2

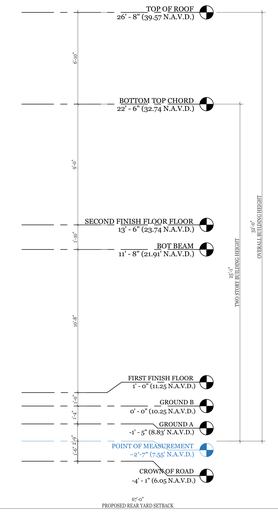
04.06.26



EXISTING SIDE (NORTH) ELEVATION - RIGHT

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

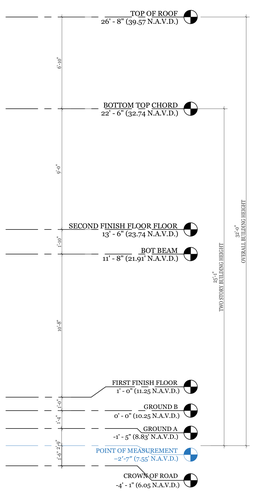




PREVIOUSLY PROPOSED SIDE (NORTH) ELEVATION - RIGHT

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





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PROPOSED RENOVATIONS FOR:

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1519 N OCEAN BLVD. PALM BEACH, FL 33480

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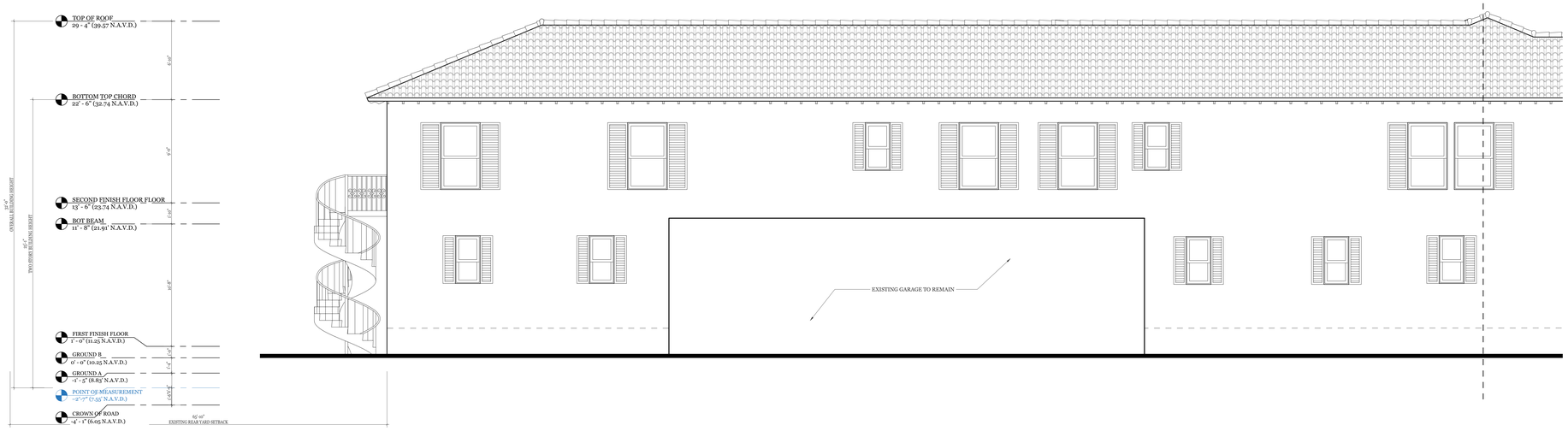
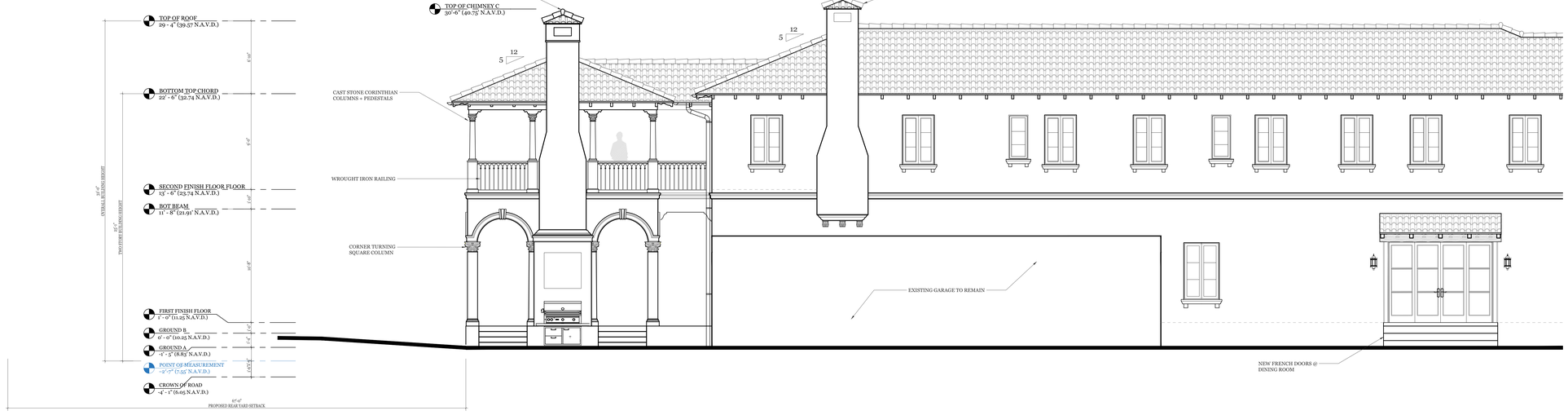


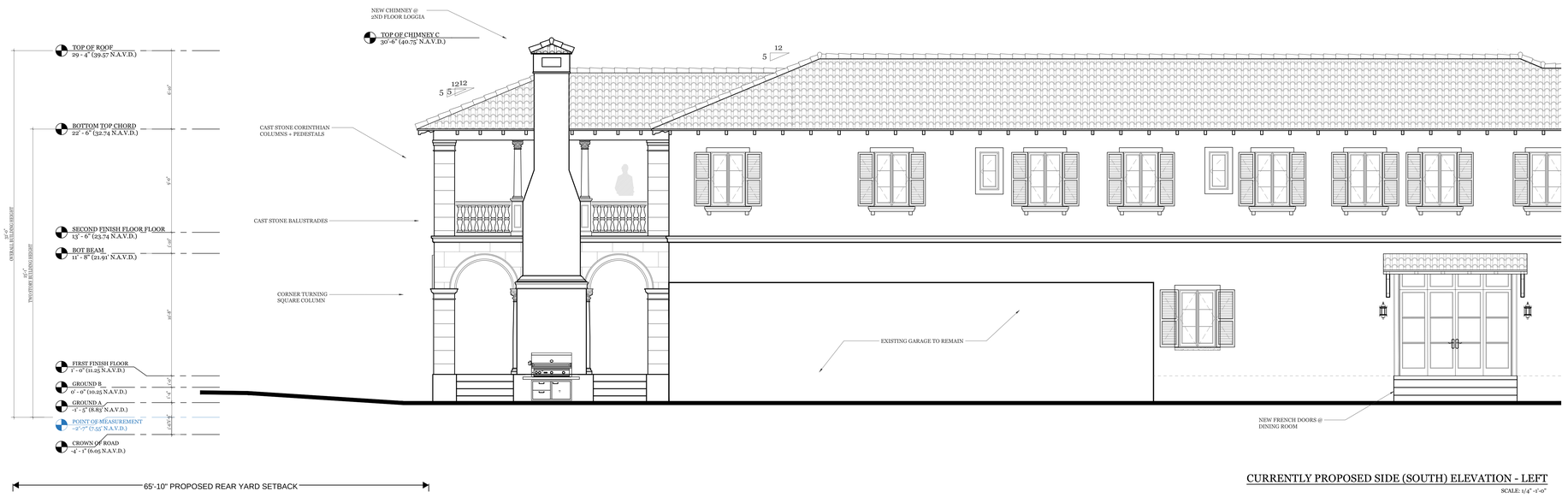
EXISTING SIDE (SOUTH) ELEVATION - LEFT

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



PREVIOUSLY PROPOSED SIDE (SOUTH) ELEVATION - LEFT

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



CURRENTLY PROPOSED SIDE (SOUTH) ELEVATION - LEFT

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

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PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

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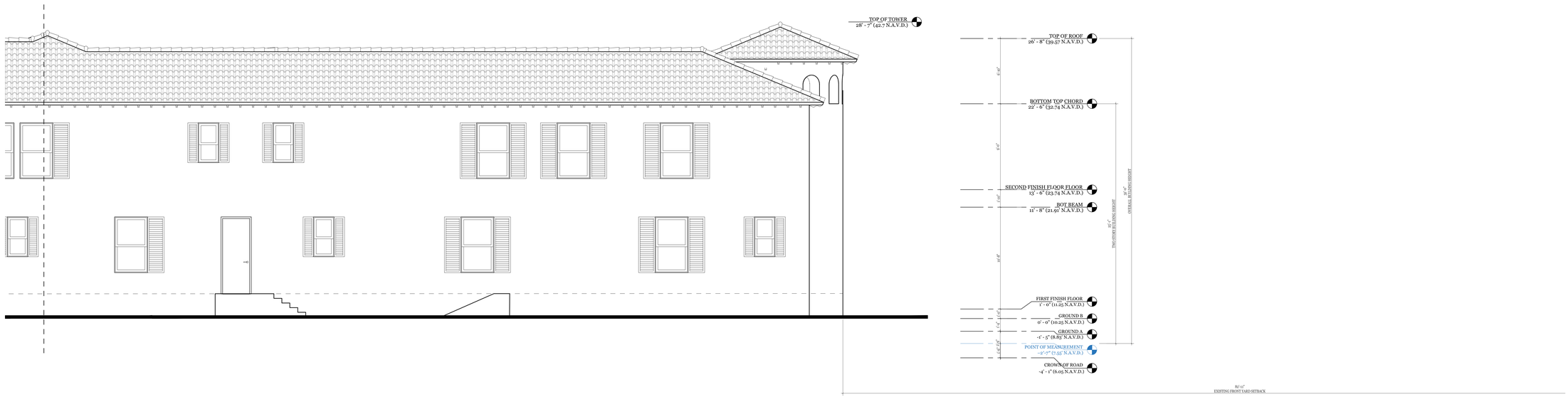
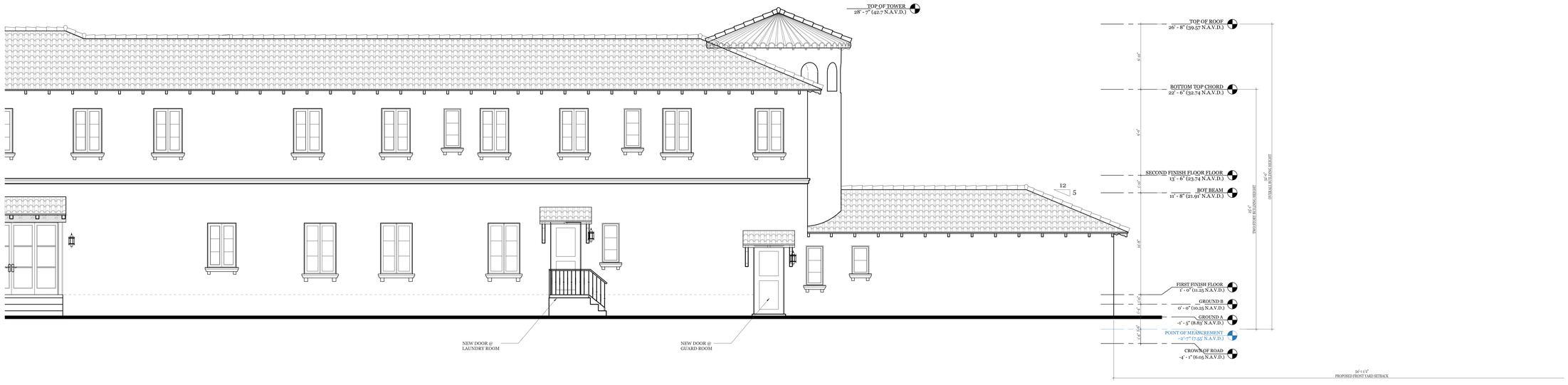
A-3.4

04.06.26



EXISTING SIDE (SOUTH) ELEVATION - RIGHT

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



PREVIOUSLY PROPOSED FRONT ELEVATION - RIGHT

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



CURRENTLY PROPOSED FRONT ELEVATION - RIGHT

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

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

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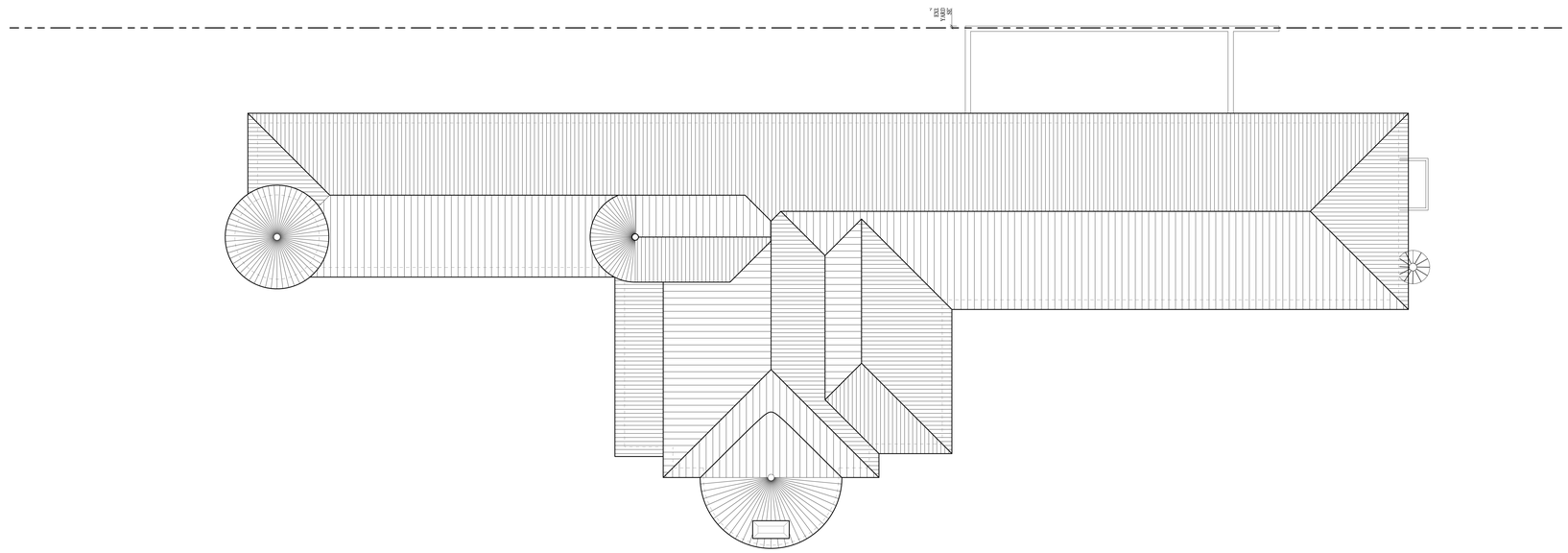
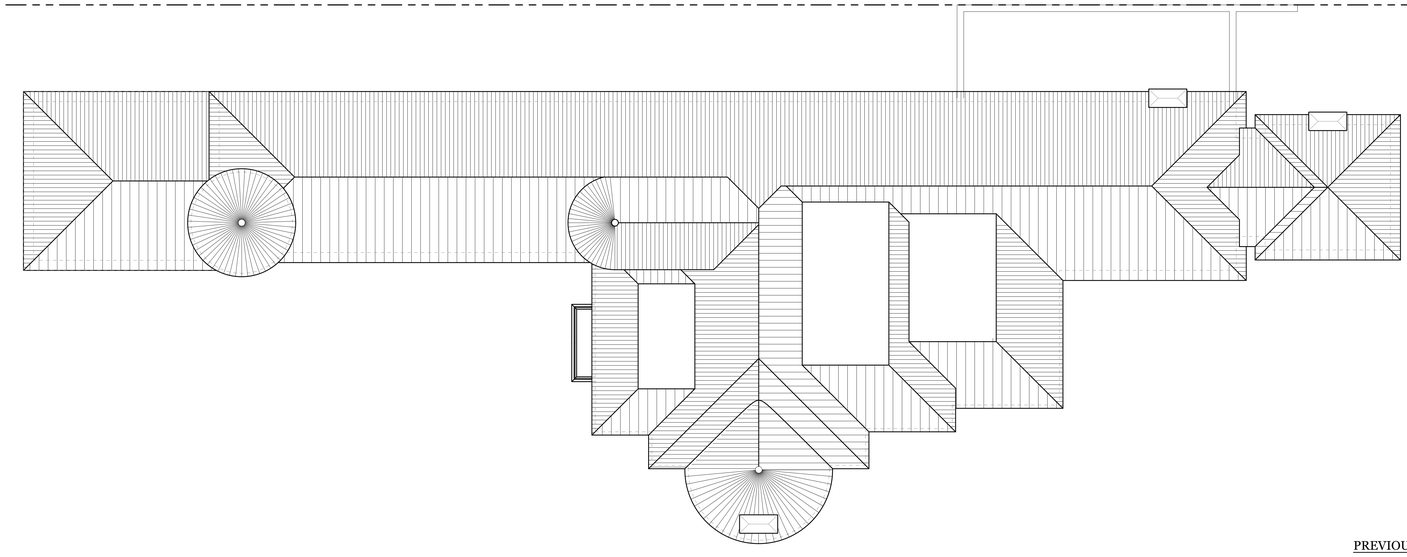
A-3.5

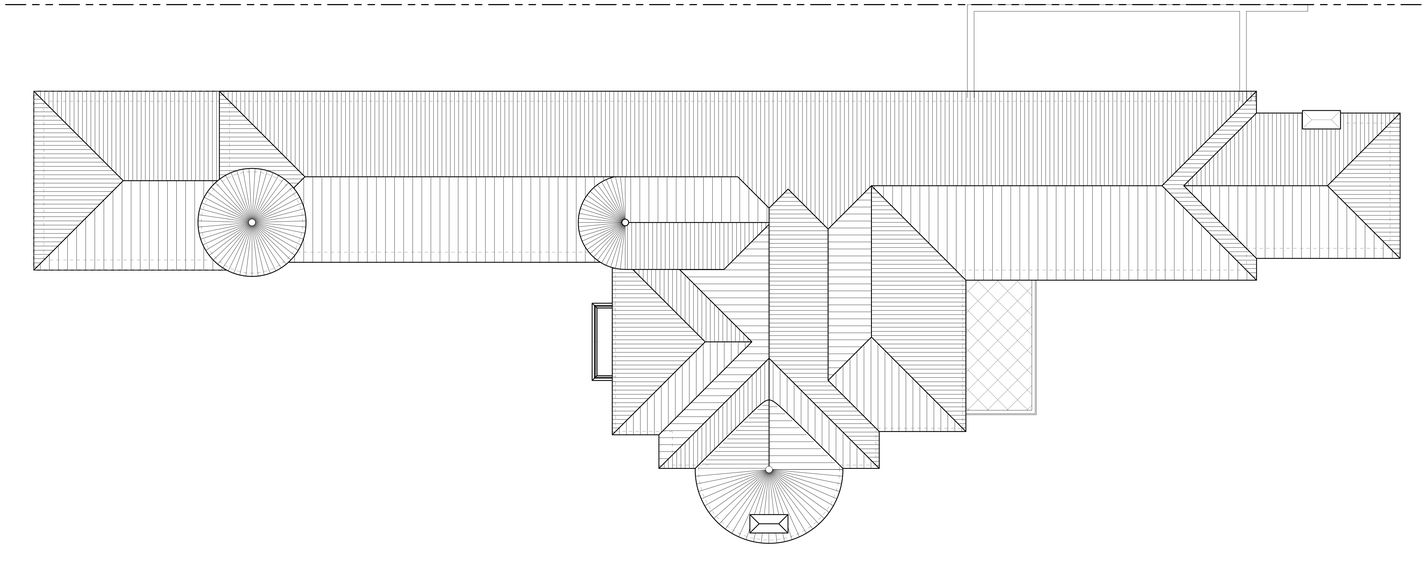
04.06.26



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



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



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

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PROPOSED RENOVATIONS FOR:

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SHEET NO.

A-3.6

04.06.26



EXISTING WEST ELEVATION

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

DEMOLITION KEYNOTES

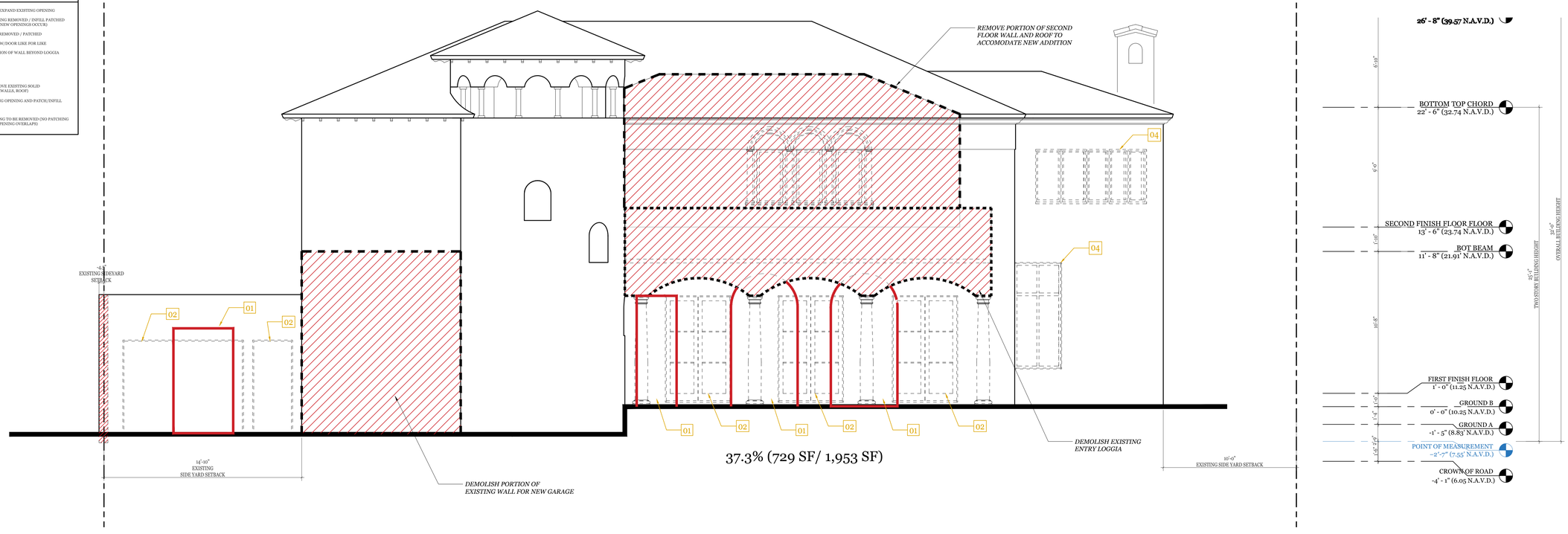
- 01 NEW OPENING / EXPAND EXISTING OPENING
- 02 OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)
- 03 FIXED OPENING REMOVED / PATCHED
- 04 REPLACE WINDOW/DOOR LIKE FOR LIKE
- 05 DEMOLISH PORTION OF WALL BEYOND LOGGIA

DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)

REMOVE EXISTING OPENING AND PATCH/INFILL

NEW OPENING

EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)



DEMOLITION WEST ELEVATION

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

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249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL 33480
REACH: PH (561) 655-7117

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

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SHEET NO.

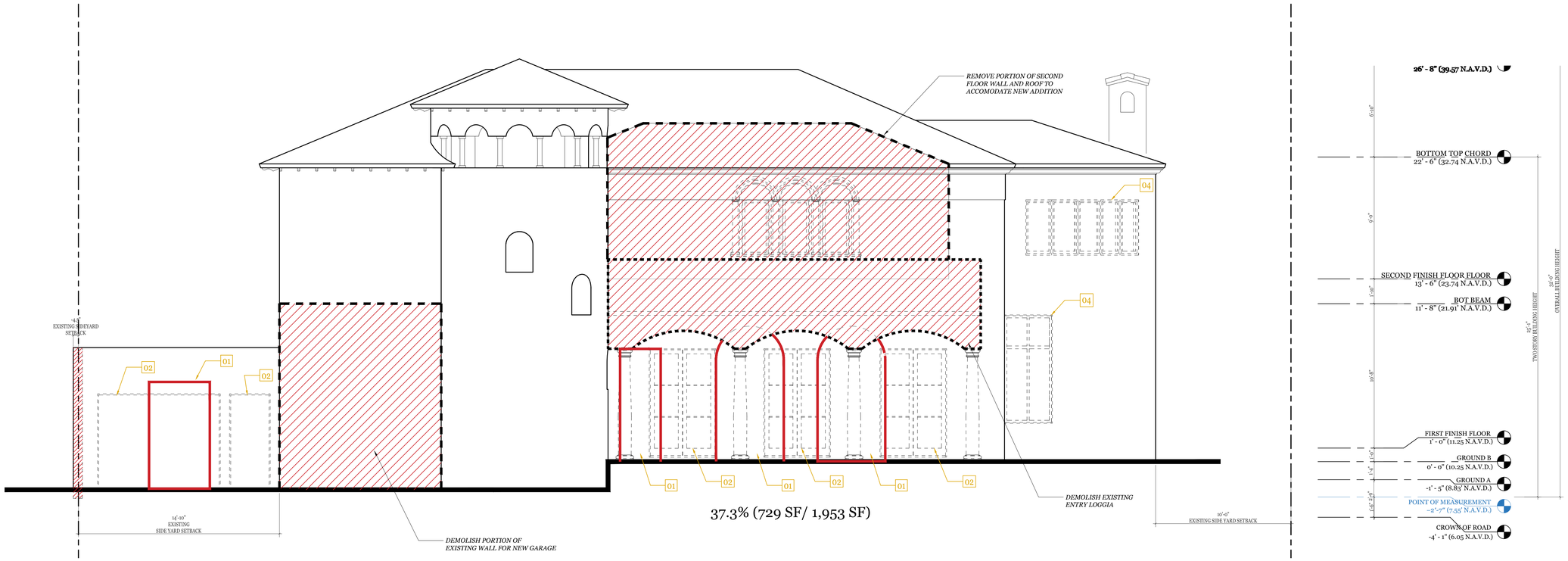
A-4.0

02.09.26

DEMOLITION KEYNOTES

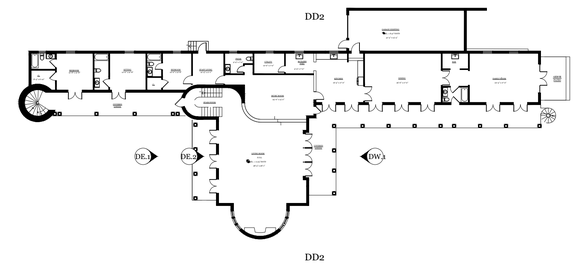
- 01 NEW OPENING / EXPAND EXISTING OPENING
- 02 OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)
- 03 FIXED OPENING REMOVED / PATCHED
- 04 REPLACE WINDOW/DOOR LIKE FOR LIKE
- 05 DEMOLISH PORTION OF WALL BEYOND LOGGIA

- DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)
- REMOVE EXISTING OPENING AND PATCH/INFILL
- NEW OPENING
- EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)



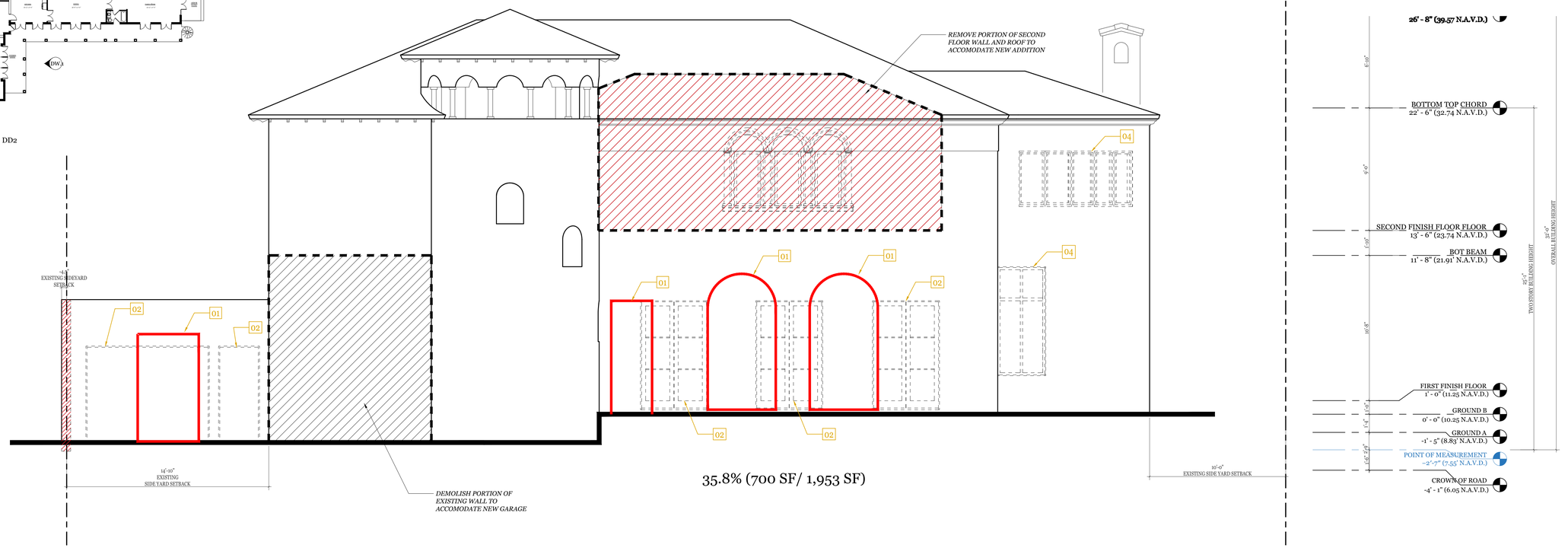
DE.1 : DEMOLITION WEST ELEVATION

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



DEMO SECTION KEY PLAN

SCALE = N.T.S.



DE.2: DEMOLITION WEST ELEVATION WITH PORCH REMOVED

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

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PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

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SHEET NO.

A-4.01

02.09.26



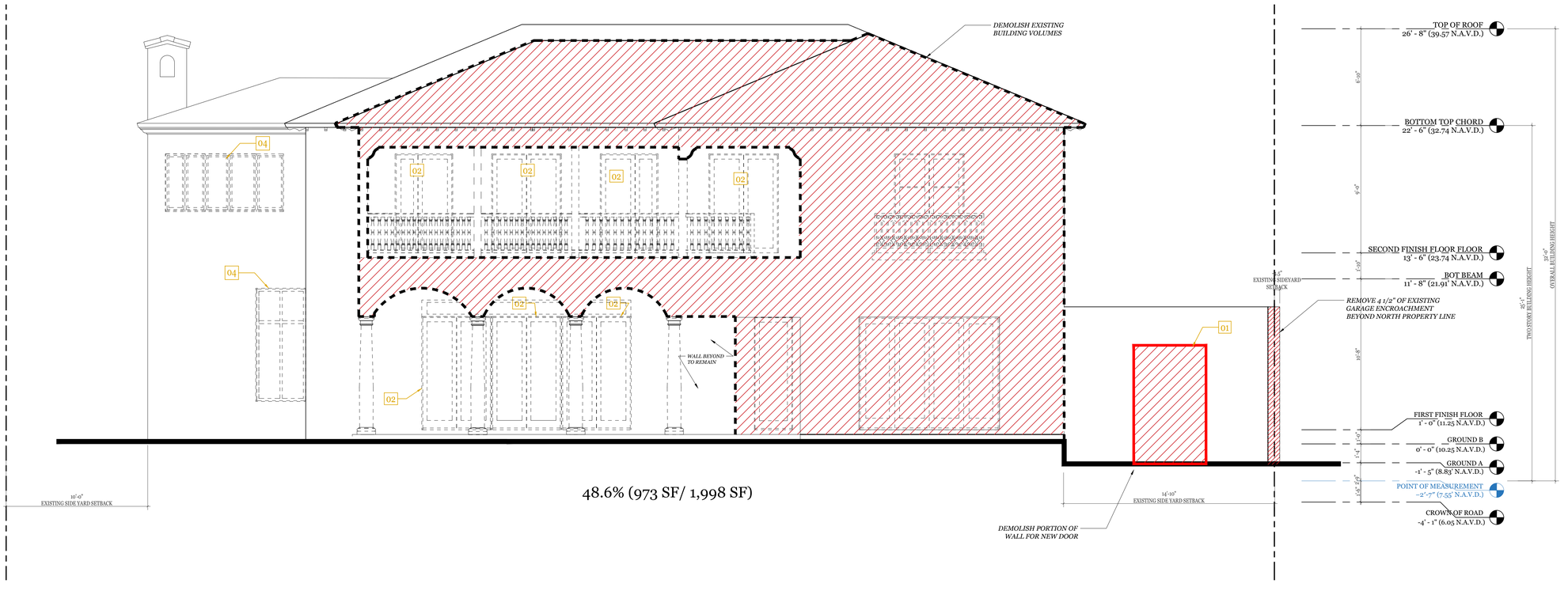
EXISTING EAST ELEVATION

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

DEMOLITION KEYNOTES

- 01 NEW OPENING / EXPAND EXISTING OPENING
- 02 OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)
- 03 FIXED OPENING REMOVED / PATCHED
- 04 REPLACE WINDOW/DOOR LIKE FOR LIKE
- 05 DEMOLISH PORTION OF WALL BEYOND LOGGIA

- DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)
- REMOVE EXISTING OPENING AND PATCH/INFILL
- NEW OPENING
- EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)



48.6% (973 SF/ 1,998 SF)

OVERALL DEMOLITION EAST ELEVATION

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

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PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

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SHEET NO.

A-4.1

02.09.26

DEMOLITION KEYNOTES

01 NEW OPENING / EXPAND EXISTING OPENING

02 OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)

03 FIXED OPENING REMOVED / PATCHED

04 REPLACE WINDOW/DOOR LIKE FOR LIKE

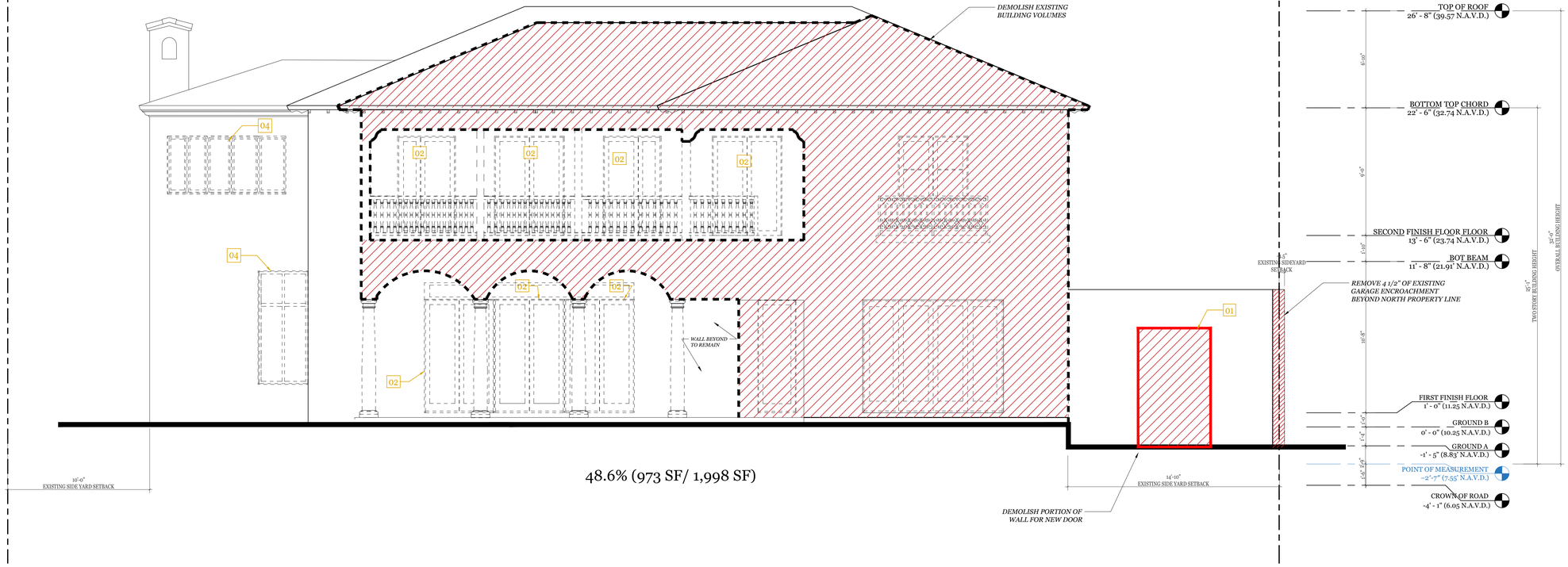
05 DEMOLISH PORTION OF WALL BEYOND LOGGIA

DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)

REMOVE EXISTING OPENING AND PATCH/INFILL

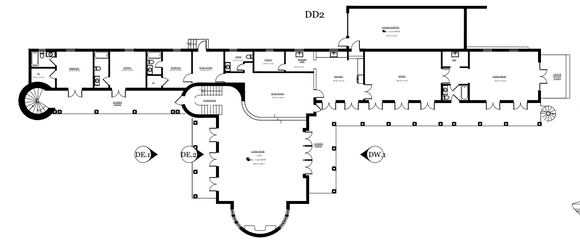
NEW OPENING

EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)



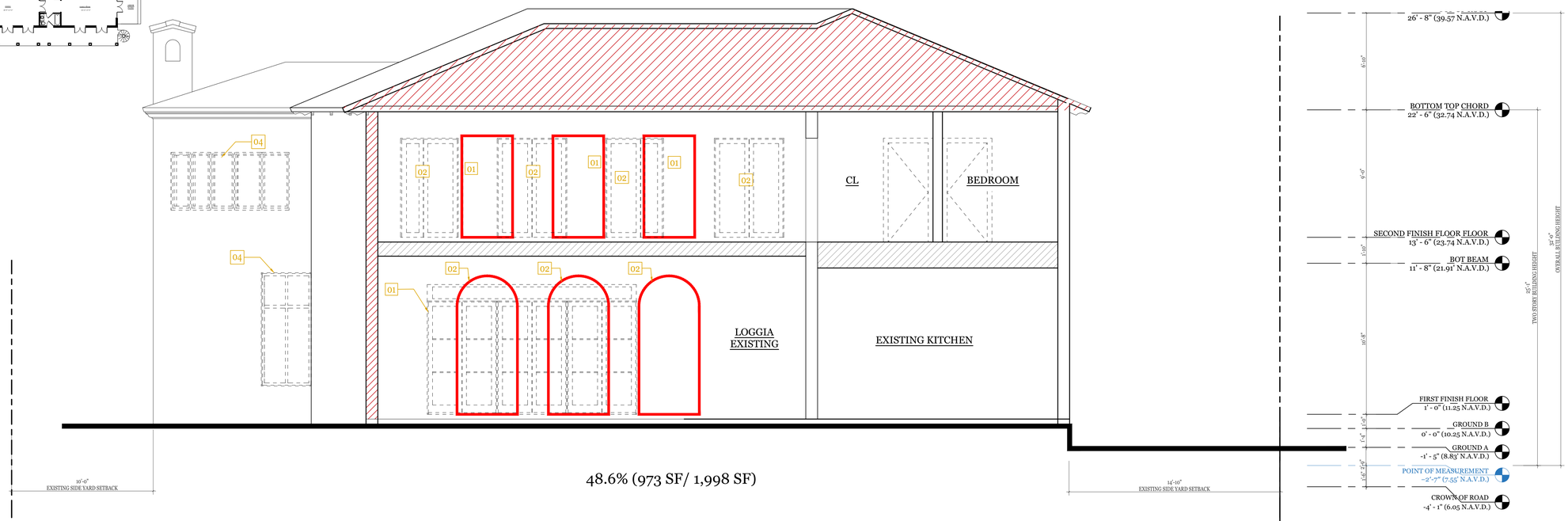
DW.1: DEMOLITION EAST ELEVATION

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



DEMO SECTION KEY PLAN

SCALE = N.T.S.



DD2: DEMOLITION EAST SECTION / ELEVATION

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

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REACH FL 33480 PHONE 561.655.1114
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A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

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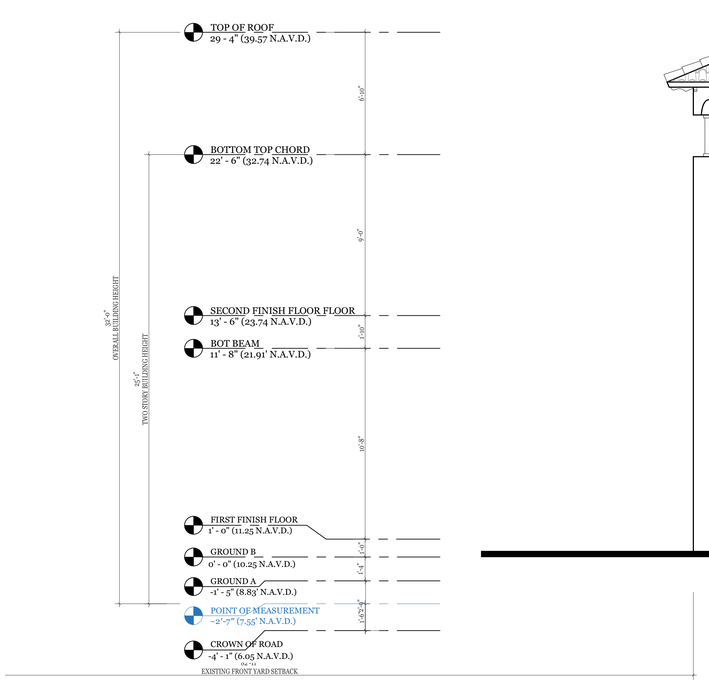
SHEET NO.

A-4.11

02.09.26





EXISTING SOUTH ELEVATION - LEFT

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

DEMOLITION KEYNOTES

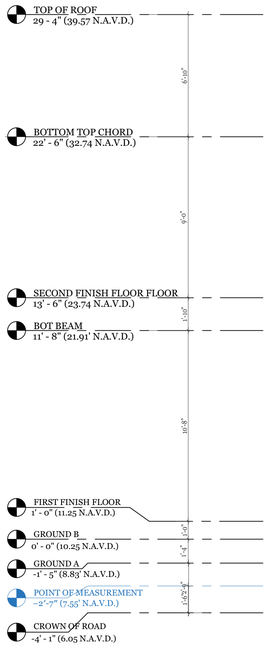
- 01 NEW OPENING / EXPAND EXISTING OPENING
- 02 OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)
- 03 FIXED OPENING REMOVED / PATCHED
- 04 REPLACE WINDOW/DOOR LIKE FOR LIKE
- 05 DEMOLISH PORTION OF WALL BEYOND LOGGIA

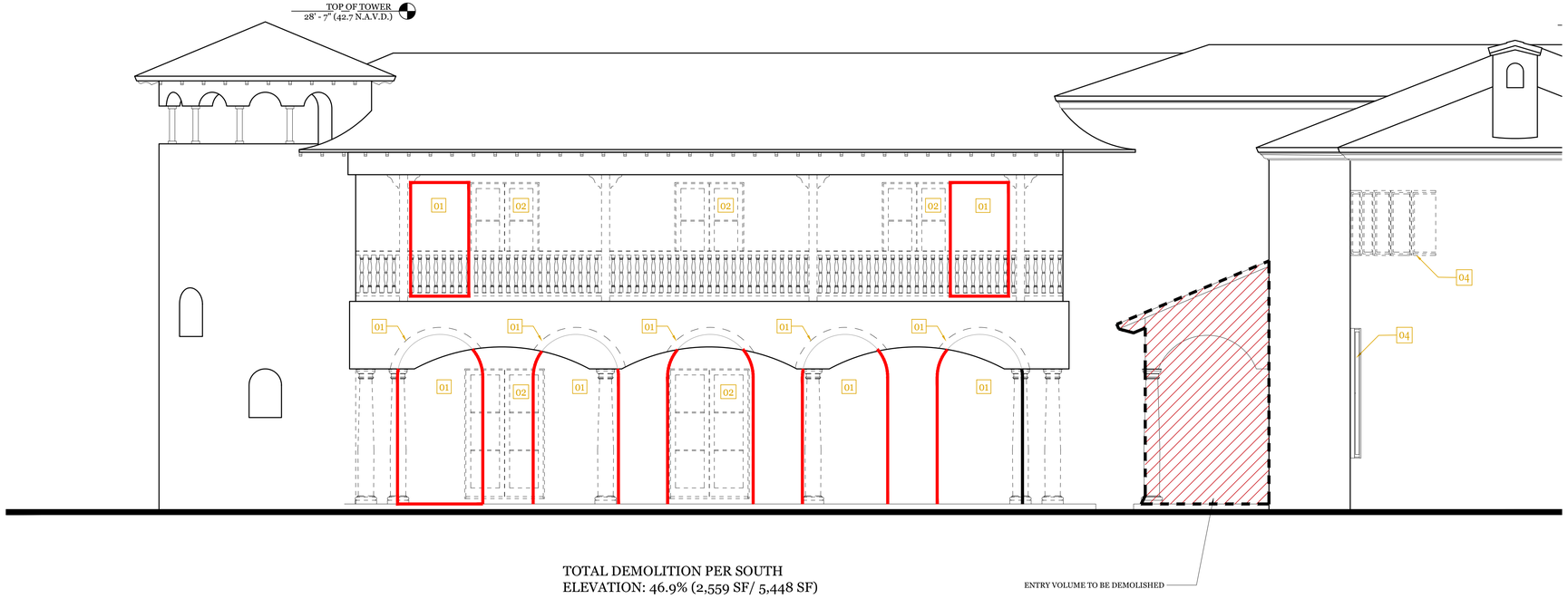
DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)

REMOVE EXISTING OPENING AND PATCH/INFILL

NEW OPENING

EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)





TOTAL DEMOLITION PER SOUTH ELEVATION: 46.9% (2,559 SF/ 5,448 SF)

DEMOLTION SOUTH ELEVATION - LEFT

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

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249 PERUVIAN AVE. SUITE F2, PALM BEACH
REACH FL 33480 PHONE: (561) 655-7117

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

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

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PROJECT NO:

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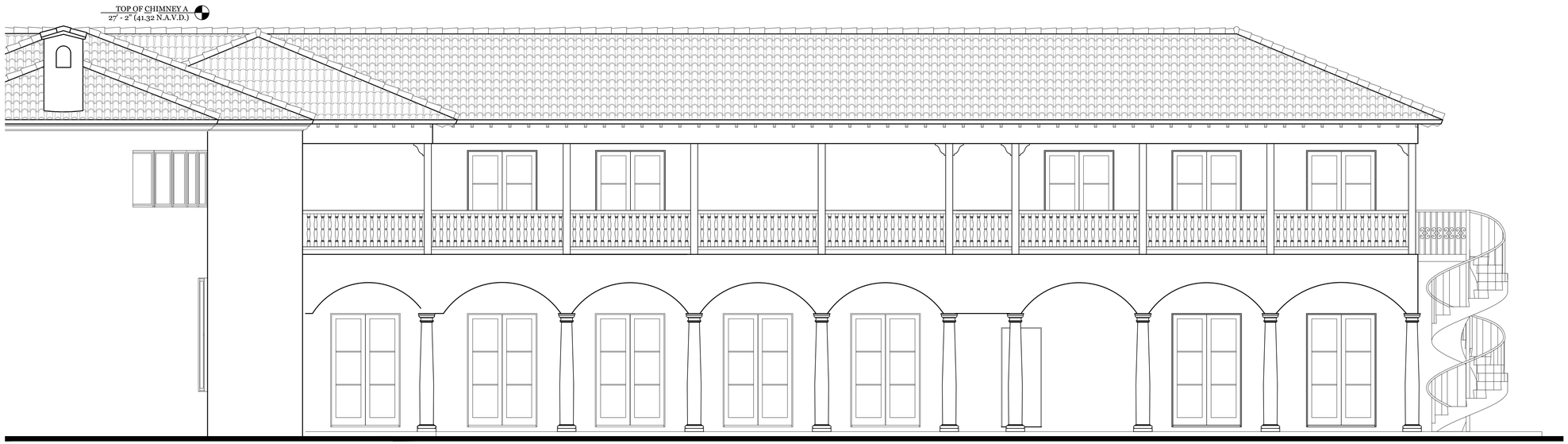
A-4.2

02.09.26



65'-10"
EXISTING REAR YARD SETBACK

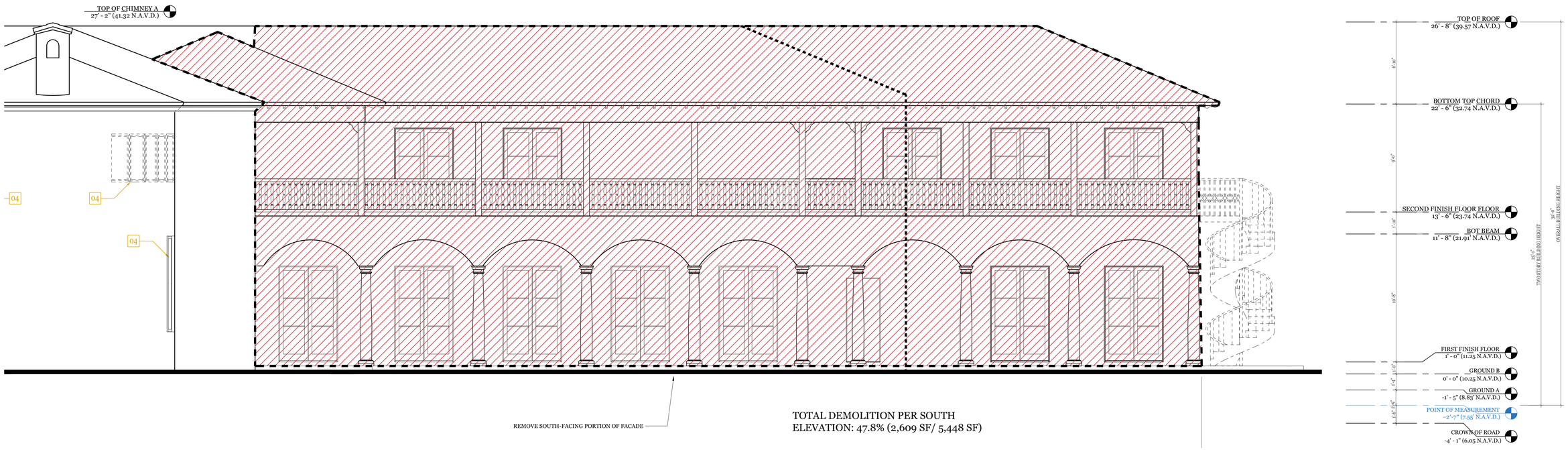
EXISTING SOUTH ELEVATION - RIGHT

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

DEMOLITION KEYNOTES

- 01 NEW OPENING / EXPAND EXISTING OPENING
- 02 OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)
- 03 FIXED OPENING REMOVED / PATCHED
- 04 REPLACE WINDOW/DOOR LIKE FOR LIKE
- 05 DEMOLISH PORTION OF WALL BEYOND LOGGIA

- DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)
- REMOVE EXISTING OPENING AND PATCH/INFILL
- NEW OPENING
- EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)



TOTAL DEMOLITION PER SOUTH ELEVATION: 47.8% (2,609 SF/ 5,448 SF)

DEMOLITION SOUTH ELEVATION - RIGHT

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:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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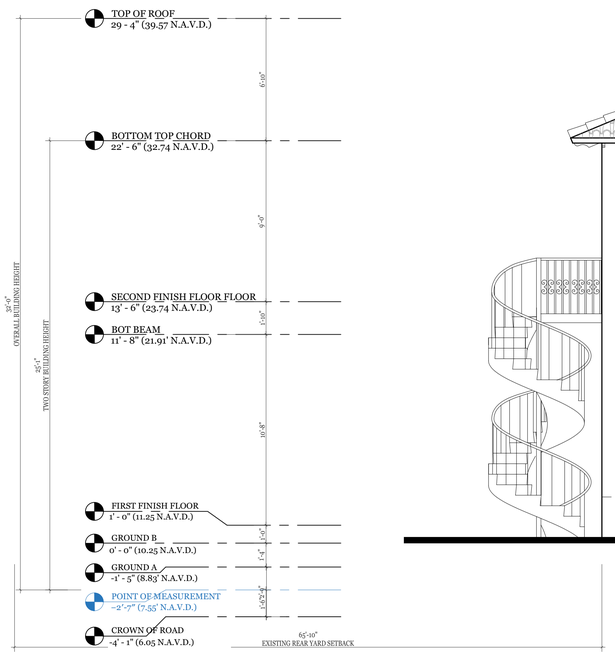
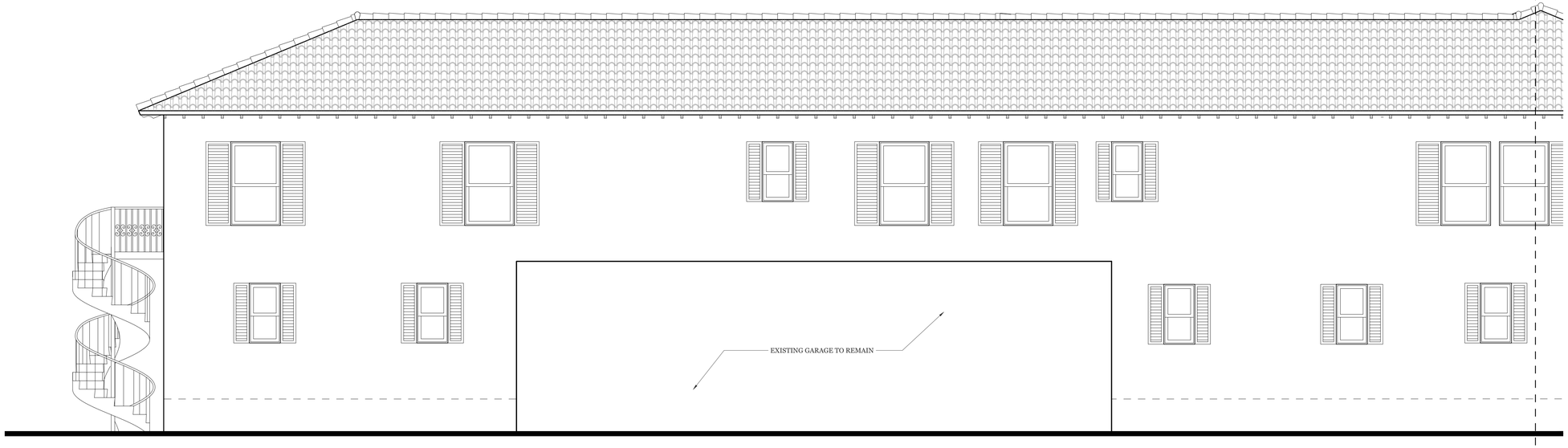
A-4.3

02.09.26





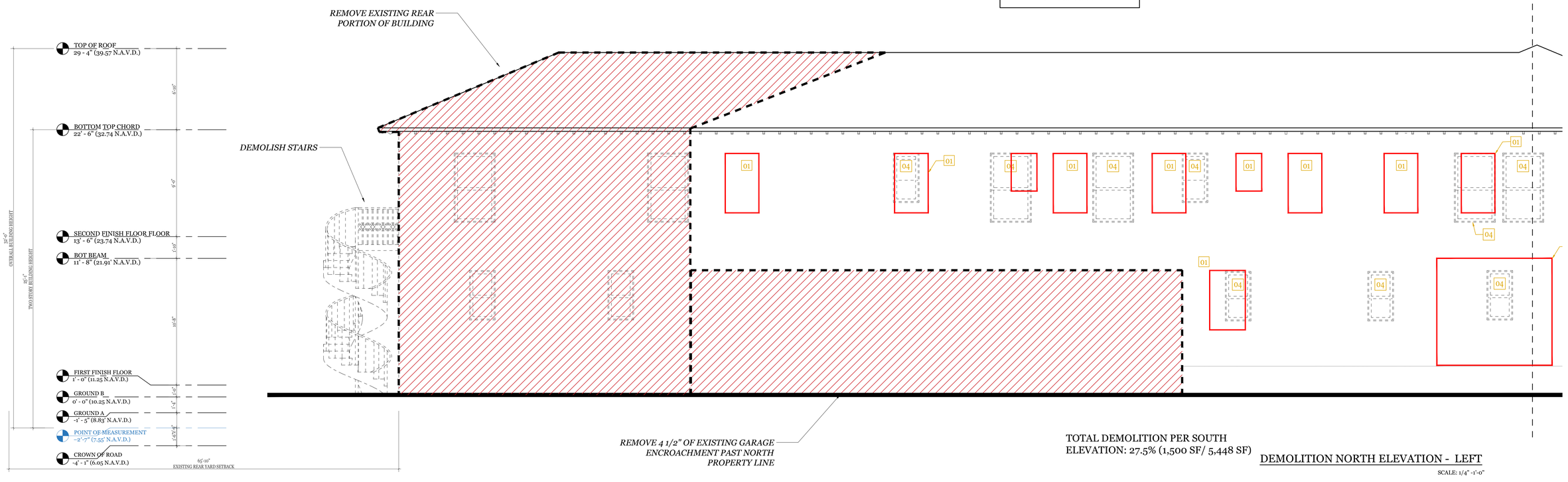
DEMOLITION KEYNOTES

01 NEW OPENING / EXPAND EXISTING OPENING
02 OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)
03 FIXED OPENING REMOVED / PATCHED
04 REPLACE WINDOW/DOOR LIKE FOR LIKE
05 DEMOLISH PORTION OF WALL BEYOND LOGGIA

DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)
REMOVE EXISTING OPENING AND PATCH/INFILL
NEW OPENING
EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)

EXISTING NORTH ELEVATION - LEFT

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



TOTAL DEMOLITION PER SOUTH ELEVATION: 27.5% (1,500 SF/ 5,448 SF)

DEMOLITION NORTH ELEVATION - LEFT

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

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PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

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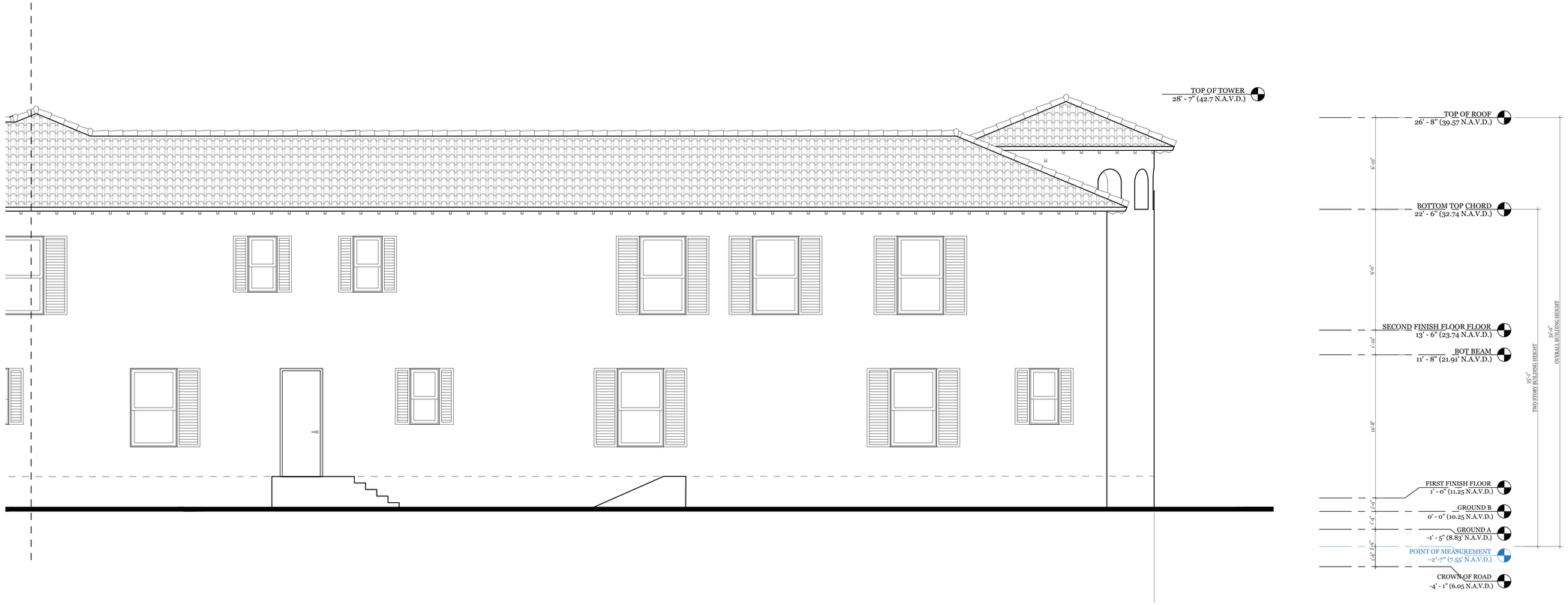


EXISTING NORTH ELEVATION - RIGHT

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

DEMOLITION KEYNOTES

01 NEW OPENING / EXPAND EXISTING OPENING

02 OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)

03 FIXED OPENING REMOVED / PATCHED

04 REPLACE WINDOW/DOOR LIKE FOR LIKE

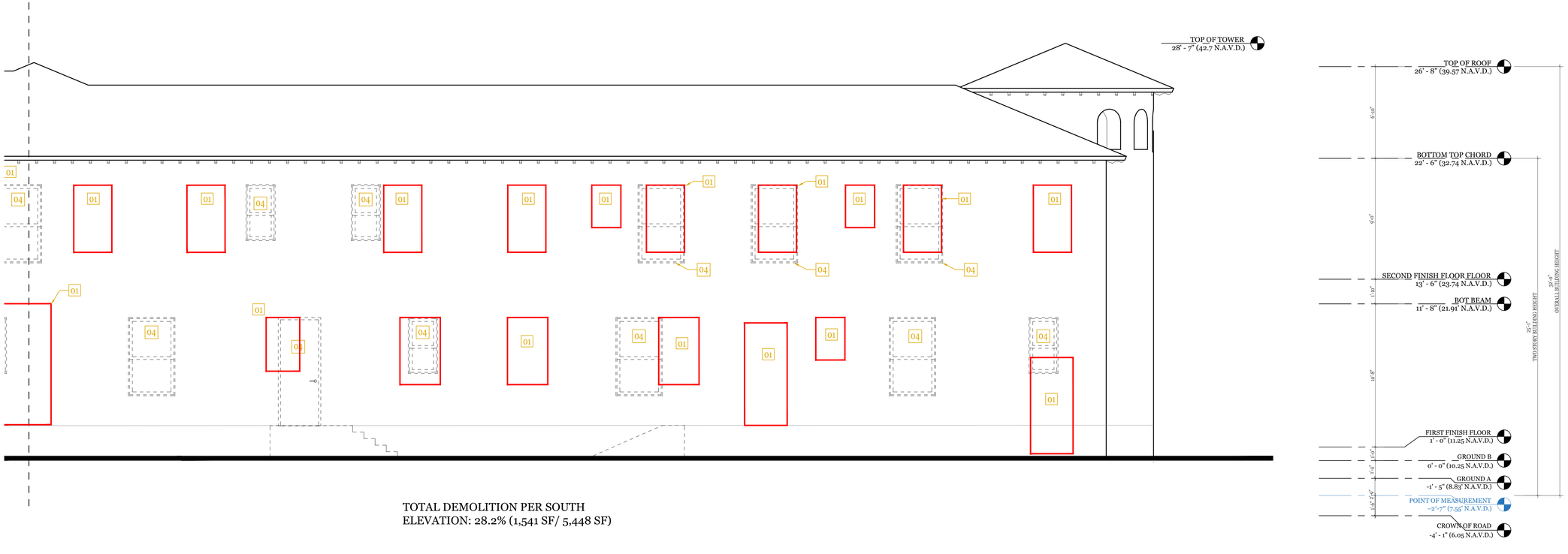
05 DEMOLISH PORTION OF WALL BEYOND LOGGIA

DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)

REMOVE EXISTING OPENING AND PATCH/INFILL

NEW OPENING

EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)



TOTAL DEMOLITION PER SOUTH ELEVATION: 28.2% (1,541 SF/ 5,448 SF)

DEMOLITION NORTH ELEVATION - RIGHT

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

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A-4.5

02.09.26

DEMOLITION KEYNOTES

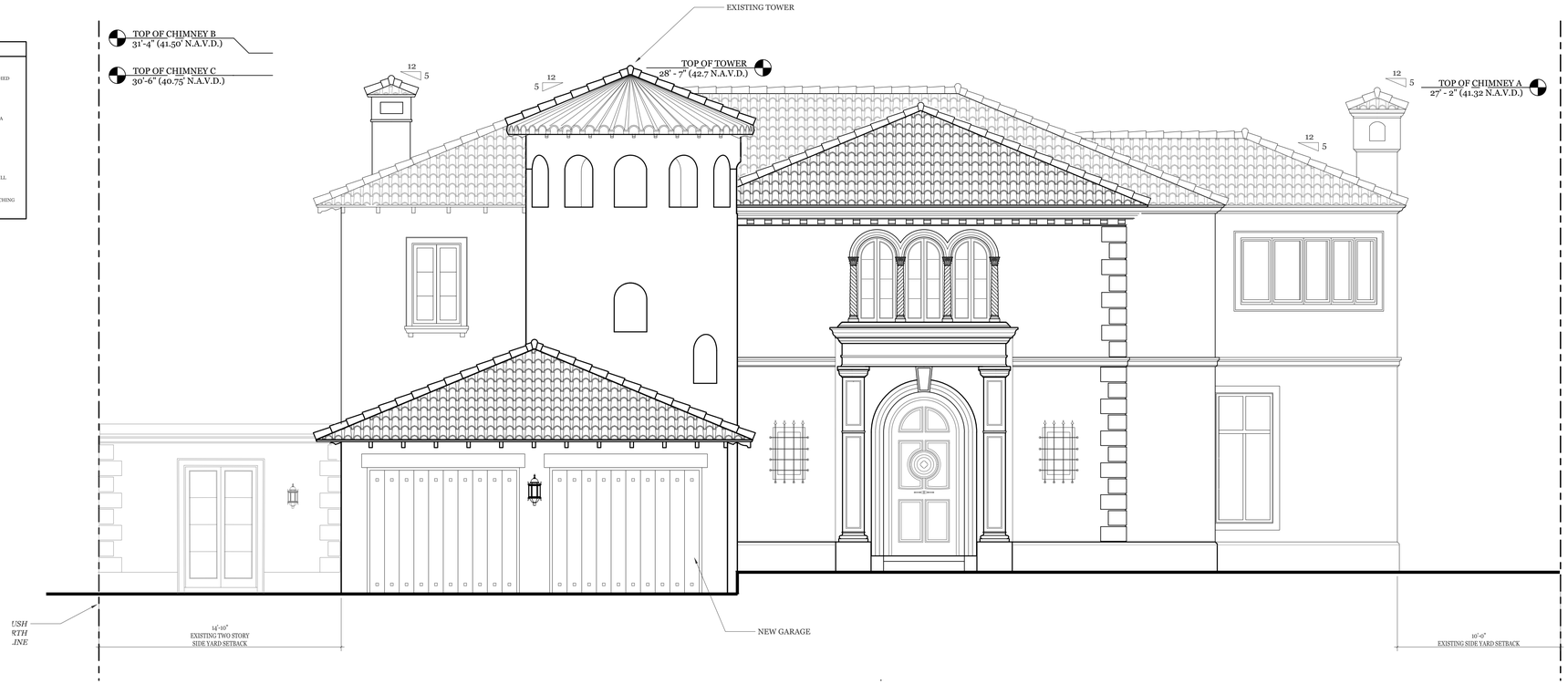
- [01] NEW OPENING / EXPAND EXISTING OPENING
- [02] OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)
- [03] FIXED OPENING REMOVED / PATCHED
- [04] REPLACE WINDOW/DOOR LIKE FOR LIKE
- [05] DEMOLISH PORTION OF WALL BEYOND LOGGIA

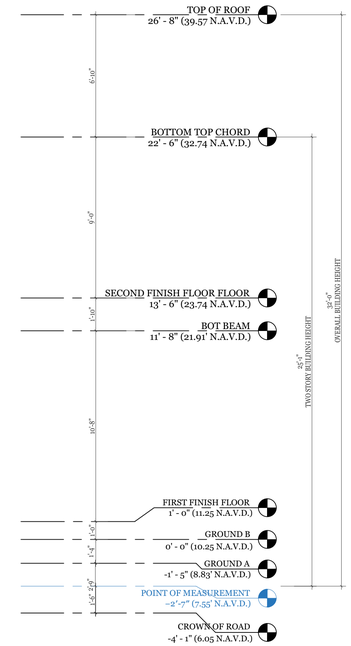
DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)

REMOVE EXISTING OPENING AND PATCH/INFILL

NEW OPENING

EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)

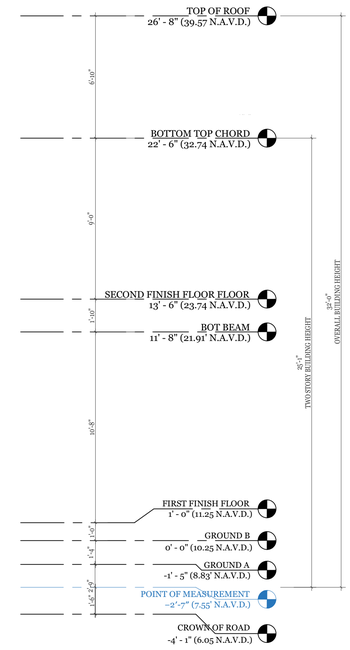




PROPOSED WEST ELEVATION

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





PROPOSED WEST SECTION BB / ELEVATION

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

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PROPOSED RENOVATIONS FOR:

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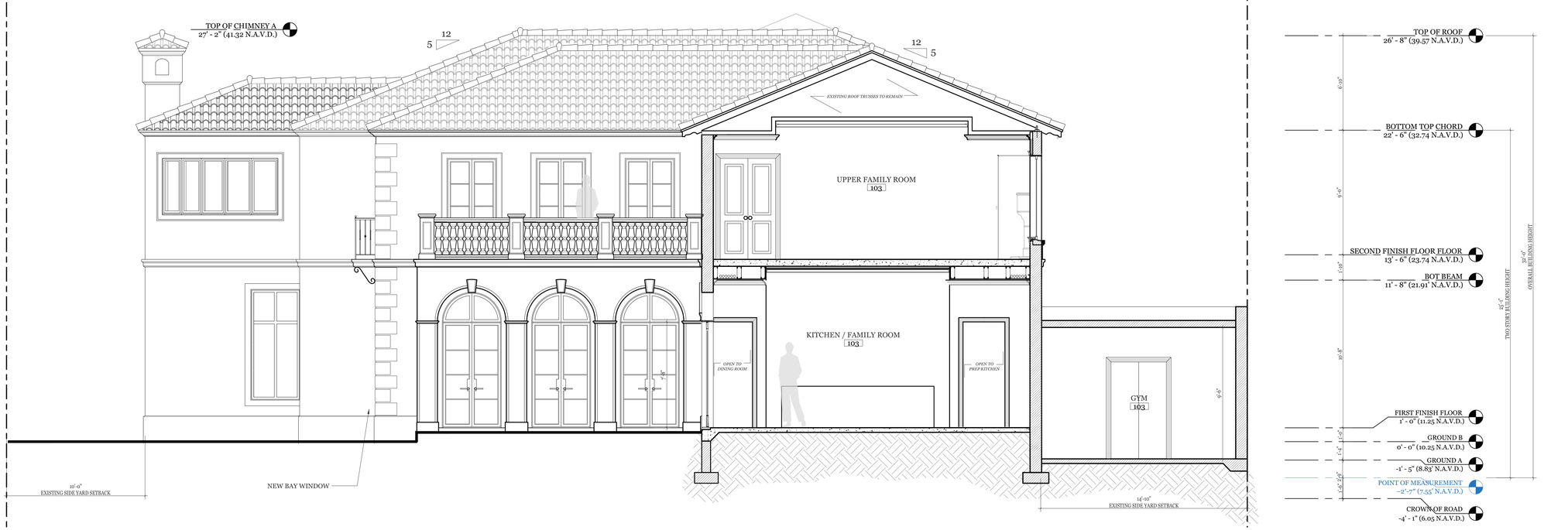
A-5.0

04.06.26



PROPOSED EAST ELEVATION

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



PROPOSED WEST SECTION CC/ ELEVATION

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

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PROPOSED RENOVATIONS FOR:

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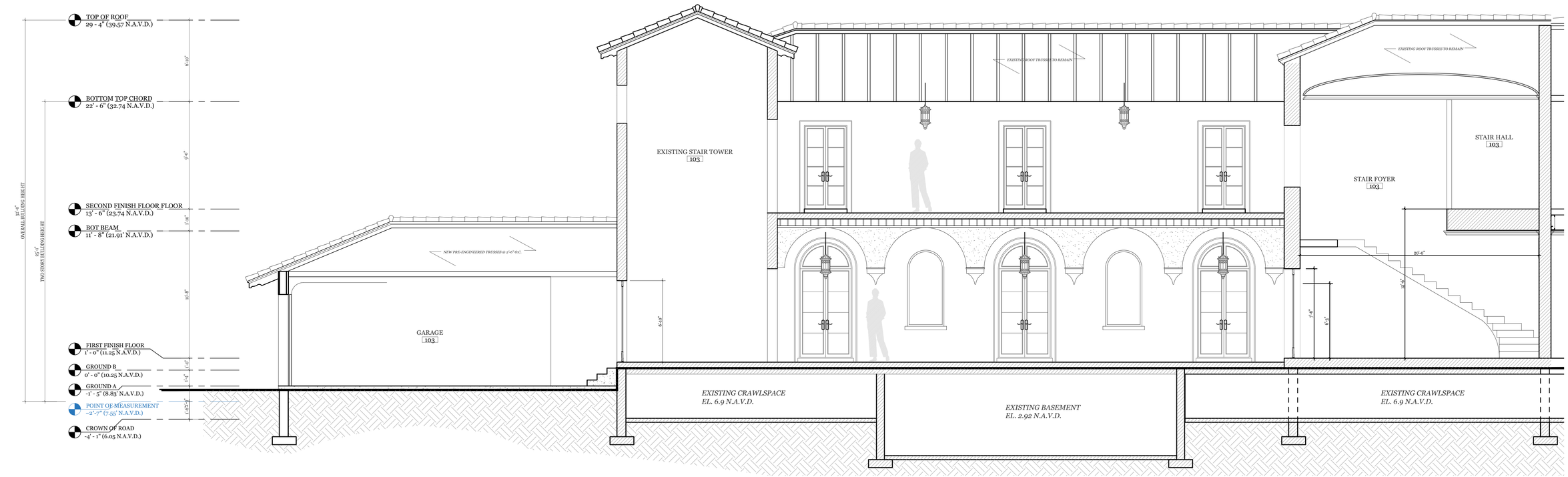
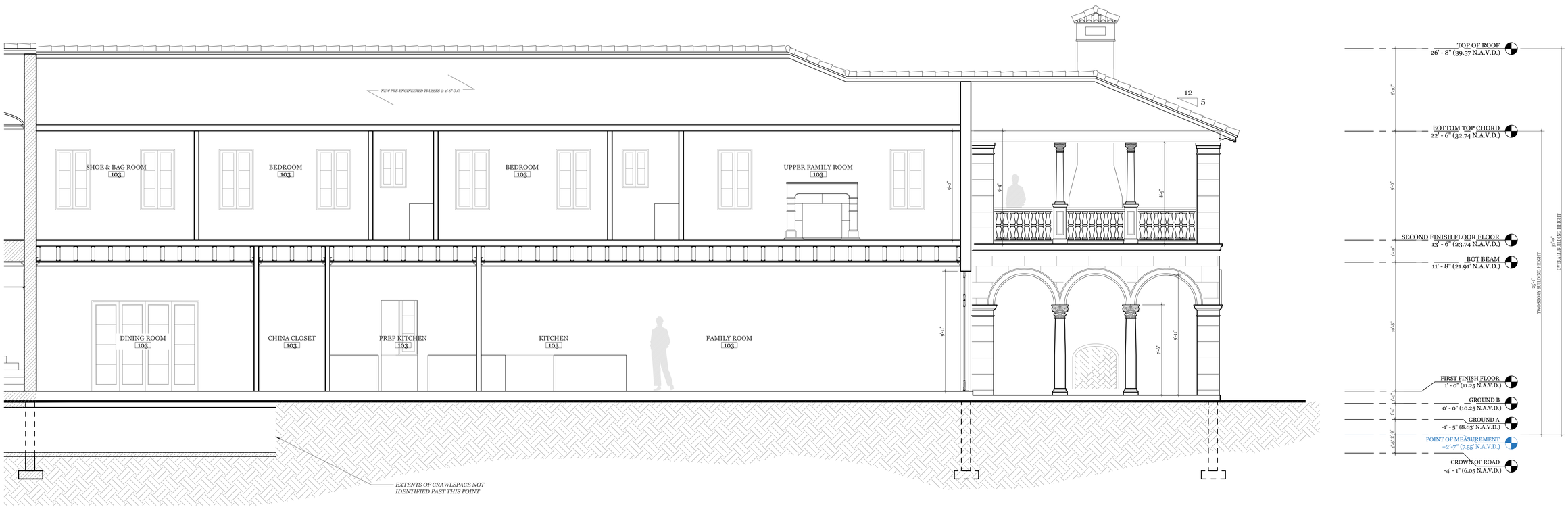


PROPOSED NORTH SECTION AA - LEFT

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



PROPOSED NORTH SECTION AA - RIGHT

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

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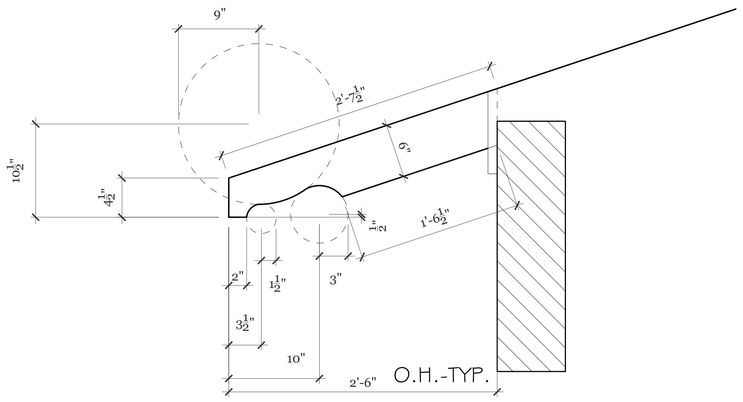
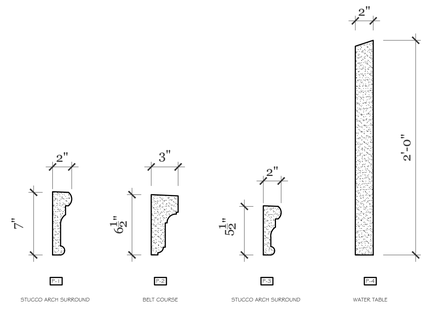


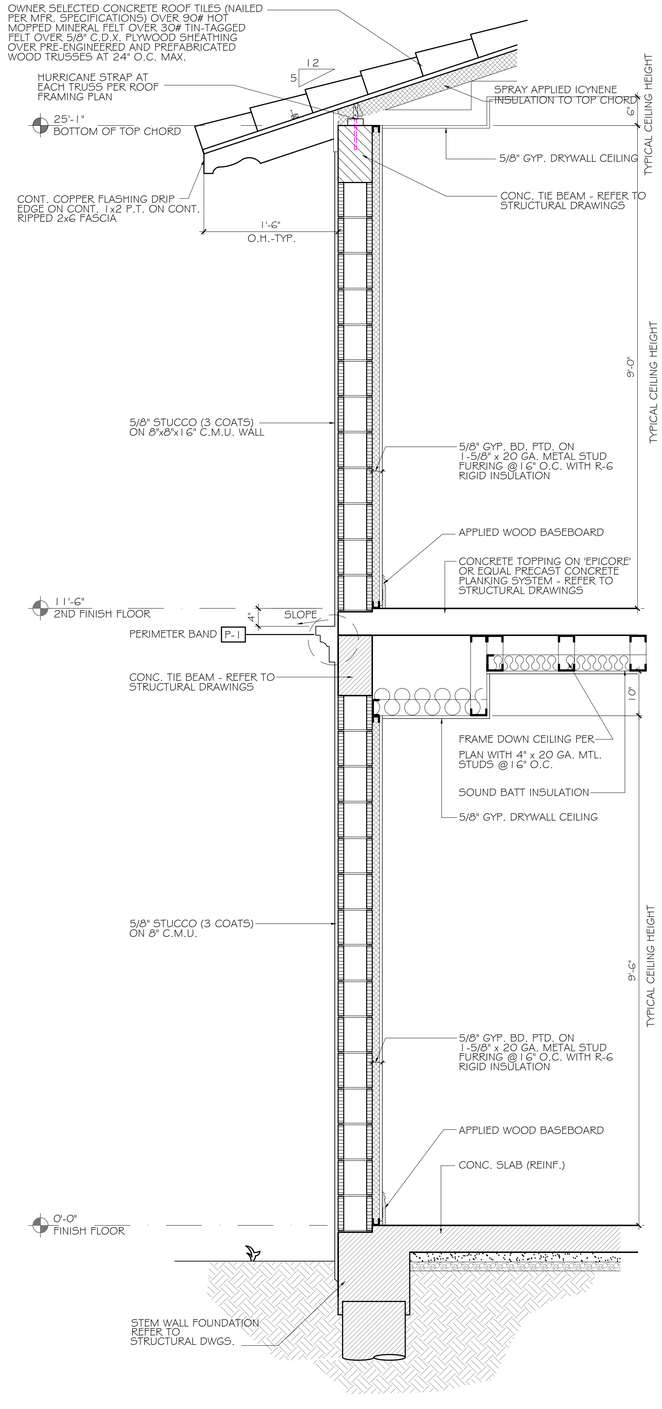
RAFTER TAIL DETAIL

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



PULLED STUCCO PROFILES

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



TYP. ROOF / WALL SECTION

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

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A-6.0

02.09.26

MATERIALS



Exterior Paint

FARROW & BALL
White Tie



Smooth Stucco Walls



Ludowici Barrel Tile Roof



Mahogany Front Door

Limestone Entrance, Trim, Sills, and Quoins





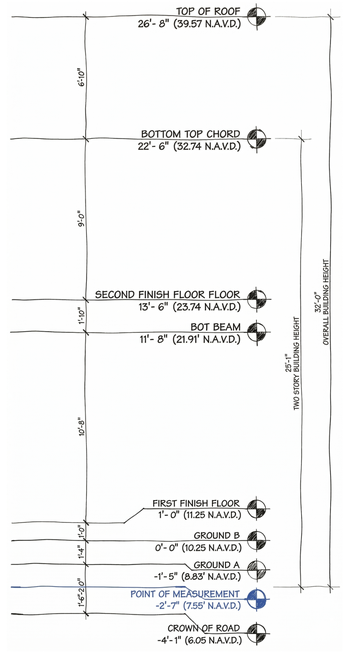
Mahogany Window Frames

Iron Railings



REFERENCE PALETTE





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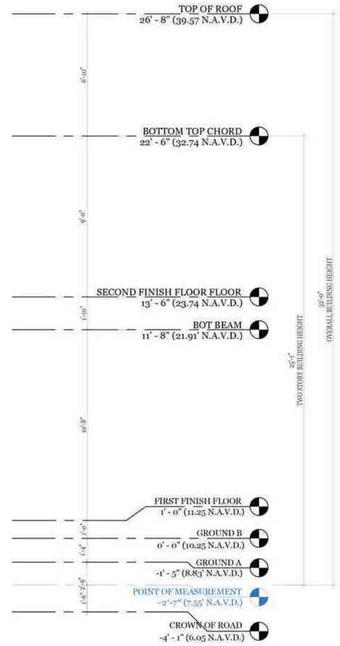
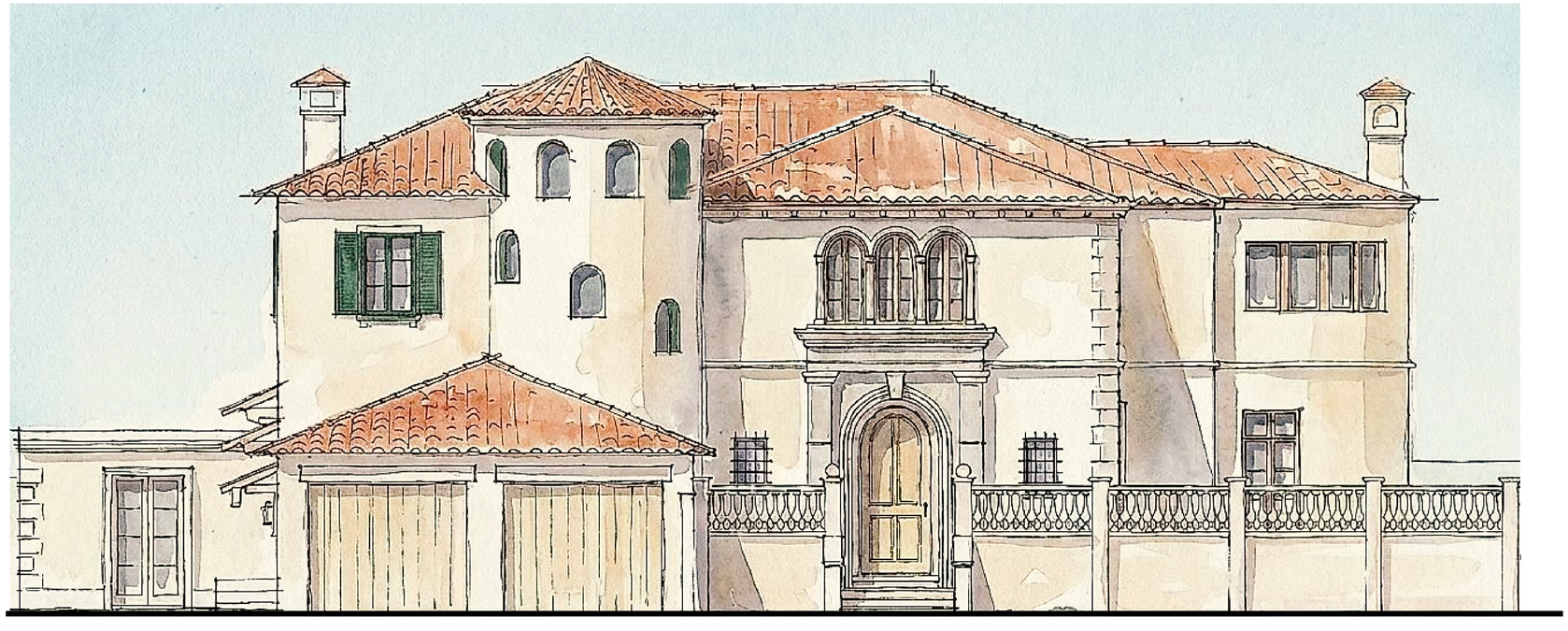
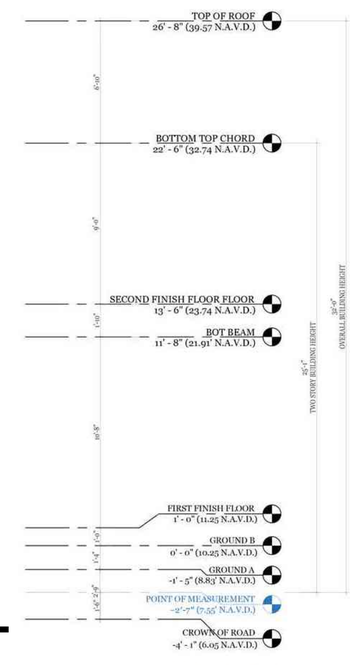


PROPOSED EAST ELEVATION

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





PROPOSED WEST ELEVATION

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

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REACH FL 33480 PHONE: 561.655.1114

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

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

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CONSULTANT:

REVISIONS:

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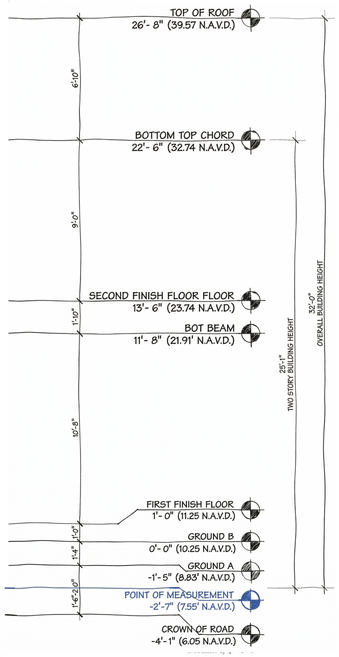



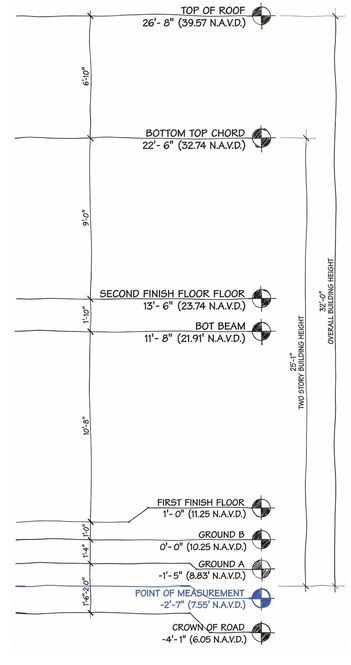

PROPOSED SOUTH ELEVATION - RIGHT

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

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PROPOSED RENOVATIONS FOR:

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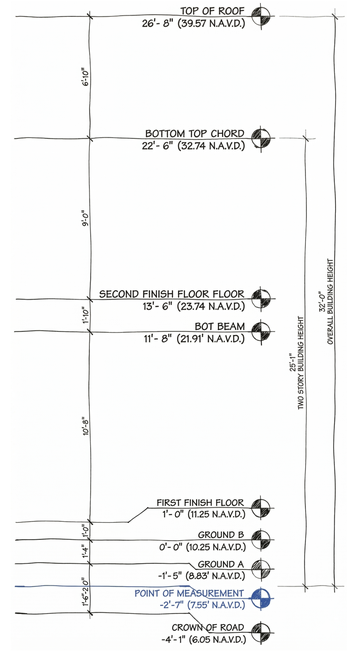
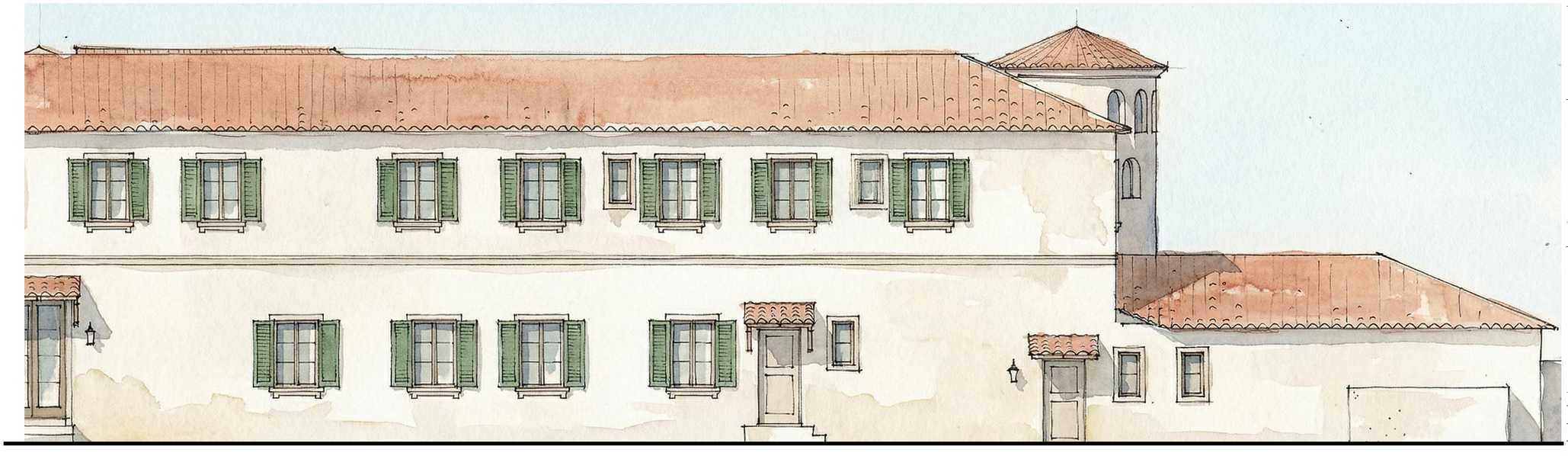
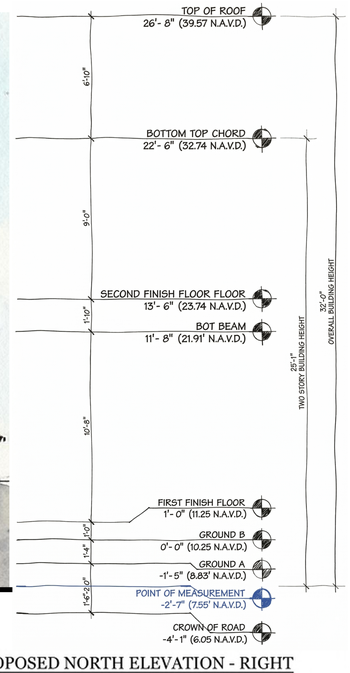


PROPOSED NORTH ELEVATION - LEFT

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





PROPOSED NORTH ELEVATION - RIGHT

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

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BEACH FL 33480 PHONE: 561.655.1114

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

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RENDERED NORTH ELEVATION

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

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A-7.4

04.06.26



ENTRY COURTYARD:
LOOKING EAST PERSPECTIVE

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

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04.06.26



ENTRY COURTYARD:
LOOKING NORTH PERSPECTIVE

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

PROPOSED RENOVATIONS FOR:
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A-7.4

04.06.26



REAR COURTYARD:
LOOKING NORTHWEST

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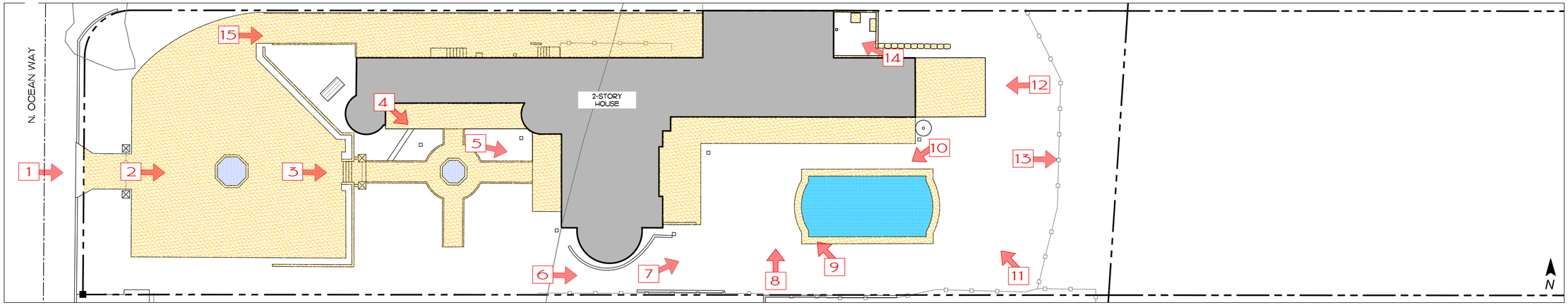

Index Plan

scale: 1' =1/16"































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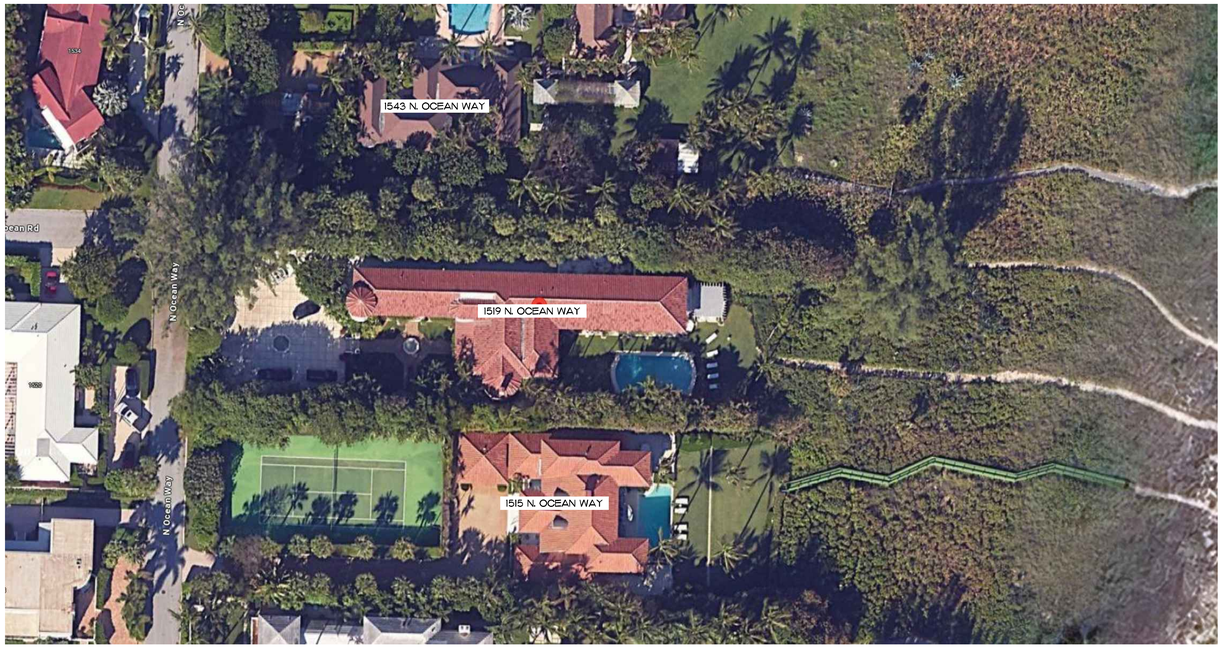
ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1519 North Ocean Way
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez
DATE: 04.06.2026

SHEET L1.0

Existing Site Photos Exhibit



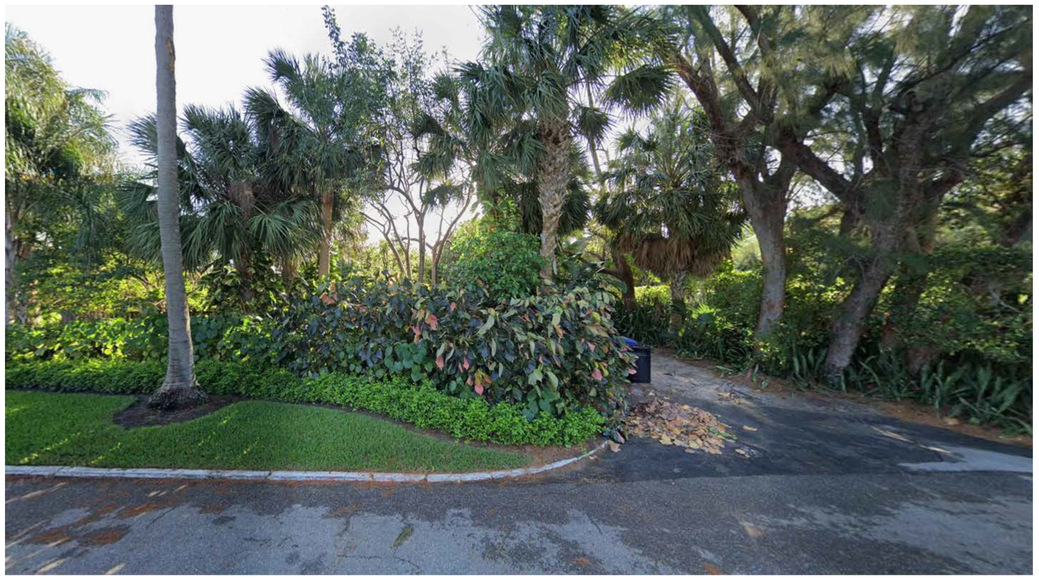
Aerial Context Map

n.t.s.



1519 N. Ocean Way

Subject Property



1543 N. Ocean Way

North Adjacent Neighbor



1515 N. Ocean Way

South Adjacent Neighbor

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Existing Neighboring Context Exhibit

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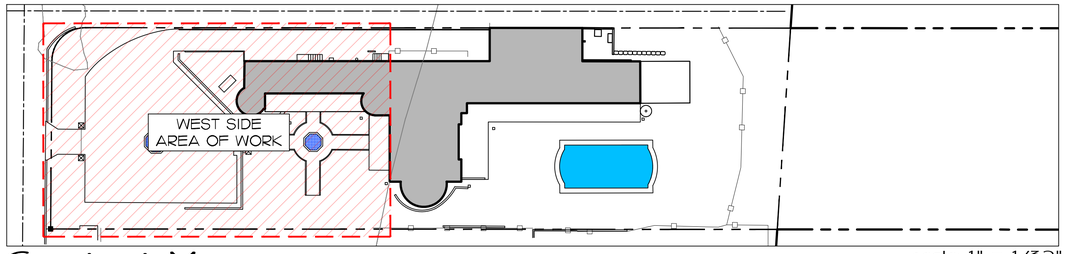
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1519 North Ocean Way
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

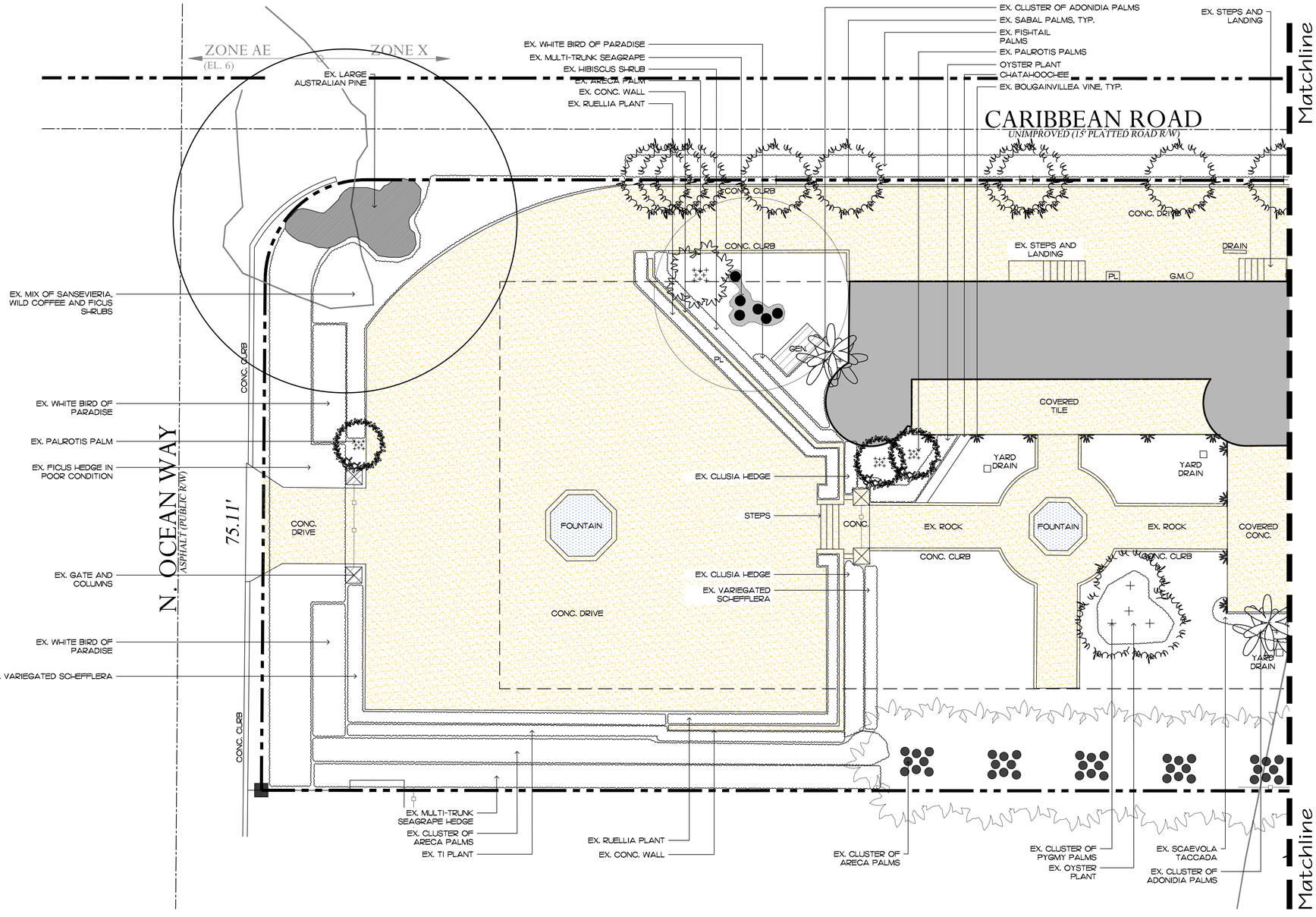
DATE: 04.06.2026

SHEET L1.1



Context Map

scale: 1" = 1/32"



Existing Conditions / Inventory Plan (West)

SCALE IN FEET 0' 8' 16' 24'

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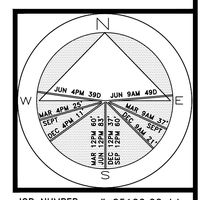

JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L2.0

64 sf.

AREA IN SQ.FT.

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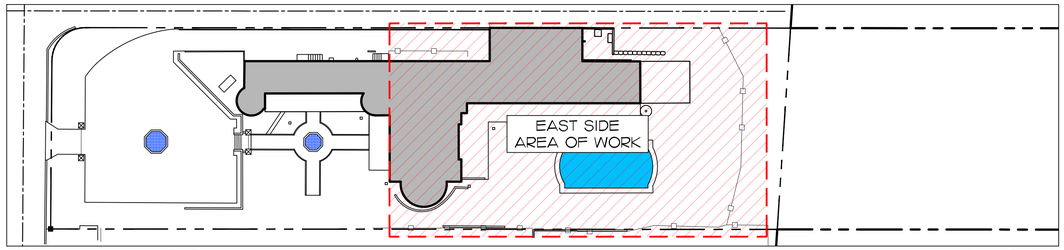
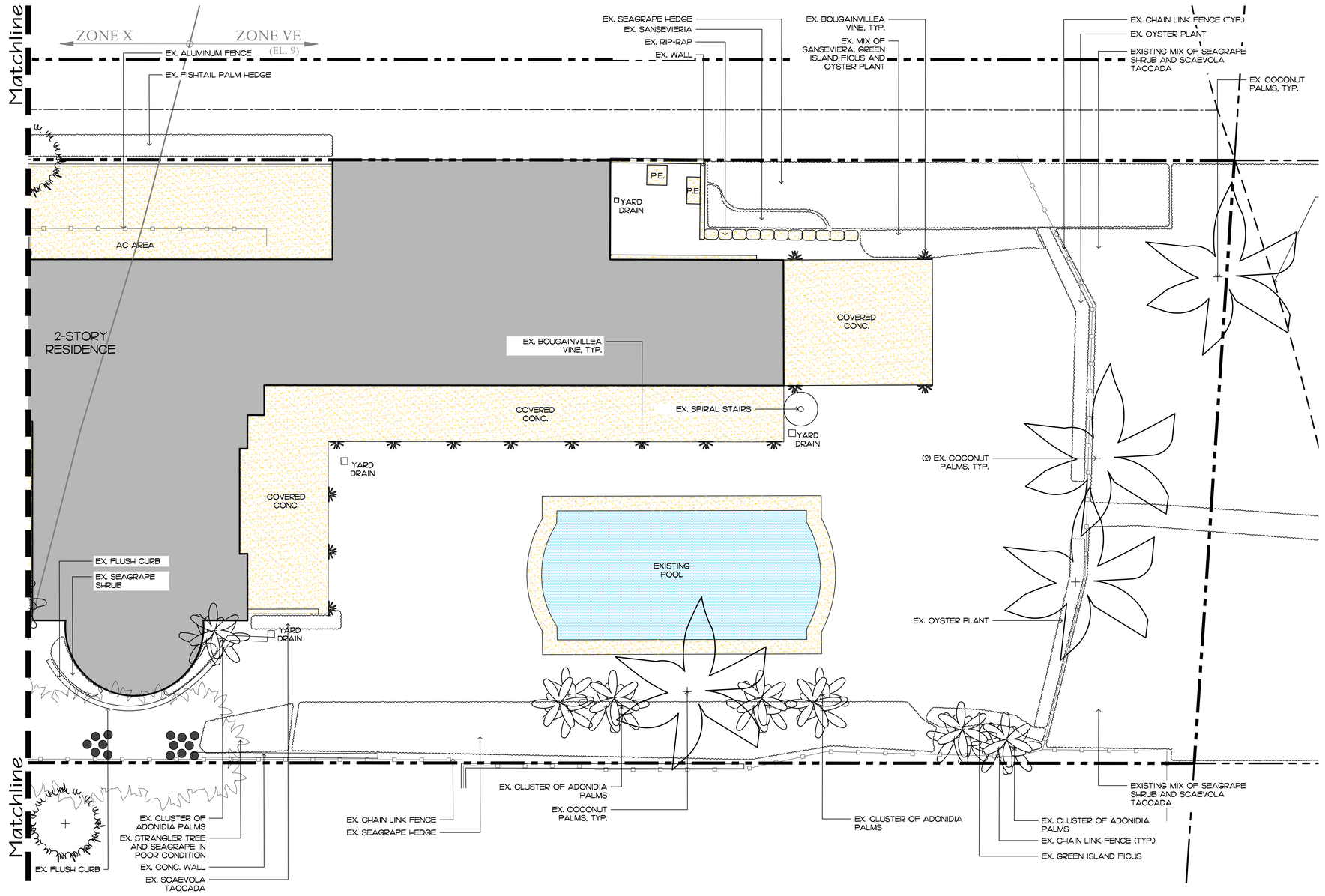


Context Map

scale: 1" = 1/32"



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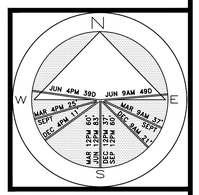

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DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L2.1

64 sf.

AREA IN SQ.FT.

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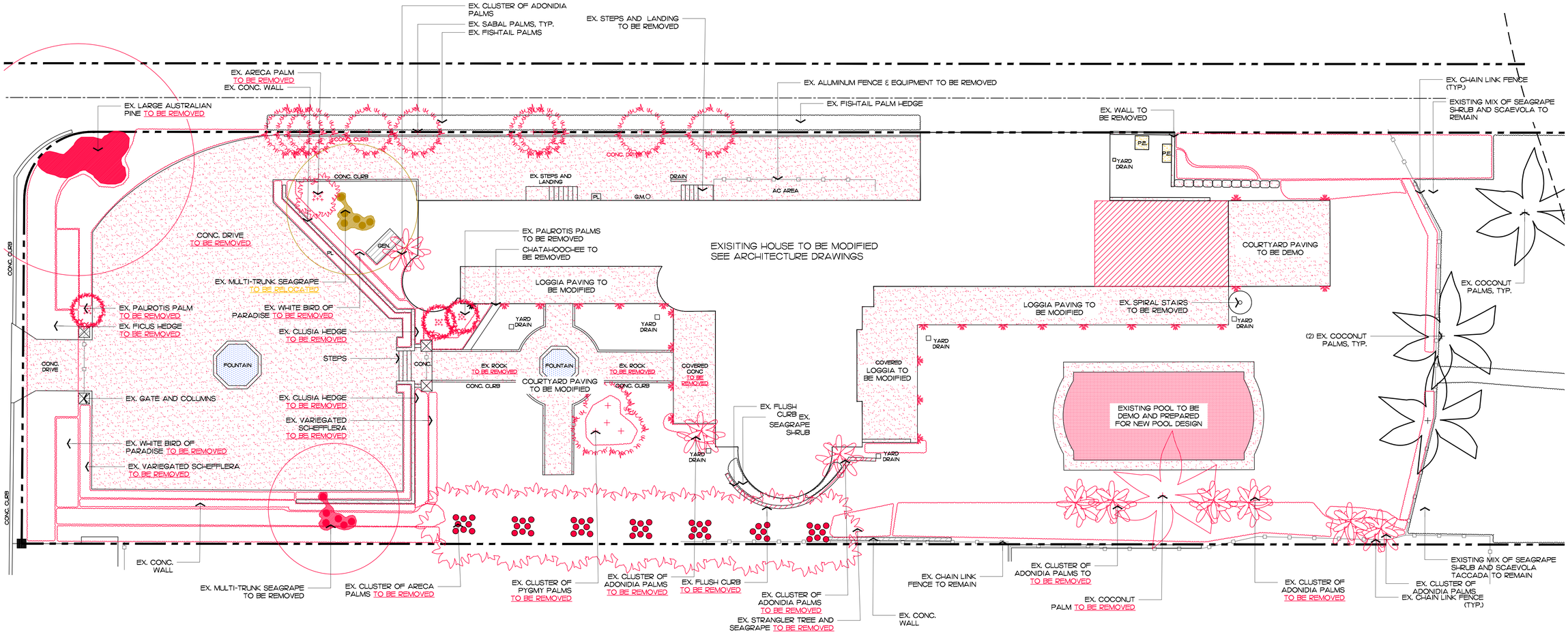
Existing Conditions / Inventory Plan (East)

SCALE IN FEET 0' 8' 16' 24'

ALL LOWER VEGETATION SHADED IN RED (SHRUBS, GROUNDCOVERS, VINES AND LAWN) TO BE REMOVED

REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING MODIFICATIONS



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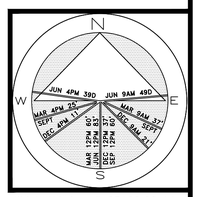

JOB NUMBER: # 25100.00 LA
DRAWN BY: Dustin Mizell

DATE: 04.06.2026

SHEET L2.2

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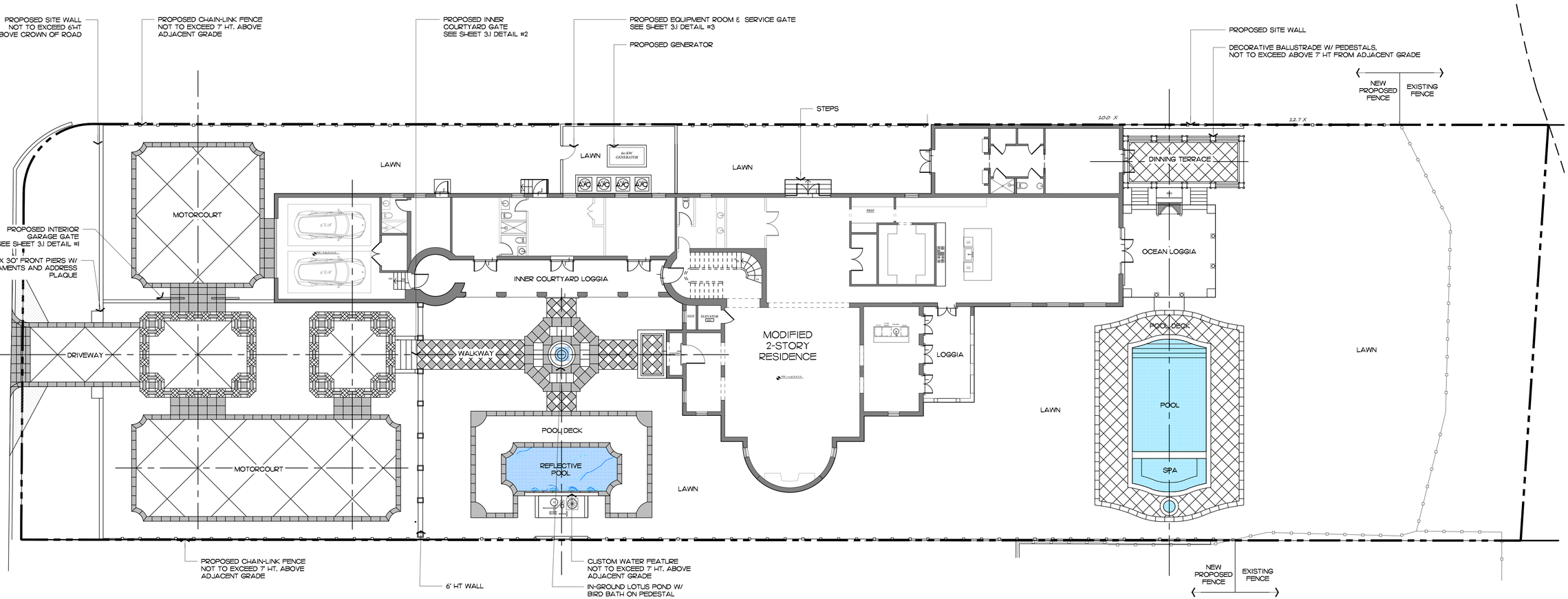
NOT FOR CONSTRUCTION

Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.



Proposed Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RA - (50 - PALM BEACH)		RA - (50 - PALM BEACH)		RA - (50 - PALM BEACH)	
LOT AREA	20,000 S.F. MINIMUM		29,438 S.F.		29,438 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	14,719 S.F.	47.81%	14,075 S.F.	53.1%	15,605 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	1,389 S.F.	52.47%	1,620 S.F.	56.7%	1,775 S.F.

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
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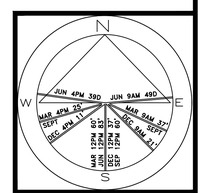

JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L3.0

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Site Plan

SCALE: 3/32" = 1'-0" 0' 10' 20' 30'



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H2 BEIGE LIMESTONE PAVER
DRIVEWAY BANDING

H1 TABBY - BEACH BEIGE
TABBY FIELD

H1 TABBY - BEACH BEIGE
DRIVEWAY FIELD - CONTROLLED JOINT

H2 BEIGE LIMESTONE PAVER
DRIVEWAY CUSTOM BANDING - COLOR 1

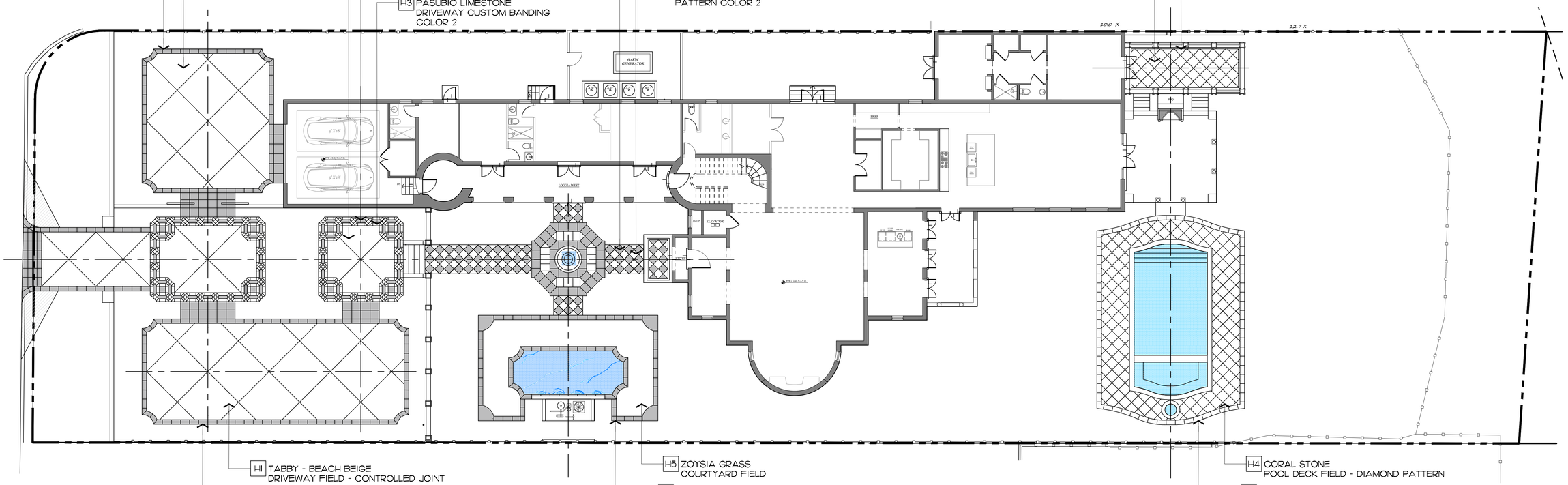
H3 PASUBIO LIMESTONE
DRIVEWAY CUSTOM BANDING
COLOR 2

H2 BEIGE LIMESTONE PAVER
COURTYARD CHECKERBOARD PATTERN
COLOR 1

H3 PASUBIO LIMESTONE
COURTYARD CHECKERBOARD
PATTERN COLOR 2

H4 CORAL STONE
DINING TERRACE BANDING

H4 CORAL STONE
DINING TERRACE FIELD -
DIAMOND PATTERN



H1 TABBY - BEACH BEIGE
DRIVEWAY FIELD - CONTROLLED JOINT

H2 BEIGE LIMESTONE PAVER
DRIVEWAY BANDING

H5 ZOYSIA GRASS
COURTYARD FIELD

H2 BEIGE LIMESTONE PAVER
COURTYARD BANDING

H4 CORAL STONE
POOL DECK FIELD - DIAMOND PATTERN

H4 CORAL STONE
POOL DECK BANDING



H1 TABBY - BEACH BEIGE



H2 BEIGE LIMESTONE PAVER



H3 PASUBIO LIMESTONE



H4 CORAL STONE



H5 ZOYSIA GRASS

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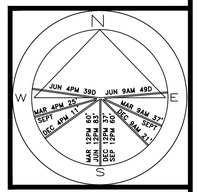

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DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L3.01

64 sf.
AREA IN SQ.FT.

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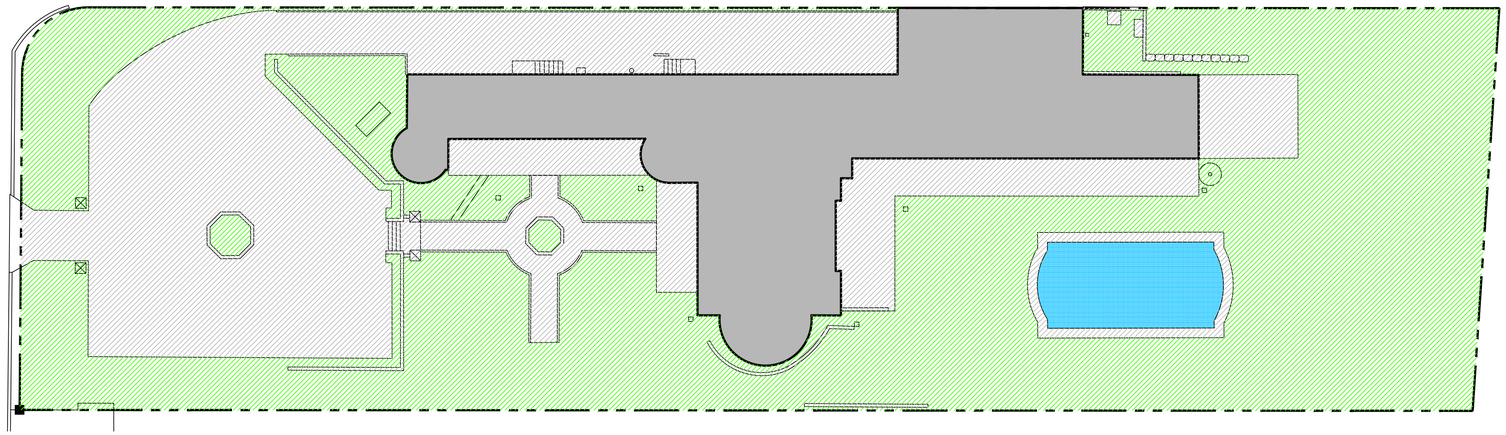
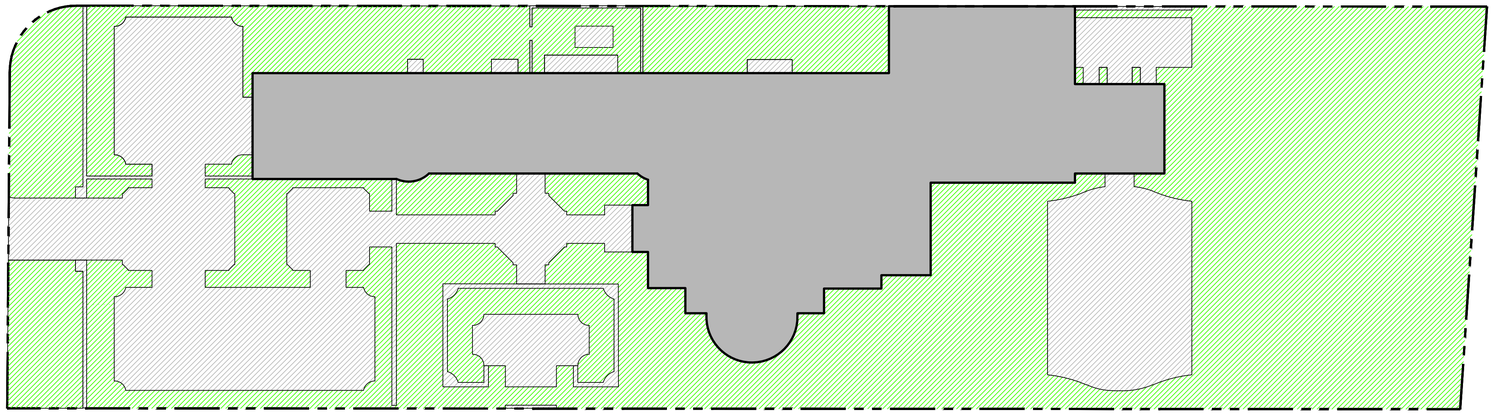
Hardscape Material Plan

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

0' 10' 20' 30'



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Legend

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

Proposed Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RA - (50 - PALM BEACH)		RA - (50 - PALM BEACH)		RA - (50 - PALM BEACH)	
LOT AREA	20,000 S.F. MINIMUM		29,438 S.F.		29,438 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	14,719 S.F.	47.81%	14,075 S.F.	53.1%	15,605 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	1,389 S.F.	52.47%	1,620 S.F.	56.7%	1,775 S.F.

Existing Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RA - (50 - PALM BEACH)		RA - (50 - PALM BEACH)		RA - (50 - PALM BEACH)	
LOT AREA	20,000 S.F. MINIMUM		29,438 S.F.		29,438 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	14,719 S.F.	47.81%	14,075 S.F.	50.00%	14,721 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	1,389 S.F.	52.47%	1,620 S.F.	49%	1,522 S.F.

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Open Space Diagrams

SCALE IN FEET 0' 16' 32' 48'

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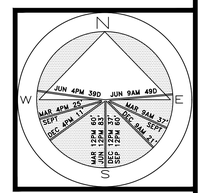
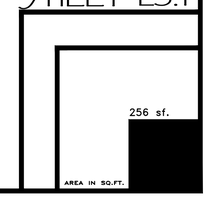
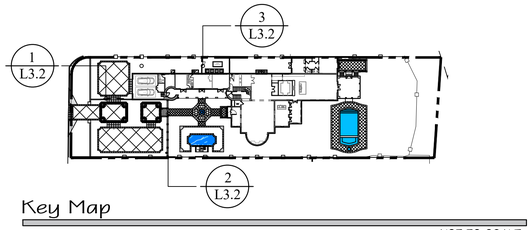


JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

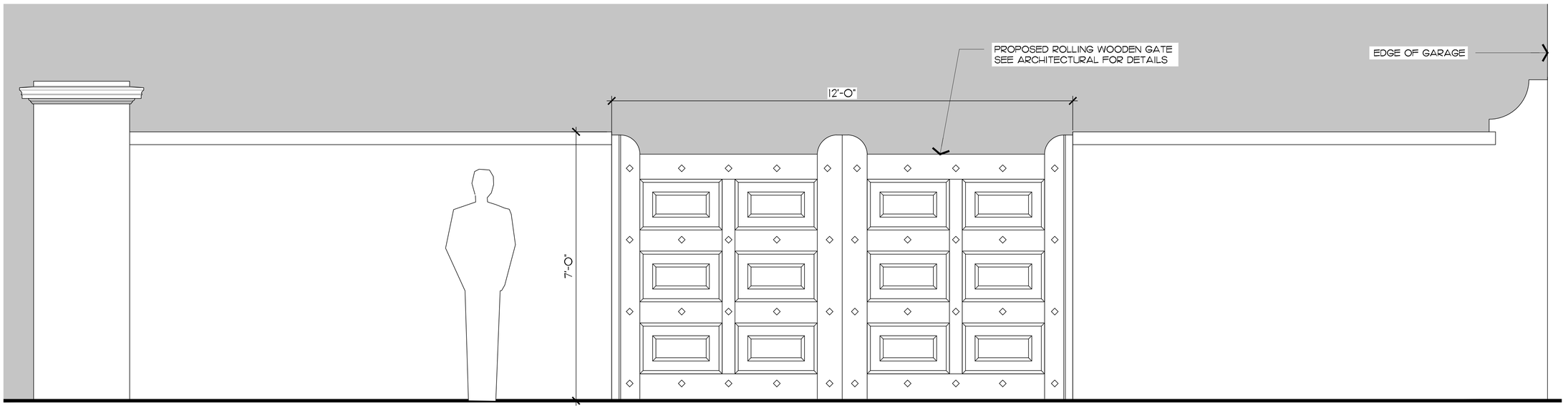
SHEET L3.1





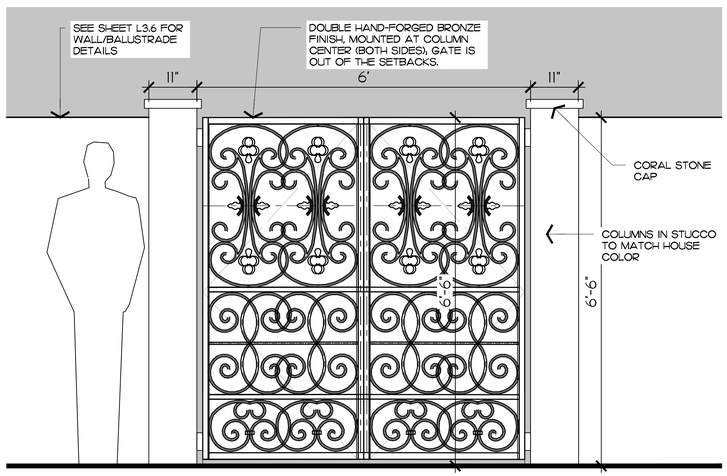
Key Map

NOT TO SCALE



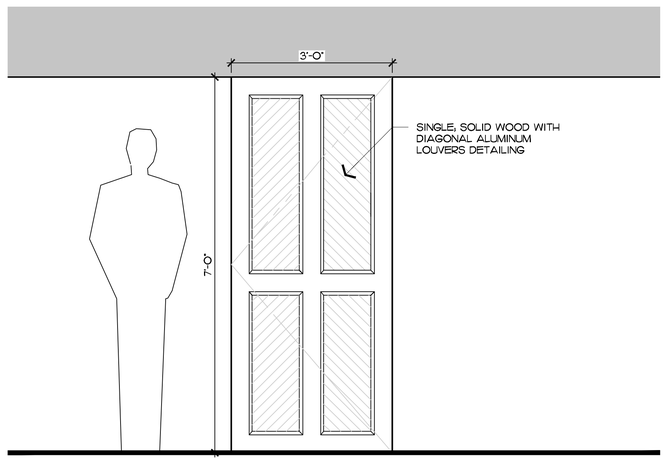
1 L3.2 Interior Garage Gate Detail

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



2 L3.2 Interior Garden Courtyard Gate

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



3 L3.2 Equipment Room & Service Gate

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

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Gate Details

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

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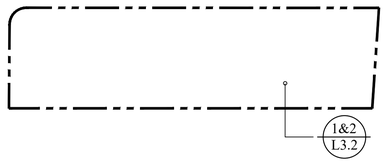
JOB NUMBER: # 25100.00 LA
DRAWN BY: Valeria Drake

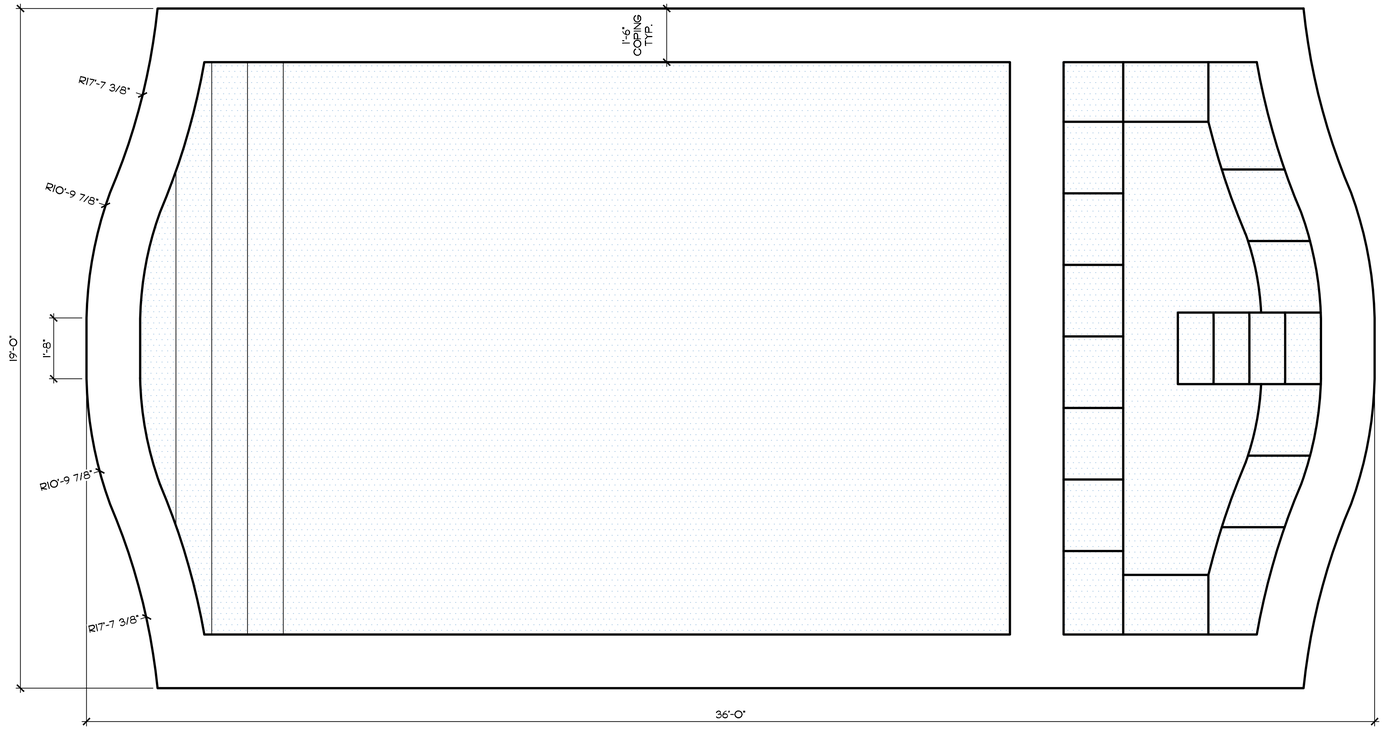
DATE: 04.06.2026

SHEET L3.2



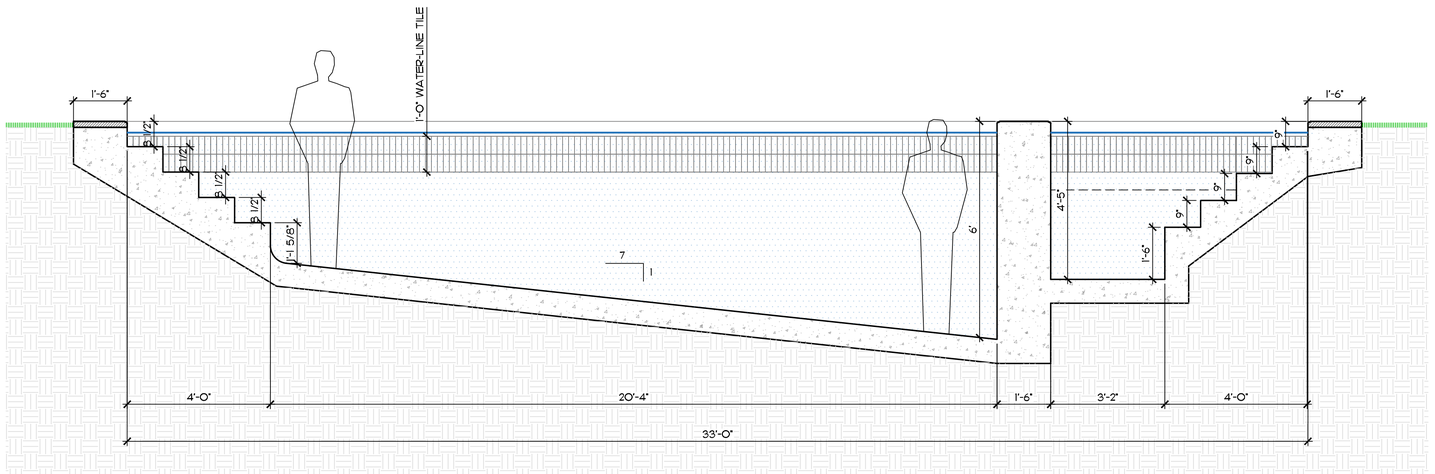
Key Map

NOT TO SCALE



1 L3.2 Summer Pool - Plan View

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



3 L3.2 Summer Pool - Section

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

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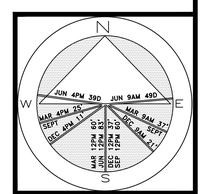
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1519 North Ocean Way
Town of Palm Beach
FL



JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L3.3

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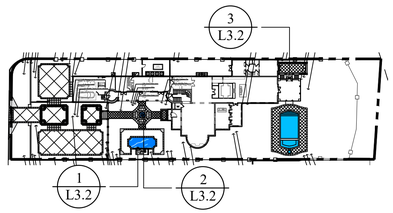
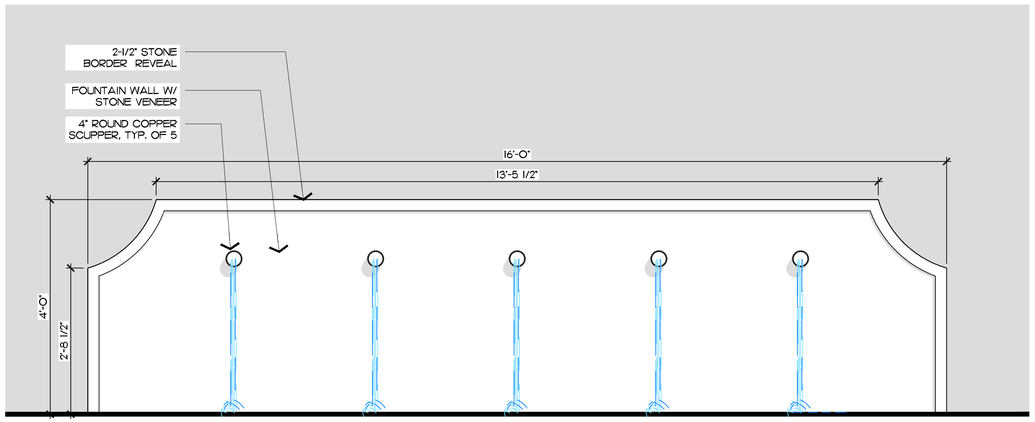
Summer Pool Details



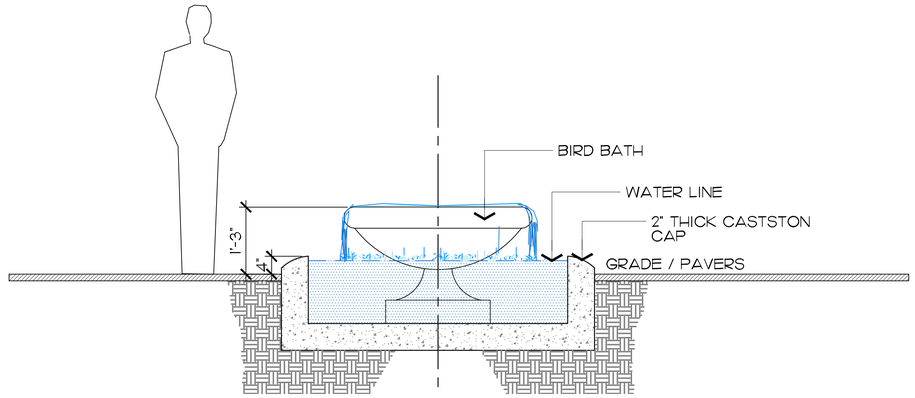
Key Map

NOT TO SCALE



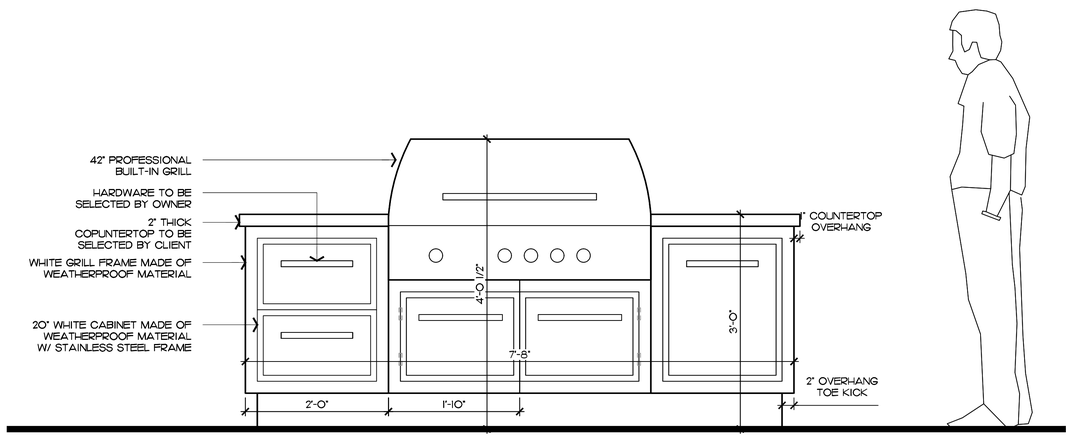
1 L3.2 Courtyard Garden Fountain/Reflective Pool

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



2 L3.2 Courtyard Walkway Fountain

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



3 L3.2 Outdoor Grill

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

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Private Residence
1519 North Ocean Way
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25100.00 LA
DRAWN BY: Valeria Drake

DATE: 04.06.2026

SHEET L3.5

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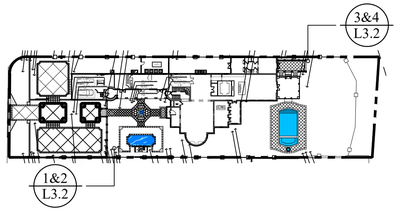
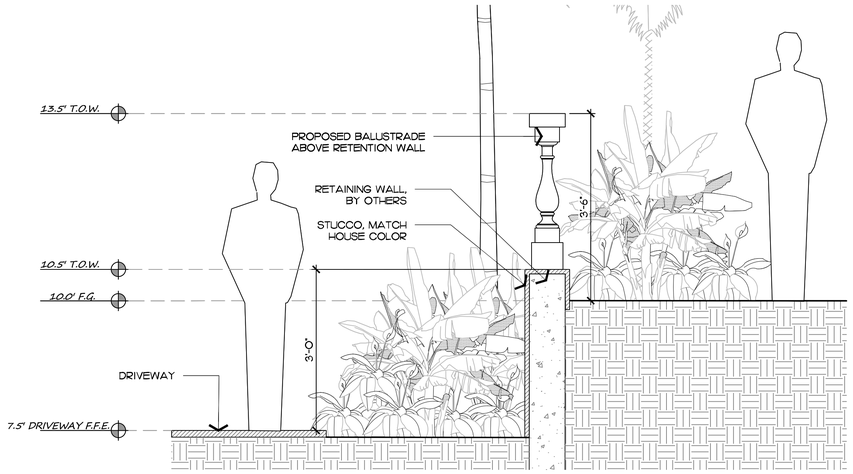
Garden Elements Details



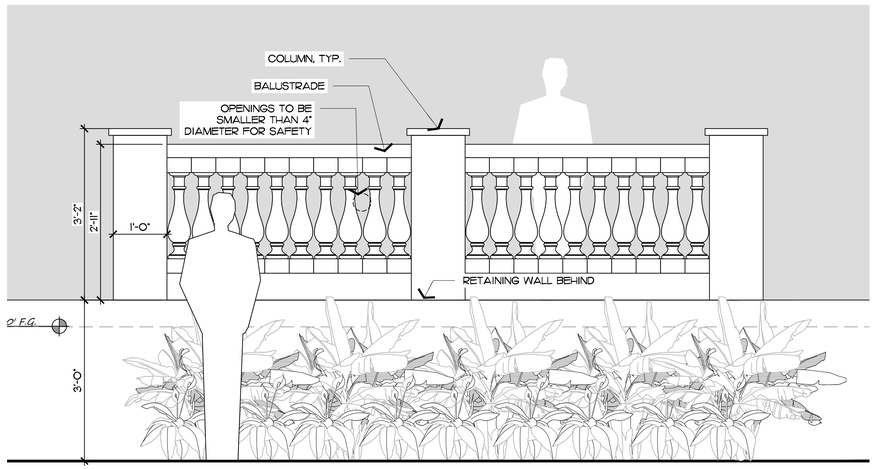
Key Map

NOT TO SCALE



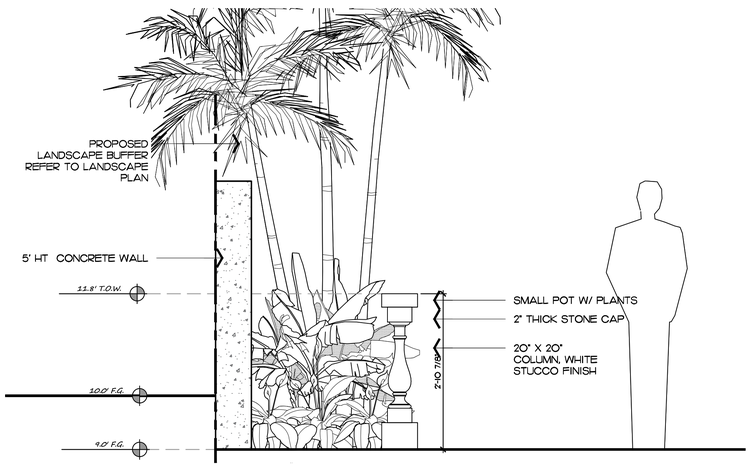
1 L3.2 Balustrade at Courtyard - Section

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



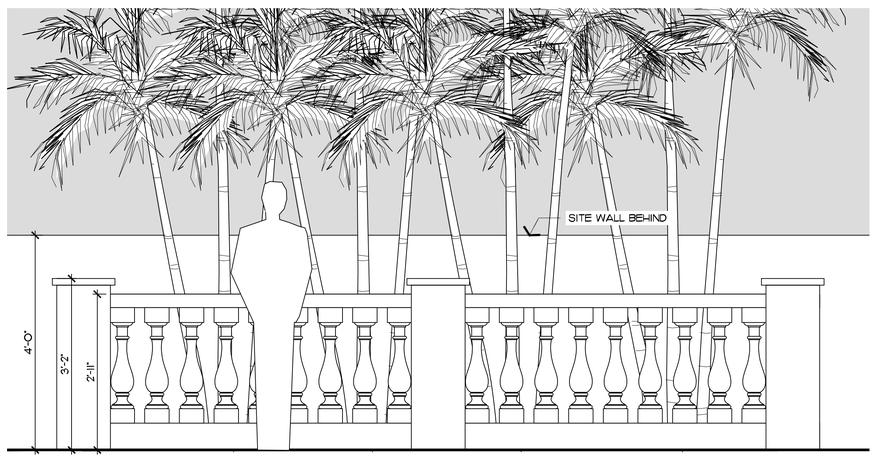
2 L3.2 Balustrade at Courtyard - Elevation

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



3 L3.2 Balustrade at Dining Terrace - Section

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



4 L3.2 Balustrade at Dining Terrace - Elevation

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

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Dustin@environmentdesigngroup.com

Private Residence
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Town of Palm Beach
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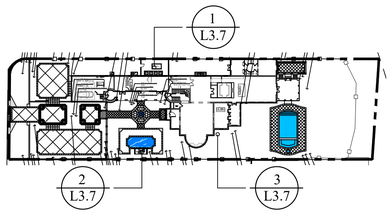
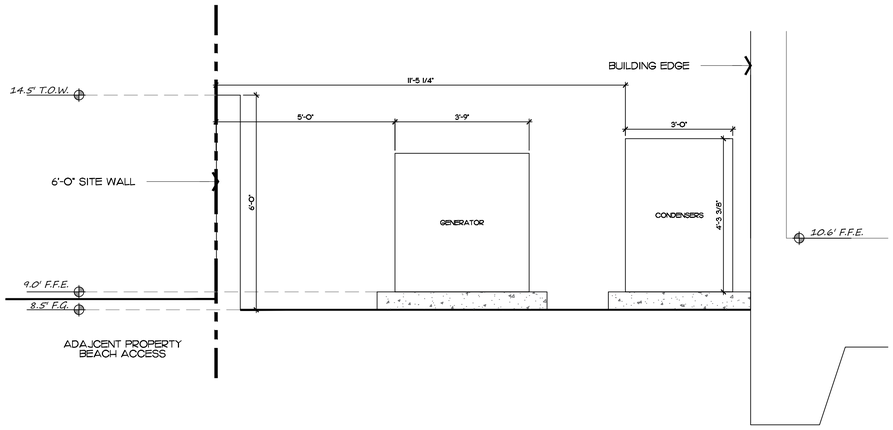
Balustrade Details



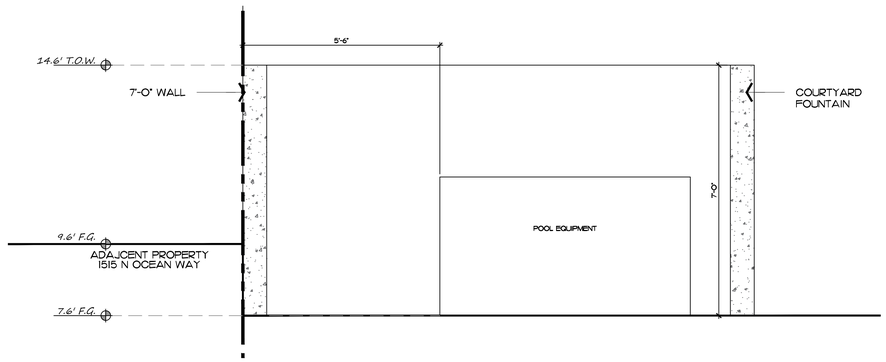
Key Map

NOT TO SCALE



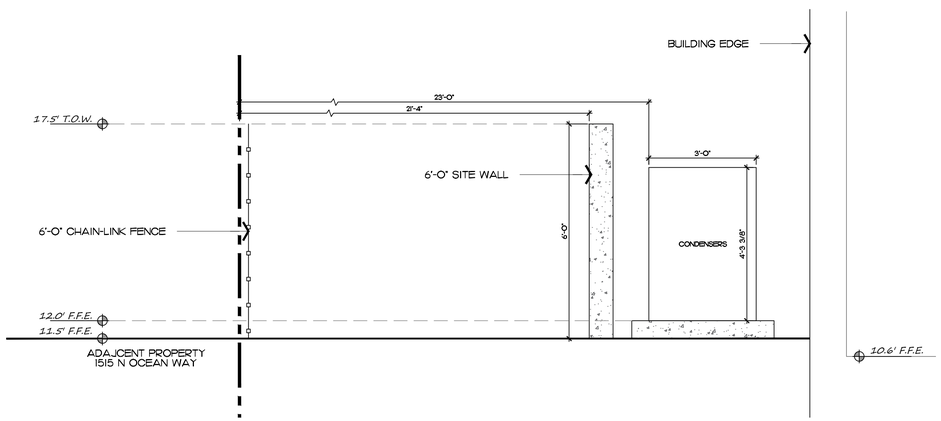
1 L3.7 North Equipment Room Detail

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



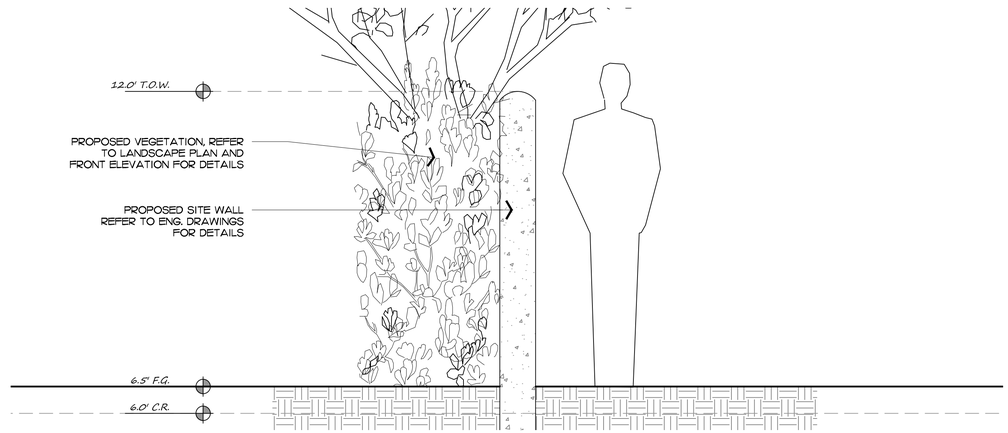
2 L3.7 Pool Equipment Room Detail

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



3 L3.7 South A/C Equipment Details

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



4 L3.2 Street Site Wall

SCALE: 1" = 1'-0"

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Equipment Details

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

Private Residence
1519 North Ocean Way
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25100.00 LA
DRAWN BY: Valeria Drake
DATE: 04.06.2026

SHEET L3.7

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

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FLORIDA

(162) Horizontal Coco Plum
3 gal.
(1) Seagrape Tree
Existing
(132) White Begonia
3 gal.
(16) Cocoplum
7 gal.
(5) Alexander Palm
14' C.T.
(18) Tropical Mix
3 gal.
(1) Coconut Palm
18' G.W.
(38) Green Buttonwood
14' Ht. F.T.B.
(2) Autograph Tree
16' HT.
(4) Barbara Karst Bougainvillea
8' Ht., ESP to wall
(142) Horizontal Coco Plum
3 gal.
(2) Golden Torch Parrot Heliconia
7 gal.
(6) Barbara Karst Bougainvillea
8' Ht., ESP to wall
(12) White Begonia
3 gal.
(5) Golden Torch Parrot Heliconia
7 gal.
(34) Tropical Mix
3 gal.
(4) Seaplum Vine
8' Ht., ESP to wall
(146) Green Island Ficus
3 gal.
(8) Lady Palm
6' Ht.
(33) Tropical Mix
3 gal.
(6) Seaplum Vine
8' Ht., ESP to wall
(2) Coconut Palm
25' G.W.
(25) Dwarf Pink Ixora
3 gal.
CC-CL/P 8.00 PVL 137.83'NW
OCEAN BLVD (A1A)
TOWN OF PALM BEACH CITY BULKHEAD LINE (C)
60 KW GENERATOR
ELEVATOR
(23) Barbara Karst Bougainvillea
8' Ht., ESP to wall
(1) Gumbo Limbo
25' x 25'
(2) Golden Torch Parrot Heliconia
7 gal.
(76) Dwarf Pink Ixora
3 gal.
(4) Coconut Palm
23' G.W.
(12) Plam
7 gal.
(232) Blue Daze Vine
3 gal.
(26) Tropical Mix
3 gal.
(2) Adonidia Palm
12'-14' Ht., Triple Trunk
CC-CL/P 8.00 PVL 137.83'NW
KEANN BLVD (A1A)
(1) Screwpine
16' O.A. HT.
(160) Seaplum Vine
1 gal.
(20) Tropical Mix
3 gal.
(2) Golden Torch Parrot Heliconia
7 gal.
(2) Coconut Palm
25' G.W.
(47) Tropical Mix
3 gal.
(26) Green Buttonwood
14' Ht. F.T.B.
(3) Coconut Palm
18' G.W.
(7) Japanese Blueberry Tree
12' Ht.
(17) Miami Supreme Gardenia
3' Ht.
(12) Cocoplum
7 gal.
(28) Pink Hibiscus
7 gal.
(1) Seagrape Tree
Match Relocated Seagrape
(87) Tropical Mix
3 gal.
(26) Cocoplum
7 gal.
(5) Florida Thatch Palm
10' Ht.
(26) Tropical Mix
3 gal.
(3) King Alexander Palm
16' O.A. HT.
(4) Lady Palm
6' Ht.
(272) Green Island Ficus
3 gal.
(49) Cocoplum
7 gal.
(117) Green Island Ficus
3 gal.
(2) Coconut Palm
25' G.W.
(24) Tropical Mix
3 gal.
(2) Autograph Tree
16' HT.
(71) Green Buttonwood
14' Ht. F.T.B.
(2) Blue Latan Palm
6' C.T.

N
W E
S
JUN 4PM 39D JUN 9AM 49D
MAR 4PM 25' MAR 9AM 37'
SEPT 4PM 11' SEPT 9AM 24'
DEC 4PM 11' DEC 9AM 24'
MAR 12PM 61' MAR 5PM 61'
JUN 12PM 85' JUN 5PM 85'
SEPT 12PM 61' SEPT 5PM 61'
DEC 12PM 37' DEC 5PM 37'

JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez
DATE: 04.06.2026

SHEET L4.0

64 sf.
AREA IN SQ.FT.

Landscape Plan
SCALE: 3/32" = 1'-0" 0' 10' 20' 30'

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	NATIVE	QTY	REMARKS
TREES						
	GUMBO L	*Bursera simaruba* / Gumbo Limbo	25' x 25'	Yes	2	
	CLU AUT	*Clusia rosea* / Autograph Tree	16' HT.	Yes	4	
	UPI UV2	*Coccoloba uvifera* / Seagrape Tree	Match Relocated Seagrape	Yes	1	
	ELA API	*Elaeocarpus apiculatus* / Japanese Blueberry Tree	12` Ht.	No	7	
PALMS						
	ADO MNI	*Adonidia merrillii* / Adonidia Palm	12'-14' Ht., Triple Trunk	No	2	
	ARC DR2	*Archontophoenix alexandrae* / Alexander Palm	14' C.T.	No	5	
	ARC DR	*Archontophoenix alexandrae* / King Alexander Palm	16' O.A. HT.	No	3	
	COC NU3	*Cocos nucifera* / Coconut Palm	18' G.W.	No	4	
	COC NUC	*Cocos nucifera* / Coconut Palm	23' G.W.	No	4	
	COC NU2	*Cocos nucifera* / Coconut Palm	25' G.W.	No	6	
	LAT LOD	*Latania loddigesii* / Blue Latan Palm	6' C.T.	No	2	
	PAN TEC	*Pandanus tectorius* / Screwpine	16' O.A. HT.	No	1	
	RHA EXC	*Rhapis excelsa* / Lady Palm	6` Ht.	No	12	
	THR RAD	*Thrinax radiata* / Florida Thatch Palm	10` Ht.	Yes	5	
RELOCATED TREES						
	UPI UVI	*Coccoloba uvifera* / Seagrape Tree	Existing	Yes	1	
SHRUBS						
	DIO PLA	*Dioon planifolium* / Dioon	7 gal.	No	12	
	GAR MIA	*Gardenia augusta 'Miami Supreme'* / Miami Supreme Gardenia	3` Ht.	No	17	
	HEL HEL	*Heliconia psittacorum 'Golden Torch'* / Golden Torch Parrot Heliconia	7 gal.	No	11	
	HIB SE3	*Hibiscus rosa-sinensis 'Seminole Pink'* / Pink Hibiscus	7 gal.	No	28	
VINE/ESPALIER						
	BOU KAR	*Bougainvillea x 'Barbara Karst'* / Barbara Karst Bougainvillea	8' Ht., ESP to wall	No	33	
	COC UDI	*Coccoloba uvifera x diversifolia* / Seaplum Vine	8' Ht., ESP to wall	Yes	12	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	NATIVE	SPACING	QTY	REMARKS
SHRUB AREAS							
	BEG ALB	*Begonia grandis 'Alba'* / White Begonia	3 gal.	No	18" o.c.	144	
	CH	*Chrysobalanus icaco 'Horizontalis'* / Horizontal Coco Plum	3 gal.	Yes	12" o.c.	304	
	CHR ICA	*Chrysobalanus icaco* Red Tip / Cocoplum	7 gal.	Yes	24" o.c.	103	
	CON ERE	*Conocarpus erectus* / Green Buttonwood	14' Ht. F.T.B.	Yes	36" o.c.	135	
	FIC MIC	*Ficus microcarpa* / Green Island Ficus	3 gal.	No	14" o.c.	538	
	IXO DW2	*Ixora x 'Dwarf Pink'* / Dwarf Pink Ixora	3 gal.	No	18" o.c.	101	
	ABI ALB	Tropical Mix	3 gal.	No	24" o.c.	315	Heliconias Monstera Dwarf Elephant Ear Macho Fern
GROUND COVERS							
	COC UD2	*Coccoloba uvifera x diversifolia* / Seaplum Vine	1 gal.	Yes	6" o.c.	160	
	EVO BL2	*Evolvulus glomeratus 'Blue Daze'* / Blue Daze Vine	3 gal.	No	12" o.c.	232	

Native Landscape Legend

DESCRIPTION	REQUIRED	PROPOSED
NATIVE TREES	30% (4 REQUIRED)	57% (8 NATIVE TREES PROVIDED) *14 TOTAL TREES
NATIVE SHRUBS + VINES	30% (516 REQUIRED)	32.1% (554 NATIVE SHRUBS PROVIDED) *1,723 TOTAL SHRUBS AND VINES
NATIVE GRONDCOVERS	30% (117 REQUIRED)	40% (160 NATIVE GROUNDCOVERS) *392 TOTAL SHRUBS AND VINES

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JOB NUMBER: # 25100.00 LA
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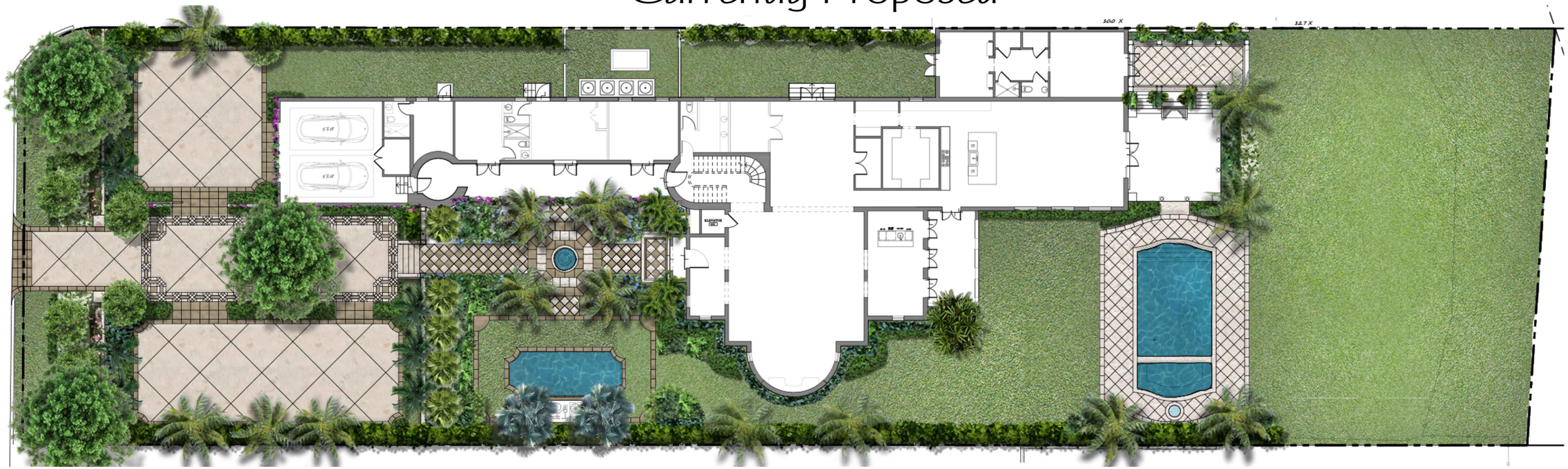
DATE: 04.06.2026

SHEET L5.0

Planting Schedule

Currently Proposed



Previously Proposed



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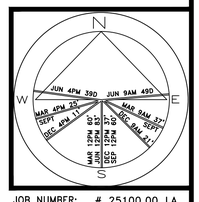

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DATE: 04.06.2026

SHEET L4.0

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Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



Front (West) Elevation

1
L4.1

NOT TO SCALE



Rear (East) Elevation

2
L4.1

NOT TO SCALE

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

Rendered Landscape Elevations

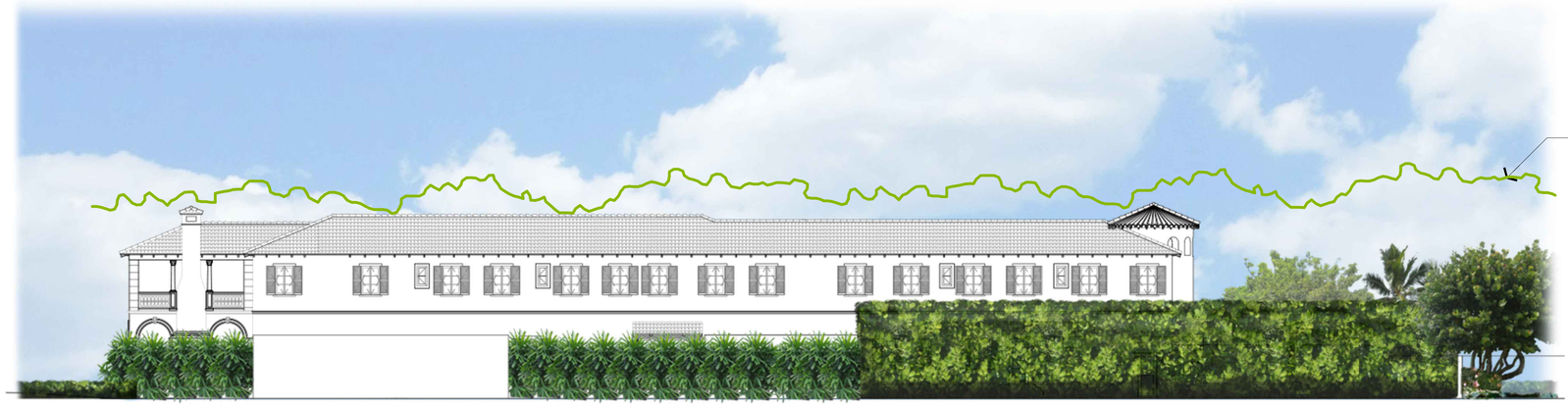
ENVIROAMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1519 North Ocean Way
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L4.1



1 L4.2 North Elevation

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2 4.2 South Elevation

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NOT FOR CONSTRUCTION

Rendered Landscape Elevations

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Landscape Architecture
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Landscape Management
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FLORIDA

JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

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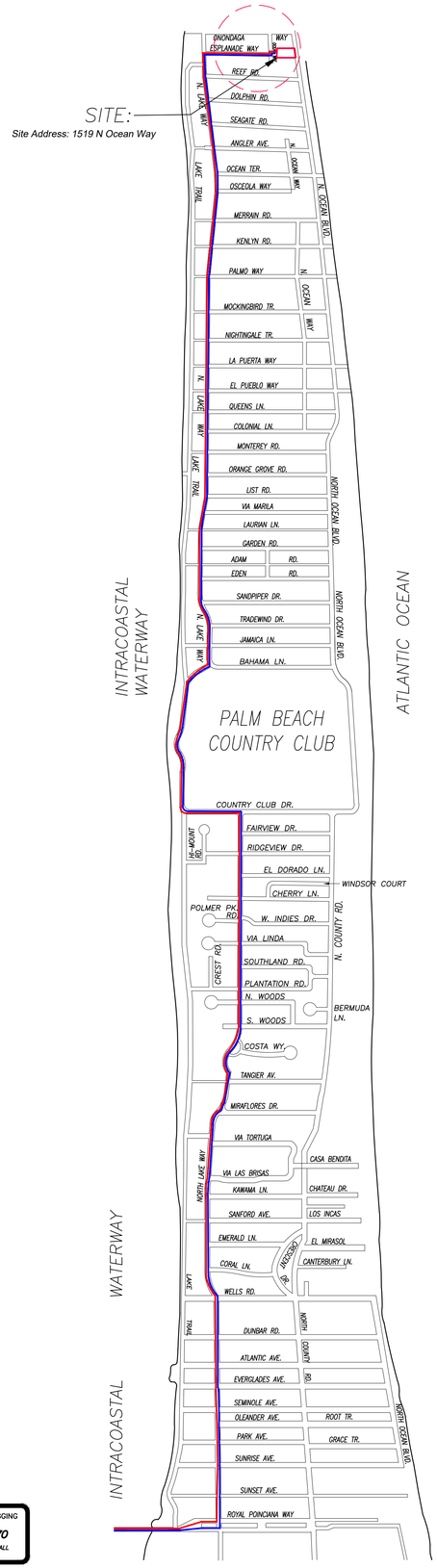

CONCEPTUAL CONSTRUCTION SCHEDULE

- JAN 28TH 2026 – ARCOM MEETING
- FEB 15TH 2026 – TOWN COUNCIL
- FEB–MAR 2026 – SUBMIT FOR PERMIT

- 1 MONTH –APR 2026 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 1.5 MONTHS – FOUNDATION
- 2.5 MONTHS – BLOCK DELIVERIES & CONC. POURS
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1.5 MONTHS – WINDOW/DOOR DELIVERIES AND INSTALLATION
- .5 MONTH – DRY–IN
- 1.5 MONTHS – INTERIOR FRAMING
- 2 MONTHS – ROUGH–IN
- .5 MONTH – DRY WALL
- 6 MONTHS – FINISHES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS

- +/–24 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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139 North County Road SJ20-B Palm Beach, Fl 33480
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Land Planning
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FL
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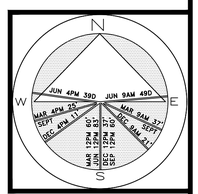

JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L6.0

64 sf.
AREA IN SQ.FT.

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Truck Logistics Plan

SCALE: NOT TO SCALE

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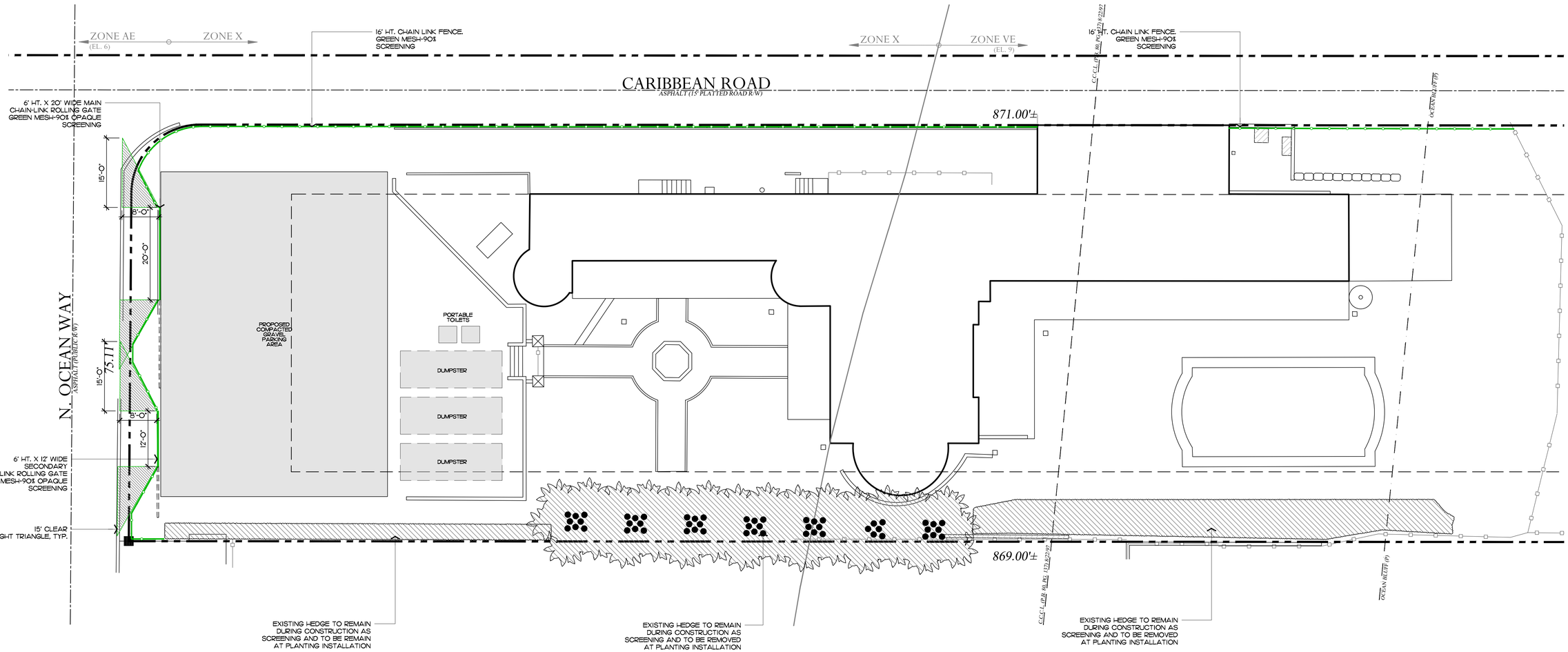
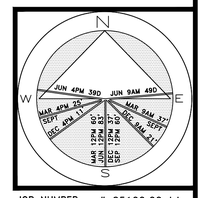


NOTE:
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.



JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L7.0

113.7 sf.
AREA IN SQ.FT.

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Construction Screening + Logistics Plan

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

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: April 29, 2026

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: 4/22/2026

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 application was heard again at the November 21, 2025 meeting and was deferred to allow for further study of the request and architectural details. The applicant wrote in requesting further deferrals to further study the design prior to resubmittal.

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 40.54 FT 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**	Prev. Proposed: 278 SF Proposed: 333 SF
Surrounding Properties / Zoning			
North	Vacant Beach Parcel at 1950 S Ocean Blvd / BA (Beach Area)		
South	Vacant Beach Parcel at 1980 S Ocean Blvd / BA (Beach Area)		
East	Atlantic Ocean		
West	South Ocean Blvd Right-of-Way & Main Parcel at 1960 S Ocean Blvd (subject property) / R-AA (Large Estate)		

STAFF ANALYSIS

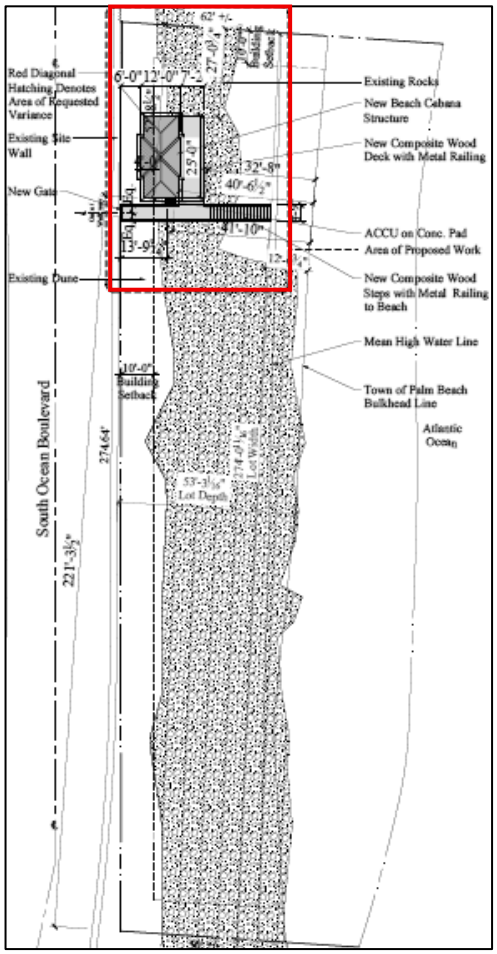
This ocean-to-lakefront property is located on the west side of South Ocean Boulevard just north of Sloan's Curve. The main residence was built in 2003. The property is located in the R-AA large estate residential district, and the beach parcel with proposed beach cabana is located immediately east of 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.



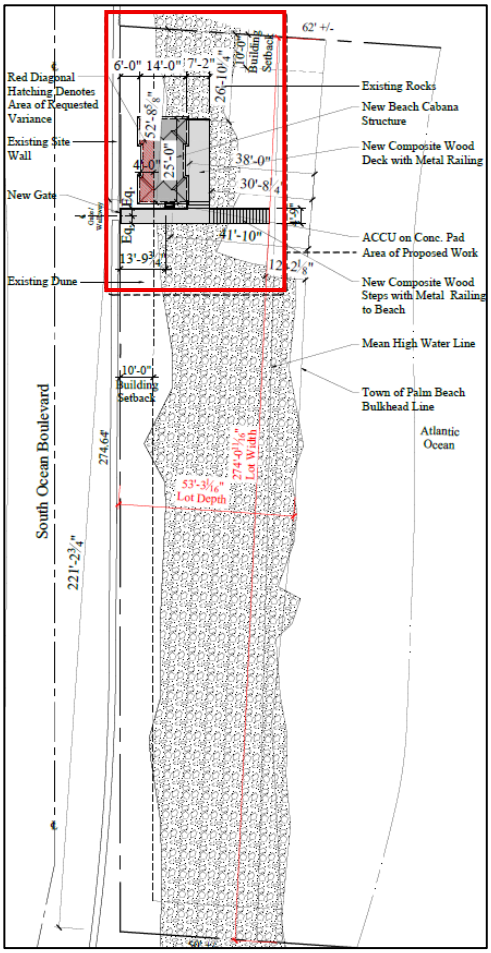
Aerial Of Subject Property and Other Beach Cabanas in Neighborhood.

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.

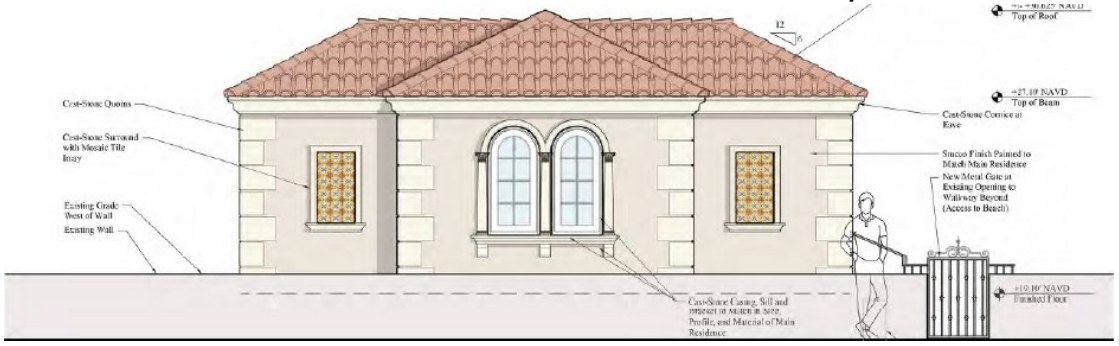
The applicant has resubmitted plans in response to the commission's comments received at the November 21, 2025 meeting. Modifications include a slight increase in square footage and the structure is now in a "H" configuration with a slightly reduced north setback. The size of the cast stone quoins were reduced as were the size of the roof tiles to be more in keeping with the proportions of the cabana. The column capitals have been simplified at the double arch windows on the west street-facing façade. The pocket sliding doors have been reduced in width and remain in the same location as previously proposed. Proposed landscape has been revised to accommodate changes.



Previous Site Plan



Proposed Site Plan



Previous West (S Ocean Blvd) Elevation



Proposed West (S Ocean Blvd) Elevation



Previous East (Oceanfront) Elevation



Proposed East (Oceanfront) Elevation



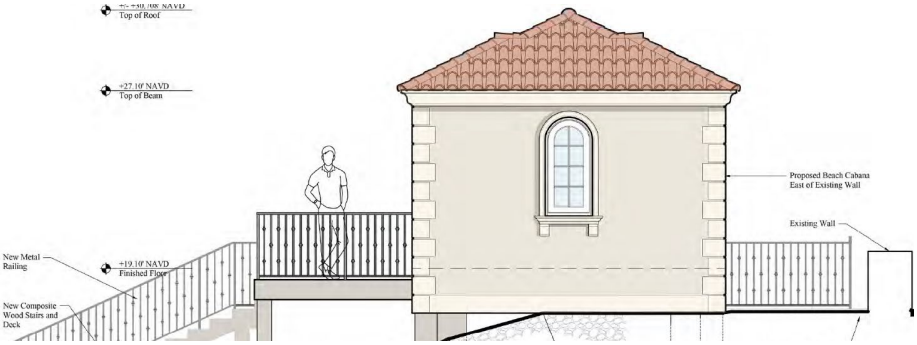
Previous South Elevation



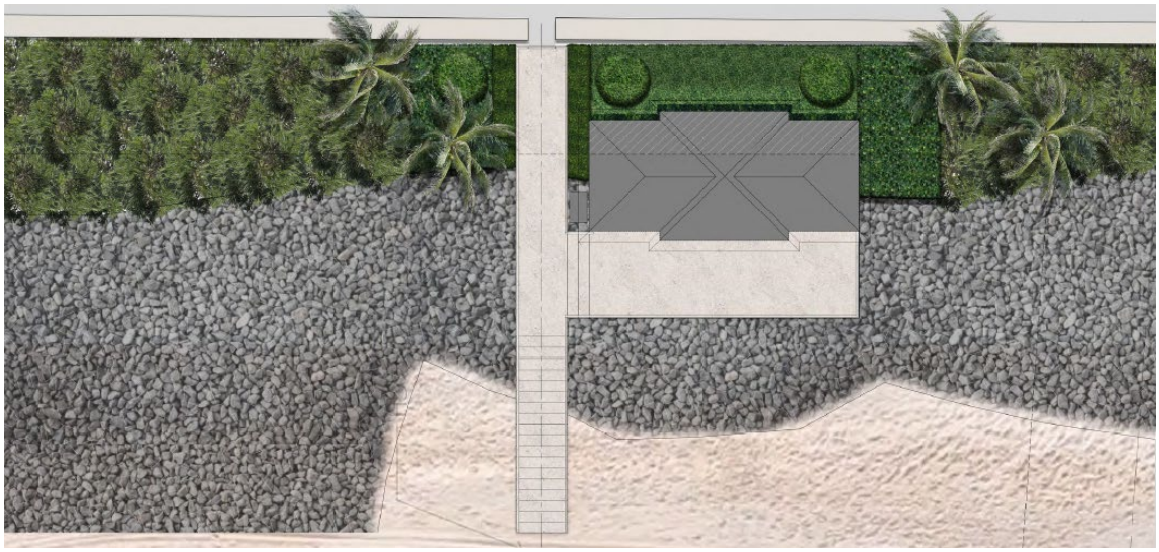
Proposed South Elevation



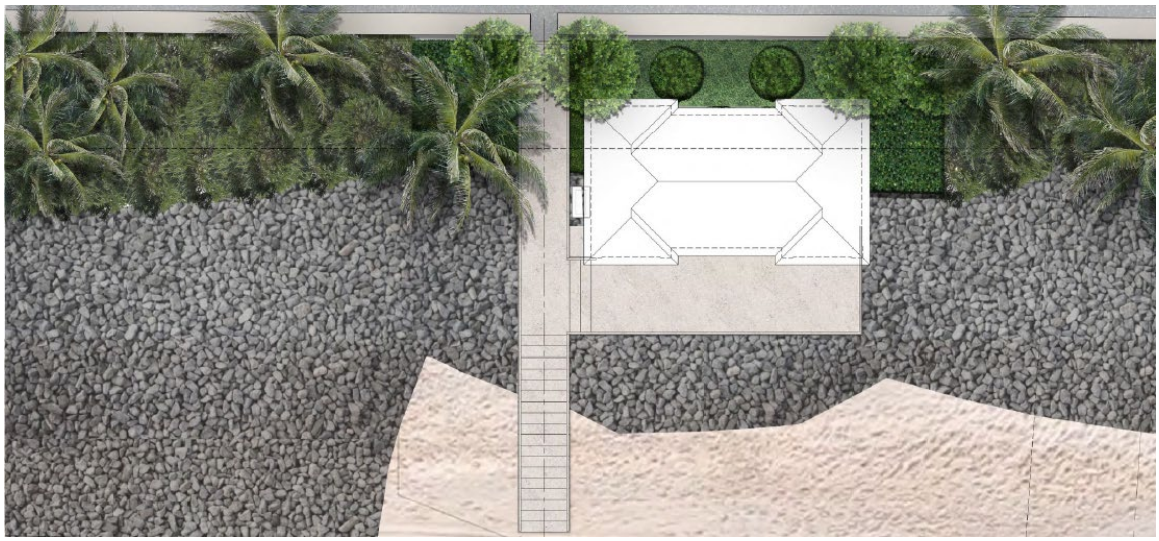
Previous North Elevation



Proposed North Elevation



Previously Proposed Rendered Landscape Plan



Proposed Rendered Landscape Plan



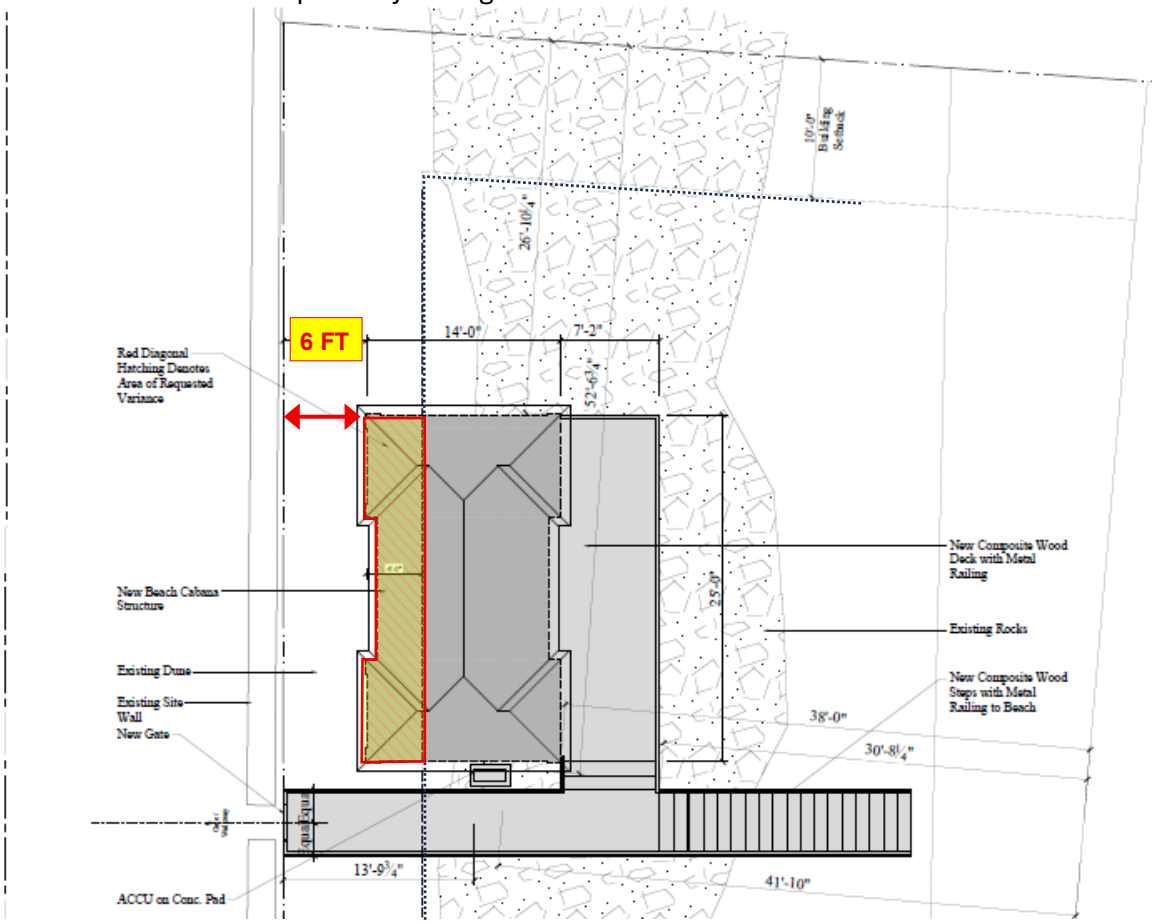
Previous Ocean Vista Diagram

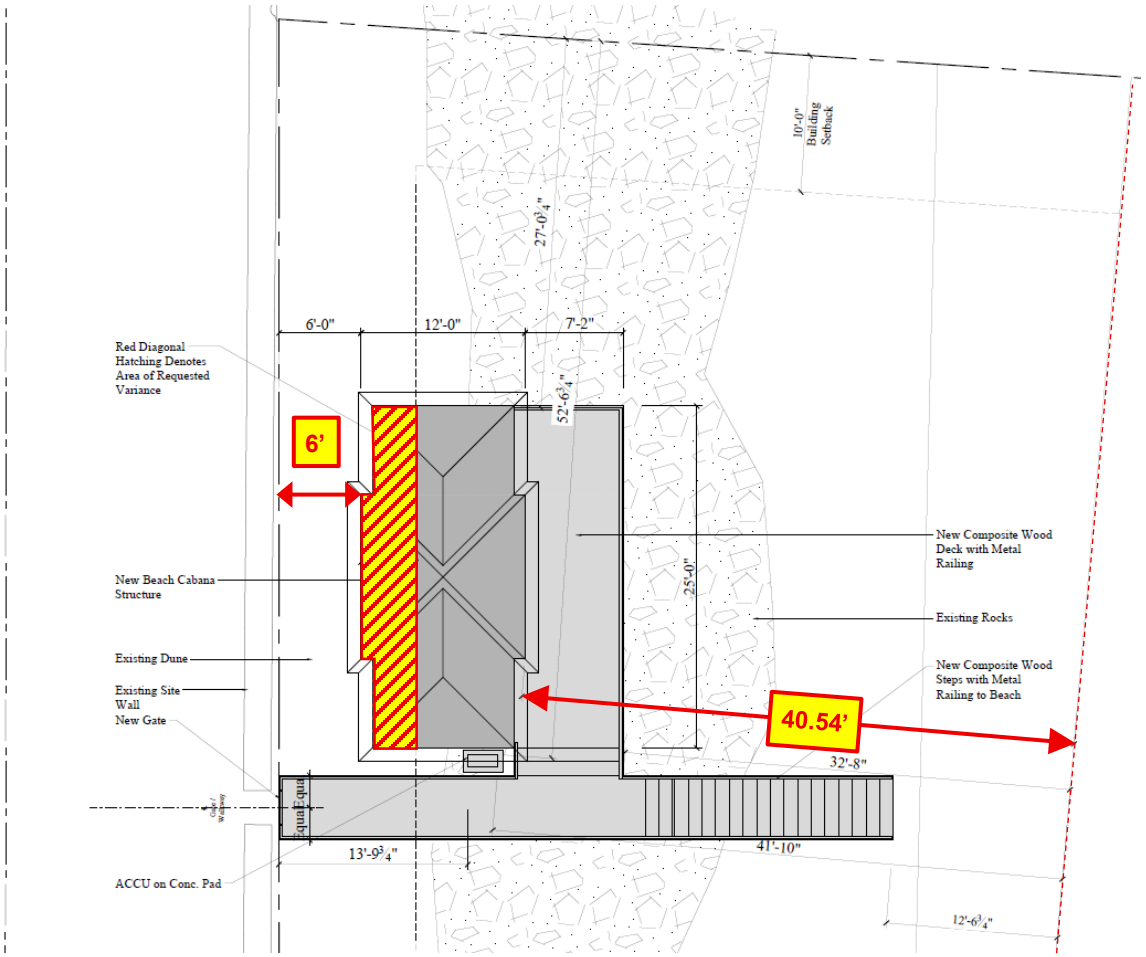


Proposed Ocean Vista Diagram

Town Council

One special exception with site plan review and two variances are required for the application. The special exception is a requirement for all accessory beach house structures proposed in the Beach Area zoning district. The variances pertain to proposed east (Town of Palm Beach Bulkhead Line) and west (South Ocean Blvd) setbacks of the cabana. The zoning code requires 10' setback from South Ocean Boulevard and the applicant is proposing 6' setback. On the east, a 40.5' setback is proposed from the ocean bulkhead line where a 150' minimum setback is required by zoning.





Variance Diagram

CODE SECTION	REQUIRED	PROPOSED	VARIANCE
VARIANCE 1: Sec. 134-1476(b)	**10'** S Ocean Blvd (West) Setback	**6'** S Ocean Blvd (West) Setback	**-4'**
VARIANCE 2: Sec.134-1702	**150'** Ocean Bulkhead Line (East) Setback	**40.54'** Ocean Bulkhead Line (East) Setback	**-109.46'**

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:BMF
WRB

SMITH
ARCHITECTURAL
GROUP, INC.

April 6, 2026

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 **333** SF Beach Cabana with **202** 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.

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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 **30'-8-1/4"** to the deck and **38'-0"** 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 **26'** 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 **30'-8-1/4"** to the deck and **38'-0"** 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

Final Submittal-Rev. 2 April 06, 2026

ARCOM: April 29, 2026
Town Council: May 13, 2026

Scope of Work:

- New One-Story 333 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 30'-8¼" to the deck and 38'-0" to the Cabana in lieu of 150'-0" Required.



Vicinity Map
Scale: No Scale

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W E
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Project Team

CONSULTANT	CONTACT INFORMATION
Architect	Smith Architectural Group 205 Phipps Plaza Palm Beach, Florida (561) 832-0202
Structural Engineer	Carmo Engineering Associates 814 N. Dixie Hwy. Lantana, FL 33462 (561) 586-1111

Drawing Sheet Index

NO.	DESCRIPTION	SCALE
Cover	Cover Sheet / Index	No Scale
A000	Location Plan	1:40
A001	Streetscape Elevations	1:30
A002	Existing Nearby Beach Structures East of S. Ocean Blvd.	
A003	Existing Subject Property Photos	
A003.1	Existing Main Residence Photos	
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	Previously Proposed Landscape Plan	¼"=1'-0"
L0	Currently Proposed Landscape Plan	¼"=1'-0"
EL1	Previous and Currently Proposed Landscape West Elevations	¼"=1'-0"
LP1	Previously Landscape Planting Plan	¼"=1'-0"
LP1	Currently Landscape Planting Plan	¼"=1'-0"
LP1.1	Currently Landscape Enlarged Planting Plan	¼"=1'-0"
LP2	Previously Landscape Planting Details	¼"=1'-0"
LP2	Currently Landscape Planting Details	¼"=1'-0"
	Conceptual Paving, Drainage, Water and Wastewater Plan	1"=1'-0"
	Truck Logistics Plan	
	Construction Screening Plan	
	Survey	

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Beach Cabana at
1960 S. Ocean Blvd.
Palm Beach, FL 33480
1960 South Ocean Boulevard

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
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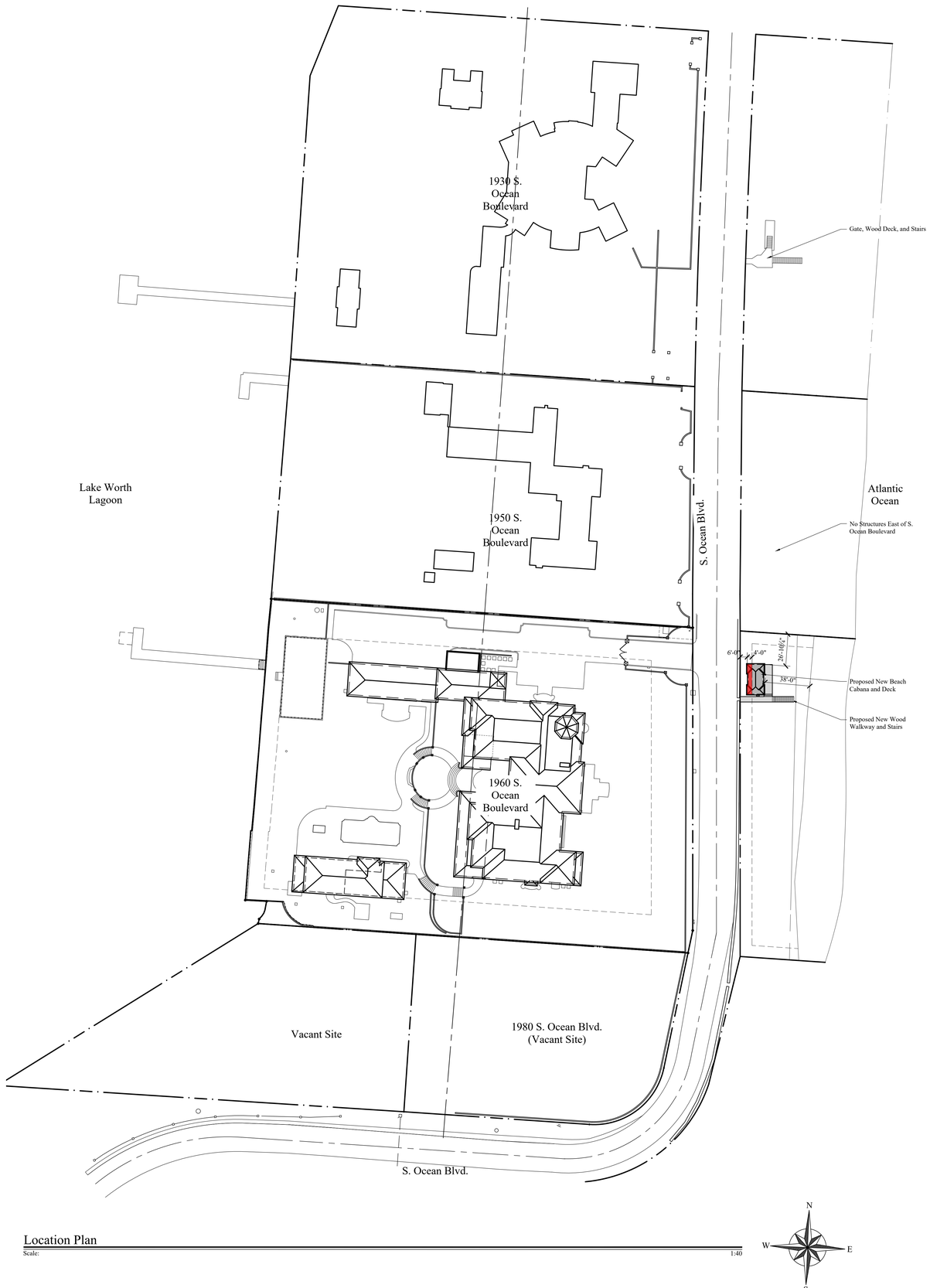
SHEET NO.
Cover Sheet

ARC-25-0058 / ZON-25-0054



Location Plan

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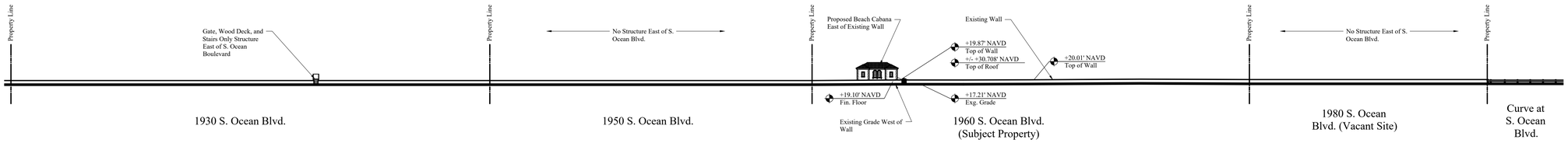
A000

ARC-25-0058 / ZON-25-0054

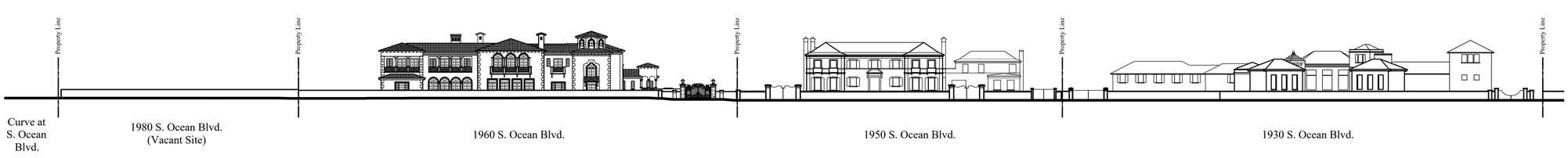




Streetscape Elevations - Looking East from S. Ocean Bloulevard

Scale: 1:30





Streetscape Elevations - Looking West from S. Ocean Bloulevard

Scale: 1:30

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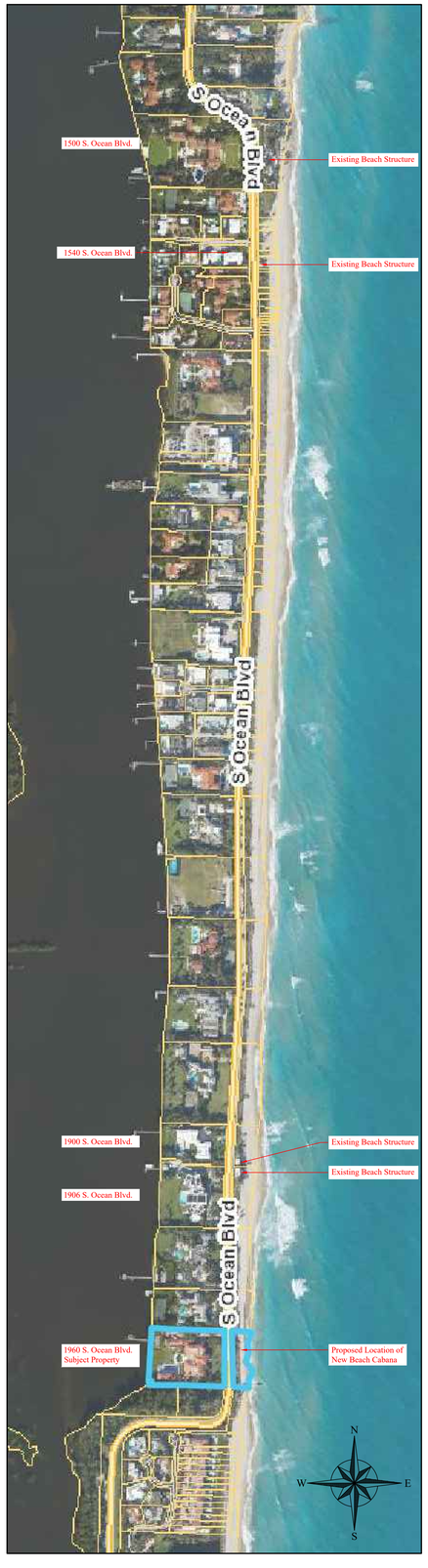

Aerial of Nearby Beach Structures

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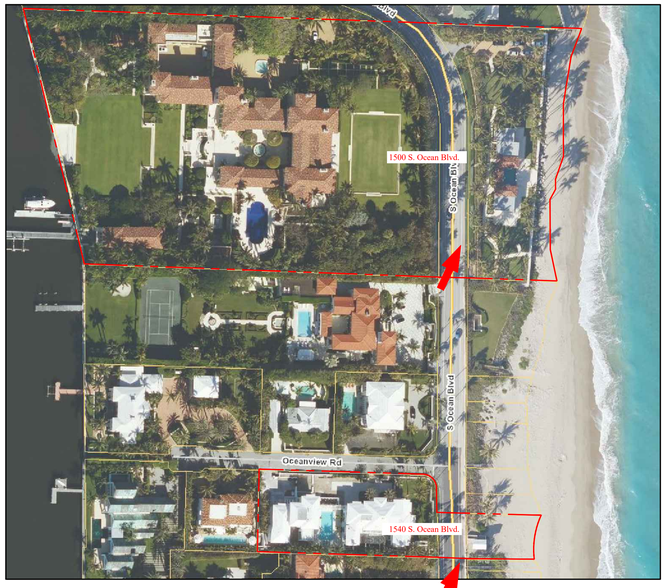

Aerial of 1500 and 1540 S. Ocean Blvd. Beach Structures

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Aerial of 1900 and 1906 S. Ocean Blvd. Beach Structures

Scale:



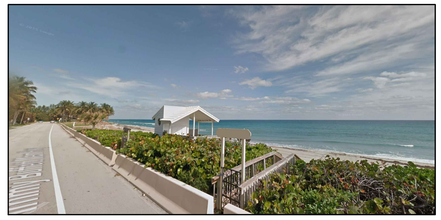
Aerial of 1960 S. Ocean Blvd.

Scale:



Looking NE from 1500 S. Ocean Blvd.

Scale:



Looking NE from 1540 S. Ocean Blvd.

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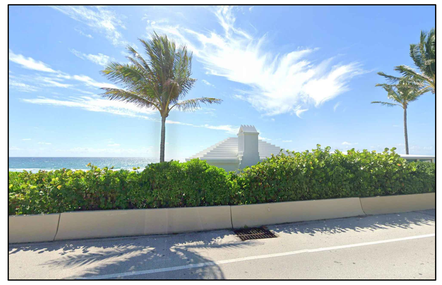

Looking SE from 1900 S. Ocean Blvd.

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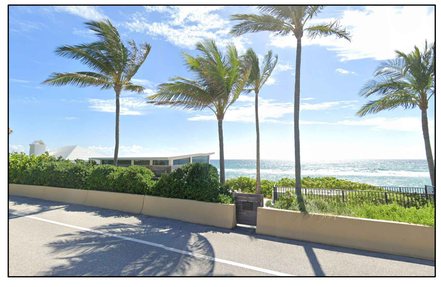

Looking NE from 1906 S. Ocean Blvd.

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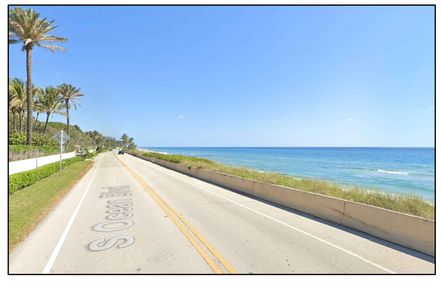

Looking NE from 1960 S. Ocean Blvd.

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Beach Cabana at
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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
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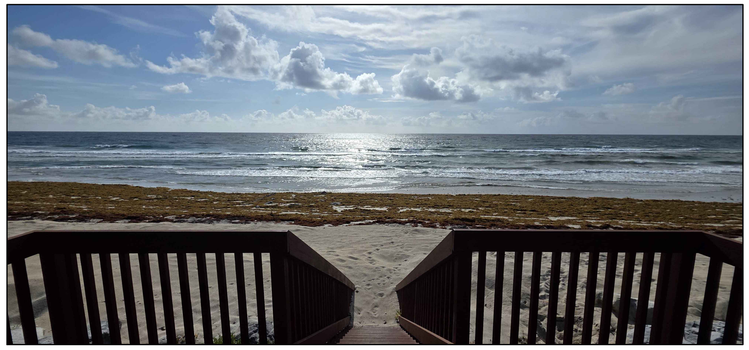

Existing Wood Stairs Leading to Beach
Scale:



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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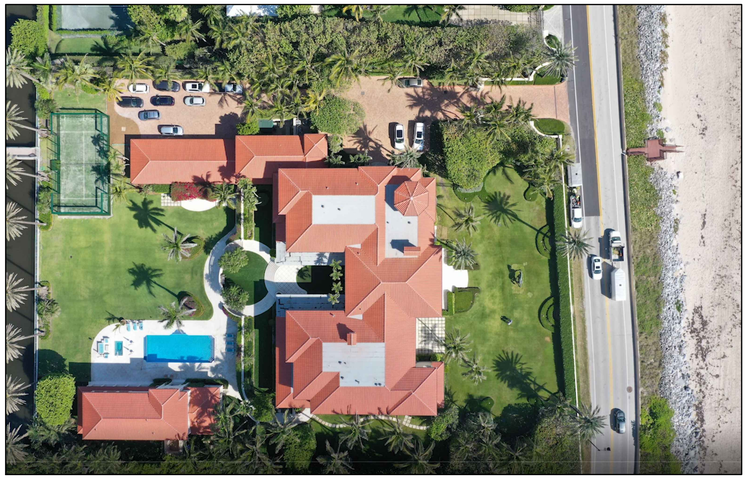

Existing Main Residence - Aerial

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Existing Main Residence - Aerial North Elevation

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Existing Main Residence - Aerial East Elevation

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Existing Main Residence - East Elevation

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Existing Main Residence - Aerial West Elevation

Scale:



Existing Main Residence - West Elevation

Scale:

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Beach Cabana at
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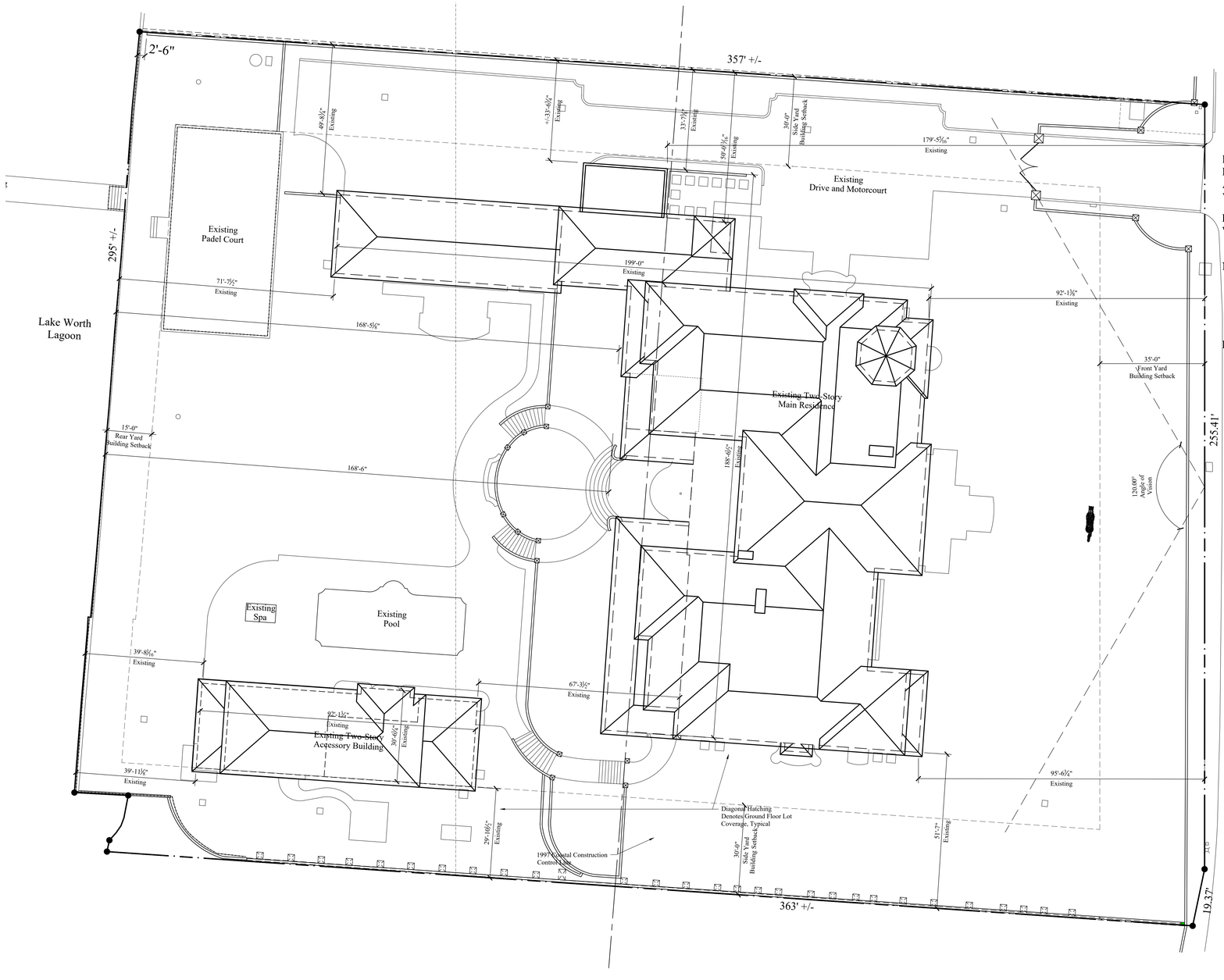

Currently Proposed Site Plan

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

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

Line #	Zoning Legend			
1	**Property Address:**	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, Accs. Structure, etc)	500		333
12	*Front Yard Setback (Ft.)			38'-0" (Cabana)
13	* Side Yard Setback (~~1st Story~~) (Ft.)	10' (North)		26'-10 1/4"
14	* Side Yard Setback (~~2nd Story~~) (Ft.)	10' (South)		221'-2 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"		13'-7 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.*		

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Beach Cabana at
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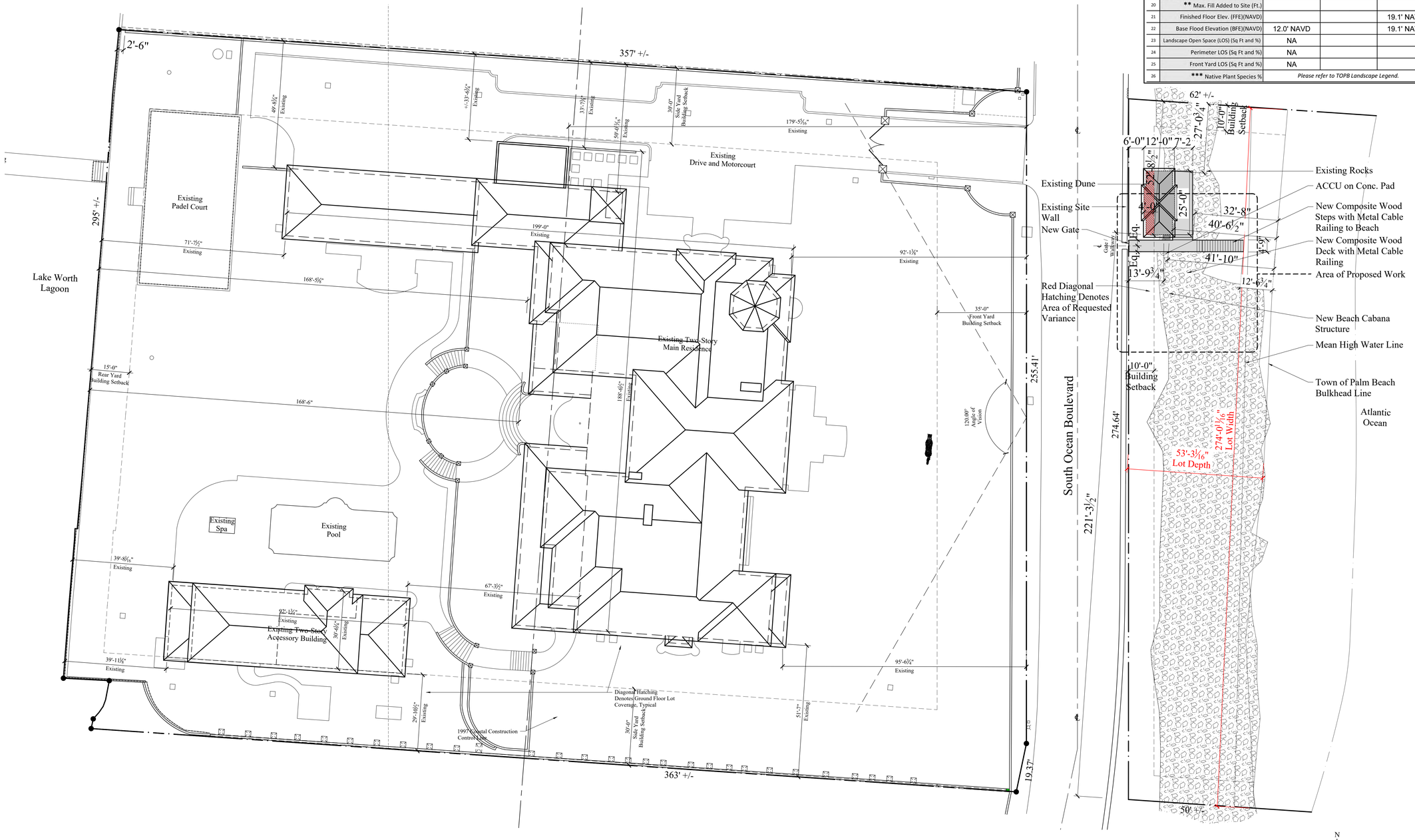
1960 South Ocean Boulevard

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

SHEET NO.
A004

ARC-25-0058 / ZON-25-0054



Previously Proposed Site Plan

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

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

Line #	Zoning Legend			
1	**Property Address:**	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, Accs. 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.*		

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Beach Cabana at
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SHEET NO.
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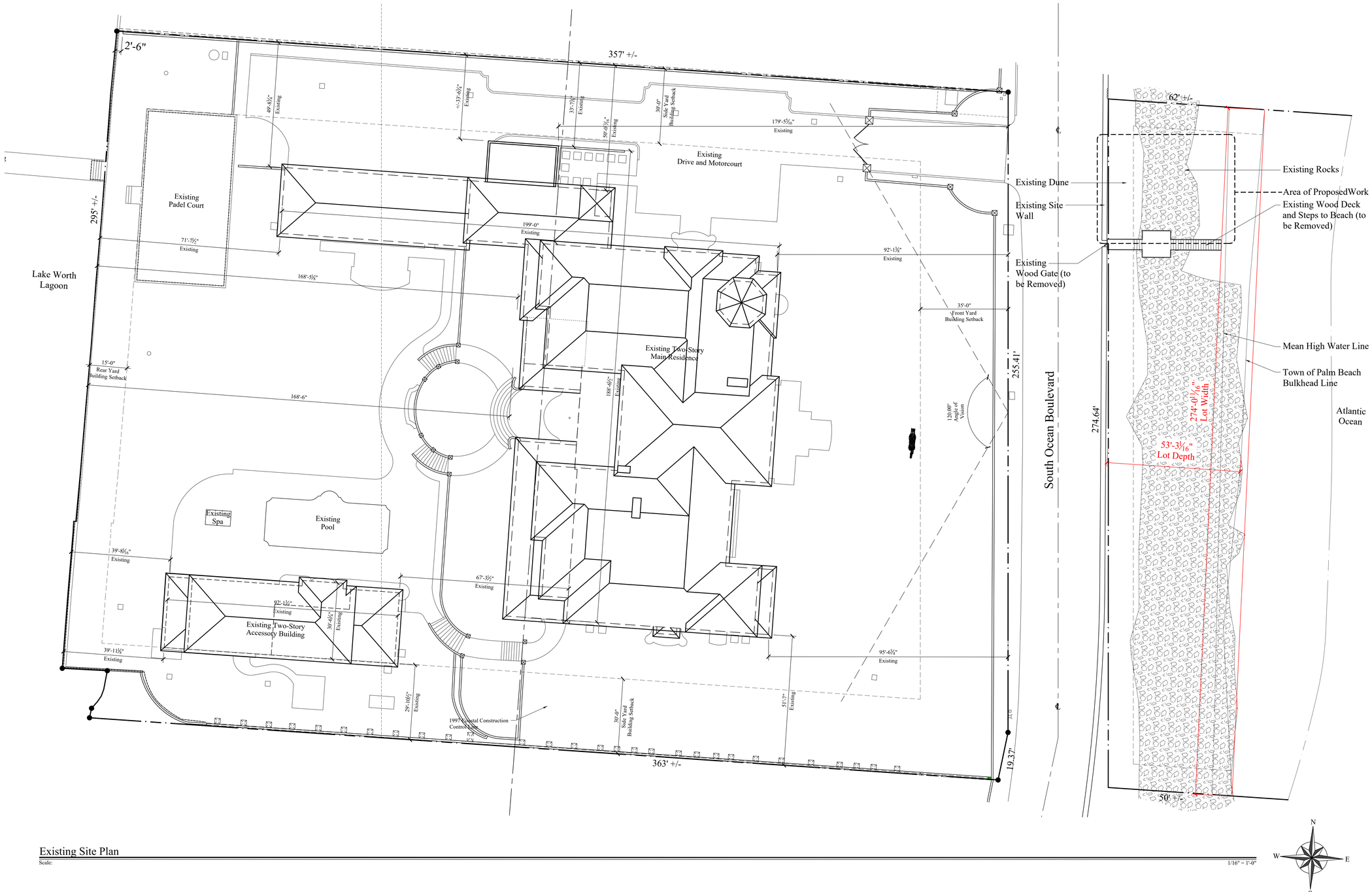

Existing Site Plan

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

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Beach Cabana at
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1960 South Ocean Boulevard

STATE OF FLORIDA
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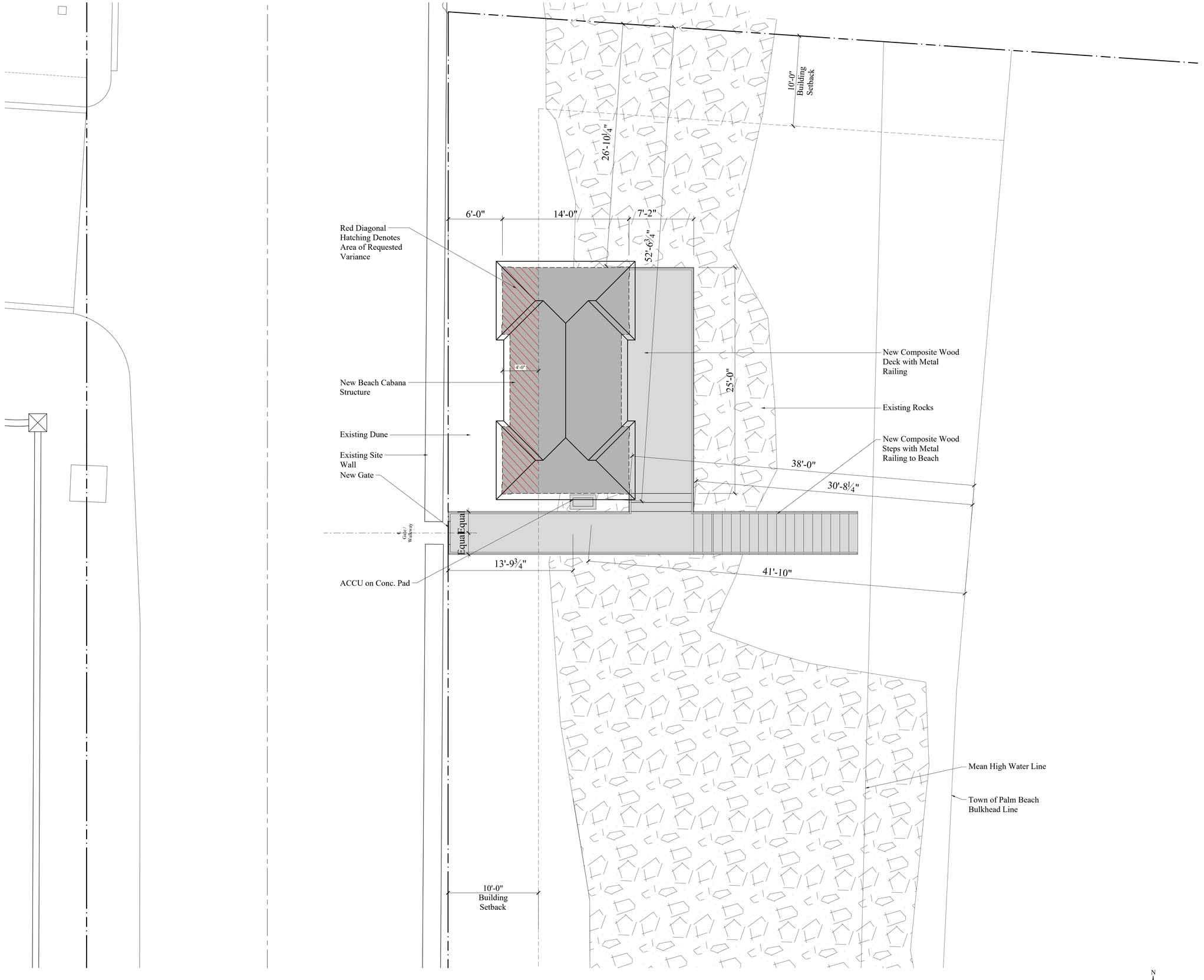
AR9772
REGISTERED ARCHITECT

SHEET NO.
A006

ARC-25-0058 / ZON-25-0054



Currently Proposed Enlarged Partial Site Plan

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

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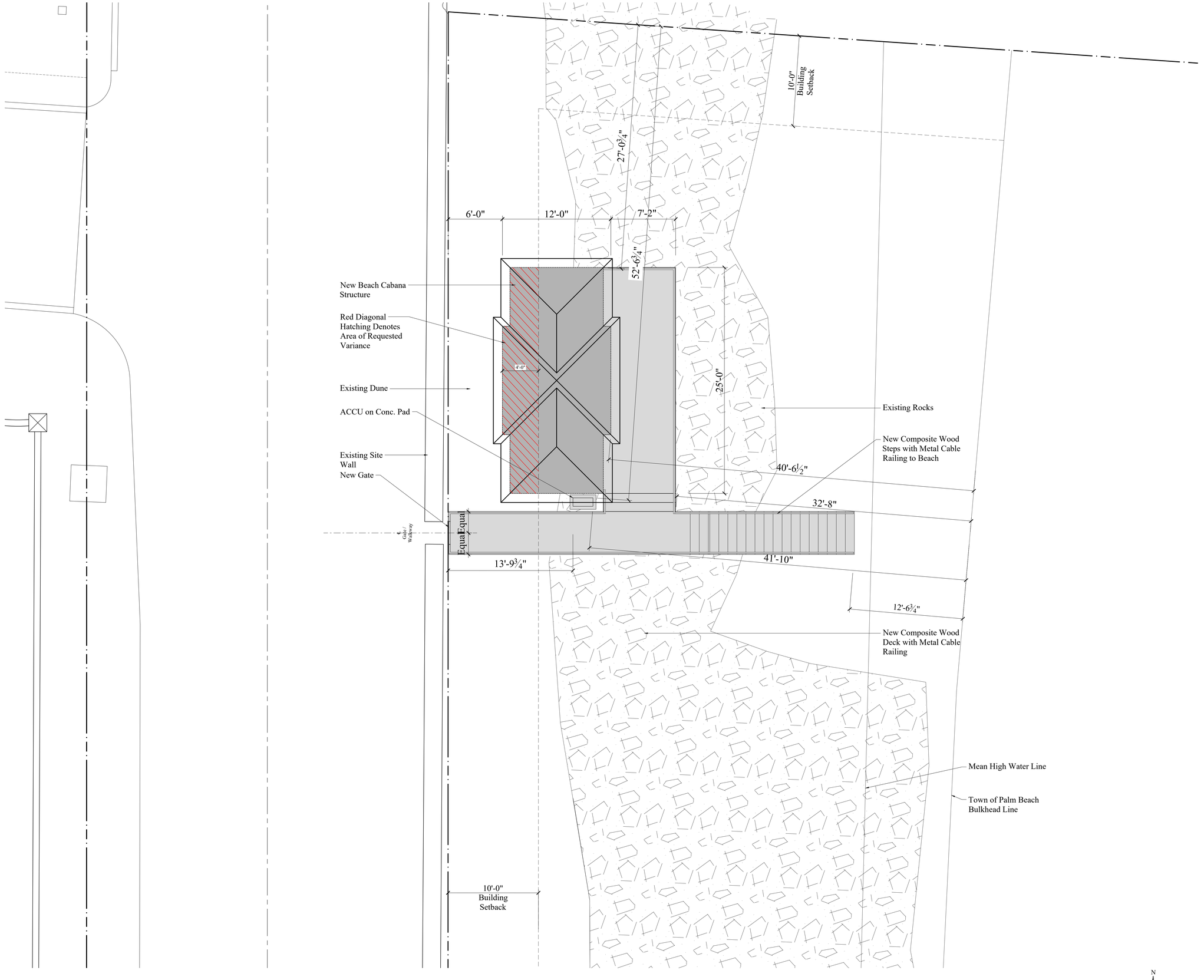
SHEET NO.
A007

ARC-25-0058 / ZON-25-0054



Previously Proposed Enlarged Partial Site Plan

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

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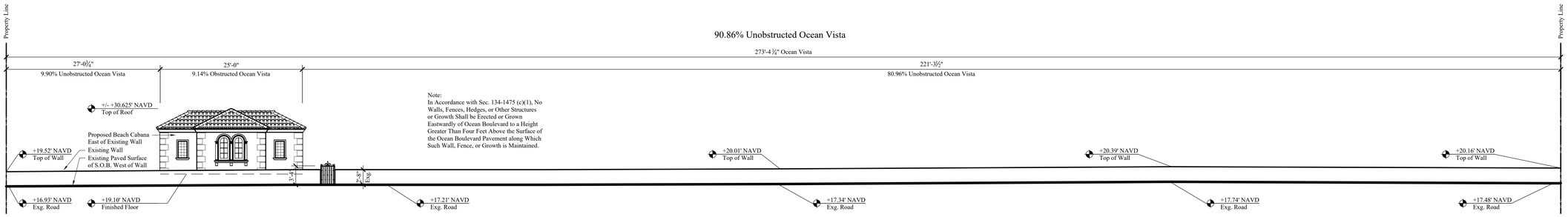
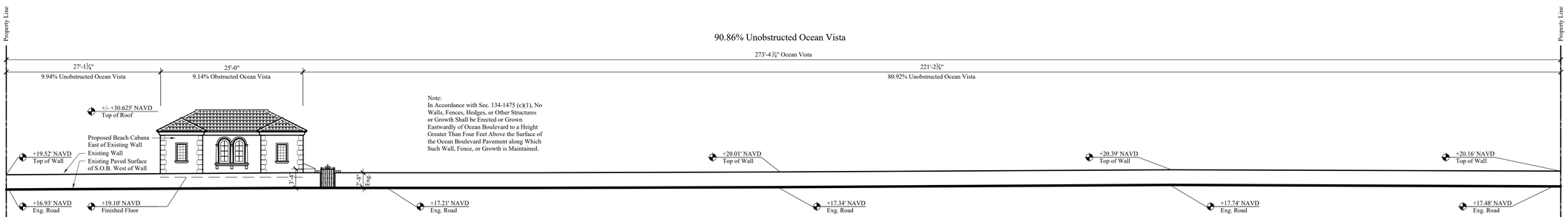
SHEET NO.
A008

ARC-25-0058 / ZON-25-0054



Previously Proposed Ocean Vista Diagram

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



Currently Proposed Ocean Vista Diagram

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

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561-832-0202

COMM. NO.
25002

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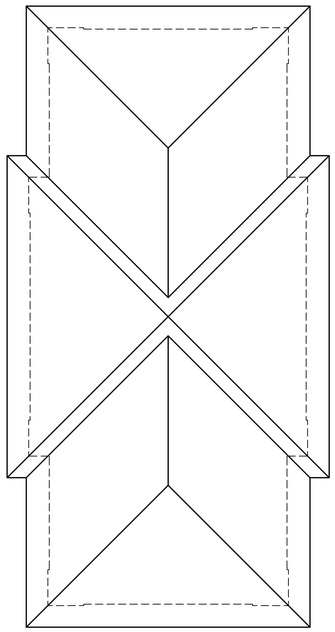
Beach Cabana at
1960 S. Ocean Blvd.
Palm Beach, FL 33480
1960 South Ocean Boulevard



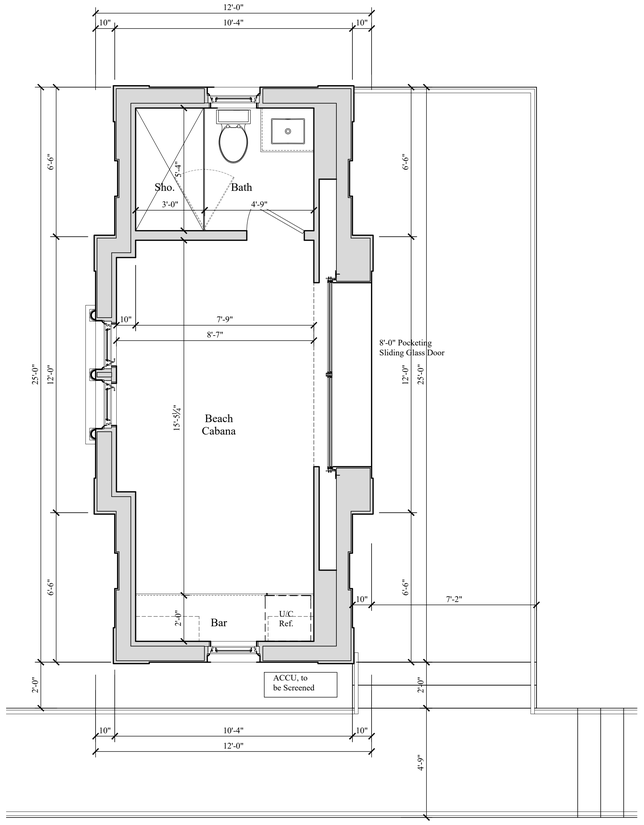
SHEET NO.
A009

ARC-25-0058 / ZON-25-0054



Previously Proposed Roof Plan

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



Previously Proposed Floor Plan

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

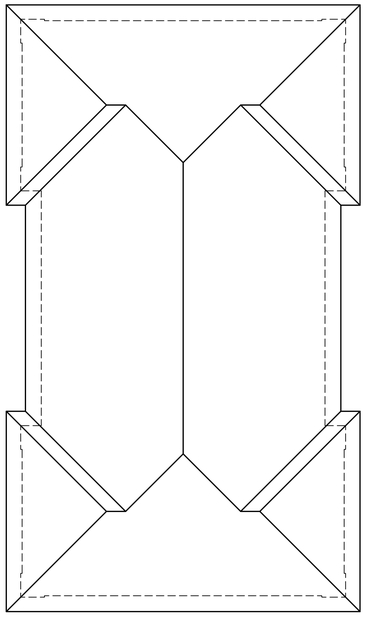
N

W E

S

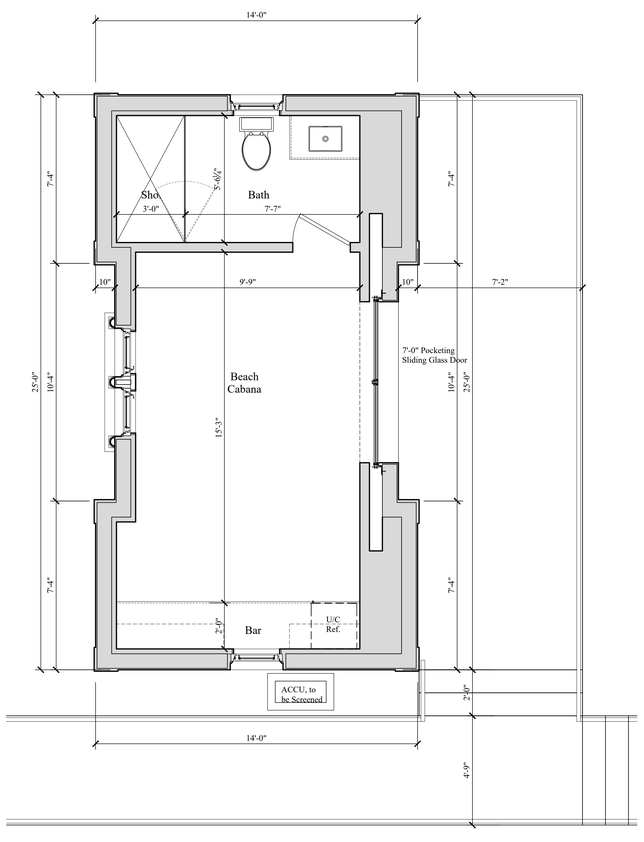
Area Calculations:

Beach Cabana	278 SF
Wood Deck	190 SF
Total	468 SF



Currently Proposed Roof Plan

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



Currently Proposed Floor Plan

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

N

W E

S

Area Calculations:

Beach Cabana	333 SF
Wood Deck	202 SF
Total	535 SF

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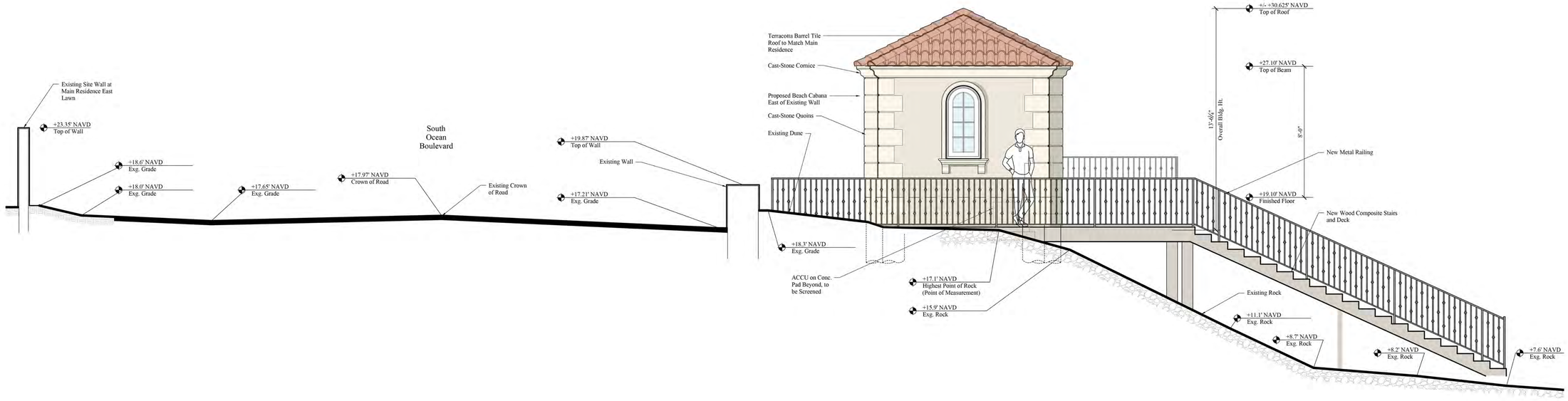
Beach Cabana at
1960 S. Ocean Blvd.
Palm Beach, FL 33480
1960 South Ocean Boulevard

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

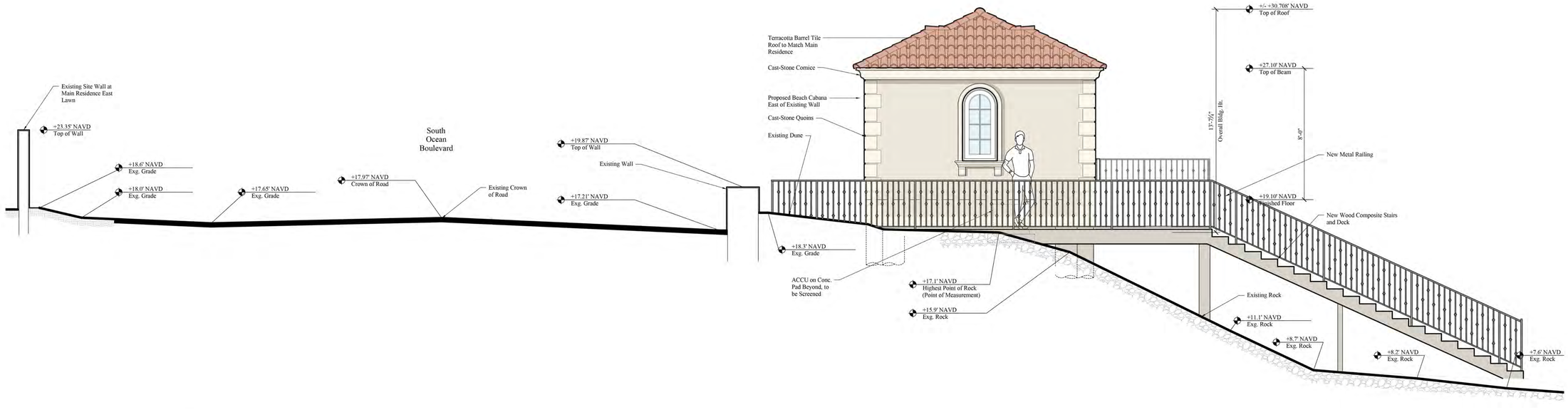
SHEET NO.
A100

ARC-25-0058 / ZON-25-0054



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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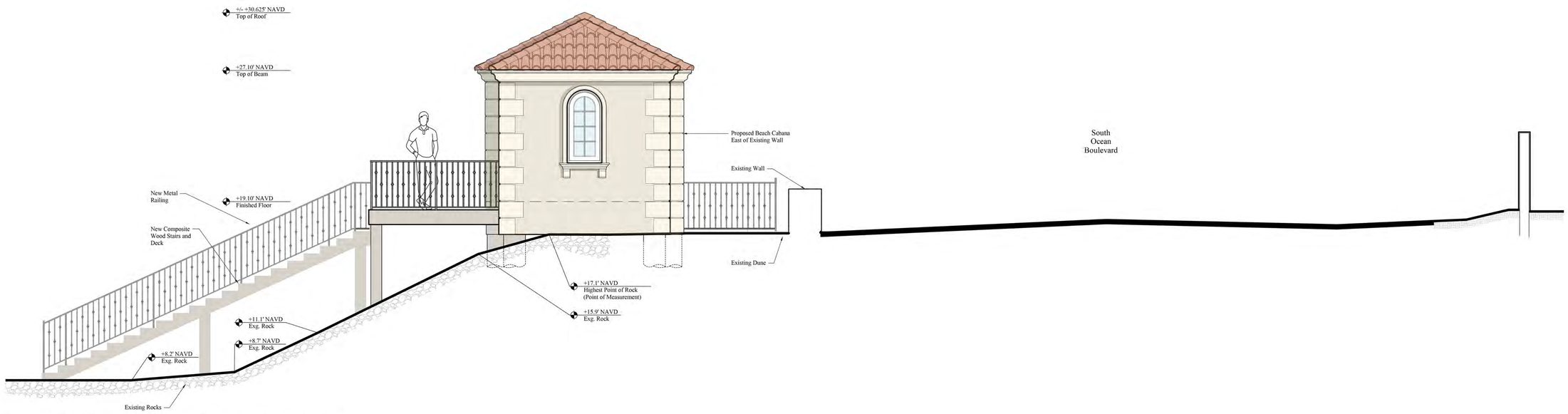
Beach Cabana at
1960 S. Ocean Blvd.
Palm Beach, FL 33480
1960 South Ocean Boulevard

JEFFERY W. SMITH AR9772 STATE OF FLORIDA REGISTERED ARCHITECT

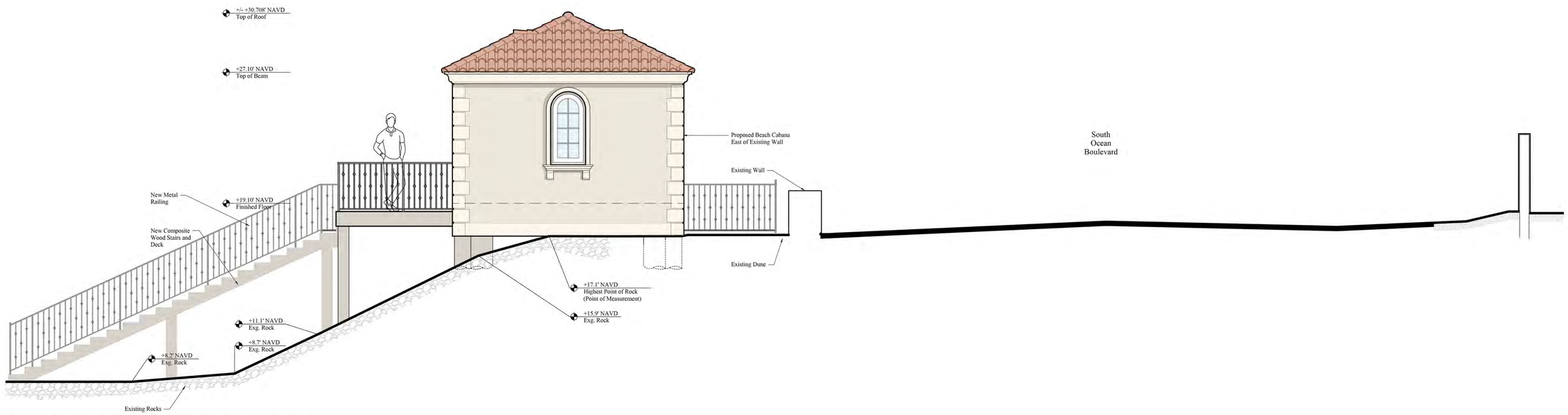
SHEET NO.
A200

ARC-25-0058 / ZON-25-0054



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.
Palm Beach, FL 33480
1960 South Ocean Boulevard

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

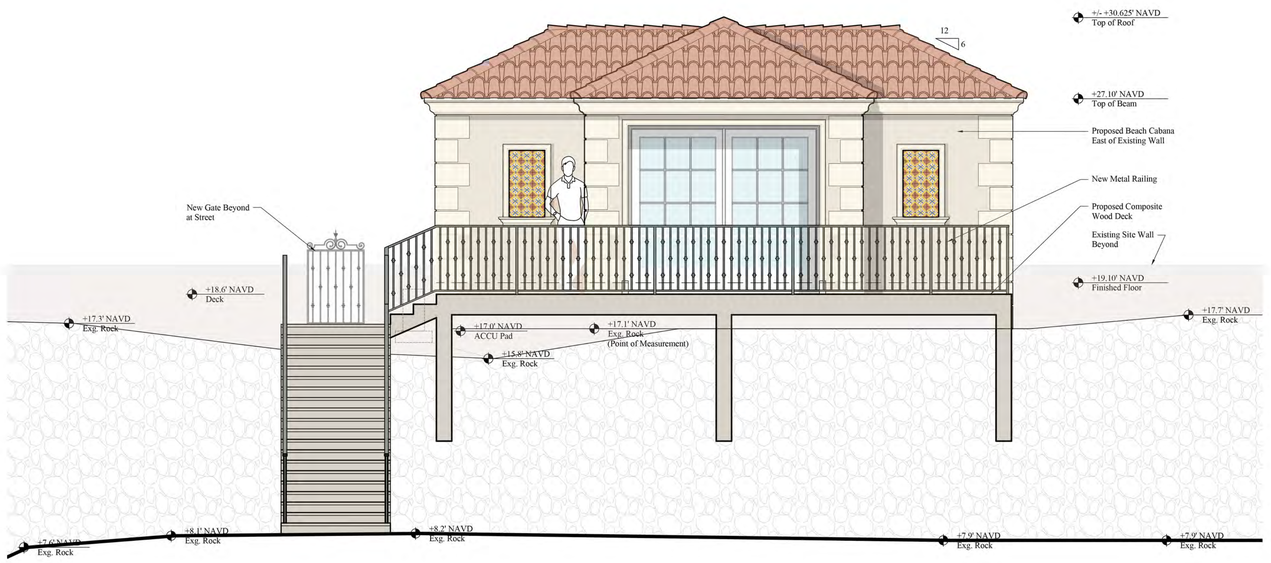
SHEET NO.
A201

ARC-25-0058 / ZON-25-0054



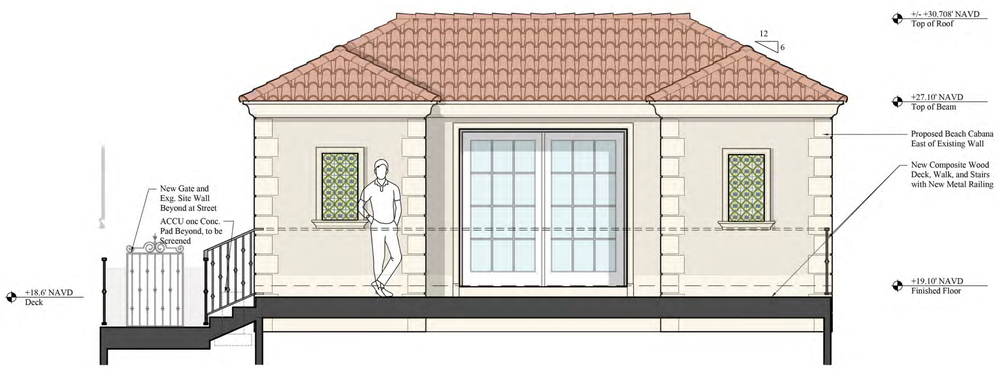
Previously Proposed East Elevation at Beach Cabana (without Railing)

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



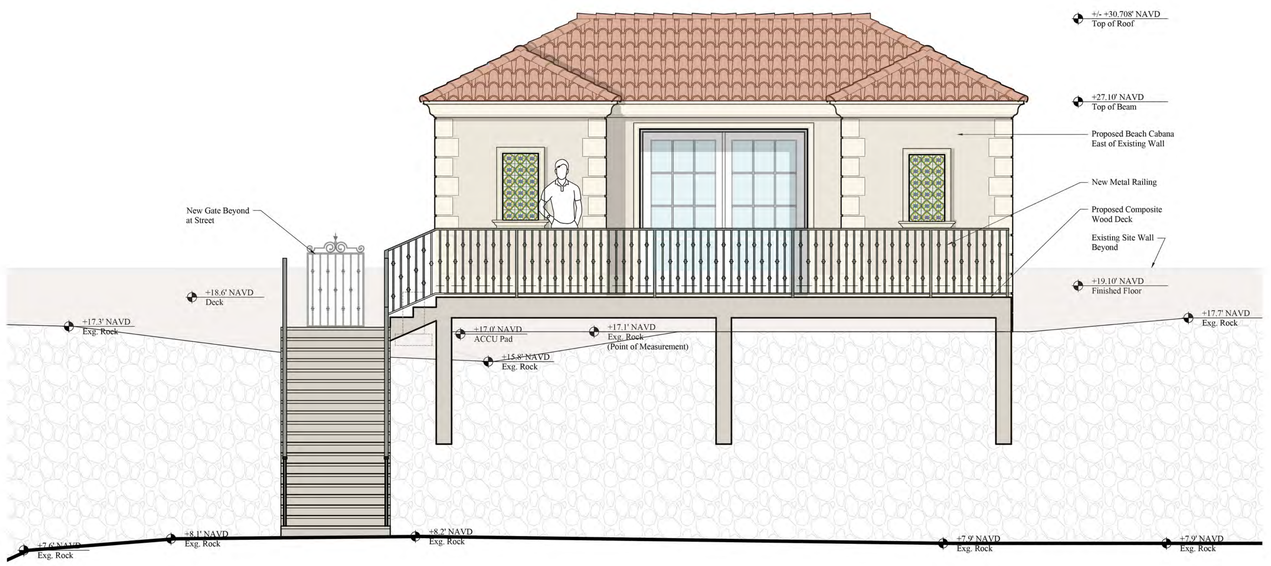
Previously Proposed East Elevation at Beach Cabana (with Railing)

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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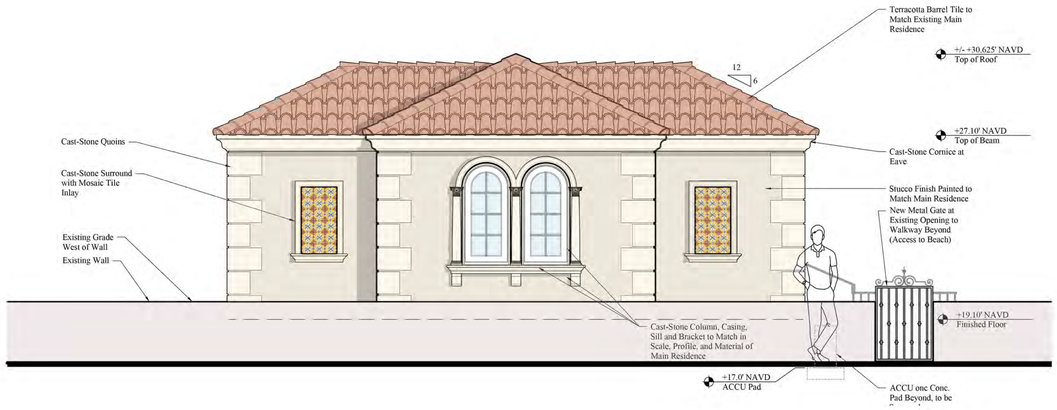
1960 South Ocean Boulevard

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

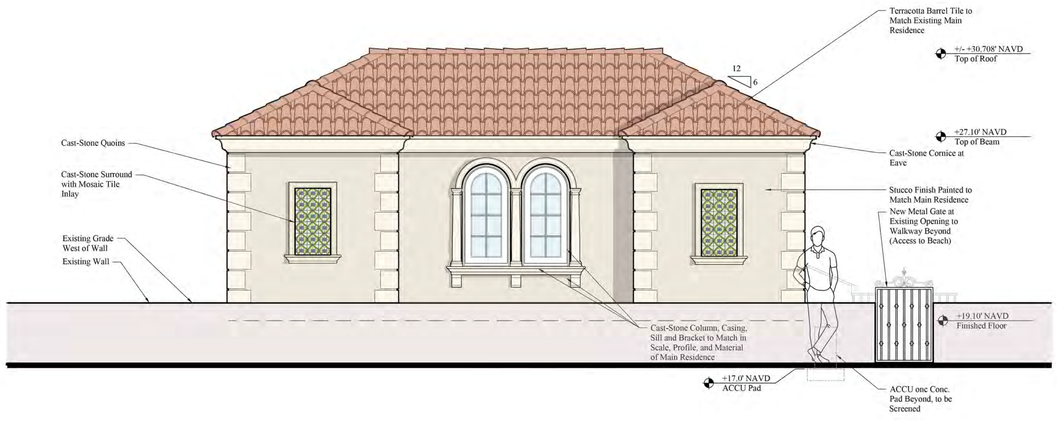
SHEET NO.
A202

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
1960 S. Ocean Blvd.
Palm Beach, FL 33480

1960 South Ocean Boulevard

STATE OF FLORIDA
JEFFERY W. SMITH
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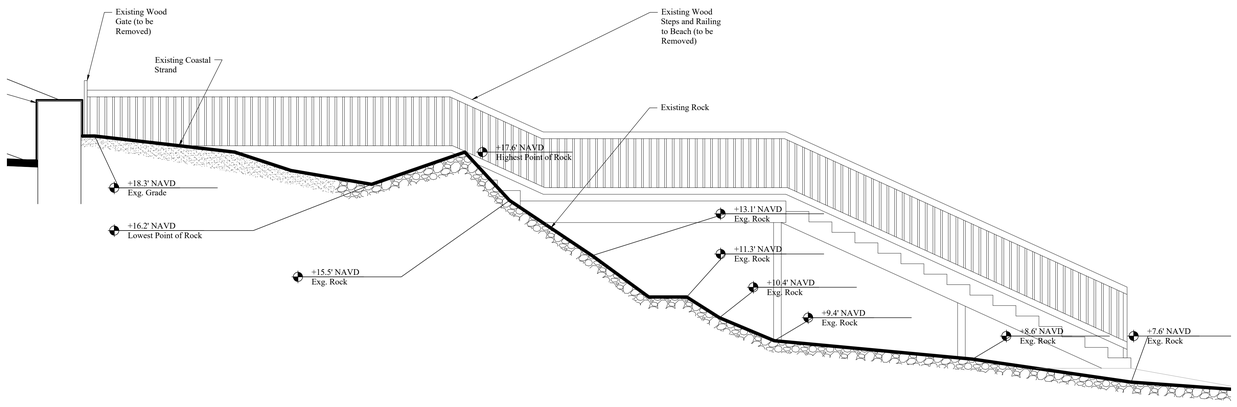
REGISTERED ARCHITECT

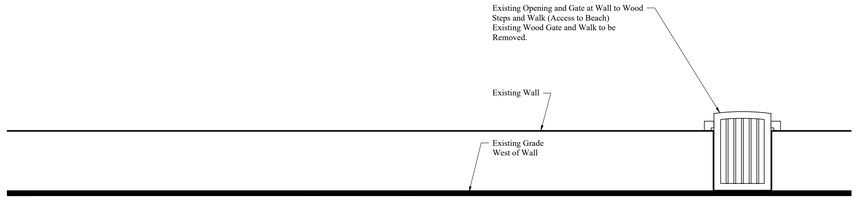
SHEET NO.
A203

ARC-25-0058 / ZON-25-0054



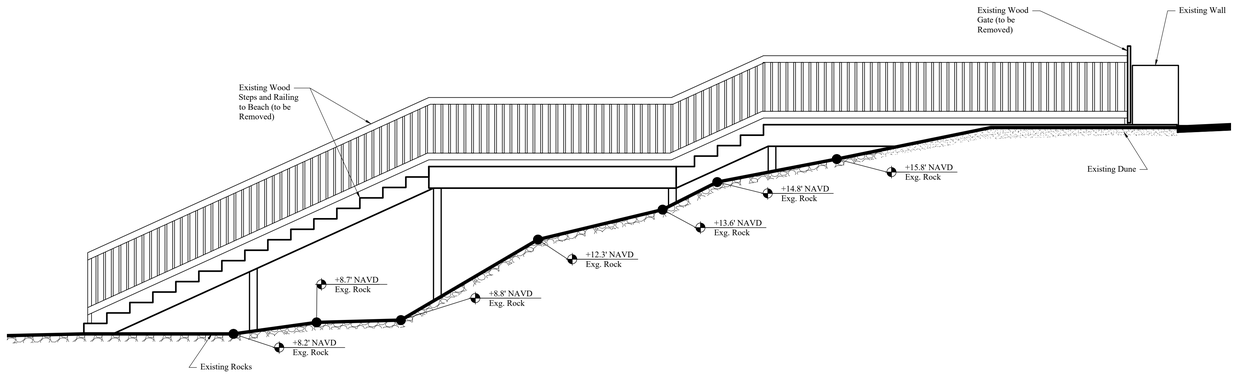
Existing South Elevation

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



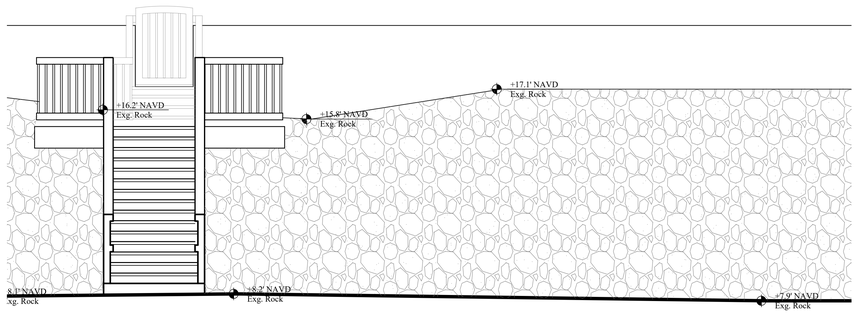
Existing West Elevation

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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STATE OF FLORIDA
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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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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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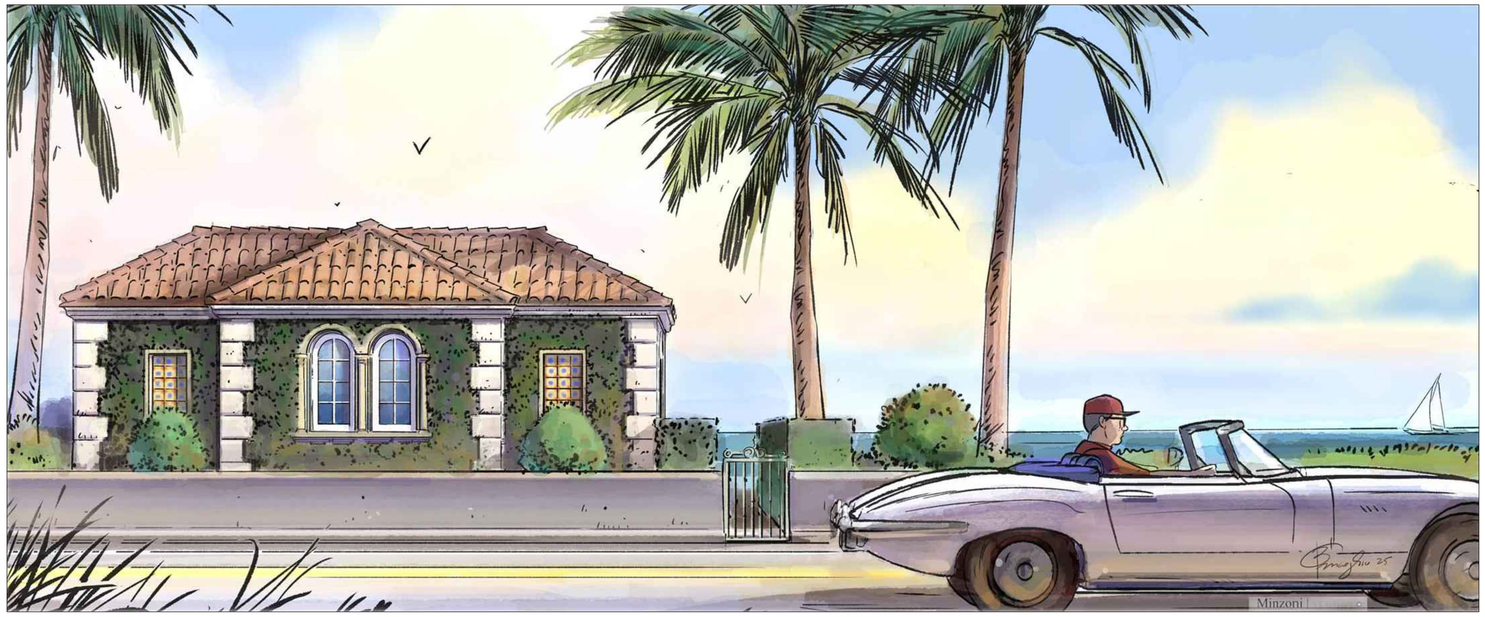
Beach Cabana at
1960 S. Ocean Blvd.
1960 South Ocean Boulevard
Palm Beach, FL 33480

JEFFERY W. SMITH
AR9772

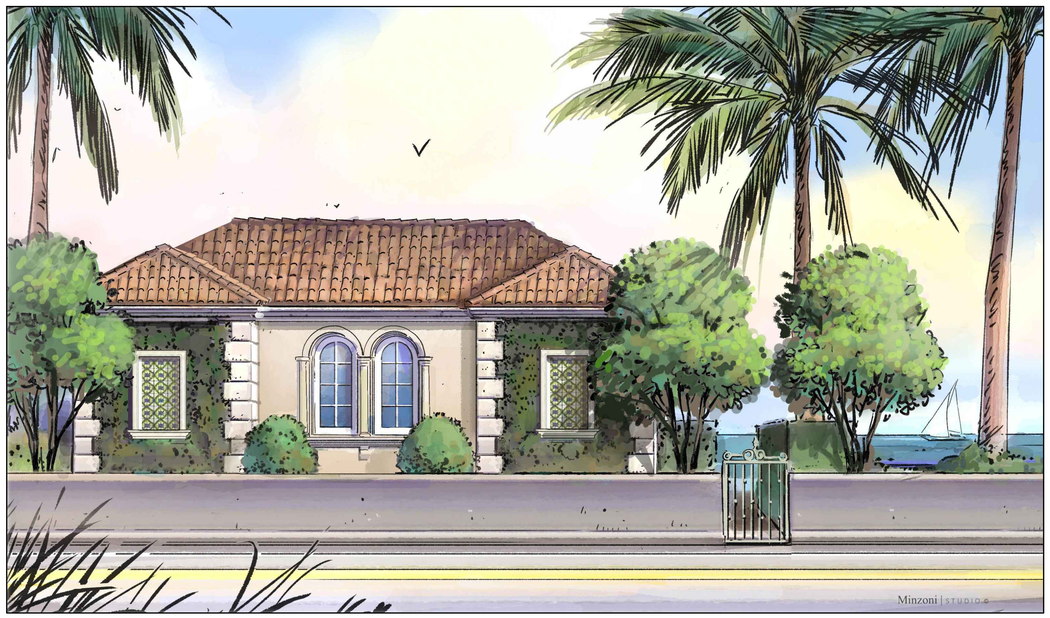
SHEET NO.
A206

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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Beach Cabana at
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STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

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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Palm Beach, FL 33480
1960 South Ocean Boulevard

REGISTERED ARCHITECT
JEFFERY W. SMITH
AR9772

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

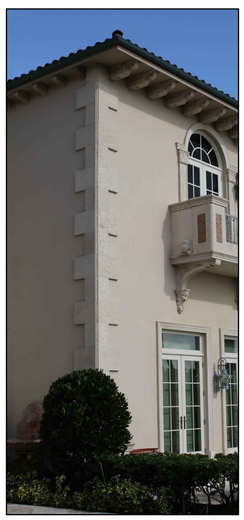
Scale:

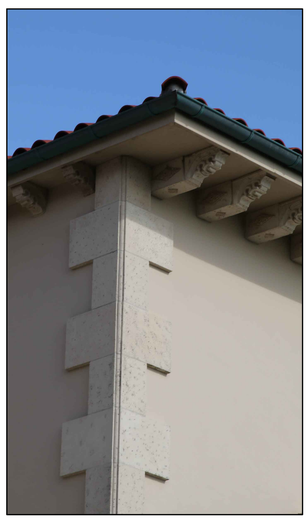




Railing and Gate to be Similar to Existing

Scale:





Stone Quoins to be Similar to Existing

Scale:



Columns to be Similar to Existing

Scale:

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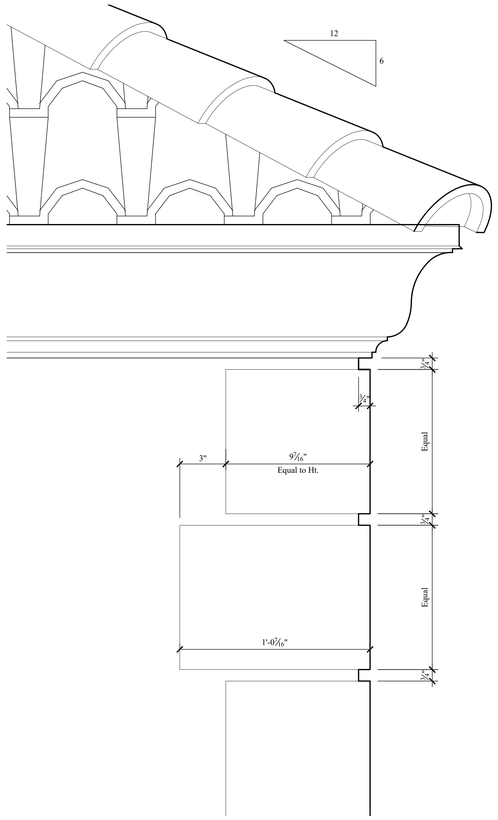
Beach Cabana at
1960 S. Ocean Blvd.
Palm Beach, FL 33480
1960 South Ocean Boulevard

REGISTERED ARCHITECT
JEFFERY W. SMITH
AR9772
STATE OF FLORIDA

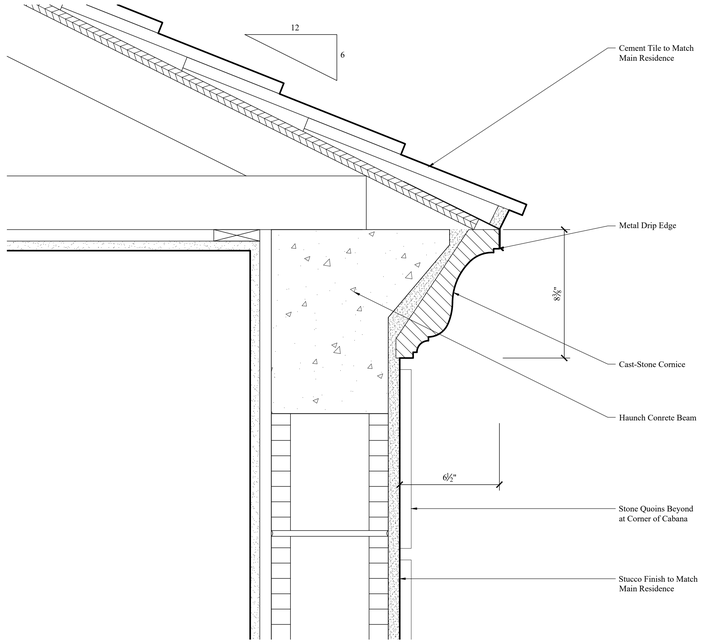
SHEET NO.
A209

ARC-25-0058 / ZON-25-0054



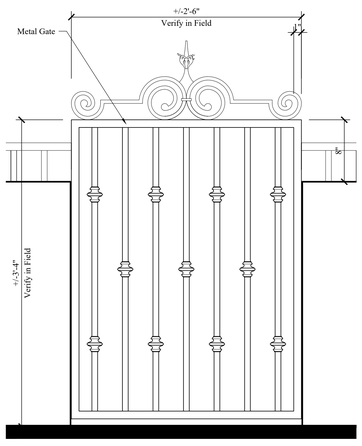
Typical Quoin Detail

Scale: 3" = 1'-0"



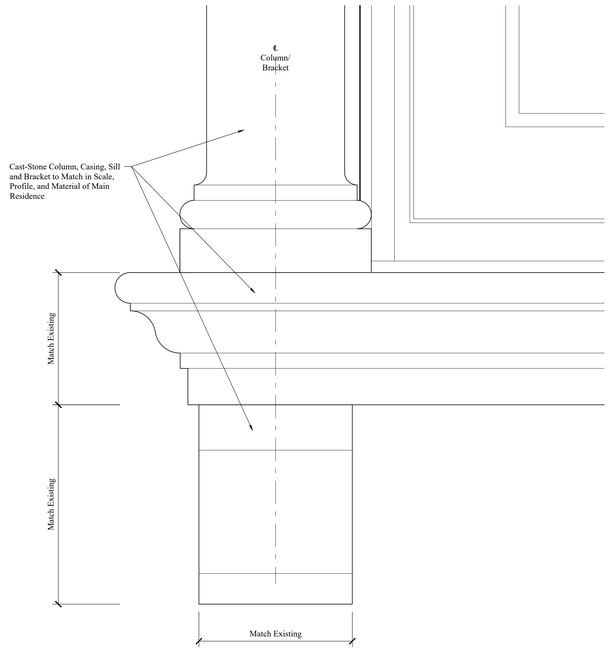
Typical Overhang Detail

Scale: 3" = 1'-0"



Proposed Gate

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



Cast-Stone Sill and Bracket

Scale: Half Scale

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Beach Cabana at
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STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

SHEET NO.
A300

ARC-25-0058 / ZON-25-0054



PREVIOUSLY PRESENTED

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"

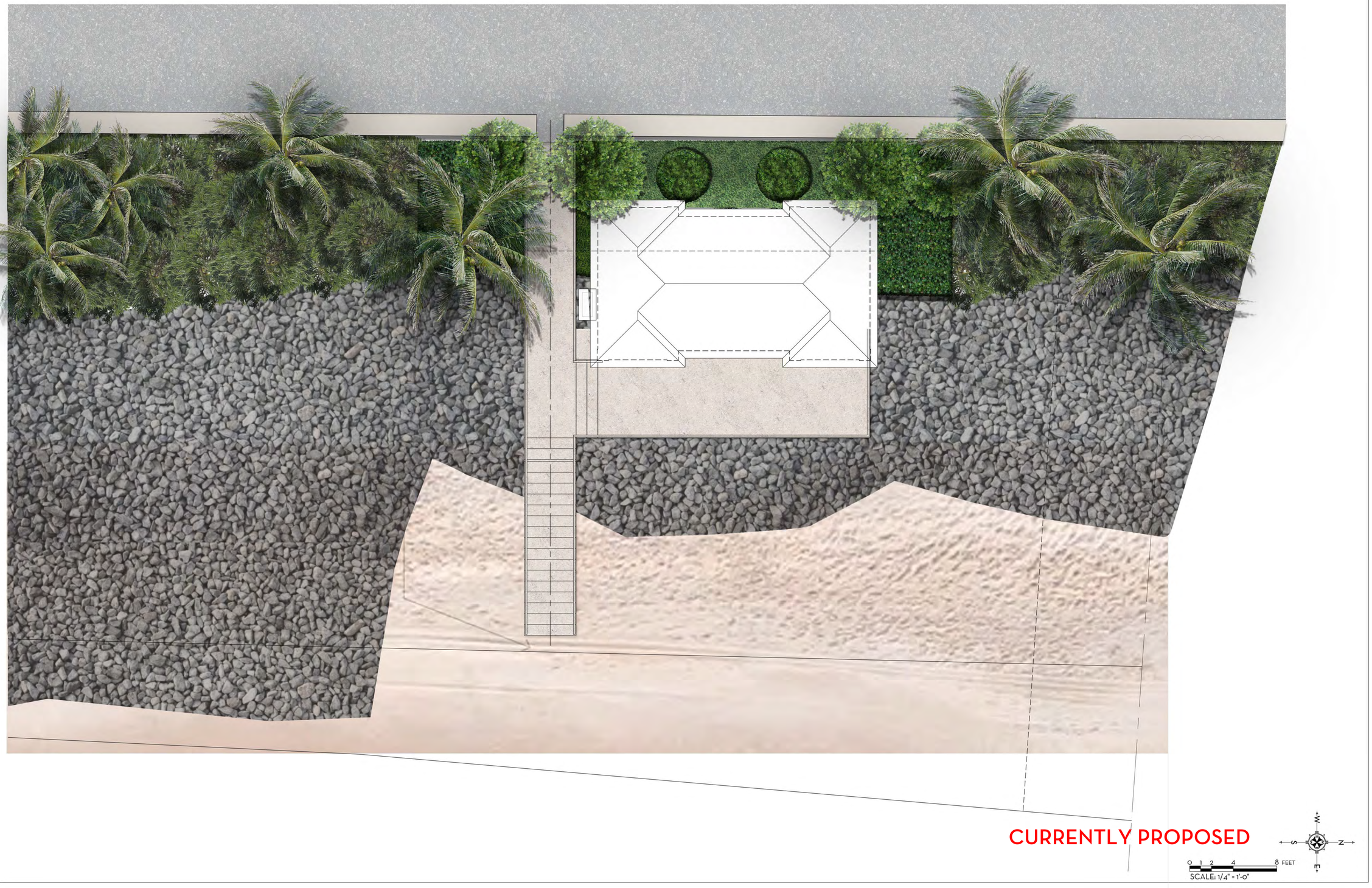
03 NOVEMBER 2025

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



CURRENTLY PROPOSED

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

31 MARCH 2026
10 DECEMBER 2025
17 NOVEMBER 2025
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



PREVIOUSLY PRESENTED



CURRENTLY PROPOSED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL SITE PLAN

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

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

17 NOVEMBER 2025
03 NOVEMBER 2025

NIEVERA WILLIAMS
DESIGN

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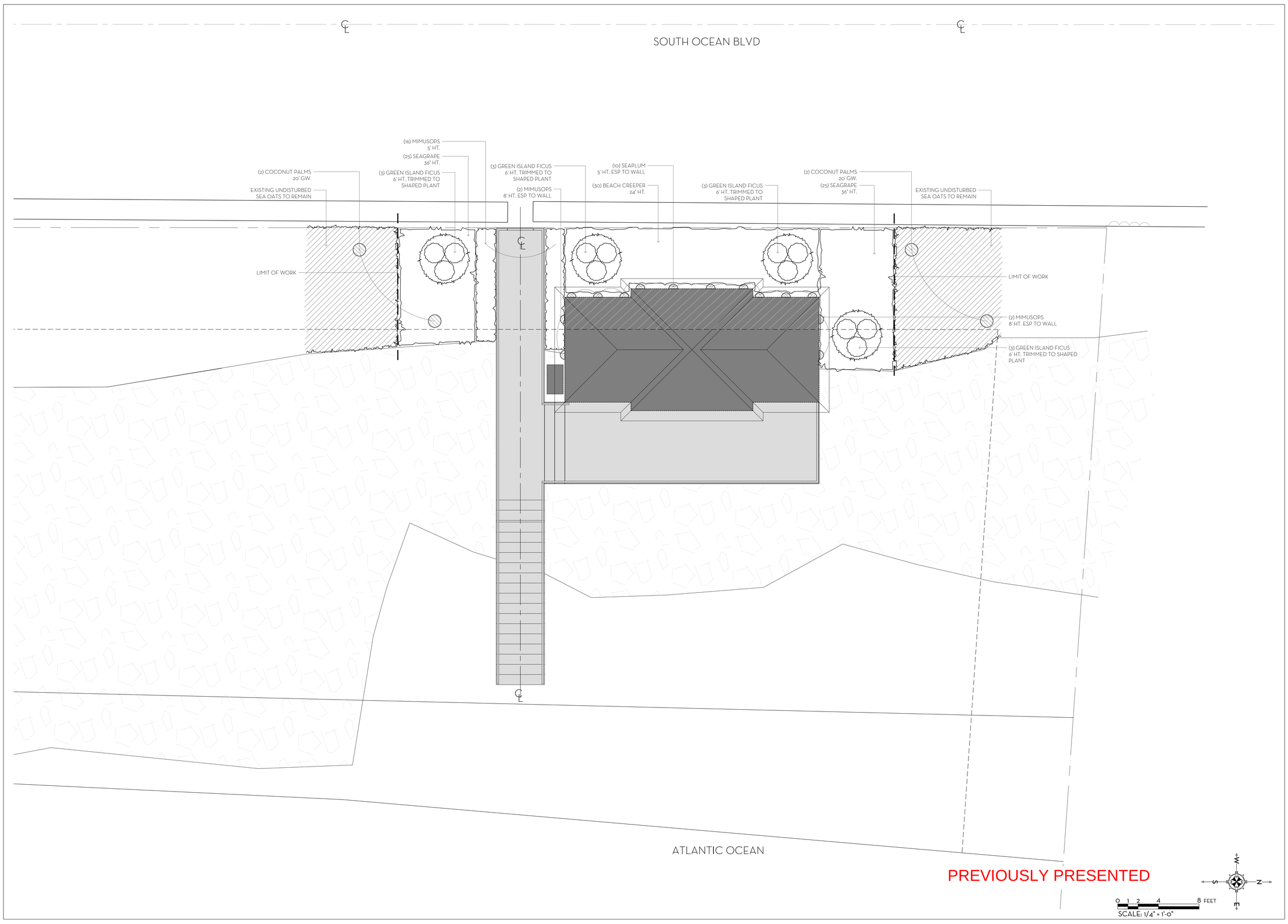
EL1



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

BEACH CABANA ENLARGEMENT

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

17 NOVEMBER 2025
03 NOVEMBER 2025

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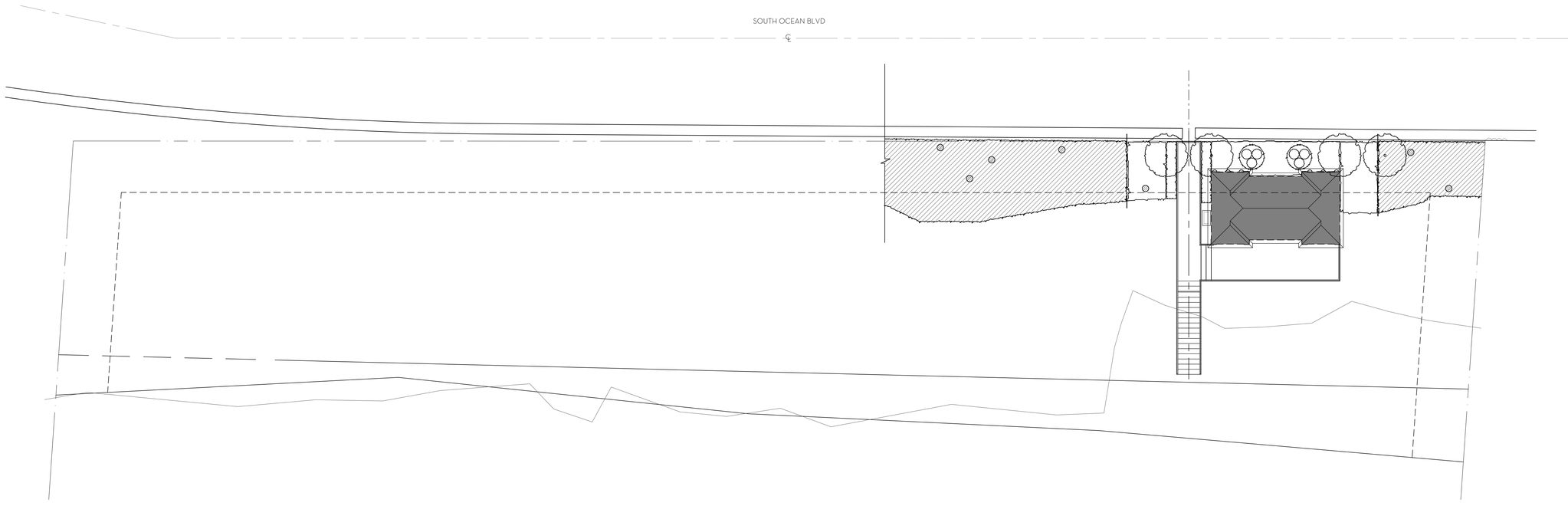
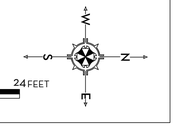
LP1



CURRENTLY PROPOSED



0 2 4 8 16 24 FEET

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

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

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

BEACH CABANA

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

31 MARCH 2026
10 DECEMBER 2025
17 NOVEMBER 2025
03 NOVEMBER 2025

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LP1

SOUTH OCEAN BLVD

COCONUT PALMS
(1) 20' HT. GW.
(2) 15' HT. GW.
(3) 10' HT. GW.

