LANDMARKS PRESERVATION COMMISSION MEETING

TOWN OF PALM BEACH

MAY 20, 2026

9:30 AM

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

Brittain Damgard, Chair
Kim Coleman, Vice Chair
Catherine Brooker, Member
Julie Herzig Desnick, Member
Alexander Ives, Member
Kristin Kellogg, Member
Patrick Segraves, Member
Katherine Bryan, Alternate Member
Henry Ittleson, Alternate Member
Jane Lindsay-Scott, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the April 22, 2026, Landmarks Preservation Commission Meeting

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

2. OFFICIALS
3. STAFF
4. PUBLIC - 3 MINUTE LIMIT

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

GENERAL BUSINESS

UNFINISHED BUSINESS

5. COA-26-0004 (ZON-26-0015) 151 ROOT TRAIL (COMBO) The applicant, Julie Phillips (Brian Brady with Brady Design, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of a new second-story addition to the existing one-

story residence, requiring a landmark adjustment to maintain existing nonconforming setbacks (front, side, and rear yards) and lot coverage of the one-story residence, requiring a landmark adjustment to decrease the rear yard setback for the second-story addition, and requiring variances to reduce the side yard setbacks of the second-story addition for the property under consideration to be landmarked. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

6. HSB-26-0003 125 BRAZILIAN AVE. The applicants, Joseph R. Bagby and Martha G. Bagby, Trustees of the Joseph R. Bagby Revocable Trust (Pat Seagraves with SKA Architect + Planner, Representative), have filed an application requesting review and approval of exterior alterations, a second-story addition, selective demolition of features, as well as landscape and hardscape improvements for the property containing a Historically Significant Building.

7. COA-26-0005 (ZON-26-0016) 1047 S OCEAN BLVD. (COMBO) The applicant, Maura Ziska (Trustee of 1047 South Ocean Boulevard Trust), has filed an application requesting a Certificate of Appropriateness for the review and approval of a two-story addition on the east side (rear) of the residence as well as landscape improvements, requiring a landmark adjustment to decrease the side yard (south) and rear yard (east) setbacks, and a variance to increase lot coverage for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

NEW BUSINESS

8. COA-26-0009 4 GOLFVIEW RD. The applicants, Sandeep Alva and Tina Anna Rading (Rafael A. Rodriguez with Studio SR Architecture + Design, Representative), have filed an application requesting a Certificate of Appropriateness for the review and approval of a new one-story addition to the existing three-story residence, requiring a landmark adjustment to increase lot coverage for the landmarked property.

9. COA-26-0010 (ZON-26-0020) 241 SEAVIEW AVE. (COMBO) The applicant, Palm Beach Day School (Michael Murphy, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of new rooftop air conditioning units and screening, requiring a variance to exceed the maximum permitted height for rooftop mechanical equipment and screening for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ANY OTHER BUSINESS

10. Discussion of Properties to be Placed Under Consideration for Landmarking

- 211 Park Avenue
- 117 Wells Road
- 279 Queens Lane
- 211 Orange Grove Road
- 219 Orange Grove Road
- 216 Garden Road
- 135 Seaview Avenue
- 136 Seaview Avenue
- 445 Brazilian Avenue
- 120 Chilean Avenue
- 124 Chilean Avenue
- 145 Chilean Avenue
- 149 Chilean Avenue
- 141 Gulfstream Road

- 10 Middle Road

MEETING SCHEDULE

11. The next meeting is scheduled for June 17, 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 Landmarks Preservation Commission Meeting
Held on April 22, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:30 AM in the Town Council Chambers.

Members Present: Julie Herzig Desnick, Henry Ittleson, Catherine Brooker, Brittain Damgard, Jane Lindsay-Scott, Alexander Ives, Patrick Segraves, Katherine Bryan, Kristin Kellogg

Members Absent: Kim Coleman

Staff Present: Friederike Mittner, Abraham Fogel, Kelly Churney, and Assistant Town Attorney Lainey Francisco

PLEDGE OF ALLEGIANCE

Chair Damgard led the Pledge of Allegiance.

MINUTES

1. Minutes of the March 18, 2026, Landmarks Preservation Commission Meeting

A motion was made by Mr. Segraves and seconded by Ms. Brooker to approve the minutes of the March 18, 2026, Landmarks Preservation Commission meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

Ms. Mittner announced two deferrals of the landmark designations for 315 Pendleton Lane and 322 Pendleton Lane, with both owners requesting a deferral to the November 18, 2026, meeting. She also corrected a Scrivener's error for item 18, 2780 S. Ocean Blvd, indicating that the item will be deferred to the February 2027 meeting.

A motion was made by Mr. Ives and seconded by Mr. Segraves to approve the agenda as amended. 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

Mr. Ives relayed community concerns regarding recent and potential development activity, including tenant displacement and the loss of longstanding businesses, and clarified that the role of the Landmarks Commission is limited to historic preservation, not preventing development or protecting businesses, noting such concerns should be directed to the Town Council or Planning and Zoning Commission.

3. STAFF

Ms. Mittner indicated that 12 administrative approvals have been completed over the last month.

3.1 Public Works Presentation: Sight Triangles and Corner Clips

Adam Kerr of Kimley Horn provided an overview of updates to the Town's right-of-way manual, explaining the purpose and function of sight triangles and corner clips in ensuring visibility and safety at intersections and driveways. He noted revisions include refined standards for driveways, added corner clips at sidewalk crossings, and guidance to improve stop sign visibility, emphasizing that all updates are intended to enhance safety for motorists, pedestrians, and bicyclists.

Ms. Brooker asked if there were any exceptions to the sight triangles. Mr. Kerr clarified that existing nonconforming conditions, such as older driveways lacking sight triangles, are generally grandfathered, and that updated requirements are applied only when modifications or new driveways are proposed.

4. PUBLIC - 3 MINUTE LIMIT

Ms. Damgard called for public comment. No one indicated a desire to speak.

GENERAL BUSINESS

UNFINISHED BUSINESS

5. COA-26-0002 (ZON-26-0006) 1100 SOUTH OCEAN BLVD – MAR-A-LAGO. The applicant, Mar-a-Lago Club, LLC. (Harvey E. Oyer, III, Authorized Representative), has filed an application requesting a Certificate of Appropriateness review and approval for a new generator building housing two new 400KW generators for the landmarked property. This is a combination project that shall also be reviewed by the Town Council

as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments on the project.

Ms. Brooker and Ms. Damgard disclosed ex parte communications.

Roger Ramdeen of Shutts and Bowen, on behalf of the applicant, introduced the overall modifications to the project. Rick Gonzalez of REG Architects presented the architectural modifications. Mr. Gonzalez presented a slide for the overhead projector depicting a new guard gate at the south entrance. Ms. Mittner and Town Attorney Francisco stated that the photo should not be shown since the town had not received an application for that change.

Mr. Ives asked about the louvers on the south side and wondered whether it would be possible to match them on the north side. Mr. Gonzalez responded and explained the reason for the small louvers on the south side.

Ms. Herzig-Desnick thought the building looked much better with the painted louvers, but wondered why the building's doors and windows were still dark brown. She stated she would prefer lighter colors for the doors and windows, as they would look better. Mr. Gonzalez stated that the doors and windows match other buildings on the property.

Mr. Segraves believed the changes were made as requested by the commission. He agreed with the National Trust that simplifying the building led to a much better project.

Ms. Damgard asked about the landscaping around the generator's exhaust. Dustin Mizell of Environment Design Group responded and discussed the proposed material.

Ms. Damgard called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Segraves and seconded by Ms. Lindsay-Scott to approve the project as presented. The motion was carried 6-1, with Ms. Herzig-Desnick dissenting.

NEW BUSINESS

6. COA-26-0007 1500 S OCEAN BLVD. The applicants, Leo A. Vecellio Jr. and Kathryn C. Vecellio (Mark Marsh with Bridges, Marsh & Associates, Representative), have filed an application requesting a Certificate of Appropriateness for the review and approval of the installation of exterior doors to enclose a loggia within the landmarked property.

Mr. Fogel provided staff comments on the project.

Several members disclosed ex parte communications.

M. Mark Marsh and Gui Vasquez of Bridges and Marsh Architects provided an overview of the request and presented the architectural plans for the proposed project.

Mr. Ives inquired whether the proposed loggia enclosure doors are the same design as the original Fatio design. Mr. Marsh confirmed the new doors would match.

Mr. Segraves thought the approach was sensitive. He asked about the west-facing glass and wondered if the second story was always a glass enclosure as well. Ms. Mittner stated that the second floor had been modified from the original plans.

Ms. Damgard wondered if the doors were recessed behind the columns. Mr. Vasquez responded and discussed the design.

Ms. Kellogg asked about the stone work and the modifications to the columns. Messrs. Marsh and Vasquez responded.

Ms. Damgard called for public comment. No one indicated a desire to speak.

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

7. COA-26-0008 1 S COUNTY RD – THE BREAKERS. The applicant, Breakers Palm Beach Inc. (James M. Crowley with Gunster, Representative), has filed an application requesting a Certificate of Appropriateness review and approval for modifications to the porte-cochere arrival area for the landmarked property.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Planner John Lindgren, on behalf of the applicant, stated that the request was a re-approval of a previously approved but expired request. John Schmidt of Schmidt Nichols presented the landscape and hardscape modifications for the site.

Ms. Brooker asked if there were additional requests for the driveway in the previous approval. Mr. Schmidt stated that it had been previously presented but was now removed from the application as the applicant is still reconsidering the modifications. He indicated that it would return at a later time. Ms. Brooker expressed concern about only seeing a portion of the request and indicated that at the last presentation, there were lengthy discussions about meeting the greenspace requirements, and that the greenspace calculations are now unknown without the driveway element. Mr. Schmidt stated he would bring those calculations during the driveway application.

Mr. Ives agreed with Ms. Brooker's questions. Mr. Ives asked for confirmation that it is the same presentation as the previously approved project. He asked whether any colored lighting was proposed for the parking spaces. Mr. Schmidt confirmed that the lighting would be solid and standard, with no flashing or colored lights proposed.

Ms. Damgard called for public comment. No one indicated a desire to speak.

Mr. Ittleson expressed concern that the proposal would alter the character of the entrance and reduce green space, noting the potential impact on what he considers an iconic feature, and questioned whether additional changes may follow.

Mr. Segraves acknowledged concerns regarding the loss of landscaping but noted existing conditions with heavy vehicle presence are also unattractive, expressed confidence that the design has been properly considered, and indicated general support for the proposal.

Mr. Ives agreed with his fellow commissioners.

Ms. Damgard encouraged consideration of preserving and enhancing green space in future design reviews, particularly in relation to the driveway and parking improvements.

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

8. HSB-26-0003 125 BRAZILIAN AVE. The applicants, Joseph R. Bagby and Martha G. Bagby, Trustees of the Joseph R. Bagby Revocable Trust (Pat Seagraves with SKA Architect + Planner, Representative), have filed an application requesting review and approval of exterior alterations, a second-story addition, selective demolition of features, as well as landscape and hardscape improvements for the property containing a Historically Significant Building.

Mr. Fogel provided staff comments on the project.

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

Eric Broberg of SKA Architect + Planner presented the architectural modifications to the existing home. Peter Coyle of SMI Landscape Architecture presented the landscape and hardscape plans for the site.

Ms. Brooker asked about the owner's preferred roof material. Mr. Broberg stated the owner preferred the copper roof.

Mr. Ives questioned the design elements, including the use of copper at the parapet, and raised concerns about whether the proposed addition sufficiently differentiates from the original structure in accordance with applicable preservation standards. Mr. Broberg explained that the design was revised from a barrel tile roof to a copper roof to better differentiate the addition from the original structure, while maintaining compatibility with traditional architectural elements.

Ms. Herzig-Desnick thought the renovation was nice and that the house's flow had improved without jeopardizing the exterior. She thought the buildings were nicely integrated.

Mr. Ittleson asked about a structure on the south side of the home. Mr. Broberg stated that the loggia was original to the site.

Ms. Kellogg asked about the three types of railings to be used and wondered whether the professional had studied ways to simplify them. Mr. Broberg stated that it had been studied and explained the rationale for the proposal. He agreed they could be restudied further.

Ms. Lindsay-Scott thought the project was done thoughtfully, particularly the landscaping. She asked about the different fencing materials. Mr. Coyle responded and discussed the design. Ms. Lindsay-Scott asked why the owner is keeping the Australian pines and why they were not being replaced with something more native. Mr. Coyle discussed that the trees were old, part of the neighborhood, and provided privacy screening; however, he stated that new material could be restudied.

Ms. Damgard asked about the reason for the copper roof rather than a parapet, which she believes was more in keeping with the house. Mr. Broberg stated that the material and roof design were selected to align with the client's preferences. However, he indicated willingness to proceed with the parapet design.

Ms. Damgard called for public comment. No one indicated a desire to speak.

Ms. Kellogg expressed general support for aspects of the application, including removal of later additions and historical analysis, but raised concerns regarding the proposed changes to the front entry, identifying it as a character-defining feature and questioning consistency with the Secretary of the Interior's Standards, specifically 2, 3, 5, and 9. She also recommended retaining the Wyeth balcony as part of the structure's evolution and simplifying design elements.

Mr. Ives concurred with Commissioner Kellogg's concerns, emphasizing that the proposal does not appear to meet the Secretary of the Interior's Standards, particularly regarding the front façade and design elements. He indicated that significant revisions are needed and stated he could not support the application in its current form.

A motion was made by Ms. Herzig-Desnick to approve as presented. The motion died for the lack of a second.

A motion was made by Mr. Ives and seconded by Ms. Kellogg to defer the project to the May 20, 2026, meeting, with direction to restudy it in coordination with the Secretary of the Interior's Standards and the railings. The motion was carried 6-1, with Ms. Herzig-Desnick dissenting.

9. LPCS-26-0022 151 GRACE TRL UNIT 4. The applicant, Elizabeth G. Kuensell, Trustee of The Scott L. Kuensell GST Exempt Residuary Trust (Jason Summers with Window & Door Design Center of Florida, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of window replacement for unit 4 within the landmarked property.
This item has been withdrawn from the agenda and will be reviewed administratively

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

10. COA-26-0004 (ZON-26-0015) 151 ROOT TRAIL (COMBO). The applicant, Julie Phillips (Brian Brady with Brady Design, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of a new second-story addition to the existing one-story residence, requiring a landmark adjustment to maintain existing nonconforming setbacks (front, side, and rear yards) and lot coverage of the one-story residence, requiring a landmark adjustment to

decrease the rear yard setback for the second-story addition, and requiring variances to reduce the side yard setbacks of the second-story addition for the property under consideration to be landmarked. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval. *This item has been deferred to the May 20, 2026, Landmarks Preservation Commission meeting.*

Note: This item was deferred to the meeting on May 20, 2026, upon the Approval of the Agenda.

11. COA-26-0005 (ZON-26-0016) 1047 S OCEAN BLVD (COMBO). The applicant, Maura Ziska (Trustee of 1047 South Ocean Boulevard Trust), has filed an application requesting a Certificate of Appropriateness for the review and approval of a two-story addition on the east side (rear) of the residence as well as landscape improvements, requiring a landmark adjustment to decrease the side yard (south) and rear yard (east) setbacks, and a variance to increase lot coverage for the landmarked property. This is a combined project that shall also be reviewed by the Town Council with respect to zoning relief/approval. *This item has been deferred to the May 20, 2026, Landmarks Preservation Commission meeting.*

Note: This item was deferred to the meeting on May 20, 2026, upon the Approval of the Agenda.

ANY OTHER BUSINESS

12. 333 PENDLETON LN DESIGNATION HEARING
Owner(s): Charles Sieving and Alison Beimler

Several members disclosed ex parte communications.

Emily Stillings, MurphyStillings, LLC, testified about the architecture and history of the Monterey style residence. Ms. Stillings pointed out the residence's design features and testified that the residence met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,
Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of Indigenous materials or craftsmanship,
Sec. 54-161 (4) Is representative of the notable work of a master builder, designer, or architect whose individual ability has been recognized or who influenced his age.

A motion was made by Mr. Ives and was seconded by Ms. Lindsay-Scott to make the designation report for 333 Pendleton Lane part of the record. The motion was carried unanimously, 7-0.

Ms. Mittner provided confirmation of proof of publication.

Ms. Damgard called for public comment. No one indicated a desire to speak.

Mr. Ives expressed support for the designation, noting the Town's consultant provided a strong presentation. He emphasized the property's significance within the Town's architectural history,

highlighting it as an important early example of a developing architectural style and its relevance to the architect's work and the broader historical context.

Ms. Brooker expressed support for the designation, noting the street's cohesive and historic character, and emphasized the value of designating properties individually to highlight each home's unique contribution and significance to the Town's architectural history.

Mr. Segraves expressed support for the designation, noting the area's consistency and character and highlighting the subject property as a particularly strong example, given its original design for an owner rather than as a speculative build.

Ms. Damgard stated she knew the owners, who are preservationists and support landmarking their home.

A motion was made by Mr. Ives and was seconded by Ms. Herzig-Desnick to recommend 333 Pendleton Lane to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3, and 4 in Section 54-161. The motion was carried unanimously, 7-0.

13. 315 PENDLETON LN DESIGNATION HEARING
Owner(s): Shelby de P. Wyckoff, Trustee of the Shelby de P. Wyckoff Revocable Trust

Note: This item was deferred to the meeting on November 18, 2026, upon the Approval of the Agenda.

14. 322 PENDLETON LN DESIGNATION HEARING
Owner(s): William D. Bone

Note: This item was deferred to the meeting on November 18, 2026, upon the Approval of the Agenda.

15. 141 CHILEAN AVE DESIGNATION HEARING
Owner(s): CHANT (PALM BEACH) CORP

Several members disclosed ex parte communications.

Emily Stillings, MurphyStillings, LLC, testified about the architecture and history of the Bungalow style residence. Ms. Stillings pointed out the residence's design features and testified that the residence met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,
Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of Indigenous materials or craftsmanship.

Ms. Mittner provided confirmation of proof of publication.

A motion was made by Mr. Ives and was seconded by Ms. Lindsay-Scott to make the designation

report for 141 Chilean Avenue part of the record. The motion was carried unanimously, 7-0.

Ms. Damgard called for public comment.

Attorney Maura Ziska, representing the property owner, spoke in opposition to the proposed landmark designation, arguing the property lacks sufficient historical or architectural significance, has been substantially altered, and does not meet applicable criteria. She also raised concerns regarding potential economic impacts and property value, and introduced Kyle Fant, an expert witness, to provide additional testimony.

Architect Kyle Fant of Bartholemew Partners and testifying as an expert for the property owner, opposed the landmark designation, comparing the subject property to well-preserved bungalow examples in the Town and stating that the structure has been significantly altered over time, lacks architectural integrity, and does not meet the standards for designation. He also described various modifications and additions to the property, asserting that the current condition does not reflect a meaningful historic resource.

Ms. Ziska reiterated opposition to the landmark designation, summarizing expert testimony that the property does not meet the applicable criteria and emphasizing the extent of alterations, the property's lack of historical significance, and economic concerns. She also noted the owner's strong objection and contrasted the property with recent landmark designations involving more significant or preserved structures.

Aimee Sunny of the Preservation Foundation of Palm Beach spoke in support of the landmark designation, stating that despite alterations, the property retains key character-defining features and continues to convey its historical and architectural significance. She noted its importance as an early example of pre-1920s development and bungalow-style architecture, and asserted that it meets the applicable designation criteria.

Ms. Ziska asked Ms. Sunny if the bungalow-style homes that they presented were landmarked with the owner's consent. Ms. Sunny stated she was unable to comment on them since she was seeing them for the first time. Ms. Mittner stated that the home at 357 Seabreeze Avenue, which was shown, was not a landmarked residence.

Mr. Ives asked about the 100 block of Chilean and asked how many homes, particularly Bungalow-style homes, were designated. Ms. Stillings discussed another landmarked home in the area, on Brazilian Avenue. Mr. Ives noted that prior landmark designations have included properties with additions and enclosed features, and sought confirmation that such modifications do not preclude designation. Mr. Ives sought clarification regarding the reference to the property as the "ninth building," questioning the timeframe of that designation, and Ms. Stillings responded that a 1955 article described the residence as reputed to have been the ninth dwelling constructed in Palm Beach. Mr. Ives asked if Mr. Fant had more examples in the Royal Park area, to which he said he did not. Mr. Ives wasn't sure if it was the greatest example of the bungalow style. Mr. Ives acknowledged elements of the designation report but expressed that the property is not a strong example of the bungalow style and stated he does not support its preservation or landmark designation.

Ms. Lindsay-Scott stated she was conflicted, noting the property's charm and remaining

bungalow features, but expressed concern that significant alterations may prevent it from meeting the designation criteria.

Mr. Segraves expressed reservations about the designation, stating the property is not a strong or exemplary representation of the bungalow style and questioning its historical and architectural significance.

Ms. Kellogg expressed support for the designation, stating that despite alterations, the property retains its original massing and key character-defining features. She noted that changes to materials such as roofing and windows are common and do not detract from its significance, and concluded that the structure remains a substantially intact example of early bungalow architecture with Prairie-style influences.

Ms. Brooker cautioned that alterations, poor maintenance, or the absence of a notable architect should not, alone, be reasons to deny designation, noting that such conditions can be remedied. She discussed similar situations with her own home, which she renovated and restored. She emphasized that the decision should be based on the property's architectural merit and rarity, and encouraged careful consideration of the Commission's reasoning.

Ms. Herzig-Desnick expressed support for the designation, noting the structure's massing remains intact and its style is sufficiently distinct to warrant designation, and added that landmark status could encourage more sensitive future renovations.

Ms. Damgard expressed support for the designation, emphasizing the importance of preserving the Town's historical character and noting the property's rarity and age. She stated that prior landmarked properties have been successfully restored and have not diminished in value, and concluded that the property aligns with the Commission's preservation goals.

A motion was made by Ms. Herzig-Desnick and was seconded by Ms. Kellogg to recommend 141 Chilean Avenue to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1 and 3 in Section 54-161, and with the acknowledgment that the owner opposed the designation. The motion was carried 4-3, with Messrs. Ives, Segraves, and Ms. Lindsay-Scott dissenting.

16. 151 ROOT TRL DESIGNATION HEARING
Owner(s): Julie Phillips
This item has been deferred to the November 18, 2026, Landmarks Preservation Commission meeting.

Note: This item was deferred to the meeting on November 18, 2026, upon the Approval of the Agenda.

17. 306 PENDLETON LN DESIGNATION HEARING
Owner(s): Christian J. Angle and Ann-Britt Angle
This item has been deferred to the November 18, 2026, Landmarks Preservation Commission meeting.

Note: This item was deferred to the meeting on November 18, 2026, upon the Approval of the Agenda.

18. 2780 S OCEAN BLVD (AMBASSADOR II) DESIGNATION HEARING
Owner(s): See Designation Report for Complete List of Owners
This item has been deferred to the February 2026 Landmarks Preservation Commission meeting.

****Note: This item was deferred to a meeting in February 2027, upon the Approval of the Agenda.***

MEETING SCHEDULE

19. The next meeting is scheduled for May 20, 2026

ADJOURNMENT

A motion was made by Mr. Ives and seconded by Mr. Segraves to adjourn the meeting at 11:50 AM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

_____
Brittain Damgard, Chair

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: May 20, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: COA-26-0004 (ZON-26-0015) 151 ROOT TRAIL (COMBO) The applicant, Julie Phillips (Brian Brady with Brady Design, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of a new second-story addition to the existing one-story residence, requiring a landmark adjustment to maintain existing nonconforming setbacks (front, side, and rear yards) and lot coverage of the one-story residence, requiring a landmark adjustment to decrease the rear yard setback for the second-story addition, and requiring variances to reduce the side yard setbacks of the second-story addition for the property under consideration to be landmarked. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Date: 5/13/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

COA-26-0004 (ZON-26-0015) 151 ROOT TRAIL (COMBO). The applicant, Julie Phillips (Brian Brady with Brady Design, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of a new second-story addition to the existing one-story residence, requiring a landmark adjustment to maintain existing nonconforming setbacks (front, side, and rear yards) and lot coverage of the one-story residence, requiring a landmark adjustment to decrease the rear yard setback for the second-story addition, and requiring variances to reduce the side yard setbacks of the second-story addition for the property under consideration to be landmarked. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-26-0015 (COA-26-0004) 151 ROOT TRAIL (COMBO)–VARIANCES. The applicant, Julie Phillips (Brian Brady with Brady Design, Representative), has filed an application requesting Town Council review and approval of two (2) variances to reduce the east side yard and west side yard setbacks for a new second-story addition to the existing one-story residence for property under consideration to be landmarked. The Landmarks Preservation Commission shall perform design review of the application impacting the property under consideration to be landmarked.

Applicant:	Julie Phillips
Representative:	Brian Brady, AIA | Brady Design

HISTORY:
As requested by the property owner, the subject property was placed under consideration to be landmarked at the March 18, 2026, LPC meeting. Exterior alterations to properties under consideration are subject to review by LPC.

The residence located at 151 Root Trail is a one-story frame vernacular dwelling built circa 1910 during the Pioneer Era in Palm Beach.

THE PROJECT:
The applicant has submitted plans, entitled "PROPOSED RESIDENCE 151 ROOT TRAIL", as prepared by **Brian Brady, AIA** and **Bell Design, Inc**, uploaded on May 11, 2026.

The following is the scope of work:

- Construction of a new second-story addition.
- Exterior alterations.
- Site improvements.
- **LANDMARK ADJUSTMENT #1:** Sec. 134-237(2)(a.): Decrease the rear yard (north) setback to 7.7' for the second-story addition, in lieu of 15' minimum required.
- **LANDMARK ADJUSTMENT #2:** Sec. 134-237(2)(b.): Maintain existing nonconforming setbacks (9.7' front, 3.2' to 3.7' side, and 7.7' rear yards) and 50.47% lot coverage of the one-story residence due to a renovation.

The following VARIANCES are required to achieve the scope of work:

- **VARIANCE #1:** Sec. 134-948(6)(a.): Decrease the east side yard setback to 3.7', in lieu of the 10' minimum required.
- **VARIANCE #2:** Sec. 134-948(6)(a.): Decrease the west side yard setback to 3.2', in lieu of the 10' minimum required.

Site Data			
Zoning District	R-C	**Future Land Use**	SINGLE-FAMILY
Year of Construction	c. 1910	**Lot Size**	1,537.53 SF
Flood Zone	X	**Enclosed Square Footage**	Existing: 776 SF Proposed: 1,246 SF
Lot Coverage	Maximum: 30% (461.26 SF) Existing: 50.47% (776 SF) Proposed: 50.47% (776 SF)	**Landscape Open Space**	Minimum: 45% (691.89 SF) Existing: 21.7% (333.53 SF) Proposed: 21.7% (333.53 SF)

Surrounding Properties	
North	146 Seminole Avenue / R-B
South	151 Grace Trail / R-C
East	149 Root Trail / R-C
West	155 Root Trail / R-C

Proposed and Existing Site Plan.

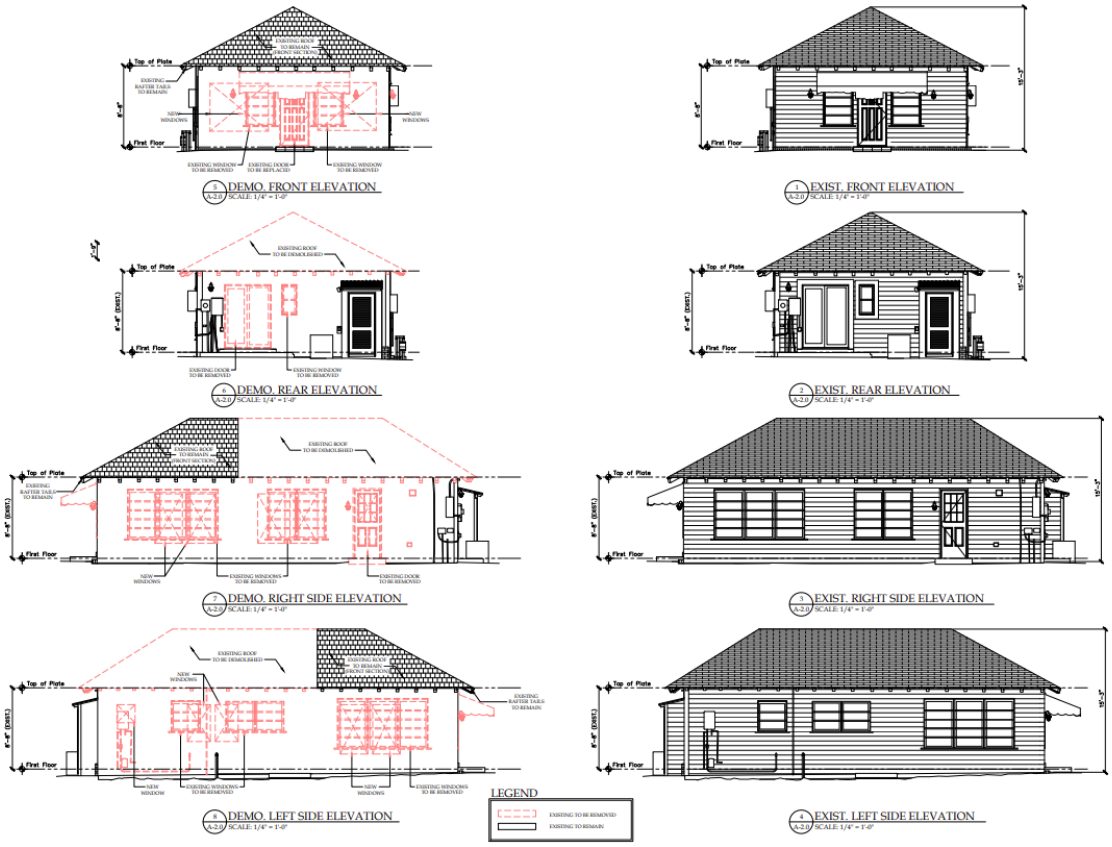


STAFF ANALYSIS:

The application seeks a Certificate of Appropriateness review and approval for a second-addition story addition, exterior alterations, as well as site improvements. To achieve a scope of work landmark adjustments and variances will be required.

The exterior alterations to the existing residence include, roof replacement, siding replacement, awning replacement, and window and door replacement. The front door will remain. Based on historic research, it is very likely that the front section of structure was originally a porch that was later enclosed. The proposal introduces larger sash windows to replace the existing non-original awning windows which more appropriately reflect common window opening sizes and types for enclosed porches. Most windows will be aluminum clad and Hardie board siding is proposed to replace the existing siding. From a historic preservation perspective, all wood products are recommended. However, the proposed products are an improvement from the existing non-original materials. Staff recommends that additional information be submitted for the selected awning fabric and the exterior color palette.

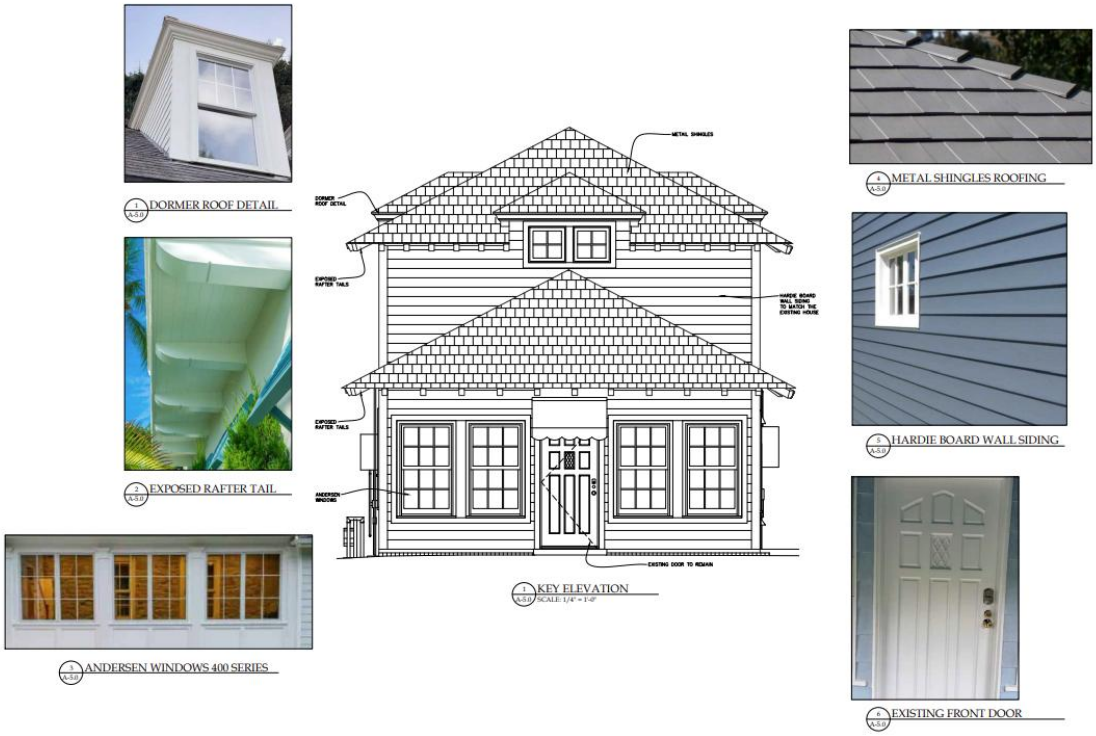
Demolition and Existing Elevations.



To accommodate the second-story addition, approximately two-thirds of the back of the existing roof will be removed. The addition will feature a hip roof design with jerkinhead

dormers. Both the addition and existing residence will feature the same siding, and window and door material selection, as well as a new metal shingle roof that matches existing. Staff recommends that corner boards only be added to the second-story addition to create differentiation between the "old" and the new".

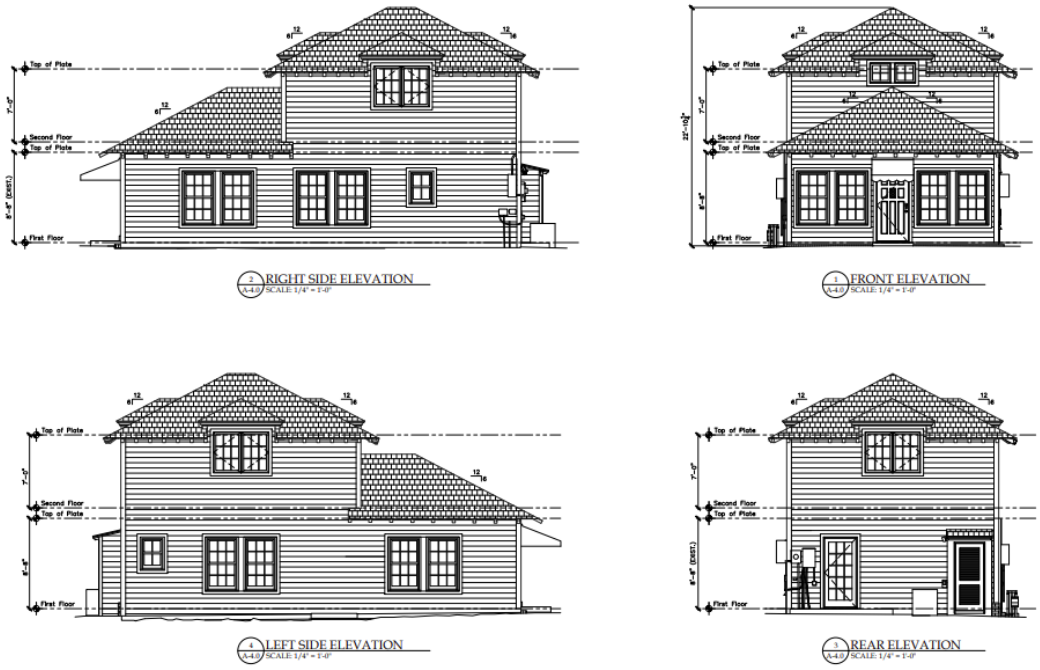
Material Selection Sheet.



Rendering.



Proposed Elevations.



Landmark Adjustments

Per Sec. 134-948, the minimum front yard for single-family property is 25', the minimum side yard is 10', the minimum rear yard is 15', and the minimum lot coverage is 30% in the R-C zoning district. The existing one-story landmarked structure has nonconforming setbacks (9.7' front, 3.2' to 3.7' side, and 7.7' rear yards) and lot coverage (50.47%). Due to the extent of the renovation, these nonconformities must be revested. Additionally, the second-story addition is eligible for a landmark adjustment to match the existing rear (north) setback of the residence.

Code Section	Minimum	Existing & Proposed	Relief
Landmark Adjustment #1: Sec. 134-237(2)(a.)	15' North Rear Setback	7.7' North Rear Setback	**7.3'**

Code Section	Minimum	Existing & Proposed	Relief
Landmark Adjustment #2: Sec. 134-237(2)(b.)	Setbacks: 25' Front, 10' Side, and 15' Rear Lot Coverage: 30% (461.26 SF)	Setbacks: 9.7' Front, 3.2' to 3.7' Side, and 7.7' Rear Lot Coverage: 50.47% (776 SF)	**Setbacks: 15.3' Front, 6.8' to 6.3' Side, 7.3' Rear** **Lot Coverage: 20.47% (314.74 SF)**

Per Sec. 134-237(2)(a.) *Reduced side and rear yard setbacks may be approved for the expansion of landmark buildings, or the addition of permissible new buildings, on a lot which contains a landmark building if all of the following are demonstrated:*

1. *The setback does not violate any of the following conditions:*

    A. Side and rear: The resulting yard setback is not less than any existing nonconforming yard setback of the principal structure; provided, however, that the side and rear yard setback shall not be less than five feet.

    B. Side and rear street: The resulting street yard setback is not less than any existing nonconforming street yard setback of the principal structures located on property immediately abutting either side of the property for which the landmark adjustment is requested; provided, however, that the street yard setback shall not be less than ten feet.

2. *The new addition(s) shall be compatible and subservient compared to the massing, size, and scale of the existing landmarked building.*

3. *The proposed portion of building or structure between the required setback and the reduced setback does not compromise the historic character of the landmark building, due to one or more of the following:*

    A. The architecture and design of the additional building or structure between the required setback and the reduced setback:

        i. Is complimentary to the architecture of the landmark building, while neither replicating the architecture nor fundamentally departing from it;

        ii. Is such that the additional building or structure appears subordinate to those parts of the landmark building that materially contribute to its landmark status;

        iii. Does not block public views of those parts of the landmarked building that materially contribute to its landmark status;

iv. *Allows for future removal of the additional building or structure, restoration of the landmark building to its existing design, and differentiation; and*

v. *Does not damage, remove, or destroy historic materials and character-defining features of the landmarked building.*

B. *The volume and footprint of the portion of the building or structure between the required setback and the reduced setback is de minimis, and the character of the proposed building or structure does not tend to distract the eye from the principal landmark building.*

C. *The portion of the additional building or structure between the required setback and the reduced setback is completely screened from view from public rights-of-way by existing topography, existing walls, and/or existing landscaping that do not interfere with the historic character of the landmark building.*

D. *Reasonable alternative designs that are permitted by the strict requirements of the underlying zoning district would detract from the landmark character of the building.*

Per Sec. 134-237(2)(b.) ***Relief for reconstruction, restoration, or renovation of nonconforming landmark buildings***. *Any application seeking relief from the strict application of section 134-419;* ***decrease of any required setbacks****, and landscape open space;* ***increase of lot coverage****, angle of vision, cubic content ratio, building height, overall building height, and building angle of vision shall be reviewed and approved by the landmarks preservation commission as a single landmark adjustment for a landmark building as it existed when it was landmarked or originally constructed. The commission shall determine whether non-original features or additions are eligible for this relief to further the historic character and significance of a landmarked property.*

The requested Landmark Adjusts permit renovation of the existing nonconforming residence and allow the rear setback of the addition to match the existing north wall.

Variances

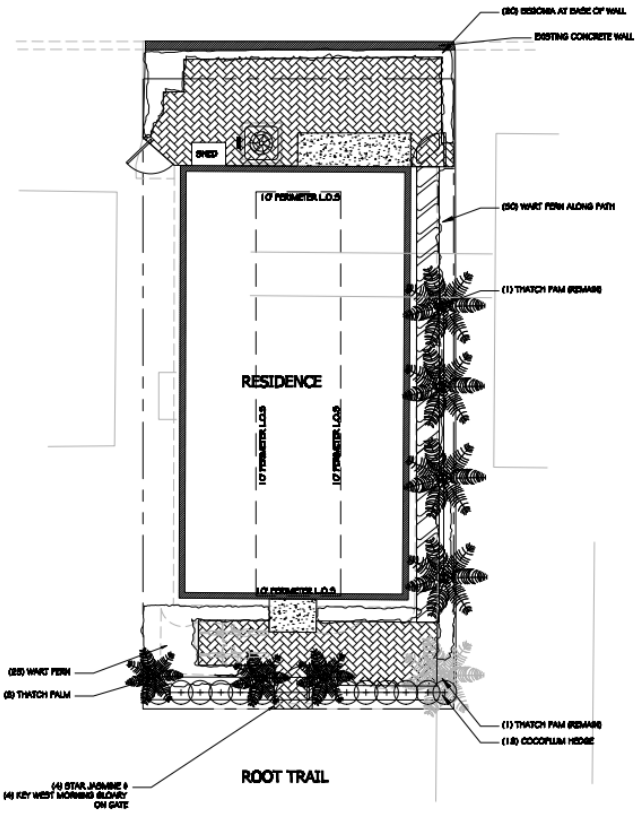
The existing site has a nonconforming side yard setbacks (west and east) of 3.2' to 3.7', in lieu of the 10' minimum required for a single-family property in the R-C zoning district. Because the existing setbacks are less than 5', which was the threshold established for Landmark Adjustments, Variances are required instead.

Code Section	Minimum	Proposed	Variance
Variance #1: Sec. 134-948(6)(a.)	10' East Side Setback	3.7' East Side Setback	**6.3'**
Variance #1: Sec. 134-948(6)(a.)	10' West Side Setback	3.2' West Side Setback	**6.8'**

Site Modifications

The scope of work also includes minor landscaping improvements. The new landscaping will include new Thatch Palms and Cocoplum hedges. A new picket fence and front entry gate is proposed. The new hardscape shown on the plans is tentative and will be submitted separately for further review.

Proposed Landscape Plan.



Renderings.





CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require three (3) separate motions to be made by the Landmarks Preservation Commission:

1. for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and
2. for final determination of approval or denial of the Landmark Adjustments for a

setback reduction for the expansion of a Landmarked building and relief for renovation of a Landmarked building pertaining to setbacks and lot coverage, and that the Landmark Adjustments **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-237(2)(a.), items 1 through 3, and Sec. 134-237(2)(b.), have been met, and

3. that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

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

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

WRB: JGM: FHM: ALF

COA-26-0004 (ZON 26-0015) 151 ROOT TRAIL_LOI_FINAL SUB_03-30-26

Letter of Intent

Brian Patrick Brady, AIA has applied for a Certificate of Appropriateness to add a new partial second story to the residence located at 151 Root Trail in Palm Beach. The owner of the house is Julie Phillips.

The house located at 151 Root Trail is a one-story frame vernacular dwelling built circa 1910 during the Pioneer Era in Palm Beach. It is located on the north side of Root Trail between North Ocean Boulevard and North County Road. Root Trail is a narrow one-way street running west to east with beach access at the eastern terminus. A wood picket fence, entry gate and hedges front the property.
Frame vernacular buildings represent the most typical method of construction used by South Florida's early pioneers. This form of architecture does not adhere to a particular school of design and generally utilizes locally available materials. Frame vernacular dwellings are simple wood frame buildings which are the product of the builder's experience and response to the environment. The buildings are typically rectangular and rest on masonry foundations or piers. Wood sash windows and roofs with overhanging eaves and rafter tails are typical and additional ornamentation is sparse.

151 Root Trail is a three-bay wide frame dwelling that rests on a masonry foundation.

The house is covered with a hipped pressed metal roof with eave overhangs and rafter tails. The front façade features a multi-panel center entry door flanked by awning windows with five lights on each side all covered by a wide fabric

The first bay on both the east and west walls aligned directly across from each other are ribbons of three awning windows with five lights. This configuration and interior details of the dwelling suggest that this front section was originally a porch. To the north on the east wall is a ribbon of two awning windows with five lights and a paneled and glazed secondary entry door while further north on the west wall is a ribbon of two awning windows with three lights and a separate awning window with three lights. The rear of the dwelling features sliding glass doors, a small one-over one window and an attached mechanical closet with a louvered door.
151 Root Trail has had alterations since its construction over one hundred years ago. While the house was constructed in the early years of the twentieth century, the first building permit for the property on file with the Town of Palm Beach was not taken out until 1957 when the owner Elmer Putsch took out a permit for interior renovations. Over the next seventy years, there were additional interior renovations along with window and door replacements, siding, fascia and soffit material

alterations, and enclosure of the front porch. Despite these changes, the house maintains its original character and its size, scale and style make it an important building in retaining the Old Florida ambiance along historic Root Trail.2

The current owner is proposing exterior additions and alterations to the property that mostly include adding a second story recessed to the north as well as window and door fenestration and material changes.

The modest second story addition is placed to the rear of the property in an effort to maintain the existing streetscape to protect the character of Root Trail. The current owner is adamant about not changing the existing architecture to keep the integrity of the early 1900 wood frame vernacular. The second story will have the same hip roof and will be covered in metal tile, the same as the existing one story structure. Dormers are being added to the roof in an effort to keep the height of the building as low as possible. The dormers will be jerkinhead style to make them as unobtrusive as possible.

There is evidence that the existing house had a shallow front porch so I am adding casement style windows which is in keeping with the idea of enclosing a porch. The other windows are sash style windows with divided lites except in the dormers where we need casements to meet code requirements for size.

The owner would like to keep the house the same in terms of the color of the siding, and we are reusing the existing front door to keep the current flavor of the entrance. The landscape is not being changed, the front fence and gate are not being changed so the feeling on the street will be exactly the same as it is today.

The houses along Root Trail were mostly smaller dwellings that workers at the nearby hotels and businesses could afford to own or rent.
Root's Subdivision, which originally consisted of 18 lots on the north side of Root Trail, is one of the oldest subdivisions in Palm Beach with the houses on Root Trail remaining distinctive in Palm Beach as they are the oldest remaining collection of dwellings from the Pioneer Era. The first recorded transaction in Root's Subdivision took place in 1903 when Palm Beach was still part of Dade County and eight years prior to the Town of Palm Beach being incorporated. Root's Subdivision and Root Trail were both named for Enoch Root, an early pioneer of Palm Beach.5 The houses are unpretentious and have Pioneer Era Florida charm not found in other areas of Palm Beach.

151 Root Trail was built circa 1910 and originally had two long, narrow residences set side by side within the single building.6 During the early years in Palm Beach most houses did not have addresses, but when the property was provided with an address in the mid-1920s it was 151 and 151 ½ Root Trail.
.

The house may have an earlier or later date than 1910, but it was built prior to 1919 as it is shown on the 1919 Sanborn Insurance Map.

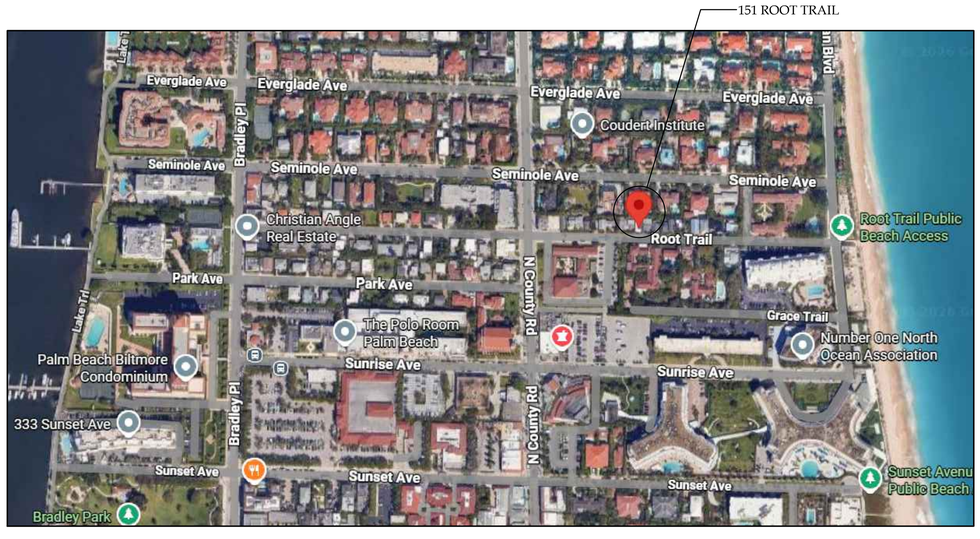
All of the homes on Root Trail have been modified over the years and some have been torn down and replaced with two story structures. Keeping the current historic house intact is of the greatest importance to the present owner. There are now 15 homes on the north side of Root Trail, 2 homes on the south side. 10 of them are two story so adding a modest second story to the rear of the property will in no way affect the character of the street. The height of the house will still be much lower than most of the other two story structures.

I truly feel that his modest addition is completely in character with the wood frame vernacular of the original house and will not change the look and feel of the streetscape of Root Trail.

PROPOSED RESIDENCE

151 ROOT TRAIL

151 ROOT TRAIL
PALM BEACH, FLORIDA 33480



VICINITY LOCATION MAP

NORTH

TOWN OF PALM BEACH

PROJECT NUMBER: COA-26-0004 (ZON-26-0015)

SCOPE OF WORK

1. DEMOLITION OF EXISTING ROOFING.
2. REPLACEMENT OF EXISTING SIDING.
3. INTERIOR RENOVATION OF EXISTING MAIN FLOOR.
4. SECOND FLOOR ADDITION WITH A BEDROOM AND BATHROOM.
5. REQUEST FOR LANDMARK ADJUSTMENT OF THE REAR SETBACK FOR THE SECOND-STORY ADDITION.
6. REQUEST FOR A SINGLE LANDMARK ADJUSTMENT TO THE EXISTING NONCONFORMING SETBACKS AND LOT COVERAGE OF THE ONE-STORY RESIDENCE.
7. REQUEST FOR A VARIANCE FOR THE SIDE YARDS OF THE SECOND-STORY ADDITION.

DRAWING INDEX

DWG. NO.	DRAWING SHEET TITLE
ARCHITECTURAL	
T-1.0	SITE PLAN - NOTES - DRAWING LIST
A-0.1	PROPERTY SURVEY
A-0.2	VICINITY LOCATION MAP
	LOCATION PLAN
A-0.3	STREET VIEW KEY
	NEIGHBORHOOD PHOTOGRAPHS
A-0.4	SUBJECT PROPERTY PHOTOGRAPHS
A-0.5	EXISTING & PROPOSED SITE PLANS
	ZONING LEGEND
A-1.0	EXISTING & DEMOLITION PLANS
A-2.0	EXISTING & DEMOLITION ELEVATIONS
A-3.0	PROPOSED 1ST, 2ND, & ROOF PLANS
A-4.0	PROPOSED ELEVATIONS
A-5.0	STREETSCAPES
A-6.0	MATERIALS & SELECTIONS
A-7.0	CROSS SECTIONS
	DOOR & WINDOW SCHEDULE
A-8.0	HISTORICAL DRAWINGS
A-9.0	COLORED RENDERINGS
L0.0	COVER SHEET
L1.0	EXISTING CONDITIONS/DEMO
L2.0	LAYOUT/MATERIALS
L3.0	PLANTING
L3.1	PLANT LIST & CODE CALCULATIONS
	DESIGN DEVELOPMENT PACKAGE

FOURTH SUBMITTAL

NY LIC. 031085-1
PA LIC. 9859-X

BRIAN PATRICK BRADY, AIA
Classical Architecture Classic Interiors
10 OAK STREET, SECOND FLOOR
SOUTHAMPTON, NEW YORK 11968
TEL: 631 283 3111 Fax: 631 283 3345

These Drawings and Specifications, as instruments of service, remain the property of BRIAN PATRICK BRADY, AIA

Unauthorized use, changes or publication is prohibited unless expressly approved, in writing, by BRIAN PATRICK BRADY, AIA

PROJECT NAME:
PROPOSED RESIDENCE
151 ROOT TRAIL
151 ROOT TRAIL
PALM BEACH, FLORIDA 33480

KEY PLAN

NO.	DATE	REVISIONS
1	03.06.2026	PLAN REVIEW
2	03.13.2026	PLAN REVIEW
3	03.27.2026	PLAN REVIEW
4	05.04.2026	PLAN REVIEW
5		
6		
7		

COMM. NO.:
DATE: 02.19.2026
SCALE: AS NOTED
DRAWN BY:
CHECKED BY: BPB

SHEET TITLE:
COVER SHEET

DRAWING NUMBER:
A-0
OF

© COPYRIGHT 2026 BRIAN PATRICK BRADY ARCHITECTURE INTERIORS

BOUNDARY SURVEY FOR:
JULIE PHILLIPS

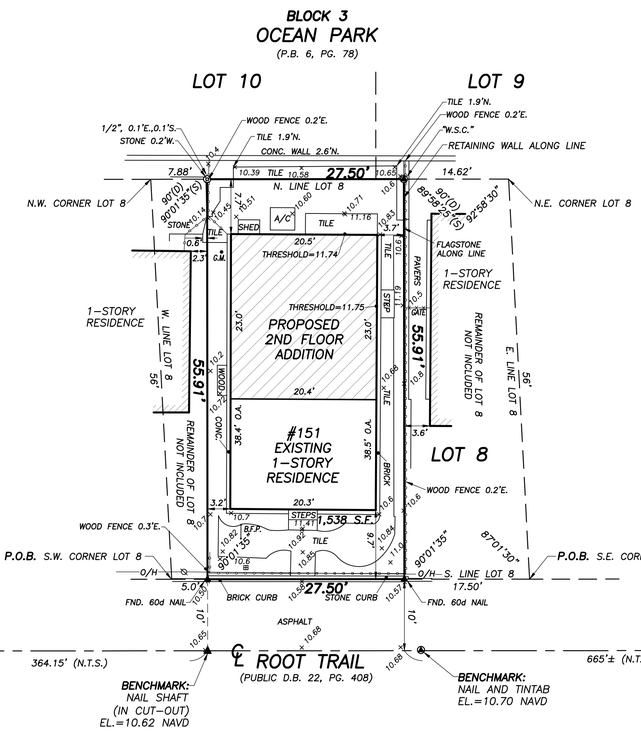
This survey is made specifically and only for the following parties for the purpose of discovery on the surveyed property.

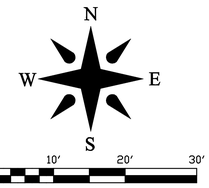
JULIE PHILLIPS

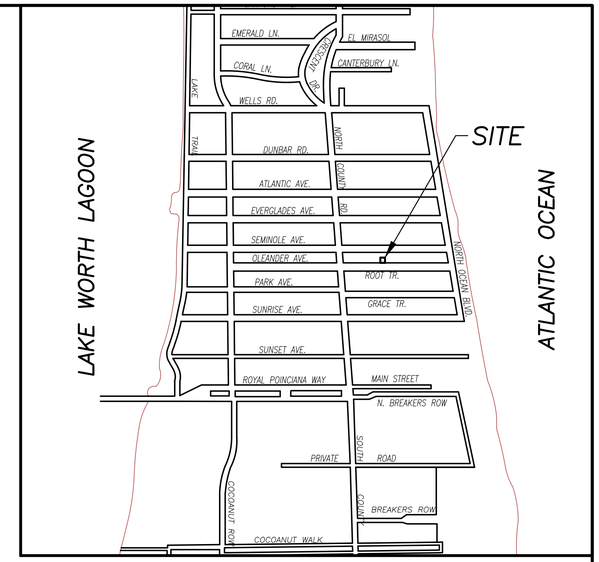
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

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
ESMT	= 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)
ℙ	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE
CM	= CABLE TV RISER
E	= ELECTRIC BOX
GM	= GAS METER
S	= SANITARY MANHOLE
	= SANITARY CLEAN OUT
	= YARD DRAIN







VICINITY SKETCH N.T.S.

PROPERTY ADDRESS:
151 Root Trail
Palm Beach FL, 33480

LEGAL DESCRIPTION:

*Part of Lot 8, **ROOT'S SUBDIVISION**, in the Town of Palm Beach, Florida, according to the Plat thereof, recorded in Plat Book 1, page 22, Public Records of Palm Beach County, Florida, more particularly described as follows, to-wit: Lot 8, except the following described two (2) portions:*

*1. **BEGINNING** at the Southeast corner of said Lot 8,*
thence Northerly along the East line of said lot 8, a distance of 56.0 feet to the Northeast corner of said Lot 8;
thence Westerly along the North line of said lot 8, a distance of 14.62 feet;
thence Southerly at right angles to the North line of said Lot 8, a distance of 55.91 feet to a point in the South line of said Lot 8, which point is 17.5 feet Westerly from, measured along the South line of said Lot 8, the Southeast corner thereof,
*thence Easterly along the South line of said Lot 8, a distance of 17.5 feet to the **POINT OF BEGINNING**.*

*2. **BEGINNING** at the Southwest corner of said Lot 8;*
thence Northerly along the West line of said Lot 8, a distance of 56.0 feet to the Northwest corner of said Lot 8;
thence Easterly along the North line of said Lot 8, a distance of 7.88 feet;
thence Southerly at right angles to the North line of said Lot 8, a distance of 55.91 feet to a point in the South line of said Lot 8, which point is 5.0 feet Easterly from, measured along the South line of said Lot 8, the Southwest corner thereof;
*thence Westerly along the South line of said Lot 8, a distance of 5.0 feet to the **POINT OF BEGINNING**.*

FLOOD ZONE:
This property is located in Flood Zone X according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581G, dated 12/20/2024.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number Statewide Land Title, Inc., issued by 21-16975, dated May 13, 2021. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

CERTIFICATION:

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

DATE OF LAST FIELD SURVEY: 03/23/2026

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

REVISIONS:

04/30/26 SHOW PROPOSED 2ND FLOOR ADDITION S.C.W.
03/23/26 SURVEY & TIE-IN UPDATE WITH ELEVATIONS C.E./S.C.W. PB372/23

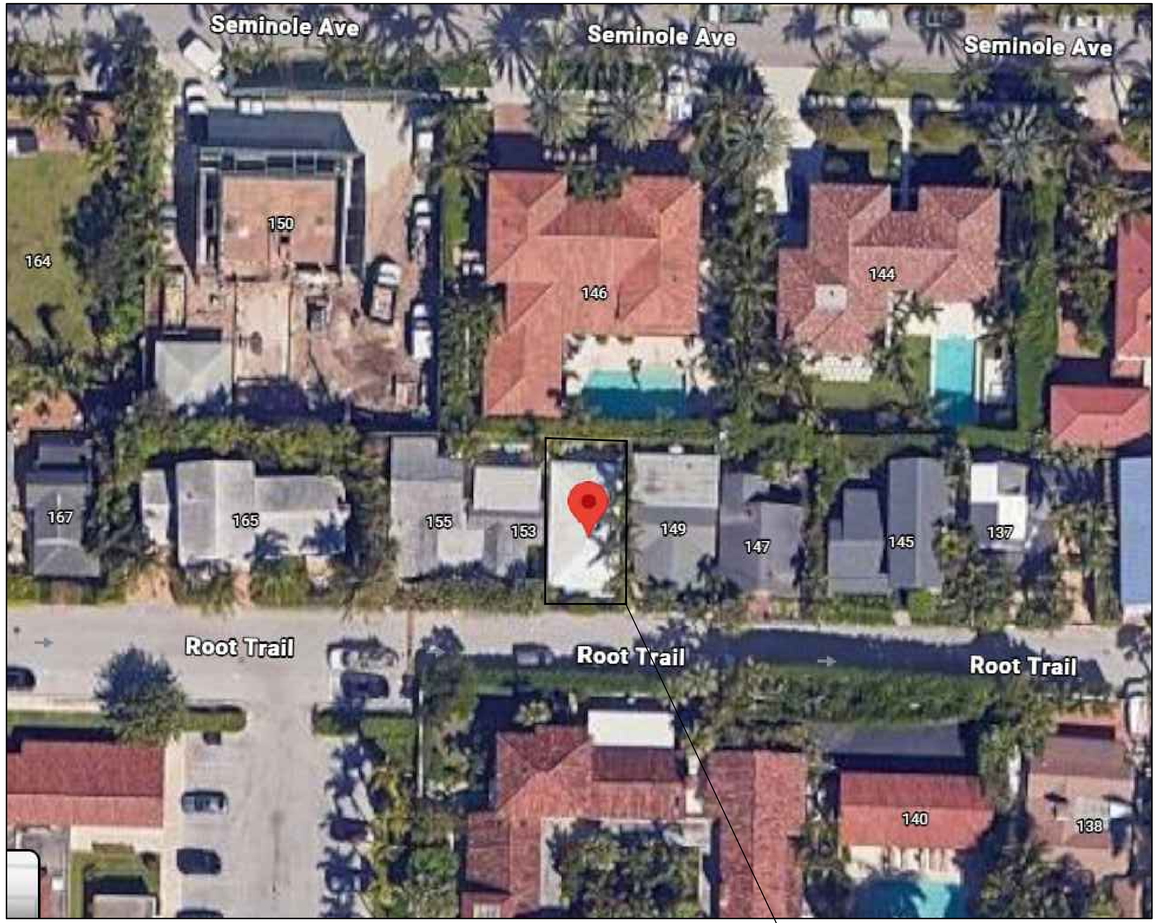
BOUNDARY SURVEY FOR:

jULIE PHILLIPS

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

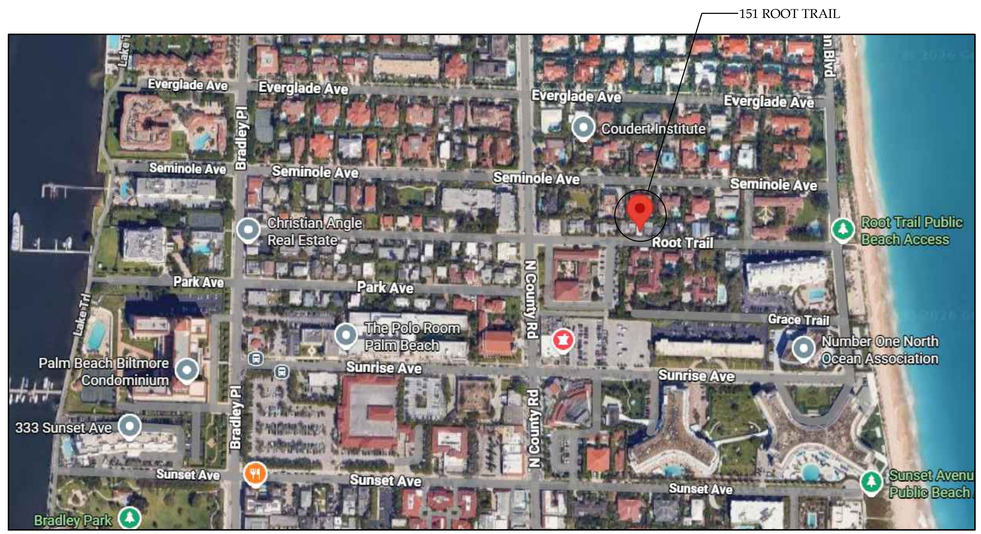
FIELD: B.M.	JOB NO.: 268053-SE	F.B. PB312 PG. 48	
OFFICE: M.B.	DATE: 5/11/21	DWG NO. 268053-SE-04-30-2026	
C'K'D: C.W.	REF: 21-1221	SHEET 1 OF 1	

A-0.1



2 A-0.1 LOCATION PLAN

NORTH



1 A-0.1 VICINITY LOCATION MAP

NORTH

NY LIC. 031085-1
PA LIC. 9859-X

BRIAN PATRICK BRADY, AIA
Classical Architecture Classic Interiors
10 OAK STREET, SECOND FLOOR
SOUTHAMPTON, NEW YORK 11968
TEL: 631 283 3111 Fax: 631 283 3345

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PROJECT NAME:
PROPOSED RESIDENCE
151 ROOT TRAIL
151 ROOT TRAIL
PALM BEACH, FLORIDA 33480

KEY PLAN

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4	05.04.2026	PLAN REVIEW
5		
6		
7		

COMM. NO.:
DATE: 02.19.2026
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CHECKED BY: BPB

SHEET TITLE:
VICINITY LOCATION MAP
LOCATION PLAN

DRAWING NUMBER:
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OF

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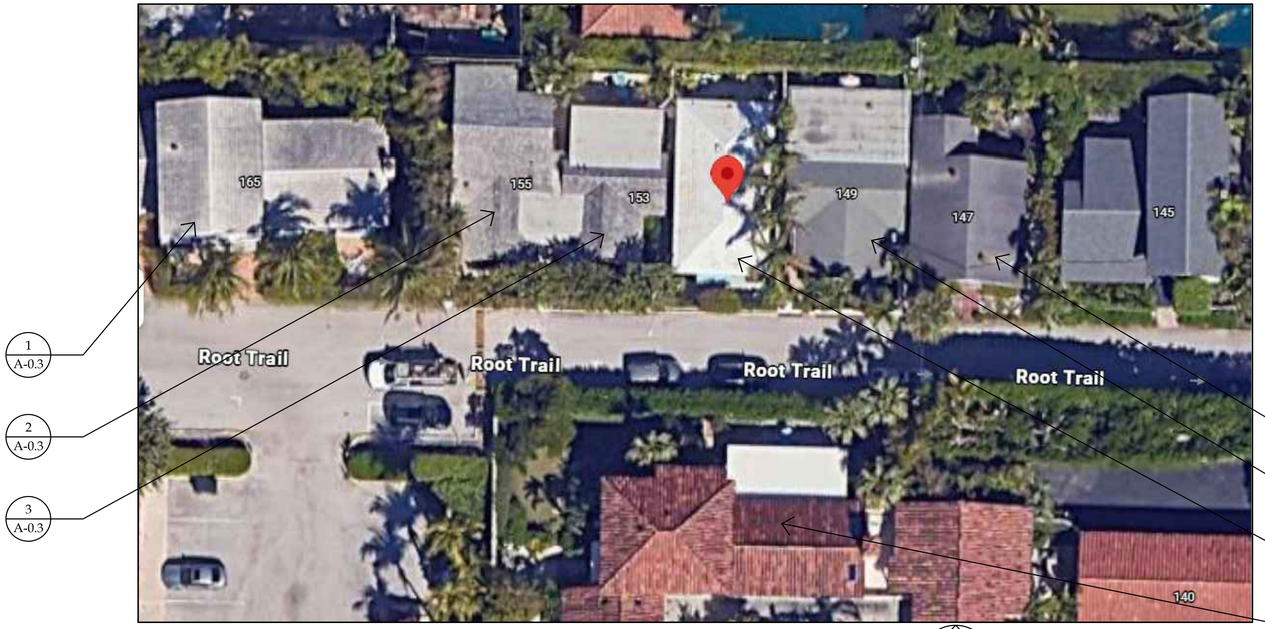


1 A-0.3

2 A-0.3

3 A-0.3

6 A-0.3

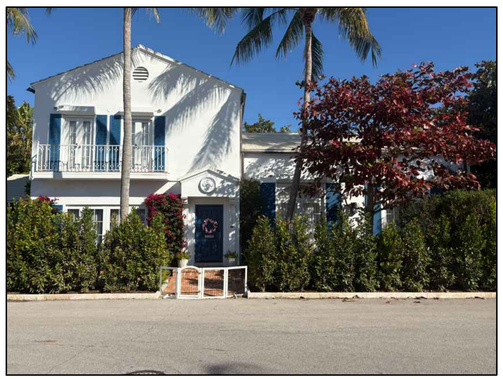
5 A-0.3

4 A-0.3

7 A-0.3

STREET VIEW KEY

NORTH



1 A-0.2 165 ROOT TRAIL



2 A-0.2 155 ROOT TRAIL



3 A-0.2 153 ROOT TRAIL



4 A-0.2 151 ROOT TRAIL - SUBJECT PROPERTY



5 A-0.2 149 ROOT TRAIL



6 A-0.2 147 ROOT TRAIL



7 A-0.2 140 ROOT TRAIL

NY LIC. 031085-1
PA LIC. 9859-X

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SHEET TITLE:
PHOTO SHEET

DRAWING NUMBER:
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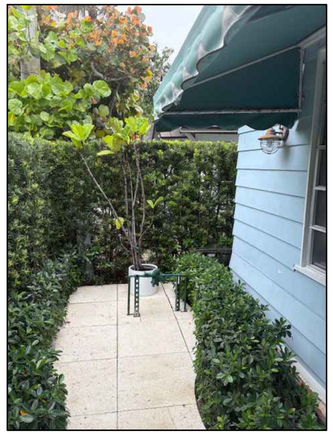


1 A-0.4 SW CORNER



2 A-0.4 SE CORNER



3 A-0.4 WEST SIDEYARD
LOOKING NORTH



4 A-0.4 EAST SIDE YARD
LOOKING NORTH



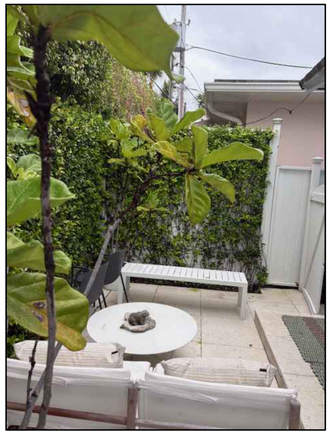
5 A-0.4 NW CORNER
LOOKING WEST



6 A-0.4 NW CORNER
LOOKING WEST



7 A-0.4 NE CORNER OF REAR
LOOKING EAST



8 A-0.4 REAR YARD
LOOKING EAST



9 A-0.4 WEST SIDE YARD
LOOKING SOUTH



10 A-0.4 EAST SIDE YARD
LOOKING SOUTH



11 A-0.4 FRONT DOOR



9 A-0.4
10 A-0.4
6 A-0.4
5 A-0.4
7 A-0.4
8 A-0.4
4 A-0.4
3 A-0.4
1 A-0.4
11 A-0.4
4 A-0.4
2 A-0.4

1 A-0.4 SITE VIEWS KEY

NORTH

NY LIC. 031085-1
PA LIC. 9859-X

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SHEET TITLE:
PHOTO SHEET

DRAWING NUMBER:
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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:**	151 Root Trail		
2	**Zoning District:**	R-C Medium Density Residential District		
3	**Lot Area (sq. ft.):**	1,537.53 sq. ft.		
4	**Lot Width (W) & Depth (D) (ft.):**	27.50' (W) & 55.91' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	TBD		
7	**Zero Datum for point of meas. (NAVD)**	TBD		
8	**Crown of Road (COR) (NAVD)**	TBD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	10,000 sq. ft.	1,537.53 sq. ft.	1,537.53 sq. ft.
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	TBD	776 sq. ft.	1,246 sq. ft.
12	*Front Yard Setback (Ft.)	25'	9.6'	9.6'
13	* Side Yard Setback (1st Story) (Ft.)	10'	3.3'	3.3'
14	* Side Yard Setback (2nd Story) (Ft.)	10'	3.3'	3.3'
15	*Rear Yard Setback (Ft.)	15'	5'-10"	5'-10"
16	Angle of Vision (Deg.)	TBD		
17	Building Height (Ft.)	23 1/2 feet	15'-3"	22'-10"
18	Overall Building Height (Ft.)	23 1/2 feet	15'-3"	22'-10"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A		
21	Finished Floor Elev. (FFE)(NAVD)	TBD		
22	Base Flood Elevation (BFE)(NAVD)	TBD		
23	Landscape Open Space (LOS) (Sq Ft and %)	TBD		
24	Perimeter LOS (Sq Ft and %)	TBD		
25	Front Yard LOS (Sq Ft and %)	TBD		
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

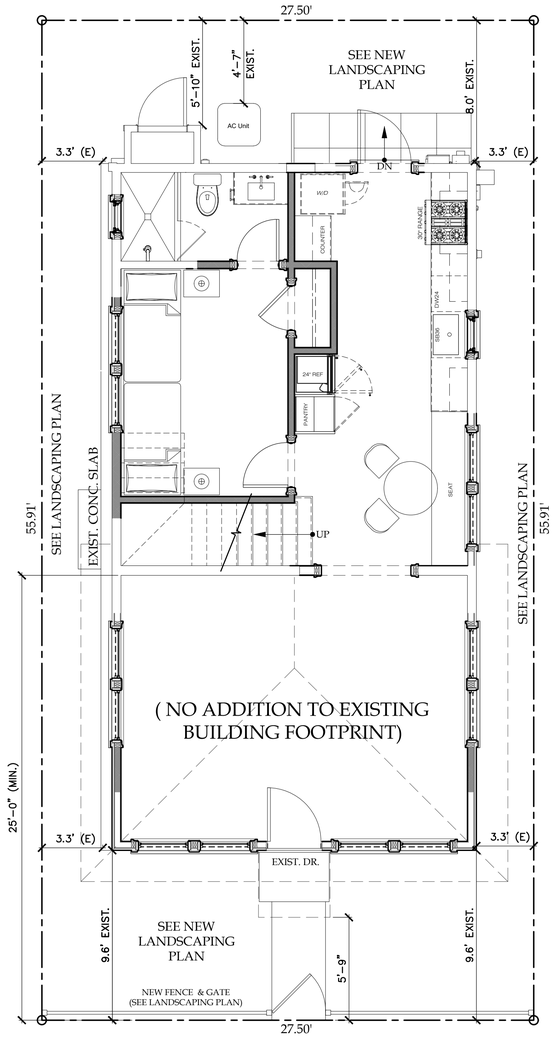
*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill [(Sec. 134-1600)]*

**** 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

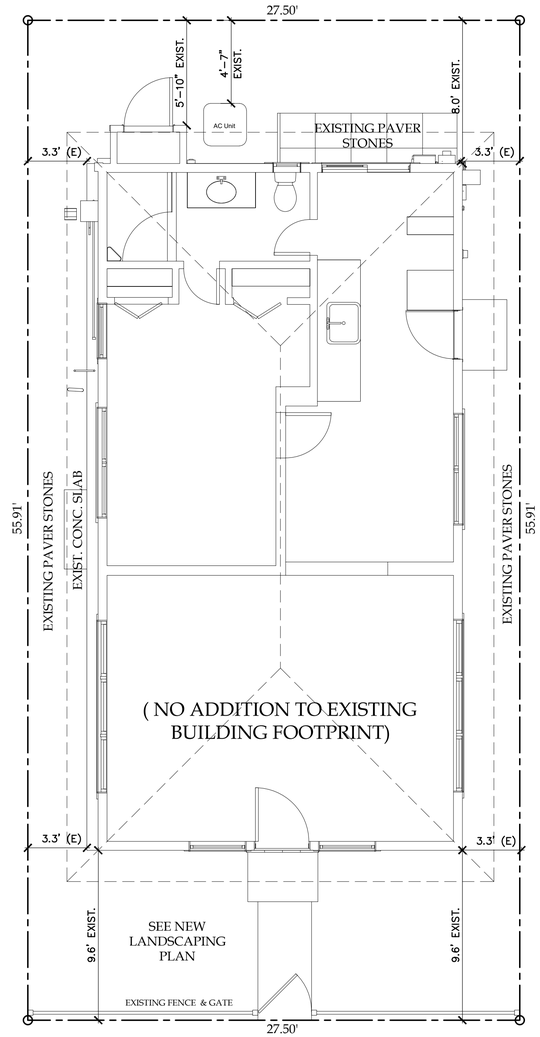
3 ZONING LEGEND



ROOT TRAIL

2 PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

NORTH



ROOT TRAIL

1 EXISTING SITE PLAN
SCALE: 1/4" = 1'-0"

NORTH

NY LIC. 031085-1
PA LIC. 9859-X

BRIAN PATRICK BRADY, AIA
Classical Architecture Classic Interiors
10 OAK STREET, SECOND FLOOR
SOUTHAMPTON, NEW YORK 11968
TEL: 631 283 3111 Fax: 631 283 3145

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PROJECT NAME:
PROPOSED RESIDENCE
151 ROOT TRAIL
151 ROOT TRAIL
PALM BEACH, FLORIDA 33480

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6		
7		

COMM. NO.:
DATE: 02.19.2026
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CHECKED BY: BPB

SHEET TITLE:
EXISTING & PROPOSED SITE PLANS
ZONING LEGEND

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OF

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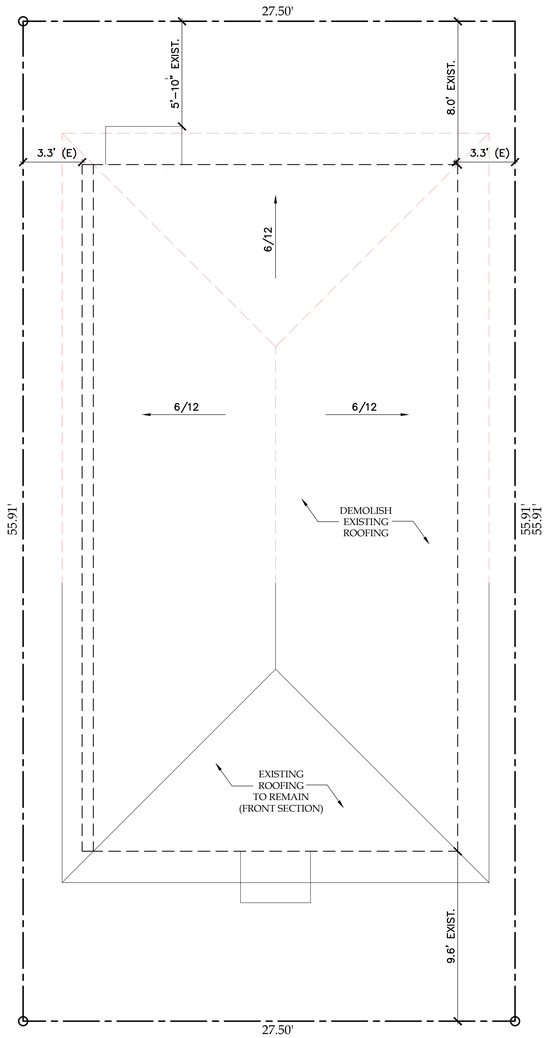
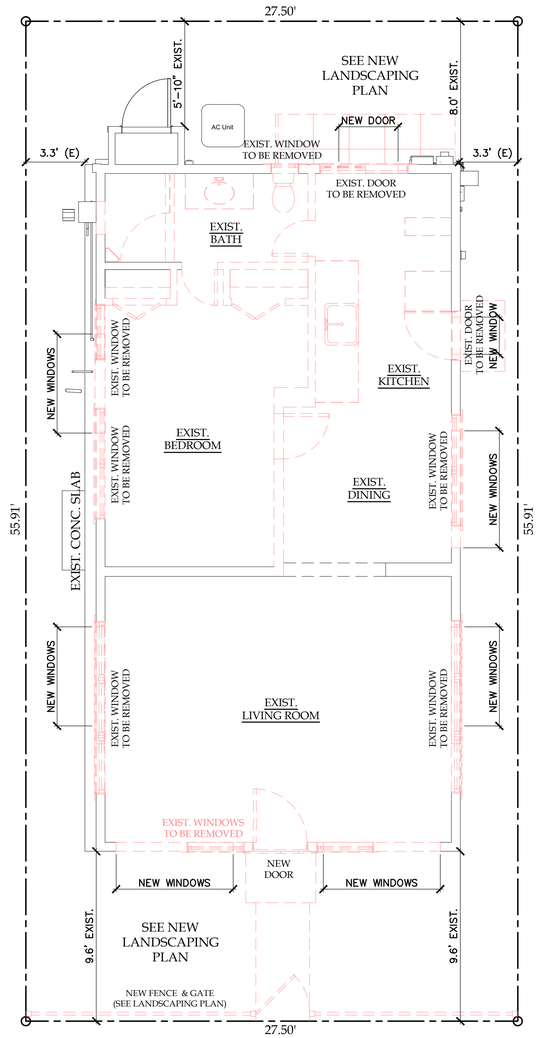
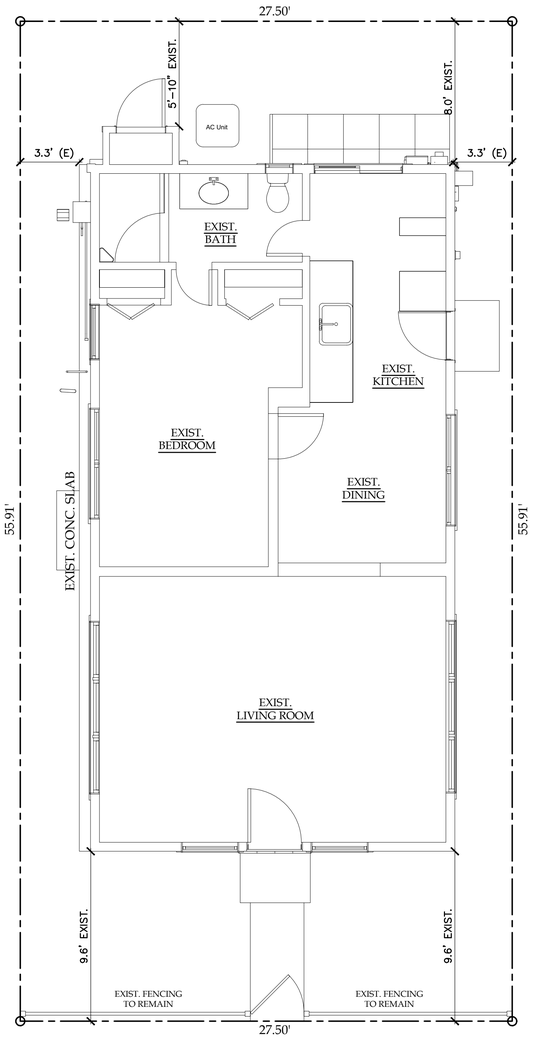


3 A-1.0 DEMO. ROOF PLAN
SCALE: 1/4" = 1'-0"



2 A-1.0 DEMO. FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 A-1.0 EXIST. FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

EXISTING TO BE REMOVED

EXISTING TO REMAIN

NY LIC. 031085-1
PA LIC. 9859-X

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10 OAK STREET, SECOND FLOOR
SOUTHAMPTON, NEW YORK 11968
TEL: 631 283 3111 Fax: 631 283 3145

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151 ROOT TRAIL
PALM BEACH, FLORIDA 33480

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DATE: 02.19.2026
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SHEET TITLE:
EXISTING & DEMOLITION PLANS

DRAWING NUMBER:
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OF

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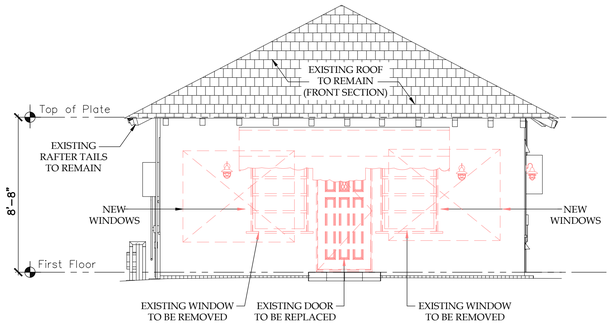
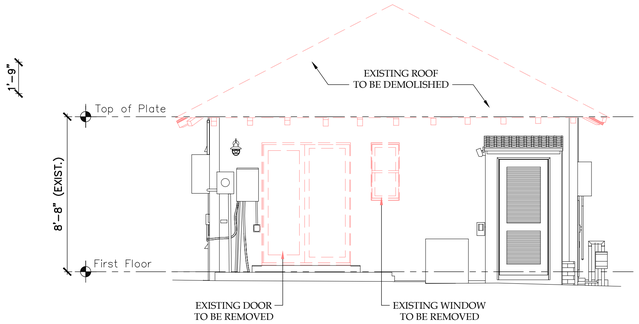


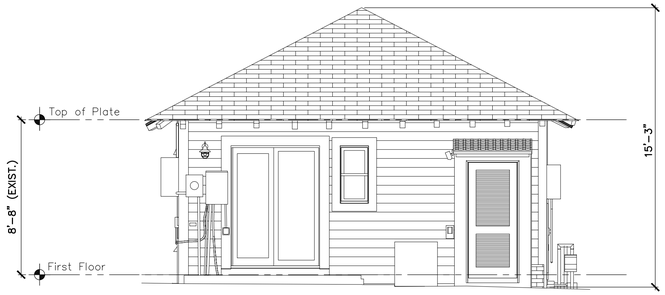
5 A-2.0 DEMO. FRONT ELEVATION
SCALE: 1/4" = 1'-0"



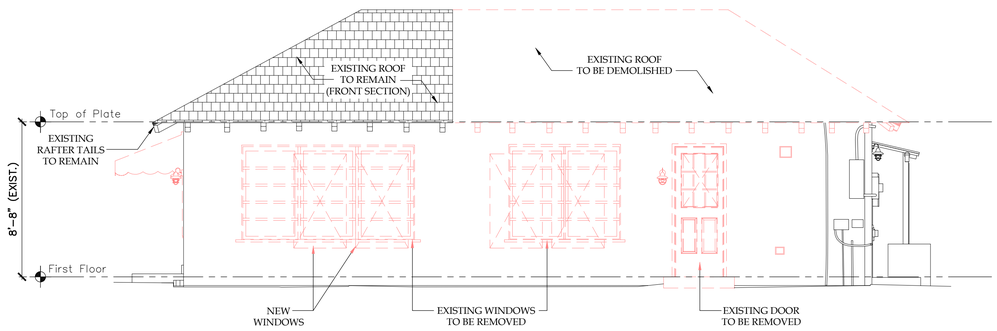
1 A-2.0 EXIST. FRONT ELEVATION
SCALE: 1/4" = 1'-0"



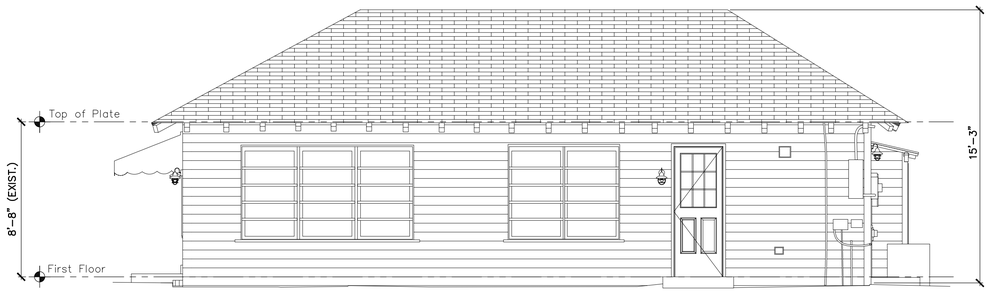
6 A-2.0 DEMO. REAR ELEVATION
SCALE: 1/4" = 1'-0"



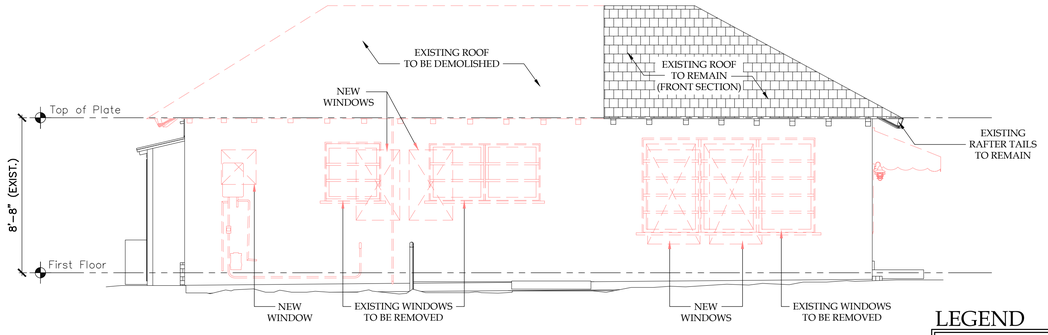
2 A-2.0 EXIST. REAR ELEVATION
SCALE: 1/4" = 1'-0"



7 A-2.0 DEMO. RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 A-2.0 EXIST. RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

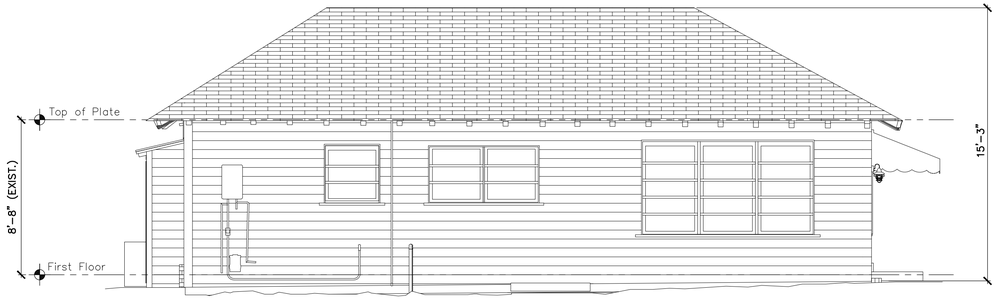


8 A-2.0 DEMO. LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND

EXISTING TO BE REMOVED

EXISTING TO REMAIN



4 A-2.0 EXIST. LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NY LIC. 031085-1
PA LIC. 9859-X

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DRAWN BY:	
CHECKED BY:	BPB

SHEET TITLE:
EXISTING
& DEMOLITION
ELEVATIONS

DRAWING NUMBER:
A-2.0
OF

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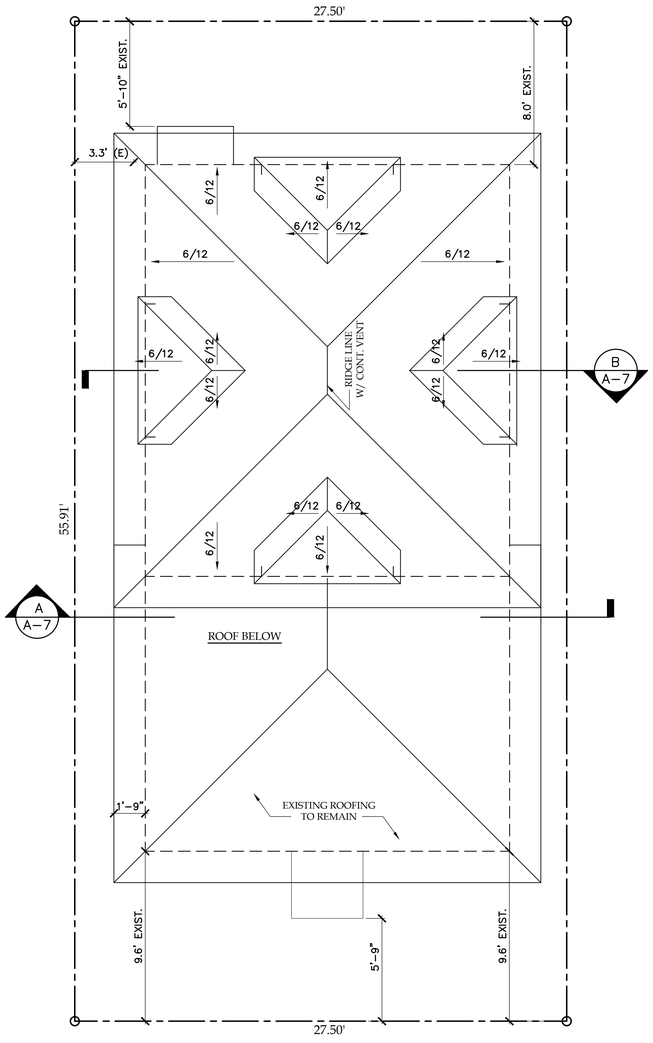
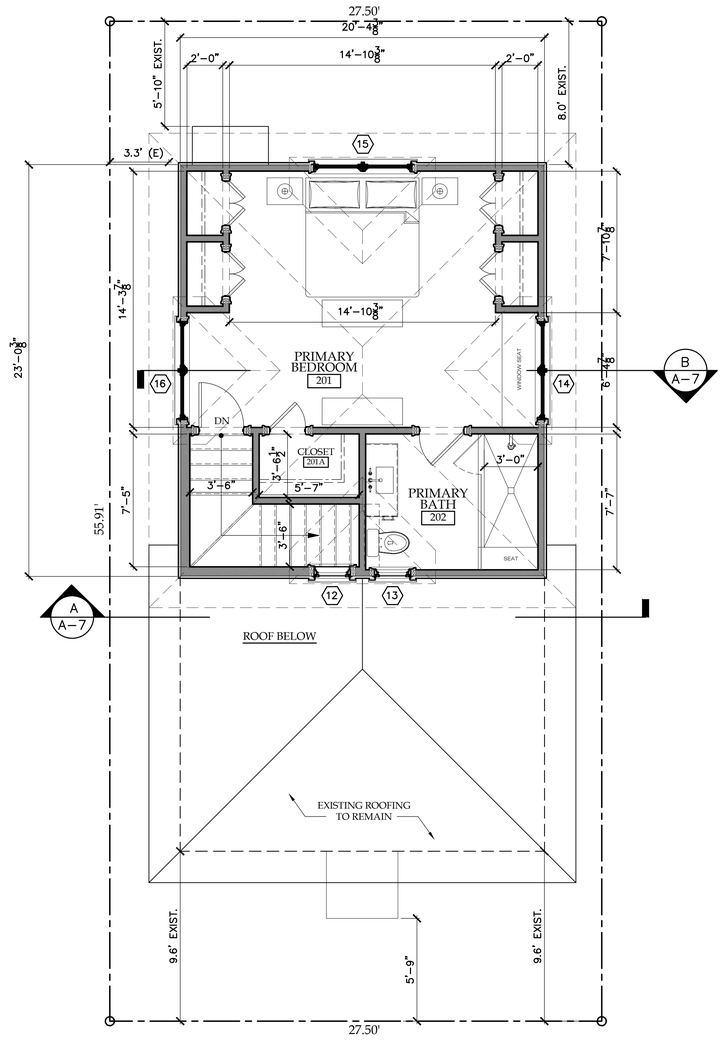
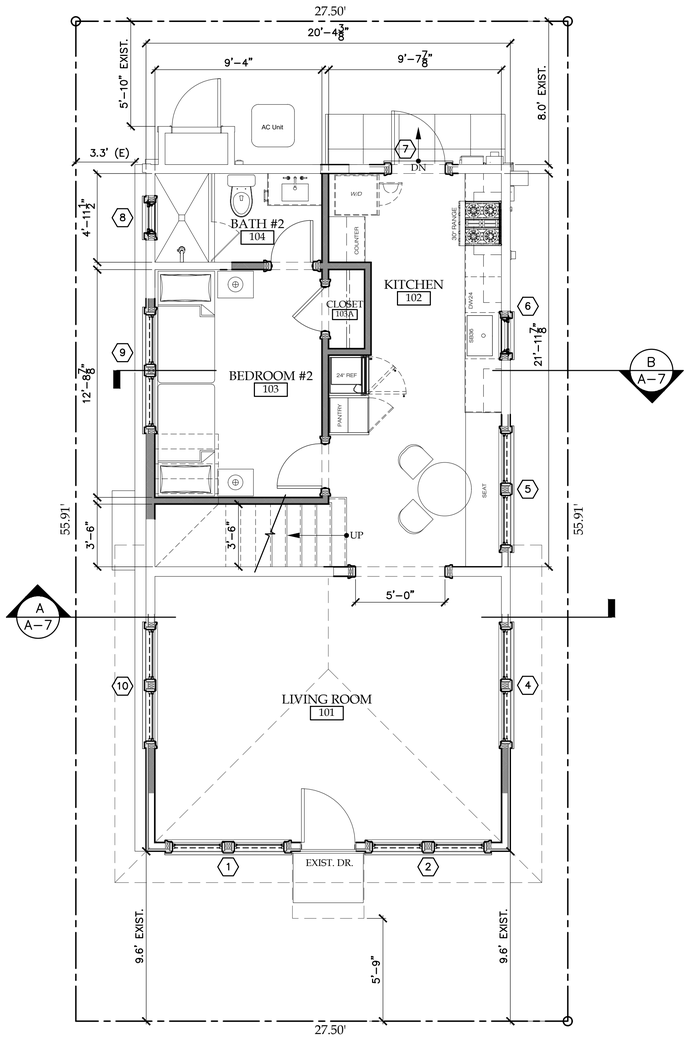


3 A-3.0 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



2 A-3.0 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" AREA = 470 SQ. FT.



1 A-3.0 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" AREA = 776 SQ. FT.

NY LIC. 031085-1
PA LIC. 9859-X

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4	05.04.2026	PLAN REVIEW
5		
6		
7		

COMM. NO.:
DATE: 02.19.2026
SCALE: AS NOTED
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SHEET TITLE:
PROPOSED
FLOOR PLANS

DRAWING NUMBER:
A-3.0
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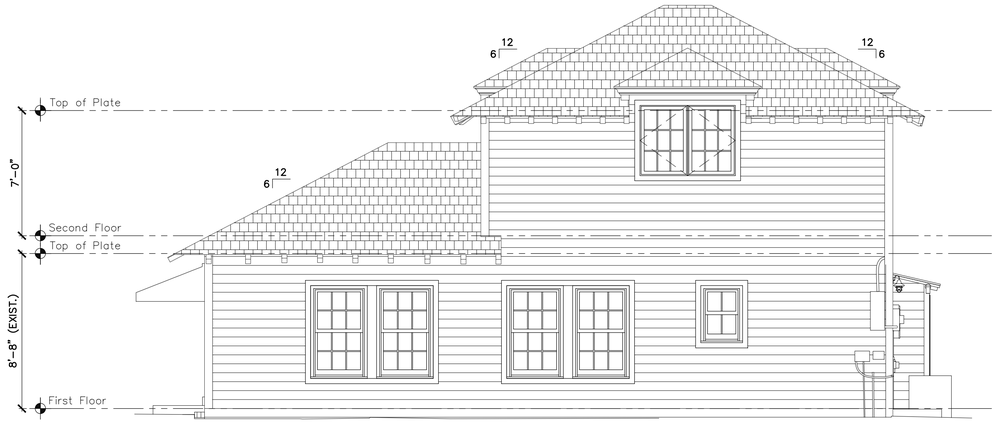

2 A-4.0 RIGHT SIDE ELEVATION
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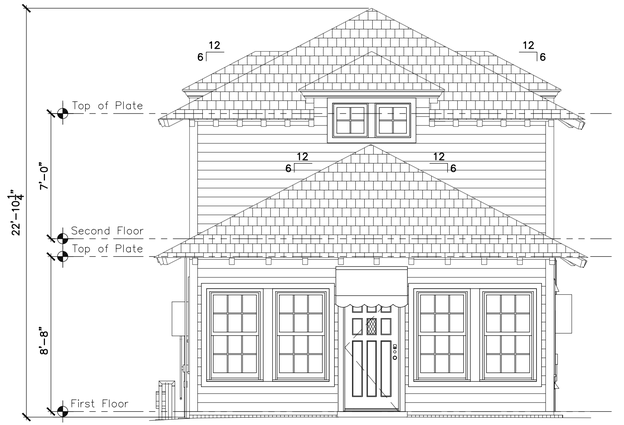

1 A-4.0 FRONT ELEVATION
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4 A-4.0 LEFT SIDE ELEVATION
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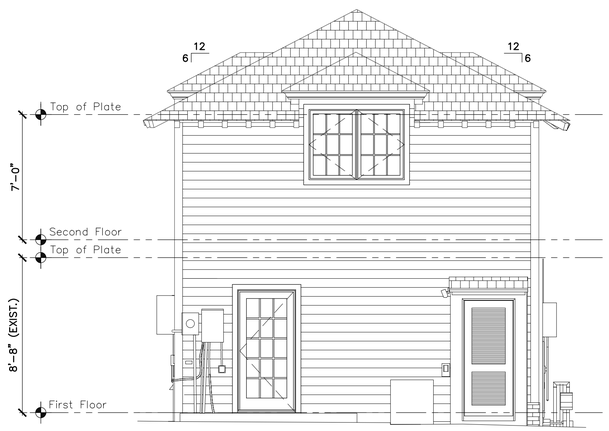

3 A-4.0 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT NAME:
PROPOSED RESIDENCE
151 ROOT TRAIL
151 ROOT TRAIL
PALM BEACH, FLORIDA 33480

KEY PLAN

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DATE: 02.19.2026
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SHEET TITLE:
PROPOSED ELEVATIONS

DRAWING NUMBER:
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1 A-5.0 DORMER ROOF DETAIL



2 A-5.0 EXPOSED RAFTER TAIL



3 A-5.0 ANDERSEN WINDOWS 400 SERIES



1 A-5.0 KEY ELEVATION
SCALE: 1/4" = 1'-0"



4 A-5.0 METAL SHINGLES ROOFING



5 A-5.0 HARDIE BOARD WALL SIDING



6 A-5.0 EXISTING FRONT DOOR

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7		

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DATE: 02.19.2026
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SHEET TITLE:
MATERIALS & SELECTIONS

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STREETSCAPE ELEVATIONS



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SHEET TITLE:
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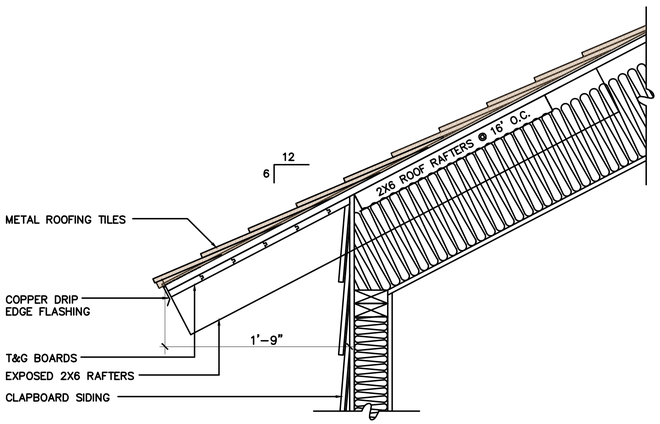

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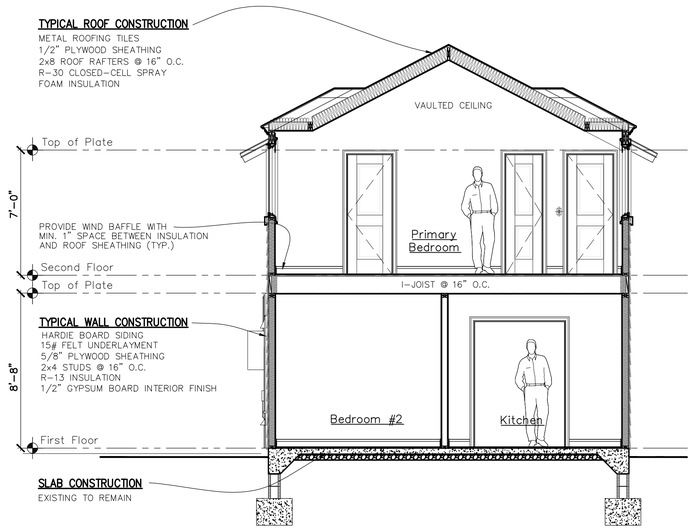

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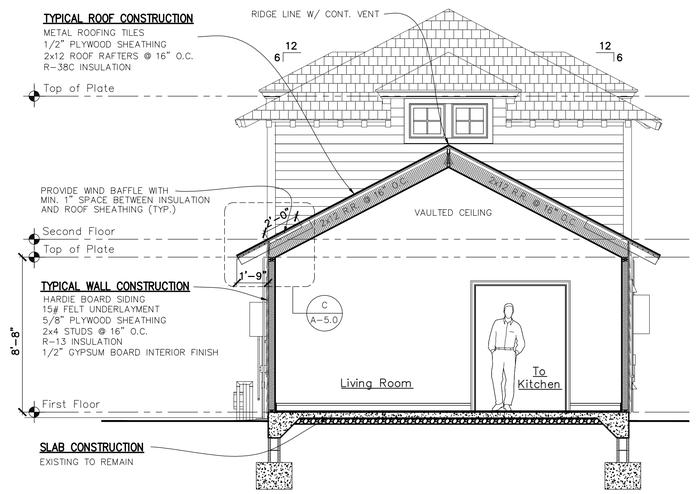

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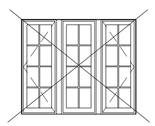

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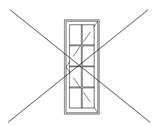

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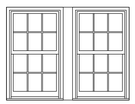
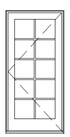


WINDOW TYPE C



WINDOW TYPE D



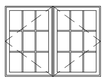
DOOR TYPE E



WINDOW TYPE F



WINDOW TYPE G



DOOR TYPE H

EXTERIOR DOOR & WINDOW SCHEDULE

	NO.	LOCATION	TYPE W/D	TYPE	MANUFACTURER	UNIT NUMBER	STYLE	SIZE WIDTH	SIZE HEIGHT	LITE CUT	MATERIAL	GLASS TYPE	NOTES
FIRST FLOOR UNITS	01	101 LIVING RM	W	C	ANDERSEN 400S	2-ADH3254	DOUBLE HUNG	3'-2"	5'-4"	2W 3H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	02	101 LIVING RM	W	C	ANDERSEN 400S	2-ADH3254	DOUBLE HUNG	3'-2"	5'-4"	2W 3H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	03	REMOVED											
	04	101 LIVING RM	W	C	ANDERSEN 400S	2-ADH3254	DOUBLE HUNG	3'-2"	5'-4"	3W 2H 3W 2H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	05	102 KITCHEN	W	C	ANDERSEN 400S	2-ADH3254	DOUBLE HUNG	3'-2"	5'-4"	3W 2H 3W 2H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	06	102 KITCHEN	W	D	ANDERSEN 400S	ADH2030	DOUBLE HUNG	2'-0"	3'-0"	2W/2W	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	07	102 KITCHEN	D	E	ANDERSEN 400S	3168AL	FRENCH OUTSWING	3'-0"	6'-8"	2W/5H	WOOD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	08	104 BATH #2	W	D	ANDERSEN 400S	ADH2030	DOUBLE HUNG	2'-0"	3'-0"	2W/2W	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	09	103 BDRM #2	W	C	ANDERSEN 400S	2-ADH3254	DOUBLE HUNG	3'-2"	5'-4"	2W 3H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH/EGRESS
	10	101 LIVING RM	W	C	ANDERSEN 400S	2-ADH3254	DOUBLE HUNG	3'-2"	5'-4"	2W 3H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	11	REMOVED											
SECOND FLOOR UNITS	12	STAIRCASE	W	G	ANDERSEN 400S	ACW2020	CASEMENT	2'-0"	2'-0"	2W 2H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	13	PRIMARY BATH	W	G	ANDERSEN 400S	ACW2020	CASEMENT	2'-0"	2'-0"	2W 2H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH
	14	PRIMARY BED	W	H	ANDERSEN 400S	2-ACW2840	CASEMENT	2'-8"	4'-0"	2W 3H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH / EGRESS
	15	PRIMARY BED	W	H	ANDERSEN 400S	2-ACW2840	CASEMENT	2'-8"	4'-0"	2W 3H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH / EGRESS
	16	PRIMARY BED	W	H	ANDERSEN 400S	2-ACW2840	CASEMENT	2'-8"	4'-0"	2W 3H	ALUMINUM CLAD	MONOLITHIC IMPACT RESISTANT	STORMWATCH / EGRESS