LIMIT OF WORK

EXISTING UNDISTURBED
SEA OATS TO REMAIN

(16) MIMUSOPS
5' HT.

(4) SEAGRAPE TREES
12'-14' HT.

(25) SEAGRAPE
36" HT.

(30) BEACH CREEPER
24" HT.

(6) SEAPLUM
5' HT. ESP TO WALL

(6) GREEN ISLAND FICUS
6' HT. TRIMMED TO
SHAPED PLANT

(25) SEAGRAPE
36" HT.

(2) COCONUT PALMS
16-20' GW.

EXISTING UNDISTURBED
SEA OATS TO REMAIN

LIMIT OF WORK

ATLANTIC OCEAN

CURRENTLY PROPOSED

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
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SCALE: 1/4" = 1'-0"

BEACH CABANA ENLARGEMENT

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

31 MARCH 2026
10 DECEMBER 2025
17 NOVEMBER 2025
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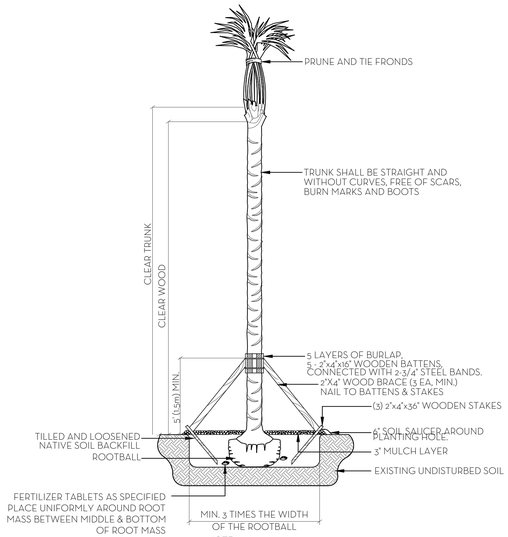
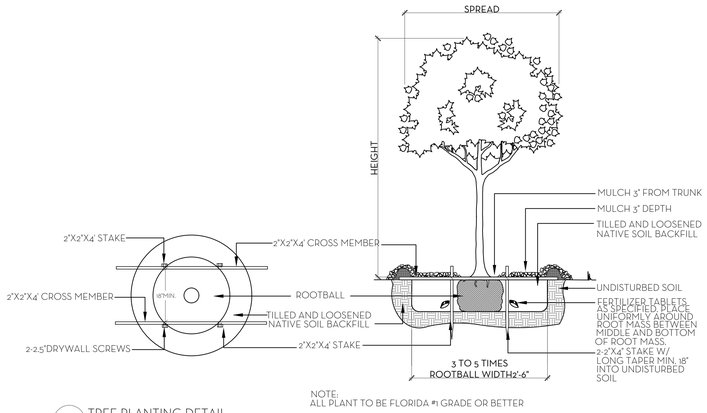
LP1.1



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

PALM PLANTING DETAIL
N.T.S.

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



NOTE:
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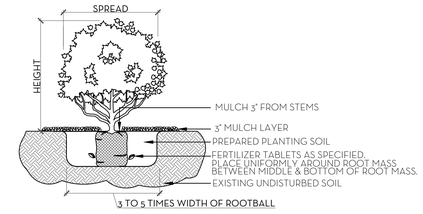
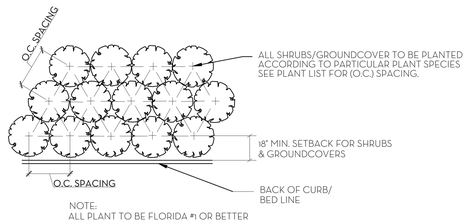
TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

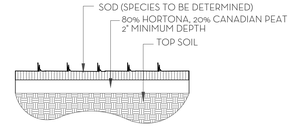
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

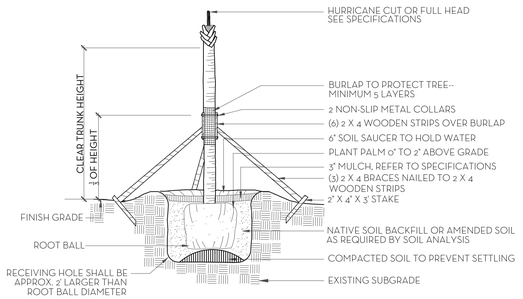
PLANT SPACING DETAIL
N.T.S.

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



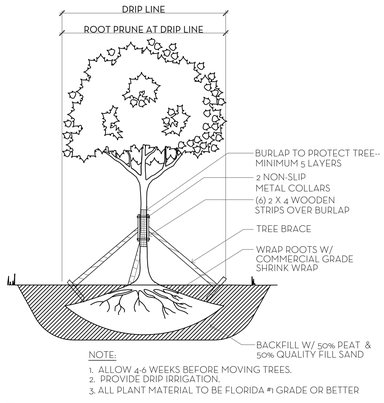
SOD PLANTING DETAIL
N.T.S.

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



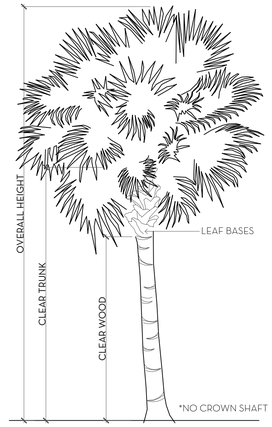
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

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

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

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

NIEVERA WILLIAMS DESIGN

1960 SOB Beach Cabana

November 17, 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	SHRUBS AND VINES				
5	Seagrape	Coccoloba uvifera	50	36" HT.	*
6	Mimusops	Mimusops roxburghiana	16	5' HT.	
7	Seaplum	Coccoloba x hybrida 'Sea Plum'	10	5' HT, Esp. to Wall	*
8	Beach Creeper	Ernodea littoralis	30	15 GAL	*
9	Green Island Ficus	Ficus macrophylla 'Green Island'	12	6' HT., Trimmed to Shape	
10	Mimusops	Mimusops roxburghiana	4	8' HT. Esp. to Wall	
11			122		74%

Line #	Landscape Legend		
1	**Property Address:**		
2	**Lot Area (sq. ft.):**	N/A	
3	[redacted]	REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	N/A	N/A
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	N/A	N/A
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	74%
10	Native Groundcover %	30% (groundcover area)	N/A

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

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

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

See Ord. 003-2023 *REV BY 20230727*

PREVIOUSLY PRESENTED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

17 NOVEMBER 2025
03 NOVEMBER 2025

NIEVERA WILLIAMS
DESIGN

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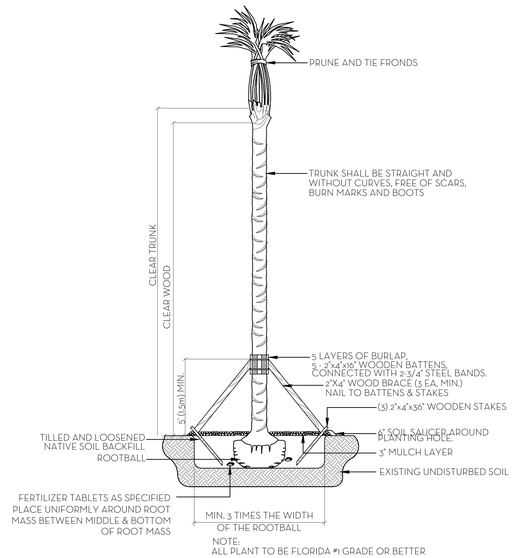
LP2



PALM PLANTING DETAIL
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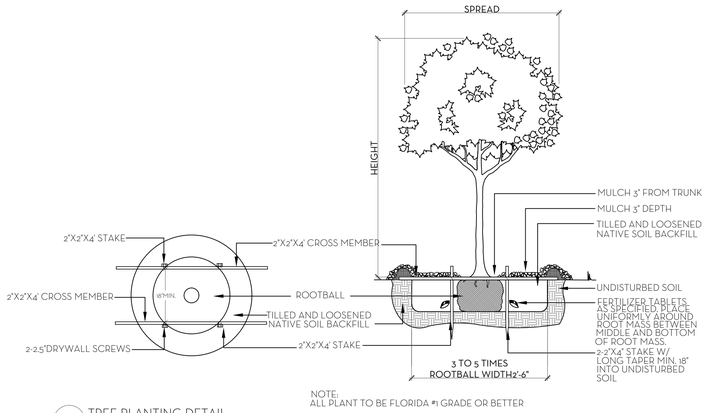

TREE PLANTING DETAIL
N.T.S.

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.

PLANT SPACING DETAIL
N.T.S.

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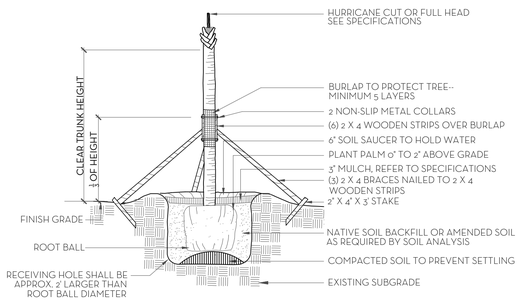

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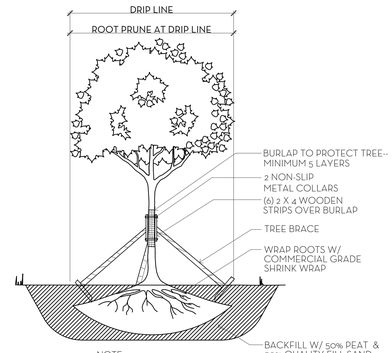

NOTE:
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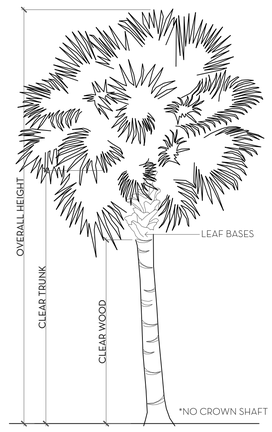

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NIEVERA WILLIAMS DESIGN

1960 SOB Beach Cabana

March 24, 2026

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native
1	TREES				
2	Seagrape	Coccoloba uvifera	4	12-14' HT.	*
3			4		100%
4	PALMS				
5	Coconut Palm	Cocos nuifera	2	16-20' GW	
6	Coconut Palm	Cocos nuifera	1	20' GW	
7	Coconut Palm	Cocos nuifera	2	15' GW	
8	Coconut Palm	Cocos nuifera	3	10' GW	
9			8		
10	SHRUBS AND VINES				
11	Seagrape	Coccoloba uvifera	50	36" HT.	*
12	Mimusops	Mimusops roxburghiana	16	5' HT.	
13	Seaplum	Coccoloba x hybrida 'Sea Plum'	6	5' HT. Esp. to Wall	*
11	Beach Creeper	Ernodea littoralis	30	15 GAL	*
12	Green Island Ficus	Ficus macrophylla 'Green Island'	6	6' HT., Trimmed to Shape	
14			108		80%

Line #	Landscape Legend		
1	Property Address:		
2	Lot Area (sq. ft.):	N/A	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	N/A	N/A
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	N/A	N/A
8	Native Trees %	30% (number of trees)	100%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	80%
10	Native Groundcover %	30% (groundcover area)	N/A

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See Ord. 003-2023 *REVBF 20230727*

CURRENTLY PROPOSED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

31 MARCH 2026
10 DECEMBER 2025
17 NOVEMBER 2025
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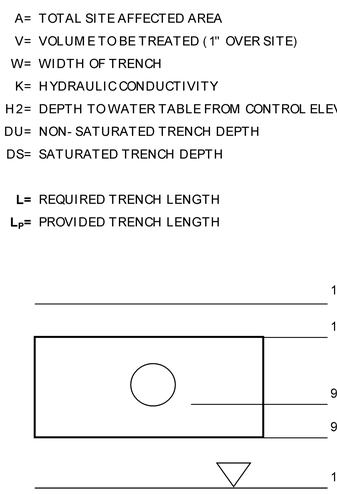
LP2

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.

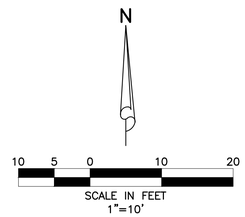
4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

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.

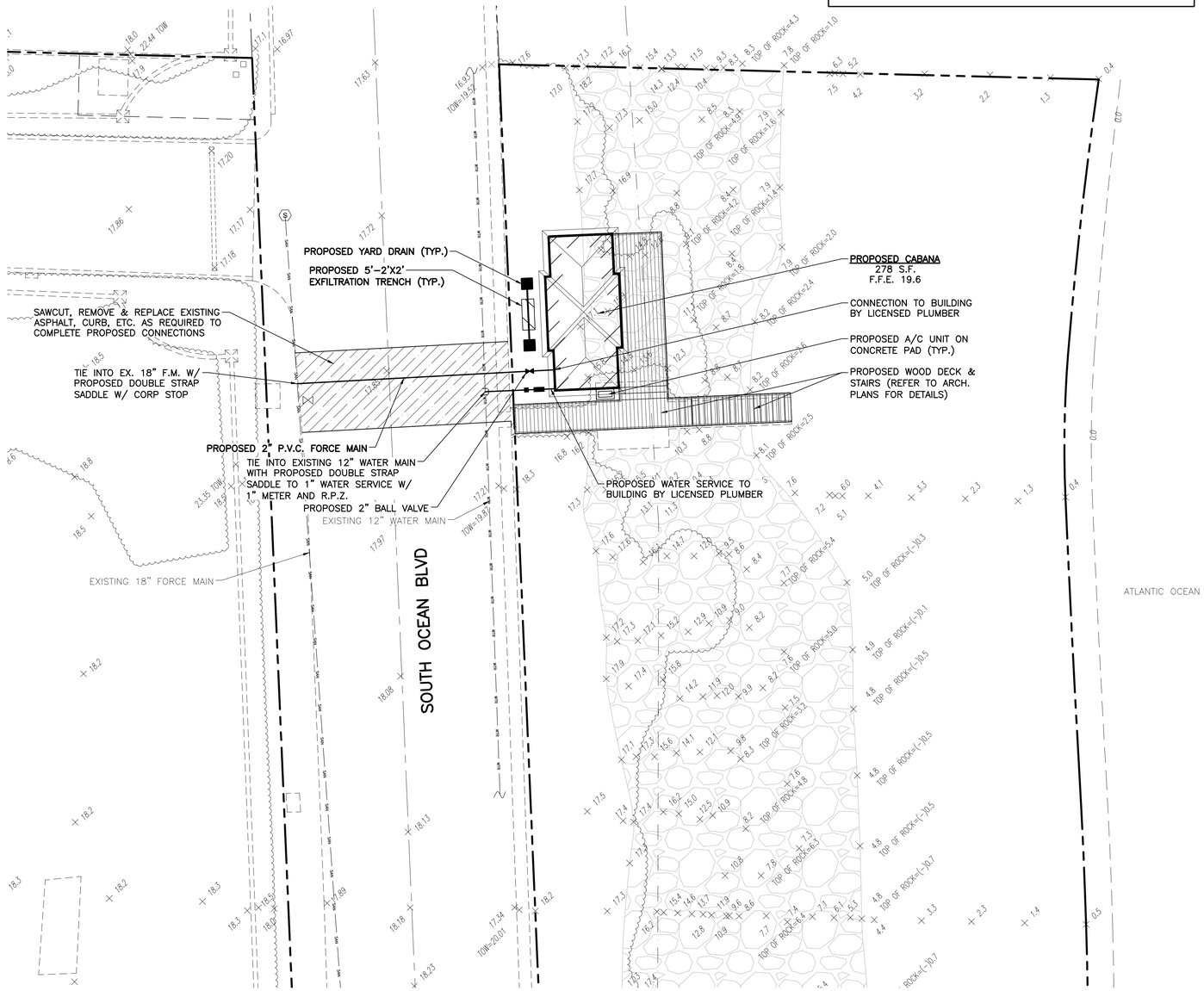


LOCATION MAP
NOT TO SCALE



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.)



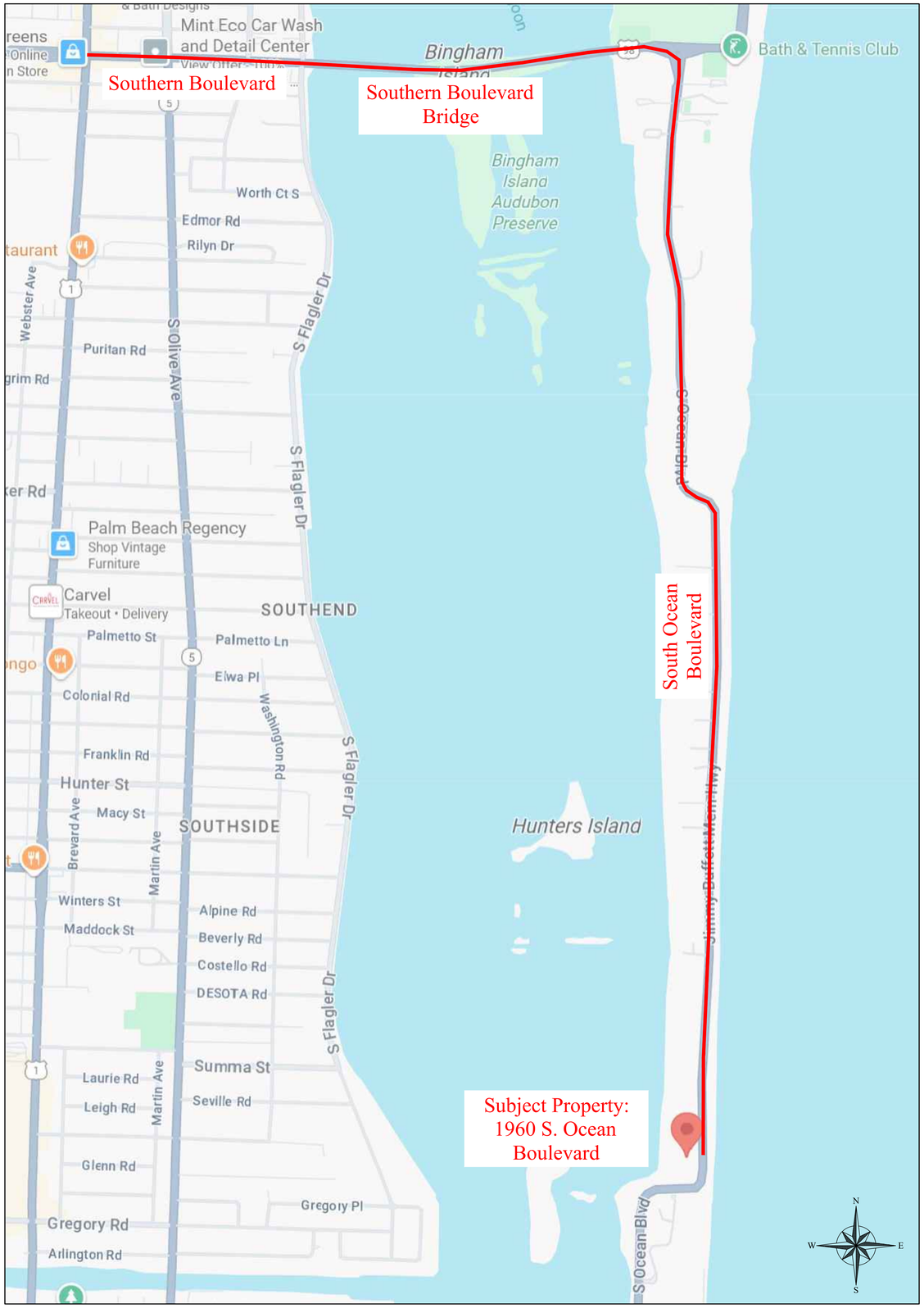
10/30/2025

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



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		
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3		
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11		
12		
13		
14		
15		
16		

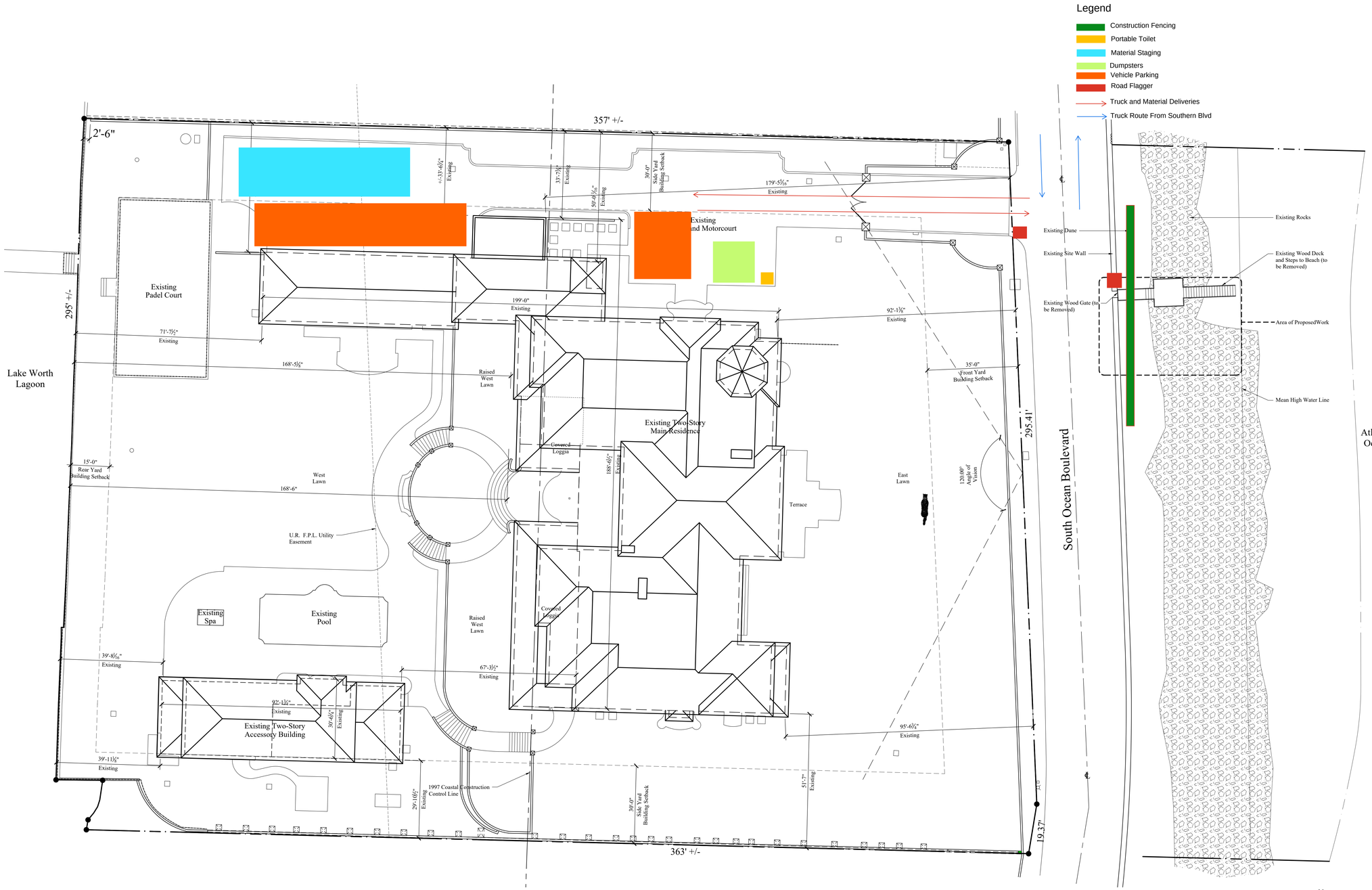
SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

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



Existing Site Plan

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

THE AMERICAN INSTITUTE OF ARCHITECTS

COMM. NO.
22101

PHASE
-

ISSUED

REVISIONS

NO.	MODIFICATION	DATE
1		
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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

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:*

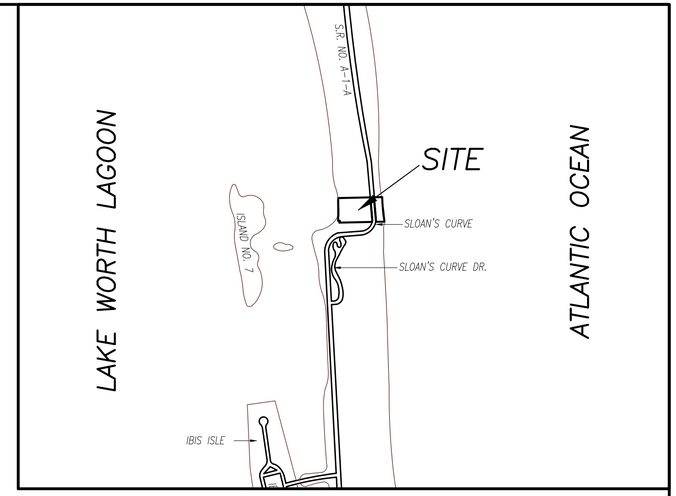
PARCEL 1: *Bounded on the East by the Atlantic Ocean and on the West by the waters of Lake Worth, being a part of Government Lot 2, Section 11, Township 44 South of Range 43 East, and being a portion of the lands conveyed to Ocean Boulevard Land Company, a Florida corporation, on December 30th, 1931, 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

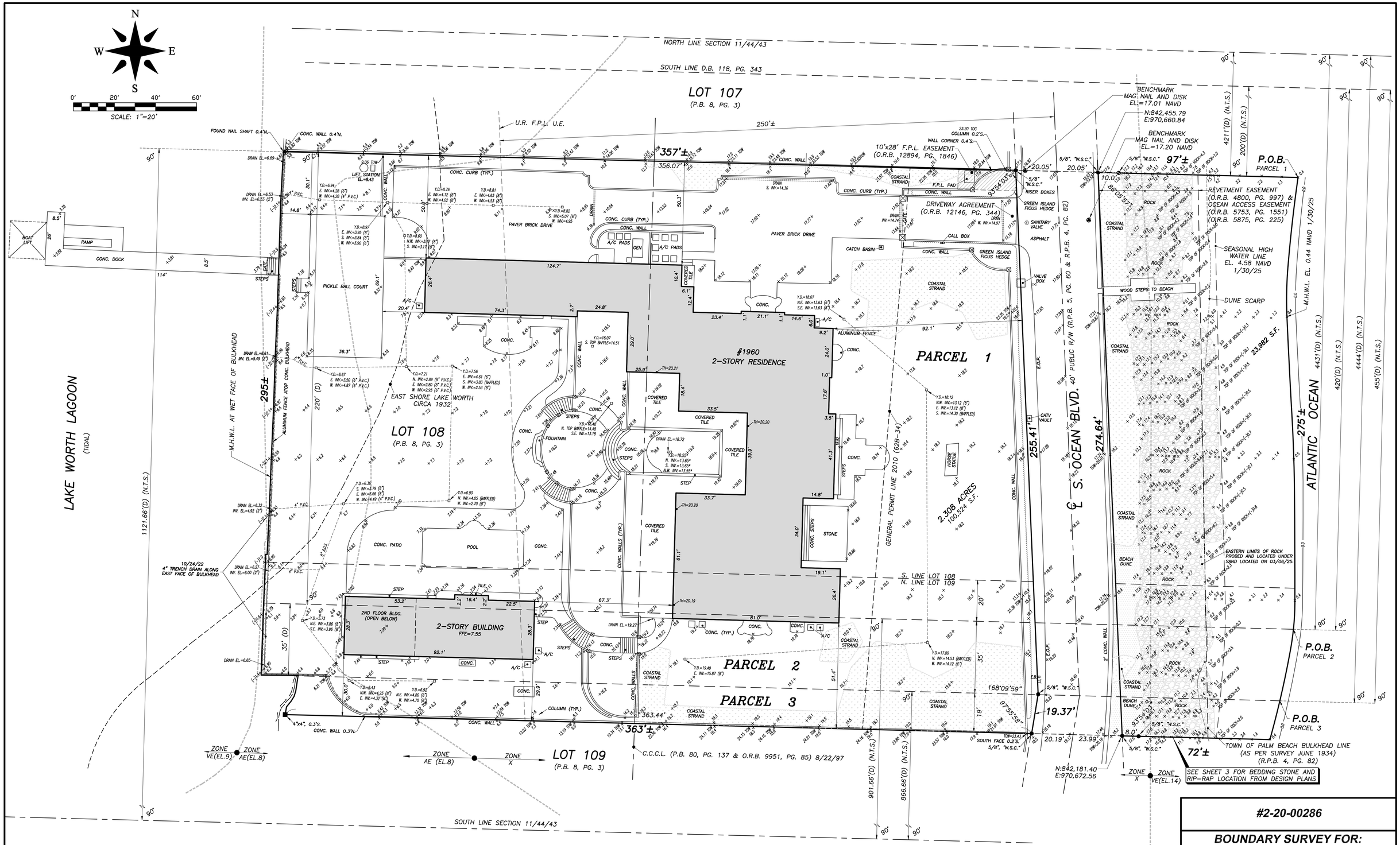
#2-20-00286

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: April 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0088 201 ONONDAGA AVE. The applicant, Castelo Family Trust (Henry Wineman 11, Trustee & Kendall W. Castelo, Grantee), has filed an application requesting Architectural Commission review and approval for construction of a new, two -story, single-family residence with final hardscape and landscape improvements.

Date: 4/22/2026

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-25-0088 201 ONONDAGA AVE. The applicant, Castelo Family Trust (Henry Wineman II, Trustee & Kendall W. Castelo, Grantee), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape and landscape improvements.

Applicant: Castelo Family Trust (Henry Wineman II, Trustee & Kendall W. Castelo, Grantee)
Architecture: SKA Planning + Architecture (Pat Segraves)
Landscape: SMI Landscape Architecture

HISTORY:
The application was originally heard at the February 25, 2026 ARCOM meeting and was deferred by ARCOM to allow for restudy of the plan and design.

THE PROJECT:
The applicant has submitted plans entitled "PROPOSED NEW CONSTRUCTION FOR CASTELO FAMILY TRUST" as prepared by **SKA ARCHITECT + PLANNER**, uploaded and dated to the Town 04/16/2026.

The following is the scope of work for the Project:

- Construction of a new, two-story, single-family residence and accessory structure.
- Final hardscape and landscape.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+2.7' NAVD	**FEMA Flood Zone**	ZONE AE +6' NAVD
Lot Width	145'	**Lot Depth**	90'
Lot Area	11,440 Sq. Ft.	**Enclosed Square Footage**	Proposed: 4,607 Sq. Ft.
Lot Coverage	Permitted: 30% Proposed: 26%	**Cubic Content Ratio**	Permitted: 3.98 Proposed: 3.98
Finished Floor Elevation	Required: +7.0 NAVD Proposed: +7.0' NAVD	**Lot Fill**	Permitted: +2.15' Proposed: +2.15'
Landscape Open Space	Required: 45% Proposed: 58%	**Front Yard Open Space**	Required: 40% Proposed: 65%
Surrounding Properties / Zoning			
North	1464 N Ocean Blvd / Residence | R-B		
South	1460 N Ocean Blvd / Residence | R-B 202 Onondaga Ave / Residence | R-B 210 Onondaga Ave / Residence | R-B		
East	North Ocean Boulevard / Right of Way 1465 N Ocean Blvd / Vacant | R-B		
West	215 Onondaga Ave / Residence | R-B		



STAFF ANALYSIS

The applicant is proposing construction of a new, two-story, single-family residence with final hardscape and landscape improvements on the easternmost parcel on the north side of Onondaga Avenue, at the intersection of North Ocean Blvd. The proposed residence features a symmetrical two-story main massing consisting of three bays; the outermost bays project proud of the center and feature copper-roofed bay windows on the first floor with double hung windows with shutters above and gables with vent detail. The center bay is recessed, providing a covered front entry and a covered second-floor balcony spanning the entire recessed width. An attached single-story, two-car garage projection is planned on the east street-side of the structure with opening facing south towards Onondaga Avenue. The main, two-story mass is sited roughly center on the parcel, and a single-story, detached cabana structure with covered loggia is proposed to the west of the main structure. The hardscape and landscape plan is relatively simple, with much of the hardscape area allocated to the front yard and driveway. The driveway features two curb-cuts on Onondaga Avenue, creating a "U-shaped" arrival drive in the front of the main massing of the residence. The driveway then extends eastward to access the garage and features a parking area or turn-around area for vehicles backing out of the garage. A swimming pool is not being proposed on the site. Two small patio terrace areas are proposed at the rear of the residence and cabana. The planting plan is designed with plantings installed primarily at the property perimeter and along the foundations of both structures. In between the site perimeter and structures, an expansive lawn wraps around the site.

The applicant has resubmitted plans from the last meeting with a minimal amount of changes, asserting that the proposed design makes good use of the corner parcel. Landscape plan has been enhanced and the detached cabana has been moved slightly north and its footprint enlarged. Colors have been modified and there have been modifications to some fenestration locations.



Previously Proposed Front (South) Elevation.



Proposed Front (South) Elevation.



Color elevation of proposed front.



Previously Proposed Rear (North) Elevation.



Proposed Rear (North) Elevation.



Color elevation of proposed front.



Previously Proposed Street-Side (East) Elevation



Proposed Street-Side (East) Elevation.



Color elevation of proposed street-side.



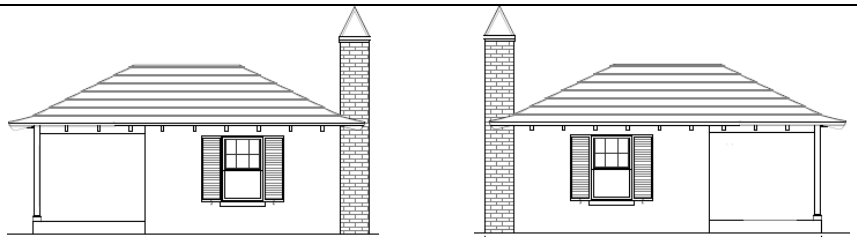
Previously Proposed Side (West) Elevation w/o Cabana



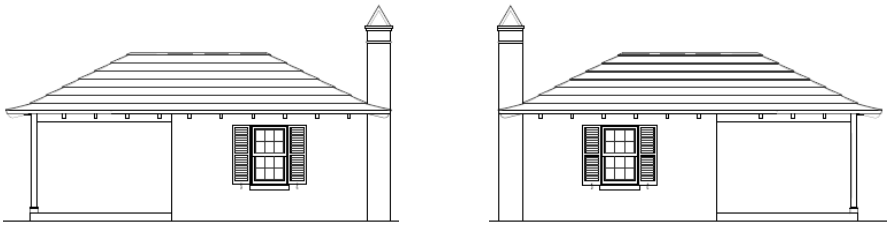
Proposed Side (West) Elevation w/o Cabana



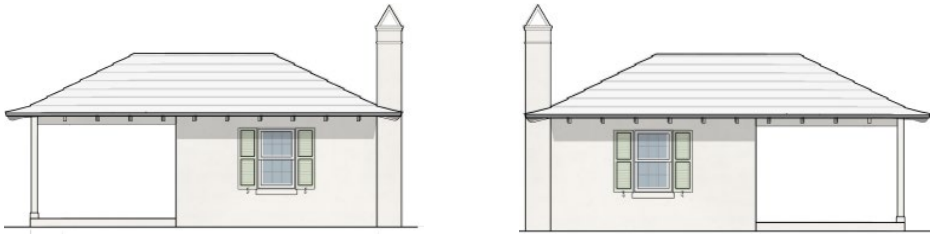
Color elevation of proposed side w/o cabana.



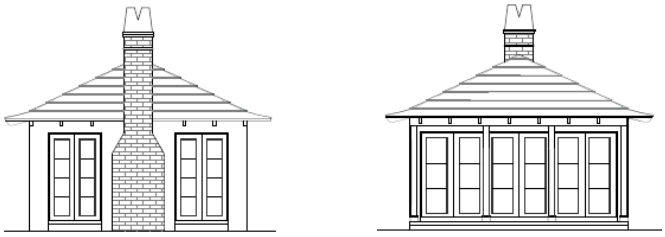
Previously proposed west (left) and east (right) cabana elevation.



Proposed west (left) and east (right) cabana elevations.



Color elevations of proposed west and east cabana elevation.



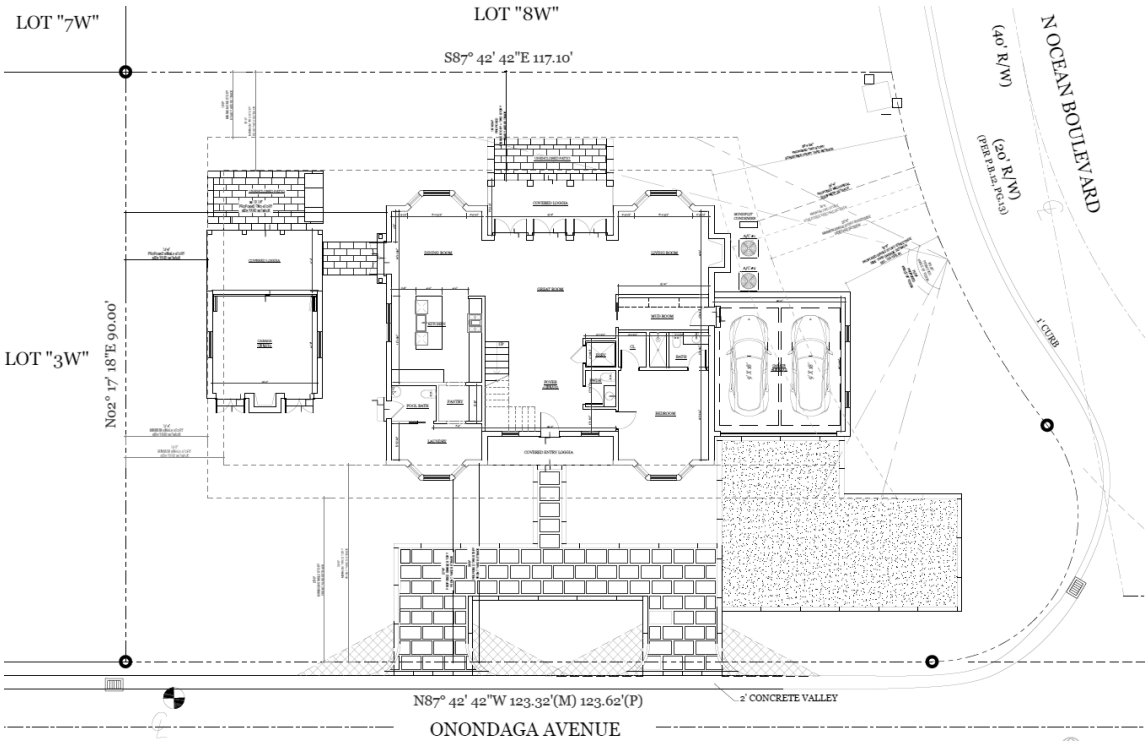
Previously proposed south (left) and north (right) cabana elevations.



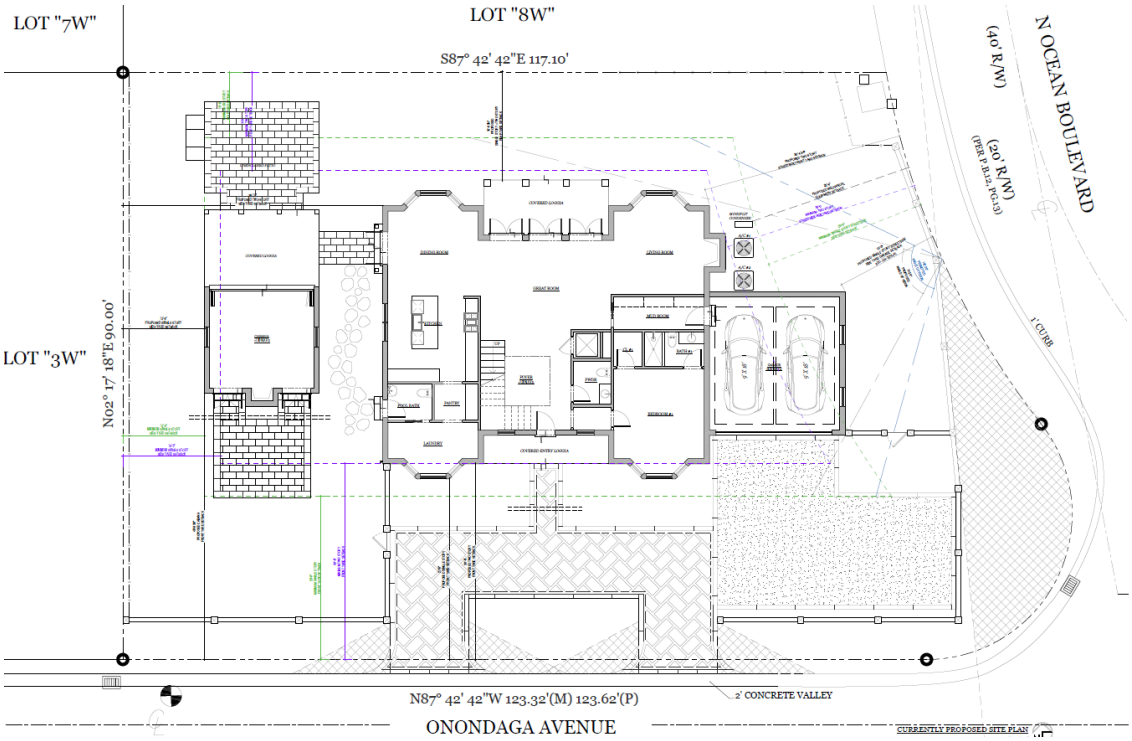
Proposed south (left) and north (right) cabana elevations.



Color elevations of proposed south and north cabana elevations.



Previously proposed site plan.



Currently proposed site plan..



Color rendering of previously proposed landscape and hardscape plan.



Color rendering of currently proposed landscape and hardscape plan.

CONCLUSION

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

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

WRB:JGM:BMF
WRB

Date: April 06, 2026
Address: **201 Onondaga Ave**, Palm Beach FL, 33480
Re:
Case #: ARC-25-0088

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

The applicant seeks ARCOM approval for new construction of a two-story single-family residence at 201 Onondaga Ave. The project includes ±4,553 SF of enclosed floor area and ±5,026 SF total including the first-floor unenclosed loggia. No variances are requested. Project deferred at Feb. ARCOM, and seeking re-submittal for March ARCOM.

Setback compliance (streetside/garage):

The parcel's streetside frontage along North Ocean Way utilizes the Town Code provision permitting a garage at 18 feet from the streetside setback in lieu of the standard 25 feet for a single-story element, pursuant to Sec. 134-1576(a). The garage location is designed to comply with this section.

All other zoning and design standards—including height, setbacks (non-streetside), lot coverage, and CCR/FAR—are met. Architectural drawings, materials palette, and coordinated landscape/hardscape sheets are included for review.

Respectfully submitted,

Erik Broberg

Project Manager

SKA Architect + Planner

INDEX OF DRAWINGS

—— ARCHITECTURE ——	
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SVY	SURVEY
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ZL	ZONING LEGEND
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PR-1	CONTEXTUAL SITE PLAN
PR-2	VICINITY LOCATION MAP
PR-3	STREETSCAPES
PH-1	SITE PHOTOS
PH-2	STREETSCAPE PHOTOS
PH-3	CHIMNEY PHOTOS
PR-4	TWO STORY COMPARISONS
PR-5	CCR
PR-6	LOT COVERAGE DIAGRAM
PR-7	ZONING DIAGRAM
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A-2.1	PREV+ CURRENT PROPOSED NORTH EL.
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PROPOSED NEW CONSTRUCTION FOR:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

201 Onondaga Ave,
Palm Beach, FL 33480



SCHEDULE OF SUBMISSIONS:
PRE APP: 11/05/25
FIRST SUBMISSION: 11/24/25
SECOND SUBMISSIONS: 01/12/26
FINAL SUBMIT:02/09/26
RESUBMIT: 04/06/26
ARCOM: 04/29/26

PROJECT DESCRIPTION

The applicant seeks ARCOM approval for a new two-story single-family residence at 201 Onondaga Ave, totaling ±4,607 SF enclosed (±5,120 SF including the first-floor unenclosed loggia). No variances are requested.

Setback Compliance

Along North Ocean Way, the garage utilizes the Town Code allowance for an 18' streetside setback per Sec. 134-1576(a). All other zoning standards—height, remaining setbacks, lot coverage, and CCR/FAR—are met. Architectural, materials, and landscape/hardscape sheets are included for review.

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:
CASTELO FAMILY TRUST
HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE
201 ONONDAGA AVE, PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.
CVR

04-06-26

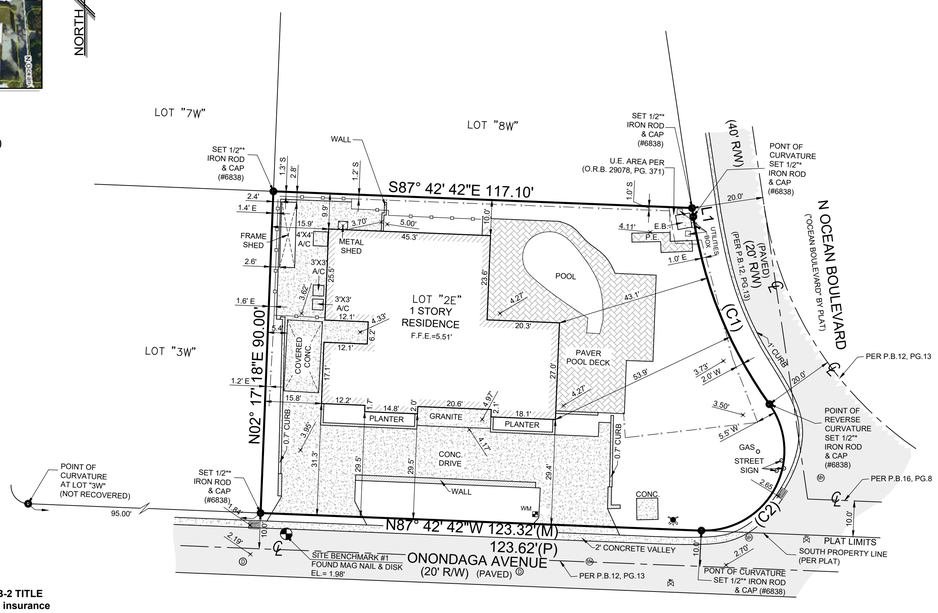


LOCATION MAP N.T.S.

NORTH

20 0 20 40 60

Scale 1" = 20'



REVISIONS:

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	120.00'	27°16'00"	57.11'	S22°05'42"E 56.57'
C2	22.33'	128°01'00"	49.89'	S28°16'48"W 40.14'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S08°27'42"E	2.44'(M), 2.42'(P

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B-2 TITLE COMMITMENT (Fidelity National Title Insurance Company; title insurance commitment, file no. 25-CAS-201; commitment date: April 16, 2025 at 11:00 PM:

Items 1-5: **STANDARD EXCEPTIONS. NOT PLOTTABLE.**

Item 6: Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Amended Plat of (Plat 3) Manana Estates, recorded in Plat Book 16, Page 8, as affected by Resolution recorded in Official Records Book 6105, Page 525, of the Public Records of Palm Beach County, Florida. **AFFECTS THE SUBJECT PROPERTY. ALL PERTINENT ITEMS ARE PLOTTED HEREON.**

Item 7: Underground Easement recorded in Official Records Book 29078, Page 371. **AFFECTS THE SUBJECT PROPERTY. ALL PERTINENT ITEMS ARE PLOTTED HEREON.**

SURVEY NOTES:

1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in Fidelity National Title Insurance Company, Commitment for Title Insurance; Commitment Number: 25-CAS-201; Commitment Date: 04/16/2025 at 11:00 PM; See "Notes on Schedule B2 Title Exceptions".

2. Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
   a) Originating benchmark = Leica Global Positioning System.
   b) 100.00 = existing elevation (NAVD 88 typical).

3.) Area of subject property = 11,939 square feet (0.2740 acres).

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".

SITE SPECIFIC LEGEND:

- = STORM DRAIN MAN HOLE
- = MAN HOLE
- = GATE VALVE
- = WATER VALVE

CERTIFIED TO: Henry Wineman III, as Trustee of the Castelo Irrevocable Gift Trust 1-B; Fidelity National Title Insurance Company; Bayview Title, LLC

PROPERTY ADDRESS: 201 Onondaga Avenue, Palm Beach, FL 33480

FLOOD ZONE: AE (FIRM 120220 - 12099C0393G 12/20/2024)

Base Flood elevation = 6'

DESCRIPTION: Lot 2E of Amended Plat of (Plat 3) MANANA ESTATES, 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 16, Page 8.

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

MICHAEL J. MILLER #4034 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Michael J Miller
Date: 2025.05.30 14:38:54 -04'00'

...yor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y250469

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	(R)	= RADIUS	P.C.C.	= POINT OF COMMENCEMENT		
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		= CONCRETE FLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY		
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING		= CHAIN LINK FENCE		= PAVER BRICK FLATWORK
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= WOOD FENCE		
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK		= METAL FENCE		= WOOD POWER POLE
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE		= WATER METER
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE		= EASEMENT		= FIRE HYDRANT
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED		= CATCH BASIN
(D.)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= OVERHEAD LINES		= SANITARY MANHOLE
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE		

BOUNDARY SURVEY

SCALE:	1" = 20'
DRAWN BY:	N.M.
FIELD WK:	MIKE
FIELD DATE:	05/15/2025

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:	H-44/61
PREV. JOB NO'S.	
JOB NO.	Y250469
	M - 5,349

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:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

201 ONONDAGA AVE, PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

△
△
△
△

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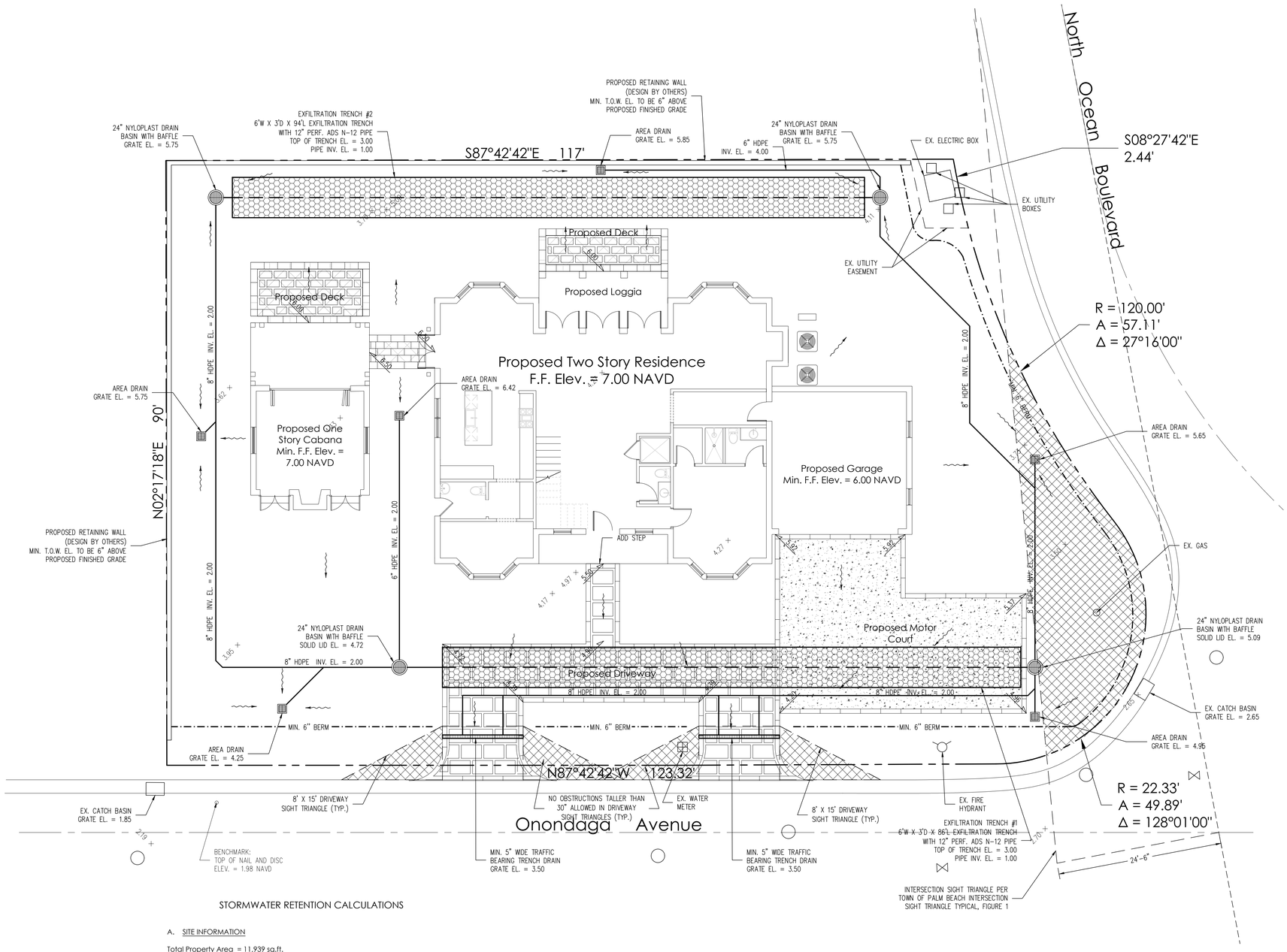
PROJECT #

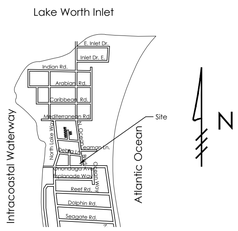
SHEET NO.

SVY

04-06-26



Max. Fill Allowed = (7.00 - 2.70)/2 = 2.15'



Location Map
N.T.S.

Legend

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

N

0 4 8 16 32

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

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 = 11,939 sq.ft.

Drainage Area Impervious Surface = 6,566 sq.ft.

Drainage Area Pervious Surface = 5,373 sq.ft.*
*Minimum required without a variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 6,566 sq.ft. x 1 ft./12 in. = 1,094 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 5,373 sq.ft. x 1 ft./12 in. = 179 cu.ft.

Total Volume to be Retained = 1,273 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	180	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.00	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.50	ft
V	=	Volume Treated	=	1,528	cu.ft.

Plan Background from Hardscape Plan by SMI Landscape Architecture Received 1/9/26

ARC-25-0088

© 2026 Gruber Consulting Engineers, Inc.

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

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

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

Conceptual Site Grading & Drainage Plan For:

CASTELO RESIDENCE

201 Onondaga Road
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2025-0050
Issue Date	01/12/2026
Scale	1/8" = 1'-0"

REVISIONS:

1	
2	
3	
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11	
12	

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

CHAD M. GRUBER LICENSE No. 57466 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Chad M Gruber
Date: 2026.01.12 10:31:13 -05'00'

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

SHEET NUMBER:

C-1

03.09.26

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:**	201 ONONDAGA AVE		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	11,440 SQFT		
4	**Lot Width (W) & Depth (D) (ft.):**	145' (W) X 90' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**	7.00' N.A.V.D.		
8	**Crown of Road (COR) (NAVD)**	2.7' N.A.V.D.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (3,583 SQFT)	N/A	26% (3,148 SQFT)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		N/A	4,607 SQFT
12	*Front Yard Setback (Ft.)	25'-0"(1), 30'-0"(2)	N/A	27'-8"(1), 30'-0"(2)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"(W), 25'-0"(E)	N/A	12'-6"(W),18'(E)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"(W),30'-0"(E)	N/A	39'-10 1/2"(W), 30'-4 3/4"(E)
15	*Rear Yard Setback (Ft.)	10'(1), 15'(2)	N/A	16'-6 3/4"
16	Angle of Vision (Deg.)	100 DEG	N/A	75.59 DEG
17	Building Height (Ft.)	22'-0"	N/A	20'-0"
18	Overall Building Height (Ft.)	30'-0"	N/A	29'-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.98	N/A	3.927
20	** Max. Fill Added to Site (Ft.)		N/A	2.15'
21	Finished Floor Elev. (FFE)(NAVD)	7.00' N.A.V.D.	N/A	7.00' N.A.V.D.
22	Base Flood Elevation (BFE)(NAVD)	6.00' N.A.V.D.	N/A	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	5,373 SQFT (45% MIN)	4,509 SQFT (38%)	6,939 SQFT (58%)
24	Perimeter LOS (Sq Ft and %)	2,686 SQFT (50% MIN)	2,739 SQFT (51%)	3,643 SQFT (68%)
25	Front Yard LOS (Sq Ft and %)	1704 SQFT (40% MIN)	2,156 SQFT (51%)	2,751 SQFT (65%)
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
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249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116
A.A. #001345
A.R.#10,181

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CONSULTANT:

REVISIONS:

△
△
△
△

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PROJECT #

SHEET NO.

ZL

04-06-26

ARCOM MEETING - FEBRUARY 2026

COMMENT	APRIL 2026 ADJUSTMENT
House had no “theme”.	Revised design accentuates street view beauty, adjacent road space, and living functionality.
Does home acknowledge corner lot?	Yes. Home optimally designed around 90’ deep (shallow) lot on irregular shape lot. Optimized street view and home functionality. Single Story/2 Story/Single Story design interest. Added Public good area.
How will road appeal be enhanced?	670 sq ft corner landscape is effectively donated to Town and maintained by homeowner. Land value is approximately $435,000 for N Ocean beautification, plus landscape expense. Enhanced landscape and fence features streetside beautify.
House is too tall with 12’ ceilings.	Ceiling lowered design to 10.5’
Landscape Lacking	Enhanced landscaping with more trees, shrubs, clusters, added. Surround Fences Added. Meandering Pathway and Garden Added. Driveway space increased; Visual Triangle Addressed.
Cabana Location/Chimney Concerns	Cabana moved toward rear property line away from Onondaga. Chimney has 15’ Magnolia tree planting adjacent. Chimney design intentional; See important PB home designs.
Shutter Color Concern	Shutter Color changed to “Fresh Dew” pastel. See paint sample.
Home Elevation Concern	Home designed to minimum FEMA standards. East-West elevation fall will be approximately 3’. Minimal fall, code required.

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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:
CASTELO FAMILY TRUST
HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTE
201 ONONDAGA AVE, PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:
△
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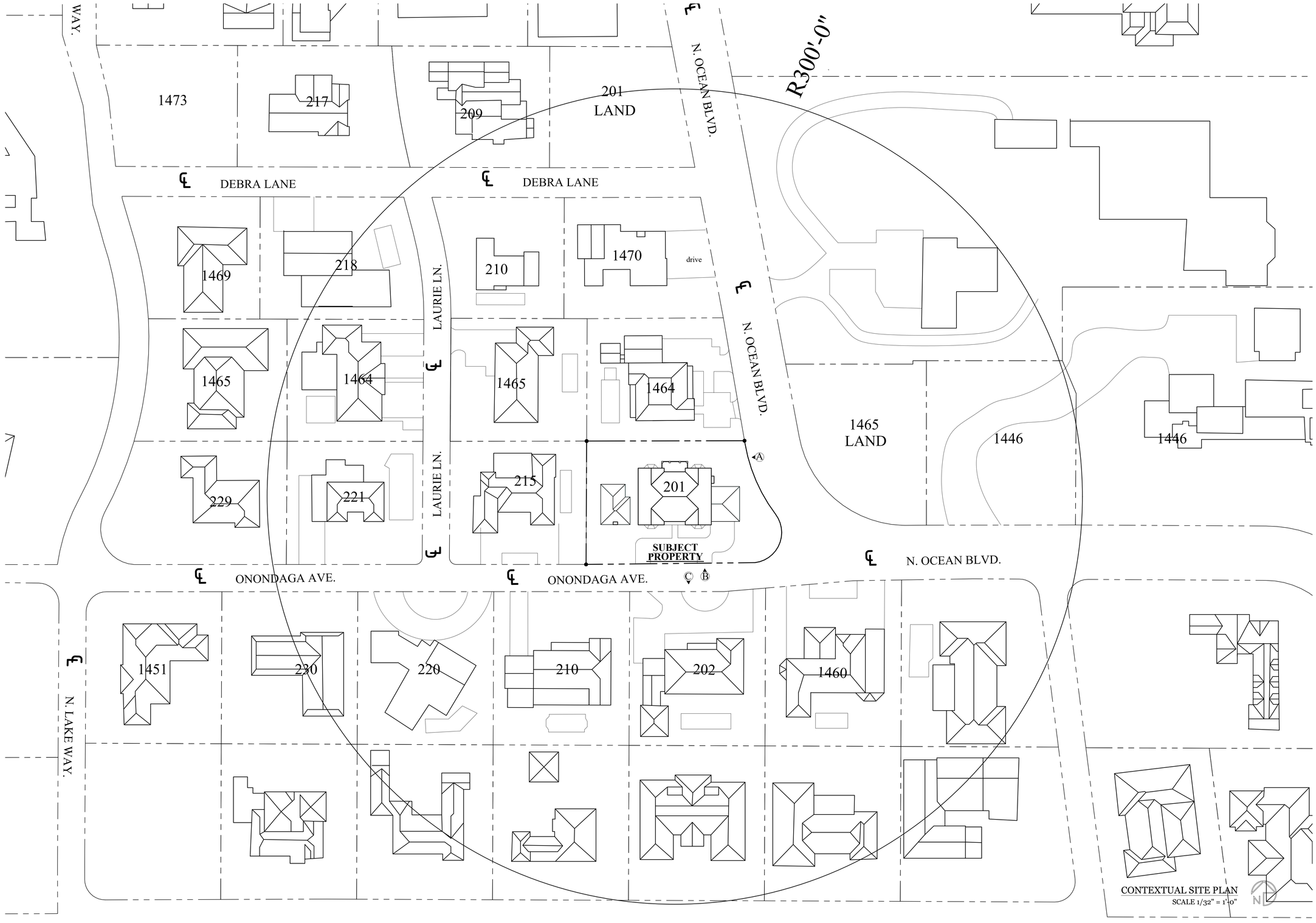
PROJECT #

SHEET NO.
PR-0

04-06-26



CONTEXTUAL SITE PLAN
SCALE 1/32" = 1'-0"

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

M.J. CASTELO

201 ONONDAGA AVE, PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

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PROJECT #

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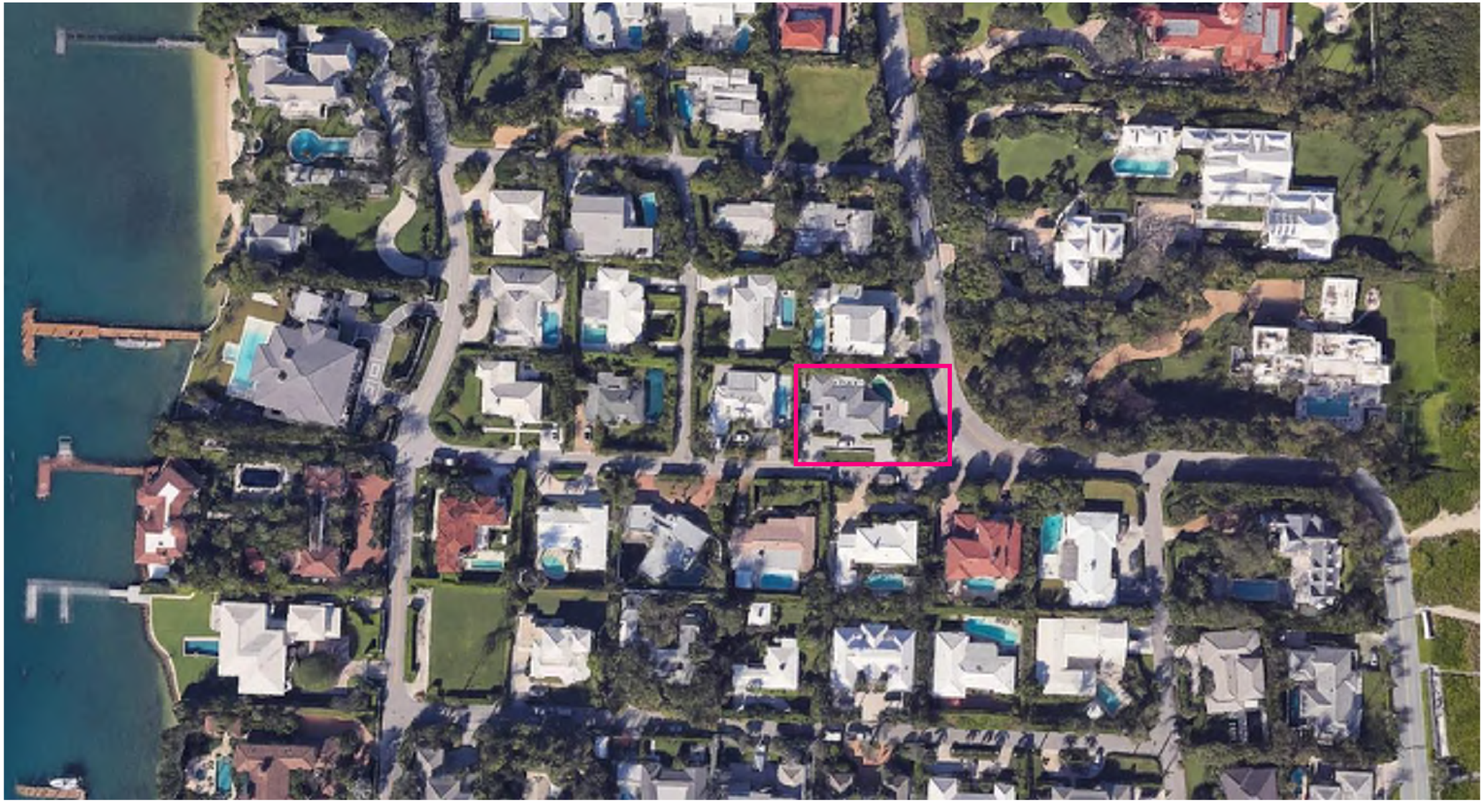
PR-1

04-06-26



VICINITY LOCATION MAP

1/8" = 1'-0"

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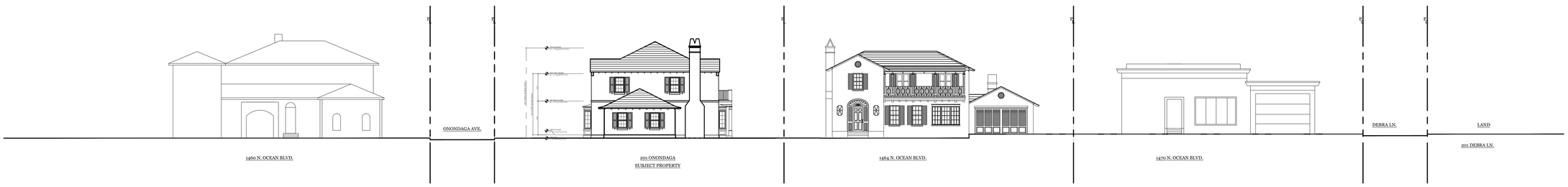
SHEET NO.

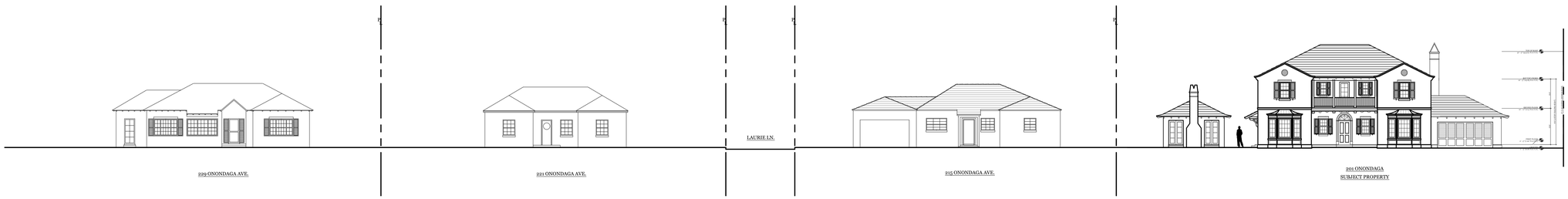
PR-2

04-06-26



STREETSCAPE A

SCALE 1/ 16" = 1'-0"



STREETSCAPE B

SCALE 1/ 16" = 1'-0"



STREETSCAPE C

SCALE 1/ 16" = 1'-0"

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SHEET NO.

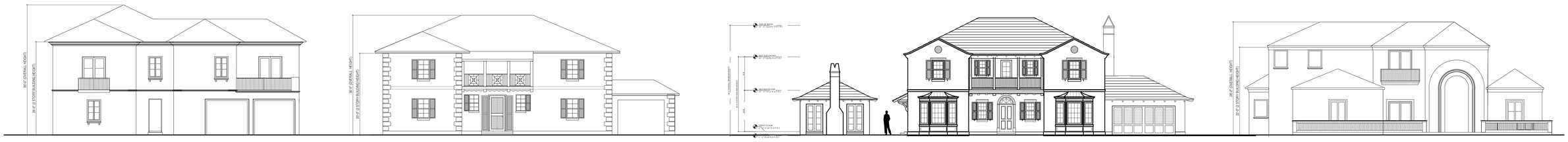
PR-3

04-06-26



ADJACENT TWO STORY BUILDING HEIGHT COMPARISON:
N. OCEAN BLVD. FRONTAGE

SCALE 1:12



ADJACENT TWO STORY BUILDING HEIGHT COMPARISON:
ONONDAGA AVE. FRONTAGE

SCALE 1:12

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PROJECT #

SHEET NO.

PR-4

04-06-26























SITE PHOTOS

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CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

PH-1

04-06-26





















SITE-STREET PHOTOS

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PROJECT #

SHEET NO.

PH-2

04-06-26



320 ISLAND RD



212 SOUTH OCEAN BLVD



130 BRA□ILIAN AVE



150 BARTON AVE



150 SOUTH OCEAN BLVD



170 SOUTH OCEAN BLVD

STREET FACING CHIMNEYS

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PROJECT #

SHEET NO.

PH-3

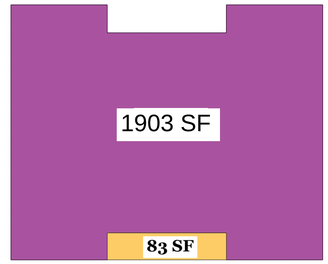
04-06-26

Site Square Footage	**11900**
Max CCR (auto)	**3.981**
Cubic Ft Max (auto)	**47373.9**
5% Loggia Deduction	**2368.695**

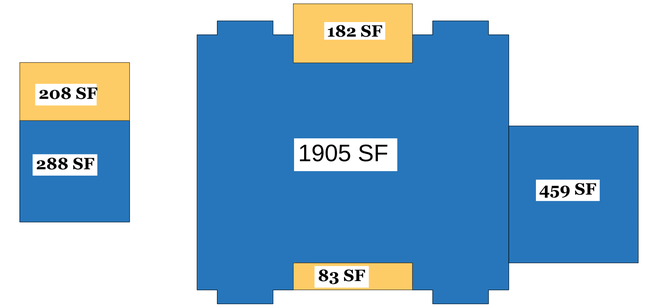
BUILDING DATA

Space	Floor	SF	Height (ft)	CU. FT.
House Main House	1st	1903	11	20933
House Story Main house + Covered balcony	2nd	1905	8.5	16192.5
Garage	1st	459	10	4590
Main House Loggia	1st	182	11	2002
Main House Entry	1st	83	11	913
Cabana	1st	288.556	9	2597.004
Cabana Loggia	1st	208	9	1872
TOTAL				**49099.504**

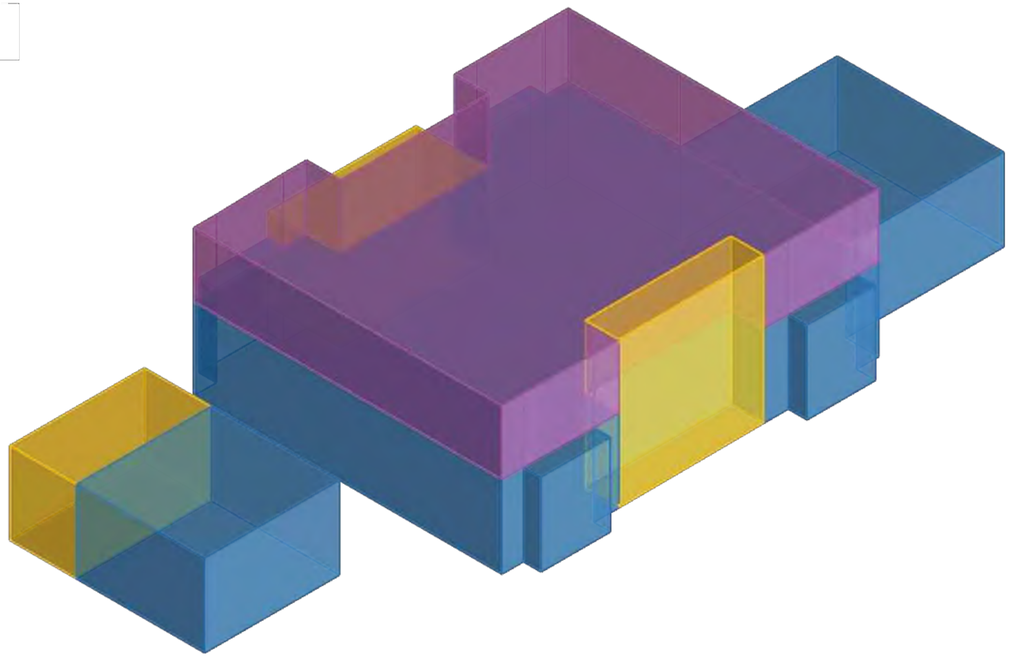
Adjusted CU. FT. (includes loggia excess)	**46730.81**
CCR	**3.927**



SECOND FLOOR SQUARE FOOTAGES



FIRST FLOOR SQUARE FOOTAGES



CCR AXONOMETRIC MASSING

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PROJECT #

SHEET NO.

PR-5

04-06-26

LOT "7W"

LOT "8W"

S87° 42' 42"E 117.10'

N02° 17' 18"E 90.00'

LOT "3W"

N87° 42' 42"W 123.32'(M) 123.62'(P)

ONONDAGA AVENUE
20' R/W
+2.70' C.O.R.

2' CONCRETE VALLEY

N OCEAN BOULEVARD

(40' R/W)

(20' R/W)
(PER P.B.12, PG.13)

1' CURB

LOT COVERAGE DIAGRAM

	TOTAL	11,939.04 SQFT	
	LOT COVERAGE	3137.52 SQFT	26.28%
	HARDSCAPE	1866.86 SQFT	15.64%
	LANDSCAPE	6955 SQFT	58%

ZONING DIAGRAM
SCALE 1/ 8" = 1'-0"

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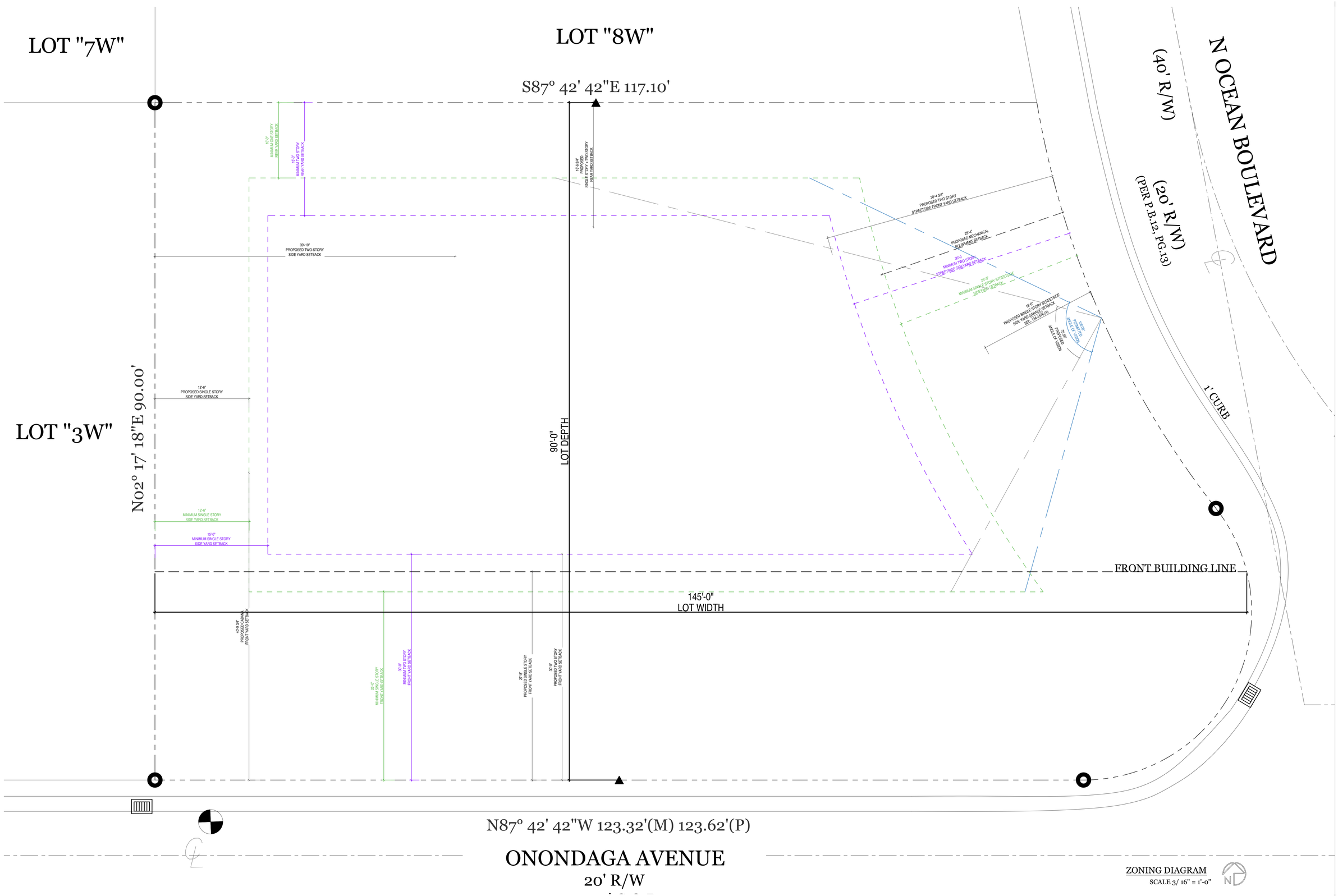
PROJECT #

SHEET NO.

PR-6

04-06-26



ZONING DIAGRAM
SCALE 3/ 16" = 1'-0"

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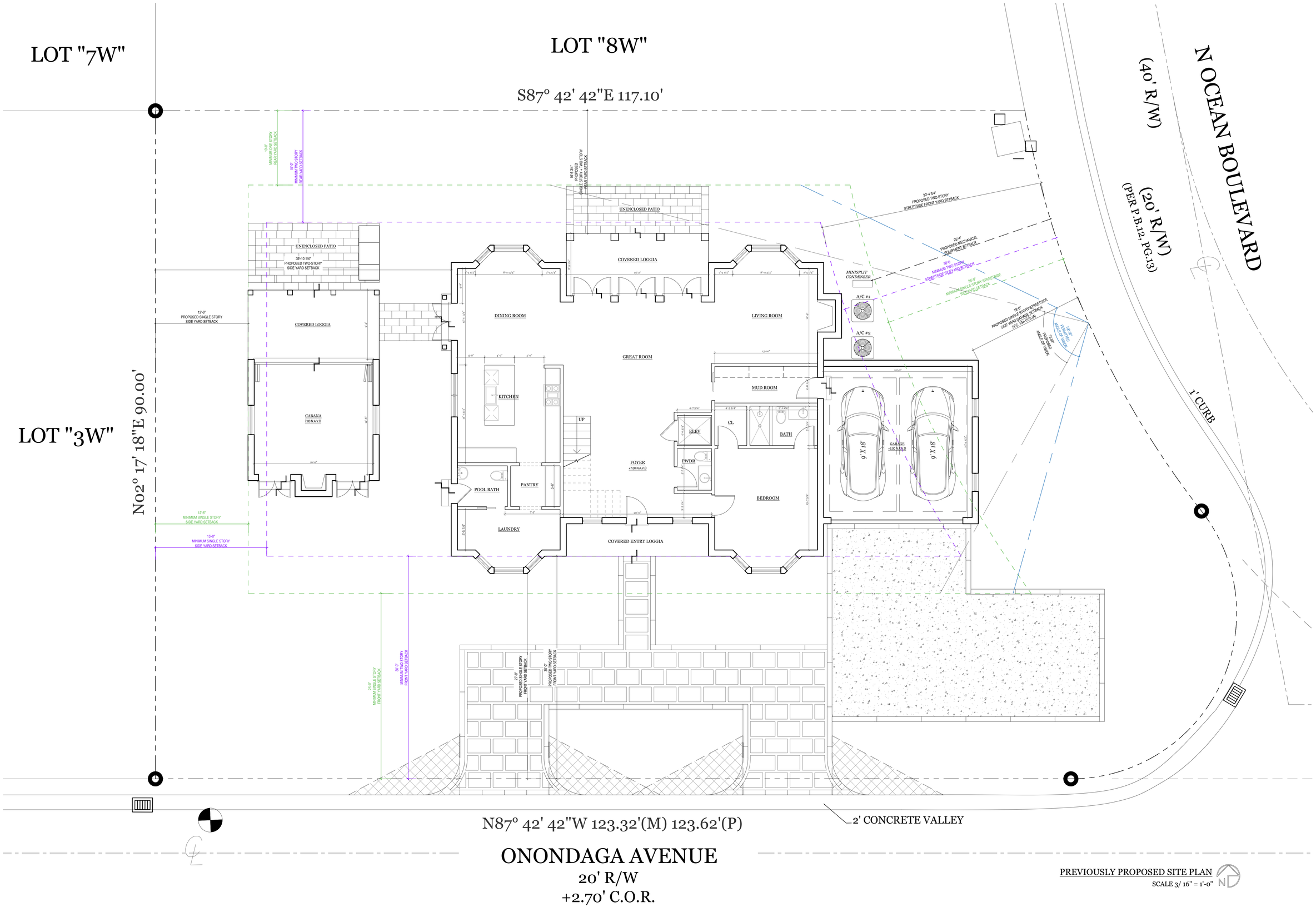
PROJECT #

SHEET NO.

PR-7

04-06-26



PREVIOUSLY PROPOSED SITE PLAN
SCALE 3/ 16" = 1'-0"

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PROPOSED RENOVATIONS FOR:
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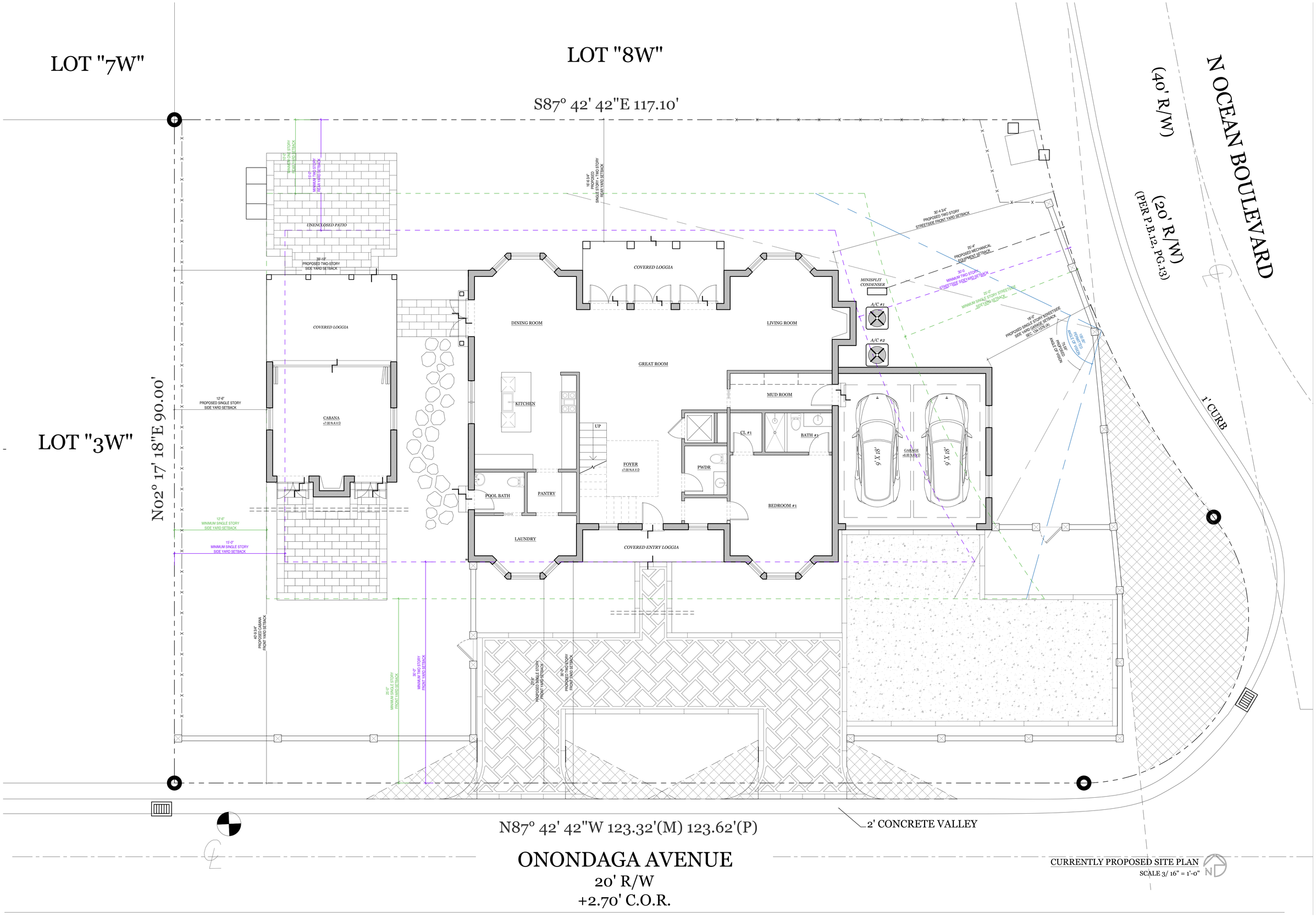
PROJECT #

SHEET NO.
SP-1

04-06-26



CURRENTLY PROPOSED SITE PLAN
SCALE 3/ 16" = 1'-0"

SKA

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SP-1.1

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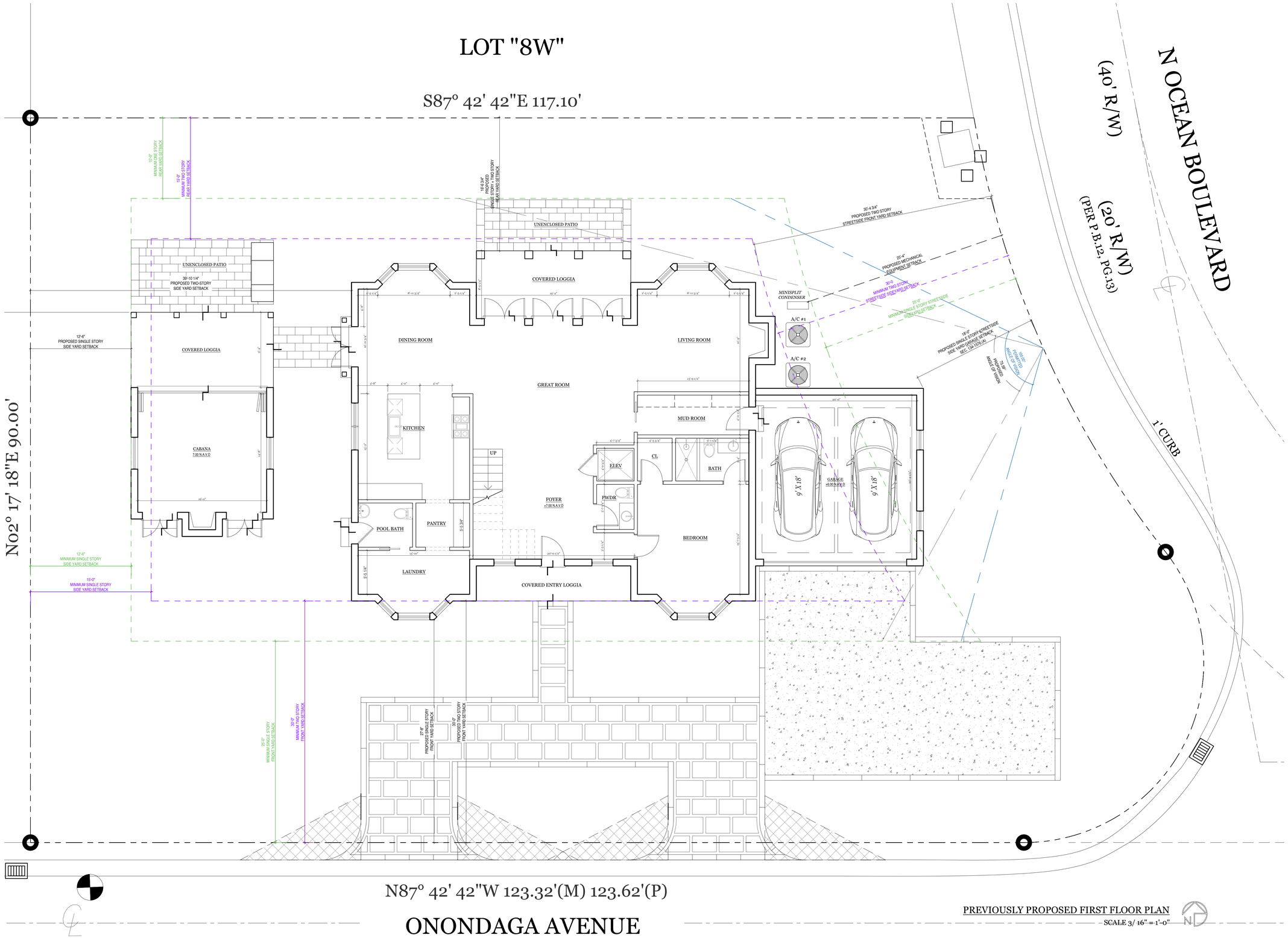

PREVIOUSLY PROPOSED FIRST FLOOR PLAN
SCALE 3/ 16" = 1'-0"

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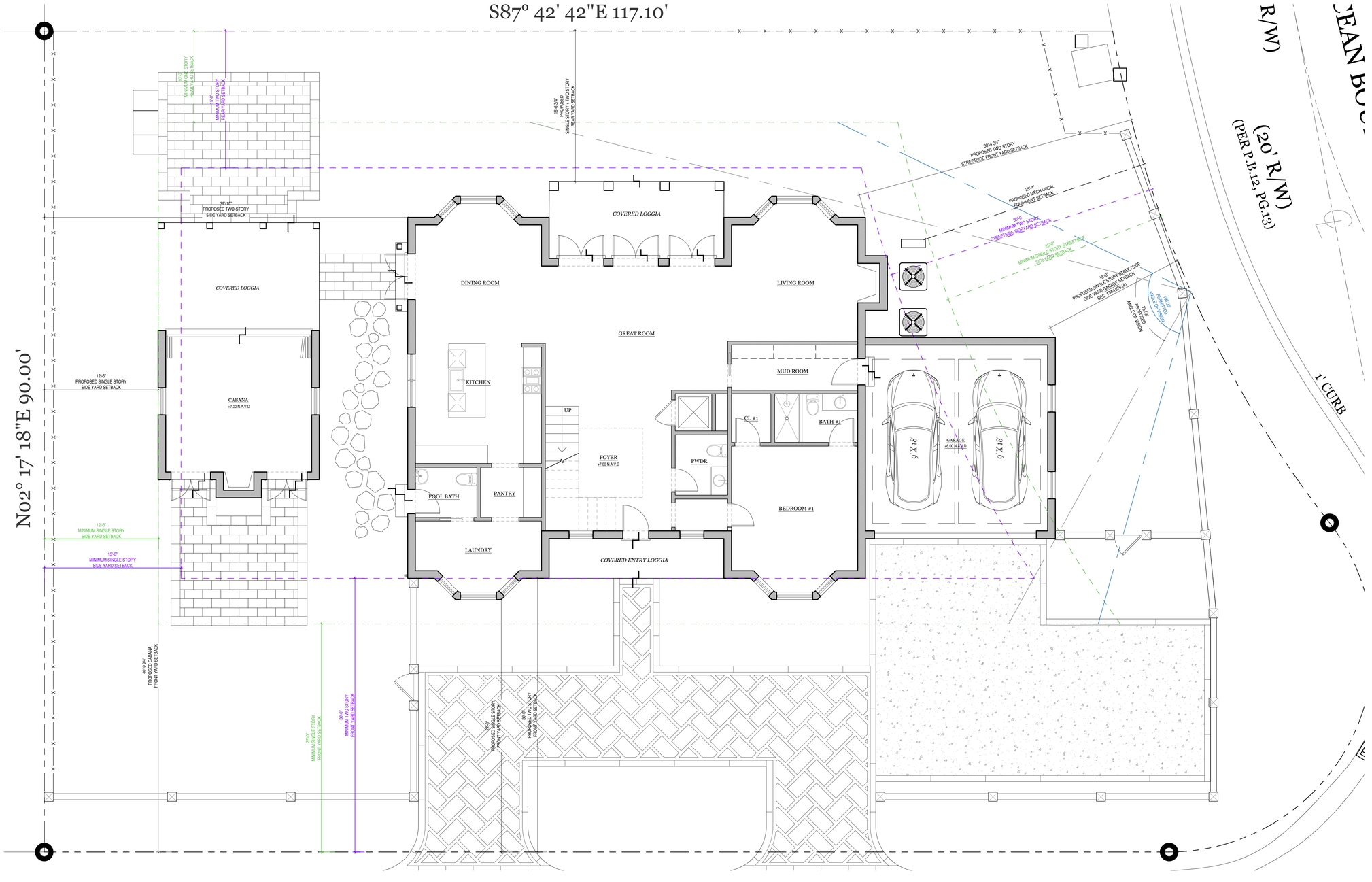
SHEET NO.

A-1.0

04-06-26



CURRENTLY PROPOSED FIRST FLOOR PLAN

SCALE 3/ 16" = 1'-0"

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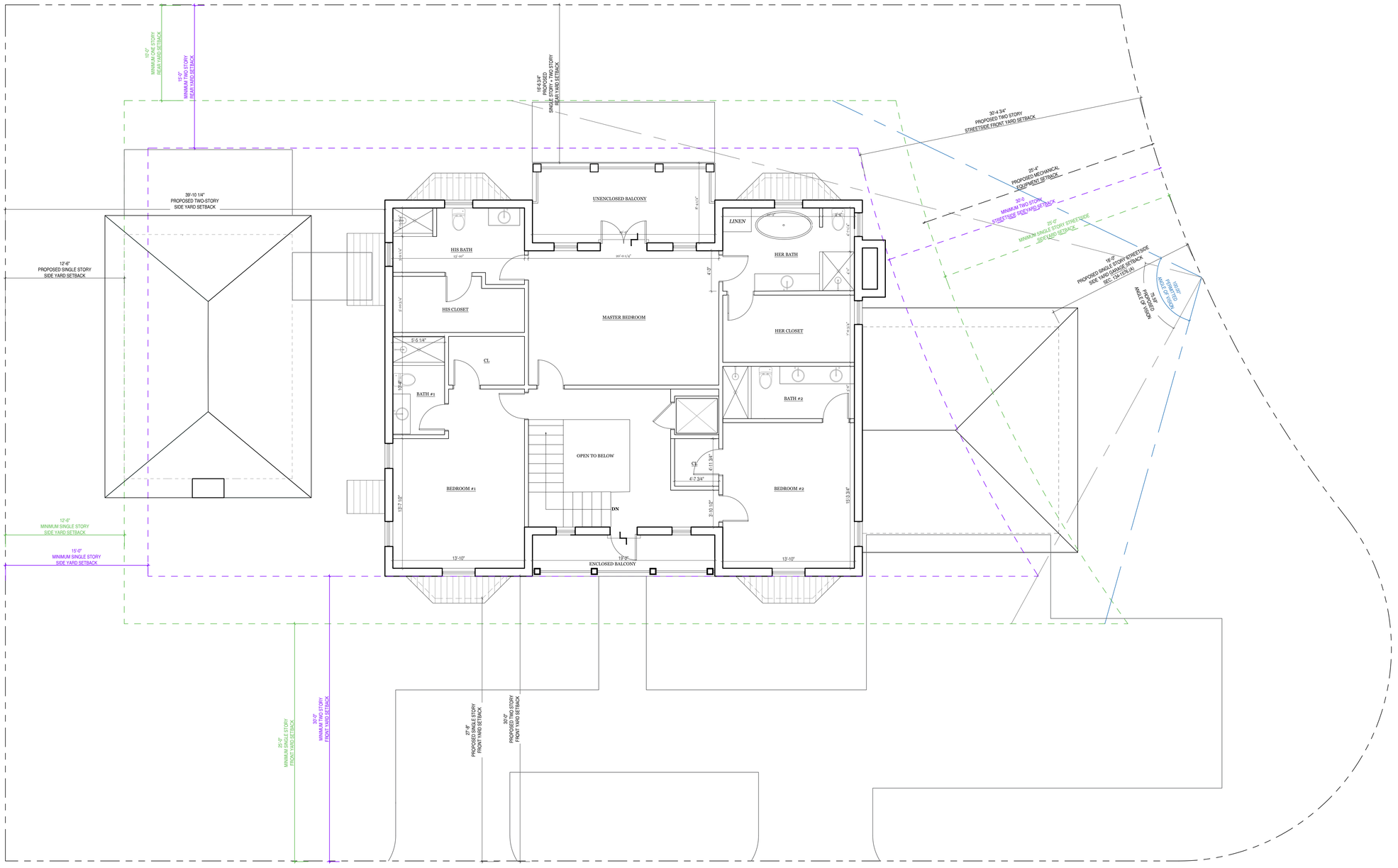

PREVIOUSLY PROPOSED SECOND FLOOR PLAN

SCALE 3/ 16" = 1'-0"

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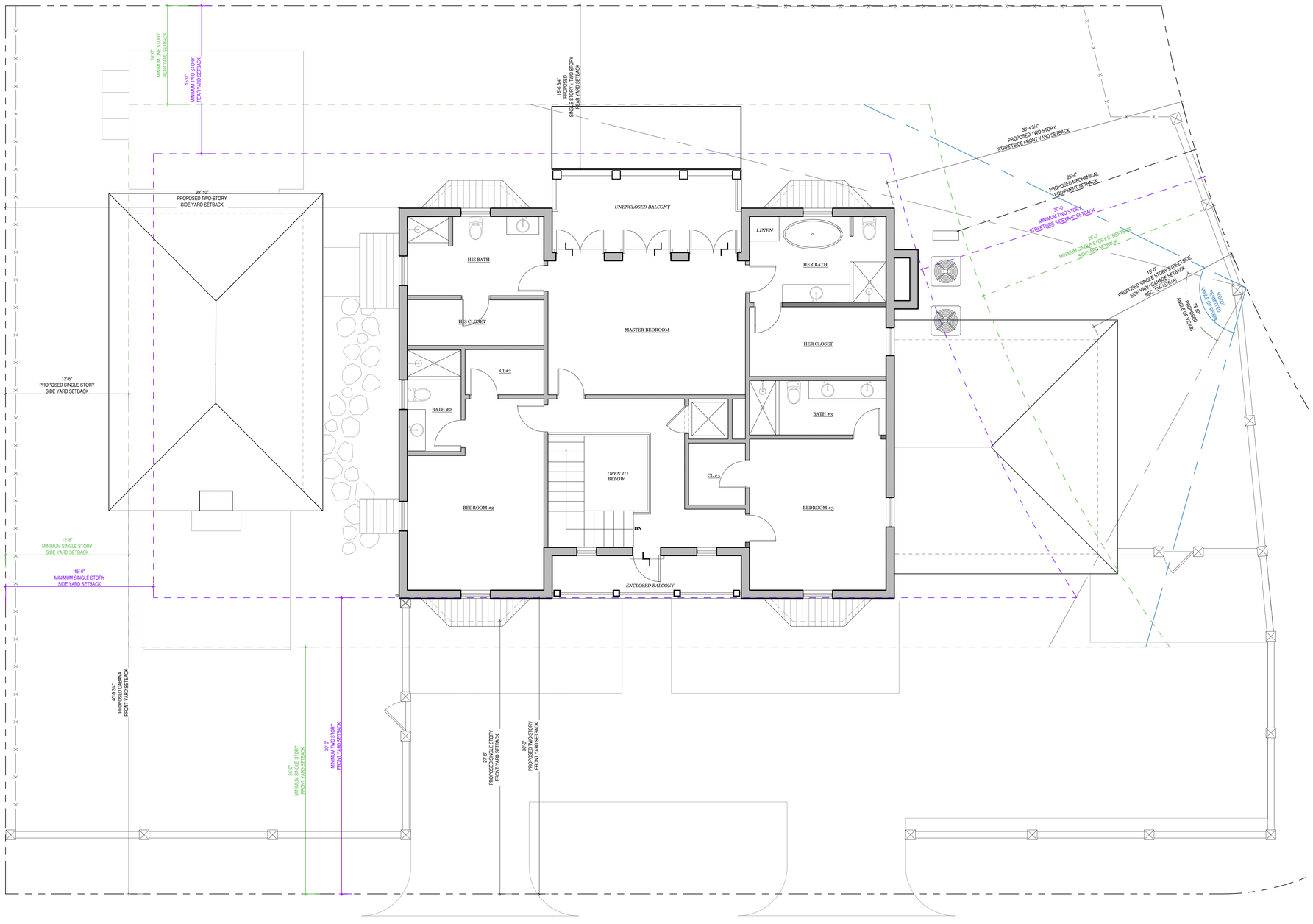
PROJECT #

SHEET NO.

A-1.2

04-06-26



CURRENTLY PROPOSED SECOND FLOOR PLAN

SCALE 3/ 16" = 1'-0"

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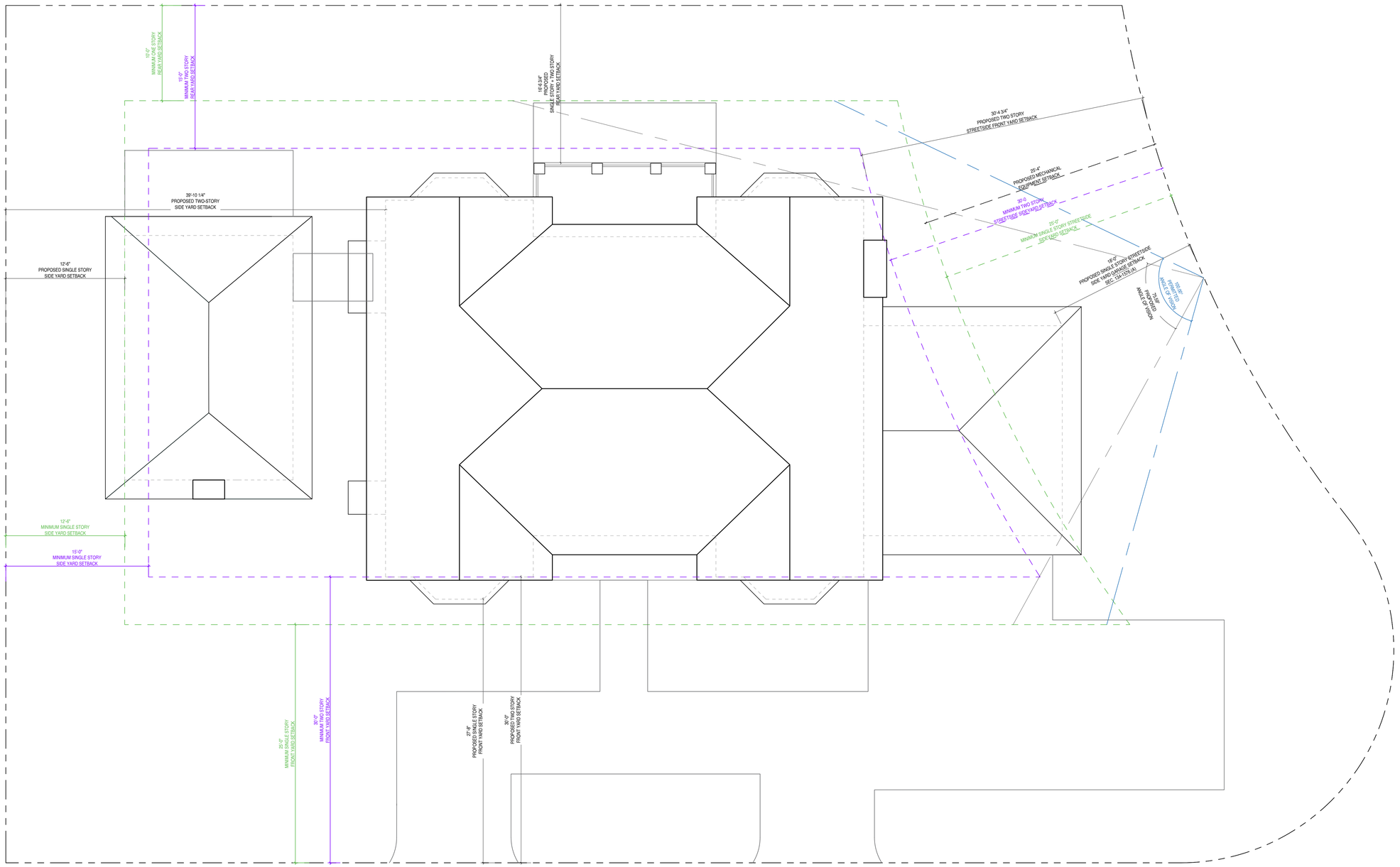
PROJECT #

SHEET NO.

A-1.3

04-06-26



PREVIOUSLY PROPOSED ROOF PLAN

SCALE 1/ 8" = 1'-0"

SKA

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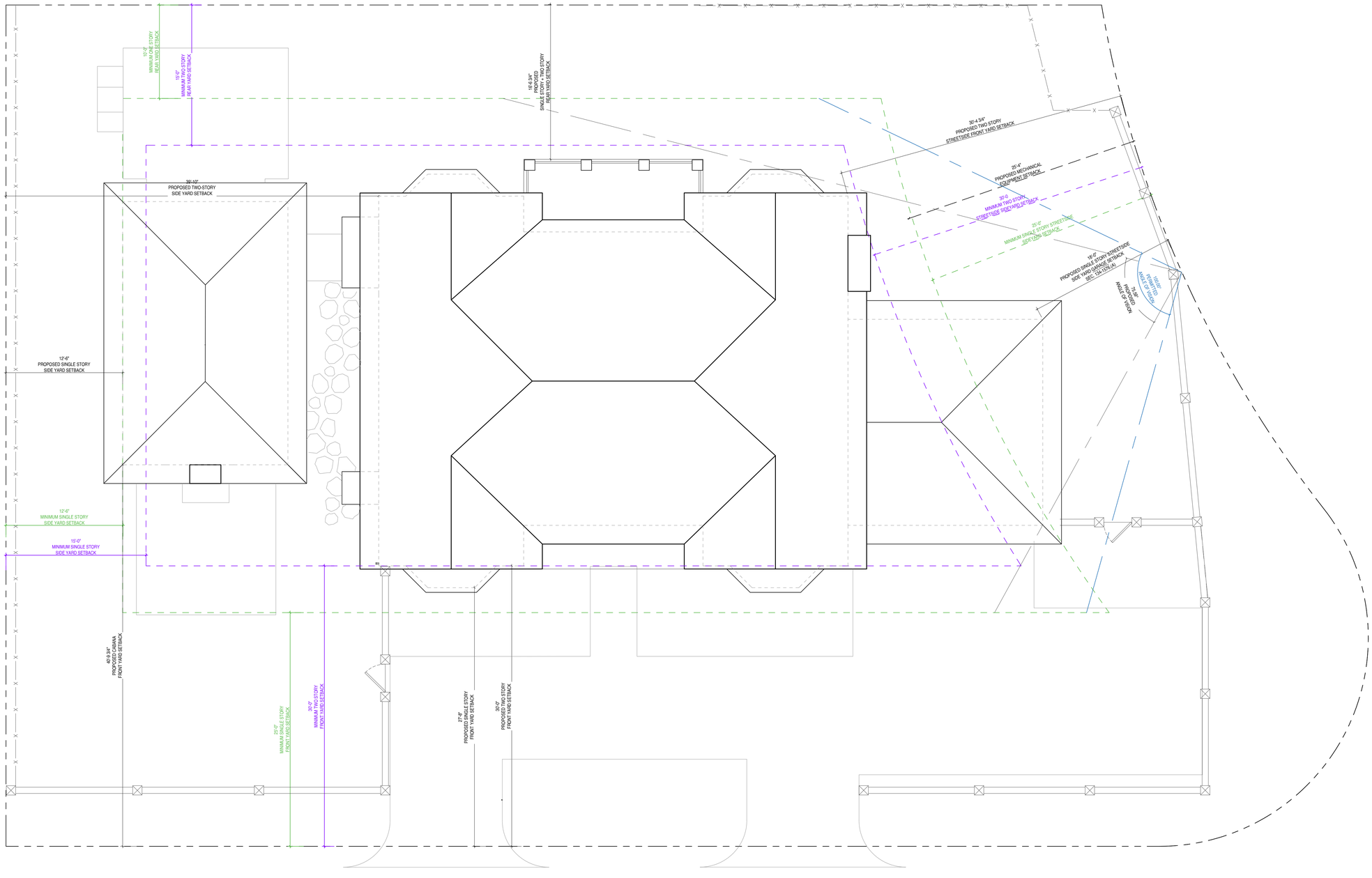
A-1.4

04-06-26



CURENTLY PROPOSED ROOF PLAN

SCALE 3/ 16" = 1'-0"

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PROJECT #

SHEET NO.

A-1.5

04-06-26



PREVIOUSLY PROPOSED SOUTH ELEVATION

SCALE 1/ 4" = 1'-0"



CURRENTLY PROPOSED SOUTH ELEVATION

SCALE 1/ 4" = 1'-0"

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PROJECT #

SHEET NO.

A-2.0

04-06-26



PREVIOUSLY PROPOSED NORTH ELEVATION

SCALE 1/ 4" = 1'-0"



CURRENTLY PROPOSED NORTH 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:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

201 ONONDAGA AVE, PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

A-2.1

04-06-26



PREVIOUSLY PROPOSED EAST ELEVATION

SCALE 1/ 4" = 1'-0"



CURRENTLY PROPOSED EAST ELEVATION

SCALE 1/ 4" = 1'-0"

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SHEET NO.

A-2.2

04-06-26



PREVIOUSLY PROPOSED WEST ELEVATION

SCALE 1/ 4" = 1'-0"

CURRENTLY PROPOSED WEST ELEVATION

SCALE 1/ 4" = 1'-0"

SKA

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A-2.3

04-06-26



PREVIOUSLY PROPOSED WEST ELEVATION W/ CABANA

SCALE 1/ 4" = 1'-0"



CURRENTLY PROPOSED WEST ELEVATION W/ CABANA

SCALE 1/ 4" = 1'-0"

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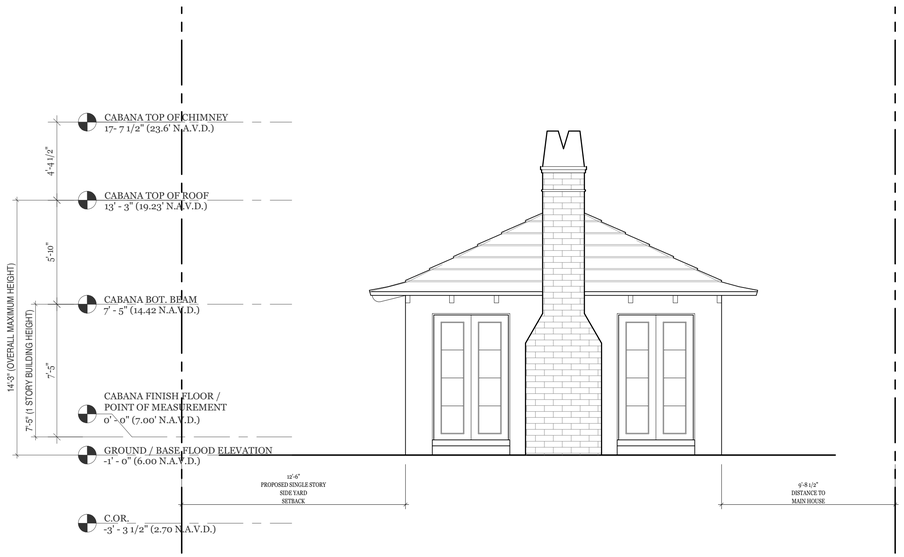
SHEET NO.

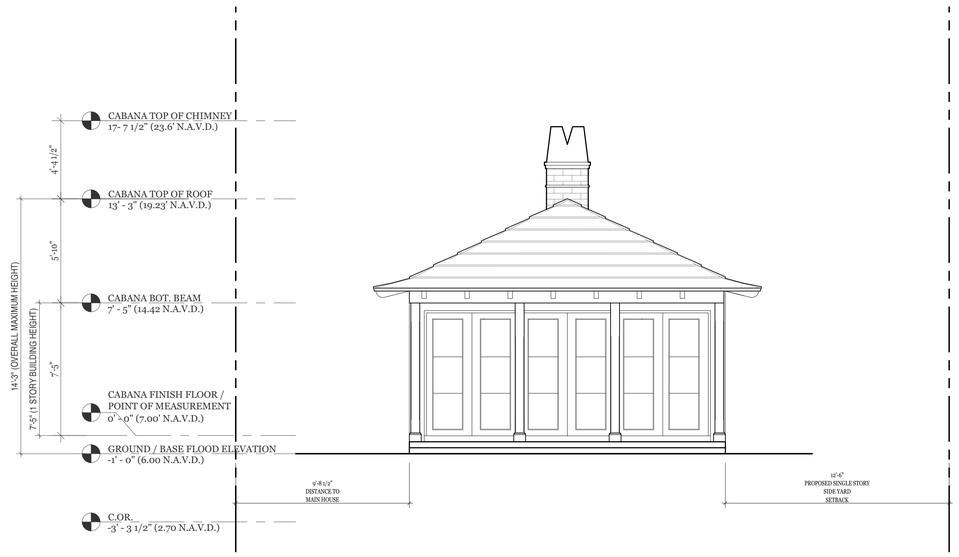
A-2.4

04-06-26



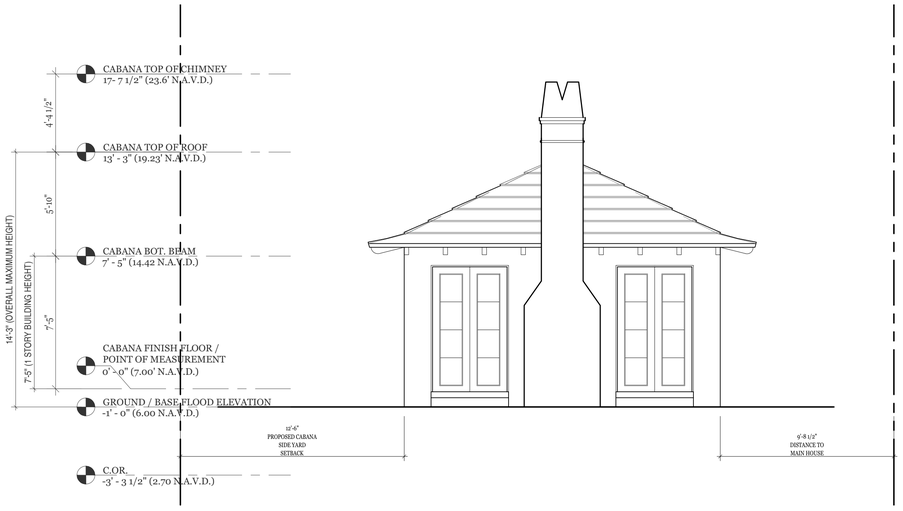
PREVIOUSLY PROPOSED SOUTH CABANA ELEVATION

SCALE 1/ 4" = 1'-0"



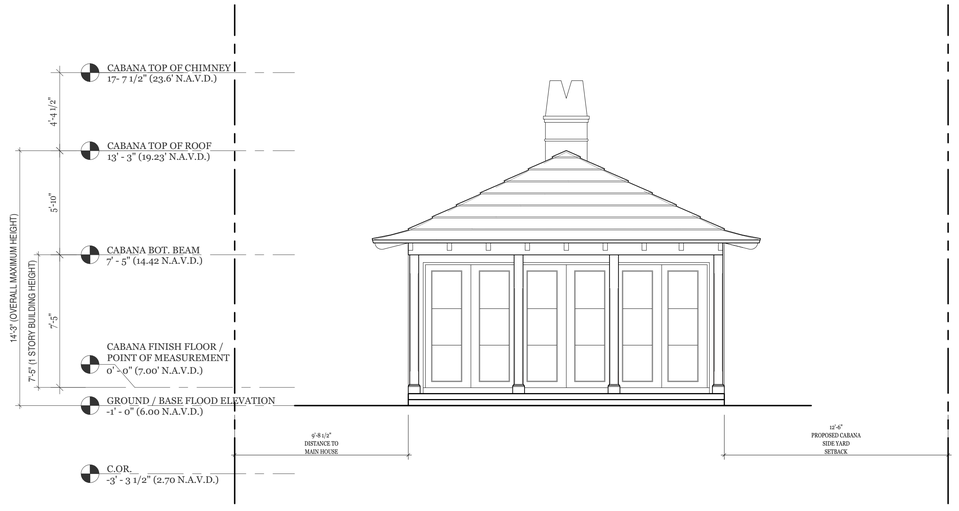
PREVIOUSLY PROPOSED NORTH CABANA ELEVATION

SCALE 1/ 4" = 1'-0"



CURRENTLY PROPOSED SOUTH CABANA ELEVATION

SCALE 1/ 4" = 1'-0"



CURRENTLY PROPOSED NORTH CABANA ELEVATION

SCALE 1/ 4" = 1'-0"

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PROPOSED RENOVATIONS FOR:

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201 ONONDAGA AVE, PALM BEACH, FL 33408

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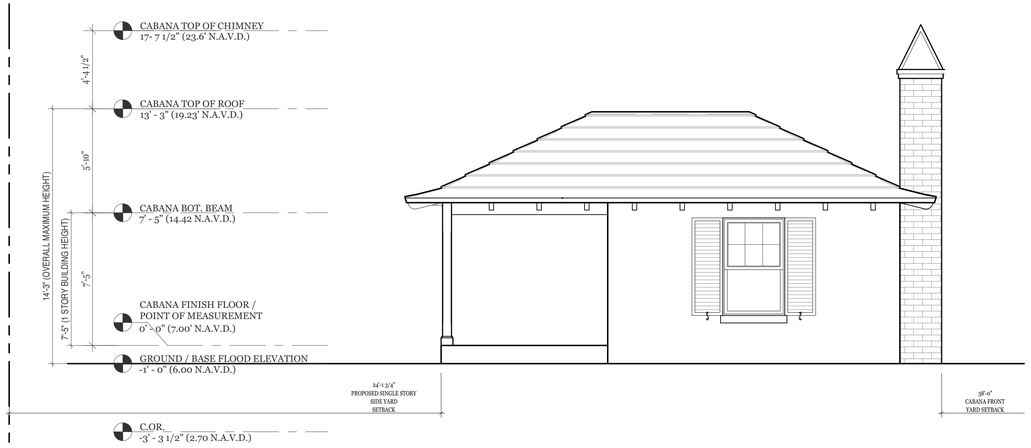
PROJECT #

SHEET NO.

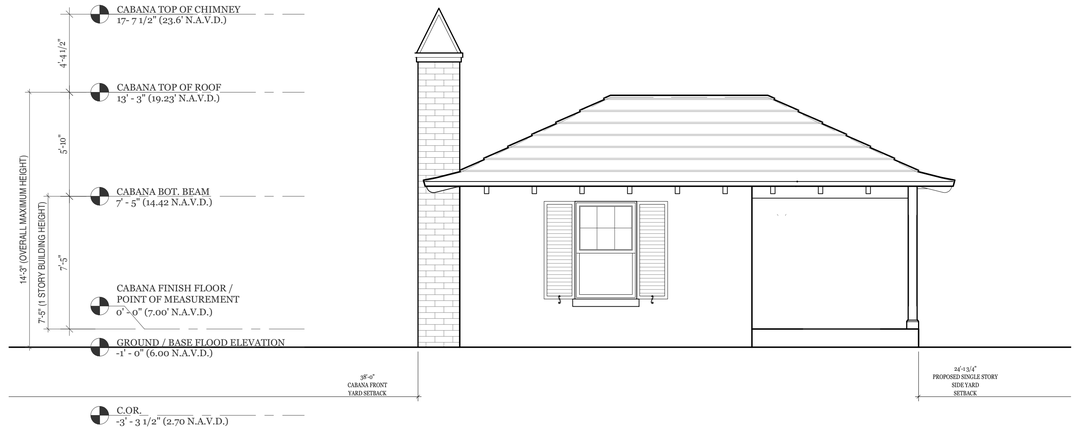
A-2.5

04-06-26



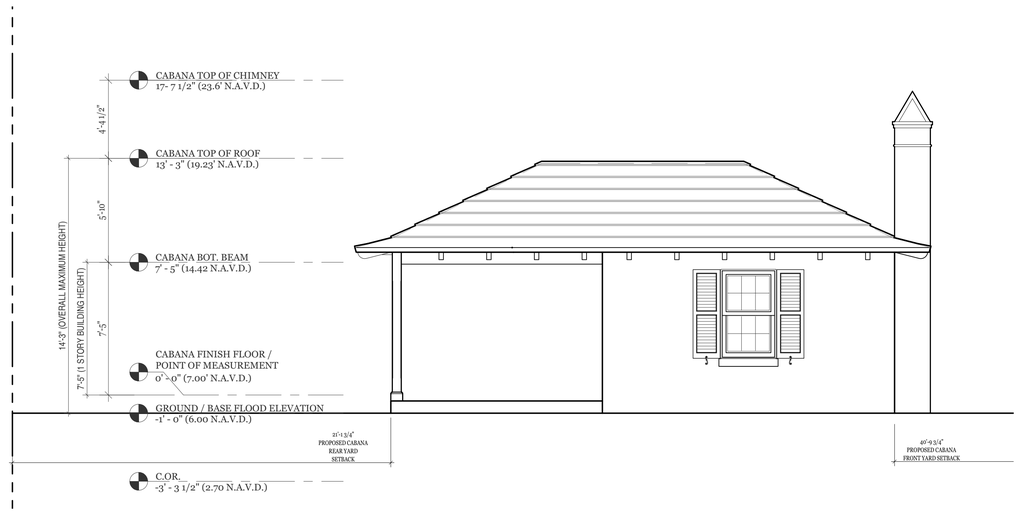
PREVIOUSLY PROPOSED WEST CABANA ELEVATION

SCALE 1/ 4" = 1'-0"



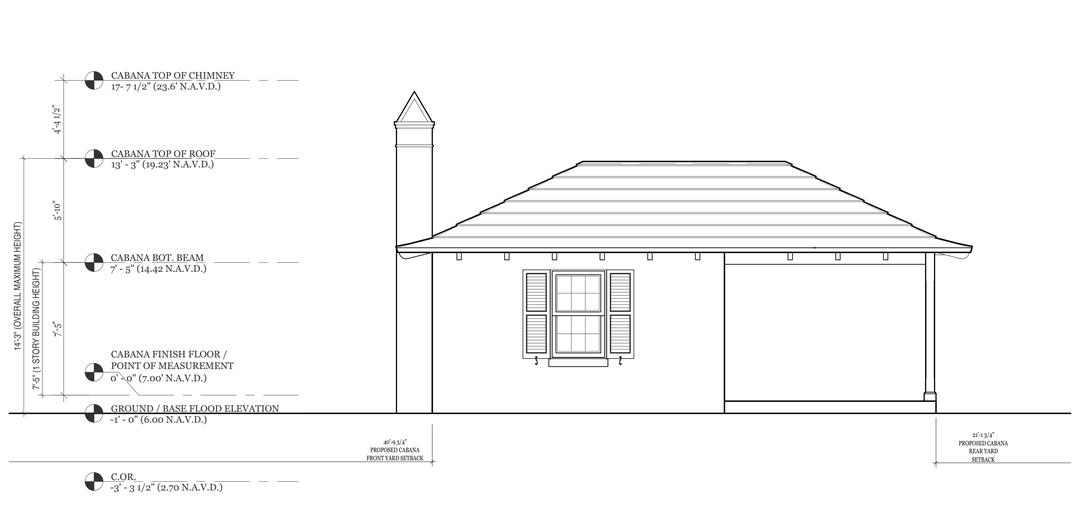
PREVIOUSLY PROPOSED EAST CABANA ELEVATION

SCALE 1/ 4" = 1'-0"



CURRENTLY PROPOSED WEST CABANA ELEVATION

SCALE 1/ 4" = 1'-0"



CURRENTLY PROPOSED EAST CABANA ELEVATION

SCALE 1/ 4" = 1'-0"

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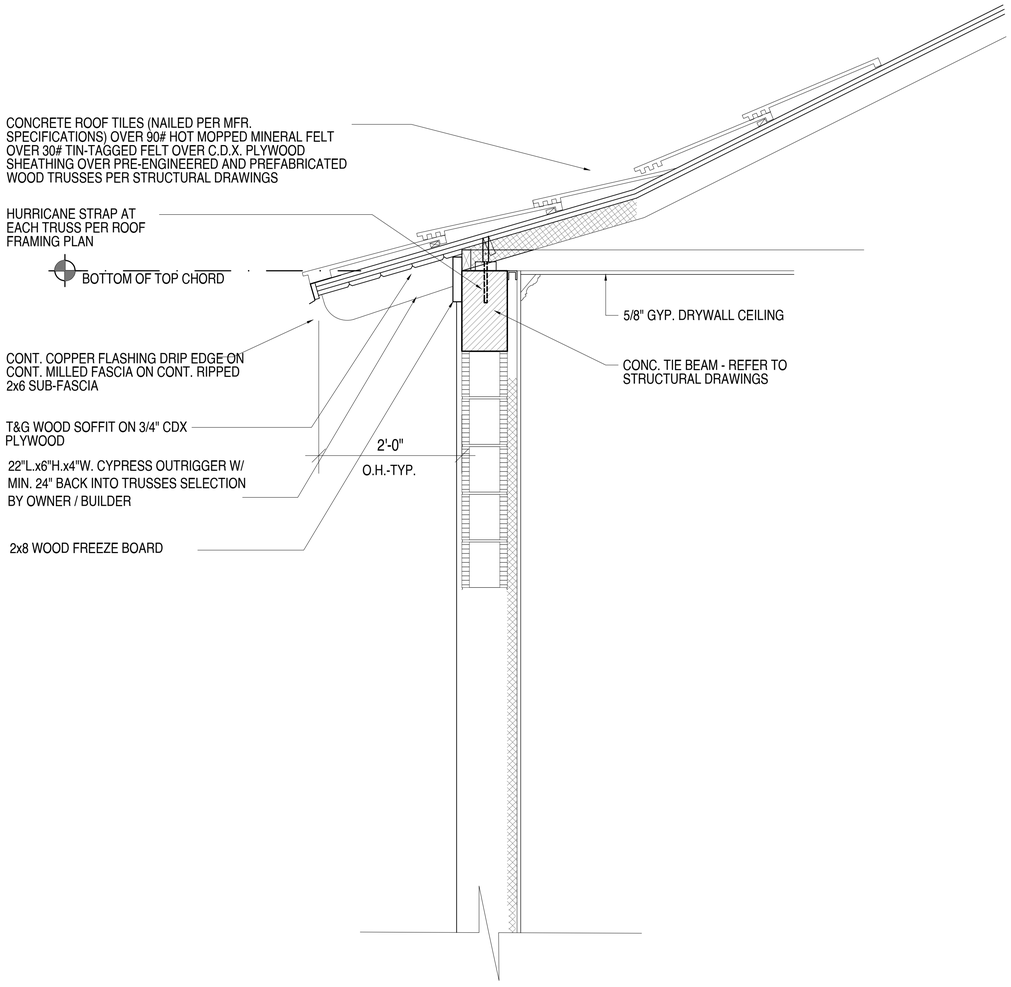
PROJECT #

SHEET NO.

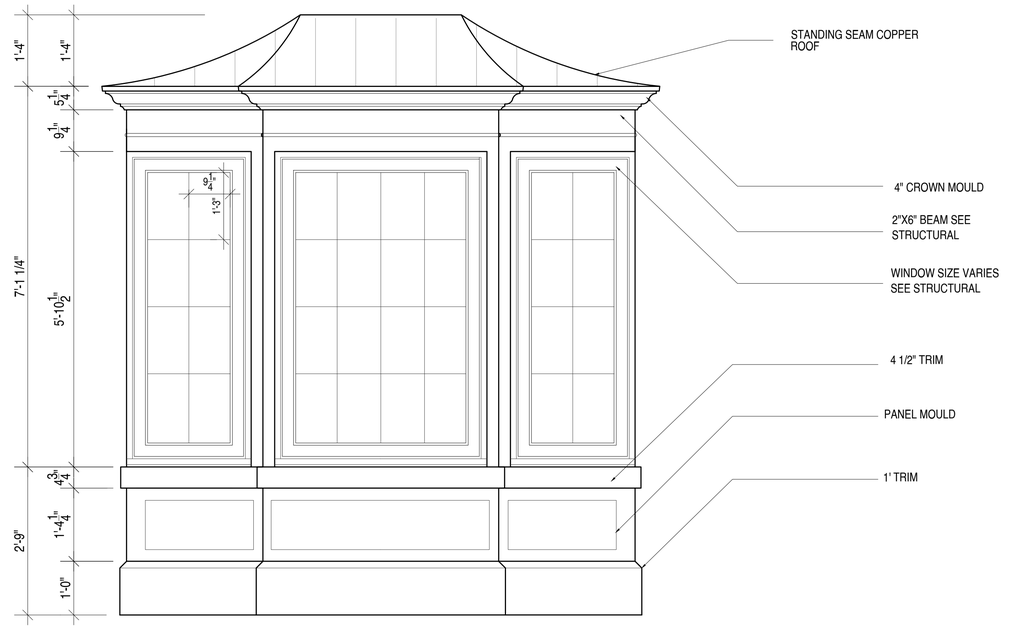
A-2.6

04-06-26



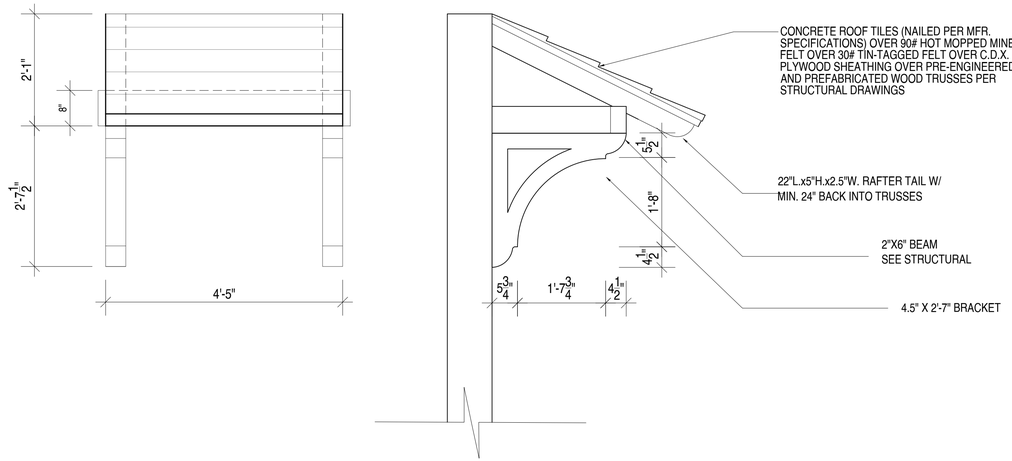
WALL SECTION

SCALE 1" = 1'-0"



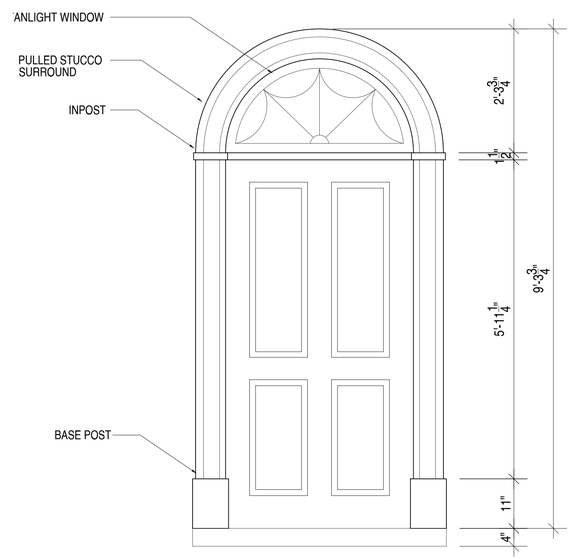
BAY WINDOW DETAIL

SCALE 3/ 4" = 1'-0"



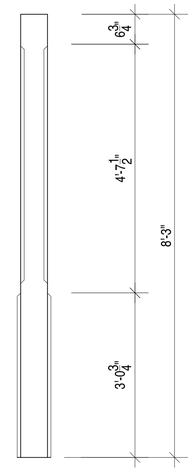
PORCH ROOF BRACKET DETAIL

SCALE 3/ 4" = 1'-0"



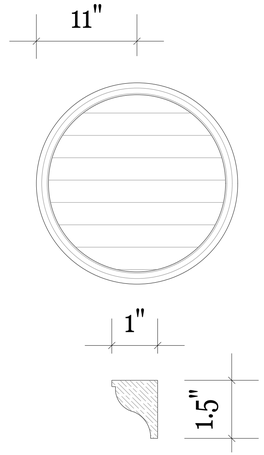
FRONT DOOR DETAIL

SCALE 3/ 4" = 1'-0"



COLUMN DETAIL

SCALE 3/ 4" = 1'-0"



VENT DETAIL

SCALE: NTS

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PROPOSED RENOVATIONS FOR:

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PROJECT #

SHEET NO.

A-3.1

04-06-26

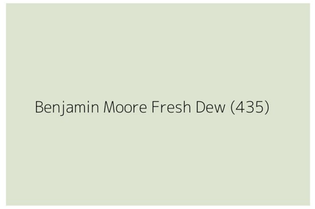
MATERIALS



ROOF:
WHITE CONCRETE TILE



MAIN BODY OF HOUSE:
SMOOTH STUCCO
BM-WHITE DOVE OC-17



SHUTTERS + EXTERIOR DOORS:
BM-FRESH DEW 435



WINDOWS:
SIERRA PACIFIC -WHITE

COLUMNS, RAILINGS,
RAFTER TAILS:
LIME-WASHED PECKY CYPRESS



HORIZONTAL TRIM +
SURROUNDS:
PULLED STUCCO - BM: DOVE WHITE



BAY WINDOW ROOF:
COPPER



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

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A.A. #001345
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PROJECT #

SHEET NO.

A-3.2

04-06-26



PROPOSED NORTH ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE 1/ 4" = 1'-0"

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PROJECT #

SHEET NO.

A-4.0

04-06-26



PROPOSED EAST ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 1/ 4" = 1'-0"

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SHEET NO.

A-4.1

04-06-26



PROPOSED WEST ELEVATION W/ CABANA

SCALE 1/ 4" = 1'-0"

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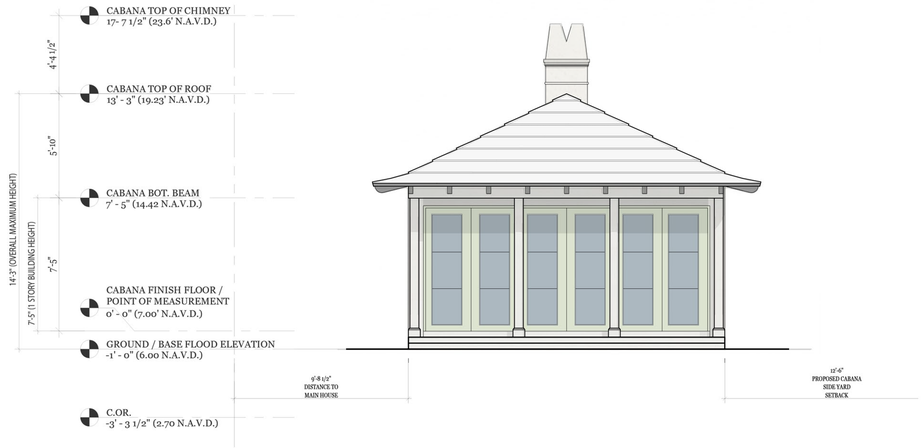
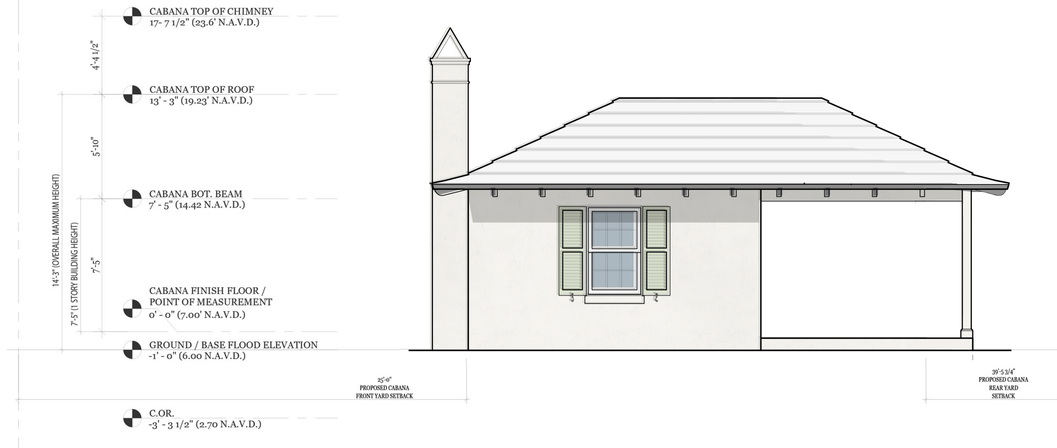
A-4.2

04-06-26



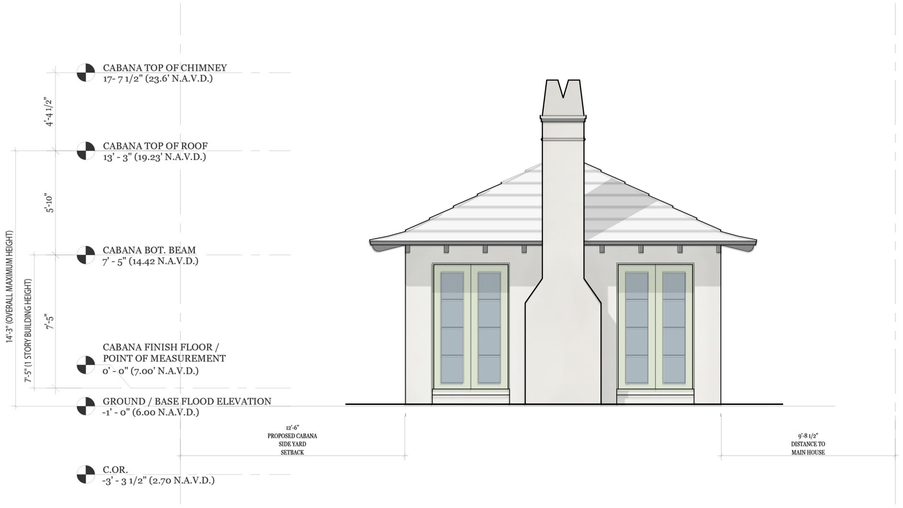
PROPOSED NORTH CABANA ELEVATION

SCALE 1/ 4" = 1'-0"



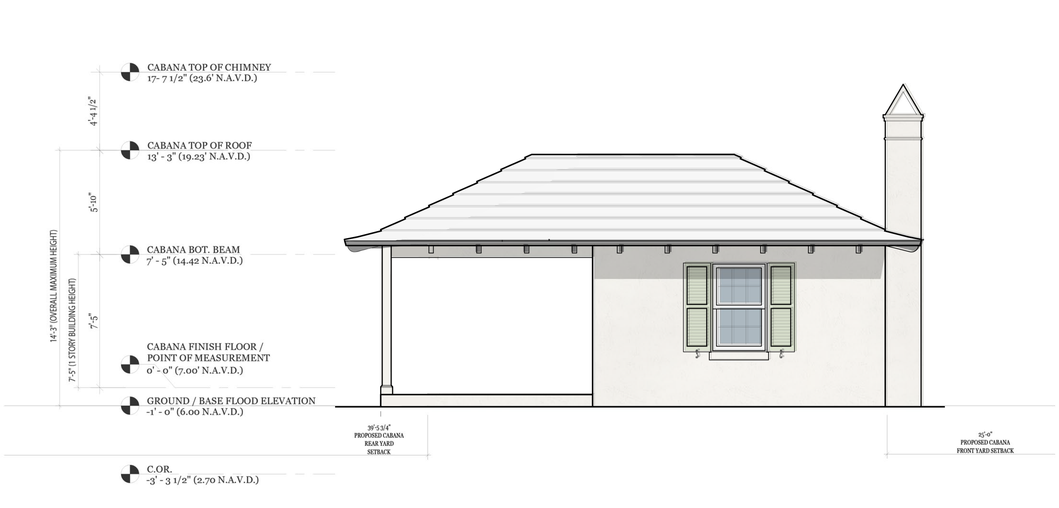
PROPOSED EAST CABANA ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED SOUTH CABANA ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED WEST CABANA ELEVATION

SCALE 1/ 4" = 1'-0"

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BEACH, FL. 33480 PHONE: 561.655.1116

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A-4.3

04-06-26



RENDERED FRONT VIEW

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

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CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

201 ONONDAGA AVE. PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

△

△

△

△

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PROJECT

SHEET NO.

A-5.0

04-06-26



RENDERED FRONT VIEW

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:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

201 ONONDAGA AVE. PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

A-5.1

04-06-26



RENDERED REAR VIEW

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201 ONONDAGA AVE. PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

A-5.2

04-06-26

E

SMI
LANDSCAPE ARCHITECTURE

0' 10' 20'

E

SMI
LANDSCAPE ARCHITECTURE

0' 10' 20'

The
Castelo
Residence

201 Onondaga Road
Palm Beach, FL 33480

SHEET INDEX

Cover	
Site Plan	L1.1
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Site Comparison Plan	L1.1a
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Grading Cross Section	CS-1
Planting Plan	L3.1
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Pre-Demolition Plan	D-1
Post Demolition Plan	D-2
Planting Elevations	E-1
Planting Elevations	E-2
Screening Plan	S-1
Truck Logistics Plan	TL-1

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

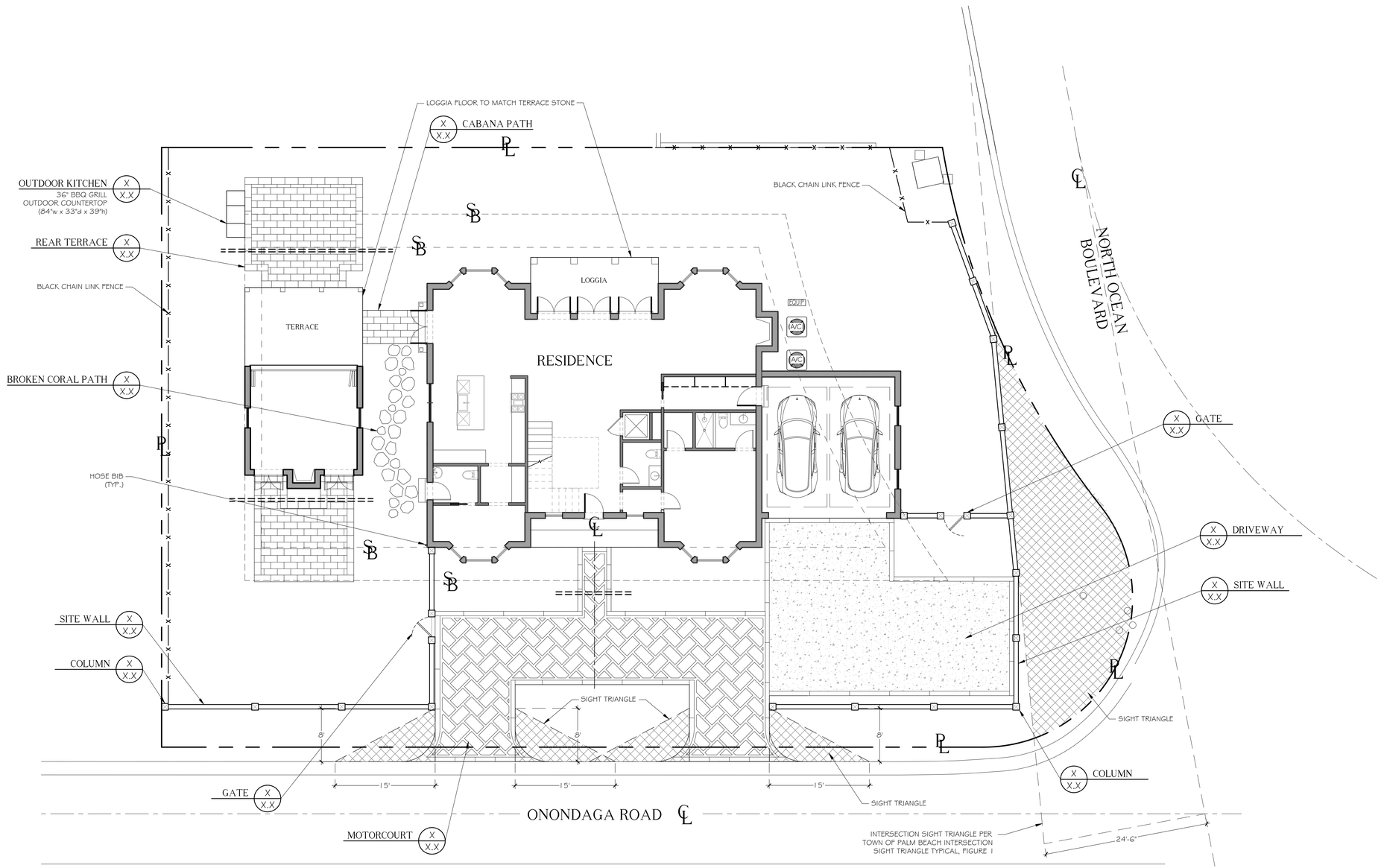
Castelo
2518

ARC-25-0088

FIELD VERIFY ALL DIMENSIONS

ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

SMI TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION



ABBREVIATIONS KEY
DIA =DIAmeter
DR =Dominican Republic
HS =HardScape
HT =HeighT
LA =Landscape Architect
LS =LandScape
MAX =MAXimum
MIN =MINimum
SMI =SMI Landscape Architecture
TBD =To Be Determined
TC =Terra Cotta
THK =THicK
TYP =TYPical
SF =Square Feet
======== =PVC SLEEVES

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

MATERIALS



TABBY CONCRETE
MOTORCOURT



TABBY CONCRETE
DRIVEWAY



LIMESTONE
CABANA PATH & REAR TERACES



BROKEN CORAL
PATH

811 Know what's below Call before you dig

The Castelo Residence

201 Onondaga Road
Palm Beach, FL 33480

North

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NOTES:
-FOOTINGS FOR ALL STRUCTURES TO BE AT LEAST 3' BELOW GRADE TO ALLOW FOR PLANTINGS / ROOT BALLS
-DRIP IRRIGATION MAY ONLY BE USED IF SPECIFIED BY SMI OR IF REQUIRED BY MUNICIPALITY

5	04/06/2026	Presentation Rev01
4	02/09/2026	Final Submittal
3	01/12/2026	Second Submittal
2	10/16/2025	First Submittal
1	10/06/2025	Pre-Application

REVISIONS

ARC-25-0088

SMI
LANDSCAPE ARCHITECTURE
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

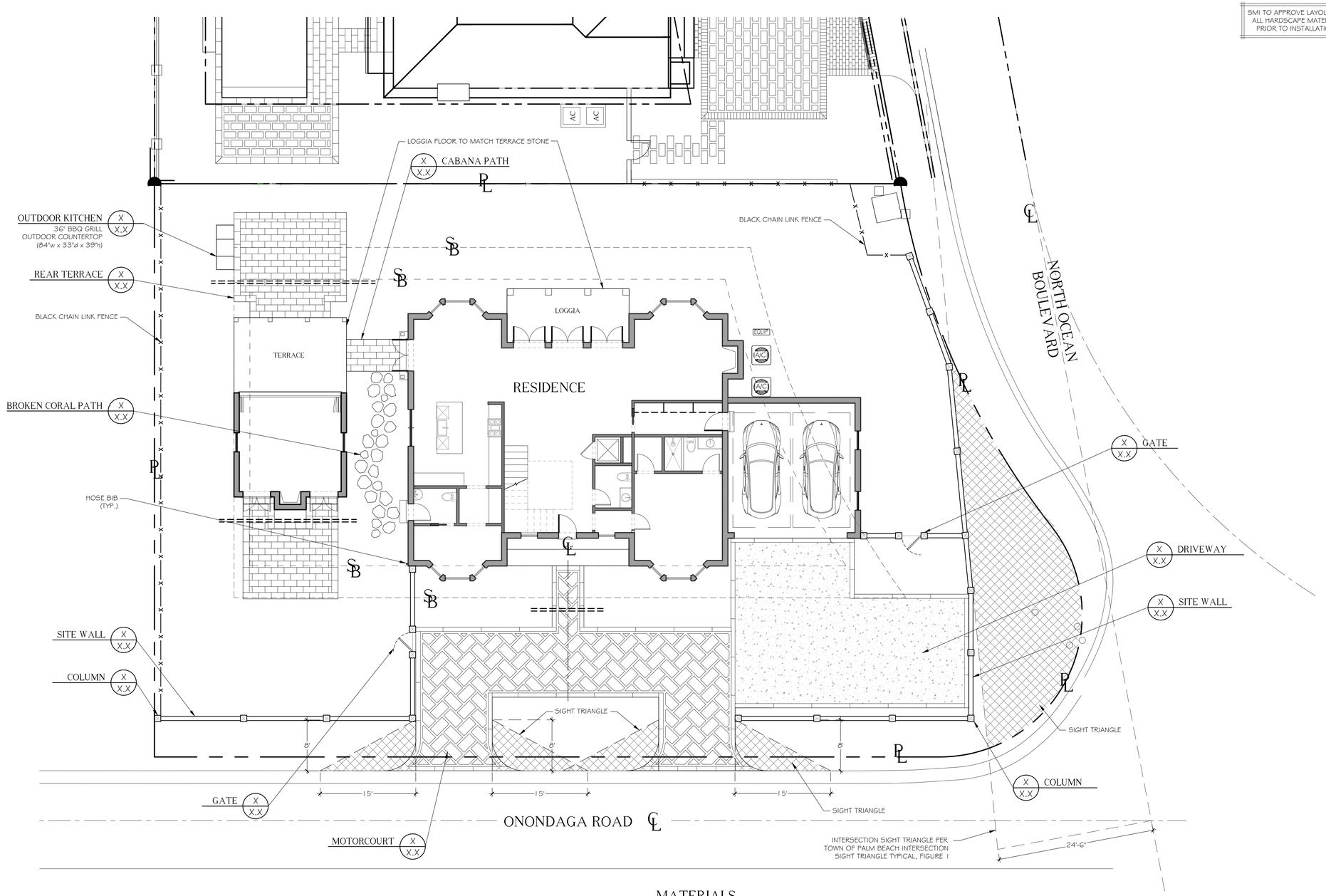
TITLE
Site Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
DATE:	PRJCT MNGR:	CHECKED:
04.06.2026	CFV	. .
SEAL:	DRAWING NO.	
	L1.1	
	SHEET 1 OF 3	

FIELD VERIFY ALL DIMENSIONS

ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

SMI TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION



ABBREVIATIONS KEY
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HS =HardScape
HT =HeighT
LA =Landscape Architect
LS =LandScape
MAX =MAXimum
MIN =MINimum
SMI =SMI Landscape Architecture
TBD =To Be Determined
TC =Terra Cotta
THK =THicK
TYP =TYPical
SF =Square Feet
======== =PVC SLEEVES

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

MATERIALS



TABBY CONCRETE
MOTORCOURT



TABBY CONCRETE
DRIVEWAY



LIMESTONE
CABANA PATH & REAR TERACES



BROKEN CORAL
PATH

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REVISIONS

ARC-25-0088

SMI
LANDSCAPE ARCHITECTURE
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Site Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
DATE:	PRJCT MNGR:	CHECKED:
04.06.2026	CFV	. .
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	L1.1	
	SHEET 1 OF 3	

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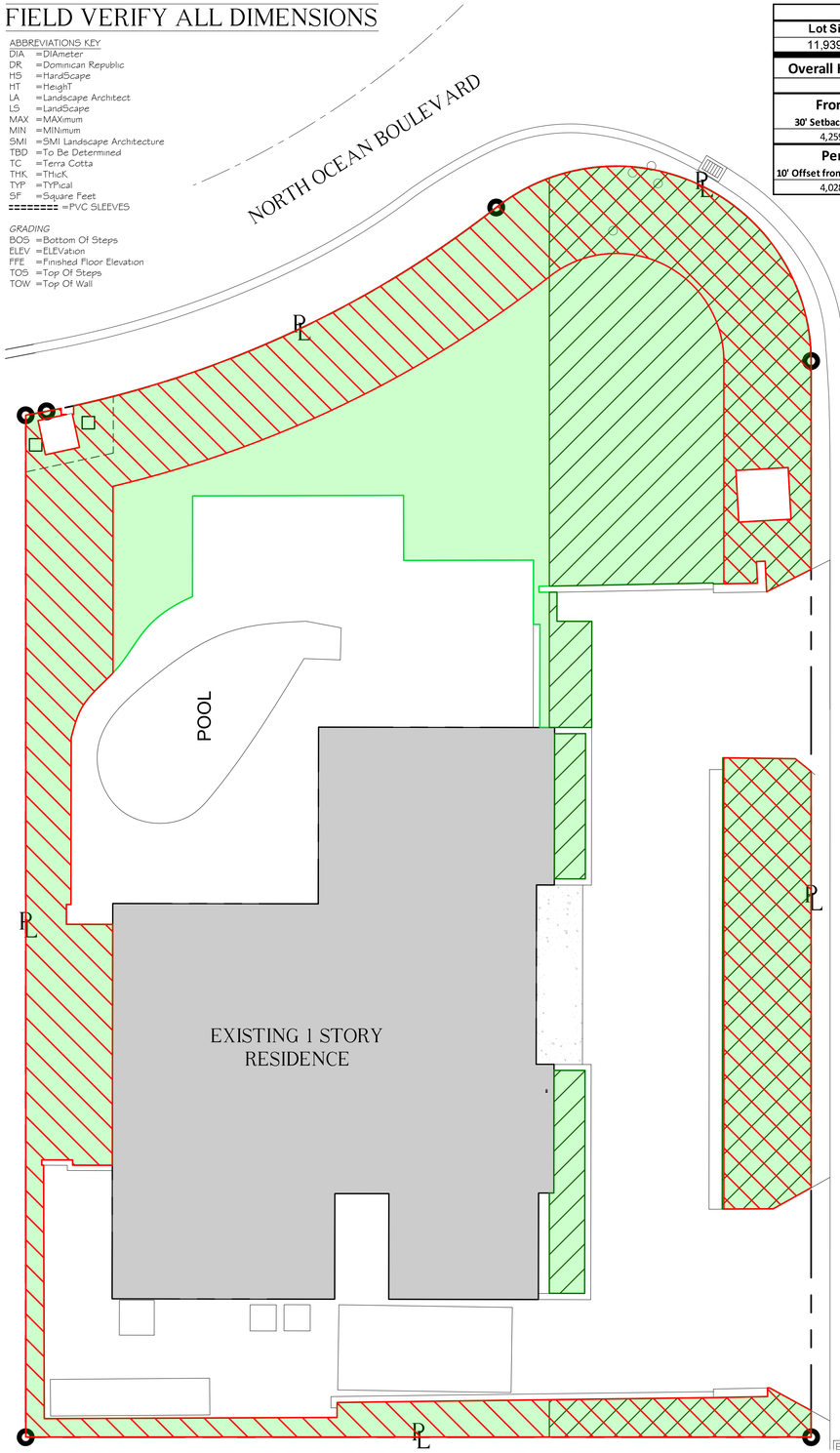
Pervious / Impervious Calculations: RB

Lot Size	Dwelling 2 Floors	Required Pervious		Existing Pervious		Proposed Pervious	
11,939 sf	3,193 sf	Square Footage	Percentage	Square Footage	Percentage	Square Footage	Percentage
Overall Hardscape (Impervious)		5,373	45%min (or Existing)	4,509	38%	6,371	53%
2,375 sf							
Front Yard Calculations		1,704	40%min (or Existing)	2,156	51%	2,478	58%
30' Setback Area	Hardscape (Impervious)						
4,259 sf	1,781 sf						
Perimeter Hardscape		2,686	50% of required open space shall be within 10' of property line	2,729	51%	3,470	65%
10' Offset from PL / Area	Hardscape (Impervious)						
4,028 sf	558 sf						



EXISTING SITE PLAN

Color Key
Site Pervious
Front Yard Pervious
Perimeter Pervious

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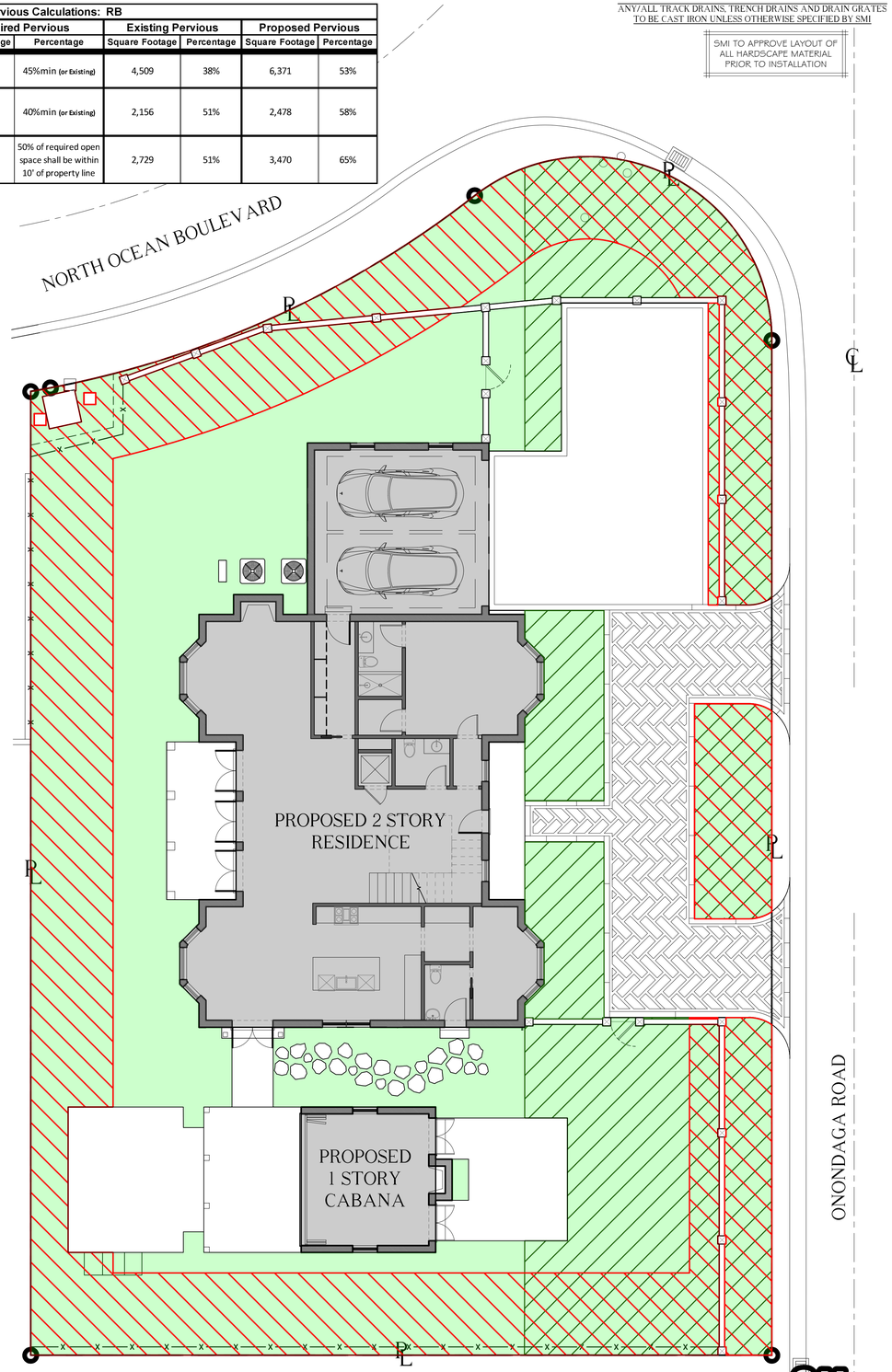

PROPOSED SITE PLAN

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eMail: Office@smila.net www.smila.net
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TITLE
Site Comparison Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
DATE:	PRJCT MNGR:	CHECKED:
04.06.2026	CFV	. .
SEAL	DRAWING NO.	
	L1.1a	
	SHEET 1a OF 3	

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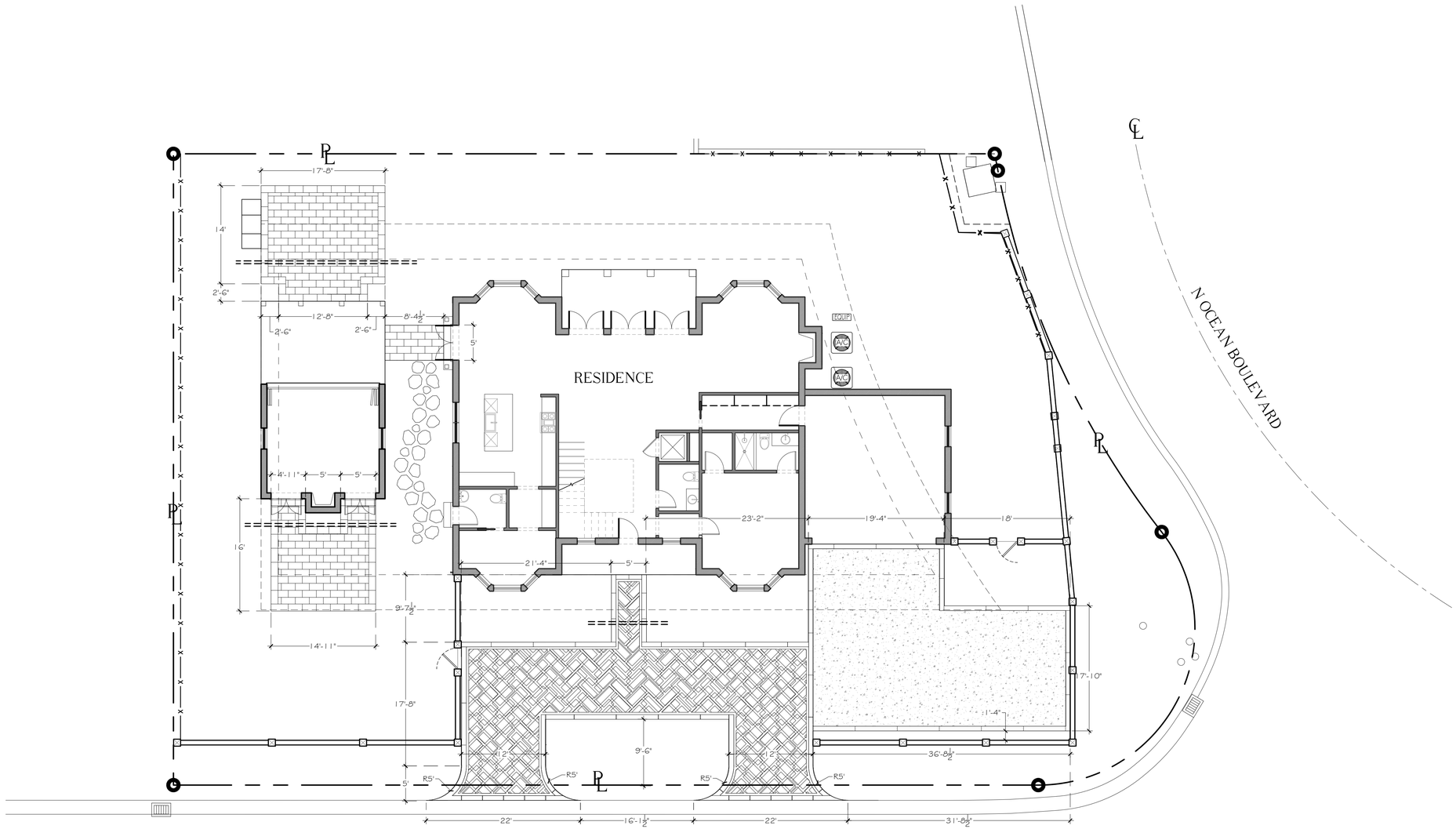

ONONDAGA AVENUE CL

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TITLE
Layout Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
DATE:	PRJCT MNGR:	CHECKED:
04.06.2026	CFV	. .
SEAL	DRAWING NO.	
	L1.2	
	SHEET 2 OF 3	

FIELD VERIFY ALL DIMENSIONS

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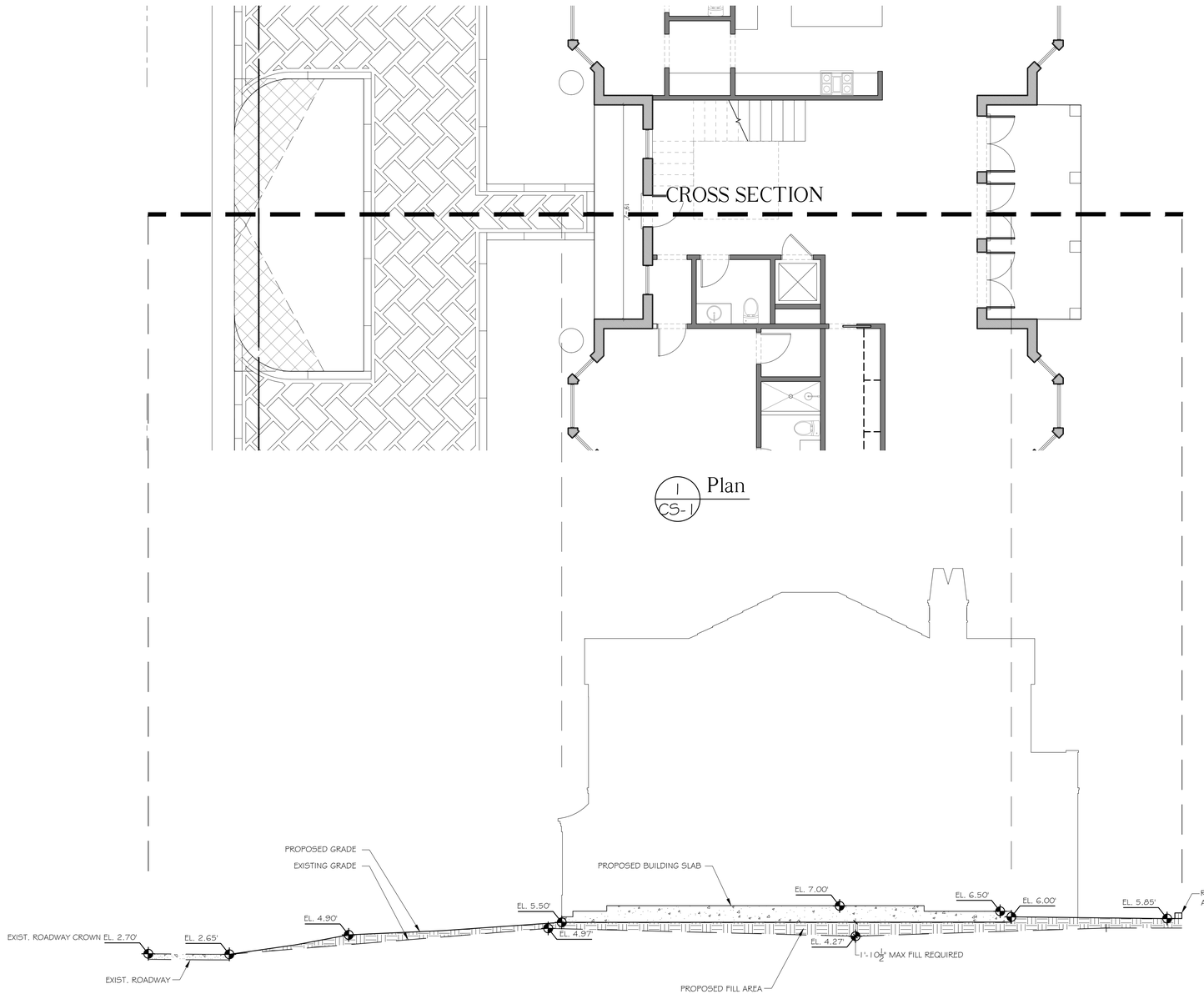

1 / CS-1 Plan

2 / CS-1 Grade/ Fill Cross Section

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TITLE: Grade/ Fill Cross Section		
SCALE: 3/16" = 1'-0"	PROJECT NUMBER: 2518	
DATE: 04.06.2026	PRJCT MNGR: CFV	CHECKED: . .
SEAL:	DRAWING NO.: CS-1 SHEET 1 OF 1	

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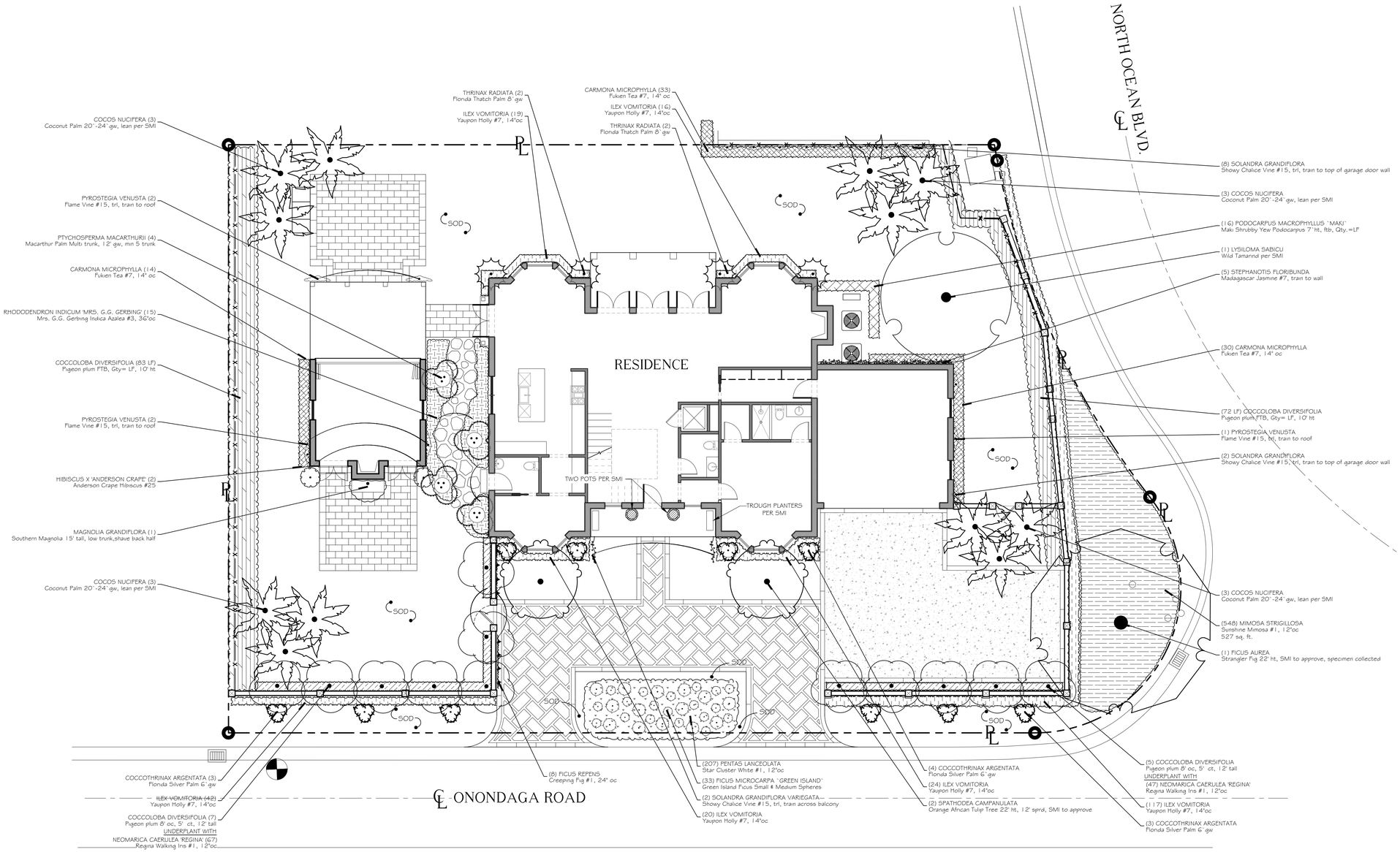

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SMI TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION

ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED

ALL PLANTING BEDS ABUTTING LAWN TO HAVE METAL EDGE BORDER

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TITLE

Planting Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
DATE: 04.06.2026	PRJCT MNGR: CFV	CHECKED: . .
SEAL:	DRAWING NO. L3.1 SHEET 1 OF 3	

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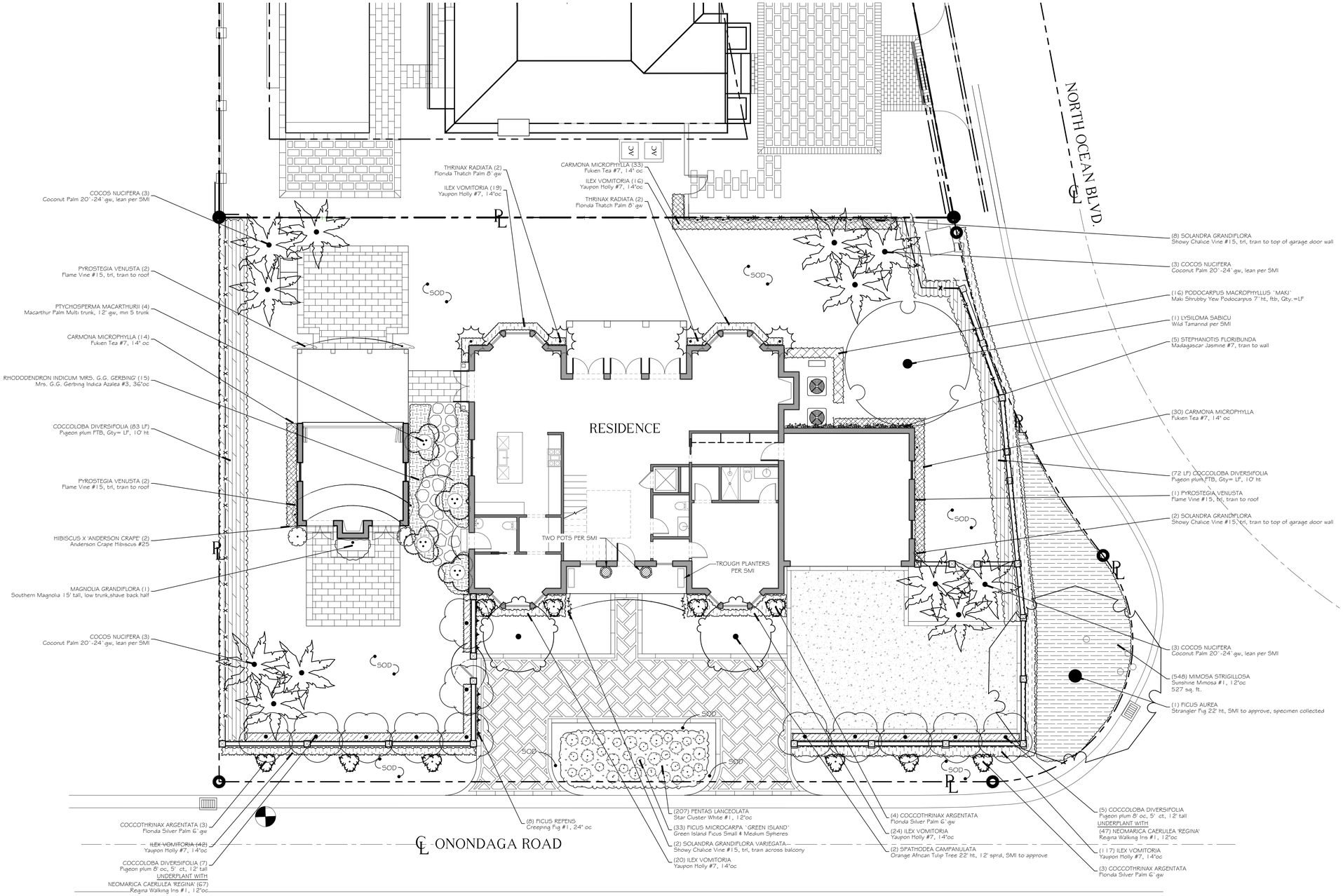

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	L3.1	
	SHEET 1 OF 3	

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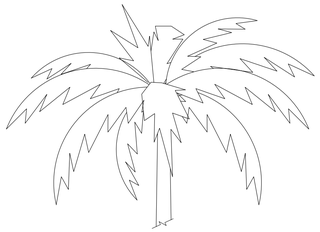
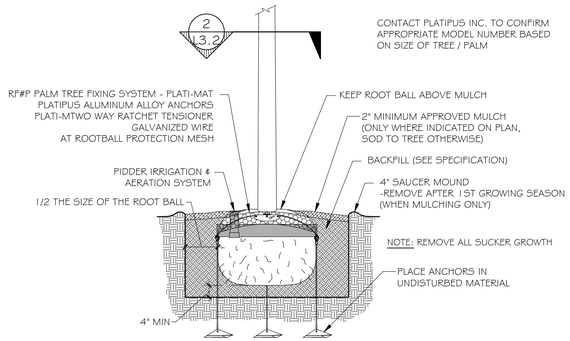
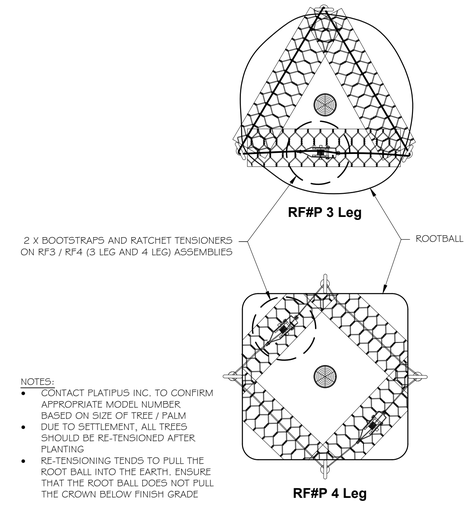




1 L3.2 PLATIPUS TREE ANCHORING DETAIL

SCALE: NOT TO SCALE



2 L3.2 PLATIPUS ROOTBALL BOOTSTRAP DETAIL

SCALE: NOT TO SCALE

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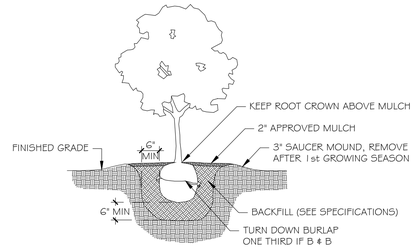
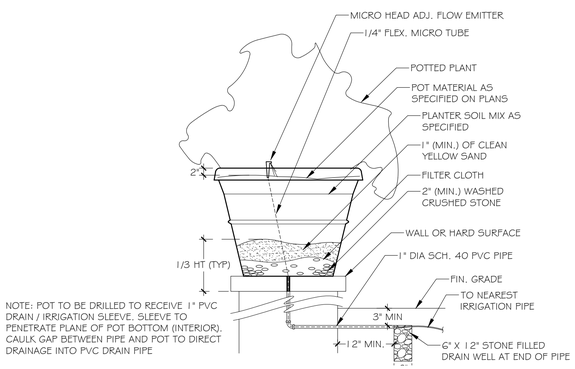


3 L3.2 SHRUB PLANTING DETAIL

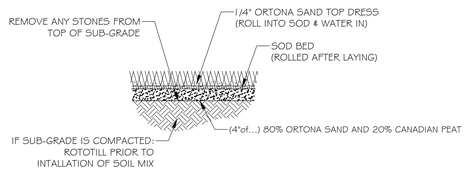
SCALE: NOT TO SCALE



4 L3.2 POTTED PLANT DETAIL

SCALE: NOT TO SCALE

ALL SOD PLANTED BETWEEN STONE TO BE CASHMERE ZOYSIA REGARDLESS OF OVERALL SITE SOD TYPE

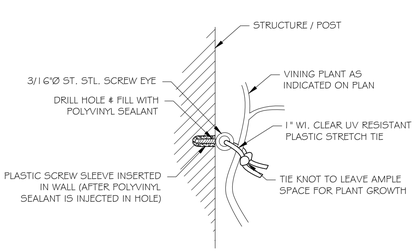


5 L3.2 SOD PLANTING DETAIL

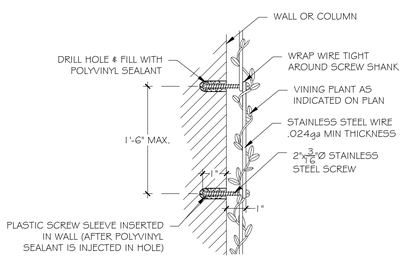
SCALE: 1/2" = 1'-0"

6 L3.2 PLANTING BED DETAIL

SCALE: NOT TO SCALE



PIN TO WALL



WIRE TO WALL

7 L3.2 VINE SUPPORT DETAIL

SCALE: NOT TO SCALE

NOTES:
1. 16'-0" (4.9M) SECTIONS TO INCLUDE (5) 12" (30.5CM) ALUMINUM STAKES
2. COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. FINISH GRADE TO BE 1/2" (1.3CM) BELOW TOP OF EDGING.
3. CORNERS - CUT BASE OF EDGING UP HALF WAY AND FORM A CONTINUOUS CORNER
4. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. 1-800-356-9660, 616-399-9600

8 L3.2 PLANT BED EDGING DETAIL

SCALE: NTS

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TITLE: Planting Details

SCALE	PROJECT NUMBER:	
NOT TO SCALE	2518	
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SEAL	DRAWING NO. L3.2 SHEET 2 OF 3	

FIELD VERIFY ALL DIMENSIONS

PLANTING 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.

IRRIGATION:

-DRIP IRRIGATION MAY ONLY BE USED IF SPECIFIED BY SMI OR IF REQUIRED BY MUNICIPALITY

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.

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

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. REMEMBER TO CONSIDER SOIL CONDITIONS WHEN PLANTING TREES IN MADE UP GROUND AND THE NEED TO PLACE THE ANCHORS IN A UNDISTURBED MATERIAL. IF SO,YOU CAN ORDER 'ED' KITS (EXTRA DEPTH). TO ALLOW FOR THIS YOU MAY ALSO NEED A LONGER DRIVE ROD.

2. THE ANCHOR SHOULD BE DRIVEN TO THE FULL WORKING DEPTH USING A SUITABLE DRIVE ROD.

3. YOU MUST LOADLOCK THE ANCHORS PROPERLY INTO THEIR WORKING POSITION, BY APPLYING AN UPWARDS FORCE / LOAD ON THE WIRE TENDON.

4. IF THE ANCHORS ARE NOT LOADLOCKED PROPERLY, THE TREE WILL BECOME LOOSE WHEN THE FIRST WINDS ARRIVE.

5. PALM TREE ROOTBALLS MUST BE A MINIMUM OF 5" DIAMETER, PROPERLY ROOT WRAPPED AND OF SUFFICIENT STRENGTH AND PROPORTION TO SUPPORT A ROOTBALL FI XING METHOD. THE CORRECT PALM TREE KIT REQUIRED MUST BE SPECIFIED BY THE LANDSCAPE ARCHITECT ONCE THE ROOTBALL DIMENSIONS, TREE HEIGHT AND SAIL AREA OF THE TREE HAVE BEEN ESTABLISHED.

6.THE D-MAN CELLS / DEADMEN SHOULD BE INSTALLED AT LEAST 12" BELOW THE BASE OF THE ROOTBALL WITH THE SOIL COMPACTED ABOVE THE CELLS TO 60%, RIGHT UP TO THE NURSERY LINE.

7.IT IS NOT ADVISABLE TO USE STRAP SYSTEMS FOR CONTAINER GROWN STOCK (SEE PLATI-MAT SYSTEMS).

8. DUE TO SETTLEMENT OF THE TREE & AFTER WATERING RE-TENSIONING IS HIGHLY RECOMMENDED.

9. REFER TO MANUFACTURERS SPECIFICATIONS FOR COMPLETE INSTALLATION INSTRUCTIONS AT WWW.PLATIPUS.US.

10. 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 GRONTH 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 APPROVED ALTERNATE

ALL PLANTING AREAS SHALL BE CLEANED OF ALL PLANT AND MATERIAL TWO WEEKS PRIOR TO INSTALLATION OF SOIL FOR REMOVAL OF ANY WEEDS.

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 APPROPRIATE SOIL AND 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% airlite	.

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.

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 MYCORHIZAE 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

MULCH

ALL MULCH FOR THE PROJECT SHALL BE 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.

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 DAYS 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. FOR SOD, APPLY DEPTH OF SOIL AS PER PLANTING DETAILS PAGE. REMOVE ANY STONES FROM TOP OF SUB-GRADE OR COVER STONES WITH ADDITIONAL 2" OF SOIL MIX.

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

ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

QUANTITIES FOR LARGE HEDGES / BUFFERS REPRESENT LINEAR FEET OF PLANT, UNLESS OTHERWISE NOTED IN THE PLANT SIZE SPEC

PLANT LIST

All plants to be Florida Fancy

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE/NON
TREES				
12	Coccoloba diversifolia	Pigeon plum	8' oc, 5` ct, 12' tall	Native
155	Coccoloba diversifolia	Pigeon plum	FTB, Gty= LF, 10' ht	Native
10	Coccothrinax argentata	Florida Silver Palm	6`gw	Native
1	Ficus aurea	Strangler Fig	22' ht, SMI to approve, specimen collected	Native
2	Hibiscus x 'Anderson Crape'	Anderson Crape Hibiscus	#25	Not Native
1	Lysiloma sabicu	Wild Tamarind	per SMI	Not Native
1	Magnolia grandiflora	Southern Magnolia	15' tall, low trunk,shave back half	Native
2	Spathodea campanulata	Orange African Tulip Tree	22' ht, 12' sprd, SMI to approve	Not Native
PALM TREES				
12	Cocos nucifera	Coconut Palm	20`-24`gw, lean per SMI	Not Native
4	Ptychosperma macarthurii	Macarthur Palm	Multi trunk, 12' gw, min 5 trunk	Not Native
4	Thrinax radiata	Florida Thatch Palm	8`gw	Native
SHRUBS				
77	Carmona microphylla	Fukien Tea	#7, 14" oc	Not Native
33	Ficus microcarpa `Green Island`	Green Island Ficus	Small, Medium & Large Spheres	Not Native
16	Podocarpus macrophyllus `Maki`	Maki Shrubby Yew Podocarpus	7`ht, ftb, Qty.=LF	Not Native
VINE/ESPALIER				
8	Ficus repens	Creeping Fig	#1, 24" oc	Not Native
5	Pyrostegia venusta	Flame Vine	#15, trl, train to roof	Not Native
10	Solandra grandiflora	Showy Chalice Vine	#15, trl, train to top of garage door wall	Not Native
2	Solandra grandiflora variegata	Showy Chalice Vine	#15, trl, train across balcony	Not Native
5	Stephanotis floribunda	Madagascar Jasmine	#7, train to wall	Not Native
SHRUB AREAS				
238	Ilex vomitoria	Yaupon Holly	#7, 14"oc	Native
114	Neomarica caerulea 'Regina'	Regina Walking Iris	#1, 12"oc	Not Native
207	Pentas lanceolata	Star Cluster White	#1, 12"oc	Not Native
15	Rhododendron indicum 'Mrs. G.G. Gerbing'	Mrs. G.G. Gerbing Indica Azalea	#3, 36"oc	Not Native
GROUND COVERS				
548	Mimosa strigillosa	Sunshine Mimosa	#1, 12"oc	Native

SMI TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION

ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED
SMI TO APPROVE LOCATIONS OF ANY / ALL IRRIGATION BOXES

ALL PLANTING BEDS TO HAVE STEEL EDGE BORDER

811 Know what's below Call before you dig

The Castelo Residence

201 Onondaga Road
Palm Beach, FL 33480

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NOTES:
-FOOTINGS FOR ALL STRUCTURES TO BE AT LEAST 3' BELOW GRADE TO ALLOW FOR PLANTINGS / ROOT BALLS
-DRIP IRRIGATION MAY ONLY BE USED IF SPECIFIED BY SMI OR IF REQUIRED BY MUNICIPALITY

5	04/06/2026	Presentation Rev01
4	02/09/2026	Final Submittal
3	01/12/2026	Second Submittal
2	10/16/2025	First Submittal
1	10/06/2025	Pre-Application

REVISIONS

ARC-25-0088

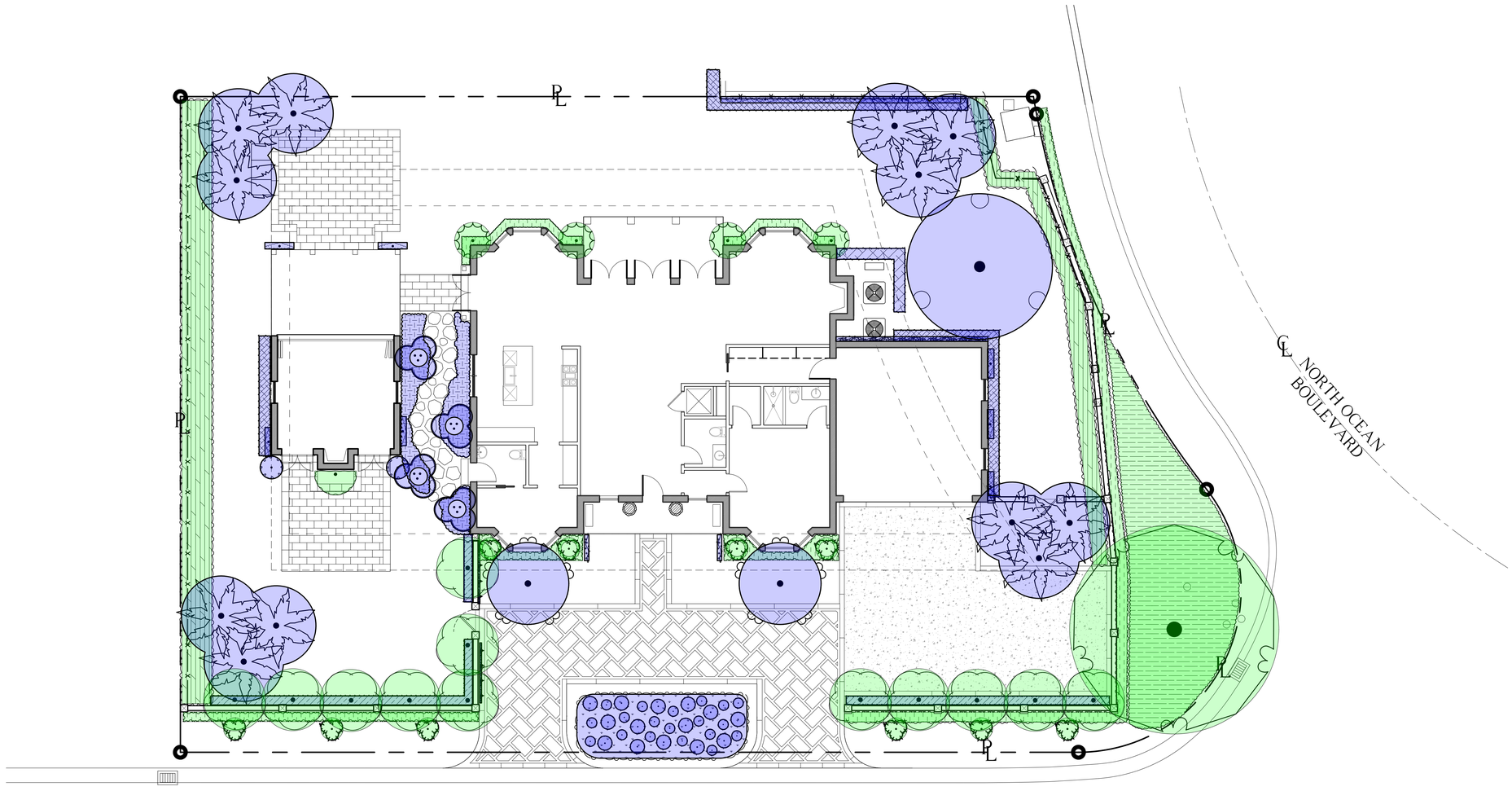
SMI
LANDSCAPE ARCHITECTURE
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Planting Specifications

SCALE	PROJECT NUMBER:	
NONE	2518	
DATE:	PRJCT MNGR:	CHECKED:
04.06.2026	CFV	. .
SEAL	DRAWING NO.	
	L3.3	
	SHEET 3 OF 3	

FIELD VERIFY ALL DIMENSIONS

ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI



Newly planted non-native plant material

Newly planted native plant material

Areas not shown in color are either existing to remain, building, hardscape, or sod

ABBREVIATIONS KEY
DIA =DIAmeter
DR =Dominican Republic
HS =HardScape
HT =HeighT
LA =Landscape Architect
LS =LandScape
MAX =MAXimum
MIN =MINimum
SMI =SMI Landscape Architecture
TBD =To Be Determined
TC =Terra Cotta
THK =THicK
TYP =TYPical
SF =Square Feet
======== =PVC SLEEVES

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

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:**	201 Onondaga Rd.	
2	**Lot Area (sq. ft.):**	11,939 sq. ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,373 sq. ft. (45%)	6,735 sq. ft. (56%)
5	LOS to be altered (Sq FT and %)	N/A	6,735 sq. ft. (56%)
6	Perimeter LOS (Sq Ft and %)	2,686 sq. ft. (50%)	3,522 sq. ft. (66%)
7	Front Yard LOS (Sq Ft and %)	1,704 sq. ft. (40%)	2,653 sq. ft. (62%)
8	Native Trees %	30% (number of trees)	249 (97%)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	240 (33%)
10	Native Groundcover %	30% (groundcover area)	548 (100%)

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

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

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

See Ord. 003-2023 *REV BF 20230727*

LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION

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The Castelo Residence

201 Onondaga Road
Palm Beach, FL 33480

North

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SMI
LANDSCAPE ARCHITECTURE
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Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Native Calculations

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
DATE:	PRJCT MNGR:	CHECKED:
04.06.2026	CFV	. .
SEAL:	DRAWING NO.	
	N-1	
	SHEET 1 OF 1	

FIELD VERIFY ALL DIMENSIONS

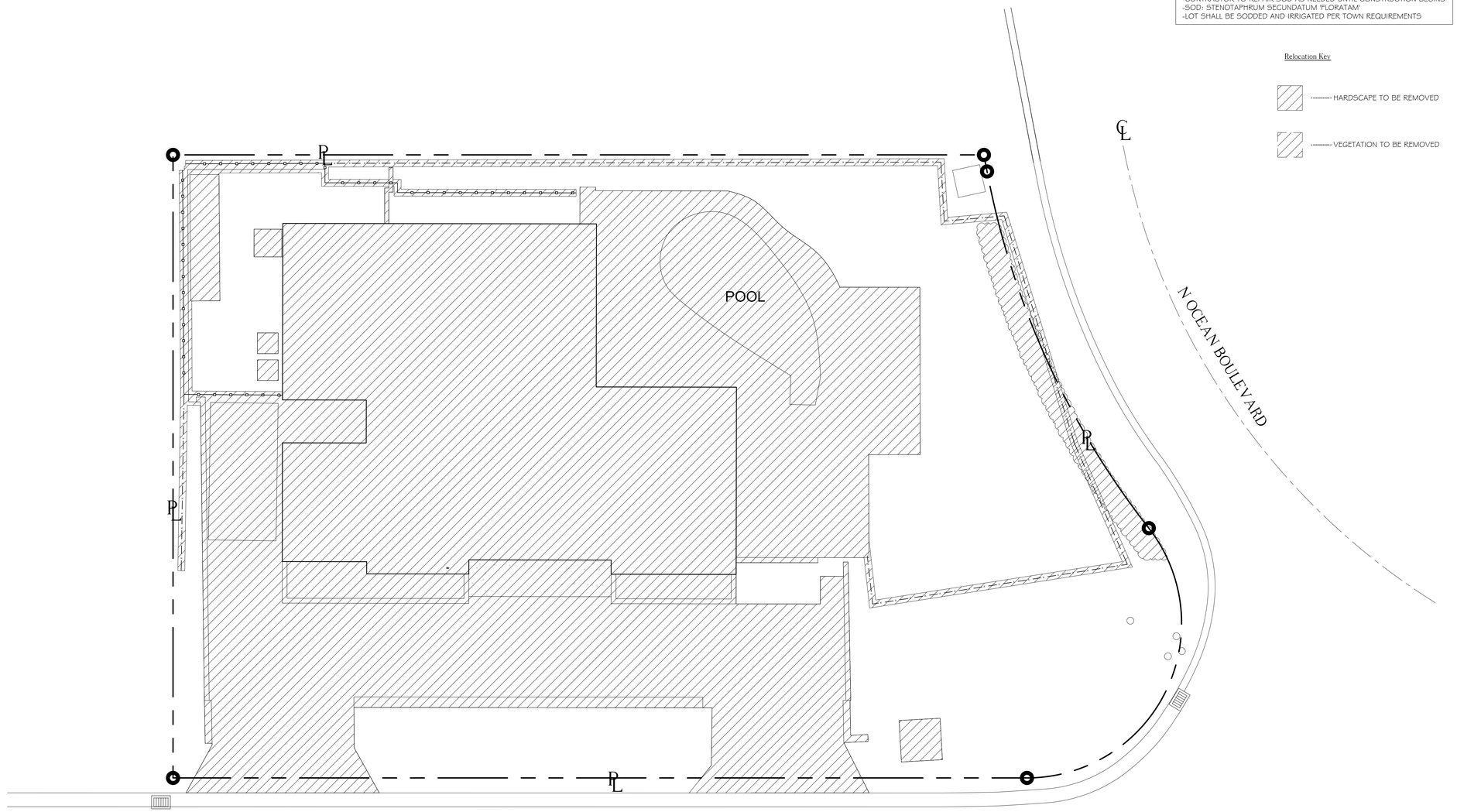
ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

NOTE:
-EXISTING SOD TO REMAIN
-CONTRACTOR TO REPAIR SOD AS NEEDED UNTIL CONSTRUCTION BEGINS
-SOD: STENOTAPHRUM SECUNDATUM 'FLORATAM'
-LOT SHALL BE SODDED AND IRRIGATED PER TOWN REQUIREMENTS

Relocation Key

HARDSCAPE TO BE REMOVED

VEGETATION TO BE REMOVED



ABBREVIATIONS KEY
DIA =DIAmeter
DR =Dominican Republic
HS =HardScape
HT =HeighT
LA =Landscape Architect
LS =LandScape
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MIN =MINimum
SMI =SMI Landscape Architecture
TBD =To Be Determined
TC =Terra Cotta
THK =THicK
TYP =TYPical
SF =Square Feet
======== =PVC SLEEVES

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

LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION.

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The Castelo Residence

201 Onondaga Road
Palm Beach, FL 33480

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4	02/09/2026	Final Submittal
3	01/12/2026	Second Submittal
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1	10/06/2025	Pre-Application

REVISIONS

ARC-25-0088

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LANDSCAPE ARCHITECTURE
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Pre-Demolition Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
DATE:	PRJCT MNGR:	CHECKED:
04.06.2026	CFV	. .
SEAL:	DRAWING NO.	
	D-1	
	SHEET 1 OF 2	

FIELD VERIFY ALL DIMENSIONS

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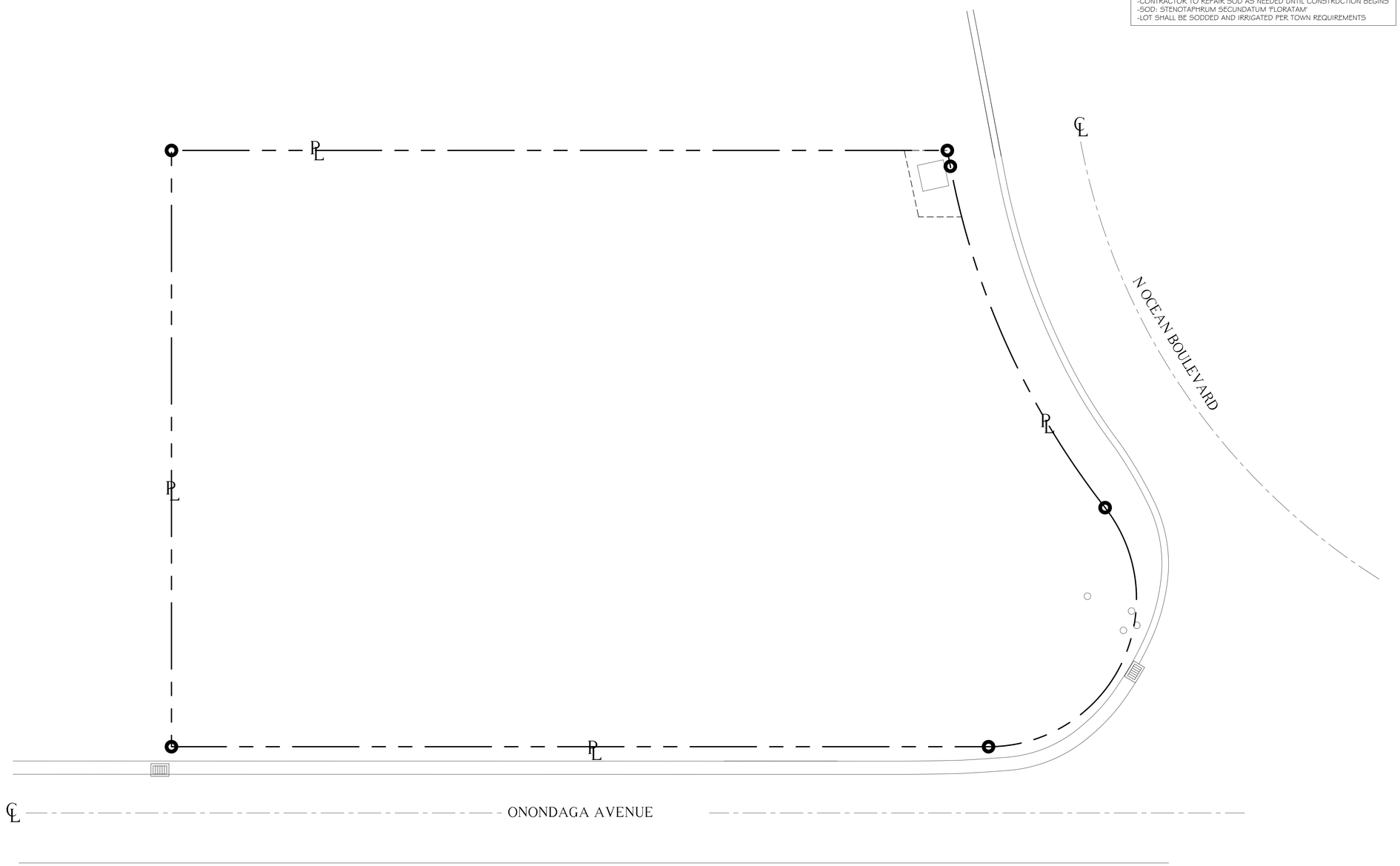
-LOT SHALL BE SODDED AND IRRIGATED PER TOWN REQUIREMENTS



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TITLE
Post Demolition Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
DATE:	PRJCT MNGR:	CHECKED:
04.06.2026	CFV	. .
SEAL:	DRAWING NO.	
	D-2 SHEET 2 OF 2	

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Northern Elevation



Southern Elevation

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TITLE
Planting Elevations

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
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04.06.2026	CFV	. .
SEAL:	DRAWING NO.	
	E-1	
	SHEET 1 OF 2	

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Eastern Elevation



Western Elevation

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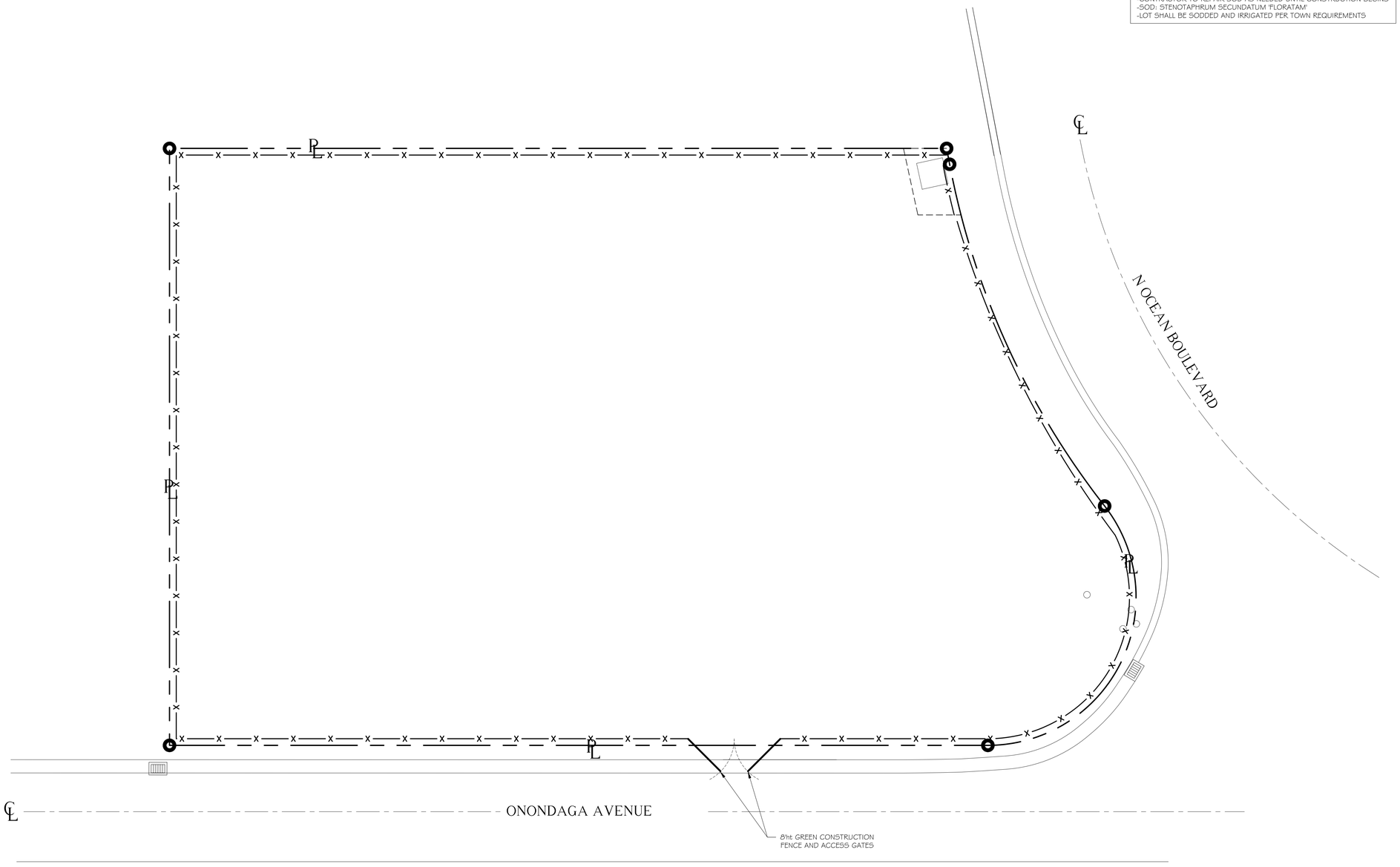

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TITLE
Screening Plan

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1/8" = 1'-0"	2518	
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04.06.2026	CFV	. .
SEAL:	DRAWING NO.	
	S-1 SHEET 1 OF 1	

04-06-26

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200 Esplanade Way



202 Esplanade Way



230 Esplanade Way



250 Esplanade Way



277 Esplanade Way



1452 N. Lake Way
(Corner of Onondaga Avenue & N. Lake Way)



1460 N. Lake Way



202 Manana Lane



224 Manana Lane



1420 N. Ocean Blvd.
(Corner of Reef Road & N. Ocean Blvd.)



1500 N. Ocean Blvd.
(Corner of Mediterranean Road & N. Ocean Blvd.)



127 Reef Road



135 Reef Road



111 Reef Road



119 Reef Road



202 Onondaga Avenue



Onondaga Avenue
(Street Shot)



Facing Property
(Corner of Onondaga Avenue & N. Lake Way)

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TITLE: Surrounding Area Study

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
DATE:	PRJCT MNGR:	CHECKED:
04.06.2026	CFV	. .
SEAL	DRAWING NO.	
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	SHEET 1 OF 1	

04-06-26

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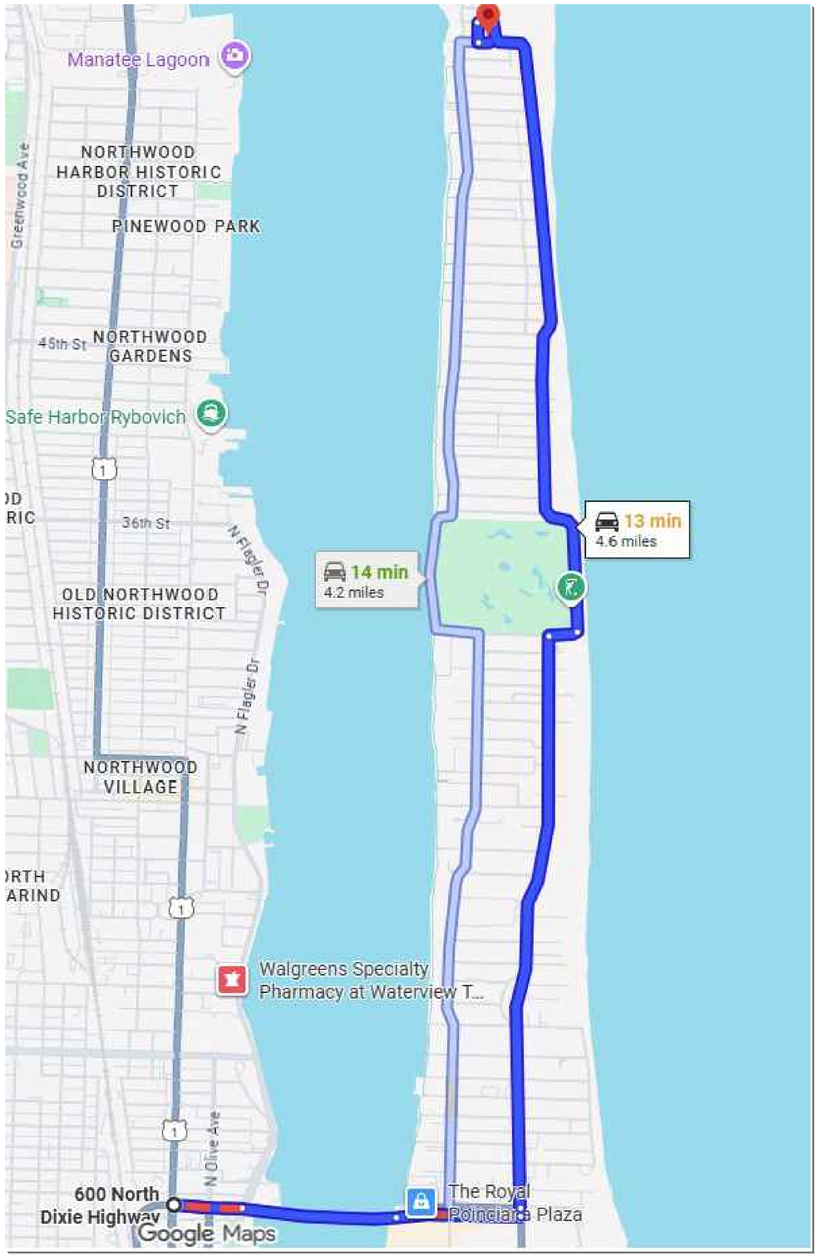
Proposed Route Map for Truck Traffic



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TITLE
Truck Logistics Plan

SCALE	PROJECT NUMBER:	
NTS	2518	
DATE:	PRJCT MNGR:	CHECKED:
04.06.2026	CFV	. .

SEAL

DRAWING NO.
TL-1
SHEET 1 OF 1

04-06-26

E

SMI
LANDSCAPE ARCHITECTURE

0' 10' 20'

E

SMI
LANDSCAPE ARCHITECTURE

0' 10' 20'

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: April 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0003 1340 S OCEAN BLVD. The applicant, Greene Family Trust (Ferguson & Shamamian Architects), has filed an application requesting Architectural Commission review and approval for modifications to an existing single-family residence with site wide landscape and hardscape changes.

Date: 4/22/2026

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-26-0003 1340 S OCEAN BLVD. The applicant, Greene Family Trust (Ferguson & Shamamian Architects), has filed an application requesting Architectural Commission review and approval for modifications to an existing single-family residence with site wide landscape and hardscape changes.

Property Owner: Greene Family Trust
Professional: Ferguson & Shamamian Architects

HISTORY:
The single-family residence at 1340 South Ocean Boulevard was originally approved under application B-115-2014. Following construction, the property received several additional approvals, including a new tennis pavilion and carriage house in 2020. In 2023, approval was granted for new exterior railings at the boathouse.

THE PROJECT:
The applicant has submitted revised plans, entitled "Alterations & Additions to 1340 S Ocean Blvd, Palm Beach, Fl", as prepared by **Ferguson & Shamamian Architects** uploaded to the Town April 6, 2026.

The following is the scope of work for the application:

- Replacement of west loggia.
- Fenestration changes.
- Landscape and hardscape changes including new pool and garden folly.
- Reconstruction of sea wall.

Site Data			
Zoning District	R-AA	**Future Land Use**	SINGLE-FAMILY
Lot Size	103,343 Sq. Ft.	**FEMA Flood Zone**	AE-7 AND AE-8
Lot Width	418'	**Lot Depth**	236'
Lot Coverage	Permitted: 25% Proposed: 16.16%	**Enclosed Square Footage:**	Existing: 15,406 SF Proposed: 15,518 SF

Surrounding Properties / Zoning	
North	2016 Two-story residence / R-AA
South	1955 One-story residence / R-AA
East	1923 Two-story residence / R-AA
West	Lake Worth Lagoon

STAFF ANALYSIS:

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code. The applicant is proposing several modifications to the main house, tennis pavilion and surrounding grounds. Reconfiguration and replacement of several windows and doors are proposed. Additionally, the east entry porch will be replaced with a new design. The existing loggia will be removed and replaced on the west side of the property. Following a deferral from last months hearing, the applicant has modified the proposed fenestration changes based on comments received from the commission.



EXISTING WEST ELEVATION



PREVIOUSLY PROPOSED WEST ELEVATION

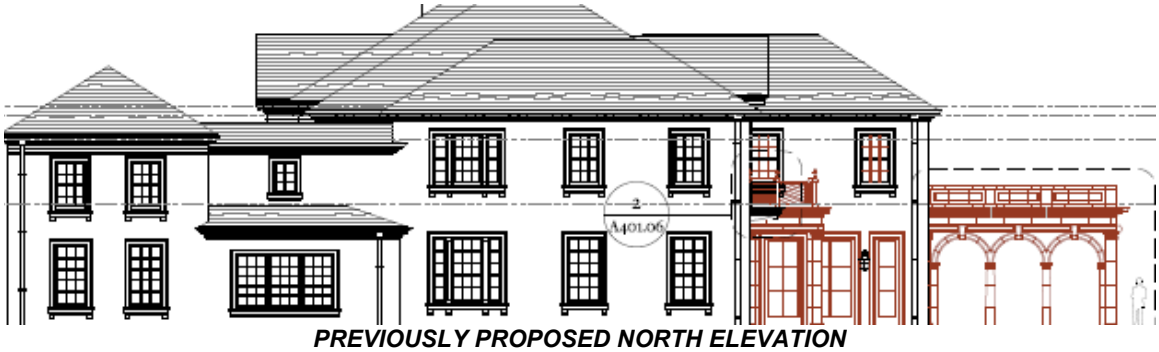


CURRENTLY PROPOSED WEST ELEVATION

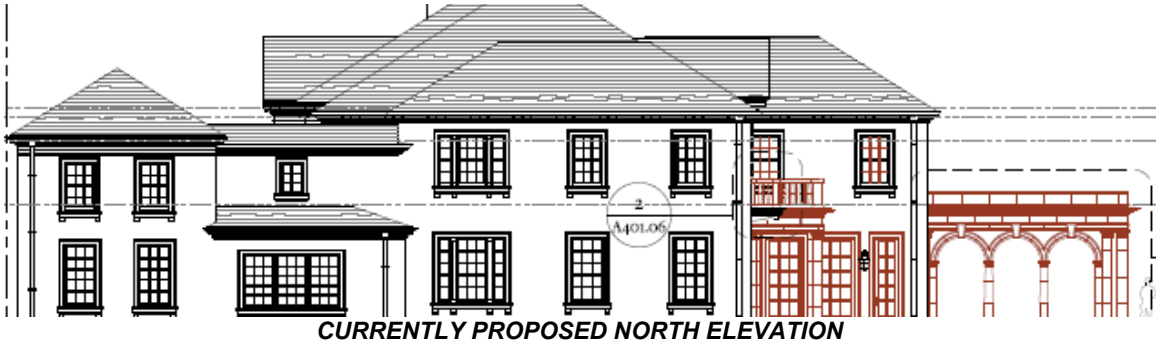




EXISTING NORTH ELEVATION



PREVIOUSLY PROPOSED NORTH ELEVATION



CURRENTLY PROPOSED NORTH ELEVATION

The new site plan includes reconstruction of the sea wall, a new pool, garden folly and landscaping. The reconstruction of the sea wall on the subject property will be done to match the existing one at the south end of the property.



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
WRB

FERGUSON &
SHAMAMIAN
ARCHITECTS

April 6, 2026

Re: 1340 South Ocean Boulevard
Palm Beach, FL 33480

LETTER OF INTENT

ALTERATIONS & ADDITIONS

1340 SOUTH OCEAN BOULEVARD

ARC-26- 0003

Please find for review the attached drawings for our project at 1340 South Ocean Boulevard in the R-AA Zoning District Palm Beach. The 103,343 square foot site includes an existing 15,406 total gross square foot two-story main residence, an existing 1,662 total gross square foot single story tennis pavilion, an existing 2,910 total gross square foot two-story garage/ guesthouse, an existing 3,904 total gross square foot single story boat house, an existing west back yard pool, and a dual-entry driveway/ parking court in the front yard. Our project proposal is as follows:

Main house: Removal of existing west loggia to be replaced with new loggia; Removal of existing living room porch to be replaced with an enclosed, conditioned space to enlarge the living room; Reconfiguration of exterior doors and windows in the family room, dining room and primary suite den; Removal of existing east front entry porch to be replaced with a new porch.

Tennis pavilion: Replacement and reconfiguration of exterior doors and addition of flanking pilasters.

Site work: Rebuild seawall at former 1340 SOB lot to match sea wall at former 1350 South Ocean Boulevard lot; New pool, landscaping and garden folly.

No variances are required for this work.

Please note the following as it relates to this application:

A) **LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161**

Not applicable.

B) ARCHITECTURAL REVIEW 18-205

We are submitting a proposal that we consider tastefully designed, in the same architectural language as the existing main house & tennis pavilion. The alterations & additions are designed implementing appropriate materials and details consistent with the existing 2015 main house & 2022 tennis pavilion on the property.

(*a*) *The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:*

(1) *The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.*

-Complies. The project scope proposes to enhance the exterior of the structure by adding elements that are stylistically appropriate. The alterations & additions, due to their waterside location on the lot, have very little impact on the streetscape.

(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.*

-Complies. The proposed alterations & additions are within the property setbacks and will be constructed of high quality building materials to match the existing main house & tennis pavilion.

(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.*

-Complies. The proposed alterations & additions will be constructed of high quality building materials to match the existing main house and tennis pavilion, and the design elements will be cohesive with the existing.

(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.*

-Complies. The proposed alterations & additions match the design style of the existing main house & tennis pavilion which are complementary to the neighboring mediterranean architecture.

(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.

-Complies. The existing main house & tennis pavilion and proposed alterations & additions are not excessively similar to any other property within 200 feet.

(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.

-Complies. The proposed alterations & additions are in keeping with the existing main house & tennis pavilion design style, in regard to window/

door configurations, exterior detailing, and are not excessively dissimilar to any other property within 200 feet.

(7) *The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.*

-Complies. The proposed massing, proportions and details of the main house & tennis pavilion alterations & additions and new garden folly building will be congruent with those of the existing main house & tennis pavilion structures.

(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).*

-Complies. The proposed alterations & additions have no impact on the streetscape.

(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.*

-Complies. The main house & tennis pavilion alterations & additions and new folly building meet zoning code without requiring variances.

(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.*

-Complies. The proposed alterations & additions will not negatively impact any existing natural features.

(b) *If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring such building or structure into conformity. If an application is disapproved, the architectural commission shall detail in its findings the criterion or criteria that are not met. The action taken by the architectural commission shall be reduced to writing, and a copy thereof shall be made available to the applicant upon request.*

-Understood

(c) *A decision or order of the commission or the planning, zoning and building department director or his/her designee shall not become effective until the expiration of ten working days after the date upon which a ruling of the commission or the planning, zoning and building department director or his/her designee has been made.*

-Understood

C) ARCOM 18-206

Not applicable.

D) ARCOM 18-113

Not applicable.

E) SPECIAL EXCEPTION 134-22

Not applicable.

F) SITE PLAN REVIEW 134-329

Not applicable.

G) VARIANCE(S) 134-201

Not applicable.

H) OTHER

Not applicable.

Sincerely,

FERGUSON & SHAMAMIAN ARCHITECTS

Scott Sottile

Partner

FERGUSON & SHAMAMIAN ARCHITECTS

SCOPE OF WORK

MAIN HOUSE

1. Removal of existing West Loggia & replacement with new Loggia
2. Removal of existing Living Room Porch and replacement with enclosed, conditioned space to enlarge the Living Room
3. Reconfiguration of exterior doors/windows in Family Room, Dining Room & Primary Suite Den
4. Removal of existing East Front Entry Porch & replacement with new Porch

TENNIS PAVILION

5. Replacement & reconfiguration of exterior doors

SITE

6. Rebuild sea wall at 1340 lot to match 1350
7. New Pool, Landscaping, and Garden Folly

ARC-26-0003



ARCHITECT

Ferguson & Shamamian Architects, LLP
270 Lafayette Street, Suite 300
New York, NY 10012
(212) 941-8088
fergusonshamamian.com

CONSULTANTS

LANDSCAPE ARCHITECT

Parker Yannette Design Group, inc.
4425 Military Trail, Suite 202
Jupiter, FL, 33458
(561) 747-5069

CIVIL ENGINEER

Schulke, Bittle & Stoddard, LLC
1717 Indian River Boulevard, Suite 201
Vero Beach, Florida
(772) 770-9622

ALTERATIONS & ADDITIONS TO
1340 S OCEAN BLVD, PALM BEACH, FL

REVISED - FINAL SUBMITTAL 04/06/26
PROJECTED DATE OF HEARING 04/29/26

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A003.00 Neighborhood Photoboard
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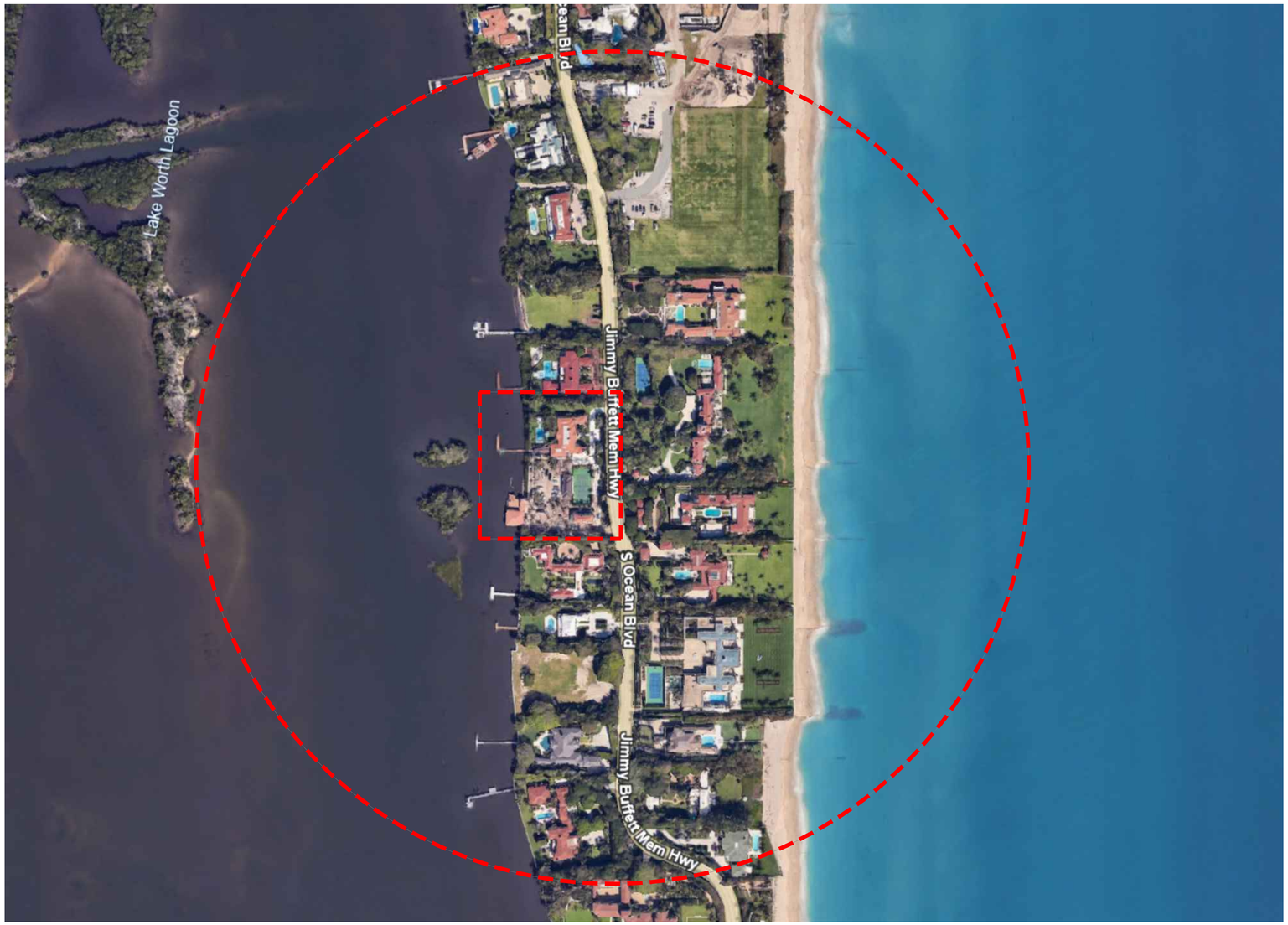
CIVIL

C-1 Site Grading & Drainage
- Property Survey



1
A001.00

VICINITY
LOCATION MAP

0′ 150′ 300′ 600′

STATE OF FLORIDA
SCOTT J SOTTILE
AR101445
REGISTERED ARCHITECT

FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

A001.00

DATE: 04.29.26



1
A001.01

LOCATION PLAN

0′ 150′ 300′ 600′

STATE OF FLORIDA
SCOTT J SOTTILE
AR0011448
REGISTERED ARCHITECT

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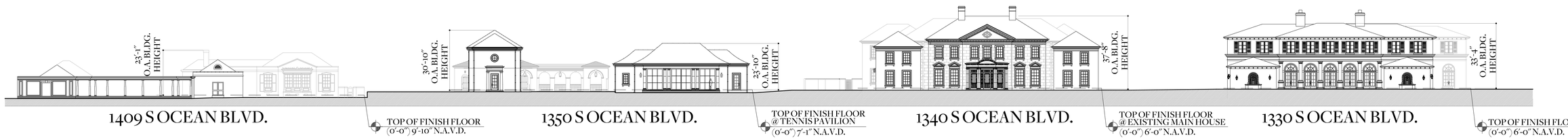
1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

A001.01

DATE: 04.29.26



A-SOUTH OCEAN BLVD
EAST ELEVATION
(LOOKING FROM ROAD)



A-SOUTH OCEAN BLVD
WEST ELEVATION
(LOOKING FROM ROAD)

1
A002.00

STREETSCAPE
ELEVATIONS

STATE OF FLORIDA
SCOTT J SOTTILE
AR0014145
REGISTERED ARCHITECT

0' 150' 300' 600'

FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

A002.00

DATE: 04.29.26



1330 S OCEAN BLVD - NORTH GATE





1300 S OCEAN BLVD - MAIN GATE



1409 S OCEAN BLVD - MAIN GATE



1341 S OCEAN BLVD

NEIGHBORHOOD PHOTOS



1340 S OCEAN BLVD - NORTH GATE



1340 S OCEAN BLVD - SOUTH GATE



1410 S OCEAN BLVD

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1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

STATE OF FLORIDA
SCOTT J SOTTILE
AR101448
REGISTERED ARCHITECT

A003.00

DATE: 04.29.26



A - Main House - East Elevation



B - Main House - East & North Elevation



C - Main House - North & West Elevation



D - Main House - West Elevation



E - Main House - South Elevation



F - Main House - South Elevation



G - Tennis Pavilion - West Elevation



H - Tennis Pavilion - East Elevation

STATE OF FLORIDA
SCOTT J SOTTILE
AR101445
REGISTERED ARCHITECT

EXISTING SITE PHOTOS

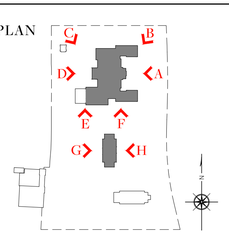
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



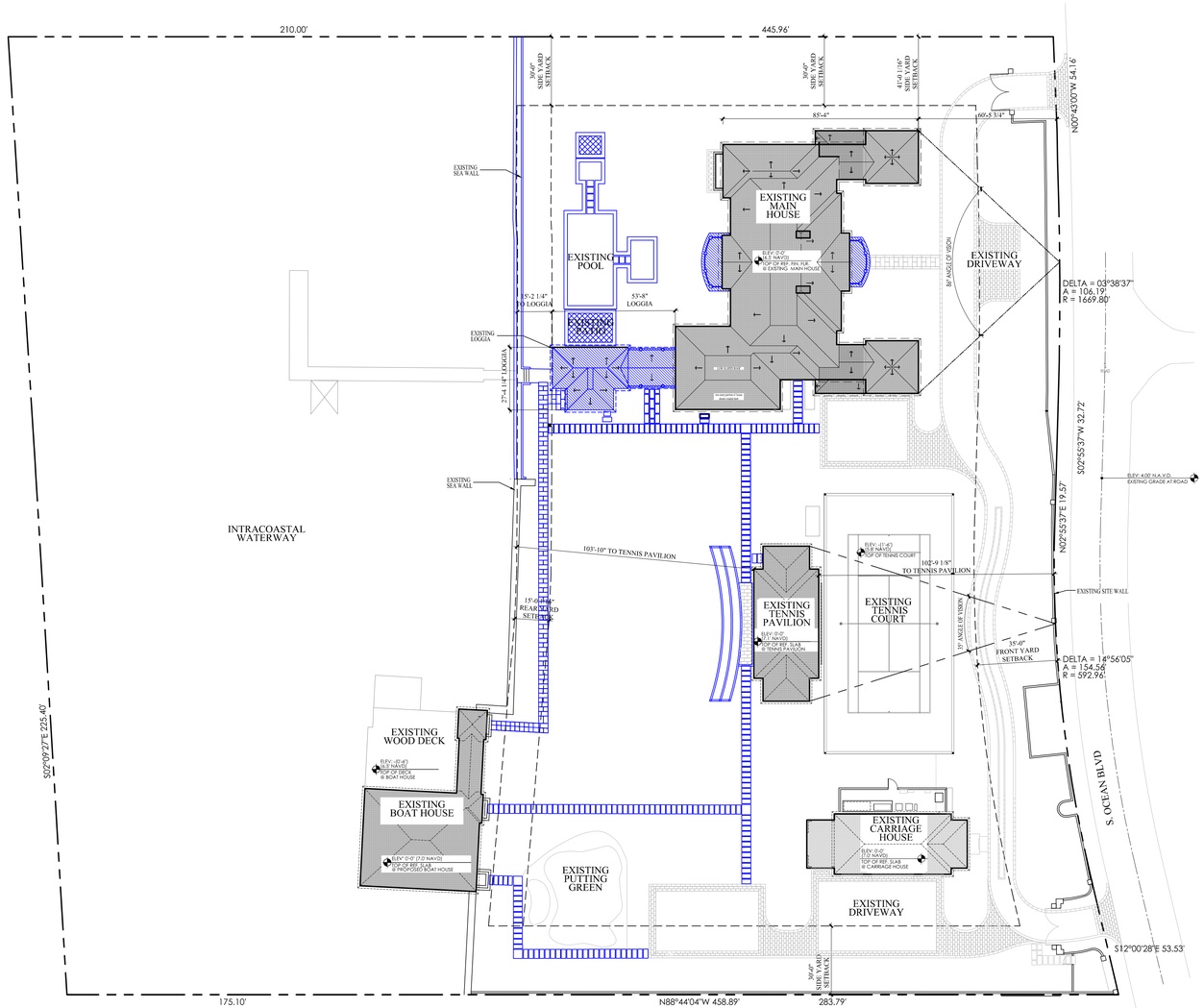
A003.01

DATE: 04.29.26

LEGEND

Area to be Demolished

Proposed New Construction



1 / A100.00

EXISTING SITE PLAN

1" = 30'-0"

STATE OF FLORIDA
SCOTT J SOTTILE
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AR101448

FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

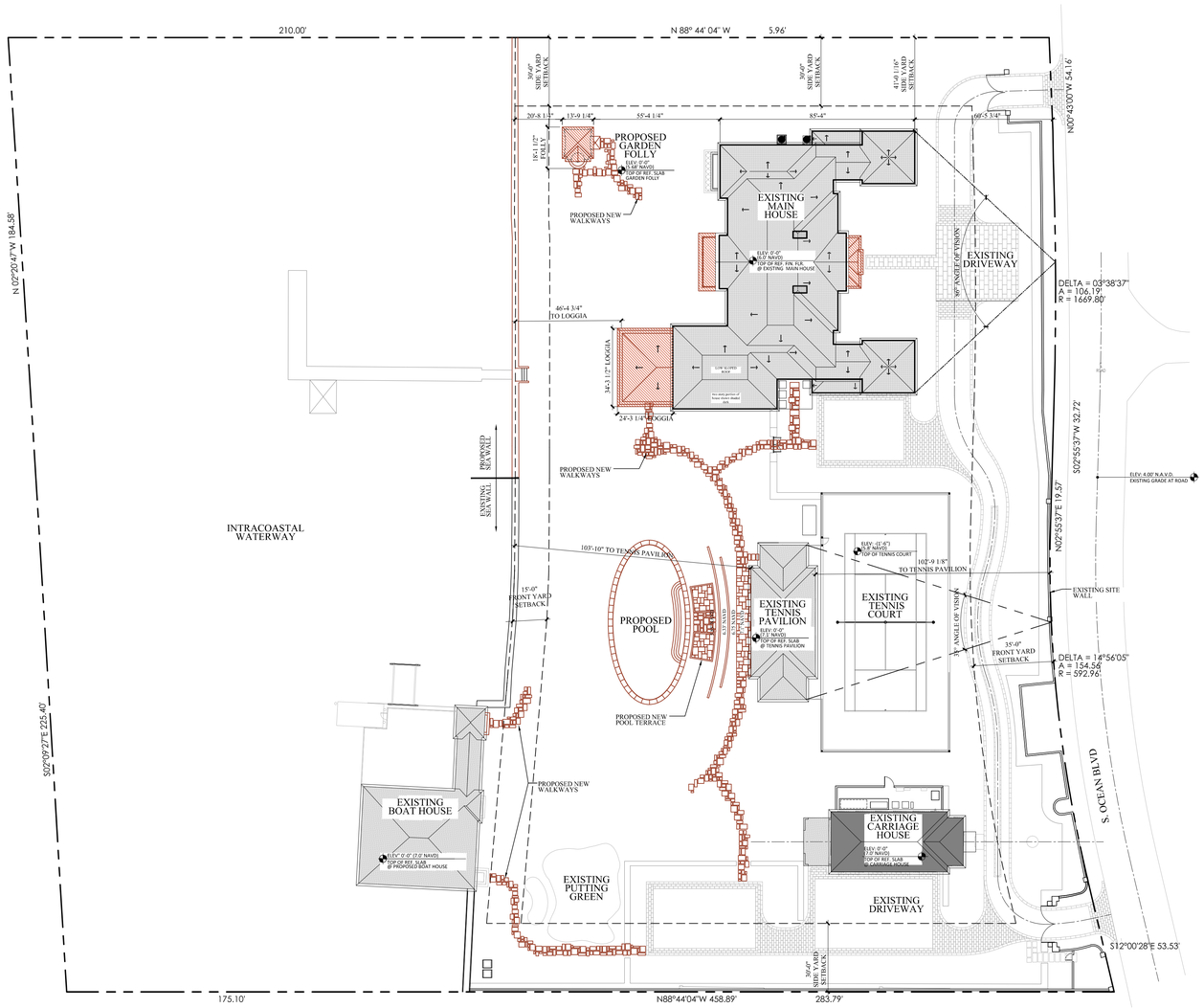
A100.00

DATE: 04.29.26

LEGEND

Area to be Demolished

Proposed New Construction



1 / A100.01

PROPOSED SITE PLAN

1" = 30'-0"

STATE OF FLORIDA
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AR101448
REGISTERED ARCHITECT

FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

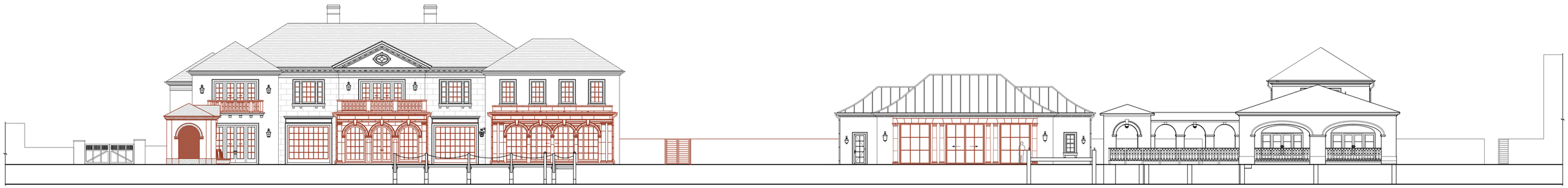
ARCOM-26-0003

A100.01

DATE: 04.29.26

LEGEND

Proposed New Construction



1
A100.02

PROPOSED SITE ELEVATION

1" = 150'-0"

STATE OF FLORIDA
SCOTT J SOTTILE
REGISTERED ARCHITECT
AR0011448

FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

A100.02

DATE: 04.29.26

Zoning Legend

1	**Property Address:**		1340 S Ocean Blvd., Palm Beach, FL, 33480		
2	**Zoning District:**		R-AA Large Estate Residential		
3	**Lot Area (sq. ft.):**		103,343 S.F.		
4	**Lot Width (W) & Depth (D) (ft.):**		418'-0" (W) & 236'-0" (D)		
5	**Structure Type:**		Single Family		
6	**FEMA Flood Zone Designation:**		Zone AE		
7	**Zero Datum for point of meas. (NAVD)**		Main House- 6.0' NAVD; Tennis Pavilion- 7.1' NAVD; Garden Folly- 5.68' NAVD		
8	**Crown of Road (COR) (NAVD)**		4.96 NAVD		
9	[redacted]		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)		25,835 S.F. (25%)	16,951 S.F. (16.40%)	16,819 S.F. (16.16%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	Main House	N/A	15,406 S.F.	15,518 S.F.
		Tennis Pavilion		1,662 S.F.	1,662 S.F.
		Garden Folly		N/A	133 S.F.
12	*Front Yard Setback (Ft.)	Main House	35'-0"	62'-8"	62'-8"
		Tennis Pavilion		102'-9"	102'-9"
		Garden Folly		N/A	173'-1"
13	* Side Yard Setback (Ft.)	Main House	30'-0"	41'-0" (N); 255'-4" (S)	41'-0" (N); 255'-4" (S)
		Tennis Pavilion		222'-3" (N); 128'-0" (S)	222'-3" (N); 128'-0" (S)
		Garden Folly		N/A	41'-0" (N)
15	*Rear Yard Setback (Ft.)	Main House	15'-0"	15'-0 1/8"	46'-6""
		Tennis Pavilion		103'-9 7/8"	103'-9 7/8"
		Garden Folly		N/A	15'-0"
16	Angle of Vision (Deg.)	Main House	100 degrees	86 degrees	86 degrees
		Tennis Pavilion		35 degrees	35 degrees
		Garden Folly		N/A	5 degrees
17	Building Height (Ft.)	Main House	30'-0"	25'-2"	25'-2"
		Tennis Pavilion		24'-2 1/2"	24'-2 1/2"
		Garden Folly	25'-0"	N/A	16'-0 1/2"
18	Overall Building Height (Ft.)	Main House	40'-0"	37'-8"	37'-8"
		Tennis Pavilion		24'-2 1/2"	24'-2 1/2"
		Garden Folly	25'-0"	N/A	16'-0 1/2"
19	Cubic Content Ratio (CCR) (R-B ONLY)		N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)		0.62'		
21	Finished Floor Elev. (FFE)(NAVD)	Main House	8' NAVD	6.0' NAVD	6.0' NAVD
		Tennis Pavilion	9' NAVD	7.1' NAVD	7.1' NAVD
		Garden Folly	N/A	N/A	5.68' NAVD
22	Base Flood Elev. (BFE)(NAVD)	Main House	AE7	AE7	N/A
		Tennis Pavilion	AE8	AE8	N/A
		Garden Folly	AE8	N/A	AE8
23	Landscape Open Space (LOS) (Sq Ft and %)		55% (56,839 sq. ft.)	59.4% (61,394 sq. ft.)	58.9% (60,827 sq. ft.)
24	Perimeter LOS (Sq Ft and %)		N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)		45% (6,625 sq. ft.)	68.7% (10,122 sq. ft.)	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.