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PROJECT NAME:
PROPOSED RESIDENCE
151 ROOT TRAIL
151 ROOT TRAIL
PALM BEACH, FLORIDA 33480

KEY PLAN

NO.	DATE	REVISIONS
1	03.06.2026	PLAN REVIEW
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4	05.04.2026	PLAN REVIEW
5		
6		

COMM. NO.:
DATE: 02.19.2026
SCALE: AS NOTED
DRAWN BY:
CHECKED BY: BPB

SHEET TITLE:
CROSS SECTIONS
EXTERIOR DOOR & WINDOW SCHEDULE

DRAWING NUMBER:
A-7.0
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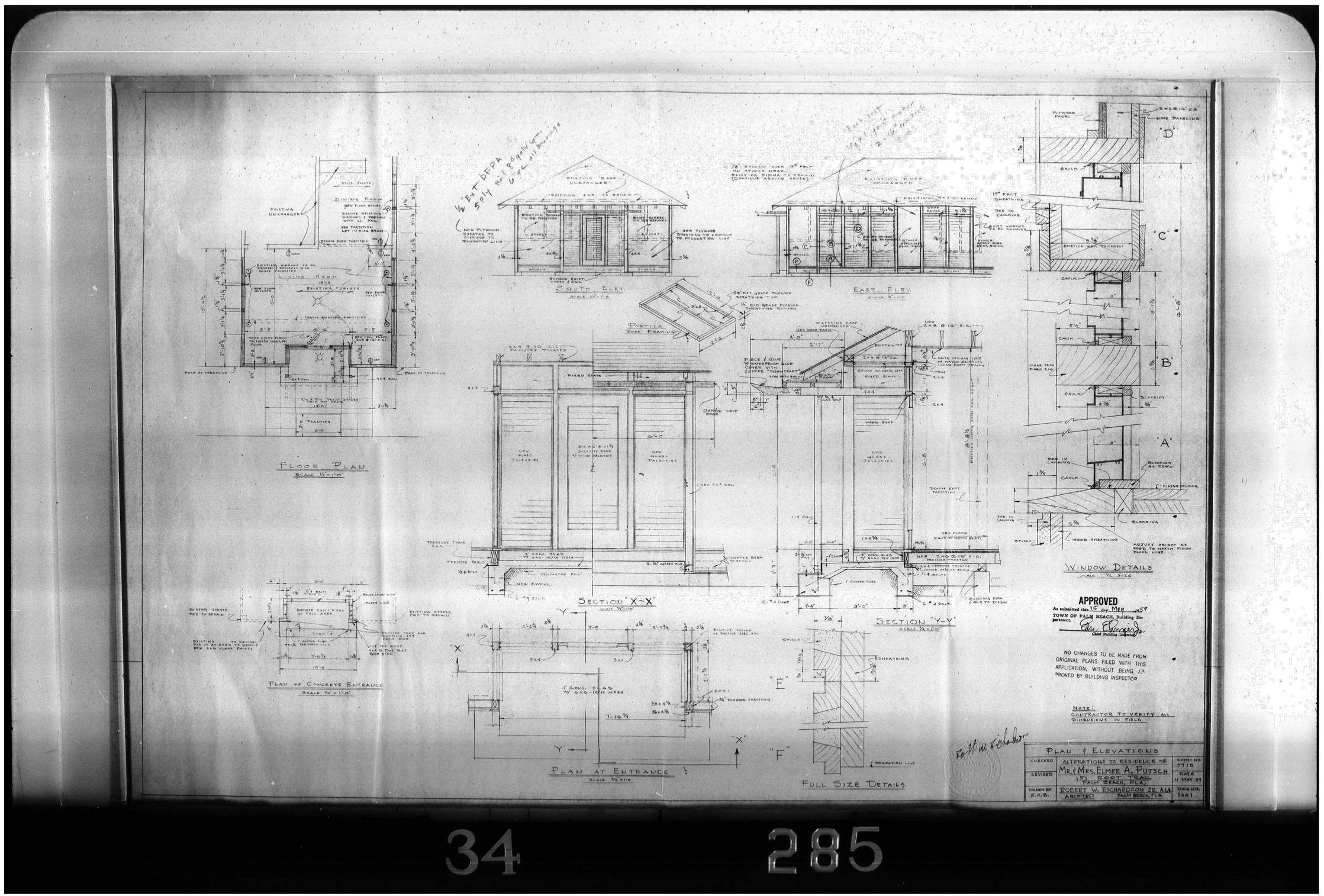

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FRONT ELEVATION RENDERINGS





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PROPOSED RESIDENCE

151 ROOT TRAIL

151 ROOT TRAIL
PALM BEACH, FLORIDA 33480

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RENDERINGS

DRAWING NUMBER:

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PHILLIPS RESIDENCE
151 ROOT TRAIL
Palm Beach, FL 33480

33 % DESIGN DEVELOPEMENT SET - MAY 3, 2026

INDEX:

Coversheet
L1.0 - Existing Conditions/Demo
L2.0 - Layout/Materials
L3.0 - Planting
L3.1 - Plant list & Code calculations

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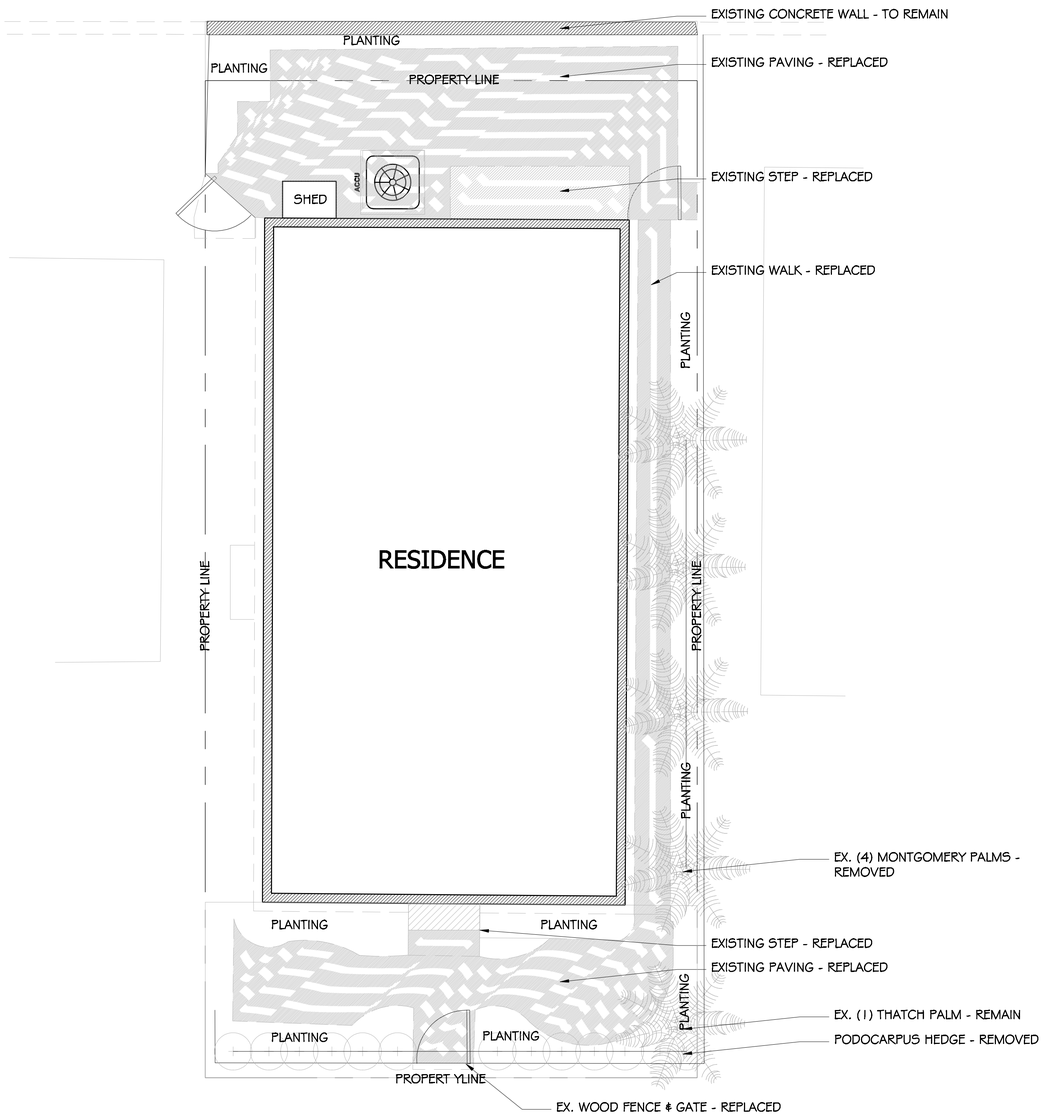
#	Date	Revisions

Title	COVER SHEET	Scale	1/8"=1'-0"
Project #	XXXXXX	Date	4/29/2026
Drawn By	RJB	Checked By	AAA
		CAD File	XXXX

Sheet #



ROOT TRAIL

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Palm Beach, FL 33480

#	Date	Revisions

Title: EXISTING CONDITIONS/DEMO

Project #	XXXXXX	Scale	1/8"=1'-0"
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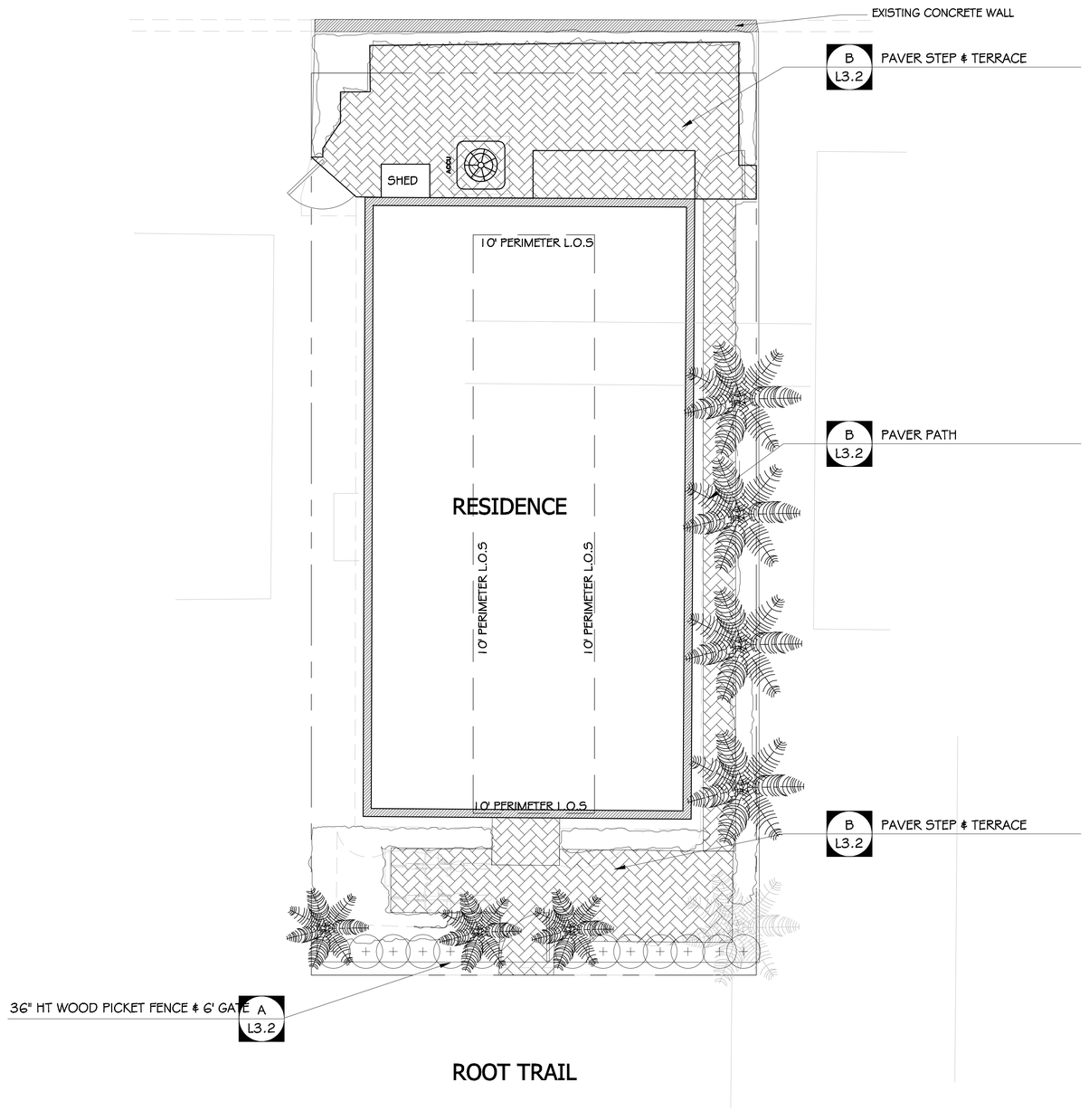
Drawn By	RJB	Checked by	AAA

Sheet # L - 1.0

#1 of 2



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Title: LAYOUT & MATERIALS

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		CAD File	XXXX

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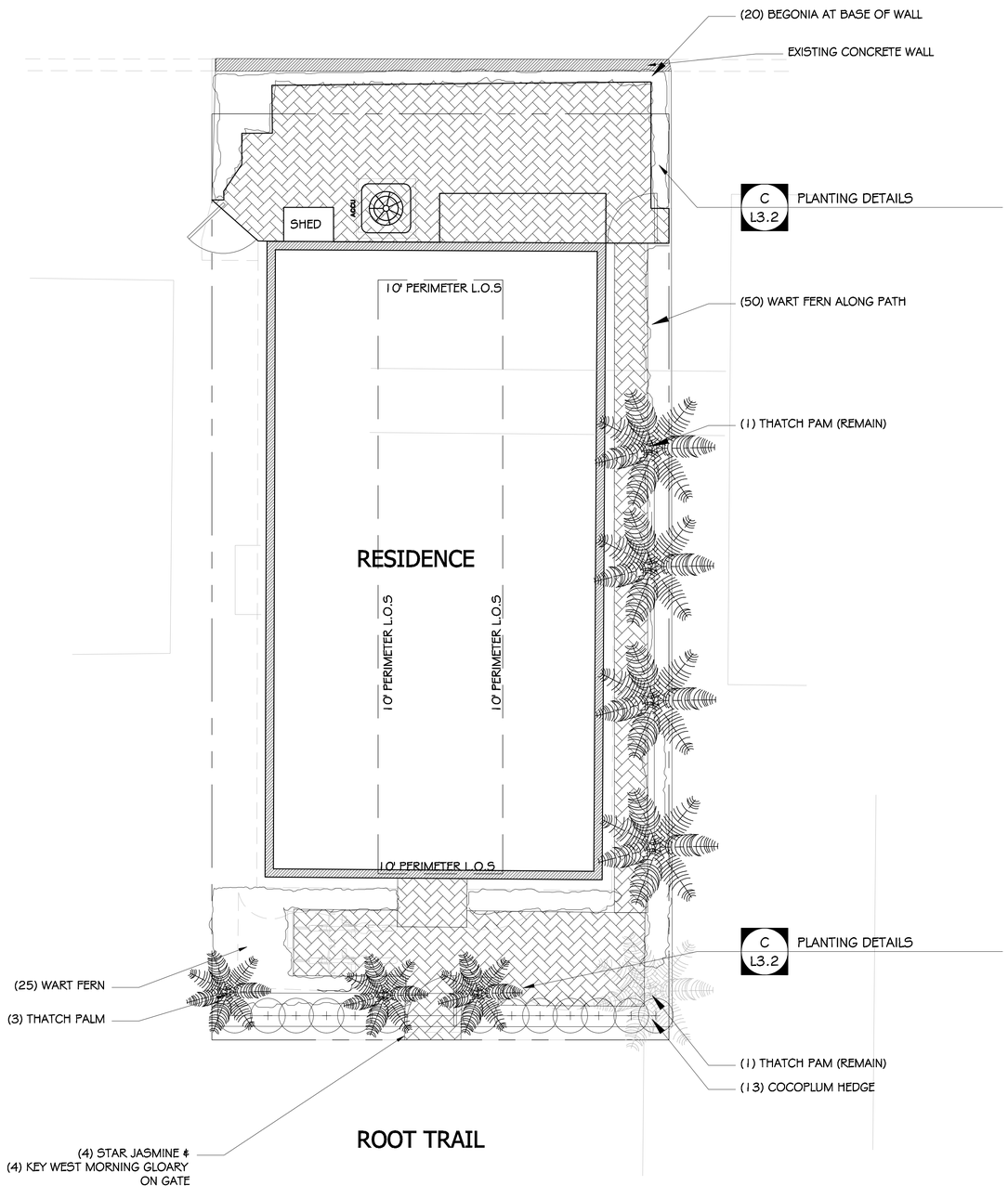

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#	Date	Revisions

Title: PLANTING
Project #: XXXXXX
Drawn By: RJB
Date: 4/29/2026
Checked By: AAA
Scale: 1/8"=1'-0"
CAD file: XXXX

Sheet #: L-3.0
#1 of 2

Code - PALM BEACH, FL CODE, MAR 2026 - Chapter 66, Article IV Vegetation, §§ 66-211–286; Chapter 134, Article VI, Div 5 §134-948 (11) LOS ; Article VIII, Div 5 § 134-1666-1671 Wall & Fences

Zoning designation: **RC3**

CALCULATIONS

FULL SITE

Gross lot SF	1537
Lot coverage (vs 30% required)	50%
Landscape SF	1109
House SF	776
Front terrace & step	126
Rear terrace & step	227
East walkway	75
Ex. paved total SF	428
Ex LOS (vs 45% required)	22%
Front yard area	267
Ex front yard paved	126
Ex front yard LOS	0.471910112
Perimeter LOS required area	1269
Ex perimeter LOS	1109
Ex LOS %	13%

TABLE 1 - EXISTING TREES

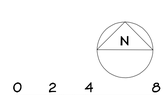
Botanical Name	Common Name	Quantity	Caliper	Height	Native/non	Status
Veitchia montgomeryana	Montgomery Palm	4		25'	Non	Remove
Thrinax radiata	Thatch Palm	1		19'	Native	Remain

TABLE 2 - PROPOSED PLANT LIST

Botanical Name	Common Name	Quantity	Caliper	Height	Native/non	Status
Trees & Palms - 100% Native						
Thrinax radiata	Thatch Palm	7		12' HT MIN	Native	
Shrubs - 100% Native						
Chrysobalanus icaco	Cocoplum	13		4' HT MIN	Native	
Groundcovers & Ornamental - 100% Native						
Begonia odorata	Fragrant Begonia	20		1 gal	Native	
Microsorum scolopendria	Wart Fern	75		1 gal	Native	
Vines						
Jacquemontia pentanthos	Key West Morning G	4		6' Trellised	Native	
Trachelospermum jasminoides	Jasmine	4		6' Trellised	Non	

Note: all plant material to be of Florida #1 grade or better as illustrated in the Grades andStandards for Nursery Plants, Part 1 (current edition) by the Florida Department of Agriculture.

All landscaped areas to be provided with permanent, automatic irrigation



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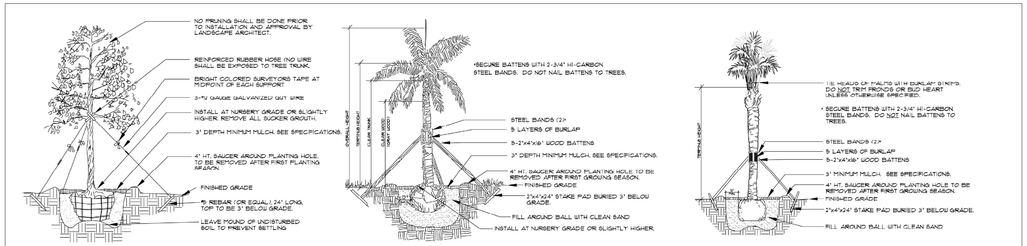
Title: **PLANTING & CODE CALCS**
Project # XXXXXX | Date 4/29/2026 | Scale 1/8"=1'-0"
Drawn By RJB | Checked By AAA | CAD File XXXX

Sheet # **L - 3.1** # 1 of 2



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 GUY) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.

Palm Planting

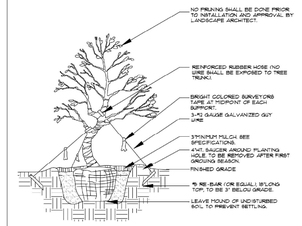
APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.

- 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

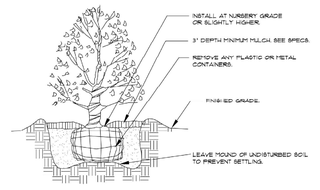
APPLIES TO: BABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



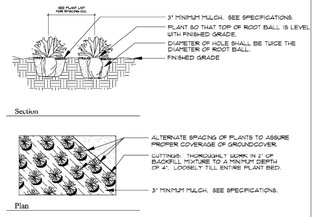
Irregular & Multi-Stem Tree Planting

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 GUY) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



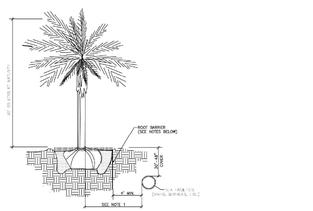
Shrub Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



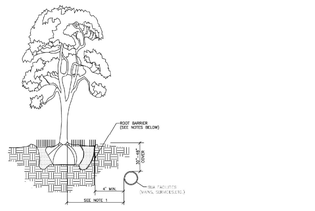
Groundcover Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Typical Shrub, Small Tree or Palm Tree with Root Barrier March 28, 2018

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. THIS DISTANCE SHALL BE 5' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 24" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS".
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.



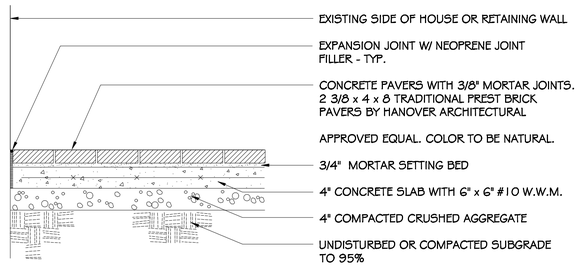
Typical Canopy Tree, Large or Exotic Palm Tree with Root Barrier March 28, 2018

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. THIS DISTANCE SHALL BE 10' MINIMUM WITH ROOT BARRIER AND 15' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 24" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS".
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
6. LARGE PALM TREES INCLUDE ROYAL, WASHINGTONIA, ROBARIOR AND SIMILAR SIZED SPECIES.

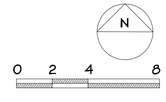
C. PLANTING DETAILS



A. 36" HT WOOD PICKET FENCE & 6' HT GATE



B. PAVER STEP & TERRACE



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Estate gardens • Hospitality • Development
Palm Beach • Southampton • Washington, D.C.
www.belldesigninc.net • rbell@belldesigninc.net • +1 410 310 6374

PHILLIPS RESIDENCE
151 Root Trail
Palm Beach, FL 33480

#	Date	Revisions

Title	PLANTING & CODE CALCS		
Project #	XXXXXX	Date	4/29/2026
Drawn By	RJB	Checked By	AAA
		Scale	1/8"=1'-0"
		CAD file	XXXX

Sheet # L - 3.1
#1 of 2

PHILLIPS RESIDENCE
151 Root Trail
Palm Beach, FL 33480

DESIGN DEVELOPMENT PACKAGE

May 3rd, 2026

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36" ht white wooden board fence



6' ht wooden entry gate





Coralstone front door steps w/ decorative tile risers

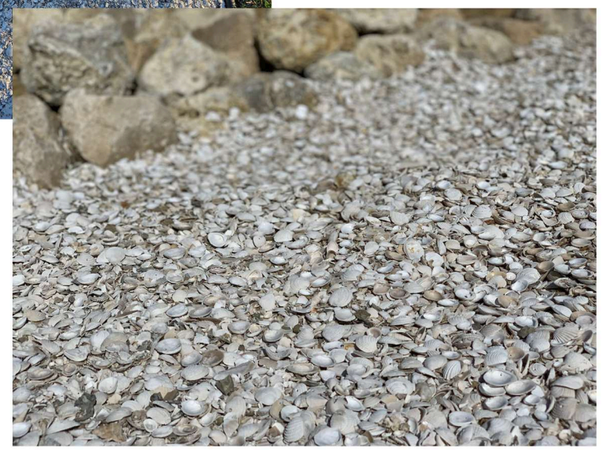


Pervious shell paver terrace



Simple patinaed downlight over front door





Stepping stone path w/ shell mulch & metal edging

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PHILLIPS RESIDENCE
151 Root Trail
Palm Beach, FL 33480

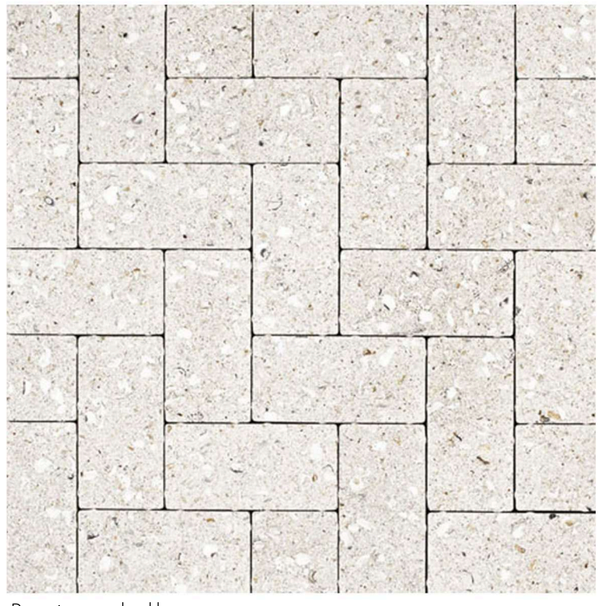
May 3rd 2026
Design Development
Landscape finishes - Front Entry & Side walkway



Add orchids in shell planters to existing concrete wall



Coralstone back door step w/ glazed tiler riser



Pervious shell paver terrace



Simple patinated downlight by back door



Vertical planters w/ palms

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PHILLIPS RESIDENCE
151 Root Trail
Palm Beach, FL 33480

May 3rd 2026
Design Development
Landscape finishes - Rear terrace



Thrinax radiata - Thatch Palm (native)



Chrysobalanus icaco - Cocoplum (native)



Trachelospermum jasminoides - Jasmine (non-native)



Jacquemontia pentanthos - Key West Morning Glory (native)



Simple painted downlight over front door

Begonia odorata - Fragrant Begonia (native)



Microsorum scolopendria - Wart Fern (native)

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PHILLIPS RESIDENCE
151 Root Trail
Palm Beach, FL 33480

May 3rd 2026
Design Development
Planting - full site

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: May 20, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: HSB-26-0003 125 BRAZILIAN AVE. The applicants, Joseph R. Bagby and Martha G. Bagby, Trustees of the Joseph R. Bagby Revocable Trust (Pat Seagraves with SKA Architect + Planner, Representative), have filed an application requesting review and approval of exterior alterations, a second-story addition, selective demolition of features, as well as landscape and hardscape improvements for the property containing a Historically Significant Building.

Date: 5/13/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Plans
- HSB Form

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

HSB-26-0003 125 BRAZILIAN AVE. The applicants, Joseph R. Bagby and Martha G. Bagby, Trustees of the Joseph R. Bagby Revocable Trust (Pat Seagraves with SKA Architect + Planner, Representative), have filed an application requesting review and approval of exterior alterations, a second-story addition, selective demolition of features, as well as landscape and hardscape improvements for the property containing a Historically Significant Building.

Applicants:	Joseph R. Bagby and Martha G. Bagby | Trustees of the Joseph R. Bagby Revocable Trust
Representative:	Pat Seagraves | SKA Architect + Planner

HISTORY:

The Town's Historic Conservation Districts and the Historically Significant Building (HSB) program were adopted through Ordinance No. 02-2020 in August 2020. The HSB designation of 125 Brazilian Avenue was completed in October 2025. The property was constructed circa 1919 and in 1927 the prominent architect Marion Sims Wyeth designed alterations to the main residence and a new guest house. The property is located within the Royal Park Conservation District. As indicated in the designation form: *"The residence at 125 Brazilian Avenue exemplifies the Mediterranean Revival architectural style. The residence embodies distinguishing characteristics of the style, including multi-leveled roof lines enhanced by barrel tile, and a textured stucco exterior finish. Based on historical images, circa 1927, the majority of the character defining features remain today such as the bell arch, the arched garage door, general fenestration pattern, and sloped staircase roof."*



1927 historic photographs.

At the April 22, 2026, LPC meeting, the project was deferred to give greater consideration to The Secretary of Interior's Standards for Rehabilitation, railing styles, and original features.

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED ADDITIONS FOR: MEREDITH BAGBY", as prepared by **SKA Architect + Planner**, uploaded on May 4, 2026.

The following is the scope of work:

- Exterior alterations, renovation, and addition to the residence.
- Exterior alterations to the guest house/cabana.
- Selective demolition of exterior features.
- Landscape and hardscape improvements.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Architect	Wyeth	**Year of Construction**	Circa 1919
Lot Size	18,000 SF	**Flood Zone**	X
Enclosed Square Footage	Existing: 5,418 SF Proposed: 5,627 SF	**Finished Floor**	Existing: 12.5' NAVD Proposed: No change
Lot Coverage	Maximum: 5,400 SF (30.0%) Existing: 3,214 SF (17.8%) Proposed: 3,406 SF (18.9%)	**Cubic Content Ratio (CCR)**	Permitted: 3.92 Existing: 2.56 Proposed: 2.64
Angle of Vision	Permitted: 100° Existing: 68° Proposed: No change	**Overall Landscape Open Space**	Minimum: 8,100 SF (45.0%) Existing: 9,129 SF (50.7%) Proposed: 8,725 SF (48.5%)

Surrounding Properties / Zoning	
North	100 Royal Palm Way / R-D(2)
South	124 Brazilian Ave / R-B
East	117 Brazilian Ave & 300 S Ocean Blvd / R-D(2)
West	133 Brazilian Ave / R-B

STAFF ANALYSIS:

The application seeks a Certificate of Appropriateness (COA) review and approval for exterior alterations, renovation, and an addition to the residence. Exterior alterations are also proposed for the guest house/cabana. Sitewide landscape and hardscape improvements are included in the scope of work.

The applicant provided the following summary of revisions from the April 22, 2026, LPC meeting:

Front Entrance

- Restored the original front door and entrance configuration.
- Bell tower remains centered above the front door.
- Removed the widened portion of the bell arch wall from the previous portico addition to match the original entrance configuration.
- Consistent with Standards #2, #3, and #6.

Above-Garage Balcony

- Removed the proposed railing and posts above the garage.
- Restored the original parapet wall condition.
- Removed the proposed two arched doors with center column.
- Maintained the original doors and their original locations.
- Reintroduced awnings above the original doors to reflect the existing design.
- Consistent with Standards #2

Link / Connector Addition

- Restudied the connector roof options, including the copper hip roof and flat parapet roof.
- Selected the copper roof option after review and discussion with Preservation staff.
- Copper roof is distinguishable from the original building while remaining compatible with the historic structure.
- Consistent with Standards #3, #9, and #10.

Existing South Elevation.



Previously Proposed South Elevation.



Currently Proposed South Elevation.



East Elevation

- Retained the original French door rough openings.
- Retained the existing first-floor casement window sizes.
- Preserved the existing mashrabiya screen.
- Adjusted windows at the enclosed west porch to align with existing conditions.

Existing East Elevation.



Previously Proposed East Elevation.



Currently Proposed East Elevation.



North Elevation

- Removed railing teracotta railing to reduce the number of railing styles from 3 types to 2 types.

Existing North Elevation.



Previously Proposed North Elevation.



Currently Proposed North Elevation.

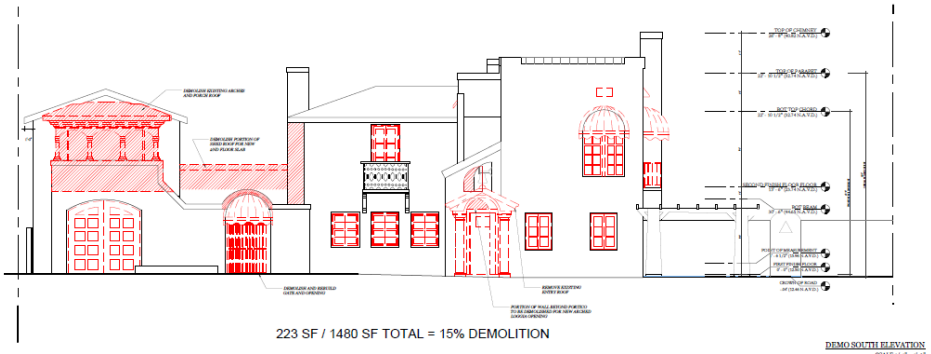


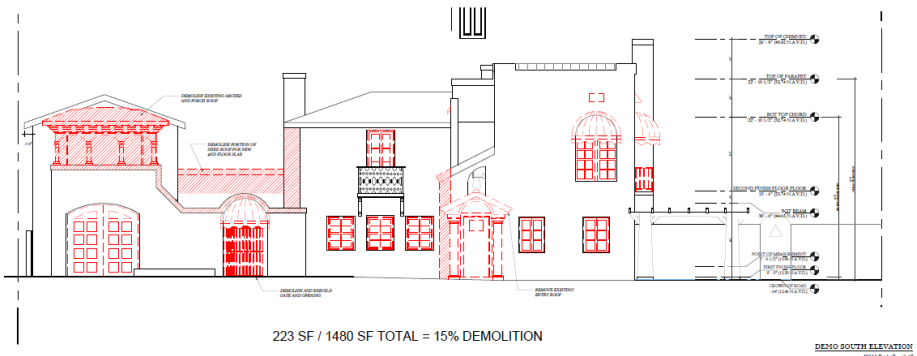
Main Residence

Based on historic documentation, the selective demolition is considered to mostly impact non-original features. The existing pergola on the front yard of the property appears to be a modified version of the original (four posts rather than six) which is proposed to be demolished and reconstructed.

Many of the exterior changes proposed on the front façade are inspired by original designs. The second story covered balcony with arches will be removed and replaced by an uncovered balcony inspired by the original openness of that space. Incompatible shutters and a curved awning will be removed. The existing Moorish balcony will be reconstructed, and the non-original covered entry will be removed, allowing the original bell arch to be more prominent.

Previously and Currently Proposed Demolition South Elevation.





The residence was originally designed with an adjacent (on the west side) garage building. There is currently a courtyard and foyer connection on the first floor between these structures. The proposed scope of work includes a second-story gallery addition that will create a connection on the second floor.

Rendered Perspectives.

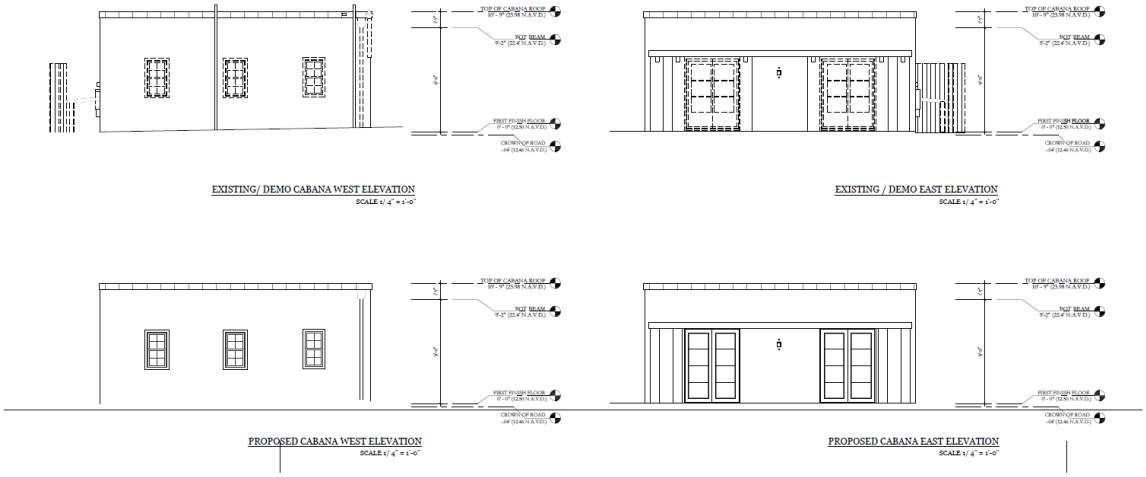




Complete window and door replacement is proposed. The windows will have aluminum frames.

<u>Guest House/Cabana</u>
The exterior changes to the accessory structure are limited to window and door replacement.

Guest House/Cabana Existing and Proposed Elevations.

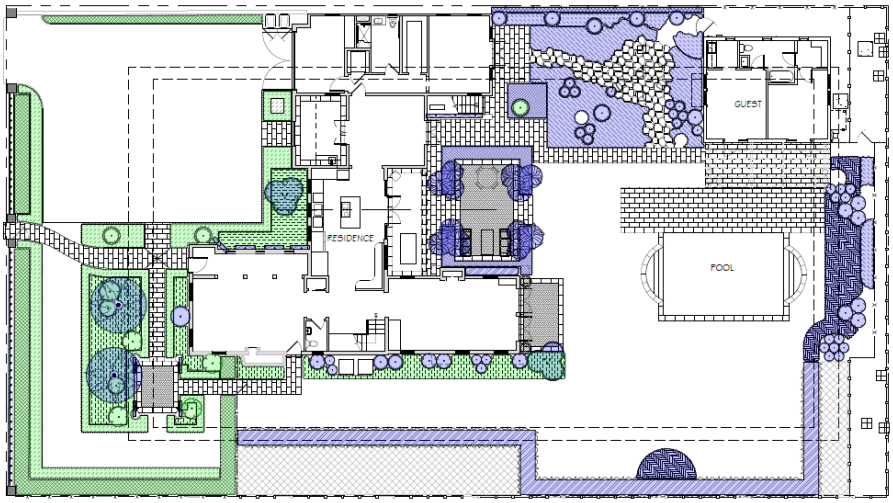


Landscape and Hardscape

New sitewide landscape and hardscape are proposed. New pathways and patios are proposed, as well as fencing and gates. The existing gravel driveway will be maintained. Dominican Coral and Old Carolina Brick will used in pathways and patios. Wood and black aluminum fencing is proposed.

The new landscaping will include Cocoanut, Alexander, Macarthur, and Manila Palms. California Elephant Ear, Black Calabash, Pink Dombeya, Leopard Plant, Anderson Crepe Hibiscus, Taylor Juniper, Tea Bush, Giant Philodendron, Maki Shrubby Yew Podocarpus, Lady Palm, and Silver Saw Palmetto shrubs are proposed. The complete plant list is available on sheet L3.3 of the plan set.

Native plantings plan.



Native Coverage Calculations
Total coverage of new plantings ..... 3,973 sf (100%)
Coverage by native plants ..... 1,785 sf (45%)

Newly planted non-native plant material

Newly planted native plant material

Currently Proposed North Elevation.



CONCLUSION:

As an HSB project the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and Sec. 54-123 of the Landmark Preservation Ordinance. Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

1. for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions.

WRB: JGM: FHM: ALF

Date: Feb 19, 2026
Address: 125 Brazilian Ave
Re: LOI
Case #: HSB-26-0003

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 serves as a statement of intent for the proposed improvements to the above-referenced property.

The property is a 1927 Spanish Mission / Colonial residence originally designed by Andrew Wyeth, located on an approximately 18,000-square-foot lot within the R-B zoning district of the Town of Palm Beach. The existing enclosed area of 5,418 square feet is proposed to increase to 5,627 square feet.

The scope of work includes the removal of a non-original 1980s triple-arched balcony with faux columns and the construction of a second-story gallery to connect the existing detached garage to the main residence. This connection was previously contemplated in the 1980s by the relatives. Minor landscape updates are also proposed.

All proposed work complies with applicable zoning requirements. No variances are requested.

Respectfully submitted,

Erik Broberg

Project Manager

SKA Architect + Planner

PROPOSED RENOVATIONS AND ADDITIONS FOR:

125 BRAZILIAN AVE



HSB-26-0003

SCHEDULE OF SUBMISSIONS:

PRE APP: 02/04/26
FIRST SUBMISSION: 02/19/26
SECOND SUBMISSION: 03/09/26
FINAL SUBMIT: 03/31/26
LANDMARKS MEETING: 04/22/26
~~LANDMARKS MEETING: 05/22/26~~

PROJECT DESCRIPTION:

The property is a 1927 Spanish Mission / Colonial residence originally designed by Andrew Wyeth, located on an 18,000-square-foot lot in the R-B district of the Palm Beach. The existing enclosed area of 5,418 square feet will increase to 5,627 square feet. Scope of work includes removal of a non-original 1980s triple-arched balcony with faux columns and construction of a second-story gallery to connect the existing detached garage and main residence. This connection was previously contemplated in the 1980s. Minor landscape updates are also proposed. No variances are requested.

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 NEW CONSTRUCTION FOR:
BAGBY RESIDENCE
787 TURTLE BEACH ROAD, WEST PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:
1
2
3
4

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PROJECT NO:
HSB-26-0003

SHEET NO.
CVR

03.31.26

Summary of Revisions

Front Entrance

Restored the original front door and entrance configuration.
Bell tower remains centered above the front door.
Removed the widened portion of the bell arch wall from the previous portico addition to match the original entrance configuration.
Consistent with Standards #2, #3, and #6.

Above-Garage Balcony

Removed the proposed railing and posts above the garage.
Restored the original parapet wall condition.
Removed the proposed two arched doors with center column.
Maintained the original doors and their original locations.
Reintroduced awnings above the original doors to reflect the existing design.
Consistent with Standards #2

Link / Connector Addition

Restudied the connector roof options, including the copper hip roof and flat parapet roof.
Selected the copper roof option after review and discussion with Preservation staff.
Copper roof is distinguishable from the original building while remaining compatible with the historic structure.
Consistent with Standards #3, #9, and #10.

East Elevation

Retained the original French door rough openings.
Retained the existing first-floor casement window sizes.
Preserved the existing mashrabiya screen.
Adjusted windows at the enclosed west porch to align with existing conditions

North Elevation

Removed railing teracotta railing to reduce the number of railing styles from 3 types to 2 types.



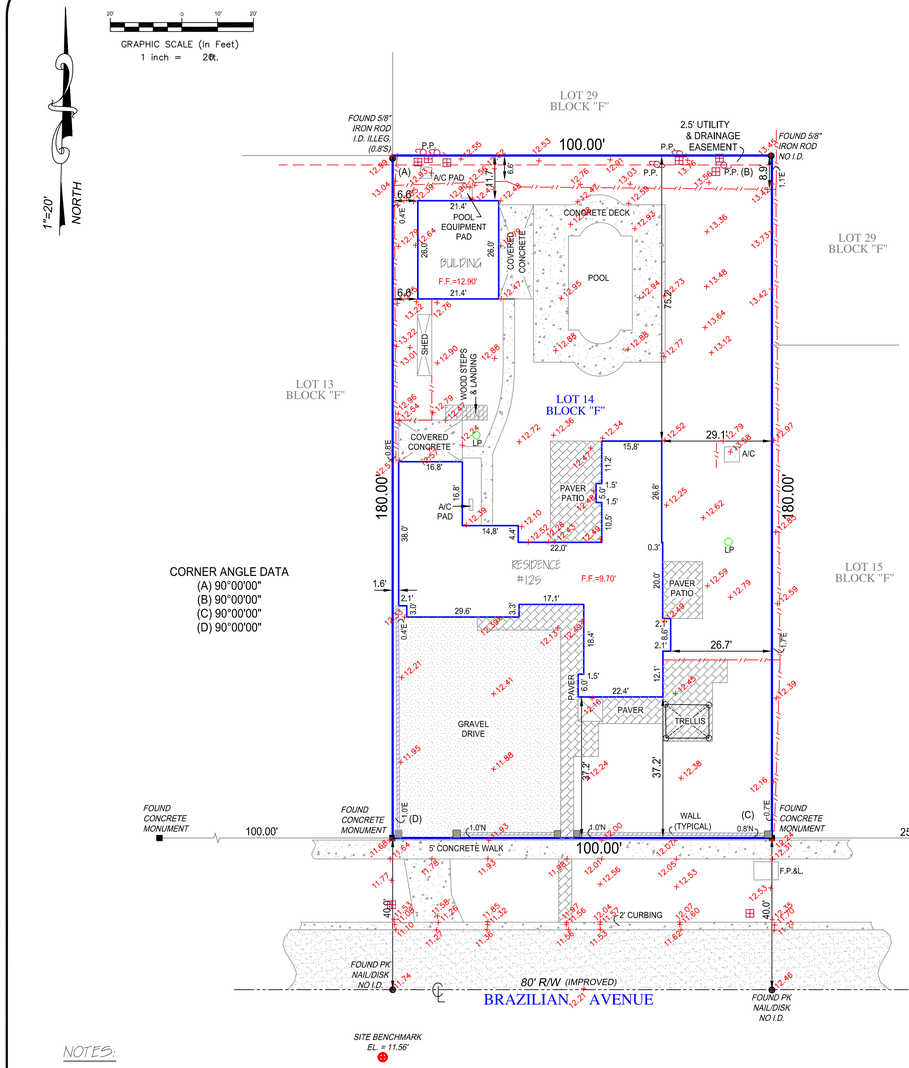
ORIGINAL PHOTOGRAPH

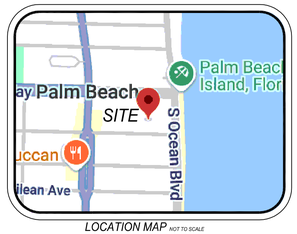


EXISTING CONDITIONS



CURRENTLY PROPOSED





LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION:

LOT 14, BLOCK F, OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, ACCORDING TO THE REVISED MAP THEREOF, RECORDED IN PLAT BOOK 4, PAGE 1, OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA.

FLOOD ZONE: X
COMMUNITY NUMBER: 120220
PANEL: 12099C0583
SUFFIX: F
BASE FLOOD ELEVATION: N.A.V.D. 88
FIRM DATE: 10-05-2017

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITONER
C/L	CENTERLINE
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY

ORIGINATION BENCHMARK

PALM BEACH COUNTY
"PALM BEACH"
N.A.V.D. 1988 ELEVATION =13.31'

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

REVISIONS:

1. UPDATE BOUNDARY AND TOPO... 07/28/2025

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

David Cutler (SIGNED)
DAVID CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #6411
Digitally signed by David Cutler
Date: 2025.08.11 14:26:41 -04'00'

BOUNDARY AND TOPOGRAPHIC SURVEY OF
125 WORTH AVENUE
PALM BEACH, FL 33480
PREPARED FOR
KEVIN BURKE

Project	C-16583
Date	01-15-2020
Scale	1" = 20'
Sheet	1 OF 1

COMPASS SURVEYING
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.0820
FAX: 561.640.0578
L.B. # 7863
WWW.COMPASSSURVEYING.NET

VICINITY MAP
SCALE 1/ 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 NEW CONSTRUCTION FOR:
BAGBY RESIDENCE
125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.
SVY

02.19.26



VICINITY MAP

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

PROPOSED NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

PR-1

02.19.26

ROYAL PALM WAY

BRAZILIAN AVE

S. COUNTY ROAD

S. OCEAN BLVD

125
SUBJECT
PROPERTY

LOT 29
BLOCK "F"

LOT 15
BLOCK "F"

301 159 155 149 141 133 117 300

311

331 160 150 140 130 124 326

335

345 159 153 149 141 137 125 123 121

CONTEXTUAL SITE PLAN
SCALE 1/ 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 NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

PR-2

02.19.26

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:**	125 Brazilian Ave, Palm Beach FL 33480		
2	**Zoning District:**	RB ZONING		
3	**Lot Area (sq. ft.):**	18,000 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	100' (W) x 180' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	ZONE X		
7	**Zero Datum for point of meas. (NAVD)**	12.50' N.A.V.D.		
8	**Crown of Road (COR) (NAVD)**	12.46' N.A.V.D.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3600 SF (30%)	3,214 SF (17.8%)	3,406 SF (18.9%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		5,418 SF	5,627 SF
12	*Front Yard Setback (Ft.)	25'-0" (1), 30'-0" (2)	37'-2" (2nd Story)	37'-2" (2nd Story)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6" (1)	N/A	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0" (2)	1'-8 1/2" (W), 28'-7" (E)	N/C
15	*Rear Yard Setback (Ft.)	15'-0" (1) 12'-6" (2)	75'-3"	N/C
16	Angle of Vision (Deg.)	100 DEG	68 DEG	N/C
17	Building Height (Ft.)	14'-0" (1) 22'-0" (2)	18'-6"	N/C
18	Overall Building Height (Ft.)	22'-0" (1) 30'-0" (2)	23'-2"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.92	2.559	2.643
20	** Max. Fill Added to Site (Ft.)		.02'	N/C
21	Finished Floor Elev. (FFE)(NAVD)	7.00' N.A.V.D.	12.50' N.A.V.D.	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	8,191 SF (45%)	9,129 SF (50%)	8,725 SF (48%)
24	Perimeter LOS (Sq Ft and %)	4,096 SF (50%)	3,871 SF (47%)	4,099 SF (50%)
25	Front Yard LOS (Sq Ft and %)	1,214 SF (40%)	1,606 (53%)	1,752 (58%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

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SHEET NO.

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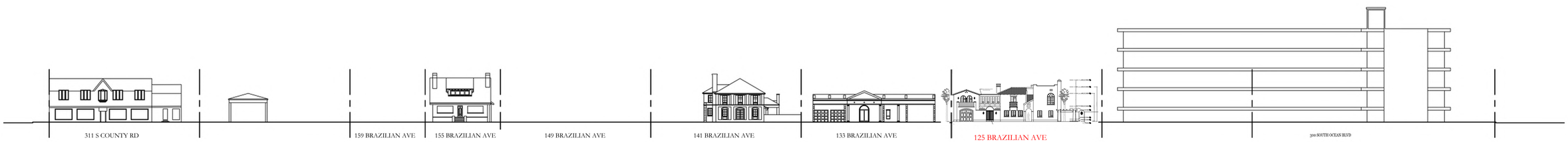
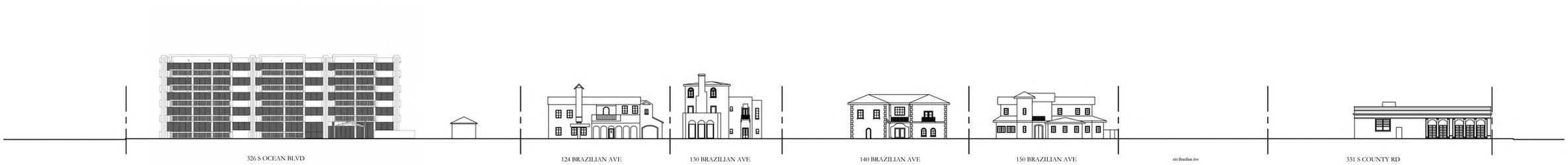
02.19.26



STREETSCAPE A
SCALE 1/ 32" = 1'-0"



STREETSCAPE B
SCALE 1/ 32" = 1'-0"

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PROJECT NO:

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PR-3

02.19.26



124 BRAZILIAN



124 BRAZILIAN



125 BRAZILIAN (SUBJECT PROPERTY)



124 BRAZILIAN



133 BRAZILIAN



140 BRAZILIAN

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125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

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PROJECT NO:

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PH-1

02.19.26



150 BRAZILIAN



150 BRAZILIAN



159 BRAZILIAN



300 S OCEAN BLVD



326 S OCEAN BLVD

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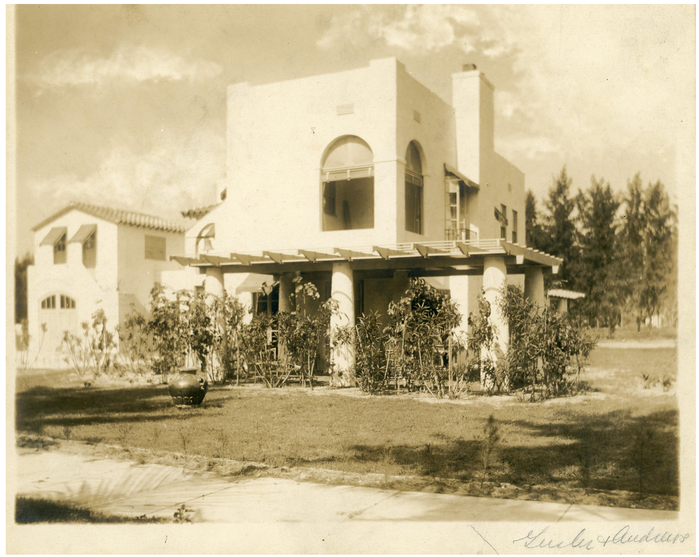









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PH-6

02.19.26

HISTORICAL PHOTOS

PORTICO
The removal of the applied arches restores the original appearance of the 1925 house, reestablishing a sense of openness to the outdoors. With the stair removed, the space is redefined as a non-circulation area, allowing it to function as an occupiable outdoor room rather than a narrow passage.

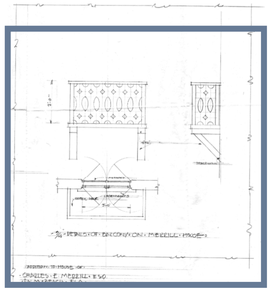


BELL ARCH
Original to the house, this is a primary feature of the Spanish revival home. By removing the front enrty portico it allows for the bell to become the main feature of the entry. The barrel tile roof over the stairs highlights the circulation and is to remain to keep th elanguag eof the house while the stiars have moved.



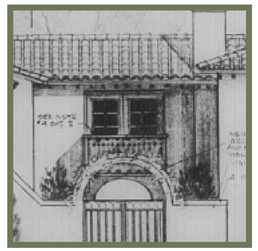
1925

JULLIETTE BALCONY
The Juliet balcony, introduced by Wyeth, incorporates a Moorish-influenced design element that reinforces and unifies the architectural language of the residence.

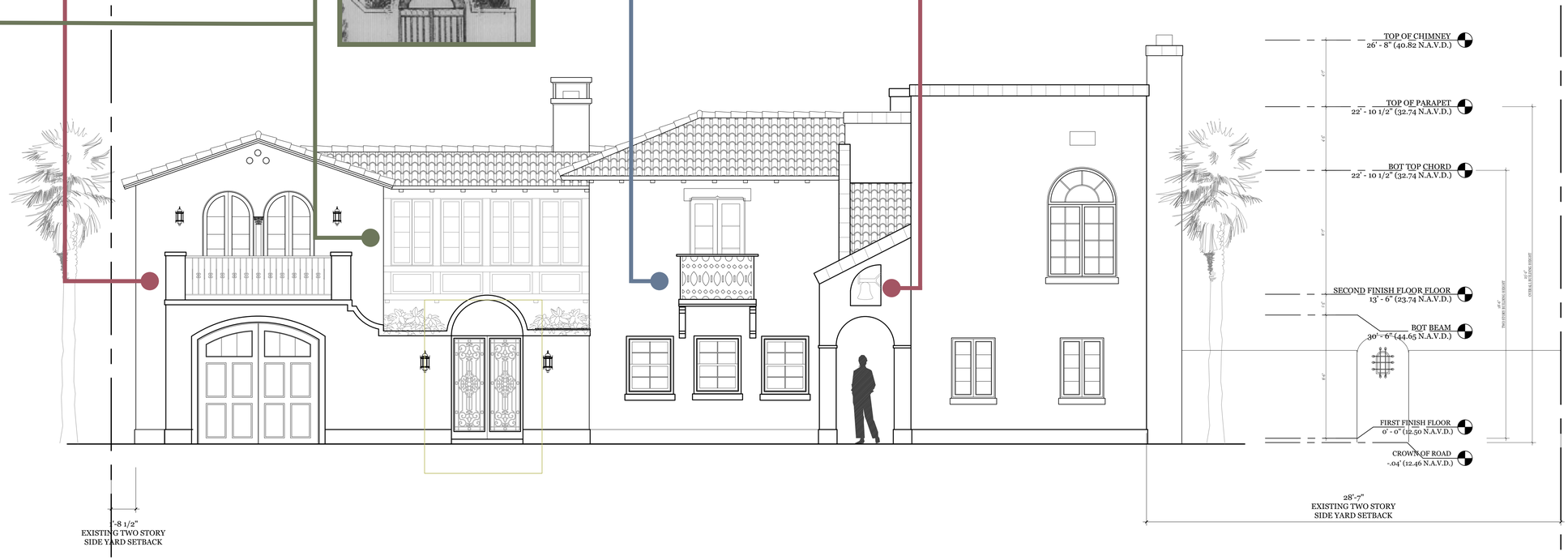


1927

ENCLOSED CORRIDOR
The proposed enclosure connects the two wings of the residence, enhancing circulation and the day-to-day practicality of the home. Corridors have historical precedent in Mediterranean Renaissance architecture, reinforcing the appropriateness of this addition within the stylistic language of the house.



1987



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EX-1

02.04.26

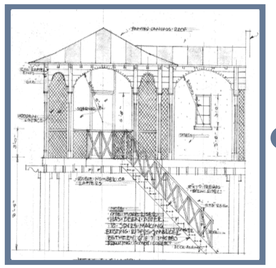
HISTORICAL DIAGRAMS



REAR LOGGIA

The rear loggia was enclosed sometime between 1927 and 1987. Reintroducing a canvas structure at this elevation references the original design intent and once again enables an extension of indoor–outdoor living.

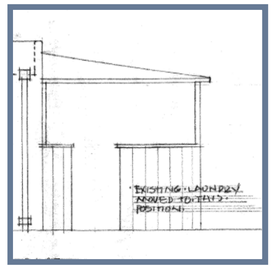
1925



SLEEPING PORCH

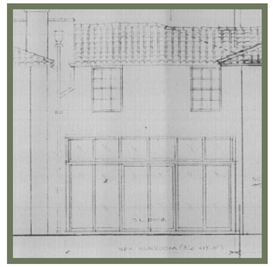
Designed by Wyeth, the sleeping porch was placed above the original loggia, extending living space into the outdoors. The canvas roof introduces a romanticized interpretation of Moorish and Spanish Revival influences.

1927



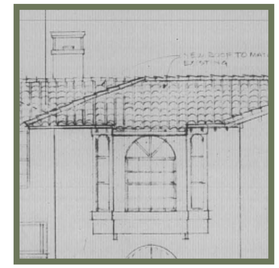
WASHHOUSE

Originally intended as a laundry, this later applied enclosure no longer serves a functional purpose and is proposed to be removed to better support both the functionality and the aesthetic of the adjoining bedroom.



OPENING THE KITCHEN

The proposed design provides direct access from the kitchen to the exterior, enabling indoor–outdoor dining and entertaining. This spatial relationship is characteristic of Spanish Revival domestic architecture and responds appropriately to the climate.



ENCLOSED CORRIDOR

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1987



PROPOSED REAR (NORTH) ELEVATION

SCALE 1/ 4" = 1'-0"

HISTORICAL DIAGRAMS

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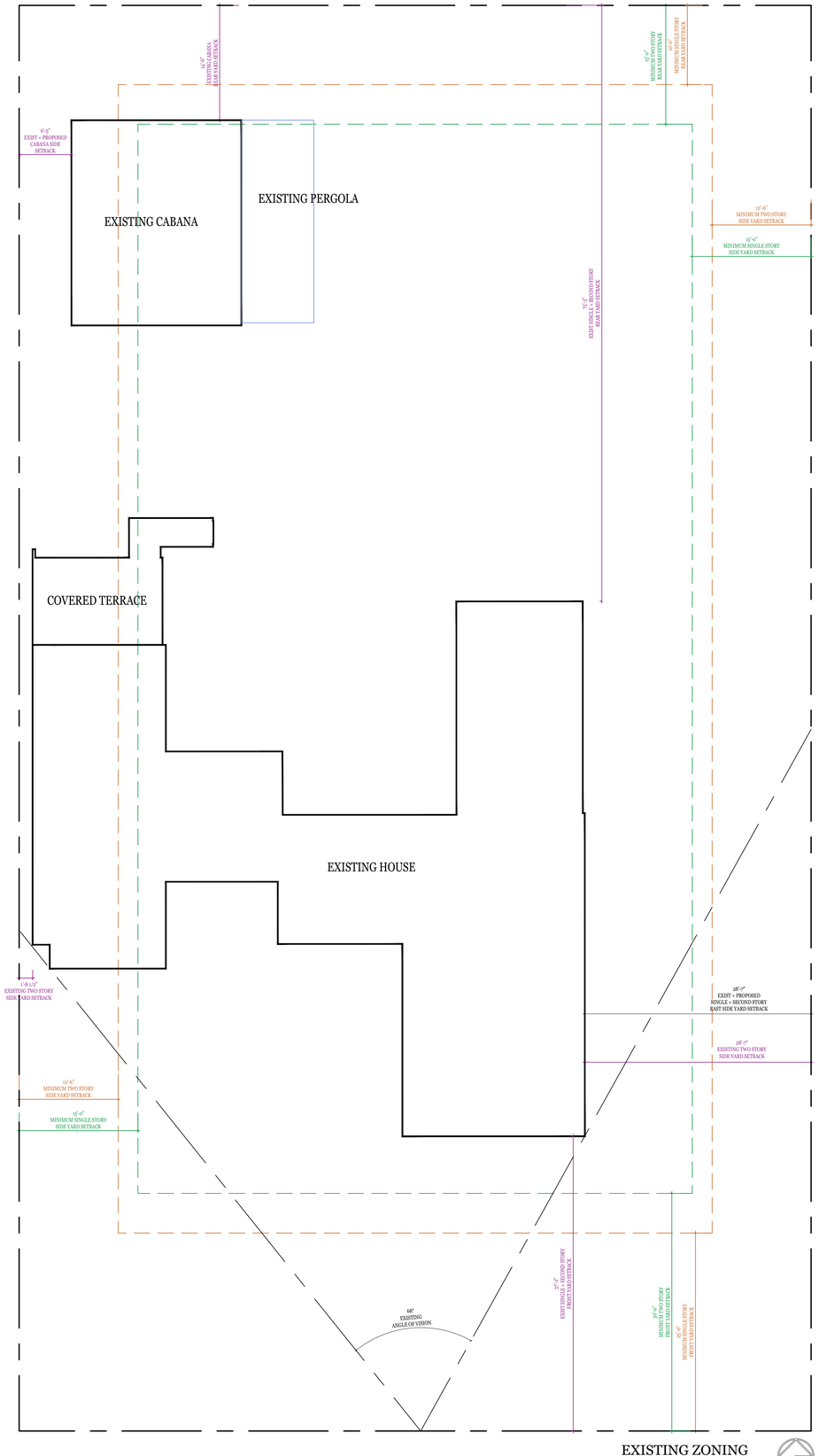
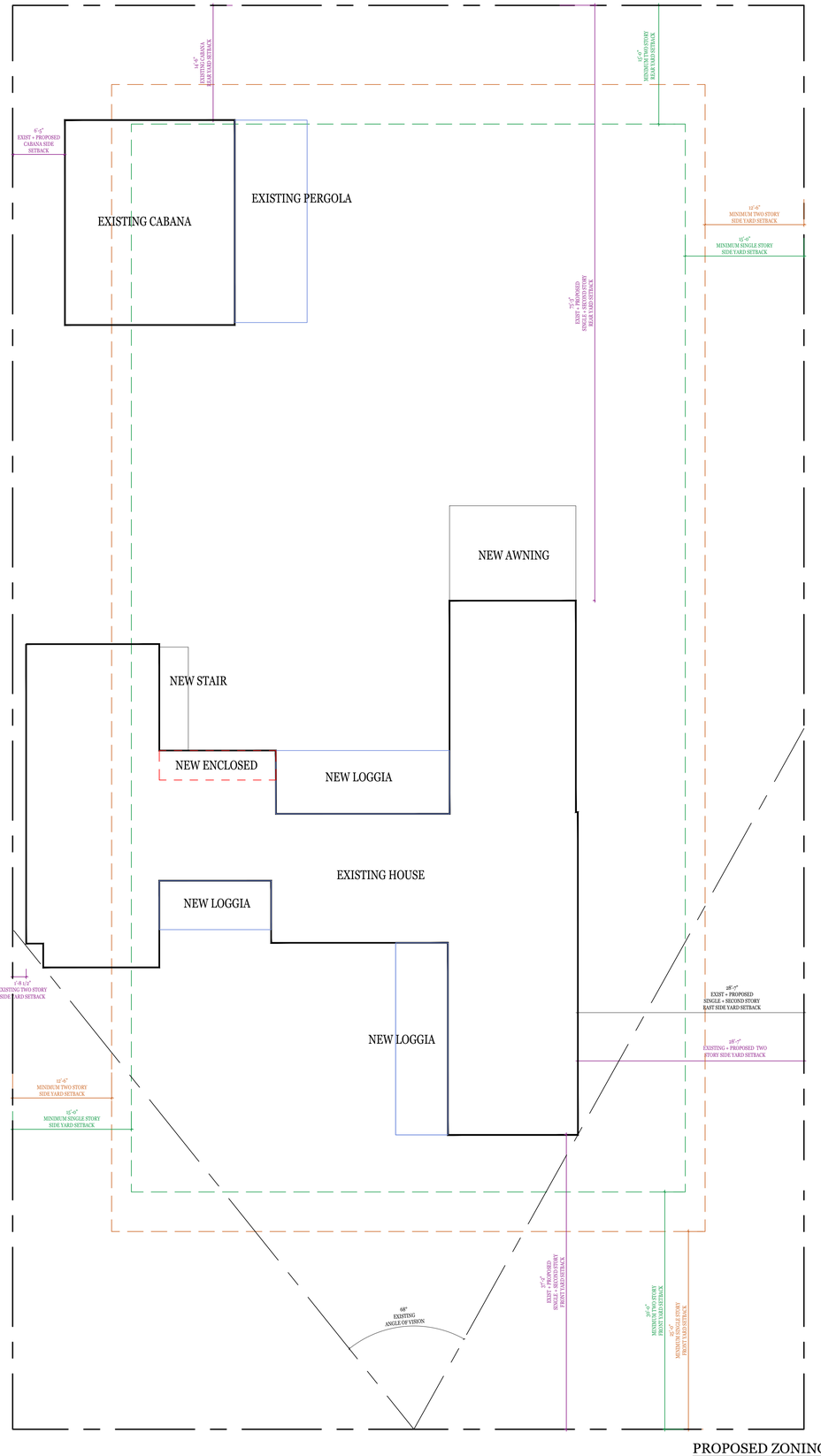
EX-2

02.04.26



EXISTING ZONING

SCALE 1/ 8" = 1'-0"



PROPOSED ZONING

SCALE 1/ 8" = 1'-0"

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PROJECT NO:

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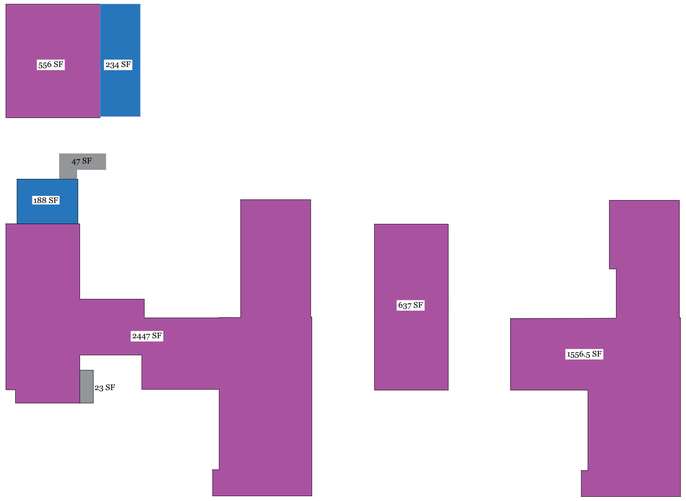
PH-4

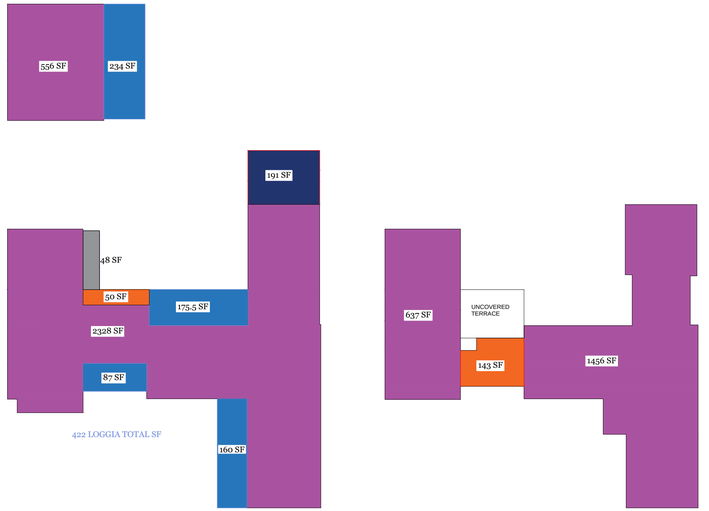
02.19.26

ZONING DIAGRAMS



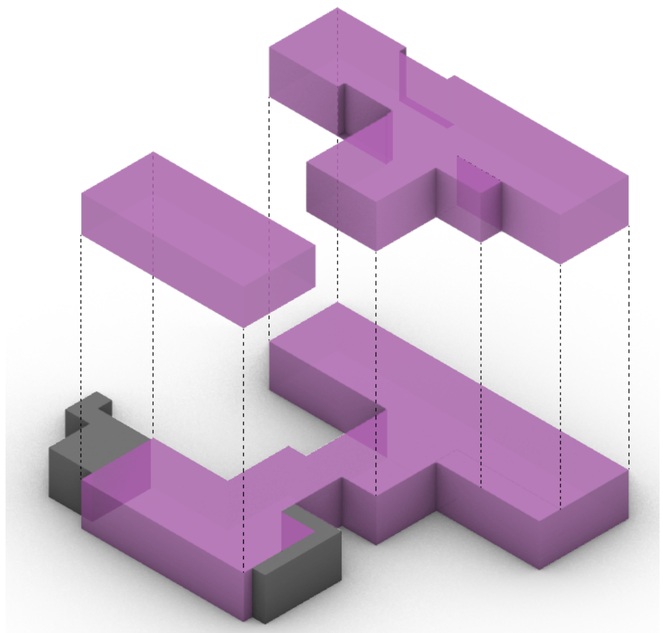
1ST FLOOR -EXISTING	2ND FLOOR -EXISTING
556 SF (CABANA)	1556.5 + 637 = 2203.5 SF
234 SF (CABANA LOGGIA)	
2447 SF (MAIN HOUSE)	
2447 SF (COVERED)	
TOTAL: 2517 SF (MAIN HOUSE)	TOTAL: 2203.5 SF

EXISTING SQUARE FOOTAGES



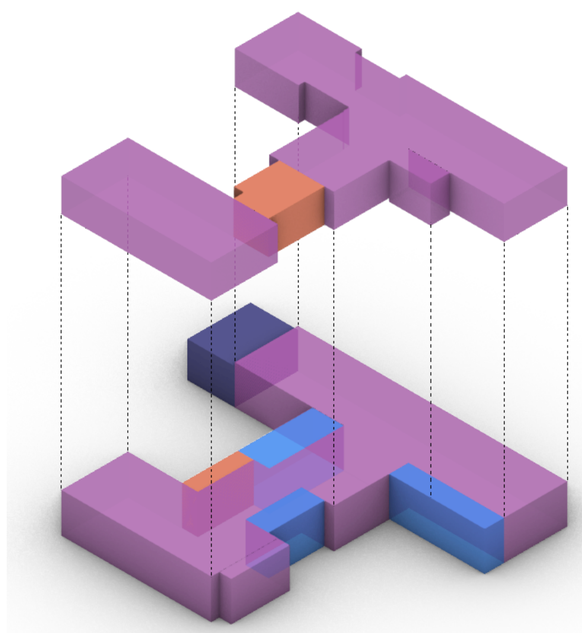
1ST FLOOR - PROPOSED	2ND FLOOR - PROPOSED
2328 SF (EXIST ENCLOSED)	1456 + 637 = 2093 SF (EXIST ENCLOSED)
50 = 98 SF (NEW ENCLOSED)	143 SF (NEW ENCLOSED)
191 SF (COVERED)	
87 + 160 + 175.5 = 422 SF (LOGGIA)	
191 SF (AWNING)	
TOTAL: 2617 SF (MAIN HOUSE) 422 SF (LOGGIA)	TOTAL: 2236 SF

PROPOSED SQUARE FOOTAGES



EXISTING VOLUMETRIC ISOMETRIC

SCALE: N.T.S.



PROPOSED VOLUMETRIC ISOMETRIC

SCALE: N.T.S.

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PROPOSED NEW CONSTRUCTION FOR:

MEREDITH BAGBY

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

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SHEET NO.

PH-1

02.04.26

PROGRAM DIAGRAMS

Site Square Footage	**18000**
Max CCR (auto)	**3.92**
Cubic Ft Max (auto)	**70560**
5% Loggia Deduction	**3528**

BUILDING DATA

Space	Floor	SF	Height (ft)	CU. FT.
House	1st	2517	9	22653
House	2nd	2203	9	19827
Cabana	1st	556	9	5004
Loggia TOTAL	1st	234	9	2106
TOTAL				**49590**

Adjusted CU. FT. (includes loggia excess)	**46062**
CCR	**2.559**

Site Square Footage	**18000**
Max CCR (auto)	**3.92**
Cubic Ft Max (auto)	**70560**
5% Loggia Deduction	**3528**

BUILDING DATA

Space	Floor	SF	Height (ft)	CU. FT.
House	1st	2617	9	23553
House	2nd	2236	9	20124
Cabana	1st	556	9.5	5282
Loggia TOTAL	1st			422
Awning	1st	191	9	1719
TOTAL				**51100**

Adjusted CU. FT. (includes loggia excess)	**47572**
CCR	**2.643**

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PROPOSED NEW CONSTRUCTION FOR:

MEREDITH BAGBY

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

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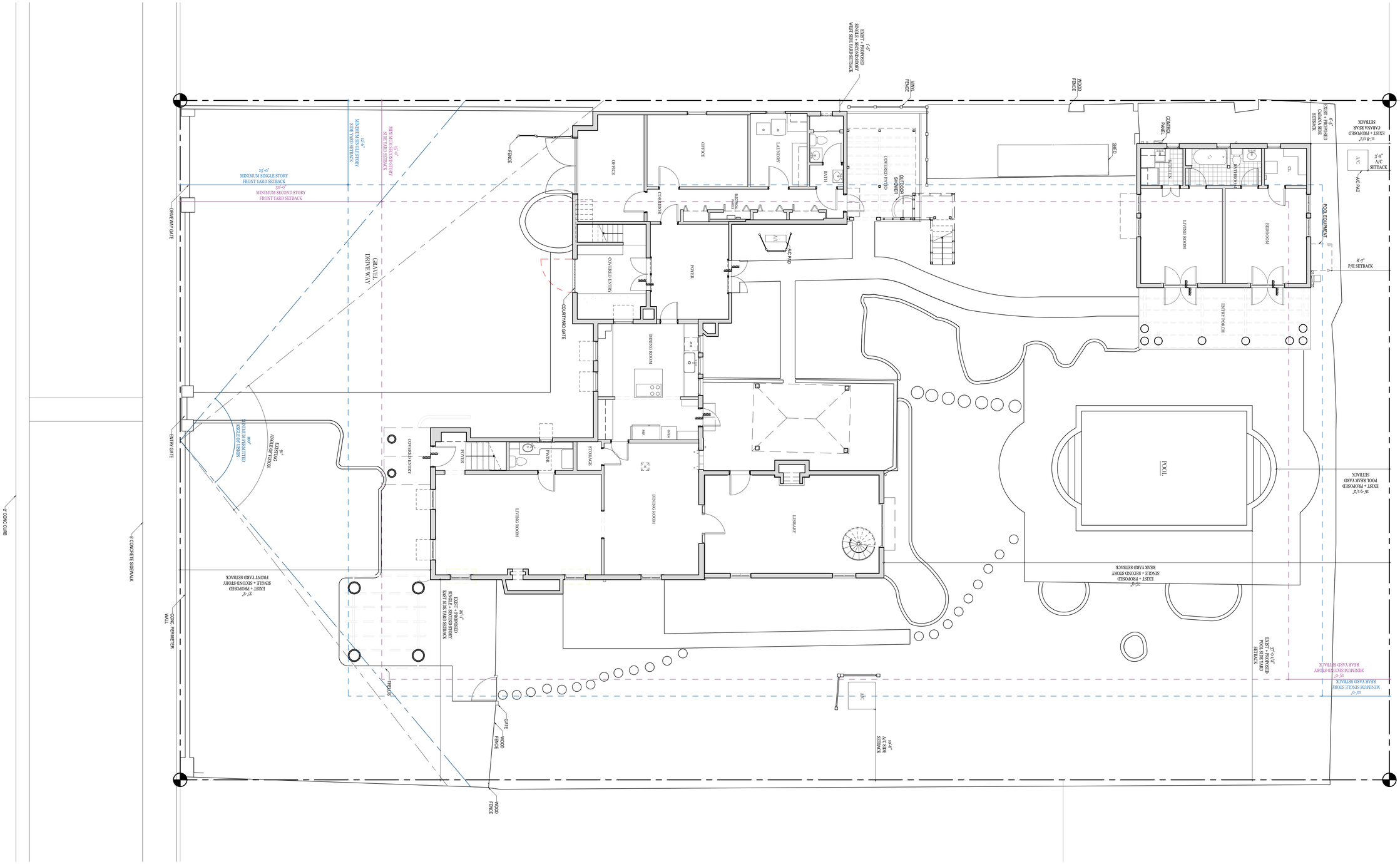
CUBIC CONTENT - CCR



EXISTING SITE PLAN

SCALE: 1" = 40'

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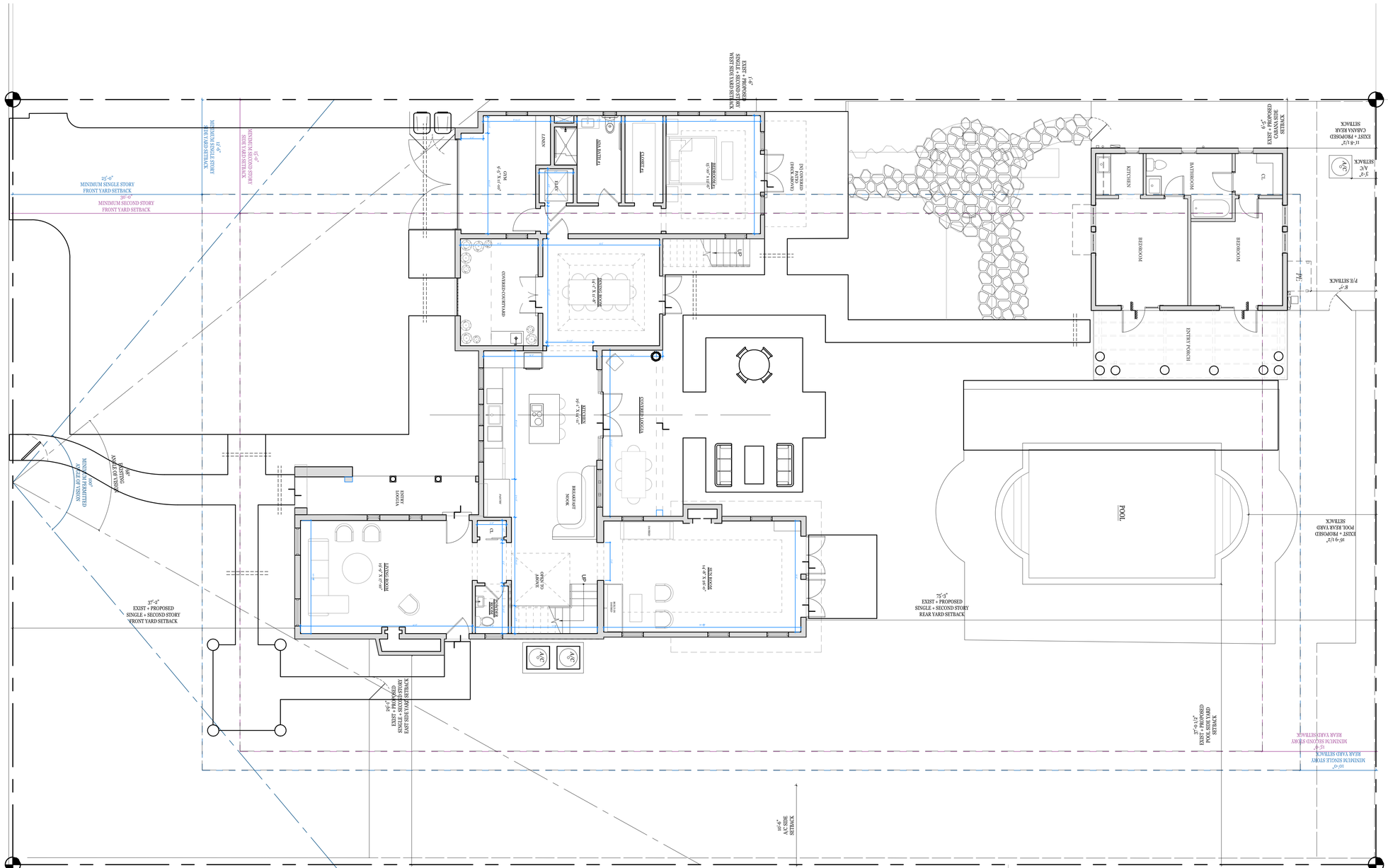
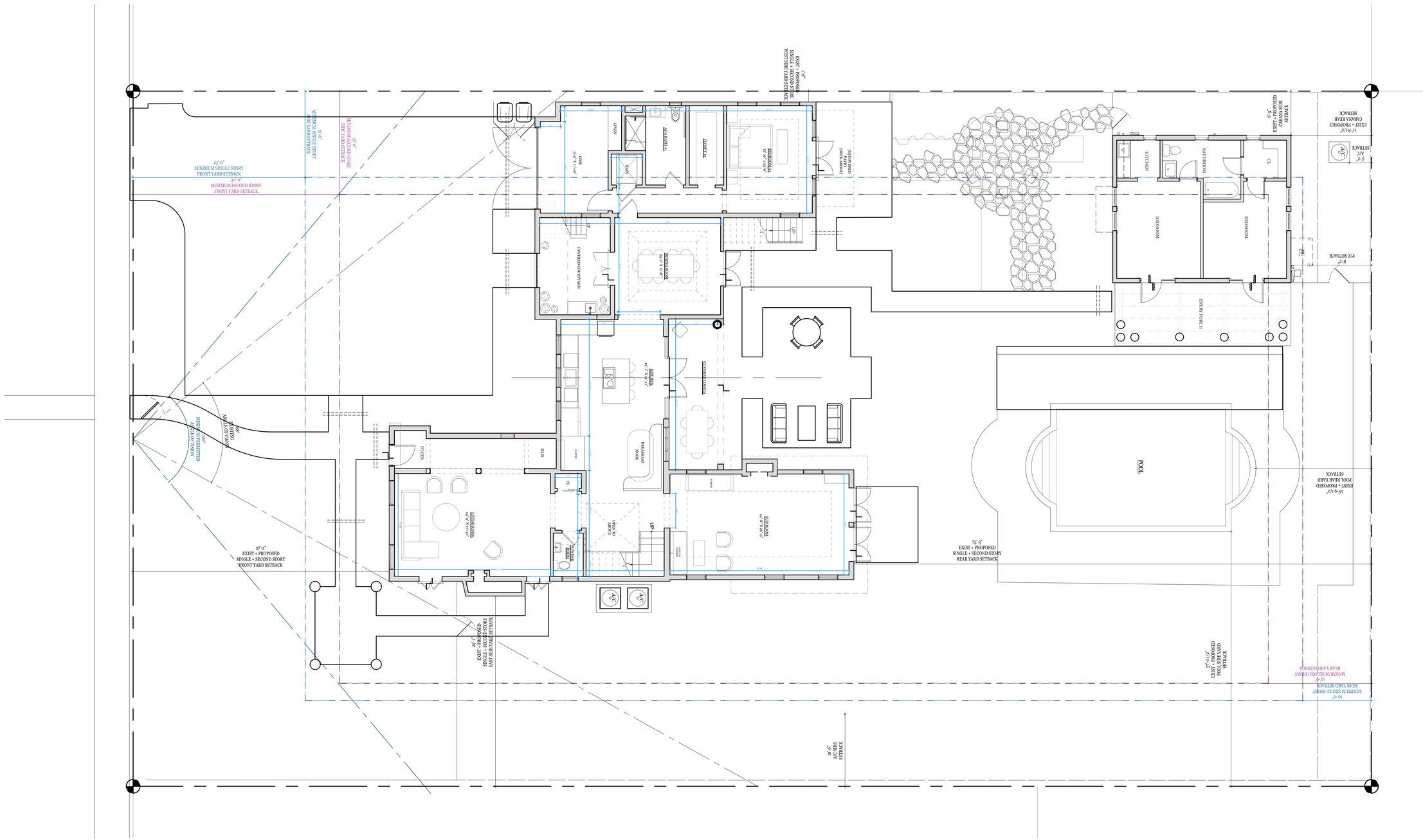
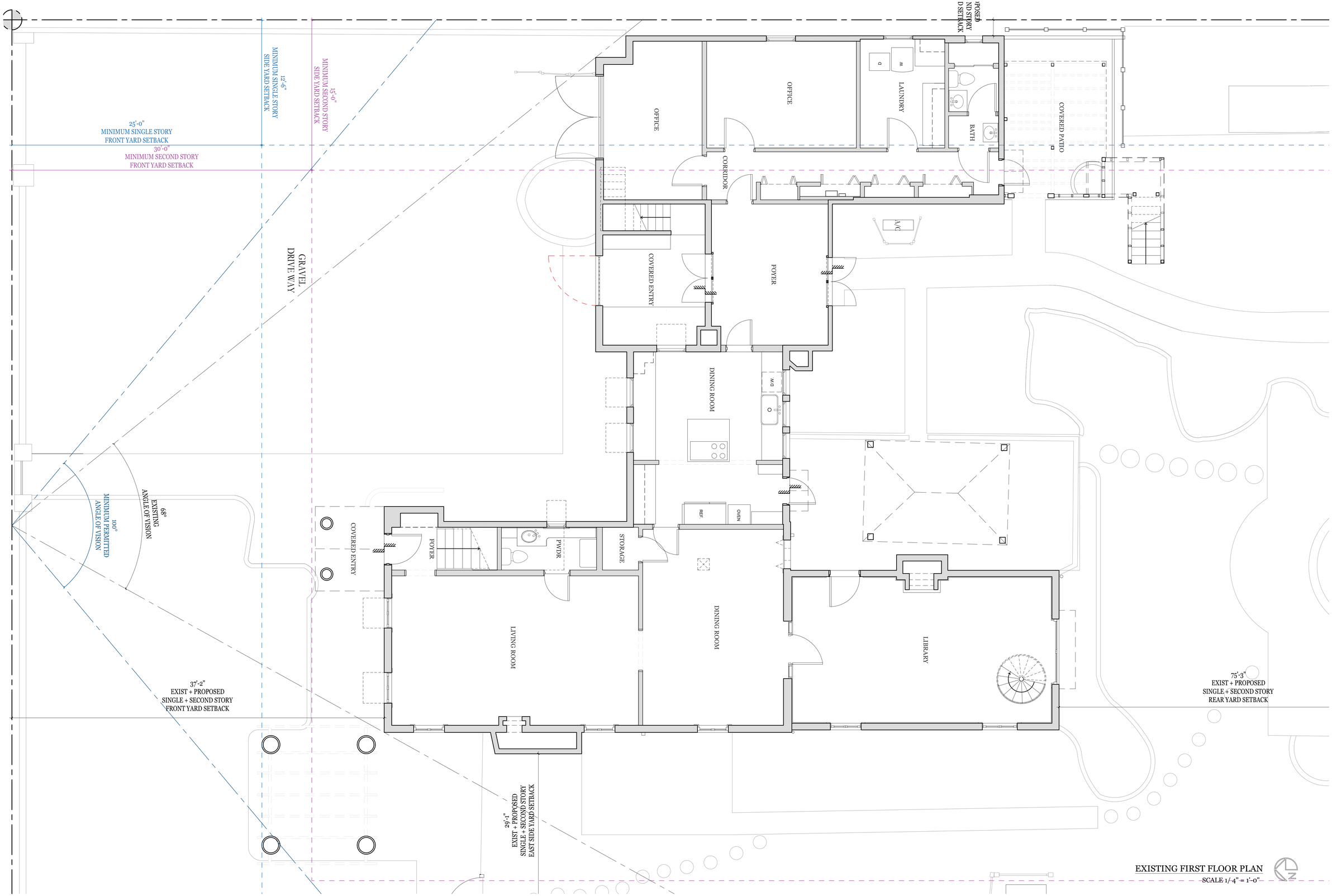
SHEET NO.

SP-1

03.31.26


25'-0"
MINIMUM SINGLE STORY
FRONT YARD SETBACK
30'-0"
MINIMUM SECOND STORY
FRONT YARD SETBACK
MINIMUM SINGLE STORY SIDE YARD SETBACK
12'-6"
MINIMUM SECOND STORY SIDE YARD SETBACK
15'-0"
EXIST + PROPOSED SINGLE + SECOND STORY WEST SIDE YARD SETBACK
1'-3"
EXIST + PROPOSED CABANA REAR SETBACK
11'-8 1/2"
6'-5"
EXIST + PROPOSED CABANA SIDE SETBACK
P/L SETBACK
5'-0"
A/C
SETBACK
37'-3"
EXIST + PROPOSED
SINGLE + SECOND STORY
FRONT YARD SETBACK
EXIST + PROPOSED
SINGLE + SECOND STORY
EAST SIDE YARD SETBACK
2'-9"
75'-3"
EXIST + PROPOSED
SINGLE + SECOND STORY
REAR YARD SETBACK
37'-0 1/2"
EXIST + PROPOSED
POOL + CABANA REAR
SETBACK
EXIST + PROPOSED
POOL SIDE YARD
SETBACK
16'-6 1/2"
MINIMUM SECOND STORY
REAR YARD SETBACK
15'-0"
10'-6"
A/C SIDE
SETBACK
LOWER L1
BEDROOM L1
BATHROOM L1
LOWER L2
BATHROOM L2
LOWER L3
BEDROOM L3
BATHROOM L3
LOWER L4
BEDROOM L4
BATHROOM L4
LOWER L5
BEDROOM L5
BATHROOM L5
LOWER L6
BEDROOM L6
BATHROOM L6
LOWER L7
BEDROOM L7
BATHROOM L7
LOWER L8
BEDROOM


25'-0"
MINIMUM SINGLE STORY
FRONT YARD SETBACK
30'-0"
MINIMUM SECOND STORY
FRONT YARD SETBACK
MINIMUM SINGLE STORY
SIDE YARD SETBACK
12'-6"
MINIMUM SECOND STORY
SIDE YARD SETBACK
EXIST + PROPOSED
SINGLE + SECOND STORY
WEST SIDE YARD SETBACK
1'-0"
EXIST + PROPOSED
SINGLE + SECOND STORY
EAST SIDE YARD SETBACK
37'-0"
EXIST + PROPOSED
SINGLE + SECOND STORY
FRONT YARD SETBACK
ASPHALT DRIVEWAY
MAXIMUM DRIVEWAY
WIDTH PERMITTED
AT PROPERTY LINE
24'-0"
EXISTING
ASPHALT DRIVEWAY
LOWER L1
LOWER L2
LOWER L3
LOWER L4
LOWER L5
LOWER L6
LOWER L7
LOWER L8
LOWER L9
LOWER L10
LOWER L11
LOWER L12
LOWER L13
LOWER L14
LOWER L15
LOWER L16
LOWER L17
LOWER L18
LOWER L19
LOWER L20
LOWER



EXISTING FIRST FLOOR 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 NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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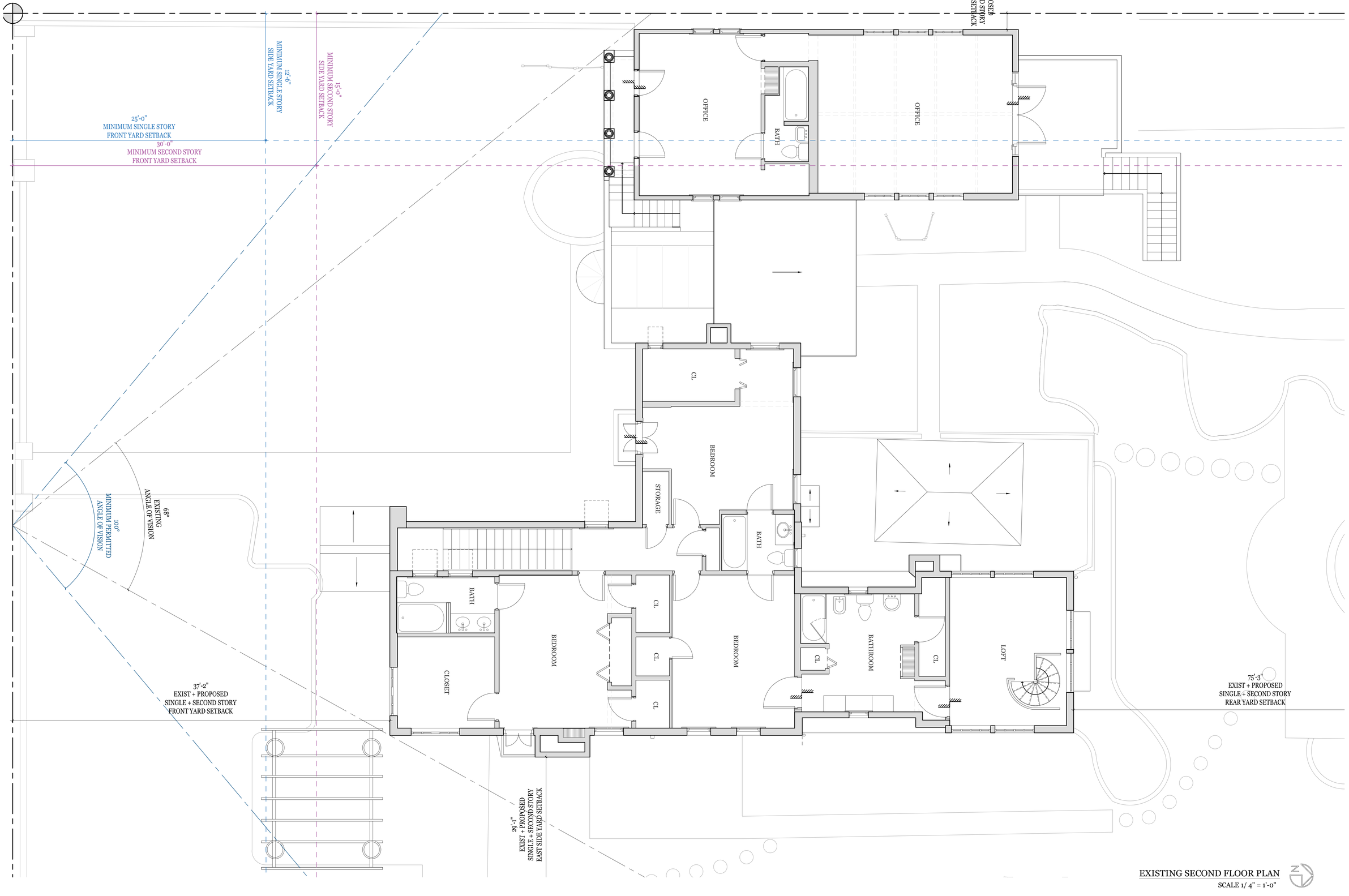
PROJECT NO:

SHEET NO.

A-1.0

03.31.26



EXISTING SECOND FLOOR 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 NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

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REVISIONS:

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PROJECT NO:

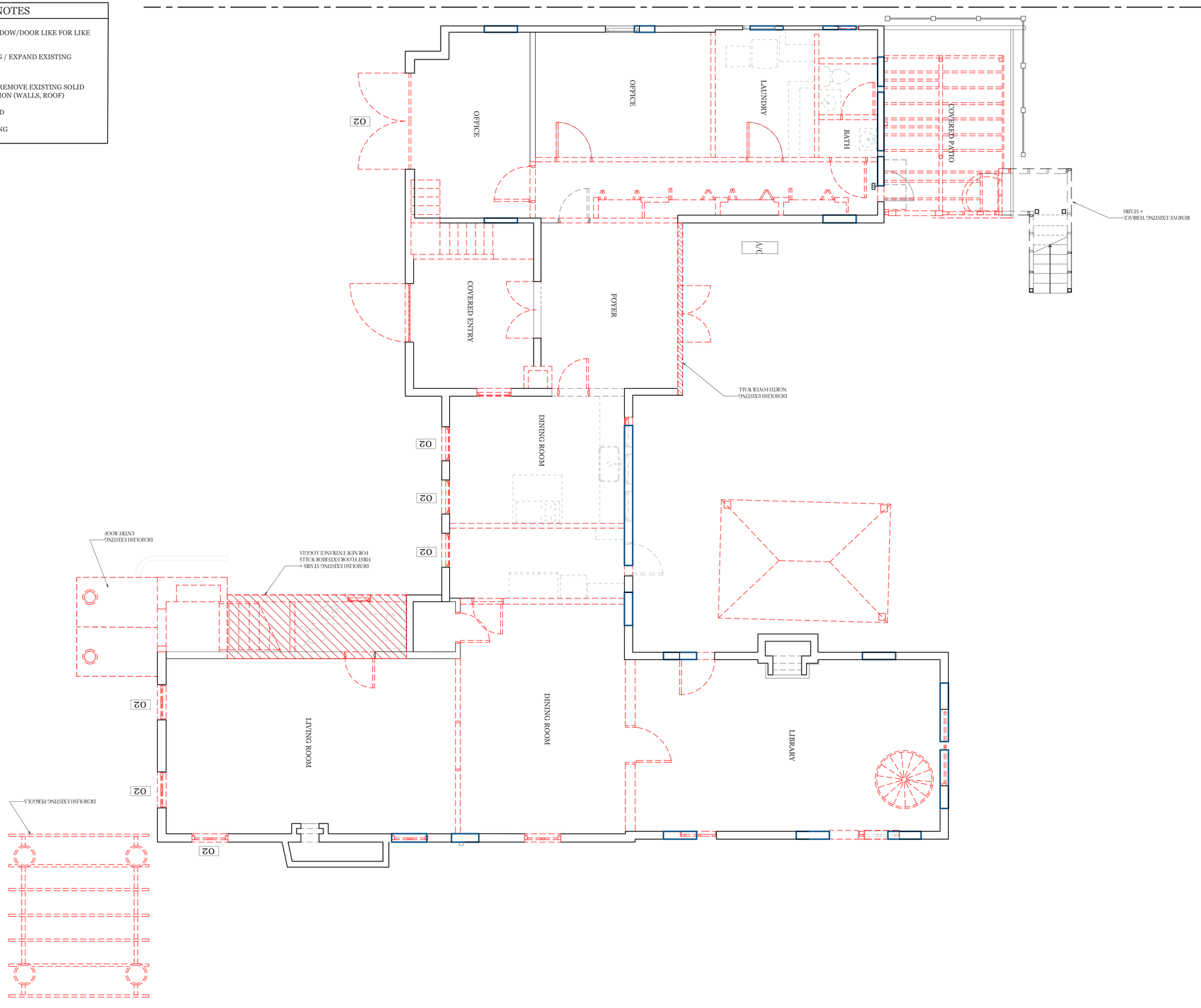
SHEET NO.

A-1.1

03.31.26

DEMOLITION KEYNOTES

- 01 — REPLACE WINDOW/DOOR LIKE FOR LIKE
- 02 — NEW OPENING / EXPAND EXISTING OPENING
- DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)
- DEMOLISHED
- NEW OPENING



DEMO FIRST FLOOR 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 NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

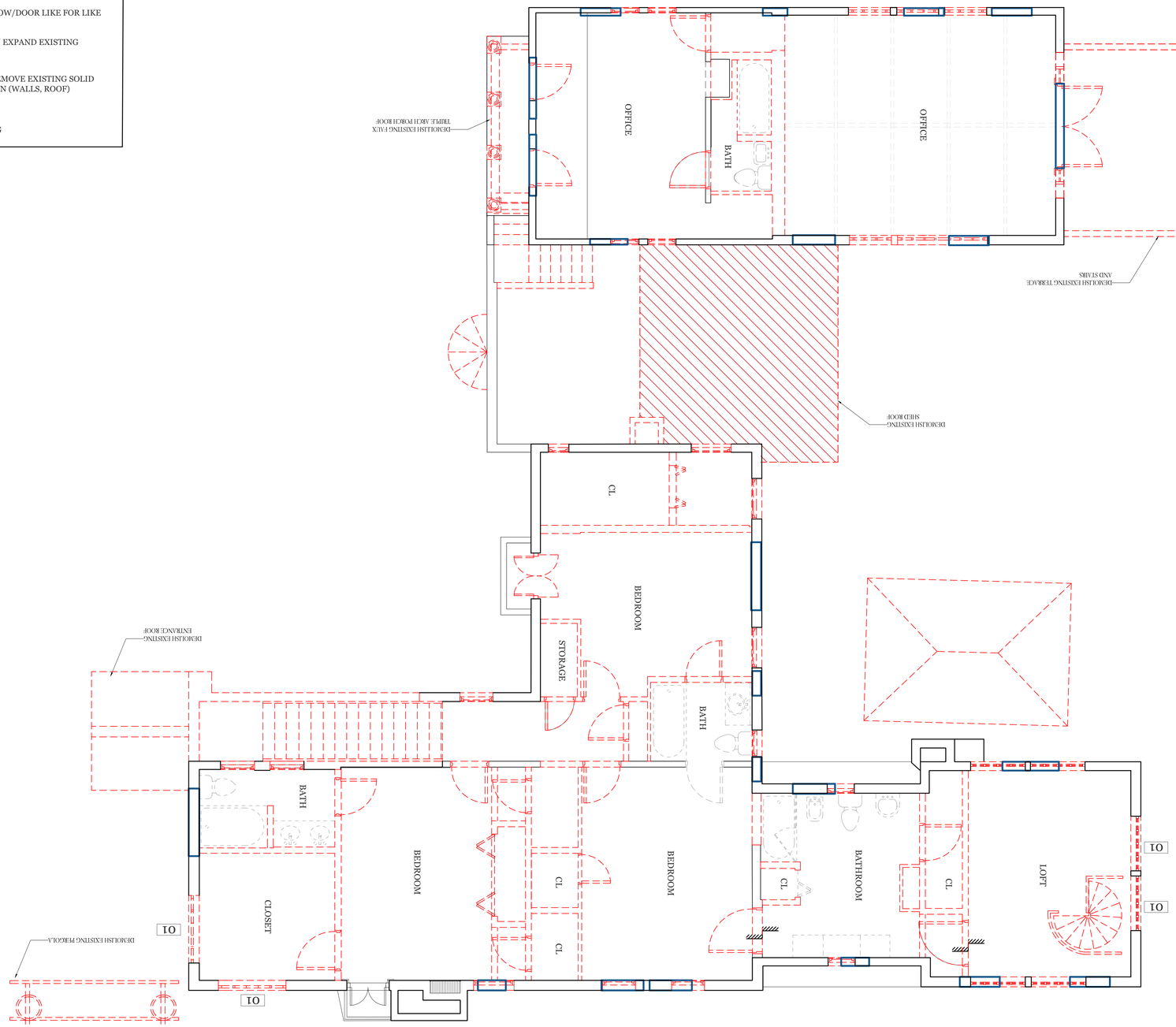
SHEET NO.

A-1.2

03.31.26

DEMOLITION KEYNOTES

- 01 REPLACE WINDOW/DOOR LIKE FOR LIKE
- 02 NEW OPENING / EXPAND EXISTING OPENING
- DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)
- DEMOLISHED
- NEW OPENING



DEMO SECOND FLOOR 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 NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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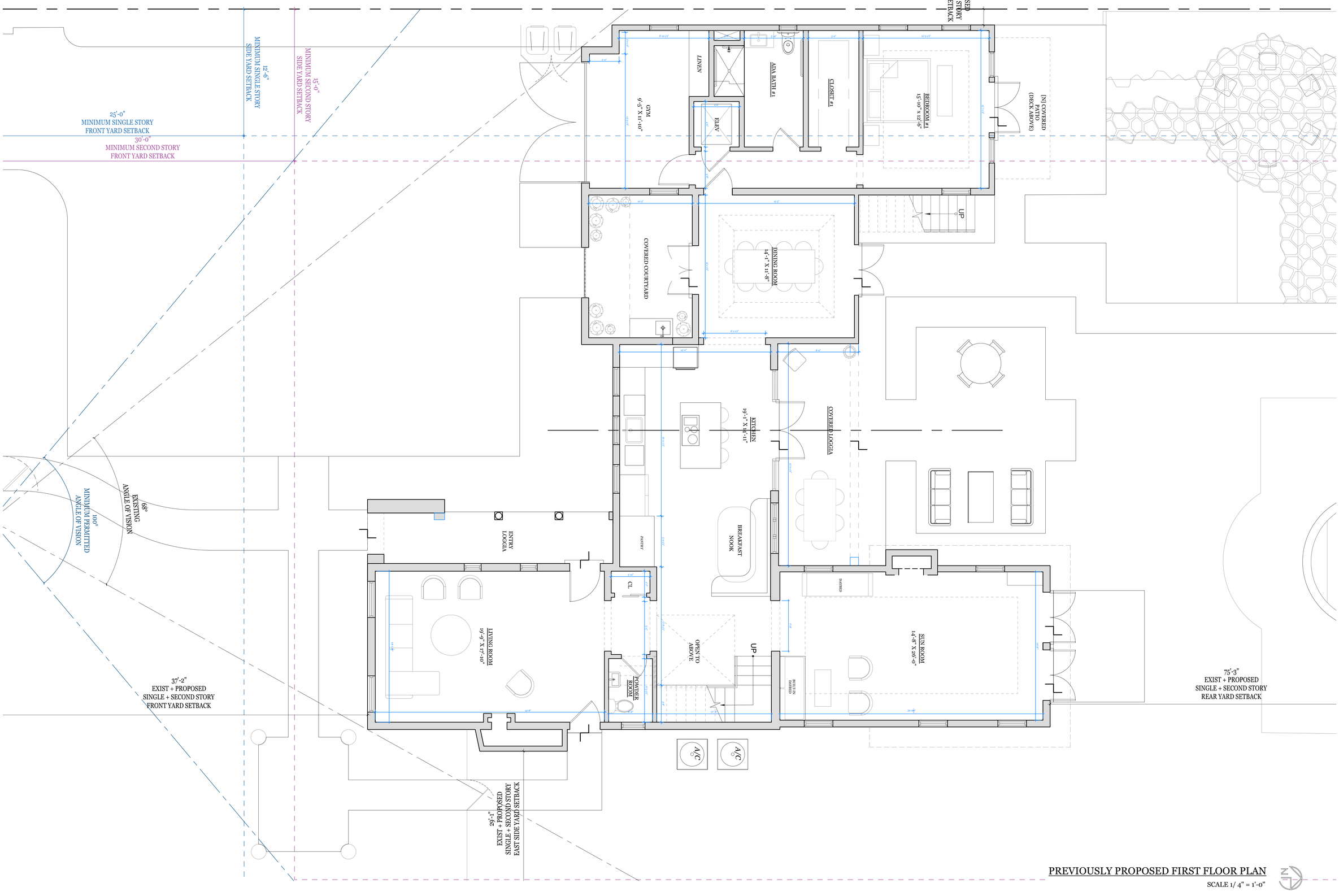
PROJECT NO:

SHEET NO.

A-1.3

03.31.26



PREVIOUSLY PROPOSED FIRST FLOOR 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 NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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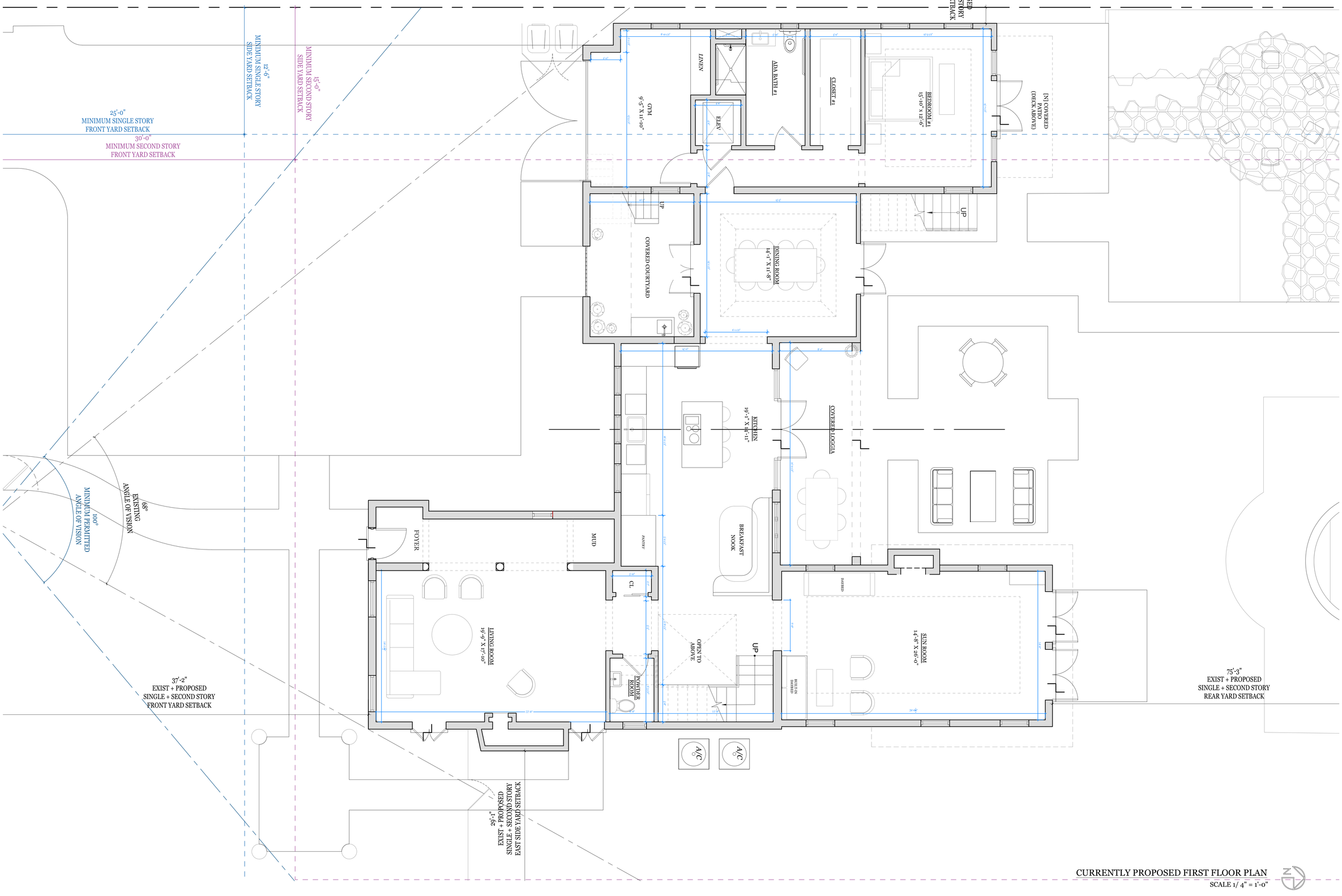
PROJECT NO:

SHEET NO.

A-1.4

03.31.26



CURRENTLY PROPOSED FIRST FLOOR 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 NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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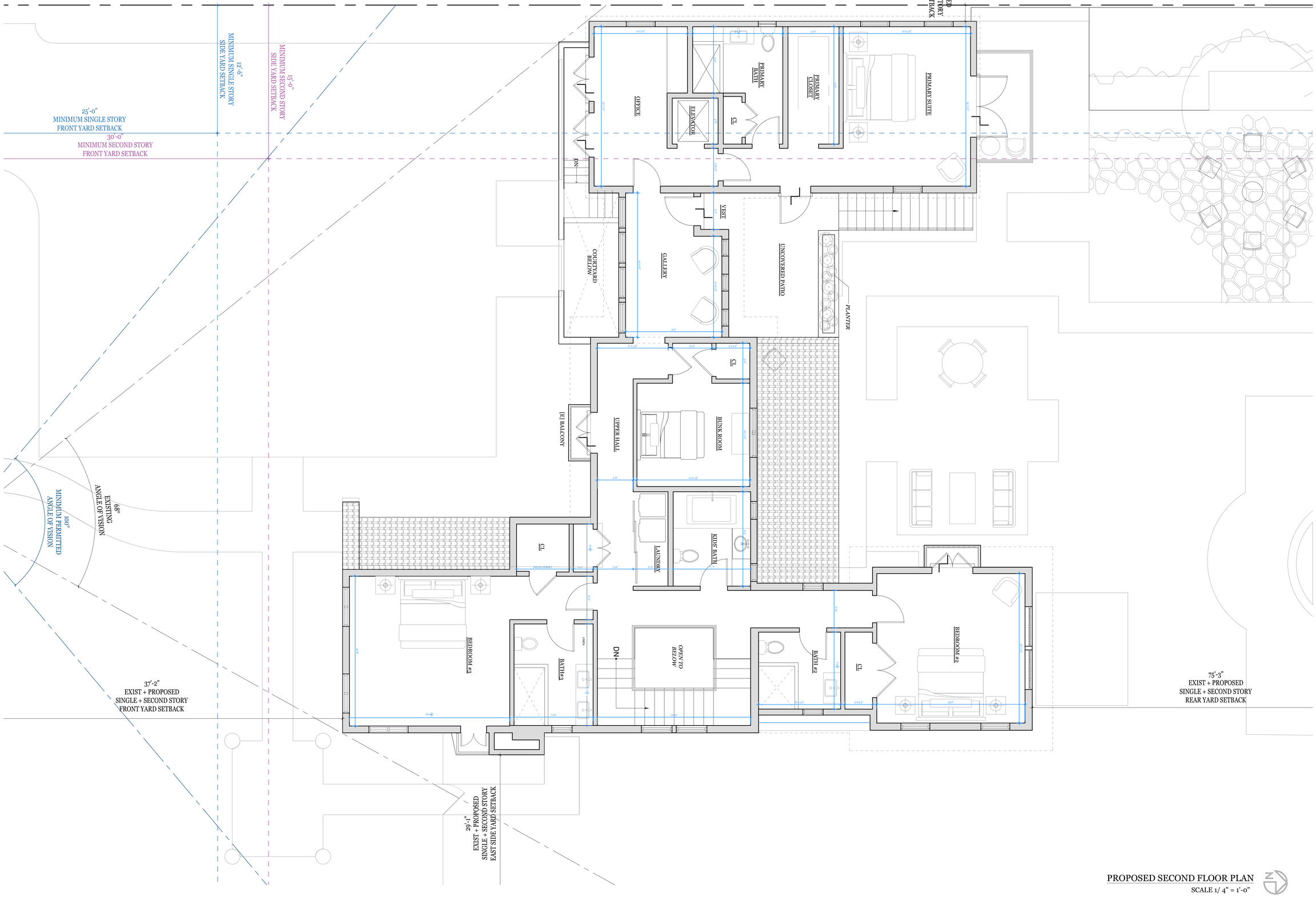
PROJECT NO:

SHEET NO.

A-1.4.1

05.03.26



PROPOSED SECOND FLOOR 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 NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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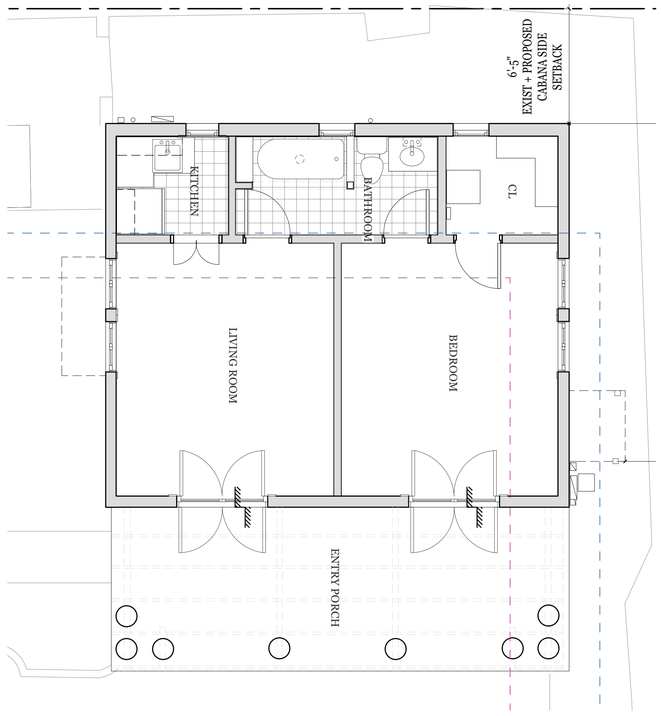
PROJECT NO:

SHEET NO.

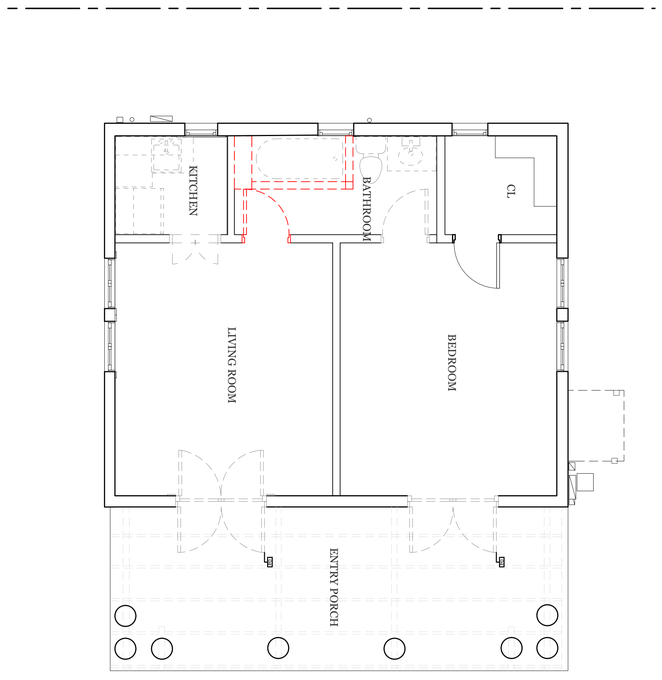
A-1.5

05.03.26



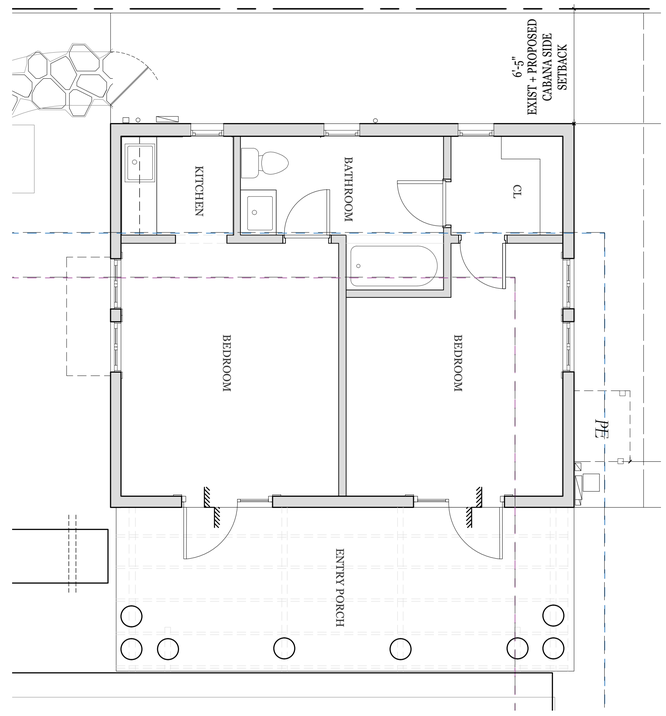
EXISTING CABANA FLOOR PLAN

SCALE 1/ 4" = 1'-0"



DEMO CABANA FLOOR PLAN

SCALE 1/ 4" = 1'-0"



PROPOSED CABANA FLOOR PLAN

SCALE 1/ 2" = 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 NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

△

△

△

△

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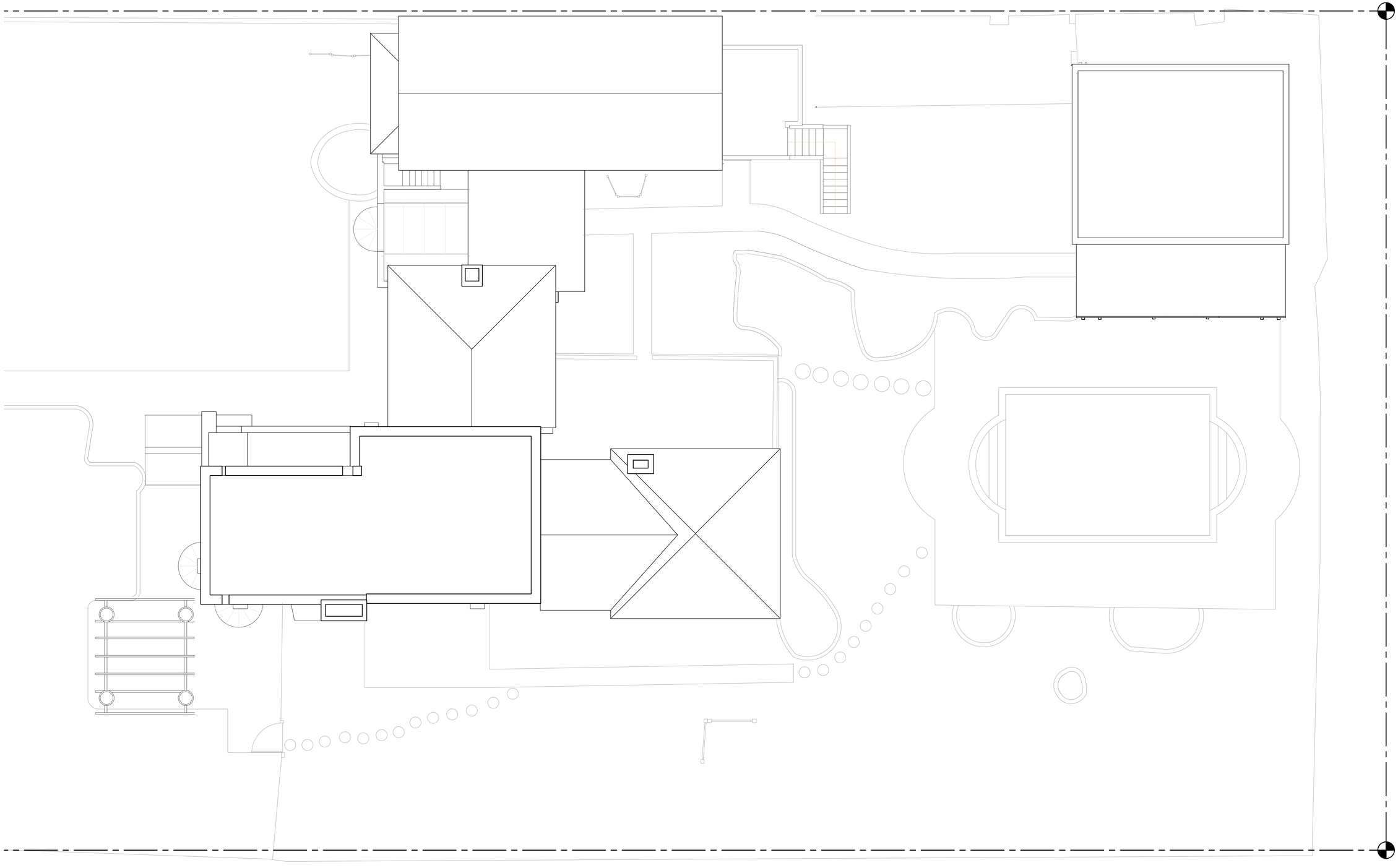
PROJECT NO:

SHEET NO.

A-1.6

03.31.26



EXISTING ROOF PLAN
SCALE 3/ 16" = 1'-0"

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

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

PROPOSED NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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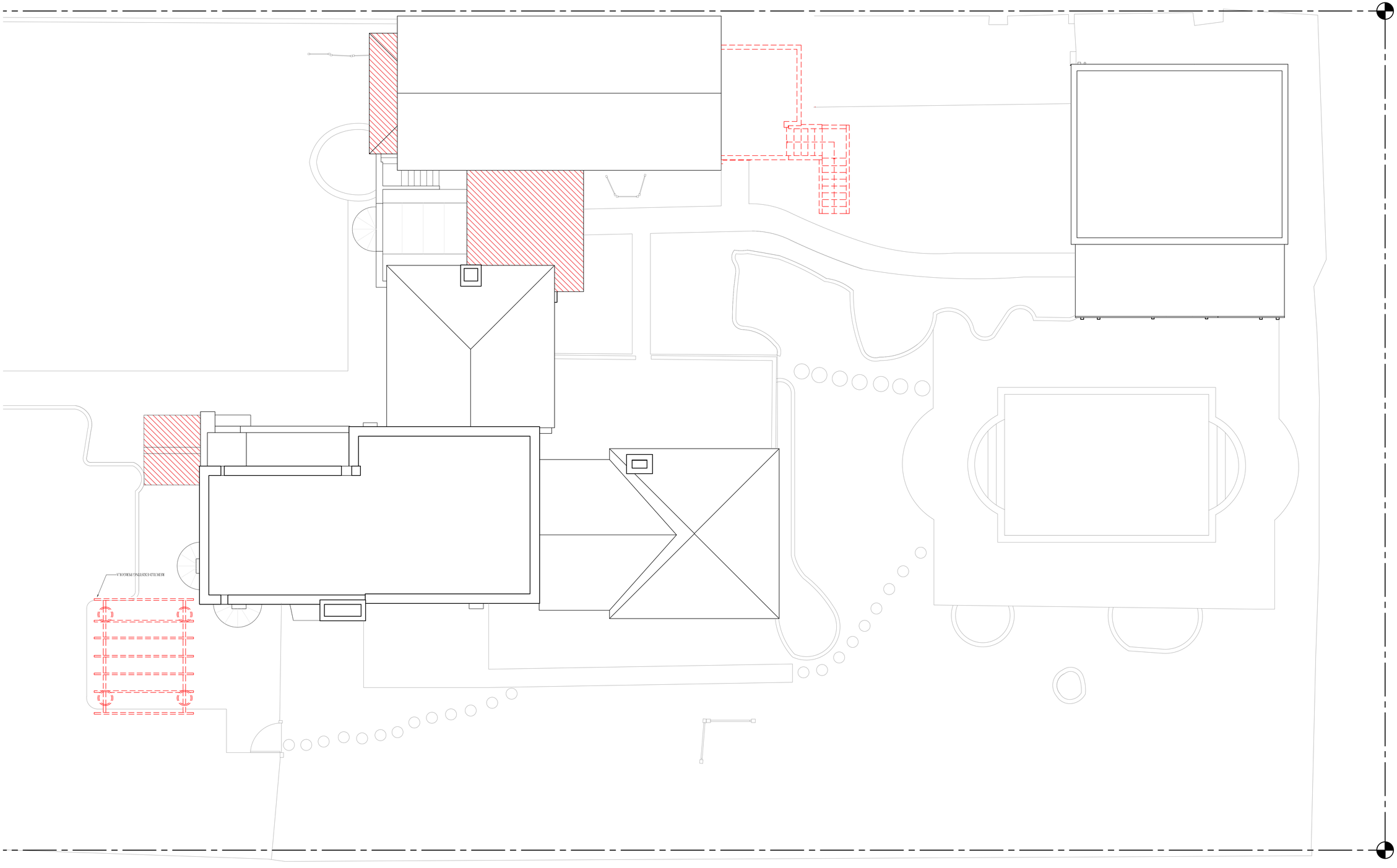
PROJECT NO:

SHEET NO.

A-1.9

03.31.26



290 SF OF 2856 SF =
10.6% DEMOLITION

DEMO ROOF PLAN
SCALE 3/ 16" = 1'-0"

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

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

PROPOSED NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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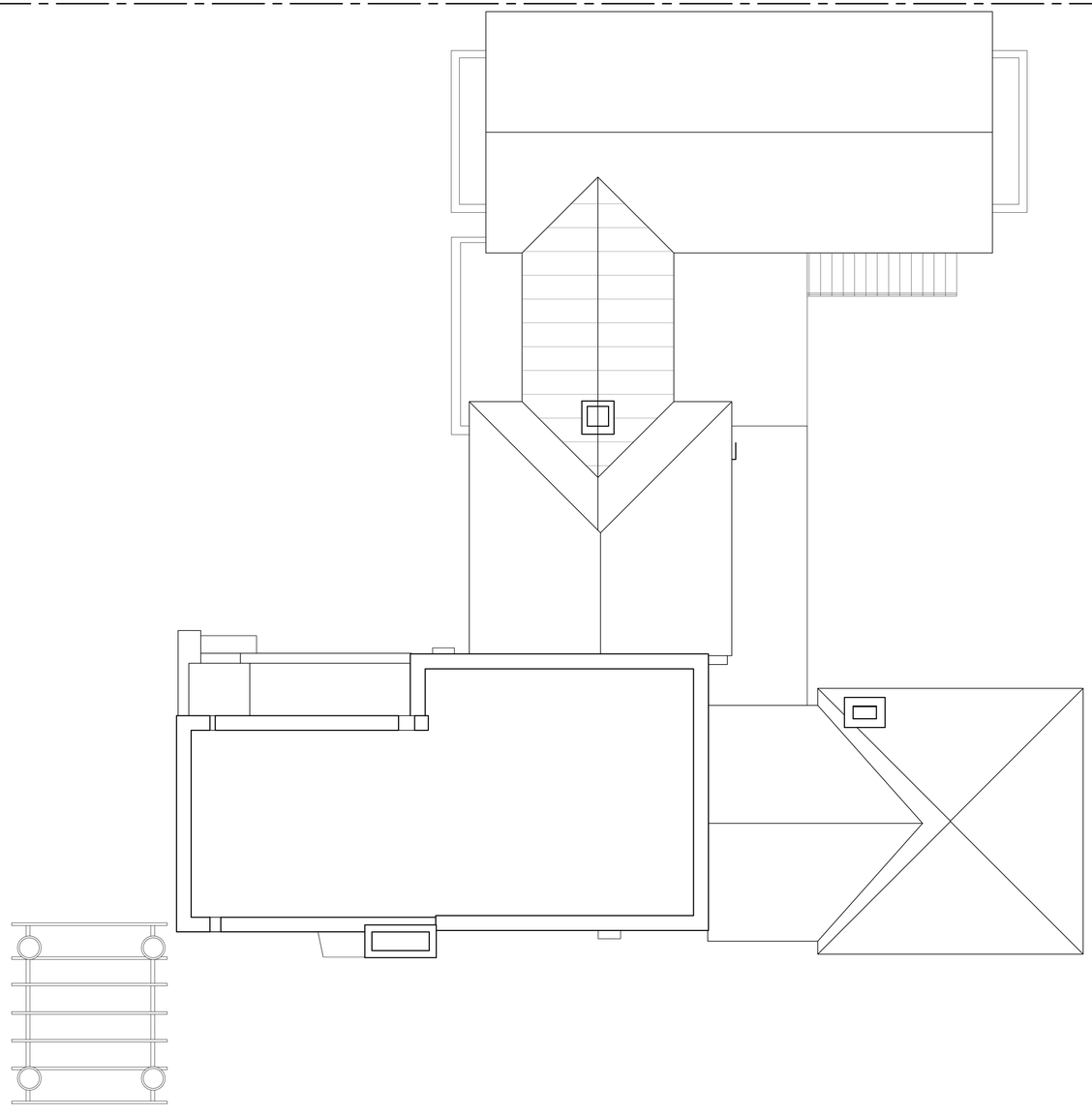
PROJECT NO:

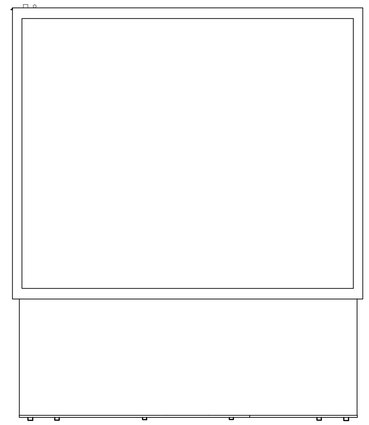
SHEET NO.

A-1.10

03.31.26

KEEP OR REMOVE ROOF PLAN BASED ON NEW LINK







PREVIOUSLY PROPOSED ROOF PLAN

SCALE 3/ 16" = 1'-0"

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

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

PROPOSED NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-1.11

03.31.26



EXISTING SOUTH ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED FRONT (SOUTH) ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED FRONT (SOUTH) ELEVATION

SCALE 1/ 4" = 1'-0"

SKA

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

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

PROPOSED NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-2.0

05.02.26



EXISTING EAST ELEVATION

SCALE 1/ 4" = 1'-0"



PREVIOUSLY PROPOSED EAST ELEVATION

SCALE 1/ 4" = 1'-0"



CURRENTLY PROPOSED EAST 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 NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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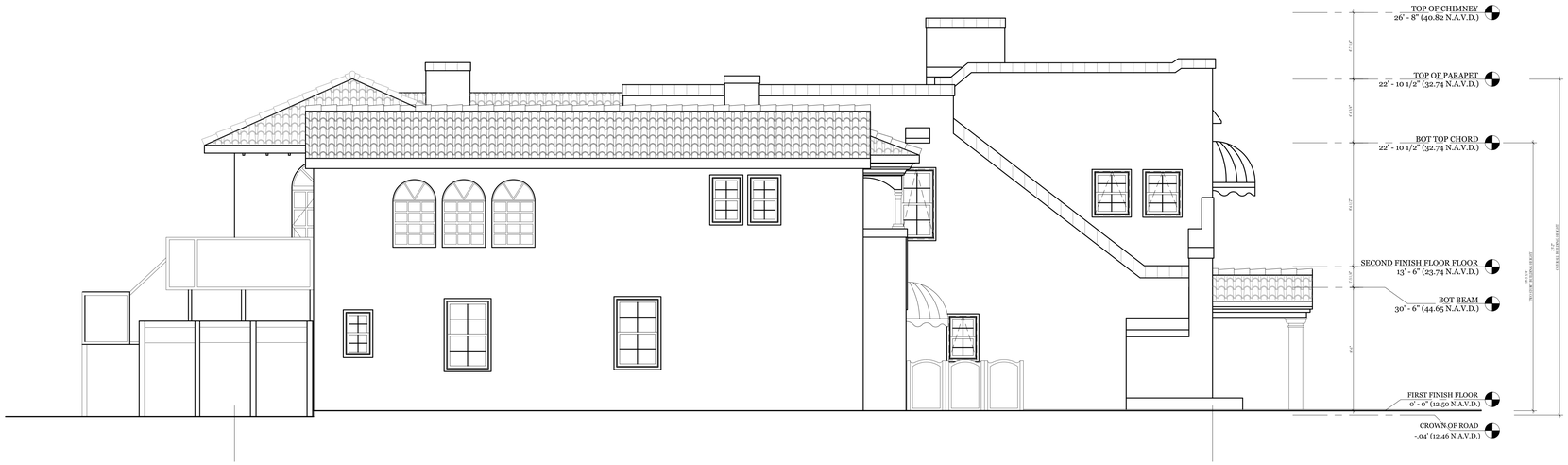
PROJECT NO:

SHEET NO.

A-2.1

05.02.26



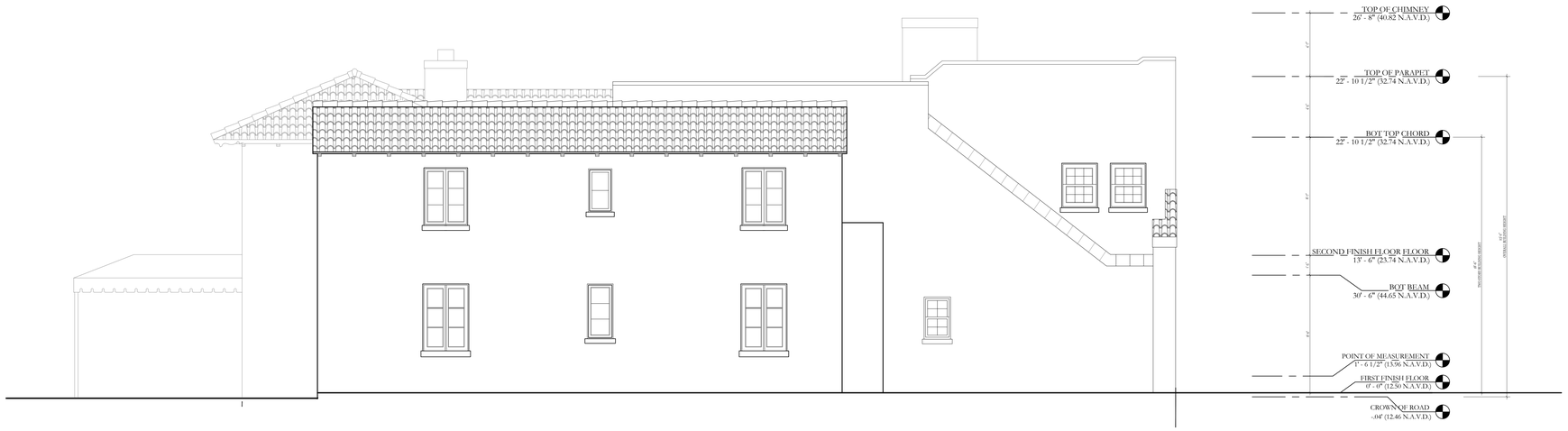
EXISTING WEST ELEVATION

SCALE 1/ 4" = 1'-0"



PREVIOUSLY PROPOSED WEST ELEVATION

SCALE 1/ 4" = 1'-0"



CURRENTLY PROPOSED WEST ELEVATION

SCALE 1/ 4" = 1'-0"

SKA

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

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

PROPOSED NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-2.2

05.02.26



EXISTING REAR (NORTH) ELEVATION

SCALE 1/ 4" = 1'-0"



PREVIOUSLY PROPOSED REAR (NORTH) ELEVATION

SCALE 1/ 4" = 1'-0"



CURRENTLY PROPOSED REAR (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 NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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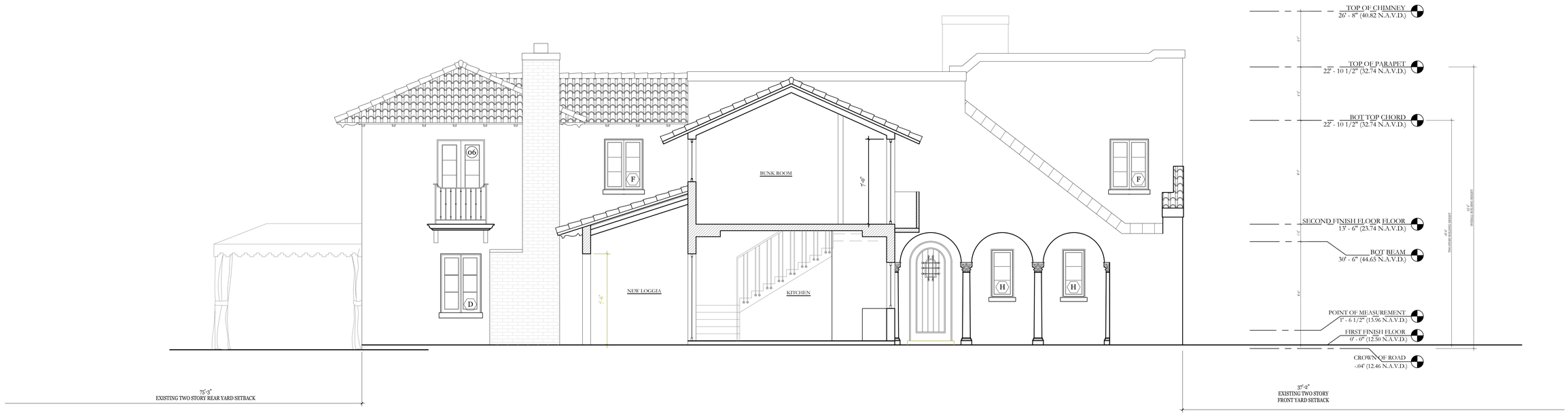
PROJECT NO:

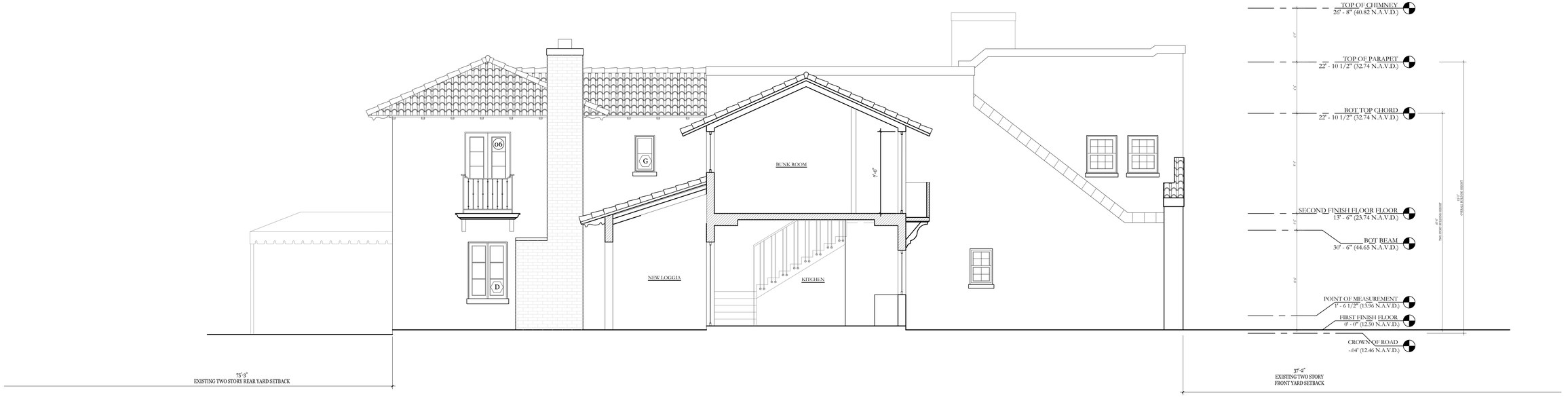
SHEET NO.

A-2.3

05.02.26



PREVIOUSLY PROPOSED REAR (NORTH) ELEVATION



CURRENTLY PROPOSED REAR (NORTH) ELEVATION

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

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

SCALE 1/ 4" = 1'-0"

PROPOSED NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

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

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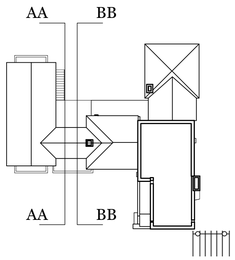
PROJECT NO:

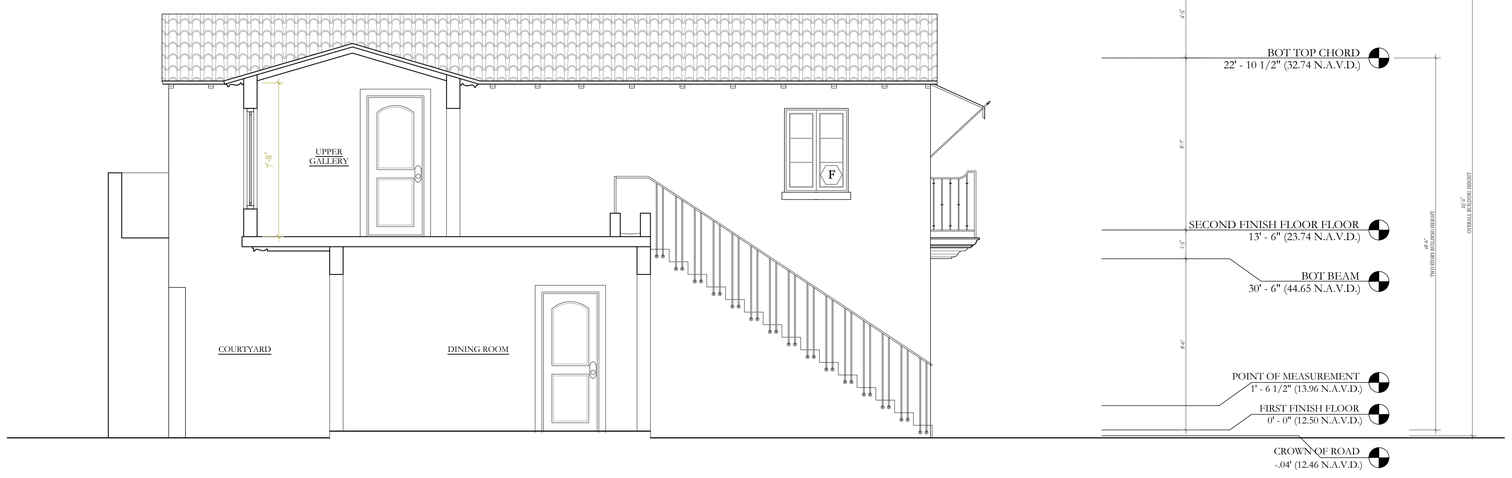
SHEET NO.

A-2.4

05.03.26



SECTION KEY
SCALE: N.T.S.



BB. PROPOSED EAST ELEVATION / SECTION
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 NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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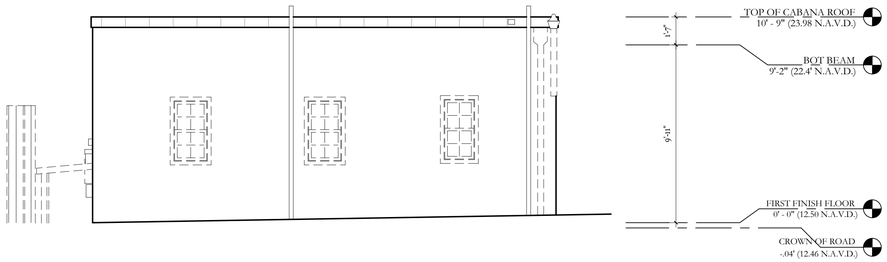
PROJECT NO:

SHEET NO.

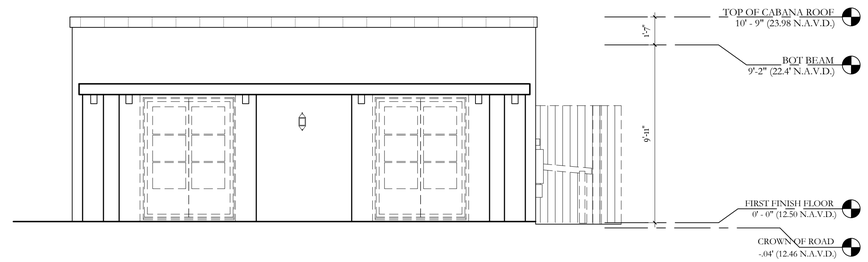
A-2.5

05.03.26



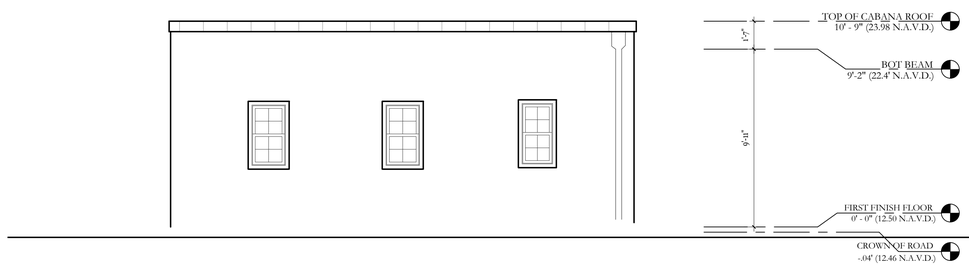
EXISTING/ DEMO CABANA WEST ELEVATION

SCALE 1/ 4" = 1'-0"



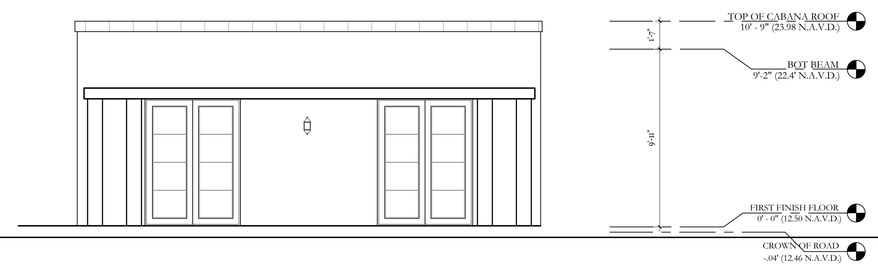
EXISTING / DEMO EAST ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED CABANA WEST ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED CABANA EAST ELEVATION

SCALE 1/ 4" = 1'-0"

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

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

PROPOSED NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-2.4

03.31.26

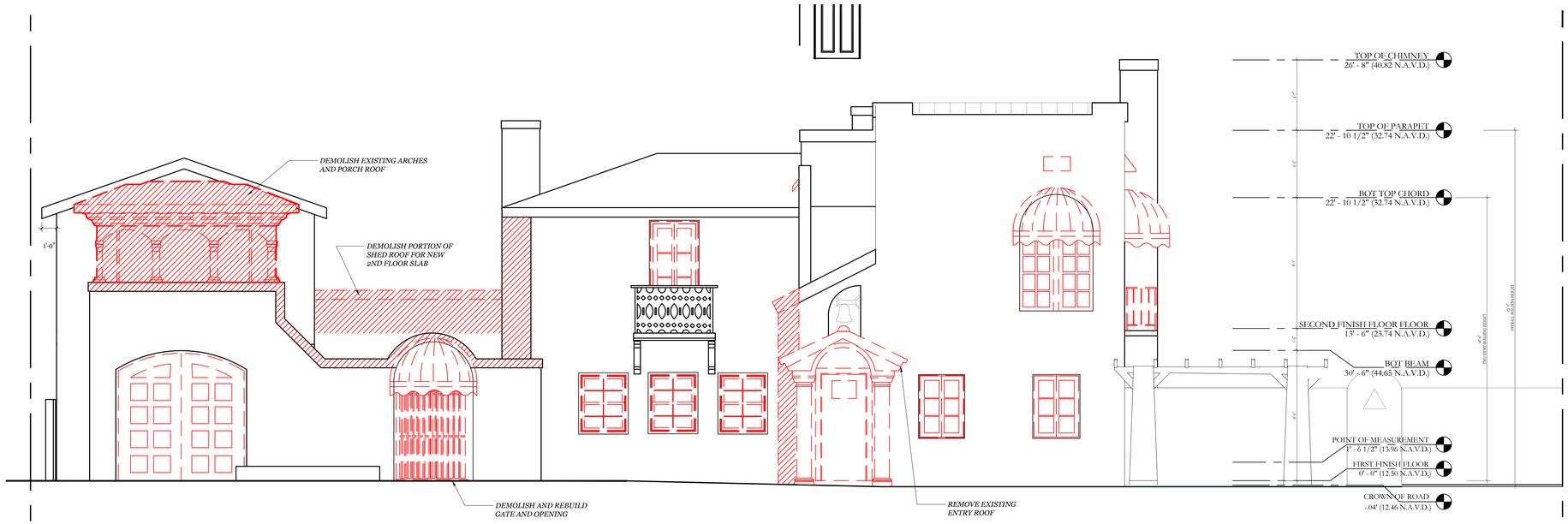
DEMOLITION KEYNOTES

01 REPLACE WINDOW/DOOR LIKE FOR LIKE

NEW OPENING

DEMOLISH PORTION OF HOUSE (WALLS, ROOF)

DEMOLISHED



223 SF / 1480 SF TOTAL = 15% DEMOLITION

DEMO SOUTH ELEVATION

SCALE 1/ 4" = 1'-0"



1'-8 1/2"
EXISTING TWO STORY
SIDE YARD SETBACK

PROPOSED FRONT (SOUTH) ELEVATION

SCALE 1/ 4" = 1'-0"

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SKA ARCHITECT + PLANNER
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PROJECT NO:

SHEET NO.

A-3.0

05.03.26

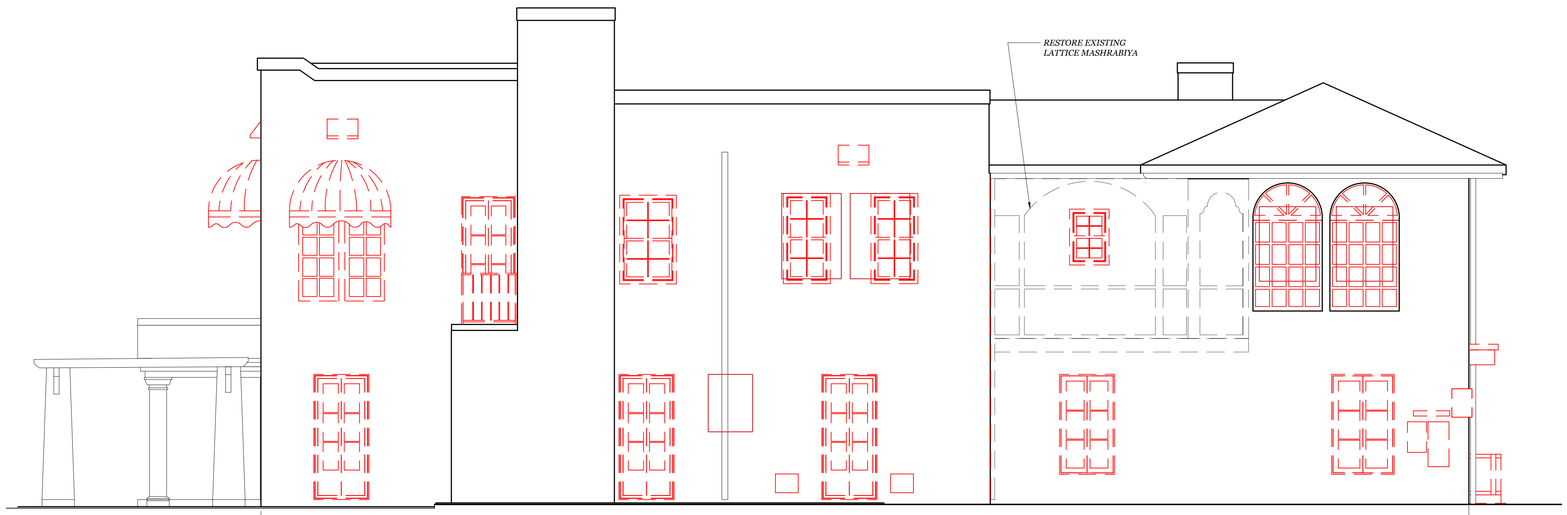
DEMOLITION KEYNOTES

01 REPLACE WINDOW/DOOR LIKE FOR LIKE

NEW OPENING

DEMOLISH PORTION OF HOUSE (WALLS, ROOF)

DEMOLISHED



66 SF / 1597 SF TOTAL = 4% DEMOLITION

DEMO EAST ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 1/ 4" = 1'-0"

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

PROPOSED NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

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PROJECT NO:

SHEET NO.

A-3.1

05.03.26

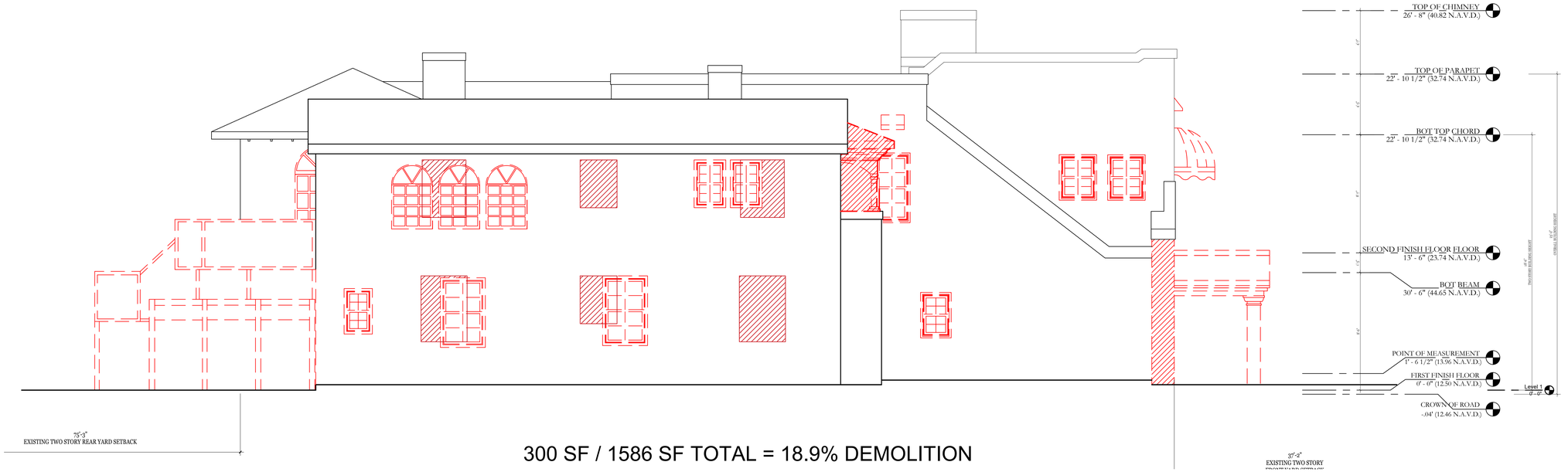
DEMOLITION KEYNOTES

01 REPLACE WINDOW/DOOR LIKE FOR LIKE

NEW OPENING

DEMOLISH PORTION OF HOUSE (WALLS, ROOF)

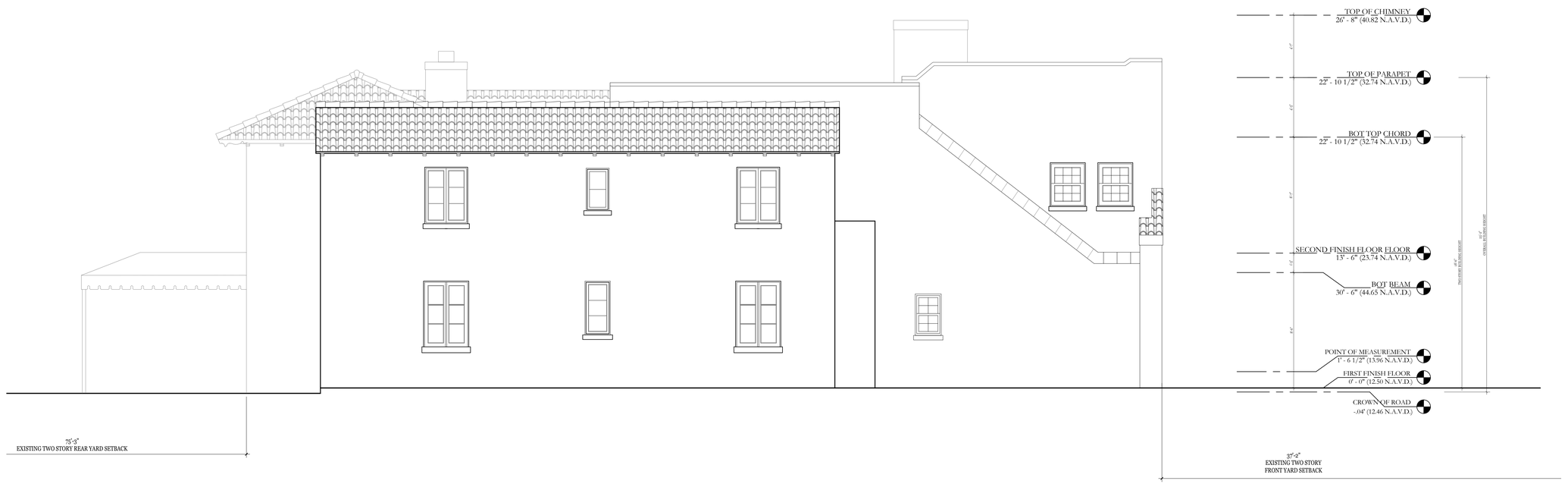
DEMOLISHED



300 SF / 1586 SF TOTAL = 18.9% DEMOLITION

DEMO WEST ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 1/ 4" = 1'-0"

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A.R.#10,

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PROJECT

SHEET N

A-3

05.03.2

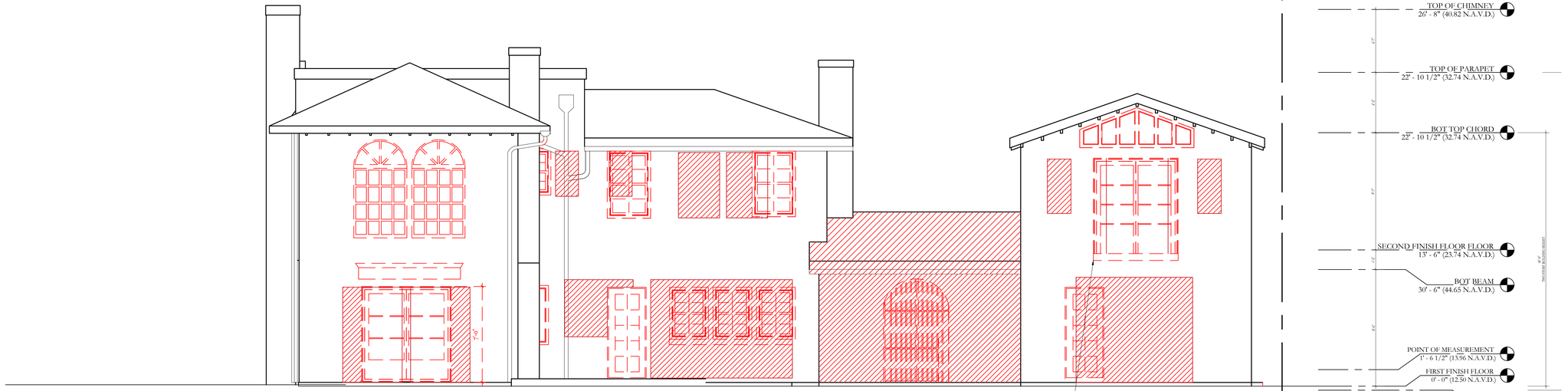
DEMOLITION KEYNOTES

01 REPLACE WINDOW/DOOR LIKE FOR LIKE

NEW OPENING

DEMOLISH PORTION OF HOUSE (WALLS, ROOF)

DEMOLISHED



375 SF / 1443 SF TOTAL = 25.9% DEMOLITION

28'-7"
EXISTING TWO STORY
SIDE YARD SETBACK

1'-8 ½"
EXISTING TWO STORY
SIDE YARD SETBACK

DEMO REAR (NORTH) ELEVATION

SCALE 1/ 4" = 1'-0"



28'-7"
EXISTING TWO STORY
SIDE YARD SETBACK

1'-8 1/2"
EXISTING TWO STORY
SIDE YARD SETBACK

PROPOSED REAR (NORTH) ELEVATION

SCALE 1/ 4" = 1'-0"

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

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

PROPOSED NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

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PROJECT NO:

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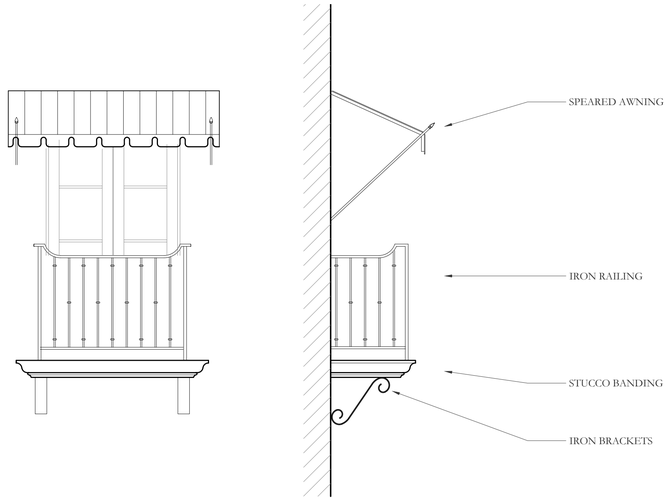
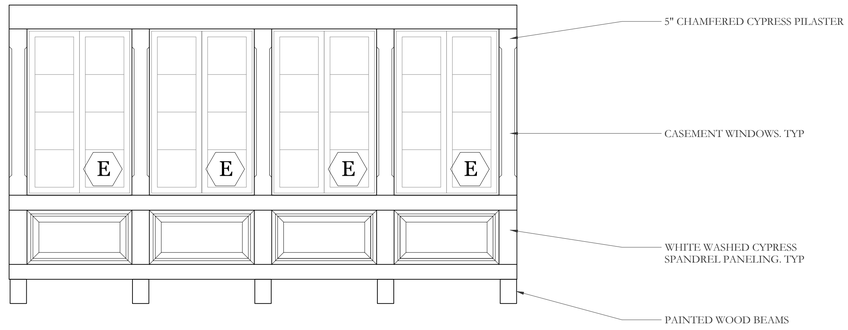
A-3.4

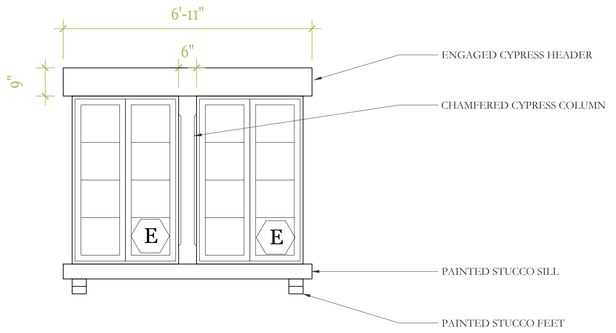
05.03.26



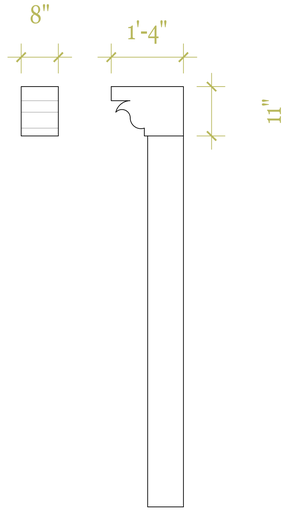
TYPICAL BALCONY DETAIL
SCALE 1/2" = 1'-0"



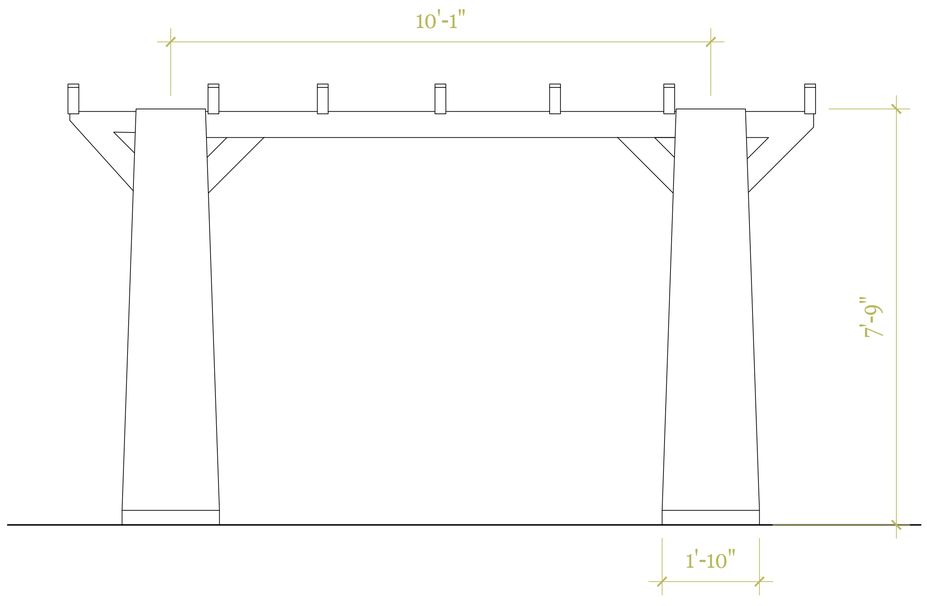
GALLERY DETAIL
SCALE 1/2" = 1'-0"



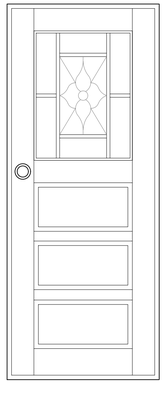
TYPICAL HEADER + CHAMFERED COLUMN DETAIL
SCALE 1/2" = 1'-0"



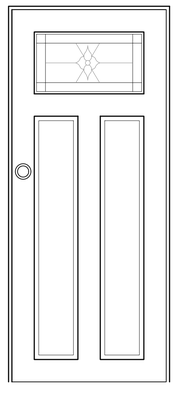
CYPRESS COLUMN AND CAPTIAL @
EXTERIOR LOGGIA
SCALE 1/2" = 1'-0"



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



ORIGINAL DOOR @ GARAGE BALCONY DETAIL
SCALE 3/4" = 1'-0"



ORIGINAL FRONT DOOR DETAIL
SCALE 3/4" = 1'-0"

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BEACH, FL, 33480 PHONE: 561.655.1116

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

PROPOSED NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

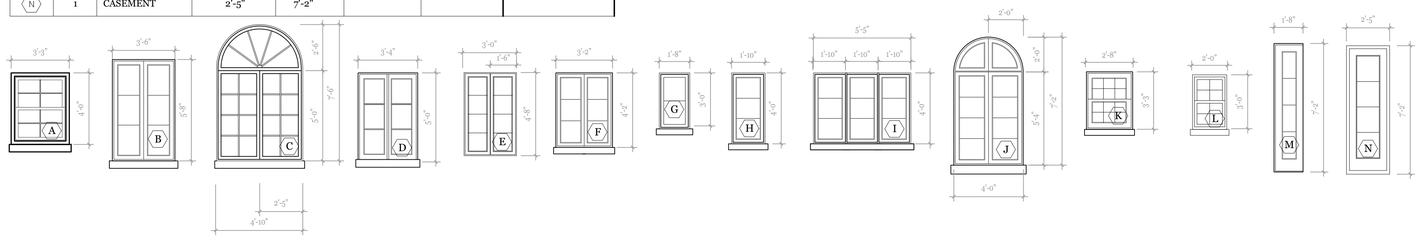
SHEET NO.

A-4.0

03.31.26

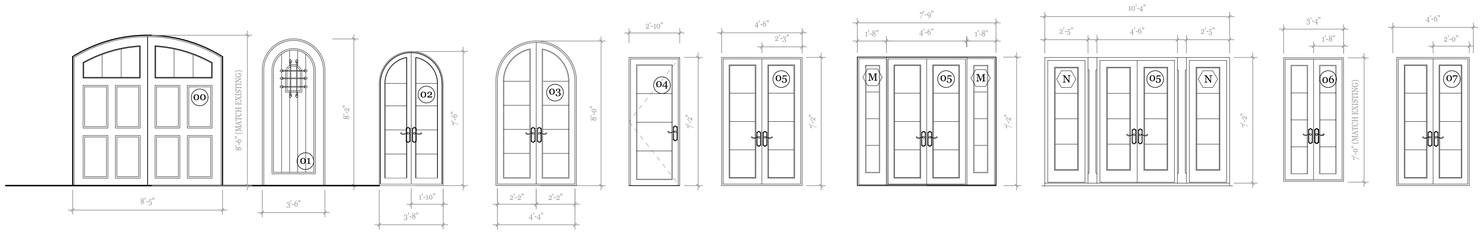
WINDOW SCHEDULE

MARK	QTY.	WINDOW TYPE	OPENING SIZE		FRAME MAT	FRAME COL	NOTES
			WIDTH	HEIGHT			
A	3	SINGLE HUNG	3'-3"	4'-0"	ALUMINUM	BLUE	VERIFY R.O.
B	2	CASEMENT	3'-6"	5'-8"			**VERIFY R.O.**
C	2	CASEMENT	4'-10"	(5'-0", 2'-6") 7'-6"			VERIFY R.O.
D	2	CASEMENT	3'-4"	5'-0"			
E	6	CASEMENT	3'-0"	4'-8"			
F	12	CASEMENT	3'-2"	4'-2"			
G	4	CASEMENT	4'-0"	5'-0"			
H	4	CASEMENT	1'-10"	4'-0"			
I	1	CASEMENT	5'-5" (1'-10"X 3)	4'-0"			
J	2	CASEMENT	5'-10"	(5'-4" / 2'-0") 7'-0"			
K	2	CASEMENT	2'-8"	3'-3"			
L	1	CASEMENT	2'-0"	3'-0"			
M	1	CASEMENT	1'-8"	7'-2"			
N	1	CASEMENT	2'-5"	7'-2"			



DOOR SCHEDULE

	MARK	LOCATION	DOOR	SIZE	MAT'L	FRAME	HDWR.
EXTERIOR	00		EXTERIOR	8'-6" X 8'-6"	WD/MTL/GL	WD	CHARCOAL
	01		EXTERIOR	3'-6" X 8'-2"	WD/MTL/GL	WD	
	03		EXTERIOR	4'-4" X 8'-0"	MTL	ALUM	
	04		EXTERIOR	2'-10" X 7'-2"			
	05		EXTERIOR	4'-6" X 7'-2"			
	06		EXTERIOR	4'-6" (1'-8") X 7'-2"			
	07		EXTERIOR	(2'-3" X 4) X 7'-2"			
				(2'-3" X 4) X 7'-2"			



WINDOW + DOOR SCHEDULE

SCALE 1/4" = 1'-0"

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PROPOSED NEW CONSTRUCTION FOR:

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PROJECT

SHEET N

A-5

05.03.2



PROPOSED FRONT (SOUTH) ELEVATION

SCALE 1/ 4" = 1'-0"



CURRENTLY PROPOSED REAR (NORTH) ELEVATION

SCALE 1/ 4" = 1'-0"

COLORED ELEVATIONS

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 NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

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SHEET NO.

A-6.2

03.31.26



PROPOSED WEST ELEVATION

SCALE 1/ 4" = 1'-0"



CURRENTLY PROPOSED EAST ELEVATION

SCALE 1/ 4" = 1'-0"

COLORED ELEVATIONS

SKA

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

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SHEET NO.

A-6.3

03.31.26



FRONT (SOUTH) RENDERED PERSPECTIVE

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

125 BRAZILIAN AVE, WEST PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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EX-1

03.31.26



FRONT DRIVEWAY PERSPECTIVE

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

BAGBY RESIDENCE

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CONSULTANT:

REVISIONS:

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SHEET NO.

EX-2

03.31.26



REAR COURTYARD DETAIL PERSPECTIVE

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

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CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

EX-3

03.31.26

The
Bagby
Residence

125 Brazilian Ave
Palm Beach, FL

SHEET INDEX

Cover	
Site Plan	L1.1
Site Comparison PLan	L1.2
Hardscape Details	L2.1
Planting Plan	L3.1
Planting Details	L3.2
Planting Specifications	L3.3
Materials	M-1
Native Calculations	N-1
Pre-Demolition Plan	D-1
Post-Demolition Plan	D-2
Elevation Renderings	E-1
Elevation Renderings	E-2
Screening Plan	S-1
Truck Logistics Plan	TL-1

S M I

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

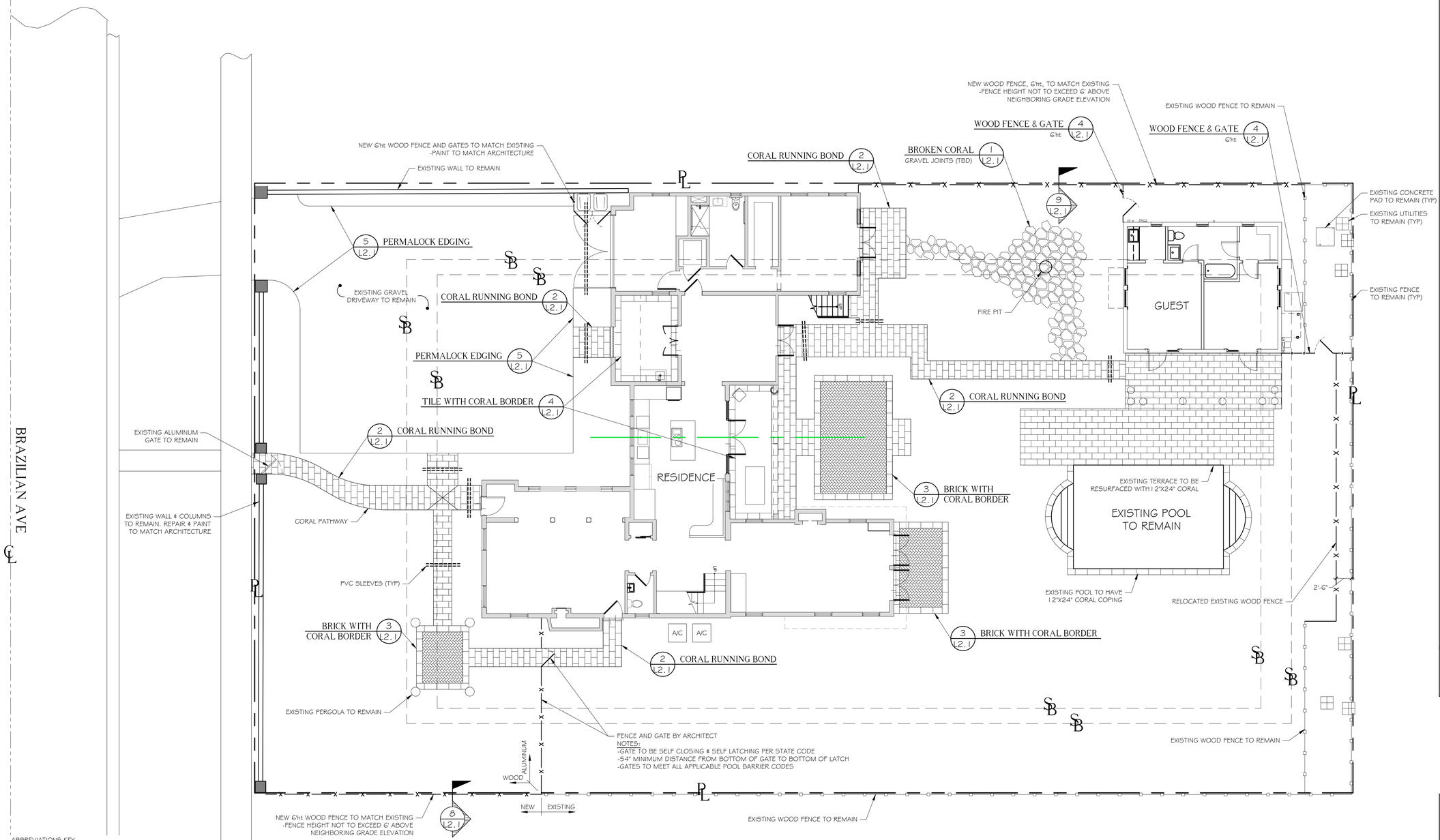
Bagby
2603

Landmarks
HSB-26-0003

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

811 Know what's below Call before you dig

The Bagby Residence

125 Brazilian Ave
Palm Beach, FL

North

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NOTES:
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-DRIP IRRIGATION MAY ONLY BE USED IF SPECIFIED BY SMI OR IF REQUIRED BY MUNICIPALITY

	DATE	DESCRIPTION
3	05.04.2026	Landmarks Comments
2	03.31.2026	Final Submission
1	03.03.2026	Second Submission
0	DATE	DESCRIPTION

REVISIONS

Landmarks
HSB-26-0003

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: 3/32" = 1'-0"	PROJECT NUMBER: 2603	
DATE: 05.04.2026	PRJCT MNGR: PEC	CHECKED: . .
SEAL:	DRAWING NO. L1.1 SHEET 1 OF 2	

FIELD VERIFY ALL DIMENSIONS

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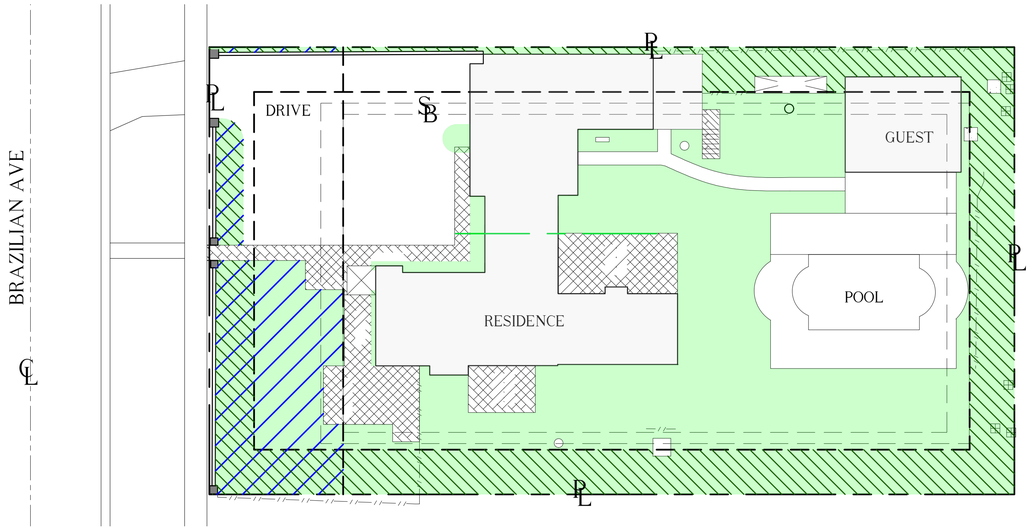
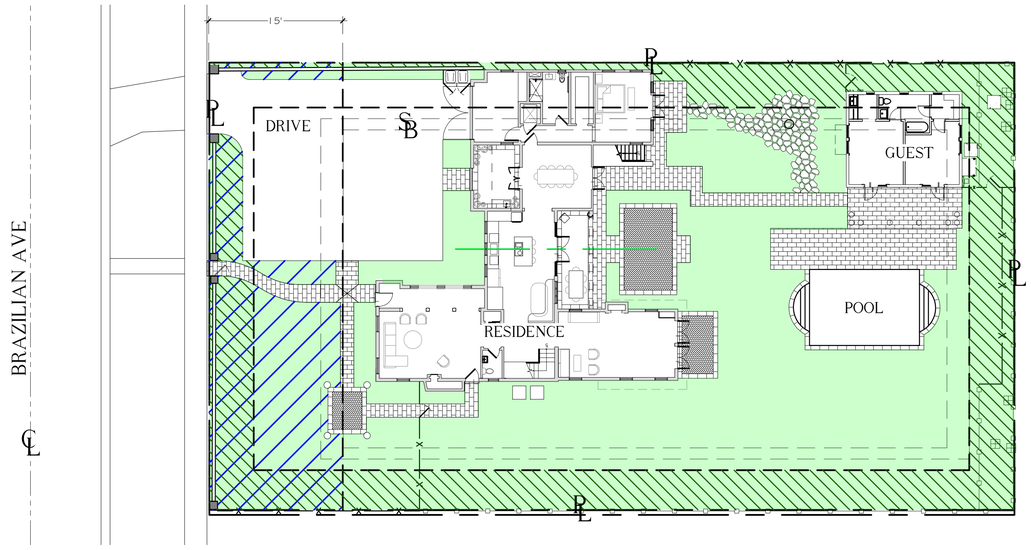
SMI TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION



EXISTING SITE PLAN



PROPOSED SITE PLAN

ABBREVIATIONS KEY
DIA =DIAmeter
DR =Dominican Republic
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======== =PVC SLEEVES

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

Pervious / Impervious Calculations: RB							
Lot Size	Dwelling 2 Floors	Required Pervious		Existing Pervious		Proposed Pervious	
18,203 sf	3,121 sf	Square Footage	Percentage	Square Footage	Percentage	Square Footage	Percentage
Overall Hardscape (Impervious)		8,191	45%min (or Existing)	9,129	50%	8,725	48%
6,357 sf							
Front Yard Calculations		1,214	40%min (or Existing)	1,606	53%	1,752	58%
30' Setback Area	Hardscape (Impervious)						
3,034 sf	1,282 sf						
Perimeter Hardscape		4,096	50% of required open space shall be within 10' of property line	3,871	47%	4,099	50%
10' Offset from PL / Area	Hardscape (Impervious)						
5,403 sf	1,304 sf						

Color Key

Site Pervious

Front Yard Pervious

Perimeter Pervious

811 Know what's below Call before you dig

The Bagby Residence

125 Brazilian Ave
Palm Beach, FL

North

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2	03.31.2026	Final Submission
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HSB-26-0003

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

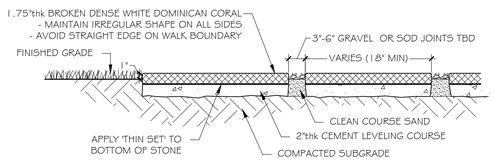
TITLE
Site Comparison Plan

SCALE	PROJECT NUMBER:	
1/16" = 1'-0"	2603	
DATE:	PRJCT MNGR:	CHECKED:
05.04.2026	PEC	. .
SEAL	DRAWING NO.	
	L1.2 SHEET 2 OF 2	

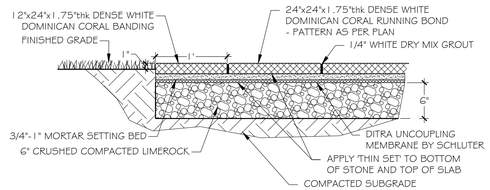
FIELD VERIFY ALL DIMENSIONS

COQUINA / OOLITE / CORAL STONE
TO BE FINISHED WITH HARDENER
AND SEALER AS SPECIFIED:
HARDENER = RESTRUCTOR BY VALCON INDUSTRIES
SEALER = LIQUASEAL
1-866-311-9737
*CONTRACTOR TO FOLLOW MANUFACTURER'S
SPECIFICATIONS FOR APPLICATION AND PROCEDURES

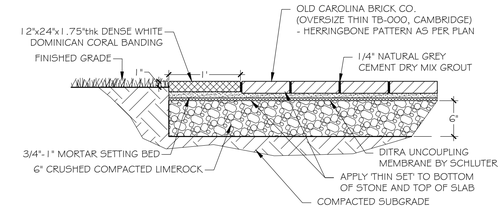
ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES
TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI



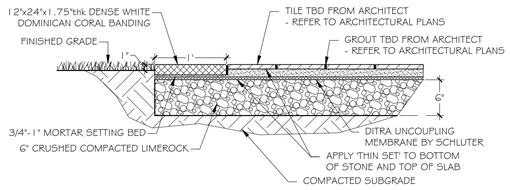
1 L2.1 BROKEN CORAL WALK DETAIL
SCALE: 1" = 1'-0"



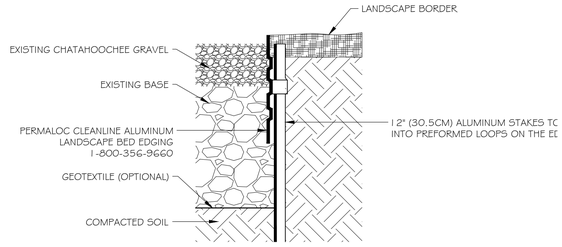
2 L2.1 CORAL RUNNING BOND DETAIL
SCALE: 1" = 1'-0"



3 L2.1 BRICK WITH CORAL BORDER DETAIL
SCALE: 1" = 1'-0"

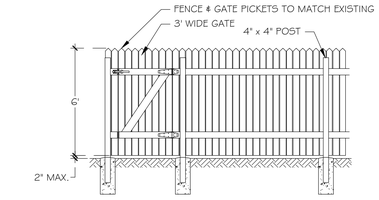


4 L2.1 TILE WITH CORAL BORDER DETAIL
SCALE: 1" = 1'-0"



ALUMINUM EDGING 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

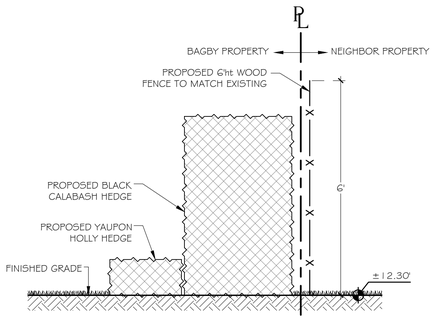
5 L2.1 PERMALOCK EDGING DETAIL
SCALE: 1" = 1'-0"



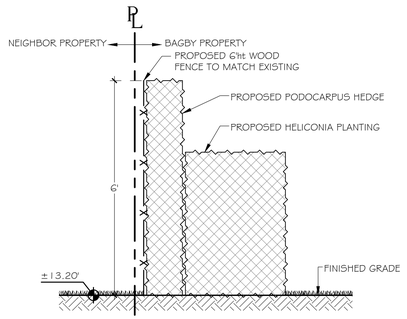
6 L2.1 WOOD FENCE DETAIL
SCALE: 1/4" = 1'-0"

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



8 L2.1 WEST FENCE SECTION
SCALE: 1/2" = 1'-0"



9 L2.1 EAST FENCE SECTION
SCALE: 1/2" = 1'-0"

811 Know what's below
Call before you dig

The Bagby Residence

125 Brazilian Ave
Palm Beach, FL

HARDSCAPE MOCK-UPS TO BE APPROVED
BY OWNER / LA PRIOR TO INSTALLATION

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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

3	05.04.2026	Landmarks Comments
2	03.31.2026	Final Submission
1	03.03.2026	Second Submission

Δ	DATE	DESCRIPTION

REVISIONS

Landmarks
HSB-26-0003

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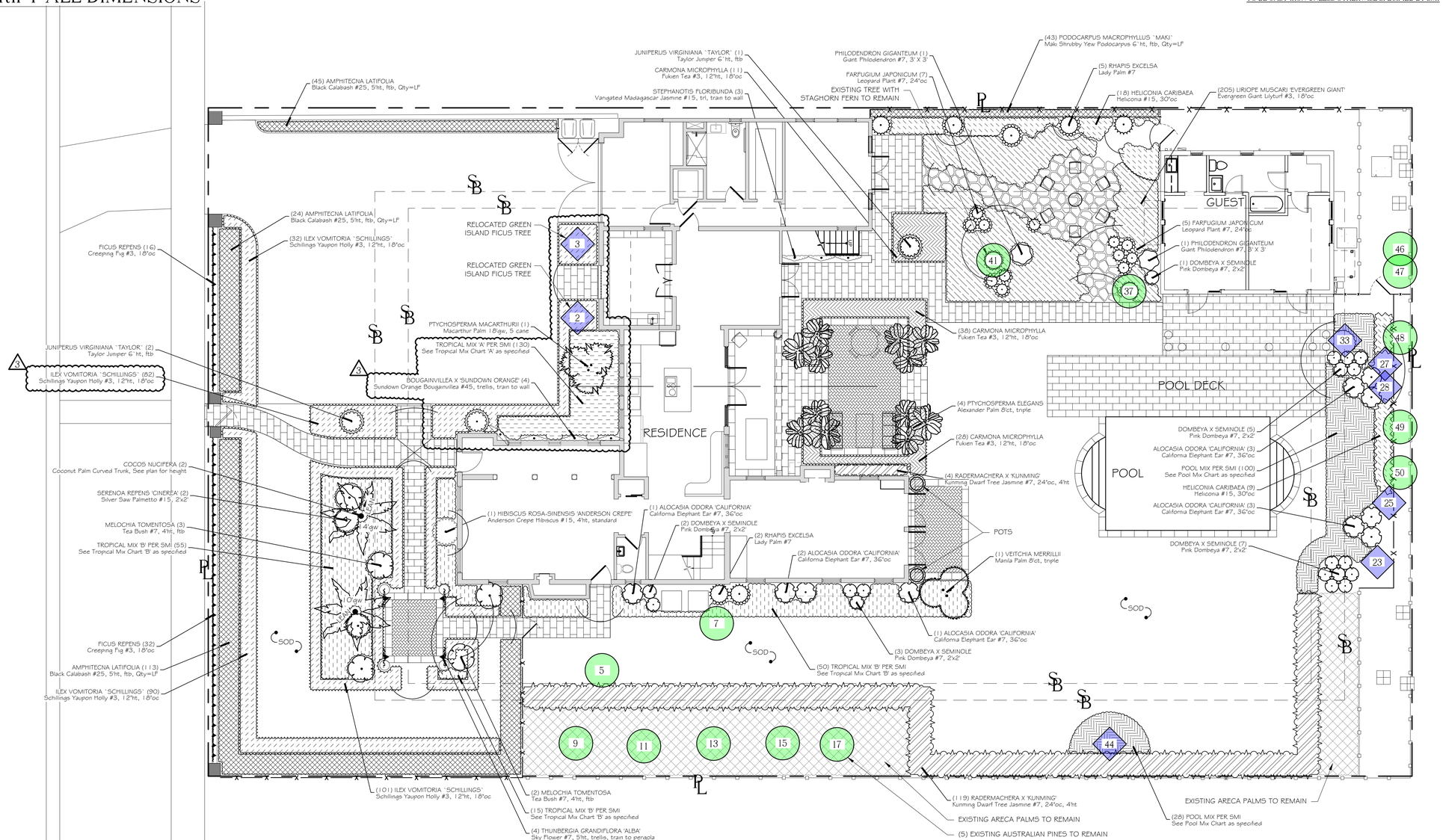
FL registration #LA 13000223

TITLE
Hardscape Details

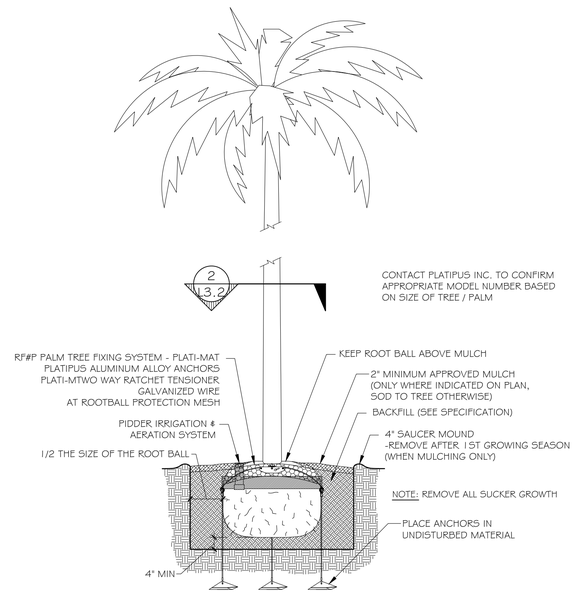
SCALE	PROJECT NUMBER:	
As Noted	2603	
DATE:	PRJCT MNGR:	CHECKED:
05.04.2026	PEC	. .
SEAL	DRAWING NO.	
	L2.1	
	SHEET 1 OF 1	

FIELD VERIFY ALL DIMENSIONS

ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

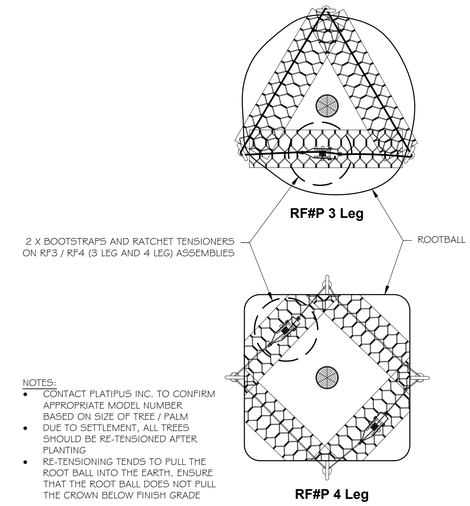

BRAZILIAN AVE
(45) AMPHITECNA LATIFOLIA
Black Calabash #25, 5'ht, ftb, Qty=LF
(24) AMPHITECNA LATIFOLIA
Black Calabash #25, 5'ht, ftb, Qty=LF
(32) ILEX VOMITORIA 'SCHILLINGS'
Schillings Yaupon Holly #3, 12"ht, 18"oc
FICUS REPENS (16)
Creeping Fig #3, 18"oc
JUNIPERUS VIRGINIANA 'TAYLOR' (2)
Taylor Juniper 6'ht, ftb
ILEX VOMITORIA 'SCHILLINGS' (82)
Schillings Yaupon Holly #3, 12"ht, 18"oc
COCOS NUCIFERA (2)
Coconut Palm Curved Trunk, See plan for height
SERENOA REPENS 'CINEREA' (2)
Silver Saw Palmetto #15, 2'x2'
MELOCHIA TOMENTOSA (3)
Tea Bush #7, 4'ht, ftb
TROPICAL MIX 'B' PER SMI (55)
See Tropical Mix Chart 'B' as specified
FICUS REPENS (32)
Creeping Fig #3, 18"oc
AMPHITECNA LATIFOLIA (113)
Black Calabash #25, 5'ht, ftb, Qty=LF
ILEX VOMITORIA 'SCHILLINGS' (90)
Schillings Yaupon Holly #3, 12"ht, 18"oc
JUNIPERUS VIRGINIANA 'TAYLOR' (1)
Taylor Juniper 6'ht, ftb
CARMONA MICROPHYLLA (11)
Fukien Tea #3, 12"ht, 18"oc
STEPHANOTIS FLORIBUNDA (3)
Vangated Madagascar Jasmine #15, tri, train to wall
EXISTING TREE WITH STAGHORN FERN TO REMAIN
PHILODENDRON GIGANTEUM (1)
Giant Philodendron #7, 3' X 3'
FARFUGIUM JAPONICUM (7)
Leopard Plant #7, 24"oc
(43) PODOCARPUS MACROPHYLLUS 'MAKI'
Maki Shrubby Yew Podocarpus 6'ht, ftb, Qty=LF
(5) RHAPIS EXCELSA
Lady Palm #7
(18) HELICONIA CARIBAEA
Heliconia #15, 30"oc
(205) LIRIOPE MUSCARI 'EVERGREEN GIANT'
Evergreen Giant Liyturf #3, 18"oc
RELOCATED GREEN ISLAND FICUS TREE
RELOCATED GREEN ISLAND FICUS TREE
PTYCHOSPERMA MACARTHURII (1)
Macarthur Palm 10'gw, 5 cane
TROPICAL MIX 'A' PER SMI (130)
See Tropical Mix Chart 'A' as specified
BOUGAINVILLEA X 'SUNDOWN ORANGE' (4)
Sundown Orange Bougainvillea #45, trellis, train to wall
RESIDENCE
(1) HIBISCUS ROSA-SINENSIS 'ANDERSON CREPE'
Anderson Crepe Hibiscus #15, 4'ht, standard
(1) ALOCASIA ODORA 'CALIFORNIA'
California Elephant Ear #7, 36"oc
(2) DOMBEYA X SEMINOLE
Pink Dombeya #7, 2'x2'
(2) RHAPIS EXCELSA
Lady Palm #7
(2) ALOCASIA ODORA 'CALIFORNIA'
California Elephant Ear #7, 36"oc
(36) CARMONA MICROPHYLLA
Fukien Tea #3, 12"ht, 18"oc
(4) PTYCHOSPERMA ELEGANS
Alexander Palm 8'ct, triple
(28) CARMONA MICROPHYLLA
Fukien Tea #3, 12"ht, 18"oc
(4) RADERMACHERA X 'KUNMING'
Kunming Dwarf Tree Jasmine #7, 24"oc, 4'ht
POTS
(1) VEITCHIA MERRILLII
Manila Palm 8'ct, triple
(1) ALOCASIA ODORA 'CALIFORNIA'
California Elephant Ear #7, 36"oc
(3) DOMBEYA X SEMINOLE
Pink Dombeya #7, 2'x2'
(50) TROPICAL MIX 'B' PER SMI
See Tropical Mix Chart 'B' as specified
(101) ILEX VOMITORIA 'SCHILLINGS'
Schillings Yaupon Holly #3, 12"ht, 18"oc
(2) MELOCHIA TOMENTOSA
Tea Bush #7, 4'ht, ftb
(15) TROPICAL MIX 'B' PER SMI
See Tropical Mix Chart 'B' as specified
(4) THUNBERGIA GRANDIFLORA 'ALBA'
Sky Flower #7, 5'ht, trella, train to pergola
GUEST
(5) FARFUGIUM JAPONICUM
Leopard Plant #7, 24"oc
(1) PHILODENDRON GIGANTEUM
Giant Philodendron #7, 3' X 3'
(1) DOMBEYA X SEMINOLE
Pink Dombeya #7, 2'x2'
POOL DECK
POOL
DOMBEYA X SEMINOLE (5)
Pink Dombeya #7, 2'x2'
ALOCASIA ODORA 'CALIFORNIA' (3)
California Elephant Ear #7, 36"oc
POOL MIX PER SMI (100)
See Pool Mix Chart as specified
HELICONIA CARIBAEA (9)
Heliconia #15, 30"oc
ALOCASIA ODORA 'CALIFORNIA' (3)
California Elephant Ear #7, 36"oc
DOMBEYA X SEMINOLE (7)
Pink Dombeya #7, 2'x2'
(119) RADERMACHERA X 'KUNMING'
Kunming Dwarf Tree Jasmine #7, 24'oc, 4'ht
EXISTING ARECA PALMS TO REMAIN
(5) EXISTING AUSTRALIAN PINES TO REMAIN
(28) POOL MIX PER SMI
See Pool Mix Chart as specified
EXISTING ARECA PALMS TO REMAIN
SOD
SOD
SOD

FIELD VERIFY ALL DIMENSIONS



1 L3.2 PLATIPUS TREE ANCHORING DETAIL

SCALE: NOT TO SCALE



2 L3.2 PLATIPUS ROOTBALL BOOTSTRAP DETAIL

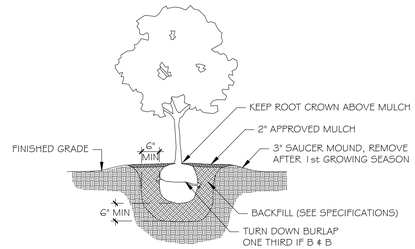
SCALE: NOT TO SCALE

ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

SMI TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION

ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED

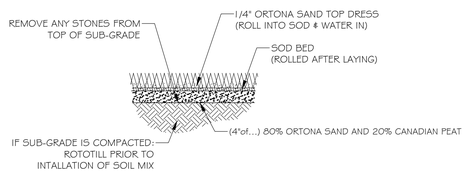
ALL PLANTING BEDS TO HAVE STEEL EDGE BORDER



3 L3.2 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

ALL SOD PLANTED BETWEEN STONE TO BE CASHMERE ZOYSIA REGARDLESS OF OVERALL SITE SOD TYPE

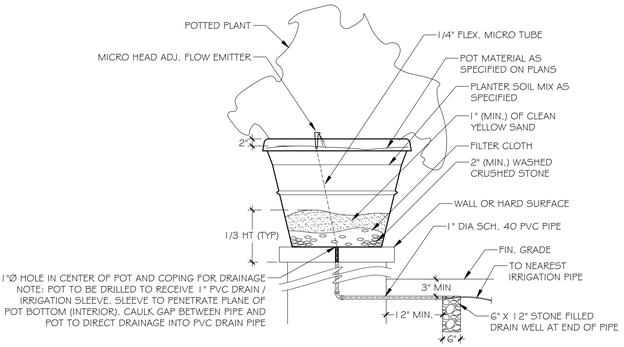


5 L3.2 SOD PLANTING DETAIL

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

6 L3.2 PLANTING BED DETAIL

SCALE: NOT TO SCALE



4 L3.2 POTTED PLANT 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.
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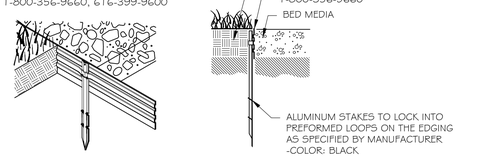
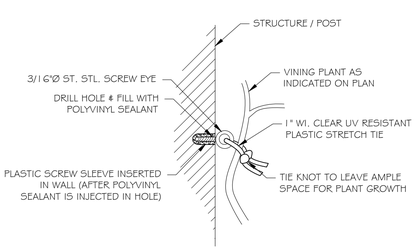
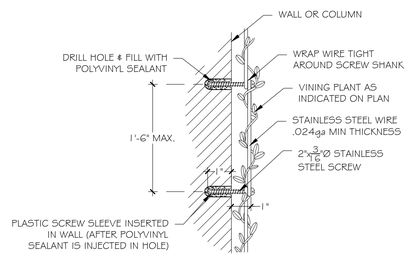


8 L3.2 PLANT BED EDGING DETAIL

SCALE: NTS



PIN TO WALL



WIRE TO WALL

7 L3.2 VINE SUPPORT DETAIL

SCALE: NOT TO SCALE

Know what's below
Call before you dig

The Bagby Residence

125 Brazilian Ave
Palm Beach, FL

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△0	DATE	DESCRIPTION

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Landmarks
HSB-26-0003

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Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Planting Details

SCALE	PROJECT NUMBER:	
NOT TO SCALE	2603	
DATE:	PRJCT MNGR:	CHECKED:
05.04.2026	PEC	. .
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, 200, LATEST EDITION. PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT INCLUDED THEREIN, CONFORM GENERALLY WITH NAMES ACCEPTED IN THE NURSERY TRADE.

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

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

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

PLANTING SOIL

SOIL BY "ATLAS SOIL" OR 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 Nutricate 18/6/8-360 F/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. POWDERED MYCCHORIZAE MIX: DIE HARD, 'PLANT HEALTH' CARE OR EQUAL) AND LIQUID B-THRIVE (OR EQUAL) SHOULD BE ADDED TO ALL TREES, SHRUBS AND GROUND COVER PLANTING BEDS AS PER MANUFACTERES DIRECTIONS.

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

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.