1 / A101.00 ZONING LEGEND

STATE OF FLORIDA · SCOTT J SOTTILE · REGISTERED ARCHITECT · AR0011445

FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

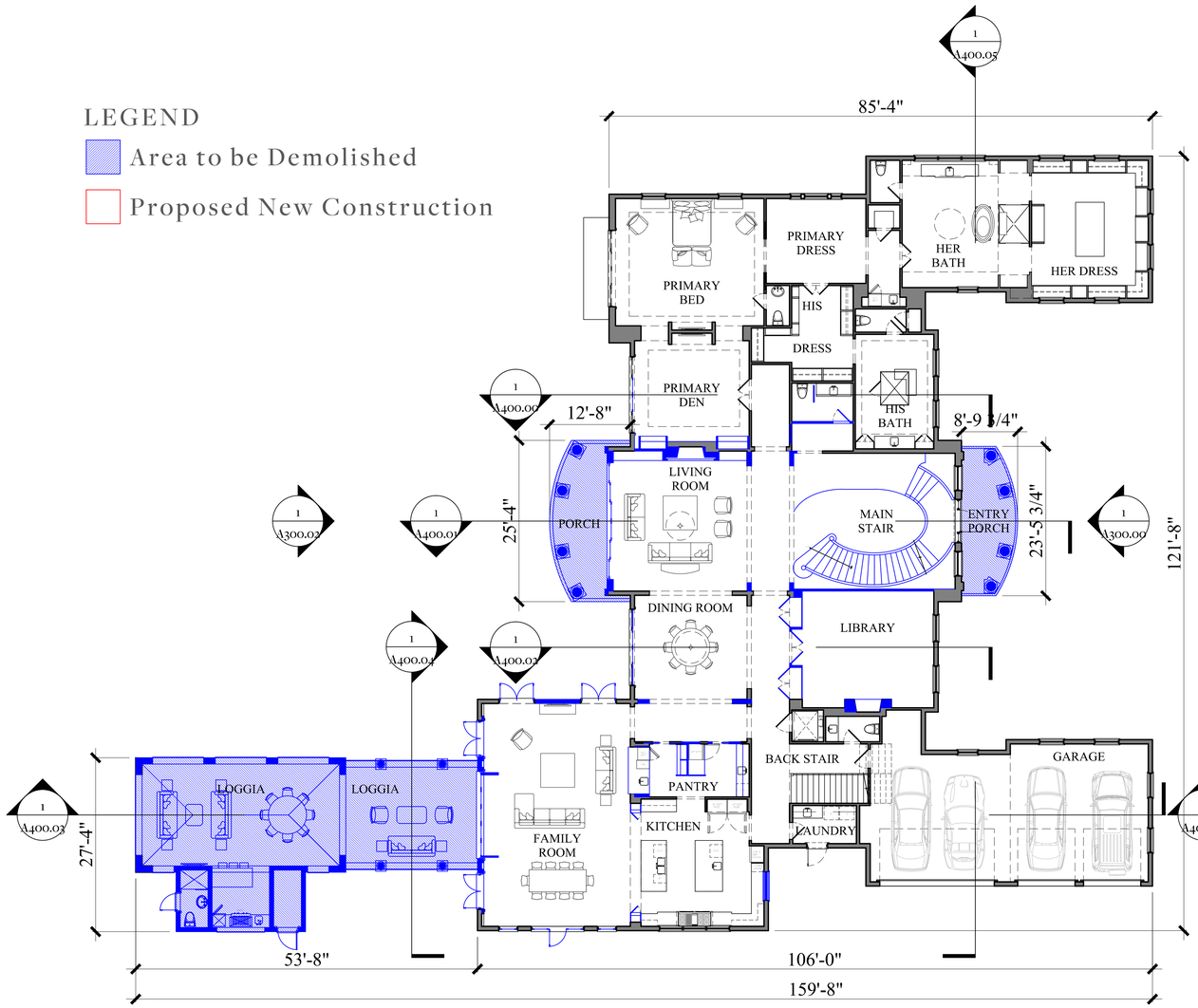
A101.00

DATE: 04.29.26

LEGEND

Area to be Demolished

Proposed New Construction



1 A200.00 EXISTING FIRST FLOOR PLAN

3/32" = 1'-0"



2 A200.00 PROPOSED FIRST FLOOR PLAN

3/32" = 1'-0"

STATE OF FLORIDA · SCOTT J SOTTILE · REGISTERED ARCHITECT · AR0013445

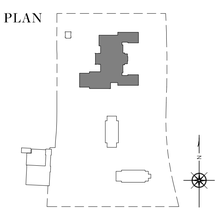
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



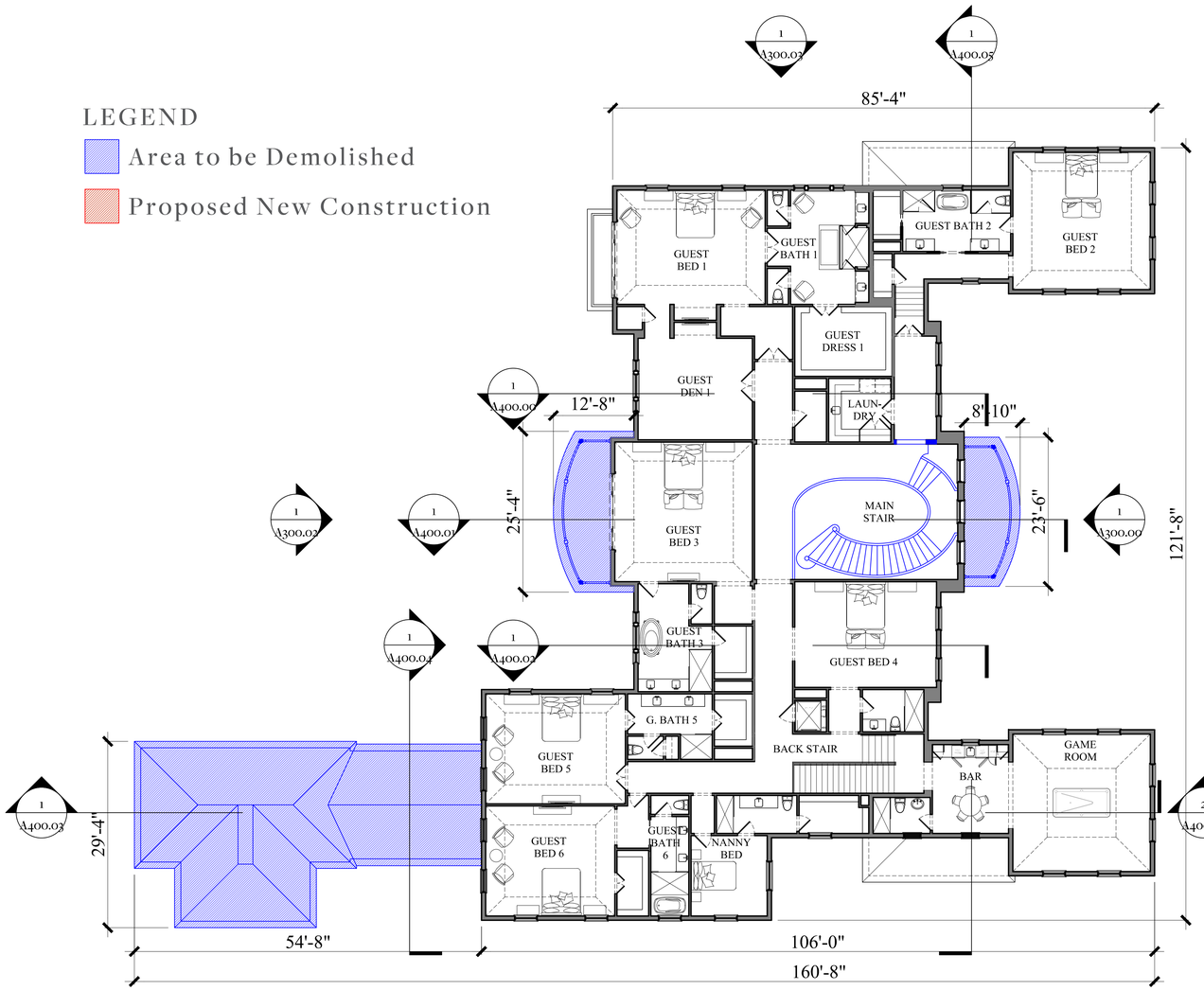
A200.00

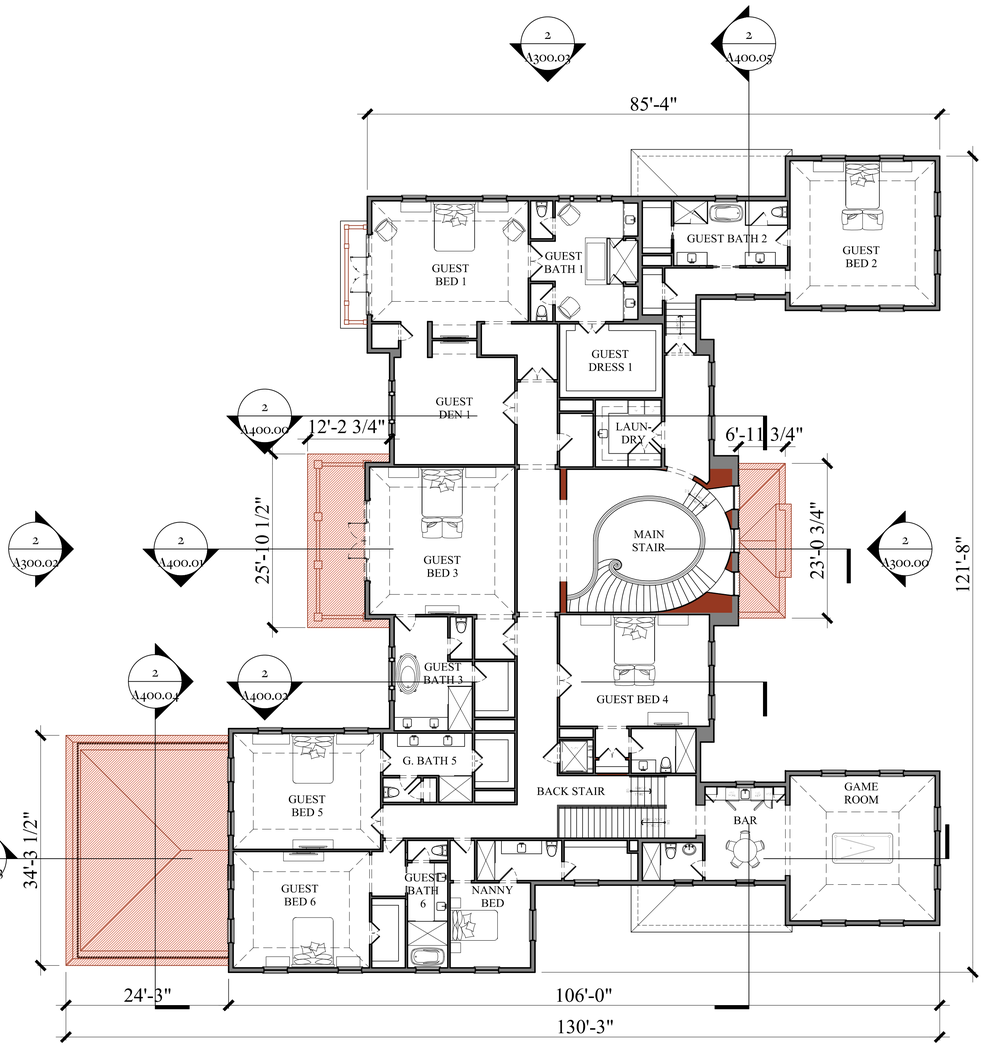
DATE: 04.29.26

LEGEND

Area to be Demolished

Proposed New Construction





1 / A201.00 EXISTING SECOND FLOOR PLAN

3/32" = 1'-0"

2 / A201.00 PROPOSED SECOND FLOOR PLAN

3/32" = 1'-0"

STATE OF FLORIDA · SCOTT J SOTTILE · REGISTERED ARCHITECT · AR0013448

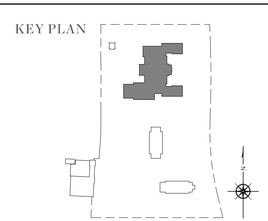
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



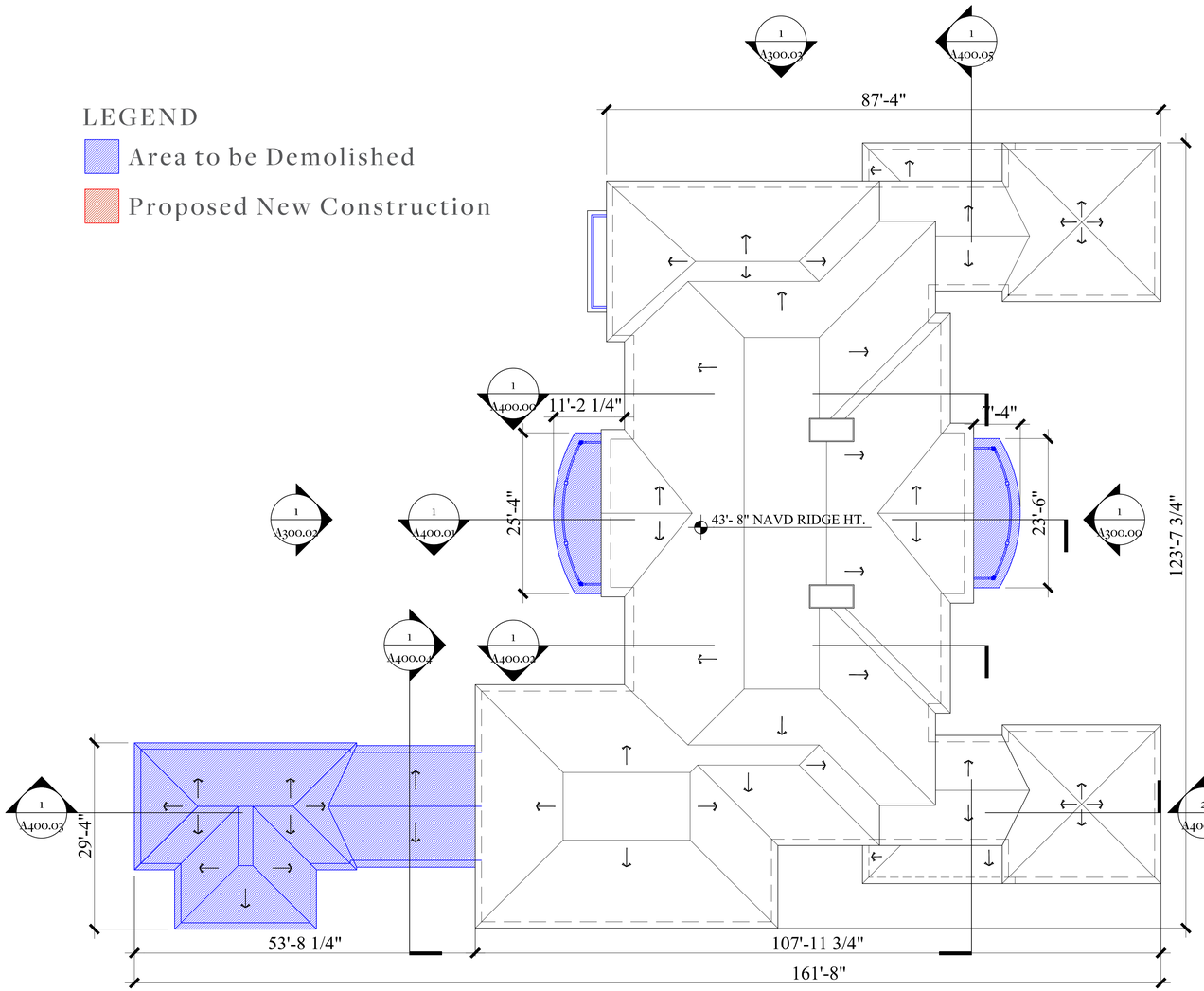
A201.00

DATE: 04.29.26

LEGEND

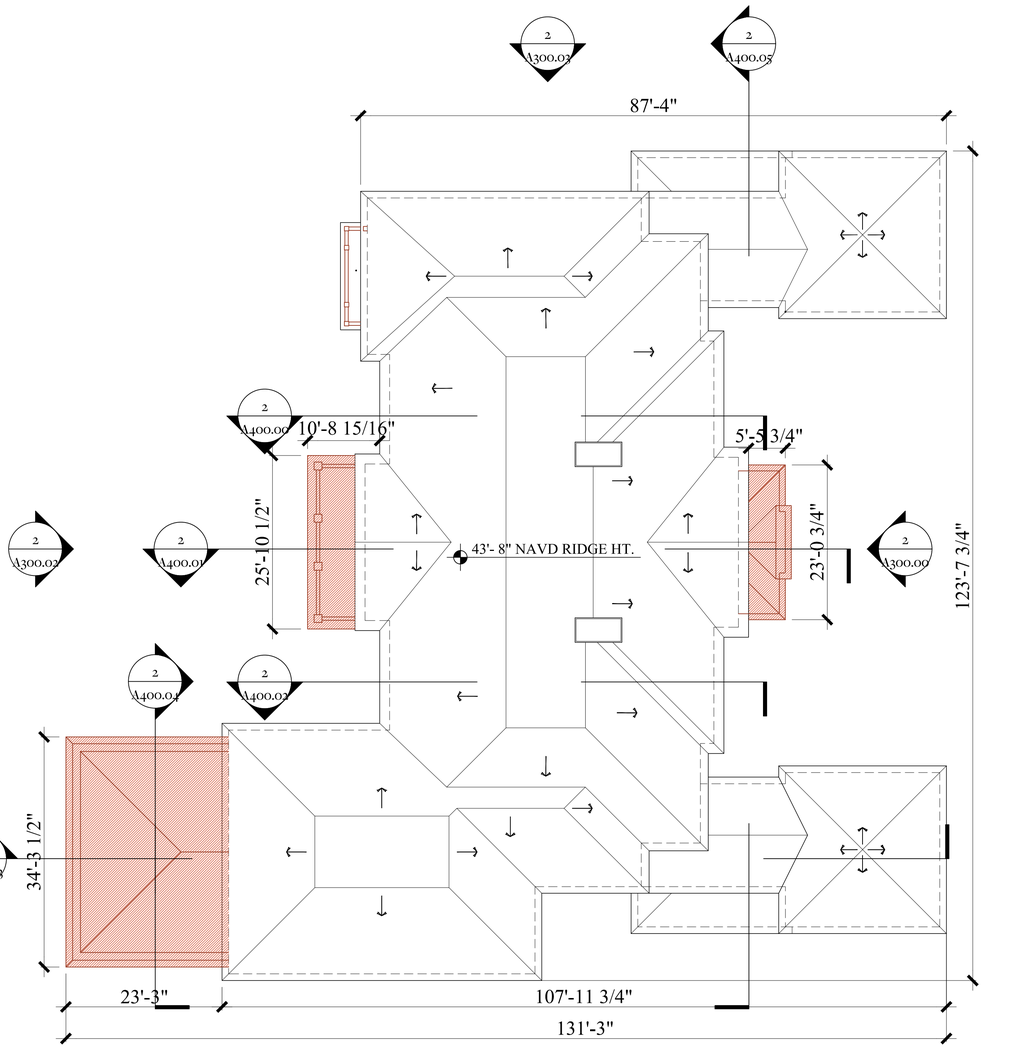
Area to be Demolished

Proposed New Construction



1 A202.00 EXISTING ROOF PLAN

3/32" = 1'-0"



2 A202.00 PROPOSED ROOF PLAN

3/32" = 1'-0"

STATE OF FLORIDA · SCOTT J. SOTTILE · REGISTERED ARCHITECT · AR0011446

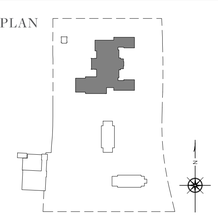
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

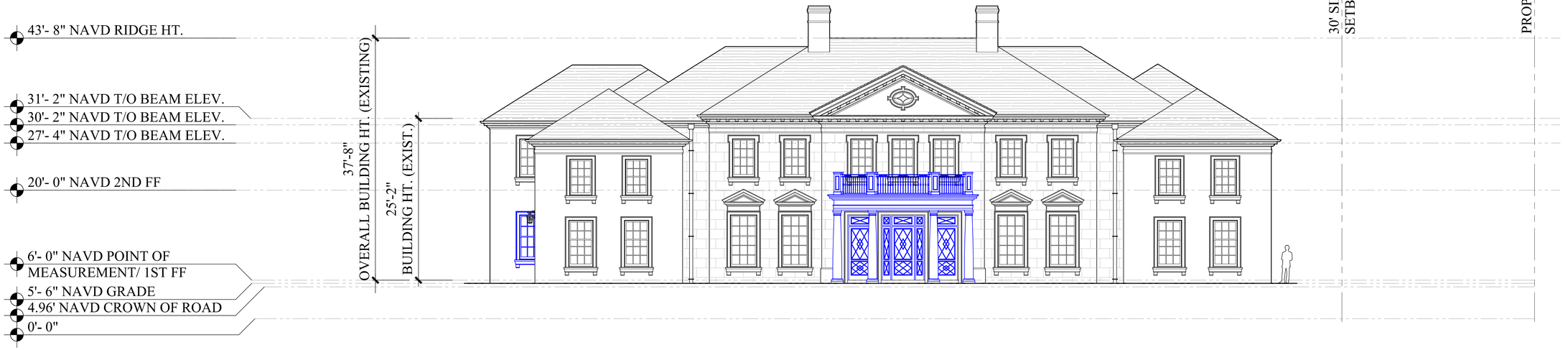
ARCOM-26-0003

KEY PLAN



A202.00

DATE: 04.29.26



1 / A300.00

EAST ELEVATION - EXISTING

1/8" = 1'-0"



2 / A300.00

EAST ELEVATION - PROPOSED

1/8" = 1'-0"

LEGEND

- Area to be Demolished
- Proposed New Construction

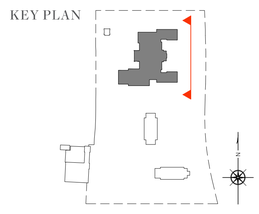
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN





A300.00

DATE: 04.29.26



1
A300.01

SOUTH ELEVATION - EXISTING

1/8" = 1'- 0"



2
A300.01

SOUTH ELEVATION - PROPOSED

1/8" = 1'- 0"

LEGEND

- Area to be Demolished
- Proposed New Construction

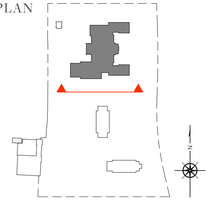
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



STATE OF FLORIDA SCOTT J SOTTILE AR101445 REGISTERED ARCHITECT

A300.01

DATE: 04.29.26



1
A300.02

WEST ELEVATION - EXISTING

1/8" = 1'-0"



2
A300.02

WEST ELEVATION - PROPOSED

1/8" = 1'-0"

LEGEND

- Area to be Demolished
- Proposed New Construction

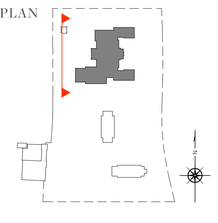
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



STATE OF FLORIDA
SCOTT J SOTHILE
REGISTERED ARCHITECT
AR101448

A300.02

DATE: 04.29.26



1 / A300.03

NORTH ELEVATION - EXISTING

1/8" = 1'-0"



2 / A300.03

NORTH ELEVATION - PROPOSED

1/8" = 1'-0"

LEGEND

- Area to be Demolished
- Proposed New Construction

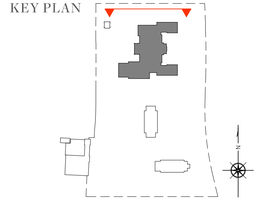
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



STATE OF FLORIDA · SCOTT J SOTTILE · REGISTERED ARCHITECT · AR101148

A300.03

DATE: 04.29.26



1
A301.00

EAST ELEVATION - EXISTING

1/8" = 1'-0"



2
A301.00

EAST ELEVATION - PROPOSED

1/8" = 1'-0"



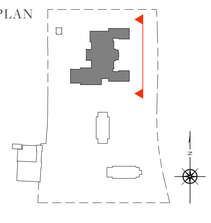
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A301.00

DATE: 04.29.26



1
A301.01

EAST ELEVATION - PROPOSED WITH LANDSCAPE

1/8" = 1'-0"



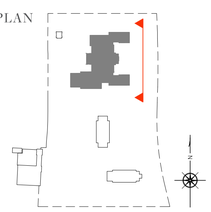
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A301.01

DATE: 04.29.26



1
A301.02

SOUTH ELEVATION - EXISTING

1/8" = 1'-0"



2
A301.02

SOUTH ELEVATION - PROPOSED

1/8" = 1'-0"

STATE OF FLORIDA
SCOTT J SOTTILE
REGISTERED ARCHITECT
No. AR0011448

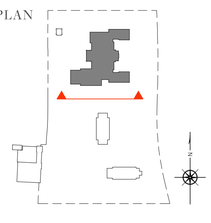
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A301.02

DATE: 04.29.26



1
A301.03

SOUTH ELEVATION - PROPOSED WITH LANDSCAPE

1/8″ = 1′-0″

STATE OF FLORIDA
SCOTT J SOTTILE
AR101445
REGISTERED ARCHITECT

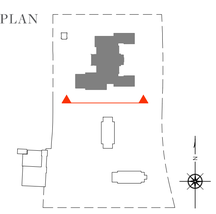
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A301.03
DATE: 04.29.26



1
A301.04

WEST ELEVATION - EXISTING

1/8" = 1'-0"



2
A301.04

WEST ELEVATION - PROPOSED

1/8" = 1'-0"

STATE OF FLORIDA
SCOTT J SOTTILE
REGISTERED ARCHITECT
AR0014448

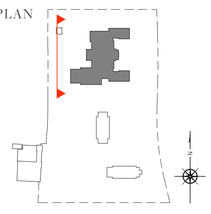
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A301.04

DATE: 04.29.26



1
A301.05

WEST ELEVATION - PROPOSED WITH LANDSCAPE

1/8" = 1'-0"

STATE OF FLORIDA
SCOTT J SOTTILE
REGISTERED ARCHITECT
AR0011445

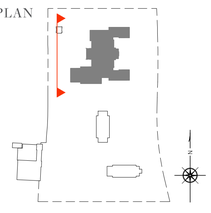
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A301.05

DATE: 04.29.26



1
A301.06

NORTH ELEVATION - EXISTING

1/8" = 1'- 0"



2
A301.06

NORTH ELEVATION - PROPOSED

1/8" = 1'- 0"



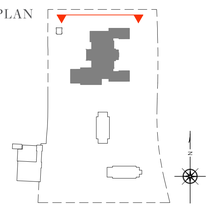
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

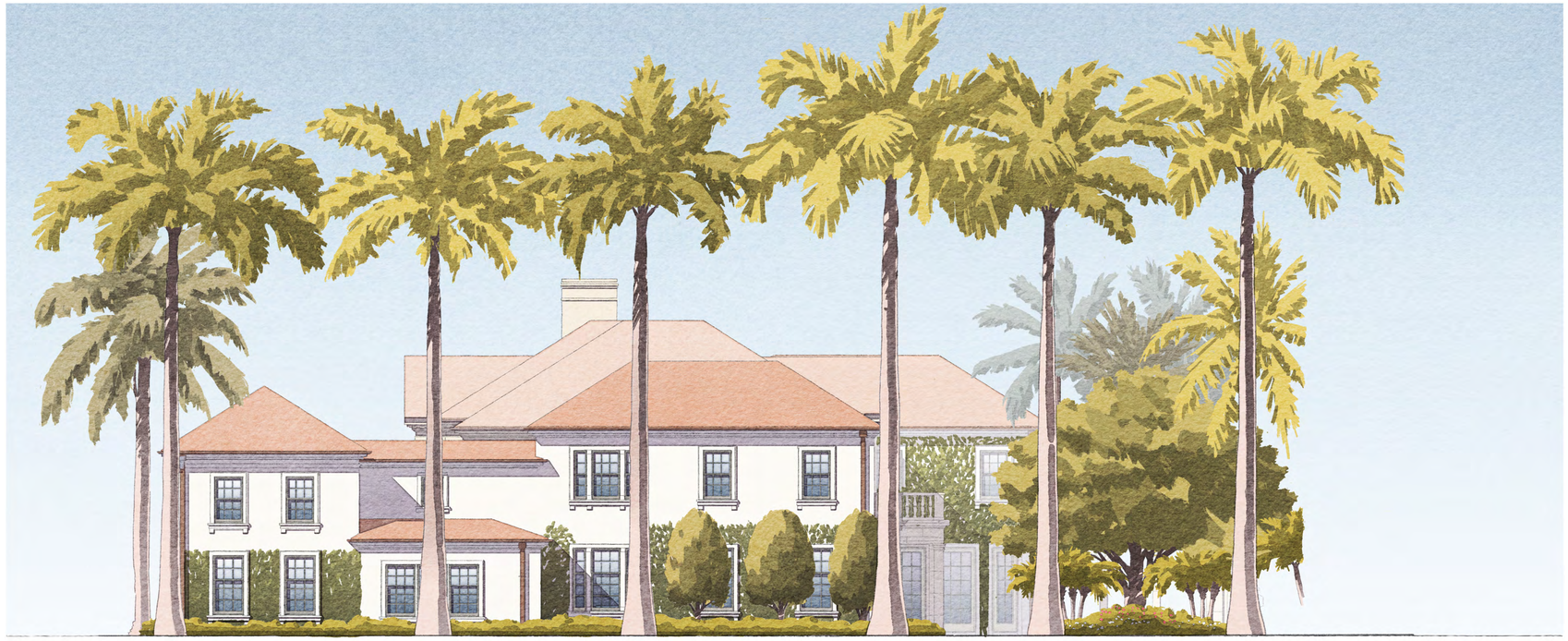
ARCOM-26-0003

KEY PLAN



A301.06

DATE: 04.29.26



1
A301.07

NORTH ELEVATION - PROPOSED WITH LANDSCAPE

1/8" = 1'-0"

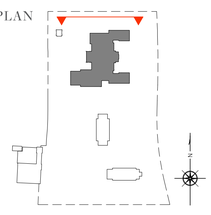
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

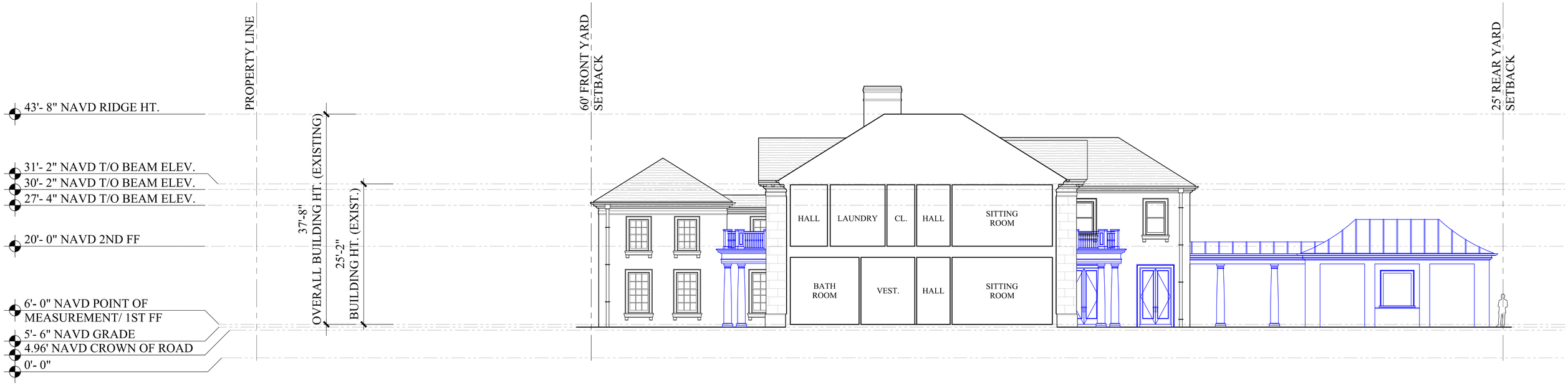
ARCOM-26-0003

KEY PLAN



A301.07

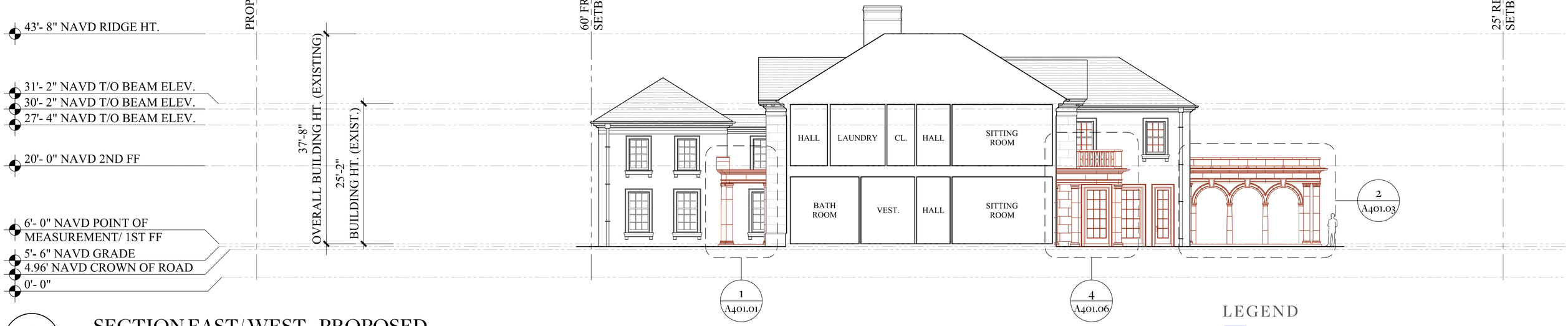
DATE: 04.29.26



1 / A400.00

SECTION EAST/ WEST - EXISTING

1/8" = 1'- 0"



2 / A400.00

SECTION EAST/ WEST - PROPOSED

1/8" = 1'- 0"

LEGEND

- Area to be Demolished
- Proposed New Construction

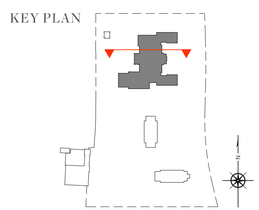
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



STATE OF FLORIDA · SCOTT J SOTTILE · REGISTERED ARCHITECT · AR101445

A400.00

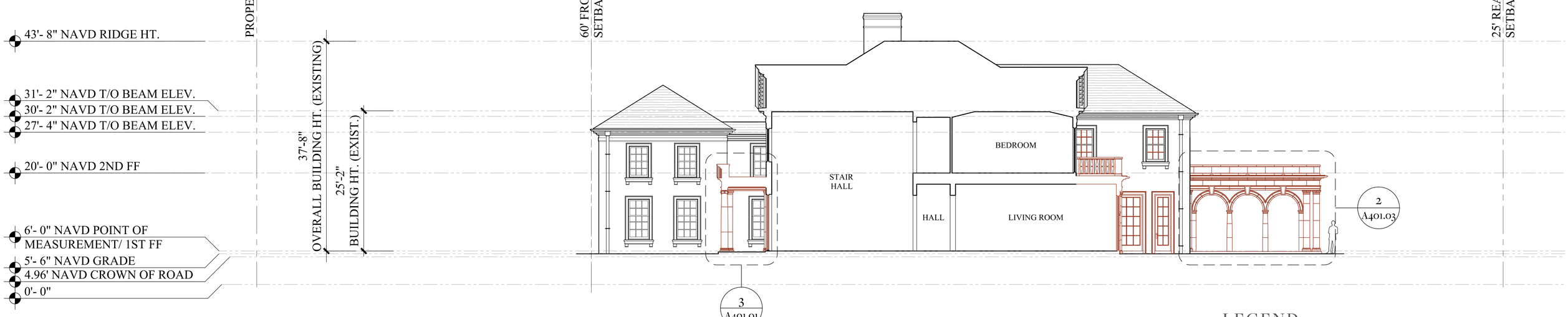
DATE: 04.29.26



1 / A400.01

SECTION EAST/ WEST - EXISTING

1/8" = 1'-0"



2 / A400.01

SECTION EAST/ WEST - PROPOSED

1/8" = 1'-0"

LEGEND

- Area to be Demolished
- Proposed New Construction

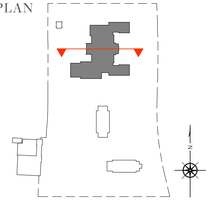
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



STATE OF FLORIDA · SCOTT J SOTILLE · REGISTERED ARCHITECT · AR101446

A400.01

DATE: 04.29.26



1 A400.02

SECTION EAST/ WEST - EXISTING

1/8" = 1'- 0"



2 A400.02

SECTION EAST/ WEST - PROPOSED

1/8" = 1'- 0"

LEGEND

- Area to be Demolished
- Proposed New Construction

FERGUSON & SHAMAMIAN ARCHITECTS

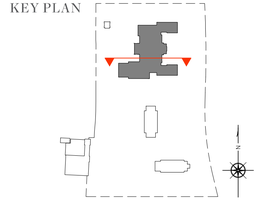
1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

A300.00

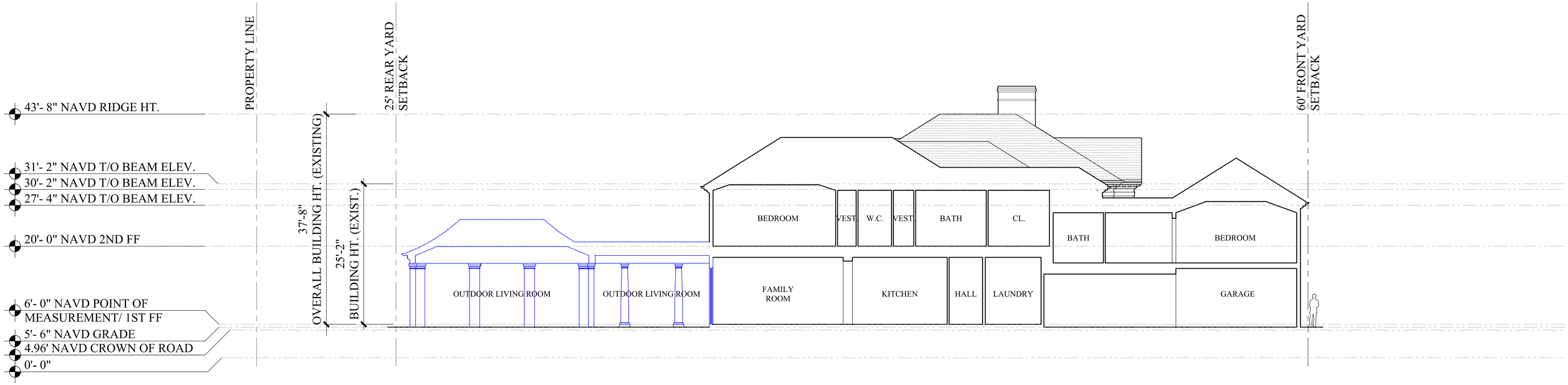
KEY PLAN



STATE OF FLORIDA SCOTT J. SOTTILE REGISTERED ARCHITECT AR101448

A400.02

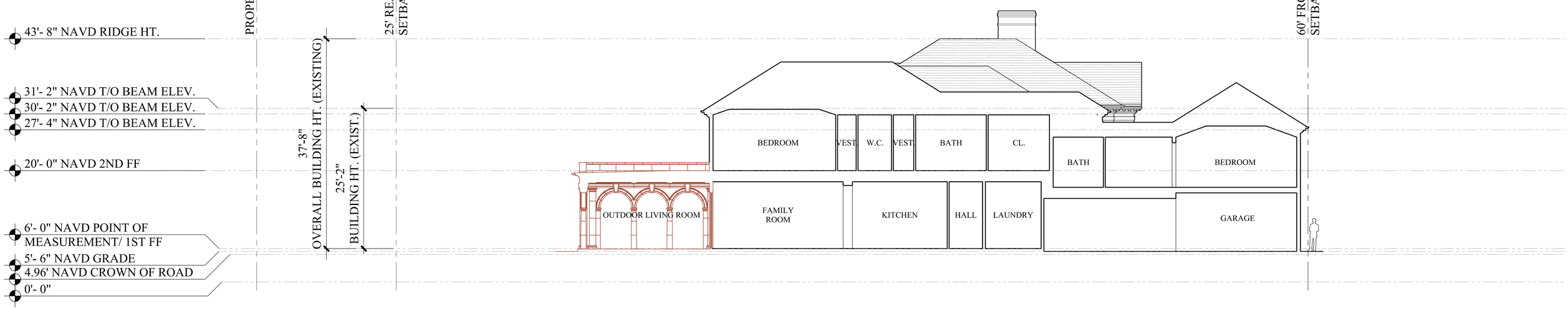
DATE: 04.29.26



1 A400.03

SECTION WEST/ EAST - EXISTING

1/8″ = 1′- 0″



2 A400.03

SECTION WEST/ EAST - PROPOSED

1/8″ = 1′- 0″

LEGEND

- Area to be Demolished
- Proposed New Construction

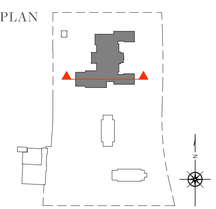
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN





A400.03

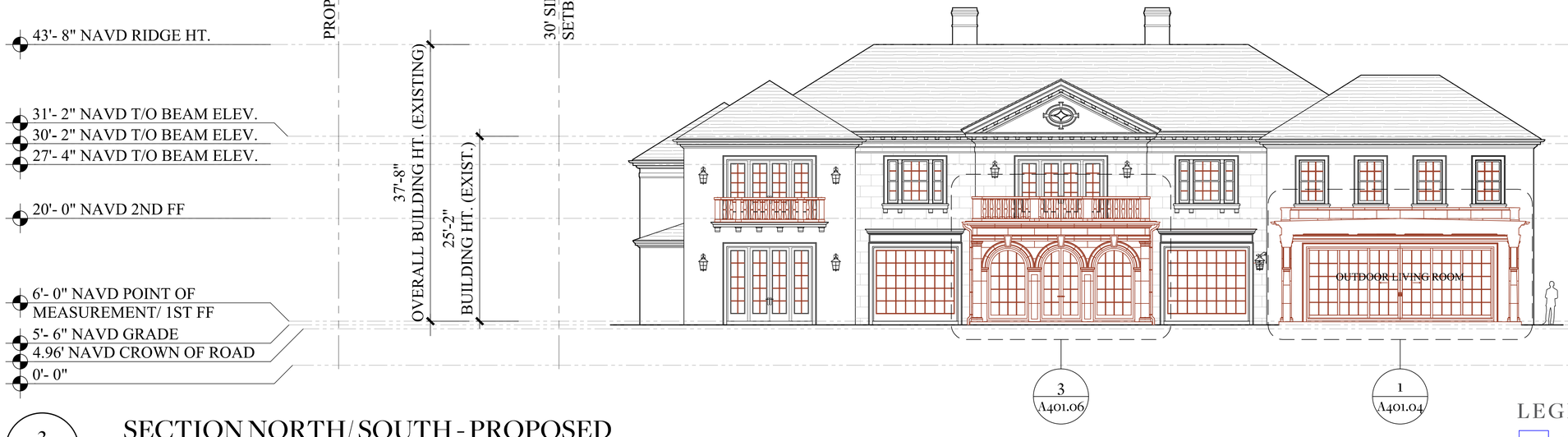
DATE: 04.29.26



1 / A400.04

SECTION NORTH/ SOUTH - EXISTING

1/8" = 1'-0"



3 / A401.06

1 / A401.04

2 / A400.04

SECTION NORTH/ SOUTH - PROPOSED

1/8" = 1'-0"

LEGEND

- Area to be Demolished
- Proposed New Construction

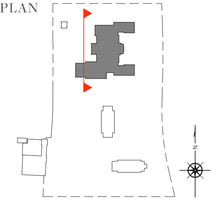
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

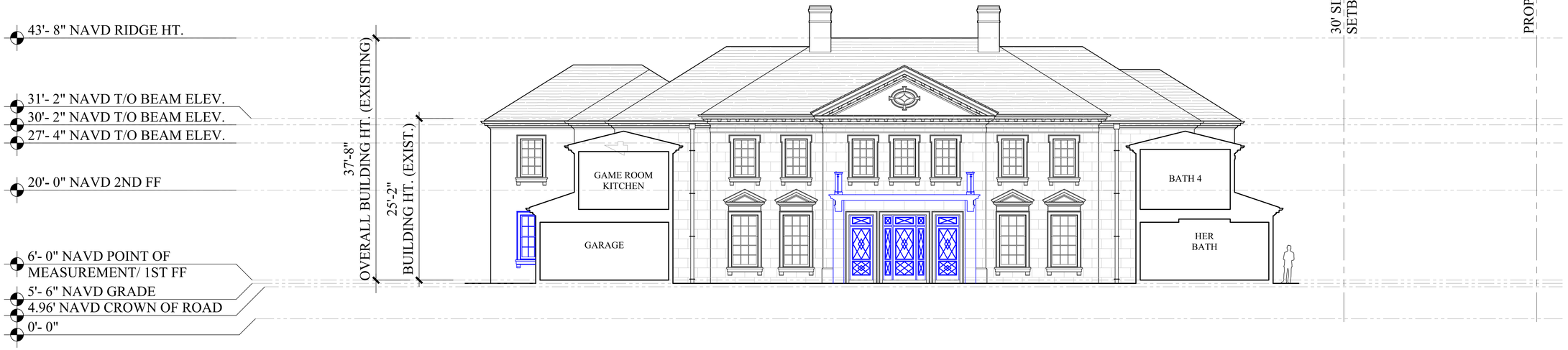
KEY PLAN



STATE OF FLORIDA · SCOTT J SOTILE · AR101445 · REGISTERED ARCHITECT

A400.04

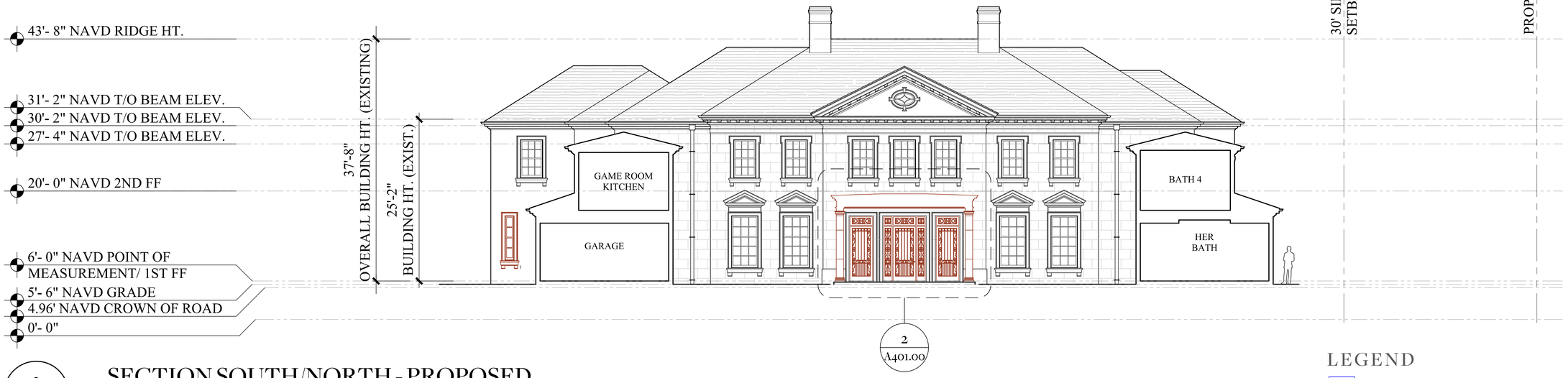
DATE: 04.29.26



1 / A400.05

SECTION SOUTH/NORTH - EXISTING

1/8" = 1'-0"



2 / A401.00

2 / A400.05

SECTION SOUTH/NORTH - PROPOSED

1/8" = 1'-0"

LEGEND

- Area to be Demolished
- Proposed New Construction

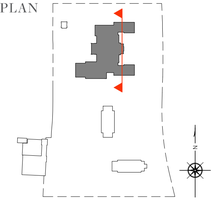
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

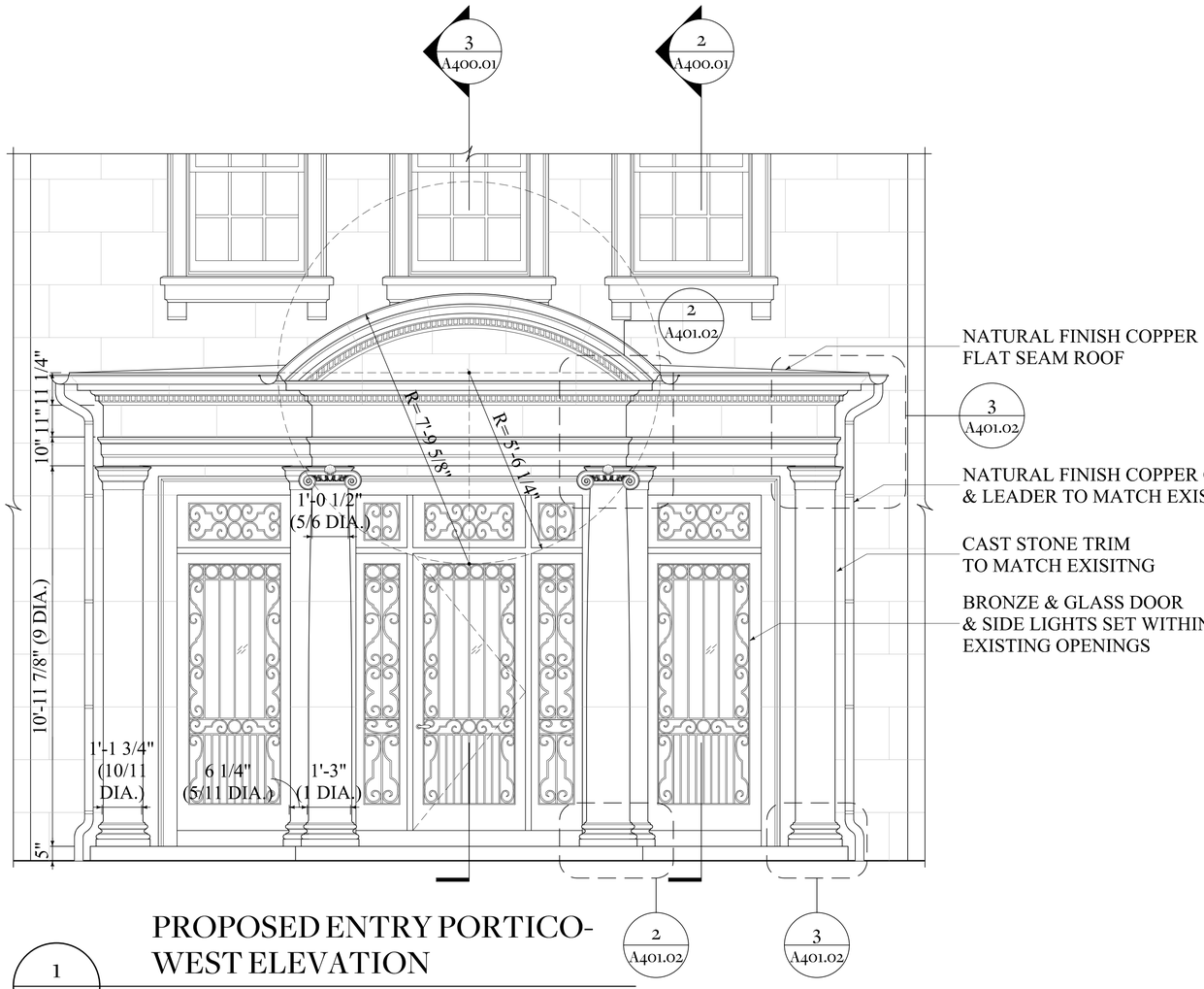
KEY PLAN





A400.05

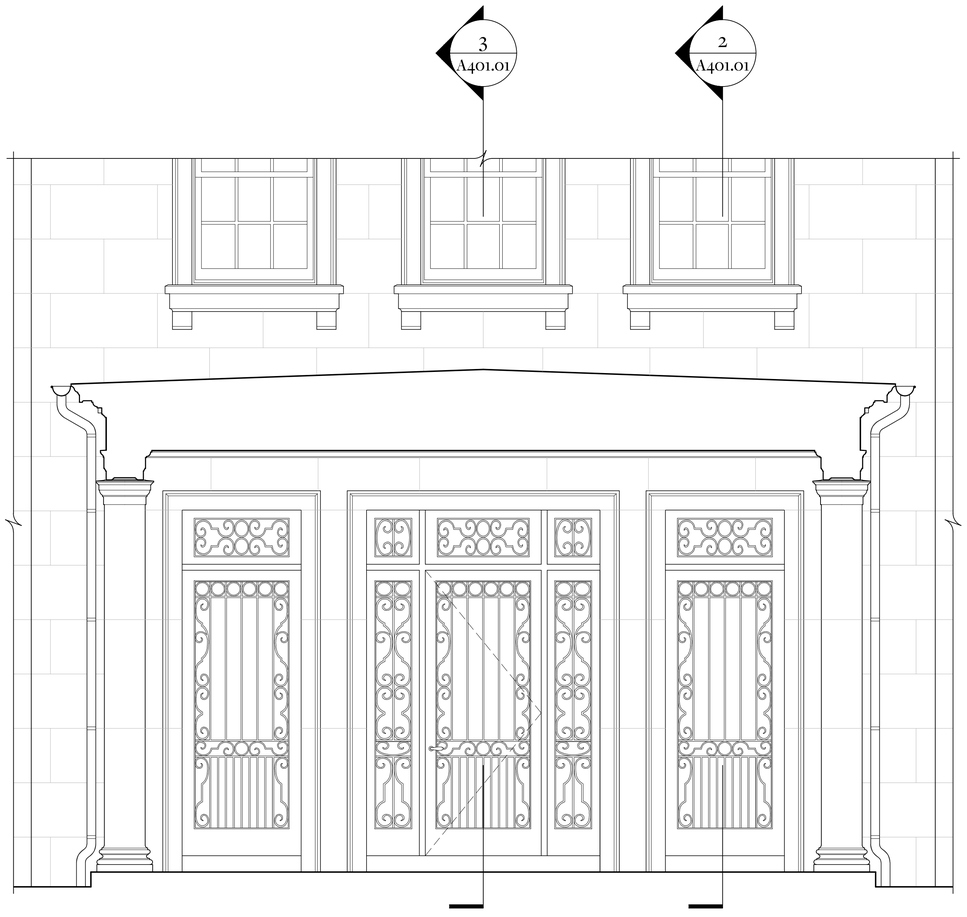
DATE: 04.29.26



1 A401.00

PROPOSED ENTRY PORTICO- WEST ELEVATION

1/2″ = 1′-0″



2 A401.00

PROPOSED ENTRY PORTICO- SECTION A-A

1/2″ = 1′-0″

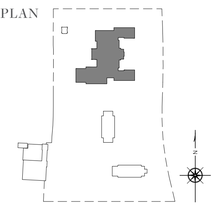
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

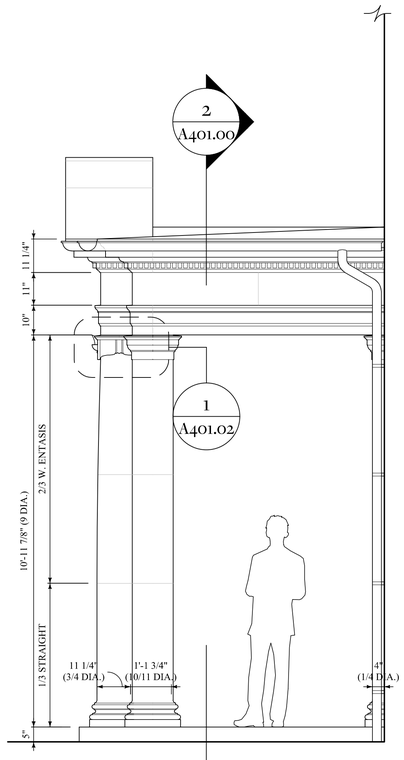
KEY PLAN



STATE OF FLORIDA
SCOTT J SOTTILE
AR101445
REGISTERED ARCHITECT

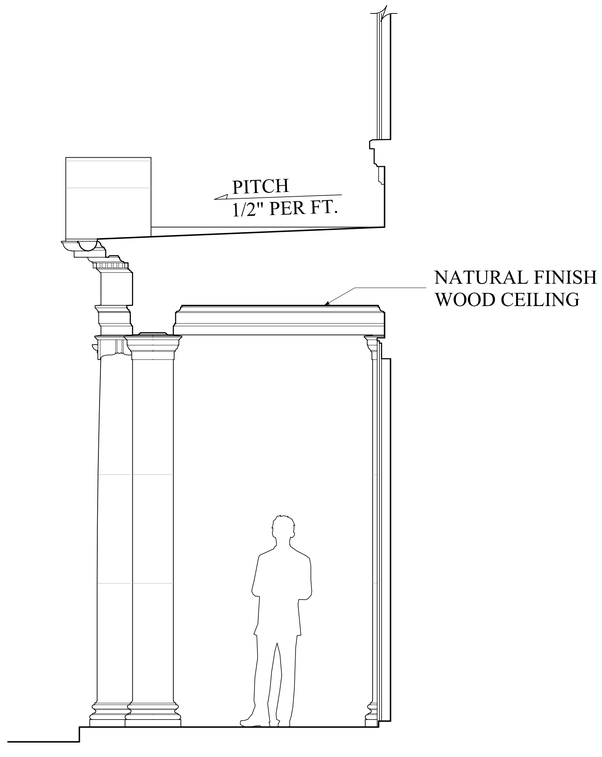
A401.00

DATE: 03.09.26



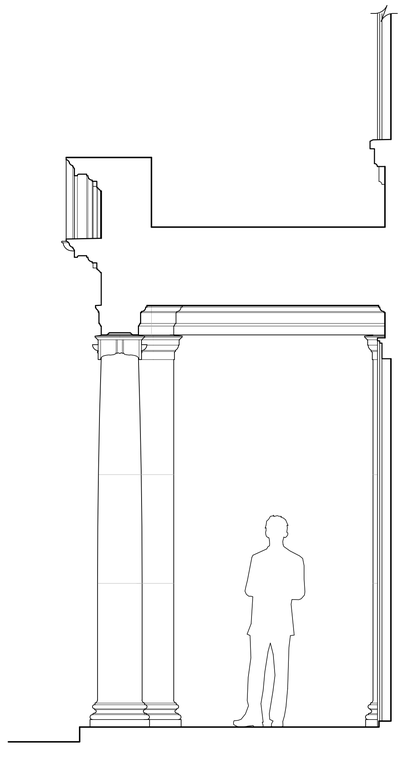
1 PROPOSED ENTRY PORTICO- NORTH ELEVATION

1/2" = 1'-0"



2 PROPOSED ENTRY PORTICO- SECTION B-B

1/2" = 1'-0"



3 PROPOSED ENTRY PORTICO- SECTION C-C

1/2" = 1'-0"

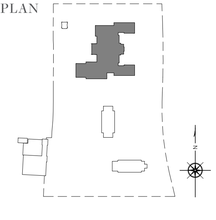
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

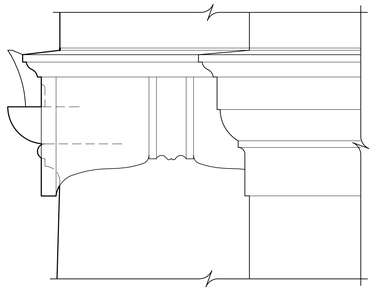
KEY PLAN





A401.01

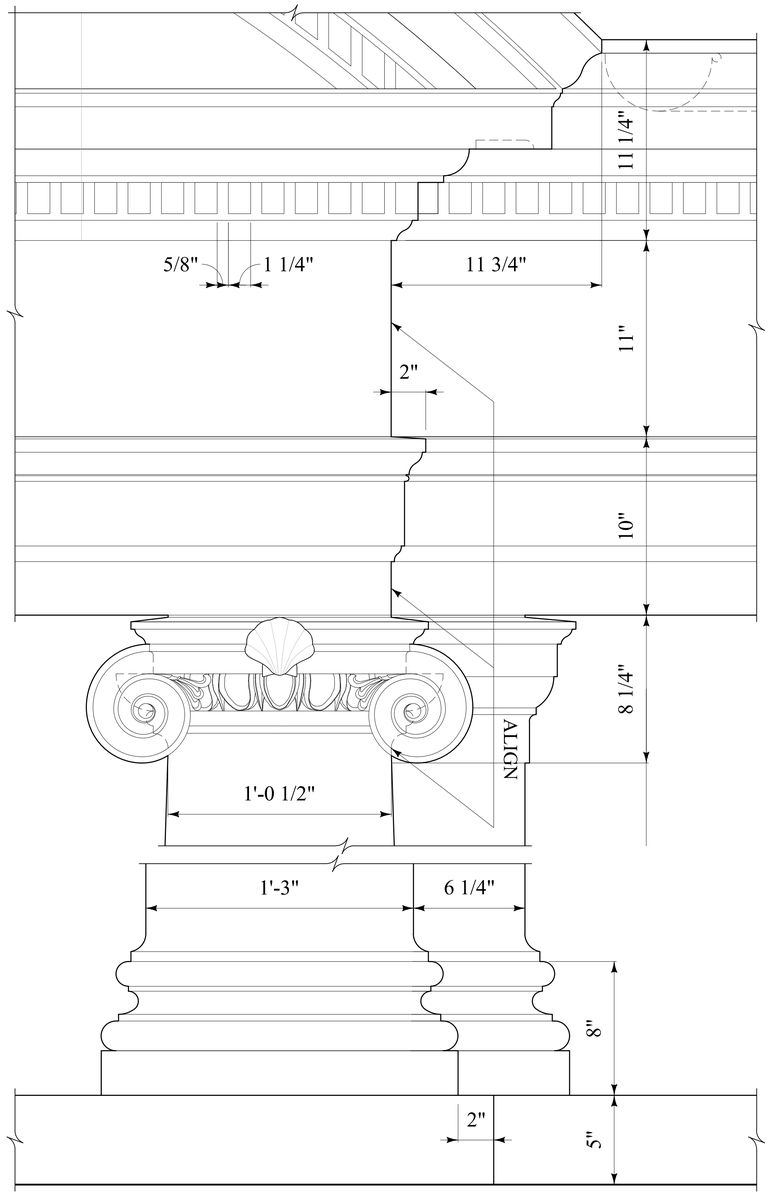
DATE: 03.09.26



1
A401.02

IONIC CAPITAL- SIDE ELEVATION

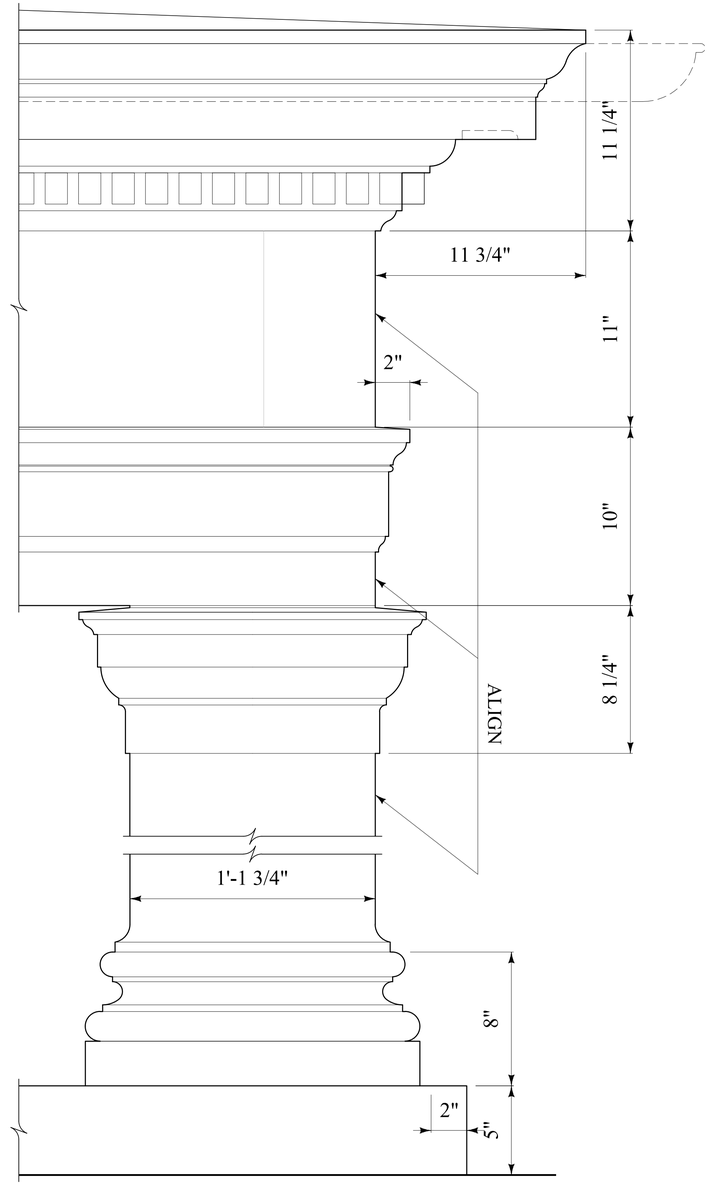
3" = 1'- 0"



2
A401.02

IONIC COLUMN & ENTABLATURE- FRONT ELEVATION

3" = 1'- 0"



3
A401.02

IONIC PIER & PILASTER- FRONT ELEVATION

3" = 1'- 0"

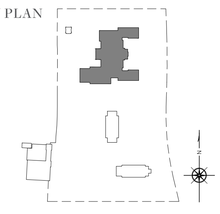
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

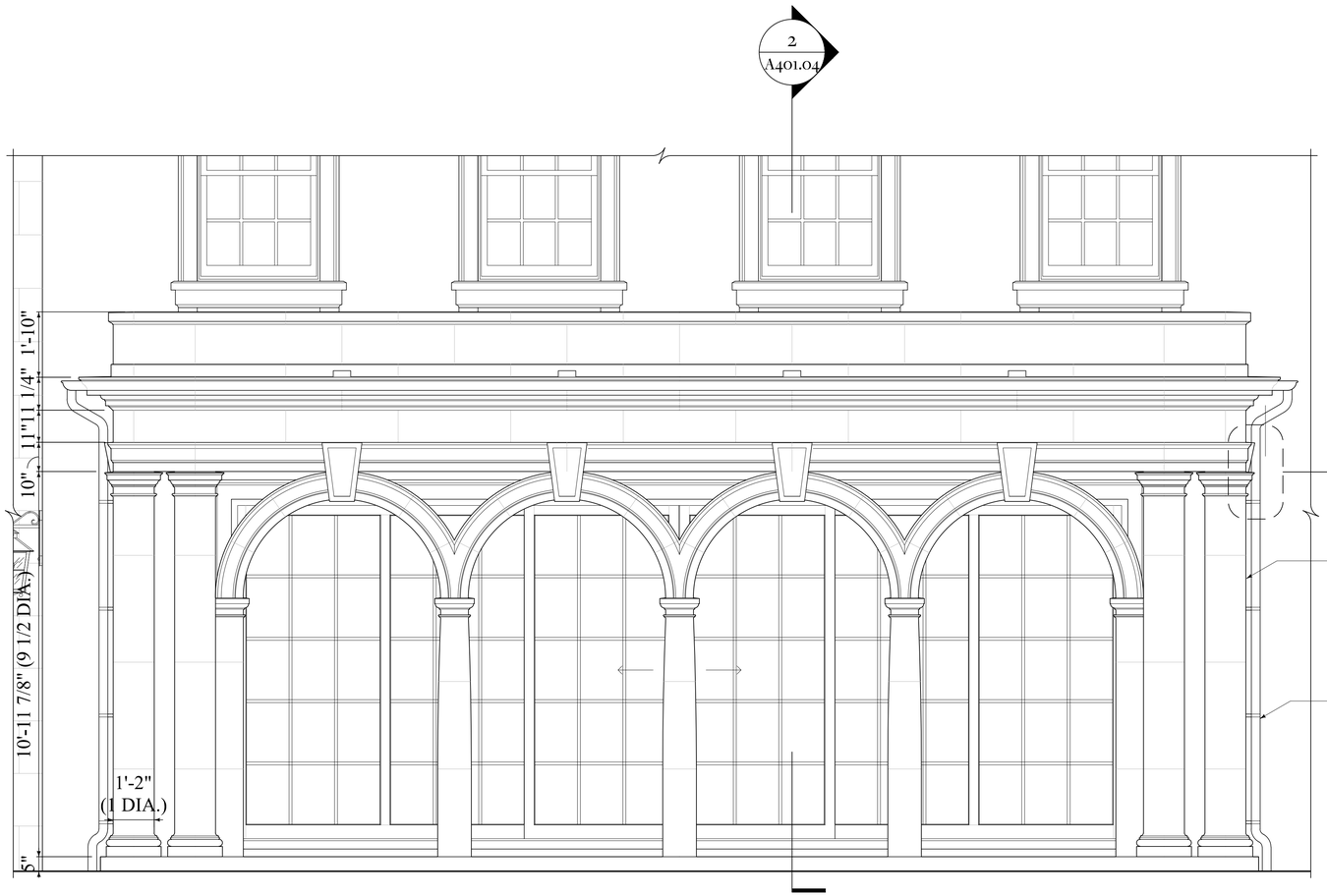
KEY PLAN





A401.02

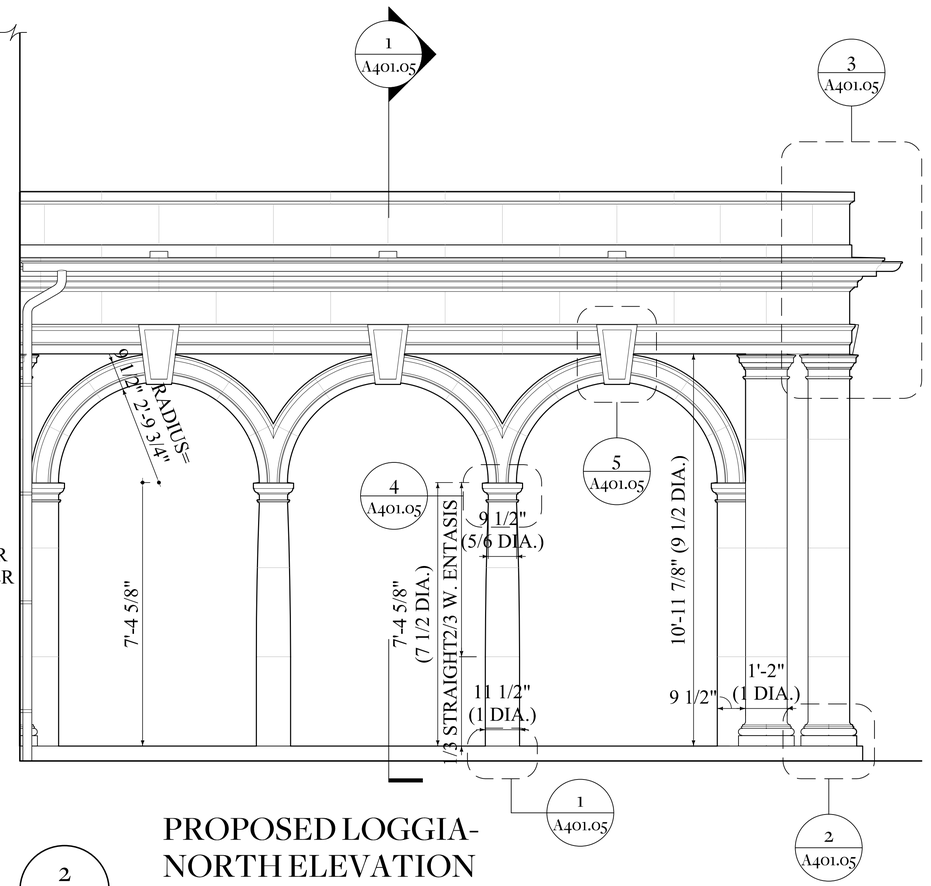
DATE: 03.09.26



1
A401.03

PROPOSED LOGGIA-
WEST ELEVATION

1/2" = 1'-0"



2
A401.03

PROPOSED LOGGIA-
NORTH ELEVATION

1/2" = 1'-0"

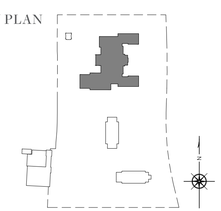
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

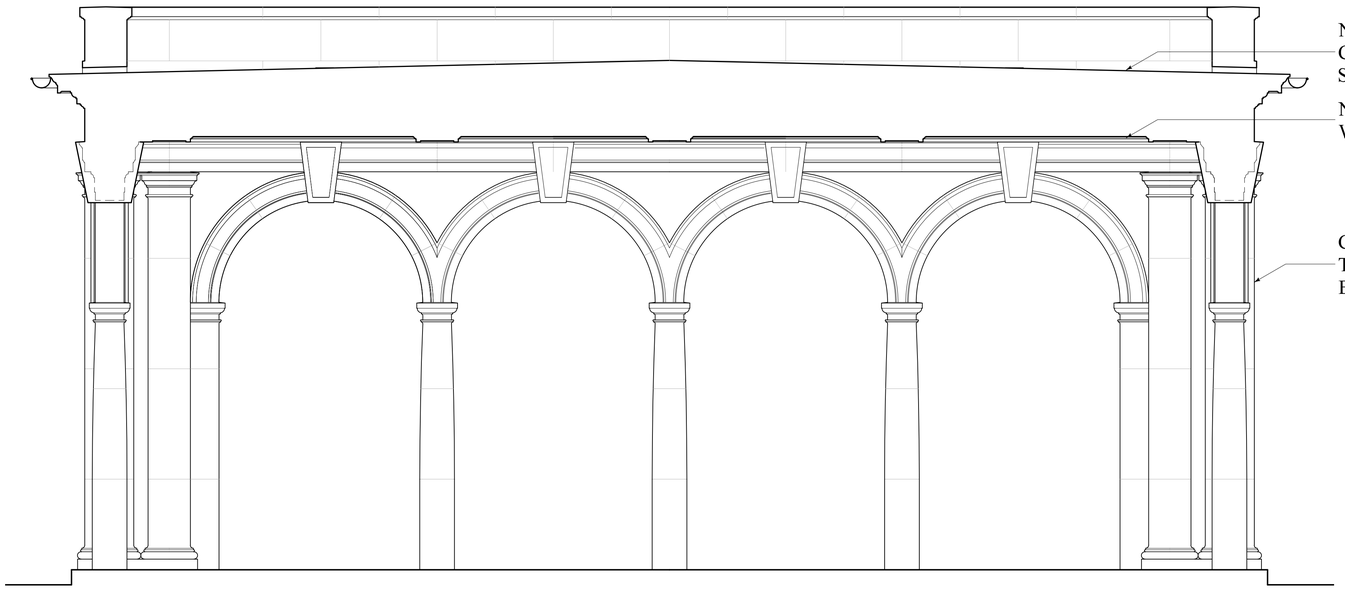
KEY PLAN





A401.03

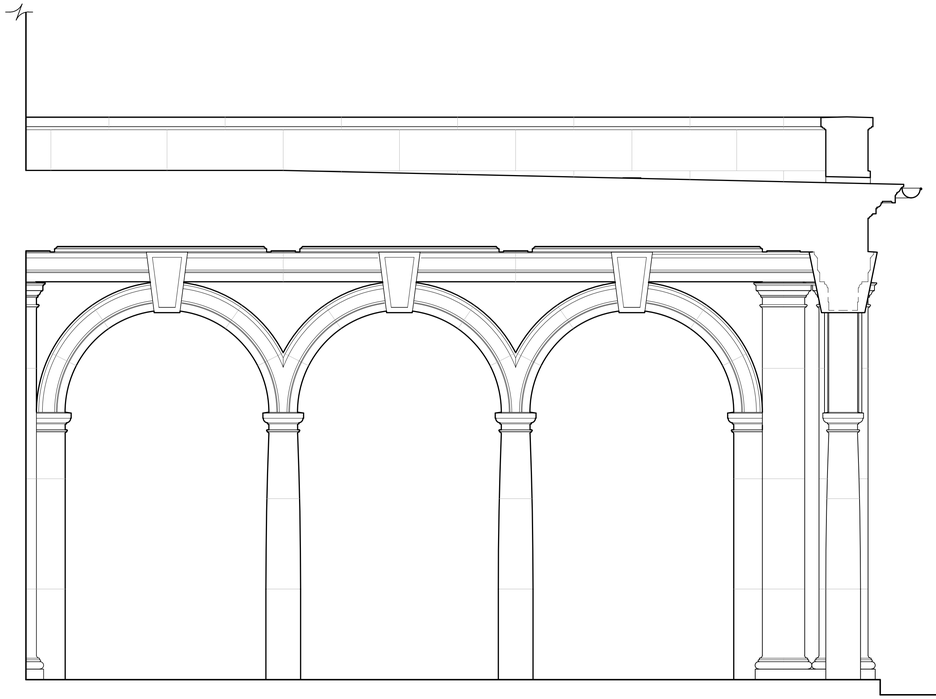
DATE: 04.29.26



1 A401.04

PROPOSED LOGGIA-
SECTION B-B

1/2" = 1'-0"



2 A401.04

PROPOSED LOGGIA-
SECTION A-A

1/2" = 1'-0"

STATE OF FLORIDA
SCOTT J SOTTILE
AR0011448
REGISTERED ARCHITECT

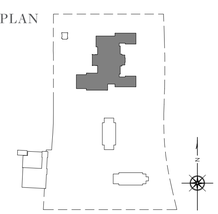
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



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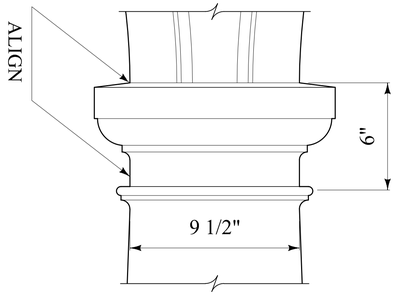
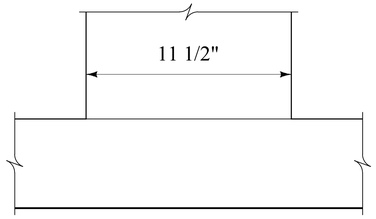
DATE: 04.29.26



4 A401.05

MINOR DORIC COLUMN- CAPITAL

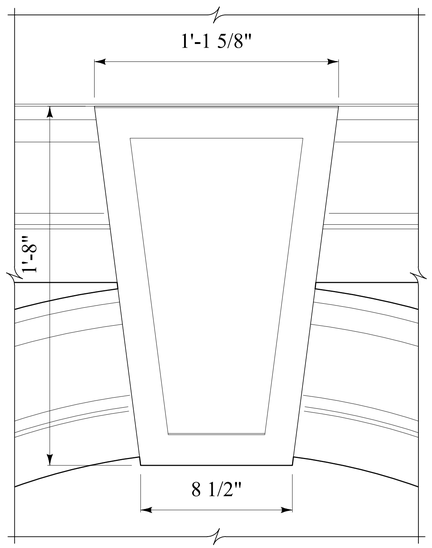
3" = 1'- 0"



1 A401.05

MINOR DORIC COLUMN- BASE

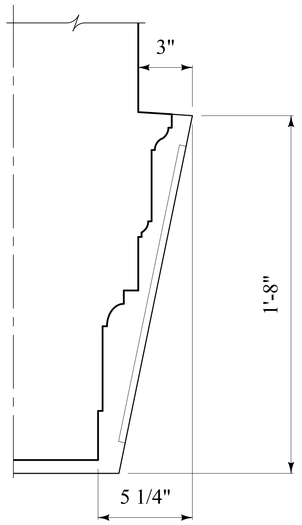
3" = 1'- 0"



5 A401.05

KEYSTONE- FRONT ELEVATION

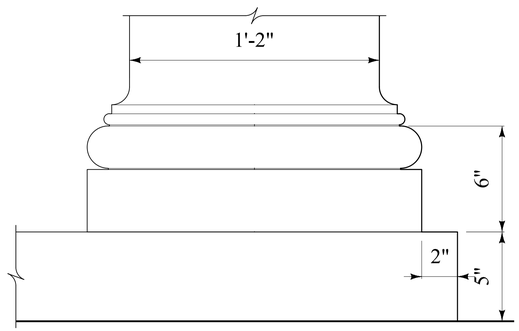
3" = 1'- 0"



6 A401.05

KEYSTONE- SIDE ELEVATION

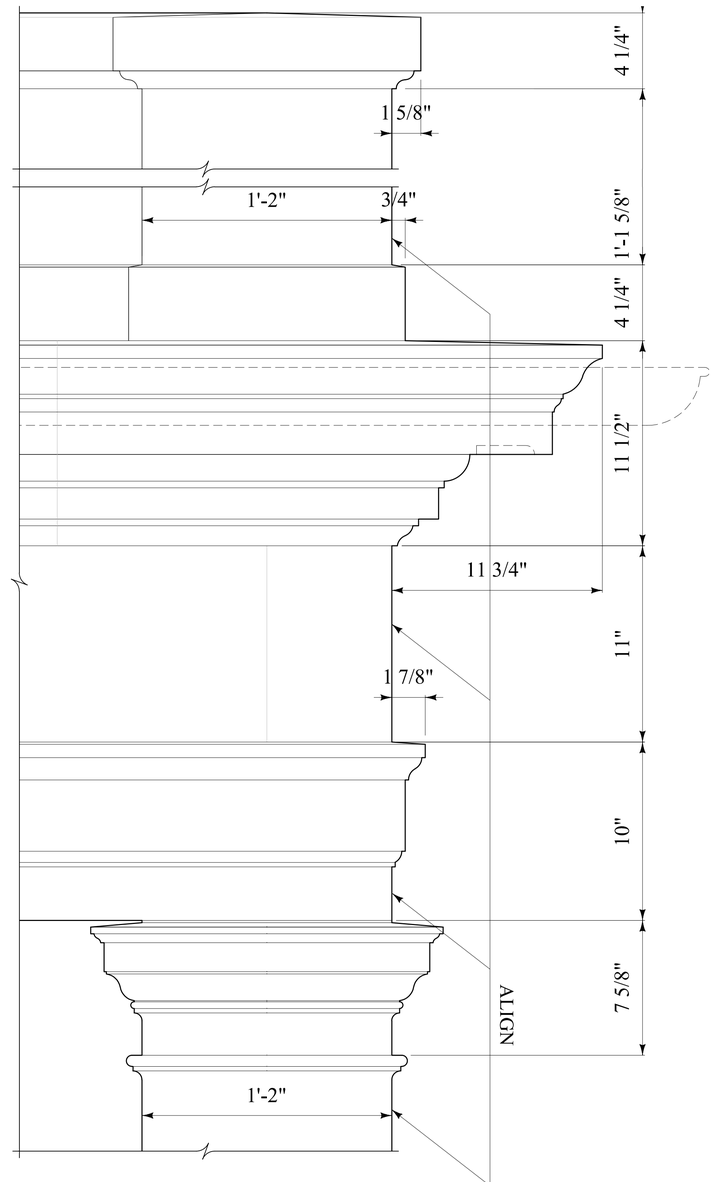
3" = 1'- 0"



2 A401.05

MAJOR DORIC PIER & PILASTER- BASE

3" = 1'- 0"



3 A401.05

MAJOR DORIC PIER & PILASTER- CAPITAL, ENTABLATURE & PARAPET

3" = 1'- 0"

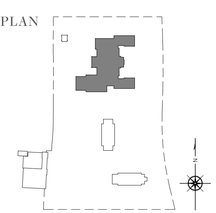
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

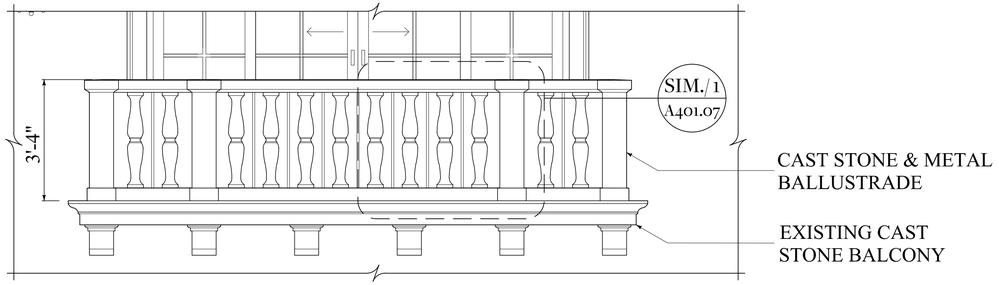
KEY PLAN





A401.05

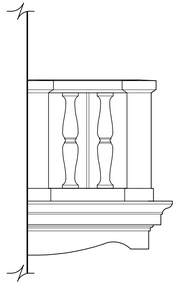
DATE: 04.29.26



PROPOSED GUEST BEDROOM BALCONY- WEST ELEVATION

1 / A401.06

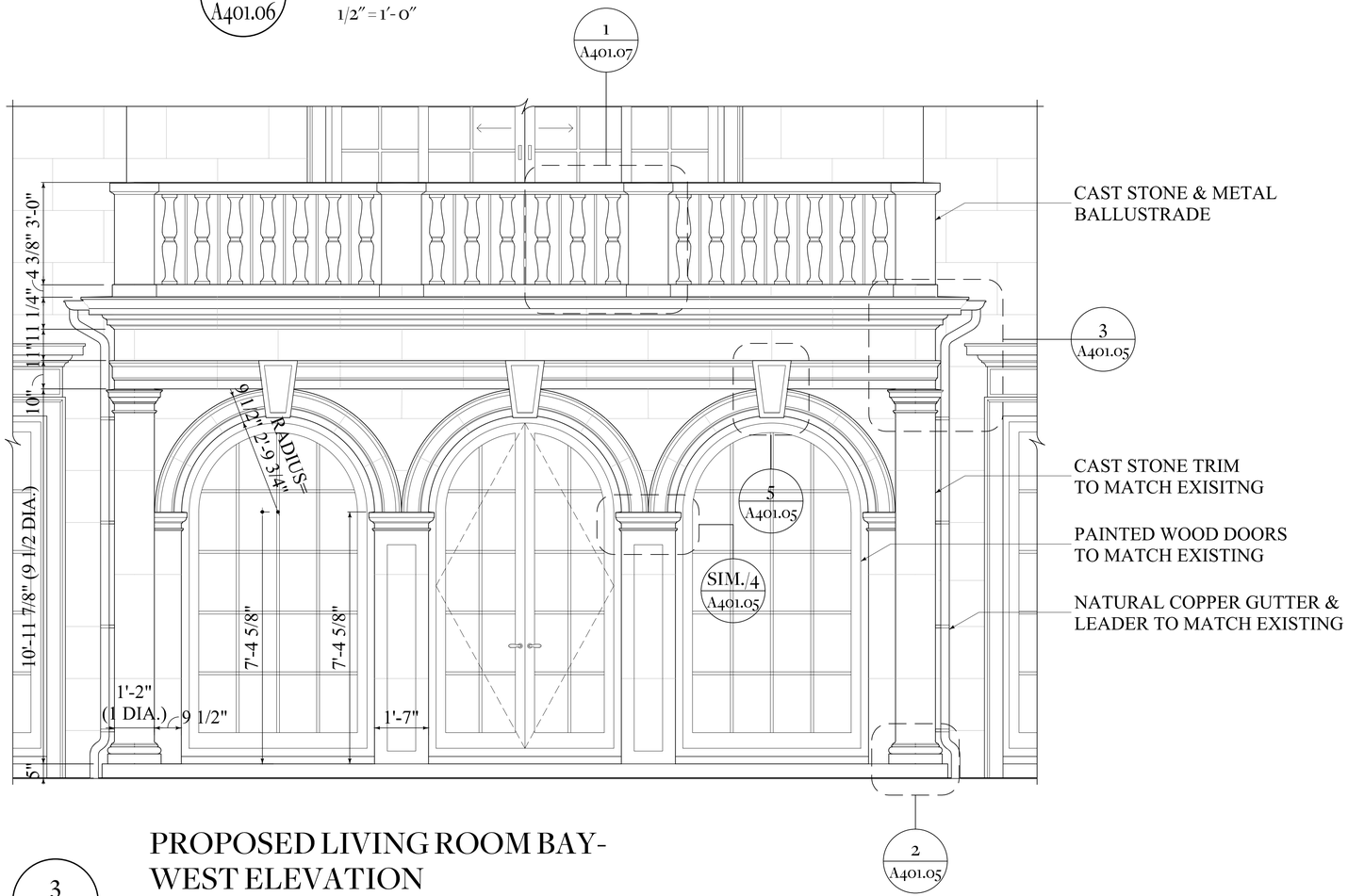
1/2" = 1'-0"



PROPOSED GUEST BEDROOM BALCONY- NORTH ELEVATION

2 / A401.06

1/2" = 1'-0"



PROPOSED LIVING ROOM BAY- WEST ELEVATION

3 / A401.06

1/2" = 1'-0"



PROPOSED LIVING ROOM BAY- NORTH ELEVATION

4 / A401.06

1/2" = 1'-0"

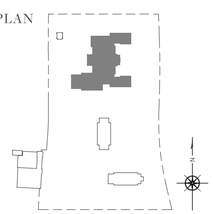
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

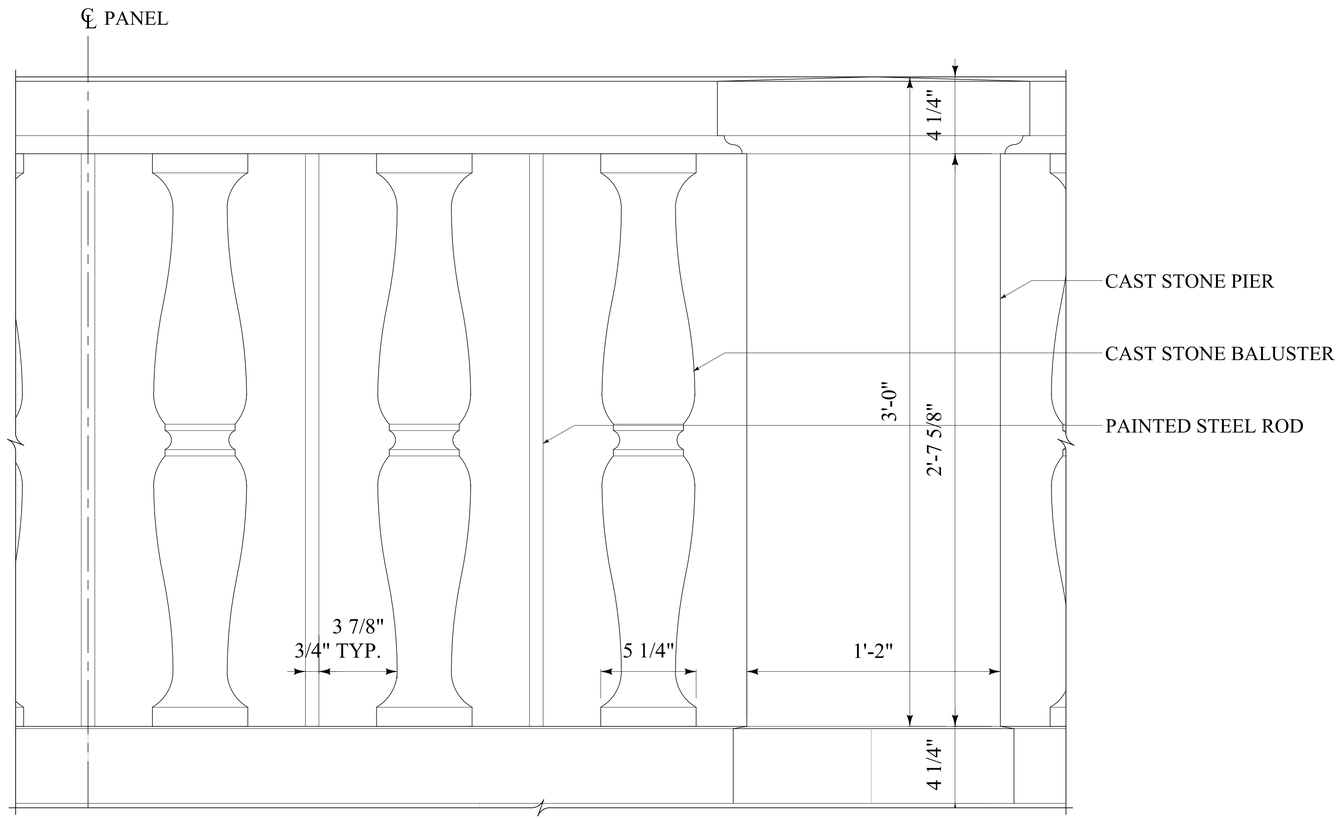
KEY PLAN





A401.06

DATE: 04.29.26



1
A401.07

PROPOSED RAILING DETAIL

3″ = 1′-0″

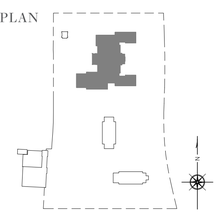
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

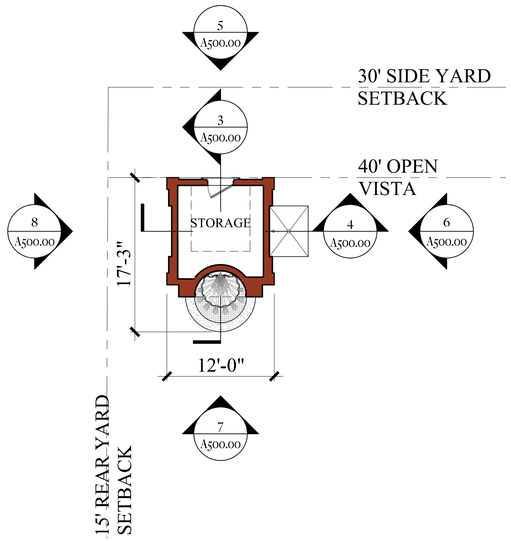
KEY PLAN



STATE OF FLORIDA
SCOTT J SOTTILE
REGISTERED ARCHITECT
AR101448

A401.07

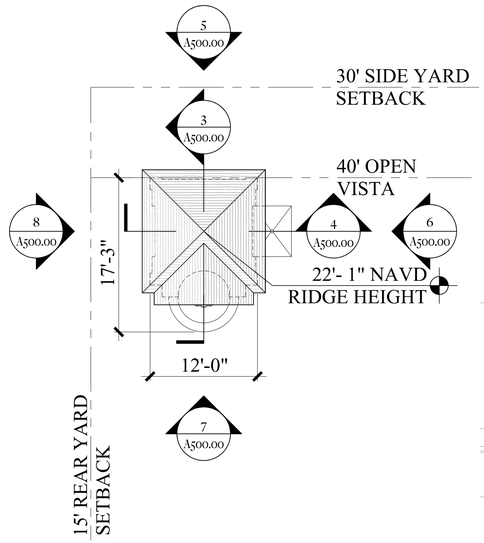
DATE: 04.29.26



GARDEN FOLLY
FIRST FLOOR PLAN

1 / A500.00

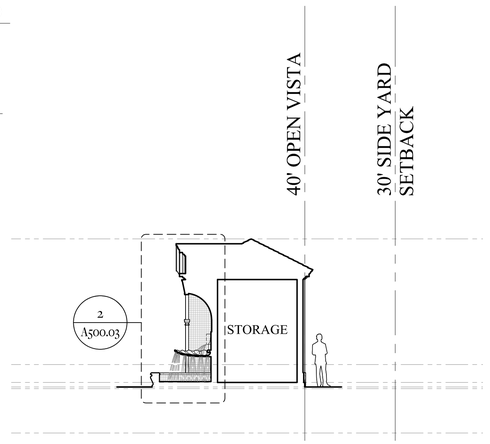
1/8" = 1'-0"



GARDEN FOLLY
ROOF PLAN

2 / A500.00

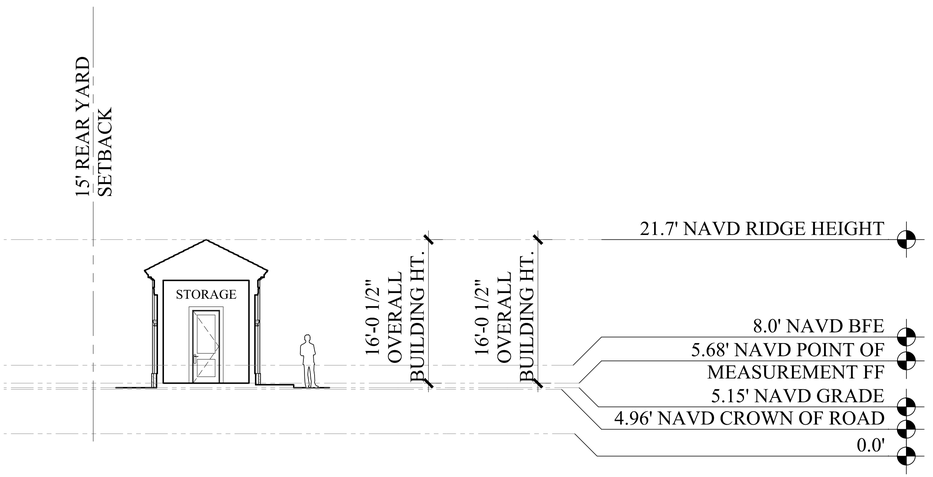
1/8" = 1'-0"



GARDEN FOLLY
SECTION A

3 / A500.00

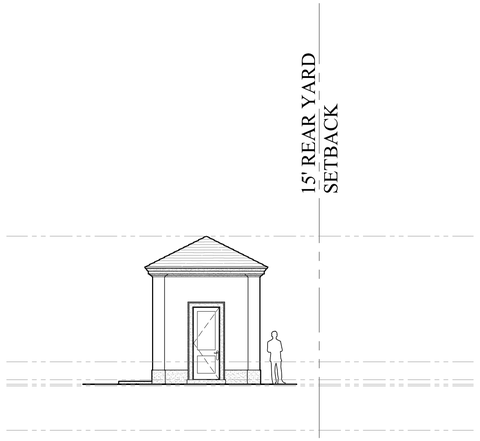
1/8" = 1'-0"



GARDEN FOLLY
SECTION B

4 / A500.00

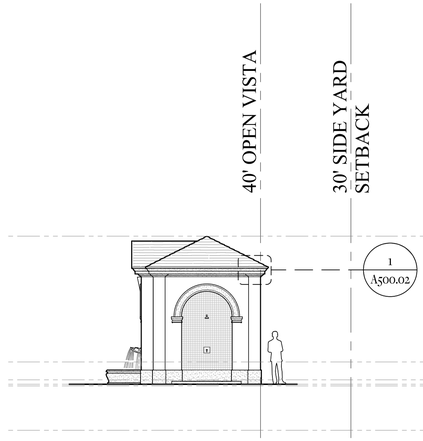
1/8" = 1'-0"



GARDEN FOLLY
NORTH ELEVATION

5 / A500.00

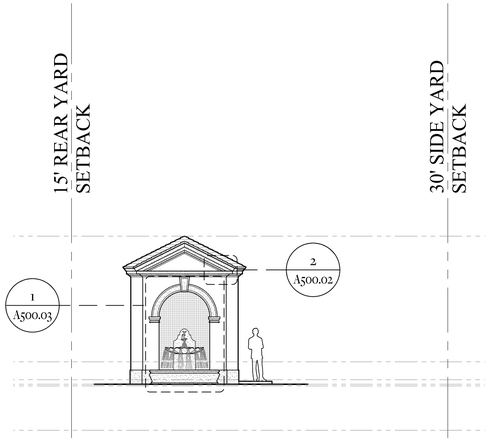
1/8" = 1'-0"



GARDEN FOLLY
EAST ELEVATION

6 / A500.00

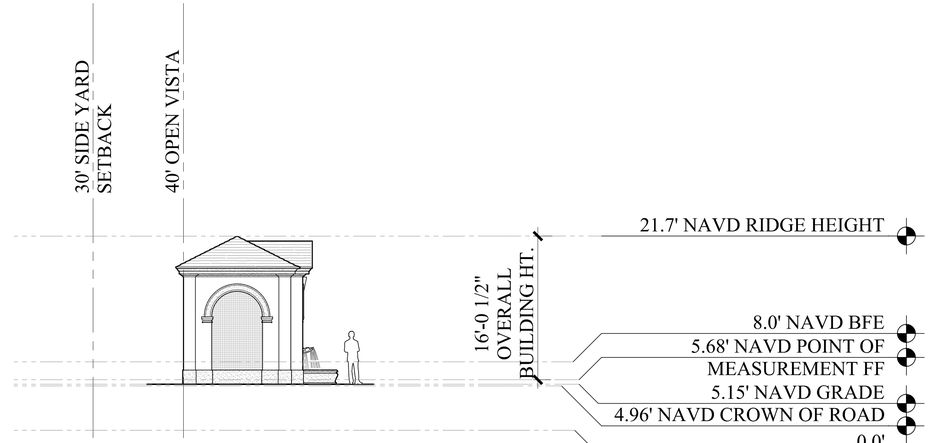
1/8" = 1'-0"



GARDEN FOLLY
SOUTH ELEVATION

7 / A500.00

1/8" = 1'-0"



GARDEN FOLLY
WEST ELEVATION

8 / A500.00

1/8" = 1'-0"

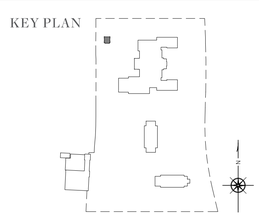
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

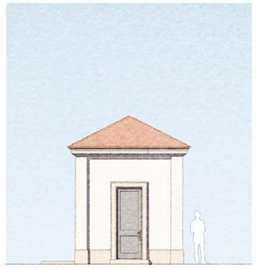
ARCOM-26-0003

KEY PLAN



A500.00

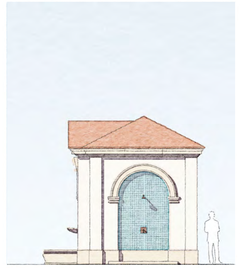
DATE: 04.29.26



1 A500.01

GARDEN FOLLY NORTH ELEVATION

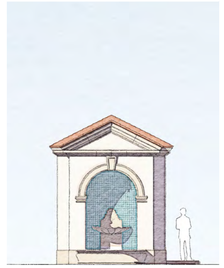
1/8″ = 1′- 0″



2 A500.01

GARDEN FOLLY EAST ELEVATION

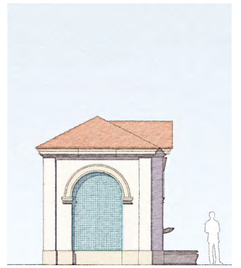
1/8″ = 1′- 0″



3 A500.01

GARDEN FOLLY SOUTH ELEVATION

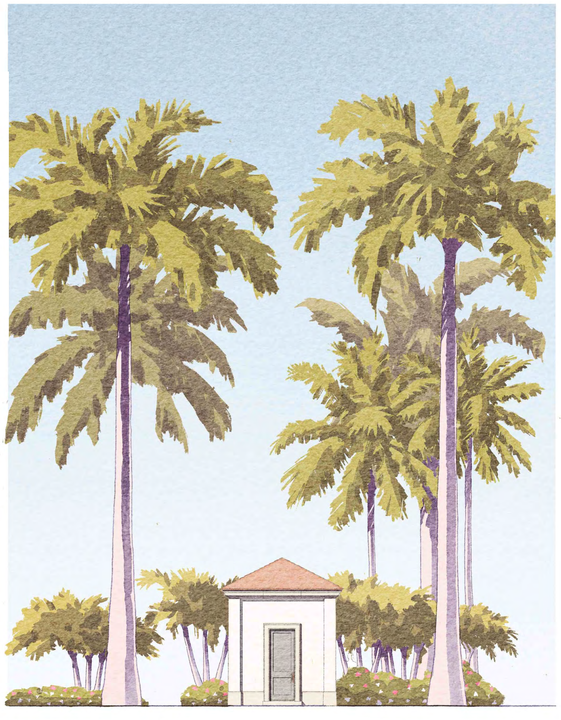
1/8″ = 1′- 0″



4 A500.01

GARDEN FOLLY WEST ELEVATION

1/8″ = 1′- 0″



5 A500.01

GARDEN FOLLY NORTH ELEVATION WITH LANDSCAPE

1/8″ = 1′- 0″



6 A500.01

GARDEN FOLLY EAST ELEVATION WITH LANDSCAPE

1/8″ = 1′- 0″



7 A500.01

GARDEN FOLLY SOUTH ELEVATION WITH LANDSCAPE

1/8″ = 1′- 0″



8 A500.01

GARDEN FOLLY WEST ELEVATION WITH LANDSCAPE

1/8″ = 1′- 0″

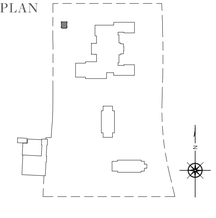
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

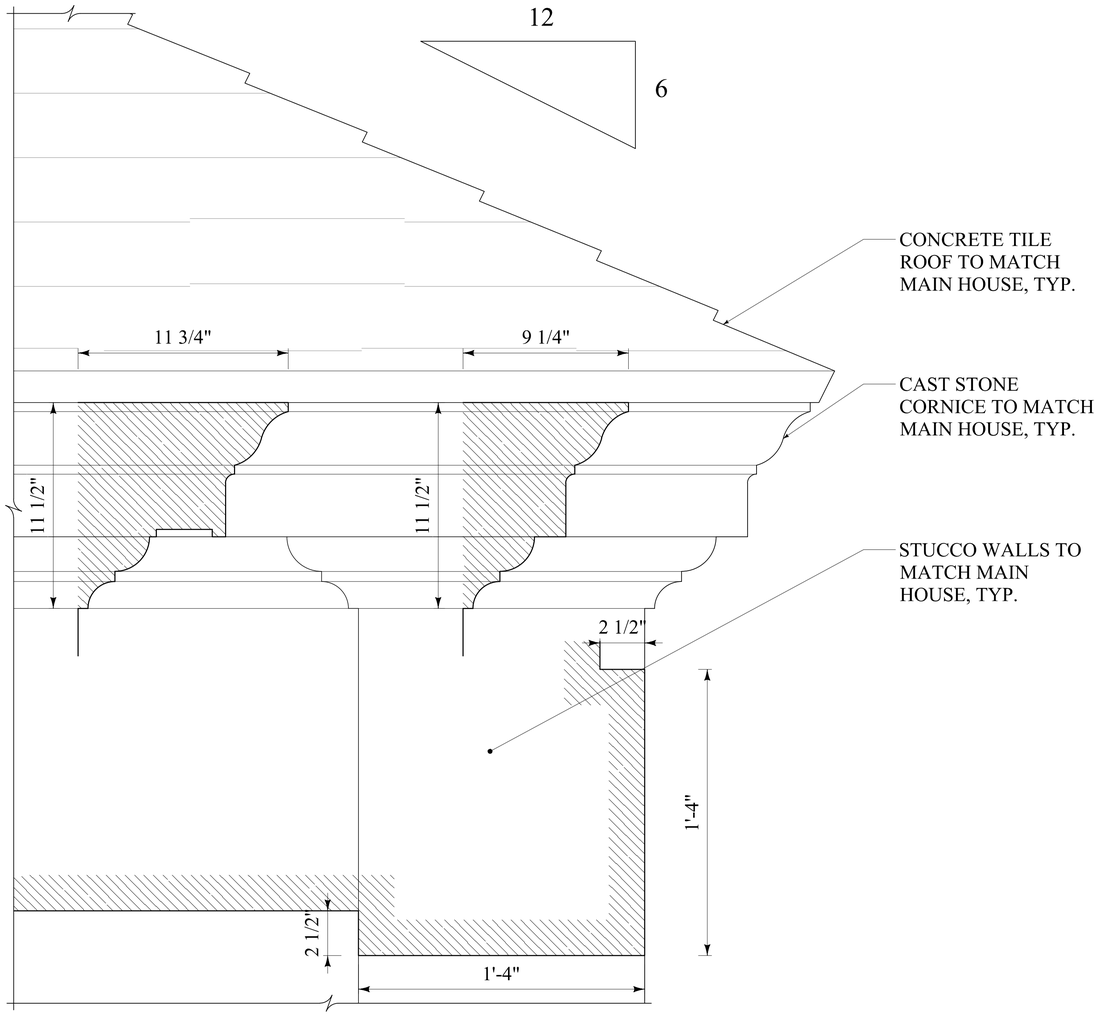
KEY PLAN





A500.01

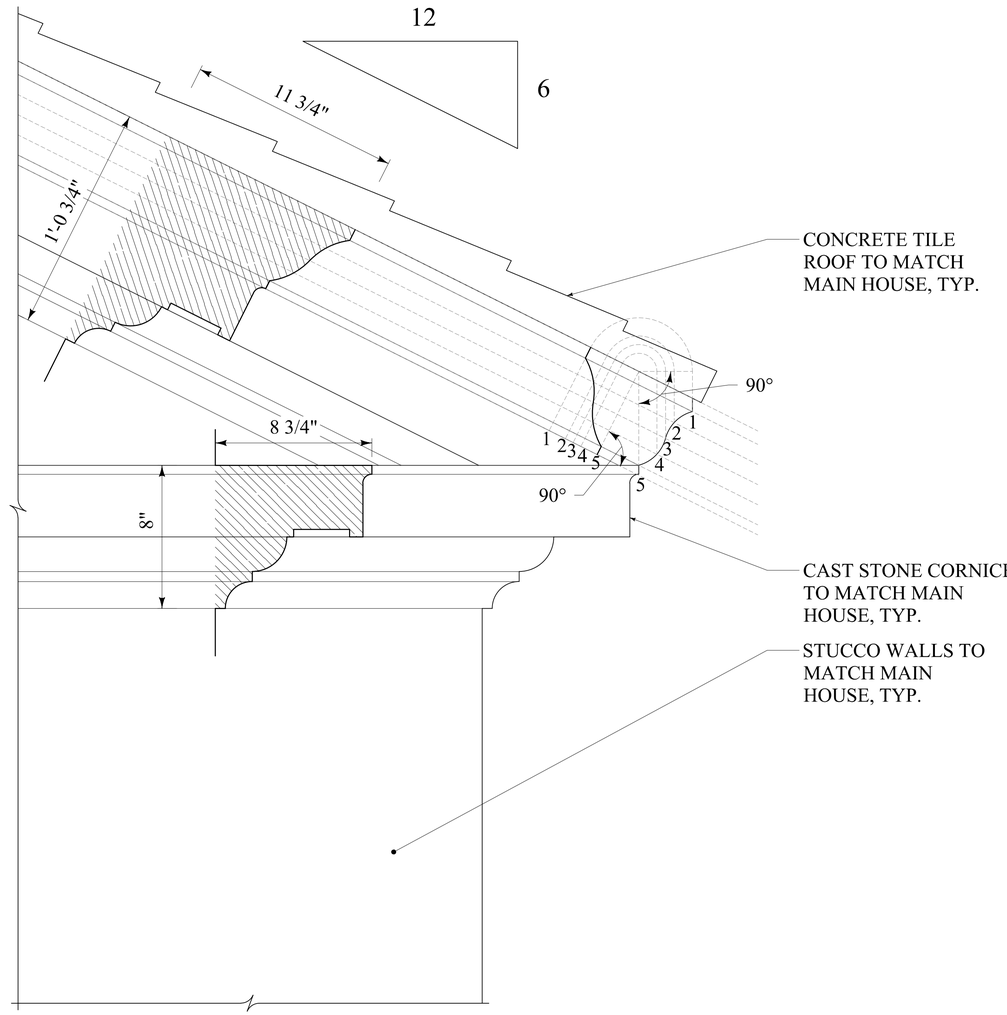
DATE: 04.29.26



1 A500.02

GARDEN FOLLY
TYP. CORNICE PROFILES & PILASTER DETAIL

3" = 1'-0"



2 A500.02

GARDEN FOLLY
RAKING CORNICE PROFILE

3" = 1'-0"

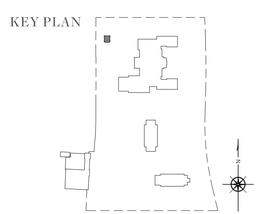
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

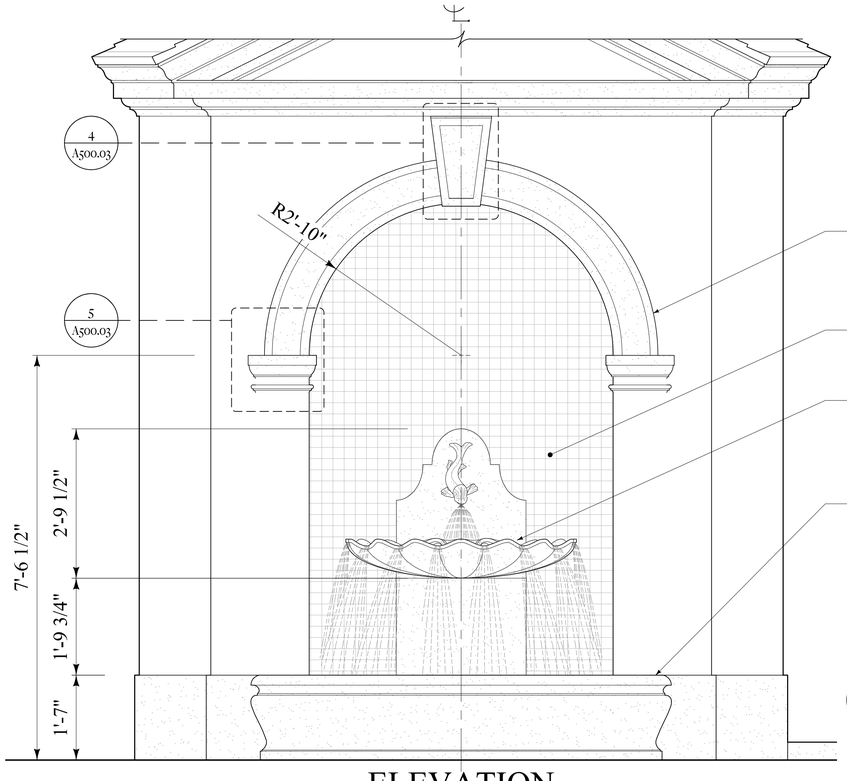
ARCOM-26-0003

KEY PLAN

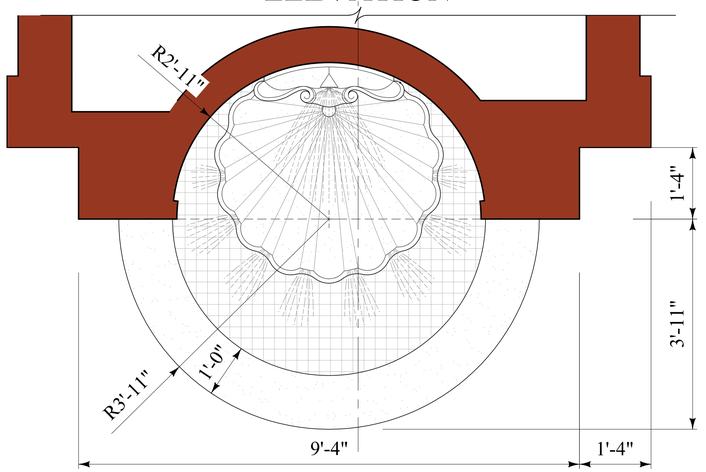


A500.02

DATE: 04.29.26



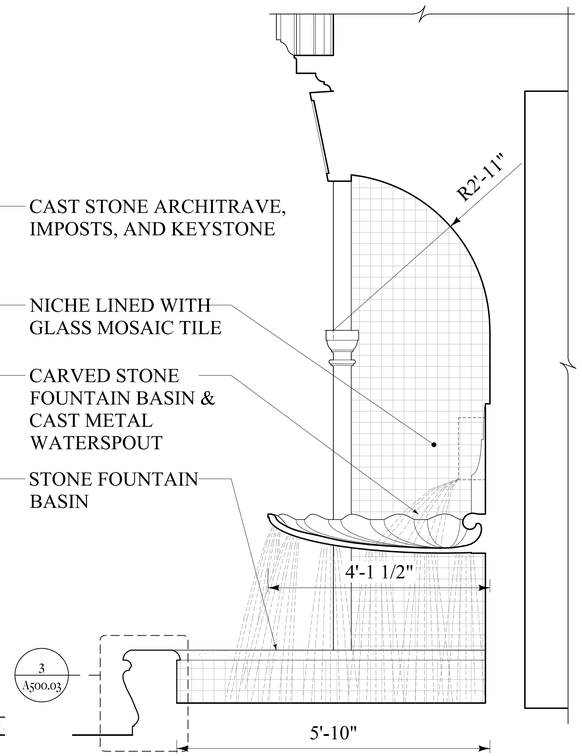
ELEVATION



PLAN

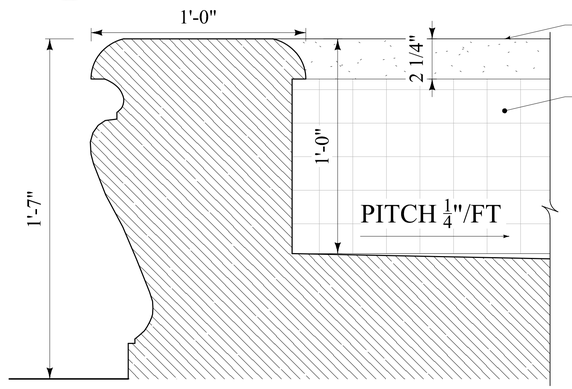
1 A500.03 GARDEN FOLLY FOUNTAIN DETAILS

3/4" = 1'-0"



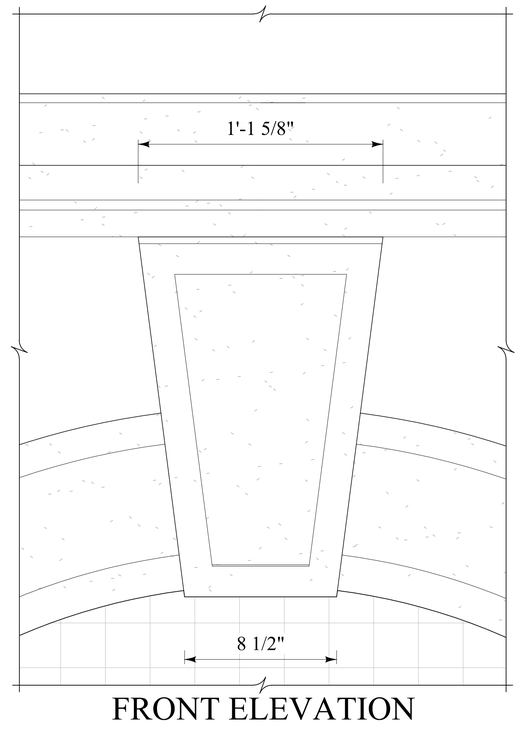
2 A500.03 GARDEN FOLLY FOUNTAIN SECTION

3/4" = 1'-0"

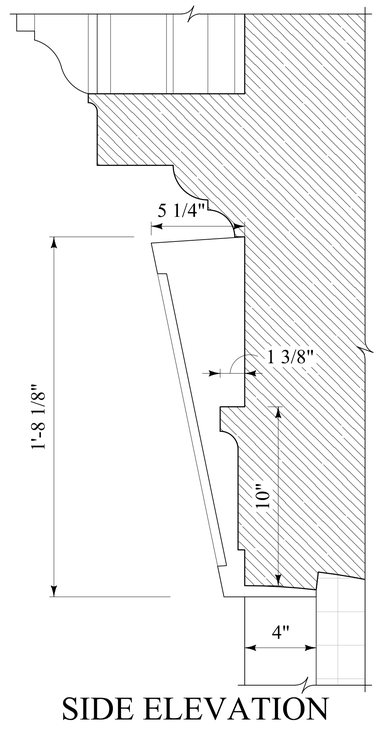


3 A500.03 GARDEN FOLLY FOUNTAIN BASIN DETAIL

3" = 1'-0"



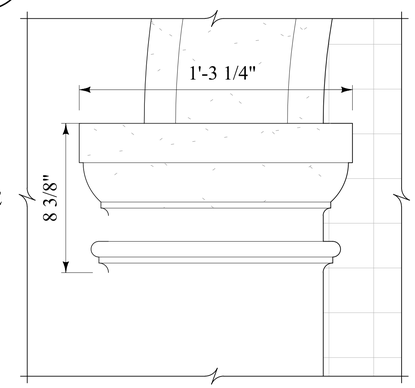
FRONT ELEVATION



SIDE ELEVATION

4 A500.03 GARDEN FOLLY KEYSTONE & ARCHITRAVE DETAILS

3" = 1'-0"



5 A500.03 GARDEN FOLLY IMPOST DETAILS

3" = 1'-0"

STATE OF FLORIDA
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REGISTERED ARCHITECT
AR0011448

FERGUSON & SHAMAMIAN ARCHITECTS

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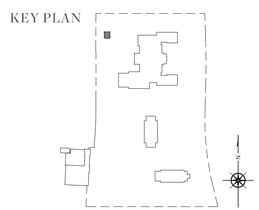
PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



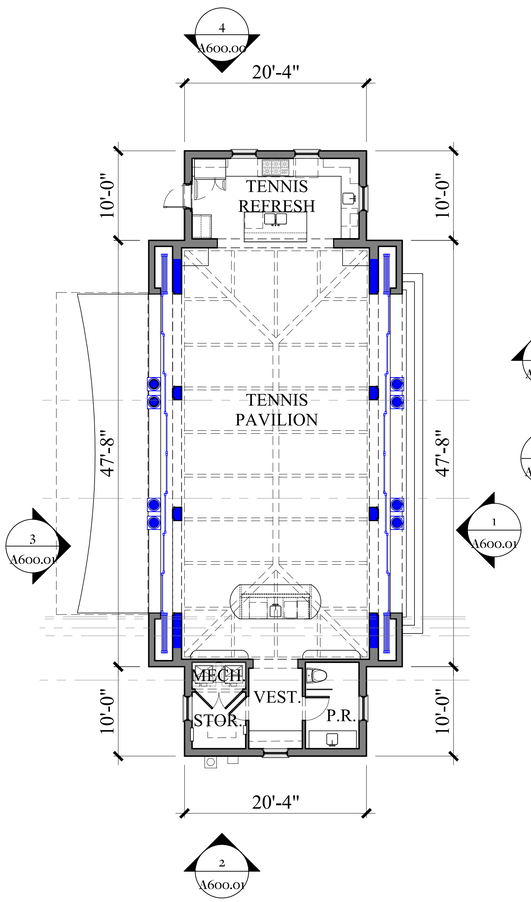
A500.03

DATE: 04.29.26

LEGEND

Area to be Demolished

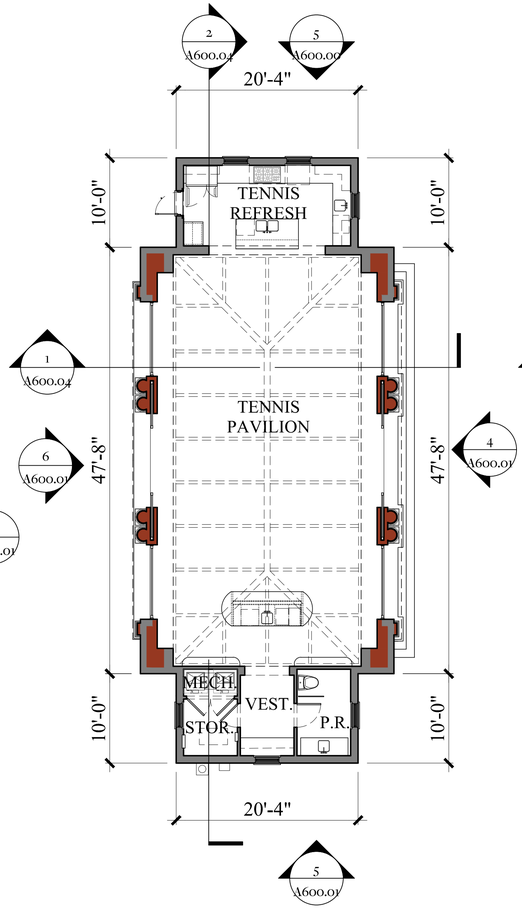
Proposed New Construction



TENNIS PAVILION EXISTING FIRST FLOOR PLAN

1 A600.00

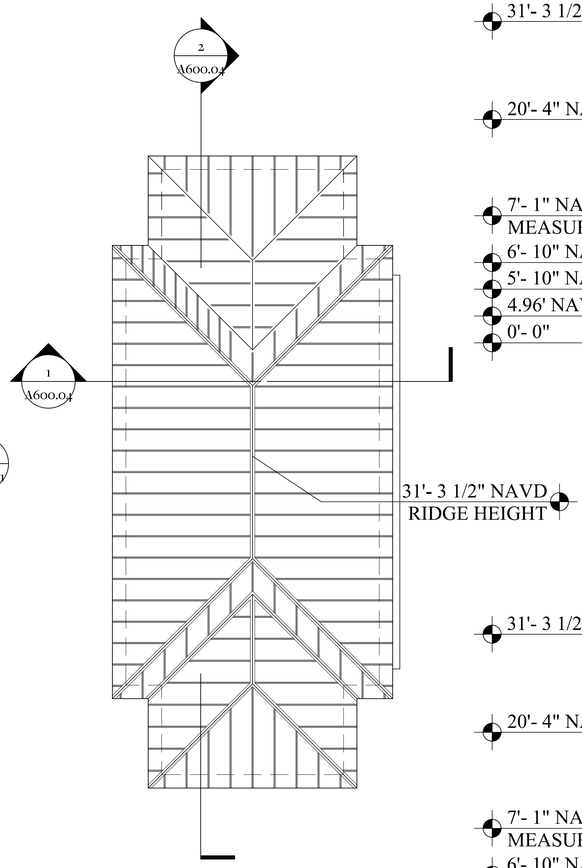
1/8" = 1'-0"



TENNIS PAVILION PROPOSED FIRST FLOOR PLAN

2 A600.00

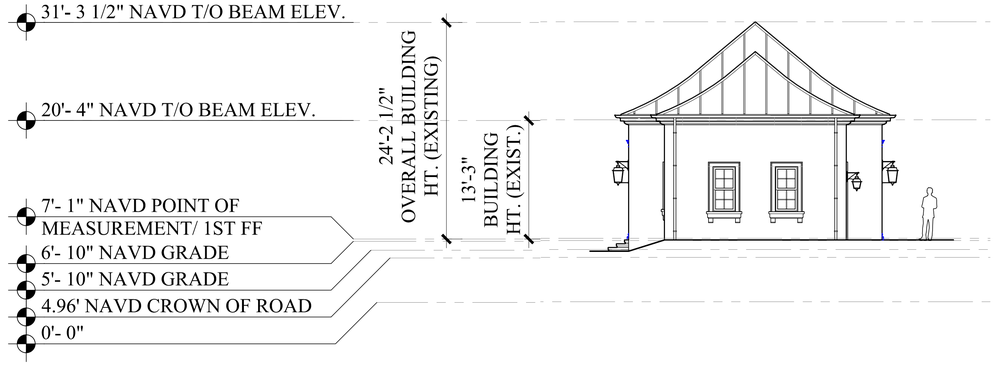
1/8" = 1'-0"



TENNIS PAVILION EXIST. & PROPOSED ROOF PLAN

3 A600.00

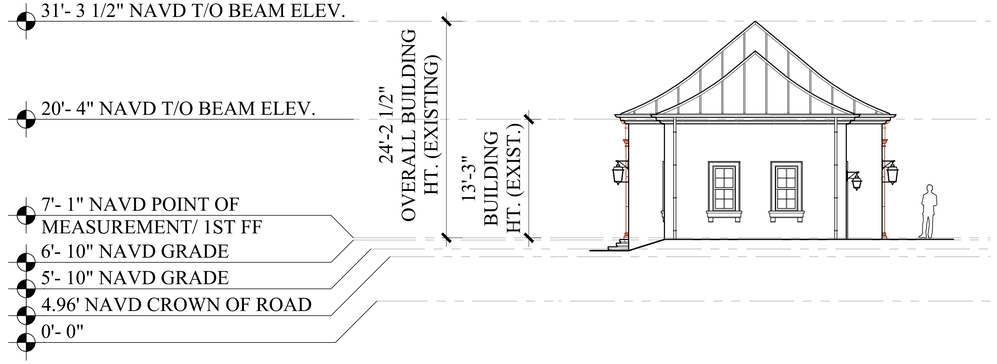
1/8" = 1'-0"



TENNIS PAVILION EXISTING NORTH ELEVATION

4 A600.00

1/8" = 1'-0"



TENNIS PAVILION PROPOSED NORTH ELEVATION

5 A600.00

1/8" = 1'-0"

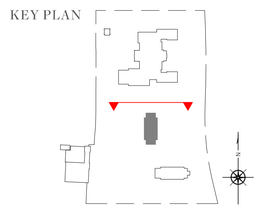
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

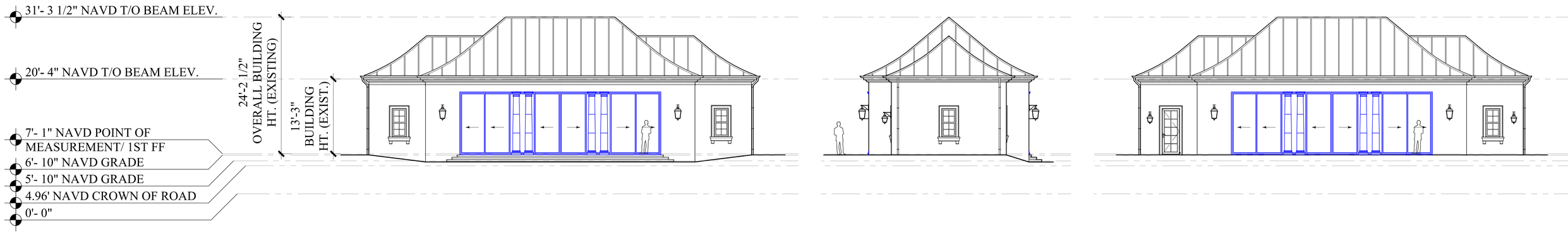
KEY PLAN





A600.00

DATE: 04.29.26



1 A600.01 — TENNIS PAVILION EXISTING EAST ELEVATION

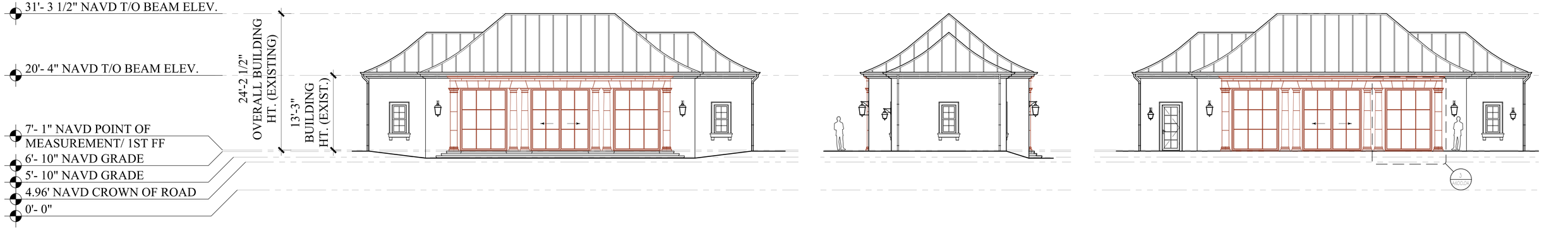
1/8" = 1'- 0"

2 A600.01 — TENNIS PAVILION EXISTING SOUTH ELEV.

1/8" = 1'- 0"

3 A600.01 — TENNIS PAVILION EXISTING WEST ELEVATION

1/8" = 1'- 0"



4 A600.01 — TENNIS PAVILION PROPOSED EAST ELEVATION

1/8" = 1'- 0"

5 A600.01 — TENNIS PAVILION PROPOSED SOUTH ELEV.

1/8" = 1'- 0"

6 A600.01 — TENNIS PAVILION PROPOSED WEST ELEVATION

1/8" = 1'- 0"

LEGEND

Area to be Demolished

Proposed New Construction

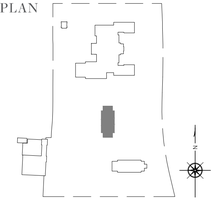
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

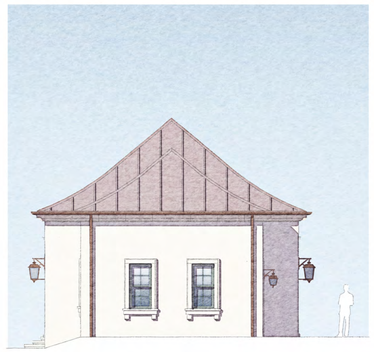
KEY PLAN





A600.01

DATE: 04.29.26



1
A600.02

TENNIS PAVILION
EXISTING NORTH ELEVATION

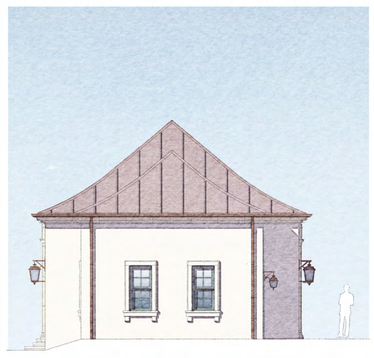
1/8″ = 1′- 0″



2
A600.02

TENNIS PAVILION
EXISTING EAST ELEVATION

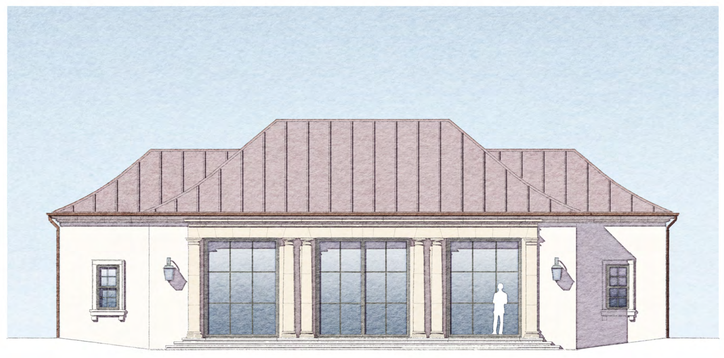
1/8″ = 1′- 0″



3
A600.02

TENNIS PAVILION
PROPOSED NORTH ELEVATION

1/8″ = 1′- 0″



4
A600.02

TENNIS PAVILION
PROPOSED EAST ELEVATION

1/8″ = 1′- 0″



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1340 SOUTH OCEAN BLVD

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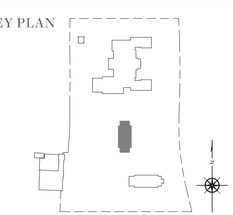
ARCOM-26-0003

KEY PLAN



A600.02

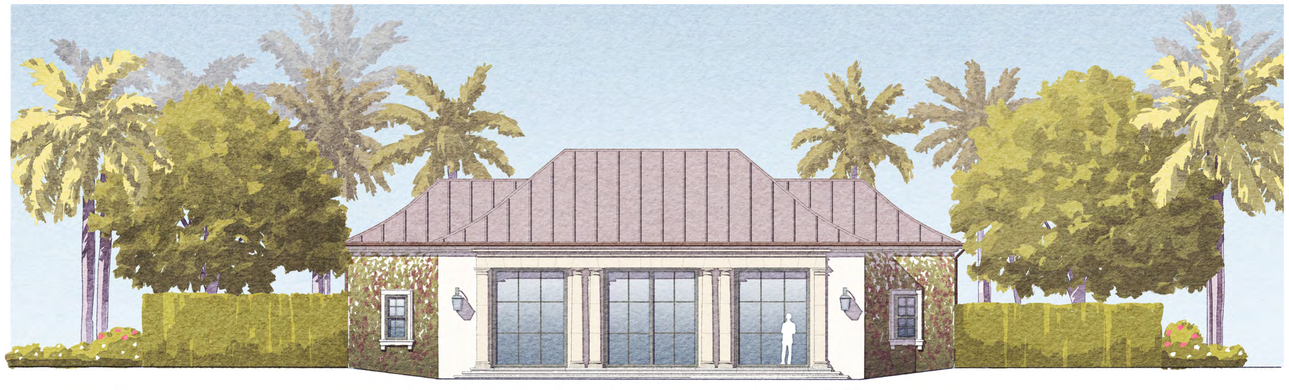
DATE: 04.29.26



1
A600.03

TENNIS PAVILION PROPOSED
NORTH ELEVATION WITH LANDSCAPE

1/8″ = 1′- 0″



2
A600.03

TENNIS PAVILION PROPOSED
EAST ELEVATION WITH LANDSCAPE

1/8″ = 1′- 0″



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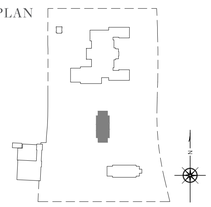
1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

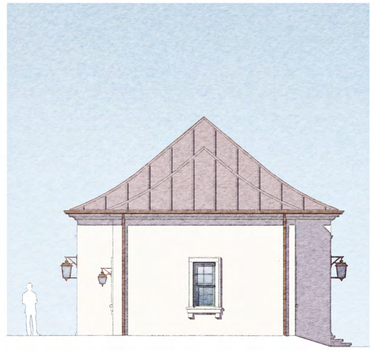
ARCOM-26-0003

KEY PLAN



A600.03

DATE: 04.29.26



1
A600.04

TENNIS PAVILION
EXISTING SOUTH ELEVATION

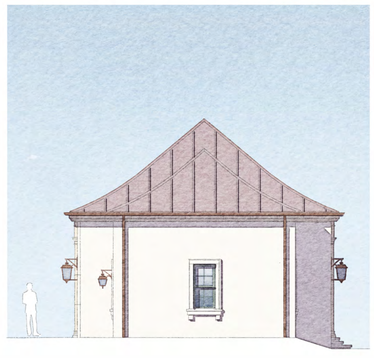
1/8″ = 1′- 0″



2
A600.04

TENNIS PAVILION
EXISTING WEST ELEVATION

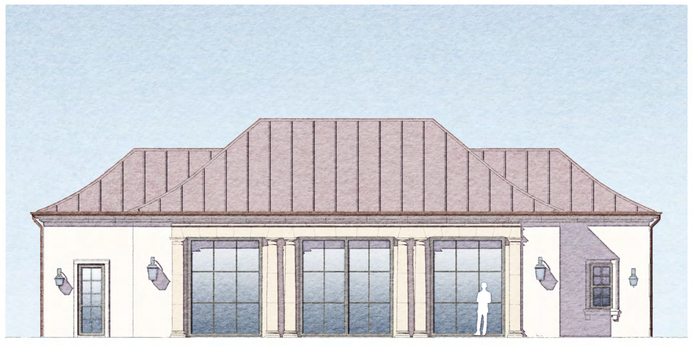
1/8″ = 1′- 0″



3
A600.04

TENNIS PAVILION
PROPOSED SOUTH ELEVATION

1/8″ = 1′- 0″



4
A600.04

TENNIS PAVILION
PROPOSED WEST ELEVATION

1/8″ = 1′- 0″



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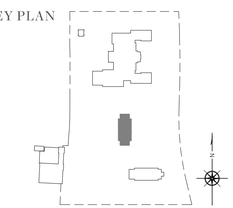
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A600.04

DATE: 04.29.26



1
A600.05

TENNIS PAVILION PROPOSED
SOUTH ELEVATION WITH LANDSCAPE

1/8″ = 1′-0″



2
A600.05

TENNIS PAVILION PROPOSED
WEST ELEVATION WITH LANDSCAPE

1/8″ = 1′-0″



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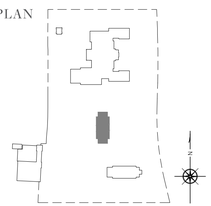
PALM BEACH, FL 33480

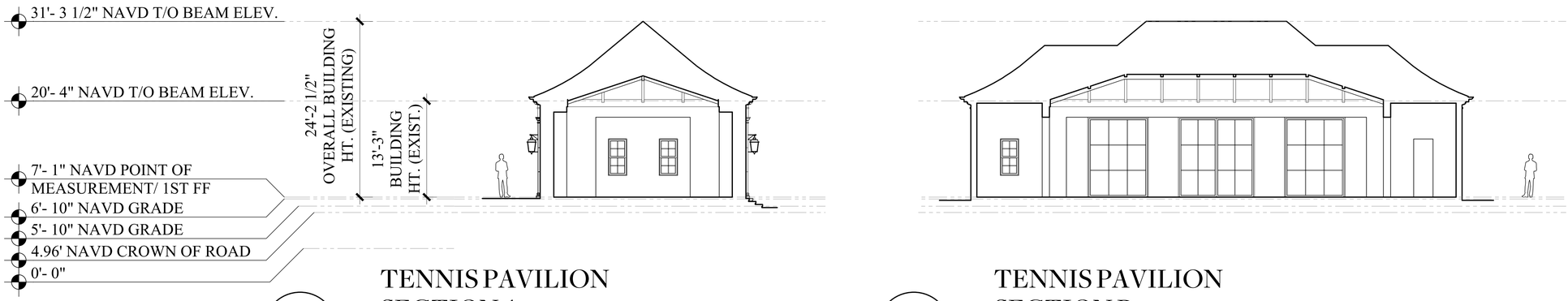
ARCOM-26-0003

KEY PLAN



A600.05

DATE: 04.29.26

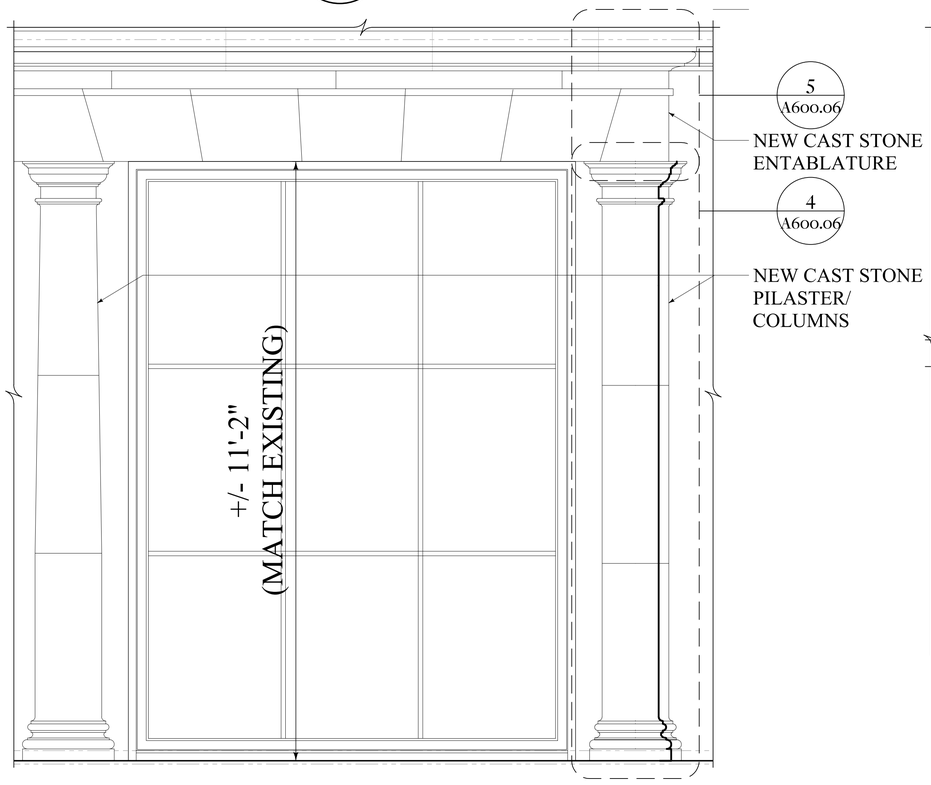


1 A600.06 TENNIS PAVILION SECTION A

1/8" = 1'- 0"

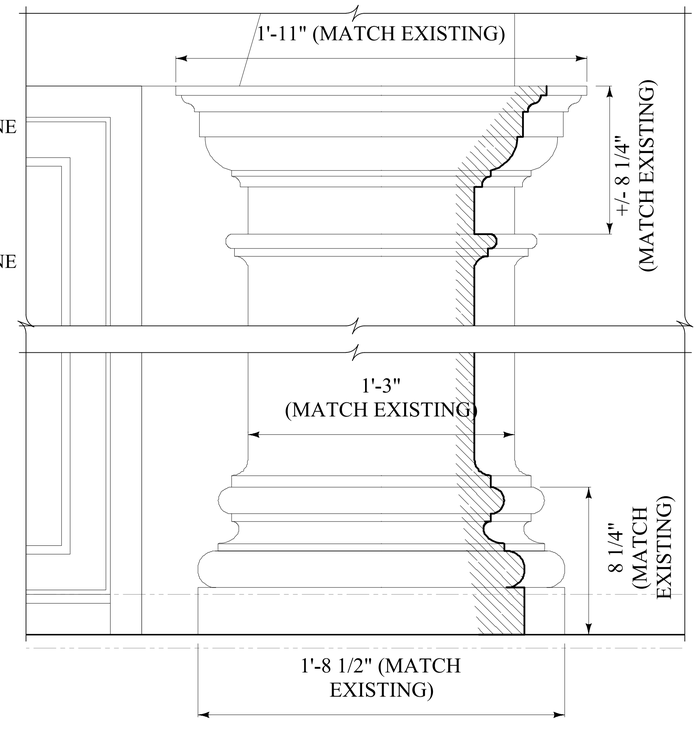
2 A600.06 TENNIS PAVILION SECTION B

1/8" = 1'- 0"



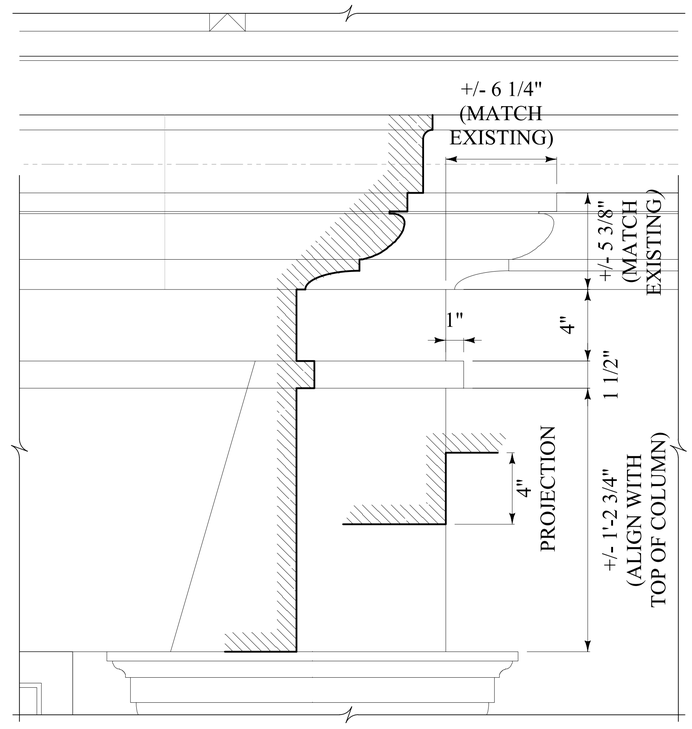
3 A600.06 TENNIS PAVILION DETAIL

3/4" = 1'- 0"



4 A600.06 TENNIS PAVILION PILASTER DETAIL

3" = 1'- 0"



5 A600.06 TENNIS PAVILION ENTABLATURE DETAIL

3" = 1'- 0"

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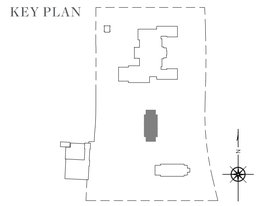
1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN





A600.06

DATE: 04.29.26

EXISTING MATERIAL PALETTE - PROPOSED TO MATCH



Cast Stone



Painted Wood Windows
Stucco Walls & Window Trims



Red Concrete Roof Tile
Copper Gutters & Downspouts

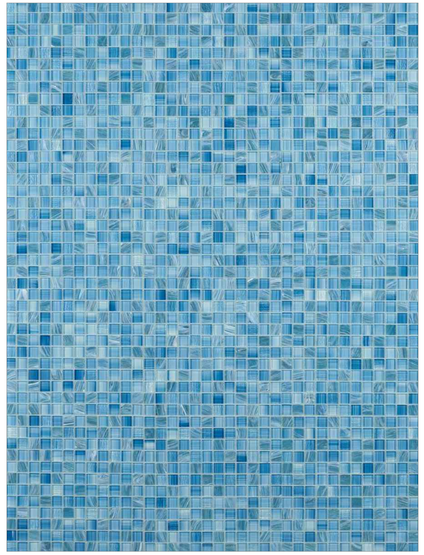


Painted Wood Doors
Stone Threshold
River Rock & Stone Terrace



Coquina Paving Stones

NEW PROPOSED MATERIALS



Glass Mosaic Tile - Garden Folly



Bronze & Glass Door - Main House



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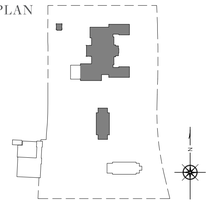
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD
PALM BEACH, FL 33480
ARCOM-26-0003

KEY PLAN





1
A800.00

VIEW OF PROPOSED MAIN HOUSE FRONT ENTRY

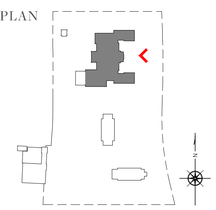
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A800.00

DATE: 04.29.26



1
A800.01

VIEW OF PROPOSED MAIN HOUSE LIVING ROOM BAY & LOGGIA

STATE OF FLORIDA
SCOTT J SOTTILE
AR101445
REGISTERED ARCHITECT

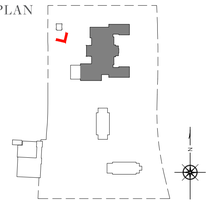
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A800.01

DATE: 04.29.26



1
A800.02

VIEW OF PROPOSED MAIN HOUSE LOGGIA AND GARDEN FOLLY

STATE OF FLORIDA
SCOTT J SOTTILE
AR101445
REGISTERED ARCHITECT

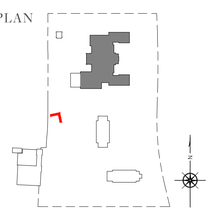
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A800.02

DATE: 04.29.26



1
A800.03

VIEW OF PROPOSED LOGGIA INTERIOR

STATE OF FLORIDA
SCOTT J SOTTILE
REGISTERED ARCHITECT
No. AR0011445

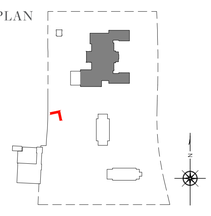
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A800.03

DATE: 04.29.26



5
A800.04

VIEW OF PROPOSED GARDEN FOLLY

STATE OF FLORIDA
SCOTT J SOTTILE
REGISTERED ARCHITECT
AR0011448

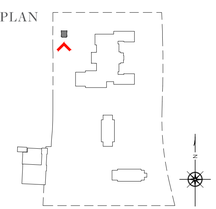
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A800.04

DATE: 04.29.26



6
A800.05

VIEW OF TENNIS PAVILLION

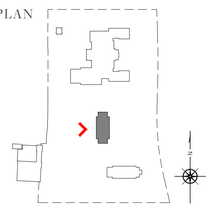
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN





A800.05

DATE: 04.29.26

BOUNDARY SURVEY FOR:
GREEN FAMILY TRUST

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

Green Family Trust

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

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
FFE	= FINISHED FLOOR ELEVATION
FND.	= FOUND
H.C.S.	= HANDICAP SIGN
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
⊗	= IRON PIPE FOUND (AS NOTED)
◪	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
◎	= MAG NAIL & DISK SET (LB #8598)
℄	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE
TV	= CABLE TV RISER
E	= ELECTRIC BOX
GM	= GAS METER
S	= SANITARY MANHOLE
	= SANITARY CLEAN OUT
	= YARD DRAIN

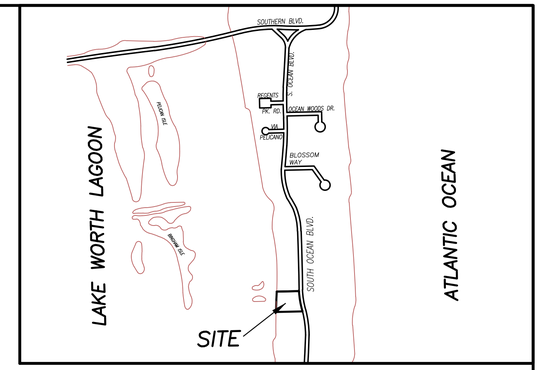
PROPERTY ADDRESS:
1340 South Ocean Blvd.
Palm Beach, Fl 33480

LEGAL DESCRIPTION:
Lot 3, and Lot 4 of CASA APAVA, according to the Plat thereof recorded in Plat Book 62, Pages 191 and 192, of the Public Records of Palm Beach County, Florida.

FLOOD ZONES:
This property is located in Flood Zones VE (EL 9), AE (EL 7 & 8), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591G, dated 12/20/2024.

NOTES:

1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to Lot 3 shown hereon was gained from Commitment No. 1062-3198213, issued by First American Title Insurance Company, dated June 13, 2014. This office has made no search of the Public Records. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to Lot 4 shown hereon was gained from commitment number 18050031, issued by Old Republic National Title Insurance Company, dated April 10, 2018. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper, otherwise 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'. Distances shown hereon are in U.S. Survey Feet as measured on horizontal plane.*
15. *Property benefitted by a five (5) foot wide pedestrian access easement to the Atlantic Ocean over the North 5 feet of Lot 5, as shown on said plat of Casa Apava, per Amendment to Dedication of Plat of Casa Apava recorded in Official Record Book 7271, Page 1104. Also, property is subject to amendment of dedications as recorded in Official Record Book 7271, Page 1104, including but not limited to restrictions of driveways, tennis courts, walls, etc. and maintenance obligations of same and drainage facilities among all landowners within the Plat of Casa Apava.*
16. *Property is subject to plat approval agreement recorded in Official Record Book 6091, Page 1820, placing restrictions including, but not limited to, right of use or access to the Mangrove Area for construction of improvements without proper approval.*
17. *Area within "40' Open Vista" labeled as "Declaration of Easement (O.R.B. 17705, Pg. 1514)" benefits the owner of Lot 6 for the purpose of constructing a driveway and entry gates, with restrictions, over the East 65' of the platted "Open Vista".*
18. *Resolution No. 24-08 & Resolution No. 19-11, as recorded in O.R.B. 23419, Page 1979 & O.R.B. 24593, Page 678, respectively, establish for the removal and/or addition of certain trees on the historic tree list compiled by the Town of Palm Beach. To the best of the undersigned surveyor's knowledge, no trees that fit this criteria are located on the surveyed property.*



VICINITY SKETCH
(NOT TO SCALE)

LOT 3

TITLE COMMITMENT REVIEW

CLIENT:	GREENE FAMILY TRUST	COMMITMENT NO. : 596594	DATE: May 4, 2018			
REVIEWED BY:	ROBERT J. CAJAL	JOB NO. : 05-1455.17				

B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 - 5	N/A	Standard Exceptions				•
6a	PB 62 PG 191	Plat of **CASA APAVA**	•			
6b	ORB 7271 PG 1104	Amendment to Dedications of Plat of **CASA APAVA**	See Note #15			
7a	DB 425 PG 472	Document supplied is illegible. Same deed reservations are referenced on plat cover sheet		•		
7b	DB 431 PG 97	Reservations unto State of Florida for oil, gas, minerals, etc.. (Appears to only cover "submerged lands" portion of property		•		
8	ORB 6091 PG 1820	Conditions upon approval of Casa Apava subdivision	See Note #16			
9	ORB 17705 PG 1514	Declaration of Easement (See Note 17)	•			
10a	ORB 23419 PG 1979	Resolution No. 24-08, preservation of historic and specimen trees	See Note #18			
10b	ORB 24593 PG 678	Resolution No. 19-11, preservation of historic and specimen trees	See Note #18			
11	ORB 25894 PG 400	Landscape maintenance agreement wethin road right-of-way of South Ocean Boulevard		•		
12	ORB 28447 PG 868	Storm water Management Agreement		•		
13 - 16	N/A	Standard Exceptions				•

LOT 4

TITLE COMMITMENT REVIEW

CLIENT:	MANTA RAY HOLDINGS LLC	COMMITMENT NO. : 18050031	DATE: APRIL 10, 2018			
REVIEWED BY:	ROBERT J. CAJAL	JOB NO. : 04-1400.4				

B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 6	N/A	Standard Exceptions				•
7a	PB 62, PG 191	Plat of CASA APAVA	•			
7b	ORB 7271, PG 1104	Amendment to Dedication of Plat of CASA APAVA (See note #15)		•		•
8	DB 425, PG 472	Reservations in deed from the Trustees of the Internal Improvement Fund (Document supplied is illegible) Same deed reservations are referenced on plat cover sheet..		•		•
9	ORB 6091, PG 1820	Agreement between E.F. Hansen, Jr. and G. Eileen Hansen and Town of Palm Beach setting conditions for the approval of the plat of Casa Apava.		•		•
10	ORB 7434, PG 941	Agreement with the Town of Palm Beach regarding secondary kitchen.		•		•
11	ORB 8190, PG 1682	Agreement between Peter W. May and Leni F. May and Town of Palm Beach. RE: Variance #46-92		•		•
12	ORB 24593, PG 678	Resolution No. 19-11, preservation of historic and specimen trees. Tree locations not specified. May or may not affect surveyed property.		•		•
13	ORB 25894, PG 400	Landscape maintenance agreement with the Town of Palm Beach within r/w of South Ocean Boulevard.		•		•
14	N/A	Right of United States Government to artically filled lands		•		•
15	N/A	Title to submerged land not insured		•		•
16 TO 18	N/A	Standard Exceptions				•

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

DATE OF LAST FIELD SURVEY: 01/13/2026

William M. Naulty
Professional Surveyor and Mapper
Florida Certificate No 7558

REVISIONS:

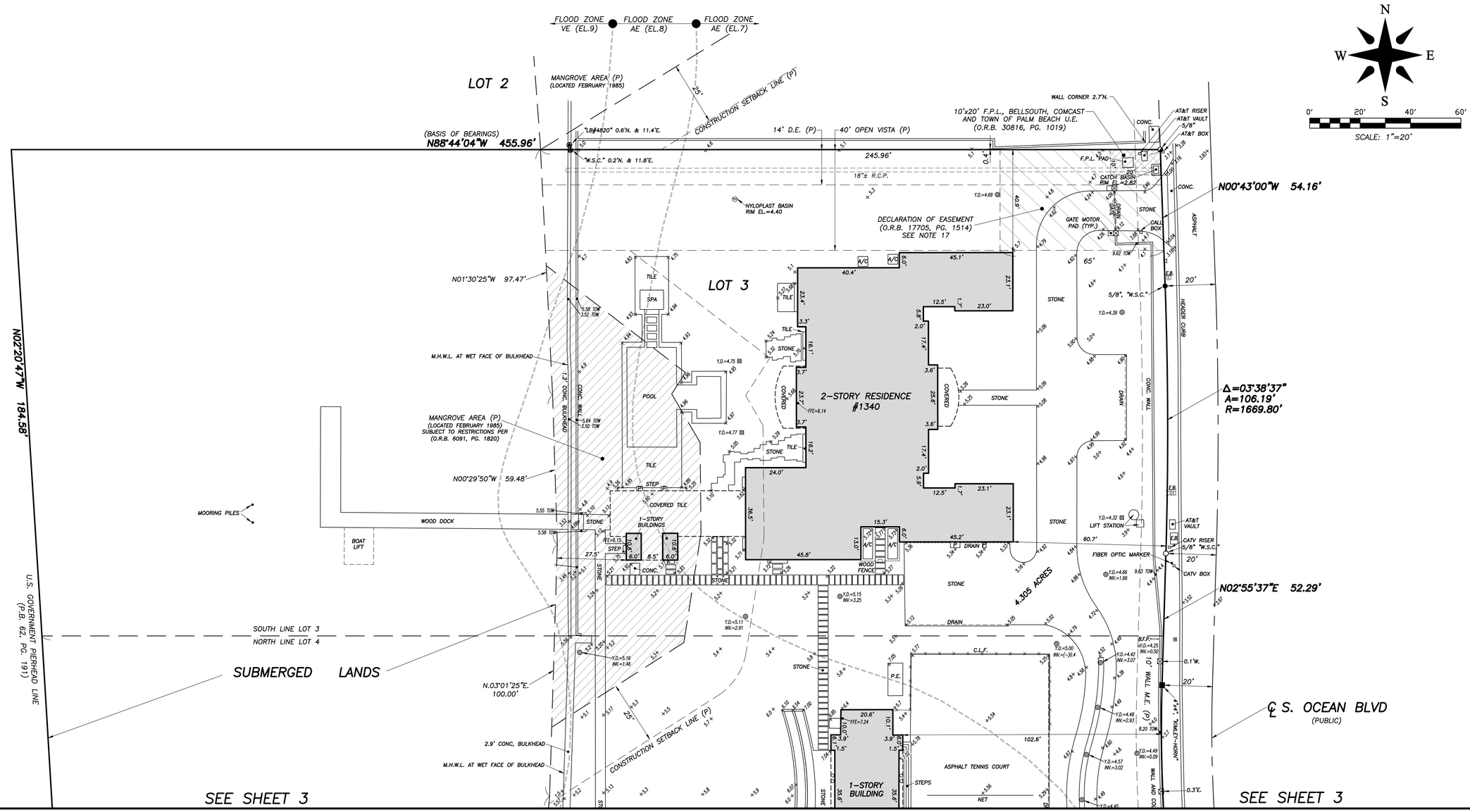
01/13/26 SURVEY & TIE-IN UPDATE WITH ELEVATIONS B.M./S.C.W. SI143/20
08/19/24 ADD DIMENSIONS TO A/C PAD PER REQUEST S.W. 197026

BOUNDARY SURVEY FOR:

GREEN FAMILY TRUST

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

FIELD: J.M.	JOB NO.: 197026	F.B. PB363 PG. 25	
OFFICE: M.B.	DATE: 6/13/24	DWG. NO. 04-1400-2	
CK'D: M.N.	REF: 04-1400-2.DWG	SHEET 1 OF 3	



N
W E
S

0' 20' 40' 60'

SCALE: 1"=20'

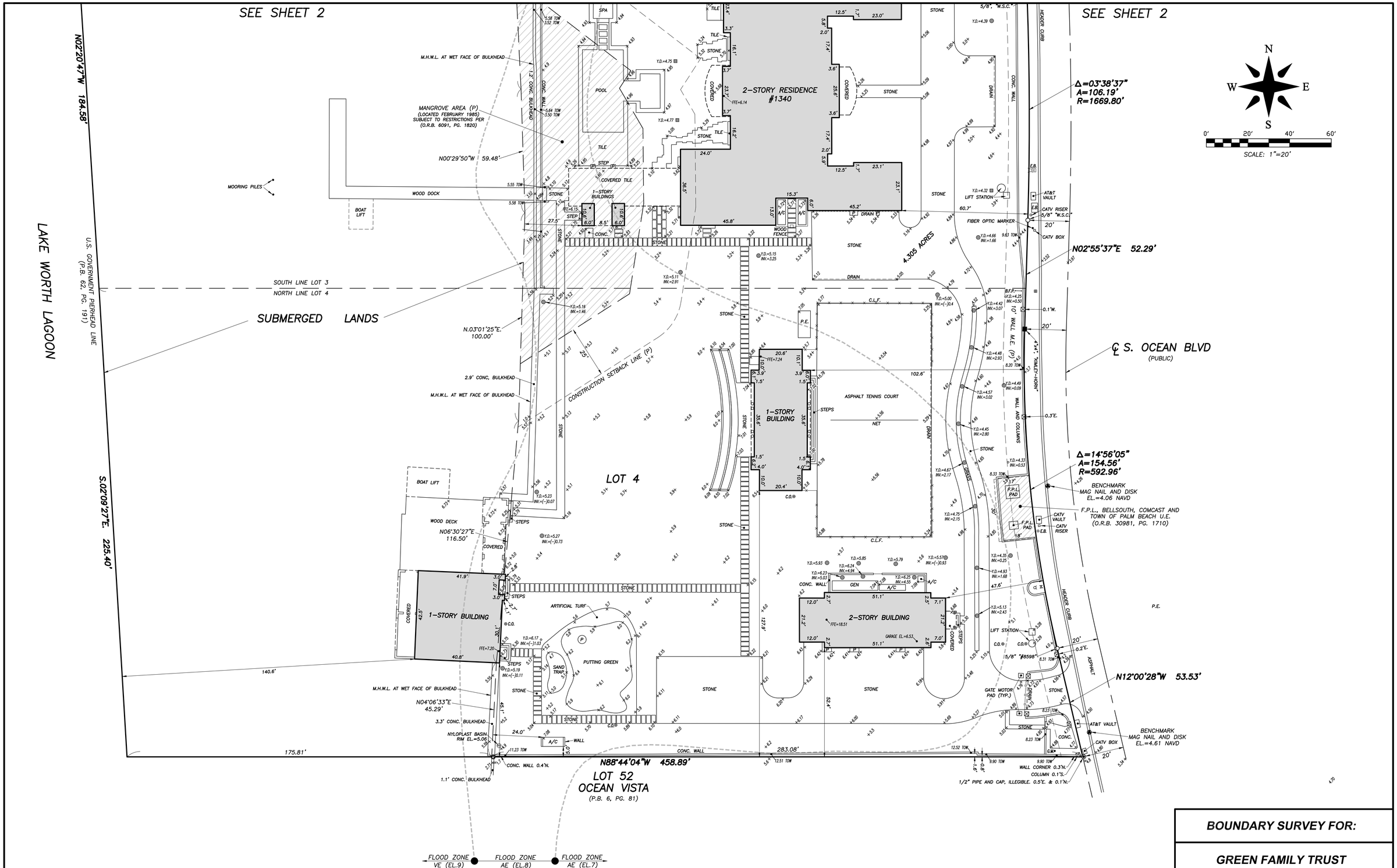
BOUNDARY SURVEY FOR:

GREEN FAMILY TRUST

WALLACE LAND SURVEYING, LLC

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

FIELD: J.M.	JOB NO.: 197026	F.B. PB363 PG. 25	
OFFICE: M.B.	DATE: 6/13/24	DWG. NO. 04-1400-2	
C'K'D: M.N.	REF: 04-1400-2.DWG	SHEET 2 OF 3	



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C'K'D:	M.N.	REF:	04-1400-2.DWG	SHEET	3 OF 3

1340 SOUTH OCEAN BLVD.
PALM BEACH, FLORIDA
FINAL SUBMITTAL
APRIL 06, 2026
ARC-26-0003

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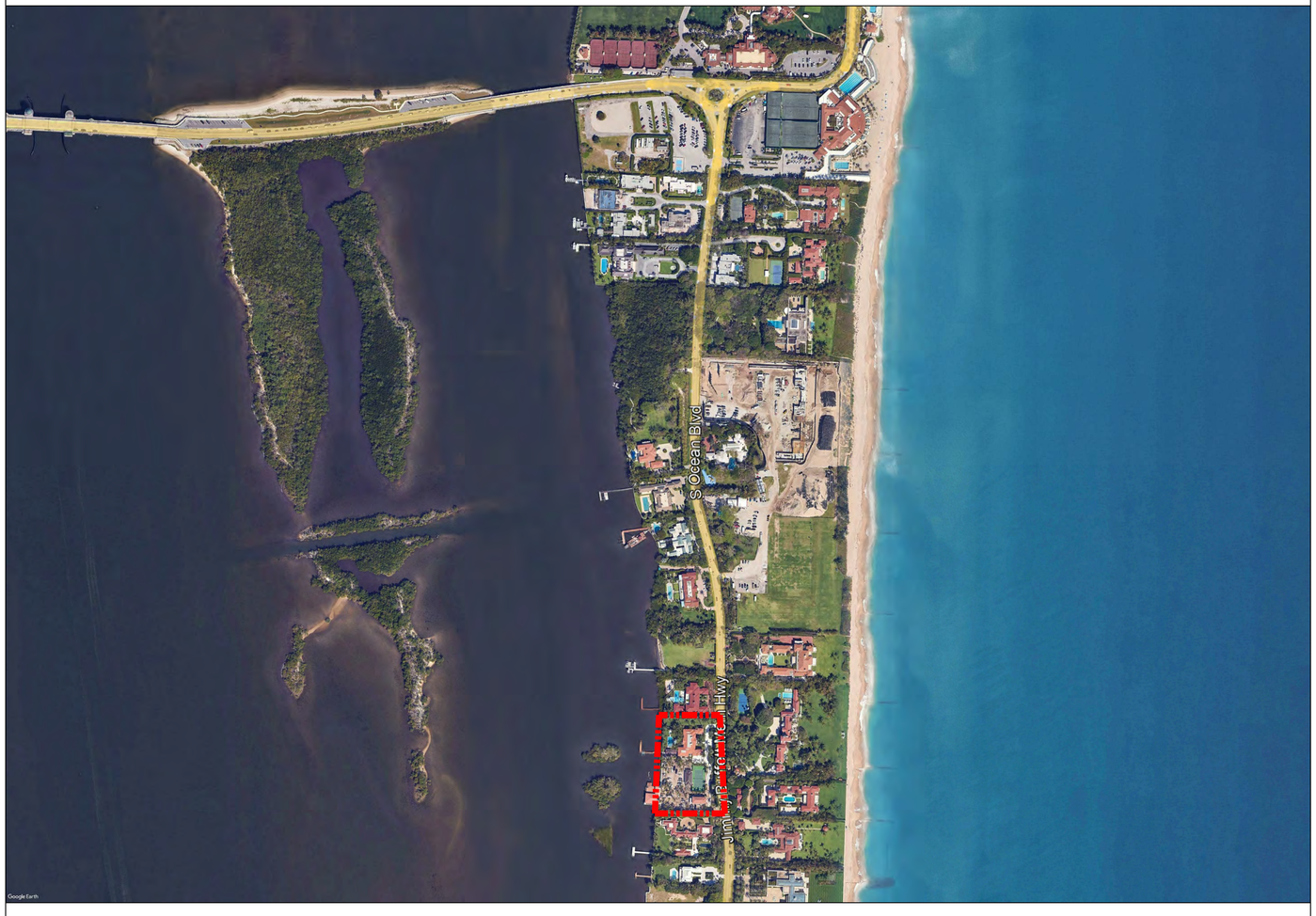
SITE LOCATION MAP



1340 SOUTH OCEAN BLVD.
PALM BEACH, FL 33480

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design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail
Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

1340 S. OCEAN BOULEVARD
1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA
LANDSCAPE/HARDSCAPE COVER SHEET

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-1

ARC-26-0003

Existing Plant Symbol Key

Existing tree/palm to remain

Existing tree/palm to be removed

Existing tree/palm to be relocated on site

Existing vegetation to remain

Existing vegetation to be removed

Existing Plant Key

AM = Adonidia merrillii / Christmas Palm
AS = Acca sellowiana / Pineapple Guava
BOA = Begonia odorata 'Alba' / White Angel Wing Begonia
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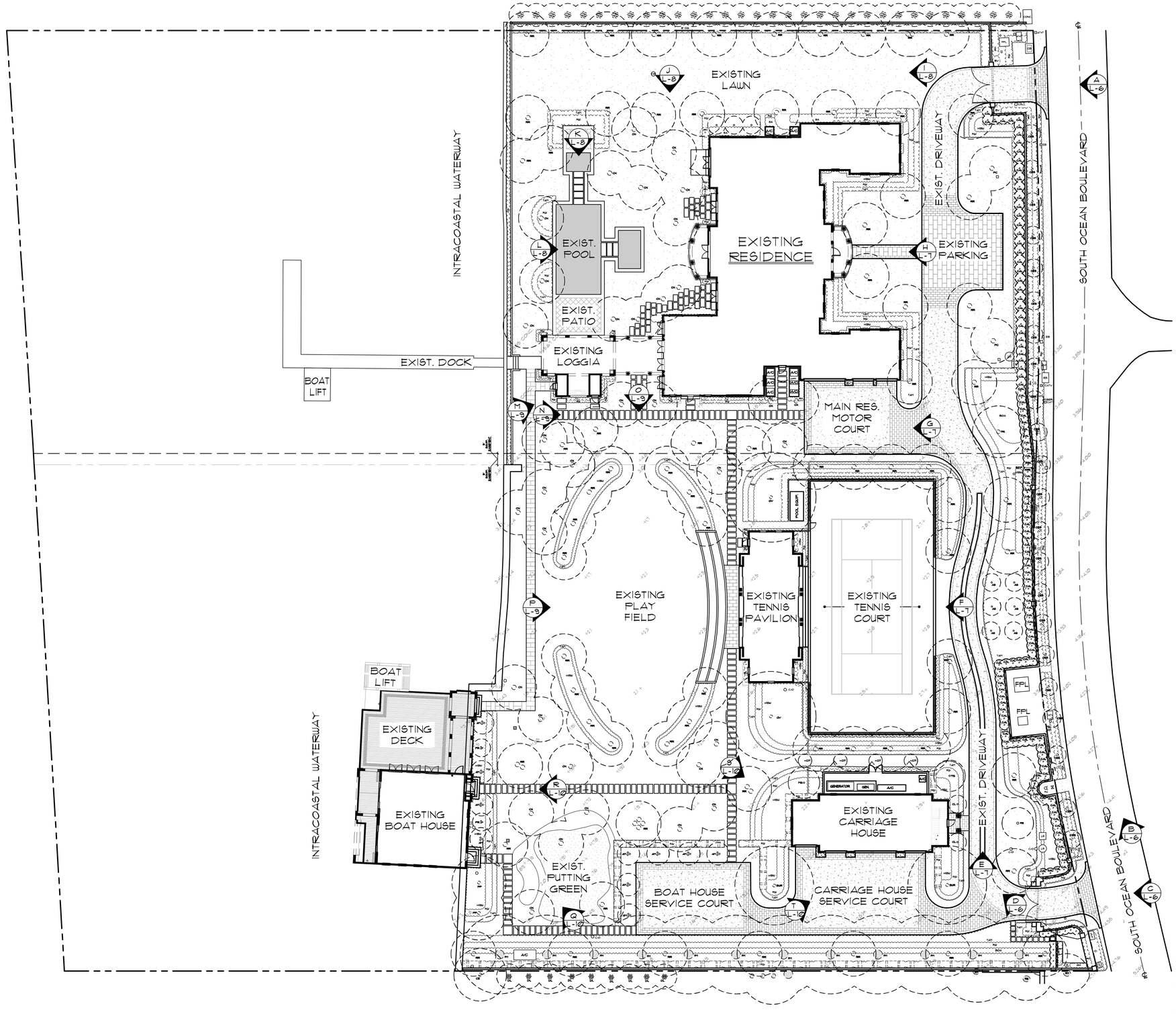

ARC-26-0003

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

EXISTING CONDITIONS PLAN

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 3/64"=1'-0"
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.03 Second Submit.
2026.03.03 Final Submittal

SHEET:
L-2

Existing Plant Symbol Key

Existing tree/palm to remain

Existing tree/palm to be removed

Existing tree/palm to be relocated on site

Existing vegetation to remain

Existing vegetation to be removed

= HARDSCAPE REMOVAL HATCH

Existing Plant Key

AM = Adonidia merrillii / Christmas Palm
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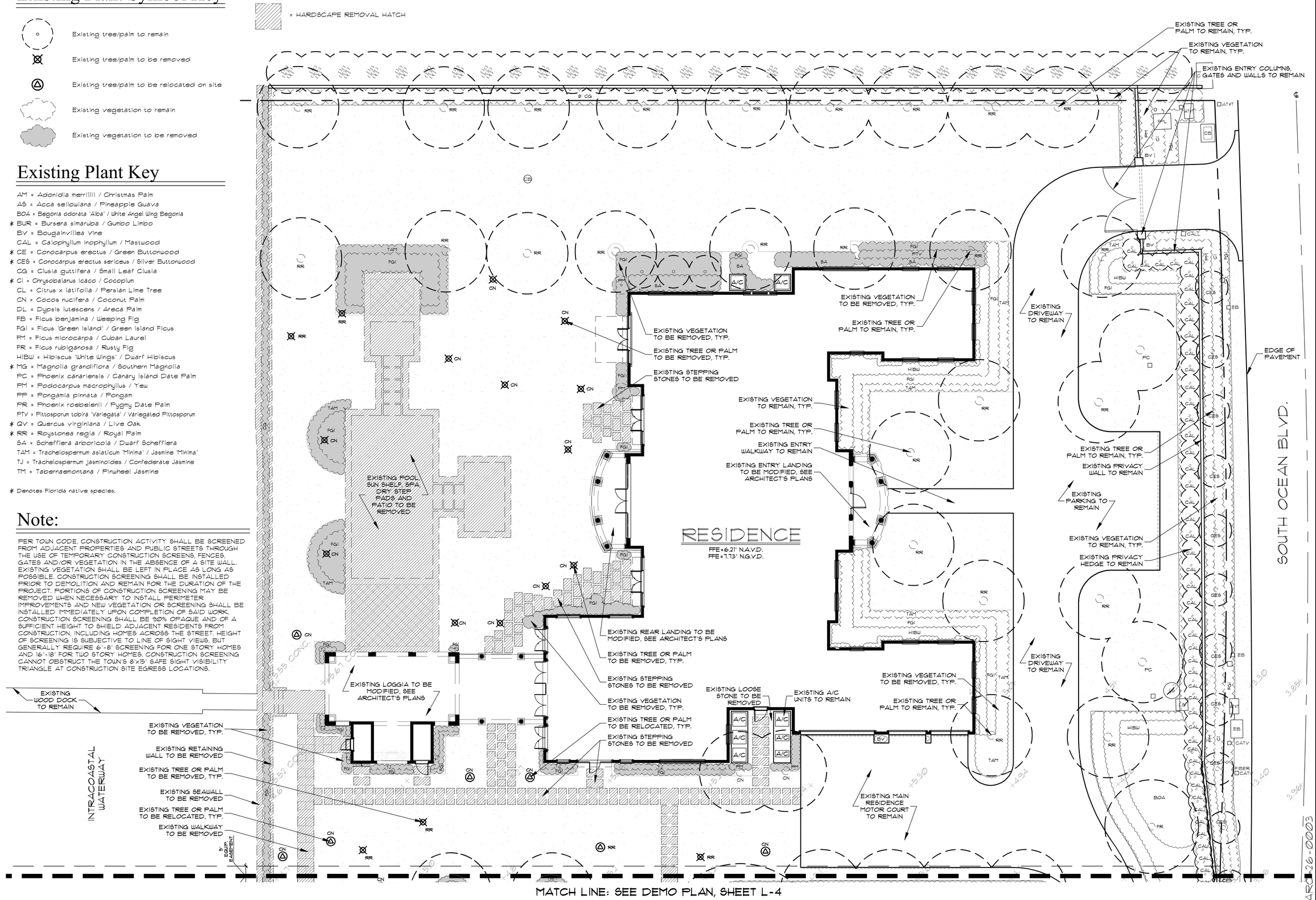
TM = Tabernaemontana / Pinwheel Jasmine

* Denotes Florida native species.

Note:

PER TOWN CODE, CONSTRUCTION ACTIVITY SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS THROUGH THE USE OF TEMPORARY CONSTRUCTION SCREENS, FENCES, GATES AND/OR VEGETATION IN THE ABSENCE OF A SITE WALL. EXISTING VEGETATION SHALL BE LEFT IN PLACE AS LONG AS POSSIBLE. CONSTRUCTION SCREENING SHALL BE INSTALLED PRIOR TO DEMOLITION AND REMAIN FOR THE DURATION OF THE PROJECT. PORTIONS OF CONSTRUCTION SCREENING MAY BE REMOVED WHEN NECESSARY TO INSTALL PERIMETER IMPROVEMENTS AND NEW VEGETATION OR SCREENING SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF SAID WORK. CONSTRUCTION SCREENING SHALL BE 90% OPAQUE AND OF A SUFFICIENT HEIGHT TO SHIELD ADJACENT RESIDENTS FROM CONSTRUCTION, INCLUDING HOMES ACROSS THE STREET. HEIGHT OF SCREENING IS SUBJECTIVE TO LINE OF SIGHT VIEWS, BUT GENERALLY REQUIRE 6'-8' SCREENING FOR ONE STORY HOMES AND 16'-18' FOR TWO STORY HOMES. CONSTRUCTION SCREENING CANNOT OBSTRUCT THE TOWN'S 8'X8' SAFE SIGHT VISIBILITY TRIANGLE AT CONSTRUCTION SITE EGRESS LOCATIONS.



MATCH LINE: SEE DEMO PLAN, SHEET L-4

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License #LC-0000297

1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE/HARDSCAPE DEMOLITION PLAN

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1"=10'-0"
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

ARC026-0003

SHEET:
L-3

Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing tree/palm to be relocated on site
- Existing vegetation to remain
- Existing vegetation to be removed

Existing Plant Key

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Note:

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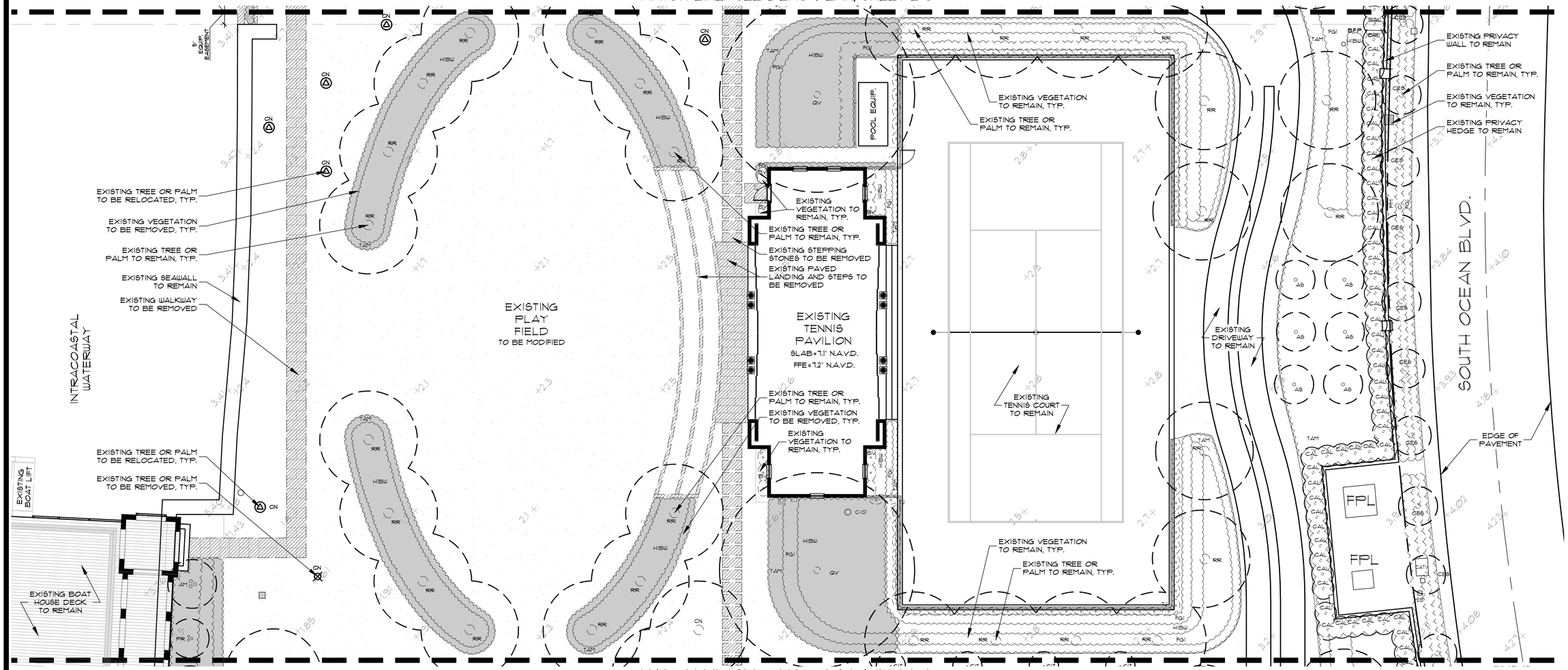
= HARDSCAPE REMOVAL HATCH

MATCH LINE: SEE DEMO PLAN, SHEET L-3



MATCH LINE: SEE DEMO PLAN, SHEET L-5

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1340 S. OCEAN BOULEVARD
1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA
LANDSCAPE/HARDSCAPE DEMOLITION PLAN

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1"=10'-0"
FILENAME: 1340 S. Ocean Ø1

REVISIONS:
2026.0122 First Submittal
2026.0129 Second Submit.
2026.0203 Final Submittal

ARC-26-0003

SHEET:
L-4

Existing Plant Symbol Key

Existing tree/palm to remain

Existing tree/palm to be removed

Existing tree/palm to be relocated on site

Existing vegetation to remain

Existing vegetation to be removed

Existing Plant Key

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* RR = Roystonea regia / Royal Palm
SA = Schefflera arboricola / Dwarf Schefflera
TAM = Trachelospermum asiaticum 'Minima' / Jasmine 'Minima'
TJ = Trachelospermum jasminoides / Confederate Jasmine
TM = Tabernaemontana / Pinwheel Jasmine

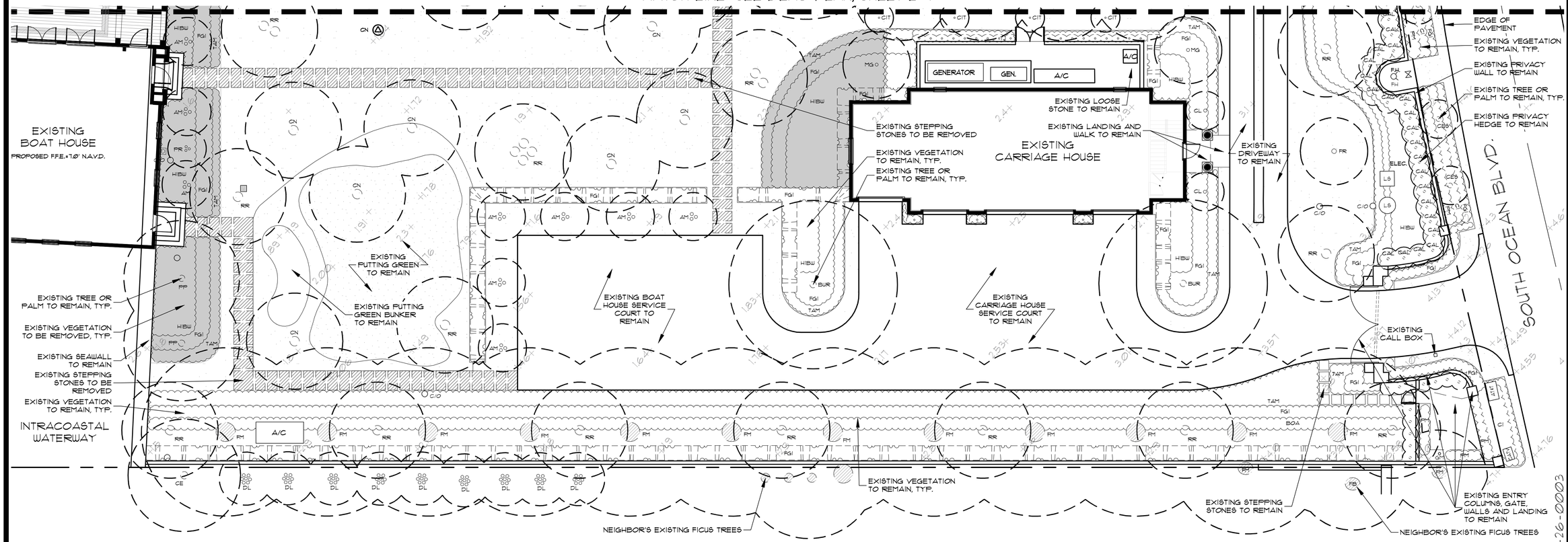
* Denotes Florida native species.

Note:

PER TOWN CODE, CONSTRUCTION ACTIVITY SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS THROUGH THE USE OF TEMPORARY CONSTRUCTION SCREENS, FENCES, GATES AND/OR VEGETATION IN THE ABSENCE OF A SITE WALL. EXISTING VEGETATION SHALL BE LEFT IN PLACE AS LONG AS POSSIBLE. CONSTRUCTION SCREENING SHALL BE INSTALLED PRIOR TO DEMOLITION AND REMAIN FOR THE DURATION OF THE PROJECT. PORTIONS OF CONSTRUCTION SCREENING MAY BE REMOVED WHEN NECESSARY TO INSTALL PERIMETER IMPROVEMENTS AND NEW VEGETATION OR SCREENING SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF SAID WORK. CONSTRUCTION SCREENING SHALL BE 90% OPAQUE AND OF A SUFFICIENT HEIGHT TO SHIELD ADJACENT RESIDENTS FROM CONSTRUCTION, INCLUDING HOMES ACROSS THE STREET. HEIGHT OF SCREENING IS SUBJECTIVE TO LINE OF SIGHT VIEWS, BUT GENERALLY REQUIRE 6'-8' SCREENING FOR ONE STORY HOMES AND 16'-18' FOR TWO STORY HOMES. CONSTRUCTION SCREENING CANNOT OBSTRUCT THE TOWN'S 8'x15' SAFE SIGHT VISIBILITY TRIANGLE AT CONSTRUCTION SITE EGRESS LOCATIONS.

= HARDSCAPE REMOVAL HATCH

MATCH LINE: SEE DEMO PLAN, SHEET L-4



ARC-26-0003

PARKER·YANNETTE
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LANDSCAPE ARCHITECTURE
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Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

1340 S. OCEAN BOULEVARD
1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA
LANDSCAPE/HARDSCAPE DEMOLITION PLAN

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1"=10'-0"
FILENAME: 1340 S. Ocean Bl

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-5



A L-6 VIEW OF EXISTING NORTH ENTRY GATE



B L-6 VIEW OF EXISTING BUFFER ALONG S. OCEAN BLVD.



C L-6 VIEW OF EXISTING SOUTH ENTRY GATE



D L-6 VIEW OF EXISTING CARRIAGE HOUSE

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

EXISTING SITE PHOTOGRAPHS

DATE: 12.05.2025
DRAWN BY: SW/TW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean Bl

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-6

ARC-26-00003



E L-7 VIEW OF EXISTING DRIVEWAY



F L-7 VIEW OF EXISTING TENNIS COURT AND PAVILION



G L-7 VIEW OF EXISTING MOTOR COURT



H L-7 VIEW OF EXISTING RESIDENCE

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

EXISTING SITE PHOTOGRAPHS

DATE: 12.05.2025
DRAWN BY: SW/TW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean Ø1

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-7

ARC-26-0003



I L-8 VIEW OF EXISTING LAWN AND NORTH PROPERTY LINE BUFFER



J L-8 VIEW OF EXISTING POOL AREA



K L-8 VIEW OF EXISTING POOL AND SPA



L L-8 VIEW OF EXISTING POOL AND RESIDENCE

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1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

EXISTING SITE PHOTOGRAPHS

DATE: 12.05.2025
DRAWN BY: SW/TW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean Bl

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

ARC-26-0003

SHEET:
L-8



M L-9 VIEW OF EXISTING LOGGIA



N L-9 VIEW FROM EXISTING LOGGIA TOWARDS MOTOR COURT



O L-9 VIEW OF EXISTING PLAY FIELD



P L-9 VIEW OF EXISTING PLAY FIELD AND TENNIS PAVILION

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

EXISTING SITE PHOTOGRAPHS

DATE: 12.05.2025
DRAWN BY: SW/TW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean Ø1

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-9

ARC-26-00003



Q L-10 VIEW OF EXISTING PUTTING GREEN AND BOAT HOUSE



R L-10 VIEW OF EXISTING BOAT HOUSE



S L-10 VIEW OF EXISTING CARRIAGE HOUSE



T L-10 VIEW OF EXISTING CARRIAGE HOUSE AND SERVICE COURT

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PLANNING • GRAPHICS

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PALM BEACH, FLORIDA

EXISTING SITE PHOTOGRAPHS

DATE: 12.05.2025
DRAWN BY: SW/TW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean Ø1

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

ARC-26-0003

SHEET:
L-10

Existing Plant Symbol Key

Existing tree/palm to remain

Existing tree/palm to be removed

Existing tree/palm to be relocated on site

Existing vegetation to remain

Existing vegetation to be removed

Existing Plant Key

AM = Adonidia merrillii / Christmas Palm
AS = Acca sellowiana / Pineapple Guava
BOA = Begonia odorata 'Alba' / White Angel Wing Begonia
* BUR = Bursera simaruba / Gumbo Limbo
BV = Bougainvillea Vine
CAL = Calophyllum inophyllum / Mastwood
* CE = Conocarpus erectus / Green Buttonwood
* CES = Conocarpus erectus sericeus / Silver Buttonwood
CG = Clusia guttifera / Small Leaf Clusia
* CI = Chrysobalanus icaco / Cocoplum
CL = Citrus x latifolia / Persian Lime Tree
CN = Cocos nucifera / Coconut Palm
DL = Dypsis lutescens / Areca Palm
FB = Ficus benjamina / Weeping Fig
FGI = Ficus 'Green Island' / Green Island Ficus
FM = Ficus microcarpa / Cuban Laurel
FR = Ficus rubiginosa / Rusty Fig
HIBW = Hibiscus 'White Wings' / Dwarf Hibiscus
* MG = Magnolia grandiflora / Southern Magnolia
PC = Phoenix canariensis / Canary Island Date Palm
PM = Podocarpus macrophyllus / Yew
PP = Pongamia pinnata / Pongam
PR = Phoenix roebelenii / Pygmy Date Palm
PTV = Pittosporum tobira 'Variegata' / Variegated Pittosporum
* QV = Quercus virginiana / Live Oak
* RR = Roystonea regia / Royal Palm
SA = Schefflera arboricola / Dwarf Schefflera
TAM = Trachelospermum asiaticum 'Minima' / Jasmine 'Minima'
TJ = Trachelospermum jasminoides / Confederate Jasmine
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* Denotes Florida native species.

Note:

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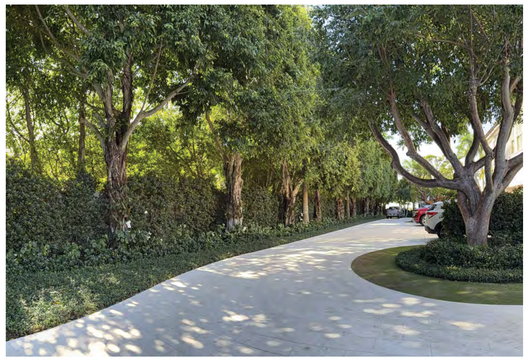
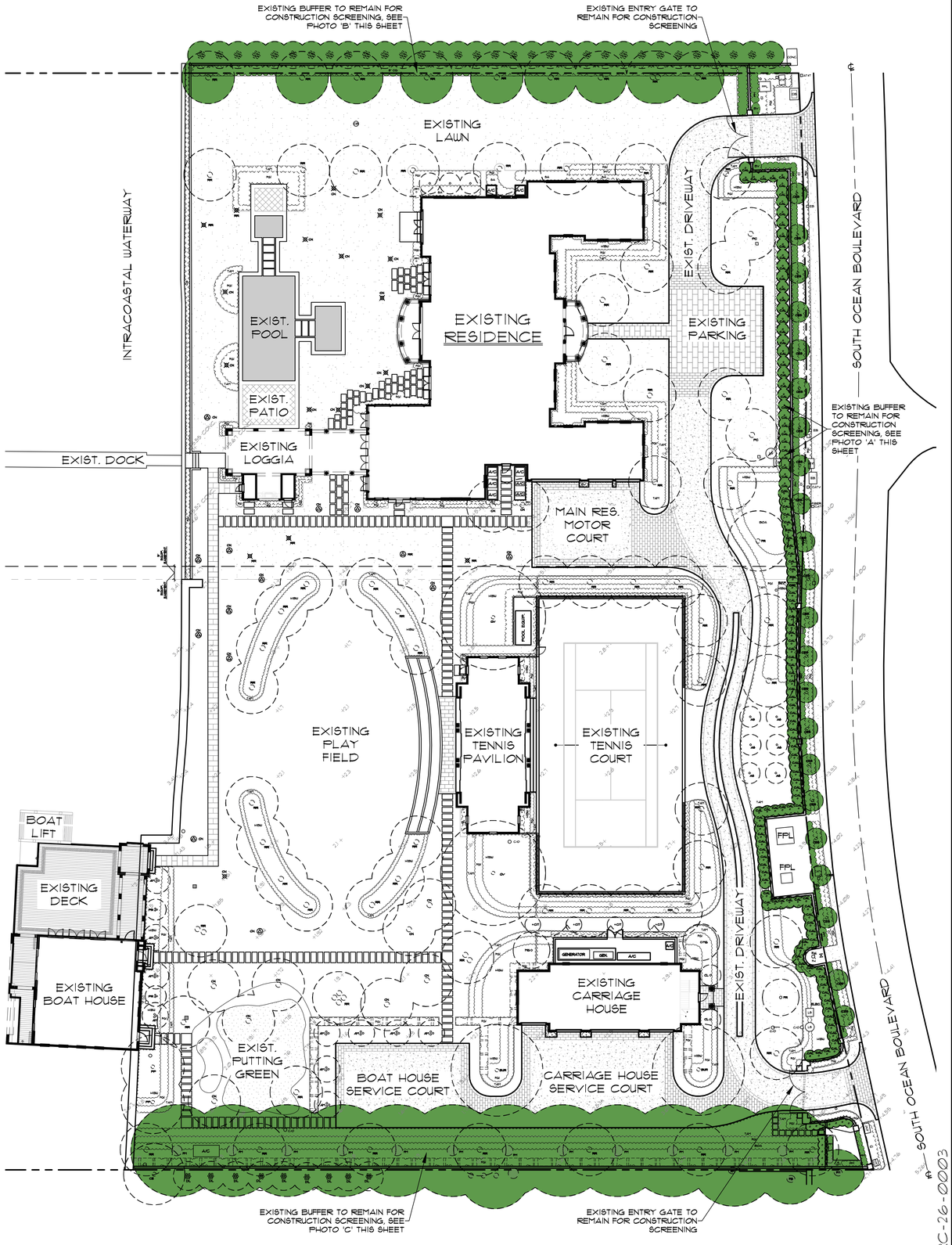
A L-11 *EXISTING FRONT BUFFER ALONG S. OCEAN BLVD*



B L-11 *EXISTING NORTH BUFFER*



C L-11 *EXISTING SOUTH BUFFER*



ARC-26-0003

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Fax: (561) 747-2041
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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

CONSTRUCTION SCREENING PLAN

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 3/64"=1'-0"
FILENAME: 1340 S. Ocean 01

REVISIONS:
12.05.2025 First Submittal
12.09.2025 Second Submit.
12.03.2026 Final Submittal

SHEET:
L-11

Existing Plant Symbol Key

Existing tree/palm to remain

Existing tree/palm to be removed

Existing tree/palm to be relocated on site

Existing vegetation to remain

Existing vegetation to be removed

Existing Plant Key

AM = Adonidia merrillii / Christmas Palm
AS = Acca sellowiana / Pineapple Guava
BOA = Begonia odorata 'Alba' / White Angel Wing Begonia
* BUR = Bursera simaruba / Gumbo Limbo
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CAL = Calophyllum inophyllum / Mastwood
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FGI = Ficus 'Green Island' / Green Island Ficus
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HIBW = Hibiscus 'White Wings' / Dwarf Hibiscus
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PC = Phoenix canariensis / Canary Island Date Palm
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TM = Tabernaemontana / Pinwheel Jasmine

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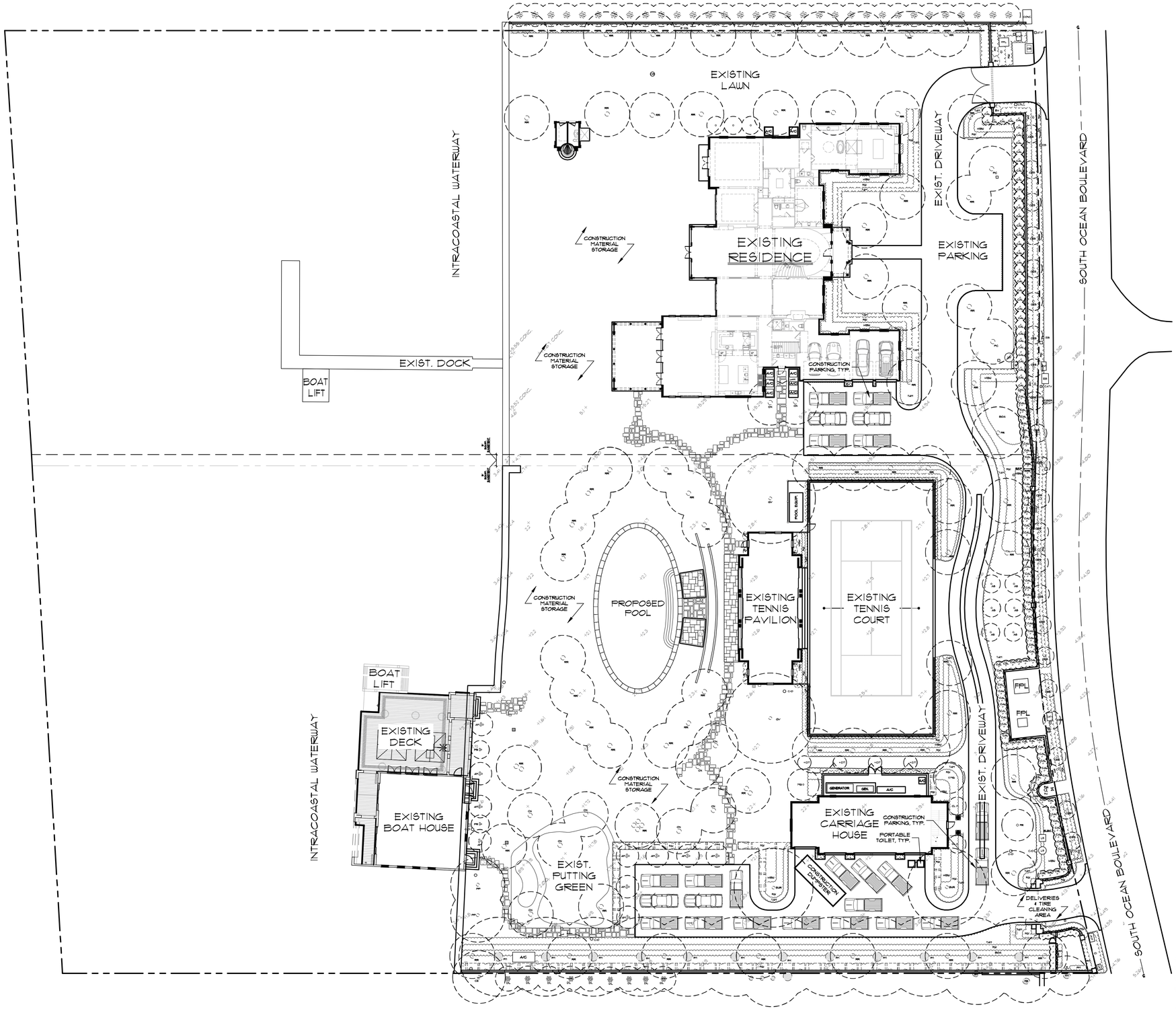

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Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
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1340 S. OCEAN BOULEVARD

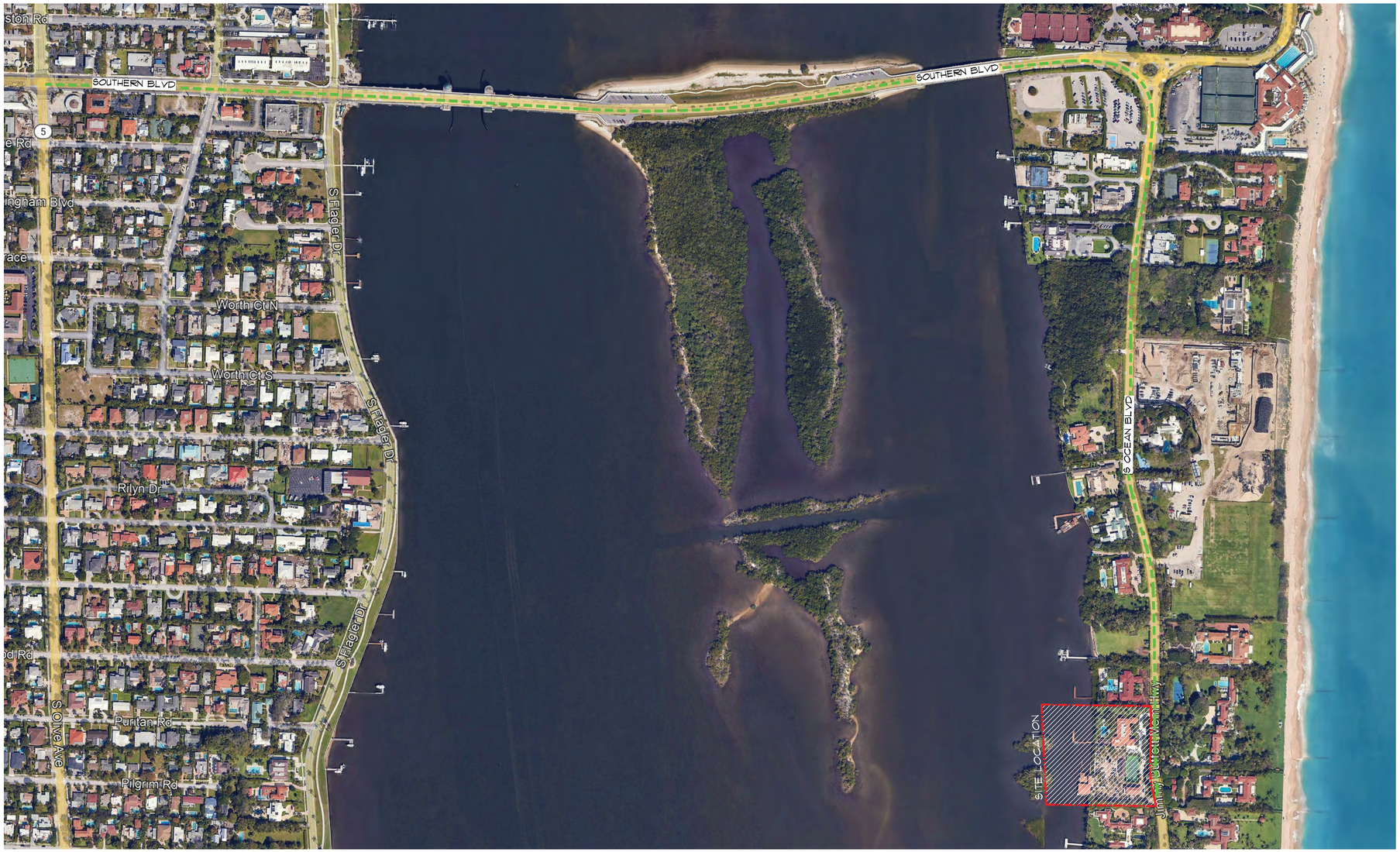
1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

CONSTRUCTION STAGING PLAN

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 3/64"=1'-0"
FILENAME: 1340 S. Ocean Ø1

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-12



Truck Logistics

A. Roadways: Deliveries and workers will access Palm Beach by heading east on Southern Boulevard and then turning south on South Ocean Boulevard. The subject property is about 0.5 miles south on the west side of the street.

B. Maximum truck length = 65'

C. Estimated number of deliveries generated by this project = 150

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PLANNING • GRAPHICS
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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

TRUCK LOGISTICS PLAN

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1"=10'-0"
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-13

ARC-26-0003



ARC-26-0003

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PLANNING • GRAPHICS

4425 Military Trail
Suite 202
Jupiter, Florida 33458

Telephone:(561) 747-5069
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License #LC-0000297

HOLLANDER design
LANDSCAPE ARCHITECTS

200 PARK AVENUE SOUTH SUITE 1200
NEW YORK, NY 10003
PHONE: 212.473.0620
FAX: 212.473.1104
EMAIL: projects@hollanderdesign.com

1340 S. OCEAN BOULEVARD

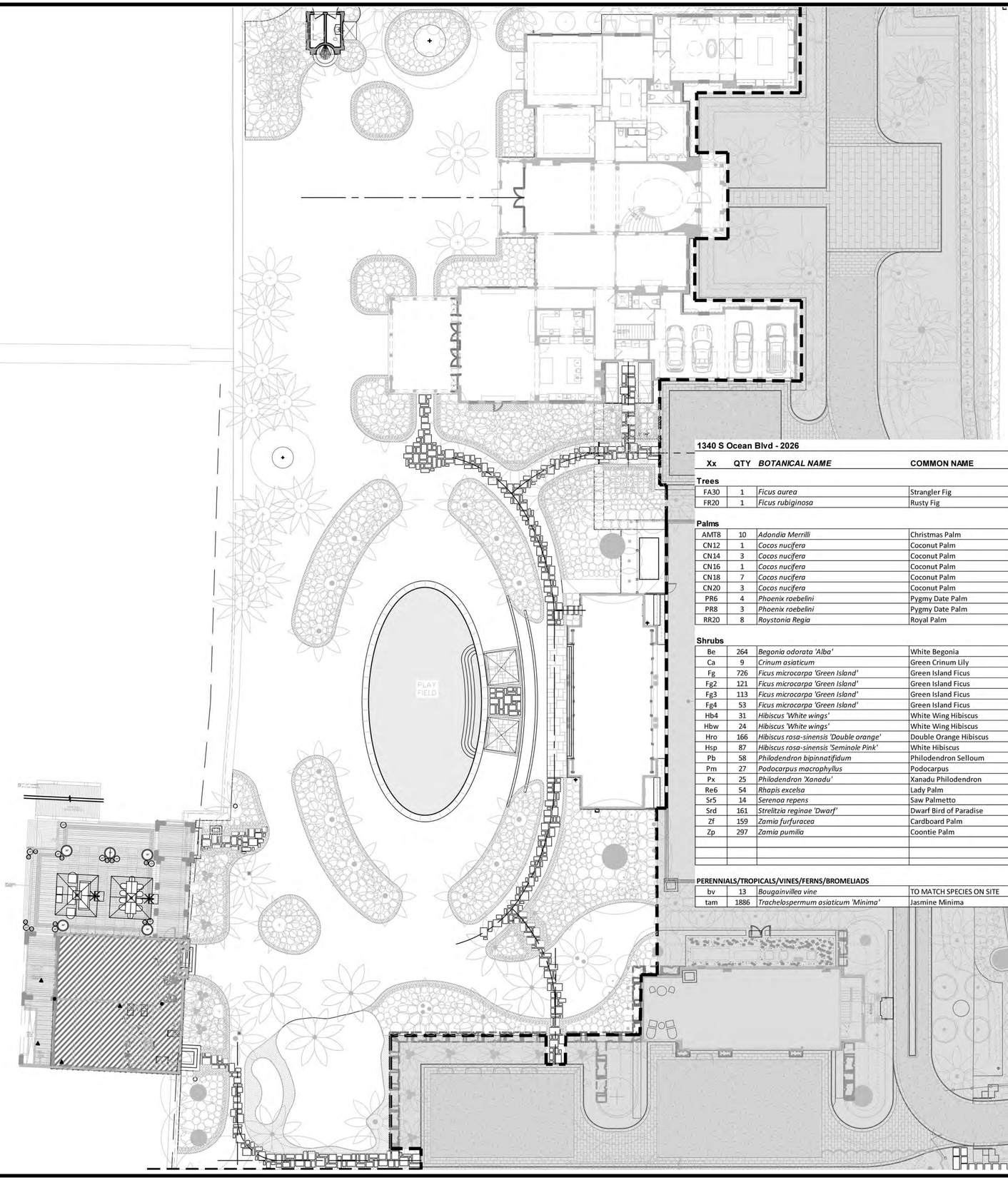
1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE PLAN RENDERING

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-14



1340 S Ocean Blvd - 2026

Xx	QTY	*BOTANICAL NAME*	COMMON NAME	SIZE	CONDITION
Trees					
FA30	1	*Ficus aurea*	Strangler Fig	30'h x25'w	Full Canopy Specimen, Heavy Caliper
FR20	1	*Ficus rubiginosa*	Rusty Fig	20'h x 20'w	Full Canopy Specimen
Palms					
AMT8	10	*Adondia Merrilli*	Christmas Palm	8' GW	Triple Trunk
CN12	1	*Cocos nucifera*	Coconut Palm	12' GW	Straight or Slightly Curverd Trunk, Full Front
CN14	3	*Cocos nucifera*	Coconut Palm	14' GW	Straight or Slightly Curverd Trunk, Full Front
CN16	1	*Cocos nucifera*	Coconut Palm	16' GW	Straight or Slightly Curverd Trunk, Full Front
CN18	7	*Cocos nucifera*	Coconut Palm	18' GW	Straight or Slightly Curverd Trunk, Full Front
CN20	3	*Cocos nucifera*	Coconut Palm	20' GW	Straight or Slightly Curverd Trunk, Full Front
PR6	4	*Phoenix roebelini*	Pygmy Date Palm	6' O.C	Triple Trunk Specimen, Full Front
PR8	3	*Phoenix roebelini*	Pygmy Date Palm	8'O.C	Triple Trunk Specimen, Full Front
RR20	8	*Roystonia Regia*	Royal Palm	20' GW	Heavy Caliper, Full Front
Shrubs					
Be	264	*Begonia odorata 'Alba'*	White Begonia	#3	Cont.
Ca	9	*Crinum asiaticum*	Green Crinum Lily	#15	Cont.
Fg	726	*Ficus microcarpa 'Green Island'*	Green Island Ficus	12"x12" GLOBE	Cont.
Fg2	121	*Ficus microcarpa 'Green Island'*	Green Island Ficus	24"x24" GLOBE	Cont.
Fg3	113	*Ficus microcarpa 'Green Island'*	Green Island Ficus	30"x30" GLOBE	Cont.
Fg4	53	*Ficus microcarpa 'Green Island'*	Green Island Ficus	36"x36" GLOBE	Cont.
Hb4	31	*Hibiscus 'White wings'*	White Wing Hibiscus	4' tall	Cont.
Hbw	24	*Hibiscus 'White wings'*	White Wing Hibiscus	#7	Cont.
Hro	166	*Hibiscus rosa-sinensis 'Double orange'*	Double Orange Hibiscus	#7	Cont.
Hsp	87	*Hibiscus rosa-sinensis 'Seminole Pink'*	White Hibiscus	#7	Cont.
Pb	58	*Philodendron bipinnatifidum*	Philodendron Selloum	#7	Cont.
Pm	27	*Podocarpus macrophyllus*	Podocarpus	10' Ht	Cont.
Px	25	*Philodendron 'Xanadu'*	Xanadu Philodendron	#7	Cont.
Re6	54	*Rhapis excelsa*	Lady Palm	5-6', #15	Cont
Sr5	14	*Serenoa repens*	Saw Palmetto	#15, 5'	Cont.
Srd	161	*Strelitzia reginae 'Dwarf'*	Dwarf Bird of Paradise	#7, 3'	Cont.
Zf	159	*Zamia furfuracea*	Cardboard Palm	#7	Cont.
Zp	297	*Zamia pumilia*	Coontie Palm	#7	Cont.
PERENNIALS/TROPICALS/VINES/FERNS/BROMELIADS					
bv	13	*Bougainvillea vine*	TO MATCH SPECIES ON SITE		
tam	1886	*Trachelospermum asiaticum 'Minima'*	Jasmine Minima	4"	Cont.

N
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1340 S. OCEAN BOULEVARD

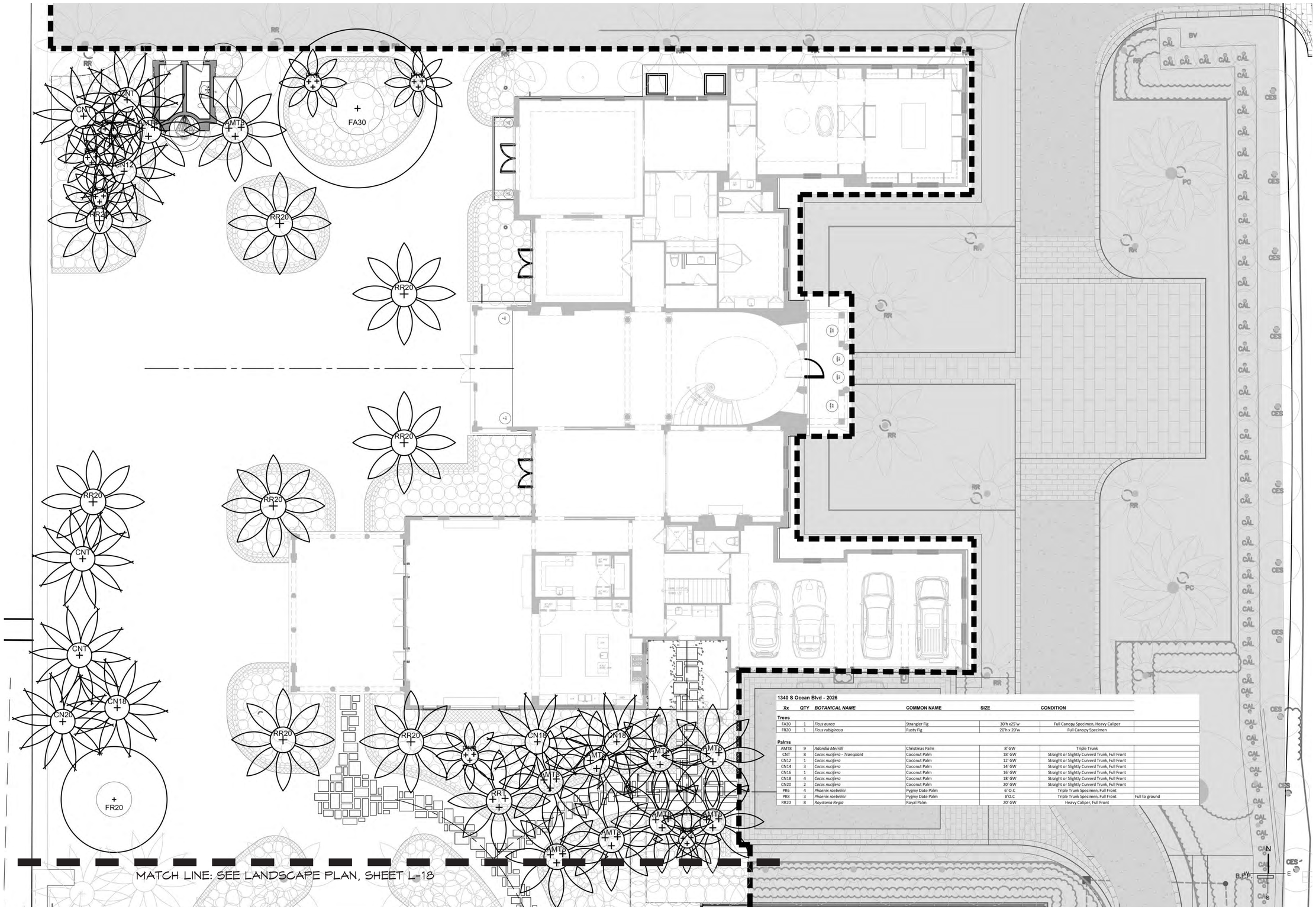
1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

PLANT LIST

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.03 Final Submittal

SHEET:
L-15



1340 S Ocean Blvd - 2026

Xx	QTY	*BOTANICAL NAME*	COMMON NAME	SIZE	CONDITION	
Trees						
FA30	1	*Ficus aurea*	Strangler Fig	30'h x25'w	Full Canopy Specimen, Heavy Caliper	
FR20	1	*Ficus rubiginosa*	Rusty Fig	20'h x 20'w	Full Canopy Specimen	
Palms						
AMT8	9	*Adondia Merrilli*	Christmas Palm	8' GW	Triple Trunk	
CNT	8	*Cocos nucifera - Transplant*	Coconut Palm	18' GW	Straight or Slightly Curverd Trunk, Full Front	
CN12	1	*Cocos nucifera*	Coconut Palm	12' GW	Straight or Slightly Curverd Trunk, Full Front	
CN14	3	*Cocos nucifera*	Coconut Palm	14' GW	Straight or Slightly Curverd Trunk, Full Front	
CN16	1	*Cocos nucifera*	Coconut Palm	16' GW	Straight or Slightly Curverd Trunk, Full Front	
CN18	4	*Cocos nucifera*	Coconut Palm	18' GW	Straight or Slightly Curverd Trunk, Full Front	
CN20	2	*Cocos nucifera*	Coconut Palm	20' GW	Straight or Slightly Curverd Trunk, Full Front	
PR6	4	*Phoenix roebelini*	Pygmy Date Palm	6' O.C.	Triple Trunk Specimen, Full Front	
PR8	3	*Phoenix roebelini*	Pygmy Date Palm	8'O.C	Triple Trunk Specimen, Full Front	Full to ground
RR20	8	*Roystonia Regia*	Royal Palm	20' GW	Heavy Caliper, Full Front	

ARC-26-0003

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PLANNING • GRAPHICS
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License #LC-0000297

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LANDSCAPE ARCHITECTS
200 PARK AVENUE SOUTH SUITE 1200
NEW YORK, NY 10003
PHONE: 212.473.0620
FAX: 212.473.1104
EMAIL: projects@hollanderdesign.com

1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE PLAN - TREE AND PALM SCHEDULE (MAIN HOUSE)

DATE: 12.03.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-16

EXISTING RR IN EASEMENT TO REMAIN

(3) EXISTING RR IN EASEMENT TO REMAIN

EXISTING TREES TO REMAIN

(3) EXISTING RR IN EASEMENT TO REMAIN

(8) tam

(28) tam

(86) tam

(29) tam

(26) Fg

(23) Fg

(32) tam

(53) Fg

(46) tam

(67) tam

(59) tam

(41) tam

(36) Fg

(45) Fg

(6) bv

(7) bv

(50) Fg

(65) tam

(63) Fg

(50) tam

(21) Fg

(12) Fg

(35) tam

(105) tam

(23) tam

(25) Fg

(30) tam

MATCH LINE: SEE LANDSCAPE PLAN, SHEET L-19

1340 S Ocean Blvd - 2026

Xx	QTY	*BOTANICAL NAME*	COMMON NAME	SIZE	CONDITION
Shrubs					
Be	192	*Begonia odorata 'Alba'*	White Begonia	#3	Cont.
Ca	9	*Crinum asiaticum*	Green Crinum Lily	#15	Cont.
Fg	366	*Ficus microcarpa 'Green Island'*	Green Island Ficus	12"x12" GLOBE	Cont.
Fg2	22	*Ficus microcarpa 'Green Island'*	Green Island Ficus	24"x24" GLOBE	Cont.
Fg3	37	*Ficus microcarpa 'Green Island'*	Green Island Ficus	30"x30" GLOBE	Cont.
Fg4	29	*Ficus microcarpa 'Green Island'*	Green Island Ficus	36"x36" GLOBE	Cont.
Hbw	12	*Hibiscus 'White wings'*	White Wing Hibiscus	#7	Cont.
Hsp	50	*Hibiscus rosa-sinensis 'Seminole Pink'*	White Hibiscus	#7	Cont.
Pb	12	*Philodendron bipinnatifidum*	Philodendron Selloum	#7	Cont.
Pm	9	*Podocarpus macrophyllus*	Podocarpus	10' Ht	Cont.
Px	25	*Philodendron 'Xanadu'*	Xanadu Philodendron	#7	Cont.
Re6	17	*Rhapis excelsa*	Lady Palm	5-6', #15	Cont
Sr5	14	*Serenoa repens*	Saw Palmetto	#15, 5'	Cont.
Srd	29	*Strelitzia reginae 'Dwarf'*	Dwarf Bird of Paradise	#7, 3'	Cont.
Zf	18	*Zamia furfuracea*	Cardboard Palm	#7	Cont.
Zp	106	*Zamia pumilia*	Coontie Palm	#7	Cont.
PERENNIALS/TROPICALS/VINES/FERNS/BROMELIADS					
bv	13	*Bougainvillea vine*	TO MATCH SPECIES ON SITE		
tam	662	*Trachelospermum asiaticum 'Minima'*	Jasmine Minima	4"	Cont.

N

W E

S

B.F.P.

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Fax: (561) 747-2041
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LANDSCAPE ARCHITECTS

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EMAIL: projects@hollanderdesign.com

1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE PLAN - UNDERSTORY SCHEDULE (MAIN HOUSE)

DATE: 12.05.2025
DRAWN BY: SW/TW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean Ø1

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-17

MATCH LINE: SEE LANDSCAPE PLAN, SHEET L-16

MATCH LINE: SEE LANDSCAPE PLAN, SHEET L-20

EXISTING (4) RR TO REMAIN

EXISTING (3) RR TO REMAIN

EXISTING OAK TO REMAIN

ALL BOUGAINVILLA ON WALLS TO REMAIN

1340 S Ocean Blvd - 2026

Xx	QTY	*BOTANICAL NAME*	COMMON NAME	SIZE	CONDITION
Palms					
AMT8	1	*Adondia Merrilli*	Christmas Palm	8' GW	Triple Trunk
CNT	6	*Cocos nucifera - Transplant*	Coconut Palm	18' GW	Straight or Slightly Curverd Trunk, Full Front
CN18	2	*Cocos nucifera*	Coconut Palm	18' GW	Straight or Slightly Curverd Trunk, Full Front
CN20	1	*Cocos nucifera*	Coconut Palm	20' GW	Straight or Slightly Curverd Trunk, Full Front

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EMAIL: projects@hollanderdesign.com

1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

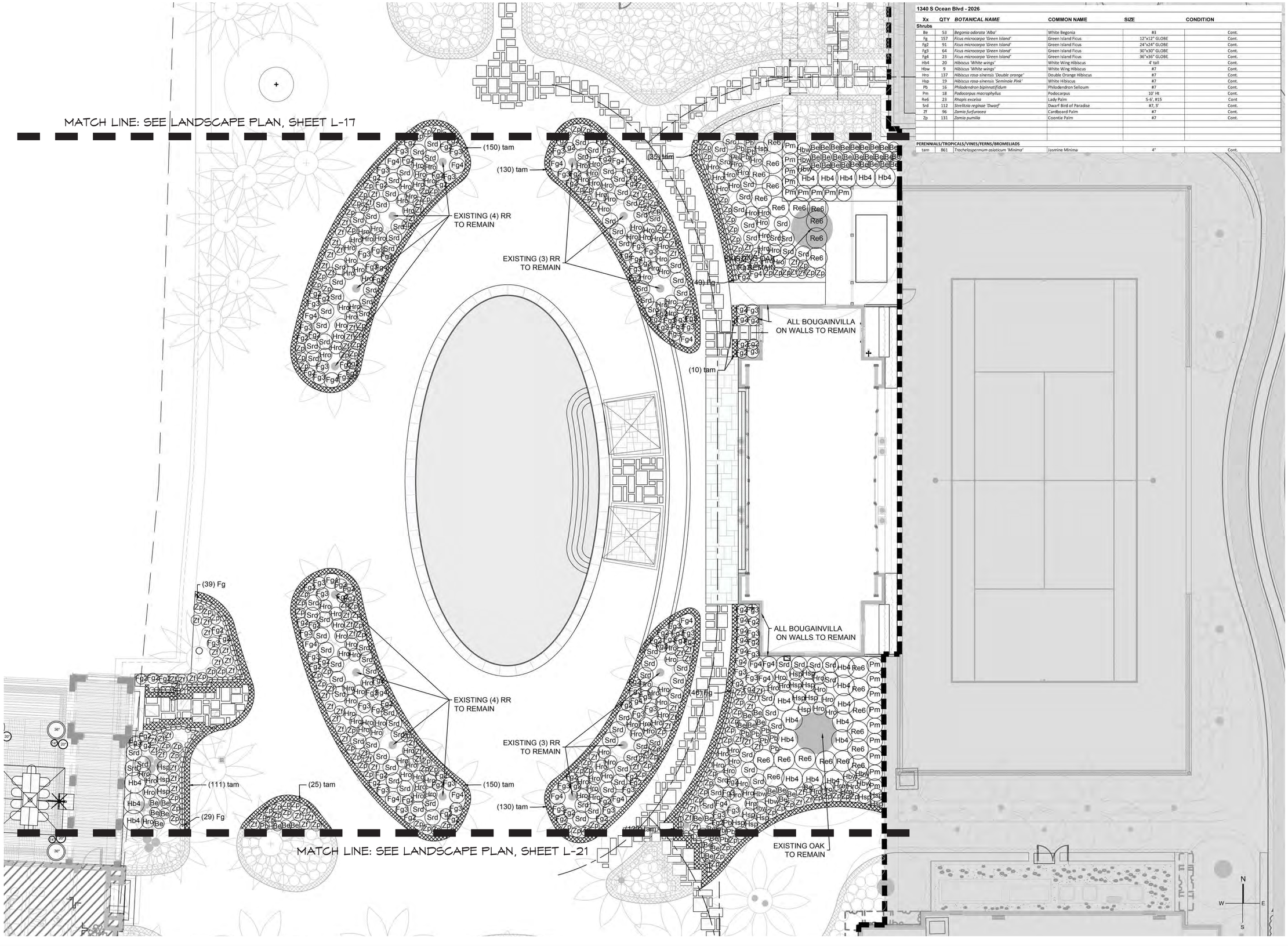
LANDSCAPE PLAN - TREE AND PALM SCHEDULE (POOL AREA)

DATE: 12.05.2025
DRAWN BY: SW/TW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean Øl

REVISIONS:
2026.0122 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-18

ARC-26-00003



1340 S Ocean Blvd - 2026

Xx	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
Shrubs					
Be	53	*Begonia adorata 'Alba'*	White Begonia	#3	Cont.
Fg	157	*Ficus microcarpa 'Green Island'*	Green Island Ficus	12"x12" GLOBE	Cont.
Fg2	91	*Ficus microcarpa 'Green Island'*	Green Island Ficus	24"x24" GLOBE	Cont.
Fg3	64	*Ficus microcarpa 'Green Island'*	Green Island Ficus	30"x30" GLOBE	Cont.
Fg4	23	*Ficus microcarpa 'Green Island'*	Green Island Ficus	36"x36" GLOBE	Cont.
Hb4	20	*Hibiscus 'White wings'*	White Wing Hibiscus	4' tall	Cont.
Hbw	9	*Hibiscus 'White wings'*	White Wing Hibiscus	#7	Cont.
Hro	137	*Hibiscus rosa-sinensis 'Double orange'*	Double Orange Hibiscus	#7	Cont.
Hsp	19	*Hibiscus rosa-sinensis 'Sreminole Pink'*	White Hibiscus	#7	Cont.
Pb	16	*Philodendron bipinnatifidum*	Philodendron Selloum	#7	Cont.
Pm	18	*Podocarpus macrophyllus*	Podocarpus	10' Ht	Cont.
Re6	23	*Rhapis excelsa*	Lady Palm	5-6', #15	Cont.
Srd	112	*Strelitzia reginae 'Dwarf'*	Dwarf Bird of Paradise	#7, 3'	Cont.
Zf	96	*Zamia furfuracea*	Cardboard Palm	#7	Cont.
Zp	131	*Zamia pumilia*	Coontie Palm	#7	Cont.
PERENNIALS/TROPICALS/VINES/FERNS/BROMELIADS					
tam	861	*Trachelospermum asiaticum 'Minima'*	Jasmine Minima	4"	Cont.

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4425 Military Trail
Suite 202
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Fax: (561) 747-2041
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200 PARK AVENUE SOUTH SUITE 1200
NEW YORK, NY 10003
PHONE: 212.473.0620
FAX: 212.473.1104
EMAIL: projects@hollanderdesign.com

1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

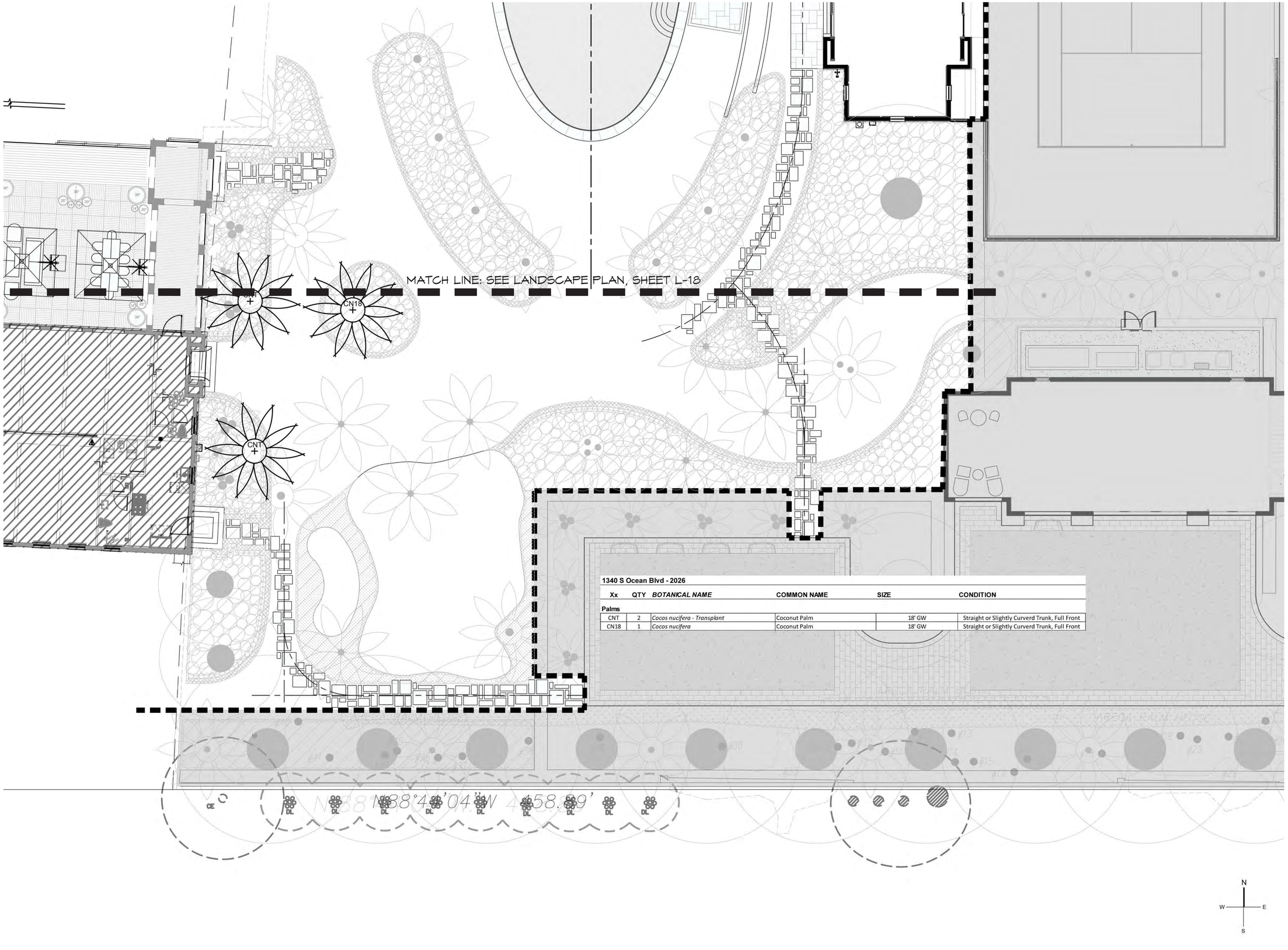
LANDSCAPE PLAN - UNDERSTORY SCHEDULE (POOL AREA)

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-19

ARC-26-0003



1340 S Ocean Blvd - 2026

Xx	QTY	*BOTANICAL NAME*	COMMON NAME	SIZE	CONDITION
Palms					
CNT	2	*Cocos nucifera - Transplant*	Coconut Palm	18' GW	Straight or Slightly Curverd Trunk, Full Front
CN18	1	*Cocos nucifera*	Coconut Palm	18' GW	Straight or Slightly Curverd Trunk, Full Front

N
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PHONE: 212.473.0620
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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE PLAN - TREE AND PALM SCHEDULE (BOAT HOUSE AREA)

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-20

MATCH LINE: SEE LANDSCAPE PLAN, SHEET L-19

(21) tam
(16) Fg
(41) tam
(38) Fg
(51) tam
(33) Fg
(55) tam
(62) Fg
(79) tam
(14) Fg
(58) tam
ARTIFICIAL TURF TO REMAIN
(58) tam
(42) Fg

N88°44'04"W 458.89'

1340 S Ocean Blvd - 2026

Xx	QTY	*BOTANICAL NAME*	COMMON NAME	SIZE	CONDITION
Shrubs					
Be	19	*Begonia odorata 'Alba'*	White Begonia	#3	Cont.
Fg	203	*Ficus microcarpa 'Green Island'*	Green Island Ficus	12"x12" GLOBE	Cont.
Fg2	8	*Ficus microcarpa 'Green Island'*	Green Island Ficus	24"x24" GLOBE	Cont.
Fg3	13	*Ficus microcarpa 'Green Island'*	Green Island Ficus	30"x30" GLOBE	Cont.
Fg4	1	*Ficus microcarpa 'Green Island'*	Green Island Ficus	36"x36" GLOBE	Cont.
Hb4	11	*Hibiscus 'White wings'*	White Wing Hibiscus	4' tall	Cont.
Hbw	3	*Hibiscus 'White wings'*	White Wing Hibiscus	#7	Cont.
Hro	29	*Hibiscus rosa-sinensis 'Double orange'*	Double Orange Hibiscus	#7	Cont.
Hsp	18	*Hibiscus rosa-sinensis 'Seminole Pink'*	White Hibiscus	#7	Cont.
Pb	30	*Philodendron bipinnatifidum*	Philodendron Selloum	#7	Cont.
Re6	14	*Rhapis excelsa*	Lady Palm	5-6', #15	Cont
Srd	20	*Strelitzia reginae 'Dwarf'*	Dwarf Bird of Paradise	#7, 3'	Cont.
Zf	45	*Zamia furfuracea*	Cardboard Palm	#7	Cont.
Zp	60	*Zamia pumilla*	Coontie Palm	#7	Cont.
PERENNIALS/TROPICALS/VINES/FERNS/BROMELIADS					
tam	363	*Trachelospermum asiaticum 'Minima'*	Jasmine Minima	4"	Cont.

N
W E
S

ARC-26-0003

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Telephone:(561) 747-5069
Fax: (561) 747-2041
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LANDSCAPE ARCHITECTS
200 PARK AVENUE SOUTH SUITE 1200
NEW YORK, NY 10003
PHONE: 212.473.0620
FAX: 212.473.1104
EMAIL: projects@hollanderdesign.com

1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE PLAN - UNDERSTORY SCHEDULE (BOAT HOUSE AREA)

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-21



FULL WEST ELEVATION



FULL WEST ELEVATION WITHOUT BOATHOUSE

ARC-26-0003

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

PROPOSED LANDSCAPE ELEVATIONS - WEST ELEVATION

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-22

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current 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. All plants not otherwise specified as being Florida Fancy or Specimen, 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.

GENERAL REQUIREMENTS

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 Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be 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. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of 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: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.) shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.) shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer 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: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

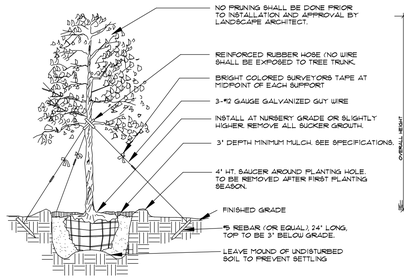
MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

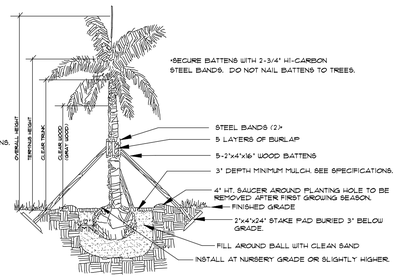
No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Planting Details



Tree Planting

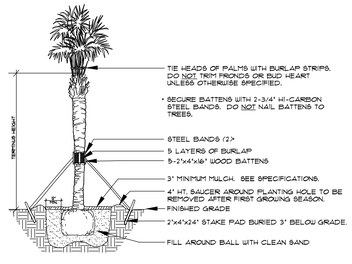
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.

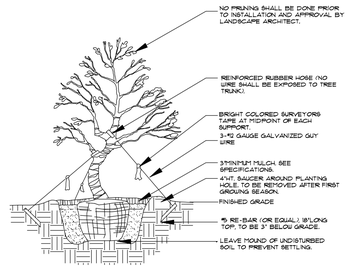
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Palm Planting

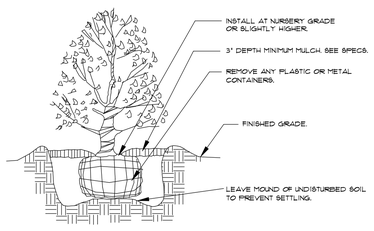
APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, BENGAL DATE PALMS.

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



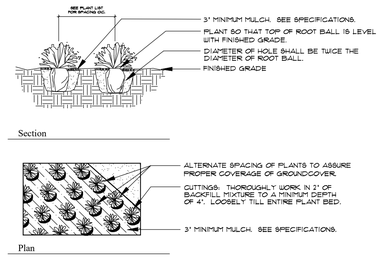
Irregular & Multi-Stem Tree Planting

FOR TREES 6'-14'HT.
NOTES:
SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION.
BRACING-SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR LINE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Shrub Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Groundcover Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

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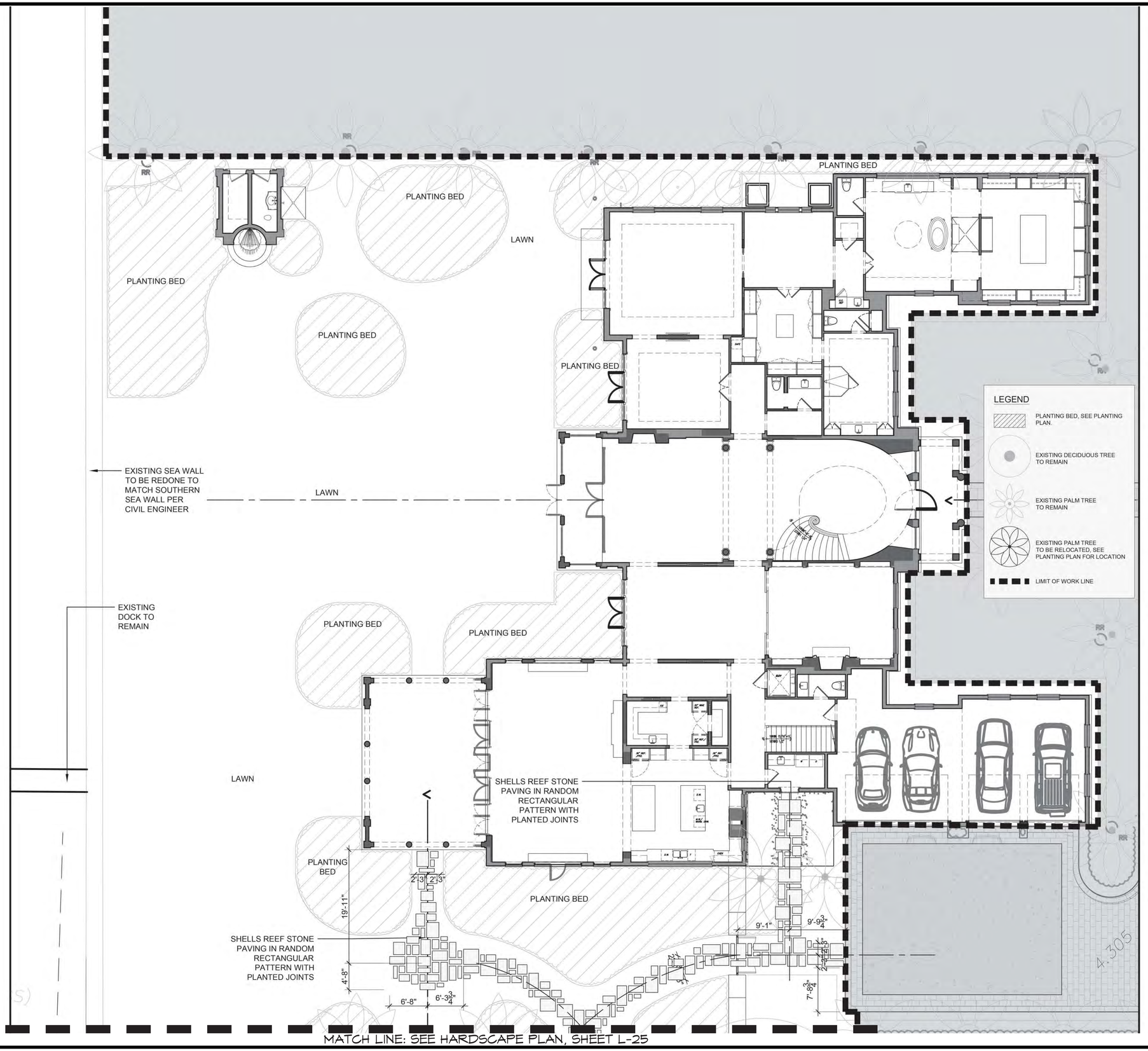
1340 S. OCEAN BOULEVARD
1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA
PLANTING DETAILS AND SPECIFICATIONS

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

ARC-26-0003

SHEET:
L-23



LAYOUT NOTES:

1. LOCATE AND PROTECT ALL UTILITIES, SEPTIC SYSTEMS, AND STRUCTURES PRIOR TO AND DURING CONSTRUCTION AND REPAIR/ REPLACE ANY ELEMENT DAMAGED DURING CONSTRUCTION.