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
PALM TREES				
2	Cocos nucifera	Coconut Palm	Curved Trunk, See plan for height	Not Native
4	Ptychosperma elegans	Alexander Palm	8'ct, triple	Not Native
1	Ptychosperma macarthurii	Macarthur Palm	18'gw, 5 cane	Not Native
1	Veitchia merrillii	Manila Palm	8'ct, triple	Not Native
SHRUBS				
10	Alocasia odora 'California'	California Elephant Ear	#7, 36"oc	Not Native
182	Amphitecna latifolia	Black Calabash	#25, 5'ht, ftb, Qty=LF	Native
18	Dombeya x seminole	Pink Dombeya	#7, 2'x2'	Not Native
12	Farfugium japonicum	Leopard Plant	#7, 24"oc	Not Native
1	Hibiscus rosa-sinensis 'Anderson Crepe'	Anderson Crepe Hibiscus	#15, 4'ht, standard	Not Native
3	Juniperus virginiana `Taylor`	Taylor Juniper	6`ht, ftb	Native
5	Melochia tomentosa	Tea Bush	#7, 4'ht, ftb	Native
2	Philodendron giganteum	Giant Philodendron	#7, 3'X 3'	Not Native
43	Podocarpus macrophyllus `Maki`	Maki Shrubby Yew Podocarpus	6`ht, ftb, Qty=LF	Not Native
7	Rhapis excelsa	Lady Palm	#7	Not Native
2	Serenoa repens 'Cinerea'	Silver Saw Palmetto	#15, 2'x2'	Native
VINE/ESPALIER				
4	Bougainvillea x 'Sundown Orange'	Sundown Orange Bougainvillea	#45, trellis, train to wall	Not Native
48	Ficus repens	Creeping Fig	#3, 18"oc	Not Native
3	Stephanotis floribunda	Varigated Madagascar Jasmine	#15, trl, train to wall	Not Native
4	Thunbergia grandiflora 'Alba'	Sky Flower	#7, 5'ht, trellis, train to pergola	Not Native
SHRUB AREAS				
27	Heliconia caribaea	Heliconia	#15, 30"oc	Not Native
123	Radermachera x 'Kunming'	Kunming Dwarf Tree Jasmine	#7, 24"oc, 4'ht	Not Native
GROUND COVERS				
87	Carmona microphylla	Fukien Tea	#3, 12"ht, 18"oc	Not Native
305	Ilex vomitoria `Schillings`	Schillings Yaupon Holly	#3, 12"ht, 18"oc	Native
205	Liriope muscari 'Evergreen Giant'	Evergreen Giant Lilyturf	#3, 18"oc	Not Native

Tropical Mix 'A' (130)

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE/NON
65	Dietes bicolor	Fortnight Lily	#3, 14"oc	Not Native
65	Salvia coccinea 'Pink'	Summer Jewel Pink Sage	#1, 12"oc	Native

Tropical Mix 'B' (231)

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE/NON
73	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	#7, 30"oc, full	Native
83	Salvia coccinea 'Pink'	Summer Jewel Pink Sage	#1, 12"oc	Native
75	Zamia floridana	Florida Coontie	#7, 24"oc, full	Native

Pool Mix (128)

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE/NON
43	Dietes bicolor	Fortnight Lily	#3, 14"oc	Not Native
43	Farfugium japonicum	Leopard Plant	#3, 24"oc	Not Native
42	Spathoglottis plicata 'Purple'	Purple Ground Orchid	#3, 16"oc	Not Native

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

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

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The Bagby Residence

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Palm Beach, FL

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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

3	05.04.2026	Landmarks Comments
2	03.31.2026	Final Submission
1	03.03.2026	Second Submission

0	DATE	DESCRIPTION

REVISIONS

Landmarks
HSB-26-0003

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	2603	
DATE:	PRJCT MNGR:	CHECKED:
05.04.2026	PEC	. .
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



CHATTAHOOCHEE GRAVEL

EXISTING DRIVEWAY



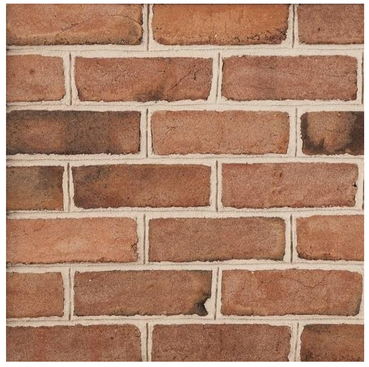
DOMINICAN CORAL

PATHS AND PATIOS



CYPRESS

PERGOLA BEAMS AND JOISTS



OLD CAROLINA BRICK

PATHS AND PATIOS

TILE: TBD BY ARCHITECTS

TERRACE

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

LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION

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TITLE
Materials

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2603	
DATE:	PRJCT MNGR:	CHECKED:
05.04.2026	PEC	. .
SEAL:	DRAWING NO.	
	M-1	
	SHEET 1 OF 1	

FIELD VERIFY ALL DIMENSIONS

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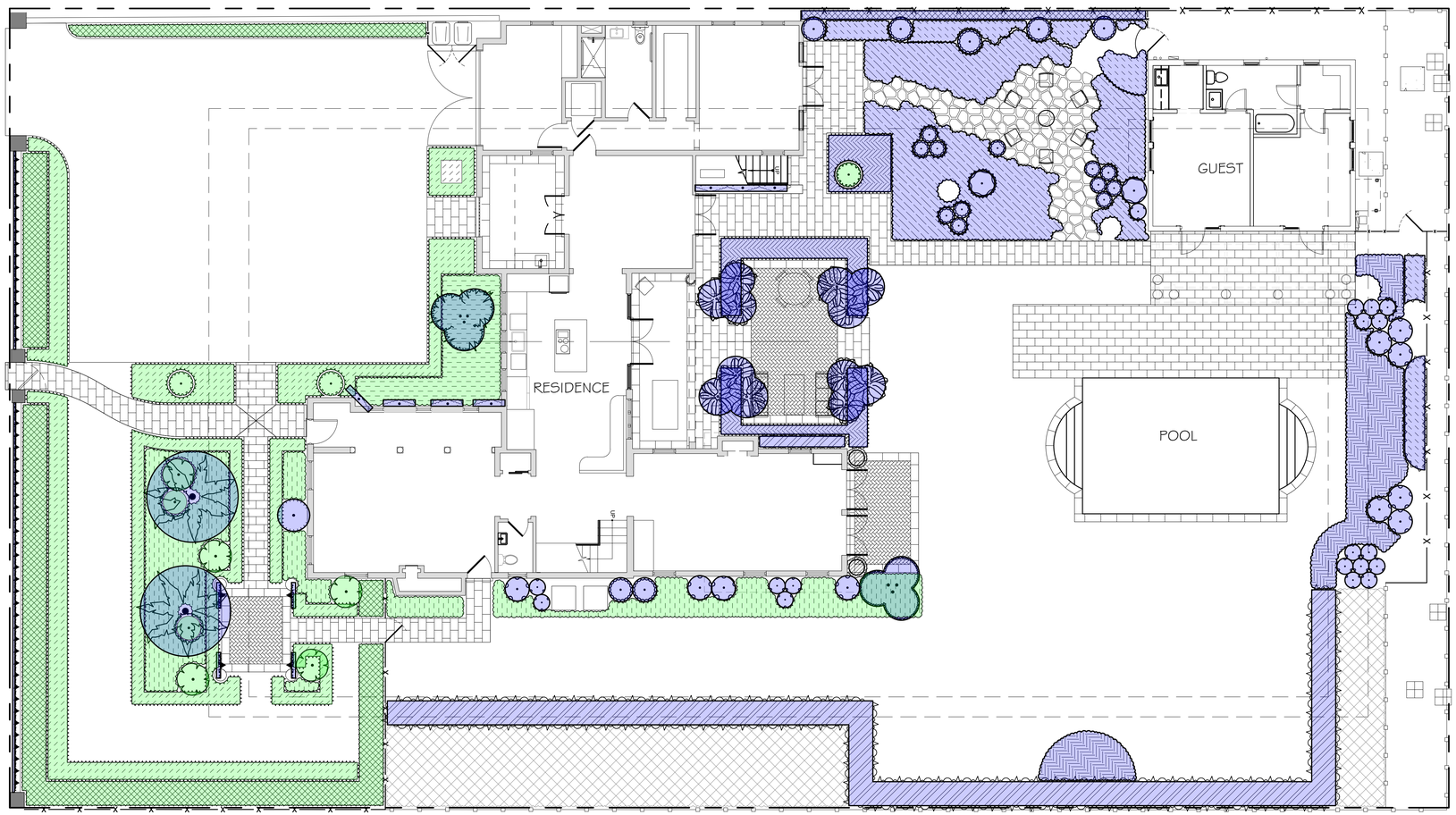

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Native Coverage Calculations

Total coverage of new plantings	3,973 sf (100%)
Coverage by native plants	1,785 sf (45%)

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

LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION

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North

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TITLE
Native Calculations

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2603	
DATE:	PRJCT MNGR:	CHECKED:
05.04.2026	PEC	. .
SEAL:	DRAWING NO.	
	N-1	
	SHEET 1 OF 1	

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TOS =Top Of Steps
TOW =Top Of Wall

Number	Scientific Name	Common Name	DBH	HT	C.T.	Action	Notes
1	Cassia surattensis	Sunshine Tree	8"			REMOVE	
2	Ficus microcarpa 'Green Island'	Green Island Ficus	6"			RELOCATED	
3	Ficus microcarpa 'Green Island'	Green Island Ficus	6"			RELOCATED	
4	Unknown tree	Unknown tree	24"			REMOVE	
5	Adonida merrillii	Adonidia Palm			16'	REMAIN	
6	Adonida merrillii	Adonidia Palm			16'	REMOVE	
7	Adonida merrillii	Adonidia Palm			18'	REMAIN	
8	Dypsis lutescens	Areca Palm		16'		REMAIN	
9	Casaurina equistifolia	Australian Pine		24'		REMAIN	
10	Dypsis lutescens	Areca Palm		16'		REMAIN	
11	Casaurina equistifolia	Australian Pine		24'		REMAIN	
12	Dypsis lutescens	Areca Palm		14'		REMAIN	
13	Casaurina equistifolia	Australian Pine		24'		REMAIN	
14	Dypsis lutescens	Areca Palm		14'		REMAIN	
15	Casaurina equistifolia	Australian Pine		24'		REMAIN	
16	Dypsis lutescens	Areca Palm		16'		REMAIN	
17	Casaurina equistifolia	Australian Pine		24'		REMAIN	
18	Dypsis lutescens	Areca Palm		12'		REMAIN	
19	Dypsis lutescens	Areca Palm		12'		REMAIN	
20	Schefflera actinophylla	Australian Umbrella Tree		16'		REMOVE	Inavsive Exotic
21	Syagrus romanzoffiana	Queen Palm			20'	REMOVE	
22	Ficus aurea	Strangler Fig	n/a	26'		REMOVE	Prop roots only, no trunk. Growing on dead tree trunk.
23	Dypsis lutescens	Areca Palm		12'		RELOCATE	
24	Caryota mitis	Fishtail Palm		18'		REMOVE	
25	Dypsis lutescens	Areca Palm		18'		RELOCATE	
26	Schefflera actinophylla	Australian Umbrella Tree		18'		REMOVE	Inavsive Exotic
27	Dypsis lutescens	Areca Palm		14'		RELOCATE	
28	Dypsis lutescens	Areca Palm		14'		RELOCATE	
29	Dypsis lutescens	Areca Palm		18'		REMAIN	
30	Dypsis lutescens	Areca Palm		18'		REMAIN	
31	Dypsis lutescens	Areca Palm		18'		REMAIN	
32	Adonida merrillii	Adonidia Palm			18'	REMAIN	
33	Adonida merrillii	Adonidia Palm			16'	RELOCATE	
34	Dypsis lutescens	Areca Palm			8'	REMOVE	
35	Adonida merrillii	Adonidia Palm			16'	REMAIN	
36	Adonida merrillii	Adonidia Palm			15'	REMAIN	
37	Adonida merrillii	Adonidia Palm			18'	REMAIN	
38	Caryota mitis	Fishtail Palm		20'		REMOVE	
39	Caryota mitis	Fishtail Palm		18'		REMOVE	
40	Caryota mitis	Fishtail Palm		18'		REMOVE	
41	Mangifera indica	Mango	30"			REMAIN	
42	Schefflera actinophylla	Australian Umbrella Tree		16'		REMOVE	Inavsive Exotic
43	Schefflera actinophylla	Australian Umbrella Tree		18'		REMOVE	Inavsive Exotic
44	Conocarpus erectus 'Sericius'	Silver Buttonwood	18"			RELOCATE	
45	Adonida merrillii	Adonidia Palm			14'	REMOVE	
46	Persea americana	Avocado		20'		REMAIN	
47	Schefflera actinophylla	Australian Umbrella Tree		20'		REMAIN	
48	Schefflera actinophylla	Australian Umbrella Tree		20'		REMAIN	
49	Schefflera actinophylla	Australian Umbrella Tree		20'		REMAIN	
50	Schefflera actinophylla	Australian Umbrella Tree		20'		REMAIN	

Abbreviations Key

Abrvtn	Scientific Name
AH	Araucana heterophylla
AM	Adonida merrillii
CE	Casaurina equistifolia
CM	Caryota mitis
CO	Conocarpus erectus
CS	Cassia surattensis
DL	Dypsis lutescens
FA	Ficus aurea
FM	Ficus microcarpa
MI	Mangifera indica
SA	Schefflera actinophylla
SR	Syagrus romanzoffiana
UT	Unknown Tree

Relocation Key

XX ..... Remove
XX ..... Relocate
XX ..... Remain

..... HARDSCAPE TO BE REMOVED
..... VEGETATION TO BE REMOVED
..... VEGETATION TO REMAIN

ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

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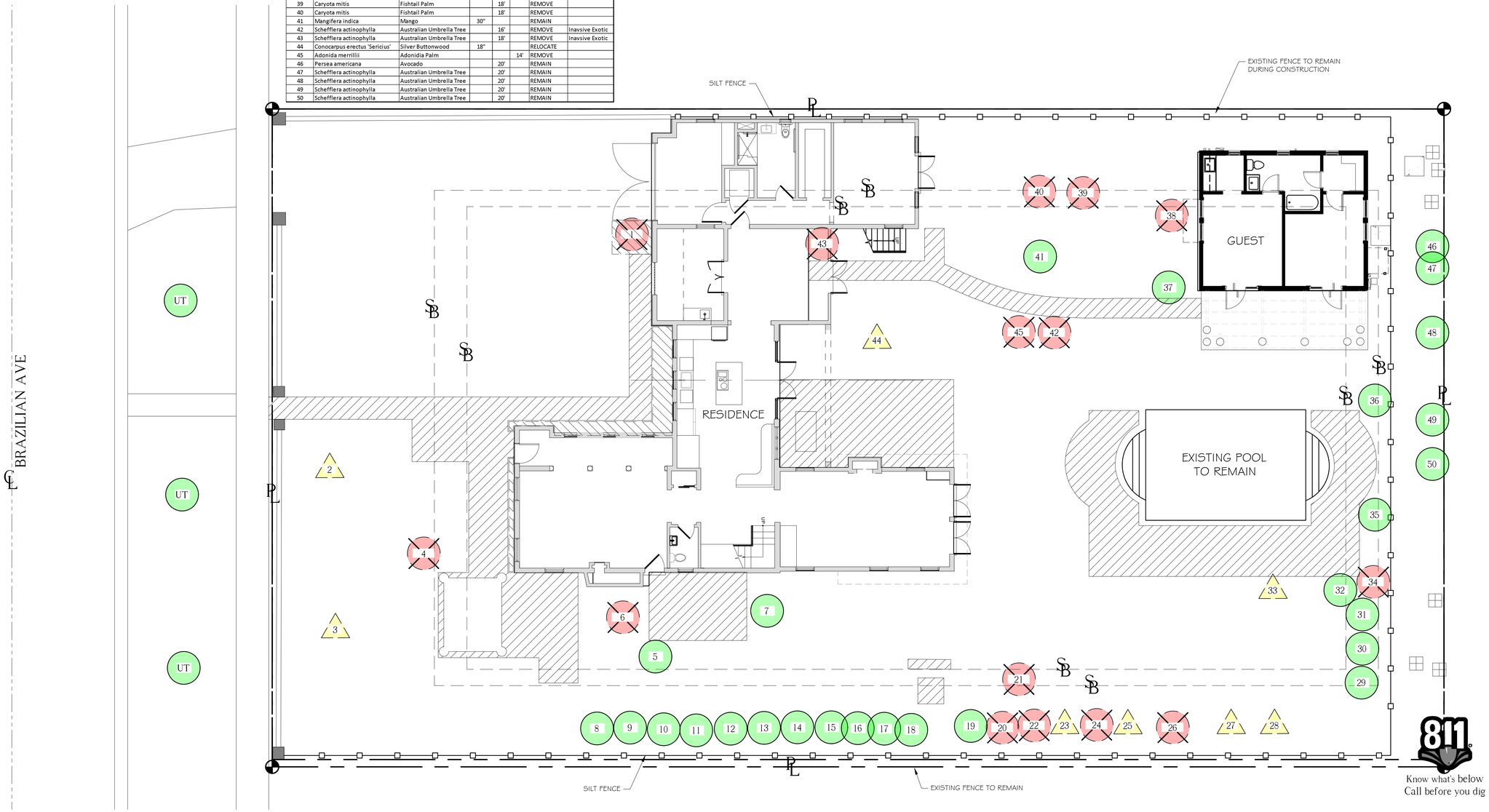

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The Bagby Residence

125 Brazilian Ave
Palm Beach, FL

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2	03.31.2026	Final Submission
1	03.03.2026	Second Submission

△	DATE	DESCRIPTION

REVISIONS

Landmarks
HSB-26-0003

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
Pre-Demolition Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2603	
DATE:	PRJCT MNGR:	CHECKED:
05.04.2026	PEC	. .
SEAL:	DRAWING NO.	
	D-1	
	SHEET 1 OF 2	

FIELD VERIFY ALL DIMENSIONS

ABBREVIATIONS KEY
DIA =DIAmeter
DR =Dominican Republic
HS =HardScape
HT =HeightT
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

Number	Scientific Name	Common Name	DBH	HT	C.T.	Action	Notes
1	Cassia surattensis	Sunshine Tree	8"			REMOVE	
2	Ficus microcarpa 'Green Island'	Green Island Ficus	6"			RELOCATED	
3	Ficus microcarpa 'Green Island'	Green Island Ficus	6"			RELOCATED	
4	Unknown tree	Unknown tree	24"			REMOVE	
5	Adonida merrillii	Adonidia Palm			16'	REMAIN	
6	Adonida merrillii	Adonidia Palm			16'	REMOVE	
7	Adonida merrillii	Adonidia Palm			18'	REMAIN	
8	Dypsis lutescens	Areca Palm		16'		REMAIN	
9	Casaurina equistifolia	Australian Pine		24'		REMAIN	
10	Dypsis lutescens	Areca Palm		16'		REMAIN	
11	Casaurina equistifolia	Australian Pine		24'		REMAIN	
12	Dypsis lutescens	Areca Palm		14'		REMAIN	
13	Casaurina equistifolia	Australian Pine		24'		REMAIN	
14	Dypsis lutescens	Areca Palm		14'		REMAIN	
15	Casaurina equistifolia	Australian Pine		24'		REMAIN	
16	Dypsis lutescens	Areca Palm		16'		REMAIN	
17	Casaurina equistifolia	Australian Pine		24'		REMAIN	
18	Dypsis lutescens	Areca Palm		12'		REMAIN	
19	Dypsis lutescens	Areca Palm		12'		REMAIN	
20	Schefflera actinophylla	Australian Umbrella Tree		16'		REMOVE	Inavsive Exotic
21	Syagrus romanzoffiana	Queen Palm			20'	REMOVE	
22	Ficus aurea	Strangler Fig	n/a	26'		REMOVE	Prop roots only, no trunk. Growing on dead tree trunk.
23	Dypsis lutescens	Areca Palm		12'		RELOCATE	
24	Caryota mitis	Fishtail Palm		18'		REMOVE	
25	Dypsis lutescens	Areca Palm		18'		RELOCATE	
26	Schefflera actinophylla	Australian Umbrella Tree		18'		REMOVE	Inavsive Exotic
27	Dypsis lutescens	Areca Palm		14'		RELOCATE	
28	Dypsis lutescens	Areca Palm		14'		RELOCATE	
29	Dypsis lutescens	Areca Palm		18'		REMAIN	
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31	Dypsis lutescens	Areca Palm		18'		REMAIN	
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33	Adonida merrillii	Adonidia Palm			16'	RELOCATE	
34	Dypsis lutescens	Areca Palm			8'	REMOVE	
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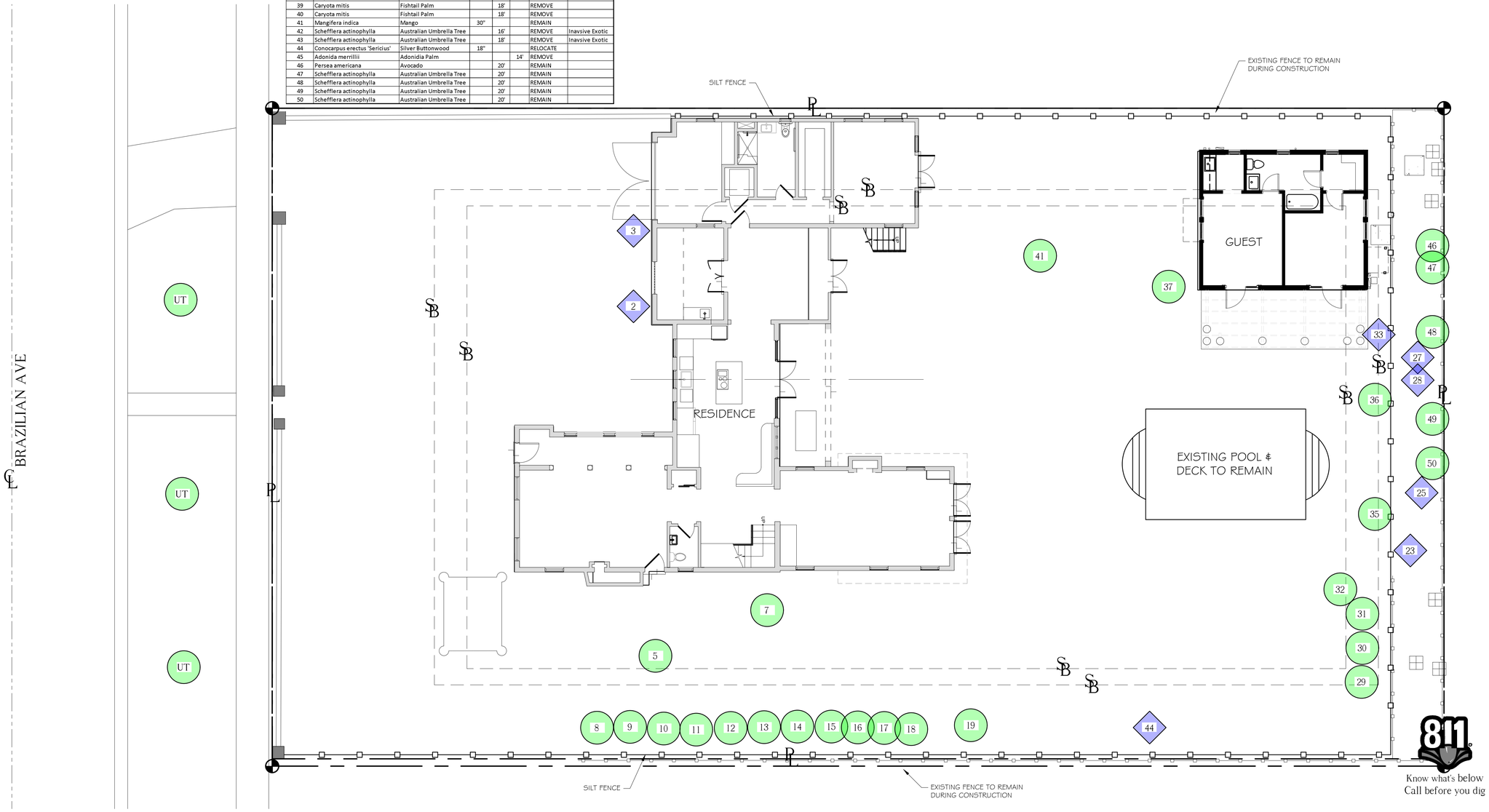
Relocation Key
XX ..... Remain
XX ..... New location
..... VEGETATION TO REMAIN



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3	05.04.2026	Landmarks Comments
2	03.31.2026	Final Submission
1	03.03.2026	Second Submission
0	DATE	DESCRIPTION

REVISIONS

Landmarks
HSB-26-0003

SMI
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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
Post Demolition Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2603	
DATE:	PRJCT MNGR:	CHECKED:
05.04.2026	PEC	. .
SEAL:	DRAWING NO.	
	D-2	
	SHEET 2 OF 2	

FIELD VERIFY ALL DIMENSIONS

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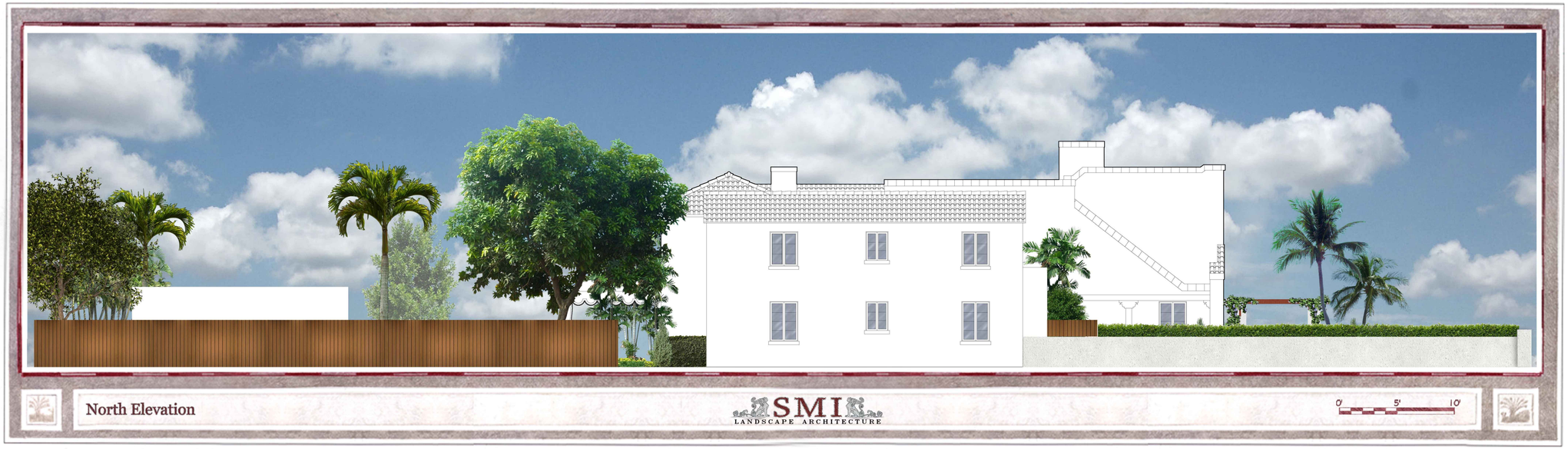



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eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Elevation Renderings

SCALE	PROJECT NUMBER:	
NTS	2603	
DATE:	PRJCT MNGR:	CHECKED:
05.04.2026	PEC	. .
SEAL:	DRAWING NO.	
	E-1	
	SHEET 1 OF 2	

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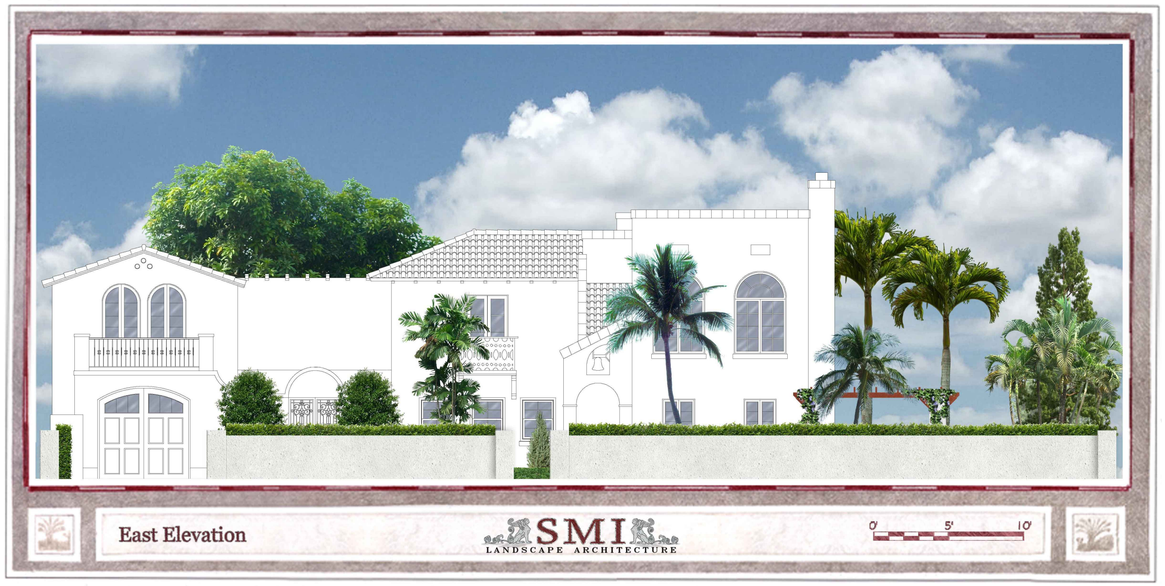



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SCALE	PROJECT NUMBER:	
NTS	2603	
DATE:	PRJCT MNGR:	CHECKED:
05.04.2026	PEC	. .
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	E-2	
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Relocation Key:

XX ..... Remain

XX ..... New location

..... VEGETATION TO REMAIN

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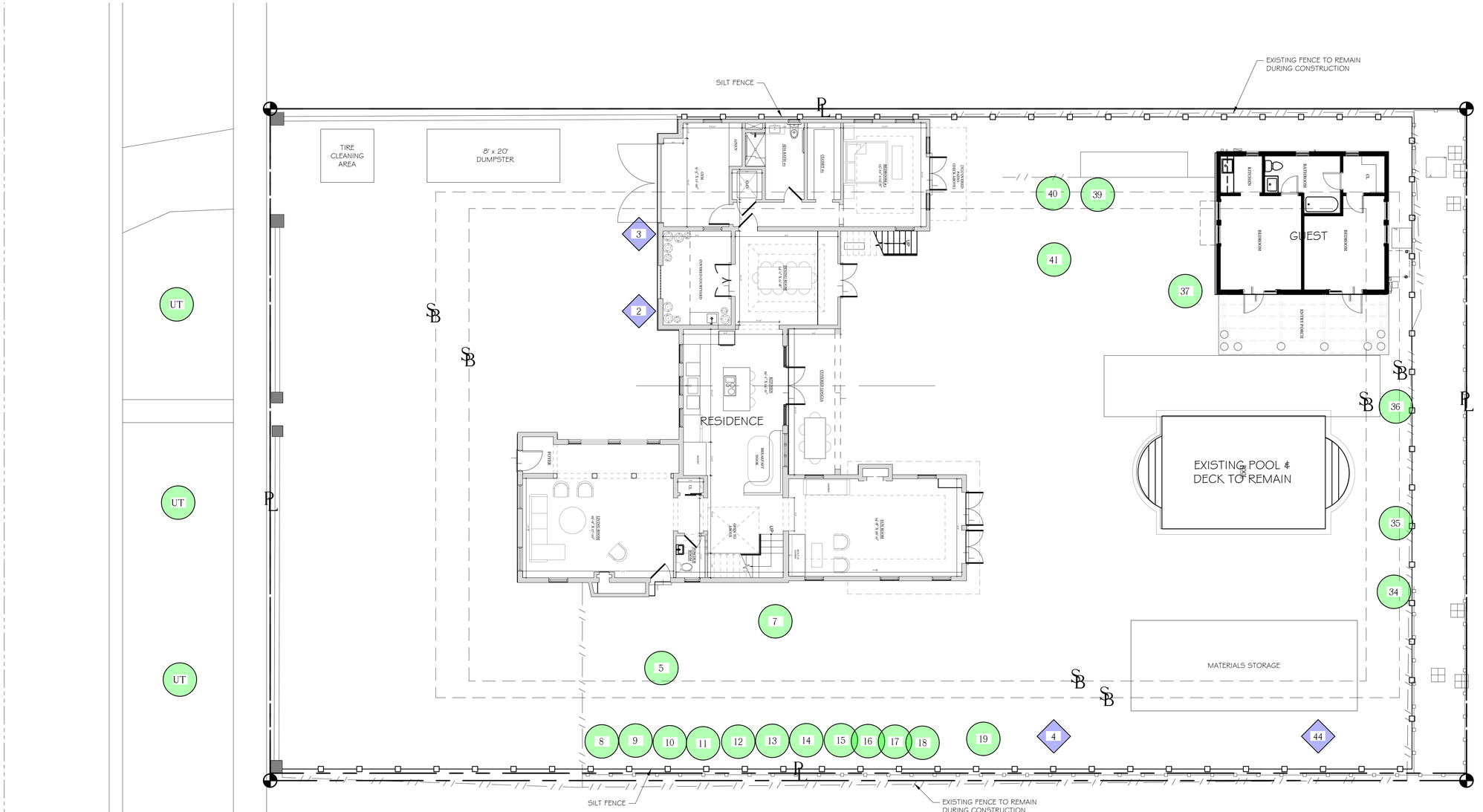

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LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION

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eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE: Screening Plan		
SCALE: 1/8" = 1'-0"	PROJECT NUMBER: 2603	
DATE: 05.04.2026	PRJCT MNGR: PEC	CHECKED: . .
SEAL:	DRAWING NO.: S-1 SHEET 1 OF 1	

FIELD VERIFY ALL DIMENSIONS

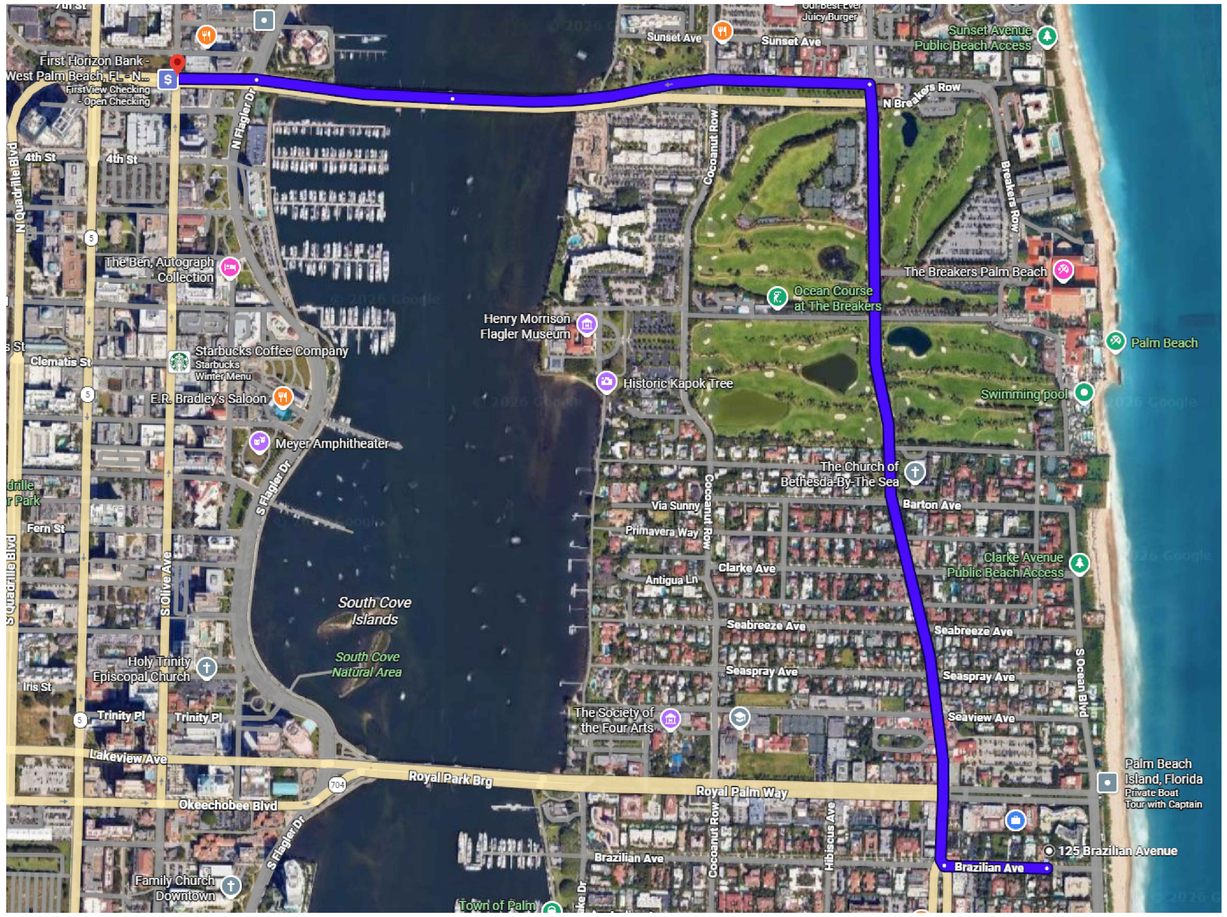
ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

Proposed Route Map for Truck Traffic

A. Roadways: Deliveries and workers will be using the southern bridge. Head east on southern blvd, continue straight to stay on Southern Blvd. At the traffic circle, take the 1st exit onto S Ocean Blvd turn right onto Via Agape.
B. Maximum truck length= 60 feet
C. Total number of estimated deliveries generated by project= 60

2025

1 Month	Mobilization
2 Months	Site/Building Preparation
1 Month	Roof Truss Delivery and Set Trusses
1.5 Months	Window/Door Deliveries and Installation
0.5 Month	Dry-In
1.5 Months	Interior Framing
2 Months	Rough-In
0.5 Month	Drywall
6 Months	Finishes
2 Months	Landscape & Hardscape Installation
+/- 24 Months	Final Inspection



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eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Truck Logistics Plan

SCALE: NTS	PROJECT NUMBER: 2603	
DATE: 05.04.2026	PRJCT MNGR: PEC	CHECKED: . .
SEAL:	DRAWING NO. TL-1 SHEET 1 OF 1	



Historically Significant Building (HSB) Designation Form
125 Brazilian Avenue

Form Produced by Town of Palm Beach Staff
October 2025

Historic Conservation District:	Royal Park Conservation District
Address:	125 Brazilian Avenue, Palm Beach, Florida
Date of Construction:	Circa 1919
Current Owner:	Joseph R. Bagby Revocable Trust, Joseph R. Bagby and Martha G. Bagby Trustees
Architect/Builder	Marion Sims Wyeth
Present Use:	Residential
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50-43-43-23-05-026-0140
Current Legal Description:	Lot 14, Block F, of Royal Park Addition

Town of Palm Beach Historic Conservation District Ordinance No. 02-2020 outlines the criteria for designation of a historically significant building and states that the building must be at least 50 years old and meet at least one criterion to justify the designation. Listed below is the criterion that relates to this property and the justification for designation:

(1) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town."

The Royal Park subdivision was developed in the 1910s by "Cap" Dimick, Palm Beach's first mayor, and Harvey Geer who formed the Palm Beach Improvement Company. The subdivision included both residential and commercial uses and the area experienced significant development during the Town's first two boom eras, the 1920s building boom and the post WWII building boom. The residence at 125 Brazilian Avenue appears on the 1919 Sanborn Insurance Maps for the Town of Palm Beach, indicating its early presence in the Royal Park subdivision. In 1927, Town permitting records show that architect Marion Syms Wyeth designed alterations to the existing structure. Therefore, the subject property represents an important part of the early development of the Royal Park subdivision.

(3) "Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship."

The residence at 125 Brazilian Avenue exemplifies the Mediterranean Revival architectural style. The residence embodies distinguishing characteristics of the style, including a multi-leveled roof lines enhanced by barrel tile, and a textured stucco exterior finish. Based on historical images, circa 1927, the majority of the character defining features remain today such as the bell arch, the arched garage door, general fenestration pattern, and sloped staircase roof.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: May 20, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: COA-26-0005 (ZON-26-0016) 1047 S OCEAN BLVD. (COMBO) The applicant, Maura Ziska (Trustee of 1047 South Ocean Boulevard Trust), has filed an application requesting a Certificate of Appropriateness for the review and approval of a two-story addition on the east side (rear) of the residence as well as landscape improvements, requiring a landmark adjustment to decrease the side yard (south) and rear yard (east) setbacks, and a variance to increase lot coverage for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Date: 5/13/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Plans
- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

COA-26-0005 (ZON-26-0016) 1047 S OCEAN BLVD (COMBO). The applicant, Maura Ziska (Trustee of 1047 South Ocean Boulevard Trust), has filed an application requesting a Certificate of Appropriateness for the review and approval of a two-story addition on the east side (rear) of the residence as well as landscape improvements, requiring a landmark adjustment to decrease the side yard (south) and rear yard (east) setbacks, and a variance to increase lot coverage for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-26-0016 (COA-26-0005) 1047 S OCEAN BLVD (COMBO)–VARIANCE. The applicant, Maura Ziska (Trustee of 1047 South Ocean Boulevard Trust), has filed an application requesting Town Council review and approval for one (1) variance to increase lot coverage associated with a two-story addition for the Landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

Applicant:	Maura Ziska | Trustee of 1047 South Ocean Boulevard Trust
Professional:	Roger P. Janssen | Dailey Janssen Architects

HISTORY:

The subject property was built in 1935. It was designed by John Volk in an Art Moderne architectural style. In 2013, the property was landmarked. As stated in the designation report:

- 1047 South Ocean Boulevard was designed for James Moffett Jr. and his wife, Adeline Moffett.
- James Moffett Jr. was the vice president of Standard Oil of New Jersey before becoming the first Federal Housing Administrator from 1934-1935.
- It has asymmetrical massing and was designed in a U-shape around a patio on the west side between the garage and entrance.
- Volk designed the rear façade with a curved second-floor balcony with a metal railing overlooking the Atlantic Ocean.
- Since 2007, the curved balcony on the rear façade was removed and replaced with small metal balconies.



Rear (East) Façade with Curvilinear Balcony
Courtesy of the John L. Volk Foundation

At the June 17, 2020, Landmarks Preservation Commission (LPC) meeting, COA #021-2020 was approved to remove two (2) rear ocean-facing 2nd-floor cantilevered balconies and to reconstruct the original John Volk-designed 2nd-floor curvilinear balcony. The

associated variance to increase lot coverage (Z-20-00258) was supported by LPC, and approved at the July 15, 2020, Town Council (TC) meeting.

At the March 17, 2021, LPC meeting, COA #018-2021 was approved to construct two (2) second-floor additions over existing one-story portions of the residence and reconstruct an existing staircase on the south side of the residence. The associated variances to reduce the side (north) yard setback, side (south) yard setback, and increase lot coverage (Z-21-00335) were supported by LPC, and approved at the April 14, 2021, Town Council (TC) meeting.

In 2025, the applicant returned seeking a new COA and associated variances, which combined the scope of work of the previously approved projects since the improvements were not constructed, apart from the landscaping. COA-25-0008 was approved at the May 21, 2025, LPC meeting, and ZON-25-0014 was approved at the June 11, 2025, TC meeting.

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED TWO STORY POOL CABANA ADDITION TO RESIDENCE AT: 1047 SOUTH OCEAN BLVD", as prepared by **Dailey Janssen Architects**, uploaded on March 31, 2026.

The following is the scope of work:

- Construction of a new two-story addition.
- Site improvements.
- **LANDMARK ADJUSTMENT #1:** Sec. 134-237(2)(a.): Decrease the side yard (south) setback to 7.25', in lieu of 15' minimum required.
- ~~**LANDMARK ADJUSTMENT #2:** Sec. 134-237(2)(a.): Decrease the rear yard (east) setback.~~ *Rear setback is zoning compliant.*

The following VARIANCE is required to achieve the scope of work:

- **VARIANCE #1:** Sec. 134-843(a)(11): Increase the maximum lot coverage to 45.06% (5,722 SF), whereas a variance was previously approved for 43.22% (5,488 SF), in lieu of 25.00% (3,174.5 SF) maximum permitted.

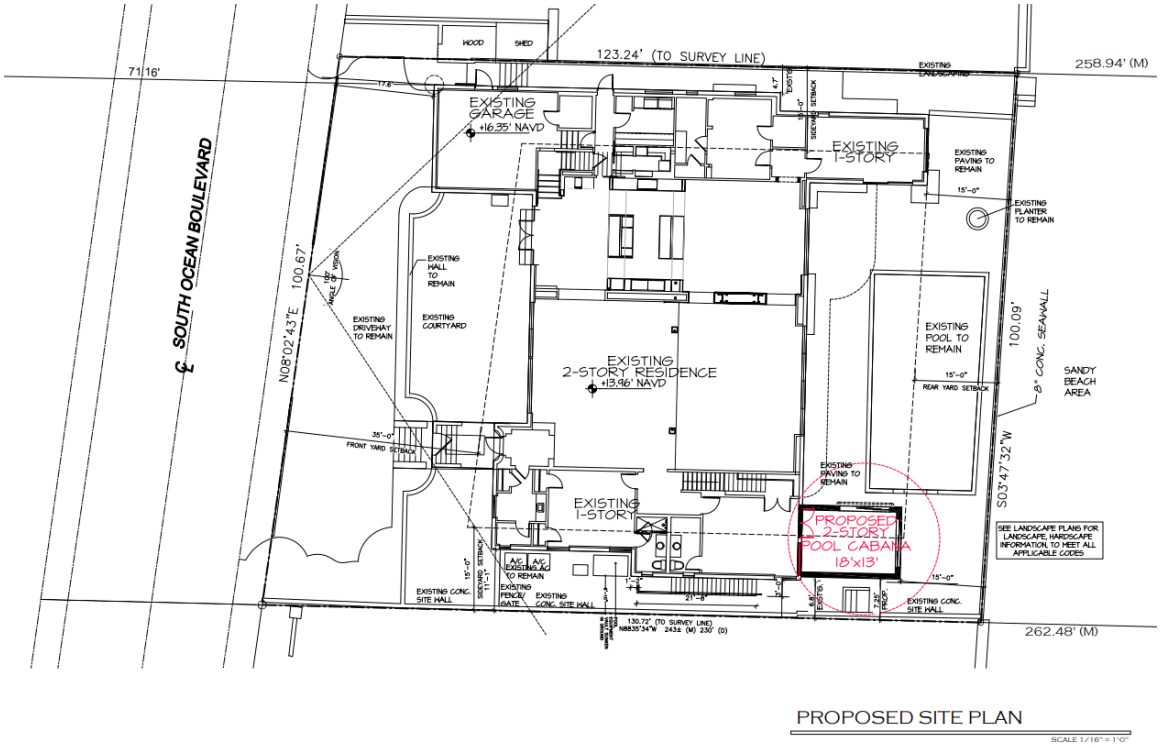
Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
Architect	Volk	**Year of Construction**	1935
Lot Size	Parcel 1:12,698 SF Parcel 2: 11,192 SF	**Flood Zone**	X & VE 11
Enclosed Square Footage	Existing: 7,317 SF Proposed: 7,785 SF	**Finished Floor**	Existing: 13.96' NAVD Proposed: 13.96' NAVD
Lot Coverage	Maximum: 25.00% (3,174.5 SF)	Existing*: 43.22% (5,488 SF)	Proposed: 45.06% (5,722 SF)

Landscape Open Space	Minimum: 50.00% (13,106.5 SF)	Existing: 63.50% (16,644 SF)	Proposed: 62.68% (16,478 SF)

**Per variance ZON-25-0014.*

Surrounding Properties	
North	1045 S Ocean Blvd / R-A
South	1057 S Ocean Blvd / R-A
East	Atlantic Ocean
West	1048 S Ocean Blvd / R-A

Proposed Site Plan.



STAFF ANALYSIS:

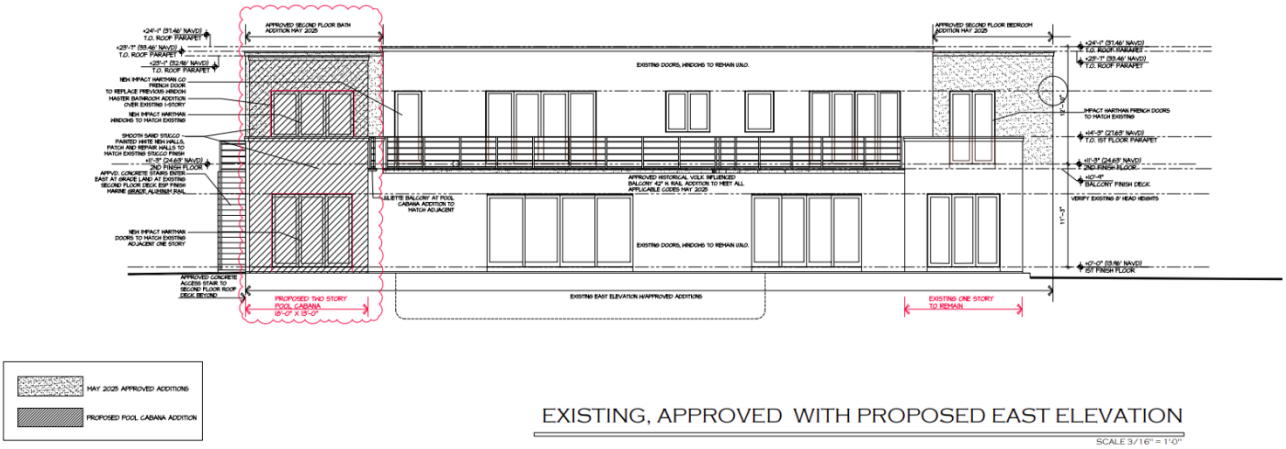
The application seeks a Certificate of Appropriateness review and approval for a two-story rear addition as well as site improvements. To achieve a scope of work a landmark adjustment and variance will be required.

The new addition will feature a parapet roof design that is consistent with the existing structure yet differentiated by its lower height. The exterior walls will be a smooth white stucco, the new windows and doors will be Mahogany painted white, to match the existing

residence. The addition is designed with a reveal line from the south wall to further differentiate the "old" from the "new". The north façade of the addition features a Juliette balcony that is sufficiently separated from the reconstrued Volk second-floor curvilinear balcony.

Proposed South and East Elevations.





Landmark Adjustment

Per Sec. 134-843(a)(8), the minimum side yard setback for a property zoned R-A is 15 feet. The south side of the landmarked structure has a non-conforming side (south yard) setback and an exterior staircase that further encroaches into this setback. Furthermore, the previously approved project was granted a variance (ZON-25-0014) that allowed construction of a second-story addition over an existing one-story portion of the residence in this location. In addition, the existing staircase was approved to be demolished and reconstructed further west with a mirrored configuration. The current project proposes a setback of 7.25'.

Code Section	Minimum	Existing	Proposed	Relief
Landmark Adjustment #1: Sec. 134-237(2)(a.)	15’	6.8’	7.25’	**7.75’**

Per Sec. 134-237(2)(a.) *Reduced side and rear yard setbacks may be approved for the expansion of landmark buildings, or the addition of permissible new buildings, on a lot which contains a landmark building if all of the following are demonstrated:*

1. *The setback does not violate any of the following conditions:*

    A. Side and rear: The resulting yard setback is not less than any existing nonconforming yard setback of the principal structure; provided, however, that the side and rear yard setback shall not be less than five feet.

    B. Side and rear street: The resulting street yard setback is not less than any existing nonconforming street yard setback of the principal structures located on property immediately abutting either side of the property for which the landmark adjustment is requested; provided, however, that the street yard setback shall not be less than ten feet.

2. *The new addition(s) shall be compatible and subservient compared to the massing, size, and scale of the existing landmarked building.*

3. *The proposed portion of building or structure between the required setback and the reduced setback does not compromise the historic character of the landmark building, due to one or more of the following:*

    A. The architecture and design of the additional building or structure between the required setback and the reduced setback:

        i. Is complimentary to the architecture of the landmark building, while neither replicating the architecture nor fundamentally departing from it;

        ii. Is such that the additional building or structure appears subordinate to those parts of the landmark building that materially contribute to its landmark status;

        iii. Does not block public views of those parts of the landmarked building that materially contribute to its landmark status;

        iv. Allows for future removal of the additional building or structure, restoration of the landmark building to its existing design, and differentiation; and

        v. Does not damage, remove, or destroy historic materials and character-defining features of the landmarked building.

    B. The volume and footprint of the portion of the building or structure between the required setback and the reduced setback is de minimis, and the character of the proposed building or structure does not tend to distract the eye from the principal landmark building.

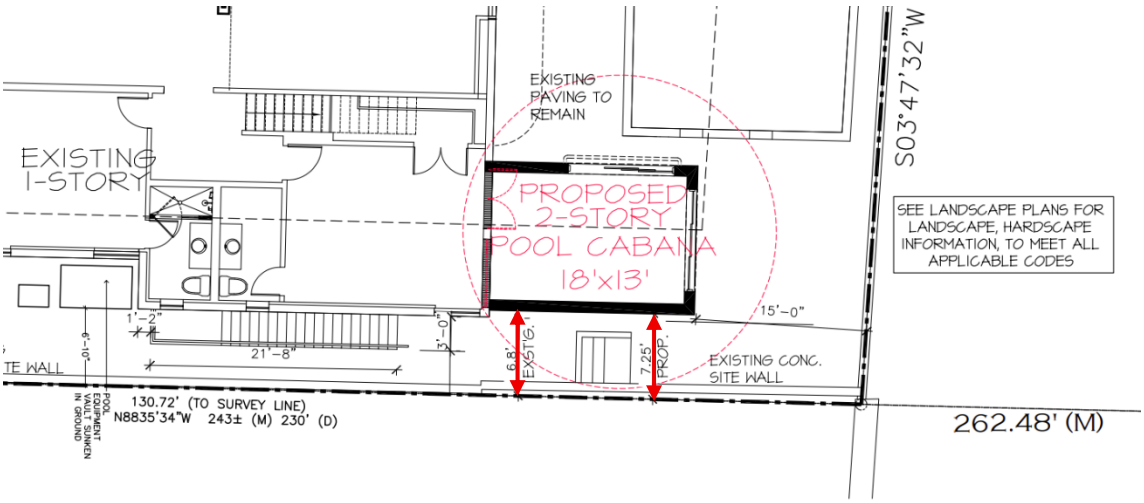
    C. The portion of the additional building or structure between the required setback and the reduced setback is completely screened from view from public rights-of-

way by existing topography, existing walls, and/or existing landscaping that do not interfere with the historic character of the landmark building.

D. *Reasonable alternative designs that are permitted by the strict requirements of the underlying zoning district would detract from the landmark character of the building.*

The requested Landmark Adjustment does not further reduce the existing non-conforming south setback. The addition is compatible and subservient to the Landmarked structure, and its design complies with the applicable Landmark Adjustment criteria specific to setback reductions for expansion of Landmark buildings.

Snipped of Proposed Site Plan.



Proposed East Elevation.



Variance

The existing site has a non-conforming lot coverage of 43.22% which was approved per variance ZON-25-0014, whereas the code allows a maximum of 25%. The current proposal would further increase lot coverage by 1.84% (284 SF).

Code Section	Required	Proposed	Variance
Variance #1: Sec. 134-843(a)(11)	25% (3,174.5 SF)	45.06%* (5,722 SF)	**20.06%** **(2,547.5 SF)**

** 43.22% (5,488 SF) previously approved per ZON-25-0014.*

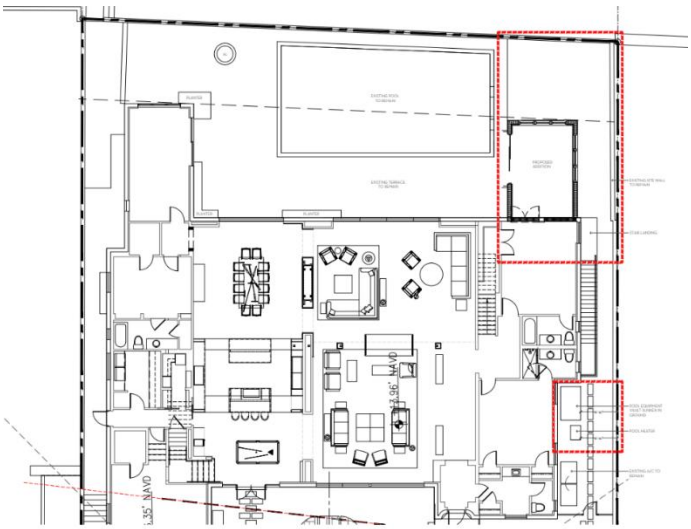
Open Space Diagram.



Site Modifications

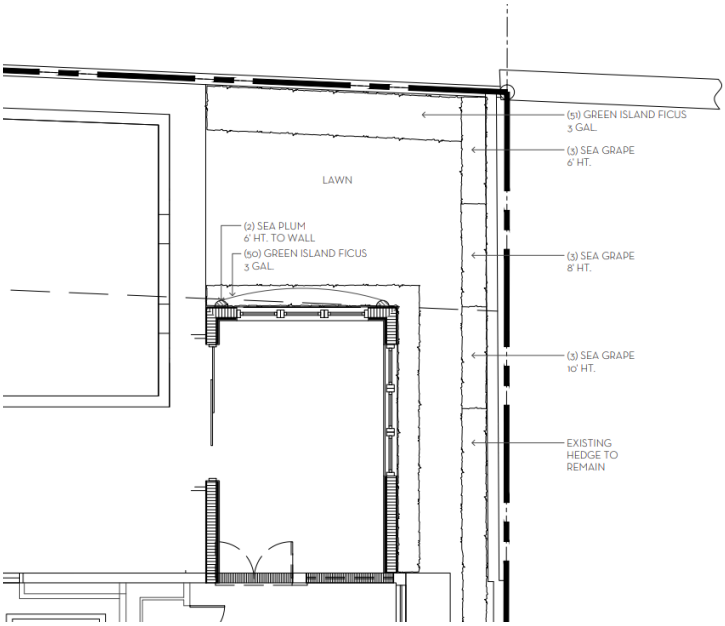
The scope of work also includes selective demolition of a fountain, spa, and hardscape on the southeast corner of the property. Additionally, the existing pool vault and equipment will be relocated to the side (south) yard.

Proposed Hardscape Plan.



Minor landscape changes are proposed on the southeast corner of the property with Sea Plum, Seagrape, and Green Island Ficus.

Snipped of Proposed Landscape Plan.



Rendered Landscape Plan.



CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require three (3) separate motions to be made by the Landmarks Preservation Commission:

1. for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and
2. for final determination of approval or denial of the Landmark Adjustment for a setback reduction for the expansion of a Landmarked building, and that the Landmark Adjustment **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-237(2)(a.), items 1 through 3, have been met, and
3. 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) motion to be made by the Town Council:

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

WRB: JGM: FHM: ALF

DJA DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

MARCH 31, 2026

LETTER OF INTENT - SECOND SUBMITTAL – COA-26-0005, ZON-26-0016
1047 South Ocean Blvd. Palm Beach

The current residence at 1047 South Ocean Blvd. was designed by John Volk in 1935 for James and Adeline Moffett, in an Art Moderne style of architecture. Mr. Moffett was the Federal Housing Administrator in 1935. The home was influenced by the National Housing Act and the "Modeltown and Modernization Magic" exhibit at the 1935 Exposition in San Diego. The Moffett's named the residence "White Caps". The residence was landmarked in 2013.
The current owners were granted approval to replace the Volk balcony on the east side of the house, structural improvements, and 2 second floor small additions in May 2025. While working on the permit plans, Landmarks drafted, approved and published Ordinance No. 030-2025 later in 2025. The Owners would like to request review and approval of a two-story pool cabana building in response to the revised ordinance, enhancing their property.

A. LANDMARK PRESERVATION COMMISSION

1. Proposed request for review and approval of selective demolition in a small area of the southeast corner of the property, removing an existing fountain, spa and hardscape to allow for a proposed two-story pool cabana. Proposed cabana to be off-set but attached to southeast one-story portion of the historical existing residence. Existing one-story east bedroom wall to be modified, and existing door and window to be removed, to allow for the addition. Proposed sliding doors, casement windows, white stucco finish and flat roof with parapet to match the existing residence.
Per Section 54-125 Alterations to historically significant buildings (B) Partial and selective demolition will be minimal to maintain the architecture and the historical integrity of the existing historical residence. Per section 54-122 New Construction The following aspects of new construction shall be visually compatible with the building and environment with which the new construction is visually related. The pool cabana addition is designed with the appropriate height differentiation and off-set from the existing residence. (1) The height, the gross volume, and the proportion between width and height of the façade; (2) The proportions and relationships between doors and windows;(3) the rhythm of solids and voids created by openings in the façade; (4) The material used in the façade; (5) The texture inherent in the façade; (6) The colors, pattern and trim used in the façade; and (7) The design of the roof. (b) Existing rhythm

created by existing building masses and space between them should be preserved. Respect of and attention to, all of these aspects have been addressed in the proposed addition. (e) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area. The Volk approved balcony remains separate from the proposed addition and respected as an important historical feature of the project.

B. ARCOM

Not applicable, special exceptions not required at this time.

C. SPECIAL EXCEPTION

Not applicable, special exceptions not required at this time.

D. SITE PLAN REVIEW

Not applicable, site plan review not required at this time.

E. VARIANCES

Variance request required per Section 134-843 (a)(11)(b): to increase lot coverage, less than 10%, associated with landmarked property to allow for proposed two-story pool cabana addition. The criteria justifying the variance is as follows:

1)The special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district is that the residence was built in 1935 and is currently non-conforming to today's code.

2)The applicant was not the cause of the special conditions and circumstances of the property as the applicant purchased the property with existing non-conformities.

3)The granting of the variance will not confer on the applicant a special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district because many residences in this district are historic and have non-conformities.

4)The hardship that runs with the land is that the house was built in 1935 and is currently non-conforming to today's code which would require variances to make any modifications or additions to bring this residence up to today's living standards. Furthermore, the property is a Town of Palm Beach Historic Landmark and there are appropriate "adjustments" allowed to incentive owning landmarked properties.

5)The variance requested is the minimum necessary to make reasonable use of the land, building or structure considering the need to add this additional square footage to improve the livability of the family's needs and taking advantage of Ordinance 030-2025 adjustments.

6)Granting the variance will be in harmony with the general intent and purpose of this chapter and will not be injurious to the area or otherwise detrimental to the public welfare because the addition is minor in size.

7) The Side and Rear yard setbacks of the proposed two-story addition are eligible for a landmark adjustment based on Landmark review criteria.

(2) Description of landmark adjustments

a. 1. A. Side and Rear: the resulting yard setback is not less than any existing non - conforming setback of the principal structure and is not less than 5 feet.

2. The new proposed addition is compatible and subservient compared to the massing, size, and scale of the existing landmarked building.

3. The proposed portion of the building or structure between the required setback and the reduced setback does not compromise the historic character of the landmark building due to one or more of the following:

A. The architecture and design of the additional building or structure between the required setback and the reduced setback:

i. The addition is complementary to the architecture of the landmark building, while neither replicating the architecture no fundamentally departing from it.

ii. Is such that the additional building or structure appears subordinate to those parts of the landmark building that materially contribute to its landmark status;

iii Does not block public views of those parts of the landmarked building that materially contribute to it landmark status;

v. Does not damage, remove, or destroy historic materials and character-defining features of the landmarked building.

B. The volume and footprint of the portion of the building or structure between the required setback and the reduced setback is de minimus, and the character of the proposed building or structure does not tend to distract the eye from the principal landmark building.

Please let us know if you need additional information.

Respectfully Submitted

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

PROPOSED TWO STORY POOL CABANA ADDITION TO RESIDENCE AT:

1047 SOUTH OCEAN BLVD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

COA-26-0005 ZON-26-0016

FIRST SUBMITTAL, 02.19.2026

SECOND SUBMITTAL 03.09.2026, FINAL SUBMITTAL 03.31.2026

MEETING DATES: LPC 04.22.2026

TOWN COUNCIL 05.13.2026

SCOPE OF WORK

SELECTIVE DEMOLITION OF FOUNTAIN, SPA AND HARDSCAPE SOUTHEAST CORNER OF PROPERTY, EXISTING POOL AND POOL DECK TO REMAIN.

SELECTIVE DEMOLITION OF EXISTING EAST WINDOW AND DOOR ON EXISTING SOUTH ONE-STORY. PREP WALL FOR ADDITION.

CONSTRUCTION OF ATTACHED TWO-STORY POOL CABANA TO EXISTING RESIDENCE AND APPROVED 2025 ADDITIONS

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A0.03	NEIGHBORING PHOTOS
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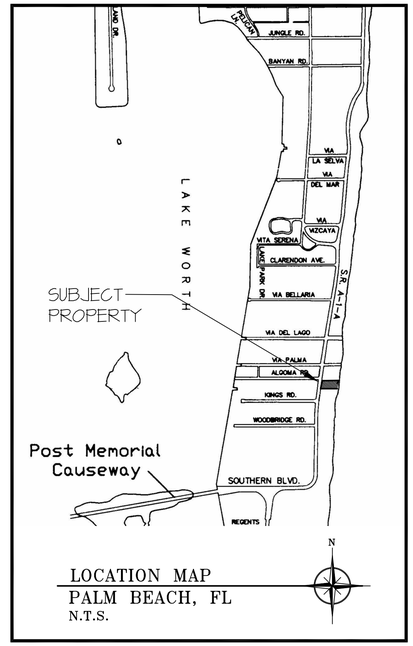
L2	HARDSCAPE PLAN
LP2	LANDSCAPE PLAN
LP3	PLANT LIST, DETAILS
EL 1,2	SOUTH, EAST LANDSCAPE RENDERINGS
1 OF 1	SURVEY



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

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY TOWN OF PALM BEACH

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

DATE: 02.04. 2026

DRAWN: MJS

REVISIONS:

- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.19.2026 FIRST SUBMIT POOL CABANA ADDITION
  03.09.2026 SECOND SUBMITTAL POOL CABANA ADDITION
- 03.31.2026 FINAL SUBMITTAL
- POOL CABANA ADDITION

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

ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

A-0.0

JOB NUMBER: 25-105

EXIST. 1-STORY RESIDENCE
115 VIA PALMA

EXIST. DRIVE

2-STORY RESIDENCE
100 VIA DEL LAGO

APPROVED DRIVE

EXIST. DRIVE

VIA PALMA (PRIVATE ROAD)

142
(NOT SHOWN)

EXIST. DRIVE

SPA

EXIST. POOL

EXIST. DECK

EXISTING
2-STORY RESIDENCE
122 VIA PALMA

EXIST. DRIVE

APPROVED DRIVE

SPA

APPROVED POOL

APPROVED 2-STORY RESIDENCE
1030 SOUTH OCEAN BLVD.

SOUTH OCEAN BLVD.

APPROVED POOL

APPROVED DRIVE

APPROVED
2-STORY
ADDITION

1045 S. OCEAN BLVD
2-STORY RESIDENCE

EXIST. DRIVE

ALGOMA ROAD (PRIVATE ROAD)

150
SHOWN)

130
(NOT SHOWN)

EXIST. DRIVE

EXISTING
2-STORY RESIDENCE
120 ALGOMA ROAD

EXIST.
POOL

EXISTING
2-STORY RESIDENCE
112 ALGOMA ROAD

EXIST. DECK

EXIST.
POOL

EXIST. POOL

EXISTING
2-STORY
RESIDENCE
1048 SOUTH
OCEAN BLVD.

EXIST. DECK

EXIST. DRIVE

EXIST. DRIVE

1047 S. OCEAN BLVD
2-STORY RESIDENCE
SUBJECT PROPERTY

EXIST.
POOL

PROPOSED TWO
STORY POOL
CABANA ADDITION

127
(NOT SHOWN)

EXIST. DRIVE

113 KINGS RD
2- STORY RESIDENCE

EXIST. POOL

1070 S. OCEAN BLVD
2-STORY RESIDENCE

EXIST. POOL

EXIST. DRIVE

1057 S. OCEAN BLVD
2-STORY
RESIDENCE

EXIST. DRIVE

EXIST.
POOL

123(NOT SHOWN)

KING'S ROAD

122
(NOT SHOWN)

EXIST. DRIVE

112 KINGS RD
2-STORY RESIDENCE

EXIST. POOL

1080 S. OCEAN BLVD
2-STORY RESIDENCE

EXIST.
POOL

EXIST. DRIVE

1067 S. OCEAN BLVD 2-STORY
RESIDENCE

EXIST. DRIVE

EXIST.
POOL

ATLANTIC OCEAN

NEIGHBORING PROPERTIES

SCALE 1/32" = 1'-0"

N
W E
S

1047 S. OCEAN BLVD.

POOL CABANA ADDITION TO RESIDENCE AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001174

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DRAWN: MJS
REVISIONS:
- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.19.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.04.2026 SECOND SUBMITTAL POOL CABANA ADDITION

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

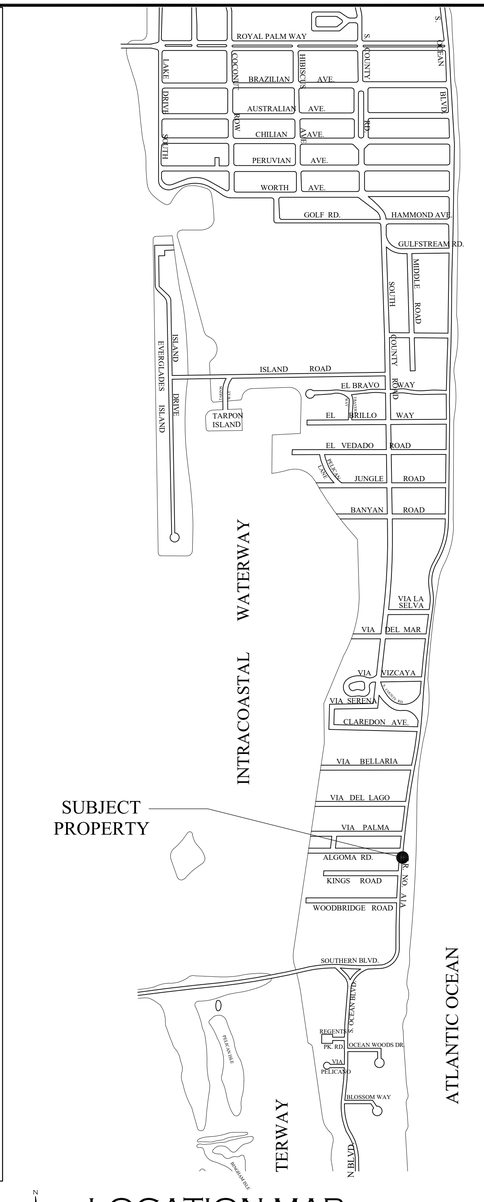
SV-101

JOB NUMBER: 25-105

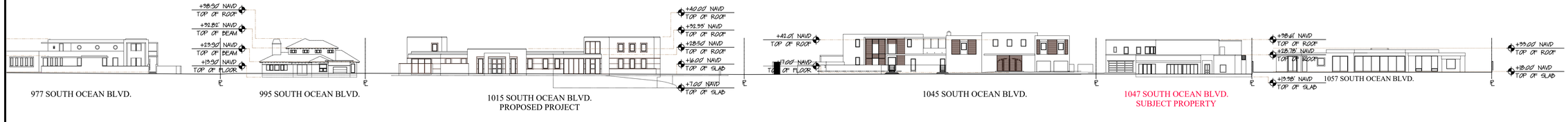


CONTEXT MAP

SCALE 1/64" = 1'-0"



LOCATION MAP



SOUTH OCEAN BLVD STREETSCAPE

SCALE 1/32" = 1'-0"

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

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

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ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

SV-102

JOB NUMBER: 25-105



1047 S OCEAN BLVD AERIAL VIEW

1047 S. OCEAN BLVD.

POOL CABANA ADDITION TO RESIDENCE AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 202, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001174

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- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
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ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

P-0

JOB NUMBER: 25-105



1015 S Ocean Blvd



1045 S Ocean Blvd



1047 S Ocean Blvd



1057 S Ocean Blvd



1067 S Ocean Blvd



1080 S Ocean Blvd

NEIGHBORING PROPERTIES

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

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

DATE: 02.04.2026

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STATE OF FLORIDA
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AR0014785

ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

A0.01

JOB NUMBER: 25-105



1070 S Ocean Blvd



1030 S Ocean Blvd



1048 S Ocean Blvd



100 Via Del Lago



115 Via Palma



112 Via Palma

NEIGHBORING PROPERTIES

1047 S. OCEAN BLVD.

POOL CABANA ADDITION TO RESIDENCE AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001174

DATE: 02.04. 2026

DRAWN: MJS

REVISIONS:

- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.19.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.04.2026 SECOND SUBMITTAL POOL CABANA ADDITION

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

A0.02

JOB NUMBER: 25-105



112 Algoma Road



113 King's Road



112 King's Road



120 Algoma Road

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 202, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001174

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COA-26-0005
ZON-26-0016

DRAWING NO.

A0.03

JOB NUMBER: 25-105



1047 S Ocean Blvd



1047 S Ocean Blvd



1047 S Ocean Blvd



1047 S Ocean Blvd

EXISTING CONDITIONS

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

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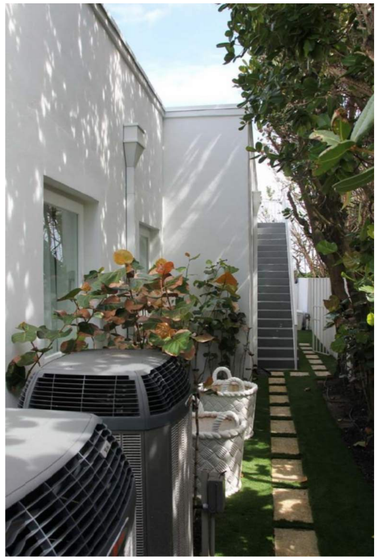
DRAWING NO.

A0.04

JOB NUMBER: 25-105



1047 S Ocean Blvd



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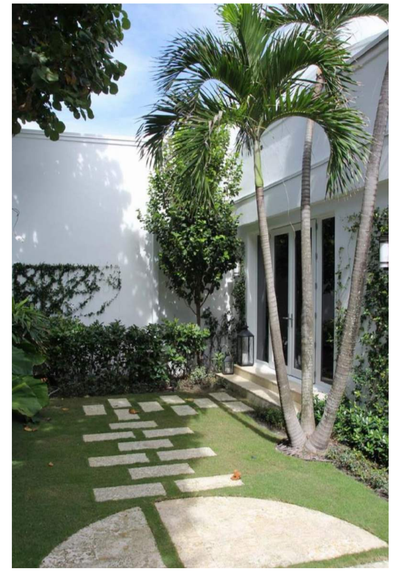

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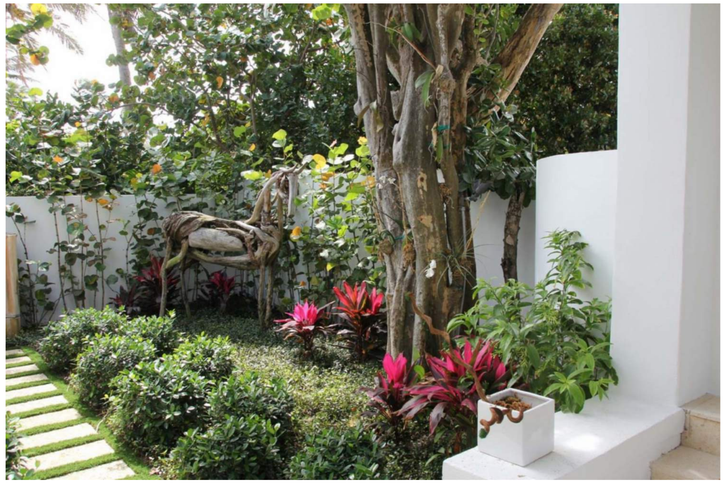

1047 S Ocean Blvd



1047 S Ocean Blvd



1047 S Ocean Blvd

PROPOSED POOL
CABANA LOCATION

EXISTING CONDITIONS

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

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DRAWING NO.

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1047 S Ocean Blvd



1047 S Ocean Blvd



1047 S Ocean Blvd



1047 S Ocean Blvd

PROPOSED POOL
CABANA LOCATION

EXISTING CONDITIONS

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1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

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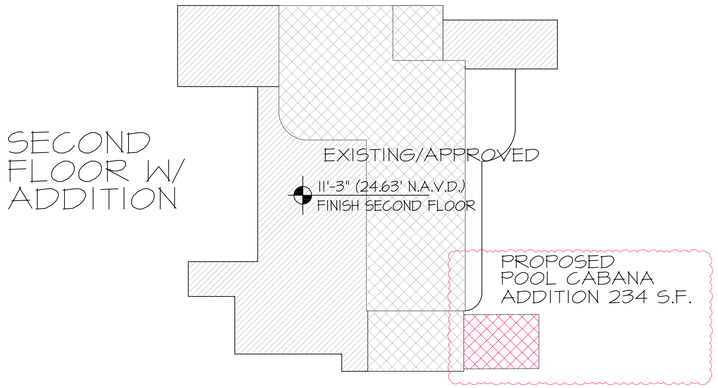
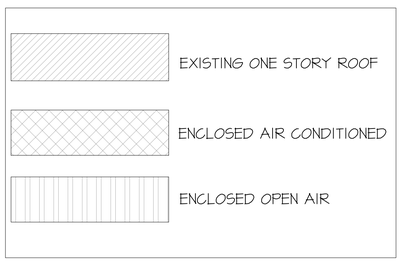


AREA DIAGRAM



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

ZONING LEGEND

Line #	Zoning Legend			
1	**Property Address:**	1047 South Ocean Boulevard		
2	**Zoning District:**	R-A ESTATE RESIDENTIAL		
3	**Lot Area (sq. ft.):**	24,171 S.F. +/- PARCEL 1 12,698 SF PARCEL 2 11,192 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	100.68' (W) +/- 122', 258.94' and 130.69', 262.48' (L)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	2-Story Pool Cabana Addition to Existing 2 Story Landmark Single-Family Residence		
6	**FEMA Flood Zone Designation:**	X, VE		
7	**Zero Datum for point of meas. (NAVD)**	13.96 N.A.V.D.		
8	**Crown of Road (COR) (NAVD)**	15.88' N.A.V.D.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	PARCEL 1 3,174.5 SF 25%	5,488 43%	5,722 45%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		7,317	7,785
12	*Front Yard Setback (Ft.)	35'	17'-8"	17'-8"
13	* Side Yard Setback (1st Story) (Ft.)	15'	9'-9"	9'-9"
14	* Side Yard Setback (2nd Story) (Ft.)	15'	8'-7"	8'-7"
15	*Rear Yard Setback (Ft.)	15'	15-0"	15'-0"
16	Angle of Vision (Deg.)	N/A	100°	100°
17	Building Height (Ft.)	25'	21'-8"	21-8"
18	Overall Building Height (Ft.)	35'	24'-1"	24'-1"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)		13.96' N.A.V.D.	13.96 N.A.V.D.
22	Base Flood Elevation (BFE)(NAVD)	N/A	X & VE	X & VE
23	Landscape Open Space (LOS) (Sq Ft and %)	13,106.5 (50%)	16,644 (63.50%)	16,478 (62,478 (62.68%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	1,584 (45%)	1,612 (45.78%)	1,612 (45.78%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

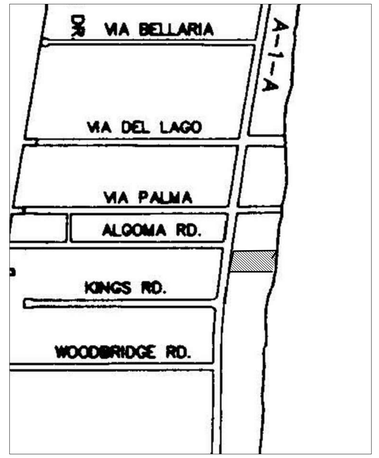
** Indicate each yard area with cardinal direction (N,S,E,W)*

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

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

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

REV BF 20230626



LOCATION MAP

SITE DATA

ZONING DISTRICT:	R-A
LOT AREA: PARCEL I, II:	24,171 SQ. FT.
LOT AREA: PARCEL I:	12,698 SQ.FT.
ALLOW. LOT COVERAGE 25% OF 12,698 = 3,174.5 S.F.	
ALLOW. LOT COVERAGE 10% OF 3,174.5 S.F. = 317 S.F.	
PROPOSED POOL CABANA FIRST FLOOR = 234 S.F.	
LOT COVERAGE (APPROVED):	5,488 SQ. FT. *
LOT COVERAGE (PROPOSED):	5,722 SQ. FT. *
EXISTING	
1ST FLOOR A/C (EXISTING TO REMAIN):	4,655 SQ. FT. *
2ND FLOOR A/C (EXISTING, APPROVED):	2,662 SQ. FT.
TOTAL A/C FLOOR AREA:	7,317 SQ. FT.
1ST FLOOR ENTRY (EXISTING TO REMAIN):	95 SQ. FT. *
1ST FLOOR 2-CAR GARAGE (EXISTING TO REMAIN):	467 SQ. FT. *
EXTERIOR STAIRCASE APPROVED	109 SQ. FT. *
2ND FLOOR BALCONY (APPROVED):	367 SQ. FT.
AREA OVER 2' ALLOW. BALC.:	271 SQ.FT. *
PROPOSED POOL CABANA FIRST FLOOR	= 234 S.F. *
PROPOSED POOL CABANA SECOND FLOOR	= 234 S.F.
TOTAL A/C FLOOR AREA (APPROVED):	7,317 SQ. FT.
PROPOSED AC POOL CABANA TOTAL S.F. +468 S.F.	= 7,785 SQ.FT.

ALL EXISTING LANDSCAPE / HARDSCAPE TO REMAIN

+ EXTERIOR STAIRCASE @ 109 SQ. FT./ 0.86%

AREA CALCULATIONS

PROPOSED ZONING, DIAGRAMS

1047 S. OCEAN BLVD.

POOL CABANA ADDITION TO RESIDENCE AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

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

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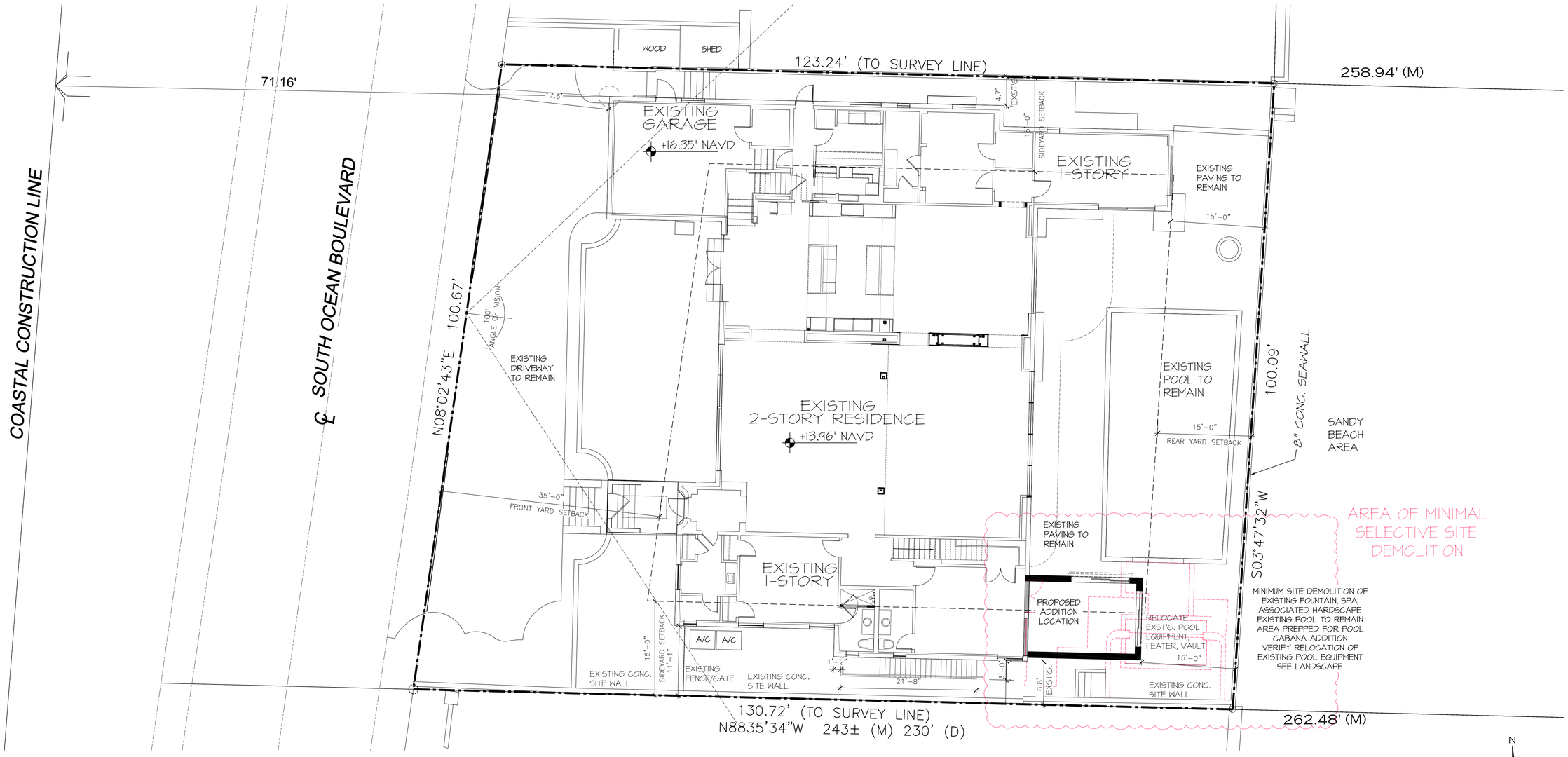
ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

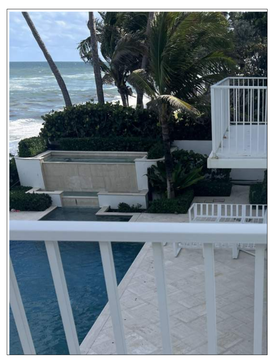
A-001

JOB NUMBER: 25-105



SELECTIVE SITE DEMOLITION

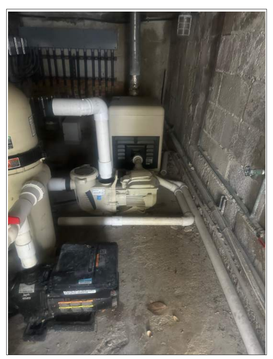
SCALE 1/16" = 1'0"



EXISTING EQUIPMENT VAULT BELOW FOUNTAIN TO BE RELOCATED







EXISTING VAULT W/POOL EQUIPMENT TO BE RELOCATED

1047 S. OCEAN BLVD.

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SD.1.01

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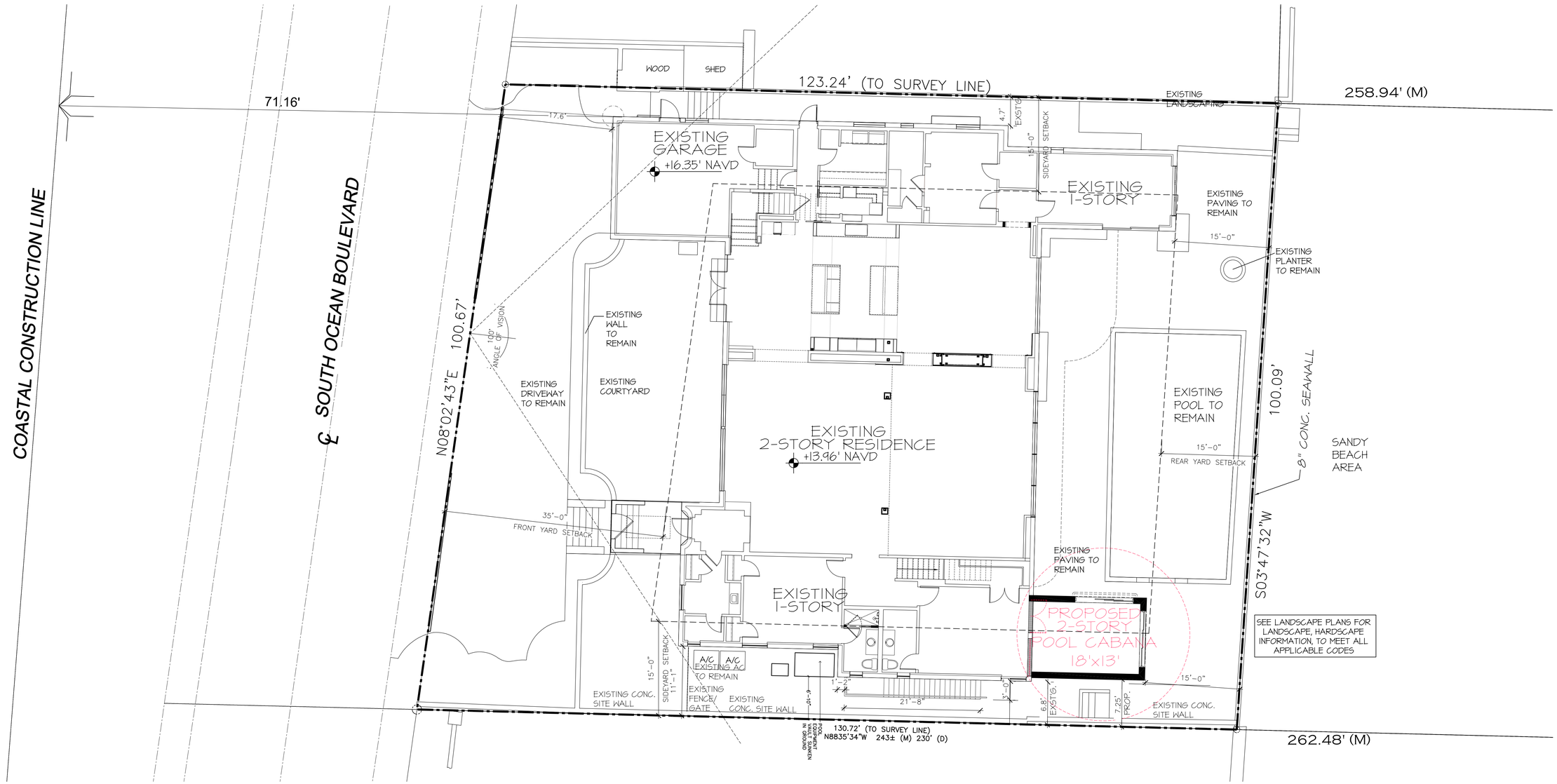

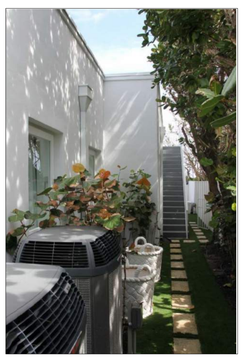

PROPOSED AREA FOR VAULT
WRELOCATED POOL EQUIPMENT
EXISTING SITE WALL, FENCE SHOWN

PROPOSED SITE PLAN

SCALE 1/16" = 1'-0"

N
W E
S

1047 S. OCEAN BLVD.

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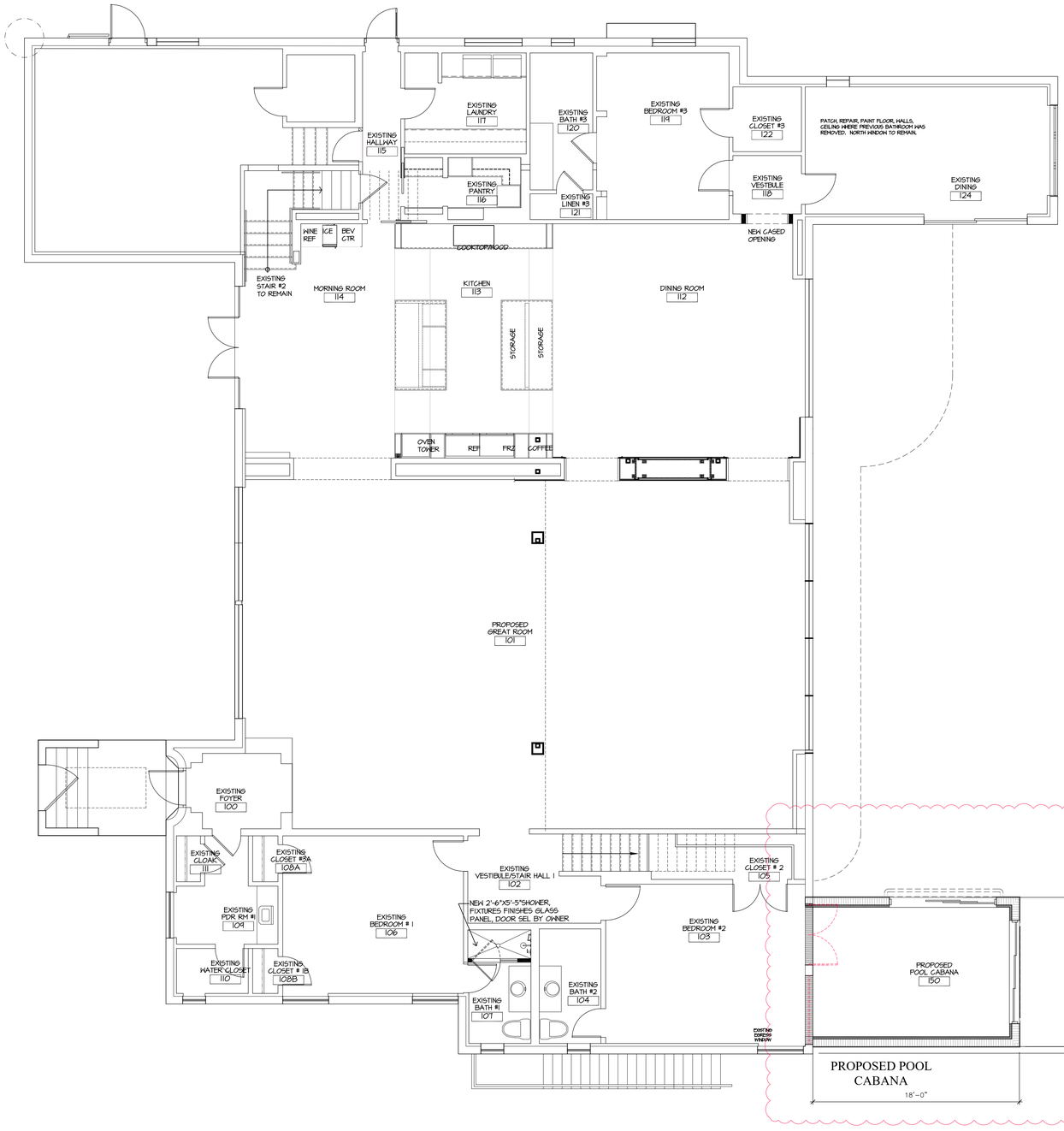

PROPOSED FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"

N W E S

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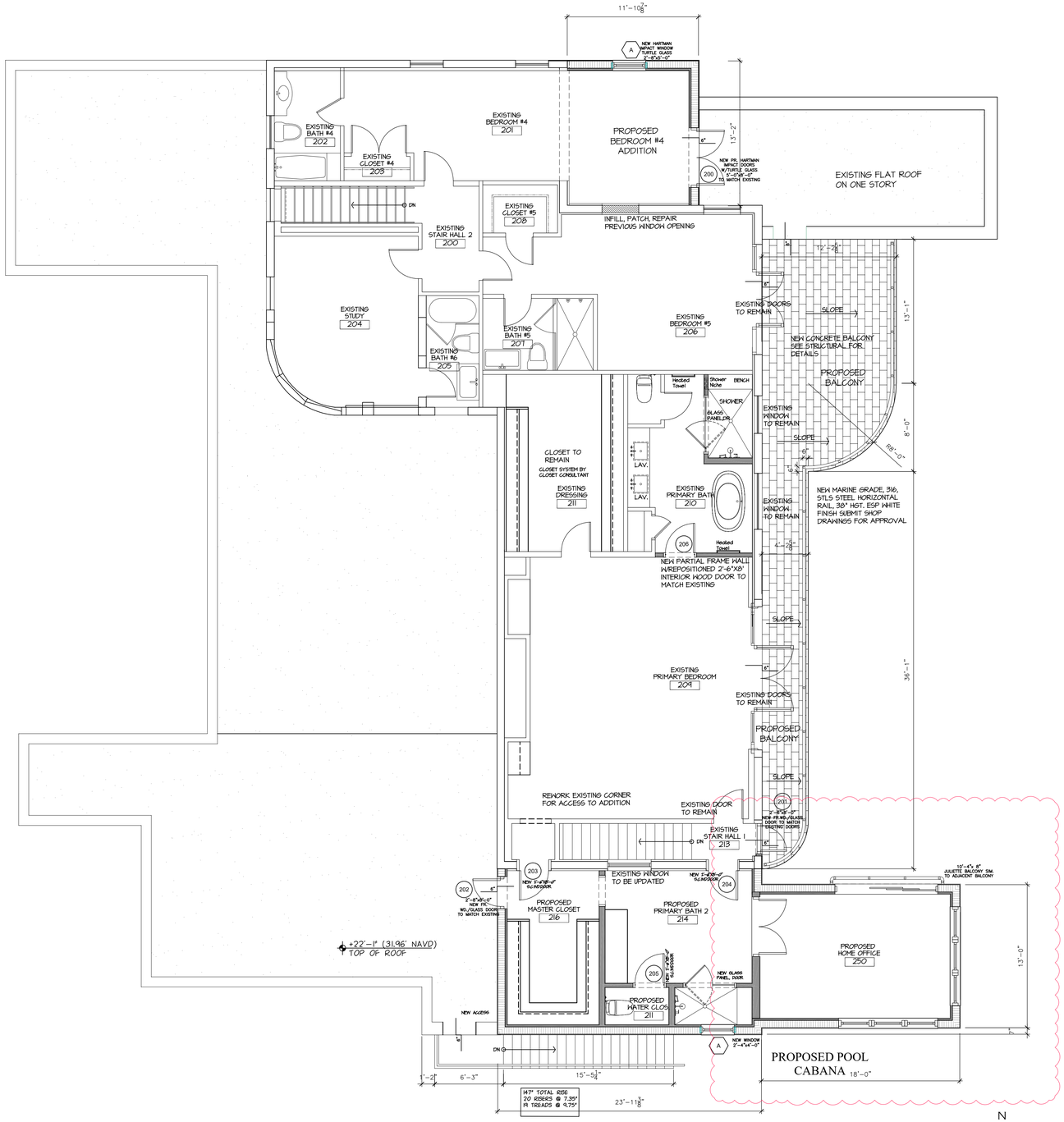

PROPOSED SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

N W E S

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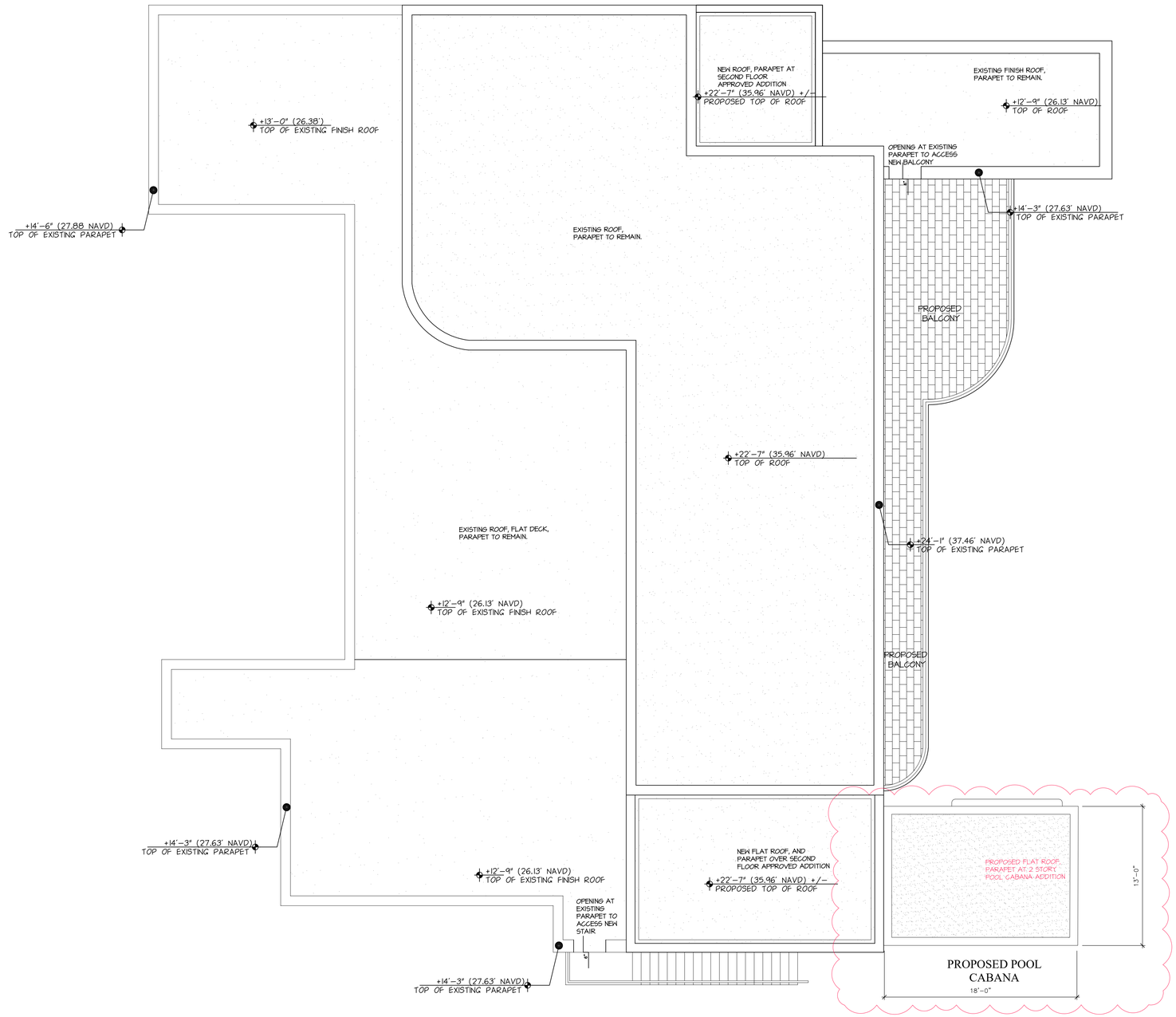

PROPOSED ROOF PLAN

SCALE 3/16" = 1'-0"

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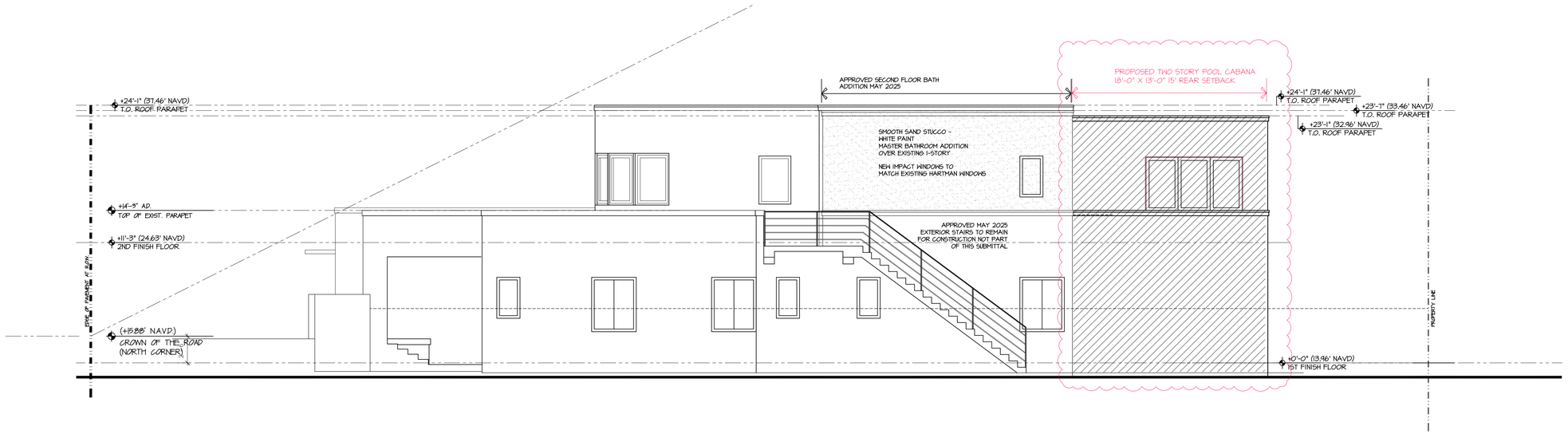
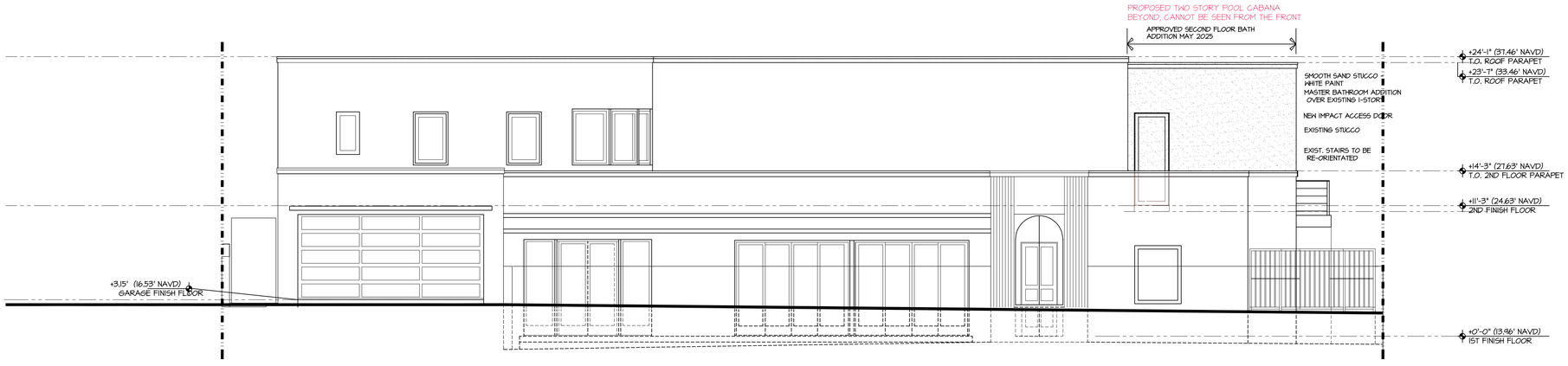


NOTES:

*NEW WALL MATERIALITY TO MATCH EXISTING WALLS:
SMOOTH SAND STUCCO - WHITE PAINT
*NEW WINDOWS AND DOORS TO MATCH EXISTING HARTMAN:
MAHOGANY WINDOWS AND DOORS PAINTED WHITE

EXISTING, APPROVED WITH PROPOSED SOUTH ELEVATION

SCALE 3/16" = 1'-0"



MAY 2025 APPROVED ADDITIONS

PROPOSED POOL CABANA ADDITION

EXISTING, APPROVED WITH PROPOSED WEST ELEVATION

SCALE 3/16" = 1'-0"

1047 S. OCEAN BLVD.

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1047 SOUTH OCEAN BLVD

03.04.2026

DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street, Ste 200 West Palm Beach, Florida 33401

SOUTH FACADE

COLORED ELEVATION

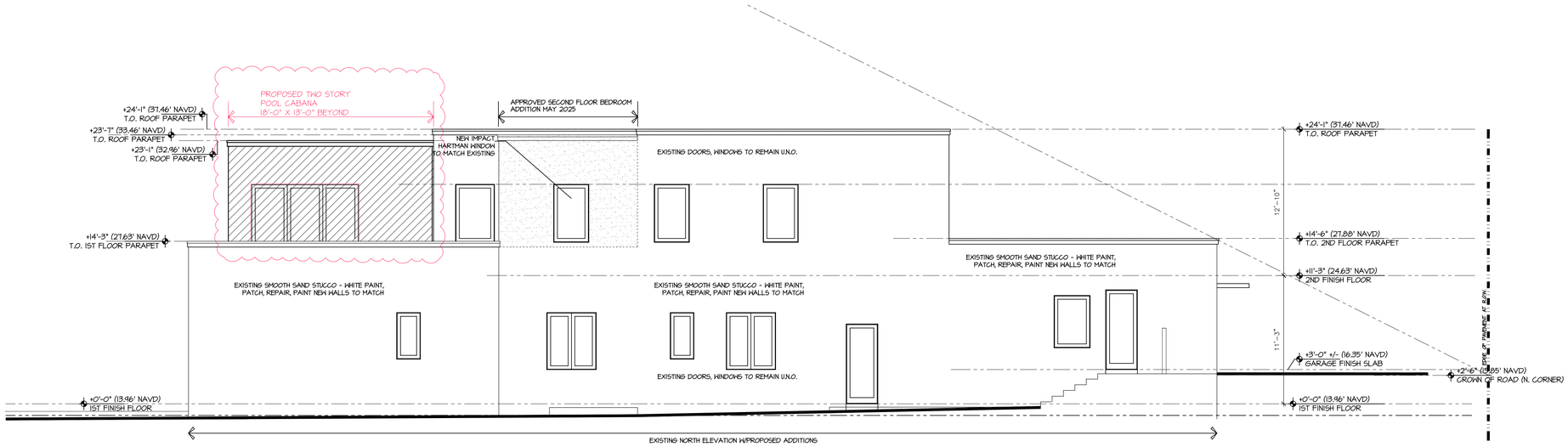


1047 SOUTH OCEAN BLVD

03.04.2026

DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street, Ste 200 West Palm Beach, Florida 33401

WEST FACADE
COLORED ELEVATION

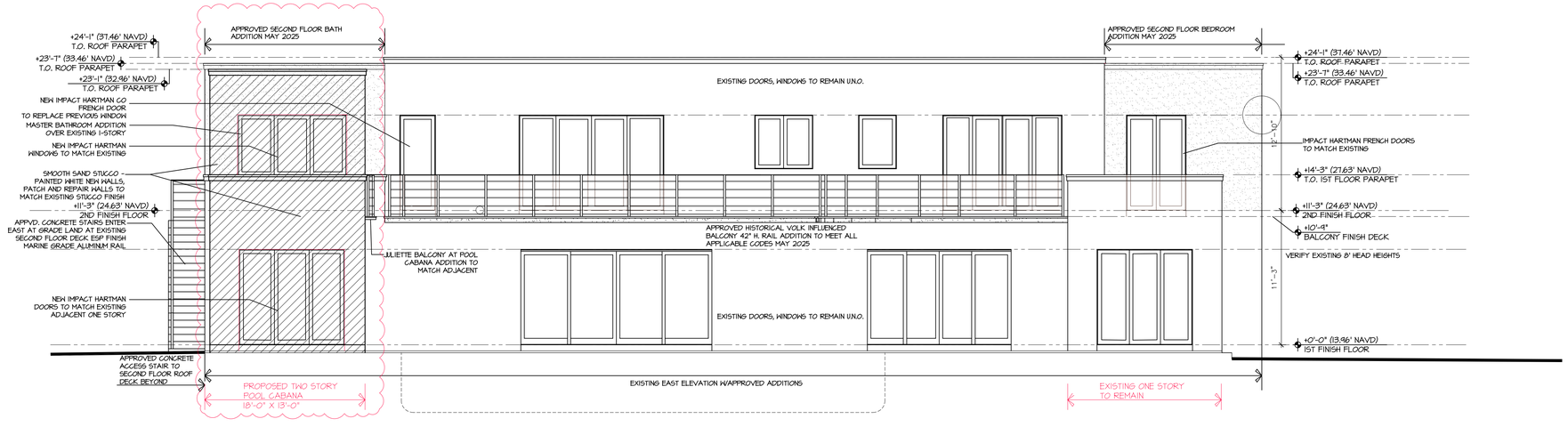


NOTES:

*NEW WALLS TO MATCH EXISTING WALLS: SMOOTH SAND STUCCO - WHITE PAINT
*NEW WINDOWS AND DOORS TO MATCH EXISTING HARTMAN: MAHOGANY WINDOWS AND DOORS PAINTED WHITE
*NEW FLAT ROOF, PARAPET TO MATCH EXISTING

EXISTING,APPROVED WITH PROPOSED NORTH ELEVATION

SCALE 3/16" = 1'-0"



MAY 2025 APPROVED ADDITIONS

PROPOSED POOL CABANA ADDITION

EXISTING, APPROVED WITH PROPOSED EAST ELEVATION

SCALE 3/16" = 1'-0"

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001414

DATE: 02.04. 2026

DRAWN: MJS

REVISIONS:

- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.19.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.04.2026 SECOND SUBMITTAL POOL CABANA ADDITION

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

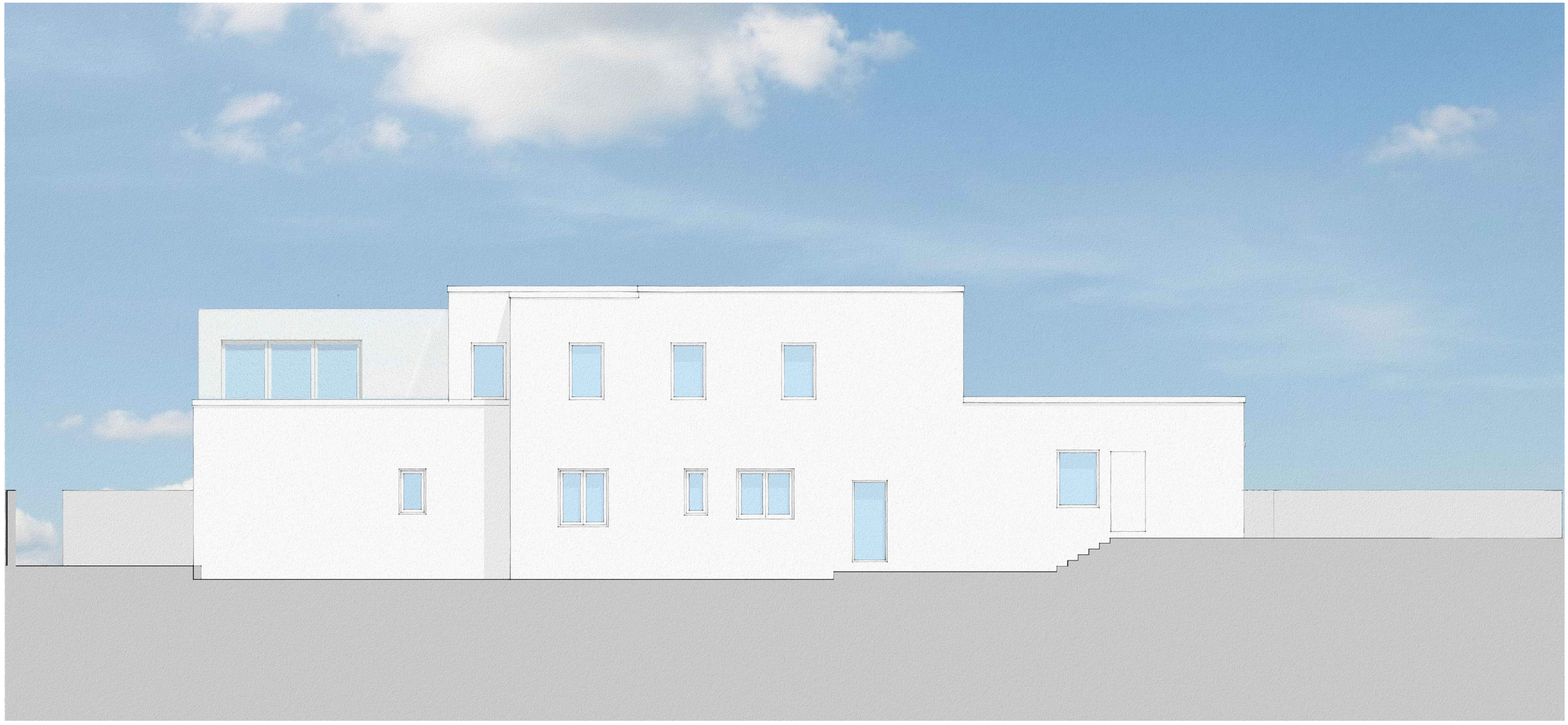
ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

A-2.02

JOB NUMBER: 25-105



1047 SOUTH OCEAN BLVD

03.04.2026

DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street, Ste 200 West Palm Beach, Florida 33401

NORTH FACADE

COLORED ELEVATION

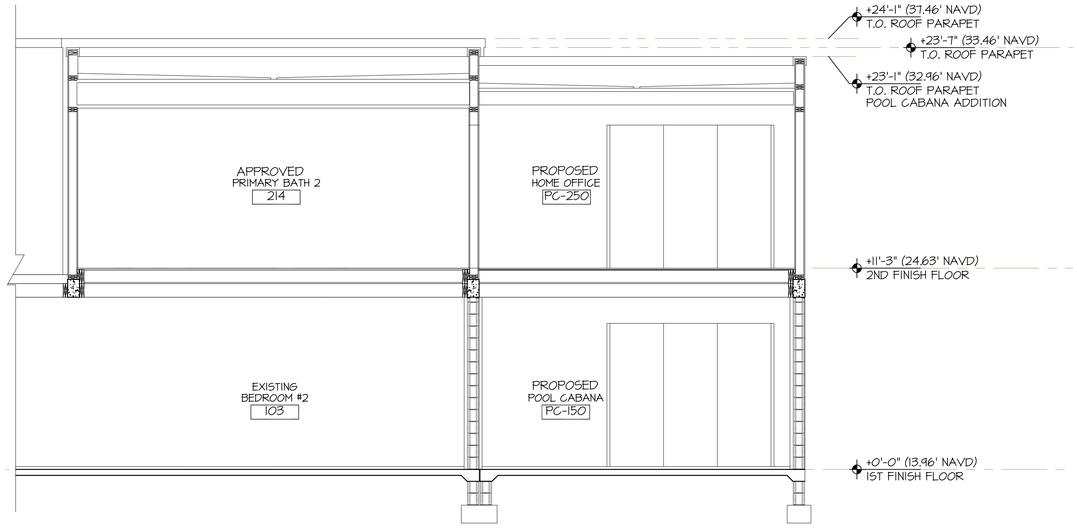


1047 SOUTH OCEAN BLVD

03.04.2026

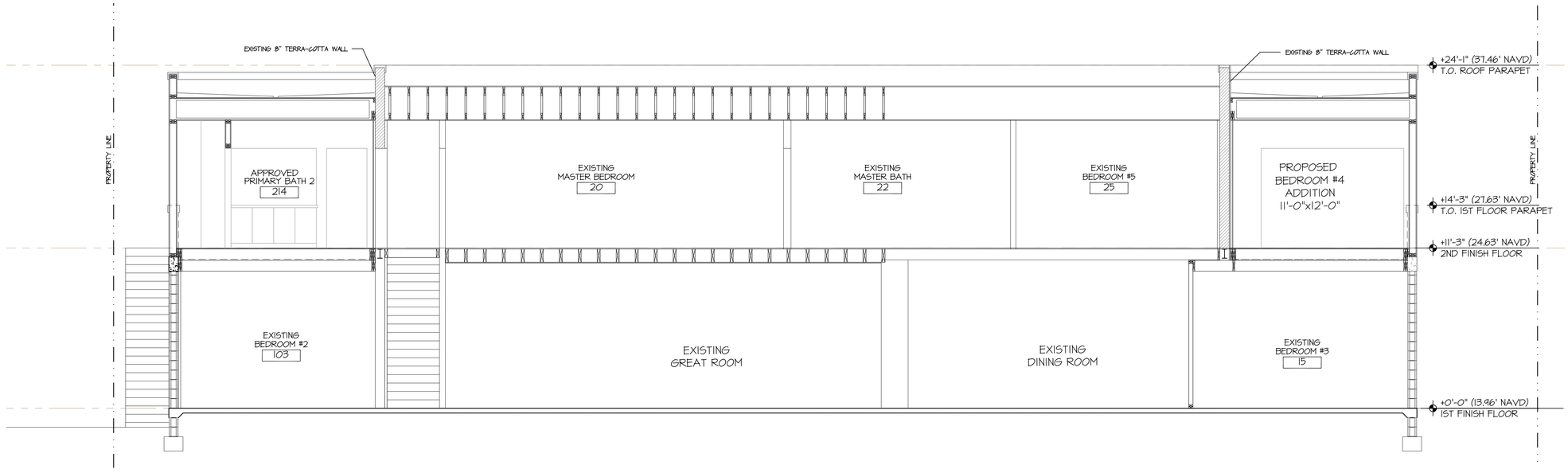
DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street, Ste 200 West Palm Beach, Florida 33401

EAST FACADE
COLORED ELEVATION



PROPOSED EAST/WEST SECTION @CABANA ADDITION

SCALE 1/4" = 1'-0"



PROPOSED NORTH/SOUTH SECTION

SCALE 1/4" = 1'-0"

1047 S. OCEAN BLVD.

POOL CABANA ADDITION TO RESIDENCE AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 202, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001414

DATE: 02.04. 2026

DRAWN: MJS

REVISIONS:

- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.19.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.09.2026 SECOND SUBMITTAL POOL CABANA ADDITION

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

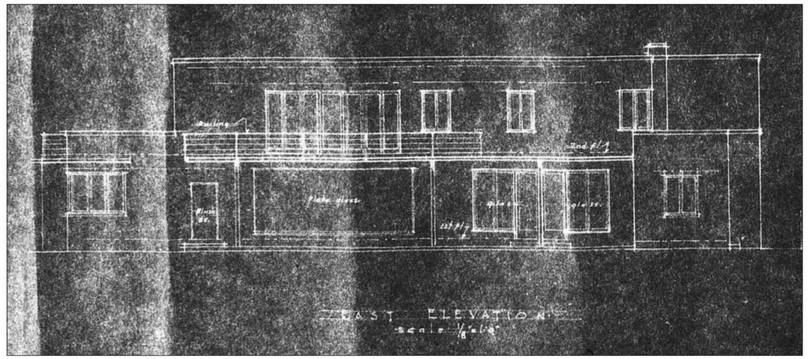
ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

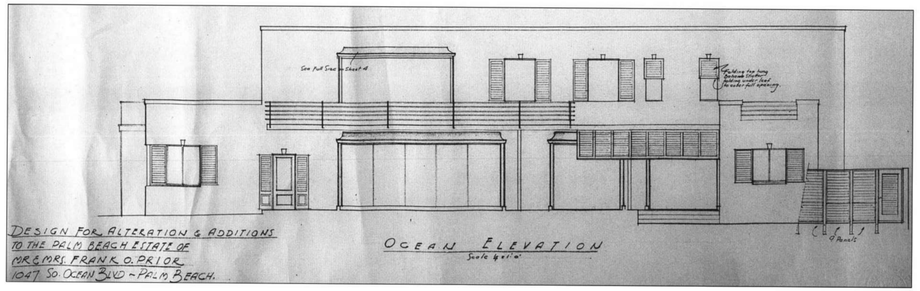
A3.01

JOB NUMBER: 25-105



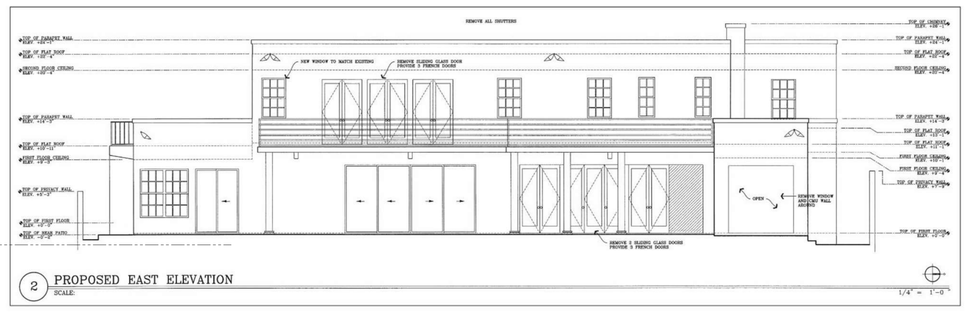
1935 EAST ELEVATION - JOHN VOLK

SCALE 1/8" = 1'-0"



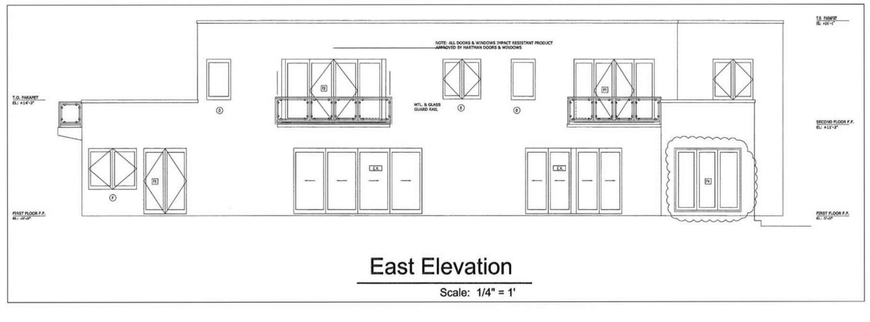
1962 EAST ELEVATION - GEORGE VOTAW

SCALE 1/8" = 1'-0"



2007 EAST ELEVATION - BROWER ARCHITECTURAL ASSOCIATES, INC.

SCALE 1/8" = 1'-0"



2008 EAST ELEVATION - BLUE MINGES

SCALE 1/8" = 1'-0"

ARCHIVED ELEVATIONS

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 202, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001174

DATE: 02.04. 2026

DRAWN: MJS

REVISIONS:

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- 02.19.2026 FIRST SUBMIT POOL CABANA ADDITION
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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

RECORD
REF-1

JOB NUMBER: 25-105





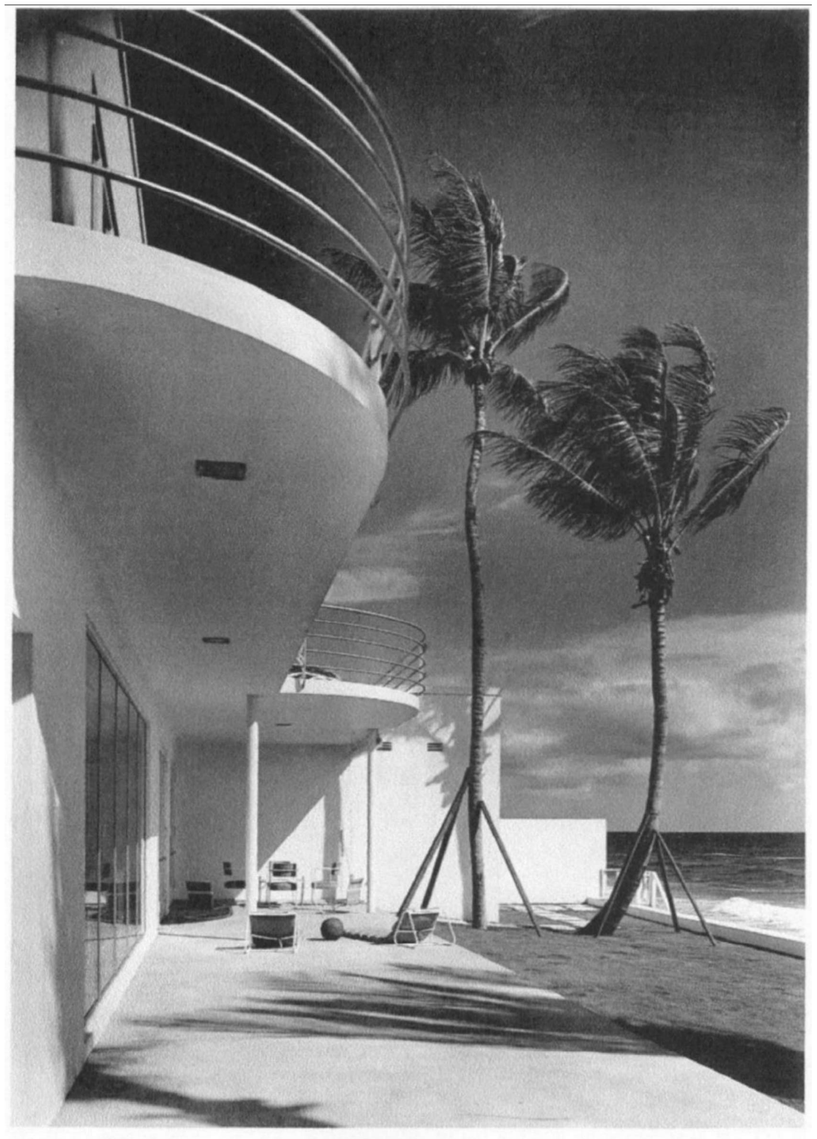
Rear (East) Façade with Curvilinear Balcony
Courtesy of the John L. Volk Foundation

1047 SOUTH OCEAN BLVD

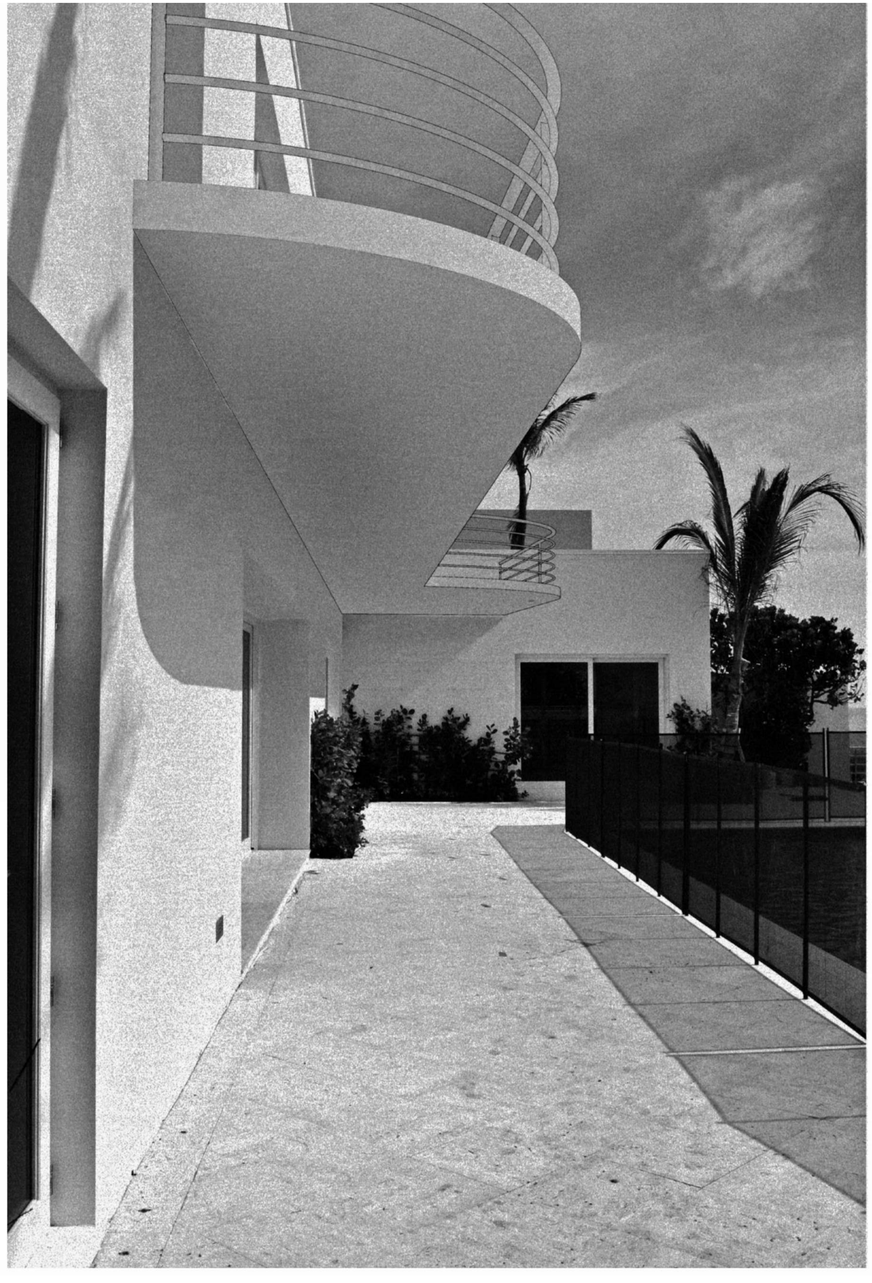
05.21.2025

DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street, Ste 200 West Palm Beach, Florida 33401

SKETCH BY JOHN VOLK
1953 MOFFETT RESIDENCE



Rear (East) Façade with Curvilinear Balcony
Courtesy of the John L. Volk Foundation

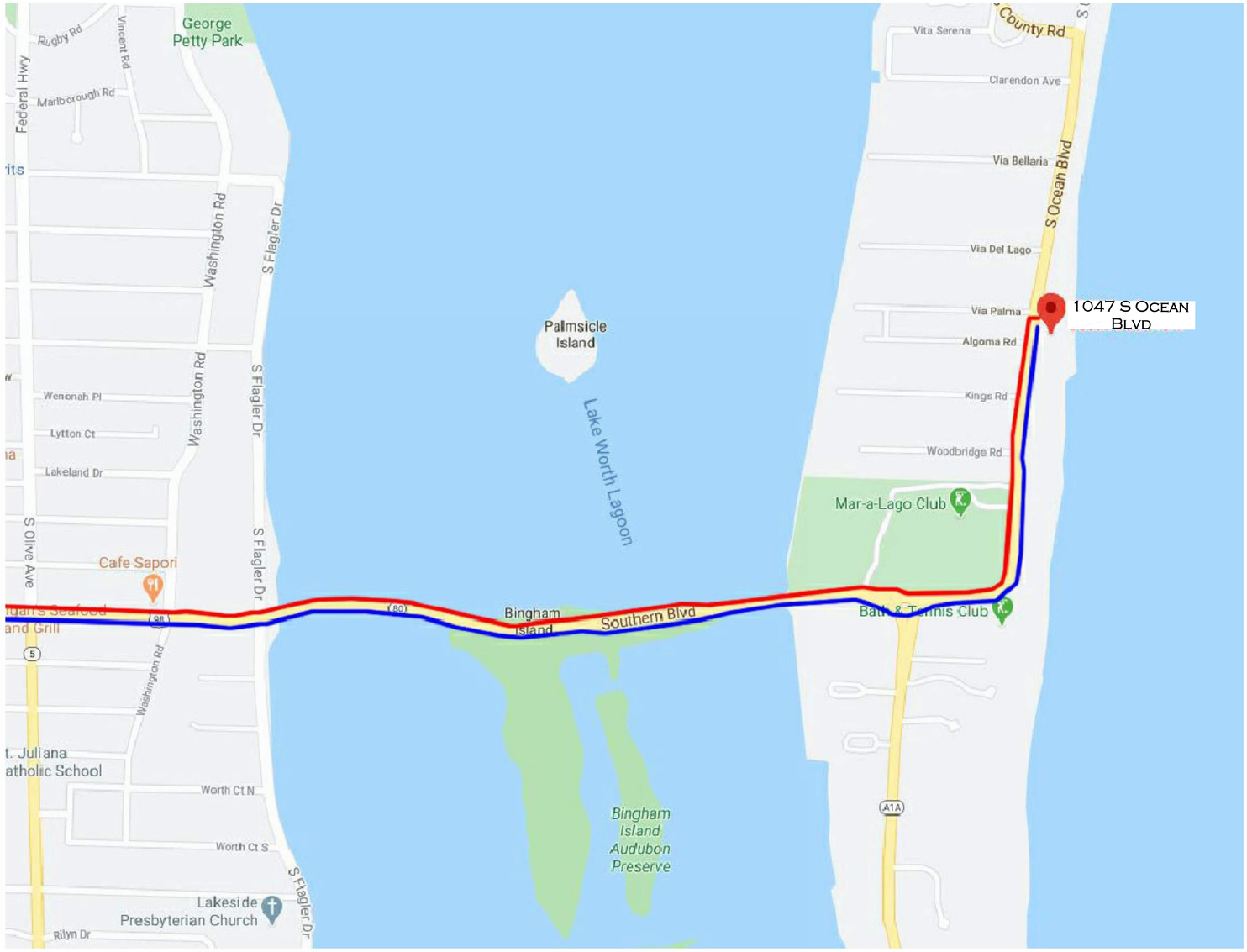


1047 SOUTH OCEAN BLVD

05.21.2025

DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street, Ste 200 West Palm Beach, Florida 33401

HISTORICAL COMPARISON
BALCONY PERSPECTIVE



1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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.

TRUCK LOGISTICS PLAN

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 202, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001174

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ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.
TP-1

JOB NUMBER: 25-105



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

N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

RESIDENCE

1047 SOUTH OCEAN BLVD, PALM BEACH, FL.

03 MARCH 2026
18 FEBRUARY 2026

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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SOUTH ELEVATION

RESIDENCE

1047 SOUTH OCEAN BLVD, PALM BEACH, FL.

03 MARCH 2026
18 FEBRUARY 2026

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NIEVERAWILLIAMS.COM

EL1



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EAST ELEVATION

RESIDENCE

1047 SOUTH OCEAN BLVD, PALM BEACH, FL.

03 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
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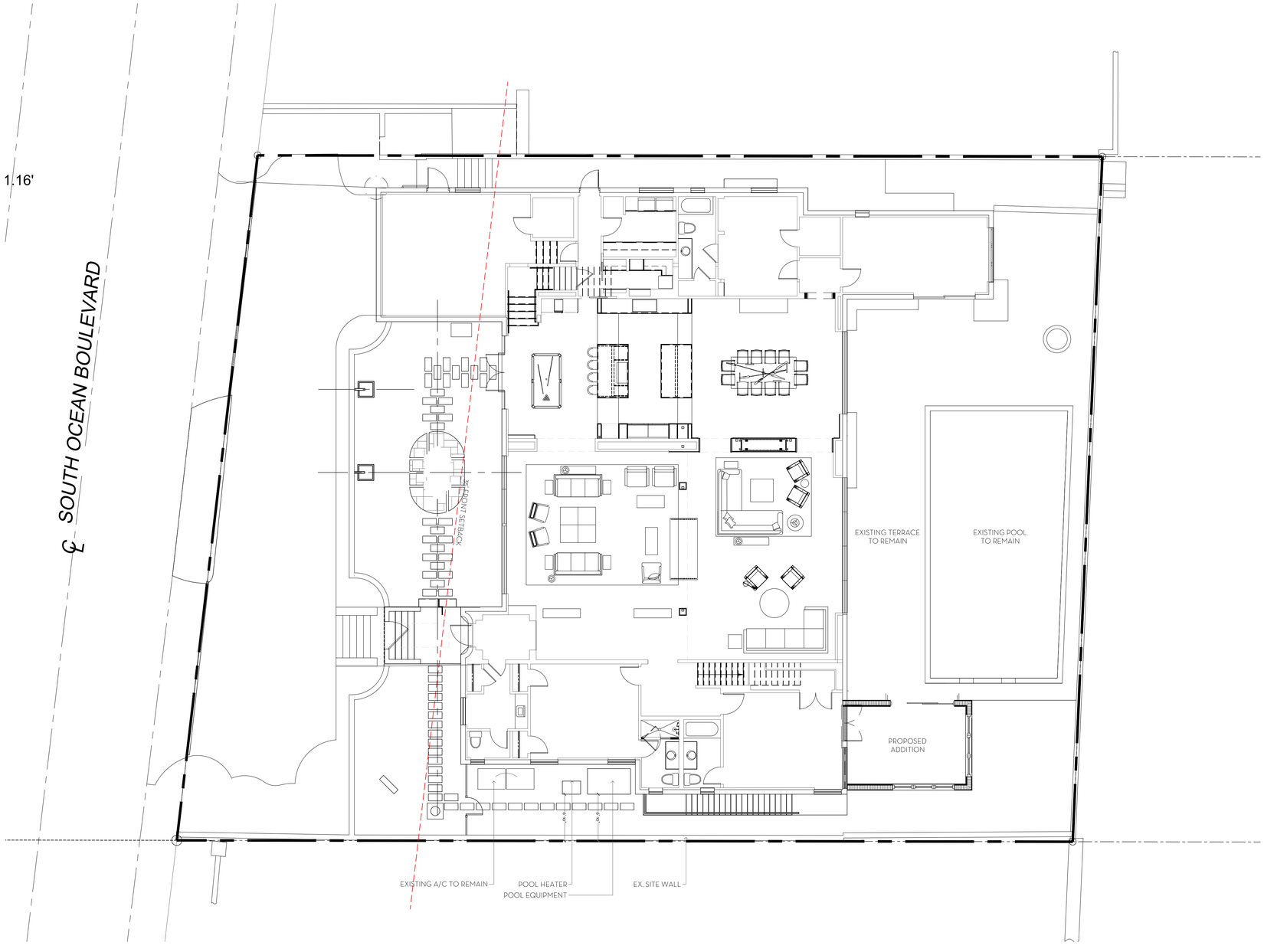
NIEVERAWILLIAMS.COM

EL2



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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

RESIDENCE

1047 SOUTH OCEAN BLVD, PALM BEACH, FL.

03 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
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Suite 502
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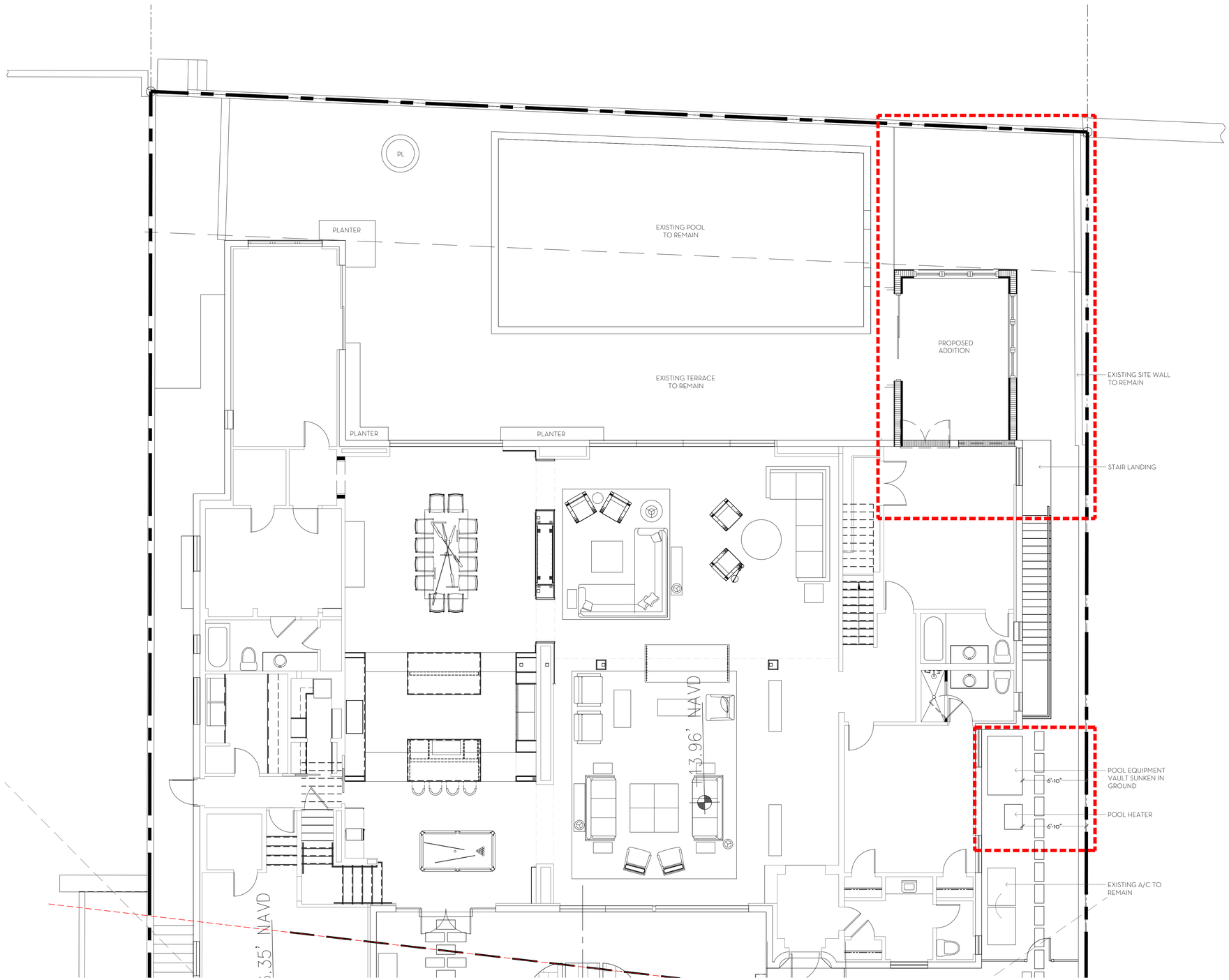
L1



OVERALL R-A SITE CALCULATIONS:

	26,213	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	13,106.5	SQ FT	50%
EXISTING =	16,644	SQ FT	63.50%
PROPOSED =	16,478	SQ FT	62.86%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	3,521	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,584	SQ FT	45%
EXISTING =	1,612	SQ FT	45.78%
PROPOSED =	1,612	SQ FT	45.78%

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"

HARDSCAPE PLAN

RESIDENCE

1047 SOUTH OCEAN BLVD, PALM BEACH, FL.

03 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

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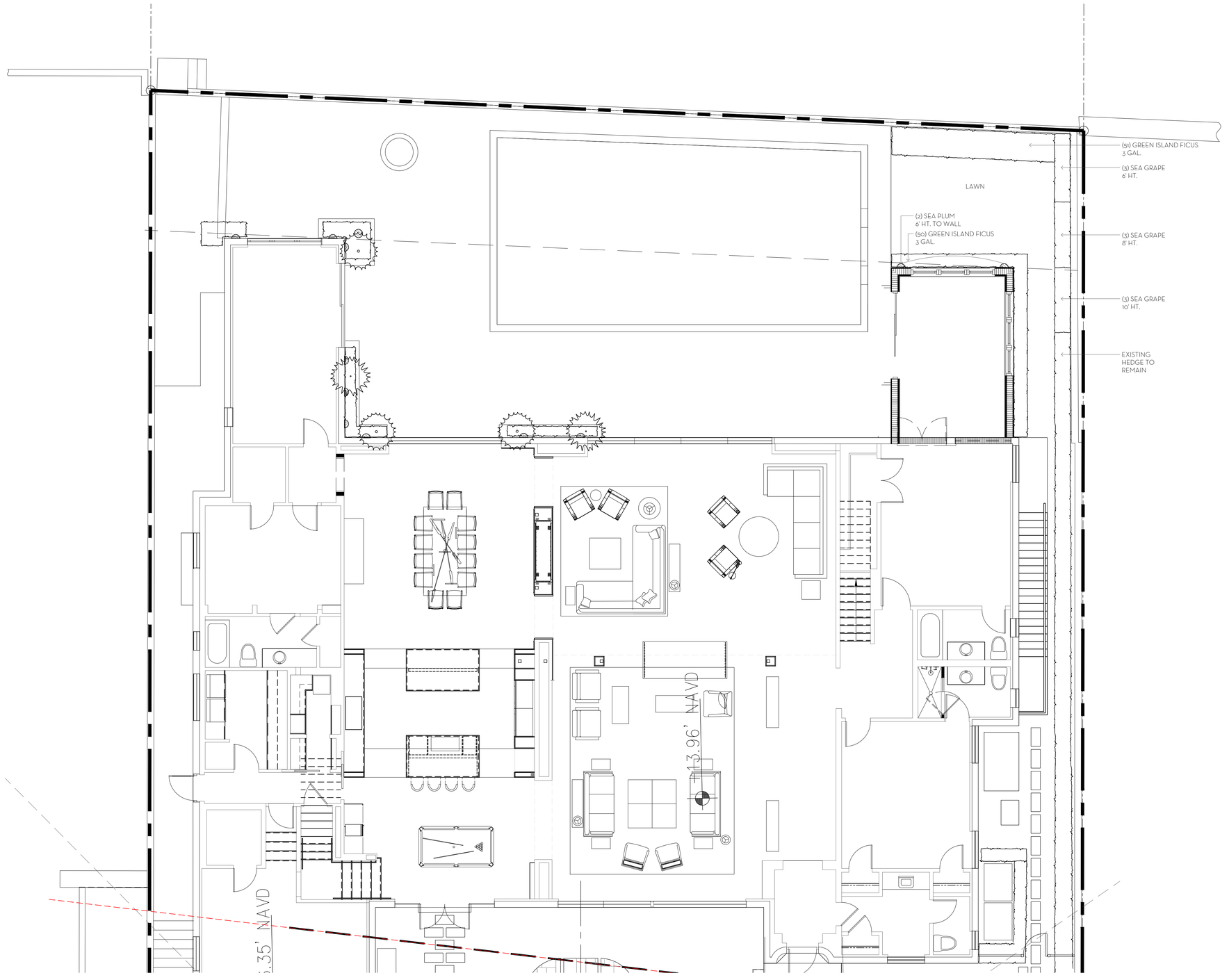
COA-26-0005



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

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MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

RESIDENCE

1047 SOUTH OCEAN BLVD, PALM BEACH, FL.

03 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

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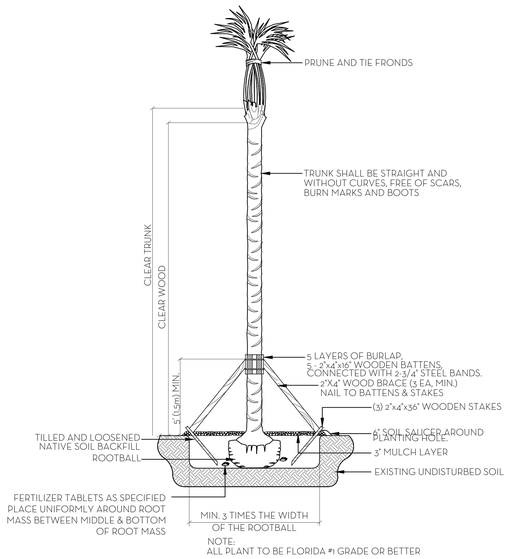
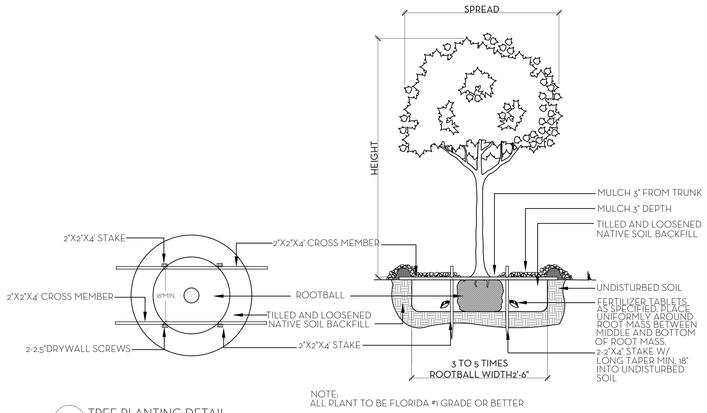


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

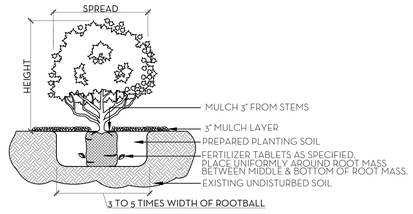
PALM PLANTING DETAIL
N.T.S.

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



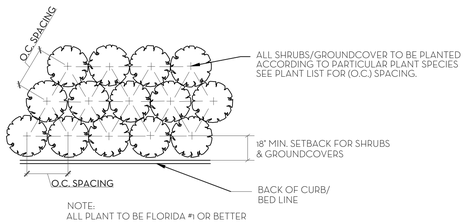
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

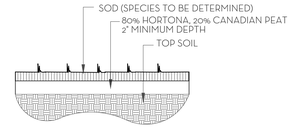
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

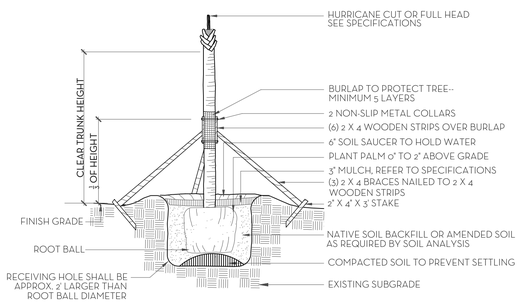
PLANT SPACING DETAIL
N.T.S.

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



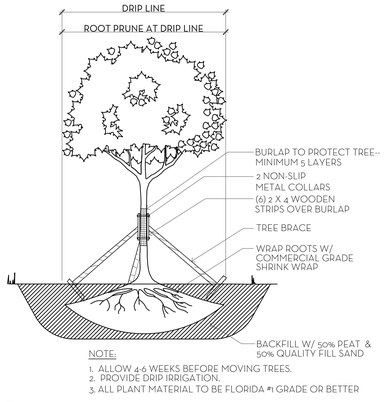
SOD PLANTING DETAIL
N.T.S.

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



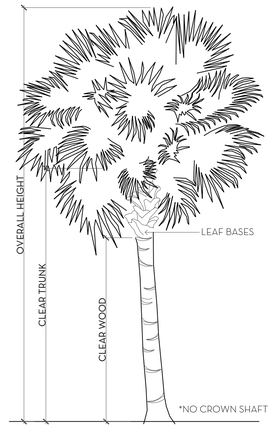
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

1047 South Ocean Blvd.

02/18/2026

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native
1	HEDGE/SHRUB				
2	Sea Plum	Coccoloba X diversifolia	2	3 GAL	✔
3	Seagrape	Coccoloba Uvifera	3	10' HT.	✔
4	Seagrape	Coccoloba Uvifera	3	8' HT.	✔
5	Seagrape	Coccoloba Uvifera	3	6' HT.	✔
6			11		100%
7	GROUND COVER/VINES				
8	Green Island Ficus	Ficus macrophylla 'Green Island'	101	3 GAL	
9			101		0%
10	SOD				
11	St. Augustine 'Palmetto'				

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:**	1047 SOUTH OCEAN BLVD.	
2	**Lot Area (sq. ft.):**	26,213	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	50%	62.86%
5	LOS to be altered (Sq FT and %)	N/A	3.23%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	45%	45.78%
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	100%
10	Native Groundcover %	30% (groundcover area)	0%

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

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

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

See Ord. 003-2023 *REV BF 20230727*

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

PLANT LIST AND DETAILS
RESIDENCE
1047 SOUTH OCEAN BLVD, PALM BEACH, FL.

03 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

LP3



Line #	Landscape Legend		
1	**Property Address:**	1047 SOUTH OCEAN BLVD.	
2	**Lot Area (sq. ft.):**	26,213	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	13,106.5 (50%)	16,478 (62.86%)
5	LOS to be altered (Sq FT and %)	N/A	3.23%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	1,584 (45%)	1,612 (45.78%)
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	100%
10	Native Groundcover %	30% (groundcover area)	0%

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

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

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

See Ord. 003-2023 *REV BF 20230727*

OVERALL R-A SITE CALCULATIONS:

	26,213	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	13,106.5	SQ FT	50%
EXISTING =	16,644	SQ FT	63.50%
PROPOSED =	16,478	SQ FT	62.86%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	3,521	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,584	SQ FT	45%
EXISTING =	1,612	SQ FT	45.78%
PROPOSED =	1,612	SQ FT	45.78%

OPEN SPACE LEGEND

- LANDSCAPE
- HARDSCAPE
- WATER FEATURE
- BUILDING

N W E S

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

RESIDENCE

1047 SOUTH OCEAN BLVD, PALM BEACH, FL.

03 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

OS1


SITE
Via Palmo
Via Parigi
Via Roma
Via Mar-a-Lago
Via Mar-a-Lago
Via Mar-a-Lago

1047 South Ocean Boulevard





DESIGNATION REPORT

Wednesday, March 20, 2013
Landmark Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT

1047 South Ocean Boulevard

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Report produced by Murphy Stillings, LLC

I. General Information

Location:	1047 South Ocean Boulevard Palm Beach, Florida
Date of Construction:	1935
First Owner:	James and Adeline Moffett
Architect:	John L. Volk
Builder/Contractor:	Arnold Construction Company
Present Owner:	Karin Jack
Present Use:	Residential
Present Zoning:	R A
Palm Beach County Tax Folio Number:	50-43-43-35-00-002-0150
Current Legal Description:	North 100 Feet of South 1865.25 Feet of Government Lot 2 East of Ocean Boulevard

II. Location Map

1047 South Ocean Boulevard

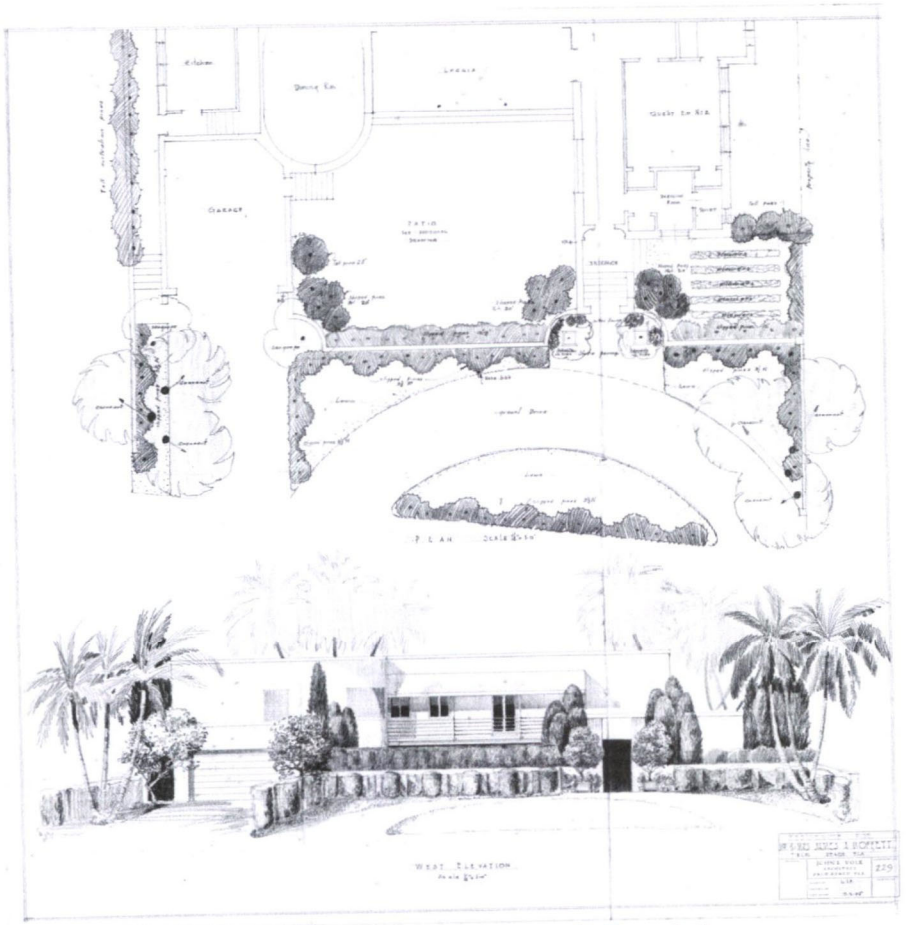




III. Architectural Information

The residence at 1047 South Ocean Boulevard is a good example of the Art Moderne style of architecture. The Art Moderne style flourished between 1930 and 1945, and was highlighted at the 1933 World's Fair in Chicago. It was influenced by the technology that followed WWI and followed the "less is more" standard of design. It drew from the streamlined aerodynamic shapes of planes and cars and used materials such as glass block and stainless steel. The Art Moderne style, with its simple geometric forms and simplicity in decorative details was becoming popular as the more decorative Art Deco style was falling out of favor. Art Moderne architecture features flat roofs, asymmetric shapes, smooth surface finishes, curvilinear features, horizontal elements, metal screen doors with stylized decorations, eyebrows, stainless steel and glass block accents.

1047 South Ocean Boulevard was designed by John Volk in 1935 for James and Adeline Moffett. Permit Number 13135 was issued to John Volk and the Arnold Construction Company of West Palm Beach for the construction of a residence and garage in the amount of $35,000 in October 1935.[1]



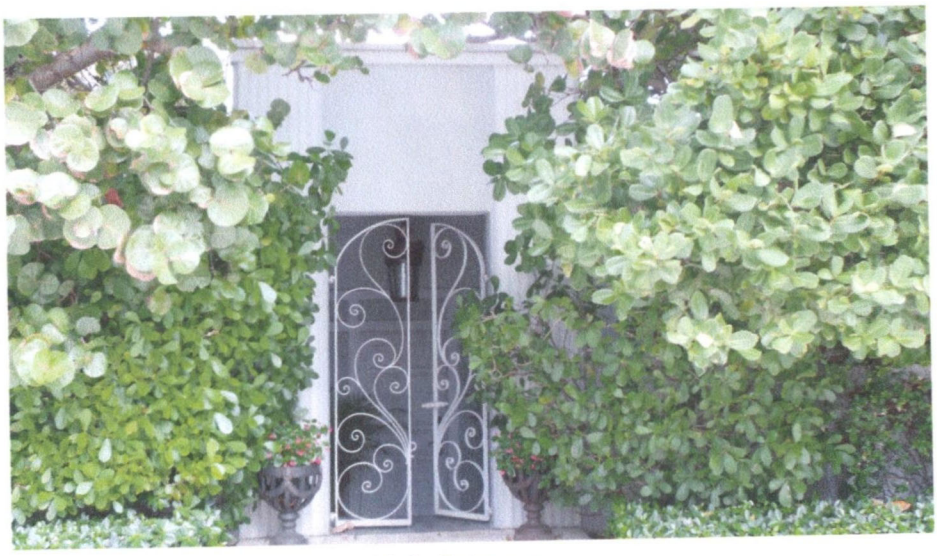
Courtesy of the John L. Volk Foundation

[1] Town of Palm Beach Building Permits

Located on the ocean side of South Ocean Boulevard, the residence is constructed of hollow tile with a smooth stucco surface and a flat roof. It has asymmetrical massing and was designed in a U-shape around a patio on the west side between the garage and entrance. A distinguishing element of Volk's design is a curved wall with a window of glass blocks facing southwest. The main entrance reflects the Art Moderne style of the house. The squared entry has fluted columns and stylized metal screen doors. Volk designed the rear façade with a curved second floor balcony with a metal railing over looking the Atlantic Ocean.



Curved Wall Containing Glass Blocks
Courtesy of the John L. Volk Foundation



Main Entrance



Rear (East) Façade with Curvilinear Balcony
Courtesy of the John L. Volk Foundation

There have been alterations to the property over time. In 1956, the owner Frank Pryor commissioned Volk and Associates to design an addition to the existing garage, located at the north end of the residence, to provide an additional six feet of depth.[2] Mr. Pryor also had the lanai and a portion of the patio at the west side of the residence enclosed to create a Florida Room in 1962[3]. In 1981, the owner Howard Ruskin had the glass blocks in the curved wall replaced with fixed glass windows. And at some time since 2007, the curved balcony on the rear façade was removed and replaced with small metal balconies.



Rear (East) Facade

IV. Historical Information

The 1930s was a period of transition in the Town of Palm Beach. The building boom of the 1920s had ended and the Island was experiencing a period of economic instability, including a building slowdown that lasted until after WWII. The architecture in Palm Beach was also transitioning during the 1930s and less elaborate styles of architecture were being explored.

[2] Town of Palm Beach Building Permit No. 32556.
[3] Town of Palm Beach Building Permit No. 14262.

In 1935, James A. Moffett, Jr. and his wife Adeline Kim Stilwell Moran Moffett purchased the property at 1047 South Ocean Boulevard. They commissioned John L. Volk to design a residence on the ocean. They named the residence "White Caps." A newspaper article in December 1935 describes the residence,

> "Palm Beach's first 'shining palace built upon the sand' is now a reality...The unusual interest centering in the Moffett house is based not only on the fact that this is an experiment in beach houses, but that it represents still another new note into the changing architectural trends in Palm Beach...There have been one or two experiments with the rather geometric, modernistic type of house, but none that to date have really met the term 'modern' in all its implications, combining simplicity of design with comfort and utility, rather than the bizarre and exotic."[4]

James Moffett Jr. was the vice president of Standard Oil of New Jersey before becoming the first Federal Housing Administrator from 1934-35. As a member of the Franklin D. Roosevelt administration he led the Federal Housing Administration (FHA), which was created by the 1934 National Housing Act to insure home mortgages.[5] Following his departure from the FHA he became the head of several other oil companies, including Standard Oil of California. While Mr. Moffett passed away in 1953, Mrs. Moffett continued to live in the residence until 1958. The property was sold in 1958 to Frank and Elsie Pryor who owned the property until 1970. Since that time, the property has changed ownership several times.

V. Architects Biography

John L. Volk

John Volk has been called the last of the "original" Palm Beach architects. He was one of an elite group of early 1920s architects that included Addison Mizner, Maurice Fatio, and Marion Sims Wyeth who developed the architectural style of the island that came to be known as the "Palm Beach Style".

---

[4] "Palm Beach Shows Keen Interest in Moffett's New Beach House, " December 1935. Historical Society of Palm Beach County, Moffett File.

[5] "The FHA Story in Summary", 1 May 1959, The Federal Housing Administration.

Volk was born in Graz, Austria in 1901. He came to the United States with his parents at the age of nine and grew up in New York. He attended Columbia University School of Architecture and the Ecole des Beaux Arts. Volk opened his office in Palm Beach in 1925.

Volk designed more than 1000 houses, theaters, clubs, shops, and other buildings and lived in Palm Beach from 1925 to his death in 1984. He designed homes for some of the wealthiest and most powerful people in America over his 58-year career in Palm Beach including Colonel Robert McCormack, William Paley, George Vanderbilt, Nicholas DuPont, Henry Ford II, Herbert Pulitzer, Matthew Mellon, George Storer, Horace Dodge II, and John S. Phipps. Included in the designs of John Volk are some of the most prominent commercial and private club buildings in the Palm Beach area including the First National Bank, the Royal Poinciana Plaza and Playhouse, the center section of the Town Hall, the Beach Club, Good Samaritan Hospital, and several shops on Worth Avenue including the Everglades Colonnade. He also extensively modified and rebuilt the Bath and Tennis Club after a major hurricane.

Numerous other buildings are the result of Mr. Volk's labor and it must be noted that no particular style can be exclusively associated with Mr. Volk. Unlike other talented architects who developed or refined specific styles, John Volk understood and perfected many varying architectural styles from Mediterranean Revival to Contemporary Design.

VI. Statement of Significance

The residence at 1047 South Ocean Boulevard is a good example of the Art Moderne style of architecture as interpreted by John Volk. Constructed on the ocean during the 1930s, this Art Moderne residence was a departure from the large estates of the 1920s and reflects the changing times and styles of the 1930s.

VII. Criteria For Designation

Section 54-161 of the Town of Palm Beach Landmarks Preservation Ordinance outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

(3) "Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship."

The residence at 1047 South Ocean Boulevard is a good example of the Art Moderne style of architecture and it features many design elements characteristic of this style. The architectural style and design by John Volk is suited to its oceanfront location and is representative of the period of time that it was constructed.

(4) "Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age."

1047 South Ocean Boulevard is a very good representation of the design work of the architect John L. Volk. John Volk has always been recognized as one of the most important architects to practice in the Town of Palm Beach. Unlike other talented architects who developed or refined specific styles, John Volk understood and perfected many varying architectural styles from Mediterranean Revival to contemporary designs.

VIII. Selected Bibliography

"The FHA Story in Summary," The Federal Housing Administration 1 May 1959.

John L. Volk Commission No. 229, 1935. John L. Volk Foundation.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, Inc., 1984.

"Moffett Resigns as FHA Director," The New York Times 29 August 1935.

The Palm Beach Daily News. Archived articles online and articles from the files of the Historical Society of Palm Beach County and the Preservation Foundation of Palm Beach.

The Palm Beach Post. Archived articles online and articles from the files of the Historical Society of Palm Beach County and the Preservation Foundation of Palm Beach.

"Palm Beach Shows Keen Interest in Moffetts' New Beach House," Post-Times December 1935.

Town of Palm Beach. Building Permits, 1920 – present.

"Trouble; No Trouble," Time Magazine 3 December 1934.

"Unforgettable Palm Beach: Modernist Buildings Among Town's Most Endangered Cultural Resources," Palm Beach Daily News 6 March 2011.

West Palm Beach City Directories. Asheville, NC: Florida-Piedmont Directory Company, 1918-1966.

IX. Florida Master Site File Form

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # PB04270
Recorder # Jane S. Day
Field Date 12/7/2010
Form Date 12/26/2010
Form No 201012
Form No - Field Date (YYMMDD)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Jack Morin, House
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Palm Beach Historic Sites Survey, Phase V
Survey #
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
1047	South	Ocean	Boulevard	

Cross Streets (nearest/ between) Algonn Rd. & Kings Rd.
City / Town (within 3 miles) Town of Palm Beach
In Current City Limits? YES
County Palm Beach
Tax Parcel #(s) 50-43-43-25-00-002-0190
Subdivision Name Gliddon tract
Block
Lot 2
Ownership Private Individual
Name of Public Trust (e.g. park)
Route to (especially if no street address) On the east side of South Ocean between Algonn and Kings Rd., facing the beach.

MAPPING

USGS 7.5' Map Name
Publication Date >> PALM BEACH;1946
Township: Range: Section: 1/4 section: >> 43S ;43E ;35;UNSD
Irregular Section Name:
Landgrant
UTM: Zone Easting Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Moderne
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Masonry - General
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Concrete Block
Other Foundation Material(s)
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s)
Roof Type(s) >> Flat
Other Roof Type(s)
Roof Material(s) >> Tar & gravel
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8F294270

DESCRIPTION (continued)

Window Description: glass blocks, fixed, sliding

Main Entrance Description (style/stic details): on the west facade, below street level and through a covered entry with fluted columns

Porches: Open 3 Screened ____ Enclosed ____ Location(s): entry - 3, terrace facing beach - 3, patio - 3

Porch Roof Type(s): ____

Exterior Ornament: glass blocks, decorative metal gate, stainless steel railings, fluted columns

Interior Plan: Irregular Other Interior Plan: ____

Condition: Excellent

Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (number / type of outbuildings, major landscape features): ____

Archaeological Remains (describe): none observed

If archaeological remains are present, was an Archaeological Site Form completed? ____

Narrative Description (optional): ____

HISTORY

Construction year: 1935

Architect (last name first): Volk, John L. Builder (last name first): Arnold Construction Co.

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use ____ Year Use Started ____ Year Use Ended ____ >> Private residence;1935;

Other Structure Uses: ____

Ownership History (especially original owner, dates, profession, etc.): This house was built for James Moffett, chairman of the Federal Housing Admin. under FDR

RESEARCH METHODS

Research Methods: ____ >> Examine local property records

Other research methods: ____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible: Town of Palm Beach Landmark

Individually Eligible for National Register? INSUFF. INFO

Potential Contributor to HR District? NO

Area(s) of historical significance: ____ >> Community planning & development

Other Historical Associations: ____

Explanation of Evaluation (required): This is an excellent example of the Moderne style by John Volk from the 1930s. When it was built it was criticized for being cantilevered over the beach but has withstood the test of time. It is worthy of landmarking.

HISTORICAL STRUCTURE FORM

8PB04270

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> Photographs (archived);Research Atlantic;;

RECORDER INFORMATION

Recorder Name (Last, First) Day, Jane S.

Recorder Address / Phone 728 Granada Drive, Boca Raton, Fl. 33432 561-362-0473

Recorder Affiliation Research Atlantic Other Affiliation Town of Palm Beach

Is a Text-Only Supplement File Attached (Surveyor Only)? _____

****** MASTER SITE FILE USE ONLY ******

SHPO's Evaluation of Resource

Date

Cultural Resource Type:

Electronic Form Used:

Form Type Code:

Form Quality Ranking:

Form Status Code:

Supplement Information Status: FMSF Staffer:

Supplement File Status: Computer Entry Date:

Form Comments: _____

REQUIRED PAPER ATTACHMENTS	(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED (2) LARGE SCALE STREET OR PLAT MAP (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: May 20, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: COA-26-0009 4 GOLFVIEW RD. The applicants, Sandeep Alva and Tina Anna Rading (Rafael A. Rodriguez with Studio SR Architecture + Design, Representative), have filed an application requesting a Certificate of Appropriateness for the review and approval of a new one-story addition to the existing three-story residence, requiring a landmark adjustment to increase lot coverage for the landmarked property.

Date: 5/13/2026

ATTACHMENTS

- Staff Report
- Letter of Intent - Architecture
- Letter of Intent - Landscape
- Architectural Plans
- Landscape Plans
- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

COA-26-0009 4 GOLFVIEW RD. The applicants, Sandeep Alva and Tina Anna Rading (Rafael A. Rodriguez with Studio SR Architecture + Design, Representative), have filed an application requesting a Certificate of Appropriateness for the review and approval of a new one-story addition to the existing three-story residence, requiring a landmark adjustment to increase lot coverage for the landmarked property.

Applicants: Sandeep Alva and Tina Anna Rading
Representative: Rafael A. Rodriguez | Studio SR Architecture + Design

HISTORY:

The Mediterranean Revival residence was designed by Marion Syms Wyeth and constructed in 1922. The property was landmarked in 1997. As stated in the designation report: *"4 Golfview Road is an irregular shaped two-story house with a three story tower constructed of hollow clay tile and covered with rough cast stucco."*

THE PROJECT:

The applicant has submitted plans, entitled "ADDITION TO THE RESIDENCE LOCATED AT: 4 Golfview Road, Palm Beach, Fl 33480", as prepared by **Studio SR Architecture + Design**, uploaded on May 4, 2026.

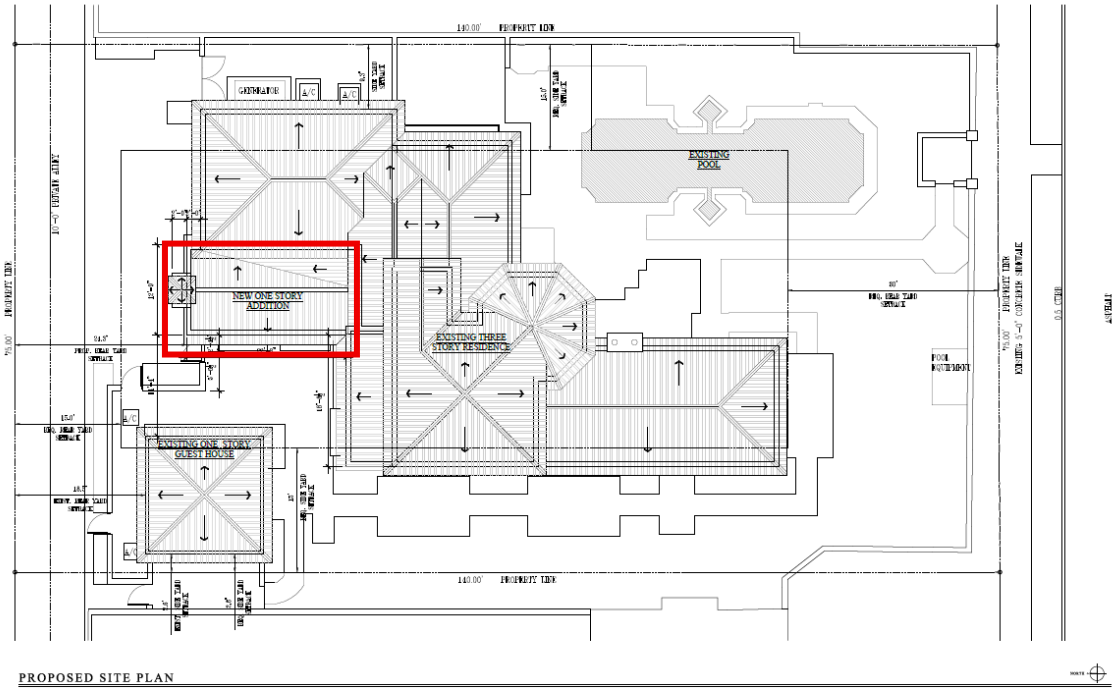
The following is the scope of work:

- Construction of a one-story addition.
- Site improvements.
- **LANDMARK ADJUSTMENT #1:** Sec. 134-237(2)(f.): Increase lot coverage for the expansion of a Landmarked building to 27.34% (2,871.08 SF), whereas 24.45% (2,567.30 SF) is existing, in lieu of 25.00% (2,625 SF) maximum permitted.

Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
Architect	Wyeth	**Year of Construction**	1922
Lot Size	10,500 SF	**Flood Zone**	AE 6 & AE 7
Enclosed Square Footage	Existing: 4,769 SF Proposed: 5,060.80 SF	**Finished Floor**	Existing: 6' NAVD Proposed: 6' NAVD
Lot Coverage	Maximum: 25.00% (2,625 SF)	Existing: 24.45% (2,567.30 SF)	Proposed: 27.34% (2,871.08 SF)
Landscape Open Space	Minimum: 50.00% (5,250 SF)	Existing: 32.91% (3,455.55 SF)	Proposed: 33.18% (3,483.69 SF)

Surrounding Properties	
North	204 Worth Avenue / C-WA
South	5 Golfview Road / R-A
East	3 Golfview Road / R-A
West	6 Golfview Road / R-A

Proposed Site Plan.



STAFF ANALYSIS:

The application seeks a Certificate of Appropriateness review and approval for a one-story rear addition as well as site improvements. To achieve a scope of work a landmark adjustment will be required.

The new addition will feature a gable roof design clad in clay barrel tiles that match the residence. Impact Mahogany circular windows and French doors are proposed. Additional features include a chimney with a barrel tile flue screen, aluminum window bars, exterior stucco finish, and painted cypress outriggers.

Proposed North and West Elevations.



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



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

Landmark Adjustment

Per Sec. 134-843(a)(11), the maximum lot coverage permitted is 25% for a property zoned R-A. The existing lot coverage is 24.45% (2,567.30) which is proposed to be increased to 27.34% (2,871.08 SF).

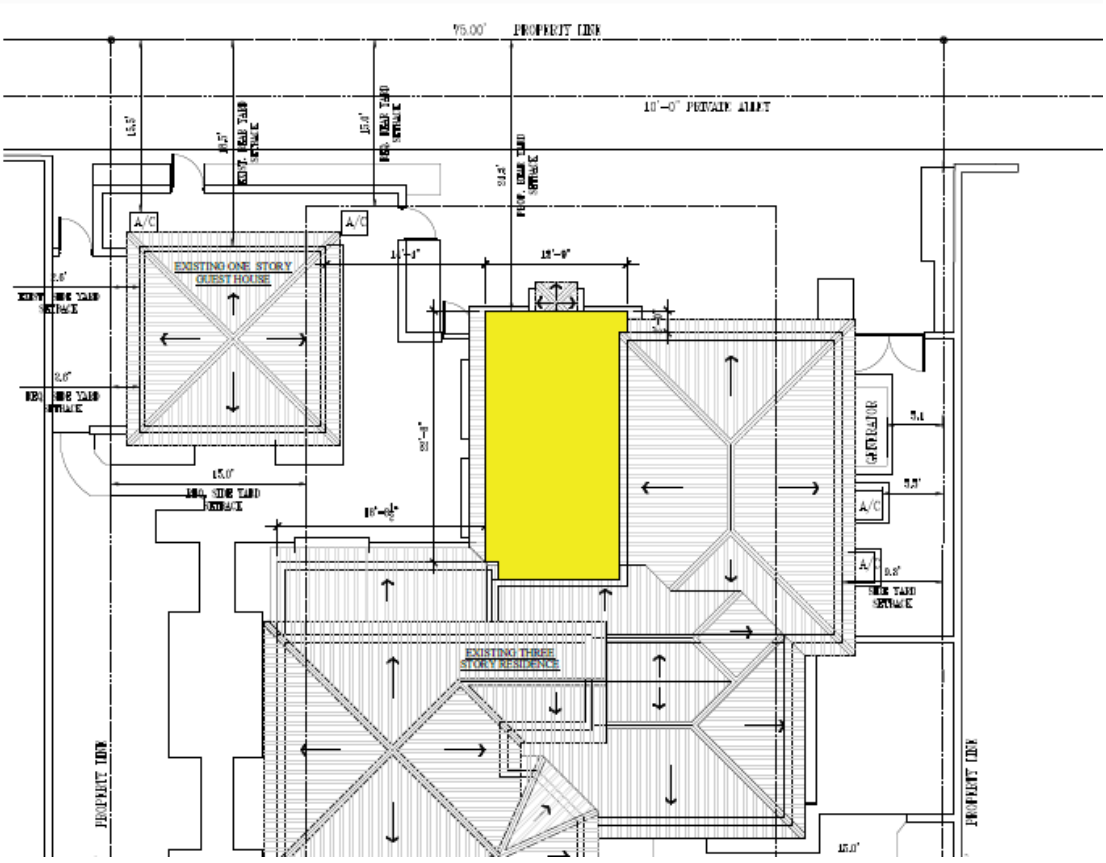
Code Section	Maximum	Existing	Proposed	Relief
Landmark Adjustment #1: Sec. 134-237(2)(f.)	25.00% (2,625 SF)	24.45% (2,567.30 SF)	27.34% (2,871.08 SF)	**2.34% (246.08 SF)**

Per Sec. 134-237(2)(f.) *An increase of up to ten percent of the maximum permitted lot coverage may be approved if it is demonstrated that:*

1. *Approval of the landmark adjustment will further the preservation of the historic and architectural character of the landmark; and*
2. *Reasonable alternative designs that are otherwise permitted by the strict requirements of the underlying zoning district, would detract from the landmark character of the building.*

The design is compatible with the architectural character of the Landmark, and the north projection of the addition creates the necessary differentiation.

Snipped of Zoning Diagram (Yellow Represents New Lot Coverage of Addition).

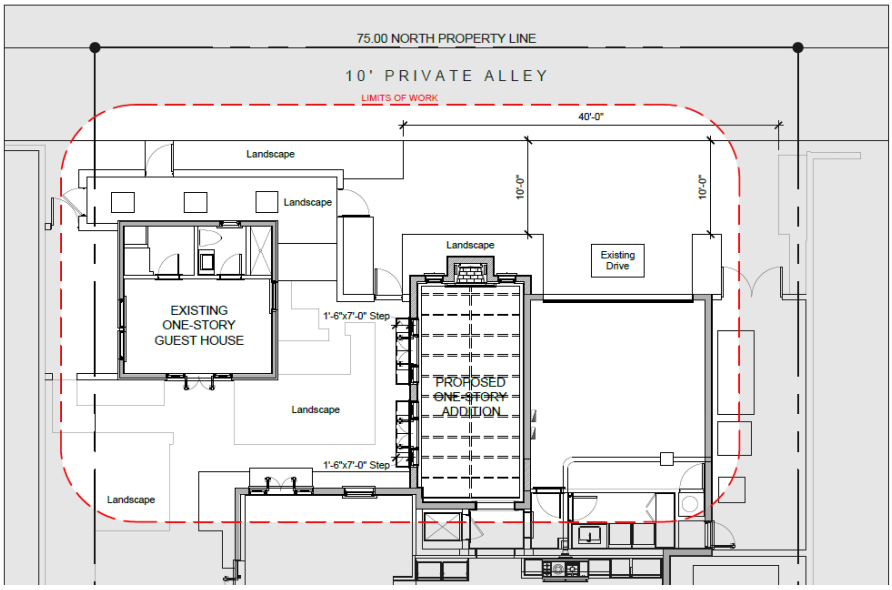


Site Modifications

The scope of work also includes selective demolition of existing landscaping, hardscape, and an exterior fireplace where the addition is proposed. Minor landscape improvements are proposed with relocated Cocoanut Palms, and new Ficus Repens, Green Island Ficus, and

Jasmine Minima. Landscape lighting is also proposed, as outlined in sheet LL1 of the landscape plans.

Snipped of Proposed Landscape Plan.



Renderings.



4 GOLFVIEW RD. - AERIAL VIEW



4 GOLFVIEW RD. - SOUTH VIEW



4 GOLFVIEW RD. - COURTYARD

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require two (2) separate motions to be made by the Landmarks Preservation Commission:

1. for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and
2. for final determination of approval or denial of the Landmark Adjustment for a setback reduction for the expansion of a Landmarked building, and that the Landmark Adjustment **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-237(2)(f.), items 1 through 2, have been met.

WRB: JGM: FHM: ALF

StudioSR
Architecture+Design

Town OF Palm Beach
360 S. County Road
Palm Beach, Fl 33480

4.5.2026

To: The Town of Palm Beach Planning and Zoning
Re: Letter of Intent - COA-26-0009

DESCRIPTION OF REQUEST:
The owners of 4 Golfview Road Sunset Avenue respectfully request 291 s.f. addition to the North (Rear Elevation) of the existing Landmarked property requiring a landmark adjustment to increase lo coverage. The addition will function as the homes dining room and features a fireplace, vaulted ceiling with exposed cypress beams, impact rated French doors that will match the existing French doors of the home. The roof features a clay barrel tile roof with exposed cypress outriggers at the eaves. The chimney will feature a barrel tile roof cap with barrel tile screens. Circular window on the exterior besides the chimney accentuate the symmetrical design of the addition.

Sec. 54-122 – New Construction

(a)The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related:

(1) The height, the gross volume, and the proportion between width and height of the facade.

(2) The proportions and relationships between doors and windows.

(3) The rhythm of solids to voids created by openings in the facade.

(4) The materials used in the facade.

(5) The texture inherent in the facade.

(6) The colors, pattern and trim used in the facade; and

(7) The design of the roof.

(b) Existing rhythm created by existing building masses and space between them should be preserved.

(c) The landscape plan should be sensitive to the individual building and its occupants and needs and should be visually compatible with the buildings and environment with which it is visually related.

(d) A new street facade should blend directionally with other buildings with which it is visually related, which is to say, when adjacent buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

(e) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

Sec. 54-161-Criteria of Historic Districts
A landmark or landmark site shall meet at least one of the following criteria:

(1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county or town.

(2) Is identified with historic personages or with important events in national, state, or local history.

(3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship.

(4) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

Ordinance No. 030-2025

Section 134-237 Landmark adjustments for single-family properties, section 3b. Relief for reconstruction, restoration, or renovation of nonconforming landmarked buildings. Any application seeking relief from the strict application of section 134-419; decrease of any required setback and landscape open space; increase lot coverage, and angle of vision , cubic content ratio, building height, overall building height and building angle of vision.

Section 134-419f. Increase in lot coverage for the expansion of landmarked buildings. An increase of up to 10% of the maximum permitted lot coverage may be approved if it demonstrates that:

1. Approval of the landmark adjustment will further the preservation of the historic architectural character of the landmark; and
2. Reasonable alternative designs that are otherwise permitted by the strict requirements of the underlying zoning district would detract from the landmark character of the building

Sincerely,

Rafael Rodriguez, Architect
AR0016608
Studio SR Architecture and Design Inc.

April 6, 2026

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

Attention: **Abraham Fogel, Design & Preservation Planner**

Re: **COA-26-0009 4 Golfview Road – Landscape Architectural Letter of Intent**

This letter is to serve as our Letter of Intent for the landscape architectural components of the Certificate of Appropriateness application (COA-26-0009) for 4 Golfview Road, Palm Beach, Florida. This LOI supplements the architectural Letter of Intent prepared by Studio SR Architecture + Design and addresses the landscape scope of work, existing site conditions, and applicable review criteria.

Project Description

The property at 4 Golfview Road is a landmarked residence originally designed by architect Marion Sims Wyeth, located within the R-A Estate Residential zoning district. The lot is 10,500 square feet (75' wide by 140' deep) and contains a principal residence, a one-story guest house, an existing pool, and associated hardscape and landscape improvements.

The applicants, Sandeep Alva and Tina Anna Rading, are requesting a Certificate of Appropriateness for a new one-story addition to the existing three-story residence. The addition requires a Landmark Adjustment to increase lot coverage per Section 134-237(2)(f) of Ordinance 30-2025. The landscape architectural work addresses the areas affected by the proposed addition.

Scope of Landscape Work

We are requesting review and approval of the landscape modifications within the limits of work necessitated by the proposed one-story addition. The landscape scope includes removal and relocation of existing plant material, proposed landscape and hardscape plans for the affected areas, landscape lighting, and all associated improvements as illustrated in the attached Development Review plan set (Sheets L1, L2, Z1, P1, and LL1).

Specifically, the work involves the removal of existing Jasmine 'Minima' groundcover, Awabuki hedge, Arboricola hedge, Bromeliad plantings, Jasmine vines, and four (4) Adonidia palms to accommodate the addition footprint. Two (2) existing Coconut Palms will be relocated within the site to maintain the established landscape character. New plantings include six (6) trays of Jasmine 'Minima' groundcover. Landscape lighting

consisting of WAC Lighting Mini Accent and Mini Accent LED Path fixtures is proposed within the affected area.

Existing Site Conditions

The current landscape conditions within the limits of work consist of mature tropical plantings that have developed over the decades since the original Wyeth design. The existing plant material in the affected area is primarily comprised of hedging, groundcover, and accent palms that are overgrown and in need of maintenance. The two Coconut Palms are the most significant plant material of aesthetic and historic value within the work area and will be preserved through relocation on site. The existing landscape character of the property beyond the limits of work, including the front yard and perimeter plantings, will remain undisturbed.

Landscape Open Space Calculations

The Town of Palm Beach Zoning Legend has been provided on Sheets L1 and L2 with all applicable landscape open space (LOS) calculations as requested in staff Comment 2g. The following summarizes the existing and proposed conditions:

Overall Landscape Open Space: Required 5,250.00 SF (50.00% of lot area). Existing: 3,455.55 SF (32.91%). Proposed: 3,331.54 SF (31.73%). The reduction of 124.01 SF is attributable to the addition footprint.

Perimeter LOS (10' setback): Required 2,625.00 SF (50.00%). Existing and Proposed: 1,711.75 SF (32.60%). No change.

Front Yard LOS: Required 1,312.50 SF (50.00%). Existing and Proposed: 1,825.14 SF (69.53%). No change.

The overall LOS and perimeter LOS are existing nonconforming conditions. The proposed addition results in a modest reduction of 124.01 SF to the overall LOS. The perimeter LOS and front yard LOS are not impacted by the proposed work, as the addition is located within the interior of the site. The proposed lot coverage increases from 2,567.30 SF (24.45%) to 2,871.08 SF (27.34%), which is eligible for a Landmark Adjustment per Section 134-237(2)(f) of Ordinance 30-2025.

Applicable Review Criteria

The landscape components of this application are submitted for review under the following criteria:

Certificate of Appropriateness – Section 54-122: The proposed landscape modifications are compatible with the historic character of the Marion Sims Wyeth residence. The work is limited to areas directly affected by the addition, preserves the most significant plant material (Coconut Palms) through relocation, and introduces replacement plantings that are consistent with the established landscape palette. The

front yard, perimeter, and streetscape landscape character of the property remain unchanged.

Landmark Adjustment – Section 134-237(2)(e): A decrease of up to 5 percent of the minimum required landscaped open space may be approved if it is demonstrated that the adjustment will further the preservation of the historic and architectural character of the landmark, and that reasonable alternative designs would detract from the landmark character. The proposed reduction of 124.01 SF (1.18% of lot area) supports the addition which has been designed to be compatible and subservient to the existing Wyeth landmark, and no reasonable alternative design that avoids this modest LOS reduction would better preserve the landmark character.

Landmark Adjustment – Section 134-237(2)(f): The proposed increase in lot coverage from 24.45% to 27.34% (an increase of 2.89%) is within the 10% threshold permitted for the expansion of landmarked buildings. The landscape plans demonstrate that the addition's impact on the landscape is minimized and the historic landscape character is preserved.

General Conditions – Section 134-235: The proposed landscape modifications will not compromise traffic safety or fire safety, and will not have a materially negative impact on adjacent and surrounding properties.

The existing structures and proposed landscape improvements meet the criteria as outlined above. We respectfully request the Landmarks Preservation Commission's review and approval of the landscape components of this Certificate of Appropriateness application.

Thank you,
BGS Landscape Architecture & Engineering, PLLC

Donald J. Skowron, Jr., RLA
Managing Member

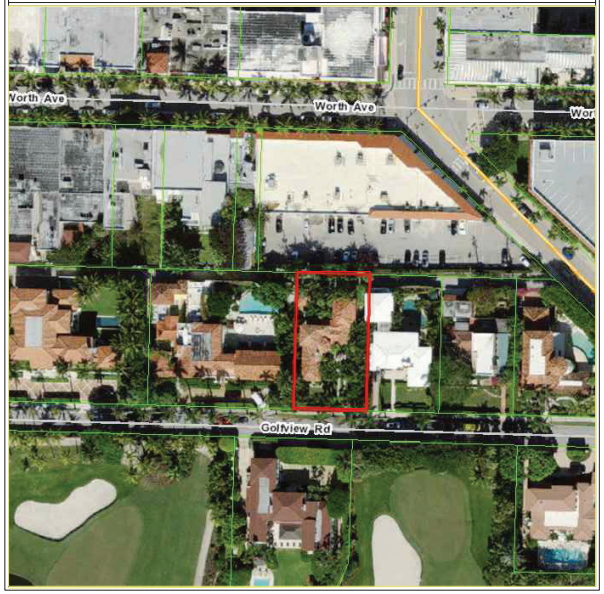
ADDITION TO THE RESIDENCE LOCATED AT:
4 Golfview Road, Palm Beach, FL 33480
COA-26-0009
SECOND SUBMITTAL 4.6.2026

PROPERTY CALCULATIONS

ZONING CLASSIFICATION: R-A; ESTATE RESIDENTIAL DISTRICT

	ALLOWABLE / REQUIRED	EXISTING	% OF SITE	PROPOSED	% OF SITE	REMARKS
LOT AREA:	20,000 S.F.	10,500 S.F.		10,500 S.F.		EXISTING
LOT WIDTH:	150'	75.0'		75.0'		EXISTING
LOT DEPTH:	150'	140.0''		140.0''		EXISTING
CUBIC CONTENT RATIO 3.5 + [(60,000-12,032.98) / 50,000) x .5] =	N/A	N/A		N/A		N/A
LOT COVERAGE (25%):	2,625 S.F.	2,567.30 S.F.	24.45%	2,871.08 S.F.	27.34%	
LANDSCAPE AREA (50% MIN.):	5,250 S.F.	3,455.55 S.F.	32.91%	3,331.54 S.F.	31.73%	
TOTAL (100.00%):						
YARD SETBACKS: TWO STORY						
FRONT YARD SETBACK:	30'	31.4'		31.4'		EXISTING
SIDE YARD SETBACKS:	15'	15.3/9.1'		15.3/9.1'		EXISTING
REAR YARD SETBACK:	15'	18.6'		18.6'		EXISTING
POOL SETBACK:	10'	9.8'		9.8'		EXISTING
ANGLE OF VISION	N/A			N/A		
CABANA FIRST FLOOR FINISH FLOOR:		5.95'NAVD / 0'-0"		5.95'NAVD / 0'-0"		EXISTING

4 GOLFVIEW ROAD.
PALM BEACH, FL 33480



DRAWING INDEX

C1	COVER SHEET
	ARCHITECTURAL DRAWINGS
C2	SURVEY
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VLM-2	LOCATION & CONTEXT SITE PLAN
VLM-3	STREETSCAPE PHOTO
D1.01	PROPOSED DEMOLITION FLOOR PLAN
D1.02	PROPOSED DEMOLITION PLAN ELEVATIONS
PHOTO-1	EXISTING PHOTOS
A0.01	EXISTING & PROPOSED SITE PLAN
A0.02	PROPOSED SITE PLAN
A0.03	ZONING DIAGRAMS
A1.01	EXISTING & PROPOSED FIRST FLOOR PLAN
A1.02	PROPOSED FIRST FLOOR PLAN
A1.03	EXISTING & PROPOSED SECOND FLOOR PLAN
A1.04	PROPOSED SECOND FLOOR PLAN
A1.05	EXISTING & PROPOSED THIRD FLOOR PLAN
A1.06	PROPOSED THIRD FLOOR PLAN
A2.01	EXITING & PROPOSED NORTH ELEVATIONS
A2.02	EXITING & PROPOSED WEST ELEVATIONS
A2.03	PROPOSED COLOR NORTH ELEVATION
A2.04	PROPOSED COLOR WEST ELEVATION
A3.01	EXITING & PROPOSED BUILDING SECTION
A5.01	ARCHITECTURAL BUILDING DETAILS
A7.01	EXTERIOR & INTERIOR DOORS & WINDOWS SCHEDULE
3D-1	RENDERINGS
H2.01	HISTORIC FLOOR PLANS
H2.02	HISTORIC ELEVATIONS

StudioSR
Architecture+Design
License Number AR0016608
44 Cocoanut Row, Suite 250 Palm Beach, FL 33480
561.953.7668

ADDITION TO THE EXISTING RESIDENCE
LOCATED AT:
4 GOLFVIEW ROAD, PALM BEACH
FLORIDA, 33480

STATE OF FLORIDA
RAFAEL A. RODRIGUEZ
REGISTERED ARCHITECT
AR0016608

RAFAEL A. RODRIGUEZ, STATE OF FLORIDA, ARCHITECT, LICENCE No. AR0016608.

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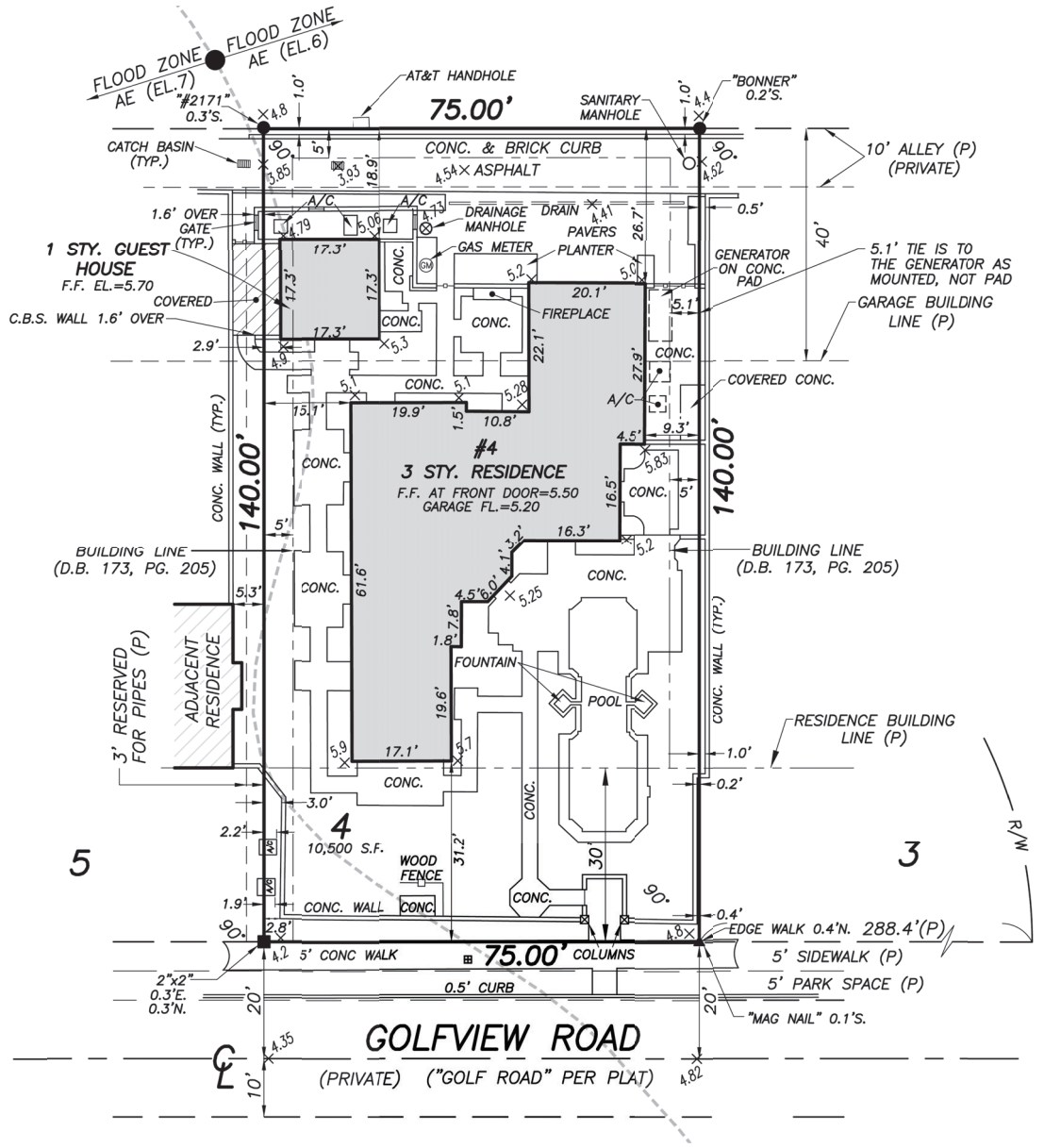

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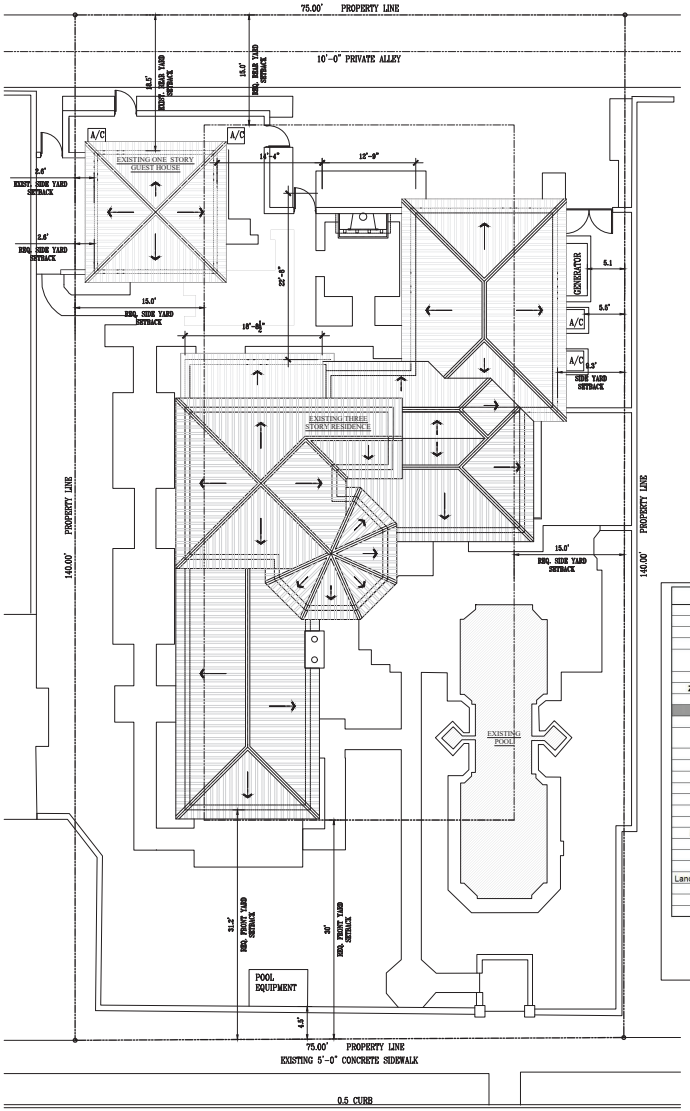


EXISTING SITE PLAN

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

ZONING LEGEND			
Property Address	4 GOLFVIEW ROAD, PALM BEACH, FL 33480		
Zoning District	R-A ESTATE RESIDENTIAL		
Lot Area (sq ft)	10,500.00 SF		
Lot Width (W) & Depth (D) (ft)	140.00' (D) & 75.00' (W)		
Structure Type (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation	AE (EL. 6), AE (EL. 7)		
Zero Datum for point of meas. (NAVD)	5.80' N.A.V.D.		
Crown of Road (COR) (NAVD)	4.23' N.A.V.D. (AT ALLEY)		
	REQ'D / PERMITTED	EXISTING	PROPOSED
Lot Coverage (sq ft and %)	2,625.00 (25.00%)	2,567.30 (24.45%)	2,871.08 (27.34%)
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Acessory Structures, etc.)	N/A	4,769.00 sf	5,060.80 sf
* Front Yard Setback	35.00'	31.20'	N/C
* Side Yard Setback (1st Story) (ft.)	15.00'	2.9' Guest House	N/C
* Side Yard Setback (2nd Story) (ft.)	15.00'	15.1'W, 9.1'E	N/C
* Rear Yard Setback	15.00'	26.70'	24.30' addition
Angle of Vision (Deg.)	100°	100°	N/C
Building Height (ft.)	25.00'	32.50' main house	13.00' addition
Overall Building Height (ft.)	35.00'	36.00' main house	13.00' addition
Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
** Max. Fill Added to Site (ft.)	N/A	N/A	N/A
Finished Floor Elev. (FFE)(NAVD)	7.00' N.A.V.D.	6.00' N.A.V.D.	N/C
Base Flood Elevation (BFE)(NAVD)	AE (EL. 6), AE7 (EL.7)	AE (EL. 6), AE7 (EL.7)	N/C
Landscape Open Space (LOS) (sq ft and %)	5,250.00 (50.00%)	3,455.55 (32.91%)	3,331.54 (31.73%)
Perimeter LOS (sq ft and %)	2,625.00 (50.00%)	1,711.75 (32.60%)	N/C
Front Yard LOS (sq ft and %)	1,312.50 (50.00%)	1,825.14 (69.53%)	N/C
*** Native Plant Species %	N/A		

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

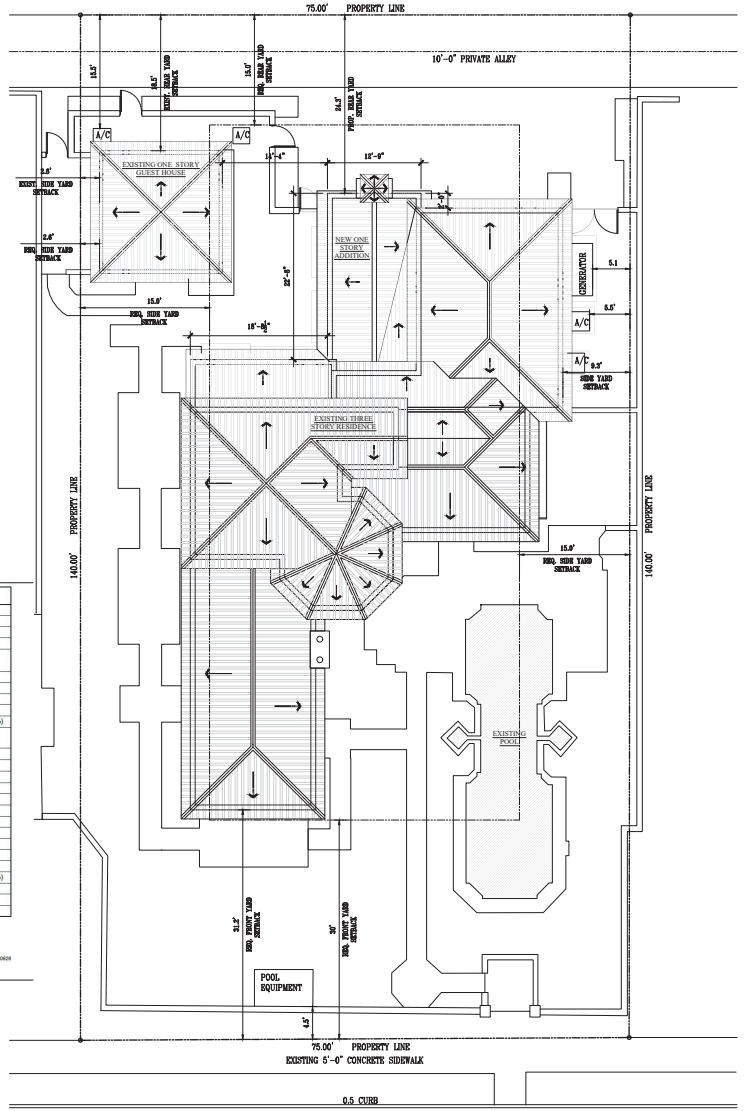
** Difference of Fin. Floor Elev. (FFE) and highest Crown of Road (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)

*** Provide Native plant species info per category as required by Dist. 003-2003 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626



PROPOSED SITE PLAN

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

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561.933.7668

ADDITION TO THE EXISTING RESIDENCE LOCATED AT:

4 GOLFVIEW ROAD, PALM BEACH
FLORIDA, 33480

STATE OF FLORIDA
RAFAEL A. RODRIGUEZ
AR0016608
REGISTERED ARCHITECT

RAFAEL A. RODRIGUEZ, STATE OF FLORIDA, ARCHITECT, LICENCE No. AR0016608

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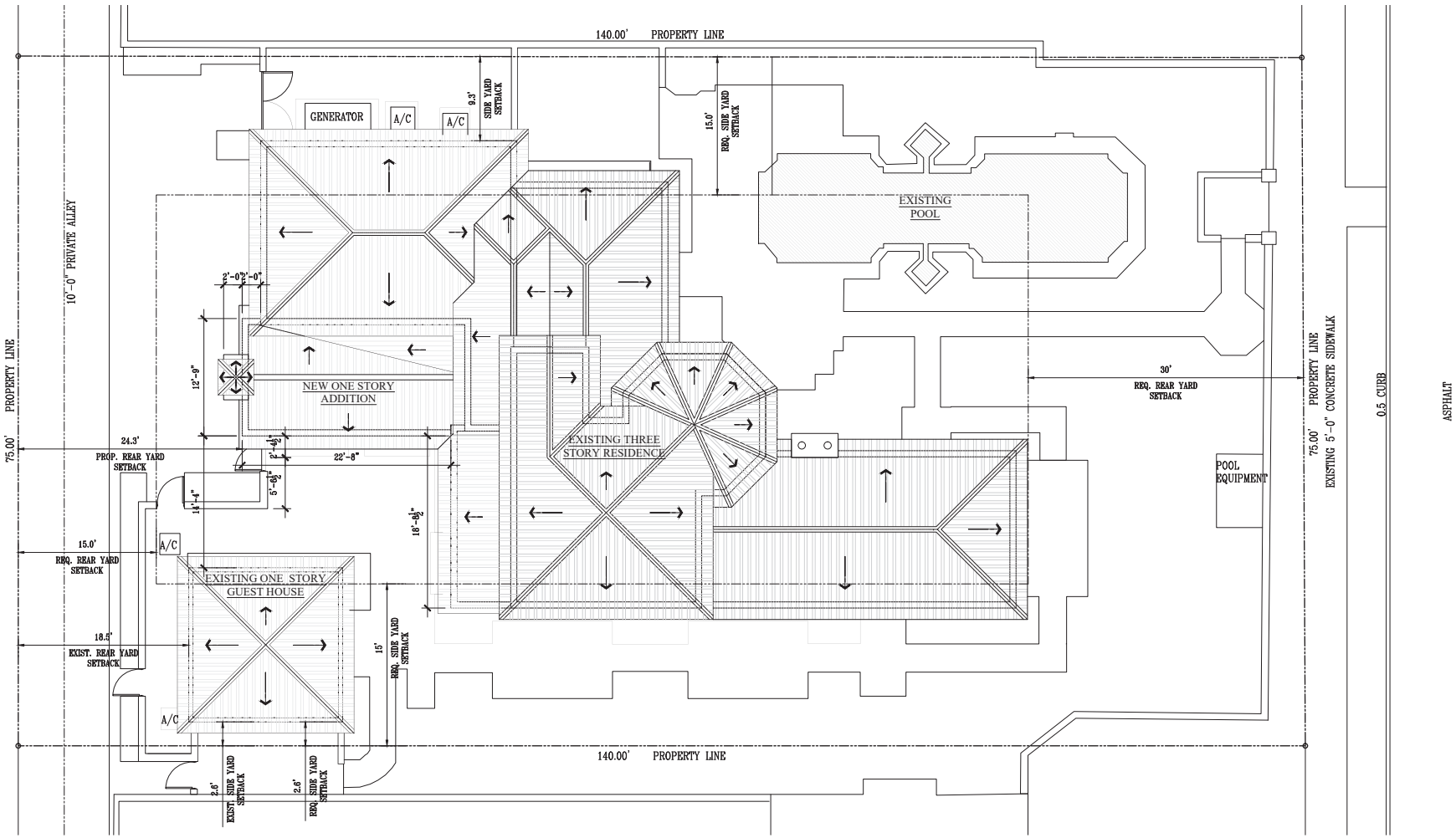

PROPOSED SITE PLAN

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

NORTH

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FLORIDA, 33480

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AR0016608
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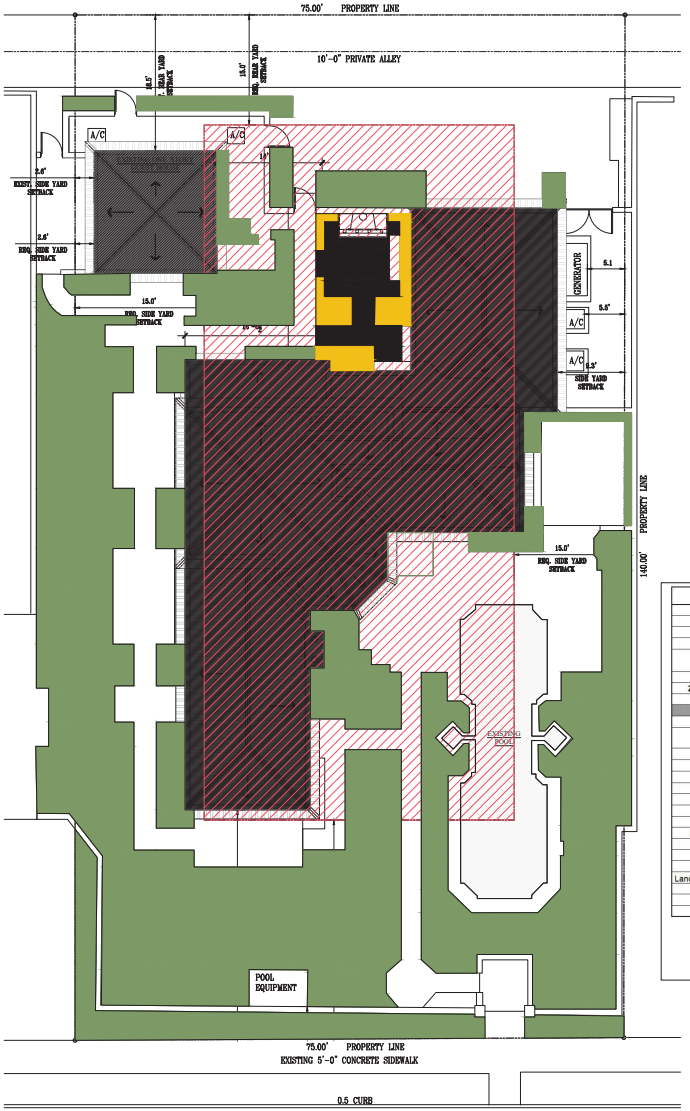

FOOT PRINT ALLOWED= 4,005.2 SF.

EXISTING COVERAGE= 2,559 S.F.

PROPOSED COVERAGE= 291 S.F.

EXISTING LANDSCAPE OPEN SPACE= 3455.55 S.F.

PROPOSED LANDSCAPE AREA TO BE REMOVED = 124 S.F

EXISTING HARDSCAPE AREA TO BE REMOVED= 212.53 S.F.

ZONING LEGEND

Property Address	4 GOLFVIEW ROAD, PALM BEACH, FL 33480		
Zoning District	R-A ESTATE RESIDENTIAL		
Lot Area (sq ft)	10,500.00 SF		
Lot Width (W) & Depth (D) (ft)	140.00' (D) & 75.00' (W)		
Structure Type (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation	AE (EL. 6), AE (EL. 7)		
Zero Datum for point of meas. (NAVD)	5.80' N.A.V.D.		
Crown of Road (COR) (NAVD)	4.23' N.A.V.D. (AT ALLEY)		
	REQ'D / PERMITTED	EXISTING	PROPOSED
Lot Coverage (sq ft and %)	2,625.00 (25.00%)	2,567.30 (24.45%)	2,871.08 (27.34%)
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Accesory Structures, etc.)	N/A	4,769.00 sf	5,060.80 sf
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* Side Yard Setback (1st Story) (ft.)	15.00'	2.9' Guest House	N/C
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* Rear Yard Setback	15.00'	26.70'	24.30' addition
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Building Height (ft.)	25.00'	32.50' main house	13.00' addition
Overall Building Height (ft.)	35.00"	36.00' main house	13.00' addition
Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
** Max. Fill Added to Site (ft.)	N/A	N/A	N/A
Finished Floor Elev. (FFE)(NAVD)	7.00' N.A.V.D.	6.00' N.A.V.D.	N/C
Base Flood Elevation (BFE)(NAVD)	AE (EL. 6), AE7 (EL.7)	AE (EL. 6), AE7 (EL.7)	N/C
Landscape Open Space (LOS) (sq ft and %)	5,250.00 (50.00%)	3,455.55 (32.91%)	3,331.54 (31.73%)
Perimeter LOS (sq ft and %)	2,625.00 (50.00%)	1,711.75 (32.60%)	N/C
Front Yard LOS (sq ft and %)	1,312.50 (50.00%)	1,825.14 (69.53%)	N/C
*** Native Plant Species %		N/A	

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

** Difference of Fin. Floor Elev. (FFE) and highest Crown of Road (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1809)

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

Enter N/A if value is not applicable.

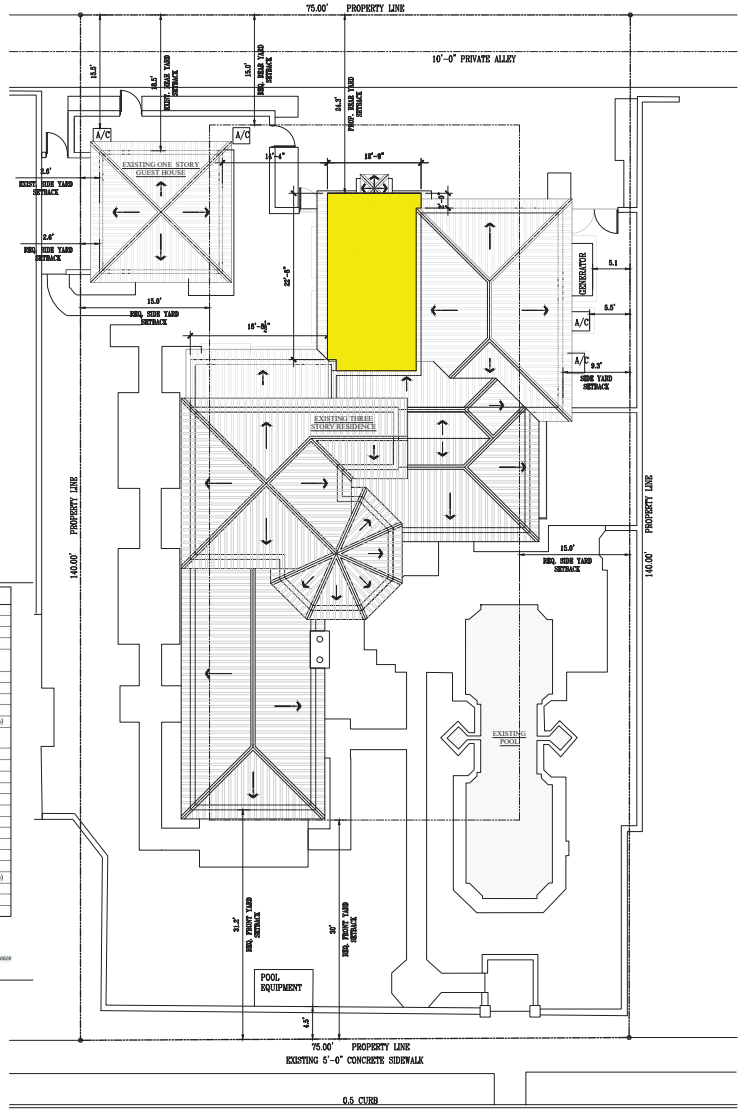
Enter N/C if value is not changing.