2. NOTIFY OWNER/LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR ERROR BETWEEN PLAN AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

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LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail
Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
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HOLLANDER design
LANDSCAPE ARCHITECTS
200 PARK AVENUE SOUTH SUITE 1200
NEW YORK, NY 10003
PHONE: 212.473.0620
FAX: 212.473.1104
EMAIL: projects@hollanderdesign.com

1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

HARDSCAPE PLAN - MAIN HOUSE

DATE: 12.05.2025
DRAWN BY: SW/TW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean Ø1

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-24

ARC-26-00003

LAYOUT NOTES:

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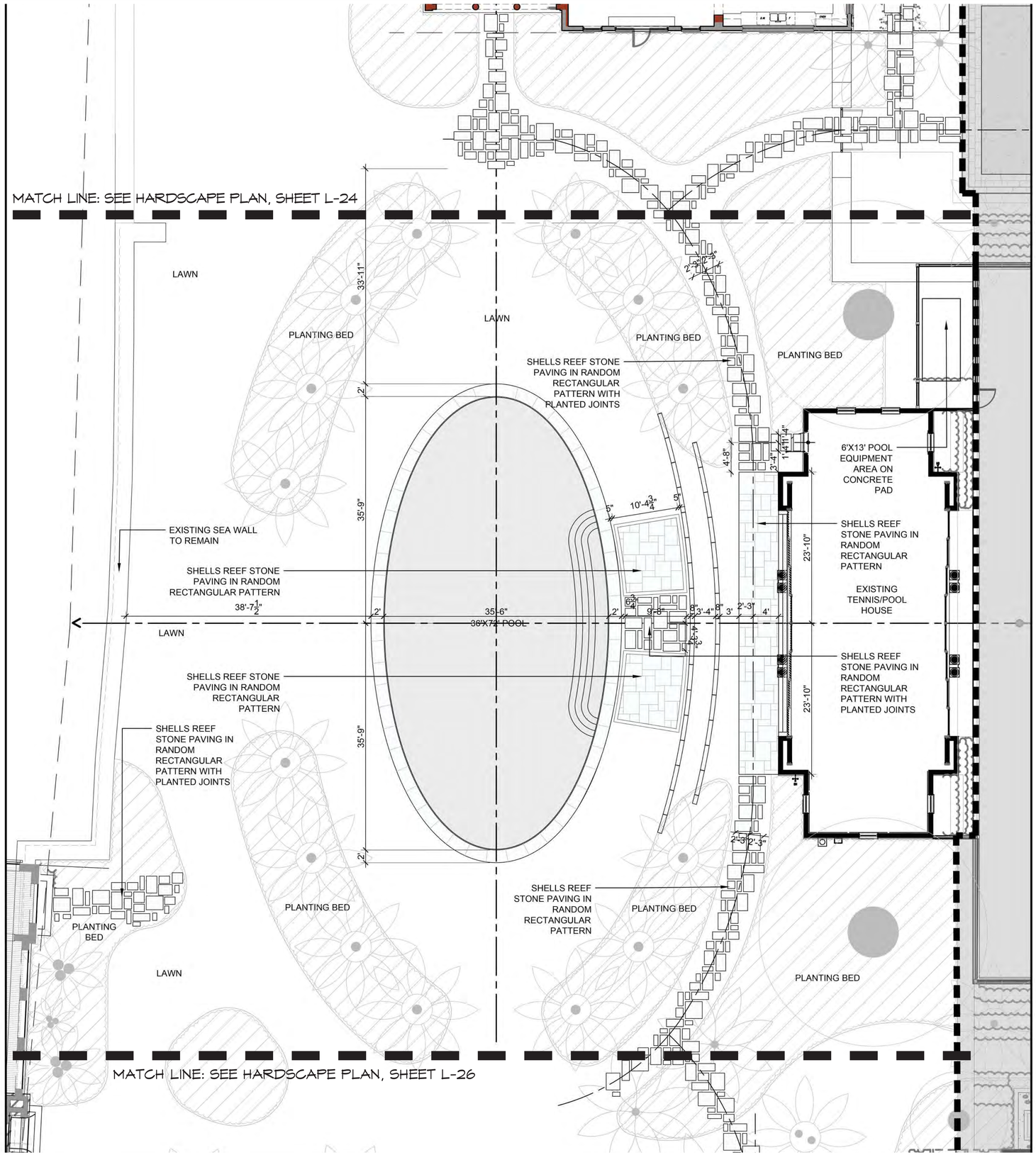

LEGEND

- PLANTING BED, SEE PLANTING PLAN.
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING PALM TREE TO REMAIN
- EXISTING PALM TREE TO BE RELOCATED, SEE PLANTING PLAN FOR LOCATION
- LIMIT OF WORK LINE

PARKER·YANNETTE
design group, inc.
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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

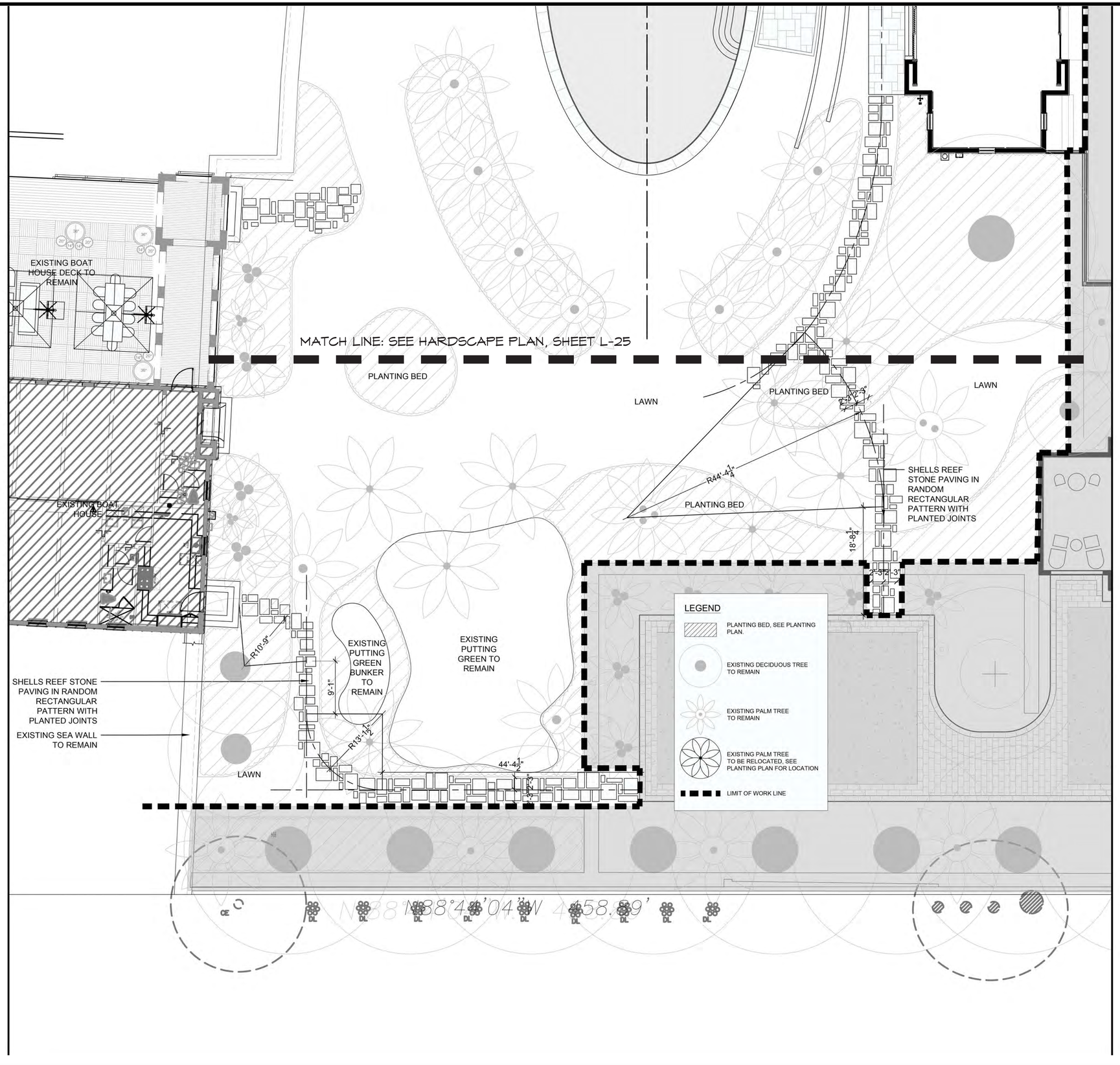
HARDSCAPE PLAN - POOL AREA

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean Ø1

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

ARC-26-0003

SHEET:
L-25



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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

HARDSCAPE PLAN - BOAT HOUSE AREA

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean Bl

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-26

ARC-26-0003

= PROPOSED LOS

= EXISTING/PROPOSED BUILDING

= PROPOSED POOL

= EXISTING/PROPOSED HARDSCAPE, ARTIFICIAL TURF, OR LOOSE STONE



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:**	1340 South Ocean Boulevard	
2	**Lot Area (sq. ft.):**	103,343 sq. ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	56,839 sq. ft. / 55%	60,827 sq. ft. / 58.9%
5	LOS to be altered (Sq FT and %)	N/A	13,958 sq. ft. / 22.7%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	6,625 sq. ft. / 45%	N/C
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	N/A
10	Native Groundcover %	30% (groundcover area)	N/A

To determine qualifying native vegetation use either:

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

OR

the Florida Native Plant Society Native Plants for Your Area List

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

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

See Ord. 003-2023 *REV BF 20230727*

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE OPEN SPACE DIAGRAM

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 3/64"=1'-0"
FILENAME: 1340 S. Ocean Ol

REVISIONS:
2026.0122 First Submittal
2026.0129 Second Submit.
2026.0303 Final Submittal

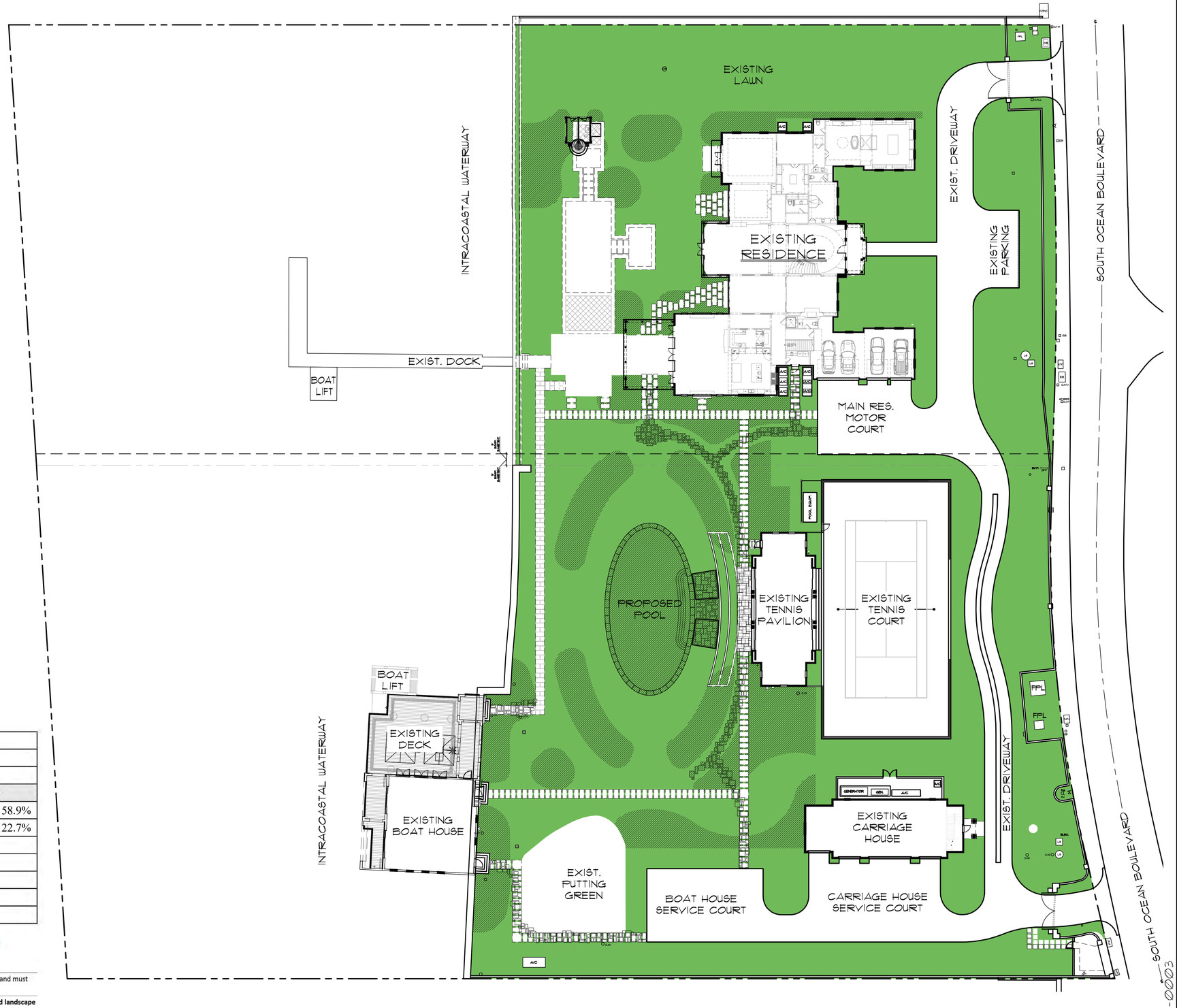
ARC-26-0003

SHEET:
L-27

= EXISTING LOS

= EXISTING LOS TO BE ALTERED

= EXISTING HARDSCAPE, ARTIFICIAL TURF, OR LOOSE STONE



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1340 S. OCEAN BOULEVARD

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LANDSCAPE OPEN SPACE TO BE ALTERED DIAGRAM

DATE: 12.05.2025
DRAWN BY: SW/TW
JOB NO.: 25-108
SCALE: 3/64"=1'-0"
FILENAME: 1340 S. Ocean Ø1

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-28

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: April 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 4/22/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

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

Applicant: 259 Worth Avenue LLC
Architecture: DS&F Consultants Inc

HISTORY:

The property at 259 Worth Avenue was last reviewed by ARCOM in 2019 and 2020 under Application B-070-2019 and A-018-2020, where approvals were granted to convert the second-floor retail space to residential use and to add a third-story residential unit. Additional approvals included a series of minor exterior modifications to the second and third floors. The current application pertains solely to modifications of the commercial retail space occupied by the Tiffany & Co. on the first floor.

The current application was heard at the September 25, 2025 ARCOM meeting and deferred for further restudy of the proposed modifications.

THE PROJECT:

The applicant has submitted plans, entitled "Tiffany & Co," as prepared by DS&F Consultants Inc, uploaded April 6, 2026.

The following scope of work is proposed:

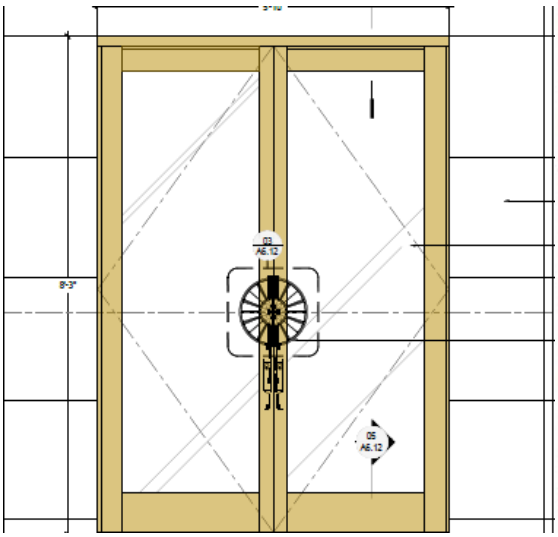
- New signage.
- New front entry door.
- New awnings.

Site Data			
Zoning District	C-WA	**Future Land Use**	Commercial
Surrounding Properties / Zoning			
North	405 Hibiscus Ave / Commercial Parking Lot / C-TS		
South	256 Worth Ave / Commercial / C-WA		
East	247 Worth Ave / Commercial / C-WA		
West	301 Worth Ave / Commercial / C-WA		

STAFF ANALYSIS

The subject property contains a first-floor retail space with a residential unit on the second and third floors. The application proposes exterior modifications to the existing Tiffany & Co. storefront, with no changes to the residential portion of the property.

The applicant seeks to remove and replace all existing first floor awnings in 'azure blue' with a 'dove trim' edge. The existing entrance will be removed and replaced with gold polished aluminum impact doors with clear glass and a metal and glass door handle.



PROPOSED ENTRY DOOR



PROPOSED AWNING DESIGN

Following a deferral from ARCOM the applicant has made several modifications from the previously proposed plans. The proposed south façade signage has been removed. The existing metal doors have been retained, and the front planters have been redesigned.



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:SOP

CORTLAND MORGAN ARCHITECT

711 N. Fielder Road ▪ Arlington, TX 76012 ▪ T: 817.635.5696 ▪ F: 817.635.5699

June 23, 2025

Attn: Planning, Zoning & Building Department
Town of Palm Beach
360 South County Road
Palm Beach, Fl 33480

Re: 259 Worth Ave (Tiffany & Co)
259 Worth Avenue,
Palm Beach, FL 33480

To Whom It May Concern:

We have received your letter/email with comments of March 18th, 2025. Please find our Letter of Intent for the project mentioned above.

Project Details

Façade Tenant Improvement to Existing Retail

Scope of work as listed below:

- New Signage
- New Security Camera
- New Awning Fabric
- New Planters
- New Exterior Door

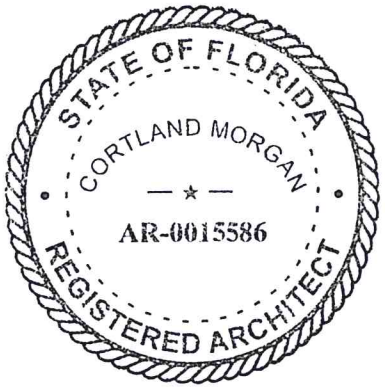
Closing

The proposed improvements are consistent with the architectural character of the surrounding retail storefronts and will uphold the architectural standards of the Town of Palm Beach.

Please contact my office if you require additional information.

Sincerely,

Cortland Morgan, AIA

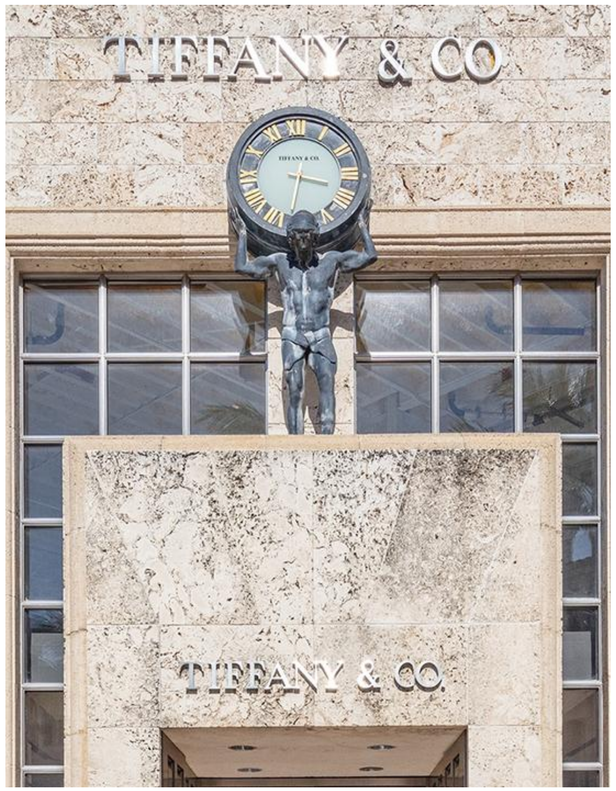


TIFFANY&CO.

259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

PRESERVING HISTORIC ELEMENTS

Iconic elements of the historic Tiffany storefront in Palm Beach such as the Atlas clock, the double door, and the windowsill logos are preserved, celebrating a strong connection to the Tiffany Landmark in every detail.



Historic Tiffany façade with Atlas, Palm Beach, 2025



Atlas, Tiffany Landmark, New York, 1940



Tiffany Door, Palm Beach



Tiffany Landmark Doors, New York, 1940

PRESERVING HISTORIC ELEMENTS



Historic Tiffany window engravings, Palm Beach

The engraved logos on the show windows are preserved, paying homage to the iconic stone engravings at the Tiffany Landmark.



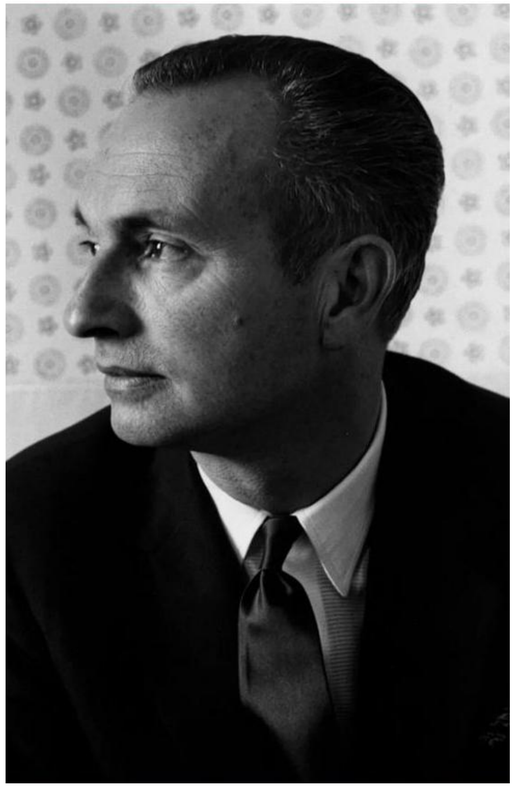
Engraved logo, Tiffany Landmark entrance, New York

PALM BEACH | DESIGN CONCEPT

In Palm Beach, Tiffany & Co celebrates the place's strong connection between design and stunning nature. The brand pays homage to its rich heritage, featuring Jean Schlumberger's most iconic creations.



Bird on the Rock, Jean Schlumberger, 1965

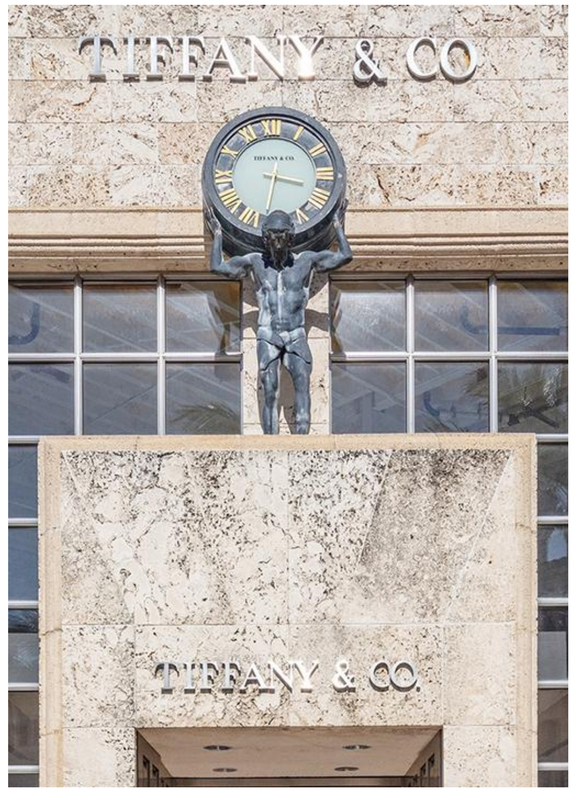


Jean Schlumberger

TIFFANY & PALM BEACH



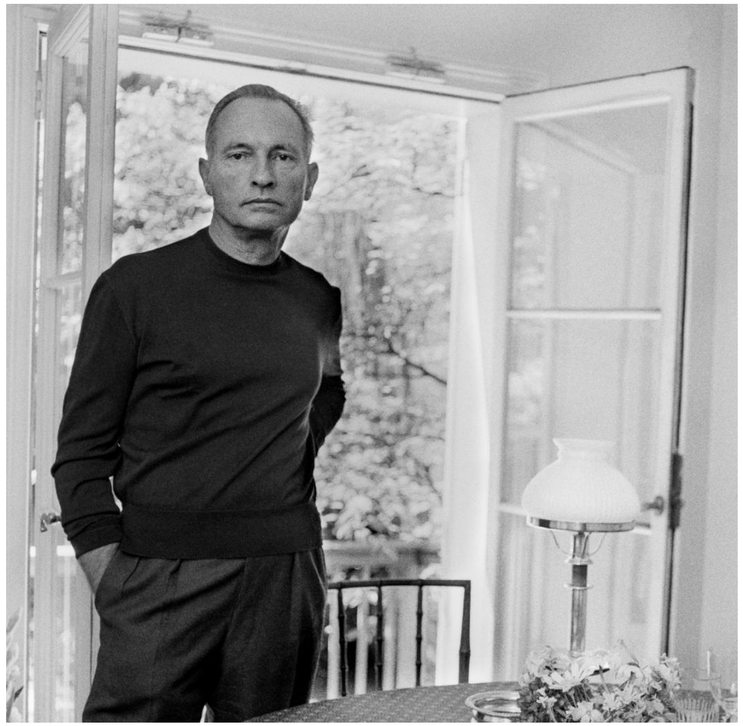
Tiffany Blue Book, Palm Beach, 2025



Historic Tiffany façade, Palm Beach

THE WORLD OF JEAN SCHLUMBERGER

As one of the 20th century's most gifted artists, Jean Schlumberger is renowned for his fantastical creations that draw inspiration from the natural world.



Jean Schlumberger at his house in Guadalupe



Vases designed by Schlumberger, Guadalupe

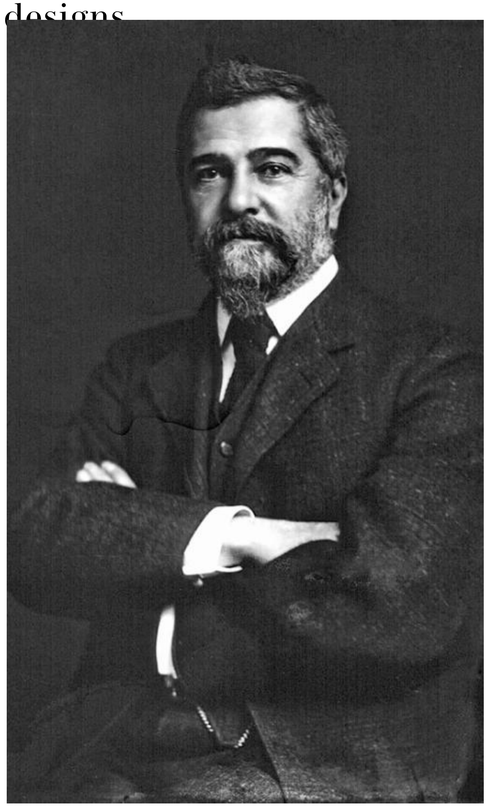
First Schlumberger Blue Book Collection



At his summer house in Guadalupe, Jean Schlumberger was inspired by the region's floral forms and translated them into timeless designs: from jewelry all the way ceramic art and vases.

THE WORLD OF LOUIS COMFORT TIFFANY

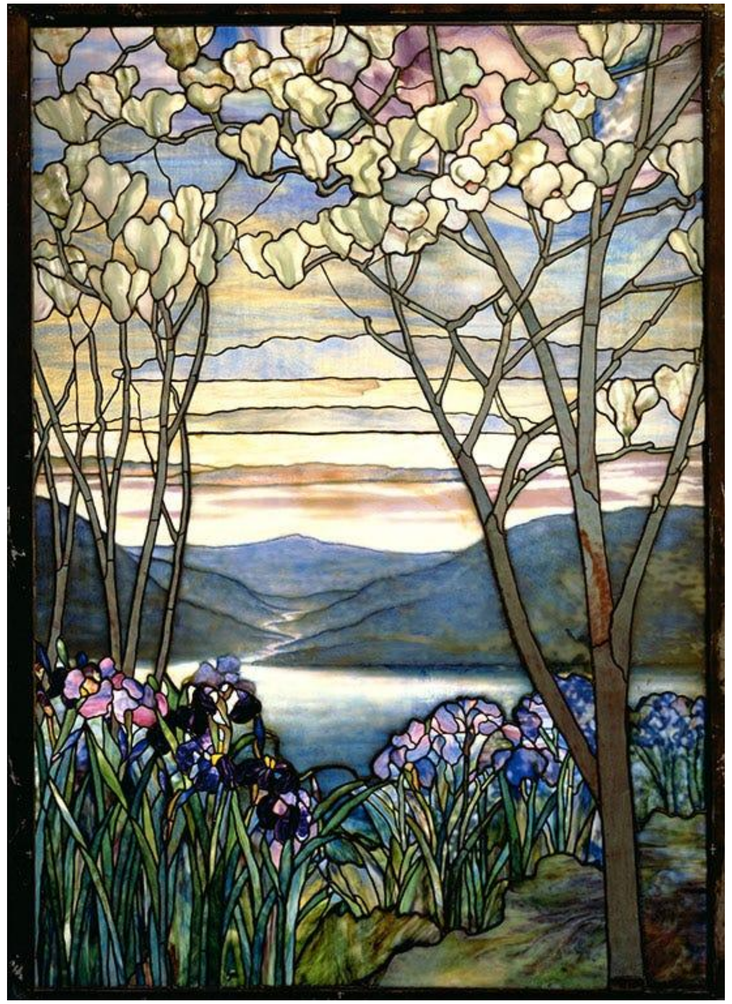
Louis Comfort Tiffany is one of the foremost American designers of the late 19th and early 20th centuries. Through glass and mosaic work, embraced nature as a decorative theme in his designs.



Louis Comfort Tiffany



Glass Lamps by L. C. Tiffany





Glass Window and Mosaic Column by L. C. Tiffany, Metropolitain Museum of Art

PALM BEACH | MOSAIC PLANTERS – DESIGN CONCEPT

MOSAIC PLANTER



The Tiffany store in Palm Brach celebrates the brand's rich heritage in every detail.









The new Mosaic Planters pay homage to both Jean Schlumberger and Louis Comfort Tiffany by featuring the iconic Bird on the Rock motif as an intricate glass mosaic handmade in Italy, resulting in truly unique pieces, each individually crafted by hand.

PALM BEACH | HISTORICAL FAÇADE - BEFORE



1 - ENTRY DOORS:

Arcom comment:
The commission provided comments regarding the proposed entry door Design.

2 – SIGNAGE:

Arcom comment :
The commission provided comments regarding the proposed signage.

3 – PLANTERS:

Arcom comment :
The commission provided comments regarding the proposed planter design.

4 – AWNINGS:

Arcom comment :
The commission provided comments regarding the proposed awnings.

PALM BEACH | HISTORICAL FAÇADE - UPDATE



1 - ENTRY DOORS:

TCO response:
TCO acknowledges and welcomes the Commission's comment. We are in agreement that retaining the existing metal entry doors will further reinforce a solid and consistent alignment with the brand's values and the building's architectural image.

2 – SIGNAGE:

TCO response:
TCO acknowledges and welcomes the Commission's comment. The proposed side signage has been removed from the design, as we believe this approach will further reinforce a clean and consistent alignment with the brand's values and image.

3 – PLANTERS:

TCO response:
TCO acknowledges and welcomes the Commission's comment. As a result, we have developed a revised planter proposal that is more closely aligned with the brand's DNA and thoughtfully Responsive to the specific context of The Palm Beach location. The new mosaic planters pay homage to both Jean Schlumberger and Louis comfort Tiffany, featuring the iconic bird on the rock motif rendered as an intricate glass mosaic, handcrafted in Italy — resulting in truly unique, individually crafted pieces that celebrate the Brand's heritage.

4 – AWNINGS:

TCO have carefully considered the ACOM comments regarding the awnings. Following the evaluation and testing of several alternative options, we believe that maintaining the current awning configuration, while updating the fabric only, is the most consistent solution with the building's character.
Any modification to the awning positions would require alterations to the existing supports, resulting in the disruption and potential damage of the current façade materials. This would ultimately lead to a less refined execution and could compromise the integrity of the building.

PALM BEACH | HISTORICAL FAÇADE – UPDATE



PALM BEACH | HISTORICAL FAÇADE – UPDATE



PALM BEACH | HISTORICAL FAÇADE – UPDATE



SCOPE OF WORK DESCRIPTION:

FACADE TENANT IMPROVEMENT TO EXISTING RETAIL.

NO LANDSCAPE CHANGES ARE BEING PROPOSED AS PART OF THIS APPLICATION.

SCOPE OF WORK INCLUDES:

- NEW SIGNAGE
- NEW SECURITY CAMERAS
- NEW AWNING FABRIC
- NEW PLANTERS

PROJECT TEAM:

OWNER:
TIFFANY & Co.
200 FIFTH AVENUE, 13TH FLOOR
NEW YORK, NY 10010

CONTACT: RICCARDO GRAZIA | BREANNA FIORENZA
PHONE: (332) 867 9750
EMAIL: RICCARDO.GRAZIA@TIFFANY.COM
BREANNA.FIORENZA@TIFFANY.COM

ARCHITECT OF RECORD:
CORTLAND MORGAN ARCHITECT
711 N. FIELDER ROAD
ARLINGTON, TX 76012

CONTACT: CORTLAND MORGAN
TEL: 817.635.5696
EMAIL: CORTLAND@CMAIA.NET

PROJECT COORDINATOR:
DS&F CONSULTANT INC.
121 WEST 27TH STREET, SUITE 502
NEW YORK, NY 10001

CONTACT: ROBERT BAILEY-WHITE
TEL: 212.481.2065 X106
EMAIL: RBAILEYWHITE@DSF-US.COM
DSF-PM@DSF-US.COM

PERMIT EXPEDITOR:
JUDI WITKIN & ASSOCIATES, INC
2321 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

CONTACT: MIKEL ISSAC
TEL: (954) 923 9602
CEL: (305) 796 9695
EMAIL: MIKEL@JWITKINPERMITS.COM

CONTACT: DAMIAN GALLO
TEL: (954) 923 9602
CEL: (305) 522 5215
EMAIL: WWW.JWITKINPERMITS.COM

ISSUE FOR ARCOM SUBMISSION / APPROVAL

03/26/2026

PROJECT NUMBER: ARC-25-0060

TIFFANY&CO.

259 WORTH AVENUE PALM BEACH, FL 33480, FLORIDA, U.S.

DRAWING INDEX

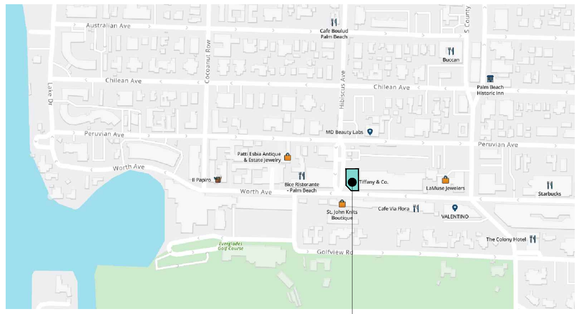
LEGENDS:

- ■ INITIAL ISSUE
- ◑ PROGRESS SET ISSUED UP TO DATE
- ○ INDICATES DRAWINGS WAS ISSUED WITHOUT CHANGES
- ● INDICATES DRAWINGS WAS ISSUED WITH CHANGES
- ▲ INDICATES DRAWINGS WAS ISSUED IN PREVIOUS SET
- ━ INDICATES DRAWINGS NOT ISSUED
- ✖ INDICATES DRAWINGS IS DELETED FROM SET

DWG.	ARCHITECTURAL	ISSUE FOR ARCOM SUB./APPROVAL 03/10/2025	ISSUE FOR ARCOM SUB./APPROVAL 07/24/2025	ISSUE FOR ARCOM SUB./APPROVAL #1 07/25/2025	ISSUE FOR ARCOM SUB./APPROVAL #1 08/08/2025	ISSUE FOR ARCOM SUB./APPROVAL 03/26/2026	
A0.00	COVER & DRAWING INDEX	■		○	●	●	
A0.60	PROPOSED FACADE RENDERINGS - DAY TIME	■		○	○	●	
A0.61	PROPOSED FACADE RENDERINGS - NIGHT TIME	■		○	○	●	
A0.62	PROPOSED FACADE RENDERINGS - DAY TIME			■	○	●	
A0.63	PROPOSED FACADE RENDERINGS - NIGHT TIME			■	○	●	
A0.64	EXISTING FACADE PHOTOS			■	○	○	
A0.70	TAX MAP WITH LIST OF PROPERTY OWNER			■	✖	✖	
A0.71	PROPERTY SURVEY MAP			■	○	○	
A1.11	EXISTING CONSTRUCTION PLAN	■		○	○	●	
A1.12	PROPOSED CONSTRUCTION PLAN	■		○	○	●	
A2.10	EXISTING FACADE PHOTOS AND ELEVATION	■	○	○	○	●	
A2.11	PROPOSED FACADE RENDER AND ELEVATION	■		○	○	●	
A2.12	EXISTING FACADE PHOTOS AND ELEVATION	■	○	○	○	○	
A2.13	PROPOSED FACADE RENDER AND ELEVATION	■		○	○	●	
A2.14	EXISTING FACADE PHOTOS AND ELEVATION		○	○	○	○	
A2.15	PROPOSED FACADE RENDER AND ELEVATION	■		○	○	●	
A6.12	PROPOSED ENTRY DOOR	■		○	○	✖	
A6.70	SIGNAGE SCHEDULE	■		○	○	●	
A6.71	PROPOSED AWNING	■		○	○	○	
A6.72	PROPOSED PLANTER	■		○	○	●	

VICINITY MAP:

NOT TO SCALE



TIFFANY & CO.
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

Ref. North

KEY PLAN:

NOT TO SCALE



TIFFANY & CO.
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

Ref. North

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

PROJECT COORDINATOR:
DS&F CONSULTANTS INC.
121 W. 27TH STREET, SUITE 502
NEW YORK, NEW YORK 10001
TEL: 212-481-7202

PROJECT NUMBER:
ARC-25-0060

TIFFANY&CO.
PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA — CORTLAND MORGAN — AR-0015586 — REGISTERED ARCHITECT — 3-26-26

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025
5.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (ARCOM MEETING COMMENTS) 03/26/2026

DESCRIPTION:
COVER

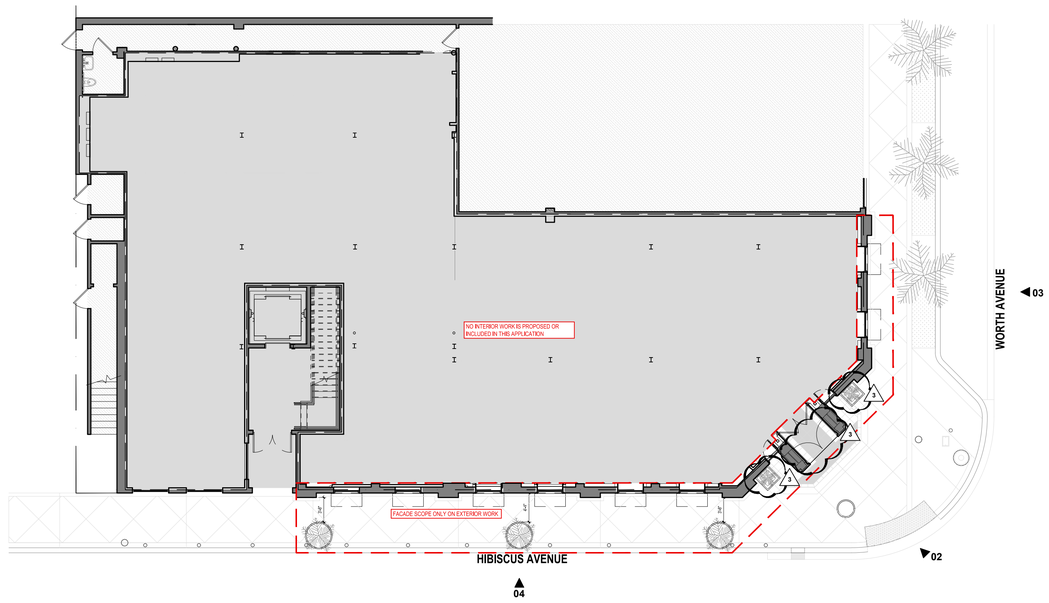
SCALE:
N.T.S.

SHEET NUMBER

A0.00



02 PROPOSED MAIN ENTRY FACADE RENDERING
SCALE: N.T.S.



01 KEY PLAN
SCALE: N.T.S.



04 PROPOSED HIBISCUS AVENUE FACADE RENDERING
SCALE: N.T.S.



03 PROPOSED WORTH AVENUE FACADE RENDERING
SCALE: N.T.S.

DATE: 02/28/2025
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DESCRIPTION:
PROPOSED FACADE RENDERINGS

DAY TIME

SCALE:
N.T.S

SHEET NUMBER

A0.60



02 PROPOSED MAIN ENTRY FACADE RENDERING
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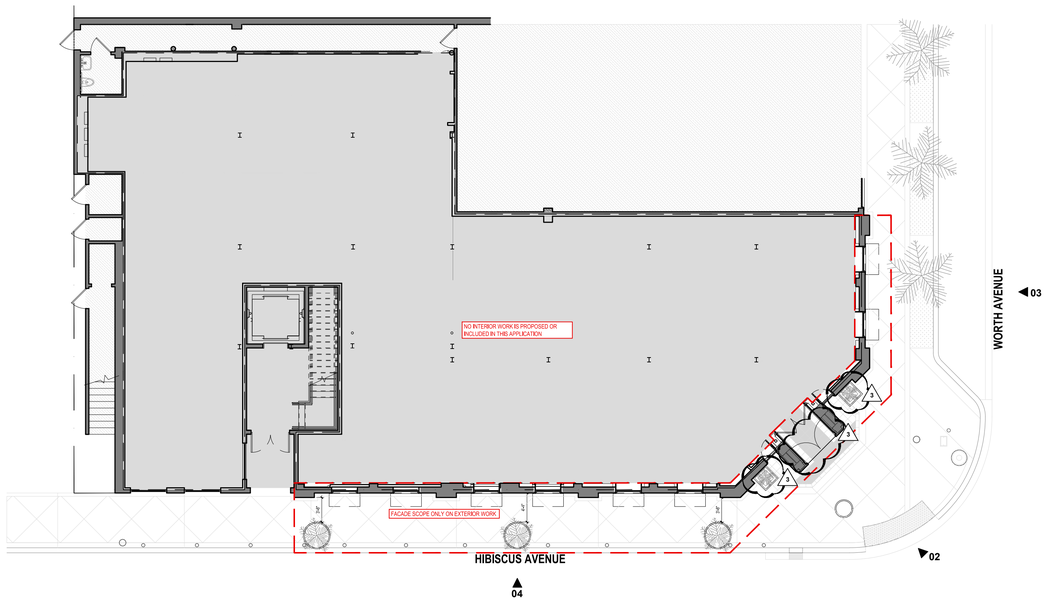

01 KEY PLAN
SCALE: N.T.S.



04 PROPOSED HIBISCUS AVENUE FACADE RENDERING
SCALE: N.T.S.



03 PROPOSED WORTH AVENUE FACADE RENDERING
SCALE: N.T.S.

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DESCRIPTION:
PROPOSED FACADE RENDERINGS

NIGHT TIME

SCALE:
N.T.S

SHEET NUMBER

A0.61



02 PROPOSED AERIAL VIEW RENDERING - DAY TIME

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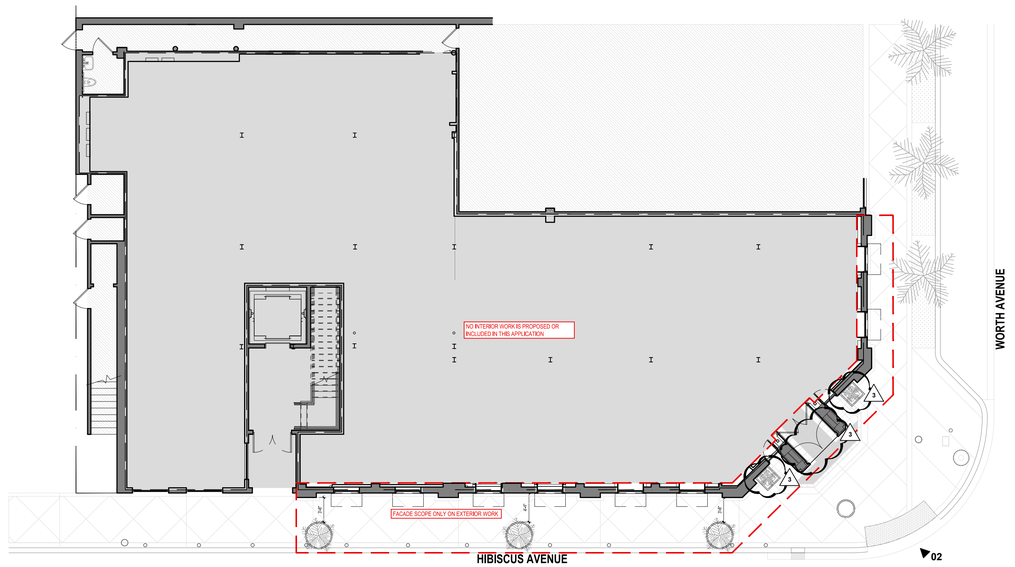

01 KEY PLAN

SCALE: N.T.S.

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CM
CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
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PH: (817) 635-5696
FAX: (817) 635-5699

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CONSULTANTS INC.
121 W. 27TH STREET, SUITE 502
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STATE OF FLORIDA
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CORTLAND MORGAN
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DESCRIPTION:
PROPOSED FACADE RENDERINGS

DAY TIME

SCALE:
N.T.S

SHEET NUMBER

A0.62



02 PROPOSED AERIAL VIEW RENDERING - NIGHT TIME
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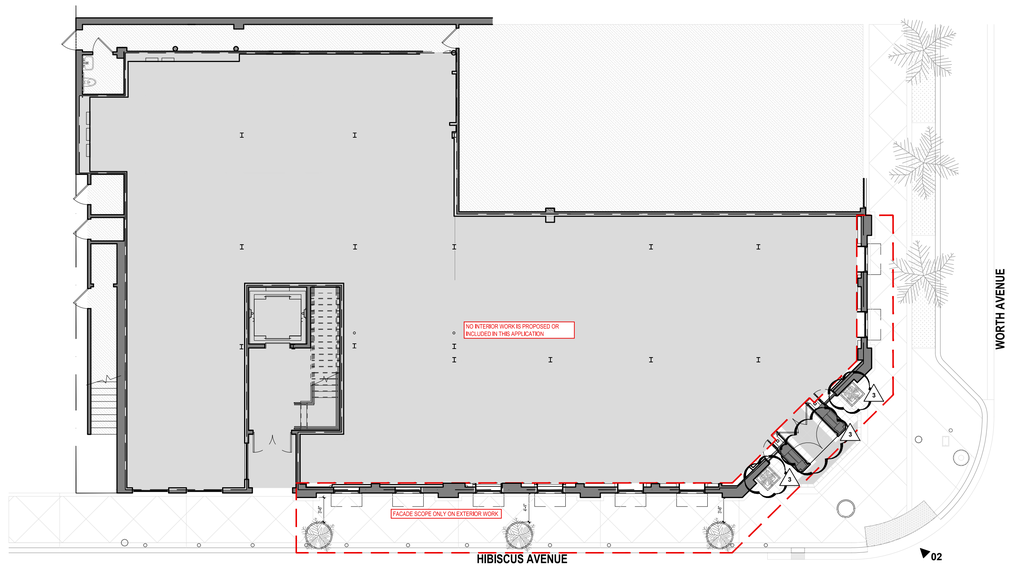

01 KEY PLAN
SCALE: N.T.S.

DATE: 02/28/2025
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CM
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FAX: (817) 635-5699

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CONSULTANTS INC.
121 W. 27TH STREET, SUITE 502
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TIFFANY&CO.
PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
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CORTLAND MORGAN
FLORIDA REG. # AR-0015586

	Issue	Date & Description
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3	5.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (ARCOM MEETING COMMENTS) 03/26/2026

DESCRIPTION:
PROPOSED FACADE RENDERINGS

NIGHT TIME

SCALE:
N.T.S

SHEET NUMBER

A0.63



02 EXISTING MAIN ENTRY FACADE PHOTO
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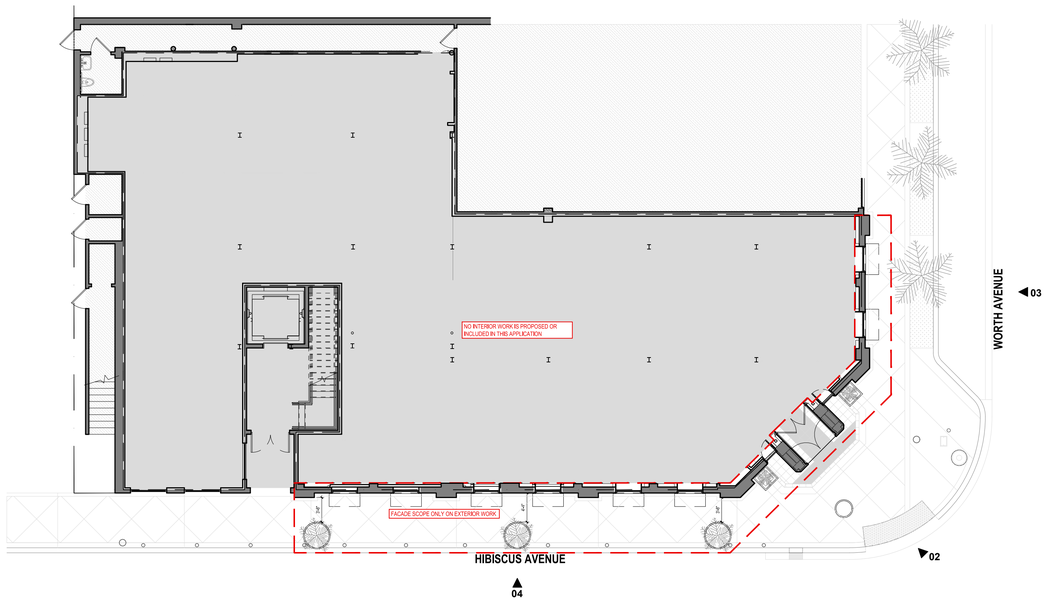

01 KEY PLAN
SCALE: N.T.S.



04 EXISTING HIBISCUS AVENUE FACADE PHOTO
SCALE: N.T.S.



03 EXISTING WORTH AVENUE FACADE PHOTOS
SCALE: N.T.S.

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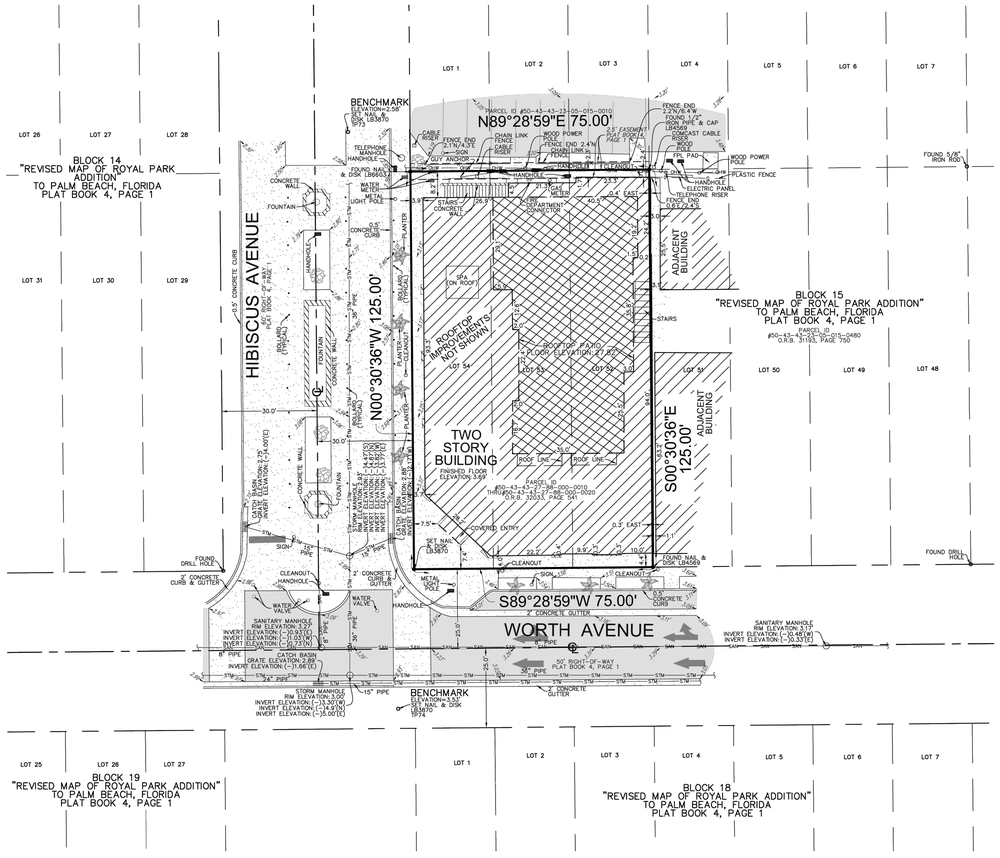
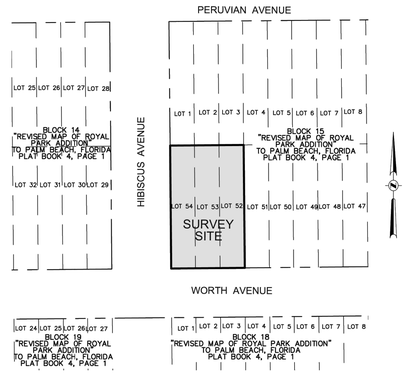
DESCRIPTION:
EXISTING PHOTOS

SCALE:
N.T.S

SHEET NUMBER

A0.64





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOTS 52, 53, AND 54, BLOCK 15, "REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 9,375 SQUARE FEET (0.215 ACRES), MORE OR LESS.

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. PALM BEACH COUNTY BENCHMARK #1932, ELEVATION: 13.31 FEET & BREAKERS; ELEVATION: 15.827 FEET.
3. FLOOD ZONE: AE; BASE FLOOD ELEVATION: 7 FEET; PANEL #12099C0583G; COMMUNITY #120220; MAP DATE: 12/20/24.
4. THIS SITE LIES IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTH RIGHT-OF-WAY LINE OF WORTH AVENUE BEING S89°28'59"W.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: D S & F.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
10. ALL RECORDED DOCUMENTS ARE PER PALM BEACH COUNTY PUBLIC RECORDS.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

John F Pulice

Digitally signed by John F Pulice
Date: 2025.05.23 15:15:05 -04'00'

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

LEGEND & ABBREVIATIONS

- CONCRETE
- ASPHALT PAVEMENT
- 00.00' ELEVATION
- OHW OVERHEAD WIRES
- STM UNDERGROUND STORM SEWER LINE
- SAN UNDERGROUND SANITARY SEWER LINE
- ℄ CENTERLINE
- FPL FLORIDA POWER & LIGHT COMPANY
- LB LICENSED BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)

GRAPHIC SCALE
0' 20' 40' 60'
1"=20'

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

TIFFANY & COMPANY
259 WORTH AVENUE
PALM BEACH, FLORIDA 33480
(TOWN OF PALM BEACH, PALM BEACH COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: K.F.	SCALE: 1" = 20'	CLIENT: D S & F
CHECKED BY: J.F.P.	SURVEY DATE: 5/18/25	ORDER NO.: 74162

01 PROPERTY SURVEY
SCALE: N.T.S.

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

PROJECT COORDINATOR:
D S & F
CONSULTANTS INC.
121 W. 27TH STREET, SUITE 502
NEW YORK, NEW YORK 10001
TEL: 212-481-7202

PROJECT NUMBER: ARC-25-0060

TIFFANY&CO.
PALM BEACH
259 WORTH AVENUE PALM BEACH, FL 33480, FLORIDA, U.S.

STATE OF FLORIDA — CORTLAND MORGAN — AR-0015586 — REGISTERED ARCHITECT — 3/26/26

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

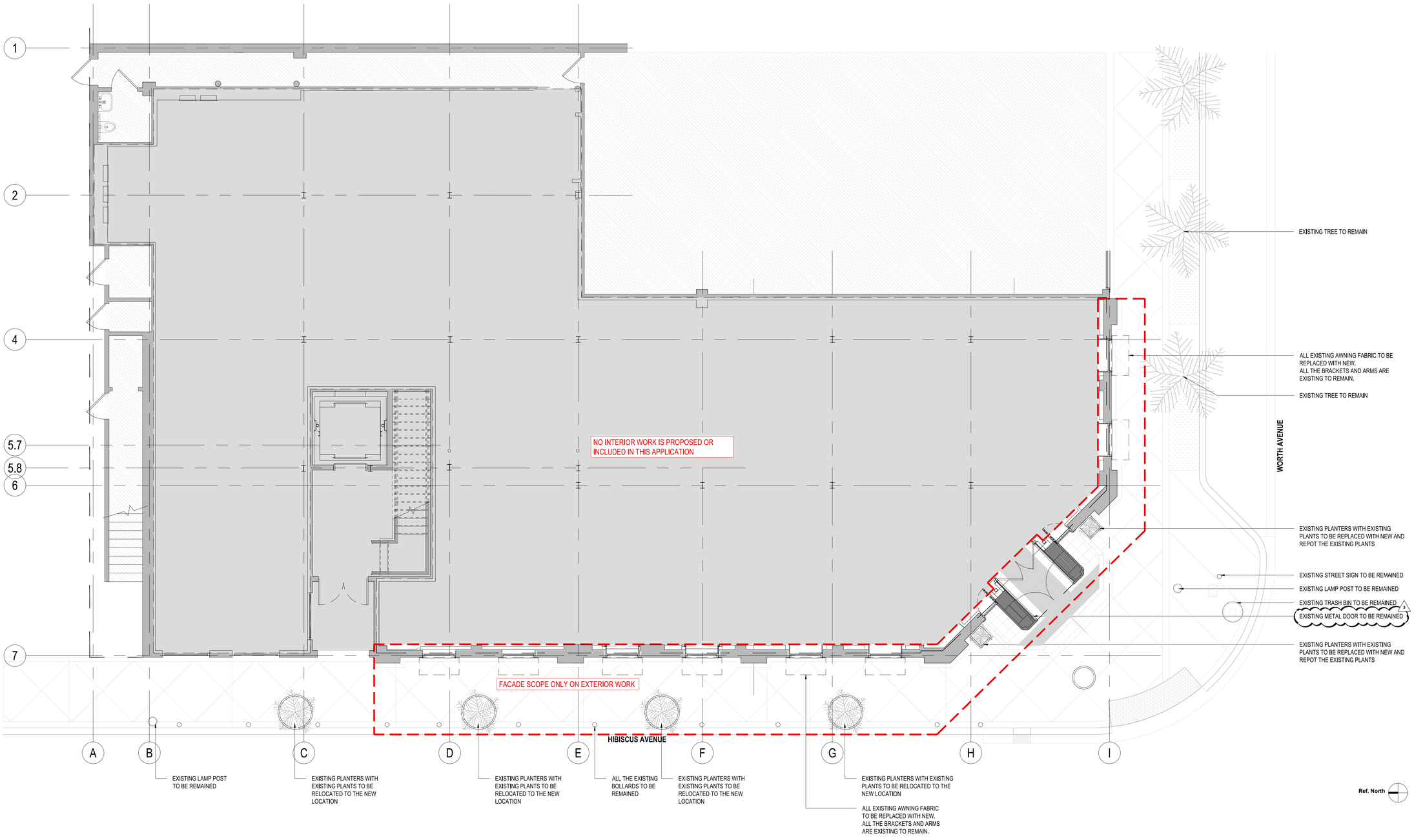
Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025
5.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (ARCOM MEETING COMMENTS) 03/26/2026

DESCRIPTION:
PROPERTY SURVEY

SCALE:
N.T.S

SHEET NUMBER

A0.71



01 EXISTING CONSTRUCTION PLAN

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

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT

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PROJECT NUMBER:
ARC-25-0060

TIFFANY&CO.

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FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
3-26-26

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
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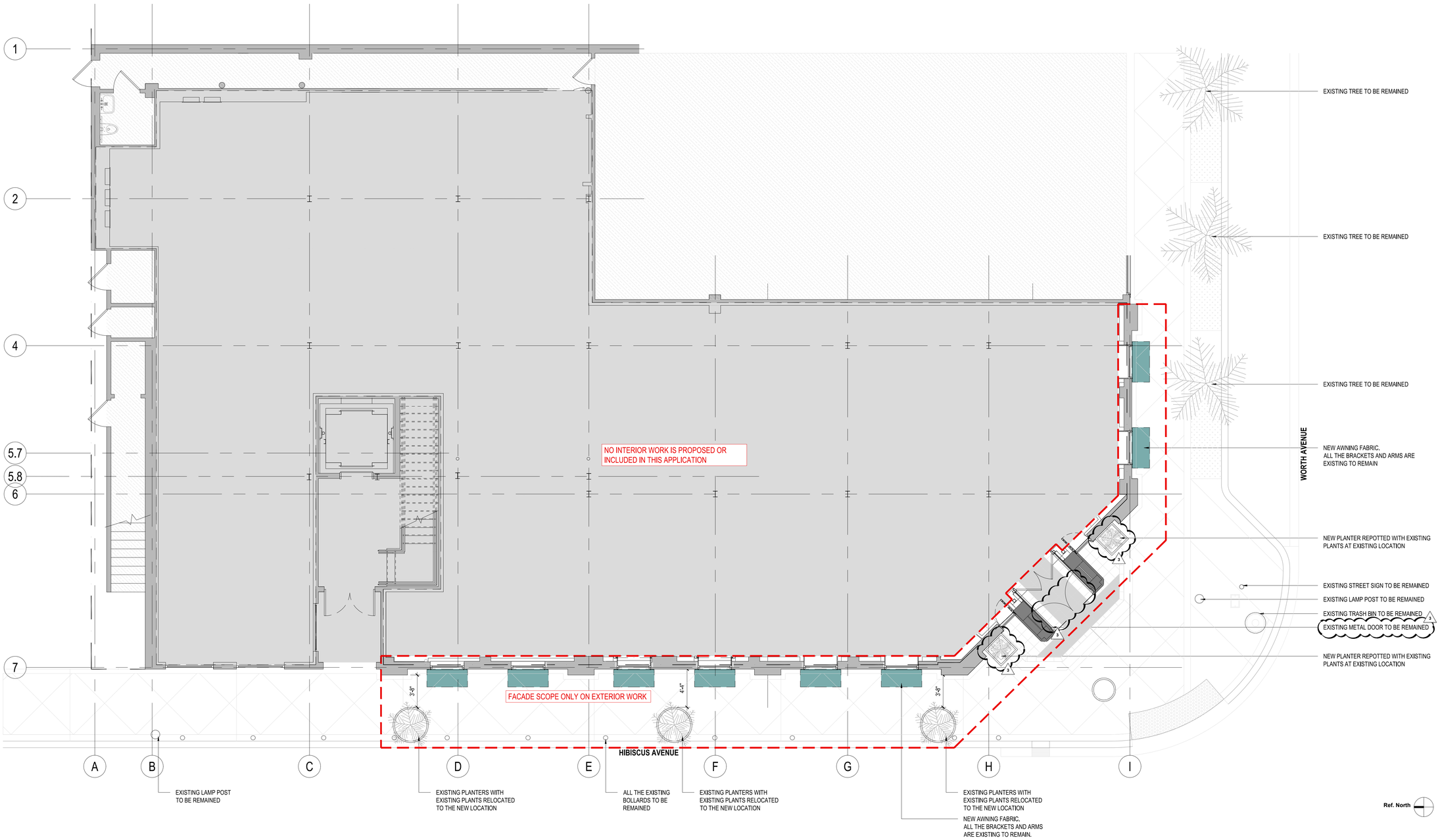
2 4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025
3 5.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (ARCOM MEETING COMMENTS) 03/26/2026

DESCRIPTION:
EXISTING CONSTRUCTION PLAN

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

SHEET NUMBER

A1.11



01 PROPOSED CONSTRUCTION PLAN

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

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT

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PALM BEACH
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STATE OF FLORIDA · CORTLAND MORGAN · AR-0015586 · REGISTERED ARCHITECT
3-26-26

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
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2 4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025
3 5.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (ARCOM MEETING COMMENTS) 03/26/2026

DESCRIPTION:
PROPOSED CONSTRUCTION PLAN

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

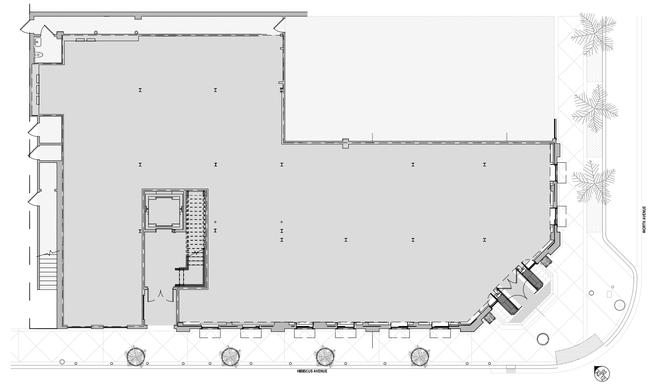
SHEET NUMBER

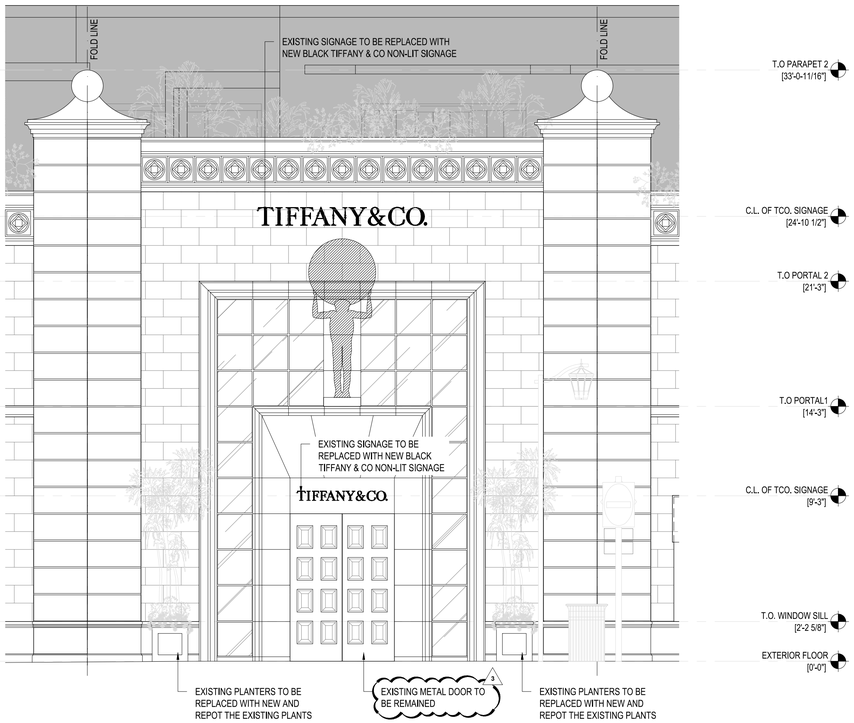
A1.12



01 EXISTING MAIN ENTRY FACADE PHOTO

SCALE: N.T.S.





02 EXTERIOR MAIN ENTRY FACADE ELEVATION

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

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

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PROJECT NUMBER:
ARC-25-0060

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STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
3-26-26

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
1 3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
2 4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025
3 5.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (ARCOM MEETING COMMENTS) 03/26/2026

DESCRIPTION:
EXISTING FACADE

PHOTO AND ELEVATION

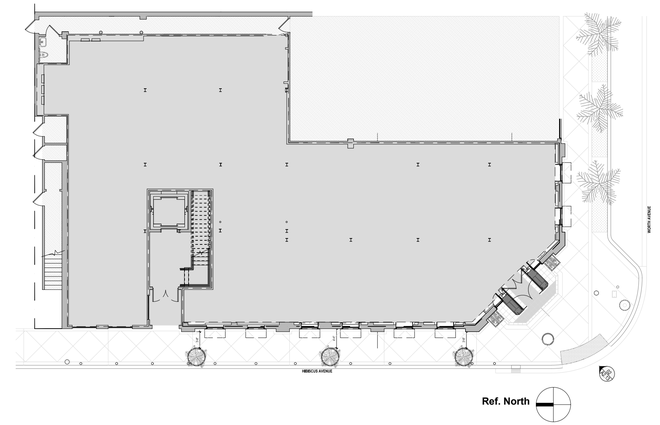
SCALE:
1/4" = 1'-0"

SHEET NUMBER

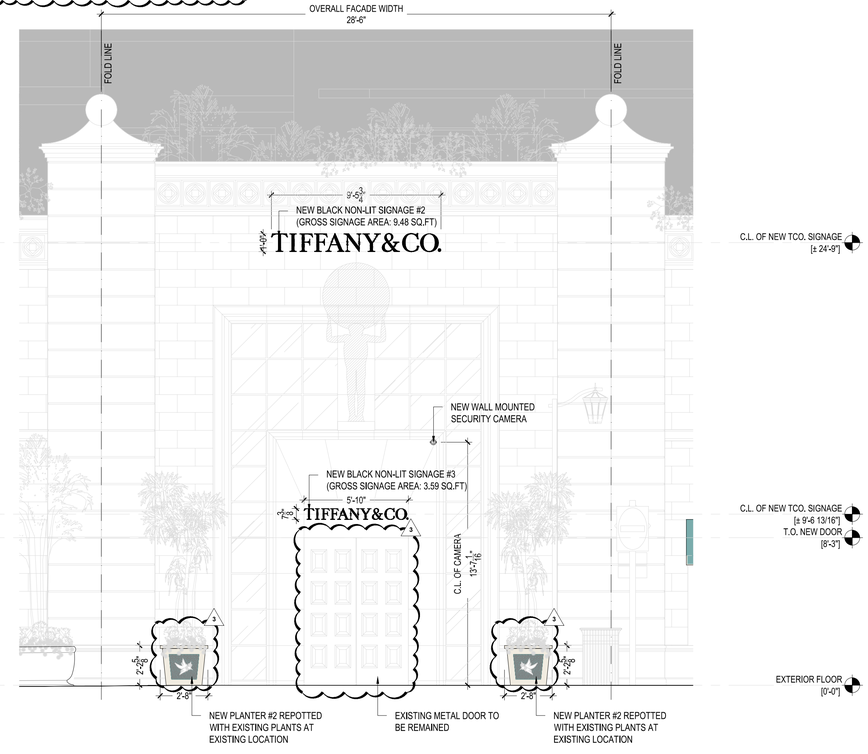
A2.10



01 PROPOSED MAIN ENTRY FACADE RENDERING
SCALE: N.T.S.



SIGNAGE CALCULATION FOR MAIN ENTRY FACADE ELEVATION	
OVERALL FACADE WIDTH	28' - 6"
ALLOWABLE SIGNAGE PER CODE SECTION 134-2438	20 SQ. FT. (18' LINEAR FT AND OVER)
	10 SQ. FT. (LESS THAN 18' LINEAR)
TCO SIGNAGE #2 GROSS AREA	9.48 SQ. FT.
TCO SIGNAGE #3 GROSS AREA	3.59 SQ. FT.
TOTAL GROSS AREA	13.07 SQ. FT.



02 PROPOSED MAIN ENTRY FACADE ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL AND FINISHES SCHEDULE							
ITEMS		STATUS	SIZE	FINISH / SPEC	QTY.	LOCATION	NOTE
SIGNAGE 4	SIGNAGE #1	NEW	9'-5 3/4" X 1'-0"	ALUMINUM PAINTED BLACK (NON-LIT CHISELED)	1	HIBISCUS AVENUE FACADE	REFER TO A6.70
	SIGNAGE #2	NEW	9'-5 3/4" X 1'-0"		1	MAIN ENTRY FACADE	
	SIGNAGE #3	NEW	5'-10" X 0'-7 3/8"		1	MAIN ENTRY FACADE	
AWNING	FABRIC (FA-182)	NEW	4'-7 1/4" X 2'-9 3/4"	AZURE BLUE / FABRIC PARA' TEMPOTEST 71/15 RAL 6034	8	HIBISCUS AVENUE FACADE AND WORTH AVENUE FACADE	REFER TO SHEET A6.72
	VALANCE BORDER (FA-183)	NEW	13/16"	DOVE TRIM / FABRIC PARA' TEMPOTEST 15/93 RAL 9010			
	BRACKETS & ARMS	EXISTING	-	STAINLESS STEEL POLISHED			
DOOR	METAL DOOR	EXISTING	EXISTING	EXISTING	-	MAIN ENTRY FACADE	-
PLANTER #1	PLANTER	EXISTING	-	-	3	HIBISCUS AVENUE FACADE	-
	PLANT	EXISTING	-	EXISTING PLANT			
PLANTER #2	MOSAIC PLANTER 3	NEW	2'-8" X 2'-8" 3	-	2	MAIN ENTRY FACADE	RFER TO A6.71
	PLANT	EXISTING	-	REPOT EXISTING PLANT			
SECURITY CAMERA	-	NEW	Ø 3.6" X 1.38"	AXIS M3016 NETWORK CAMERA ULTRA-DISCREET, RECESSED-MOUNTED 3MP FIXED MINI DOME	3	ONE CAMERA ON EACH FACADE	-

NOTE: : ALL GRAPHIC SCREENING IN GREY ARE EXISTING TO REMAIN AND NOT IN THE SCOPE OF WORK.

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

PROJECT COORDINATOR:
DS&F
CONSULTANTS INC.
121 W. 27TH STREET, SUITE 502
NEW YORK, NEW YORK 10001
TEL: 212-481-7202

PROJECT NUMBER: ARC-25-0060

TIFFANY&CO.
PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
3-26-26

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025
5.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (ARCOM MEETING COMMENTS) 03/26/2026

DESCRIPTION:
PROPOSED FACADE

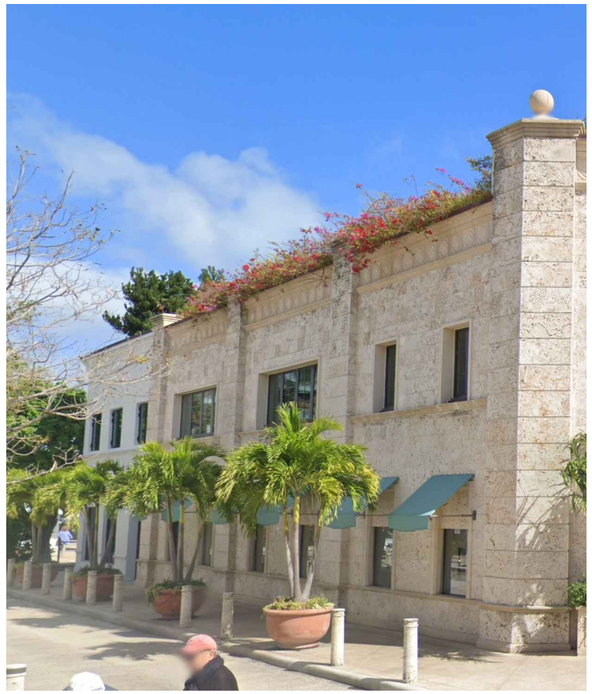
RENDER AND ELEVATION

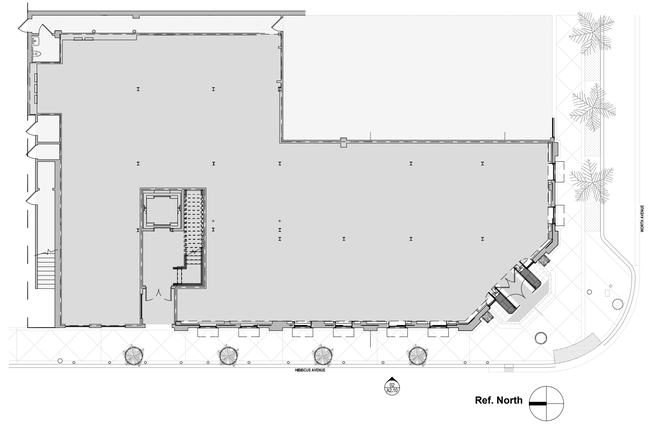
SCALE:
1/4" = 1'-0"

SHEET NUMBER

A2.11







01 EXISTING HIBISCUS AVENUE FACADE PHOTOS

SCALE: N.T.S.



02 EXISTING HIBISCUS AVENUE FACADE ELEVATION

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

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CM
CORTLAND MORGAN ARCHITECT
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ARLINGTON, TX 76012
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PROJECT NUMBER:
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PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
3-26-26

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
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3 5.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (ARCOM MEETING COMMENTS) 03/26/2026

DESCRIPTION:
EXISTING FACADE

PHOTOS AND ELEVATION

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

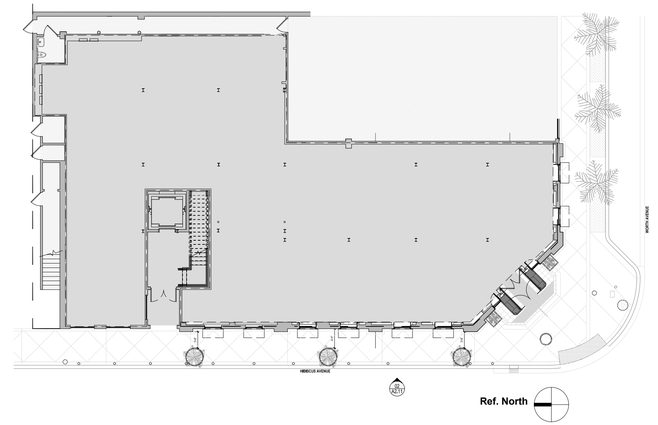
SHEET NUMBER

A2.12

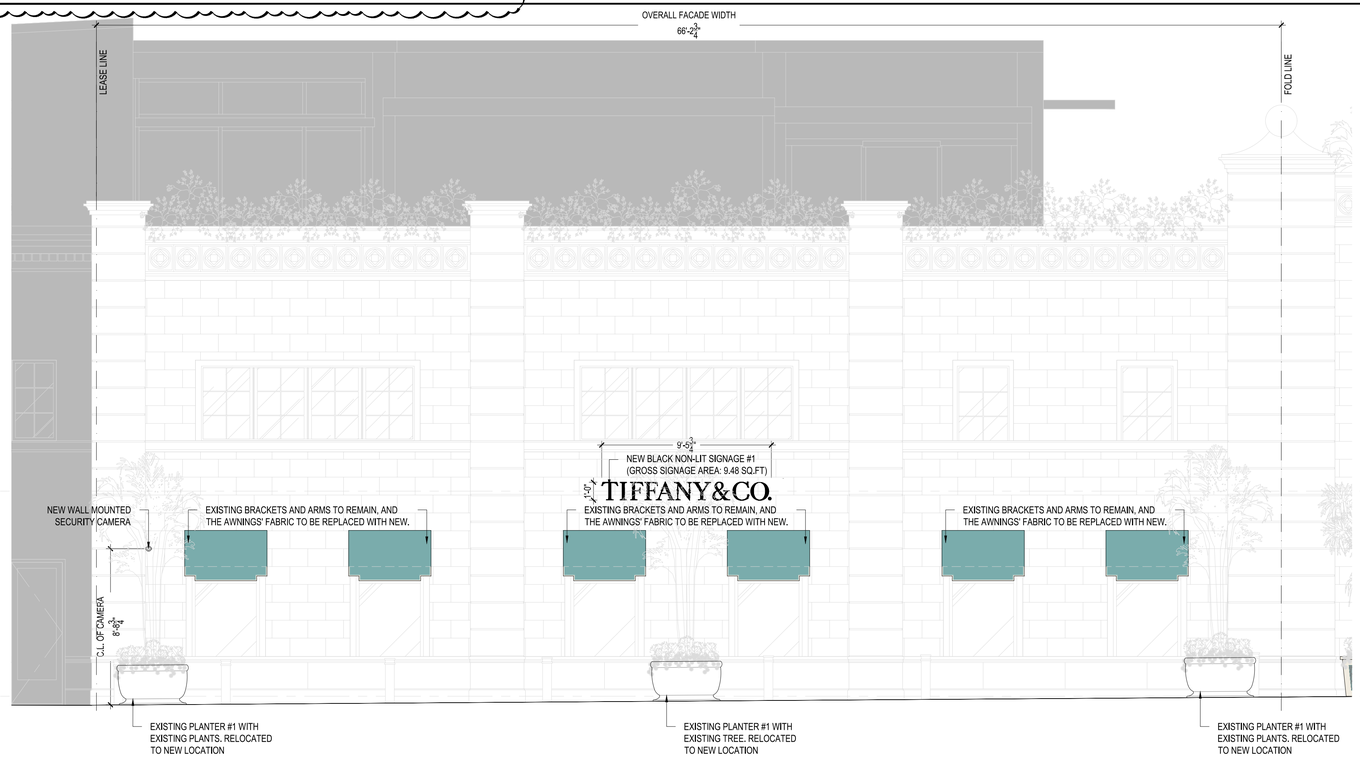


01 PROPOSED HIBISCUS AVENUE FACADE RENDERING

SCALE: N.T.S.



SIGNAGE CALCULATION FOR HIBISCUS AVENUE FACADE ELEVATION	
OVERALL FACADE WIDTH	66' - 2 3/4"
ALLOWABLE SIGNAGE PER CODE SECTION 134-2438	20 SQ. FT. (18' LINEAR FT AND OVER)
	10 SQ. FT. (LESS THAN 18' LINEAR)
TCO SIGNAGE #1 GROSS AREA	9.48 SQ. FT.
TOTAL GROSS AREA	9.48 SQ. FT.



02 PROPOSED HIBISCUS AVENUE FACADE ELEVATION

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

MATERIAL AND FINISHES SCHEDULE

ITEMS		STATUS	SIZE	FINISH / SPEC	QTY.	LOCATION	NOTE
SIGNAGE (3)	SIGNAGE #1	NEW	9'-5 3/4" X 1'-0"	ALUMINUM PAINTED BLACK (NON-LIT CHISELED)	1	HIBISCUS AVENUE FACADE	REFER TO A6.70
	SIGNAGE #2	NEW	9'-5 3/4" X 1'-0"		1	MAIN ENTRY FACADE	
	SIGNAGE #3	NEW	5'-10" X 0'-7 3/8"		1	MAIN ENTRY FACADE	
AWNING	FABRIC (FA-182)	NEW	4'-7 1/4" X 2'-9 3/4"	AZURE BLUE / FABRIC PARA' TEMPOTEST 71/15 RAL 6034	8	HIBISCUS AVENUE FACADE AND WORTH AVENUE FACADE	REFER TO SHEET A6.72
	VALANCE BORDER (FA-183)	NEW	13/16"	DOVE TRIM / FABRIC PARA' TEMPOTEST 15/93 RAL 9010			
	BRACKETS & ARMS	EXISTING	-	STAINLESS STEEL POLISHED			
DOOR	METAL DOOR	EXISTING	EXISTING	EXISTING	-	MAIN ENTRY FACADE	- (2)
PLANTER #1	PLANTER	EXISTING	-	-	3	HIBISCUS AVENUE FACADE	-
	PLANT	EXISTING	-	EXISTING PLANT			
PLANTER #2	MOSAIC PLANTER (3)	NEW	2'-8" X 2'-8" (2)	-	2	MAIN ENTRY FACADE	RFER TO A6.71
	PLANT	EXISTING	-	REPOT EXISTING PLANT			
SECURITY CAMERA	-	NEW	Ø 3.6" X 1.38"	AXIS M3016 NETWORK CAMERA ULTRA-DISCREET, RECESSED-MOUNTED 3MP FIXED MINI DOME	3	ONE CAMERA ON EACH FACADE	-

NOTE: : ALL GRAPHIC SCREENING IN GREY ARE EXISTING TO REMAIN AND NOT IN THE SCOPE OF WORK.

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CM
CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

PROJECT COORDINATOR:
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CONSULTANTS INC.
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TEL: 212-481-7202

PROJECT NUMBER: ARC-25-0060

TIFFANY&CO.

PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA · CORTLAND MORGAN · AR-0015586 · REGISTERED ARCHITECT
3/26/26

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
1 3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
2 4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025
3 5.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (ARCOM MEETING COMMENTS) 03/26/2026

DESCRIPTION:
PROPOSED FACADE

RENDER AND ELEVATION

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

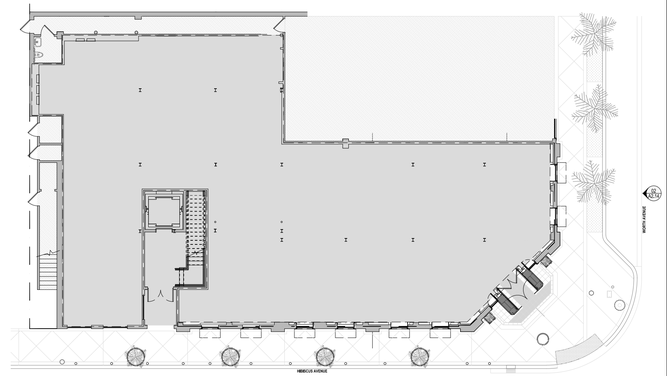
SHEET NUMBER

A2.13



01 EXISTING WORTH AVENUE FACADE PHOTO

SCALE: N.T.S.





02 EXTERIOR WORTH AVENUE FACADE ELEVATION

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

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

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PROJECT NUMBER:
ARC-25-0060

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PALM BEACH
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STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
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3-26-26

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
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3 5.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (ARCOM MEETING COMMENTS) 03/26/2026

DESCRIPTION:
EXISTING FACADE

PHOTO AND ELEVATION

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

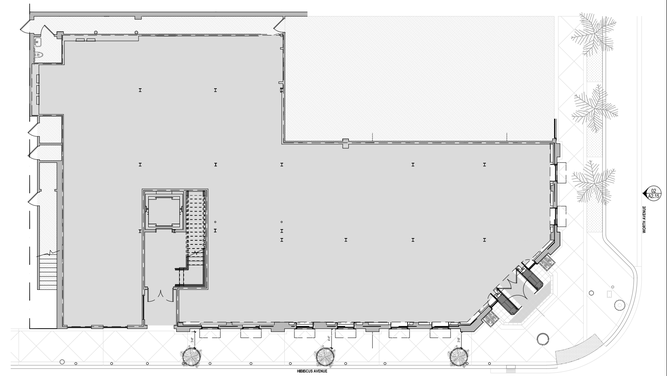
SHEET NUMBER

A2.14

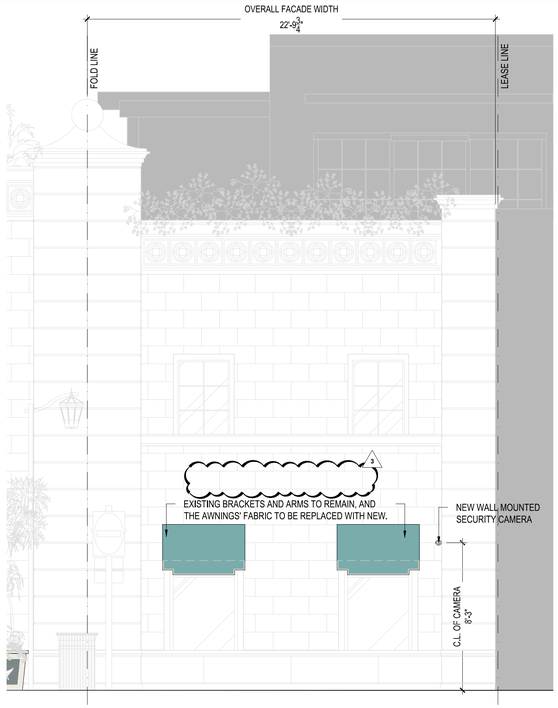


01 PROPOSED WORTH AVENUE FACADE RENDERING

SCALE: N.T.S.



SIGNAGE CALCULATION FOR WORTH AVENUE FACADE ELEVATION	
OVERALL FACADE WIDTH	22' - 9 3/4"
ALLOWABLE SIGNAGE PER CODE SECTION 134-2438	20 SQ. FT. (18' LINEAR FT AND OVER)
	10 SQ. FT. (LESS THAN 18' LINEAR)



02 PROPOSED WORTH AVENUE FACADE ELEVATION

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

MATERIAL AND FINISHES SCHEDULE							
ITEMS		STATUS	SIZE	FINISH / SPEC	QTY.	LOCATION	NOTE
SIGNAGE	SIGNAGE #1	NEW	9'-5 3/4" X 1'-0"	ALUMINUM PAINTED BLACK (NON-LIT CHISELED)	1	HIBISCUS AVENUE FACADE	REFER TO A6.70
	SIGNAGE #2	NEW	9'-5 3/4" X 1'-0"		1	MAIN ENTRY FACADE	
	SIGNAGE #3	NEW	5'-10" X 0'-7 3/8"		1	MAIN ENTRY FACADE	
AWNING	FABRIC (FA-182)	NEW	4'-7 1/4" X 2'-9 3/4"	AZURE BLUE / FABRIC PARA' TEMPOTEST 71/15 RAL 6034	8	HIBISCUS AVENUE FACADE AND WORTH AVENUE FACADE	REFER TO SHEET A6.72
	VALANCE BORDER (FA-183)	NEW	13/16"	DOVE TRIM / FABRIC PARA' TEMPOTEST 15/93 RAL 9010			
	BRACKETS & ARMS	EXISTING	-	STAINLESS STEEL POLISHED			
DOOR	METAL DOOR	EXISTING	EXISTING	EXISTING	-	MAIN ENTRY FACADE	-
PLANTER #1	PLANTER	EXISTING	-	-	3	HIBISCUS AVENUE FACADE	-
	PLANT	EXISTING	-	EXISTING PLANT			
PLANTER #2	MOSAIC PLANTER	NEW	2'-8" X 2'-8"	-	2	MAIN ENTRY FACADE	RFER TO A6.71
	PLANT	EXISTING	-	REPOT EXISTING PLANT			
SECURITY CAMERA	-	NEW	Ø 3.6" X 1.38"	AXIS M3016 NETWORK CAMERA ULTRA-DISCREET, RECESSED-MOUNTED 3MP FIXED MINI DOME	3	ONE CAMERA ON EACH FACADE	-

NOTE: : ALL GRAPHIC SCREENING IN GREY ARE EXISTING TO REMAIN AND NOT IN THE SCOPE OF WORK.

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CM
CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

PROJECT COORDINATOR:
DS&F
CONSULTANTS INC.
121 W. 27TH STREET, SUITE 502
NEW YORK, NEW YORK 10001
TEL: 212-481-7202

PROJECT NUMBER:
ARC-25-0060

TIFFANY&CO.

PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
3.26.26

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

Issue	Date & Description
1.	ISSUE FOR ARCOM SUBMISSION / APPROVAL 03/10/2025
2.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/24/2025
3.	ISSUE FOR ARCOM SUBMISSION / APPROVAL SUBMISSION #1 07/25/2025
4.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (1ST SUBMISSION COMMENTS) 08/08/2025
5.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (ARCOM MEETING COMMENTS) 03/26/2026

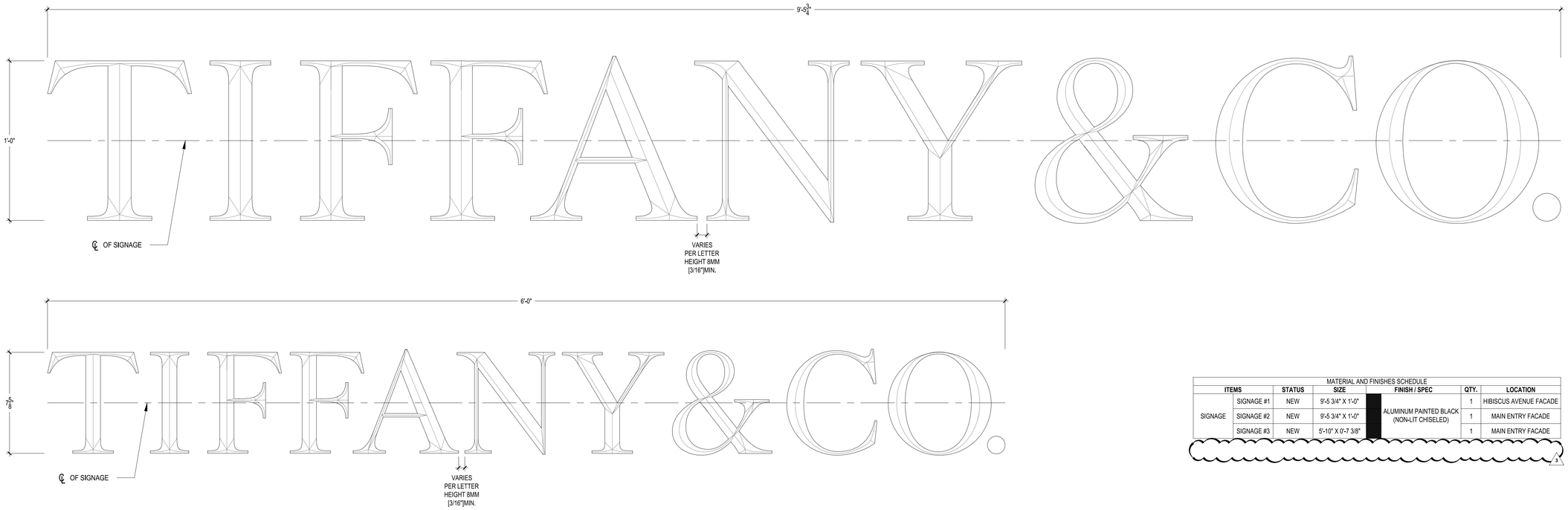
DESCRIPTION:
PROPOSED FACADE

RENDER AND ELEVATION

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

SHEET NUMBER

A2.15

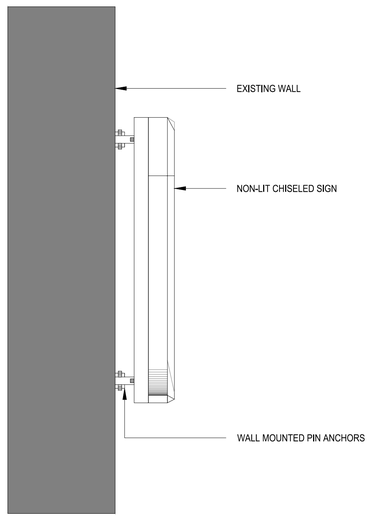


MATERIAL AND FINISHES SCHEDULE

ITEMS		STATUS	SIZE	FINISH / SPEC	QTY.	LOCATION
SIGNAGE	SIGNAGE #1	NEW	9'-5 3/4" X 1'-0"	ALUMINUM PAINTED BLACK (NON-LIT CHISELED)	1	HIBISCUS AVENUE FACADE
	SIGNAGE #2	NEW	9'-5 3/4" X 1'-0"		1	MAIN ENTRY FACADE
	SIGNAGE #3	NEW	5'-10" X 0'-7 3/8"		1	MAIN ENTRY FACADE

01 FACADE SIGNAGE - NON LIT CHISELED FRONT ELEVATIONS

SCALE: 3" = 1'-0"



ELEVATION TYPICAL
NOT TO SCALE

02 FACADE SIGNAGE - NON LIT CHISELED SIDE ELEVATION (TYPICAL)

SCALE: NOT TO SCALE

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

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PROJECT NUMBER:
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PALM BEACH
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STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
3-26-26

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

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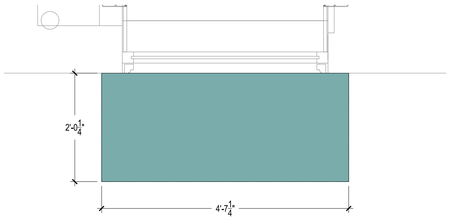
3 5.	ISSUE FOR ARCOM SUBMISSION / APPROVAL (ARCOM MEETING COMMENTS) 03/26/2026

DESCRIPTION:
SIGNAGE SCHEDULE

SCALE:
3" = 1'-0"

SHEET NUMBER

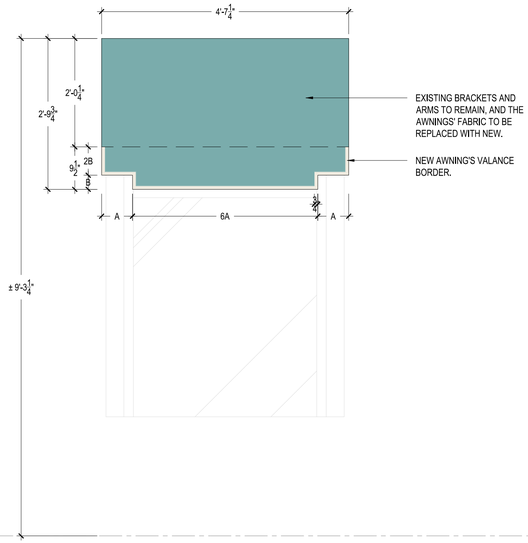
A6.70

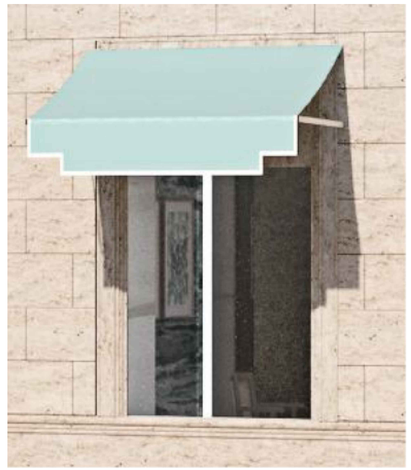


MATERIAL AND FINISHES SCHEDULE						
ITEMS		STATUS	SIZE	FINISH / SPEC	QTY.	LOCATION
AWNING	FABRIC (FA-182)	NEW	4'-7 1/4" X 2'-9 3/4"	AZURE BLUE / FABRIC PARA' TEMPOTEST 71/15 RAL 6034	8	HIBISCUS AVENUE FACADE AND WORTH AVENUE FACADE
	VALANCE BORDER (FA-183)	NEW	13/16"	DOVE TRIM / FABRIC PARA' TEMPOTEST 15/93 RAL 9010		
	BRACKETS & ARMS	EXISTING	-	STAINLESS STEEL POLISHED		
NOTES: ALL THE BRACKETS AND ARMS ARE EXISTING TO REMAIN. G.C. TO REPLACE THE EXISTING AWNING FABRIC WITH NEW.						

01 PROPOSED AWNING - PLAN

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





02 PROPOSED AWNING - ELEVATION

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

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

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PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA
CORTLAND MORGAN
AR-0015586
REGISTERED ARCHITECT
3-26-26

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

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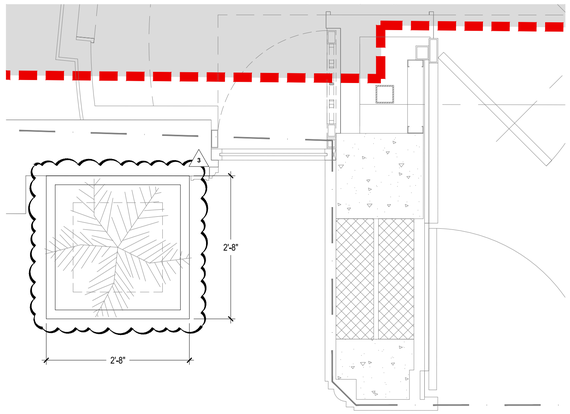
DESCRIPTION:
PROPOSED AWNING

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

SHEET NUMBER

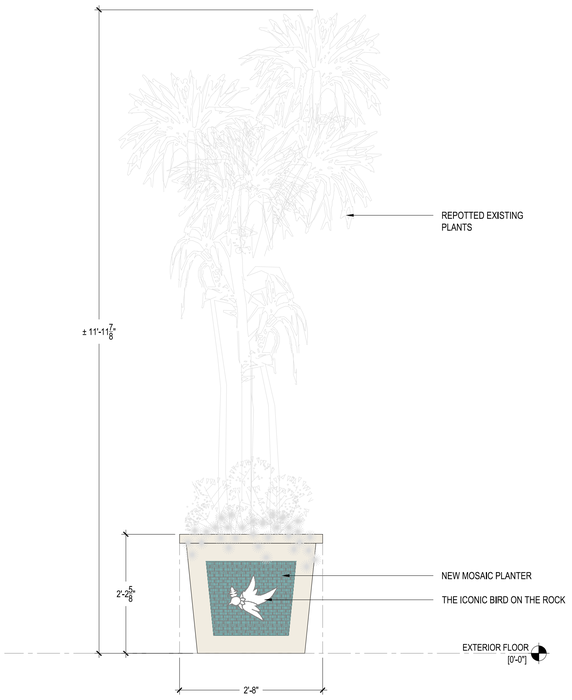
A6.71



MATERIAL AND FINISHES SCHEDULE						
ITEMS		**STATUS**	**SIZE**	**FINISH / SPEC**	**QTY.**	**LOCATION**
PLANTER #2	MOSAIC PLANTER	NEW	2'-8" X 2'-8"	-	2	MAIN ENTRY FACADE
	PLANT	EXISTING	-	REPOT EXISTING PLANT		
NOTES: ALL THE PLANTS ARE EXISTING TO REMAIN. G.C. TO REPOT PLANTS IN NEW PLANTERS.						

01 PROPOSED PLANTER #2 - PLAN

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



02 PROPOSED PLANTER #2 - ELEVATION

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





MOSAIC PLANTER

THE TIFFANY STORE IN PALM BEACH CELEBRATES THE BRAND'S RICH HERITAGE IN EVERY DETAIL.

THE NEW MOSAIC PLANTERS PAY HOMAGE TO BOTH JEAN SCHLUMBERGER AND LOUIS COMFORT TIFFANY BY FEATURING THE ICONIC BIRD ON THE ROCK MOTIF AS AN INTRICATE GLASS MOSAIC HANDMADE IN ITALY, RESULTING IN TRULY UNIQUE PIECES, EACH INDIVIDUALLY CRAFTED BY HAND.

DATE: 02/28/2025
JOB NO: 2024022
DRAWN: STAFF
CHECKED: CM

CORTLAND MORGAN ARCHITECT
711 N. FIELDER RD.
ARLINGTON, TX 76012
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PROJECT COORDINATOR:
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CONSULTANTS INC.
121 W. 27TH STREET, SUITE 502
NEW YORK, NEW YORK 10001
TEL: 212-481-7202

PROJECT NUMBER:
ARC-25-0060

TIFFANY&CO.
PALM BEACH
259 WORTH AVENUE PALM BEACH,
FL 33480, FLORIDA, U.S.

STATE OF FLORIDA · CORTLAND MORGAN · AR-0015586 · REGISTERED ARCHITECT
3/26/26

CORTLAND MORGAN
FLORIDA REG. # AR-0015586

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DESCRIPTION:
PROPOSED PLANTER

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

SHEET NUMBER

A6.72

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: April 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0004 (ZON-26-0008) 108 EL MIRASOL (COMBO) The applicant, 108 El Mirasol LLC (Tara B. Mulrooney, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with accessory structures and basement (over 10,000 square feet) with final hardscape, landscape and swimming pool improvements on an ocean-front parcel exceeding 20,000 square feet in the R-B zoning district, with variances requested to exceed the amount of lot fill permitted within the setbacks, special exception for reduced vehicle queueing at the driveway gate, and site plan review for a generator over 100kW. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 4/22/2026

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-26-0004 (ZON-26-0008) 108 EL MIRASOL (COMBO). The applicant, 108 El Mirasol LLC (Tara B. Mulrooney, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with accessory structures and basement (over 10,000 square feet) with final hardscape, landscape and swimming pool improvements on an ocean-front parcel exceeding 20,000 square feet in the R-B zoning district, with variances requested to exceed the amount of lot fill permitted within the setbacks, special exception for reduced vehicle queueing at the driveway gate, and site plan review for a generator over 100kW. Town Council shall review the application as is pertains to zoning relief/approval.

ZON-26-0008 (ARC-26-0004) 108 EL MIRASOL (COMBO) – SPECIAL EXCEPTION, SITE PLAN REVIEW, AND VARIANCES. The applicant, 108 El Mirasol LLC (Tara B. Mulrooney, Authorized Representative), has filed an application requesting Town Council review and approval for (4) variances to exceed maximum permitted lot fill permitted within front, north side-yard, south side-yard, and east rear-yard setback areas, a special exception request for a reduced vehicle queueing space between driveway gate and edge of cul-de-sac, and site plan review for a generator over 100kW; as part of an application for construction of a new residence over 10,000 square feet. The Architectural Commission shall perform design review of the application.

Applicant:	108 El Mirasol LLC (Tara B. Mulrooney, Authorized Representative)
Legal Rep.:	Maura Ziska, Esq.
Architecture:	Leroy Street Studio / Smith & Moore Architects (Dan Kahan)
Landscape:	Andrea Cocharan Landscape Architecture / Environment Design Group (Dustin Mizell)

THE PROJECT:

The applicant has submitted plans entitled "PALM BEACH RESIDENCE" as prepared by **Leroy Street Studio**, uploaded and dated to the Town 04/06/2026.

The following is the scope of work for the Project:

- Construction of a new, two-story, single-family residence with basement and accessory structures with a gross floor area exceeding 10,000 square feet.
- Final hardscape and landscape improvements.

The following town council relief is required to achieve the proposed scope of work:

- **SITE PLAN REVIEW** – Sec. 134-1728 (2)c.: Site plan review for a generator over 100kW.

- **SPECIAL EXCEPTION** – Sec. 134-1668: Special Exception for reduced vehicle queuing area between vehicle gate and edge of pavement on cul-de-sac street.

- **VARIANCE 1** – Section 134-1600: A variance for fill ranging from +4.5 to +6.9 feet above existing grade in the required NORTH SIDE YARD SETBACK, in lieu of the +2.59' maximum permitted.

- **VARIANCE 2** – Section 134-1600: A variance for fill ranging from +2.8 to +6.22 feet above existing grade in the required SOUTH SIDE YARD SETBACK, in lieu of the +2.59' maximum permitted.
- **VARIANCE 3** – Section 134-1600: A variance for fill ranging from +2.60' to +5.32 feet above existing grade in the required EAST REAR YARD SETBACK, in lieu of the +2.59' maximum permitted.
- **VARIANCE 4** – Section 134-1600: A variance for fill ranging from +3.02 to +6.9 feet above existing grade in the required FRONT YARD SETBACK, in lieu of the +2.59' maximum permitted.

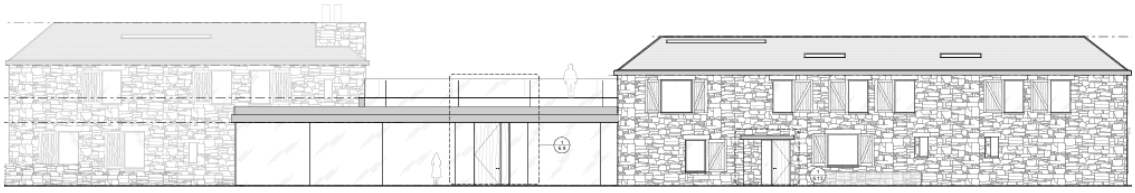
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+11.72' NAVD	**FEMA Flood Zone**	ZONE X & ZONE AO (DEPTH 2)
Lot Width	190'	**Lot Depth**	160'
Lot Area	44,400 Sq. Ft.	**Enclosed Square Footage**	Proposed: 22,607 Sq. Ft.
Lot Coverage	Permitted: 25% Proposed: 25%	**Cubic Content Ratio**	Permitted: 3.66 Proposed: 3.66
Finished Floor Elevation	Required: +15.9 NAVD Proposed: +17.0' NAVD	**Lot Fill**	Permitted: 2.59' Proposed: ≤6.9' ***Variance(s) Requested***
Landscape Open Space	Required: 50% Proposed: 50.56%	**Front Yard Open Space**	Required: 40% Proposed: 72.44%
Surrounding Properties / Zoning			
North	101 El Mirasol / Residence | R-B		
South	102 Canterbury Ln / Residence | R-B		
East	Atlantic Ocean		
West	110 El Mirasol / Residence | R-B		



STAFF ANALYSIS

The applicant is proposing construction of a new, two-story, single-family residence with basement, accessory structures and final hardscape and landscape improvements on an

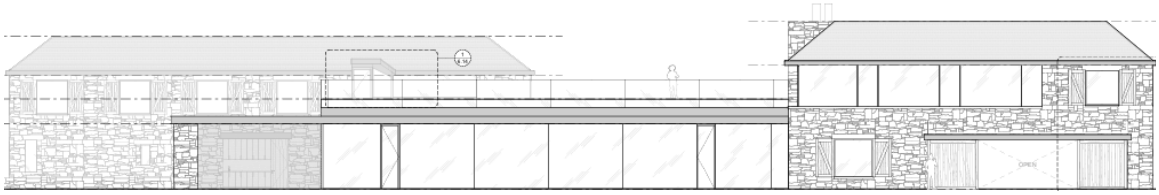
oceanfront parcel of land located at the eastern terminus of the El Mirasol cul-de-sac. The proposed main residence features double (2) two-story masses at the north and south sides of the site which are connected to each other by a one-story enclosed glass hyphen with second floor terrace above. The style is an eclectic collection of architectural influences with two story masses resembling traditional hipped roof European rural country-side structures with exaggerated modern style fenestrations. The hyphen is made of an all-glass Seele glazing system with glass railing at the open rooftop terrace. A detached pool cabana and detached garage are proposed each with flat roof. The other residences in the neighborhood are designed in a more typical mediterranean or island colonial influenced style. The hipped roofs are covered with dark gray Vermont slate shingles. The exterior walls of the buildings are clad in reclaimed rubble stone masonry. A combination of fixed and casement full light windows made of steel are proposed with painted Z-Batten wood shutters a blue-grey color. Equipment is proposed in underground basements beneath the structures.



Proposed front (west) elevation (detached garage not shown).



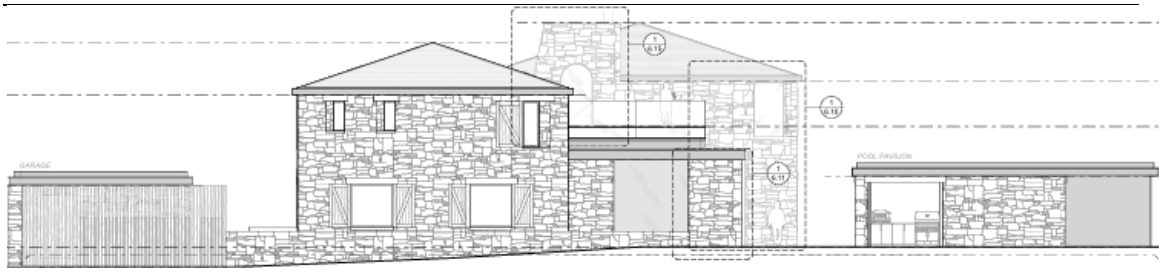
Color drawing of front (west) elevation.



Proposed rear (east) elevation.



Color drawing of proposed rear (east) elevation.



Proposed side (south) elevation.



Color drawing of proposed south side elevation.



Proposed side (north) elevation.



Color drawing of proposed north side elevation.



RECLAIMED RUBBLE STONE



CEELE GLAZING SYSTEM



PAINTED STAINLESS STEEL



PAINTED WOOD SHUTTERS



VERMONT WELLS SLATE GRAY - DARK



Proposed Site Plan

ZONING

Staff notes that portions of the property and proposed structure are located in FEMA ZONE AO, and that some of the proposed improvements are permitted within Zone AO. The applicant is in process to seek a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA) to rezone the property to Flood Zone X. Typically, the Town would not have processed this or similar applications until the CLOMR was secured by the applicant. However, due to extenuating circumstances within the federal government, FEMA's determination (for or against applicant request) on the CLOMR was indefinitely put on hold. With that, the applicant requested and entered into a hold harmless agreement with the town so that the application could be reviewed under a presumptive FEMA Zone X with the caveat that a conflicting determination from FEMA could cause the application to become invalid. The hold harmless agreement was reviewed and endorsed by the Town attorneys and therefore this application was permitted to proceed. This allows the application to be reviewed without more stringent flood regulations, which would allow such features such as the below-ground mechanical equipment as well as the finished basement levels.

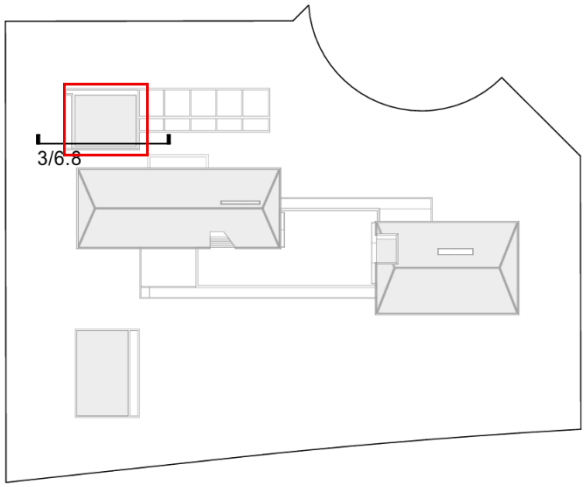
To achieve the proposed scope of this application, town council approvals are required for

special exception, site plan review, and (4) variances.

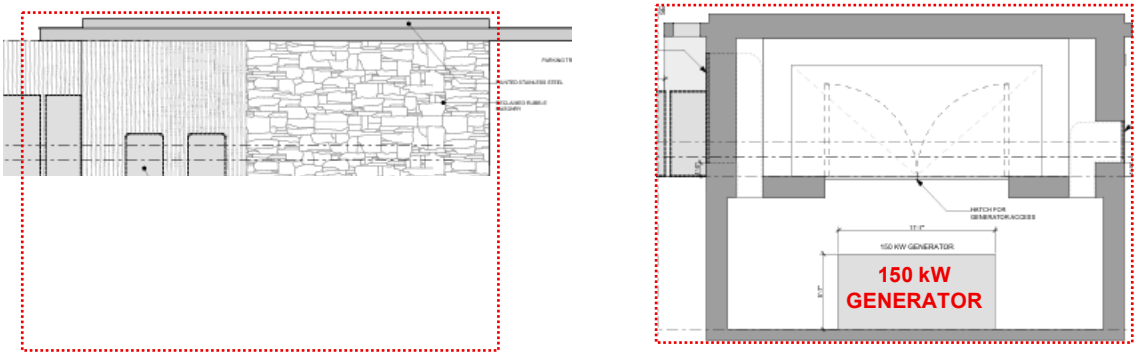
Site Plan Review

Site Plan Review is required for the proposed generator which is over 100kW. The zoning code requires that generators of this size receive site-plan review and approval by town council and that the generator be enclosed in a structure. The applicant is proposing to house the generator in the below-grade basement level of the garage.

- SITE PLAN REVIEW – Sec. 134-1728 (2)c.: Site plan review for a generator over 100kW.



Site plan and garage location.



Garage east elevation (right) and section drawing to basement (left).

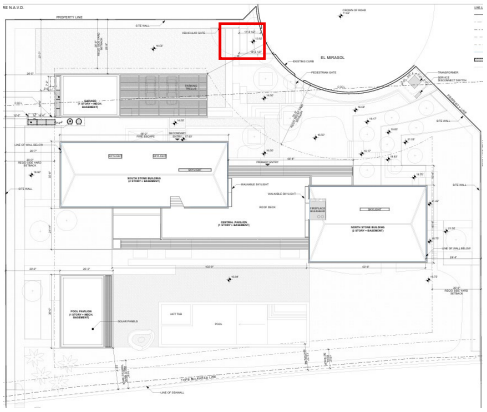
ZONING CODE	REQUIRED	PROPOSED	VARIANCE
SITE PLAN REVIEW Sec. 134-1728 (2)c.	Generators **100kW+** in enclosed building	**150kW** generator in enclosed building	**N/A** SITE PLAN REVIEW REQUESTED

Special Exception

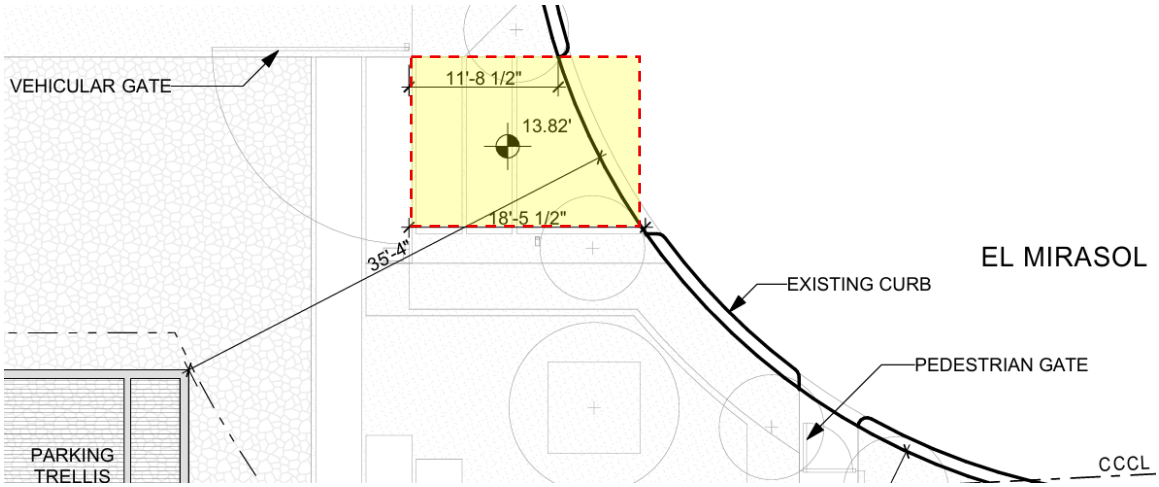
The zoning code requires that a certain amount of space (9' x 18') be provided between a vehicle gate and the edge of roadway, so that a vehicle waiting for a gate to open can pull off the roadway so that it does not impede traffic. The zoning code provides a provision in certain situations to forgo these requirements, namely, when the property is located on a

cul-de-sac or dead-end street. A through street would be anticipated to receive more traffic as vehicles navigate to cross streets, but on blocks where the street terminates and does not connect to another cross-street, the risk of a waiting vehicle impeding the flow of traffic is less of a concern. Therefore, the Town Council is provided an avenue to review via Special Exception scenarios where less than 9' x 18' of queuing space is provided on such blocks. In this application, the property is located at the easternmost terminus of the El Mirasol cul-de-sac and due to the arc of the roadway, a portion of the 9' x 18' queuing space extends into the roadway.

- SPECIAL EXCEPTION – Sec. 134-1668: Special Exception for reduced vehicle queuing area between vehicle gate and edge of pavement on cul-de-sac street.



Overall site plan with driveway curb cut indicated.



Enlarged plan of curb cut and designated vehicle queuing area.

ZONING CODE	REQUIRED	PROPOSED	VARIANCE
SPECIAL EXCEPTION Sec. 134-1668	On cul-de-sac, special exception for **<18' between gate and road**	**Approx. 11.71'** between gate and road	**N/A** SPECIAL EXCEPTION REQUESTED

Variance(s)

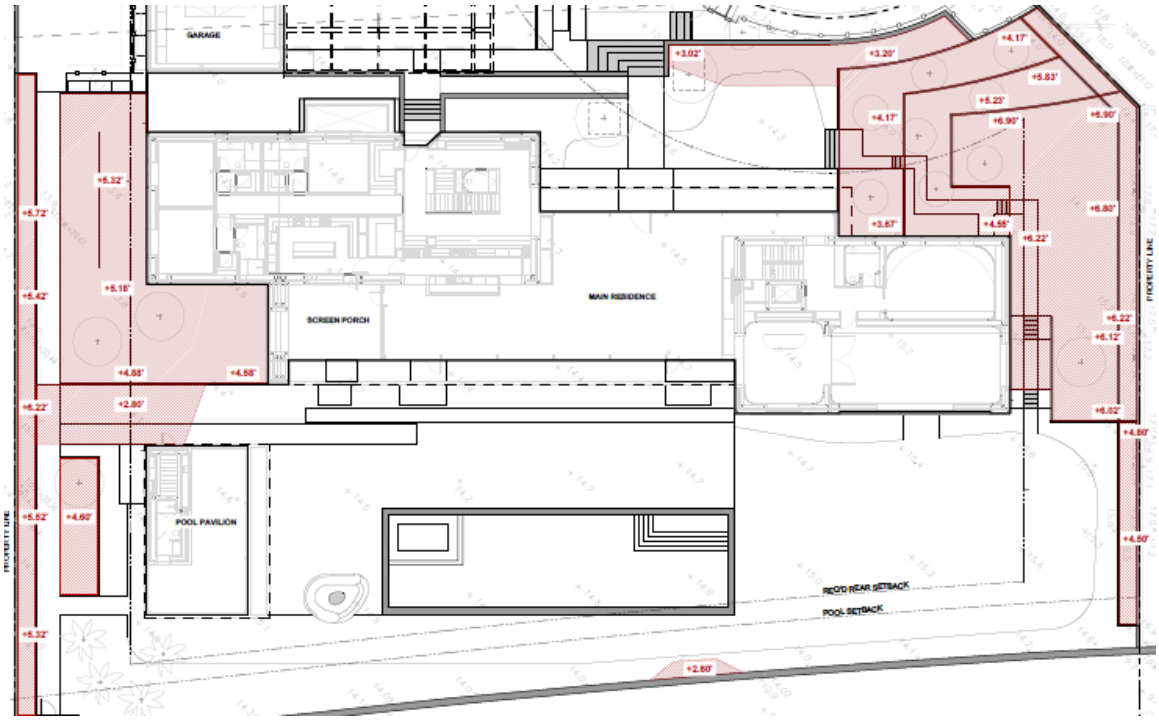
The applicant is requesting (4) variances to exceed the maximum amount of fill in all required yard areas (front, sides, and rear). This will facilitate the terracing of the site being proposed, which the applicant desires to achieve a specific landscape and site planning aesthetic. Staff will note that this site is currently vacant and that variances are generally frowned upon for new construction. While there are topographical changes to the property, the applicant will need to demonstrate, to the satisfaction of the town council, that findings of all of the criteria of Section 134-201(a) have been met, including that the variance granted is the minimum that will make possible the reasonable use of the land and that literal interpretation of the chapter's lot fill regulations would deprive the applicant of rights commonly enjoyed by other properties in the R-B zoning district and would work undue and unnecessary hardship on the applicant.

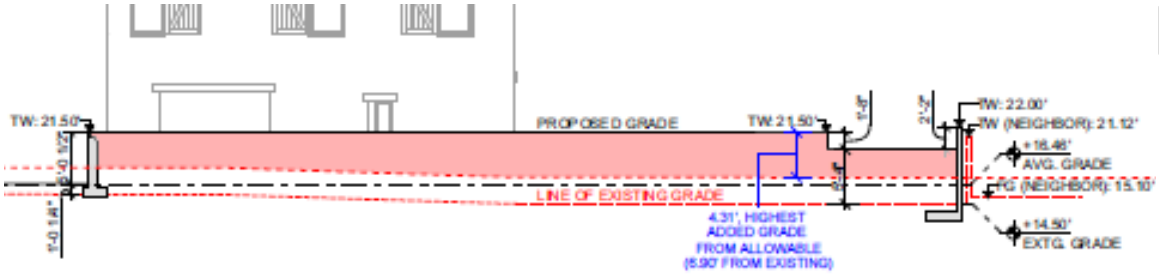
- VARIANCE 1 – Section 134-1600: A variance for fill ranging from +4.5 to +6.9 feet above existing grade in the required NORTH SIDE YARD SETBACK, in lieu of the +2.59' maximum permitted.

- VARIANCE 2 – Section 134-1600: A variance for fill ranging from +2.8 to +6.22 feet above existing grade in the required SOUTH SIDE YARD SETBACK, in lieu of the +2.59' maximum permitted.

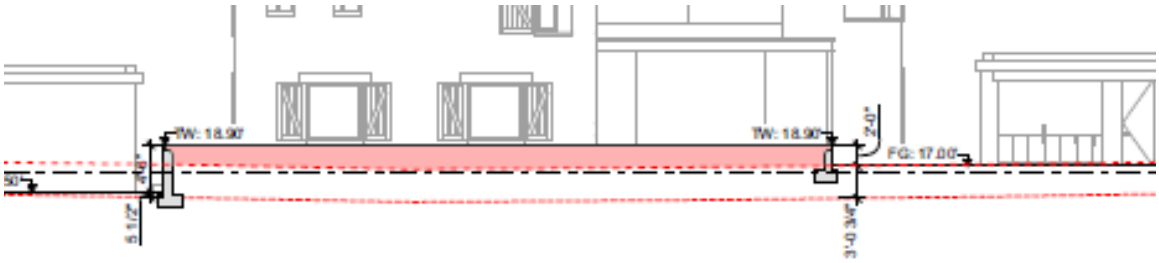
- VARIANCE 3 – Section 134-1600: A variance for fill ranging from +2.60' to +5.32 feet above existing grade in the required EAST REAR YARD SETBACK, in lieu of the +2.59' maximum permitted.

- VARIANCE 4 – Section 134-1600: A variance for fill ranging from +3.02 to +6.9 feet above existing grade in the required FRONT YARD SETBACK, in lieu of the +2.59' maximum permitted.

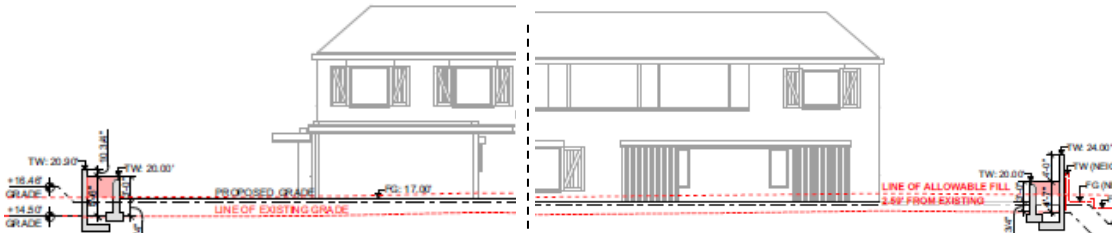




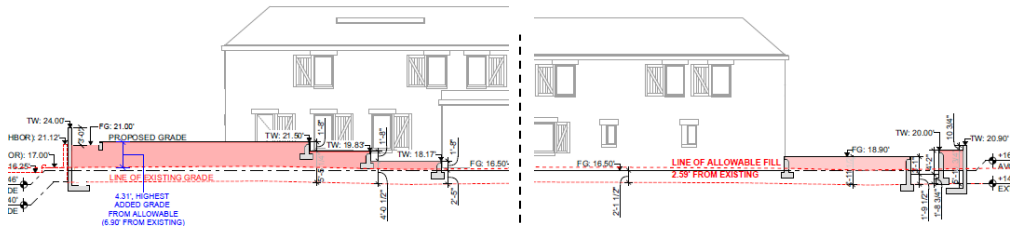
East (left) – West (right) yard section variance diagram.



West (left) – East (right) yard section variance diagram.



South (left) – North (right) yard section variance diagram



North (left) – South (right) yard section variance diagram.

ZONING CODE	PERMITTED	PROPOSED	VARIANCE
VARIANCE 1 Sec. 134-1600	**+2.59'** of fill within setback	**+4.5' to +6.9'** NORTH SIDE YARD	**+1.91' to +4.31'** **ABOVE MAXIMUM**
VARIANCE 2 Sec. 134-1600	**+2.59'** of fill within setback	**+2.8' TO +6.22'** SOUTH SIDE YARD	**+0.21' to +3.63'** **ABOVE MAXIMUM**

VARIANCE 3 Sec. 134-1600	**+2.59'** of fill within setback	**+2.60' to +5.32'** EAST REAR YARD	**+0.01' to +2.73'** **ABOVE MAXIMUM**
VARIANCE 4 Sec. 134-1600	**+2.59'** of fill within setback	**+3.02' to +6.9'** FRONT YARD	**+0.43' to +4.31'** **ABOVE MAXIMUM**

As described above, the amount of fill proposed seems to be driven by the specific site plan layout and terracing sought in the design, and less to do with existing lot topography. Staff would suggest pursuing the construction without any variances, if possible, but if not possible, the plan should be studied further to explore site plans that significantly reduce the variance in dimension and in scope across site.

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 three (3) separate motion(s) to be made by the Town Council:

1. For final determination of approval or denial of the (1) Special Exception request per the criteria set forth in Sec. 134-229; and,

2. For final determination of approval or denial of the (1) Site Plan Review request, per the criteria set forth in Sec. 134-329; and,

3. For final determination of approval or denial of the (4) Variance(s) requested, 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
WRB

SMITH AND MOORE ARCHITECTS, INC.

Harold Smith • Jonathan Moore • Peter Papadopoulos • Daniel Kahan

Re: 108 El Mirasol
Palm Beach, FL 33480

March 16, 2026

LETTER OF INTENT (LOI)
ARC-26-0004
ZON-26-0008

PROPOSED TWO-STORY HOUSE ON VACANT R-B PARCEL

Please find for review the attached drawings for our project at 108 El Mirasol in the R-B Zoning District of Palm Beach. The proposal is for the construction of a new two-story residence with basement and two accessory structures consisting of a pool house and two-car garage. Construction will include a new pool and pool deck. An entry drive is also proposed to replace the existing single curb cut. The site is at the end of a cul-de-sac and is currently vacant.

We believe the proposal is in accordance with the following guidelines:

ARCHITECTURAL REVIEW IN ACCORDANCE WITH SECTION 18-205 AND 18-206:

Sec. 18-205. - Criteria for building permit.

1. The plan for this proposed residence is in conformity with good taste and design and in general contributes to the image of the town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality.
2. The plan for the proposed building or structure is reasonably protected against external and internal noise and other factors that would tend to make the environment less desirable.
    a. The plans show that major entertaining spaces are centrally located on the site placing these spaces far as possible from neighboring properties.
    b. The pool area is located at the rear of the residence.
    c. The proposed generator, AC equipment and pool equipment are located in walled enclosures and in subterranean portions of the building.
3. The proposed building exterior design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance value.
4. The proposed residence is in harmony with the proposed developments on land in the general area and with the compressive plan for the town.
5. The proposed residence is not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:

    a. This proposal does not have apparently visible identical front or side elevations.

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   b. This proposal does not have substantially identical size and arrangement of either doors, windows, porticos or other opening or breaks in the elevation facing the street, including reverse arrangement.
   c. We do not have other significant identical features of design such as, but not limited to, material roof line and height of other design elements.
6. The proposed residence is not excessively dissimilar in relation to any other structures existing or within 200 feet of the proposed site in respect to one or more of the following features:
   a. Height of building or height of roof.
   b. Other significant design features including, but not limited to, materials or quality of architectural design.
   c. Architectural compatibility.
   d. Arrangements of components of the structure.
   e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
   f. Diversity of design that is complimentary with the size and massing of adjacent properties.
   g. Design features that will avoid the appearance of mass through improper proportions.
   h. Design elements that protect the privacy of a neighboring property.
7. The proposed residence is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).
8. The proposed development is in conformity with the standards of this code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved. The proposed design meets the zoning code without requiring variances.
9. The projects' location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways and similar features. The proposed residence does not negatively impact any existing natural features.

SITE PLAN REVIEW

Site Plan Review – Sec. 134-1728(2)(c): Site plan review for a generator over 100KW

1. The owner of the property is 108 El Mirasol LLC and is the entity that controls the property.

2. The proposed 150 KW generator will not intensify the use of the property but will enhance the protection and preservation for the homeowner and will not have any negative effects on nearby properties as the generator will be in the basement.

3. The landscaping will be as approved.

4. The drainage will be as approved.

5. The utility hook ups will remain the same.

6. The proposed generator should not impose any other standards to the project.

7. The proposed generator has no negative impact on scale of the building and adjoining buildings as it is in the basement.

8. The proposed generator will have no impact on visible size since it is in the basement

SPECIAL EXCEPTION REQUEST:

Special Exception – Sec. 134-1668: Special Exception for reduced vehicle queuing area between vehicle gate and edge of pavement on a cul-de-sac street.

1. Pursuant to Section 134-1668 of the Code, driveway gates closer than 18 feet from the street pavement are permitted if the property is located on a cul-de-sac/dead end street, with Special Exception approval by the Town Council.

2. The proposed driveway gate is proposed to be operated so as to not adversely affect public health, safety, welfare or morals. Since the property at the end of a cul-de-sac street used mostly by the residents of the street, the use of the gate will not create an unsafe condition as there will not be any traffic build up from cars travelling past the property.

3. The proposed driveway gates will not adversely affect the value of other properties in the neighborhood as it is not relevant to the neighboring property values.

4. The proposed driveway gate will be compatible with the neighborhood as many other property owners in the neighborhood have similar gates with non-conforming setbacks.

5. The proposed driveway gates will comply with all other yard, other open space and any special requirements set forth in Article VI of the Zoning Code.

6. The proposed driveway gates will comply with the comprehensive plan, if applicable.

7. The proposed driveway gates will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

8. The proposed driveway gates will not place a greater burden on police or fire protection services since the property is on a cul-de-sac/dead end street and is not heavily travelled and the use of the gates will not create an unsafe traffic condition as they are setback a reasonable distance from the street.

VARIANCE REQUESTS:

Variances are being sought to allow for grading in excess of the 2.59 feet allowable in a small area of the site. This grading is being done in a series of planters, each of which is bound on all sides by retaining walls. Two retaining walls exist between these terraces and the abutting neighbor's grade. Further, these terraces slope downward toward the interior of the subject property, further eliminating drainage concerns. These terraces are being requested as a design feature to both complement the architecture and to allow for a larger and taller planting buffer between the subject property and the neighbor to the north.

The following variances will be required:

<u>Variance 1- Sec. 134-1600:</u> A variance for fill ranging from +4.5 to +6.9 feet above existing grade in the NORTH SIDE YARD SETBACK, in lieu of the +2.59' maximum permitted.
<u>Variance 2- Sec. 134-1600:</u> A variance for fill ranging from +2.8 to +6.22 feet above existing grade in the SOUTH SIDE YARD SETBACK, in lieu of the +2.59' maximum permitted.
<u>Variance 3- Sec. 134-1600:</u> A variance for fill ranging from +2.60 to +5.32 feet above existing grade in the EAST REAR SIDE YARD SETBACK, in lieu of the +2.59' maximum permitted.
<u>Variance 4- Sec. 134-1600:</u> A variance for fill ranging from +3.02 to +6.9 feet above existing grade in the FRONT YARD SETBACK, in lieu of the +2.59' maximum permitted.

Criteria for granting the above variances is below:

1. The property is located on the ocean and there is a change in topography which is a special condition related to this site.

2. The applicant was not the cause of the special conditions of the property. The change in the topography from the ocean to the road is a natural condition.

3. The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties as there are other properties on the ocean that need the same zoning relief.

4. The hardship, which runs with the land, is that the lay of the land and changing grade of the property is a natural condition which justifies the variances.

5. The variance requested is the minimum necessary to make reasonable use of the land considering the change of grade and ability to design a house that utilizes the site conditions.

6. The granting of the variances will not be injurious to the neighborhood as the additional fill is minimal in small areas.

Sincerely,



Daniel Kahan

Principal Architect

1500 South Olive Avenue • West Palm Beach, Florida 33401
Telephone (561) 835-1888 • Fax (561) 832-7015
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ARC-26-0001

PALM BEACH RESIDENCE

108 EL MIRASOL

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Leroy Street Studio

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New York, NY 10002
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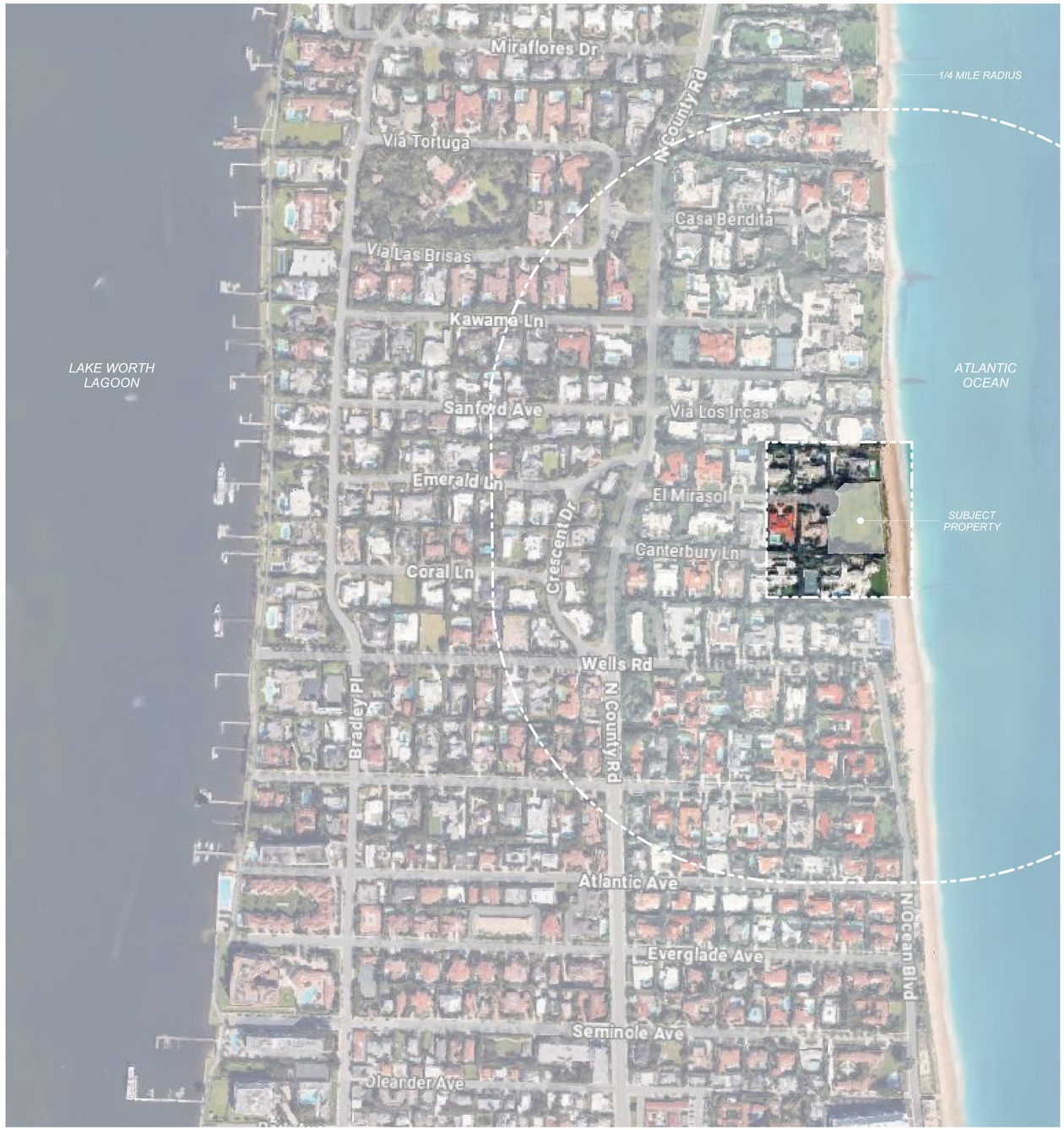

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VICINITY & LOCATION MAPS



VIEW A



VIEW B



VIEW C



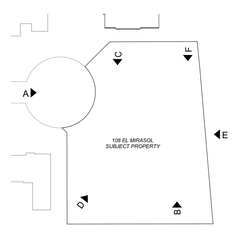
VIEW D



VIEW E



VIEW F



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Leroy Street Studio
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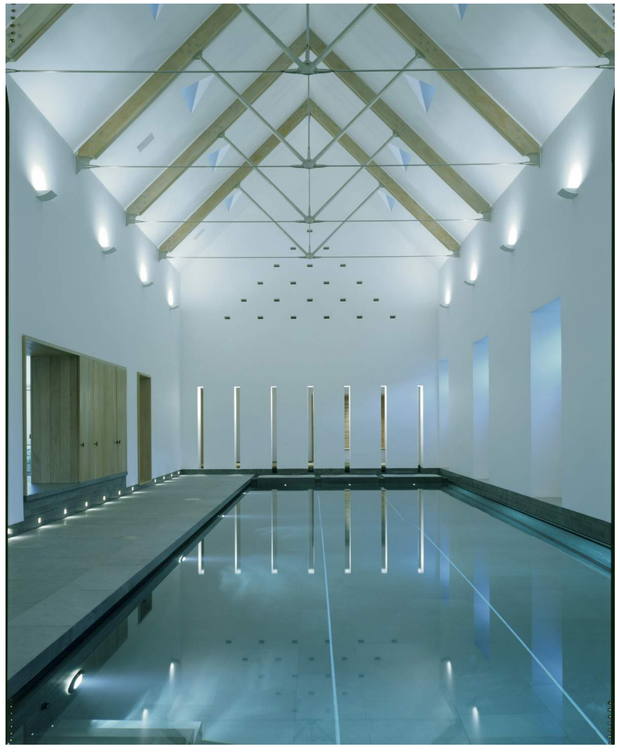
EXISTING VIEWS

108 EL MIRASOL
ARC-26-0004 | 04.29.2026











ENGLISH FARM HOUSE

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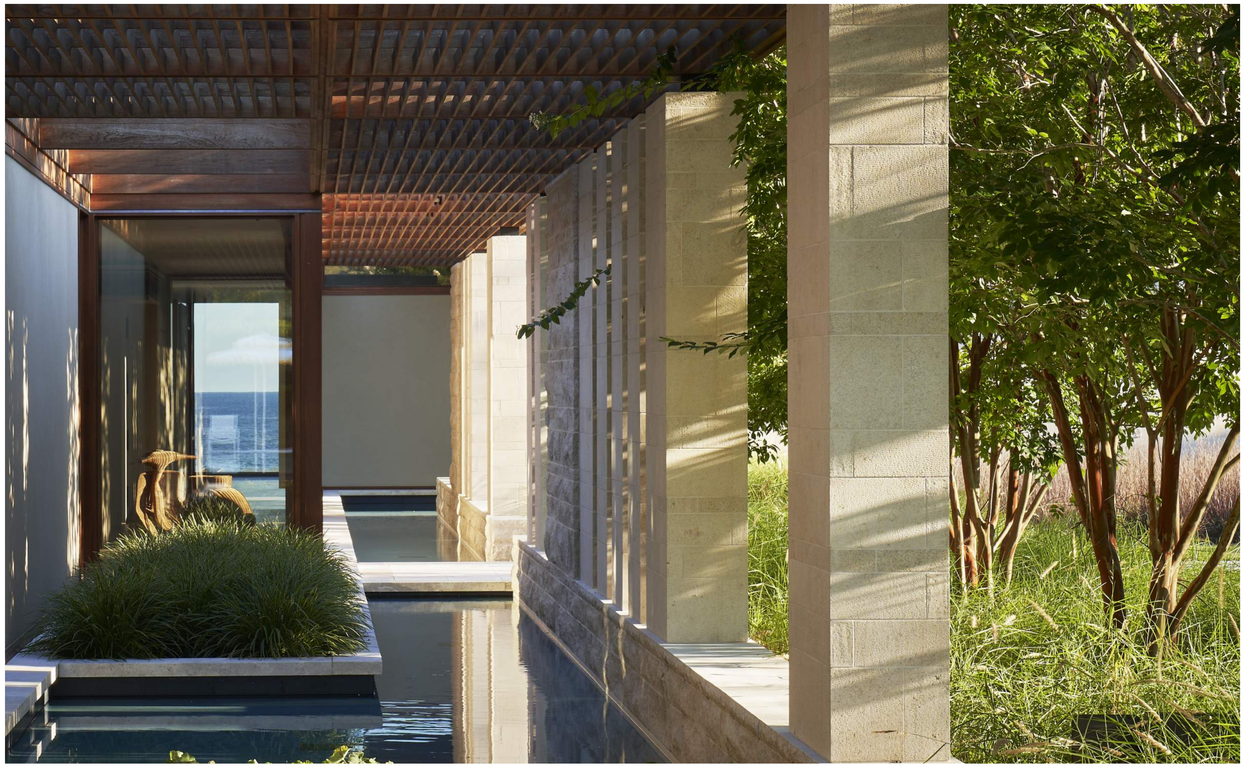



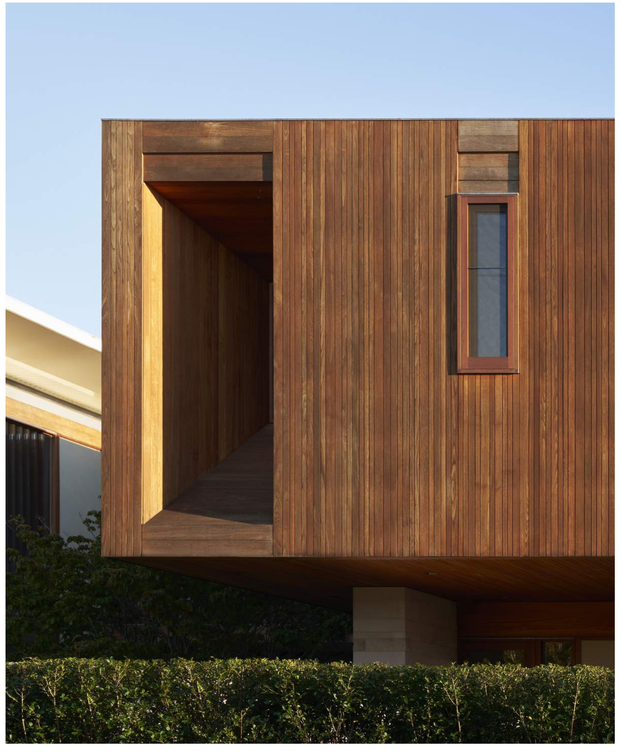



OCEANSIDE RETREAT

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65 Allen Street
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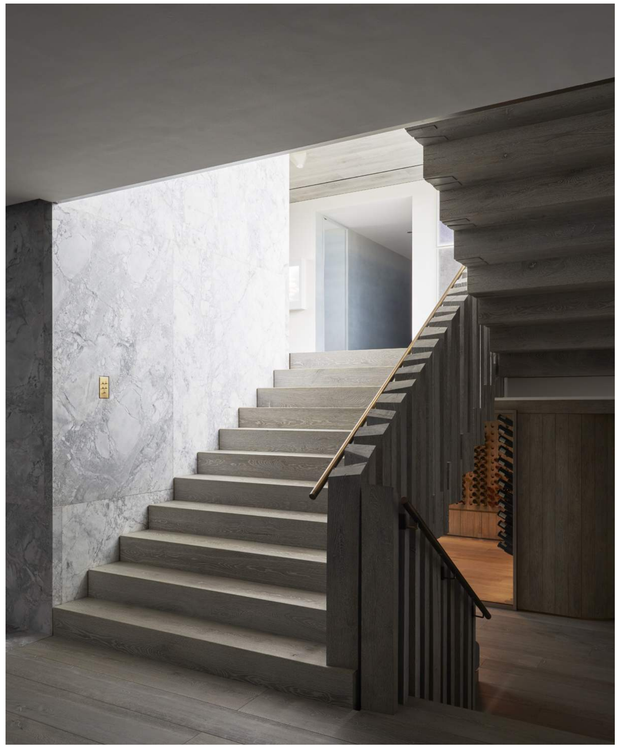



OCEAN GLASS HOUSE

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LSS PROJECTS

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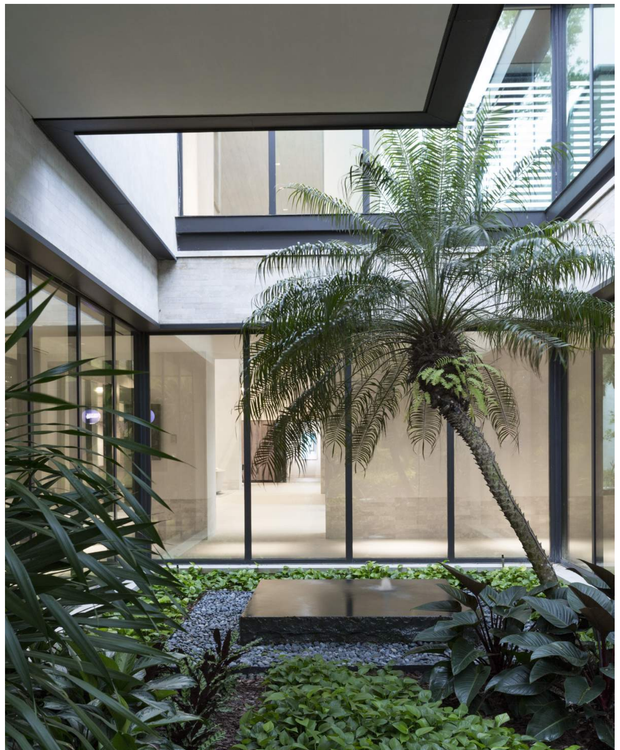







MIAMI HOUSE

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LSS PROJECTS

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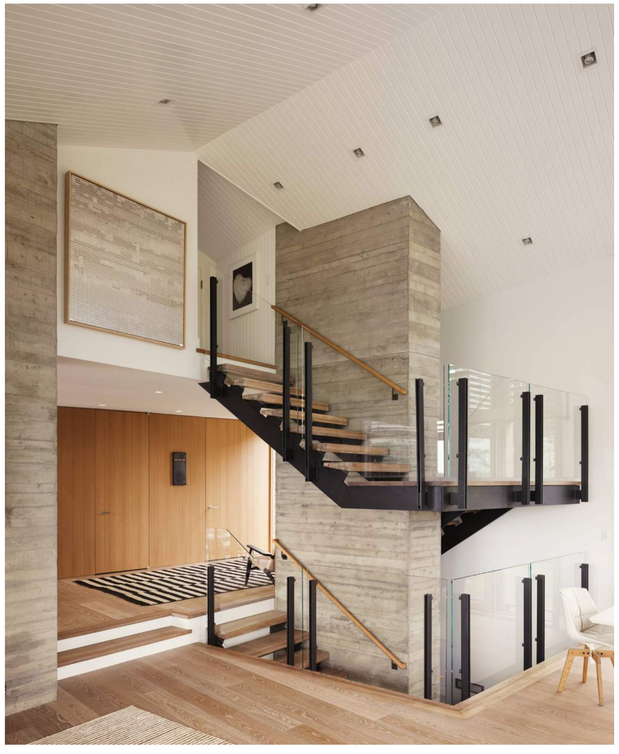





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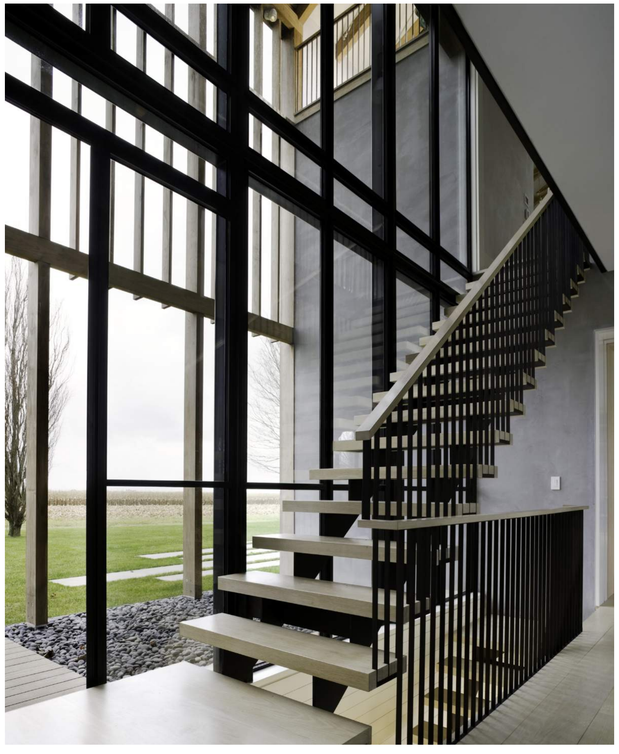





NEW YORK BARN

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Canari, Corsica - slate roof and rubble stone



Lequio, Italy - rubble stone and slate roof



Traditional Galician architecture in spain - slate roof and rubble stone



Galician architecture in spain - slate roof and rubble stone, open porch



Historic Croatian architecture on island of Hvar - slate roof with rubble stone.



Corsican seaside town of Nonza



Minimalist zero frame structural glazing



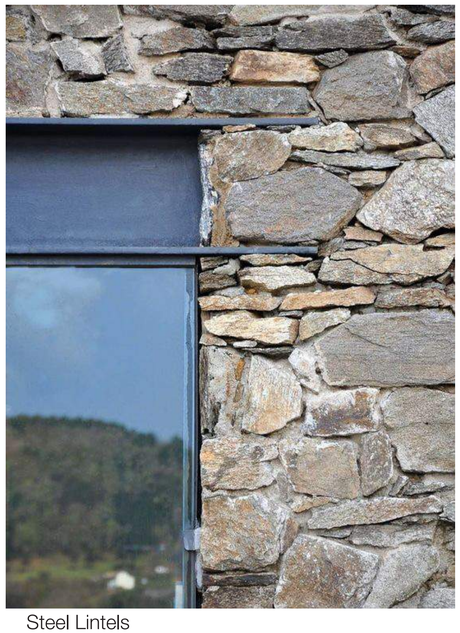


Historic shutters





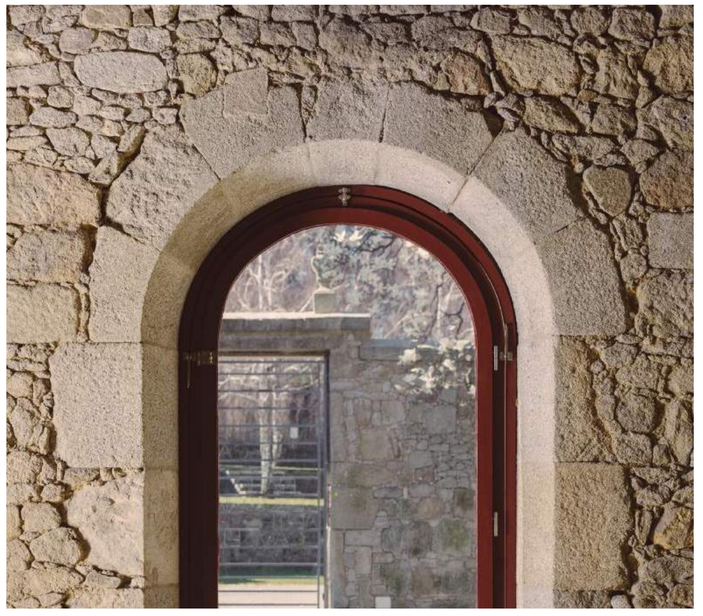
slate roof



Steel Lintels



Rubble stone walls



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New York, NY 10002
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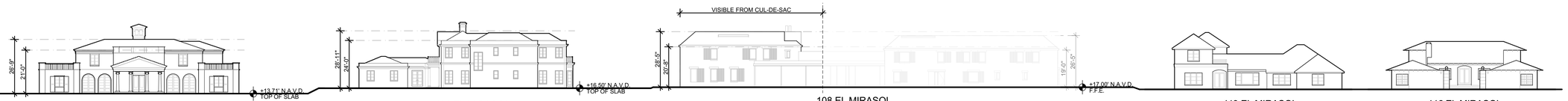
EL MIRASOL ELEVATIONS



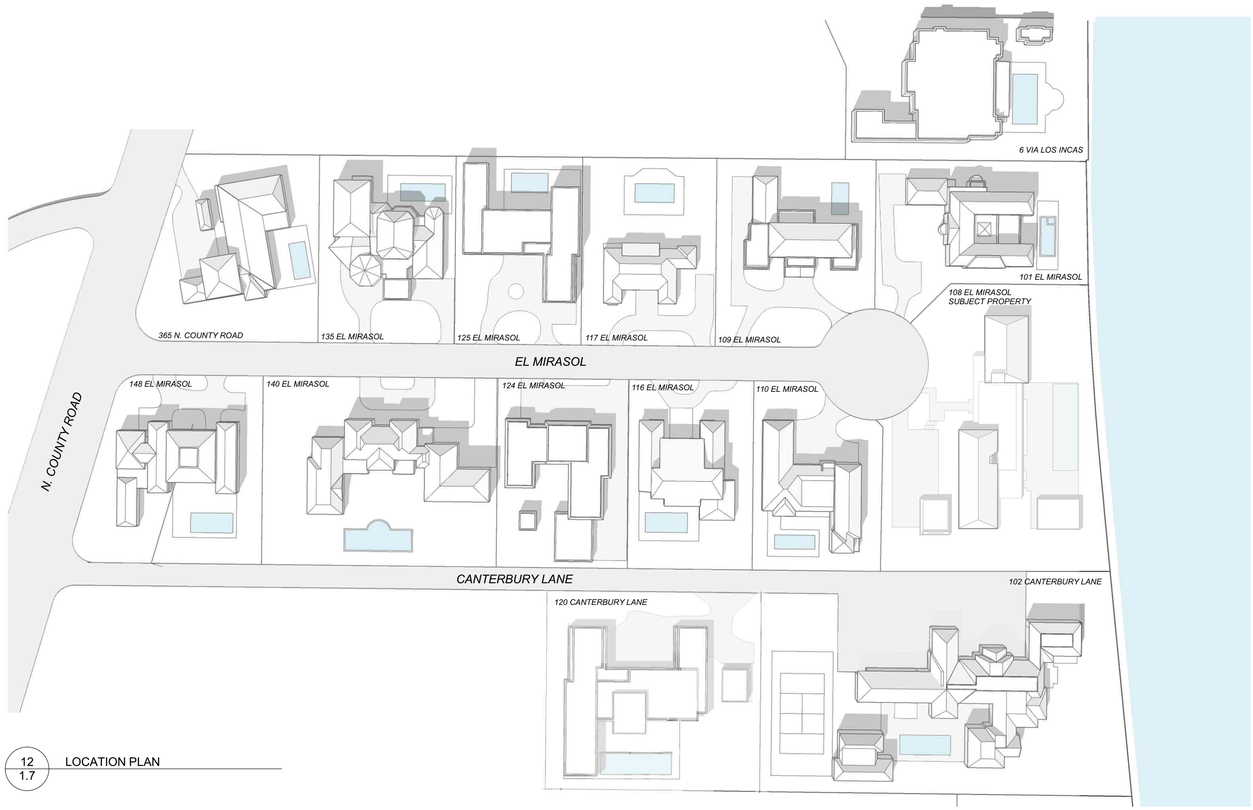
109 EL MIRASOL
SOUTH ELEVATION

101 EL MIRASOL
SOUTH ELEVATION

108 EL MIRASOL
SUBJECT PROPERTY
WEST ELEVATION

110 EL MIRASOL
NORTH ELEVATION

116 EL MIRASOL
NORTH ELEVATION



12
1.7 LOCATION PLAN

BEACHFRONT ELEVATIONS



101 WELLS ROAD
ELEVATION N.A.
EAST ELEVATION

102 CANTERBURY LANE
EAST ELEVATION

108 EL MIRASOL
SUBJECT PROPERTY
EAST ELEVATION

101 EL MIRASOL
EAST ELEVATION

6 VIA LOS INCAS
EAST ELEVATION

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Leroy Street Studio
Leroy Street Studio
65 Allen Street
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LOCATION PLAN & CONTEXT ELEVATIONS

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365 M. COUNTY ROAD
Landmarked gate with moorish influences



135 EL MIRASOL



125 EL MIRASOL



117 EL MIRASOL



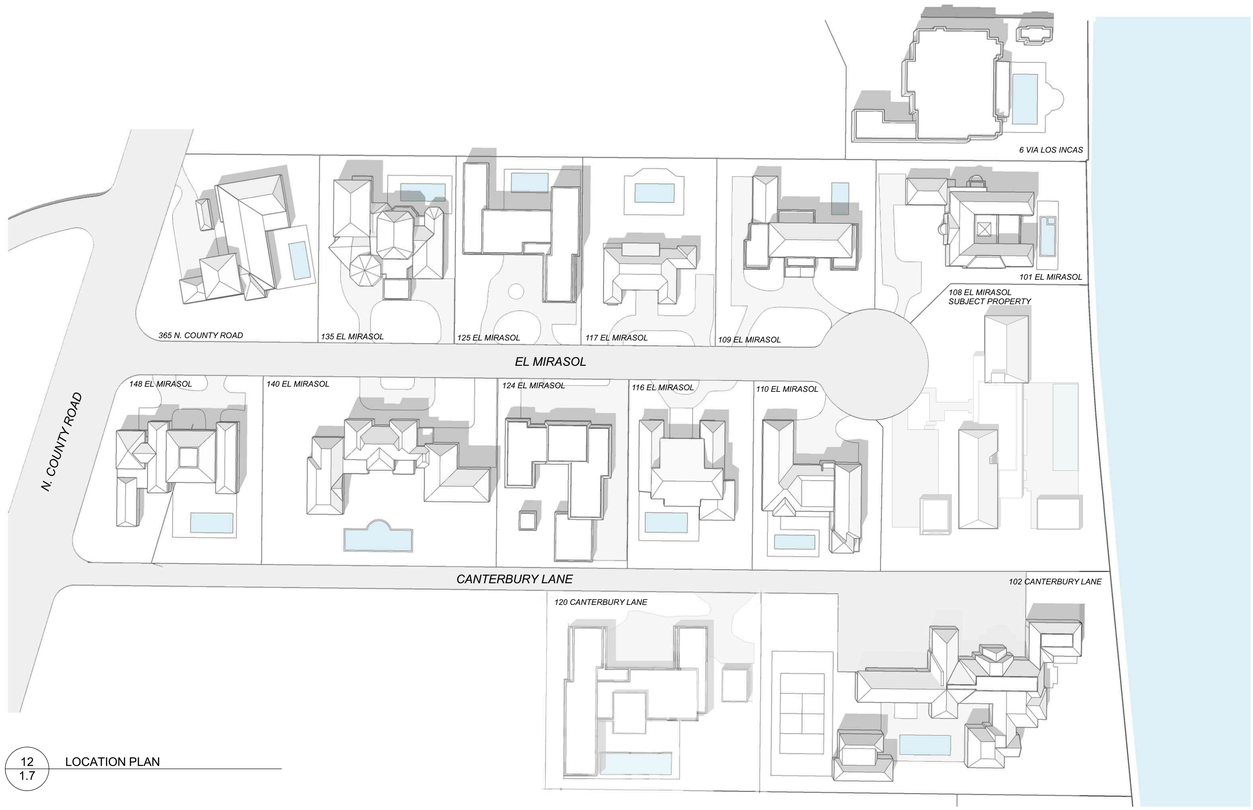
109 EL MIRASOL
Landmarked fountain from the original El Mirasol estate by Addison Mizner exists on the property



101 EL MIRASOL



6 VIA LOS INCAS



12
1.7 LOCATION PLAN



148 EL MIRASOL



140 EL MIRASOL



124 EL MIRASOL



116 EL MIRASOL



110 EL MIRASOL



120 CANTERBURY LANE



102 CANTERBURY LANE

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CONTEXT PHOTOS



SITE PLAN

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ARC-26-0004 | 04.29.2026



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SITE PLAN

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RENDERINGS



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RENDERINGS



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RENDERINGS



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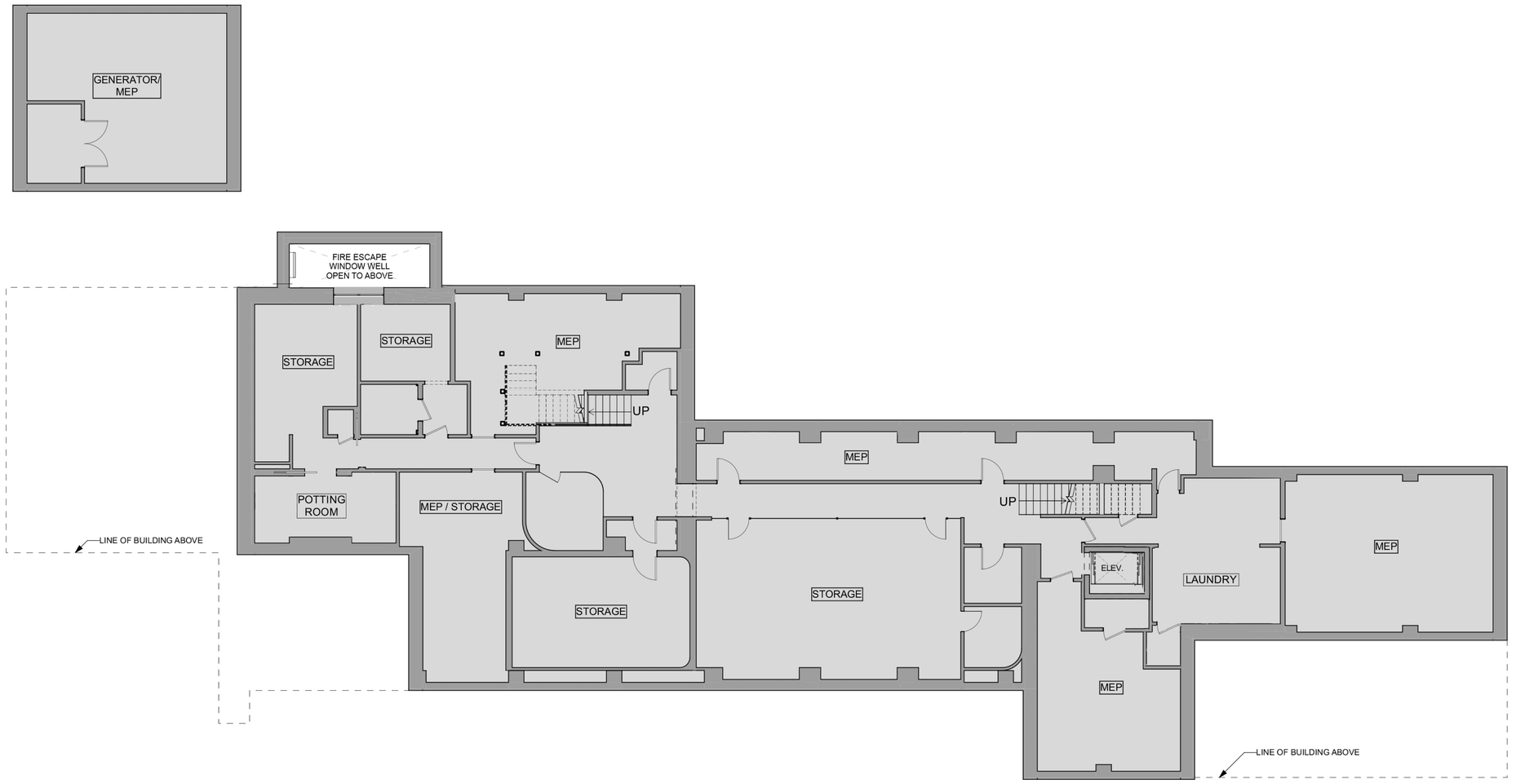
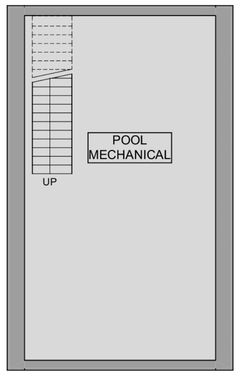
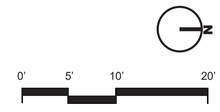
RENDERINGS







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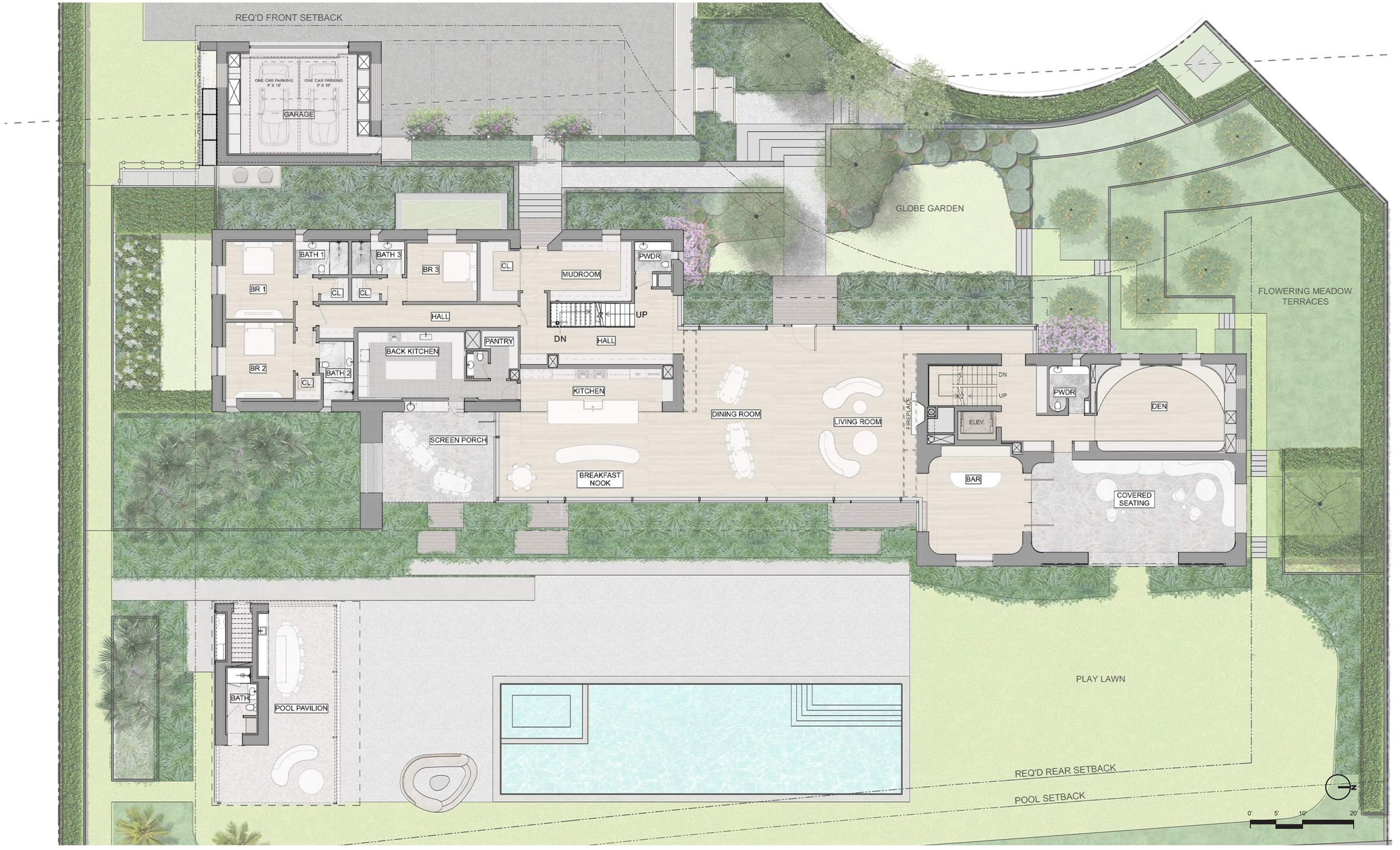
BASEMENT PLAN



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65 Allen Street
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FIRST FLOOR PLAN



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SECOND FLOOR PLAN



+27.0' / +42'-11" N.A.V.D.
MAX BLDG HEIGHT (SOUTH)

+20.4' / +36'-3" N.A.V.D.
B.O. EAVE (SOUTH)

+8.9' / +24'-10" N.A.V.D.
B.O. AWNING

+1.1' / +17'-0" N.A.V.D.
FIRST FLOOR

+0.0' / +15.9' N.A.V.D.
POINT OF MEASUREMENT

+29.5' / +45'-5" N.A.V.D.
MAX BLDG HEIGHT (NORTH)

+22.0' / +37'-11" N.A.V.D.
B.O. EAVE (NORTH)

+16.4' / +32'-3" N.A.V.D.
ROOF DECK

+10.1' / +26'-0" N.A.V.D.
B.O. AWNING

+1.1' / +17'-0" N.A.V.D.
FIRST FLOOR

+0.0' / +15.9' N.A.V.D.
POINT OF MEASUREMENT

NORTH ELEVATION



+29.5' / +45'-5" N.A.V.D.
MAX BLDG HEIGHT (NORTH)

+22.0' / +37'-11" N.A.V.D.
B.O. EAVE (NORTH)

+12.1' / +28'-0" N.A.V.D.
B.O. AWNING

+1.1' / +17'-0" N.A.V.D.
FIRST FLOOR

+0.0' / +15.9' N.A.V.D.
POINT OF MEASUREMENT

+27.0' / +42'-11" N.A.V.D.
MAX BLDG HEIGHT (SOUTH)

+20.4' / +36'-3" N.A.V.D.
B.O. EAVE (SOUTH)

+16.4' / +32'-3" N.A.V.D.
ROOF DECK

+8.9' / +24'-10" N.A.V.D.
B.O. AWNING

+1.1' / +17'-0" N.A.V.D.
FIRST FLOOR

+0.0' / +15.9' N.A.V.D.
POINT OF MEASUREMENT

-1.4' / +14.5' N.A.V.D.
GARAGE

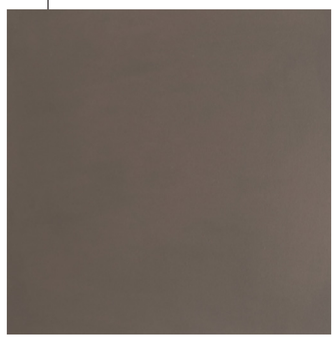
EAST ELEVATION



RECLAIMED RUBBLE STONE



SEELE GLAZING SYSTEM



PAINTED STAINLESS STEEL



PAINTED WOOD SHUTTERS



VERMONT WELLS SLATE GRAY - DARK

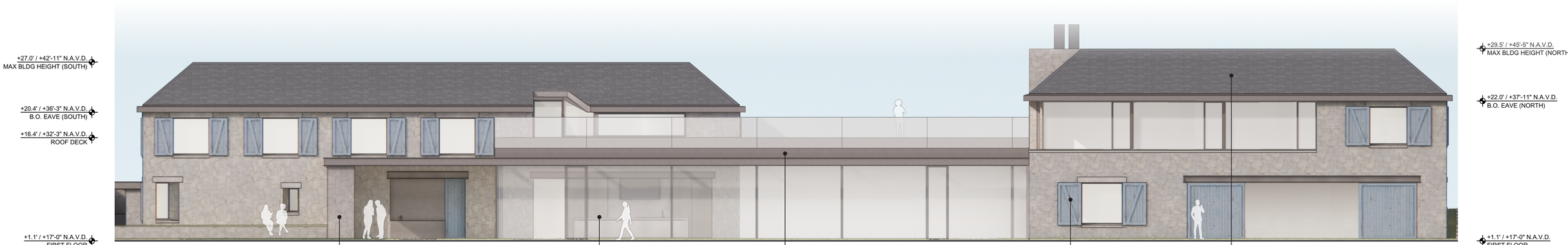
Leroy Street Studio
Leroy Street Studio
Leroy Street Studio
65 Allen Street
New York, NY 10002
+1 212 431 6780
leroystreetstudio.com

ELEVATIONS

108 EL MIRASOL
ARC-26-0004 | 04.29.2026



SOUTH ELEVATION



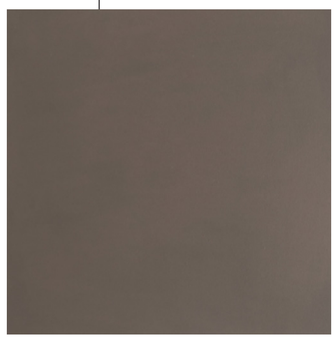
WEST ELEVATION



RECLAIMED RUBBLE STONE



SEELE GLAZING SYSTEM



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ELEVATIONS

108 EL MIRASOL
ARC-26-0004 | 04.29.2026



ILLUSTRATIVE SITE PLAN



ACLA

VIEW FROM EL MIRASOL



ARRIVAL WALK



ACLA

ARRIVAL GARDEN & TERRACES



ACLA

VIEW FROM INTERIOR



ACLA

POOL AND PAVILION



TREES GROWING OVER DRIVEWAY



CITRUS ORCHARD & SPECIMEN TREES



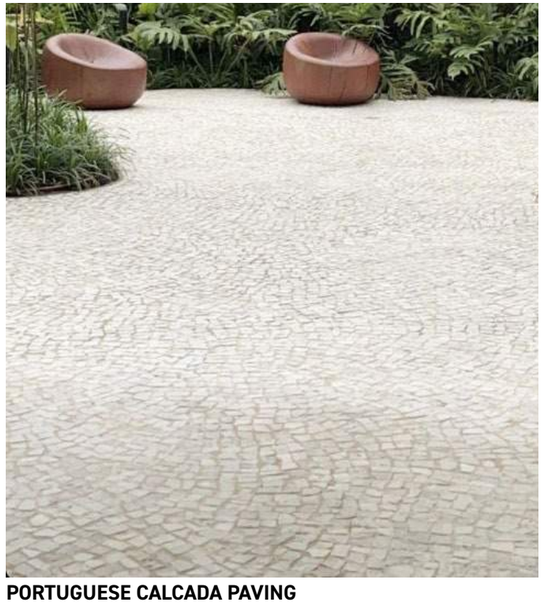
SPARTINA & OTHER NATIVE GRASSES



BOUGAINVILLEA & SPLASHES OF COLOR



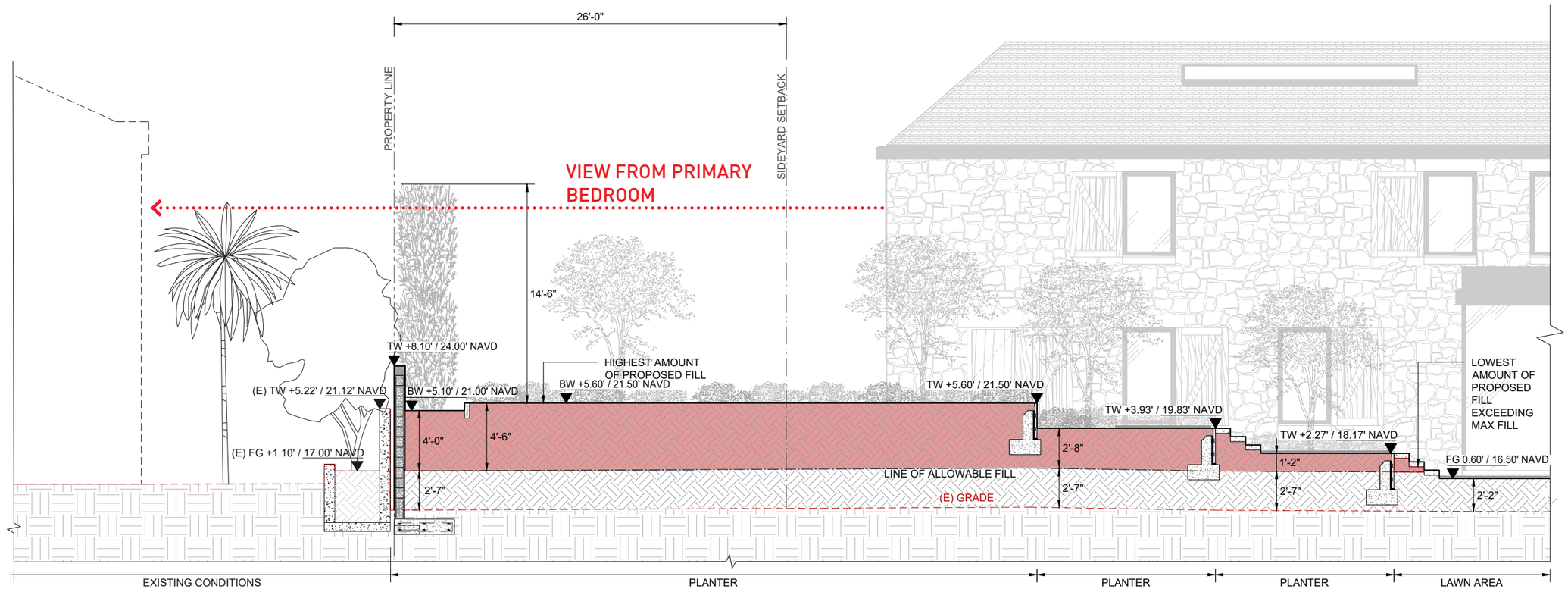
SPLIT LIMESTONE COBBLE PAVING
(AUTO COURT AND ENTRY WALKS)



PORTUGUESE CALCADA PAVING
(POOL DECK)



RECLAIMED PORPHYRY PAVING
(ACCENT BANDING AND POOL COPING)

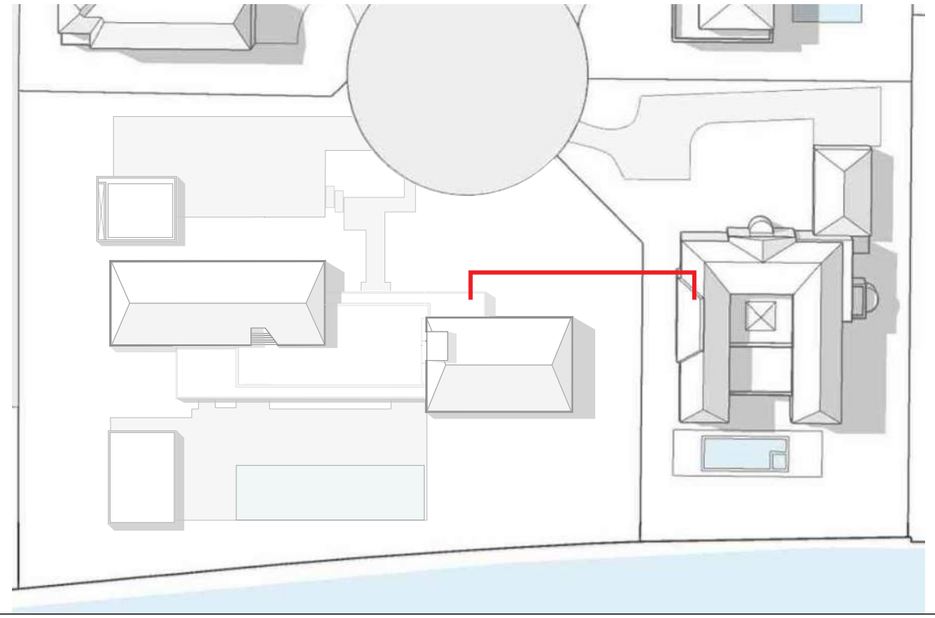


1 SECTION - NORTH WEST PLANTERS — 1/4" = 1'-0

SCALE: 0 1' 2' 4' 8'

TYPICAL SECTION





NORTH SIDE YARD

BOUNDARY SURVEY FOR:
108 EL MIRASOL LLC

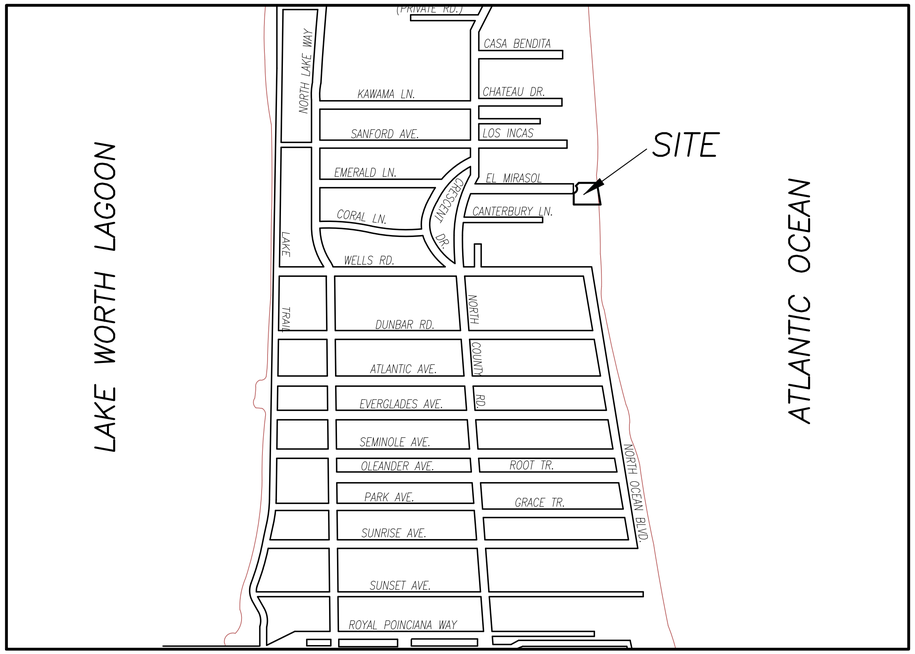
This survey is made specifically and only for the following parties for the purpose of permitting on the surveyed property.

108 El Mirasol LLC

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

LEGEND

A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
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
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
PVM'T = PAVEMENT
(R) = RADIAL
R = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.H.W.L. = SEASONAL HIGH WATER LINE
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STY. = STORY
S/W = SIDEWALK
T.O.B. = TOP OF BANK
TOW = TOP OFWALL ELEVATION
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
℄ = BASELINE
℄ = CENTERLINE
△ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #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



VICITITY SKETCH N.T.S.

PROPERTY ADDRESS:
108 El Mirasol
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 7 and 8, ***EL MIRASOL****, according to the plat thereof as recorded in Plat Book 28, Page 60, of the Public Records of Palm Beach County, Florida.*

TITLE COMMITMENT REVIEW

CLIENT: PENDING		COMMITMENT NO. : 1062-4113523	DATE: AUGUST 20, 2018			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 06-1169.12				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 - 9	N/A	Standard Exemption				•
10	PB 28 PG 60	Restriction, dedications, conditions, reservation, easements and other matters shown on the Plat of **EL MIRASOL**	•			
11a	DB 1167 PG 108	Covenants, Conditions, and Restrictions	•			
11b	DB 1832 PG 836	Covenants, Conditions, and Restrictions	•			
12	ORB 2018 PG 56	Easement granted to Florida Power & Light Company	•			
13	ORB 19635 PG 354	Unity of Title Agreement-lots 7 & 8		•		
14	ORB 27187 PG 260	Temporary Easement for Mid-Town Beach Nourishment Project	•			
15a	PB 80 PG 137	Coastal Construction Control Line	•			
15b	PB 9951 PG 85	Coastal Construction Control Line	•			
16 - 20	N/A	Standard Exemption				•

FLOOD ZONES:
This property is located in Flood Zones X & AO, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581 G, dated 12-20-2024.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1062-4113523, issued by First American Title Insurance Company, dated August 20, 2018. 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 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. 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 1.00005422.*
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.*

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.*

William M Naulty
Digitally signed by William M Naulty
Date: 2026.02.04 09:01:36 -05'00'

DATE OF LAST FIELD SURVEY: 06/11/2025

William M. Naulty
Professional Surveyor and Mapper
Florida Certificate No. 7558

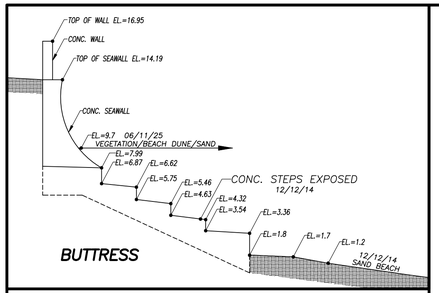
REVISIONS:
10/20/25 WALLS & PLANTERS ON ADJOINER J.F./S.E.W. 254060 WP217/17
10/07/25 SPOT ELEVATIONS B.M./S.E.W. 245060
06/16/25 SURVEY UPDATE WITH 62-B REQUIREMENTS J.D./S.W. 245060 PB368/43
10/15/21 ADD ADJOINING BULKHEAD ELEVATIONS J.P./J.P.
10/02/21 SURVEY UPDATE WITH 62-B REQUIREMENTS J.P./M.B. 06-1169.13 PB321/12
10/15/18 SURVEY UPDATE WITH 62-B REQUIREMENTS B.M./M.B. 06-1169.12 PB268/3
09/02/15 SHOW NGVD ELEVATIONS ON SEAWALL M.B. 06-1167.11
06/29/15 SURVEY TIE-IN AND 62-B UPDATE 06-1169.10 PB202/26
12/12/14 DETAIL BUTTRESS B.M./M.B. PB188/58
08/15/13 SURVEY UPDATE AND 62B UPDATE C.K./M.B. 06-1169.8 PB162/26
04/19/13 SURVEY UPDATE B.M./M.B. 06-1169.7 PB151/55
06/10/11 SVY/UD, ADD NGVD-29 ELEVATIONS, T.M./R.C., PB128/48, 06-1169.5
10/18/10 ADD "TOWN OF PALM BEACH BULKHEAD LINE" LABEL, R.C., 06-1169.4
08/28/08 TITLE POLICY REVIEW C.W./K.S. 06-1169.3
07/03/08 LOCATE M.H.W.L. AND ADJACENT STRUCTURES B.M./M.B. 06-1169.2 PB101/50
08/08/07 PLOT TITLE EXCEPTIONS, K.S. 06-1169.001

BOUNDARY SURVEY FOR:

108 EL MIRASOL LLC

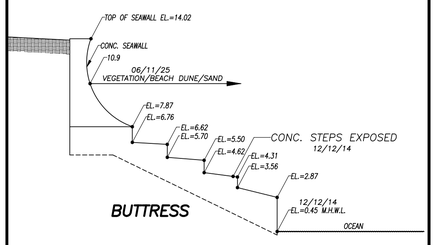
WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #8598

FIELD: B.M.	JOB NO.: 06-1169	F.B. PB80 PG.30	
OFFICE: S.E.W.	DATE: 5/30/06	DWG. NO. 06-1169-1	
C'K'D: M.N.	REF: 06-1169-62B-1.DWG	SHEET 1 OF 2	



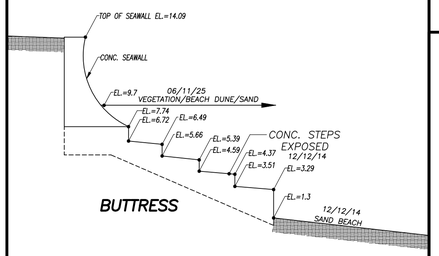
SECTION A-A

LOOKING NORTH
SCALE: 1"=5'



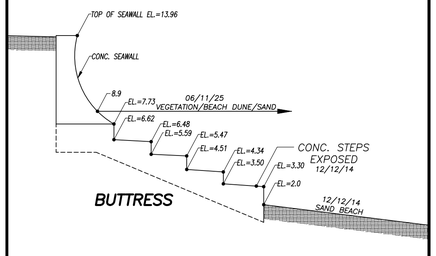
SECTION B-B

LOOKING NORTH
SCALE: 1"=5'



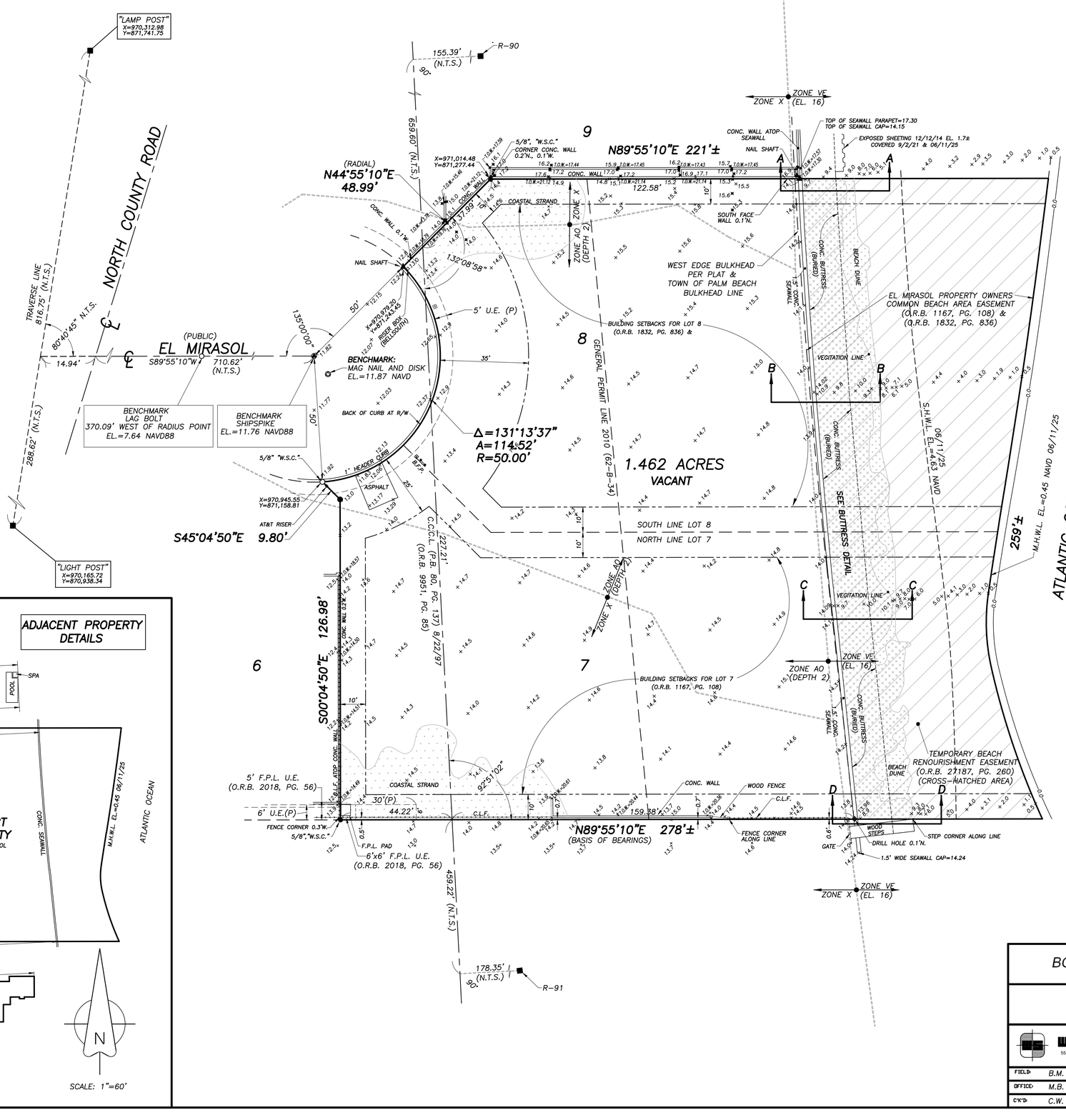
SECTION C-C

LOOKING NORTH
SCALE: 1"=5'



SECTION D-D

LOOKING NORTH
SCALE: 1"=5'



ADJACENT PROPERTY DETAILS

BOUNDARY SURVEY FOR:

108 EL MIRASOL LLC

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551 LB #6598

FIELD: B.M.	JOB NO.: 06-1169	F.B. PB80 PG. 30	
OFFICE: M.B.	DATE: 5/30/06	DWG. NO. 06-1169-1	
C'K'D: C.W.	REF: 06-1169-62B-1.DWG	SHEET 2 OF 2	

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:**	108 El Mirasol, Palm Beach, FL 33480		
2	**Zoning District:**	R-B, Low Density Residential District		
3	**Lot Area (sq. ft.):**	44,400 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	190' x 160'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	Zone X (to be updated to Zone X in forthcoming CLOMR)		
7	**Zero Datum for point of meas. (NAVD)**	+15.9' NAVD		
8	**Crown of Road (COR) (NAVD)**	11.82' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	11,000 Sq ft and 25%	0	11,000 Sq ft and 25%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	22,607 Sq ft
12	*Front Yard Setback (Ft.)	35'	N/A	35'-4"
13	* Side Yard Setback (1st Story) (Ft.)	26' (per sec. 134-893(b)(1)(b)	N/A	26'-5"
14	* Side Yard Setback (2nd Story) (Ft.)	26' (per sec. 134-893(b)(1)(b)	N/A	29'-4"
15	*Rear Yard Setback (Ft.)	15'	N/A	22'-1"
16	Angle of Vision (Deg.)	N/A (per sec. 134-893(b)(6)(c)	N/A	N/A
17	Building Height (Ft.)	22' MAX	N/A	22'
18	Overall Building Height (Ft.)	30' MAX	N/A	28'-5"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.66	N/A	3.66
20	** Max. Fill Added to Site (Ft.)	2.59'	N/A	6.9' VARIANCE REQUESTED
21	Finished Floor Elev. (FFE)(NAVD)	+15.9' NAVD	N/A	+17' NAVD
22	Base Flood Elevation (BFE)(NAVD)	+15.9' NAVD	N/A	+15.9' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	50% MIN	N/A	50.56%
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	40% MIN	N/A	72.44%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

Leroy Street Studio
Leroy Street Studio
Leroy Street Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third St. #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Rd. - Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave.
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

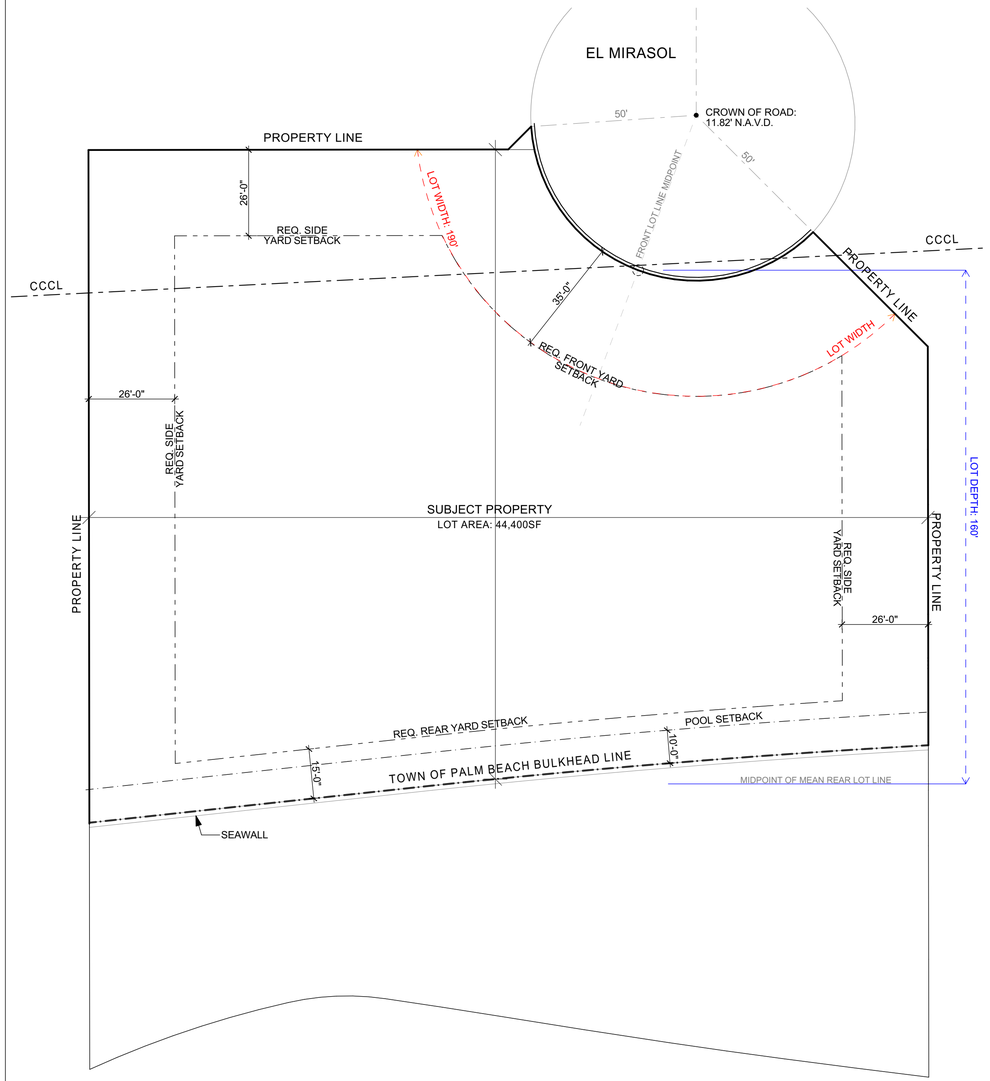
TOWN OF PALM BEACH ZONING LEGEND

NOT FOR CONSTRUCTION

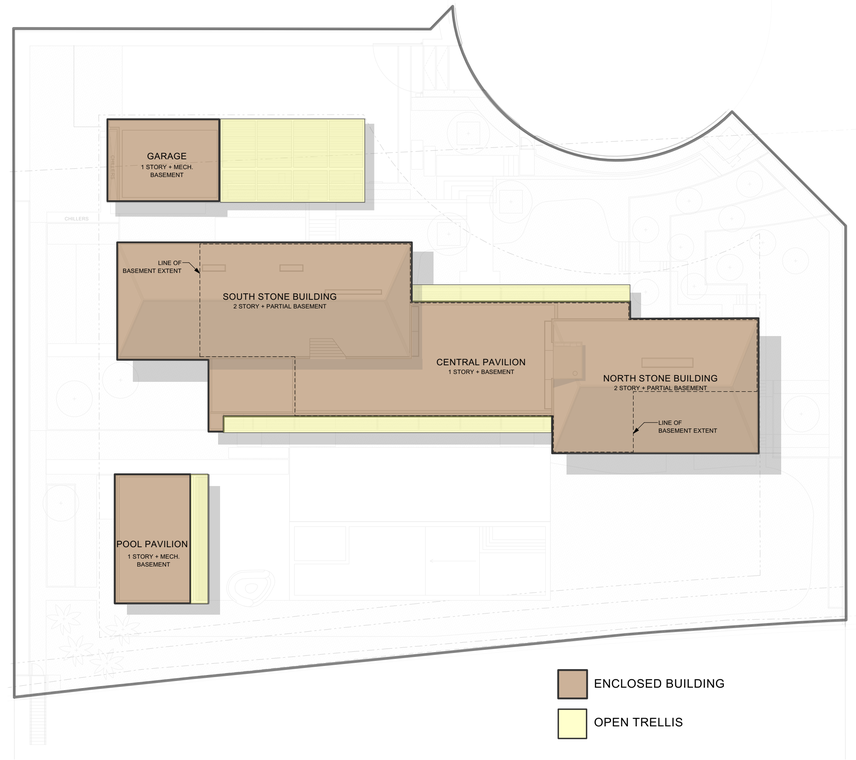
RevID	Transmittal Set Name	Date
01	ARCOM 1ST SUBMIT	1/22/2026
02	ARCOM 2ND SUBMIT	3/16/2026
03	ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	03
Project ID	El Mirasol
Sheet Scale	AS NOTED
Drawing No.	

2.1



1 2.2 ZONING DIAGRAM



2 2.2 LOT COVERAGE

LOT INFORMATION

LOT AREA IS CALCULATED BASED ON DEFINITIONS IN CODE, DOES NOT INCLUDE AREA EAST OF TOPB BULKHEAD LINE

- LOT WIDTH:..... 190'
- LOT DEPTH:..... 160'
- TOPB BULKHEAD LINE
- LOT AREA:..... 44,400sf
- FRONT SETBACK:.. 35'-0"
- SIDE SETBACK:..... 26'-0"
- REAR SETBACK:.... 15'-0"

LOT COVERAGE CALCULATION

MAXIMUM PERMITTED

LOT COVERAGE BY BUILDING.....11,100 SF | 25%

TRELLIS CREDIT.....1,332 SF | 3%

PROPOSED

LOT COVERAGE (BUILDING + ALL TRELLIS):.....12,394 SF | 27.9%

LOT COVERAGE BY TRELLIS ONLY:.....2,216 SF | 4.9%

ADJUSTED LOT COVERAGE W/ TRELLIS CREDIT:...11,100 SF | 25%

Leroy Street Studio
Leroy Street Studio
Leroy Street Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third St. #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Rd. - Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave.
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

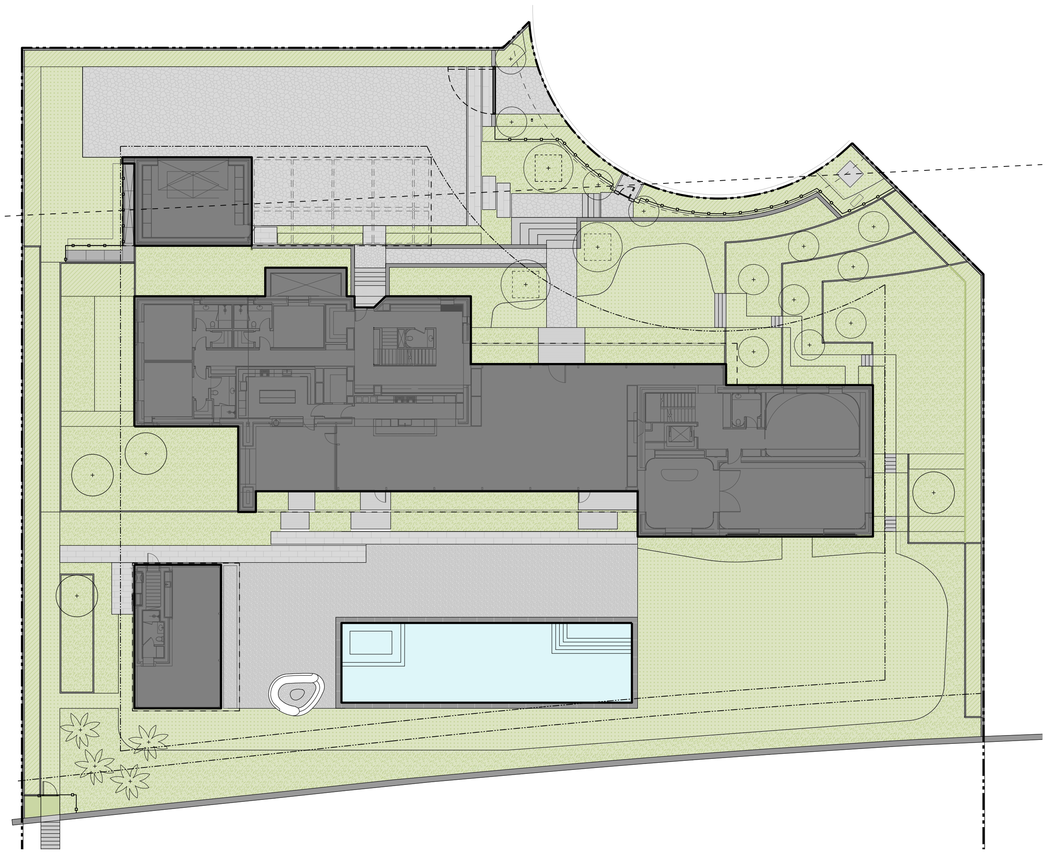
ZONING DIAGRAM & LOT COVERAGE

NOT FOR CONSTRUCTION

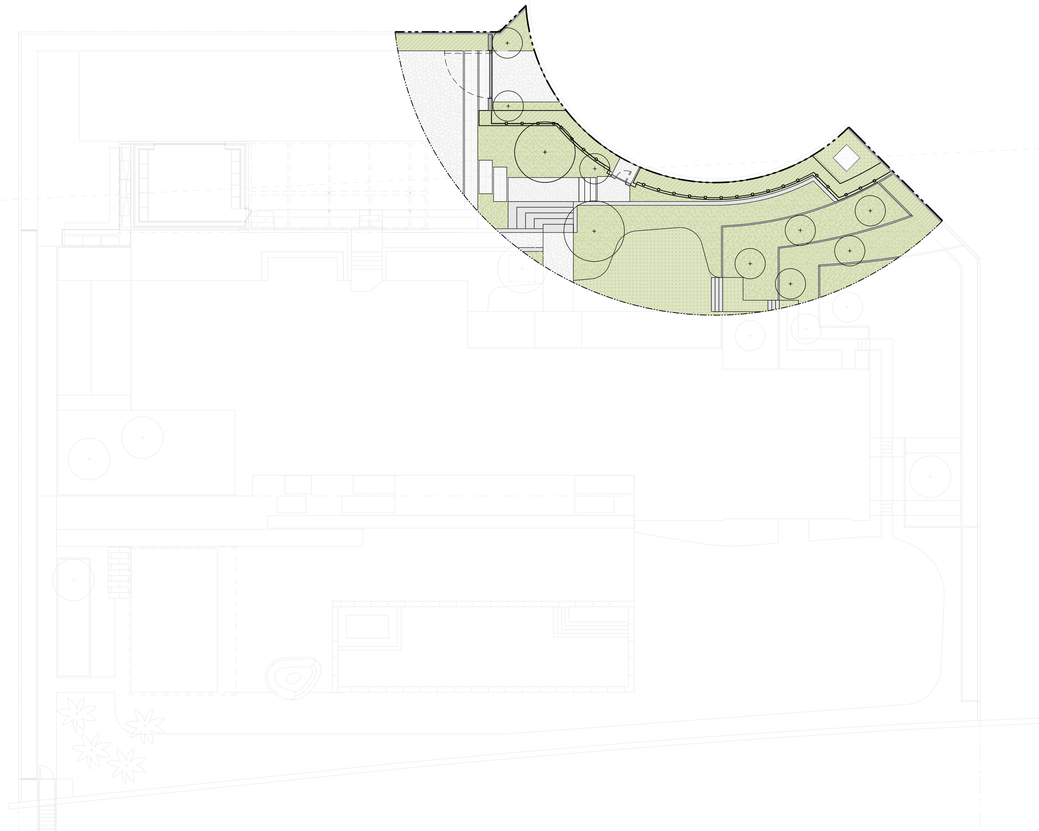
RevID	Transmittal Set Name	Date
01	ARCOM 2ND SUBMIT	3/16/2026
02	ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	02
Project ID	El Mirasol
Sheet Scale	AS NOTED
Drawing No.	

2.2



PROPOSED LANDSCAPE OPEN SPACE



PROPOSED FRONT YARD LANDSCAPE OPEN SPACE

PROPOSED SITE DATA		
PROPERTY ADDRESS	108 EL MIRASOL AVE PALM BEACH, FL 33480	
LOT AREA (SF)	44,400 SF	
DESCRIPTION	**REQUIRED**	**PROPOSED**
LANDSCAPE OPEN SPACE (LOS) (SF & %)	22,200 SF (50% MIN)	22,450 SF (50.56%)
LOS TO BE ALTERED (SF & %)	N/A	N/A
PERIMETER LOS (SF & %)	N/A	N/A
FRONT YARD LOS (SF & %)	2,094 SF (40% MIN)	3,792 SF (72.44%)

LEGEND

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

0 10' 20' 40' 60'

SCALE: 1" = 20'-0"

Leroy Street Studio
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ARCHITECTURE, D.P.C.

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1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
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315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

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108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

ZONING DIAGRAM: LANDSCAPE OPEN SPACE

NOT FOR CONSTRUCTION

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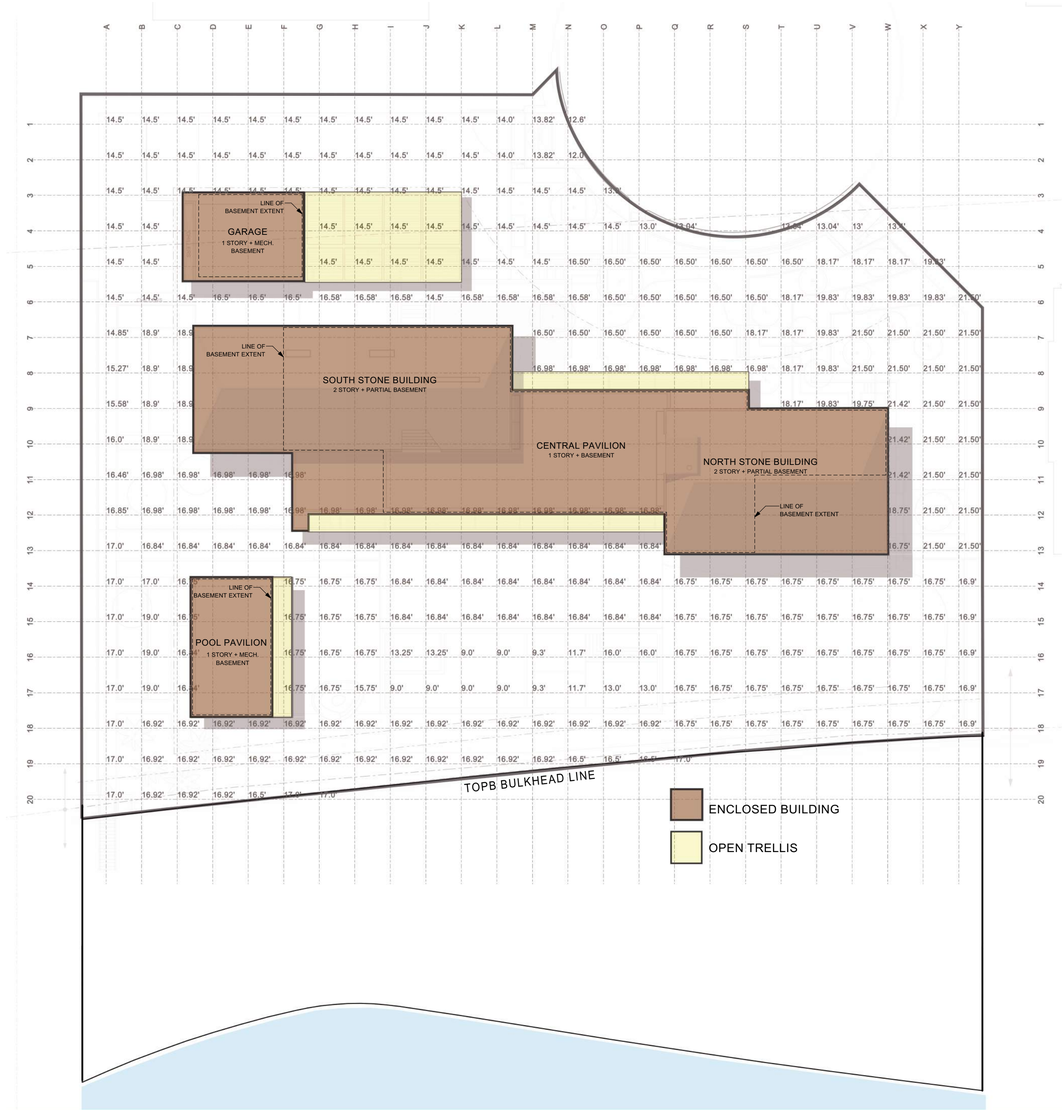
01	ARCOM 2ND SUBMIT	3/16/2026
02	ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	02
Project ID	El Mirasol
Sheet Scale	AS NOTED
Drawing No.	

2.3



1
2.4 AVERAGE PROPOSED GRADE ZONING DIAGRAM

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y
1	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14	13.82	12.6											
2	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14	13.82	12											
3	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	13							13			
4	14.5	14.5					14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	13	13.04			13.04	13.04	13	13.4		
5	14.5	14.5					14.5	14.5	14.5	14.5	14.5	14.5	14.5	16.5	16.5	16.5	16.5	16.5	16.5	16.5	18.17	18.17	18.17	19.83	
6	14.5	14.5	14.5	16.5	16.5	16.5	16.58	16.58	16.58	14.5	16.58	16.58	16.58	16.58	16.5	16.5	16.5	16.5	16.5	18.17	19.83	19.83	19.83	19.83	21.5
7	14.85	18.9	18.9										16.5	16.5	16.5	16.5	16.5	16.5	18.17	18.17	19.83	21.5	21.5	21.5	21.5
8	15.27	18.9	18.9										16.98	16.98	16.98	16.98	16.98	16.98	16.98	18.17	19.83	21.5	21.5	21.5	21.5
9	15.58	18.9	18.9																	18.17	19.83	19.75	21.42	21.5	21.5
10	16	18.9	18.9																				21.42	21.5	21.5
11	16.46	16.98	16.98	16.98	16.98	16.98																	21.42	21.5	21.5
12	16.85	16.98	16.98	16.98	16.98	16.98	16.98	16.98	16.98	16.98	16.98	16.98	16.98	16.98	16.98	16.98							18.75	21.5	21.5
13	17	16.84	16.84	16.84	16.84	16.84	16.84	16.84	16.84	16.84	16.84	16.84	16.84	16.84	16.84	16.84							16.75	21.5	21.5
14	17	17	16.75			16.75	16.75	16.75	16.84	16.84	16.84	16.84	16.84	16.84	16.84	16.84	16.75	16.75	16.75	16.75	16.75	16.75	16.75	16.75	16.9
15	17	19	16.75			16.75	16.75	16.75	16.84	16.84	16.84	16.84	16.84	16.84	16.84	16.84	16.75	16.75	16.75	16.75	16.75	16.75	16.75	16.75	16.9
16	17	19	16.84			16.75	16.75	16.75	13.25	13.25	9	9	9.3	11.7	16	16	16.75	16.75	16.75	16.75	16.75	16.75	16.75	16.75	16.9
17	17	19	16.84			16.75	16.75	15.75	9	9	9	9	9.3	11.7	13	13	16.75	16.75	16.75	16.75	16.75	16.75	16.75	16.75	16.9
18	17	16.92	16.92	16.92	16.92	16.92	16.92	16.92	16.92	16.92	16.92	16.92	16.92	16.92	16.92	16.92	16.75	16.75	16.75	16.75	16.75	16.75	16.75	16.75	16.9
19	17	16.92	16.92	16.92	16.92	16.92	16.92	16.92	16.92	16.92	16.92	16.92	16.92	16.5	16.5	16.5	17								
20	17	16.92	16.92	16.92	16.5	17	17																		

AVERAGE GRADE 16.46

2
2.4 AVERAGE PROPOSED GRADE ZONING DIAGRAM TABLE

Leroy Street Studio
Leroy Street **Studio**
Leroy **Street** Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third St. #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
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(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
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West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

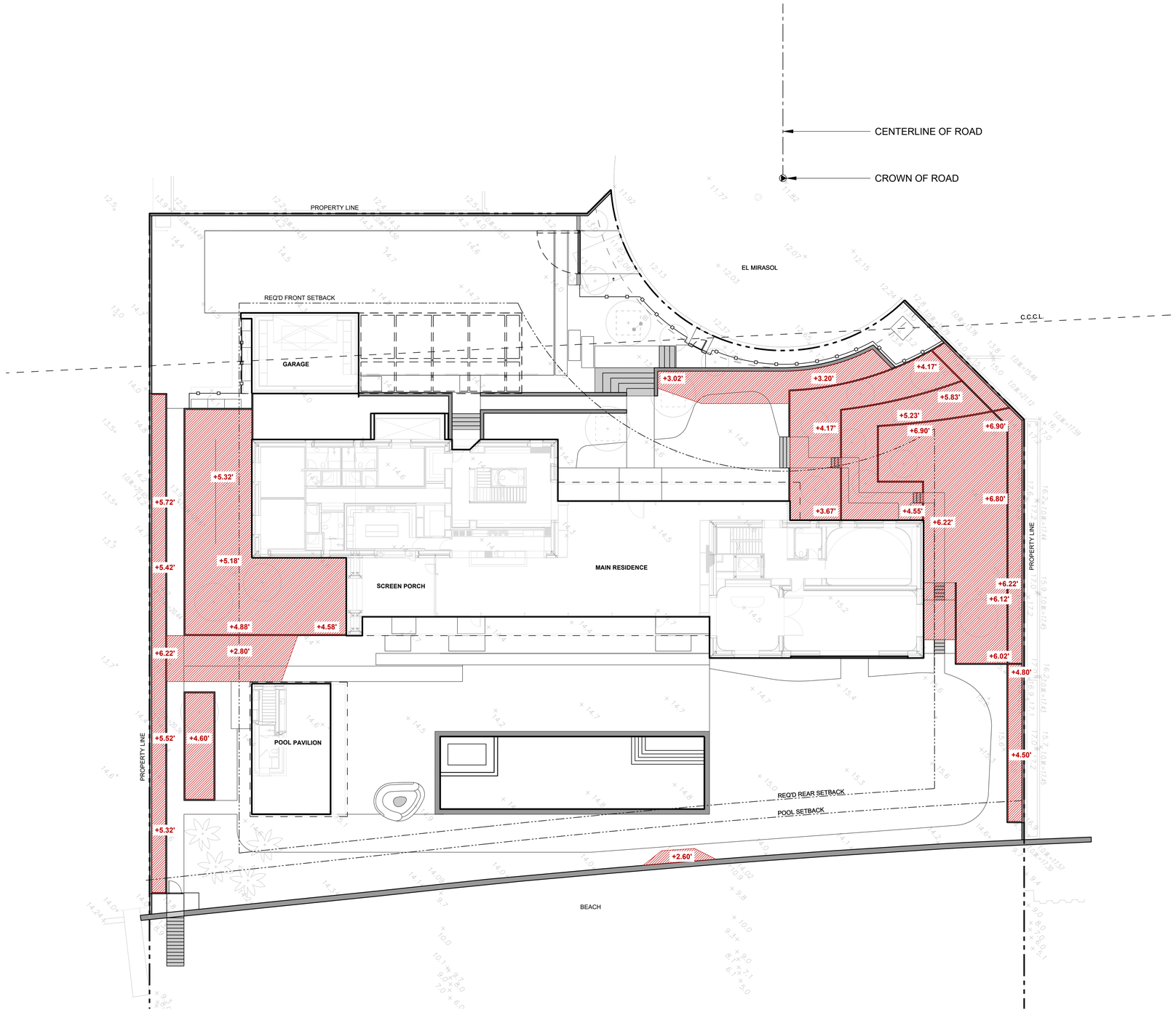
ZONING DIAGRAM: AVERAGE HEIGHT

NOT FOR CONSTRUCTION

RevID	Transmittal Set Name	Date
01	ARCOM 2ND SUBMIT	3/16/2026
02	ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	02
Project ID	El Mirasol
Sheet Scale	AS NOTED
Drawing No.	

2.4



1
2.5 VARIANCE PLAN DIAGRAM

VARIANCE DIAGRAM LEGEND:

AREA WITH TERRACED PLANTERS EXCEEDING 2.59' ABOVE EXISTING GRADE

+#.##' VERTICAL DIFFERENCE FROM EXISTING GRADE TO PROPOSED FINISH GRADE, WHERE IT EXCEEDS 2.59'

+##.# EXISTING GRADE

FFE	17.00'
CROWN OF ROAD	11.82'
DIFFERENCE	5.18'
HALF OF DIFFERENCE	**2.59'**

(ALL ELEVATIONS NAVD-88)

N 0 4' 8' 12' 16' 32' 48'

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

Leroy Street Studio
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LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

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West Palm Beach, FL 33401
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Palm Beach, Florida 33480
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Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
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Civil Engineer:
Gruber Consulting Engineers
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Langan
525 Okeechobee Blvd. - Suite 901
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Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
106 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

VARIANCE PLAN DIAGRAM

NOT FOR CONSTRUCTION

RevID	Transmittal Set Name	Date
01	ARCOM 2ND SUBMIT	3/16/2026
02	ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	02
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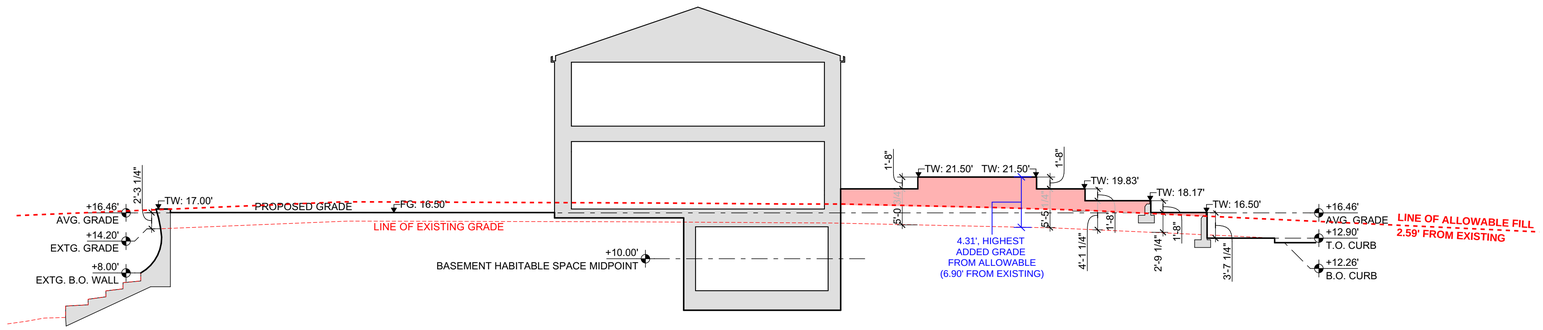
Sheet Scale	AS NOTED
Drawing No.	

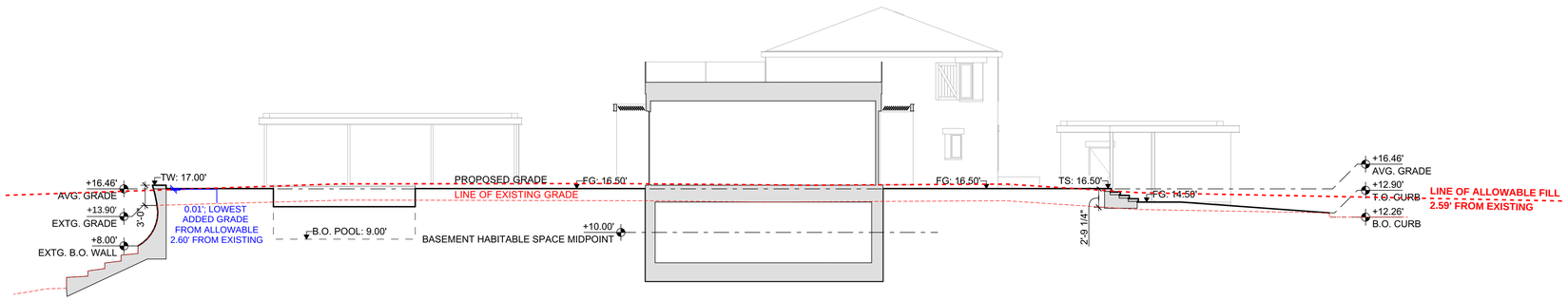
2.5

ALL MEASUREMENTS ARE N.A.V.D.



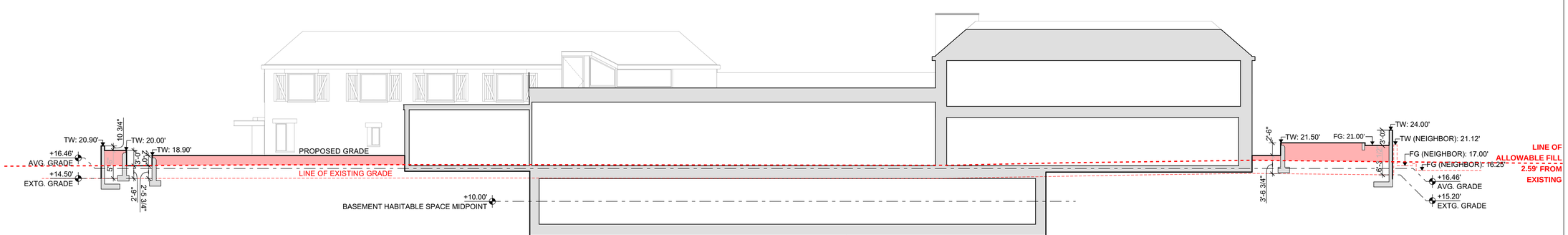
1 / 2.5 E-W SIDE YARD SECTION

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



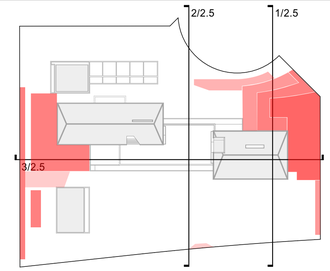
2 / 2.5 E-W YARD SECTION - ENTRY

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



3 / 2.5 N-S YARD SECTION

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



AREA W/ TERRACED PLANTERS EXCEEDING 2.59' ABOVE EXISTING GRADE; REFER TO VARIANCE DIAGRAM ON SHEET 2.5

SEE DIAGRAMS ON L3.03 AND L3.04 FOR MORE INFO

Leroy Street Studio
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LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
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Envelope
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ARCOM FINAL SUBMIT

ZONING SECTION DIAGRAMS: AVERAGE HEIGHT

NOT FOR CONSTRUCTION

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Sheet Revision #	02
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Drawing No.	

2.6

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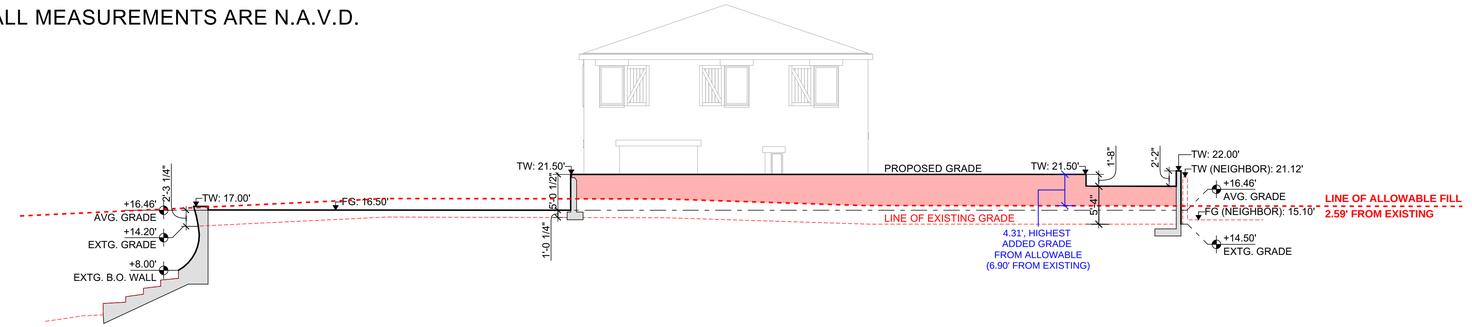
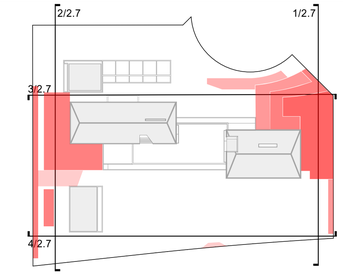


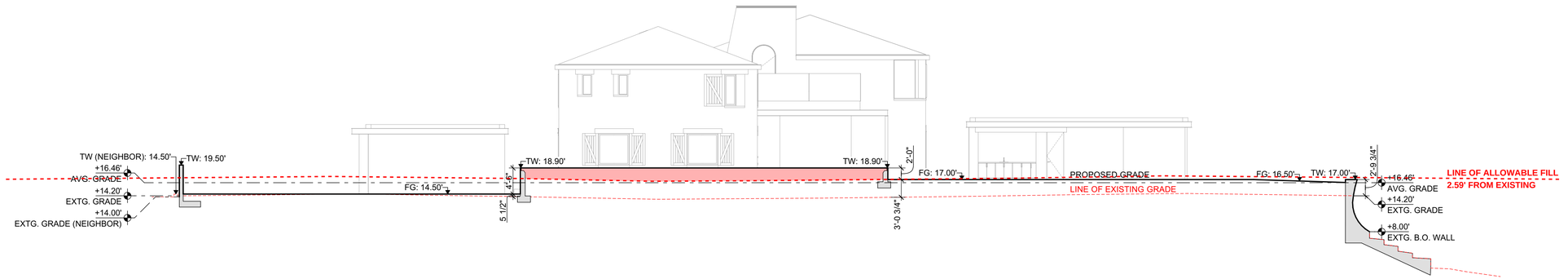
1 / 2.7 E-W SIDE YARD ELEVATION NORTH

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



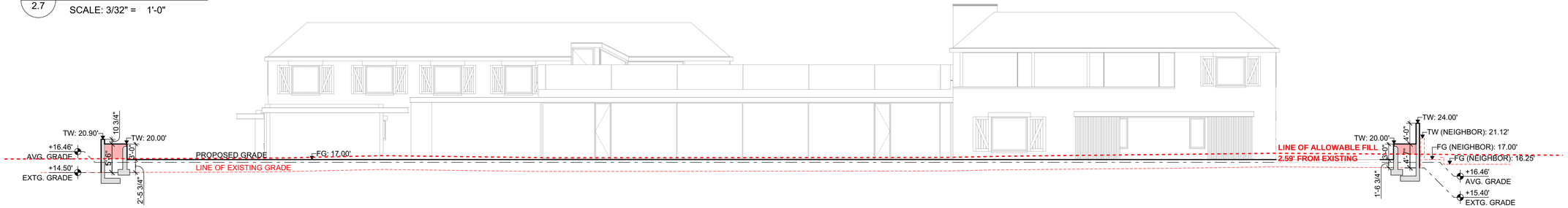
AREA W/ TERRACED PLANTERS EXCEEDING 2.59' ABOVE EXISTING GRADE; REFER TO VARIANCE DIAGRAM ON SHEET 2.5

SEE DIAGRAMS ON L3.03 AND L3.04 FOR MORE INFO



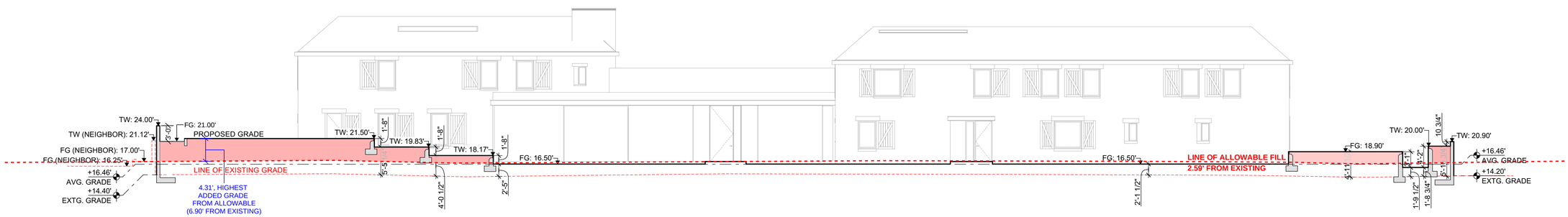
2 / 2.7 E-W YARD ELEVATION SOUTH

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



3 / 2.7 N-S REAR YARD ELEVATION

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



4 / 2.7 N-S FRONT YARD SECTION

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

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MEP Engineer:
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233 Mount Airy Rd. - Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave.
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

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108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

SITE YARD SECTIONS

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RevID	Transmittal Set Name	Date
01	ARCOM 1ST SUBMIT	1/22/2026
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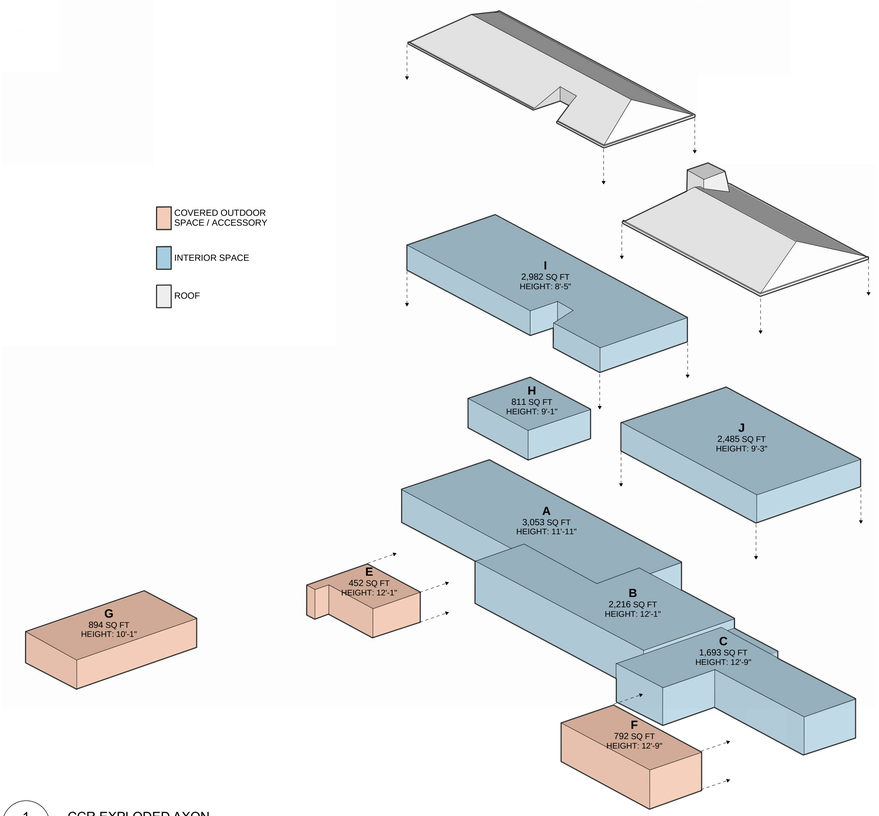
2.7

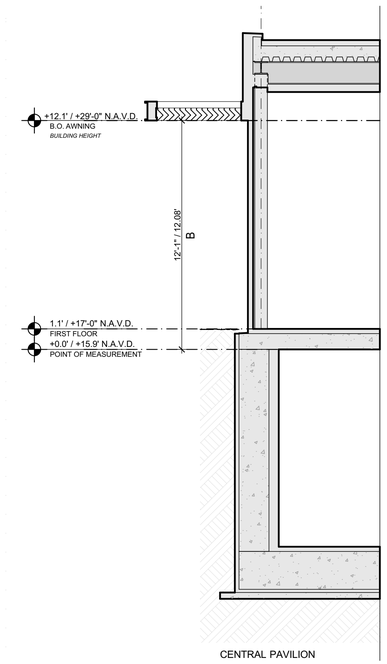


1
2.8 CCR EXPLODED AXON

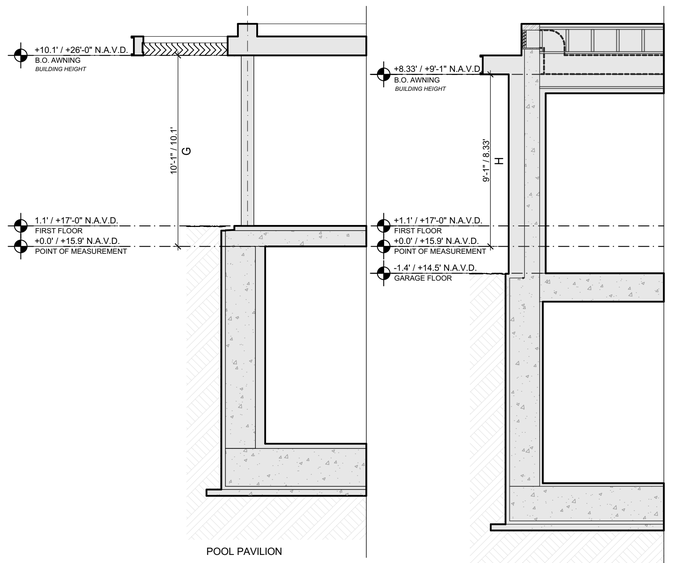
	LOCATION	AREA (ft2)	HEIGHT (ft)	CUBIC CONTENT (ft3)	CUBIC CONTENT RATIO
	BASEMENT *(EXEMPT)* *	7,969	10.42	N/A	
	FIRST FLOOR: INTERIOR				
A	SOUTH MASS	3,053	11.92	36391.76	0.82
B	CENTRAL MASS	2,216	12.08	26769.28	0.60
C	NORTH MASS	1,693	12.75	21585.75	0.49
	FIRST FLOOR: COVERED EXTERIOR				
D	FRONT ENTRY *(OPEN PERGOLA)*		12.1	12.1	0.00
E	SCREENED PORCH	452	12.1	5469.2	0.12
E1	EAST AWNING *(OPEN PERGOLA)*		12.1	12.1	0.00
F	COVERED OUTDOOR SEATING	792	12.75	10098	0.23
G	POOL PAVILION	894	10.1	9029.4	0.20
H	GARAGE	811	8.33	6755.63	0.15
	SECOND FLOOR: INTERIOR				
I	SOUTH MASS	2,982	8.42	25108.44	0.57
J	NORTH MASS	2,485	9.25	22986.25	0.52
	SUBTOTAL	15,378		164,218	3.70
	Exemption for Covered Areas (5% Allowable CC)			-8125	-0.18
	GRAND TOTAL			156,093	3.52
	Allowable CCR Lot Area (44,400sf) x CCR (3.66)			162,504	3.66
	EXCESS CC/CCR			6,411.09	0.14

OPEN GARDEN PERGOLA	PARKING AWNING	WEST AWNING	EAST AWNING	POOL PAV. AWNING	*TOTAL*
1,332	1,108	368	550	190	2,216

44,400sf x 3% = 1,332SF

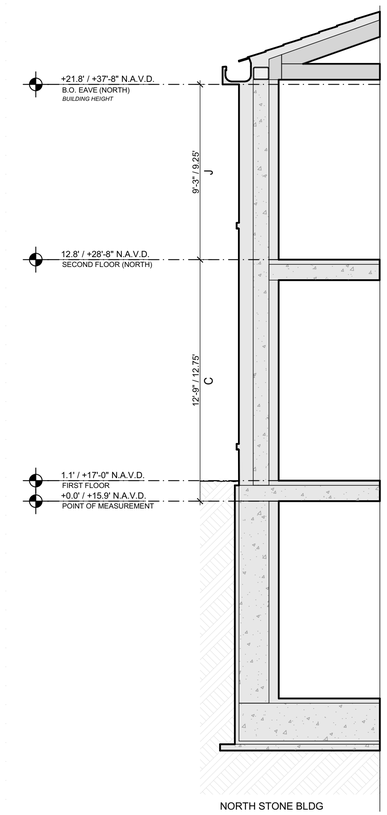


CENTRAL PAVILION

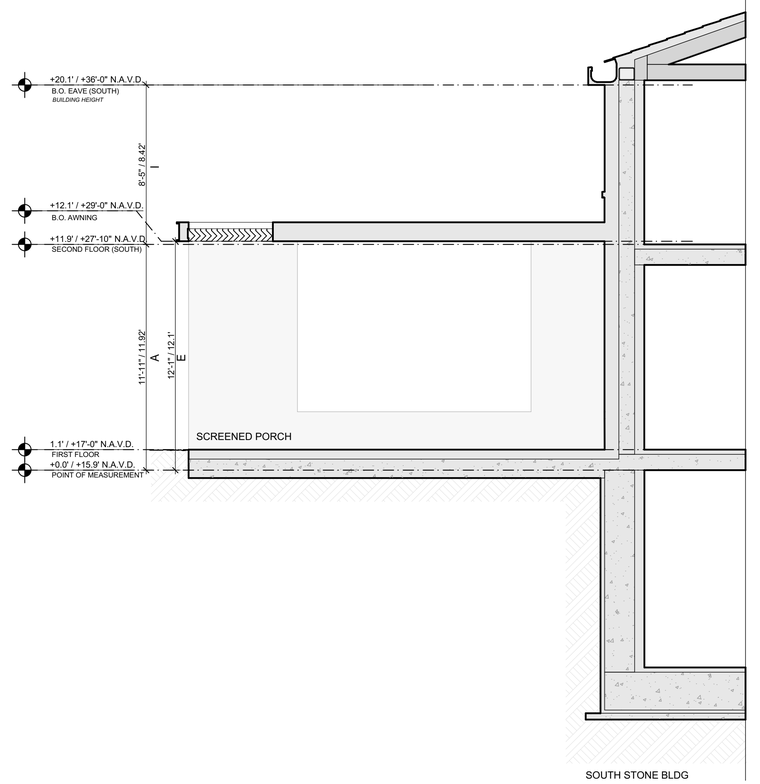


POOL PAVILION

GARAGE



NORTH STONE BLDG



SOUTH STONE BLDG

1
2.8 CCR WALL SECTION DIAGRAMS
SCALE: 1/4" = 1'-0"

Leroy Street Studio
Leroy Street **Studio**
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LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third St. #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
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(561) 312-2041

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Langan
525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

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Intertek
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ZONING DIAGRAMS: CUBIC CONTENT

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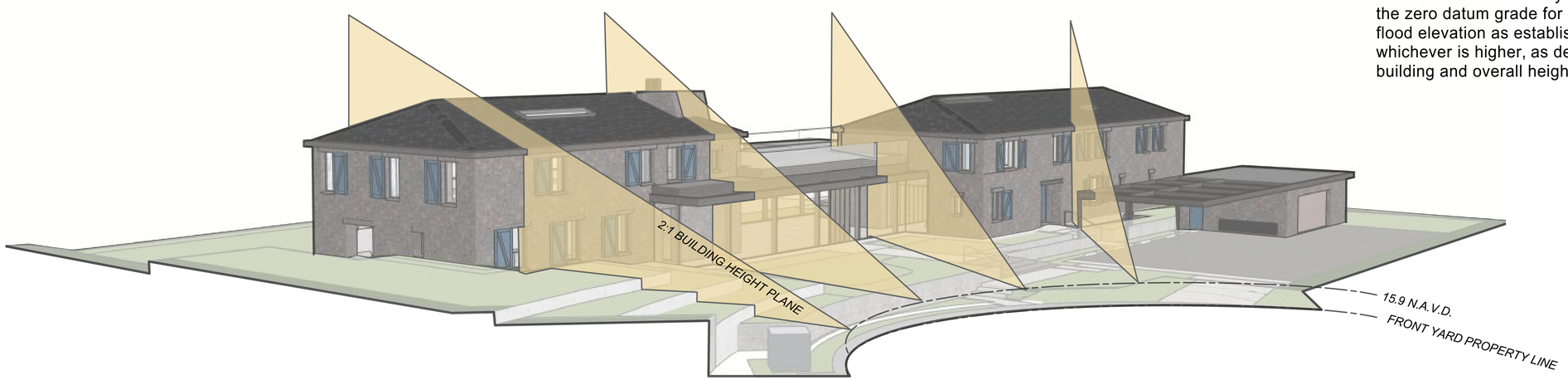
2.8

Sec. 134-793(a)(7)(a) Building height plane. The building height plane regulations are as follows: two feet of front setback for each one foot in building height.

a. No portion of any building or building roof system shall extend beyond a height limiting plane extending at an inclined angle from the intersection of the front yard property line and the zero datum grade for a lot or the minimum flood elevation as established in chapter 50, whichever is higher, as defined by height of building and overall height of building.



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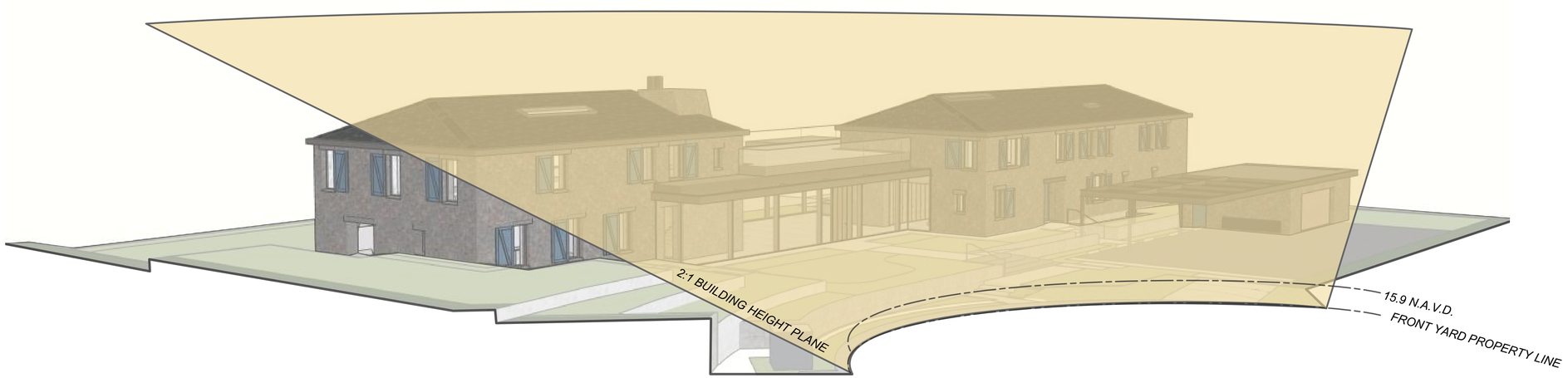
2.9
BUILDING HEIGHT PLANE DIAGRAM 1



2
2.9
BUILDING HEIGHT PLANE DIAGRAM 2

Leroy Street Studio
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Leroy Street Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third St. #304
San Francisco, CA 94107
(415) 503-0060

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Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

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West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
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New York, NY 10004
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BUILDING HEIGHT PLANE DIAGRAM

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2.9

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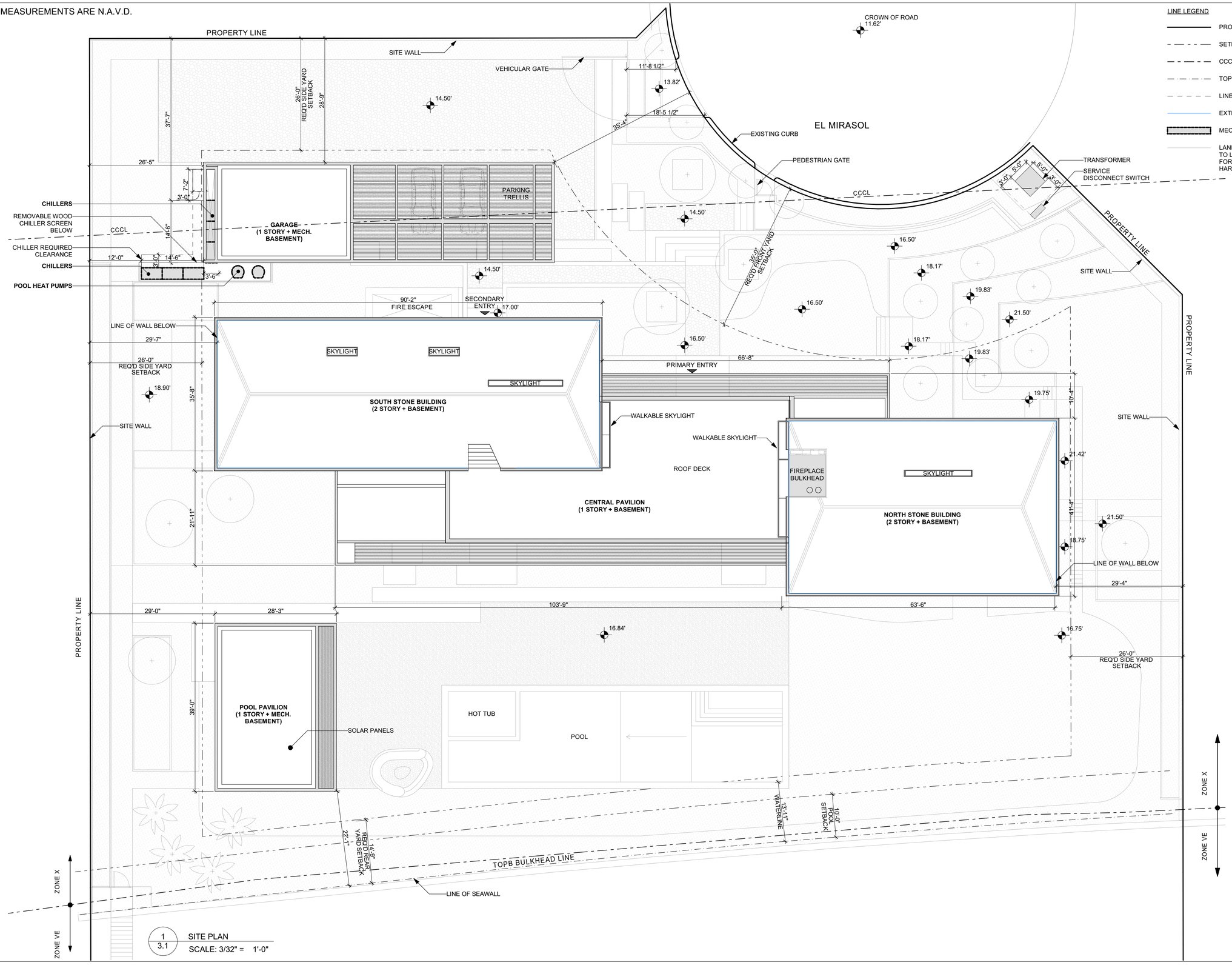

1 / 3.1 SITE PLAN
SCALE: 3/32" = 1'-0"

LINE LEGEND

- PROPERTY LINE
- SETBACK LINE
- CCCL
- TOPB BULKHEAD LINE
- LINES BELOW
- EXTERIOR WALLS BELOW
- MECHANICAL EQUIPMENT
- LANDSCAPE LINES; REFER TO LANDSCAPE DWGS. FOR LANDSCAPE & HARDSCAPE AREAS

Leroy Street Studio
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Leroy Street Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

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San Francisco, CA 94107
(415) 503-0060

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Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Rd. - Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave.
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

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Palm Beach, FL 33480

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ARCHITECTURAL SITE PLAN

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3.1

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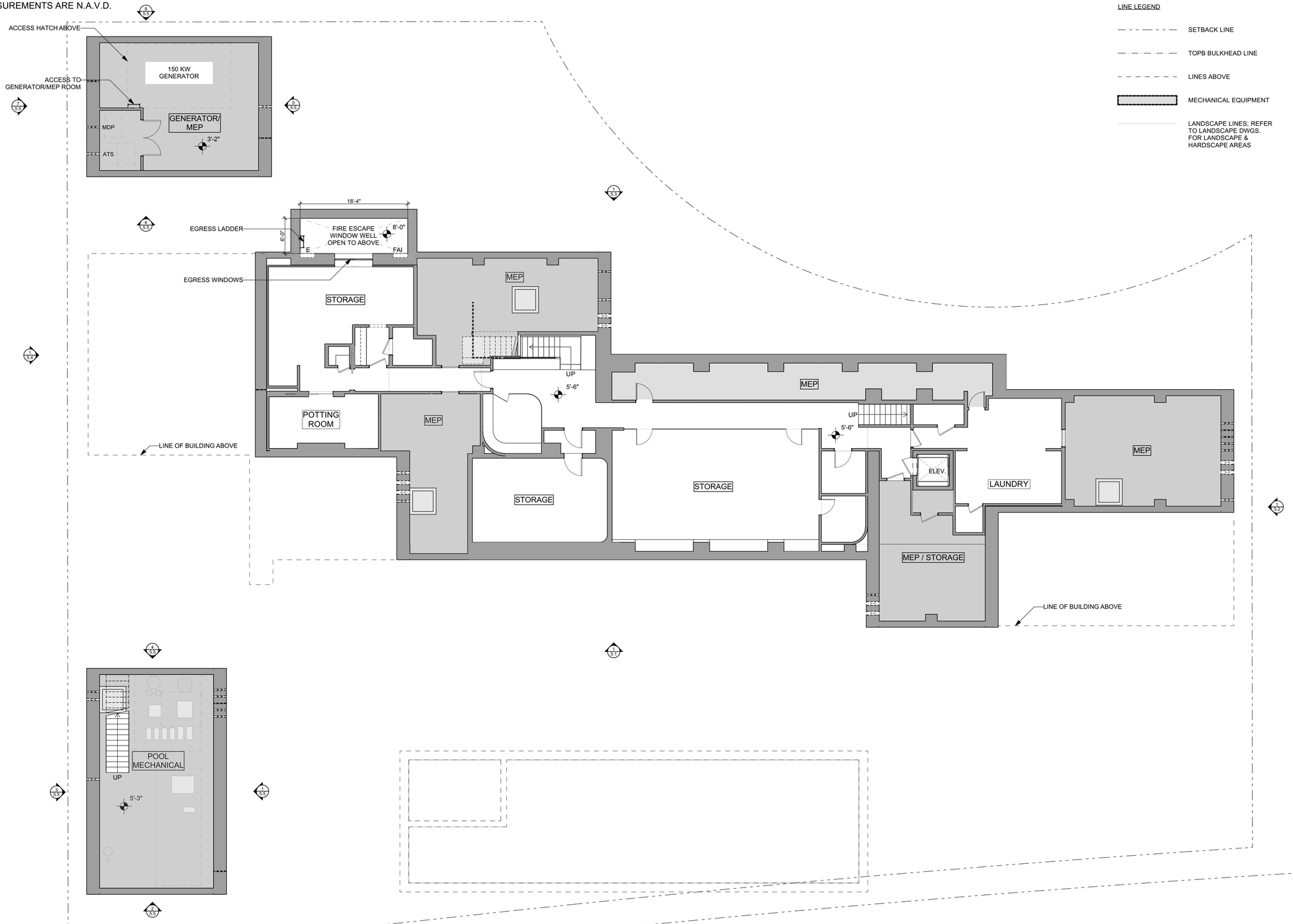

LINE LEGEND

- SETBACK LINE
- TOPB BULKHEAD LINE
- LINES ABOVE
- MECHANICAL EQUIPMENT
- LANDSCAPE LINES; REFER TO LANDSCAPE DWGS. FOR LANDSCAPE & HARDSCAPE AREAS

1 BASEMENT FLOOR PLAN
4.1 SCALE: 1/8" = 1'-0"

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LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third St. #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Rd. - Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave.
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

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BASEMENT / FOUNDATION PLAN

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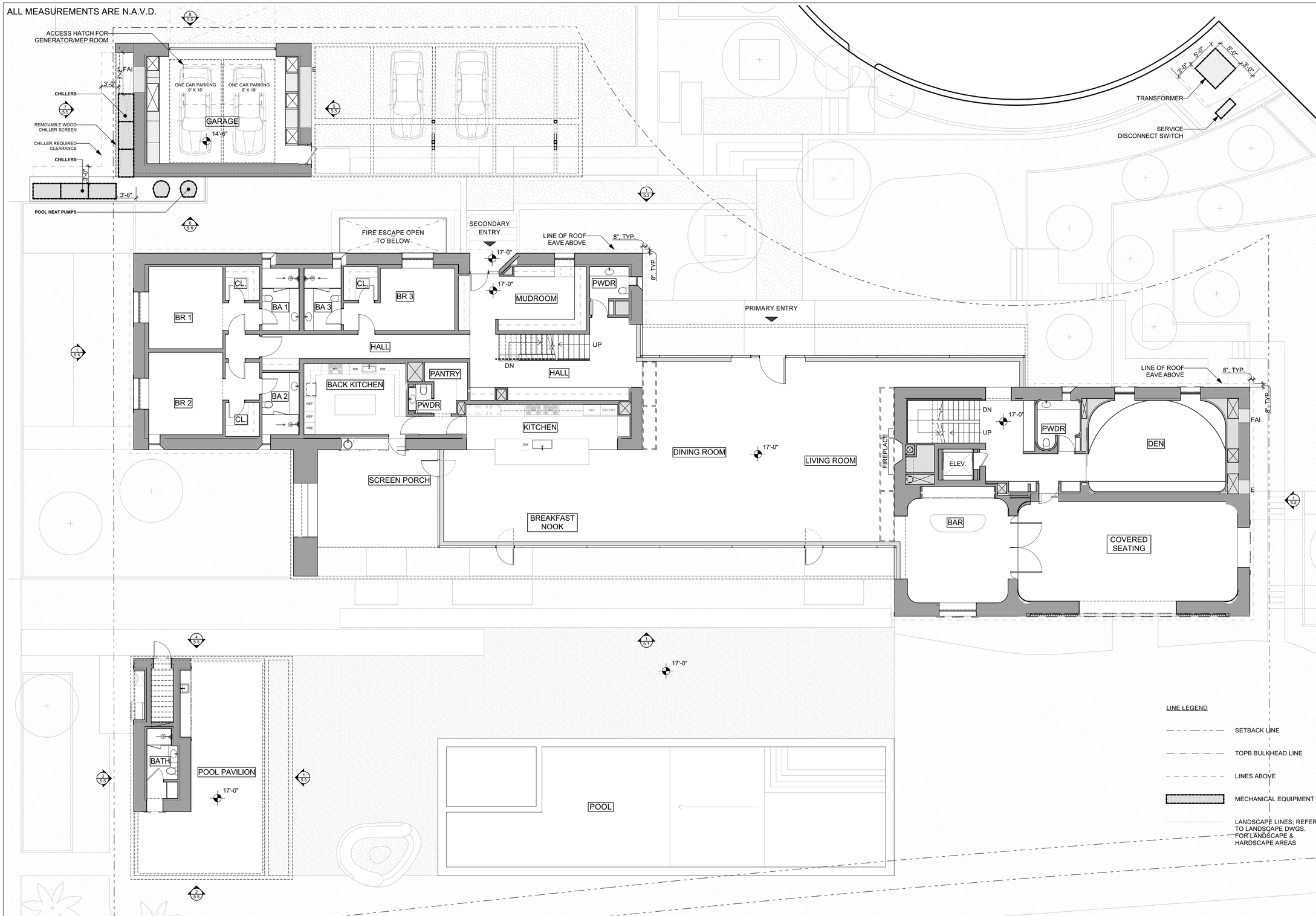
ALL MEASUREMENTS ARE N.A.V.D.



1 / 4.2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Leroy Street Studio
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LEROY STREET STUDIO ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
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Landscape Architect:
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525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
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Oakland, CA 94607

General Contractor:
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315 5th St.
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Intertek
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New York, NY 10004
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FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

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Sheet Scale	AS NOTED
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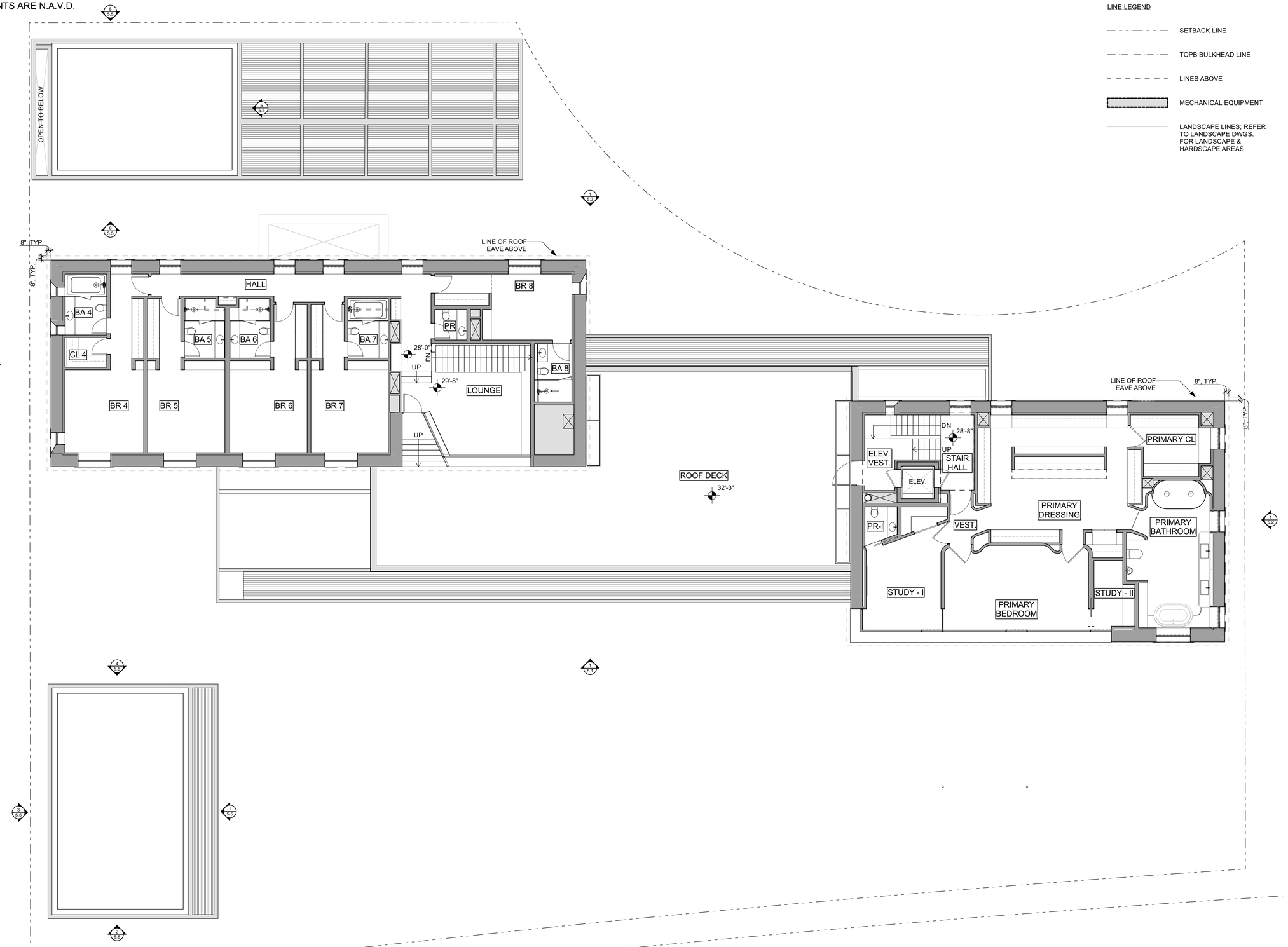
4.2

ALL MEASUREMENTS ARE N.A.V.D.