REV BF 20220628

EXISTING ZONING DIAGRAM

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

NORTH



PROPOSED ZONING DIAGRAM

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

NORTH

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License Number AR0016608
44 Cocoanut Row, Suite 215 Palm Beach, FL 33480
561.693.7568

ADDITION TO THE EXISTING RESIDENCE
LOCATED AT:
4 GOLFVIEW ROAD, PALM BEACH
FLORIDA, 33480

STATE OF FLORIDA
RAFAEL A. RODRIGUEZ
AR0016608
REGISTERED ARCHITECT

RAFAEL A. RODRIGUEZ, STATE OF FLORIDA, ARCHITECT, LICENCE No. AR0016608.

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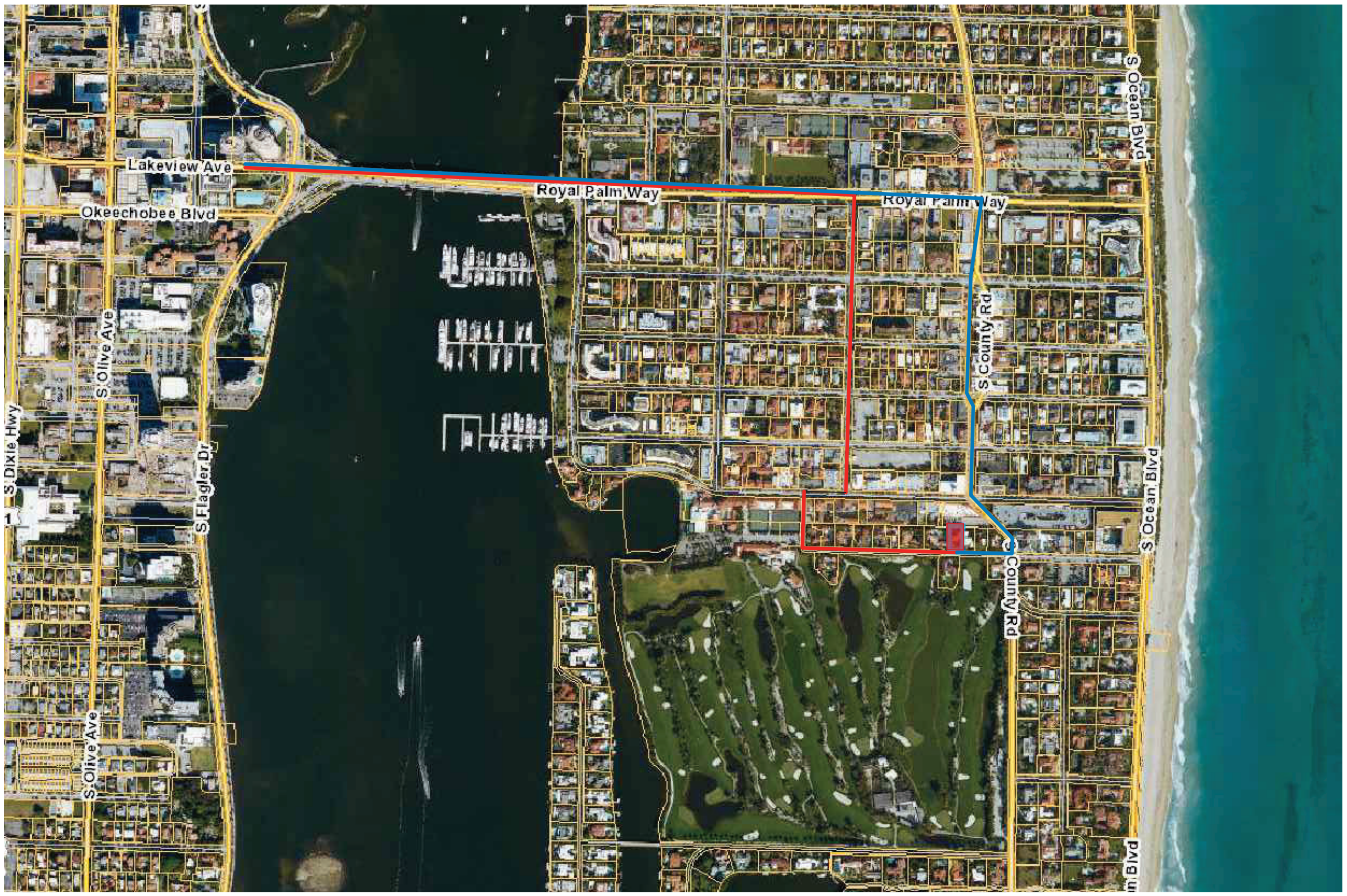

PROPOSED EGRESS TRUCK ROUTE

PROPOSED INGRESS TRUCK ROUTE

PRELIMINARY CONSTRUCTION SCHEDULE

TASK	DURATION
1. PERMITS	August 2026
2. EARTHWORK, PILES, UNDERGROUND	(1.0) MONTHS
3. SLAB POURS & ROUGHS	(1.0) MONTHS
4. MASONRY & WINDOW / DOOR PREPARATION	(2.0) MONTHS
5. ROOFS & WINDOW & DOOR (DRY IN)	(2.0) MONTHS
6. INTERIOR FRAMING & ROUGHS	(1.5) MONTHS
7. DRYWALL & FINISHES	(2.0) MONTHS
8. LANDSCAPE & CIVIL	(1.0) MONTH
TOTAL ESTIMATED TIME OF CONSTRUCTION	(10.0) MONTHS
CERTIFICATE OF OCCUPANCY	JUNE 2027

ESTIMATED CONSTRUCTION VEHICLE TRIPS
200 WORKING DAYS
2 (2 WAY) TRIPS PER DAY
2 (TRIPS) X 200 (DAYS)
400 ESTIMATED TOTAL VEHICLE TRIPS

DELIVERY TRUCK SIZE TO BE LIMITED TO MEDIUM DUTY-MAXIMUM LENGTH TO BE 30'-0" LONG.

TRUCK LOGISTICS PLAN

SCALE: NTS

NORTH

StudioSR
Architecture+Design
License Number AR0016608
44 Cocoanut Row, Suite T25 Palm Beach, FL 33480
561.933.7668

ADDITION TO THE EXISTING RESIDENCE
LOCATED AT:
4 GOLFVIEW ROAD, PALM BEACH
FLORIDA, 33480

STATE OF FLORIDA
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REGISTERED ARCHITECT

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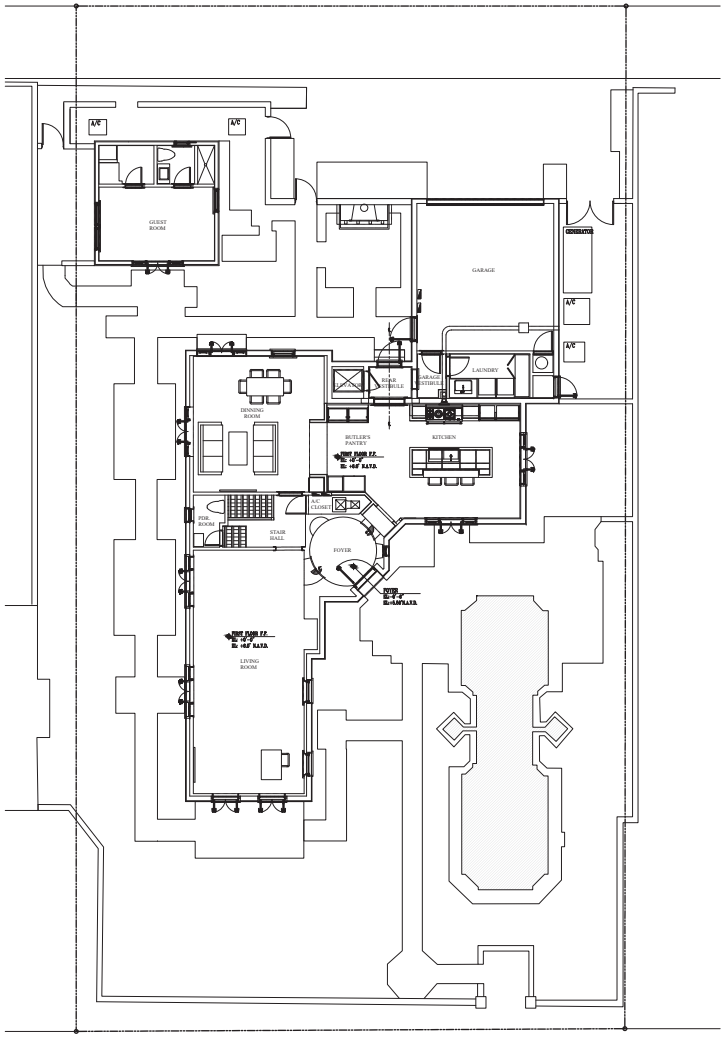


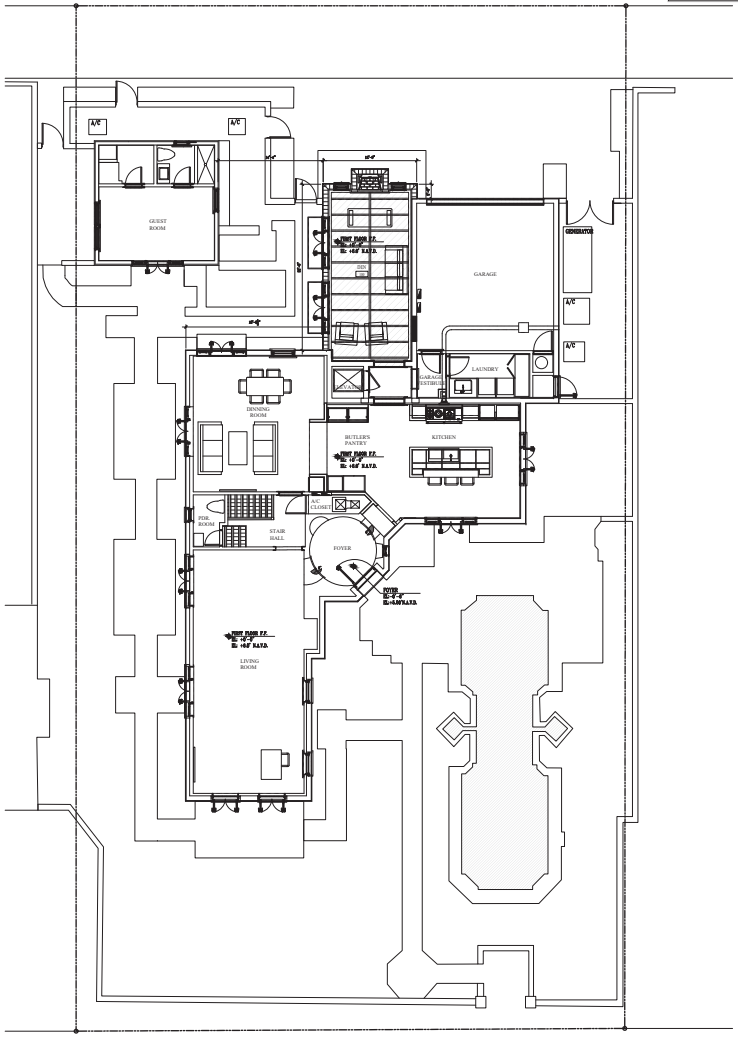
EXISTING FIRST FLOOR PLAN

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

NORTH

PARTITION LEGEND

HATCHED AREA DENOTES PROPOSED ONE STORY ADDITION- 291.8 S.F.



PROPOSED FIRST FLOOR PLAN

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

NORTH

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ADDITION TO THE EXISTING RESIDENCE
LOCATED AT:
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FLORIDA, 33480

STATE OF FLORIDA
RAFAEL A. RODRIGUEZ
AR0016608
REGISTERED ARCHITECT

RAFAEL A. RODRIGUEZ, STATE OF FLORIDA, ARCHITECT, LICENCE No. AR0016608

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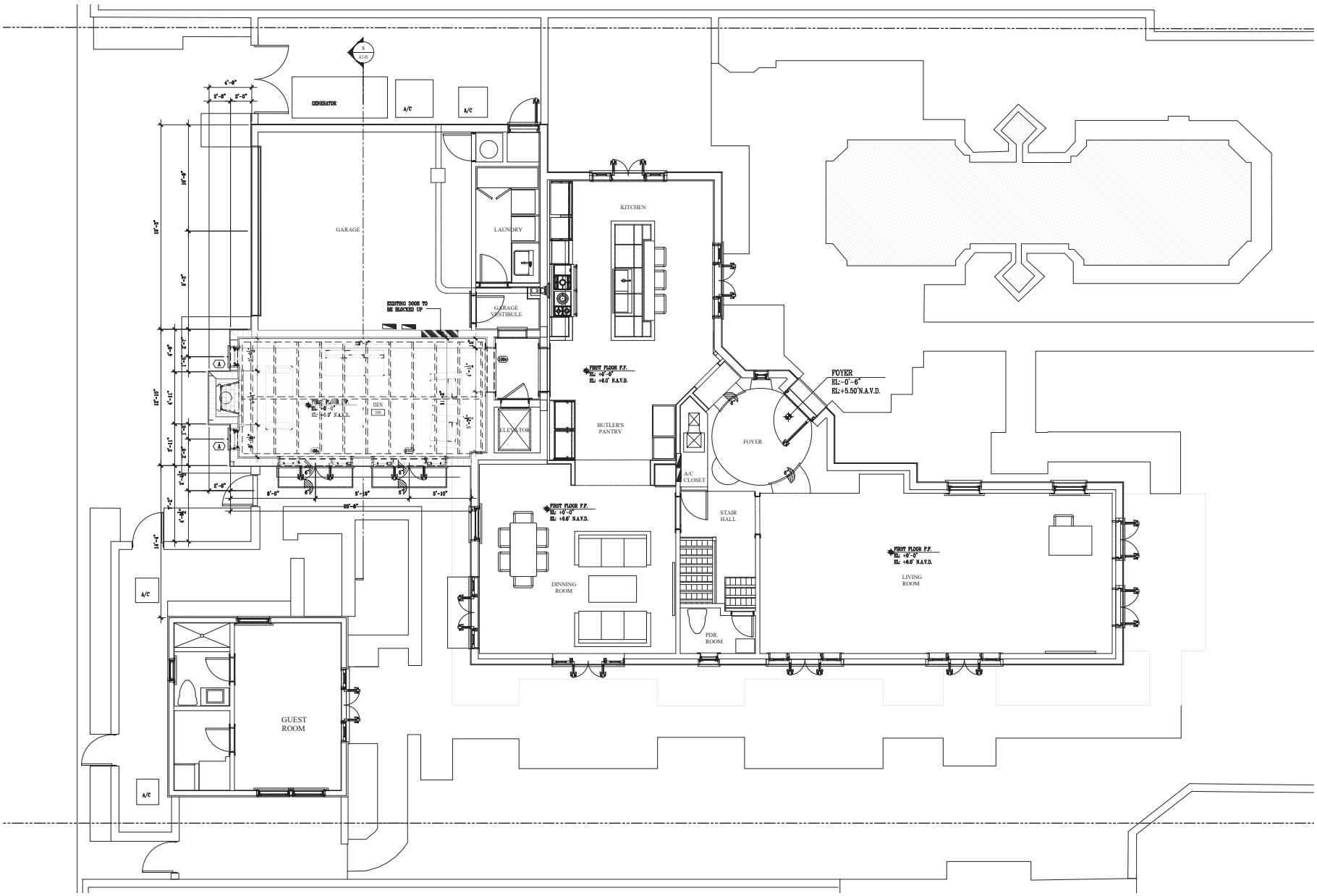

PROPOSED FIRST FLOOR PLAN

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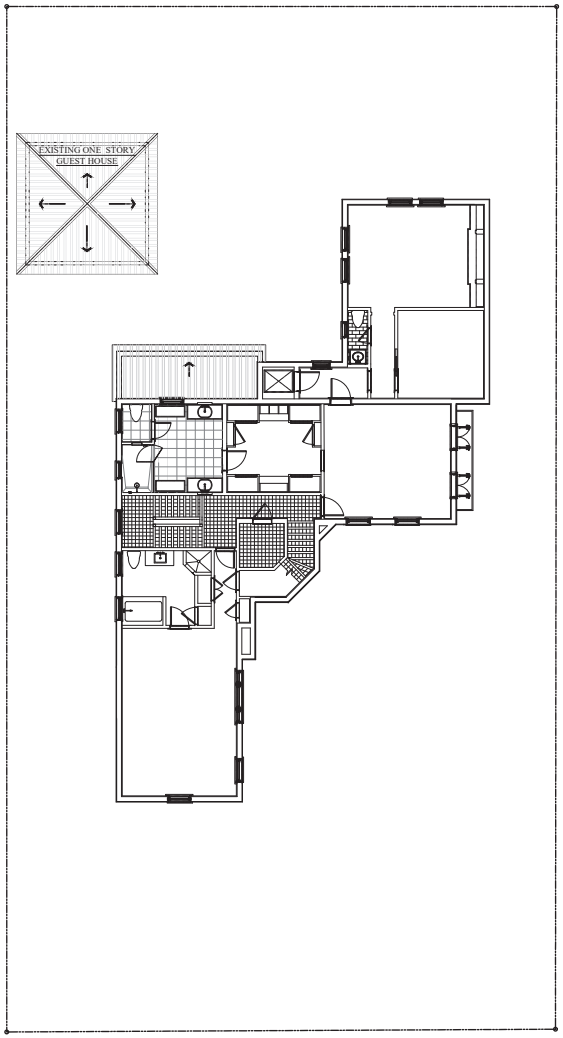
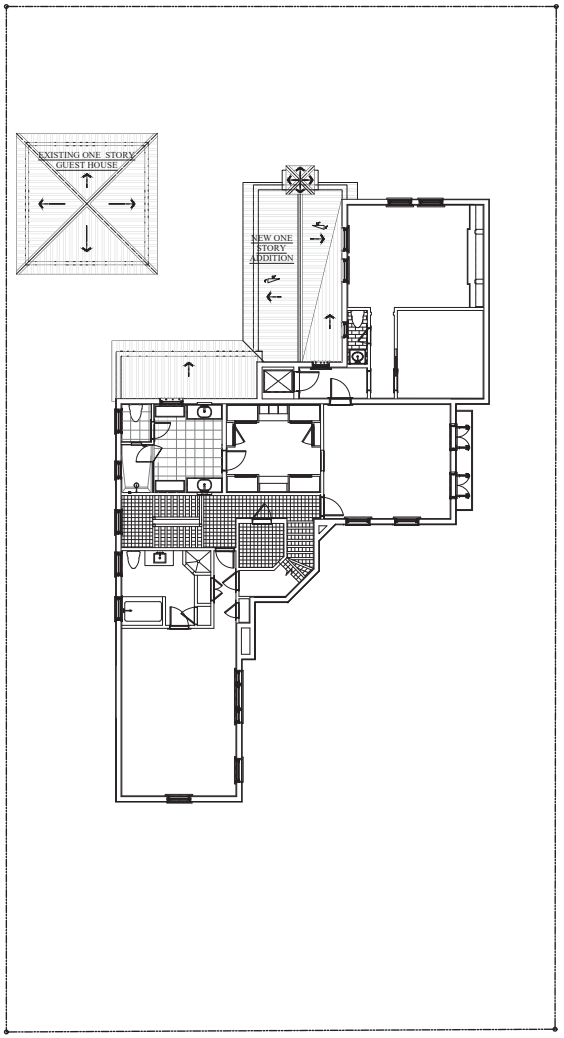


EXISTING SECOND FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

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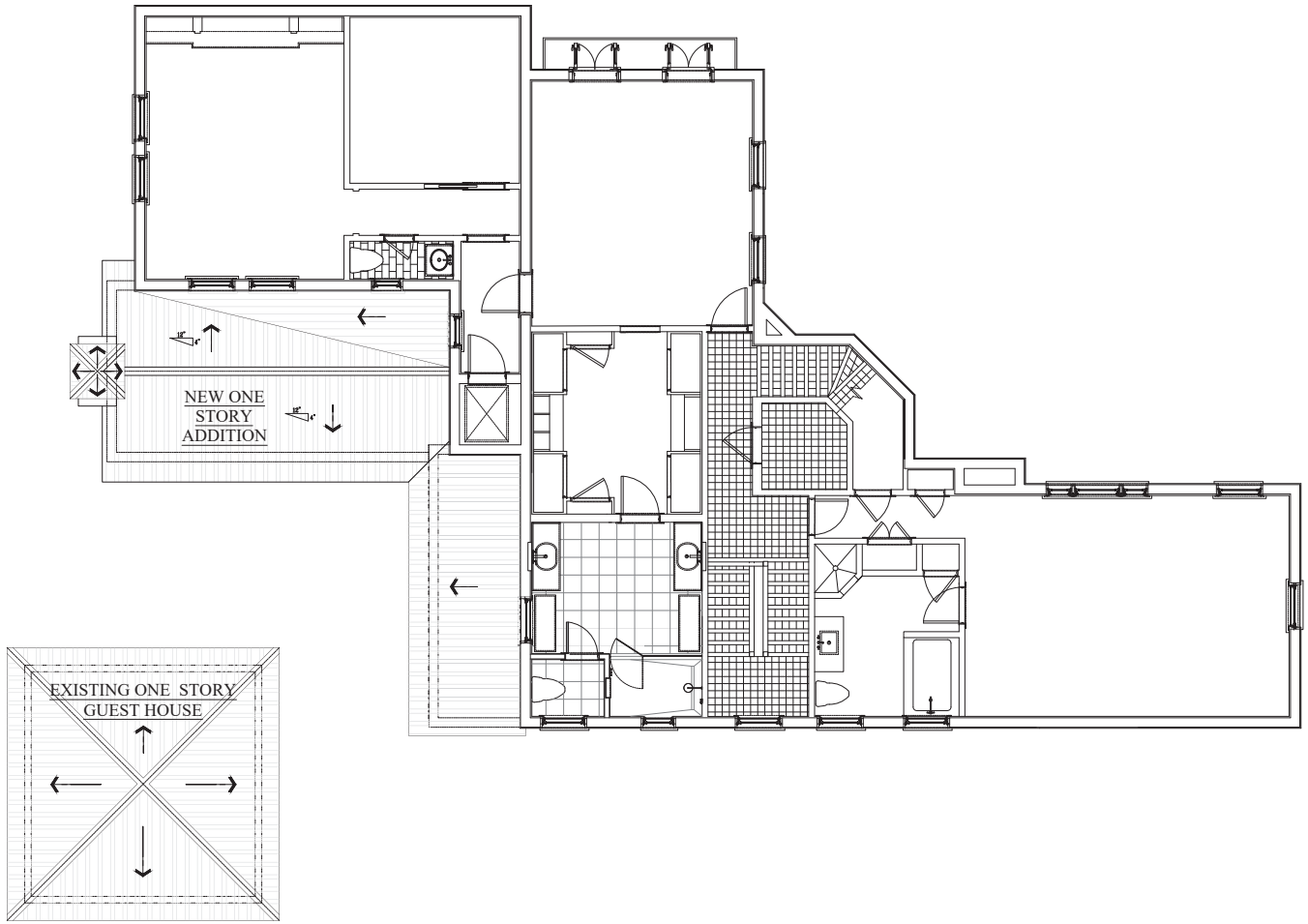

PROPOSED SECOND FLOOR PLAN

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

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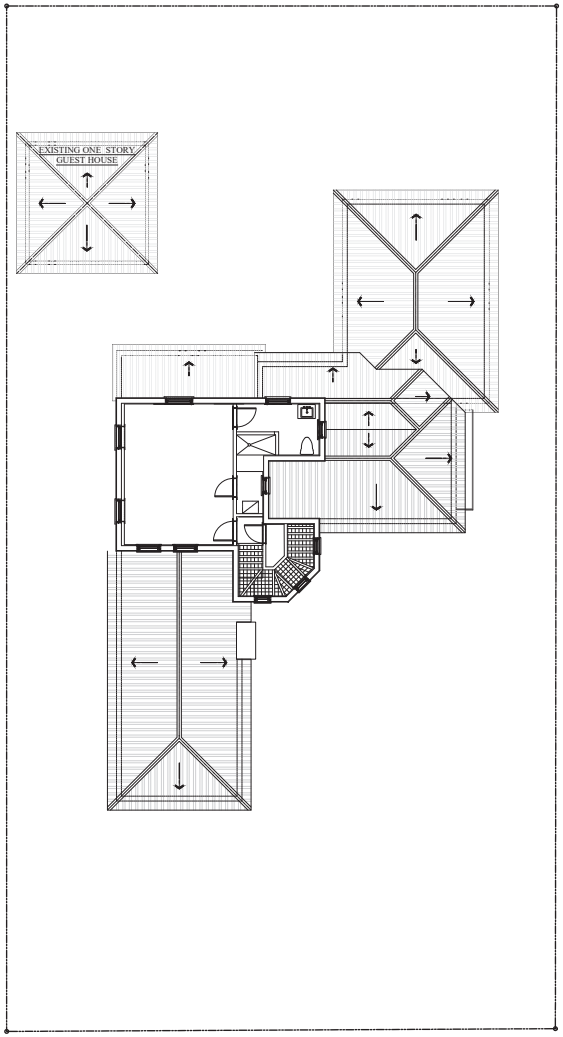
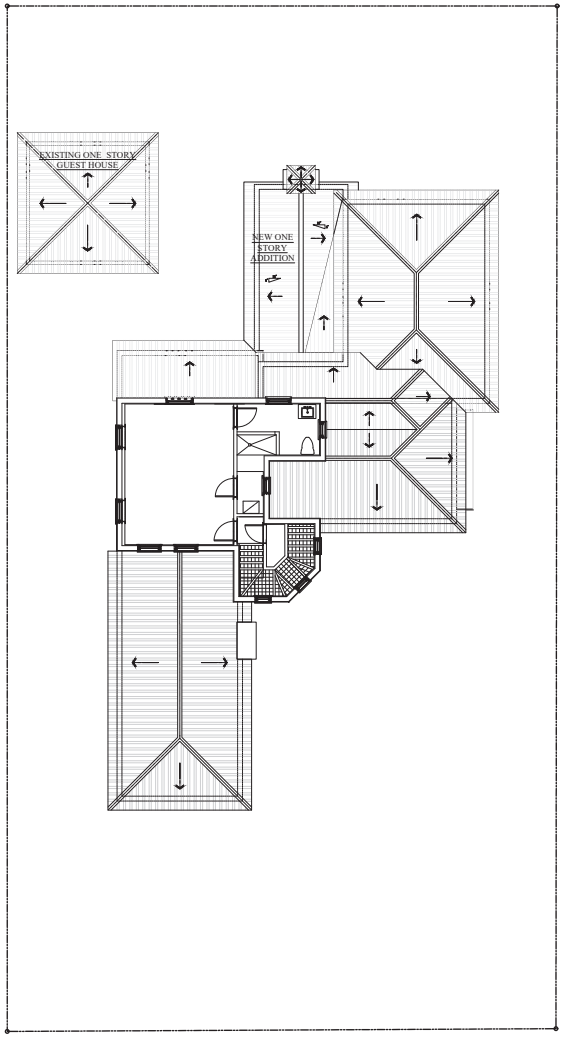


EXISTING THIRD FLOOR PLAN

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



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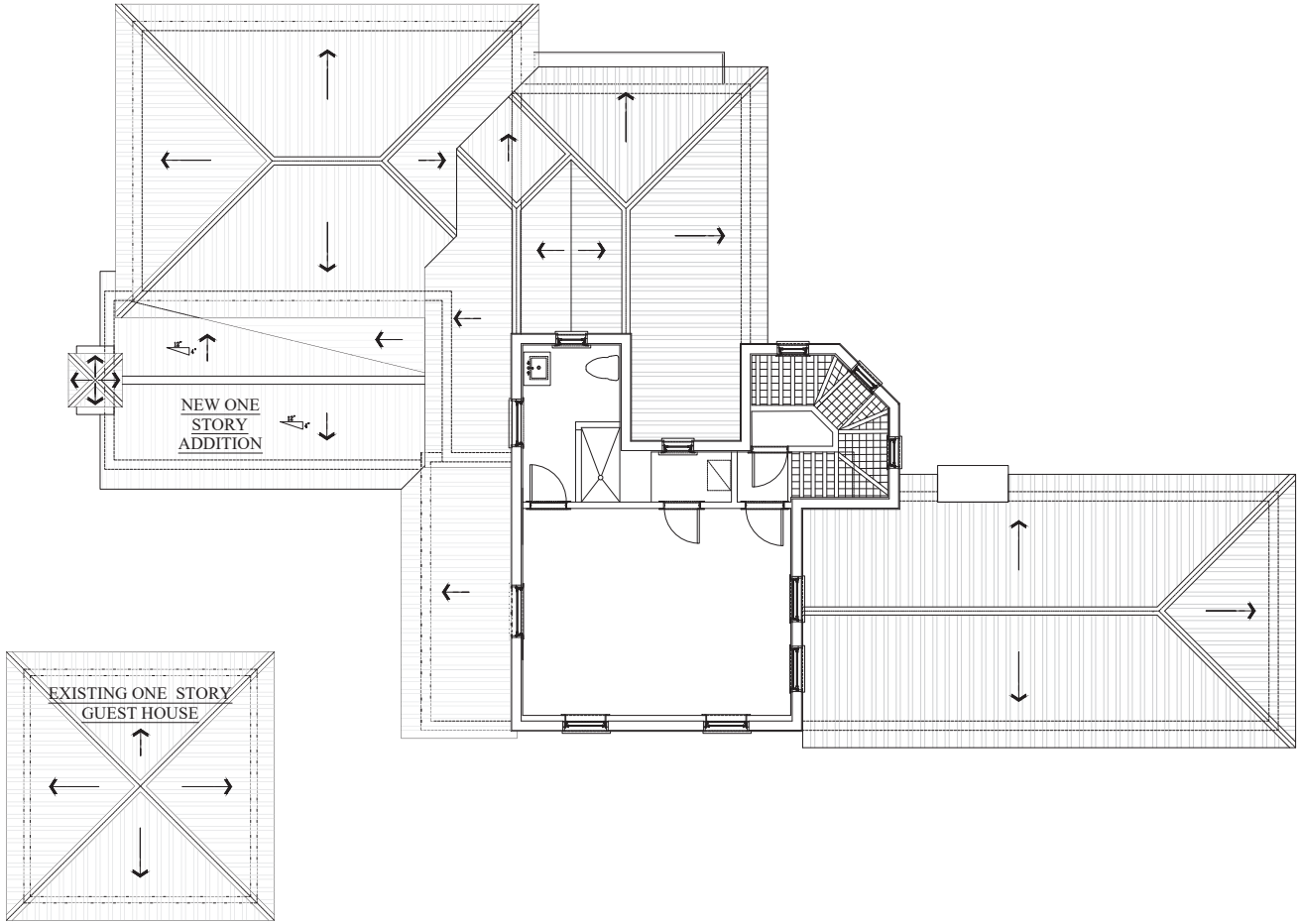

PROPOSED THIRD FLOOR PLAN

SCALE:

NORTH

1/4" = 1'-0"

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1 A2.03 PROPOSED COLOR NORTH ELEVATION

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

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A2.03



A2.04

PROPOSED COLOR WEST ELEVATION

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

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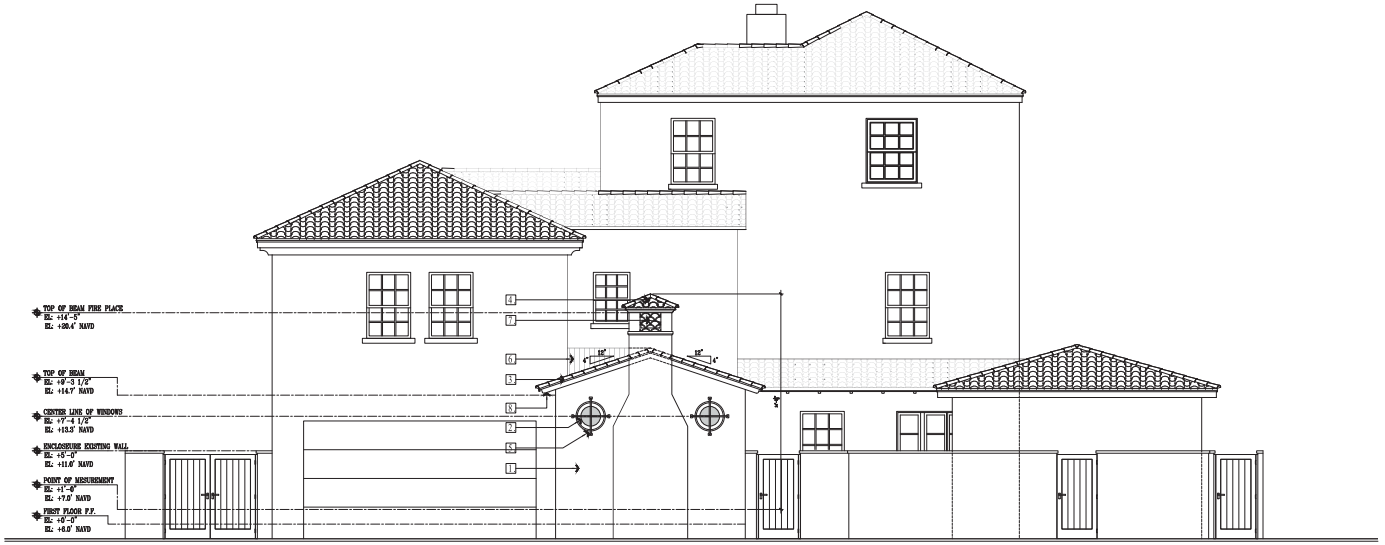
A/A2.01 EXISTING NORTH ELEVATION

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



B/A2.01 PROPOSED NORTH ELEVATION

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

MATERIAL LEGEND

1. SMOOTH STUCCO FINISH (TYP)
2. IMPACT WOOD WINDOWS
3. IMPACT WOOD WOOD DOORS MATCHING EXISTING
4. CLAY BARREL TILE ROOF MATCHING EXISTING
5. ALUMINUM WINDOW BARS
6. COPPER CRICKET
7. BARREL TILE FLUE SCREEN
8. PAINTED CYPRESS OUTRIGGERS

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A / A2.02 EXISTING WEST ELEVATION

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



B / A2.02 PROPOSED WEST ELEVATION

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

MATERIAL LEGEND

1. SMOOTH STUCCO FINISH (TYP)
2. IMPACT WOOD WINDOWS
3. IMPACT WOOD WOOD DOORS MATCHING EXISTING
4. CLAY BARREL TILE ROOF MATCHING EXISTING
5. ALUMINUM WINDOW BARS
6. COPPER CRICKET
7. BARREL TILE FLUE SCREEN
8. PAINTED CYPRESS OUTRIGGERS

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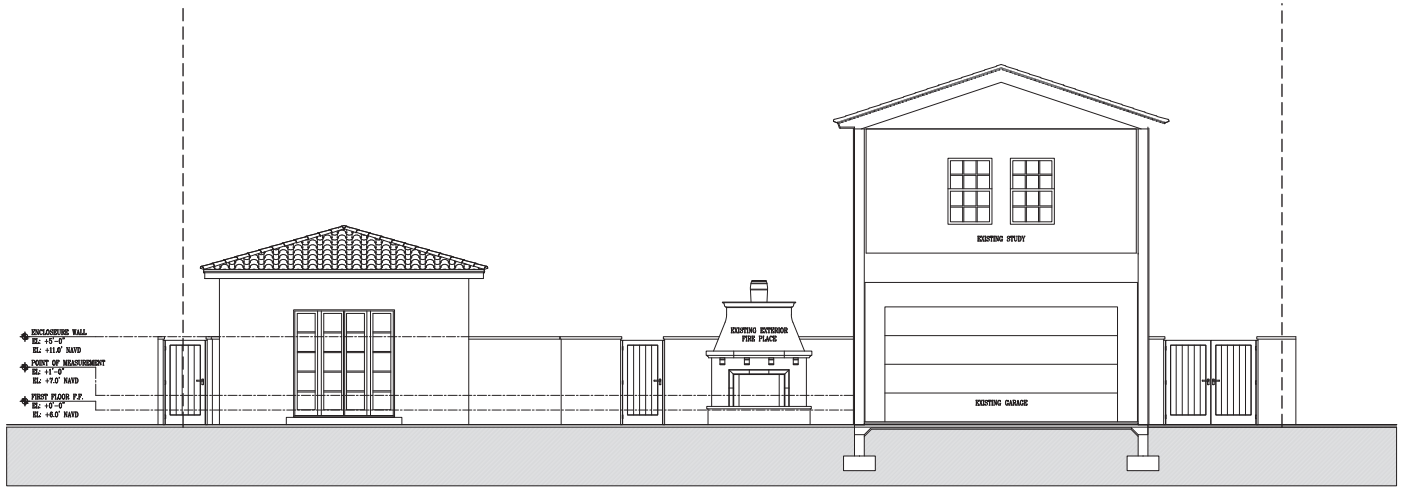
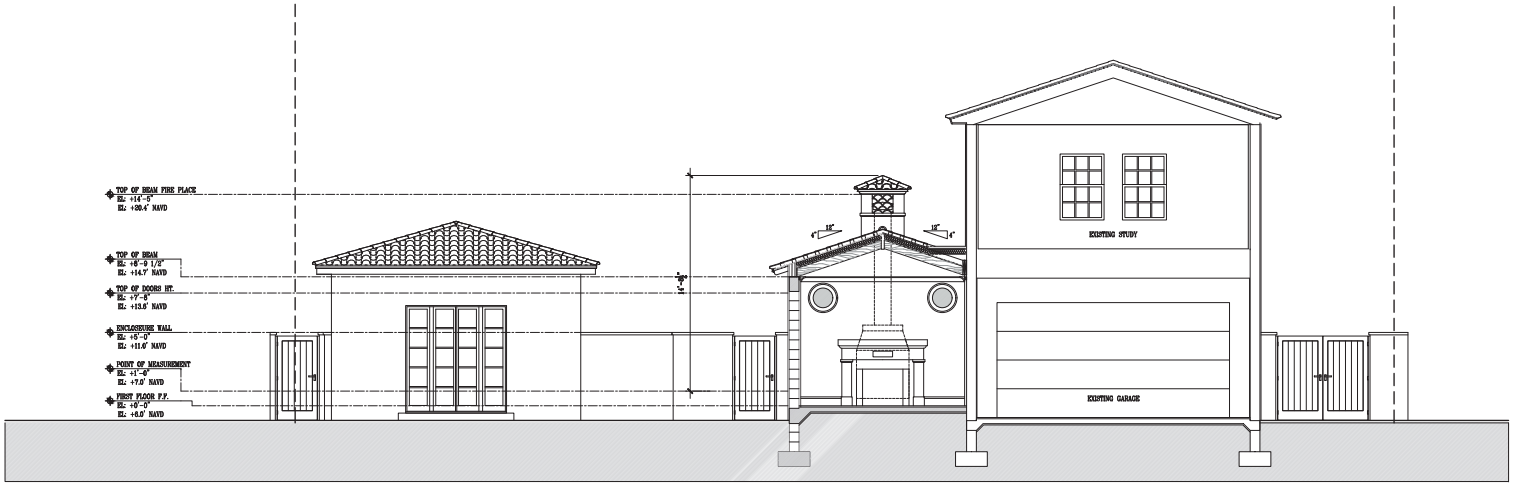


A A3.01 EXISTING BUILDING SECTION

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



B A3.01 PROPOSED BUILDING SECTION

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

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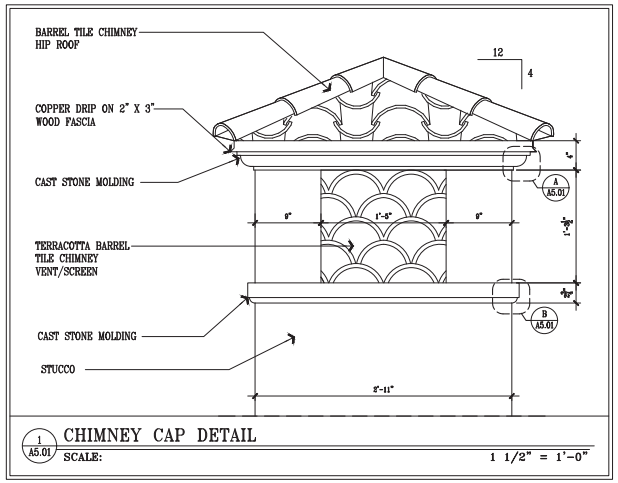
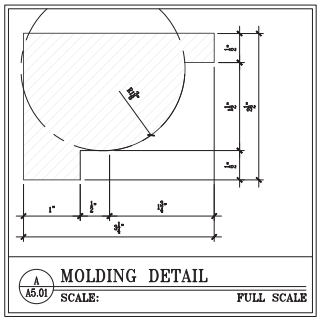
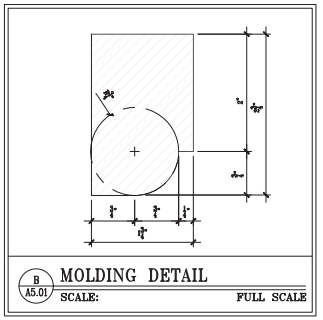


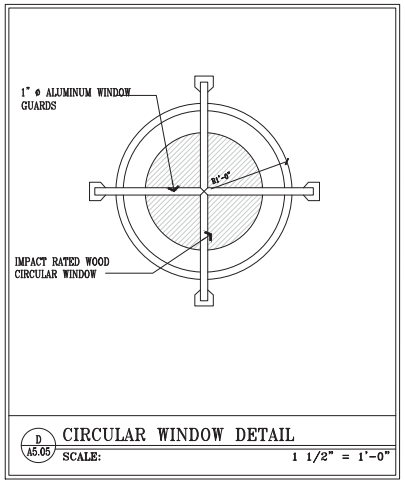
1 A5.01 CHIMNEY CAP DETAIL
SCALE: 1 1/2" = 1'-0"



A A5.01 MOLDING DETAIL
SCALE: FULL SCALE



B A5.01 MOLDING DETAIL
SCALE: FULL SCALE



D A5.05 CIRCULAR WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"

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A5.01

WINDOW & OPENINGS SCHEDULE

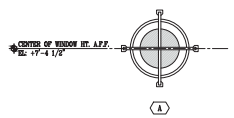
MANUFACTURER: MISTRAL JS SERIES– MQ FENETRES MQINC.
1. MATERIAL: WOOD
2. IMPACT RESISTANCE: YES

NOTE:
SEE STRUCTURAL
FOR WIND PRESSURES

TAG

TAG	TYPE	WIDTH X HEIGHT (UNIT SIZE)	TOP OF HEAD (FINISHED OPENING A.F.F.)	EGRESS	QTY.	COMMENTS
A	SINGLE HUNG	DIAM. 2'–0"	+7'–4 1/2" TO RAD.	NO	2	FIXED

NOTES:
1. ALL WOOD WINDOWS TO BE FIXED MAHOGANY IMPACT RESISTANT, WITH SINGLE LAMINATED IMPACT CLEAR GLASS IN COLOR TO MATCH EXISTING FRAMES.
2. WATERPROOFING AROUND DOORS AND WINDOWS TO CONFORM TO FBC: RESIDENTIAL , SECTION R703.5.
3. ALL WINDOWS TO BE CAULKED WITH CONTINUOUS SEALANT ON ALL SIDES
4. CONTRACTOR TO VERIFY THE SIZES OF ALL ROUGH OPENINGS IN THE FIELD. (NOTIFY ARCHITECT OF ANY DISCREPANCIES
5. CONTRACTOR SHALL SUBMIT WINDOWS SHOP DRAWINGS FOR ARCHITECT'S REVIEW.



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

EXTERIOR DOORS SCHEDULE

TAG

MANUFACTURER: MISTRAL JS SERIES– MQ FENETRES MQ INC.
1. MATERIAL: WOOD
2. IMPACT RESISTANCE: YES
3. FOR HEAD/JAMB/SILL DETAILS SEE:

NOTE:
SEE STRUCTURAL PLANS
FOR WIND PRESSURES

• VERIFY EXISTING DIMENSIONS IN FIELD

TAG	ROOM NAME	DOOR STYLE	WIDTH X HEIGHT (UNIT SIZE)	TYPE	MATERIAL	COMMENTS
FIRST FLOOR						
100a	DEN	SWING	6'–9" X 7'–8 1/2"	2	WOOD / GLASS	PAIR W/FIXED SIDELIGHTS
100b	DEN	SWING	6'–9" X 7'–8 1/2"	2	WOOD / GLASS	PAIR W/FIXED SIDELIGHTS

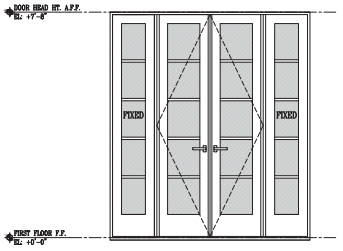
NOTES:
1– ALL FRENCH DOORS TO BE MAHOGANY, FACTORY FINISH IMPACT SERIES S-100 DOORS OUTSWING.
INTERIOR COLOR: MQ–WHITE
EXTERIOR FINISH–MATCH EXISTING DOORS. SAMPLE SENT TO MQ FOR COLOR MATCH.
GLAZING: CLEAR, SINGLE LAMINATED IMPACT GLASS
GLAZING BEAD: TRADITIONAL ON INTERIOR
GRID: INTERIOR AND EXTERIOR SURFACE WOOD MUNTIN BARD (8")

2– DOOR HARDWARE
DOOR MECHANISM: STAINLESS STEEL MULTI–POINT LOOKING MECHANISM WITH FLUSH BOLTS OPERATING PASSIVE SASHES
DOOR HINGES: OIL–RUBBED BRONZE FINISH WITH BALL TIP FINIALS
CYLINDER/THUMB–TURN: OIL RUBBED BRONZE FINISH
DOOR SILLS: BRONZE FLUSH WITH FRAMES.

3– CONTRACTOR TO VERIFY THE SIZES OF ALL ROUGH OPENINGS IN THE FIELD AND INSTALL EACH DOOR COMPLETE WITH HARDWARE AND TRIM AS SELECTED BY OWNER.

3– WATERPROOFING AROUND DOORS AND WINDOWS TO CONFORM TO FBC: RESIDENTIAL, SECTION R703.5

4– CONTRACTOR SHALL SUBMIT DOOR SHOP DRAWINGS FOR ARCHITECT'S REVIEW.



EXTERIOR DOOR ELEVATION
SCALE: 1/2" = 1'-0"

INTERIOR CASED OPENINGS

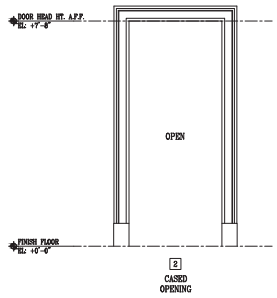
TAG

NOTES:
1. MATERIAL: TBD
2. HARDWARE: TBD
3. FOR HEAD/JAMB/SILL DETAILS SEE: A4.00s & A5.00s, TYP.

LEGEND:
CO=CASED OPENING
S=SWING DOOR
P=POCKET DOOR
SLD.= SLIDING DOOR
BF.= BI–FOLD

TAG	ROOM NAME	DOOR STYLE	WIDTH X HEIGHT (NOMINAL)	TYPE	MATERIAL	ELEVATION	COMMENTS
100c	VESTIBULE	CO	3'–2" X 7'–8"	–	–	2	

NOTES:
1– CONTRACTOR TO VERIFY THE SIZES OF ALL ROUGH OPENINGS IN THE FIELD AND INSTALL EACH DOOR COMPLETE WITH HARDWARE AND TRIM AS SELECTED BY OWNER.



INTERIOR OPENING ELEVATION
SCALE: 1/2" = 1'-0"

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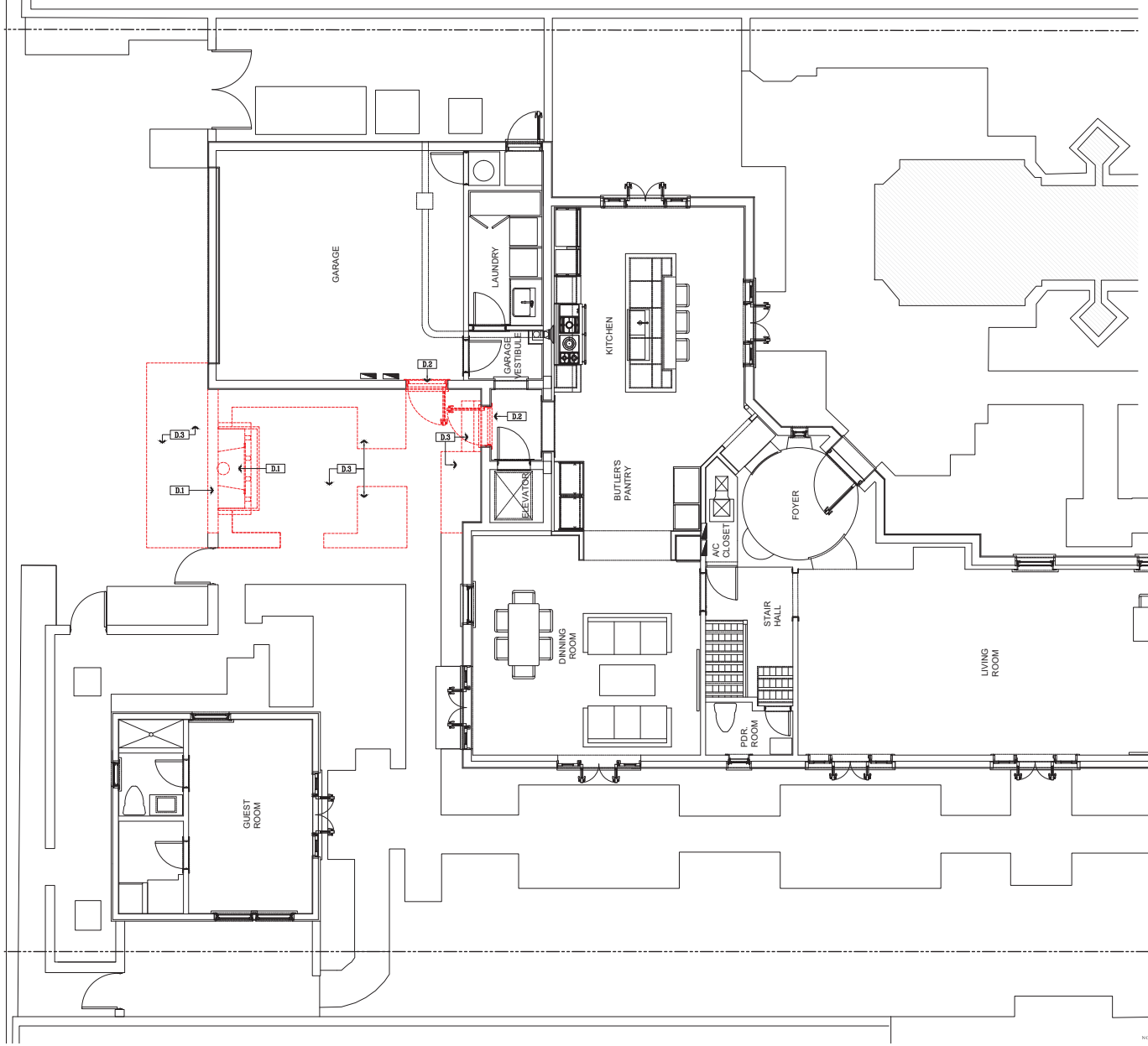

DEMOLITION NOTES

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 RESPONSIBILITY OF 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, ETC, NOT REQUIRED FOR RE-USE AND/ OR REINSTALLATION SHALL BE REMOVED TO INCLUDE WINDOWS AND DOORS AS INDICATED ON DEMOLITION PLANS.

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, TILES, 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.

PARTITION LEGEND

DENOTES EXISTING CONSTRUCTION TO BE DEMOLISHED OR REMOVED

[D.1] DEMOLITION
Remove walls (as shown).

[D.2] EXTERIOR DOORS
Remove existing exterior doors.

[D.3] HARDSCAPE
Remove existing finished floor to expose sub-floor.

[D.4] FIRE PLACE
Remove existing fire place.

NOTE:
SHORE EXISTING CONSTRUCTION PRIOR TO THE REMOVAL OF ANY STRUCTURAL ELEMENTS

NOTE:
ALL NEW WORK IN EXISTING HOUSE SHALL BE FIELD VERIFIED.
CHANGES/MODIFICATIONS MAY BE REQUIRED IF ACTUAL FIELD CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN OR IF DAMAGED OR DEFICIENT FRAMING IS FOUND, TYPICAL OF ALL SHEETS.

GENERAL DEMOLITION NOTES

OWNER TO DIRECT WHETHER ALL SALVAGEABLE ITEMS TO BE REMOVED (ESPECIALLY PLUMBING FIXTURES & APPLIANCES) ARE TO BE SAVED OR DISPOSED OF (STORE ITEMS).

NORTH

DEMOLITION PLAN FIRST FLOOR

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

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561.903.7668

ADDITION TO THE EXISTING RESIDENCE
LOCATED AT:
4 GOLFVIEW ROAD, PALM BEACH
FLORIDA, 33480

STATE OF FLORIDA
RAFAEL A. RODRIGUEZ
REGISTERED ARCHITECT
AR0016608

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D1.01



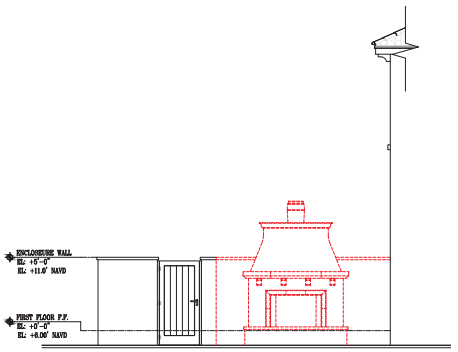
DEMOLITION PLAN NORTH ELEVATION

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



DEMOLITION PLAN WEST ELEVATION

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



DEMOLITION PLAN
PARTIAL BUILDING SECTION

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

PARTITION LEGEND

DENOTES EXISTING CONSTRUCTION TO BE DEMOLISHED OR REMOVED

[D.1] DEMOLITION
Remove walls (as shown).

[D.2] EXTERIOR DOORS
Remove existing exterior doors.

[D.3] HARDSCAPE
Remove existing finished floor to expose sub-floor.

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Remove existing fire place.

NOTE:
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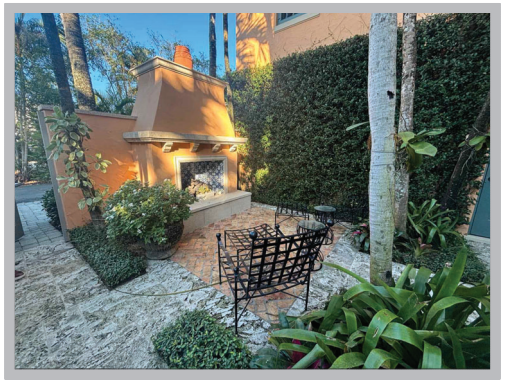
1



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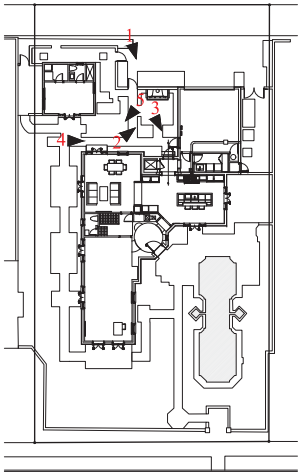

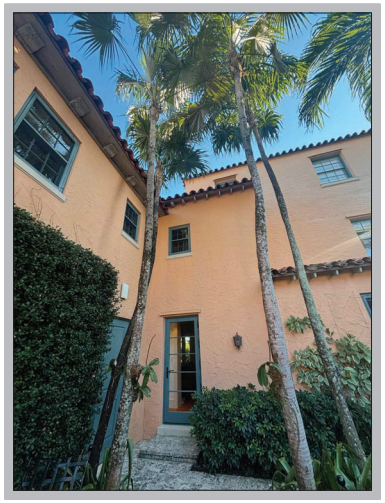

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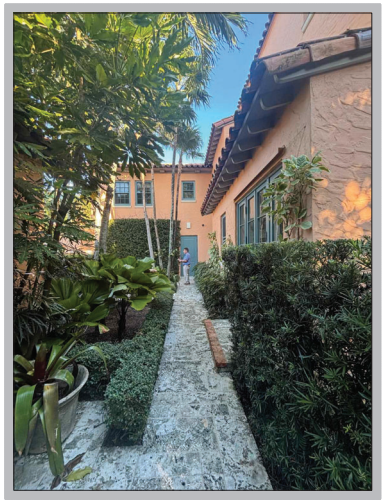

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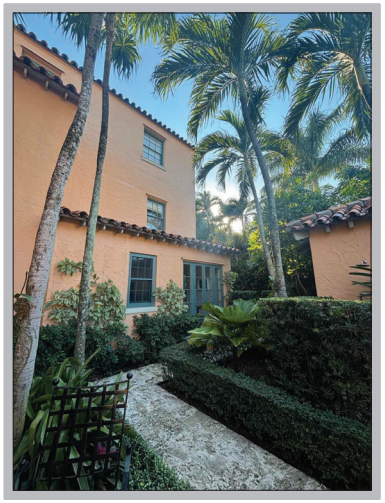

5

EXISTING HOUSE & COURTYARD VIEWS

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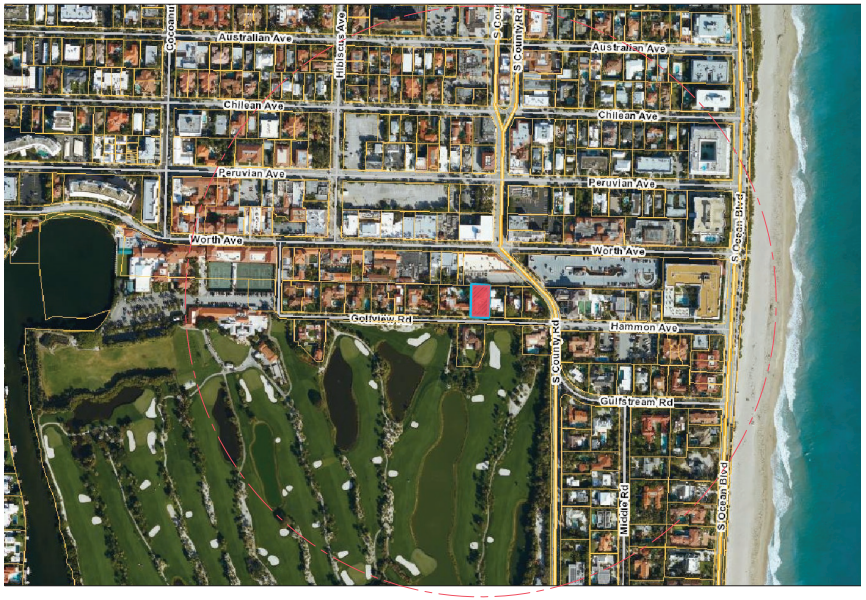
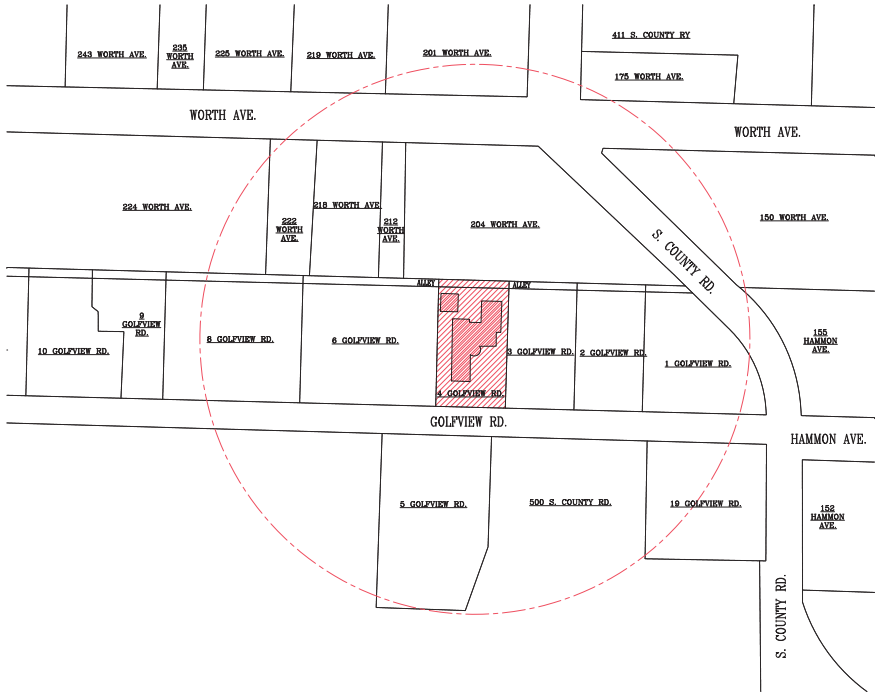
PHOTO-1



AERIAL VICINITY MAP - $\frac{1}{4}$ MILE RADIUS

SCALE: NTS



LOCATION VICINITY MAP - 300 FT. RADIUS

SCALE: NTS

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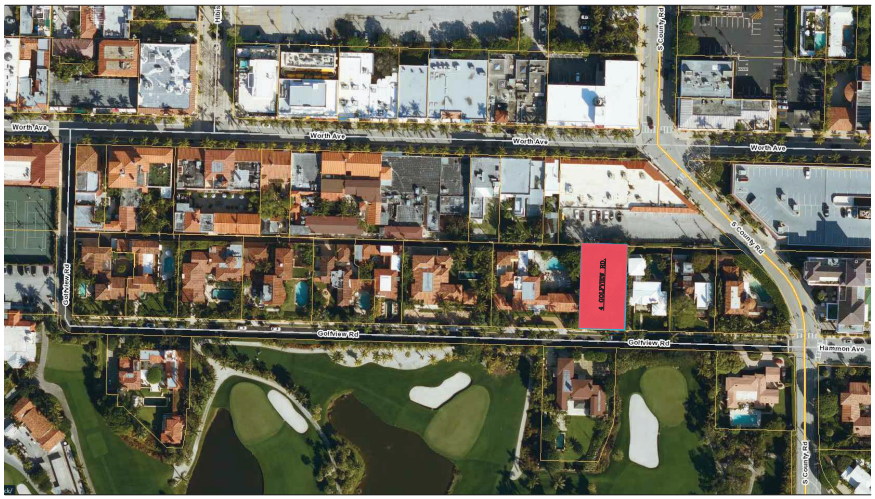
VLM-1



LOCATION SITE MAP

SCALE: NTS



CONTEXT SITE PLAN - 300 FT. RADIUS

SCALE: NTS

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VLM-2



4 GOLFVIEW RD. - SUBJECT SITE

SCALE:



EXISTING ALLEY - STREETSCAPE PHOTO

SCALE:

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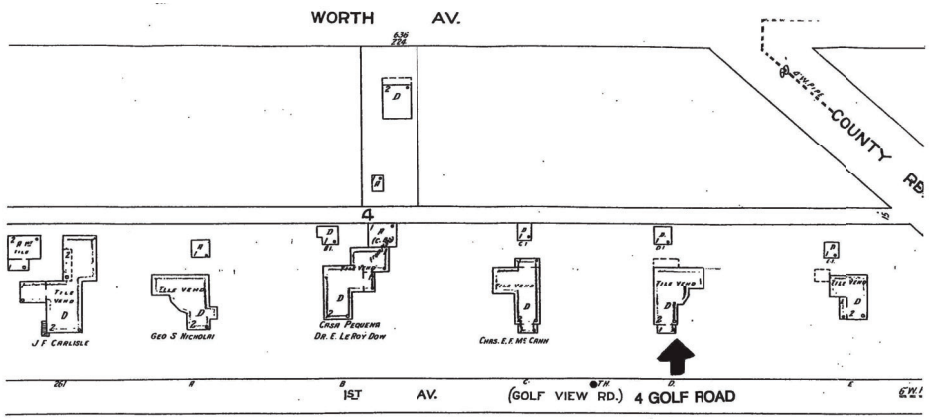
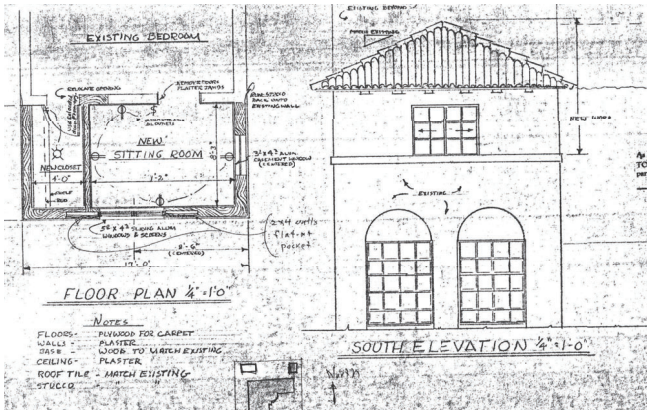
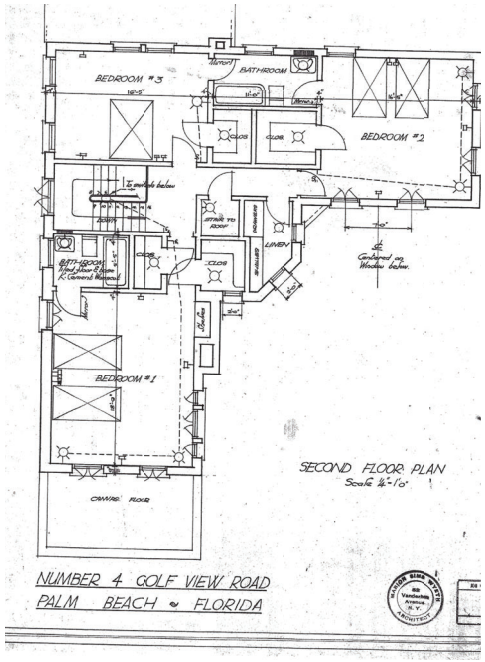
VLM-3

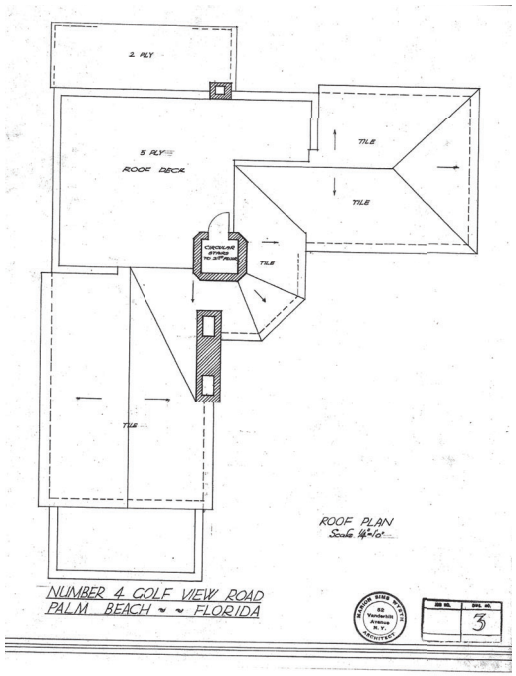


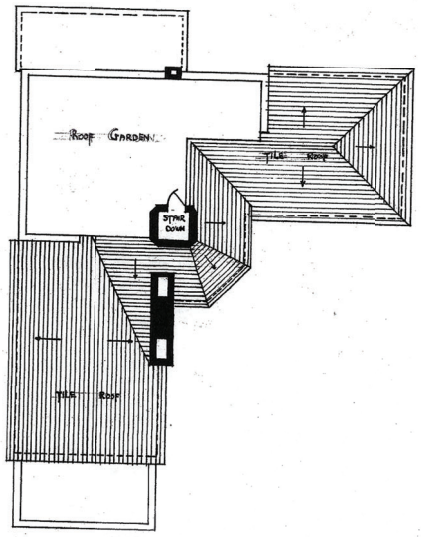
A H2.01 HISTORIC LOCATION MAP-1924

SCALE:









B H2.01 HISTORIC FLOOR PLANS

SCALE:

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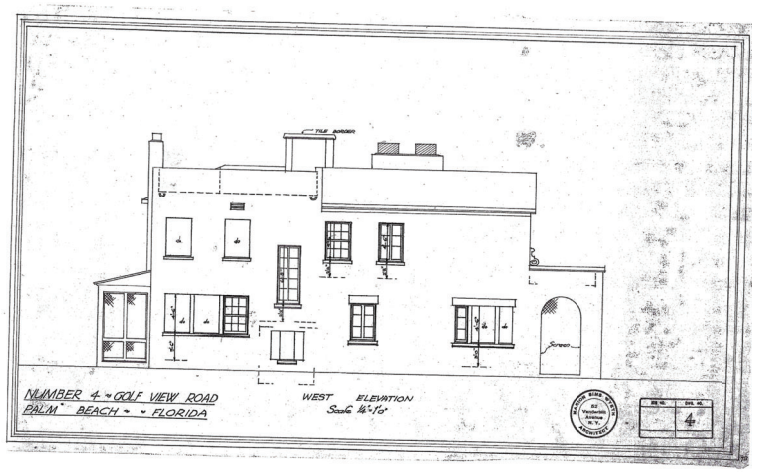
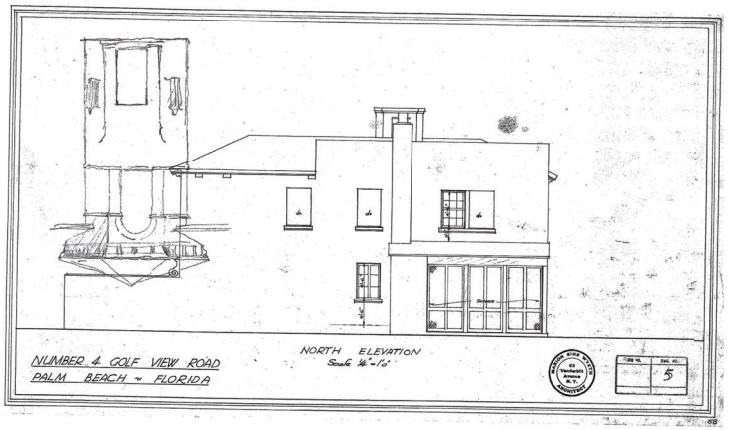
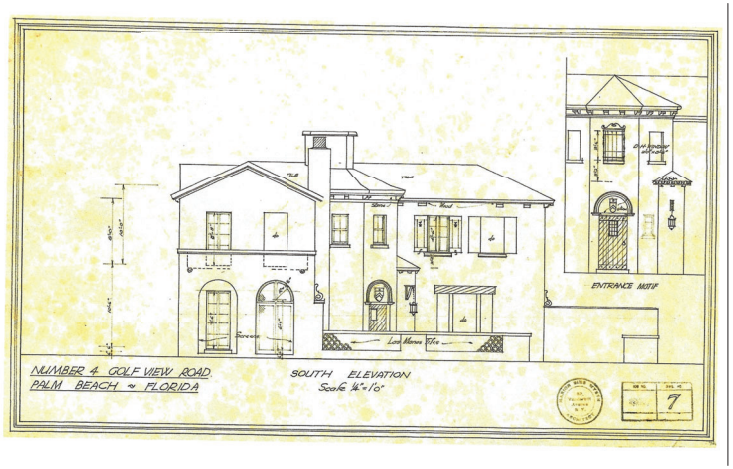
H2.01









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A2.02



4 GOLFVIEW RD. - AERIAL VIEW



4 GOLFVIEW RD. - SOUTH VIEW



4 GOLFVIEW RD. - COURTYARD

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3D-1

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LANDSCAPE & HARDSCAPE MODIFICATIONS

4 GOLFVIEW ROAD PALM BEACH, FL

LAND DESCRIPTION:

Lot 4, Plan of Subdivision Golf View, according to the map or plat thereof, as recorded in Plat Book 7, Page 69, Public Records of Palm Beach, County, Florida.

Subject to easements, restrictions, reservations, covenants, and right-of-way record.

ARCHITECT:

Studio SR Architecture + Design
Rafael Rodriguez
44 Coconut Row, Suite T-25
Palm Beach, FL 33480
561-933-7668

LANDSCAPE ARCHITECT:

BGS Landscape Architecture & Engineering, Inc.
Donald J. Skowron
1016 Clare Avenue, Suite 5
West Palm Beach, FL 33401
(561) 602-6277

SURVEYOR:

Wallace Land Surveying, LLC
James G. Peden, Jr.
5553 Village Boulevard
West Palm Beach, FL 33407
(561) 640-4551

SHEET INDEX:

L1 Existing & Proposed Hardscape Plan
L2 Existing & Proposed Landscape Plan
L3 Existing & Proposed North Elevation
L4 Existing & Proposed West Elevation
Z1 Zoning Diagrams & Calculations
LL1 Landscape Lighting Plan & Specifications
P1 Existing Conditions Photographs
CSS Construction Staging & Screening Plan

LOCATION MAP:



R-A Estate Residential Zoning District

COA-26-0009
FINAL SUBMITTAL
MAY 4, 2026

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

COVER SHEET

Private Residence
4 Golfview Road
Palm Beach, FL

JOB #1062

FINAL SUBMITTAL

DATE ISSUED:
May 4, 2026

DATE PLOTTED:
May 4, 2026

Drawn By:	Date:
S.B.	05/04/2026

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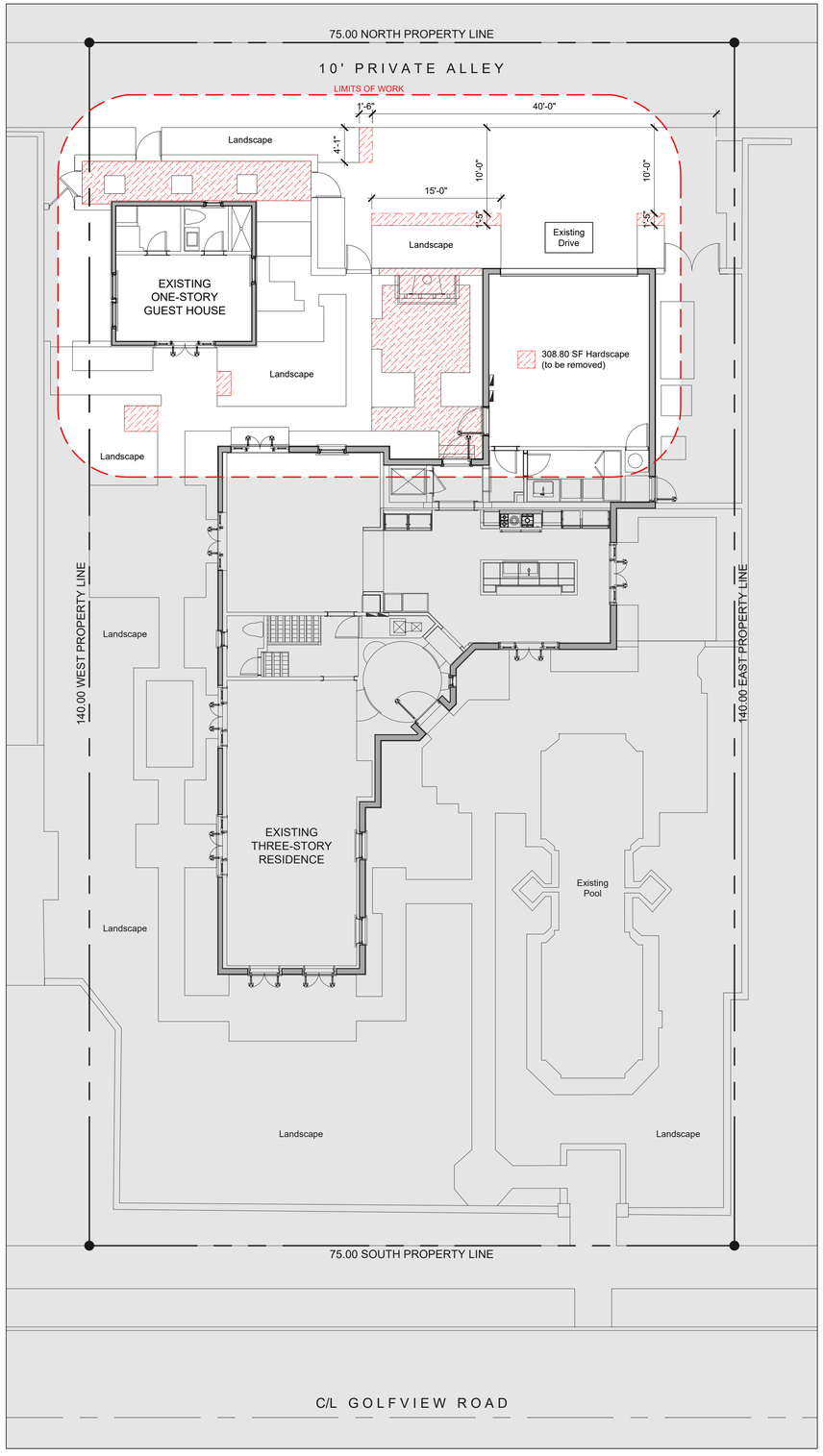
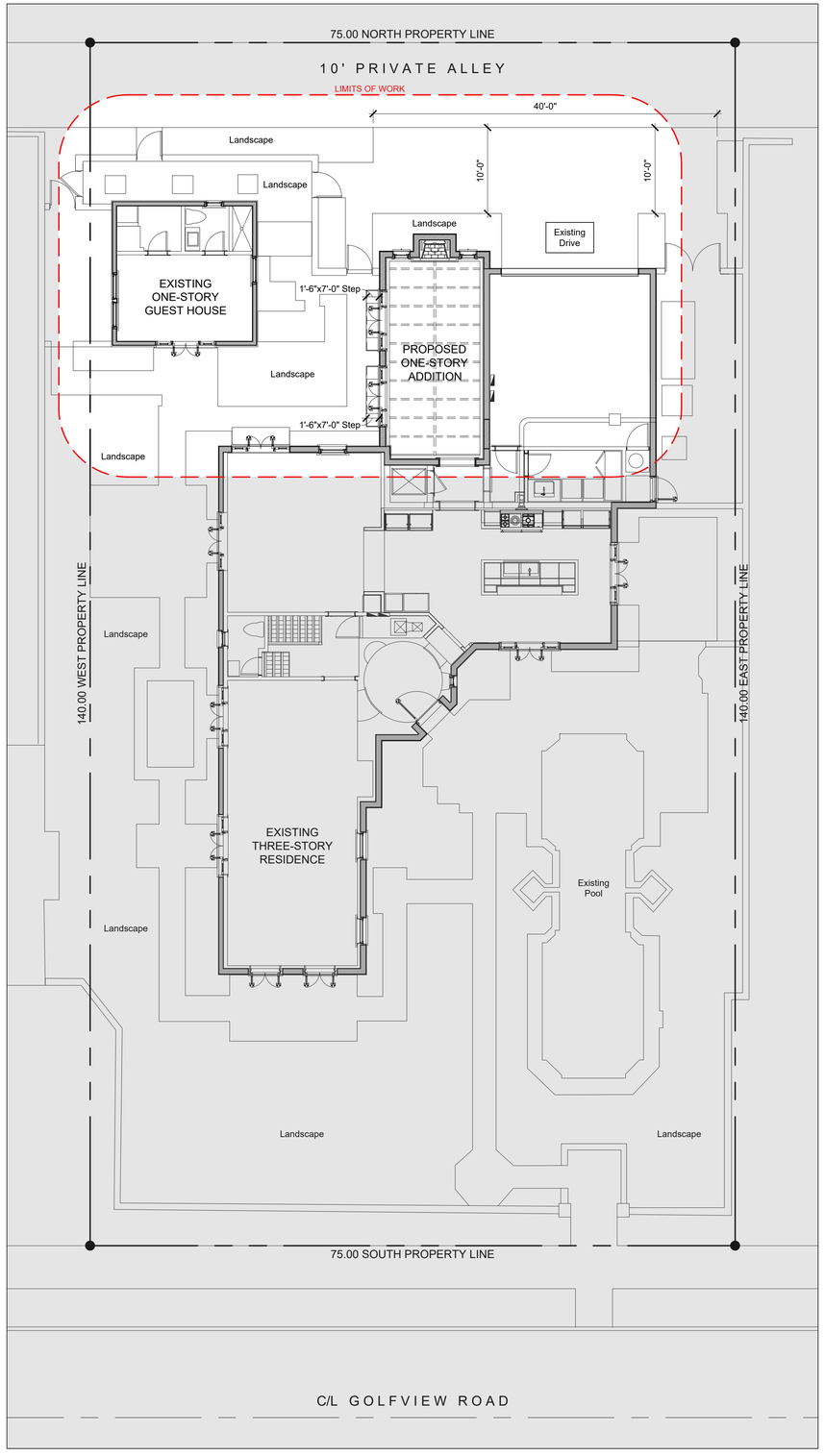


1 L1 EXISTING HARDSCAPE PLAN
1/8"=1'-0"



2 L1 PROPOSED HARDSCAPE PLAN
1/8"=1'-0"

ZONING LEGEND			
Property Address	4 GOLFVIEW ROAD, PALM BEACH, FL 33480		
Zoning District	R-A ESTATE RESIDENTIAL		
Lot Area (sq ft)	10,500.00 SF		
Lot Width (W) & Depth (D) (ft)	140.00' (D) & 75.00' (W)		
Structure Type (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation	AE (EL. 6), AE (EL. 7)		
Zero Datum for point of meas. (NAVD)	5.80' N.A.V.D.		
Crown of Road (COR) (NAVD)	4.23' N.A.V.D. (AT ALLEY)		
	REQ'D / PERMITTED	EXISTING	PROPOSED
Lot Coverage (sq ft and %)	2,625.00 (25.00%)	2,567.30 (24.45%)	2,871.08 (27.34%)
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Acesory Structures, etc.)	N/A	4,769.00 sf	5,060.80 sf
* Front Yard Setback	35.00'	31.20'	N/C
* Side Yard Setback (1st Story) (ft.)	15.00'	2.9' Guest House	N/C
* Side Yard Setback (2nd Story) (ft.)	15.00'	15.1'W, 9.1'E	N/C
* Rear Yard Setback	15.00'	26.70'	24.30' addition
Angle of Vision (Deg.)	100°	100°	N/C
Building Height (ft.)	25.00'	32.50' main house	13.00' addition
Overall Building Height (ft.)	35.00"	36.00' main house	13.00' addition
Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
** Max. Fill Added to Site (ft.)	N/A	N/A	N/A
Finished Floor Elev. (FFE)(NAVD)	7.00' N.A.V.D.	6.00' N.A.V.D.	N/C
Base Flood Elevation (BFE)(NAVD)	AE (EL. 6), AE7 (EL.7)	AE (EL. 6), AE7 (EL.7)	N/C
Landscape Open Space (LOS) (sq ft and %)	5,250.00 (50.00%)	3,455.55 (32.91%)	3,483.69 (33.18%)
Perimeter LOS (sq ft and %)	2,625.00 (50.00%)	1,711.75 (32.60%)	1,763.96 (33.60%)
Front Yard LOS (sq ft and %)	1,312.50 (50.00%)	1,825.14 (69.53%)	N/C
*** Native Plant Species %	N/A		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

1 2 5 10 20

COA-26-0009
FINAL SUBMITTAL
MAY 4, 2026

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

EXISTING & PROPOSED HARDSCAPE PLAN 1/8" = 1'-0"

Private Residence
4 Golfview Road
Palm Beach, FL

FINAL SUBMITTAL

JOB #1062

DATE ISSUED:
May 4, 2026

DATE PLOTTED:
May 4, 2026

Drawn By:	Date:
S.B.	05/04/2026

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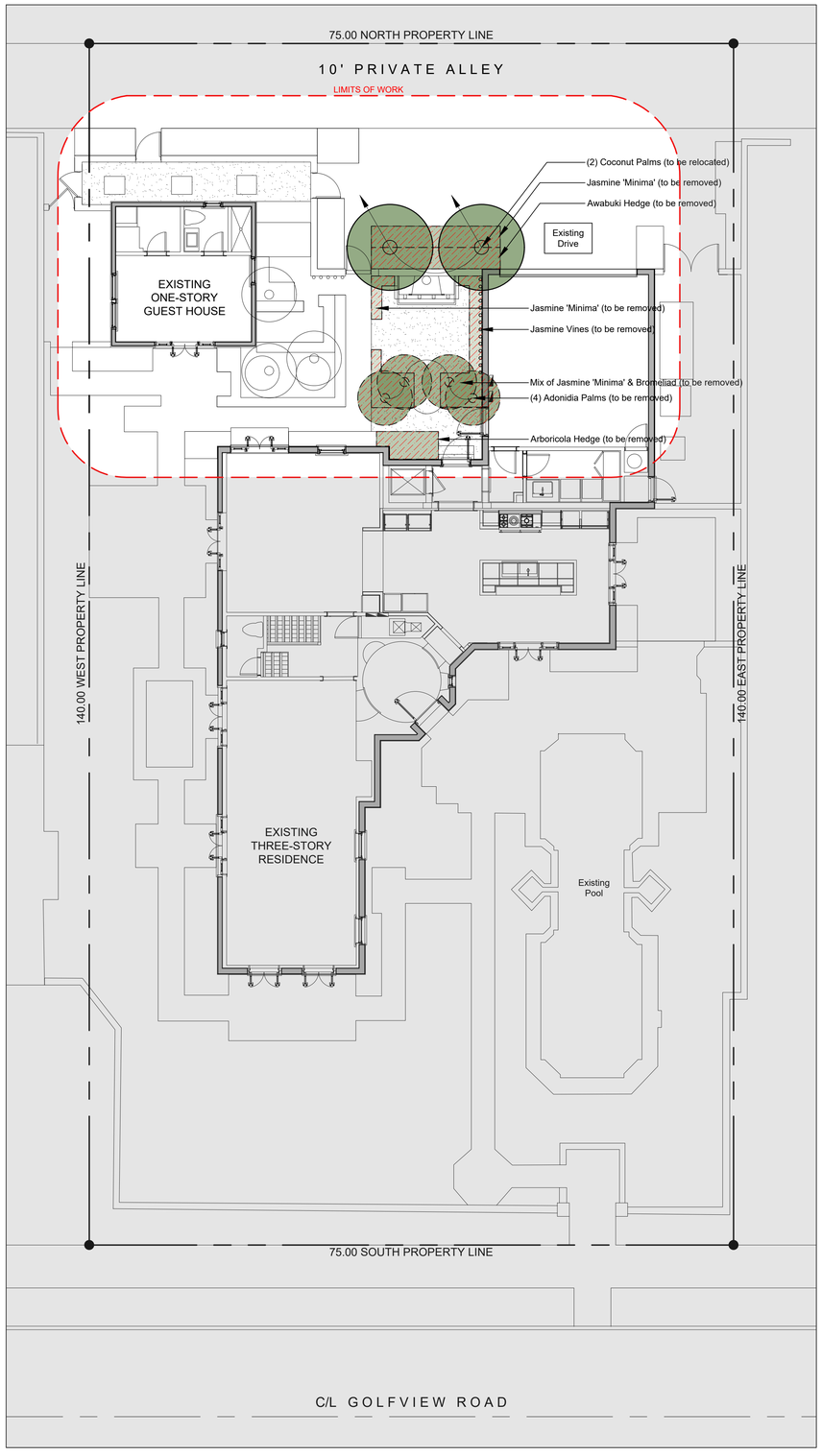
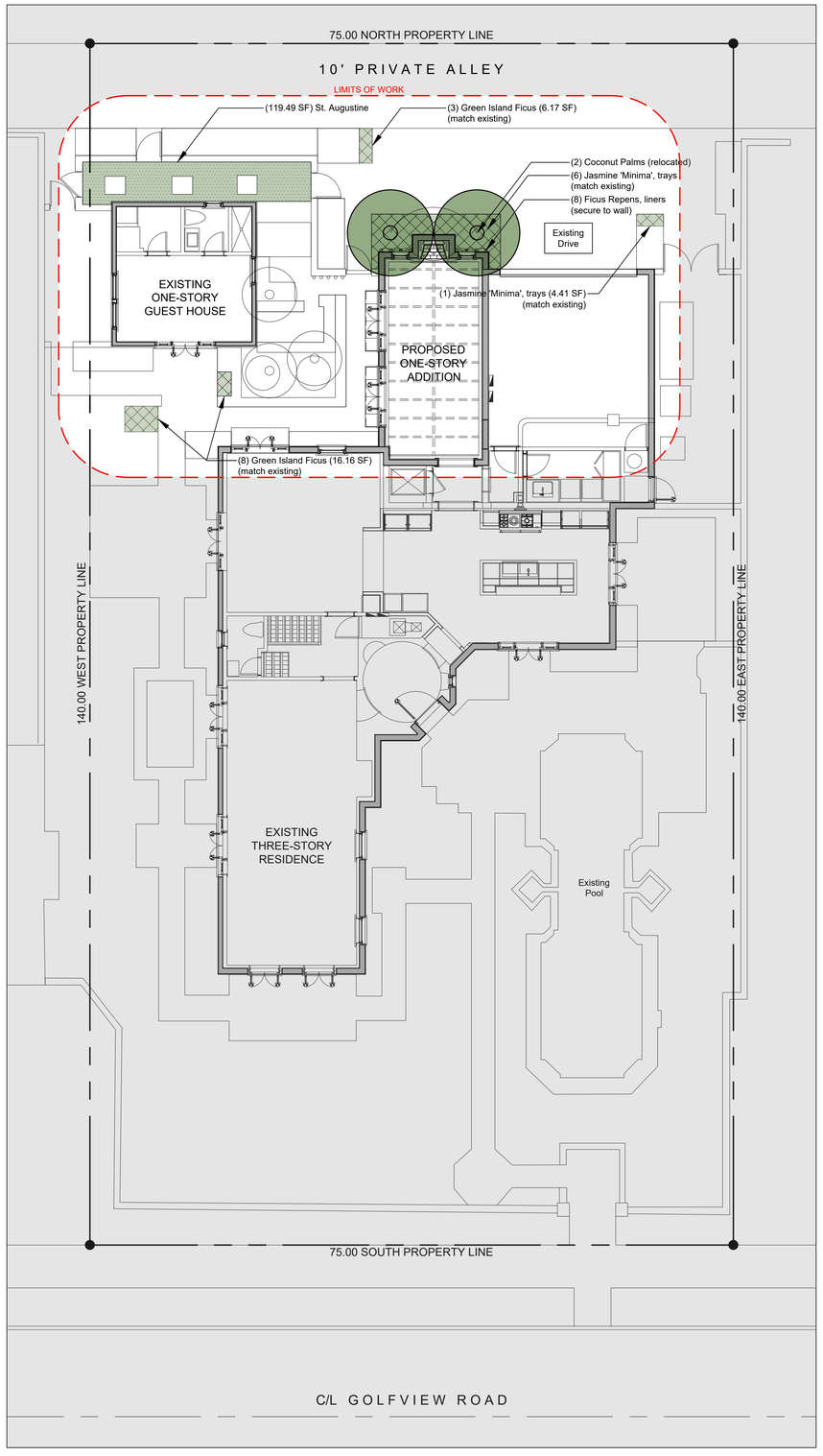


1 L2 EXISTING LANDSCAPE PLAN
1/8"=1'-0"



2 L2 PROPOSED LANDSCAPE PLAN
1/8"=1'-0"

ZONING LEGEND			
Property Address	4 GOLFVIEW ROAD, PALM BEACH, FL 33480		
Zoning District	R-A ESTATE RESIDENTIAL		
Lot Area (sq ft)	10,500.00 SF		
Lot Width (W) & Depth (D) (ft)	140.00' (D) & 75.00' (W)		
Structure Type (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation	AE (EL. 6), AE (EL. 7)		
Zero Datum for point of meas. (NAVD)	5.80' N.A.V.D.		
Crown of Road (COR) (NAVD)	4.23' N.A.V.D. (AT ALLEY)		
	REQ'D / PERMITTED	EXISTING	PROPOSED
Lot Coverage (sq ft and %)	2,625.00 (25.00%)	2,567.30 (24.45%)	2,871.08 (27.34%)
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Acesory Structures, etc.)	N/A	4,769.00 sf	5,060.80 sf
* Front Yard Setback	35.00'	31.20'	N/C
* Side Yard Setback (1st Story) (ft.)	15.00'	2.9' Guest House	N/C
* Side Yard Setback (2nd Story) (ft.)	15.00'	15.1'W, 9.1'E	N/C
* Rear Yard Setback	15.00'	26.70'	24.30' addition
Angle of Vision (Deg.)	100°	100°	N/C
Building Height (ft.)	25.00'	32.50' main house	13.00' addition
Overall Building Height (ft.)	35.00"	36.00' main house	13.00' addition
Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
** Max. Fill Added to Site (ft.)	N/A	N/A	N/A
Finished Floor Elev. (FFE)(NAVD)	7.00' N.A.V.D.	6.00' N.A.V.D.	N/C
Base Flood Elevation (BFE)(NAVD)	AE (EL. 6), AE7 (EL.7)	AE (EL. 6), AE7 (EL.7)	N/C
Landscape Open Space (LOS) (sq ft and %)	5,250.00 (50.00%)	3,455.55 (32.91%)	3,483.69 (33.18%)
Perimeter LOS (sq ft and %)	2,625.00 (50.00%)	1,711.75 (32.60%)	1,763.96 (33.60%)
Front Yard LOS (sq ft and %)	1,312.50 (50.00%)	1,825.14 (69.53%)	N/C
*** Native Plant Species %	N/A		

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

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

*** Provide Native plant species info per category as required by Ord. 003-2022 on separate TCPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

EXISTING PLANT LIST					
QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
4	Adonidia Palm	Adonidia merrillii		to be removed	
1	Arboricola Hedge	Schefflera		section to be removed	
1	Awabuki Hedge	Viburnum odoratissium		to be removed	
2	Bromeliad	Bromelia		to be removed	
2	Coconut Palm	Cocos nucifera		to be relocated	
3	Jasmine 'Minima'	Trachelospermun asiaticum		to be removed	
1	Jasmine	Jasminum	anchored to wall	to be removed	

PROPOSED PLANT LIST					
QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
2	Coconut Palm	Cocos nucifera	existing	relocated	
8	Ficus Repens	Ficus repens	liners	secure to wall	
11	Green Island Ficus	Ficus microcarpa	match existing		
7	Jasmine 'Minima'	Trachelospermun asiaticum	trays		
120 SF	St. Augustine Grass	Stenotaphrum secundatum			

LANDSCAPE LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	EXISTING TO BE RELOCATED

1 2 5 10 20

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EXISTING & PROPOSED LANDSCAPE PLAN 1/8" = 1'-0"

Private Residence
4 Golfview Road
Palm Beach, FL

FINAL SUBMITTAL

JOB #1062

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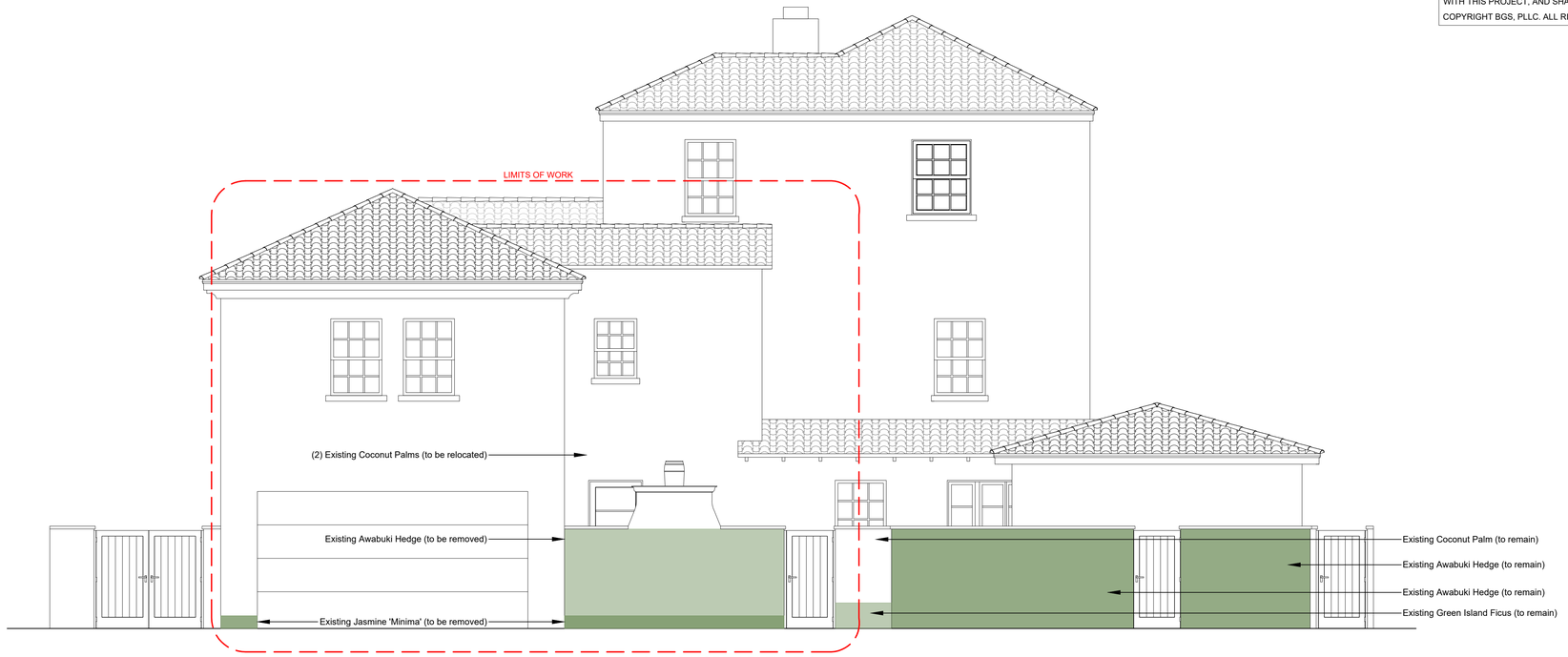
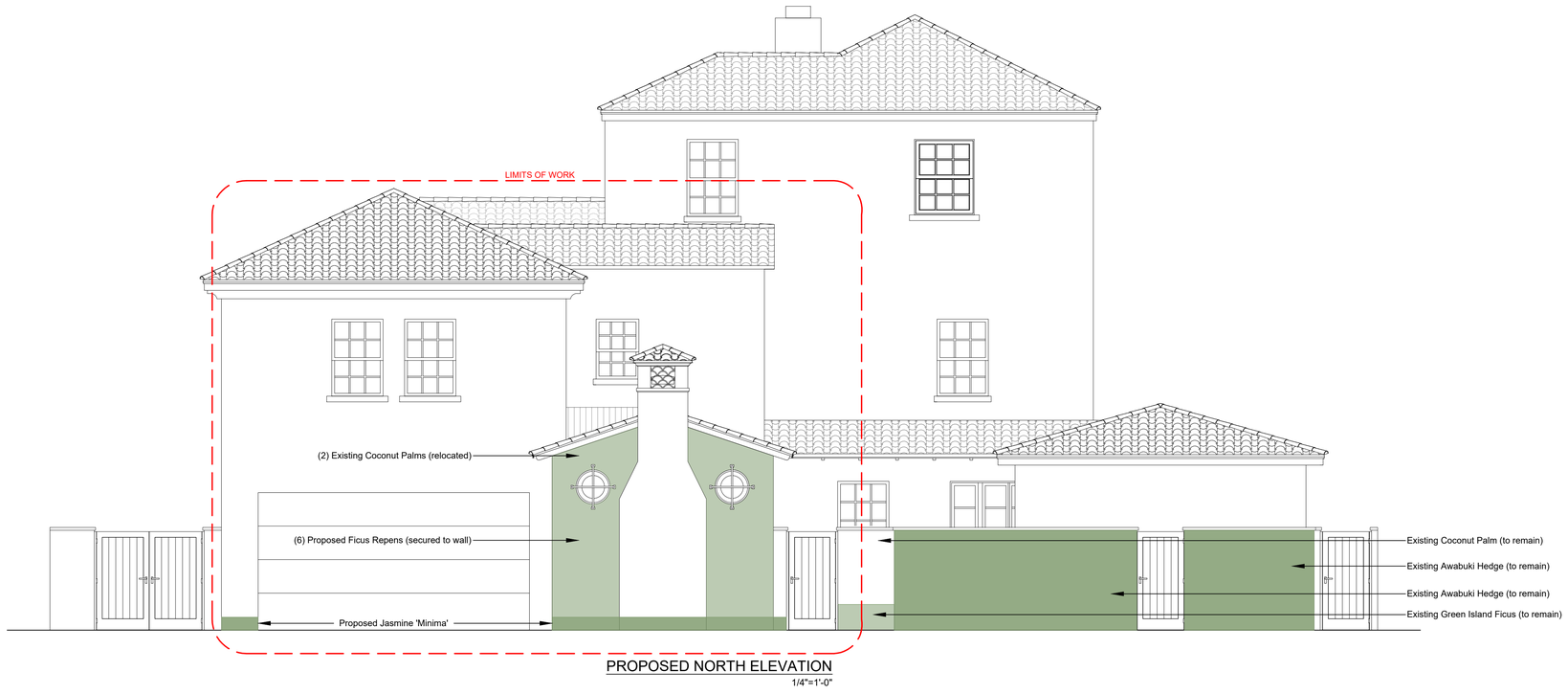


EXISTING NORTH ELEVATION
1/4"=1'-0"



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

1 1/2 1 2 5 10

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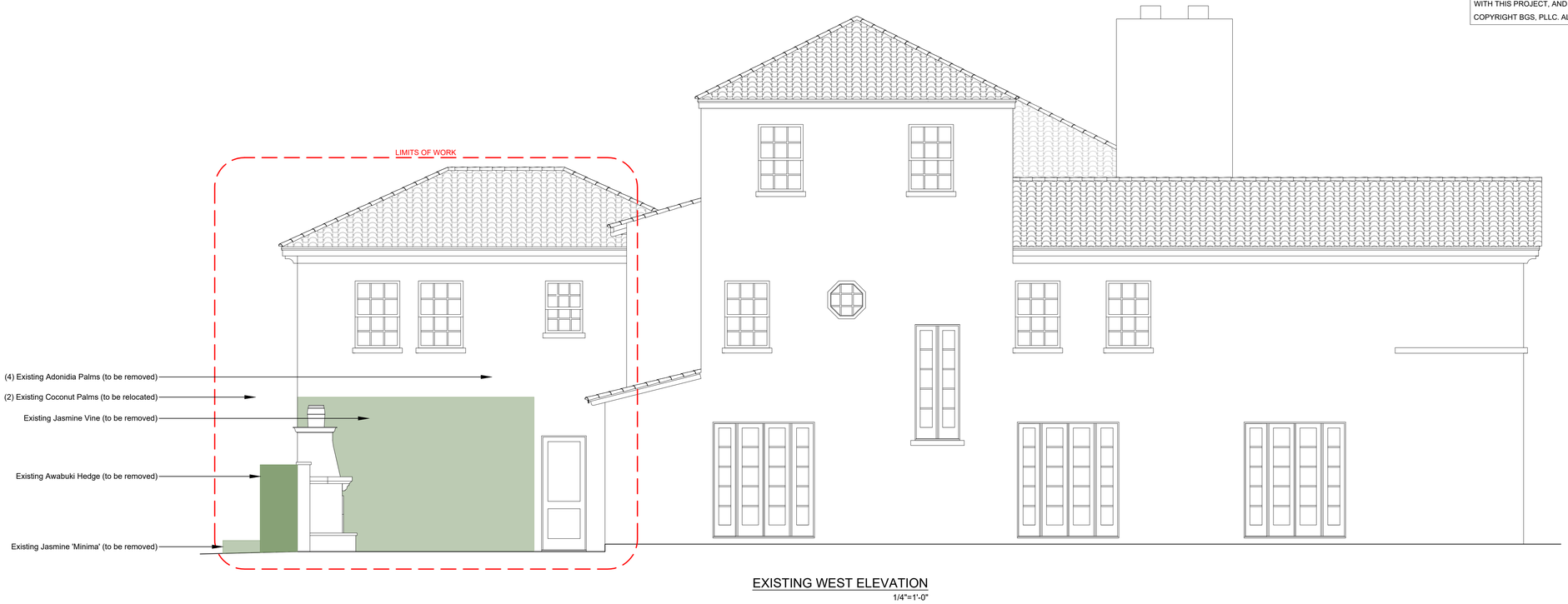
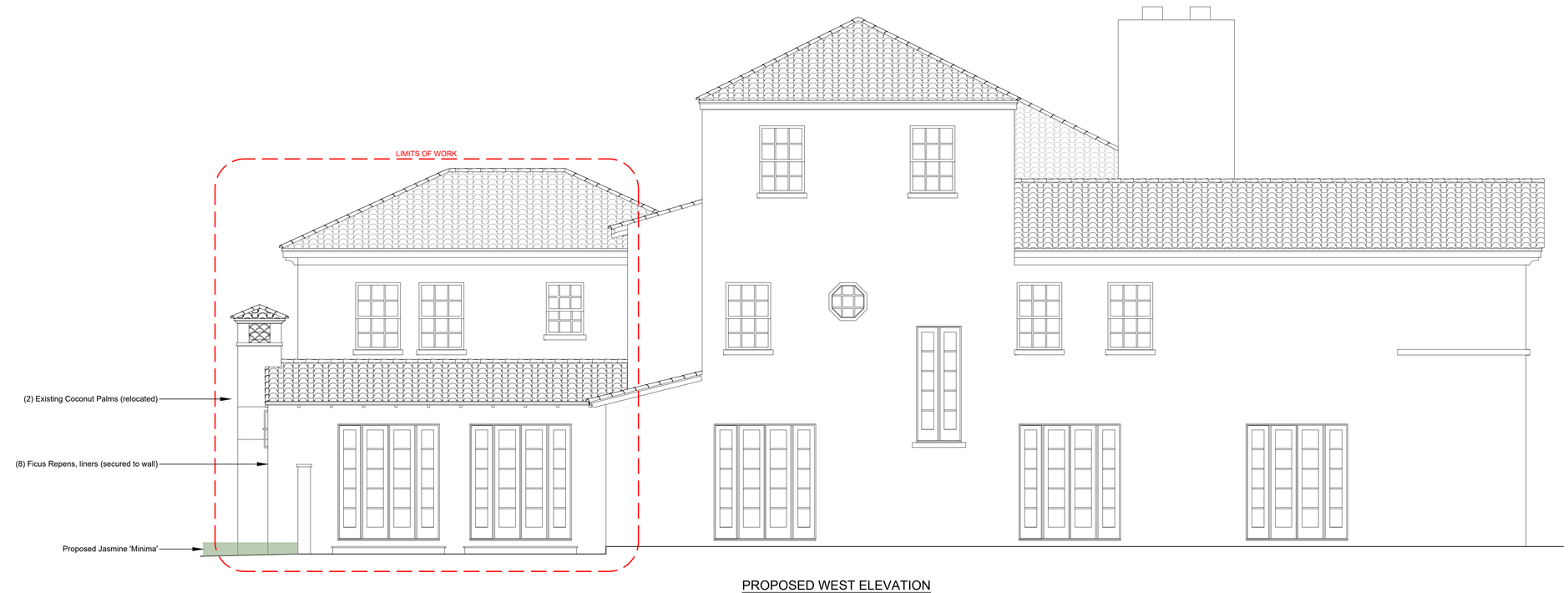