LINE LEGEND

- SETBACK LINE
- TOPB BULKHEAD LINE
- LINES ABOVE
- MECHANICAL EQUIPMENT
- LANDSCAPE LINES; REFER TO LANDSCAPE DWGS. FOR LANDSCAPE & HARDSCAPE AREAS



1 / 4.3 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
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West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third St. #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Rd. - Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
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West Palm Beach, FL 33401
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Geotech:
Langan
525 Okeechobee Blvd. - Suite 901
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(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
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(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

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SECOND FLOOR PLAN

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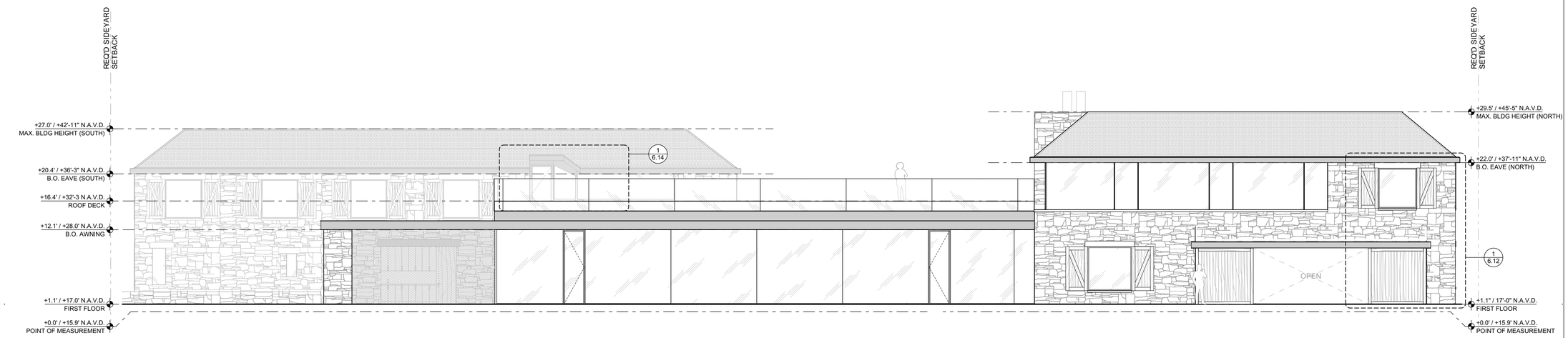
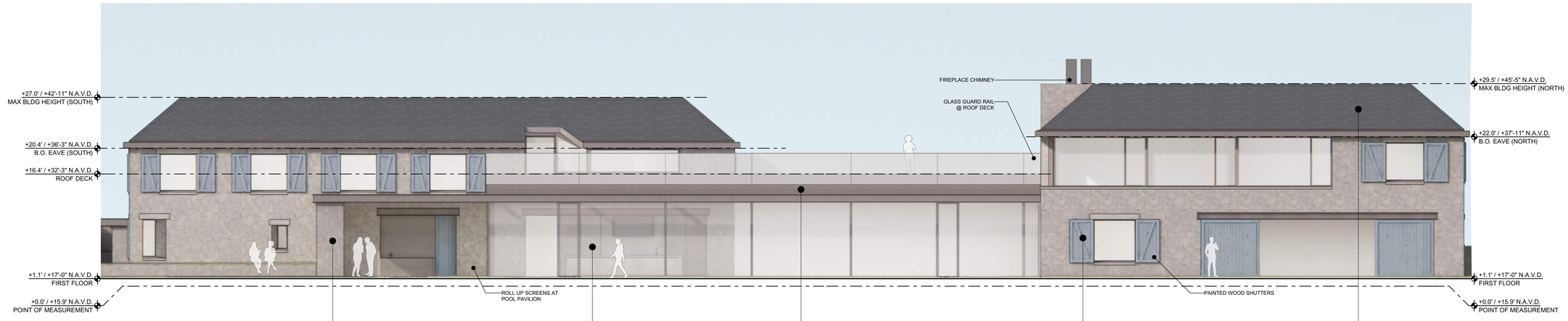
4.3



1
5.1

EAST ELEVATION

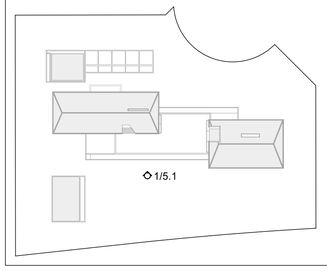
SCALE: 1/8" = 1'-0"

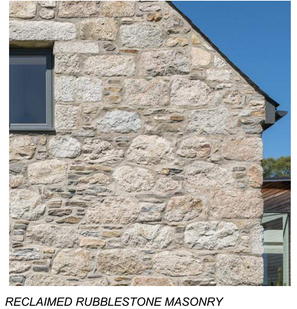


2
5.1

EAST ELEVATION - MATERIAL

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





RECLAIMED RUBBLESTONE MASONRY



SEELE GLAZING SYSTEM



PAINTED STAINLESS STEEL



PAINTED WOOD SHUTTERS



VERMONT WELLS SLATE GRAY - DARK

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LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
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New York, NY 10004
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PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480

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EAST ELEVATION

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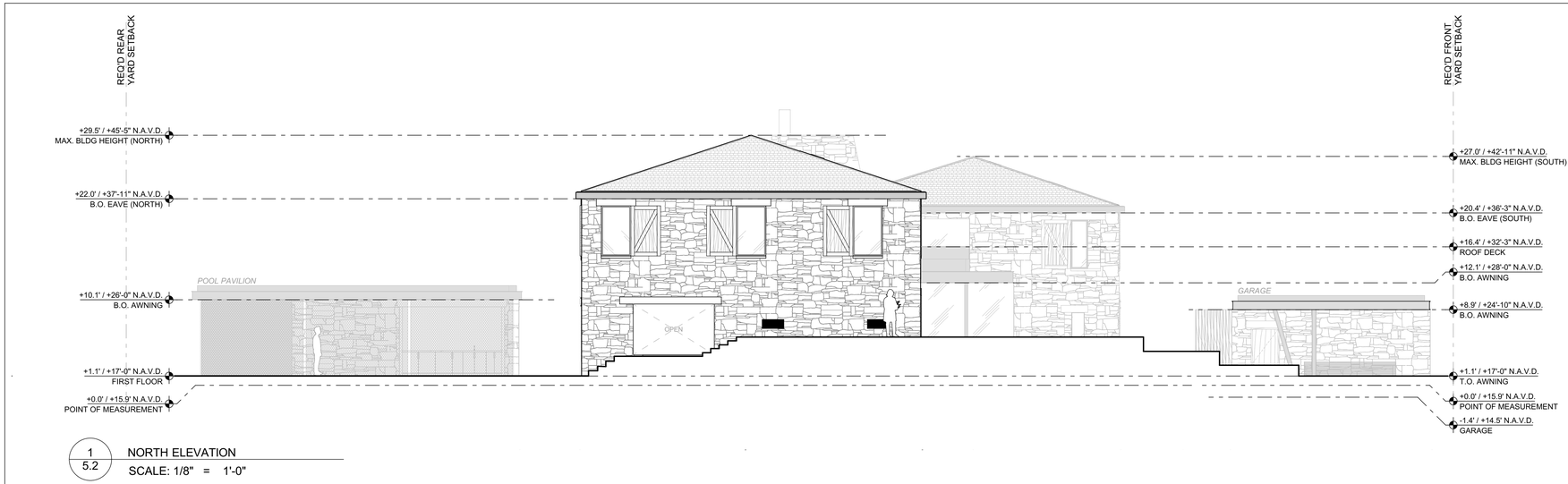
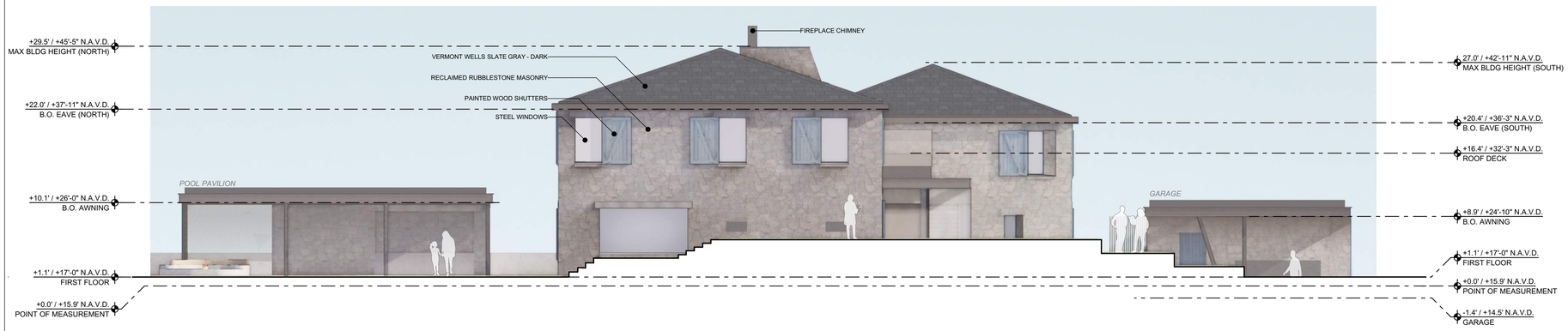
Drawing No.

5.1



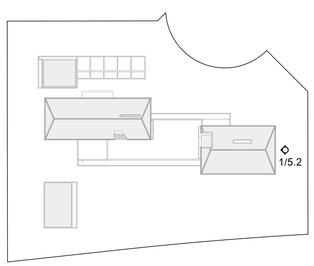
1
5.2

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



2
5.2

NORTH ELEVATION - MATERIAL
SCALE: 1/8" = 1'-0"



Leroy Street Studio
Leroy Street **Studio**
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LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third St. #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Rd. - Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave.
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
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NORTH ELEVATION

NOT FOR CONSTRUCTION

RevID	Transmittal Set Name	Date
01	ARCOM 1ST SUBMIT	1/22/2026
02	ARCOM 2ND SUBMIT	3/16/2026
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Sheet Revision #	03
Project ID	El Mirasol
Sheet Scale	AS NOTED
Drawing No.	

5.2



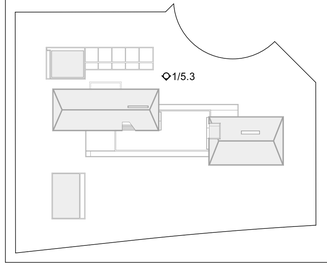
1
5.3 WEST ELEVATION

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



2
5.3 WEST ELEVATION - MATERIAL

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



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New York, NY 10002
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1111Broadway, Suite 2150
Oakland, CA 94607

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315 5th St.
West Palm Beach, FL 33401
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Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
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ARCOM FINAL SUBMIT

WEST ELEVATION

NOT FOR CONSTRUCTION

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Sheet Revision #	03
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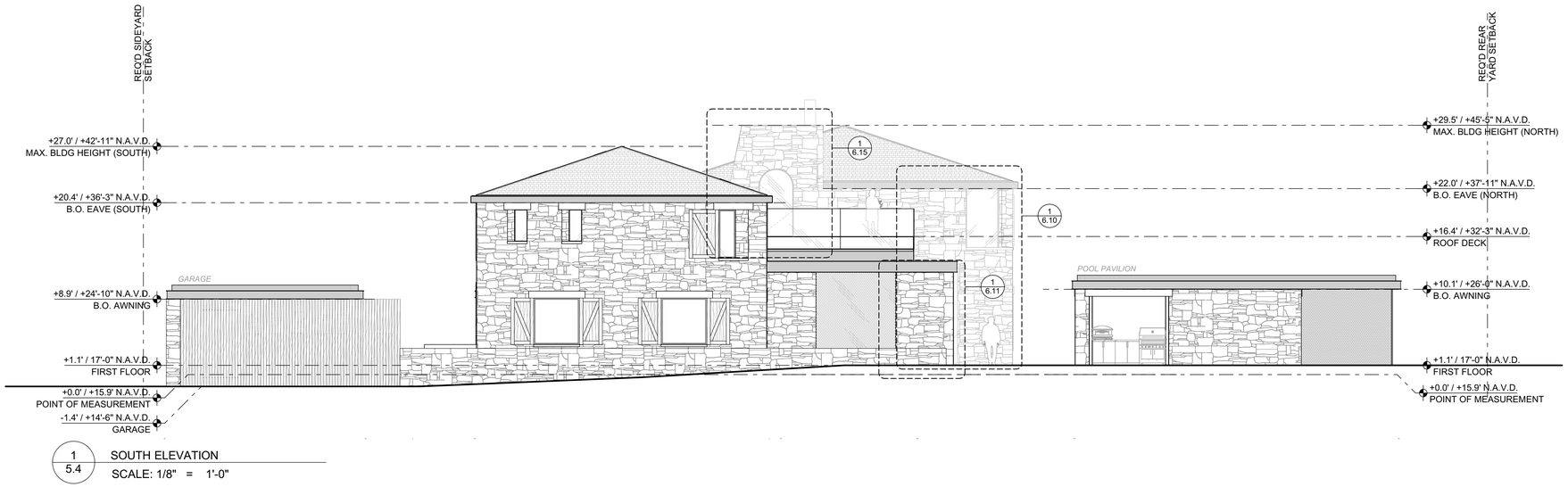
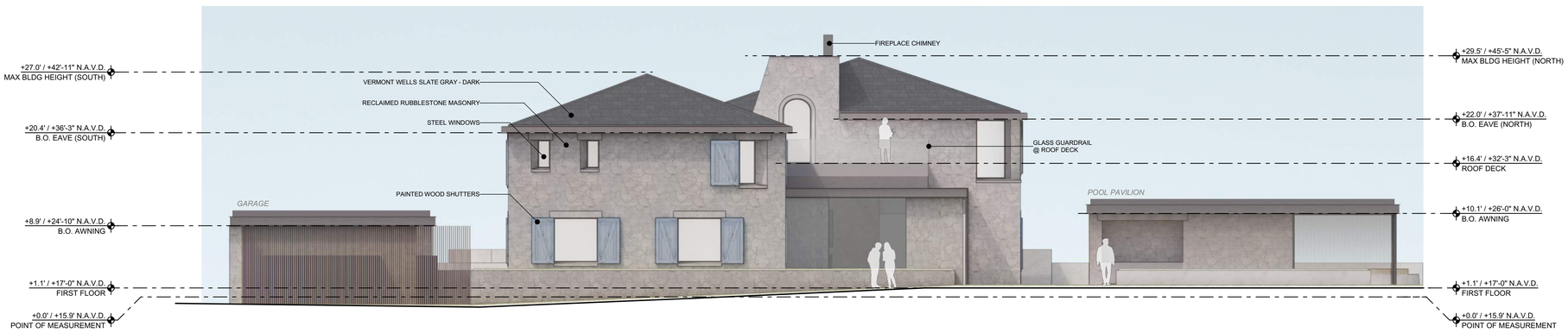
Sheet Scale	AS NOTED
Drawing No.	

5.3



1
5.4
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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SOUTH ELEVATION - MATERIAL
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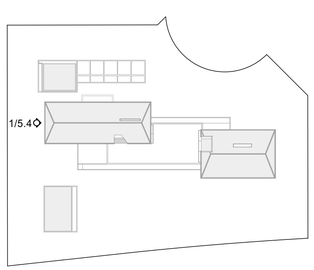

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ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
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info@leroystreetstudio.com
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Oakland, CA 94607

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315 5th St.
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SOUTH ELEVATION

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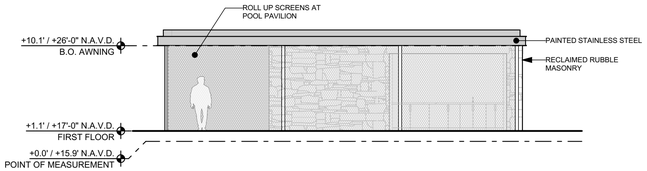
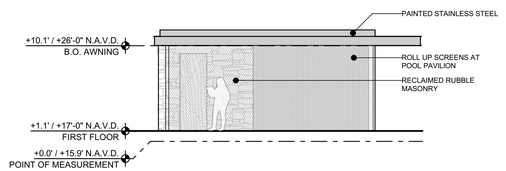
5.4



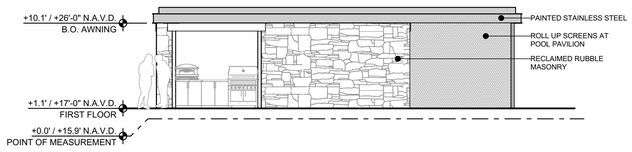
1 / 5.5 POOL PAVILION - NORTH ELEVATION

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



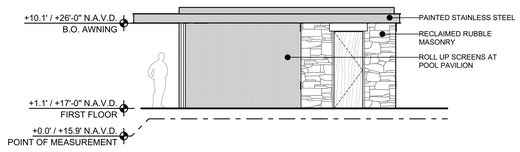
2 / 5.5 POOL PAVILION - EAST ELEVATION

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



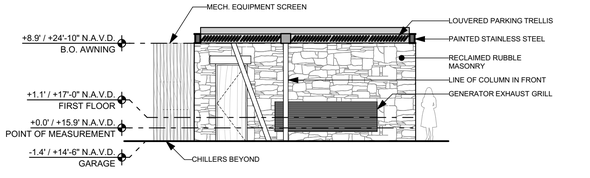
3 / 5.5 POOL PAVILION - SOUTH ELEVATION

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



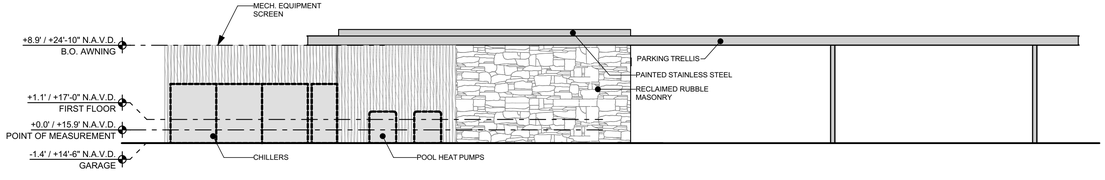
4 / 5.5 POOL PAVILION - WEST ELEVATION

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



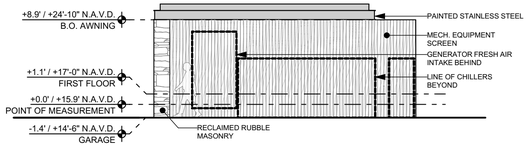
5 / 5.5 GARAGE - NORTH ELEVATION

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



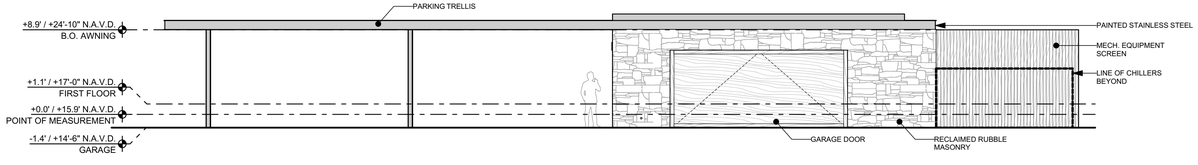
6 / 5.5 GARAGE - EAST ELEVATION

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



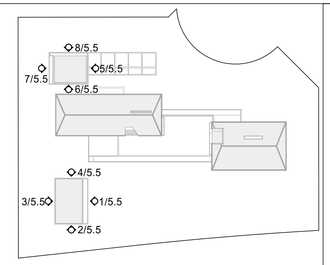
7 / 5.5 GARAGE - SOUTH ELEVATION

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



8 / 5.5 GARAGE - WEST ELEVATION

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



Leroy Street Studio
Leroy Street **Studio**
Leroy **Street** Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third St. #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Rd. - Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave.
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

ACCESSORY BUILDING ELEVATIONS

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02	ARCOM 2ND SUBMIT	3/16/2026
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Project ID	El Mirasol
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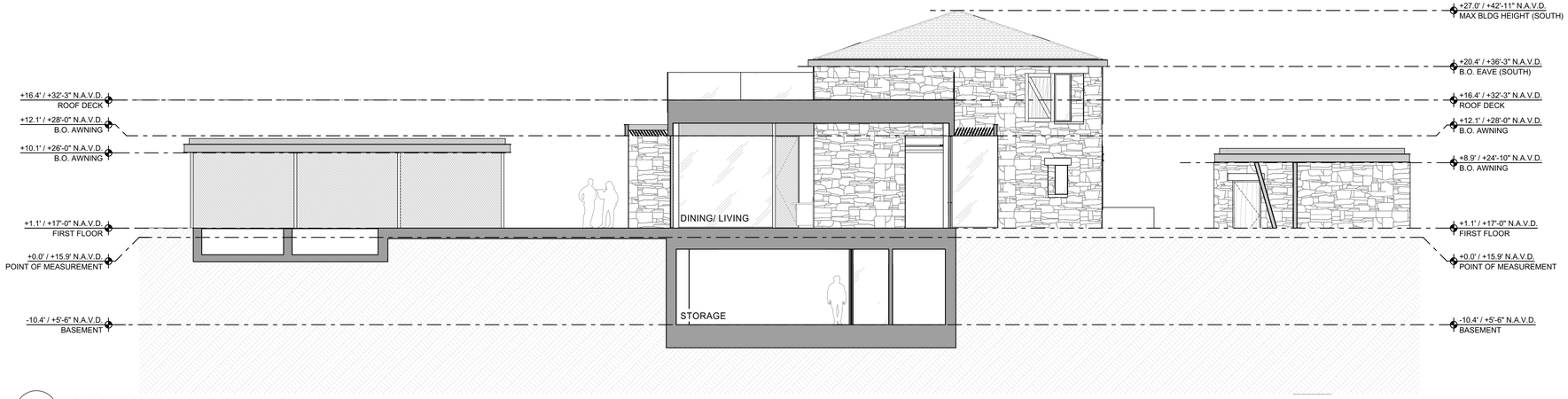
Drawing No.

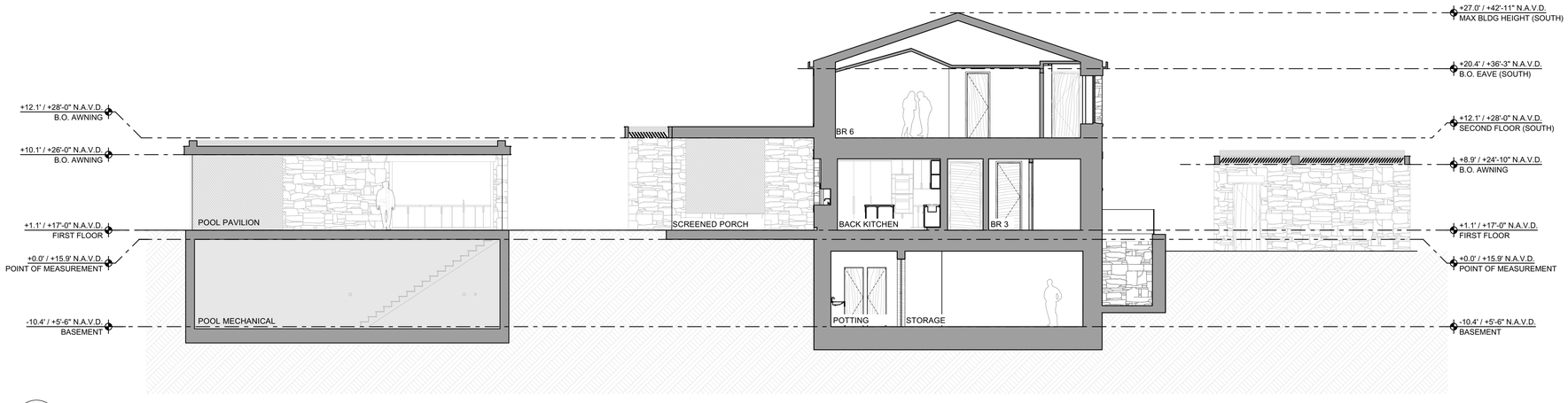
5.5



1
6.6

BUILDING SECTION @ CENTRAL GLAZING - E/W

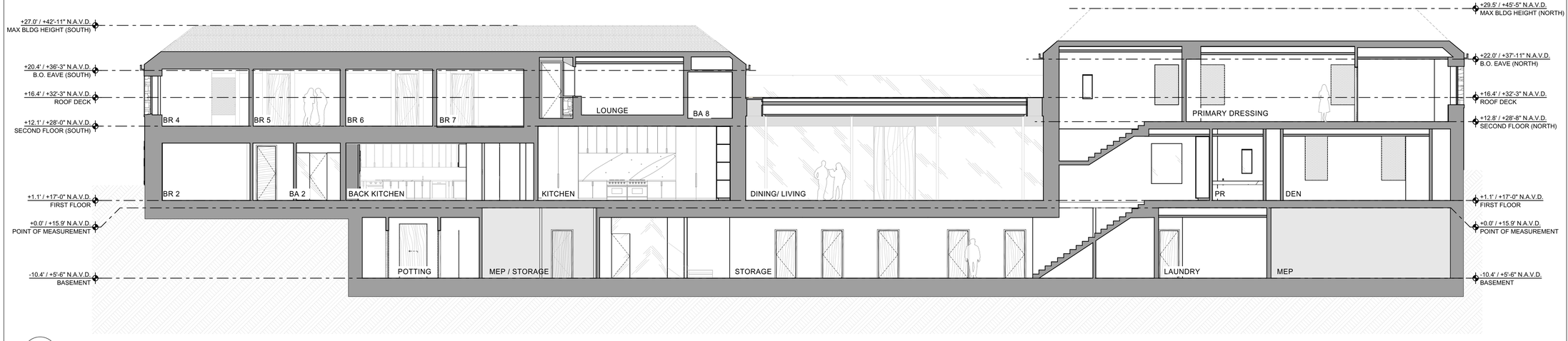
SCALE: 1/8" = 1'-0"



2
6.6

BUILDING SECTION @ NORTH BLDG - E/W

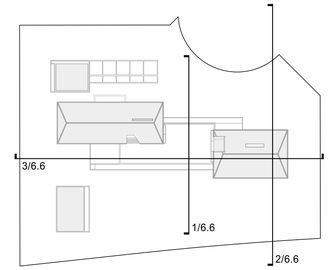
SCALE: 1/8" = 1'-0"



3
6.6

BUILDING SECTION - FULL N/S

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



Leroy Street Studio
Leroy Street **Studio**
Leroy **Street** Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
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Structural Engineer:
TYLIN
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MEP Engineer:
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Langan
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Environmental
Introba Inc.
1111Broadway, Suite 2150
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General Contractor:
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Envelope
Intertek
11 Broadway - Suite 410
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ARCOM FINAL SUBMIT

BUILDING SECTIONS

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03	ARCOM FINAL SUBMIT	4/6/2026

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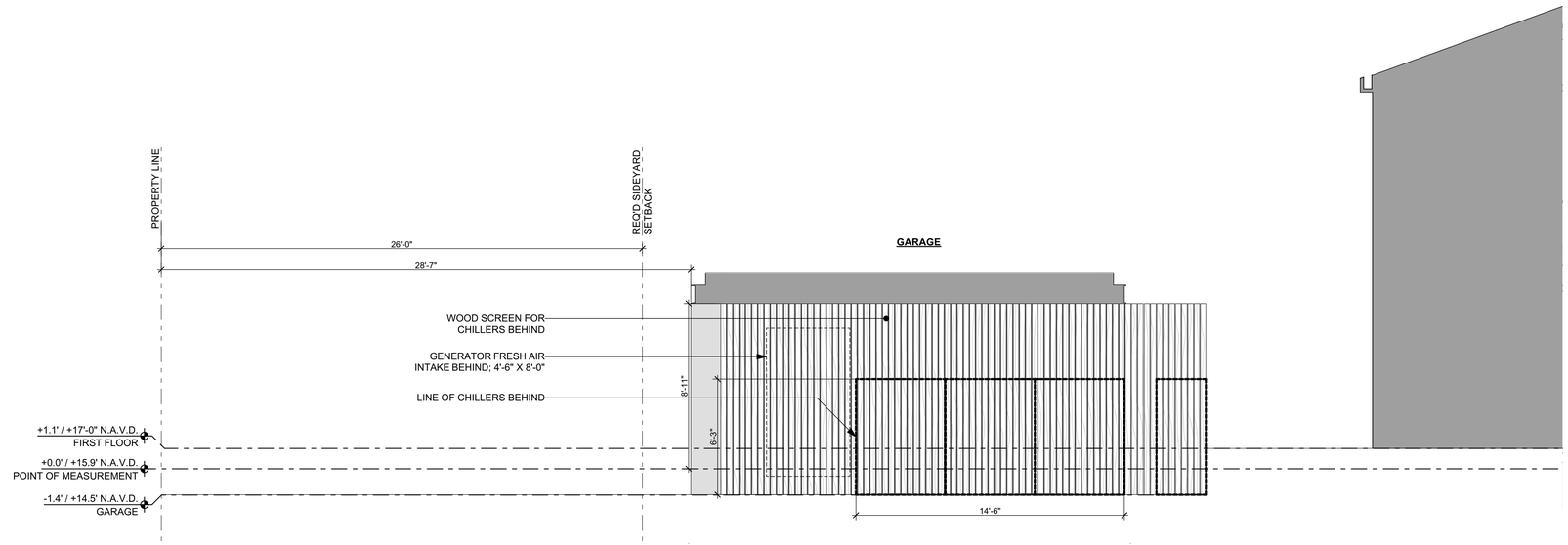
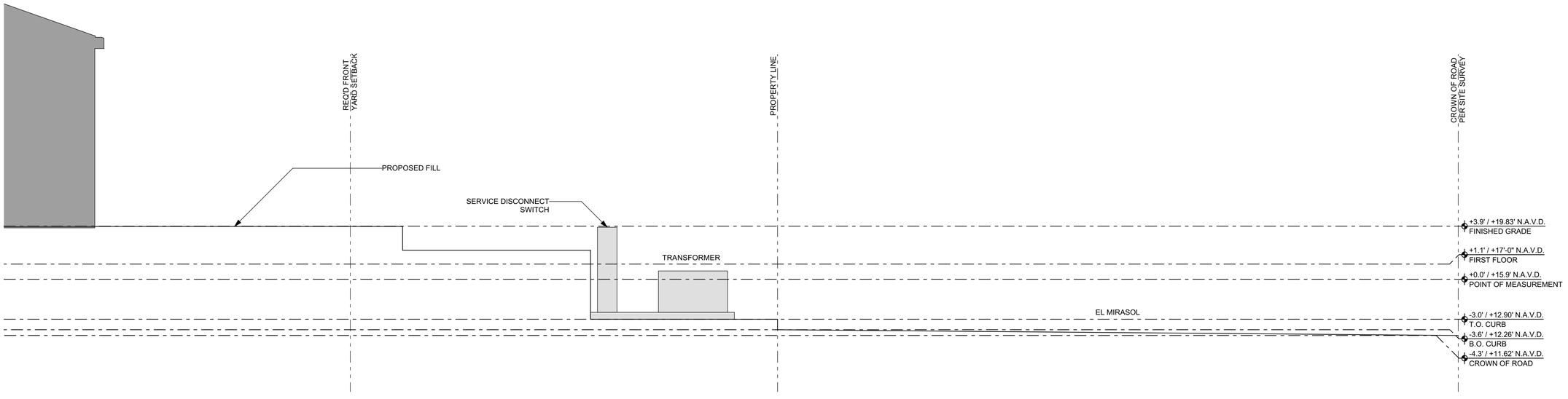
Drawing No.

6.6



1/6.7 BUILDING SECTION - E/W - GARAGE W/ CHILLERS

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



2/6.7 NORTH YARD SECTION

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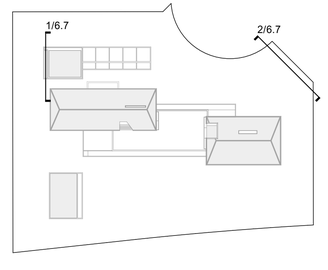

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65 Allen Street
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T 212 431 6780
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Envelope
Intertek
11 Broadway - Suite 410
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ARCOM FINAL SUBMIT

MECH. YARD SECTION DIAGRAMS

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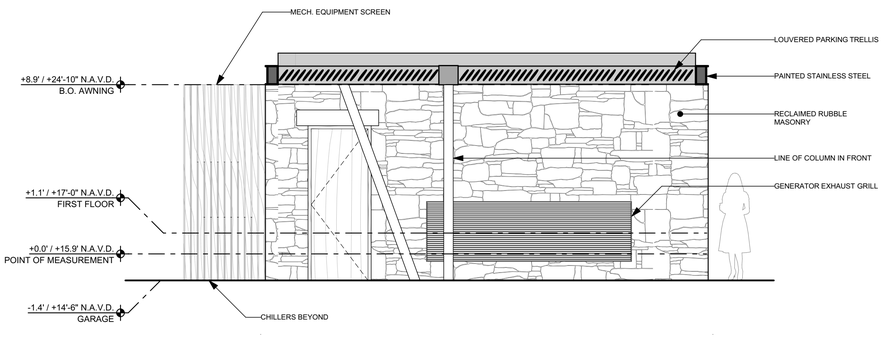
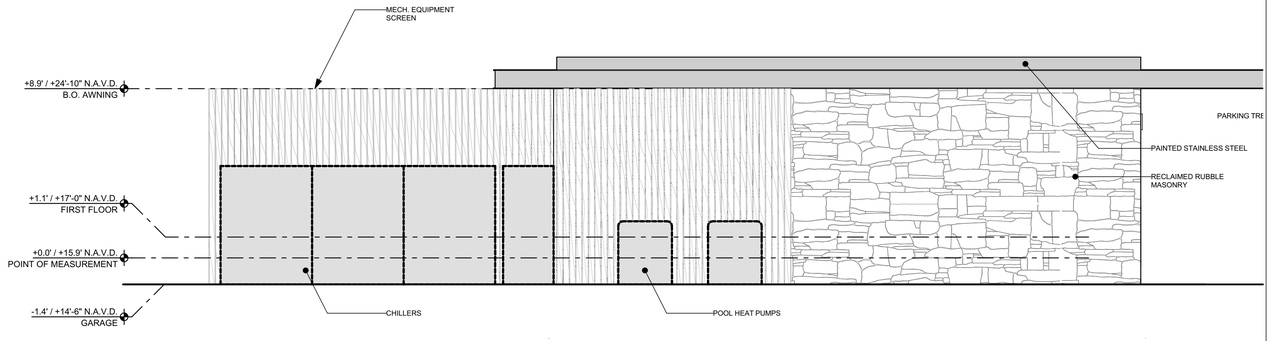
Project ID	El Mirasol
Sheet Scale	AS NOTED

Drawing No.

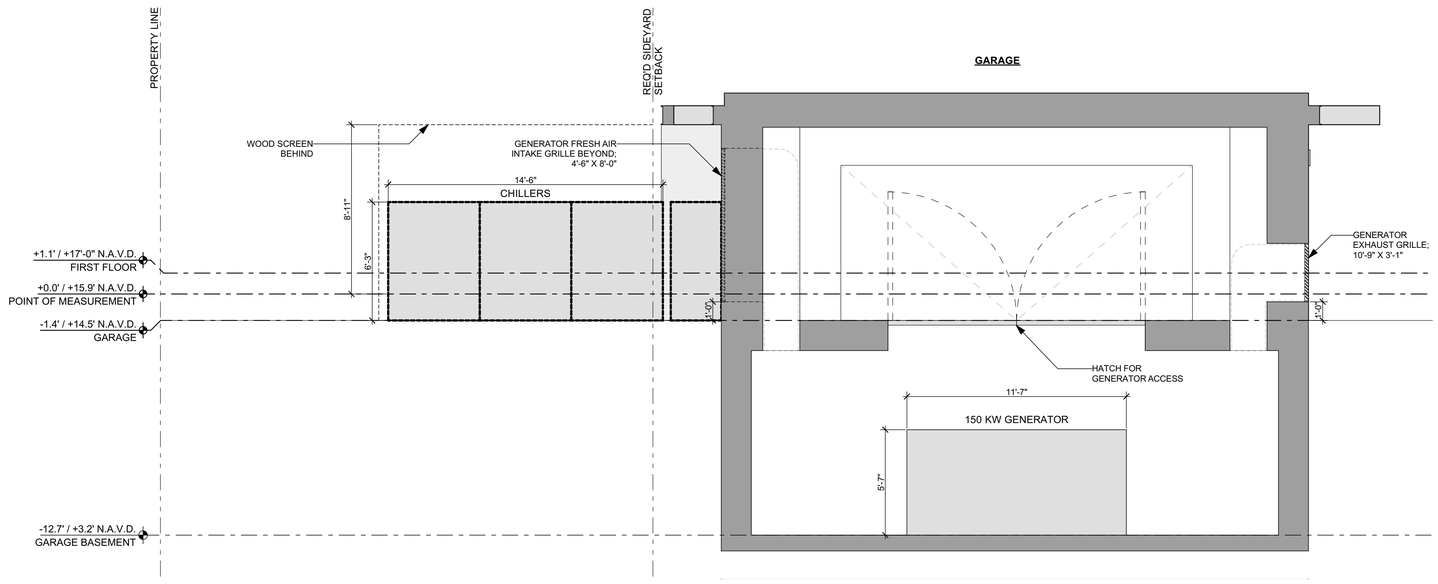
6.7



1 / 6.8 GARAGE NORTH
SCALE: 1/4" = 1'-0"



2 / 6.8 GARAGE EAST
SCALE: 1/4" = 1'-0"



3 / 6.8 SOUTH YARD SECTION
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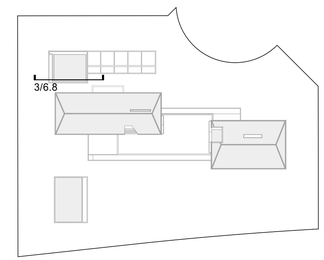

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T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third St. #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Rd. - Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave.
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480

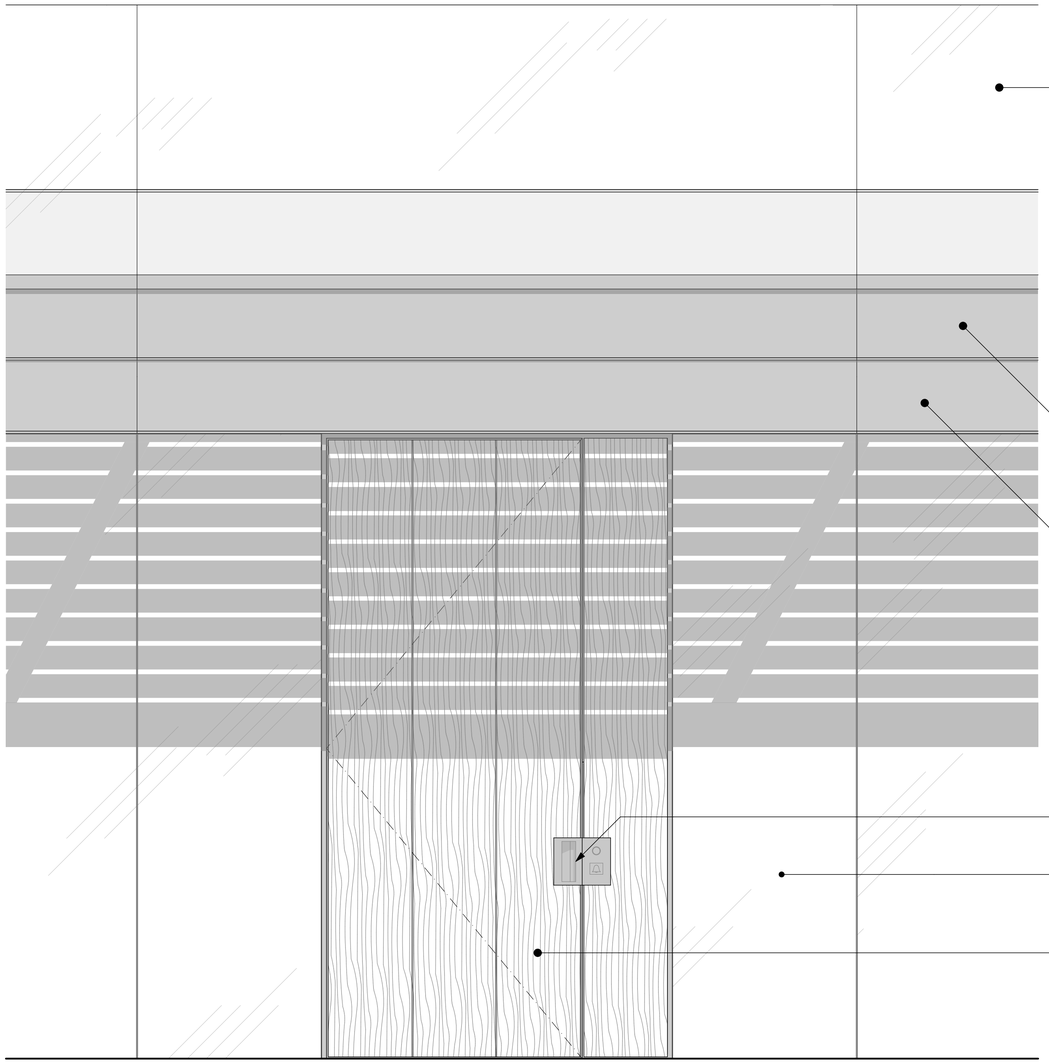
ARCOM FINAL SUBMIT

MECH. YARD SECTION DIAGRAMS

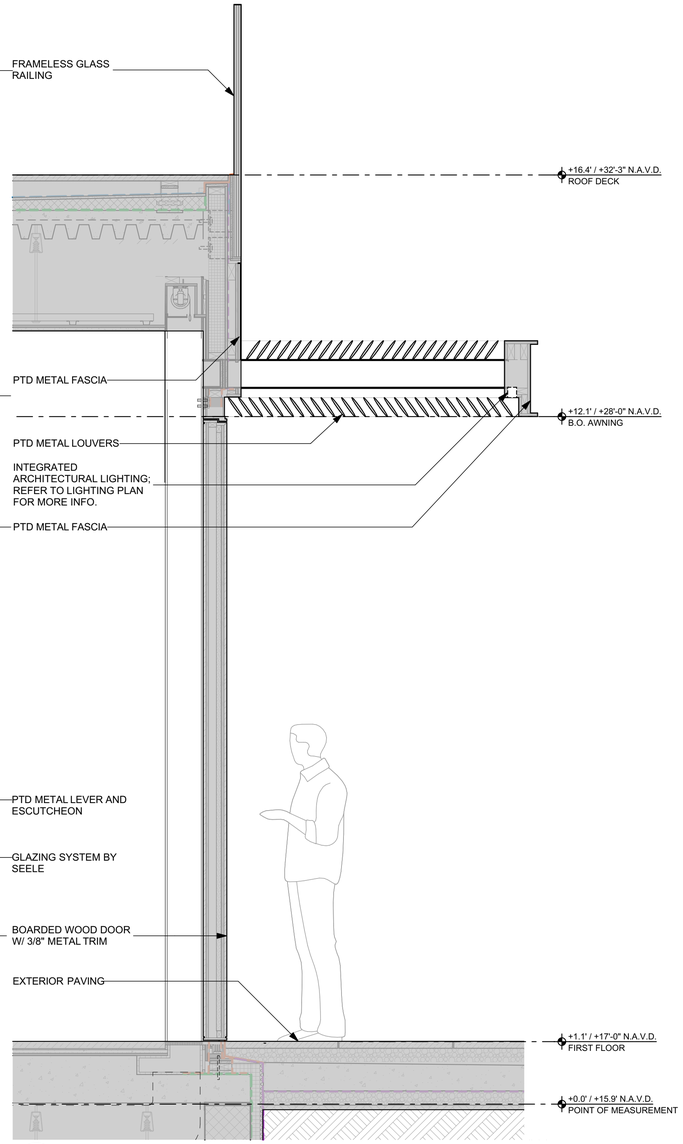
NOT FOR CONSTRUCTION

RevID	Transmittal Set Name	Date
01	ARCOM 1ST SUBMIT	1/22/2026
02	ARCOM 2ND SUBMIT	3/16/2026
03	ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	03
Project ID	El Mirasol
Sheet Scale	AS NOTED
Drawing No.	6.8



1
6.9
DETAIL ELEVATION AT ENTRY DOOR
SCALE: 3/4" = 1'-0"



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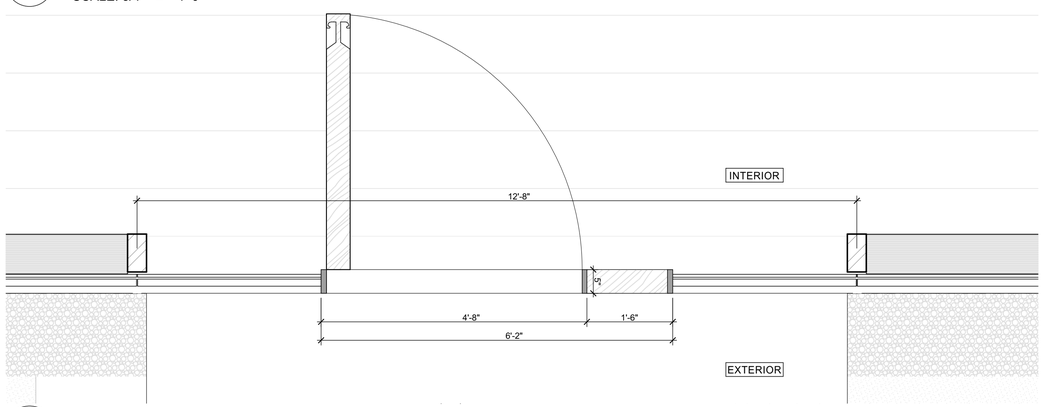
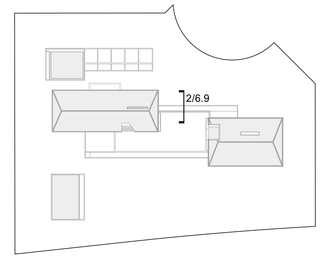
6.9
DETAIL SECTION AT ENTRY DOOR
SCALE: 3/4" = 1'-0"



3
6.9
DETAIL PLAN AT ENTRY DOOR AND SIDELITE
SCALE: 3/4" = 1'-0"



Leroy Street Studio
Leroy Street **Studio**
Leroy **Street** Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

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(415) 503-0060

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Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

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Langan
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West Palm Beach, FL 33401
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Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

ARCHITECTURAL DETAILS - PRIMARY ENTRY

NOT FOR CONSTRUCTION

RevID	Transmittal Set Name	Date
01	ARCOM 1ST SUBMIT	1/22/2026
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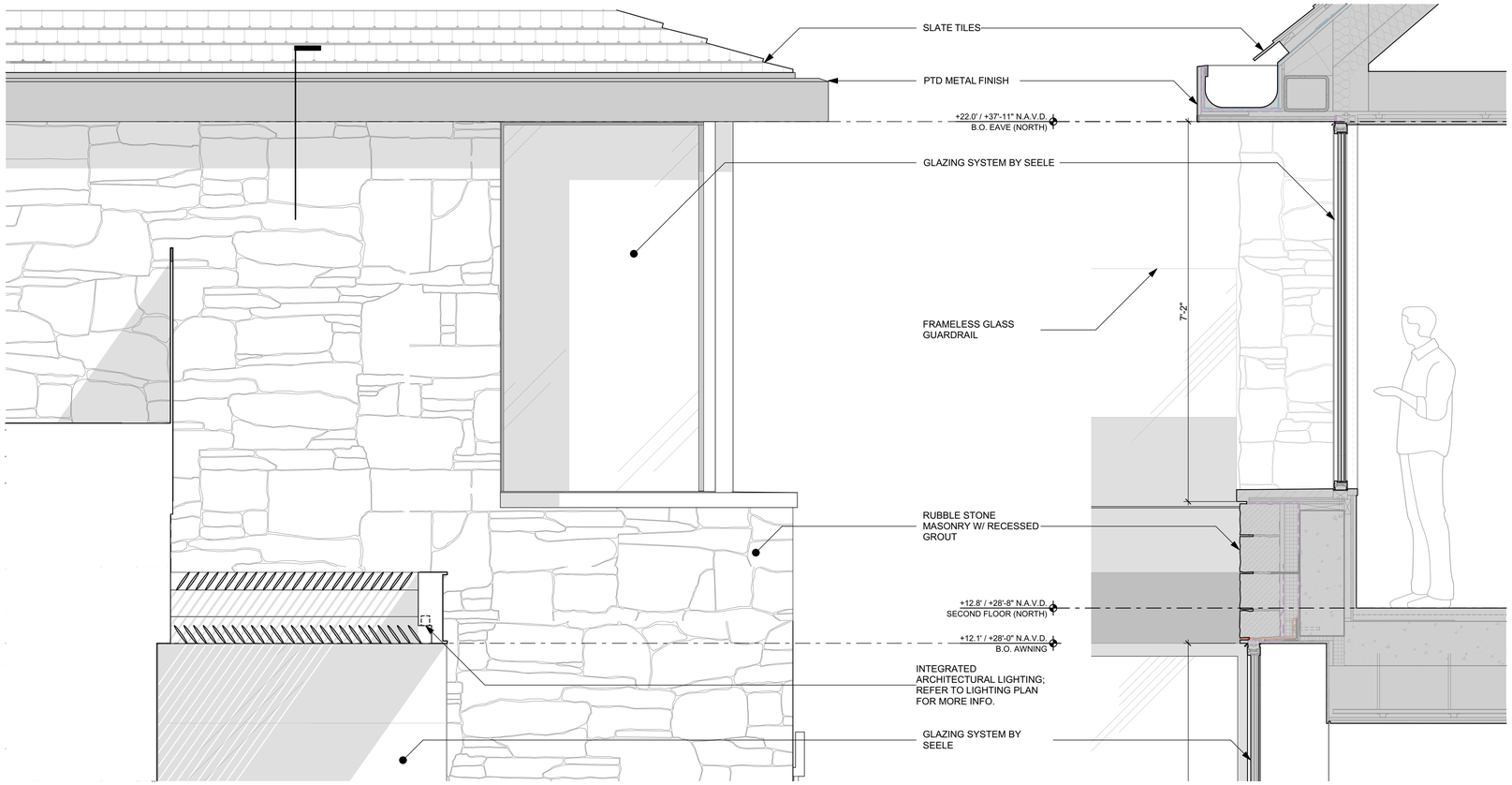
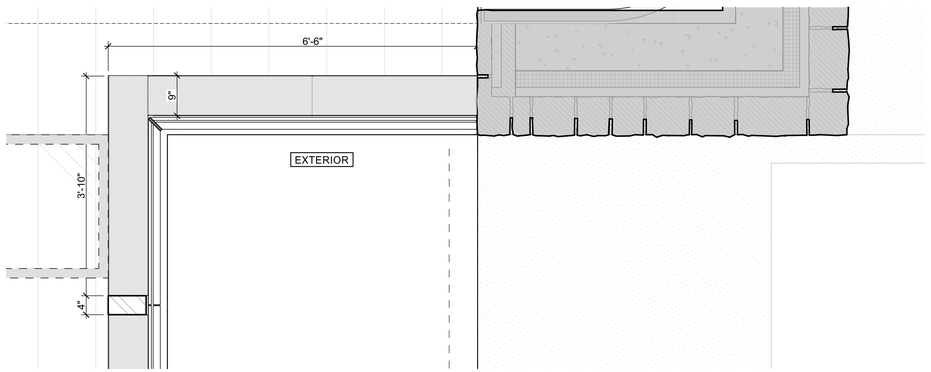
03	ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	03
Project ID	El Mirasol
Sheet Scale	AS NOTED
Drawing No.	

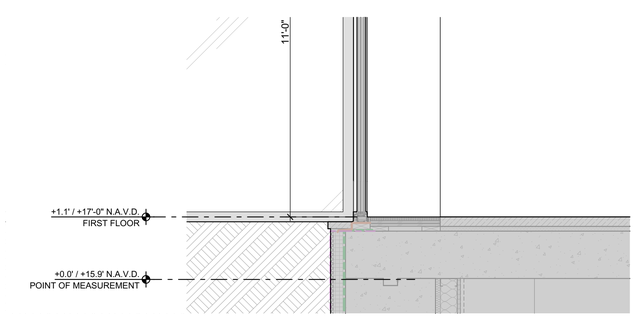
6.9



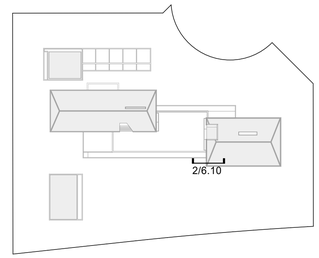
1 / 6.10 North Building to Glazing
SCALE: 3/4" = 1'-0"



3 / 6.10 First Floor Plan
SCALE: 3/4" = 1'-0"



2 / 6.10 E/W - N. BLDG -RIBBON WINDOW CORNER
SCALE: 3/4" = 1'-0"



Leroy Street Studio
Leroy Street **Studio**
Leroy **Street** Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
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San Francisco, CA 94107
(415) 503-0060

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Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

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Basking Ridge, NJ 07920

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West Palm Beach, FL 33401
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Langan
525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

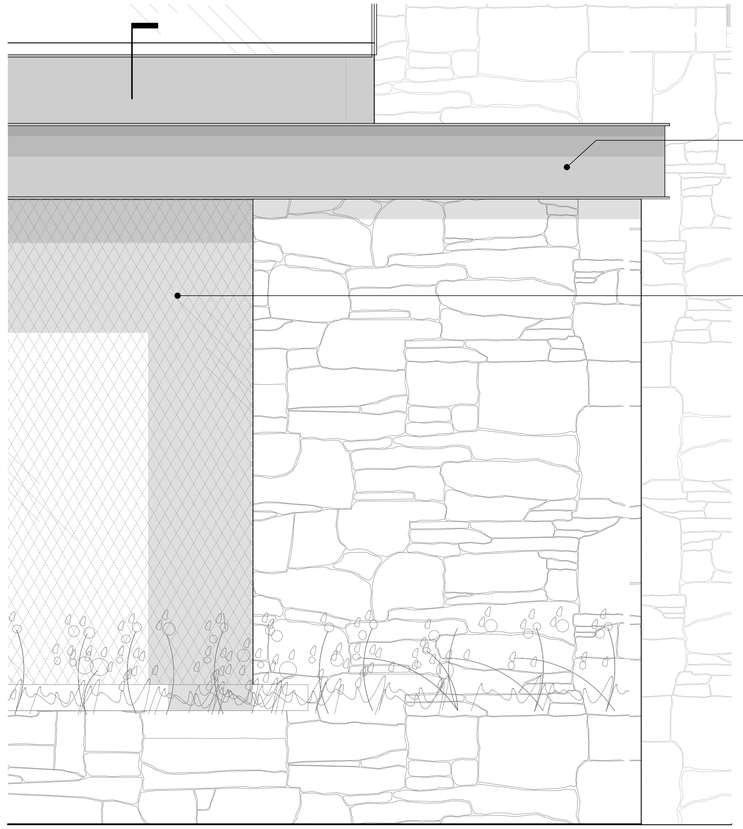
ARCHITECTURAL DETAILS - GLAZING

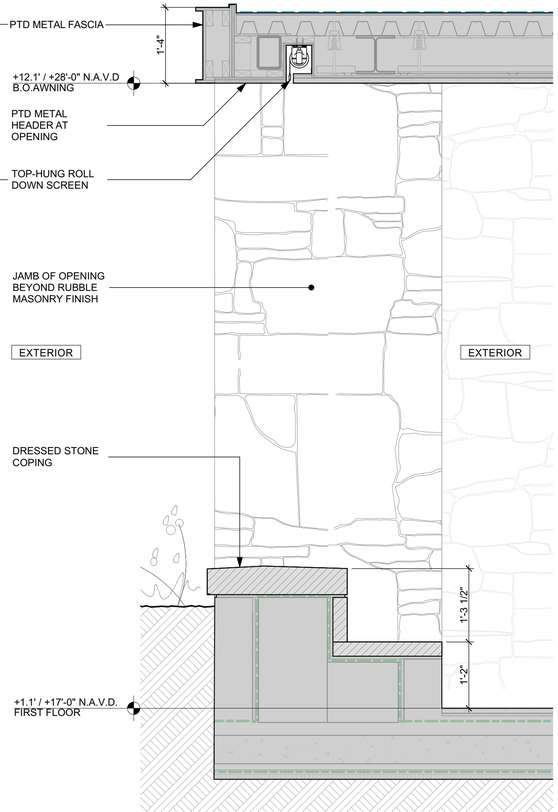
NOT FOR CONSTRUCTION

RevID	Transmittal Set Name	Date
01	ARCOM 1ST SUBMIT	1/22/2026
02	ARCOM 2ND SUBMIT	3/16/2026
03	ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	03
Project ID	El Mirasol
Sheet Scale	AS NOTED
Drawing No.	

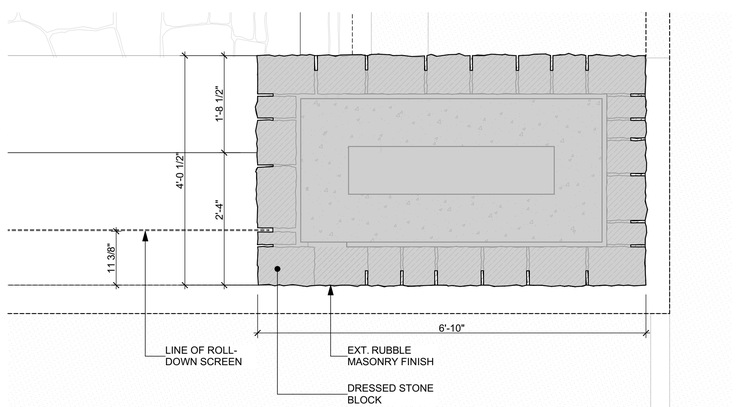
6.10



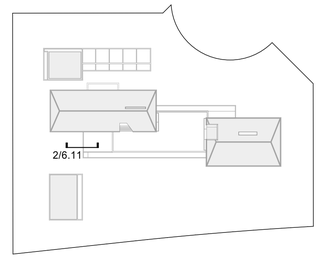


1 6.11 SOUTH STONE BUILDING @ SCREEN PORCH - SOUTH ELEVATION [PARTIAL]
SCALE: 3/4" = 1'-0"

2 6.11 SOUTH STONE BUILDING @ SCREEN PORCH - WALL SECTION
SCALE: 3/4" = 1'-0"



3 6.11 SOUTH STONE BUILDING @ SCREEN PORCH - PART PLAN
SCALE: 3/4" = 1'-0"



Leroy Street Studio
Leroy Street **Studio**
Leroy **Street** Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third St. #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Rd. - Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave.
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

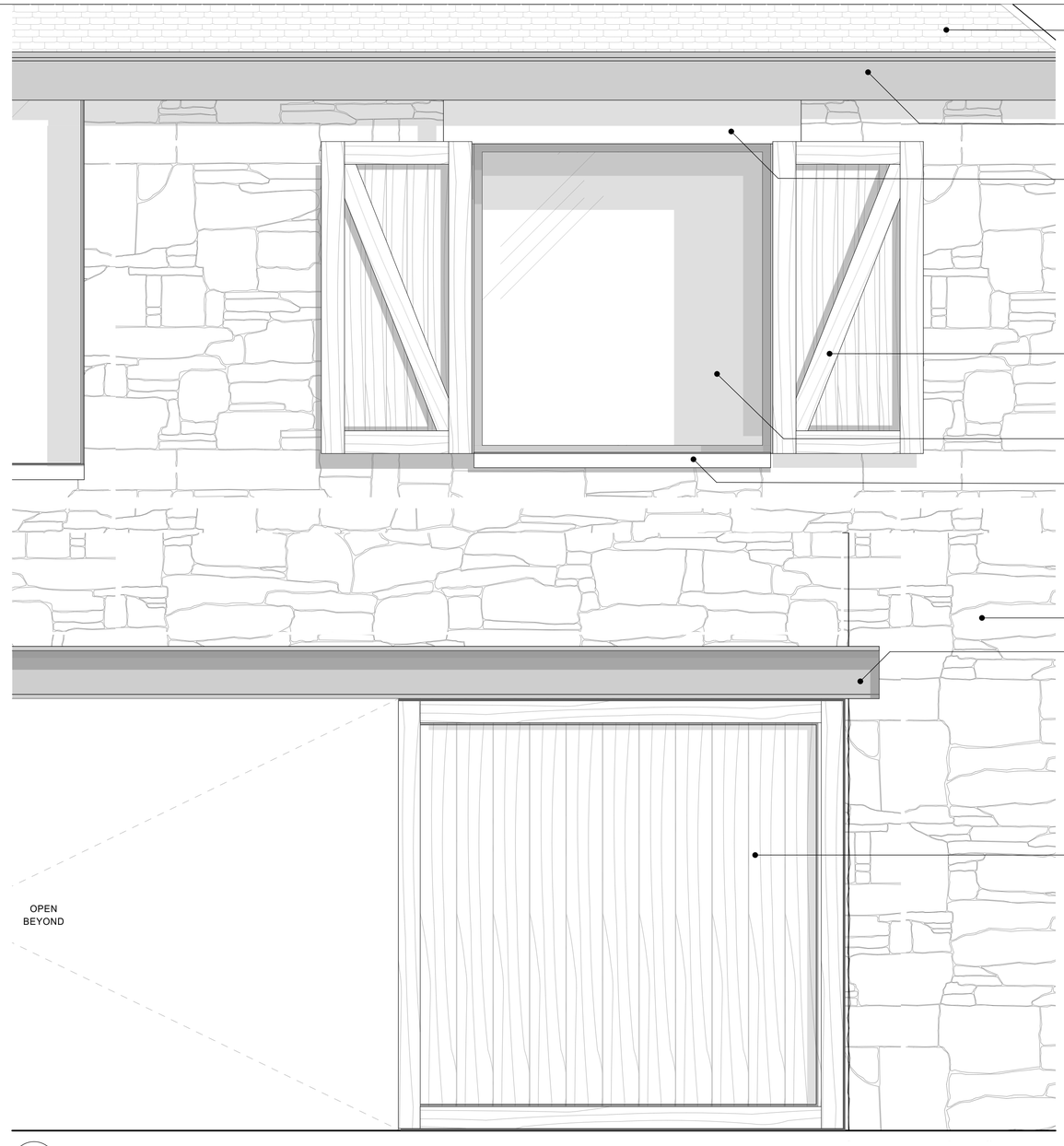
ARCHITECTURAL DETAILS - SCREENED PORCH

NOT FOR CONSTRUCTION

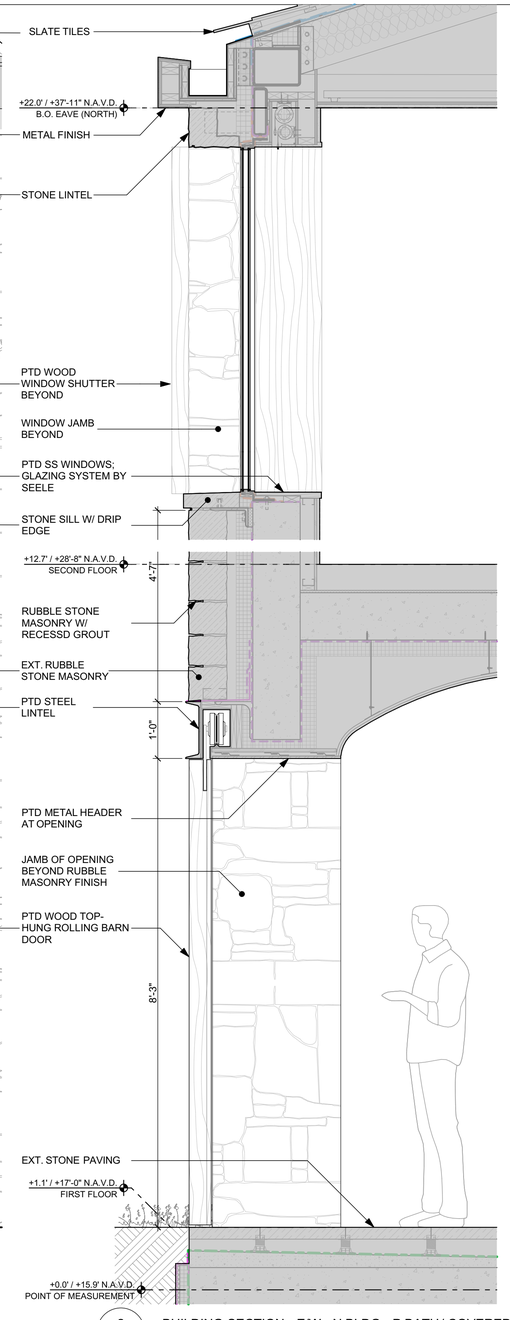
RevID	Transmittal Set Name	Date
01	ARCOM 1ST SUBMIT	1/22/2026
02	ARCOM 2ND SUBMIT	2/9/2026
03	ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	02
Project ID	El Mirasol
Sheet Scale	AS NOTED
Drawing No.	

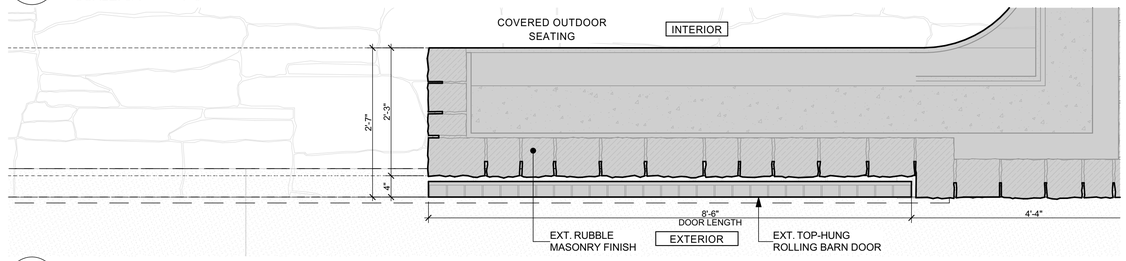
6.11



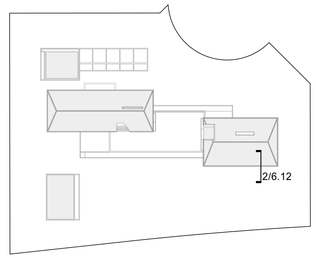
1 6.12 NORTH STONE BUILDING @ COVERED SEATING - PART ELEVATION [EAST]
SCALE: 3/4" = 1'-0"



2 6.12 BUILDING SECTION - E/W - N.BLDG - P.BATH/ COVERED SEATING
SCALE: 3/4" = 1'-0"



3 6.12 NORTH STONE BUILDING @ COVERED SEATING - PART PLAN
SCALE: 3/4" = 1'-0"



Leroy Street Studio
Leroy Street **Studio**
Leroy **Street** Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
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2475 Third St. #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Rd. - Suite 202
Basking Ridge, NJ 07920

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2475 Mercer Ave.
West Palm Beach, FL 33401
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Geotech:
Langan
525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
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Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

ARCHITECTURAL DETAILS - OPENINGS AT STONE BUILDING

NOT FOR CONSTRUCTION

RevID	Transmittal Set Name	Date
01	ARCOM 1ST SUBMIT	1/22/2026
02	ARCOM 2ND SUBMIT	3/16/2026
03	ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	03
Project ID	El Mirasol
Sheet Scale	AS NOTED
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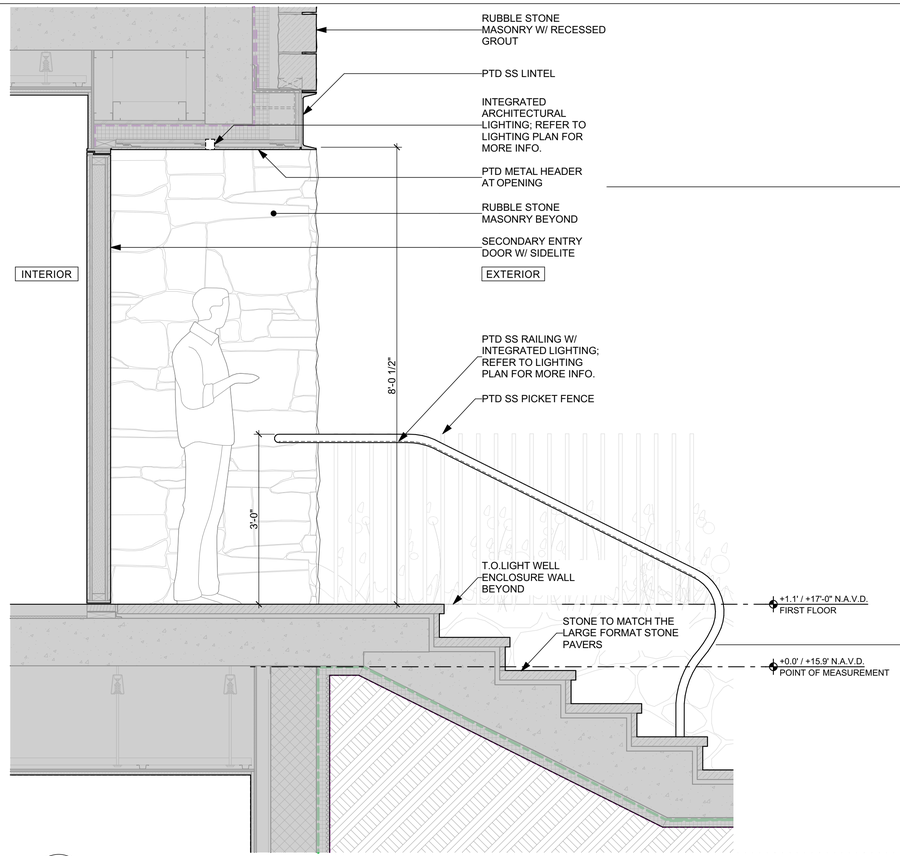
6.12



1 / 6.13 E/W - S.BLDG - SECONDARY ENTRY
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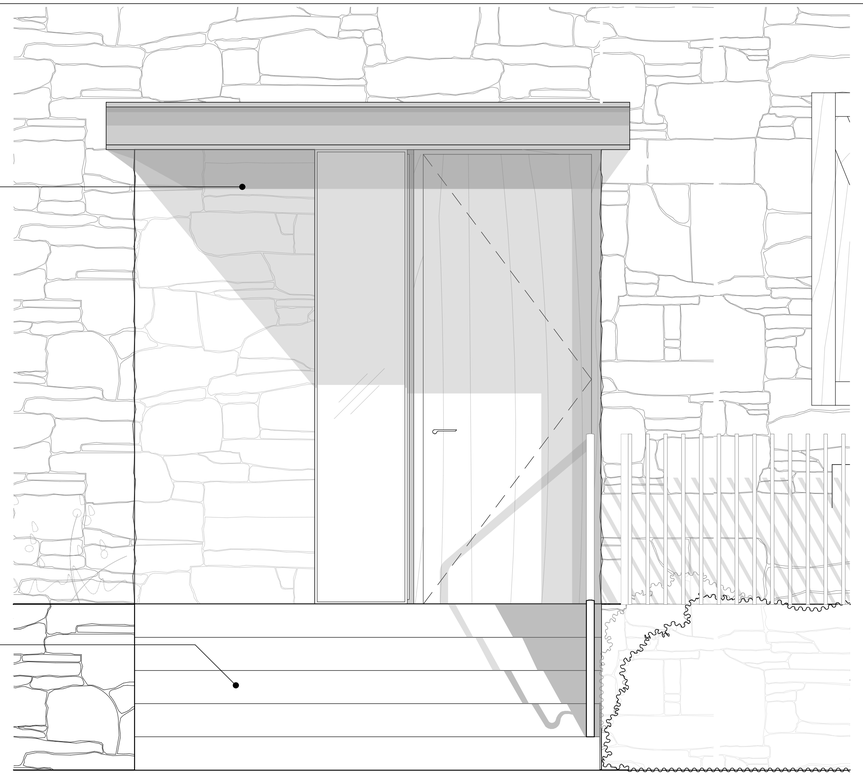
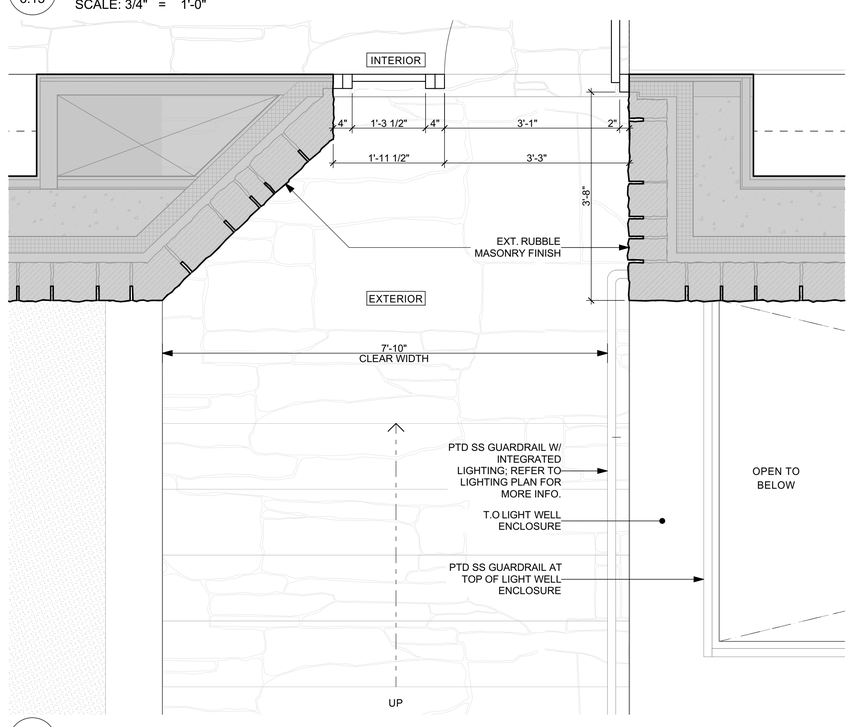
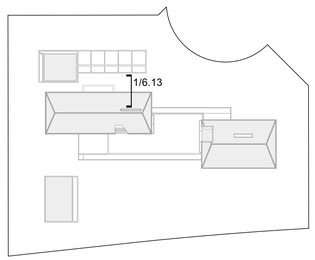


2 / 6.13 SOUTH STONE BUILDING @ ENTRY DOOR - WEST ELEVATION [PARTIAL]
SCALE: 3/4" = 1'-0"



3 / 6.13 SOUTH STONE BUILDING @ ENTRY DOOR - PART PLAN
SCALE: 3/4" = 1'-0"



Leroy Street Studio
Leroy Street **Studio**
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LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

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San Francisco, CA 94107
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Environmental Design Group
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West Palm Beach, FL 33401
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525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
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1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
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315 5th St.
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Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

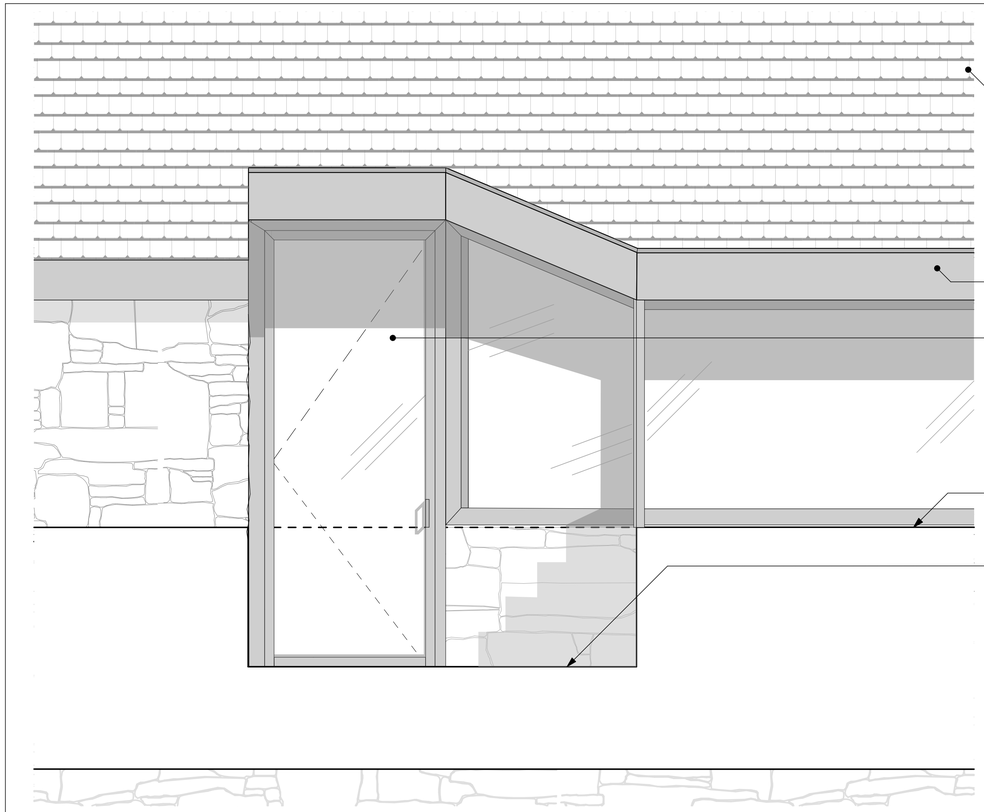
ARCHITECTURAL DETAILS - SECONDARY ENTRY

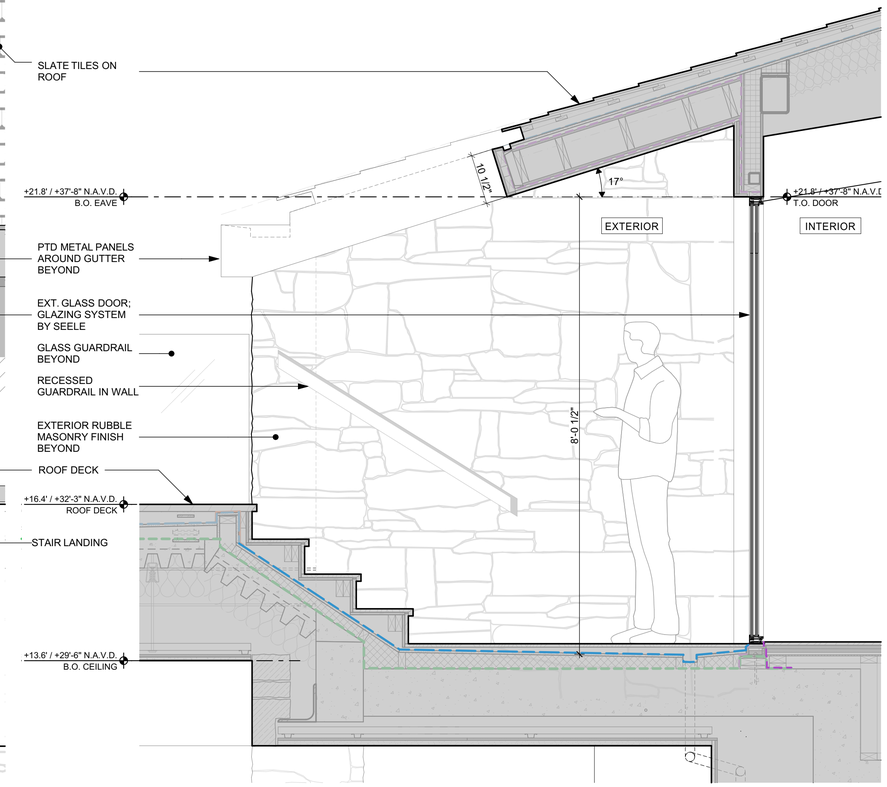
NOT FOR CONSTRUCTION

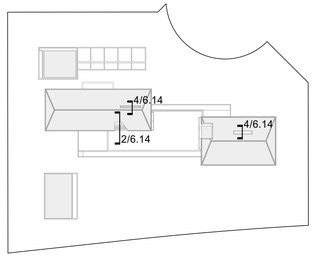
RevID	Transmittal Set Name	Date
01	ARCOM 1ST SUBMIT	1/22/2026
02	ARCOM 2ND SUBMIT	3/16/2026
03	ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	03
Project ID	El Mirasol
Sheet Scale	AS NOTED
Drawing No.	

6.13





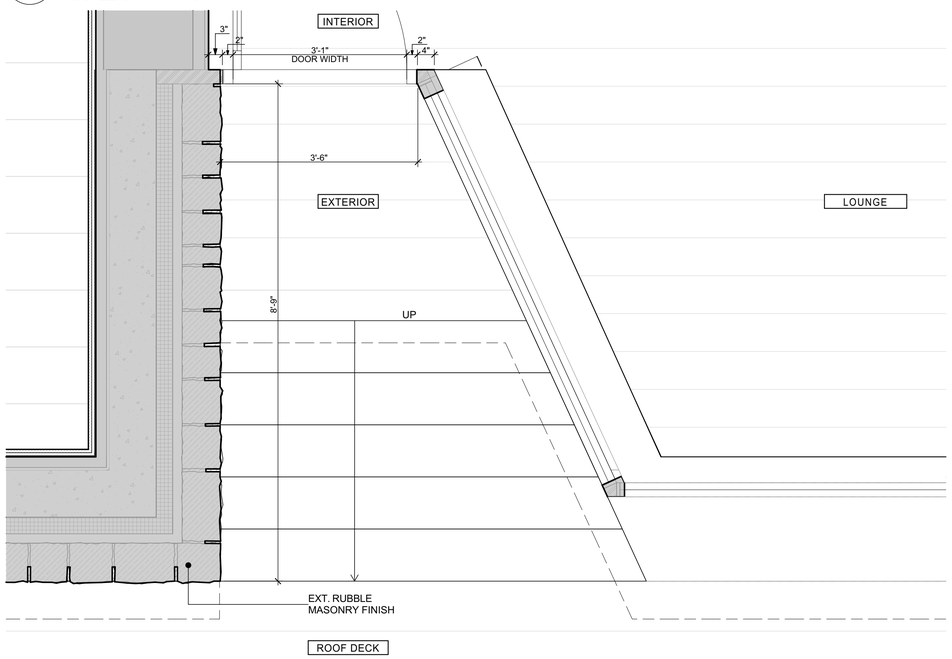


1 6.14 SOUTH STONE BUILDING @ LOUNGE ENTRY - PART ELEVATION [EAST]

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

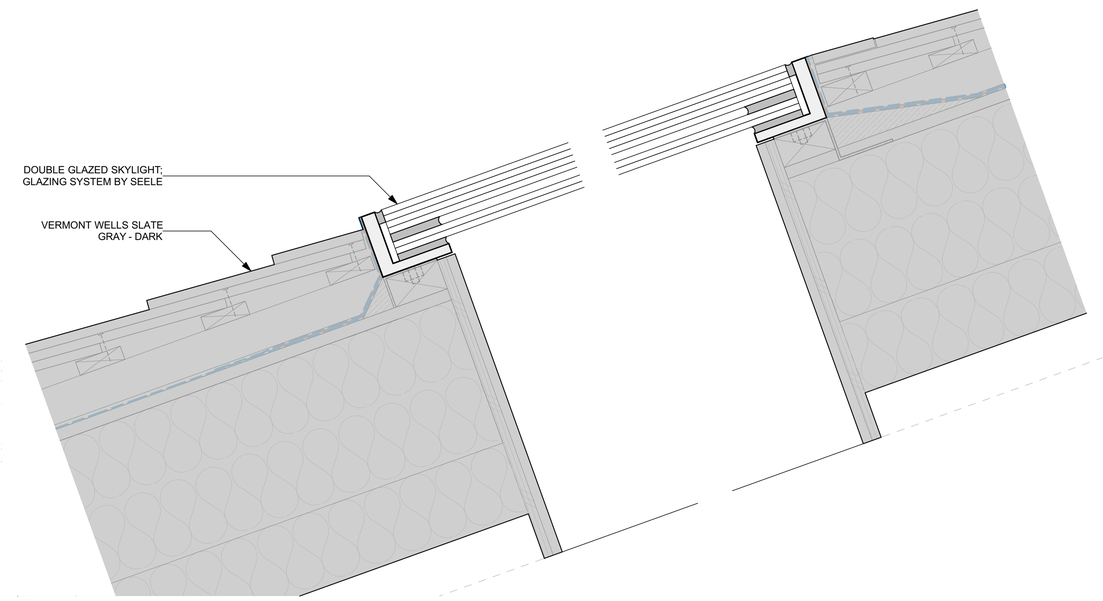
6 6.14 BUILDING SECTION - E/W - S. BLDG - SP / LOUNGE / MUDROOM

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



2 6.14 STONE BUILDING @ LOUNGE ENTRY - PART PLAN

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



3 6.14 SECTION DETAIL @ SKYLIGHT, TYP.

SCALE: 3" = 1'-0"

Leroy Street Studio
Leroy Street **Studio**
Leroy **Street** Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

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Palm Beach, Florida 33480
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32 Old Slip, 10th Floor
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(212) 620-7973

MEP Engineer:
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Civil Engineer:
Gruber Consulting Engineers
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West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

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Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

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108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

ARCHITECTURAL DETAILS - ROOF DECK LOUNGE

NOT FOR CONSTRUCTION

RevID	Transmittal Set Name	Date
01	ARCOM 1ST SUBMIT	1/22/2026
02	ARCOM 2ND SUBMIT	3/16/2026
03	ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	03
Project ID	El Mirasol
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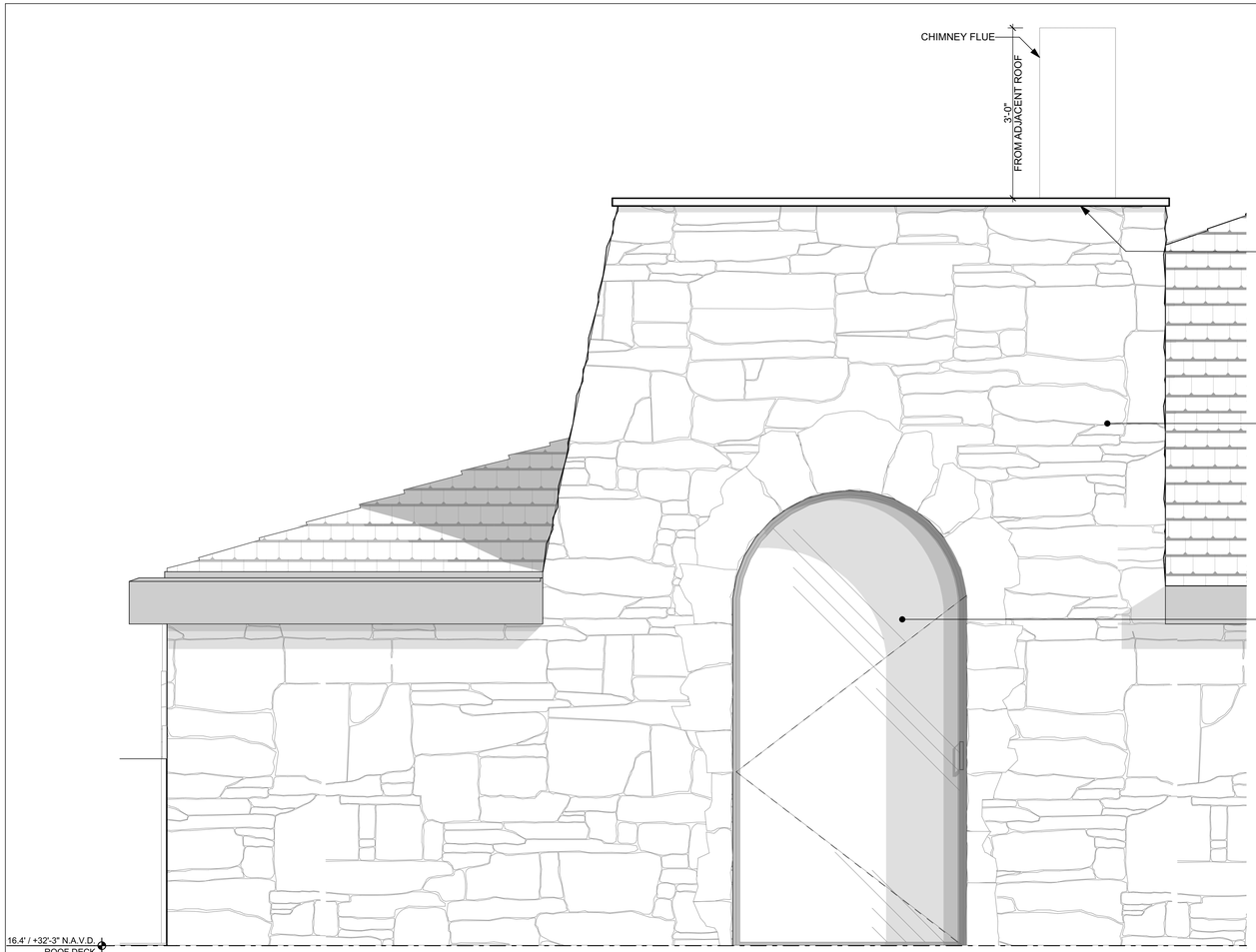
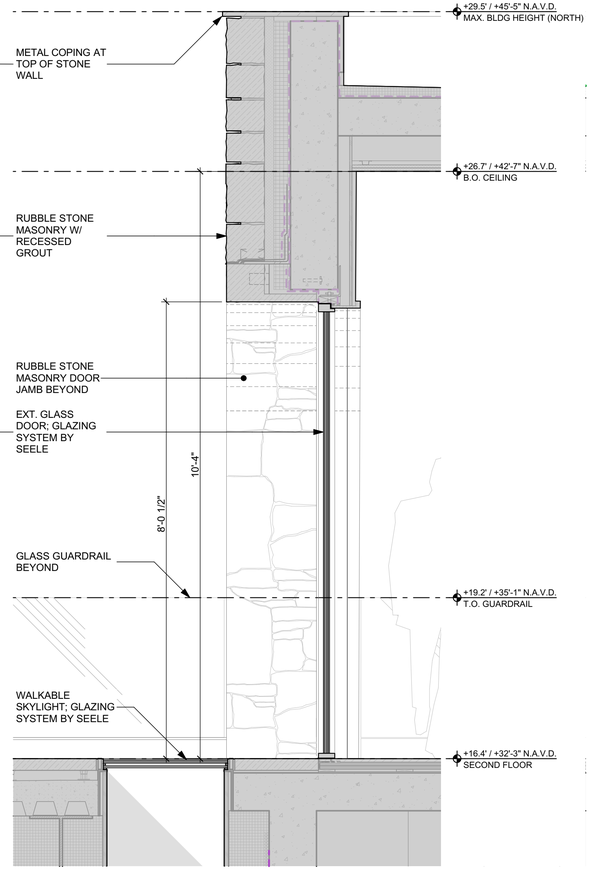
6.14



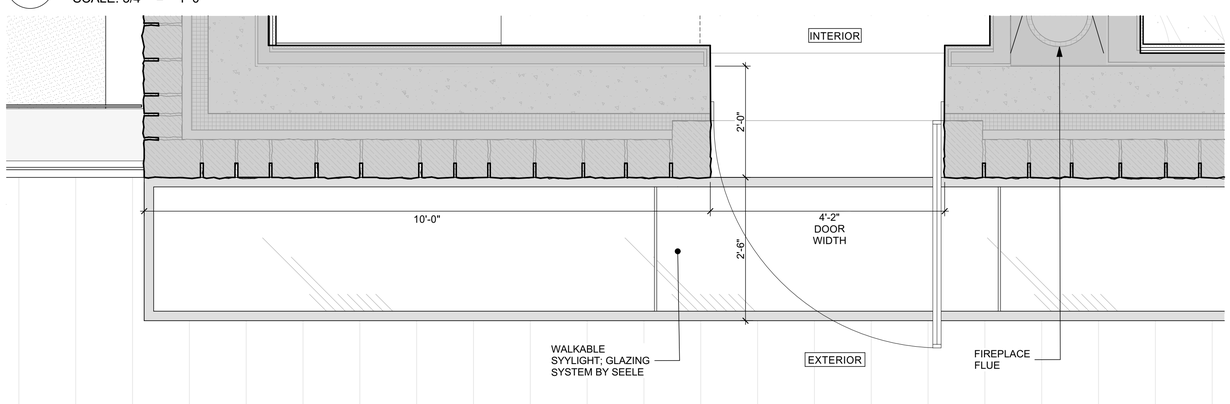
1 / 6.15 NORTH STONE BUILDING @ CHIMNEY - PARTIAL ELEVATION [NORTH]

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



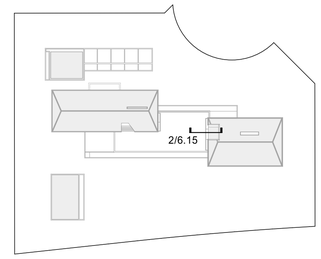
2 / 6.15 NORTH STONE BUILDING @ CHIMNEY - WALL SECTION

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



3 / 6.15 NORTH STONE BUILDING @ CHIMNEY - PART PLAN

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



Leroy Street Studio
Leroy Street **Studio**
Leroy **Street** Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third St. #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Rd. - Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave.
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Blvd. - Suite 901
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(561) 473-8300

Environmental
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1111Broadway, Suite 2150
Oakland, CA 94607

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315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480

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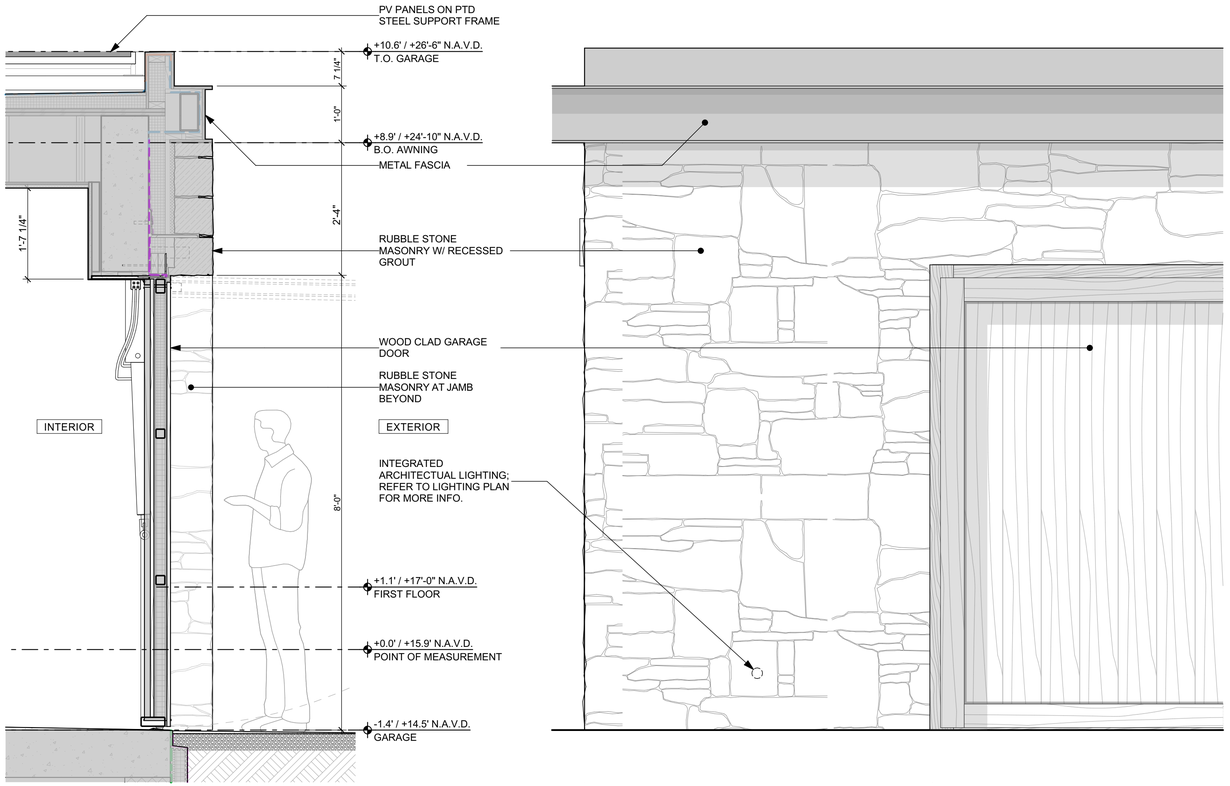
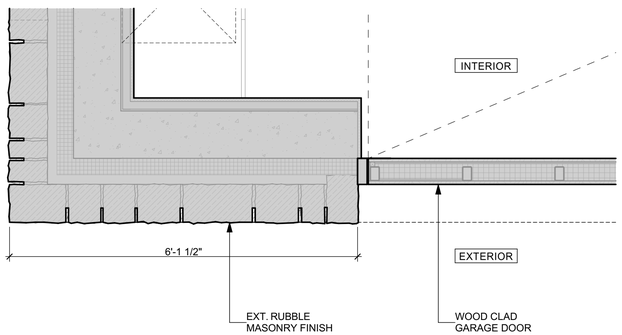
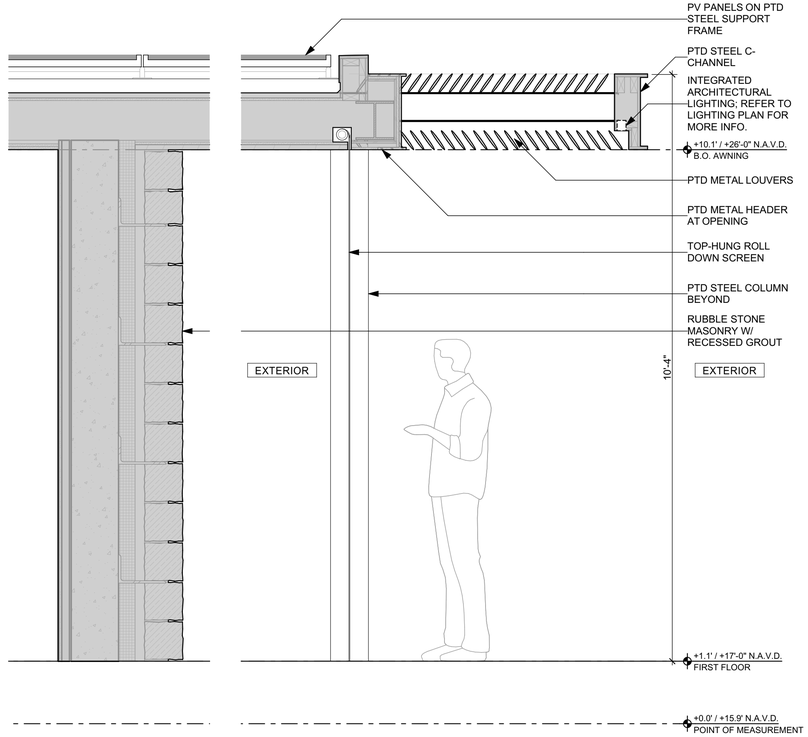


1 6.16 GARAGE - WALL SECTION
SCALE: 3/4" = 1'-0"

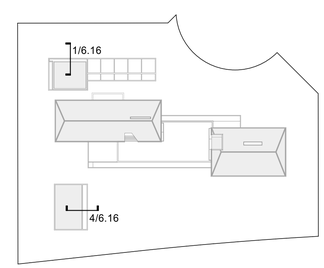
2 6.16 GARAGE - PART ELEVATION [WEST]
SCALE: 3/4" = 1'-0"



3 6.16 GARAGE - PART PLAN
SCALE: 3/4" = 1'-0"



4 6.16 DETAIL - POOL PAVILION
SCALE: 3/4" = 1'-0"



Leroy Street Studio
Leroy Street Studio
Leroy Street Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third St. #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Rd. - Suite 202
Basking Ridge, NJ 07920

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Gruber Consulting Engineers
2475 Mercer Ave.
West Palm Beach, FL 33401
(561) 312-2041

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525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
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1111Broadway, Suite 2150
Oakland, CA 94607

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Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

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Palm Beach, FL 33480

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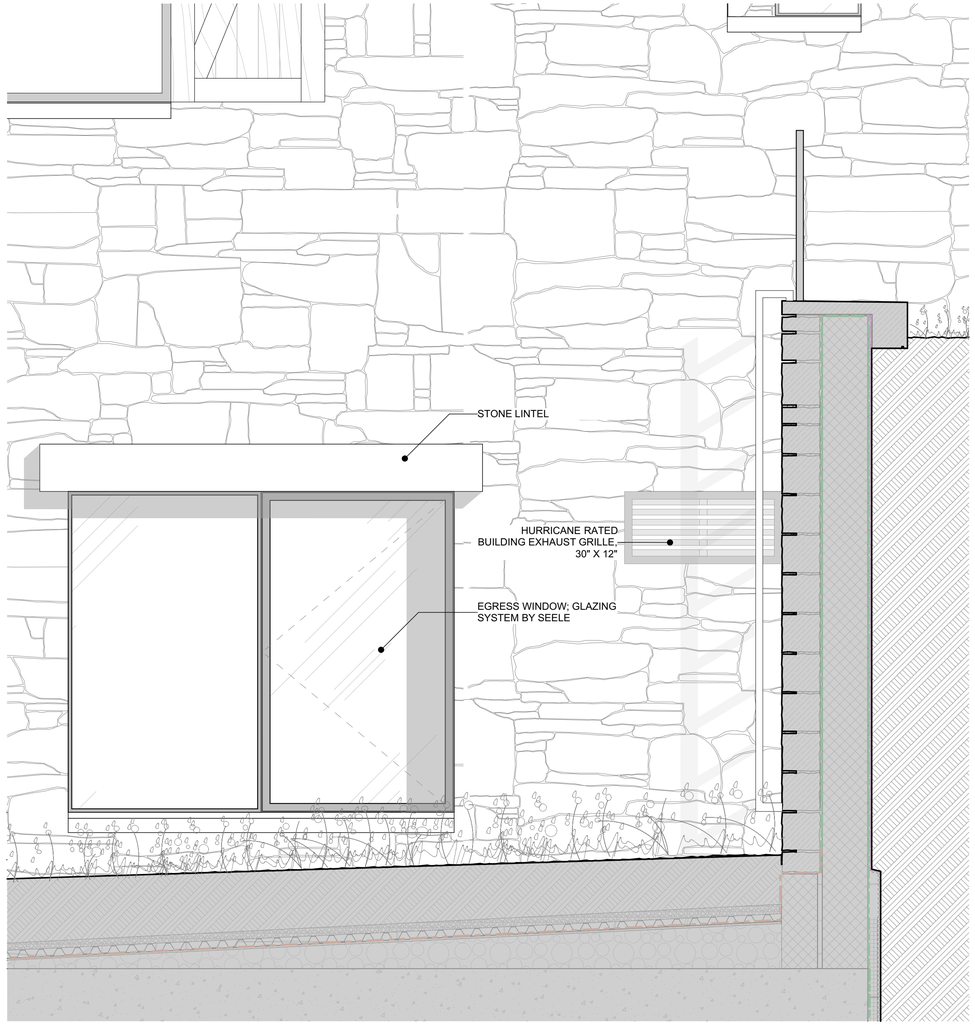
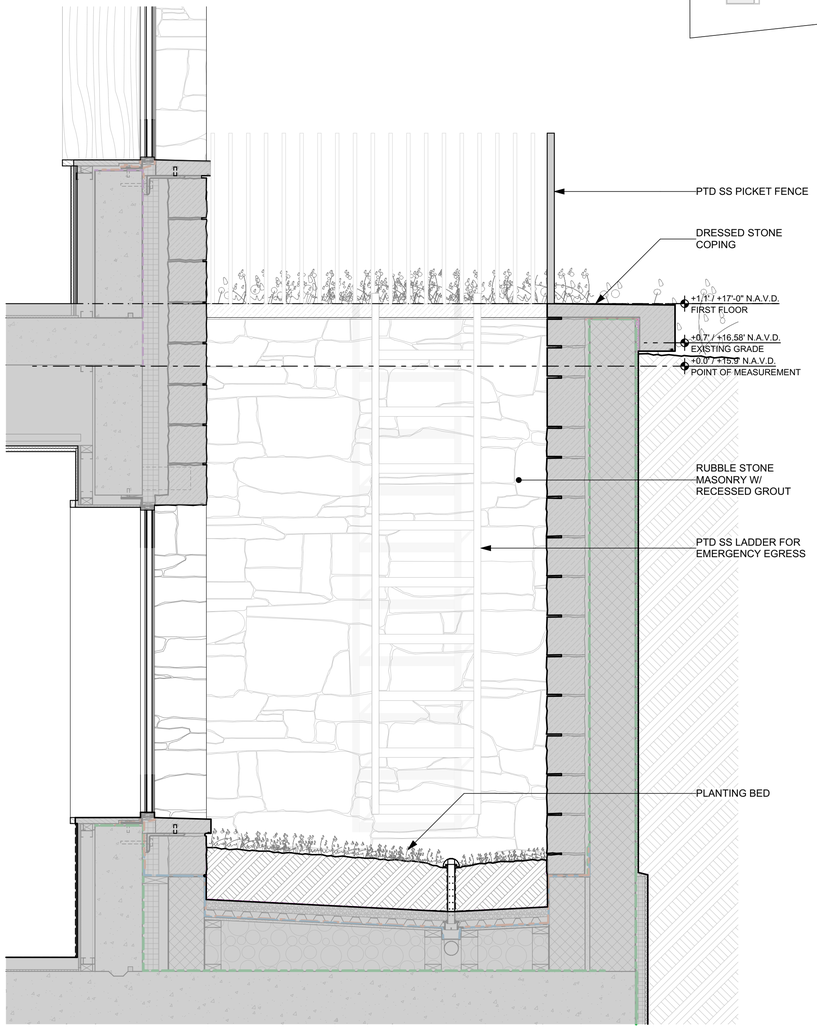
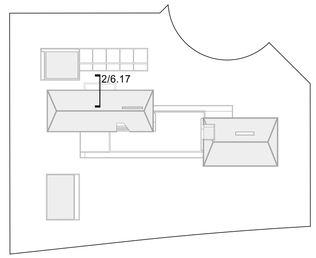
6.16



1
6.17 SOUTH HOUSE @ LIGHT WELL - WEST ELEVATION
SCALE: 3/4" = 1'-0"



2
6.17 SOUTH HOUSE @ LIGHT WELL - PARTIAL SECTION
SCALE: 3/4" = 1'-0"



Leroy Street Studio
Leroy Street **Studio**
Leroy **Street** Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

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Palm Beach, Florida 33480
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TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

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Hanington Engineering
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Basking Ridge, NJ 07920

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Gruber Consulting Engineers
2475 Mercer Ave.
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

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Palm Beach, FL 33480

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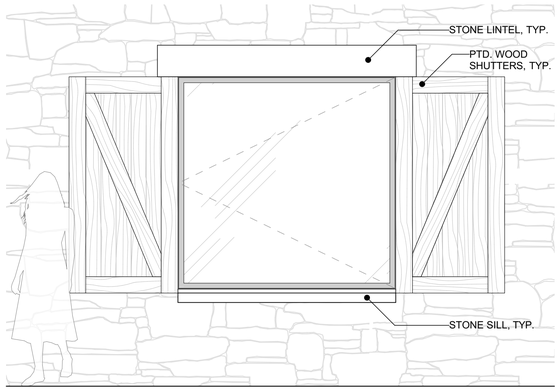
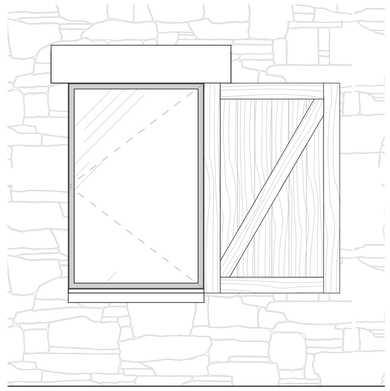


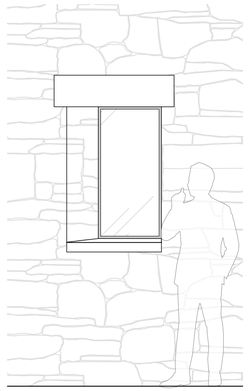
CASEMENT

1 / 6.18 TYP. LARGE WINDOW ELEVATION
SCALE: 1/2" = 1'-0"



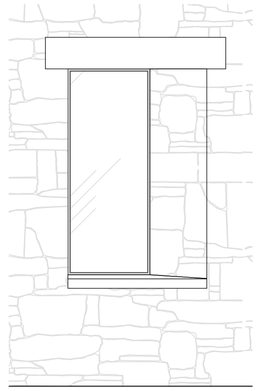
CASEMENT

2 / 6.18 TYP. SMALL WINDOW ELEVATION
SCALE: 1/2" = 1'-0"



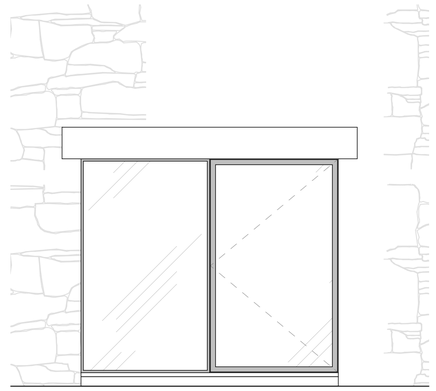
FIXED

3 / 6.18 SMALL WINDOW W/ CHAMFERED JAMB
SCALE: 1/2" = 1'-0"



FIXED

4 / 6.18 LARGE WINDOW W/ CHAMFERED JAMB
SCALE: 1/2" = 1'-0"



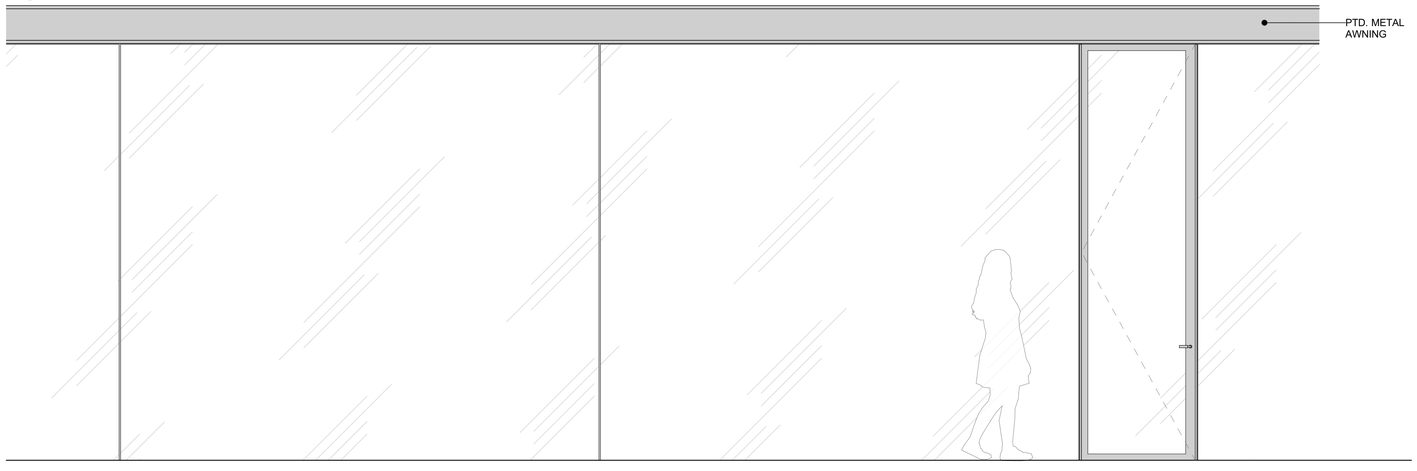
FIXED & EGRESS WINDOW

5 / 6.18 EGRESS WINDOW AT LIGHTWELL ELEVATION
SCALE: 1/2" = 1'-0"



FIXED & CASEMENT RIBBON WINDOW

6 / 6.18 RIBBON WINDOW ELEVATION
SCALE: 1/2" = 1'-0"



FIXED W/ GLASS DOOR

7 / 6.18 TYP. CENTRAL GLAZING WINDOW ELEVATION
SCALE: 1/2" = 1'-0"

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Leroy Street Studio
Leroy Street Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third St. #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Rd. - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Rd. - Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave.
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480

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ARCHITECTURAL DETAILS - WINDOW TYPES

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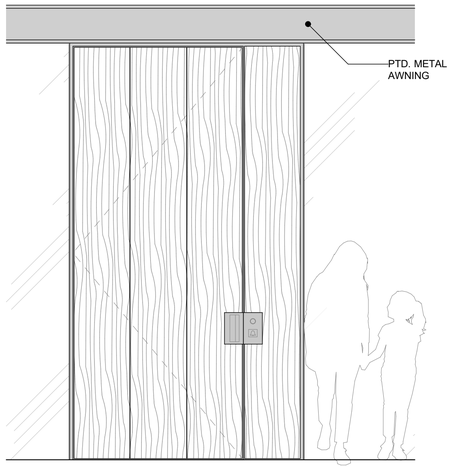
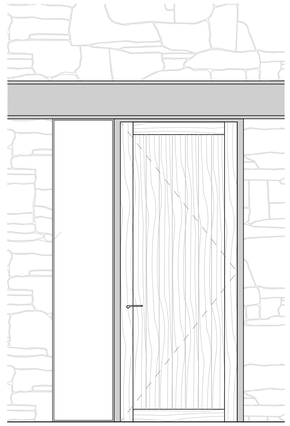
6.18



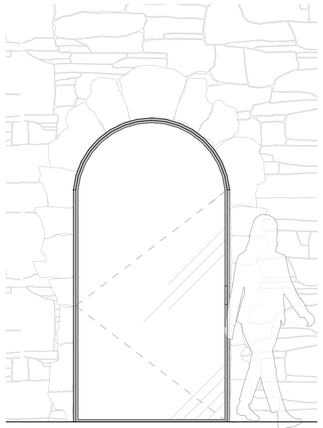
PRIMARY ENTRY W/ WOOD SIDELITE

1 / 6.19 PRIMARY ENTRY DOOR ELEVATION
SCALE: 1/2" = 1'-0"



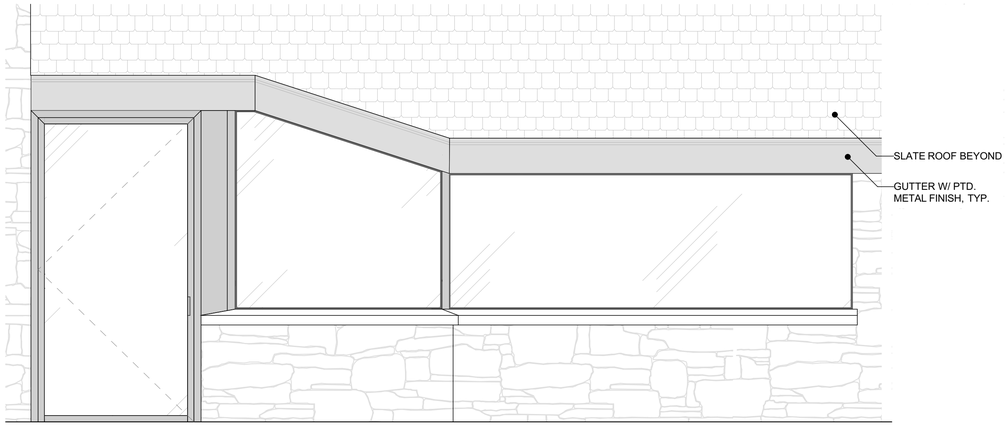
SECONDARY ENTRY W/ FIXED SIDELITE

2 / 6.19 SECONDARY ENTRY DOOR ELEVATION
SCALE: 1/2" = 1'-0"



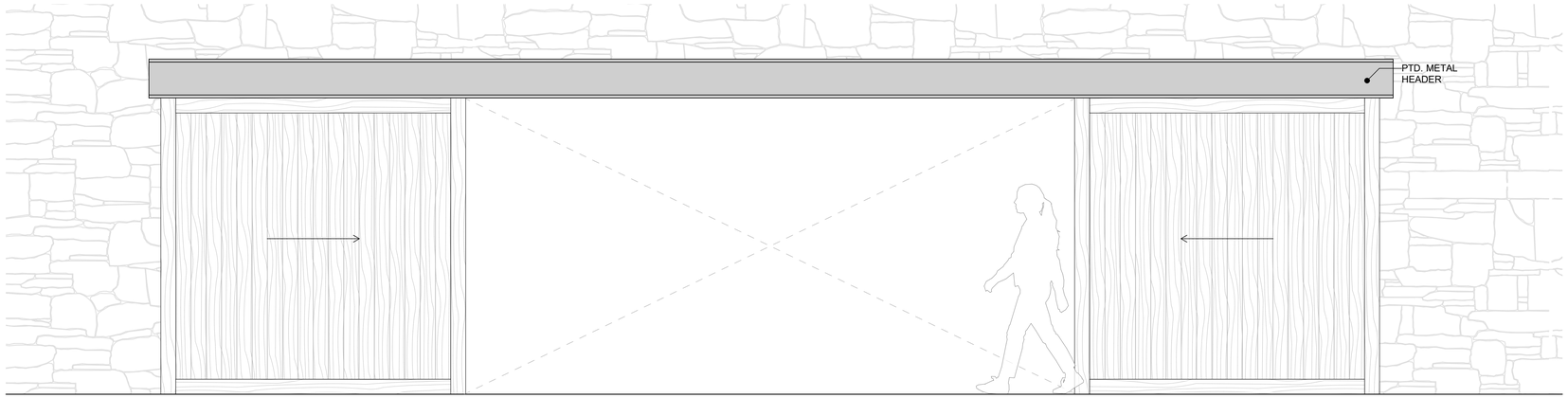
GLASS DOOR

3 / 6.19 ROOF DECK DOOR (NORTH) ELEVATION
SCALE: 1/2" = 1'-0"



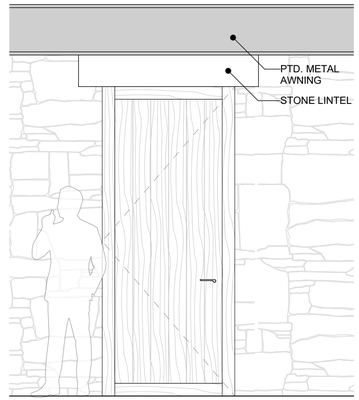
GLASS DOOR W/ FIXED SIDELITES

4 / 6.19 ROOF DECK DOOR (SOUTH) ELEVATION
SCALE: 1/2" = 1'-0"



SLIDING DOUBLE DOORS

5 / 6.19 SLIDING DOUBLE DOORS AT COVERED SEATING ELEVATION
SCALE: 1/2" = 1'-0"



WOOD DOOR

6 / 6.19 TYP. EXT. WOOD DOOR ELEVATION
SCALE: 1/2" = 1'-0"

Leroy Street Studio
Leroy Street Studio
Leroy Street Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
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West Palm Beach, FL 33401
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Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
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233 Mount Airy Rd. - Suite 202
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Gruber Consulting Engineers
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Environmental
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General Contractor:
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315 5th St.
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Envelope
Intertek
11 Broadway - Suite 410
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(646) 241-5559

PALM BEACH RESIDENCE
108 El Mirasol
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6.19



1. WALKS AND STEPS TO MAIN ENTRY



2. MAIN ENTRY AND MEADOW TERRACES



3. FRONT DOOR, OVERLOOKING ENTRY GARDEN



4. TERRACES NORTH OF THE HOUSE

Leroy Street Studio
Leroy Street Studio
Leroy Street Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
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info@leroystreetstudio.com
leroystreetstudio.com

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New York, NY 10005
(212) 620-7973

MEP Engineer:
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233 Mount Airy Road, Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
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West Palm Beach, FL 33401
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Envelope
Intertek
11 Broadway, Suite 410
New York, NY 10004
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Landscape Vignettes

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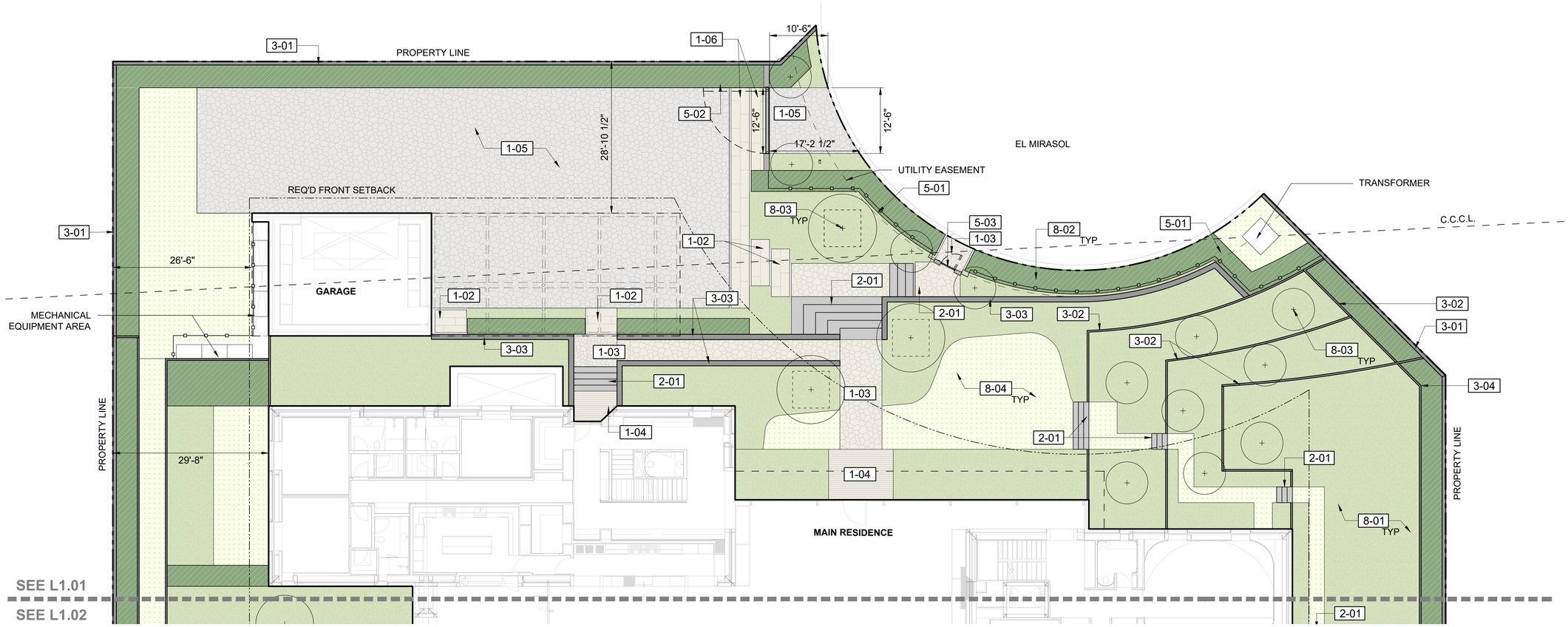

SYMBOL	CODE	ITEM	NOTES
1 PAVEMENT, RAMPS, CURBS			
	1-01	PEDESTRIAN PORTUGUESE CALCADA PAVING	MORTAR SET 2/L4.01
	1-02	PEDESTRIAN RECLAIMED STONE UNIT PAVING	MORTAR SET 3/L4.01
	1-03	PEDESTRIAN SPLIT STONE COBBLE PAVING	MORTAR SET 1/L4.01
	1-04	PEDESTRIAN WOOD DECKING	SLEEPERS ON SLAB
	1-05	VEHICULAR SPLIT STONE COBBLE PAVING	MORTAR SET 1/L4.01
	1-06	VEHICULAR RECLAIMED STONE UNIT PAVING	MORTAR SET 3/L4.01
	1-07	RECLAIMED STONE POOL COPING	MATCH PAVING

2 STEPS			
	2-01	STONE STEPS	1,2/L4.04
	2-02	WOOD STEPS	

3 EDGING & WALLS			
	3-01	STUCCO PERIMETER PRIVACY WALL	7' HEIGHT MAX. 1,2/L4.02 - 1/L4.03
	3-02	STONE LANDSCAPE WALL	3' HEIGHT MAX. 2,3/L4.03
	3-03	FIELDSTONE LANDSCAPE WALL	4/L4.03
	3-04	STONE CURB, 6"	

5 RAILINGS, BARRIERS, FENCING			
	5-01	PAINTED METAL FENCE	6' HEIGHT MAX. FROM CROWN OF ROAD
	5-02	WOOD AND PAINTED METAL DRIVEWAY GATE	6.5' HEIGHT
	5-03	PAINTED METAL PEDESTRIAN GATE	6.5' HEIGHT

8 PLANTING & LANDSCAPE			SEE L2 PLTG. PLAN
	8-01	SHRUB AND GROUNDCOVER PLANTING AREA	SEE L2 PLTG. PLAN
	8-02	PRIVACY HEDGE	SEE L2 PLTG. PLAN
	8-03	TREE	SEE L2 PLTG. PLAN
	8-04	LAWN	


1-01 PORTUGUESE CALCADA PAVING


1-02 & 1-06 RECLAIMED STONE UNIT PAVING


1-03 & 1-05 SPLIT STONE COBBLE PAVING


1-04 WOOD DECKING

N 0 4' 8' 12' 16' 32'

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

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Leroy Street Studio
Leroy Street **Studio**
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LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third Street #304
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Landscape AOR:
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139 N Country Road - Suite 20-B
Palm Beach, Florida 33480
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Structural Engineer:
TYLIN
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1111 Broadway, Suite 2150
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315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

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Intertek
11 Broadway, Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
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Palm Beach, FL 33480
ARCOM FINAL SUBMIT

Landscape Site Plan

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RevID	ChID	Transmittal Set Name	Date
01		ARCOM 1ST SUBMIT	1/22/2026
02		ARCOM 2ND SUBMIT	2/26/2026
03		ARCOM FINAL SUBMIT	4/6/2026

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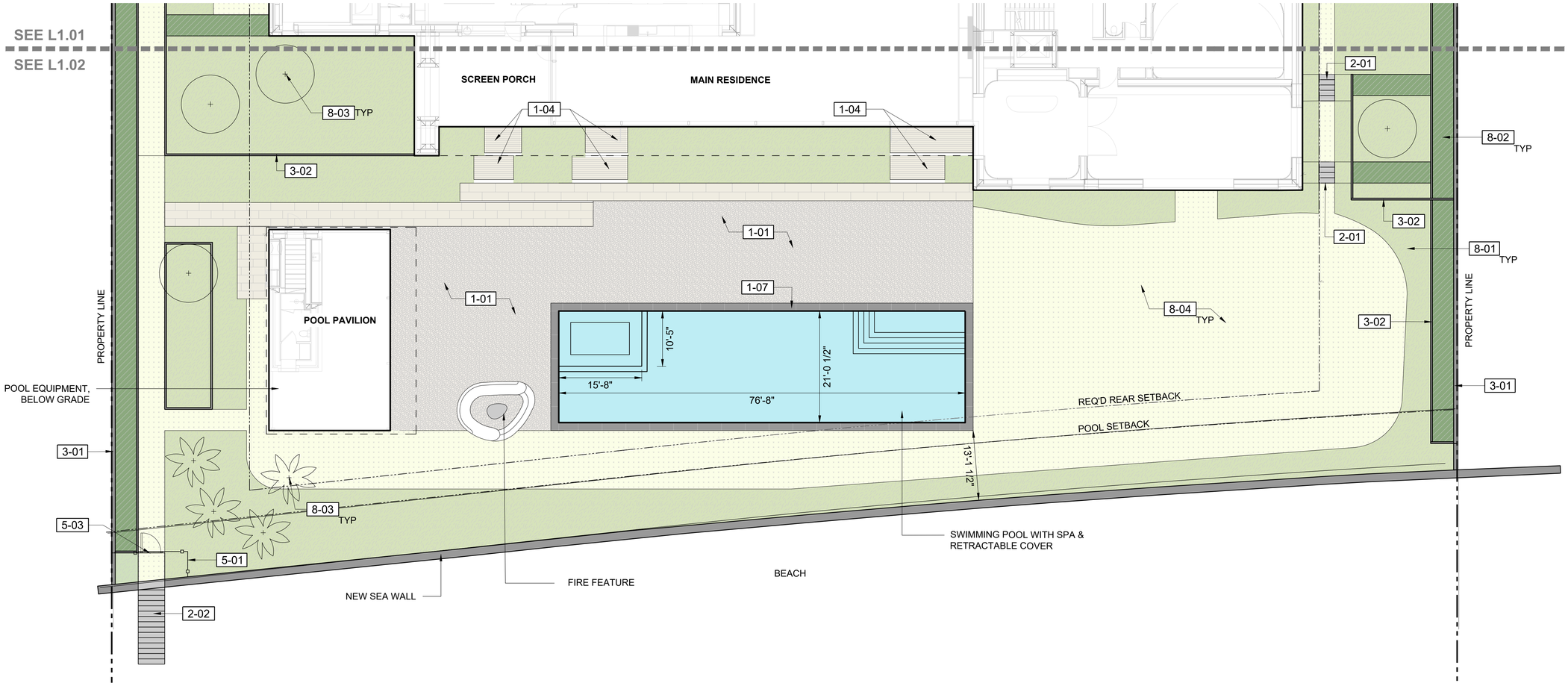

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1-04 WOOD DECKING

N 0 4' 8' 12' 16' 32'

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

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ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
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Consultants

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PROPOSED SITE DATA		
PROPERTY ADDRESS	108 EL MIRASOL AVE PALM BEACH, FL 33480	
LOT AREA (SF)	44,400 SF	
DESCRIPTION	**REQUIRED**	**PROPOSED**
LANDSCAPE OPEN SPACE (LOS) (SF & %)	22,200 SF (50% MIN)	22,450 SF (50.56%)
LOS TO BE ALTERED (SF & %)	N/A	N/A
PERIMETER LOS (SF & %)	N/A	N/A
FRONT YARD LOS (SF & %)	2,094 SF (40% MIN)	3,792 SF (72.44%)
NATIVE TREES %	30% (NUMBER OF TREES)	67.44% (29 TREES)
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	37.1% (142 SHRUBS)
NATIVE GROUNDCOVERS %	30% (GROUNDCOVER)	35.3% (2,274 GROUNDCOVER)

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE
TREES				
	8	CITRUS X X / X ALL CITRUS TO BE FIELD ADJUSTED PER WIND CONDITIONS AND SPECIES SELECTIONS	60"BOX	TBD
	4	CLUSIA ROSEA 'PITCH APPLE' / BALSAM APPLE	48"BOX	YES
	1	COCCOLOBA UVIFERA / SEA GRAPE	60"BOX	YES
	10	CONOCARPUS ERECTUS / BUTTONWOOD	14' HEIGHT	YES
	3	OLEA EUROPAEA SPECIMEN ANCIENT OLIVE / EUROPEAN OLIVE	B&B 12'X10'	NO
	3	PANDANUS UTILIS / SCREW PINE	60"BOX	NO

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT

TOTAL TREES:	29
TOTAL NATIVE SPECIES:	15 (51.72%)

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE
PALMS				
	4	COCOS NUCIFERA / COCONUT PALM	TRANSPLANTED	NO

SYMBOL	BOTANICAL / COMMON NAME	AREA / QTY	CONT	NATIVE
LAWN & MULCH				
	LAWN PASPALUM VAGINATUM / SEASHORE PASPALUM	8,365 SF	SOD	NO

SHRUBS					
	8	BOUGAINVILLEA PALM BEACH PURPLE / PALM BEACH PURPLE	24"BOX	NO	
	24	CARMONA MICROPHYLLA / FUKIEN TEA	5 GAL	NO	CONTRACT GROW
	109	CHRYSOBALANUS ICACO / GREEN COCO PLUM	3 GAL	YES	GLOBE FORM
	15	CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD	5 GAL	YES	
	15	CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD	5 GAL	YES	
	35	FICUS MACROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	3 GAL	NO	GLOBE FORM
	153	GARCINIA SPICATA / GARCINIA	24"BOX	NO	
	19	HIBISCUS ROSA-SINENSIS / APRICOT HIBISCUS	15 GAL	NO	
	4	PLUMBAGO AURICULATA / BLUE PLUMBAGO	15 GAL	NO	
	27	CONOCARPUS ERECTUS / BUTTONWOOD	25 GAL	YES	

TOTAL SHRUBS:	409
TOTAL NATIVE SPECIES:	166 (40.6%)

SYMBOL	BOTANICAL / COMMON NAME	AREA / QTY	CONT	%/ SPACING	NATIVE
GROUNDCOVERS					
	FLOWERING MEADOW TERRACES	2,722 SF			
	ERAGROSTIS ELLIOTTII / ELLIOT'S LOVE GRASS	252	3 GAL	20% @ 18" o.c.	YES
	EVOLVUS GLOMERATUS / BLUE DAZE	126	1 GAL	10% @ 18" o.c.	NO
	LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	126	3 GAL	10% @ 18" o.c.	NO
	SALVIA FARINACEA / BLUE SAGE	283	1 GAL	10% @ 12" o.c.	NO
	SPARTINA BAKERI / SAND CORDGRASS	252	3 GAL	20% @ 18" o.c.	YES
	SPATHOGLOTTIS PLICATA / GROUND ORCHID	160	3 GAL	10% @ 16" o.c.	NO
	TRIPSACUM FLORIDANUM / DWARF FAKAHATCHEE GRASS	140	3 GAL	20% @ 24" o.c.	YES
	GROUNDCOVER AREA I	1,304 SF			
	LIRIOPE MUSCARI / LILYTURF	762	3 GAL	16" o.c.	NO
	GROUNDCOVER AREA II	2,749 SF			
	FICUS MACROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	1,606	1 GAL	16" o.c.	NO
	GROUNDCOVER AREA III	667 SF			
	EVOLVUS GLOMERATUS / BLUE DAZE	308	1 GAL	18" o.c.	NO
	GROUNDCOVER AREA IV	631 SF			
	MESEMBRYANTHEMUM CORDIFOLIUM / BABY SUNROSE ICEPLANT	655	1 GAL	12" o.c.	NO
	GROUNDCOVER AREA V	228 SF			
	SPATHOGLOTTIS PLICATA / GROUND ORCHID	133	3 GAL	16" o.c.	NO
	GROUNDCOVER AREA VI	2,167 SF			
	SPARTINA BAKERI / SAND CORDGRASS	1,001	3 GAL	18" o.c.	YES
	GROUNDCOVER AREA VII	605 SF			
	CHRYSOBALANUS ICACO / GREEN COCO PLUM	629	1 GAL	12" o.c.	YES

TOTAL GROUNDCOVERS:	6,433
TOTAL NATIVE SPECIES:	2,274 (35.3%)

Leroy Street Studio
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LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

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info@leroystreetstudio.com
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Consultants

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Intertek
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Plant Schedule

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PROPERTY LINE

4 | Clusia rosea 'Pitch Apple'
48"box | Balsam Apple

EL MIRASOL

3 | Olea europaea specimen ancient olive
B&B 12'x10' | European Olive

REQ'D FRONT SETBACK

Conocarpus erectus sericeus | 16
Silver Buttonwood | 5 gal

111 | Chrysobalanus icaco
3 gal | Green Coco Plum

27 | Conocarpus erectus
25 gal | Buttonwood

C.C.C.L.

Bougainvillea palm beach purple | 8
Palm Beach Purple | 24"box

8 | Citrus x x
60"box | x

GARAGE

Hibiscus rosa-sinensis | 19
Apricot Hibiscus | 15 gal

24 | Carmona microphylla
5 gal | Fukien Tea

GROUNDCOVER AREA III

153 | Garcinia spicata
24"box | Garcinia

Conocarpus erectus sericeus | 15
Silver Buttonwood | 5 gal

FLOWERING MEADOW TERRACES

GROUNDCOVER AREA V

GROUNDCOVER AREA I

GROUNDCOVER AREA VII

PROPERTY LINE

GROUNDCOVER AREA II

GROUNDCOVER AREA IV

MAIN RESIDENCE

: SCREEN PORCH

1 | Coccoloba uvifera
60"box | Sea Grape

4 | Plumbago auriculata
15 gal | Blue Plumbago

Pandanus utilis | 3
Screw Pine | 60"box

Ficus macrocarpa 'Green Island'
3 gal | Green Island Ficus

35 | Ficus macrocarpa 'Green Island'
3 gal | Green Island Ficus

POOL PAVILION

LAWN
PASPALUM VAGINATUM

Cocos nucifera | 4
Coconut Palm | Transplanted

REQ'D REAR SETBACK

POOL SETBACK

GROUNDCOVER AREA VI

BEACH

N

0 4' 8' 12' 16' 32'

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

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Planting Plan

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L2.01

TREES



Citrus Tree - Species TBD



Clusia rosea - Pitch Apple



Coccoloba uvifera - Sea Grape



Conocarpus erectus - Green Buttonwood



Olea europaea - European olive



Pandanus utilis - Screw Pine

PALMS



Cocos nucifera - Coconut Palm

LAWN



Seashore paspalum

SHRUBS



Bougainvillea - Palm Beach Purple



Carmona microphylla - Fukien Tea (globe form)



Chrysobalanus icaco - Green Coco Plum (shrub)



Conocarpus erectus var. *sericeus* - Silver Buttonwood (hedge)



Conocarpus erectus var. *sericeus* - Silver Buttonwood (globe form)



Ficus macrocarpa - Green Island Ficus (shrub)



Garcina spicata - Garcinia (shrub)



Hibiscus rosa-sinensis - Apricot Hibiscus



Plumbago auriculata - Blue Plumbago



Conocarpus erectus - Green Buttonwood (hedge form)

GROUNDCOVERS



Eragrostis elliottii - Elliott's Love Grass



Evolvus glomeratus - Blue Daze



Lantana montevidensis - Purple Trailing Lantana



Salvia farinacea - Blue Sage



Spartina bakerii - Sand Cord Grass



Spathoglottis plicata - Phillipine Ground Orchid



Tripsacum floridanum - Dwarf Fakahatchee Grass



Liriope muscari - Big Blue - Lily Turf



Ficus macrocarpa - Green Island Ficus (groundcover)



Mesembryanthemum cordifolium - Baby Sunrose Iceplant



Chrysobalanus icaco - Green Coco Plum (groundcover)

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Planting Palette

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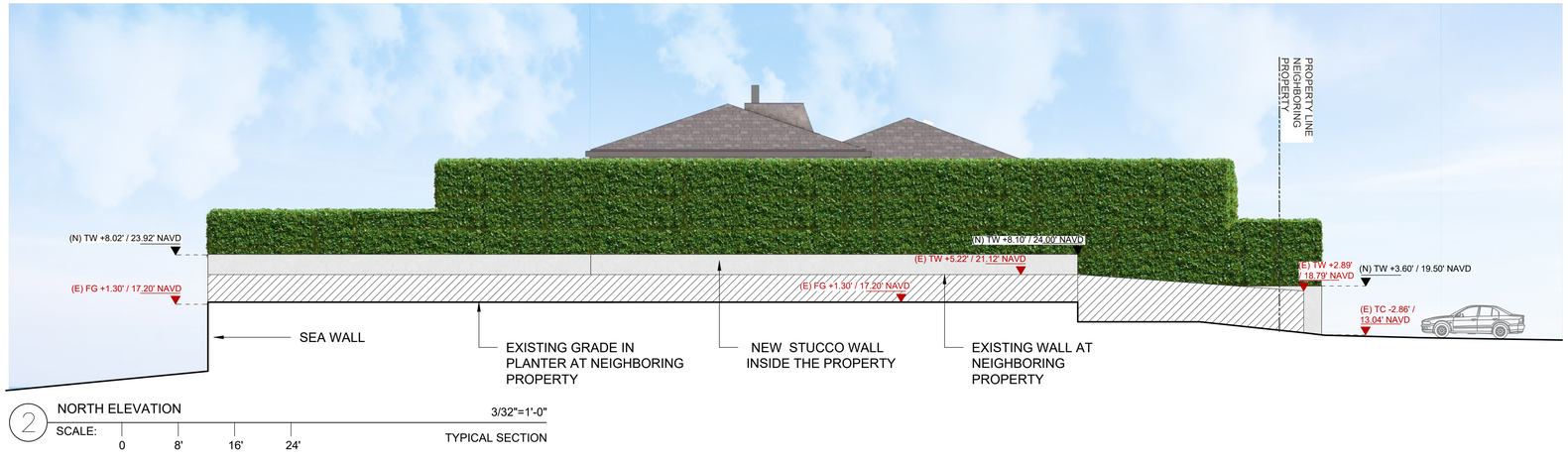
L2.02



1 WEST ELEVATION — 3/32"=1'-0"

SCALE: 0 8' 16' 24' — ELEVATION



2 NORTH ELEVATION — 3/32"=1'-0"

SCALE: 0 8' 16' 24' — TYPICAL SECTION

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ARCOM FINAL SUBMIT

Elevations - North & West

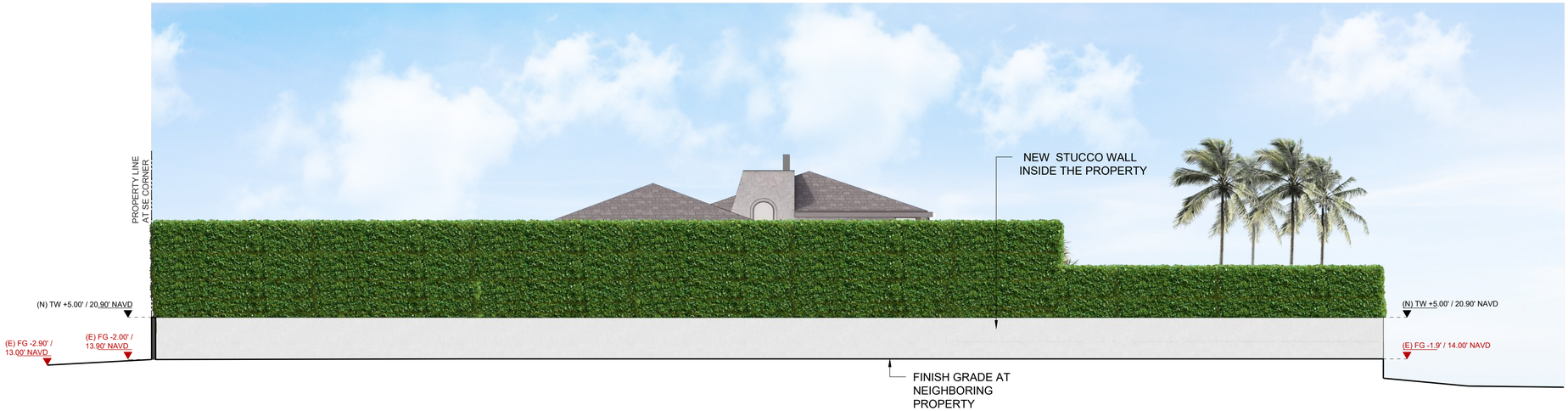
NOT FOR CONSTRUCTION

RevID	ChID	Transmittal Set Name	Date
01		ARCOM 1ST SUBMIT	1/22/2026
02		ARCOM 2ND SUBMIT	2/26/2026
03		ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	#RevID
Project ID	El Mirasol
Sheet Scale	AS NOTED

Drawing No.

L3.01



1 SOUTH ELEVATION — 3/32"=1'-0"

SCALE: 0 8' 16' 24' — TYPICAL SECTION



2 EAST ELEVATION — 3/32"=1'-0"

SCALE: 0 8' 16' 24' — TYPICAL SECTION

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Leroy Street Studio
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LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third Street #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Road - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Road, Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Boulevard, Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111 Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
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West Palm Beach, FL 33401
(561) 820-1400

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(646) 241-5559

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108 El Mirasol
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ARCOM FINAL SUBMIT

Elevations - South & East

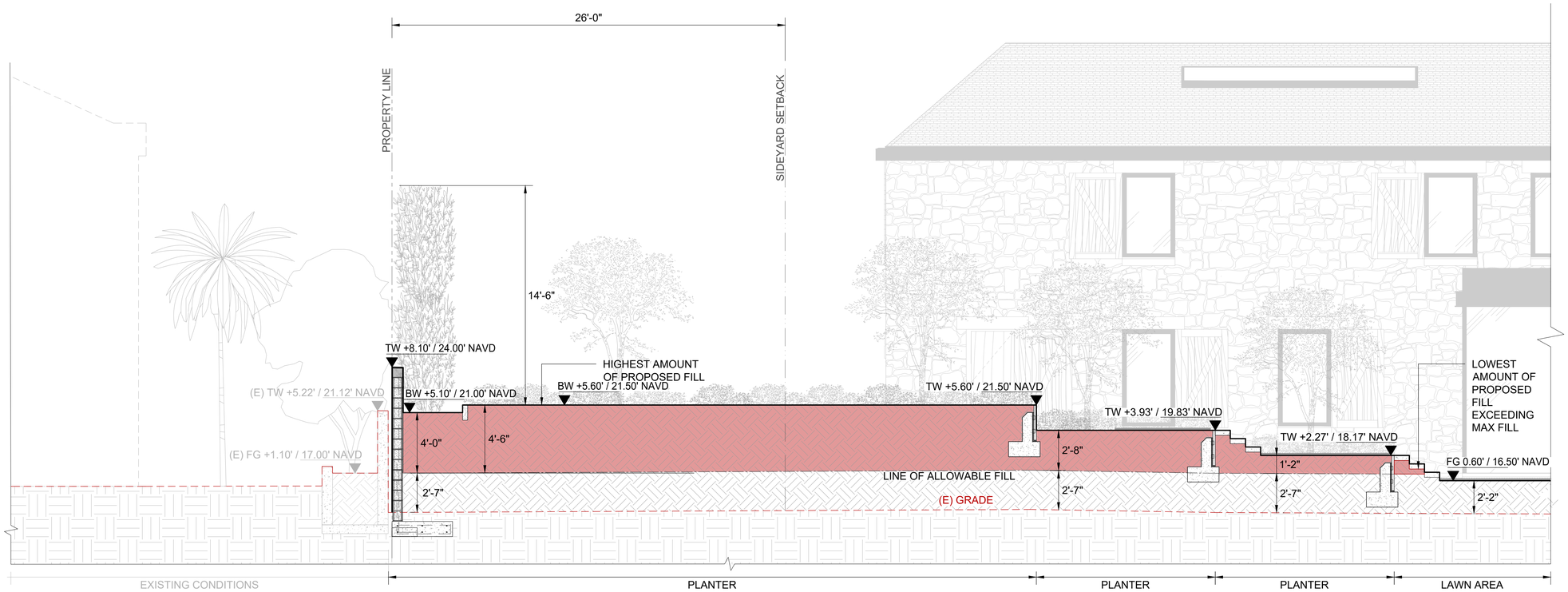
NOT FOR CONSTRUCTION

RevID	ChID	Transmittal Set Name	Date
01		ARCOM 1ST SUBMIT	1/22/2026
02		ARCOM 2ND SUBMIT	2/26/2026
03		ARCOM FINAL SUBMIT	4/6/2026

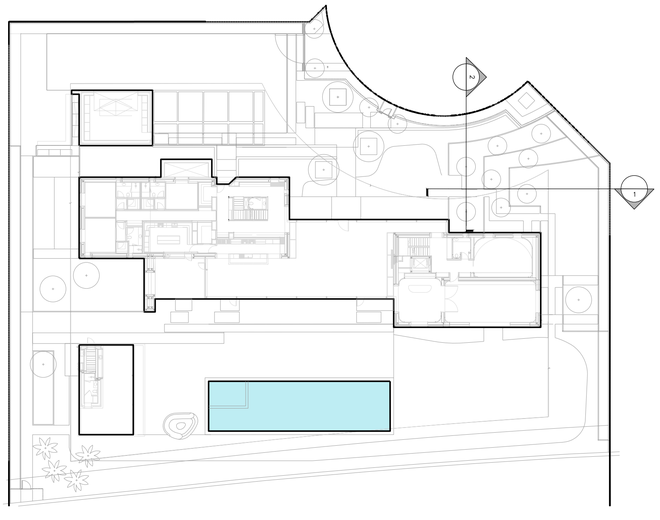
Sheet Revision #	#RevID
Project ID	El Mirasol
Sheet Scale	AS NOTED

Drawing No.

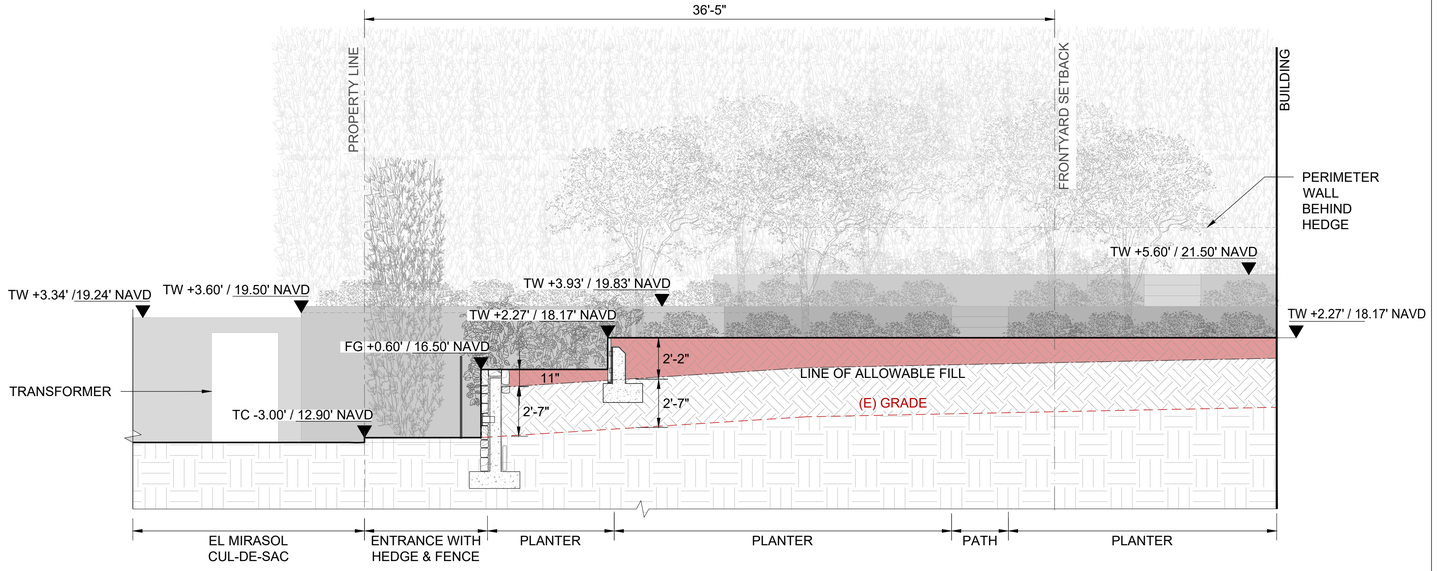
L3.02



1 SECTION - NORTH WEST PLANTERS — 1/4" = 1'-0
SCALE: 0 1' 2' 4' 8' — TYPICAL SECTION



KEY PLAN



2 SECTION - NORTH WEST PLANTERS — 1/4" = 1'-0
SCALE: 0 1' 2' 4' 8' — TYPICAL SECTION

Leroy Street Studio
Leroy Street **Studio**
Leroy **Street** Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third Street #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Road - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

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Hanington Engineering
233 Mount Airy Road, Suite 202
Basking Ridge, NJ 07920

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Gruber Consulting Engineers
2475 Mercer Ave
West Palm Beach, FL 33401
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Geotech:
Langan
525 Okeechobee Boulevard, Suite 901
West Palm Beach, FL 33401
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Oakland, CA 94607

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Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

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Intertek
11 Broadway, Suite 410
New York, NY 10004
(646) 241-5559

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ARCOM FINAL SUBMIT

Sections

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Sheet Revision #	#RevID
Project ID	El Mirasol
Sheet Scale	AS NOTED
Drawing No.	

L3.03

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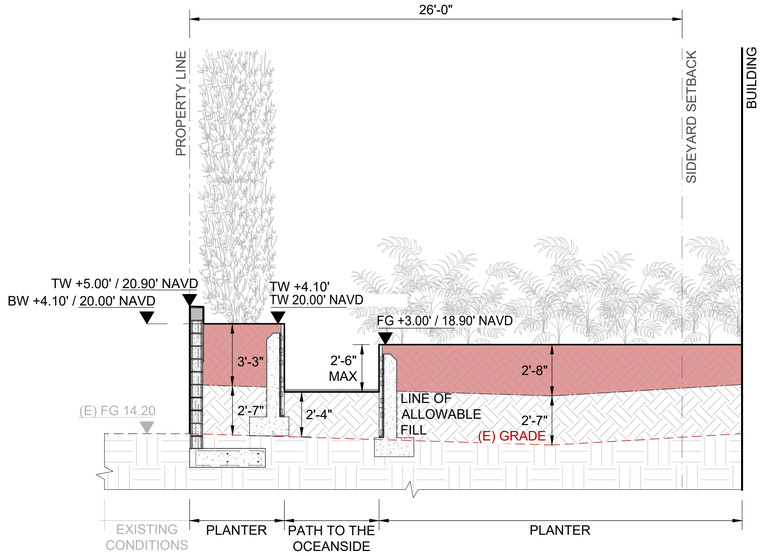
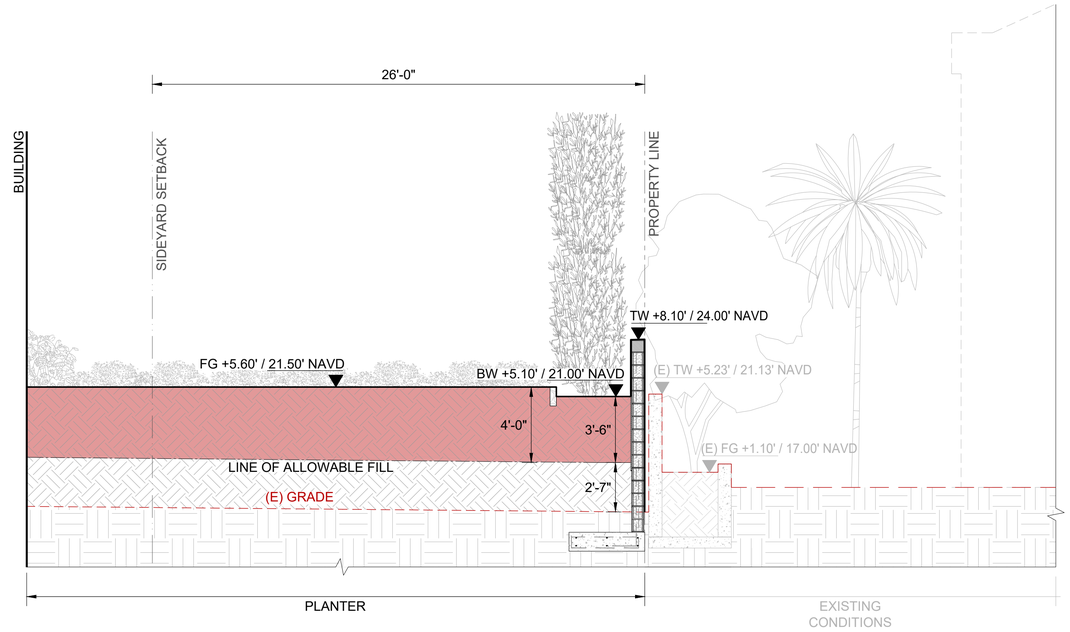
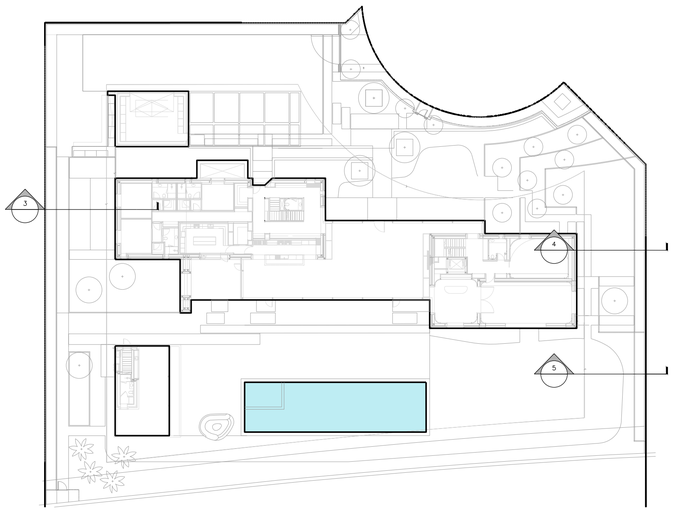


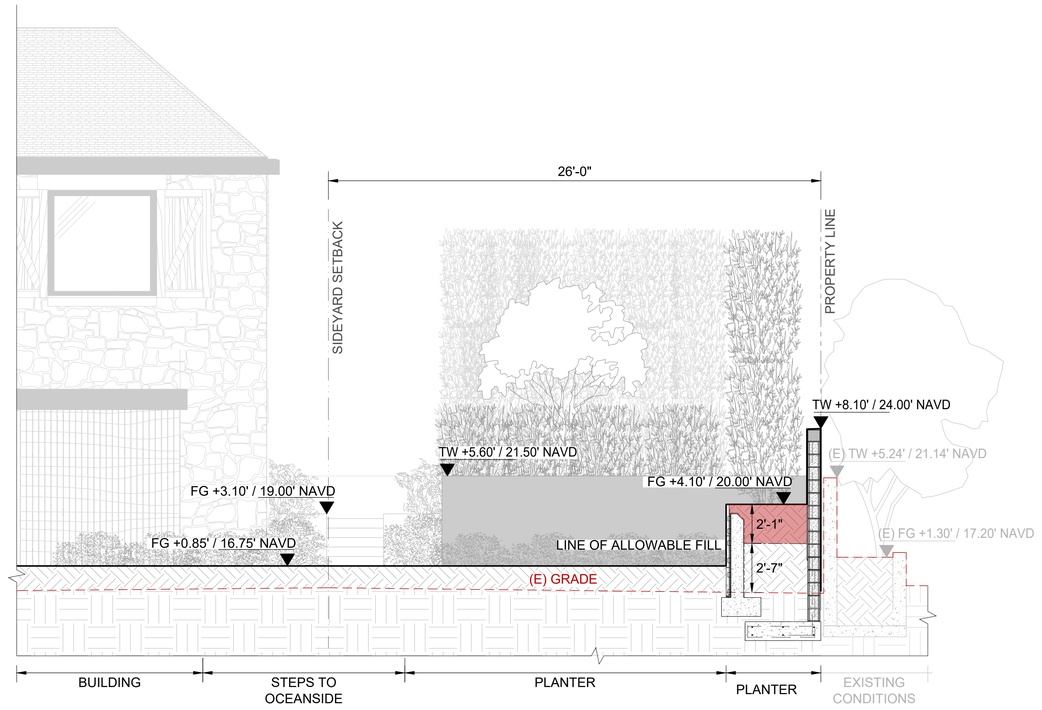
3 SECTION - SOUTH WEST PLANTER — 1/4" = 1'-0
SCALE: 0 1' 2' 4' 8' — TYPICAL SECTION



4 SECTION - NORTH PLANTER — 1/4" = 1'-0
SCALE: 0 1' 2' 4' 8' — TYPICAL SECTION



KEY PLAN



5 SECTION - NORTH EAST PLANTER — 1/4" = 1'-0
SCALE: 0 1' 2' 4' 8' — TYPICAL SECTION

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Leroy Street Studio
Leroy Street **Studio**
Leroy **Street** Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third Street #304
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Landscape AOR:
Environmental Design Group
139 N Country Road - Suite 20-B
Palm Beach, Florida 33480
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Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Road, Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Boulevard, Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111 Broadway, Suite 2150
Oakland, CA 94607

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315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

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11 Broadway, Suite 410
New York, NY 10004
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Palm Beach, FL 33480

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Sections

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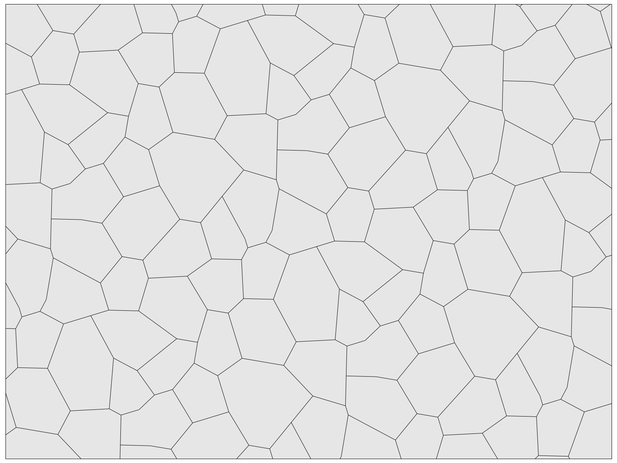
Project ID	El Mirasol
Sheet Scale	AS NOTED

Drawing No.

L3.04



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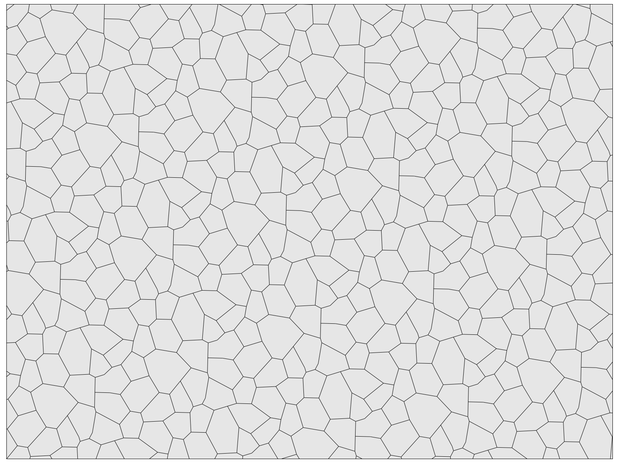

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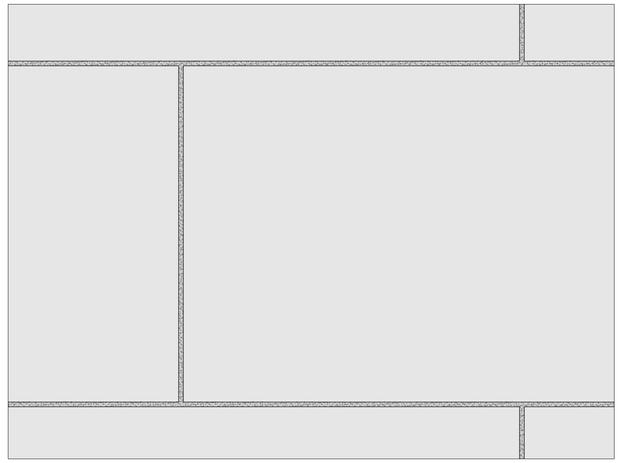

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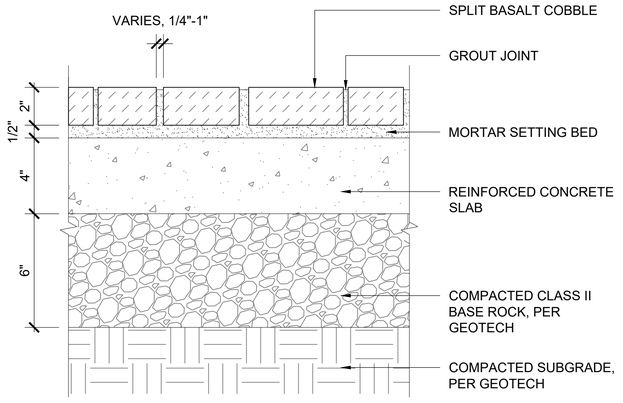
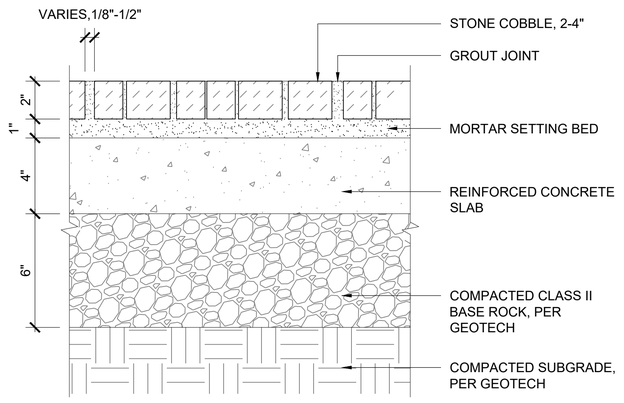


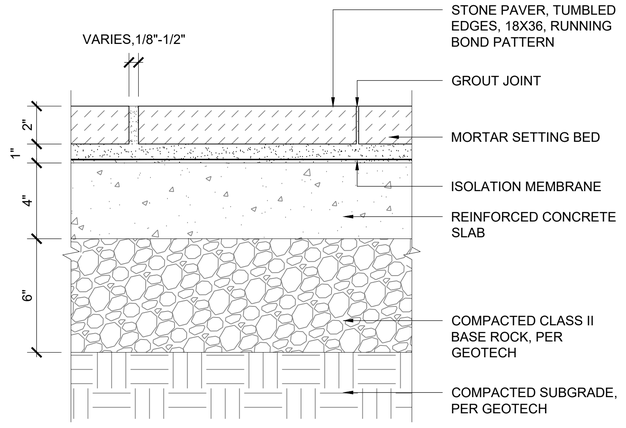
1 SPLIT STONE COBBLE PAVING, MORTAR SET — 3"=1'-0"

SCALE: 0 6" 1' — TYPICAL SECTION



2 PORTUGUESE CALCADA, MORTAR SET — 3"=1'-0"

SCALE: 0 6" 1' — TYPICAL SECTION



3 RECLAIMED STONE UNIT PAVING, MORTAR SET — 3"=1'-0"

SCALE: 0 6" 1' — TYPICAL SECTION

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Leroy Street **Studio**
Leroy **Street** Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
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1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
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(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Road - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Road, Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Boulevard, Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111 Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway, Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
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Palm Beach, FL 33480

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Paving Details

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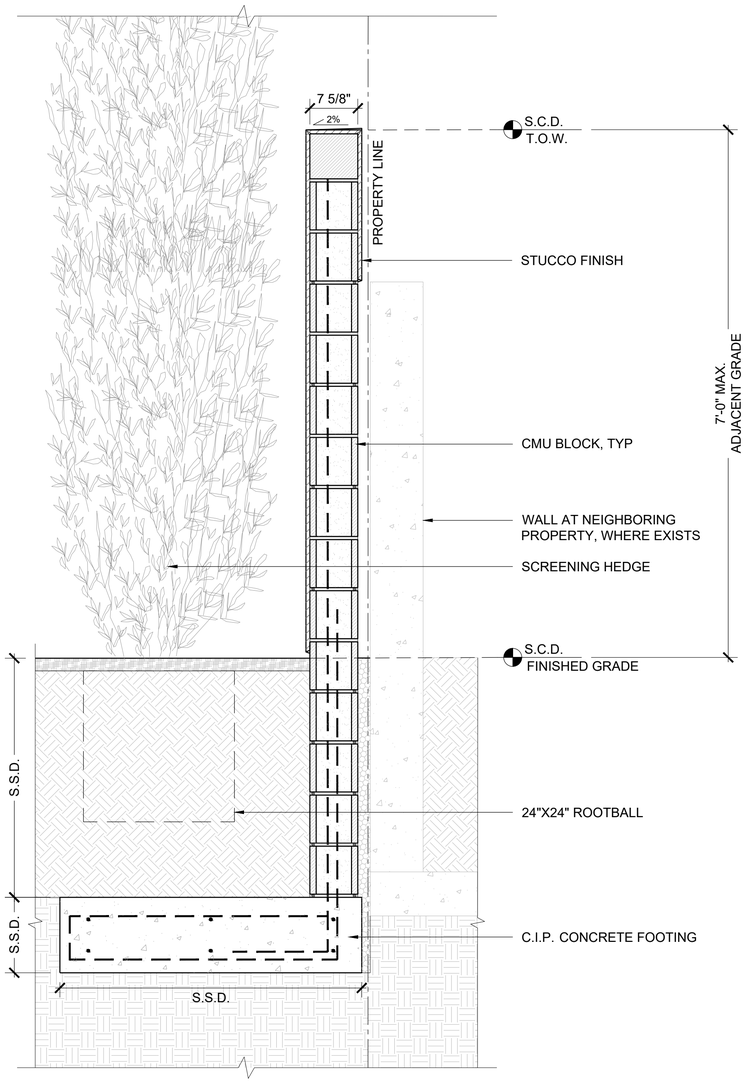
RevID	CND	Transmittal Set Name	Date
01		ARCOM-1ST SUBMIT	1/22/2026
02		ARCOM 2ND SUBMIT	2/26/2026
03		ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	#RevID
Project ID	El Mirasol
Sheet Scale	AS NOTED

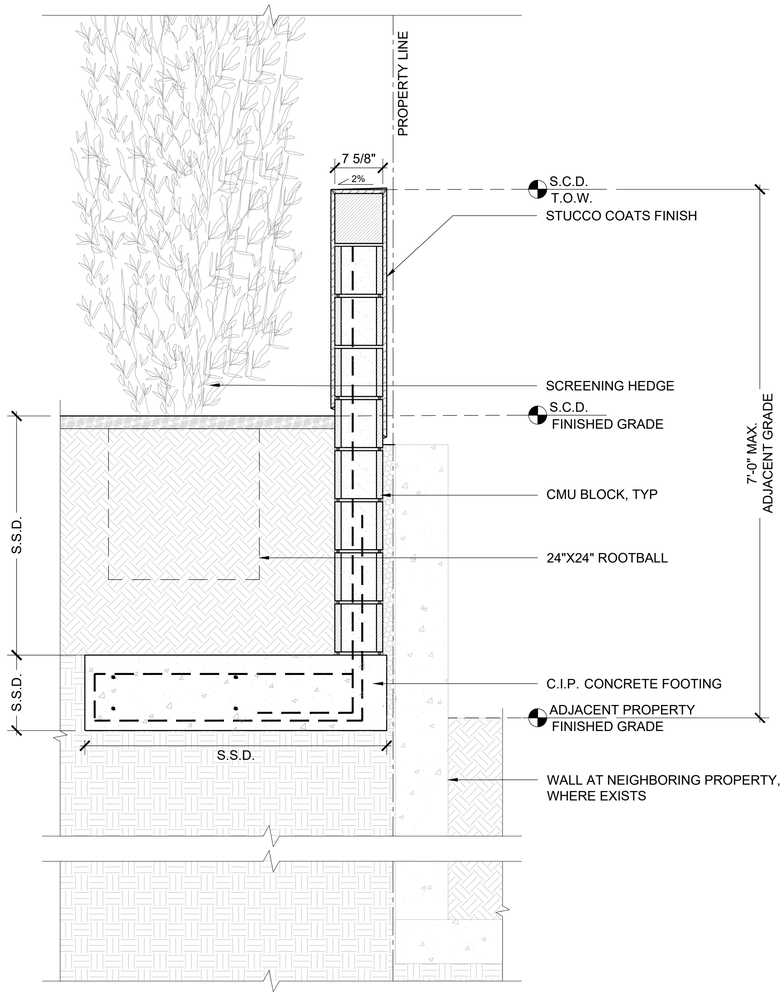
Drawing No.

L4.01



1 STUCCO PERIMETER PRIVACY WALL, TYP — 1"=1'-0"

SCALE: 0 4' 8' 12' — TYPICAL SECTION



2 STUCCO PERIMETER PRIVACY RETAINING WALL, TYP — 1"=1'-0"

SCALE: 0 4' 8' 12' — TYPICAL SECTION

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LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

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1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
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2475 Third Street #304
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(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Road - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Road, Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Boulevard, Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111 Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
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11 Broadway, Suite 410
New York, NY 10004
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108 El Mirasol
Palm Beach, FL 33480
ARCOM FINAL SUBMIT

Wall Details

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RevID	ChID	Transmittal Set Name	Date
01		ARCOM 1ST SUBMIT	1/22/2026
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03		ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	#RevID
Project ID	El Mirasol
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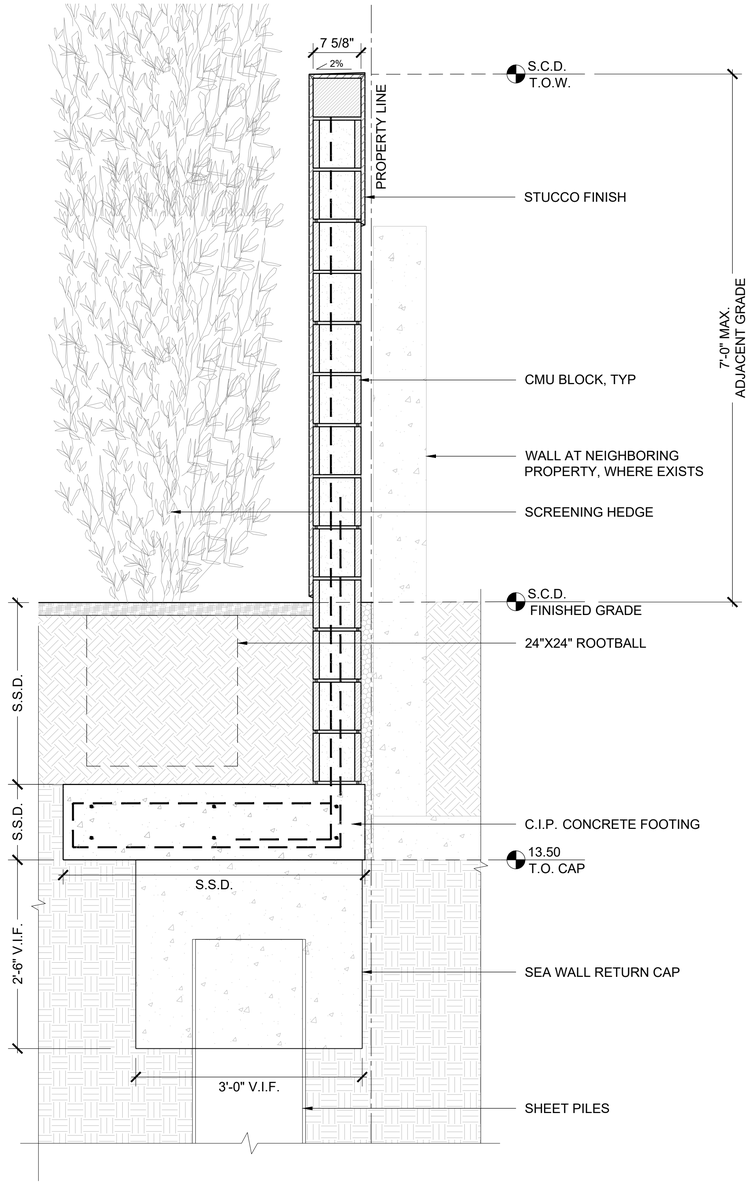
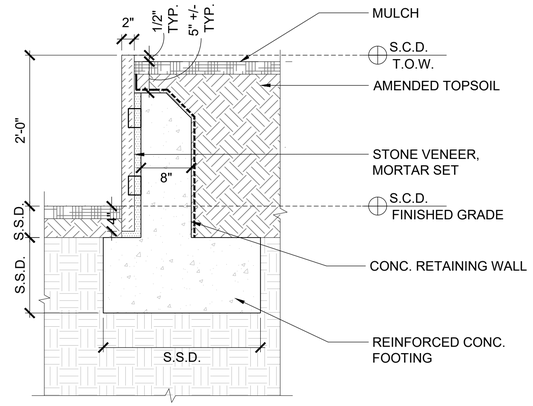
Drawing No.

L4.02



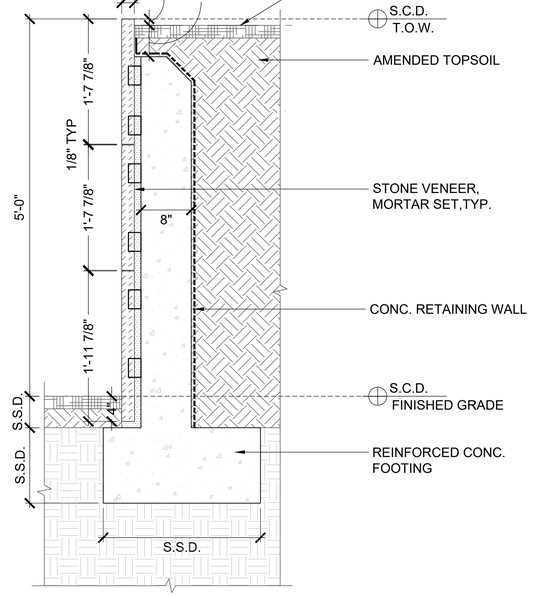
1 STUCCO PERIMETER PRIVACY WALL @ SEAWALL RETURN 1"=1'-0"

SCALE: 0 4' 8' 12' TYPICAL SECTION



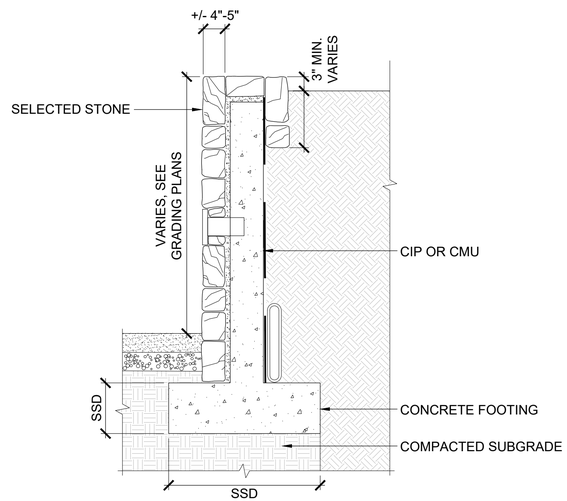
2 STONE LANDSCAPE WALL, TYP 1"=1'-0"

SCALE: 0 1' 2' 3' TYPICAL SECTION



3 STONE LANDSCAPE WALL 1"=1'-0"

SCALE: 0 1' 2' 3' TYPICAL SECTION



4 FIELDSTONE LANDSCAPE RETAINING WALL 3/4"=1'-0"

SCALE: 0 1' 2' 4' TYPICAL SECTION

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LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
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Consultants

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Envelope
Intertek
11 Broadway, Suite 410
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PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

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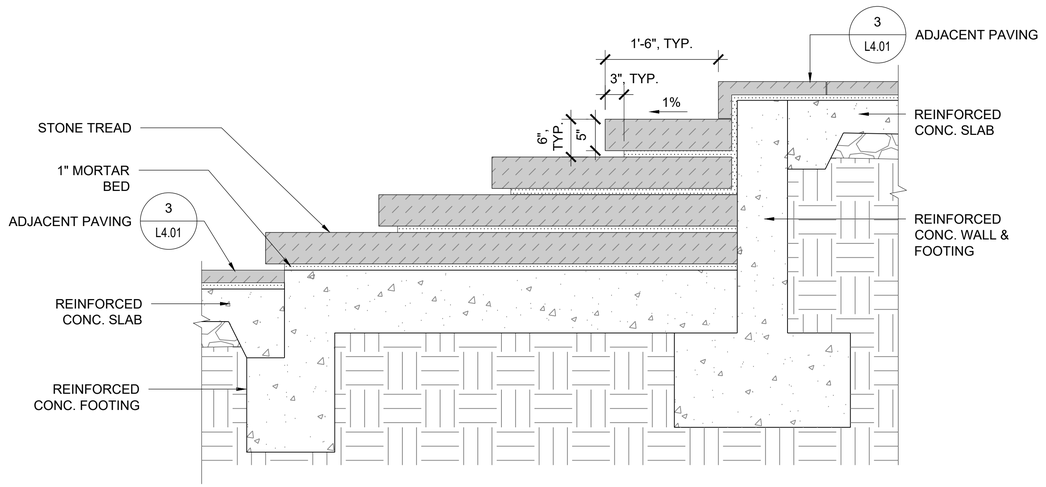
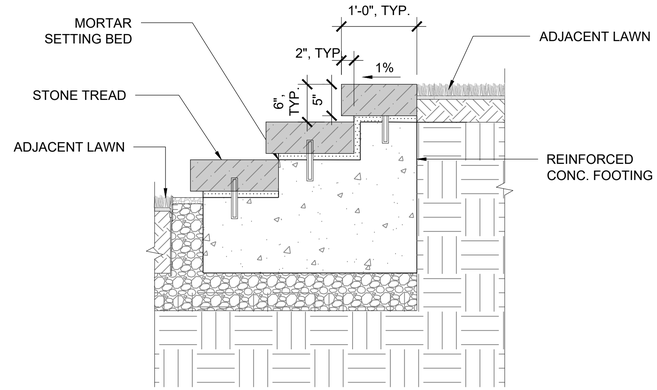
Sheet Revision #	#RevID
Project ID	El Mirasol
Sheet Scale	AS NOTED
Drawing No.	

L4.03



1 STONE STAIR TYPE I — 1"=1'-0"

SCALE: 0 1' 2' 3' — TYPICAL SECTION



2 STONE STAIR TYPE II — 1"=1'-0"

SCALE: 0 1' 2' 3' — TYPICAL SECTION

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LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

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Langan
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New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

Stair Details

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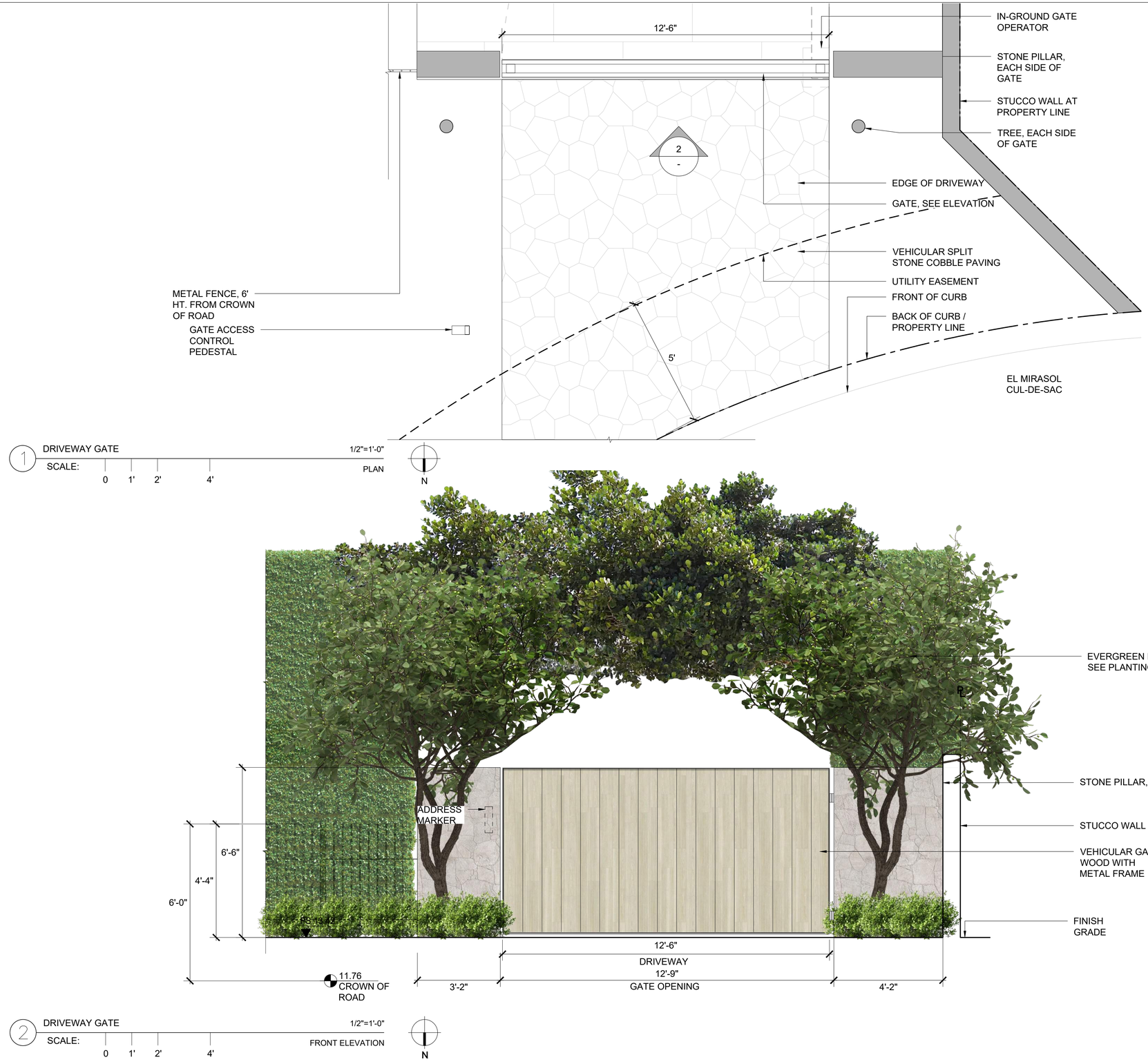
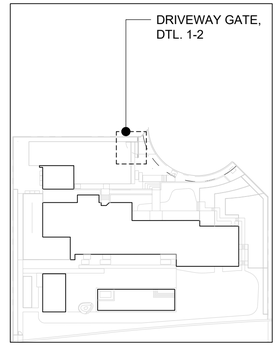
RevID	ChID	Transmittal Set Name	Date
01		ARCOM 1ST SUBMIT	1/22/2026
02		ARCOM 2ND SUBMIT	2/26/2026
03		ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	#RevID
Project ID	El Mirasol
Sheet Scale	AS NOTED

Drawing No.

L4.04





KEY PLAN

Leroy Street Studio
Leroy Street **Studio**
Leroy **Street** Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third Street #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Road - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
233 Mount Airy Road, Suite 202
Basking Ridge, NJ 07920

Civil Engineer:
Gruber Consulting Engineers
2475 Mercer Ave
West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Boulevard, Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111 Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway, Suite 410
New York, NY 10004
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PALM BEACH RESIDENCE
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Palm Beach, FL 33480

ARCOM FINAL SUBMIT

Gate Details

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Sheet Scale	AS NOTED

Drawing No.

L4.05

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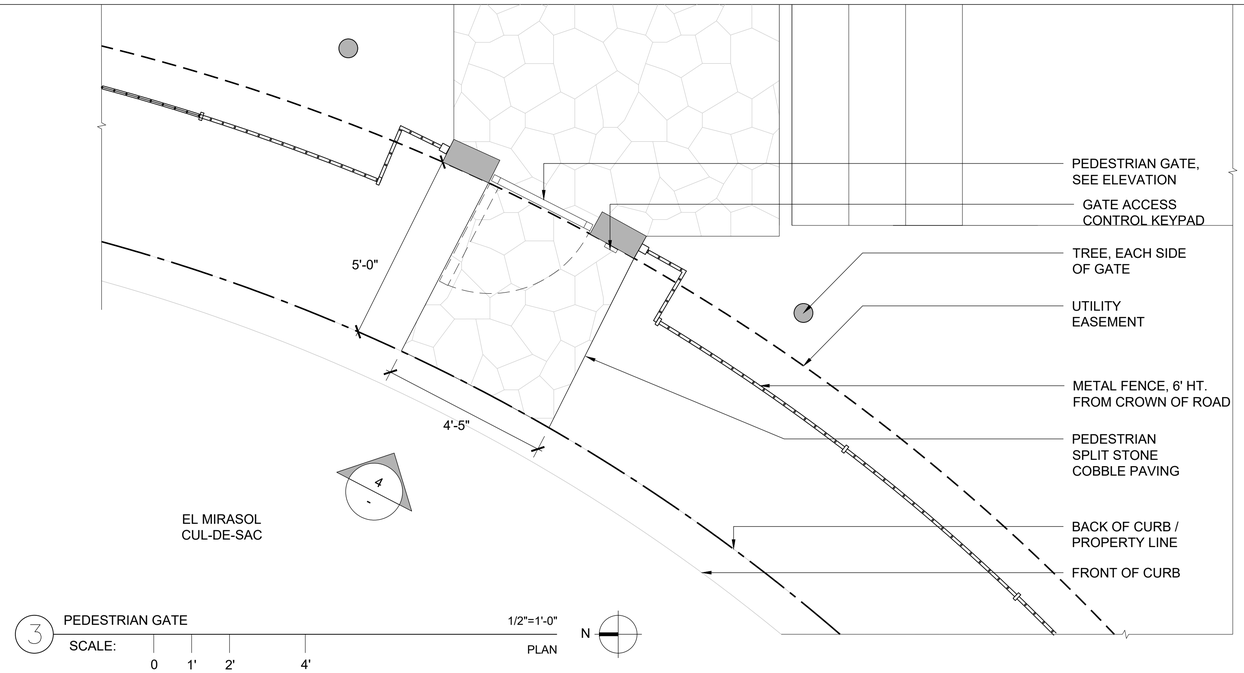
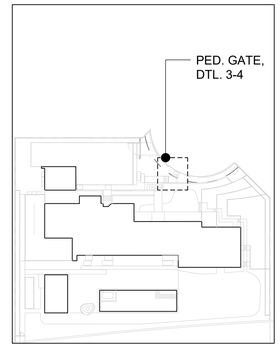


3 PEDESTRIAN GATE
SCALE: 0 1' 2' 4'
1/2"=1'-0"
PLAN
N



4 PEDESTRIAN GATE
SCALE: 0 1' 2' 4'
1/2"=1'-0"
FRONT ELEVATION
N



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ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

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West Palm Beach, FL 33401
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2475 Third Street #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
Environmental Design Group
139 N Country Road - Suite 20-B
Palm Beach, Florida 33480
(561) 832-4600

Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

MEP Engineer:
Hanington Engineering
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Basking Ridge, NJ 07920

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West Palm Beach, FL 33401
(561) 312-2041

Geotech:
Langan
525 Okeechobee Boulevard, Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111 Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway, Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

Gate Details

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01		ARCOM 1ST SUBMIT	1/22/2026
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L4.06

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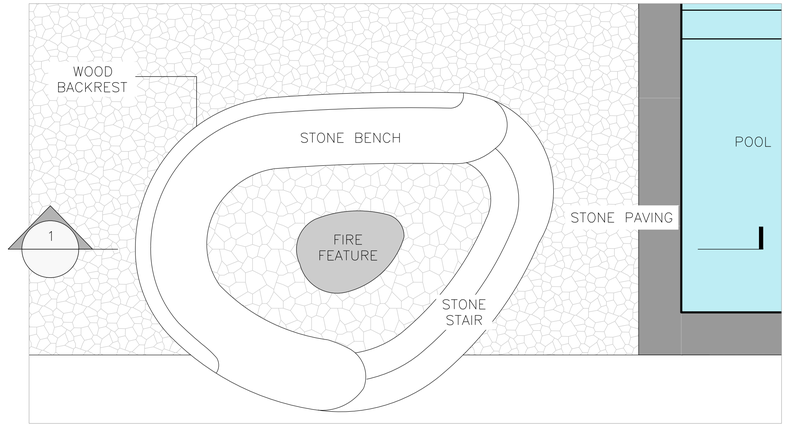
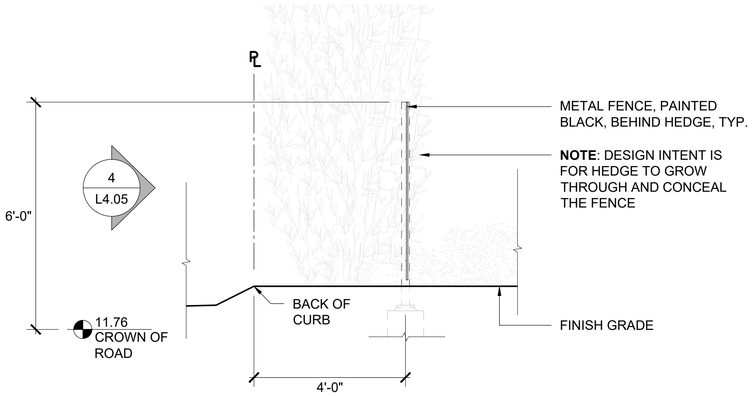
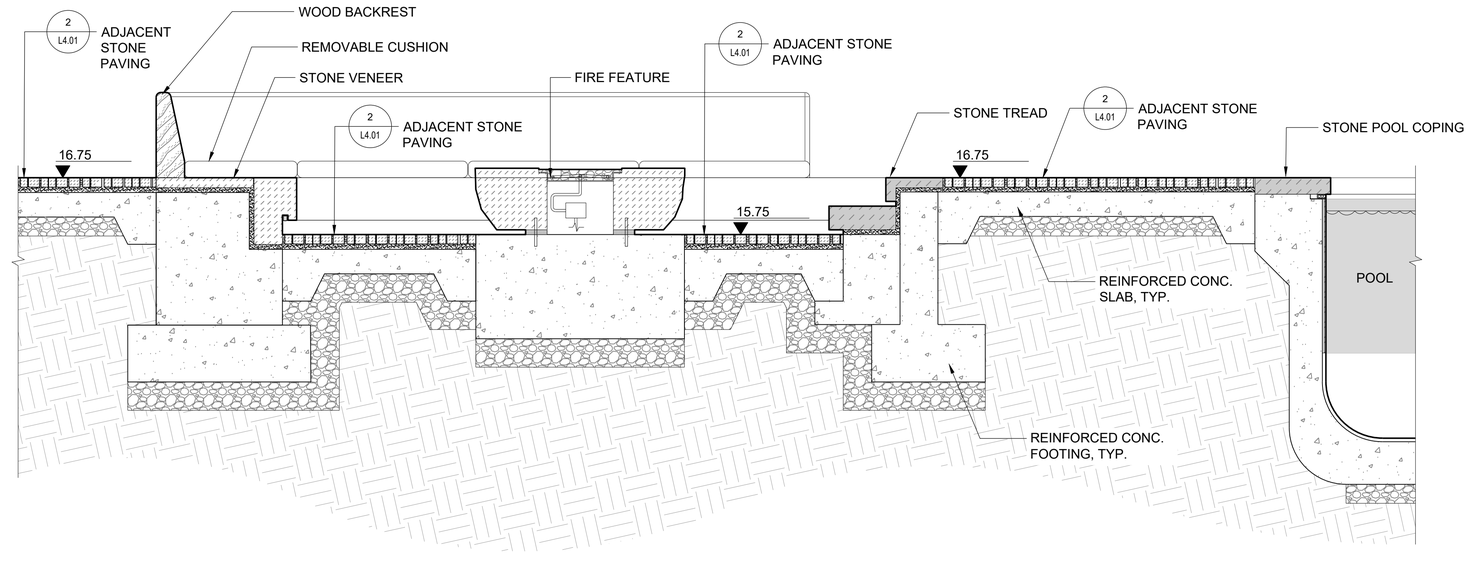


FIRE PIT AREA KEY PLAN N.T.S.



2 FENCE 1/2"=1'-0"
SCALE: 0 1' 2' 4' TYPICAL SECTION



1 FIRE PIT AREA 3/4"=1'-0"
SCALE: 0 6" 1' 2' TYPICAL SECTION

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Leroy Street Studio
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LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
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Consultants

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315 5th St.
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Envelope
Intertek
11 Broadway, Suite 410
New York, NY 10004
(646) 241-5559

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Site Special Features

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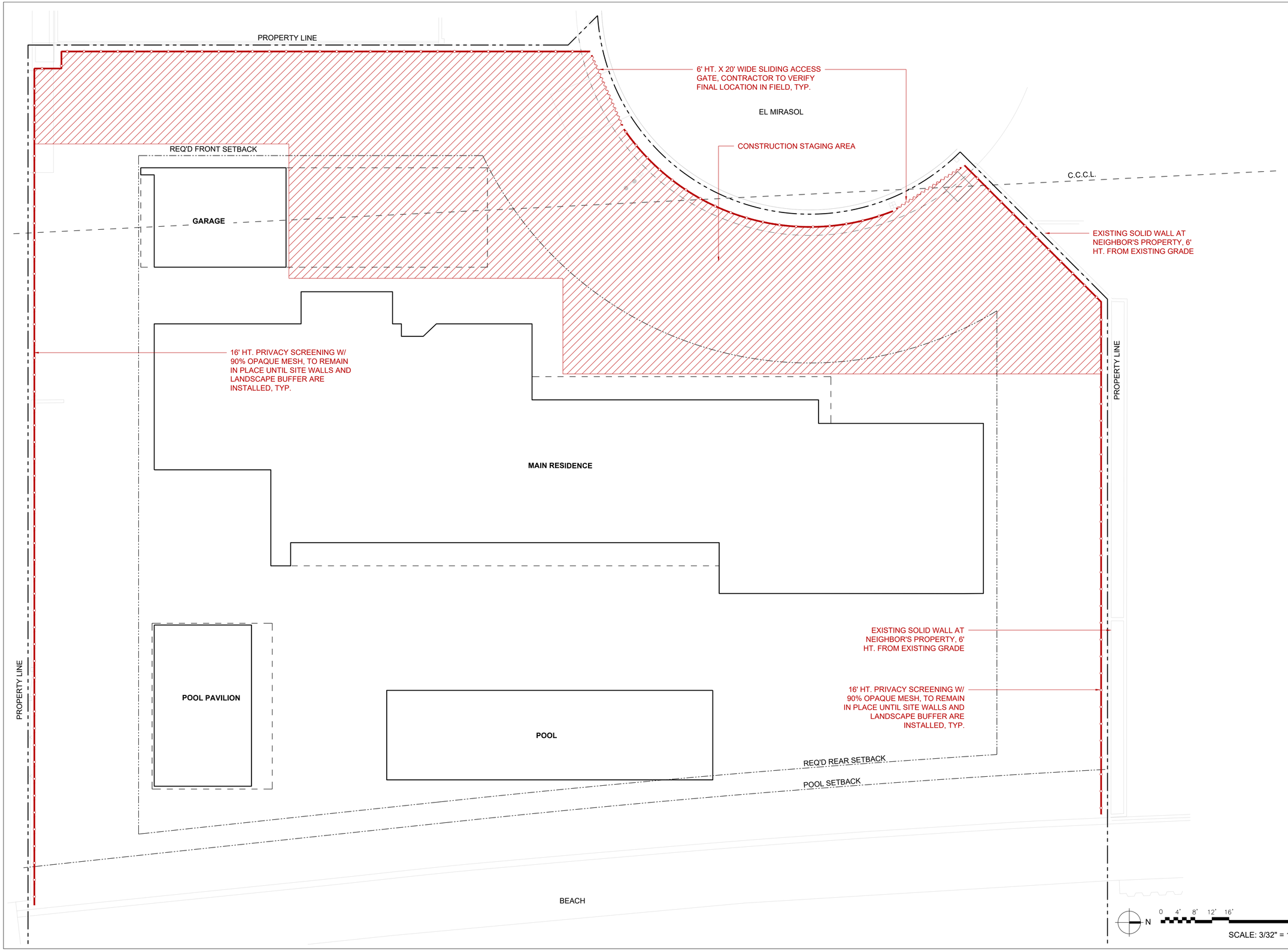
L4.07



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Leroy Street Studio
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Leroy **Street** Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

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New York, NY 10002
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Palm Beach, Florida 33480
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New York, NY 10005
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West Palm Beach, FL 33401
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315 5th St.
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(561) 820-1400

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Intertek
11 Broadway, Suite 410
New York, NY 10004
(646) 241-5559

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ARCOM FINAL SUBMIT

Construction Screening Plan

NOT FOR CONSTRUCTION

RevID	ChID	Transmittal Set Name	Date
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Sheet Revision #	#RevID
Project ID	El Mirasol
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Drawing No.	

L5.01



EXISTING WEST EDGE OF PROPERTY



EXISTING SOUTH EDGE OF PROPERTY



EXISTING NORTH EDGE OF PROPERTY



EXISTING EAST EDGE OF PROPERTY
(FROM ENTRY AT EL MIRASOL)

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Leroy Street Studio
Leroy Street Studio
Leroy Street Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
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Palm Beach, Florida 33480
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Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
New York, NY 10005
(212) 620-7973

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West Palm Beach, FL 33401
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Langan
525 Okeechobee Boulevard, Suite 901
West Palm Beach, FL 33401
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1111 Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
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315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

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Intertek
11 Broadway, Suite 410
New York, NY 10004
(646) 241-5559

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ARCOM FINAL SUBMIT

Construction Screening Plan

NOT FOR CONSTRUCTION

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01		ARCOM 1ST SUBMIT	1/22/2026
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Sheet Revision #	#RevID
Project ID	El Mirasol
Sheet Scale	AS NOTED

Drawing No.

L5.02

OFFICE, 8' X 20'

PROPERTY LINE

REQ'D FRONT SETBACK

GARAGE

EL MIRASOL

CONSTRUCTION STAGING AREA - ROCK PAD FOR VEHICLE ACCESS AND TRACKOUT MITIGATION

DUMPSTERS, 25' X 8.5'

C.C.C.L.

PORTABLE TOILETS

MAIN RESIDENCE

PROPERTY LINE

PROPERTY LINE

POOL PAVILION

POOL

REQ'D REAR SETBACK

POOL SETBACK

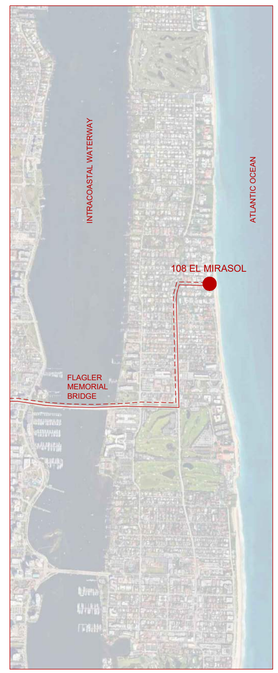
BEACH

TRUCKING LOGISTICS MAP

———— INBOUND
- - - - - - OUTBOUND

MAXIMUM TRUCK SIZE: 50 FOOT TRACTOR TRAILER

BEST ROUTE TO PROPERTY:
EAST ON FLAGLER MEMORIAL BRIDGE, TO EAST ON ROYAL PARKWAY, TO NORTH ON N. COUNTY ROAD, TO RIGHT TURN ON EL MIRASOL



N

0 4' 8' 12' 16' 32'

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

PRINTED ON : 1/12/2026

Leroy Street Studio
Leroy Street Studio
Leroy Street Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

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West Palm Beach, FL 33401
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Environmental Design Group
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Structural Engineer:
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Envelope
Intertek
11 Broadway, Suite 410
New York, NY 10004
(646) 241-5559

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Palm Beach, FL 33480

ARCOM FINAL SUBMIT

Construction Staging and Truck Logistics Plan

NOT FOR CONSTRUCTION

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01		ARCOM 1ST SUBMIT	1/22/2026
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Project ID	El Mirasol
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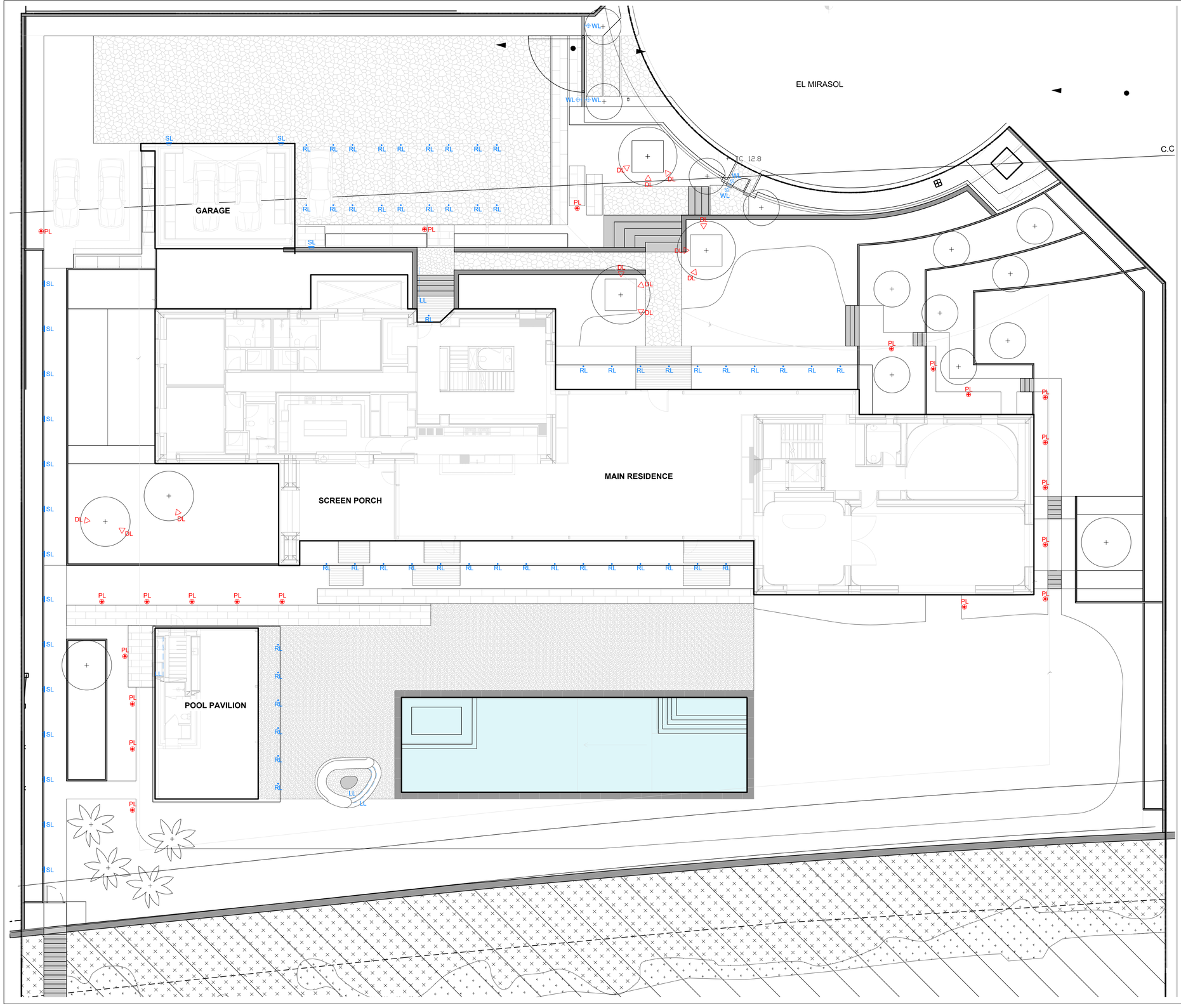
L5.03



LEGEND

LIGHT FIXTURE SYMBOL

PL

LIGHT FIXTURE TYPE TAG

RED FIXTURES = LANDSCAPE LIGHTING

BLUE FIXTURES = HARDSCAPE / HOUSE MOUNTED LIGHTING

GENERAL NOTES

1. MAJORITY OF SITE IS LOCATED EAST OF THE COASTAL CONSTRUCTION CONTROL LINE.

2. ALL LANDSCAPE LIGHTING FIXTURES SHALL BE CONNECTED TO A CENTRALIZED LIGHTING CONTROL DIMMING SYSTEM WITH INTEGRAL ASTRONOMIC TIME CLOCK ALLOWING FOR THE FOLLOWING OPERATION:
   2.a. DIMMING OF ALL LANDSCAPE LIGHT FIXTURES.
   2.b. AUTOMATIC LIGHT REDUCTION OVERNIGHT AND DURING SPECIFIED SEASONAL TIME-FRAMES.

Leroy Street Studio
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LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

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New York, NY 10002
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info@leroystreetstudio.com
leroystreetstudio.com

Consultants

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Structural Engineer:
TYLIN
32 Old Slip, 10th Floor
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111 Broadway, Suite 2150
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General Contractor:
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(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

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ARCOM FINAL SUBMIT

Lighting Plan

NOT FOR CONSTRUCTION

RevID	Transmittal Set Name	Date
01	ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	00
Project ID	El Mirasol
Sheet Scale	AS NOTED
Drawing No.	

LD-L01

LIGHTING SCHEDULE

LABEL	QTY.	MOUNT TYPE	MOUNT HT.	WATTAGE	MANUFACTURER / CATALOG #	LAMP TYPE / COLOR TEMP.
DL (DOWN LIGHT)	12	TREE MOUNTED	96" - 120"	2 WATT	BEACHSIDE LIGHTING E8-30-2W-A-NO-BGS8-TDM1-SA	CREE XPE2 LED, AMBER 1500K

FIXTURE IMAGE:



NOTES:

- DARK SKY APPROVED
- SEA TURTLE SENSITIVE
- GLARE SHIELD & HONEYCOMB LOUVER

LABEL	QTY.	MOUNT TYPE	MOUNT HT.	WATTAGE	MANUFACTURER / CATALOG #	LAMP TYPE / COLOR TEMP.
PL (PATH LIGHT)	21	HEAVY-DUTY GROUND SPIKE	20"	2 WATT	BEACHSIDE LIGHTING E1-S-20-2W-A-GS2BC	CREE XPE2 LED, AMBER 1500K

FIXTURE IMAGE:



NOTES:

- DARK SKY APPROVED
- SEA TURTLE SENSITIVE
- HONEYCOMB LOUVER

LABEL	QTY.	MOUNT TYPE	MOUNT HT.	WATTAGE	MANUFACTURER / CATALOG #	LAMP TYPE / COLOR TEMP.
WL (WALL LIGHT)	5	SURFACE WALL MOUNT	48"	2 WATT	BEACHSIDE LIGHTING E1-2W-A-FL-HL8-KP	CREE XPE2 LED, AMBER 1500K

FIXTURE IMAGE:



NOTES:

- DARK SKY APPROVED
- SEA TURTLE SENSITIVE
- EXTENDED SNOOT

LABEL	QTY.	MOUNT TYPE	MOUNT HT.	WATTAGE	MANUFACTURER / CATALOG #	LAMP TYPE / COLOR TEMP.
SL (STEP LIGHT)	17	RECESSED WALL MOUNT	12"	2 WATT	BEACHSIDE LIGHTING E3-RL-2W-A-NFL-DM	CREE XPE2 LED, AMBER 1500K

FIXTURE IMAGE:

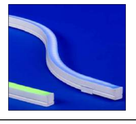


NOTES:

- DARK SKY APPROVED
- WILDLIFE LIGHTING CERTIFICATION #2018-029

LABEL	QTY.	MOUNT TYPE	MOUNT HT.	WATTAGE	MANUFACTURER / CATALOG #	LAMP TYPE / COLOR TEMP.
LL (LINEAR LIGHT)	35ft	SURFACE CONCEALED (DOWN FACING)	2"	5 W/FT	QTL Q-CAP ZALA STATIC COLOR ZALA-SC-WSC-WET-A-5.0-ENC/TL-S1-BW	AMBER LED - 594nm

FIXTURE IMAGE:



NOTES:

- FWC CERTIFIED
- MOUNTED IN CONCEALED SHIELDED CONDITION WITH LIGHT DIRECTED DOWN.

LABEL	QTY.	MOUNT TYPE	MOUNT HT.	WATTAGE	MANUFACTURER / CATALOG #	LAMP TYPE / COLOR TEMP.
RL (RECESSED LT.)	50	RECESSED CEILING MOUNT	132"	2 WATT	BEACHSIDE LIGHTING E3-R-2W-A-NFL-HL8-DM	CREE XPE2 LED, AMBER 1500K

FIXTURE IMAGE:



NOTES:

- SEA TURTLE SENSITIVE
- HONEYCOMB LOUVER GLARE REDUCING ACCESSORY

GENERAL NOTES

1. SPECIFIED LANDSCAPE LIGHT FIXTURE MANUFACTURERS HAVE WORKED CLOSELY WITH THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION TO OFFER TURTLE-SAFE LIGHTING FIXTURES THAT ACCEPT LOW-WATTAGE / LONG-WAVELENGTH AMBER LED LIGHT SOURCES.
2. CUTSHEETS FOR ALL EXTERIOR FIXTURES ATTACHED. REFER TO CUTSHEETS FOR ADDITIONAL INFORMATION.

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(561) 312-2041

Geotech:
Langan
525 Okeechobee Blvd. - Suite 901
West Palm Beach, FL 33401
(561) 473-8300

Environmental
Introba Inc.
1111 Broadway, Suite 2150
Oakland, CA 94607

General Contractor:
Davis General Contracting Corp.
315 5th St.
West Palm Beach, FL 33401
(561) 820-1400

Envelope
Intertek
11 Broadway - Suite 410
New York, NY 10004
(646) 241-5559

PALM BEACH RESIDENCE
108 El Mirasol
Palm Beach, FL 33480
ARCOM FINAL SUBMIT

Lighting Fixture Schedule

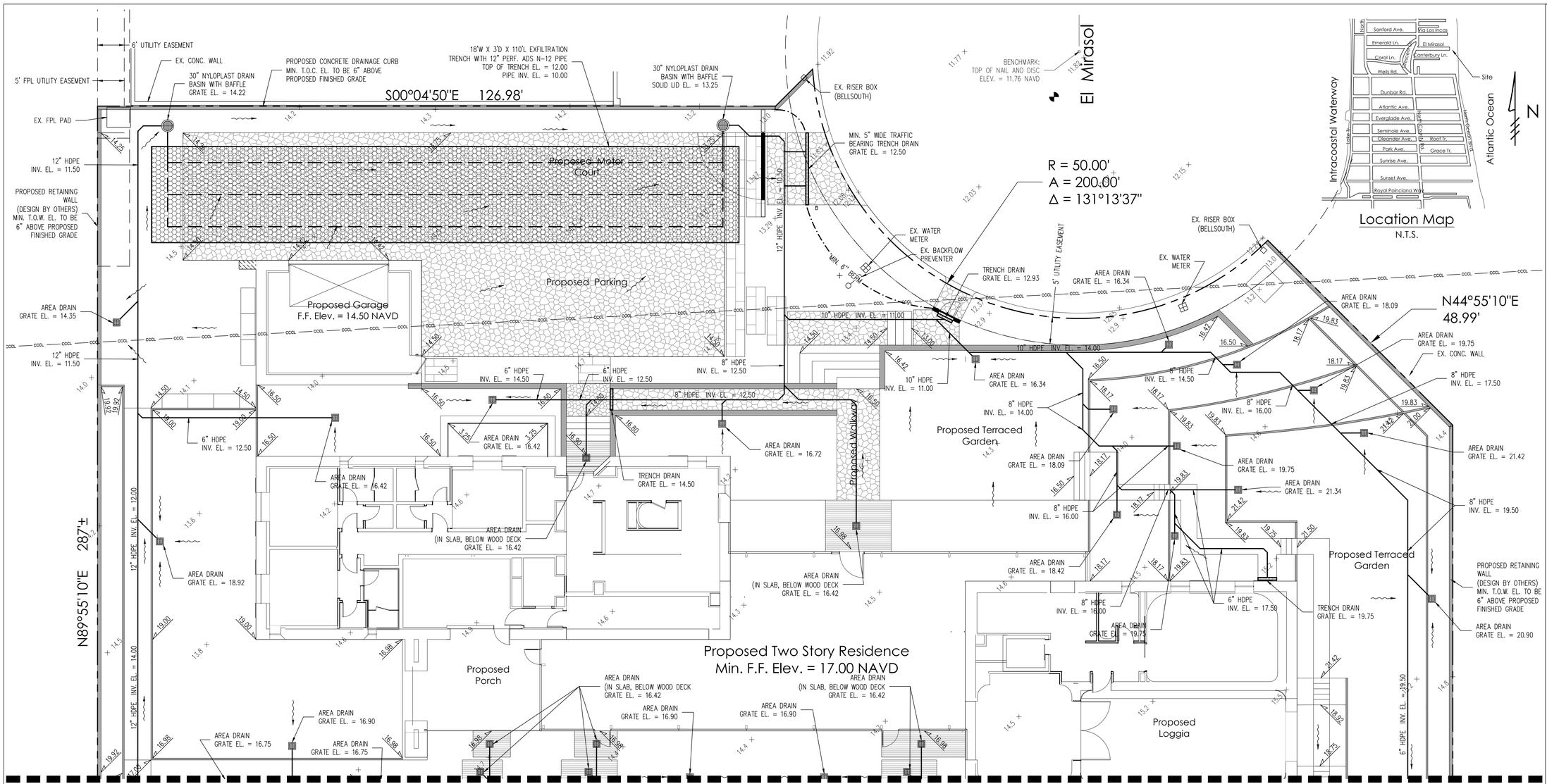
NOT FOR CONSTRUCTION

RevID	Transmittal Set Name	Date
01	ARCOM FINAL SUBMIT	4/6/2026

Sheet Revision #	00
Project ID	El Mirasol
Sheet Scale	AS NOTED

Drawing No.

LD-L02



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.

PRINTED ON 1/9/2026

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 63,676 sq.ft.

Proposed Drainage Area = 44,400 sq.ft.

Drainage Area Impervious Surface = 22,200 sq.ft.

Drainage Area Pervious Surface = 22,200 sq.ft.*
*Minimum required without a variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 22,200 sq.ft. x 1 ft./12 in. = 3,700 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 22,200 sq.ft. x 1 ft./12 in. = 740 cu.ft.

Total Volume to be Retained = 4,440 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	110	ft
W	=	Trench Width	=	18	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	=	5,692	cu.ft.

Legend

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

N

0 5 10 20 40

Scale: 1" = 10'

ARC-26-0004
ZON-26-0008

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

Leroy Street Studio
Leroy Street Studio
Leroy Street Studio

LEROY STREET STUDIO
ARCHITECTURE, D.P.C.

65 Allen Street
New York, NY 10002
T 212 431 6780
info@leroystreetstudio.com
leroystreetstudio.com

Consultants

Consultant Architect:
Smith & Moore Architects
1500 South Olive Ave.
West Palm Beach, FL 33401
(561) 835-1888

Landscape Architect:
Andrea Cochran Landscape Architecture
2475 Third Street #304
San Francisco, CA 94107
(415) 503-0060

Landscape AOR:
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Palm Beach, Florida 33480
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Structural Engineer:
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New York, NY 10004
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108 El Mirasol
108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

Site Grading & Drainage (West)

NOT FOR CONSTRUCTION

RevID	ChID	Transmittal Set Name	Date
01	--	ARCOM 1ST SUBMIT	1/22/2026
02		ARCOM 2ND SUBMIT	3/16/2026
03		ARCOM FINAL SUBMIT	4/6/2026

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Florida P.E. No. 57466
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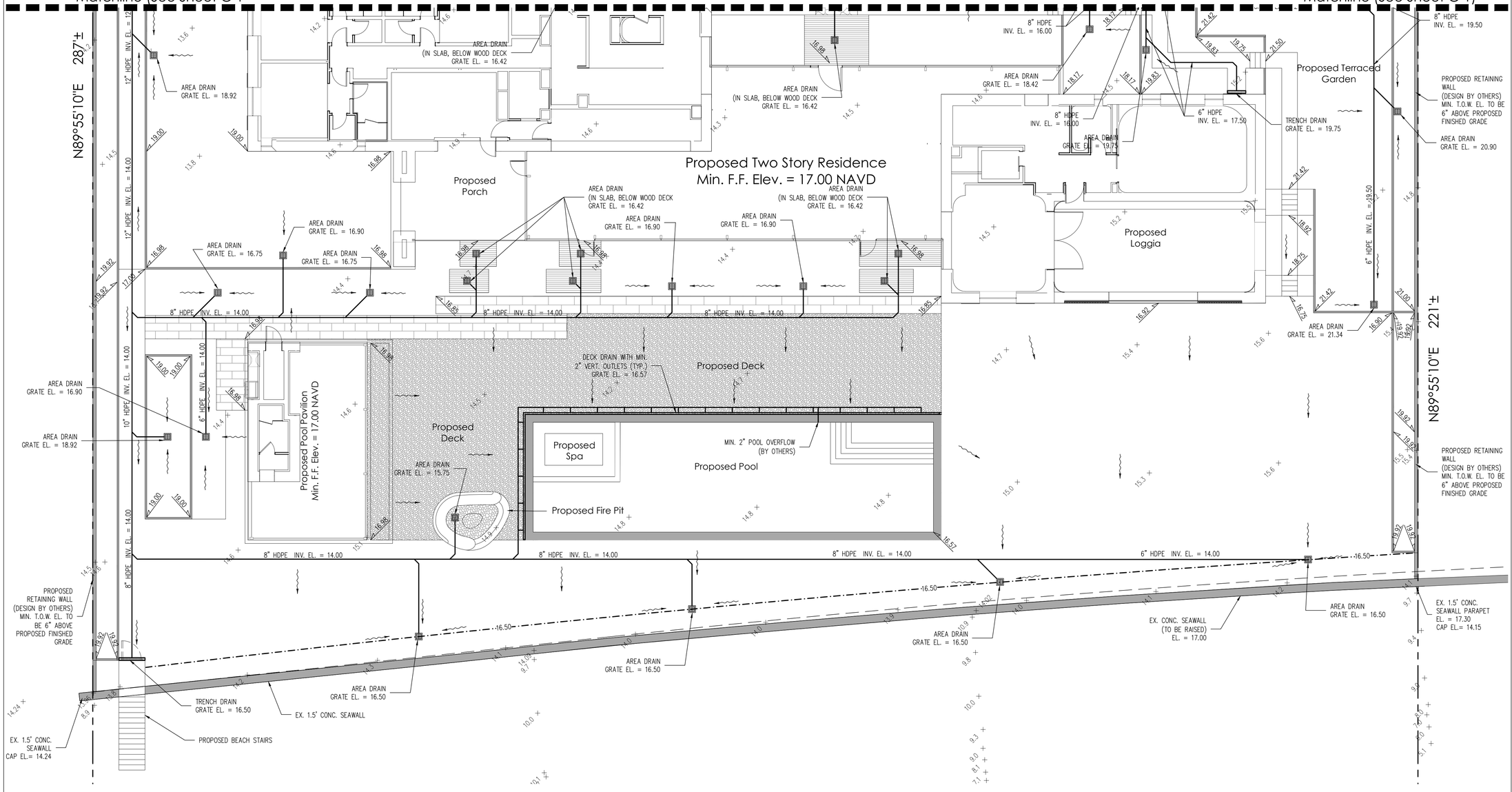
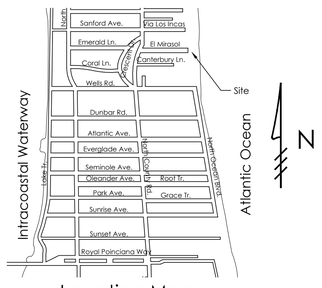
Sheet Revision #	#1
Project ID	2013-0075
Sheet Scale	1"=10'
Drawing No.	C1.01





Location Map
N.T.S.

Notes:

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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.
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Legend

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- PROPOSED ELEVATION (NAVD–88)
- 7.00 — PROPOSED ELEVATION CONTOUR (NAVD–88)
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- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 5 10 20 40

Scale: 1" = 10'

ARC-26-0004
ZON-26-0008

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65 Allen Street
New York, NY 10002
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108 El Mirasol
108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

Site Grading & Drainage (East)

NOT FOR CONSTRUCTION

RevID	ChID	Transmittal Set Name	Date
01	--	ARCOM 1ST SUBMIT	1/22/2026
02		ARCOM 2ND SUBMIT	3/16/2026
03		ARCOM FINAL SUBMIT	4/6/2026

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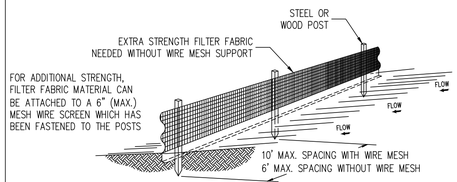
Sheet Revision #	#1
Project ID	2013-0075
Sheet Scale	1"=10'
Drawing No.	

C1.02

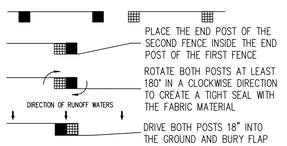


Notes:

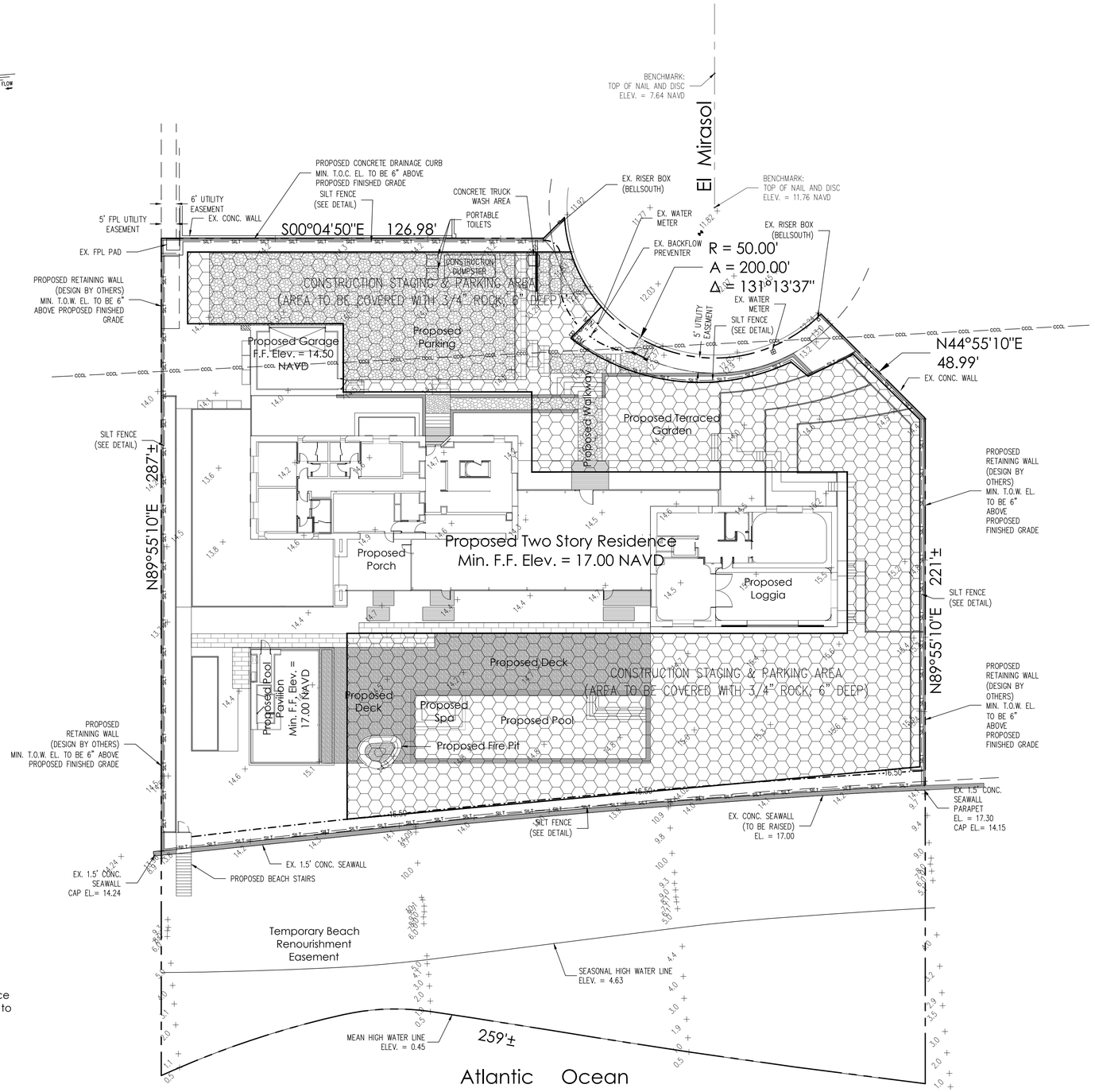
1) The height of a silt fence shall not exceed 36".
2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When 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.

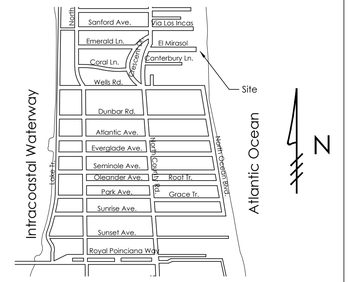
SILT FENCE DETAIL
N.T.S.

SILT FENCE SECTION
N.T.S.



ATTACHING TWO SILT FENCES
N.T.S.





Location Map
N.T.S.

Legend

CONSTRUCTION STAGING AREA

SILT — SILT — SILT FENCE (SEE DETAIL)

N

0 10 20 40 80

Scale: 1" = 20'

Notes:

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

PRINTED ON 1/9/2026

ARC-26-0004
ZON-26-0008

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108 El Mirasol
108 El Mirasol
Palm Beach, FL 33480

ARCOM FINAL SUBMIT

Construction Staging/Parking & Erosion Control Plan For:

NOT FOR CONSTRUCTION

RevID	ChID	Transmittal Set Name	Date
01		ARCOM 1ST SUBMIT	1/22/2026
02		ARCOM 2ND SUBMIT	3/16/2026
03		ARCOM FINAL SUBMIT	4/6/2026

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Sheet Revision #	#1
Project ID	2013-0075
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Drawing No.	

EC1.01

2475 Mercer Avenue, Suite 305 | West Palm Beach, FL 33401
561.312.2041
561.537.7229
office@gruberengineers.com

GRUBER CONSULTING ENGINEERS

LANDSCAPE/DRAINAGE PLAN CONFLICT STATEMENT

To: Planning Administrator
Town of Palm Beach

From: Chad M. Gruber, P.E.

Re: Proposed Residence
108 El Mirasol
Palm Beach, FL

Date: January 20, 2026

I have reviewed the landscape plan prepared by Andrea Cochran Landscape Architecture for the referenced project received 1/13/26 and compared it with the latest conceptual drainage plan prepared by this office dated 1/20/26. There do not appear to be any conflicts between the proposed landscape material and the storm piping and exfiltration trenches.

Please feel free to contact me if you have any questions.

Sincerely,

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Chad M. Gruber, P.E.
Florida P.E. No. 57466

Cc: File

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: April 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0005 142 CASA BENDITA The applicant, Robert Sheft Revocable Trust Dated February 21, 2025 (Robert Sheft, Trustee), has filed an application requesting Architectural Commission review and approval for construction of new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Date: 4/22/2026

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-26-0005 142 CASA BENDITA. The applicant, Robert Sheft Revocable Trust Dated February 21, 2025 (Robert Sheft, Trustee), has filed an application requesting Architectural Commission review and approval for construction of new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Applicant: Robert Sheft Revocable Trust Dated February 21, 2025 (Robert Sheft, Trustee)
Architecture: MP Design & Architecture (Michael Perry)
Landscape: Vertesch Landscape Architecture (Brian Vertesch)

THE PROJECT:
The applicant has submitted plans entitled "Mr. & Mrs. Sheft Residence" as prepared by **MP Design & Architecture**, uploaded and dated to the Town 04/06/2026.

The following is the scope of work for the Project:

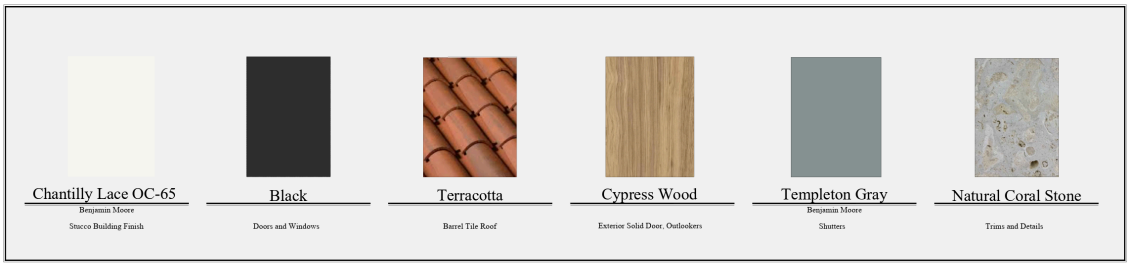
- Construction of a new, two-story, single-family residence.
- Final hardscape, landscape & swimming pool.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+7.48' NAVD	**FEMA Flood Zone**	ZONE X
Lot Width	145'	**Lot Depth**	163'
Lot Area	25,762 Sq. Ft.	**Enclosed Square Footage**	Proposed: 7,596 Sq. Ft.
Lot Coverage	Permitted: 25% Proposed: 22.83%	**Cubic Content Ratio**	Permitted: 3.84 Proposed: 3.68
Finished Floor Elevation	+8.5' NAVD	**Lot Fill**	Permitted: +0.50' Proposed: +0.00'
Landscape Open Space	Required: 50% Proposed: 50%	**Front Yard Open Space**	Required: 45% Proposed: 46.8%
Surrounding Properties / Zoning			
North	143 Casa Bendita / Residence | R-B		
South	125 Chateaux Drive / Residence | R-B		
East	134 Casa Bendita / Residence | R-B		
West	North County Road / Right of Way 201 Phipps Estates Drive / HOA Open Space | R-B 226 Via Las Brisas / Residence | R-B		



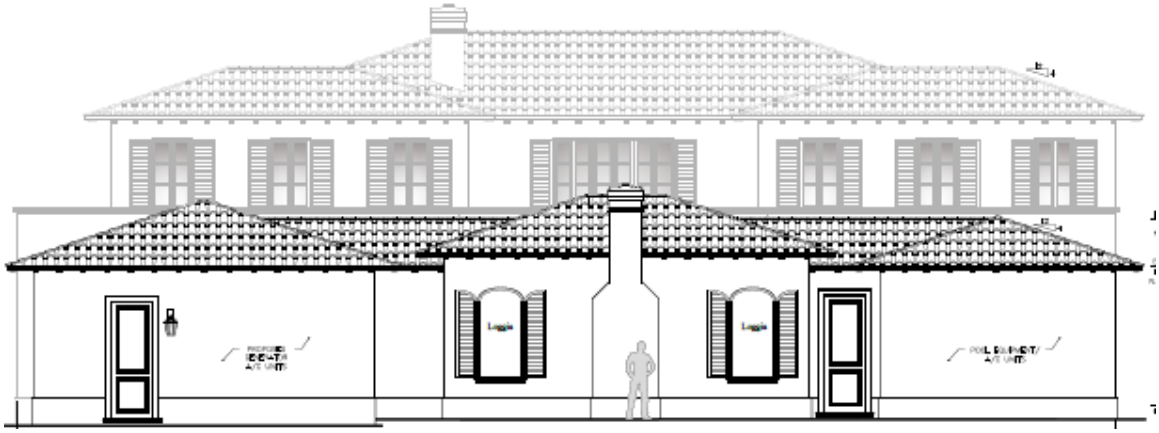
STAFF ANALYSIS

The applicant is proposing construction of a new, two-story, single-family residence with final hardscape and landscape improvements on the westernmost parcel on the south side of Casa Bendita, at the intersection of North County Rd. The proposed residence features a symmetrical two-story main massing consisting of three bays. A single-story wing wraps around the west of the structure and projects from the front and north side of the site to the south and rear of the site along the street side of the parcel. The circular driveway at Casa Bendita diverges and follows this wing which brings the owners to a side loaded garage facing North County Road at the rear of the residence. An attached loggia and cabana project easterly from the garage, which together creates a C shape building footprint with swimming pool courtyard in the center. Equipment yards are proposed at the rear of the site behind the garage and cabana as well as at the northeast side of the residence. The house is designed in a mediterranean style with terracotta barrel tile roof, white stucco siding, black doors and windows, cypress wood entry door, grey shutters, and natural coral stone trim and details.

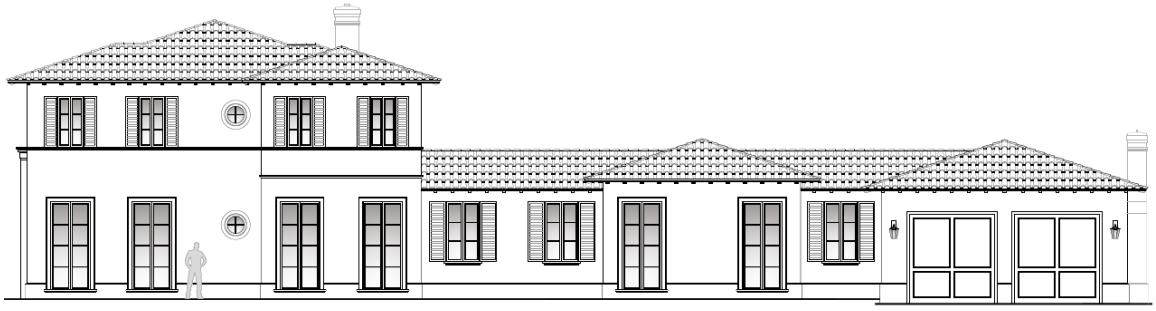




Proposed front (north) elevation.



Proposed rear (south) elevation.



Proposed street-side (west) elevation.



Proposed side (east) elevation.

The existing site wall and columns along North County Road is proposed to remain during and after construction, as is an existing perimeter chain link fence. New masonry walls with gates are proposed interior to the site for equipment area screening. Hardscape materials include porphyry pavers in Camparta color mix with coral imprint cast stone pavers and perimeter for motor court areas and pool decking and coping. The proposed landscape plan includes dense perimeter plantings with a semi formal arrangement of trees and palms framing the front of house at the arrival drive as well as the pool courtyard area.



CONCLUSION

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

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

WRB:JGM:BMF

MP Design & Architecture, Inc.

319 Clematis Street, Suite 1000
West Palm Beach, Florida 33401
AA#26001667

T: 561.833.7575 INFO@MPDAINC.COM F: 561.833.0575

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

February 09, 2026

Re: 142 Casa Bendita, Palm Beach, FL 33480
ARC-26-0005

We are submitting the attached drawings and application for the review of our project at 142 Casa Bendita, Plam Beach, FL 33480. The proposal includes a new two-story residence with 7,143 SF of air-conditioned space with new loggia, 2 car garage and pool house, along with a new pool, landscape and hardscape design.
The lot is 25,762 SF and the proposed new house will have a total of square footage of 8,389 SF. The proposed lot coverage of 22.83% and CCR calculation of 3.48 are within the allowable limits.

Please note the following:

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161
Not applicable.

B. ARCHITECTURAL REVIEW – Section 18-205 & Section 18-206

1) The plan for the proposed building or structure is in conformity with good taste and design, and in general contributes to the image of the Town as a place of beauty, spaciousness, balance, charm, and high quality.

2) The plan for the proposed building or structure demonstrates that it is reasonably protected against external and internal noise, vibrations, and other factors that may make the environment less desirable.

3) The proposed building or structure, in its exterior design and appearance, is not of inferior quality such that it would materially depreciate the appearance or value of the local environment.

MP Design & Architecture, Inc.

319 Clematis Street, Suite 1000
West Palm Beach, Florida 33401
AA#26001667

T: 561.833.7575 INFO@MPDAINC.COM F: 561.833.0575

4) The proposed building or structure is in harmony with developments on nearby land, the comprehensive plan for the Town, and any precise plans adopted pursuant to the comprehensive plan.

5) The proposed building or structure is not excessively similar to any other structure existing, permitted, or included in the same permit application within 200 feet of the proposed site in respect to one or more of the following exterior design and appearance features:

a. Apparently visibly identical front or side elevations.
b. Substantially identical size and arrangement of doors, windows, porticos, or other openings or breaks in the elevation facing the street, including reverse arrangements.
c. Other significantly identical design features, such as materials, roofline, or the height of design elements.

6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing, permitted, or included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

a. Height of the building or roof.
b. Other significant design features, including but not limited to materials or architectural quality.
c. Architectural compatibility.
d. Arrangement of structural components.
e. Perceived mass from the street or any perspective visible to the public or adjoining property owners.
f. Diversity of design that complements the size and massing of adjacent properties.
g. Design features that avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring properties

7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

MP Design & Architecture, Inc.
319 Clematis Street, Suite 1000
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AA#26001667

T: 561.833.7575 INFO@MPDAINC.COM F: 561.833.0575

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

9) The proposed development conforms to the standards of this code and other applicable ordinances, with respect to the location and appearance of the buildings and structures.

10) The project's location and design adequately protect unique site characteristics, such as scenic views, rock outcroppings, natural vistas, waterways, and similar features.

C. SPECIAL EXCEPTION – Section 134-22
Not applicable

D. SITE PLAN REVIEW – Section 134-329
Not applicable

E. VARIANCE – Section 134-201
Not applicable

F. OTHER
Not applicable

Respectfully,



Michael Perry

Mr. & Mrs Sheft Residence

142 Casa Bendita Palm Beach Fl. 33480



DESIGN & ARCHITECTURE

ARCHITECURE

MP DESIGN & ARCHITECURE

LANDSCAPE

VERTESCH LANDSCAPE ARCHITECTURE

ARC-26-0005

First Submital	01-22-2026
Second Submital	02-09-2026
Second Submital	03-16-2026
Final Submittal	04-06-2026
Arcom Meeting	04-29-2026

PROPOSED SCOPE OF WORK

WE ARE SUBMITTING THE ATTACHED DRAWINGS AND APPLICATION FOR THE REVIEW OF OUR PROJECT AT 142 CASA BENDITA, PLAM BEACH, FL 33480. THE PROPOSAL INCLUDES A NEW TWO-STORY RESIDENCE WITH 6,954 SF OF AIR-CONDITIONED SPACE WITH NEW LOGGIA, 2 CAR GARAGE AND POOL HOUSE, ALONG WITH A NEW POOL, LANDSCAPE AND HARDSCAPE DESIGN.

THE LOT IS 25,762 SF AND THE PROPOSED NEW HOUSE WILL HAVE A TOTAL OF SQUARE FOOTAGE OF 8,200 SF. THE PROPOSED LOT COVERAGE OF 22.83% AND CCR CALCULATION OF 3.68 ARE WITHIN THE ALLOWABLE LIMITS.

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ALTA/NSPS LAND TITLE & BOUNDARY SURVEY FOR:

BERNARD S. GEWIRZ

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

BERNARD S. GEWIRZ

No responsibility or liability is assumed by the undersigned surveyor for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:

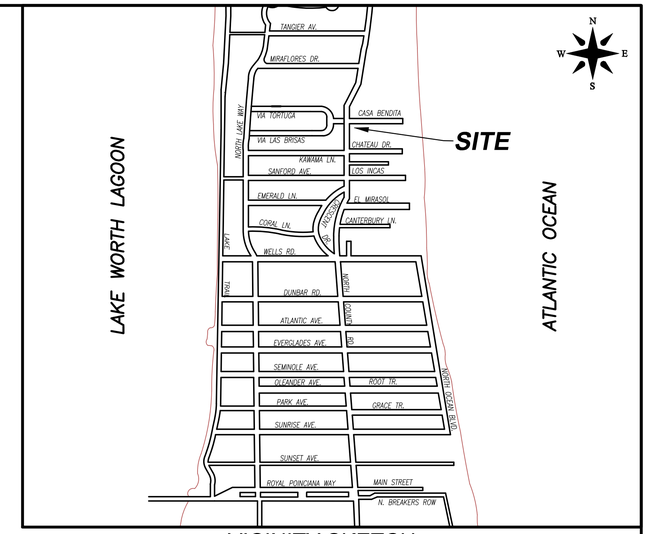
142 Casa Bendita
Palm Beach, FL 33480

LEGAL DESCRIPTION:

*Lot 11, **PLAT OF CASA BENDITA**, according to the Plat thereof on file in the office of the clerk of the circuit court in and for Palm Beach County, Florida, as recorded in Plat Book 27, Page 22.*

FLOOD ZONES:

This property is located in Flood Zones X & AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581G, dated 12/20/2024.



VICINITY SKETCH
(NOT TO SCALE)

TITLE COMMITMENT REVIEW

CLIENT: Bernard S. Gewirz		COMMITMENT NO. : 110905347	DATE: August 22nd 2025			
REVIEWED BY: William M. Naulty		JOB NO. : 240502-SE				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-8	N/A	Standard Exceptions.				●
9	PB 27, PG 22	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAT OF CASA BENDITA.	●			
9a	ORB 1505, PG 10	As amended by Indenture recorded.				●
10	ORB 669, PG 435	Covenants, conditions and restrictions recorded August 23, 1961.				●
10a	ORB 1537, PG 24	As reimposed.				●
11	ORB 27137, PG 797	Stormwater Management Agreement.		●		

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 110905347, issued by First American Title Insurance Company, dated November 19th, 2025. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying LLC. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions 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. *Per Florida Statutes, Chapter 472.025, a Land Surveyor shall not affix his seal or name to any plan or drawing which depicts work which he/she is not licensed to perform or which is beyond his/her profession or specialty therein. Therefore, we are unable to certify as to municipal zoning compliance, interpretation of zoning codes or the determination of violations thereof.*
16. *At the time of the ALTA survey there were no observable evidence of earth moving work, building construction or building additions within recent months.*
17. *At the time of the ALTA survey there were no changes in street right-of-way lines either completed or proposed; and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.*
18. *At the time of the ALTA survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.*
19. *The surveyor was not provided any documentation, was not made aware and did not observe any ground markings on the subject property with regards to wetlands on the subject property.*
20. *The location of the utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with current underground plans or surface ground markings to determine the location of any subterranean uses.*
21. *At the time of the survey, there was no evidence of cemeteries, gravesites, and/or burial grounds located on the surveyed property.*
22. *There are 0 maintained parking stripes & 0 handicap parking spaces on-site.*
23. *No zoning report supplied.*

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.*

To: BERNARD S. GEWIRZ TRUST

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes no Table A Items thereof. The field work was completed on October 9th, 2025.

DATE OF LAST FIELD SURVEY: 10/09/2025

William M. Naulty License Number 7558 STATE OF FLORIDA Professional Surveyor and Mapper

William M. Naulty
Professional Surveyor and Mapper
Florida Certificate No. 7558

REVISIONS:

02/03/26 ADD SPOT ELEVATIONS & FLOOD ZONES S.C.W.
12/12/2025 REVISE TITLE COMMITMENT AND NOTE #1 M.N. 258182

ALTA/NSPS LAND TITLE & BOUNDARY SURVEY FOR:

BERNARD S. GEWIRZ

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4561 LB #8598

FIELD: B.M.	JOB No.: 25-1014	F.B. PG.	
OFFICE: S.C.W.	DATE: 10/09/25	DWG. No.: 25-1014	
C'K'D.: W.N.	REF.: 25-1014.DWG	SHEET: 1 OF 2	

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
FFE	= FINISHED FLOOR ELEVATION
FND.	= FOUND
H.C.S.	= HANDICAP SIGN
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
◎	= IRON PIPE FOUND (AS NOTED)
◒	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
⊙	= MAG NAIL & DISK SET (LB #8598)
℄	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE
TV	= CABLE TV RISER
E	= ELECTRIC BOX
GM	= GAS METER
S	= SANITARY MANHOLE
	= SANITARY CLEAN OUT
	= YARD DRAIN

BENCHMARK:
MAG NAIL AND DISK
EL.=4.06 NAVD

FLOOD ZONE AE (EL.6) | FLOOD ZONE X

℄ CASA BENDITA
(30' PUBLIC R/W)

BENCHMARK:
MAG NAIL AND DISK
EL.=6.47 NAVD

Δ=89°50'00"
A=23.52'
R=15.00'

130.04'

89°50'

90°10'

1/2" "#6026" 0.3'N. & 0.4'E.

1/2" "#6026" 0.1'S.

ASPHALT

HEADER CURB

CATCH BASIN
FLOW LINE EL.=4.28

ELECTRIC VAULT

TOW=8.78

TOW=8.81

COLUMN CORNER 0.6'W.
5/8" BENT 0.3'N. & 0.2'W.
TOW=8.80

42.5'

ROCK DRIVEWAY

BENCH

STONE

41.2'

A/C

A/C

PLANTER

B.F.P.

LOT 10

(P.B. 27, PG. 22)

CONC. WALL 0.2'E.

CONC. WALL 0.1'E.

CONC. WALL

CATCH BASIN
RIM EL.=4.17

ELECTRIC VAULT

32.6'

STONE
COVERED

FFE=7.39

17.2'

15.1'

11.9'

15.2'

17.3'

16.0'

19.4'

14.4'

#142
2-STORY
RESIDENCE
F.F.E.=8.30'

STEPS

THRESHOLD=8.32

35.2'

STONE

C.L.F. 0.4'W.

THRESHOLD=8.27

12.5'

14.1'

12.4'

PLANTER

3.9'

20.1'

178.00'

METAL FENCE

#134
2-STORY RESIDENCE

98.9'

C.L.F. (TYP.)

CONC. WALL

CONC. PATIO

POOL

LOT 11
25,762 S.F.
(P.B. 27, PG. 22)

DRAIN
COVERED

36.1'

THRESHOLD=8.04

THRESHOLD=8.13

48.1'

50.2'

STONE

CONC. WALL (TYP.)

GATE

33.8'

27.0'

THRESHOLD=7.79

17.9'

STONE

STEPS

10.3'

19.5'

STONE

STEP

ROCK DRIVEWAY

GARAGE FLOOR=7.17
1-STORY GUEST HOUSE & GARAGE
F.F.E.=7.80'

24.7'

11.8'

THRESHOLD=8.12

STONE

GENERATOR

METAL FENCE

26.9'

STONE

P.E. & A/C

@ GAS METER

TOW=8.75

CATV RISER

TELEPHONE RISER

CATV RISER

6' U.E. (P)

C.L.F. 0.3'W.

WOOD FENCE ATOP CONC. WALL

5/8" ILLEGIBLE
0.1'S. & 0.1'E.

C.L.F. CORNER ALONG LINE

TRANSFORMER PAD

ELECTRIC VAULT

@ GAS METER

POOL EQUIPMENT

145.00'

6' U.E. (P.B. 29, PG. 158)

1/2" "#6026" 0.2'S. & 0.3'E.

GENERATOR

FLOOD ZONE AE (EL.6) | FLOOD ZONE X

℄ N. COUNTY ROAD
(85' PUBLIC R/W)

CROWN±

163.04'

CONC. WALL (TYP.)

TOW=8.84

TOW=8.79

LOT 1
CHATEAUX ENCHANTE
(P.B. 29, PG. 158)

LOT 3
CHATEAUX ENCHANTE
(P.B. 29, PG. 158)

N
W E
S

0' 10' 20' 30'
SCALE: 1"=10'

ALTA/NSPS LAND TITLE & BOUNDARY SURVEY FOR:

BERNARD S. GEWIRZ

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #3598

FIELD: B.M.	JOB No.: 25-1014	F.B. PG.
OFFICE: S.C.W.	DATE: 10/09/25	DWG. No.: 25-1014
C'K'D.: W.N.	REF.: 25-1014.DWG	SHEET: 2 OF 2

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:**	142 CASA BENDITA		
2	**Zoning District:**	RB-RA		
3	**Lot Area (sq. ft.):**	25,762 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	145.00' x 163.04'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	**FEMA Flood Zone Designation:**	Flood Zone X, AE (Elevation: 6'-0")		
7	**Zero Datum for point of meas. (NAVD)**	7'-0"		
8	**Crown of Road (COR) (NAVD)**	7.48		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25%(6,440.5)	-	22.83%(5,883)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	-	-	7,596 SF
12	*Front Yard Setback (Ft.)	35'	-	43'-7 7/16"
13	* Side Yard Setback (1st Story) (Ft.)	15'-0"E, 35'-0"W	-	21'-10"
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"E, 35'-0"W	-	21'-10"
15	*Rear Yard Setback (Ft.)	15'	-	15'6 1/2"
16	Angle of Vision (Deg.)	108	-	108
17	Building Height (Ft.)	22'	-	22'-0"
18	Overall Building Height (Ft.)	30'	-	28'-7"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.84	-	3.68 (96,048.5 CCR)
20	** Max. Fill Added to Site (Ft.)	0.51	0.00'	0.00'
21	Finished Floor Elev. (FFE)(NAVD)	7'-0"	8'-6"	8'-6"
22	Base Flood Elevation (BFE)(NAVD)	6'-0"	8'-6"	8'-6"
23	Landscape Open Space (LOS) (Sq Ft and %)	50%(12,881 SF)	-	50%(12,881 SF)
24	Perimeter LOS (Sq Ft and %)	-	-	
25	Front Yard LOS (Sq Ft and %)	45%(2,258 SF)	-	46.8%(2,349 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

Zoning Legend

Scale n.t.s.

COMM NO.
2524

DATE
4/6/2026

REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
142 Casa Bendita
Palm Beach , Florida - 33480

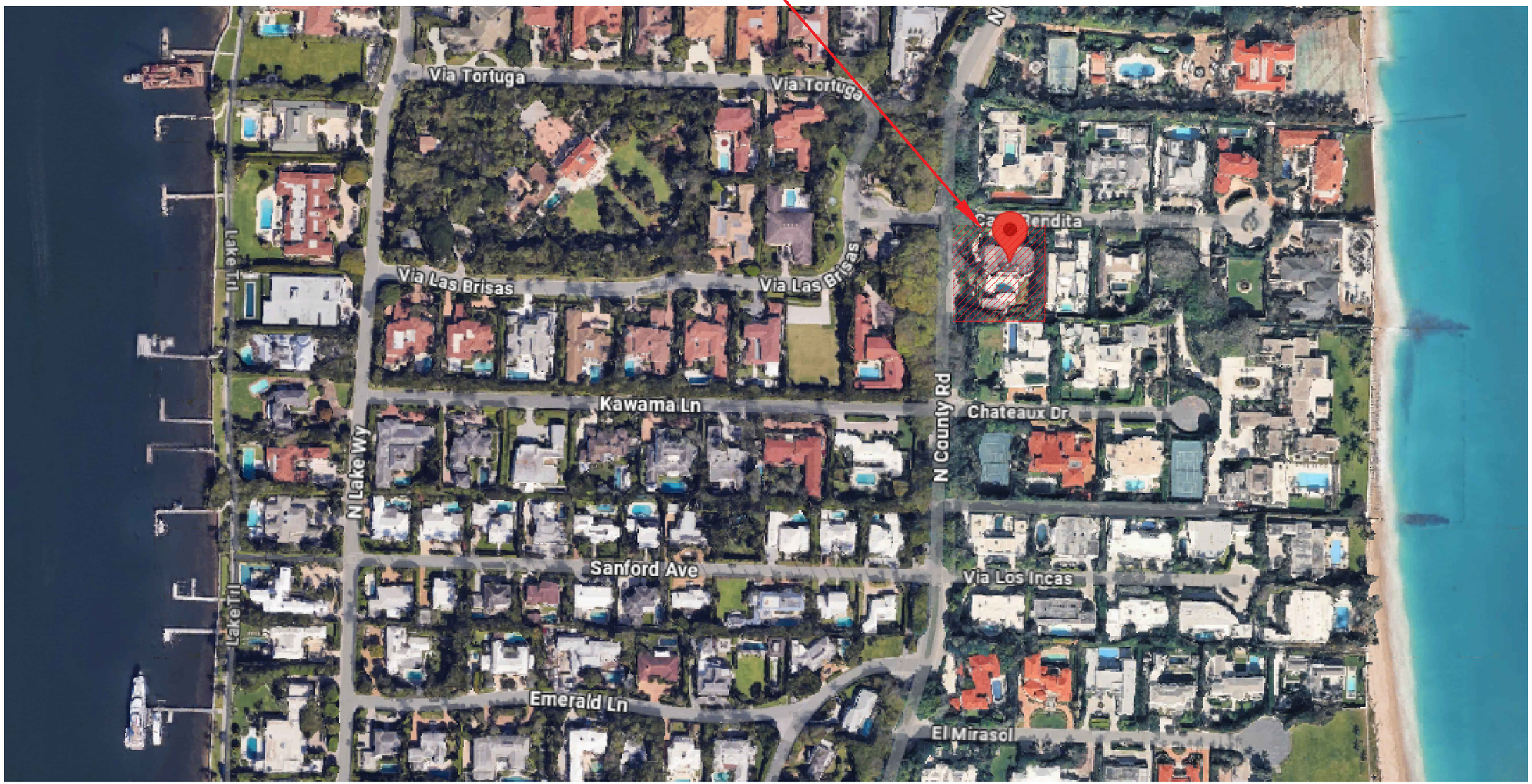
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-26-0005

SHEET NO.
Zoning Legend

SUBJECT PROPERTY



Aerial Vicinity Map

Scale n.t.s.

COMM NO.
2524

DATE
4/6/2026

REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
142 Casa Bendita
Palm Beach , Florida - 33480

ANGELO L. DAVILA, A.I.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-26-0005

SHEET NO.
Aerial Vicinity Map



Location Map

Scale n.t.s.

COMM NO.
2524

DATE
4/6/2026

REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
Palm Beach , Florida - 33480
142 Casa Bendita

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
REGISTERED ARCHITECT
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN &
ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
Location Map

ARC-26-0005



Location Map

Scale n.t.s.

ZONING & SITE CALCULATIONS

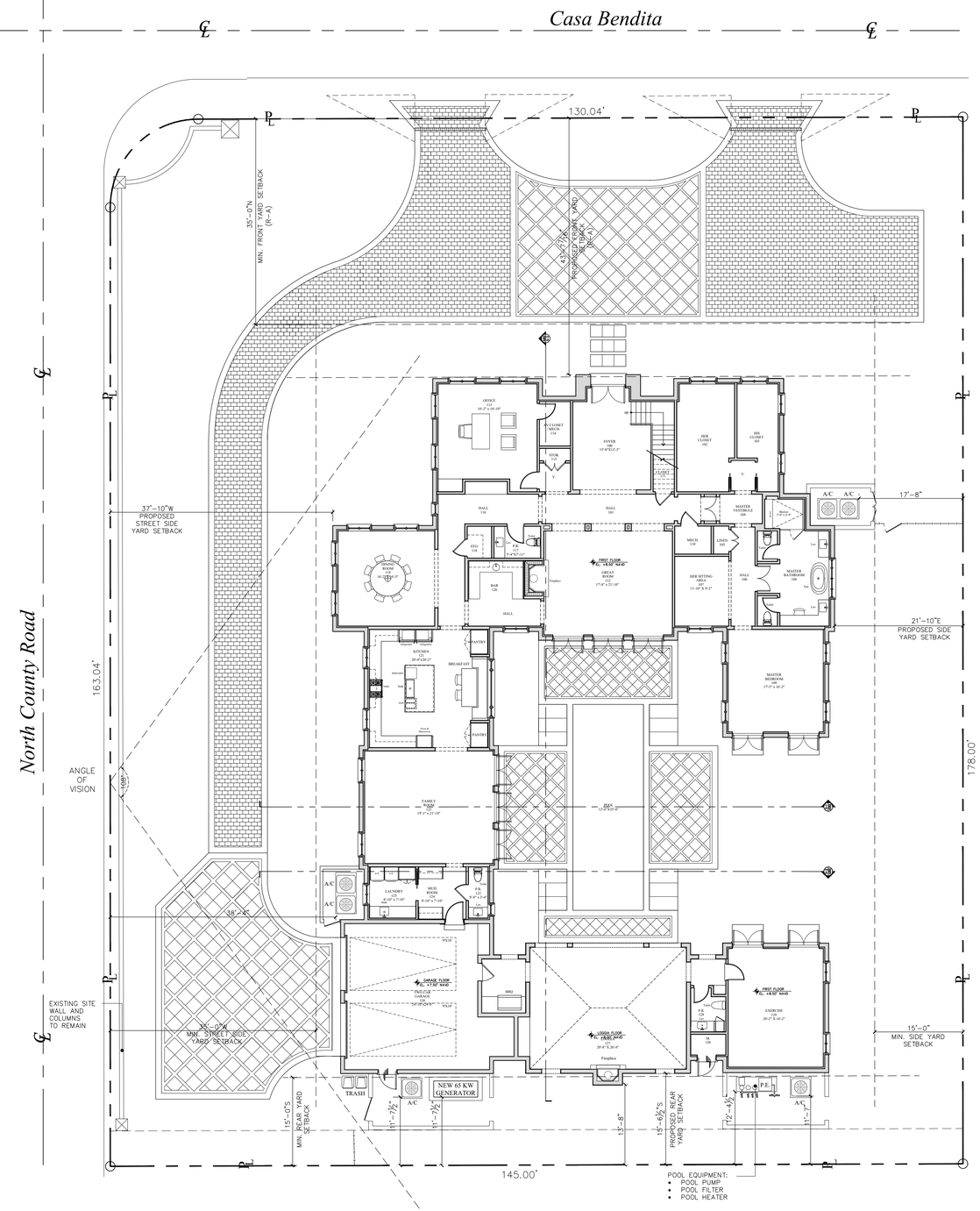
Zoning Item	Required/Allowed	Proposed
Zoning District	RB - RA	RB - RA
Lot Area	20,000 SF	25,762 SF
Lot Width	125.0 '	130.04'
Lot Depth	150.0'	163.04'
Front Yard Setback	35' 2-Story	43'-7 7/16"
Side Yard Setback - East	15'-0" 2-Story	21'-10"
Street Side Yard Setback - West	35' 2-Story	37'-10"
Rear Yard Setback	15' 1-Story	15'-6 1/2"
Maximum Building Height	25' 1-Story 2-Story	22-0"
Maximum Overall Height	35'	28'-7"
Lot Coverage	25% 2-Story (6,440.5 SF)	22.83% (5,883 SF)
Landscape Open Space	50% (12,881 SF)	50% (12,881 SF)
Required Front Yard	45% (2,258 SF)	46.8% (2,349 SF)
Cubic Content Ratio	3.84 (98,926 CCR)	3.68 (96,048.5 CCR)
Angle of Vision	108 °	108 °

AREAS SF CALCULATIONS

First Floor AC	4,637 SF
Second Floor AC	2,317 SF
Total AC	6,954 SF
Garage	642 SF
Loggia	550 SF
Breezeway	54 SF

LEGAL DESCRIPTION

CASA BENDITA LT 11



Proposed Site Plan

Scale 3/32" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO. 2524

DATE 4/6/2026

REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
142 Casa Bendita
Palm Beach , Florida - 33480

STATE OF FLORIDA · ANGELO L. DAVILA · AR0016639 · REGISTERED
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
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319 CLEMATIS STREET, SUITE 1000
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561.833.7575

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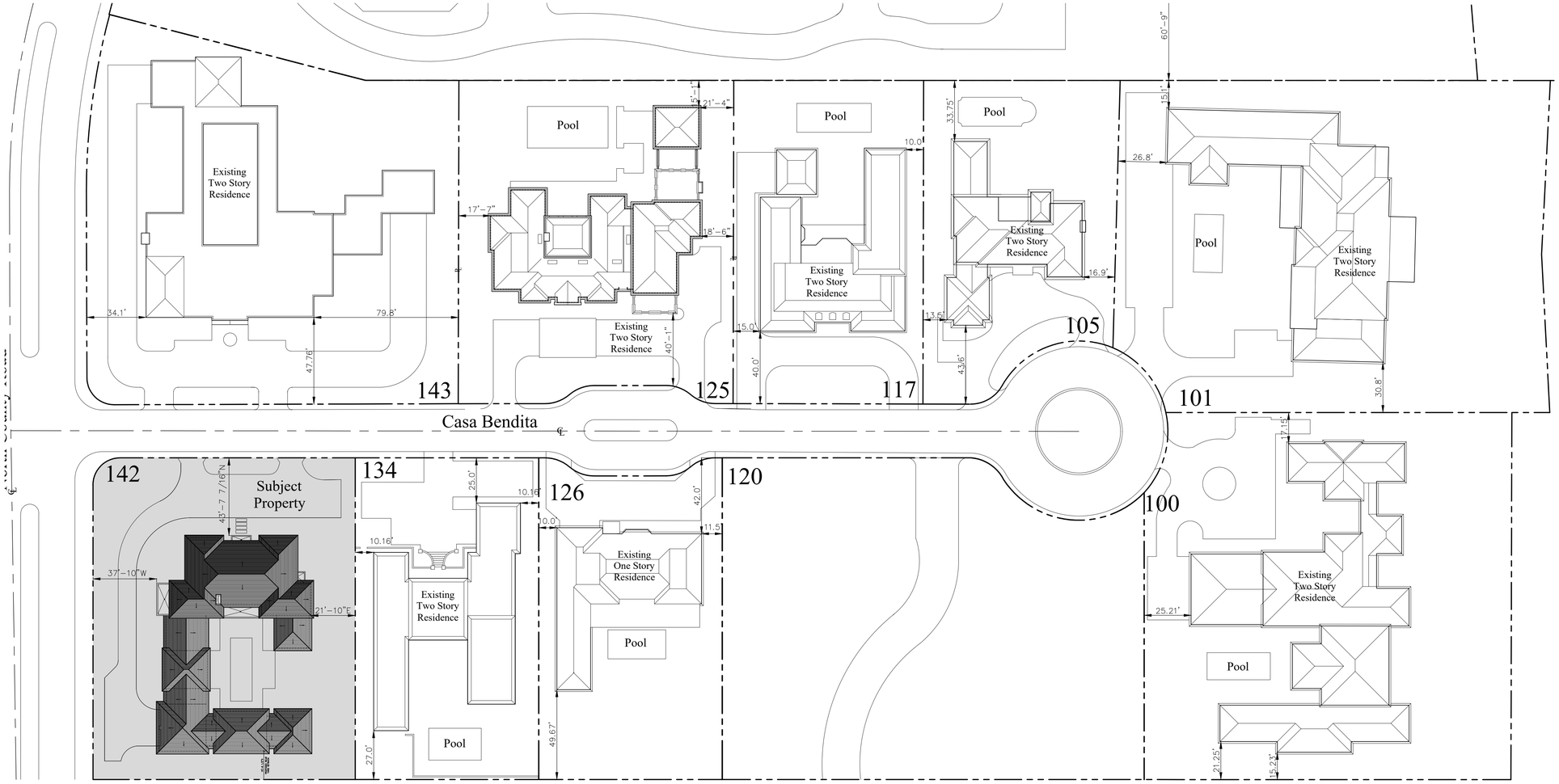
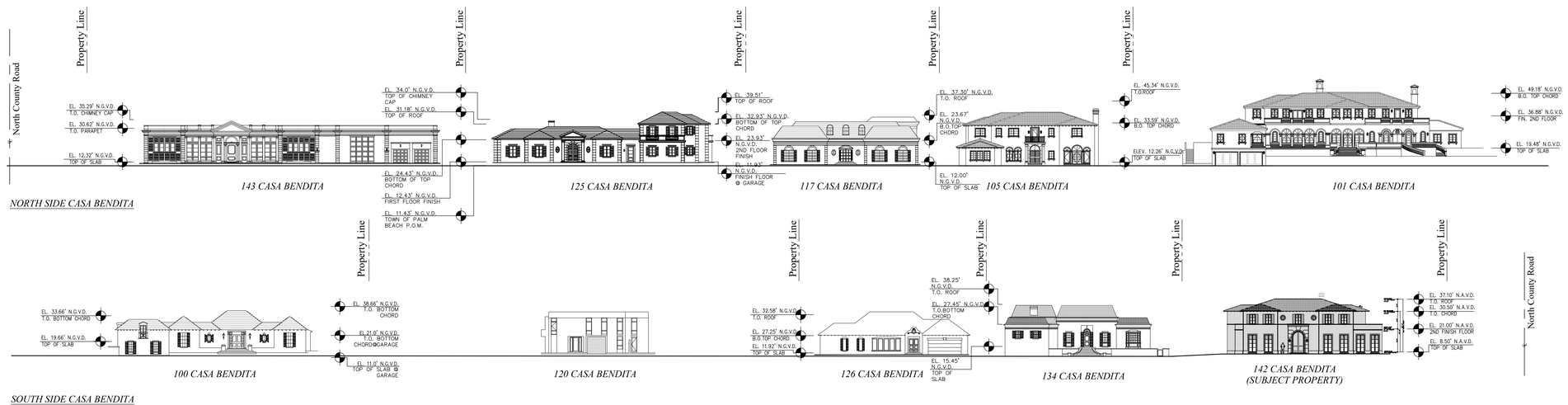


Sitescape

Scale 1/32" = 1'-0"



Streetscape

Scale 1/32" = 1'-0"

MP DESIGN & ARCHITECTURE

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REVISIONS

A New Residence for

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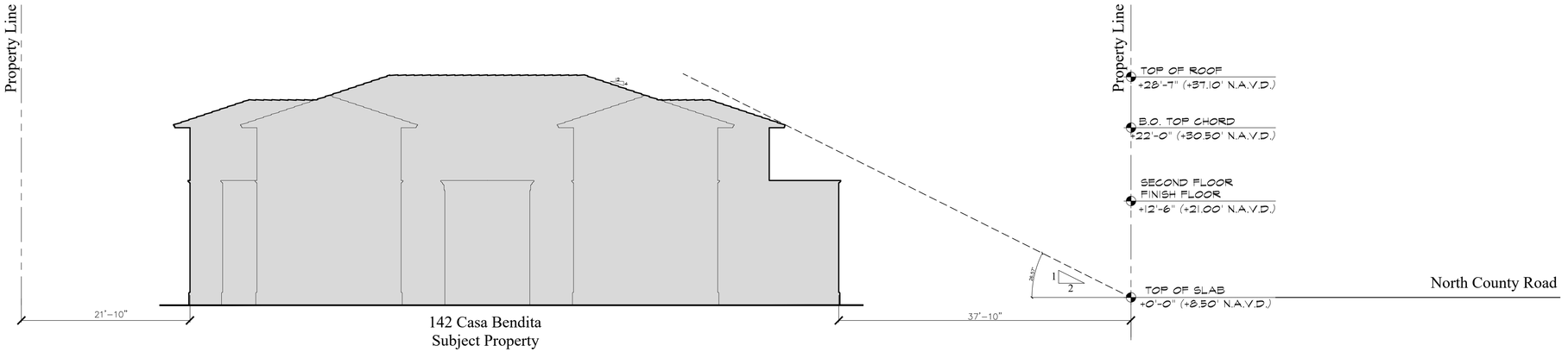

Height Plane Diagram

1/8" = 1'-0"

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142 Casa Bendita
(Subject Property)



142 Casa Bendita
(Subject Property)



134 Casa Bendita



134 Casa Bendita

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A New Residence for
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Photos
1



126 Casa Bendita



126 Casa Bendita



120 Casa Bendita



120 Casa Bendita

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SHEET NO.
Photos
2



117 Casa Bendita



117 Casa Bendita



125 Casa Bendita



125 Casa Bendita

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A New Residence for
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Photos
3



143 Casa Bendita



143 Casa Bendita

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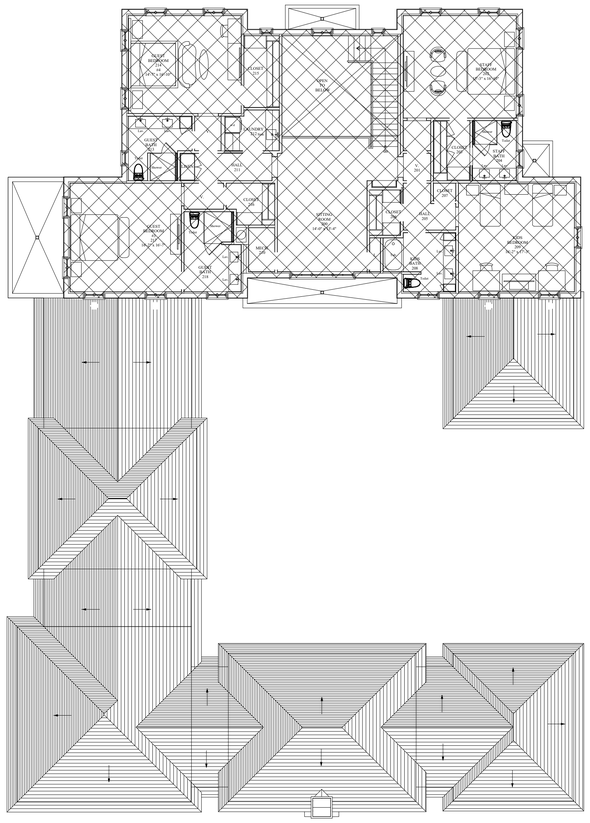
4

22'-0" High

Zone 1
22'-0" High



Proposed Second Floor Cubic Content Ratio Plan

Scale 3/32" = 1'-0"

Zone 1
22'-0" High

Zone 2
10'-6" High

Zone 2
10'-6" High

Zone 2
10'-6" High

Zone 3
11'-6" High

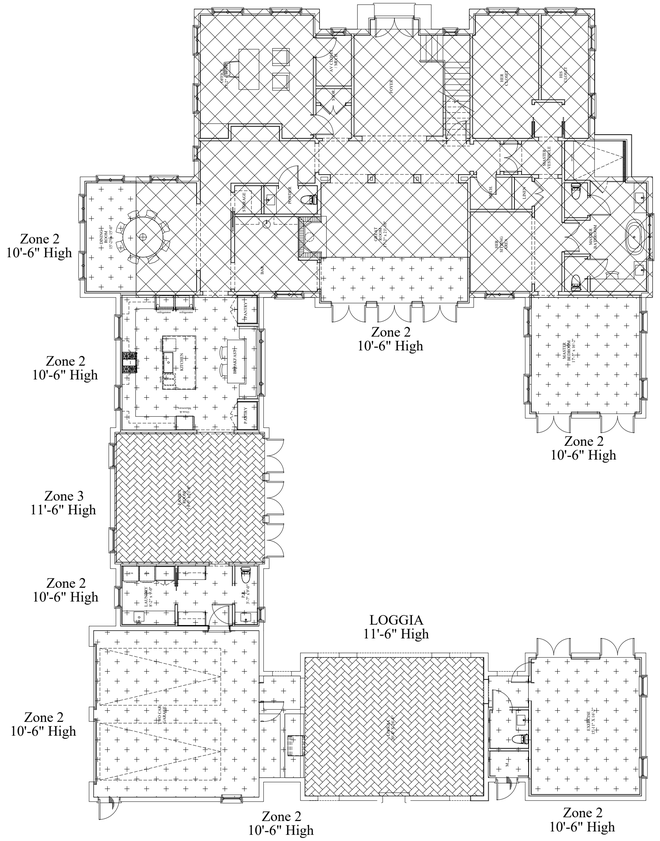
Zone 2
10'-6" High

LOGGIA
11'-6" High

Zone 2
10'-6" High

Zone 2
10'-6" High

Zone 2
10'-6" High



Proposed First Floor Cubic Content Ratio Plan

Scale 3/32" = 1'-0"

Proposed CCR Calculations

ZONE	CUBIC FEET
1	60,346 CU.FT
2	24,318 CU.FT
3	5,048.5 CU.FT
TOTAL	TOTAL =89,712.5 CU.FT *
*LOGGIA (551 x 11'-6"=6,336 CCR)	
*(3.48)89,712.5 CCR+(0.2)6,336 CCR=(3.68) 96,048.5 CCR	

Legend

ZONE 1
TWO STORY AREA

ZONE 2
ONE STORY AREA

ZONE 3
ONE STORY AREA

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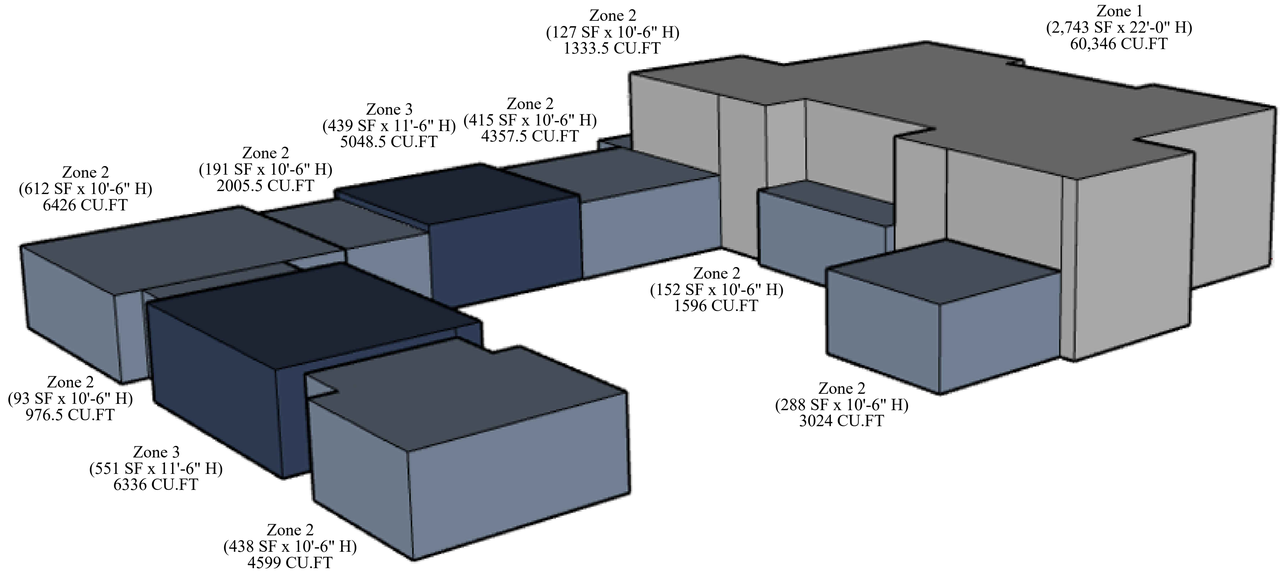
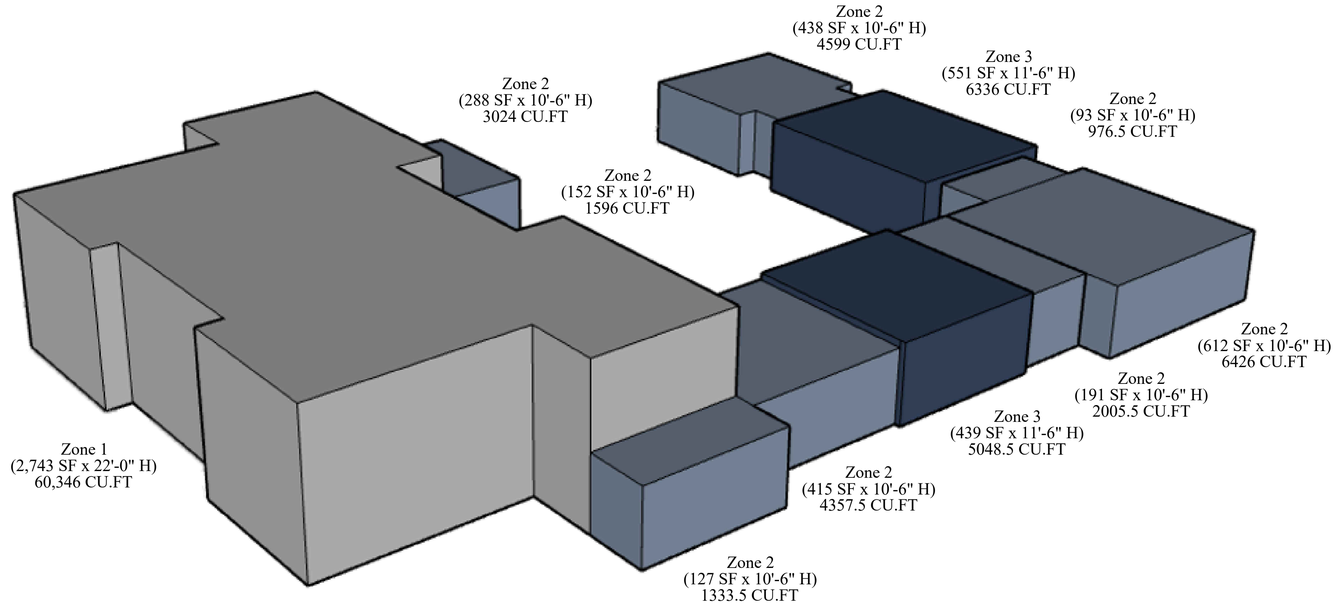


Proposed Cubic Content Ratio Axonometric

Scale n.t.s.



Proposed Cubic Content Ratio Axonometric

Scale n.t.s.

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2524

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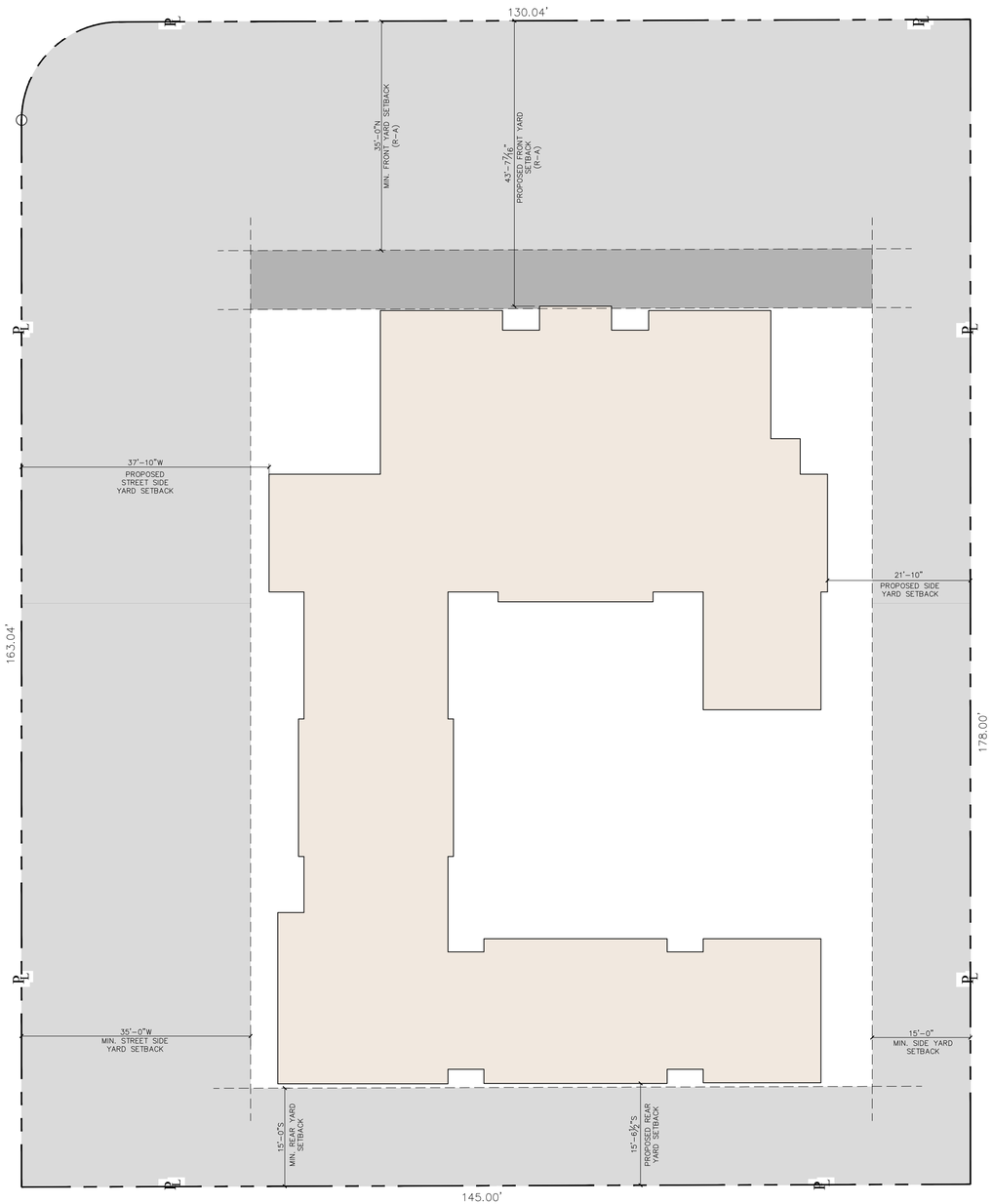
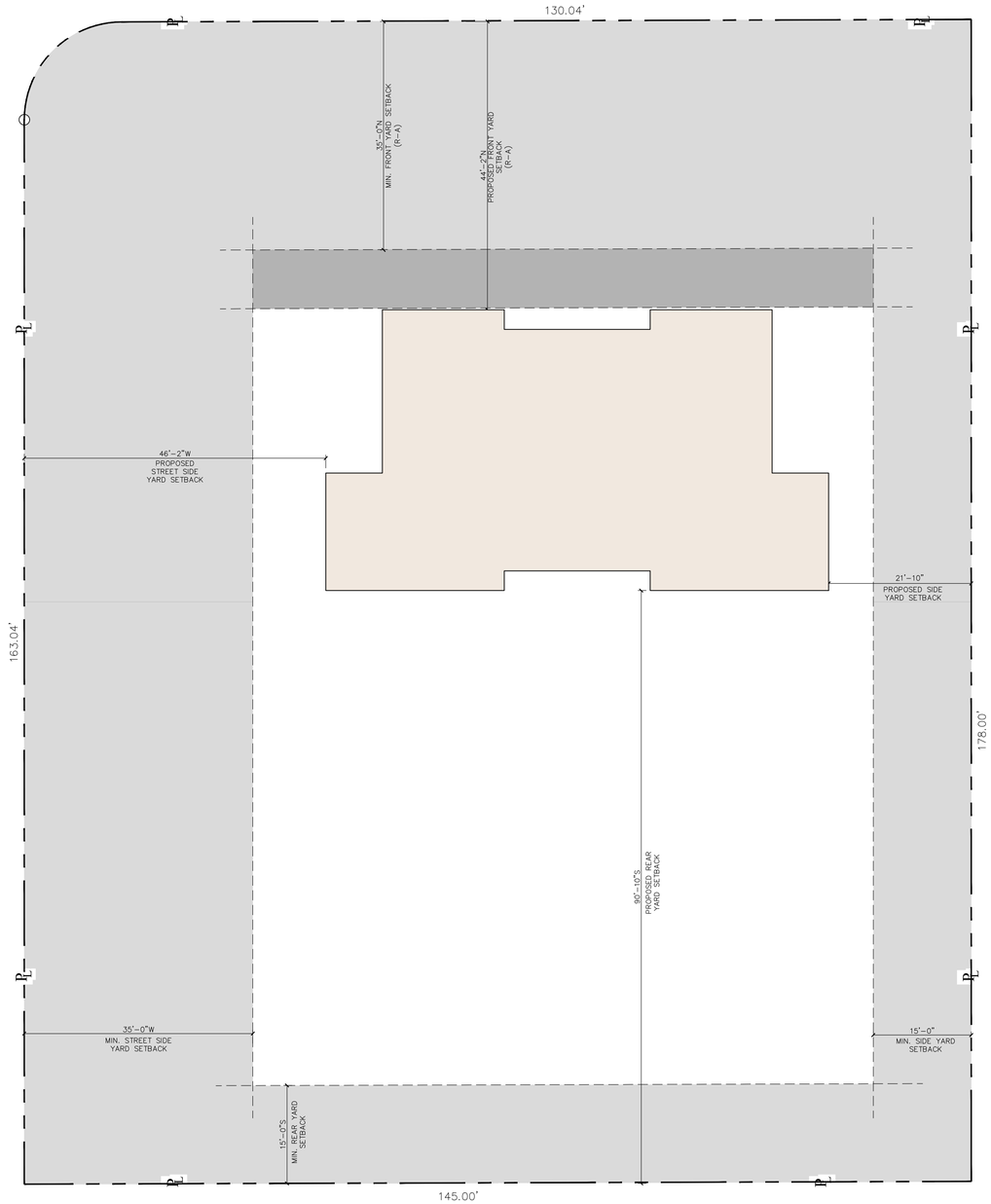


Proposed First Floor Zoning Diagram

Scale 3/32" = 1'-0"



Proposed Second Floor Zoning Diagram

Scale 3/32" = 1'-0"

Legend

- 1 STORY GARAGE SETBACK LINE
- 1 STORY SETBACK LINE
- BUILDABLE AREA
- PROPOSED 2 STORY HOUSE

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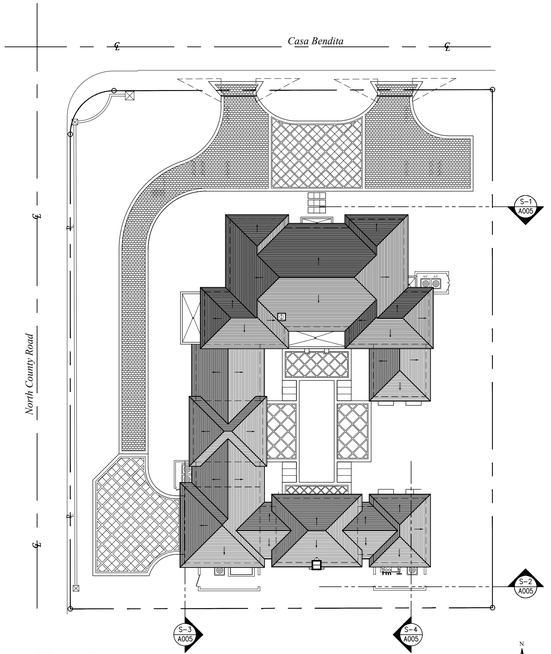
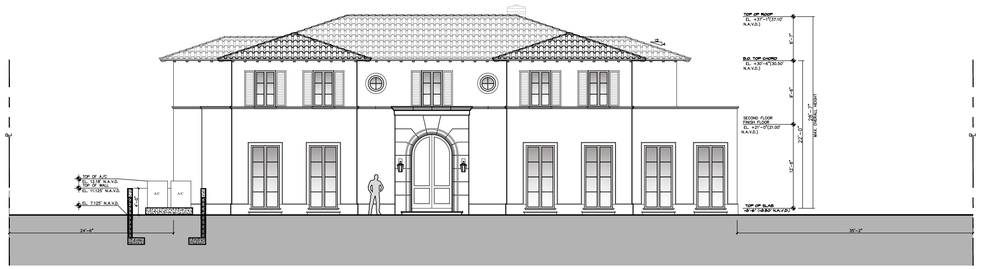


Key Plan

Scale N.T.S.

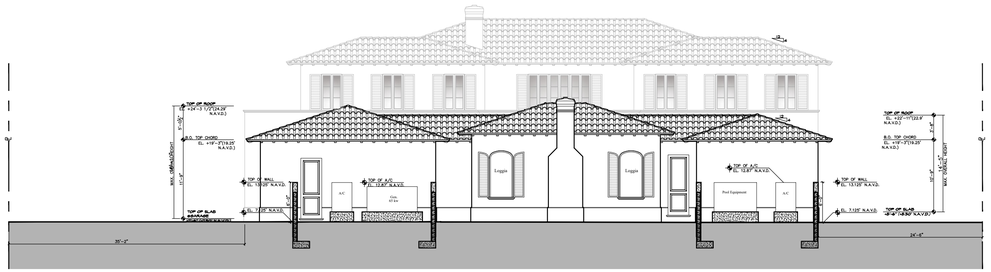
LEGEND

Existing Fill to remain



Proposed North Elevation - Yard Section Diagram

3/32" = 1'-0"



Proposed South Elevation - Yard Section Diagram

3/32" = 1'-0"



Proposed West Elevation - Yard Section Diagram

3/32" = 1'-0"



Proposed East Elevation - Yard Section Diagram

3/32" = 1'-0"

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Palm Beach , Florida - 33480

142 Casa Bendita

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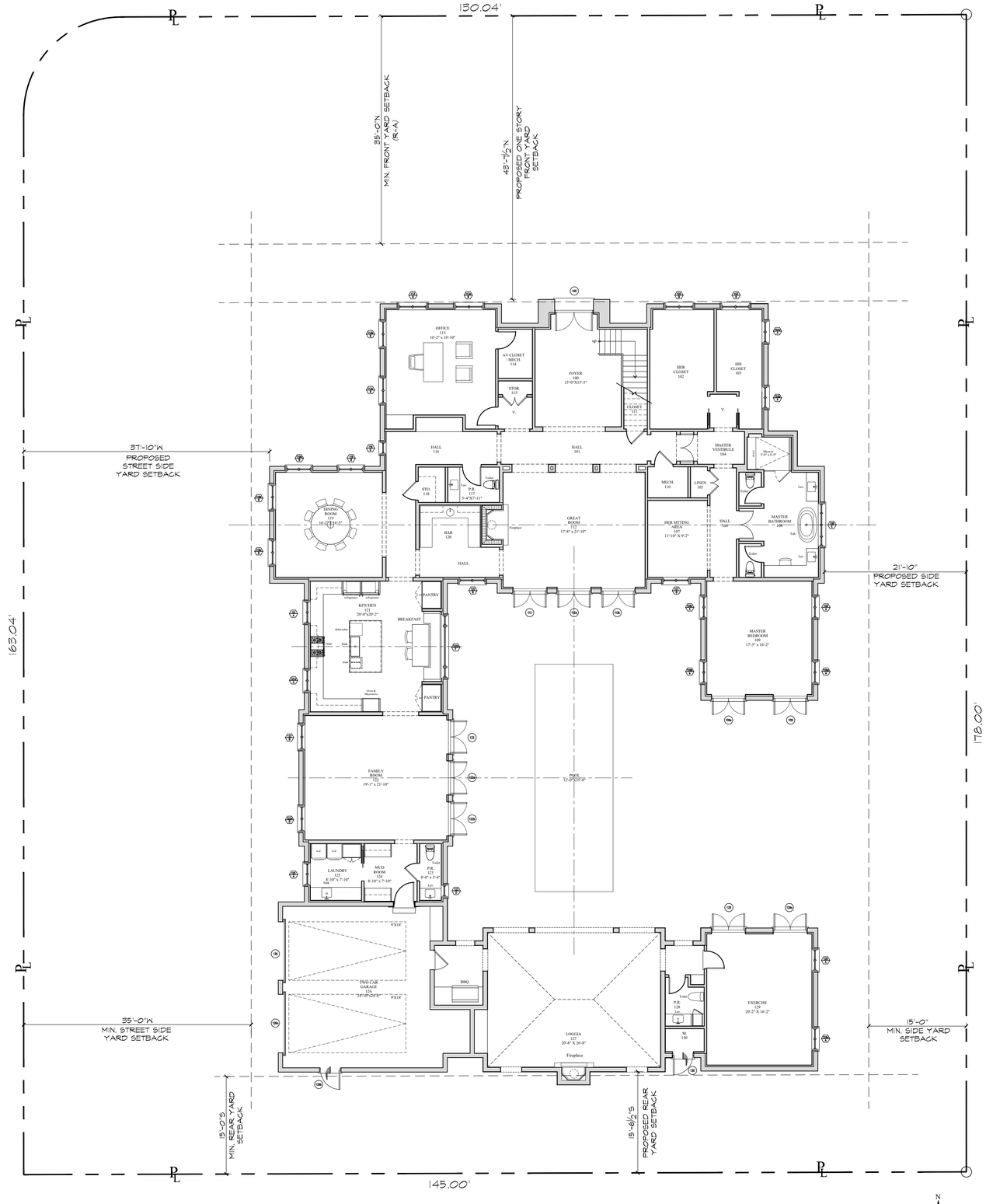

Proposed First Floor Plan

Scale n.t.s.

DESIGN & ARCHITECTURE

COMM NO.
2524

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4/5/2026

REVISIONS

A New Residence for

Mr. & Mrs Robert Sheft

Palm Beach , Florida - 33480

142 Casa Bendita

STATE OF FLORIDA
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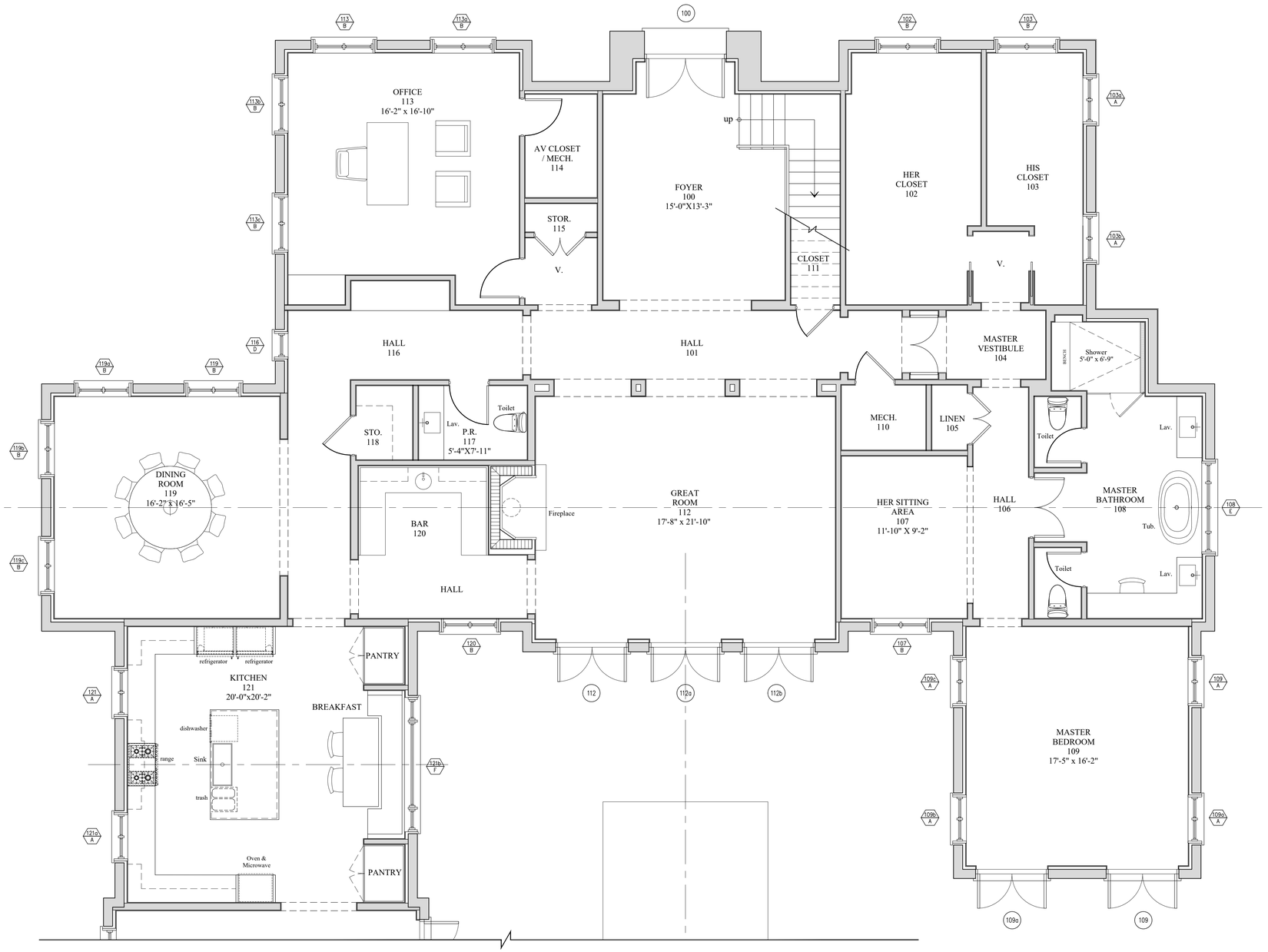

Proposed Partial First Floor Plan

Scale 1/4" = 1'-0"

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COMM NO. 2524

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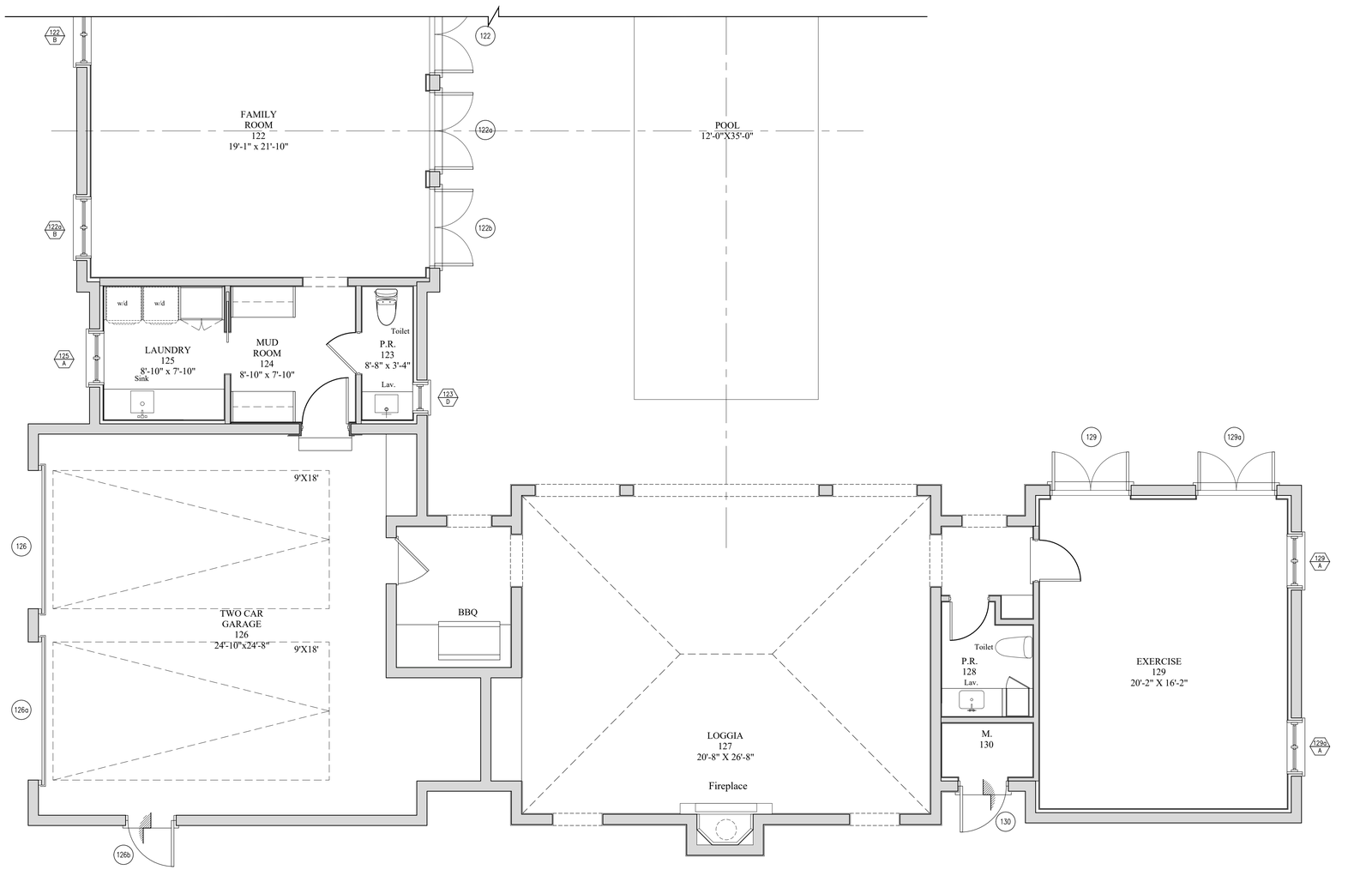

Proposed Partial First Floor Plan

Scale 1/4" = 1'-0"

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A New Residence for

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142 Casa Bendita Palm Beach , Florida - 33480

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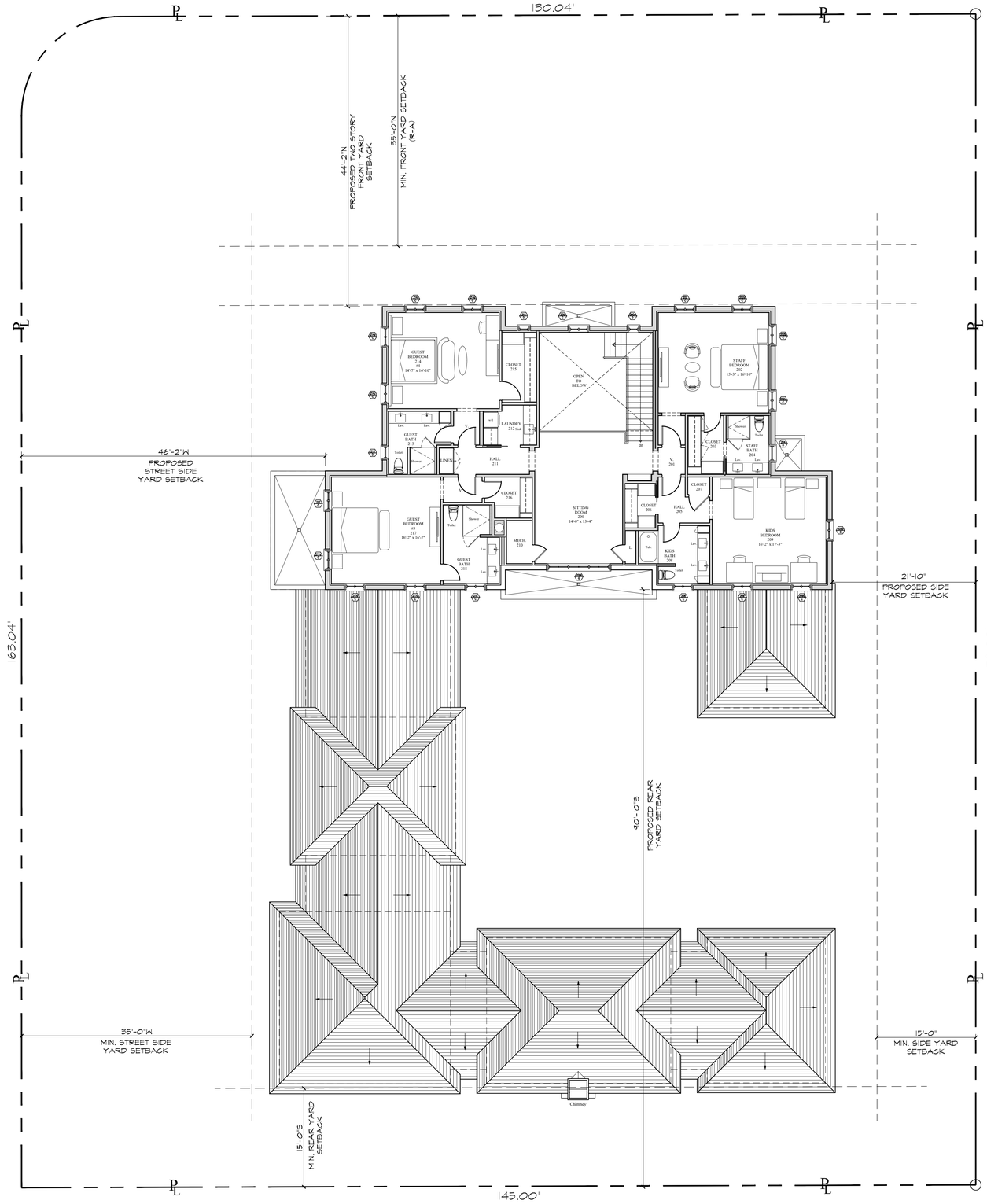

Proposed Second Floor Plan

Scale n.t.s.

DESIGN & ARCHITECTURE

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2524

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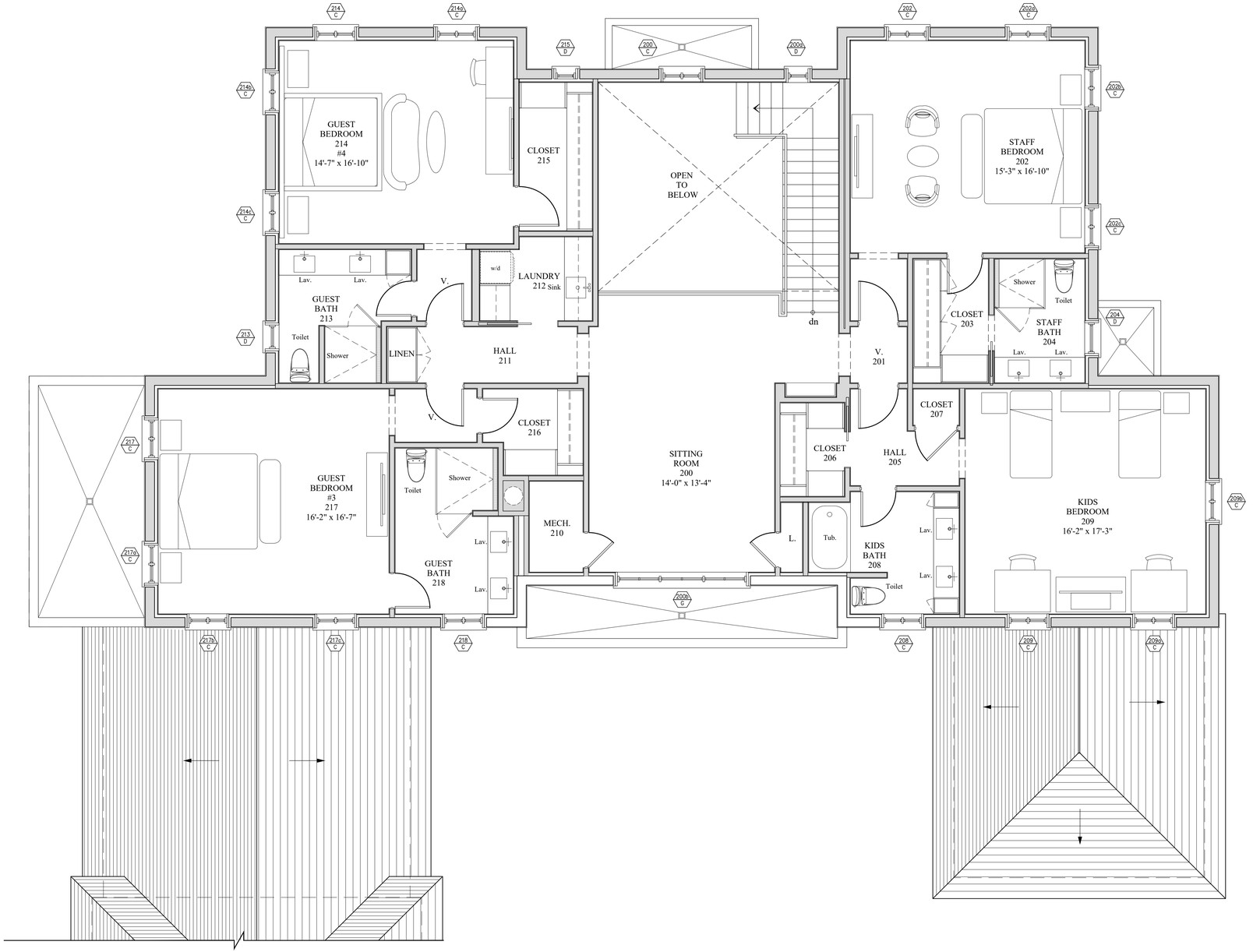

Proposed Partial Second Floor Plan

Scale 1/4" = 1'-0"

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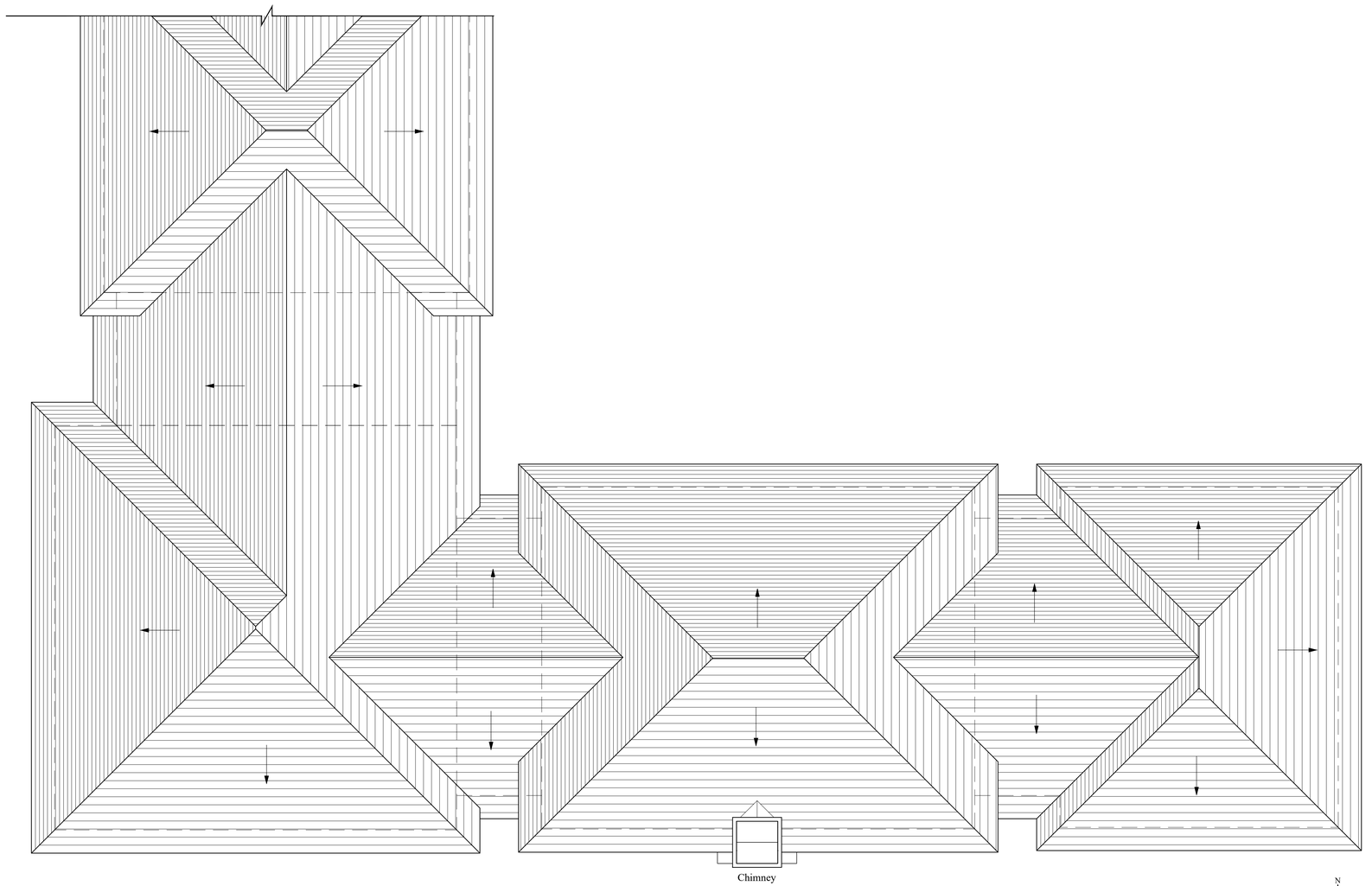

Proposed Partial Second Floor Plan

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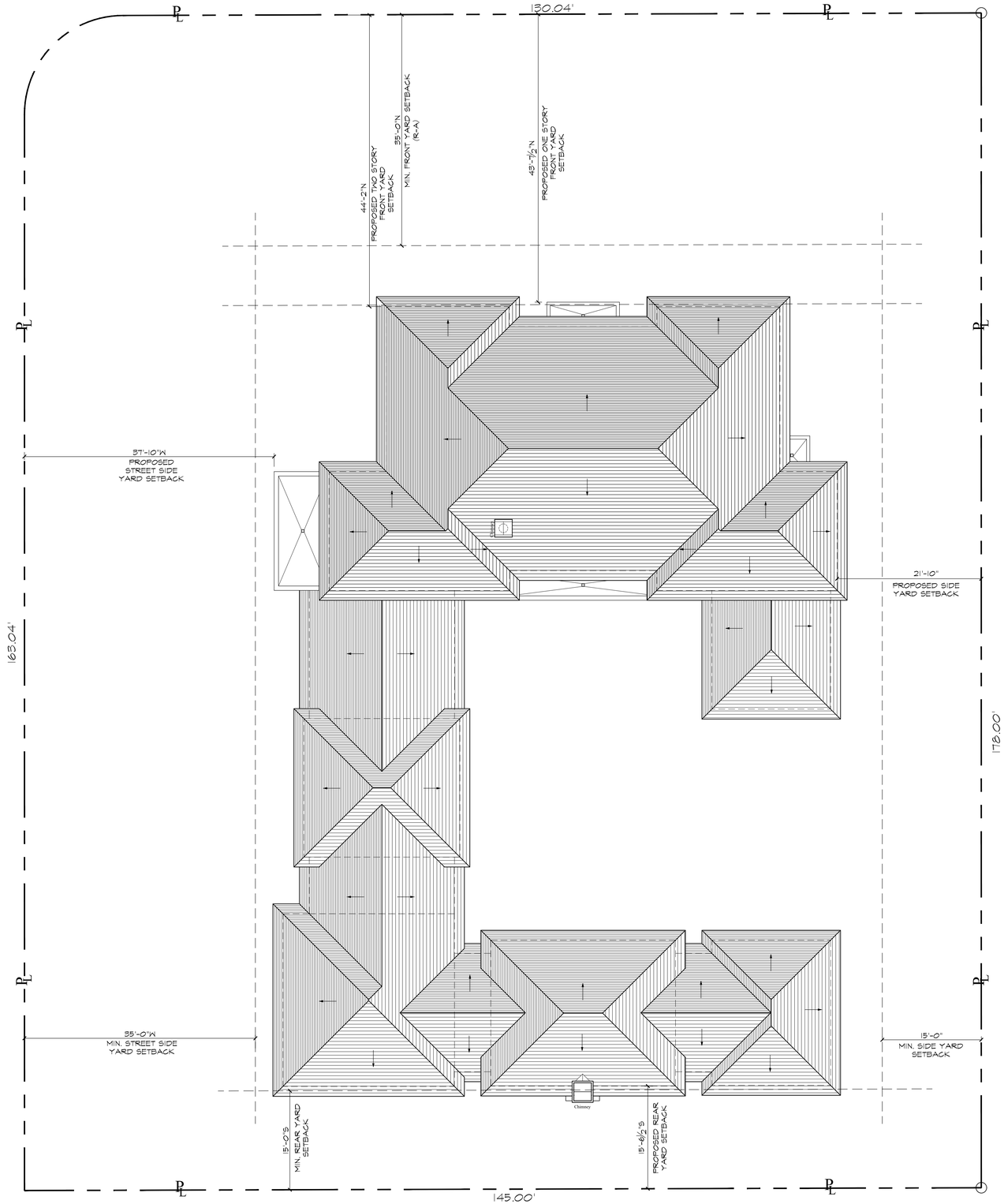

Proposed Roof Plan

Scale n.t.s.

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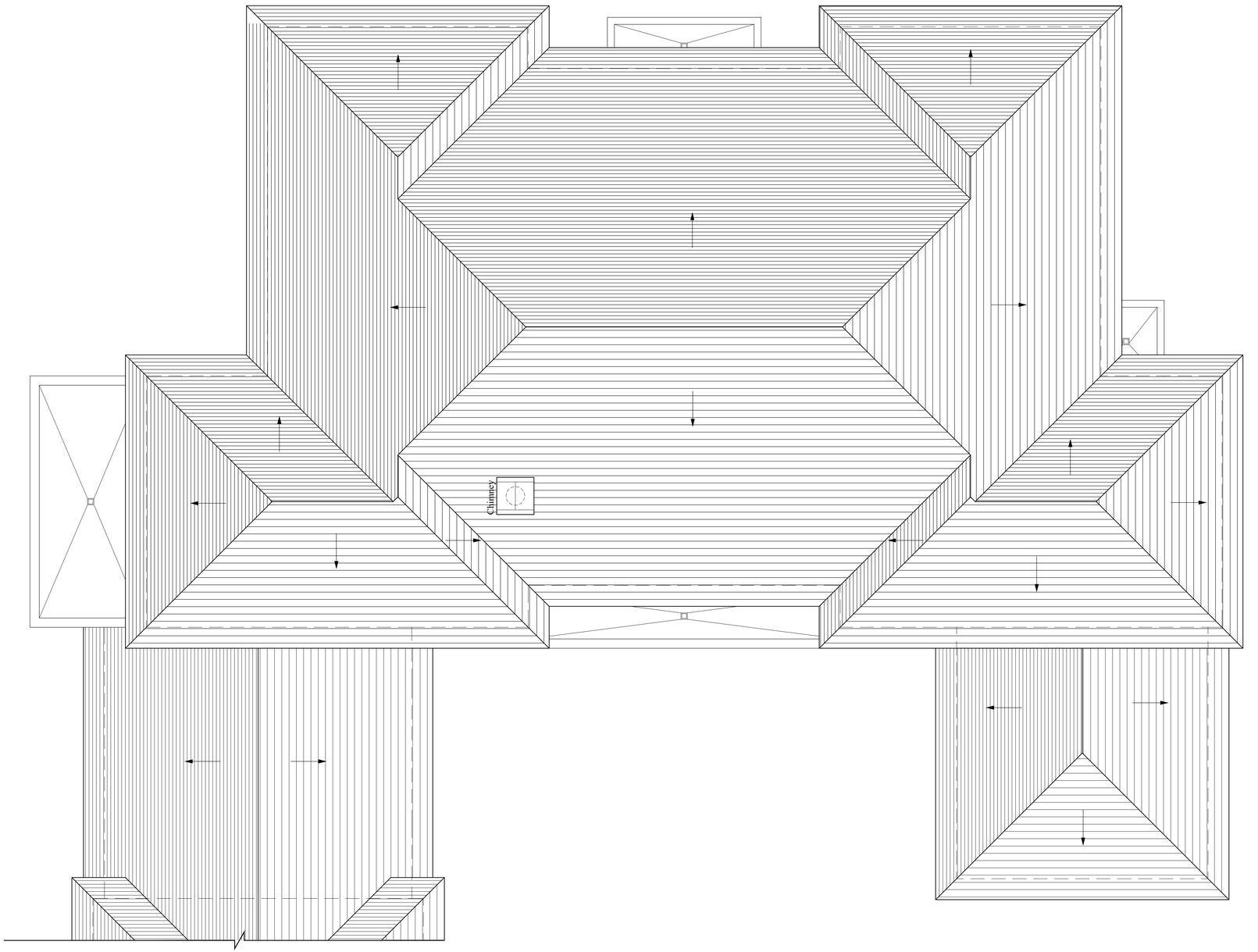

Proposed Partial Roof Plan

Scale 1/4" = 1'-0"

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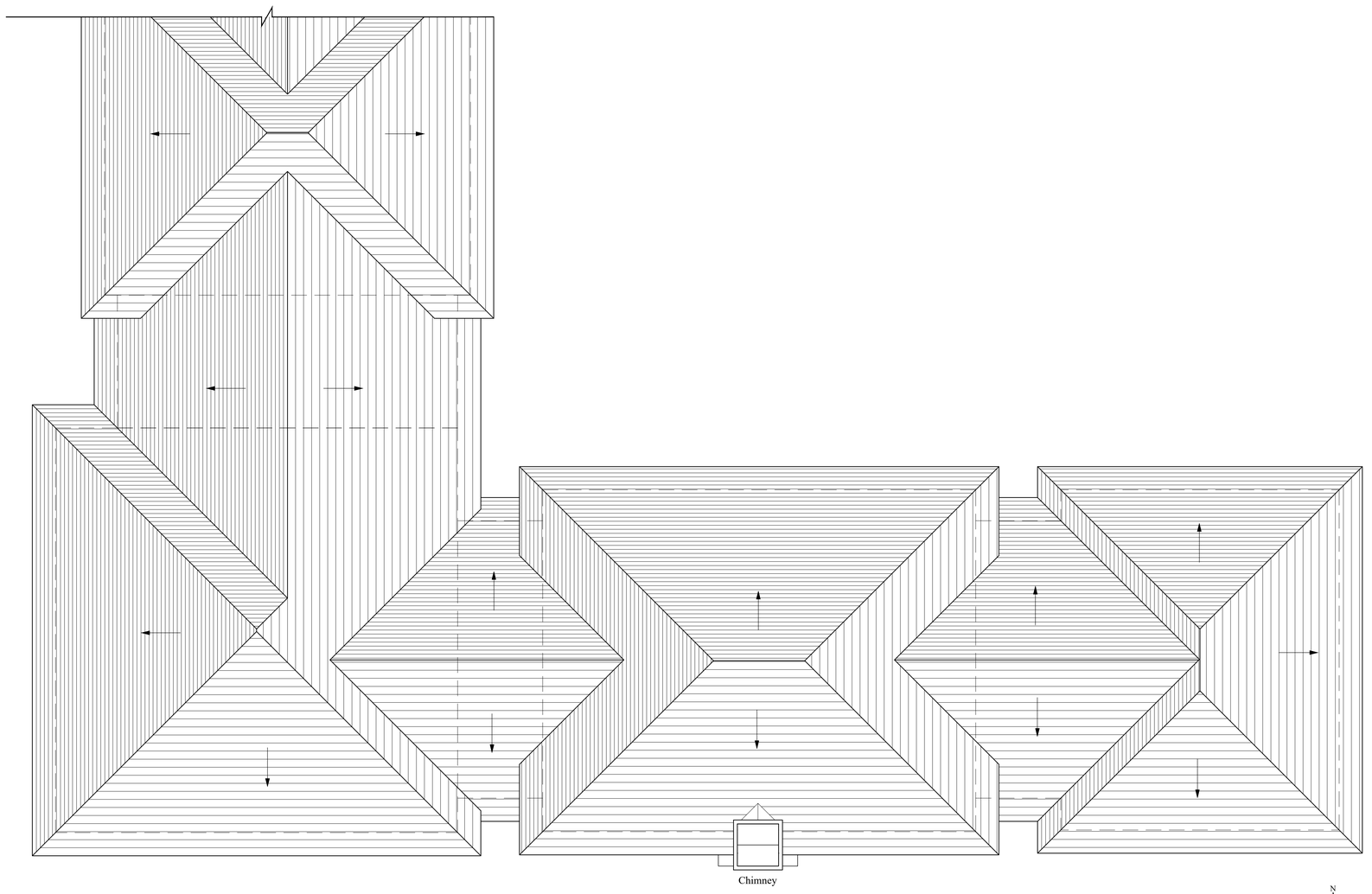

Proposed Partial Roof Plan

Scale 1/4" = 1'-0"

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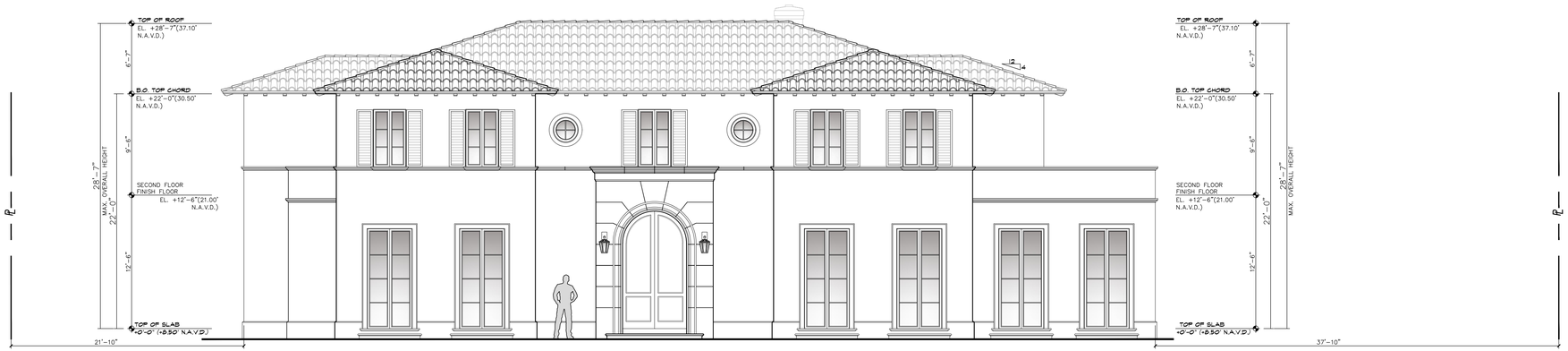
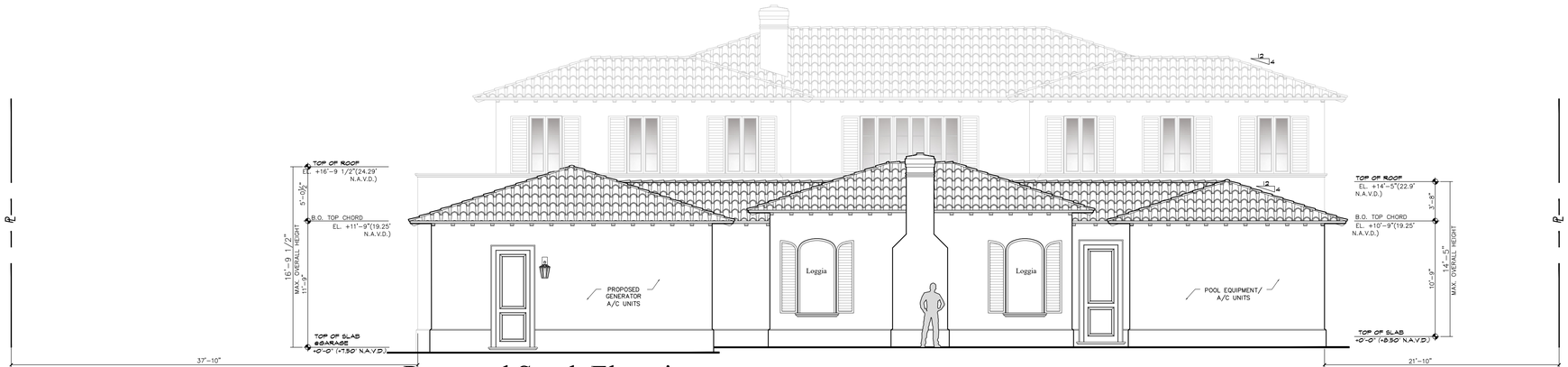
SHEET NO.
A102.1



Proposed North Elevation

Scale n.t.s.



Proposed South Elevation

Scale n.t.s.

MP DESIGN & ARCHITECTURE

COMM NO.
2524

DATE
4/6/2026

REVISIONS

A New Residence for
Mr. & Mrs Robert Sheft
142 Casa Bendita
Palm Beach , Florida - 33480

STATE OF FLORIDA ANGELO L. DAVILA REGISTERED ARCHITECT AR0016639
ANGELO DAVILA A.I.A. L.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

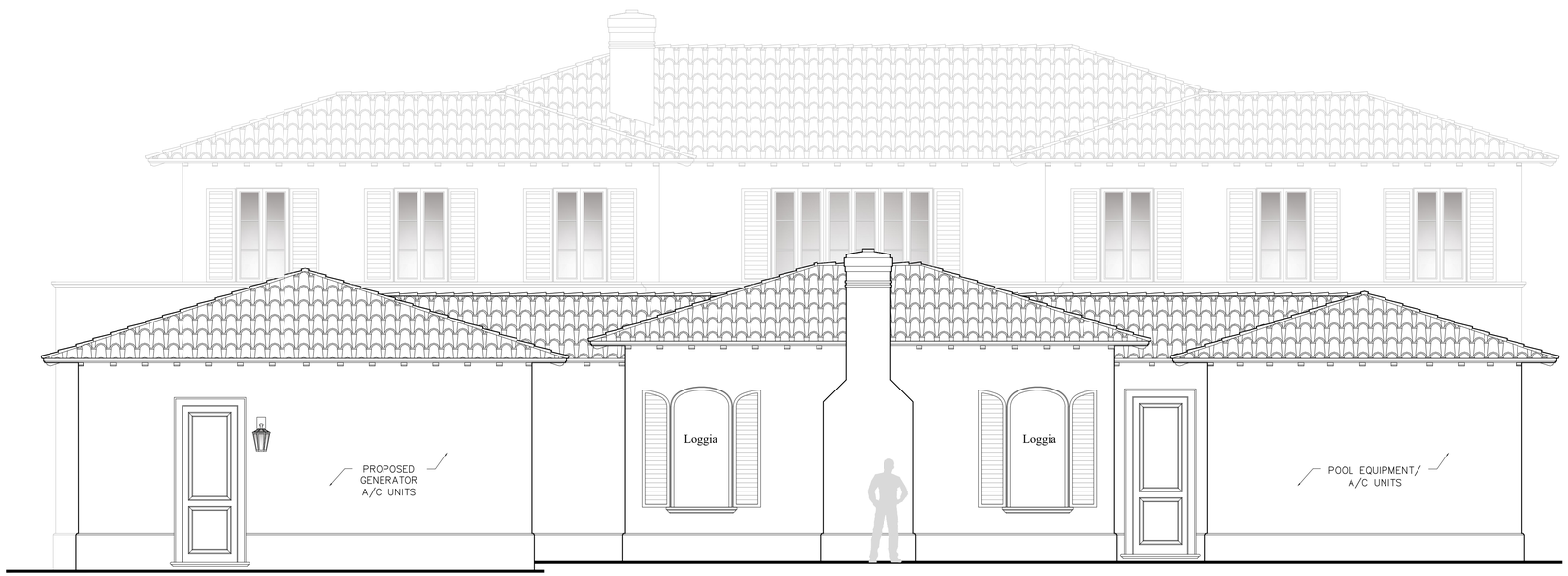
ARC-26-0005

SHEET NO.
A200.0



Proposed North Elevation

Scale 1/4" = 1'-0"



Proposed South Elevation

Scale 1/4" = 1'-0"

DESIGN & ARCHITECTURE

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REVISIONS

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SHEET NO.
A200



Proposed West Elevation

Scale n.t.s.



Proposed East Elevation

Scale n.t.s.

DESIGN & ARCHITECTURE

COMM NO.
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A New Residence for

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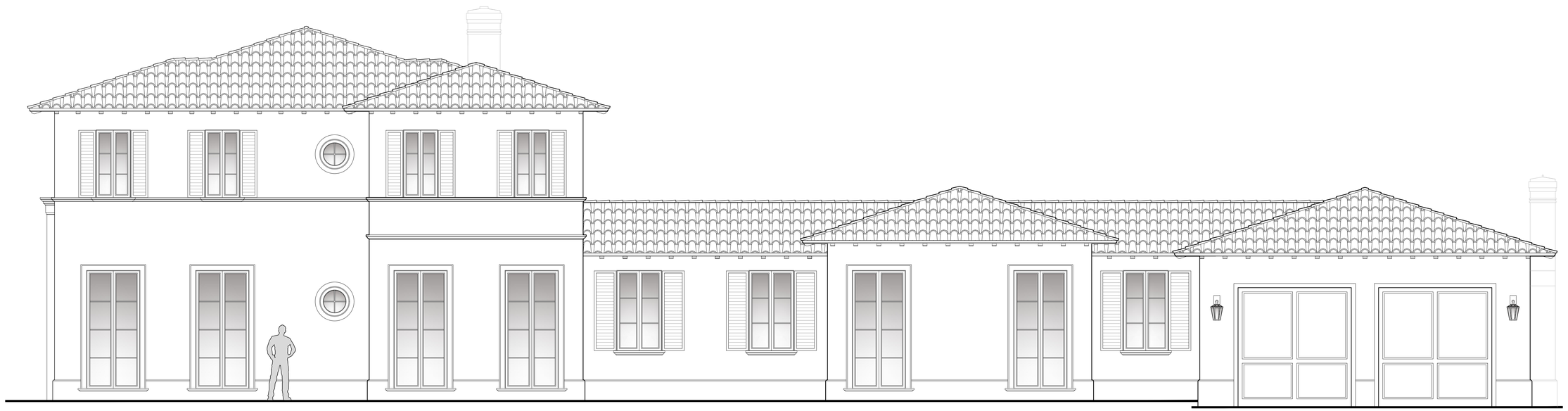
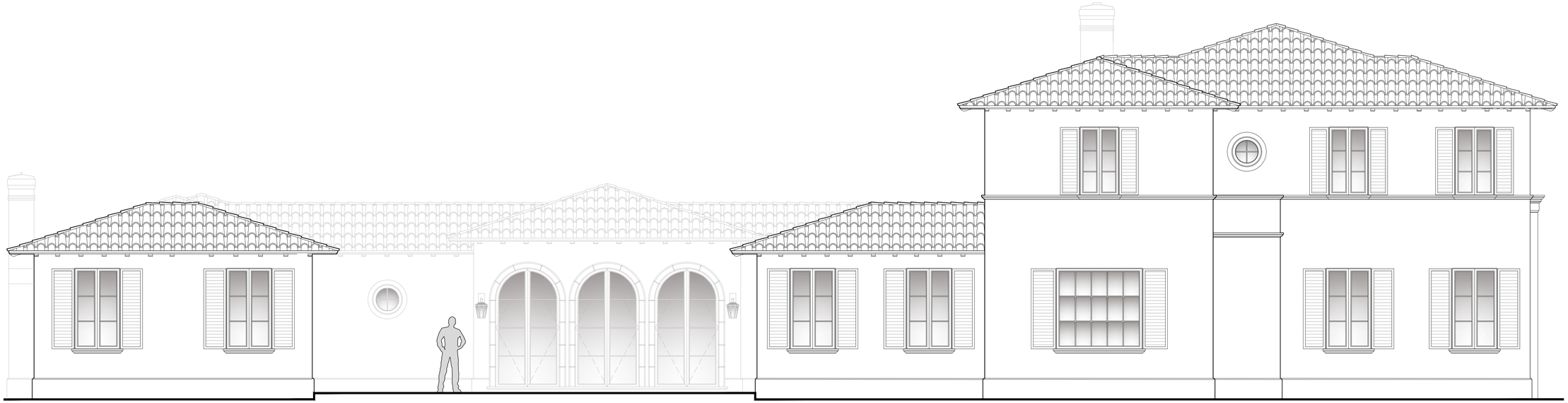
SHEET NO.

A201.0



Proposed West Elevation

Scale 1/4" = 1'-0"



Proposed East Elevation

Scale 1/4" = 1'-0"

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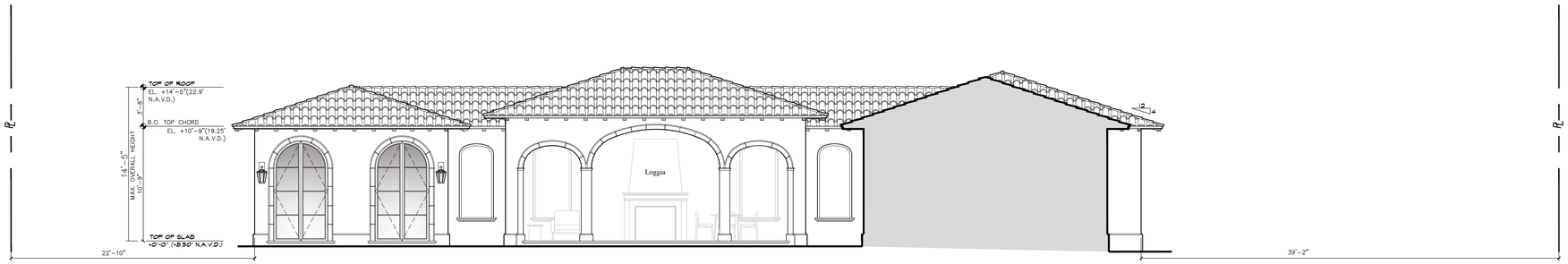
SHEET NO.
A201



Proposed South Elevation - Section 1

Scale n.t.s.



Proposed North Elevation - Section 2

Scale n.t.s.

DESIGN & ARCHITECTURE

COMM NO.
2524

DATE
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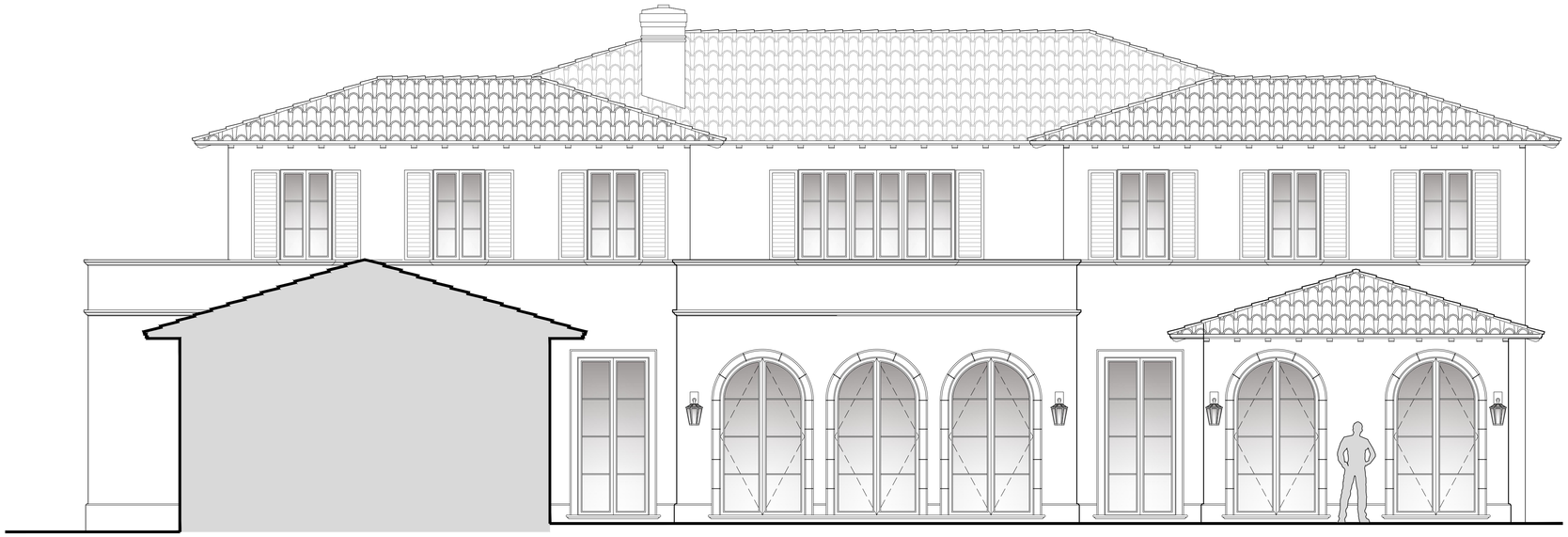
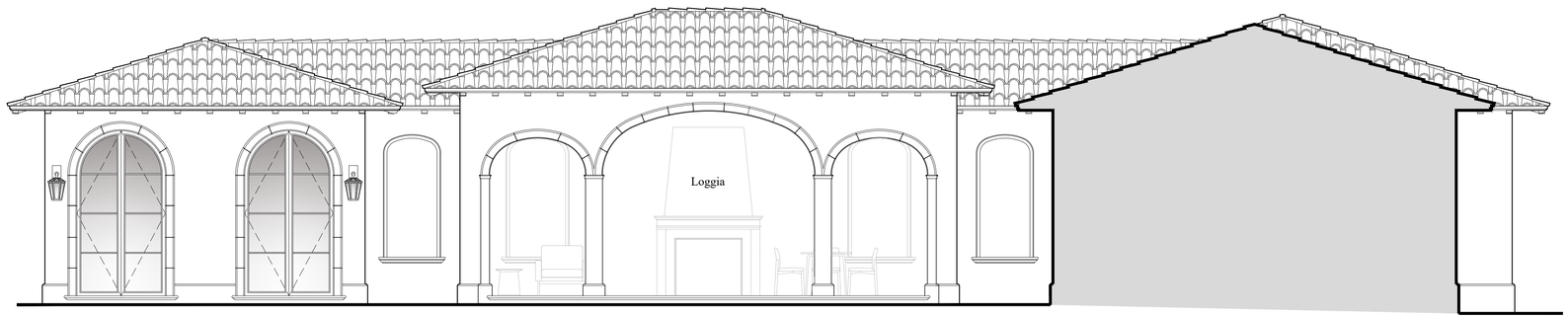
SHEET NO.
A202.0



Proposed South Elevation - Section 1

Scale 1/4" = 1'-0"



Proposed North Elevation - Section 2

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO. 2524

DATE 4/6/2026

REVISIONS

A New Residence for

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142 Casa Bendita

Palm Beach , Florida - 33480

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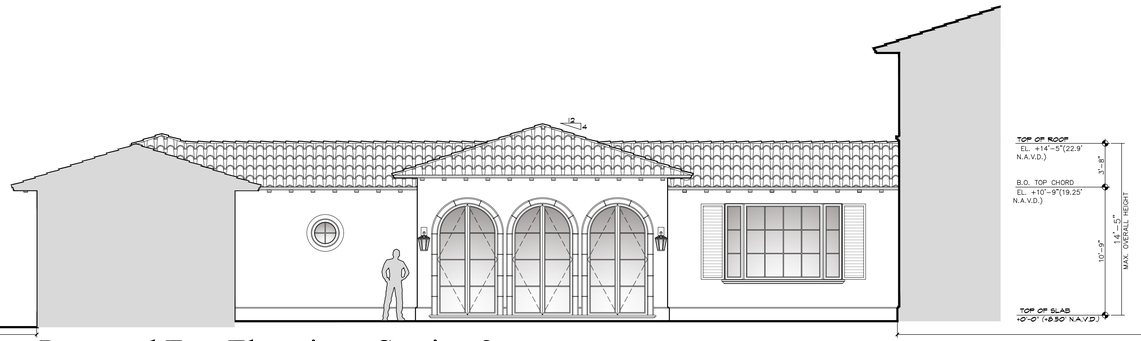
SHEET NO. A202



Proposed East Elevation - Section 3

Scale n.t.s.

DESIGN & ARCHITECTURE

COMM NO.
2524

DATE
4/6/2026

REVISIONS

A New Residence for

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STATE OF FLORIDA
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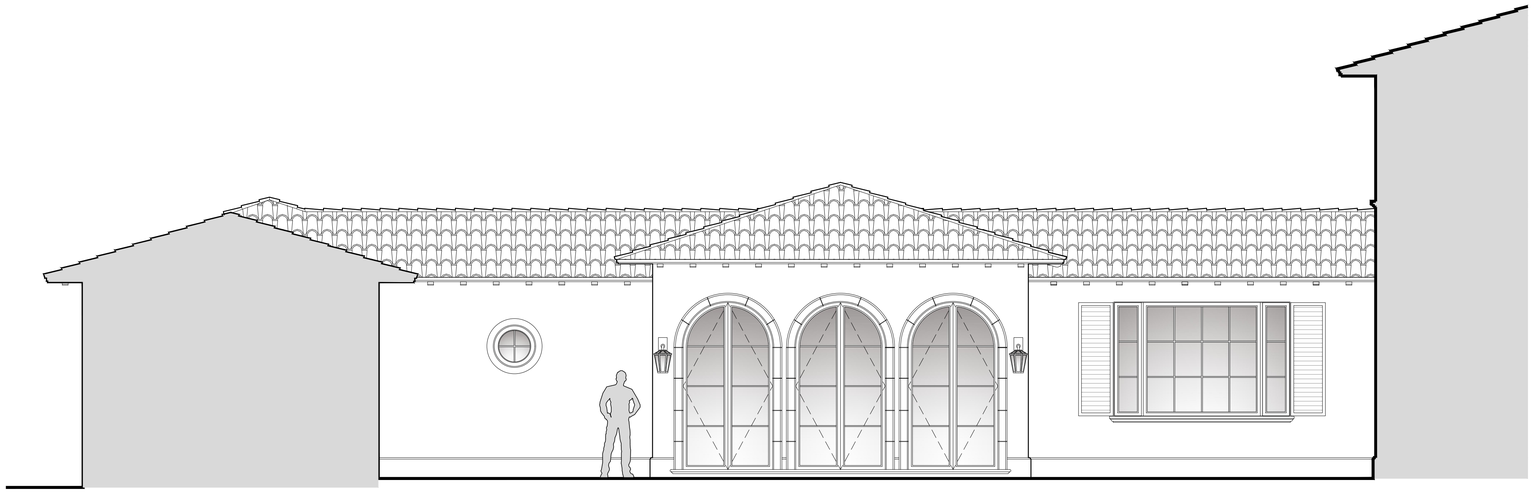
ARC-26-0005

SHEET NO.

A203.0



Proposed East Elevation - Section 3

Scale 1/4" = 1'-0"

DESIGN & ARCHITECTURE

COMM NO.
2524

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4/6/2026

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561.833.7575

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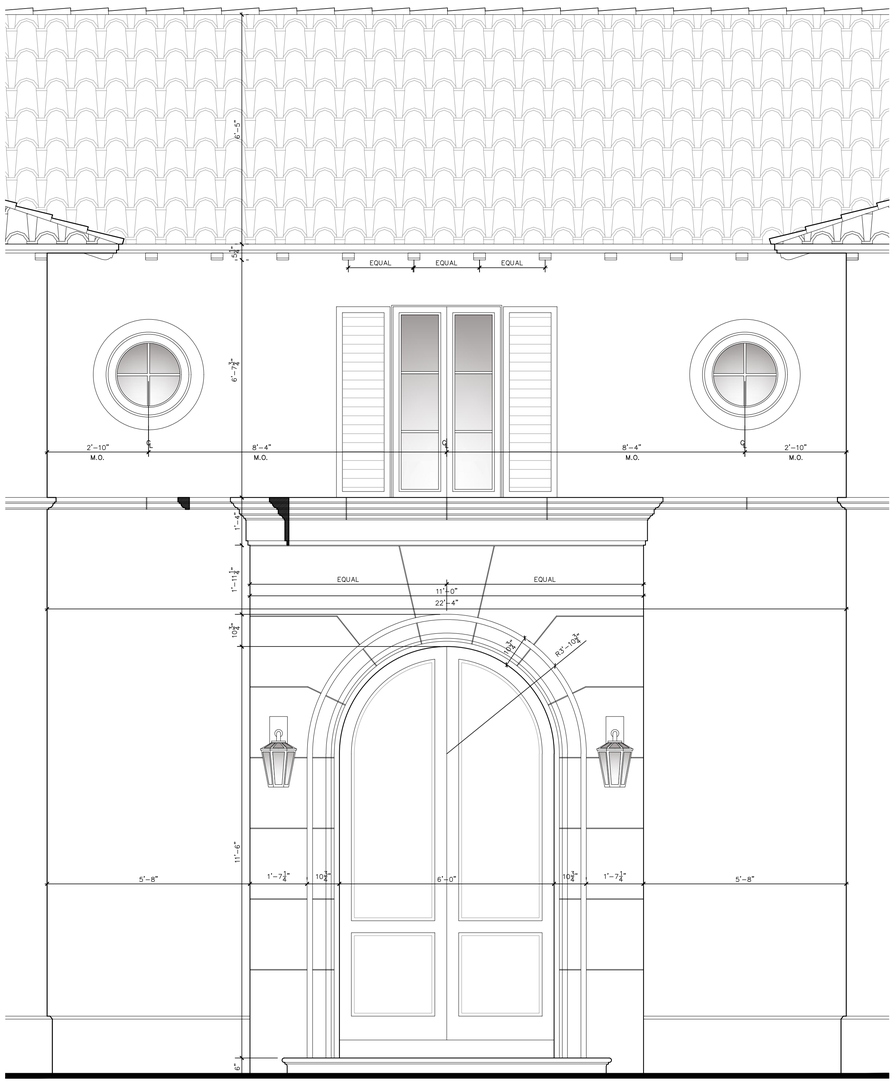
SHEET NO.
A203



Proposed Entry Elevation

Scale 1/2" = 1'-0"



Proposed Entry Elevation Detail

Scale 1/2" = 1'-0"

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DESIGN & ARCHITECTURE

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2524

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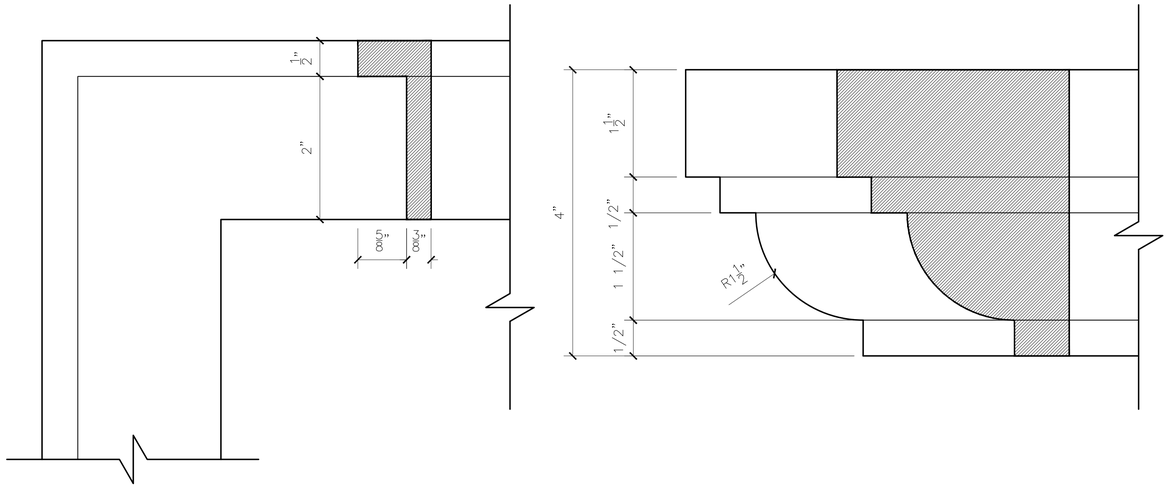
#AR0016639

ARC-26-0005

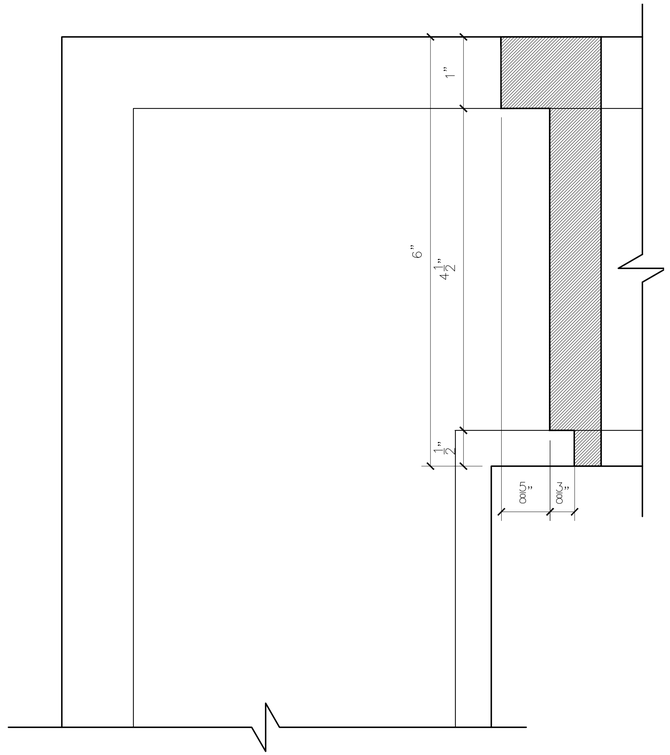
SHEET NO.
A300





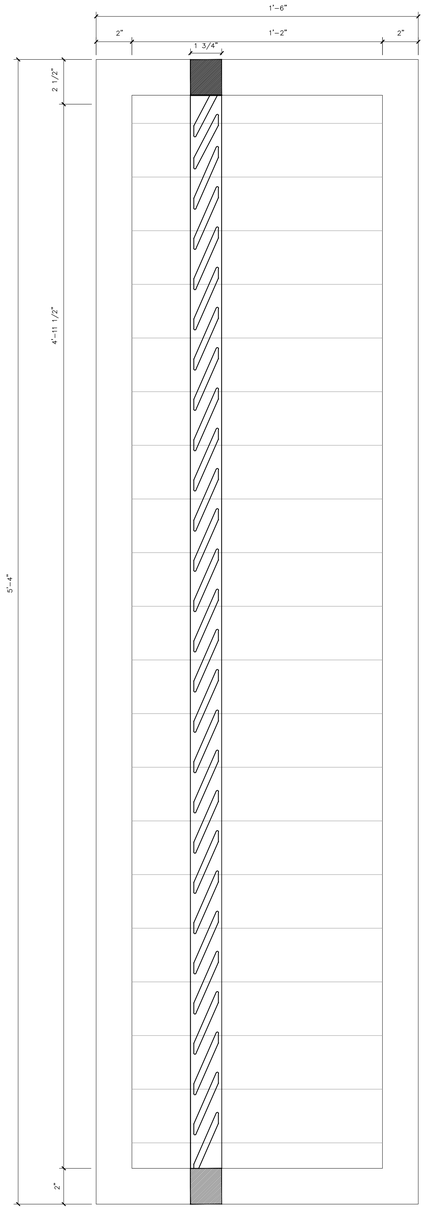
Window Surround Detail

Scale — Full Size



Door Surround Detail

Scale — Full Size



Shutter Detail

Scale — 3" = 1'-0"

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A New Residence for

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STATE OF FLORIDA — ANGELO L. DAVILA — REGISTERED — AR0016639

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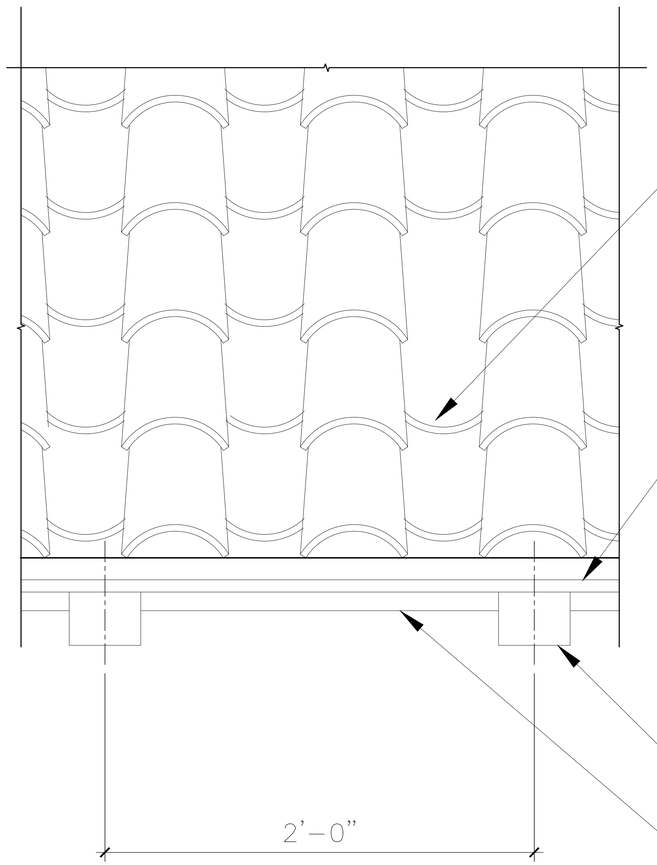
SHEET NO.

A301

ARC-26-0005



ICYNENE INSULATION SYTEM (R-20)

ENGINEER APPROVED WOOD TRUSSES @24" O.C. MAX. (SEE STRUCTURAL DWG'S.)

BARREL TILE OVER 90# AWAPLAN MODIFIED BITUMEN OVER 30# FELT TIN-TAGGED OVER 3/4" CDX EXP 1 PLYWOOD SHEETING

1"X4" T&G DECKING OVER RAFTERS

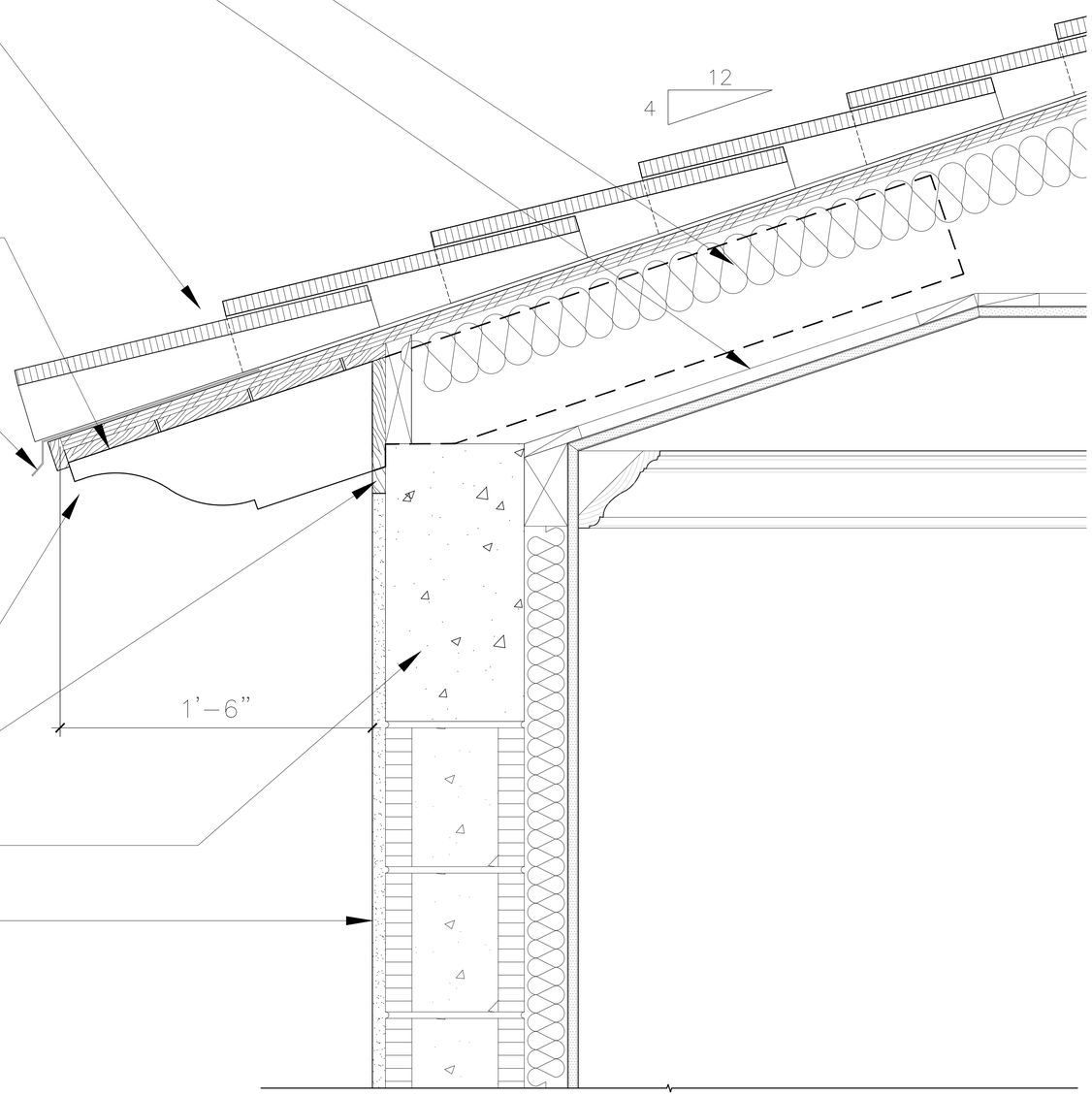
COPPER DRIP EDGE

4"X6" PAINTED CYPRESS RAFTERS

1"X8" PAINTED CYPRESS TRIM

CONCRETE TIE BEAM

SMOOTH STUCCO FINISH OVER CMU WALL



Typical Overhang Elevation Detail

Scale 3" = 1'-0"

D-1 / A302

Typical Overhang Detail

Scale 3" = 1'-0"

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2524

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142 Casa Bendita Palm Beach , Florida - 33480

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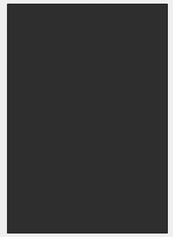
SHEET NO.
A302

Chantilly Lace OC-65

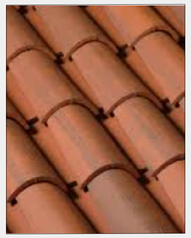
Benjamin Moore

Stucco Building Finish



Black

Doors and Windows



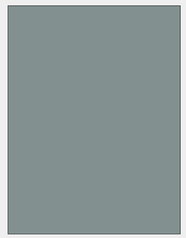
Terracotta

Barrel Tile Roof



Cypress Wood

Exterior Solid Door, Outlookers



Templeton Gray

Benjamin Moore

Shutters



Natural Coral Stone

Trims and Details

Proposed Building Colors

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SHEET NO.
Materials





















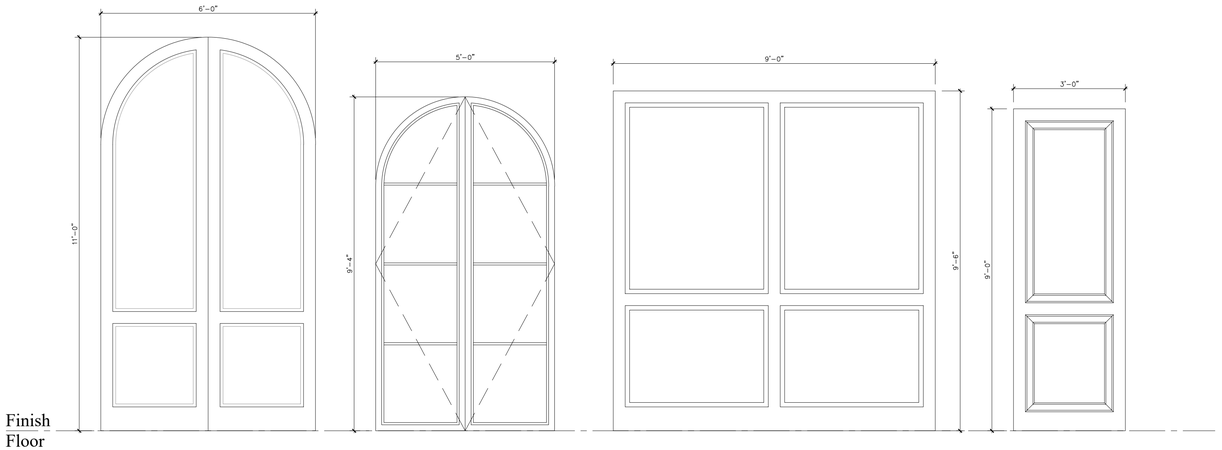

Door Types

Scale 1/2" = 1'-0"

First Floor Door Schedule

ISSUE DATE:

NO.	ROOM LOCATION	DOOR LEAF SIZE W	H	T	DOOR MAT.	DOOR TYPE	DOOR FINISH INT./EXT.	FRAME CASING MAT.	FRAME DETAILS HD.	JMB.	SILL.	REMARKS	
100	FOYER	6'-0"	11'-0"		WOOD	I	PAINT	WOOD				SOLID WOOD PANELED DOOR	
109	MASTER BEDROOM	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
109a	MASTER BEDROOM	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
112	GREAT ROOM	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
112a	GREAT ROOM	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
112b	GREAT ROOM	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
122	FAMILY ROOM	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
122a	FAMILY ROOM	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
122b	FAMILY ROOM	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
126	TWO-CAR GARAGE	9'-0"	9'-6"		WOOD	III	PAINT	WOOD				IMPACT RATED GARAGE DOOR	
126a	TWO-CAR GARAGE	9'-0"	9'-6"		WOOD	III	PAINT	WOOD				IMPACT RATED GARAGE DOOR	
126b	TWO-CAR GARAGE	3'-0"	9'-0"		WOOD	IV	PAINT	WOOD				SOLID WOOD PANELED DOOR	
129	EXERCISE	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
129a	EXERCISE	5'-0"	9'-4"		ALUM.	II	PAINT	ALUM.				PAIR OF OUTSWING FRENCH DOORS	
130	MECHANICAL	3'-0"	9'-0"		WOOD	IV	PAINT	WOOD				SOLID WOOD PANELED DOOR	

DOOR SCHEDULE NOTES:

1. VERIFY ALL DOOR SIZES IN FIELD REPORT ALL DISCREPANCIES W/ ARCHITECT PRIOR TO PLACING ORDER. DOOR MANUFACTURER TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
2. ALL EXTERIOR DOORS TO BE INSTALLED IN COPPER PAN FLASHING WITH CONTINUOUS SOLDER & LAP ALL SEAMS – TURN UP & DOWN 6" @ JAMBS & SILL.
3. ALL EXTERIOR DOORS ARE TO BE HARDWIRED TO THE ALARM SYSTEM, VERIFY TYPE OF WIRING AND CONNECTION REQUIRED WITH ALARM SYSTEM SUB AND/OR OWNER.
4. ALL EXTERIOR DOORS ARE TO BE IMPACT RATED.

MP DESIGN & ARCHITECTURE

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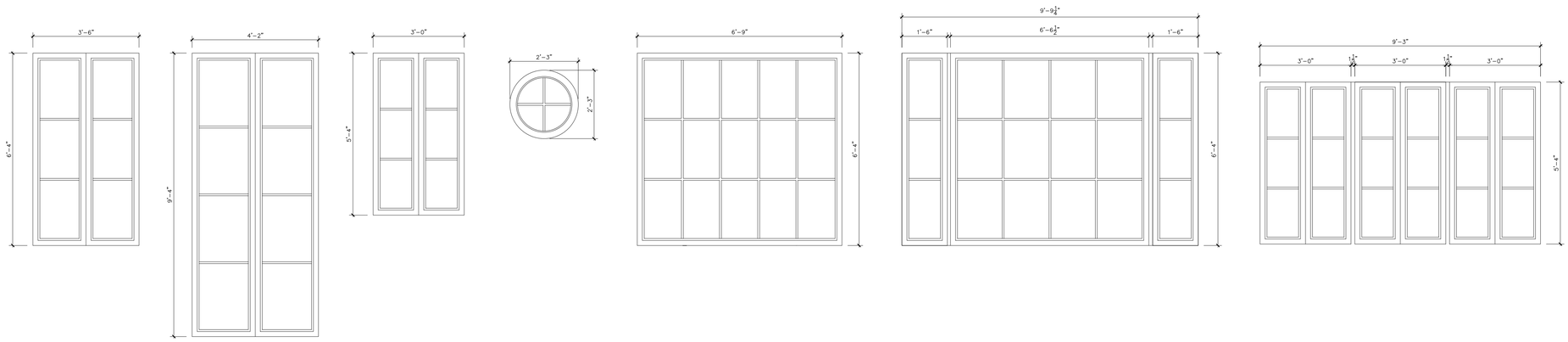
SHEET NO.
A500



TYPE A | TYPE B | TYPE C | TYPE D | TYPE E | TYPE F | TYPE G

Window Types

Scale 1/2" = 1'-0"

First Floor Window Schedule

NO.	ROOM LOCATION	FRAME SIZE W	FRAME SIZE H	FRAME SIZE T	SASH MAT.	WIN. TYPE	WINDOW FINISH	FRAME MAT.	CASING	SILL APRON	FRAME DETAILS HD.	FRAME DETAILS JMB.	FRAME DETAILS SILL.	REMARKS
102	HER CLOSET	4'-2"	9'-4"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
103	HIS CLOSET	4'-2"	9'-4"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
103a	HIS CLOSET	3'-6"	6'-4"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
103b	HIS CLOSET	3'-6"	6'-4"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
107	HER SITTING AREA	4'-2"	9'-4"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
108	MASTER BATHROOM	6'-9"	6'-4"		ALUM	E	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
109	MASTER BEDROOM	3'-6"	6'-4"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
109a	MASTER BEDROOM	3'-6"	6'-4"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
109b	MASTER BEDROOM	3'-6"	6'-4"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
109c	MASTER BEDROOM	3'-6"	6'-4"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
113	OFFICE	4'-2"	9'-4"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
113a	OFFICE	4'-2"	9'-4"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
113b	OFFICE	4'-2"	9'-4"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
113c	OFFICE	4'-2"	9'-4"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
116	HALL	2'-3"	2'-3"		ALUM	D	PAINT	ALUM	WOOD	WOOD				IMPACT RATED ROUND WINDOW
119	DINING ROOM	4'-2"	9'-4"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
119a	DINING ROOM	4'-2"	9'-4"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
119b	DINING ROOM	4'-2"	9'-4"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
119c	DINING ROOM	4'-2"	9'-4"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
120	HALL	4'-2"	9'-4"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
121	KITCHEN	3'-6"	6'-4"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
121a	KITCHEN	3'-6"	6'-4"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
121b	KITCHEN	9'-9 1/4"	6'-4"		ALUM	F	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
122	FAMILY ROOM	4'-2"	9'-4"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
122a	FAMILY ROOM	4'-2"	9'-4"		ALUM	B	PAINT	ALUM	WOOD	WOOD				IMPACT RATED WINDOW
123	POWDER ROOM	2'-3"	2'-3"		ALUM	D	PAINT	ALUM	WOOD	WOOD				IMPACT RATED ROUND WINDOW
125	LAUNDRY	3'-6"	6'-4"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
129	EXERCISE	3'-6"	6'-4"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
129a	EXERCISE	3'-6"	6'-4"		ALUM	A	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT

WINDOW SCHEDULE NOTES:

1. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR APPROVAL TO ARCHITECT PRIOR TO FABRICATION OF WINDOWS.
2. ALL WINDOWS TO BE INSTALLED IN COPPER PAN FLASHING WITH CONTINUOUS SOLDER & LAP ALL SEAMS – TURN UP & DOWN 6" @ JAMBS & SILL.
3. ALL WINDOWS ARE TO BE HARDWIRED TO THE ALARM SYSTEM, VERIFY TYPE OF WIRING AND CONNECTION REQUIRED WITH ALARM SYSTEM SUB AND/OR OWNER.
4. WINDOW FACADE ONLY NON–OPERATIONAL.

Second Floor Window Schedule

NO.	ROOM LOCATION	FRAME SIZE W	FRAME SIZE H	FRAME SIZE T	SASH MAT.	WIN. TYPE	WINDOW FINISH	FRAME MAT.	CASING	SILL APRON	FRAME DETAILS HD.	FRAME DETAILS JMB.	FRAME DETAILS SILL.	REMARKS
200	SITTING ROOM	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
200a	SITTING ROOM	2'-3"	2'-3"		ALUM	D	PAINT	ALUM	WOOD	WOOD				IMPACT RATED ROUND WINDOW
200b	SITTING ROOM	2'-3"	2'-3"		ALUM	G	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
202	STAFF BEDROOM	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
202a	STAFF BEDROOM	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
202b	STAFF BEDROOM	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
202c	STAFF BEDROOM	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
204	STAFF BATH	2'-3"	2'-3"		ALUM	D	PAINT	ALUM	WOOD	WOOD				IMPACT RATED ROUND WINDOW
208	KIDS BATH	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
209	KIDS BEDROOM	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
209a	KIDS BEDROOM	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
209b	KIDS BEDROOM	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
213	GUEST BATH	2'-3"	2'-3"		ALUM	D	PAINT	ALUM	WOOD	WOOD				IMPACT RATED ROUND WINDOW
214	GUEST BEDROOM #4	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
214a	GUEST BEDROOM #4	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
214b	GUEST BEDROOM #4	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
214c	GUEST BEDROOM #4	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
215	CLOSET	2'-3"	2'-3"		ALUM	D	PAINT	ALUM	WOOD	WOOD				IMPACT RATED ROUND WINDOW
217	GUEST BEDROOM #3	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
217a	GUEST BEDROOM #3	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
217b	GUEST BEDROOM #3	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
217c	GUEST BEDROOM #3	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT
218	GUEST BATH	3'-0"	5'-4"		ALUM	C	PAINT	ALUM	WOOD	WOOD				IMPACT RATED CASEMENT

WINDOW SCHEDULE NOTES:

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4. WINDOW FACADE ONLY NON–OPERATIONAL.

MP DESIGN & ARCHITECTURE

COMM NO. 2524

DATE 4/6/2026

REVISIONS

A New Residence for Mr. & Mrs Robert Sheft

142 Casa Bendita Palm Beach , Florida - 33480

STATE OF FLORIDA ANGELO L. DAVILA AR0016639 REGISTERED ARCH.

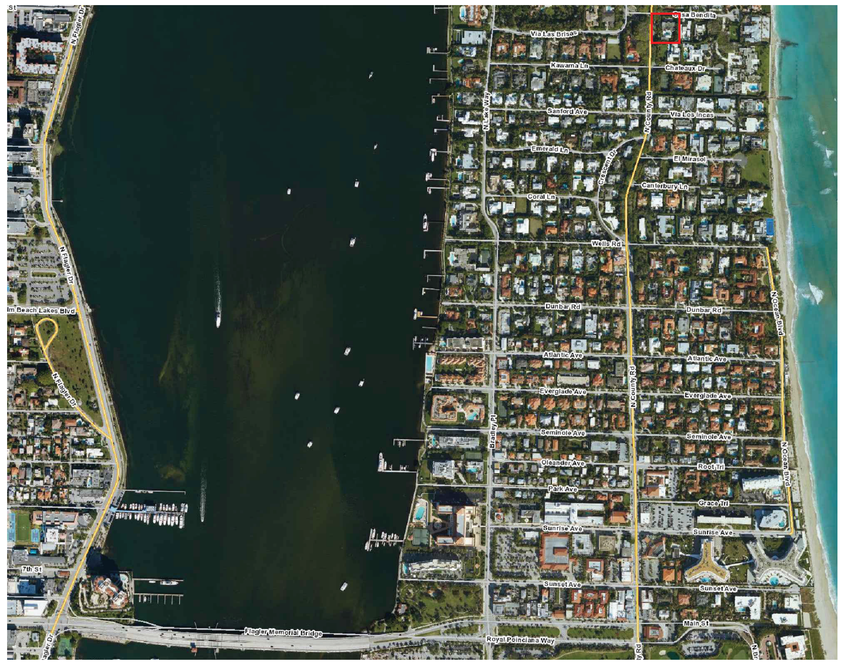
ANGELO DAVILA A.I.A. FLORIDA REG. ARCH. #AR0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-26-0005

SHEET NO. A550

142 Casa Bendita
Palm Beach, Florida
Final Submittal
ARC-26-0005



Site Location Map

Landscape Sheet List

L0.0 Title Sheet / Location Map
IL1.0 Illustrated Landscape Plan
IL1.1 Landscape Elevations
IL1.2 Landscape Elevations
OS1 Openspace Diagrams
EP1.0 Tree Survey and Disposition
EP1.1 Existing Landscape Plan and Disposition
EP1.2 Existing Conditions/Photographs
L1.1 Site Plan / Materials Sheet
L2.1 Gate and Wall Sheet
L3.1 Planting Plan
L4.1 Plant List and Zoning Legend
CS1.1 Construction Screening Plan
SS1.1 Site Sections
TR1.1Truck Logistics Plan

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:**	142 Casa Bendita	
2	**Lot Area (sq. ft.):**	25,762	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	12,881 (50%)	12,881 (50%)
5	LOS to be altered (Sq FT and %)		100%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	2,258 (45%)	2,349 (46.8%)
8	Native Trees %	30%	7 (32%)
9	Native Shrubs & Vines %	30%	571 (47%)
10	Native Groundcover %	30%	300 (37%)

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*

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC*: LA6666691 NY LIC: 002927

DATE:
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2. 01/21/2026 First Submittal
3. 02/09/2026 Second submittal
4. 03/05/2026 Second Submittal 2
5. 04/03/2026 Final Submittal

SCALE
N.T.S.

SHEET
Title Sheet/
Location Map
L0.0

Safety is a Priority - always Call Before You Dig
811
Know what's below. Call before you dig.

FINAL SUBMITTAL
142 Casa Bendita
Palm Beach, FL



FINAL SUBMITTAL
142 Casa Bendita
Palm Beach, FL

N

5' 20'
0' 10' 30'

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SCALE

3/32" = 1'-0"

SHEET

Illustrated Landscape Plan

IL1.0

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Know what's below. Call before you dig.



North Elevation

1/8" = 1'-0"



South Elevation

1/8" = 1'-0"

142 Casa Bendita

Palm Beach, FL

FINAL SUBMITTAL

5' 20'

0' 10"

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SCALE

1/8" = 1'-0"

SHEET

Landscape Elevations

IL1.1

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Know what's below. Call before you dig.



West Elevation

1/8" = 1'-0"



East Elevation

1/8" = 1'-0"

FINAL SUBMITTAL
142 Casa Bendita

Palm Beach, FL

5' 20'

0' 10"

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SCALE

1/8" = 1'-0"

SHEET

Landscape Elevations

IL1.2

Safety is a Priority - always Call Before You Dig

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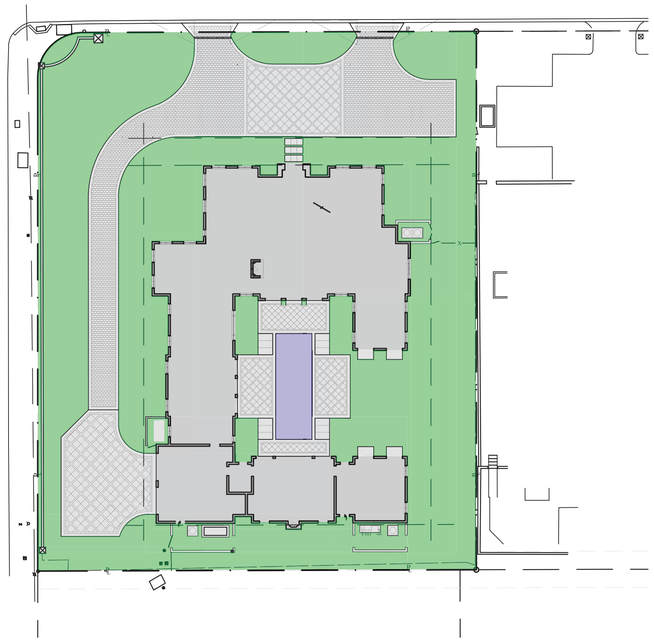
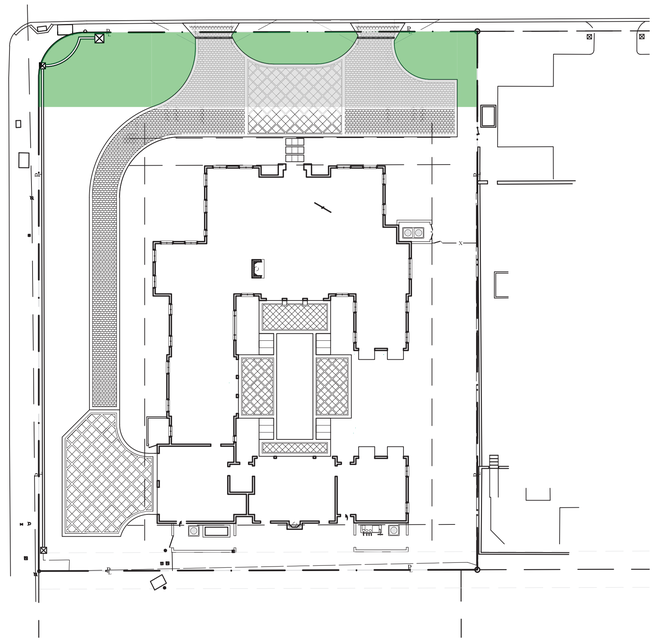
Know what's below. Call before you dig.



Overall Landscape
Openspace



Front Yard
Openspace

Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
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142 Casa Bendita

Palm Beach, FL

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SCALE

N.T.S.

SHEET

Openspace Diagrams

OS1

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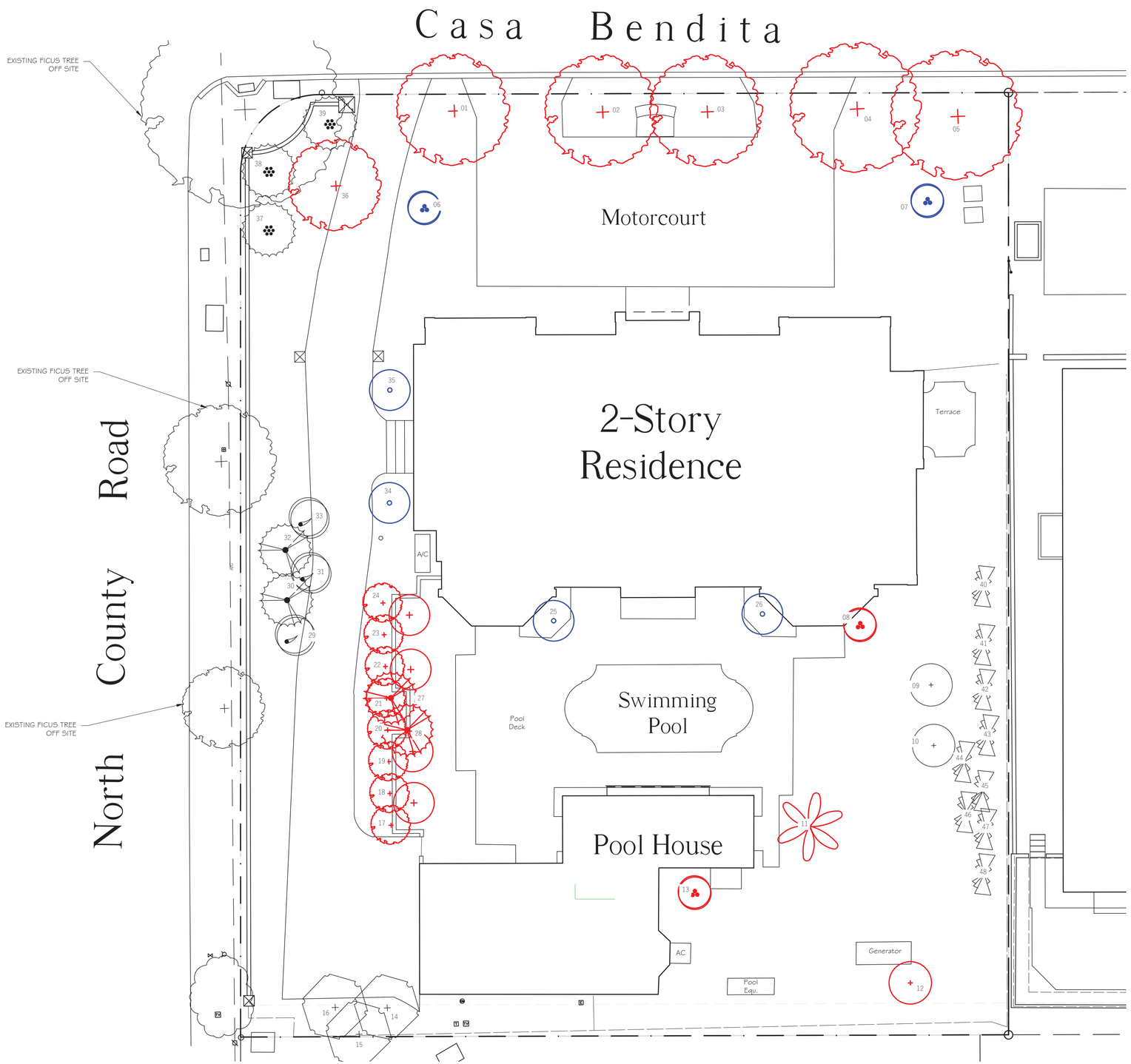
Call before you dig.

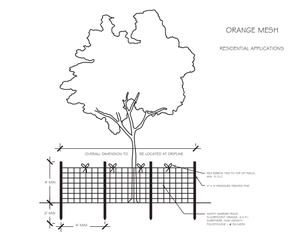


NOTES:
Plants shown in RED to be removed
Plants shown in BLUE to be relocated
Plants shown in BLACK are to remain

See Sheet EP1.0 for Existing Tree/Palm Disposition Table

TREE LIST

Item #	Scientific Name	Common Name	Height	Condition	Disposition
1	Ficus spp	Ficus Tree	15'	Fair	Remove
2	Ficus spp	Ficus Tree	15'	Fair	Remove
3	Ficus spp	Ficus Tree	15'	Fair	Remove
4	Ficus spp	Ficus Tree	15'	Fair	Remove
5	Ficus spp	Ficus Tree	15'	Fair	Remove
6	Phoenix roebelenii	Pygmy Date Palm	9'	Good	Relocate
7	Phoenix roebelenii	Pygmy Date Palm	9'	Good	Relocate
8	Phoenix roebelenii	Pygmy Date Palm	9'	Good	Remove
9	Ptychosperma macarthurii	Macarthur Palm	15'	Poor	Remain
10	Ptychosperma macarthurii	Macarthur Palm	15'	Poor	Remain
11	Cocos nucifera	Coconut Palm	28'	Good	Remove
12	Caryota mitis	Fishtail Palm	14'	Good	Remove
13	Phoenix roebelenii	Pygmy Date Palm	23'	Good	Remove
14	Ravenala madagascariensis	Traveler's Palm	23'	Good	Remain
15	Ravenala madagascariensis	Traveler's Palm	23'	Good	Remain
16	Ravenala madagascariensis	Traveler's Palm	23'	Good	Remain
17	Ficus benjamina	Ficus Tree	14'	Fair	Remove
18	Ficus benjamina	Ficus Tree	14'	Fair	Remove
19	Ficus benjamina	Ficus Tree	14'	Fair	Remove
20	Ficus benjamina	Ficus Tree	14'	Fair	Remove
21	Ficus benjamina	Ficus Tree	14'	Fair	Remove
22	Ficus benjamina	Ficus Tree	14'	Fair	Remove
23	Ficus benjamina	Ficus Tree	14'	Fair	Remove
24	Ficus benjamina	Ficus Tree	14'	Fair	Remove
25	Veitchia merrillii	Christmas Palm	21'	Good	Relocate
26	Veitchia merrillii	Christmas Palm	21'	Good	Relocate
27	Sabal palmetto	Cabbage Palm	23'	Good	Relocate
28	Sabal palmetto	Cabbage Palm	23'	Good	Relocate
29	Livistona chinensis	Chinese Fan Palm	23'	Good	Remain
30	Sabal palmetto	Cabbage Palm	34'	Good	Remain
31	Livistona chinensis	Chinese Fan Palm	23'	Good	Remain
32	Sabal palmetto	Cabbage Palm	34'	Good	Remain
33	Livistona chinensis	Chinese Fan Palm	23'	Good	Remain
34	Ptychosperma elegans	Alexander Palm	23'	Good	Relocate
35	Ptychosperma elegans	Alexander Palm	28'	Good	Relocate
36	Ficus spp	Ficus Tree	28'	Fair	Remove
37	Dypsis lutescens	Areca Palm	28'	Good	Remain
38	Dypsis lutescens	Areca Palm	28'	Good	Remain
39	Dypsis lutescens	Areca Palm	18	Good	Remain
40	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
41	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
42	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
43	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
44	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
45	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
46	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
47	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
48	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain



TREE PROTECTION DETAIL
N.T.S.

FINAL SUBMITTAL
142 Casa Bendita
Palm Beach, FL

N

5' 20"
0 10' 30'

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SCALE
1"= 10'-0"

SHEET
Tree Survey and Disposition

EP1.0

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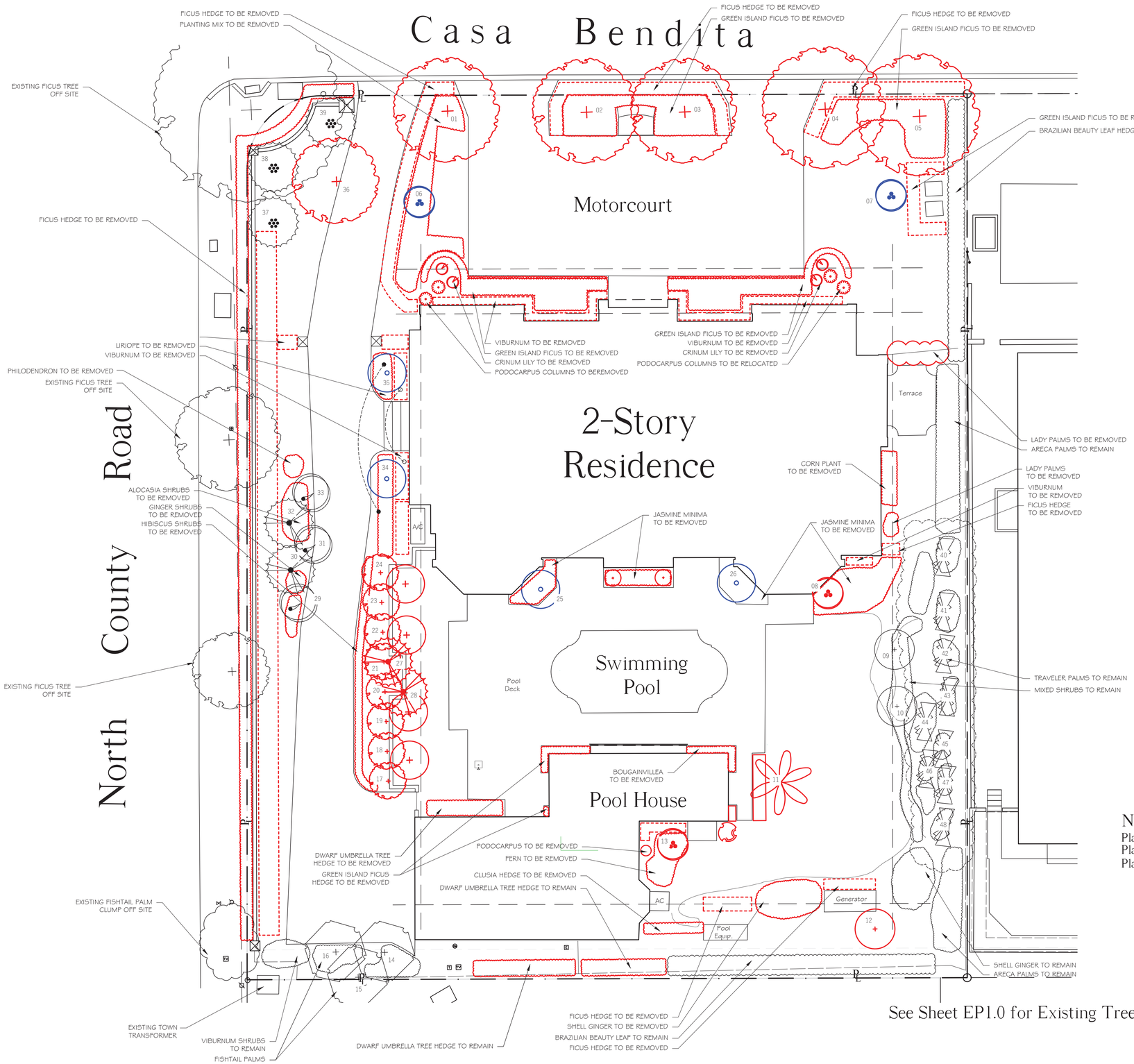
Know what's below. Call before you dig.



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See Sheet EP1.0 for Existing Tree/Palm Disposition Table

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142 Casa Bendita

Palm Beach, FL

N

5' 20"
0 10' 30'

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SCALE

1" = 10'-0"

SHEET

Existing Planting and Disposition

EP1.1

IMAGES OF EXISTING SITE CONDITIONS



VIEW FROM MOTORCOURT
LOOKING WEST



VIEW OF GARAGE
LOOKING SOUTHWEST



VIEW OF GUESTHOUSE
LOOKING SOUTHWEST



VIEW OF REAR GARDEN
LOOKING EAST



VIEW FROM CASA VENDITA
LOOKING SOUTHEAST



VIEW OF DRIVEWAY
LOOKING NORTHEAST



VIEW OF REAR GARDEN
LOOKING NORTH



VIEW OF REAR GARDEN
LOOKING SOUTH



VIEW FROM MOTORCOURT
LOOKING SOUTH



VIEW OF PROPERTY LINE HEDGE
LOOKING WEST



VIEW OF POOL
LOOKING NORTH



VIEW OF FOUNTAIN
LOOKING WEST

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

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SCALE

Not to scale

SHEET

Existing Conditions/
Photographs

EP1.2

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Know what's below.
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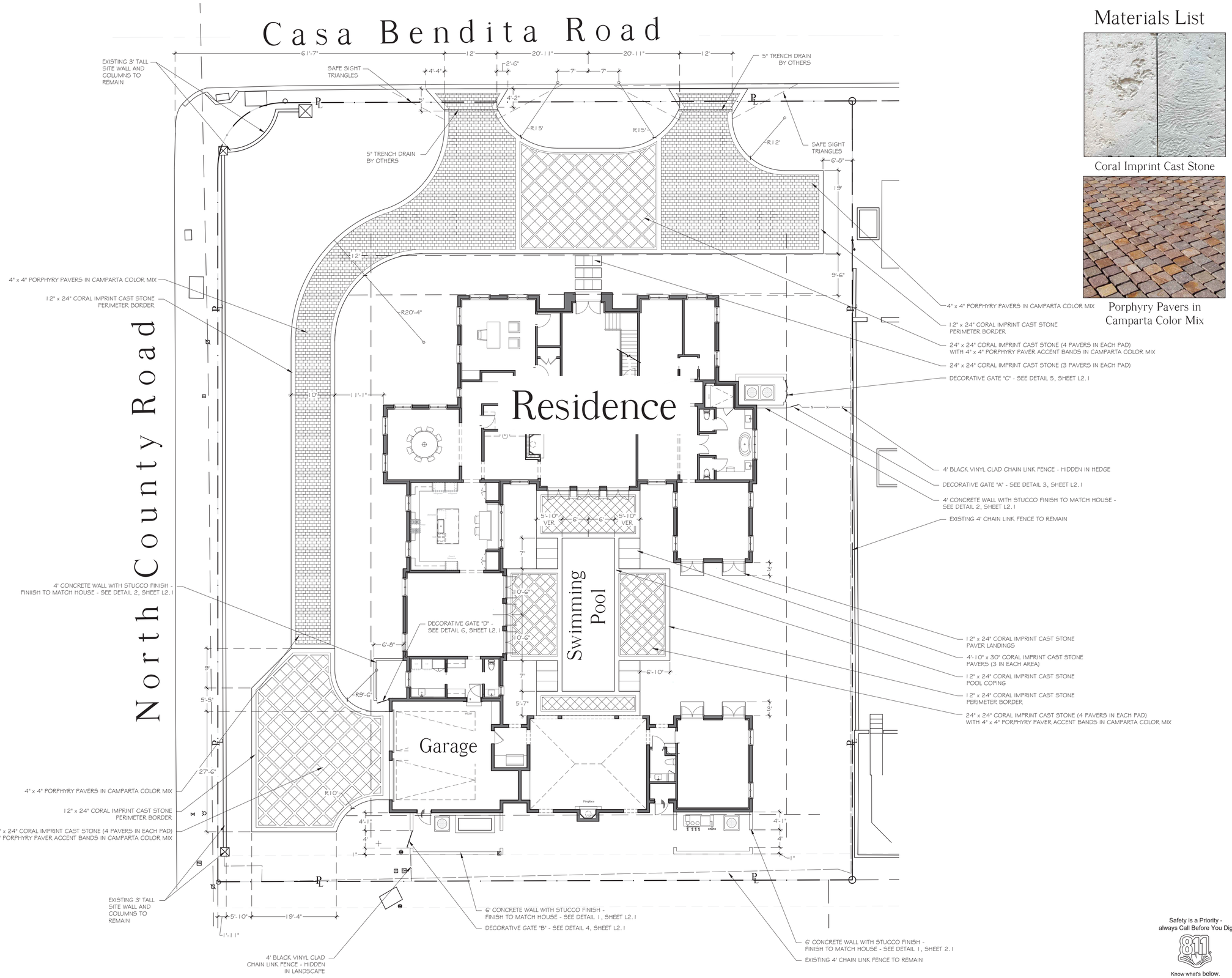

Materials List

Coral Imprint Cast Stone

Porphyry Pavers in Camparta Color Mix

FINAL SUBMITTAL
142 Casa Bendita

Palm Beach, FL

N

0 5' 10' 20' 30'

VERTESCH LANDSCAPE ARCHITECTURE
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SCALE

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SHEET

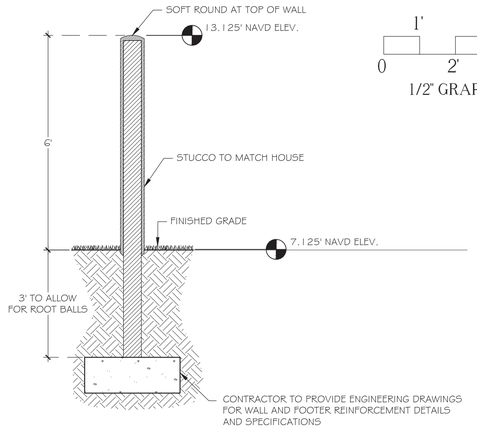
Site Plan / Materials Sheet

L1.1

Safety is a Priority - always Call Before You Dig

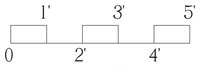
811

Know what's below. Call before you dig.

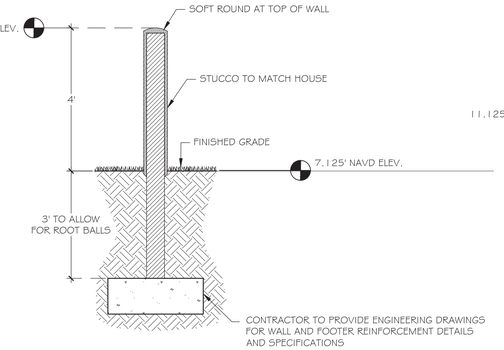


1 - 6' Wall Detail

1/2" = 1'-0"

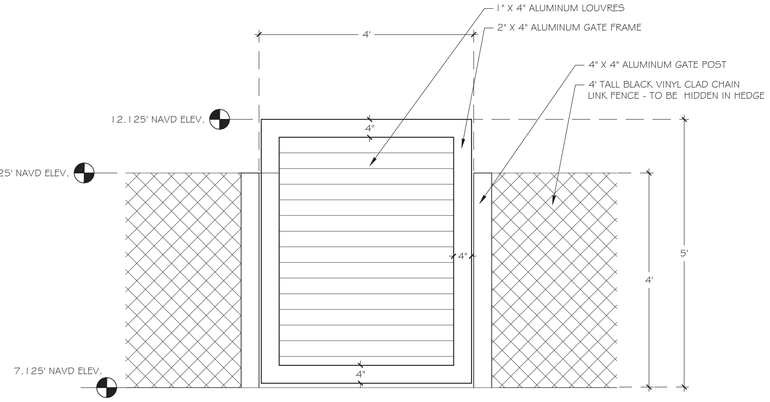


1/2" GRAPHIC SCALE



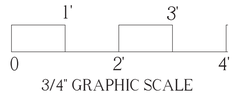
2 - 4' Wall Detail

1/2" = 1'-0"



3 - Gate A Detail

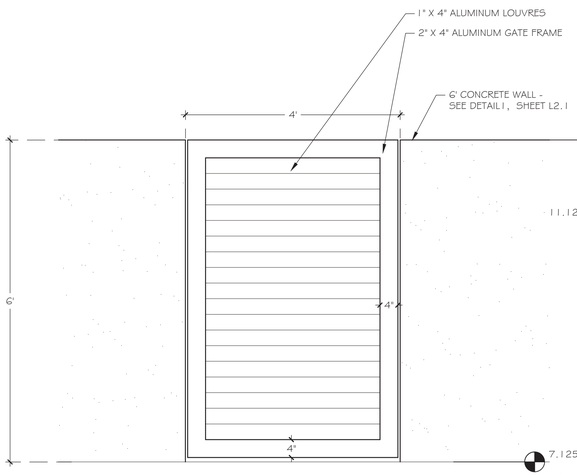
3/4" = 1'-0"



3/4" GRAPHIC SCALE

Notes:

- Provide shop drawings to VLA for review.
- Gate Color to match house
- Gate paint or powder coat finish to be detrmined
- Gates to be self closing and self latching
- Gate and hardward to meet all applicable pool barrier codes

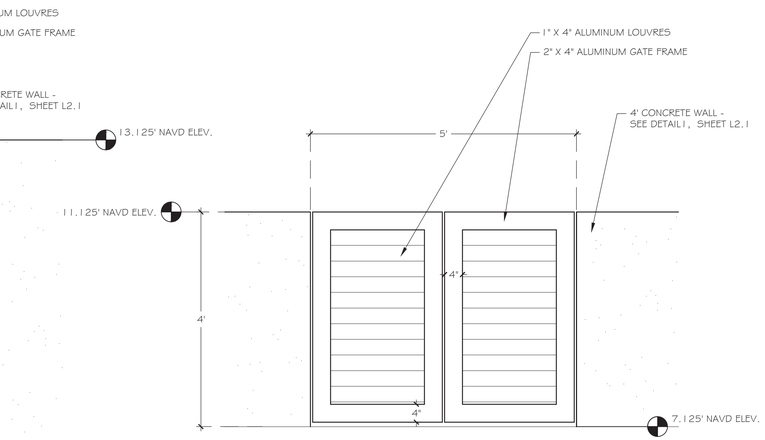


4 - Gate B Detail

3/4" = 1'-0"

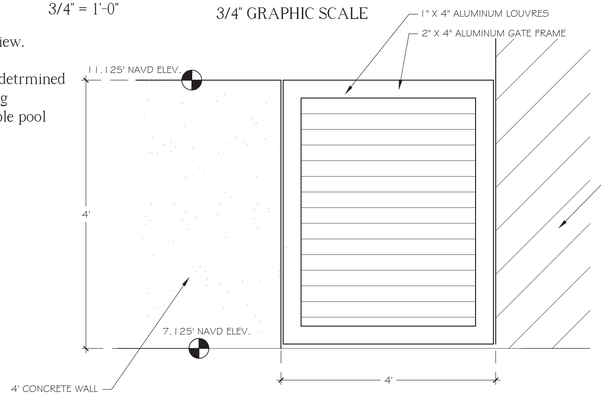
Gate B Notes:

- Provide shop drawings to VLA for review.
- Gate Color to match house
- Gate paint or powder coat finish to be detrmined
- Gates to be self closing and self latching
- Gate and hardward to meet all applicable pool barrier codes



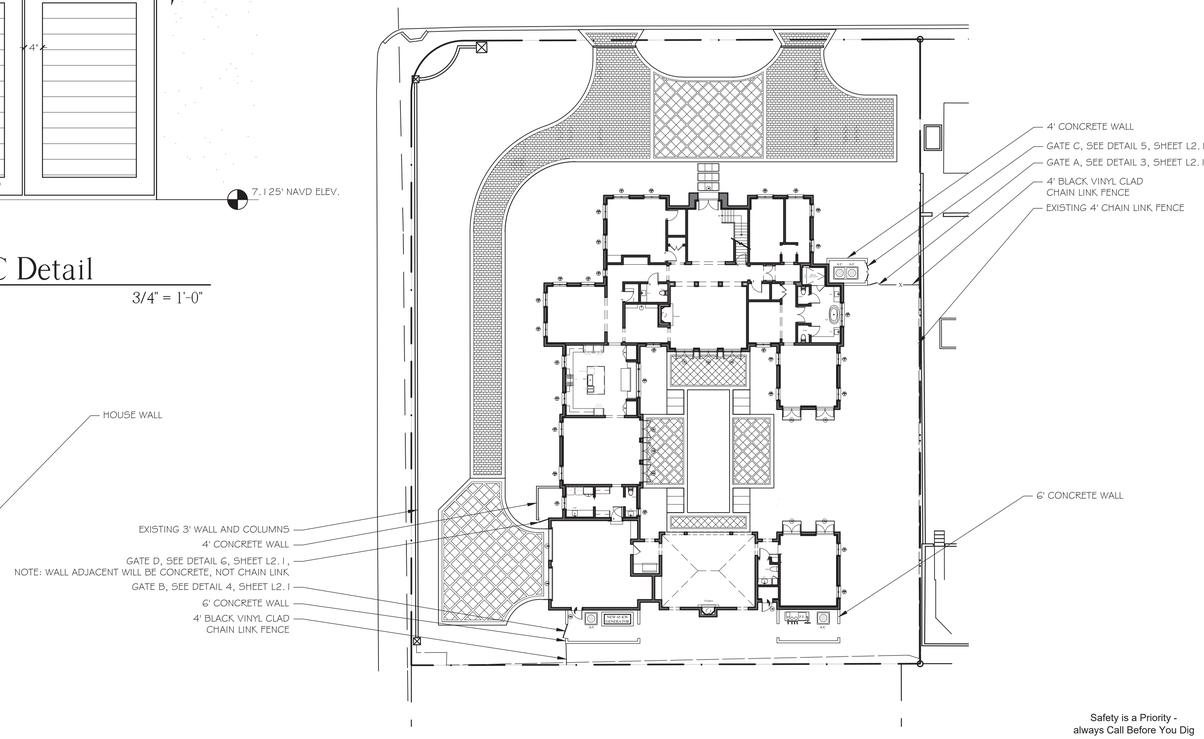
5 - Gate C Detail

3/4" = 1'-0"



6 - Gate D Detail

3/4" = 1'-0"



6 - Gate and Wall Key

N.T.S.

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL



VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC#: LA6666691 NY LIC: 002927

DATE:

1. 01/07/2026 For review
2. 01/21/2026 First submittal
3. 02/09/2026 Second submittal
4. 03/06/2026 Second Submittal 2
5. 04/03/2026 Final Submittal

SCALE

As Noted

SHEET

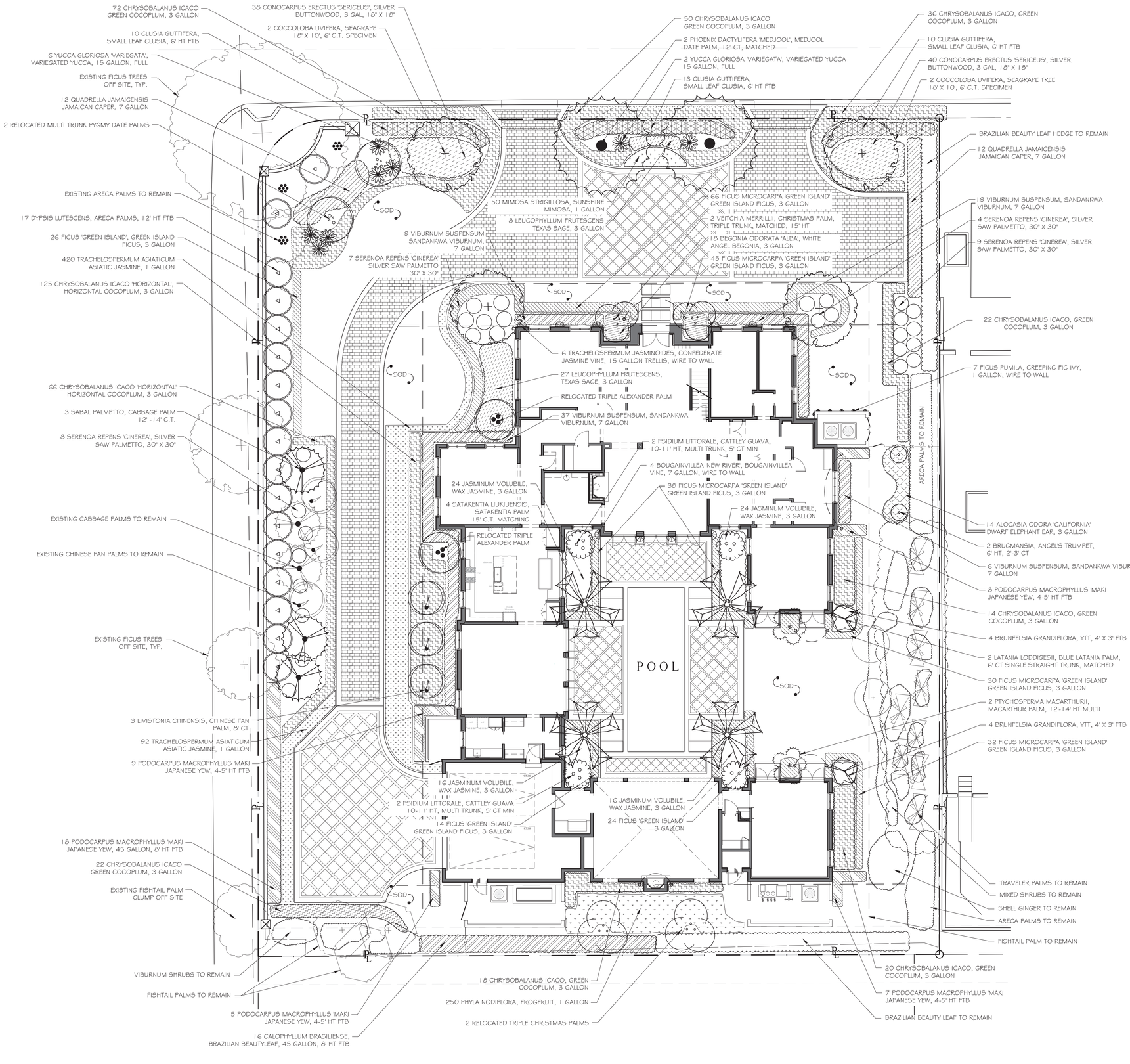
Gate and Wall Sheet

L2.1

Safety is a Priority - always Call Before You Dig

811

Know what's below. Call before you dig.



FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

N

5' 20"

0 10' 30'

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5. 04/03/2026 Final Submittal

SCALE

1" = 10'-0"

SHEET

Planting Plan

L3.1

Safety is a Priority - always Call Before You Dig

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Know what's below. Call before you dig.

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:**	142 Casa Bendita	
2	**Lot Area (sq. ft.):**	25,762	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	12,881 (50%)	12,881 (50%)
5	LOS to be altered (Sq FT and %)		100%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	2,258 (45%)	2,349 (46.8%)
8	Native Trees %	30%	7 (32%)
9	Native Shrubs & Vines %	30%	571 (47%)
10	Native Groundcover %	30%	300 (37%)

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*

PLANT LIST

All plants to be Florida Fancy unless specified otherwise

Trees and Palms

	Qty	Scientific Name	Common Name	Planting Size	Notes	Native
*	4	Coccoloba uvifera	Seagrape Tree	18' ht x 10' spr	6' clear trunk, similar character	Y
	2	Latania loddigesii	Blue Latania Palm	6' clear trunk	Single trunk, matched	N
	3	Livistonia chinensis	Chinese Fan Palm	8' clear trunk	Full	N
	2	Phoenix dactylifera 'Medjool'	Medjool Date Palm	12' clear trunk	Matched	N
	2	Ptychosperma macarthurii	Macarthur Palm	12'-14' height, narrow spread	Multi trunk, matched	N
	3	Sabal palmetto	Cabbage Palm	See plan for heights	Full	Y
	4	Satakentia liukuensis	Satakentia Palm	(2) 11' CT, (4)15' CT	Matched, Single Straight Trunk	N
*	2	Veitchia merrillii	Christmas Palm	15' ht, narrow spread	Triple trunk, matched	N

* PROVIDE PHOTOS FOR APPROVAL

Shrubs and Vines

Qty	Scientific Name	Common Name	Planting Size	Notes	Native
14	Alocasia odora 'California'	California Alocasia	3 gallon	Full	N
18	Begonia odorata 'Alba'	White Angel Begonia	3 gallon	Full	N
4	Bougainvillea 'New River'	New River Bougainvillea	7 gallon	Wire to wall	N
2	Brugmansia	Angel's Trumpets	7' ht x 4' spr	2'-3' clear trunk, matched	N
8	Brunfelsia grandiflora	Yesterday Today Tom.	15 gallon 4' x 3'	Full to base	N
16	Calophyllum brasiliense	Brazilian Beauty Leaf	45 gallon, 8' ht	Full to base	N
260	Chrysobalanus icaco	Green Cocoplum	3 gallon	Full	Y
191	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	3 gallon, 12" x 14" min	Nice and Full	Y
33	Clusia guttifera	Small Leaf Clusia	6' ht	Full to base	N
68	Conocarpus erectus 'Sericeus'	Silver Buttonwood	3 gallon, 18" x 18"	Full to base	Y
17	Dypsis lutescens	Areca Palm	45 gallon, 12' ht, FTB	Screen	N
275	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gallon	Full	N
7	Ficus pumila	Creeping Fig Ivy	1 gallon	Train to wall	N
35	Leucophyllum frutescens	Texas Sage	3 gallon	Full	N
80	Jasminum volubile	Wax jasmine	3 gallon	Full	N
18	Podocarpus macrophyllus 'Maki'	Yew Podocarpus	45 gallon, 8' ht	Full to base hedge	N
29	Podocarpus macrophyllus 'Maki'	Yew Podocarpus	15 gallon, 4'-5' ht	Full to base hedge	N
24	Quadrella jamaicensis	Jamaican Caper	7 gallon, 3' x 2'	Full to base	Y
4	Psidium littorale	Cattley Guava	10-11' height, 5' ct min	Multi, tight trunks, similar character	N
28	Serenoa repens 'Cinerea'	Silver Saw Palmetto	15 gallon, 30" x 30"	Full	Y
6	Trachelospermum jasminoides	Confederate Jasmine	15 gallon Trellis	Wire to wall	N
71	Viburnum suspensum	Sandwanka Viburnum	7 gallon	Full	N
8	Yucca gloriosa 'variegata'	Variegated Yucca	15 gallon, 30" x 30"	Full	N

Groundcovers

Qty	Scientific Name	Common Name	Planting Size	Notes	Native
50	Mimosa strigulosa	Sunshine mimosa	1 gallon	Full	Y
250	Phyla nodiflora	Frog Fruit	1 gallon	Full	Y
512	Trachelospermum asiaticum	Asiatic Jasmine	1 gallon	Full	N

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
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FL LIC#: LA6666691 NY LIC: 002927

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5. 04/03/2026 Final Submittal

SCALE

NONE

SHEET

Plant List and Zoning Legend

L4.1

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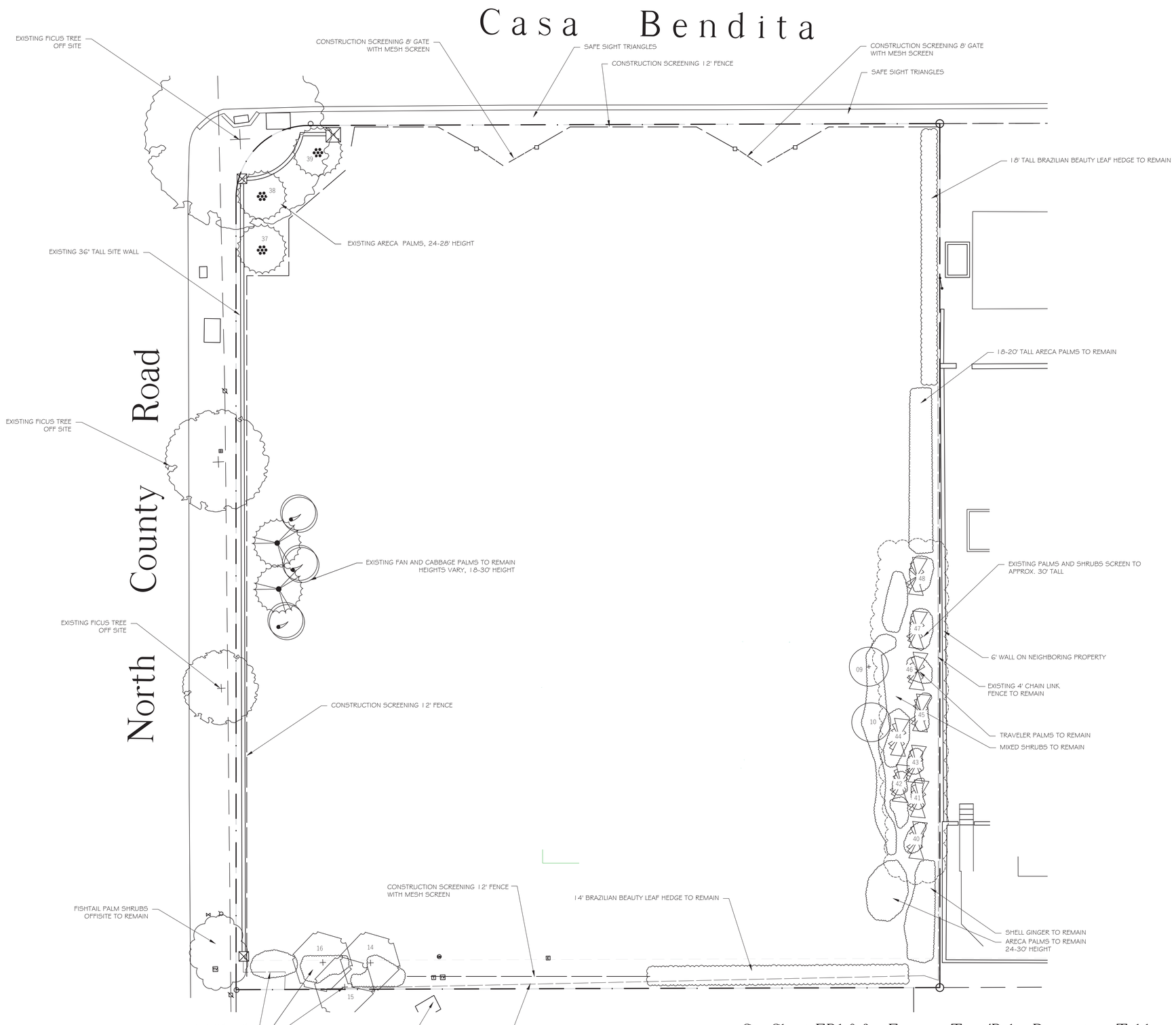

See Sheet EP1.0 for Existing Tree/Palm Disposition Table
For Additional Existing Tree and Palm Information

Safety is a Priority - always Call Before You Dig

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142 Casa Bendita

Palm Beach, FL

N

5' 0 10' 20" 30'

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6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC*: LA6666691 NY LIC: 002927

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4. 03/05/2026 Second Submittal 2
5. 04/03/2026 Final Submittal

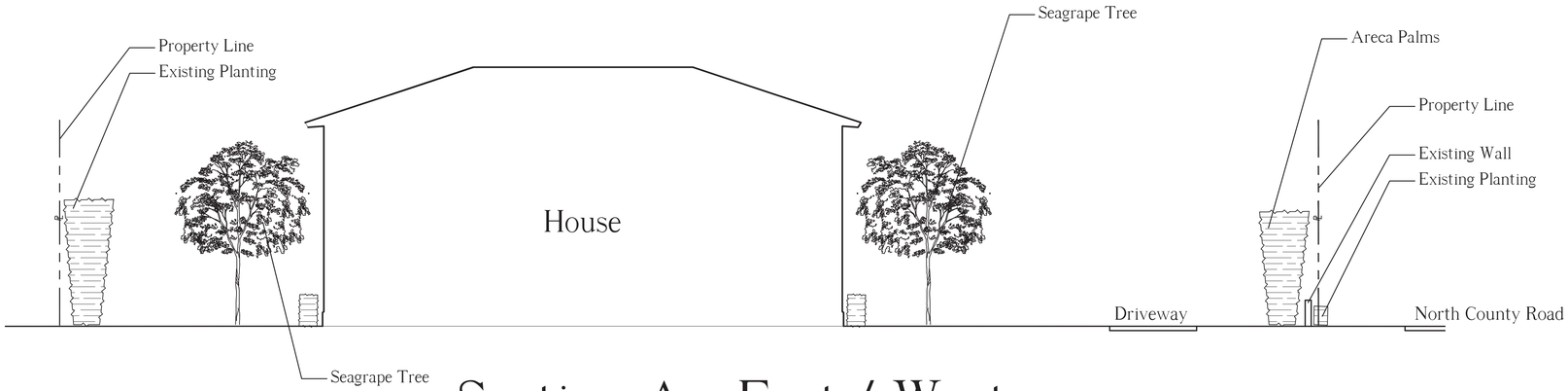
SCALE

1" = 10'-0"

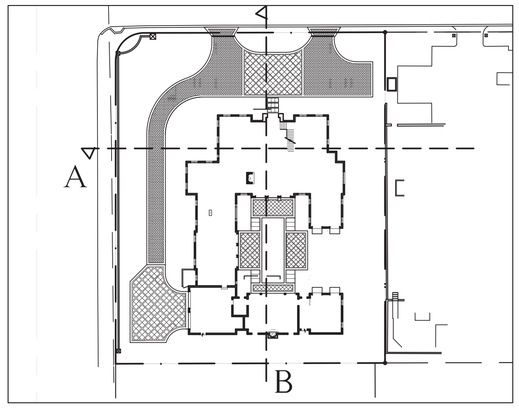
SHEET

Construction Screening Plan

CS1.1

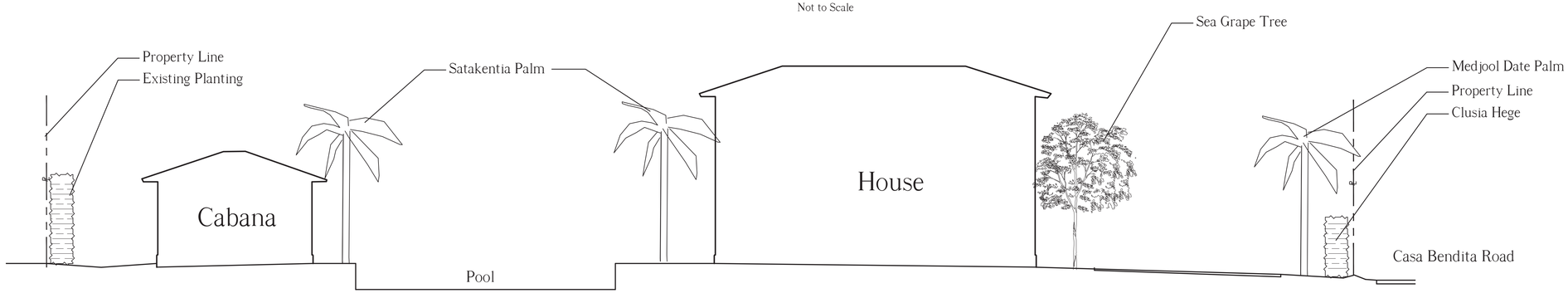


Section A - East / West



Site Section Map

Not to Scale



Section B - North / South

Safety is a Priority -
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Know what's below.
Call before you dig.

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

N

5' 20'

0 10' 30'

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FL LIC#: LA6666691 NY LIC: 002927

DATE:

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3. 02/09/2026 Second submittal
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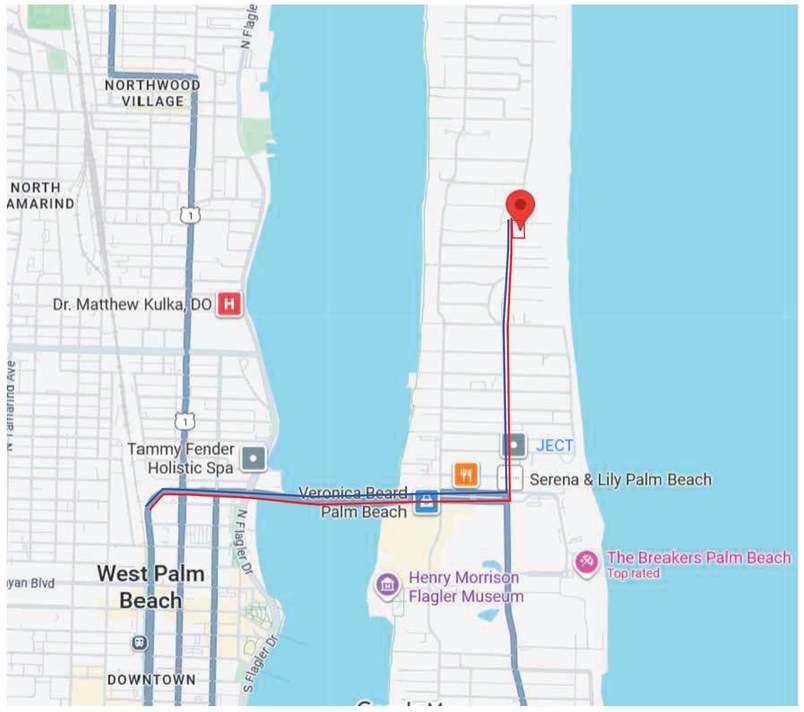
SCALE

1/8" = 1'-0"

SHEET

Site Sections

SS1.1



Truck Logistics Plan

CONCEPTUAL CONSTRUCTION SCHEDULE		
April 29, 2026	-	ARCOM
May, 2026	-	Submit for building permit
1 Month - May/June	-	Permitting, Mobilization
2 Months	-	Site/Building Preparation
1.5 Months	-	Foundation
2.5 Months	-	Block deliveries and concrete pours
1 Month	-	Roof truss delivery and set trusses
1.5 Months	-	Window/door deliveries and installation
.5 Month	-	Dry - in
1.5 Months	-	Interior framing
2 Month	-	Rough in
.5 Months	-	Dry wall
6 Month	-	Finishes
2 Months	-	Landscape and hardscape installation
2 Months	-	Inspections
Total construction +/- 24 months following building permit		

Proposed Truck Ingress

Proposed Truck Egress

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC#: LA6666691 NY LIC: 002927

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SCALE

SHEET

Truck Logistics Plan

TR1.1

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Know what's below. Call before you dig.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 25,762 sq.ft.

Drainage Area Impervious Surface = 14,169 sq.ft.

Drainage Area Pervious Surface = 11,593 sq.ft.*
*Minimum required without a variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 14,169 sq.ft. x 1 ft./12 in. = 2,362 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 11,593 sq.ft. x 1 ft./12 in. = 386 cu.ft.

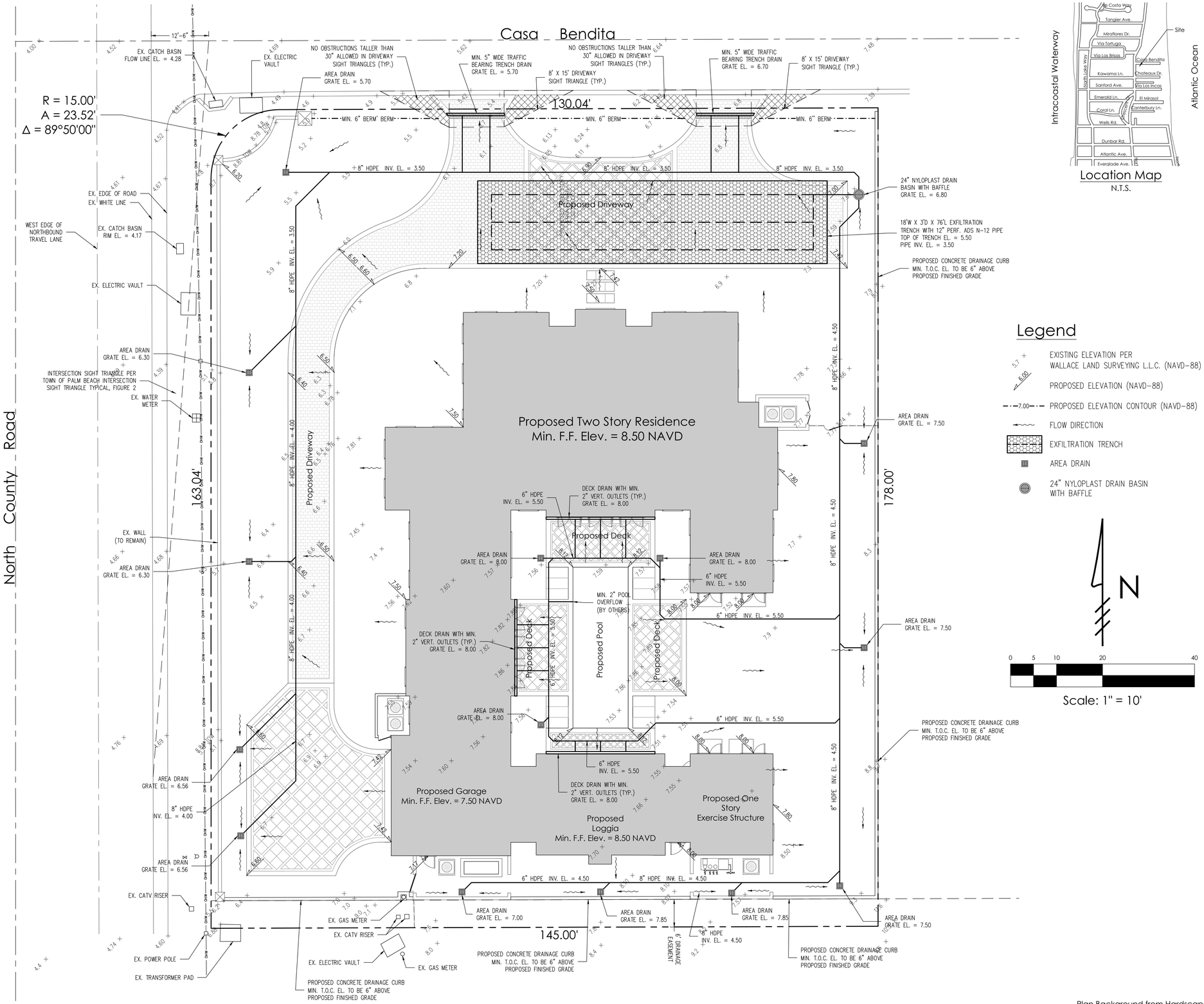
Total Volume to be Retained = 2,748 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	76	ft
W	=	Trench Width	=	18	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	4.20	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	3,337	cu.ft.

Notes:

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



Location Map
N.T.S.

Legend

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

Scale: 1" = 10'

Plan Background from Hardscape Plan by Vertesch Landscape Architecture Received 3/26/26

ARC-26-____

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

811 Know what's Below. Call 811 before you dig.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities

Conceptual Site Grading & Drainage Plan For:

SHEFT RESIDENCE

142 Casa Bendita
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2026-0010
Issue Date	04/03/2026
Scale	1" = 10'

REVISIONS:

1	
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FLORIDA P.E. NO. 57466

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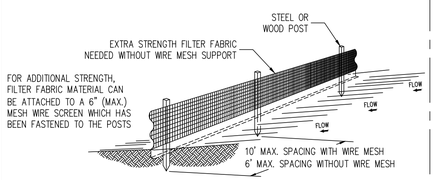
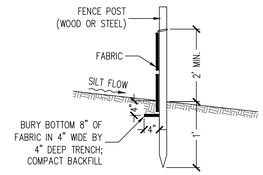
C-1



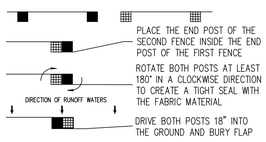
Notes:

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

SILT FENCE DETAIL
N.T.S.



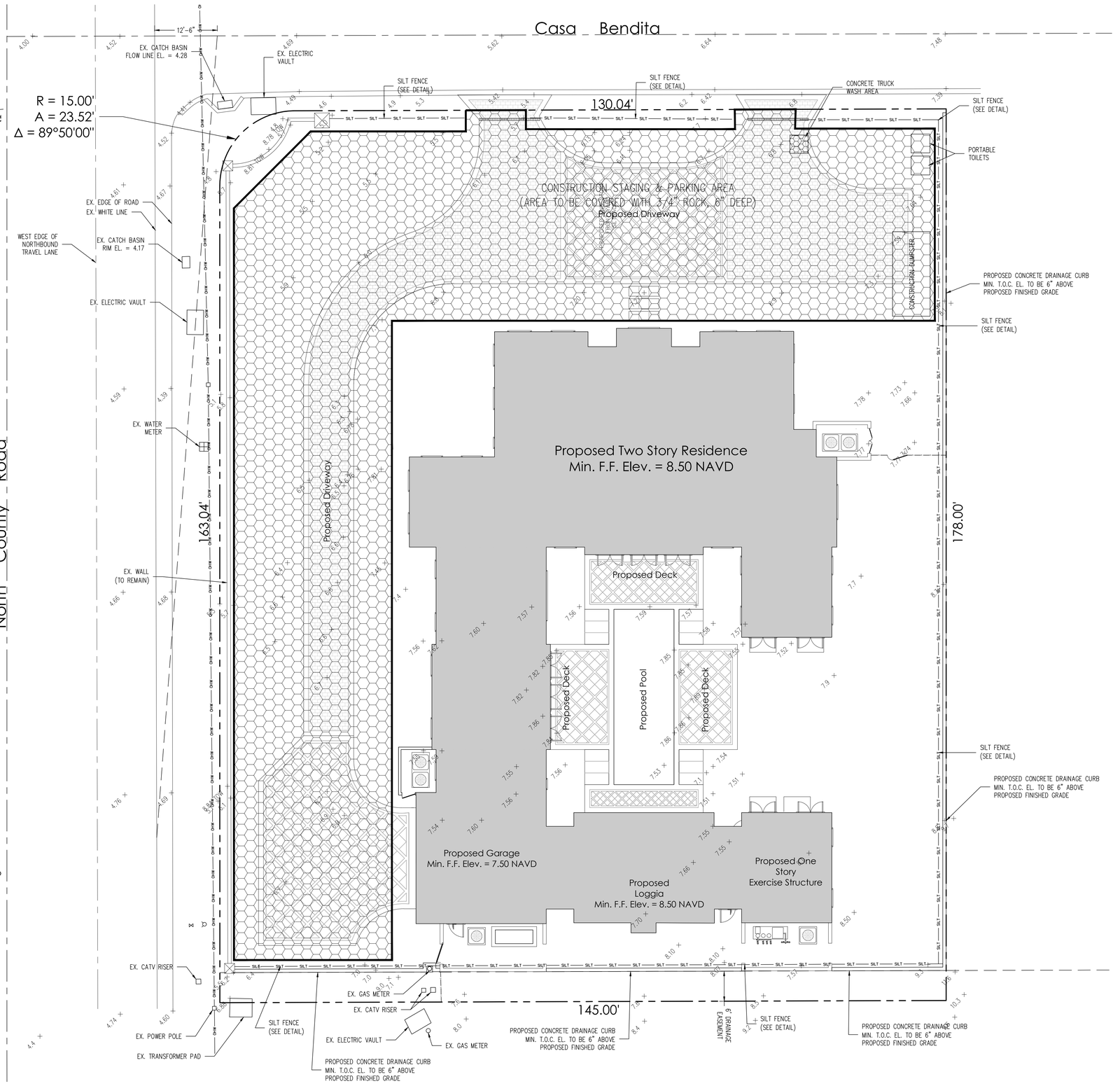
SILT FENCE SECTION
N.T.S.

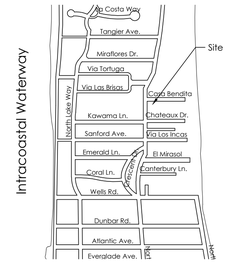


ATTACHING TWO SILT FENCES
N.T.S.

Notes:

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



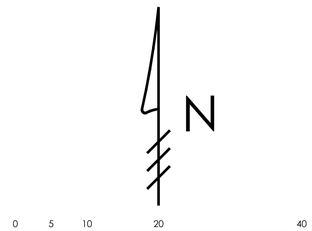


Location Map
N.T.S.

Legend

CONSTRUCTION STAGING AREA

SILT FENCE (SEE DETAIL)



Scale: 1" = 10'

Plan Background from Hardscape
Plan by Vertesch Landscape
Architecture Received 3/26/26

ARC-26-____

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West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

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

Construction Staging/Parking & Erosion Control Plan For:

PROPOSED RESIDENCE

142 Casa Bendita
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2026-0010
Issue Date	04/03/2026
Scale	1" = 10'

REVISIONS:

1	
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FLORIDA P.E. NO. 57466

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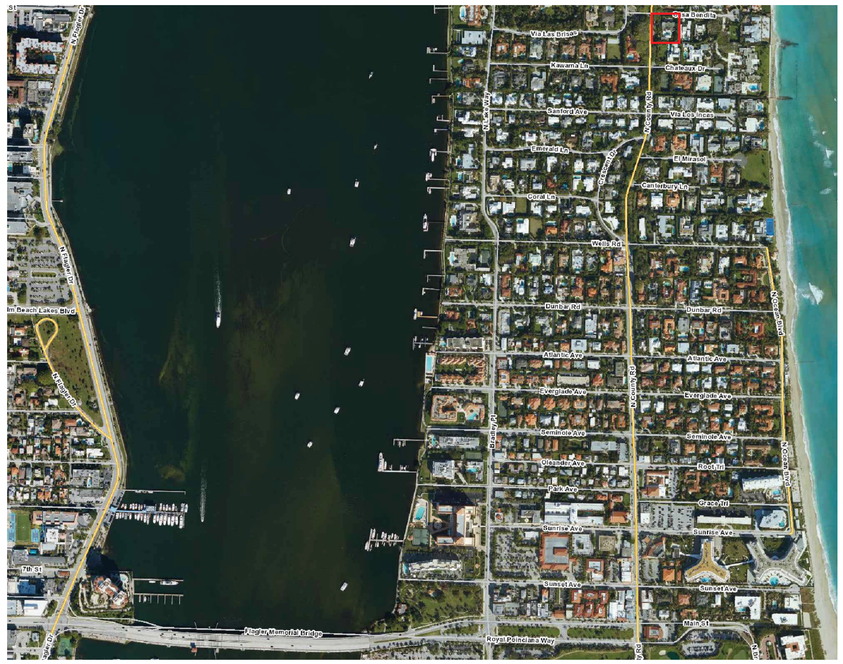
SHEET NUMBER:

EC-1

142 Casa Bendita
Palm Beach, Florida
Final Submittal
ARC-26-0005



Site Location Map

Landscape Sheet List

L0.0 Title Sheet / Location Map
IL1.0 Illustrated Landscape Plan
IL1.1 Landscape Elevations
IL1.2 Landscape Elevations
OS1 Openspace Diagrams
EP1.0 Tree Survey and Disposition
EP1.1 Existing Landscape Plan and Disposition
EP1.2 Existing Conditions/Photographs
L1.1 Site Plan / Materials Sheet
L2.1 Gate and Wall Sheet
L3.1 Planting Plan
L4.1 Plant List and Zoning Legend
CS1.1 Construction Screening Plan
SS1.1 Site Sections
TR1.1Truck Logistics Plan

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:**	142 Casa Bendita	
2	**Lot Area (sq. ft.):**	25,762	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	12,881 (50%)	12,881 (50%)
5	LOS to be altered (Sq FT and %)		100%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	2,258 (45%)	2,349 (46.8%)
8	Native Trees %	30%	7 (32%)
9	Native Shrubs & Vines %	30%	571 (47%)
10	Native Groundcover %	30%	300 (37%)

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*

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC*: LA6666691 NY LIC: 002927

DATE:
1. 01/07/2026 For review
2. 01/21/2026 First Submittal
3. 02/09/2026 Second submittal
4. 03/05/2026 Second Submittal 2
5. 04/03/2026 Final Submittal

SCALE
N.T.S.

SHEET
Title Sheet/
Location Map
L0.0

Safety is a Priority - always Call Before You Dig
811
Know what's below. Call before you dig.

FINAL SUBMITTAL
142 Casa Bendita
Palm Beach, FL



FINAL SUBMITTAL
142 Casa Bendita
Palm Beach, FL

N

5' 20'
0' 10' 30'

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SCALE

3/32" = 1'-0"

SHEET

Illustrated Landscape Plan

IL1.0

Safety is a Priority - always Call Before You Dig

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Know what's below. Call before you dig.



North Elevation

1/8" = 1'-0"



South Elevation

1/8" = 1'-0"

142 Casa Bendita

Palm Beach, FL

FINAL SUBMITTAL

5' 20'

0' 10"

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SCALE

1/8" = 1'-0"

SHEET

Landscape Elevations

IL1.1

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West Elevation

1/8" = 1'-0"



East Elevation

1/8" = 1'-0"

FINAL SUBMITTAL
142 Casa Bendita

Palm Beach, FL

5' 20'

0' 10"

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SCALE

1/8" = 1'-0"

SHEET

Landscape Elevations

IL1.2

Safety is a Priority - always Call Before You Dig

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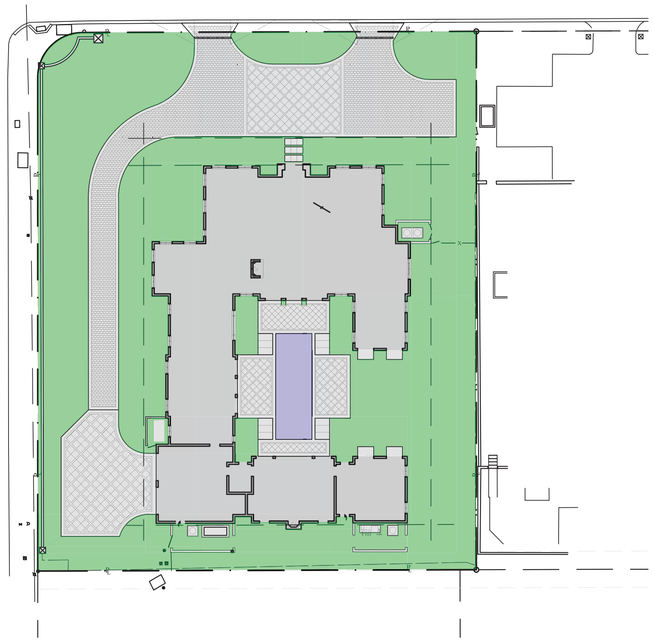
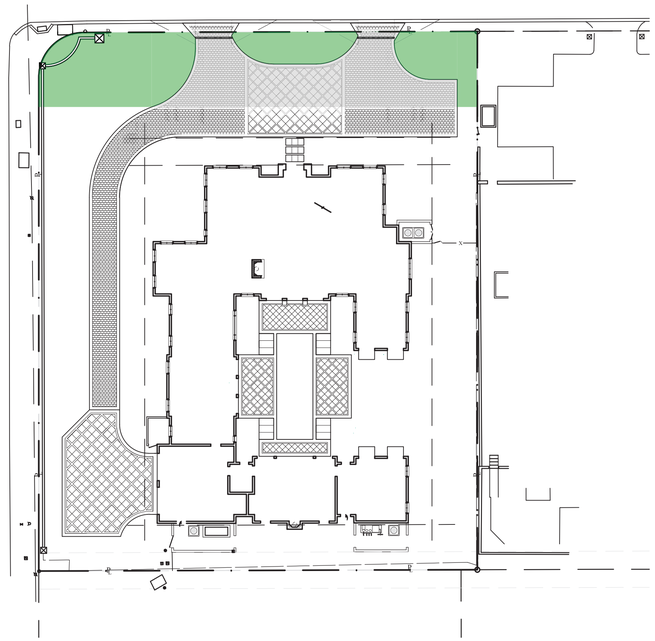
Know what's below. Call before you dig.



Overall Landscape
Openspace



Front Yard
Openspace

Town of Palm Beach

Planning Zoning and Building
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See Ord. 003-2023 *REV BF 20230727*

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

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SCALE

N.T.S.

SHEET

Openspace Diagrams

OS1

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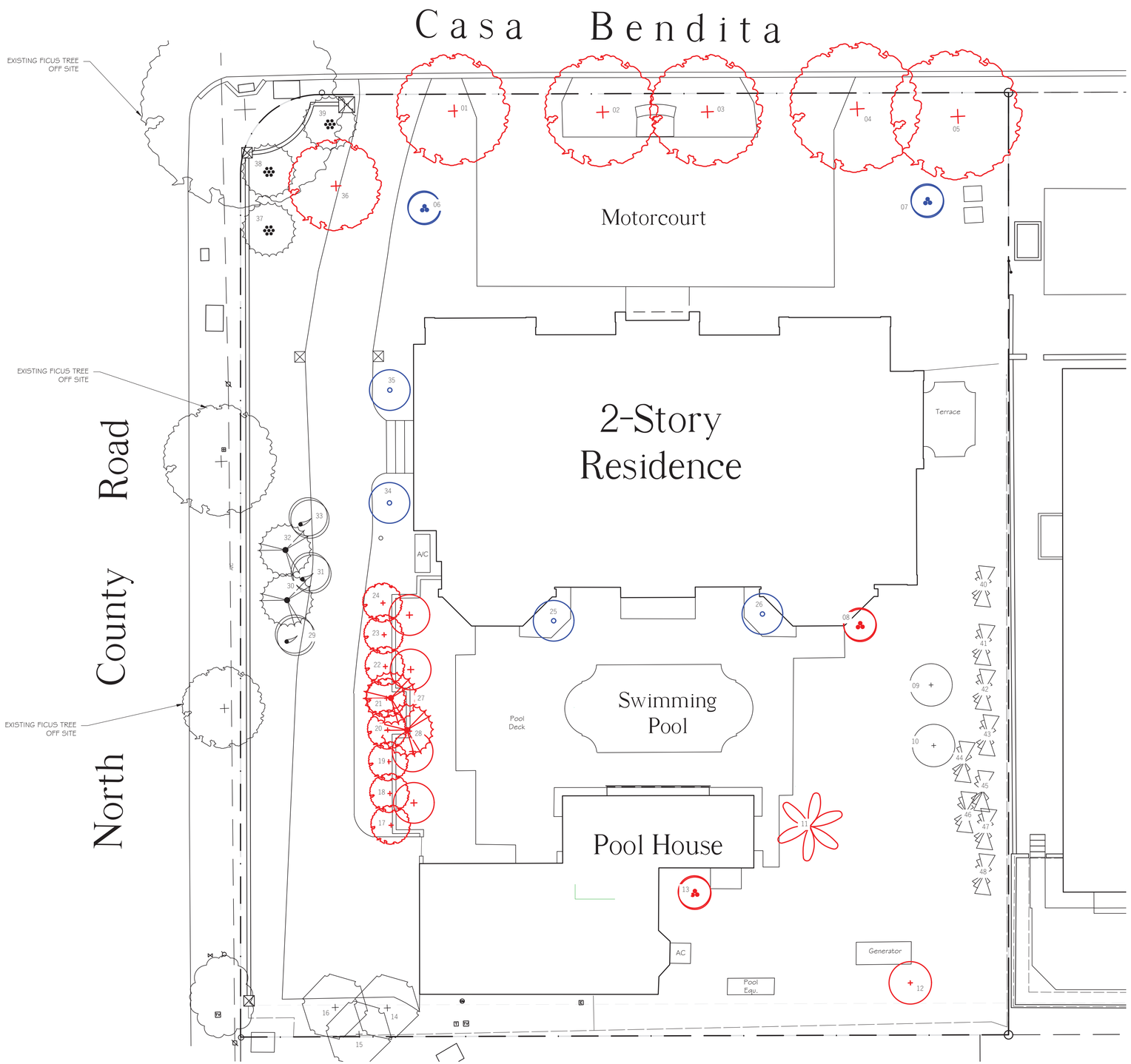
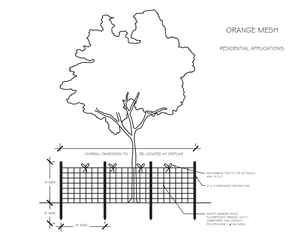


NOTES:
Plants shown in RED to be removed
Plants shown in BLUE to be relocated
Plants shown in BLACK are to remain

See Sheet EP1.0 for Existing Tree/Palm Disposition Table

TREE LIST

Item #	Scientific Name	Common Name	Height	Condition	Disposition
1	Ficus spp	Ficus Tree	15'	Fair	Remove
2	Ficus spp	Ficus Tree	15'	Fair	Remove
3	Ficus spp	Ficus Tree	15'	Fair	Remove
4	Ficus spp	Ficus Tree	15'	Fair	Remove
5	Ficus spp	Ficus Tree	15'	Fair	Remove
6	Phoenix roebelenii	Pygmy Date Palm	9'	Good	Relocate
7	Phoenix roebelenii	Pygmy Date Palm	9'	Good	Relocate
8	Phoenix roebelenii	Pygmy Date Palm	9'	Good	Remove
9	Ptychosperma macarthurii	Macarthur Palm	15'	Poor	Remain
10	Ptychosperma macarthurii	Macarthur Palm	15'	Poor	Remain
11	Cocos nucifera	Coconut Palm	28'	Good	Remove
12	Caryota mitis	Fishtail Palm	14'	Good	Remove
13	Phoenix roebelenii	Pygmy Date Palm	23'	Good	Remove
14	Ravenala madagascariensis	Traveler's Palm	23'	Good	Remain
15	Ravenala madagascariensis	Traveler's Palm	23'	Good	Remain
16	Ravenala madagascariensis	Traveler's Palm	23'	Good	Remain
17	Ficus benjamina	Ficus Tree	14'	Fair	Remove
18	Ficus benjamina	Ficus Tree	14'	Fair	Remove
19	Ficus benjamina	Ficus Tree	14'	Fair	Remove
20	Ficus benjamina	Ficus Tree	14'	Fair	Remove
21	Ficus benjamina	Ficus Tree	14'	Fair	Remove
22	Ficus benjamina	Ficus Tree	14'	Fair	Remove
23	Ficus benjamina	Ficus Tree	14'	Fair	Remove
24	Ficus benjamina	Ficus Tree	14'	Fair	Remove
25	Veitchia merrillii	Christmas Palm	21'	Good	Relocate
26	Veitchia merrillii	Christmas Palm	21'	Good	Relocate
27	Sabal palmetto	Cabbage Palm	23'	Good	Relocate
28	Sabal palmetto	Cabbage Palm	23'	Good	Relocate
29	Livistona chinensis	Chinese Fan Palm	23'	Good	Remain
30	Sabal palmetto	Cabbage Palm	34'	Good	Remain
31	Livistona chinensis	Chinese Fan Palm	23'	Good	Remain
32	Sabal palmetto	Cabbage Palm	34'	Good	Remain
33	Livistona chinensis	Chinese Fan Palm	23'	Good	Remain
34	Ptychosperma elegans	Alexander Palm	23'	Good	Relocate
35	Ptychosperma elegans	Alexander Palm	28'	Good	Relocate
36	Ficus spp	Ficus Tree	28'	Fair	Remove
37	Dypsis lutescens	Areca Palm	28'	Good	Remain
38	Dypsis lutescens	Areca Palm	28'	Good	Remain
39	Dypsis lutescens	Areca Palm	18	Good	Remain
40	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
41	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
42	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
43	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
44	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
45	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
46	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
47	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain
48	Ravenala madagascariensis	Traveler's Palm	30'	Good	Remain



TREE PROTECTION DETAIL
N.T.S.

FINAL SUBMITTAL
142 Casa Bendita
Palm Beach, FL

N

5' 20"
0 10' 30'

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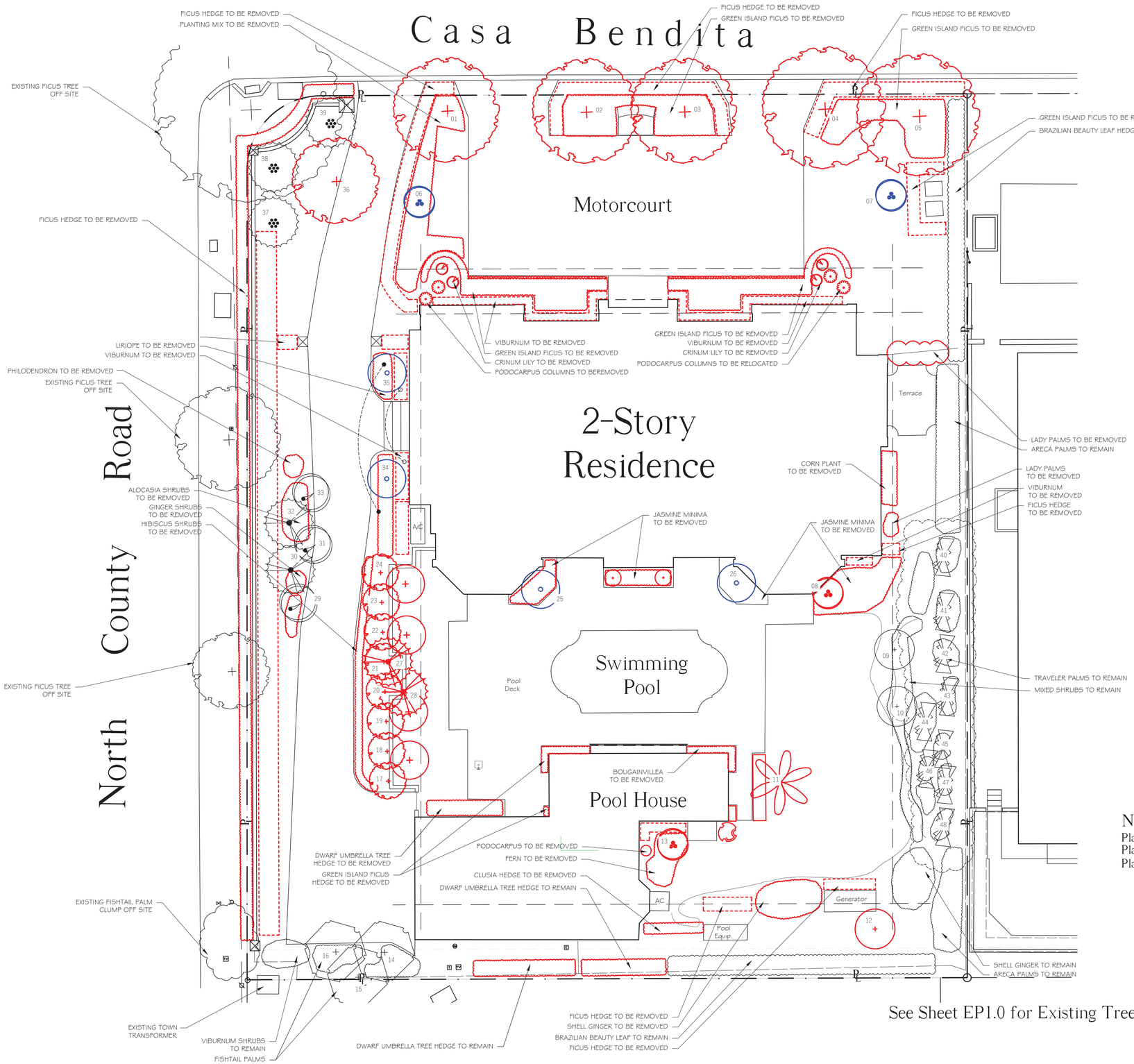
SCALE
1"= 10'-0"

SHEET
Tree Survey and Disposition

EP1.0

Safety is a Priority - always Call Before You Dig
811
Know what's below. Call before you dig.



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See Sheet EP1.0 for Existing Tree/Palm Disposition Table

Safety is a Priority - always Call Before You Dig

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FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

N

5' 20"
0 10' 30'

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SCALE

1" = 10'-0"

SHEET

Existing Planting and Disposition

EP1.1

IMAGES OF EXISTING SITE CONDITIONS



VIEW FROM MOTORCOURT
LOOKING WEST



VIEW OF GARAGE
LOOKING SOUTHWEST



VIEW OF GUESTHOUSE
LOOKING SOUTHWEST



VIEW OF REAR GARDEN
LOOKING EAST



VIEW FROM CASA VENDITA
LOOKING SOUTHEAST



VIEW OF DRIVEWAY
LOOKING NORTHEAST



VIEW OF REAR GARDEN
LOOKING NORTH



VIEW OF REAR GARDEN
LOOKING SOUTH



VIEW FROM MOTORCOURT
LOOKING SOUTH



VIEW OF PROPERTY LINE HEDGE
LOOKING WEST



VIEW OF POOL
LOOKING NORTH



VIEW OF FOUNTAIN
LOOKING WEST

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

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SCALE

Not to scale

SHEET

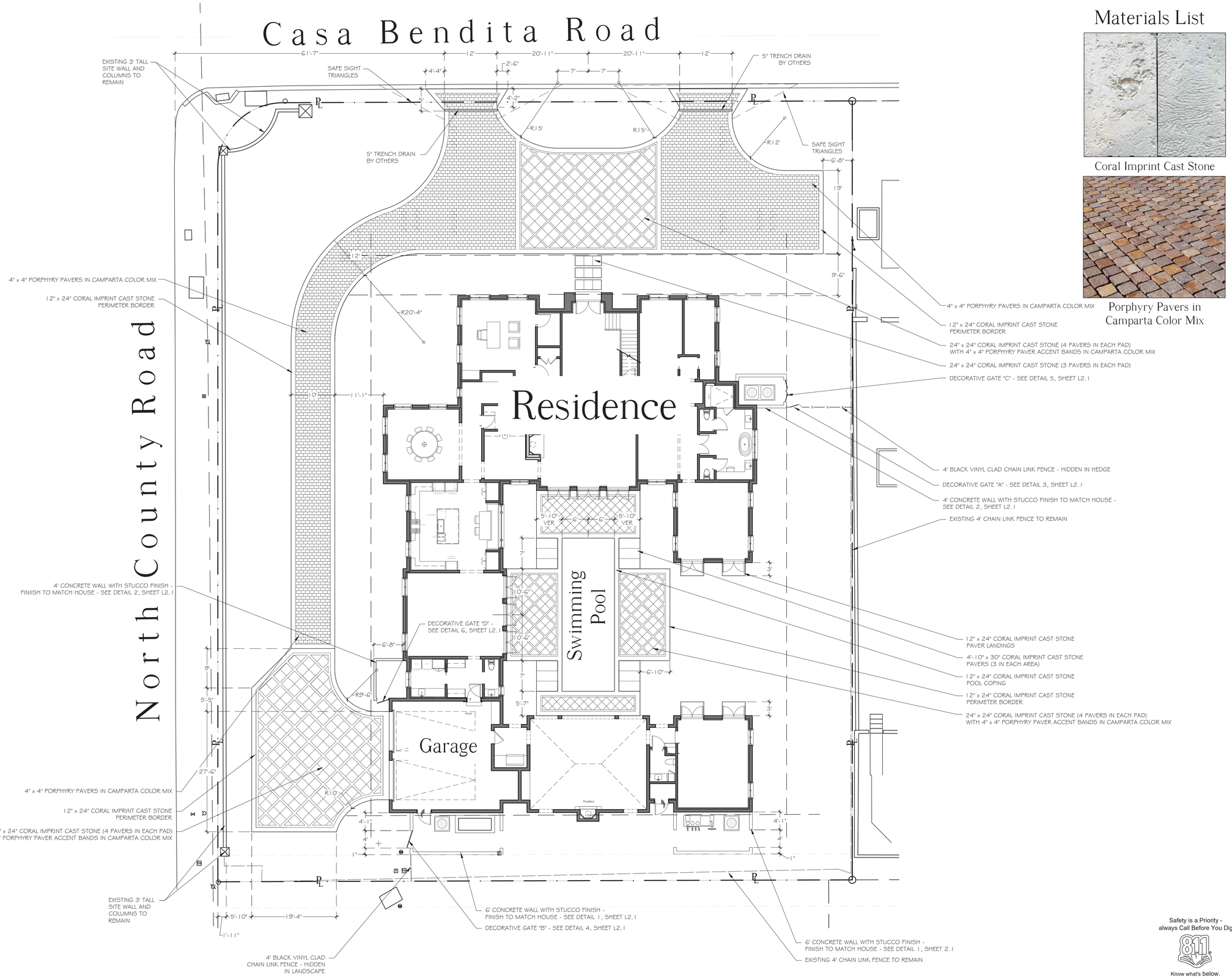
Existing Conditions/ Photographs

EP1.2

Safety is a Priority - always Call Before You Dig

811

Know what's below. Call before you dig.



Materials List

Coral Imprint Cast Stone

Porphyry Pavers in Camparta Color Mix

FINAL SUBMITTAL
142 Casa Bendita

Palm Beach, FL

N

0 5' 10' 20' 30'

VERTESCH LANDSCAPE ARCHITECTURE
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SCALE

1" = 10'-0"

SHEET

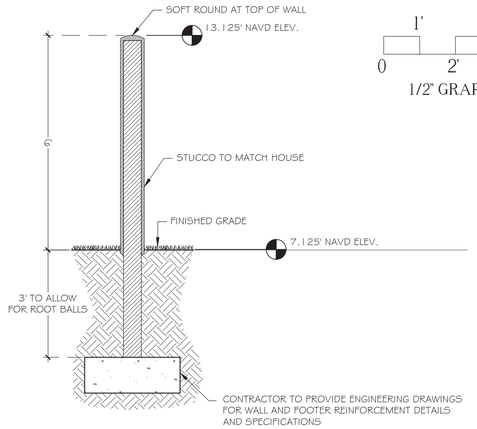
Site Plan / Materials Sheet

L1.1

Safety is a Priority - always Call Before You Dig

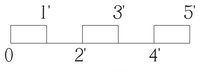
811

Know what's below. Call before you dig.

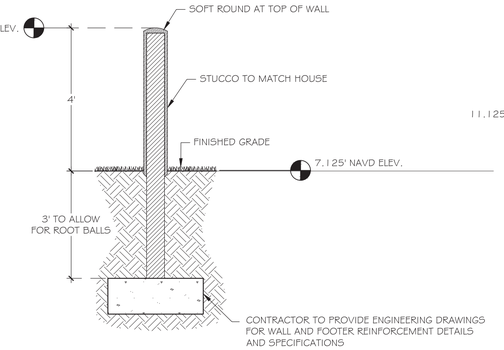


1 - 6' Wall Detail

1/2" = 1'-0"

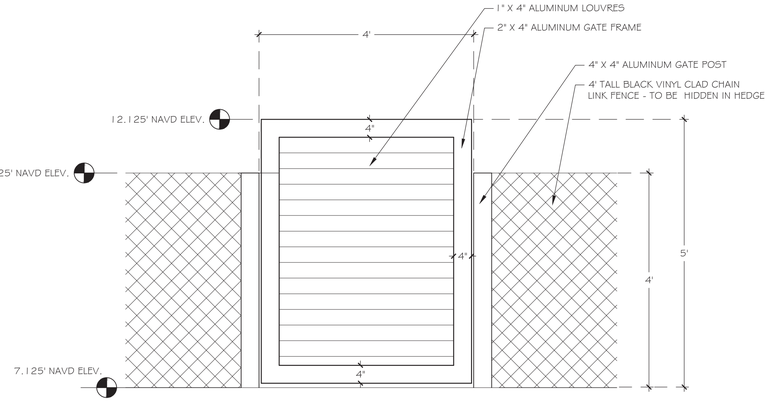


1/2" GRAPHIC SCALE



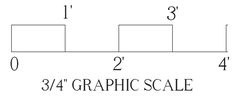
2 - 4' Wall Detail

1/2" = 1'-0"



3 - Gate A Detail

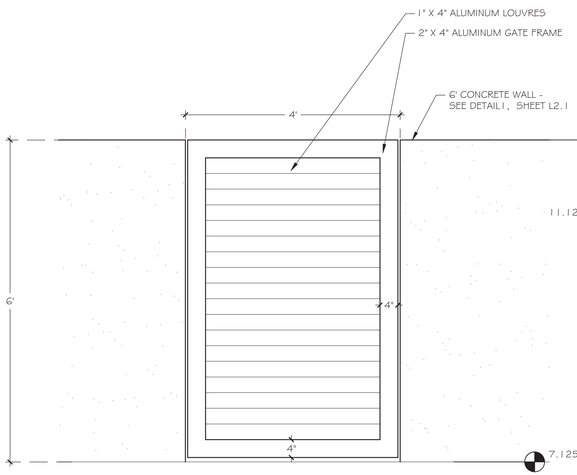
3/4" = 1'-0"



3/4" GRAPHIC SCALE

Notes:

- Provide shop drawings to VLA for review.
- Gate Color to match house
- Gate paint or powder coat finish to be detrmined
- Gates to be self closing and self latching
- Gate and hardward to meet all applicable pool barrier codes

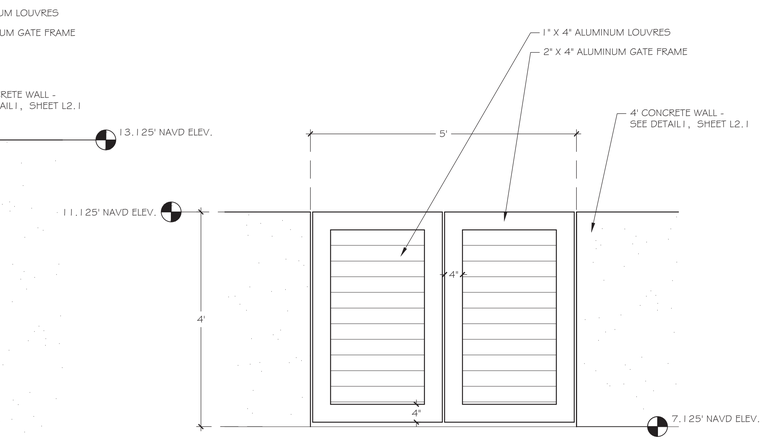


4 - Gate B Detail

3/4" = 1'-0"

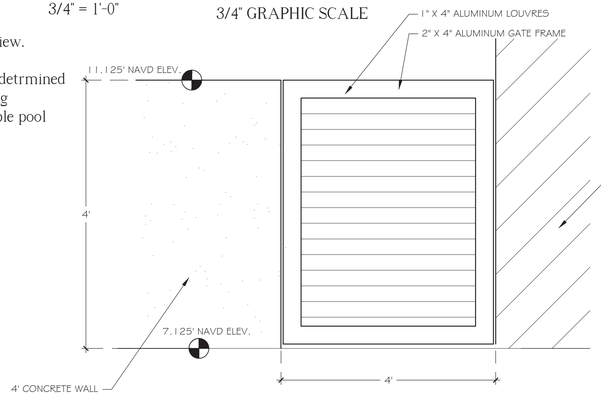
Gate B Notes:

- Provide shop drawings to VLA for review.
- Gate Color to match house
- Gate paint or powder coat finish to be detrmined
- Gates to be self closing and self latching
- Gate and hardward to meet all applicable pool barrier codes



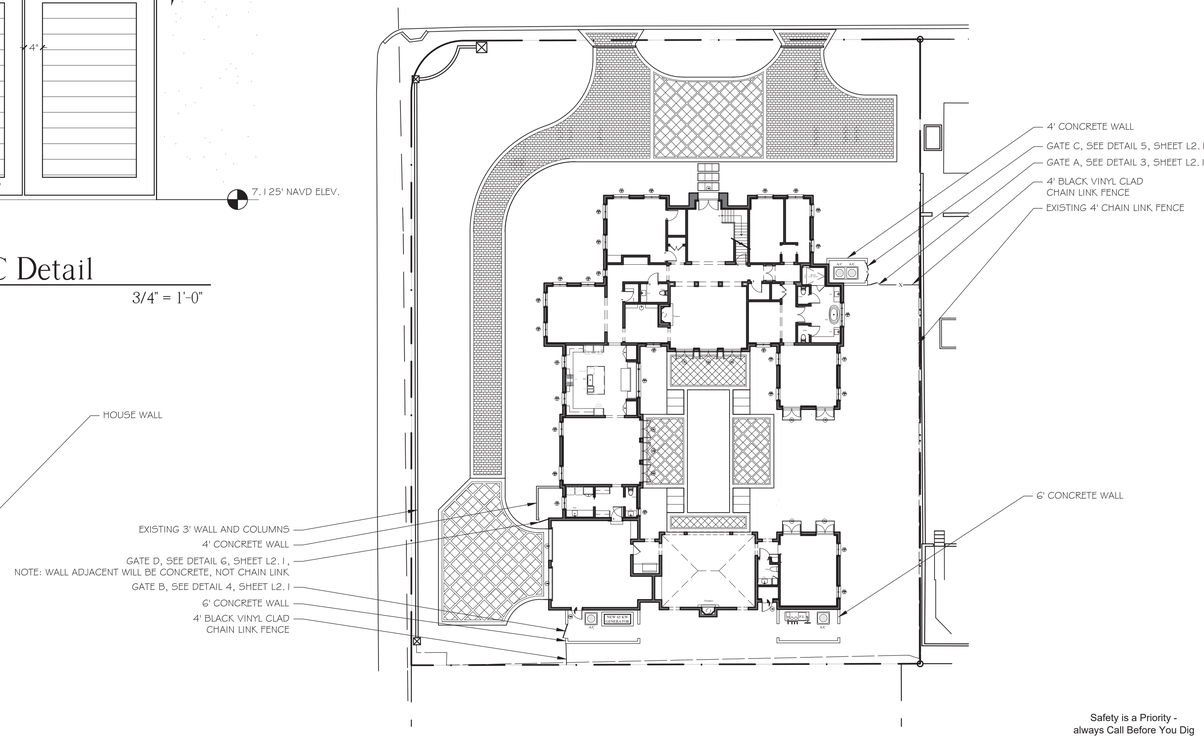
5 - Gate C Detail

3/4" = 1'-0"



6 - Gate D Detail

3/4" = 1'-0"



6 - Gate and Wall Key

N.T.S.

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL



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SCALE

As Noted

SHEET

Gate and Wall Sheet

L2.1

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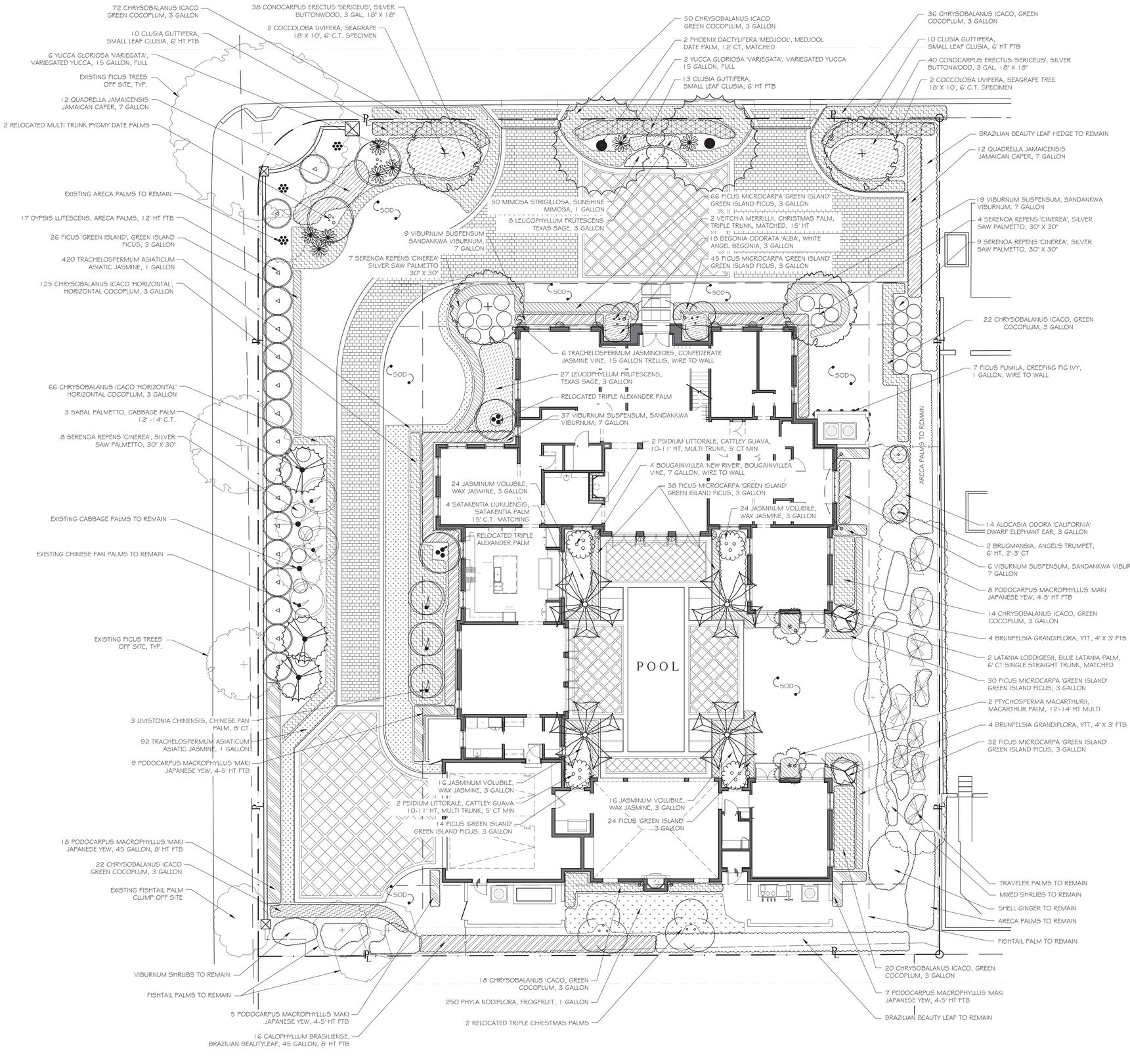

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

N

5' 20"

0 10' 30'

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SCALE

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SHEET

Planting Plan

L3.1

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

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See Ord. 003-2023 *REV BF 20230727*

PLANT LIST

All plants to be Florida Fancy unless specified otherwise

Trees and Palms

	Qty	Scientific Name	Common Name	Planting Size	Notes	Native
*	4	Coccoloba uvifera	Seagrape Tree	18' ht x 10' spr	6' clear trunk, similar character	Y
	2	Latania loddigesii	Blue Latania Palm	6' clear trunk	Single trunk, matched	N
	3	Livistonia chinensis	Chinese Fan Palm	8' clear trunk	Full	N
	2	Phoenix dactylifera 'Medjool'	Medjool Date Palm	12' clear trunk	Matched	N
	2	Ptychosperma macarthurii	Macarthur Palm	12'-14' height, narrow spread	Multi trunk, matched	N
	3	Sabal palmetto	Cabbage Palm	See plan for heights	Full	Y
	4	Satakentia liukuensis	Satakentia Palm	(2) 11' CT, (4)15' CT	Matched, Single Straight Trunk	N
*	2	Veitchia merrillii	Christmas Palm	15' ht, narrow spread	Triple trunk, matched	N

* PROVIDE PHOTOS FOR APPROVAL

Shrubs and Vines

Qty	Scientific Name	Common Name	Planting Size	Notes	Native
14	Alocasia odora 'California'	California Alocasia	3 gallon	Full	N
18	Begonia odorata 'Alba'	White Angel Begonia	3 gallon	Full	N
4	Bougainvillea 'New River'	New River Bougainvillea	7 gallon	Wire to wall	N
2	Brugmansia	Angel's Trumpets	7' ht x 4' spr	2'-3' clear trunk, matched	N
8	Brunfelsia grandiflora	Yesterday Today Tom.	15 gallon 4' x 3'	Full to base	N
16	Calophyllum brasiliense	Brazilian Beauty Leaf	45 gallon, 8' ht	Full to base	N
260	Chrysobalanus icaco	Green Cocoplum	3 gallon	Full	Y
191	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	3 gallon, 12" x 14" min	Nice and Full	Y
33	Clusia guttifera	Small Leaf Clusia	6' ht	Full to base	N
68	Conocarpus erectus 'Sericeus'	Silver Buttonwood	3 gallon, 18" x 18"	Full to base	Y
17	Dypsis lutescens	Areca Palm	45 gallon, 12' ht, FTB	Screen	N
275	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gallon	Full	N
7	Ficus pumila	Creeping Fig Ivy	1 gallon	Train to wall	N
35	Leucophyllum frutescens	Texas Sage	3 gallon	Full	N
80	Jasminum volubile	Wax jasmine	3 gallon	Full	N
18	Podocarpus macrophyllus 'Maki'	Yew Podocarpus	45 gallon, 8' ht	Full to base hedge	N
29	Podocarpus macrophyllus 'Maki'	Yew Podocarpus	15 gallon, 4'-5' ht	Full to base hedge	N
24	Quadrella jamaicensis	Jamaican Caper	7 gallon, 3' x 2'	Full to base	Y
4	Psidium littorale	Cattley Guava	10-11' height, 5' ct min	Multi, tight trunks, similar character	N
28	Serenoa repens 'Cinerea'	Silver Saw Palmetto	15 gallon, 30" x 30"	Full	Y
6	Trachelospermum jasminoides	Confederate Jasmine	15 gallon Trellis	Wire to wall	N
71	Viburnum suspensum	Sandwanka Viburnum	7 gallon	Full	N
8	Yucca gloriosa 'variegata'	Variegated Yucca	15 gallon, 30" x 30"	Full	N

Groundcovers

Qty	Scientific Name	Common Name	Planting Size	Notes	Native
50	Mimosa strigulosa	Sunshine mimosa	1 gallon	Full	Y
250	Phyla nodiflora	Frog Fruit	1 gallon	Full	Y
512	Trachelospermum asiaticum	Asiatic Jasmine	1 gallon	Full	N

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC#: LA6666691 NY LIC: 002927

DATE:

1. 01/07/2026 For review
2. 01/21/2026 First submittal
3. 02/09/2026 Second submittal
4. 03/06/2026 Second Submittal 2
5. 04/03/2026 Final Submittal

SCALE

NONE

SHEET

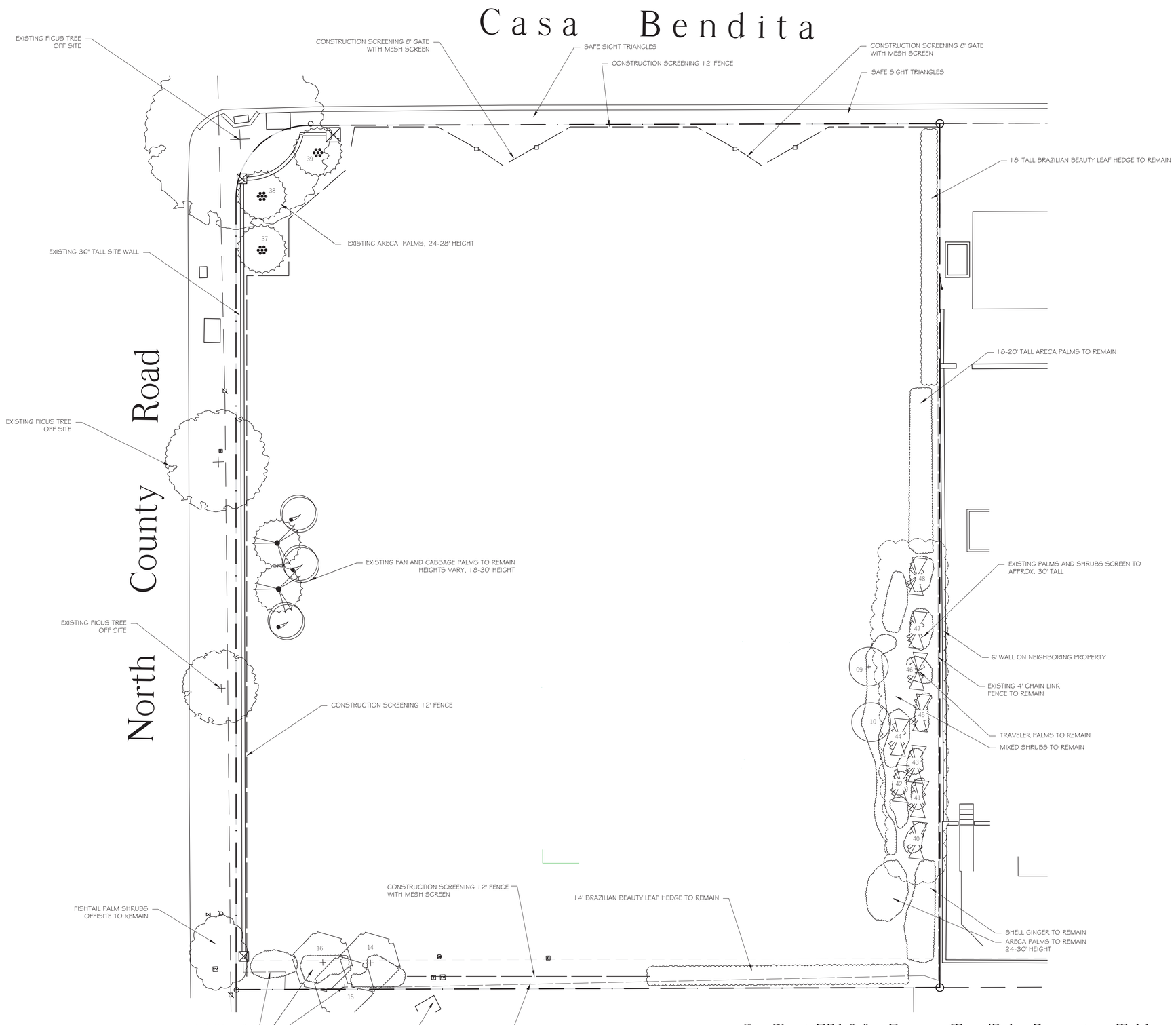
Plant List and Zoning Legend

L4.1

Safety is a Priority - always Call Before You Dig

811

Know what's below. Call before you dig.



See Sheet EP1.0 for Existing Tree/Palm Disposition Table
For Additional Existing Tree and Palm Information

Safety is a Priority - always Call Before You Dig

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Know what's below. Call before you dig.

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

N

5' 0 10' 20" 30'

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FL LIC*: LA6666691 NY LIC: 002927

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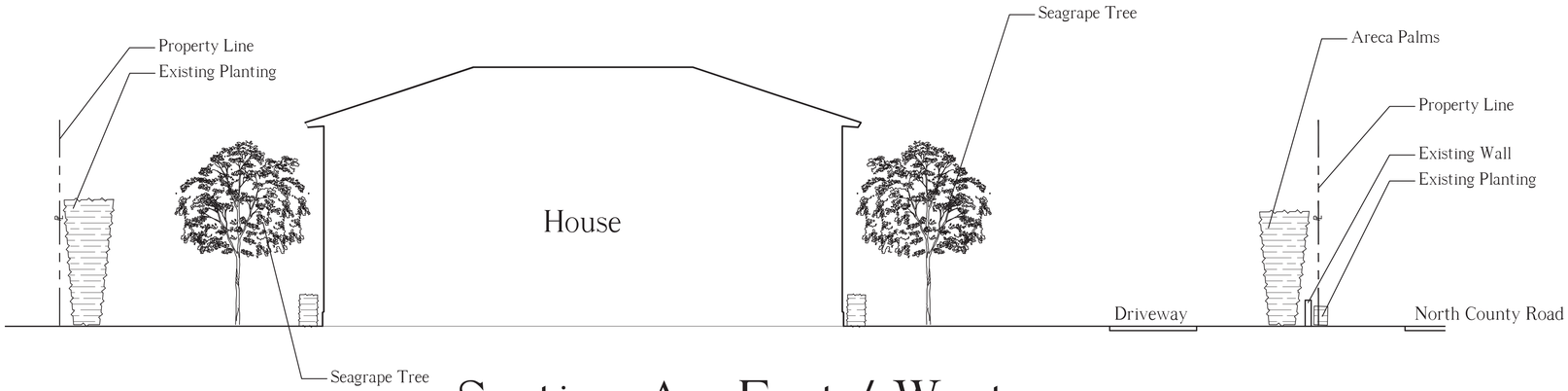
SCALE

1" = 10'-0"

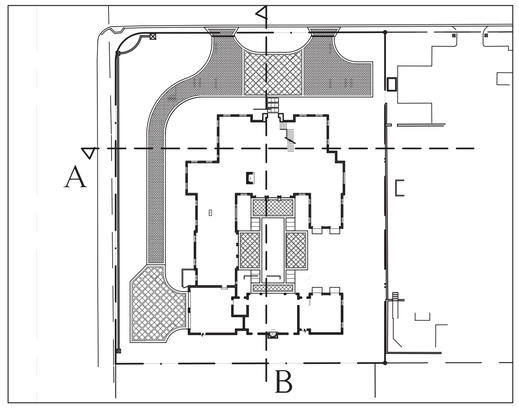
SHEET

Construction Screening Plan

CS1.1

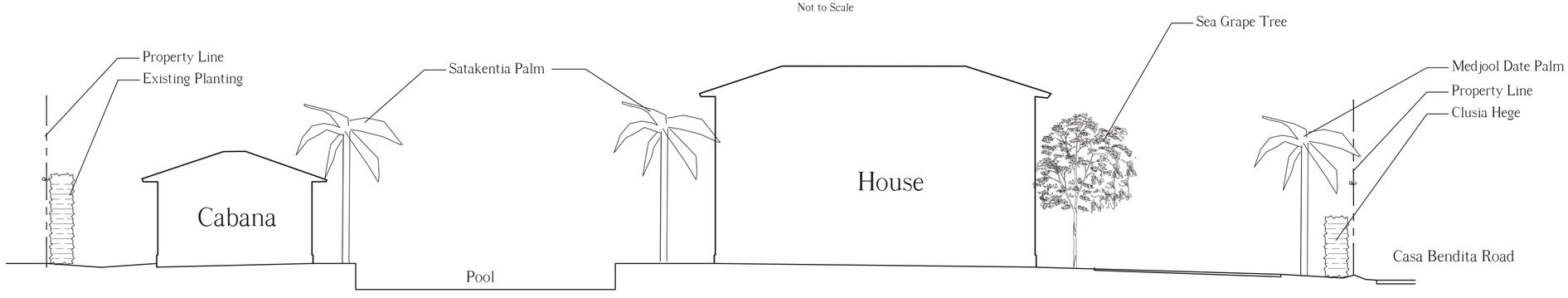


Section A - East / West



Site Section Map

Not to Scale



Section B - North / South

Safety is a Priority -
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142 Casa Bendita

Palm Beach, FL

N

5' 20'

0 10' 30'

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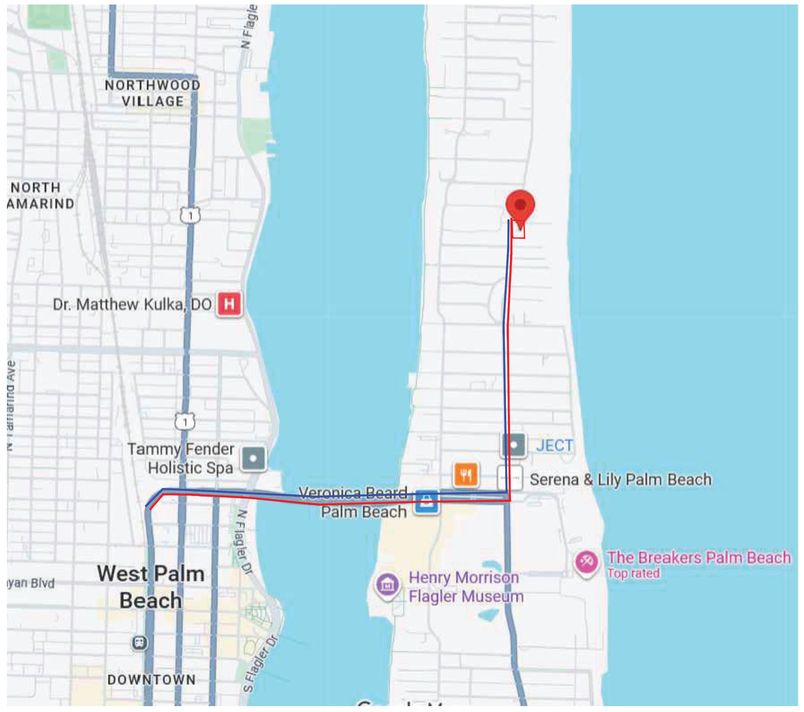
SCALE

1/8" = 1'-0"

SHEET

Site Sections

SS1.1



Truck Logistics Plan

CONCEPTUAL CONSTRUCTION SCHEDULE		
April 29, 2026	-	ARCOM
May, 2026	-	Submit for building permit
1 Month - May/June	-	Permitting, Mobilization
2 Months	-	Site/Building Preparation
1.5 Months	-	Foundation
2.5 Months	-	Block deliveries and concrete pours
1 Month	-	Roof truss delivery and set trusses
1.5 Months	-	Window/door deliveries and installation
.5 Month	-	Dry - in
1.5 Months	-	Interior framing
2 Month	-	Rough in
.5 Months	-	Dry wall
6 Month	-	Finishes
2 Months	-	Landscape and hardscape installation
2 Months	-	Inspections
Total construction +/- 24 months following building permit		

Proposed Truck Ingress

Proposed Truck Egress

FINAL SUBMITTAL

142 Casa Bendita

Palm Beach, FL

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
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SCALE

SHEET

Truck Logistics Plan

TR1.1

Safety is a Priority - always Call Before You Dig

811

Know what's below. Call before you dig.

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: April 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0009 1072 N OCEAN BLVD. The applicant, Mango Leaf Florida LLC (Dailey Janssen Architects, P.A.), has filed an application requesting Architectural Commission review and approval for renovation of an existing single-family residence with landscape and hardscape modifications.

Date: 4/22/2026

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-26-0009 1072 N OCEAN BLVD The applicant, Mango Leaf Florida LLC (Dailey Janssen Architects, P.A.), has filed an application requesting Architectural Commission review and approval for renovation of an existing single-family residence with landscape and hardscape modifications.

Applicant: Mango Leaf Florida LLC
Architect: Dailey Janssen Architects, P.A.
Landscape: Environment Design Group

HISTORY:
The single-family residence at 1072 N Ocean Boulevard was approved by ARCOM in 1997 after demolition of the existing residence. Construction was completed in the year 2000. A 392 SF addition was completed in 2003.

THE PROJECT:
The applicant has submitted plans entitled "Proposed Renovation and Alterations to 1072 N Ocean Boulevard" as prepared by **Dailey Janssen Architects, P.A.**, uploaded and dated to the Town 04/03/2026.

The following is the scope of work for the Project:

- Renovation of the existing residence with increase of square footage.
- New roof, windows and doors.
- New landscape and hardscape.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	17,902 SF	**Cubic Content Ratio (CCR)**	Existing: 3.593 Permitted: 3.921 Proposed:3.677
Lot Width	108’	**Lot Depth**	165’
Lot Coverage	Required: 30% Existing: 23.4% Proposed: 23.5%	**Landscape Open Space (LOS)**	Required: 45% Existing: 50.7% Proposed: 49%
Perimeter Landscape Open Space	Required: 50% Existing: 89% Proposed: 50%	**Front Yard Landscape Open Space (LOS)**	Required: 40% Existing: 75% Proposed: 69%

Surrounding Properties / Zoning	
North	1076 N Ocean Blvd / Residence / R-B
South	1066 N Ocean Blvd / Residence / R-B
East	1071 N Ocean Blvd / Vacant Lot / R-B
West	210 Orange Grove Rd / Residence / R-B

STAFF ANALYSIS

The applicant proposes a comprehensive interior and exterior renovation of the existing residence, along with site-wide landscape and hardscape improvements. Windows and doors will be replaced, with several reconfigured ones to align with the new interior floor plan. On the front elevation, the existing first-floor arched windows and balcony will be removed. New squared windows will be installed, and enhanced detailing is proposed at the front entry and a Juliet balcony added. The revised floor plan will increase the residence from 6,331 square feet to 6,517 square feet, primarily through the enclosure of an existing covered porch.



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



All existing landscape and hardscape on the property will be modified. The current driveways, pool, and plantings will be removed. New front and side yard site walls will be constructed, accompanied by updated landscaping. A new driveway configuration will be installed using tabby concrete with a coral stone border. Limestone walkways and steps will be added at the entryways.

In the rear yard, the existing pool will be removed and replaced with a full lawn, complemented by lush perimeter landscaping.



CONCLUSION

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

1. For the overall design of the project in accordance with criteria, subject to any imposed conditions.

WRB:JGM:SCP

D J A DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

1072 North Ocean Boulevard
Palm Beach, Florida 33480

Date: February 24, 2026

DAILEY JANSSEN ARCHITECTS

LETTER OF INTENT RELATED TO RENOVATION AND ALTERATIONS AT 1072 NORTH OCEAN BOULEVARD, PALM BEACH

We are pleased to submit the accompanying drawings for review of our project at 1072 North Ocean Boulevard. The site is currently occupied by a two-story residence and pool. The existing pool will be demolished. The proposed project includes the complete renovation of the existing home including alterations to the shell and the full replacement of the roof, doors and windows, new landscape and hardscape.

LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not applicable

A) ARCOM 18-205

We request a hearing before the Architectural Commission. The proposed project includes the complete renovation of the existing home including alterations to the shell and the full replacement of the roof, doors and windows, new landscape and hardscape. The existing two-story residence will be increased from 6,331 SF of enclosed space to 6,517 SF of enclosed space. The renovation will be rendered in the Mediterranean Revival style.

B) ARCOM 18-206

Not applicable

C) SPECIAL EXCEPTION 134-229

Not applicable

D) SITE PLAN REVIEW 134-329

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

Not applicable

A) VARIANCES 134-201

Not applicable

B) OTHER

Not applicable

PROPOSED RENOVATION AND ALTERATIONS TO:

1072 N. OCEAN BOULEVARD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

ARC - 26- 0009

PRE-APPLICATION SUBMITTAL 2.4.26
FIRST SUBMITTAL 2.26.26
SECOND SUBMITTAL 3.16.26
FINAL SUBMITTAL 4.3.26

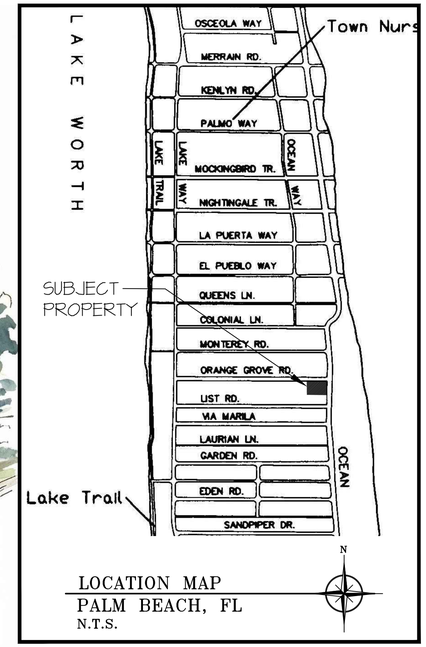
INDEX OF DRAWINGS

A-0.00 - 0.10	COVER SHEET/NEIGHBORHOOD
SP-1.01-1.02	SITE PLANS
SP-1.03-1.04	ZONING DIAGRAMS/ZONING LEGEND
A-1.01-1.06	LEVEL 1/LEVEL 2
A-1.07-1.09	ROOF PLAN
A-2.01-2.04	PROPOSED ELEVATIONS
A-2.05-2.12	RENDERINGS
A-2.13-2.14	SECTIONS
A-2.15-2.16	YARD SECTIONS
A-2.17-2.19	DETAILS/MATERIALS/COLORS

SCOPE OF WORK:

RENOVATION OF EXISTING TWO-STORY RESIDENCE WITH ALTERATIONS TO EXISTING BUILDING SHELL.
NEW LANDSCAPE AND HARDSCAPE.





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

DAILEY JANSSEN ARCHITECTS, P.A.

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

CONSULTANTS AND ENGINEERS:			
SURVEYOR: WALLACE SURVEYING CORP 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 561-640-4551	LANDSCAPE ARCHITECT: ENVIRONMENT DESIGN GROUP 139 NORTH COUNTY ROAD TOWN OF PALM BEACH, FL 33480 561-832-4600	CIVIL ENGINEER: GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE. SUITE 305 WEST PAL M BEACH, FL 33401 561-312-2041	JOB NUMBER:25-125 ISSUED FOR ARCOM APPROVAL: 2.4.26 ARCOM APPROVAL: ISSUED FOR PERMIT: ISSUED FOR CONSTRUCTION:

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY — TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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DATE: 2026.02.26
DRAWN: PM
REVISIONS:
- 2026.02.26 FIRST SUBMIT
- 2026.03.16 SECOND SUBMIT
- 2026.04.06 FINAL SUBMIT

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

ROGER P. JANSSEN AR-14785

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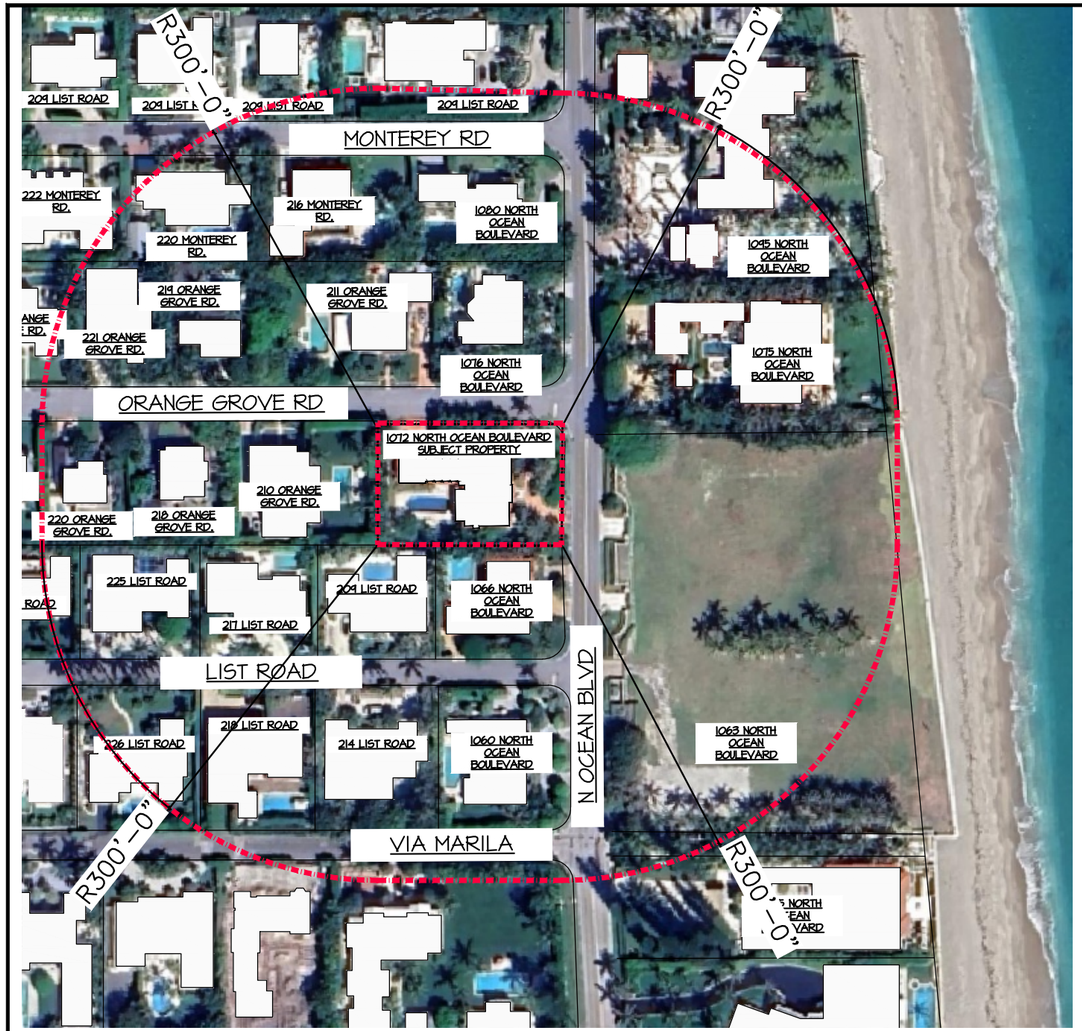
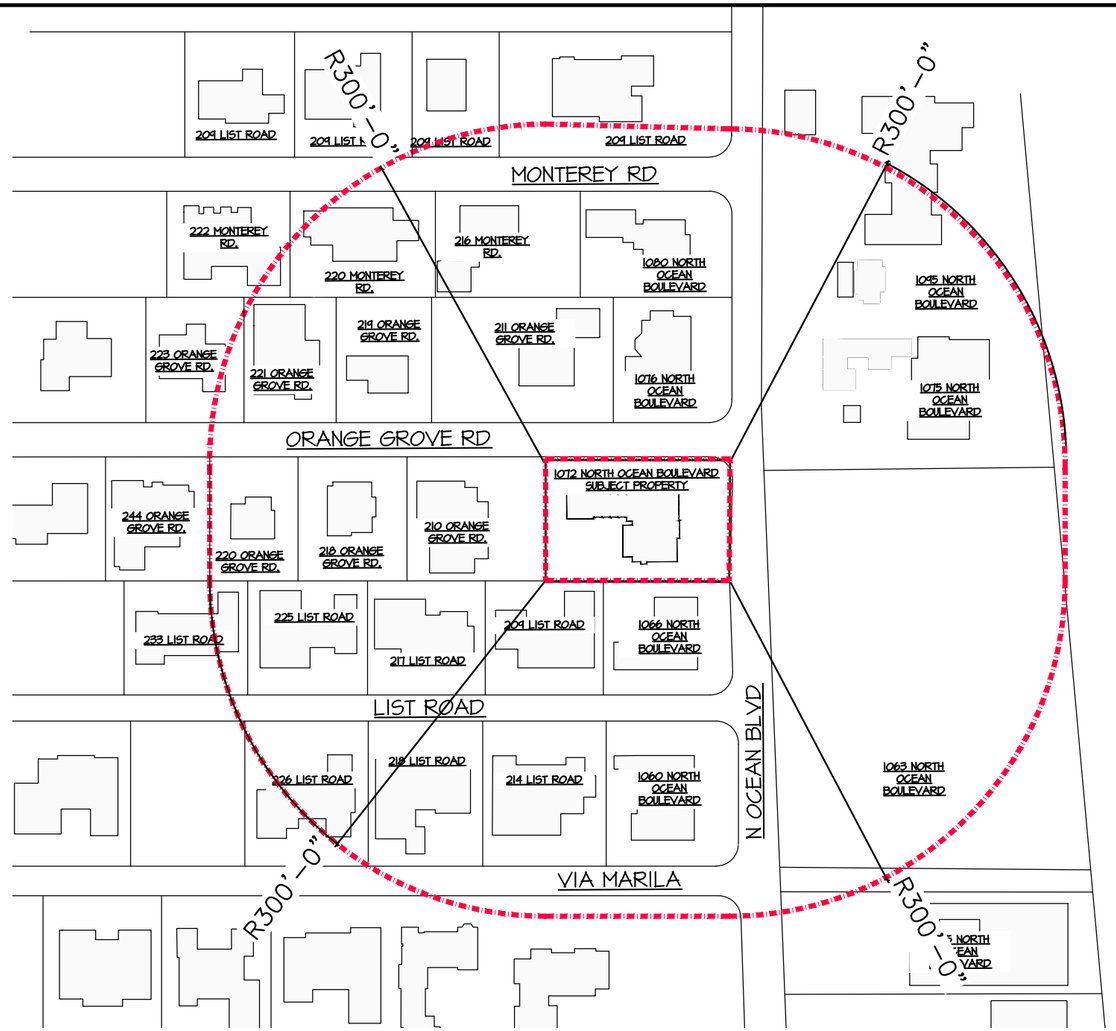
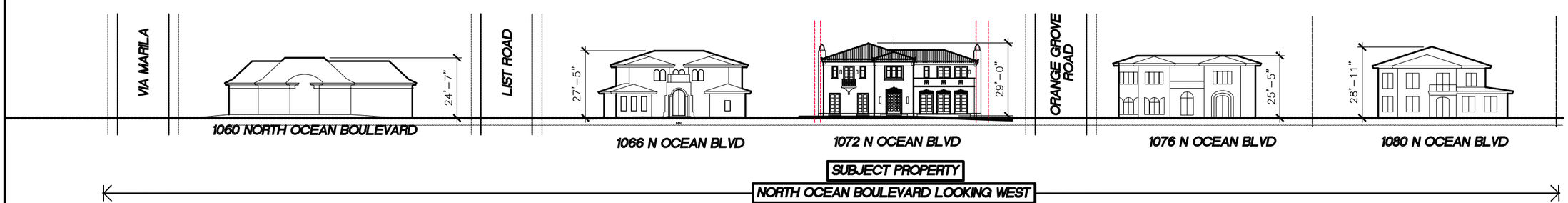
JOB NUMBER: 25-125



AERIAL MAP



LOCATION PLAN



1072 N OCEAN BOULEVARD STREETSCAPE

OPPOSITE SIDE OF STREET IS NOT A FRONTAGE

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

21-163

DRAWING NO.

A0.02

JOB NUMBER: 25-125



1086 N OCEAN BLVD



221 MONTEREY RD



223 MONTEREY RD



222 MONTEREY RD



216 MONTEREY RD



220 MONTEREY RD

1072 N. OCEAN BLVD.

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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DRAWING NO.

A0.03

JOB NUMBER: 25-125



1076 N OCEAN BLVD



211 ORANGE GROVE



219 ORANGE GROVE



221 ORANGE GROVE



223 ORANGE GROVE



244 ORANGE GROVE

1072 N. OCEAN BLVD.

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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A0.04

JOB NUMBER: 25-125



220 ORANGE GROVE



218 ORANGE GROVE



210 ORANGE GROVE



1072 N OCEAN BLVD
SUBJECT PROPERTY



1066 N OCEAN BLVD



209 LIST ROAD

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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A0.05

JOB NUMBER: 25-125



217 LIST ROAD



225 LIST ROAD



233 LIST ROAD



1060 N OCEAN BLVD



214 LIST ROAD



218 LIST ROAD

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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A0.06

JOB NUMBER: 25-125



226 LIST ROAD



234 LIST ROAD



1050 N OCEAN BLVD



216 VIA MARILA



224 VIA MARILA



1075 N OCEAN BLVD

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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1080 N OCEAN BLVD



1063,1065,1070 N OCEAN BLVD



1055 N OCEAN BLVD



1051 N OCEAN BLVD



1095 N OCEAN BLVD

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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1072 N OCEAN BLVD

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

DATE: 2026.02.26

DRAWN: PM

REVISIONS:

- 2026.02.26 FIRST SUBMIT
- 2026.03.16 SECOND SUBMIT
- 2026.04.06 FINAL SUBMIT

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.09

JOB NUMBER: 25-125





1072 N OCEAN BLVD

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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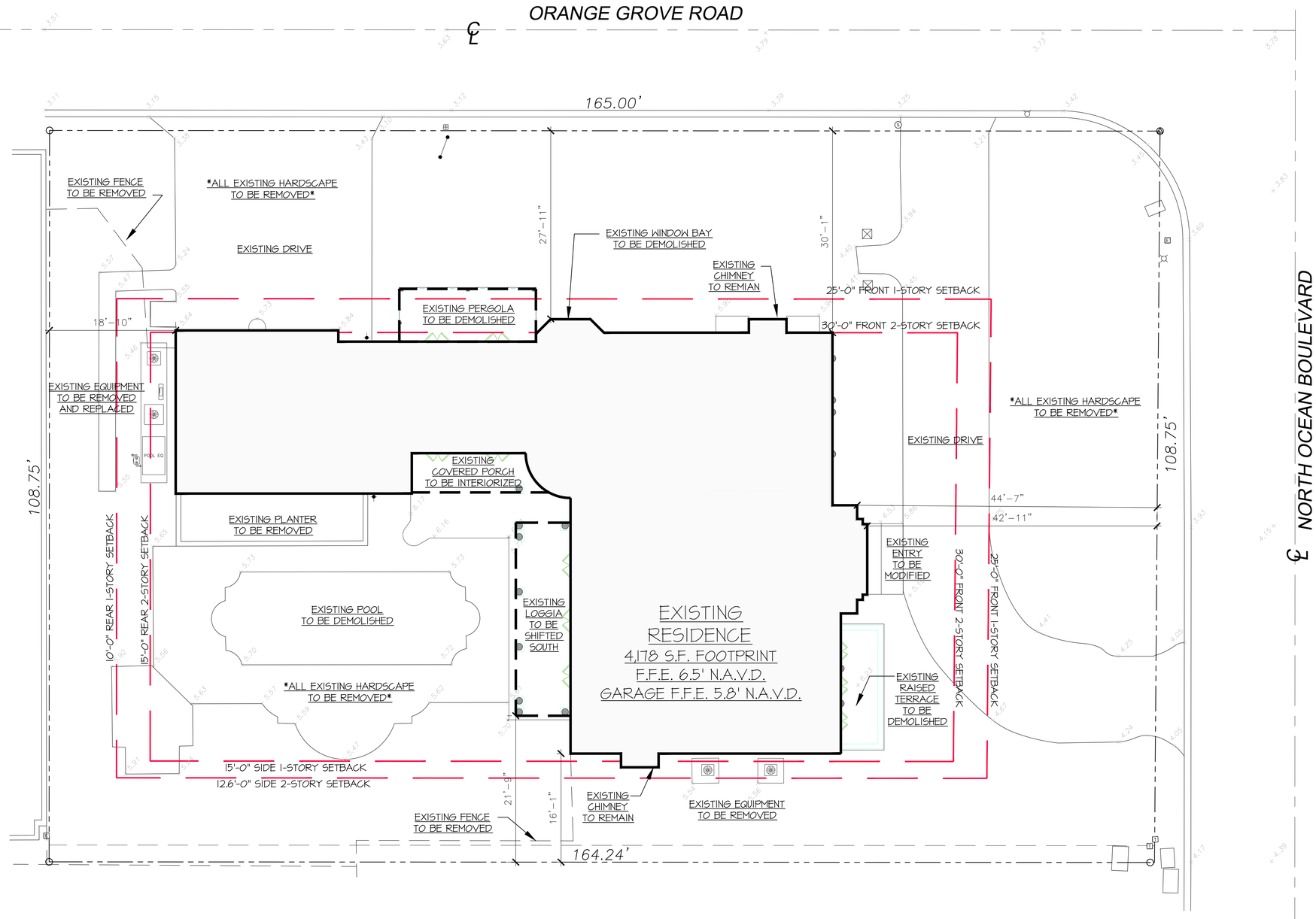
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.10

JOB NUMBER: 25-125



EXISTING SITE PLAN

SCALE 1/8" = 1'-0"

N W E S

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

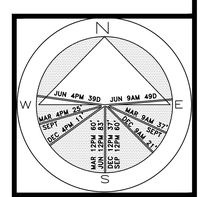
SP1.01

JOB NUMBER: 25-125



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

Private Residence
1072 N Ocean Blvd
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25180.00 LA
DRAWN BY: Dios Rodriguez

DATE: 03.10.2026

SHEET L5.0

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Rendered Landscape Plan

ORANGE GROVE ROAD

℄

NORTH OCEAN BOULEVARD

PROPOSED RESIDENCE
4,213 S.F. FOOTPRINT
F.F.E. 7.16' N.A.V.D.
GARAGE F.F.E. 6.0' N.A.V.D.

DRIVEWAY

NEW COVERED ENTRY

EXISTING CHIMNEY

NEW LOGGIA

NEW BALCONY

ENTRY

MOTOR COURT

NEW A.C. EQUIPMENT AND 40 KW GENERATOR

NEW A.C. AREA

NEW 4' H. SITE WALL

NEW 7' H. SITE WALL

NEW 6" H. CONC. DRAINAGE CURB W/ 4' H. CHAIN LINK FENCE

25'-0" FRONT 1-STORY SETBACK

30'-0" FRONT 2-STORY SETBACK

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

15'-0" SIDE 1-STORY SETBACK

12.6'-0" SIDE 2-STORY SETBACK

165.00'

164.24'

108.75'

100'

20'-10"

4'-0"

20'-0"

12'-0"

30'-0"

18'-10"

14'-11"

45'-5"

44'-7"

43'-8 3/4"

29'-9"

30'-1"

20'-4"

16'-1"

2'-0"

PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

N

W E

S

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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AR0014785
REGISTERED ARCHITECT

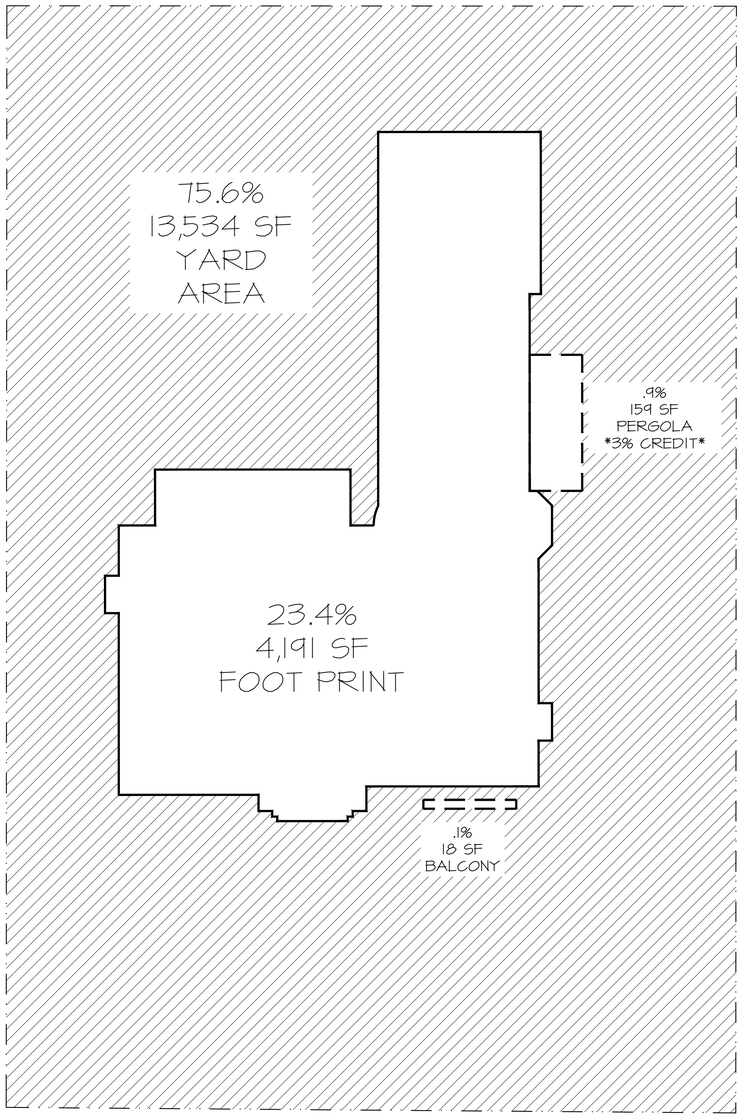
ROGER P. JANSSEN AR-14785

DRAWING NO.