EXISTING WEST ELEVATION
1/4"=1'-0"



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

1/4" 1 2 5 10

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EXISTING & PROPOSED WEST ELEVATION 1/4" = 1'-0"

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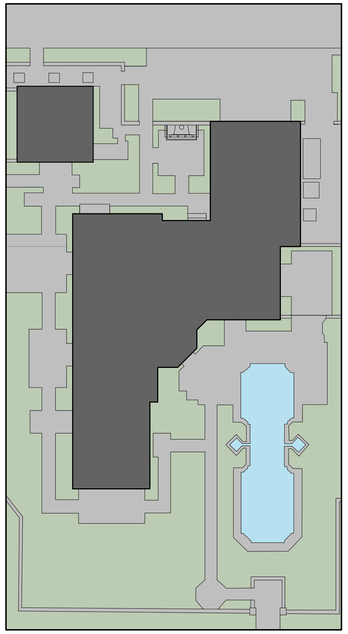
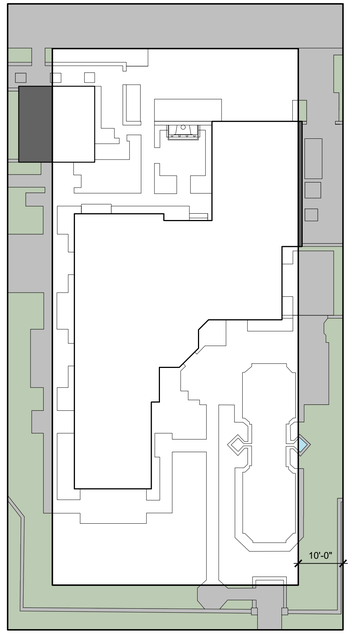


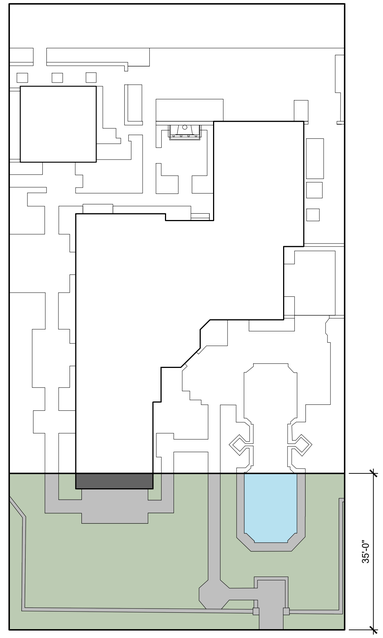
EXISTING LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL (10,500.00 SQ. FT.)
- Required 5,250.00 SQ. FT. 50.00%
- Existing 3,455.55 SQ. FT. 32.91%



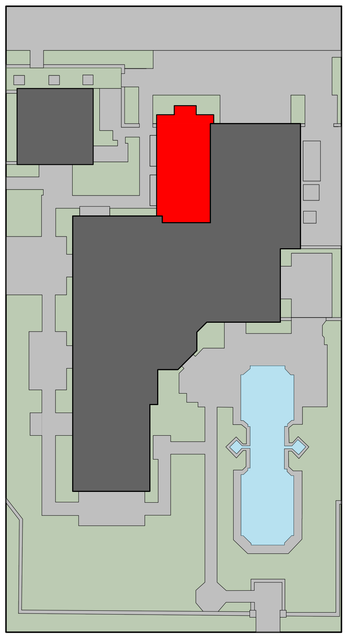
EXISTING 10' PERIMETER OPEN SPACE DIAGRAM

LANDSCAPE - 10' PERIMETER (50% of 5,250.00 SQ. FT.)
- Required 2,625.00 SQ. FT. 50.00%
- Existing 1,711.75 SQ. FT. 32.60%



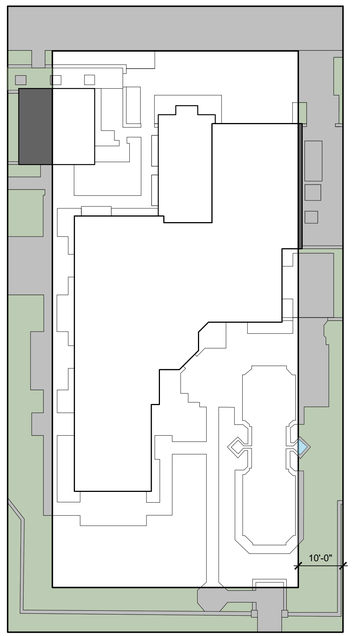
EXISTING FRONT YARD OPEN SPACE DIAGRAM

LANDSCAPE - FRONT YARD (2,625.00 SQ. FT.)
- Required 1,312.50 SQ. FT. 50.00%
- Existing 1,825.14 SQ. FT. 69.53%



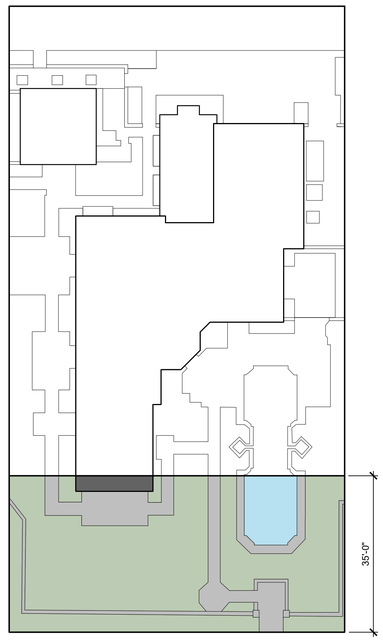
PROPOSED LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL (10,500.00 SQ. FT.)
- Required 5,250.00 SQ. FT. 50.00%
- Existing 3,455.55 SQ. FT. 32.91%
- Proposed 3,483.69 SQ. FT. 33.18%



PROPOSED 10' PERIMETER OPEN SPACE DIAGRAM

LANDSCAPE - 10' PERIMETER (50% of 5,250.00 SQ. FT.)
- Required 2,625.00 SQ. FT. 50.00%
- Existing 1,711.75 SQ. FT. 32.60%
- Proposed 1,763.96 SQ. FT. 33.60%



PROPOSED FRONT YARD OPEN SPACE DIAGRAM

LANDSCAPE - FRONT YARD (2,625.00 SQ. FT.)
- Required 1,312.50 SQ. FT. 50.00%
- Existing 1,825.14 SQ. FT. 69.53%
- Proposed 1,825.14 SQ. FT. 69.53% (no change)

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ZONING DIAGRAMS & CALCULATIONS 1/16" = 1'-0"

Private Residence
4 Golfview Road
Palm Beach, FL

FINAL SUBMITTAL

JOB #1062

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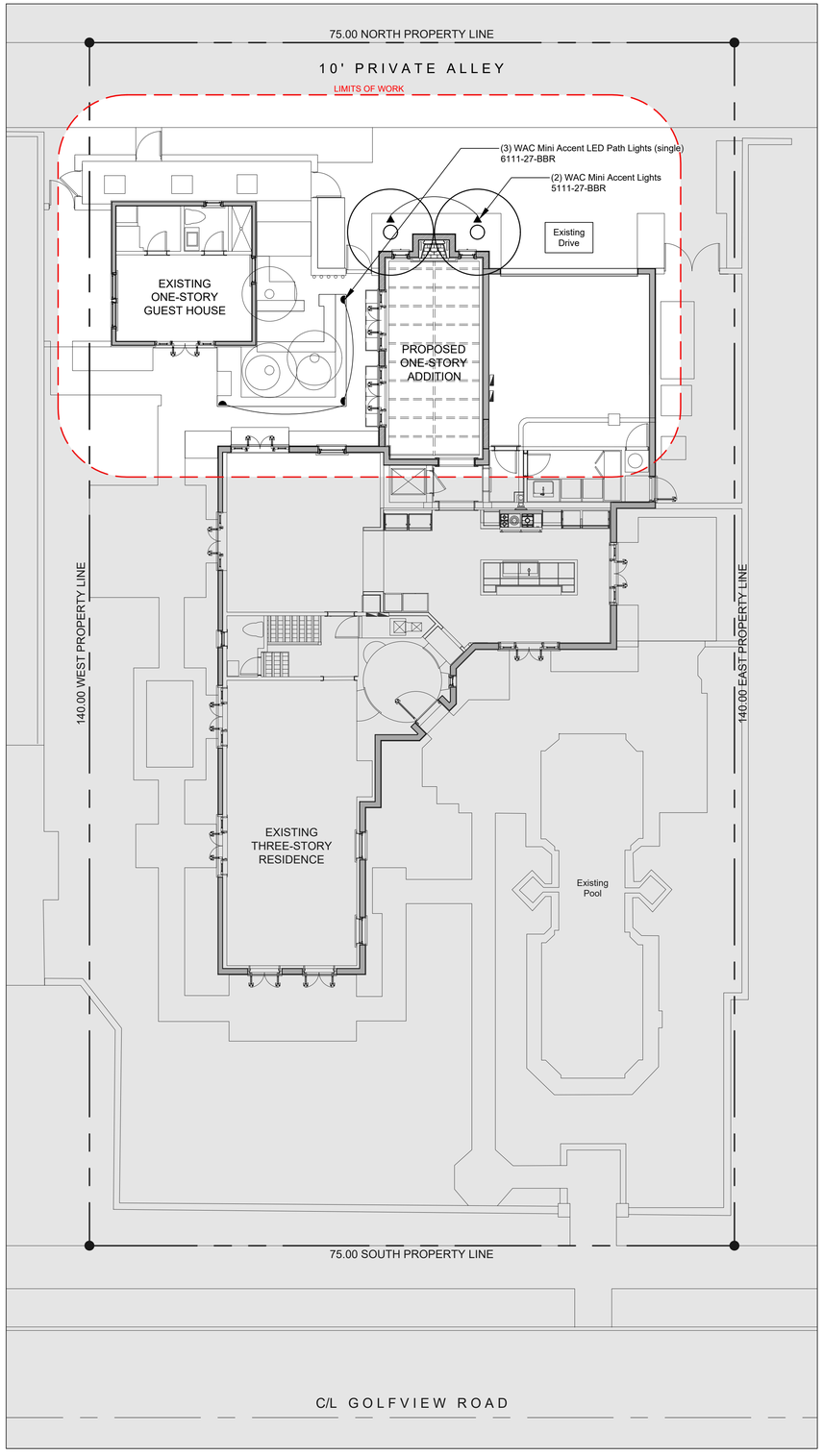

LANDSCAPE LIGHTING PLAN
1/8"=1'-0"

LIGHTING LEGEND

SYMBOL	QTY	MANUFACTURER	MODEL NUMBER	VOLTS	TYPE
▲	2	WAC Lighting	5111-27BBR	12	Mini Accent
▲	3	WAC Lighting	6111-27BBR	12	Mini Accent LED Path (single)

MINI ACCENT LED PATH
6111 / 6211

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:



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

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

SPECIFICATIONS

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

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

ORDERING NUMBER

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

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

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

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

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

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

MINI ACCENT 12V
5111

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:



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

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

SPECIFICATIONS

Input: 9-15VAC
Power: 1W to 7W / 2VA -10.5VA
Brightness: 45 lm to 365 lm
Beam Angle: 10° to 50°
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

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

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

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LANDSCAPE LIGHTING PLAN & SPECIFICATIONS

Private Residence
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JOB #1062

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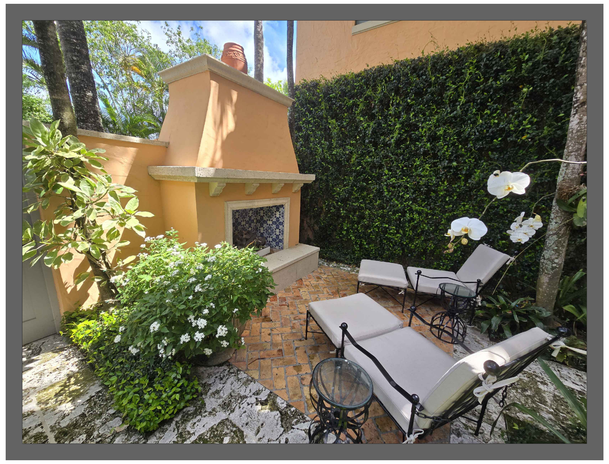

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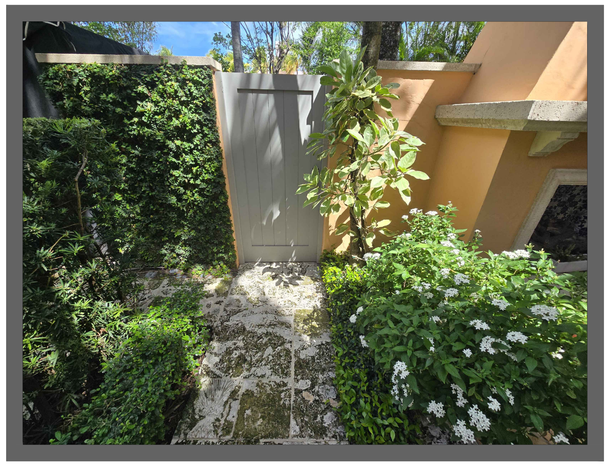

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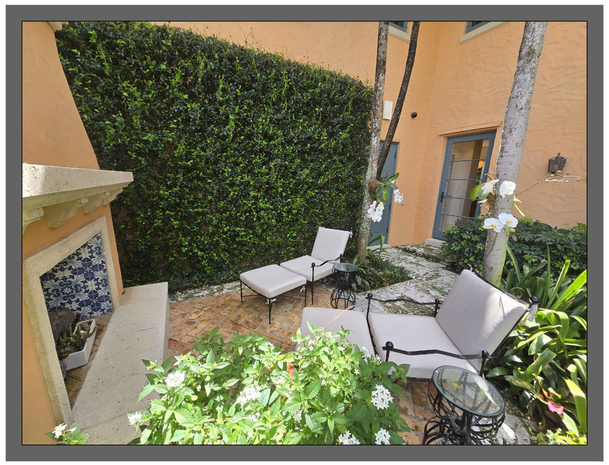

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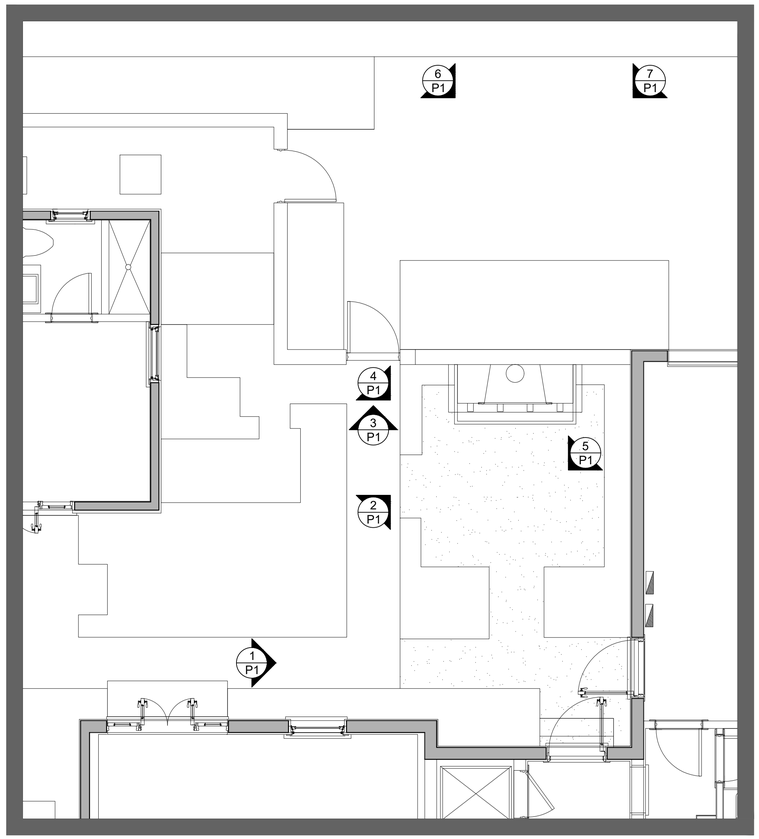
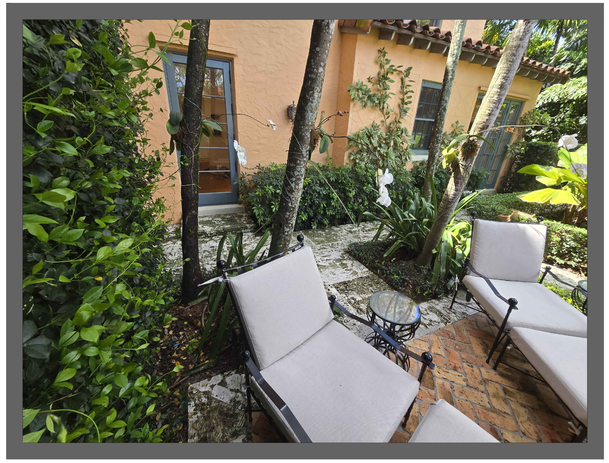


PHOTOGRAPH DIAGRAM
1/4"=1'-0"



5 P1



6 P1



7 P1

1/2 1 2 5 10

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EXISTING CONDITIONS PHOTOGRAPHS 1/4" = 1'-0"

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May 4, 2026

Drawn By:	Date:
S.B.	05/04/2026

N

P1

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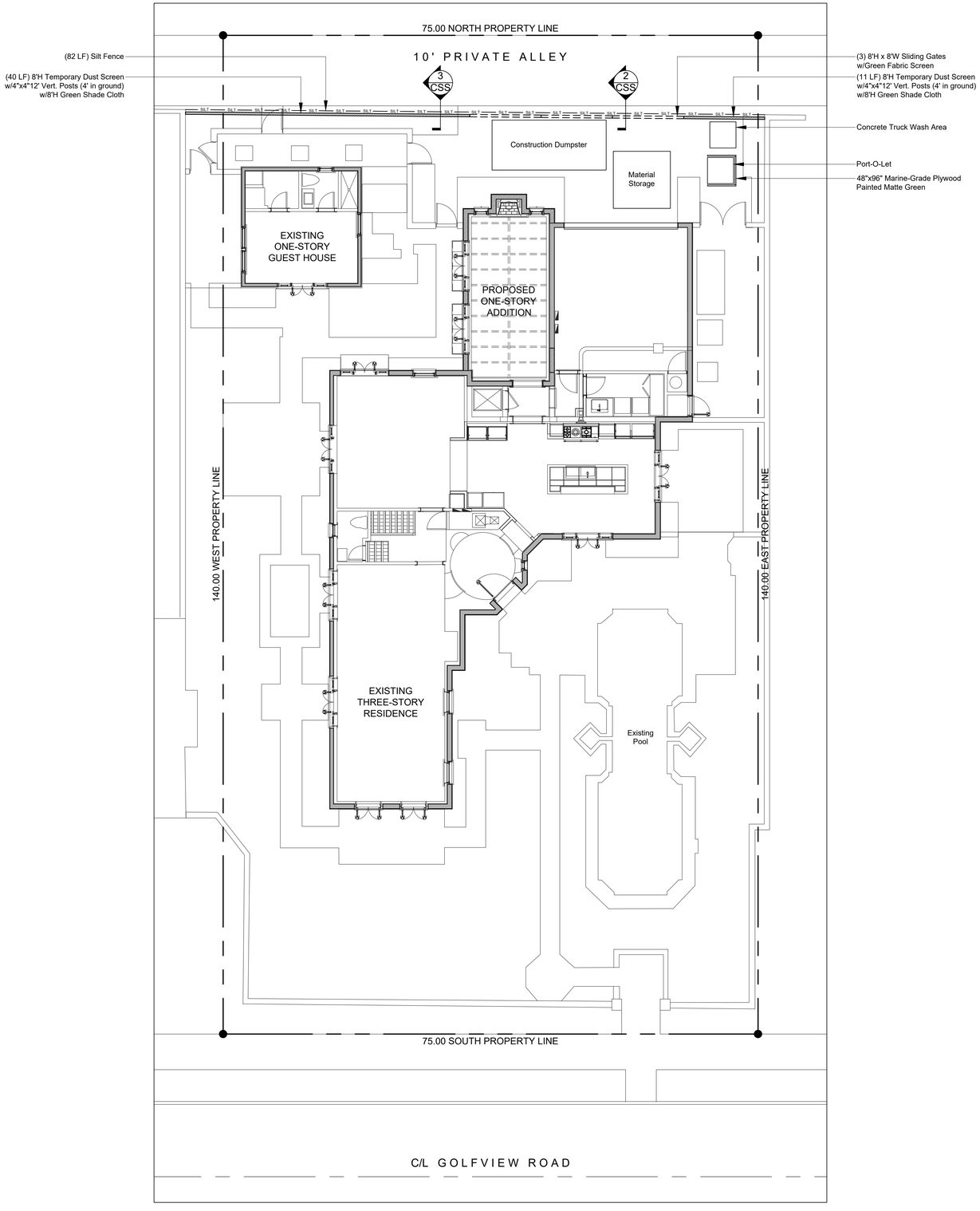
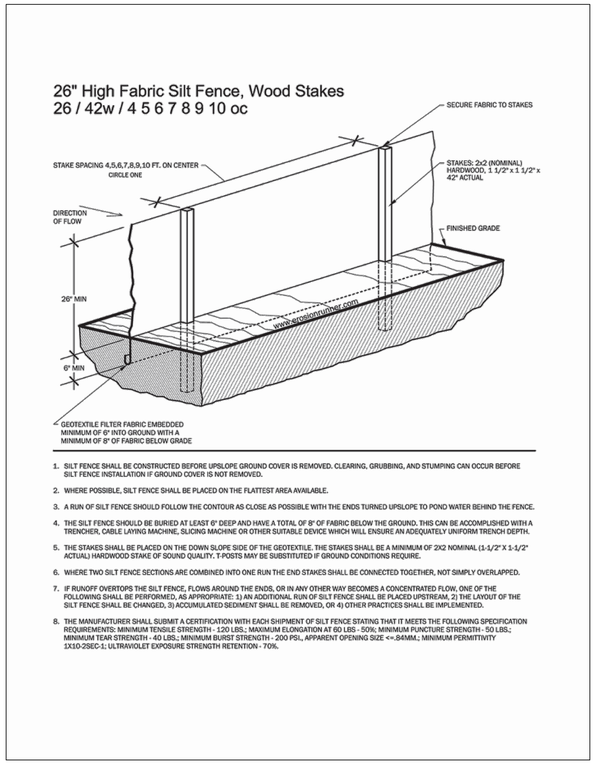
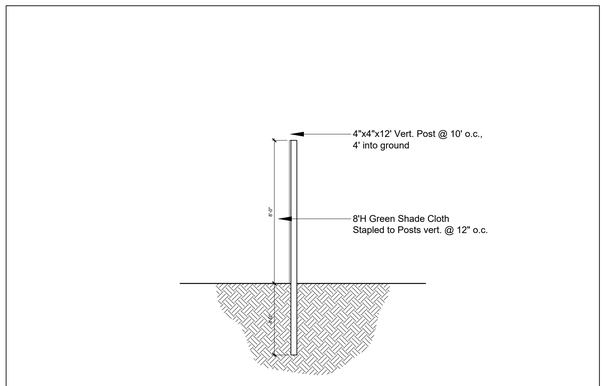


1 CSS CONSTRUCTION STAGING & SCREENING PLAN
1/8"=1'-0"



1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE GROUND COVER IS REMOVED. CLEARING, GRUBBING, AND STUMPING CAN OCCUR BEFORE SILT FENCE INSTALLATION IF GROUND COVER IS NOT REMOVED.
2. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
3. A RUN OF SILT FENCE SHOULD FOLLOW THE CONTOUR AS CLOSE AS POSSIBLE WITH THE ENDS TURNED UPSLOPE TO POND WATER BEHIND THE FENCE.
4. THE SILT FENCE SHOULD BE BURIED AT LEAST 6" DEEP AND HAVE A TOTAL OF 8" OF FABRIC BELOW THE GROUND. THIS CAN BE ACCOMPLISHED WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE OR OTHER SUITABLE DEVICE WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
5. THE STAKES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE GEOTEXTILE. THE STAKES SHALL BE A MINIMUM OF 2X2 NOMINAL (1-1/2" X 1-1/2" ACTUAL) HARDWOOD STAKE OF SOUND QUALITY. T-POSTS MAY BE SUBSTITUTED IF GROUND CONDITIONS REQUIRE.
6. WHERE TWO SILT FENCE SECTIONS ARE COMBINED INTO ONE RUN THE END STAKES SHALL BE CONNECTED TOGETHER, NOT SIMPLY OVERLAPPED.
7. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) AN ADDITIONAL RUN OF SILT FENCE SHALL BE PLACED UPSTREAM, 2) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 3) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 4) OTHER PRACTICES SHALL BE IMPLEMENTED.
8. THE MANUFACTURER SHALL SUBMIT A CERTIFICATION WITH EACH SHIPMENT OF SILT FENCE STATING THAT IT MEETS THE FOLLOWING SPECIFICATION REQUIREMENTS: MINIMUM TENSILE STRENGTH - 120 LBS.; MAXIMUM ELONGATION AT 60 LBS - 50%; MINIMUM PUNCTURE STRENGTH - 50 LBS.; MINIMUM TEAR STRENGTH - 40 LBS.; MINIMUM BURST STRENGTH - 200 PSI., APPARENT OPENING SIZE <=.84MM.; MINIMUM PERMITTIVITY 1X10-2SEC-1; ULTRAVIOLET EXPOSURE STRENGTH RETENTION - 70%.

2 CSS SILT FENCE DETAIL
3/8"=1'-0"



3 CSS 8'H TEMPORARY DUST SCREEN DETAIL
1/4"=1'-0"

1 2 5 10 20

COA-26-0009
FINAL SUBMITTAL
MAY 4, 2026

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

CONSTRUCTION STAGING & SCREENING PLAN

Private Residence
4 Golfview Road
Palm Beach, FL

JOB #1062

FINAL SUBMITTAL

DATE ISSUED:
May 4, 2026

DATE PLOTTED:
May 4, 2026

Drawn By:	Date:
S.B.	05/04/2026

N

CSS

4 GOLF ROAD



DESIGNATION REPORT

Wednesday March 19, 1997

Landmarks Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT

4 GOLF ROAD

Table of Contents

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IX. SELECTED BIBLIOGRAPHY

Report produced by Research Atlantica, Inc.

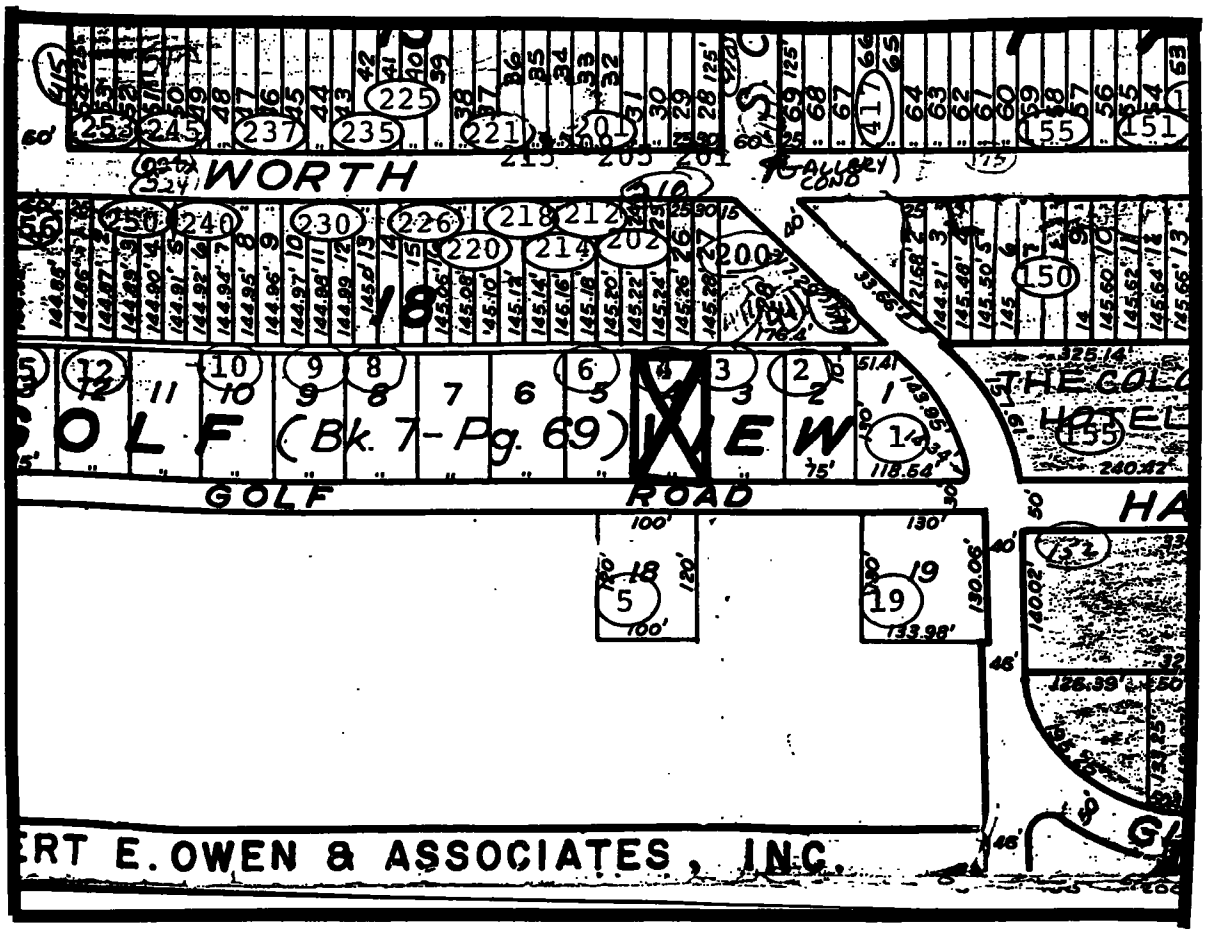
Report edited by Timothy M. Frank, AICP, Planner/Projects Coordinator, Town of Palm Beach.

I. GENERAL INFORMATION

Location:	4 Golf Road Palm Beach, Florida
Date of Construction:	1922
Principal Architect:	Marion Sims Wyeth
Present Owner:	Kenneth J. & Vicki F. Douglas
Present Use:	Residential
Present Zoning:	R-A
Palm Beach County Tax Folio Number:	50-43-43-26-02-000-0040
Current Legal Description:	Golf View Lot 4

Classification in the "Historic Building Survey of Palm Beach of 1981": This is a Mediterranean Revival house, with a picturesque polygonal stair tower set in a corner. It is one element of a small, harmonious street.

4 GOLF ROAD



STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. 830= = Survey Date 8011 820= =

Site Name
Address of Site: 4 Golfview Rd (or Golf), Palm Beach, FL 33480 905= =
Instruction for locating N side of Golfview Rd 813= =

Location: Golf View (subdivision name) 4 (block no.) (lot no.) 868= =

County: Palm Beach 808= =

Owner of Site: Name: Swift, Mary M
Address: 4 Golfview Rd, Palm Beach, FL 33480 902= =

Type of Ownership private 848= =. Recording Date 832= =

Recorder:
Name & Title: Kidney, Walter C. (Architectural Historian)
Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818= =

Condition of Site: (Check One)
- ☐ Excellent 863= =
- ☒ Good 863= =
- ☐ Fair 863= =
- ☐ Deteriorated 863= =

Integrity of Site: (Check One or More)
- ☒ Altered 858= =
- ☐ Unaltered 858= =
- ☒ Original Site 858= =
- ☐ Restored( )(Date: X)858= =
- ☐ Moved( )(Date: X)858= =

Original Use private residence 838= =

Present Use private residence 850= =
Dates: Beginning +1922 844= = BP
Culture/Phase American 840= =
Period 20th Century 845= =

NR Classification Category: Building 916= =

Threats to Site: (Check One or More)
- ☐ Zoning(X)878= =
- ☐ Development(X)878= =
- ☐ Deterioration(X)878= =
- ☐ Borrowing(X)878= =
- ☐ Transportation(X)878= =
- ☐ Fill(X)878= =
- ☐ Dredge(X)878= =
- ☐ Other (See Remarks Below): 878= =

Areas of Significance: Architecture 910= =

Significance: This is a Mediterranean Revival house, with a picturesque, polygonal stair tower set in a corner. It is one element of a small, harmonious street.

Grade: C

911= =

ARCHITECT _____ 872 = =

BUILDER Corwin, H R 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE irregular; inaccessible 966 = =

EXTERIOR FABRIC(S) stucco 854 = =

STRUCTURAL SYSTEM(S) wood frame 856 = =

PORCHES none visible

942 = =

FOUNDATION: 942 = =

ROOF TYPE: hip 942 = =

SECONDARY ROOF STRUCTURE(S): none visible 942 = =

CHIMNEY LOCATION: E/ offset: lateral slope 942 = =

WINDOW TYPE: DHS, 2/2, wood # casement, 4, wood 942 = =

CHIMNEY: masonry, stuccoed 882 = =

ROOF SURFACING: tile: barrel 882 = =

ORNAMENT EXTERIOR: none visible 882 = =

NO. OF CHIMNEYS 1 visible 952 = = NO. OF STORIES 2 950 = =

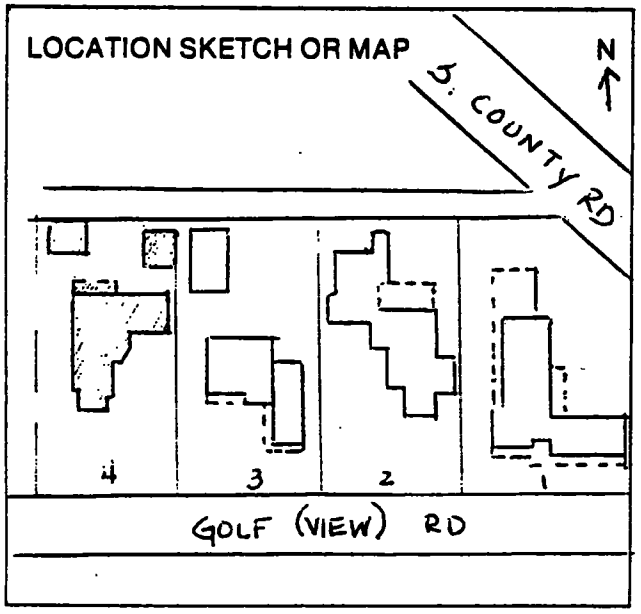
NO. OF DORMERS none 954 = =

Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000
1946(photorevised 1967) 809 = =

Latitude and Longitude:
26 ° 42 ′ 00 ″ ° ′ ″ 800 = =

Site Size (Approx. Acreage of Property): LT 1 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers PB-7902-4-F10A 860 = =

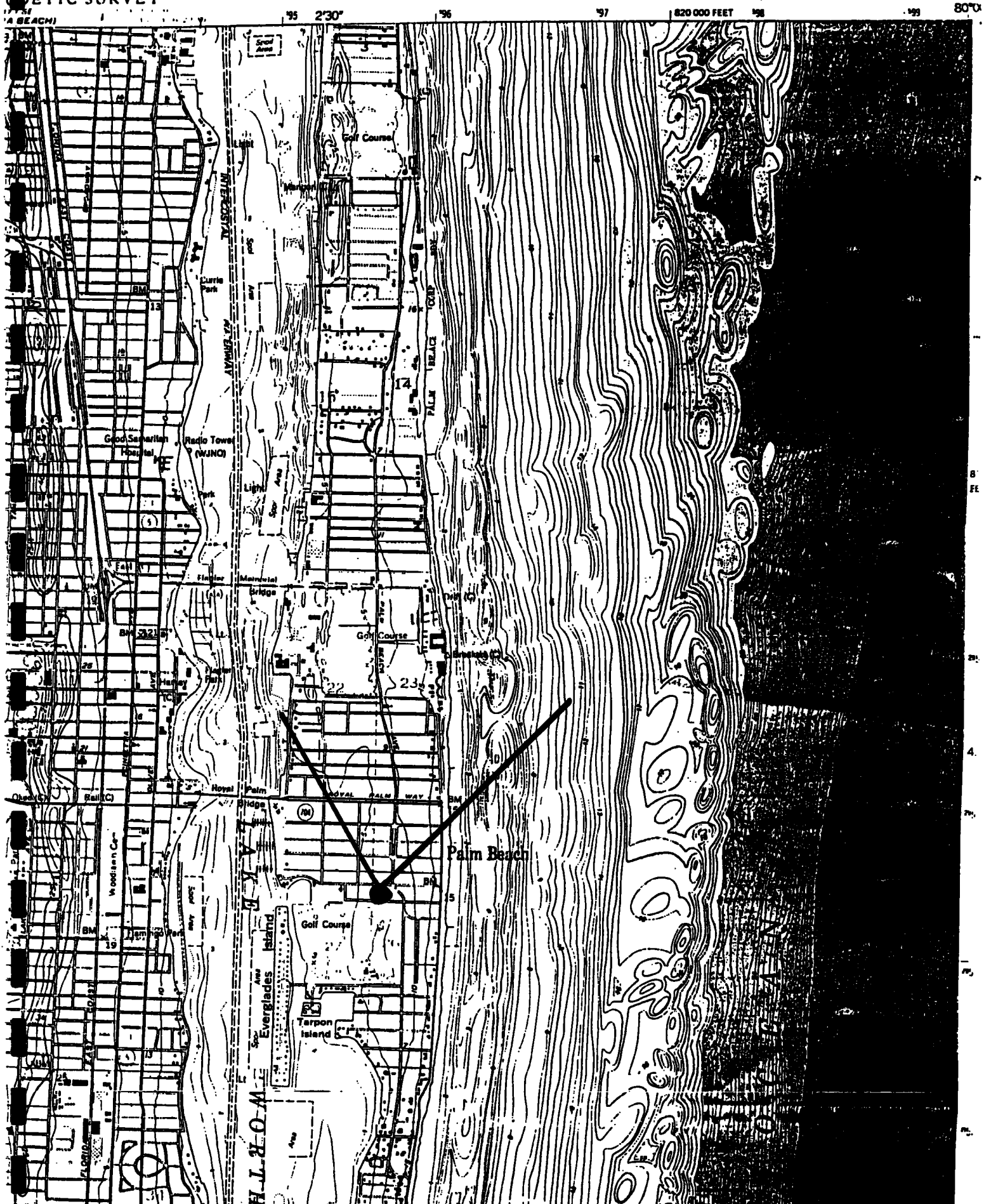
Contact Print



4 GOLF ROAD
PALM BEACH, FL

D STATES
F COMMERCE
ETIC SURVEY

PALM BEACH QUADRANGLE
FLORIDA–PALM BEACH CO.
7.5 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)



III. ARCHITECTURAL INFORMATION

The house located at 4 Golf Road is a multi-level Mediterranean Revival Style house designed by Marion Sims Wyeth in 1922. The Mediterranean Revival style refers to a wide range of features and characteristics found in the countries and cultures that border on the Mediterranean Sea, primarily Italy, Spain and Moorish Africa.

4 Golf Road is an irregular shaped two-story house with a three story tower constructed of hollow clay tile and covered with rough cast stucco. A stuccoed wall with double wrought iron gates surrounds the residence. An additional stuccoed wall and smaller wrought iron gate are within the outer wall. These two walls combined with lush tropical landscaping provided complete privacy to the house. Most architectural features cannot be viewed from Golf Road.

One of the few visible features of 4 Golf Road is the front entrance which is found on an unusual L-shaped front facade with the door positioned on the set-in corner. The multi-level hipped and gabled roof is covered with barrel tile. The polygonal tower is behind and above the set-in corner. All other descriptions of architectural features on this house have been acquired from a review of the original Marion Sims Wyeth's plans on file at Sea Gull Cottage for the Preservation Foundation of Palm Beach.[1]

The entrance was comprised of a wood planked door, multi-level stone cornice, and wrought iron lantern. A small window above the door was covered with wrought iron grillwork. French doors with arched fanlights are found on the ground floor front (south) facade. A stuccoed belt course divides the ground and second floors. Casement windows are bordered by stone sills. Irregular fenestration is found on the west elevation with three light casement and 6/6 double hung sash windows. Chimneys are found on the north elevation and on the east elevation.

The interior stone wall was decorated with Los Manos tile. A small circular pool was centered in the front courtyard. This pool was a feature frequently found in Marion Sims Wyeth's Golf Road designs. The northwest portion of the roof was originally a roof top garden. A sun porch was found on the rear of the house.

Wyeth's plans also showed interior features. A tiled vestibule had a cypress ceiling. Oak flooring and a pecky cypress ceiling were in the living room. The dining room also had oak flooring. A circular staircase led to the roof top garden. Building permits show an additional sun room and bath added in 1968.[2] A swimming pool was added in 1970.[3]

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[1]Marion Sims Wyeth plans, Job #54, Preservation Foundation of Palm Beach.

[2]Building permits #17868 and #22268 on file at the Planning and Zoning Department, Town of Palm Beach.

IV. HISTORICAL INFORMATION

In the early 1920s architect Marion Sims Wyeth and builder Harry Raymond Corwin formed the Golf View Road Development Company to construct luxury estates on land adjacent to Paris singer's Everglades Club. This partnership developed during the construction, in 1921, of the Edward F. Hutton house, "Hogarcito", the first house constructed on Golf Road. Hutton purchased his lot from the Ocean and Lake Realty Company owned by Singer.[4] Subsequent lots were purchased by the Golf View Road Development Company. It is believed that Hutton financed the company.[5] Wyeth and Corwin carefully controlled the development and architectural designs. They initially built on alternating lots. This enabled property owners to expand their houses or add extensive gardens.[6] Wyeth's plans were all in the Mediterranean Revival style. With the exception of "Hogarcito" the first five houses were on the north side of the street and had a view of the Everglades golf course thereby establishing the name "Golf View."

In 1922 the Golf View Road Development Company received building permit #3922 to construct a two story residence on Lot #4 for $14,000.[7] Connecticut Senator Archibald McNeil Jr. and his family purchased the house in 1925.[8] The McNeil family, long-time Democratic Party supporters, were regular Palm Beach winter residents for many years. Their earliest trip to the Island is believed to have been at the opening of the Royal Poinciana Hotel in 1892.[9] The McNeil Srs. socialized with Henry Flagler and entertained William Jennings Bryan, Woodrow Wilson, Franklin Delano Roosevelt and

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[3]Building permit #75170 on file at the Planning and Zoning Department, Town of Palm Beach.

[4]Shirley Johnston, Palm Beach Houses, Rizzoli International Publication. p. 290. Also: original plan for Golf View Subdivision on file at the Planning and Zoning Department, Town of Palm Beach.

[5]"Cottage Colony," Palm Beach Life, R. O. Davies Publishing Co. Inc., 20 March 1923. p. 3.

[6]Designation Report for 12-15 Golf Road on file at the Planning and Zoning Department, Town of Palm Beach.

[7]Building permit for 4 Golf Road on file in the Planning and Zoning Department, Town of Palm Beach.

[8]untitled, Palm Beach Post, 10 May 1925.

[9]untitled, Palm Beach Post, 6 December 1962.

James J. Farley. Archibald McNeil Sr. rode his bicycle throughout Palm Beach and was known to occasionally visit Alligator Joe who operated a local tourist attraction. Mrs. Archibald McNeil Sr. was also active in politics. She championed for the League of Nations and was known as "a charming speaker."[10] The first residence for the family was "El Mura" on Ocean Boulevard.[11]

Archibald McNeil Jr. published daily newspapers in Bridgeport, Connecticut and, locally, in Boca Raton, Palm Beach and Delray Beach.[12] Mr. McNeil was president of numerous corporations. He was socially active as a member of the Everglades Club, La Coquillle Club and a member of the "Old Grand Society" in Palm Beach.

There have been numerous owners of 4 Golf Road since the McNeil family. The present owners have continued the high quality of maintenance on this exceptional property.

V. STATEMENT OF SIGNIFICANCE

4 Golf Road is an outstanding example of the Mediterranean Revival style of architecture so carefully executed by Marion Sims Wyeth and constructed by master builder Harry Corwin. The house was constructed during the Boom Time Era of the 1920s and is an important element in the Golf Road subdivision. Archibald McNeil Jr., a member of a politically prominent family, was the first owner of the house.

VI. CRITERIA FOR DESIGNATION

Section 16-38A of the Town of Palm Beach Landmarks Preservation Ordinance #2-84 outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

(a) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town."

4 Golf Road is part of a small but significant development which was constructed during the Boom Time Era of the 1920s. the house reflects a period of great economic

---

[10]"Mrs. Archibald McNeil," Palm Beach Post, 28 October 1920.

[11]Ibid.

[12]Obituary, Archibald McNeil Jr., Palm Beach Daily News, 3 January 1976.

and social growth for the Town of Palm Beach. The neighborhood was developed for a select group of property owners whose financial status enabled them to purchase luxurious residences situated on double lots which faced the prestigious Everglades Club.

(d) "Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age."

4 Golf Road is one of the early works of noted architect Marion Sims Wyeth. The house is a fine example of Wyeth's "quiet, subdued and rational" interpretation of the popular Mediterranean Revival style. The house also represents Wyeth's collaboration with master builder Harry Raymond Corwin. The combined efforts of Corwin and Wyeth successfully developed the unique Golf Road which has been called an "architectural jewel box" therefore fulfilling criteria (d).[13]

VII. ARCHITECT'S BIOGRAPHY

Marion Sims Wyeth

One of Palm Beach's earliest and most successful architects is Marion Sims Wyeth whose career spanned sixty years. Wyeth was noted for his "quiet, subdued and rational" interpretations of both Spanish and Italian styles. With Addison Mizner, Maurice Fatio, Joseph Urban and John Volk, he is credited with creating the "Palm Beach Style."

Wyeth, a member of the well-known family of artists, was born in New York City in 1889. He began architectural studies at Princeton in 1910 and completed his class training at the Ecole des Beaux Arts, Paris. He started his career in New York with the firm Carrera and Hastings before relocating to Palm Beach in 1919 where he met with immediate success. He was a founding partner in Wyeth and King, later becoming Wyeth, King and Johnson; New York and Palm Beach.

The socially popular Wyeth was a prolific craftsman whose designs are found throughout Palm Beach. More than one hundred of his residences have graced the Island. Some examples are Qui Si Sana, Casa Juanita and Hogarcito. His impressive list of contributing works includes many prominent structures: i.e., the Good Samaritan Hospital, Seminole Golf Club, Bethesda-by-the-Sea rectory, the Norton Gallery and the Governor's Mansion in Tallahassee.

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[13]"Beautiful Villas in Palm Beach," Palm Beach Life, R. O. Davies Publishing co. Inc., 3 February 1923.

Wyeth's contemporaries recognized his genius. He was known to help Addison Mizner bring to reality some of his more complex ideas. While Joseph Urban is credited with Mar-a-Lago, Wyeth's association with the project was essential for its completion.

Later in his career Wyeth designed houses in a Southern Colonial style. He always remained faithful to his classical training.

Wyeth, who died in 1982, was the first Palm Beach architect to be elected to a fellow of the American Institute of Architecture.

Harry Raymond Corwin - Master Builder

Harry Raymond Corwin has been identified as a leader in the construction industry in the Town of Palm Beach. Corwin was born in Nebraska in 1891. His family visited the Palm Beach area as early as 1871 but did not permanently settle in the area until 1911 when the family established a construction firm in the town.

Corwin's reputation developed as he began to design and construct modest "Craftsman" style houses along Poinsettia and Lakeview Avenue. Corwin became known for his ability to solve intricate and difficult problems associated with the construction of luxurious estates. Some of the lavish residences constructed by Corwin included houses for Mrs. Frederick Guest, Earl P. Charlton, Marion Sims Wyeth, Howard Phipps and George H. Nicolai.

Corwin was also active in civic, social and political affairs in Palm Beach County. He was a member of the Lake Worth Inlet Commission, a charter member of the West Palm Beach Kiwanis Club, the American Legion, a Mason and a member of the Union Congregational Church.

IX. SELECTED BIBLIOGRAPHY

"Beautiful Villas in Palm Beach," Palm Beach Life, Palm Beach, FL: R. O. Davies Publishing Co. Inc., February 1923.

"Cottage Colony," Palm Beach Life, Palm Beach, FL: R.O. Davies Publishing Co. Inc., 20 March 1923.

Designation Report 12-15 Golf Road. Planning and Zoning Department, Town of Palm Beach. July 1990.

"Excellent Dwellings Produced by Corwin", Palm Beach Times, 28 October 1923.

"Harry Raymond Corwin, Senior," Corwin file from the Historical Society of Palm Beach County. N.D, N.A.

Johnston, Shirley. Palm Beach Houses. New York: Rizzoli International Publications, 1991.

McAlester, Virginia and Lee McAlester. A Field Guide to American Houses. New York: Alfred A. Knopf, 1988.

McNeil Family file, Historical Society of Palm Beach County.

McNeil, Archibald Jr. Obituary, Palm Beach Daily News. 3 January 1976.

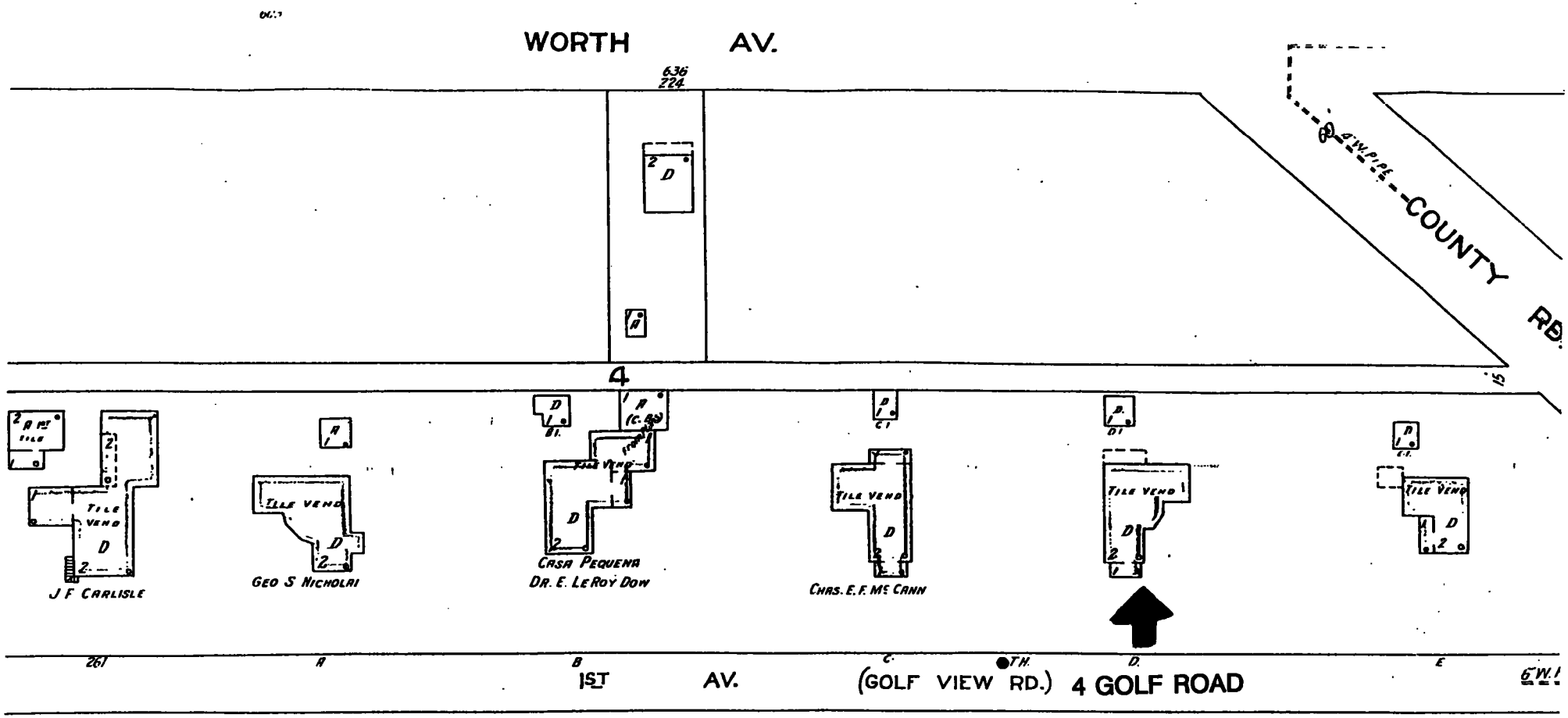
"Mrs. Archibald McNeil", Palm Beach Post, 28 March 1920.
Palm Beach Post untitled, 28 October 1920 and 10 May 1925.

Polk, R. L. & Co. Town of Palm Beach Directory, 1925 & 1938. Jacksonville, FL: R. L. Polk & Co. On file at the Historical Society of Palm Beach County.

Sanborn Fire Insurance Map, 1924. On file at the Preservation Foundation of Palm Beach.

Town of Palm Beach. Building Permits for #4 Golf Road.

Marion Sims Wyeth file, Preservation Foundation of Palm Beach. Job #54.

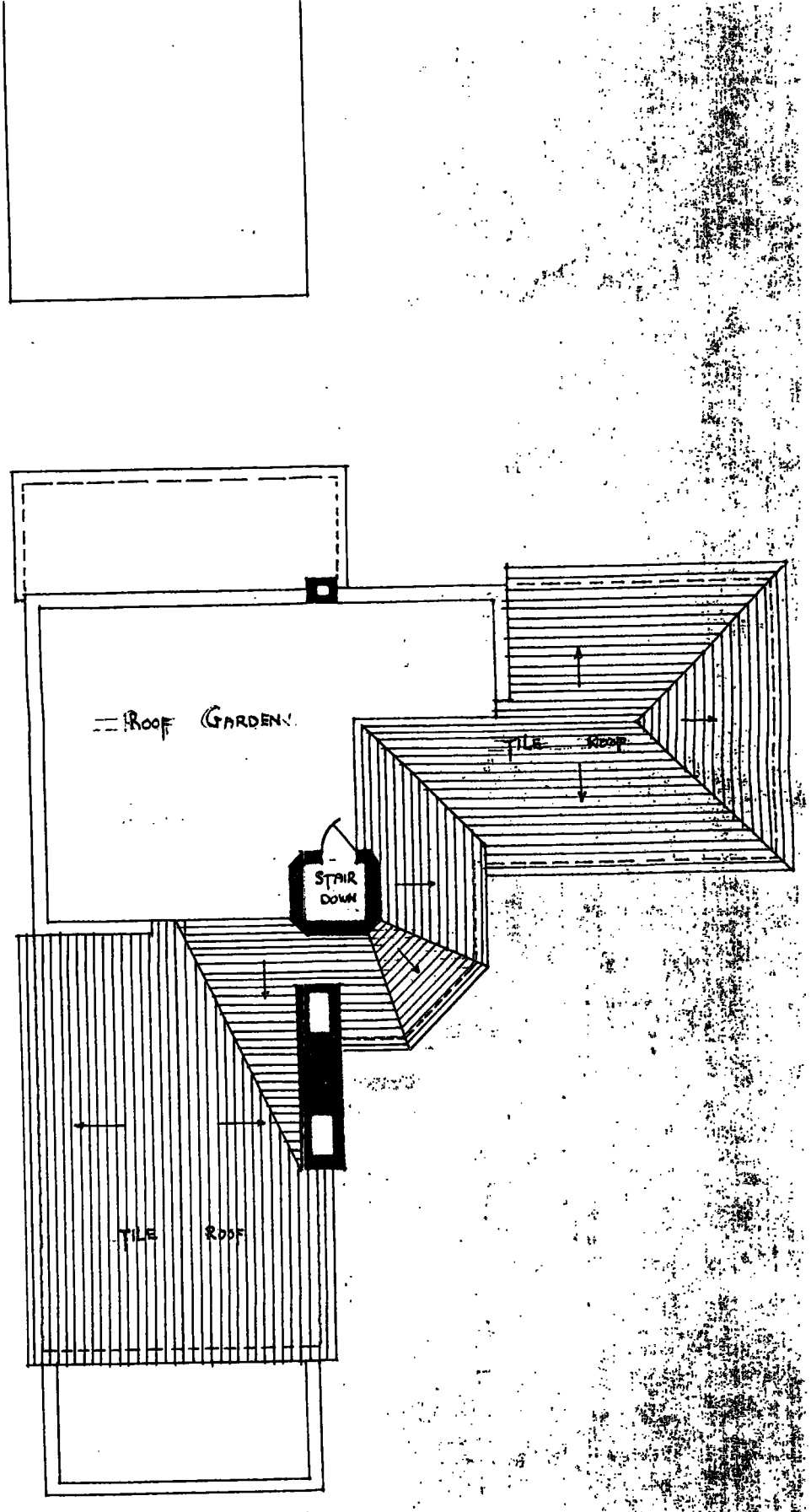


78

Sanborn Map - 1924

Scale of Feet

Copyright 1924 by the Sanborn Map Co



Marion Sims Wyeth plans for 4 Golf Road

ROOF PLAN



UMBER 4 GOLF VIEW ROAD.
ALM BEACH ~ FLORIDA

SOUTH ELEVATION
Scale ¼"=1'0"

Marion Sims Wyeth plans for 4 Golf Road

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: May 20, 2026

To: Landmarks Preservation Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building

Re: COA-26-0010 (ZON-26-0020) 241 SEAVIEW AVE. (COMBO) The applicant, Palm Beach Day School (Michael Murphy, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of new rooftop air conditioning units and screening, requiring a variance to exceed the maximum permitted height for rooftop mechanical equipment and screening for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Date: 5/13/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Plans
- Brochure - Rooftop Screens
- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Fiscal Impact

ZON-26-0020 (COA-26-0010) 241 SEAVIEW AVE (COMBO)—VARIANCE. The applicant, Palm Beach Day School (Michael Murphy, Representative), has filed an application requesting Town Council review and approval of one (1) variance to exceed the maximum permitted height for rooftop air conditioning units and screening for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

COA-26-0010 (ZON-26-0020) 241 SEAVIEW AVE (COMBO). The applicant, Palm Beach Day School (Michael Murphy, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of new rooftop air conditioning units and screening, requiring a variance to exceed the maximum permitted height for rooftop mechanical equipment and screening for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Property Owner: Palm Beach Day School
Representative: Michael Murphy

HISTORY:
The Art-Moderne school building was designed by Marion Syms Wyeth and constructed in 1931. The property was landmarked in 1991. As stated in the designation report: *"The Palm Beach Private School is the finest example of the Art Moderne style found in Palm Beach. The building employs a fantastic entrance decorated with fluting, "modern" lettering, angular eagle sculptures and decorative wrought iron gates..."*

THE PROJECT:
The applicant has submitted plans, entitled "PALM BEACH DAY ACADEMY – PHASE 2 EXTERIOR", as prepared by **PGAL**, uploaded 05/04/26.

The following is the scope of work for the application:

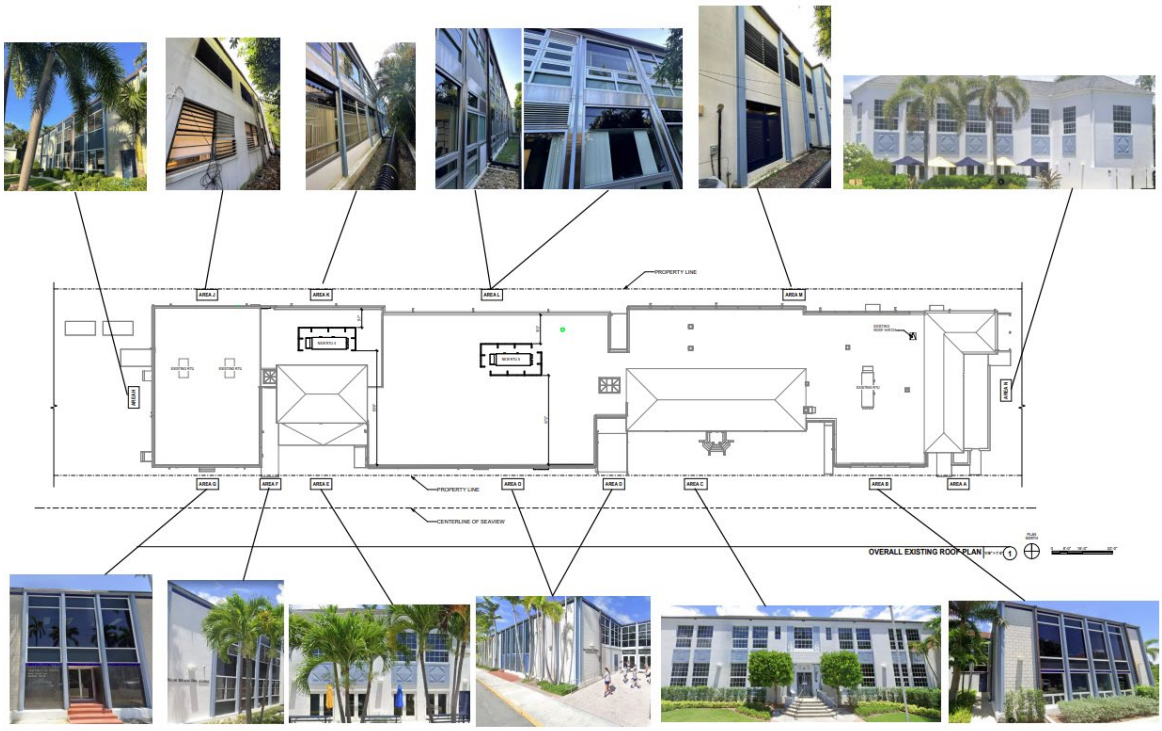
- Installation of two (2) new rooftop air conditioning units and screening.

The following Variance is required to complete the project, and shall be reviewed by Town Council:

- **Variance 1:** Section 134-896(a): A variance to exceed the maximum permitted height for rooftop mechanical equipment and screening.

Site Data			
Zoning District	R-B	**Future Land Use**	PRIVATE GROUP USE
Lot Size (SF)	113,168 SF	**Top of Equipment/ Mech. Screen**	Permitted: 4'-0" Proposed: 7'-5"
Year of Construction	1931	**Architect**	Wyeth

Surrounding Properties / Zoning	
North	350, 346, 332, 330, 322, 318, 256, 252, 246, 242, 238, 234, 230, 228, 222, 218, and 212 Seaspray Ave / R-B
South	239 Cocoanut Row and 340 Seaview Ave / R-B 215, 209, and 206 Phipps Plaza / R-C
East	213 Seaview Ave / C-TS
West	231 and 235 Cocoanut Row / R-B

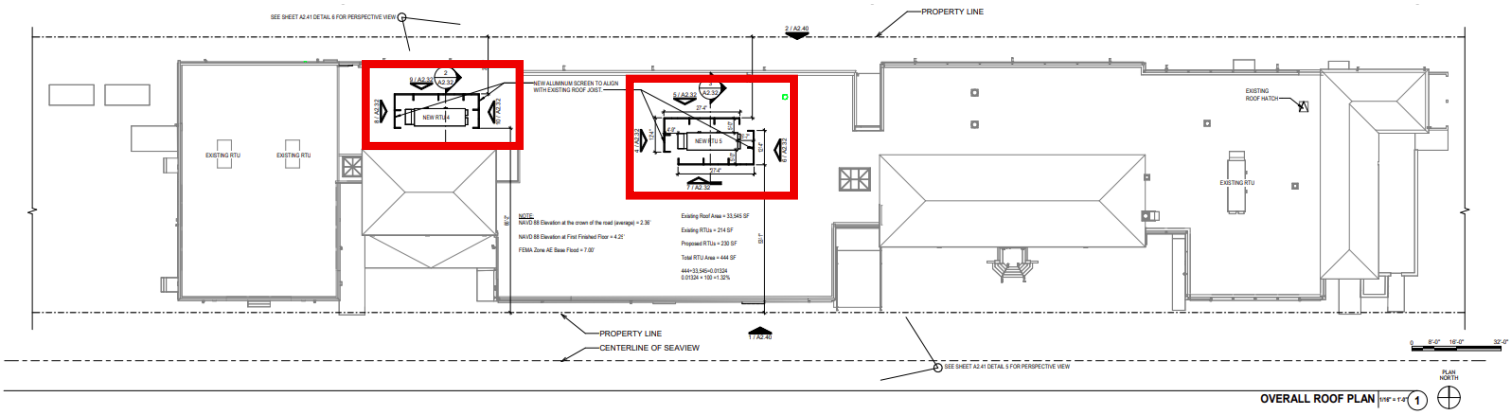


Existing conditions.

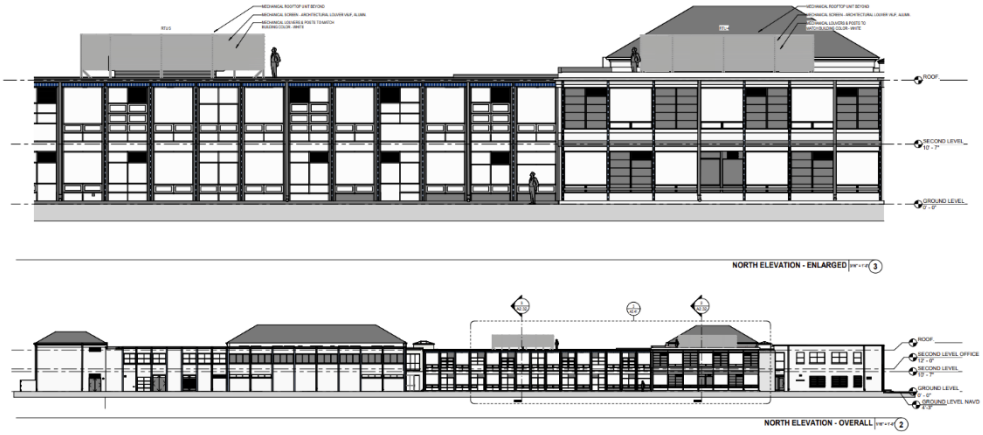
STAFF ANALYSIS:

The application seeks a Certificate of Appropriateness (COA) review and approval for screening of new rooftop mechanical equipment.

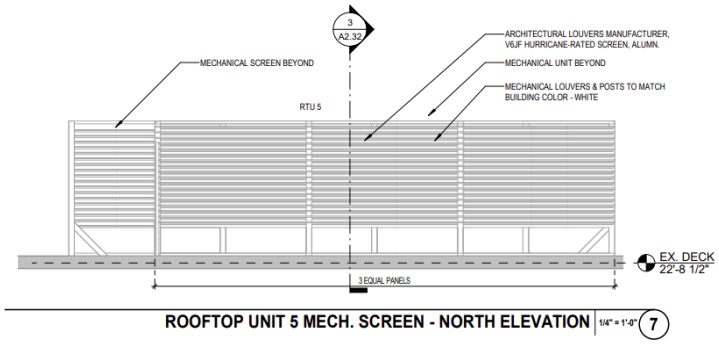
Overall roof plan with areas of new rooftop mechanical equipment and screening outlined in red.



Aluminum louvered screens and posts are proposed. These elements will have a white finish to match the building's exterior.



Proposed North Elevation (Enlarged and Overall).



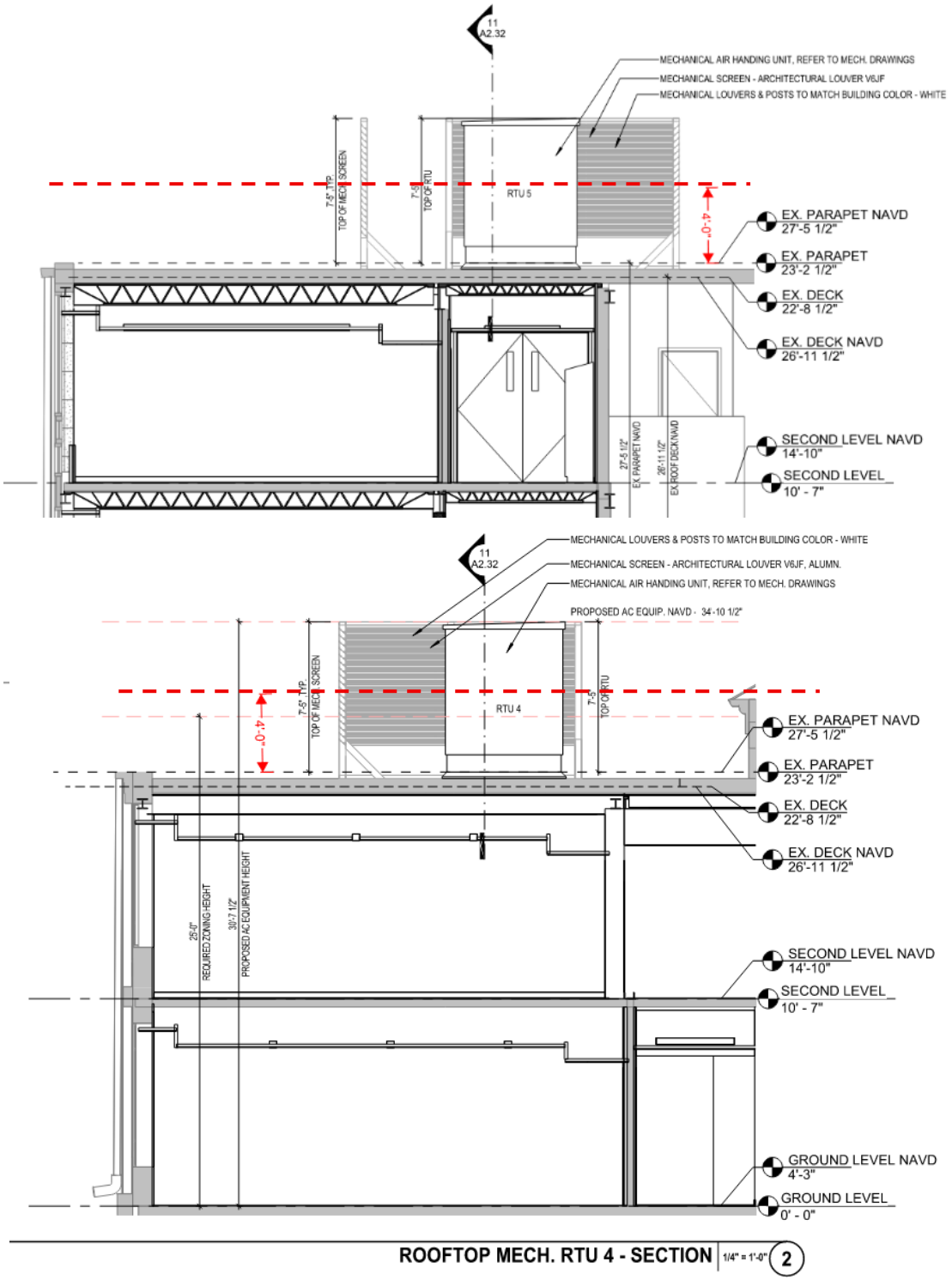
Rooftop screening elevation detail.

Variance Analysis

Per Sec. 134-896(a) *The permitted exceptions to height limitations in sections 134-1606 and 134-1607* ***in the R-B low density district*** *are skylights not exceeding three feet above the roof,* ***air conditioning equipment not exceeding four feet above the minimum building requirement for elevated stands on a roof****, radio and television antennas for reception purposes only. Flagpoles and chimneys may be erected to a height not to exceed 40 percent above the building height limit for this district. Flagpoles in excess of this height may be permitted by special exception on properties of greater than five acres provided the flagpole is not in excess of 70 feet in height and is setback at least 120 feet from any lot line.* ***However, such structures located upon the roof shall not cover in the aggregate a roof area greater than ten percent of the ground floor area of such building or structure****. Radio and television antennas,* ***air conditioning equipment, or similar equipment to operate and maintain a building which are permitted on the roof shall be sight screened insofar as possible****. Solar [material] shall be permitted on the roof provided said material is approved by the Architectural Commission or Landmark Preservation Commission.*

The applicant has submitted a variance request to increase the allowable height of rooftop mechanical equipment and the associated screening to 7'-5" above the top of the existing parapet in lieu of the 4'-0" permitted. The variance request will allow the installation of two (2) new rooftop air-conditioning units.

Building sections delow depicting the rooftop mechanical equipment and screening, with the allowable 4'-0" height maximum shown in red.



CODE SECTION	PERMITTED	PROPOSED	VARIANCE
VARIANCE 1: Sec. 134-896(a):	**4'-0"**	7'-5"	**+3'-5"**

It is important to note that Ord. No. 009-2025, adopted on October 15, 2025, increased the height exception for rooftop mechanical equipment and the associated screening to 10 feet which would have covered the request herein. However, during Town Council discussions at second reading, the ordinance was revised to exclude R-B and other single-family districts from the modifications to rooftop equipment height exceptions. As a result, a variance is required to increase the allowable height of rooftop mechanical equipment and the associated screening because the educational building is located within the R-B zoning district.

The applicant has submitted multiple perspectives to document the visibility of the rooftop screening from the right-of-way and neighboring properties. Additionally, a letter of intent was submitted describing the project and the reasons for requesting the variance.

CONCLUSION:

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

1. for final determination of approval or denial of the (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.

The application is presented to the Landmarks Preservation Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

1. for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions.

WRB:JGM:ALF
WRB

Letter of Intent

241 Seaview Avenue

Certificate of Appropriateness and Variance

Certificate of Appropriateness

Palm Beach Day Academy is continuing the phased renovation of its campus at 241 Seaview Ave in order to improve its facilities for the benefit, health, and comfort of its students, faculty, and staff. As part of the current phase of work submitted for approval, the School proposes replacement of the existing HVAC system serving the building.

The existing system consists of through-wall units located along the window perimeter of the classrooms. While this system may have been appropriate at the time of original installation, it presents significant challenges in providing the ventilation, temperature control, and humidity control now required by applicable code and expected under current best practices for educational facilities. The proposed replacement system is intended to remedy these deficiencies through the addition of supply and return ductwork served by new rooftop units ("RTUs").

As part of this change the submitted plans call for new screening to be installed on four sides of the RTU from the roof to even with the top of the unit. The screens are prefinished aluminum horizontal louvered panels engineered to withstand the code required lateral wind loads. The screens are to be factory finished in Bone White to match existing exterior building components.

Variance

Palm Beach Day Academy is continuing the phased renovation of its campus at 261 Seaview Avenue in order to improve its facilities for the benefit, health, and comfort of its students, faculty, and staff. As part of the current phase of work submitted for approval, the School proposes replacement of the existing HVAC system serving the building.

The existing system consists of through-wall units located along the window perimeter of the classrooms. While this system may have been appropriate at the time of original installation, it presents significant challenges in providing the ventilation, temperature control, and humidity control now required by applicable code and expected under current best practices for educational facilities. The proposed replacement system is intended to remedy these deficiencies through the addition of supply and return ductwork served by new rooftop units ("RTUs"). This upgraded system will increase fresh air ventilation, improve control of temperature and humidity, and provide more effective and consistent air distribution throughout the building, all of which are important to maintaining a healthy and comfortable learning environment.

Because the existing building was originally designed for through-wall HVAC equipment, the available interior space for new ductwork and interior air-handling equipment is extremely limited. As a result, locating the new mechanical equipment on the roof is the most practical, functional, and least disruptive solution. The proposed rooftop placement is therefore not a matter of convenience, but a necessary design response to the constraints of the existing structure and the need to provide a code-compliant modern HVAC system.

Due to the size of the school and the volume of outside air required to properly ventilate the building, the proposed RTUs are necessarily larger than the type of equipment typically found in a low-density residential setting. As a result, strict compliance with the current allowable height exception for rooftop equipment, as presently interpreted by the Town, is not feasible without compromising the performance and code compliance of the system. Accordingly, this request represents the minimum variance necessary to accommodate equipment capable of meeting the building's ventilation and conditioning needs.

We respectfully ask the Town to consider that, under the zoning requirements governing allowable height, a new structure in the R-B Low Density Residential district with a flat roof is permitted a maximum height of 25’-0”. In addition, the code allows a 4’-0” height exception for rooftop equipment, together with the additional height required for the equipment stand or curb necessary to comply with applicable mechanical and structural code requirements. The minimum curb height required by code is 8 inches, and in some cases additional height is required to satisfy structural considerations associated with local wind-load requirements. Based on this reading, it is our position that rooftop equipment may reasonably extend to 29’-8” above grade, assuming a minimum 8-inch curb.

The existing Palm Beach Day Academy building height at the flat roof portion where the new RTU is to be located is 23’-2 1/2”. Based on the Town’s interpretation of the zoning requirements, the minimum 8-inch curb plus the 4’-0” rooftop equipment exception would permit the top of the RTU to reach 27’-10 1/2”. Our interpretation, however, is that the 8-inch curb and the 4’-0” rooftop equipment allowance should be measured from the maximum permitted roof height of 25’-0”, rather than from the height of an existing roof that is already below the maximum height otherwise permitted by zoning. Put differently, the property should not be penalized because the existing roof height is lower than what the zoning code would allow for a new structure. Under this interpretation, if the 29’-8” elevation described above is accepted, the proposed RTU height of 30’-7 1/2” would exceed that amount by only 11 1/2 inches.

We also respectfully request that the Town give substantial weight to the limited visual impact of the proposed installation. The RTU will be screened on all four sides by a louvered mechanical screen extending to the top of the unit. In addition, the equipment will be set back from both the front and rear building elevations so that it will not be visible at eye level from the public right-of-way. As such, the requested relief will not materially alter the appearance of the building or create an adverse visual impact on the surrounding neighborhood.

For all of these reasons, Palm Beach Day Academy respectfully requests approval of this limited variance. The request is reasonable, necessary to allow installation of a code-compliant and properly functioning HVAC system, and designed to have minimal visibility from the public realm. We respectfully submit that the requested relief is the minimum necessary to achieve these objectives while supporting the continued improvement of the School’s facilities for the benefit of its students and campus community.

Please feel free to reach out with any questions.

Sincerely,



Maura Ziska

PALM BEACH DAY ACADEMY - PHASE 2
CLASSROOM INTERIOR RENOVATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

Parcel No: 50-43-43-22-08-000-6040





VICINITY LOCATION MAP

ROOFTOP MECHANICAL EQUIPMENT IS BEING REVIEWED UNDER SEPARATE PERMIT CALT-26-00616 AND IS NOT PART OF THIS PERMIT SUBMISSION. CURRENT SCOPE OF WORK EXCLUDES ROOFTOP AC MODIFICATIONS.

ROOFTOP AC EQUIPMENT WILL REQUIRE LANDMARK PRESERVATION COMMISSION (LPC) ADMINISTRATIVE REVIEW AND A ZONING VARIANCE FOR HEIGHT IN ACCORDANCE WITH SEC. 134-896(a). REFER TO CASE NOS. LPCS-26-0067 AND ZON-26-0020.

RESUBMITTAL - 05/04/2026

OWNER

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241 Seaview Ave
West Palm Beach, FL 33487
561.655.1188 (EXT. 122)
WWW.PBDAY.ORG
Contact: Michael Murphy
Email: Mmurphy@pbday.org

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Email: Sudharma.wijegunawardana@cmta.com

SHEET INDEX

GENERAL
G0.00 - COVER SHEET

ARCHITECTURAL
A2.30A - OVERALL ROOF PLAN & EXISTING ELEVATION PHOTOS
A2.30B - OVERALL EXISTING ROOF PLAN & EXISTING ELEVATION PHOTOS
A2.31 - OVERALL ROOF PLAN & EXISTING ROOF PHOTOS
A2.32 - OVERALL ROOF PLAN, ELEVATIONS, & SECTIONS
A2.40 - EXISTING BUILDING ELEVATIONS & PERSPECTIVES
A2.41 - BUILDING ELEVATIONS & PERSPECTIVES

STRUCTURAL
S0.00 - COVER SHEET
S0.01 - GENERAL NOTES
S1.00 - ROOF LVL FRAMING PLAN
S2.00 - DETAILS

Scope of Work:

- Install new rooftop units (RTU-4 & RTU-5)
- Provide aluminum mechanical screens (louvered enclosures) around units
- Modify roof to support new RTUs
- Add curbs and openings for mechanical systems

Hearing Dates:

- Town Council Meeting - May 13th
- Land Marks Preservation Commision Meeting - May 20

PGAL
ARCHITECTURE
ENGINEERING
INTERIORS
PLANNING

BOCA RATON

REGISTRATION
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DRAWING HISTORY

№	DATE	DESCRIPTION
	03/20/2025	PRICING SET
1	09/18/2025	REVISION 3
2	02/06/2026	PERMIT SET
3	03/30/2026	RTU FIRST SUBMITTAL

PROJECT NAME
PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION
241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER
1007412

SHEET TITLE
COVER SHEET

SHEET NUMBER
G0.00

FILE NAME: C:\@Revit\Locals\PBDA_ARCH-R24_PHASE II_JAndrews2R7YA.rvt
DATE STAMP: 5/4/2026 1:23:37 PM













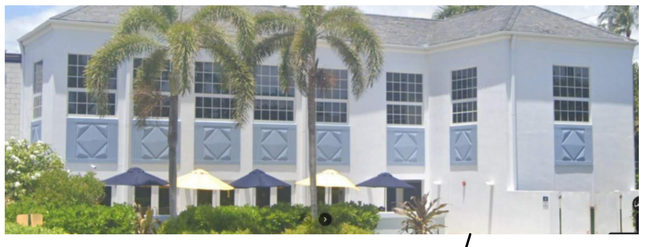



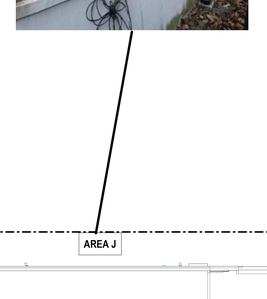

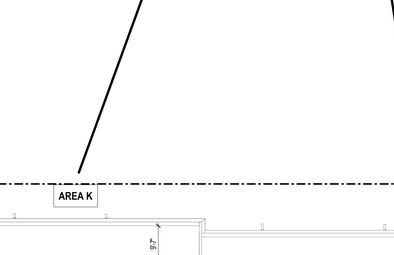

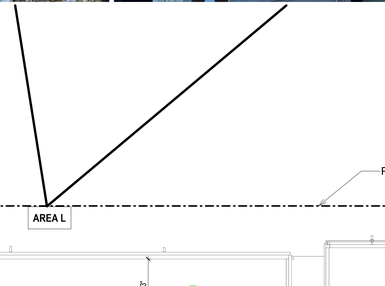

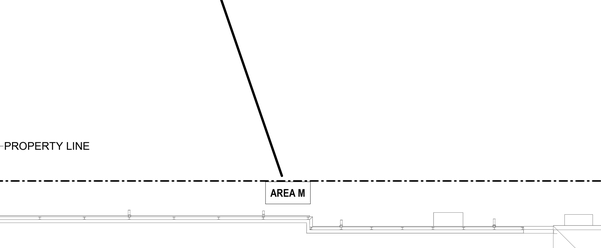

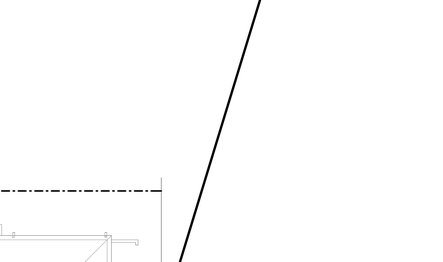

OVERALL EXISTING ROOF PLAN 1/16" = 1'-0" (1)

CLIENT

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	03/20/2025	PRICING SET
1	07/15/2025	BID SET
2	02/06/2026	PERMIT SET
3	02/20/2026	ASI #1
4	03/30/2026	RTU FIRST SUBMITTAL

02/06/2026: PERMIT SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

1007412

SHEET TITLE

OVERALL ROOF PLAN & EXISTING ELEVATION PHOTOS

SHEET NUMBER

A2.30A



VIEW FROM HOUSE 252



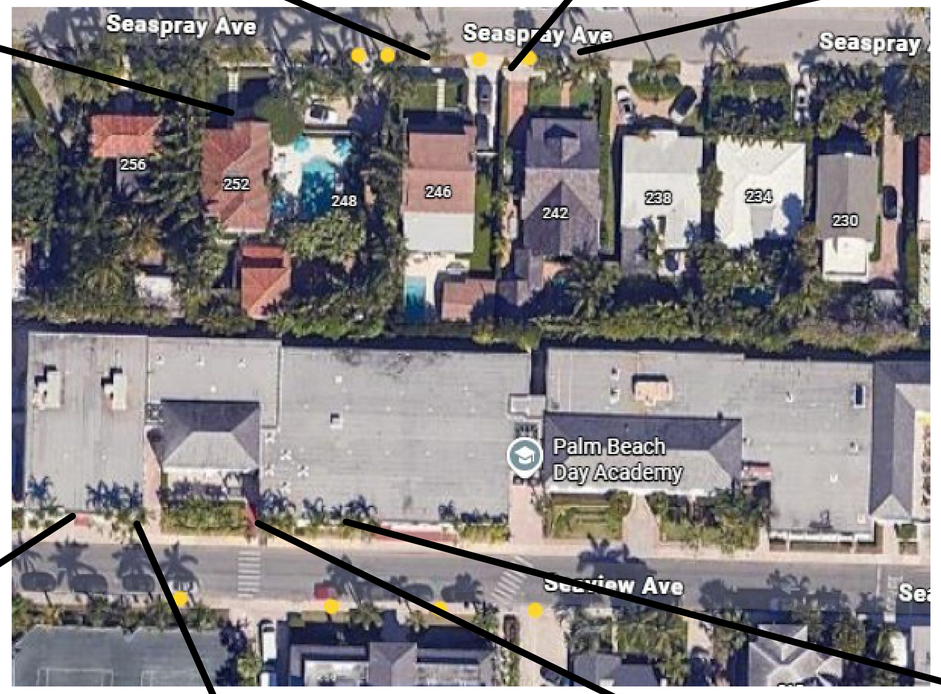
VIEW FROM HOUSE 246



VIEW FROM HOUSE 246 & 242



VIEW FROM HOUSE 242



PLAN NORTH









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PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

1007412

SHEET TITLE

OVERALL EXISTING ROOF PLAN & EXISTING ELEVATION PHOTOS

SHEET NUMBER

A2.30B



EXISTING PHOTO -
EAST VIEW



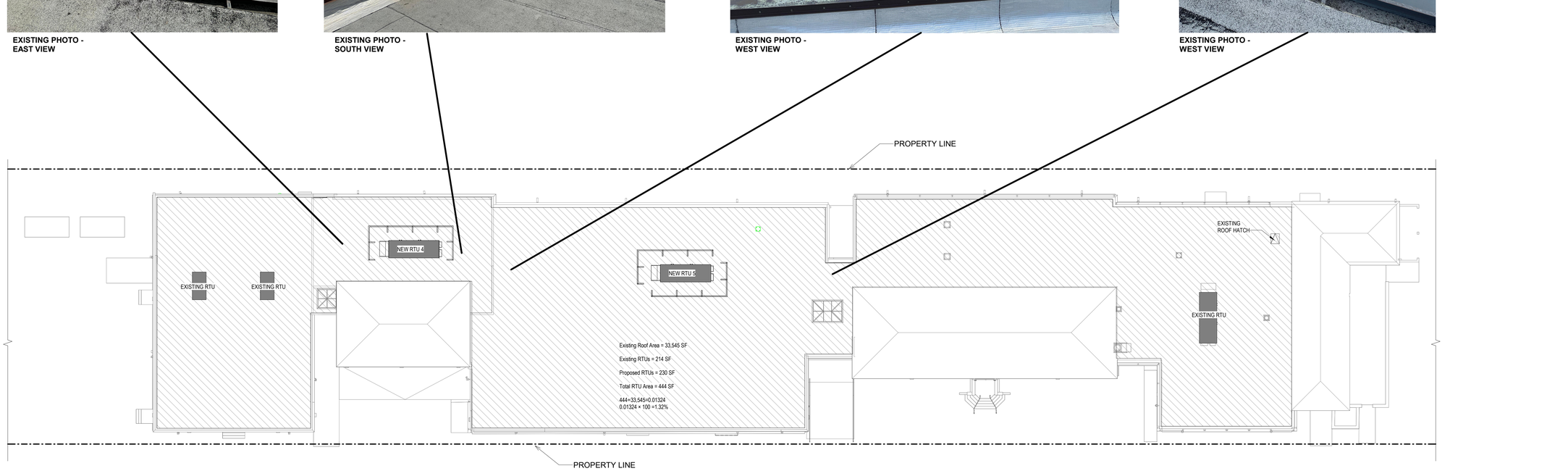
EXISTING PHOTO -
SOUTH VIEW



EXISTING PHOTO -
WEST VIEW



EXISTING PHOTO -
WEST VIEW



OVERALL EXISTING ROOF 1/16" = 1'-0" (1)

PLAN NORTH

0 8'-0" 16'-0" 32'-0"

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PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

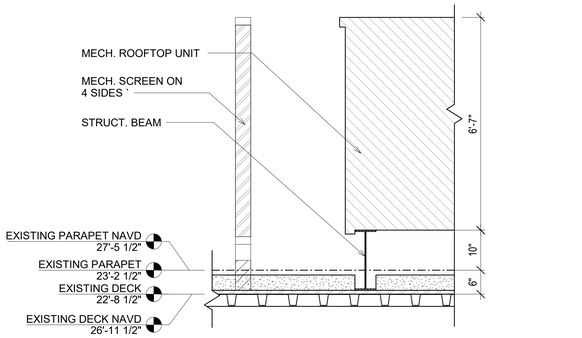
1007412

SHEET TITLE

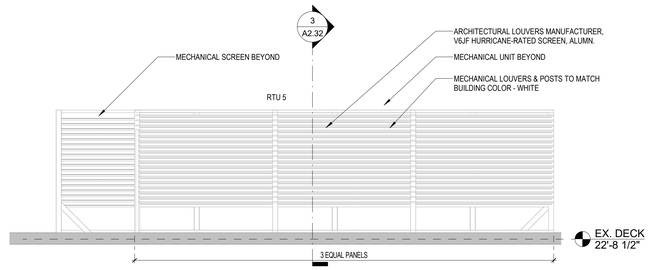
OVERALL ROOF PLAN & EXISTING ROOF PHOTOS

SHEET NUMBER

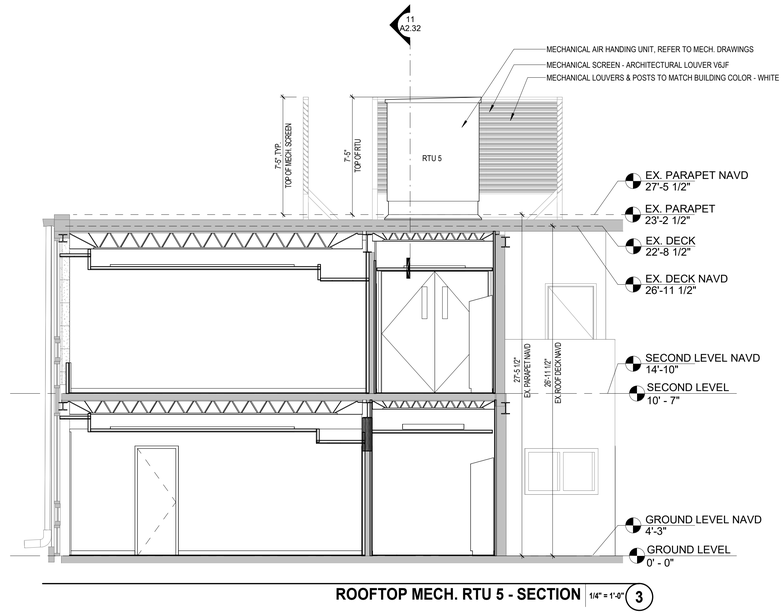
A2.31



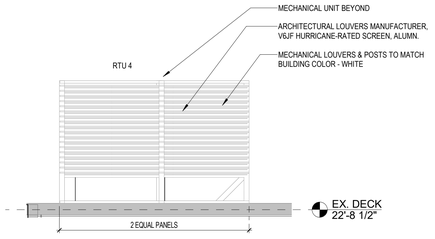
RTU SCREEN AND SUPPORT DETAIL @ EXISTING ROOF | 3/4" = 1'-0" | 11



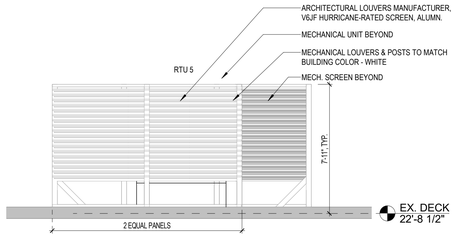
ROOFTOP UNIT 5 MECH. SCREEN - NORTH ELEVATION | 1/4" = 1'-0" | 7



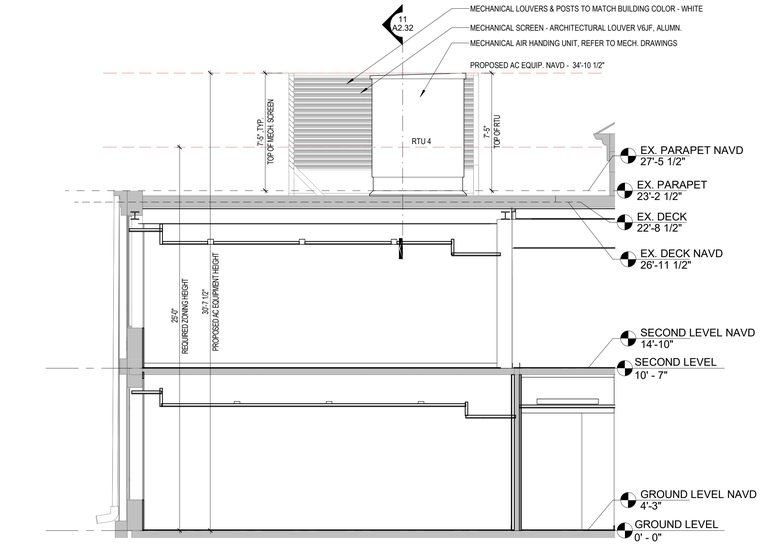
ROOFTOP MECH. RTU 5 - SECTION | 1/4" = 1'-0" | 3



ROOFTOP UNIT 4 MECH. SCREEN - EAST ELEVATION | 1/4" = 1'-0" | 10



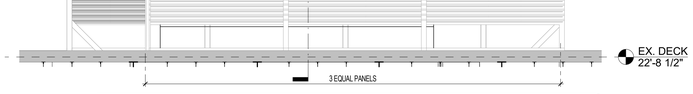
ROOFTOP UNIT 5 MECH. SCREEN - EAST ELEVATION | 1/4" = 1'-0" | 6



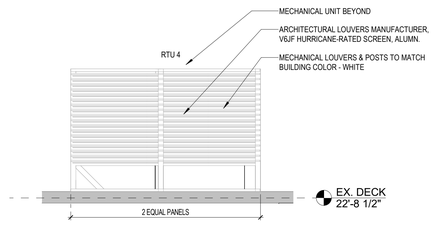
ROOFTOP MECH. RTU 4 - SECTION | 1/4" = 1'-0" | 2



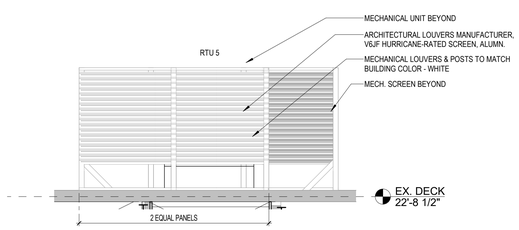
ROOFTOP UNIT 4 MECH. SCREEN - SOUTH ELEVATION | 1/4" = 1'-0" | 9



ROOFTOP UNIT 5 MECH. SCREEN - SOUTH ELEVATION | 1/4" = 1'-0" | 5



ROOFTOP UNIT 4 MECH. SCREEN - WEST ELEVATION | 1/4" = 1'-0" | 8



ROOFTOP UNIT 5 MECH. SCREEN - WEST ELEVATION | 1/4" = 1'-0" | 4

OVERALL ROOF PLAN | 1/16" = 1'-0" | 1

CLIENT

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3	02/20/2026	ASI #1
4	03/30/2026	RTU FIRST SUBMITTAL

02/06/2026: PERMIT SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

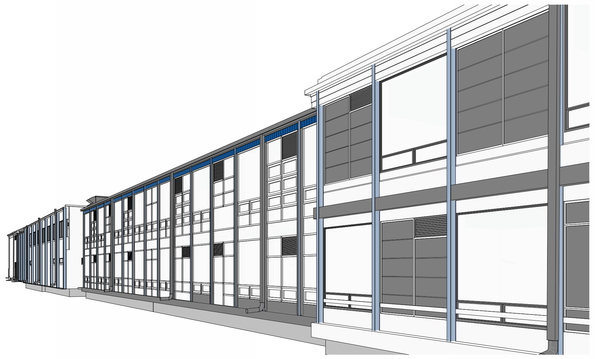
1007412

SHEET TITLE

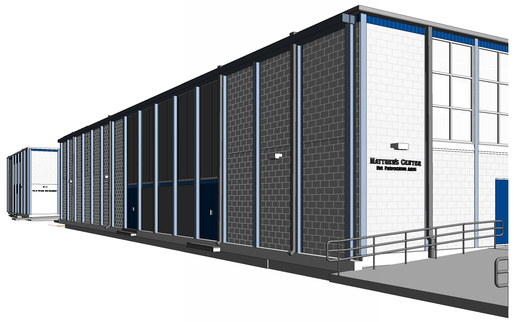
OVERALL ROOF PLAN, ELEVATIONS, & SECTIONS

SHEET NUMBER

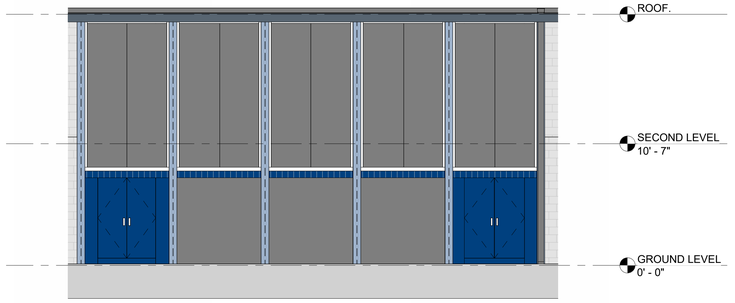
A2.32



EXISTING SOUTH BUILDING PERSPECTIVE - NEIGHBORS VIEW 6



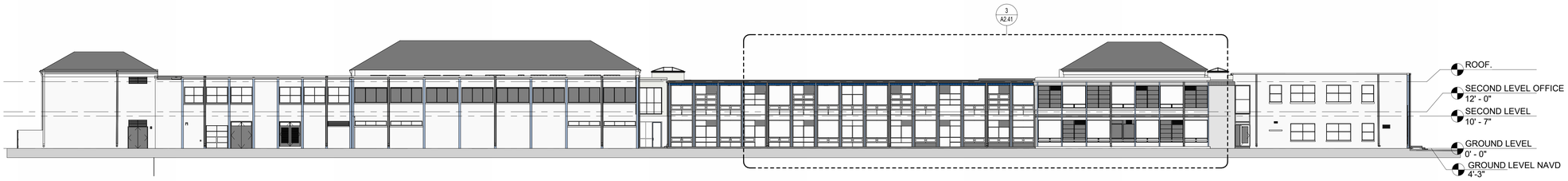
EXISTING NORTH BUILDING PERSPECTIVE - STREET VIEW 5



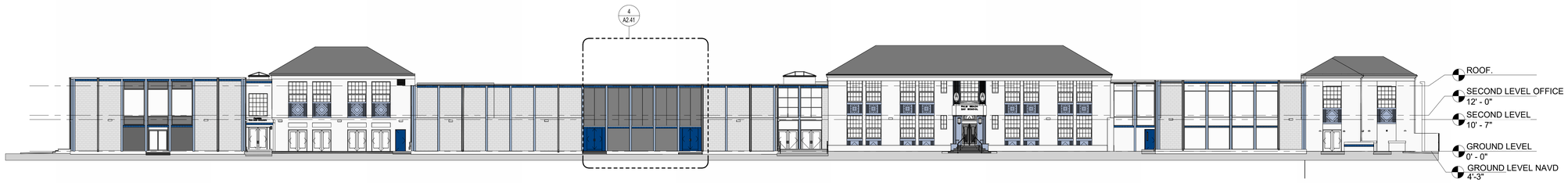
EXISTING SOUTH ELEVATION - ENLARGED 3/16" = 1'-0" 4



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



EXISTING NORTH ELEVATION - OVERALL 1/16" = 1'-0" 2



EXISTING SOUTH ELEVATION - OVERALL 1/16" = 1'-0" 1

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DRAWING HISTORY

№	DATE	DESCRIPTION
	03/20/2025	PRICING SET
1	07/15/2025	BID SET
2	02/06/2026	PERMIT SET
3	02/20/2026	ASI #1
4	03/30/2026	RTU FIRST SUBMITTAL

02/06/2026: PERMIT SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

1007412

SHEET TITLE

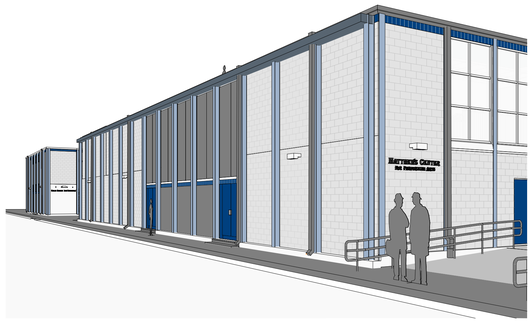
EXISTING BUILDING ELEVATIONS & PERSPECTIVES

SHEET NUMBER

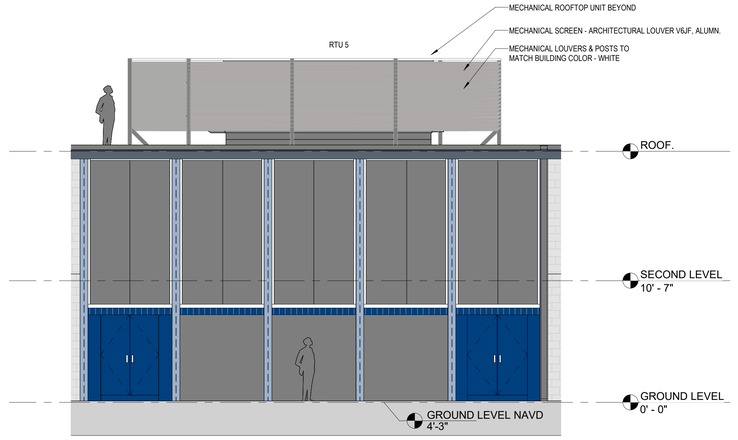
A2.40



SOUTH BUILDING PERSPECTIVE - NEIGHBORS VIEW 6



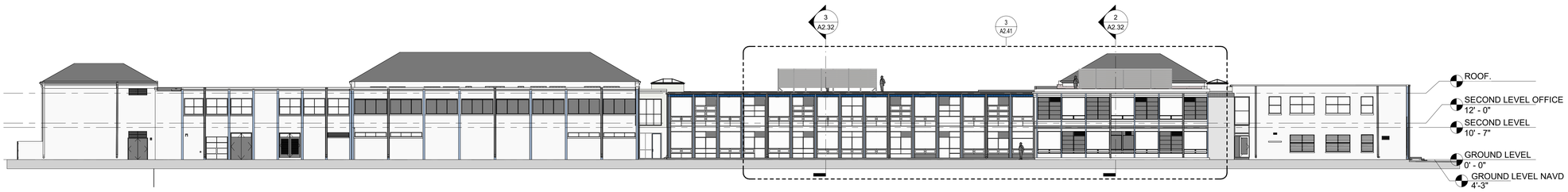
NORTH BUILDING PERSPECTIVE - STREET VIEW 5



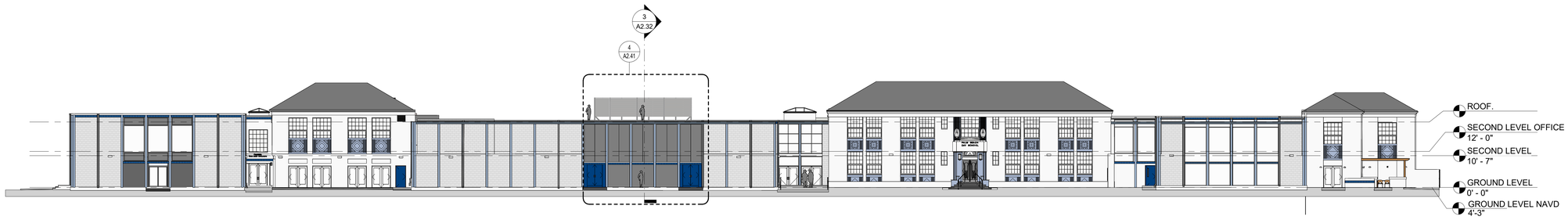
SOUTH ELEVATION - ENLARGED 3/16" = 1'-0" 4



NORTH ELEVATION - ENLARGED 3/16" = 1'-0" 3



NORTH ELEVATION - OVERALL 1/16" = 1'-0" 2



SOUTH ELEVATION - OVERALL 1/16" = 1'-0" 1

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№	DATE	DESCRIPTION
	03/20/2025	PRICING SET
1	07/15/2025	BID SET
2	02/06/2026	PERMIT SET
3	02/20/2026	ASI #1
4	03/30/2026	RTU FIRST SUBMITTAL

02/06/2026: PERMIT SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

1007412

SHEET TITLE

BUILDING ELEVATIONS & PERSPECTIVES

SHEET NUMBER

A2.41

McNAMARA · SALVIA

STRUCTURAL ENGINEERS

PALM BEACH DAY ACADEMY - PHASE 2
CLASSROOM INTERIOR RENOVATION

Sheet List		
Sheet No	Sheet Name	Submission Permit Set
S0.00	COVER SHEET	•
S0.01	GENERAL NOTES	•
S1.00	ROOF LVL FRAMING PLAN	•
S2.00	DETAILS	•

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TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE AND FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTE.