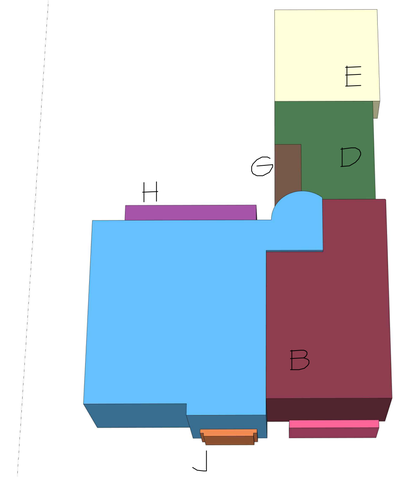
SP1.02

JOB NUMBER: 25-125

LOT COVERAGE DIAGRAM



CUBIC CONTENT DIAGRAM



CUBIC CONTENT RATIO DATA FOR R–B DISTRICT

LOT SIZE: 17,902 SF

	MASS	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
A	2–STORY	1,666 SF	20'–10"	34,702 CF
B	2–STORY	985 SF	19'–11"	19,611 CF
C	1–STORY	16 SF	9'–9"	140 CF
D	1–STORY	547 SF	8'–9"	4,786 CF
E	1–STORY	586 SF	8'–8"	5,080 CF
	TOTAL ENCLOSED :			64,319 CF
F	1–STORY COVERED ENTRY	17 SF	8'–4"	141 CF
G	1–STORY COVERED LOGGIA	108 SF	8'–8"	881 CF
H	1–STORY COVERED LOGGIA	243 SF	9'–5"	2,289 CF
I	UNCOVERED BALCONY	18 SF	10'–10"	194 CF
J	PERGOLA (NOT INCLUDED IN CALC)	159 SF		
	TOTAL UNENCLOSED :			3,505 CF

MAX. ALLOWABLE CCR = 3.50 + [(60,000–17,900) ÷50,000) x 0.5]
= 3.921 OR 70,186 CF

TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 5.0% OF C.C. OR 3,509 C.F. MAX
TOTAL EXISTING UNENCLOSED COVERED = 3,505 CF
3,509 C.F. – 3,505 C.F. = 4 C.F. UNDER
(ALLOWED) – (EXISTING)

64,319 C.F. + 3,505 C.F. – 3,509 C.F. = 64,315 C.F.
(ENCLOSED) + (UNENCLOSED) – (UNENCLOSED CREDIT) = EXISTING CCR

EXISTING CCR = 64,315 C.F.
–TOTAL ENCLOSED AREA OF CCR
70,186 C.F. – 64,315 C.F. = 5,871 C.F. UNDER
(ALLOWED) – (EXISTING)

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:**	1072 N Ocean Boulevard		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	17,902		
4	**Lot Width (W) & Depth (D) (ft.):**	108' W 165 D		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	AE 6		
7	**Zero Datum for point of meas. (NAVD)**	7' NAVD		
8	**Crown of Road (COR) (NAVD)**	4.15' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5,370 SF 30%	4,191 SF 23.4%	4,213 SF 23.5%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	6,331 SF	6,517 SF
12	*Front Yard Setback (Ft.)	25' 1st; 30' 2nd	42'-11" 1st; 44'-7" 2nd	45'-5" 1st; N/C 2nd
13	* Side Yard Setback (1st Story) (Ft.)	25' N; 12.5' S	27'-11" N; 21'-9" S	29'-9" N; 20'-4" S
14	* Side Yard Setback (2nd Story) (Ft.)	30' N; 15' S	30'-1" N; 16'-1" S	N/C N; N/C S
15	*Rear Yard Setback (Ft.)	10' 1st; 15' 2nd	18'-10" 1st; 70'-9" 2nd	N/C 1st; 72'-4" 2nd
16	Angle of Vision (Deg.)	100	67	68
17	Building Height (Ft.)	22'	20'-10"	21'-3"
18	Overall Building Height (Ft.)	30'	29'	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.921	3.593	3.677
20	** Max. Fill Added to Site (Ft.)	1.50'	N/A	
21	Finished Floor Elev. (FFE)(NAVD)	7'-2" NAVD	6'-4.5" NAVD	7'-2" NAVD
22	Base Flood Elevation (BFE)(NAVD)	6'-0" NAVD		
23	Landscape Open Space (LOS) (Sq Ft and %)	8,056 SF 45%	9,089 SF 50.7%	8,745 SF 49%
24	Perimeter LOS (Sq Ft and %)	1,935 SF 50%	4,526 SF 89%	4,032 SF 50%
25	Front Yard LOS (Sq Ft and %)	1,305 SF 40%	2,462 SF 75%	2,275 SF 69%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

ZONING DIAGRAM INSERT

EXISTING
ZONING LEGENDS AND DIAGRAMS

NTS

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

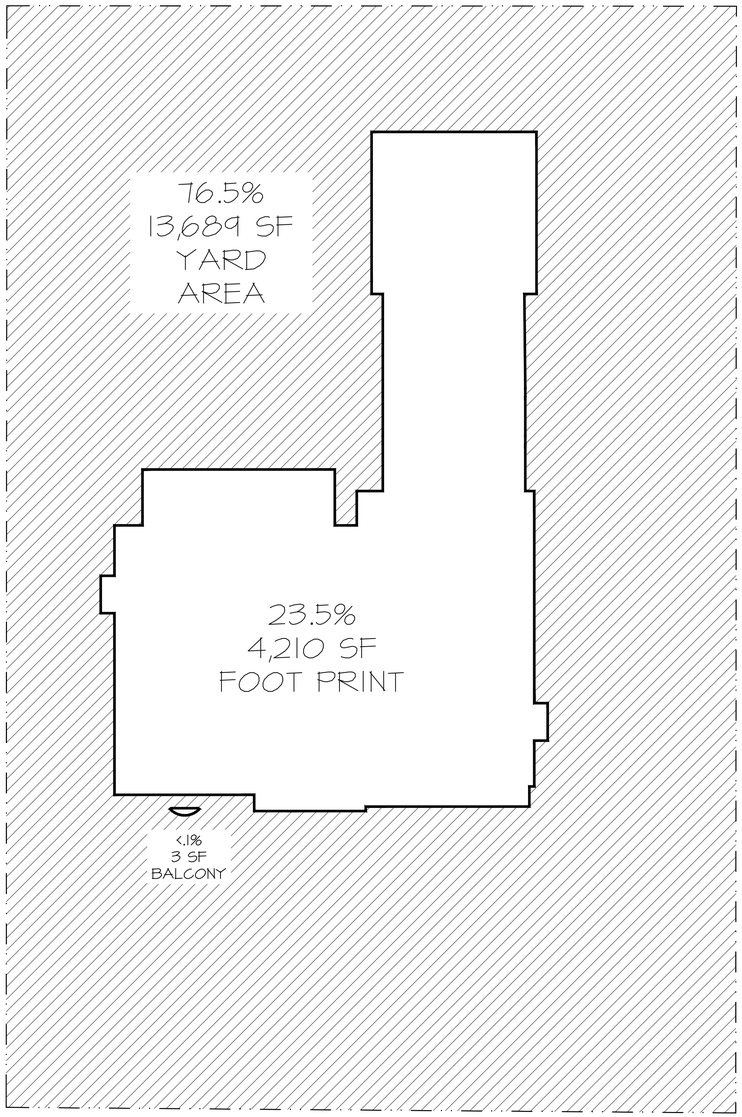
ROGER P. JANSSEN AR-14785

DRAWING NO.

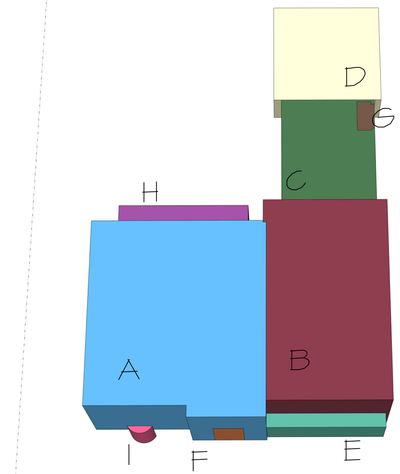
SP1.03

JOB NUMBER: 25-125

LOT COVERAGE DIAGRAM



CUBIC CONTENT DIAGRAM



CUBIC CONTENT RATIO DATA FOR R-B DISTRICT

LOT SIZE: 17,902 SF

	MASS	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
A	2-STORY (LESS VOLUME OF I)	1,511 SF	21'-3"	31,871 CF
B	2-STORY	1,130 SF	20'-4"	22,972 CF
C	1-STORY (LESS VOLUME G)	623 SF	9'-0"	5,387 CF
D	1-STORY	588 SF	9'-11"	5,827 CF
E	1-STORY BAY	74 SF	9'-7"	708 CF
	TOTAL ENCLOSED :			66,765 CF
F	1-STORY COVERED ENTRY	23 SF	10'-4"	237 CF
G	1-STORY COVERED ENTRY	27 SF	8'-2"	220 CF
H	1-STORY COVERED LOGGIA	237 SF	8'-10"	2,092 CF
I	UNCOVERED BALCONY (NOT INCLUDED)	3 SF	11'-4"	34 CF
	TOTAL UNENCLOSED :			2,583 CF

MAX. ALLOWABLE CCR = 3.50 + [(60,000-17,900) ÷50,000) x 0.5]
= 3.921 OR 70,186 CF

TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 5.0% OF C.C. OR 3,509 C.F. MAX
TOTAL PROPOSED UNENCLOSED COVERED = 2,583 CF
3,509 C.F. – 2,583 C.F. = 926 C.F. UNDER
(ALLOWED) – (PROPOSED)

66,765 C.F. + 2,563 C.F. – 3,509 C.F. = 65,819 C.F.
(ENCLOSED) + (UNENCLOSED) – (UNENCLOSED CREDIT) = PROPOSED CCR

PROPOSED CCR = 65,819 C.F.
–TOTAL ENCLOSED AREA OF CCR
70,186 C.F. – 65,819. = 4,367 C.F. UNDER
(ALLOWED) – (PROPOSED)

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

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11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	6,331 SF	6,517 SF
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**** 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 DIAGRAM INSERT

PROPOSED ZONING LEGENDS AND DIAGRAMS

NTS

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

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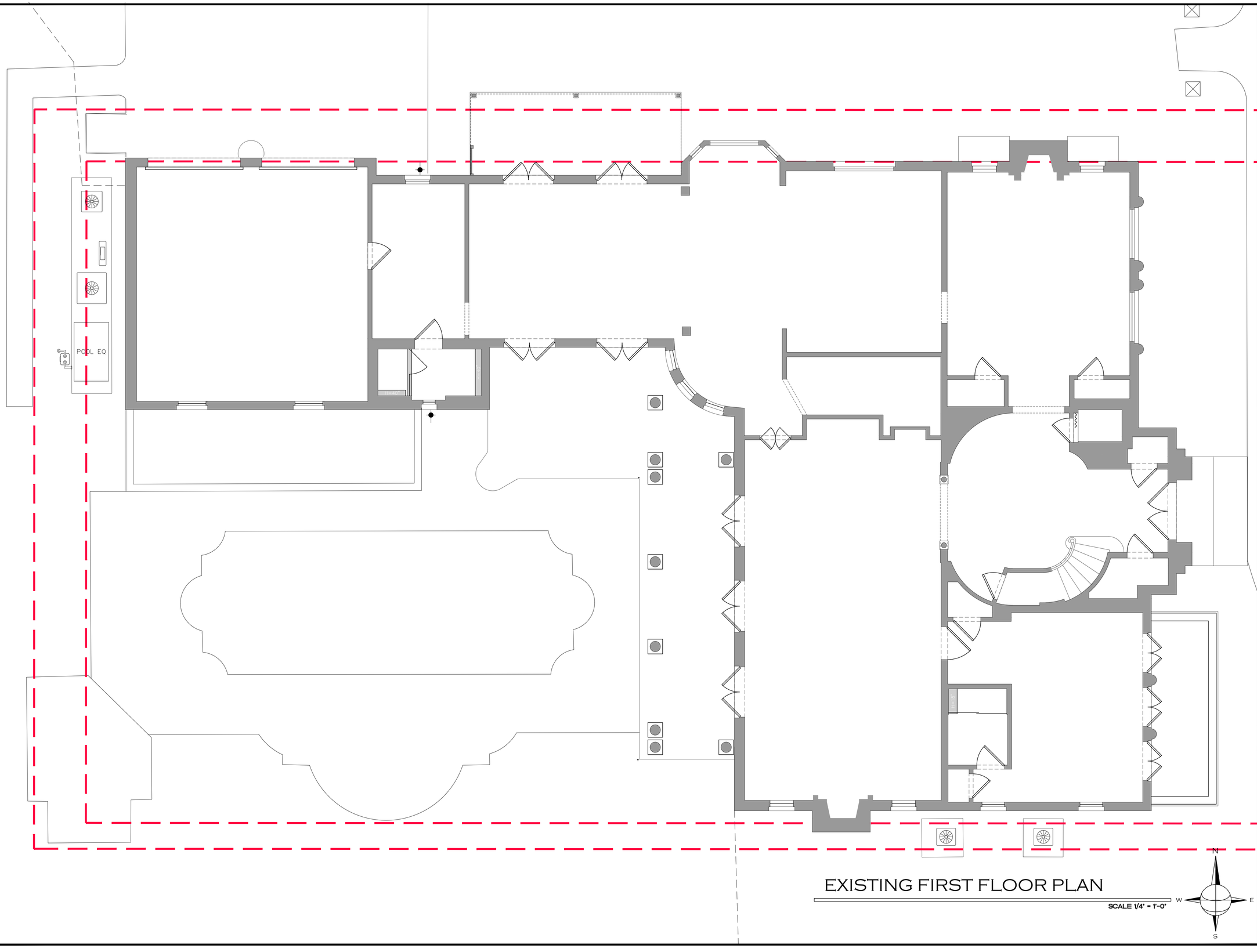

EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

N
W
E
S

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

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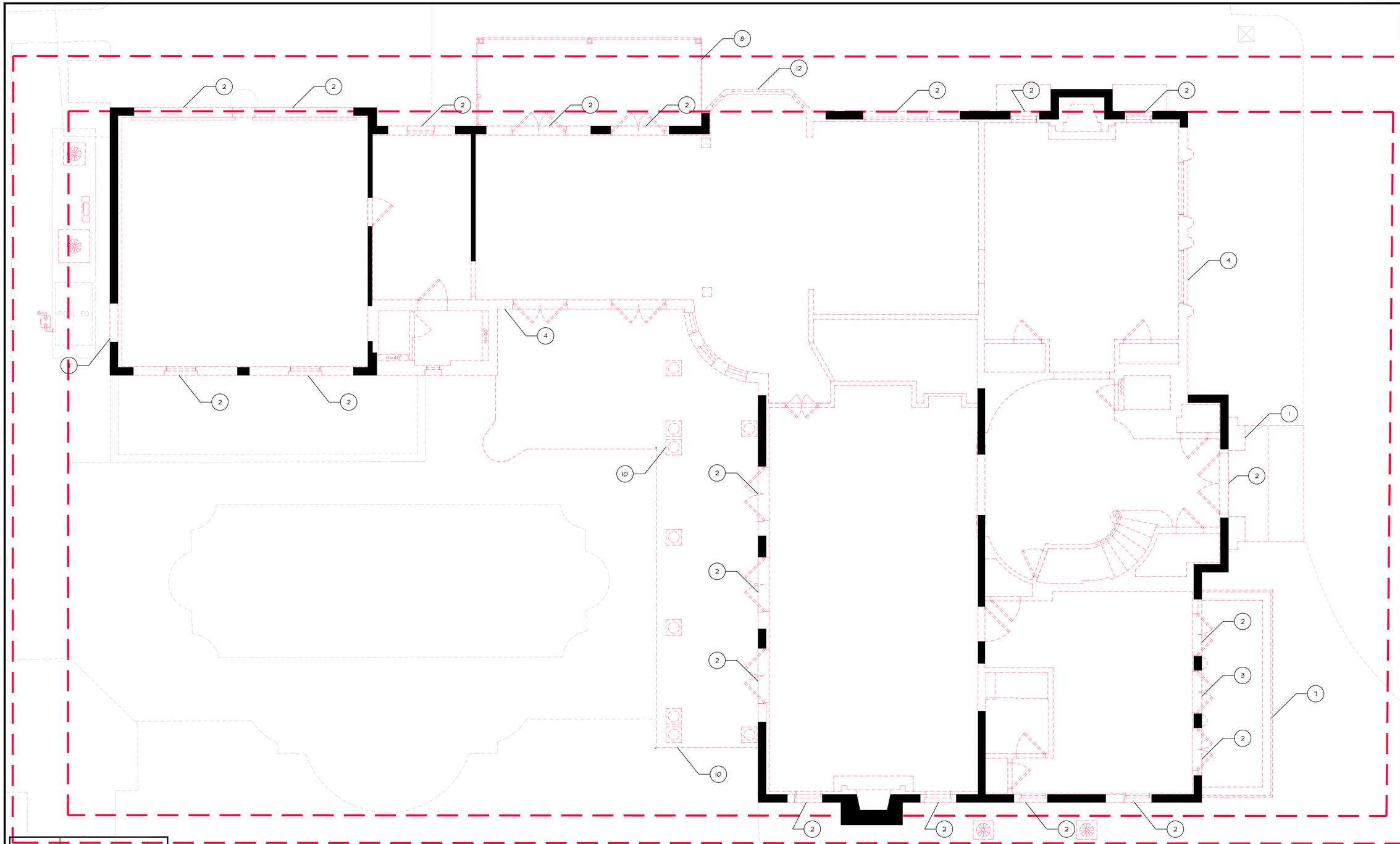

KEYNOTE	DEMOLITION LEGEND	KEYNOTE	DEMOLITION LEGEND
1	ENTRY PORTICO TO BE DEMOLISHED	7	TERRACE AND RAILING TO BE DEMOLISHED
2	DOOR/WINDOW OPENING TO BE MODIFIED AND REPLACED	8	PERGOLA TO BE DEMOLISHED
3	DOOR/WINDOW OPENING TO BE INFILLED	9	BALCONY TO BE DEMOLISHED
4	SECTION OF SHELL TO BE CUT/MODIFIED/ADDED	10	EXISTING LOGGIA TO BE DEMOLISHED/RELOCATED
5	CHIMNEY CAP TO BE DEMOLISHED LOWERED AND REPLACED	11	NEW DOOR/WINDOW OPENING
6	SECTION OF ROOF TO BE DEMOLISHED AND REFRAMED	12	WINDOW BAY TO BE DEMOLISHED

* FOR THE PURPOSES OF THIS APPLICATION, THE PERCENTAGE OF ALL FACADES AND ROOF AREAS TO UNDERGO WORK IS UNDERSTOOD TO BE MORE THAN 50%; THE STRUCTURE AND SITE WILL BE BROUGHT UP TO CODE TO ELIMINATE ALL EXISTING NON-CONFORMITIES*

DEMOLITION FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

N W E S

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TOWN OF PALM BEACH, FLORIDA

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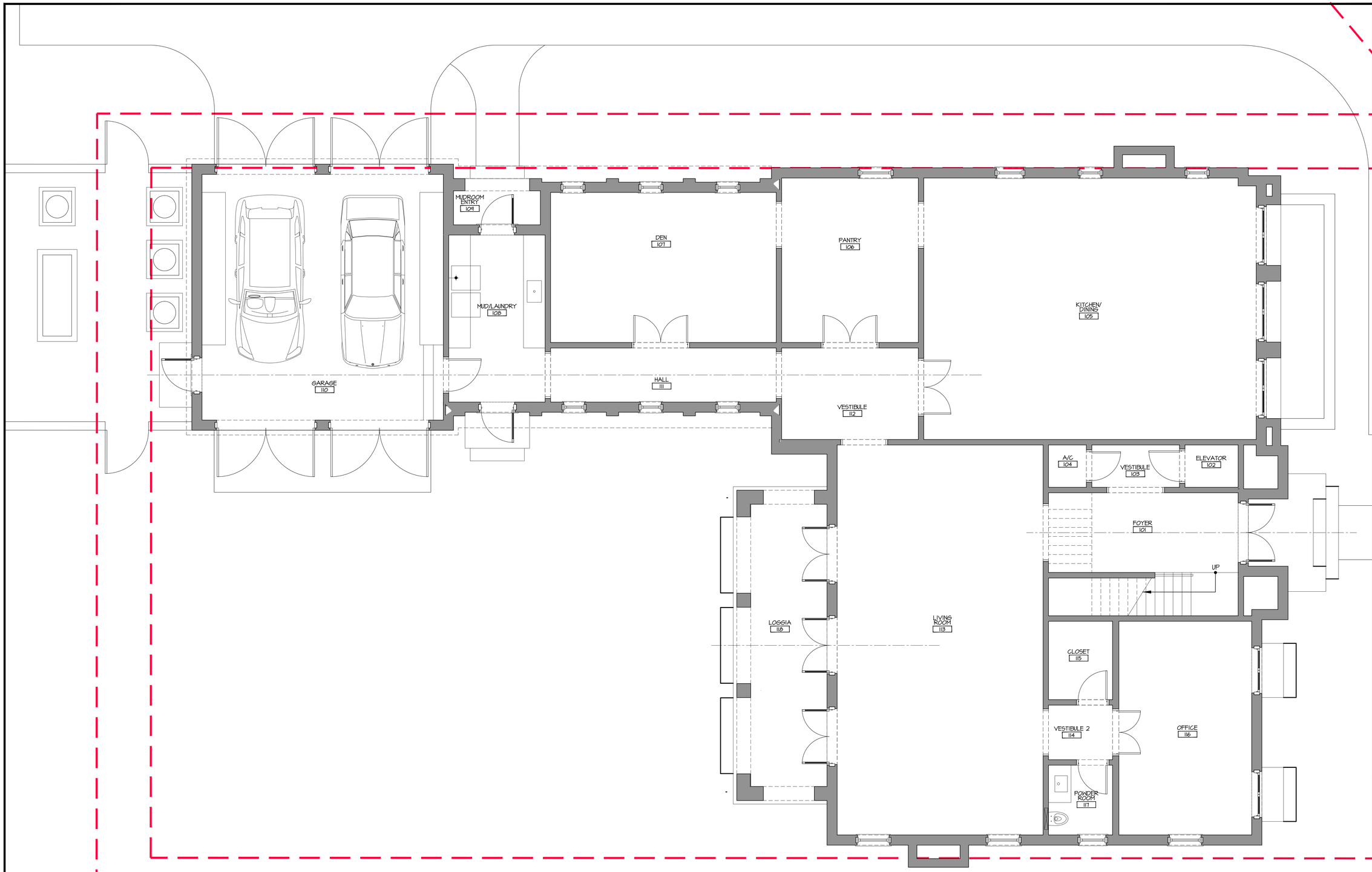

PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

N W E S

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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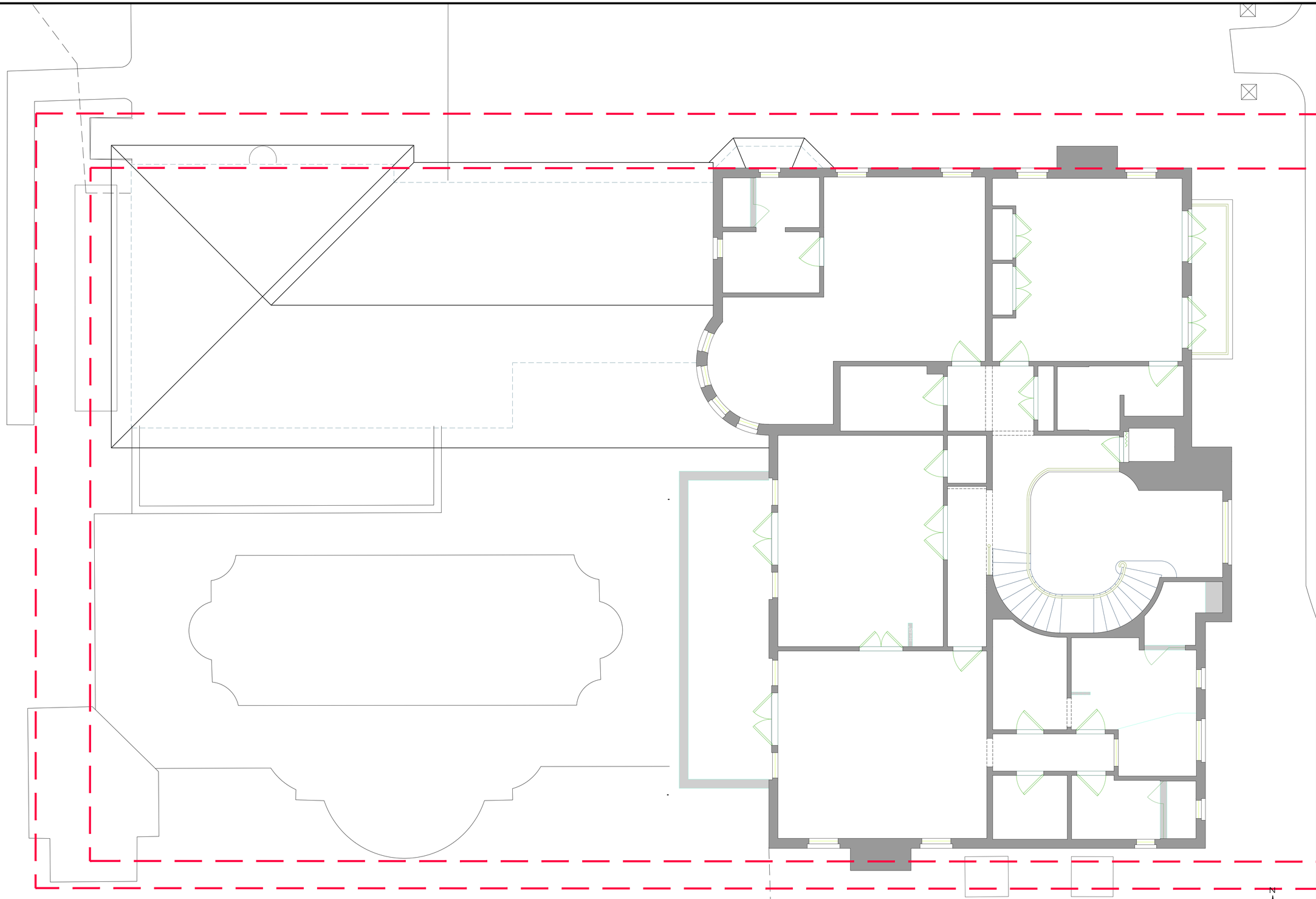
STATE OF FLORIDA · ROGER PATTON JANSSEN · AR0014785 · REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.03

JOB NUMBER: 25-125



EXISTING SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

N W E S

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

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- 2026.03.16 SECOND SUBMIT
- 2026.04.06 FINAL SUBMIT

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SEAL

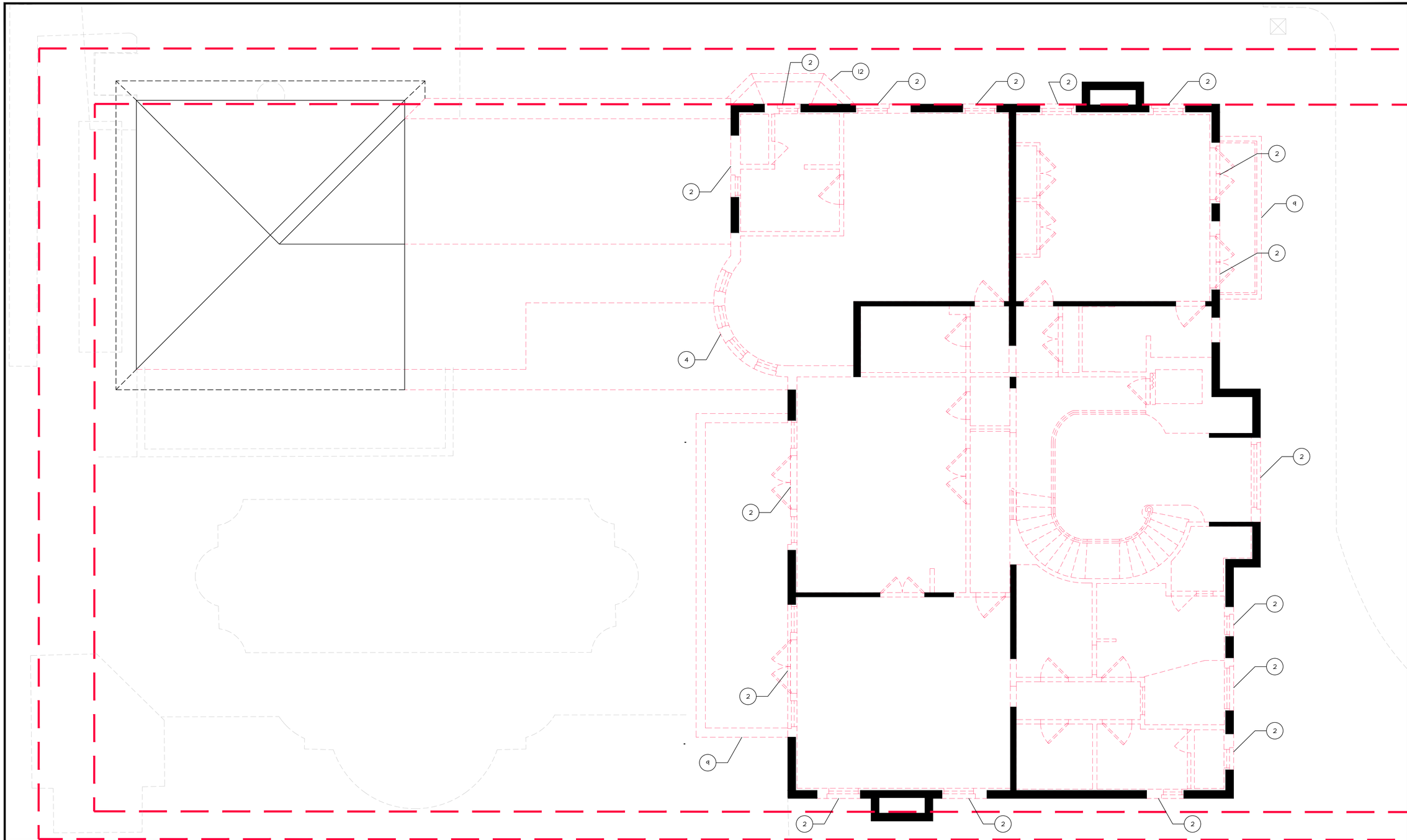
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.04

JOB NUMBER: 25-125



KEYNOTE	DEMOLITION LEGEND		
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4	SECTION OF SHELL TO BE CUT/MODIFIED/ADDED	10	EXISTING LOGGIA TO BE DEMOLISHED/RELOCATED
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6	SECTION OF ROOF TO BE DEMOLISHED AND REFRAMED	12	WINDOW BAY TO BE DEMOLISHED

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DEMOLITION SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

N W E S

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

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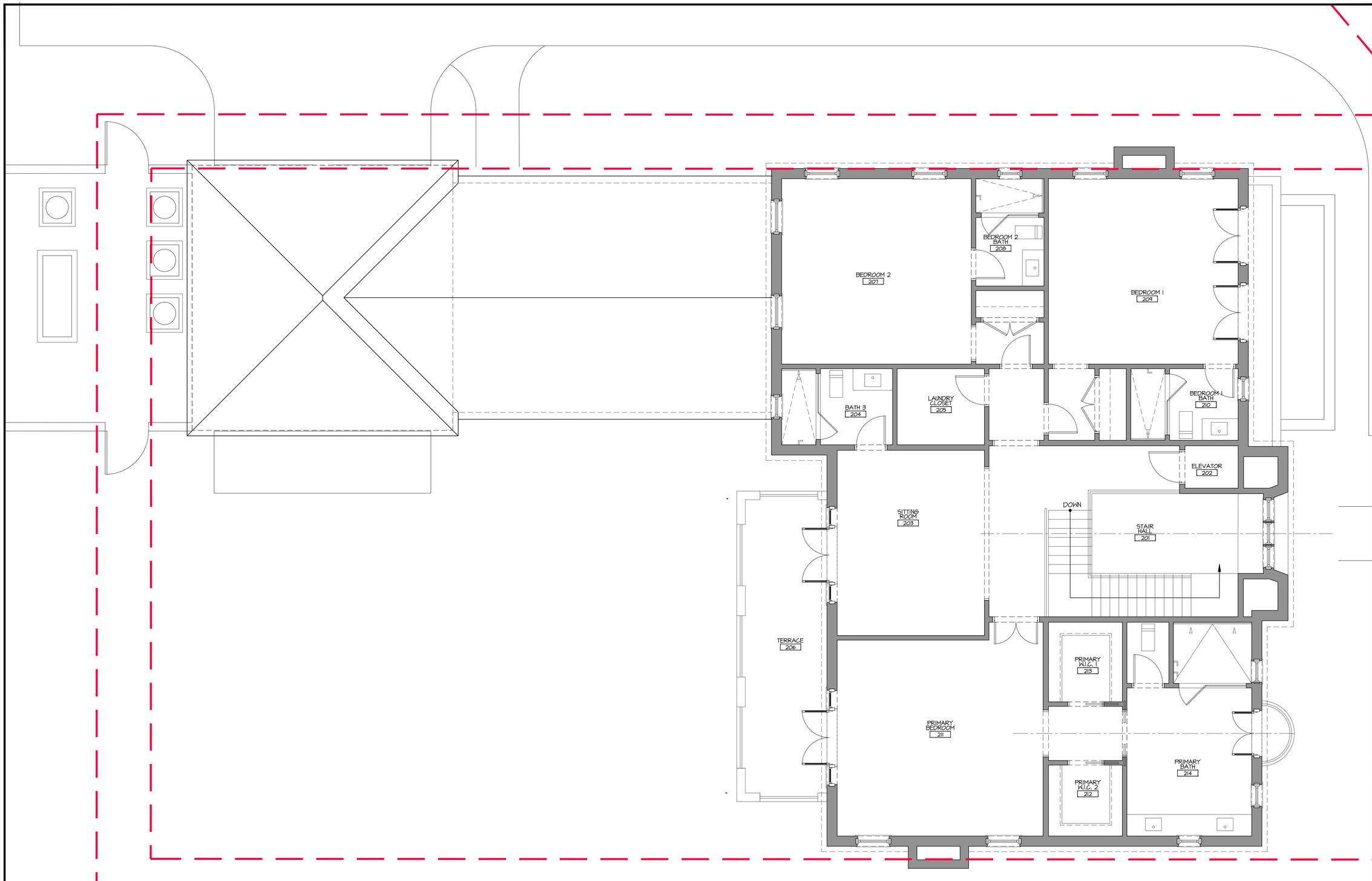
ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.05

JOB NUMBER: 25-125



PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

N
W
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PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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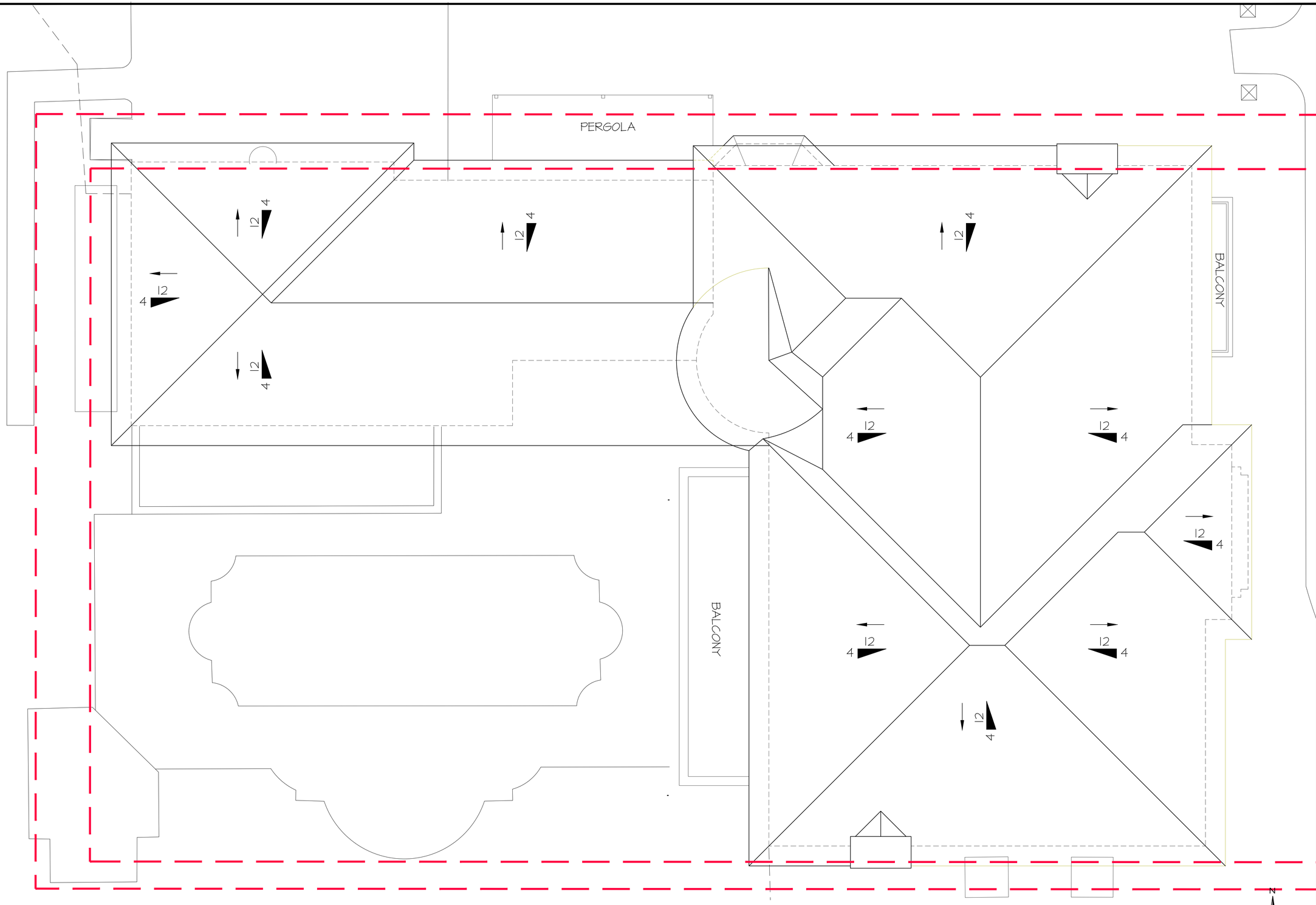
ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.06

JOB NUMBER: 25-125



EXISTING ROOF PLAN

SCALE 1/4" = 1'-0"

N
W
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PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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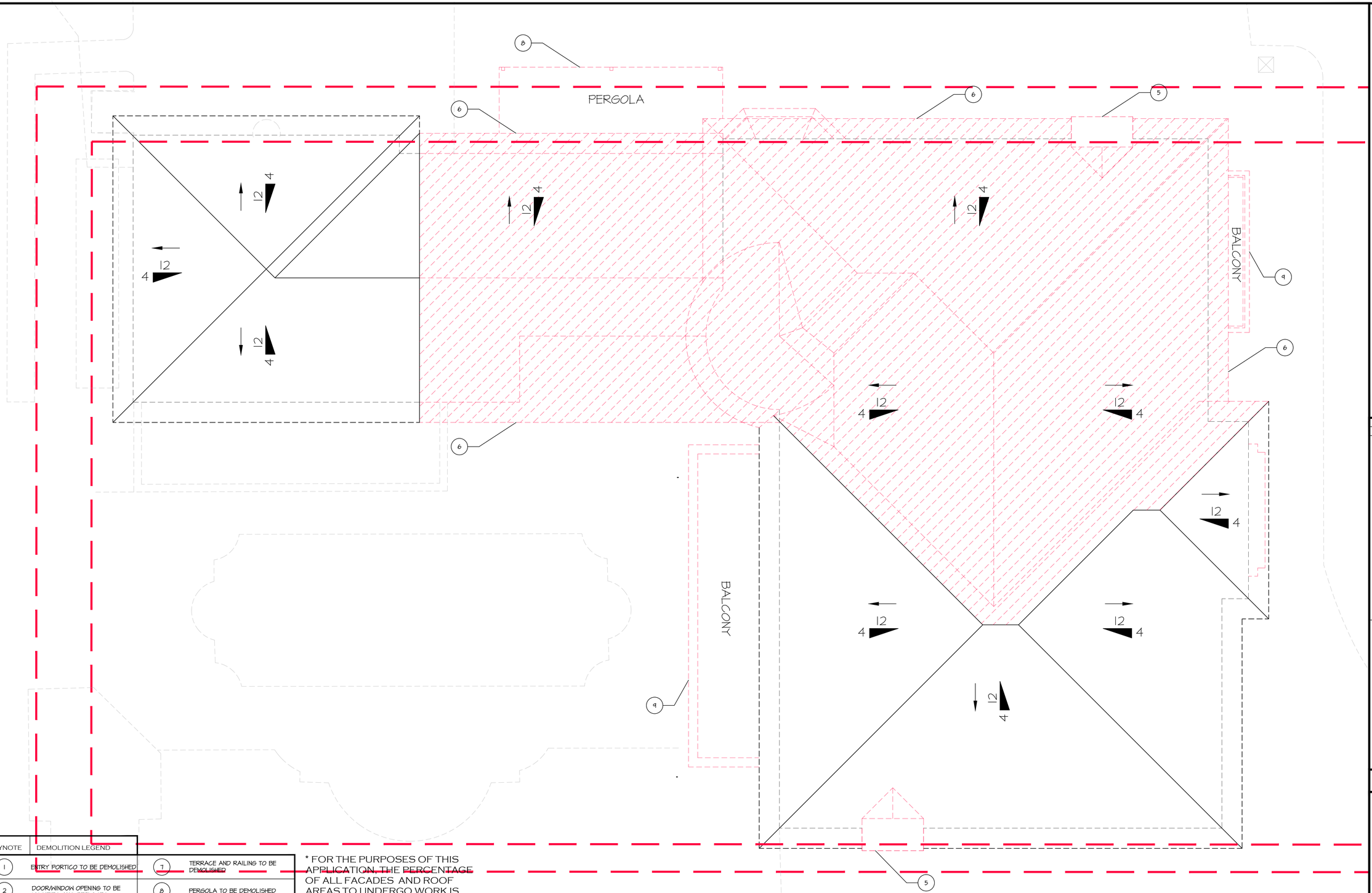
ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.07

JOB NUMBER: 25-125



KEYNOTE	DEMOLITION LEGEND		
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DEMOLITION ROOF PLAN

SCALE 1/4" = 1'-0"

N W E S

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

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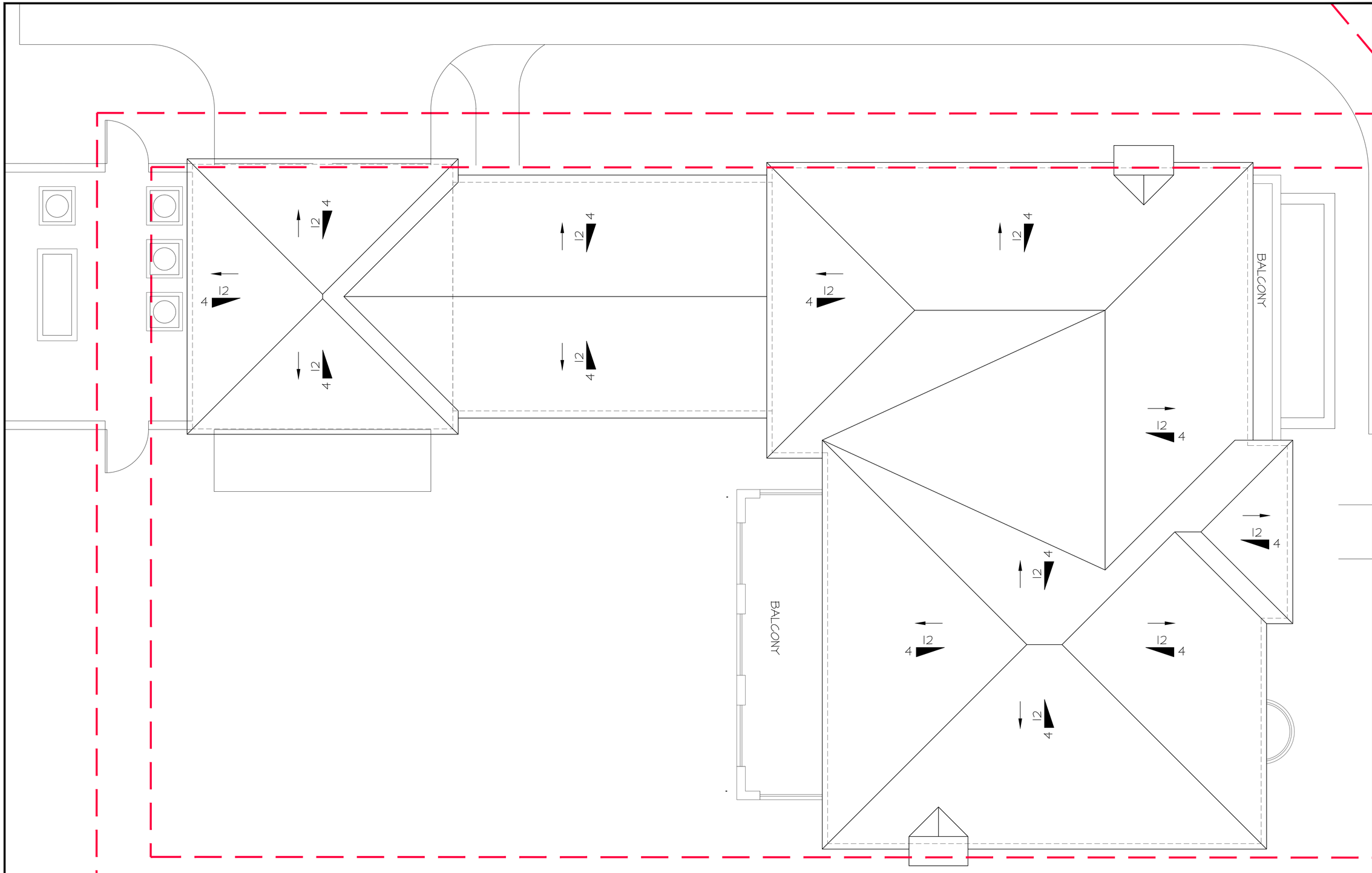
A1.08

JOB NUMBER: 25-125



PROPOSED ROOF PLAN

SCALE 1/4" = 1'-0"

N
W
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PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER PATTON JANSSEN
AR0014785
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.09

JOB NUMBER: 25-125



EXISTING EAST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.01

JOB NUMBER: 25-125

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KEYNOTE	DEMOLITION LEGEND		
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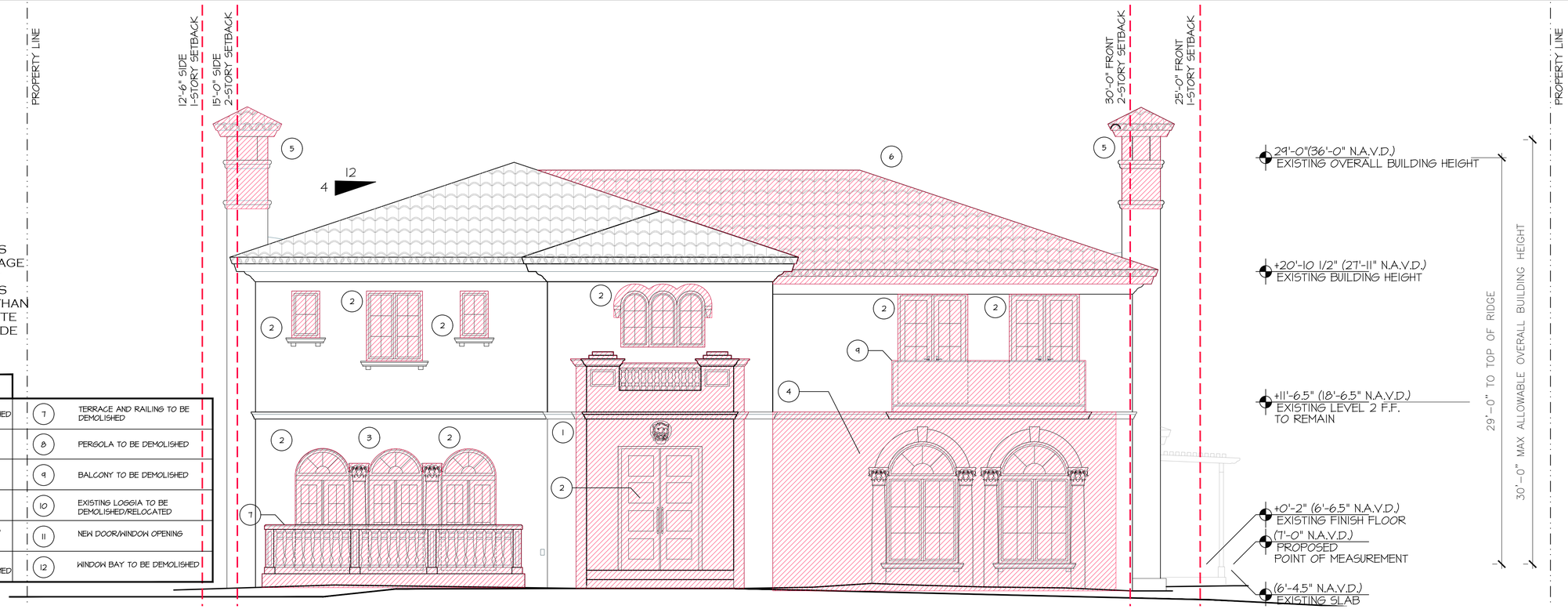

DEMOLITION EXISTING EAST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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STATE OF FLORIDA
ROGER PATTON JANSSEN
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.01

JOB NUMBER: 25-125



EXISTING EAST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION AT CURB

SCALE 1/4" = 1'-0"

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.01

JOB NUMBER: 25-125



EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY — TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.02

JOB NUMBER: 25-125

KEYNOTE	DEMOLITION LEGEND		
1	ENTRY PORTICO TO BE DEMOLISHED	7	TERRACE AND RAILING TO BE DEMOLISHED
2	DOOR/WINDOW OPENING TO BE MODIFIED AND REPLACED	8	PERGOLA TO BE DEMOLISHED
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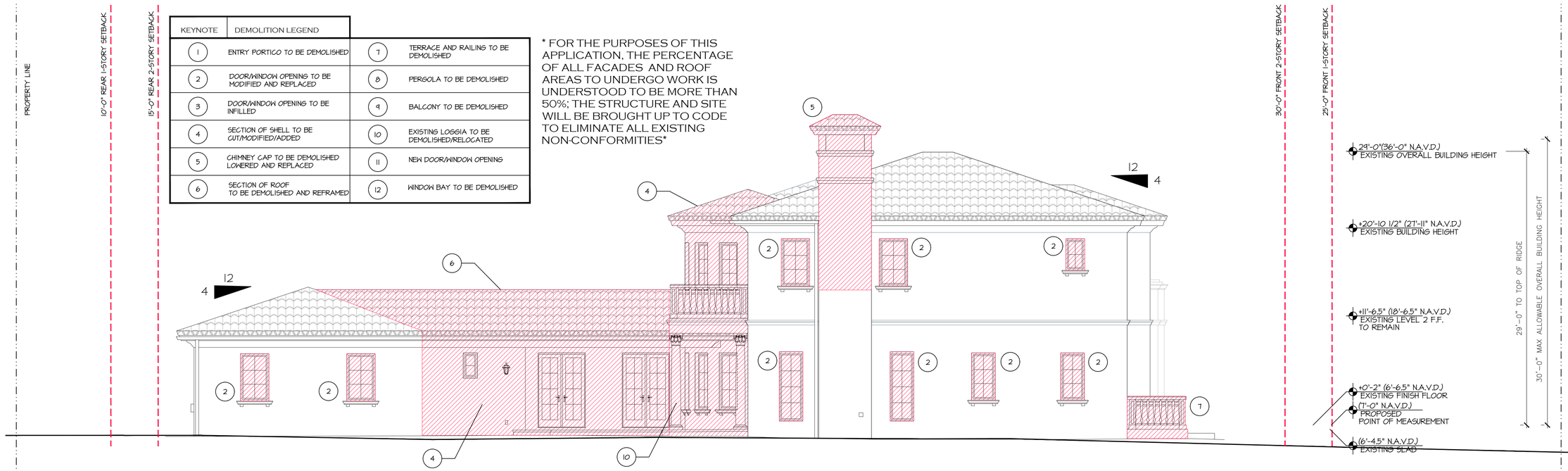

DEMOLITION EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE 3/16" = 1'-0"

1072 N. OCEAN BLVD.

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.02

JOB NUMBER: 25-125



EXISTING WEST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

DRAWING NO.

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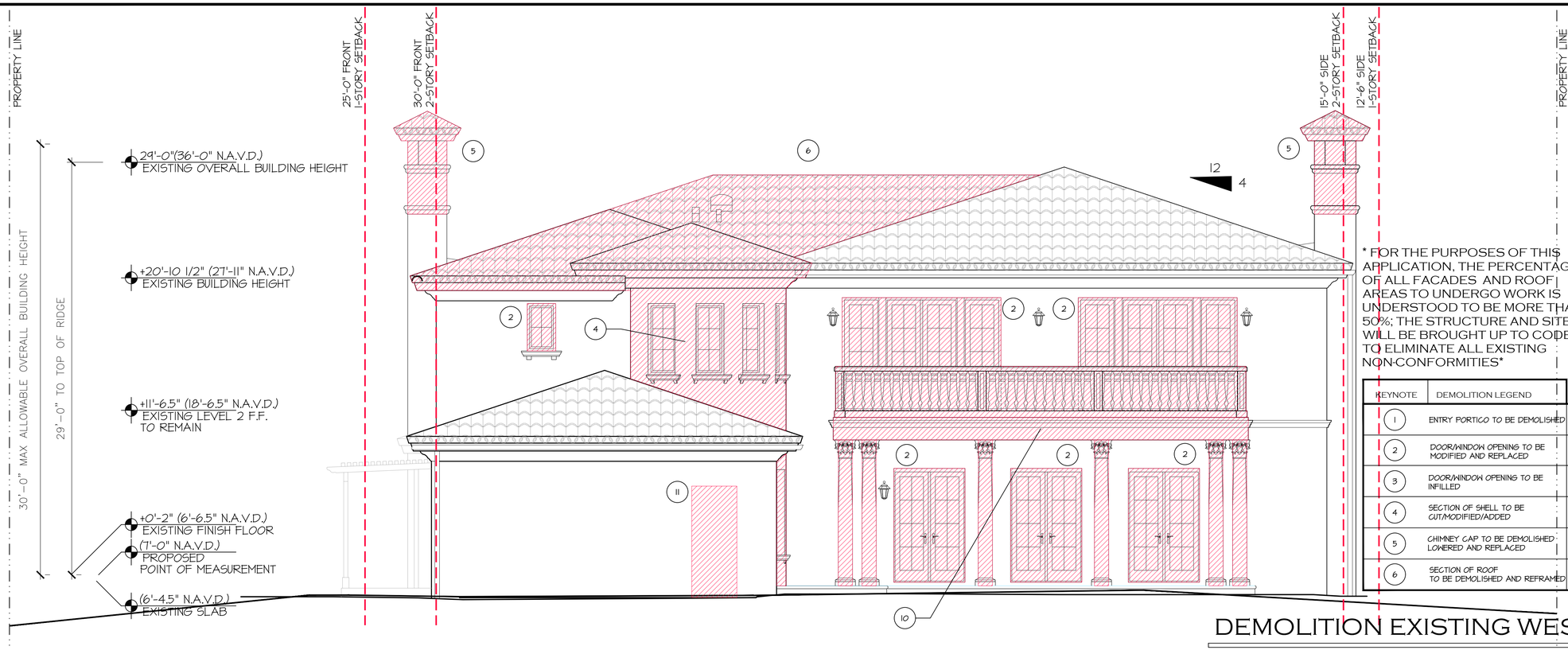

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DEMOLITION EXISTING WEST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY — TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

DRAWING NO.

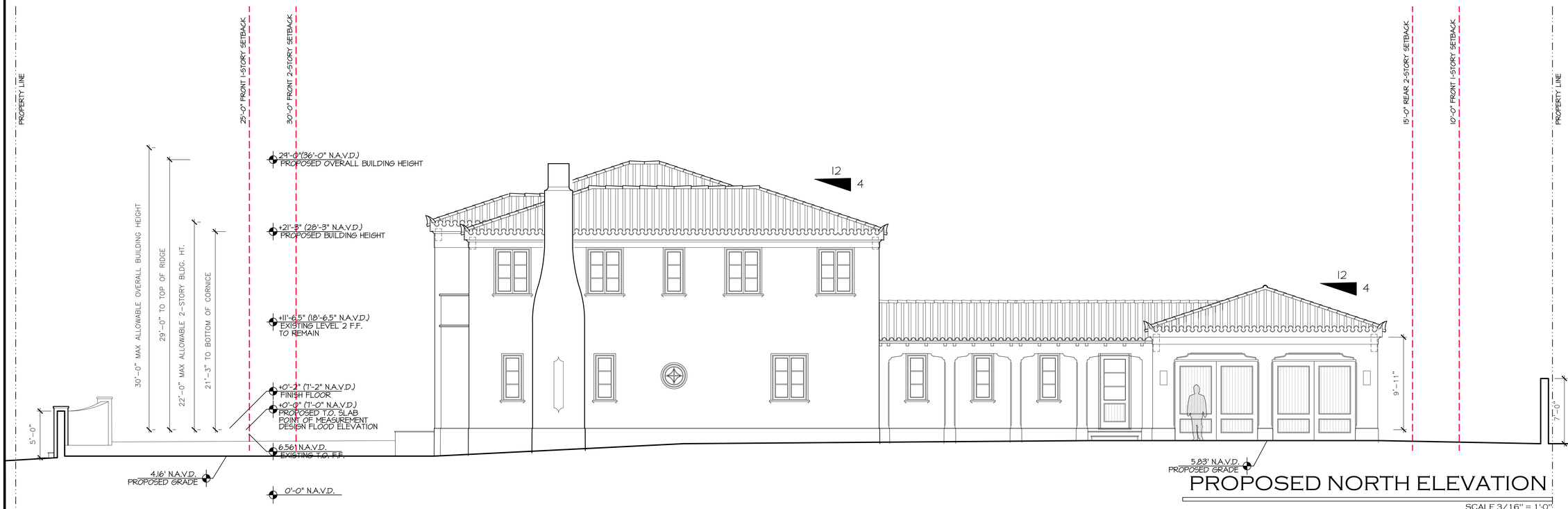
A2.03

JOB NUMBER: 25-125



EXISTING NORTH ELEVATION

SCALE 3/16" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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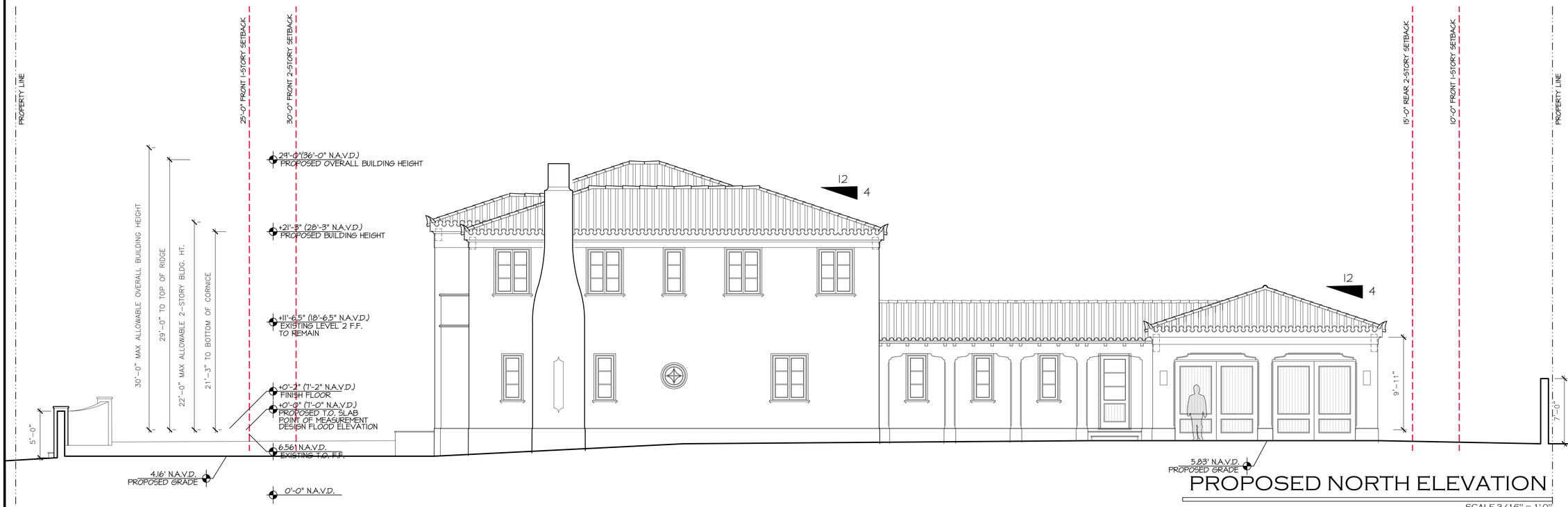
DEMOLITION EXISTING NORTH ELEVATION

SCALE 3/16" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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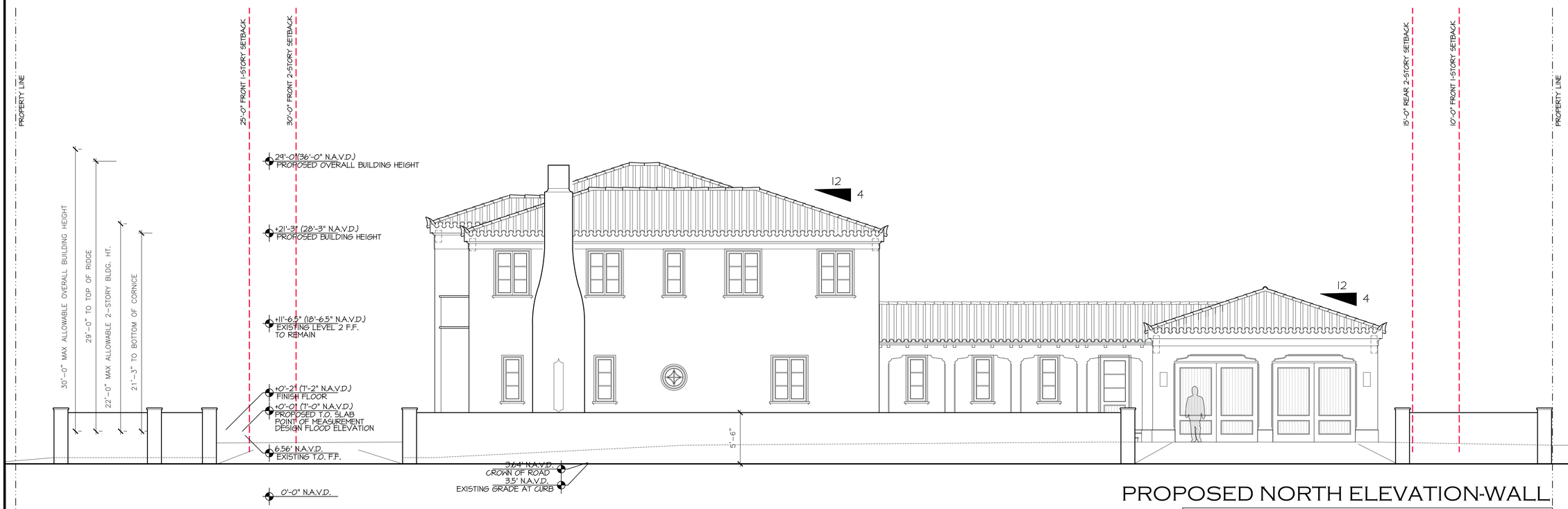
JOB NUMBER: 25-125



EXISTING NORTH ELEVATION

SCALE 3/16" = 1'-0"



PROPOSED NORTH ELEVATION-WALL

SCALE 3/16" = 1'-0"

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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DRAWING NO.

A2.04

JOB NUMBER: 25-125



PROPOSED EAST ELEVATION

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

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TOWN OF PALM BEACH, FLORIDA

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PROPOSED SOUTH ELEVATION

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1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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JOB NUMBER: 25-125



PROPOSED WEST ELEVATION

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.07

JOB NUMBER: 25-125



PROPOSED NORTH ELEVATION

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.08

JOB NUMBER: 25-125



PROPOSED STREET

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.09

JOB NUMBER: 25-125



PROPOSED STREET

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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DRAWING NO.

A2.10

JOB NUMBER: 25-125



PROPOSED YARD

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSEN AR-14785

DRAWING NO.

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JOB NUMBER: 25-125



PROPOSED FRONT

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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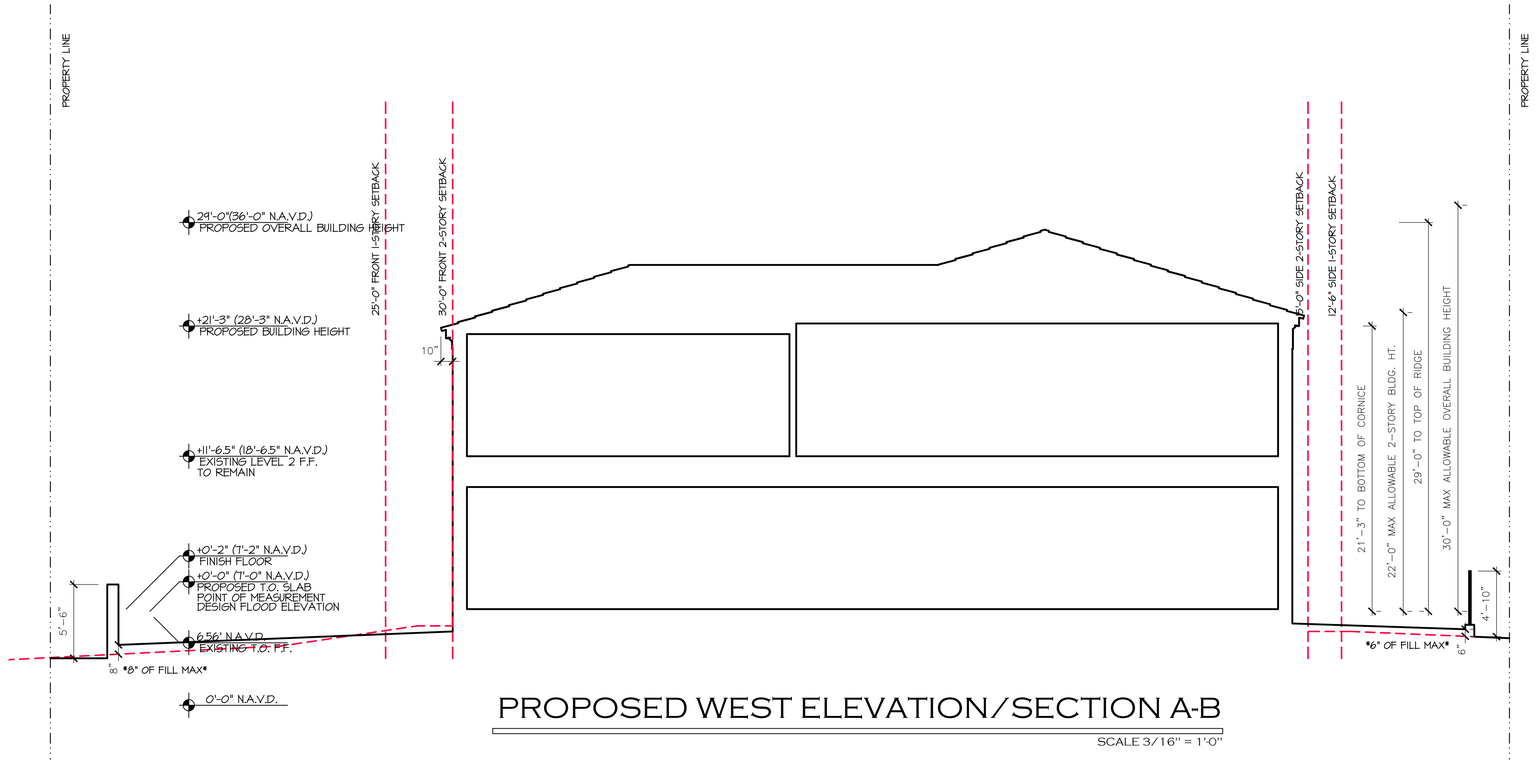
DRAWING NO.

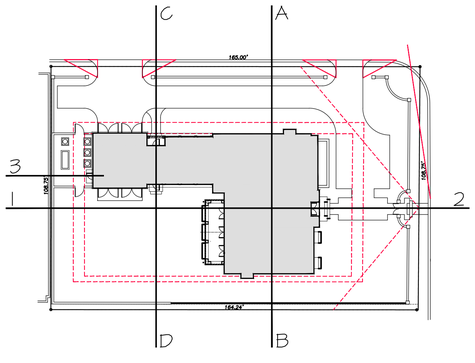
A2.12

JOB NUMBER: 25-125



PROPOSED WEST ELEVATION/SECTION A-B

SCALE 3/16" = 1'-0"





PROPOSED WEST ELEVATION/SECTION C-D

SCALE 3/16" = 1'-0"

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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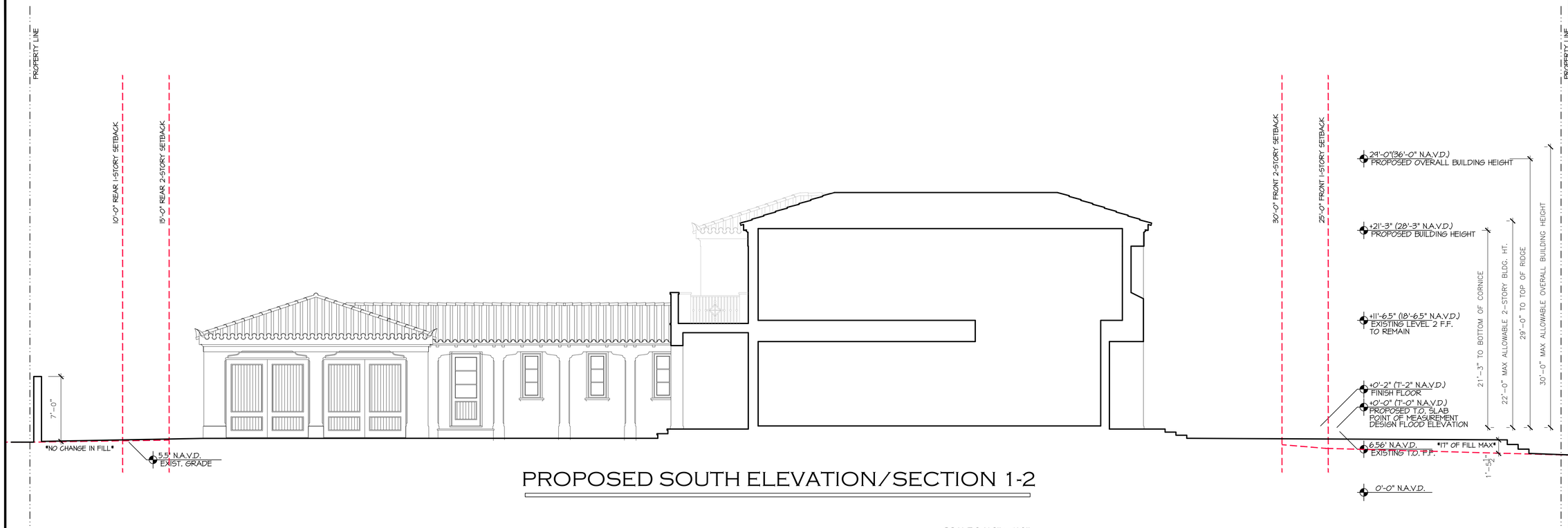
DRAWING NO.

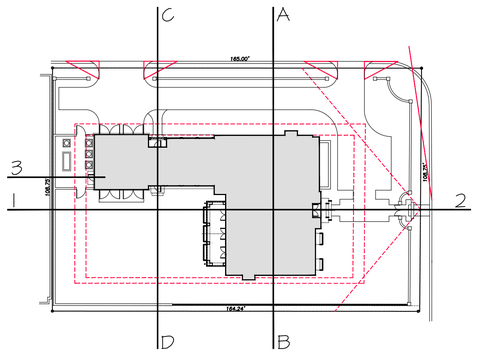
A2.13

JOB NUMBER: 25-125



PROPOSED SOUTH ELEVATION/SECTION 1-2

SCALE 3/16" = 1'-0"



PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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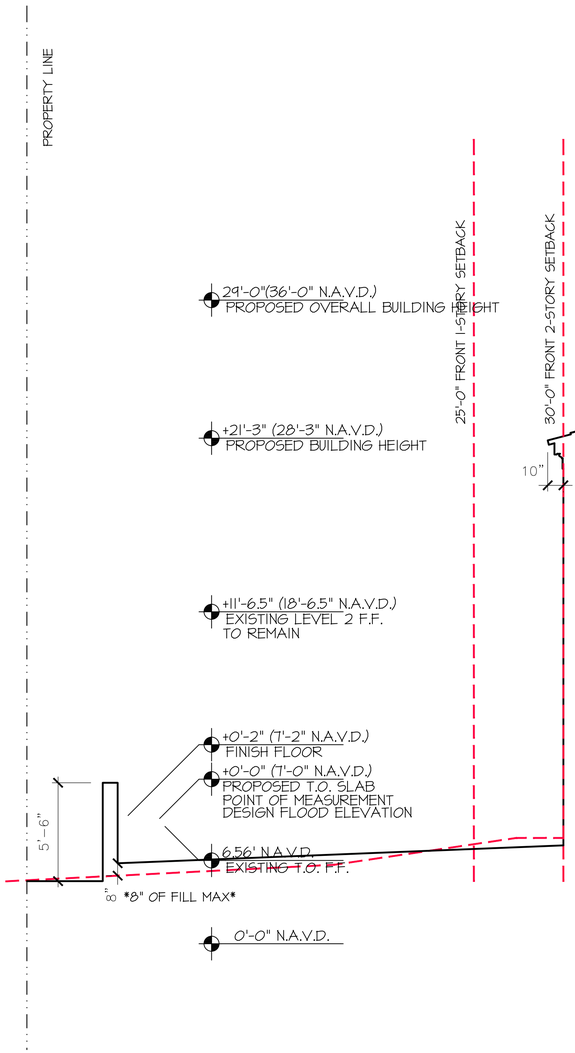
DRAWING NO.

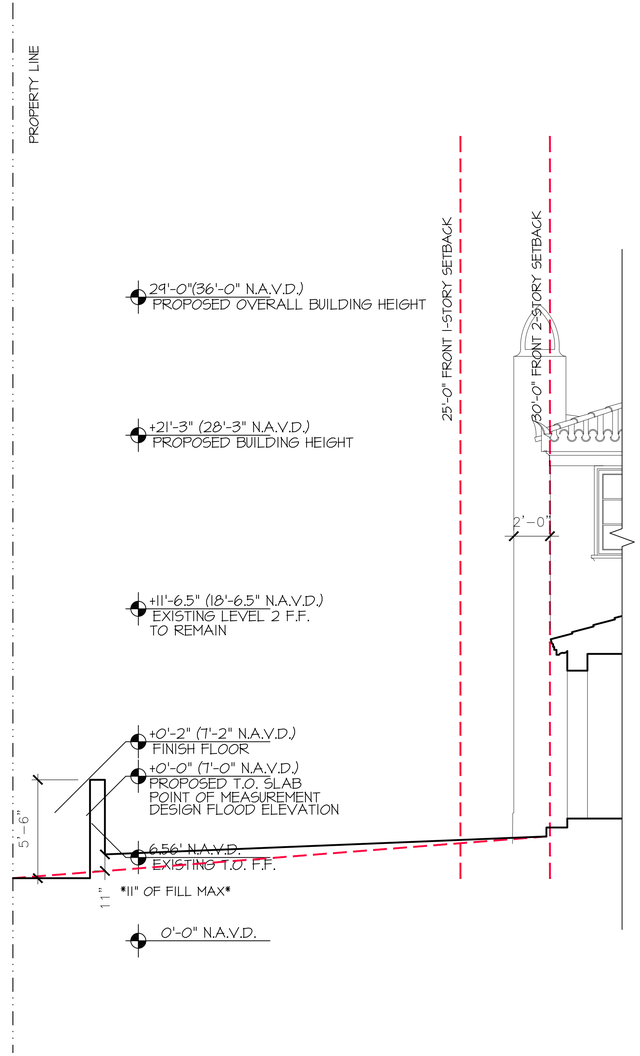
A2.14

JOB NUMBER: 25-125



YARD SECTION A

SCALE 1/4" = 1'-0"



YARD SECTION B

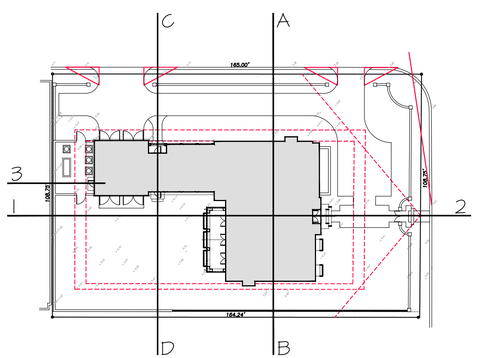
SCALE 1/4" = 1'-0"

YARD SECTION C

SCALE 1/4" = 1'-0"

YARD SECTION D

SCALE 1/4" = 1'-0"



PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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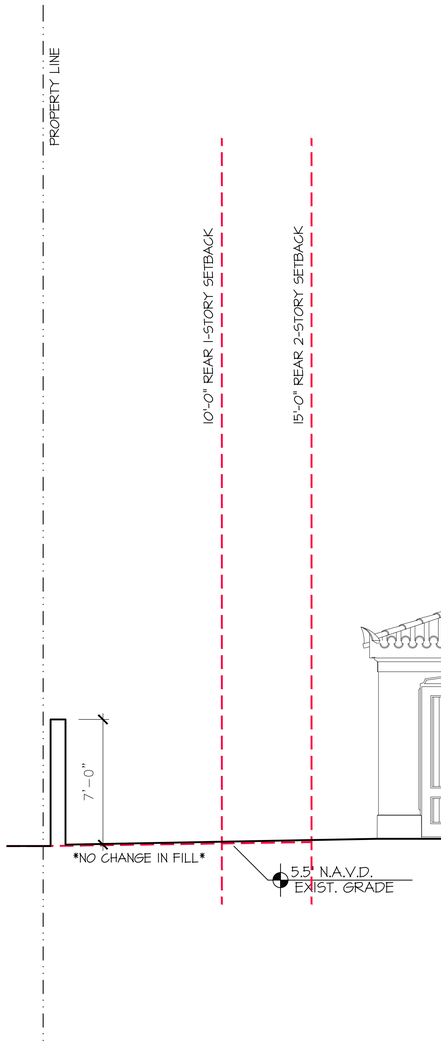
ROGER P. JANSSEN AR-14785

DRAWING NO.

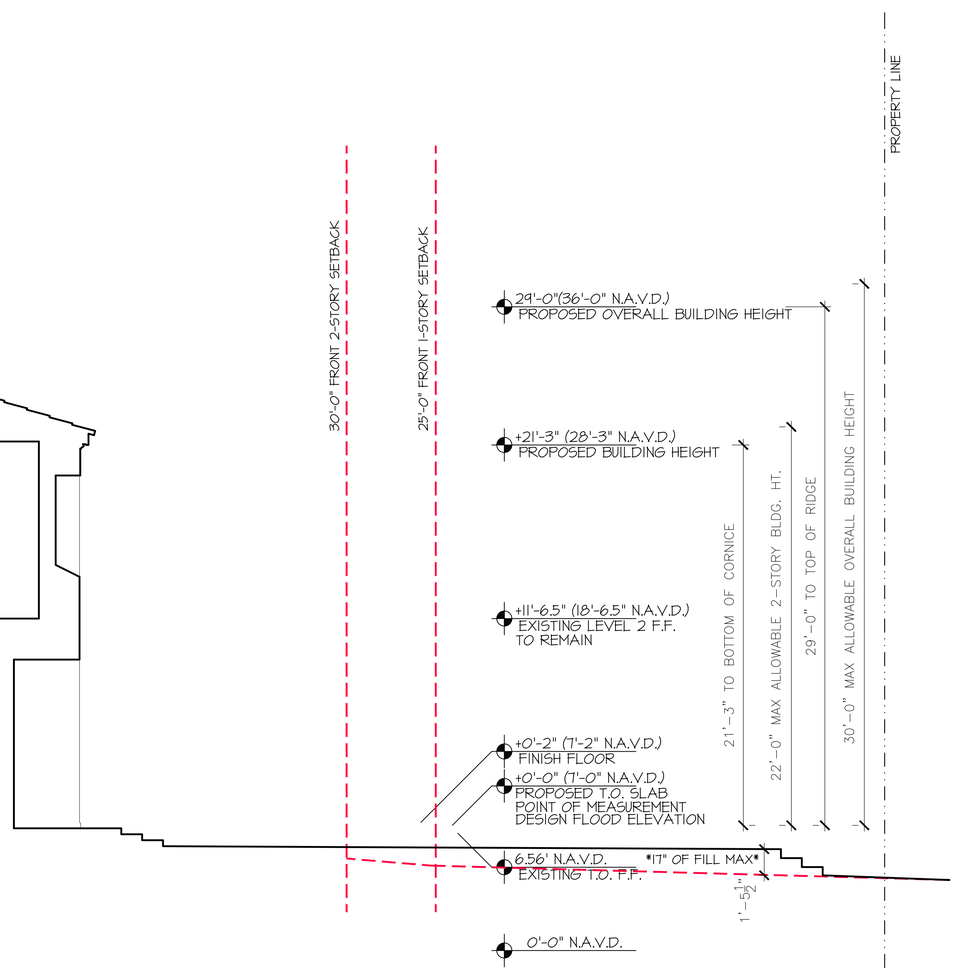
A2.15

JOB NUMBER: 25-125



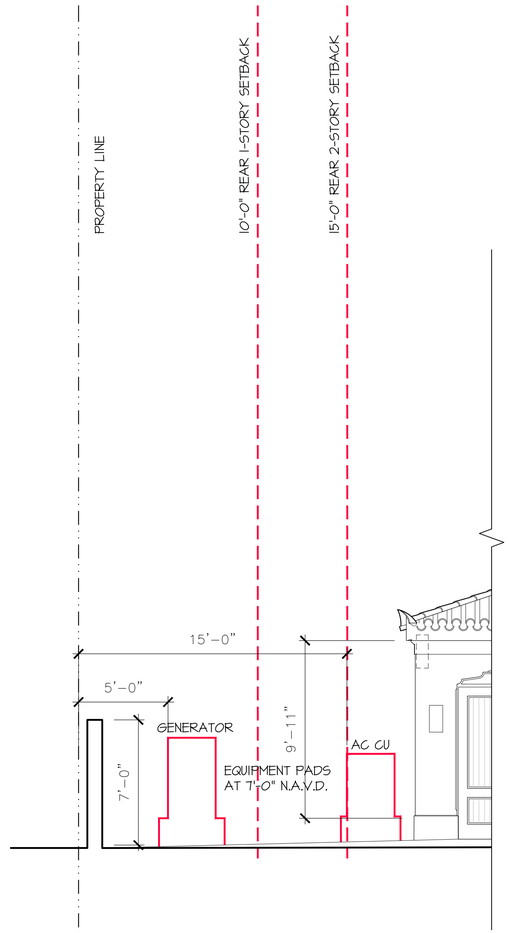
YARD SECTION 1

SCALE 1/4" = 1'-0"



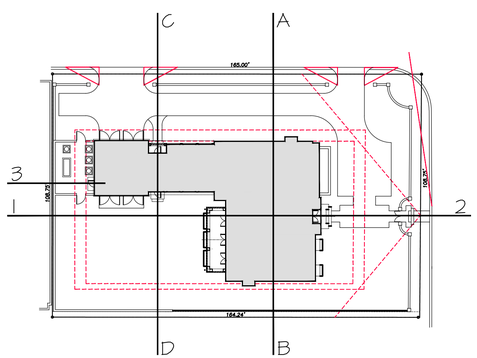
YARD SECTION 2

SCALE 1/4" = 1'-0"



YARD SECTION 3

SCALE 1/4" = 1'-0"



PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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DRAWING NO.

A2.16

JOB NUMBER: 25-125



TYPICAL DOOR

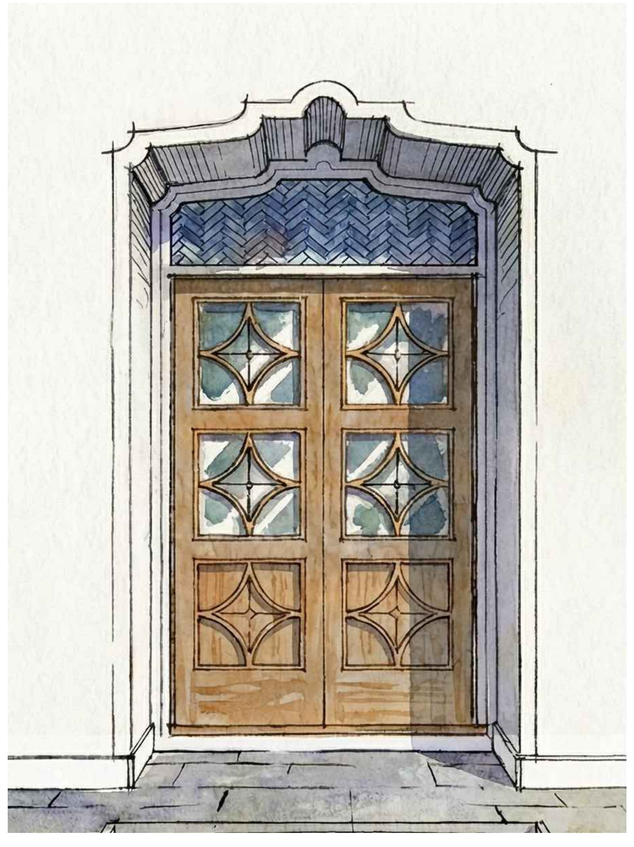


TYPICAL WINDOW



TYPICAL
GARAGE DOOR





ENTRY DOOR

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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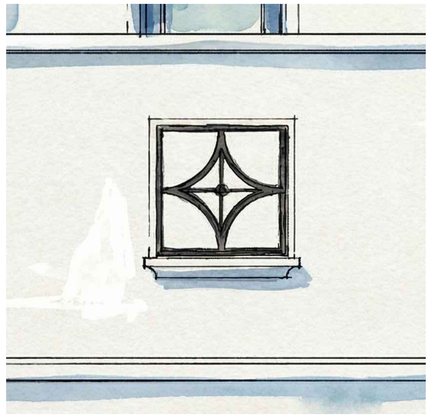
DRAWING NO.

A2.17

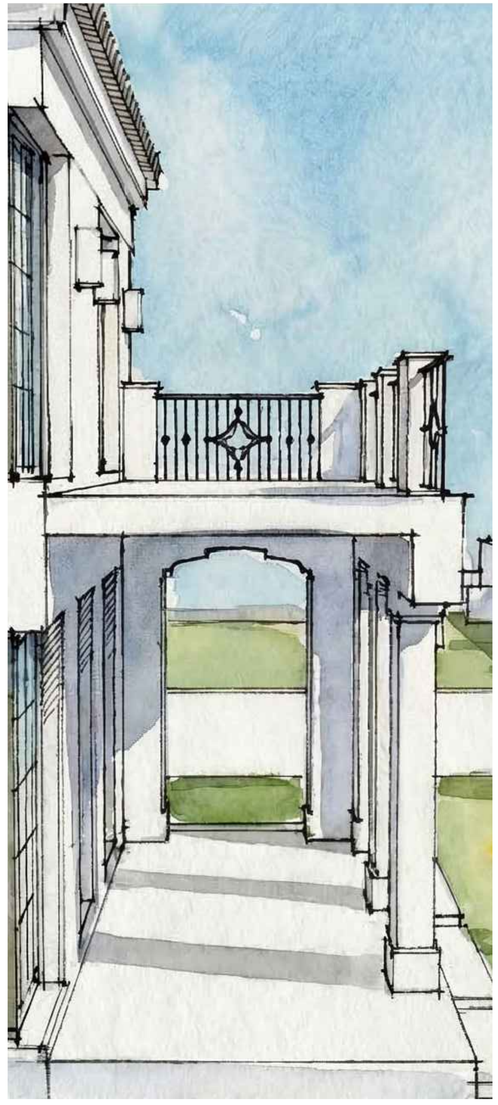
JOB NUMBER: 25-125



RAIL WALL ORNAMENT



TYPICAL CORNICE





TYPICAL RAILING



BALCONY RAILING

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.18

JOB NUMBER: 25-125

STUCCO BM SIMPLY WHITE



RAILINGS BM BLACK IRON



DECKS: CORAL STONE



WINDOWS AND DOORS: NEWPORT BLUE



ENTRY DOOR: BRONZE NATURA



CEILINGS AND EAVES CLEAR CYPRESS



ROOF SLATE GRAY

PROPOSED RENOVATIONAND ALTERATIONS TO EXISTING RESIDENCE

1072 N. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.19

JOB NUMBER: 25-125



Existing Front Entrance



Existing Side Entrance



Existing Garage Driveway



Existing Pool Patio



Existing Equipment Area



Existing Side Yard

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

Private Residence
1072 N Ocean Blvd
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25180.00 LA
DRAWN BY: Dios Rodriguez
DATE: 03.10.2026

SHEET L1.0

NOT FOR CONSTRUCTION

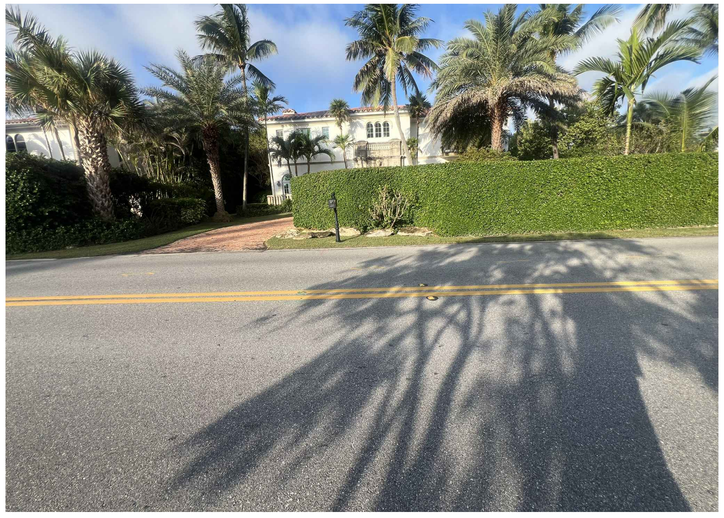
Existing Site Photos Exhibit

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

Private Residence
1072 N Ocean Blvd
Town of Palm Beach
FLORIDA



1066 N Ocean Blvd
East Adjacent Neighbor



1072 N Ocean Blvd
Subject Property



210 Orange Grove Rd
North Adjacent Neighbor

JOB NUMBER: # 25180.00 LA
DRAWN BY: Dios Rodriguez

DATE: 03.10.2026

SHEET L1.1

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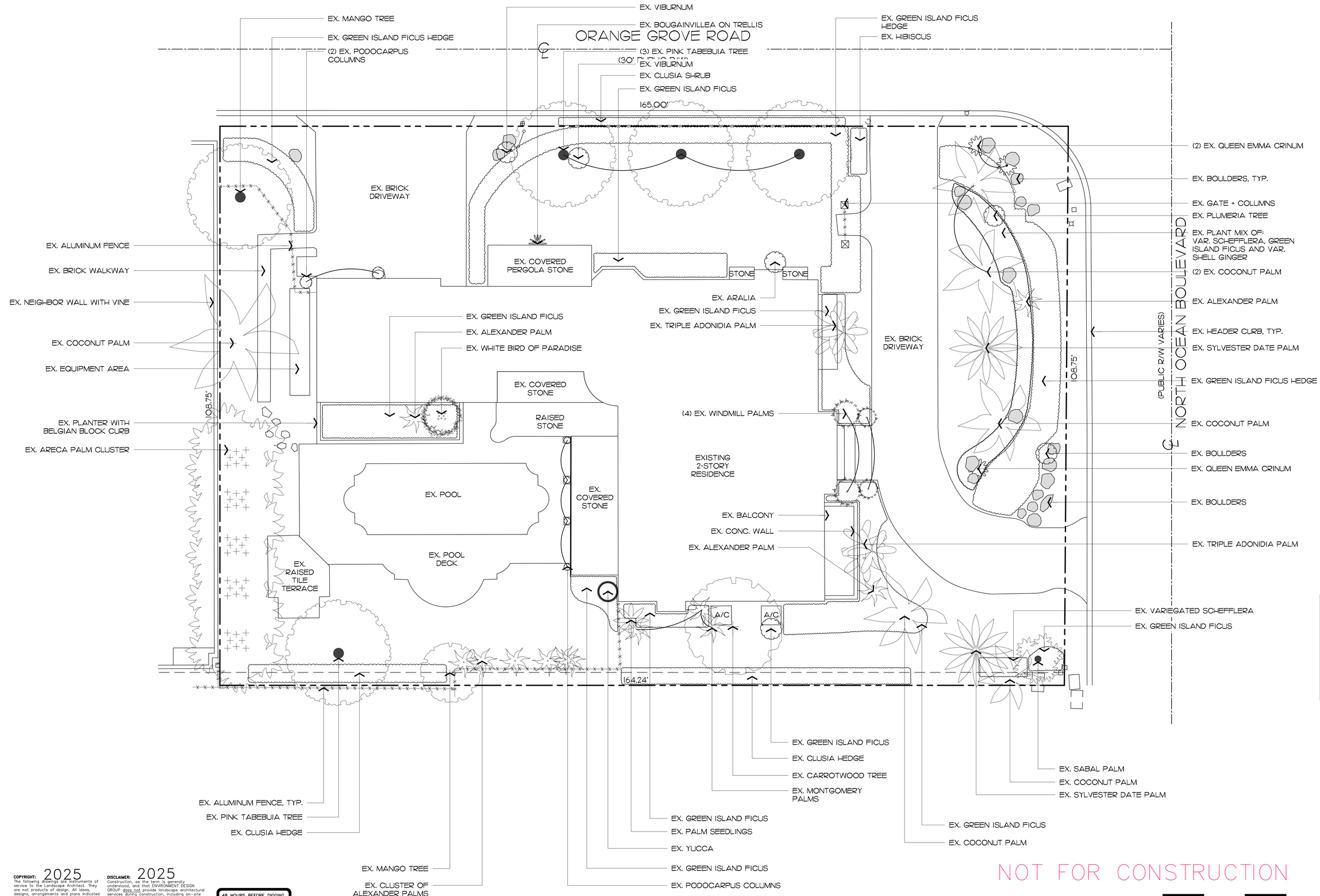
Existing Neighboring Context Exhibit



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

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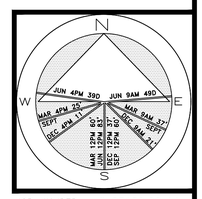
1072 N Ocean Blvd
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25180.00 LA
DRAWN BY: Dios Rodriguez
DATE: 03.10.2026

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'

EX. MANGO TREE TO BE REMOVED
EX. GREEN ISLAND FICUS HEDGE TO BE REMOVED
(2) EX. PODOCARPUS COLUMNS TO BE REMOVED
EX. VIBURNUM TO BE REMOVED
EX. BOUGAINVILLEA ON TRELLIS TO BE REMOVED
ORANGE GROVE ROAD
(30')
(3) EX. PINK TABEBUIA TREE TO BE REMOVED
EX. VIBURNUM TO BE REMOVED
EX. CLUSIA SHRUB TO BE REMOVED
EX. GREEN ISLAND FICUS TO BE REMOVED
165.00'
EX. GREEN ISLAND FICUS HEDGE TO BE REMOVED
EX. HIBISCUS TO BE REMOVED
(2) EX. QUEEN EMMA CRINUM TO BE REMOVED
EX. GATE/COLUMNS TO BE REMOVED
EX. BOULDERS, TYP. TO BE REMOVED
EX. PLUMERIA TREE TO BE REMOVED
EX. PLANT MIX OF: VAR. SCHEFFLERA, GREEN ISLAND FICUS AND VAR. SHELL GINGER TO BE REMOVED
(2) EX. COCONUT PALM TO BE RELOCATED
EX. ALEXANDER PALM TO BE REMOVED
EX. HEADER CURB, TYP.
EX. SYLVESTER DATE PALM TO BE RELOCATED
EX. GREEN ISLAND FICUS HEDGE TO BE REMOVED
EX. COCONUT PALM TO BE RELOCATED
EX. BOULDERS TO BE REMOVED
EX. QUEEN EMMA CRINUM TO BE REMOVED
EX. BOULDERS, TYP. TO BE REMOVED
EX. VARIEGATED SCHEFFLERA TO BE REMOVED
EX. GREEN ISLAND FICUS TO BE REMOVED
EX. BRICK DRIVEWAY TO BE REMOVED
EX. ALUMINUM FENCE TO BE REMOVED
EX. BRICK WALKWAY TO BE REMOVED
EX. NEIGHBOR WALL WITH VINE
EX. COCONUT PALM TO BE RELOCATED
EX. EQUIPMENT AREA TO BE REMOVED
EX. PLANTER WITH BELGIAN BLOCK CURB TO BE REMOVED
EX. ARECA PALM CLUSTER TO BE REMOVED
108.75'
EX. COVERED PERGOLA STONE TO BE REMOVED
STONE
STONE
EX. ARALIA TO BE REMOVED
EX. GREEN ISLAND FICUS TO BE REMOVED
EX. TRIPLE ADONIDIA PALM TO BE REMOVED
EX. GREEN ISLAND FICUS TO BE REMOVED
EX. ALEXANDER PALM TO BE REMOVED
EX. WHITE BIRD OF PARADISE TO BE REMOVED
EX. COVERED STONE
RAISED STONE TO BE REMOVED
(4) EX. WINDMILL PALM TO BE REMOVED
EXISTING 2-STORY RESIDENCE TO BE MODIFIED
EX. POOL TO BE REMOVED
EX. COVERED STONE
EX. RAISED TILE TERRACE TO BE REMOVED
EX. POOL DECK TO BE REMOVED
EX. BALCONY TO BE REMOVED
EX. CONC. WALL TO BE REMOVED
EX. TRIPLE ADONIDIA PALM TO BE REMOVED
EX. ALEXANDER PALM TO BE REMOVED
A/C
A/C
164.24'
EX. GREEN ISLAND FICUS TO BE REMOVED
EX. CLUSIA HEDGE TO BE REMOVED
EX. CARROTWOOD TREE TO BE REMOVED
EX. MONTGOMERY PALMS TO BE REMOVED
EX. SABAL PALM TO BE REMOVED
EX. COCONUT PALM TO RELOCATED
EX. SYLVESTER DATE PALM TO BE REMOVED
EX. GREEN ISLAND FICUS TO BE REMOVED
EX. COCONUT PALM TO BE RELOCATED
EX. ALUMINUM FENCE, TYP. TO BE REMOVED
EX. PINK TABEBUIA TREE TO BE REMOVED
EX. CLUSIA HEDGE TO BE REMOVED
EX. MANGO TREE TO BE REMOVED
EX. CLUSTER OF ALEXANDER PALMS TO BE REMOVED
EX. GREEN ISLAND FICUS TO BE REMOVED
EX. PALM SEEDLINGS TO BE REMOVED
EX. YUCCA TO BE REMOVED
EX. GREEN ISLAND FICUS TO BE REMOVED
EX. PODOCARPUS COLUMNS TO BE REMOVED
NORTH OCEAN BOULEVARD
(PUBLIC R/W VARIES)

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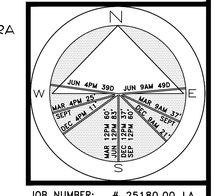

JOB NUMBER: # 25180.00 LA
DRAWN BY: Dios Rodriguez
DATE: 03.10.2026

SHEET L2.1

64 sf.
AREA IN SQ.FT.

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Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

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Dustin@environmentdesigngroup.com

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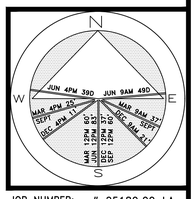
FLORIDA

ORANGE GROVE ROAD
(30' PUBLIC R/W)

NORTH OCEAN BOULEVARD
(PUBLIC R/W VARIES)

PROPOSED LIMESTONE STONE STEP
PROPOSED LIMESTONE STONE WALKWAY
8' X 15' SITE TRIANGLE, TYP.
PROPOSED 5' SITE WALL 3' FROM PROPERTY LINE, COLUMNS MAX 2' HT ABOVE THE TOP OF WALL
8' X 15' SITE TRIANGLE, TYP.
165.00'
4'-9"
30'-0" SIDE STREET SETBACK
LAWN
PROPOSED SITE WALL, MAX 7' HT FROM ADJACENT GRADE
PROPOSED BRICK TABBY CONCRETE
INTERSECTION SIGHT TRIANGLE PER TOWN OF PALM BEACH INTERSECTION SIGHT TRIANGLE TYP. FIGURE 2
5'-0"
5'-0"
A/C
A/C
A/C
GARAGE
PROPOSED GENERATOR
PROPOSED GRAVEL EQUIPMENT YARD
PROPOSED CORAL STONE LANDING
PROPOSED EQUIPMENT 6' HT SCREENING WALL
PROPOSED CORAL STONE LANDING
108.75'
4'-9"
PROPOSED CORAL STONE BORDER
25'-0" FRONT SETBACK
108.75'
PROPOSED TABBY DRIVEWAY
PROPOSED 5' SITE WALL 3' FROM PROPERTY LINE, COLUMNS MAX 2' HT ABOVE THE TOP OF WALL
15'-0" REAR SETBACK
PROPOSED CORAL STONE FRONT ENTRANCE WALKWAY
TWO STORY RESIDENCE
PROPOSED LIMESTONE STONE LANDING AND STEPS
LAWN
LAWN
LAWN
15'-0" SIDE SETBACK
164.24'
PROPOSED SITE WALL, MAX 7' HT FROM ADJACENT GRADE
PROPOSED 4' HT BLACK CHAIN LINK FENCE ON TOP OF CONCRETE DRAINAGE CURB
PROPOSED CORAL STONE LANDING AND STEPS



JOB NUMBER: # 25180.00 LA
DRAWN BY: Matt Jackman
DATE: 03.10.2026

SHEET L3.0

64 sf.
AREA IN SQ.FT.


Tabby Concrete


Coral

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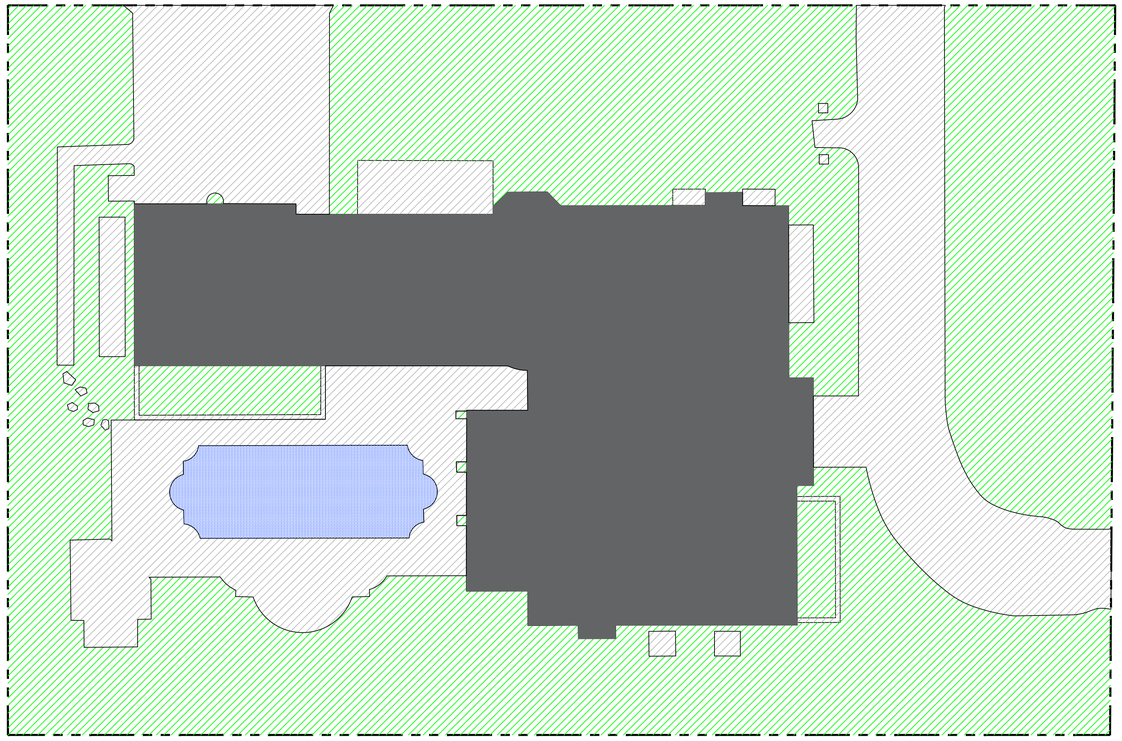
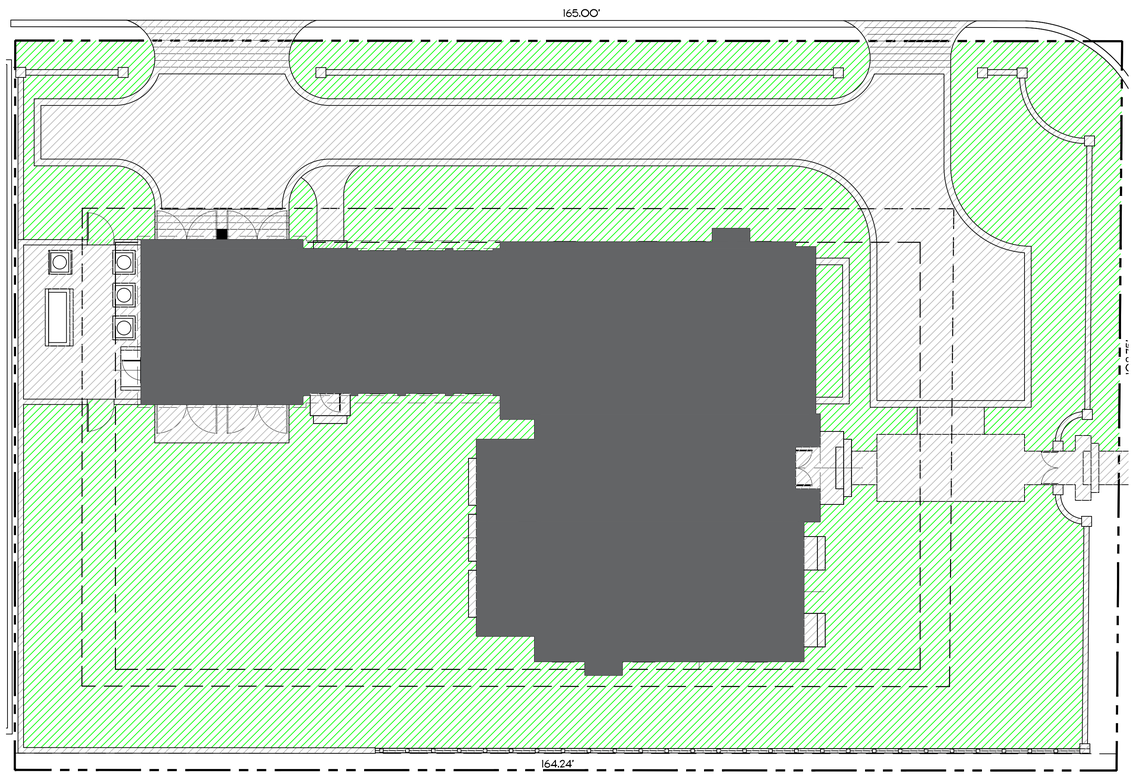
Site Plan
SCALE IN FEET 0' 8' 16' 24'

Legend

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





Existing Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		17,902 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	8,056 S.F.	50.7%	9,089 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,305 S.F.	75%	2,462 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,935 S.F.	89%	4526 S.F.

Proposed Lot Coverage Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		17,902 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	8,056 S.F.	49%	8,745 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,305 S.F.	69%	2,275 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,935 S.F.	50%	4,032 S.F.

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Open Space Diagrams - Overall

SCALE IN FEET 0' 8' 16' 24'

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139 North County Road SR20-B Palm Beach, Fl 33480
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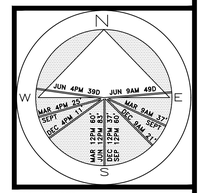
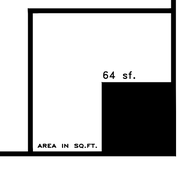


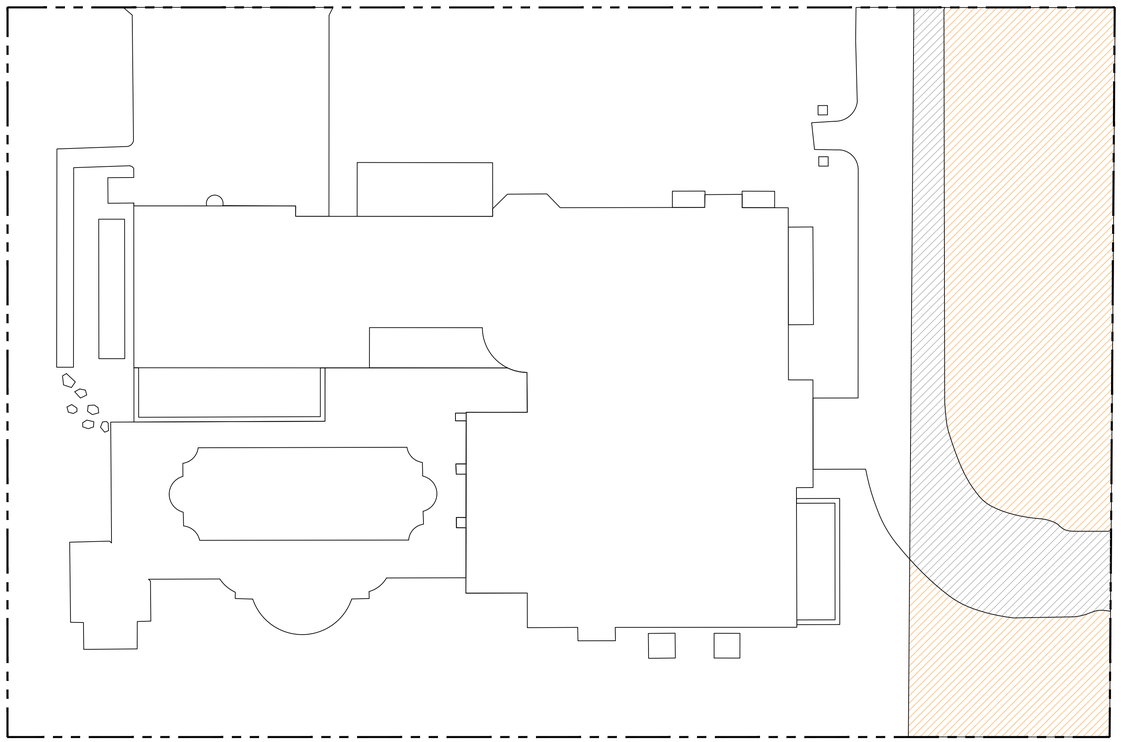
JOB NUMBER: # 25180.00 LA
DRAWN BY: Dios Rodriguez
DATE: 03.10.2026

SHEET L3.1

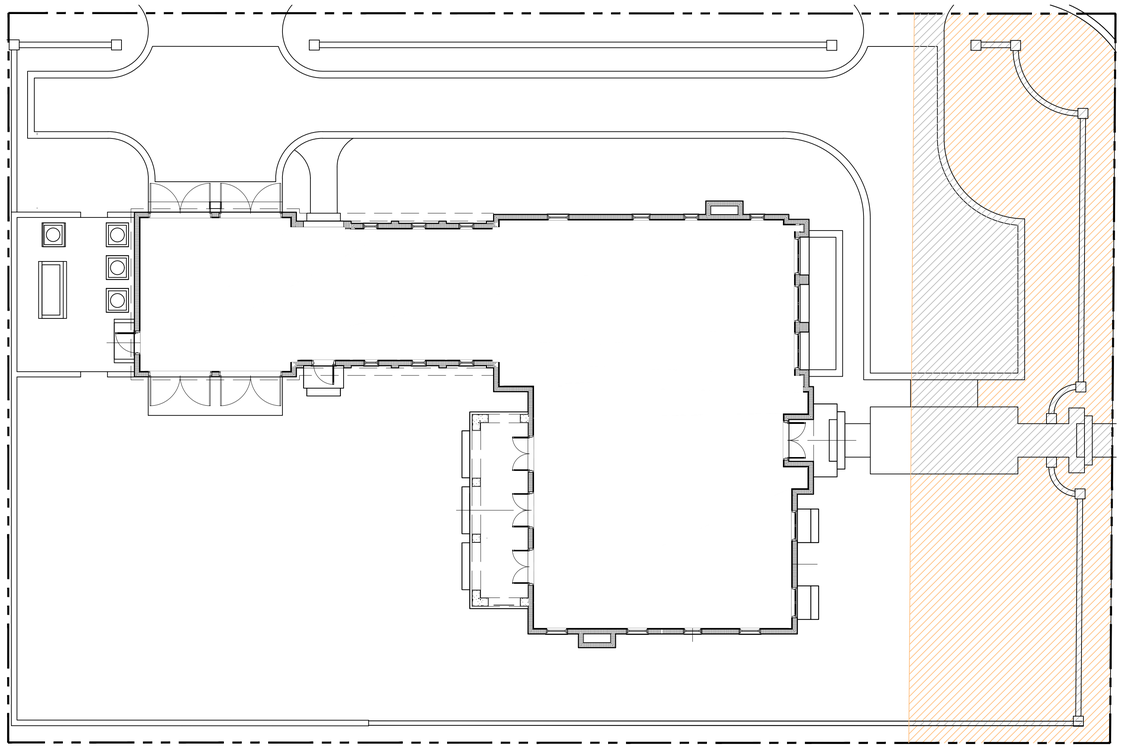


Legend

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



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
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FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,305 S.F.	75%	2,462 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,935 S.F.	89%	4526 S.F.

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
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FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,305 S.F.	69%	2,275 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,935 S.F.	50%	4,032 S.F.

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Open Space Diagrams - Frontyard

SCALE IN FEET 0' 8' 16' 24'

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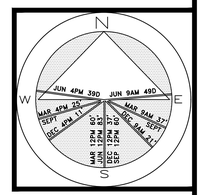
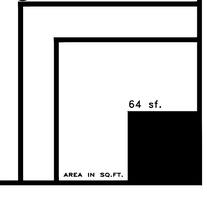


JOB NUMBER: # 25180.00 LA
DRAWN BY: Dios Rodriguez
DATE: 03.10.2026

SHEET L3.2



Legend

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

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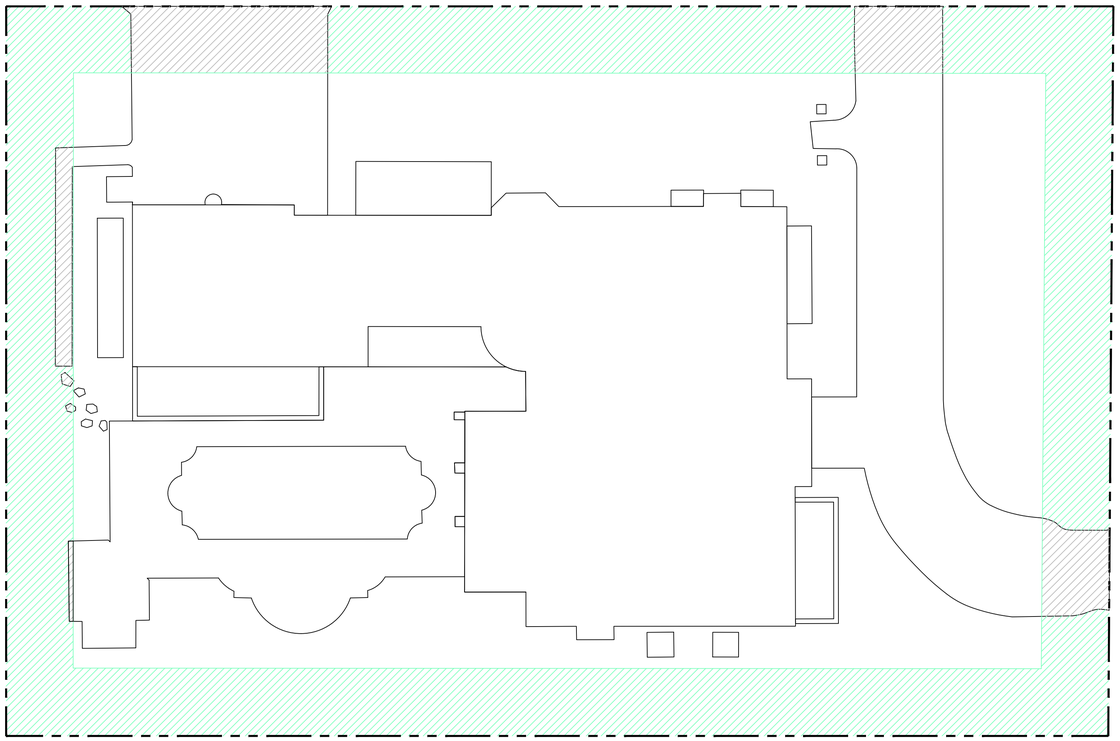
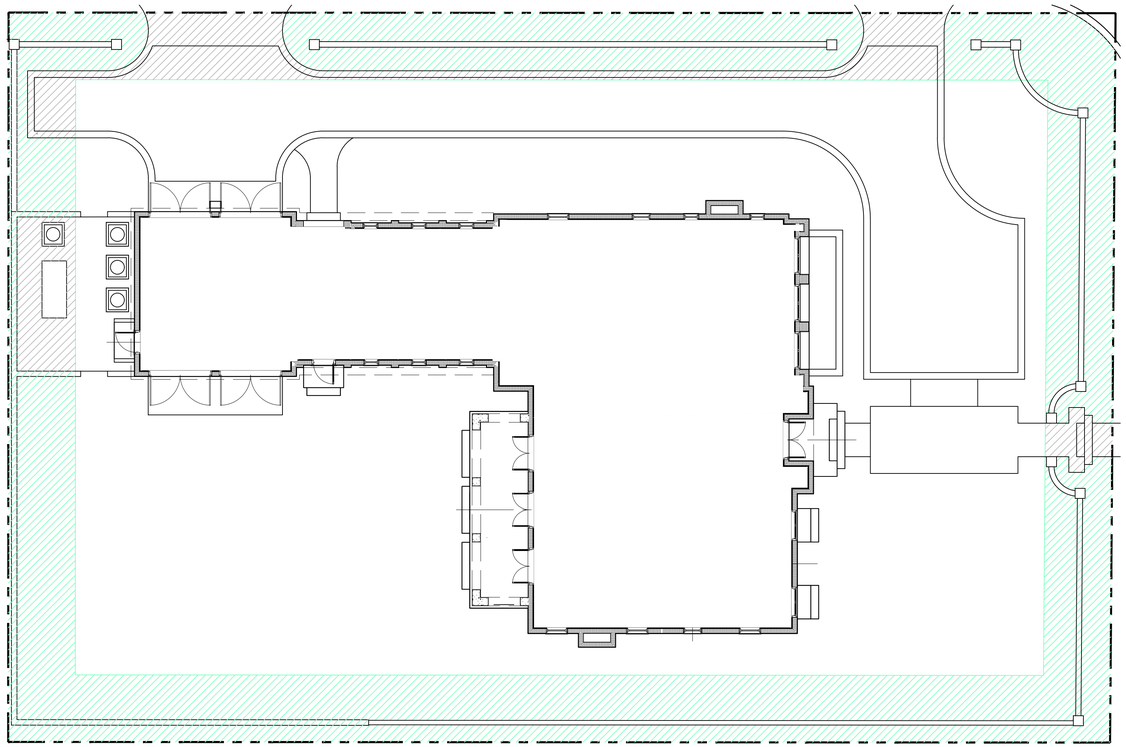


Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

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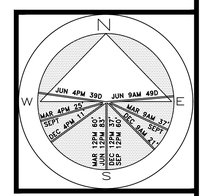

JOB NUMBER: # 25180.00 LA
DRAWN BY: Dios Rodriguez
DATE: 03.10.2026

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		17,902 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	8,056 S.F.	50.7%	9,089 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,305 S.F.	75%	2,462 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,935 S.F.	89%	4526 S.F.

Proposed Site Data

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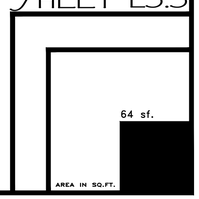
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,305 S.F.	69%	2,275 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,935 S.F.	50%	4,032 S.F.

SHEET L3.3



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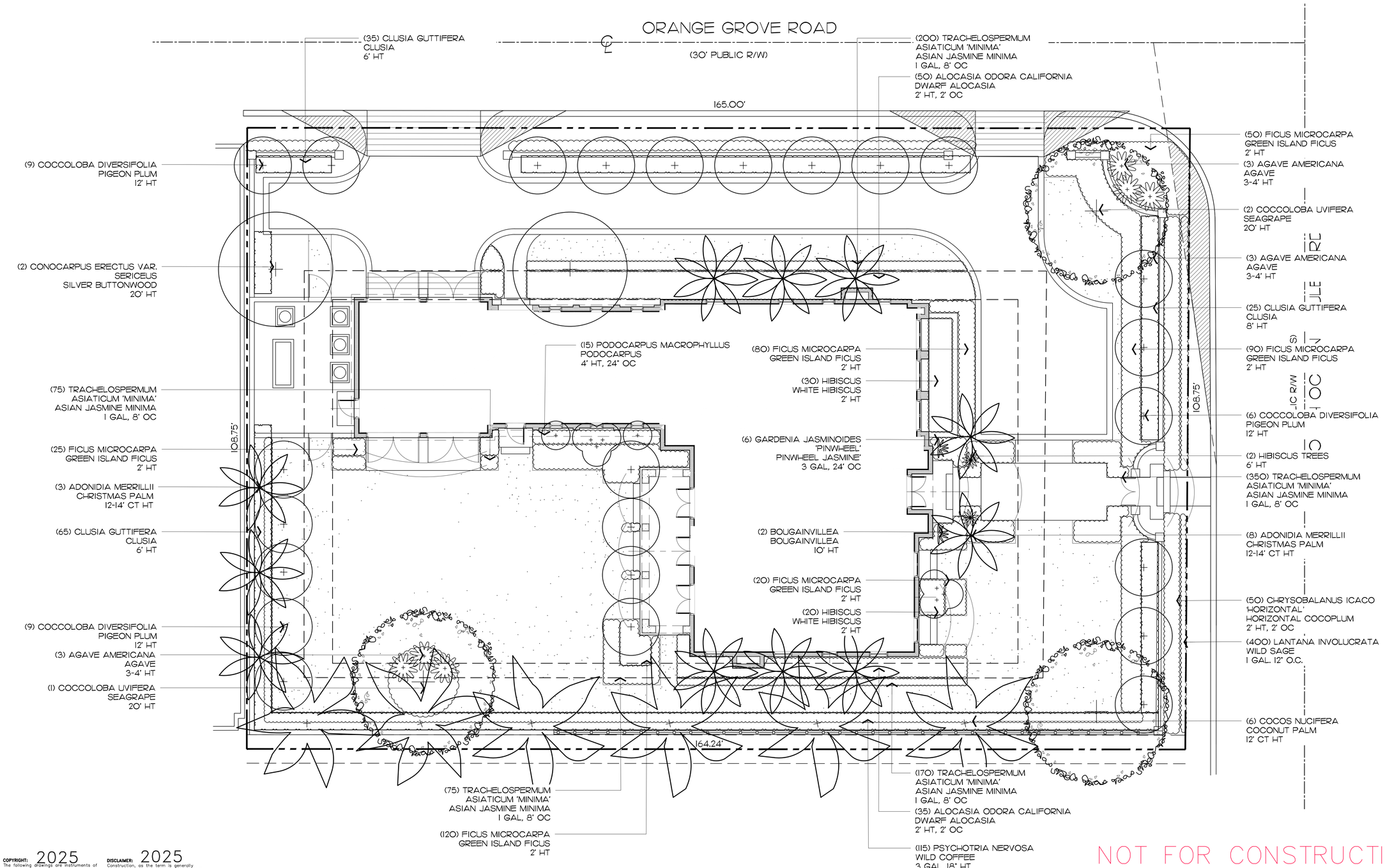
Open Space Diagrams - Perimeter

SCALE IN FEET 0' 8' 16' 24'



NOT FOR CONSTRUCTION

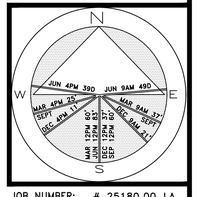
Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

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

Private Residence
1072 N Ocean Blvd
Town of Palm Beach

FLORIDA



JOB NUMBER: # 25180.00 LA
DRAWN BY: Dustin Mizell
DATE: 03.10.2026

SHEET L4.0

64 sf.
AREA IN SQ.FT.

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48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
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Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
+	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	24	12' HT	YES
+	COCCOLOBA UVIFERA SEAGRAPE TREE	3	20' OA HT	YES
	COCOS NUCIFERA COCONUT PALM	6	12' HT	NO
+	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	2	20' OA HT	YES
	ADONIDIA MERRILLII CHRISTMAS PALM	11	12-14' CT HT	NO

TOTAL TREES:	46
NATIVE SPECIES:	29 (63%)

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	TRACHELOSPERMUM ASIATICUM 'MINIMA' JASMINE MINIMA	500	1 GAL, 8' OC	NO
	LANTANA INVOLUCRATA WILD SAGE	400	1 GAL. 12" O.C.	YES

TOTAL:	900
NATIVE SPECIES:	400 (60%)

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	85	2' HT, 2' OC	NO
+	AGAVE AMERICANA CENTURY PLANT	9	3-4' HT	NO
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	50	2' HT, 2' OC	YES
	CLUSIA GUTTIFERA CLUSIA HEDGE	100	6' HT	NO
	CLUSIA GUTTIFERA CLUSIA HEDGE	25	8' HT	NO
	GARDENIA JASMINOIDES 'PINWHEEL' PINWHEEL JASMINE	6	3 GAL, 24" OC	NO
	PSYCHOTRIA NERVOSA WILD COFFEE	115	3 GAL, 18" HT	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS	15	4' HT 24" OC	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	100	2' HT, 2' OC	NO
+	HIBISCUS SPP WHITE HIBISCUS	2	6' HT, STD	NO
	HIBISCUS SPP WHITE HIBISCUS	50	2' HT	NO
	BOUGAINVILLEA SPP.	2	10' HT. ATTACHED TO WALL	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	3	6' OA HT ATTACHED TO WALL	NO

TOTAL:	507
NATIVE SPECIES:	165 (32%)

Landscape Legend

PROPERTY ADDRESS:		
LOT AREA (SQ FT)		
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)		49% (8,745)
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)		50% (4,032)
FRONT YARD LOS (SQ FT AND %)		69% (2,275)
NATIVE TREES %	30% (NUMBER OF TREES)	63% (29)
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	32% (165)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	60% (400)

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Plant Schedule

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Landscape Architecture
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Private Residence
1072 N Ocean Blvd
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JOB NUMBER: # 25180.00 LA
DRAWN BY: Dustin Mizell
DATE: 03.10.2026

SHEET L4.1



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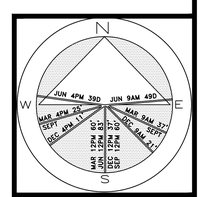

JOB NUMBER: # 25180.00 LA
DRAWN BY: Dios Rodriguez

DATE: 03.10.2026

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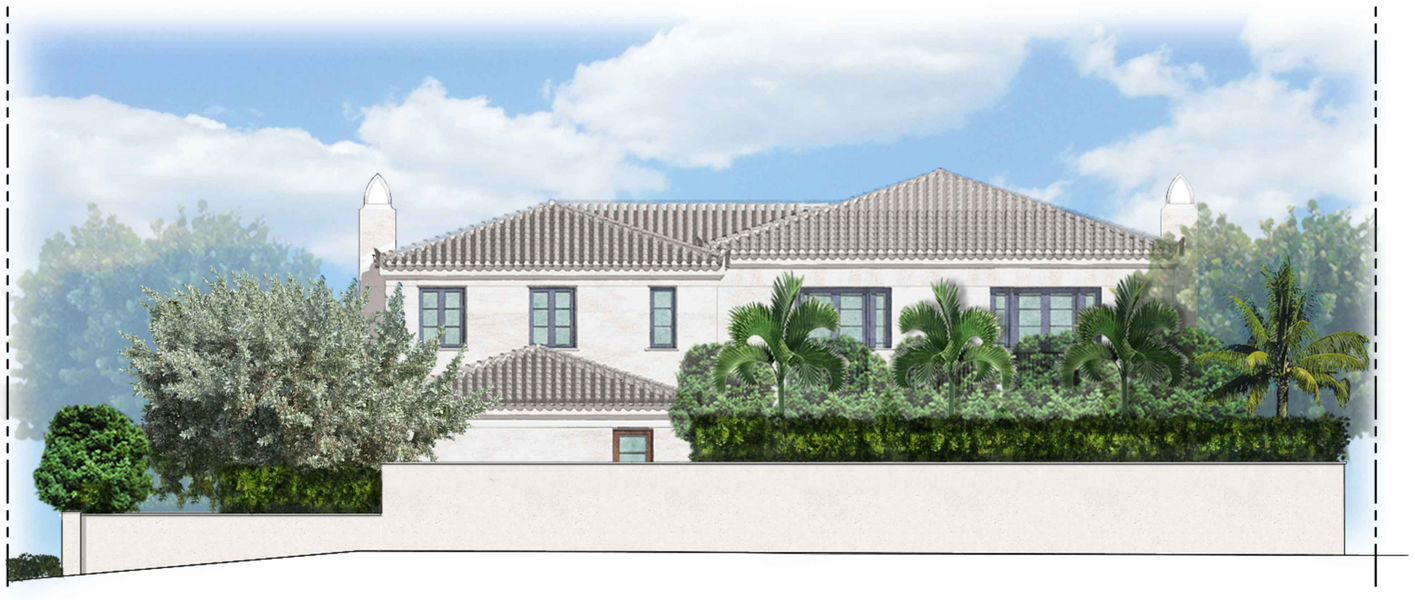
Rendered Landscape Plan



1 L5.1 East Elevation

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



2 L5.1 West Elevation

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

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East + West Rendered Elevations

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

Private Residence
1072 N Ocean Blvd
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25180.00 LA
DRAWN BY: Dios Rodriguez

DATE: 03.10.2026

SHEET L5.1



1 L5.2 North Elevation

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

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SHEET L5.2

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North Rendered Elevation

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

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1072 N Ocean Blvd
Town of Palm Beach
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1 L5.3 South Elevation

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

JOB NUMBER: # 25180.00 LA
DRAWN BY: Dios Rodriguez
DATE: 03.10.2026

SHEET L5.3

NOT FOR CONSTRUCTION

South Rendered Elevation

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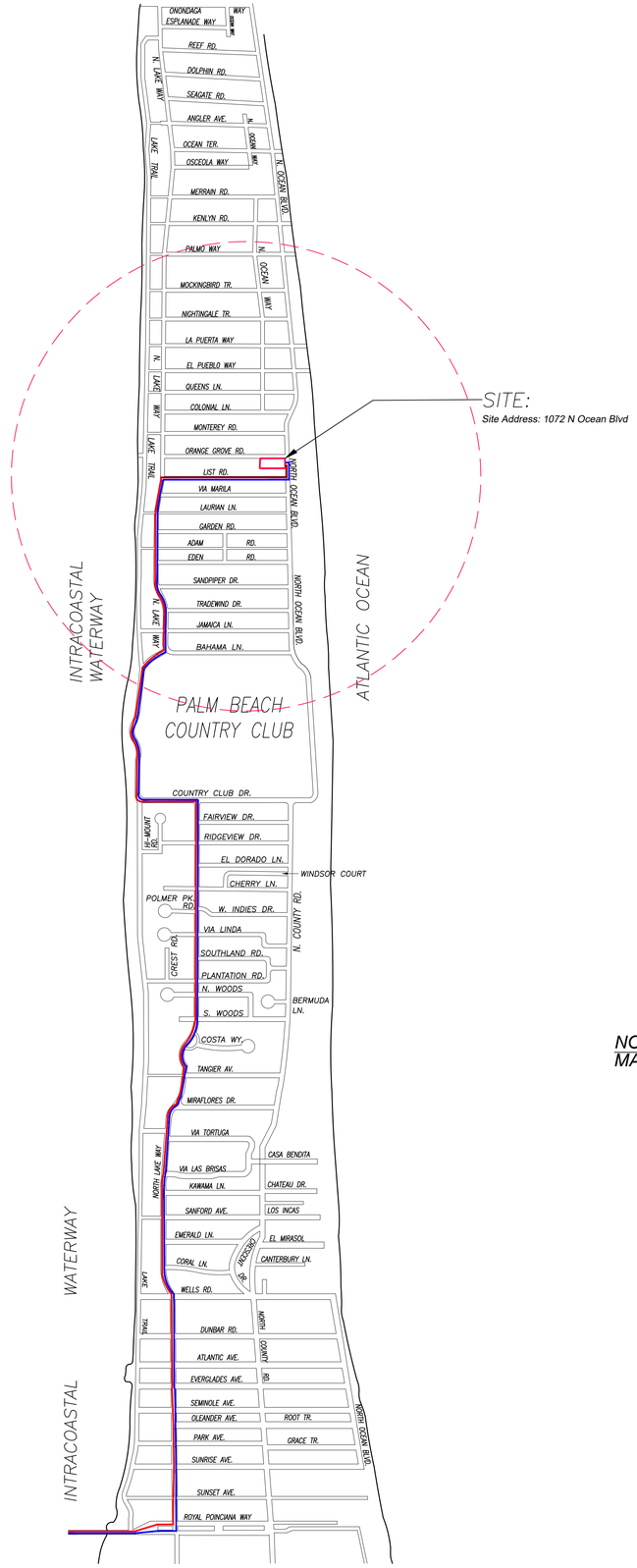

CONCEPTUAL CONSTRUCTION SCHEDULE

- JAN 12TH 2026 – ARCOM MEETING
- FEB 22TH 2026 – TOWN COUNCIL
- FEB–MAR 2026 – SUBMIT FOR PERMIT

- 1 MONTH –APR 2026 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 1.5 MONTHS – FOUNDATION
- 2.5 MONTHS – BLOCK DELIVERIES & CONC. POURS
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1.5 MONTHS – WINDOW/DOOR DELIVERIES AND INSTALLATION
- .5 MONTH – DRY–IN
- 1.5 MONTHS – INTERIOR FRAMING
- 2 MONTHS – ROUGH–IN
- .5 MONTH – DRY WALL
- 6 MONTHS – FINISHES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS

- +/–24 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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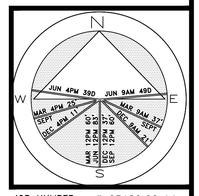

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SHEET L6.0

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Truck Logistics

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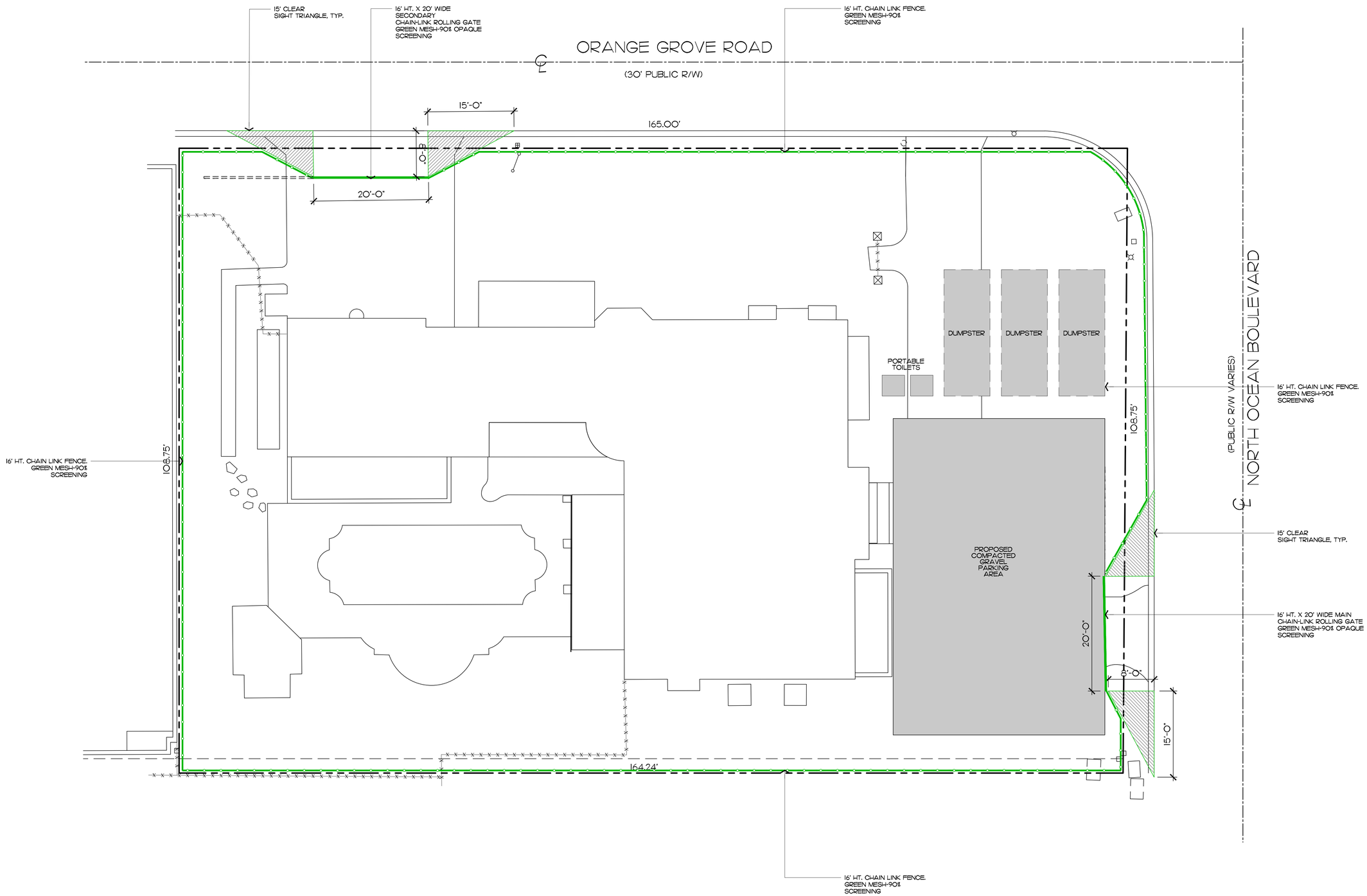

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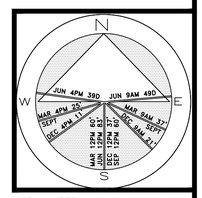

JOB NUMBER: # 25180.00 LA
DRAWN BY: Dios Rodriguez

DATE: 03.10.2026

SHEET L7.0

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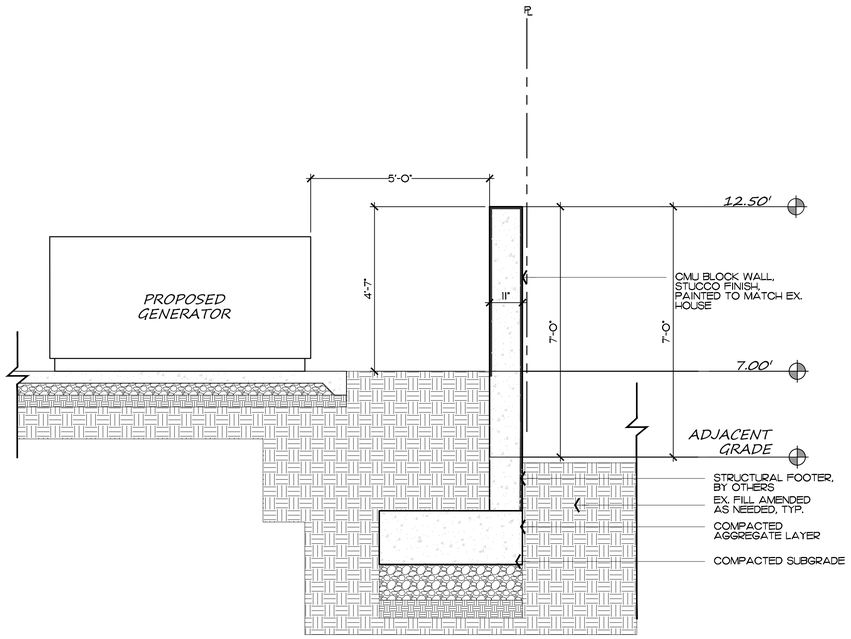
Construction Screening + Logistics Plan



01 L7.0

Equipment Wall Detail

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

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JOB NUMBER: # 25180.00 LA
DRAWN BY: Matt Jackman

DATE: 03.10.2026

SHEET L8.0

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Details

Boundary Survey For:

MANGO LEAF LLC

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

MANGO LEAF LLC LLC

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

PROPERTY ADDRESS:

1072 North Ocean Boulevard
Palm Beach, FL 33480

LEGAL DESCRIPTION:

The East 15 feet of Lot 34, and all of Lots 35 and 36, ***NEW SEARS TRACT,*** *according to the Plat thereof, as recorded in Plat Book 16, Page 86, of the Public Records of Palm Beach County, Florida.*

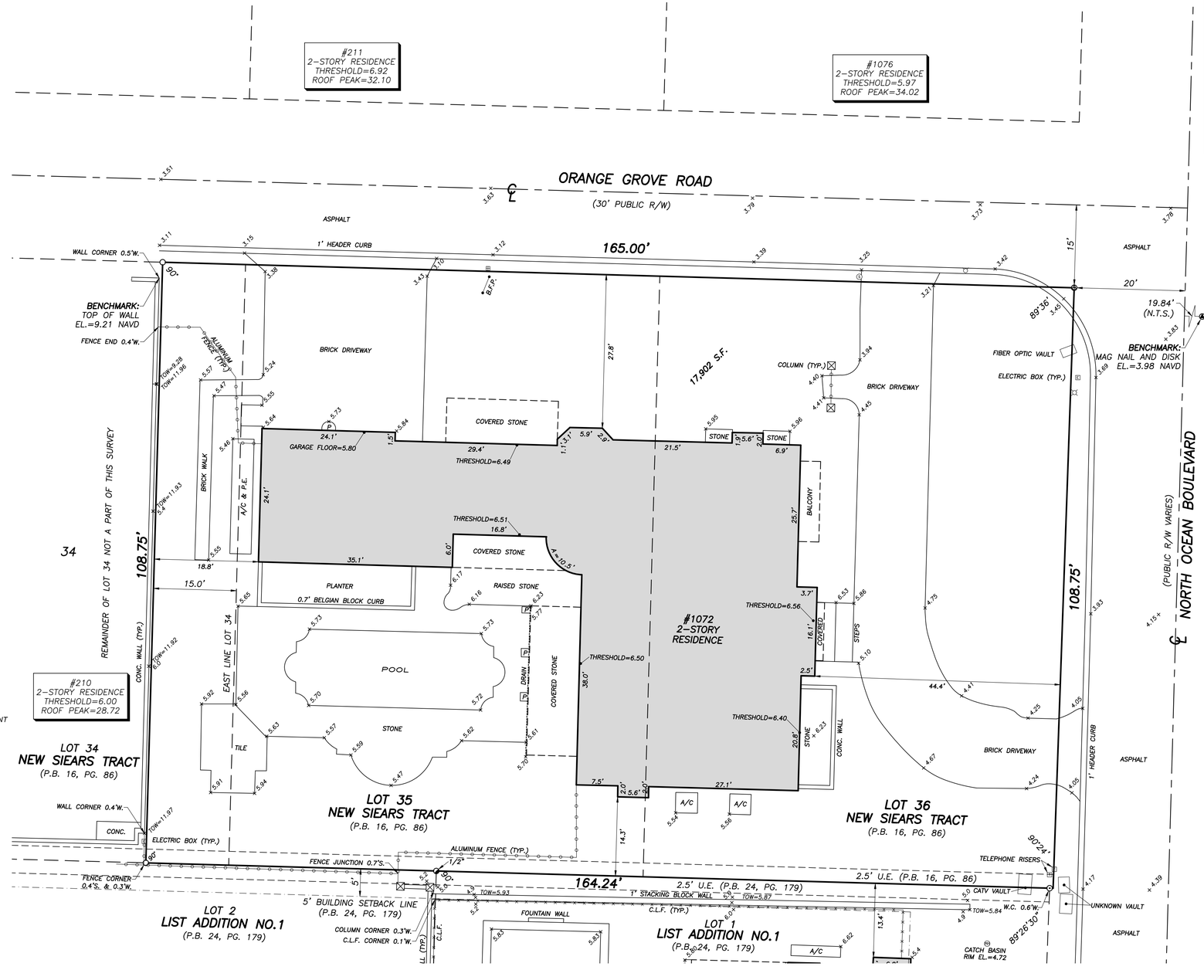
FLOOD ZONE:

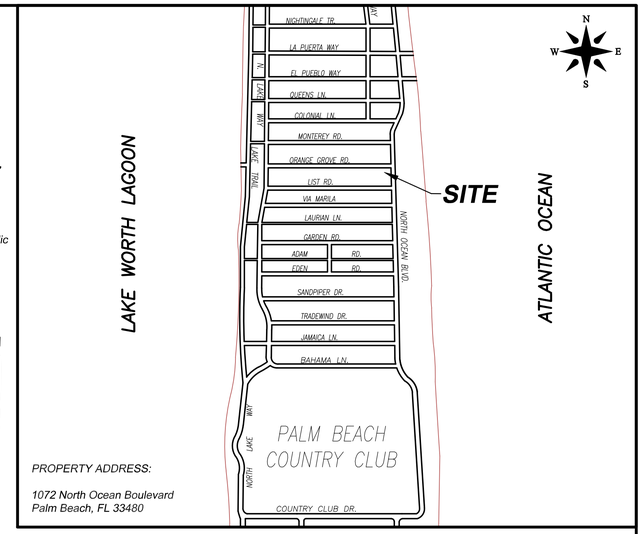
This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393G, dated 12/20/2024.

N
W E
S
0' 10' 20' 30'
SCALE: 1"=10'

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T.	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
FFE	= FINISHED FLOOR ELEVATION
FND.	= FOUND
H.C.S.	= HANDICAP SIGN
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
⊛	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
⊙	= MAG NAIL & DISK SET (LB #8598)
℘	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE
TV	= CABLE TV RISER
E	= ELECTRIC BOX
GM	= GAS METER
S	= SANITARY MANHOLE
	= SANITARY CLEAN OUT
	= YARD DRAIN





PROPERTY ADDRESS:

1072 North Ocean Boulevard
Palm Beach, FL 33480

VICINITY SKETCH

(NOT TO SCALE)

NOTES:

1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions 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: 09/03/2025

William M. Naulty
Professional Surveyor and Mapper
Florida Certificate No. 7558

REVISIONS:

Boundary Survey For:

MANGO LEAF LLC

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

FIELD: B.M.	JOB No.: 253179	F.B. PG.
OFFICE: S.C.W.	DATE: 09/03/25	DWG. No.: 253179
C'K'D.: W.N..	REF.: 253179.DWG	SHEET: 1 OF 1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: April 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0011 217 W INDIES DR. The applicant, 217 Capri LLC (David Canepari, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, one-story, single-family residence with final hardscape, landscape, and swimming pool improvements.

Date: 4/22/2026

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-26-0011 217 W INDIES DR. The applicant, 217 Capri LLC (David Canepari, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, one-story, single-family residence with final hardscape, landscape, and swimming pool improvements.

Applicant: 217 Capri LLC (David Canepari, Manager)
Architecture: Dailey Janssen Architects (Roger Janssen)
Landscape: Parker-Yannette Design Group, Inc. (Steve West)

THE PROJECT:
The applicant has submitted plans entitled "PROPOSED RESIDENCE AT: 217 WEST INDIES DRIVE" as prepared by **Dailey Janssen Architects**, uploaded and dated to the Town 04/03/2026.

The following is the scope of work for the Project:

- Construction of a new, one-story, single-family residence.
- Final hardscape, landscape, and swimming pool.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+5.6' NAVD	**FEMA Flood Zone**	ZONE AE +6' NAVD
Lot Width	99'	**Lot Depth**	147.5'
Lot Area	14,600 Sq. Ft.	**Enclosed Square Footage**	Proposed: 5,047 Sq. Ft.
Lot Coverage	Permitted: 40% Proposed: 38%	**Cubic Content Ratio**	Permitted: 3.95 Proposed: 3.57
Finished Floor Elevation	Required: +7.0 NAVD Proposed: +7.0' NAVD	**Lot Fill**	Permitted: +0.75' Proposed: +0.75'
Landscape Open Space	Required: 45% Proposed: 45%	**Front Yard Open Space**	Required: 40% Proposed: 71.4%
Surrounding Properties / Zoning			
North	222 Cherry Ln / Vacant | R-B 212 Cherry Ln / Residence | R-B		
South	216 W Indies Dr / Residence | R-B		
East	209 W Indies Dr / Residence | R-B		
West	225 W Indies Dr / Residence | R-B		



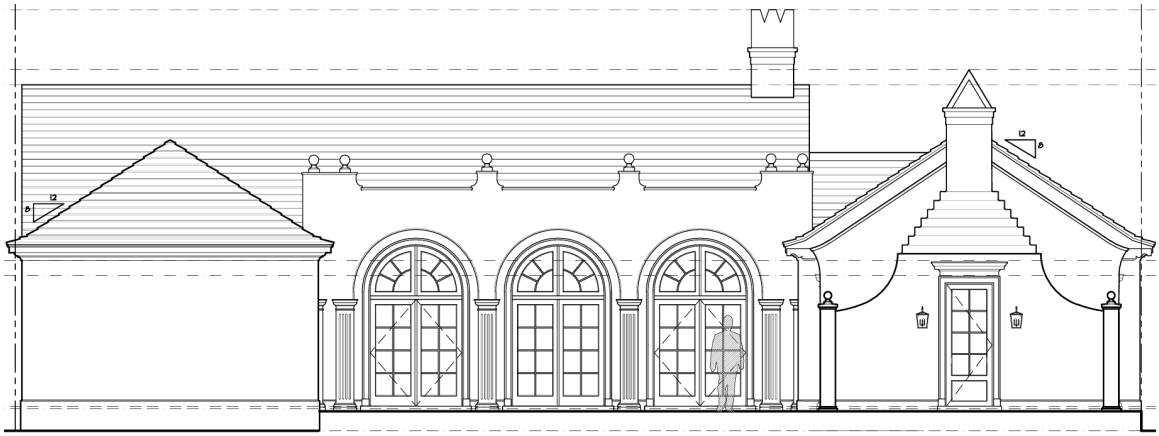


STAFF ANALYSIS

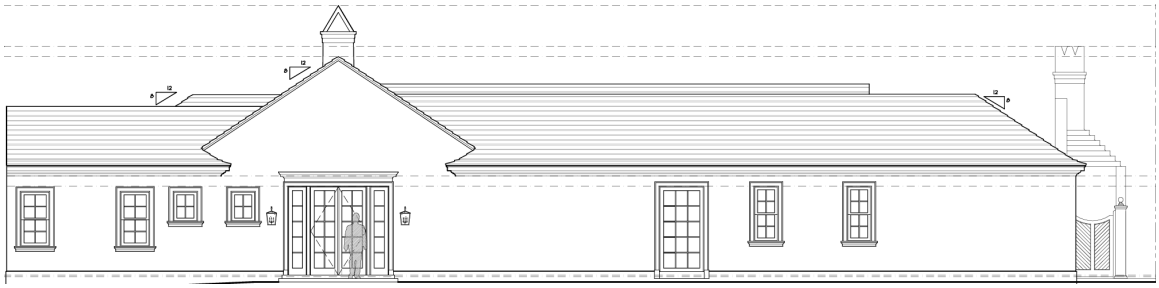
The applicant is proposing construction of a new, one-story, single-family residence with final hardscape, landscape and swimming pool improvements on the third parcel west of N County Road on the north side of West Indies Drive. The proposed residence features a symmetrical main massing with recessed center bay with stucco ziggurat Bermuda roof entry with round finial flanked by open gable wings projecting forward of the main entry. To the west of the primary façade, an attached double wide garage door is proposed facing West Indies Drive. The home is designed in a Bermudan style with classical design elements such as entablature style window headers, arched doors and transoms, fluted columns at the loggia and pergola, and parapet cap and piers with round finals. Louver shutters and Bahama style shutters are proposed at the front of the residence in gray color. Materials and finishes include black lacquer raised panel front door, white azek cladding garage door with transoms, white stucco siding, slate gray flat concrete roof, and gray aluminum clad wood double hung windows with divided lite pattern. The house is proposed in a U formation with wings projecting along the east and west sides of the property with a swimming pool courtyard in the center of the site. Equipment is collected in equipment yards on the sides of the property, and an aluminum pergola feature attached to a fireplace with cabana bath and outdoor shower are proposed at the rear of the structure.



Proposed Front (South) Elevation



Proposed Rear (North) Elevation

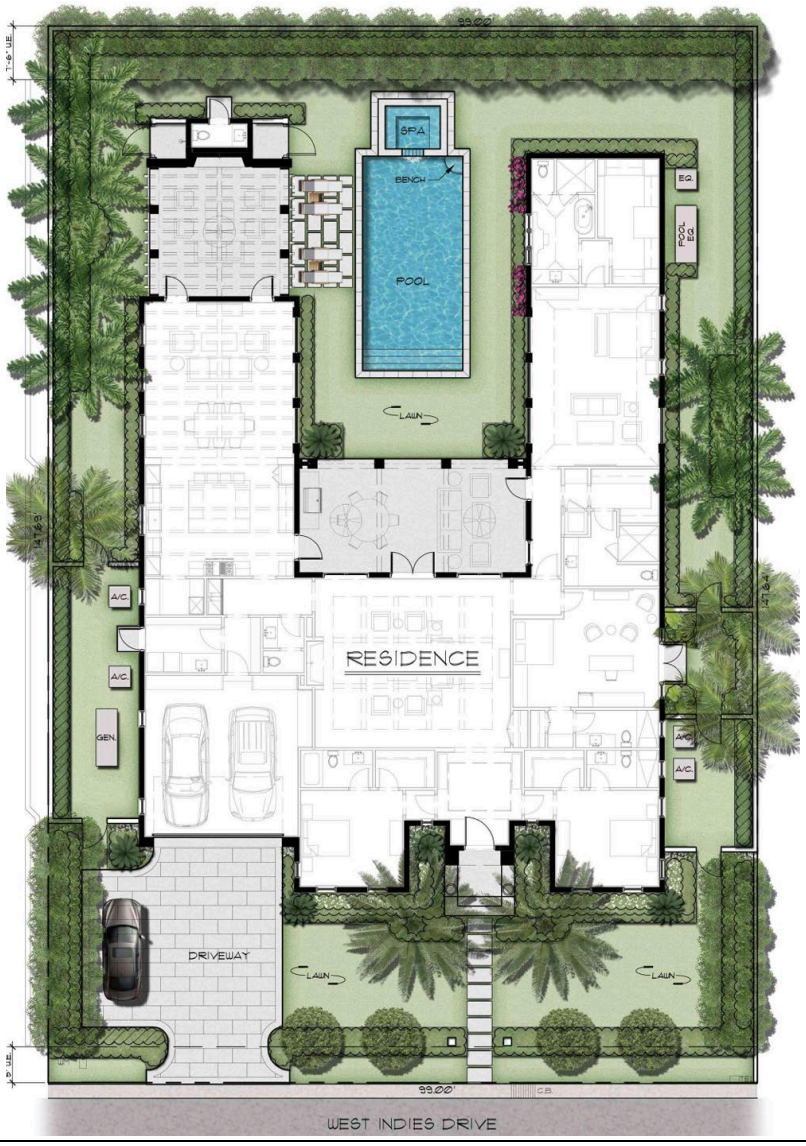


Proposed Side (East) Elevation



Proposed Side (West) Elevation

The site will be surrounded on three sides by a 6' site wall, which will end at the front of the house. The landscape plan is somewhat formal with the entry flanked by medjool date palms, property perimeter lined with uniform hedge rows and a row of symmetrical pigeon plum trees along the rear property line. The foundation plantings are neatly arranged and several varieties of palms are proposed at different areas around the site. Staff will note that there are no specimen or shade trees proposed on the site, and incorporation of at least one native shade tree might enhance the landscape. Hardscape material is proposed in Dekton Soke outdoor porcelain pavers in grey tones.



CONCLUSION

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

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

WRB:JGM:BMF

DJA DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

March 16, 2026

217 West Indies - Letter of Intent - ARC-26-0011

We are pleased to submit the accompanying drawings and information for First Submittal of the proposed single family residence at 217 West Indies.

A. **LANDMARK PRESERVATION COMMISSION**
Not Applicable

B. **ARCOM**
This project consists of a new 1-story residence with pool, landscape and hardscape. The existing lot is vacant.

C. SPECIAL EXCEPTION
Not applicable

D. SITE PLAN REVIEW
Not applicable

E. VARIANCES
None

Please let us know if you need additional information.

Respectfully Submitted,

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

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

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

TOWN OF PALM BEACH

FINAL SUBMITTAL: 04-06-2026

PALM BEACH COUNTY, FLORIDA

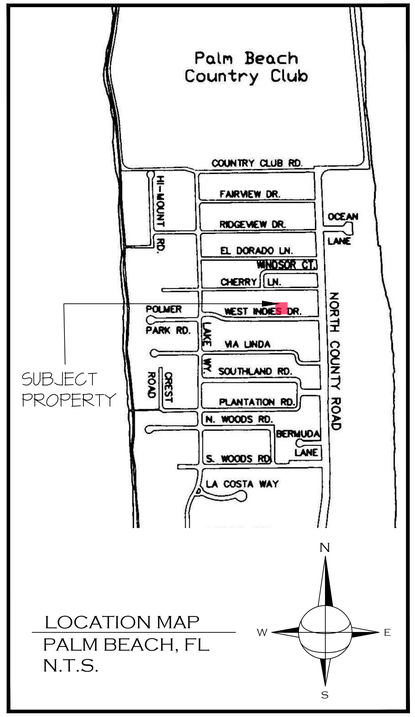
ARC - 26 - 0011

INDEX OF DRAWINGS	
A-0.00 - 0.09	COVER SHEET/NEIGHBORHOOD
SP1.01-1.02	EXIST. AND PROPOSED SITE PLANS
SP1.03-1.04	ZONING LEGEND AND DIAGRAMS
A1.01 - 1.02	FLOOR AND ROOF PLANS
A-2.00	PROPOSED OVERALL ELEVATIONS
A2.01 - A2.09	1/4" EXTERIOR ELEVATIONS
A2.10 - A2.14	PERSPECTIVE RENDERS
A2.20 - A2.24	EXTERIOR DETAILS AND MATERIALS
A3.01 - A3.03	BUILDING AND YARD SECTIONS
L-1	LANDSCAPE COVER PAGE
L-2 - L-3	EXIST. CONDITIONS & SITE PHOTOS
L-4 - L-6	CONST. SCREENING, STAGING & TRUCK LOGISTICS
L-7 - L8	SITE RENDER & PLANTING PLAN
L-9 - L-12	LANDSCAPE ELEVATIONS
L-13 - L-14	PLANT LIST & DETAILS
L-15	HARDSCAPE PLAN
L-16	OPEN SPACE DATA
L-17	NATIVE DATA
C-1	CONCEPTUAL SITE GRADING & DRAINAGE
EC-1	CONSTRUCTION STAGING / PARKING & EROSION CONTROL PLAN
1 OF 1	SURVEY

SCOPE OF WORK:

CONSTRUCTION OF NEW ONE-STORY SINGLE FAMILY RESIDENCE WITH POOL, LANDSCAPE, HARDSCAPE AND STORMWATER SYSTEM.





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

DAILEY JANSSEN ARCHITECTS, P.A.

400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-833.4707

PROPOSED RESIDENCE AT:
217 WEST INDIES DRIVE
PALM BEACH COUNTY
TOWN OF PALM BEACH, FLORIDA

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

DATE: FIRST SUBMIT 02.26.2026
DRAWN: TS / JKS
SECOND SUBMITTAL 03.16.2026
FINAL SUBMITTAL 04.06.2026

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SEAL

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

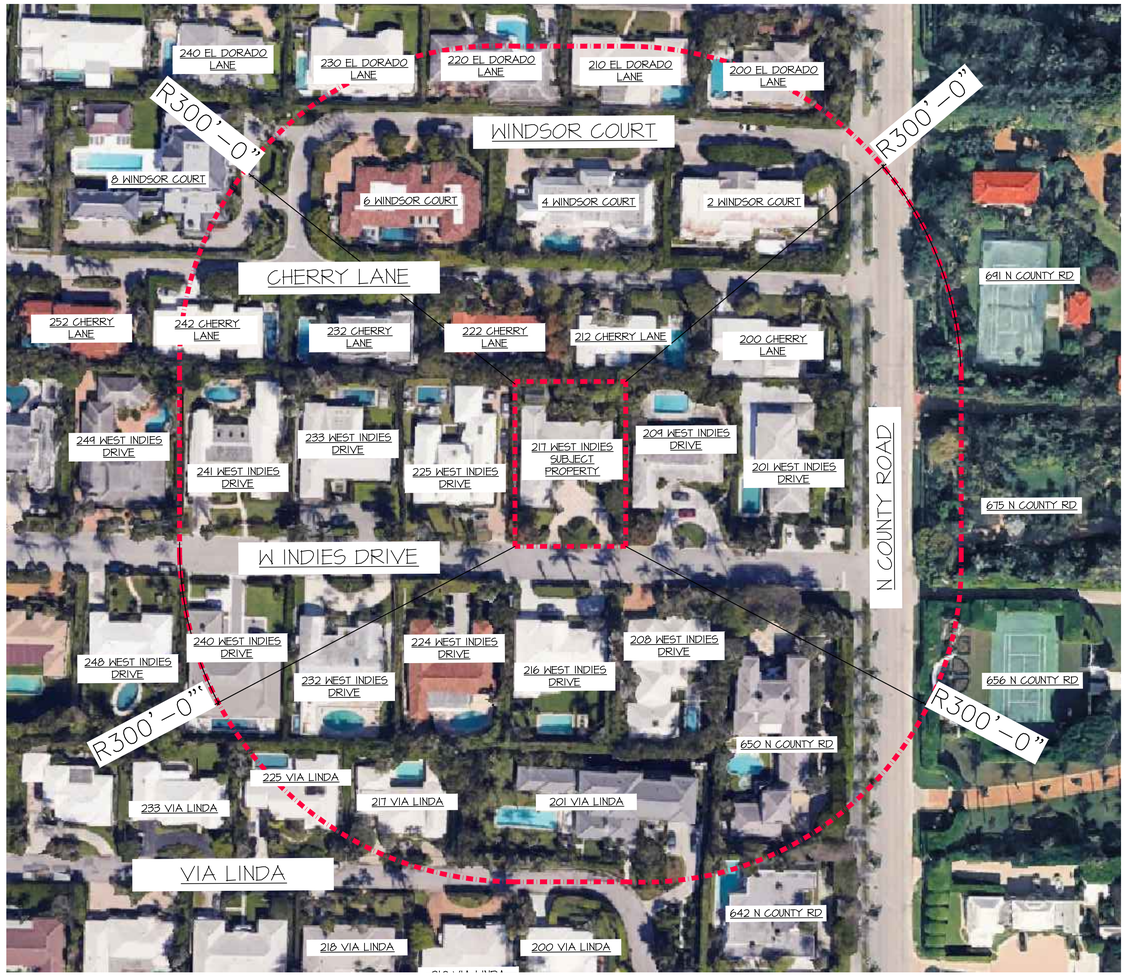
DRAWING NO.

A0.00

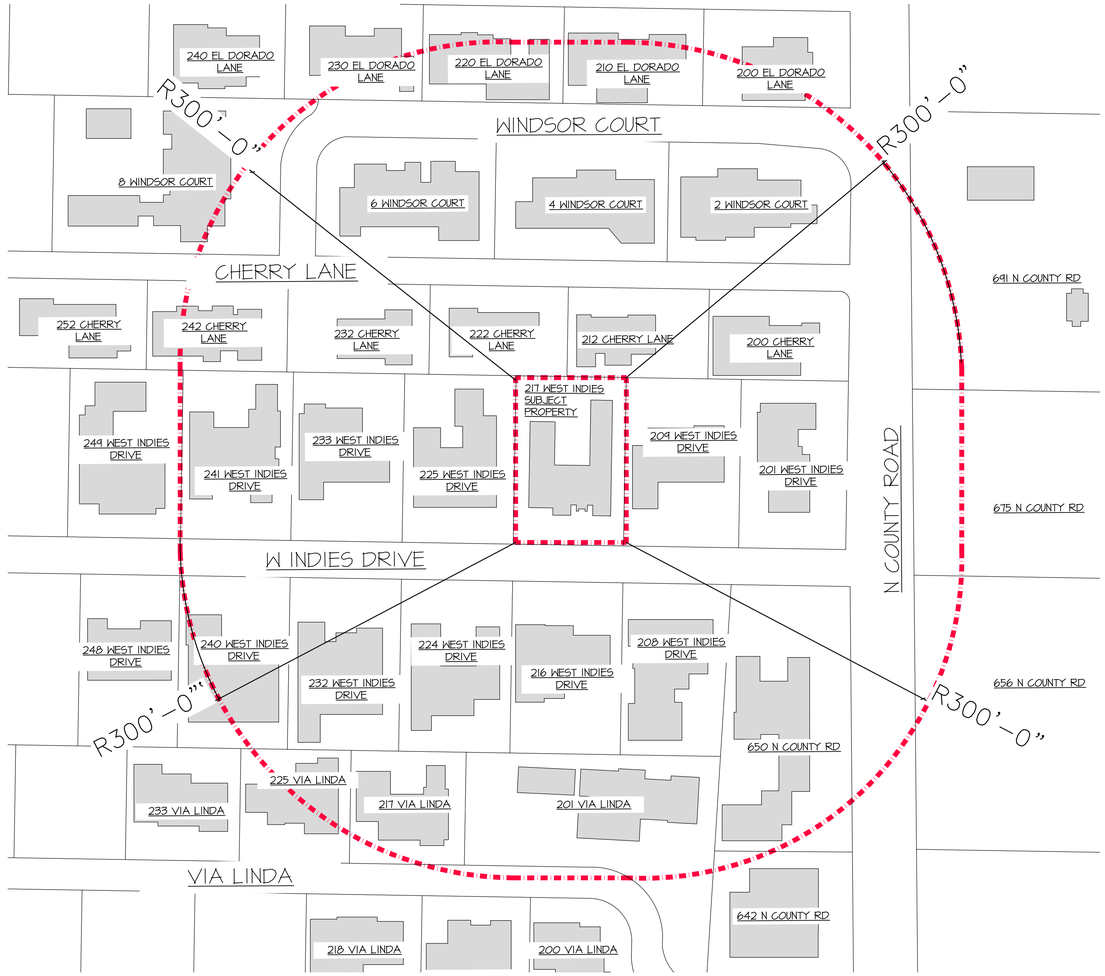
JOB NUMBER: 25-127

CONSULTANTS AND ENGINEERS:

	MEP ENGINEER:	STRUCTURAL ENGINEER:	GENERAL CONTRACTOR:	INTERIOR DESIGNER:	LANDSCAPE ARCHITECT:	CIVIL ENGINEER:	SURVEYOR:	JOB NUMBER: 25-127
				PLUM INTERIORS 700 9TH AVENUE NAPLES, FL 34102 617-834-2234	PARKER-YANETTI DESIGN GROUP, INC. 4425 MILITARY TRAIL, STE 202 JUPITER, FLORIDA 33458 561-747-5069	GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE., SUITE 105 WEST PALM BEACH, FL 33401 PH: 561-312-2041	R.L. VAUGHT AND ASSOCIATES, INC. 11952 SE DIXIE HIGHWAY HOBE SOUND, FL 33455 772-546-8086	PROJECTED ARCOM HEARING: 04.29.2026 ISSUED FOR ARCOM APPROVAL ARCOM APPROVAL: ISSUED FOR PERMIT: ISSUED FOR CONSTRUCTION:



AERIAL MAP



LOCATION PLAN MAP



SUBJECT PROPERTY

WEST INDIES DRIVE LOOKING NORTH

217 WEST INDIES ROAD STREETSCAPE

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C031714

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ARCOM # ARC-26-001 1

DRAWING NO.

A0.02

JOB NUMBER: 25-127



STREET VIEW



FRONT YARD



EAST SIDE YARD



WEST SIDE YARD



BACKYARD

EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

DATE: FIRST SUBMIT 02.26.2026
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ARCOM # ARC-26-0011

DRAWING NO.

A0.03

JOB NUMBER: 25-127



230 EL DORADO LANE



220 EL DORADO LANE



210 EL DORADO LANE



200 EL DORADO LANE



2 WINDSOR COURT



4 WINDSOR COURT

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

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ARCOM # ARC-26-0011

DRAWING NO.

A0.04

JOB NUMBER: 25-127



6 WINDSOR COURT



8 WINDSOR COURT



252 CHERRY LANE



242 CHERRY LANE



232 CHERRY LANE



222 CHERRY LANE

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

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A0.05

JOB NUMBER: 25-127



212 CHERRY LANE



200 CHERRY LANE



201 WEST INDIES DRIVE



209 WEST INDIES DRIVE



225 WEST INDIES DRIVE



233 WEST INDIES DRIVE

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

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DRAWING NO.

A0.06

JOB NUMBER: 25-127



241 WEST INDIES DRIVE



249 WEST INDIES DRIVE



248 WEST INDIES DRIVE



240 WEST INDIES DRIVE



232 WEST INDIES DRIVE



224 WEST INDIES DRIVE

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A0.07

JOB NUMBER: 25-127



216 WEST INDIES DRIVE



208 WEST INDIES DRIVE



233 VIA LINDA



225 VIA LINDA



217 VIA LINDA



201 VIA LINDA

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A0.08

JOB NUMBER: 25-127



642 N COUNTY ROAD



650 N COUNTY ROAD



656 N COUNTY ROAD



675 N COUNTY ROAD



691 N COUNTY ROAD

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A0.09

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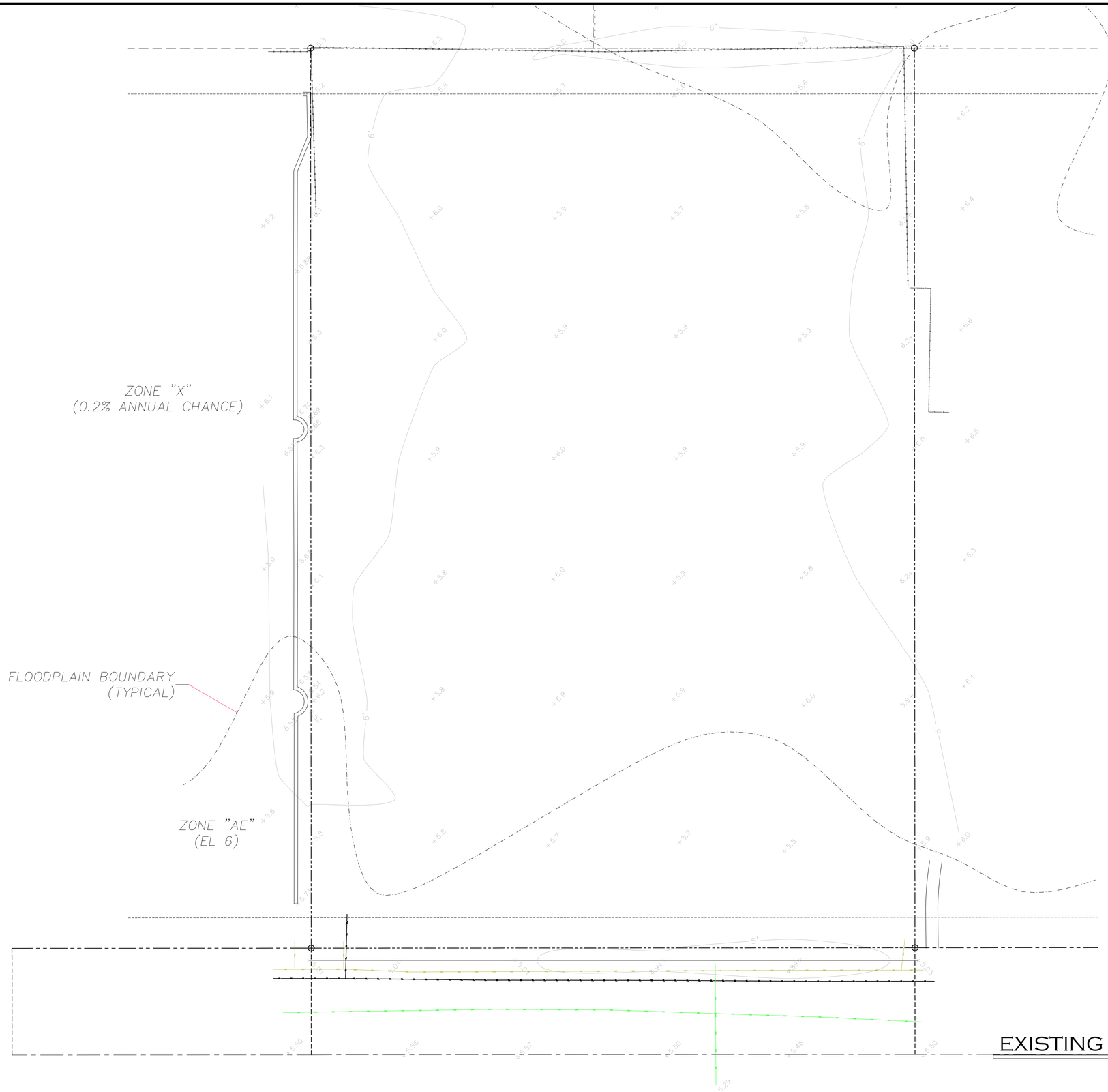

EXISTING SITE PLAN

SCALE 1/16" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

DATE: FIRST SUBMIT 02.26.2026

DRAWN: TS / JKS

SECOND SUBMITTAL 03.16.2026

FIN XX.XX.25. REASON ISSUED

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SEAL

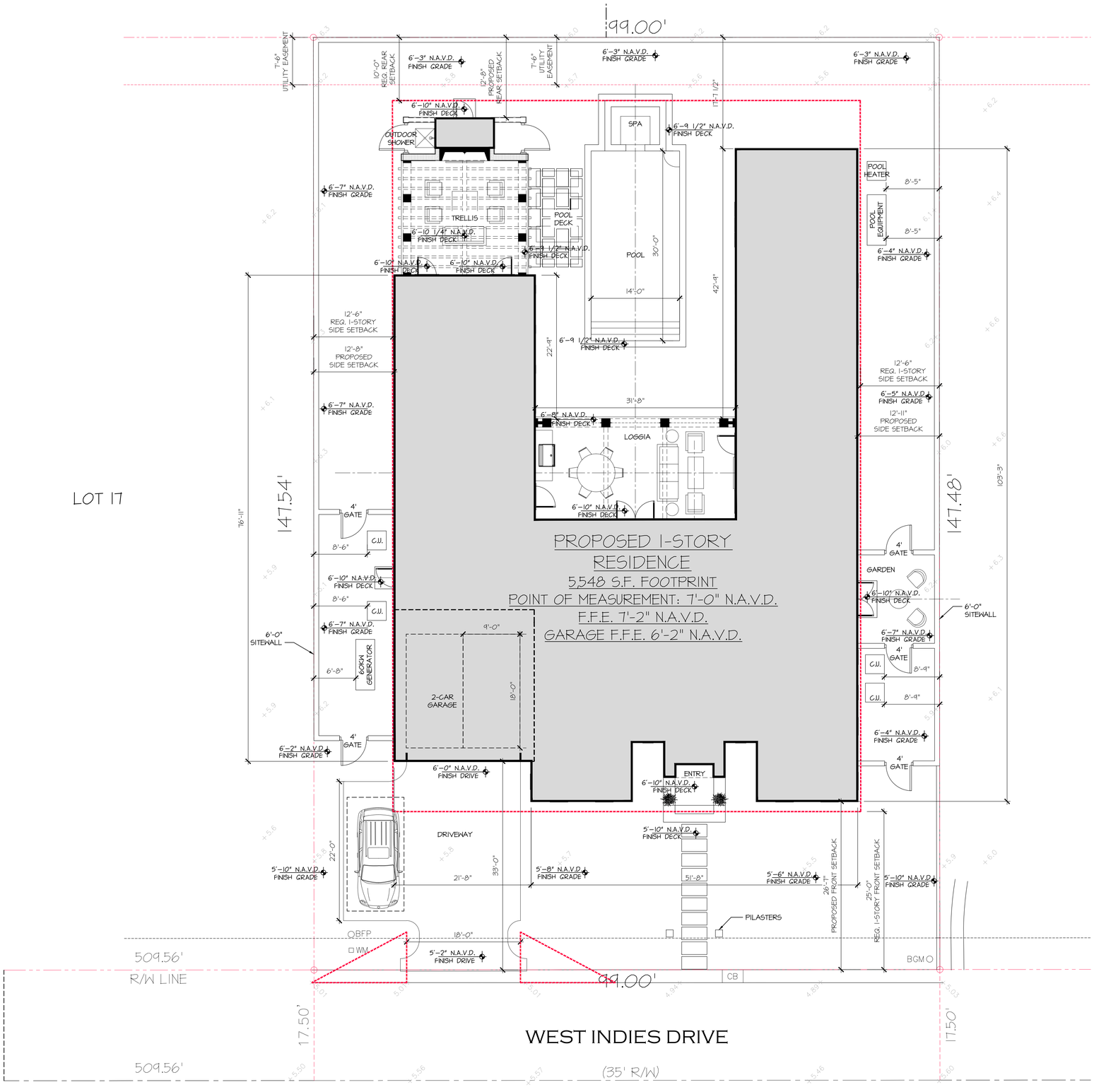
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

SP1.01

JOB NUMBER: 25-127



SCOPE OF WORK

1. CONSTRUCT NEW TWO-STORY RESIDENCE, POOL, LANDSCAPE, HARDSCAPE AND STORMWATER MANAGEMENT SYSTEM.

NOTES

1. ALL SURVEY INFORMATION BASED ON SURVEY BY:
   R.L. VAUGHT AND ASSOCIATES, INC.
   11952 SE DIXIE HIGHWAY
   HOBE SOUND, FL 33455
   772-546-8086
2. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY INFORMATION.
3. HURRICANE PROTECTION : WINDOWS AND DOORS WILL BE PROTECTED THROUGH IMPACT RESISTANT GLAZING

PROPOSED SQUARE FOOT DATA

AIR-CONDITIONED AREA:	
MAIN STRUCTURE (A/C):	4,444 SF
POOL BATH (A/C):	44 SF
TOTAL AIR-CONDITIONED SQUARE FOOTAGE:	4,488 SF
ENCLOSED AREA:	
GARAGE:	559 SF
COVERED UNENCLOSED AREA:	
LOGGIA:	501 SF
TOTAL COVERED UNENCLOSED AREA:	501 SF
GRAND TOTAL:	(38% OF LOT) 5,548 SF
TRELLIS:	(2.6% OF LOT) 379 SF
PROPOSED HIGHEST ROOF RIDGE:	21'-3" ABOVE THE FINISH FLOOR

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY — TOWN OF PALM BEACH, FLORIDA

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

DATE: FIRST SUBMIT 02.26.2026
DRAWN: TS / JKS
SECOND SUBMITTAL 03.16.2026
FINAL SUBMITTAL 04.06.2026

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SEAL

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

SP1.02

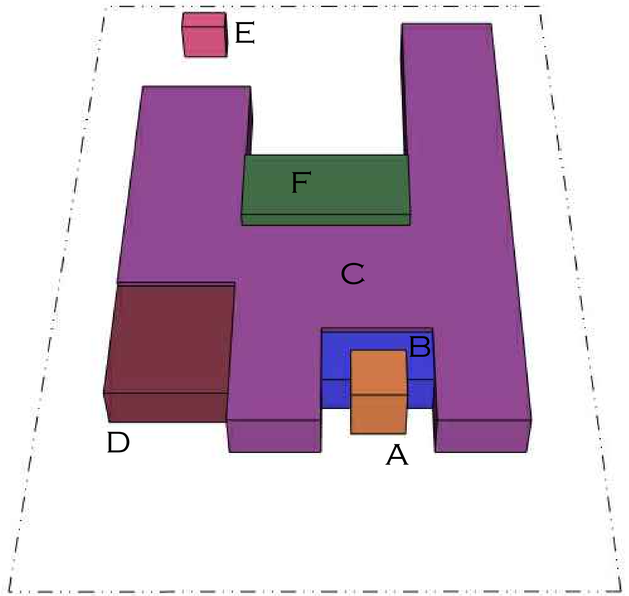
JOB NUMBER: 25-127

PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

N W E S

CUBIC CONTENT RATIO DATA FOR R-B DISTRICT			
LOT SIZE: 14,600 SF	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
ENCLOSED SPACE:			
A- ENCLOSED ONE STORY:	93 SF	11'-8"	1,085 CF
B- ENCLOSED ONE STORY:	167 SF	8'-8"	1,447 CF
C- ENCLOSED ONE STORY:	4,385 SF	9'-4"	41,126 CF
D- ENCLOSED ONE STORY:	524 SF	8'-4"	4,585 CF
E- ENCLOSED ONE STORY:	44 SF	8'-8"	381 CF
TOTAL ENCLOSED:			48,622 CF
UNENCLOSED SPACE:			
F- COVERED UNENCLOSED ONE STORY:	502 SF	12'-10"	6,441 CF
ALLOWABLE CREDIT FOR UNENCLOSED COVERED = 5.0% OF CC OR 2,883.5 CF MAX			
			-2,883.5 CF
TOTAL CC:			52,179.5 CF
MAX. ALLOWABLE CC = 57,670 CF			
ALLOWABLE CREDIT FOR UNENCLOSED COVERED = 5.0% OF CC OR 2,883.5 CF MAX			



CUBIC CONTENT DIAGRAM

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

Line #	Zoning Legend			
1	**Property Address:**	217 West Indies Drive		
2	**Zoning District:**	RB - LOW DENSITY RESIDENTIAL		
3	**Lot Area (sq. ft.):**	14,600		
4	**Lot Width (W) & Depth (D) (ft.):**	99' x 147.5'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	AE 6		
7	**Zero Datum for point of meas. (NAVD)**	7.0' NAVD		
8	**Crown of Road (COR) (NAVD)**	5.6' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5,840 SF (40%)		5,548 SF (38%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			5,047 SF
12	*Front Yard Setback (Ft.)	25'-0"		26'-8"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"		12'-8" W & 12-11" E
14	* Side Yard Setback (2nd Story) (Ft.)	N/A		N/A
15	*Rear Yard Setback (Ft.)	10'-0"		12'-8"
16	Angle of Vision (Deg.)	None for 1-story		N/A
17	Building Height (Ft.)	14'		9'-9"
18	Overall Building Height (Ft.)	22'		21'-3" max.
19	Cubic Content Ratio (CCR) (R-B ONLY)	57,670 CF		52,179.5 CF
20	** Max. Fill Added to Site (Ft.)	9"		9"
21	Finished Floor Elev. (FFE)(NAVD)	7'-0" N.A.V.D.		7'-2" N.A.V.D.
22	Base Flood Elevation (BFE)(NAVD)	6'-0" N.A.V.D.		6'-0" N.A.V.D.
23	Landscape Open Space (LOS) (Sq Ft and %)	6,578 SF (45%)		6,582.4 SF (45.0%)
24	Perimeter LOS (Sq Ft and %)	3,290 SF (50%)		3,886.7 SF (59.1%)
25	Front Yard LOS (Sq Ft and %)	990 SF (40%)		1,766.1 SF (71.4%)
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

ZONING LEGEND

PROPOSED RESIDENCE AT:
217 WEST INDIES DRIVE
PALM BEACH COUNTY
TOWN OF PALM BEACH, FLORIDA

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

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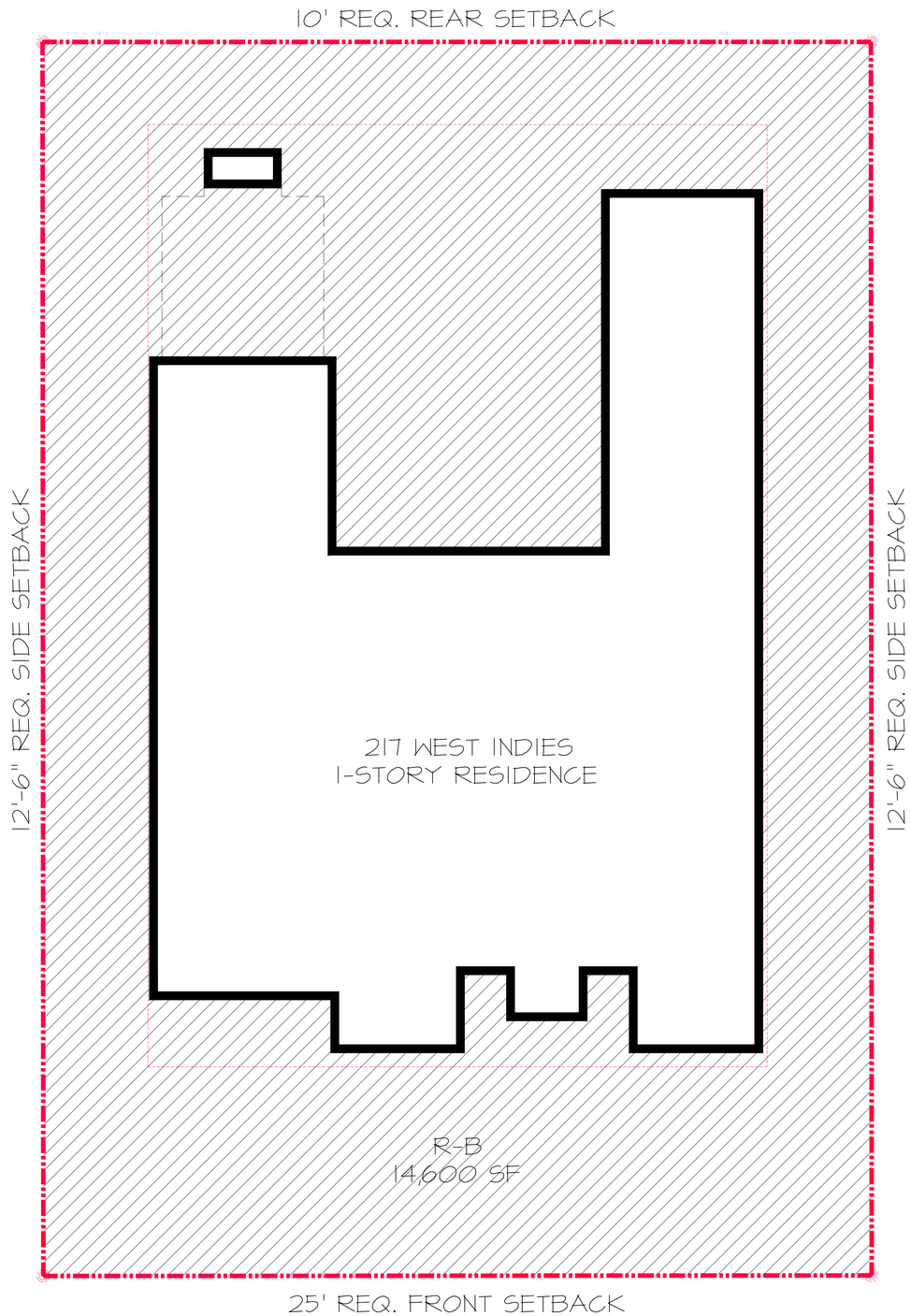
SEAL

ROGER P. JANSSEN AR-14785

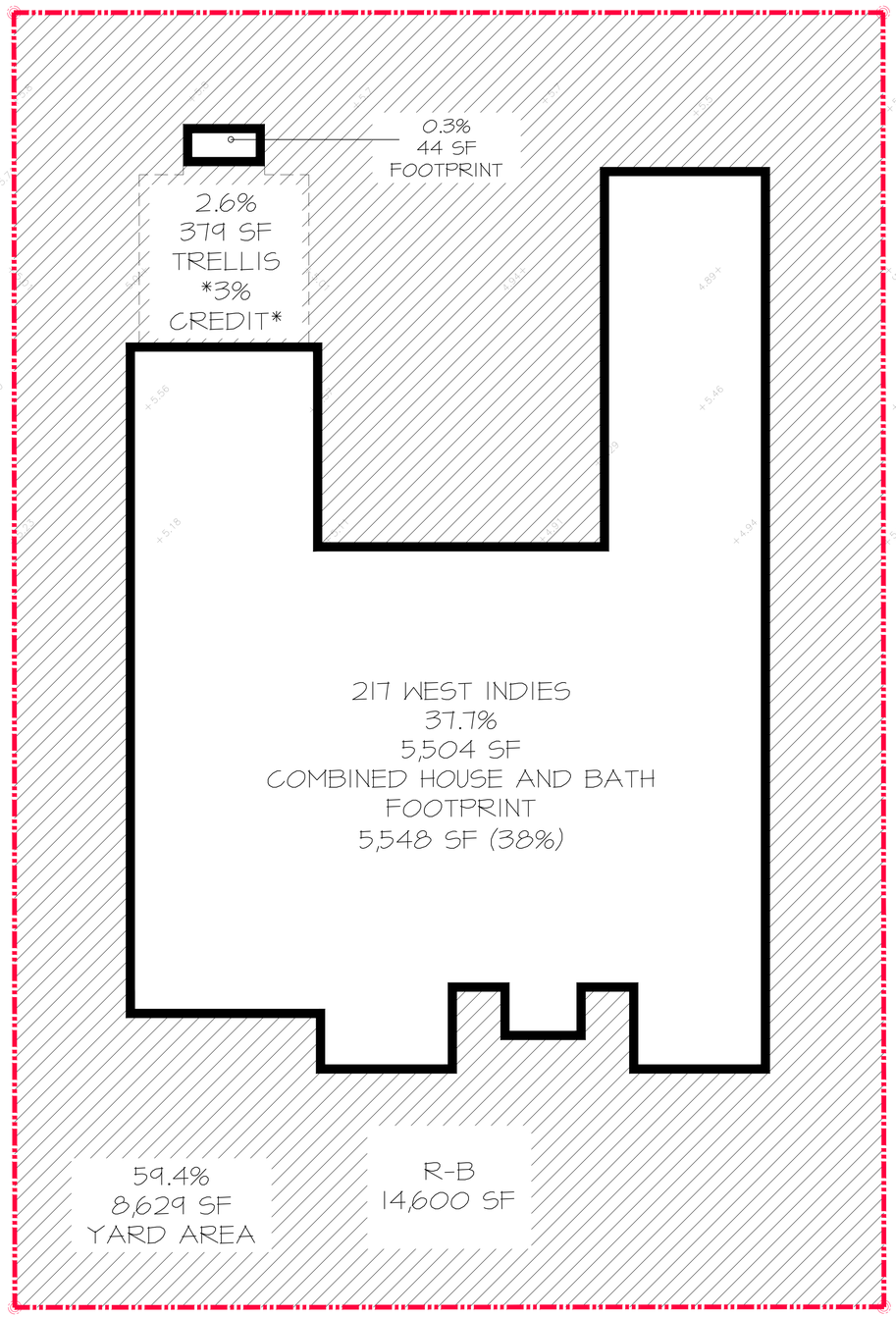
ARCOM # ARC-26-0011

DRAWING NO.
SP1.03

JOB NUMBER: 25-127



BUILDING SETBACK DIAGRAM



LOT COVERAGE DIAGRAM

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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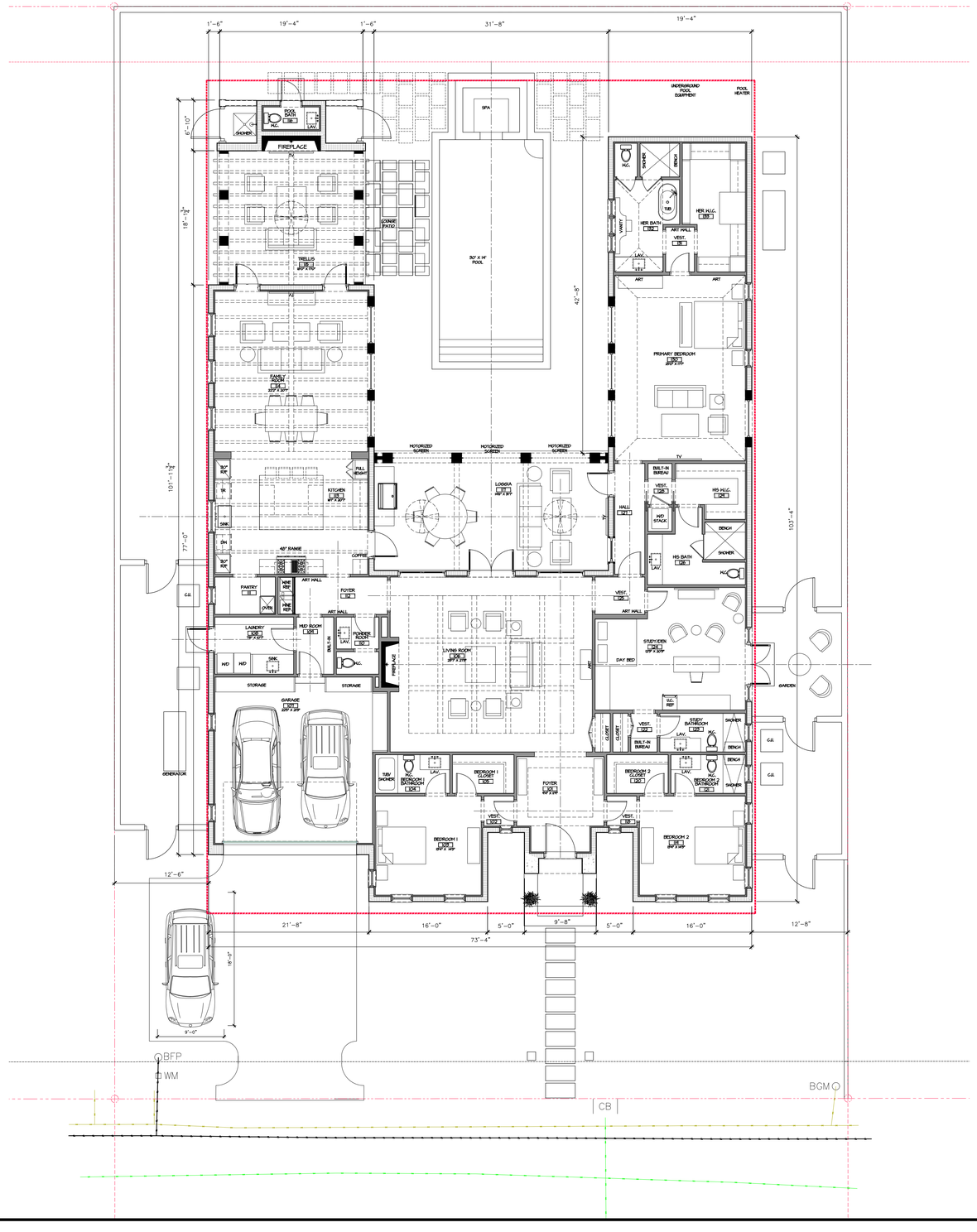
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

SP1.04

JOB NUMBER: 25-127



OVERALL FLOOR PLAN

SCALE 1/8" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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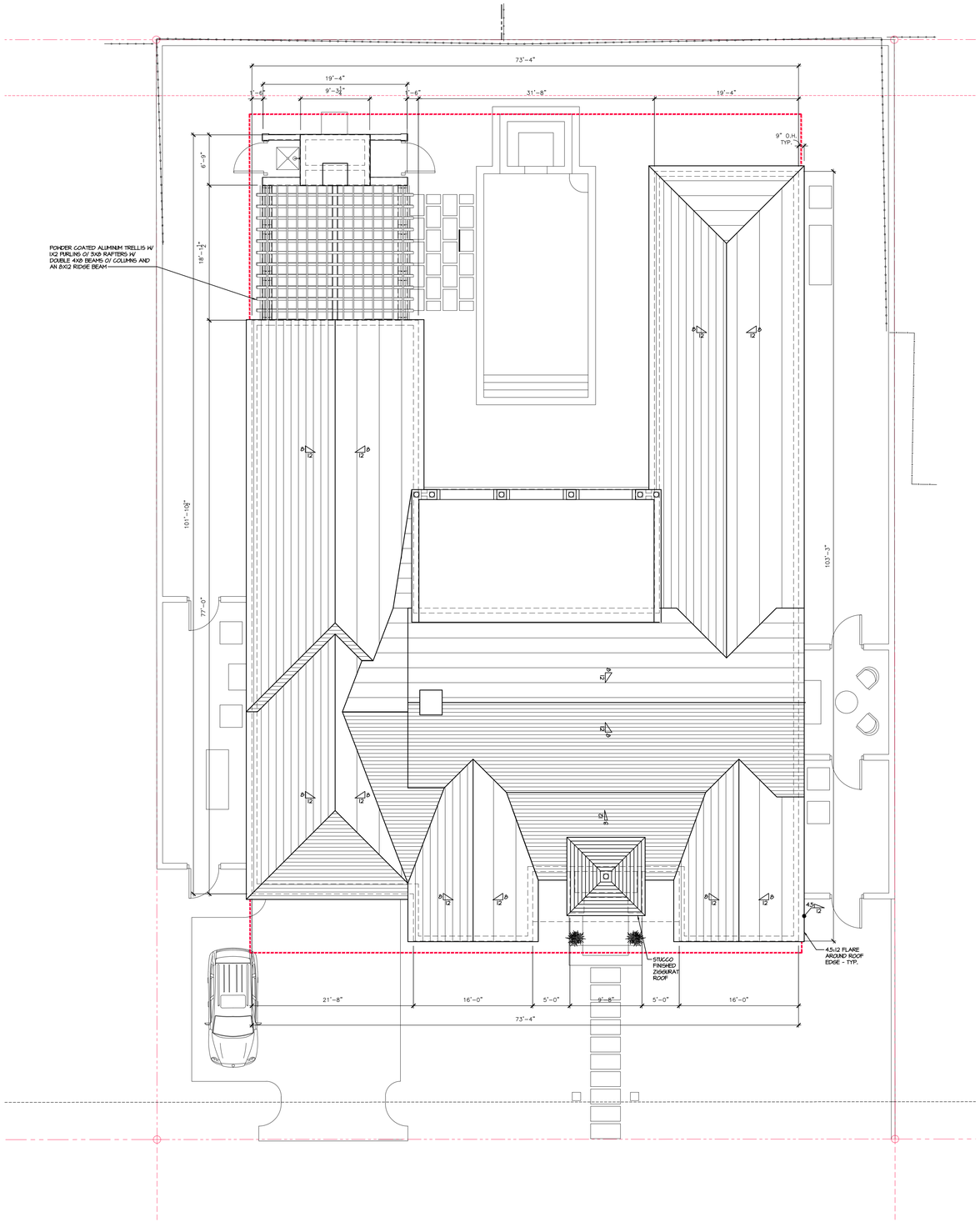
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A1.01

JOB NUMBER: 25-127



ROOF NOTES:

1. ROOF TILE TO BE SLATE GRAY CEMENT TILE.
2. HIPS AND RIDGES TO BE MITERED.
3. FLAT ROOF TO BE A LIQUID APPLIED LOW SLOPE ROOF SYSTEM.
4. ROOF JACKS TO BE COPPER. NO ROOF JACKS ON STREET FRONTAGE.
5. CONTINUOUS GUTTERS TO BE 6" HALF ROUND COPPER CONNECTED TO 4"ø DOWNSPOUTS.

OVERALL ROOF PLAN

SCALE 1/8" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

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A1.02

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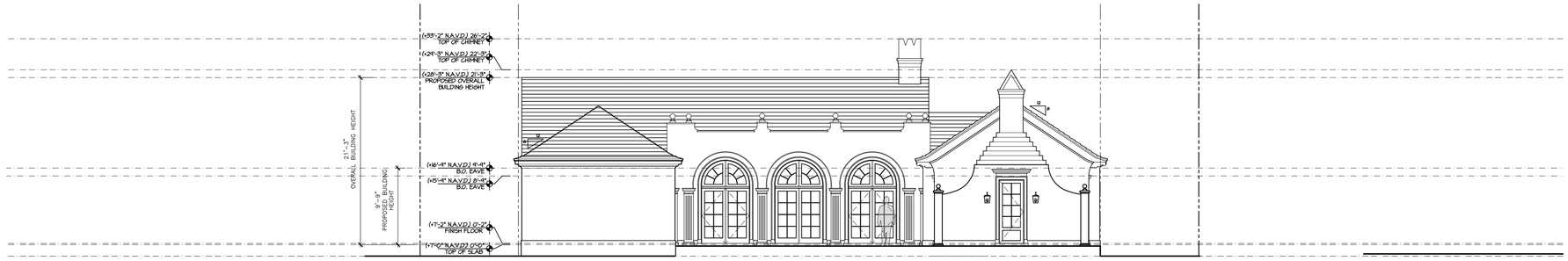


NORTH ELEVATION

SCALE 1/8" = 1'-0"



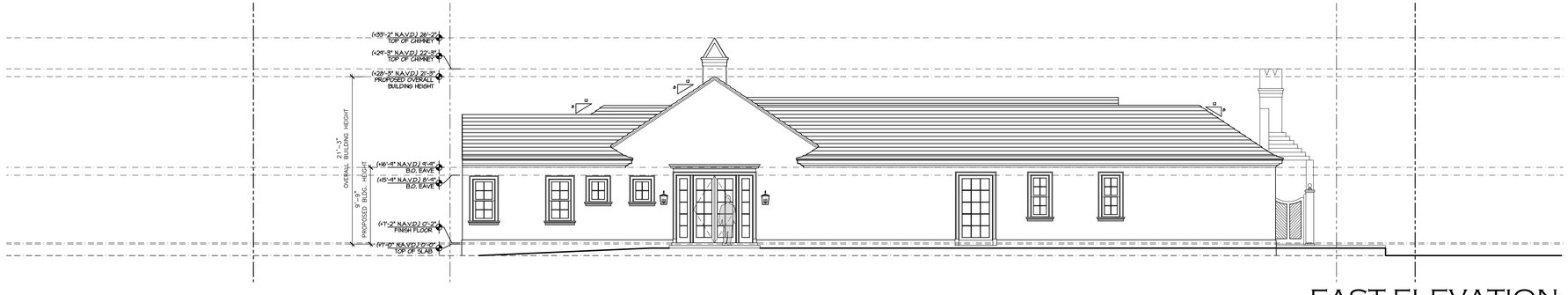
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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SEAL

ROGER P. JANSSEN AR-14785

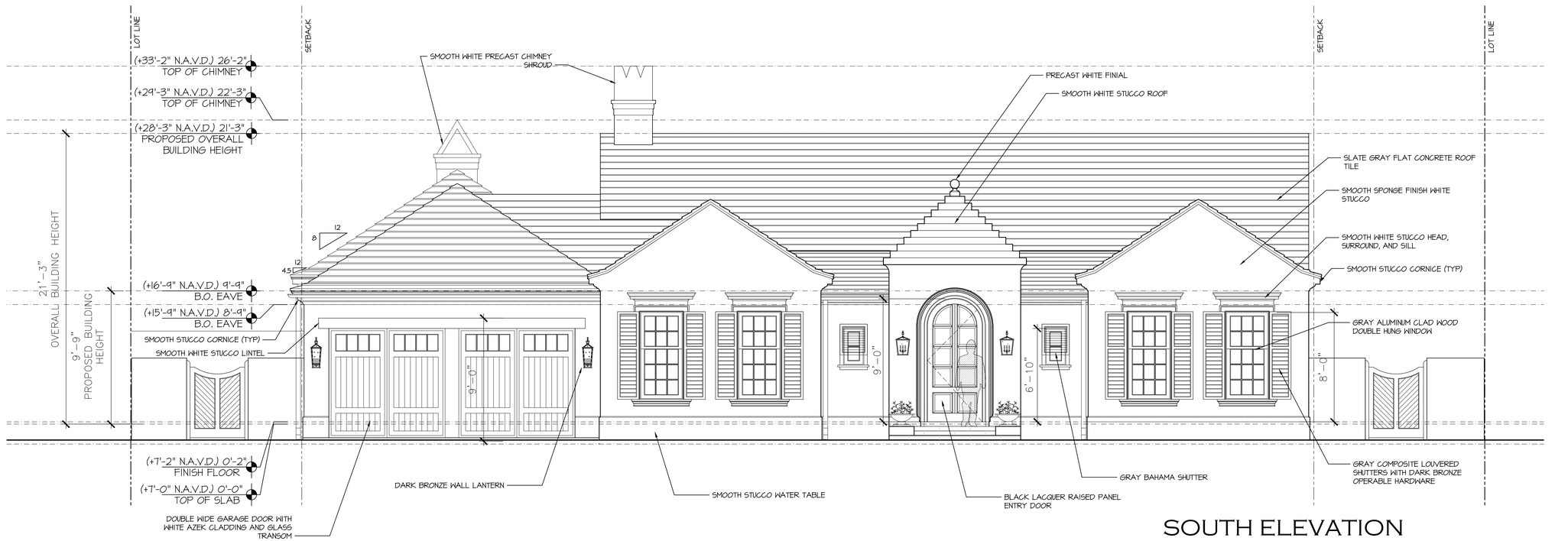
ARCOM # ARC-26-0011

DRAWING NO.

A2.00

JOB NUMBER: 25-127

MATERIAL PALETTE:
FRONT DOOR: BLACK LACQUER
STUCCO COLOR: EXTRA WHITE SW-7006 BY SHERWIN WILLIAMS
SOUTH/FRONT FACADE WINDOWS COLOR: KOLBE - GRAYSTONE
NORTH, EAST, AND WEST FACADE DOORS AND WINDOWS COLOR: KOLBE - WHITE
SHUTTERS COLOR: CHARCOAL HC-178 BY BENJAMIN MOORE
GARAGE DOOR COLOR: EXTRA WHITE SW-7006 BY SHERWIN WILLIAMS
ROOF MATERIAL: SLATE GRAY CONCRETE TILE (SPEC NEEDED)
OUTDOOR LANTERN COLOR- DARK BRONZE



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.01

JOB NUMBER: 25-127

MATERIAL PALETTE:

FRONT DOOR: BLACK LACQUER

STUCCO COLOR: EXTRA WHITE SW-7006 BY SHERWIN WILLIAMS

SOUTH/FRONT FACADE WINDOWS COLOR: KOLBE - GRAYSTONE

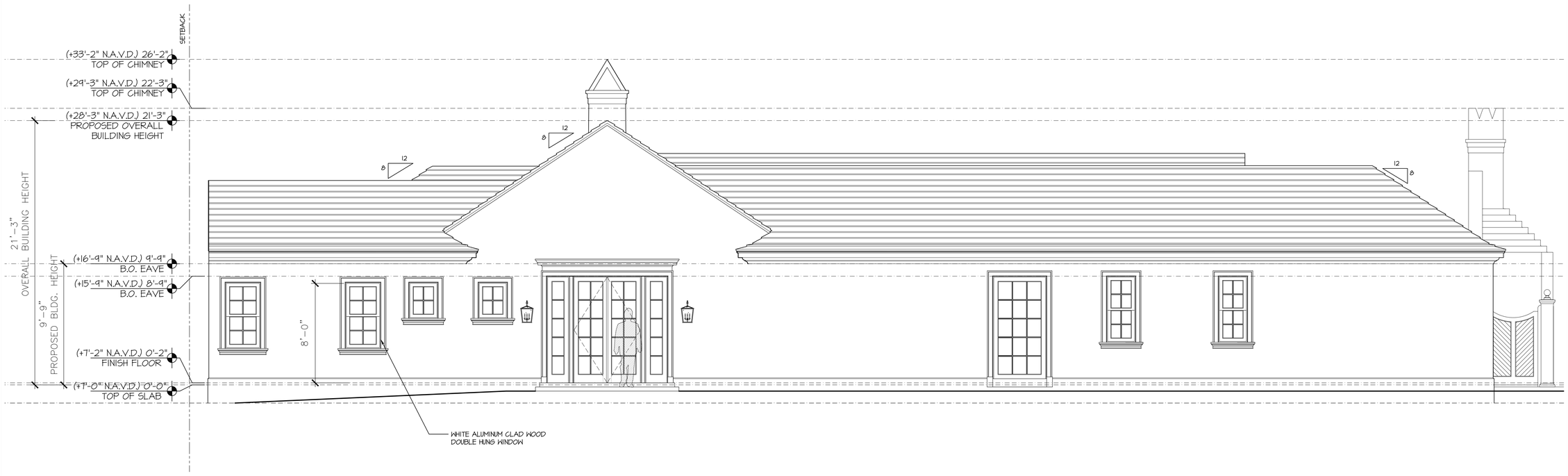
NORTH, EAST, AND WEST FACADE DOORS AND WINDOWS COLOR: KOLBE - WHITE

SHUTTERS COLOR: CHARCOAL HC-178 BY BENJAMIN MOORE

GARAGE DOOR COLOR: EXTRA WHITE SW-7006 BY SHERWIN WILLIAMS

ROOF MATERIAL: SLATE GRAY CONCRETE TILE (SPEC NEEDED)

OUTDOOR LANTERN COLOR- DARK BRONZE



EAST ELEVATION

SCALE 1/4" = 1'-0"

217 WEST INDIES DRIVE

PROPOSED RESIDENCE AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.02

JOB NUMBER: 25-127

MATERIAL PALETTE:
FRONT DOOR: BLACK LACQUER
STUCCO COLOR: EXTRA WHITE SW-7006 BY SHERWIN WILLIAMS
SOUTH/FRONT FACADE WINDOWS COLOR: KOLBE - GRAYSTONE
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SHUTTERS COLOR: CHARCOAL HC-178 BY BENJAMIN MOORE
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ROOF MATERIAL: SLATE GRAY CONCRETE TILE (SPEC NEEDED)
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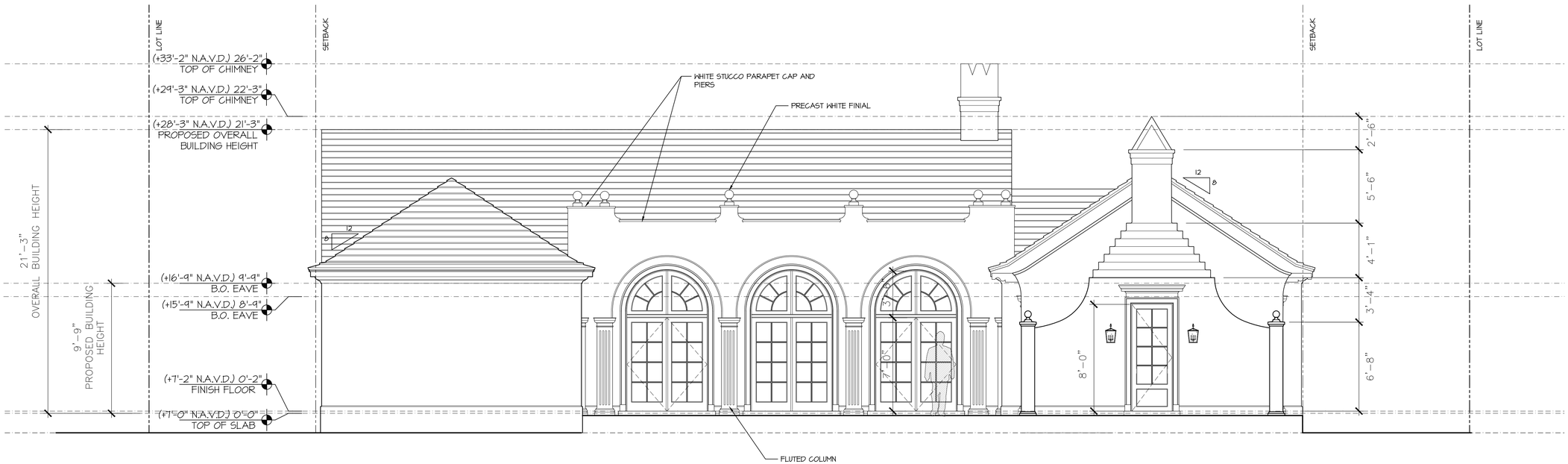

NORTH ELEVATION

SCALE 1/4" = 1'-0"

217 WEST INDIES DRIVE

PROPOSED RESIDENCE A.T.

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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DRAWING NO.

A2.03

JOB NUMBER: 25-127



WEST SECTION - A

SCALE 1/4" = 1'-0"



EAST SECTION - B

SCALE 1/4" = 1'-0"

MATERIAL PALETTE:

FRONT DOOR: BLACK LACQUER

STUCCO COLOR: EXTRA WHITE SW-7006 BY SHERWIN WILLIAMS

SOUTH/FRONT FACADE WINDOWS COLOR: KOLBE - GRAYSTONE

NORTH, EAST, AND WEST FACADE DOORS AND WINDOWS COLOR: KOLBE - WHITE

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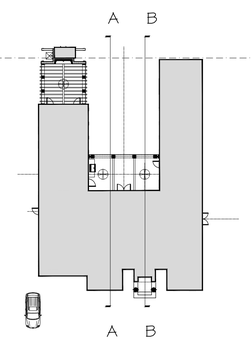
GARAGE DOOR COLOR: EXTRA WHITE SW-7006 BY SHERWIN WILLIAMS

ROOF MATERIAL: SLATE GRAY CONCRETE TILE (SPEC NEEDED)

OUTDOOR LANTERN COLOR- DARK BRONZE



217 WEST INDIES DRIVE

PROPOSED RESIDENCE AT:

PALM BEACH COUNTY

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ARCOM # ARC-26-0011

DRAWING NO.

A2.04

JOB NUMBER: 25-127

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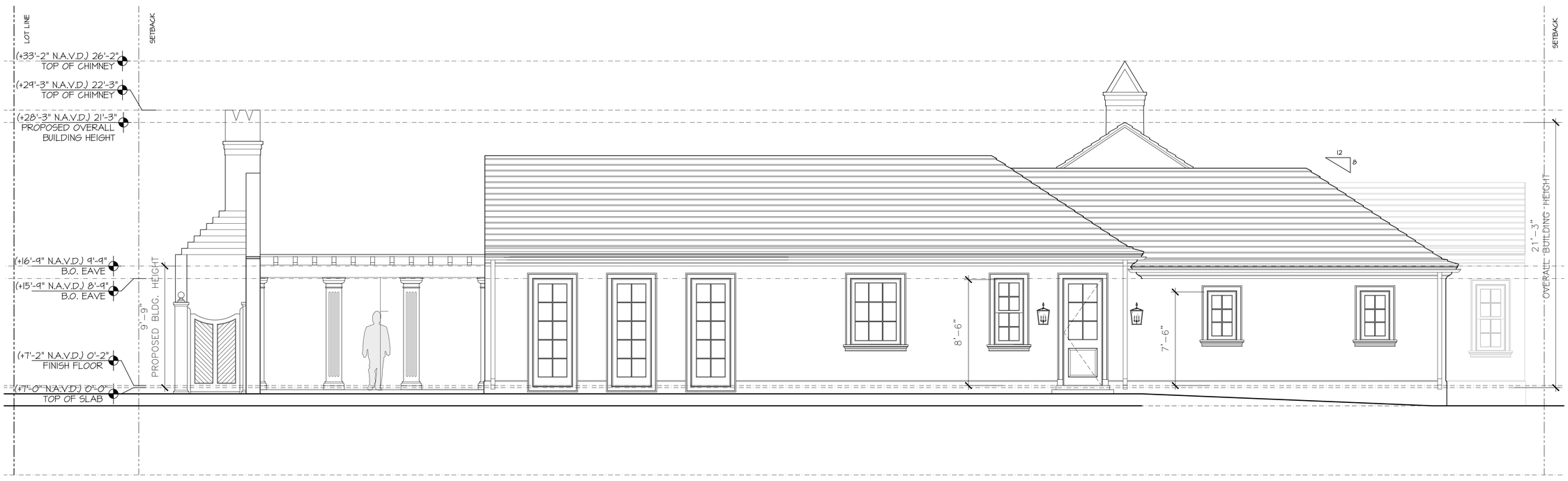
OUTDOOR LANTERN COLOR- DARK BRONZE



WEST ELEVATION

SCALE 1/4" = 1'-0"

217 WEST INDIES DRIVE

PROPOSED RESIDENCE AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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ARCOM # ARC-26-0011

DRAWING NO.

A2.05

JOB NUMBER: 25-127



SOUTH RENDERED ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

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PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.06

JOB NUMBER: 25-127



WEST RENDERED ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.07

JOB NUMBER: 25-127



NORTH RENDERED ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

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PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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SEAL

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.08

JOB NUMBER: 25-121



EAST RENDERED ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.09

JOB NUMBER: 25-121



FRONT PERSPECTIVE RENDER

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.10

JOB NUMBER: 25-127



PERSPECTIVE RENDER LOOKING SOUTH

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

DATE: FIRST SUBMIT 02.26.2026

DRAWN: TS / JKS

SECOND SUBMITTAL 03.16.2026

FINAL SUBMITTAL 04.06.2026

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SEAL

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.11

JOB NUMBER: 25-127



PERSPEC TIVE RENDER LOOKING SOUTHWEST

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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

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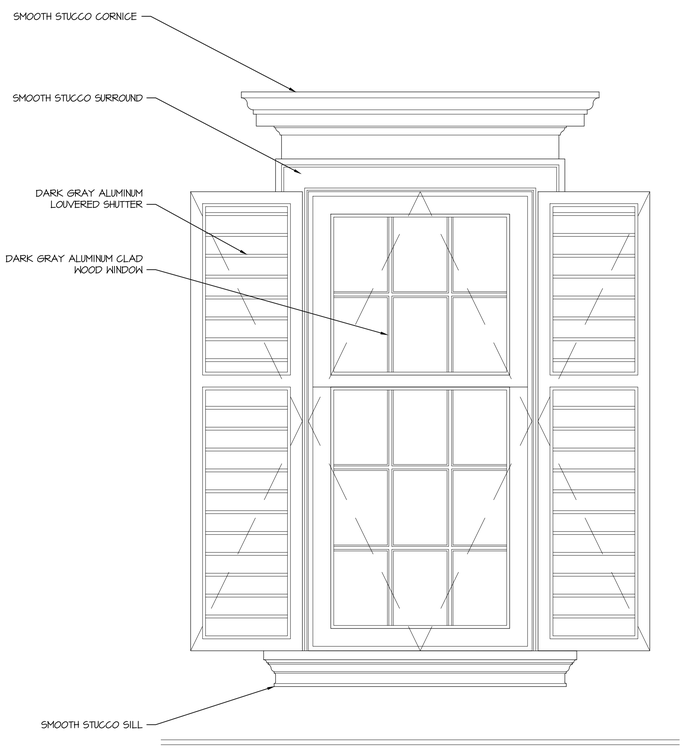
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A2.12

JOB NUMBER: 25-127



WINDOW AT FRONT GABLES

SCALE 1" = 1'-0"



ENTRY DOOR DETAIL

SCALE 1" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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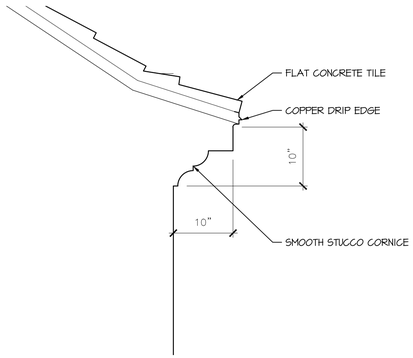
ARCOM # ARC-26-0011

DRAWING NO.

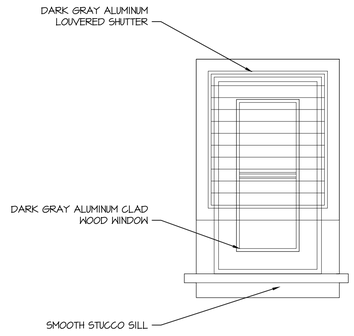
A2.20

JOB NUMBER: 25-127



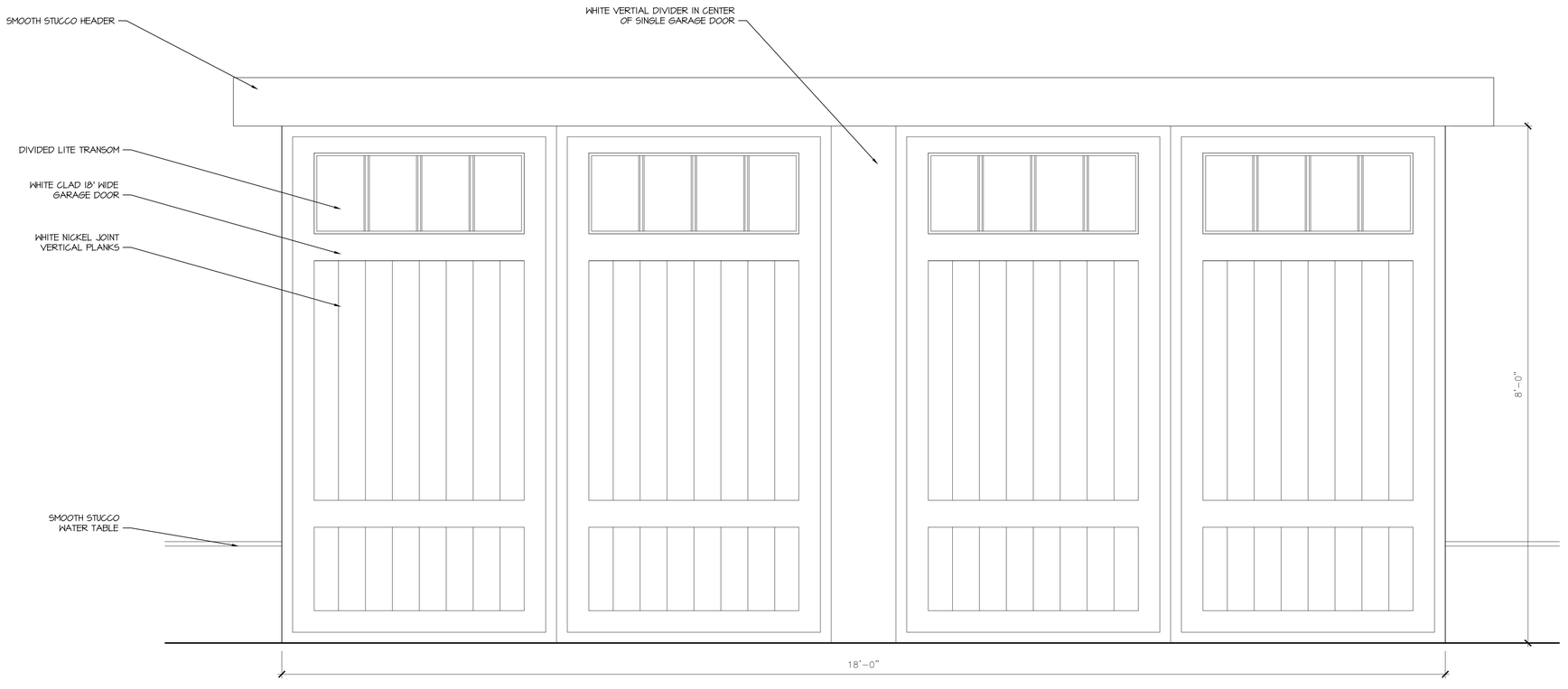
EAVE DETAIL

SCALE 1" = 1'-0"



WINDOW WITH BAHAMA SHUTTER

SCALE 1" = 1'-0"



GARAGE DOOR ELEVATION DETAIL

SCALE 1" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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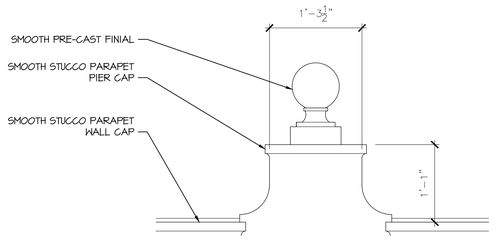
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

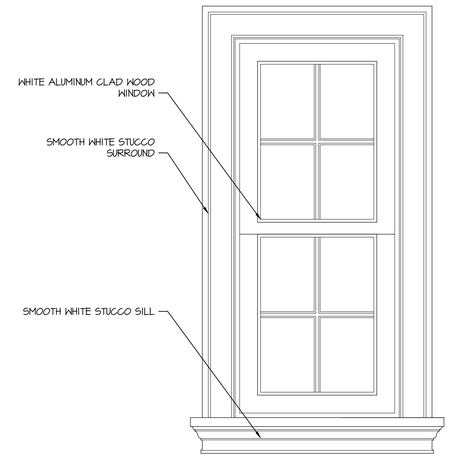
A2.21

JOB NUMBER: 25-127



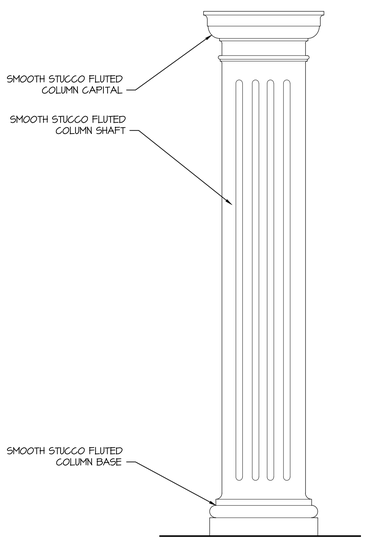
PARAPET DETAIL

SCALE 1" = 1'-0"



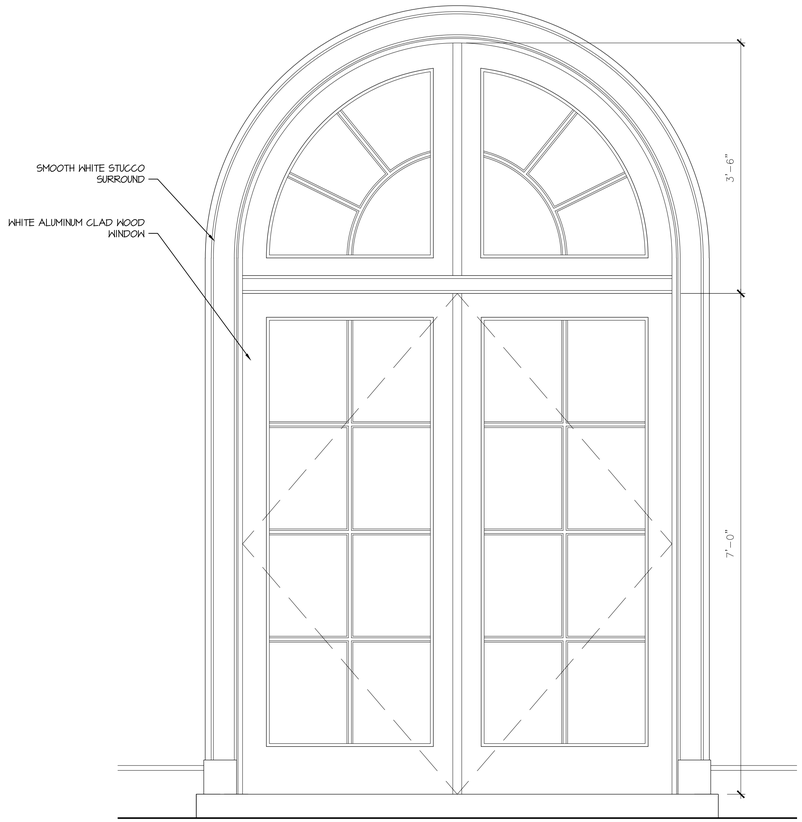
TYPICAL WINDOW DETAIL

SCALE 1" = 1'-0"



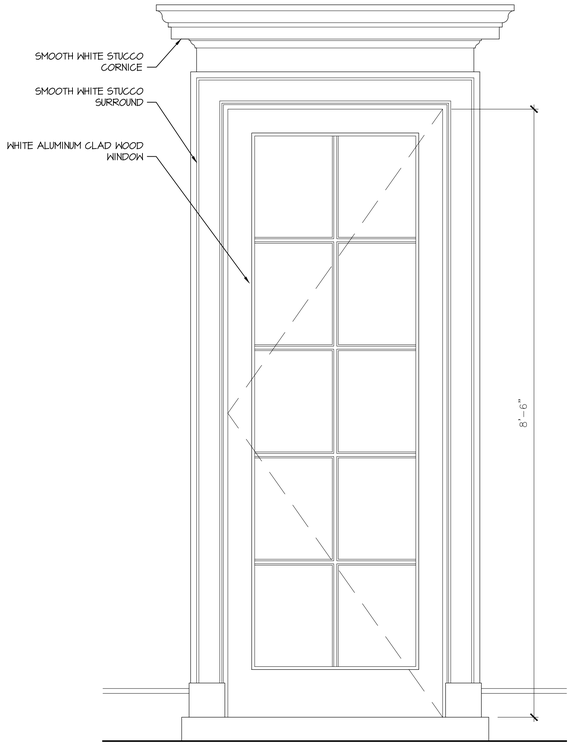
COLUMN DETAIL

SCALE 1" = 1'-0"



DOUBLE DOORS WITH TRANSOM

SCALE 1" = 1'-0"



SINGLE LOGGIA AND PERGOLA DOOR

SCALE 1" = 1'-0"

PROPOSED RESIDENCE AT:

217 WEST INDIES DRIVE

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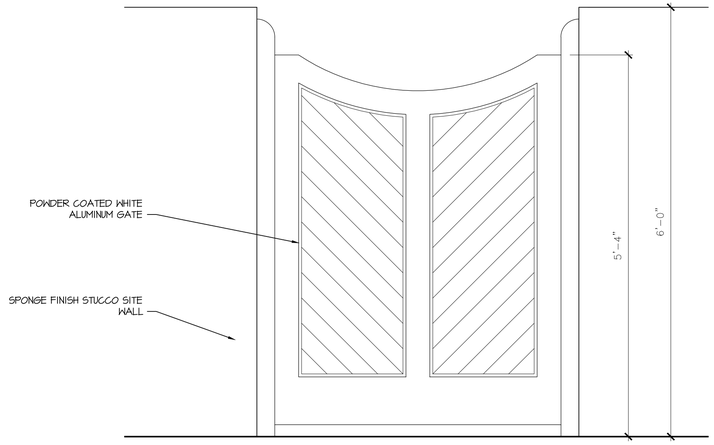
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

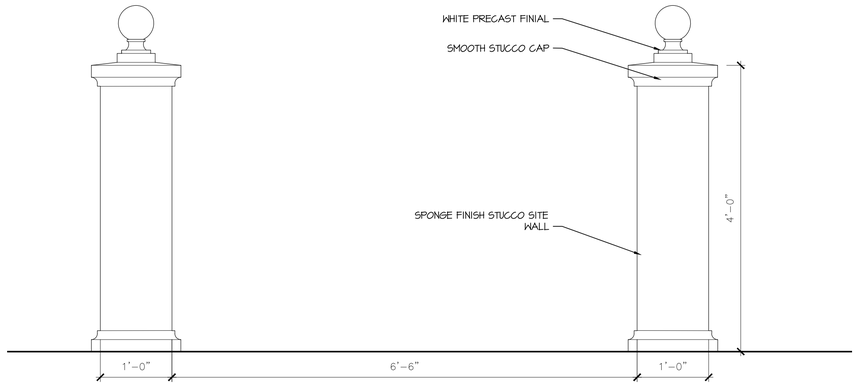
A2.22

JOB NUMBER: 25-127



GATE DETAIL

SCALE 1" = 1'-0"



ENTRY WALKWAY PIERS

SCALE 1" = 1'-0"

PROPOSED RESIDENCE AT:

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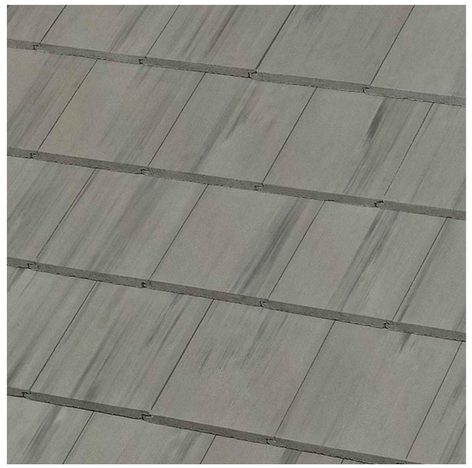
A2.23

JOB NUMBER: 25-127

FRONT WINDOW COLOR
KOLBE & KOLBE ULTRA PURE WHITE

FRONT WINDOW COLOR
KOLBE & KOLBE GRAYSTONE

STUCCO COLOR
SW 7006 EXTRA WHITE



ROOF TILE
NATURAL GRAY - BLACK ANTIQUE



ENTRY DOOR COLOR
BLACK LACQUER

SHUTTER COLOR
BM HC-178 CHARCOAL SLATE

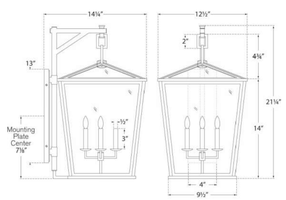
TEAR SHEET



Darlana Medium Bracket Lantern
Item # CHO 2085BZ

Designer: Chapman & Myers

Height: 21.25"
Width: 12.5"
Extension: 14.25"
Backplate: 4" x 13" Rectangle
Finishes: BZ
Glass Options: CG
Socket: 4 - E12 Candelabra
Wattage: 4 - 40 C11
Weight: 19 Pounds
Note: Requires Smaller Outlet Box
©EFC DESIGNS



VISUAL COMFORT & CO.

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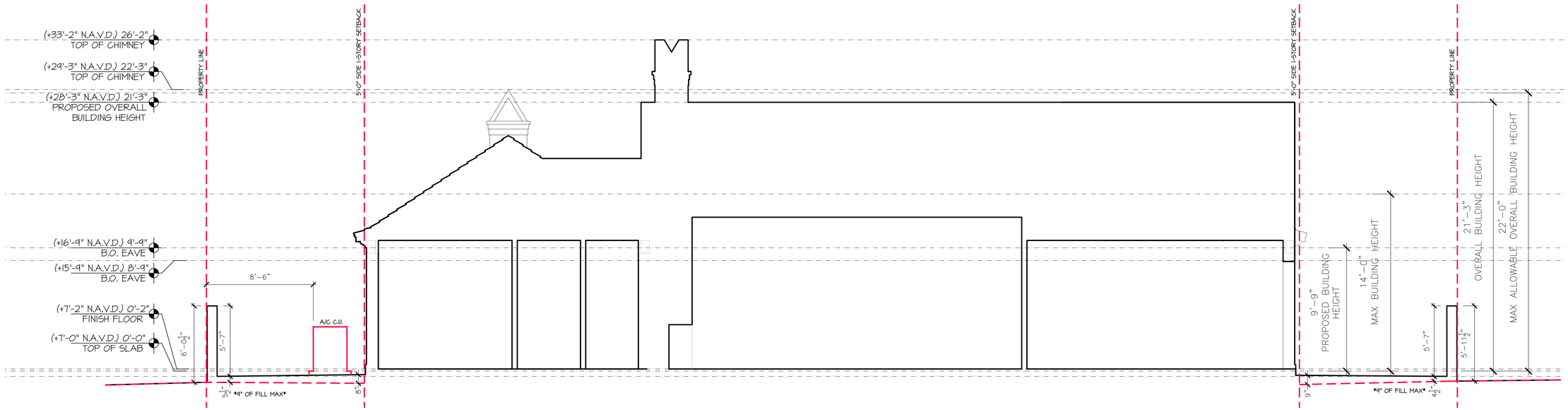
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

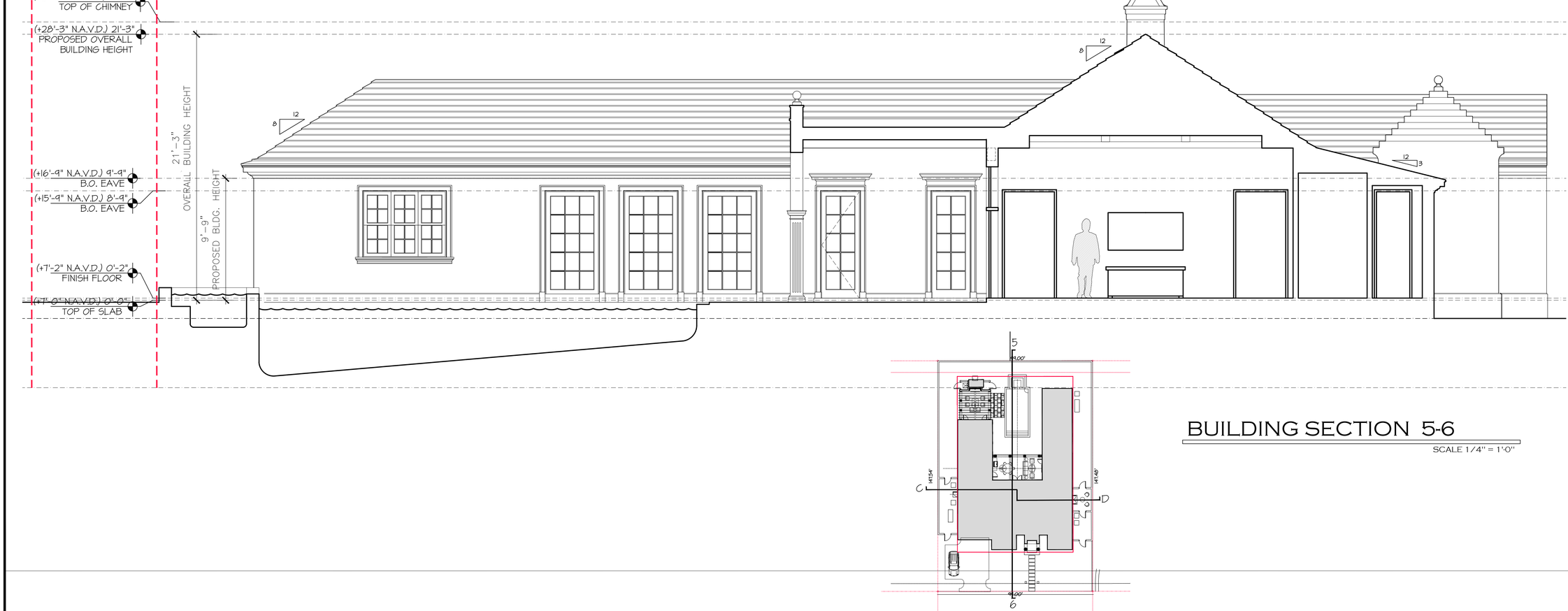
DRAWING NO.
A2.24

JOB NUMBER: 25-127



BUILDING SECTION C-D

SCALE 1/4" = 1'-0"



BUILDING SECTION 5-6

SCALE 1/4" = 1'-0"

217 WEST INDIES DRIVE

PROPOSED RESIDENCE AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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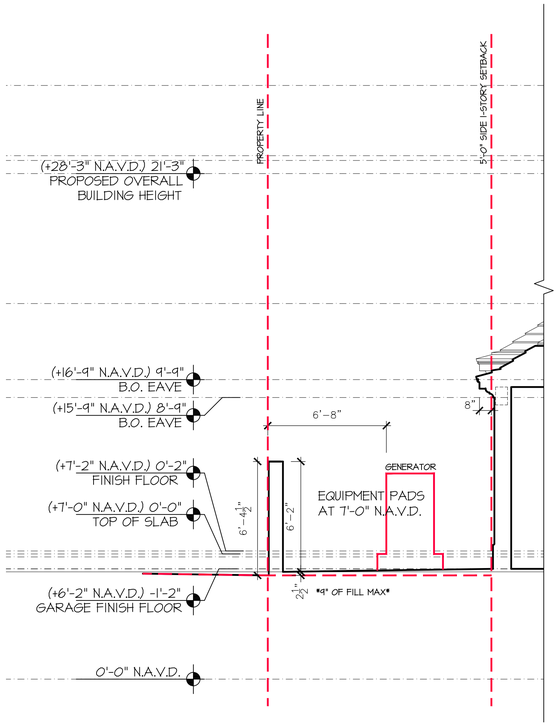
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

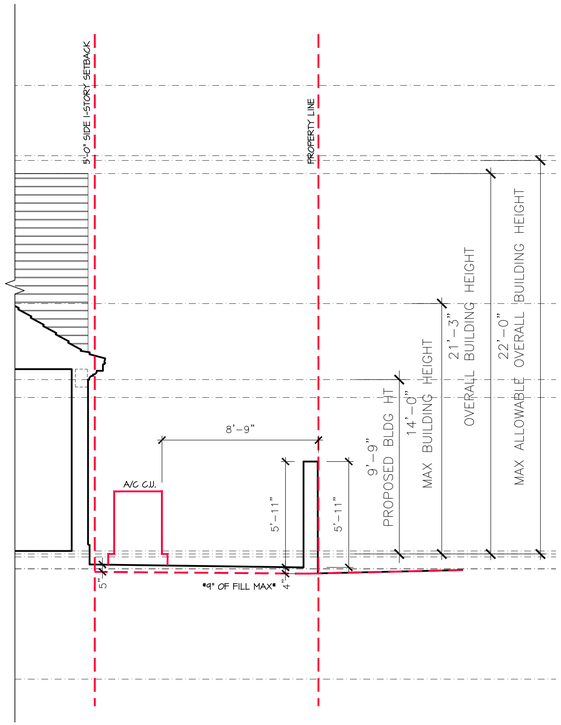
A3.01

JOB NUMBER: 25-127



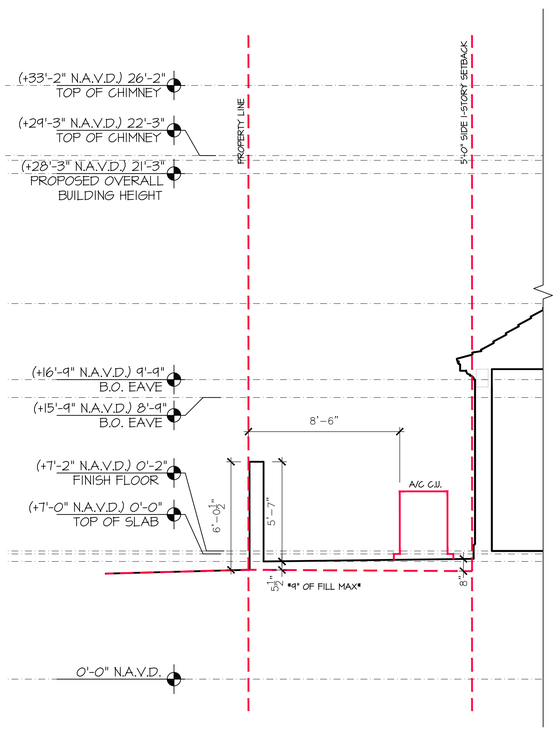
YARD SECTION A

SCALE 1/4" = 1'-0"



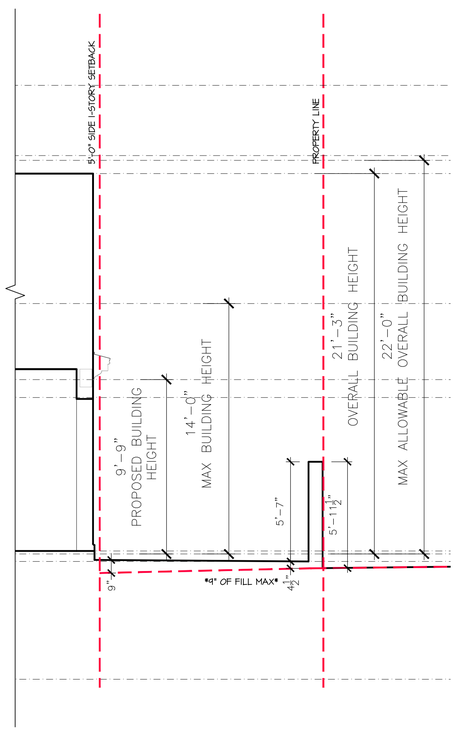
YARD SECTION B

SCALE 1/4" = 1'-0"



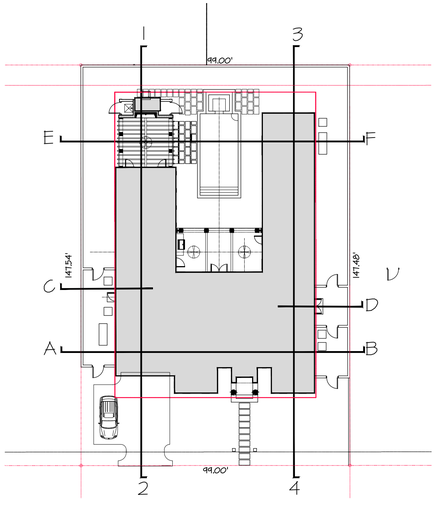
YARD SECTION C

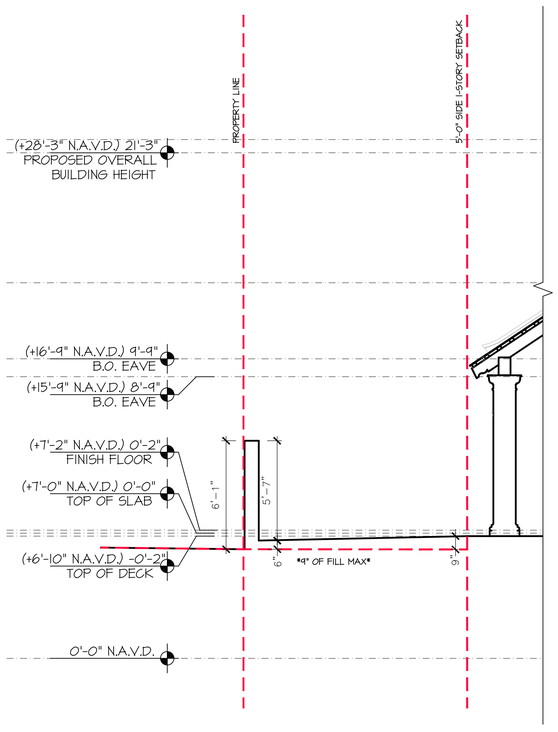
SCALE 1/4" = 1'-0"



YARD SECTION D

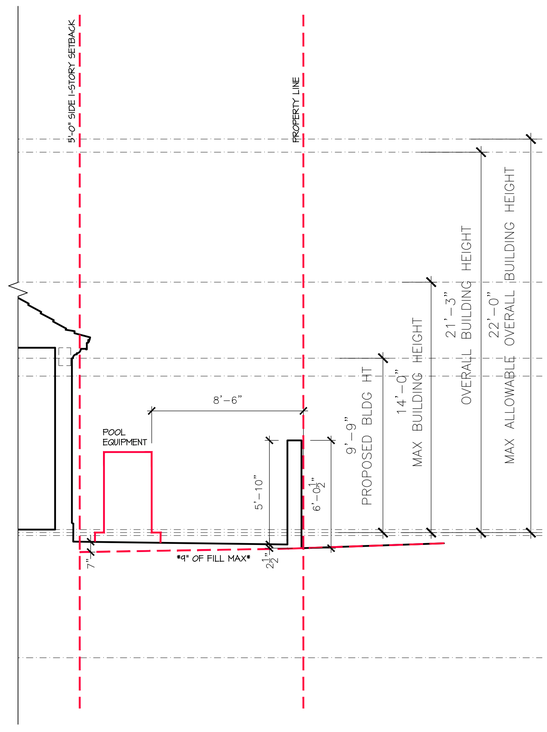
SCALE 1/4" = 1'-0"





YARD SECTION E

SCALE 1/4" = 1'-0"



YARD SECTION F

SCALE 1/4" = 1'-0"

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PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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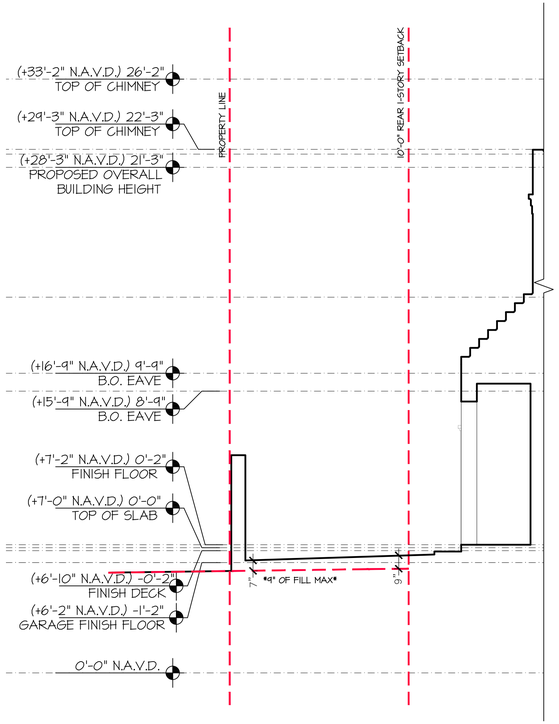
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A3.02

JOB NUMBER: 25-127



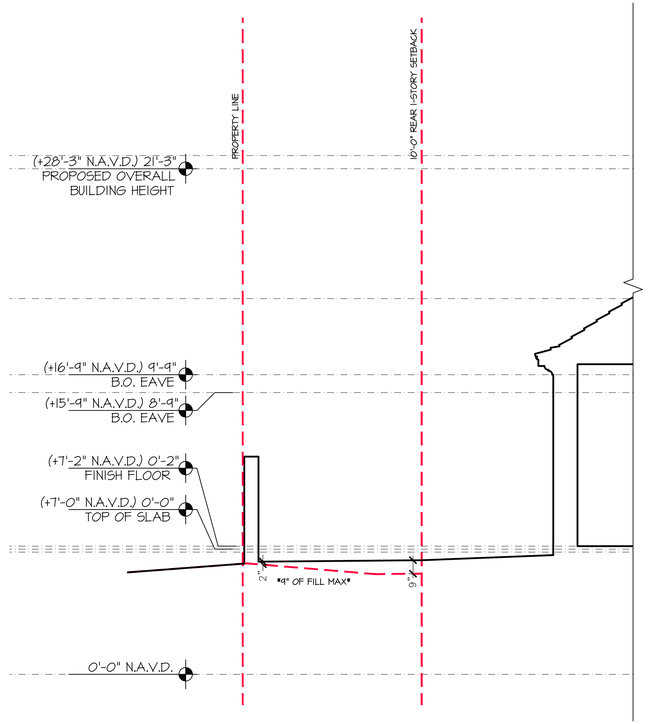
YARD SECTION 1

SCALE 1/4" = 1'-0"



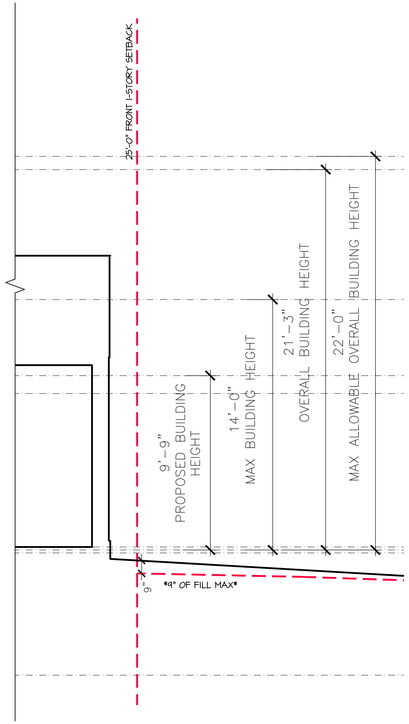
YARD SECTION 2

SCALE 1/4" = 1'-0"



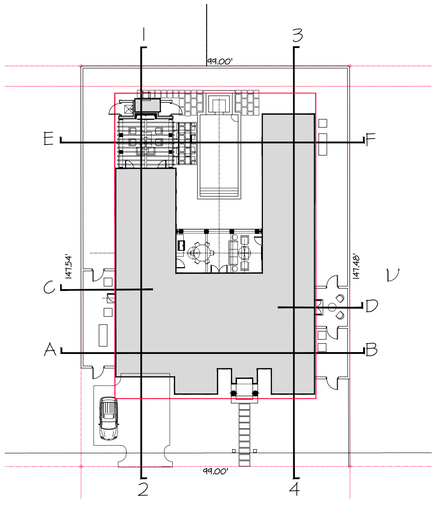
YARD SECTION 3

SCALE 1/4" = 1'-0"



YARD SECTION 4

SCALE 1/4" = 1'-0"



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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0011

DRAWING NO.

A3.03

JOB NUMBER: 25-127

217 WEST INDIES DRIVE
PALM BEACH, FLORIDA
FINAL SUBMITTAL
APRIL 06, 2026
ARC-26-0011

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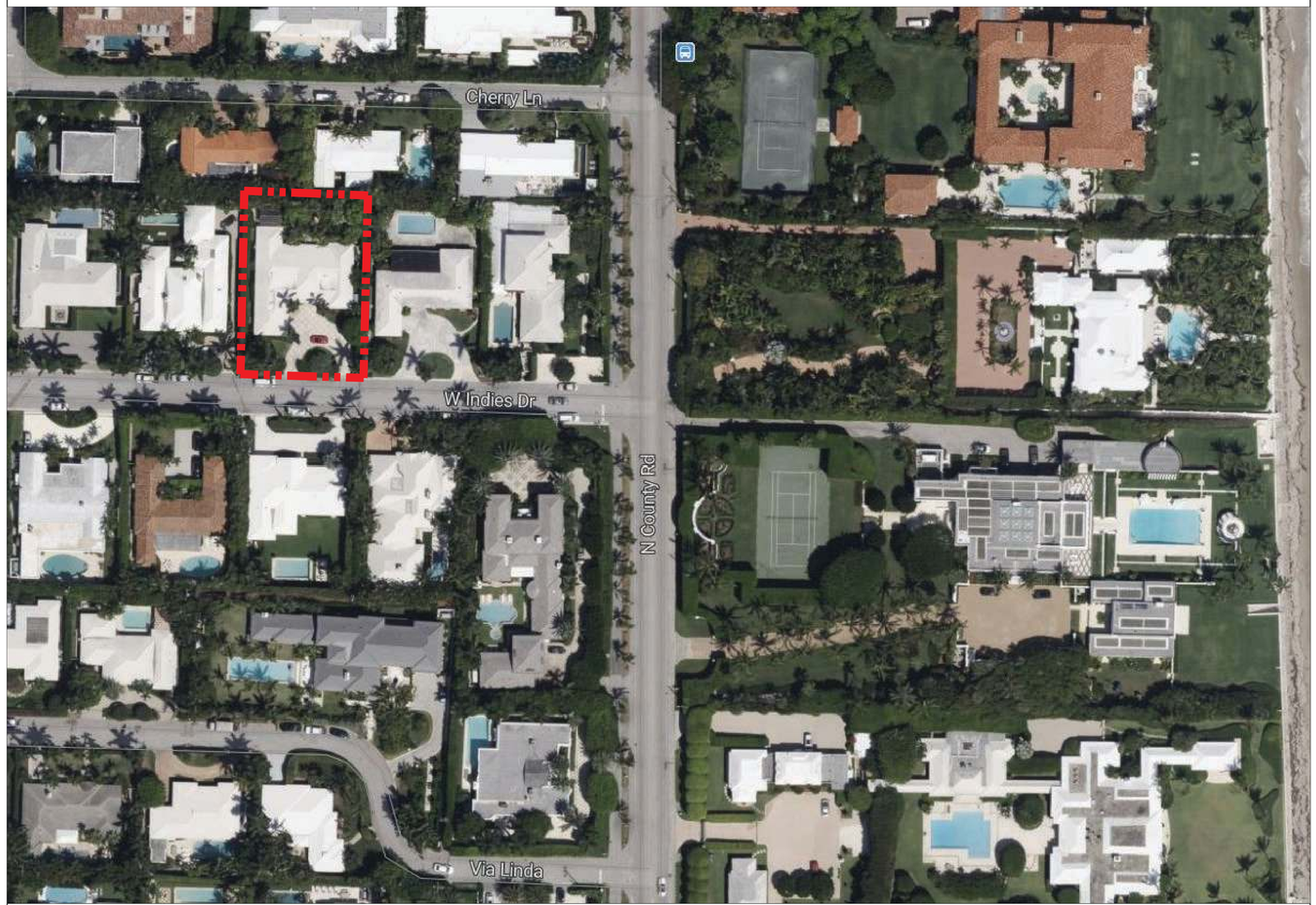
SITE LOCATION MAP



217 WEST INDIES DRIVE
PALM BEACH, FL 33480

PARKER·YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com

License #LA0001347

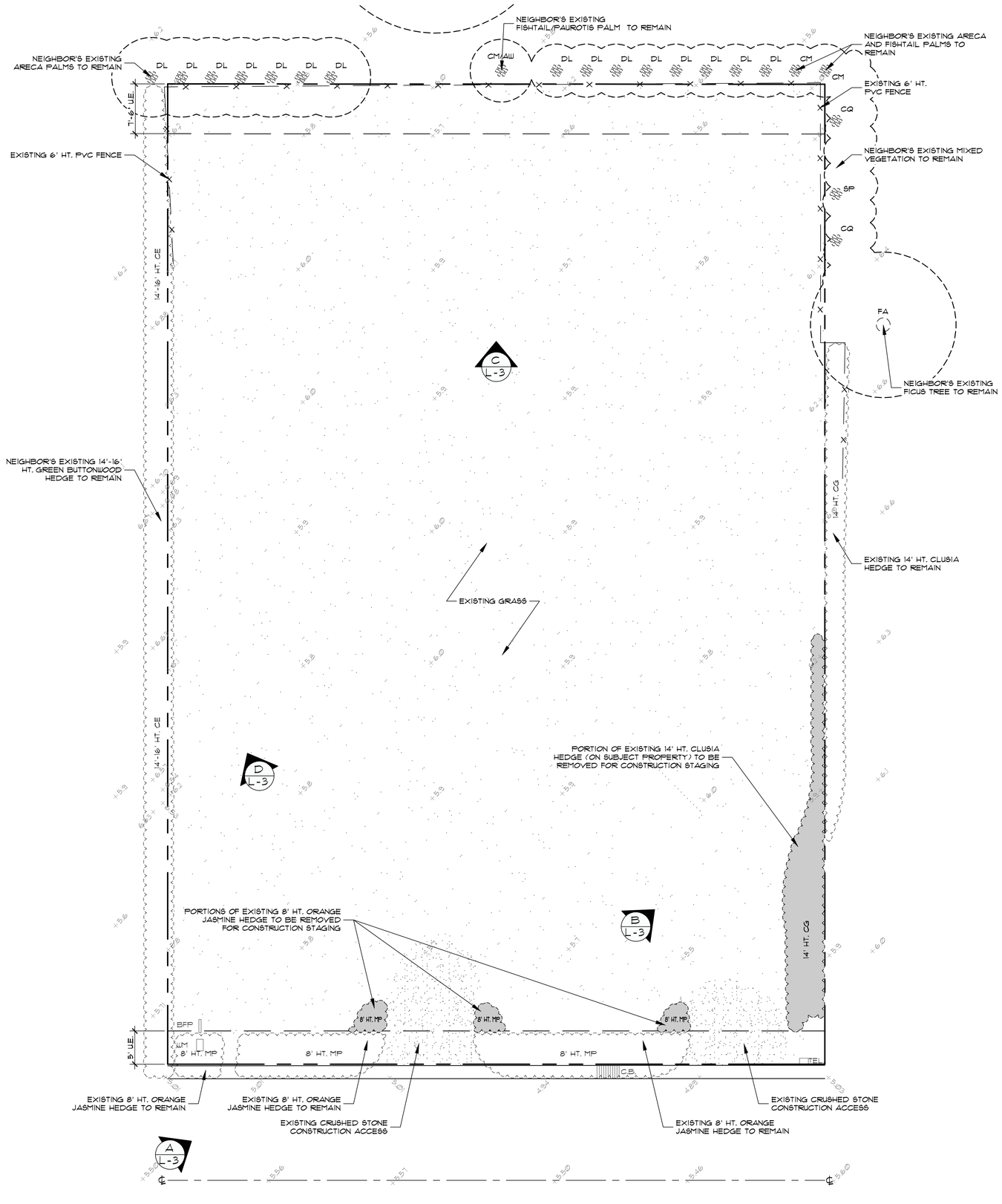
217 CAPRI LLC
217 WEST INDIES DRIVE
PALM BEACH, FLORIDA
LANDSCAPE/HARDSCAPE COVER PAGE

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: N/A
FILENAME: 217 Capri LLC 10

REVISIONS:
01.24.2026 Pre-App Submittal
02.26.2026 First Submittal
03.16.2026 Second Submittal
04.06.2026 Final Submittal

SHEET:
L-1

ARC-26-0011



Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing tree/palm to be relocated on site
- Existing vegetation to remain
- Existing vegetation to be removed

Existing Plant Key

AW = Acalypha wilkesiana / Copperleaf
CE = Conocarpus erectus / Green Buttonwood
CG = Clusia guttifera / Small Leaf Clusia
CM = Caryota mitis / Fishtail Palm
CQ = Clerodendrum quadriloculare / Starburst
DL = Dypsis lutescens / Areca Palm
FA = Ficus aurea / Strangler Fig
MP = Murraya paniculata / Orange Jasmine
SP = Sabal palmetto / Cabbage Palm

Note:

PER TOWN CODE, CONSTRUCTION ACTIVITY SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS THROUGH THE USE OF TEMPORARY CONSTRUCTION SCREENS, FENCES, GATES AND/OR VEGETATION IN THE ABSENCE OF A SITE WALL. EXISTING VEGETATION SHALL BE LEFT IN PLACE AS LONG AS POSSIBLE. CONSTRUCTION SCREENING SHALL BE INSTALLED PRIOR TO DEMOLITION AND REMAIN FOR THE DURATION OF THE PROJECT. PORTIONS OF CONSTRUCTION SCREENING MAY BE REMOVED WHEN NECESSARY TO INSTALL PERIMETER IMPROVEMENTS AND NEW VEGETATION OR SCREENING SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF SAID WORK. CONSTRUCTION SCREENING SHALL BE 100% OPAQUE AND OF A SUFFICIENT HEIGHT TO SHIELD ADJACENT RESIDENTS FROM CONSTRUCTION, INCLUDING HOMES ACROSS THE STREET. HEIGHT OF SCREENING IS SUBJECTIVE TO LINE OF SIGHT VIEWS, BUT GENERALLY REQUIRE 6'-8' SCREENING FOR ONE STORY HOMES AND 16'-18' FOR TWO STORY HOMES. CONSTRUCTION SCREENING CANNOT OBSTRUCT THE TOWN'S 8'x8' TRIPLE SIGHT VISIBILITY TRIANGLE AT CONSTRUCTION SITE EGRESS LOCATIONS.

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PLANNING • GRAPHICS
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Jupiter, Florida 33458

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Fax: (561) 747-2041
Email: mail@pydg.com

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217 CAPRI LLC

217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

EXISTING CONDITIONS PLAN

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC 0

REVISIONS:
07.04.2026 Pre-App Submittal
07.26.2026 First Submittal
03.16.2026 Second Submittal
04.06.2026 Final Submittal

SHEET:
L-2

ARC-26-0011



A L-3 VIEW OF EXISTING FRONT YARD



B L-3 VIEW OF EXISTING EAST SIDE YARD



C L-3 VIEW OF EXISTING BACKYARD



D L-3 VIEW OF EXISTING WEST SIDE YARD

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LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS

4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com

License #LA0001347

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217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

EXISTING SITE PHOTOGRAPHS

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: N/A
FILENAME: 217 Capri LLC ID

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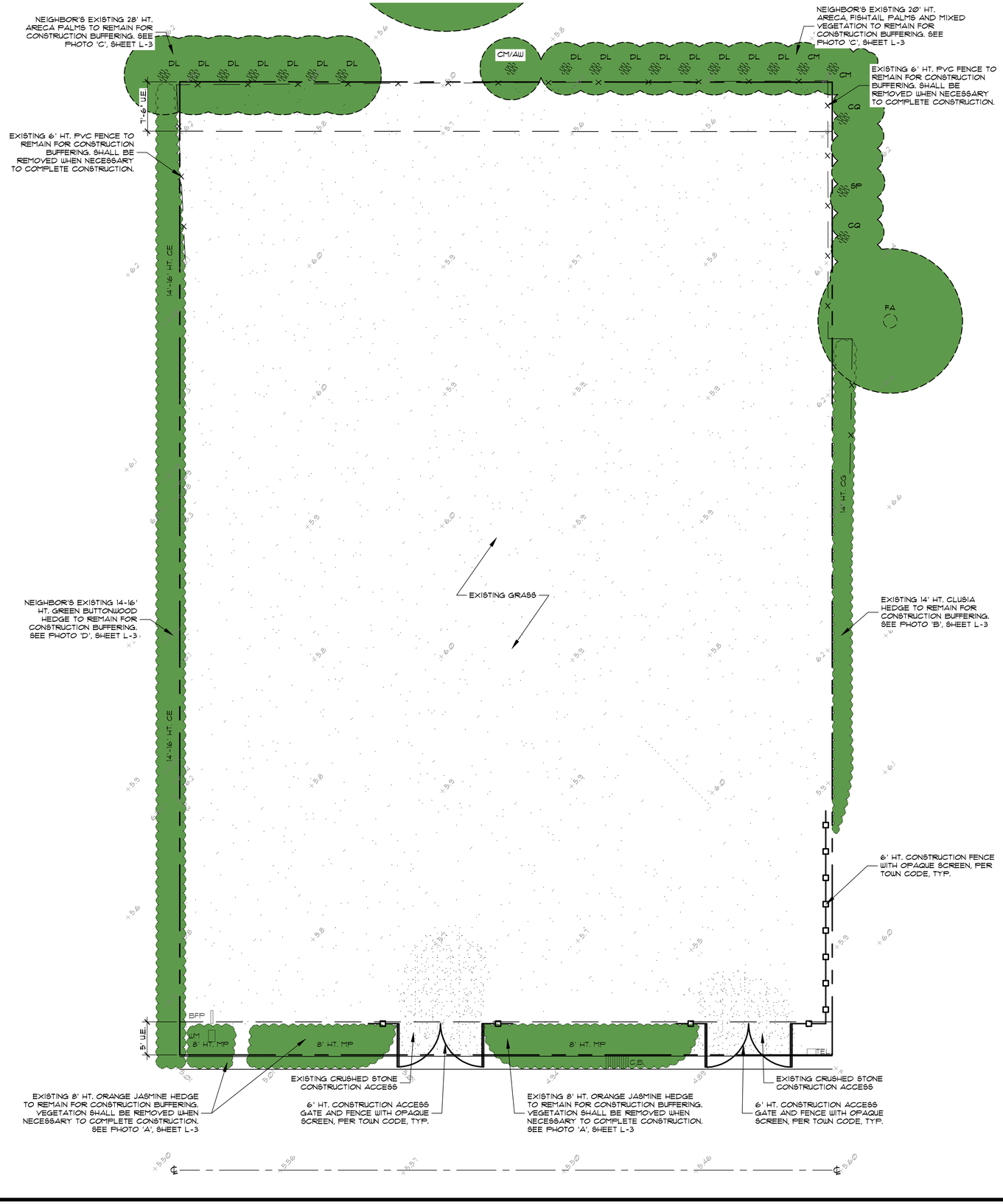
L-3

ARC-26-0011



Construction Screening Key

- Existing tree/palm to remain for const. buffering.
- Existing vegetation to remain for const. buffering.
- Existing vegetation to remain

Existing Plant Key

AW = Acalypha wilkesiana / Copperleaf
CE = Conocarpus erectus / Green Buttonwood
CG = Clusia guttifera / Small Leaf Clusia
CM = Caryota mitis / Fishtail Palm
CQ = Clerodendrum quadriloculare / Starburst
DL = Dypsis lutescens / Areca Palm
FA = Ficus aurea / Strangler Fig
MP = Murraya paniculata / Orange Jasmine
SP = Sabal palmetto / Cabbage Palm

Note:

PER TOWN CODE, CONSTRUCTION ACTIVITY SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS THROUGH THE USE OF TEMPORARY CONSTRUCTION SCREENS, FENCES, GATES AND/OR VEGETATION IN THE ABSENCE OF A SITE WALL. EXISTING VEGETATION SHALL BE LEFT IN PLACE AS LONG AS POSSIBLE. CONSTRUCTION SCREENING SHALL BE INSTALLED PRIOR TO DEMOLITION AND REMAIN FOR THE DURATION OF THE PROJECT. PORTIONS OF CONSTRUCTION SCREENING MAY BE REMOVED WHEN NECESSARY TO INSTALL PERIMETER IMPROVEMENTS AND NEW VEGETATION OR SCREENING SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF SAID WORK. CONSTRUCTION SCREENING SHALL BE 100% OPAQUE AND OF A SUFFICIENT HEIGHT TO SHIELD ADJACENT RESIDENTS FROM CONSTRUCTION, INCLUDING HOMES ACROSS THE STREET. HEIGHT OF SCREENING IS SUBJECTIVE TO LINE OF SIGHT VIEWS, BUT GENERALLY REQUIRE 6'-8' SCREENING FOR ONE STORY HOMES AND 16'-18' FOR TWO STORY HOMES. CONSTRUCTION SCREENING CANNOT OBSTRUCT THE TOWN'S 8'x8' TRIPLE SIGHT VISIBILITY TRIANGLE AT CONSTRUCTION SITE EGRESS LOCATIONS.

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PLANNING • GRAPHICS
4425 Military Trail, Suite 202
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Fax: (561) 747-2041
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217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

CONSTRUCTION SCREENING PLAN

DATE: 07/15/2025
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JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC 0

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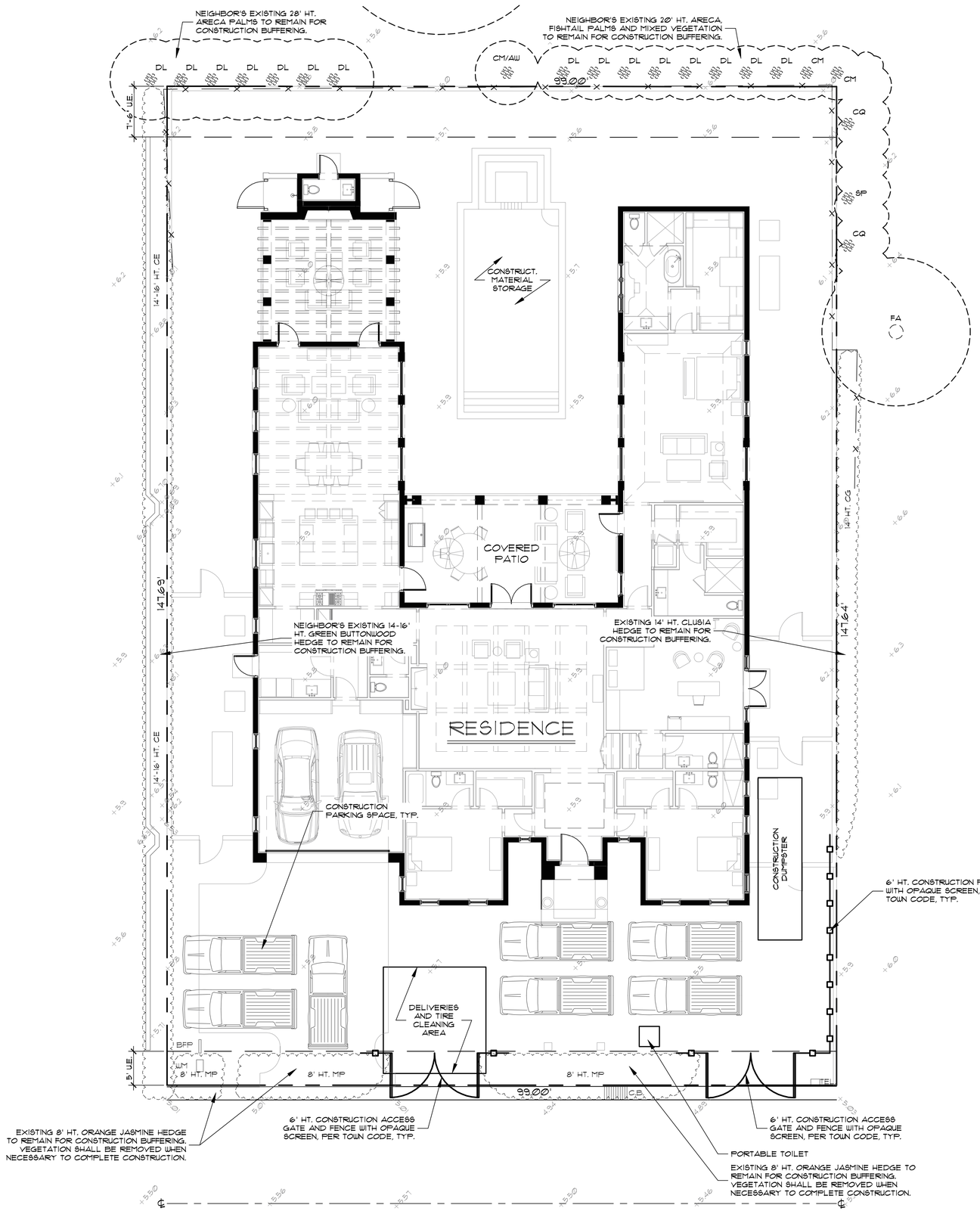

Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing tree/palm to be relocated on site
- Existing vegetation to remain
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Existing Plant Key

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ARC-26-0011

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217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

CONSTRUCTION STAGING PLAN

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC 10

REVISIONS:
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L-5



Truck Logistics

A. Roadways: Deliveries and workers will access Palm Beach by heading east on Royal Palm Way over the Royal Park Bridge, north on South County Road until it turns into North County Road and then west on West Indies Drive. The property is located on the north side of West Indies Drive.

B. Maximum truck length = 30'

C. Estimated number of trucks generated by this project = 20

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217 CAPRI LLC
217 WEST INDIES DRIVE
PALM BEACH, FLORIDA
TRUCK LOGISTICS PLAN

DATE: 01/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
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FILENAME: 217 Capri LLC 0

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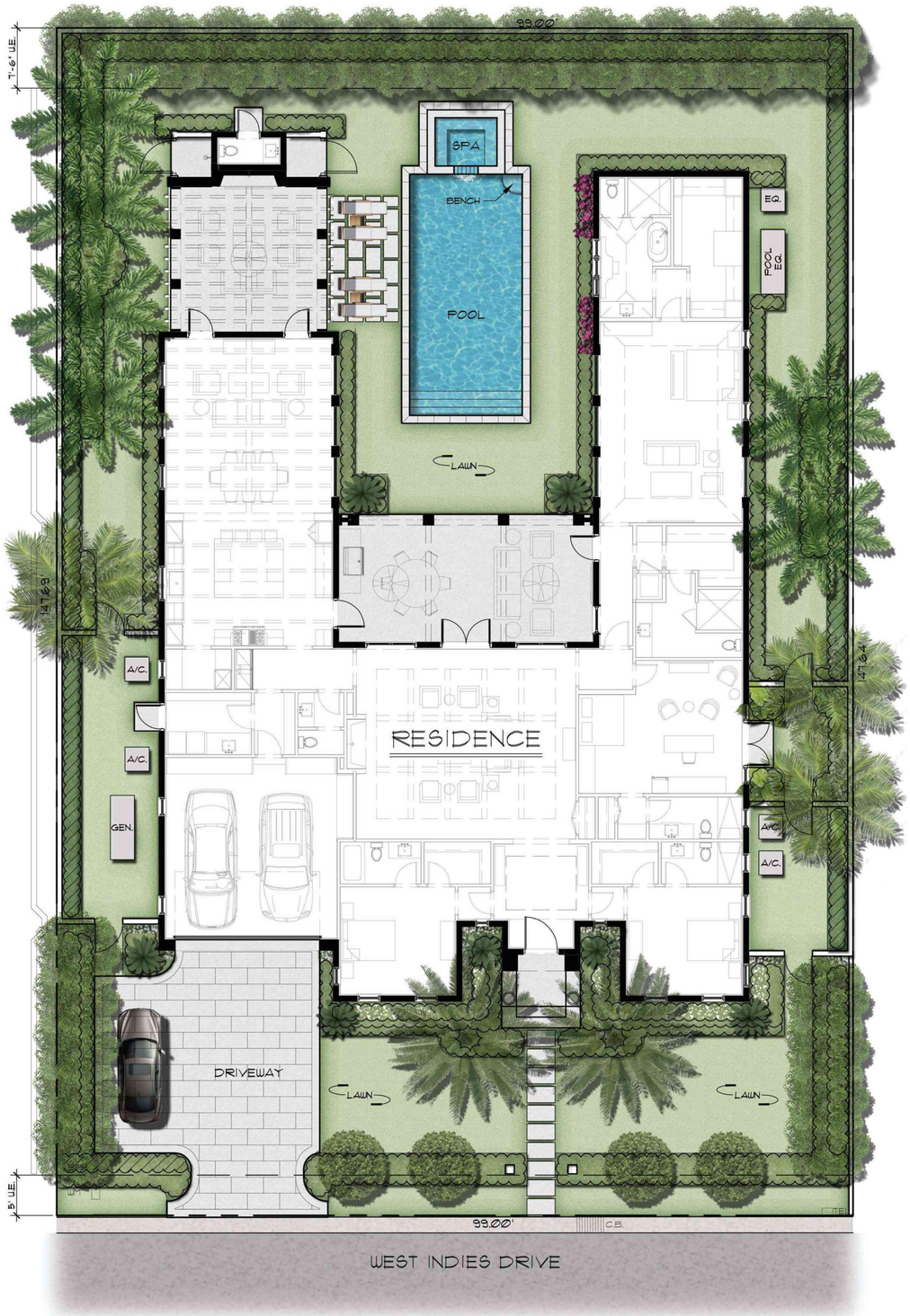

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217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

LANDSCAPE PLAN RENDER

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC 10

REVISIONS:
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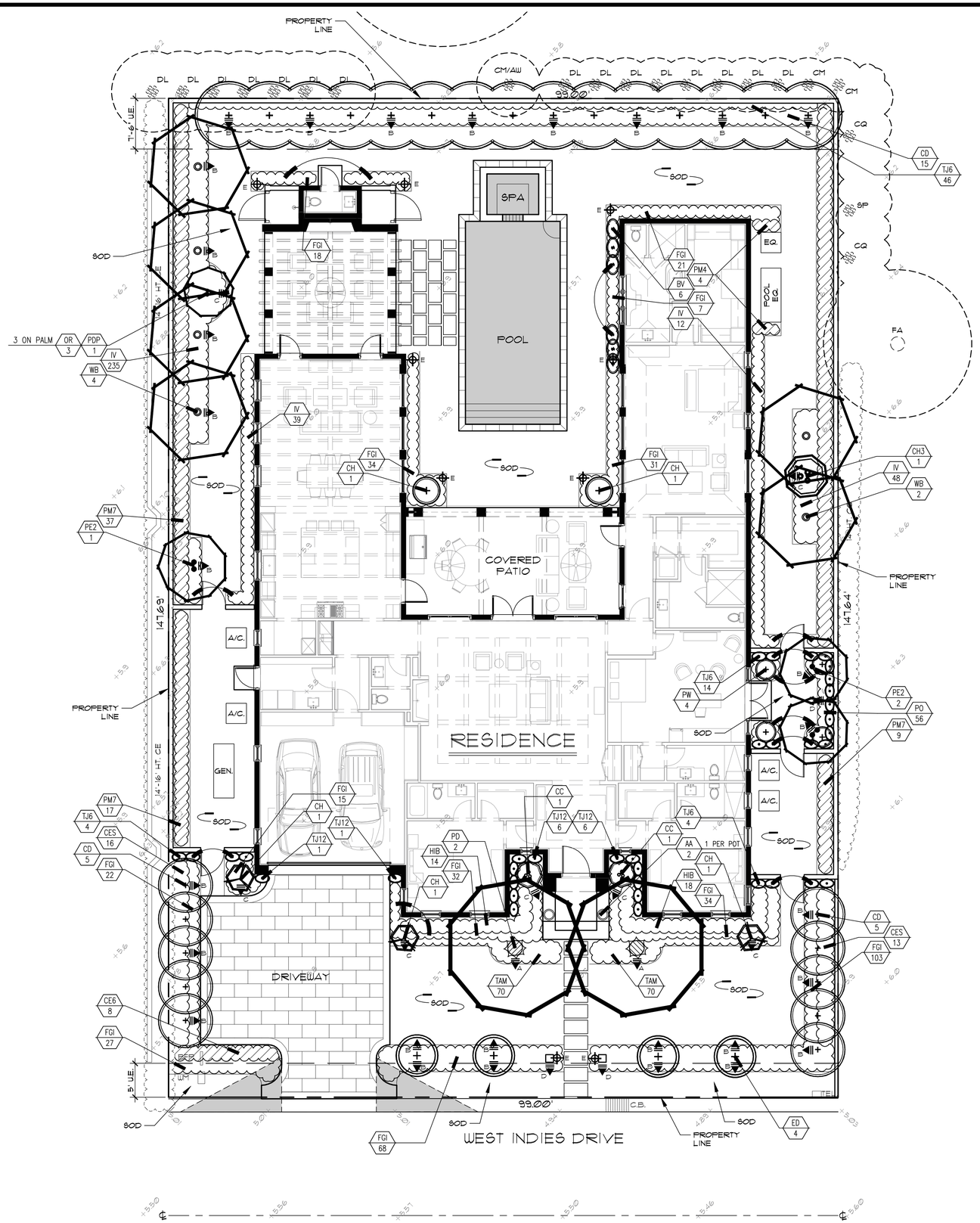

Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Landscape Legend		
1	**Property Address:**	217 WEST INDIES DRIVE	
2	**Lot Area (sq. ft.):**	14,619 sq. ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6,578 sq. ft. / 45%	6,582.4 sq. ft. / 45.0%
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	3,290 sq. ft. / 50%	3,886.7 sq. ft. / 59.1%
7	Front Yard LOS (Sq Ft and %)	990 sq. ft. / 40%	1,766.1 sq. ft. / 71.4%
8	Native Trees %	30% (number of trees)	86.2% (25)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	37.7% (371)
10	Native Groundcover %	30% (groundcover area)	37.5% (65.2 sq. ft.)

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*

Existing Plant Symbol Key

- Existing tree/palm to remain
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- Existing vegetation to remain
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Existing Plant Key

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FA = Ficus aurea / Strangler Fig
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Landscape Lighting Specifications

SYM	QTY	SPECIFICATION
A	2	CAST BRASS ACCENT LIGHT; KICHLER 16020CBR27 12V 65W LED, 60° WIDE FLOOD
B	29	CAST BRASS ACCENT LIGHT; KICHLER 16017CBR27 12V 35W LED, 60° WIDE FLOOD
C	7	CAST BRASS ACCENT LIGHT; KICHLER 16017CBR27 12V 35W LED, 60° WIDE FLOOD
D	3	CAST BRASS WALL WASH LIGHT; KICHLER 16026CBR30 12V 9W LED
E	9	CAST BRASS PATH LIGHT; KICHLER 15810CBR27 12V 3W LED


16020CBR27 ACCENT LIGHT


KICHLER 15810CBR27 PATH LIGHT


16026CBR30 WASH LIGHT

LANDSCAPE LIGHTING DATA:

TOTAL LOT AREA = 14,619 SQ. FT. (.0336 ACRES)

TOTAL LIGHT FIXTURES = 50
TOTAL FIXTURES PER ACRE: 150 (150 MAX.)

TOTAL WATTS PROPOSED (LED) = 243 WATTS
TOTAL WATTS PER ACRE (LED) = 729 WATTS/ACRE (5,000 WATTS/ACRE MAX.)
TOTAL WATTS PROPOSED (HALOGEN / INCANDESCENT EQUIVALENT) = 1545 WATTS
TOTAL WATTS PER ACRE (HALOGEN / INCANDESCENT EQUIVALENT) = 4635 WATTS/ACRE (5,000 WATTS/ACRE MAX.)

LANDSCAPE LIGHTING NOTES:

- MOUNT ALL ABOVE GROUND FIXTURES ON 15810CBR RISER
- INSTALL ALL LOW VOLTAGE WIRING IN CONDUIT MINIMUM 12" BELOW GRADE
- ALL FIXTURES SHALL BE 6'-0" MINIMUM FROM SWIMMING POOL OR OTHER BODY OF WATER.
- ALL FIXTURES WITHIN 10'-0" OF POOL SHALL HAVE A TRANSFORMER BASE AND GFCI PROTECTION.
- NO FIXTURE SHALL EXCEED 80 WATTS.
- NO LIGHT BULB OR FIXTURE SHALL BE VISIBLE FROM OUTSIDE OF THE PROPERTY.
- NO MORE THAN ½ FOOT-CANDLE OF LIGHT SHALL BE REFLECTED OFF OF THE PROPERTY.

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217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

LANDSCAPE AND LANDSCAPE LIGHTING PLAN

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC 10

REVISIONS:
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L-8



PROPOSED SOUTH ELEVATION (STREET VIEW)



PROPOSED SOUTH ELEVATION (INTERIOR VIEW)

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217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

PROPOSED LANDSCAPE ELEVATIONS

DATE: 07/15/2025
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SCALE: N/A
FILENAME: 217 Capri LLC 10

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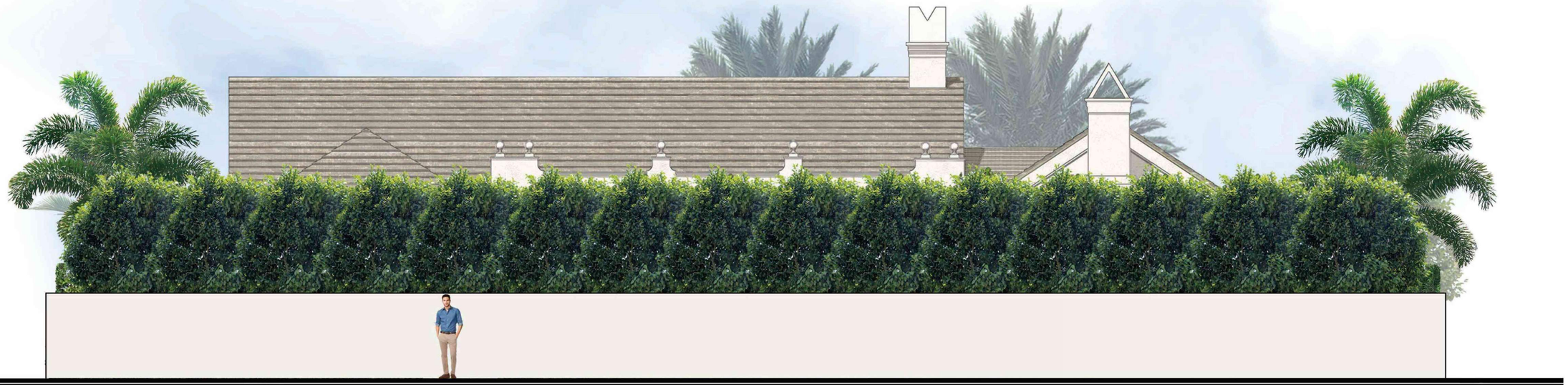
SHEET:
L-9



PROPOSED NORTH ELEVATION

ARC-26-0011

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PROPOSED LANDSCAPE ELEVATIONS

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PROPOSED EAST ELEVATION

ARC-26-0011

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PROPOSED LANDSCAPE ELEVATIONS

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L-11



PROPOSED WEST ELEVATION

ARC-26-0011

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PROPOSED LANDSCAPE ELEVATIONS

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SHEET:
L-12

Plant List

	SYM	QTY	NAME	SPECIFICATIONS
	PALMS			
	CC	2	Chamaedorea cataractarum / Cat Palm	5' x 5', full frond
	CH	5	Chamaerops humilis / European Fan Palm	5' x 5', single stem, full frond, matching
	CH3	1	Chamaerops humilis / European Fan Palm	7' x 6', triple stem, full frond
	PD	2	Phoenix dactylifera 'Medjool' / Medjool Date Palm	12' c.t., heavy caliper, full frond, matching, Florida Fancy
	PDP	1	Phoenix roebelenii / Pygmy Date Palm	7' o.a., triple stem, full frond
	PE2	3	Ptychosperma elegans / Alexander Palm	12' ht., double stem, full frond
	WB	6	Wodyetia bifurcata / Foxtail Palm	5' g.w., heavy cal., full frond
	TREES			
*	CD	25	Coccoloba diversifolia / Pigeon Plum	14' x 5', 3" cal., 42" c.t., full canopy
	ED	4	Elaeocarpus decipiens / Japanese Blueberry Tree	14' x 5', 42" c.t.., full to base, dense, symmetrical, matching
	SHRUBS and VINES			
	AA	2	Agave angustifolia 'Marginata' / Caribbean Agave	30" x 30", full, specimen
	BV	6	Bougainvillea 'Barbara Karst' / Bougainvillea Vine	25 gal., 8' o.a., full to base, espalier to wall
*	CE6	8	Conocarpus erectus / Green Buttonwood	25 gal., 6' x 3', full to base
*	CES	29	Conocarpus erectus sericeus / Silver Buttonwood	3 gal., 26" x 24", full
	FGI	412	Ficus 'Green Island' / Green Island Ficus	3 gal., 12" x 12", full
	HIB	32	Hibiscus 'White Wings' / Hibiscus shrub	7 gal., 30" x 24", full to base, white flower with red throat
*	IV	334	Ilex vomitoria 'Stokes Dwarf'	3 gal., 16" x 18", full
	OR	3	Phalaenopsis sp. / Orchid	4" pot, attach to palm trunks, white flowers with buds
	PM4	4	Podocarpus macrophyllus / Yew	15 gal., 4' x 24", full to base
	PM7	63	Podocarpus macrophyllus / Yew	25 gal., 7' x 30", full to base
	PW	4	Philodendron wilsonii	7 gal., 36" x 36", full to base
	TJ6	68	Trachelospermum jasminoides / Confederate Jasmine	15 gal., 6' ht., full to base, espalier to wall, solid pattern
	TJI2	14	Trachelospermum jasminoides / Confederate Jasmine	25 gal., 12' ht., full to base, espalier to wall, solid pattern
	GROUNDCOVERS			
*	PO	56	Peperomia obtusifolia / Baby Rubber Plant	1 gal., 8" x 8", full
	TAM	140	Trachelospermum asiaticum 'Minima' / Jasmine 'Minima'	1 gal., 6" x 10", full
	MISCELLANEOUS			
	MULCH		Chocolate Brown	3'' depth, 100% coverage in all plant beds
	SOD		Zeon Zoysia or alternate approved by Landscape Architect	Solid sod, laid tight, rolled for compaction Fine grade and install 80/20 mix of 80% coarse sand and 20% Canadian peat, 2"-3" thick over existing soil prior to laying sod

* Denotes Florida native plant material.

ARC-26-00011

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217 CAPRI LLC
217 WEST INDIES DRIVE
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PLANT LIST

DATE: 07/15/2025
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Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current 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. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number I or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symetrical, 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 symetry.

GENERAL REQUIREMENTS

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 Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be 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. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of 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: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer 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: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

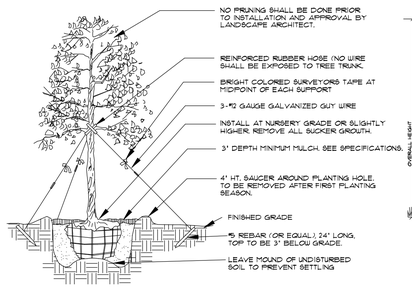
MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

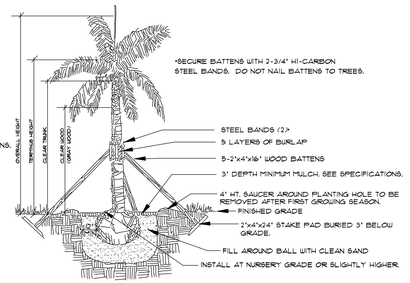
No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Planting Details



Tree Planting

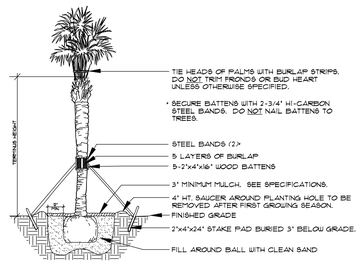
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.

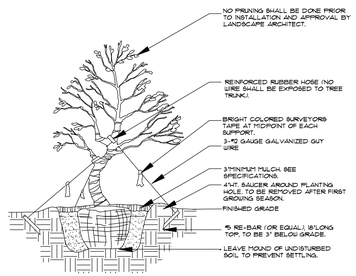
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Palm Planting

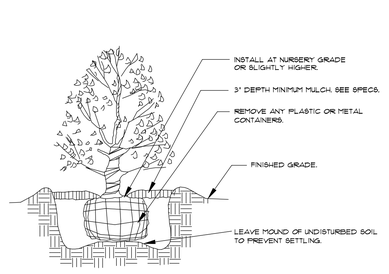
APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



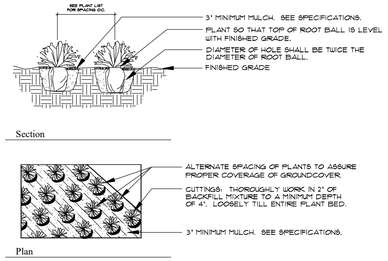
Irregular & Multi-Stem Tree Planting

FOR TREES 6'-14'HT.
NOTES:
SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION.
BRACING-SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Shrub Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Groundcover Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number I or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage. Said system shall consist of an automatic or electronic sensing device or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

PARKER·YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

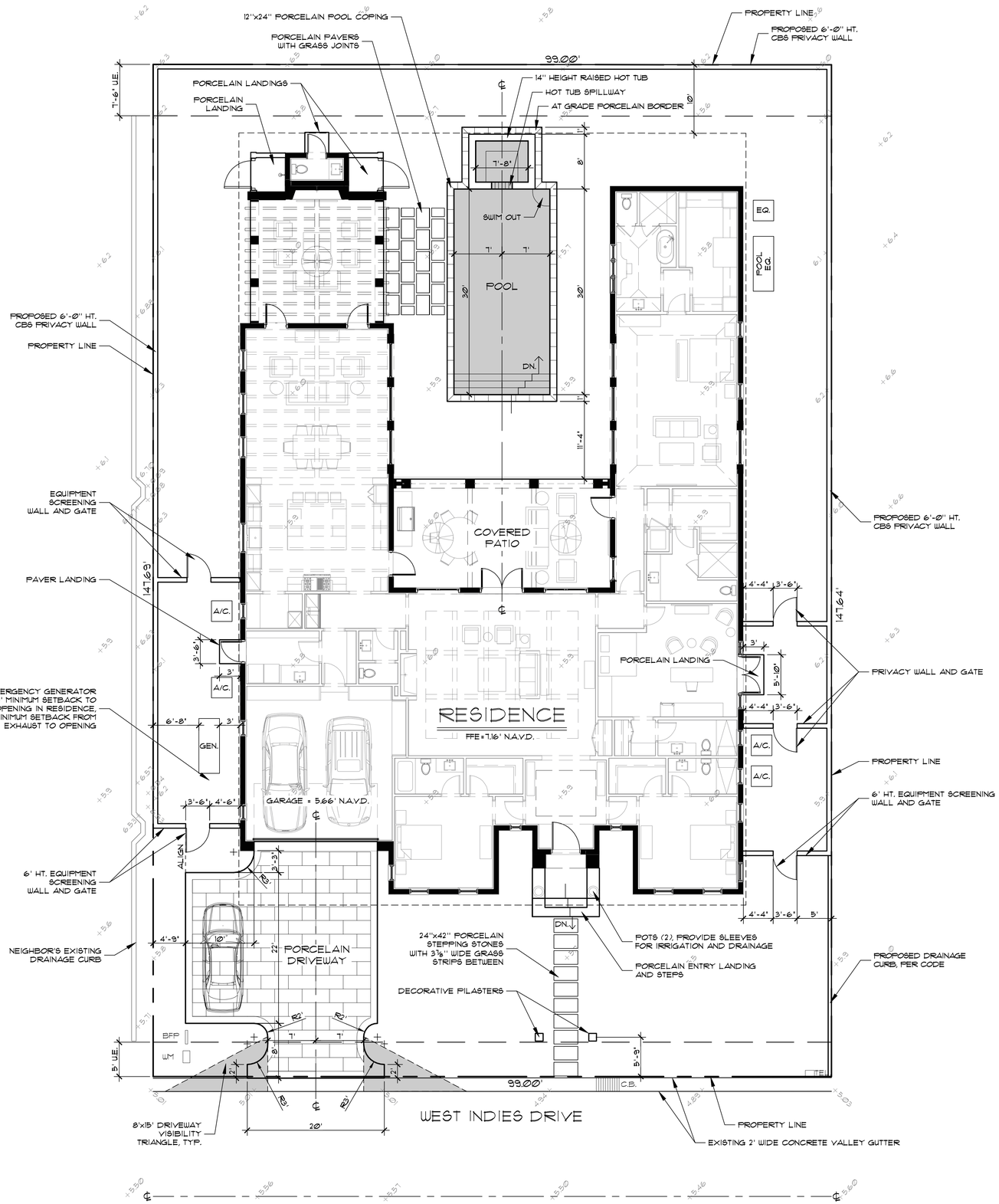
217 CAPRI LLC
217 WEST INDIES DRIVE
PALM BEACH, FLORIDA
PLANTING DETAILS AND SPECIFICATIONS

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: N/A
FILENAME: 217 Capri LLC 0

REVISIONS:
07.24.2026 Pre-App Submittal
07.15.2026 First Submittal
09.16.2026 Second Submittal
04.06.2026 Final Submittal

ARC-26-0011

SHEET:
L-14



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:**	217 WEST INDIES DRIVE	
2	**Lot Area (sq. ft.):**	14,619 sq. ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6,578 sq. ft. / 45%	6,582.4 sq. ft. / 45.0%
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	3,290 sq. ft. / 50%	3,886.7 sq. ft. / 59.1%
7	Front Yard LOS (Sq Ft and %)	990 sq. ft. / 40%	1,766.1 sq. ft. / 71.4%
8	Native Trees %	30% (number of trees)	86.2% (25)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	37.7% (371)
10	Native Groundcover %	30% (groundcover area)	37.5% (65.2 sq. ft.)

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*



A L-15 DRIVEWAY: DEKTON SOKE OUTDOOR PORCELAIN, 24" X 48"



B L-15 PATIO: DEKTON SANDIK PIETRA SERIES

Layout Notes

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE CONSTRUCTION.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
4. ALL FILL FOR BERMING AND PLANTING BROUGHT TO THE SITE SHALL BE CLEAN, FRIABLE SANDY LOAM OF SLIGHTLY ACID TO NEUTRAL PH. ALL FILL SHALL BE FREE FROM STICKS, ROCKS MARL, SOD AND OTHER DEBRIS.
5. REMOVE ALL ROAD BASE, SHELLROCK, MARL, CORAL ROCK, AND RUBBLE 30" MIN. BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY LANDSCAPE ARCHITECT. MAINTAIN EXISTING GRADE AT EXISTING TREES.
6. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
7. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT MIN. OF 1/8" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
8. CONTRACTOR SHALL PROVIDE IRRIGATION AND ELECTRIC SLEEVES TO ALL PLANTERS.

ARC-26-0011

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217 CAPRI LLC

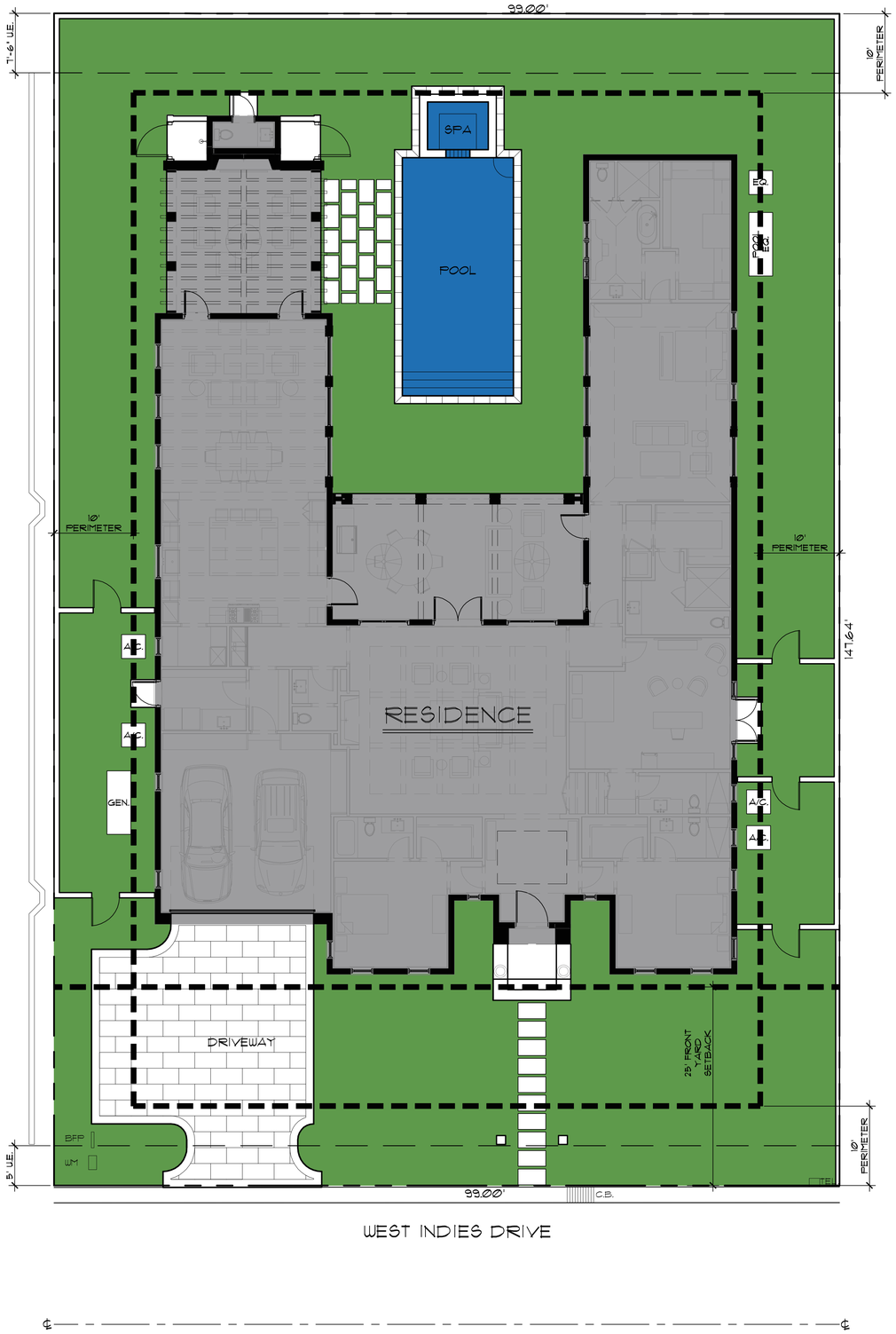
217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

HARDSCAPE PLAN

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC 0

REVISIONS:
01.24.2026 Pre-App Submittal
02.26.2026 First Submittal
03.16.2026 Second Submittal
04.06.2026 Final Submittal

SHEET:
L-15



Town of Palm Beach

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

Line #	Landscape Legend		
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See Ord. 003-2023 *REV BF 20230727*

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LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS

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217 CAPRI LLC

217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

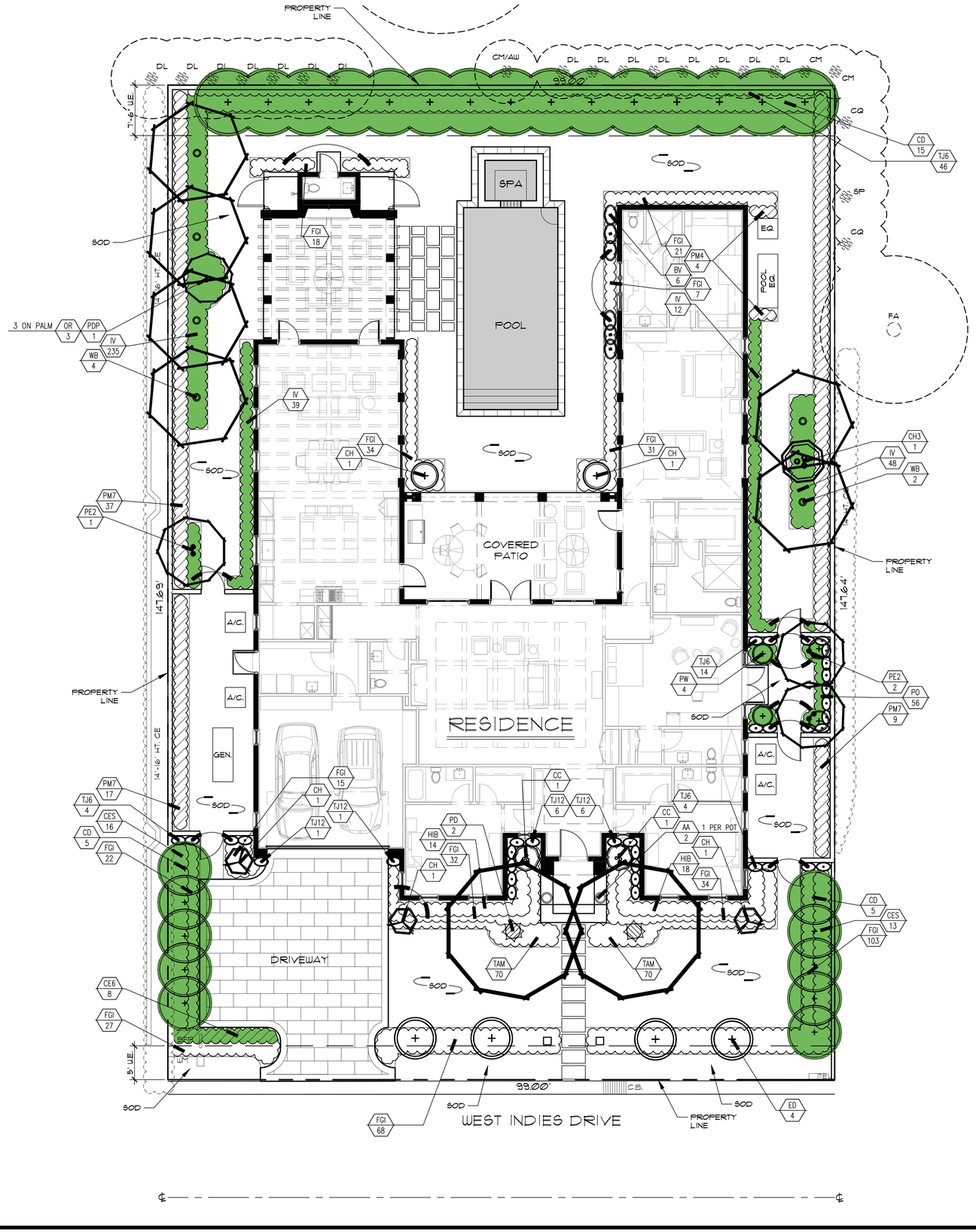
LANDSCAPE OPEN SPACE DIAGRAM

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC 10

REVISIONS:
01.04.2026 Pre-App Submittal
01.26.2026 First Submittal
03.16.2026 Second Submittal
04.06.2026 Final Submittal

SHEET:
L-16

ARC-26-00011



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
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Line #	Landscape Legend		
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See Ord. 003-2023 *REV BF 20230727*

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LANDSCAPE ARCHITECTURE
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217 CAPRI LLC

217 WEST INDIES DRIVE
PALM BEACH, FLORIDA

FLORIDA NATIVE LANDSCAPE DIAGRAM

DATE: 07/15/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-055
SCALE: 1/8"=1'-0"
FILENAME: 217 Capri LLC 10

REVISIONS:
07.04.2026 Pre-App Submittal
07.26.2026 First Submittal
09.16.2026 Second Submittal
04.06.2026 Final Submittal

SHEET:
L-17

ARC-26-00011

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: April 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0007 220 WELLS RD. The applicant, 220 Wells Trust (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate and retaining wall.

Date: 4/22/2026

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-26-0007 220 WELLS RD. The applicant, 220 Wells Trust (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate and retaining wall.

Applicant: 220 Wells Trust
Landscape: Nievera Williams Design

HISTORY:
The one-story residence at 220 Wells Road was constructed in 1989. In 2009, a new driveway was installed and the rear awning was replaced. In 2017, new windows and garage doors were added. At the July 2025 meeting a series of façade changes and installation of a new covered rear loggia were approved under application ARC-25-0029.

THE PROJECT:
The applicant has submitted plans entitled "Private Residence" as prepared by **Nievera Williams Design**, uploaded and dated to the Town 04/09/2026.

The following is the scope of work for the Project:

- Installation of a vehicular gate and retaining wall.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	19,500 SF	**Cubic Content Ratio (CCR)**	Existing: 4.05
Lot Width	100’	**Lot Depth**	195’
Lot Coverage	Required: 40% Existing: 34% Proposed: 35.5%	**Landscape Open Space (LOS)**	Required: 45% Existing: 34% Proposed: 45%
Perimeter Landscape Open Space	Existing: 4,666 SF Proposed: 5,115 SF	**Front Yard Landscape Open Space (LOS)**	Required: 40% Existing: 61% Proposed: 80%

Surrounding Properties / Zoning	
North	225 Wells Rd / Residence / R-B
South	225 Dunbar Rd / Residence / R-B
East	214 Wells Rd / Residence / R-B
West	230 Wells Rd / Residence / R-B

STAFF ANALYSIS

The proposed application includes the addition of a low retaining wall and a vehicular gate at the front of the property. The wall is designed to be 4 feet in height with a stucco finish, and will feature 6-foot-4-inch columns on either side of a wrought iron vehicular gate.

In addition, several pedestrian gates are proposed: one along the new retaining wall at the northwest corner, and others on both the east and west sides of the residence.



The single-family residence at 220 Wells Road previously had vehicular gates, which have since been removed. Within the 200 block of Wells Road, four other properties currently have vehicular gates.



CONCLUSION

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

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

WRB:JGM:SCP

NIEVERA WILLIAMS
DESIGN

To: Town of Palm Beach
March 13, 2026

Project: 220 Wells

Letter of Intent

Project was previously approved at ARCOM in 2025 . Nievera Williams Design is now proposing to add a low retaining wall on the front yard property and a motorcourt gate. Landscape revised per proposed wall location.

Regards,
Jose Ramirez
Project Manager

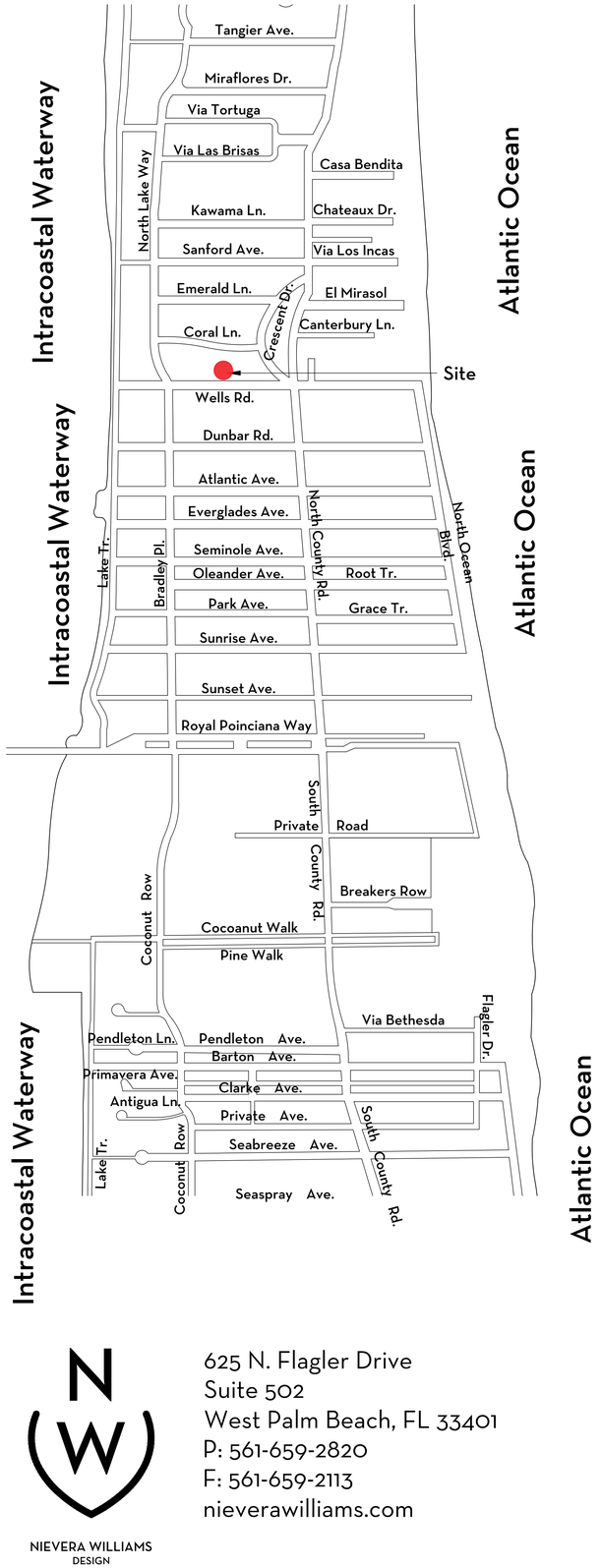
PALM BEACH
625 N. Flagler Dr.
STE 502
West Palm Beach, FL
33401
P: 561.659.2820
F: 561.659.2113

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

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

nieverawilliams.com

220 WELLS ROAD
PALM BEACH, FL.



FINAL SUBMITTAL

PROJECT NUMBER: ARC-26-0007

PROJECTED DATE OF HEARING: APRIL 29, 2026

FINAL SUBMITTAL DUE DATE: 04/06/2026

PROJECT TEAM:
NIEVERA WILLIAMS DESIGN

SCOPE OF WORK:
Project was previously approved at ARCOM in 2025 . Nievera Williams Design is now proposing to add a low retaining wall on the front yard property and a motorcourt gate. Landscape revised per proposed wall location.

SHEET LEGEND:

VM	- VICINITY LOCATION MAP
LM	- LOCATION MAP
EX1	- EXISTING CONDITION PLAN
EX2	- EXISTING CONDITION PHOTOS
EX3	- EXISTING CONDITIONS PHOTOS
EL1	- NORTH ELEVATION RENDERING
RSITE	- RENDERED SITE PLAN
SITE	- SITE PLAN
L1	- HARDSCAPE PLAN
LP1	- LANDSCAPE PLAN
LP2	- PLANT LIST AND DETAILS
D1.1	- VEHICULAR GATE DETAILS
D2	- GATE DETAILS
OS1	- OPEN SPACE DIAGRAM: OVERALL
OS2	- OPEN SPACE DIAGRAM: FRONT SETBACK
OS3	- OPEN SPACE DIAGRAM: PERIMETER SETBACK
OS4	- OPEN SPACE DIAGRAM: NATIVE PLANTING
CSP	- CONSTRUCTION SCREENING PLAN

NIEVERA WILLIAMS
DESIGN

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

FINAL SUBMITTAL



1/4 MILE AERIAL RADIUS VICINITY LOCATION MAP

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

VICINITY MAP

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

06 APR 2026
16 MAR 2026
17 FEB 2026
05 FEB 2026
17 OCT 2025
10 SEPT 2025
07 JUL 2025
19 JUN 2025
10 JUN 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

VM

ARC-26-0007



FINAL SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LOCATION MAP

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

06 APR 2026
16 MAR 2026
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NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

LM

ARC-26-0007

FINAL SUBMITTAL

WELLS ROAD (PUBLIC)

100.00'

195.00'

4' HT. PODOCARPUS HEDGE TO REMAIN DURING CONSTRUCTION

(1) EX. AUSTRALIAN PINE

(2) EX. HIBISCUS TREES 14' HT. W/ UNDERSTORY TO REMAIN

6' HT. METAL GATE/FENCE TO BE REMOVED

WATER METER

BACK FLOW PREVENTER

4' HT. PODOCARPUS HEDGE TO REMAIN DURING CONSTRUCTION

(1) SOLITAIRE PALM CLUSTER TO BE REMOVED

(2) EX. AUSTRALIAN PINE

EX. TREE TO BE RELOCATED

EX. FICUS HEDGE TO BE REMOVED

EX. TREE TO BE RELOCATED

(8) EX. JAPANESE BLUEBERRY COLUMNS, 14' HT., F.T.B. TO REMOVED

(4) COLUMNS TO BE REMOVED

EX. 4' HT. WALL TO REMAIN

(1) EX. SABAL PALM, 30' HT. TO BE REMOVED

EX. CHAIN LINK FENCE TO BE REMOVED

FICUS HEDGE TO BE REMOVED

TROPICAL PLANTING TO BE REMOVED

(2) TREES TO REMAIN

PALM TO REMAIN

12'-6" SIDE YARD SETBACK

EXISTING POOL TERRACE TO BE REMOVED

(4) HIBISCUS TREES TO BE REMOVED

SHRUB TO BE REMOVED

MOTORCOURT TO BE REMOVED

ONE STORY RESIDENCE NO. 220

25' FRONT YARD SETBACK

HIBISCUS SHRUB TO BE REMOVED

PYGMY PALMS TO BE REMOVED

EXISTING PLANTING TO BE REMOVED

BACK FLOW PREVENTER

EX. SHED

GEN

GREEN ISLAND FICUS TO BE REMOVED

(2) EX. QUEEN PALMS, 16' HT. TO BE REMOVED

GREEN ISLAND FICUS TO BE REMOVED

18' x 50' POOL

EX. POOL CABANA

10' REAR SETBACK

POOL EQUIPMENT

GAS METER

EX. A/C

SHRUB TO BE REMOVED

(4) HIBISCUS TREES TO BE REMOVED

EXISTING PLANTING TO BE REMOVED

12'-6" SIDE YARD SETBACK

FICUS HEDGE TO BE REMOVED

CLUSIA HEDGE TO BE REMOVED

(3) PALMS TO REMAIN

(2) TREES TO REMAIN

TROPICAL PLANTING TO BE REMOVED

CONCRETE WALKWAY TO BE REMOVED

PAVER TERRACE TO BE REMOVED

4' CHAIN LINK FENCE TO BE REMOVED

CONC. TERRACE TO BE REMOVED

EX. ENCLOSED GENERATOR ON 4" RAISED CMU SLAB

CONCRETE WALL TO BE REMOVED

EX. 4' HT. WALL TO REMAIN

EX. CHAIN LINK FENCE TO BE REMOVED

EX. FOUNTAIN TO BE REMOVED

CONC. WALKWAY TO BE REMOVED

COVERED TILE TO BE MODIFIED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING CONDITION PLAN

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

06 APR 2026
16 MAR 2026
17 FEB 2026
05 FEB 2026
17 OCT 2025
10 SEPT 2025
07 JUL 2025
19 JUN 2025
10 JUN 2025

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DESIGN

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F: 561-659-2113

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EX

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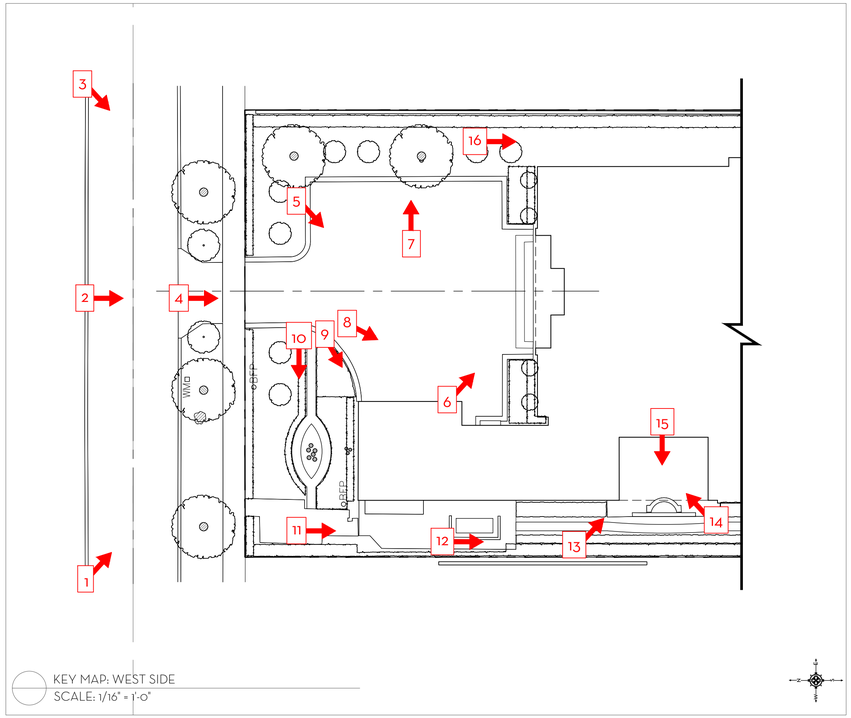

KEY MAP: WEST SIDE
SCALE: 1/16" = 1'-0"


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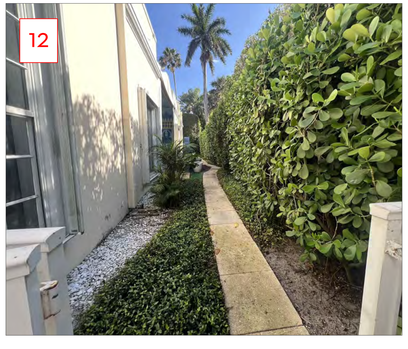
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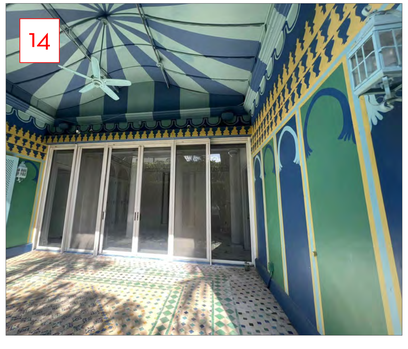
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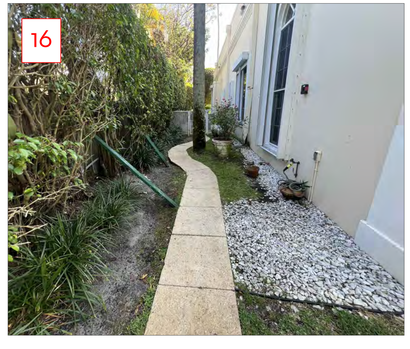
16

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITION PHOTOS

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

04 APR 2026
16 MAR 2026
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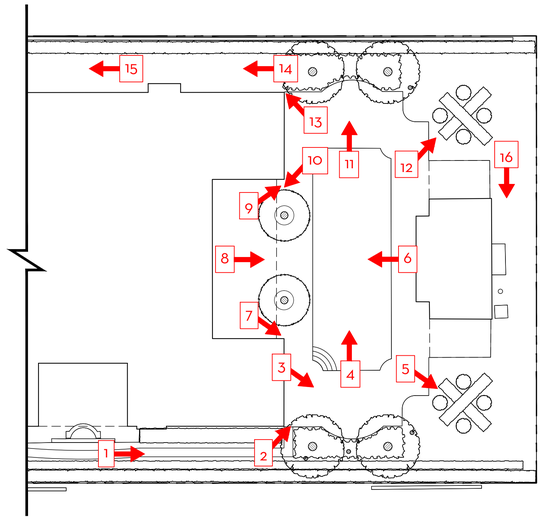

KEY MAP: EAST SIDE
SCALE: 1/16" = 1'-0"

























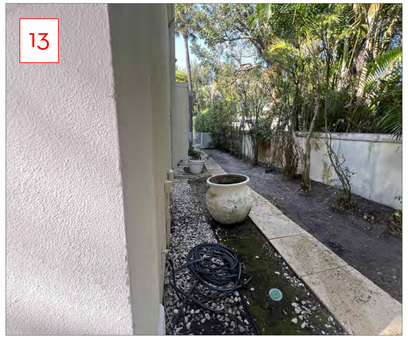







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RESIDENCE

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EX3

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GUEST BEDROOM
W.I.C ONE
MASTER BATH
MASTER BEDROOM
MASTER HALL
W.I.C TWO
BEDROOM HALL
LINEN
CLOSET
CLOSET
TOILET ROOM
POWDER ROOM
HALL
BAR
CL.
FOYER
LIBRARY
BUTLERS PANTRY
Book
Book
LIVING ROOM
KITCHEN
DINING ROOM
EXERCISE ROOM
CABANA
GUEST BEDROOM
CABANA BATH
TWO CAR GARAGE
SERVICE HALL
BREAKFAST ROOM
BREAKFAST TERRACE
BAR
LINEN
CLOSET
GUEST BATH
DAS OFFICE
LAUNDRY
BC OFFICE
LAVERS
LAVERS
LAVERS
LAVERS
POOL
Spa
Wine Storage
Warming Drawer
Refrigerator
Dishwasher
Sink
Range
Hood
Microwave
Wine Storage
Warming Drawer
Refrigerator
Sink
Dishwasher
Range
Hood
Microwave



1 EL1 NORTH ELEVATION (FRONT) - CURRENTLY APPROVED
SCALE: 1/8"=1'-O"



1 EL1 NORTH ELEVATION (FRONT) - PROPOSED
SCALE: 1/8"=1'-O"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

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6666856

ELEVATIONS - FRONT (NORTH) + REAR (SOUTH)

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

04 JUN 2025

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EL1





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

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SCALE: SEE DETAIL

MOTORCOURT GATE DETAIL

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

08 JAN 2026
17 OCT 2025
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D1.1

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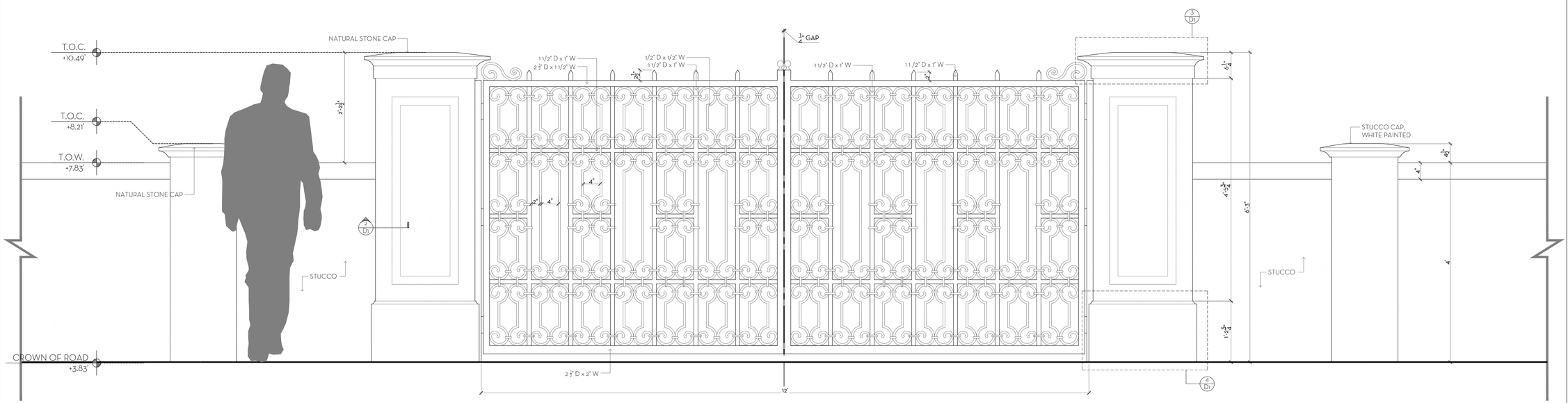
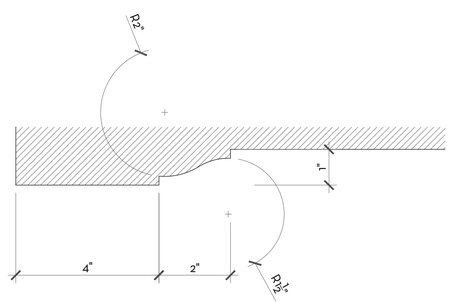
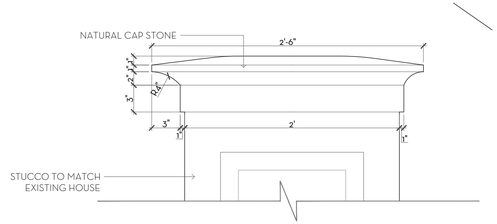


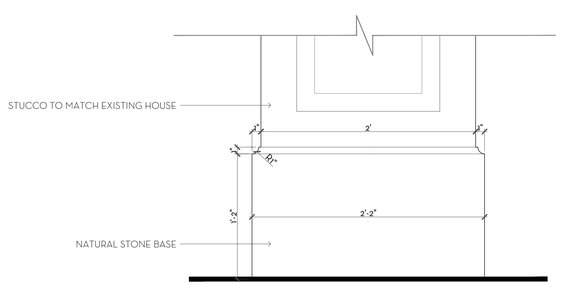
1 D1 GATE - ELEVATION
SCALE: 1"=1'-0"



2 D1 COLUMN RELIEF DETAIL
SCALE: 6"=1'-0"



3 D1 COLUMN CAP DETAIL
SCALE: 1 1/2"=1'-0"



4 D1 COLUMN BASE DETAIL
SCALE: 1 1/2"=1'-0"

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SCALE: SEE DETAIL

MOTORCOURT GATE DETAIL

RESIDENCE

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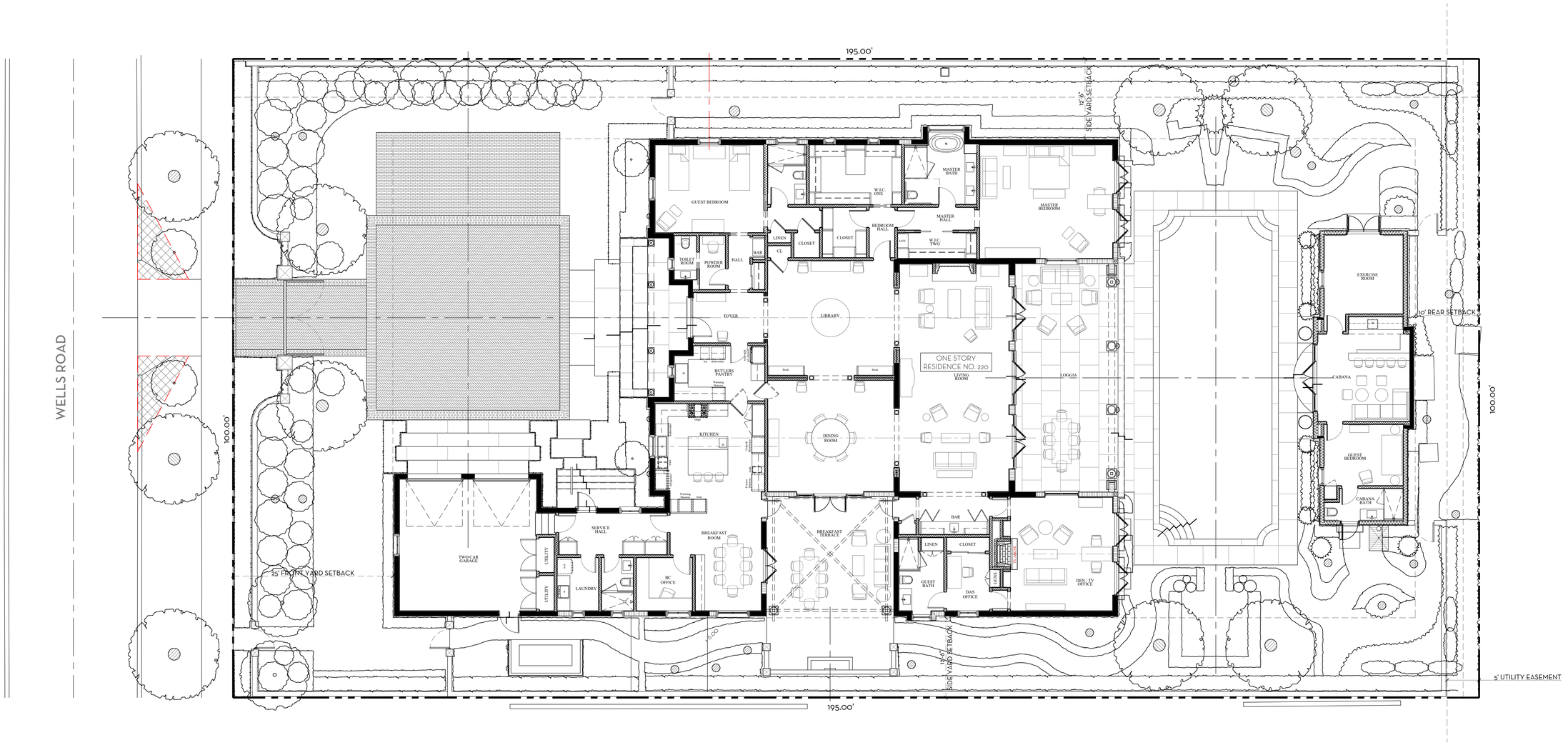

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

E
W
S

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

SITE PLAN
RESIDENCE
220 WELLS ROAD, PALM BEACH, FL.

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SITE

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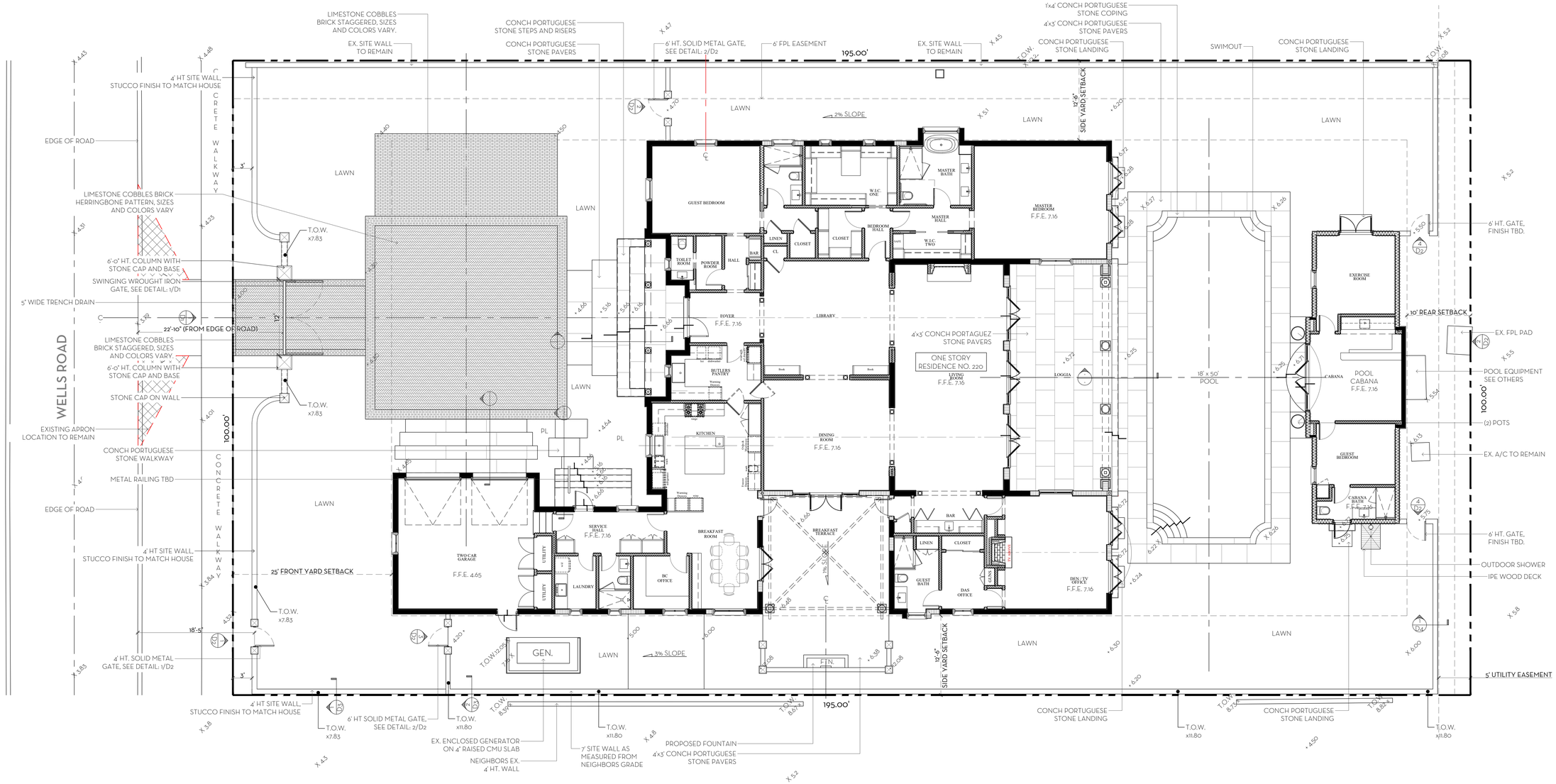

*NOTE: SPOT ELEVATIONS TO BE FIELD VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	19,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	8,775	SQ FT	45%
EXISTING =	6,627	SQ FT	34%
PROPOSED =	8,813	SQ FT	45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	1,542	SQ FT	61%
PROPOSED =	1,980	SQ FT	79%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,500	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 8,782 SF) + 4,391 REQUIRED		
EXISTING =	4,666	SQ FT
PROPOSED =	5,043	SQ FT

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

MARIO F. NIEVERA

State of Florida
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Registration No.
6666856

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

HARDSCAPE PLAN
RESIDENCE
220 WELLS ROAD, PALM BEACH, FL.

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L1

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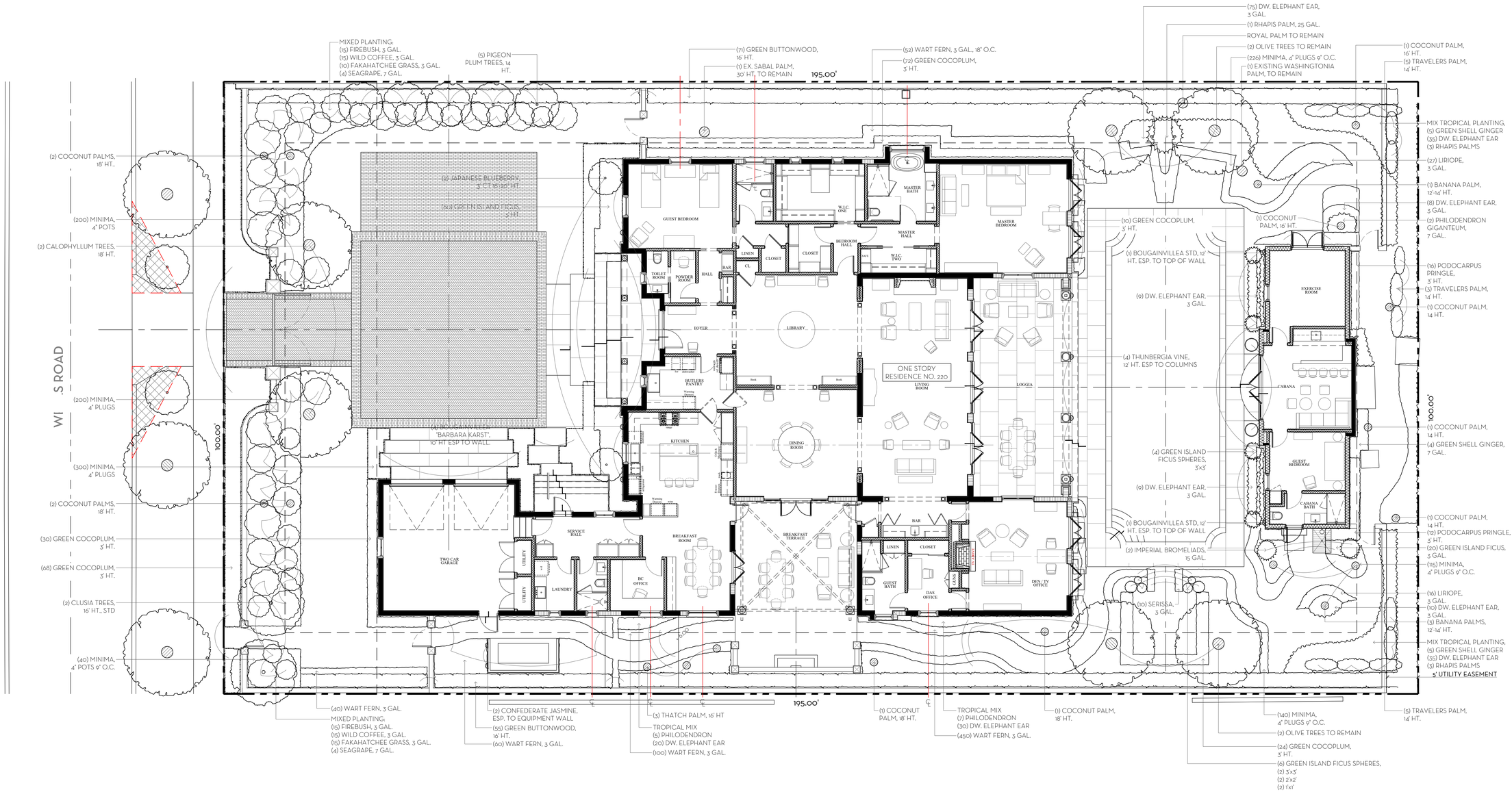

0 1 4 8 16 FEET

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

N E S W

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

LANDSCAPE PLAN

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

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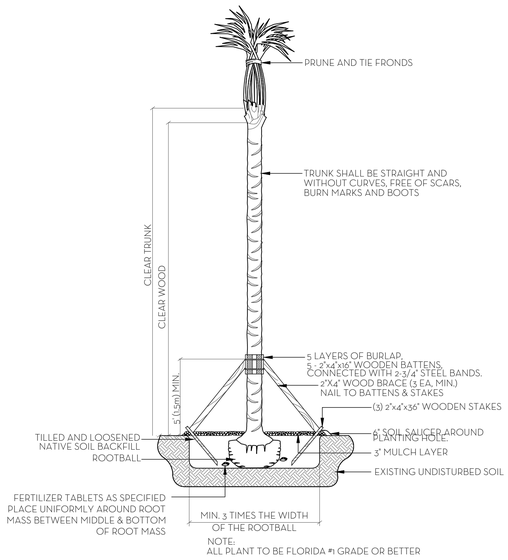
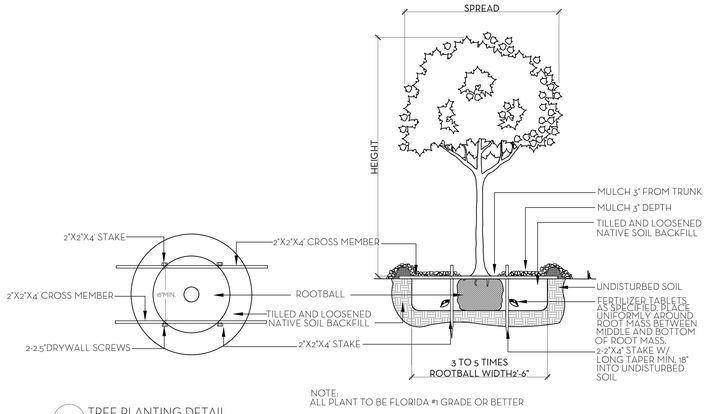


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

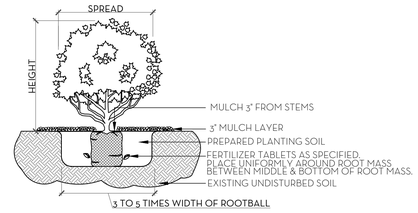
PALM PLANTING DETAIL
N.T.S.

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



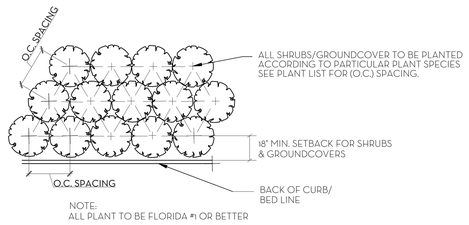
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

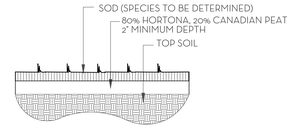
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

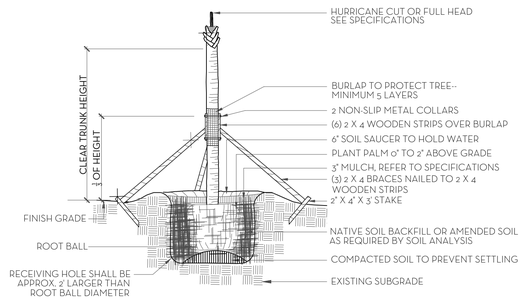
PLANT SPACING DETAIL
N.T.S.

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



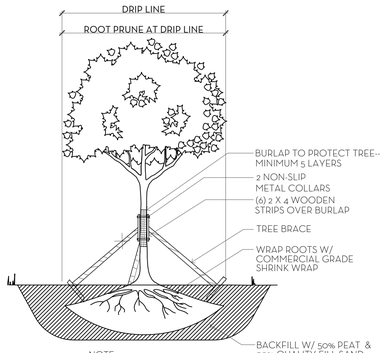
SOD PLANTING DETAIL
N.T.S.

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



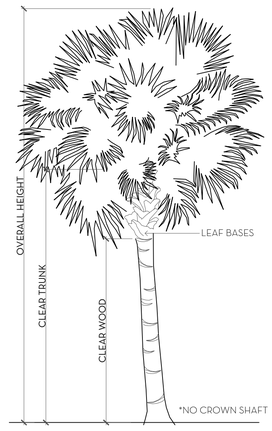
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

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

NIEVERA WILLIAMS DESIGN

220 Wells Road, Palm Beach, FL

03.13.26

Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
Japanese Blueberry	Elaeocarpus Decipiens	2	3' CT 18'-20' HT.	
Pigeon Plum	Coccoloba diversifolia	5	14' HT.	*
Calophyllum	Calophyllum brasiliense	2	18' HT.	
Clusia	Clusia guttifera	2	16' HT., STD	
		11		64%
PALMS				
Coconut palm	Cocos nucifera	3	14' HT.	
Coconut palm	Cocos nucifera	2	16' HT.	
Coconut palm	Cocos nucifera	6	18' HT.	
Travelers Palm	Ravenala madagascariensis	13	14' HT.	
Thatch Palm	Coccothrinax	3	16' HT.	
Rhapis Palm	Rhapis Excelsa	6	7 GAL.	
Rhapis Palm	Rhapis Excelsa	1	25 GAL.	
Banana Palm	Musa Acuminata	4	12'-14' HT.	
		38		
SHRUBS & VINES				
Green Buttonwood	Conocarpus erectus	126	16' HT. FTB	*
Green Cocoplum	Chrysobalanus icaco	204	3' HT.	*
Green Island Ficus Sphere	Ficus microcarpa 'Green Island'	2	1'x1'	
Green Island Ficus Sphere	Ficus microcarpa 'Green Island'	2	2'x2'	
Green Island Ficus Sphere	Ficus microcarpa 'Green Island'	6	3'x3'	
Green Island Ficus	Ficus microcarpa 'Green Island'	60	3' HT.	
Green Island Ficus	Ficus microcarpa 'Green Island'	20	3 GAL.	
Green Shell Ginger	Alpinia Zerumbet	10	3 GAL.	
Green Shell Ginger	Alpinia Zerumbet	4	7 GAL.	
Imperial Bromeliad	Alcantarea imperialis	2	15 Gal.	
Philodendron Giganteum	Philodendron Giganteum	14	7 Gal.	
Podocarpus Pringle	Podocarpus Macrophyllus	28	3' HT.	
Serissa	Serissa japonica	10	3 Gal.	
Firebush	Hamelia patens	30	3 GAL.	
Wild Coffee	Psychotria nervosa	30	3 GAL.	*
Fakahatchee Grass	Tripsacum dactyloides	25	3 GAL.	*
Seagrape	Coccoloba uvifera	8	7 GAL.	*
Confederate Jasmine	Trachelospermum Jasminoides	2	ESP TO WALL	
Bougainvillea Vine 'Barbara Karst'	Bougainvillea spp.	4	10' HT. , ESP TO WALL	
Bougainvillea Vine	Bougainvillea spp.	2	12' HT. , ESP TO TOP OF WALL	
Thunbergia Vine	Thunbergia alata	4	12' HT. , ESP TO COLUMNS	
		593		66%
GROUND COVER				
Dwarf Elephant Ears	Alocasia odora	231	3 Gal.	
Wart Fern	Phymatosorus Scolopendria	702	3 Gal.	*
Liriope	Liriope muscari	43	3 Gal.	
Minima	Trachelospermum asiaticum	1,221	4" Pots	
		2,197		32%

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:	220 Wells Road	
2	Lot Area (sq. ft.):	19,500 sq ft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	8,775 sq ft (45%)	8,782 sq ft 45%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	4,391 sq ft	5,115 sq ft
7	Front Yard LOS (Sq Ft and %)	1,000 sq ft (40%)	2,022 sq ft (80%)
8	Native Trees %	30% (number of trees)	64%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	66%
10	Native Groundcover %	30% (groundcover area)	32%

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

Note: 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*

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PLANT LIST AND DETAILS
RESIDENCE
220 WELLS ROAD, PALM BEACH, FL.

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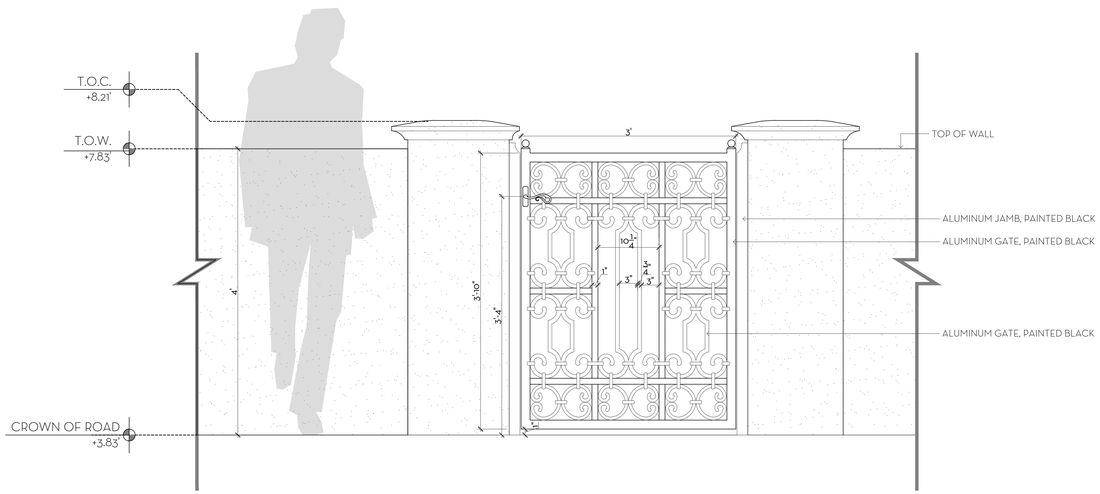
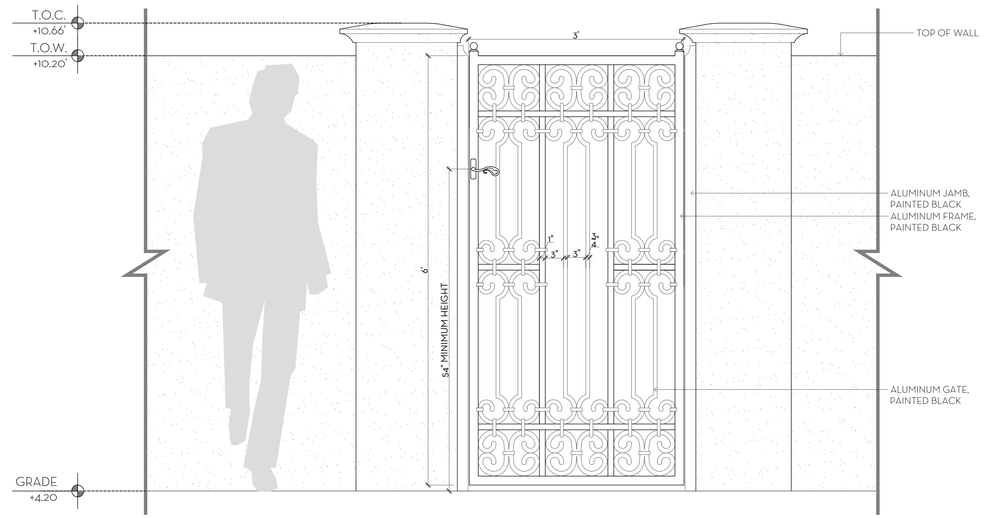
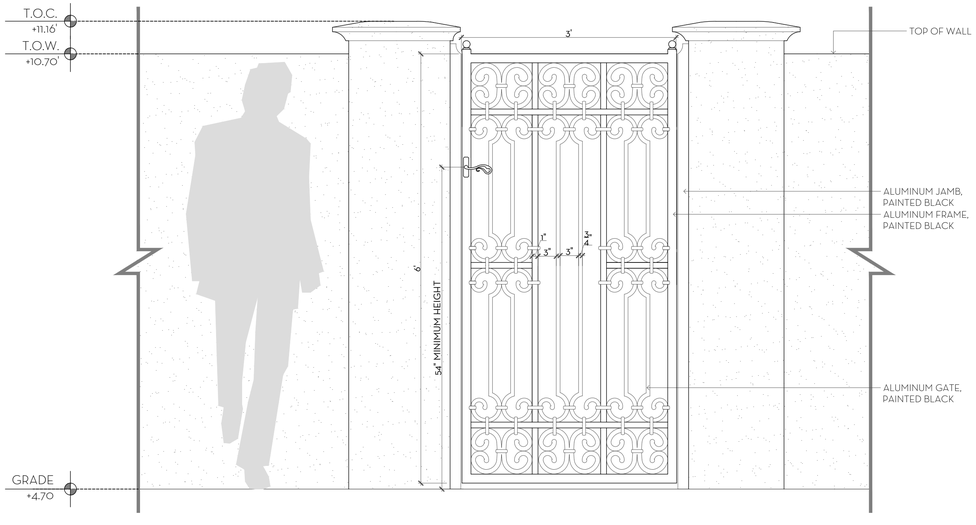


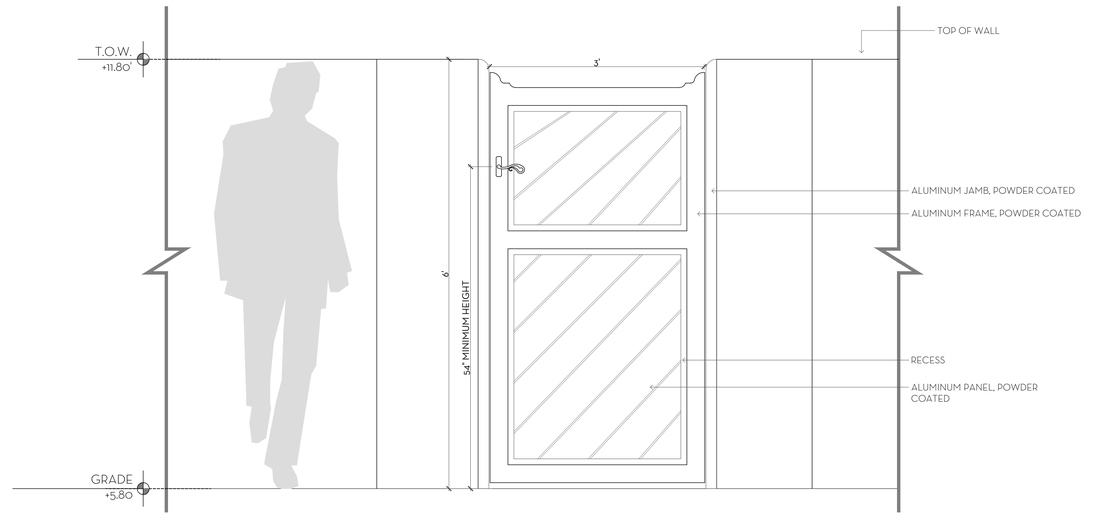
1 / D2 FRONT (NORTH) PEDESTRIAN GATE - ELEVATION
SCALE: 1"=1'-0"



2 / D2 FRONT (NORTHWEST) PEDESTRIAN GATE - ELEVATION
SCALE: 1"=1'-0"



2 / D2 FRONT (NORTHEAST) PEDESTRIAN GATE - ELEVATION
SCALE: 1"=1'-0"



4 / D2 (SOUTH) PEDESTRIAN GATE - ELEVATION
SCALE: 1"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

GATE AND SITE WALL DETAILS

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

SCALE: 1"=1'-0"

06 APR 2026
16 MAR 2026
17 FEB 2026
05 FEB 2026
17 OCT 2025
10 SEPT 2025
07 JUL 2025
19 JUN 2025
10 JUN 2025

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
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F: 561-659-2113

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D2

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LEGEND

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	19,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	8,775	SQ FT	45%
EXISTING =	6,627	SQ FT	34%
PROPOSED =	8,813	SQ FT	45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	1,542	SQ FT	61%
PROPOSED =	1,980	SQ FT	79%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,500	SQ FT
MINIMUM LANDSCAPE: (50% OF 8,782 SF) - 4,391 REQUIRED		
EXISTING =	4,666	SQ FT
PROPOSED =	5,043	SQ FT

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAM - OVERALL

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

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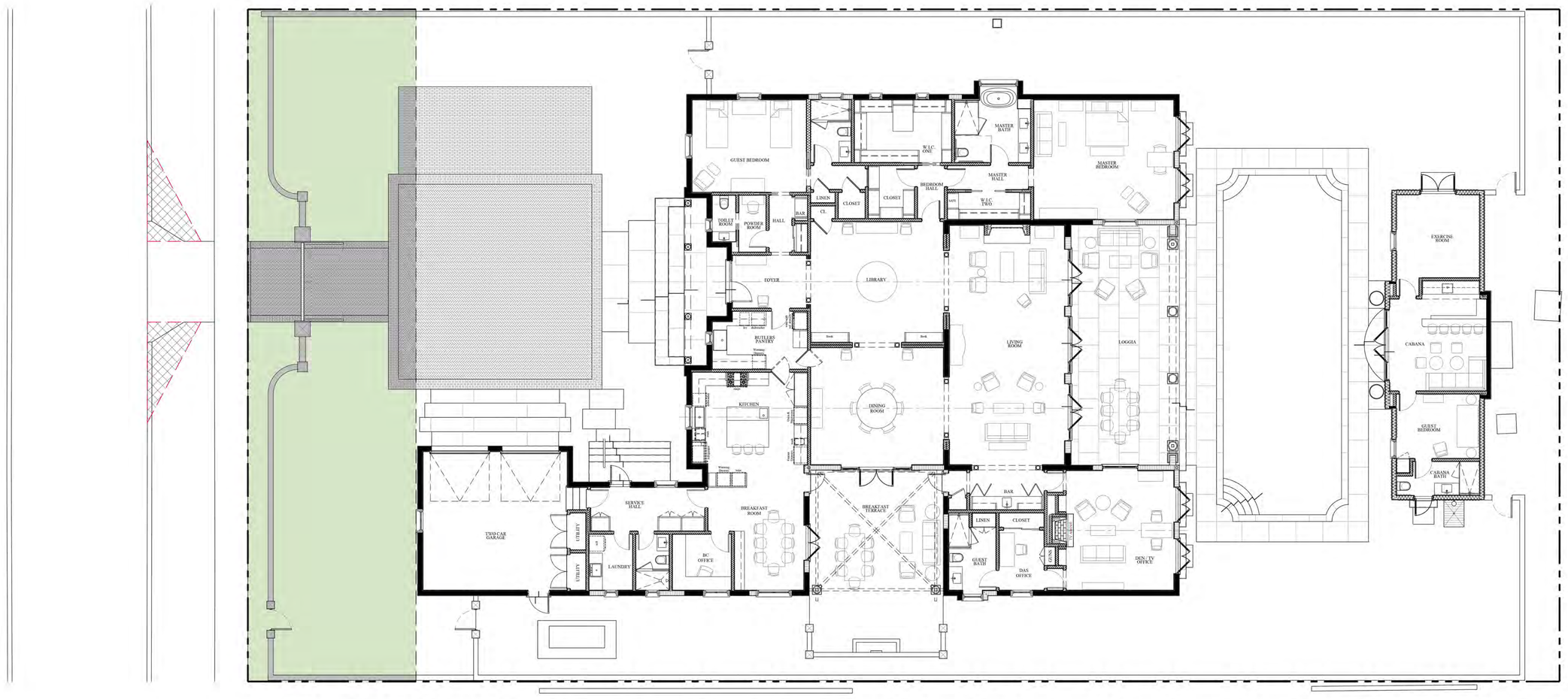

LEGEND

OPEN SPACE	
HARDSCAPE	

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	19,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	8,775	SQ FT	45%
EXISTING =	6,627	SQ FT	34%
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FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
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REQUIRED =	1,000	SQ FT	40%
EXISTING =	1,542	SQ FT	61%
PROPOSED =	1,980	SQ FT	79%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,500	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 8,182 SF) = 4,591 REQUIRED		
EXISTING =	4,666	SQ FT
PROPOSED =	5,043	SQ FT

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAM - FRONT SETBACK

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

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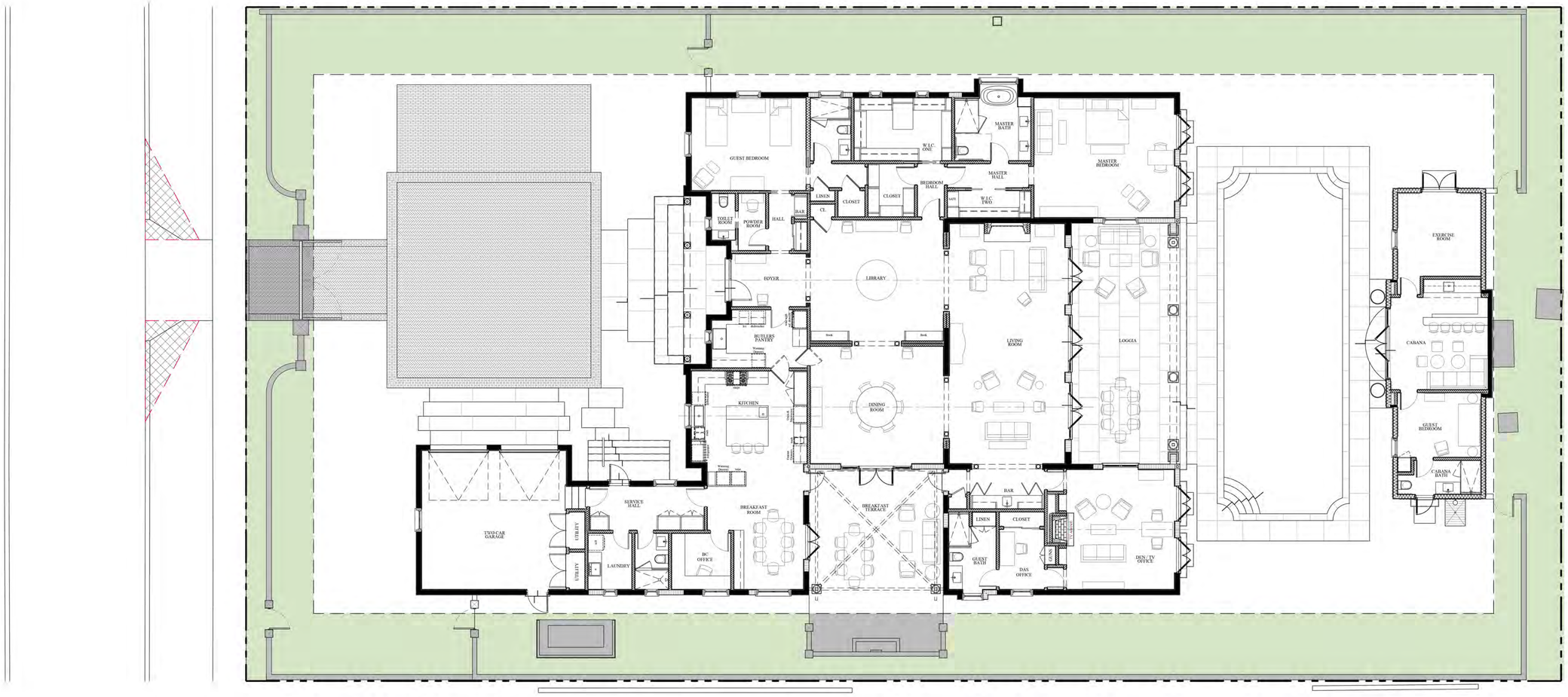

LEGEND

OPEN SPACE	
HARDSCAPE	

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	19,500	SQ FT	100%
MINIMUM LANDSCAPE:			
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MINIMUM LANDSCAPE: (50% OF 8,782 SF) = 4,391 REQUIRED		
EXISTING =	4,666	SQ FT
PROPOSED =	5,043	SQ FT

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: XXXX

OPEN SPACE DIAGRAM - PERIMETER SETBACK

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

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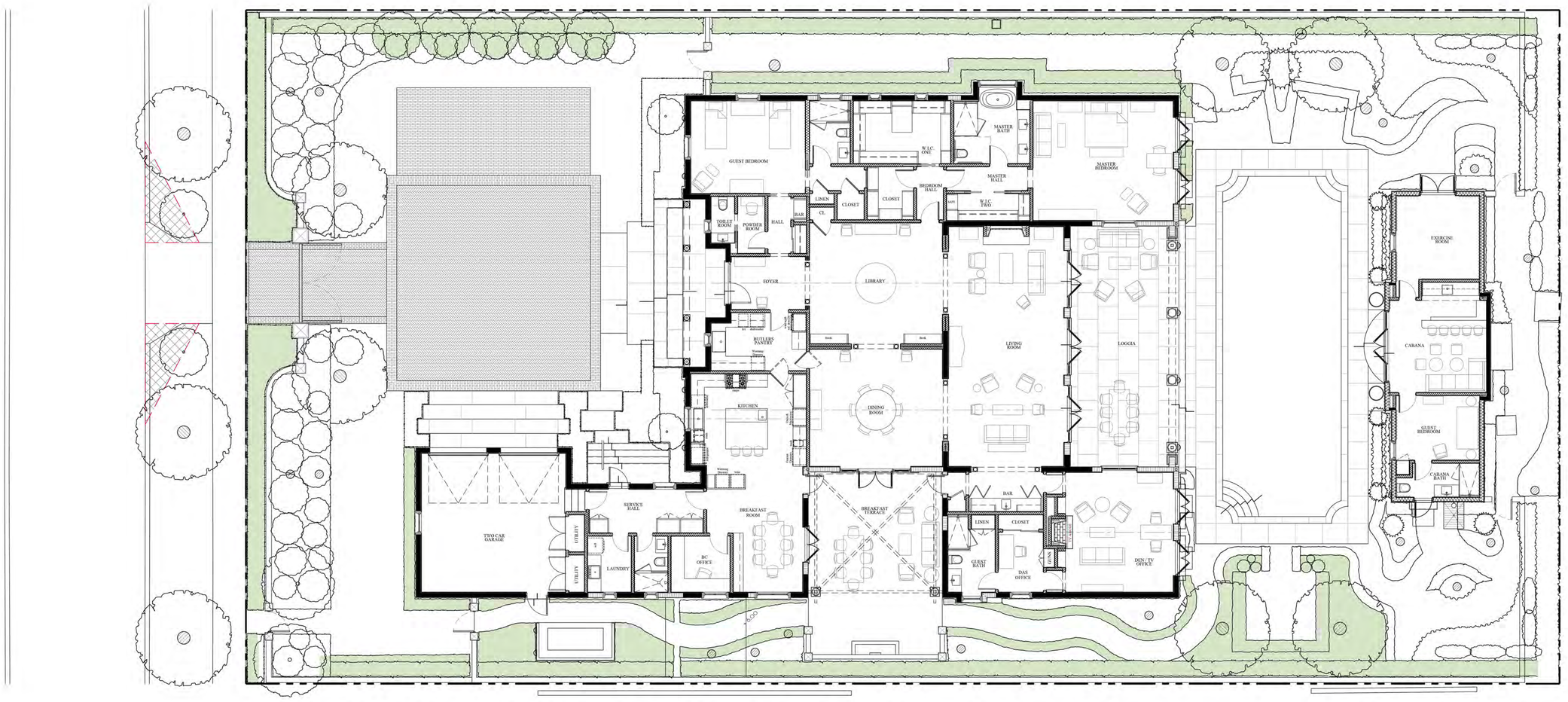

LEGEND

NATIVE PLANTS

0 1 4 8 16 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: XXXX

OPEN SPACE DIAGRAM - NATIVE PLANTING

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

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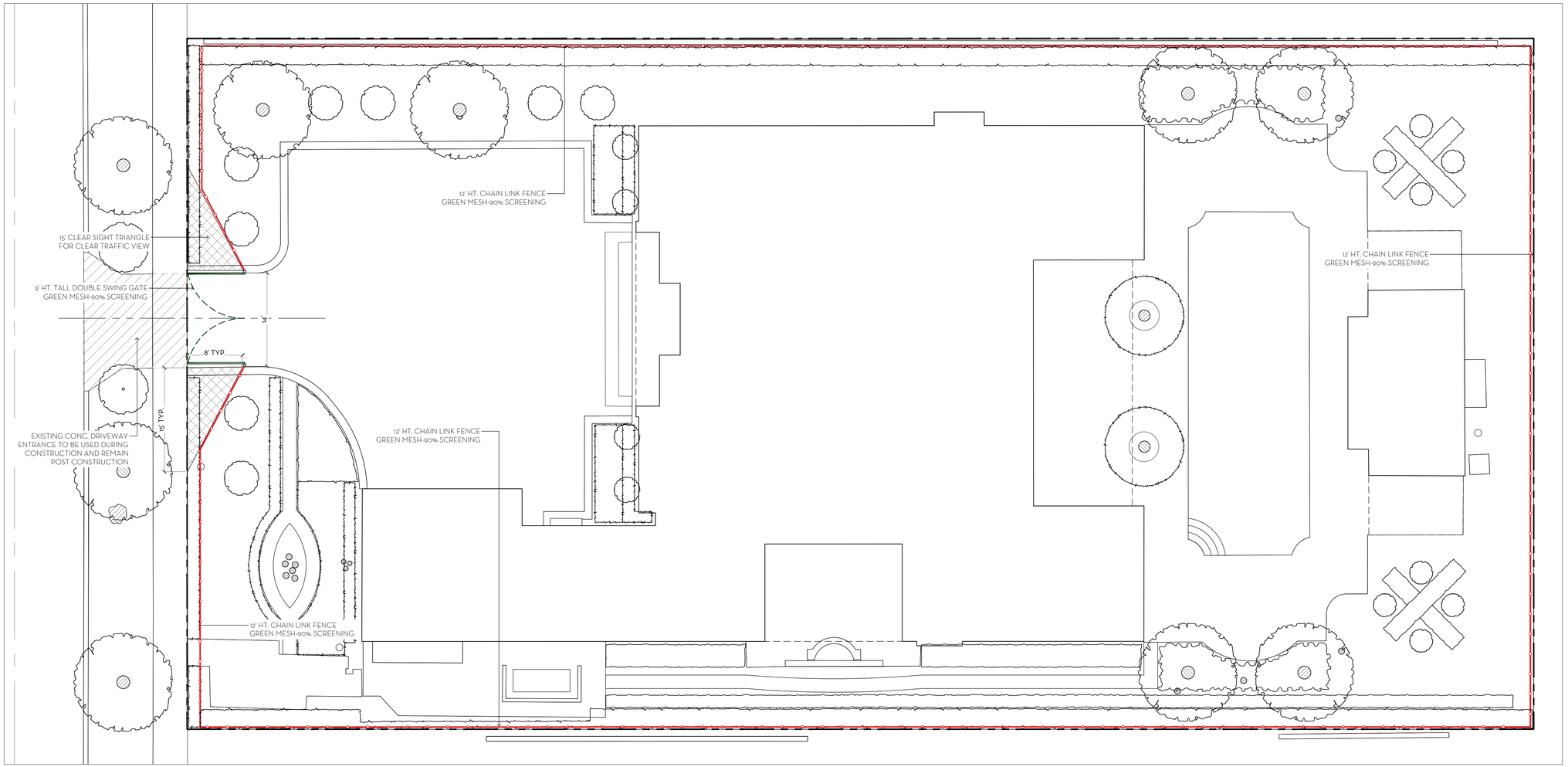
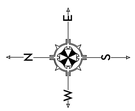
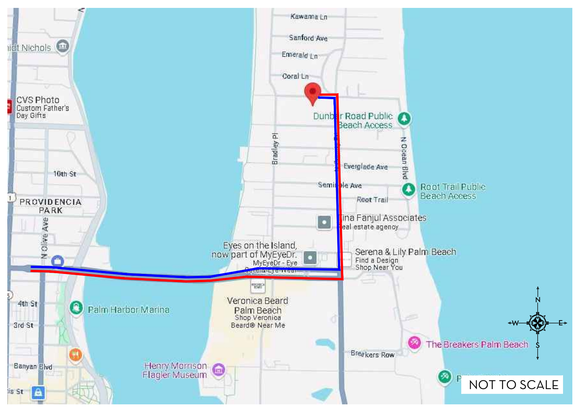




PLAN LEGEND

SCREENING FENCE



TRUCK LOGISTICS PLAN

INBOUND

OUTBOUND

TRUCK LOGISTICS:

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

BEST ROUTE TO PROPERTY: USING FLAGLER MEMORIAL BRIDGE (NORTH BRIDGE) TRAVEL EAST ONTO A1A JIMMY BUFFER HIGHWAY, TURN NORTH ONTO N COUNTY ROAD, TURN WEST ONTO WELLS ROAD.

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

10-15 TRIPS

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

CONSTRUCTION SCREENING PLAN

RESIDENCE

220 WELLS ROAD, PALM BEACH, FL.

06 APR 2026
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DESIGN

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CSP

ARC-26-0007

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: April 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0008 2315 IBIS ISLE RD S. The applicant, Owen & Diana Sanderson (Smith Architectural Group, Inc.), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate.

Date: 4/22/2026

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-26-0008 2315 IBIS ISLE RD S. The applicant, Owen & Diana Sanderson (Smith Architectural Group, Inc.), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate.

Applicant: Owen & Diana Sanderson
Landscape: Smith Architectural Group, Inc.

HISTORY:
The single-family residence at 2315 Ibis Isle Rd S was approved for construction at the August 26, 2020 ARCOM hearing under application B-050-2020. The new home consisted of approximately 6700 SF, swimming pool, and site wide landscape and hardscape**.**

THE PROJECT:
The applicant has submitted plans entitled "Alterations at 2315 Ibis Isle Rd S" as prepared by **Smith Architectural Group, Inc.**, uploaded and dated to the Town 04/09/2026.

The following is the scope of work for the Project:

- Installation vehicular gates.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Width	105.72’	**Lot Depth**	177.76’’
Lot Size	18,856 SF	**Landscape Open Space (LOS)**	Required: 45% Existing: 45.5%
Perimeter Landscape Open Space	Required: 50% Existing: 89.6%	**Front Yard Landscape Open Space (LOS)**	Required: 40% Existing: 41.14%

Surrounding Properties / Zoning	
North	2283 Ibis Isle Rd W / Residence / R-B
South	Intracoastal Waterway
East	2307 Ibis Isle Rd S / Residence / R-B
West	2323 Ibis Isle Rd S / Residence / R-B

STAFF ANALYSIS

The existing single-family residence includes two entry piers at the front of the property, both of which are indicated to remain. A new vehicular gate is proposed between these piers, accompanied by a call box system. The gate will be constructed of powder-coated aluminum with a white finish and setback 45' from the property line.



RENDERING OF PROPOSED GATE

The south end of Ibis Isle has several vehicular gates installed as shown below by parcels outlined in red.



CONCLUSION

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

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

WRB:JGM:SCP
WRB

SMITH
ARCHITECTURAL
GROUP, INC.

February 26, 2026

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

RE: 2315 Ibis Isle Road S
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 2315 Ibis Isle Road S (the "Applicant"). Please allow this to serve as the Letter of Intent in connection with our application for ARCOM Minor review for the construction of a new vehicular gate at existing driveway piers.

Property Description: This lakefront property is located at the South end of Ibis Isle. The main residence was built in 2023. The property is located in the R-B low density residential district.

A. Architectural Review in accordance with Section 18-205.
    1. The proposed vehicular gate 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 and other existing gates on the porperty.
    2. The proposed vehicular gate 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 vehicular gate. The design and appearance are in keeping with the quality of the main residence and surrounding built environment.
    4. The design of the vehicular gate is in harmony with the main residence, surrounding land developments and comprehensive plan for the Town.
    5. The proposed vehicular gate is not excessively similar to any other gate within 200 feet.
    6. The proposed vehicular is not excessively dissimilar to any other gate within 200 feet. The height and massing are in keeping with gates in the surrounding area.
    7. The proposed vehicular gate is subservient to the style and massing of the principal structure.

206 PHIPPS PLAZA, PALM BEACH, FLORIDA 33480
TEL: (561) 832-0202 FAX: (561) 832-3443

8. The proposed vehicular gate is appropriate in relation to the established character of other structures in the immediate area and throughout the Town.
9. The proposed vehicular gate is in conformity with the Town code.
10. The vehicular gate's design and location does not diminish the property's unique site characteristics.

Respectfully submitted,



Sophia Bacon
Smith Architectural Group, Inc.

ARC-26-0008
Final Sub: April 06, 2026

ARCOM Hearing: April 29, 2026

Scope of Work:
- Addition of New Powder-Coated Aluminum Vehicular Gates at Existing Driveway Piers

Alterations at

2315 Ibis Isle Rd. S.

2315 Ibis Isle Rd. S.
Palm Beach, FL 33480

Project Design Criteria

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

All Work Shall Conform to All Applicable Codes and Ordinances

Occupancy: Residential Group R-3

Project Team

CONSULTANT	CONTACT INFORMATION
Architect	Smith Architectural Group 205 Phipps Plaza Palm Beach, Florida (561) 832-0202

\

Drawing Sheet Index

NO.	DESCRIPTION	SCALE
Cover	Cover Sheet / Index	No Scale
	Vicinity Maps	No Scale
A000	Existing Site Plan	⅛"=1'-0"
A000.1	Existing Site Photos	
A001	Proposed Site Plan with Zoning Table	⅛"=1'-0"
A002	Site Calculations	1/16"=1'-0"
A003	Site and Streetscapes	1:20'
A004	Neighboring Vehicular Gate Study	
A200	Existing and Proposed North Elevations	¼"=1'-0"
A201	Entry Gate Elevation	1"=1'-0"
A202	Entry Gate Renderings	

Area Calculations:

First Floor (Under Air)	3,667 SF
Second Floor (Under Air)	749 SF
Total Under Air	4,316 SF
Entry	253 SF
Breezeway (Unenclosed)	633 SF
Garage	842 SF
Logga (Unenclosed)	388 SF
Pergola	272 SF
Total	2,388 SF
Total Gross	6,804 SF

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26001

PHASE
ARCOM

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February 26, 2026

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PALM BEACH, FL 33480
561-832-0202

Alteration at
2315 Ibis Isle Rd. S.
Palm Beach, FL 33480
2315 Ibis Isle Rd. S.

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
Cover



Aerial Vicinity Map

Scale:



Aerial of Ibis Isle Rd. Looking South

Scale:

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Alteration at
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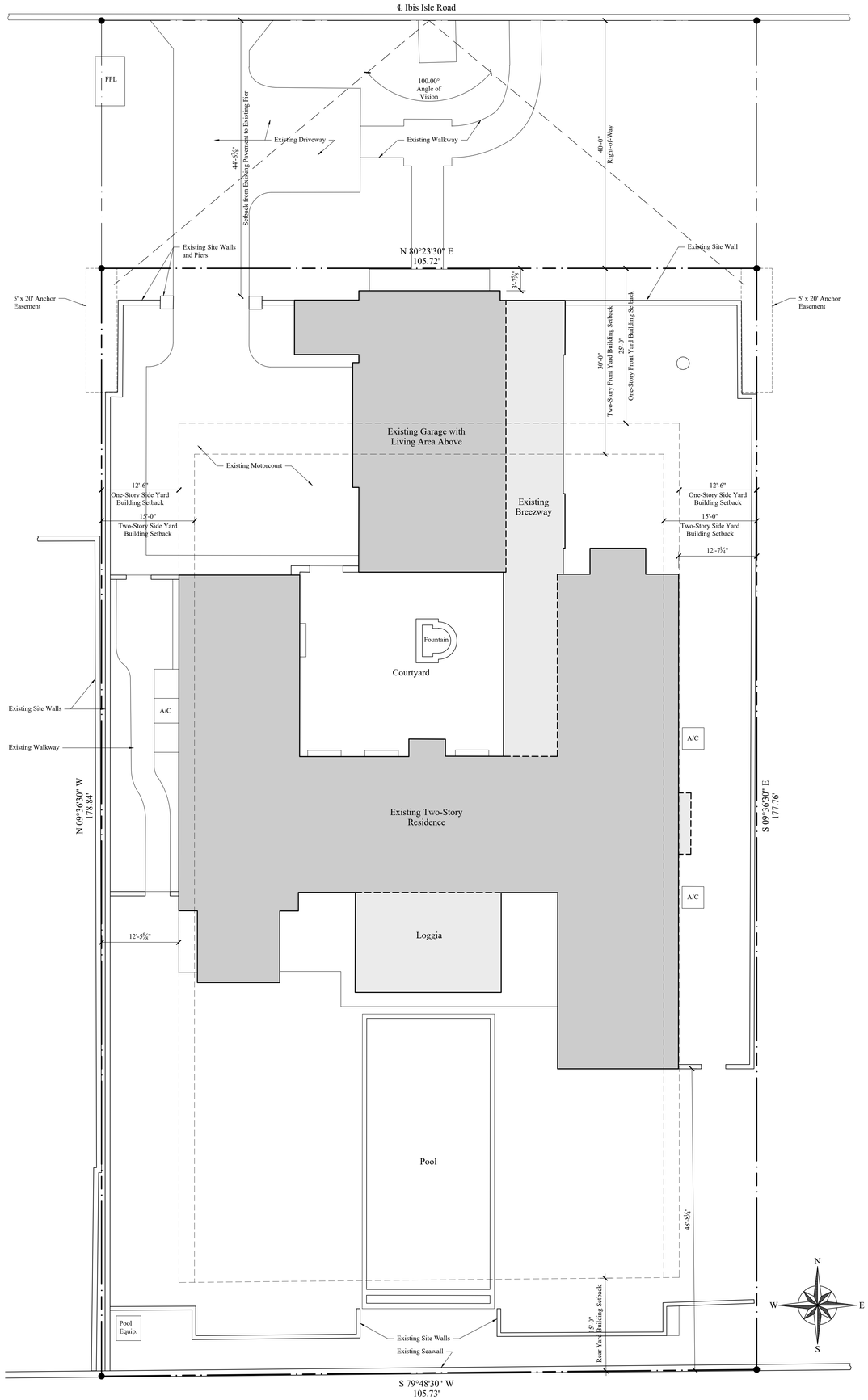
Vicinity Maps



Existing Site Plan

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

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AR9772

SHEET NO.
A000



Aerial Photo of Subject Property and Adjacent Properties

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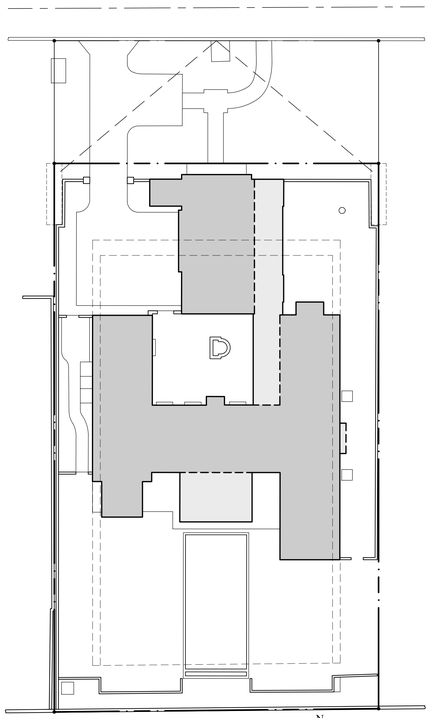

Key Site Plan

Scale: 1:20



Photo of North Elevation

Scale:



Photo of South Elevation

Scale:

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Alteration at
2315 Ibis Isle Rd. S.
Palm Beach, FL 33480

2315 Ibis Isle Rd. S.

AAC001849

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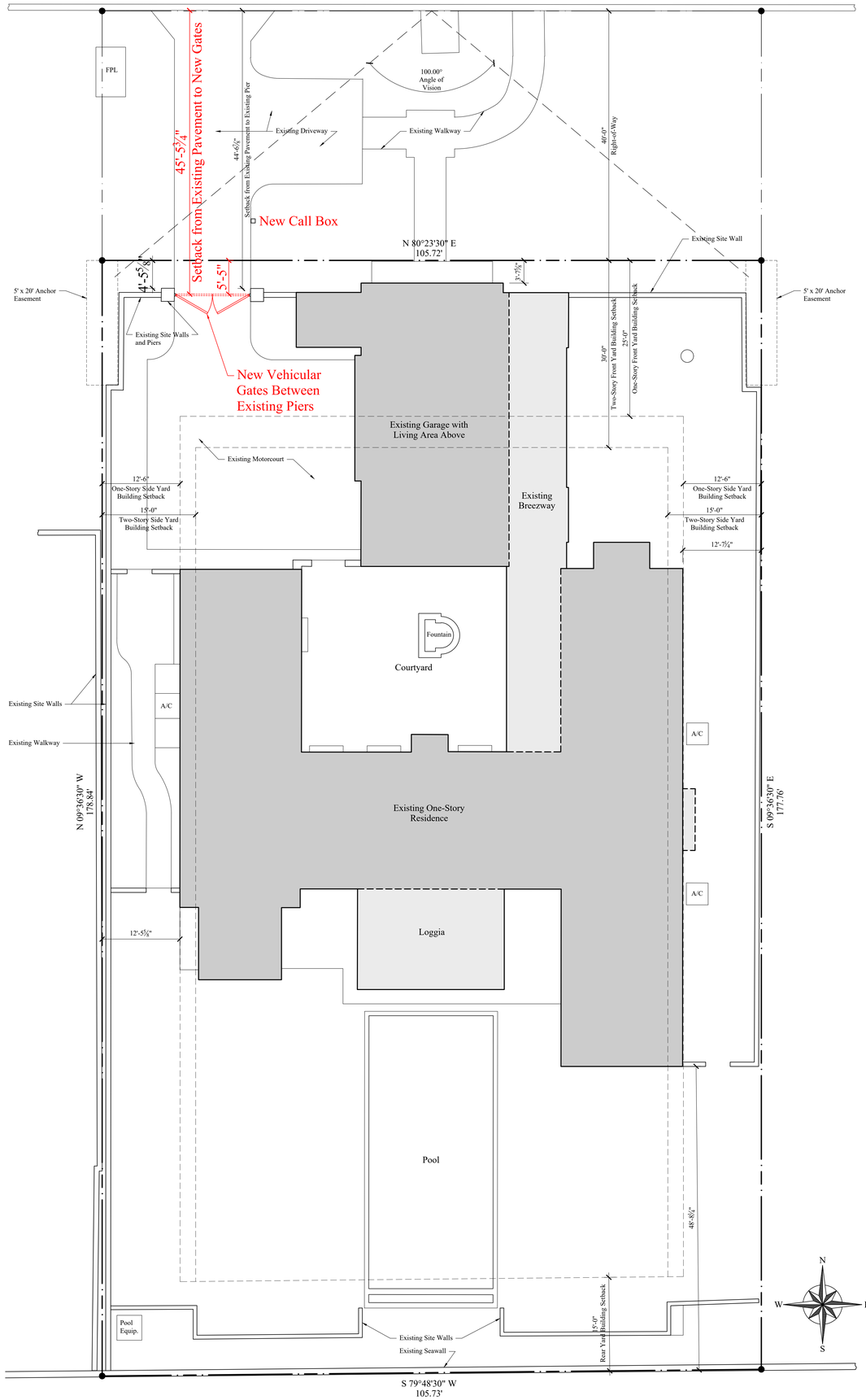
Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	**Property Address:**	2315 Ibis Isle		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	18,856		
4	**Lot Width (W) & Depth (D) (ft.):**	105.72' (W) x 177.76' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Existing 2-Story Single Family Residence		
6	**FEMA Flood Zone Designation:**			
7	**Zero Datum for point of meas. (NAVD)**			
8	**Crown of Road (COR) (NAVD)**			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	40%		NC
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		5,511 SF	NC
12	*Front Yard Setback (Ft.)	30'-0"	3'-7 5/8"	NC
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	12'-5 5/8" (W), 12'-7 1/4" (E)	NC
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	40'-6 3/8" (W), 40'-5 5/8" (e)	NC
15	*Rear Yard Setback (Ft.)	15'-0"	48'-8 1/4"	NC
16	Angle of Vision (Deg.)	100	100	NC
17	Building Height (Ft.)	14' (One Stry), 22' (Two Stry)		NC
18	Overall Building Height (Ft.)	30'-0"	28'-10"	NC
19	Cubic Content Ratio (CCR) (R-B ONLY)			NC
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)			
22	Base Flood Elevation (BFE)(NAVD)			
23	Landscape Open Space (LOS) (Sq Ft and %)	45%	45.5%	NC
24	Perimeter LOS (Sq Ft and %)	50%	89.6%	NC
25	Front Yard LOS (Sq Ft and %)	40%	41.1%	NC
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		



Proposed Site Plan

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

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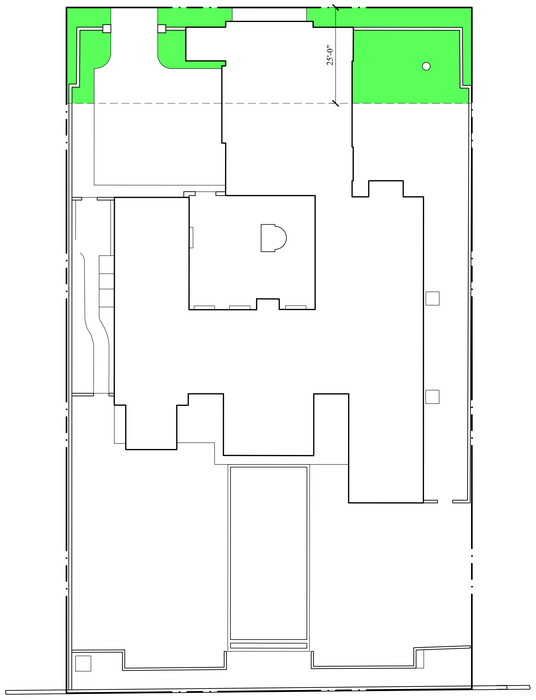
Jeffery W. Smith
AR9772

SHEET NO.
A001

Site Calculations:



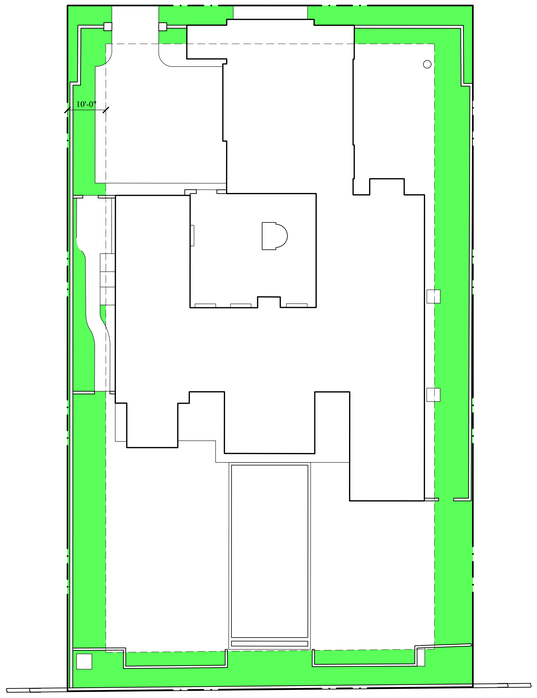
No Changes

Front Yard Landscape Open Space

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

Front Yard Area = 2,643.33 SF
Open Area Provided = 1,204.02 SF = 45.54%

40% Min. Required = 1,057.3333 SF



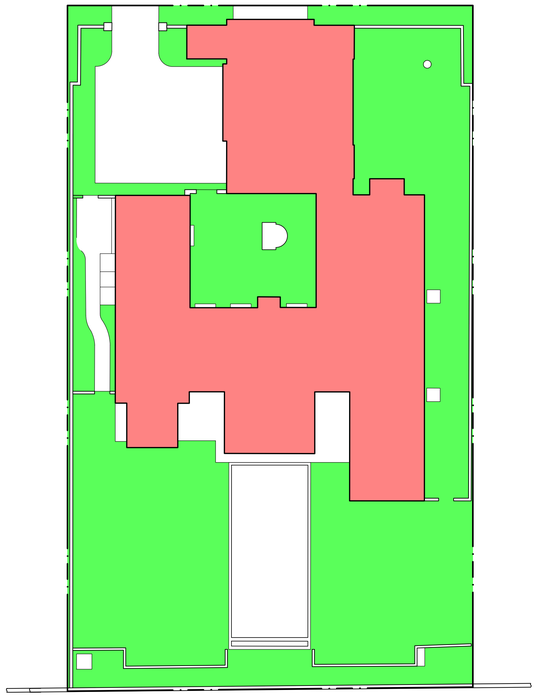
No Changes

Perimeter Landscape Open Space

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

Open Area Provided = 4,048.3045 SF = 47.72%

50% Min. Required of Landscape Open Space = 4,241.28 SF



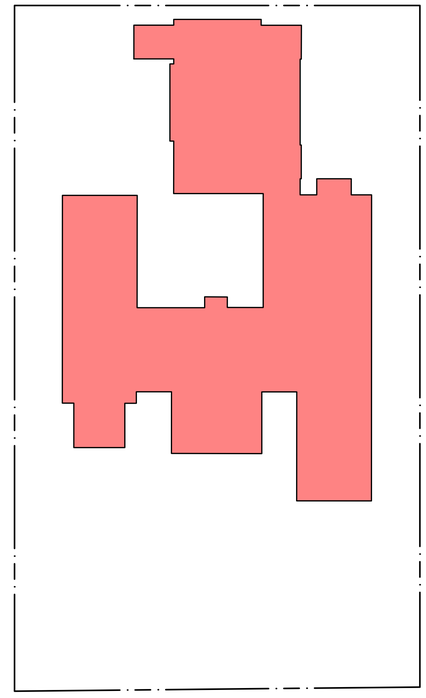
No Changes

Landscape Open Space

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

Site Area = 18,850.15 SF
Open Area Provided = 9,248.524 SF = 49.06% (w/out Artificial Turf)
Additional Impervious Area Allowed = 765.964 SF
Open Area Provided = 8,303.099 SF (w/ Artificial Turf)

45% Min. Required = 8,482.56 SF



No Changes

Lot Coverage

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

Site Area = 18,850.15 SF
Existing Total Covered Area = 5,975.63 SF
Existing Lot Coverage = 31.70%

Max. Allowed = 30% (Two-Story)

THE AMERICAN INSTITUTE OF ARCHITECTS

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

COMM. NO.
26001

PHASE
ARCOM

ISSUED
February 26, 2026

REVISIONS

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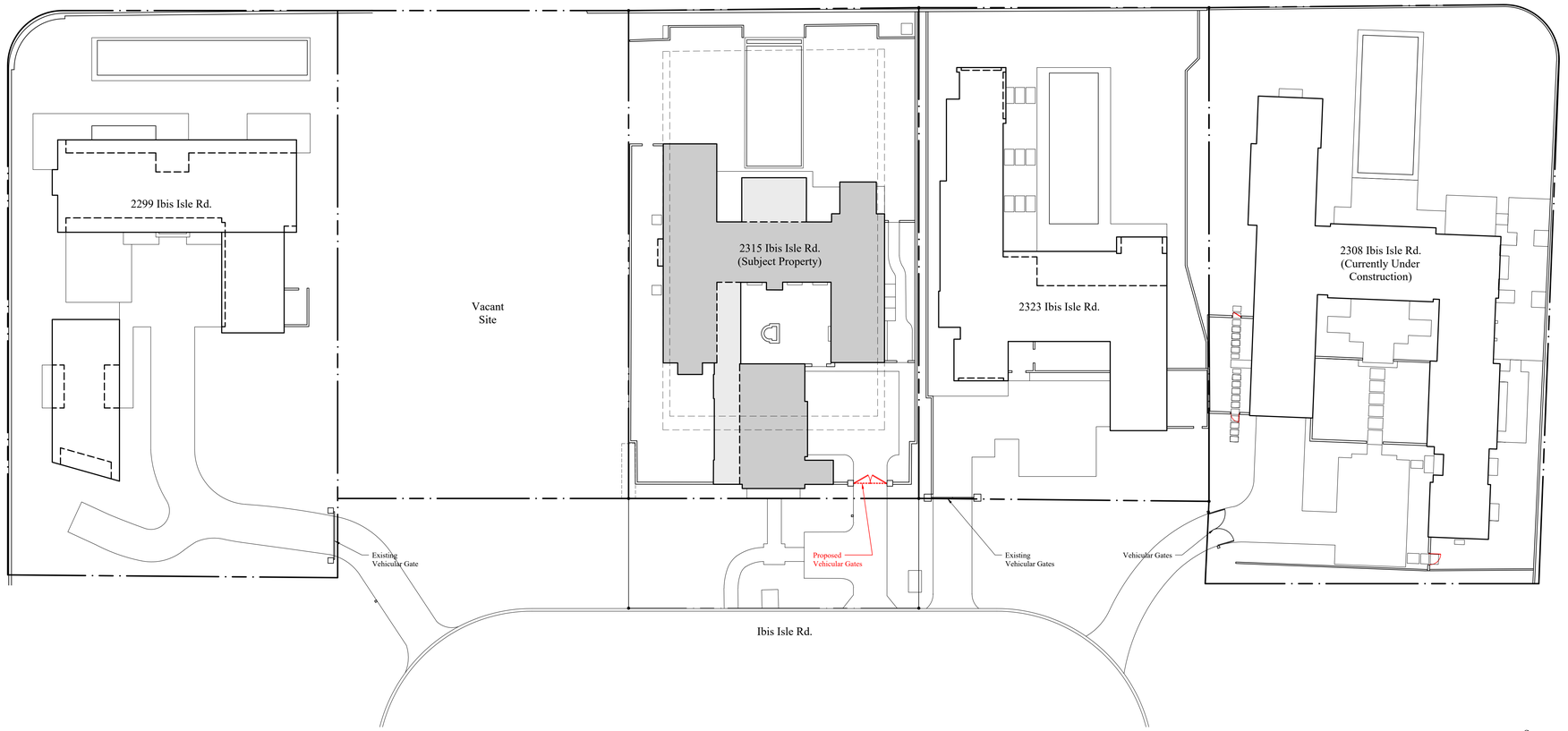
Alteration at
2315 Ibis Isle Rd. S.
Palm Beach, FL 33480

2315 Ibis Isle Rd. S.

AAC001849

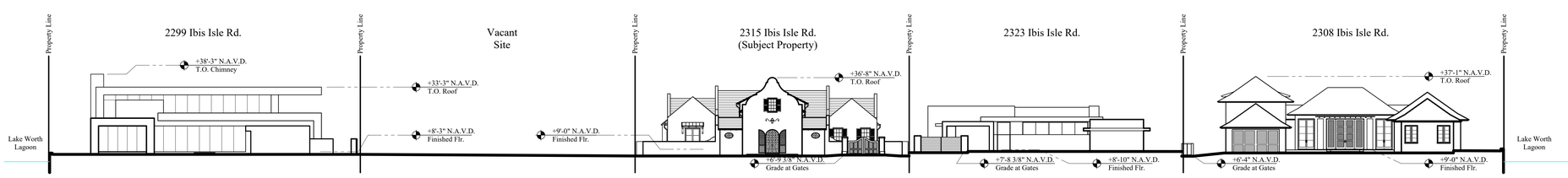
Jeffery W. Smith
AR9772

SHEET NO.
A002



Sitescape Plan of Adjacent Properties

Scale: 1:20



Streetscape at Ibis Isle Road, Looking South

Scale: 1:20



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Alteration at
2315 Ibis Isle Rd. S.
Palm Beach, FL 33480
2315 Ibis Isle Rd. S.

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AR9772

SHEET NO.
A003



2228 Ibis Isle Rd.



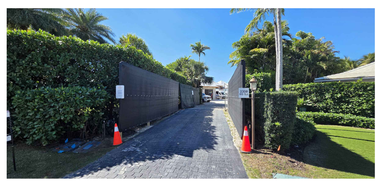
2252 Ibis Isle Rd.



2288 Ibis Isle Rd.



2300 Ibis Isle Rd.



2308 Ibis Isle Rd.



2323 Ibis Isle Rd.



2270 Ibis Isle Rd.



2285 Ibis Isle Rd.



2291 Ibis Isle Rd.



2299 Ibis Isle Rd.



Study of Neighboring Vehicular Gates

Scale:

N
W E
S

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Alteration at
2315 Ibis Isle Rd. S.
Palm Beach, Fl. 33480
2315 Ibis Isle Rd. S.

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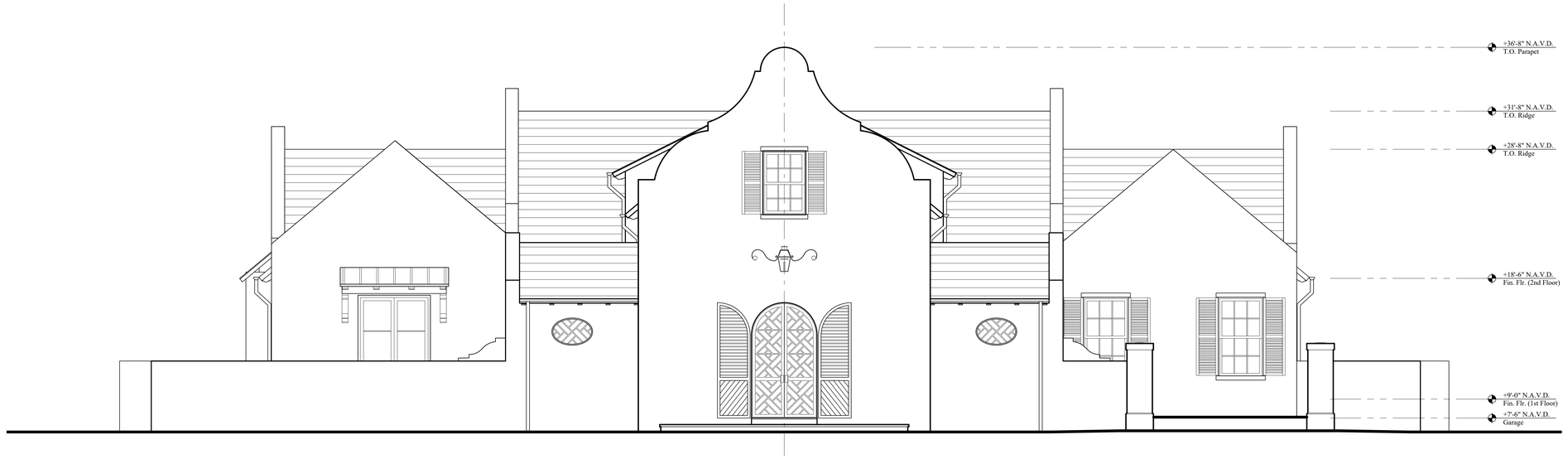
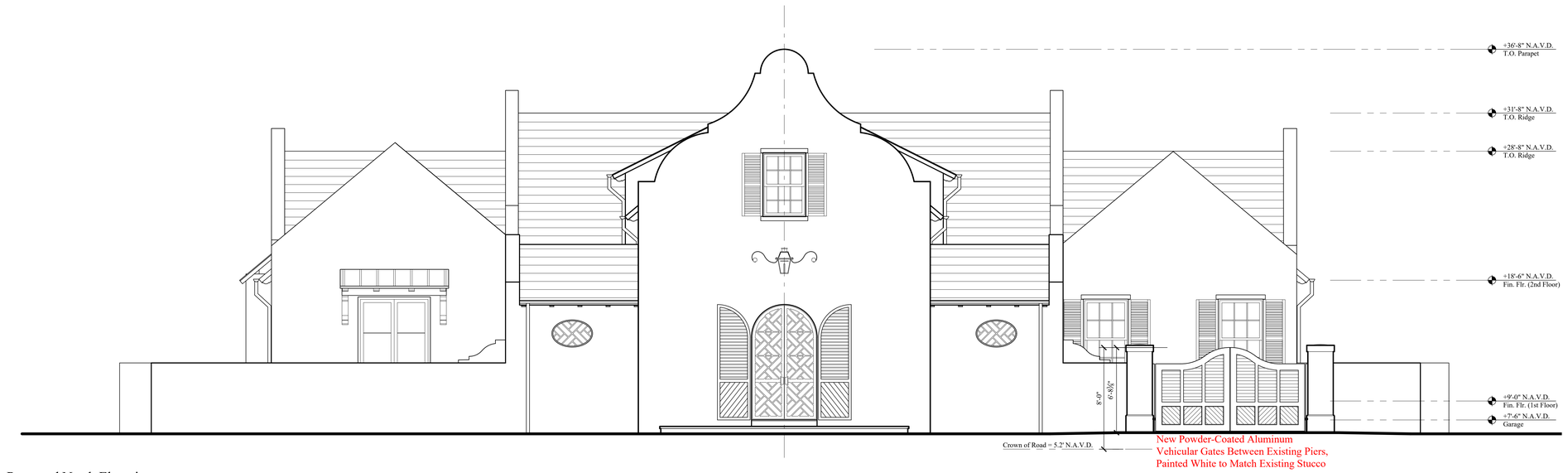
Jeffery W. Smith
AR9772

SHEET NO.
A004



Existing North Elevation

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



Proposed North Elevation

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

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Alteration at
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Palm Beach, FL 33480

2315 Ibis Isle Rd. S.

AAC001849

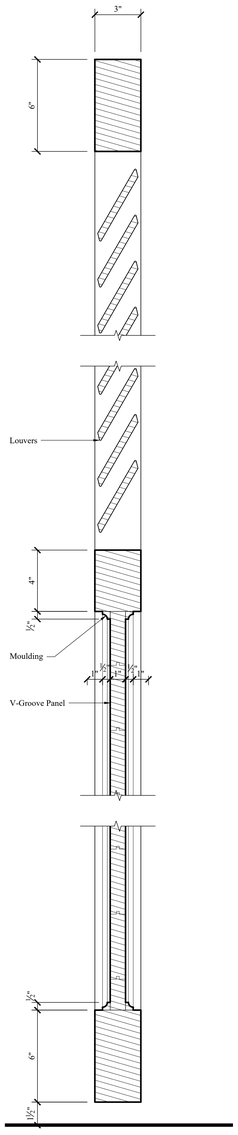
Jeffery W. Smith
AR9772

SHEET NO.
A200



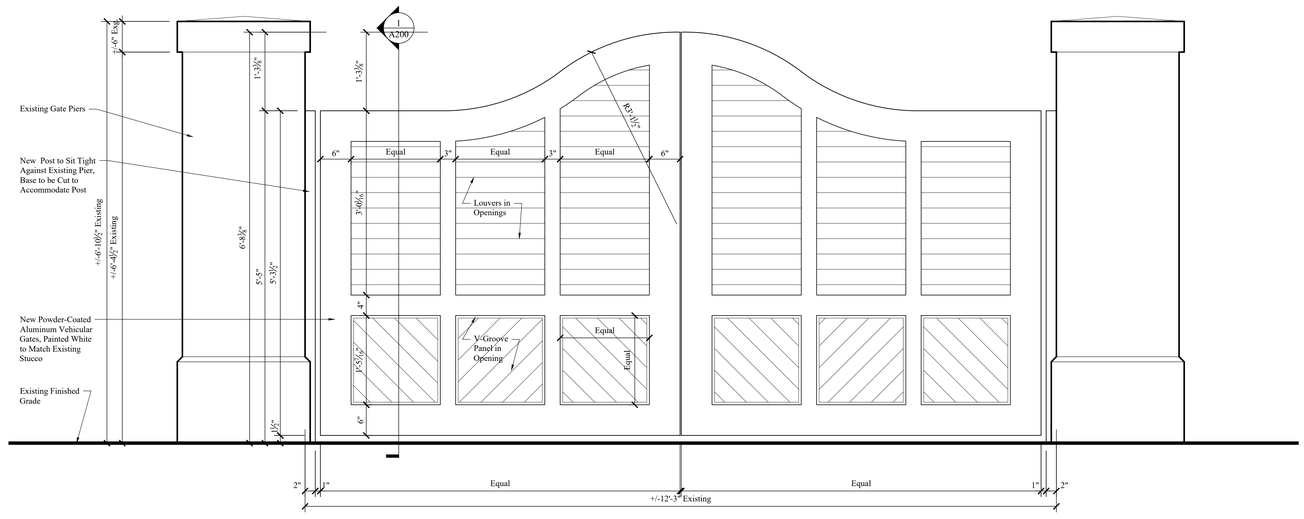
Imagery of Existing Drive and Piers

Scale:



1 Gate Details

Scale: 1" = 1'-0"



Gate Elevation

Scale: 1" = 1'-0"

THE AMERICAN INSTITUTE OF ARCHITECTS

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

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Alteration at
2315 Ibis Isle Rd. S.
Palm Beach, FL 33480
2315 Ibis Isle Rd. S.

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A201



Gate Rendering

Scale:



Gate Rendering

Scale:

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Alteration at
2315 Ibis Isle Rd. S.
Palm Beach, FL 33480
2315 Ibis Isle Rd. S.

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A202

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: April 29, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0010 217 BAHAMA LANE The applicants, James & Sara McCann (Roger Janssen Architect), have filed an application requesting Architectural Commission review and approval for construction of a previously approved two-story single-family house and associated landscape, hardscape and pool. ***This item has been withdrawn.***

Date: 4/22/2026

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-26-0010 217 BAHAMA LANE. The applicants, James & Sara McCann (Roger Janssen Architect), have filed an application requesting Architectural Commission review and approval for construction of a previously approved two-story single-family house and associated landscape, hardscape and pool.

Applicant: James and Sarah McCann
Professional: Dailey Janssen Architect

HISTORY:
This project was originally presented at the August 23, 2023 ARCOM meeting under ARC-23-092. The design at that meeting was generally well received, with some commentary on the massing, the general fit within the neighborhood and the location of the second floor element. After discussion (7-0) the matter was deferred for one month. At the SEPTEMBER 27, 2023 ARCOM meeting, the item was presented again, but the Commissioners indicated that the "design did not go in the right direction", and the item was deferred (7-0) to the NOVEMBER 20, 2023 meeting. The item was deferred to the DECEMBER 15, 2023 ARCOM meeting for one month at the request of the applicant, and then again to the JANUARY 24, 2024 meeting. On January 24, 2024 the applicant received approval 4-3 for generally the same scope of work being presented under ARC-26-0010, back to full Commission due to an expired application. The associated zoning case under ZON-23-070 is still valid until February 14, 2027.

THE PROJECT:
The applicant has submitted plans, entitled "Proposed new residence at: 217 Bahama Lane" as prepared by **Dailey Janssen Architects**, received, and dated by the Town as April 06, 2026.

The following is the scope of work:

- Construction of a new two-story single-family residence.
- New landscape, hardscape, and pool.

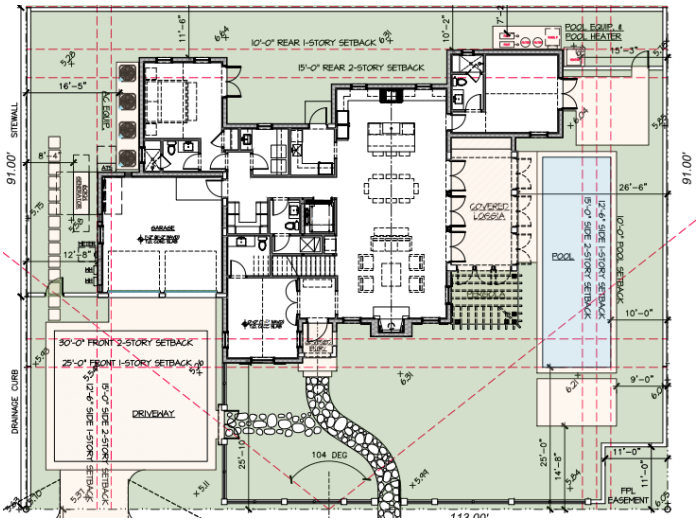
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	10,283 SF	**Crown of Road (COR)**	5.85' (avg) NAVD
Total Enclosed SF	4,674 SF	**FEMA Flood Zone**	AE-6

Building Height *from point of meas.*	Permitted: 22' Proposed: 19'-7"	**Overall Building Height** *from point of meas.*	Permitted: 30' Proposed: 26'-4"
Landscape Open Space (LOS)	Required: 45% (4,627 SF) Proposed: 45.8% (4,710 SF)	**Front Yard Landscape Open Space**	Required: 40% (1,130 SF) Proposed: 64.2% (1,813)
Surrounding Properties / Zoning			
North	1942 two-story residence / R-B 1950 one-story residence / R-B		
South	1952 one-story residence / R-B		
East	1954 one-story residence / R-B		
West	1956 one-story residence / R-B		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code. As previously mentioned in the History portion of the report, this item was previously presented to the Commission and they are returning due to an expired Development Order.

The plan features a new two-story residence on an interior parcel at the intersection of Bahama Lane. There are many single-story residences in the immediate area along Bahama Lane. The design features a two-car garage facing the r-o-w, setback over 35'-0" from the front property line, predominantly one-story in mass with a small habitable dormer floor area. A one-story covered porch and entry, trellised lanai, and covered loggia extend along the balance of the eastern front of the house and extend towards the east side of the residence. This east side area has been given a generous setback and features the swimming pool.



Modifications since the previous approval in 2024 include increased setbacks, lowered overall beam heights, and the inclusion of more native plantings.

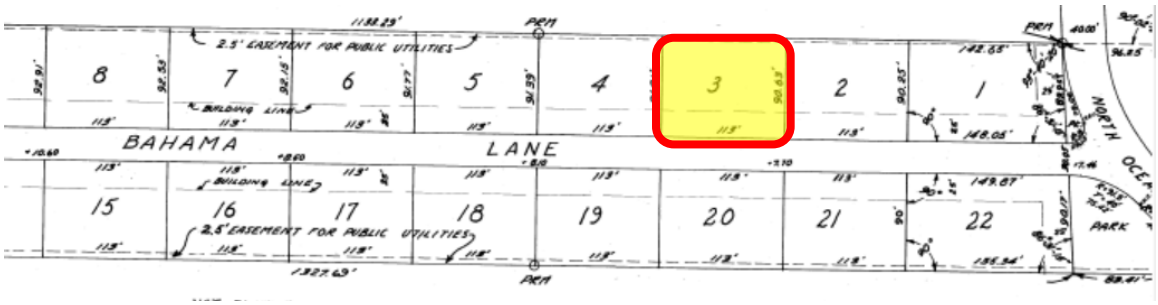


PERSPECTIVE 1 NO LANDSCAPE



PERSPECTIVE 2 NO LANDSCAPE

Site Plan Review was required and approved due to the nonconforming lot width. The parcel is deficient in minimum width (90') for the R-B Zoning district (100'), thus required Site Plan Review and approval by Town Council. The subject property contains its original geometric configuration and dimensions as it was originally platted in 1951 as Lot '3' within the plat of Bahama Addition subdivision.



CONCLUSION:

This application is presented to the Commission to consider whether all criteria in Sec. 18-205 have been met. 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 the aforementioned criteria, subject to any imposed conditions.

WRB:JGM: FHM
WRB

DJA DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

Date: Feb 12th, 2026 (pre-application)
Feb 26th, 2026 (first submittal)
Mar 16th, 2026 (second submittal)

LETTER OF INTENT RELATED TO PROPOSED NEW CONSTRUCTION AT
217 BAHAMA LANE, PALM BEACH, FLORIDA, 33480

ARCOM: ARC-26-0010 TOWN COUNCIL: N/A

We are pleased to submit the accompanying drawings for the first submittal review of our project at 217 Bahama Lane. Our project is for the proposed construction of a 2-Story residence including pool, hardscape and landscape. This project does not require any variances. We have paid special attention to the cubic content and zoning requirements of the district and have increased our allowable setbacks, dropped the overall beams heights and included more native plantings.

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not applicable

B) ARCOM 18-205

We are submitting a design that we consider tastefully designed, with harmonious and balanced elevations and to be built with the highest quality materials.

1. New 2-Story Residence.
2. New swimming pool.
3. New hardscape and landscape.

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

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

PROPOSED NEW RESIDENCE AT:

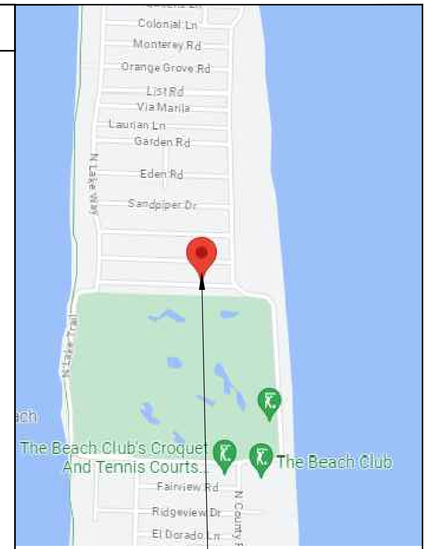
217 BAHAMA LN

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

ARCOM PRE-APP: 02.09.2026
ARCOM FIRST SUBMITTAL: 02.26.2026
ARCOM SECOND SUBMITTAL: 03.16.2026
ARCOM FINAL SUBMITTAL: 04.06.2026

INDEX OF DRAWINGS

A-0.00	COVER SHEET
1 OF 1	SURVEY
	NEIGHBORHOOD PHOTOS
A-0.01	STREETSCAPE DRAWINGS/ NEIGHBORHOOD
A-0.02	2 STORY NEIGHBORS
A-0.03	2 STORY NEIGHBORS
SP-1.00	ZONING LEGEND
SP-1.01	1/8 "-1'-0" SITE PLAN - PROPOSED W/ DATA
SP-1.02	SITE DATA AND CUBIC CONTENT
A-1.01	1/4" - 1'-0" FIRST FLOOR PLAN
A-1.02	1/4" - 1'-0" SECOND 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
R-1.01	PERSPECTIVE RENDERING
R-1.02	PERSPECTIVE RENDERING W/ LANDSCAPE
R-1.03	PERSPECTIVE RENDERING
R-1.04	PERSPECTIVE RENDERING W/ LANDSCAPE
R-1.05	1/4" - 1'-0" COLORED LEVATIONS
R-1.05A	1/4" - 1'-0" COLORED LEVATIONS
R-1.06	1/4" - 1'-0" COLORED LEVATIONS
R-1.06A	1/4" - 1'-0" COLORED LEVATIONS
R-1.07	EXTERIOR MATERIALS
A-3.00	1/4" - 1'-0" SECTIONS AND YARD SECTIONS
A-3.01	1/4" - 1'-0" SECTIONS AND YARD SECTIONS
A-3.02	1/4" - 1'-0" SECTIONS AND YARD SECTIONS
A-5.01	3/4" - 1'-0" DETAILS
A-5.02	NOT USED
A-5.03	1" - 1'-0" RAILING DETAIL
C1	LOT GRADING PLAN
C2	DRAINAGE CALCULATIONS
L0	COLORED SITE PLAN
CSP	CONSTRUCTION SCREENING & TRUCK LOGIC
OS1	OPEN SPACE DIAGRAM
L1	HARDSCAPE PLAN
LP1	LANDSCAPE PLAN
LP2	PLANTING DETAILS
P1	PERSPECTIVE RENDERING
P2	PERSPECTIVE RENDERING W/ LANDSCAPE
P3	PERSPECTIVE RENDERING
P4	PERSPECTIVE RENDERING W/ LANDSCAPE
EL1	SOUTH ELEVATION - LANDSCAPE
EL2	WEST ELEVATION - LANDSCAPE
EL3	NORTH ELEVATION - LANDSCAPE
EL4	EAST ELEVATION - LANDSCAPE
D1	SITE DETAILS



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

N

CONSULTANTS AND ENGINEERS:

GENERAL CONTRACTOR:	GEOTECHNICAL ENGINEER:	STRUCTURAL ENGINEER:	MEP ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	SURVEYOR:
				STORMWATERJ ENGINEERING, INC. 1855 INDIAN ROAD, SUITE 202 WEST PALM BEACH, FL, 33409 561-242-0028	NIEVERA WILLIAMS DESIGN 625 N. FLAGLER DR, STE 502 WEST PALM BEACH, FL 33401 561-659-2820	CYPRESS LAND SURVEY'S INC 702 AVENUE A NW WINTER HAVEN, FL 33881 863-299-8165

JOB NUMBER:	23-122
ISSUED FOR PRE-APP REVIEW:	02.12.26
ISSUED FOR FIRST SUBMITTAL:	02.26.26
ISSUED FOR SECOND SUBMITTAL:	03.16.26
ISSUED FOR FINAL SUBMITTAL:	00.00.00
ISSUED FOR ARCOM REV 01 SUBMITTAL:	00.00.00
ISSUED FOR ARCOM REV 02 SUBMITTAL:	00.00.00
ARCOM APPROVAL :	

PROPOSED RESIDENCE AT:
217 BAHAMA LANE
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: 2026.03.16
DRAWN: JB
REVISIONS:

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SEAL

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

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0010

DRAWING NO.

A0.00

JOB NUMBER: 23-122

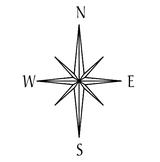
Sheet 1 of 1

Revisions:
2026-03-13 Survey Update
2026-04-03 Reviewed Title Certification

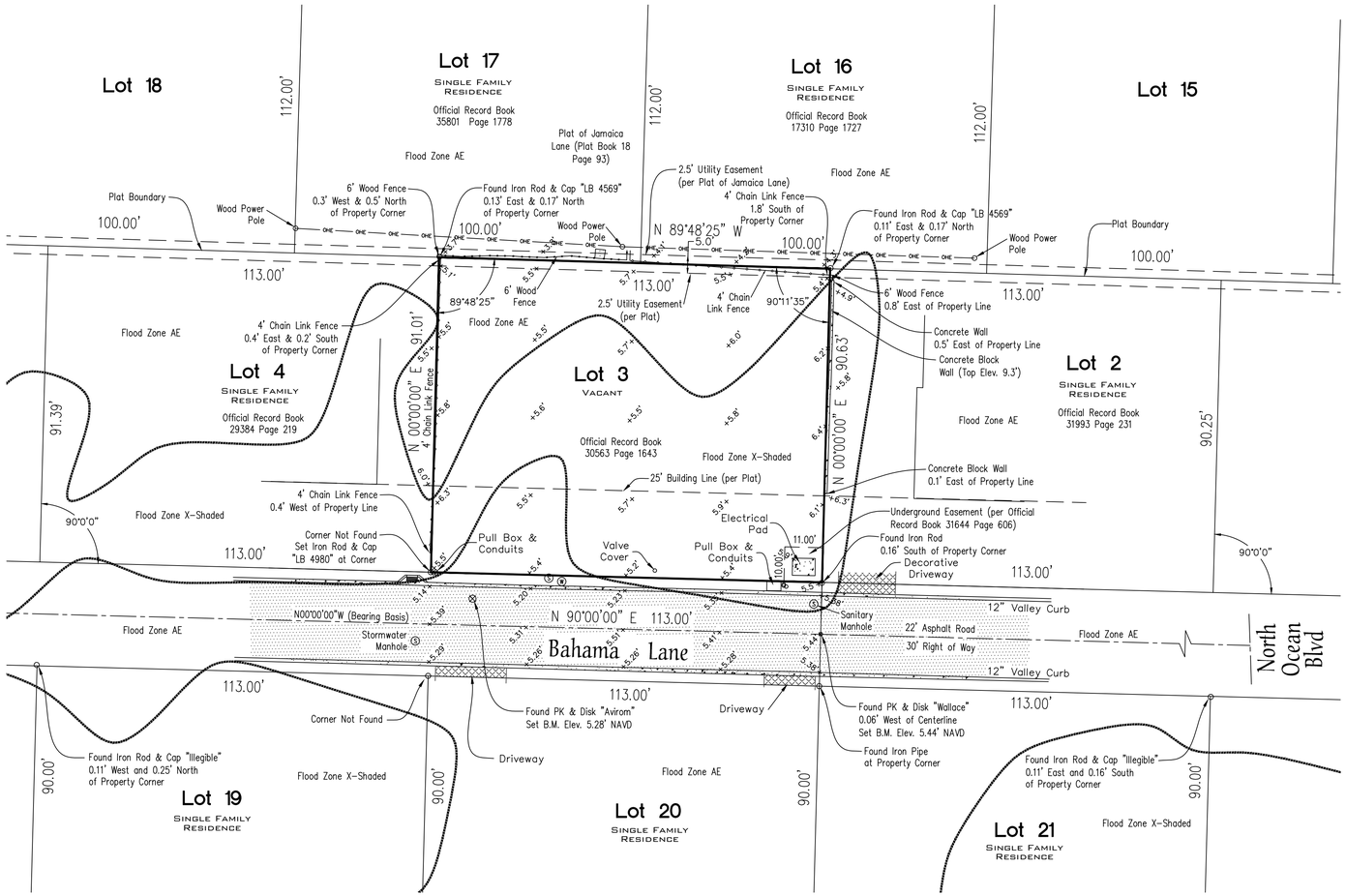
Boundary & Topographic Survey

Section 10, Township 43 South, Range 43 East
Palm Beach, Palm Beach County, Florida

Appraiser Property Control Number:
50-43-43-10-02-000-0030
Property Address: 217 Bahama Lane



20 10 0 20
SCALE IN FEET
Scale : 1 Inch = 20 Feet



LEGEND

P.K.	=	Parker Kaylon Nail or Mag Nail
N.T.S.	=	Not to Scale
C/L	=	Centerline
A.C.	=	Air Conditioner
Conc.	=	Concrete
Elec.	=	Electric
PB,PG	=	Plat Book, Page
BOC	=	Back of Curb
EOP	=	Edge of Pavement
Trans.	=	Transformer
L.B.	=	Licensed Business
L.S.	=	Licensed Surveyor
	=	Line Drawn (Not to Scale)
	=	Concrete
	=	Asphalt
	=	Wood Fence
	=	Chain Link Fence
(W)	=	Water Service / Valve
(S)	=	Sanitary / Storm Service / Manhole (unless otherwise noted)
(G)	=	Gas Service
(T)	=	Telephone Service/Pedestal
(E)	=	Electric Service
+9.99'	=	Ground Elevation (NAVD 1988)
	=	Tree
	=	Palm Tree
	=	FEMA Flood Zone Boundary Line

SURVEYOR'S NOTE'S :

1. This Boundary and Topographic Survey with permanent man-made improvements shown was completed for the purpose of future development. Field work completed 08-26-2024 & 03-13-2026.
2. No underground installations, improvements or encroachments have been located Except those shown hereon.
3. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
4. In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned, unless shown hereon.
5. All easements, right of way, and lot dimensions are per "BAHAMA ADDITION" as recorded in Plat Book 23, Page 178 of the Public Records of Palm Beach County, Florida, unless otherwise stated. Any bearing and/or dimension discrepancies from said Plat (P) will be shown on the survey as either measured (M) or calculated (C).
6. Bearings based on the centerline of Bahama Lane as bearing N 90°00'00" E, as assumed.
7. The property resides within Flood Zone "AE" and "X" of the Flood Insurance Rate Map (FIRM) prepared for the Federal Emergency Management Agency - Community Panel No. 12099C-0581G dated December 20, 2024. Base Flood Elevation is 6 feet NAVD. Elevations are shown hereon per FIRM.
8. Elevations shown hereon are in feet and decimal parts thereof relative to North American Vertical Datum (NAVD) of 1988. The established benchmark elevation shown hereon is based a 2 Hour Static Session and post-processed by National Geodetic Survey (NGS) Online Positioning User Service (OPUS), Florida Department of Transportation (FDOT) Permanent Reference Network, and Trimble RTX with an estimated error of 0.10 feet. All elevations shown hereon are relative to established benchmark. The difference between NGVD (National Geodetic Vertical Datum of 1929) and NAVD is 1.53 feet (NAVD + 1.53 = NGVD) based on NGS VERTCON.
9. This property is vacant. There are no trees within the property boundaries.
10. Finished Floor Elevation (FFE) as shown hereon are based on the perimeter of the building at the ingress/egress door thresholds. The actual inside FFE could be higher and are likely higher than elevations shown hereon.
11. This Survey was prepared with the benefit of a Fund Owner's Form, Policy/Guarantee Number OG808516, effective date September 20, 1979. Schedule B items pertinent to this survey are listed below:
    3. Easement of 2.5 feet along rear property line, as shown hereon.
    4. Building Line of 25 feet from front property line, as shown hereon.

    Additionally, this Survey was prepared with an Old Republic National Title Insurance Company, File Number 26038728, letter dated April 1, 2026 which was updated from April 2, 2019 to March 13, 2026. Items pertinent to this survey are listed below:
    3. Trustee's Deed (Official Records Book 30563, Page 1643), same as described property.
    4. Warranty Deed (Official Records Book 30563 Page 1645), same as described property.
    7. Underground Easement (Official Records Book 31603 Page 677) appears to be a partially & non-complete recorded document. Complete document appears to be recorded at Official Records Book 31644 Page 606.
    8. Underground Easement (Official Records Book 31644 Page 606) as shown hereon.
9. Property Area: 10,262 Square Feet (0.23 Acres)

LEGAL DESCRIPTION:

Lot 3, Bahama Addition, according to the Plat thereof as recorded in Plat Book 23, Page 178, Public Records of Palm Beach County, Florida.

ADDITIONAL SURVEYOR'S NOTES :

The word or words " certify " and " certified to " as used hereon , means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee , expressed or implied .

This Survey is Certified EXCLUSIVELY To and ONLY for the use of:

1. James L & Sara B McCann

SURVEYOR'S CERTIFICATE :

I, hereby certify that to the best of my knowledge, information, and belief, this survey is a True and correct representation of the hereon described land according to normal standards of Professional care for the Survey purpose hereon stated pursuant to Florida Statutes. NOT VALID UNLESS EMBOSSED WITH RAISED SEAL OR DIGITAL SIGNATURE.

Date : ___ 04 - 03 - 2026 ___

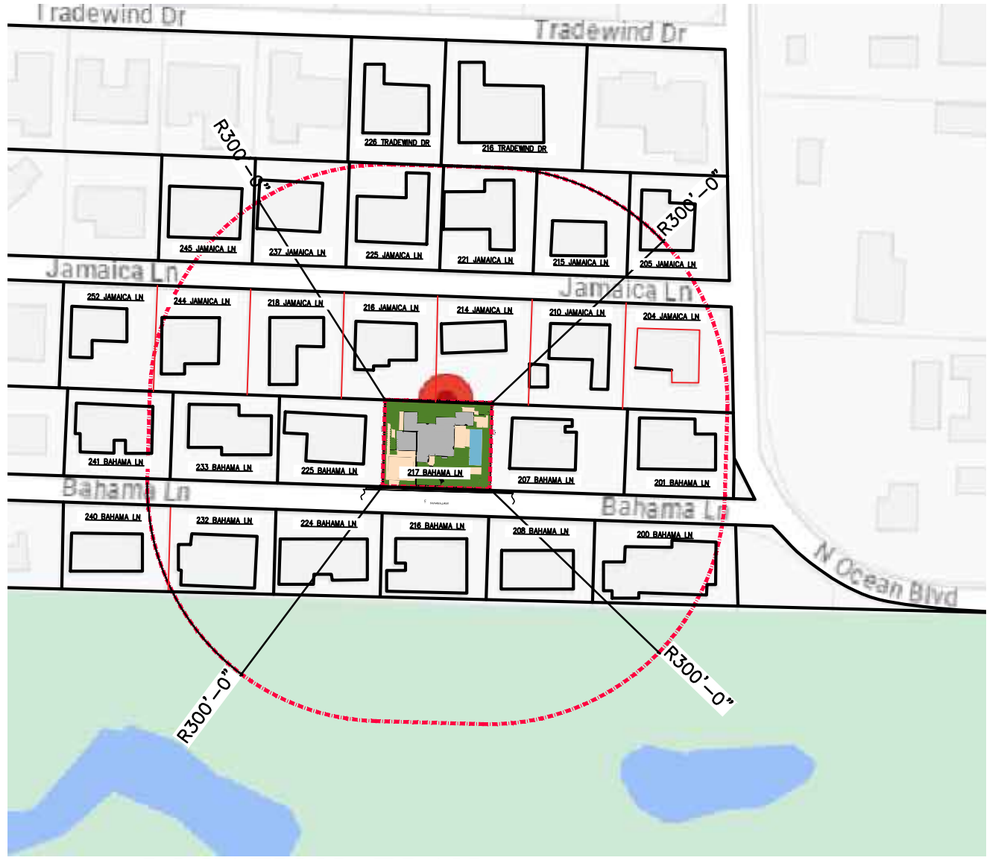
Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

_____
FLORIDA LICENSED SURVEYOR and MAPPER Registration #6620
Timothy C. Whitaker, L.S.
Licensed Business #7787

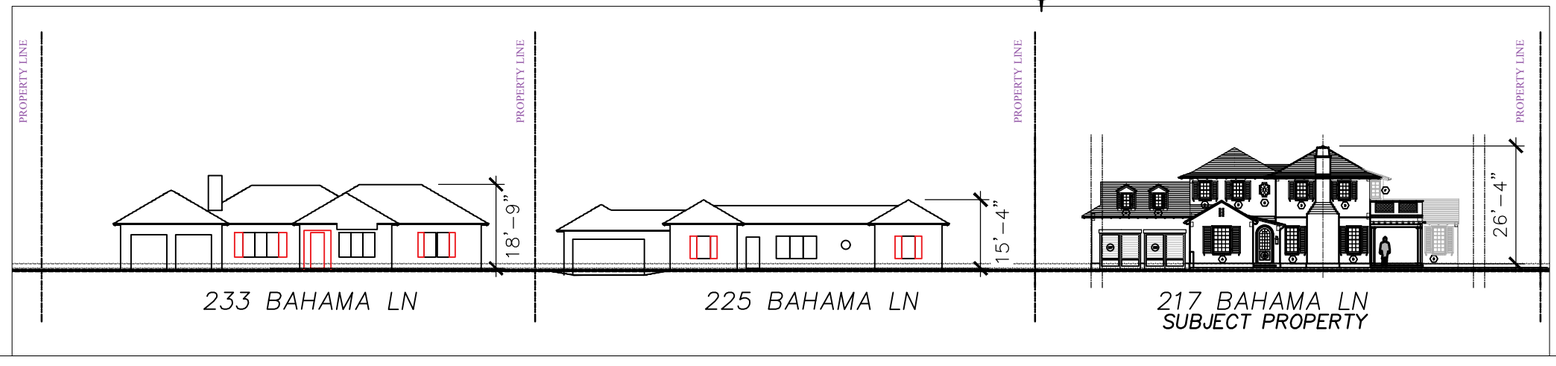
Cypress Geospatial
Prepared by: Cypress Geospatial, Inc. - 601 Heritage Drive #430, Jupiter, Florida 33458 - (561) 232-6241 - www.cypressgeospatial.com

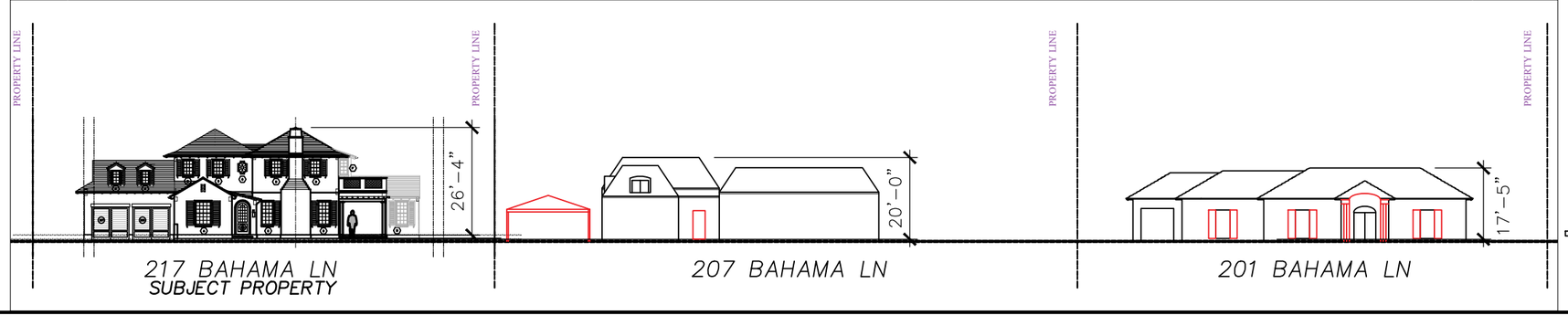


AERIAL MAP



LOCATION PLAN





217 BAHAMA LN STREETSCAPE

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

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: 2026.03.16

DRAWN: JB

REVISIONS:

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ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0010

DRAWING NO.

A0.01

JOB NUMBER: 23-122



2 STORY RESIDENCES

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

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

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ARCOM # ARC-26-0010

DRAWING NO.

A0.02

JOB NUMBER: 23-122



200 BAHAMA LN



208 BAHAMA LN



207 BAHAMA LN



232 BAHAMA LN



240 BAHAMA LN



248 BAHAMA LN



248 BAHAMA LN



273 BAHAMA LN



290 JAMAICA LN



286JAMAICA LN



276 JAMAICA LN



268 JAMAICA LN



253 JAMAICA LN



218 JAMAICA LN



214 JAMAICA LN



221 JAMAICA LN



215 JAMAICA LN



215 JAMAICA LN



205 JAMAICA LN



204 JAMAICA LN

2 STORY RESIDENCES

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

PALM BEACH

TOWN OF PALM BEACH

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ARCOM # ARC-26-0010

DRAWING NO.

A0.03

JOB NUMBER: 23-122

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:**	217 BAHAMA LANE		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	10,283		
4	**Lot Width (W) & Depth (D) (ft.):**	113' X 91'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY RESIDENTIAL		
6	**FEMA Flood Zone Designation:**	AE (6.0 NAVD)		
7	**Zero Datum for point of meas. (NAVD)**	7'-0" NAVD		
8	**Crown of Road (COR) (NAVD)**	5.51' (AVG)		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,085 (30%)	N/A	3,053 (29%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	4,674
12	*Front Yard Setback (Ft.)	25'-0"/30'-0"	N/A	25'-10"/32'-10"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	12'-8"W/18'-6"E
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	34'8"W/35'-3"E
15	*Rear Yard Setback (Ft.)	10'-0"/15'-0"	N/A	10'-2"/16'-2"
16	Angle of Vision (Deg.)	104	N/A	99
17	Building Height (Ft.)	14'-0"/22'-0"	N/A	9'-4"/19'-7"
18	Overall Building Height (Ft.)	30'-0"	N/A	26'-4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	(4.0) 41,200 SF	N/A	(3.89) 40,102 SF
20	** Max. Fill Added to Site (Ft.)	0.835 = 10"	N/A	0.666 = 8"
21	Finished Floor Elev. (FFE)(NAVD)	7'-0" NAVD	N/A	7'-2" NAVD
22	Base Flood Elevation (BFE)(NAVD)	6.0 NAVD	6.0 NAVD	6.0 NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	4,627 (45%)	N/A	4,710 (45.8%)
24	Perimeter LOS (Sq Ft and %)	2,313 (50%)	N/A	3,050 (65.9%)
25	Front Yard LOS (Sq Ft and %)	1,130 (40%)	N/A	1,813 (64.17%)
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

217 BAHAMA LANE

PROPOSED 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

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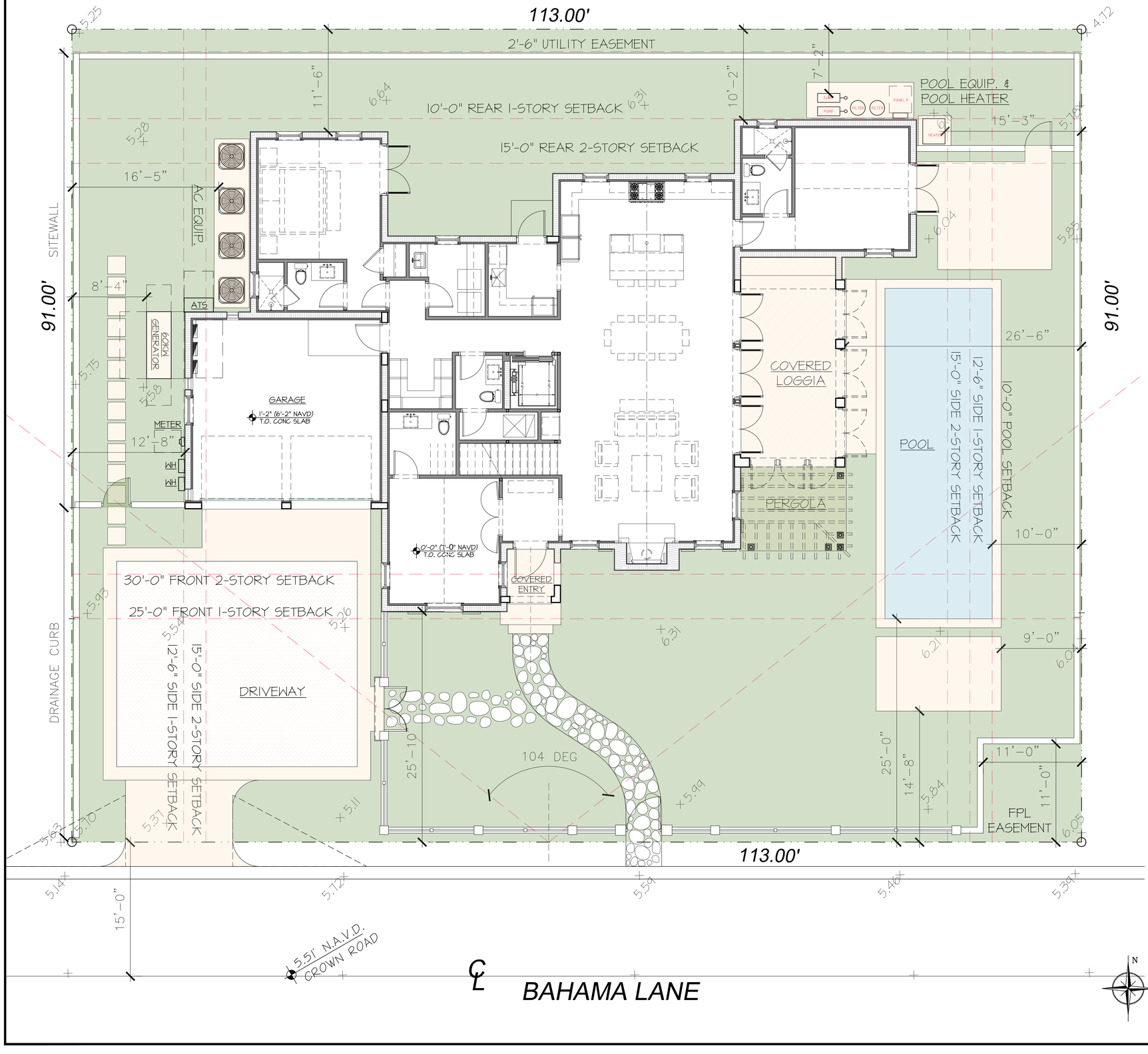
ROGER P. JANSSEN AR-14785

ARCOM #
ARC-26-0010

DRAWING NO.
SP1.00

JOB NUMBER: 23-122



N

SITE PLAN

SCALE 3/16" = 1'-0"

PROPOSED SQUARE FOOT DATA

LOT SIZE: 10,283 SF (10,000 SF MINIMUM)

RESIDENCE AREA CALCULATIONS:	SQUARE FOOTAGE:
AREA:	
FIRST FLOOR (AC):	2,232 S.F.
SECOND FLOOR (AC):	1,378 S.F.
SECOND FLOOR FLEX (AC):	283 S.F.
TOTAL:	3,893 S.F.
GARAGES:	
2 CAR GARAGE:	471 S.F.
PATIOS/ TERRACES:	
FAMILY ROOM LOGGIA:	274 S.F.
ENTRY:	36 S.F.
TOTAL UNDER ROOF:	4,674 S.F.

217 BAHAMA LANE

PROPOSED RESIDENCE AT:

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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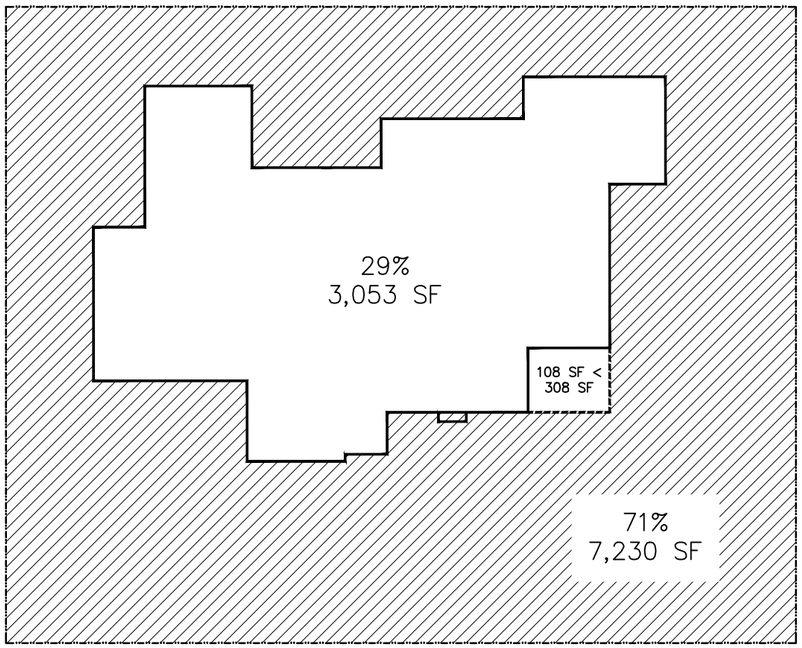
ARCOM # ARC-26-0010

DRAWING NO.

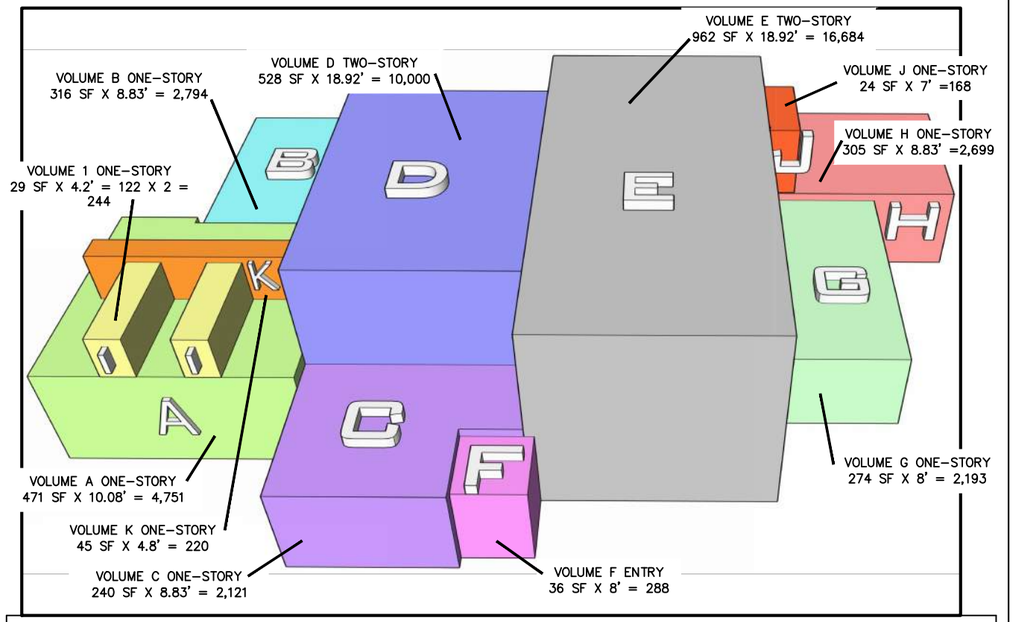
SP1.01

JOB NUMBER: 23-122

LOT COVERAGE DIAGRAM



CUBIC CONTENT DIAGRAM



CUBIC CONTENT TABULATION

	MASS	AREA	HEIGHT	VOLUME
A	GARAGE	471 SF	10.08'	4,751 CF
B	ONE STORY	316 SF	8.83'	2,794 CF
C	ONE STORY	240 SF	8.83'	2,121 CF
D	TWO STORY	528 SF	18.92'	10,000 CF
E	TWO STORY	882 SF	18.92'	16,684 CF
F	OPEN PORCH	36 SF	8'	288 CF (UNENCLOSED)
G	LOGGIA	274 SF	8'	2,193 CF (UNENCLOSED)
H	ONE STORY	305 SF	8.83'	2,699 CF
I	DORMER	29 SF	4.2'	122 DF X 2 = 244 CF
J	ONE STORY	24 SF	7'	168 CF
K	DORMER	45 SF	4.8'	220 CF
				SUM = 39,681 CF (ENCLOSED) 2,481 CF(UNENCLOSED) > 2,060 CF(ALLOWED) = 421 CF TOTAL = 40,102 CF (41,200 CF ALLOWED)

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

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

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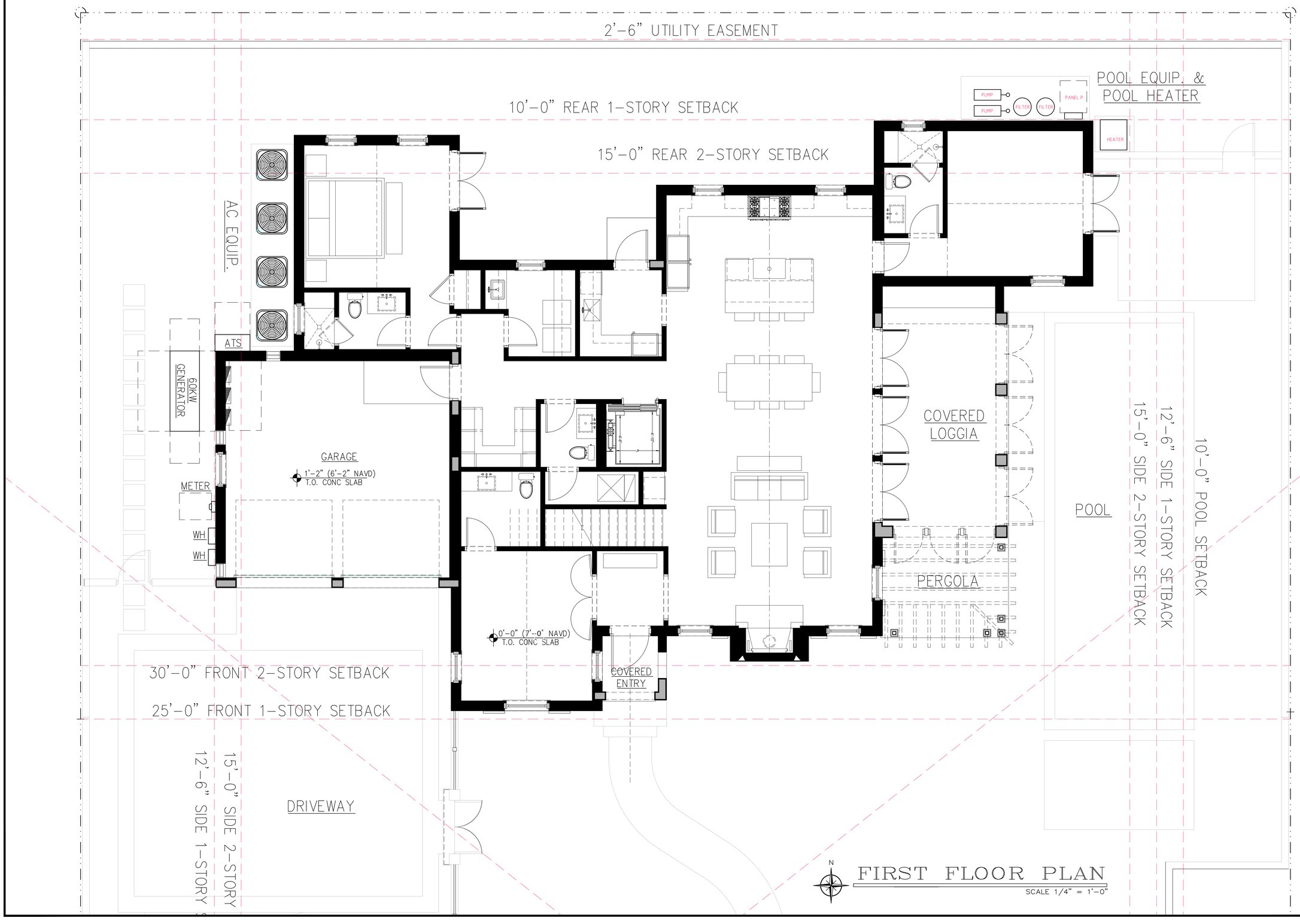
SP1.02

JOB NUMBER: 23-122



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

PALM BEACH

TOWN OF PALM BEACH

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

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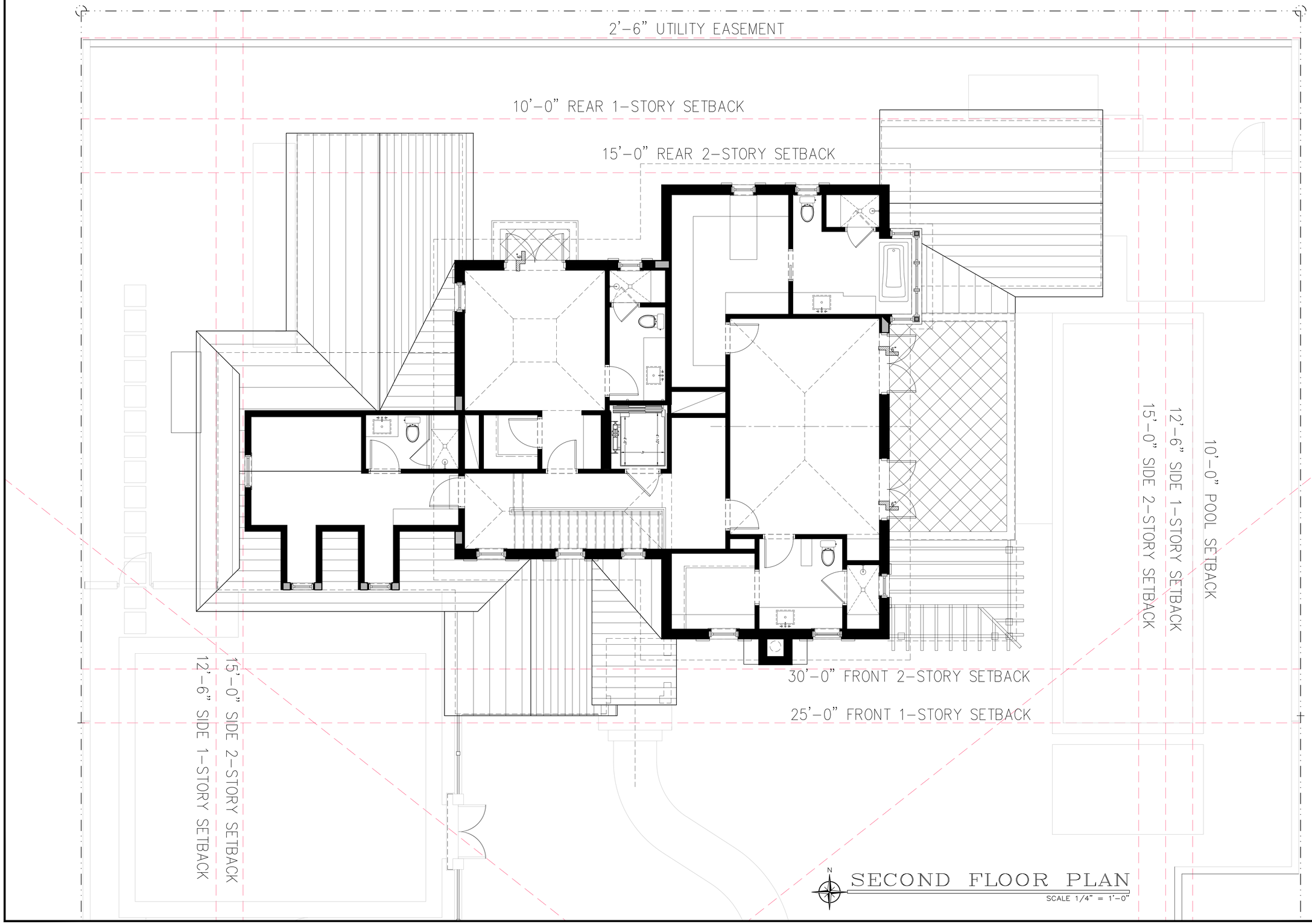
ARCOM # ARC-26-0010

DRAWING NO.

A1.01

JOB NUMBER: 23-122



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SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

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

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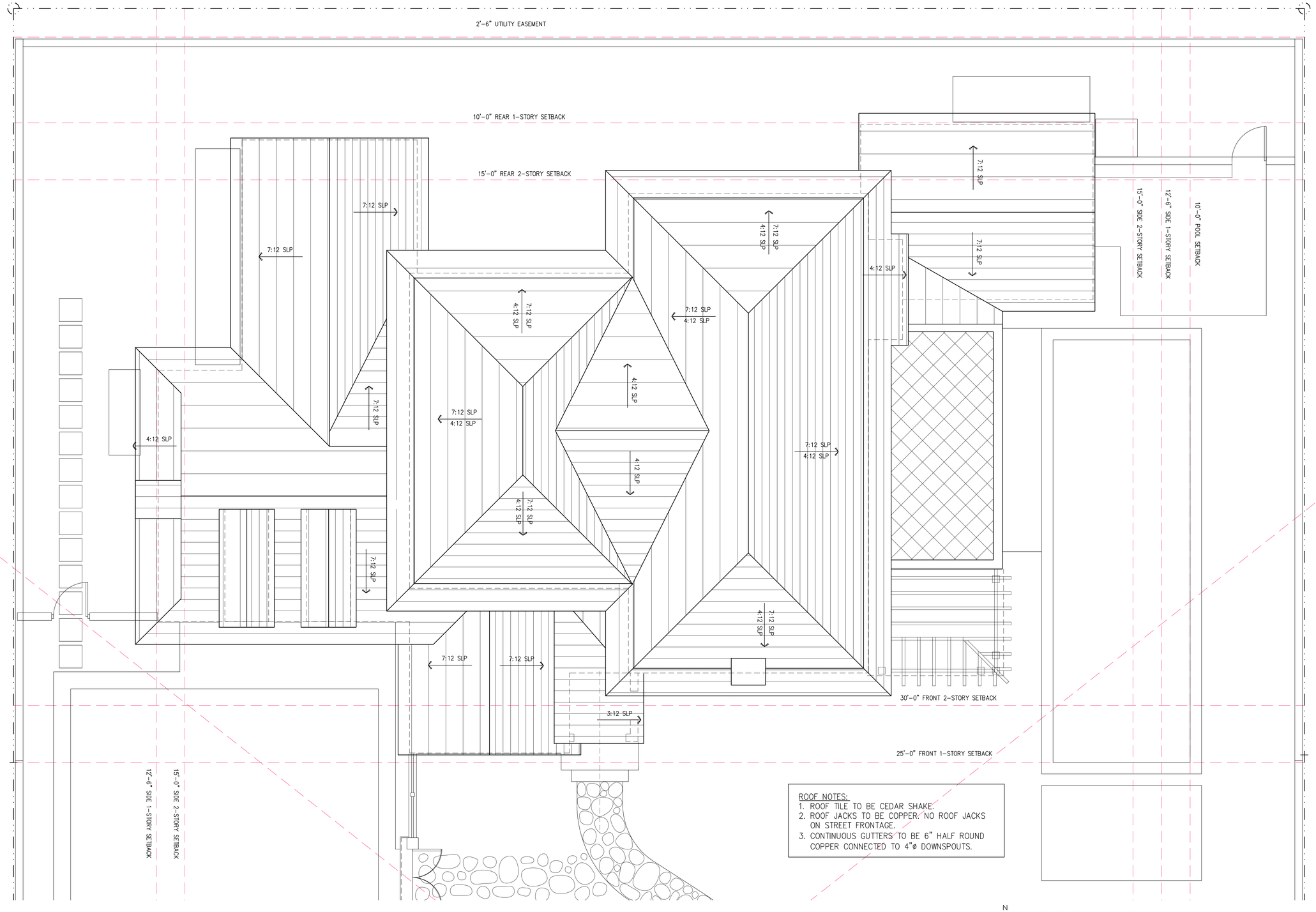
A1.02

JOB NUMBER: 23-122


2'-6" UTILITY EASEMENT
10'-0" REAR 1-STORY SETBACK
15'-0" REAR 2-STORY SETBACK
7:12 SLP
4:12 SLP
4:12 SLP
7:12 SLP
7:12 SLP
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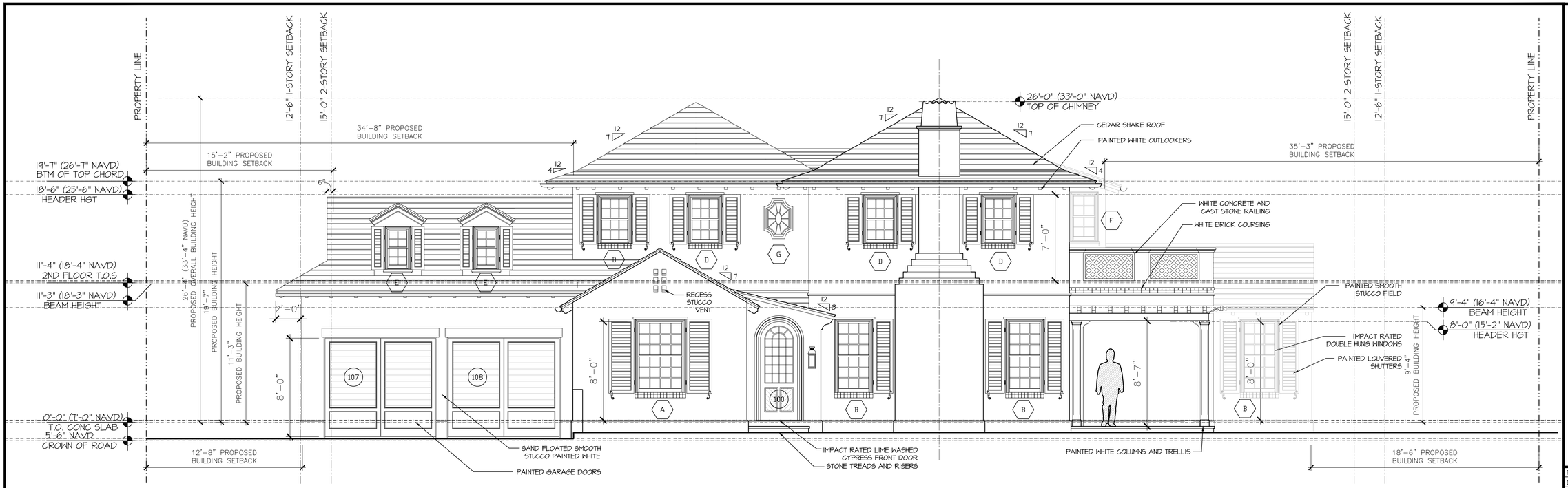
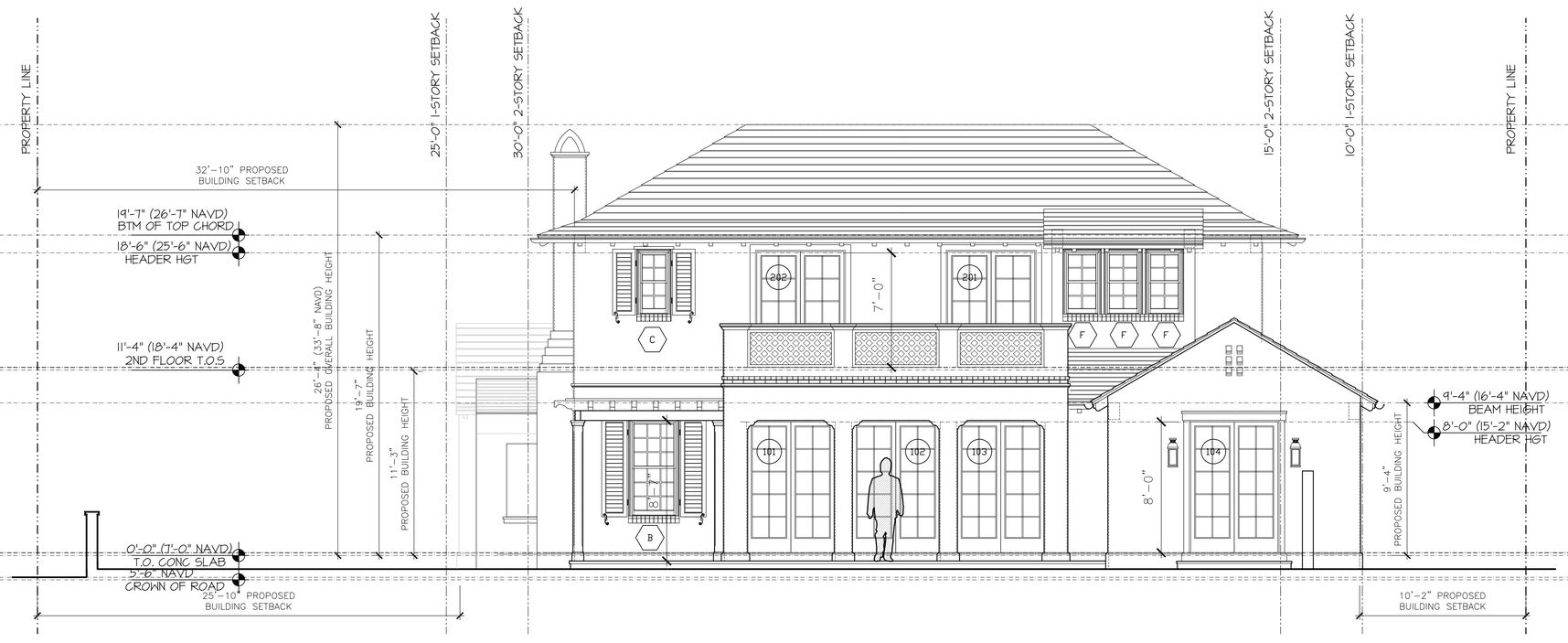


CURRENT SOUTH ELEVATION

SCALE 1/4" = 1'-0"



CURRENT EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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ARCOM # ARC-26-0010

DRAWING NO.

A2.01

JOB NUMBER: 23-122



CURRENT NORTH ELEVATION

SCALE 1/4" = 1'-0"



CURRENT WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

PALM BEACH

TOWN OF PALM BEACH

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ARCOM # ARC-26-0010

DRAWING NO.

A2.02

JOB NUMBER: 23-122



PERSPECTIVE 1 WITH LANDSCAPE

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

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

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0010

DRAWING NO.

R1.01

JOB NUMBER: 23-122



PERSPECTIVE 1 NO LANDSCAPE

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

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: 2026.03.16

DRAWN: JB

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0010

DRAWING NO.

R1.02

JOB NUMBER: 23-122



PERSPECTIVE 2 WITH LANDSCAPE

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

PALM BEACH

TOWN OF PALM BEACH

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

DATE: 2026.03.16

DRAWN: JB

REVISIONS:

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0010

DRAWING NO.

R1.03

JOB NUMBER: 23-122



PERSPECTIVE 2 NO LANDSCAPE

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

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

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0010

DRAWING NO.

R1.04

JOB NUMBER: 23-122



PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

PALM BEACH

TOWN OF PALM BEACH

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

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0010

DRAWING NO.

R1.05

JOB NUMBER: 23-122



PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

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: 2026.03.16

DRAWN: JB

REVISIONS:

- 02.08.23 DD SET

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0010

DRAWING NO.

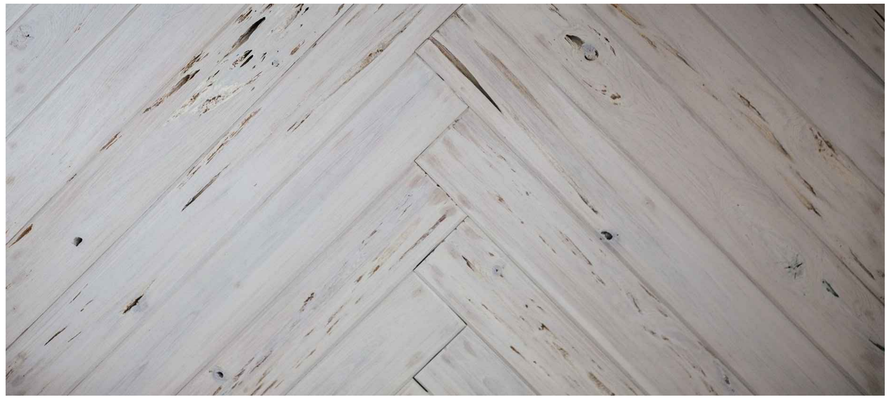
R1.06

JOB NUMBER: 23-122

Y:\Shared Folders\DJA Employees\Jonathan Brannon\23-122 McCann_217 Bahama Lane\23-122 Reference\Products\cedar shake.jpg

ROOF MATERIAL

CEDAR SHAKE ROOF



RAFTERS AND T&G

CYPRESS WITH LIME WASH

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WHITE STUCCO

BENJAMIN MOORE 0C-65: Chantilly Lace



GREEN SHUTTERS

FARROW & BALL YEABRIDGE GREEN NO.287



DOMINICAN CORAL

HARDSCAPE

COLOR PALETTE

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

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: 2026.03.16

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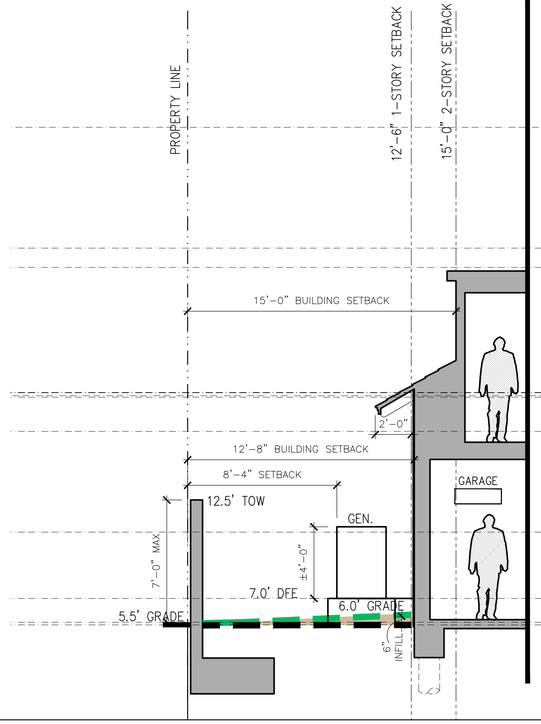
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0010

DRAWING NO.

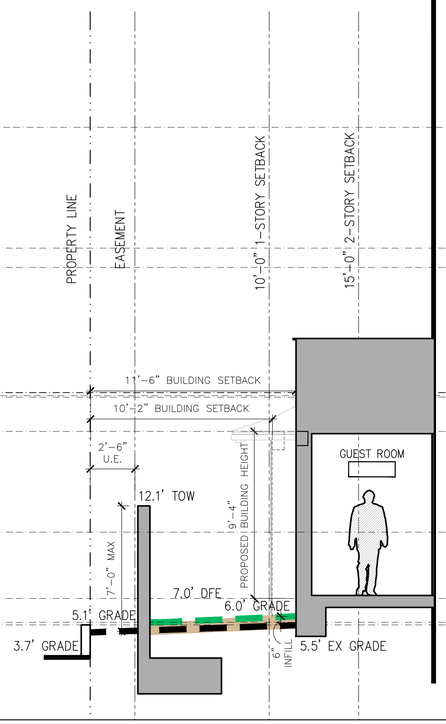
R1.07

JOB NUMBER: 23-122



BUILDING SECTION 1A

SCALE 1/4" = 1'-0"



BUILDING SECTION 1B

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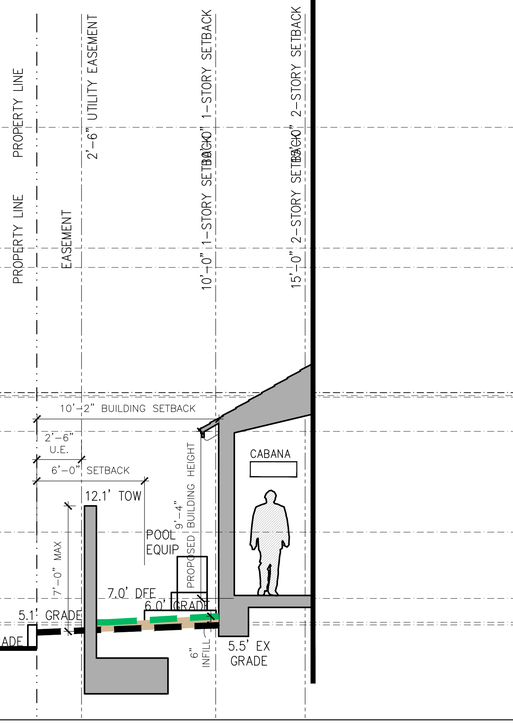

BUILDING SECTION 1C

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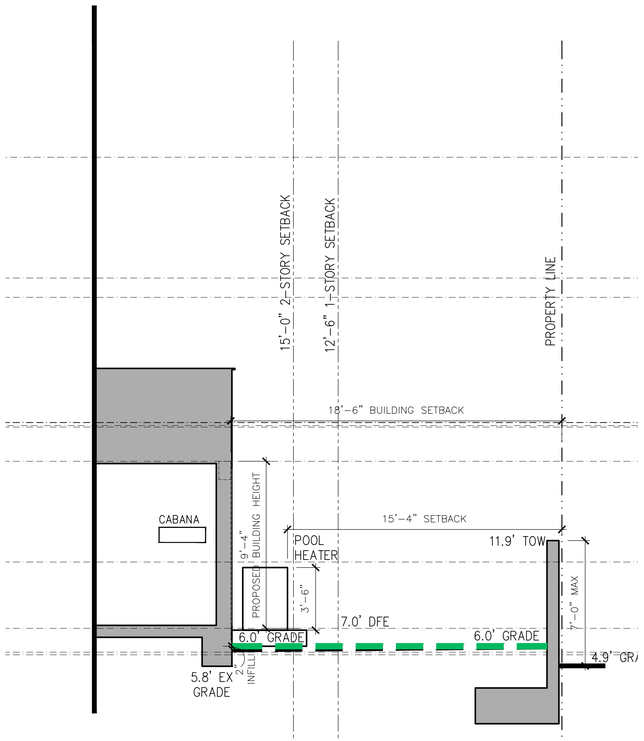

BUILDING SECTION 1D

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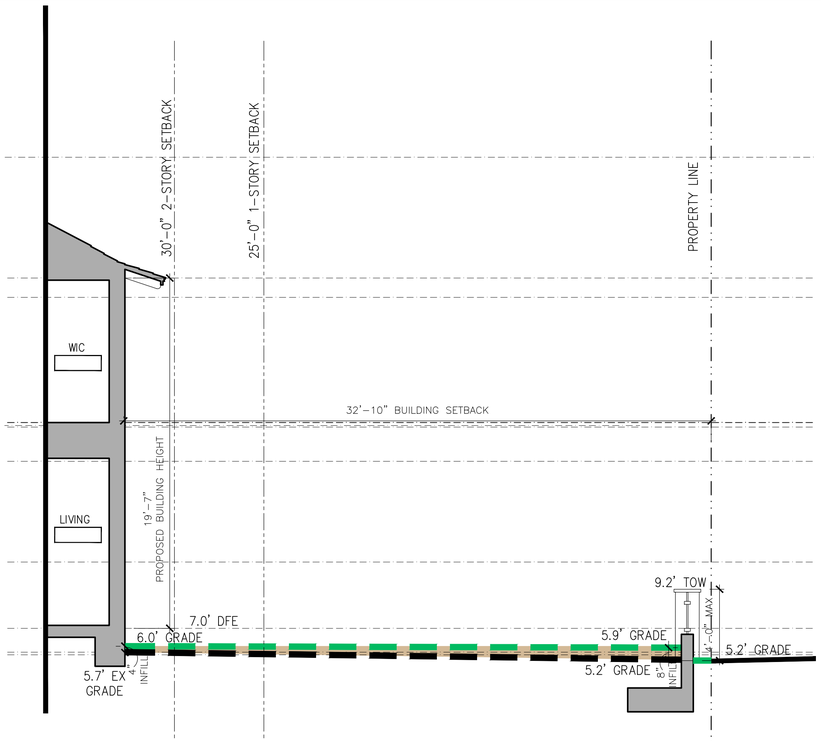
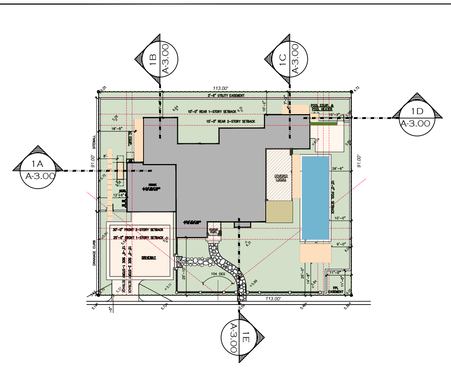


BUILDING SECTION 1E

SCALE 1/4" = 1'-0"



YARD SECTION KEY PLANS

INDICATES AREA OF FILL

INDICATES PROPOSED GRADE

INDICATES EXISTING GRADE

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

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

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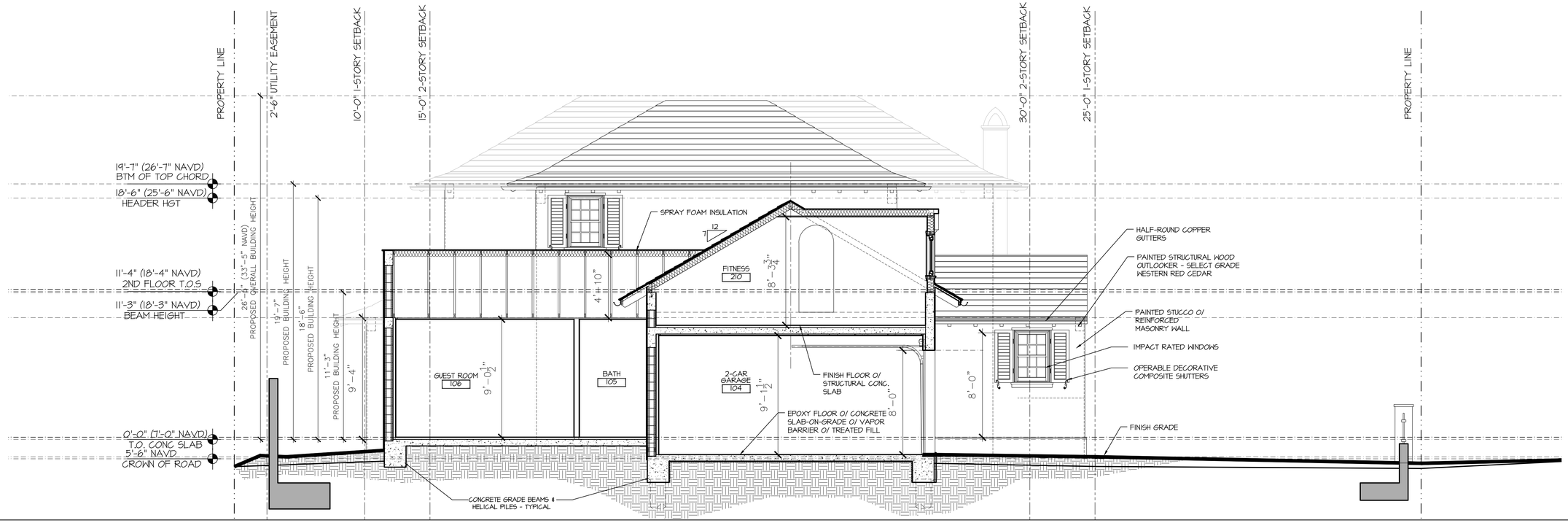
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0010

DRAWING NO.

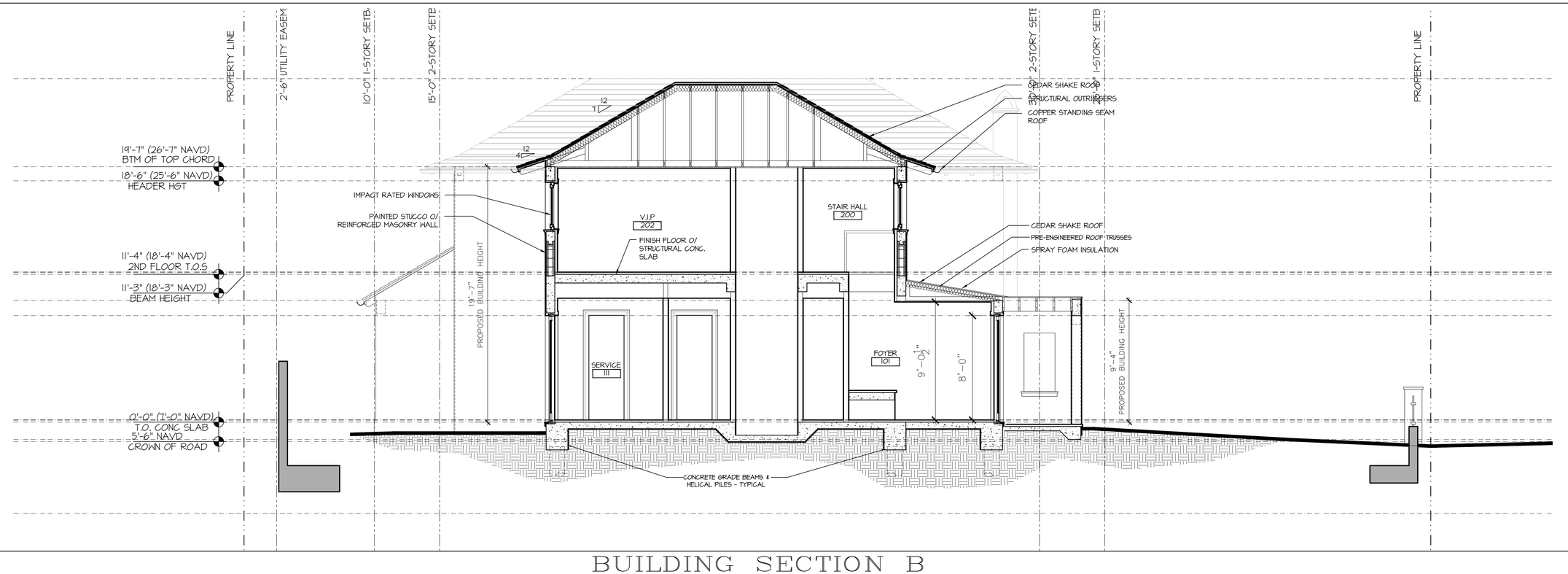
A3.00

JOB NUMBER: 23-122



BUILDING SECTION A

SCALE 1/4" = 1'-0"



BUILDING SECTION B

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

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: 2026.03.16

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ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

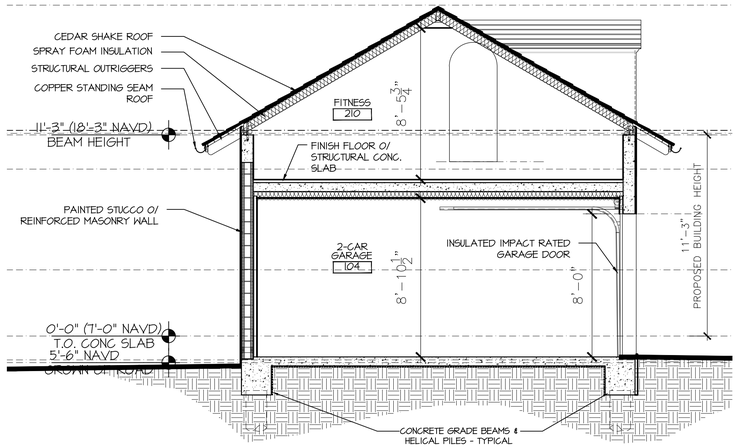
ROGER P. JANSSEN AR-14785

ARCOM #
ARC-26-0010

DRAWING NO.

A3.01

JOB NUMBER: 23-122



BUILDING SECTION C

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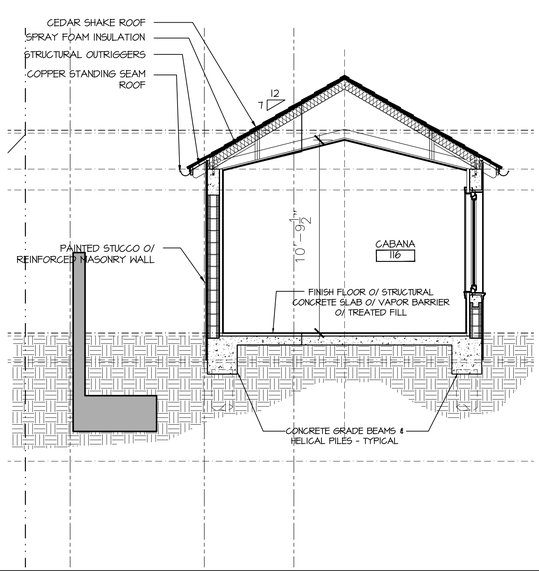
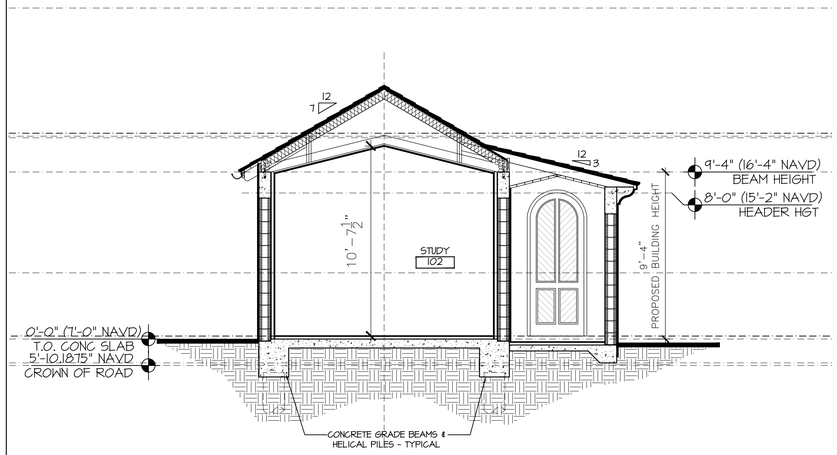


BUILDING SECTION D

SCALE 1/4" = 1'-0"



BUILDING SECTION E

SCALE 1/4" = 1'-0"



BUILDING SECTION F

SCALE 1/4" = 1'-0"

217 BAHAMA LANE

PROPOSED RESIDENCE 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-C001914

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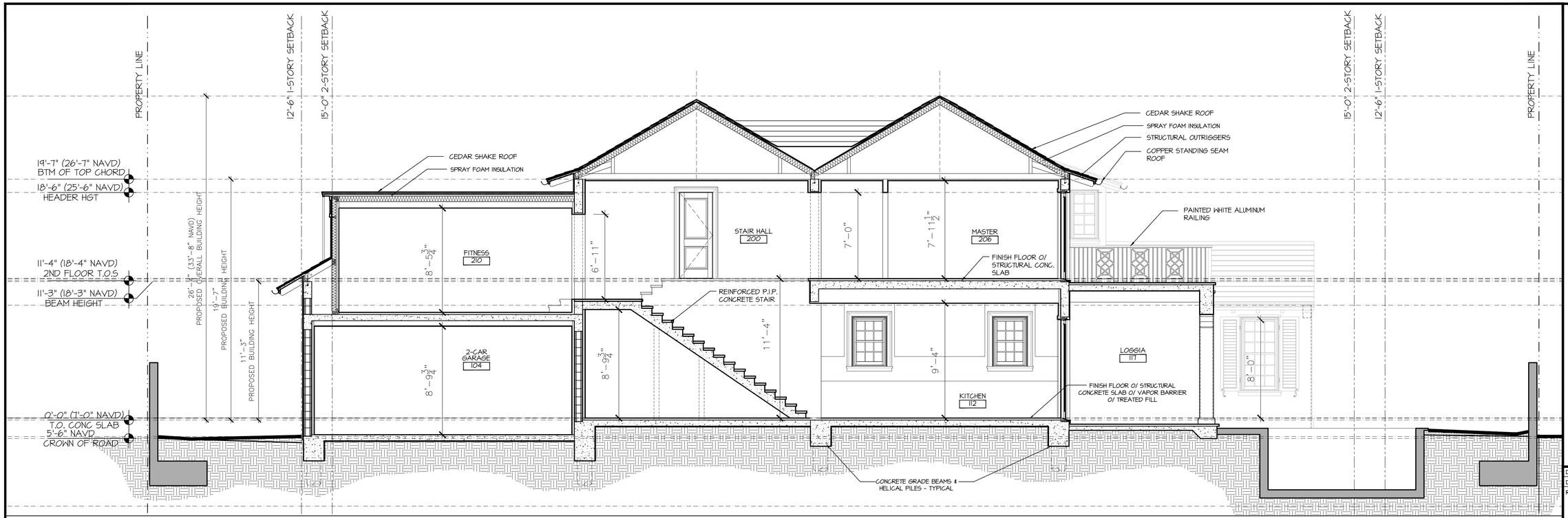
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0010

DRAWING NO.

A3.02

JOB NUMBER: 23-122



BUILDING SECTION G

SCALE 1/4" = 1'-0"



BUILDING SECTION H

SCALE 1/4" = 1'-0"

217 BAHAMA LANE

PROPOSED RESIDENCE AT:

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

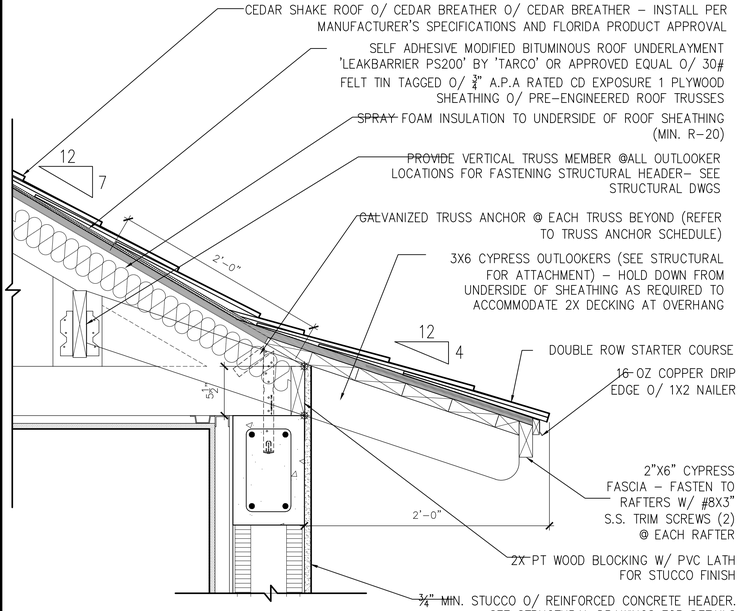
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0010

DRAWING NO.

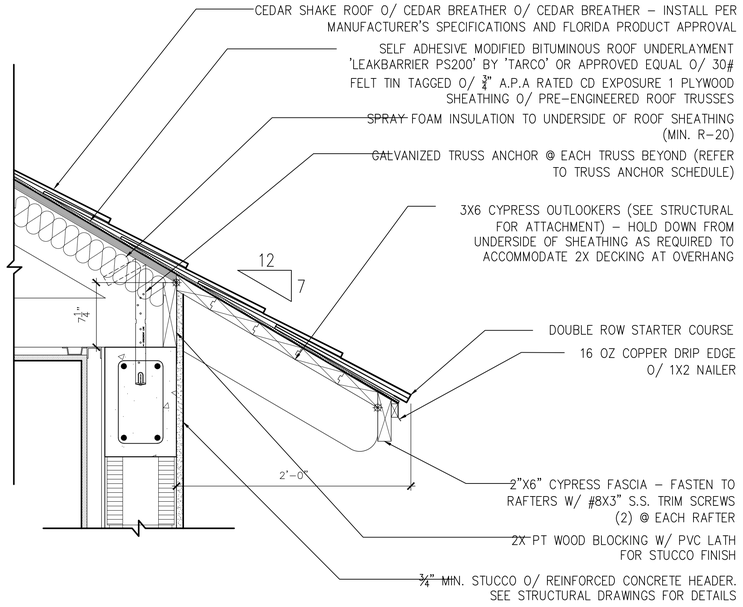
A3.03

JOB NUMBER: 23-122



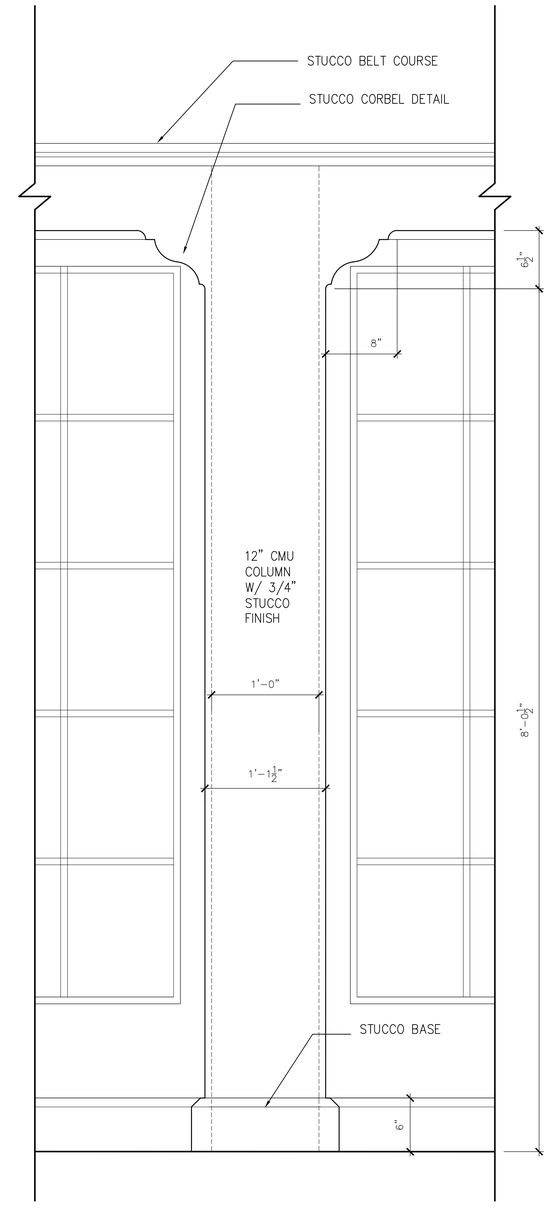
1 EAVE DETAIL

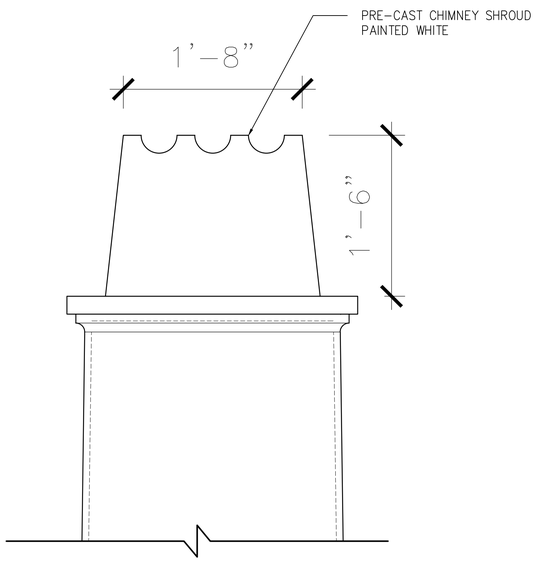
MAIN ROOF SCALE 1 1/2" = 1'-0"



2 EAVE DETAIL

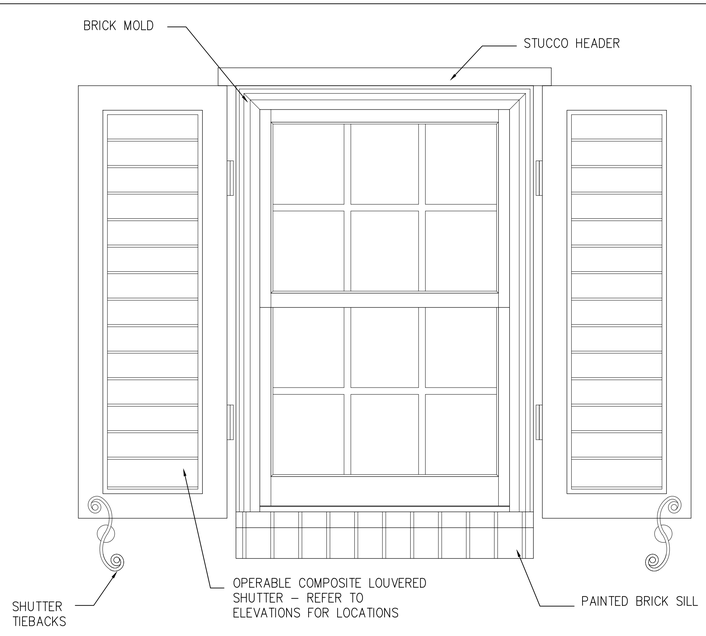
GARAGE SCALE 1 1/2" = 1'-0"





3 CHIMNEY SHROUD

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



4 WINDOW DETAIL

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

5 COLUMN DETAIL

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

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

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: 2026.03.16

DRAWN: JB

REVISIONS:

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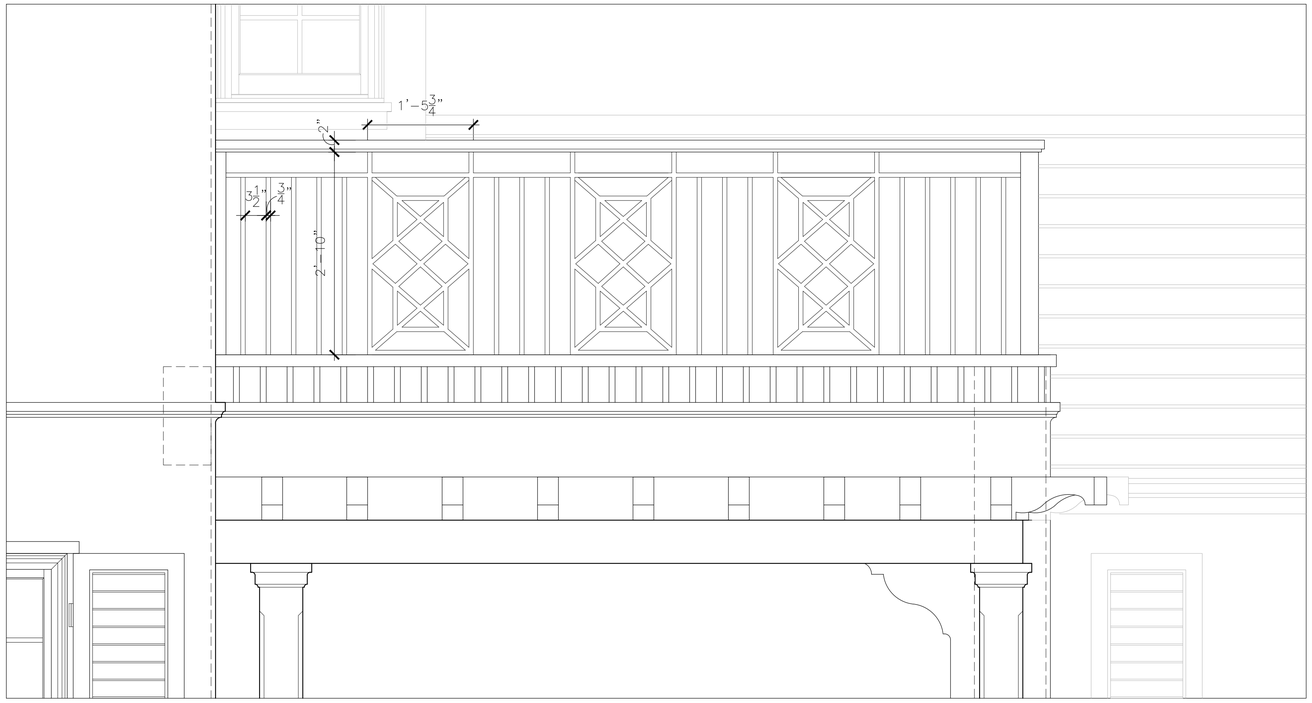
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0010

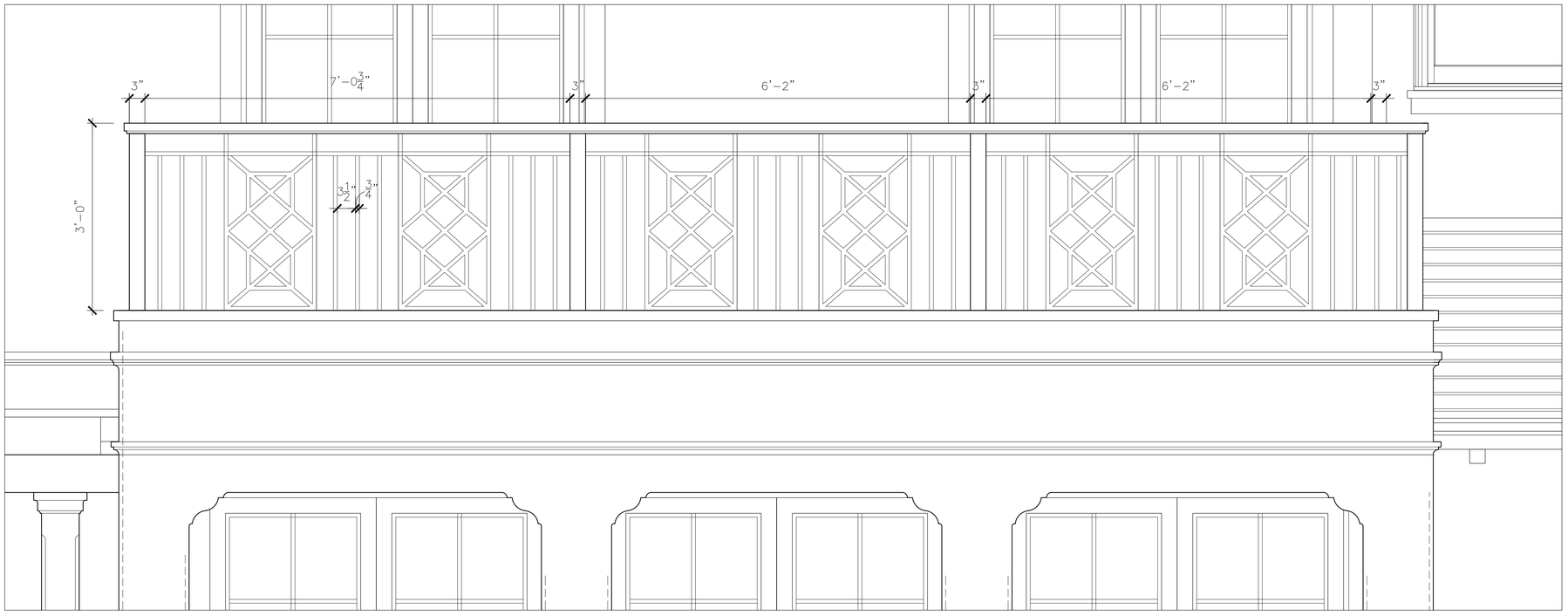
DRAWING NO.

A5.01

JOB NUMBER: 23-122



WHITE ALUMINUM RAILING DETAIL SOUTH



WHITE ALUMINUM RAILING DETAIL EAST

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 220, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

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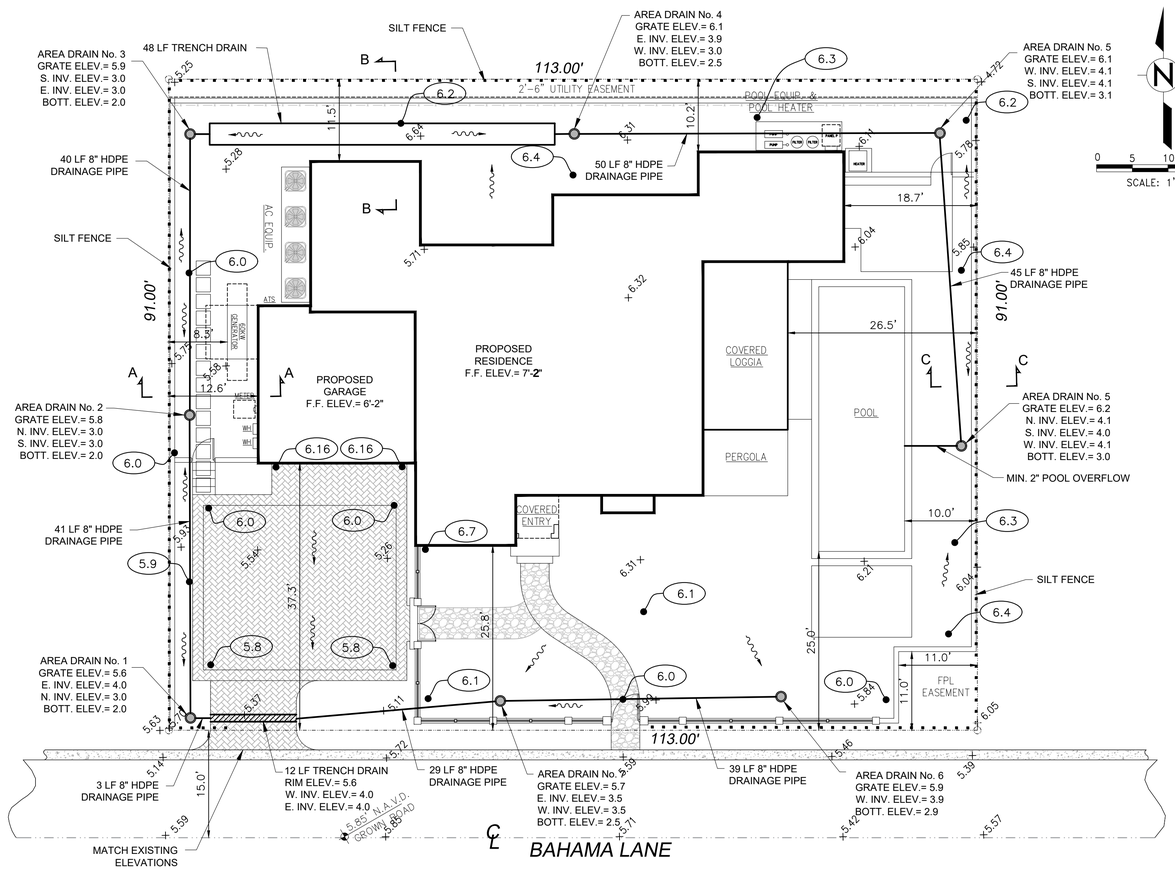
ROGER P. JANSSEN AR-14785

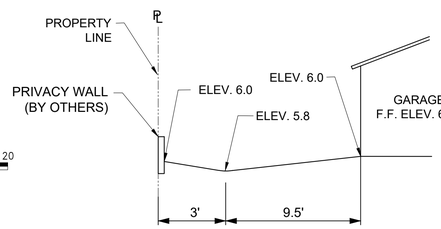
ARCOM # ARC-26-0010

DRAWING NO.

A5.03

JOB NUMBER: 23-122





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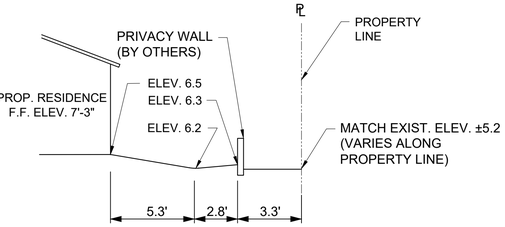

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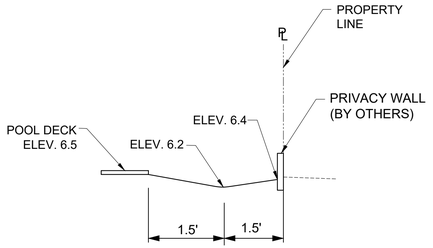

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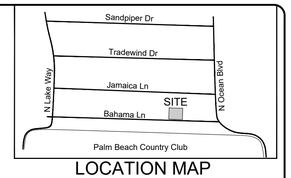
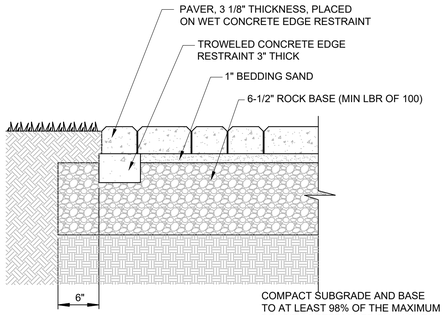


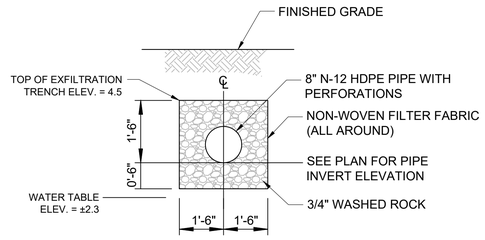
LOCATION MAP

LEGEND

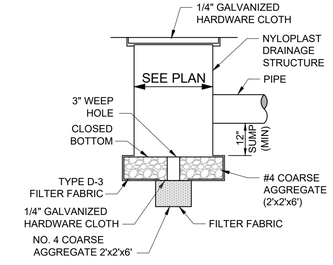
- 8.69 — EXISTING ELEVATIONS
- 14.4' — FINISHED GRADE ELEVATION
- DRAINAGE FLOW DIRECTION
- CONCRETE DRIVEWAY
- CORAL STEPPING STONES
- PAVER BLOCK DRIVEWAY



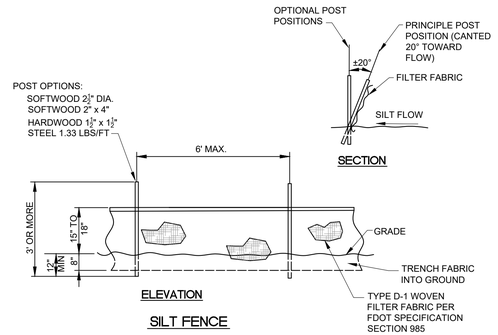
PAVER DRIVEWAY



EXFILTRATION TRENCH

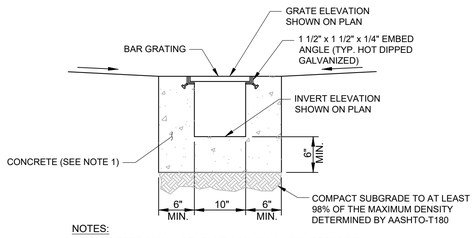


YARD DRAIN WITH WEEP HOLE



ELEVATION

SILT FENCE



NOTES:

1. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
2. BAR GRATING SHALL BE WELDED PLAIN STEEL HOT ROLLED WITH 1 1/2" x 1/4" BEARING BARS 1 3/16" ON CENTER, HOT DIPPED GALVANIZED. BEARING BARS RUN ACROSS THE WIDTH. SUITABLE FOR VEHICULAR LOADS.

TRENCH DRAIN

GENERAL NOTES

1. ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
2. TOPOGRAPHIC SURVEY PERFORMED BY COMPASS SURVEYING, WEST PALM BEACH, FLORIDA. DATE : 03/14/2019.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

NO.	DATE	REMARKS	BY
		REVISIONS	

Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph. (561)242-0028 • Fax (561)242-0109 • stormwaterj@gmail.com

LOT GRADING PLAN

217 BAHAMA LANE
PALM BEACH, FLORIDA

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23064-1210 Site Grading Plan.dwg

Patrick F. Barthelemy, P.E.
License # 75565

DATE	6/21/2023
DRAWN	PL
CHECKED (1)	
CHECKED (2)	
PROJECT MANAGER	PFB

SHEET NO. 1 / 2

JOB NO. 23064

12/10/2024 4:05 PM

SJE19-A

1855 Indian Road, Suite 202
West Palm Beach, FL 33409
(561) 242-0028 Fax 242-0109

Job # **23064** File: Calculations
Job Name: **217 Bahama Lane**
Subject: Drainage Calculations
By: Patrick Barthelemy, PE
Date: 12/2/2024
Page: 1 of 2

The purpose of these calculations is to verify the developed property will meet stormwater storage requirements for The Town of Palm Beach. The first 2 inches of rainfall will be retained on site prior to discharge into the town system based on the SCS Runoff Equation.

Total Property Area = 10,283 SF

Property Impervious Areas -
- Building Roof = 2,704 SF
- Paver Driveway/Walkway = 1,094 SF
- Pool = 745 SF
- Covered Areas = 569 SF
- Equipment Pads = 151 SF

Total Impervious Area = 5,263.00 SF
Percent of Property Impervious = 5,263/10286 X 100 = 51.17%

Average Finished Grade = 6.3
Average Ground Water Level = 2.3
Depth to the Water Table = 6.3 -2.3 = 4.0 feet

Amount of water which can be stored under pervious services will be 6.75 inches based on compacted flatwoods.

Soil Storage S = 6.75 inches X (1 - 0.5117) = 3.30 inches

Runoff to be Retained = $Q = (P - 0.2S)^2 / (P + 0.8S) = ((2.0 - (0.2 \times 3.3))^2 / (2 + (0.8 \times 3.3)) = 0.39$ inches

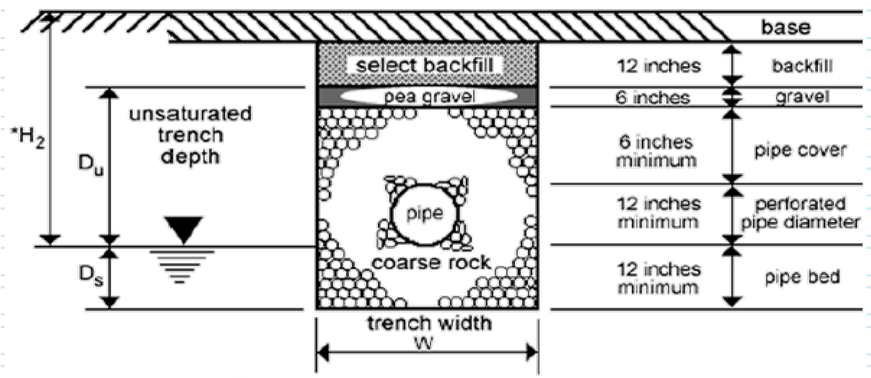
Runoff to be Stored in Exfiltration Trench = 0.236 Ac X 0.39 inches = 0.092 Ac-In

Required Exfiltration Trench = 11 LF (See Exfiltration Trench Calculations)
Provided Exfiltration Trench = 48 LF

1855 Indian Road, Suite 202
West Palm Beach, FL 33409
(561) 242-0028 Fax 242-0109 stormwaterj@gmail.com

Job # 23064 File: Calcs
Job Name: 217 Bahama Lane
Subject: Size Exfiltration Trench Length
By: Patrick Barthelemy, PE
Date: 12/2/24
Page: 2 of 2

Exfiltration Trench Calculation
TYPICAL EXFILTRATION TRENCH



$$L = \frac{V}{K\,(H_2W + 2H_2D_u - D_u^2 + 2H_2D_S) + (1.39 \times 10^{-4})\,WD_u}$$

L = Length of Trench Required (feet)
V = Volume Treated (acre – inches)
W = Trench Width (feet)
K = Hydraulic Conductivity (cfs/ft.^{2} – ft. head)
***H_2 = Depth to Water Table (feet)**
D_u = Non-Saturated Trench Depth (feet)
D_S = Saturated Trench Depth (feet)

*The value of H_2 to be used in the equation is the effective head on the saturated surface.

V=	0.09 Ac In	=	0.01 Ac Ft
W=	3.00 Ft		
K=	4.09E-04 CFS/Ft^2-Ft Head		
H_2=	2.90 Ft		
D_u=	1.50 Ft		
D_s=	0.50 Ft		
L=	11 Ft		

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Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph. (561)242-0028 • Fax (561)242-0109 • stormwaterj@gmail.com

DRAINAGE CALCULATIONS
217 BAHAMA LANE
PALM BEACH, FLORIDA

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