MCSAL PROYECT NO. 2023195.000

DRAWING HISTORY

№	DATE	DESCRIPTION

SEAL

CHAD I. CASSETT
STATE OF FLORIDA
No. 80449
PROFESSIONAL ENGINEER

CHAD I. CASSETT
PE No. 80449

07/15/2025: BID SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

1007412

SHEET TITLE

COVER SHEET

SHEET NUMBER

S0.00

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE.
2. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. WHERE DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION COULD AFFECT THE NEW CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE FIELD MEASUREMENTS IN TIME FOR THEIR INCORPORATION IN THE SHOP DRAWINGS. NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST.
3. SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, SLOPES, LOCATIONS OF DEPRESSED FLOOR AREAS, AND FLOOR OPENINGS. COMPARE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
4. PRINCIPAL OPENINGS THROUGH THE FRAMING ARE SHOWN ON THESE DRAWINGS. EXAMINE THE STRUCTURAL, ARCHITECTURAL AND MECHANICAL DRAWINGS FOR THE REQUIRED OPENINGS AND VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH THE MECHANICAL CONTRACTOR. PROVIDE ALL OPENINGS REQUIRED BY THE MECHANICAL, ELECTRICAL, OR PLUMBING TRADES, WHETHER SHOWN OR NOT SHOWN IN THE STRUCTURAL DRAWINGS. ANY DEVIATION FROM THE OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR REVIEW.
5. FURNISH AND PLACE ALL SUPPORTS, TEMPORARY AND PERMANENT, WHETHER SHORING, BRACING, NEEDLING, UNDERPINNING, OR SHEET PILING, NECESSARY TO BRACE EXISTING WALLS OR FRAMING TO REMAIN, SO THAT NO HORIZONTAL OR VERTICAL SETTLEMENT OCCURS TO THE EXISTING STRUCTURES. MAINTAIN TEMPORARY SUPPORTS IN PLACE UNTIL PERMANENT SUPPORTS ARE INSTALLED. DESIGN OF THESE SUPPORTS SHALL BE BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF FLORIDA IN THE EMPLOY OF THE CONTRACTOR.
6. ALTERNATE CONNECTION DETAILS MAY BE APPROVED IF SUCH DETAILS ARE SUBMITTED TO THE ENGINEER FOR REVIEW AND ACCEPTANCE IS GRANTED. HOWEVER, THE ENGINEER SHALL BE THE SOLE JUDGE OF ACCEPTABILITY AND THE CONTRACTOR'S BID SHALL ANTICIPATE THE USE OF THOSE SPECIFIC DETAILS SHOWN ON THE DRAWINGS. RETAIN A REGISTERED STRUCTURAL ENGINEER TO BE RESPONSIBLE FOR THE DESIGN OF ANY PROPOSED ALTERNATE DETAILS.
7. INCLUDE WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES.
8. THE SAFETY OF ADJACENT STRUCTURES, PROPERTY, HIS WORKMEN, AND THE PUBLIC, AS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL CONTRACTORS ARE REQUIRED TO EXAMINE THE DRAWINGS AND SPECIFICATIONS CAREFULLY, VISIT THE SITE AND FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS, PRIOR TO AGREEING TO PERFORM THE WORK. FAILURE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND LIMITATIONS WILL IN NO WAY RELIEVE THE CONTRACTOR FROM FURNISHING ANY MATERIALS OR PERFORMING ANY WORK IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS WITHOUT ADDITIONAL COST TO THE OWNER.
10. STRUCTURAL DRAWINGS MAY REPRESENT CONSTRUCTION WITH A REFERENCE SCALE. DUE TO THE INHERENT PROCESS OF DRAWING DEVELOPMENT AND PRESENTATION NOT ALL WORK MAY BE SHOWN "EXACT" IN THAT SCALE. DO NOT "SCALE" DRAWINGS TO OBTAIN ANY MISSING INFORMATION OR TO INTERPRET ANY INFORMATION NOT SPECIFICALLY DIMENSIONED FOR "EXACT" DETAILING OR CONSTRUCTION PURPOSES.
11. THE CONTRACT DOCUMENTS REPRESENT FINAL CONDITIONS. STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND MEANS AND METHODS THAT IMPOSE TEMPORARY LOADING CONDITIONS ON THE INCOMPLETE STRUCTURE IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE DESIGN AND FURNISH OF ANY TEMPORARY SUPPORTS, SHORING, AND/OR BRACING REQUIRED FOR THE SAFETY AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION

SUBMITTAL REVIEW:

1. REVIEW OF CONTRACTOR SUBMITTALS SUCH AS SHOP DRAWINGS, PRODUCT DATA AND SAMPLES IS FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. REVIEW OF SUCH SUBMITTALS IS NOT FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER INFORMATION SUCH AS DIMENSIONS, QUANTITIES, AND INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS, WHICH ARE THE CONTRACTOR'S RESPONSIBILITY. OUR REVIEW SHALL NOT CONSTITUTE APPROVAL OF SAFETY PRECAUTIONS OR, UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS, OF ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. APPROVAL OF A SPECIFIC ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.
2. SUBMITTALS AND SHOP DRAWINGS ARE THE PROPERTY OF THE CONTRACTOR.
3. SUBMITTALS WILL NOT BE REVIEWED UNLESS FIRST REVIEWED BY THE CONTRACTOR AND INDICATED AS SUCH ON THE SUBMITTAL.
4. REVIEW IS LIMITED ONLY TO THOSE ELEMENTS LISTED ON THE TRANSMITTAL THAT ARE INDICATED AS BEING SUBMITTED FOR APPROVAL, EVEN IF OTHER ELEMENTS ARE INCLUDED (E.G., A FABRICATOR'S MODEL OR ERECTION PLAN). CHANGES TO PREVIOUSLY REVIEWED ELEMENTS ARE NOT REVIEWED UNLESS REQUESTED AS REVISE AND RESUBMIT OR UNLESS A DESIGN CHANGE BULLETIN CREATES A CHANGE TO THE ELEMENT. IN THE EVENT OF A CHANGE BULLETIN, ONLY THOSE ELEMENTS AFFECTED BY THAT BULLETIN AND WHICH ARE CLEARLY INDICATED AS A CHANGE BY CLOUDS, OR SIMILAR DISTINGUISHING MEANS, ARE REVIEWED.
5. SUBMITTALS SENT "FOR RECORD" OR "FOR FIELD USE" ARE NOT REVIEWED.
6. STRUCTURAL SUBMITTALS ARE ELEMENTS DESIGNED BY THE ENGINEER OF RECORD AND SHOWN IN THE CONTRACT DOCUMENTS AND THEY ARE REVIEWED IN ACCORDANCE WITH NOTE 1
7. STRUCTURAL DELEGATED DESIGN SUBMITTALS ARE REVIEWS OF ELEMENTS WHERE THE CONTRACT DOCUMENTS SPECIFICALLY REQUIRE THE CONTRACTOR TO PROVIDE PROFESSIONAL DESIGN SERVICES OR CERTIFICATIONS BY A DESIGN PROFESSIONAL RELATED TO SYSTEMS, MATERIALS OR EQUIPMENT AND THE CONTRACT DOCUMENTS SPECIFY THE APPROPRIATE PERFORMANCE AND DESIGN CRITERIA THAT SUCH SERVICES MUST SATISFY. SUBMITTALS AND SHOP DRAWINGS THAT BEAR THE DELEGATED PROFESSIONAL'S SEAL AND SIGNATURE WILL BE REVIEWED FOR CONFORMANCE WITH THE DESIGN CRITERIA. THE ENGINEER SHALL BE ENTITLED TO RELY UPON THE ADEQUACY, ACCURACY AND COMPLETENESS OF THE SERVICES, CERTIFICATIONS AND APPROVALS PERFORMED OR PROVIDED BY THE DELEGATED DESIGN PROFESSIONAL.

DRILLED-IN CONCRETE ANCHORS:

1. MECHANICAL ANCHORS: WEDGE TYPE WITH CURRENT ICBO APPROVAL AND PUBLISHED IN ICC ESR CODE REPORT AND CONFORMING TO ICC ES AC193. COMPLETE WITH REQUIRED NUTS, WASHERS, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. SIZE AND MANUFACTURER AS INDICATED ON DRAWINGS. WHERE ANCHOR MANUFACTURER IS NOT INDICATED, SUBJECT TO COMPLIANCE WITH REQUIREMENTS AND ACCEPTANCE BY ARCHITECT, PROVIDE ONE OF THE FOLLOWING, FOR CRACKED AND UN-CRACKED CONCRETE (UNLESS OTHERWISE NOTED): SEE TABLE BELOW.
2. CHEMICAL ANCHORS: THREADED CARBON STEEL OR STAINLESS STEEL ROD COMPLETE WITH REQUIRED NUTS, WASHERS, ADHESIVE SYSTEM AND MANUFACTURER'S INSTALLATION INSTRUCTIONS, CURRENT ICBO APPROVAL AND PUBLISHED ICC ESR CODE REPORT REQUIRED AND CONFORMING TO ICC ES AC308. SIZE AND MANUFACTURER AS INDICATED ON DRAWINGS. WHERE ANCHOR MANUFACTURER IS NOT INDICATED, SUBJECT TO COMPLIANCE WITH REQUIREMENTS AND ACCEPTANCE BY THE ARCHITECT PROVIDE ONE OF THE FOLLOWING FOR CRACKED & UNCRACKED CONC (UNLESS OTHERWISE NOTED). SEE TABLE BELOW.
3. AT LOCATIONS WHERE POST INSTALLED ANCHORS ARE BEING USED IN CONCRETE, A SURVEY SHALL BE PERFORMED TO LOCATE EXISTING REBAR USING GROUND PENETRATING RADAR. SURVEY RESULTS ARE TO BE COORDINATED WITH SHOP DRAWINGS. ALTERNATIVELY, ANCHOR RODS ARE TO BE INSTALLED AFTER WHICH A TEMPLATE IS TO BE CREATED FOR USE BY THE FABRICATOR IN THE SHOP DRAWINGS. NOTIFY ENGINEER OF RECORD IF AS-INSTALLED LOCATION VARIES MORE THAN 1/2" FROM THEORETICAL.

POST INSTALLED ANCHOR MATERIAL TABLE

Manufacture	Anchor Type	Name	Comments
Hilti	Mechanical	Kwik Bolt 3	
Hilti	Chemical	HIT-HY 200 SAFE SET	1 1/4"Ø max. for both cracked and un-cracked concrete. Note: for embedment greater than 15" use HIT-RE 500 SD due to the quick setting time of the 200 SAFE SET.

SPECIALTY ENGINEERING NOTES:

1. THE SPECIALTY ENGINEER IS TO BE RETAINED BY THE SUPPLIER OF THE SPECIALTY ITEM OR MAY BE AN EMPLOYEE OF THAT SUPPLIER.
2. ALL COSTS CONNECTED WITH THE USE OF A SPECIALTY ENGINEER SHALL BE INCLUDED IN THE BID PRICE OF THE SUPPLIER FOR THE ITEM IN QUESTION.
3. THE FOLLOWING DESIGN RESPONSIBILITIES ARE ASSIGNED TO SPECIALTY ENGINEERS. IN ALL CASES, CALCULATIONS, WORKING DRAWINGS, ETC. ARE TO BE SENT TO THE ENGINEER OF RECORD. THE SPECIALTY ENGINEER MUST BE REGISTERED AS A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND ALL WORK MUST BE IN ACCORDANCE WITH FLORIDA BUILDING CODE LOADS, AND BE SIGNED AND SEALED.
   A. HANDRAIL, GUARDRAIL, STAIR RAIL, ETC.
   B. FORM WORK, SHORING, ETC.
   C. STEEL STAIR AND ALL CONNECTIONS REQUIRED FOR THEM.
   D. ALL MATERIAL TESTING REQUIRED BY THE SPECIAL INSPECTION PLAN AND BUILDING CODES SUCH AS CONC CYLINDER TESTS, SLUMP TESTS, MASONRY GROUT TEST & ANY OTHER SPECIAL TESTS REQ'D.
   E. CRANE AND OTHER HEAVY EQUIPMENT, INCLUDING FOUNDATION AND SHORING. (A SPECIALTY ENGINEER SHALL BE EMPLOYED BY THE CONTRACTOR FOR ALL WORK ASSOCIATED WITH TOWER CRANES, INCLUDING FOUNDATION, BRACING, HOLES IN STRUCTURE SHORING, ETC. THIS ALSO APPLIES TO ANY HEAVY EQUIPMENT THAT IS TO BE ATTACHED TO/OR LOADED ON THE STRUCTURE. COMPLETE CALCULATIONS, IN ACCORDANCE WITH THE FLORIDA BUILDING CODE WIND LOADS OF ALL ELEMENTS ARE TO BE SUBMITTED TO THE ENGINEER OF RECORD, AS WELL AS SIGNED AND SEALED DRAWINGS IF APPLICABLE).
   F. LIGHT GAUGE AND COLD-FORMED STEEL FRAMING.
   G. CURTAINWALL AND STOREFRONT SYSTEMS AND ALL CONNECTIONS TO SUPERSTRUCTURE REQUIRED FOR THEM.
   H. MECHANICAL TIE-DOWNS TO SUPERSTRUCTURE, MECHANICAL SUPPORT CURBS, MECHANICAL DUCT SUPPORT, PIPING SUPPORTERS, HANGING EQUIPMENT SUPPORTS, AND ALL ASSOCIATED CONNECTIONS TO THE SUPERSTRUCTURE.
   I. ENTRANCE CANOPIES AND CONNECTIONS TO SUPERSTRUCTURE.
   J. FAÇADE PANELS, SOFFIT BEAMS, JOISTS, LINTELS AND ALL CONNECTIONS TO SUPERSTRUCTURE REQUIRED FOR THEM.
4. THE SPECIALTY ENGINEER RESPONSIBLE FOR ITS PARTICULAR DESIGN DISCIPLINE SHALL INSPECT ALL PHASES OF IT TO INSURE COMPLIANCE WITH HIS DESIGN.
5. PRODUCTS OR CONSTRUCTION SYSTEMS THAT REQUIRE PRODUCT APPROVALS:
   (A) EXTERIOR DOORS, MULLIONS & ROOF HATCHES.
   (B) WINDOWS & MULLIONS
   (C) PANEL WALLS: STOREFRONTS, CURTAIN WALLS, WALL LOUVERS & EFIS SYSTEMS.
   (D) ROOFING PRODUCTS AND ASSEMBLIES, ROOF TOP VENTILATORS
   (E) PRE-ENGINEERED A/C STANDS

INSPECTION - POST INSTALLED INSERTS:

1. THE TESTING AGENCY SHALL INSPECT SELF-EXPANDING, DRILLED-INS INSERTS SHOWN ON THE STRUCTURAL DRAWINGS AS FOLLOWS:
   A. SELF-EXPANDING INSERTS: PRIOR TO INSTALLATION THE TESTING AGENCY SHALL DETERMINE THAT THE INSTALLING CONTRACTOR HAS THE PROPER MATERIALS AND EQUIPMENT FOR DRILLING HOLES IN THE RECEIVING SURFACE OF REQUIRED DIAMETER AND LENGTH.
   B. EPOXY-BONDED INSERTS: THE TESTING AGENCY SHALL BE PRESENT AT THE SITE TO OBSERVE THE INSTALLATION OF THE FIRST 10 INSERTS PLACED. SUCH OBSERVATION SHALL BE TO ENSURE THAT DRILLED HOLES ARE OF REQUIRED DIAMETER AND DEPTH, HOLES ARE PROPERLY CLEANED PRIOR TO INSTALLATION OF THE INSERT, AND THAT HOLES ARE COMPLETELY FILLED WITH PROPERLY MIXED EPOXY AFTER INSTALLATION.
2. INSPECT ALL INSERTS VISUALLY AFTER INSTALLATION TO ENSURE THAT THEY HAVE BEEN INSTALLED PERPENDICULAR TO THE RECEIVING SURFACE AND TO THE PROPER DEPTH.

SUBMITTALS:

1. SUBMIT STRUCTURAL STEEL SHOP DRAWINGS. CLEARLY INDICATE PROFILES, SIZES, SPACING AND LOCATIONS OF STRUCTURAL MEMBERS, CONNECTIONS ATTACHMENTS, ANCHORAGES, FRAMED OPENINGS, SIZE AND TYPE OF FASTENERS.
   CAMBERS, AND CLEARANCES. INDICATE WELDED CONNECTIONS USING STANDARD AWS WELDING SYMBOLS. CLEARLY INDICATE NET WELD LENGTHS, SIZES, AND WELDING SEQUENCES. CLEARLY IDENTIFY ALL HIGH STRENGTH BOLTS NOT REQUIRED TO BE TENSIONED (INSTALLED " SNUG TIGHT " AS IDENTIFIED BY AISC).
2. SUBMIT SHOP DRAWINGS FOR FABRICATION, BENDING AND PLACEMENT OF CONCRETE REINFORCEMENT. COMPLY WITH
   ACI DETAILING MANUAL (SP 66). PROVIDE ¼" SCALE ELEVATIONS OF ALL WALLS WITH REINFORCING SHOWN.
3. SUBMIT LIGHT GAUGE STEEL FRAMING SHOP DRAWINGS AND CALCULATIONS. CLEARLY INDICATE PROFILES, SIZES, SPACING AND LOCATIONS OF MEMBERS, CONNECTIONS ATTACHMENTS, ANCHORAGES, FRAMED OPENINGS, SIZE AND TYPE
   OF FASTENERS. INDICATE WELDED CONNECTIONS USING STANDARD AWS WELDING SYMBOLS.

STRUCTURAL STEEL:

1. Structural steel design conforms to Specification for structural steel Building (AISC, Fourteenth Edition).
2. Structural steel rolled shapes, plates, and bars shall conform to ASTM designations, see Steel Material Table
3. All steel exposed to the weather in the completed building shall be hot-dip galvanized. All steel to receive spray freproofing shall not be shop primed. Interior steel not spray freproofed shall be shop primed with a primer compatible with ithe finish.
4. Shop connections unless otherwise noted, shal be made by welding, or by using snug tight 3/4"@ high strengith bolts, minimum.
5. All shop and field welds shall be made by certified welders, and shal conform to "Structural Welding Code - Steel" (AWS D1.1. 2010).
6. Electrodes for allfield and shop welding shall conform to AWS E-70 Series.
7. Bolted field connections shall be made with 3/4" diameter A325 bolts, minimum, unless other wise noted.
8. A325 bolts installed with the bolt tension (pre-tensioned) specified in Table J3.1 of the AISC LRFD Fourteenth Edition Specification, shall be used for all connections
9. All rectangular HSS members to be orientated long side vertical u.n.o.
10. Details and connections completely detailed in the Contract Drawings may not be altered without written approval by the Engineer. Where approved, altered connections shallbe completely detailed by the fabricator's engineer clearly on the shop drawings
11. Alterations of schematic connection details may impact architectural concept and shall not be made without prior written approval of the Engineer.
12. Minimum connection plate thickness shallbe 3/8", unless otherwise indicated in the Contract Drawings.
13. Splicing of structural members where not detailed on the drawings is prohibited without prior approval of the Structural Engineer.
14. Provide welded stifener plates on both sides of the web of beams at points of concentrated loads including beams supporting columns or running over the tops of columns or other beams. Minimum stiffener plate thickness shall be 5/8" or flange thickness of column above or below, whichever is greater.
15. Cuts, holes, coping, etc. required for work of other trades shall be shown on the shop d rawings and made in the shop. Cuts or burning of holes in structural steel members in the field will not be permitted , unless specifically approved in each case by the Structural Engineer.
16. All HSS shapes except diagonal bracing members (round, square rectangular, etc:.) are to have a 1/4" cap plate at all exposed ends. Cap plates to be seal welded all around,u.n.o
17. All weld sizes not shown in detailis herein shall be the minimum required size based on thickness of thinner part as per AISC, Tables J2.3 & J2.4. Exception: At member splices, welds or bolts shall develop ful strength of the member or components being connected,
18. All around welds indicated herein shall be discontinuous at the flange tips of open sections
19. All structural steel, including base plates and tops of anchor bolts, to be exposed to soil are to be coated with an approved coal tar epoxy. 16 mils minimum thickness.
20. Any alteration made by the detailer on the structural steel shop drawings to schematic or completely detailed connections shown on the contract drawings must be clearly identified by clouding or by direct note on the shop drawing by the detailer prior to submission to the engineer.
21. Any member sizes shown on the plans , and currently listed in the AISC Manual of Steel Construction, Fourteenth Edition, which are not currently available must be brought to the Architect and Structural Engineers attention prior to award of steel contract. No claim for additional cost will be accepted after the award, for member/built up member substitutions for these sizes.

SPECIALTY ENGINEERING NOTES:

1. The Specialty Engineer is to be retained by the supplier of the specialty item or may be an employee of that supplier.
2. All costs connected with the use of a Specialty Engineer shall be included in the bid price of the supplier for the item in question.
3. The following design responsibilities are assigned to specialty engineers. In all cases, calculations, working drawings, etc. are to be sent to the Engineer of Record. The specialty Engineer must be registered as a Professional Engineer in the state of Florida and all work must be in accordance with Florida Building Code loads, and be signed and sealed.
   a) Handrail, guardrail, stair rail, etc.
   b) Form work, shoring, etc.
   c) Steel stair and all connections required for them.
   d) All material testing required by the special inspection plan and building codes such as concrete cylinder tests, slump tests, masonry grout test and any other special tests required.
   e) Crane and other heavy equipment, including foundation and shoring. (A specialty Engineer shall be employed by the contractor for all work associated with tower cranes, including foundation, bracing, holes in structure shoring, etc. This also applies to any heavy equipment that is to be attached to/or loaded on the structure. Complete calculations, in accordance with the Florida Building Code wind loads of all elements are to be submitted to the Engineer of Record, as well as signed and sealed drawings if applicable).
   f) Light gaugeCold-formed steel framing.
   g) Curtainwall and storefront systems and all connections to superstructure required for them.
   h) Mechanical tie-downs to superstructure, mechanical support curbs, mechanical duct support, piping supporters, hanging equipment supports, and all associated connections to the superstructure.
   i) Entrance canopies and connections to superstructure.
   j) Precast concrete elements. Precast concrete façade panels, soffit beams, joists, headers and all connections to superstructure required for them.
   k) Aluminum trellises, screens, canopies, and other aluminum structures noted on the architectural drawings and connections to the superstructure.
   j) Light or fabric canopies and connections to superstructure not otherwise detailed on the drawings
   k) Skylights and all connections to superstructure
   l) Paver systems and roofing systems, and all connecitons to the superstructure.
   m) Window washing davits and related accessories and connections to the superstructure.
   n) Post tensioning cables. See "Post Tensioned Concrete" sections.
4. The Specialty Engineer responsible for its particular design discipline shall inspect all phases of it to insure compliance with his design.

REINFORCING:

1. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315 - "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," LATEST EDITION.
2. REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS UNLESS OTHERWISE NOTED ON DRAWINGS.
3. PROVIDE AND SCHEDULE WITH THE SHOP DRAWINGS, ALL NECESSARY ACCESSORIES TO HOLD REINFORCING SECURELY IN POSITION. MINIMUM REQUIREMENTS SHALL BE: HIGH CHAIRS...4'-0" OC, SLAB BOLSTERS....4'-0" OC. SUPPORT BARS FOR HIGH CHAIRS SHALL BE #5 MIN.
4. ALL CONTINUOUS REINFORCEMENT SHALL HAVE A MINIMUM LAP AS REQUIRED FOR A CLASS B SPLICE (AC1 318) UNLESS NOTED OTHERWISE.
5. WWR SHALL BE PROVIDED IN FLAT SHEETS. ALL LAPS IN WWR SHALL BE ONE MESH PLUS TWO INCHES AT SPLICES.
6. CONCRETE PROTECTION FOR REINFORCEMENT INCLUDING WWR SHALL BE PROVIDED AS FOLLOWS UNLESS OTHERWISE SHOWN ON THE DRAWINGS:
7. ALL HOOKS SHOWN ON DRAWINGS SHALL BE STANDARD HOOKS UNLESS NOTED OTHERWISE.
8. WHERE CONTINUOUS BARS ARE CALLED FOR, THEY SHALL RUN CONTINUOUSLY AROUND CORNERS AND BE LAPPED AT NECESSARY SPLICES, OR HOOKED AT DISCONTINUOUS ENDS. LAP LENGTHS SHALL BE AS GIVEN IN THE SPLICE AND DEVELOPMENT TABLE. LAP BEAM TOP BARS AT MID-SPAN AND BEAM BOTTOM BARS AT SUPPORTS, UNLESS OTHERWISE NOTED.

GN - REINFORCING MATERIAL TABLE

Reinforcing element	ASTM	Grade, Fy (ksi)	Comments
Reinforcing bars less than #11	A615	60	
Reinforcing bars #11 and greater	A615	75	
Welded reinforcing	A 706	60	Reinforcing bars may not be welded without prior approval of the Structural Engineer.
Slab on grade (6x6 - W2.9 x W2.9)	A185	65	
Around structural members encased in concrete (4x4 - W1.4 x W1.4), plus (1)-#5 spacer bar each corner	A185	65	
In middle of concrete fill for stairs (2x2 - W1.4 x W1.4)	A185	65	Fibermesh at 1 1/2#/cu. yd. may be substituted for WWF in stairs.

CONCRETE COVER TABLE (UNO)

Condition		Cover
Surfaces cast against earth		3 inches
Formed surfaces exposed to earth or weather:	#6 bars and larger	2 inches
	#5 bars and smaller	1 1/2 inches
Formed surfaces not exposed to earth or weather. Slabs, walls, joists:	#11 bars and smaller	3/4 inches
	#14 - #18	1 1/2 inches
	beams, columns	1 1/2 inches
Slabs on grade (from top of slab)		1 1/2 inches
Slabs on metal deck	Top	3/4 inches
	Bottom	3/4 inches
Slabs on metal deck (Parking Levels or Parking Ramps)	Top	1 1/2 inches
	Bottom	3/4 inches

GN - TABLE 1 - STEEL MATERIAL

Steel Element	ASTM/Type	Fy (ksi)	Fu (ksi)	Comments
Anchor rods in masonry	F1554 GR 36, F1554 GR 55, or A307 Grade A/C	36	58	Weldable, STD Hex Head
AS Hooked (Gravity)	F1554 GR 55	55	75	Weldable
AS Straight w/ plate washer (Lateral)	F1554 GR 105	105	125	Weldable, Heavy hex headed
Baseplates ≤ 4in	A572	50	65	
Bolts	A325 or F1852	-	120	Bolts are 3/4"Ø UNO, use tension-controlled where possible
Deformed Bar Anchor	A496	70	80	-
Other shapes	A36	36	58	
Pipe	A53 GR B	35	60	-
Plates, UNO	A36	36	58	-
Rect HSS	A500 GR B	46	58	-
Round HSS	A500 GR B	42	58	-
Shear Connectors (Headed Anchor Stud)	A108	51	65	Studs are 3/4"Ø UNO
Welding electrodes, thickness of thinner part <= 0.1 inches (12 GA)	E60 or E70	-	-	Per AWS
Welding electrodes, thickness of thinner part > 0.1 inches (12 GA)	E70	-	-	Per AWS
Wide flanges, WT (UNO)	A992	50	65	-

GENERAL NOTES AND SPECIFICATIONS FOR STRUCTURAL DEMOLITION

- ALL STRUCTURAL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (LATEST ADOPTED EDITION), OSHA REGULATIONS, AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL REVIEW ALL STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS PRIOR TO STARTING ANY DEMOLITION WORK TO COORDINATE LOCATIONS OF EXISTING UTILITIES AND STRUCTURAL ELEMENTS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING DEMOLITION. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR REVIEW PRIOR TO PROCEEDING.
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, AND SUPPORT AS REQUIRED TO MAINTAIN STABILITY OF ALL REMAINING STRUCTURAL ELEMENTS DURING DEMOLITION OPERATIONS. SHORING DESIGN SHALL BE PERFORMED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER EXPERIENCED IN TEMPORARY STRUCTURAL DESIGN.
- NO STRUCTURAL MEMBER OR SUPPORT ELEMENT SHALL BE REMOVED OR CUT WITHOUT PRIOR REVIEW OF ITS FUNCTION IN THE EXISTING STRUCTURAL SYSTEM AND APPROVAL BY THE ENGINEER OF RECORD.
- THE SEQUENCE OF DEMOLITION SHALL BE PLANNED AND SUBMITTED BY THE CONTRACTOR PRIOR TO START OF WORK. DEMOLITION SEQUENCE SHALL PREVENT UNINTENDED COLLAPSE OR OVERSTRESSING OF REMAINING STRUCTURE.
- THE CONTRACTOR SHALL LOCATE, IDENTIFY, AND PROTECT ALL EXISTING UTILITIES, SERVICES, AND EQUIPMENT. COORDINATE WITH THE OWNER AND UTILITY COMPANIES AS REQUIRED BEFORE DISCONNECTING OR REMOVING ANY UTILITIES.
- EXISTING STRUCTURAL ELEMENTS TO REMAIN SHALL BE PROTECTED FROM DAMAGE. ANY DAMAGE TO EXISTING STRUCTURE SHALL BE REPORTED IMMEDIATELY AND REPAIRED IN A MANNER ACCEPTABLE TO THE ENGINEER OF RECORD.
- IN THE EVENT OF DAMAGE OCURRING TO EXISTING STURCTURES TO REMAIN, CONTRACTOR SHALL CONTACT ENGINEER OF RECORD FOR GUIDANCE PRIOR TO CONTINUING DEMOLITION OPERATIONS.
- SAW CUTTING OR CHIPPING OF CONCRETE SHALL BE PERFORMED IN A CONTROLLED MANNER TO AVOID OVERCUTTING OR DAMAGE TO REINFORCEMENT AND ADJACENT STRUCTURE. USE WET-CUTTING METHODS TO MINIMIZE DUST.
- CONTRACTOR SHALL SCAN CONCRETE SLABS, WALLS, AND COLUMNS PRIOR TO CUTTING OR CORING TO LOCATE EXISTING REINFORCEMENT, POST-TENSIONING, OR EMBEDDED UTILITIES. GPR SCAN REPORTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW. WHERE APPLICABLE.
- EXPLOSIVE DEMOLITION IS NOT PERMITTED UNLESS SPECIFICALLY APPROVED BY THE OWNER AND AUTHORITIES HAVING JURISDICTION.
- ALL DEBRIS SHALL BE REMOVED IN A MANNER THAT DOES NOT CAUSE DAMAGE TO REMAINING STRUCTURE OR CREATE EXCESSIVE IMPACT LOADS ON FLOORS OR FOUNDATIONS.
- DEMOLITION OPERATIONS SHALL BE SUPERVISED AT ALL TIMES BY A QUALIFIED SITE SUPERINTENDENT WITH EXPERIENCE IN STRUCTURAL DEMOLITION. DEMOLITION TO INCLUDE CONTINGENCY IN BID FOR REMOVAL OF DEBRIS FROM SITE.
- ANY TEMPORARY OPENINGS IN FLOORS OR WALLS SHALL BE PROVIDED WITH GUARDS OR TEMPORARY RAILINGS IN ACCORDANCE WITH OSHA REQUIREMENTS.
- PRIOR TO SAW CUTTING OR REMOVAL OF ANY STRUCTURAL ELEMENT, CONTRACTOR SHALL VERIFY THAT EXISTING LOADS HAVE BEEN TRANSFERRED TO ALTERNATE LOAD PATHS OR TEMPORARY SUPPORTS. WHERE APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS RELATED TO DEMOLITION WORK.
- IF UNFORESEEN CONDITIONS ARE ENCOUNTERED, SUCH AS DETERIORATED STRUCTURAL MEMBERS, VOIDED SLABS, OR DIFFERENT MATERIALS THAN SHOWN ON PLANS, STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER BEFORE PROCEEDING.
- DEMOLITION OF STRUCTURAL ELEMENTS SHALL BE PERFORMED ONLY UNDER DIRECT SUPERVISION OF QUALIFIED PERSONNEL. CUTTING OR BURNING OF STRUCTURAL STEEL SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO EXECUTION.
- ALL SHORING AND TEMPORARY STRUCTURES SHALL REMAIN IN PLACE UNTIL THE ENGINEER OF RECORD HAS VERIFIED THAT THE NEW STRUCTURAL ELEMENTS ARE IN PLACE AND SUFFICIENTLY CURED OR STABILIZED. WHERE APPLICABLE.

CLIENT

PALM BEACH DAY ACADEMY FOUNDED 1921

Palm Beach Day Academy

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MCSAL PROYECT NO. 2023195.000

DRAWING HISTORY

№	DATE	DESCRIPTION

SEAL

CHAD I. CASSETT LIC. ENSE No. 80449 STATE OF FLORIDA PROFESSIONAL ENGINEER

CHAD I. CASSETT
PE No. 80449

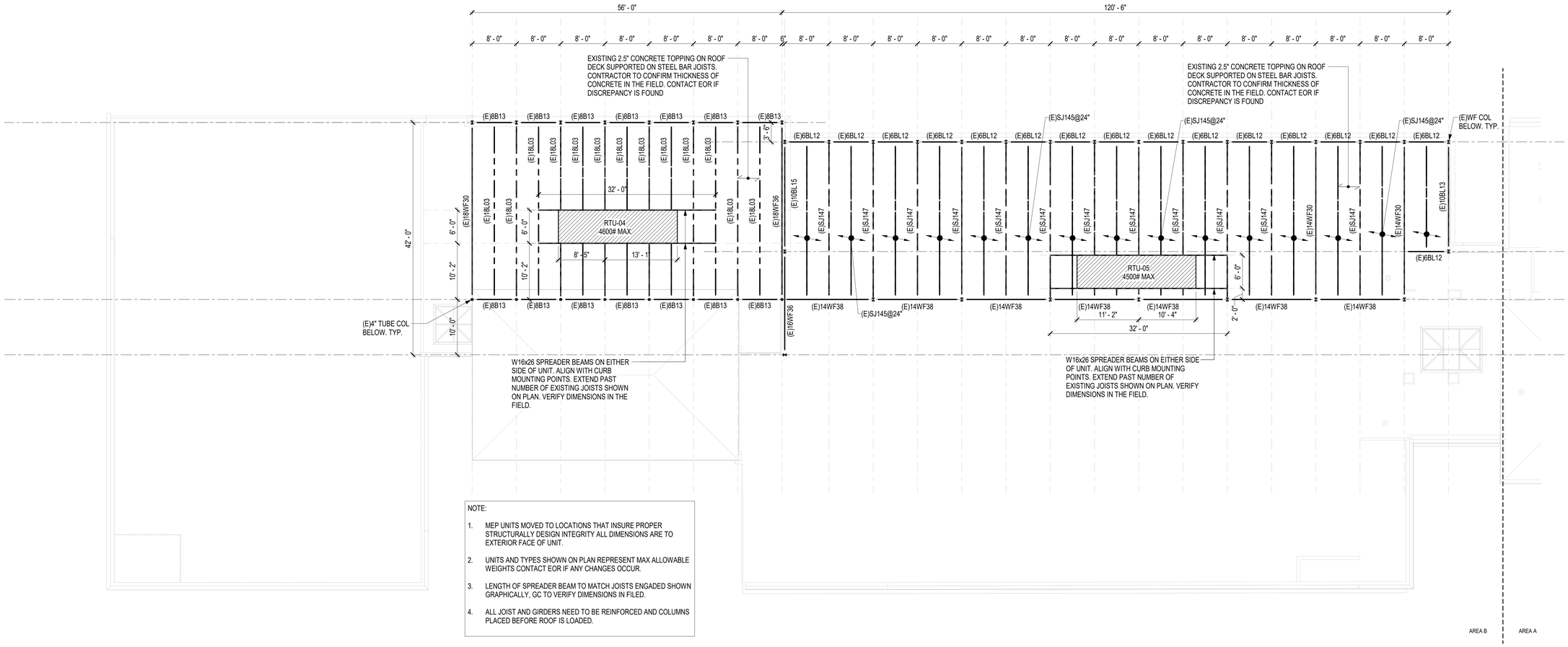
07/15/2025: BID SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM B



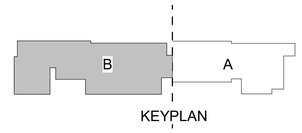
NOTE:

1. MEP UNITS MOVED TO LOCATIONS THAT INSURE PROPER STRUCTURALLY DESIGN INTEGRITY ALL DIMENSIONS ARE TO EXTERIOR FACE OF UNIT.
2. UNITS AND TYPES SHOWN ON PLAN REPRESENT MAX ALLOWABLE WEIGHTS CONTACT EOR IF ANY CHANGES OCCUR.
3. LENGTH OF SPREADER BEAM TO MATCH JOISTS ENGADED SHOWN GRAPHICALLY, GC TO VERIFY DIMENSIONS IN FILED.
4. ALL JOIST AND GIRDERS NEED TO BE REINFORCED AND COLUMNS PLACED BEFORE ROOF IS LOADED.

ROOF LVL FRAMING PLAN - PHASE B

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

NOTE: SEE S0.03 FOR PLAN NOTES AND DETAILS



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PROJECT NAME

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PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

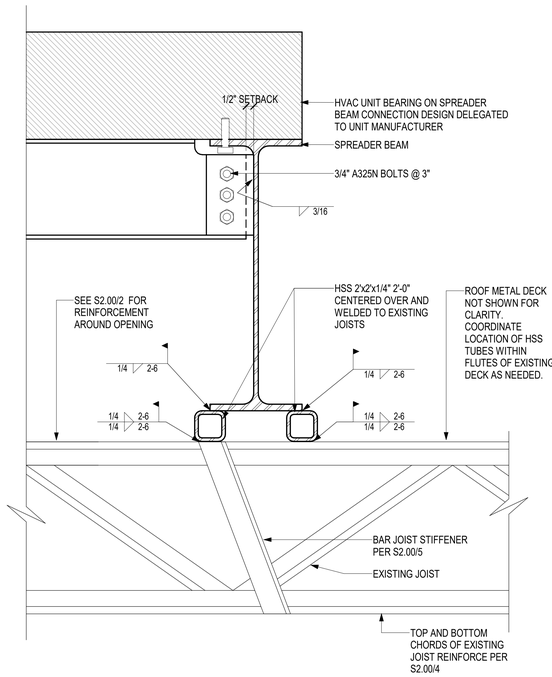
1007412

SHEET TITLE

ROOF LVL FRAMING PLAN

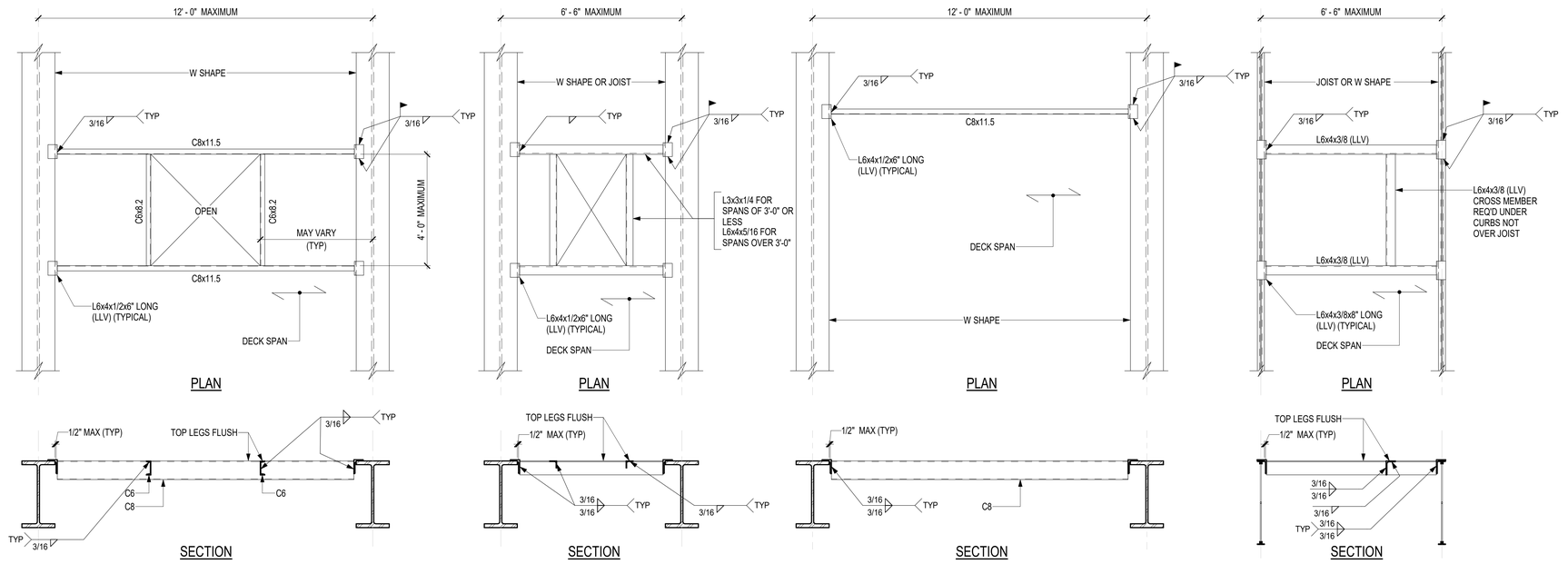
SHEET NUMBER

S1.00



1 SPREADER BEAM TO JOIST CONNECTION

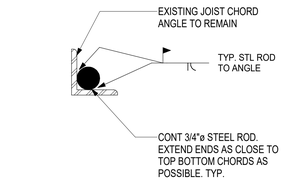
SCALE: 3" = 1'-0"



TYPICAL DROP-IN FRAME MEMBER UNDER CURB OF ROOF TOP MECH UNITS

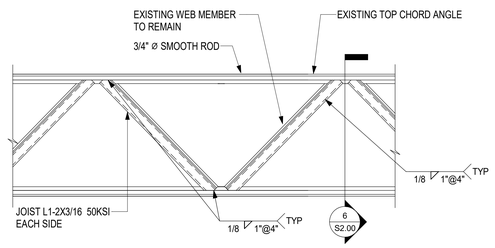
2 TYPICAL DROP-IN FRAMES AT MISCELLANEOUS ROOF OPENINGS

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



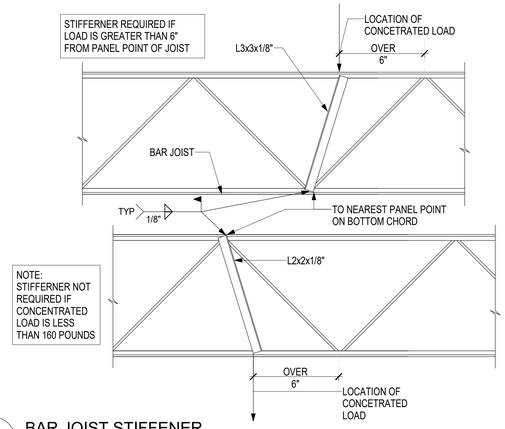
3 EXISTING REINFORCEMENT

SCALE: 6" = 1'-0"



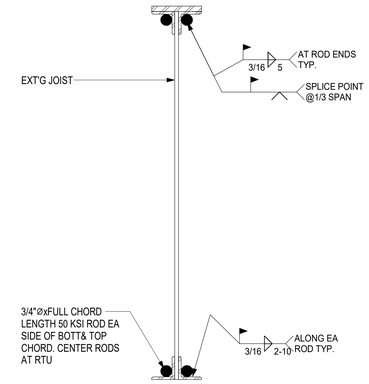
4 JOIST REINFORCEMENT

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



5 BAR JOIST STIFFENER

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



6 EXISTIN JOIST REINFORCEMENT

SCALE: 3" = 1'-0"

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07/15/2025: BID SET

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PALM BEACH, FL 33480

PROJECT NUMBER

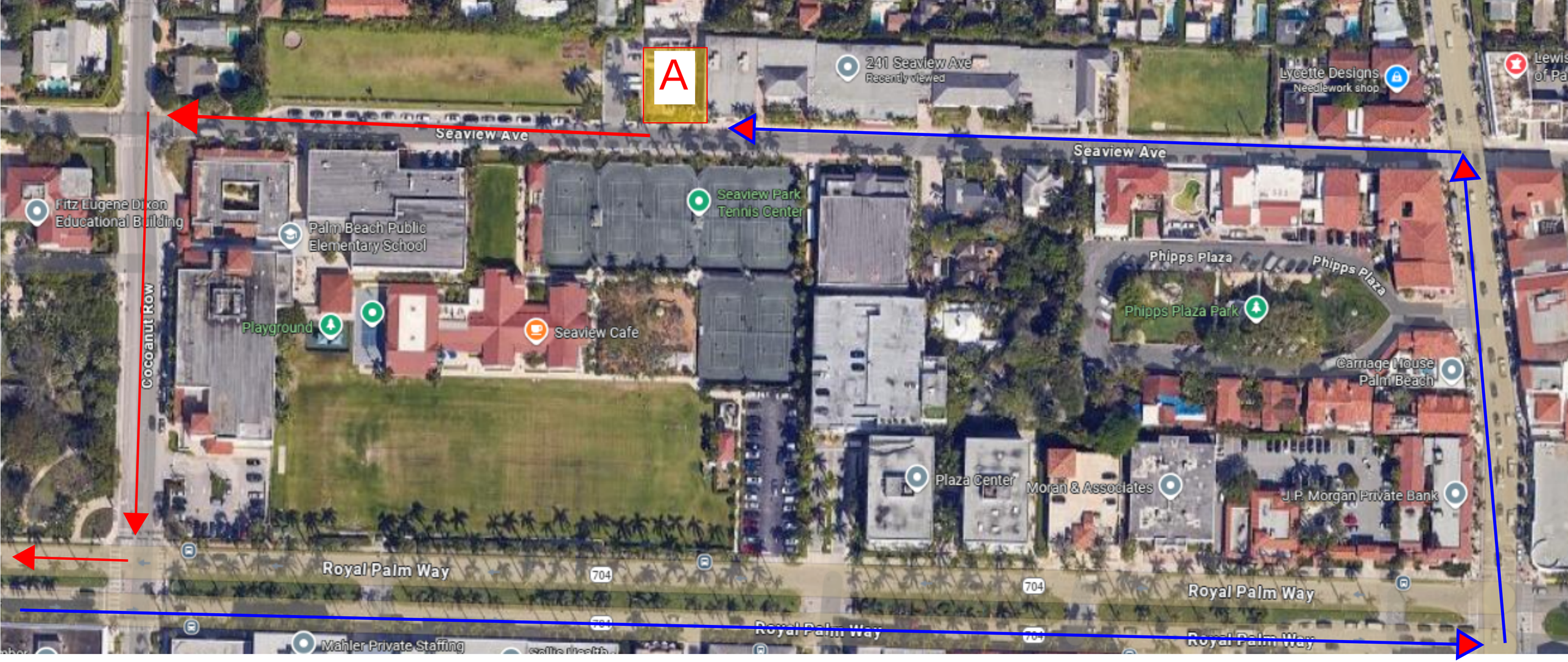
1007412

SHEET TITLE

DETAILS

SHEET NUMBER

S2.00



A - Dumpster Staging Area. 3 Dumpsters MAX

2F Allocation of 20 dumpsters, ~7 swaps.
241 Seaview Ave to SWA round trip, 120 minutes.
(Including arrival, drive to SWA, unloading, and return for pickup)

BOUNDARY SURVEY FOR:

PALM BEACH DAY SCHOOL

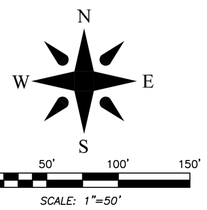
This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

PALM BEACH DAY SCHOOL

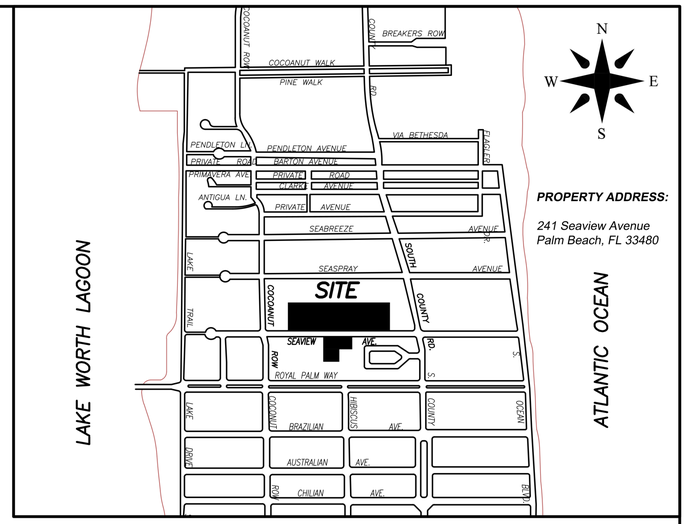
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

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.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
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN 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	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
YD	= YARD DRAIN
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" 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
▩	= YARD DRAIN
E	= ELECTRIC BOX



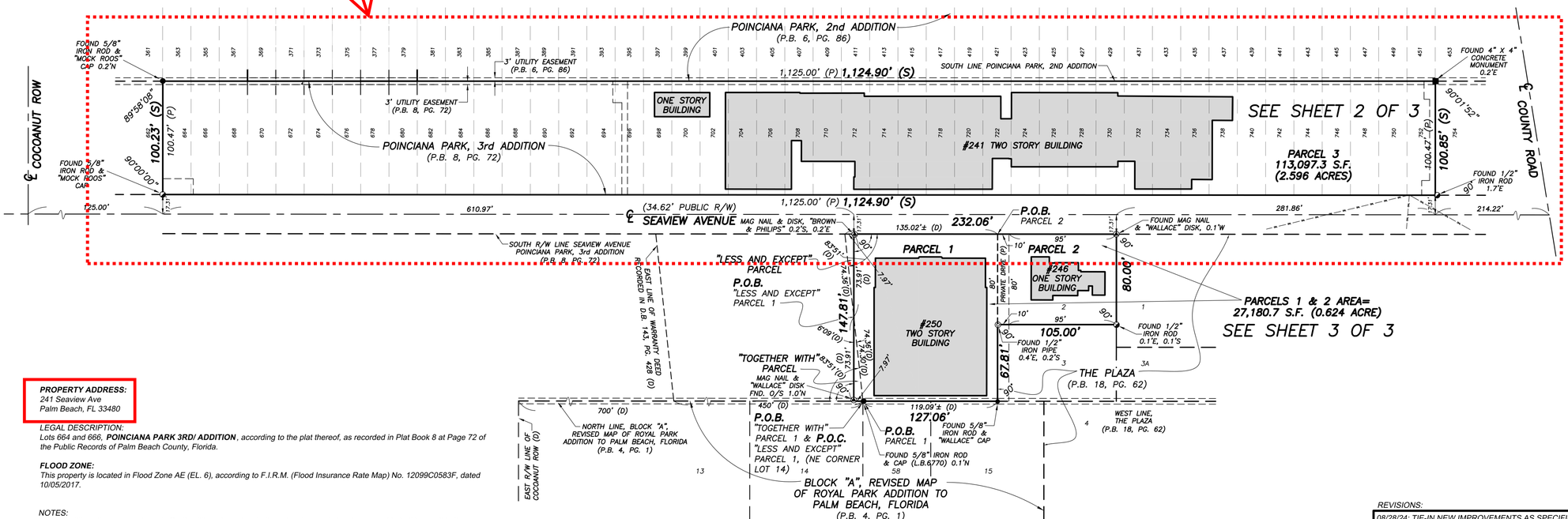
NOTE:
THIS BOUNDARY SURVEY CONSITS OF 3 SHEETS AND IS NOT VALID WITHOUT ALL 3 SHEETS FORMING A COMPLETE SET.



PROPERTY ADDRESS:
241 Seaview Avenue
Palm Beach, FL 33480

VICINITY SKETCH N.T.S.

SEE CURRENT SETBACK REQUIREMENTS THIS AREA, NEXT PAGE.



PROPERTY ADDRESS:
241 Seaview Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 664 and 666, ***POINCIANA PARK 3RD/ ADDITION****, according to the plat thereof, as recorded in Plat Book 8 at Page 72 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. 12099C0583F, dated 10/05/2017.

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.*
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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.*
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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.*
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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: 11/22/2023

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

REVISIONS:

08/28/24; TIE-IN NEW IMPROVEMENTS AS SPECIFIED BY CLIENT B.M./B.M.; SURPASS; 194642-SE-1
11/22/23 SURVEY & TIE-IN UPDATE WITH SPOT ELEVATIONS B.M./S.W. PB356/43 13-1092.2
07/10/18 SVY/UD, T-I/UD, TOPO, B.M./R.C., PB262/51, 13-1092.1

BOUNDARY SURVEY FOR:

PALM BEACH DAY SCHOOL

WALLACE SURVEYING CORP. LICENSED BUSINESS #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO.: 194642	F.B.: PB 149 PG.: 27
OFFICE: A.Z./R.C.	DATE: 3/18/13	DWG. NO.: 194642-SE-1
C'K'D: J.P.	REF: 13-1092	SHEET 1 OF 3

ACCESS DENIED TO PROPERTY

FOUND 5/8" IRON ROD & "MOCK ROOS" CAP 0.2'N

C.B.S. WALL (CLEAR)

6' VINYL GATE

CONC. A/C

SOUTH LINE POINCIANA PARK, 2ND ADDITION

STONE (ALONG LINE)

BALCONY

STONE

CONC. WALL

P.E.

6' WOOD FENCE AT ℄ OF 0.7' WOOD RETENTION WALL

ROOF OVERHANG (CLEAR)

CORNER OF 0.7' WIDE ALUMINUM RETAINING WALL 0.3'S. OF P/L

WOOD FENCE (CLEAR)

0.7' WIDE ALUMINUM RETAINING WALL

1,124.90' (S)

4' C.L.F.

O.E.B.

8" C.L.F.

WOOD FENCE ABUTTS 8' TALL CONC. SLAT WALL (BELIEVED TO BE ADJOINER'S)

3' U.E. (P.B. 8, PG. 72)

3.0' U.E. (P)

0.7' WOOD RETENTION WALL AT SOUTH FACE OF WOOD FENCE

0.7' WOOD RETENTION WALL WITH 8' WOOD FENCE AT ℄ OF WALL

CATCH BASIN RIM EL. 2.41 (INVERTS IN ACCESSIBLE)

FPL PAD

CONCRETE CURB

ONE STORY BUILDING

F.F. EL.=3.25 (CONC.)

ASPHALT

CONCRETE SIDEWALK

YARD DRAIN (TYP.)

MATCH LINE

POINCIANA PARK ADDITION No.3

(P.B. 8, PG. 72)

434.7'

100.23' (S)

SIDE 30'

WEST PLAY FIELD

12' FPL EASEMENT (O.R.B.×10625, PG. 127)

1.0' WIDE HEADER

CATCH BASIN RIM EL. 2.50 (INVERTS IN ACCESSIBLE)

CATCH BASIN

CONCRETE SIDEWALK

STEPS

CONCRETE

WALL AND FENCE SUBJECT TO DECLARATION OF USE AGREEMENT (O.R.B. 11866, PG. 671)

CATCH BASIN RIM EL. 2.95 S. INV. EL. (-)2.65 TOP OF WEIR EL. 2.00

CATCH BASIN RIM EL. 2.41 (INVERTS IN ACCESSIBLE)

CATCH BASIN (TYP.)

6' PARKING EASEMENT (O.R.B. 12034, PG. 165)

TRANSFORMER PAD

3' WOOD FENCE & PLASTIC GATE

U.E. (O.R.B. 32631, PG. 1612)

5' C.L.F.

CONCRETE CURB

B.F.P.

CONCRETE SIDEWALK

12" R.C.P.

CURB INLET F.L. EL. 0.82 N. INV. EL. (-)1.83

NORTH R/W LINE SEAVIEW AVENUE

FOUND 5/8" IRON ROD

"D" CURB

BENCHMARK #1

MAG NAIL & "WALLACE" DISK EL.=2.10 NAVD

℄ SEAVIEW AVENUE

(34.62' PUBLIC R/W)

1.8' WIDE CONCRETE CURB

PARKING AREA AGREEMENT (O.R.B. 11866, PG. 671)

ASPHALT

BENCHMARK #2

MAG NAIL & "WALLACE" DISK EL.=1.69 NAVD

U.E. (O.R.B. 31872, PG. 1514)

"D" CURB

CATCH BASIN

H2O VAULT

1,124.90' (S)

CONCRETE

PLANTER

PAVERS

58.4'

47.3'

18.3'

8.8'

43.0'

MATCH LINE

REAR - 10' FIRST FLOOR

REAR -15' SECOND FLOOR

FRONT - 30' SECOND FLOOR

FRONT - 25' FIRST FLOOR

#241 TWO STORY BUILDING

FENCE (CLEAR)

0.7' WIDE ALUMINUM RETAINING WALL

1,124.90' (S)

4' C.L.F.

ROOF OVERHANG (CLEAR)

A/C PAD

GAS METER

6' WOOD FENCE

6' WOOD FENCE 0.2'S

3' TALL C.B.S. WALL/W 3' C.L.F. (CLEAR)

5' C.L.F. N. OF P/L

ELECTRIC BOX

4' ALUMINUM FENCE

SOUTH LINE POINCIANA PARK, 2ND ADDITION

CONC. (CLEAR)

UTILITY VAULT

C.B.S. WALL

FOUND 4" X 4" CONCRETE MONUMENT 0.2'E

DETAIL (N.T.S.)

6' C.L.F.

4"x4" 0.9' 0.2'E

YARD DRAIN (TYP.)

CONC.

VAULT

A/C PADS

CATCH BASIN RIM EL.=3.08

ELECTRIC PANEL

C.B.S DUMPSTER ENCLOSURE

0.7' WIDE ALUMINUM RETAINING WALL

CATCH BASIN RIM EL.=3.83

TELEPHONE BOX

TRANSFORMER PAD

SIDE 30'

THRESHOLD=3.58

CONCRETE

ASPHALT

100.85' (S)

10' C.L.F.

U.E. (O.R.B. 31872, PG. 1514)

FIBER OPTIC VAULT

TELEPHONE VAULT

0.7' CONC. WALL (U/C)

6' C.L.F.

FENCE END 3.5'N, 2.0'W

3.5' CONC. FOOTER

3.5' CONCRETE FOOTER

CONCRETE SIDEWALK

FOUND 1/2" IRON ROD 1.7'E

NORTH R/W LINE SEAVIEW AVENUE

BENCHMARK #3

MAG NAIL & "WALLACE" DISK EL.=3.39 NAVD

GUY ANCHOR

TRANSFORMER PAD

℄ SEAVIEW AVENUE

(34.62' PUBLIC R/W)

MAG NAIL & DISK "BROWN & PHILIPS" 0.2'S, 0.2'E

FOUND DRILL HOLE 0.3'S, 0.7'E

232.06'

FOUND MAG NAIL & "WALLACE" DISK 0.1'W, 0.1'S

CATCH BASIN

1.8' WIDE CONCRETE CURB

SOUTH R/W LINE SEAVIEW AVENUE

FOUND MAG NAIL & "WALLACE" DISK 0.1'W

127.06'

95.00'

10'

UTILITY VAULT

PAVER

PAVERS

COVERED

SEE SHEET 3 OF 3

NOTE: ALL PROPOSED AT EXTERIOR MODIFICATIONS FOR THIS PERMIT ARE ROOF TOP AND DO NOT FAIL WITHIN THE SETBACKS SHOWN.

N

W E

S

0' 20' 40' 60'

SCALE: 1"=20'

NOTE:
THIS BOUNDARY SURVEY CONSITS OF 3 SHEETS AND IS NOT VALID WITHOUT ALL 3 SHEETS FORMING A COMPLETE SET.

BOUNDARY SURVEY FOR:

PALM BEACH DAY SCHOOL

WALLACE SURVEYING CORP. LICENSED BUSINESS #6598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO.: 194642	F.B.: PB 149 PG.: 27
OFFICE: A.Z./R.C.	DATE: 3/18/13	DWG. NO.: 194642-SE-1
C'K'D: J.P.	REF: 13-1092	SHEET 2 OF 3

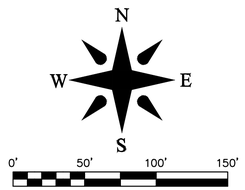
BOUNDARY SURVEY FOR:

PALM BEACH DAY SCHOOL

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

PALM BEACH DAY SCHOOL

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



SCALE: 1"=50'

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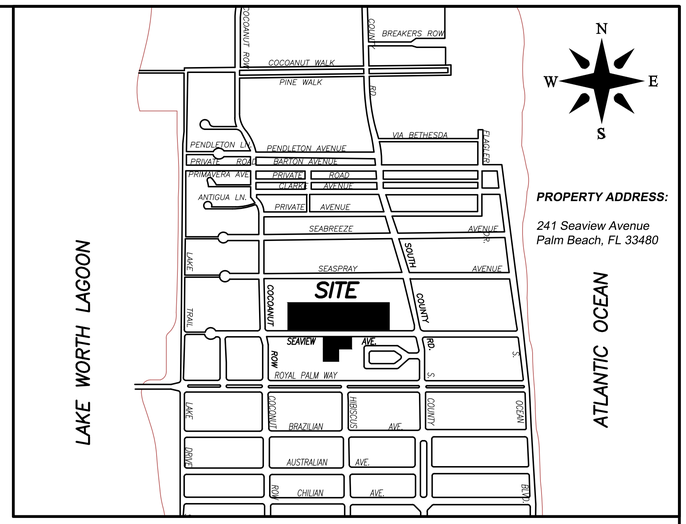

VICINITY SKETCH N.T.S.

PROPERTY ADDRESS:
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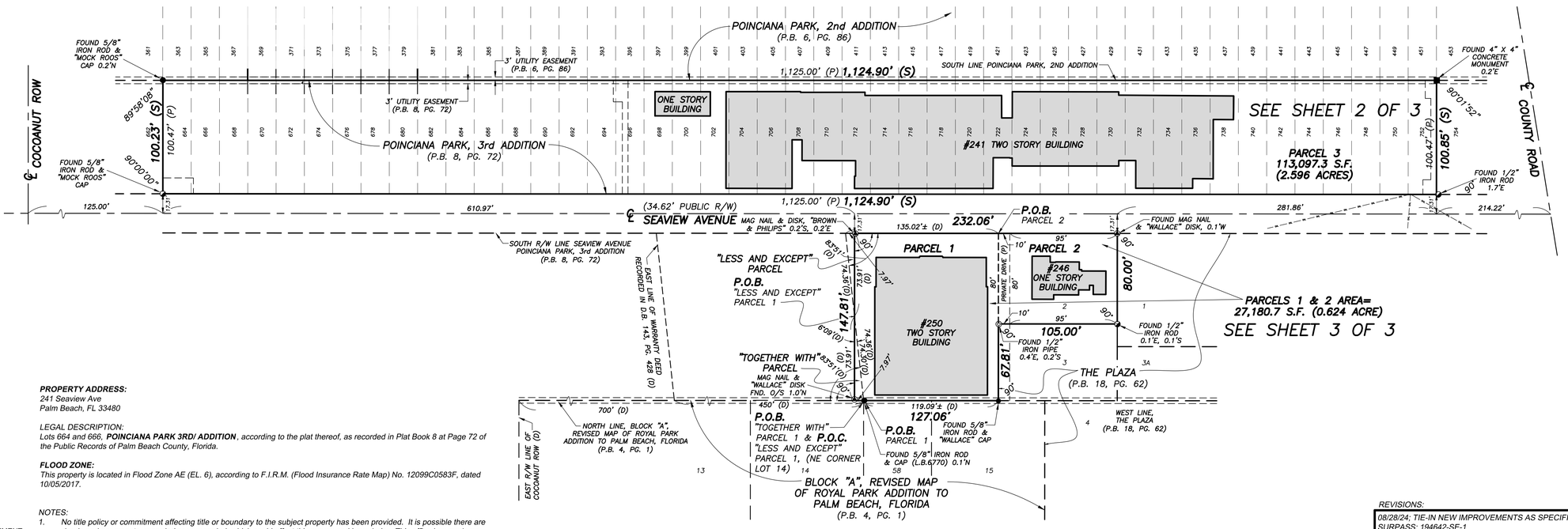

LEGEND

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.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
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN 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	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
P/V/M'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
YD	= YARD DRAIN
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" 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
▭	= YARD DRAIN
E	= ELECTRIC BOX

PROPERTY ADDRESS:
241 Seaview Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 664 and 666, ***POINCIANA PARK 3RD/ ADDITION****, according to the plat thereof, as recorded in Plat Book 8 at Page 72 of the Public Records of Palm Beach County, Florida.*

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BOUNDARY SURVEY FOR:

PALM BEACH DAY SCHOOL

WALLACE SURVEYING CORP. LICENSED BUSINESS #6598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: B.M.	JOB NO.: 194642	F.B.: PB 149 PG.: 27
OFFICE: A.Z./R.C.	DATE: 3/18/13	DWG. NO.: 194642-SE-1
C'K'D: J.P.	REF: 13-1092	SHEET 1 OF 3

ACCESS DENIED TO PROPERTY

FOUND 5/8" IRON ROD & "MOCK ROOS" CAP 0.2'N

C.B.S. WALL (CLEAR)

6' VINYL GATE

CONC. WALL

A/C

SOUTH LINE POINCIANA PARK, 2ND ADDITION

STONE (ALONG LINE)

BALCONY

STONE

P.E.

8' WOOD FENCE AT ℄ OF 0.7' WOOD RETENTION WALL

3' U.E. (P.B. 8, PG. 72)

WOOD FENCE ABUTTS 8' TALL CONC SLAT WALL (BELIEVED TO BE ADJOINER'S)

0.7' WOOD RETENTION WALL AT SOUTH FACE OF WOOD FENCE

8' C.L.F.

4' C.L.F.

100.23' (S)

POINCIANA PARK ADDITION No.3

(P.B. 8, PG. 72)

434.7'

WEST PLAY FIELD

WALL AND FENCE SUBJECT TO DECLARATION OF USE AGREEMENT (O.R.B. 11866, PG. 671)

TRANSFORMER PAD

3' WOOD FENCE & PLASTIC GATE

U.E. (O.R.B. 32631, PG. 1612)

5' C.L.F.

FOUND 5/8" IRON ROD

"D" CURB

BENCHMARK #1

MAG NAIL & "WALLACE" DISK

EL.=2.10 NAVD

℄ SEAVIEW AVENUE

(34.62' PUBLIC R/W)

1.8' WIDE CONCRETE CURB

PARKING AREA AGREEMENT (O.R.B. 11866, PG. 671)

ASPHALT

6' PARKING EASEMENT (O.R.B. 12034, PG. 165)

CONCRETE CURB

CONCRETE SIDEWALK

12" R.C.P.

CURB INLET

F.L. EL. 0.82

N. INV. EL. (-)1.83

CATCH BASIN RIM EL. 2.95

S. INV. EL. (-)2.65

TOP OF WEIR EL. 2.00

CATCH BASIN (TYP.)

CATCH BASIN RIM EL. 2.41 (INVERTS IN-ACCESSIBLE)

B.F.P.

NORTH R/W LINE SEAVIEW AVENUE

BENCHMARK #2

MAG NAIL & "WALLACE" DISK

EL.=1.69 NAVD

U.E. (O.R.B. 31872, PG. 1514)

ROOF OVERHANG (CLEAR)

CORNER OF 0.7' WIDE ALUMINUM RETAINING WALL 0.3'S. OF P/L

E.B.

FPL PAD

CATCH BASIN RIM EL. 2.41 (INVERTS IN-ACCESSIBLE)

4' C.L.F.

CONCRETE CURB

ASPHALT

0.7' WOOD RETENTION WALL WITH 8' WOOD FENCE AT ℄ OF WALL

1.0' WIDE HEADER

CATCH BASIN RIM EL. 2.50 (INVERTS IN-ACCESSIBLE)

CATCH BASIN

12' FPL EASEMENT (O.R.B.×10625, PG. 127)

GATE

CONCRETE SIDEWALK

ONE STORY BUILDING

48.9'

21.4'

F.F. EL.=3.25 (CONC.)

CONCRETE

STEPS

CONCRETE SIDEWALK

WOOD FENCE (CLEAR)

0.7' WIDE ALUMINUM RETAINING WALL

1,124.90' (S)

4' C.L.F.

YARD DRAIN (TYP.)

65.8'

CONC.

MATCH LINE

86.0'

8.8'

18.3'

47.3'

PLANTER

CONCRETE

43.0'

PAVERS

CATCH BASIN

58.4'

STEPS

P P

5.0'

5.1'

5.0'

B.F.P.

1,124.90' (S)

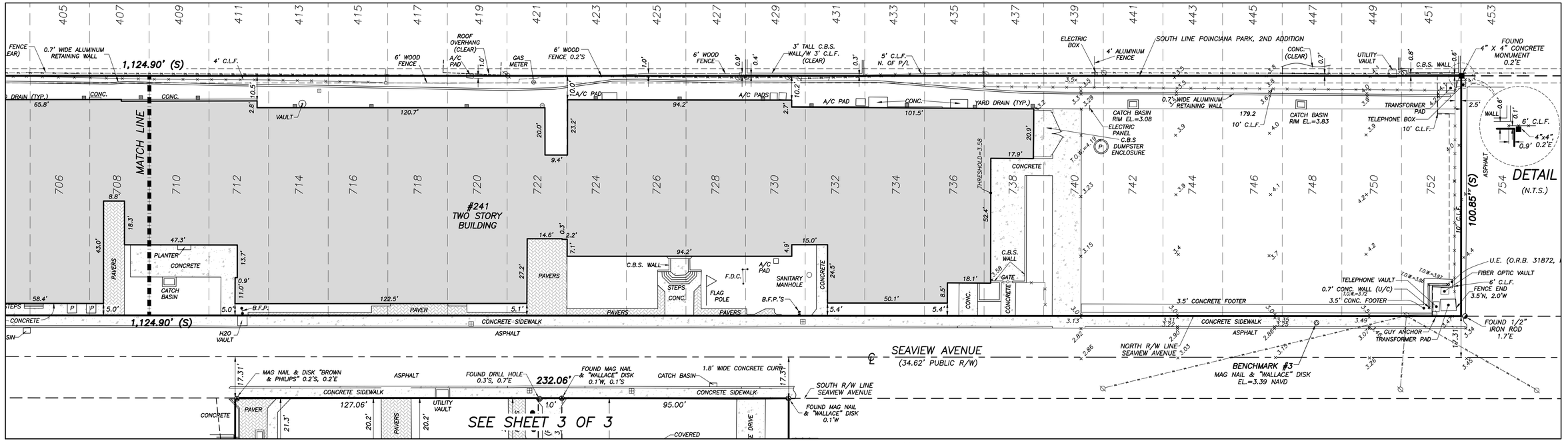
CONCRETE

CONCRETE SIDEWALK

"D" CURB

CATCH BASIN

H2O VAULT



N

W E

S

0' 20' 40' 60'

SCALE: 1"=20'

NOTE:
THIS BOUNDARY SURVEY CONSITS OF 3 SHEETS AND IS NOT VALID WITHOUT ALL 3 SHEETS FORMING A COMPLETE SET.

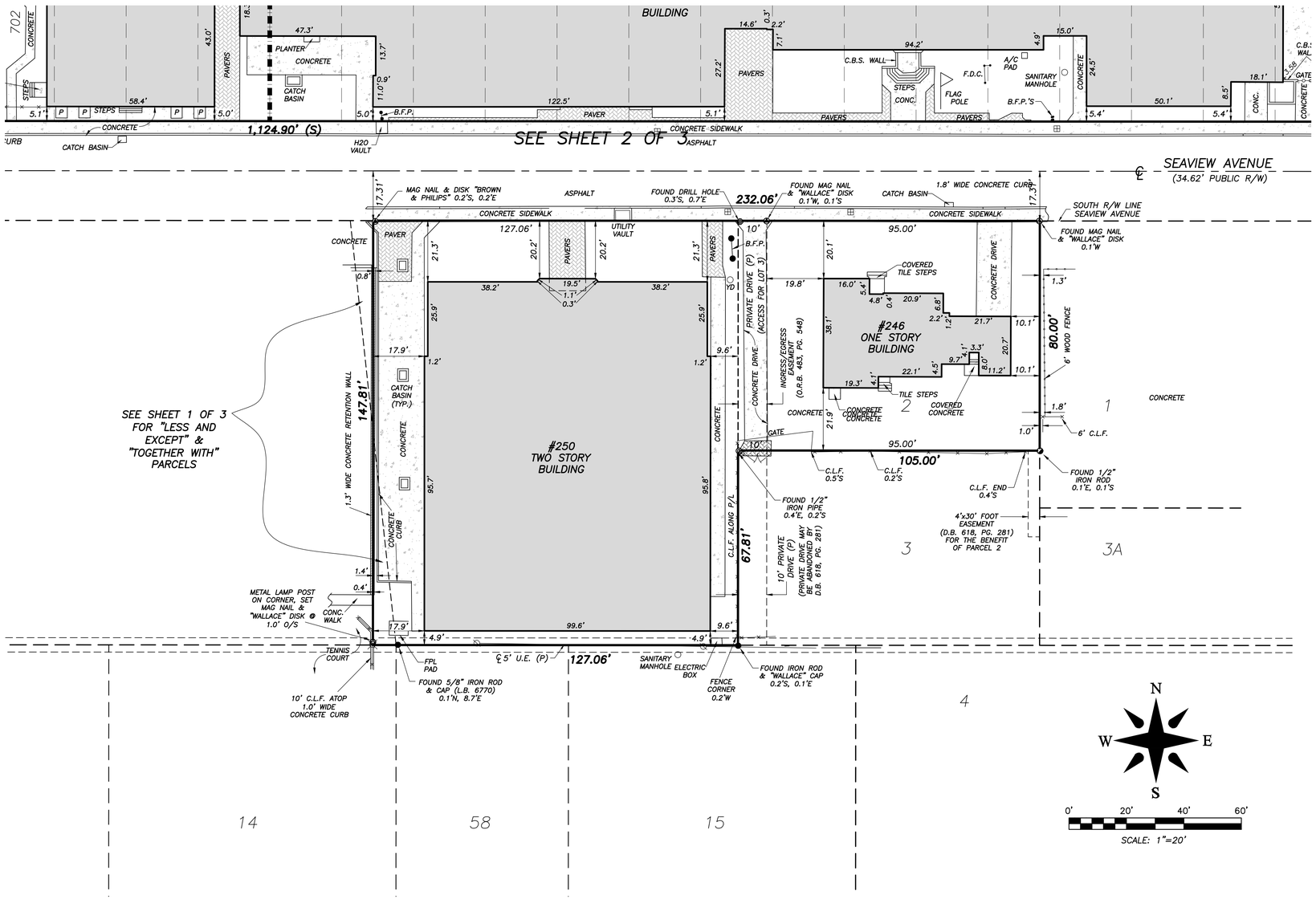
BOUNDARY SURVEY FOR:

PALM BEACH DAY SCHOOL

WALLACE SURVEYING CORP. LICENSED BUSINESS #6598

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

FIELD: B.M.	JOB NO.: 194642	F.B.: PB 149 PG.: 27
OFFICE: A.Z./R.C.	DATE: 3/18/13	DWG. NO.: 194642-SE-1
C'K'D: J.P.	REF: 13-1092	SHEET 2 OF 3



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Town of Palm Beach

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

Zoning Legend

Line #				
1	**Property Address:**	241 SEAVIEW AVE PALM BEACH, FL 33480		
2	**Zoning District:**	R-B Low Density District		
3	**Lot Area (sq. ft.):**	113,097.3 sq. ft.		
4	**Lot Width (W) & Depth (D) (ft.):**	1,124.90 Width (W) & 100.85' Depth (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Institutional		
6	**FEMA Flood Zone Designation:**	Flood Zone AE		
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 %)	22.5%	53%	N/A
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		60,429 sq. ft.	N/A
12	*Front Yard Setback (Ft.)	25'-0" S	5'-0" S	N/A
13	* Side Yard Setback (1st Story) (Ft.)	30'-0" W	434'-7" W	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	30'-0" E	179'-2" E	N/A
15	*Rear Yard Setback (Ft.)	10'-0" N	10'-0" N	N/A
16	Angle of Vision (Deg.)			N/A
17	Building Height (Ft.)	25'-0"	22'-8 1/2"	30'-1 1/2"
18	Overall Building Height (Ft.)	25'-0"	23'-2 1/2"	30'-7 1/2"
19	Cubic Content Ratio (CCR) (R-B ONLY)			N/A
20	** Max. Fill Added to Site (Ft.)			N/A
21	Finished Floor Elev. (FFE)(NAVD)		4.25'	N/A
22	Base Flood Elevation (BFE)(NAVD)	7.00'	4.25'	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)			N/A
24	Perimeter LOS (Sq Ft and %)			N/A
25	Front Yard LOS (Sq Ft and %)			N/A
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

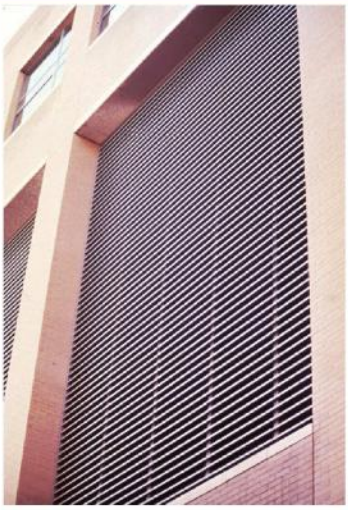
ARCHITECTURAL LOUVERS

LOUVER PRODUCTS CATALOG

Attractive Ventilation: Architectural Louvers combines functionality with unequaled design capability. Use your ventilation requirements to add a memorable design element to your building.







Special shapes, face trim, and various blade types offer a full range of possibilities. Whether you are trying to ventilate an attic space, bring in fresh air, or add decoration to your building, Architectural Louvers can help.

Available finishes include baked enamel, anodized, and high resin content fluoropolymer paint. Standard colors in each of these finish types is available, or select your own color and we will computer match our louver finish to your needs.

Select from our full range of louver products:

Wall Louvers

Blade Type	Performance	Model	Frame Depth	Free Area	Water Pen. Rating[1]
Standard J	Standard	E2JS	2.0"	48.7%	5648 CFM
Standard J	Standard	E4JS	4.0"	50.4%	7157 CFM
Standard J	High	E4JP	4.0"	58.4%	8970 CFM
Standard J	High	E6JP	6.0"	57.3%	10298 CFM
Standard J	High	E6JN	6.0"	69.1%	9011 CFM
Baffle K	Standard	E2KS	2.0"	48.7%	5648 CFM
Baffle K	Standard	E4KS	4.0"	50.4%	7157 CFM
Baffle K	High	E4KP	4.0"	58.4%	7686 CFM
Baffle K	High	E6KP	6.0"	57.3%	10298 CFM
Drainable	Standard	E2DS	2.0"	49.4%	7032 CFM
Drainable	Standard	E4DS	4.0"	56.0%	8333 CFM
Drainable	High	E4DP	4.0"	59.3%	8826 CFM
Drainable	High	E6DP	6.0"	57.7%	9655 CFM
Chevron	Wind/Rain	E2WV	2.0"	53.8%	50 mph 8" rainfall
Chevron	Wind/Rain	E4WH	4.0"	50.6%	50 mph 8" rainfall
Drainable	Wind/Rain	E4WS	4.0"	56.0%	29 mph 3" rainfall
Chevron	Wind/Rain	E6WH	6.0"	50.3%	50 mph 8" rainfall

[1] - Water penetration is listed as total CFM capability from testing of a 48" Wide x 48" High sample. The total CFM is the louver free area (in square feet) multiplied by the first point of water penetration. Wind driven rain louvers are listed by wind speed and rainfall rate.

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Standard Blade Louvers — Standard Performance

Standard blade, standard performance series offers a clean appearance at a low cost. Ideal applications include decorative, low air velocity, air exhaust, or special shape louvers.

E2JS



Frame Depth	2.0"
Blade Spacing	2.0"
Blade Angle	45°
Free Area[1]	**48.7%**
First Point Water[2]	725 fpm
Resistance to Air[3]	0.07"

E4JS



Frame Depth	4.0"
Blade Spacing	5.0"
Blade Angle	45°
Free Area[1]	**50.4%**
First Point Water[2]	888 fpm
Resistance to Air[3]	0.15"

Standard Blade Louvers — High Performance

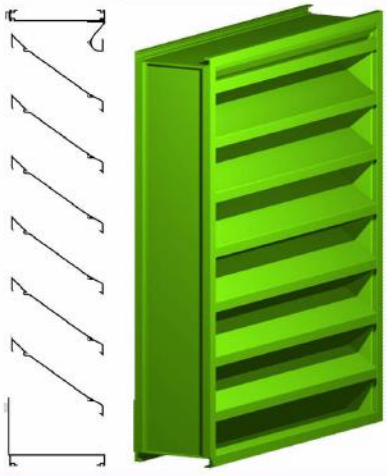
High performance series offers higher free areas at reduced resistance to airflow. Used for higher velocities or where high free areas are required.

E4JP



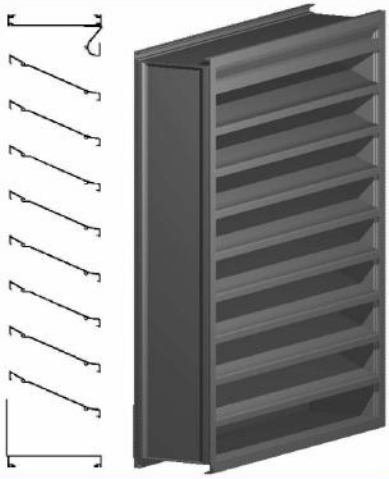
Frame Depth	4.0"
Blade Spacing	3.0"
Blade Angle	35°
Free Area[1]	**58.4%**
First Point Water[2]	960
Resistance to Air[3]	0.13"

E6JP



Frame Depth	6.0"
Blade Spacing	4.0"
Blade Angle	35°
Free Area[1]	**57.3%**
First Point Water[2]	1123
Resistance to Air[3]	0.18"

E6JN



Frame Depth	6.0"
Blade Spacing	3.0"
Blade Angle	25°
Free Area[1]	**69.1%**
First Point Water[2]	815
Resistance to Air[3]	0.12"

[1] - Free Area is the space between frame and blades divided by the overall wall opening size (based on a size 48" Wide by 48" High)

[2] - First point at which the louver entrains water, based on air intake free area velocities (0.01 oz. of water per square foot)

[3] - Pressure drop of airflow across the louver at the first point of water penetration, expressed in inches water gauge

Baffle Blade Louvers — Standard Performance

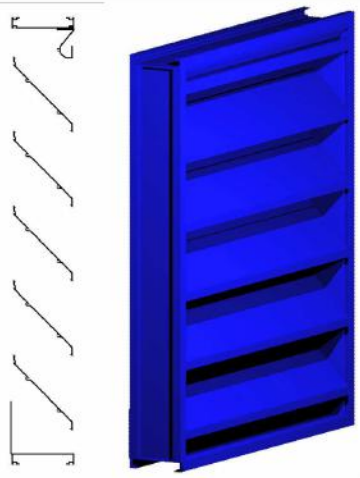
Baffle blade, standard performance utilizes a baffle to help stop water infiltration. Ideal applications include decorative, low air velocity, air exhaust, or special shape louvers.

E2KS



Frame Depth	2.0"
Blade Spacing	2.0"
Blade Angle	45°
Free Area[1]	**48.7%**
First Point Water[2]	725 fpm
Resistance to Air[3]	0.07"

E4KS



Frame Depth	4.0"
Blade Spacing	5.0"
Blade Angle	45°
Free Area[1]	**50.4%**
First Point Water[2]	888 fpm
Resistance to Air[3]	0.15"

Baffle Blade Louvers — High Performance

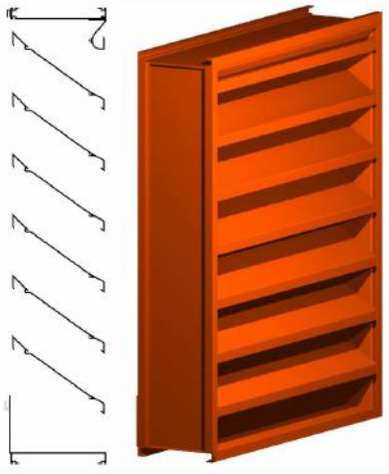
High performance series offers higher free areas at reduced resistance to airflow. Used for higher velocities or where high free areas are required.

E4KP



Frame Depth	4.0"
Blade Spacing	3.0"
Blade Angle	35°
Free Area[1]	**58.4%**
First Point Water[2]	960
Resistance to Air[3]	0.13"

E6KP



Frame Depth	6.0"
Blade Spacing	4.0"
Blade Angle	35°
Free Area[1]	**57.3%**
First Point Water[2]	1123
Resistance to Air[3]	0.18"

[1] - Free Area is the space between frame and blades divided by the overall wall opening size (based on a size 48" Wide by 48" High)

[2] - First point at which the louver entrains water, based on air intake free area velocities (0.01 oz. of water per square foot)

[3] - Pressure drop of airflow across the louver at the first point of water penetration, expressed in inches water gauge

Drainable Blade Louvers — Standard Performance

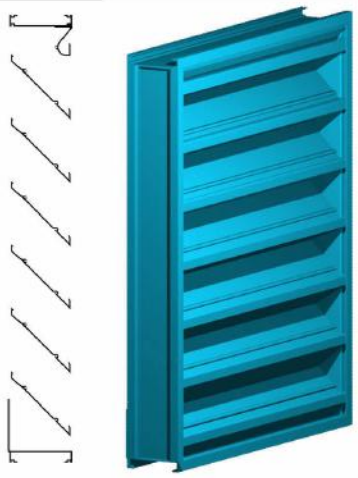
Drainable Blade, standard performance louvers have a drain channel integral with the blade and frame to channel water away. Ideal applications include air intake where free area and velocity are low, or open ventilation areas where water entrainment is a concern.

E2DS



Frame Depth	2.0"
Blade Spacing	2.0"
Blade Angle	45°
Free Area[1]	**49.4%**
First Point Water[2]	889 fpm
Resistance to Air[3]	0.12"

E4DS



Frame Depth	4.0"
Blade Spacing	4.25"
Blade Angle	45°
Free Area[1]	**56.0%**
First Point Water[2]	930 fpm
Resistance to Air[3]	0.13"

Drainable Blade Louvers — High Performance

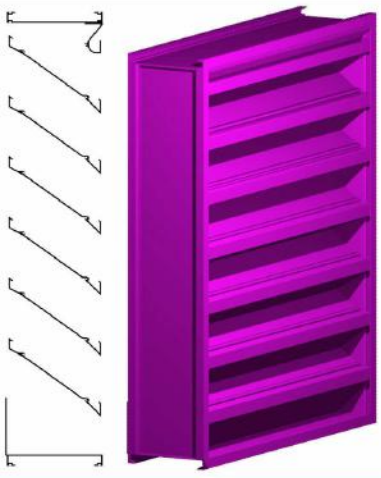
High performance series offers higher free areas at reduced resistance to airflow. Used for higher velocities or where high free areas are required.

E4DP



Frame Depth	4.0"
Blade Spacing	3.0"
Blade Angle	35°
Free Area[1]	**59.3%**
First Point Water[2]	930
Resistance to Air[3]	0.12"

E6DP



Frame Depth	6.0"
Blade Spacing	4.0"
Blade Angle	35°
Free Area[1]	**57.7%**
First Point Water[2]	1046
Resistance to Air[3]	0.13"

[1] - Free Area is the space between frame and blades divided by the overall wall opening size (based on a size 48" Wide by 48" High)

[2] - First point at which the louver entrains water, based on air intake free area velocities (0.01 oz. of water per square foot)

[3] - Pressure drop of airflow across the louver at the first point of water penetration, expressed in inches water gauge

Wind Driven Rain Louvers

Best Performance

Typical louvers may not be enough to stop the effects of severe weather. The Wind Driven Rain series offers added protection against water infiltration into your building when high winds and rain combine.

E2WV



Frame Depth	2.0"
Blade Spacing	0.75"
Blade Angle	45°
Free Area[1]	**53.8%**
Rain Resistance[2]	99% at 866 fpm
Resistance to Air[3]	0.25"

E4WH



Frame Depth	4.0"
Blade Spacing	2.0"
Blade Angle	45°
Free Area[1]	**50.6%**
Rain Resistance[2]	99% at 1250 fpm
Resistance to Air[3]	0.54"

Wind Driven Rain Louvers

Best Performance

Combining exceptional rain resistance, low resistance to airflow, and respectable free areas. These louvers will withstand the forces of mother nature to provide the utmost protection for your building interior.

E4WS



Frame Depth	4.0"
Blade Spacing	4.25"
Blade Angle	45°
Free Area[1]	**56.0%**
Rain Resistance[2]	95% at 356 fpm
Resistance to Air[3]	0.02"

E6WH



Frame Depth	6.0"
Blade Spacing	4.25"
Blade Angle	45°
Free Area[1]	**50.3%**
Rain Resistance[2]	99% at 1250 fpm
Resistance to Air[3]	0.58"

[1] - Free Area is the space between frame and blades divided by the overall wall opening size (based on a size 48" Wide by 48" High)

[2] - Rain Resistance is measured in effectiveness at various air intake louver core velocities. See Technical Literature for more details.

[3] - Pressure drop of airflow across the louver at the velocity shown, expressed in inches water gauge

Wall Louvers are available with a number of accessories and options to meet the design requirements for your project. Listed below are the most common, but not all of our available options. We have the capability to modify our products further to meet you needs.

Option	Standard	Available
Wind Load:	30 pounds per square foot	Up to 150 pounds per square foot
Finishes:	Mill Finish Aluminum	Clear Anodized Aluminum Color Anodized Aluminum Baked Enamel Paint Finish Kynar Flouropolymer Paint Finish Primer Coat for field painting
Frame Style:	Channel Frame	Flange Frame (1-1/2" wide) Glazing Channel (for storefront systems) J-Channel Frame (for siding or stucco)
Interior Screen:	3/4" Mesh Bird Screen	Insect Screen Variety of other screens
Shapes:	Square or Rectangular	Trianglar, Rounded, Arched, and others
Mullions:	Exposed (visible at exterior)	Hidden (mullions hidden at exterior)

Exposed Mullion Construction Shown Right



Hidden Mullion Construction Shown Right



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PALM BEACH DAY SCHOOL



DESIGNATION REPORT: 241 Seaview Avenue

TABLE OF CONTENTS

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II. LOCATION MAP

III. ARCHITECTURAL INFORMATION

IV. HISTORICAL INFORMATION

V. STATEMENT OF SIGNIFICANCE

VI. CRITERIA FOR DESIGNATION

VII. SELECTED BIBLIOGRAPHY

VIII. PHOTOGRAPHY

Report prepared August 1989 Eric Egan, Student Intern, Brown University.

Report edited by Timothy M. Frank, AICP, Planner/Projects Coordinator, Town of Palm Beach, and James Edward Sved, AS, Preservation Consultant.

I. General Information

Location: 241 Seaview Avenue, Palm Beach, Florida

Date of Construction: 1931

Architect: Marion Sims Wyeth

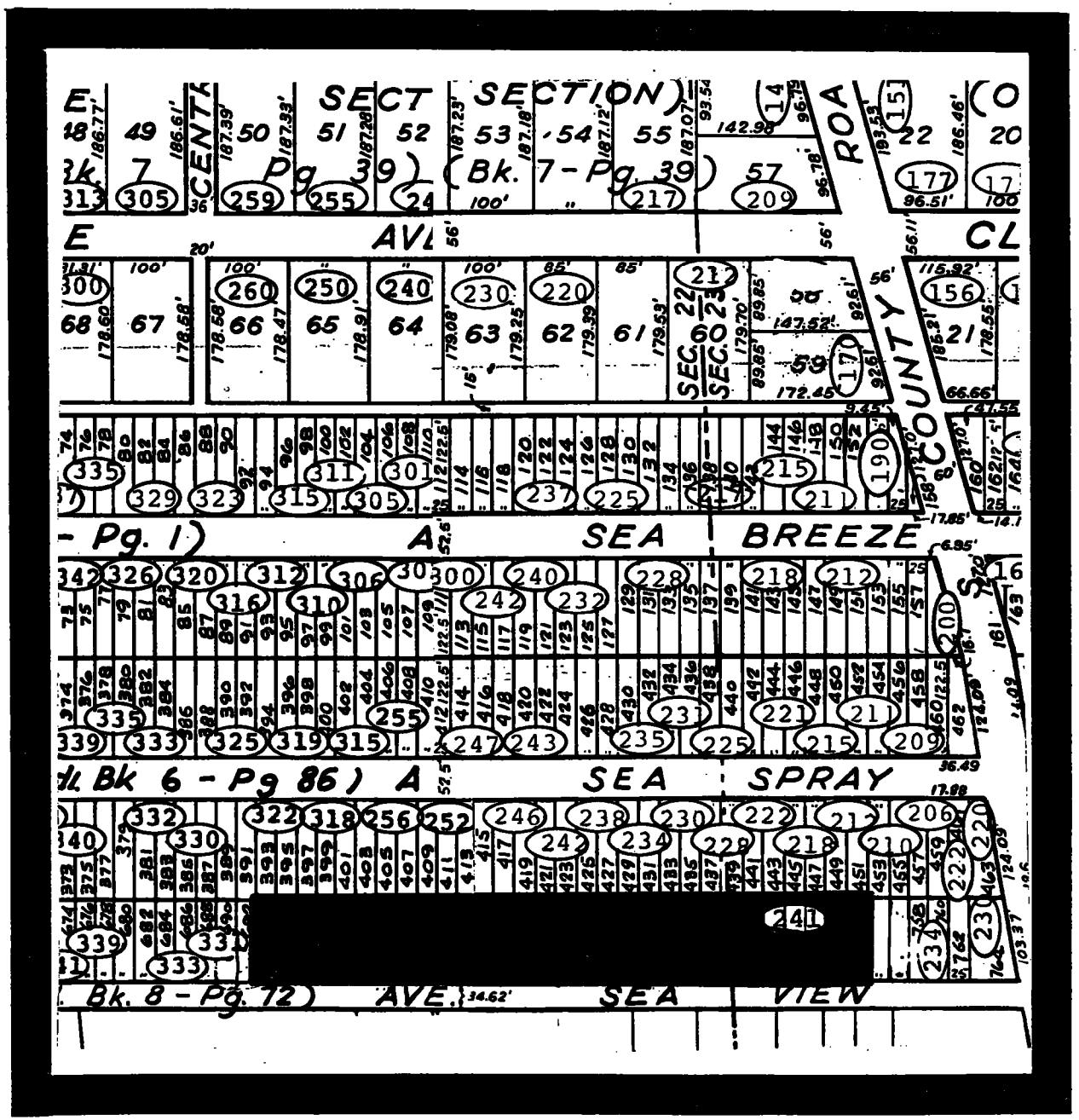
Present Owner: Palm Beach Private School

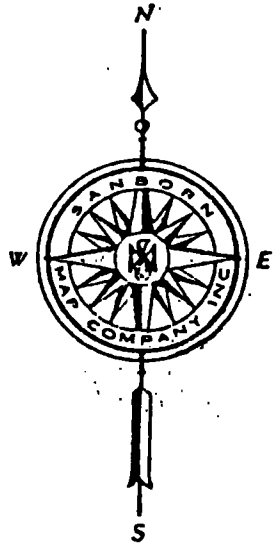
Present Use: Palm Beach Private Schools

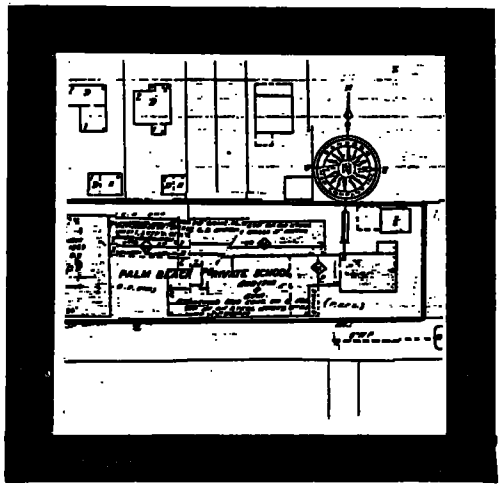
Present Zoning: R-B

Palm Beach County Tax Folio #: 50-34-43-22-08-000-6920

Classification in the Historic Building Survey of Palm Beach": An excellent example of the Art Moderne style in an educational building by a master architect that is eligible for local designation."







LOCATION MAP 241 SEAVIEW AVENUE

III. Architectural Information

The Palm Beach Private School is the premier Art-Moderne building on the island. The street facade ia a symmetrical five bay design. The center element contains the entrance, projected slightly from the facade. Stylized pilasters flank the double door with the smooth wrought iron grille. The transom contains a painted cast cement bas-relief design. Town eagles are perched upon the lintel. The sides of the entrance are fluted and step back to the wall. On the second floor are two tall jalousie windows, where fluting replaces the traditional shutters.

The white stucco facade contrasts with the dark vertical elements. First and second floor windows are aligned with decorated metal panels, uniting to give the structures vertical rise. There are four groups of these paired vertical elements.

The moulded cornice is, like the rest of the building, simple and restrained. There is virtually no overhang from the hipped roof. The simple, efficient design of the Palm Beach Private School incorporates "moderne" styling elements with functional elements of proportion and design.

There have been many alterations to the Palm Beach Private School. The majority of these have been done in a truly Modern style, leaving Wyeth's original facade untouched.

IV. Historical Information

241 Seaview was built as the Palm Beach Private School, and continues to serve in that capacity today.

V. Statement of Significance and Criteria for Designation

Statement of Significance

241 Seaview has served as the Palm Beach Private School since it was built in 1931. The original building wa designed by Marion Sims Wyeth and is one of the few remaining Art Moderne buildings in Palm Beach. Wyeth's original facade remains today as it was when the building was opened. Because of the high quality of

its design, the rarity of the style here in Palm Beach, and the tremendous educational role of Palm Beach Private School has served in Palm Beach. This building is worthy of the protection and special consideration it would be afforded if designated a Town Landmark.

Criteria for Designation

Section 16-38 (a) of the town of Palm Beach Landmarks Preservation Ordinance #2-84 outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation.

(c) "Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship."

The Palm Beach Private School is the finest example of the Art Moderne style found in Palm Beach. The building employs a fantastic entrance decorated with fluting, "modern" lettering, angular eagle sculptures and decorative wrought iron gates. The metal panels used between the windows have equally beautiful, clean designs etched into them.

Unlike many "Moderne" buildings, the Palm Beach Private School is quite symmetrical. The windows serve the dual purpose of admitting light and air as well as creating an effective solid-void, giant column composition.

(d) "Is representative of notable works of one or more master builders, designers or architects whose individual ability has been recognized to have influenced their age."

PLEASE SEE MARION SIMS WYETH BIOGRAPHY, AS ATTACHED.

MARION SIMS WYETH (1889-1982) BIOGRAPHY

The architect of more than 100 Palm Beach houses since 1919, Marion Sims Wyeth established himself as one of Palm Beach's foremost architects.

Wyeth was born in New York City, and his father was a pioneer in the field of graduate education for physicians. He attended the Lawrenceville School and graduated from Princeton in 1910. From 1920 to 1914, he was a student at the Ecole des Beaux Arts in Paris and then served one year as secretary to the American Ambassador in Rome. Between 1915 and 1917, he was associated first with the office of Bertram Grosvenor Goodhue and then Carrere and Hastings. He opened his Palm Beach office in 1919.

After completing the original Good Samaritan Hospital in West Palm Beach, he designed a number of houses on Golf Road, including houses for Clarence Geist and Mr. and Mrs. Edward F. Hutton. When the Huttons decided to build Mar-A-Lago, they again asked Wyeth to be their architect. Before he had finished the plans, the Huttons had brought in Joseph Urban to complete the detailed designs. Wyeth later designed some alterations and additions to Mar-A-lago including the ballroom, scene of Mrs. Post's famous square dances.

In 1920, Wyeth formed a partnership with Frederic Rhinelander King (1887-?) in New York City. King, a Harvard and Columbia Architecture graduate, attended the Ecole des Beaux Arts at the same time as Wyeth. William Royster Johnson joined the firm as a draftsman in 1925. In 1944, he was made a partner with the firm name changed to Wyeth, King and Johnson.

Wyeth's largest Palm Beach house was the residence for James F. Donahue, just north of Mar-A-Lago on the Ocean Blvd. Today, the estate has been subdivided as the house itself, forming five different residences. In a career that spanned over fifty years, Wyeth designed houses that can be found on almost every street in Palm Beach. Among his commissions were the rectory of Bethesda-by-the-Sea, Florida's Governor's Mansion in Tallahassee, and the Norton Gallery of Art.

Wyeth became a Fellow of the American Institute of Architects in 1954, and in 1981, the Palm Beach Chapter of the AIA presented him an award for architecture "that stood the test of time". He retired from active practice in 1973, and died in Good Samaritan Hospital on February 7, 1982.

VIII. Selected Bibliography

Curl, Donald W. Palm Beach County: An Illustrated History, Northridge, CA: Windsor Publications, 1986.

Fletcher, Sir Bannister A History of Architecture Glasgow: Robert Maclehouse & Co. Ltd. 1896 (17th Edition) New York: Charles Scribner's Son's, 1967.

Hoffstot, Barbara D. Landmark Architecture of Palm Beach Pittsburgh: Ober Park Associates, 1980.

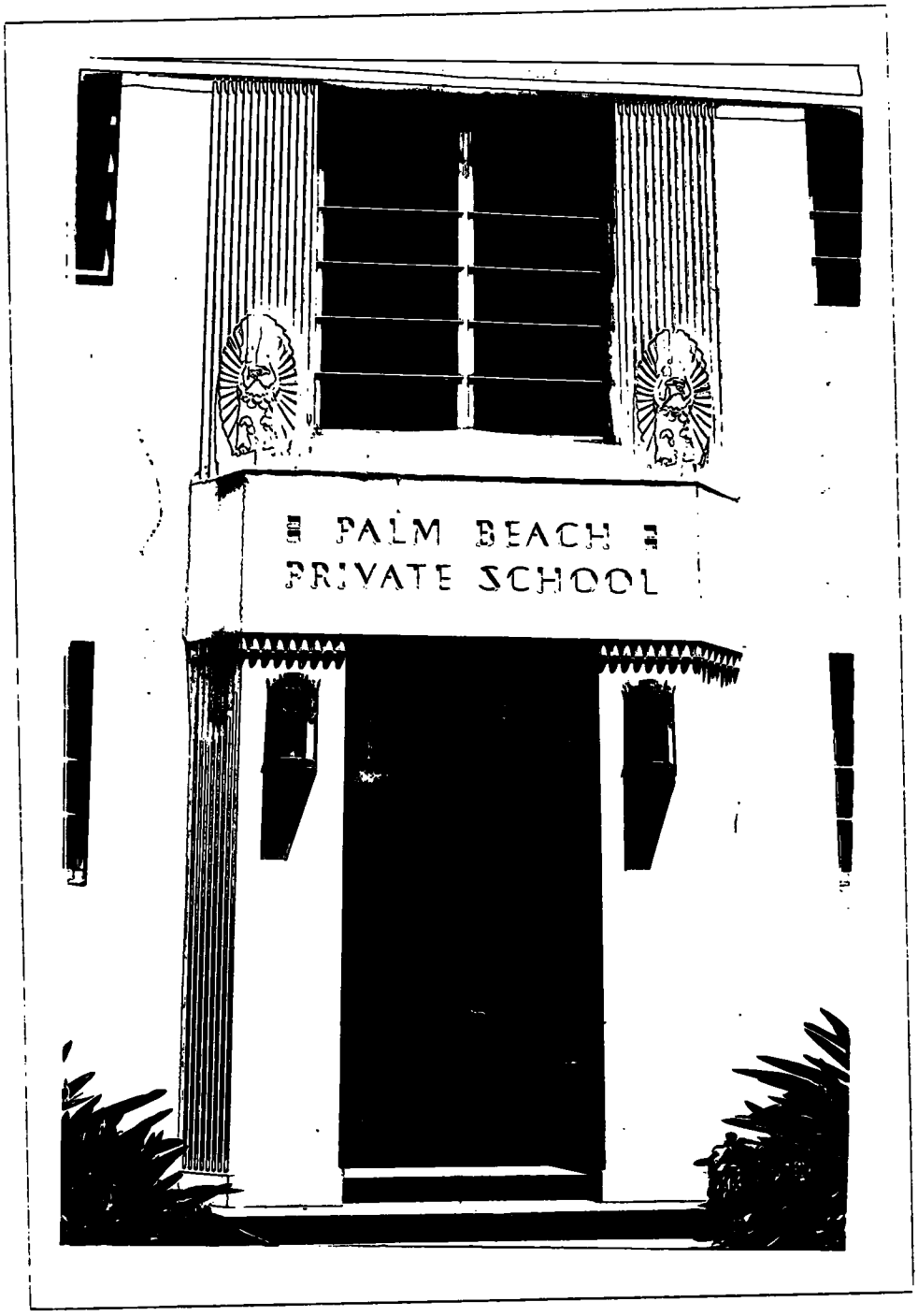
Kidney, Walter C. Historic Building Survey of Palm Beach Pittsburgh: Landmarks Planning, Inc., 1981.

Palladio, Andrea The Four Books of Architecture (Issac Ware translation) (Adolph Pleczak, editor) New York: Dover Publications, 1961.

Additional information from the Town of Palm Beach Building and Zoning Department records office.



241 Seaview Avenue, North Elevation



241 Seaview Avenue, Entry Detail


PALM BEACH
PRIVATE SCHOOL


PALM BEACH
PRIVATE SCHOOL


PALM BEACH
PRIVATE SCHOOL

